

## **CULVER'S**

1830 E. McKellips Road, Mesa, Arizona

#### **SITE PLAN REVIEW**

Major Site Plan Modification
& Amending Conditions of Approval
For Case No. ZON25-00082

**CASE NO. ZON25-00082** 

**Citizen Participation Report** 

Submitted June 4th, 2025

#### I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of public outreach efforts associated with the request for Site Plan Review of the subject property for the development of new commercial/retail development. The subject site is approximately 1.66 acres located North of East McKellips Road within the 1800 Block in Mesa, AZ (the "Property").

#### II. Contact

Catherine Atchley
Atwell, LLC – Project Manager
9001 Airport Freeway, Suite 660
North Richland Hills, TX 76180
(512) 584-8690

Email: Catchley@atwell.com

#### III. Notification

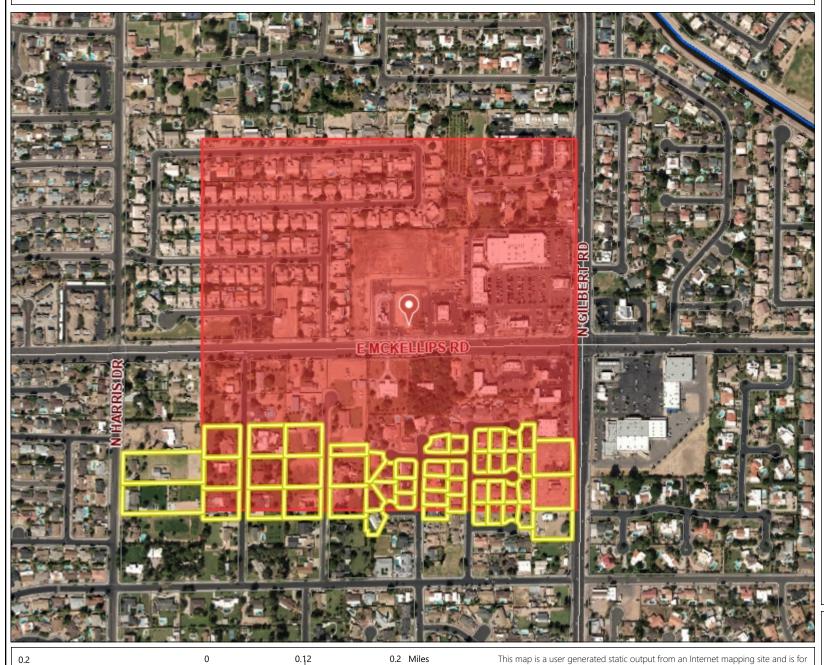
The Applicant mailed notice letters to all property owners within a 1000-foot radius of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the letter, and a map of the mailing area are attached to this report.

#### IV. Response

As of the writing of this report June 4, 2025, the applicant has received no communications in response to the notice letters.

## MEETING NOTICE LETTERS MAILED MAY 15, 2025

# Planning & Zoning My Map



Legend

Planning Area

Arterials
FRWY

\_\_\_ ARTL

RAMP

LotLine

LOTEITIC

\_\_\_ Lot Line

Permitted

BuildingFootprint

Building

Permitted

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

#### May 13, 2025

#### **Notice of Project**

1830 E. McKellips Road, Mesa AZ

ZON25-00082

Dear Neighbor,

We have applied for Major Site Plan Modification of approval for Case No. ZON25-00082 for the property located at **1830 E. McKellips Road, Mesa AZ.** This request is for development of a restaurant with drive- thru. The case number assigned to this project is **ZON25-00082.** 

This letter is being sent to all property owners within <u>1000</u> feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 512-584-8690 or e-mail me at catchley@atwell.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **May 28, 2025**, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at <a href="Mesa11.com/live">Mesa11.com/live</a> or <a href="www.youtube.com/user/cityofmesa11/live">www.youtube.com/user/cityofmesa11/live</a>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <a href="https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card">https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card</a> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Tulili Tuiteleleapaga-Howard of their Planning Division staff. He/she can be reached at 480-644-6451 or <a href="mailto:Tuiteleleapaga-Howard@MesaAZ.gov">Tulili.Tuiteleleapaga-Howard@MesaAZ.gov</a>, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

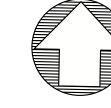
Sincerely,

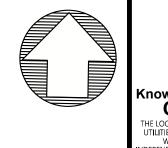
Catherine Atchley

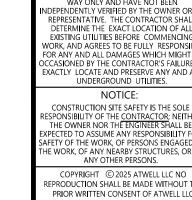
Cateyatchlug

City of Mesa - Planning Division, P. O. Box 1466, Mesa, AZ 85211-1466









EMERGENCY CONTAC

2025-04-24

RAWN BY: K. SARWAR

HECKED BY: C. ATCHLEY

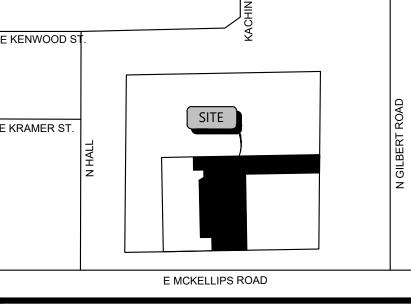
ROJECT MANAGER: C. ATCHL JOB #: 24008258

Call before you di

LE CODE: ##

HEET NO.

C200



## **VICINITY MAP** (NOT TO SCALE)

CORRESPONDING

SEE ARCHITECTURAL PLANS

SEE ARCHITECTURAL PLANS

SEE ARCHITECTURAL PLANS

SEE SIGNAGE EXHIBIT

C700

SITE DATA					
CURRENT ZONING	LC - LIMITED COMMERCIAL (C-2)				
PROPOSED USE	RESTAURANT W/ DRIVE-THRU				
TOTAL SITE AREA	1.47 AC (64,225 SF)				
AREA DISTURBED	1.66 AC (72,330.78 SF)				
BUILDING FOOTPRINT AREA	4,106 SF				
FAR (FLOOR TO AREA RATIO)	0.064				
PARKING REQUIRED	PER TC - 10 PS PER 1,000 SF = 41 REQUIRED				
PARKING PROVIDED	49 SPACES (INCLUDING ADA) ON PARCEL				
ADA PARKING REQUIRED	2 SPACES REQUIRED				
ADA PARKING PROVIDED	2 SPACES PROVIDED				
BICYCLE PARKING REQUIRED	1 PS/10 VEHICLE PS + 1 PS/20 VEHICLE PS AFTER 50 VEHICLE PS = 5 SPACES				
BICYCLE PARKING PROVIDED	6 SPACES PROVIDED				
FRONT- BUILDING SETBACK (B.S.B)	20 FT INDUSTRIAL/COMMERCIAL COLLECTOR				
NOT ADJACENT TO STREET - B.S.B.	-				
ARTERIAL SIDE SETBACK	15' MIN				
INTERNAL SIDE SETBACK	15' MIN				

## SITE GENERAL NOTES:

61.64

—CONSTRUCTION

- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING. 4. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH
- OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. 5. ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
- 6. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF
- 7. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE
- BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED. 8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY
- PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- 9. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE 10. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- 11. ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE. 12. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION
- CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. 13. FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING
- 14. ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

NOTE NUMBER		DETAIL NUMBER (SEE DETAIL SHEETS)		
1	TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET WITH CURB TERMINATIONS	-		
2	NEW CONCRETE CURB - SEE DETAILS	C700		
3	PROPOSED PAVEMENT (2" AC OVER 4" ABC) - SEE DETAILS	C700		
$\langle 4 \rangle$	PROPOSED PAVEMENT (3" AC OVER 6" ABC) - SEE DETAILS	C700		
<b>(5)</b>	PROPOSED HEAVY DUTY PAVEMENT (6" PCC) - SEE DETAILS	C700		
6	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	-		
$\langle 7 \rangle$	LANDSCAPE AREA	SEE LANDSCAPE PLAN(S)		
8	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	-		
9	CONCRETE SIDEWALK ( SEE WIDTH THIS SHEET)	C701		
(10)	DUMPSTER ENCLOSURE PER COM SOLID WASTE STANDARDS M-62.01	C700		
(11)	H/C PARKING SIGNAGE	C700		
(12)	PROPOSED MENU BOARD & ORDER/SPEAKER BOX	SEE ARCHITECTURAL PLANS		

PROPOSED MENU BOARD & ORDER/SPEAKER BOX PROPOSED CLEARANCE BAR EXISTING FIRE HYDRANT PROPOSED ADA CURB RAMP - SEE DETAILS

3' PROPOSED SCREEN WALL BICYCLE PARKING SPACE PROPOSED MONUMENT SIGN (8' X 2') PROPOSED GRATE INLET PROPOSED BARRIER CONCRETE CURB - SEE DETAILS

PROPOSED RAISED CONCRETE CURB - SEE DETAILS PROPOSED WAYFINDING SIGNAGE

18" WHITE PAVEMENT MESSAGE

COLORED CONCRETE AT PEDESTRIAN PATH

# PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT WOULD BE FOR A CULVER'S. CULVER'S IS OWNED BY CRAIG CULVER GOES BACK TO THE SMALL-TOWN SAUK CITY, WISCONSIN. THEY ARE A HEALTHY FAST-FOOD SERVICE RESTAURANT WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. "THEIR MISSION IS WHETHER WE'RE COOKING THE PERFECT BUTTER BURGER TO ORDER OR SCOOPING UP OUR FRESH BATCH OF THE FLAVOR OF THE DAY, WE WORK HARD TO ENSURE YOU WILL ALWAYS LEAVE HAPPY." AS CRAIG CULVER ALWAYS SAY, "WE NEVER COMPROMISE ON QUALITY." HOSPITALITY HAS ALWAYS BEEN NEAR AND DEAR TO OUR HEARTS, SO DINING IN OR ON THE GO, WE MAKE A POINT OF TREATING THE WAY WE'D WANT BE TREATED. THEIR PROTOTYPE BUILDING IS ROUGHLY 4,000 SQUARE FEET IN SIZE, AND THEY DO OFFER INDOOR DINING.

# THE SITE:

**CONTACTS:** 

MESA, AZ 85205

THE PROJECT LIES ON APN 136-06-012H WITH MINOR PROPOSED IMPROVEMENTS TO BE COMPLETED ON APN 136-06-012E. THE PARCEL LIES NORTHWEST OF THE INTERSECTION OF EAST MCKELLIPS ROAD AND NORTH GILBERT ROAD. THE 1.47 AC PARCEL IS CURRENTLY VACANT. WE ARE PROPOSING THE STANDARD BUILDING WITH DUEL DRIVE-THRU, AND THE SITE WILL BE USING EXISTING ACCESS DRIVES FOR CONNECTION TO THE ABUTTING ROADS.

UTILITY SERVICES WILL BE COORDINATED WITH THE CITY OF MESA FOR GAS, ELECTRIC, WATER, AND SEWER CONNECTIONS.

BOARDWALK EQUITIES, LLC 4360 E BROWN RD, UNIT 106 PHONE: (480) 225-9962

RPPA

DEVELOPER NORTH MESA SCOOP, LLC 620 W LAWRENCE ROAD PHOENIX, AZ 85013 PHONE: (602) 618-3330

9001 AIRPORT FREEWAY, STE 660 NORTH RICHLAND HILLS, TX 76180 PHONE: (512) 584-8690 CONTACT: BRIAN FARREL CONTACT: CATHERINE ATCHLEY

EX. SSMH —(RIM 1281.87) (INV 1269.83) (INV 1269.67) 8" PVC N & W & E

CIVIL ENGINEER

SURVEYOR

DIAMONDBACK LAND SURVEYING 6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148 PHONE: (702) 823-3257 CONTACT: RON COX EMAIL: BOB@GLENWOOD.COM EMAIL: BF.CULVERS@GMAIL.COM.COM EMAIL: CATCHLEY@ATWELL-GROUP.COM EMAIL: RCOX@DIAMONDBACKLANDSURVERYING.COM

EX. DRIVEWAY TO BE CLOSED

REPLACED WITH CURB,

GUTTER & SIDEWALK

PER COM STD DTL M-19.01

ACROSS ROW SOUTH

**CURRENT ZONING: RS-43** 

LAND USE: RESIDENTIAL

\_\_<u>\$88°54'58"W\_2630</u>.82'

MCKELLIPS ROAD

CONSTRUCTION LIMIT

5' INTERNAL SIDE SETBACK

-CONSTRUCTION

—CONSTRUCTION

TRIANGLE (HATCHED)

COM STND DTL M-42 AND

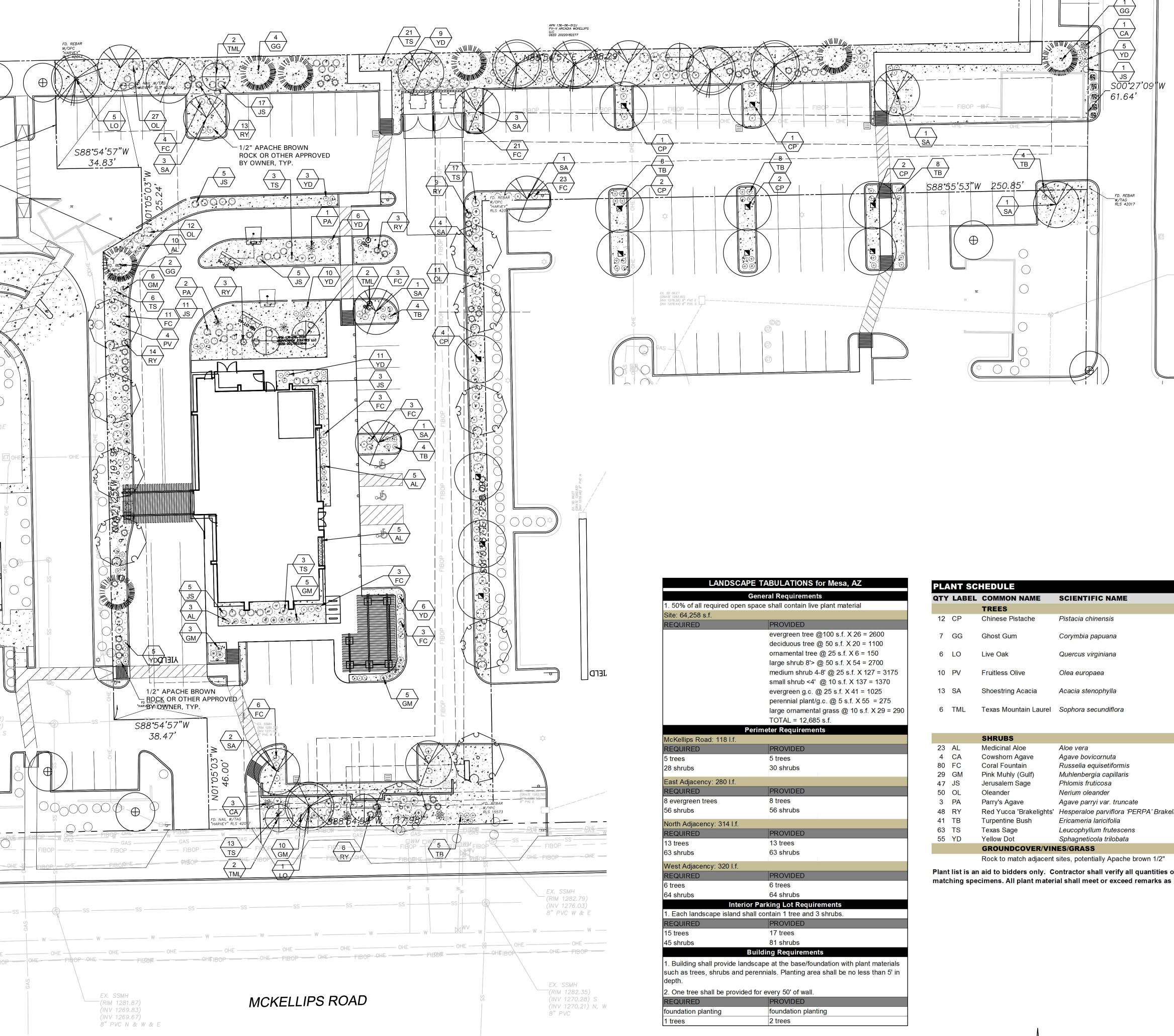
WILL REMAIN IN PLACE

S88°54'58"W 244.03'

(RM 1282.12) 12" HOPE 1,158°54'19"E 18.97'-

15' INTERNAL SIDE SETBACK

 $\stackrel{...}{=}$  construction+



#### LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN

PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.

- 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE. 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
   QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HÁRDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED. 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND
- SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

### IRRIGATION:

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

  1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS
- MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S
- REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE. 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- ROCK SHALL LOCALLY AVILABLE 3/4" DIAMETER. ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

#### PRUNING AND TRIMMING NOTES CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN

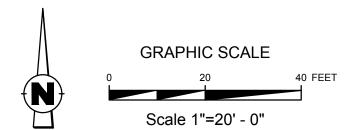
- THE INDUSTRY. 2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
  3. DO NOT 'TOP' OR 'HEAD' TREES.
- 4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE
- AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.

  5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA. 6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO
- RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- 7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL
- 8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH

	STIMOLATION.
9.	CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

YT	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE
		TREES					(3.14 x R squared)* tree #
12	CP	Chinese Pistache	Pistacia chinensis	24" tree box	12' ht., 4' spread, matchin	g Deciduous, 40' x 35'	11539.5
7	GG	Ghost Gum	Corymbia papuana	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 40' x 25'	3434.375
6	LO	Live Oak	Quercus virginiana	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 40' x 50'	1884
10	PV	Fruitless Olive	Olea europaea	24" tree box	10' ht., 3' spread, matchin	g Evergreen 25' x 25'	4906.25
13	SA	Shoestring Acacia	Acacia stenophylla	24" tree box	12' ht., 4' spread, matchin	g Evergreen, 30' x 20'	4082
6	TML	Texas Mountain Laurel	Sophora secundiflora	24" tree box		Evergreen, 10' x 8' TOTAL SITE CANOPY IN S.F. SITE CANOPY PERCENTAGE	
		SHRUBS					
23	AL	Medicinal Aloe	Aloe vera	5 gal.	full, 24" o.c.		
4	CA	Cowshorn Agave	Agave bovicornuta	5 gal.	full, 24" spread, 48" o.c.		
80	FC	Coral Fountain	Russelia equisetiformis	5 gal.	full, 30" o.c.		
29	GM	Pink Muhly (Gulf)	Muhlenbergia capillaris	3 gal.	full, 30" o.c.		
47	JS	Jerusalem Sage	Phlomis fruticosa	5 gal.	full, 24" sprd, 36" o.c.		
50	OL	Oleander	Nerium oleander	7 gal.	full, 30" sprd, 40" o.c.		
3	PA	Parry's Agave	Agave parryi var. truncate	5 gal.	full, 24" sprd, 36" o.c.		
48	RY	Red Yucca 'Brakelights'	Hesperaloe parviflora 'PERPA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.		
41	TB	Turpentine Bush	Ericameria laricifolia	5 gal.	full, 24" o.c.		
63	TS	Texas Sage	Leucophyllum frutescens	5 gal.	full, 24" sprd, 36" o.c.		
55	YD	Yellow Dot	Sphagneticola trilobata	3 gal.	full, 24" o.c.		
		GROUNDCOVER/VIN	ES/GRASS				

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





AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com . 512.517.5589

now what's below. Call before you dig

WAY ONLY AND HAVE NOT BEEN
NDEPENDENTLY VERIFIED BY THE OWNER OR
REPRESENTATIVE. THE CONTRACTOR SHAD
DETERMINE THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE COMMENCING
WORK, AND AGREES TO BE FULLY RESPONSI R ANY AND ALL DAMAGES WHICH MIGHT CASIONED BY THE CONTRACTOR'S FAILURI ACTLY LOCATE AND PRESERVE ANY AND A UNDERGROUND UTILITIES.

NOTICE: INSTRUCTION SITE SAFETY IS THE SOLE PONSIBILITY OF THE CONTRACTOR; NEITH HE OWNER NOR THE ENGINEER SHALL BE ECTED TO ASSUME ANY RESPONSIBILITY F TTY OF THE WORK, OF PERSONS ENGAGED E WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSONS. COPYRIGHT © 2025 ATWELL LLC NO

REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ATWELL LL 24 HOUR

EMERGENCY CONTACT

2025-04-23

REVISIONS 7511<del>9</del> RICHARDSON

RAWN BY: K. SARWAR

HECKED BY: C. ATCHLEY ROJECT MANAGER: C. ATCHLE JOB #: 24008258 FILE CODE: ##

SHEET NO.

