

APPLICATION REVIEW

Z-22-58

HEARING DATE: September 27, 2022

1. **CASE #** Z-22-58
Energov # SP-000026-2022
PROPERTY ADDRESS: 2314 Marketplace Drive
LEGAL DESCRIPTION: Lot 58, Block 1, Central Texas Marketplace Addition

2. **APPLICANT:** Will Winkelmann, on behalf of Snap Clean Car Wash
MAILING ADDRESS: 6750 Hillcrest Plaza Drive, Suite 215, Dallas, TX 75230

OWNER: Waco Commons, LP, Attn: Roger Gault, 8235 Douglas Avenue, Suite 350,
Dallas, TX 75225

BUYER: Chad West, 3606 Tyler Street, Dallas, TX 75224

Special Permit Holder: Chad West d/b/a Snap Clean Car Wash

3. REQUEST:

**SPECIAL PERMIT FOR AN AUTOMOBILE CAR-WASHING ESTABLISHMENT
IN A C-2 DISTRICT**

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This vacant property is located along Marketplace Drive, east of Bagby Avenue and north of Loop 340, within the Kendrick Neighborhood and Council District III. This is within the Central Texas Marketplace Development, a mixed use, high traffic area with commercial, office, and medium to high density residential uses in the vicinity.

The proposed special permit is to allow a Snap Clean Car Wash development that will include a 100-foot express tunnel car wash, “Velocity Water Works Recycling System” to recycle 80% or more of the water used on each car, and stacking for 17 vehicles (plus cars in the tunnel). Proposed hours of operation will be Monday through Saturday, from 8 a.m. to 8 p.m., and Sunday, from 11 a.m. to 6 p.m. Further details of the proposed development are provided in the attached narrative.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

Note: This request was continued by Plan Commission at the September 27, 2022, meeting.

NOTICES: 16 mailed;

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: Marketplace Drive

Classification: Local Number of Lanes: 4-lane divided

Estimated Capacity (at LOSD) 16,000 vpd Avg. Daily Traffic 1,500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:

Immediate: 574 vpd Future: N/A
3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: yes/no
 - b) Increased traffic congestion: yes/no
 - c) Pedestrian traffic: yes/no
 - d) Visibility problems: yes/no
4. Traffic Department comments and recommendations:
Provided report considers existing properties and their peak operations data, with knowledge that proposed site will be able to accommodate customer flow and demand on-site without queueing on adjacent roadway. Access to site also limits to pass-by trips; vehicles already on roadway leaving Central Texas Marketplace. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 98' Pavement 68'

Required: ROW 50' Pavement 28'
3. Curb and Gutter:
Needs to be installed Exists X Needs Reconstruction
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: Adjacent drainage system is surface via curb & gutter; 8" Water & 8" Sewer serve site. (CM)

INSPECTION SERVICES REVIEW

Comments:

The layout of the car wash cuts off the shared access from adjoining property at the rear. (GD)

UTILITY SERVICES REVIEW

Comments:

No comment received.

LEGAL SERVICES REVIEW

Comments:

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 min

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No comments. (GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED ____ (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:

No objections. (DL)

POLICE DEPARTMENT REVIEW

Comments:

No comment received.

CASE #Z-22-58

PROPERTY OWNERS LIST

Applicant: Will Winkelmann, on behalf of Chad West d/b/a Snap Clean Car Wash

Owner: Waco Commons, LP
Attn: Roger Gault

Buyer: Chad West, His Successor and Assigns, an individual
Copy to: Thomas L. Kapioltas

Doing business as: Snap Clean Car Wash

SPECIAL PROVISIONS AND CONDITIONS
FOR AUTOMOBILE CAR-WASHING ESTABLISHMENT IN C-2 DISTRICT

1. The permit here granted is to Chad West d/b/a Snap Clean Car Wash, and may not be transferred or assigned except:
 - a. for a collateral transfer in connection with financing for an automobile car-washing establishment;
 - b. for a transfer to another automobile car-washing establishment; or
 - c. for a transfer resulting from a foreclosure of any lien on the automobile car-washing establishment,

provided that the use of the property remains an automobile car-washing establishment. Except for a transfer under 1A above, written notice of such transfer must be given to the City at least 10 days prior to the effective date of the transfer.



2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, or if the permittee's license or permit from the appropriate state or federal licensing agency expires or is revoked for any reason, this permit shall become null and void, and the lawful use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Waco, or for violation of any of the special provisions and conditions or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, health and other related codes of the City of Waco.
6. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
7. The structure and the grounds shall be maintained and shall be kept in good repair and condition.
8. The site plan must meet all development standards consistent with the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, parking, signage, vehicle/pedestrian access & circulation, landscaping, refuse location & access, and fire protection location & access. A building permit will not be issued until full compliance with all development standards.
9. The facility shall be developed in accordance with the approved plans.
10. The driveway along Marketplace Drive shall be limited to right in, right out use. A median cut along Marketplace Drive shall not be allowed for this development.

CASE #Z-22-58

11. Hours of operation shall be limited to 7:00 A.M. to 9:00 P.M. The facility shall be staffed during all hours of operation.
12. All site lighting must be directed toward the establishment and not at adjacent properties.
13. An all-season landscape screen four feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of three feet and will attain a height of six feet within 36 months after installation shall be installed along the northern property boundary with the adjacent residential property.
14. Signage shall be installed directing cars exiting the carwash tunnel to turn left.
15. Signage shall be installed prohibiting loud music on the site.

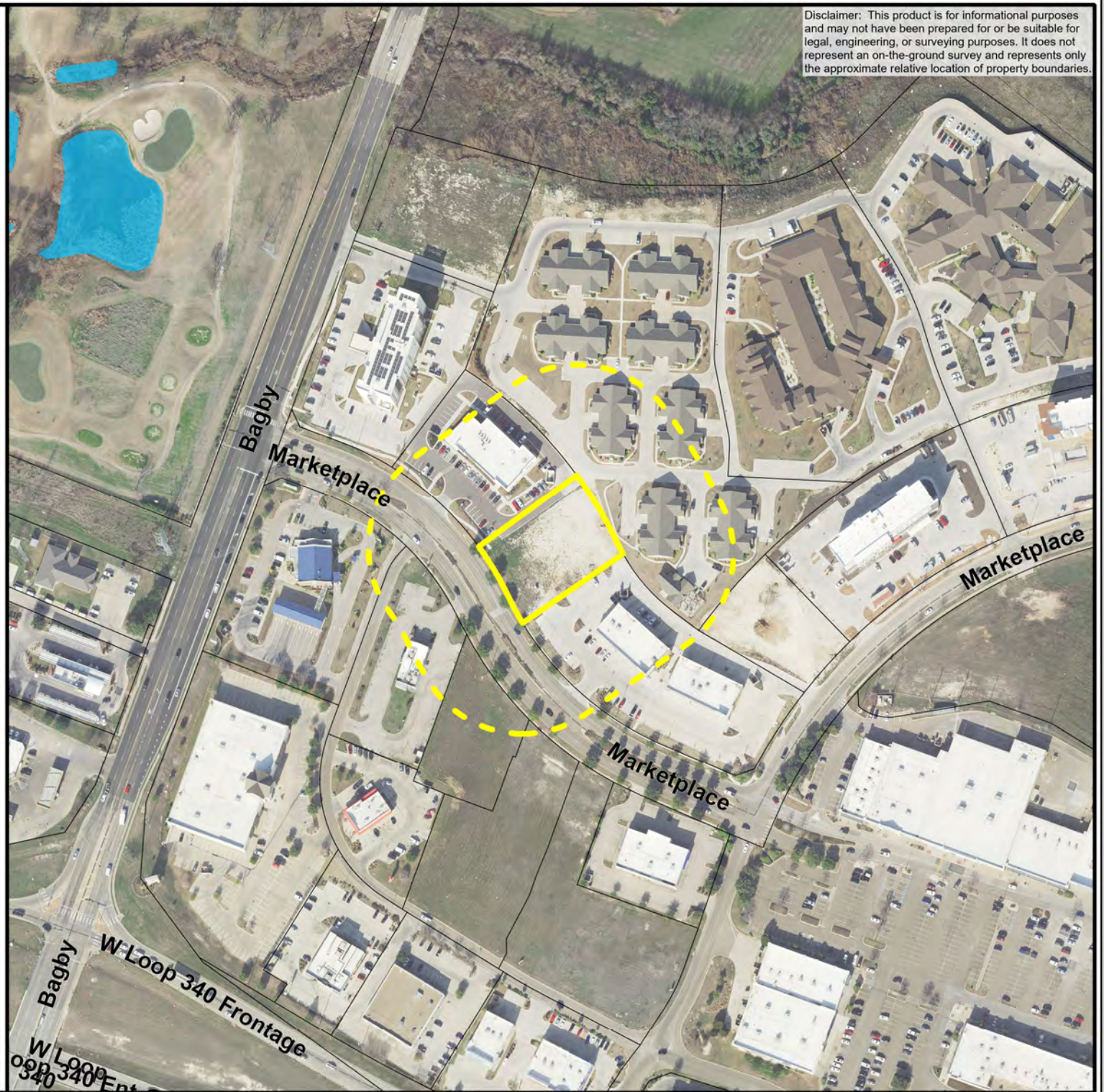
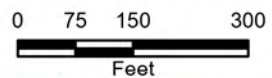
Zoning Case Z-22-58
2314 Marketplace Dr
Waco TX 76711
SP – Automobile Car
Washing Establishment
Property Location Map

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
























-  Z-22-58
-  200' Property Notice Buffer



September 2022

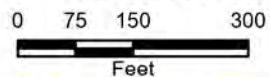


Zoning Case Z-22-58
 2314 Marketplace Dr
 Waco TX 76711
 SP – Automobile Car
 Washing Establishment
 Property Location Map and
 Surrounding Zoning Categories

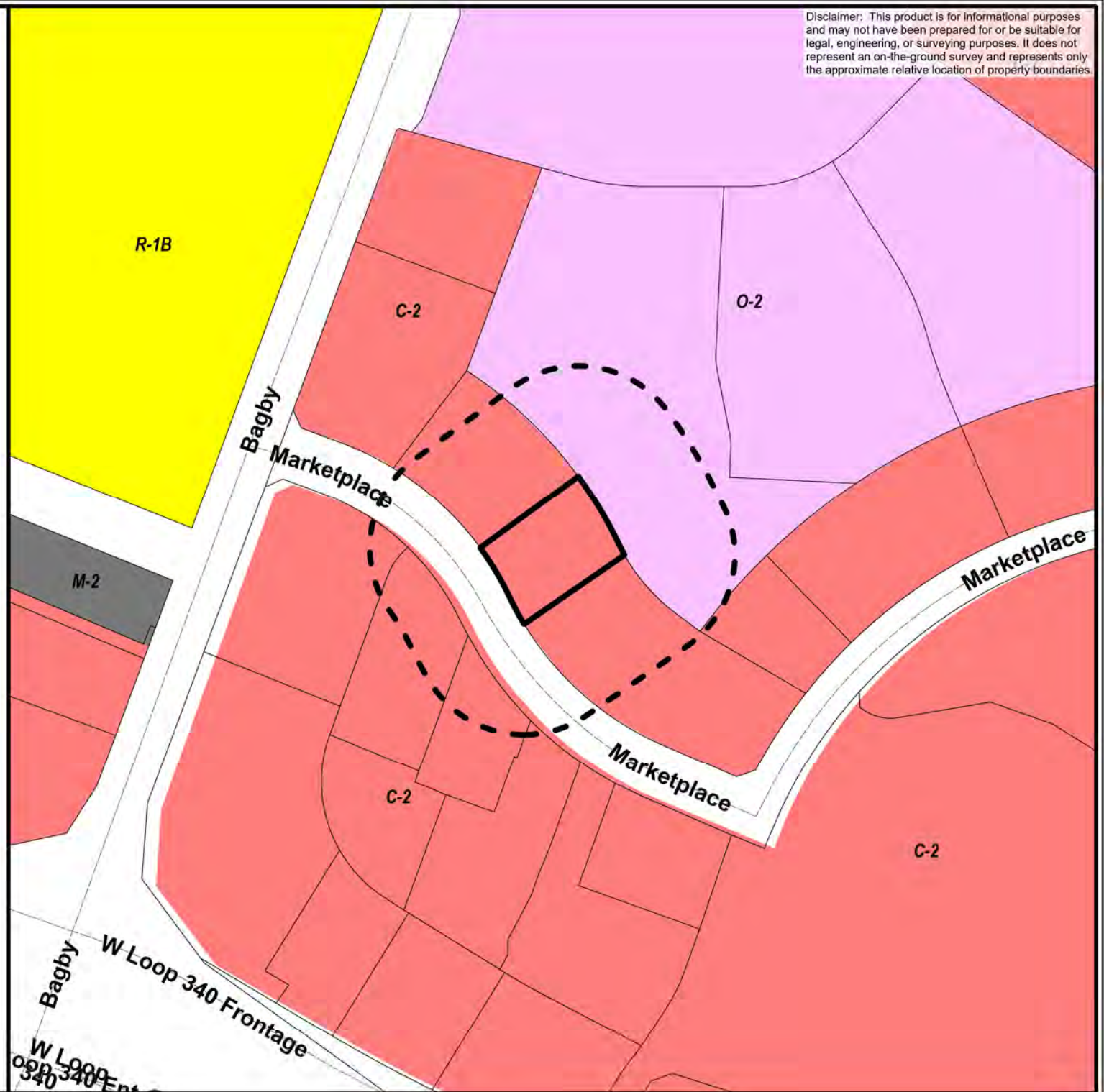
-  Z-22-58
 200' Property Notice Buffer
-  R-1A
 -  R-1B
 -  R-1C
 -  R-2
 -  R-3A
 -  R-3B
 -  R-3C
 -  R-3D
 -  R-3E
 -  O-1
 -  O-2
 -  O-3
 -  C-1
 -  C-2
 -  C-3
 -  C-4
 -  C-5
 -  M-1
 -  M-2
 -  M-3
 -  PUD



September 2022



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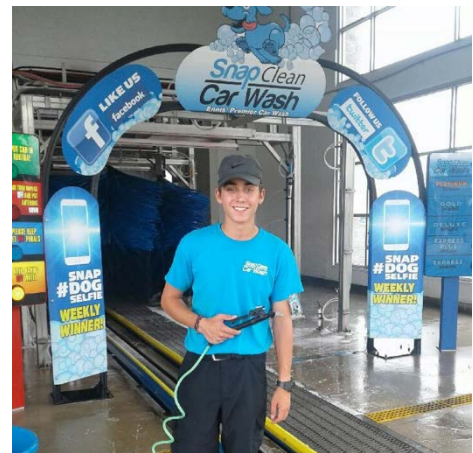


**Snap Clean Car Wash
Project Specifics
2314 Marketplace Drive, Waco, Texas
September 2022**

About Snap Clean Car Wash ("Snap Clean")

Snap Clean is a family-owned and operated express tunnel car wash with three (3) active locations in the South DFW area and three sites under development. The express tunnel car wash business is rapidly growing and being consolidated by national and foreign private equity groups. Snap Clean is proud to stand strong as a locally- and combat veteran- owned small business that treats our employees and customers like family, while continuing to provide personal service at our fun, safe, and efficient washes.

Upon driving onto Snap Clean's site, customers are guided towards the pay kiosks and 100' tunnel entry by directional signage. Our License Plate Readers identify monthly subscription customers and rapidly usher them through the line. Non-subscription customers will be assisted, when needed, by an employee, who can answer questions and expedite their experience.



Customers will next arrive at the mouth of the tunnel, where they are greeted by a team member who preps their cars and sends them along the conveyor; thus, customers do not exit their vehicles. Upon exiting the tunnel, customers may exit the site or utilize the on-site vacuums.

Site Details

All of Snap Clean's sites follow the same guidelines:

Hours of Operation

Monday – Saturday	8:00 am – 8:00 pm
Sunday	11:00 am – 6:00 pm

Employees and Management

Our sites employ 10-12 people, including a site manager, two assistant managers, and 7-9 attendants. We hire locally and promote our managers from within the company. Most of our existing Site Managers have started off as Attendants.

The site manager or an assistant manager will be on site at all times, including opening and closing hours, and our Regional Manager will make site visits 1-3 times per week. Typical staffing levels are between 2-5 employees on site at any given time, depending on need. Snap Clean has a strict uniform policy for all employees.



Site Security, Trash & Loitering Policy

When not in operation, cones or small gates will be used to prohibit vehicles from coming onsite. All of Snap Clean's sites have ample lighting and **zero tolerance** for loud music or loitering. After one warning, customers who violate our policies are asked to leave.

At all sites, we volunteered early on to become the "trash police" for neighboring businesses. We want our customers to experience a clean, tidy site from the moment they drive onto our property until the moment they leave. Thus, throughout the day, employees rotate to pick up trash around the vacuums, around the entire site, and along adjacent properties and roadways.

Traffic

This project is designed to pull from normal and existing traffic counts, not generate new traffic.

- The average time on site is under 10-minutes
- Stacking for 17 cars, plus cars in the tunnel.
- Project Usage: Based on our builder's national model of traffic count, competitors, and demographics, we expect average daily traffic counts to be approx. 350-cars Sun – Fri and 450-cars Sat, with a max of 574 cars on any one day.
- Sun – Fri -- Car Count: approx. 30 cars / hour
- Sat -- Car Count: approx. 37.5 cars / hour

Water Conservation

Snap Clean supports water conservation efforts and embraces new technologies that help save water, our most precious resource – with rising water prices, it makes logical sense from a business perspective, and it is also the right thing to do for the environment. At its Waco, Texas location, Snap Clean will use the Velocity Water Works Recycling System to recycle 80% or more of the water used on each car. Gallons per water used per car is expected to average 20 gallons. Contrast this usage with other types of water uses:

Express Tunnel Wash using Water Reclamation:	20 gallons/car
Washing car in driveway with hose:	100-140 gallons/car
Typical shower for an adult:	30-40 gallons
Typical load in a washing machine:	35 gallons

<https://swcarwash.org/conservation-alliance/water-conservation-alliance>

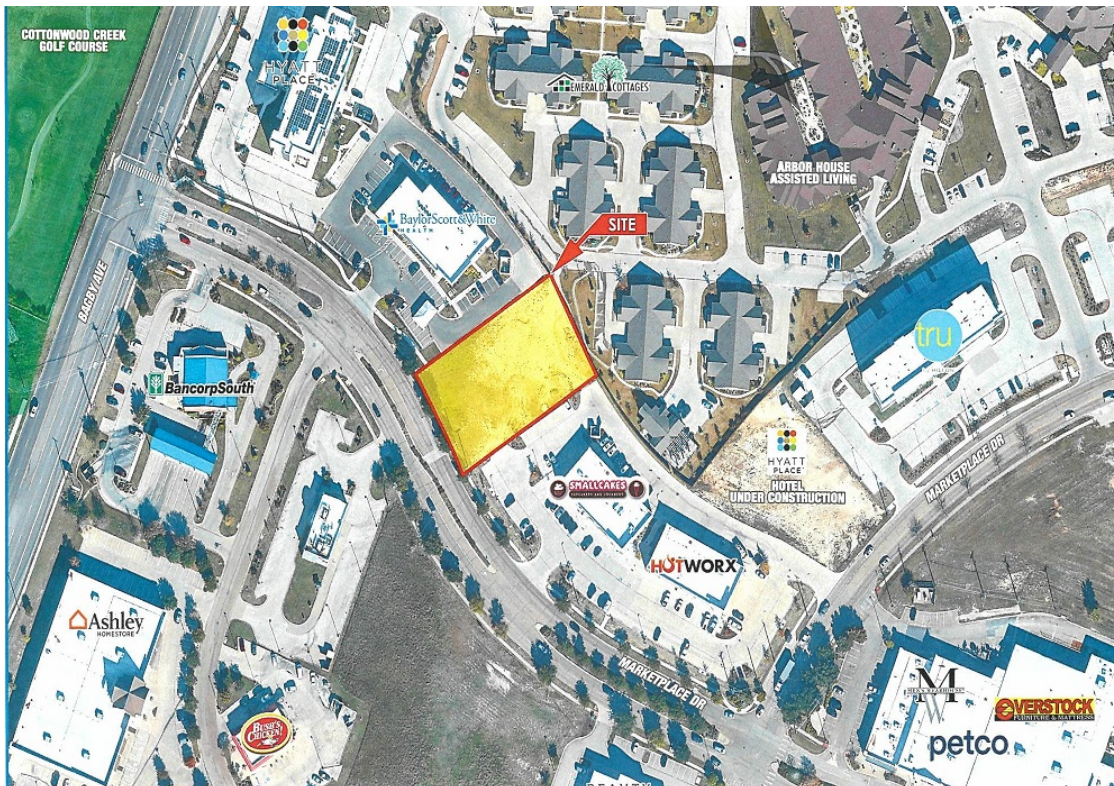
Project Feasibility & Site Selection

Consumer demand for express tunnel car washes is growing. Per a recent study conducted by Grand View Research, as presented in Car Wash Magazine in February 2022, consumer demand for wash services is predicted to rise by 4.8% from 2021 to 2028. <https://www.carwash.com/7-reasons-carwash-business-growing/> The study indicated seven (7) factors that are causing this increase in demand, including customers' desire for more environmentally friendly and convenient wash options and more cars per household than in previous years.

Snap Clean's site is planned for one of the few remaining PAD sites in the Central Texas Marketplace, at 2314 Marketplace Drive, in southwest Waco, an area that is rapidly developing. Over 7.7 million customers visit this shopping center annually. The closest express tunnel competitor is over two (2) miles away.

Other industry leaders recognize that Southwest Waco is growing – Texas Health, Amazon, and Top Golf have locations less than one-half mile from the site, and we expect to serve many of those employees and their respective customers.

The financial model for this site mirrors other Snap Clean sites, which have proven themselves to be viable and sustainable locations.



Commitment to Communities

Snap Clean takes pride in our support of and involvement in our neighborhoods. In each of our partner cities, we actively participate in the chambers of commerce and support local schools in our annual Back to School Drives, along with other organizations in need. We were proud to receive the Ennis Chamber's Community Service Award in our first year of operation in the City of Ennis, where we routinely sponsor events hosted by the police, local churches, and Lion's Club.

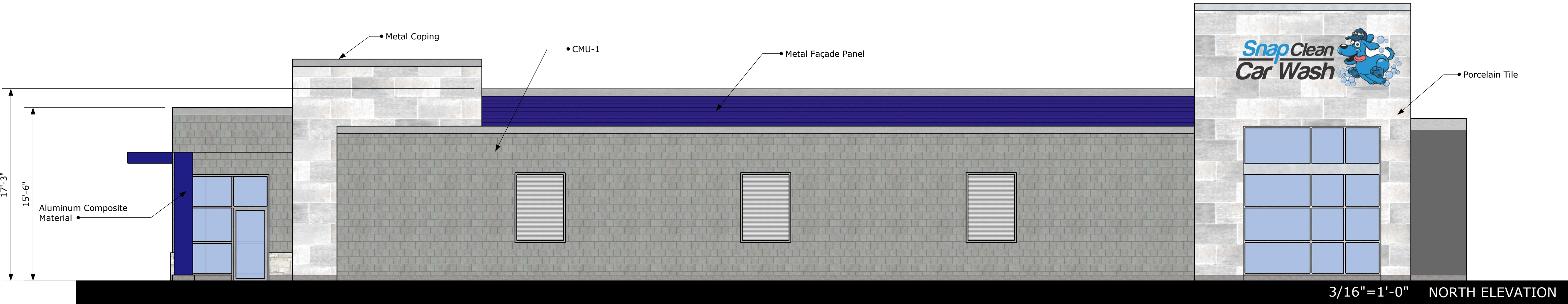
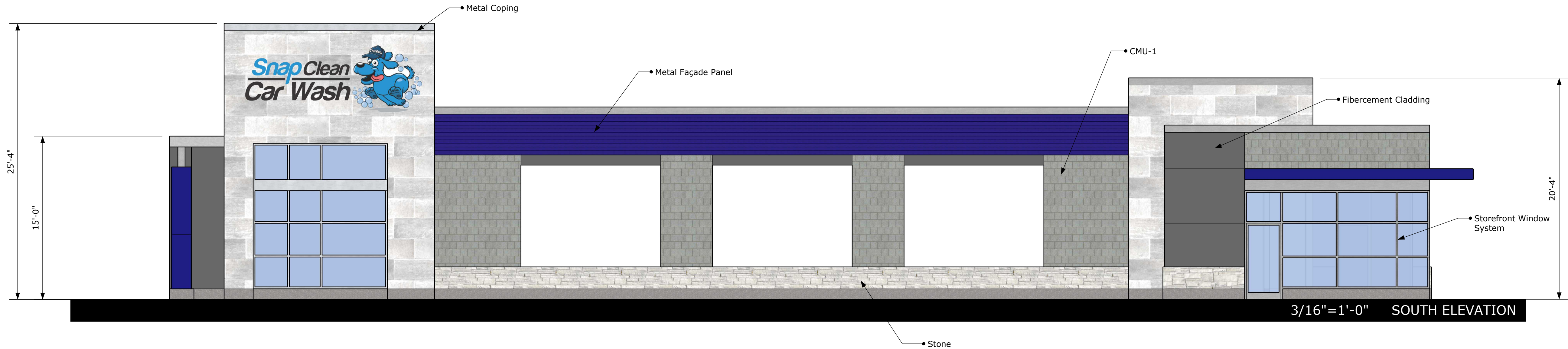
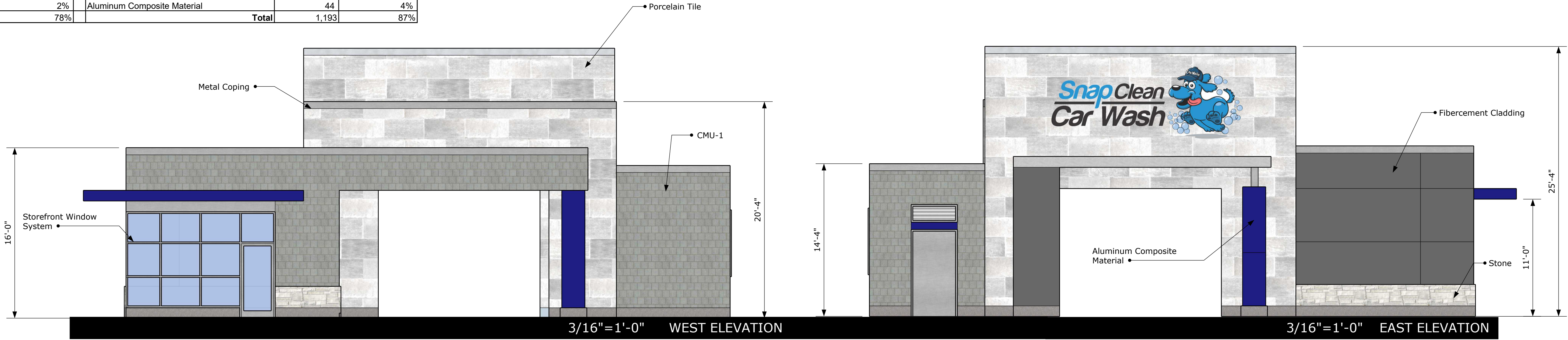
We believe that giving back to our communities is not just the right thing to do, but also a lot of fun!



Contact Information

Primary Owner: Chad West
Website: www.snapcleancarwash.com

North			EAST		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Procelain Tile	437	20%	Procelain Tile	491	43%
Stone	8	1%	Stone	34	3%
CMU	996	45%	CMU	96	8%
Metal Coping	130	6%	Metal Coping	38	3%
Fibercement Cladding	65	3%	Fibercement Cladding	262	23%
Metal Façade Panel	170	8%	Metal Façade Panel	0	0%
Aluminum Composite Material	24	1%	Aluminum Composite Material	25	2%
Total	2,219	84%	Total	1,146	82%
South			West		
PRIMARY MATERIALS			PRIMARY MATERIALS		
Procelain Tile	405	22%	Procelain Tile	564	47%
Stone	142	8%	Stone	12	1%
CMU	332	18%	CMU	348	29%
Metal Coping	88	5%	Metal Coping	75	6%
Fibercement Cladding	191	10%	Fibercement Cladding	0	0%
Metal Façade Panel	239	13%	Metal Façade Panel	0	0%
Aluminum Composite Material	43	2%	Aluminum Composite Material	44	4%
Total	1,855	78%	Total	1,193	87%



A PLUS DESIGN
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CONSTRUCTION
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Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

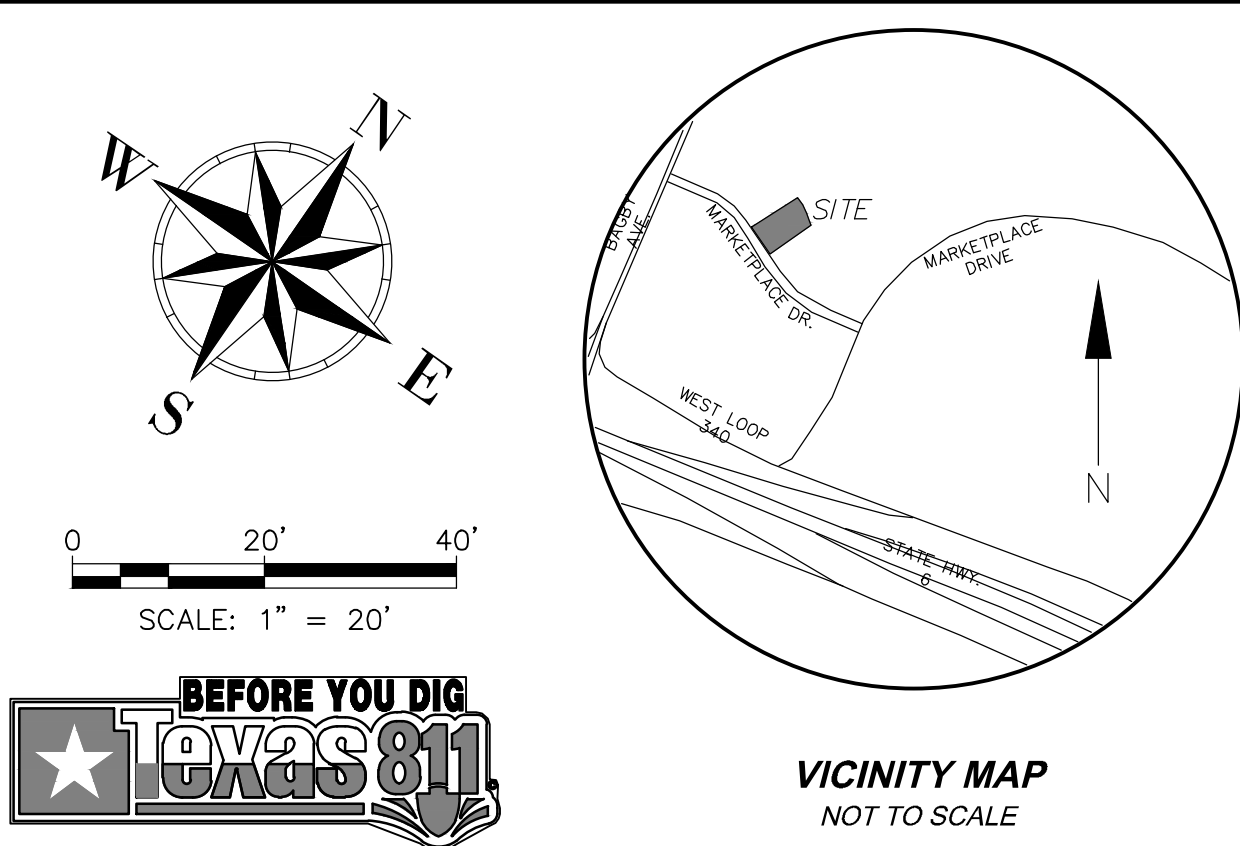
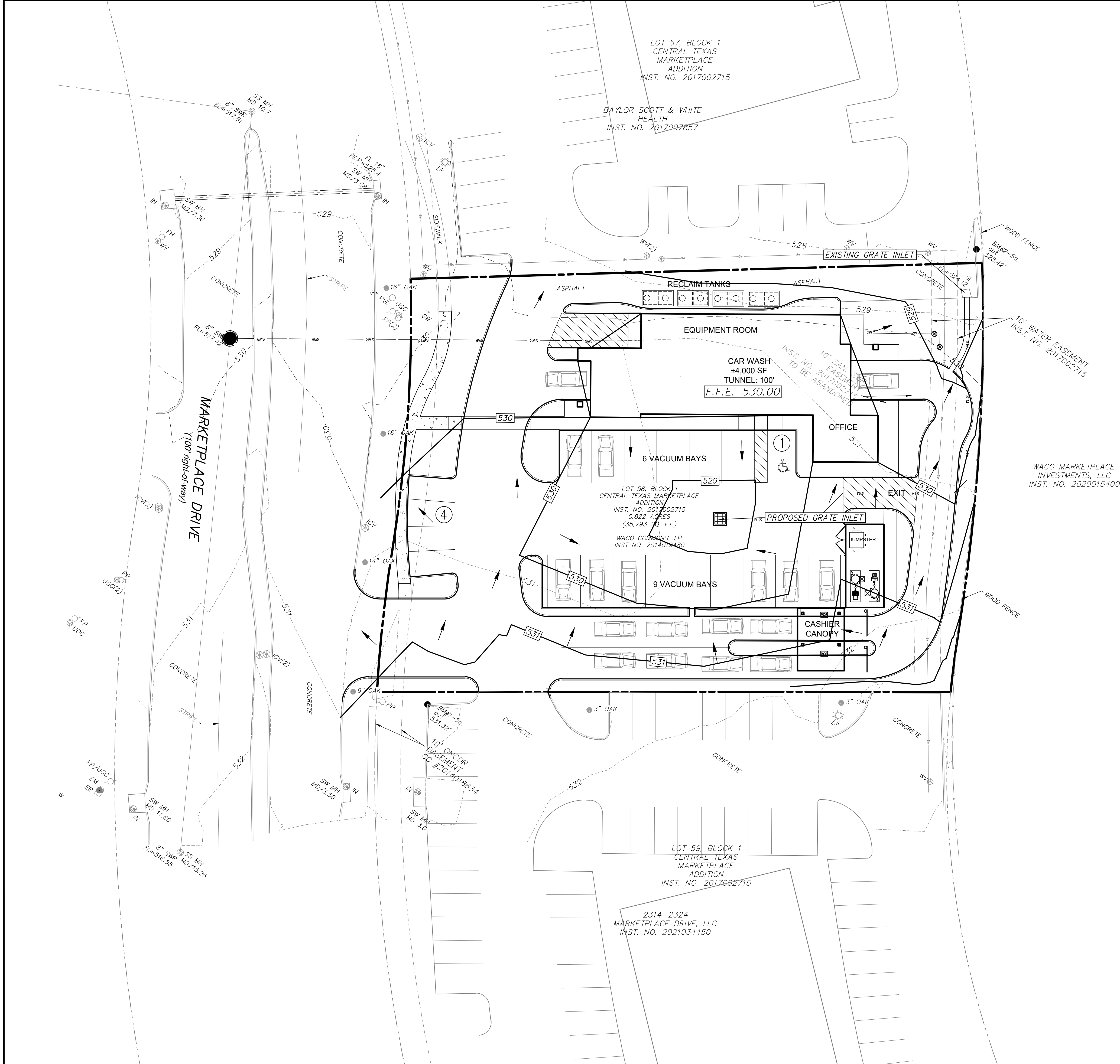
SNAP CLEAN

A NEW CAR WASH
FOR:

Waco, Texas

Project No. 22-0629
Date 08/23/2022

ELEVATIONS



*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

ABBREVIATION LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKF	PK Nail Found
LP	Light Pole	SS	Sanitary Sewer
IV	Irrigation Valve	SW	Storm Sewer
CO	Clean Out	TF	Transformer pad
AC	Air Conditioner	GM	Gas Meter
TV	Cable Box	GMK	Gas Marker
SB	Signal Box	TSN	Traffic Sign
SP	Signal Pole	UB	Underground Cable Marker
SN	Sign	EB	Electric Box
CM	Control Monument	EM	Electric Meter

GRADING LEGEND	
--- 629 ---	EXISTING CONTOURS
— 629 —	PROP. CONTOURS
629.50tc	Ex. Spot Grade
629.50TC	PROP. TOP OF CURB
629.00TP	PROP. TOP OF PAVEMENT
629.00G	PROP. FINISHED GRADE
→	FLOW ARROW
F.F.E.	FINISHED FLOOR ELEVATION

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48309C0368D, dated December 20, 2019, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCH MARKS:

BM#1 - Square cut on top of curb at parking PI, ±19.3 feet North east of the most Southerly property corner and ±4.8 feet South of the Southerly property line.

ELEVATION - 531.32 feet

BM#2 - Square cut on top of curb, ± 5.2 feet Northwest of the most Northerly property corner.

ELEVATION - 528.42 feet

6.

5.

4.

3.

2.

1.

No.

DATE

REVISION

APPROV.

Winkelman & Associates, Inc.

W

Winkelman & Associates, Inc.

Winkelman & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILDCREST PLAZA DRIVE, SUITE 215
WACO, TEXAS 76798-7990
TELEPHONE (817) 440-7990
FAX (817) 440-7999
WWW.WINKELMANN-INC.COM

STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM R. WINKELMANN, P.E. #12078. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

WILLIAM R. WINKELMANN
P.E. #12078
PROFESSIONAL ENGINEER

08-22-2022

GRADING PLAN

SNAPCLEAN CAR WASH

WACO, TX

C-04.00

LAST SAVED BY: SHUBACH August 22, 2022

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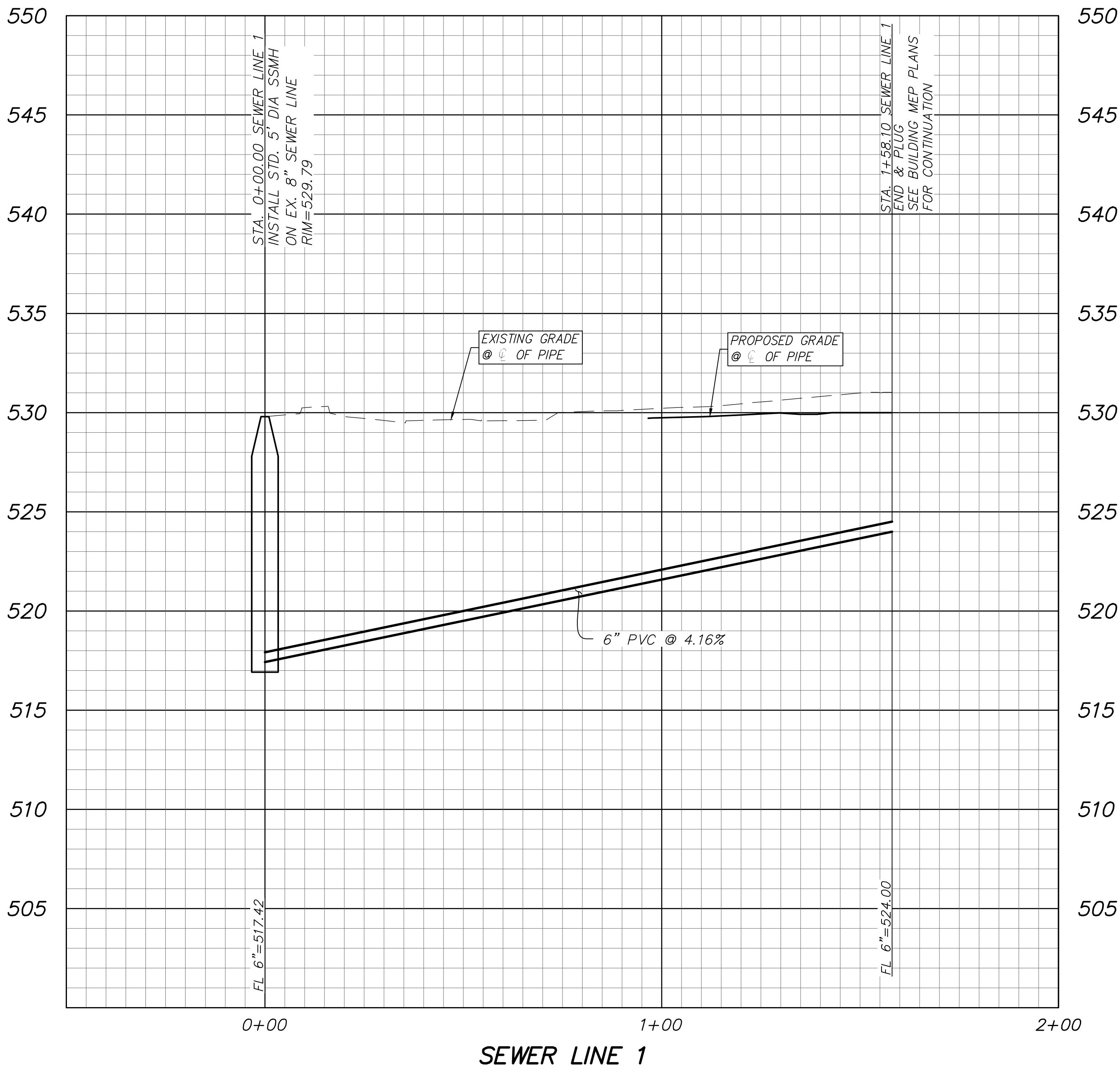
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NOTICES TO CONTRACTOR

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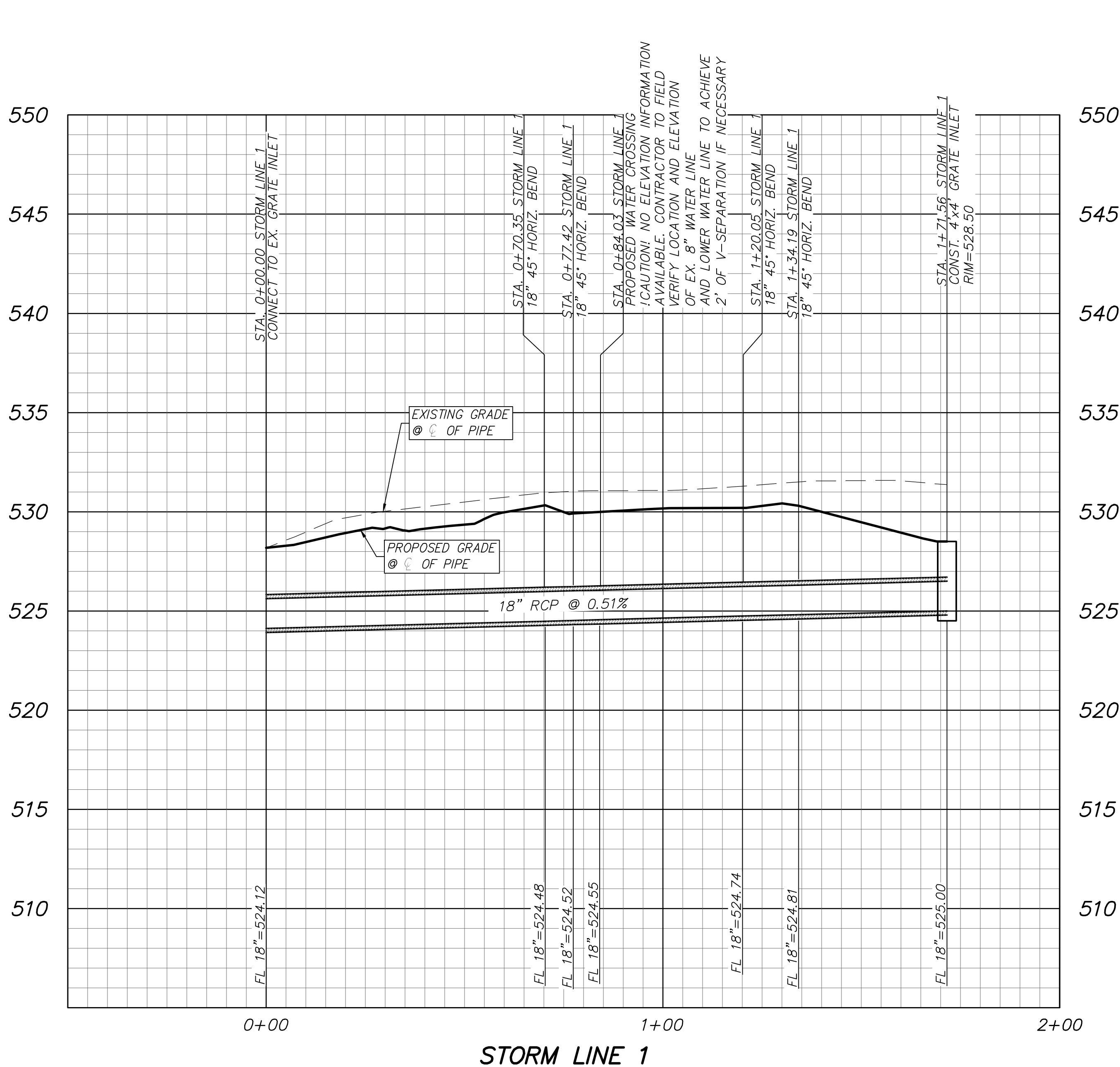


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No.		DATE	REVISION	APPROVAL
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5.				
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3.				
2.				
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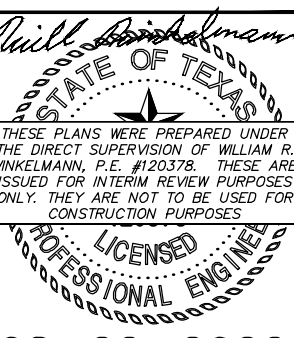
Winkelmänn & Associates, Inc.



CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILDBEST PLAZA DRIVE, SUITE 215
FARMERSVILLE, TEXAS 77936
Tel: (972) 440-7090 Fax: (972) 440-7094

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF WILLIAM A. WINKELMANN, P.E. #100865-00. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.



08-22-2022

UTILITY PROFILES

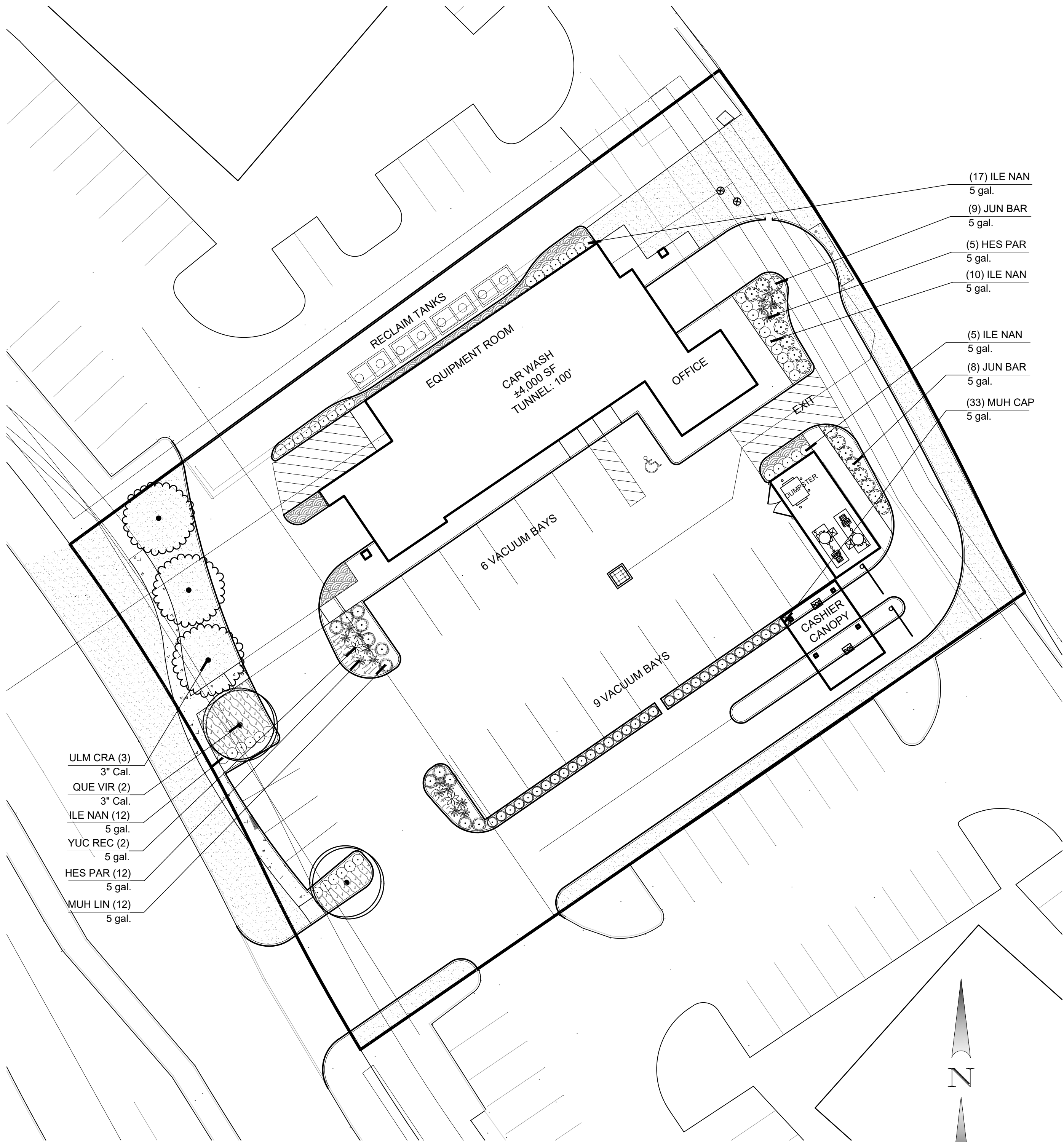
SNAPCLEAN CAR WASH
WACO, TX

C-06.01

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LAST SAVED BY: MCA August 22, 2022

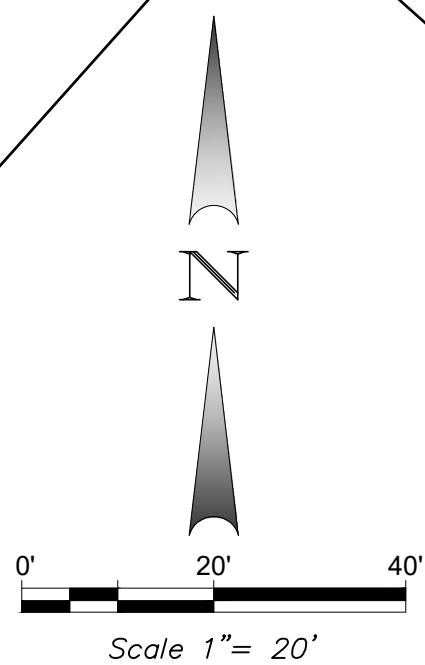


CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

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



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
12. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
13. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
14. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
15. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR OWNER APPROVAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	QUE VIR	2	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	3	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	HES PAR	17	Hesperaloe parviflora	Red Yucca	5 gal.		36" O.C.	
	ILE NAN	44	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.	
	JUN BAR	17	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal.		48" O.C.	
	MUH CAP	33	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	36" O.C.	
	MUH LIN	12	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.		48" O.C.	
	YUC REC	2	Yucca recurvifolia	Spineless Yucca	5 gal.		48" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CYN DAC	5,628 sf	Cynodon dactylon	Bermuda Grass	---			
	NAS PON	40	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	4" pots		24" O.C.	24" o.c.
	SAL GRE	15	Salvia greggii	Autumn Sage	1 gal.		24" O.C.	24" o.c.
	TRA ASI	331	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION	QTY	DETAIL
	Composite Edging	26 lf	
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	Decomposed Granite	0.57 cy	

CITY OF WACO LANDSCAPE REQUIREMENTS		
TOTAL LANDSCAPE AREA	6,027 SF, 17% OF LOT	
SHRUB REQUIREMENT ON TOTAL LANDSCAPE AREA	REQUIRED	PROVIDED
	6,027 X .25 = 1,507 SF	1,631 SF, 5 GAL. SHRUBS
TREE REQUIREMENT ON FRONTAGE	ONE (3" CAL./MIN. 6 FT HEIGHT) SHADE TREE REQUIRED/50' OF FRONTAGE	
	REQUIRED	PROVIDED
CHINA SPRINGS	160/50 = 4 TREES	4 TREES
PARKING LOT SCREENING	MINIMUM 2' TALL SCREENING; MINIMUM (5) GAL. SHRUBS	
	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPE	ONE TREE REQUIRED PER 15 PARKING SPACES	
	REQUIRED	PROVIDED
	5 SPACES/15 = 1 TREES	1 TREES


NOTE:

- ALL OPEN SPACE ON THE SITE SHALL BE PERMANENTLY LANDSCAPED
- NO MORE THAN 50 PERCENT OF THE LANDSCAPE AREA TO BE COVERED IN GRASS
- AT LEAST 25 PERCENT OF THE LANDSCAPE AREA MUST CONSIST OF SHRUBS (MIN. 5 GAL.)
- ONE TREE REQUIRED FOR EVERY 50 FEET OF FRONTAGE (3 INCH CALIPER/MIN. 6 FT HEIGHT)
- 60 PERCENT OF REQUIRED TREES MUST COME FROM PREFERRED PLANT LIST
- AT LEAST 60 PERCENT OF REQUIRED TREES MUST CONSIST OF THE SAME SPECIES
- ONE TREE SHALL BE PLANTED FOR EVERY 15 PARKING SPACES TO OCCUR ENTIRELY WITHIN PARKING LOT BOUNDARIES AS A LANDSCAPED MEDIAN, ISLAND, OR PENINSULA
- LANDSCAPED ISLANDS TO MAINTAIN 8 FT MINIMUM WIDTH
- PARKING IS TO BE SCREENED WITH MINIMUM 2 FT HIGH, EVERGREEN SCREENING DEVICE

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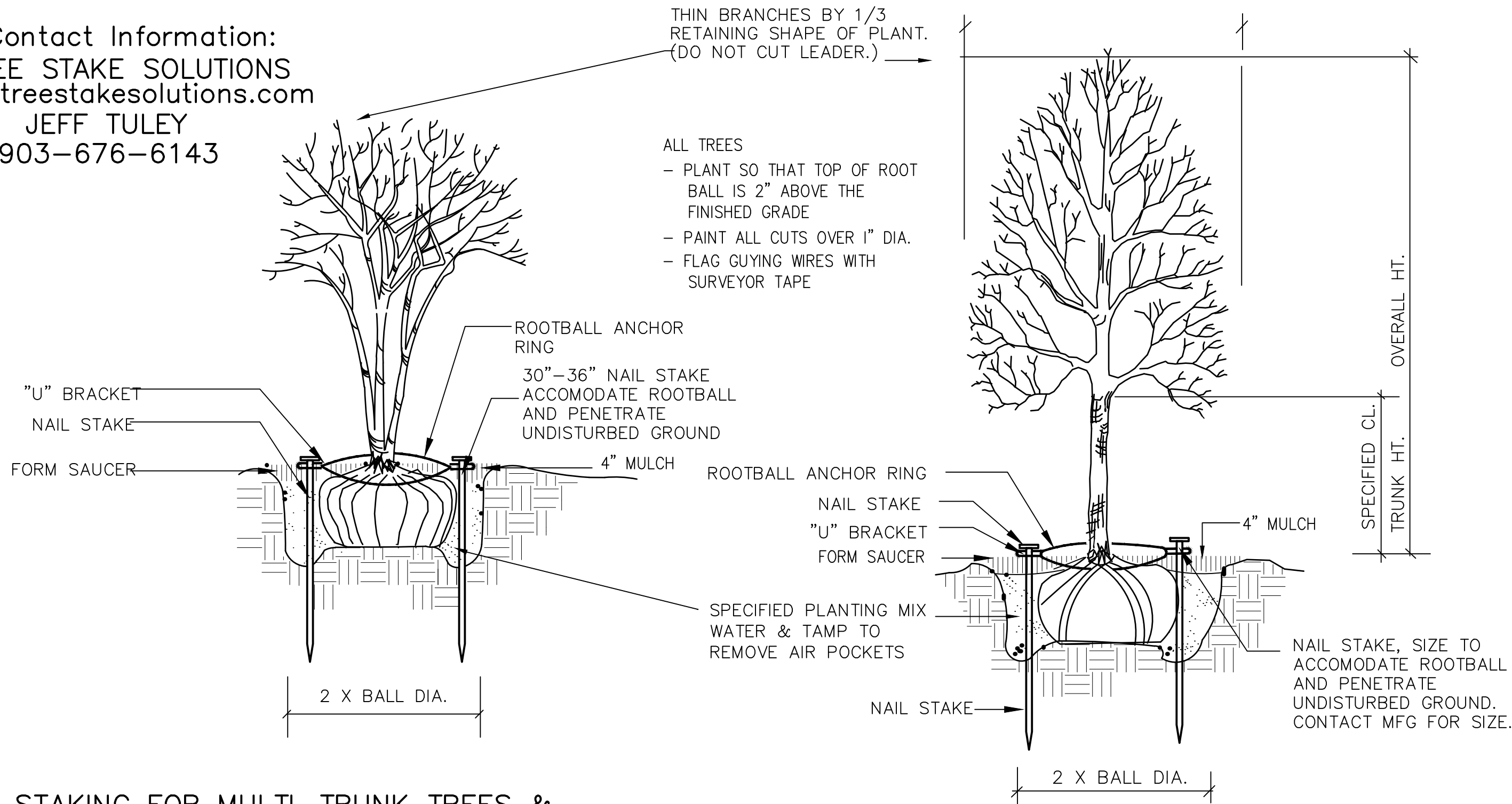


Winkelmann & Associates, Inc.
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Texas Engineers Registration No. 100865-00
CIVIL ENGINEER OF 2024, Winkelmann & Associates, Inc.



LANDSCAPE PLAN
SNAPCLEAN CAR WASH
WACO, TX

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143

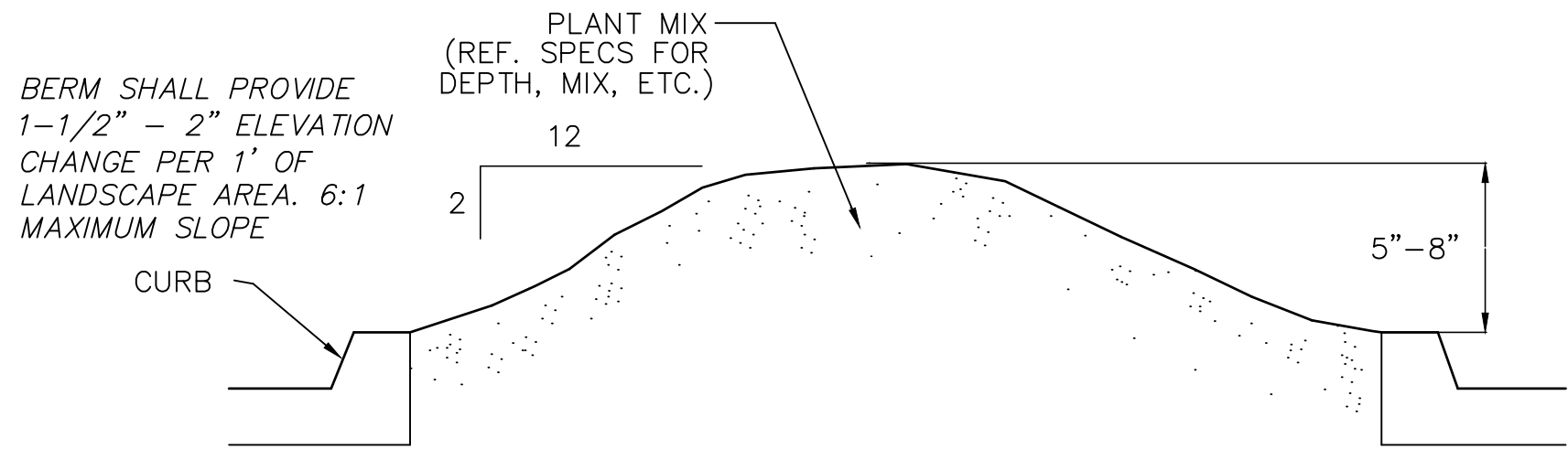


STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

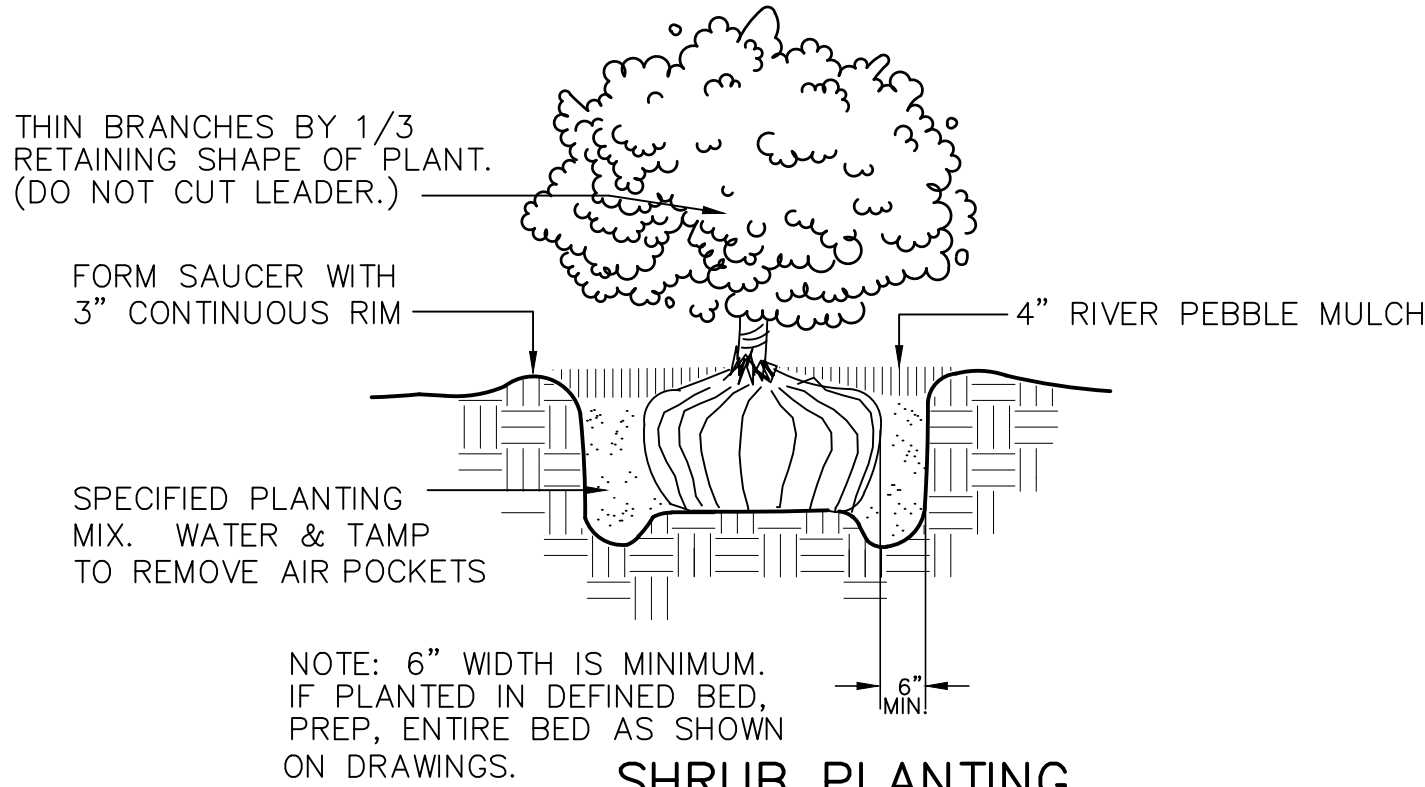
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



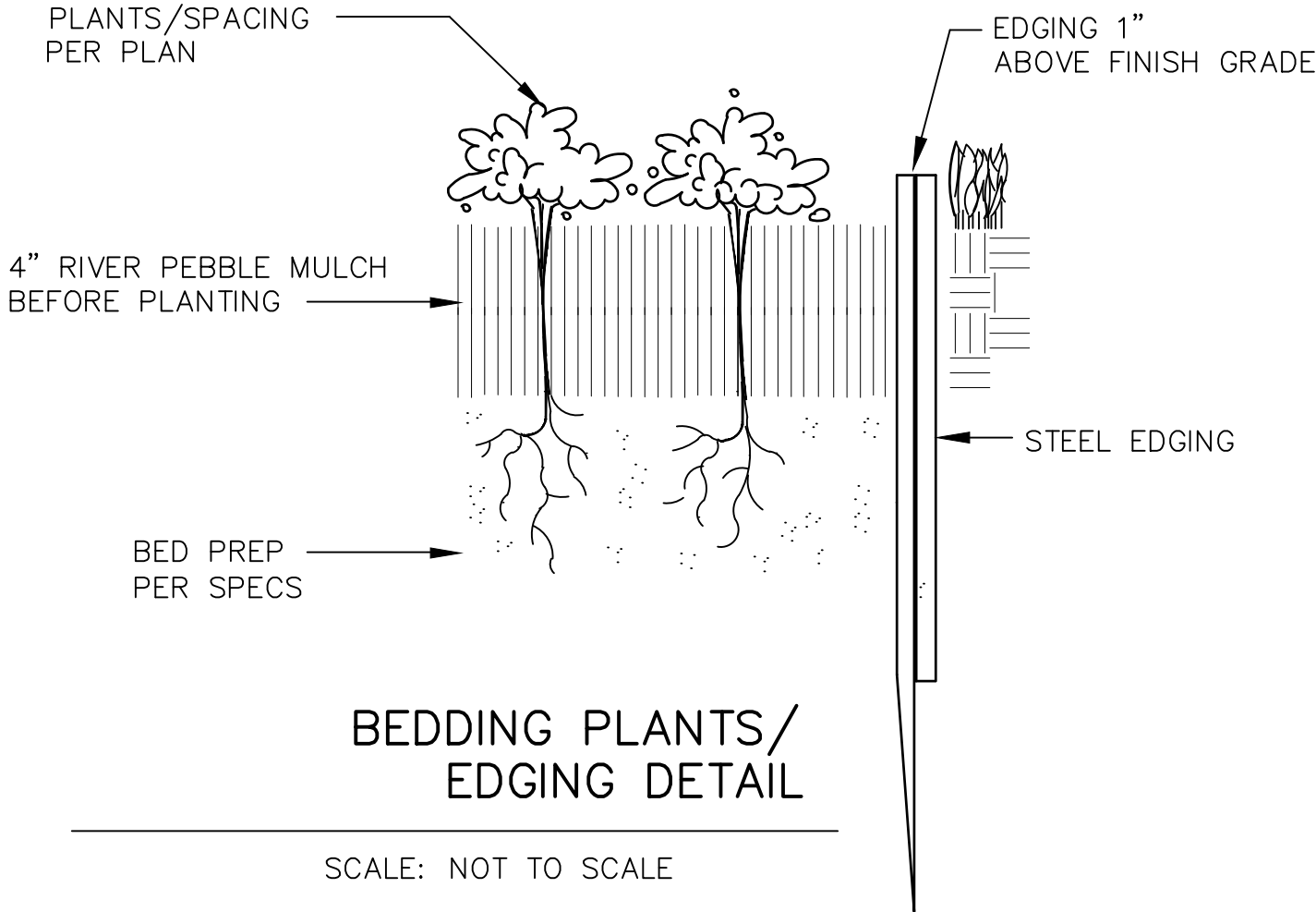
TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE

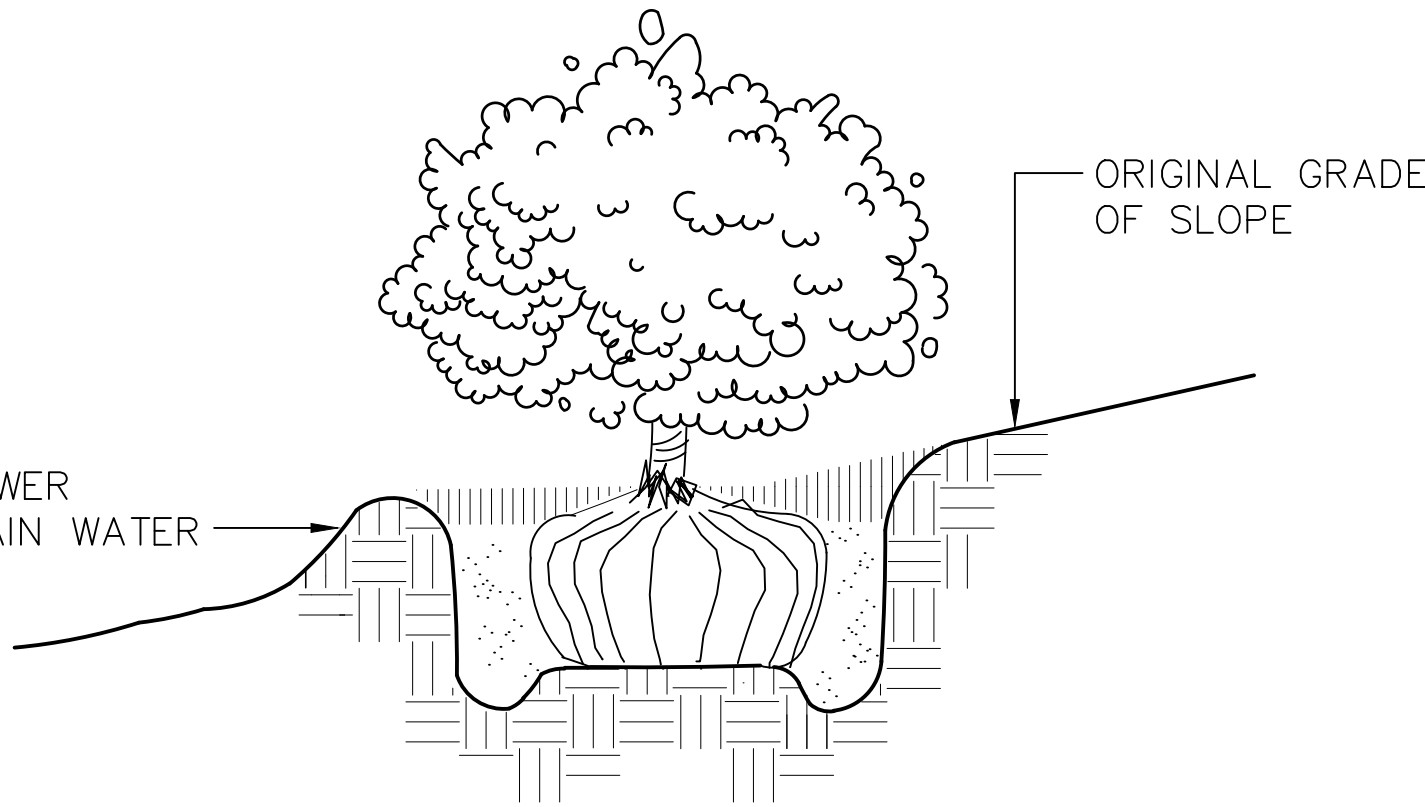


SHRUB PLANTING

SCALE: NOT TO SCALE



MAINTAIN SAUCER ON LOWER
SIDES OF PLANT TO RETAIN WATER



TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE

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No.	DATE	REVISION	APPROVAL
6.			
5.			
4.			
3.			
2.			
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SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I – GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II – PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 – 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO–MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III – EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800–3
C. ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re–seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative:)

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.

2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.

3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox–Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

A. All areas to be seeded shall be mulched.
B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 – 2 tons per acre.

B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash–outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6–8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN–UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922

SODDING

PART I – GENERAL

1.01 DESCRIPTION

A. Work Included

- Sod bed preparation
- Fertilizing
- Sodding
- Miscellaneous management practices

B. Related Work Specified Elsewhere

- Finish Grading, Section 02800
- Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department – Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

- Include labeling requirements.
- Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Sod:

- Previous season's crop with date of analysis on each bag.
- Furnish and deliver each variety in separate bags or containers.
- Sod to be cut no more than three days before delivery.

B. Fertilizer:

- Unopened bags labeled with the analysis.
- Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

- Only during suitable weather and soil conditions.
- As specifically authorized by the Owner's Representative.

B. Schedule – Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

- From traffic and all other use.
- Until sodding is complete and accepted.

PART II – PRODUCTS

2.01 MATERIALS

A. Sod:

- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
- The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
- All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

- Uniform in composition, free flowing.
- Suitable for application in approved equipment.
- Analysis of 16–20–0, 16–8–8 or as directed.

C. Water:

- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III – EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

- Stumps, stones, and other objects larger than one inch (1").
- Roots, brush, wire, stakes, etc.
- Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

- Remove soil clods larger than one inch (1").
- Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
- Water and fertilize at 5 lbs. per 1,000 sq. ft.
- Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
- The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

- Resod damaged or unacceptable areas.
- Ruts, ridges, and other surface irregularities shall be corrected.

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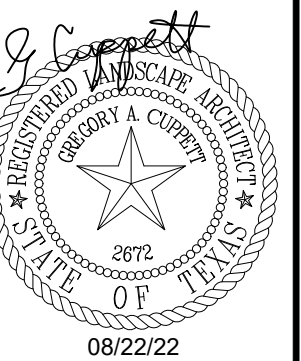
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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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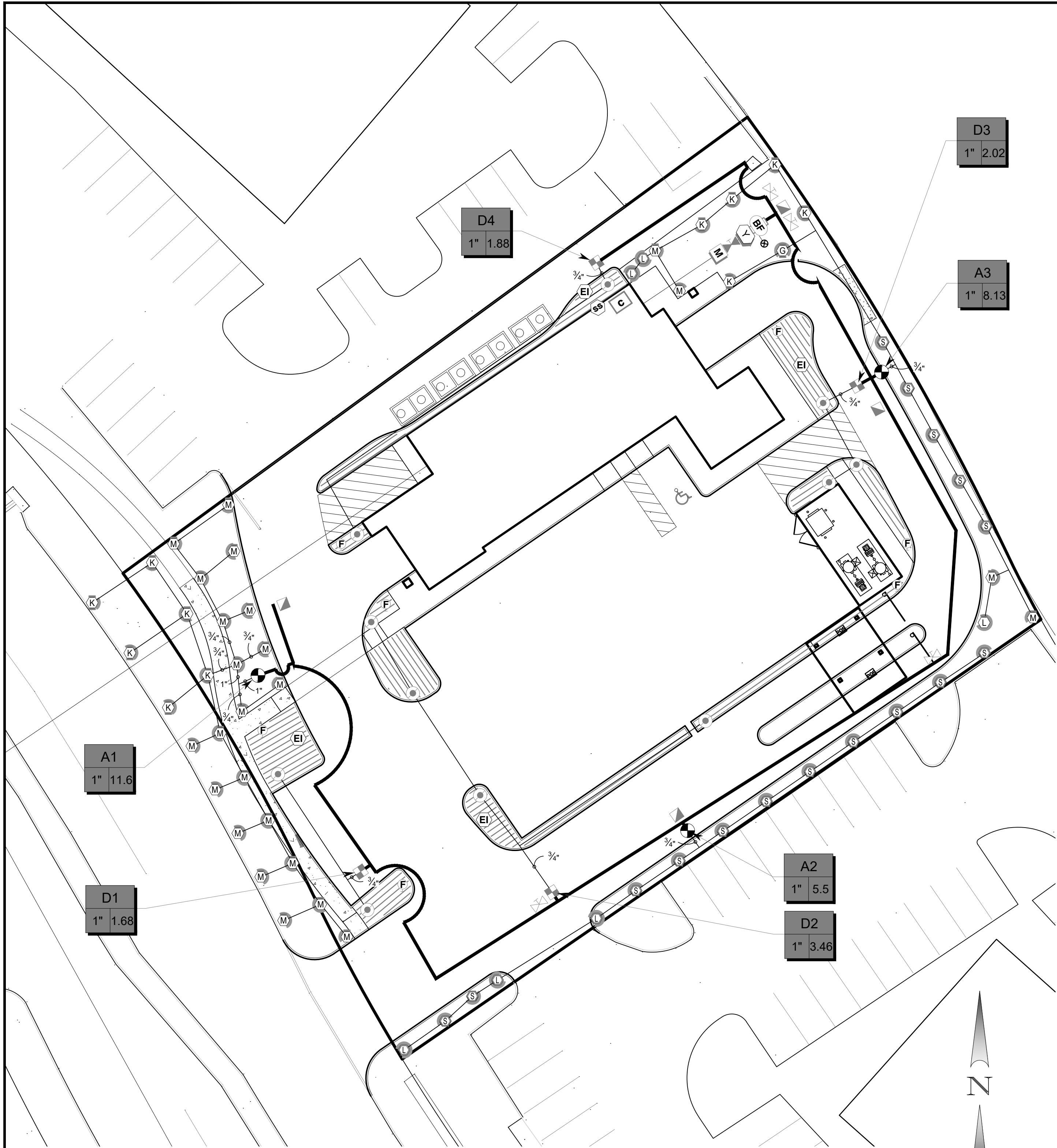


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Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100865-00
CORPORATE # 20221 Winkelmann & Associates, Inc.



TURF SPECS
SNAPCLEAN CAR WASH
WACO, TX

L – 4



HYDRAULIC CALCULATIONS ROTARY ZONE A1

AVAILABLE PRESSURE 65 PSI (ESTIMATED)
11.6 GALLONS PER MINUTE

- 1" METER - 0.9 PSI
- 1" DCVA - 7.4 PSI
- 1" WYE - 0.2 PSI
- 1-1/2" MAIN LINE LOSS (460') - 1.4 PSI
- IN-LINE BALL VALVE - 0.5 PSI
- ELEVATION CHANGE - 0.0 PSI
- FITTING ESTIMATE - 1.0 PSI

OPERATING PRESSURE - 53.6 PSI

HYDRAULIC CALCULATIONS DRIP ZONE D2

AVAILABLE PRESSURE 65 PSI (ESTIMATED)
3.5 GALLONS PER MINUTE

- 1" METER - 0.7 PSI
- 1" DCVA - 6.0 PSI
- 1" WYE - 0.1 PSI
- 1-1/2" MAIN LINE LOSS (460') - 0.2 PSI
- IN-LINE BALL VALVE - 0.5 PSI
- ELEVATION CHANGE - 0.0 PSI
- FITTING ESTIMATE - 0.7 PSI

OPERATING PRESSURE AT VALVE - 56.9 PSI



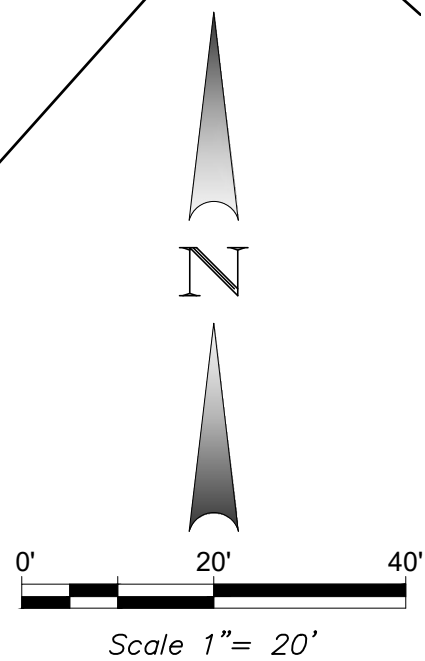
CAUTION!!!

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:

TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE
YOU DIG...



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter MP Strip PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	21	
	Hunter MP1000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	26	
	Hunter MP2000 PROS-04-PRS40-CV-F Turf Rotator, 4" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	12	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	4	
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	11	
	Area to Receive Dripline Hunter HDL-04-18-CV HDL-04-18-CV: Hunter Dripline w/ 0.4 GPH emitters at 18" O.C. Check valve, dark brown tubing with tan striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	2,019 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	3	
	Hunter HQ-3RC Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 1-piece body.	4	
	Landscape Products Inc. CWV Slip Socket 1/2", 3/4", 1", 1-1/4", 1-1/2" 2" Slip Socket Plastic Ball Valve. Quarter-turn shutoff designed for irrigation, spas, pools and other general cold water applications. 125 psi rating. Same size as mainline.	4	
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,252 l.f.	
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
A1	Hunter ICV-G	1"	Turf Rotary	11.64		43.77		0.36 in/h
A2	Hunter ICV-G	1"	Turf Rotary	5.5		42.84		0.53 in/h
A3	Hunter ICV-G	1"	Turf Rotary	8.13		43.7		0.34 in/h
D1	Hunter ICZ-101-25	1"	Area for Dripline	1.68		35.04		0.42 in/h
D2	Hunter ICZ-101-25	1"	Area for Dripline	3.46		35.2		0.61 in/h
D3	Hunter ICZ-101-25	1"	Area for Dripline	2.02		35.04		0.51 in/h
D4	Hunter ICZ-101-25	1"	Area for Dripline	1.88		35.02		0.68 in/h

NOTE: INCLUDE (2) TORO SB-90-PC2 STREAM BUBBLERS TO EACH NEW TREE. ATTACH EACH BUBBLER TO TORO 570-6" POPUP. LOCATE BUBBLERS INSIDE TREE WELL OF EACH TREE ON OPPOSITE SIDES OF THE ROOT BALL. ALL BUBBLERS TO BE ZONED SEPARATELY FROM OTHER HEADS. CONTRACTOR RESPONSIBLE FOR PIPE SIZING, SLEEVEING, ETC. AND ALL OTHER REQUIREMENTS TO MAKE CIRCUIT(S) OPERABLE. TOTAL COUNT FOR BUBBLERS AND VALVE(S) NOT SHOWN IN IRRIGATION KEY. IF TREE IS LOCATED IN DRIP ZONE, IN LIEU OF BUBBLER USE (2) RAIN BIRD XSB-180-025 XERI-BUBBLERS W/ SXB-180-SPYK SPIKE TIED INTO EMITTER TUBING.

IRRIGATION NOTES:

- IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
- MAIN LINE TO BE 1-1/2".
- ALL SLEEVES UNDER PAVING TO EXTEND 12" PAST EDGE OF PAVING. COORDINATE WORK WITH GENERAL AND PAVING SUBCONTRACTOR.
- ALL HEADS TO BE 4" POPS IN LAWNS. ALL HEADS WITH CHECK VALVES.
- COORDINATE SLEEVE SIZE AND LOCATION FOR FREEZE SENSOR, RAIN GAUGE AND CONTROLLER WITH GENERAL CONTRACTOR. SEAL ALL BUILDING PENETRATIONS WATER TIGHT.
- SEE DETAIL SHEET FOLLOWING FOR IRRIGATION DETAILS.
- PRESSURE ESTIMATED AT 65 PSI; MINIMUM 50 GPM AS PROVIDED BY CITY. VERIFY ON SITE AND REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER. REFER TO SITE/UTILITY PLANS.
- FREEZE SENSOR AND RAIN GAUGE INSTALLATION PER MANUFACTURER'S INSTRUCTIONS (MINI-CLIK F-401 & 502). LOCATION/HEIGHT TO AVOID DIRECT SPRAY OF IRRIGATION HEADS.
- VERIFY 100% COVERAGE OF SYSTEM OVER ALL PLANTING & LAWN AREAS AS SHOWN ON DRAWINGS.
- IF PEDESTAL MOUNTED CONTROLLER IS SPECIFIED, MOUNT ON 4"x3"x3' CONCRETE SLAB WITH (4) #4'S EACH WAY. SLEEVE THROUGH SLAB FOR CONTROLLER WIRING AS REQUIRED.
- UNLESS NOTED OTHERWISE, THERE ARE NO EXISTING SLEEVES. IRRIGATION CONTRACTOR TO SIZE AND COORDINATE SLEEVE INSTALLATION AS NEEDED IN ALL LOCATIONS UNDER PAVEMENT.
- QUANTITIES ARE PROVIDED AS A COURTESY AND ARE NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
- IF DOUBLE CHECK IS PROHIBITED BY LOCAL CODE/ORDINANCE, SUBSTITUTE WITH APPROVED BACKFLOW PREVENTION DEVICE.
- ALL WORK IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES & ORDINANCES.
- CONTRACTOR TO SIZE CONTROL SIZE WIRE AS NECESSARY. HOWEVER, MINIMUM SIZE TO BE 14 GAUGE PER NATIONAL ELECTRICAL CODE. ALL SPLICES WITH APPROVED MANUFACTURED CONNECTOR IN VALVE BOX.
- DO NOT LOCATE VALVE BOXES IN SWALES, LOW AREAS, OR ANY OTHER LOCATIONS THAT MAY COLLECT WATER.
- CONTROLLER TO BE WIRED ON DEDICATED 110 VOLT CIRCUIT AND GROUNDED W/ 'GROUNDING SPIKE' PER MANUFACTURER'S INSTRUCTIONS.
- ADJUST HEADS TO AVOID OVERSPRAY ONTO STREETS, ROADWAYS, BUILDINGS AND ELECTRICAL EQUIPMENT.
- INCLUDE ONE SPARE WIRE FROM CONTROLLER TO EACH CONTROL VALVE. EACH WIRE TO BE VARYING COLOR.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FLOW CONTROL AND/OR PRESSURE REGULATOR AT EACH CONTROL VALVE AS NECESSARY TO MAKE SYSTEM OPERATE AS INTENDED.
- DRIP IRRIGATION IS INTENDED TO MAINTAIN ESTABLISHED PLANT MATERIAL. CONTRACTOR SHALL HAND WATER AND MAINTAIN NEW PLANTINGS AS REQUIRED UNTIL ESTABLISHMENT AND ACCEPTANCE.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 08/22/22 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.100(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



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DATE

REVISION

APPROV.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILDEBERT PLAZA DRIVE, SUITE 215

TEXAS ENGINEERS REGISTRATION NO. 89

TEXAS SURVEYORS REGISTRATION NO. 100865-00

CORPUS CHRISTI, TX 78412 Winkelmann & Associates, Inc.

(972) 448-7999 FAX

(972) 448-7999 FAX

STATE OF TEXAS

GREGORY CUPPETT

0023539

LICENSED IRRIGATOR

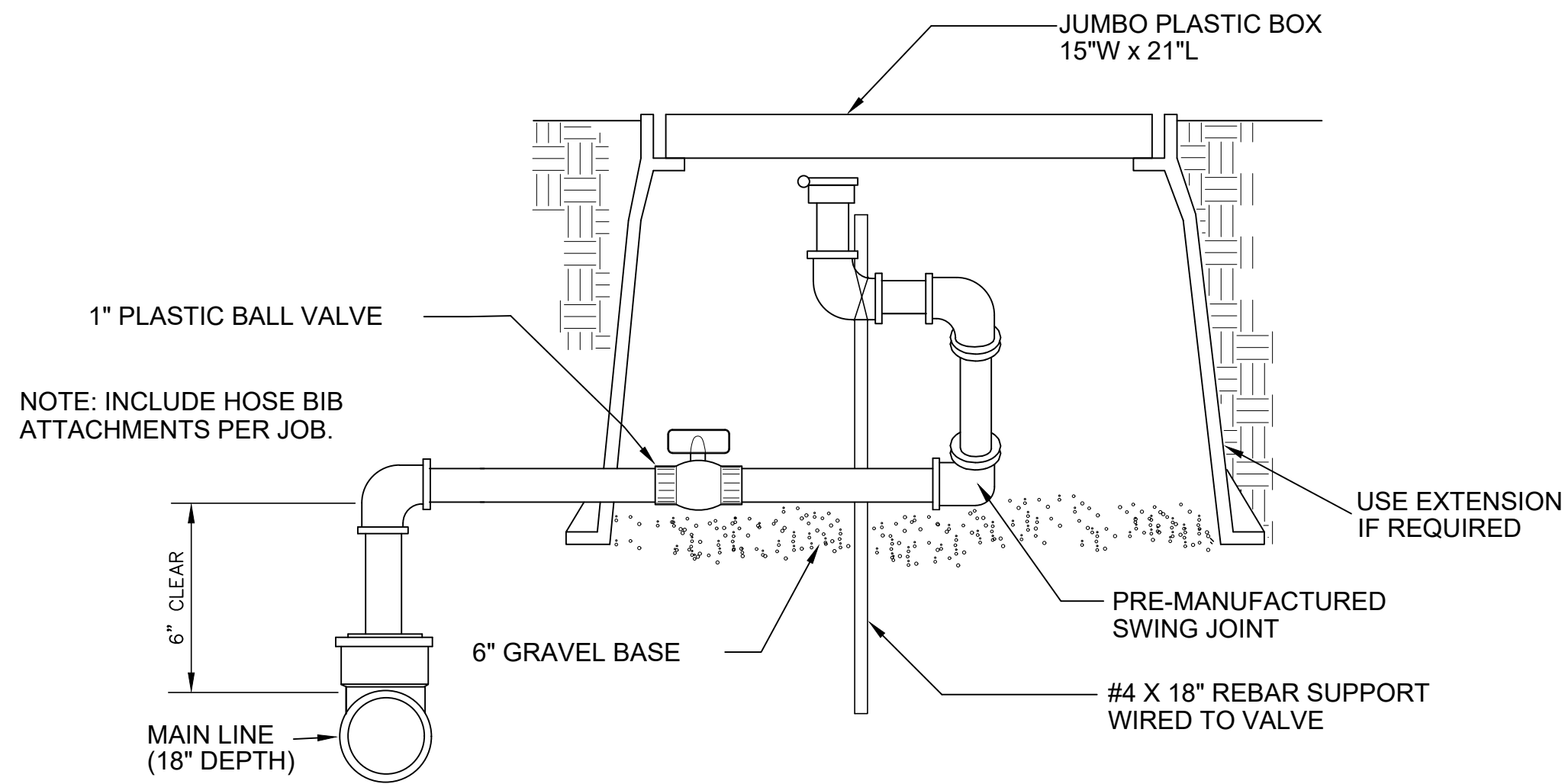
08/22/22

IRRIGATION PLAN

SNAPCLEAN CAR WASH

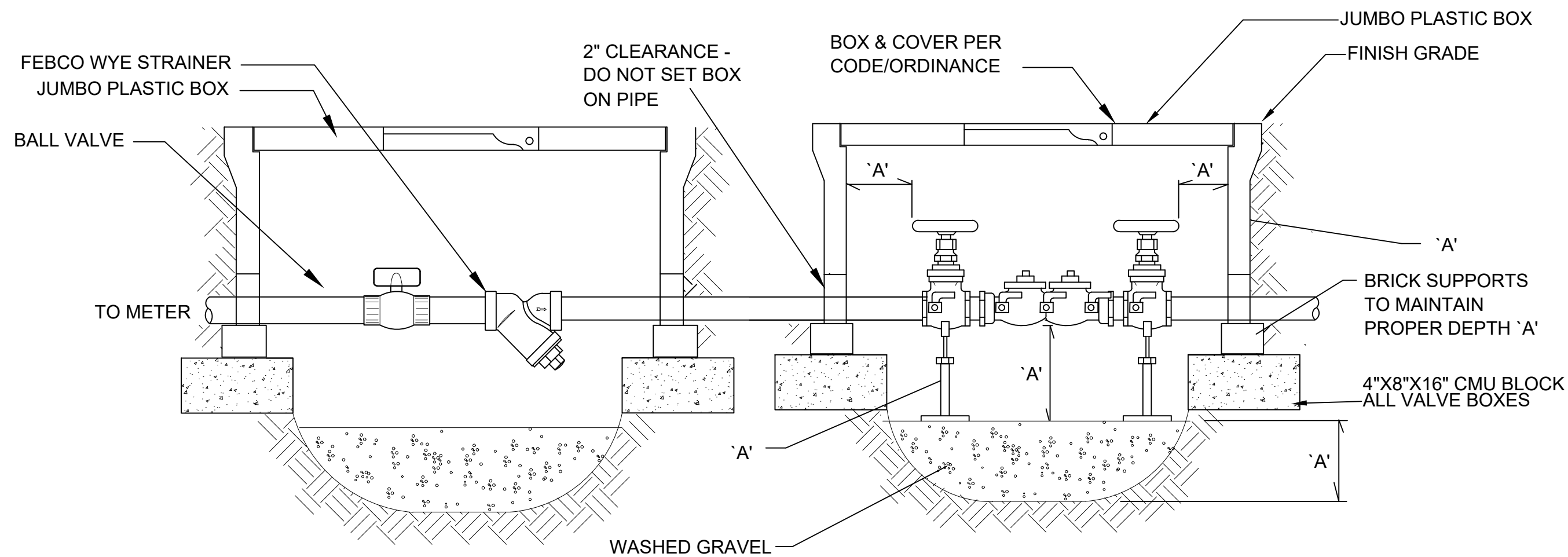
WACO, TX

L-5



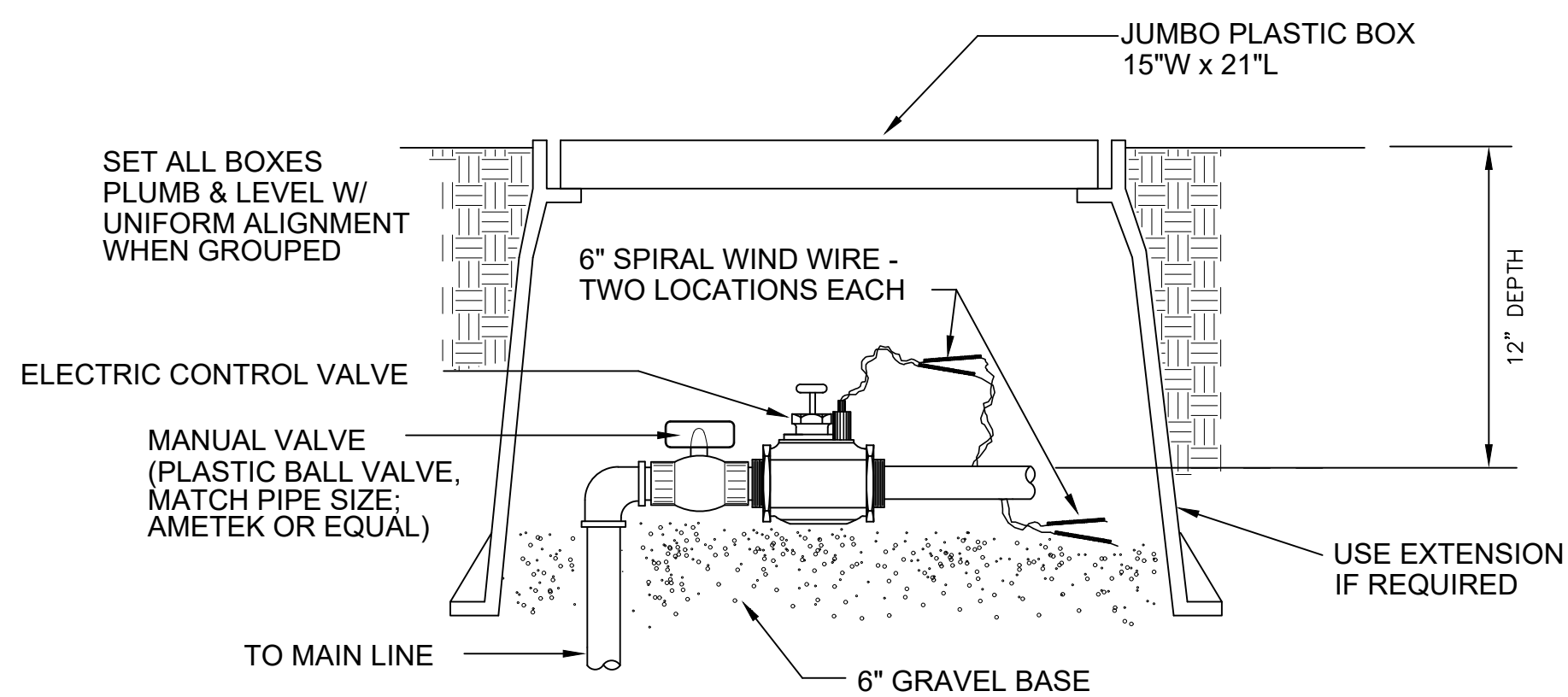
QUICK COUPLER VALVE

SCALE: NOT TO SCALE



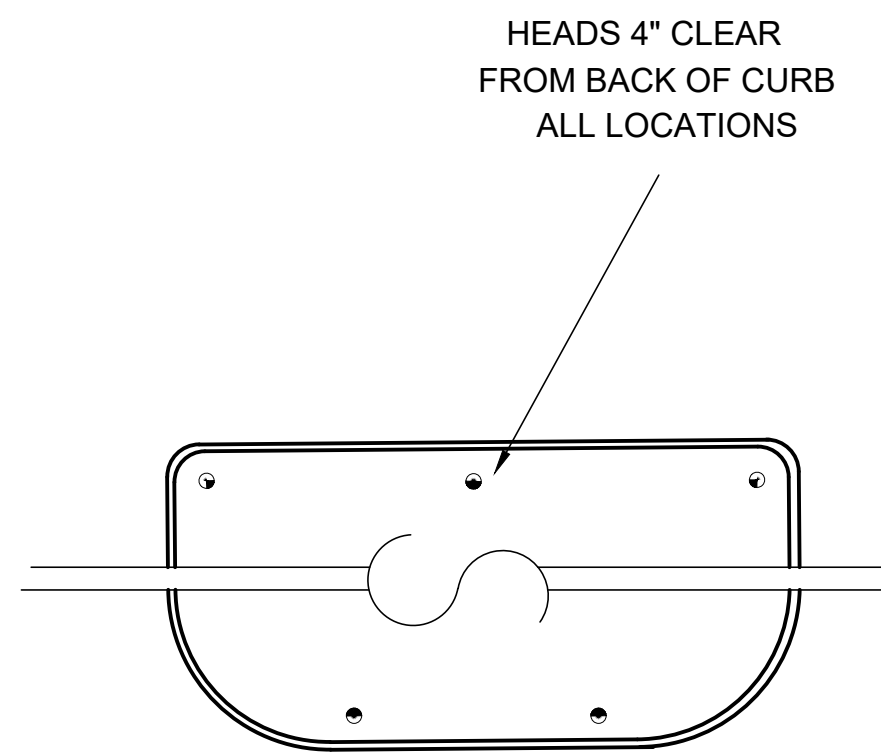
TYPICAL INSTALLATION
DOUBLE CHECK VALVE/WYE STRAINER ASSEMBLY

SCALE: NOT TO SCALE



ELECTRIC CONTROL VALVE

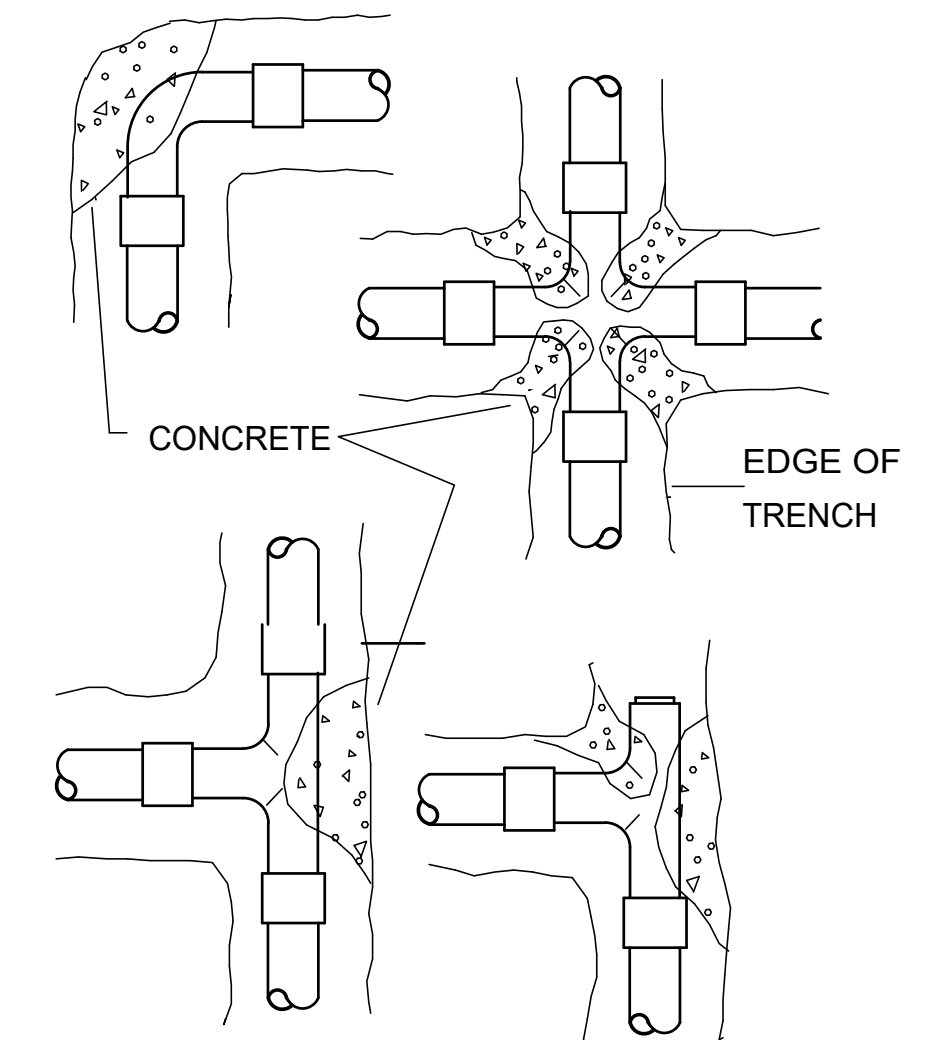
SCALE: NOT TO SCALE



HEAD LAYOUT
Plan View

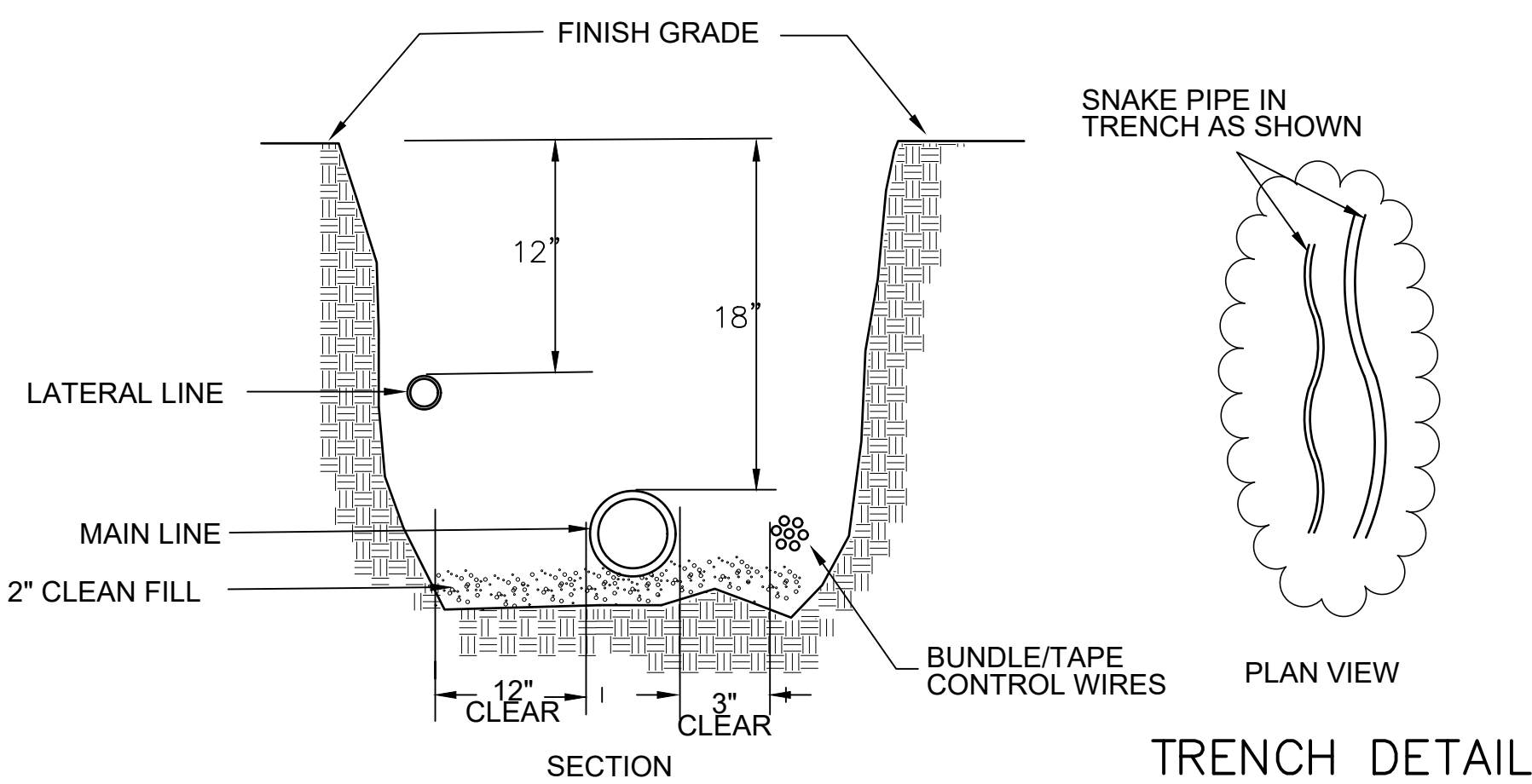
SCALE: NOT TO SCALE

NOTE: - THRUST BLOCKS ON MAIN LINE - ALL SIZES;
AND LATERALS 2" & LARGER
- MINIMUM BLOCK SIZE 8"x8"x8"



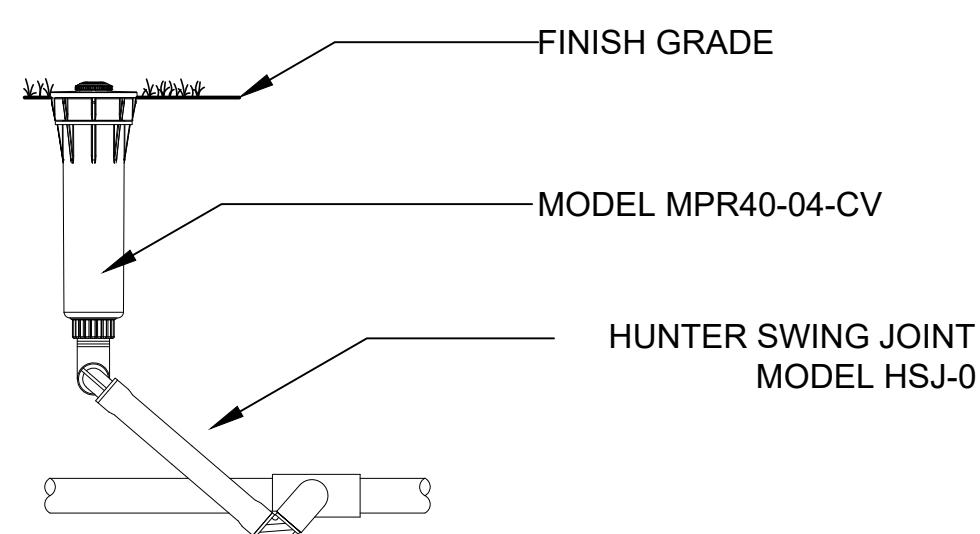
THRUST BLOCKS - PLAN VIEW

SCALE: NOT TO SCALE



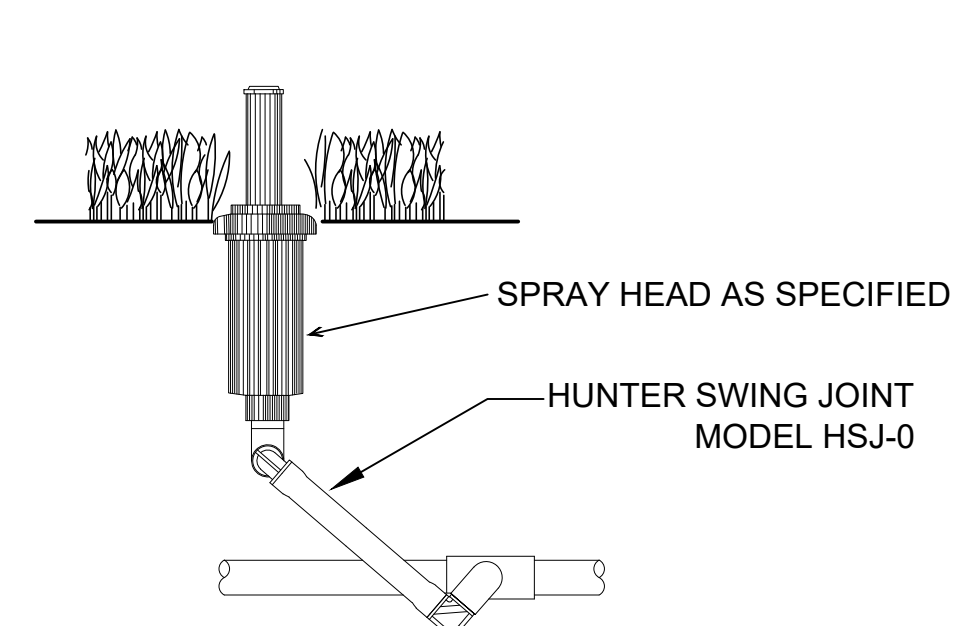
TRENCH DETAIL

SCALE: NOT TO SCALE



TYPICAL INSTALLATION OF
MPR-40 ROTARY SPRINKLER ON
SWING-JOINT RISER

SCALE: NOT TO SCALE



TYPICAL INSTALLATION OF
BUBBLER HEAD

SCALE: NOT TO SCALE

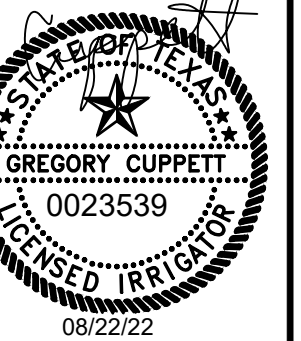
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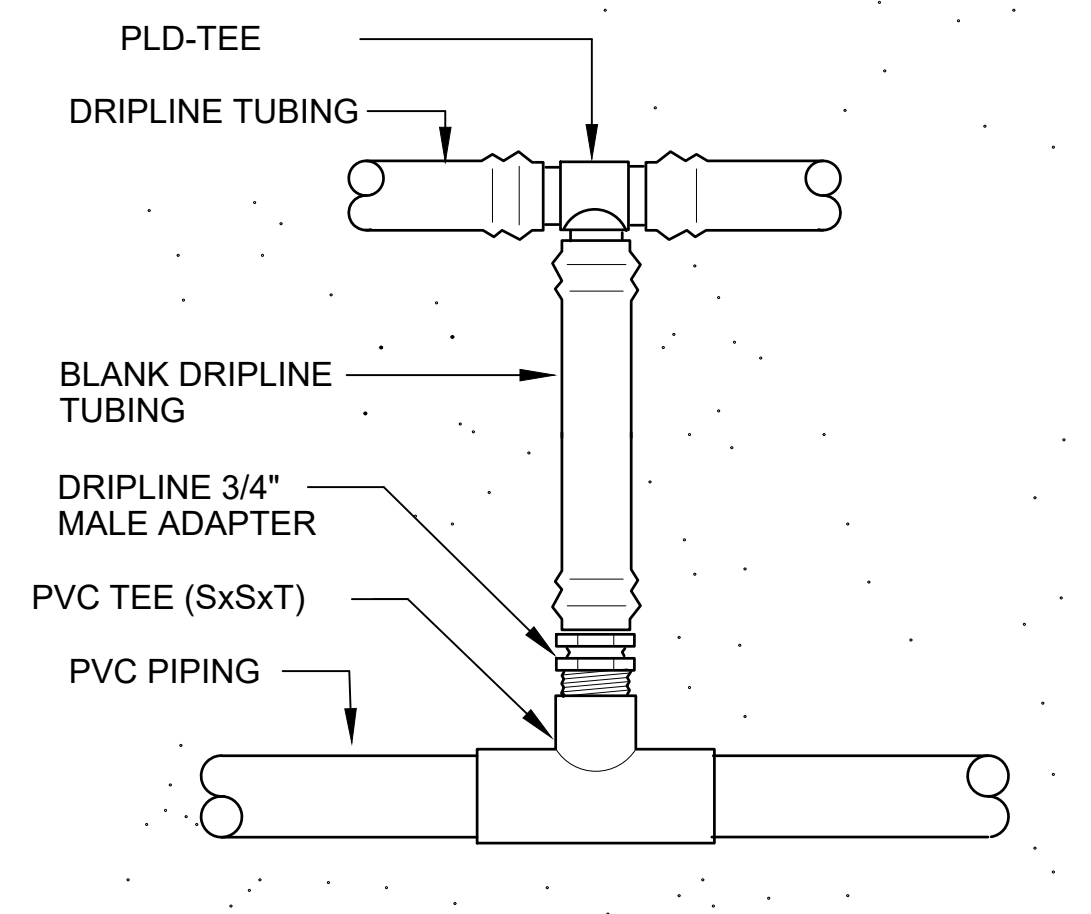
IRRIGATION DETAILS
SNAPCLEAN CAR WASH
WACO, TX

L-6

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDBEST PLAZA DRIVE, SUITE 215
TEXAS ENGINEERS REGISTRATION NO. 100866-00
SURVEYORS REGISTRATION NO. 100866-00
CORPUS CHRISTI, TX 78414 Winkelmann & Associates, Inc.

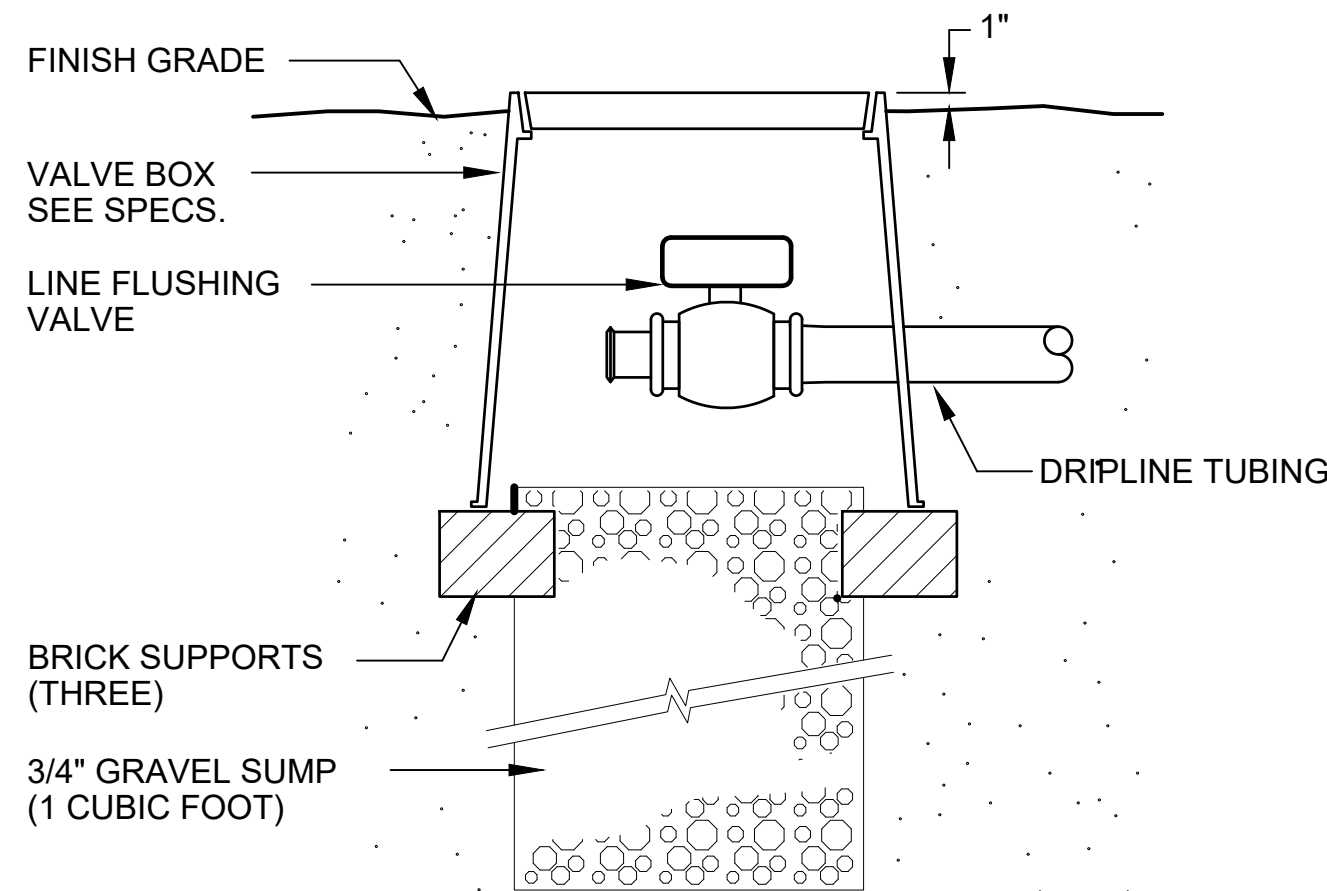


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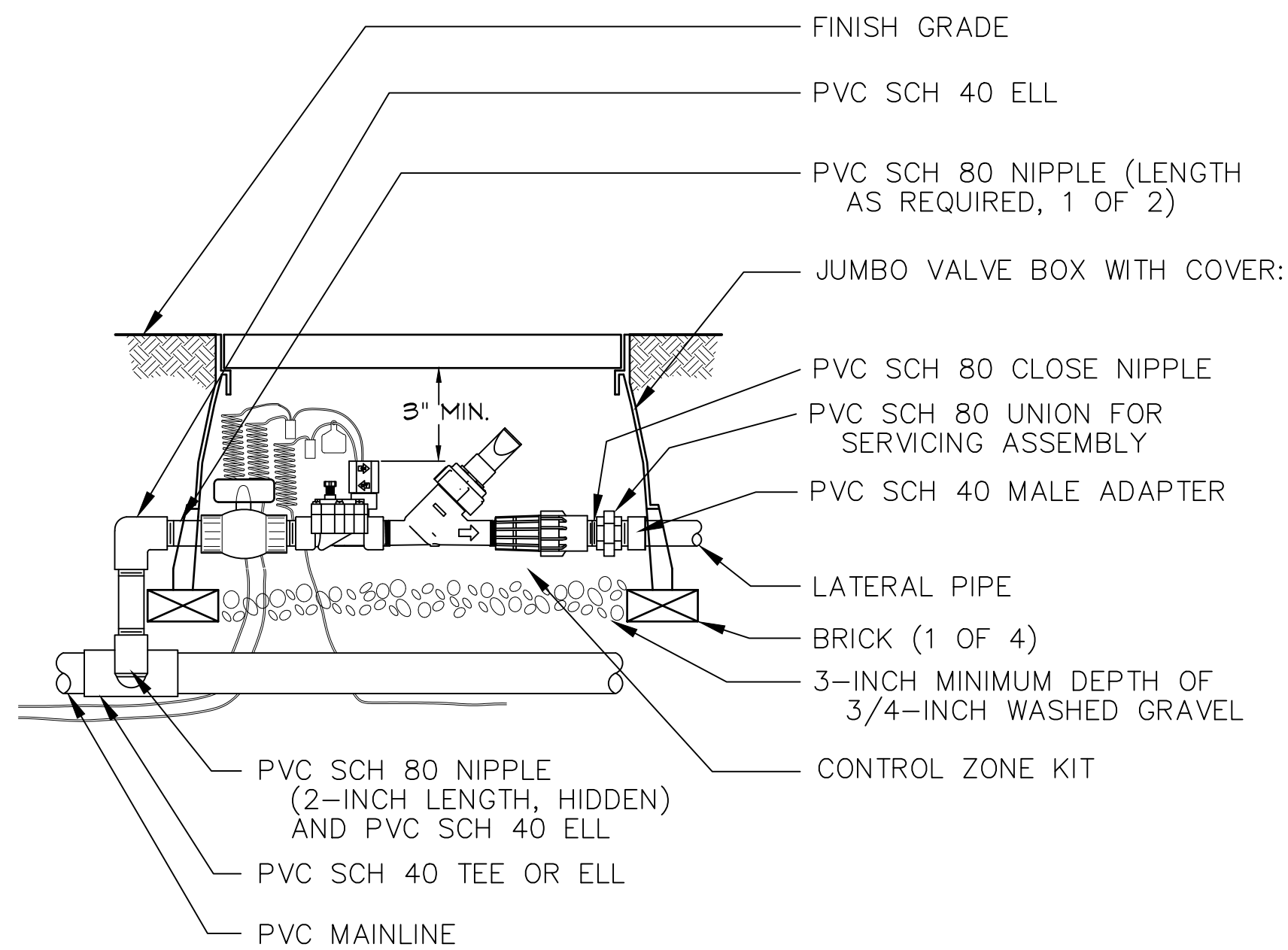
DRIPLINE START CONNECTION

SECTION - NO SCALE



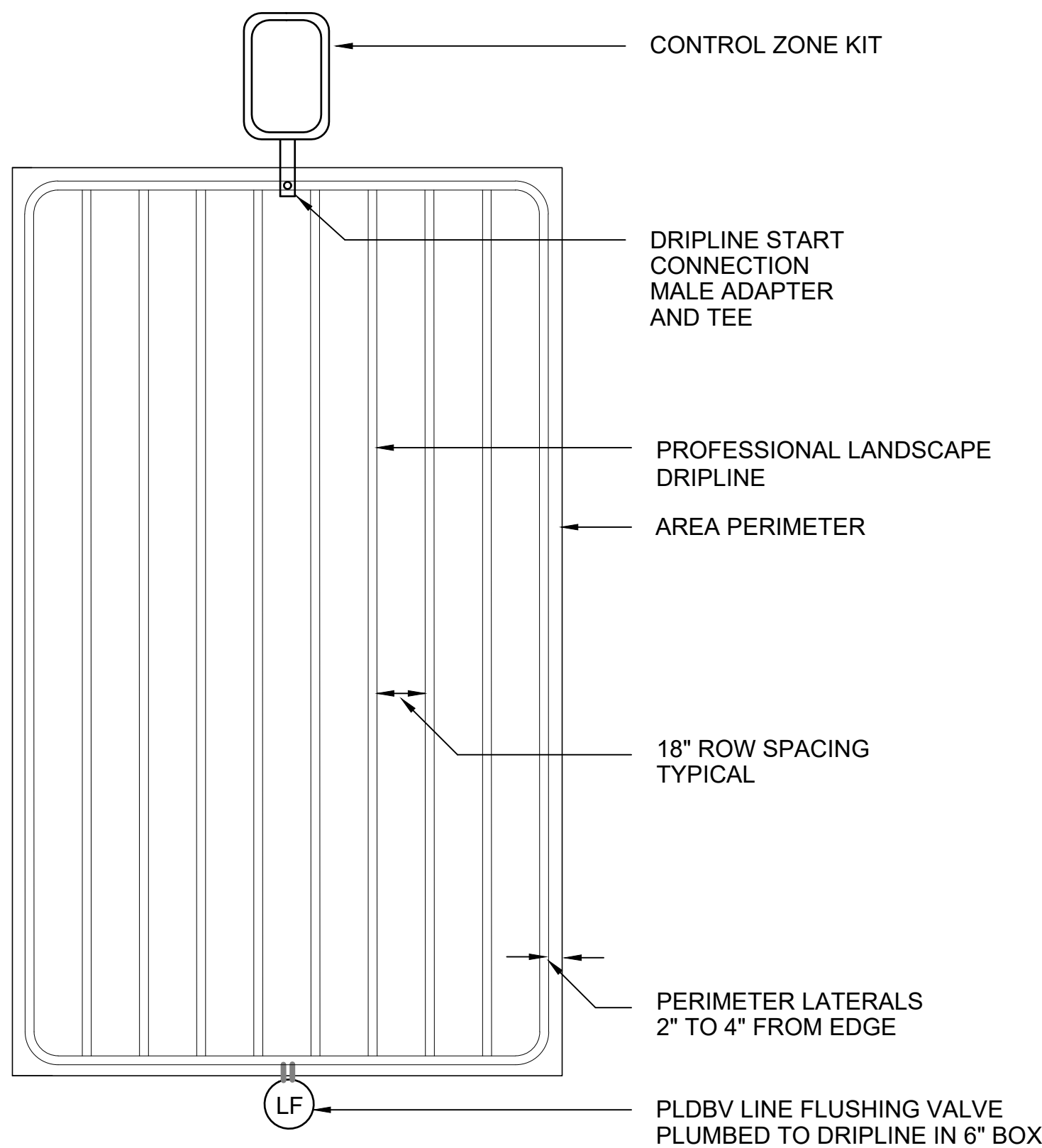
LINE FLUSHING VALVE

SECTION - NO SCALE



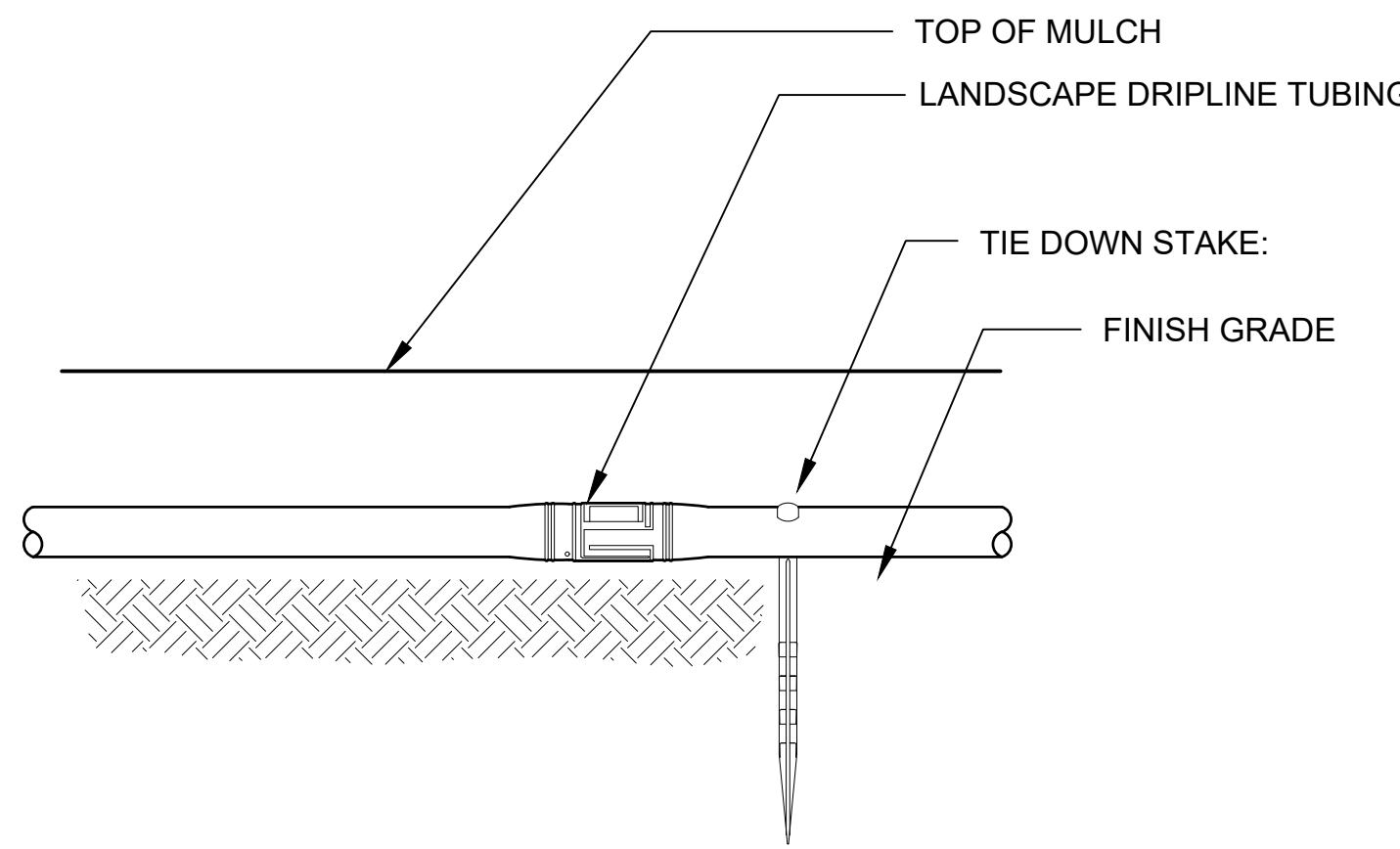
FLOW CONTROL ZONE KIT

SCALE: NOT TO SCALE



Typical DRIPLINE END FEED LAYOUT

DETAIL - NO SCALE



DRIPLINE ON GRADE

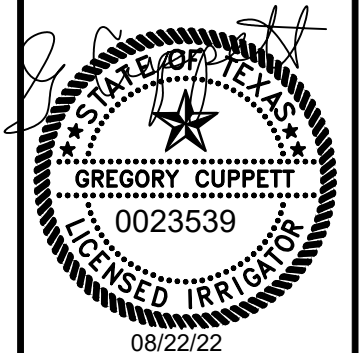
SCALE: NOT TO SCALE

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDBEST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75241
(972) 440-7090 FAX
(972) 440-7099 FAX
Texas Engineers Registration No. 1008665-00
Surveyors Registration No. 1008665-00
CUPPETT, GREGORY CUPPETT & ASSOCIATES, INC.



DRIP DETAILS
SNAPCLEAN CAR WASH
WACO, TX

L-7

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued June 13, 2022 by Fidelity National Title Insurance Company bearing an effective date of June 09, 2022, GF# 2308683T.

1. The property is subject to the following restrictive covenants of record itemized below:

Document(s) recorded in Instrument No. 2013019087, Instrument No. 2014016470, Instrument No. 2014016471 and Instrument No. 2014019480, and Instrument No. 2017002715, Official Public Records, McLennan County, Texas.

2-10f. Intentionally omitted by Surveyor.

10g. Terms, conditions and stipulations contained in Declaration of Reciprocal Easements, Covenants, Restrictions, executed by Waco Marketplace Investments, Ltd., dated June 5, 2014, filed June 9, 2014, recorded in Instrument No. 2014016470, Official Public Records, McLennan County, Texas. (Affects, blanket)

10h. Terms, conditions and stipulations contained in Declaration of Reciprocal Easements, Covenants and Restrictions, executed by and between Emerald Waco Investments, Ltd. and Waco Marketplace Investments, Ltd., dated June 1, 2014, filed June 9, 2014, recorded in Instrument No. 2014016470, Official Public Records, McLennan County, Texas. (see above)

10i. The following, all according to plat recorded in Instrument No. 2016039818, Official Public Records, McLennan County, Texas and amended in Instrument No. 2017002715, Official Public Records, McLennan County, Texas:

- i. Utility Easement running along the Southwest property line. (Affects, as shown)
ii. 50 foot Ingress and Egress Easement running along the Southwest property line. (Affects, as shown)
iii. 10 foot Onco Easement located along the Southwest property line. (Affects, as shown)
iv. 10 foot Water Easements located at a point on the Northeastern portion of the property, a point on the Northern portion of the property and along the Northeastern property line; (Affects, as shown)
v. 10 foot Electric Easement located at a point on the Northeastern portion of the property. (None shown on plat of subject property)
vi. 10 foot Gas Easement located at a point on the Northern portion of the property and a point on the Western portion of the property. (None shown on plat of subject property)

10j. Terms, conditions and stipulations contained in Access Easement Agreement, executed by and between Waco Commons, L.P., and Baylor Scott & White Health, dated August 2, 2017, filed August 2, 2017, recorded in Instrument No. 2014024987, Official Public Records, McLennan County, Texas. (Affects as shown & blanket)

10k. Overhead and/or Underground Electric Supply and Communications Facilities Easement and incidental rights thereto, granted to Onco Electric Delivery Company LLC, dated August 28, 2017, filed September 14, 2017, recorded in Instrument No. 2017030137, Official Public Records, McLennan County, Texas. (Does not affect)

10l. Terms, conditions and stipulations contained in Easement Agreement for Access and Parking, executed by and between Waco Phase I Retail, LP, and Waco Commons, L.P., dated February 26, 2020, filed March 10, 2020, recorded in Instrument No. 2020008180, Official Public Records, McLennan County, Texas. (Affects, blanket)

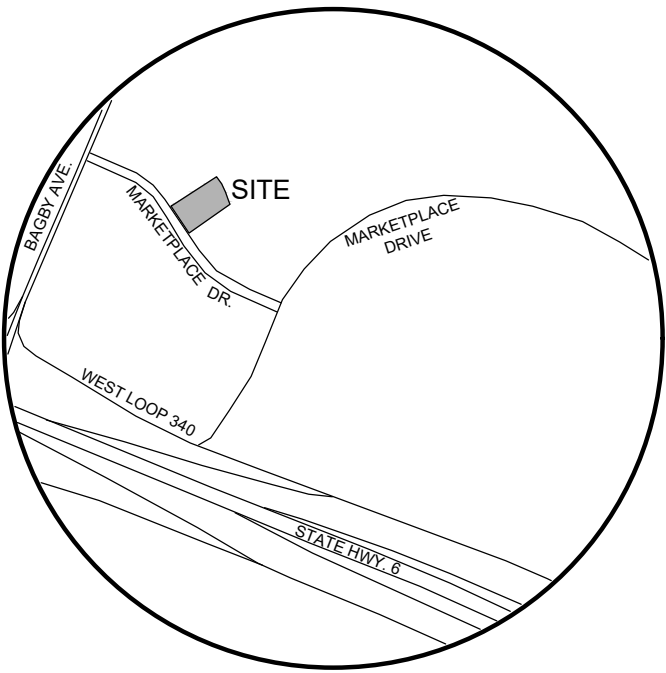
The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

FLOOD NOTE

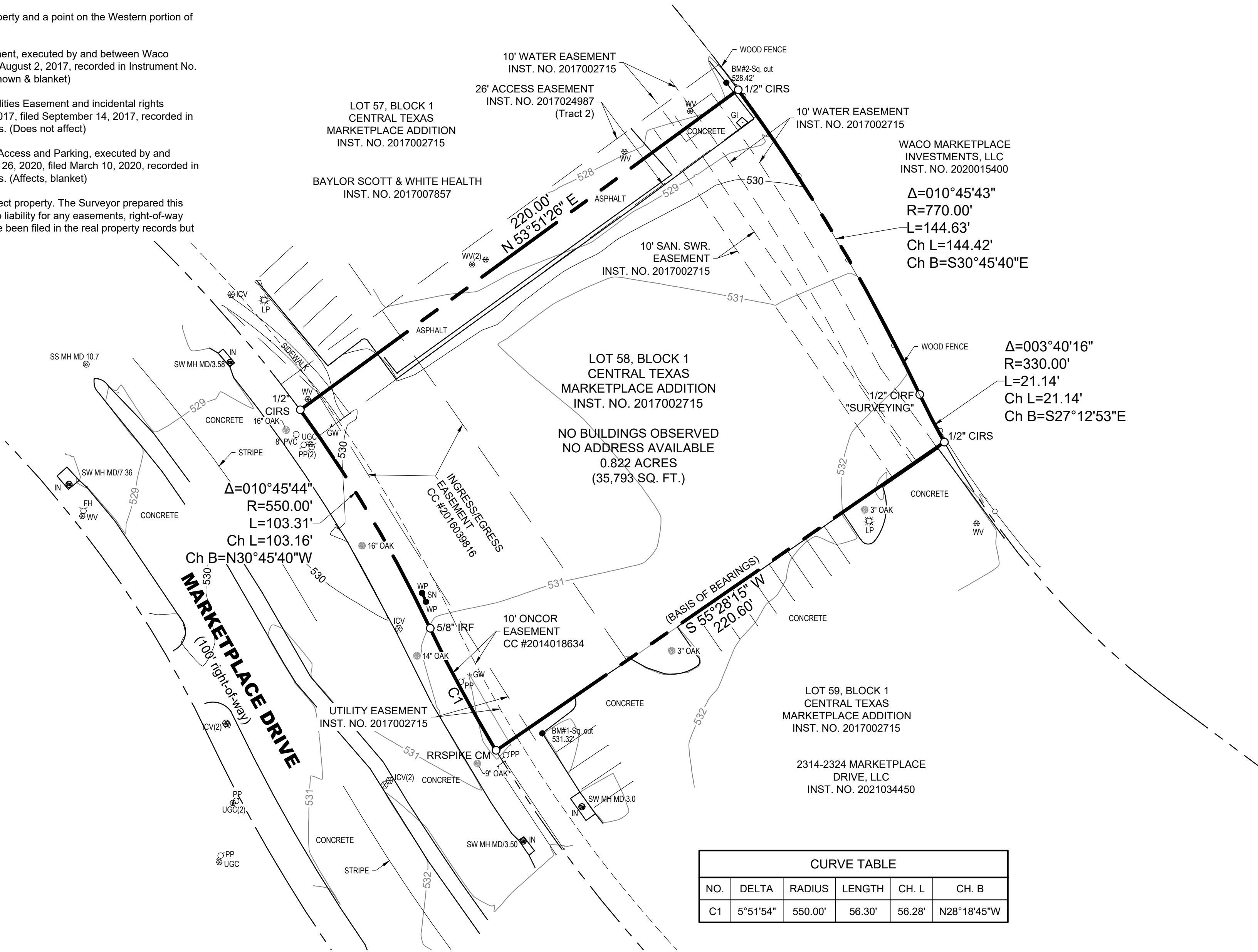
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48309C0368D, dated December 20, 2019, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CH. L
C1	5°51'54"	550.00'	56.30'	56.28'

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF MCLENNAN §

Lot 58, Block 1 of Central Texas Marketplace Addition to the City of Waco, McLennan County, Texas, as shown on plat thereof recorded under Instrument No. 2017002715 of the Official Public Records of McLennan County, Texas.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of July, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, Central Zone (4203), NAD 83, grid values from the GeoShack VRS network.

TRACT 2: (Easement Estate per Title Company)

Easement Estate as created in that certain document entitled Access Easement Agreement, executed by and between Waco Commons, LP, a Texas limited partnership, and Baylor Scott. White Health, a Texas non-profit corporation, dated August 2, 2017, filed August 2, 2017, recorded in Instrument No. 2017024987 of the Official Public Records of McLennan County, Texas, which instrument creates non-exclusive perpetual easement for ingress and egress by vehicular and pedestrian traffic, but no parking upon, over and across the property described on exhibit B attached thereto.

BENCH MARKS:

BM#1 - Square cut on top of curb at parking PI, ±19.3 feet North east of the most Southerly property corner and ±4.8 feet South of the Southerly property line.

ELEVATION - 531.32 feet

BM#2 - Square cut on top of curb, ± 5.2 feet Northwest of the most Northerly property corner.

ELEVATION - 528.42 feet

ABBREVIATION LEGEND

ABBR.	DEFINITION	IRF	IRON ROD FOUND
AC	AIR CONDITIONER	LP	LIGHT POLE
BILLB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER STAMPED
BoI.	BOLLARD	"W.A.I. R.P. L.S. 5714"	
C	COMMUNICATION	MB	MAIL BOX
CC#	COUNTY CLERK'S FILE NO.	MH	MANHOLE
CIRF	IRON ROD FOUND WITH CAP	MP	METAL POST
CIR	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"	OHL	OVERHEAD LINES
CM	CONTROLLING MONUMENT	PF	PIN FLAG
CO	CLEANOUT	PKF	PK NAIL FOUND
DS	DOWNSPOUT	PKS	PK NAIL SET
E	ELECTRIC	PM	PAINT MARK
EB	ELECTRIC BOX	PP	POWER POLE
EM	ELECTRIC METER	SB	SIGNAL BOX
FH	FIRE HYDRANT	SN	SIGN
FOMK	FIBER OPTIC MARKER	SP	SIGNAL POLE
FP	FLAG POLE	SS	SANITARY SEWER
G	GAS	SW	STORM WATER
GI	GRATE INLET	TMK	TELEPHONE MARKER
GL	GROUND LIGHT	TP	TELEPHONE PEDESTAL
GM	GAS METER	TPAD	TRANSFORMER PAD
GМК	GAS MARKER	TSN	TRAFFIC SIGN
GR	GAS RISER	UGC	UNDERGROUND CABLE MARKER
GV	GAS VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
HI	BUILDING HEIGHT	WP	WOOD POST
HC	HANDICAPPED	WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE	XCF	"X" CUT IN CONCRETE FOUND
IN	INLET	XCS	"X" CUT IN CONCRETE SET

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9 and 13 of Table A thereof. The fieldwork was completed on 07/18/2022.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

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of

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DATE : 07.20.22

SCALE : 1:30

FILE : 77608-ALTA

PROJECT NO. : 77608.00

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215

DALLAS, TEXAS 75230

TELEPHONE (972) 490-7090

FAX (972) 490-7090

TEXAS ENGINEERING REGISTRATION NO. 89

EXPIRATION DATE 12/31/2023

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REVISION

added title

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08.15.2022

No.

DATE

T.J. CHAMBERS SURVEY, ABSTRACT NO. 7

CITY OF WACO

MCLENNAN COUNTY, TEXAS

SNAP CLEAN CAR WASH

110 N. ELM STREET

ENNIS, TEXAS 75119

ALTA/NSPS LAND TITLE SURVEY

0.822 ACRES