

NOTICE OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD THURSDAY, MAY 16, 2019, BEGINNING AT 7 PM, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

REGULAR MEETING

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. Consent agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes from May 6, 2019, regular meeting

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding [site plan amendment for Farmers Insurance located at 104 Melody Lane](#)
5. Consideration and possible action regarding [site plan for Chipotle Mexican Grill to be located at 1705 S. Friendswood Dr.](#)
6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

Beginning new schedule in June – P&Z regular meetings will be held on 2nd and 4th Thursdays of the month; P&Z public hearings will be held on the 2nd Thursday:

Thursday, June 13, 2019 - regular meeting

Thursday, June 27, 2019 - regular meeting

7. Communications
 - a. Commissioners
 - Suggestions for future agenda items and general comments
 - Updates from liaison assignments
 - b. Ordinance Subcommittee Update
 - c. Planning Subcommittee Update
 - d. Council Liaison – Sally Branson

e. Staff

No DRC meetings were held in April

8. Adjournment



PLANNING & ZONING COMMISSION

**MINUTES OF A
SPECIAL & REGULAR MEETING
HELD MONDAY, MAY 6, 2019
AT 7:00 PM**

**CITY HALL
COUNCIL CHAMBERS & 2ND FLOOR
CONFERENCE ROOM
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Joint Public Hearing

1. The Joint Public Hearing began at 7:05pm with the following people in attendance:

Chairman Joe Matranga
Commissioner Richard Sasson
Commissioner Dick Clark
Mary Kay Fischer, City Attorney
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

Commissioner Brett Banfield
Commissioner Eric Guenther
Commissioner Lisa Lundquist
City Council
Morad Kabiri, City Manager

Absent: Perry

2. Receive comments from the public, both oral and written, regarding:

a. Proposed amendments to **Appendix C Zoning Ordinance “Section 8. N. 1. Geographic limits”** regarding proposed amendments to the established boundary of the Downtown District

Harbin stated the ordinance changes had been discussed with Council previously in a work session. She explained a resident requested the Downtown District boundary be expanded to include their property at 110 Whispering Pines Ave. She said the boundary is currently tied to the Neighborhood Empowerment Zone and the Downtown District 4B sales tax.

b. Proposed amendments to **Appendix C Zoning Ordinance “Section 8. F. Off-street parking and loading regulations”** to relocate DD related language to “Section 8.N.3. Parking” and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections

Harbin said the subcommittee recommends reducing head in parking from a 400-foot to 75-foot distance from FM 518. She explained the distance requirement would then correspond to driveway spacing requirements in the Design Criteria Manual.

c. Proposed amendments to **Appendix C Zoning Ordinance “Section 7.I.” and “Section 8.N.4.” to allow cement fiber board installed as lap siding in the Downtown District (DD); “Section 8.N.4.” to change the fenestration requirements in the Downtown District (DD), and “Section 8.N.4.” to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections**

Harbin stated the proposed change would allow cement fiber board be used as façade material in the Downtown District. She said the material must be installed as lap siding and would not allow flat sheets of the material.

Harbin said the subcommittee recommends reducing fenestration requirements. She said the other amendments would add the same requirements as the Community Overlay District to the Downtown District.

d. Proposed amendments **Appendix C Zoning Ordinance “Section 8.N.8. Adjacent property, buffer maintenance and installation” duplicating requirements for buffering from “Section I.2. Perimeter landscaping and screening;” and amendments to “Section 8.N.3. Parking” duplicating requirements for parking from “Section I.2.c. Off-street parking landscaping;” and relocating language PUD modification from “Section 8.H. Modification of standards proposed within a PUD” to “Section 7.J. PUD, planned unit development, general purpose and description,” including minor grammatical corrections**

Harbin said this section of proposed changes were staff “clean up” items plus relocating sections to make more sense.

e. Proposed amendments to **Appendix A Sign Ordinance “Section 9 Prohibited Signs” to prohibit LED storefront lights in the Downtown District boundary**

Harbin said the proposed change would prohibit LED lights in storefront windows in the Downtown District. She said any business with existing lights would be notified with a timeframe to come into compliance and remove the prohibited lighting.

3. The Joint Public Hearing adjourned at 7:12pm.

Regular Meeting

1. The regular meeting was called to order at 7:15pm with the same people in attendance minus the City Attorney, City Manager, and City Council.
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)

None.

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

3. Consent agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes from April 18, 2019

Motion to approve: Clark

Second: Sasson

Vote: 6 to 0 Unanimous

Motion Passed

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8. N. 1. Geographic limits” regarding proposed amendments to the established boundary of the Downtown District**

Motion to approve: Sasson

Second: Banfield

Vote: 1 to 5 Matranga in Favor

Motion Failed

Sasson said he was not in support of changing the boundary for a single individual. He said the Harris’ had other avenues they could pursue. Banfield said ditto. Lundquist said she felt the same way. Matranga stated he was in favor of the change. He said the Harris’ made a credible argument that the land would be more valuable if both were in the Downtown District.

5. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8. F. Off-street parking and loading regulations” to relocate DD related language to “Section 8.N.3. Parking” and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections**

Motion to approve: Guenther

Second: Lundquist

Vote: 6 to 0 Unanimous

Motion Passed

Harbin said the change would be consistent with the Design Criteria Manual. Sasson said the subcommittee felt it was a good distance. Banfield stated the change was common sense.

6. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 7.I.” and “Section 8.N.4.” to allow cement fiber board installed as lap siding in the Downtown District (DD); “Section 8.N.4.” to change the fenestration requirements in the Downtown District (DD), and “Section 8.N.4.” to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections**

Motion to approve: Sasson

Second: Lundquist

Vote: 6 to 0 Unanimous

Motion Passed

Sasson said the subcommittee had talked about the changes in depth. He said he was personally excited for the underground utility requirement. Sasson supported all the changes.

Clark asked what colors were considered “earth tone” colors. Harbin stated a definition of earth tone colors was being proposed with this ordinance change.

7. Consideration and possible action regarding proposed amendments to **Appendix C Zoning Ordinance “Section 8.N.8. Adjacent property, buffer maintenance and installation” duplicating requirements for buffering from “Section I.2. Perimeter landscaping and screening;” and amendments to “Section 8.N.3. Parking” duplicating requirements for parking from “Section I.2.c. Off-street parking landscaping;” and relocating language PUD modification from “Section 8.H. Modification of standards proposed within a PUD” to “Section 7.J. PUD, planned unit development, general purpose and description,” including minor grammatical corrections**

Motion to approve: Clark

Second: Banfield

Vote: 6 to 0 Unanimous

Motion Passed

Clark said the Commission had spoken about this for a while and he intended to support the motion.

8. Consideration and possible action regarding proposed amendments to **Appendix A Sign Ordinance “Section 9 Prohibited Signs” to prohibit LED storefront lights in the Downtown District boundary**

Motion to approve: Guenther

Second: Clark

Vote: 6 to 0 Unanimous

Motion Passed

Harbin said she received an email from a resident/business that was in favor of prohibiting LED storefront lights in the Downtown District.

9. Consideration and possible action regarding **site plan approval for an addition to the Salem Square Apartments building located at 107 Clearview Ave.**

Motion to approve: Lundquist

Second: Guenther

Vote: 6 to 0 Unanimous

Motion Passed

Harbin said the existing apartment complex was proposing to add a porch to help identify the main office area. She explained the complex was located on two sides of a public street and the office was hard to locate.

Lundquist said it was a lovely change. Sasson asked if the structure would be free-standing or attached. Jontè Fleming/Regional Manager said it would look attached but the cover is actually free-standing.

Banfield stated his father built the complex in 1971 and that is where they use to run their corporate office. He said it brought back memories.

Clark asked what the front building setback was. Harbin said the front setback is 25-feet and the structure would sit 47-feet back.

Sasson asked if there was an apartment behind the new porch. Fleming answered the door shown was for the maintenance room.

10. Consideration and possible action regarding **site plan approval for an addition to the building located at 407 S. Friendswood Drive.**

Motion to approve: Clark

Second: Banfield

Vote: 6 to 0 Unanimous

Motion Passed

Harbin explained the existing building was used by Gilbreath Outdoor Advertising, who was proposing to add onto the left side of the building. She said the plan complies with the Downtown District requirements and staff had no outstanding comments.

Sasson said there were some magnolia trees in the area of the proposed addition and asked if they were keeping the trees. Sean Rives/Designer said they were keeping any trees they physically could.

Lundquist asked if they were making it one big building. Rives answered yes, there would be one entrance but multiple exits.

Clark asked if the new portion would be for the current tenants. Jim Peterson explained that he and Brett Gilbreath own, and office, from the building. He said they need more room to hire more staff.

11. Consideration and possible action regarding future Planning and Zoning Commission

meeting dates

Harbin said the next regular meeting would be on Thursday, May 16th at 7:00pm. She said beginning in June, the Commission would meet on the second and fourth Thursdays. She said there should be a couple zone changes on for June 13th.

12. Communications from the Commission

- a. Commissioners – no comments.
- b. Ordinance Subcommittee Update – On hold.
- c. Planning Subcommittee Update – On hold.
- d. Staff – No comments.

13. The regular meeting adjourned at 7:39 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary

Farmers Insurance Commercial Site Plan Amendment

1. [Compliance Memo](#)
2. [Approved Site/Landscape Plan](#)
3. [Proposed Site/Landscape Plan](#)
4. [Wax Myrtle Information](#)
5. [Street View](#)

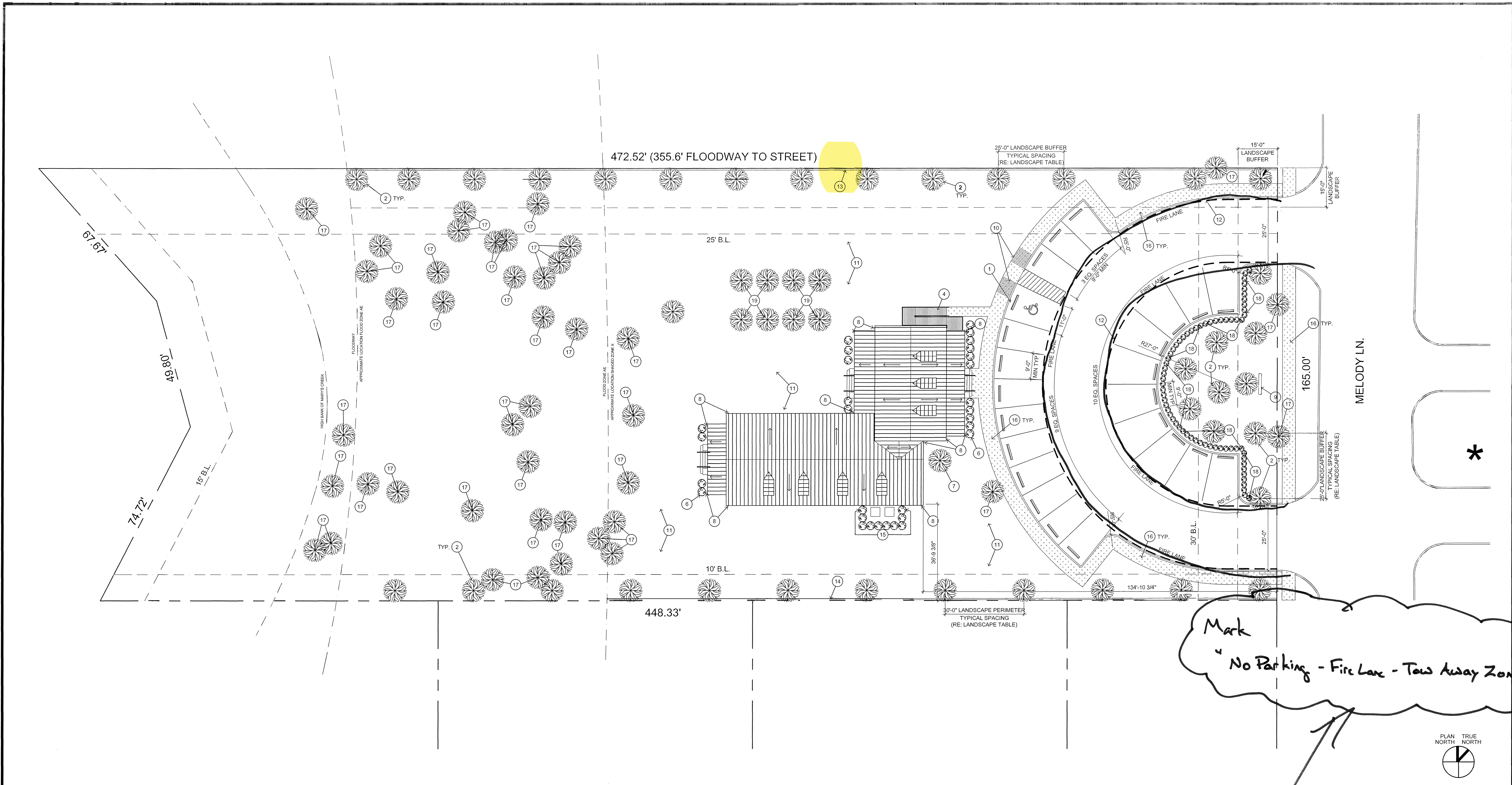
Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: May 14, 2019
Re: Farmers Insurance Commercial Site Plan Amendment

Project Description: The Farmers Insurance site located at 104 Melody Lane is proposing to install a vegetative screening wall in lieu of the previously approved 8-foot cedar fence.

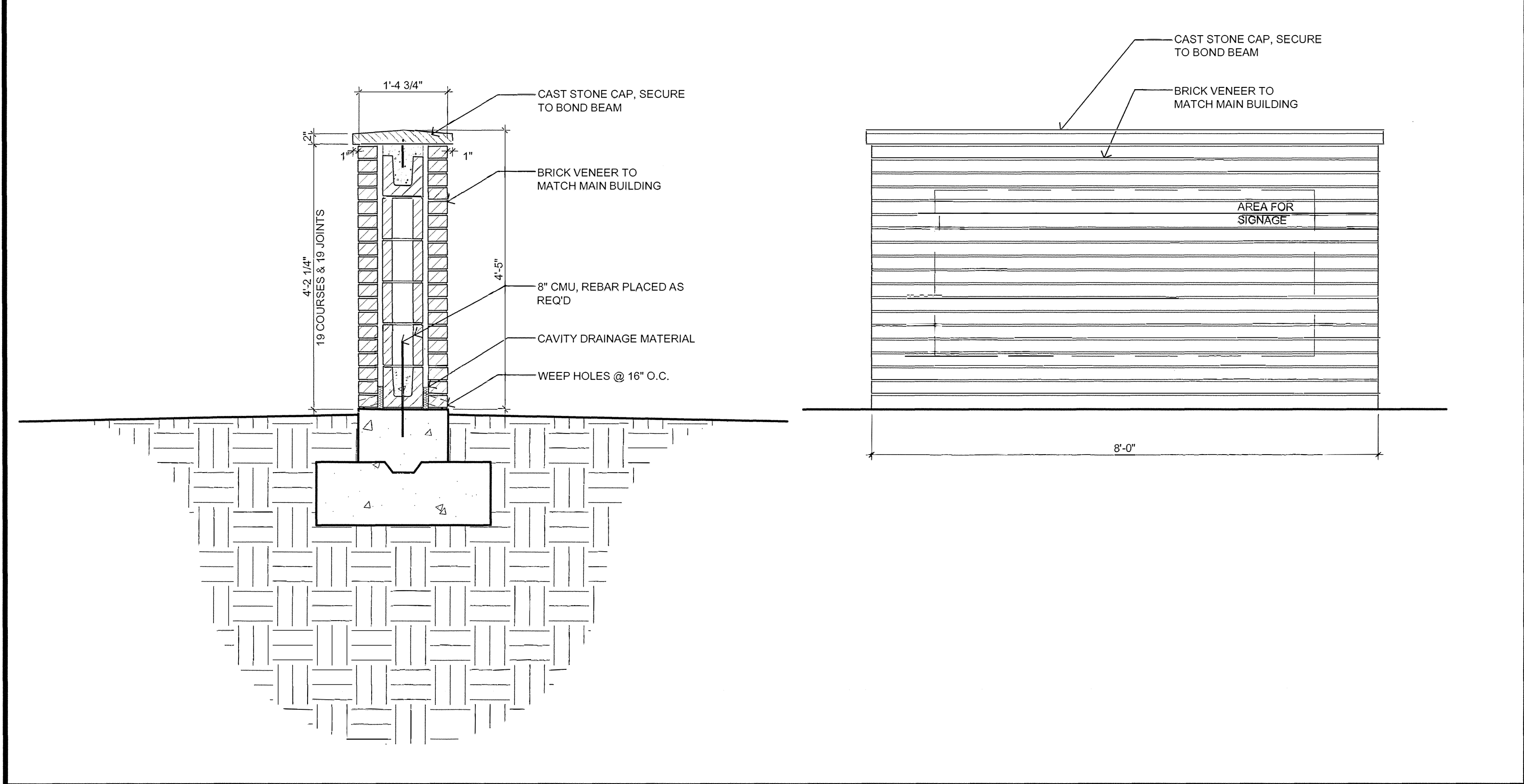
Staff inadvertently approved the final inspection without the fence being installed.

The plan is subject to review and approval by the Planning and Zoning Commission.

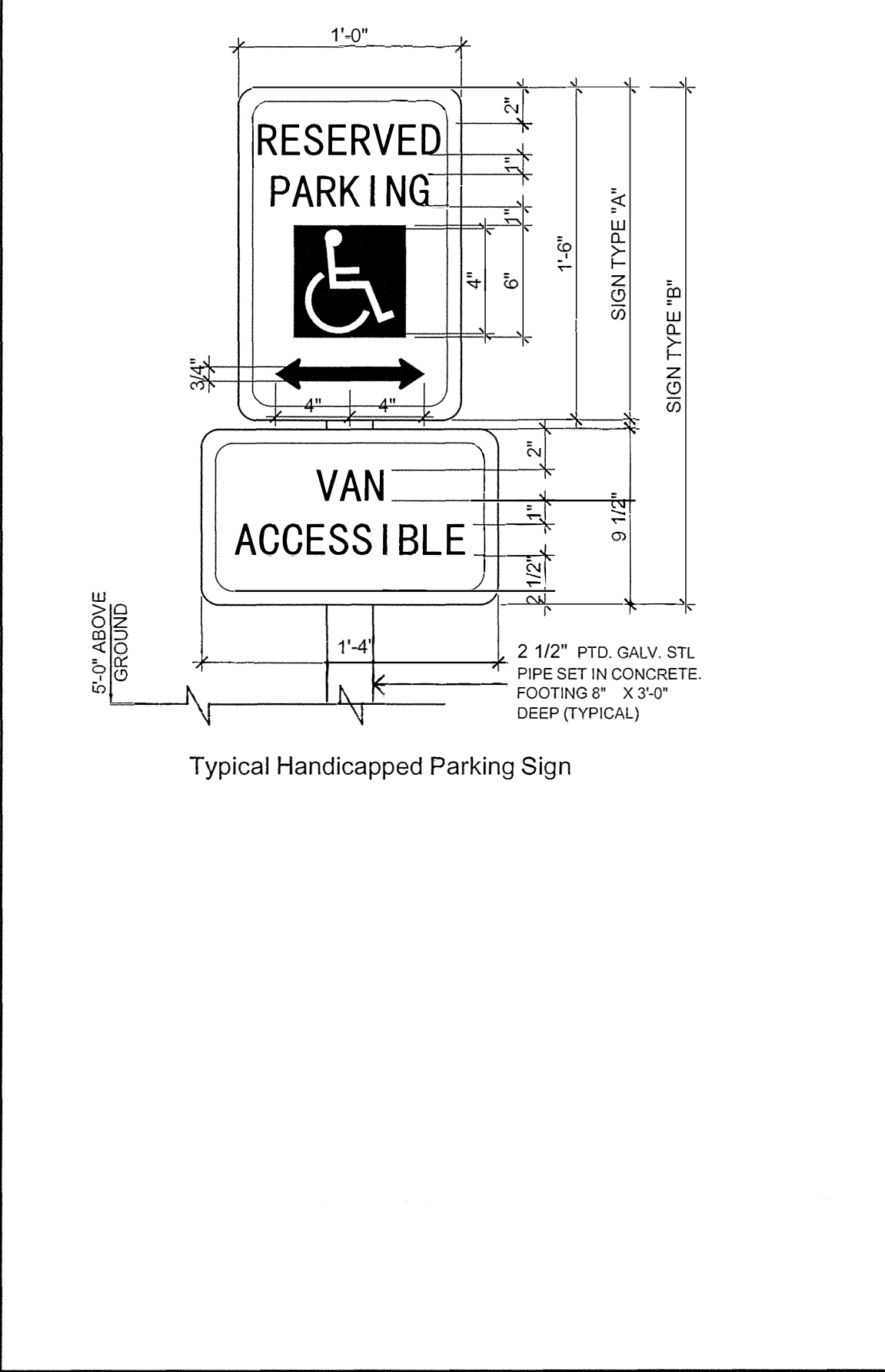


SITE PLAN

MONUMENT SIGN SECTION AND ELEVATION



3 3/4" = 1'-0" TYP. HC SIGN



1 1/2" = 1'-0" NOTES TO SHEET

- 1 HANDICAPPED PARKING SIGN, RE: 3/AS1.02
- 2 30 GAL. BUR OAK, QUERCUS MACROCARPA, 2" CALIPER MIN
- 3 NOT USED
- 4 ADA RAMP, 1:12 SLOPE; COMPOSITE WOOD ON TREATED WOOD POSTS AND 1 1/2" O.D. PAINTED PIPE
- 5 NOT USED
- 6 5 GALLON LOROPETALUM, 3'-0" MAX ON CENTER SPACING
- 7 30 GAL. FLOWERING CRABAPPLE; MALUS SPP., 2" CALIPER MIN
- 8 DOWNSPOUT TO STORM INLET, RE: CIVIL DWGS
- 9 MONUMENTAL SIGN, RE: 3/AS1.01
- 10 ADA PARKING RAMP, RE: CIVIL DWGS
- 11 SOD, TYPICAL
- 12 FIRE LANE: CONTINUOUS PAINTED RED STRIPE WITH WHITE LETTERING: "FIRE LANE TOW AWAY ZONE"
- 13 8" HIGH WOOD CEDAR FENCE, LENGTH AS INDICATED
- 14 EXISTING WOOD FENCE
- 15 MECHANICAL EQUIPMENT SCREENING (RE: GENERAL NOTE C)
- 16 6" CONCRETE SIDEWALK (RE: CIVIL)
- 17 EXISTING TREE, PROTECT DURING CONSTRUCTION.
- 18 PARKING SCREEN: 24" (MIN) SHRUBS SPACED 24" (MAX) ON CENTER, 24" OFF OF PARKING SIDE OF CURB.
- 19 BUR OAK QUERCUS MACROCARPA, 3" CALIPER OR GREATER TO ACCOUNT FOR TREE MITIGATION OF 8 TREES THAT ARE 12" OR GREATER. (RE: GENERAL NOTE D)

SITE PLAN LEGEND

- CONCRETE SIDEWALK
- EXISTING FIRE HYDRANT

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
 - NO DUMPSTER LOCATED ON SITE. TRASH WILL BE PICKED UP BY THIRD PARTY.
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED TO A HEIGHT SUFFICIENT TO COMPLETELY SCREEN THE USE FROM VIEW AT GROUND LEVEL.
 - 8 EXISTING TREES OF 12" CALIPER OR GREATER TO BE REMOVED. (RE: TREE SURVEY C2-A)
- LANDSCAPE TABLE - COD
- | |
|---|
| LARGE PARKING LOT (MORE THAN 20 CARS) |
| TOTAL AREA OF PARKING AND DRIVEWAYS (AREA) = 11,580 SF |
| 11,580 X .20 = LANDSCAPE AREA REQUIRED = 2,316 SF |
| REQUIRED LANDSCAPING 2,316 X .50 = 1,158 SF = LANDSCAPE AREA IN ISLANDS REQUIRED |
| LANDSCAPE AREA IN ISLANDS PROVIDED = 1,342 SF * 1 TREE PER ISLAND 5 TREES SHOWN |
| PERIMETER LANDSCAPING: 1 TREE PER 30 LINEAR FEET NOT REQUIRING LANDSCAPE BUFFER |
| CALCULATION : 640.52 / 30 = 21 |
| PERIMETER TREES REQUIRED: 21 |
| PERIMETER TREES PROVIDED: 21 (12 NEW / 9 EXISTING) |
| LANDSCAPE BUFFERS: BUFFER WIDTH 15' MINIMUM REQUIRES 1 TREE PLANTED EVERY 25 LINEAR FEET; MINIMUM 2" CALIPER TREE MEASURED 18 INCHES ABOVE NATURAL GROUND LEVEL |
| CALCULATION : 165 / 25 = 7 (STREET) 355.6 / 25 = 14 (RESIDENTIAL SIDE) |
| LANDSCAPE BUFFER TREES REQUIRED: 7 (FRONT) 14 (RESIDENTIAL SIDE) |
| LANDSCAPE BUFFER TREES PROVIDED: 7 (FRONT) 14 (RESIDENTIAL SIDE) |

HEITKAMP SWIFT
ARCHITECTS
Architecture • Interiors • Planning

4545 POST OAK PLACE DR.
SUITE 100
HOUSTON, TEXAS 77057
(T) 713.626.4300
(F) 713.626.4301

In association with:

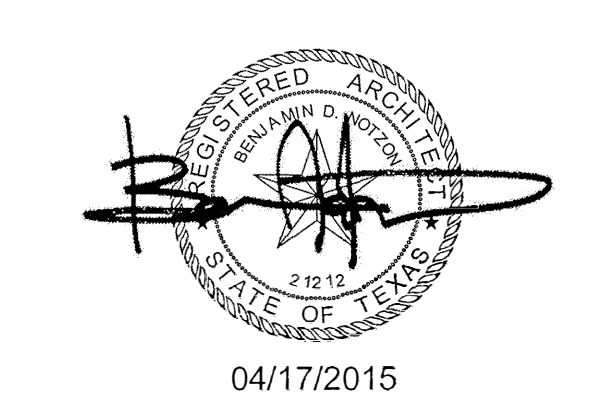
PE
SQUARE
ENGINEERING CONSULTANTS LLC
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REKHA ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

Jacob White
CONSTRUCTION COMPANY

FARMER'S
INSURANCE
OFFICE BUILDING

104 MELODY LN.
FRIENDSWOOD, TEXAS 77546



REVISIONS		
	</	

SITE AND
LANDSCAPE
PLAN

AS1.01
ISSUED FOR PERMIT



-18' west my the - 8' apart, down the existing fence line

Wax Myrtle Information

10 great plants for a privacy screen in Houston-

<https://www.chron.com/life/gardening/article/Privacy-screen-plants-1629804.php>

Fast growing trees-Scroll below the pictures to read about them

<https://www.fast-growing-trees.com/products/wax-myrtle>

Great as Shrubs

If a partition or screen is your objective, then Wax Myrtle performs flawlessly. **Its dense foliage and quick-growing nature** lends itself to being an excellent choice for shrubs. Planted in multiples and shaped, they grow together to form a privacy hedge. Plant them in a row to define your property line, or to accent your front patio.

The Wax Myrtle is **a fabulous evergreen** with a long list of positive attributes to its credit. The easy to grow plant is **deer resistant, heat and drought tolerant**. Known for its adaptable nature, the Wax Myrtle will put up with moist or dry soil and even grows well in infertile soils, but you'll get a truly crowning specimen with a bit of proper watering and fertilizer. Wax Myrtles grow in either full sun or partial shade and enjoy quite a long lifespan. These plants are so **trouble-free** they practically take care of themselves.



PROPOSED VEGETATION SCREENING
(18) Wax Myrtle to be planted 8-feet on center in addition to existing trees and wrought iron fence.

Chipotle Mexican Grill Commercial Site Plan

1. [Compliance Memo](#)
2. [Cover Sheet](#)
3. [Site Plan](#)
4. [Landscape Plan](#)
5. [Tree Survey](#)
6. [Elevations](#)
7. [Colored Renderings](#)
8. [Dumpster Details](#)
9. [Photometric Plan](#)

Memo

To: Planning and Zoning Commission
From: Becky Summers, Development Coordinator
Date: May 14, 2019
Re: Chipotle Mexican Grill Commercial Site Plan

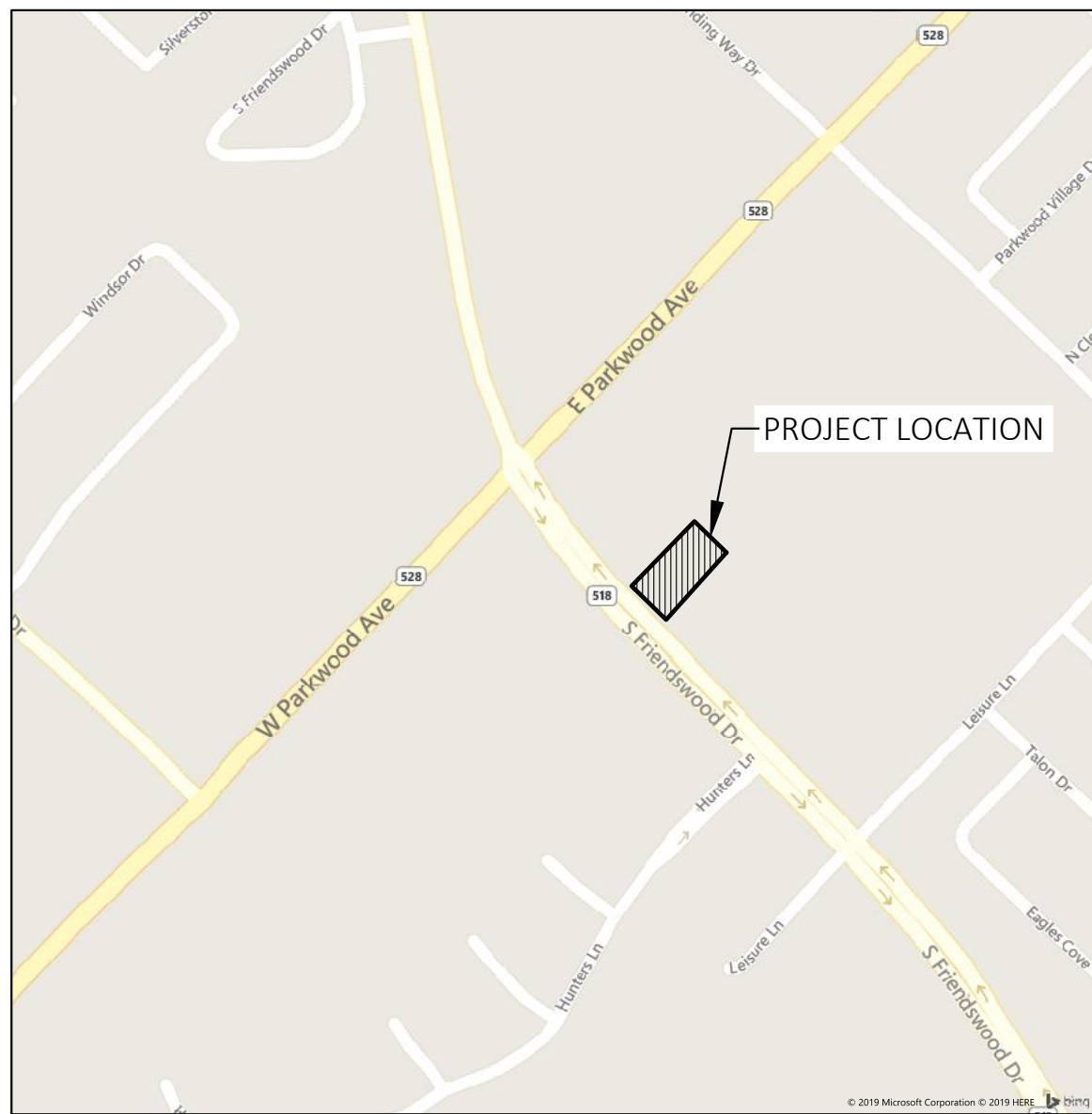
Project Description: The proposed project is to construct a free-standing restaurant in the Howard Subdivision located near the intersection of FM 518 and FM 528.

The plan has been reviewed by staff in the following departments: Planning, Public Works/Engineering, Fire Marshal, and Police Department. The proposed project appears to be in compliance with current City codes with the following conditions:

- 1) Commission approval required for the use of metal panel facade
- 2) Public sidewalk easement must be dedicated and recorded prior to the issuance of the Certificate of Occupancy.

The plan is subject to review and approval by the Planning and Zoning Commission.

SITE DEVELOPMENT PLANS FOR CHIPOTLE 1705 SOUTH FRIENDSWOOD DRIVE FRIENDSWOOD, TEXAS



Location Map

KEY MAP: 657J
SCALE = 1" = 500'

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STARFORD, TEXAS 77477
(281)491-2525

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

- I. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

Required Plan Notes

- Contact the DISTRICT 48 hours prior to commencing construction and upon completion for the final inspection.
- Buildings, fences or other structures shall not be erected in the DISTRICT right-of-ways or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner. Use this note for private or single lot system only.
- All drainage facilities shall have erosion control established upon completion. Contractor to provide the DISTRICT with proposed grass type, application rate, and method for approval prior to commencing. Grass shall be 95% germinated prior to acceptance of the facility.

PLAN INDEX:

- COVER SHEET
- SURVEY
- SITE PLAN
- PAVING PLAN
- GRADING PLAN
- PREDEVELOPMENT DRAINAGE AREA MAP
- POST DEVELOPMENT DRAINAGE AREA MAP
- EROSION CONTROL PLAN
- UTILITY PLAN
- DETAIL SHEET
- DETAIL SHEET 2
- GENERAL CONSTRUCTION NOTES
- GENERAL CONSTRUCTION NOTES (CONTINUED)
- METER AND VAULT STANDARD DETAILS
- PAVING STANDARD DETAILS
- SANITARY SEWER STANDARD DETAILS
- SANITARY SEWER STANDARD DETAILS (MANHOLES)
- STORM SEWER STANDARD DETAILS
- STORM SEWER STANDARD DETAILS (CONTINUED)
- SWPPP STANDARD DETAILS
- SWPPP STANDARD DETAILS (CONTINUED)
- WATER DISTRIBUTION STANDARD DETAILS

- LANDSCAPE PLAN
- IRRIGATION PLAN
- LANDSCAPE NOTES
- TREE SURVEY



3030 LBJ Freeway, Suite 100
Dallas, TX 75234

Engineering
Associates, Inc.

(972)488-3737
FAX (972)488-6732

APPROVED

DATE

CITY OF FRIENDSWOOD

GALVESTON COUNTY CONSOLIDATED DRAINAGE
DISTRICT

RESOURCE LIST:

BECKY SUMMERS
CITY OF FRIENDSWOOD
DEVELOPMENT COORDINATOR
PLANNING DEPARTMENT
PHONE: 281-996-3290
EMAIL: BSUMMERS@CI.FRIENDSWOOD.TX.US

JOSEPH ANDERSON
GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
PHONE: 281-482-0404
EMAIL: JANDERSON@GCCDD.DST.TX.US

DENISE POLK
RED ARCHITECTURE
PLANNING DEPARTMENT
PHONE: 614-487-8770
EMAIL: DPOLK@REDARCHITECTS.COM

OWNER
CHIPOTLE MEXICAN GRILL
1401 WYNNKOP STREET, SUITE 500
DENVER, COLORADO 80202
PHONE: 303-595-4000

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER OLIVER MORADKHANI AT (949)929-0941. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA.

APPENDIX A

Signature Block

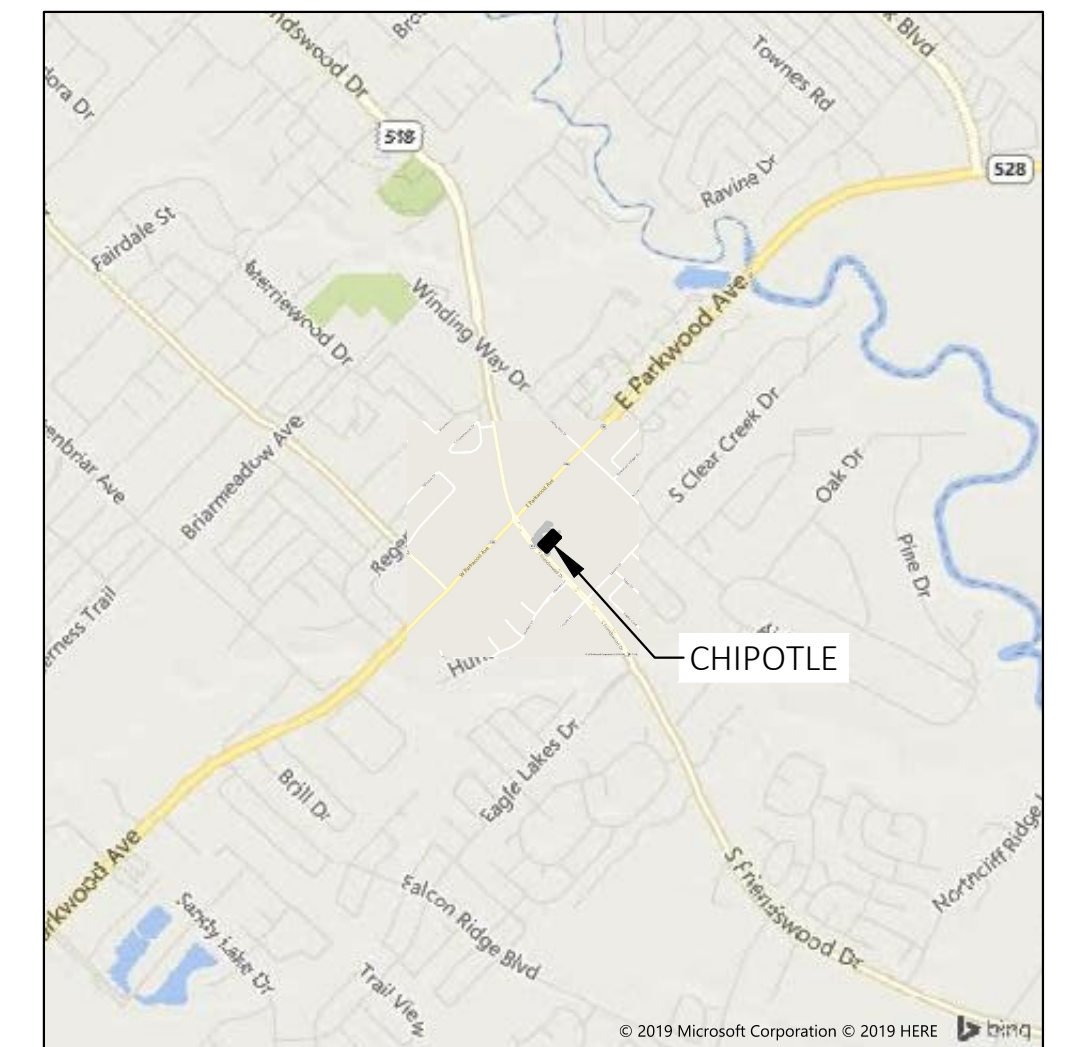
For Preliminary Drainage Plans

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director Date

Director Date

The approval granted by these signatures does not constitute the District's approval for the granting of any construction or building permits. This preliminary approval shall expire in six (6) months.



Vicinity Map

KEY MAP: 657J
SCALE = 1" = 2500'

APPROVAL OF THE SITE PLAN WILL EXPIRE ONE YEAR AFTER THE APPROVAL OF THE SITE PLAN BY THE COMMISSION. UPON EXPIRATION OF THAT TIME, THE APPLICANT MUST RESUBMIT A SITE PLAN THAT CONFORMS TO CURRENT ORDINANCES. PROVIDED, HOWEVER, THE APPLICANT MAY REQUEST AN EXTENSION IN WRITING, WHICH MAY BE GRANTED BY THE COMMISSION, FOR A PERIOD NOT TO EXCEED A TOTAL OF SIX (6) MONTHS.

THIS PROPERTY IS LOCATED WITHIN THE COMMUNITY OVERLAY DISTRICT AND THE SITE WILL COMPLY WITH THE CITY ORDINANCES IN THE COD.



CITY ENGINEER DATE

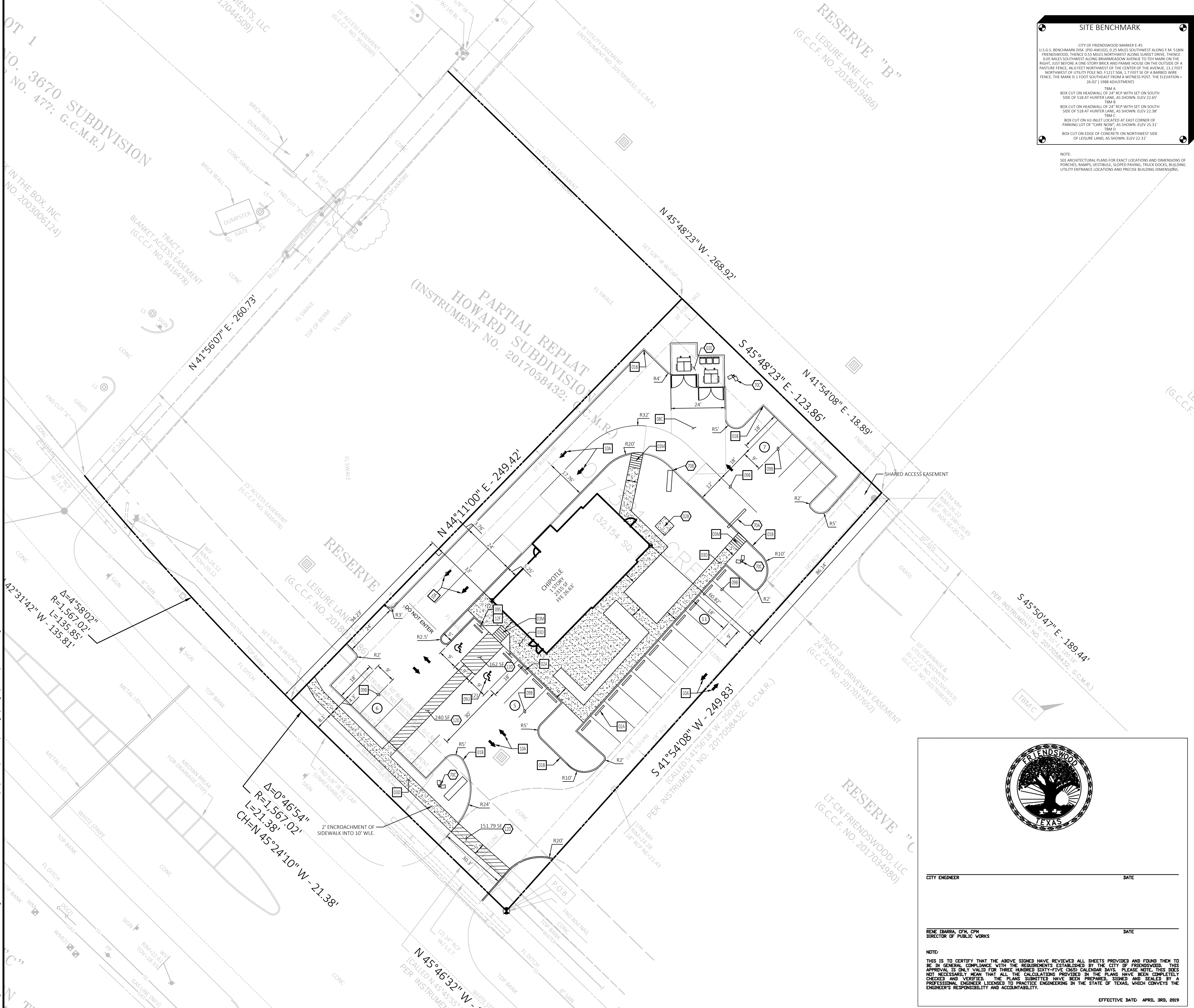
RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS DATE

NOTE:
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EFFECTIVE DATE: APRIL 3RD, 2019

JOB NO.: 31097
DWG NAME: 31097 CS
DATE: 5/6/19
REV 2
SHEET NO.: 1 OF 15

Arkansas * California * Minnesota * Pennsylvania * Texas



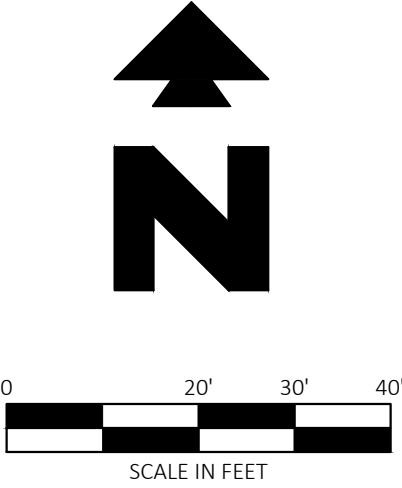
SITE BENCHMARK

CITY OF FRIENDSWOOD MARKER 6-45
U.S.G.S. BENCHMARK DATA (PD-44001) 0.25 MILES SOUTHWEST ALONG F.M. 518M FRIENDSWOOD, THENCE 0.25 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE 0.02 MILES SOUTHWEST ALONG BRAMMADOWN AVENUE TO THE MARK ON THE RIGHT, JUST BEFORE A ONE-STORY BRICK AND FRAME HOUSE ON THE OUTSIDE OF A PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET NORTHWEST OF UTILITY POLE NO. 1217506, 1.7 FEET SE OF A BARBED WIRE FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE ELEVATION = 26.02' (1998 ADJUSTMENT)

TBM A
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, AS SHOWN, ELEV 22.85'
TBM B
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH SIDE OF 518 AT HUNTER LANE, AS SHOWN, ELEV 22.38'
TBM C
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF PARKING LOT OF "CARE NOW", AS SHOWN, ELEV 25.31'
TBM D
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE OF LEISURE LAND, AS SHOWN, ELEV 22.31'

811

Know what's below.
Call before you dig.



LEGEND

EXISTING			
CLT	CHAIN LINK FENCE	MIP	METER POLE
CM	CREPE MYRTLE	P.P.	OVERHEAD POWER LINE
CONC	CONCRETE	P.O.B.	POINT OF BEGINNING
CP	CABLE PEDESTAL	PP	POWER POLE
EB	ELECTRONIC BOX	PRV	PRESSURE RELEASE VALVE
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE
FI	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FL	FLOW LINE	SAN	SANITARY
FND	FOUND	SD	SQUARE FEET
FOM	FIBER OPTIC MARKER	STM	STORM
G	GUTTER	TBM	TEMPORARY BENCHMARK
GI	GRATE INLET	TC	TOP OF CURB
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE	TOG	TOP OF GRATE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS	TOV	TOP OF VALVE
G.C.M.R.	GALVESTON COUNTY MAP RECORDS	TSPB	TRAFFIC SIGNAL PULL BOX
HV	HEADWALL	W	WITH
IP	IRON PIPE	WCR	WHEEL CHAIR RAMP
IR	IRON ROD	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
LS	LIGHT STANDARD	(INFV)	NOT FIELD VERIFIED
MH	MANHOLE	OHE	OVERHEAD ELECTRIC
	PROPERTY LINE/RIGHT OF WAY LINE	UGT	UNDERGROUND TELEPHONE
	RIGHT OF WAY LINE	UGE	UNDERGROUND ELECTRIC
	STORM DRAIN	WATER	WATER
	GAS	X'SS	SANITARY SEWER

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

- GENERAL SITE NOTES**
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - B. ALL CURB RETURN RADI SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 01E OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.
 - D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
 - E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

- SITE NOTES**
- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
 - 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
 - 12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
 - 70A HEIGHT BAR
 - 70B MARKETPLACE BOARD
 - 70C LIGHT POLE
 - 70D MONUMENT SIGN

- SITE DETAILS**
- 01B CONCRETE CURB AND GUTTER (PER CITY DETAIL SHEET 4)
 - 02A PRECAST CONCRETE WHEEL STOP
 - 03D CONCRETE SIDEWALK (PER CITY DETAIL SHEET 4)
 - 03M WHEELCHAIR RAMP IN SIDEWALK (PER CITY DETAIL SHEET 4)
 - 09B NINETY DEGREE PARKING SPACE STRIPING
 - 09N VAN ACCESSIBLE SPACE
 - 09S ACCESSIBLE (VAN ACCESSIBLE) PARKING SIGN
 - 09U ACCESSIBLE PARKING SYMBOL
 - 10A TRAFFIC FLOW ARROW
 - 10B STOP BAR
 - 12F PARKING LOT SIGN BASE SUPPORT

PARKING TABLE

2315 SQ. FT. / 1000x8 = 19 SPACES REQUIRED
29 SPACES PROVIDED
2 ACCESSIBLE SPACE/27 STANDARD



CITY ENGINEER _____ DATE _____

RENE IBARRA, CFM, CPM
DIRECTOR OF PUBLIC WORKS

DATE _____

NOTES:
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EFFECTIVE DATE: APRIL 3RD, 2019

5/6/19

STATE OF TEXAS
JEFFERY J. BRESSEE
08217

Jeffery J. Breessee

31097 5/6/19 JDB BID DAM GAR
CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

CEI Engineering Associates, Inc.
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

3030 BJ Freeway, Suite 100 (972)488-3737
Dallas, TX 75234 FAX (972)488-6732

CHIPOTLE
1705 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD TEXAS

SITE PLAN

REV DATE 5/6/19
REV 2

SHEET NO. 3 OF 15



SITE BENCHMARK

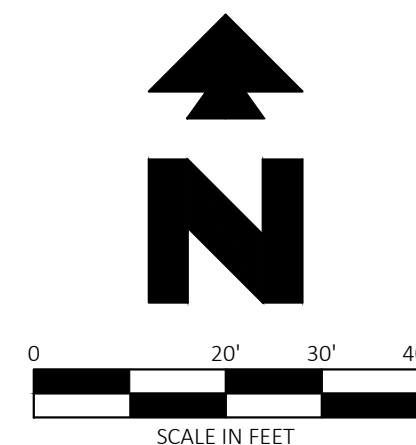
CITY OF FRIENSDWOOD MARKER E-45
U.S.G.S. BENCHMARK DISK (PID-AW102), 0.25 MILES SOUTHWEST ALONG F.M. 5181N
FRIENDSWOOD, THENCE 0.55 MILES NORTHWEST ALONG SUNSET DRIVE, THENCE
0.05 MILES SOUTHWEST ALONG BRIARMEADOW AVENUE TO TEH MARK ON THE
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PASTURE FENCE, 46.0 FEET NORTHWEST OF THE CENTER OF THE AVENUE, 13.2 FEET
NORTHWEST OF UTILITY POLE NO. F1217 S04, 1.7 FEET SE OF A BARBED WIRE
FENCE. THE MARK IS 1 FOOT SOUTHEAST FROM A WITNESS POST. THE ELEVATION =
26.02' (1988 ADJUSTMENT)

TBM A
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH
SIDE OF 518 AT HUNTER LAND, AS SHOWN. ELEV 22.65'
TBM B
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH
SIDE OF 518 AT HUNTER LAND, AS SHOWN. ELEV 22.38'
TBM C
BOX CUT ON H2-INLET LOCATED AT EAST CORNER OF
PARKING LOT OF "CARE NOW", AS SHOWN. ELEV 25.31'
TBM D
BOX CUT ON EDGE OF CONCRETE ON NORTHWEST SIDE
OF LEISURE LAND, AS SHOWN. ELEV 22.21'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**Know what's below.
Call before you dig.**



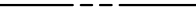
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LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X'SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UG&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
- - - -	RIGHT OF WAY LINE		
- - - -	STORM DRAIN	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
---	X"G		
---	OHE		
---	OHE&T		

PROPOSED

	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	BERMUDA GRAS SOD
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

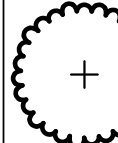
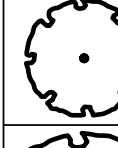
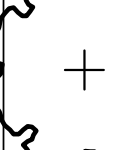
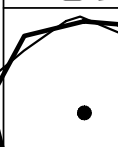
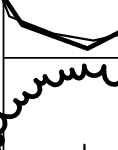
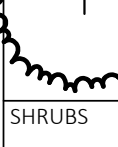
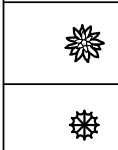
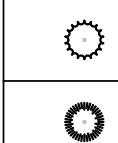
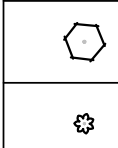
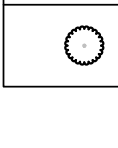
☐ LANDSCAPE DETAILS (SEE LANDSCAPE DETAILS SHEET)

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING DETAIL

LANDSCAPE NOTES

70A 3" REQUIRED MITIGATION TREE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	DETAIL
	8	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B & B	3"Cal	8' HEIGHT	50A
	6	Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle	B & B	3"Cal	8' HEIGHT	50A
	5	Quercus shumardii / Shumard Red Oak	B & B	3"Cal	8' HEIGHT	50A
	2	Quercus virginiana / Southern Live Oak	B & B	3"Cal	8' HEIGHT	50A
	4	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	3"Cal	8' HEIGHT	50A
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL	HEIGHT	SPACING
	7	Hesperaloe parviflora / Red Yucca	5 gal	50B		
	23	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	50B	24" HT	24" O.C.
	4	Loropetalum chinense 'Ruby' / Ruby Loropetalum	5 gal	50B		
	51	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	5 gal	50B		
	20	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	5 gal	50B		
	58	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	3 gal	50B		
	18	Rhaphiolepis indica 'Clara' / Indian Hawthorn	5 gal	50B		

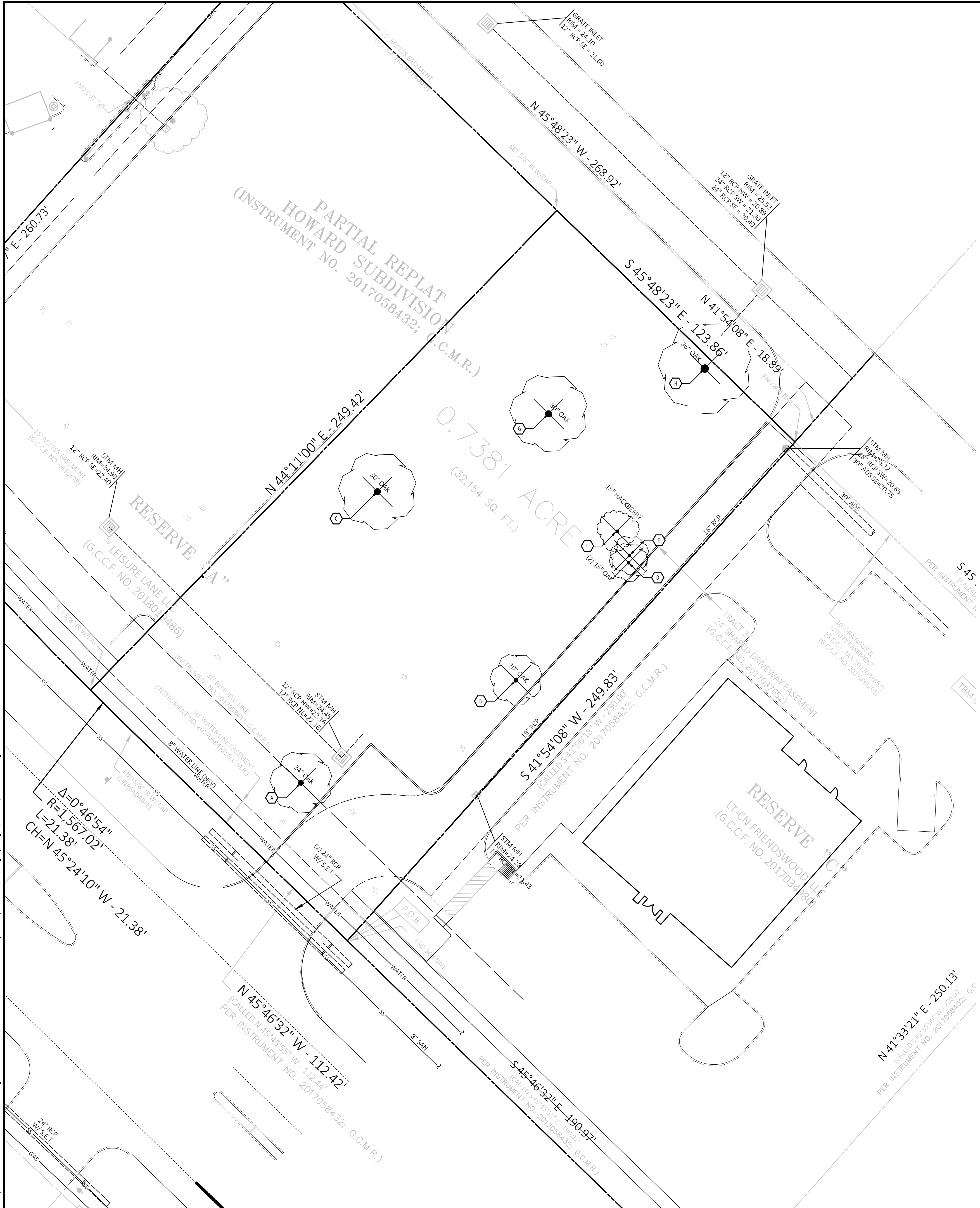
BR347



5/1/19

31097	4/30/19	JDG	B/D	DAM	GAR
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
<u>ENGINEERS</u> • <u>PLANNERS</u> • <u>SURVEYORS</u> <u>LANDSCAPE ARCHITECTS</u> • <u>ENVIRONMENTAL SCIENTISTS</u>					
3030 LBI Freeway, Suite 100 Dallas, TX 75234				(972)488-3737 FAX (972)488-6732	
CHIPOTLE					
1705 SOUTH FRIENDSWOOD DRIVE FRIENDSWOOD TEXAS					
LANDSCAPE PLAN				REV DATE 4/30/19	SHEET NO L1

JOB # 31097 DRAWING: 31097 LP.dwg LAST SAVED BY: MPARKS LOCATION: F:\31000\31097\01 Drawings\Design View-2\31097 LP.dwg



SITE BENCHMARK

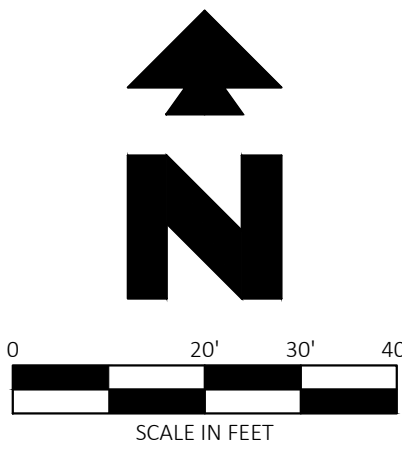
CITY OF FRIENDSWOOD MARKER E-45
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NORTHWEST OF UTILITY POLE NO. F1217-206, 17 FEET SE OF A BARBED WIRE
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TBM A:
BOX CUT ON HEADWALL OF 24" RCP WITH SET ON SOUTH
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NOTE:
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PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
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811

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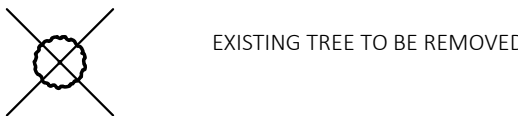


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LEGEND

EXISTING			
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
X"G	GAS	-5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED



EXISTING TREE TO BE REMOVED

TREE SURVEY

KEY	SPECIES	CALIPER	REMOVED	PRESERVED
A	OAK	24"	X	
B	OAK	20"	X	
C	OAK	30"	X	
D	OAK	15"	X	
E	OAK	15"	X	
F	HACKBERRY	15"	X	
G	OAK	30"	X	
H	OAK	36"	X	

MITIGATION REQUIREMENTS

TOTAL NUMBER OF EXISTING 12" OR LARGER TREES ON SITE	8
TOTAL NUMBER OF EXISTING TREES TO BE REMOVED	8
TOTAL NUMBER OF 3" MITIGATION TREES REQUIRED	8

BR347



5/1/19

31097
CEI PROJECT NO.

4/30/19
INITIAL DATE

JDC
DPO

8/D
PM

DAM
DES

GAB
DRW

CEI

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3030 LBJ Freeway, Suite 100
Dallas, TX 75234

(972) 488-3737
FAX (972) 488-6732

CHIPOTLE

1705 SOUTH FRIENDSWOOD DRIVE
FRIENDSWOOD TEXAS

TREE SURVEY

REV DATE
4/30/19
REV 2

SHEET NO.
L4

GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
3. METAL CANOPY ARE AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813) 925-0144, E-MAIL: BIDS@AMERICANPROD.COM

Consultant:

r e d

architecture + planning
174 east long street
suite 300
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777



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CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: 614.318.2400
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 3406
FRIENDSWOOD
1705 S FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

Issue Record:

03.29.19	PERMIT SET
04.02.19	BID SET

Revisions:

1	04.18.19	CITY COMMENTS
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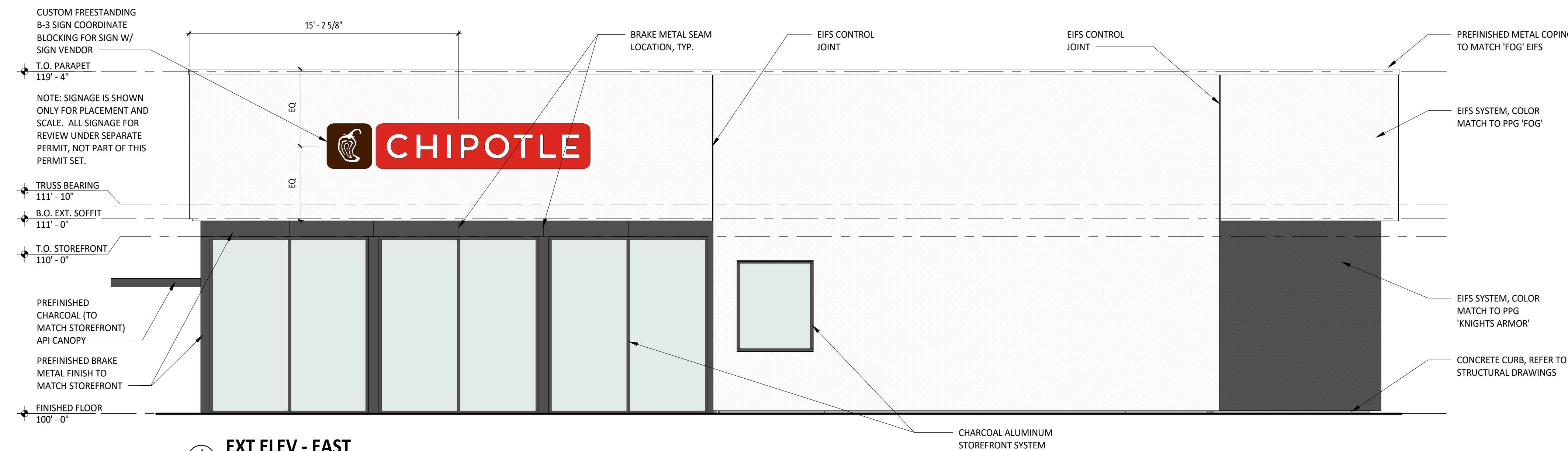
Drawn:	Checked:
DP, KM	KM

Project No.
CMG817

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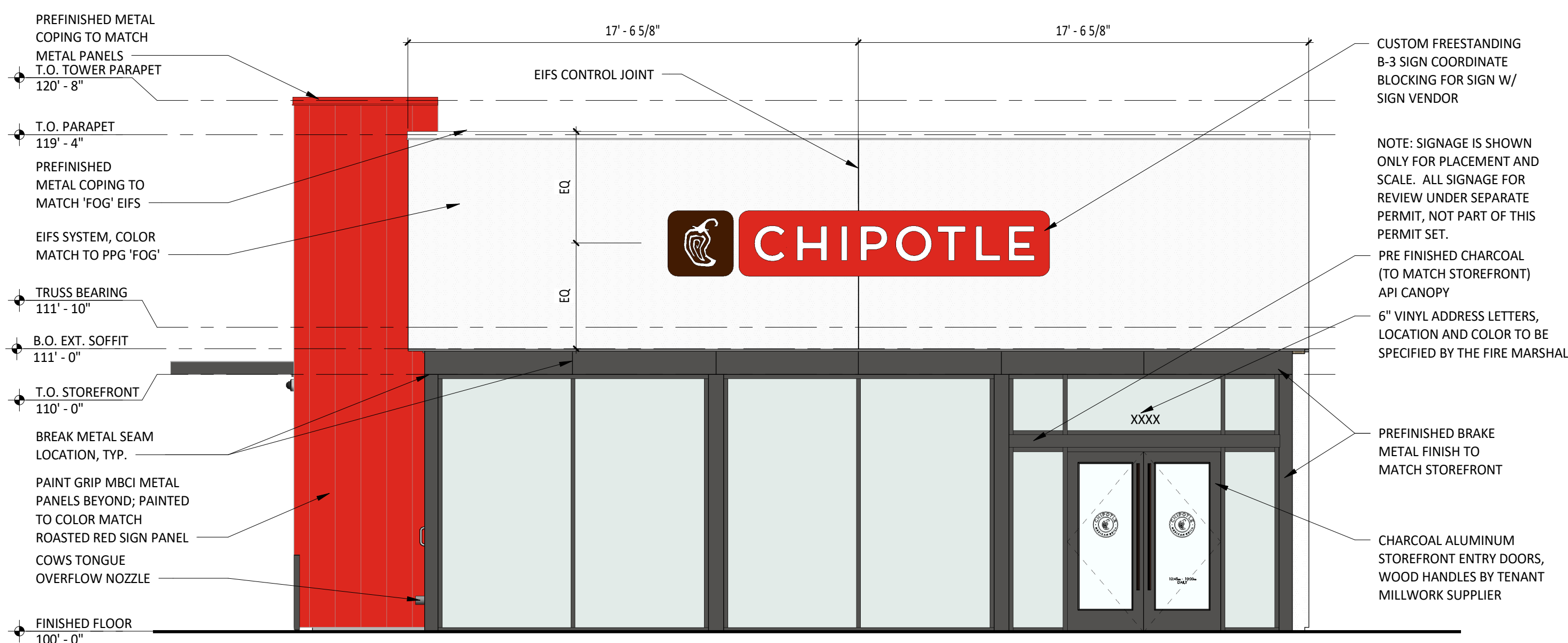
EXTERIOR
ELEVATIONS

A301



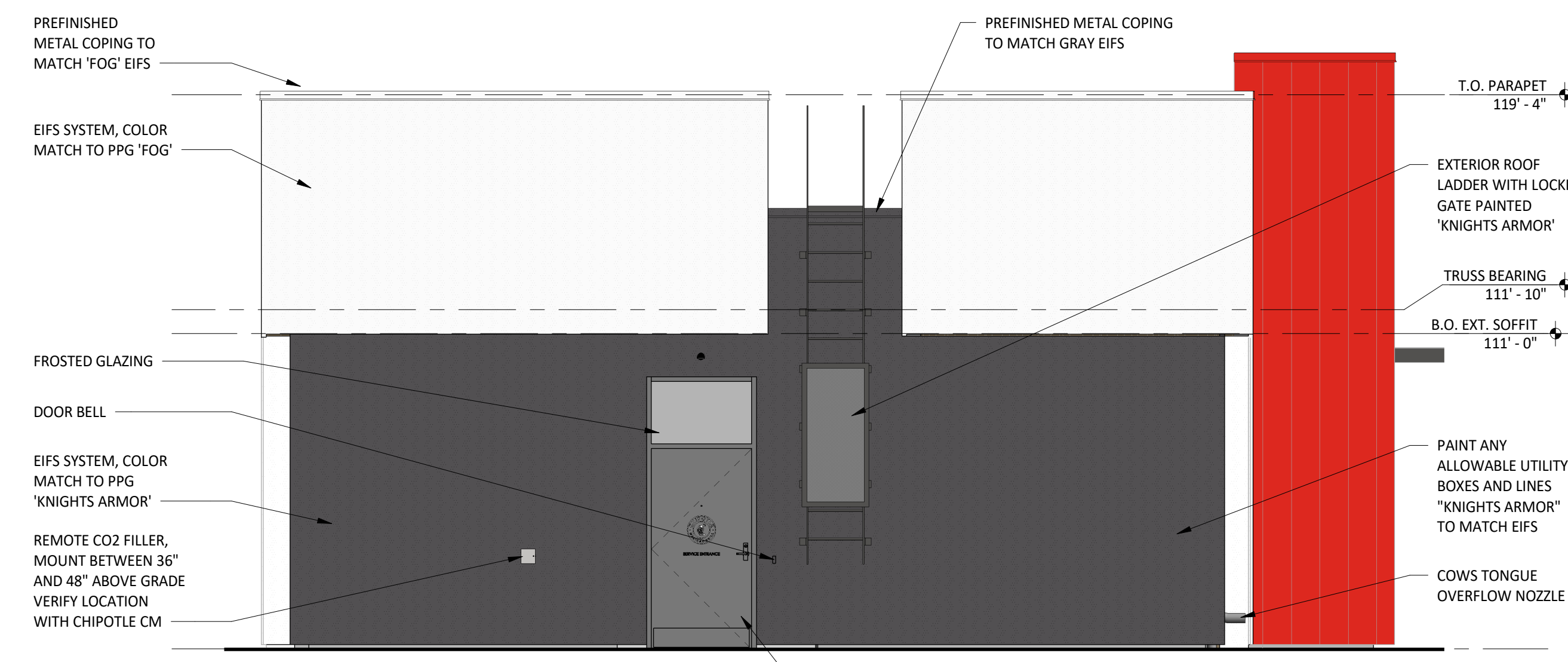
EXT ELEV - EAST

1/4" = 1'-0"



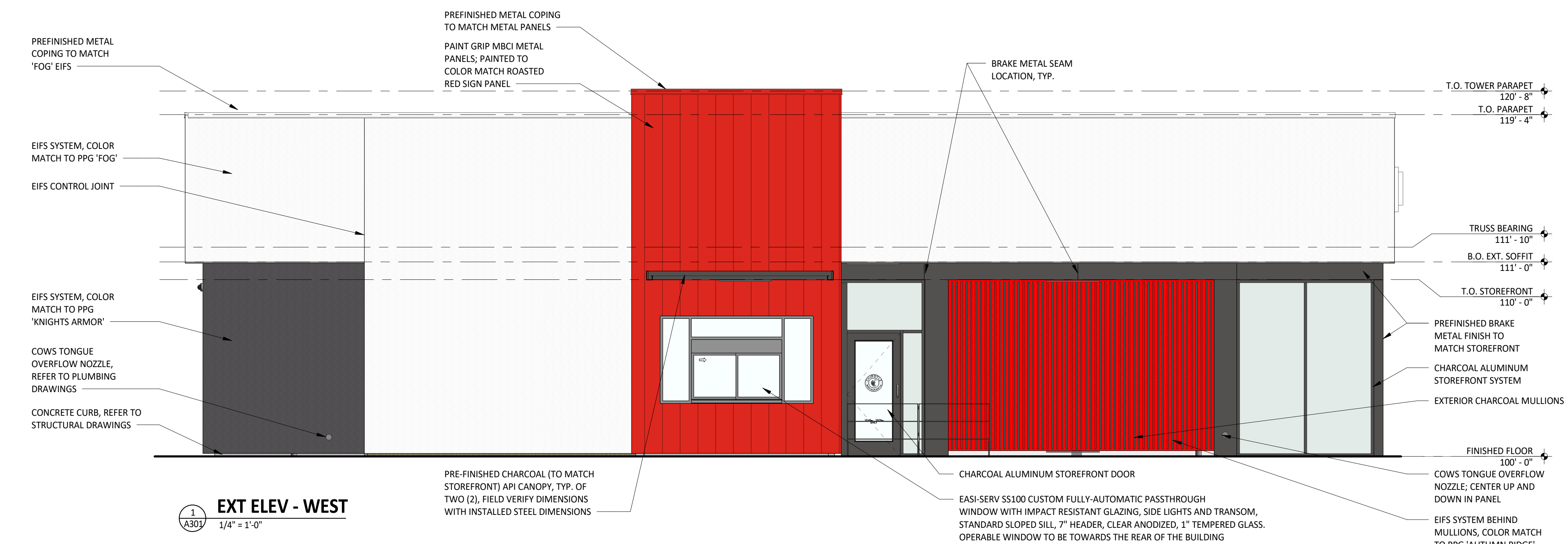
EXT ELEV - SOUTH

1/4" = 1'-0"



EXT ELEV - NORTH

1/4" = 1'-0"



EXT ELEV - WEST

1/4" = 1'-0"

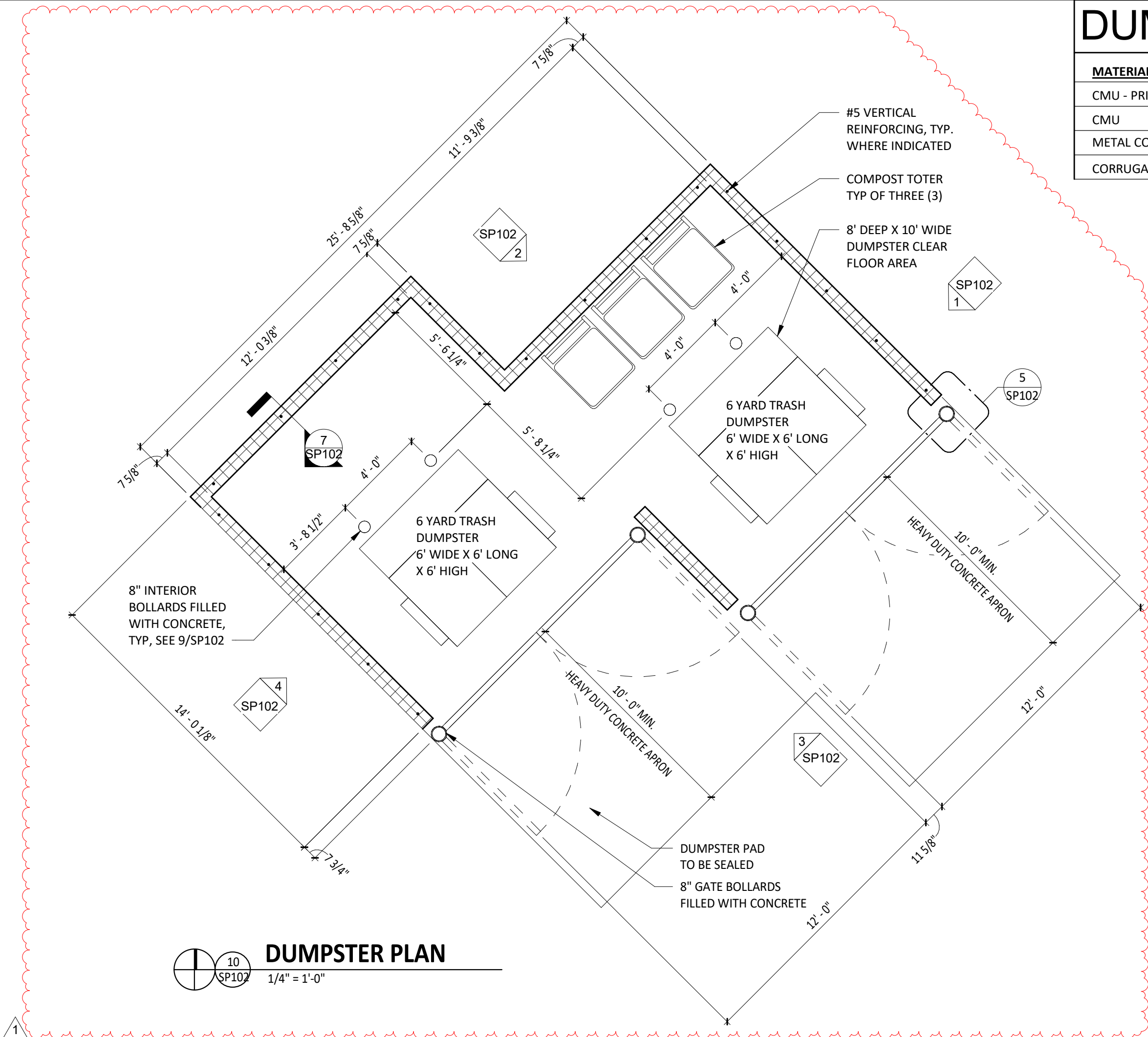
ELECTRICAL AND MECHANICAL
EQUIPMENT SHALL BE SCREENED
TO A HEIGHT SUFFICIENT TO
COMPLETELY SCREEN THEM
FROM VIEW AT GROUND LEVEL.



A901

DUMPSTER ENCLOSURE FINISH SCHEDULE

MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH PAINTED CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 518-6



DUMPSTER PLAN
1/4" = 1'-0"

Consultant:
red
architecture + planning
174 east long street
suite 300
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777



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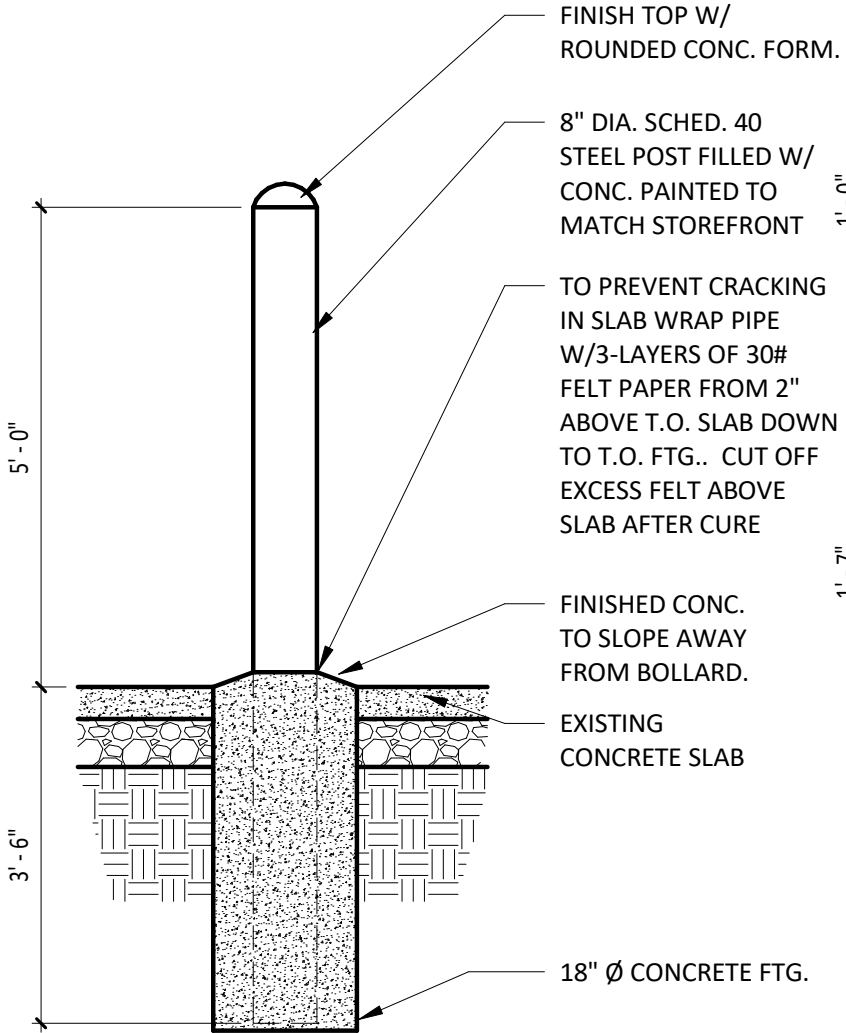
STORE NO.: 3406
FRIENDSWOOD
1705 S FRIENDSWOOD DRIVE
FRIENDSWOOD, TX 77546

Issue Record:	
03.29.19	PERMIT SET
04.02.19	BID SET
Revisions:	
1 04.18.19	CITY COMMENTS

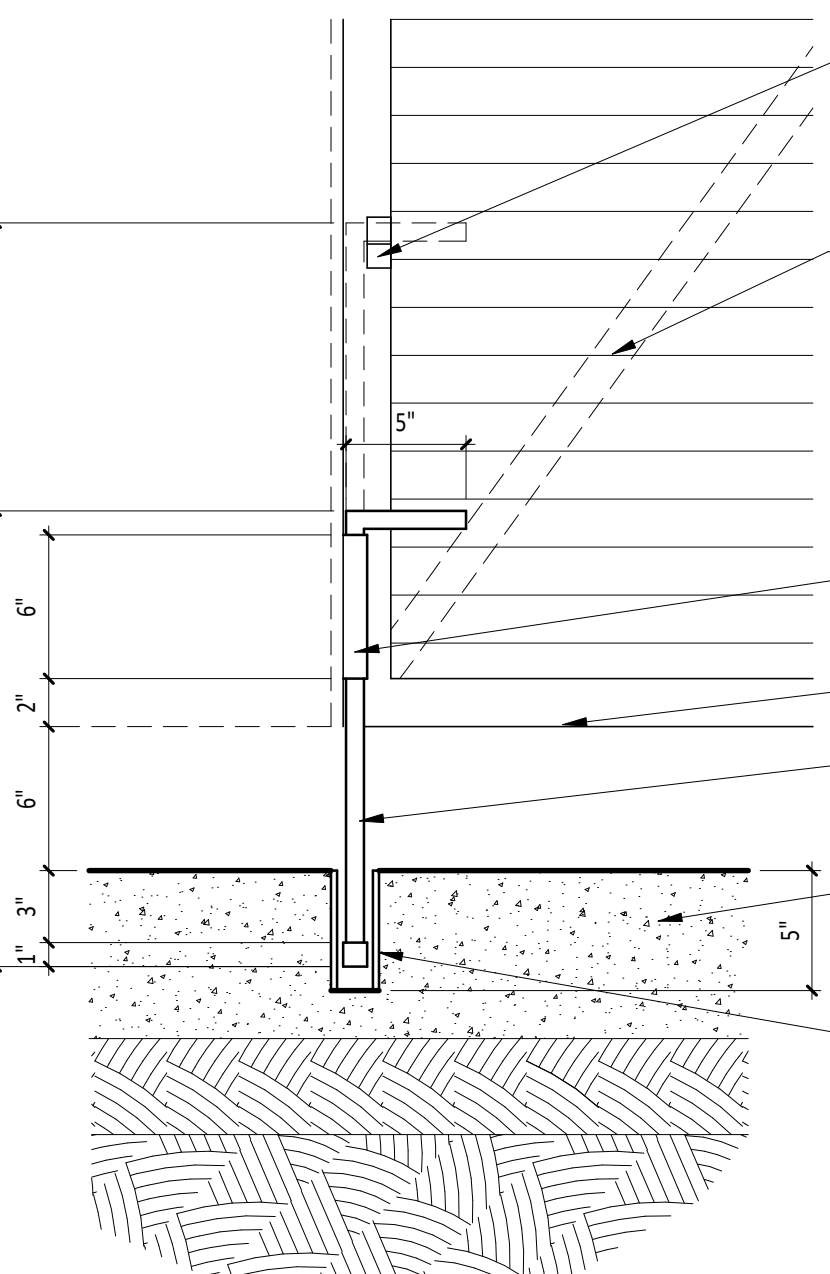
Drawn: DP, KM
Checked: KM
Project No.: CMG817
Contents:

DUMPSTER PLAN & DETAILS

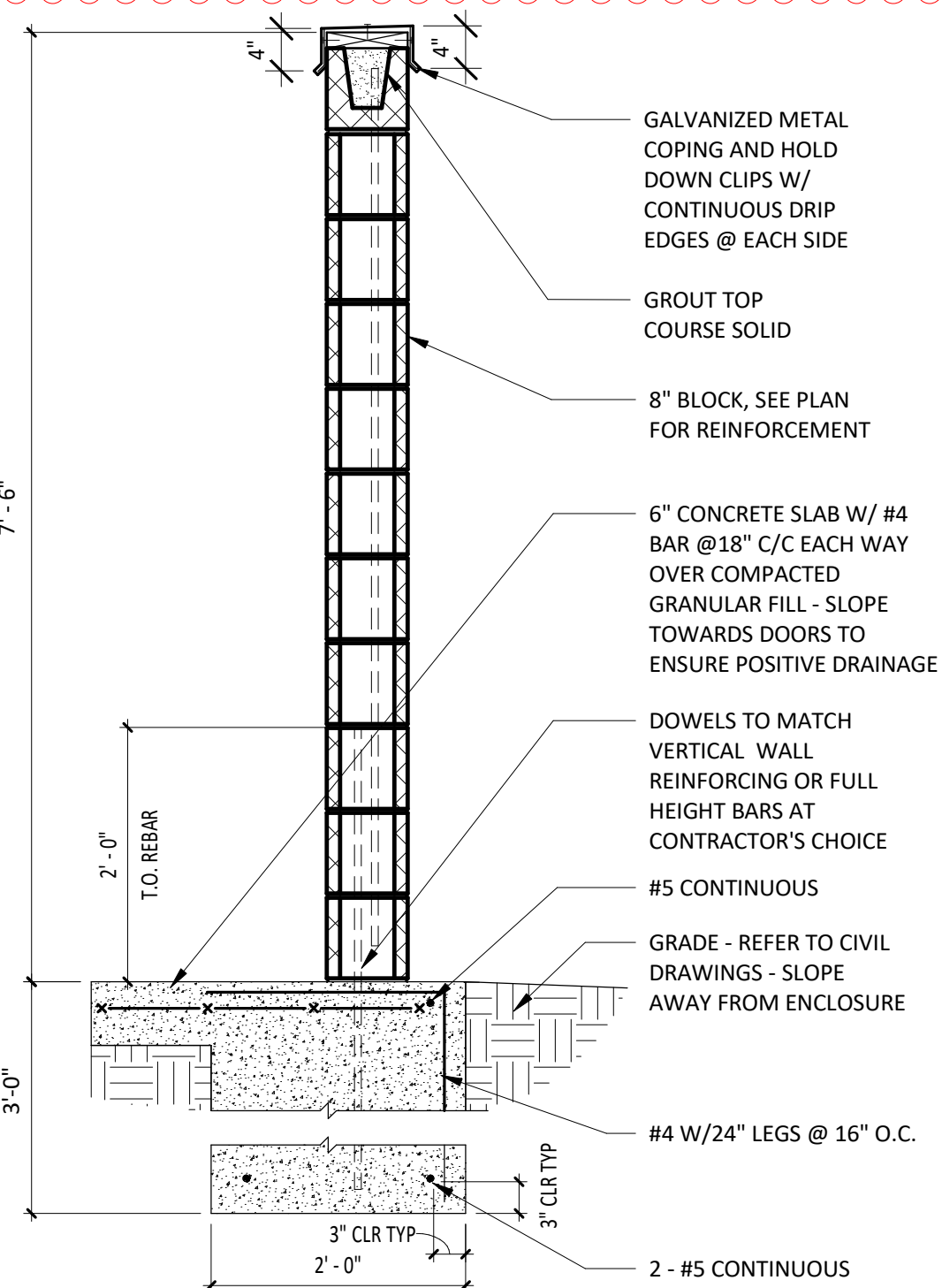
SP102



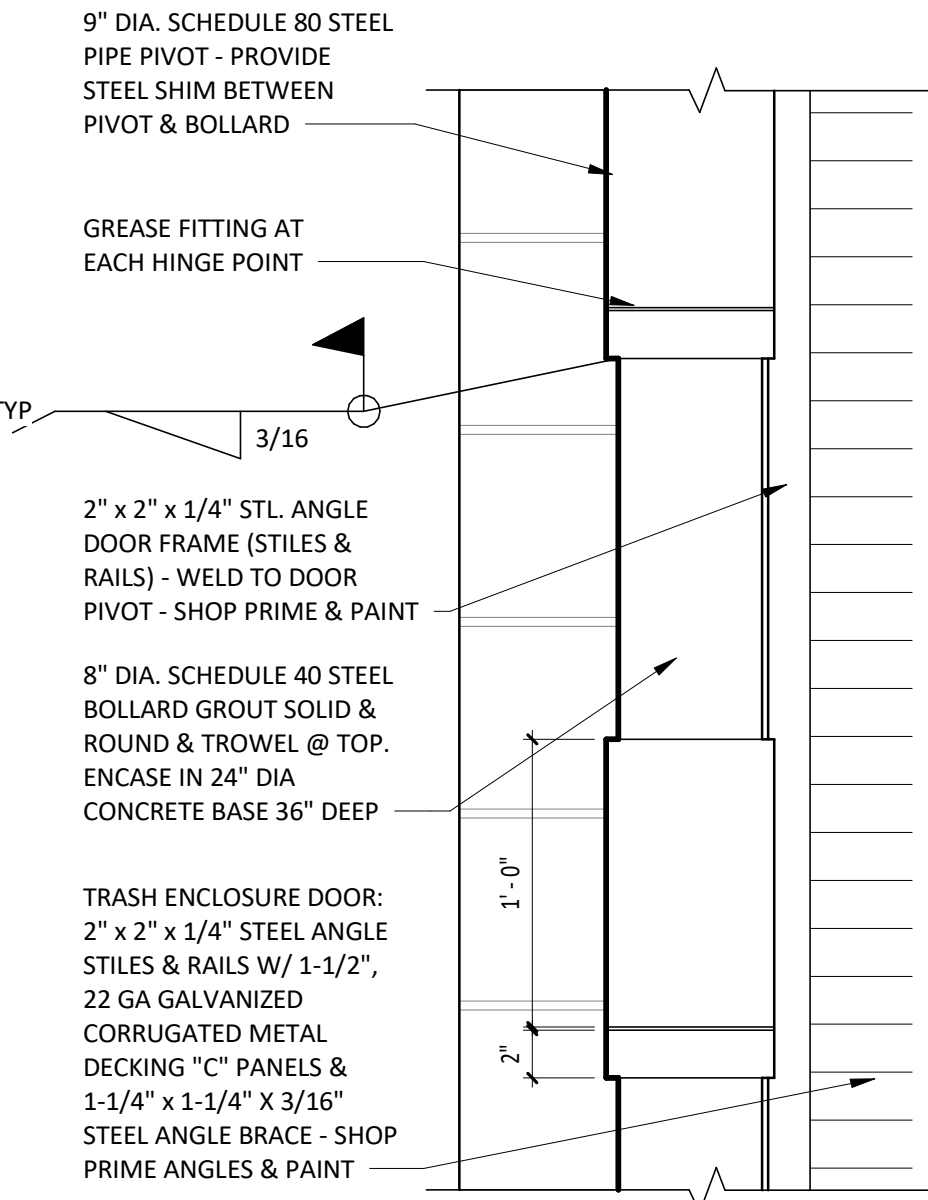
TYP. BOLLARD DETAIL
1/2" = 1'-0"



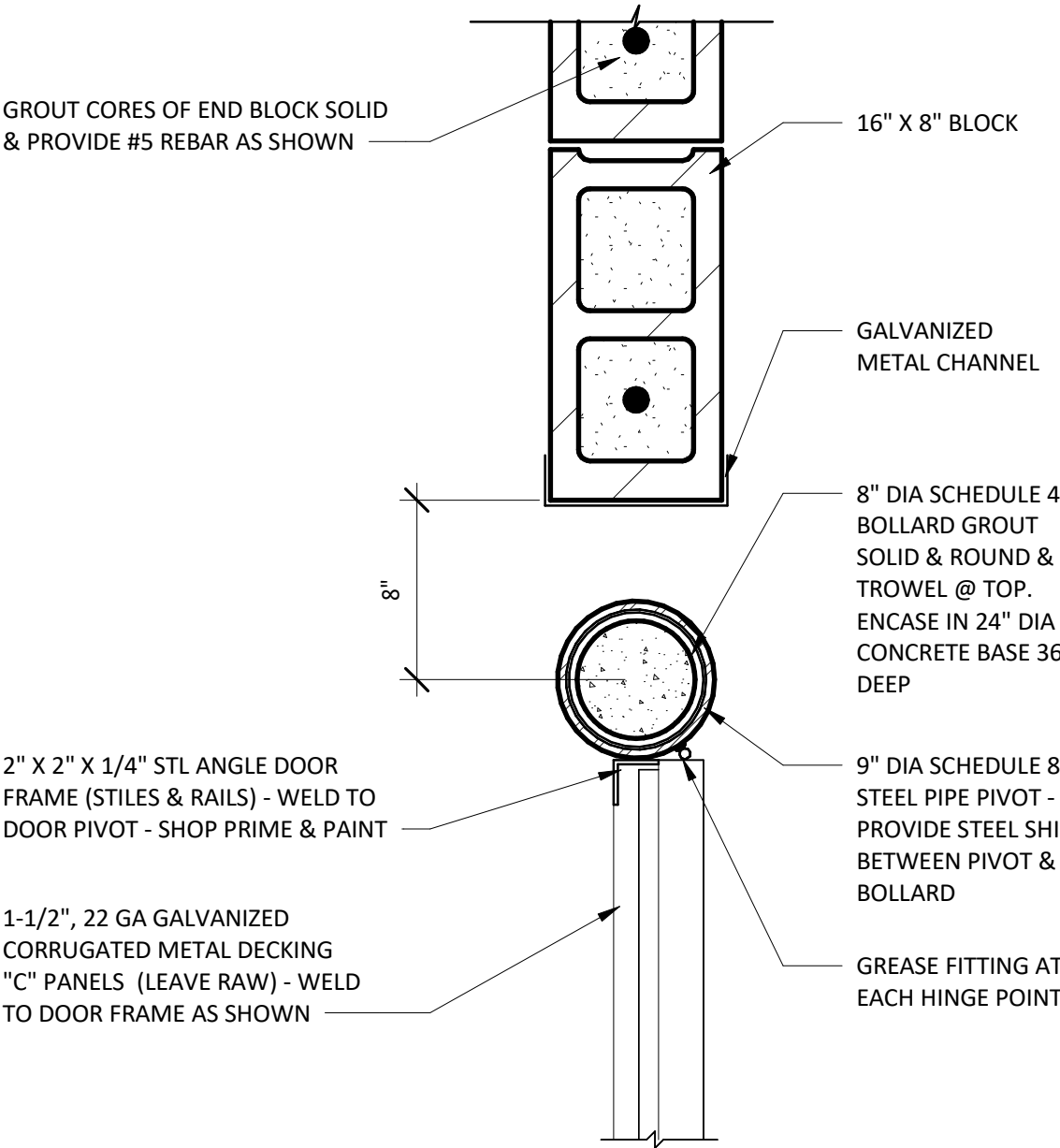
TYPICAL CANE BOLT DETAIL
1 1/2" = 1'-0"



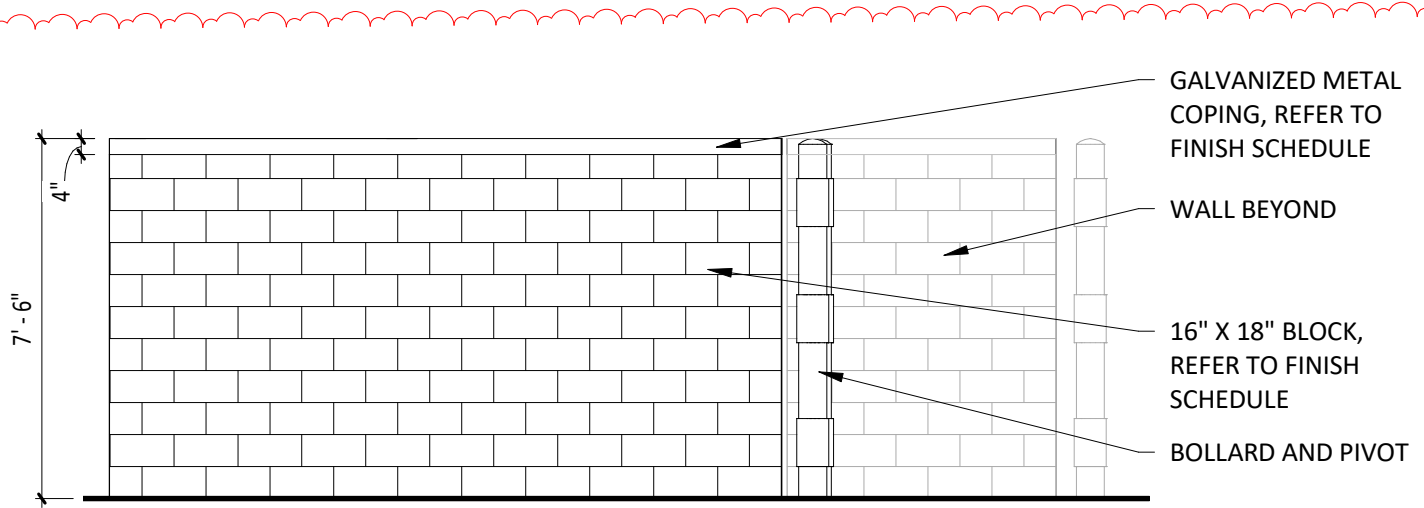
DUMPSTER DETAIL
3/4" = 1'-0"



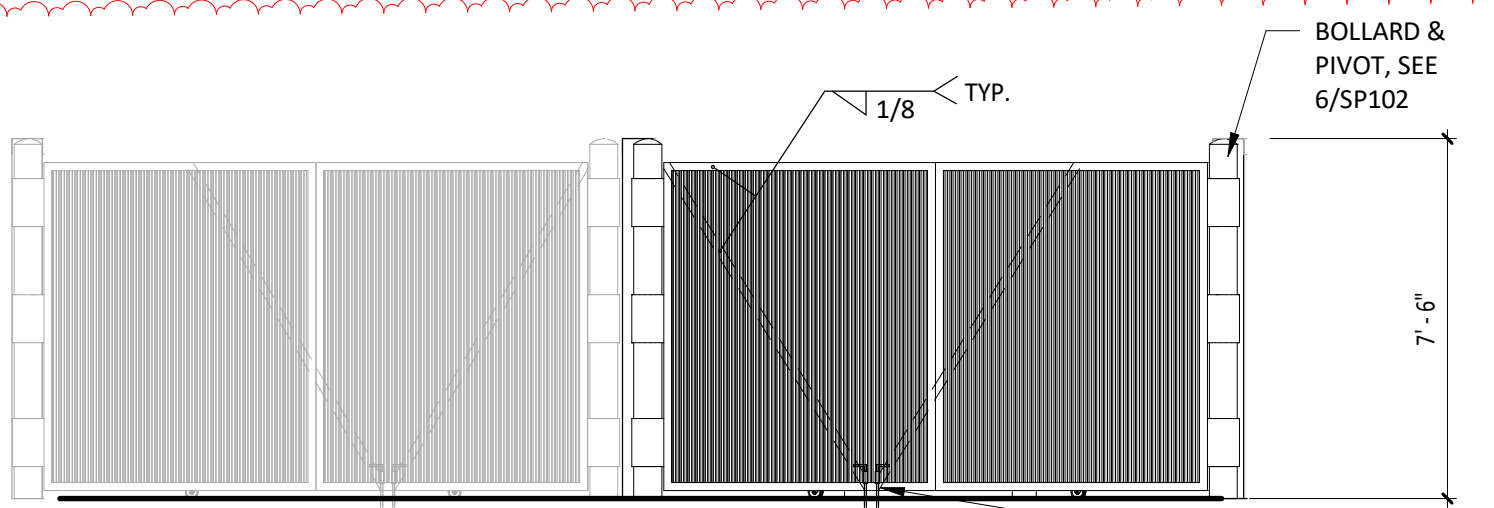
DUMPSTER DOOR PIVOT
1 1/2" = 1'-0"



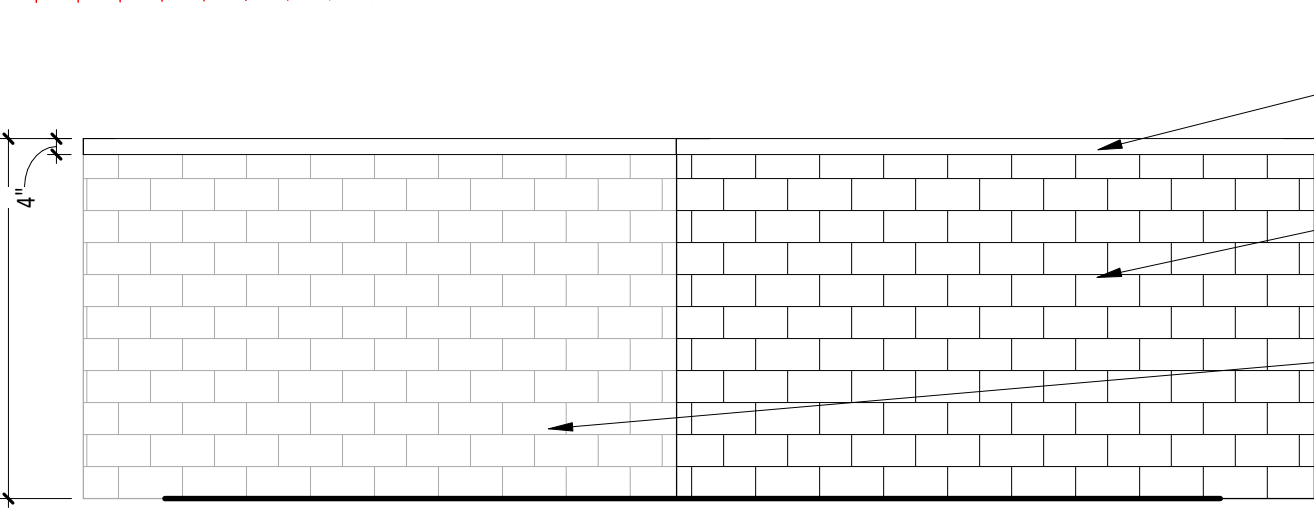
DUMPSTER WALL DETAIL
1 1/2" = 1'-0"



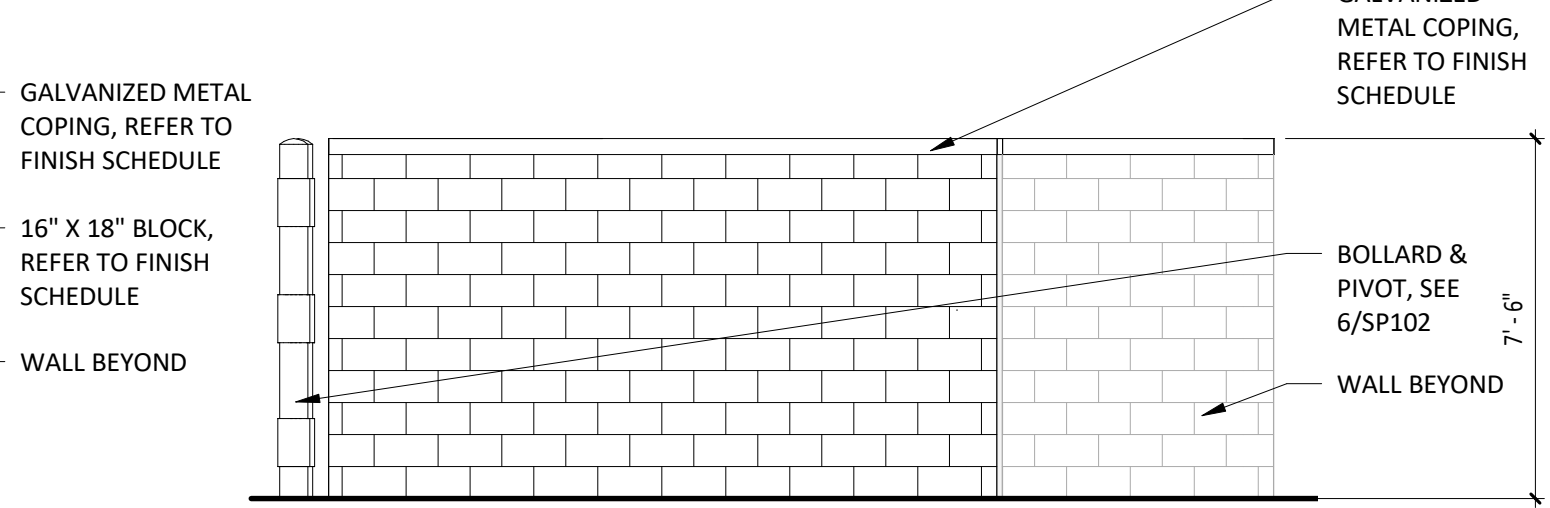
DUMPSTER ELEVATION
1/4" = 1'-0"



DUMPSTER ELEVATION
1/4" = 1'-0"



DUMPSTER ELEVATION
1/4" = 1'-0"



DUMPSTER ELEVATION
1/4" = 1'-0"

