



TOWN COUNCIL REGULAR MEETING AGENDA

January 16, 2024 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. CLOSED SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council will meet in a Closed Executive Session in accordance with the Texas Government Code.

1. Section 551.074 Personnel Matters to deliberate and consider the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: Chief of Police.

C. RECONVENE OPEN MEETING

The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

D. PLEDGE OF ALLEGIANCE

E. PUBLIC PARTICIPATION

If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

F. PROCLAMATION

1. Proclamation of Appreciation to Interim Chief of Police Wendell Mitchell.

G. APPOINTED REPRESENTATIVE/LIAISON REPORTS

1. Upper Trinity Regional Water District Report.
2. Denton County Emergency Services District #1.
3. Police Department Statistics/Activities - December 2023.
4. Town Administrator – December 2023 Reports: Financial – including quarterly investment report, Animal Control, Code Enforcement, Engineering, Municipal Court, Permits, and Board Member Attendance.
5. 2023 Traffic Study

H. CONSENT AGENDA

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the December 19, 2023, Regular Meeting Minutes.
2. Discuss and consider approval of a Resolution of the Town Council of the Town of Bartonville ordering a General Election to be held on May 4, 2024, for the purpose of electing one Mayor and two Council Members Place 2 and 4, for two-year terms each; providing for a joint services contract with Denton County and authorizing the Town Administrator to execute the joint services contract on behalf of the Town.

I. PUBLIC HEARINGS AND REGULAR ITEMS

1. Conduct a Public Hearing and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 1.34-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Jennifer Gansert of Kimley-Horn and Associates, Inc. on behalf of Andy’s Frozen Custard. [Town File #CUP-2023-006 and SP-2023-003]. ***(The Planning & Zoning Commission recommended approval, with conditions, by a vote of 5-0 at its January 3, 2024, meeting.)***
2. Conduct a Public Hearing and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 0.75-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Rama Madanat of Bowman Engineering & Consulting, Inc. on behalf of Swig Bartonville. [Town File #CUP-2023-007 and SP-2023-004]. ***(The Planning & Zoning Commission recommended approval, with conditions, by a vote of 5-0 at its January 3, 2024, meeting.)***
3. Discuss and consider approval of a Resolution appointing new member(s) to the Bartonville Crime Control and Prevention District.

J. CLOSED SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council will meet in a Closed Executive Session in accordance with the Texas Government Code.

1. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney concerning pending or contemplated litigation regarding the sanitary sewer nuisance at 1287 Gibbons Road, Town of Bartonville, Texas v. Paula Harvey, Cause No. 23-11429-467 pending in the 467th District Court of Denton County, Texas.

K. RECONVENE OPEN MEETING

The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

L. FUTURE ITEMS

M. ADJOURNMENT

The Town Council reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Friday, January 12, 2024 prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

AGENDA ITEM: Proclamation of Appreciation to Interim Chief of Police Wendell Mitchell.

Office of the Mayor

roclamation

of Appreciation of Interim Chief of Police Wendell Mitchell *September 25, 2023 – January 16, 2024*

WHEREAS Jaclyn Carrington, Mayor of the Town of Bartonville, on behalf of the Town Council, wishes to express the Town's sincere appreciation to Wendell Mitchell for invaluable service to the Town of Bartonville in his capacity as Interim Chief of Police; and

WHEREAS Chief Mitchell was hired to lead the Town of Bartonville Police Department in the absence of a Chief; and

WHEREAS Chief Wendell Mitchell served with distinction and honor; and

WHEREAS Chief Mitchell's dedication has been instrumental to the enhanced welfare of the Town of Bartonville citizens; and

WHEREAS Chief Mitchell has been an invaluable asset to the hiring of a permanent Chief of Police; and

NOW, THEREFORE, I, Jaclyn Carrington, Mayor of the Town of Bartonville, Texas, and on behalf of the Mayor and the Town Council, do hereby proclaim, Tuesday, January 16, 2024, as,

"CHIEF WENDELL MITCHELL DAY"

in the Town of Bartonville and call upon the appreciation of all our citizens.

PROCLAIMED AND SIGNED on this the 16th day of January 2024.

Jaclyn Carrington, **MAYOR**



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Ricky Vaughan, Fire Chief, Denton County ESD No. 1

AGENDA ITEM: Denton County Emergency Services District #1 Monthly Report

SUMMARY:

Department Statistics/Activities Update.

ATTACHMENTS:

- Monthly Report

Denton County

ESD No. 1

Monthly Report



Monthly Activity Report

DECEMBER 2023

**Denton County ESD No. 1****DECEMBER 2023****Table of Contents**

Basic Analytics	Page
DCESD 1 Personnel	3
Incident Counts	4-5
Municipality Volume	6
Response Times – 90 th Percentile and Average Response Times	7
Community Outreach Events & Fire Inspection Reports & Training Division	8

**Denton County ESD No. 1****DECEMBER 2023****DCESD1 Personnel****Operations**

Captains	9
Apparatus Operators (Engineers)	9
Full-Time Firefighters (active)	20
Part-Time Employees (active)	16
Injuries/light duty/inactive	2
Total	56

Fire Administration

Fire Chief	1
Assistant Chief	1
Division Chief	1
Administrative Assistant	1
Director of Communications & Public Outreach	1
Total	5

Department Paid Total	61
Department Total	65

Sworn Staff	59
Civilians	2
Operational Volunteers	2

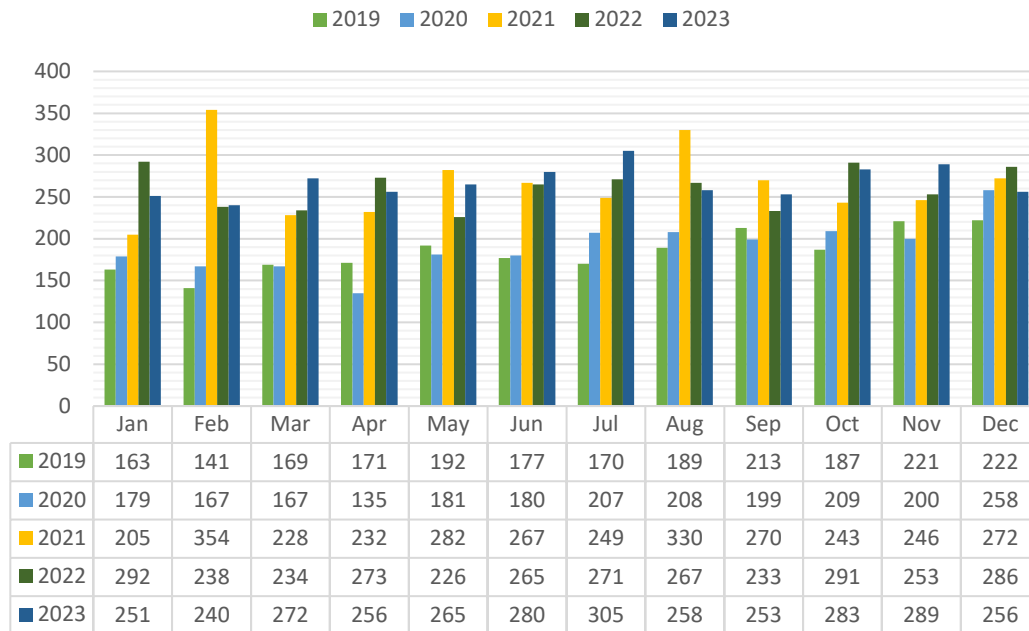


Denton County ESD No. 1

DECEMBER 2023

DCESD Total Incident Count

Comparison of Incidents
Over the past 5 years Month-by-Month



Year-to-Date Totals

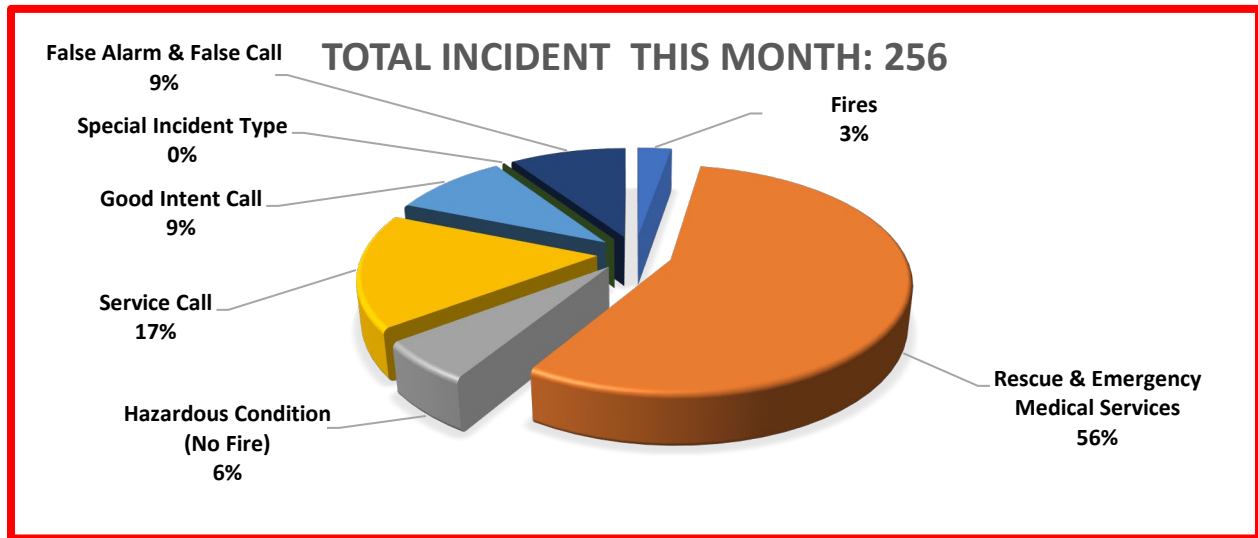
Year-To-Date Comparison of
Incidents over 5 Years



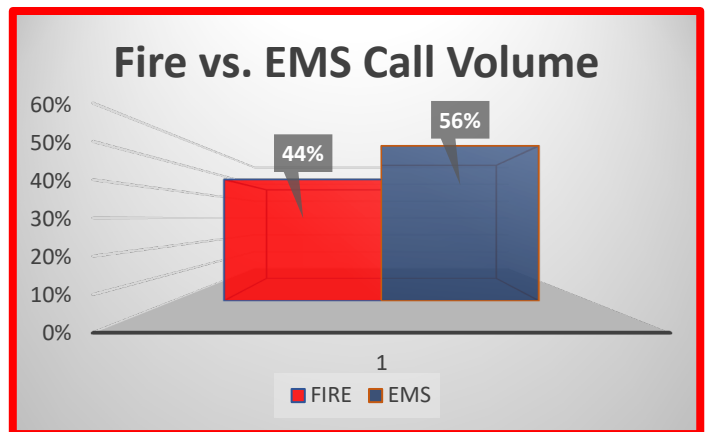
DCESD	YTD
2018	1680
2019	2215
2020	2290
2021	3178
2022	3129
2023	3208

**Denton County ESD No. 1**

DECEMBER 2023

INCIDENT STATISTICS

Major Incident Types	
Fires	7
Rescue & Emergency Medical Services	144
Overpressure rupture, explosion – no fire	0
Hazardous Condition (No Fire)	15
Service Call	42
Good Intent Call	24
False Alarm & False Call	24
Severe Weather & Natural Disaster	0
Special Incident	0

**Percentage of Overlapping Calls**

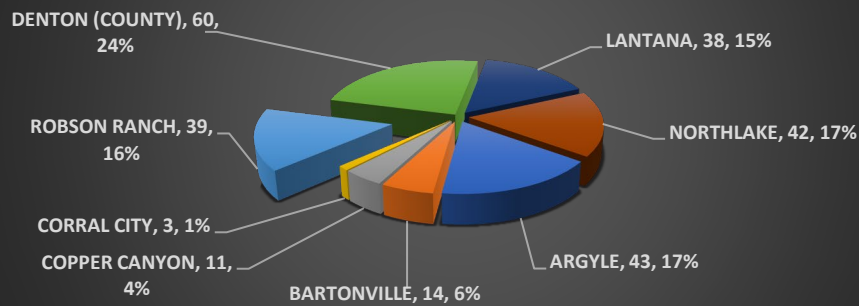
Overlapping Calls	
# OVERLAPPING	% OVERLAPPING
56	22%



Denton County ESD No. 1

DECEMBER 2023

Volume by Municipality



INCIDENT TYPE	ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE	UNINCORPORATED AREAS
111 - Building fire	1					1	1
131 - Passenger vehicle fire	1						1
142 - Brush or brush-and-grass mixture fire						1	
154 - Dumpster or other outside trash receptacle fire		1					
311 - Medical assist, assist EMS crew							1
321 - EMS call, excluding vehicle accident with injury	19	3	5	3	22	20	24
322 - Motor vehicle accident with injuries	1		1			1	4
324 - Motor vehicle accident with no injuries.	2	2	1			2	3
411 - Gasoline or other flammable liquid spill							1
412 - Gas leak (natural gas or LPG)			2			3	2
413 - Oil or other combustible liquid spill	1						1
444 - Power line down	1					1	
445 - Arcing, shorted electrical equipment	1						
480 - Attempted burning, illegal action, other	2						
500 - Service Call, other					1	2	
511 - Lock-out	2	1			1		1
512 - Ring or jewelry removal					1		1
522 - Water or steam leak	1						
553 - Public service						1	
531 - Smoke or odor removal					1		
550 - Public service assistance, other					1		
551 - Assist police or other governmental agency					1		1
552 - Police matter	1	1					
553 - Public service					1		4
554 - Assist invalid					3		3
561 - Unauthorized burning		1					
611 - Dispatched & cancelled en route	3		1		1	1	6
622 - No incident found on arrival at dispatch address	4						2
651 - Smoke scare, odor of smoke		1			2		
700 - False alarm or false call, other					2		
733 - Smoke detector activation due to malfunction	1	1				5	
735 - Alarm system sounded due to malfunction	1					1	
740 - Unintentional transmission of alarm, other							1
742 - Extinguishing system activation		1					
743 - Smoke detector activation, no fire - unintentional			1			2	2
745 - Alarm system activation, no fire - unintentional	1	2			1	1	
746 - Carbon monoxide detector activation, no CO							1
TOTAL INCIDENTS	43	14	11	3	38	42	60



Incident Response Times

90th Percentile Assessment

Lights and Sirens – 90 TH Percentile Time (Dispatch to Arrival)	
Overall	10:06
FIRE	8:56
EMS	10:48

Internal Compliance Goal: Less than 8-minute response time from dispatch to first unit on arrival time. Assessment is performed by taking the total number of incidents where lights and sirens were utilized while responding to the incident.

NFPA 1710 Response Recommendations: Key performance objectives for...

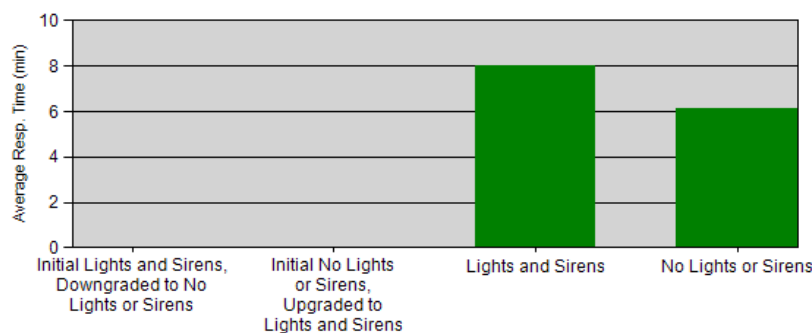
FIRE Response: (bunker gear required)

1. Turnout time: < 80 seconds
(1 minute: 20 seconds)
2. First Unit on scene: < 240 seconds
(4 minutes)

EMS Response: (no bunker gear required)

1. Turnout time: < 60 seconds
(1 minute)
2. First Unit on scene: < 240 seconds
(4 minutes)

Average Response and Turnout Time Assessment



RESPONSE MODE	TOTAL RESPONDING UNITS	AVERAGE RESPONSE TIME (minutes)
Initial Lights and Sirens, Downgraded to No Lights or Sirens	0	0
Initial No Lights or Sirens, Upgraded to Lights and Sirens	0	0
Lights and Sirens	393	8.04
No Lights or Sirens	26	6.12

**Denton County ESD No. 1**

DECEMBER 2023

Public Education**Community Outreach Events**

Fire Station Tours	5
Public Education Events	19
SANTA DRIVES	10
Community CPR Classes	0
- Total CPR Students	0
Total Events	34

Training Division

Total ISO Training Hours Logged / Month	1153
- EMS Training Hours Logged / Month	103
- FIRE Training Hours Logged / Month	1014
- Administrative Training / Month	36

Fire Inspection Report

OCCUPANCY	COUNT
INSPECTION TYPE: Certificate of Occupancy	
Business Office	2
Medical/Denton Office	1
Salon	1
INSPECTION TYPE: Complaint	
Intermediate School	1
INSPECTION TYPE: Fire Protection System Inspection	
Business Office	1
Medical/Denton Office	1
Single Family Residence	13
INSPECTION TYPE: Reinspection	
Medical/Denton Office	1
Mercantile	1
Total # of Inspections:	22

Year-To-Date Fire Inspection Report

	YTD 2023	YTD 2022
Total # of Inspections:	386	288

Denton County ESD No. 1

Annual Report



Year End Activity Report

2023



Denton County ESD No. 1

2023

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Response Times – 90 th Percentile and Average Response Times	7
Community Outreach Events & Fire Inspection Reports & Training Division	8

**Denton County ESD No. 1**

2023

DCESD1 Personnel**Operations**

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Full-Time Firefighters (active)	20
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Fire Administration

Fire Chief	1
Assistant Chief	1
Division Chief	1
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Director of Communications & Public Outreach	1
Total	5

Department Paid Total	61
Department Total	65

Sworn Staff	59
Civilians	2
Operational Volunteers	2

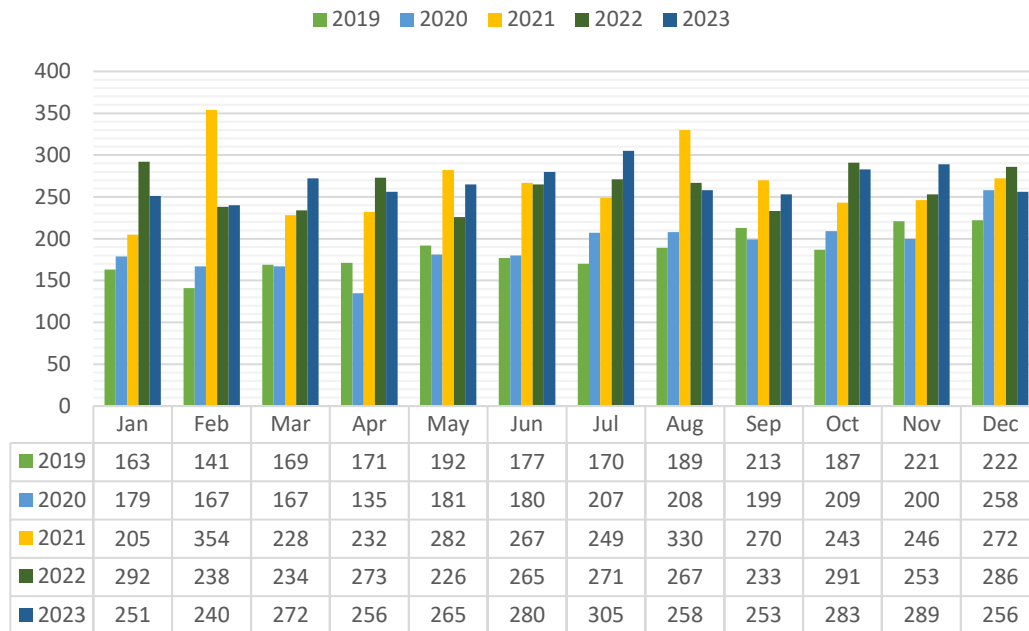


Denton County ESD No. 1

2023

DCESD Total Incident Count

Comparison of Incidents
Over the past 5 years Month-by-Month



Trending Annual Totals

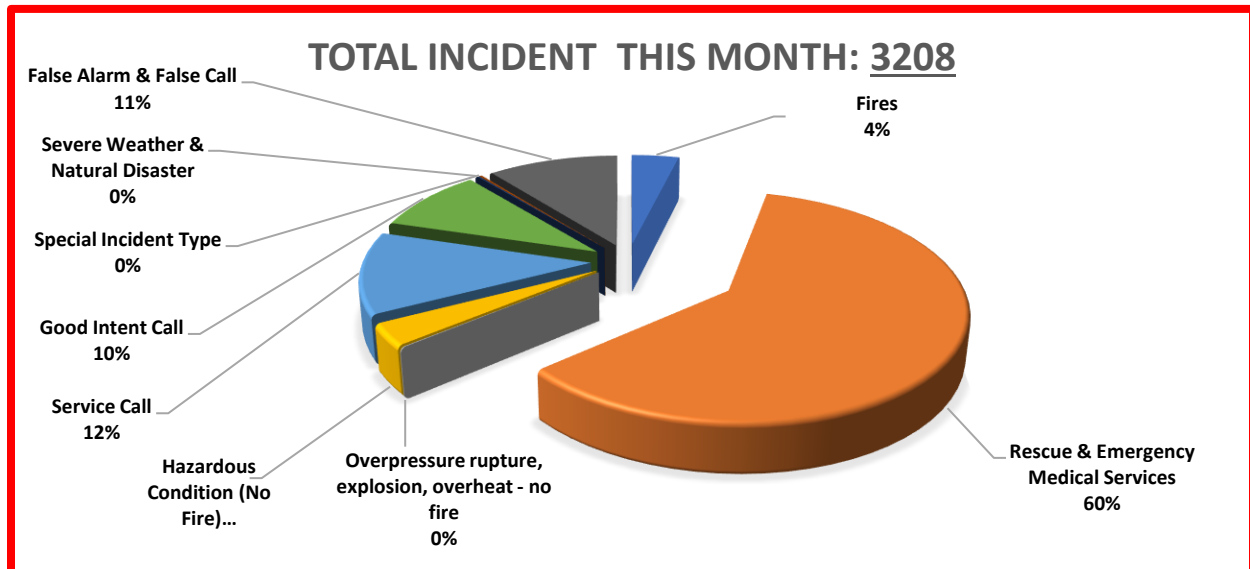
Year-To-Date Comparison of
Incidents over 5 Years



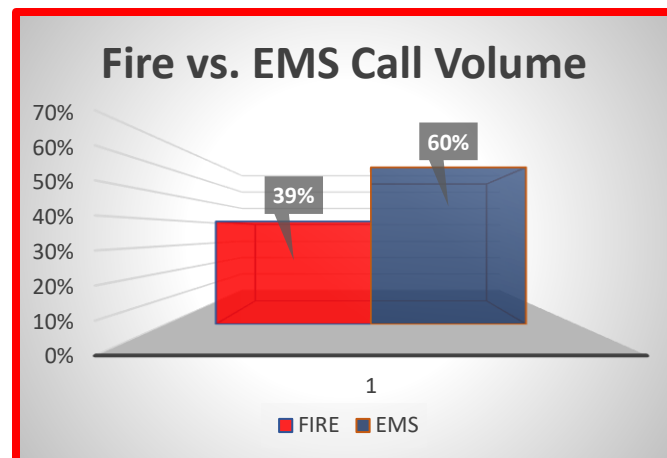
DCESD	YTD
2018	1680
2019	2215
2020	2290
2021	3178
2022	3129
2023	3208

**Denton County ESD No. 1**

2023

INCIDENT STATISTICS

Major Incident Types	
Fires	123
Rescue & Emergency Medical Services	1935
Overpressure rupture, explosion – no fire	3
Hazardous Condition (No Fire)	106
Service Call	392
Good Intent Call	298
False Alarm & False Call	340
Severe Weather & Natural Disaster	4
Special Incident	7

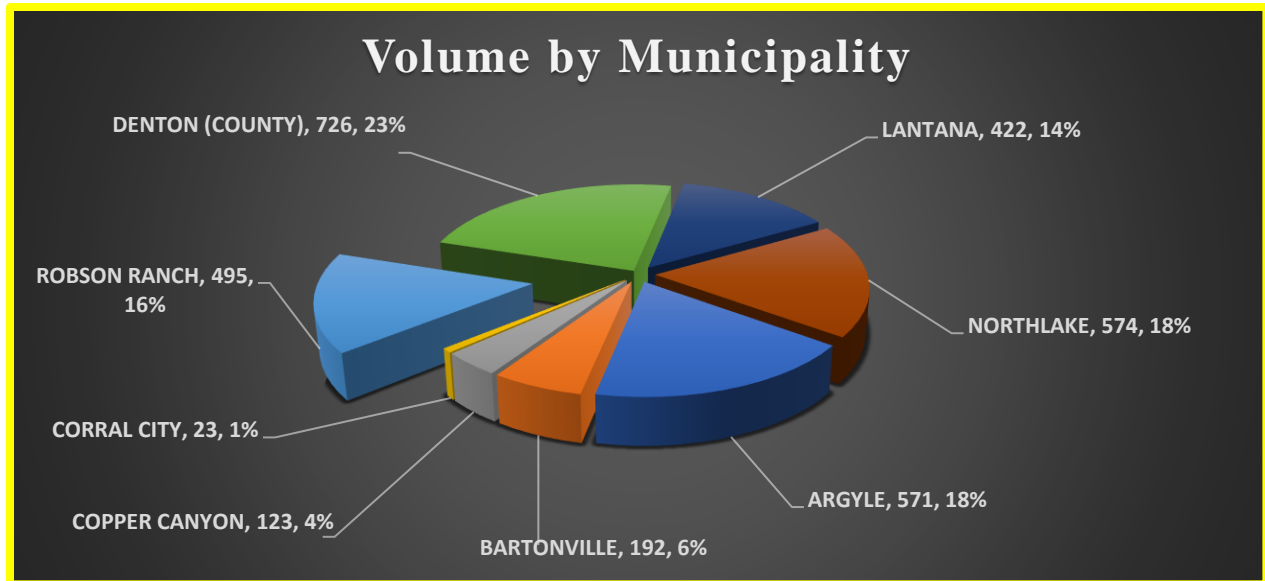
**Percentage of Overlapping Calls**

Overlapping Calls	
# OVERLAPPING	% OVERLAPPING
1005	31.47%



Denton County ESD No. 1

2023



Volume per Municipality	
MUNICIPALITY	# INCIDENTS
ARGYLE	571
BARTONVILLE	192
COPPER CANYON	123
CORRAL CITY	23
ROBSON RANCH	495
DENTON (COUNTY)	726
LANTANA	422
NORTHLAKE	574



Denton County ESD No. 1

2023

Incident Response Times

2023 90th Percentile Assessment

Lights and Sirens – 90 TH Percentile Time (Dispatch to Arrival)	
Overall	10:49
FIRE	11:24
EMS	10:26

Internal Compliance Goal: Less than 8-minute response time from dispatch to first unit on arrival time. Assessment is performed by taking the total number of incidents where lights and sirens were utilized while responding to the incident.

NFPA 1710 Response Recommendations: Key performance objectives for...

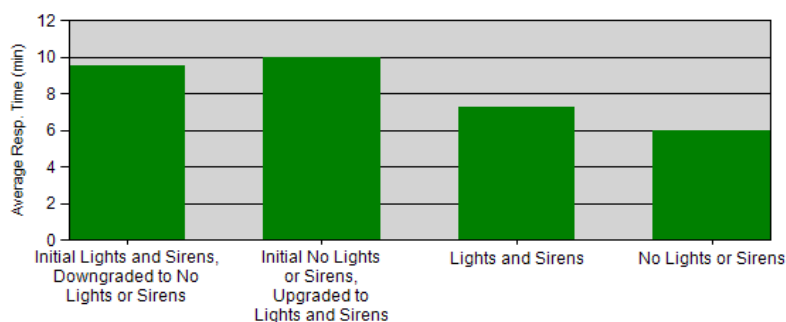
FIRE Response: (bunker gear required)

1. Turnout time: < 80 seconds
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(4 minutes)

EMS Response: (no bunker gear required)

1. Turnout time: < 60 seconds
(1 minute)
2. First Unit on scene: < 240 seconds
(4 minutes)

Average Response and Turnout Time Assessment



RESPONSE MODE	TOTAL RESPONDING UNITS	AVERAGE RESPONSE TIME (minutes)
Initial Lights and Sirens, Downgraded to No Lights or Sirens	11	9.55
Initial No Lights or Sirens, Upgraded to Lights and Sirens	4	10
Lights and Sirens	4,882	7.26
No Lights or Sirens	285	6.01

**Denton County ESD No. 1**

2023

Public Education**Community Outreach Events**

Fire Station Tours	15
Public Education Events	142
Community CPR Classes	11
- Total CPR Students	202
Total Events	168

Training Division

Total ISO Training Hours Logged / Month	14,963
- EMS Training Hours Logged / Month	2,157
- FIRE Training Hours Logged / Month	12,319
- Administrative Training / Month	487

Fire Inspection Report

INSPECTION TYPE: Alarm System Test	
Bank	1
Low Hazard Storage	1
Single Family Residence	1
INSPECTION TYPE: Annual	
Assembly	1
Auto Sales and Maintenance	2
Day Care	2
Mercantile	1
INSPECTION TYPE: Certificate of Occupancy	
Assembly	9
Auto Sales and Maintenance	1
Bank	2
Business Office	38
Day Care	3
Elementary School	1
High School	1
Intermediate School	4
Low Hazard Storage	9
Medical, Surgical, Psychiatric	2
Medical/Dental Office	10
Mercantile	10
Multi-Family Residential	5
Salon	3
Sports Complex	1

INSPECTION TYPE: Complaint	
Auto Sales and Maintenance	1
Intermediate School	2
INSPECTION TYPE: Fire Protection System Inspection	
Assembly	9
Auto Sales and Maintenance	3
Bank	3
Business Office	8
Church/Places of Worship	6
Day Care	2
Elementary School	3
Intermediate School	7
Low Hazard Storage	6
Medical, Surgical, Psychiatric	1
Medical/Dental Office	9
Mercantile	5
Multi-Family Residential	15
Salon	3
Single Family Residence	192
INSPECTION TYPE: Hood and Duct Inspection	
Assembly	1
INSPECTION TYPE: Reinspection	
Medical/Dental Office	1
Mercantile	1

Total # of Inspections: **386**



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Wendell Mitchell, Interim Chief of Police

AGENDA ITEM: Police Chief– Department Statistics/Activities September 2023

SUMMARY:

Department Statistics/Activities December 2023.

ATTACHMENTS:

- Monthly Report

Town of Bartonville Police Department

December 2023 Monthly Report



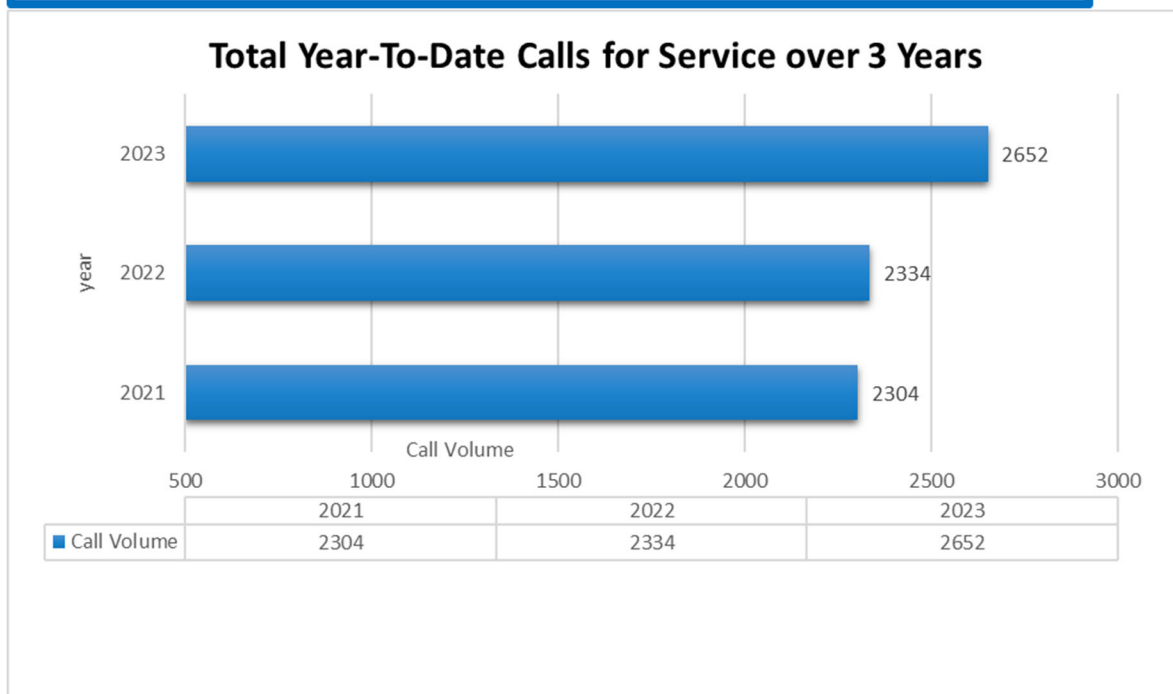
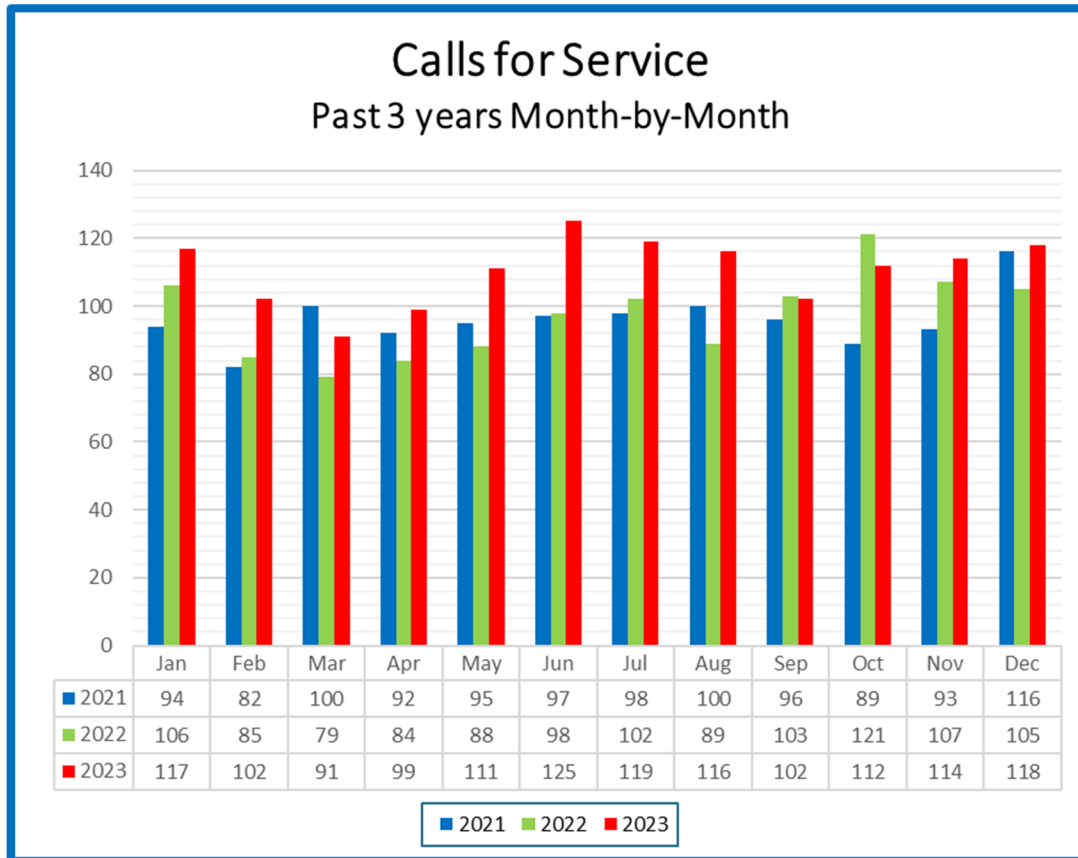
Bartonville Police Department**December 2023****Table of Contents**

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Total yearly calls for service	3
Types of calls for service	4
Officer initiated activity	5
Misc Information/Upcoming events	6

Bartonville Police Department

December 2023

Total Calls for Service



Bartonville Police Department

December 2023

Abandoned Vehicle	1
Agency Assist	24
Alarm	14
Animal Bite Report	1
Animal Complaint	1
Animal Cruelty	
Assault	1
Auto Theft	
Burglary	
Citizen Assist	1
Civil Standby	1
Criminal Mischief	2
Criminal Trespass	2
Disturbance	2
Domestic Disturbance	
Fireworks Complaint	
Follow-up Investigation	2
Forgery/Fraud	1
Gunshots Heard	2
Hang-up 911	2
Harassment	
Illegal Dumping	
Indecent Exposure	
Intoxicated Person	1
Juvenile Complaint	
Loose Livestock	3
Meet Complainant	13
Motorist Assist	4
Narcotics	
Noise Complaint	4
Open Door Investigation	1
Ordinance Violance	
Person with a Gun	1
Reckless Driver	7
Road Blockage/Hazard	5
Suspicious Person/Veh/Activity	12
Theft	2
Traffic Complaint	2
Traffic Transport Incident (Accidents)	4
Vehicle Complaint	
Welfare Concern	2

Bartonville Police Department**December 2023****Officer Initiated Activity**

<u>Officer Activity by Type</u>	Total
Admin Duty (Reports, Court, Clerical)	13
Building Checks	15
Close Patrols (Special Patrols Included)	97
Investigations (Sus veh/activity)	9
Traffic Stops	114
Vacation Watch	25
Walk Thru (Business contacts)	19
Total	292

Bartonville Police Department

December 2023

Misc. Information/Upcoming Events



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Town Administrator - Monthly Reports December 2023: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, and Permits.

SUMMARY:

Monthly Reports December 2023.

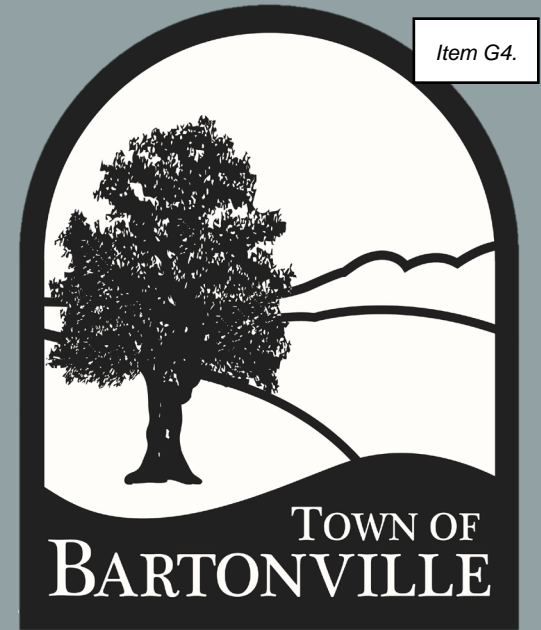
ATTACHMENTS:

- Monthly Financial Report
- Monthly Animal Control Report
- Monthly Code Enforcement Report
- Monthly Engineering Report
- Monthly Municipal Court Report
- Monthly Permits Report

Town of Bartonville

Monthly Financial Report

Month Ending
December 31, 2023

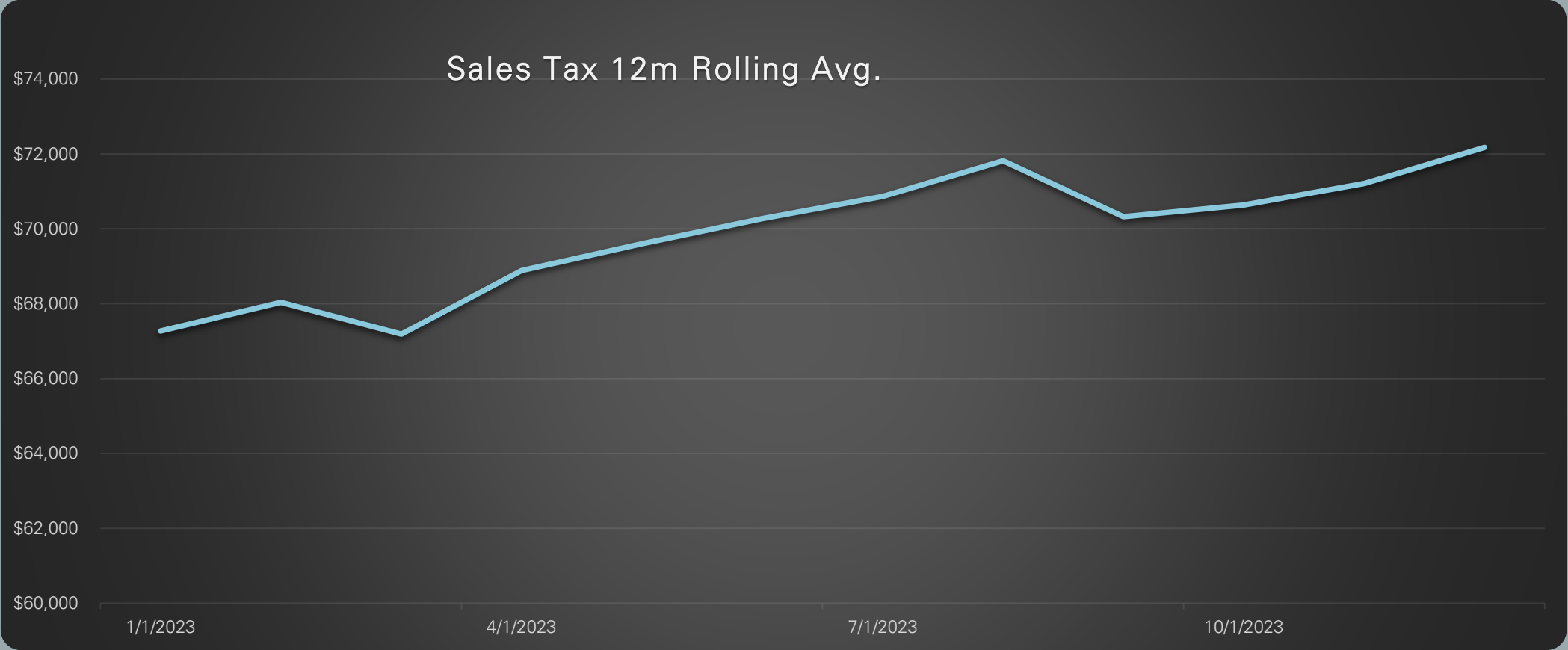


PRESENTED:
JANUARY 16, 2023

All General Fund Revenues

	December 2023 Revenue	Year to Date Revenue	Current Year Budget	Projected Revenue Remaining	% of Budgeted Revenue Remaining	Prior year YTD	Prior year ending balance
Property Tax	\$307,114.82	\$330,703.59	\$1,050,000.00	\$719,296.41	68.50%	\$306,455.33	\$986,183.68
Sales Tax	\$65,803.87	\$235,477.04	\$785,000.00	\$549,522.96	70.00%	\$213,276.64	\$843,911.57
Franchise Fees	\$1,778.89	\$70,070.78	\$200,000.00	\$129,929.22	64.96%	\$71,451.60	\$238,380.27
Other/Transfer	\$13,091.98	\$48,699.23	\$169,300.00	\$120,600.77	71.23%	\$37,488.43	\$187,497.39
Development Fees	\$0.00	\$0.00	\$30,000.00	\$30,000.00	100.00%	\$0.00	\$105,414.24
Permit Fees	\$20,639.40	\$49,357.40	\$150,000.00	\$100,642.60	67.10%	\$60,897.48	\$226,727.21
Municipal Court	\$7,694.00	\$32,298.29	\$85,000.00	\$52,701.71	62.00%	\$21,949.51	\$109,218.14
Total Revenue	\$416,122.96	\$766,606.33	\$2,469,300.00	\$1,702,693.67	68.95%	\$711,518.99	\$2,697,332.50

Sales Tax Collections



All General Fund Expenditures

	December 2023 Expenditures	Year to Date Expenditures	Current Year Budget	Budget Balance Remaining	% of Balance Remaining	Prior Year YTD Balance	Prior year FY Ending Balance
Administration	\$74,973.60	\$196,851.65	\$1,183,858.77	\$987,007.12	83.37%	\$217,667.25	\$1,226,739.03
Police	\$68,979.63	\$193,567.70	\$912,990.09	\$719,422.39	78.80%	\$163,024.83	\$730,121.30
Municipal Court	\$800.00	\$2,400.00	\$6,600.00	\$4,200.00	63.64%	\$1,100.00	\$4,700.00
Transfers	\$8,029.83	\$62,183.10	\$314,000.00	\$251,816.90	80.20%	\$90,221.80	\$303,294.84
Total Expenses	\$152,783.06	\$455,002.45	\$2,417,448.86	\$1,962,446.41	81.18%	\$472,013.88	\$2,264,855.17

Expenditures by Department

Administration

	December 2023 Expenditures	YTD Expenditures	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Salary & Benefits	\$39,224.05	\$120,662.43	\$517,668.77	\$397,006.34	76.69%	\$106,179.82	\$437,431.83
Other	\$2,690.10	\$12,648.45	\$112,800.00	\$100,151.55	88.79%	\$23,890.97	\$118,334.82
Contracted Service	\$28,102.69	\$35,782.54	\$368,290.00	\$332,507.46	90.28%	\$62,667.72	\$429,278.96
Fees & Service Charges	\$127.50	\$261.50	\$1,170.00	\$908.50	77.65%	\$135.00	\$1,180.42
Supplies	\$2,802.60	\$23,054.73	\$75,430.00	\$52,375.27	69.44%	\$15,062.11	\$48,073.96
Maintenance	\$2,026.66	\$4,442.00	\$58,500.00	\$54,058.00	92.41%	\$9,731.63	\$42,398.44
Capital Improvements	\$0.00	\$0.00	\$50,000.00	\$50,000.00	100.00%	\$0.00	\$150,040.60
Total Administration:	\$74,973.60	\$196,851.65	\$1,183,858.77	\$987,007.12	83.37%	\$217,667.25	\$1,226,739.03

Expenditures by Department

Police

	December 2023 Expenditures	YTD Expenditures	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Salary & Benefits	\$51,791.28	\$165,368.92	\$819,859.09	\$654,490.17	79.83%	\$138,731.53	\$660,506.81
Maintenance	\$15,832.15	\$23,848.33	\$26,131.00	\$2,282.67	8.74%	\$12,233.18	\$35,373.16
Contracted Service	\$0.00	\$1,776.50	\$10,000.00	\$8,223.50	82.24%	\$6,722.00	\$6,722.00
Other	\$0.00	\$30.00	\$4,500.00	\$4,470.00	99.33%	\$635.63	\$2,534.93
Supplies	\$1,356.20	\$2,543.95	\$52,500.00	\$49,956.05	95.15%	\$4,702.49	\$24,984.40
Total Police Department:	\$68,979.63	\$193,567.70	\$912,990.09	\$719,422.39	78.80%	\$163,024.83	\$730,121.30



Town of Bartonville, Texas
Quarterly Investment Report
October 1, 2023 to December 31, 2023
Portfolio Summary Management Report

Item G4.

This quarterly report is in full compliance with the investment policy and strategy as established for the Town of Bartonville, Texas,
and the Public Funds Investment Act (Chapter 2256, Government Code)

10/1/2023

Beginning Book Value	\$ 4,326,678
Beginning Market Value	\$ 4,326,678

Interest Earned for This Quarter	
\$	54,184

12/31/2023

Ending Book Value	\$ 3,935,197
Ending Market Value	\$ 3,935,197

Increase/(Decrease) in Investment Holdings Market Value	
\$	(391,481)

TOWN OF BARTONVILLE, TEXAS
 CURRENT INVESTMENT PORTFOLIO AS OF
 December 31, 2023

ALL FUND TYPES (EXCPET BCDC & CCD) AS DEFINED IN TOWN'S INVESTMENT POLICY

CUSIP	Type of Secuirty	PAR	Current Rate	Purchase Settlement Date	Maturity Date	Term	Days Held 10/01/2023	Days to Maturity 12/31/2023	% TOTAL	Weighted Average Maturity
<u>Cash Positions: Bank Cash Investments</u>										
Independent Bank (Consolidated Cash)	DDA	\$ 3,592,048	5.64%	12/31/2023	1/1/2024	1	0	1	91.28%	1
Independent Bank (Reserve Fund)	DDA	\$ 343,021	5.64%	12/31/2023	1/1/2024	1	0	1	8.72%	1
Subtotal Cash Positions		<u>\$ 3,935,070</u>								
<u>Cash Positions: Pooled Investments</u>										
LOGIC	Pool	\$ 128	5.54%	12/31/2023	1/1/2024	1	0	1	0.00%	53
Grand Total		\$ 3,935,197							100.00%	

TOWN OF BARTONVILLE, TEXAS
CURRENT INVESTMENT PORTFOLIO AS OF
December 31, 2023

ALL FUND TYPES (EXCPET BCDC & CCD) AS DEFINED IN TOWN'S INVESTMENT POLICY

CUSIP	Type of Security	PAR	Current Rate	Purchase Settlement Date	Maturity Date	Book Value			Market Value		
						Beginning 10/01/2023	Ending 12/31/2023	Change	Beginning 10/01/2023	Ending 12/31/2023	Change
<u>Cash Positions: Bank Cash Investments</u>											
Independent Bank (Consolidated Cash)	DDA	\$ 3,592,048	5.64%	12/31/2023	1/1/2024	\$ 3,988,243	\$ 3,592,048	\$ (396,194)	\$ 3,988,243	\$ 3,592,048	\$ (396,194)
Independent Bank (Reserve Fund)	DDA	\$ 343,021	5.64%	12/31/2023	1/1/2024	\$ 338,310	\$ 343,021	\$ 4,712	\$ 338,310	\$ 343,021	\$ 4,712
Subtotal Cash Positions		\$ 3,935,070				\$ 4,326,552	\$ 3,935,070	\$ (391,483)	\$ 4,326,552	\$ 3,935,070	\$ (391,483)
<u>Cash Positions: Pooled Investments</u>											
LOGIC	Pool	\$ 128	5.54%	12/31/2023	1/1/2024	\$ 126	\$ 128	\$ 2	\$ 126	\$ 128	\$ 2
Grand Total		\$ 3,935,070				\$ 4,326,678	\$ 3,935,197	\$ (391,481)	\$ 4,326,678	\$ 3,935,197	\$ (391,481)

INTEREST EARNED FOR QUARTER

Month	Type of Security	Average Balance	Average Rate	Interest Earned		Average Collected GF	Average Collected RESERVE	Interest Earned GF	Interest Earned RESERVE
<u>Cash Positions: Bank Cash Investments</u>									
Oct-23	DDA	\$ 4,214,245	5.64%	\$ 19,051	\$ 4,214,245	\$ 3,875,936	\$ 338,310	\$ 17,521	\$ 1,529
Nov-23	DDA	\$ 3,832,901	5.64%	\$ 17,327	\$ 3,832,901	\$ 3,493,010	\$ 339,890	\$ 15,790	\$ 1,536
Dec-23	DDA	\$ 3,811,651	5.64%	\$ 17,805	\$ 3,811,651	\$ 3,470,224	\$ 341,427	\$ 16,210	\$ 1,595
	Subtotal			\$ 54,183					
<u>Cash Positions: Pooled Investments</u>									
Oct-23	Pool	\$ 126	5.54%	\$ 1					
Nov-23	Pool	\$ 127	5.56%	\$ 1					
Dec-23	Pool	\$ 127	5.54%	\$ 1					
	Subtotal			\$ 2					

TOTAL INTEREST EARNED FOR THIS QUARTER \$ 54,184

Dec 1, 2023 - Dec 31, 2023

Address	Notes	Code
Dec 28, 2023 10:55 AM 1941 JETER RD E	Patrolled city focusing on stray animals. Spoke to Sheri at city hall	Animal Control
Dec 19, 2023 3:17 PM 1941 JETER RD E	Patrolled city focusing on stray animals. Spoke to Thad at city hall	Animal Control
Dec 18, 2023 1:56 PM 158 Green Oaks	<p>Bite follow up</p> <p>158 Green Oaks Bartonville</p> <p>Liver and white pointer bit victim on back of left thigh while she was making a delivery. Bite did break skin. Officer attempted contact at residence but there was no answer.</p> <p>Vic Kayla Marquez 8175831489</p>	Animal Control
Dec 12, 2023 10:10 AM 1941 JETER RD E	Patrolled city focusing on stray animals. Spoke to Thad at city hall	Animal Control
Dec 8, 2023 11:52 AM 1201 redbud	we picked up a contained stray dog from this address	Animal Control

Address	Notes	Code
Dec 5, 2023 10:43 AM 1941 JETER RD E	Patrolled city focusing on stray animals. spoke to thad at city hall	Animal Control
Dec 4, 2023 10:30 AM 912 dove creek	we removed a sick/injured possum from this address	Animal Control



Westwood

Town of Bartonville Status Report

Date: January 12, 2023

Plat Review

- Swig
- Andy's Frozen Custard

ROW Permits

- CoServ – Noah Shah

Subdivision Construction

- N/A

Street Fund

- Street Rehabilitation – E. Jeter & Stonewood – Construction Completed – December 6, 2023
- Traffic Counts Completed Week of November 13-17

General Consultation

- Prepared Fall Work Order to begin after completion of Jeter and Stonewood – Still need to approve or let Andy know what we are going to do on this WO.

Town of Bartonville
Municipal Court Council Report
From 12/1/2023 to 12/31/2023

1/4/2024 1

Item G4.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
64	1	2	0	0	67

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$4,603.00	\$1,609.00	\$6,586.00	\$200.00	\$243.10	\$13,241.10

Warrants

Issued	Served	Closed	Total
0	0	1	1

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
22	0	18	28	38	106

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	1	1

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
27	0	27	54

PermitReport

1/2/2024 11:00

Item G4.

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
23-00422-01	Guidance Preparatory Academy	64 McMakin Rd	Commercial - Certificate of Occupancy	12/28/2023		15842	\$250.00
23-00423-01	Guidance Preparatory Academy	64 McMakin Rd	Food Establishment Permit	12/27/2023			\$300.00
23-00426-01	Guidance Preparatory Academy	64 McMakin Rd	Food Establishment Plan Review	12/27/2023		15842.00	\$350.00
23-00434-01	Stir-Ups Liquor	1842 FM 407 Suite 2	Commercial - Certificate of Occupancy	12/7/2023		4500.00	\$250.00
23-00442-01	Frisco Contractors LLC dba Alair Homes Frisco		Contractor Registration - General	12/1/2023			\$125.00
23-00448-01	On the Hook Fish & Chips	2201 E. FM 407	Temporary Food Permit	12/12/2023			\$35.00
23-00450-01	PentaVia Custom Homes		Contractor Registration - General	12/18/2023			\$125.00
23-00451-01	Houk AC Inc		Contractor Registration - Mechanical	12/1/2023			\$0.00
23-00452-01	Work Environmental Systems	2200 E Jeter Rd	Mechanical Permit (Outdoor Condensers)	12/1/2023	\$17,005.32		\$130.00
23-00453-01	AquaTerra Outdoors		Contractor Registration - General	12/5/2023			\$125.00
23-00454-01	EZlectrical LLC		Contractor Registration - Electrical	12/5/2023			\$0.00
23-00455-01	Frisco Contractors LLC dba Alair Homes Frisco	408 Country Ct	Electrical Permit	12/5/2023			\$130.00
23-00456-01	AquaTerra Outdoors	531 W Jeter Rd	Pool/Spa (inground)	12/6/2023	\$154,000.00	696	\$725.00
23-00457-01	Fox Electric		Contractor Registration - Electrical	12/6/2023			\$0.00
23-00458-01	Barnett Signs	1842 FM 407 Unit 1	Sign Permit Canopy North Side	12/8/2023			\$75.00
23-00459-01	Barnett Signs	1842 FM 407 Suite 1	Sign Permit Canopy East Side	12/8/2023			\$75.00
23-00460-01	Barnett Signs	1842 FM 407 Suite 1	Sign Permit Canopy West Side	12/7/2023			\$75.00
23-00461-01	Snow Fox Sushi	3400 FM 407	Food Establishment Permit	12/7/2023			\$300.00
23-00462-01	Nova Air LLC		Contractor Registration - Mechanical	12/7/2023			\$0.00
23-00463-01	Ran Davis	1649 Barrington Hills Blvd	Accessory Bldg (201 - 1000 sq ft)	12/15/2023	\$3,000.00	432	\$220.00
23-00464-01	Phoenix Plumbing, LLC.		Contractor Registration - Plumbing	12/11/2023			\$0.00
23-00465-01	Helton-Ingram Septic	737 Stonewood Boulevard	OSSF Permit - Residential	12/13/2023			\$410.00
23-00466-01	Knee Deep Plumbing		Contractor Registration - Plumbing	12/12/2023			\$0.00
23-00470-01	VNN Master Construction LLC		Contractor Registration - General	12/27/2023			\$125.00
23-00471-01	C&G Electric,Inc.		Contractor Registration - Electrical	12/14/2023			\$0.00
23-00472-01	AStar Heat and Air, Inc.		Contractor Registration - Mechanical	12/14/2023			\$0.00
23-00473-01	Alvarado Plumbing		Contractor Registration - Plumbing	12/14/2023			\$0.00
23-00474-01	Verde Outdoor Solutions	1032 Hat Creek Road	Sprinkler/Irrigation Permit	12/19/2023	\$3,000.00		\$110.00
23-00475-01	Gary & Jaclyn Carrington	1361 E Jeter Rd	Tree Removal Permit	12/18/2023			\$125.00
23-00476-01	The Barrel	2648 FM 407 Suite 150	Food Establishment Permit	12/19/2023			\$300.00
23-00477-01	Sainton Custom Homes		Contractor Registration - General	12/19/2023			\$125.00
23-00478-01	Domino's Pizza	3000 FM 407 E 200	Food Establishment Permit	12/18/2023			\$300.00
23-00479-01	DPI Irrigation		Contractor Registration - Irrigation	12/19/2023			\$125.00
23-00480-01	G signs and Graphics		Contractor Registration - Electrical	12/18/2023			\$0.00
23-00481-01	Kosmos Solar		Contractor Registration - Electrical	12/18/2023			\$0.00
23-00482-01	Eco Construction Group	950 Briarwood Cir	New Residence Permit	12/19/2023	\$600,000.00	3380	\$2,197.00
23-00482-02	Eco Construction Group	950 Briarwood Cir	New Residence (Non AC)	12/19/2023		2029	\$913.05
23-00482-04	Eco Construction Group	950 Briarwood Cir	Culvert/Driveway	12/19/2023			\$120.00
23-00482-05	Eco Construction Group	950 Briarwood Cir	Grading and Drainage Permit	12/19/2023			\$275.00
23-00484-01	Eco Construction Group	950 Briarwood Cir	Accessory Bldg (1,001 +) Non AC	12/19/2023		2400	\$888.00
23-00485-01	Aqua Tech Electric		Contractor Registration - Electrical	12/19/2023			\$0.00
23-00486-01	S&T Plumbing		Contractor Registration - Plumbing	12/19/2023			\$0.00
23-00487-01	G.O. Electrical LLC		Contractor Registration - Electrical	12/20/2023			\$0.00
23-00488-01	DPI Irrigation	780 Rockgate	Sprinkler/Irrigation Permit	12/27/2023	\$4,000.00		\$110.00
23-00489-01	Fourteen Construction, LLC	2005 High Meadow Ct	New Residence Permit	12/21/2023	\$1,000,000.00	4856	\$3,156.40
23-00489-02	Fourteen Construction, LLC	2005 High Meadow Ct	New Residence (Non AC)	12/21/2023		2111	\$949.95
23-00489-04	Fourteen Construction, LLC	2005 High Meadow Ct	Grading and Drainage Permit	12/21/2023			\$275.00
23-00489-05	Fourteen Construction, LLC	2005 High Meadow Ct	Culvert/Driveway	12/21/2023			\$120.00
23-00490-01	Absolute Plumbing		Contractor Registration - Plumbing	12/20/2023			\$0.00
23-00491-01	Absolute Plumbing	1239 Porter Rd	Plumbing Permit	12/21/2023	\$4,700.00		\$130.00
23-00495-01	Work Environmental Systems	498 Wolf Run Rd	Mechanical Permit	12/22/2023	\$4,180.39		\$130.00
23-00496-01	Cathedral Plumbing of Texas		Contractor Registration - Plumbing	12/27/2023			\$0.00
23-00497-01	L&S Plumbing Partnership LTD DBA L&S Mechanical		Contractor Registration - Electrical	12/27/2023			\$0.00
23-00498-01	L&S Plumbing Partnership LTD DBA L&S Mechanical (Mechanical)		Contractor Registration - Mechanical	12/27/2023			\$0.00
23-00499-01	L&S Plumbing Partnership Ltd. DBA L&S Mechanical		Contractor Registration - Plumbing	12/27/2023			\$0.00
23-00500-01	The Bartonville Tavern	2652 FM 407 Suite 155	Food Establishment Permit	12/27/2023			\$300.00
23-00501-01	TLC Electrical		Contractor Registration - Electrical	12/27/2023			\$0.00
23-00502-01	Southwestern Plumbing Company, Inc.		Contractor Registration - Plumbing	12/27/2023			\$0.00
23-00503-01	TLC Electrical	568 Wolf Run Rd	Electrical Permit	12/28/2023	\$800.00		\$130.00
23-00504-01	Marty B's To Go	2652 E. FM 407 Suite 100	Food Establishment Permit	12/29/2023			\$300.00
23-00505-01	Marty Bs	2664 FM 407	Food Establishment Permit	12/29/2023			\$300.00
23-00506-01	Golden Egg Cafe	2650 FM 407 Suite 165	Food Establishment Permit	12/28/2023			\$300.00
23-00507-01	Taylor Garden Pool & Patio LLC		Contractor Registration - General	12/29/2023			\$125.00
23-00508-01	Marty B's Coffee Co.	2656 FM 407	Food Establishment Permit	12/29/2023			\$300.00

FY2024 Boards and Commission Attendance Report

Item G4.

Oct 23 Nov 23 Dec 23 Jan 24 Feb 24 Mar 24 Apr 24 May 24 Jun 24 Jul 24 Aug 24 Sep 24

Board of Adjustment (BOA)													
Position	Term	Current Member											
Chair	2022-2024	Donna Baumgarner (2014)	NO MEETING	NO MEETING	NO MEETING								
Board Member	2022-2024	Kathy Daum (2003)											
Alternate #1	2022-2024	Rebecca Jenkins (2022)											
Vice Chair	2023-2025	Jim Lieber (2016)											
Board Member	2023-2025	Del Knowler (2011)											
Board Member	2023-2025	Siobhan O'Brien (2022)											
Alternate #2	2023-2025	Heather Head (2023)											

All Terms are two (2) Years

P - Present

A - Absent

E - Excused - Staff Notified

Oct 23 Nov 23 Dec 23 Jan 24 Feb 24 Mar 24 Apr 24 May 24 Jun 24 Jul 24 Aug 24 Sep 24

Planning & Zoning Commission (P&Z)													
Position	Term	Current Member											
Chair	2022-2024	Gloria McDonald (1998)	NO MEETING	P	P	P							
Vice Chair	2022-2024	Ralph Arment (1988)		P	P	P							
Commissioner	2022-2024	Brenda Hoyt-Stenovich (2014)		P	P	P							
Alternate #1	2022-2024	Pat Adams (2022)		P	P	P							
Commissioner	2023-2025	Don Abernathy (2000)		P	P	P							
Commissioner	2023-2025	Larry Hayes (2021)		P	P	P							
Alternate #2	2023-2025	Rick Lawrence (2023)		P	P	E							

All Terms are two (2) Years

P - Present

A - Absent

E - Excused - Staff Notified

FY2024 Boards and Commission Attendance Report

Item G4.

Oct 23 Nov 23 Dec 23 Jan 24* Feb 24 Mar 24 Apr 24 May 24 Jun 24 Jul 24 Aug 24 Sep 24

Bartonville Community Development Corporation (BCDC)														
Position	Term	Current Member												
Director	2022-2024	Jim Foringer (2006)	A	P	A									
Vice Chair	2022-2024	Terry Rock (2014)	P	P	P									
Director	2022-2024	Brenda Latham (2021)	P	P	P									
Director	2022-2024	Lacy Burrhus (2023)												
Director	2023-2025	Jim Langford (2015)	P	P	P									
Chair	2023-2025	Randy Van Alstine (2014)	P	P	P									
Director	2023-2025	Jennifer Buck(2023)												

All Terms are two (2) Years

P - Present

A - Absent

E - Excused - Staff Notified

* January Meeting was moved to 1/17 - Special Meeting

Oct 23 Nov 23 Dec 23 Jan 24 Feb 24 Mar 24 Apr 24 May 24 Jun 24 Jul 24 Aug 24 Sep 24

Crime Control and Prevention District (CCPD)														
Position	Term	Current Member												
Director	2022-2024	Lori Van Alstine (2014)	NO MEETING	NO MEETING	NO MEETING									
Director	2022-2024	VACANT (12/2023)												
Director	2022-2024	Johnny Jones (2012)												
Director	2022-2024	Kevin Oldham (2018)												
Director	2023-2025	Chris Colbert (2011)												
Director	2023-2025	Donald (Deke) Dunlap (2021)												
Chair	2023-2025	Jeff Grubb (2011)												

All Terms are two (2) Years

P - Present

A - Absent

E - Excused - Staff Notified



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Consider approval of the December 19, 2023, Regular Meeting Minutes.

SUMMARY:

The Town Council held a Regular Meeting on December 19, 2023.

RECOMMENDED MOTION OR ACTION:

Approve the December 19, 2023, Regular Meeting Minutes as presented.

ATTACHMENT:

- December 19, 2023, Regular Meeting Minutes.

THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 19TH DAY OF DECEMBER 2023 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COUNCIL MEMBERS PRESENT, CONSTITUTING A QUORUM:

Jaclyn Carrington, Mayor
Matt Chapman, Mayor Pro Tem/Place 2
Jim Roberts, Council Member Place 1
Clay Sams, Council Member Place 3
Keith Crandall, Council Member Place 4
Mergie Arens, Council Member Place 5

Town Staff Present:

Thad Chambers, Town Administrator
Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney
Wendell Mitchell, Interim Chief of Police

A. CALL MEETING TO ORDER

Mayor Carrington called the Regular Session to order at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

Mayor Carrington led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

There was no public participation.

D. APPOINTED REPRESENTATIVE/LIAISON REPORTS

1. Upper Trinity Regional Water District Report - No Report

2. Denton County Emergency Services District #1.

Chief Vaughn provided an update and addressed questions from Council.

3. Police Department Statistics/Activities - November 2023.

Chief Wendell provided an update and addressed questions from Council.

4. Town Administrator – November 2023 Reports: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, Permits, and Board Member Attendance.

Town Administrator Chambers provided an update and addressed questions from Council.

E. CONSENT AGENDA

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the November 21, 2023, Regular Meeting Minutes.

Motion made by Council Member Sams, seconded by Council Member Arens to approve the November 21, 2023, Regular Meeting Minutes as amended at the dais.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

F. PUBLIC HEARINGS and ACTION ITEMS

Mayor Carrington and Council Member Sams recused themselves from the dais at 6:55 pm; Mayor Pro Tem Chapman provided over the meeting for agenda item #1:

- 1. Discuss and consider a Preliminary Plat for an 81.789-acre tract of land situated in the A.M. Feltus Survey, Abstract Number 1594, and the Daniel Cook Survey, Abstract No. 230, in the Town of Bartonville, Denton County, Texas. The tract of land is located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road, in Bartonville, Texas. The applicant is Mycoskie Associates, Inc., on behalf of Rob Knight. *(The Planning & Zoning Commission recommended approval by a vote of 5-0 at its December 6, 2023, meeting.)***

Town Administrator Chambers provided a brief presentation, stating that this item meets the criteria, the Planning and Zoning Commission recommended approval with conditions, and listed the conditions.

Motion made by Council Member Crandall, seconded by Council Member Arens, to approve the Preliminary Plat for an 81.789-acre tract of land situated in the A.M. Feltus Survey, Abstract Number 1594, and the Daniel Cook Survey, Abstract No. 230, in the Town of Bartonville, Denton County, Texas. The tract of land is located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road, in Bartonville, Texas, with the following conditions:

1. Prior to recordation of the final plat, the two “Offsite Drainage Easements” depicted on the Preliminary Utility Plan shall be recorded as separate instruments.
2. Prior to recordation of the final plat, all easements to be established via the plat shall be labeled “by this plat.”
3. Prior to recordation of the final plat, the front, side, and rear yard setbacks (building lines) shall be set at 50 feet, as established by Chart 4.2 of the Bartonville Zoning Ordinance. These setbacks shall apply to all property lines of each lot, including both portions of Lot 3.
4. Prior to recordation of the final plat, any existing buildings located within a regulatory setback shall be removed or relocated such that no existing buildings are located within any new yard setbacks to be established by the plat.

5. The final plat shall include an approval block as depicted in Section 2.7.c. of the Bartonville Development Ordinance.
6. Prior to submittal of a final plat, the proposed location and design of the on-site septic facilities (OSSF) for each proposed lot shall be approved by the Town of Bartonville, in accordance with Bartonville Development Ordinance Section 2.6.c.
7. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
8. The final plat shall depict a 10-foot-wide utility easement along one side and along the entire length of the private road.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Crandall, and Arens

NAYS: None

VOTE: 4/0

Mayor Carrington and Council Member Sams returned to the dais at 7:04 pm.

2. **Discuss and make a recommendation regarding a Preliminary Plat for a 99.744-acre tract of land situated in the A.R. Loving Survey, Abstract Number 0736A, Tracts 5, 5A, 6, and 7A in the Town of Bartonville, Denton County, Texas. The tract of land is located on the west side of FM 407, directly opposite the intersection of FM 407 and Rayzor Road, in Bartonville, Texas. The applicant is CCM Engineering, on behalf of the Education Leads to Success Foundation. *(The Planning & Zoning Commission recommended approval by a vote of 5-0 at its December 6, 2023, meeting.)***

Town Administrator Chambers provided a brief presentation, stating that this item meets the criteria, the Planning and Zoning Commission recommended approval with conditions, and listed the conditions.

Motion made by Council Member Arens, seconded by Council Member Crandall, to approve the Preliminary Plat for a 99.744-acre tract of land situated in the A.R. Loving Survey, Abstract Number 0736A, Tracts 5, 5A, 6, and 7A in the Town of Bartonville, Denton County, Texas. The tract of land is located on the west side of FM 407, directly opposite the intersection of FM 407 and Rayzor Road, in Bartonville, Texas, with the following conditions:

1. On the final plat, the fire lane easement shall be a minimum of 24 feet in width and all internal turn radii shall be a minimum of 30 feet.
2. The final plat shall show Driveway #2 and the associated drive aisle, as indicated in the August 10, 2023, Traffic Impact Analysis. The drive aisle may be labeled as "Private Access Road." It is recommended that this also be identified as a fire lane since it will offer direct turning access from FM 407.
3. Driveway #2 shall be served by a left turn bay cut in the median. Prior to construction of any public improvements in the TxDOT right-of-way, a TxDOT construction permit shall be obtained by the applicant.

4. Prior to submittal of a final plat, the proposed location and design of an on-site septic facility (OSSF) shall be approved by the Town of Bartonville, in accordance with Bartonville Development Ordinance Section 2.6.c.
5. Prior to any construction on the site within the Zone AE floodplain or floodway, a Conditional Letter of Map Revision (CLOMR) shall be submitted to and approved by FEMA.
6. The final plat shall contain an additional note under General Notes that reads, "The Zone AE floodplain and floodway shall be maintained and shall remain free of obstructive debris by the property owner, in accordance with the Bartonville Code of Ordinances.
7. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
8. Include, as part of the construction plan set, a turning exhibit for a WB 50 vehicle.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

3. Conduct a Public Hearing and consider a Resolution adopting and ratifying plat application submittal list posting requirements set forth by new legislation HB 3699.

Town Administrator Chambers stated that this is required by House Bill 3699, requiring municipalities to adopt and make publicly available a complete written list of all documentation and other information that is required to submit a plat application, including publication on the Town's website.

Mayor Carrington opened the Public Hearing at 7:16 pm. After recognizing that no one was present to speak on this agenda item, closed the Public Hearing at 7:16 pm.

Motion made by Council Member Roberts, seconded by Council Member Crandall, approving a Resolution adopting and ratifying plat application submittal list posting requirements set forth by new legislation HB 3699 as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

4. Discuss and consider approval of a Resolution accepting the Town's Investment Policy for Fiscal Year 2023-2024.

Town Administrator Chambers that this is the mandated annual review of the Town's Investment Policy, and that Staff does not recommend any changes.

Motion made by Council Member Chapman, seconded by Council Member Crandall, to approve a Resolution accepting the Town's Investment Policy for Fiscal Year 2023-2024 as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

5. Discuss and consider appointment(s) to the Bartonville Community Development Corporation, including the consideration of removing a member due to absenteeism.

Town Secretary Montgomery stated one of her duties is to notify Council of appointed officials' absences and referred to Section 1.04.003, Attendance at Meetings, of the Town's Code of Ordinances.

Motion made by Crandall, seconded by Council Member Chapman, to remove James Kennemer from the Bartonville Community Development Corporation immediately due to his three consecutive absences.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

6. Discuss and consider approval of a Resolution appointing new member(s) to the Bartonville Community Development Corporation.

Town Secretary Montgomery stated that during the annual appointment process, a vacancy was left on the Bartonville Community Development Corporation Board and Staff has advertised the vacancy with a deadline of Friday, December 8, 2023. Montgomery stated that two applications were received.

Motion made by Council Member Crandall, seconded by Council Member Roberts, to appoint Jennifer Buck to the position expiring September 2025.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

Motion made by Council Member Sams, seconded by Council Member Arens, to appoint Lacy Burrhus to the position expiring September 2024.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

7. Discuss and consider an agreement with MWH Group for external auditing services for the Fiscal Year ending September 30, 2023, and authorize the Town Administrator to execute same on behalf of the Town.

Town Administrator Chambers stated we have received the proposal and engagement letter from our past Auditors, MWH Group, and addressed questions from Council.

Motion made by Council Member Arens, seconded by Council Member Robers, to approve the agreement with MWH Group for external auditing services for the Fiscal Year ending September 30, 2023, and authorize the Town Administrator to execute same.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

8. Discuss and consider a Master Services and Purchasing Agreement with Axon Enterprise, Inc. for the purchase of tasers and associated equipment in an amount not to exceed \$17,526.00; and authorize the Town Administrator to execute same on behalf of the Town.

Police Chief Mitchell provided a summary of the Purchasing Agreement with Axon Enterprise, Inc and addressed questions from Council.

Motion made by Council Member Crandall, seconded by Council Member Sams, to approve the Master Services and Purchasing Agreement with Axon Enterprise, Inc for the purchase of tasers and associated equipment in an amount not to exceed \$17,526.00 and authorize the Town Administrator to execute same on behalf of the Town.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5/0

G./H. CONVENE INTO CLOSED SESSION and RECONVENE INTO OPEN MEETING

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 7:37 pm and reconvened into open session at 8:13 pm in accordance with the Texas Government Code regarding:

Council Member Crandall recused himself from the Executive Session Agenda Item #1 discussion.

1. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding legal issues related to the Town's Extraterritorial Jurisdiction (ETJ), issues related to the Furst Ranch Development, and any and all legal issues related thereto.

No action taken.

Council Member Crandall attended Executive Session Agenda Item #2 discussion.

2. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney concerning pending or contemplated litigation regarding the sanitary sewer nuisance at 1287 Gibbons Road, Town of Bartonville, Texas v. Paula Harvey, Cause No. 23-11429-467 pending in the 467th District Court of Denton County, Texas.

No action taken.

I. FUTURE ITEMS

Discussion only; no action taken.

J. ADJOURNMENT

Mayor Carrington declared the meeting adjourned at 8:15 pm.

APPROVED this the 16th day of January 2024.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider approval of a Resolution of the Town Council of the Town of Bartonville ordering a General Election to be held on May 4, 2024, for the purpose of electing one Mayor and two Council Members Place 2 and 4, for two-year terms each; providing for a joint services contract with Denton County and authorizing the Town Administrator to execute the joint services contract on behalf of the Town.

SUMMARY:

State law requires the General Election to be held on the first Saturday of May – May 4, 2024. A Mayor and two Council Members Place 2 and Place 4 shall be elected.

In accordance with Section 271.002 of the Texas Election Code, the Town's election will be conducted jointly with other political subdivisions of Denton County. The proposed resolution calls for the May 4, 2024, election, and provides for a joint services agreement with Denton County. The County will determine all early voting and election day polling places once it has identified all entities participating in the May 4, 2024, General Election.

FISCAL IMPACT:

\$10,000 - \$15,000

The Town will be entering a joint election services agreement with Denton County and the costs of the election will be shared with other entities participating in the joint services agreement for the May 4, 2024, General Election.

RECOMMENDED MOTION OR ACTION:

Move to approve a Resolution of the Town Council of the Town of Bartonville ordering a General Election to be held on May 4, 2024, for the purpose of electing a Mayor and two Council Members Places 2 and 4, for two-year terms each; and providing for a joint services contract with Denton County and authorizing the Town Administrator to execute agreement on behalf of the Town.

ATTACHMENT:

- Draft Resolution.

**TOWN OF BARTONVILLE, TEXAS
RESOLUTION 2024-01**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 4, 2024, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO COUNCILMEMBERS PLACES 2 AND 4, FOR TWO-YEAR TERMS EACH; PROVIDING FOR A JOINT SERVICES CONTRACT WITH DENTON COUNTY TO CONDUCT THE ELECTION; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas is a Type “A” General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Title 2A, Section 22.003 of the Local Government Code provides that an election for officers of Type “A” General Law Municipality shall be held annually on an authorized uniform election day; and

WHEREAS, Section 41.001a (2) of the Texas Election Code, as amended by the 87TH Texas Legislature, establishes the first Saturday of May 2024, as a Uniform Election Day for the purposes of conducting a General Election; and

WHEREAS, Section 3.004b of the Texas Election Code provides that the governing body of a municipality shall be the authority to order a General Election for electing Municipal Officers; and

WHEREAS, in accordance with Section 271.002 of the Texas Election Code, the Town General Election will be conducted jointly with other political subdivisions of Denton County, Texas.

NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

SECTION 1

The Town Council of the Town of Bartonville hereby orders that a General Election be held on May 4, 2024, being the first Saturday in May of 2024, for the purposes of electing a Mayor and two Council Members Places 2 and 4, for two-year terms each.

SECTION 2

The election precinct for said election shall be the regular precinct of Denton County (Precinct 4207) to the extent that they are within the corporate limits of the Town of Bartonville.

SECTION 3

The election will be conducted jointly with other political subdivisions in Denton County on May 4, 2024, pursuant to Chapters 31 and 271, Texas Election Code. The Town Administrator and the Town Secretary are hereby authorized to sign the contract with the Denton County Elections Administrator for the purpose of having Denton County furnish all or any portion of the election services and equipment needed to conduct the election.

SECTION 4

Such election shall be held at the polling places established by Denton County. The polls for said election shall be open from 7:00 am to 7:00 pm.

SECTION 5

In accordance with Sections 31.097 and 271.006 of the Texas Election Code, Frank Phillips, Denton County Election Administrator, shall be appointed to serve as the Early Voting Clerk and his permanent county employees are appointed as deputy early voting clerks.

Frank Phillips, Early Voting Clerk
Denton County Elections
701 Kimberly Drive, Suite A101
Denton, Texas 76208

Applications for ballots by mail must be received no later than the close of business on Tuesday, April 23, 2024.

SECTION 6

Early Voting by personal appearance will be held jointly with other Denton County public entities at Denton County's Main Early Voting Site located at the Denton County Administration Building, 701 Kimberly Drive, Denton, Texas 76208 beginning on April 22, 2024, and continuing through April 30, 2024, at the dates and times set forth below:

**Denton County Administration Building
701 Kimberly Drive, Denton, TX**

<u>Date</u>	<u>Time</u>
Monday, April 22 – Saturday, April 27, 2024	8:00 am – 5:00 pm
Sunday, April 28, 2024	11:00 am – 5:00 pm
Monday, April 29 – Tuesday, April 30, 2024	7:00 am – 7:00 pm

Additional early voting locations will be identified in the contract executed with the Denton County Elections Administrator.

SECTION 7

The polling place for all of Precinct 4027 within the corporate limits of the Town of Bartonville will be located at a location determined by the Denton County Elections Administrator to be identified in the joint services agreement. The polls for said election shall be open from 7:00 am – 7:00 pm.

SECTION 8

The election materials as outlined in Chapter 272, TEXAS ELECTION CODE, shall be printed in both English and Spanish for use at the polling places and for early voting for said election.

SECTION 9

The Mayor is authorized to sign the Order of Election and Notice of General Election. The Notice of General Election shall be published in accordance with the provisions of the TEXAS ELECTION CODE. The Town Secretary, in consultation with the Town Attorney, is hereby authorized and directed to take any and all actions necessary to comply with the provisions of federal law, state law, in conducting the election, whether or not expressly authorized herein.

SECTION 10

The election shall be conducted pursuant to the election laws of the State of Texas.

PASSED APPROVED this the 16th day of January 2024.

APPROVED:

ATTEST:

Jaclyn Carrington, Mayor

Shannon Montgomery, TRMC, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Conduct a Public Hearing and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 1.34-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Jennifer Gansert of Kimley-Horn and Associates, Inc. on behalf of Andy's Frozen Custard. [Town File #CUP-2023-006 and SP-2023-003]. ***(The Planning & Zoning Commission recommended approval, with conditions, by a vote of 5-0 at its January 3, 2024, meeting.)***

Applicant: Jennifer Gansert of Kimley-Horn and Associates, Inc.

Zoning: General Commercial District (GC)

Summary: The applicant has applied for a Conditional Use Permit (CUP) to authorize a drive through use on an approximately 1.34-acre site located within the Lantana Town Center. The specific location for the site is Lot 3, Block A, of DCFWSD #7 Retail Center Addition. The proposed development is for a 1,949 square-foot Andy's Frozen Custard restaurant with drive through.

Conditional Use Permit

Bartonville Zoning Ordinance Section 16.10 lists the criteria for approval of a proposed conditional use permit:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The CUP application is for a proposed drive-through restaurant. Bartonville Comprehensive Plan Objective 3.1 advises the Town to limit non-residential uses to nodal development targeted at appropriate intersections along the FM 407 corridor and the McMakin Road/East Jeter Road intersection. The Lantana Town Center Development is found within this location, with the proposed site being at the intersection of FM 407 and E Jeter Road. With a land use designation of General Commercial, the proposed use is in line with the Bartonville Comprehensive Plan. In addition, with a zoning classification of the subject property of General Commercial, which is described as providing “for larger scale office, retail and service uses intended to serve a regional consumer base,” the proposed use is in conformance with the current zoning. With these findings, approval criteria 1 and 2 are met.

The proposed drive-through restaurant use is to be located within a highly confined commercial node within Lantana Town Center. Its location along FM 407 provides for a regional customer base and is complementary to the surrounding commercial development. The proposed use would not be compatible in other zoning districts or locations within the town. The northern access drive to the site contains sidewalks and crosswalks for pedestrian use. The driveway into the site is located approximately 59 feet from the intersection of the primary access drive and FM 407; the minimum spacing for driveways from an intersection is 50 feet. The required driveway spacing and maintenance internal drive aisle with two access points ensures mitigation of traffic impacts on local streets. With these findings, and application of conditions of approval for the site plan, criteria 3 through 7 are met.

Site Plan

The Site Plan submitted with the CUP application was reviewed concurrently with the CUP in reference to the following approval criteria:

1. The plan’s compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.

5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Conformance with approval criteria 1, 7, and 14 have already been addressed in the CUP section above. Criteria 2, 10, 11, and 12 are not applicable to this project. The building is oriented such that the drive-through is perpendicular to FM 407 and the parking is located within the site, separated by landscaped areas. These landscaped areas (see Exhibit 1) provide a dense screen of trees and shrubs from FM 407 and the primary access drive in Lantana Town Center. The site plan meets all development standards listed for the General Commercial zoning district.

The Lantana Town Center site contains an existing 30-foot fire lane that will provide sufficient coverage for the subject property. The site provides 27 parking spaces attributed to the proposed use, with two of the spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 20 spaces are required. In addition, the site plan provides for sufficient queuing depth to meet the Town's standard of no less than five vehicle spaces.

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (Exhibit 1, sheet C-11) shows private utility services connecting to existing water and sewer services from the southwest. Storm water drainage is collected and is transmitted to an existing storm drain line that runs through the site. With a condition of approval ensuring compliance with design standards, driveway spacing will provide adequate traffic management for ingress and egress to the site. With these findings, and application of conditions for approval, criteria 3, 4, 5, 6, 8, 9, and 13 are met.

Planning & Zoning Commission Recommendation: CUP-2023-006: Approve. SP-2023-003: Approve with conditions. The following conditions of approval are recommended:

CUP-2023-006:

1. No recommended conditions of approval.

SP-2023-003:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.

Public Comment: None.

Financial Information: Approval of the conditional use permit and site plan will permit the construction of a 1,949-sf drive-through restaurant. The Town will benefit from additional property tax and sales tax collections from the commercial use.

Exhibits:

1. Andy's Frozen Custard CUP & SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published Legal Notice
4. Ordinance approving CUP

Exhibit 1



Town of Bartonville

Application for Conditional Use Permit

All applications must be submitted in accordance with the Submission Schedule attached hereto. Please complete the attached checklist. A site plan application must be submitted with all Conditional Use Permit Applications.

Applicant (Owner or Agent, Specify): Jennifer Gansert, Kimley-Horn and Associates, Inc.

Mailing Address: 801 Cherry St, Unit 11, Suite 1300

Phone: 972-770-1343 **Fax:** _____

Email Address*: jennifer.gansert@kimley-horn.com

(*This will be the primary method of communication)

Owner's Name(s) if different¹: A-S 114 Lantana Town Center LP

Owner's Address: 8827 W Sam Houston Pkwy N Suite 200, Houston, Tx, 77040

Phone: _____ **Fax:** _____

General Location of Property: 3800 FM 407, Bartonville, Tx

Current Zoning: GC/PD1

Legal Description of Property: DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 3
(Attach Complete Metes and Bounds Description)

Use Being Requested (In accordance with Appendix C:Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance: Restaurant (Quick Service) w/ Drive-Through

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized for the owner of the above described property.


Signature of Applicant/Owner

11/6/23
Date

STAFF USE ONLY:

Date Submitted: _____ **Fee Paid:** _____

Accepted By: _____ **Check No. :** _____

P& Z Public Hearing: _____ **Metes & Bounds Attached:** ☐ Yes ☐ No

Council Public Hearing: _____ **Notarized Statement:** ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 11/6/23

I, Jay K. SEARS, Manager, owner of the Property located at 3800 FM 407 do hereby certify that I have given my permission to KIMLEY-HORN AND ASSOCIATES, to submit this conditional use permit application.

JAY K. SEARS, Manager
Print Name

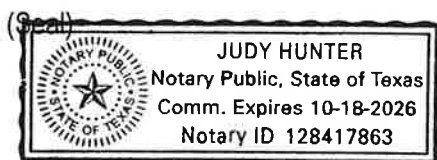
[Signature]
Signature of Owner

8827 W. Sam Houston Pkwy N; Suite 200, Houston Tx 77040
Address

281.640.7195
Phone No.

State of Texas §
County of Harris §

Before me, Judy Hunter, a Notary Public in and for said County and State, on this day personally appeared Jay Sears known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



[Signature]
Notary



TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

1. Applicant:

Name: Jennifer Gansert, Kimley-Horn and Associates, Inc.

Address: 801 Cherry St, Unit 11, Suite 1300

City/State: Fort Worth, Texas Zip:

Office #: 972-770-1343 Cell #: 281-413-3570 Fax #:

Email Address: jennifer.gansert@kimley-horn.com

2. Property Owner:

Name: A-S 114 Lantana Town Center LP

Address: 8827 W Sam Houston Pkwy N Suite 200

City/State: Houston, Tx Zip: 77040

Office #: 281.640.7195 Cell #: Fax #:

Email Address: M.HARNEY@NEWQUEST.COM

3. Site Location:

Street Address: 3800 FM 407, Bartonville, Tx 76226

Lot, Block, & Subdivision Name: DCFWSO#7 RETAIL CENTER ADDITION BLK A LOT 3

4. Summarize the proposed development. If necessary, use a separate sheet.

Proposed Andy's Frozen Custard - Drive thru

5. Present Zoning: GC/PD1 **Present Land Use:** Vacant

Future Land Use Designation: Commercial Business

6. All applications must contain the required information as specified in the Town of Bartonville's Comprehensive Zoning Ordinance, (Code of Ordinances, Chapter 14, Exhibit "A").

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT BOTH THE PLANNING AND ZONING COMMISSION MEETING AND TOWN COUNCIL MEETING

FAILURE TO APPEAR before the Planning and Zoning Commission or Town Council for more than one (1) hearing without an approved delay by the Town Administrator or his/her designee shall constitute sufficient grounds to table or deny the request unless the Town is notified at least 72 hours prior to the hearing.

DENIALS BY THE PLANNING AND ZONING COMMISSION shall be forwarded to Town Council, along with the Commission's reasons for denial and will require a $\frac{3}{4}$ favorable vote of all members of Town Council.

TABLED BY THE PLANNING AND ZONING COMMISSION: The Commission may not defer its report for more than 90 days from the time it was posted on the agenda, or until it has had an opportunity to consider other proposed changes, which may have a direct bearing, unless a postponement is requested by the applicant.

Applicant Name (print or type): Jennifer Gansert

Applicant signature: 

Owner Name (print or type): Jay K. SEARS. MAJGOR

Owner signature: 

Date Received _____ Date Paid _____ Receipt Number _____



NOTARY FORM
Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 11/6/2023

I, JAY K. SEARS, MANAGER, owner of the Property located at 3800 FM 407 do hereby certify that I have given my permission to KIMLEY-HORN AND ASSOCIATES, to submit this conditional use permit application.

JAY K. SEARS, MANAGER

Print Name

Signature of Owner

8827 W. SAM HOUSTON PKWY N.; SUITE 200; HOUSTON TX 77040

Address

281.640.7195

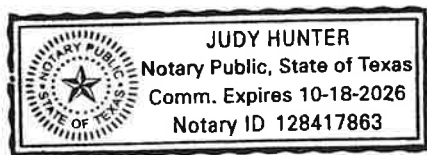
Phone No.

State of Texas §

County of Harris §

Before me, Judy Hunter, a Notary Public in and for said County and State, on this day personally appeared Jay Sears known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

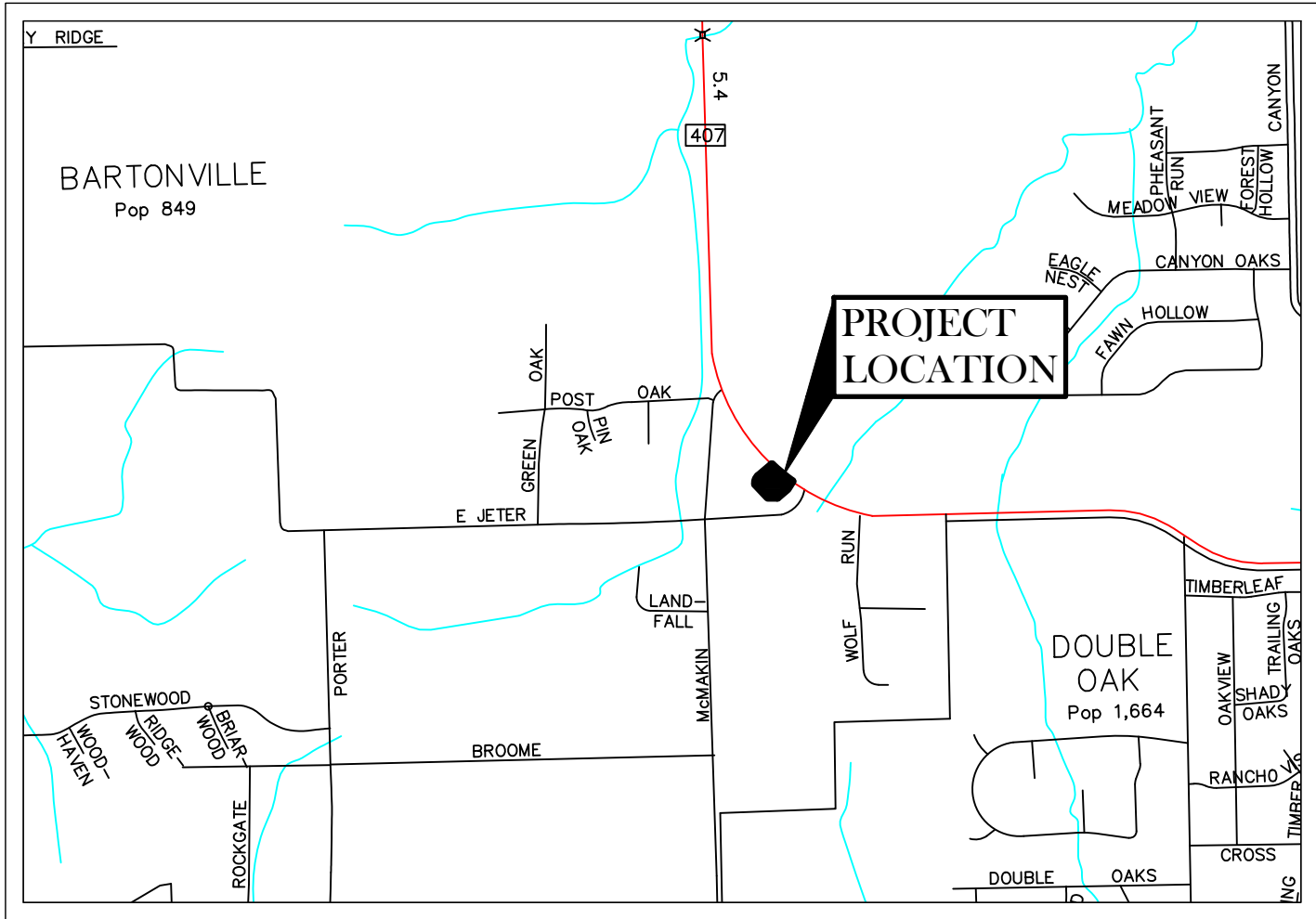


Notary

CIVIL CONSTRUCTION PLANS
FOR
ANDY'S LANTANA
3800 FM 407
BARTONVILLE, TX 76226

PLANS SUBMITTAL/REVIEW LOG

1ST CITY SUBMITTAL	11/06/2023
90% CD SUBMITTAL	11/10/2023
100% CD SUBMITTAL	11/17/2023



VICINITY MAP
N.T.S.
COUNCIL DISTRICT: 7

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-00	COVER SHEET
--	RECORDED PLAT
C-01	GENERAL NOTES
C-02	DEMOLITION PLAN
C-03	SITE PLAN
C-04	PAVING & DIMENSION CONTROL
C-05	CONSTRUCTION DETAILS (1 OF 2)
C-06	CONSTRUCTION DETAILS (2 OF 2)
C-07	GRADING PLAN
C-08	EXISTING DRAINAGE AREA MAP
C-09	PROPOSED DRAINAGE AREA MAP
C-10	STORM SEWER PLAN
C-11	UTILITY PLAN
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL DETAILS
LP 1.01	LANDSCAPE PLAN
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS
LP 2.03	PLANTING SPECIFICATIONS

DEVELOPER:

ANDY'S FROZEN CUSTARD
211 E WATER STREET
SPRINGFIELD, MO 65806
PH. (417) 380-8007
CONTACT: JOSH BRAUN

ARCHITECT:

HUFFT
3612 KARNES BLVD
KANSAS CITY, MO 64111
PH. (816)513-0200
CONTACT: JEFFERY KLOCH

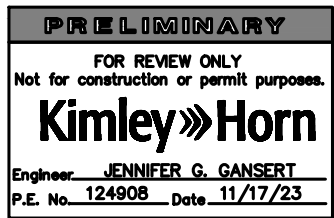
ENGINEER

Kimley»Horn
TEXAS REGISTRATION NO. F-928
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PH. (972) 770-1343
CONTACT: JENNIFER GANSERT, P.E.

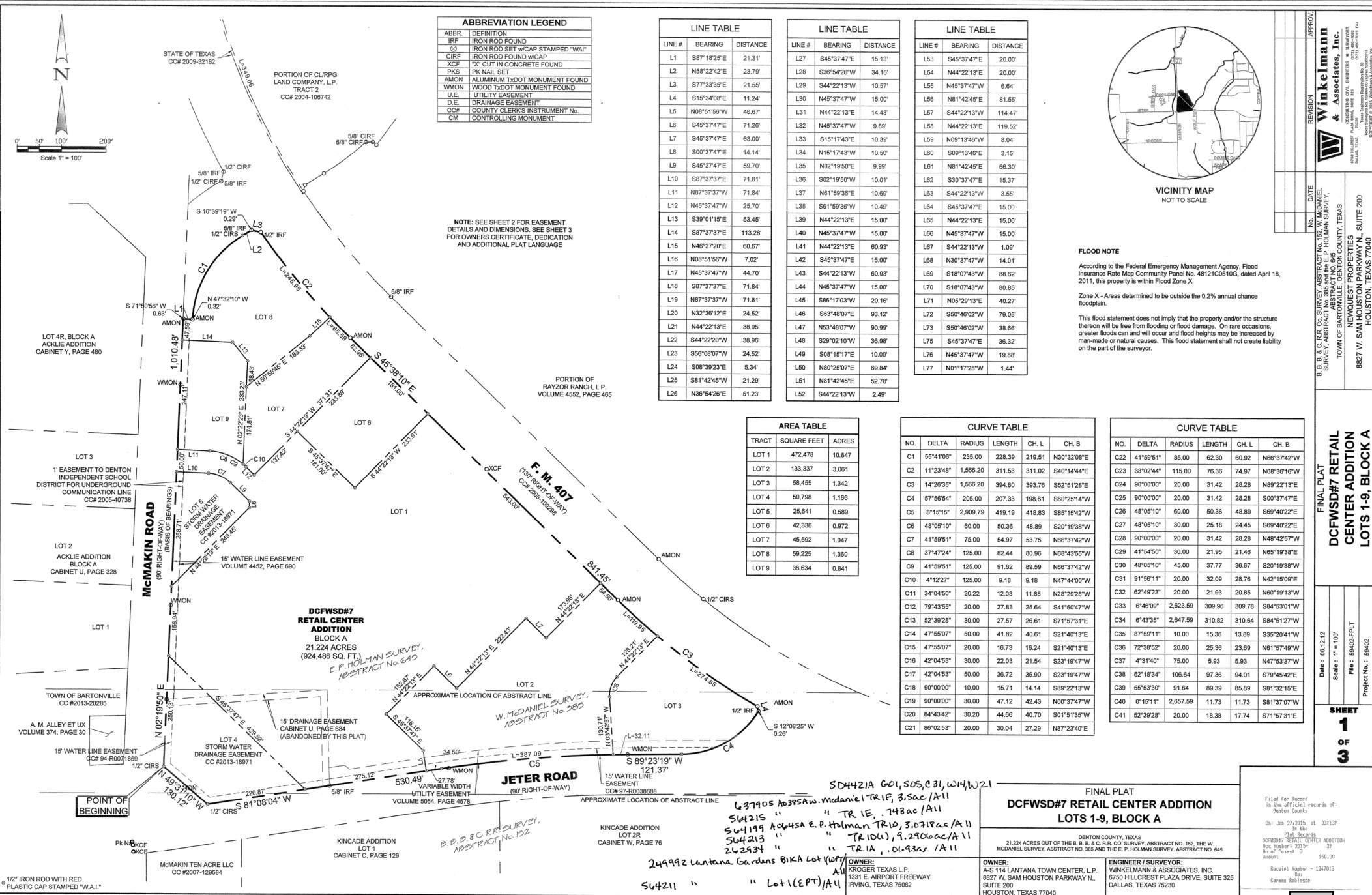
LANDSCAPE ARCHITECT

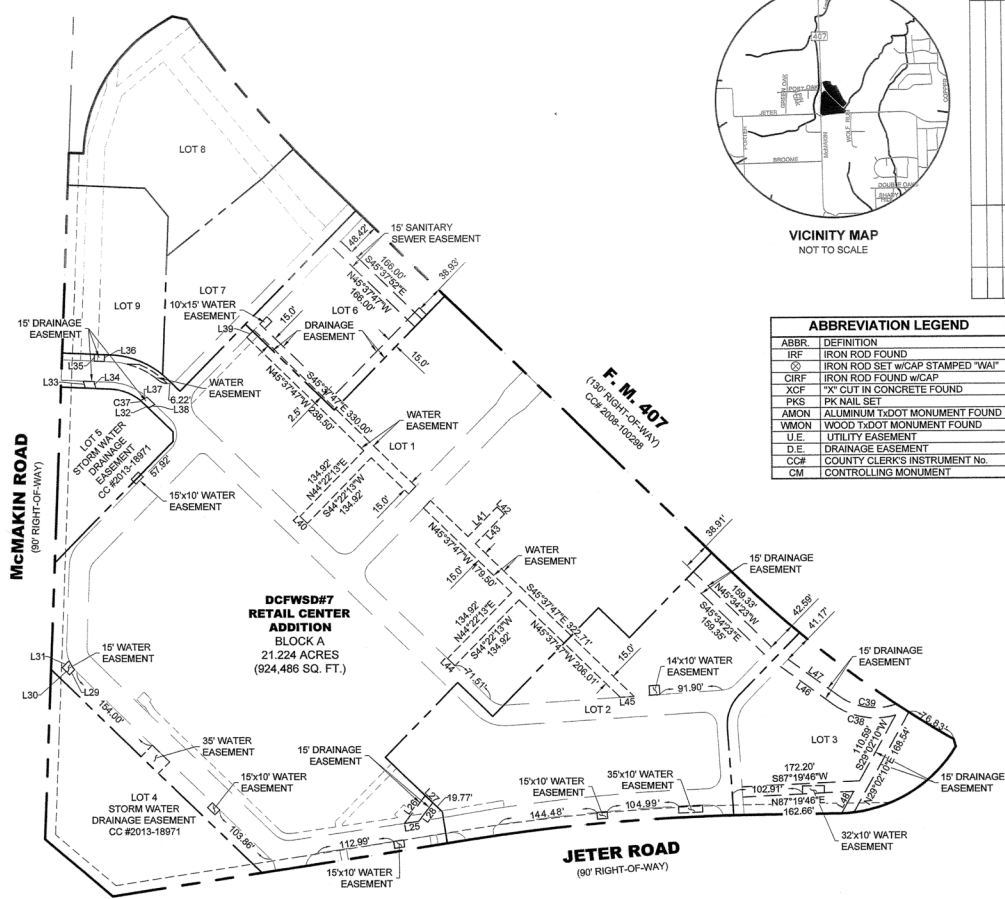
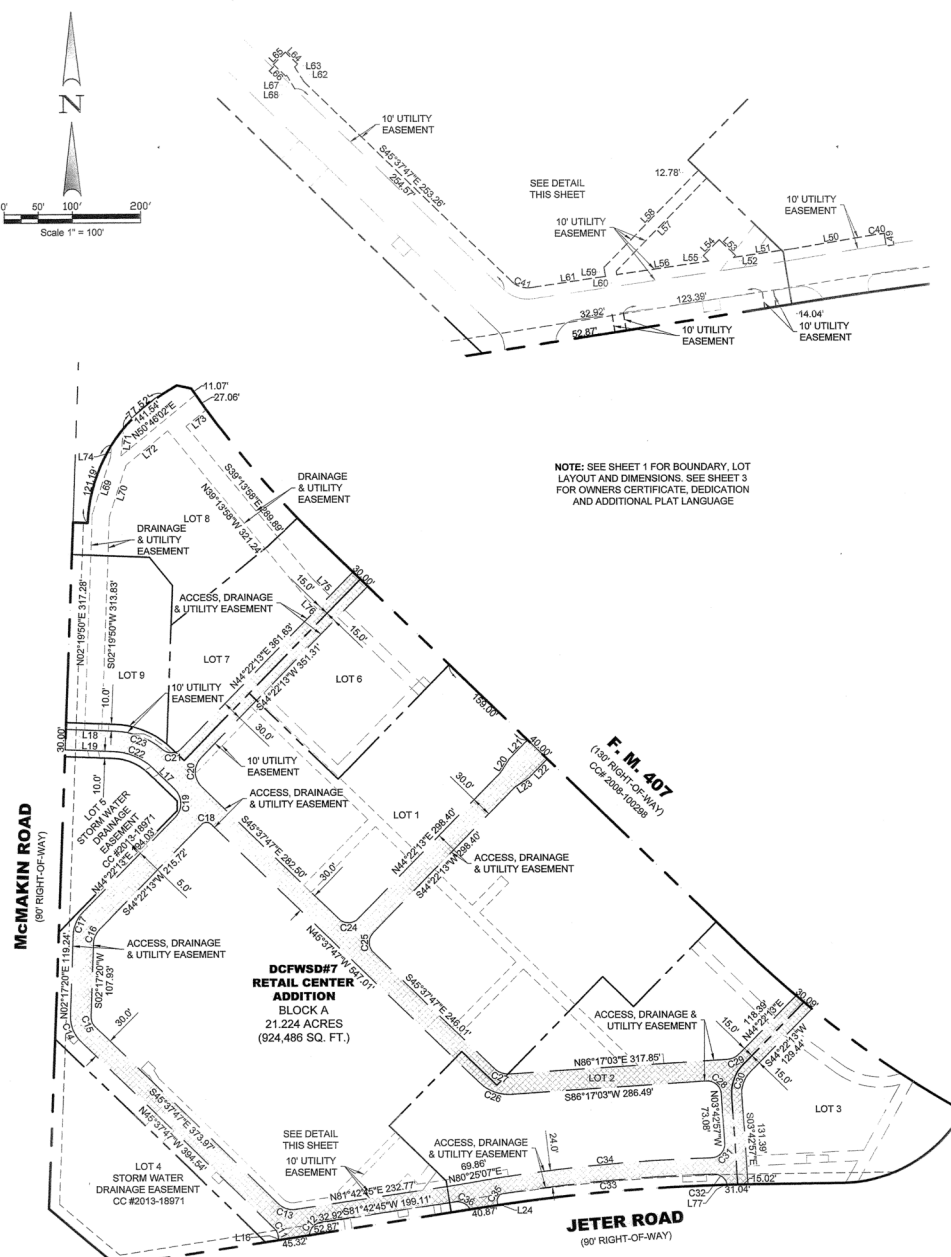
Kimley»Horn
TEXAS REGISTRATION NO. F-928
6160 WARREN PKWY, SUITE 210
FRISCO, TEXAS, 75034
PH. (469) 287-5285
CONTACT: ALYSA GAPINSKI

NOVEMBER 2023



Know what's below.
Call before you dig.





FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0510G, dated April 18, 2011, 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.

FINAL PLAT
DCFWS#7 RETAIL CENTER ADDITION
LOTS 1-9, BLOCK A

DENTON COUNTY, TEXAS
21.224 ACRES OUT OF THE B. B. & C. R. CO. SURVEY, ABSTRACT NO. 152, THE W. MC DANIEL SURVEY, ABSTRACT NO. 385 AND THE E. P. HOLMAN SURVEY, ABSTRACT NO. 545

OWNER:
ROGER TEXAS, L.P.
1331 E. AIRPORT FREEWAY
IRVING, TEXAS 75062

OWNER:
A-S 114 LANTANA TOWN CENTER, L.P.
8827 W. SAM HOUSTON PARKWAY N., SUITE 200
HOUSTON, TEXAS 77040

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230

Filed for Record
is the official records of:
Denton County

On: Jan 27, 2015 at 09:13P
In the
Plat Records
Doc Number: 2015-
No of Pages: 3
Amount: 150.00

Receipt Number - 1247013
By
Caren Robison

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, We, Kroger Texas L.P., and A-S 114 Lantana Town Center, L.P., are the sole owners of a tract of land situated in the B. B. & C. R.R. Co. SURVEY, ABSTRACT No. 152, W. McDANIEL SURVEY, ABSTRACT No. 385 and the E. P. HOLMAN SURVEY, ABSTRACT No. 645, Denton County, Texas, being all of two tract of land described in deed to Kroger Texas, L.P. as recorded in County Clerk's Instrument Nos. 2013-18814 and 2015-24096, Official Public Records, Denton County, Texas, being all of a tract of land described in deed to A-S 114 Lantana Town Center, L.P. as recorded in County Clerk's Instrument No. 2013-18798, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner on the East right-of-way line of McMain Road, a 90-foot right-of-way, said point being the Northern end of a corner clip at the intersection of said East right-of-way line of McMain Road and the North right-of-way line of Jeter Road, a 90-foot right-of-way, said point also being the most Northern Southwest corner of said Lot 1;

THENCE North 02 deg 19 min 50 sec East, along the East line of said McMain Road and the Westerly line of said Rayzor tract, a distance of 1,010.48 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being South 71 deg 50 min 50 sec West, a distance of 0.63 feet from an aluminum TxDOT monument found, said point being a Southwesterly corner of a tract of land described in deed to the State of Texas as recorded in County Clerk's Instrument No. 2009-100298, Real Property Records, Denton County, Texas, said State of Texas tract being the right-of-way of F. M. 407;

THENCE along the South and Westerly line of said State of Texas tract (F. M. 407), the following courses and distances:

South 87 deg 18 min 25 sec East, a distance of 21.31 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner from which an aluminum TxDOT monument found for corner bears South 10 deg 32 min 10 sec West, a distance of 0.32 feet, said point also being the beginning of a non-tangent curve to the right having a radius of 235.00 feet, a central angle of 55 deg 41 min 06 sec, a chord bearing of North 30 deg 32 min 08 sec East, and a chord length of 219.51 feet;

Along said non-tangent curve to the right, an arc distance of 228.39 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

North 58 deg 22 min 42 sec East, a distance of 23.79 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner from which a 5/8-inch iron rod found for corner bears South 10 deg 39 min 19 sec West, a distance of 0.29 feet;

South 77 deg 33 min 35 sec East, a distance of 21.55 feet to a 1/2-inch iron rod found for corner from which a 5/8-inch iron rod found for corner bears South 10 deg 39 min 19 sec West, a distance of 0.29 feet, said point being the beginning of a non-tangent curve to the right having a radius of 1,586.20 feet, a central angle of 11 deg 23 min 48 sec, a chord bearing of South 40 deg 14 min 44 sec East, and a chord length of 311.02 feet;

Along said non-tangent curve to the left, an arc distance of 311.53 feet to an aluminum TxDOT monument found for corner;

South 45 deg 38 min 10 sec East, a distance of 841.45 feet to an aluminum TxDOT monument found for corner, said point being the beginning of a curve to the left having a radius of 1,586.20 feet, a central angle of 14 deg 26 min 35 sec, a chord bearing of South 52 deg 51 min 28 sec East, and a chord length of 393.76 feet;

Along said curve to the left, an arc distance of 394.80 feet to an aluminum TxDOT monument found for corner;

South 15 deg 34 min 08 sec East, a distance of 11.24 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner from which a 1/2-inch iron rod found for corner bears South 12 deg 08 min 25 sec West, 0.26 feet, said point being the beginning of a non-tangent curve to the right having a radius of 205.00 feet, a central angle of 57 deg 56 min 54 sec, a chord bearing of South 60 deg 25 min 14 sec West, and a chord length of 188.61 feet;

Along said non-tangent curve to the right, an arc distance of 207.33 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner on said North right-of-way line of Jeter Road;

THENCE South 89 deg 23 min 19 sec West, along said North right-of-way line of said Jeter Road, a distance of 121.37 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 2,909.79 feet, a central angle of 08 deg 15 min 15 sec, a chord bearing of South 85 deg 15 min 42 sec West, and a chord length of 418.63 feet;

THENCE continuing along the North line of said Jeter Road and said curve to the left, an arc distance of 419.19 feet 1/2-inch iron rod with a plastic cap stamped "W.A.I." set for corner;

THENCE South 81 deg 08 min 04 sec West, continuing along the North line of said Jeter Road, a distance of 530.40 feet to a 5/8-inch iron rod found for corner, said point being the Southern end of a corner clip at the intersection of the North line of said Jeter Road with the East line of said McMain Road;

THENCE North 49 deg 31 min 10 sec West, along said corner clip, a distance of 130.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 924,486 square feet or 21.224 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kroger Texas L.P., and A-S 114 Lantana Town Center, L.P., acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as **DCFWS#7 RETAIL CENTER ADDITION**, an addition to the Town of Bartonville, Texas, and do hereby dedicate the easements shown thereon to Denton County Fresh Water Supply District #7. The easements herein created are not exclusive, and Kroger Texas L.P. and A-S 114 Lantana Town Center, L.P. hereby expressly reserve the right, for itself and its successors and assigns, without the prior written consent of Denton County Fresh Water Supply District #7, to use the easement areas in a manner and for such purposes which are not inconsistent with the terms of this grant (including, without limitation, the right to pave (including curbs) or landscape over, across, upon and under any underground line) and/or grant such other, similar or dissimilar, easements, rights, benefits, rights-of-way and privileges to such other persons, provided, however, that any such use of the easement areas and any such easements, rights, benefits, rights-of-way and privileges hereafter granted, and such paving and landscaping hereafter made, constructed or installed upon, over, across or under the easement areas shall not be permitted to unreasonably interfere with, or unreasonably restrict the use of, the easement areas or the other rights and benefits appurtenant thereto or granted herein to Denton County Fresh Water Supply District #7. Denton County Fresh Water Supply District #7 shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or operation of its respective systems in said easements. Denton County Fresh Water Supply District #7 shall at all times have the full right of ingress and egress to or from its respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of its respective systems.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Town of Bartonville's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the Town of Bartonville, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS, my hand, this 21st day of January, 2015.

KROGER TEXAS L.P.

an Ohio limited partnership

BY: KRGP INC., an Ohio corporation, its general partner

By: Rick D. Landrum, Vice President

STATE OF Ohio §
COUNTY OF Hamilton §

Before me, the undersigned authority, a Notary Public in and for the State of Ohio, on this day personally appeared Rick D. Landrum, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21st day of January, 2015.

Notary Public in and for the State of Ohio

6/15/19
My Commission Expires On:

WITNESS, my hand, this day of , 2015.

A-S 114 Lantana Town Center, L.P., an Texas limited partnership

BY: A-S 114, L.C., a Texas limited liability company, its general partner

Steven D. Alvis, Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steven D. Alvis, Manager of A-S 114, L.C., General Partner of A-S 114 Lantana Town Center, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21st day of January, 2015.

Notary Public in and for the State of Texas

THERESA A. KRECHER
My Commission Expires
June 15, 2017

My Commission Expires On:

SURVEYOR'S CERTIFICATE

This is to certify that I, Leonard J. Lueker, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this 22 day of January, 2015.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 10101
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza, Suite 325
Dallas, Texas 75206
(972) 490-7090



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a notary public, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 22nd day of January, 2015.

Wm. Dennis Edwards
Notary Public in and for the State of Texas

10-31-2018
My Commission Expires On:



Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission

Town of Bartonville, Texas

W. Winkelmann
Signature of Chairman

1/22/15
Date

APPROVED BY: Town Council

Town of Bartonville, Texas

W. Winkelmann
Signature of Mayor

1/22/15
Date

ATTEST:

Janney D. Dyer
Town Secretary

1/22/15
Date



CERTIFICATE OF APPROVAL

Approved this 22nd day of January, 2015, by the Denton County Freshwater Supply District Number #7

W. Winkelmann
Signature of Chairman

Winkelmann & Associates, Inc.
ENGINEER / SURVEYOR
1331 E. AIRPORT FREEWAY
SUITE 200
HOUSTON, TEXAS 77060
(281) 490-7090
FAX (281) 490-7099
www.winkelmann.com

B. B. & C. R.R. Co. SURVEY, ABSTRACT No. 152, W. McDANIEL SURVEY, ABSTRACT No. 385 and the E. P. HOLMAN SURVEY, ABSTRACT No. 645, Denton County, Texas, being all of two tract of land described in deed to Kroger Texas, L.P. as recorded in County Clerk's Instrument Nos. 2013-18814 and 2015-24096, Official Public Records, Denton County, Texas, being all of a tract of land described in deed to A-S 114 Lantana Town Center, L.P. as recorded in County Clerk's Instrument No. 2013-18798, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

FINAL PLAT
DCFWS#7 RETAIL
CENTER ADDITION
LOTS 1-9, BLOCK A

Date: 06.12.12
Scale: N/A
File: 59402-FPLT
Project No.: 59402

SHEET
3
OF
3

Filed for Record
in the official records of
Denton County
On: Jan 27, 2015 at 03:12P
in the
Plat Book
DCFWS#7 RETAIL CENTER ADDITION
Doc Number: 2015-29
No of Pages: 3
Amount: \$50.00

Receipt Number: 1247013
By: Carmen Rodriguez

FINAL PLAT
DCFWS#7 RETAIL CENTER ADDITION
LOTS 1-9, BLOCK A
21.224 ACRES OUT OF THE B. B. & C. R.R. CO. SURVEY, ABSTRACT No. 152, THE W. McDANIEL SURVEY, ABSTRACT No. 385 AND THE E. P. HOLMAN SURVEY, ABSTRACT No. 645
DENTON COUNTY, TEXAS
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
OWNER:
KROGER TEXAS L.P.
1331 E. AIRPORT FREEWAY
IRVING, TEXAS 75062
ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
8527 W. SAM HOUSTON PARKWAY N.,
SUITE 200
HOUSTON, TEXAS 77040

GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, THE DENTON COUNTY FRESH WATER SUPPLY DISTRICT #6 AND #7 STANDARDS AND NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC AND PRIVATE UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- CONTRACTOR SHALL USE ALL NECESSARY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS, INCLUDING EXISTING GRADES AND UTILITY FLOW LINES, AND SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE APPROVED CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORD PLANS.
- CONNECTIONS TO EXISTING FACILITIES SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER. WHEN FIELD CONDITIONS INDICATE ANY VARIANCE FROM DETAILED METHODS, THE CONTRACTOR SHALL PROVIDE COMPREHENSIVE AND DETAILED DRAWINGS (FOR APPROVAL) OF METHODS PROPOSED.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION WILL BE GIVEN TO THE ENGINEER TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES, UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. CONSTRUCTION STAKING SHALL BE PERFORMED BY A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS.
- THE CONTRACTOR SHALL TOPSOIL, SEED AND FERTILIZE ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WHATEVER MEASURES ARE NEEDED INCLUDING TEMPORARY IRRIGATION TO ENSURE FULL COVERAGE OF GRASSING. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD OF A SIMILAR GRASS TO THAT EXISTING. ALL SEEDED OR SODDED AREAS SHALL RECEIVE SIX(6) INCHES OF TOPSOIL. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- SOD MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- CONTRACTOR IS TO CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL PRIMARY POINTS OF ACCESS. THIS STABILIZED EXIT SHALL BE CONSTRUCTED PER N.C.T.O.G. STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE SWPPP MUST BE MADE READILY AVAILABLE AT THE TIME OF AN ON-SITE INSPECTION TO: THE EXECUTIVE DIRECTOR, A FEDERAL, STATE, OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, GRADING PLANS, OR STORMWATER MANAGEMENT PLANS; LOCAL GOVERNMENT OFFICIALS; AND THE OPERATOR OF A MUNICIPAL SEPARATE STORM SEWER (MS4) RECEIVING DISCHARGES FROM THE SITE.
- ANY ENTITY THAT MEETS THE DEFINITION OF A "PRIMARY OPERATOR" FOR A LARGE CONSTRUCTION ACTIVITY (FIVE OR MORE ACRES) SHALL BE RESPONSIBLE FOR COMPLETING AND SUBMITTING A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS OF ORIGINAL PLANS. AS-BUILT PLANS ARE SUBSIDIARY TO ALL OTHER BID ITEMS AND SHALL NOT BE PAID FOR AS A SEPARATE LINE ITEM.
- DURING CONSTRUCTION, ALL MATERIAL TESTING SHALL BE COORDINATED WITH THE CITY OF BARTONVILLE CONSTRUCTION INSPECTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY STANDARD SPECIFICATIONS. ALL SOILS TESTING IS THE RESPONSIBILITY OF AND WILL BE PAID FOR BY THE CONTRACTOR. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY.
- ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- ALL EXISTING SHRUBS, TREES, PLANTING, AND OTHER VEGETATION, OUTSIDE OF PROPERTY LIMITS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT MATERIAL BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFFSITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY OF BARTONVILLE AND THE LANTANA WATER DISTRICT. AT A MINIMUM, THIS TASK SHOULD OCCUR ONCE A WEEK.
- WATER SHALL NOT BE PERMITTED IN OPEN TRENCHES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE DESIGNATED CONSTRUCTION INSPECTOR ASSIGNED TO THIS PROJECT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE CITY OF BARTONVILLE AT THE TIME OF THE PRECONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT WITHOUT THE PRIOR SPECIFIC WRITTEN APPROVAL OF THE CITY OF BARTONVILLE, OR DESIGNATED REPRESENTATIVE. ONSITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO REVIEW DESIGN INTENT OF THESE PLANS AND SUBMIT REQUESTS-FOR-INFORMATION IN A TIMELY MANNER PRIOR TO COMMENCING THAT WORK.
- ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
- THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.

PAVING & STRIPING NOTES

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF BARTONVILLE, TX AND LANTANA WATER DISTRICT STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
- BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO SECTION 2.9 OF THE N.C.T.C.O.G. STANDARD SPECIFICATIONS UNDER "TRAFFIC PAINT".
- REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN.
- REFER TO GEOTECHNICAL REPORT FOR REINFORCEMENT STEEL.
- REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
- FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR.
- FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
- THE WORDS "FIRE LANE" AND "NO PARKING" SHALL BE STENCILED IN FOUR (4) INCH HIGH WHITE LETTERS ALTERNATELY EVERY FIFTEEN (15) FEET ALONG THE RED FIRE LANE STRIPES.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT THAT IS MOST CURRENT.
- REFERENCE LANDSCAPE PLANS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
- CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF BARTONVILLE, TX OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
- SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
- UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET FROM THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
- UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED, FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
- THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.
- CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL PC'S AND AS CONVENIENT TO PHASING OF POURS, WITH EXPANSION JOINTS EVERY 150 FEET IN BOTH DIRECTIONS AND SAWED DUMMY JOINTS EVERY 15 FEET IN BOTH DIRECTIONS.
- FIRE LANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION; FIRE LANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
- ALL CONCRETE FOR PAVING SHALL BE AIR ENTRAINED WITH A TOTAL AIR CONTENT OF 4.5% PLUS OR MINUS 1.5%.

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, LANTANA WATER DISTRICT, N.C.T.C.O.G. STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TCEQ. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
- ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
- PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- REFER TO SITE PLAN AND/OR DIMENSION CONTROL PLAN AND FINAL PLAT FOR HORIZONTAL DIMENSIONS.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

STORM SEWER NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
- ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
- ALL OFFSITE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HDPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF BARTONVILLE, TX.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
- EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER N.C.T.C.O.G. STANDARD DETAILS.
- REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.
- USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
- ALL PRIVATE LANDSCAPE AREA DRAINS SHALL BE OF MATERIAL APPROVED BY BOTH ENGINEER AND LANDSCAPE ARCHITECT.

WATER AND SANITARY SEWER NOTES

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE N.C.T.C.O.G. STANDARDS AND DETAILS.
- WATER MAINS SHALL BE PVC C-900 DR 14, EXCEPT WHEN OTHERWISE NOTED.
- SEWER PIPE SHALL BE MINIMUM SDR 35 PVC OR ULTRA RIB PVC SDR 26.
- WATER MAINS SHALL HAVE THE FOLLOWING MINIMUM COVER BELOW STREET GRADES:

SIZE	COVER
6"	4'0"
8"	4'0"
10"	4'0"
12"	4'0"
LARGER	AS SHOWN ON PLANS
- PLASTIC TAPE FOR UTILITY SERVICES SHALL BE ATTACHED TO THE ENDS OF ALL WATER AND SEWER SERVICE LINES AND EXTEND ABOVE GROUND LEVEL. THE TAPE SHALL MEET THE FOLLOWING SPECIFICATION:
A. "NCTCOG MARKING TAPE" OR APPROVED EQUAL.
B. ROLL MARKED CONTINUOUSLY, "CAUTION WATER LINE" OR "CAUTION SEWER LINE".
C. SIX (6) INCHES IN WIDTH.
D. RED TAPE FOR SEWER SERVICES.
E. BLUE TAPE FOR WATER SERVICES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 811 FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 48 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES. ONLY THOSE REGISTERED WITH THE SERVICE.
- REFER TO SITE GRADING PLANS, PAVING PLANS, AND LANDSCAPE PLANS FOR FINAL GRADES FOR DETERMINING PROPOSED MANHOLE RIM ELEVATIONS.
- LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
- ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL WATER AND SANITARY SEWER LINES AND OTHER UTILITIES.
- REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
- CONTRACTOR TO SEQUENCE CONSTRUCTION AS TO AVOID INTERRUPTION OF WATER OR SANITARY SEWER SERVICE TO SURROUNDING AREAS.
- EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES.
- FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF TWO (3) FEET AND A MAXIMUM OF SIX (6) FEET BEHIND THE CURB LINE OF FIRE LANE AND STREET. ALL FIRE HYDRANTS SHALL BE MUELLER CENTURIUM.
- ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY A LANTANA PLUMBING INSPECTOR.

ANY DISCREPANCIES BETWEEN THE GENERAL NOTES ON THIS SHEET AND THE CITIES GENERAL NOTES, SPECIFICATIONS, OR STANDARD DETAILS SHALL BE WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY INSPECTOR.

UTILITY CONTACTS

COSERV ELECTRIC
CONTACT: KEVITT VALLEY (940) 321-7800

ASTOUND
CONTACT: MARIO PRIBADI (214) 618-8544

FRONTIER
CONTACT: TERI WENTWORTH (214) 701-1658

COSERV GAS
CONTACT: AFTON REEVES (940) 321-7800

Item 11.

DATE

REVISIONS

No.

801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-336-5651 FAX: 817-336-5070
TEXAS REGISTERED ENGINEERING FIRM #298

FOR REVIEW ONLY
Not for construction or permit purposes.

Engineer: JENNIFER G. GANSEY, P.E.
P.E. No. 124908 Date 11/17/2023

PROJECT No.
061338300

DATE:
NOV. 2023

SCALE:
AS SHOWN

DESIGNED BY:
EGG

DRAWN BY:
EGG

CHECKED BY:
JGG

Kimley»Horn

ANDY'S LANTANA

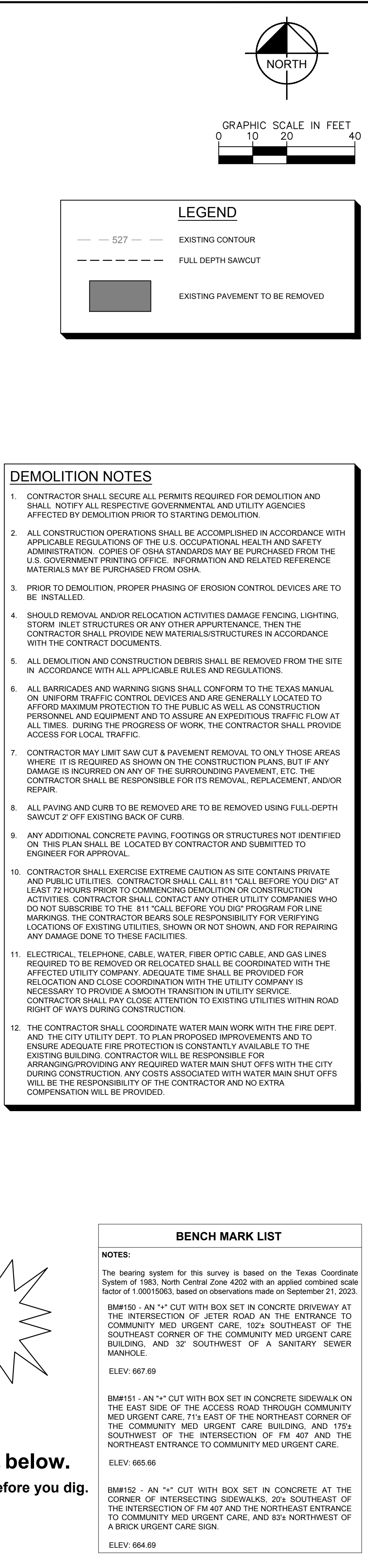
GENERAL NOTES

SHEET NUMBER

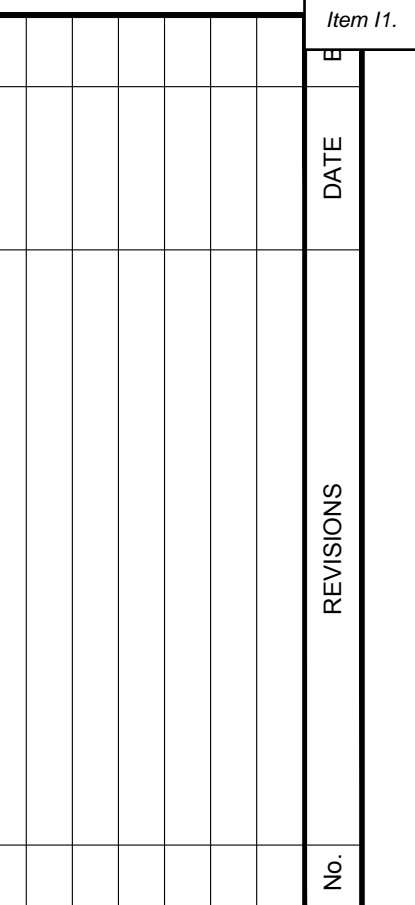
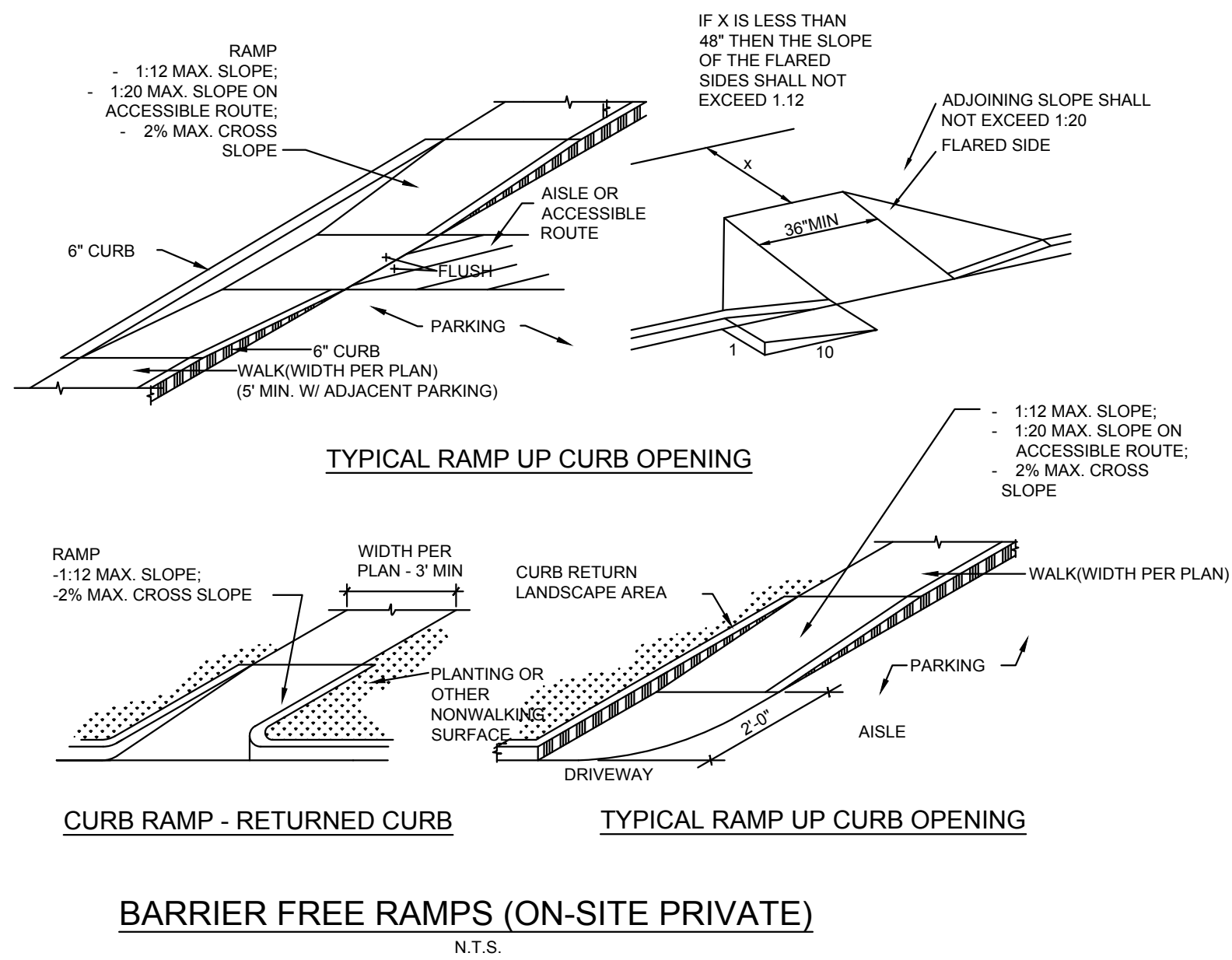
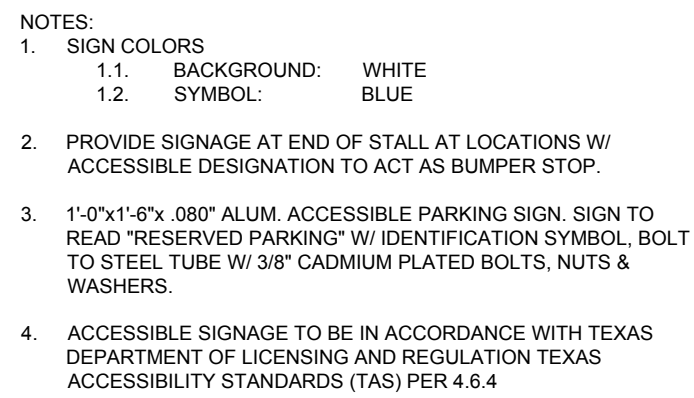
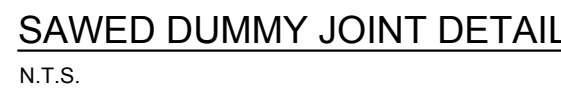
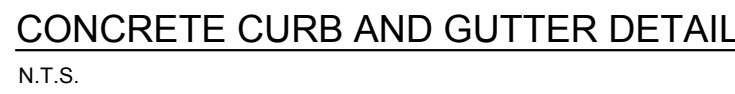
C-01

2019 KIMLEY-HORN AND ASSOCIATES, INC.

73



SHEET NUMBER	C-02
DEMOLITION PLAN	ANDY'S LANTANA
PROJECT No. 061538300 DATE: NOV. 2023 SCALE: AS SHOWN DESIGNED BY: EGB DRAWN BY: EGB CHECKED BY: JGG	<div style="text-align: center;"> <p>Kimley»Horn</p> <p>801 CHERRY ST. UNIT 11, SUITE 1300 DALLAS, TEXAS 75201 PHONE: 972-335-5970 FAX: 972-335-5970 TEXAS REGISTERED ENGINEERING FIRM F-3228</p> </div> <div style="margin-top: 10px; background-color: #f0f0f0; padding: 5px; font-size: small;"> PREPARED FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn Engineer: JENNIFER G. CANSERT, P.E. P.E. No.: 124908 Date: 11/07/2023 </div>
No.	
REVISIONS	
DATE	
Item	



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Kimley»Horn
Engineer JENNIFER G. GANSERT, P.E.
P.E. No. 124908 Date 11/17/2023

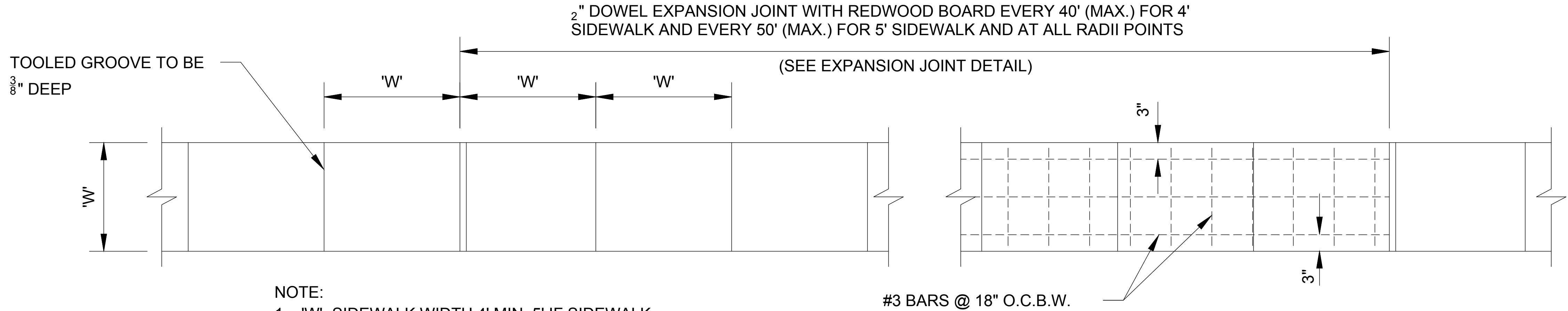
ANDY'S LANTANA

CONSTRUCTION DETAILS (1 OF 2)

SHEET NUMBER
C-05

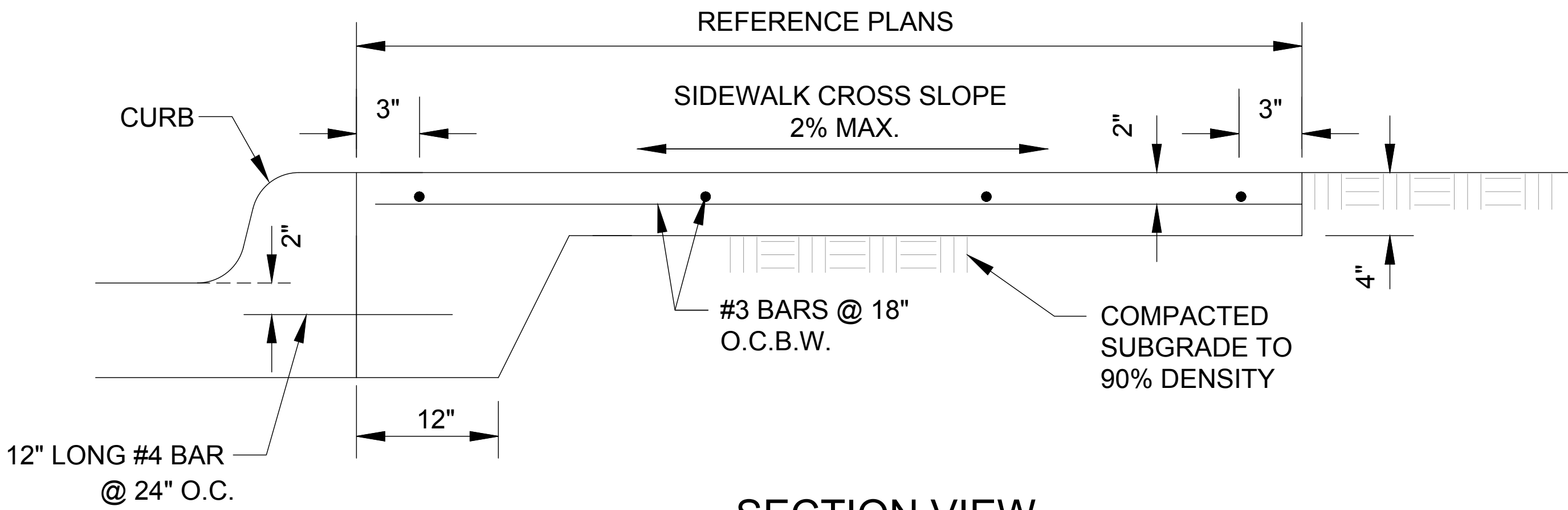
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

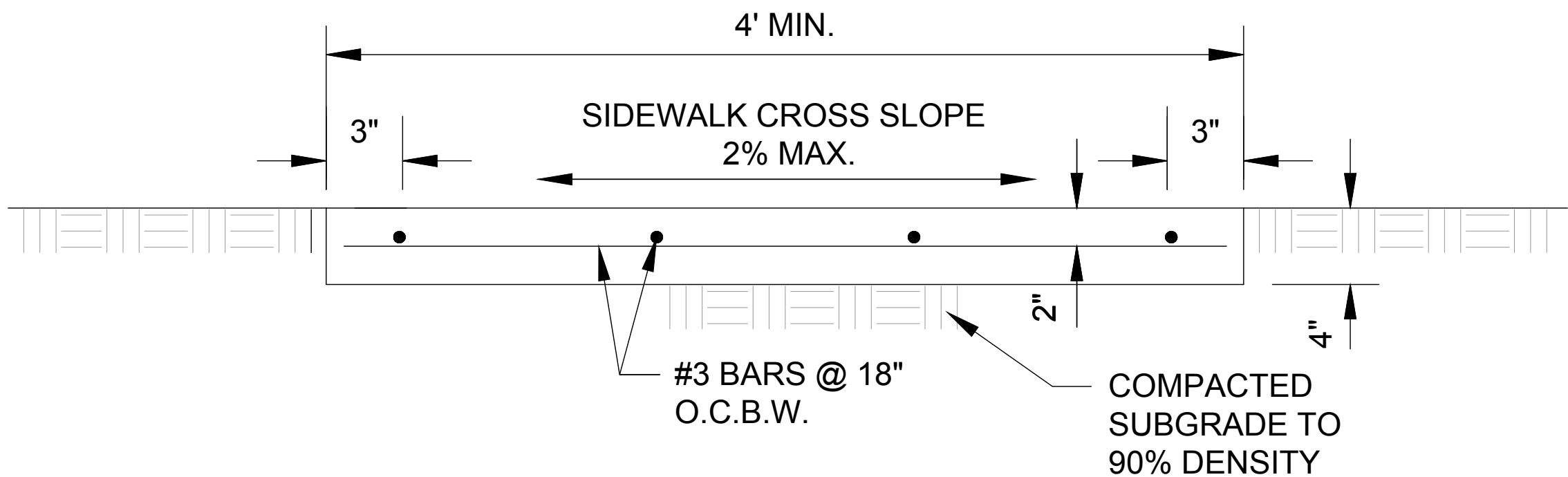


NOTE:
1. 'W'=SIDEWALK WIDTH 4' MIN. 5' IF SIDEWALK IS ADJACENT TO CURB, OR GREATER AS INDICATED ON THE PLANS.

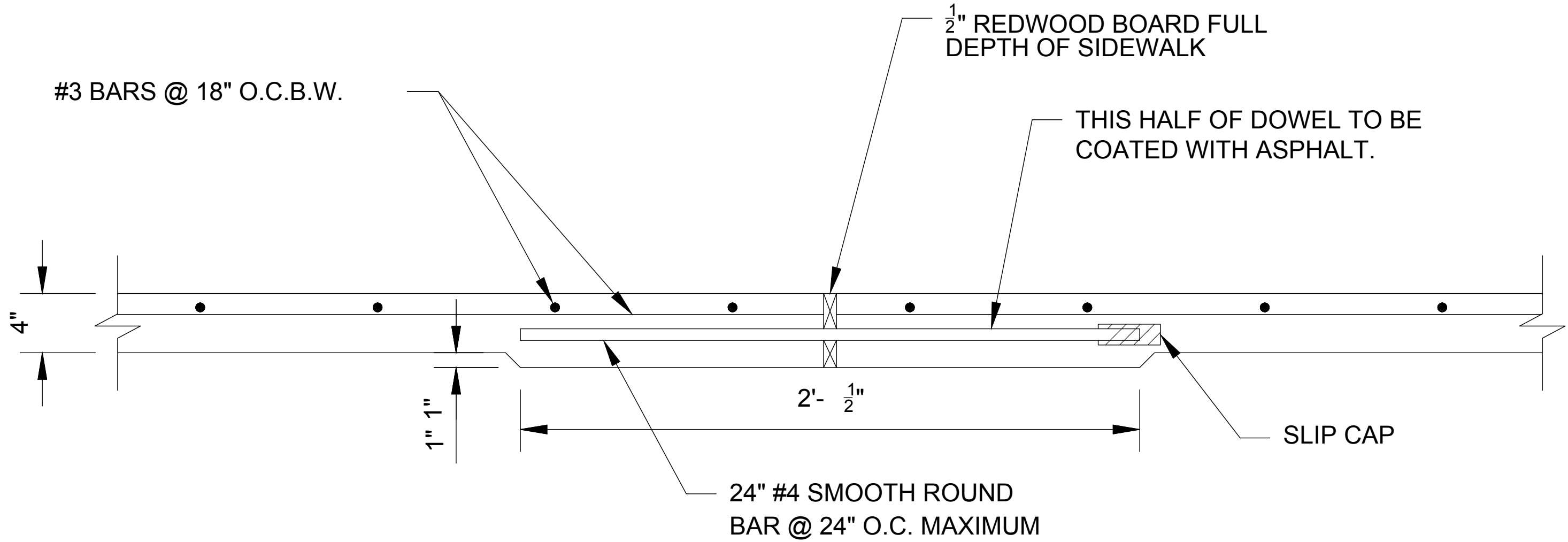
PLAN
REINFORCED CONCRETE SIDEWALK



SECTION VIEW
SIDEWALK ADJACENT TO CURB



SECTION VIEW
SIDEWALK



SIDEWALK EXPANSION JOINT DETAIL

Item 11.	
DATE	NOV. 2023
REVISIONS	AS SHOWN
No.	EGS
JGG	

801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-338-6611 FAX: 817-338-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley-Horn
Engineer: JENNIFER G. GANSERT, P.E.
P.E. No. 124908 ... Date 11/17/2023

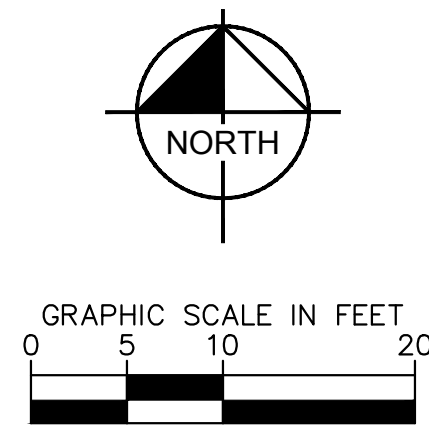
PROJECT No. 061338300	DATE: NOV. 2023	SCALE: AS SHOWN	DESIGNED BY: EGS	DRAWN BY: EGS	CHECKED BY: JGG
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ANDY'S LANTANA

CONSTRUCTION
DETAILS (2 OF 2)

SHEET NUMBER C-06

2019 KIMLEY-HORN AND ASSOCIATES, INC. 78



<u>LEGEND</u>	
X535.25 OF	PROPOSED TOP OF PAVEMENT
X535.25 TP	
X535.25 TC	PROPOSED TOP OF CURB
X535.25 FF	FINISHED FLOOR ELEVATION
X535.25 ME	MATCH EXISTING ELEVATION
	PROPOSED SIDEWALK PAVEMENT
— 527 —	EXISTING TOUR
 527	PROPOSED CONTOUR
	HIGH POINT
— > — > — > —	VALLEY GUTTER/SWALE
	SLOPE ARROW

1. ALL SPOT ELEVATIONS REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. THIS PLAN IS FOR SITE ROUGH GRADING ONLY- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SLAB ELEVATION TO BE USED FOR FOUNDATION CONSTRUCTION.
3. CONTRACTOR TO VERIFY T.A.S. / A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
4. GRADES IN ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. / A.D.A. STANDARDS. MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM CURB TO FIRST CROSSING, MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION (MAXIMUM SHALL NOT EXCEED 2% IN ANY DIRECTION) MAXIMUM ADA ACCESSIBLE AND THEIR RESPECTIVE ACCESS AISLES SHALL NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR SIDEWALK HANDSCAPE DETAILS.
6. CONTRACTOR TO VERIFY ACCESSIBLE PLANS MATCH ARCHITECTURAL / STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
7. LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN TO LANDSCAPE INLETS AT A MINIMUM OF 2% SLOPE.
8. REFERENCE GEOTECHNICAL REPORT FOR ALL EARTHWORK AND SUBGRADE PREPARATION INSPECTION SPECIFICATIONS.



BENCH MARK LIST

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00015063, based on observations made on September 21, 2023.

BM#150 - AN "x" CUT WITH BOX SET IN CONCRETE DRIVEWAY AT THE INTERSECTION OF JETER ROAD AND THE ENTRANCE TO COMMUNITY MED URGENT CARE, 102+1 SOUTHEAST OF THE SOUTHEAST CORNER OF THE COMMUNITY MED URGENT CARE BUILDING, AND 32' SOUTHWEST OF A SANITARY SEWER MANHOLE.

ELEV: 667.69

BM#151 - AN "x" CUT WITH BOX SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF THE ACCESS ROAD THROUGH COMMUNITY MED URGENT CARE, 71+1 EAST OF THE NORTHEAST CORNER OF THE COMMUNITY MED URGENT CARE BUILDING, AND 175+1 SOUTHWEST OF THE INTERSECTION OF FM 407 AND THE NORTHEAST ENTRANCE TO COMMUNITY MED URGENT CARE.

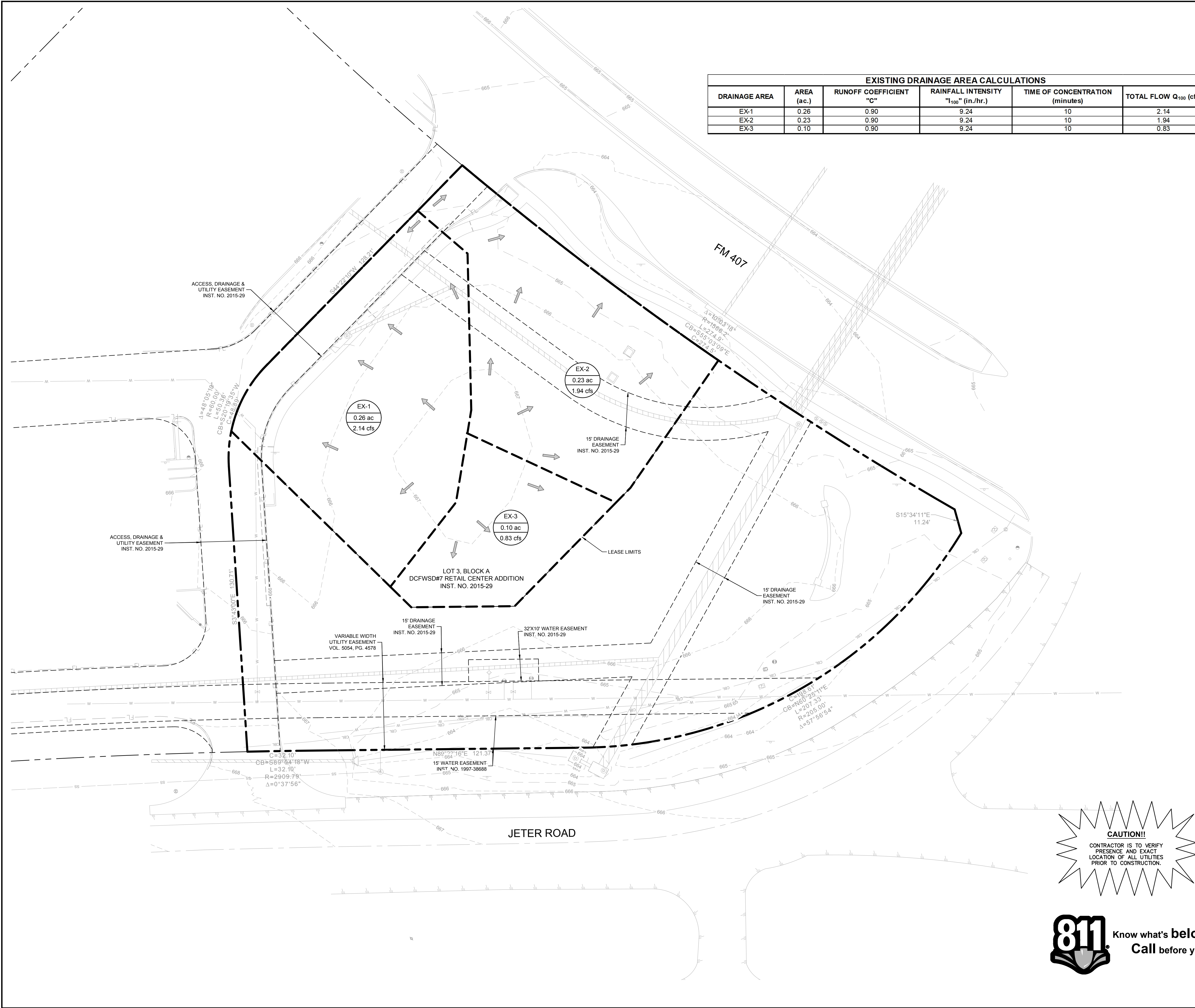
ELEV: 665.66

BM#152 - AN "x" CUT WITH BOX SET IN CONCRETE AT THE CORNER OF INTERSECTING SIDEWALKS, 20+1 SOUTHEAST OF THE INTERSECTION OF FM 407 AND THE NORTHEAST ENTRANCE TO COMMUNITY MED URGENT CARE, AND 83+1 NORTHWEST OF A BRICK URGENT CARE SIGN.

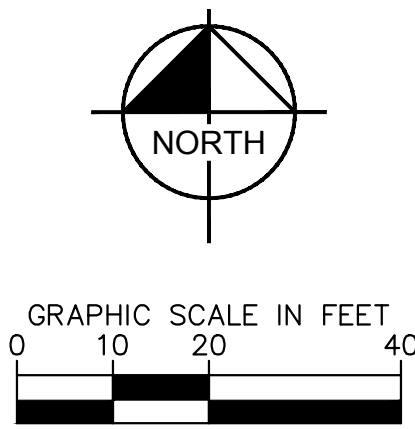
ELEV: 664.69

SHEET NUMBER
C-07

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EXISTING DRAINAGE AREA CALCULATIONS					
DRAINAGE AREA	AREA (ac.)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I ₁₀₀ " (in./hr.)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q ₁₀₀ (cfs)
EX-1	0.26	0.90	9.24	10	2.14
EX-2	0.23	0.90	9.24	10	1.94
EX-3	0.10	0.90	9.24	10	0.83



- The diagram illustrates various symbols used in the report:

 - Drainage Area Number:** A circle containing the text "DA-X".
 - Acreage:** A circle containing the text "1.00 Ac." and "7.88 cfs".
 - 100-Year Flow:** Represented by a horizontal line with a small vertical tick in the center.
 - Existing Contour:** Represented by a dashed horizontal line.
 - Drainage Divide:** Represented by a thick, solid horizontal line.
 - Direction of Flow:** Represented by a solid arrow pointing to the right.

SHEET NUMBER C-08	EXISTING DRAINAGE AREA MAP	ANDY'S LANTANA	PROJECT No. 061535360 DATE: NOV. 2023 SCALE: AS SHOWN DESIGNED BY: EGB DRAWN BY: EGB CHECKED BY: JGS		Kimley»»Horn 801 CHERRY ST. UNIT 11, SUITE 1300 FORT WORTH, TEXAS 76102 PHONE: 817-335-6511 FAX: 817-335-5070 TEXAS REGISTERED ENGINEERING FIRM F-928	Kimley»»Horn	No. _____ REVISIONS _____ DATE _____	Item 11.



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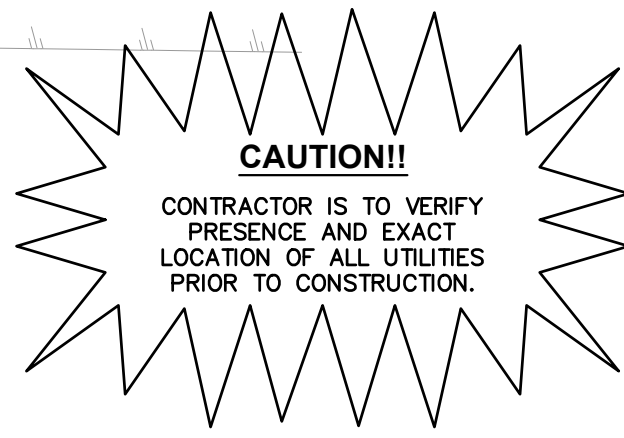
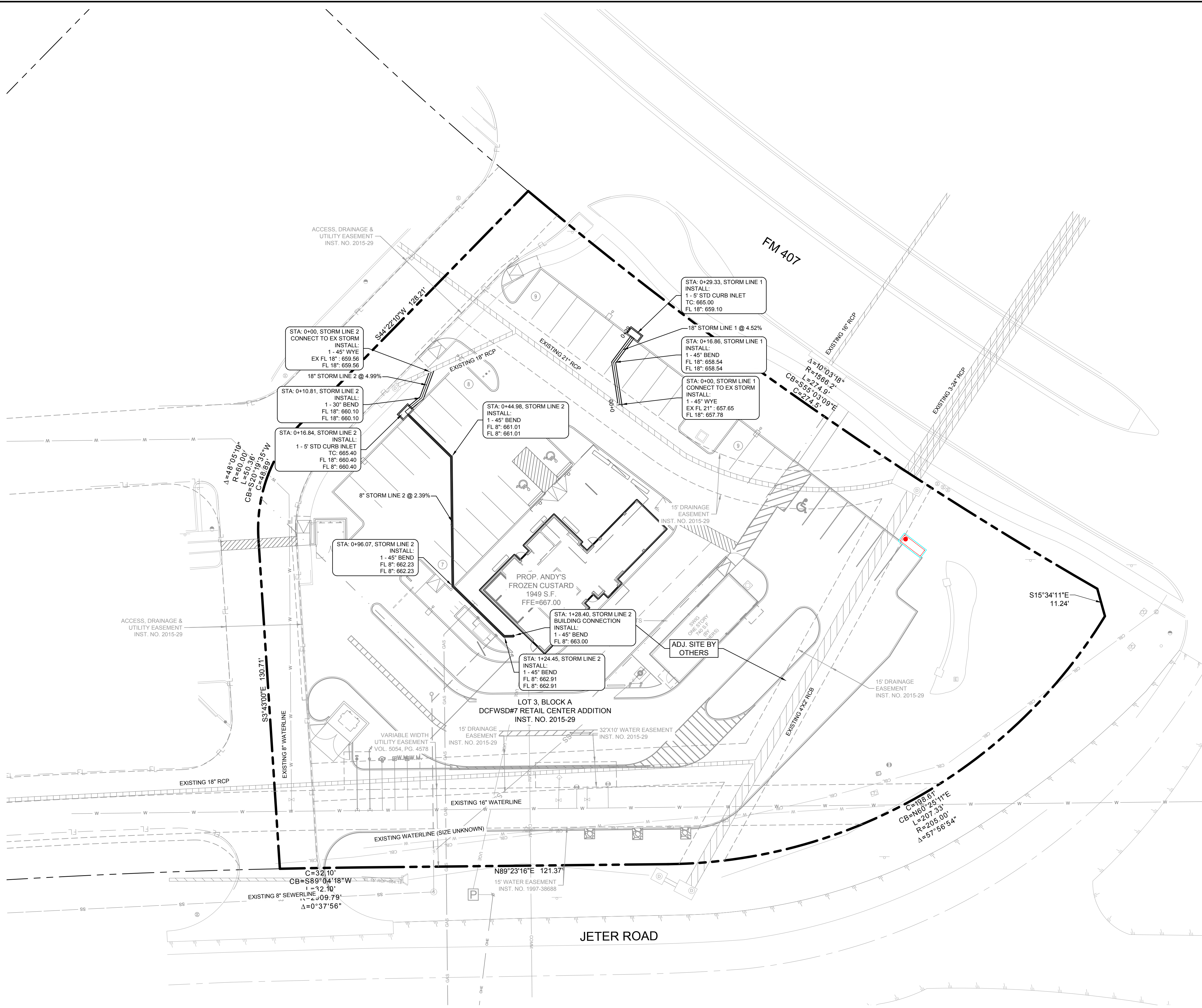
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2019



BENCH MARK LIST	
NOTES:	
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00015063, based on observations made on September 21, 2023.	
BM#150 - AN "4" CUT WITH BOX SET IN CONCRETE DRIVEWAY AT THE INTERSECTION OF JETER ROAD AND THE ENTRANCE TO COMMUNITY MED URGENT CARE, 102± SOUTHEAST OF THE SOUTHEAST CORNER OF THE COMMUNITY MED URGENT CARE BUILDING, AND 32' SOUTHWEST OF A SANITARY SEWER MANHOLE.	
ELEV: 667.69	
BM#151 - AN "4" CUT WITH BOX SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF THE ACCESS ROAD THROUGH COMMUNITY MED URGENT CARE, 71± EAST OF THE NORTHEAST CORNER OF THE COMMUNITY MED URGENT CARE BUILDING, AND 175± SOUTHWEST OF THE INTERSECTION OF FM 407 AND THE NORTHEAST ENTRANCE TO COMMUNITY MED URGENT CARE.	
ELEV: 665.66	
BM#152 - AN "4" CUT WITH BOX SET IN CONCRETE AT THE CORNER OF INTERSECTING SIDEWALKS, 204± SOUTHEAST OF THE INTERSECTION OF FM 407 AND THE NORTHEAST ENTRANCE TO COMMUNITY MED URGENT CARE, AND 83± NORTHWEST OF A BRICK URGENT CARE SIGN.	
ELEV: 664.69	

LEGEND	
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	STORM SEWER JUNCTION BOX
	GRATE INLET/ CATCH BASIN
	FLOW LINE ELEVATION
	STORM DRAIN
	TOP OF INLET
	TOP OF GRATE

- NOTES**
1. ROOF DRAINS/ DOWNSPOUT LOCATIONS TO BE COORDINATED WITH MEP.
 2. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY R.O.W. AND EASEMENTS SHOULD COMPLY WITH CITY OF BARTOVILLE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.
 3. REFERENCE MEP PLANS FOR ROOF DRAIN SIZES AND FLOW LINE ELEVATIONS AT CONNECTION TO BUILDING.
 4. PORTIONS OF STORM DRAIN PIPE LABELED "SD" MAY BE ANY APPROVED PIPE MATERIAL. ALL STORM PIPE UNDER THE BUILDING OR OTHER STRUCTURES MUST BE PVC AND MUST BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE.
 5. EXISTING FLOW LINES ARE BASED ON ASBUILT PLANS FOR LANTANA TOWN CENTER BY WINKELMAN & ASSOCIATES, INC. DATED 11/25/2013. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCY.
 6. ASBUILT PLANS FOR LANTANA TOWN CENTER SHOW EXISTING STORM SYSTEM IN PARTIAL FLOW CONDITIONS.

Item 11.

DATE

NO.

REVISIONS

801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-358-6611 FAX: 817-358-5070
TEXAS REGISTERED ENGINEERING FIRM #298

Kimley»Horn

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JENNIFER G. GANSERT, P.E.
P.E. No. 124908 Date 11/17/2023

PROJECT No.
061338300

DATE:
NOV. 2023

SCALE:
AS SHOWN

DESIGNED BY:
EGB

DRAWN BY:
EGB

CHECKED BY:
JGG

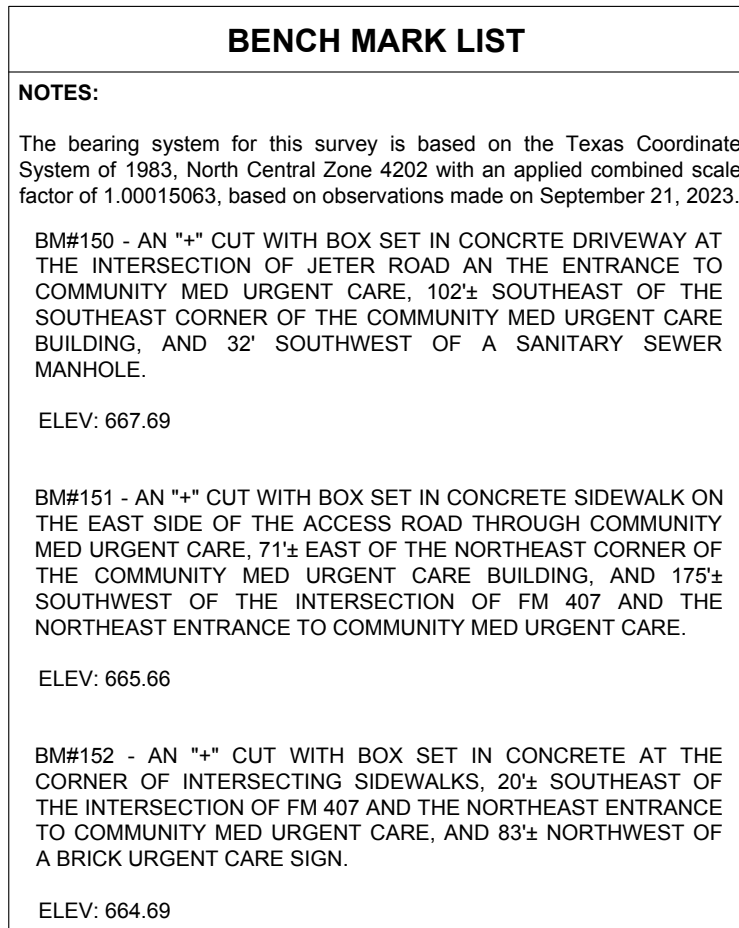
ANDY'S LANTANA

STORM SEWER PLAN

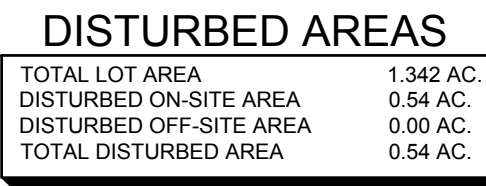
SHEET NUMBER
C-10

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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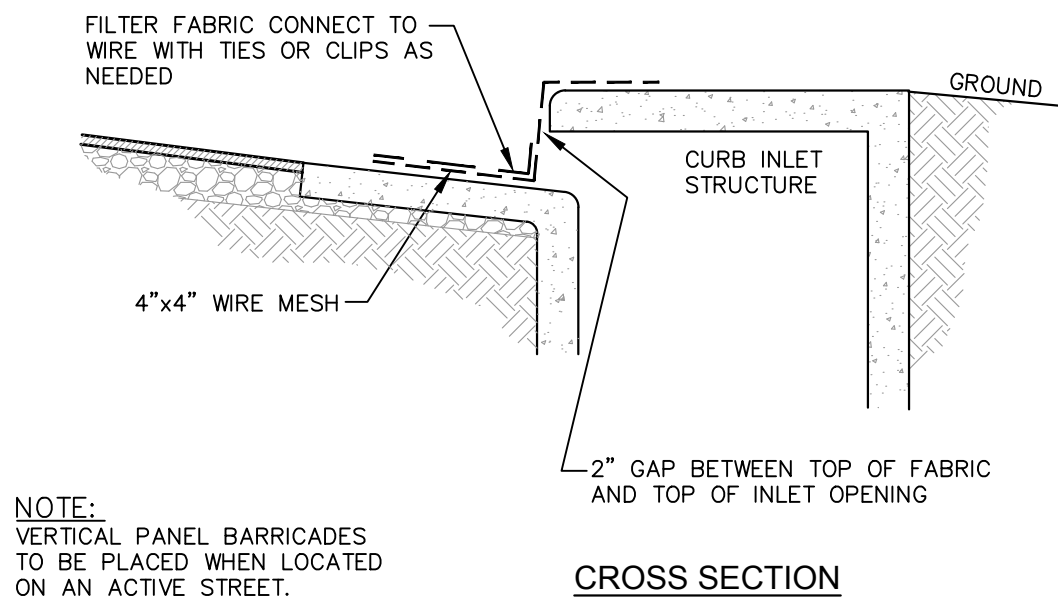
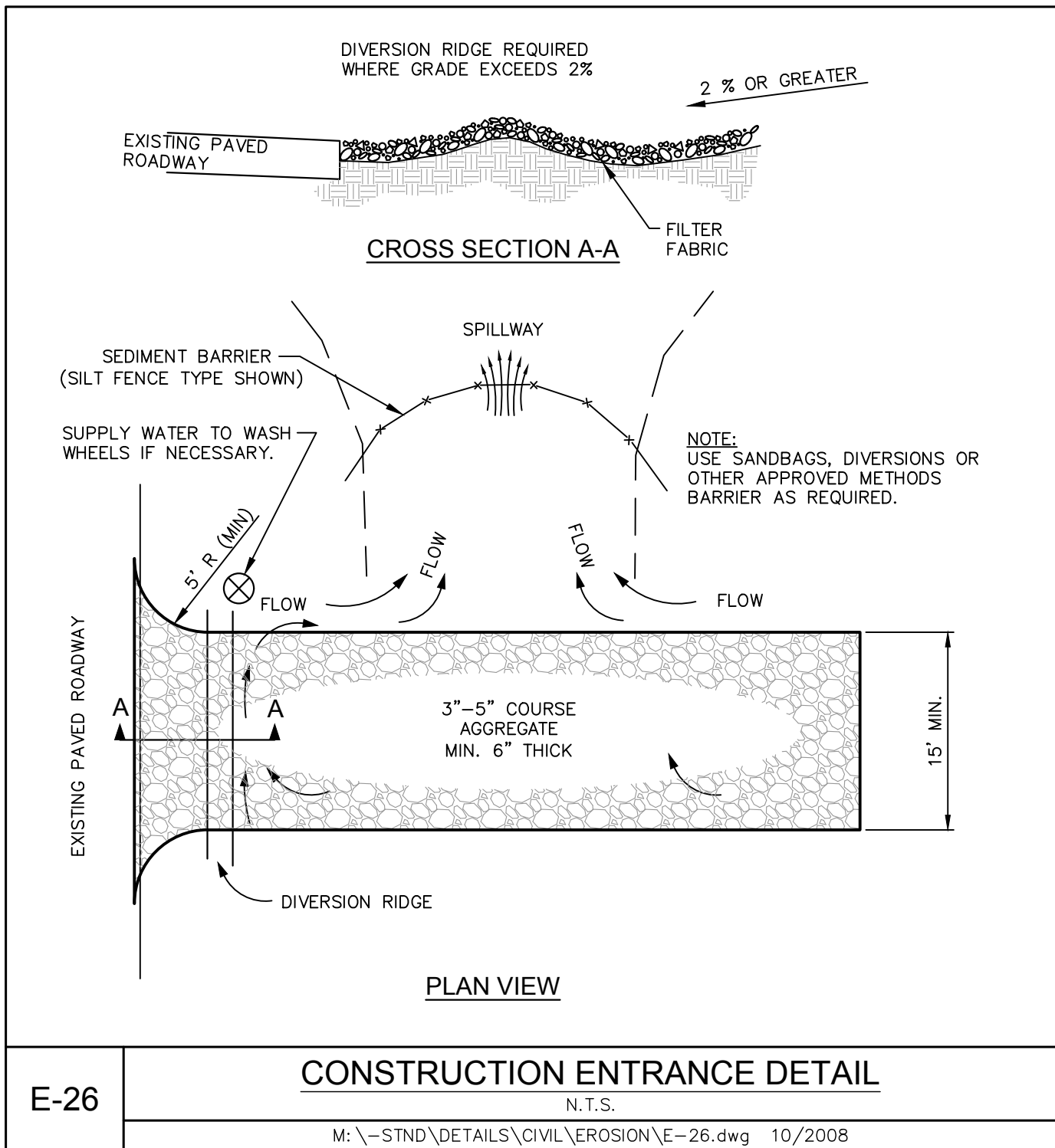
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DWG NAME K:\FTW_CIVIL\06133830 - ANDY'S LANTANA/CAD/PLAN SHEETS\C-UTILITY.DWG
LAST SAVED 11/21/2023 3:57 PM



1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. OFF-SITE SOIL BORROW AND SPOIL AREAS ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THE PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL OFFSITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS TO FINAL APPROVAL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS COLLECTED IN THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR FLOWED OFF. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONES MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORMWATER POLLUTION PREVENTION REQUIREMENTS.

BM#152 - AN "+" CUT WITH BOX SET IN CONCRETE AT THE CORNER OF INTERSECTING SIDEWALKS, 20'± SOUTHEAST OF THE INTERSECTION OF FM 407 AND THE NORTHEAST ENTRANCE TO COMMUNITY MED URGENT CARE, AND 83'± NORTHWEST OF A BRICK URGENT CARE SIGN.

<div style="text-align: center;"> <h1>EROSION CONTROL PLAN</h1> </div>	<div style="text-align: center;"> <p>SHEET NUMBER</p> <h2>C-12</h2> </div>	<div style="text-align: center;"> <p>2019 KIMLEY-HORN AND ASSOCIATES, INC.</p> </div>
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"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED WAS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

CONTRACTOR SHALL IDENTIFY ALL SOURCES OF ALLOWABLE NON-STORM WATER THAT WILL BE COMBINED WITH STORM WATER AT THE SITE (EXCEPT FIRE-FIGHTING ACTIVITIES) AND ENSURE THAT THE INFORMATION SUBMITTED IS ACCURATE. EROSION PREVENTION MEASURES FOR NON-STORM WATER COMPONENT(S) OF DISCHARGE.

CONTRACTOR SHALL ENSURE THAT THE INDIVIDUAL, SIGNING THE SWPPP MAKES THE CERTIFICATION UNDER PART VI 2.2 OF THE GENERAL PERMIT. THIS CERTIFICATION MUST APPEAR WITHIN THE SWPPP.

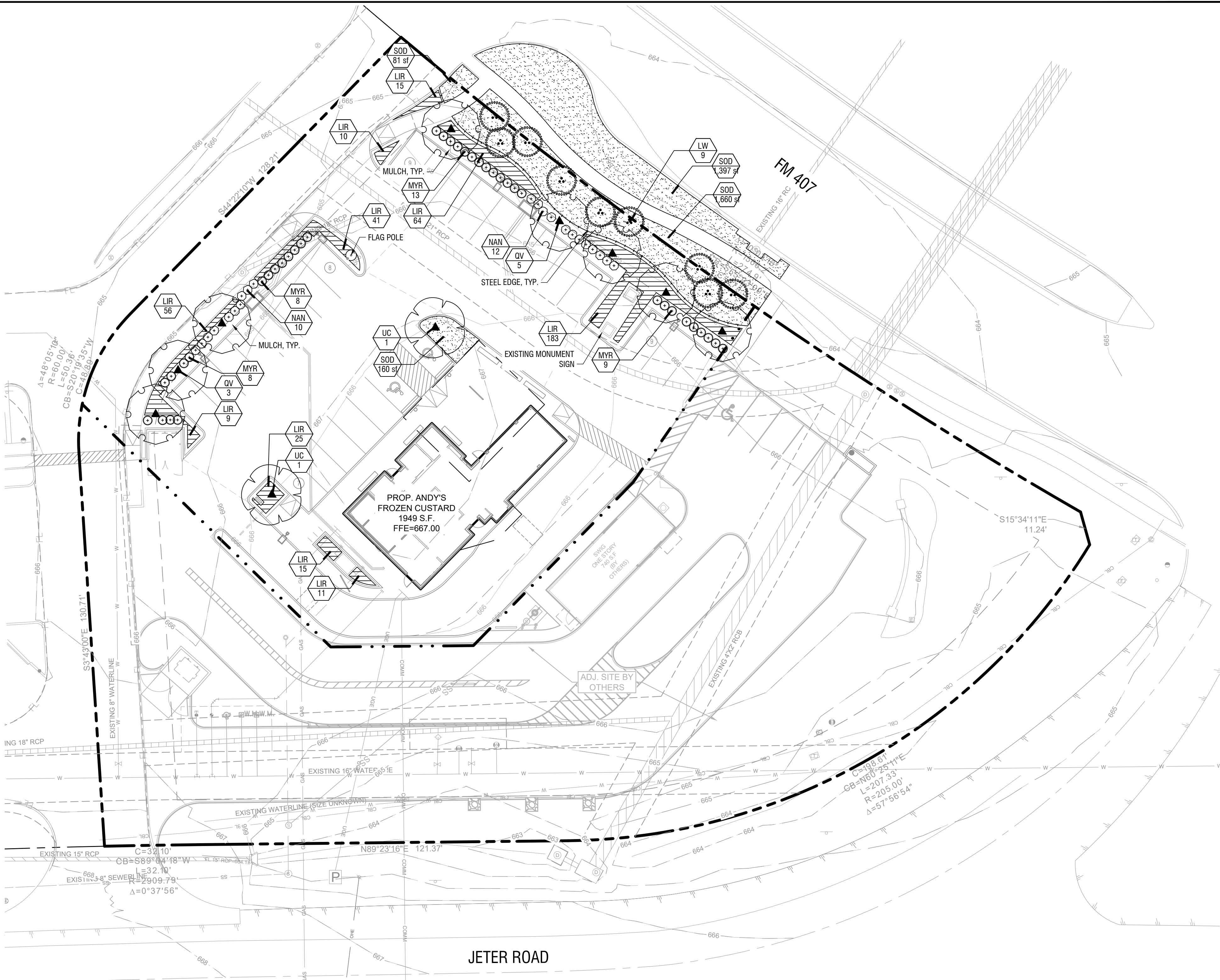
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	QV	8	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL, 16' HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL, 14' HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE					
	LW	9	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE	8' HT, 4" SPR	FULL. 3 CANE MINIMUM, 1" PER CANE.
SHRUBS					
	MYR	38	MYRICA PUSILLA / DWARF WAX MYRTLE	24" HT, 18" SPR, 36" OC	FULL. MINIMUM 5 GALLON AND 24" HIGH AT TIME OF PLANTING.
	NAN	22	NANDINA DOMESTICA 'LEMON-LIME' / LEMON LIME NANDINA	24" HT, 18" SPR, 36" OC	FULL. MINIMUM 5 GALLON AND 24" HIGH AT TIME OF PLANTING.
GROUND COVERS					
	SOD	3,298 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS. WEED, DISEASE AND PEST FREE.
	LIR	429	LIRIOPE MUSCARI / LIRIOPE	12" HT, 12" SPR, 18" OC	FULL, 1 GALLON MIN.
MISCELLANEOUS					
	STEEL EDGE	130 LF	STEEL EDGING		3/16" x 4" BLACK
	MULCH	TBD	SHREDDED HARDWOOD MULCH		3" DEPTH, ALL PROPOSED TREES IN SOD TO HAVE 4" DIAMETER MULCH RING

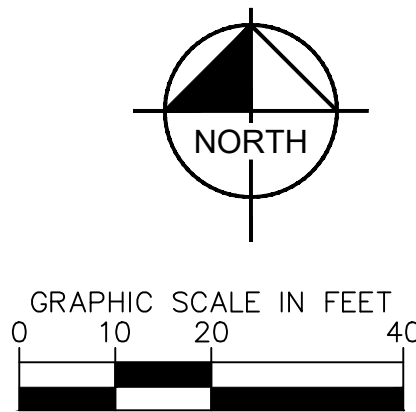
NOTE: PLANTS ARE TO BE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TOWN OF BARTONVILLE, TX			
	LANDSCAPE ZONING REQUIREMENTS	REQUIRED	PROVIDED
(16.0) LANDSCAPING REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENTS	<p>H.2.a) STREET TREES SHALL BE PLANTED AT THE RATE OF ONE (1) TREE FOR EVERY THIRTY (30) FEET, OR MAJOR FRACTION THEREOF, OF STREET FRONTAGE.</p> <p>$147.16 \text{ LF} / 30 = 4.91 = 5 \text{ TREES}$</p> <p>(J.1.i) A MINIMUM OF TEN (10) PERCENT OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LIVING LANDSCAPING THAT INCLUDES GRASS, GROUND COVER, PLANTS, SHRUBS AND TREES.</p> <p>$6,469.23 \text{ SF} \times 0.10 = 647 \text{ SF}$</p> <p>(J.1.b) THERE SHALL BE A MINIMUM OF ONE (1) NATIVE OVERSTORY TREE PLANTED FOR EACH FOUR HUNDRED (400) SQUARE FEET OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPE AREA.</p> <p>$647 \text{ SF} / 400 = 1.62 = 2 \text{ TREES}$</p> <p>(J.1.c) PLANTER ISLANDS MUST BE LOCATED NO FURTHER APART THAN EVERY TWELVE (12) PARKING SPACES AND AT THE TERMINUS OF ALL ROWS OF PARKING. SUCH ISLANDS SHALL CONTAIN AT LEAST ONE (1) OVERSTORY TREE.</p> <p>$5 \text{ PLANTER ISLANDS} = 5 \text{ TREES}$</p>	<p>5 TREES</p> <p>647 SF</p> <p>YES</p> <p>5 TREES</p>	<p>5 TREES</p> <p>971 SF</p> <p>YES *</p> <p>5 TREES **</p>
	<p>(J.2.a) A PERIMETER LANDSCAPE AREA OF AT LEAST FIFTY (15) FEET IN DEPTH SHALL BE MAINTAINED BETWEEN THE ABUTTING PUBLIC RIGHT-OF-WAY AND THE OFF-STREET PARKING OR VEHICULAR USE AREA.</p> <p>(J.1b) THE FOLLOWING PLANTING MATERIALS SHALL BE REQUIRED WITHIN A LANDSCAPE BARRIER AS SPECIFIED HEREIN:</p> <ul style="list-style-type: none"> - ONE (1) OVERSTORY TREE PER FIFTY (50) LINEAR FEET OF FRONTAGE - THREE (3) UNDERSTORY TREES PER FIFTY (50) LINEAR FEET OF FRONTAGE - CURVILINEAR BERM MEASURING A MINIMUM OF THREE (3) FEET IN HEIGHT OR A HEDGE ROW CREATING A SOLID VEGETATIVE SCREEN AT MATURITY OF THE PLANT MATERIALS. <p>$147.16 \text{ LF} / 50 = 2.94 = 3 \text{ OVERSTORY TREES}^{***}$</p> <p>$147.16 \text{ LF} / 50 = 2.94 \times 3 = 8.82 = 9 \text{ UNDERSTORY TREES}$</p>	<p>YES</p> <p>9 UNDERSTORY TREES</p> <p>BERM OR VEGETATIVE SCREEN</p>	<p>YES</p> <p>9 UNDERSTORY TREES</p> <p>VEGETATIVE SCREEN</p>
	* PER SECTION 18.5.K, PLANTING REQUIREMENTS SHALL NOT BE CUMULATIVE AND PLANTING MATERIALS REQUIRED TO MEET ONE SECTION OF THE ORDINANCE MAY BE CREDITED TOWARD THE REQUIREMENTS TO MEET OTHER SECTIONS OF THE ORDINANCE. REQUIRED LANDSCAPE AREA TREES BEING MET WITH PROVIDED INTERIOR PARKING LOT TREES.		
	** PLANTER ISLAND TREES PROVIDED ELSEWHERE ON SITE WHERE SITE CONSTRAINTS EXIST.		
	*** PER SECTION 18.5.K, PLANTING REQUIREMENTS SHALL NOT BE CUMULATIVE AND PLANTING MATERIALS REQUIRED TO MEET ONE SECTION OF THE ORDINANCE MAY BE CREDITED TOWARD THE REQUIREMENTS TO MEET OTHER SECTIONS OF THE ORDINANCE. REQUIRED LANDSCAPE BARRIER OVERSTORY TREES BEING MET WITH PROVIDED STREET TREES.		

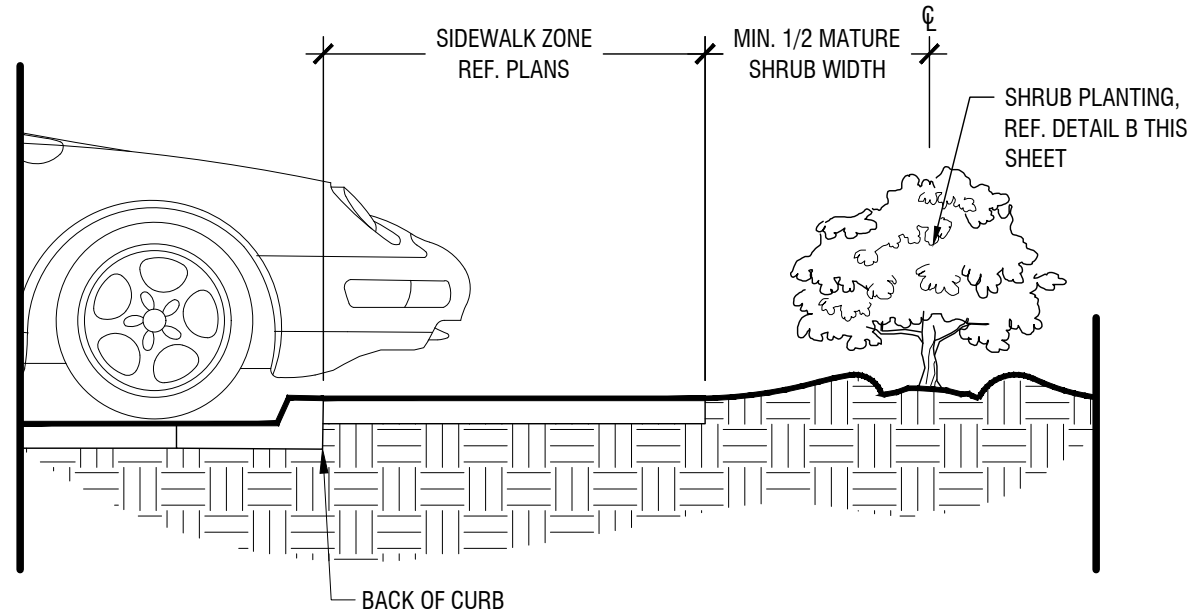
LANTANA DISTRICT, TX		REQUIRED	PROVIDED
COMMERCIAL DESIGN GUIDELINE REQUIREMENTS			
(SECTION III.C) LANDSCAPE ARCHITECTURE	(2) PLANT MATERIALS: SHRUB AND GROUNDCOVER BED AREA SHALL CONTRIBUTE TO NO LESS THAN 15% OR MORE THAN 50% OF THE TOTAL FRONT YARD AREA. $9.993.88\text{ SF} \times 0.15 = 1,499\text{ SF MIN}$ $9.993.88\text{ SF} \times 0.50 = 4,997\text{ SF MAX}$	1,499 SF	1,565 SF
	(7) PARKING LOT SCREENING: ALL PARKING MUST BE SCREENED FROM THE STREET BY A COMBINATION OF TREES AND A CONTINUOUS HEDGE TO MATCH ADJACENT PROPERTIES.	YES	YES
	(19) PARKING LOT LANDSCAPING: SHADE TREES SHALL BE PROVIDED IN PLANTER ISLANDS AT A MINIMUM RATIO OF 1 TREE PER 40 PARKING SPACES. NO PARKING SPACE SHALL BE MORE THAN SIXTY FEET (60') FROM A PLANTER ISLAND WITH A SHADE TREE. $27\text{ PARKING SPACES} / 40 = 0.68 = 1\text{ TREE}$	YES	YES
	(20) MISCELLANEOUS / OTHER: STREET TREES SHALL BE PROVIDED ALONG ALL STREETS CAPES AT A RANGE OF THIRTY FEET (30') TO FORTY FEET (40') O.C. SPACING.	YES	YES



1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MAINTAINED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON DRAWING.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5 - 7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS AND BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.



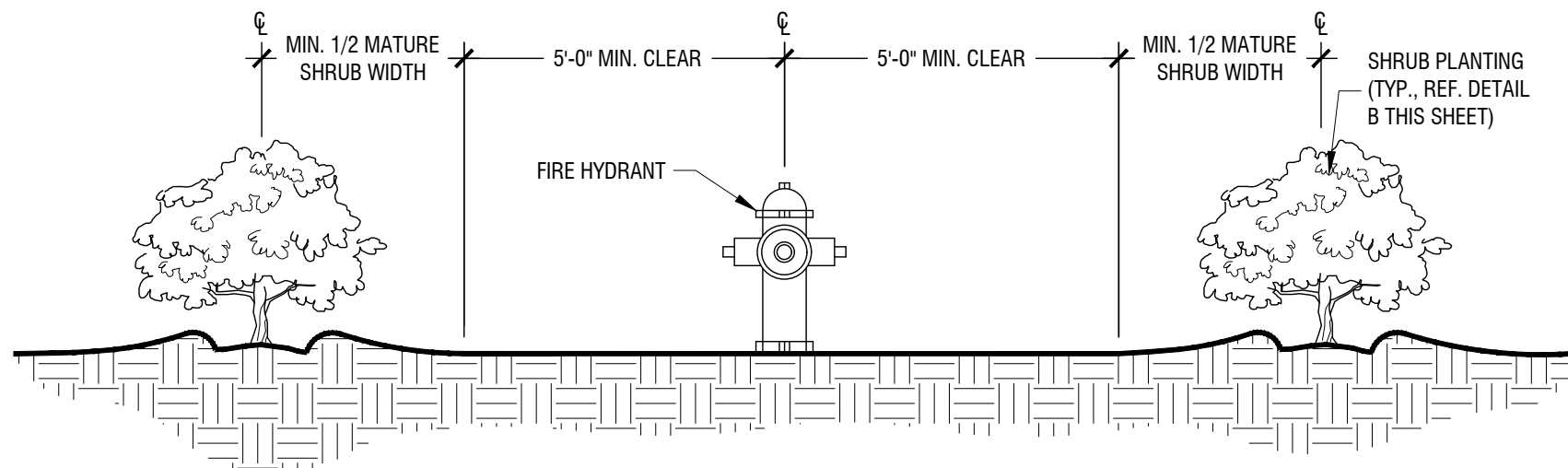
- NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk

Scale: NTS

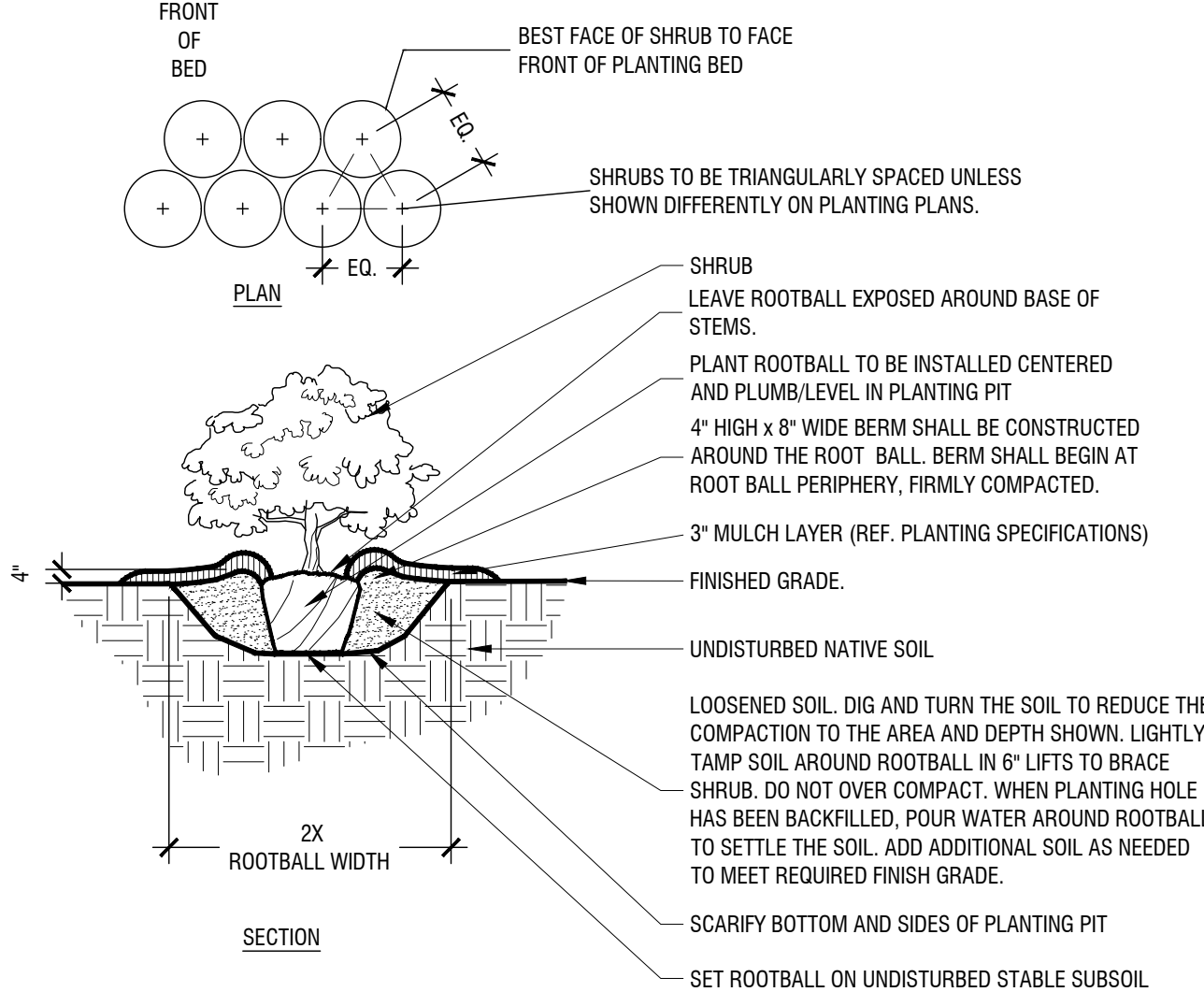
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Shrub Planting at Fire Hydrant

Scale: NTS

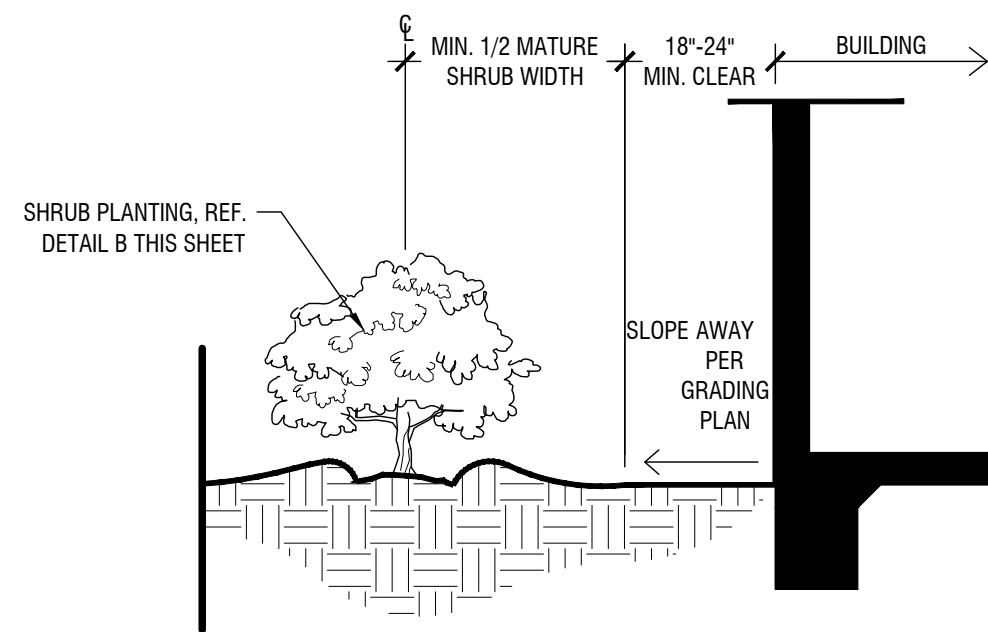
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Typical Shrub Planting

Scale: NTS

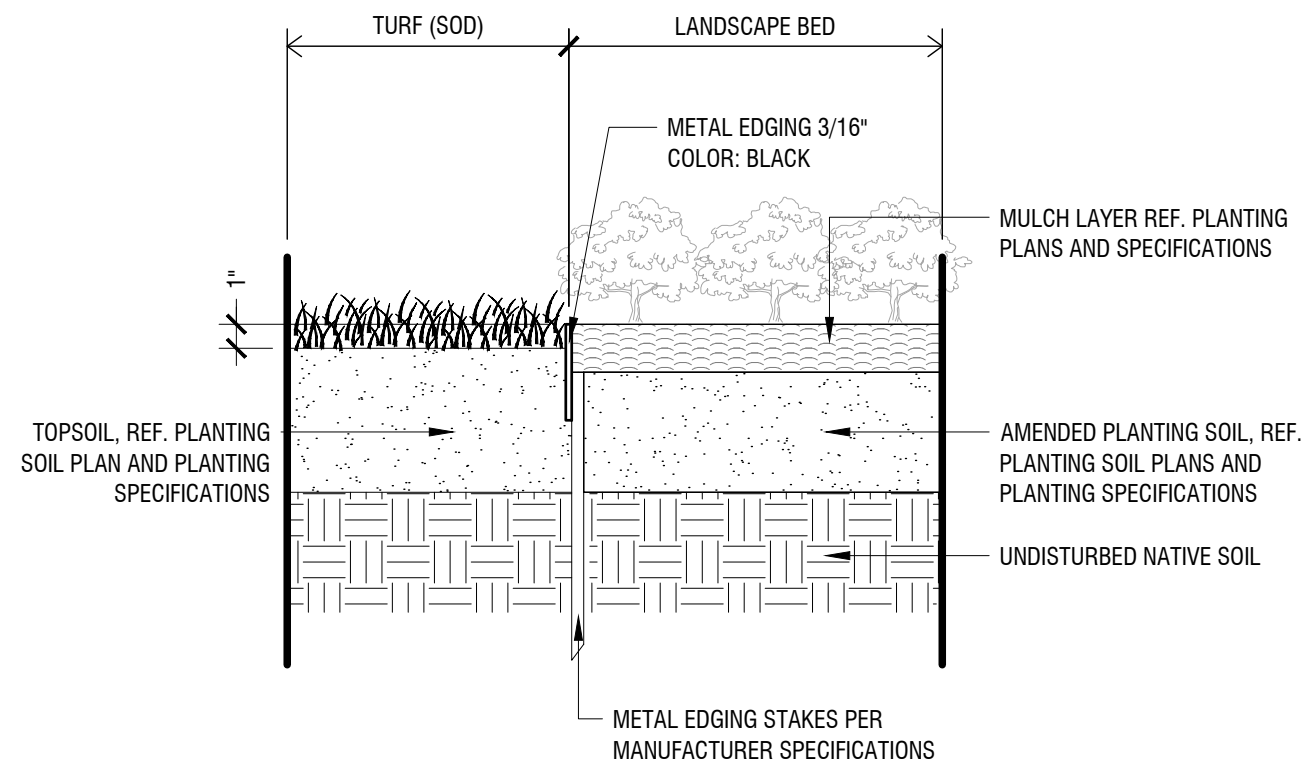
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Shrub Planting at Building Edge

Scale: NTS

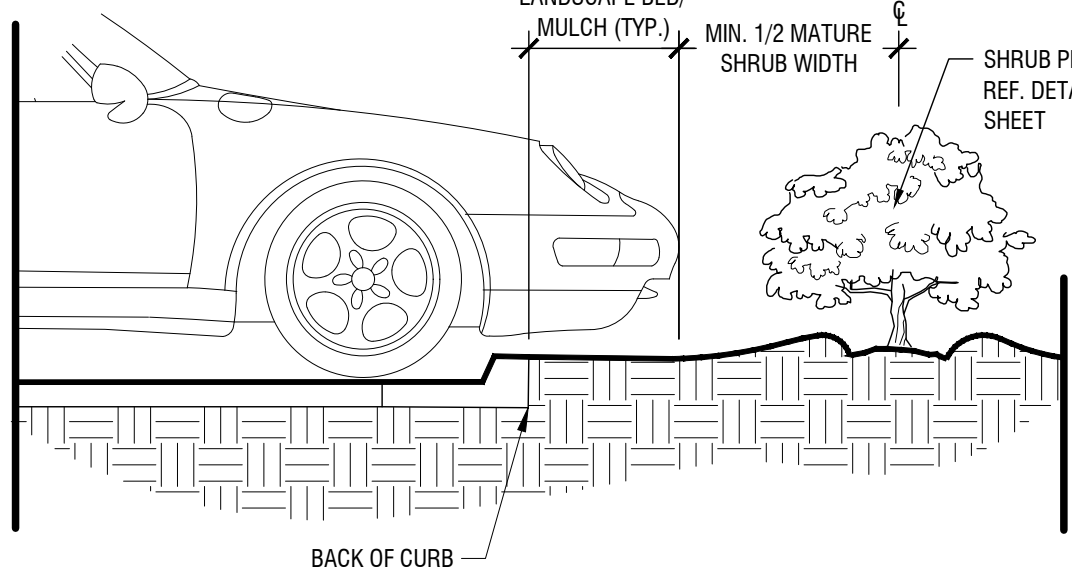
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METAL EDGING (AT TURF & LANDSCAPE BED)

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

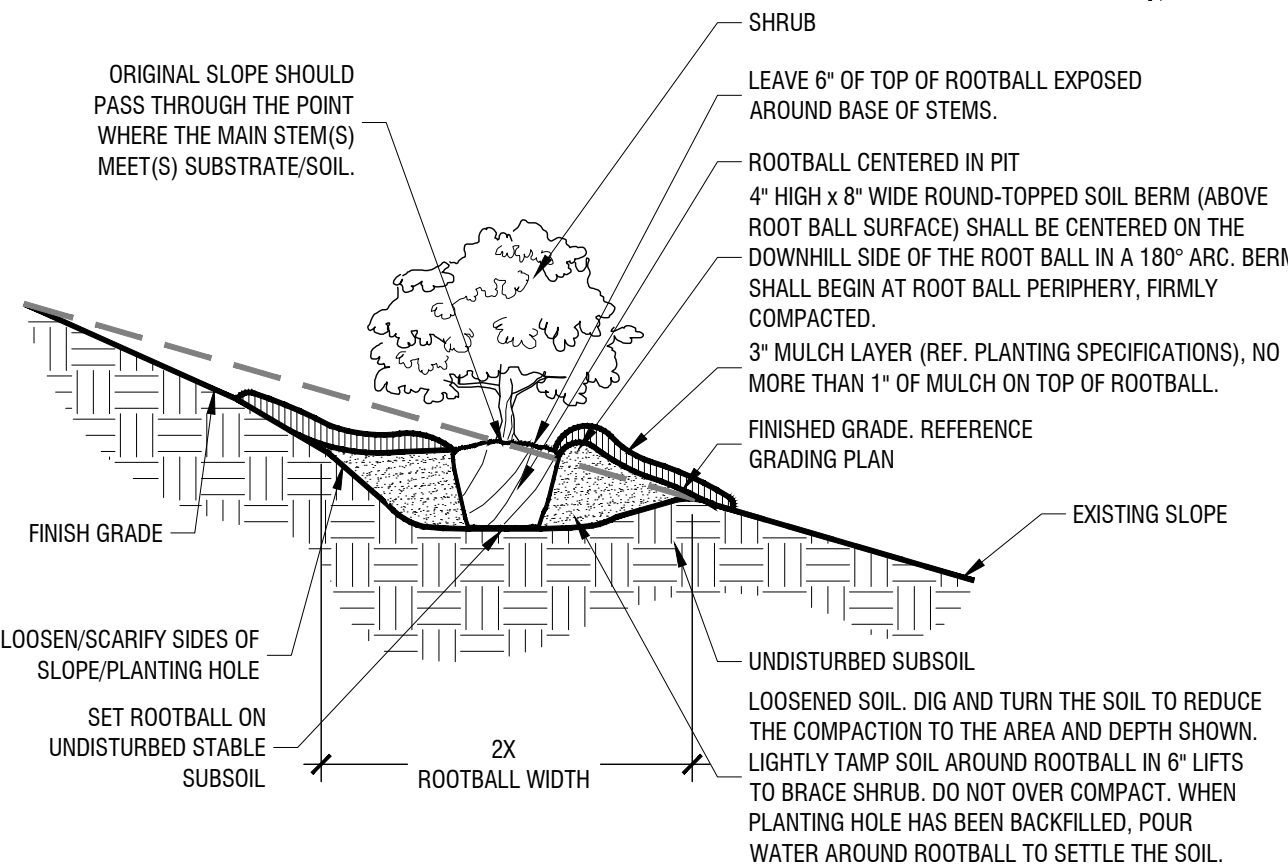
H



Shrub Planting at Curb

Scale: NTS

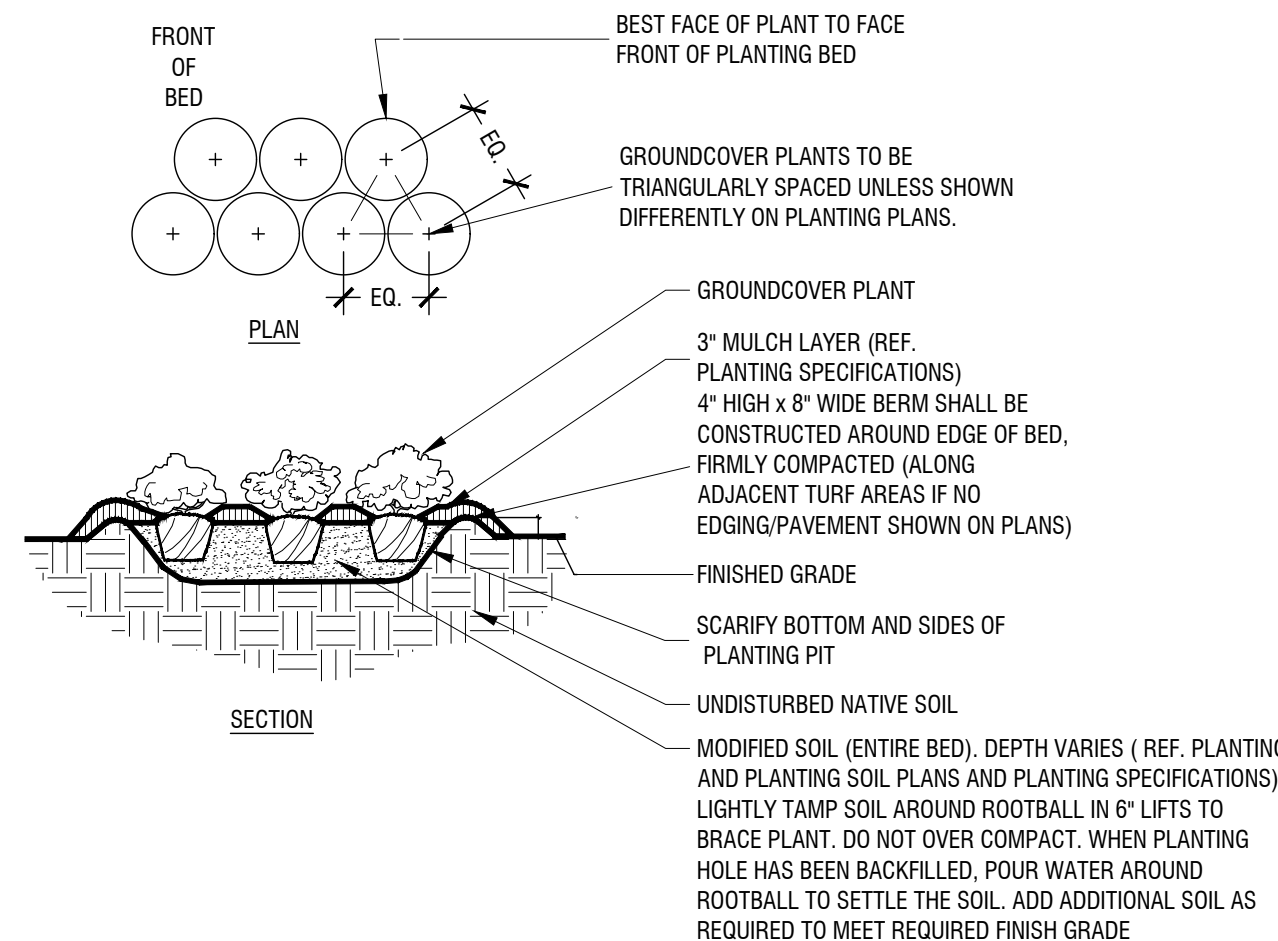
G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

C



Typical Groundcover Planting

Scale: NTS

A

A. SCOPE OF WORK

1. GENERAL
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- | MATERIALS | SAMPLES |
|-----------|-------------------------|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL | ONE (1) CUBIC YARD |
| PLANTS | ONE (1) OF EACH VARIETY |
2. PLANT MATERIALS

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTIC REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

- b. **INORGANIC SOL. AMENDMENTS:**
- 1. **LIME:** ASTM OGD, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 95 PERCENT PASSING NO. 60 SIEVE.
 - 2. **SULFUR:** GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 90 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 - 3. **IRON SULFATE:** GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 - 4. **AGRICULTURAL GYPSUM:** FINELY GROUND, CONTAINING A MINIMUM OF 80 PERCENT CALCIUM SULFATE.
 - 5. **SAND:** CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

- I. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

- CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OF THE GARDEN AREA.

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR ASSUMED NO LIABILITY FOR OMISSIONS OR ERRORS. THERE ARE NO DISCREPANCIES BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

- R. PLANTING PROCEDURES**
1. **CLEANUP UPON BEGINNING WORK:** THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIALS SHALL BE REMOVED FROM THE SURF AND ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. **VERIFY LOCATIONS OF ALL UTILITIES:** CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE TV LINES AND SERVICES, STORMWATER DRAIN LINES AND CABLE TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR

- [illegible]

S. LAWN SODDING

- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.

- H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

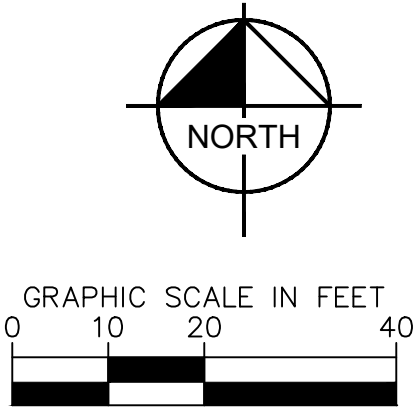
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

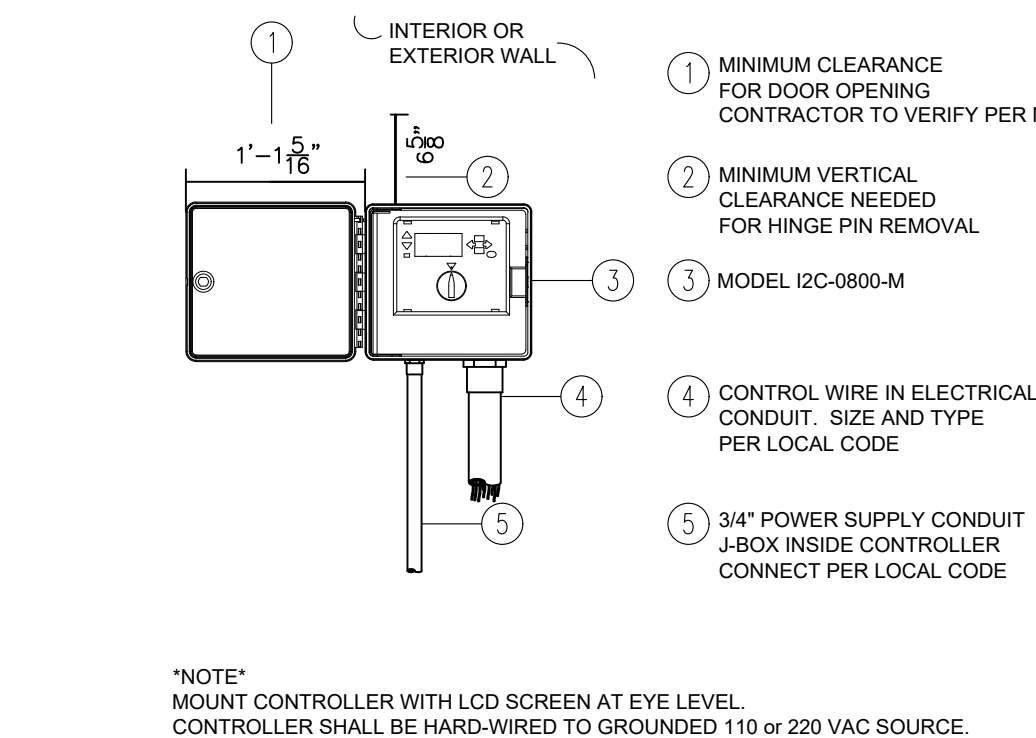
- U. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

- W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE

- X. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

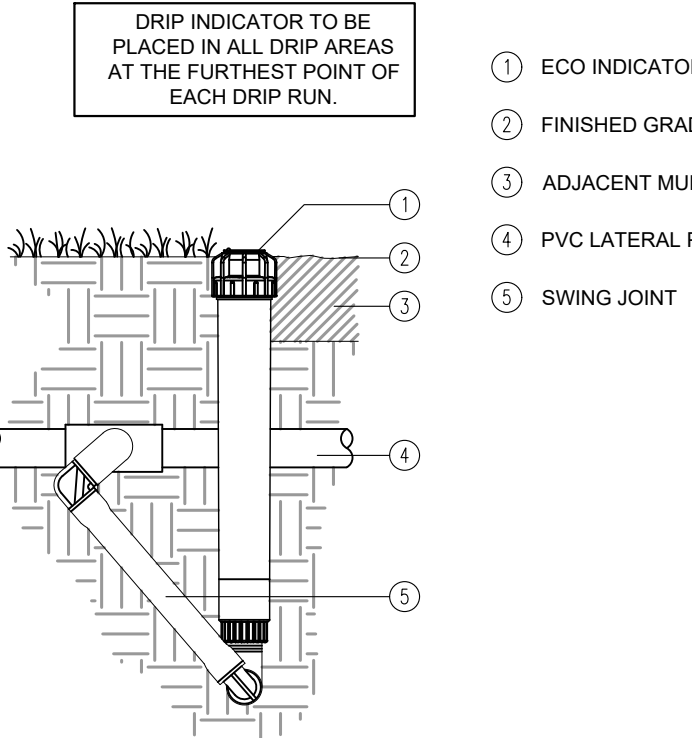
ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.



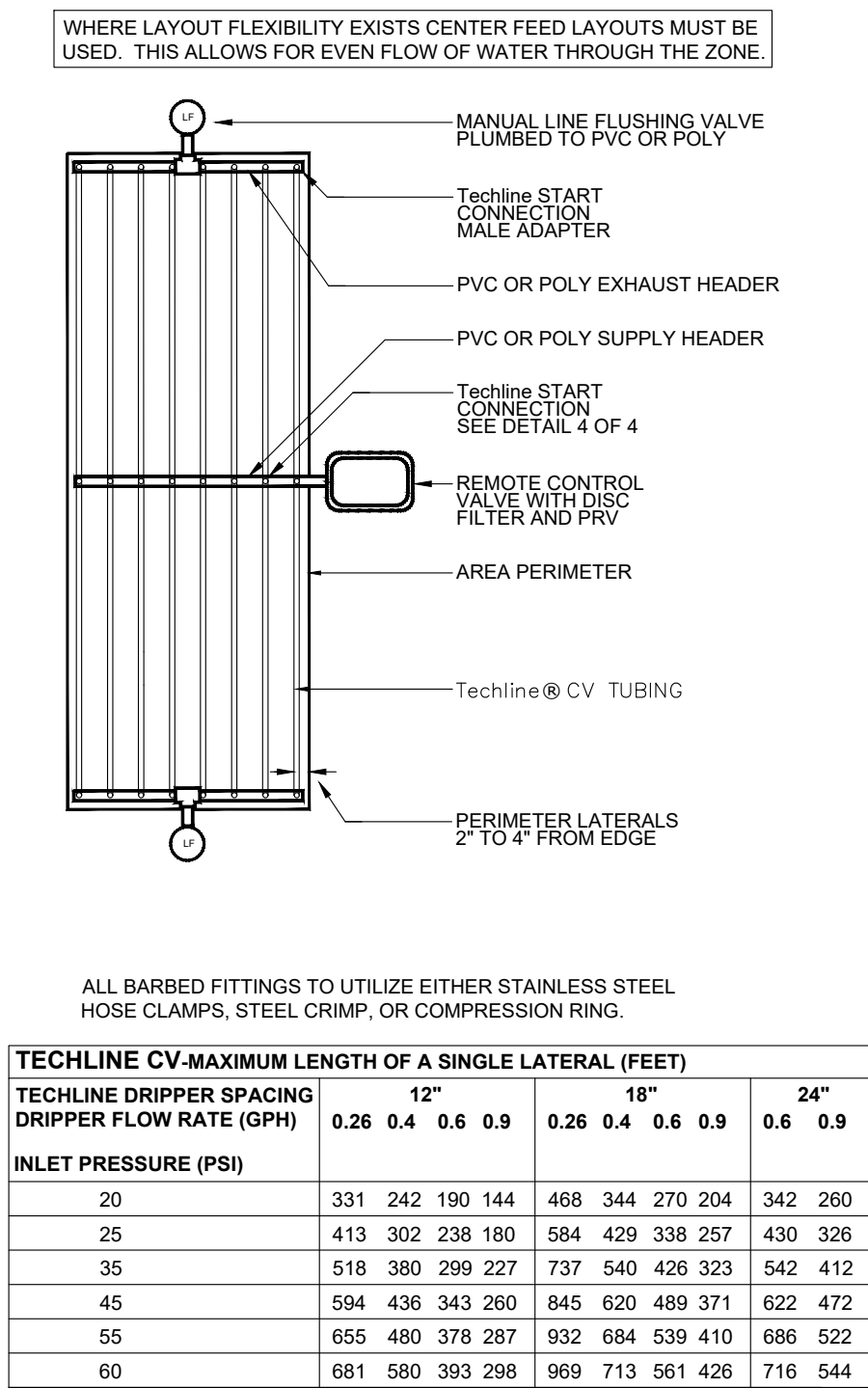


NOTE
 MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
 CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 or 220 VAC SOURCE.

Controller
 Scale: N.T.S.



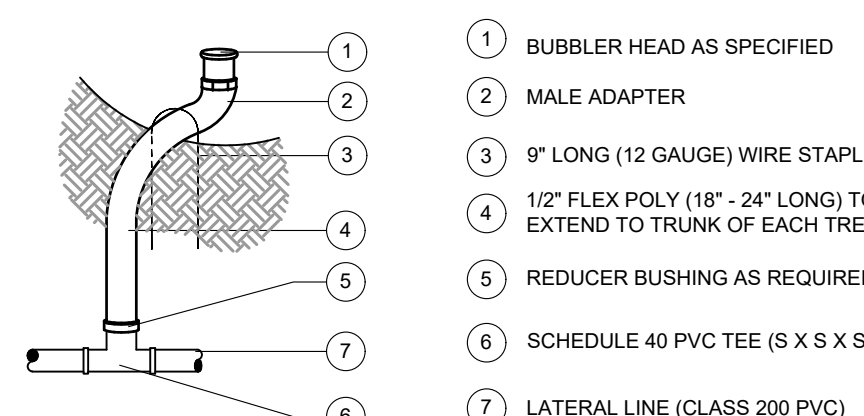
ECO INDICATOR - SWING JOINT
 Scale: N.T.S.



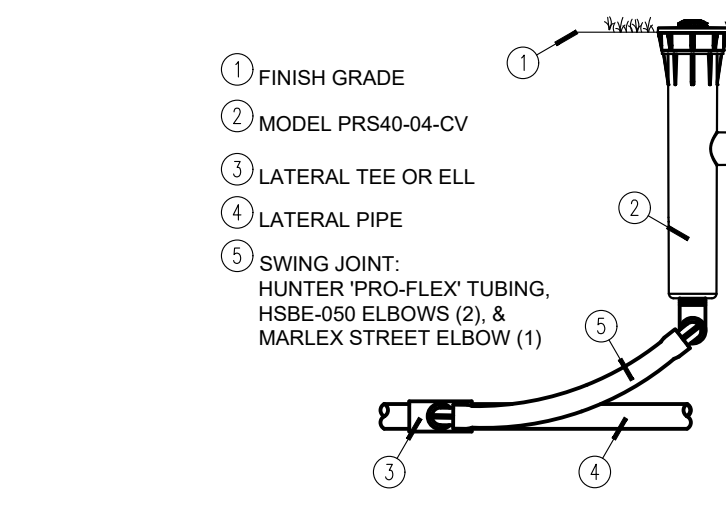
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)	12"	18"	24"
TECHLINE DRIPPER SPACING	0.26	0.4	0.6
DRIPPER FLOW RATE (GPH)	0.4	0.6	0.9
INLET PRESSURE (PSI)	20	25	35
	45	55	60
	331	413	518
	242	302	380
	190	238	299
	144	180	227
	468	584	737
	344	429	540
	270	338	426
	204	257	323
	342	430	542
	260	326	412
	594	737	926
	436	540	684
	343	426	539
	260	323	410
	655	826	1035
	480	604	764
	378	473	596
	287	361	454
	681	854	1074
	580	726	914
	393	493	624
	298	373	464
	969	1214	1544
	713	894	1124
	561	704	884
	426	534	674
	716	894	1124
	544	674	844

Techline CV Center Feed Layout
 Scale: N.T.S.



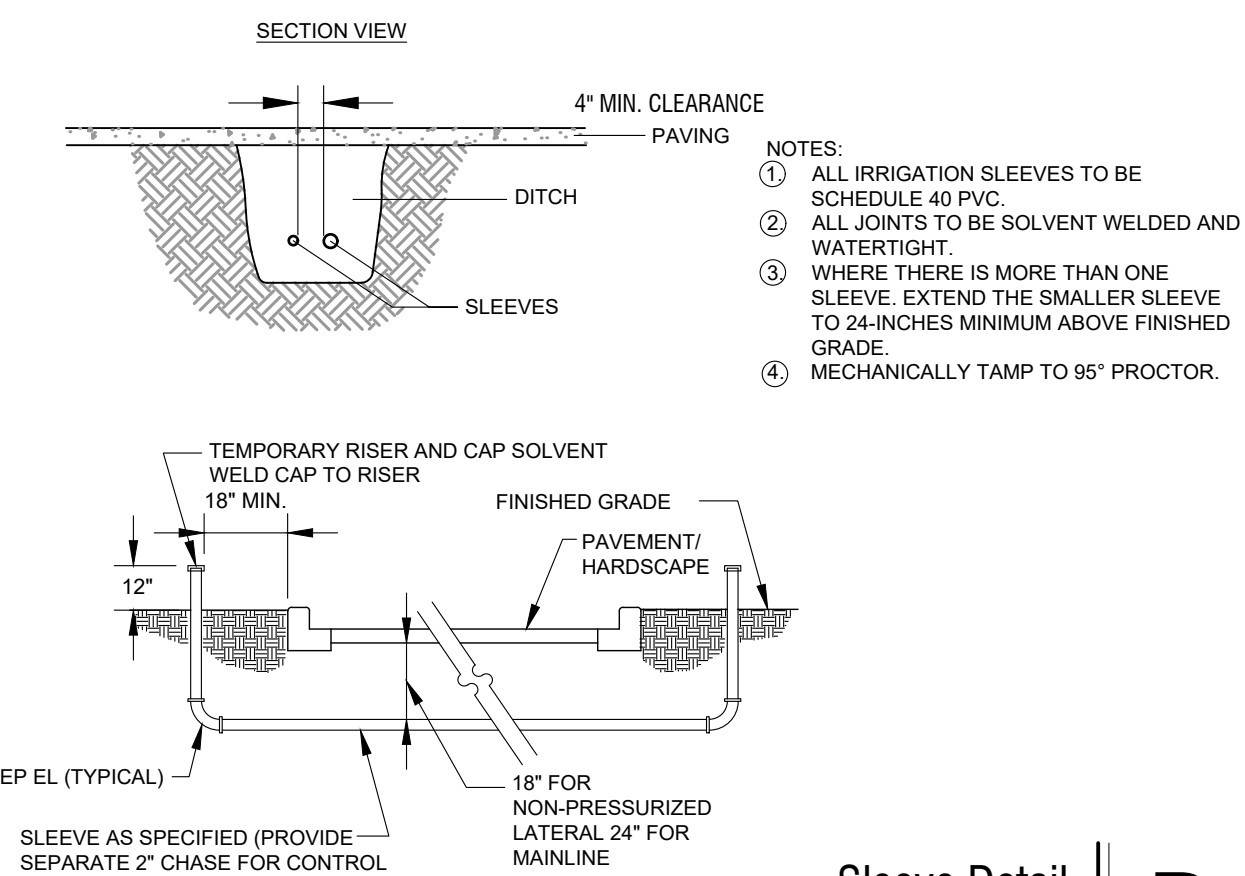
Bubbler Assembly
 Scale: N.T.S.



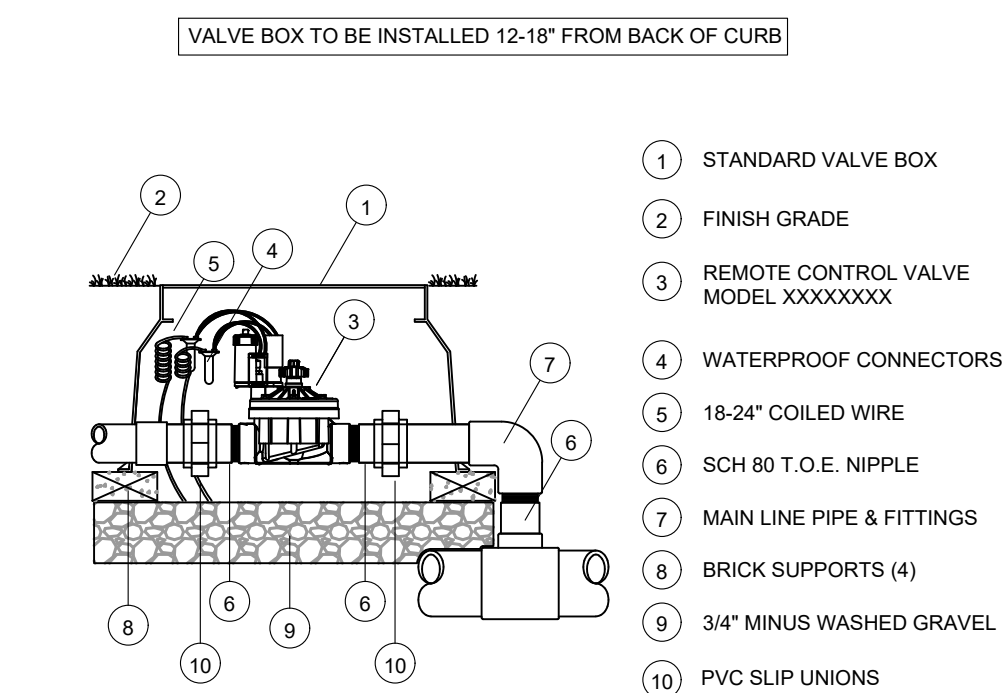
MP Rotator Sprinkler
 Scale: N.T.S.

PVC PIPE SIZE	SOLVENT WELD SCH. 40 FITTINGS	BELL AND GASKET FITTINGS	SOCKETED PIPE
1/2"	2"	--	2"
3/4"	2"	--	2"
1"	2 1/2"	--	2 1/2"
1 1/4"	3"	--	3"
1 1/2"	3"	3"	3"
2"	4"	4"	4"
2 1/2"	6"	6"	6"
3"	6"	6"	6"
4"	8"	8"	8"

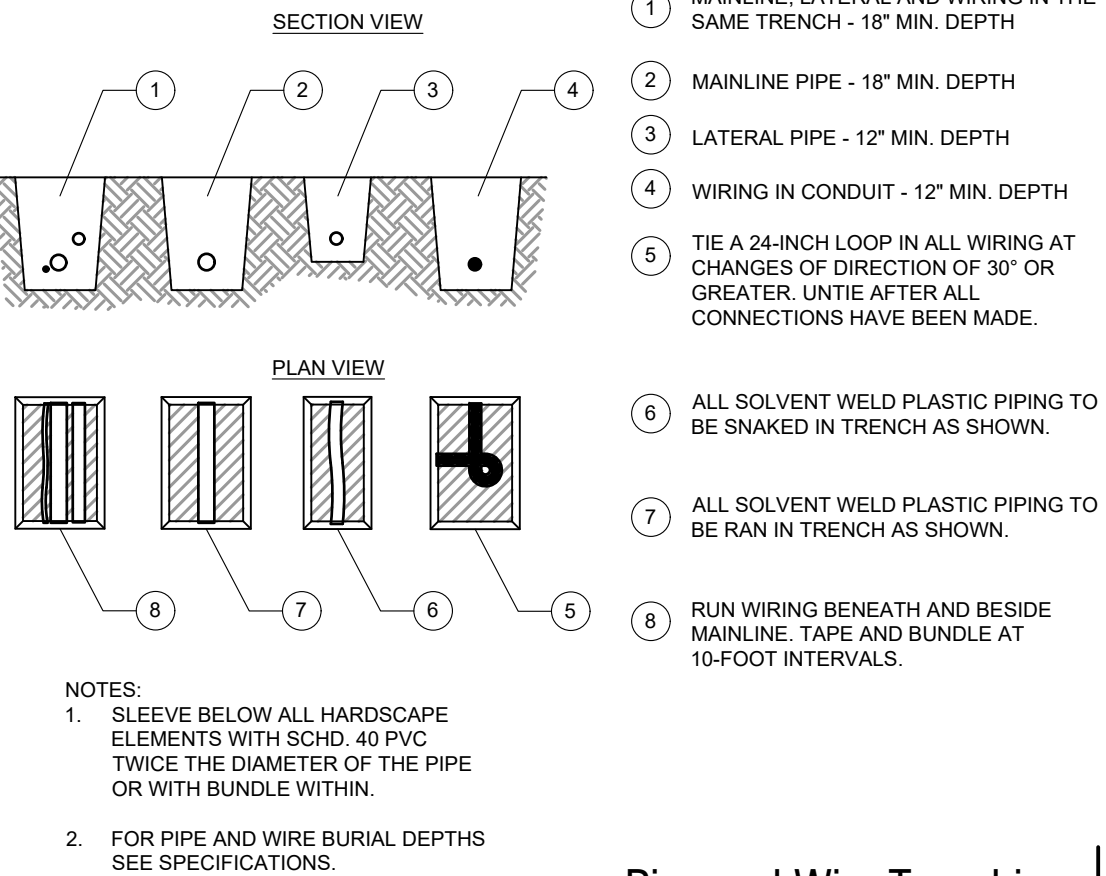
Sleeve Schedule
 Scale: N.T.S.



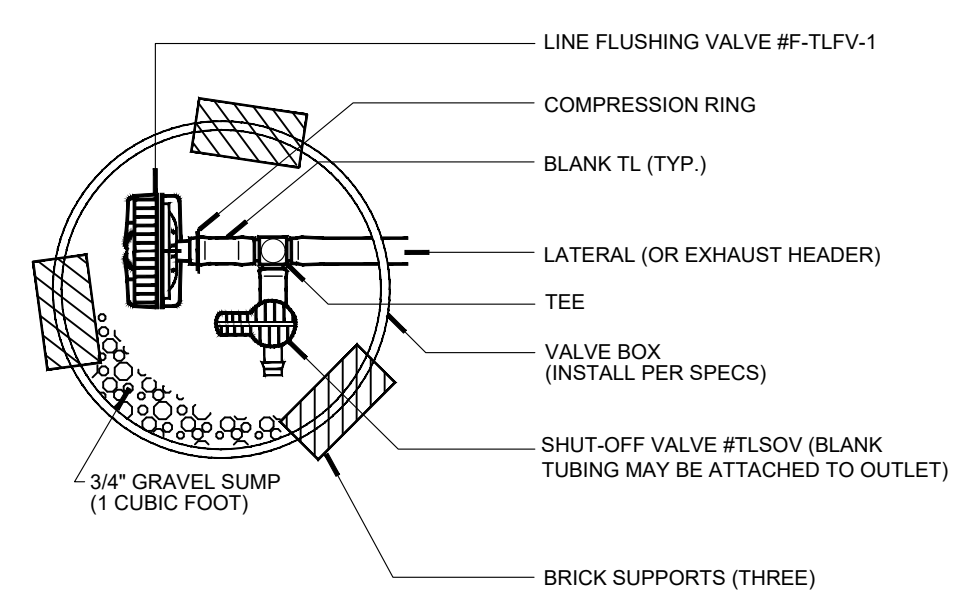
Sleeve Detail
 Scale: N.T.S.



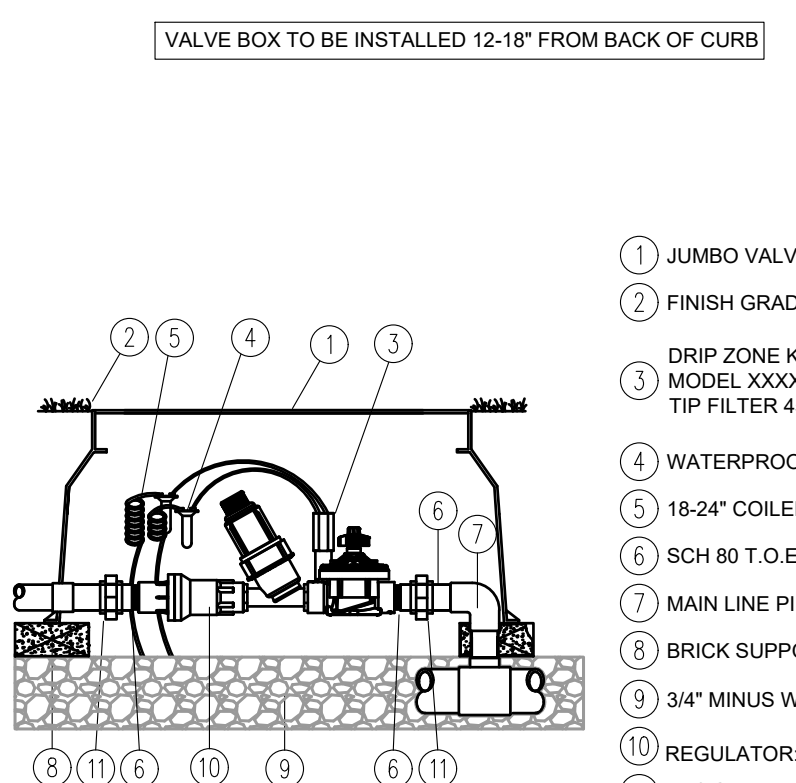
Drip Control Zone Kit
 Scale: N.T.S.



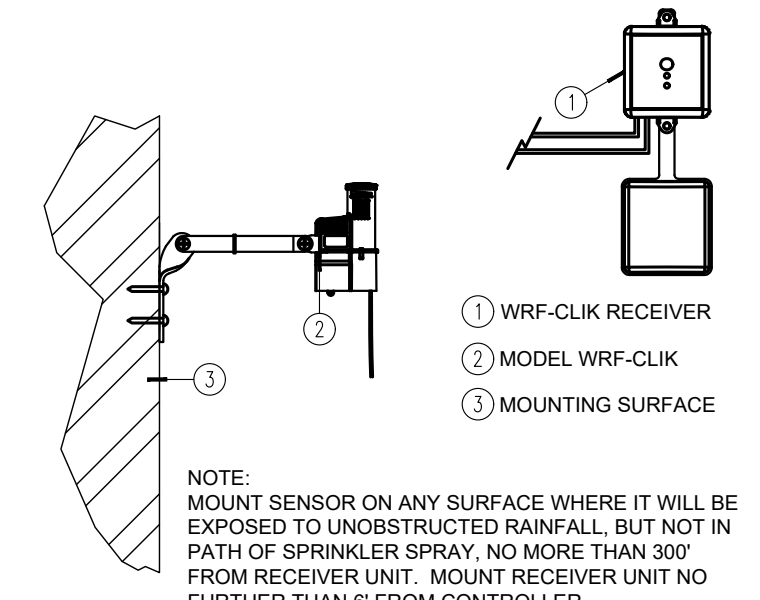
Wireless Rain/Freeze Sensor
 Scale: N.T.S.



Line Flushing Valve (W/ Shut-off Valve)
 Scale: N.T.S.



Drip Control Zone Kit
 Scale: N.T.S.



Wireless Rain/Freeze Sensor
 Scale: N.T.S.

IRRI...
KIMLEY-HORN AND ASSOCIATES, INC.
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IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
- LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
- ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
- 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
- IRRIGATION VALVES AND VALVE BOXES SHALL BE LOCATED IN LANDSCAPE BEDS OR GROUND COVER AREAS WHENEVER POSSIBLE. ALL REMOTE VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE AND CONTAIN ONE CUBIC FOOT OF CLEAN GRAVEL BENEATH VALVE. LABEL REMOTE BOXES WITH ONE-INCH ALPHA NUMERIC NOTATION CORRESPONDING TO THE APPLICABLE ALPHA CONTROLLER AND NUMERIC STATION. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. USE 15" X 9" RECTANGULAR BOX FOR DRIP VALVES UNLESS NOTED OTHERWISE. DOUBLE CHECK ASSEMBLY SHALL BE BOXED ACCORDING TO LOCAL CODES.
- USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
- CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES 18 INCHES BEYOND EDGE OF ALL PAVEMENT. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED.
- DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH.
- LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
- IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY. SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
- INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
- SET SPRAY HEADS 4" FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
- INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
- IRRIGATION HEADS AND COMPONENTS SHALL BE LOCATED A MINIMUM OF 24" FROM ALL BUILDINGS TO AVOID ADVERSE PERFORMANCE OF FOUNDATIONS AND SLABS.
- NO LATERALS LESS THAN 3/4" DIAMETER.

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A. EXTENT:

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.

B. GENERAL:

1. PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED, ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL BUILDING/ PLUMBING CODE AND ALL OTHER CODE REQUIREMENTS.

2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.

3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.

4. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.

5. INSPECTION OF SITE:

A. CONTRACTOR SHALL ACQUAINT THEMSELVES WITH ALL SITE CONDITIONS. SUBMISSION OF THEIR PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERE TO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.

B. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING SUBUTILITIES. SHOULD SUCH STUBS NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

7. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER DIEM BASIS.

8. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.

9. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.

10. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A FULL-SIZE PLAN SET WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWINGS SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.

11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.

12. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

13. A LAMINATED PLAN (8 1/2 X 11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THE MECHANICAL ROOM OR WITHIN CONTROLLER CABINET.

C. MATERIALS:

1. GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.

2. PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D 1785, ASTM D-2241, AWWA C-900, OR AWWA C-905. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26. PVC GASKETS/FITTINGS SHALL CONFORM TO ASTM D 3139. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464, CONFORMING TO ASTM D-1784 AND D-2241.

3. PLASTIC FITTINGS: ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-WELD, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOAN, LASCO, OR APPROVED EQUAL.

4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.

5. SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIES. NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.

6. AUTOMATIC CONTROLLER: SEE LEGEND.

7. REMOTE CONTROL VALVES: SEE LEGEND.

8. CONTROL WIRING: CONVENTIONAL SYSTEMS TO USE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM WIRE SIZE: 14 GAUGE. ALL SPLICES SHALL BE MADE WITHIN VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING PER MANUFACTURER STANDARDS.

9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.

10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND.

11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.

D. WORKMANSHIP:

1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.

E. INSTALLATION:

1. EXCAVATION AND TRENCHING:

A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.

B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:

1) 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL FOR MAIN LINE. 18" MINIMUM FOR NON-PRESSURIZED LATERALS.

2) MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:

12" COVER OVER LATERALS

18" COVER OVER MAINLINE

C. MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.

2. PIPE LINE ASSEMBLY:

A. INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 12-18 INCHES TO WALK EDGES, WALLS, AND OTHER PAVEMENTS. PLACE A MINIMUM OF 24" FROM BUILDINGS.

B. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE. EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED, PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.

C. PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.

D. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.

E. JOINTS:

1. PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.

2. PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.

3. THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.

3. SPRINKLER HEADS/ DRIPLINE:

A. INSTALL ALL SPRINKLER/ DRIPLINE AS DETAILED ON DRAWINGS.

B. DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.

4. CLOSING OF PIPE AND FLUSHING LINES:

A. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.

B. THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER HYDRANTS.

C. TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.

D. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

5. INSPECTIONS:

A. SPRINKLER/ DRIPLINE LAYOUT AND SPACING INSPECTION: VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. SPACING SHOULD BE WITHIN 5% OF THE DESIGN SPACING.

B. PIPE INSTALLATION DEPTH INSPECTION: ALL PIPES IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN SECTION 'E' OF THESE SPECIFICATIONS.

C. OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL BE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.

D. INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. INSPECTION MAY BE MADE BY THE GOVERNING AGENCY/ OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS, AND THE IRRIGATION CODES.

6. HYDROSTATIC TESTS:

A. REQUEST THE PRESENCE OF THE OWNER AND/OR OWNERS REPRESENTATIVE IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.

B. TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.

C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.

D. APPLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 3 HOURS AND WITH THE RISERS CAPPED AS FOLLOWS:

1) MAIN LINES AND SUBMANS TO BE TESTED FOR 2 HOURS.

2) NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.

E. FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$L = N \cdot D^3 \cdot 1.850$

IN WHICH: L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR

N=NUMBER OF JOINTS

D=PIPE DIAMETER IN INCHES

P=AVERAGE TEST PRESSURE IN PSI GAUGE

F. REPAIR LEAKS RESULTING FROM TESTS.

7. AUTOMATIC CONTROLLERS:

A. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.

8. AUTOMATIC CONTROL WIRING:

A. INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.

B. INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3) FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300) FEET IN LENGTH.

(EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD).

C. CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS-BUILT PLANS.

D. ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.

E. CONTRACTOR SHALL RUN TWO SPARE WIRES IN EACH DIRECTION FROM CONTROLLER TO FARTHEST VALVE TO SERVE AS BACKUP WIRES.

9. BACKFILL AND COMPACTING:

A. AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER. FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.

B. BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.

C. COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.

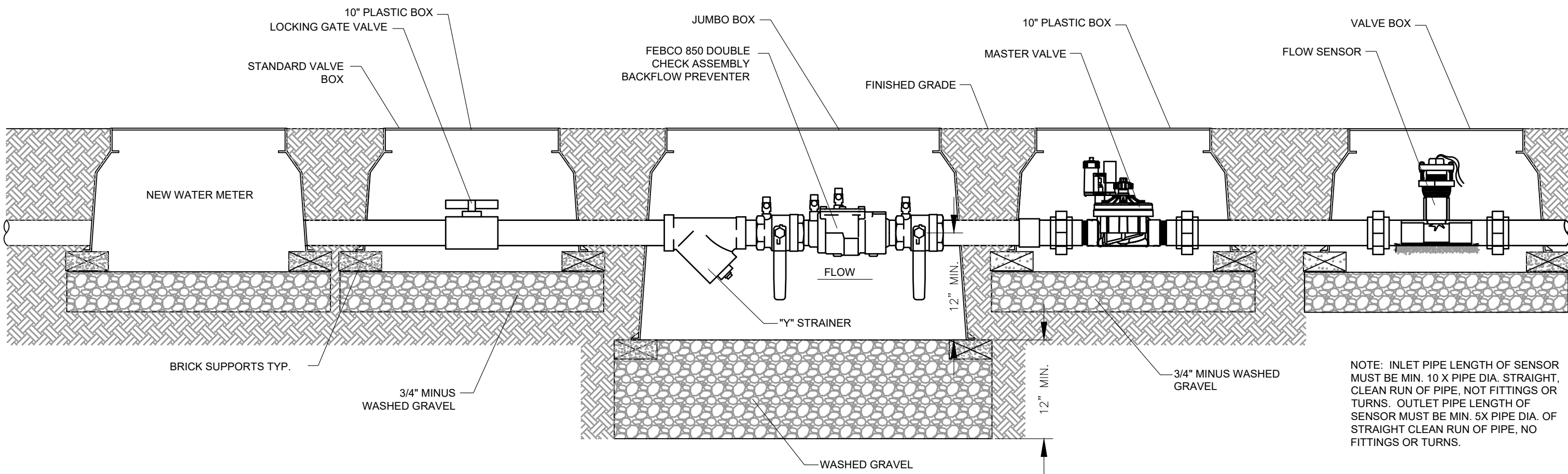
D. DRESS OFF ALL AREAS TO FINISH GRADES.

10. PROTECTIVE RADIUS OF EXISTING TREES:

A. AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OPTION OR TO DO SO CREATES AN UNREASONABLE HARDSHIP.

F. CLEAN-UP:

1. REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.



Double Check Assembly Backflow Preventer with Flow Sensor

Scale: N.T.S.

A

Item 11.

DATE

REVISIONS

No.

801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-358-5051 FAX: 817-358-5070
TEXAS REGISTERED ENGINEERING FIRM #298

Kimley»Horn

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
L.I. No. 0005724 Date 12/04/2023

PROJECT No.
061338300

DATE: DEC 2023

SCALE: AS SHOWN

DESIGNED BY: CJC

DRAWN BY: CJC

CHECKED BY: ALG

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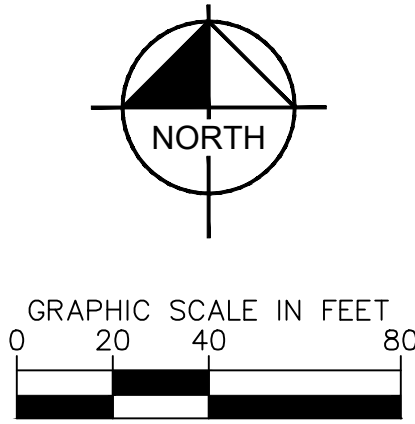
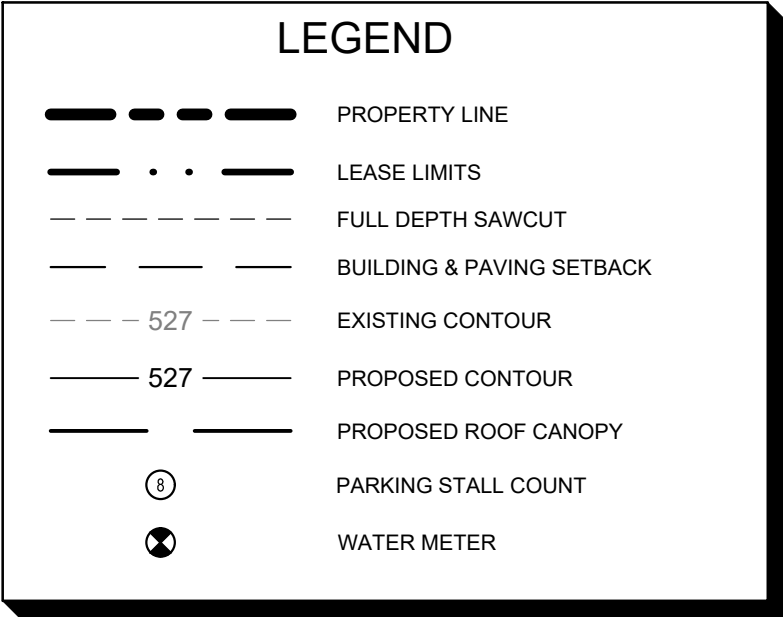
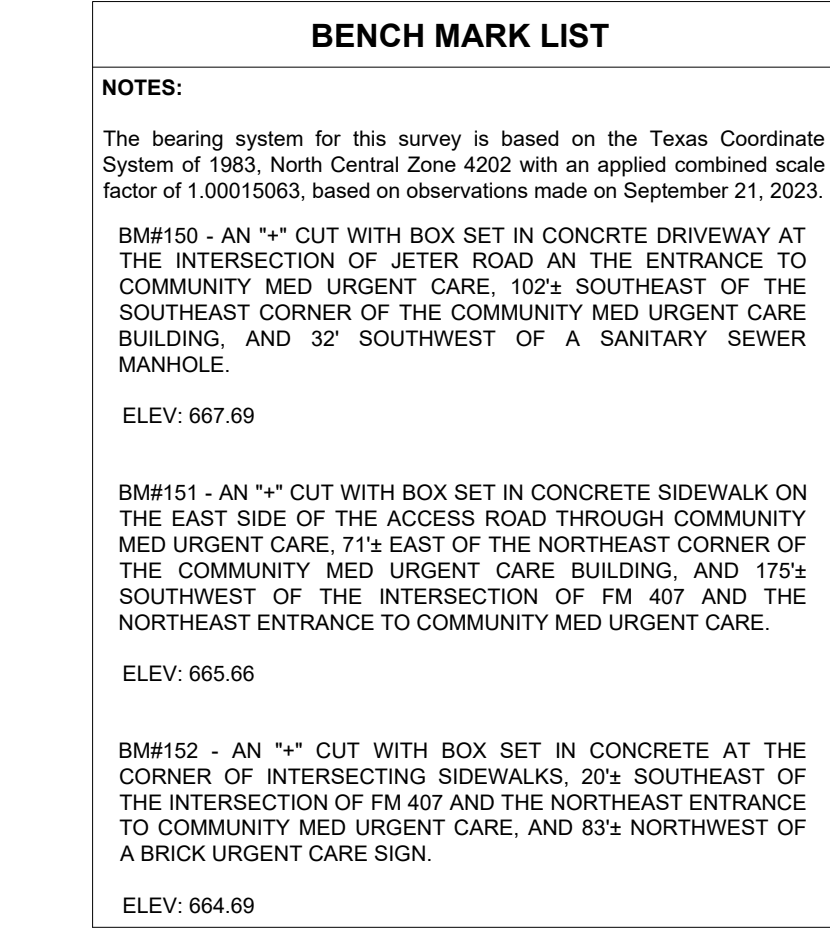
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	AERIAL EXHIBIT	ANDY'S LANTANA	Kimley»»Horn 801 CHERRY ST. UNIT 11, SUITE 1300 DENVER, CO 80202-6796 PHONE: 817-335-6311 FAX: 817-335-5070 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #928	No.	REVISIONS	DATE	BY
SHEET NUMBER	EX						



Hufft

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STRUCTURAL:
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ISSUE:
CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:		
NO.	DATE	ISSUE

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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

RENDERINGS

A020

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard
Lantana

3800 FM 407,
Bartonville, TX 76226

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ANDY'S FROZEN CUSTARD

211 E. Water Street
Springfield, MO 65806

www.eatandys.com

ARCHITECT:

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PLAN KEYNOTES

- 1 FIRE EXTINGUISHER CABINET, RE: A507
- 2 PANEL BOARD(S), RE: ELECT DWGS
- 3 BUILDING SIGNAGE, RE: ELECT DWGS
- 5 OUTDOOR PATIO, CONCRETE SLAB W/ SEALER
- 6 PATIO CANOPY AND STRUCTURE, RE: STRUCT DWGS.
- 7 STEEL COLUMNS, PTD
- 8 DRIVE-THRU CANOPY, RE: STRUCT DWGS
- 9 CUSTARD MACHINE SHUT-OFF SWITCH, RE: MEP DWGS
- 15 CUSTARD MACHINE TO STRADDLE FLOOR SINKS
- 16 WALK-IN COOLER/FREEZER, COORDINATE WITH SUPPLIER
- 17 PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES, RE: MEP DWGS
- 18 INSTALL STAINLESS STEEL CORNER GUARDS THROUGHOUT, TYP. ALL EXPOSED CORNERS RE: A507
- 19 CASED OPENING FOR BOH ACCES
- 20 ANDY'S FROZEN CUSTARD NEON CONE SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- 23 ANDY'S FROZEN CUSTARD "SPRECHER ROOT BEER" NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED. CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- 24 SIGNAGE LIGHTING BAND, BY PINNACLE SIGN GROUP, RE: ELEC DWGS & SIGNAGE DWGS
- 25 MPD, RE: ELECT DWGS
- 26 TANKLESS WATER HEATERS, RE: MEP DWGS
- 27 WATER SOFTENER, RE: MEP DWGS, KEEP CLOSE TO WALL
- 28 BACK FLOW PREVENTOR, RE: MEP DWGS
- 29 PRESSURE WASHER, RE: MEP DWGS
- 30 WALL SHELVES ABOVE DUNNAGE RACKS
- 31 IPAD HOLDER
- 32 ROOF DRAIN DOWN TO BELOW GRADE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- 33 OVERFLOW ROOF DRAIN, STUBOUT AT 12" AFF W/ DRAIN NOZZLE , RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- 34 SECURITY PANEL, RE: ELECT

- NOTE:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 2. DIMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.
 3. REFER TO A701 FOR ADDITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND DETAILING.
 4. REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.
 5. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
 6. REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

ISSUE:

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11/6/2023

REVISION SCHEDULE:

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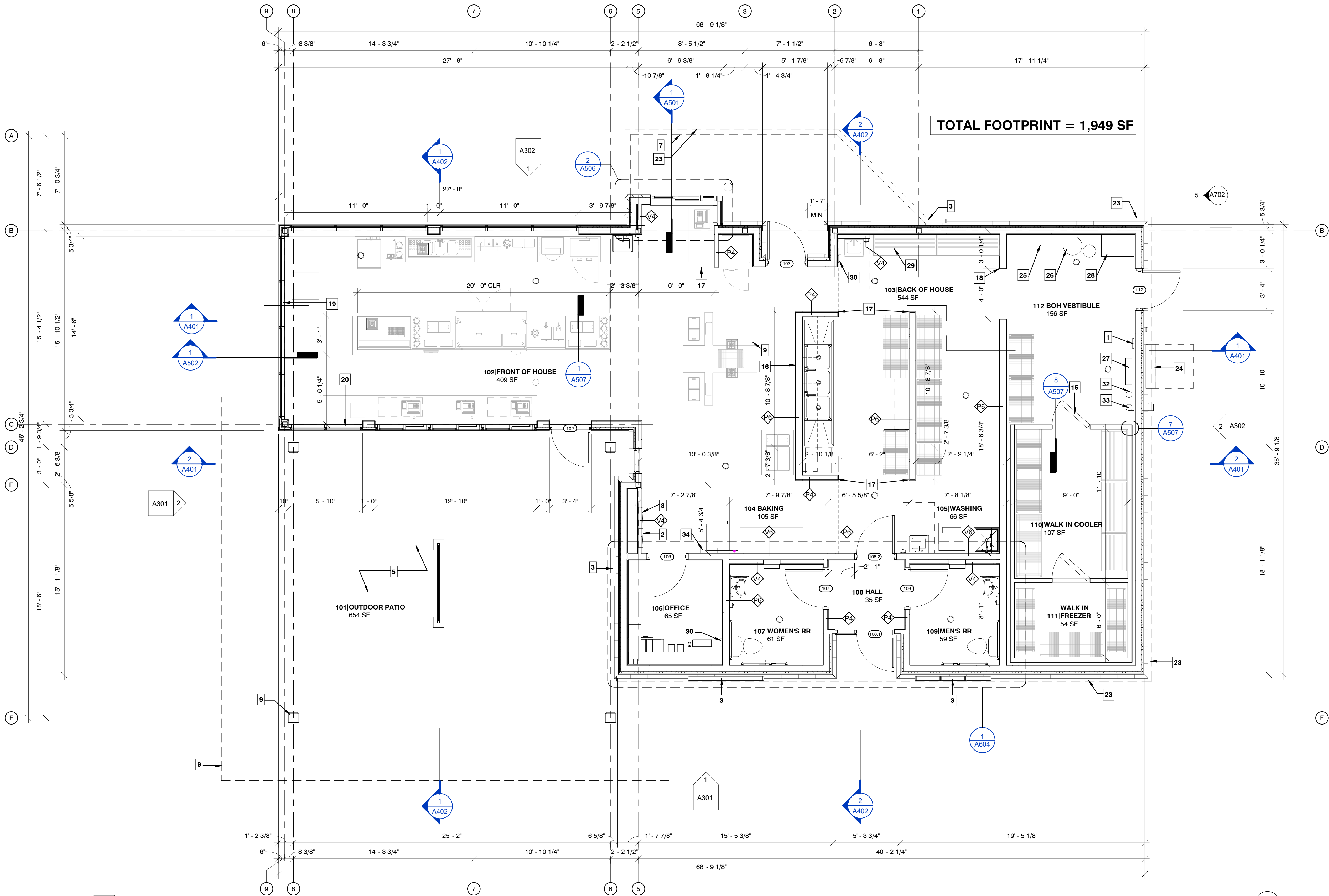
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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

FLOOR PLAN

A101

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CONSTRUCTION
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1 FLOOR PLAN
1/4" = 1'-0"

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard
Lantana

3800 FM 407,
Bartonville, TX 76226

OWNER:

ANDY'S FROZEN CUSTARD

211 E. Water Street
Springfield, MO 65806

www.eatandys.com

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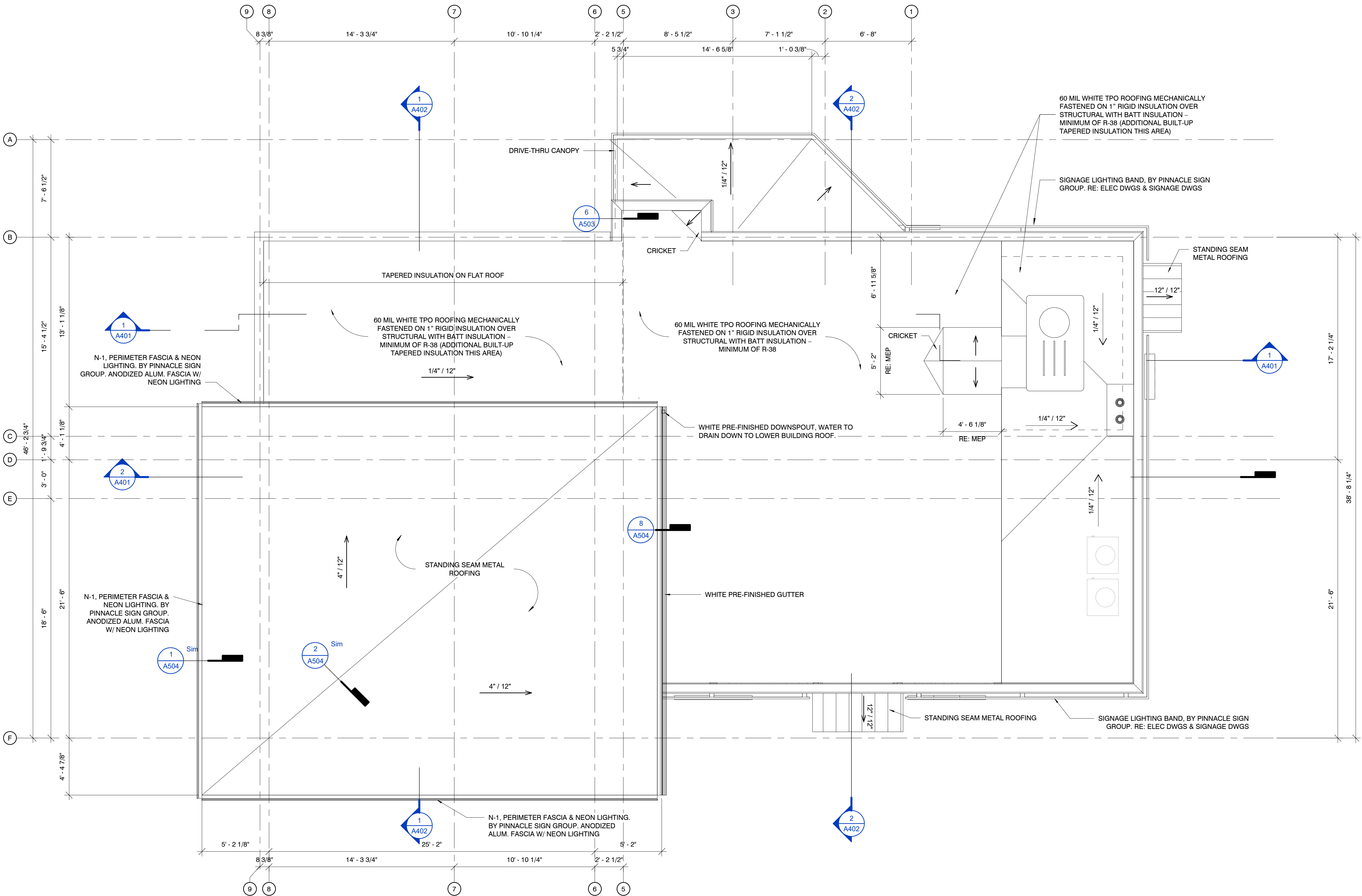
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ROOF PLAN

A104



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EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	PATIO & DRIVE-THRU CANOPY MATERIAL: 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANNODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
CS-1	CAST STONE TRIM: CONTINENTAL CAST STONE COLOR: #4025
GL-1	GLAZING TYPE 1: STOREFRONT MNFR: KAWNEER 451T COLOR: DARK BRONZE
M-1	MASONRY TYPE 1: CULTURED STONE COBBLEFIELD COLOR: TEXAS CREAM GROUT: TO MATCH STONE
N-1	PERIMETER FASCIA & SHIELDED LED LIGHTING: BY PINNACLE SIGN GROUP ANODIZED ALUM. FASCIA W/ LED LIGHTING
R-1	STANDING SEAM ROOFING: METAL SALES, MINI BATTEN 1" PANEL SIZE: 12" 24 GAUGE
S-1	STUCCO: STO ELASTOMERIC FINISH, TEXTURE: MEDIUM COLOR: MORTAR #31435



2 NORTHEAST ELEVATION
1/4" = 1'-0"



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

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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

ELEVATIONS

A301



2 SOUTHWEST ELEVATION
1/4" = 1'-0"



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

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	PATIO & DRIVE-THRU CANOPY MATERIAL: 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
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C-2	COPING/ROOF EDGE TYPE 2: ANNODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
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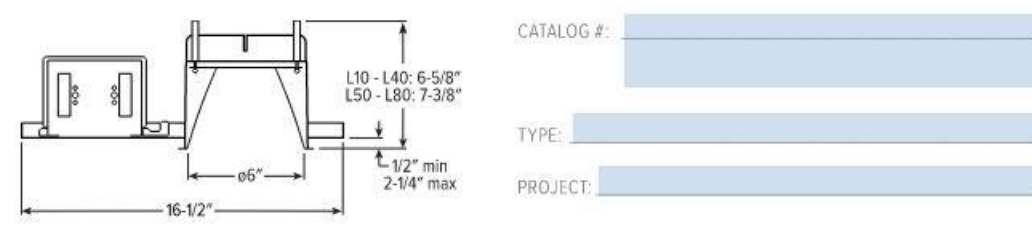
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License Number: xxx
Drawn By: MS
Project Number: 717

ELEVATIONS

A302

6DR LED 6" Downlight – Round



NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 6DR - TL - L20/B35 - OPTIONS - CONTROL/DIM - UNV - OW - OF - CS - TRIM OPTIONS - N - F1 MOUNT

HOUSING	LUMENS	CRI	CCT	OPTIONS	CONTROL	DRIVER	VOLTAGE
SERIES	LUMENS ⁽¹⁾	CRI	CCT	OPTIONS	CONTROL	DRIVER	VOLTAGE
6DR TL	110 1,000lm	90	27 2700K	See page 4 for EMERGENCY BATTERY OPTIONS.	See page 7 for ADDITIONAL CONTROL/DRIVER OPTIONS.	See page 7 for ADDITIONAL CONTROL/DRIVER OPTIONS.	120-277V
L	115 1,500lm	90	30 3000K	SCA... Sloped ceiling adaptor ⁽⁴⁾	None	DMX Dimming driver, 0-10V	347 347V ^(M)
L30	2,000lm	90	35 3500K	ATH... Airlight construction	AWNR	Driver with 12V auxiliary power, without external dimming wires ⁽¹⁾	
L40	3,000lm	90	4000K	F... Fast			
L50	4,000lm	90	5000K	CP... Chicago plenum (CCEA) ^(M)			
L60	5,000lm	90		SDT... Stepdown transformer ⁽⁴⁾			
L70	6,000lm	90					
L80	7,000lm	90					
L80	8,000lm	90					

TRIM TYPE

1 Open reflector

2 Regressed lens

3 Angled lens^(M)

4 Non-conductive flush lens for shower applications^(M)

5 Regressed lens

6 Flush

7 Medium^(M)

8 Open

9 Flush

10 Open

11 Flush

12 Regressed

13 Wall wash^(M)

14 Regressed

15 Flush

16 Open

17 Flush

18 Regressed

19 Wall wash^(M)

20 Regressed

21 Flush

22 Open

23 Flush

24 Regressed

25 Wall wash^(M)

26 Regressed

27 Flush

28 Open

29 Flush

30 Regressed

31 Wall wash^(M)

32 Regressed

33 Flush

34 Open

35 Flush

36 Regressed

37 Wall wash^(M)

38 Regressed

39 Flush

40 Open

41 Flush

42 Regressed

43 Wall wash^(M)

44 Regressed

45 Flush

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47 Flush

48 Regressed

49 Wall wash^(M)

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115 Wall wash^(M)

116 Regressed

117 Flush

118 Open

119 Flush

120 Regressed

121 Wall wash^(M)

122 Regressed

123 Flush

124 Open

125 Flush

126 Regressed

127 Wall wash^(M)

128 Regressed

129 Flush

130 Open

131 Flush

132 Regressed

133 Wall wash^(M)

134 Regressed

135 Flush

6DR LED 6" Downlight – Round

FEATURES

TrimLock[®]

• Innovative TrimLock reflector retention system ensures trim remains flush with ceiling plane

• Wide range of lumen options for general illumination

• Beam angles ranging from 10° (narrow) to 85° (wide) for tailored performance

• Industry-leading efficacies as high as 116 lm/W

• New construction requiring pan, IC-rated, or pan-less, remodel kit available

• Fully room-side accessible

• Available on QuickShip

• Wireless in-fixture control solutions available

• Available on QuickShip

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SPECIFICATIONS

HOUSING

• Die-cast aluminum trim housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate enclosure. Swing-out mounting arms field adjust for ceiling thickness from 1/2" – 2 1/4".

• TRIMLOCK – Innovative TrimLock reflector retention system ensures the trim remains flush with the ceiling plane.

• OPEN REFLECTOR – Low index-reflective anodized aluminum. Clear semi-specular finish standard.

• LENSED TRIM – Die-cast aluminum frame with micro-prismatic, acrylic lens.

• ELECTRICAL – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field connection of LED light assembly to driver. Reported 170-55,000 hours. Reported 150-55,000 hours. Estimated 150,000-200,000 hours.

• MOUNTING – Recessed, 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 24" O.C. marked spacing required for L80 – L80 lumen packages.

• LISTINGS –

• cULus conforms to UL STD 1598. Certified to CAN/CSA STD C22.2 No. 250.3 for dry and damp locations. LED light assembly conforms to UL 2598 for remodel installation.

• Suitable for wet location under covered ceiling when specified with WET/CC or TD Options.

• ENEC/ETL certified in select configurations, see www.enec.com.

• IC-rated for direct contact with insulation when specified with IC option.

• City of Chicago Environmental Air approved when specified with C₁ option.

• Complies with ASTM E283 when specified with ATH option.

• RoHS compliant.

• The 24 LMB compliant in select configurations, see www.certhlighting.com.

• Complies with the Bay Area Air Act and other federal regulations. Request certification at new.com.

• WARRANTY – 5-year limited warranty, see www.huff.com.

• See www.huff.com for more information.

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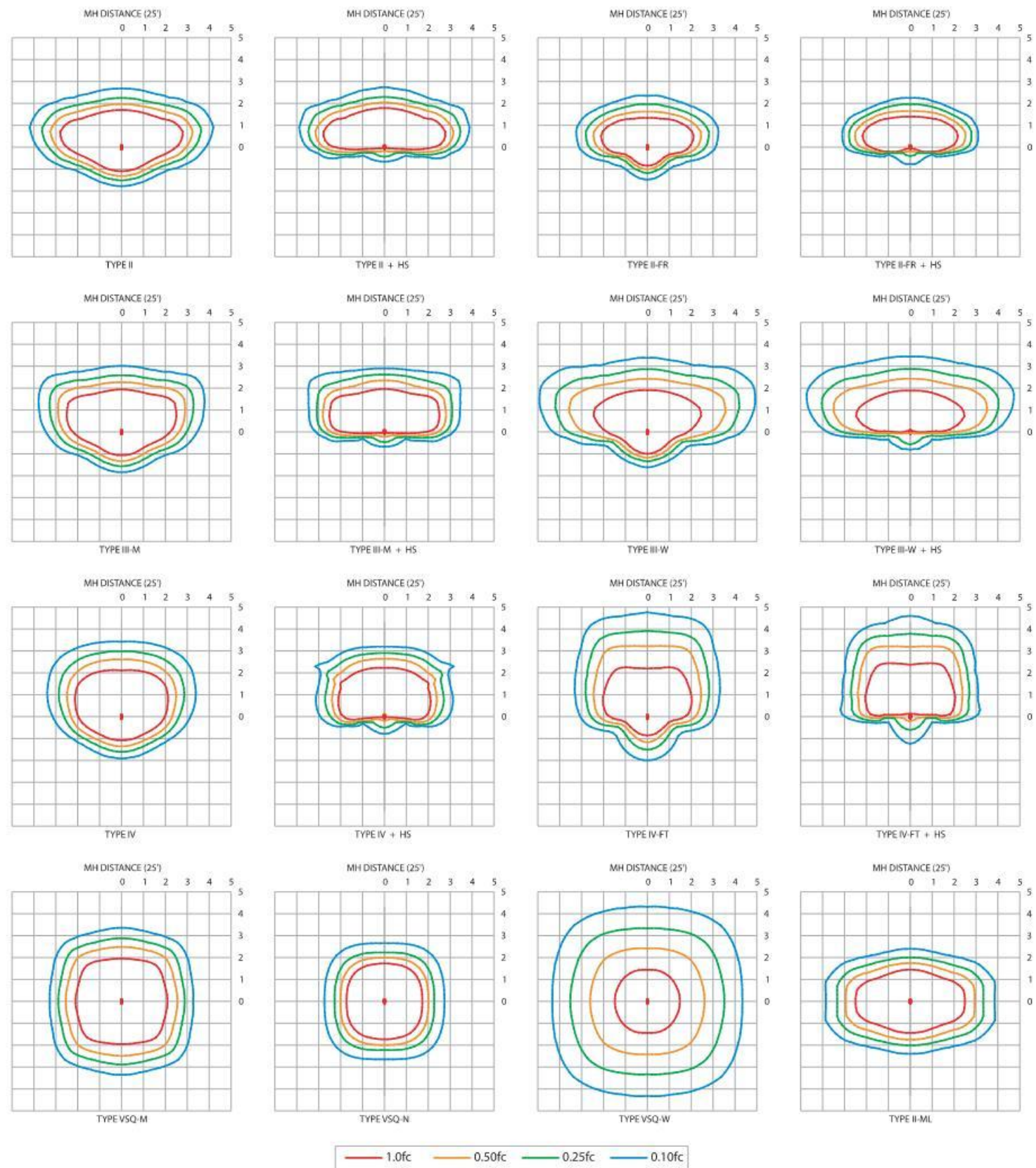
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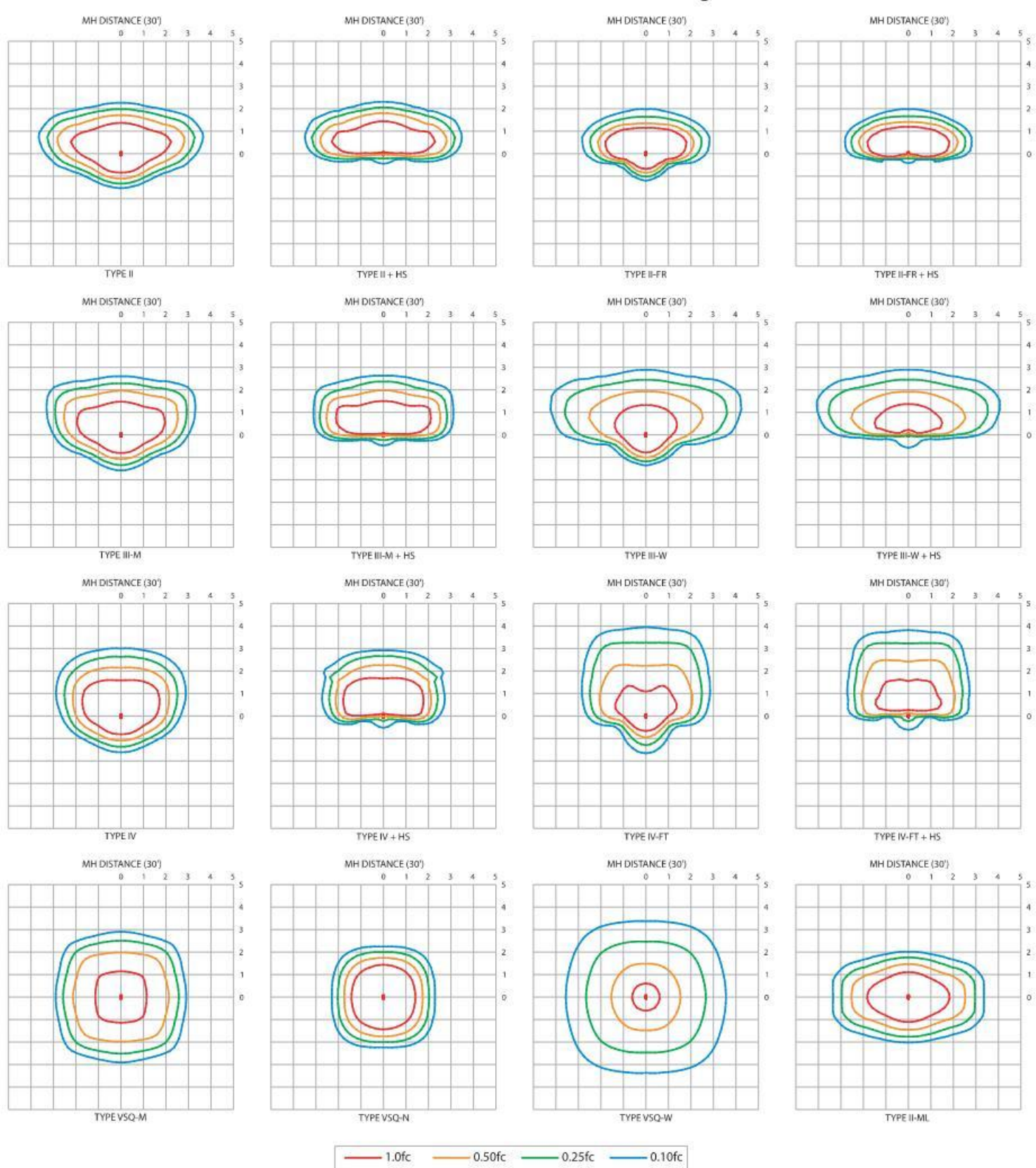
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RZR SERIES - LED**PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS****RZR-PLED-80LED-700mA-40K - 25' Pole Height**IES File downloads for this product can be found at www.usalight.com/downloads/asr.htmlU.S. Pole Company Inc.
An Employee Owned Company460 West Avenue D, Roshare, CA 95051
Phone (865) 233-0002 www.usalight.comU.S. ARCHITECTURAL
LIGHTING**RZR SERIES - LED****PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-M-PLED)**

RZR-M-PLD																						
LED Count	Drive Current (mA)	System Watts	Beam Type	27K (2700K - 70CRI)				30K (3000K - 70CRI)				40K (4000K - 70CRI)				50K (5000K - 70CRI)				System Watts	TRA (900nm)	
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	TRA		LPW	BUG RATING
40	350	30.0	I	4835	130	B2-05-02	7380	141	B2-05-02	7769	148	B2-05-02	8157	155	B2-05-02	8545	162	B2-05-02	7713	96	B1-05-01	
			B+R	4882	131	B2-05-01	7430	142	B2-05-01	7821	149	B2-05-01	8210	156	B2-05-01	8598	163	B2-05-01	7760	97	B1-05-01	
			B+R+H+S	4930	132	B2-05-01	7480	143	B2-05-01	7871	150	B2-05-01	8260	157	B2-05-01	8648	164	B2-05-01	7808	98	B1-05-01	
			B+M	4935	132	B2-05-02	7485	143	B2-05-02	7876	150	B2-05-02	8265	157	B2-05-02	8648	164	B2-05-02	7808	98	B1-05-01	
			B+W	4940	133	B2-05-02	7490	144	B2-05-02	7881	151	B2-05-02	8270	158	B2-05-02	8658	165	B2-05-02	7818	99	B1-05-01	
			V	4945	133	B2-05-02	7495	144	B2-05-02	7886	151	B2-05-02	8275	158	B2-05-02	8663	165	B2-05-02	7823	99	B1-05-01	
			V+H+S	4950	134	B2-05-02	7500	145	B2-05-02	7891	152	B2-05-02	8280	159	B2-05-02	8668	166	B2-05-02	7828	99	B1-05-01	
			V+R	4955	134	B2-05-02	7505	145	B2-05-02	7896	152	B2-05-02	8285	159	B2-05-02	8673	166	B2-05-02	7833	99	B1-05-01	
			V+M	4960	135	B2-05-02	7510	146	B2-05-02	7901	153	B2-05-02	8290	160	B2-05-02	8678	167	B2-05-02	7838	100	B1-05-01	
			V+W	4965	135	B2-05-02	7515	146	B2-05-02	7906	153	B2-05-02	8295	160	B2-05-02	8683	167	B2-05-02	7843	100	B1-05-01	
			V+M+W	4970	136	B2-05-02	7520	147	B2-05-02	7911	154	B2-05-02	8300	161	B2-05-02	8688	168	B2-05-02	7848	101	B1-05-01	
			V+M+W+H+S	4975	136	B2-05-02	7525	147	B2-05-02	7916	154	B2-05-02	8305	161	B2-05-02	8693	168	B2-05-02	7853	101	B1-05-01	
			V+M+W+H+S+R	4980	137	B2-05-02	7530	148	B2-05-02	7921	155	B2-05-02	8310	162	B2-05-02	8698	169	B2-05-02	7858	102	B1-05-01	
			V+M+W+H+S+R+H+S	4985	137	B2-05-02	7535	148	B2-05-02	7926	155	B2-05-02	8315	162	B2-05-02	8703	169	B2-05-02	7863	102	B1-05-01	
			V+M+W+H+S+R+H+S+W	4990	138	B2-05-02	7540	149	B2-05-02	7931	156	B2-05-02	8320	163	B2-05-02	8708	170	B2-05-02	7868	103	B1-05-01	
			V+M+W+H+S+R+H+S+W+H+S	4995	138	B2-05-02	7545	149	B2-05-02	7936	156	B2-05-02	8325	163	B2-05-02	8713	170	B2-05-02	7873	103	B1-05-01	
40	525	79.0	I	9723	123	B3-05-02	10493	133	B3-05-02	11046	140	B3-05-02	11698	147	B3-05-02	12350	154	B3-05-02	11443	131	B2-05-02	
			B+R	9770	124	B3-05-01	10540	134	B3-05-01	11093	141	B3-05-01	11751	148	B3-05-01	12407	155	B3-05-01	11490	132	B2-05-02	
			B+R+H+S	9818	125	B3-05-01	10588	135	B3-05-01	11141	142	B3-05-01	11804	149	B3-05-01	12454	156	B3-05-01	11538	133	B2-05-02	
			B+M	9865	126	B3-05-02	10635	136	B3-05-02	11188	143	B3-05-02	11847	150	B3-05-02	12501	157	B3-05-02	11586	134	B2-05-02	
			B+W	9912	127	B3-05-02	10682	137	B3-05-02	11235	144	B3-05-02	11894	151	B3-05-02	12558	158	B3-05-02	11633	135	B2-05-02	
			V	9959	128	B3-05-02	10730	138	B3-05-02	11282	145	B3-05-02	11941	152	B3-05-02	12615	159	B3-05-02	11680	136	B2-05-02	
			V+H+S	10006	129	B3-05-02	10777	139	B3-05-02	11329	146	B3-05-02	11988	153	B3-05-02	12672	160	B3-05-02	11727	137	B2-05-02	
			V+R	10053	130	B3-05-02	10824	140	B3-05-02	11376	147	B3-05-02	12035	154	B3-05-02	12729	161	B3-05-02	11774	138	B2-05-02	
			V+M	10100	131	B3-05-02	10871	141	B3-05-02	11423	148	B3-05-02	12082	155	B3-05-02	12786	162	B3-05-02	11821	139	B2-05-02	
			V+W	10147	132	B3-05-02	10918	142	B3-05-02	11470	149	B3-05-02	12129	156	B3-05-02	12843	163	B3-05-02	11868	140	B2-05-02	
			V+M+W	10194	133	B3-05-02	10965	143	B3-05-02	11517	150	B3-05-02	12176	157	B3-05-02	12899	164	B3-05-02	11915	141	B2-05-02	
			V+M+W+H+S	10241	134	B3-05-02	11012	144	B3-05-02	11564	151	B3-05-02	12223	158	B3-05-02	12956	165	B3-05-02	11962	142	B2-05-02	
			V+M+W+H+S+R	10288	135	B3-05-02	11059	145	B3-05-02	11611	152	B3-05-02	12270	159	B3-05-02	13013	166	B3-05-02	12009	143	B2-05-02	
			V+M+W+H+S+R+H+S	10335	136	B3-05-02	11106	146	B3-05-02	11658	153	B3-05-02	12317	160	B3-05-02	13060	167	B3-05-02	12056	144	B2-05-02	
			V+M+W+H+S+R+H+S+W	10382	137	B3-05-02	11153	147	B3-05-02	11705	154	B3-05-02	12364	161	B3-05-02	13107	168	B3-05-02	12103	145	B2-05-02	
			40	700	100.1	I	12546	117	B3-05-02	13292	127	B3-05-02	13942	134	B3-05-02	14692	141	B3-05-02	15442	148	B3-05-02	14535
B+R	12593	118				B3-05-01	13339	128	B3-05-01	13989	135	B3-05-01	14742	142	B3-05-01	15499	149	B3-05-01	14582	125	B2-05-02	
B+R+H+S	12640	119				B3-05-01	13386	129	B3-05-01	14036	136	B3-05-01	14795	143	B3-05-01	15556	150	B3-05-01	14629	126	B2-05-02	
B+M	12687	120				B3-05-02	13433	130	B3-05-02	14083	137	B3-05-02	14842	144	B3-05-02	15613	151	B3-05-02	14676	127	B2-05-02	
B+W	12734	121				B3-05-02	13480	131	B3-05-02	14130	138	B3-05-02	14891	145	B3-05-02	15670	152	B3-05-02	14723	128	B2-05-02	
V	12781	122				B3-05-02	13527	132	B3-05-02	14177	139	B3-05-02	14938	146	B3-05-02	15727	153	B3-05-02	14770	129	B2-05-02	
V+H+S	12828	123				B3-05-02	13574	133	B3-05-02	14224	140	B3-05-02	14985	147	B3-05-02	15784	154	B3-05-02	14817	130	B2-05-02	
V+R	12875	124				B3-05-02	13621	134	B3-05-02	14271	141	B3-05-02	15032	148	B3-05-02	15841	155	B3-05-02	14864	131	B2-05-02	
V+M	12922	125				B3-05-02	13668	135	B3-05-02	14318	142	B3-05-02	15079	149	B3-05-02	15898	156	B3-05-02	14911	132	B2-05-02	
V+W	12969	126				B3-05-02	13715	136	B3-05-02	14365	143	B3-05-02	15126	150	B3-05-02	15955	157	B3-05-02	14958	133	B2-05-02	
V+M+W	13016	127				B3-05-02	13762	137	B3-05-02	14412	144	B3-05-02	15173	151	B3-05-02	16012	158	B3-05-02	15005	134	B2-05-02	
V+M+W+H+S	13063	128				B3-05-02	13809	138	B3-05-02	14459	145	B3-05-02	15220	152	B3-05-02	16069	159	B3-05-02	15052	135	B2-05-02	
V+M+W+H+S+R	13110	129				B3-05-02	13856	139	B3-05-02	14506	146	B3-05-02	15267	153	B3-05-02	16126	160	B3-05-02	15109	136	B2-05-02	
V+M+W+H+S+R+H+S	13157	130				B3-05-02	13903	140	B3-05-02	14553	147	B3-05-02	15314	154	B3-05-02	16183	161	B3-05-02	15166	137	B2-05-02	
V+M+W+H+S+R+H+S+W	13204	131				B3-05-02	13950	141	B3-05-02	14600	148	B3-05-02	15361	155	B3-05-02	16240	162	B3-05-02	15223	138	B2-05-02	
V+M+W+H+S+R+H+S+W+H+S	13251	132				B3-05-02	13997	142	B3-05-02	14647	149	B3-05-02	15408	156	B3-05-02	16297	163	B3-05-02	15280	139	B2-05-02	
40	1050	190.9	I	16809	106	B3-05-02	17623	115	B3-05-02	18437	124	B3-05-02	19251	133	B3-05-02	20065	142	B3-05-02	19158	117	B2-05-02	
			B+R	16856	107	B3-05-01	17670	116	B3-05-01	18484	125	B3-05-01	19298	134	B3-05-01	20079	143	B3-05-01	19205	118	B2-05-02	
			B+R+H+S	16903	108	B3-05-01	17717	117	B3-05-01	18531	126	B3-05-01	19345	135	B3-05-01	20136	144	B3-05-01	19252	119	B2-05-02	
			B+M	16950	109	B3-05-02	17764	118	B3-05-02	18578	127	B3-05-02	19392	136	B3-05-02	20183	145	B3-05-02	19302	120	B2-05-02	
			B+W	17007	110	B3-05-02	17811	119	B3-05-02	18625	128	B3-05-02	19439	137	B3-05-02	20230	146	B3-05-02	19349	121	B2-05-02	
			V	17054	111	B3-05-02	17858	120	B3-05-02	18672	129	B3-05-02	19486	138	B3-05-02	20277	147	B3-05-02	19396	122	B2-05-02	
			V+H+S	17101	112	B3-05-02	17905	121	B3-05-02	18715	130	B3-05-02	19533	139	B3-05-02	20324	148	B3-05-02	19443	123	B2-05-02	
			V+R	17148	113	B3-05-02	17952	122	B3-05-02	18762	131	B3-05-02	19580	140	B3-05-02	20371	149	B3-05-02	19490	124	B2-05-02	
			V+M	17195	114	B3-05-02	17999	123	B3-05-02	18809	132	B3-05-02	19627	141	B3-05-02	20418	150	B3-05-02	19537	125	B2-05-02	
			V+W	17242	115	B3-05-02	18046	124	B3-05-02	18856	133	B3-05-02	19674	142	B3-05-02	20465	151	B3-05-02	19584	126	B2-05-02	
			V+M+W	17289	116	B3-05-02	18093	125	B3-05-02	18903	134	B3-05-02	19721	143	B3-05-02	20512	152	B3-05-02	19631	127	B2-05-02	
			V+M+W+H+S	17336	117	B3-05-02	18140	126	B3-05-02	18950	135	B3-05-02	19768	144	B3-05-02	20559	153	B3-05-02	19678	128	B2-05-02	
			V+M+W+H+S+R	17383	118	B3-05-02	18187	127	B3-05-02	19007	136	B3-05-02	19815	145	B3-05-02	20606	154	B3-05-02	19725	129	B2-05-02	
			V+M+W+H+S+R+H+S	17430	119	B3-05-02	18234	128	B3-05-02	19054	137	B3-05-02	19862	146	B3-05-02	20653	155	B3-05-02	19772	130	B2-05-02	
			V+M+W+H+S+R+H+S+W	17477	120	B3-05-02	18281	129	B3-05-02	19101	138	B3-05-02	19909	147	B3-05-02	20700	156	B3-05-02	19819	131	B2-05-02	
			V+M+W+H+S+R+H+S+W+H+S	17524	121	B3-05-02																

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LIGHTING**RZR SERIES - LED****PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS****RZR-PLED-120LED-700mA-40K 30' Pole Height**IES File downloads for this product can be found at www.usalight.com/downloads/asr.htmlU.S. Pole Company Inc.
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LIGHTING**RZR SERIES - LED****PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-PLED)**

RZR-PLED																					
LED Count	Drive Current (mA)	System Watts	Beam Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TBA (900nm)				
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING		
40	350	42.7	I	5819	156	B2-05-01	8281	147	B2-05-01	8612	155	B2-05-01	8943	163	B2-05-01	9274	170	B2-05-01	2300	70	B1-05-01
			B+R	5882	157	B2-05-01	8344	148	B2-05-01	8675	156	B2-05-01	9006	164	B2-05-01	9337	171	B2-05-01	2358	70	B1-05-01
			B+R+H+S	5945	158	B2-05-01	8407	149	B2-05-01	8738	157	B2-05-01	9069	165	B2-05-01	9400	172	B2-05-01	2416	71	B1-05-01
			B+M	5911	157	B2-05-02	8373	148	B2-05-02	8704	156	B2-05-02	9035	164	B2-05-02	9366	171	B2-05-02	2374	71	B1-05-01
			B+W	5974	158	B2-05-02	8436	149	B2-05-02	8767	157	B2-05-02	9098	165	B2-05-02	9429	172	B2-05-02	2432	71	B1-05-01
			V	5938	157	B2-05-02	8400	148	B2-05-02	8731	156	B2-05-02	9062	164	B2-05-02	9393	171	B2-05-02	2390	71	B1-05-01
			V+H+S	5981	158	B2-05-02	8443	149	B2-05-02	8774	157	B2-05-02	9105	165	B2-05-02	9436	172	B2-05-02	2448	71	B1-05-01
			V+R	5945	157	B2-05-02	8407	148	B2-05-02	8738	156	B2-05-02	9069	164	B2-05-02	9400	172	B2-05-02	2406	71	B1-05-01
			V+M	5950	158	B2-05-02	8412	149	B2-05-02	8743	157	B2-05-02	9074	165	B2-05-02	9405	172	B2-05-02	2411	71	B1-05-01
			V+W	5955	158	B2-05-02	8417	149	B2-05-02	8748	157	B2-05-02	9079	165	B2-05-02	9410	172	B2-05-02	2416	71	B1-05-01
			V+M+W	5960	159	B2-05-02	8422	150	B2-05-02	8753	158	B2-05-02	9084	166	B2-05-02	9415	173	B2-05-02	2421	71	B1-05-01
			V+M+W+H+S	5965	159	B2-05-02	8427	150	B2-05-02	8758	158	B2-05-02	9089	166	B2-05-02	9420	173	B2-05-02	2426	71	B1-05-01
			V+M+W+H+S+R	5970	159	B2-05-02	8432	150	B2-05-02	8763	158	B2-05-02	9094	166	B2-05-02	9425	173	B2-05-02	2431	71	B1-05-01
			V+M+W+H+S+R+H+S	5975	160	B2-05-02	8437	151	B2-05-02	8768	159	B2-05-02	9099	167	B2-05-02	9430	174	B2-05-02	2436	71	B1-05-01
			V+M+W+H+S+R+H+S+W	5980	160	B2-05-02	8442	151	B2-05-02	8773	159	B2-05-02	9104	167	B2-05-02	9435	174	B2-05-02	2441	71	B1-05-01
			V+M+W+H+S+R+H+S+W+H+S	5985	160	B2-05-02	8447	151	B2-05-02	8778	159	B2-05-02	9109	167	B2-05-02	9440	174	B2-05-02	2446	71	B1-05-01
40	350	42.7	B+R	5882	157	B2-05-02	8344	148	B2-05-02	8675	156	B2-05-02	9006	164	B2-05-02	9337	171	B2-05-02	2358	70	B1-05-01
			B+R+H+S	5945	158	B2-05-02	8407	149	B2-05-02	8738	157	B2-05-02	9069	165	B2-05-02	9400	172	B2-05-02	2416	71	B1-05-01
			B+M	5911	157	B2-05-02	8373	148	B2-05-02	8704	156	B2-05-02	9035	164	B2-05-02	9366	171	B2-05-02	2374	71	B1-05-01
			B+W	5974	158	B2-05-02	8436	149	B2-05-02	8767	157	B2-05-02	9098	165	B2-05-02	9429	172	B2-05-02	2432	71	B1-05-01
			V	5938	157	B2-05-02	8400	148	B2-05-02	8731	156	B2-05-02	9062	164	B2-05-02	9393	171	B2-05-02	2390	71	B1-05-01
			V+H+S	5981	158	B2-05-02	8443	149	B2-05-02	8774	157	B2-05-02	9105	165	B2-05-02	9436	172	B2-05-02	2448	71	B1-05-01
			V+R	5945	157	B2-05-02	8407	148	B2-05-02	8738	156	B2-05-02	9069	164	B2-05-02	9400	172	B2-05-02	2406	71	B1-05-01
			V+M	5950	158	B2-05-02	8412	149	B2-05-02	8743	157	B2-05-02	9074	165	B2-05-02	9405	172	B2-05-02	2411	71	B1-05-01
			V+W	5955	158	B2-05-02	8417	149	B2-05-02	8748	157	B2-05-02	9079	165	B2-05-02	9410	172	B2-05-02	2416	71	B1-05-01
			V+M+W	5960	159	B2-05-02	8422	150	B2-05-02	8753	158	B2-05-02	9084	166	B2-05-02	9415	173	B2-05-02	2421	71	B1-05-01
			V+M+W+H+S	5965	159	B2-05-02	8427	150	B2-05-02	8758	158	B2-05-02	9089	166	B2-05-02	9420	173	B2-05-02	2426	71	B1-05-01
			V+M+W+H+S+R	5970	159	B2-05-02	8432	150	B2-05-02	8763	158	B2-05-02	9094	166	B2-05-02	9425	173	B2-05-02	2431	71	B1-05-01
			V+M+W+H+S+R+H+S	5975	160	B2-05-02	8437	151	B2-05-02	8768	159	B2-05-02	9099	167	B2-05-02	9430	174	B2-05-02	2436	71	B1-05-01
			V+M+W+H+S+R+H+S+W	5980	160	B2-05-02	8442	151	B2-05-02	8773	159	B2-05-02	9104	167	B2-05-02	9435	174	B2-05-02	2441	71	B1-05-01
			V+M+W+H+S+R+H+S+W+H+S	5985	160	B2-05-02	8447	151	B2-05-02	8778	159	B2-05-02	9109	167	B2-05-02	9440	174	B2-05-02	2446	71	B1-05-01
			40	350	42.7	B+R+H+S	5945	158	B2-05-02	8407	149	B2-05-02	8738	157	B2-05-02	9069	165	B2-05-02	9400	172	B2-05-02
B+M	5911	157				B2-05-02	8373	148	B2-05-02	8704	156	B2-05-02	9035	164	B2-05-02	9366	171	B2-05-02	2374	71	B1-05-01
B+W	5974	158				B2-05-02	8436	149	B2-05-02	8767	157	B2-05-02	9098	165	B2-05-02	9429	172	B2-05-02	2432	71	B1-05-01
V	5938	157				B2-05-02	8400	148	B2-05-02	8731	156	B2-05-02	9062	164	B2-05-02	9393	171	B2-05-02	2390	71	B1-05-01
V+H+S	5981	158				B2-05-02	8443	149	B2-05-02	8774	157	B2-05-02	9105	165	B2-05-02	9436	172	B2-05-02	2448	71	B1-05-01
V+R	5945	157				B2-05-02	8407	148	B2-05-02	8738	156	B2-05-02	9069	164	B2-05-02	9400	172	B2-05-02	2406	71	B1-05-01
V+M	5950	158				B2-05-02	8412	149	B2-05-02	8743	157	B2-05-02	9074	165	B2-05-02	9405	172	B2-05-02	2411	71	B1-05-01
V+W	5955	158				B2-05-02	8417	149	B2-05-02	8748	157	B2-05-02	9079	165	B2-05-02	9410	172	B2-05-02	2416	71	B1-05-01
V+M+W	5960	159				B2-05-02	8422	150	B2-05-02	8753	158	B2-05-02	9084	166	B2-05-02	9415	173	B2-05-02	2421	71	B1-05-01
V+M+W+H+S	5965	159				B2-05-02	8427	150	B2-05-02	8758	158	B2-05-02	9089	166	B2-05-02	9420	173	B2-05-02	2426	71	B1-05-01
V+M+W+H+S+R	5970	159				B2-05-02	8432	150	B2-05-02	8763	158	B2-05-02	9094	166	B2-05-02	9425	173	B2-05-02	2431	71	B1-05-01
V+M+W+H+S+R+H+S	5975	160				B2-05-02	8437	151	B2-05-02	8768	159	B2-05-02	9099	167	B2-05-02	9430	174	B2-05-02	2436	71	B1-05-01
V+M+W+H+S+R+H+S+W	5980	160				B2-05-02	8442	151	B2-05-02	8773	159	B2-05-02	9104	167	B2-05-02	9435	174	B2-05-02	2441	71	B1-05-01
V+M+W+H+S+R+H+S+W+H+S	5985	160				B2-05-02	8447	151	B2-05-02	8778	159	B2-05-02	9109	167	B2-05-02	9440	174	B2-05-02	2446	71	B1-05-01
V+M+W+H+S+R+H+S+W+H+S+R	5990	160				B2-05-02	8452	151	B2-05-02	8783	159	B2-05-02	9114	167	B2-05-02	9445	174	B2-05-02	2451	71	B1-05-01
V+M+W+H+S+R+H+S+W+H+S+R+H+S	5995	160				B2-05-02	8457	151	B2-05-02	8788	159	B2-05-02	9119	167	B2-05-02	9450	174	B2-05-02	2456	71	B1-05-01
40	350	42.7	B+R+H+S+R	5950	158	B2-05-02	8412	149	B2-05-02	8743	157	B2-05-02	9074	165	B2-05-02	9405	172	B2-05-02	2411	71	B1-05-01
			B+M	5911	157	B2-05-02	8373	148	B2-05-02	8704	156	B2-05-02	9035	164	B2-05-02	9366	171	B2-05-02	2374	71	B1-05-01
			B+W	5974	158	B2-05-02	8436	149	B2-05-02	8767	157	B2-05-02	9098	165	B2-05-02	9429	172	B2-05-02	2432	71	B1-05-01
			V	5938	157	B2-05-02	8400	148	B2-05-02	8731	156	B2-05-02	9062	164	B2-05-02	9393	171	B2-05-02	2390	71	B1-05-01
			V+H+S	5981	158	B2-05-02	8443	149	B2-05-02	8774	157	B2-05-02	9105	165	B2-05-02	9436	172	B2-05-02	2448	71	B1-05-01
			V+R	5945	157	B2-05-02	8407	148	B2-05-02	8738	156	B2-05-02	9069	164	B2-05-02	9400	172	B2-05-02	2406	71	B1-05-01
			V+M	5950	158	B2-05-02	8412	149	B2-05-02	8743	157	B2-05-02	9074	165	B2-05-02	9405	172	B2-05-02	2411	71	B1-05-01
			V+W	5955	158	B2-05-02	8417	149	B2-05-02	8748	157	B2-05-02	9079	165	B2-05-02	9410	172	B2-05-02	2416	71	B1-05-01
			V+M+W	5960	159	B2-05-02	8422	150	B2-05-02	8753	158	B2-05-02	9084	166	B2-05-02	9415	173	B2-05-02	2421	71	B1-05-01
			V+M+W+H+S	5965	159	B2-05-02	8427	150	B2-05-02	8758	158	B2-05-02	9089	166	B2-05-02	9420	173	B2-05-02	2426	71	B1-05-01
			V+M+W+H+S+R	5970	159	B2-05-02	8432	150	B2-05-02	8763	158	B2-05-02	9094	166	B2-05-02	9425	173	B2-05-02	2431	71	B1-05-01
			V+M+W+H+S+R+H+S	5975	160	B2-05-02	8437	151	B2-05-02	8768	159	B2-05-02	9099	167	B2-05-02	9430	174	B2-05-02	2436	71	B1-05-01
			V+M+W+H+S+R+H+S+W	5980	160	B2-05-02	8442	151	B2-05-02	8773	159	B2-05-02	9104	167	B2-05-02	9435	174	B2-05-02	2441	71	B1-05-01
			V+M+W+H+S+R+H+S+W+H+S	5985	160	B2-05-02	8447	151	B2-05-02	8778	159	B2-05-02	9109	167	B2-05-02	9440	174	B2-05-02	2446	71	B1-05-01
			V+M+W+H+S+R+H+S+W+H+S+R	5990	160	B2-05-02	8452	151	B2-05-02	8783	159	B2-05-02	9114	167	B2-05-02	9445	174	B2-05-02	2451	71	B1-05-01
			V+M+W+H+S+R+H+S+W+H+S+R+H+S	5995	160	B2-05-02	8457	151	B2-05-02	8788	159	B2-05-02	9119	167	B2-05-02	9450	174	B2-05-02	2456	71	B1-05-01

IES File downloads for this product can be found at www.usalight.com/downloads/asr.htmlU.S. Pole Company Inc.
An Employee Owned Company460 West Avenue D, Roshare, CA 95051
Phone (865) 233-0002 www.usalight.comU.S. ARCHITECTURAL
LIGHTING**RZR SERIES - LED****PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-M-PLED)**

RZR-M-PLD																								
LED Count	Drive Current (mA)	System Watts	Beam Type	27K (2700K - 70CRI)				30K (3000K - 70CRI)				40K (4000K - 70CRI)				50K (5000K - 70CRI)				System Watts	TSA (900nm)			
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS		LPW	BUG RATING		
24	300	20.0	I	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			B+R	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			B+R+H+S	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			B+M	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			B+W	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			V	8436	122	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01
			1501	112	B1-05-01	12700	132	B1-05-01	13024	138	B1-05-01	13348	143	B1-05-01	13672	148	B1-05-01	13996	153	B1-05-01	14320	158	B1-05-01	
			VS27	3627	129	B1-05-01	3515	139	B2-05-01	3421	146	B3-05-01	3327	152	B4-05-01	3233	158	B5-05-01	3139	164	B6-05-01	3045	170	B7-05-01
			VS28	3627	133	B1-05-01	3518	143	B3-05-01	3426	150	B4-05-01	3332	157	B5-05-01	3238	163	B6-05-01	3144	169	B7-05-01	3050	175	B8-05-01
			VS29	3627	137	B1-05-01	3521	146	B3-05-01	3429	153	B4-05-01	3335	160	B5-05-01	3241	166	B6-05-01	3147	172	B7-05-01	3053	178	B8-05-01
			VS30	3627	141	B1-05-01	3524	150	B3-05-01	3432	156	B4-05-01	3338	163	B5-05-01	3244	169	B6-05-01	3150	175	B7-05-01	3056	181	B8-05-01
			VS31	3627	145	B1-05-01	3527	153	B3-05-01	3435	160	B4-05-01	3341	166	B5-05-01	3247	172	B6-05-01	3153	178	B7-05-01	3060	184	B8-05-01
24	320	21.0	IA	2313	89	B0-05-01	2713	96	B0-05-01	3066	101	B0-05-01	3398	106	B0-05-01	3711	111	B0-05-01	4011	116	B0-05-01	4299	121	B0-05-01
			IB	2313	89	B0-05-01	2713	96	B0-05-01	3066	101	B0-05-01	3398	106	B0-05-01	3711	111	B0-05-01	4011	116	B0-05-01	4299	121	B0-05-01
			IB+H+S	2313	89	B0-05-01	2713	96	B0-05-01	3066	101	B0-05-01	3398	106	B0-05-01	3711	111	B0-05-01	4011	116	B0-05-01	4299	121	B0-05-01
			IB+M	2313	90	B0-05-01	2745	97	B0-05-01	2897	102	B0-05-01	3034	108	B0-05-01	3169	113	B0-05-01	3294	118	B0-05-01	3419	123	B0-05-01
			IB+W	2313	94	B0-05-01	2801	103	B0-05-01	3066	109	B0-05-01	3398	115	B0-05-01	3711	121	B0-05-01	4011	126	B0-05-01	4299	131	B0-05-01
			IV	2526	99	B0-05-01	3330	103	B0-05-01	3624	108	B0-05-01	3918	113	B0-05-01	4212	118	B0-05-01	4506	123	B0-05-01	4799	128	B0-05-01
			VS27	3627	129	B1-05-01	3515	139	B2-05-01	3421	146	B3-05-01	3327	152	B4-05-01	3233	158	B5-05-01	3139	164	B6-05-01	3045	170	B7-05-01
			VS28	3627	133	B1-05-01	3518	143	B3-05-01	3426	150	B4-05-01	3332	157	B5-05-01	3238	163	B6-05-01	3144	169	B7-05-01	3050	175	B8-05-01
			VS29	3627	137	B1-05-01	3521	146	B3-05-01	3429	153	B4-05-01	3335	160	B5-05-01	3241	166	B6-05-01	3147	172	B7-05-01	3053	178	B8-05-01
			VS30	3627	141	B1-05-01	3524	150	B3-05-01	3432	156	B4-05-01	3338	163	B5-05-01	3244	169	B6-05-01	3150	175	B7-05-01	3056	181	B8-05-01
			VS31	3627	145	B1-05-01	3527	153	B3-05-01	3435	160	B4-05-01	3341	166	B5-05-01	3247	172	B6-05-01	3153	178	B7-05-01	3060	184	B8-05-01
			VS32	3627	149	B1-05-01	3530	156	B3-05-01	3438	163	B4-05-01	3344	169	B5-05-01	3250	175	B6-05-01	3156	180	B7-05-01	3063	187	B8-05-01
24	320	21.0	IA	4908	118	B1-05-01	5298	128	B1-05-01	5677	134	B1-05-01	6056	141	B1-05-01	6435	147	B1-05-01	6814	153	B1-05-01	7193	159	B1-05-01
			IB	4919	119	B1-05-01	5309	129	B1-05-01	5688	135	B1-05-01	6067	142	B1-05-01	6446	148	B1-05-01	6825	154	B1-05-01	7204	160	B1-05-01
			IB+H+S	4908	118	B1-05-01	5298	128	B1-05-01	5677	134	B1-05-01	6056	141	B1-05-01	6435	147	B1-05-01	6814	153	B1-05-01	7193	159	B1-05-01
			IB+M	4949	120	B1-05-01	5302	130	B1-05-01	5675	137	B1-05-01	6053	144	B1-05-01	6432	150	B1-05-01	6811	156	B1-05-01	7190	162	B1-05-01
			IB+W	4937	125	B1-05-01	5305	135	B1-05-01	5672	140	B1-05-01	6052	149	B1-05-01	6431	158	B1-05-01	6810	164	B1-05-01	7189	168	B1-05-01
			IV	4956	119	B1-05-01	5350	129	B1-05-01	5657	136	B1-05-01	5953	143	B1-05-01	6249	149	B1-05-01	6545	155	B1-05-01	6841	161	B1-05-01
			VS27	4913	120	B1-05-01	4913	120	B1-05-01	4913	120	B1-05-01	4913	120	B1-05-01	4913	120	B1-05-01	4913	120	B1-05-01	4913	120	B1-05-01
			VS28	5180	125	B1-05-01	5092	135	B1-05-01	5066	142	B1-05-01	5041	148	B1-05-01	5016	154	B1-05-01	5001	160	B1-05-01	4976	166	B1-05-01
			VS29	5064	124	B1-05-01	5004	134	B1-05-01	4978	140	B1-05-01	4952	146	B1-05-01	4926	152	B1-05-01	4900	158	B1-05-01	4874	164	B1-05-01
			VS30	4919	129	B1-05-01	5033	139	B1-05-01	5003	146	B1-05-01	4973	152	B1-05-01	4943	158	B1-05-01	4913	164	B1-05-01	4883	170	B1-05-01
			VS31	4998	135	B1-05-01	5079	145	B1-05-01	5049	151	B1-05-01	5019	157	B1-05-01	4989	163	B1-05-01	4959	169	B1-05-01	4929	175	B1-05-01
			VS32	5058	139	B1-05-01	5139	149	B1-05-01	5109	155	B1-05-01	5079	161	B1-05-01	5049	167	B1-05-01	5019	173	B1-05-01	4989	179	B1-05-01
24	320	21.0	IB+H+S	5311	98	B0-05-01	6304	99	B0-05-01	7297	100	B0-05-01	8290	101	B0-05-01	9283	102	B0-05-01	10276	103	B0-05-01	11269	104	B0-05-01
			IB+M	5311	98	B0-05-01	6304	99	B0-05-01	7297	100	B0-05-01	8290	101	B0-05-01	9283	102	B0-05-01	10276	103	B0-05-01	11269	104	B0-05-01
			IB+W	5311	98	B0-05-01	6304	99	B0-05-01	7297	100	B0-05-01	8290	101	B0-05-01	9283	102	B0-05-01	10276	103	B0-05-01	11269	104	B0-05-01
			IV	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS27	6312	113	B0-05-01	6774	122	B0-05-01	7273	131	B0-05-01	7772	139	B0-05-01	8271	147	B0-05-01	8770	155	B0-05-01	9269	163	B0-05-01
			VS28	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS29	6312	113	B0-05-01	6774	122	B0-05-01	7273	131	B0-05-01	7772	139	B0-05-01	8271	147	B0-05-01	8770	155	B0-05-01	9269	163	B0-05-01
			VS30	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS31	6312	113	B0-05-01	6774	122	B0-05-01	7273	131	B0-05-01	7772	139	B0-05-01	8271	147	B0-05-01	8770	155	B0-05-01	9269	163	B0-05-01
			VS32	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS33	6312	113	B0-05-01	6774	122	B0-05-01	7273	131	B0-05-01	7772	139	B0-05-01	8271	147	B0-05-01	8770	155	B0-05-01	9269	163	B0-05-01
			VS34	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
24	320	21.0	IA	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			IB	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			IB+H+S	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			IB+M	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			IB+W	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			IV	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS27	6275	112	B0-05-01	6774	121	B0-05-01	7273	130	B0-05-01	7772	138	B0-05-01	8271	146	B0-05-01	8770	154	B0-05-01	9269	162	B0-05-01
			VS28	6275	112	B0-05-01	6774	121	B0-05-01															

Hufft

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P: 972.770.1300

MEP:

RTM ENGINEERING CONSULTANTS
5333 E. Bathfield Road - Suite 1000
Springfield, MO 65804
P: 417-881-0020

LANDSCAPE ARCHITECT:

KIMLEY-HORN
13455 Noel Road - Suite 700
TX, Dallas 75240
P: 972.770.1300

ISSUE:

CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE
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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

LIGHTING CUT SHEETS

A406

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SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

FIXTURE SPECIFICATIONS:

DOOR:
Die-cast, low copper content, A360 aluminum. Post anodized Type III (hard anodized) and powder coated for maximum corrosion protection. Captive stainless steel fasteners affixed to a ventilated door. Inner vents allow hot air to escape from around optic housing while outer vents allow cool air to enter fixture housing.

FIXTURE HOUSING:

Compression-molded, glass-reinforced polymer for strength and high UV stability. Molded with integral junction box. Unibody construction allows for superior door and optic housing support. J-box comes standard with two 1/4" NPT bottom **B34** tapped holes, 1/4" NPT front **F34**, 1/4" NPT side **S34** and 1/4" NPT all **A34** conduit entry holes optional (Consult Factory).

OPTIC HOUSING:

Die-cast A360 aluminum. Finned for maximum heat dissipation. Type III hard anodized and Thermokote treated for maximum corrosion protection. Optic and driver compartment separately sealed while being electrically connected.

DRIVER COMPARTMENT:

Injection molded PPS for maximum corrosion protection. Driver compartment houses electronic LED driver and thermostat which cuts power to fixture in abnormal ambient temperature conditions. Driver compartment is completely epoxy potted to protect electronics from moisture.

DOOR FINISH:

Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

LED:

Cree® CXA 3050COB driven at 700mA, 800mA, or 900mA.

CRI:

The CRI range is 83 - 84.

Type:

Model:

Project:

COLOR TEMPERATURE:
LED's are offered in 2700°K, 3000°K, 3500°K, 4000°K, or 5000°K CCT ANSI white 4 step Cree® Easy White™ bins

LIGHT DISTRIBUTION:

Very Narrow Spot **VNS** (NEMA 2x2), Narrow Spot **NS** (NEMA 2x2), Medium Flood **MF** (NEMA 4x4), and Wide Flood **WF** (NEMA 6x6).

REFLECTOR:

Specular or semi-specular optics designed for maximum performance and uniformity. Very Narrow Spot **VNS** optic incorporates an internal source shield to eliminate unwanted glare outside the beam pattern.

LEN'S/SEAL:

1/2" thick tempered pressed clear glass sealed with a solid molded silicone gasket.

WIRING:

3' 18/3 outdoor-rated hard usage cable standard for non-dimming **ND** and Phase Cut TRIAC (120V only) dimming **PCT** fixtures. 3' 18/5 outdoor-rated hard usage cable standard for 0-10V dimming **O10** fixtures. Cable exits fixture housing through a liquid tight cable fitting.

DRIVER:

Integral CUL listed LED driver, either non-dimmable **ND** or dimmable. Dimming: 0-10VDC **O10** and Phase Cut TRIAC (120V only) **PCT** options available. Multi-Volt **MV** 120V-277V driver input standard.

ACCESSORIES:

TO5 - Tilt Optic 5°, **TO10** - Tilt Optic 10°, **TO15** - Tilt Optic 15°, **TO25** - Tilt Optic 25°, **DF** - Diffuse Filter, **LSF** - Linear Spread Filter, **RBK** - Rebar Bracket Kit, **STR** - Stainless Trim Ring, and **HS** - Half Glare Shield. Dichroic Lenses: **YL** - Yellow, **RL** - Red, **BL** - Blue, **GL** - Green.

MOUNTING:

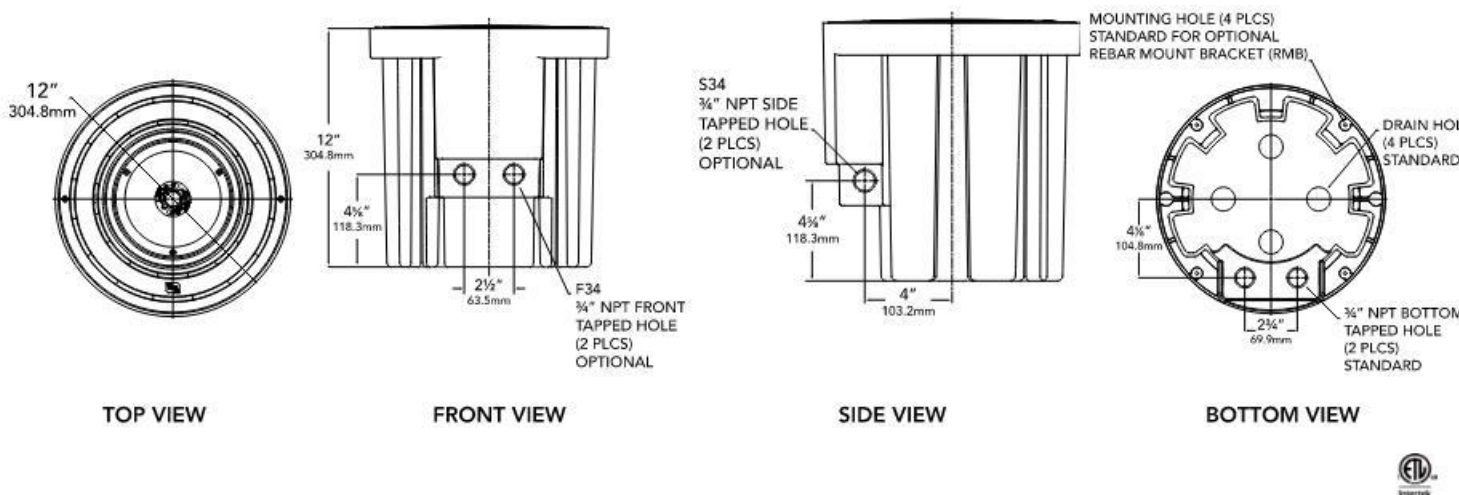
Fixture suitable for direct burial in earth or poured concrete applications.

CERTIFICATION:

C ETL US wet location listed. *IP68*

All Vista Architectural luminaires are **MADE IN THE U.S.A.**

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8476) • email@vistapro.com • www.vistapro.com



SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

LAMP SPECIFICATIONS

LED:

- High lumen output LED powered for high efficacy
- Cree® CXA 3050 COB driven at 700mA, 800mA, or 900mA
- 2700°K, 3000°K, 3500°K, 4000°K, or 5000°K CCT ANSI white 4 step Cree® Easy White™ bins
- 1150- 3248 Delivered Lumens
- 25-35 Watts

OPTICS/AIMING:

- Specular or semi-specular optics designed for maximum performance and uniformity.
- Very Narrow Spot **VNS** (NEMA 2x2), Narrow Spot **NS** (NEMA 2x2), Medium Flood **MF** (NEMA 4x4), and Wide Flood **WF** (NEMA 6x6).
- Fixture aiming achieved via a series of tilt optic lenses and patent pending magnetic aiming system.

ELECTRICAL:

- Constant current 700mA, 800mA, or 900mA output driver.
- Multi-Volt **MV** 120V-277V universal input.
- 3' 18/3 outdoor-rated hard usage cable standard for non-dimming fixtures and Phase Cut TRIAC PCT dimming fixtures.
- 3' 18/5 outdoor-rated hard usage cable standard for 0-10V dimming fixtures.

1188 SERIES-LOAD RATING:

- Peak compressive force of **8,000 lbs.** This represents 95% of max load to load failure on average. Independent tests performed by SGS US Testing Company, Inc., an ISO 17025 accredited National Testing Laboratory.

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: 1188-GG-NS-30-A-MV-CX-ND-F34-TO5

MODEL	DOOR FINISH	DISTRIBUTION	COLOR TEMPERATURE	DELIVERED LUMENS
1188	Standard B - Black Z - Architectural Bronze DZ - Dark Bronze ST - Stainless W - White Premium BR - Architectural Brick LZ - Light Bronze SB - Special Bronze GG - Glossy Gray R - Rust HG - Hunter Green WB - Weathered Bronze WI - Weathered Iron GM - Graphite Metallic Hand Finished G - Verde P - Pewter M - Mocha OF - Olde Finish	VNS - Very Narrow Spot NS - Narrow Spot MF - Medium Flood WF - Wide Flood	27 - 2700°K 30 - 3000°K 35 - 3500°K 40 - 4000°K 50 - 5000°K	A - 1500-2000 B - 2000- 2500 C - 2500-3000 1188-VNS not available with B & C lumen packages.

VOLTAGE	LENS	DIMMING	CONDUIT ENTRIES	ACCESSORIES
MV - Multi-Volt (120V-277V)	CC - Crowned Clear AX - Anti Slip Clear	ND - No Dimming O10 - 0-10V PCT - Phase Cut TRIAC (120V only)	B34 - Bottom 1/4" (standard) F34 - Front 1/4" S34 - Sides 1/4" A34 - All 1/4" (available as an option) (Consult Factory)	TO5 - Tilt Optic 5° TO10 - Tilt Optic 10° TO15 - Tilt Optic 15° TO25 - Tilt Optic 25° DF - Diffuse Filter LSF - Linear Spread Filter RBK - Rebar Bracket Kit STR - Stainless Trim Ring HS - Half Glare Shield YL - Yellow Lens RL - Red Lens BL - Blue Lens GL - Green Lens *Colored Lenses not available with B & C Lumen packages.

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

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FAX: (888) 670-VISTA (8476) • email@vistapro.com • www.vistapro.com



SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

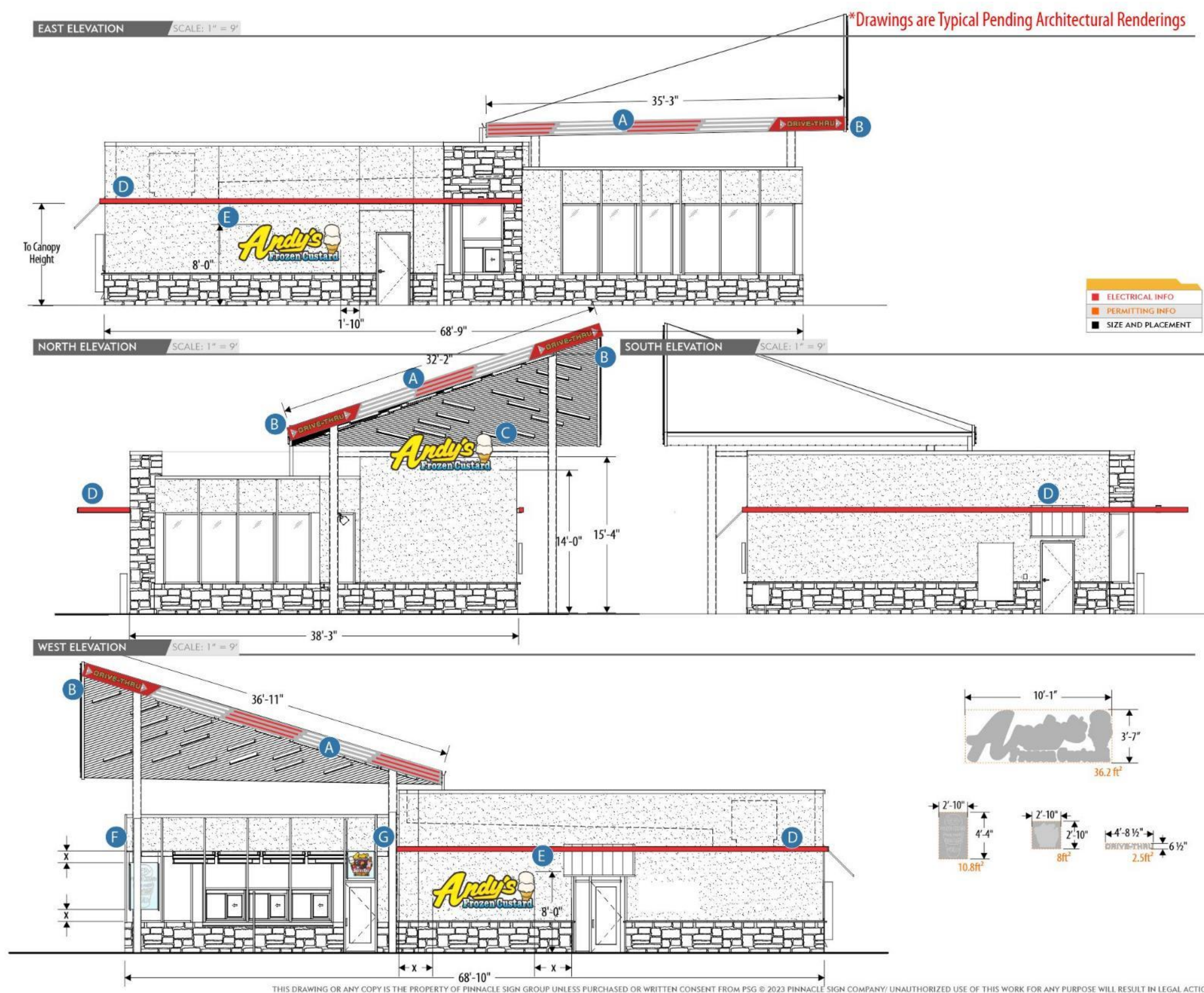
LUMEN OUTPUT PACKAGES

Beam Spread	Watts		Lumens	
	A	B	C	
VNS	34.9 Watts	1696.9 Lumens		
NS	31.5 Watts	2180 Lumens	35.9 Watts	2488 Lumens
MF	30.7 Watts	2120 Lumens	35.0 Watts	2418 Lumens
WF	32.4 Watts	2532 Lumens	37.0 Watts	2891 Lumens
			37.8 Watts	3248 Lumens

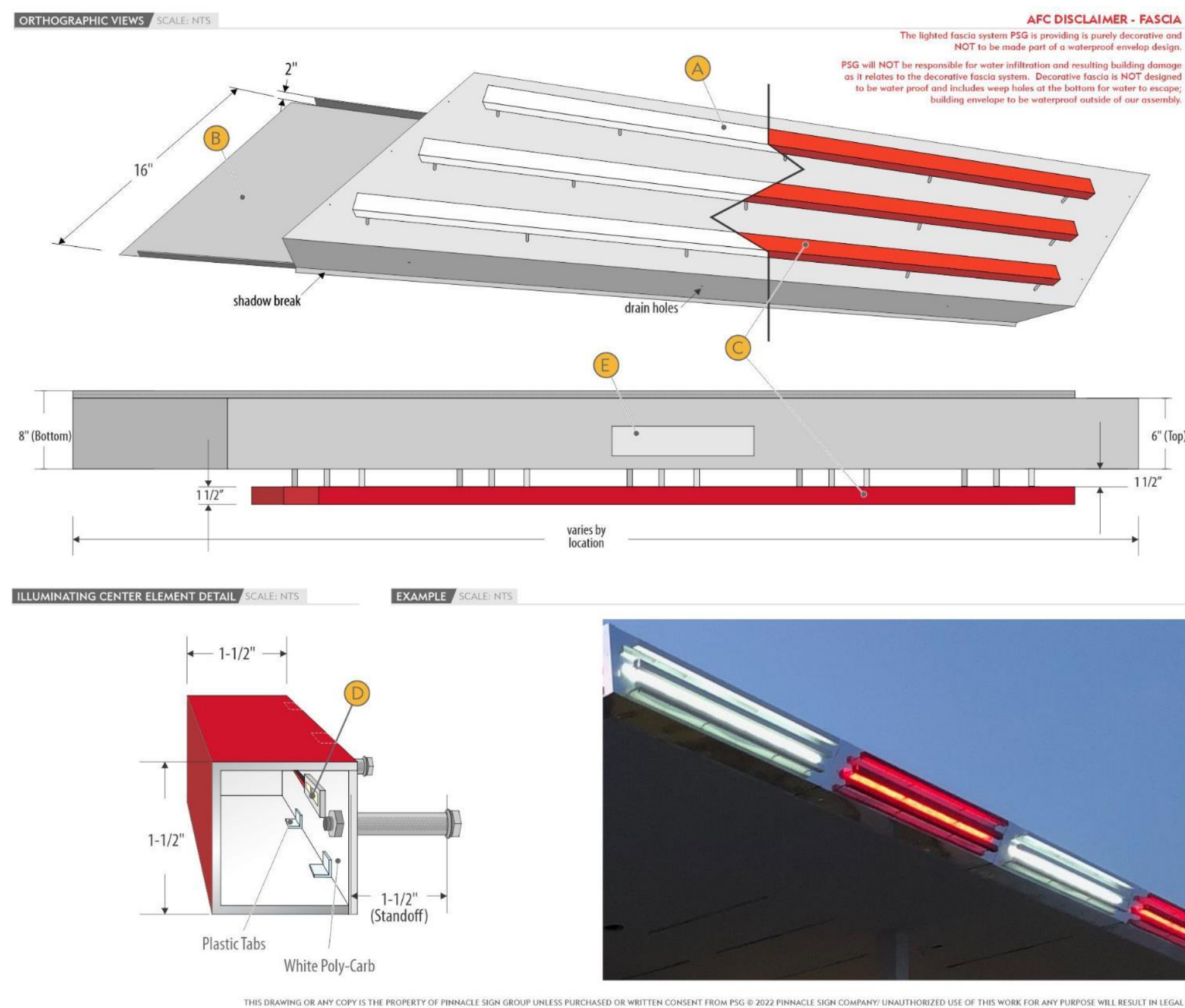
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1188 3,20,20



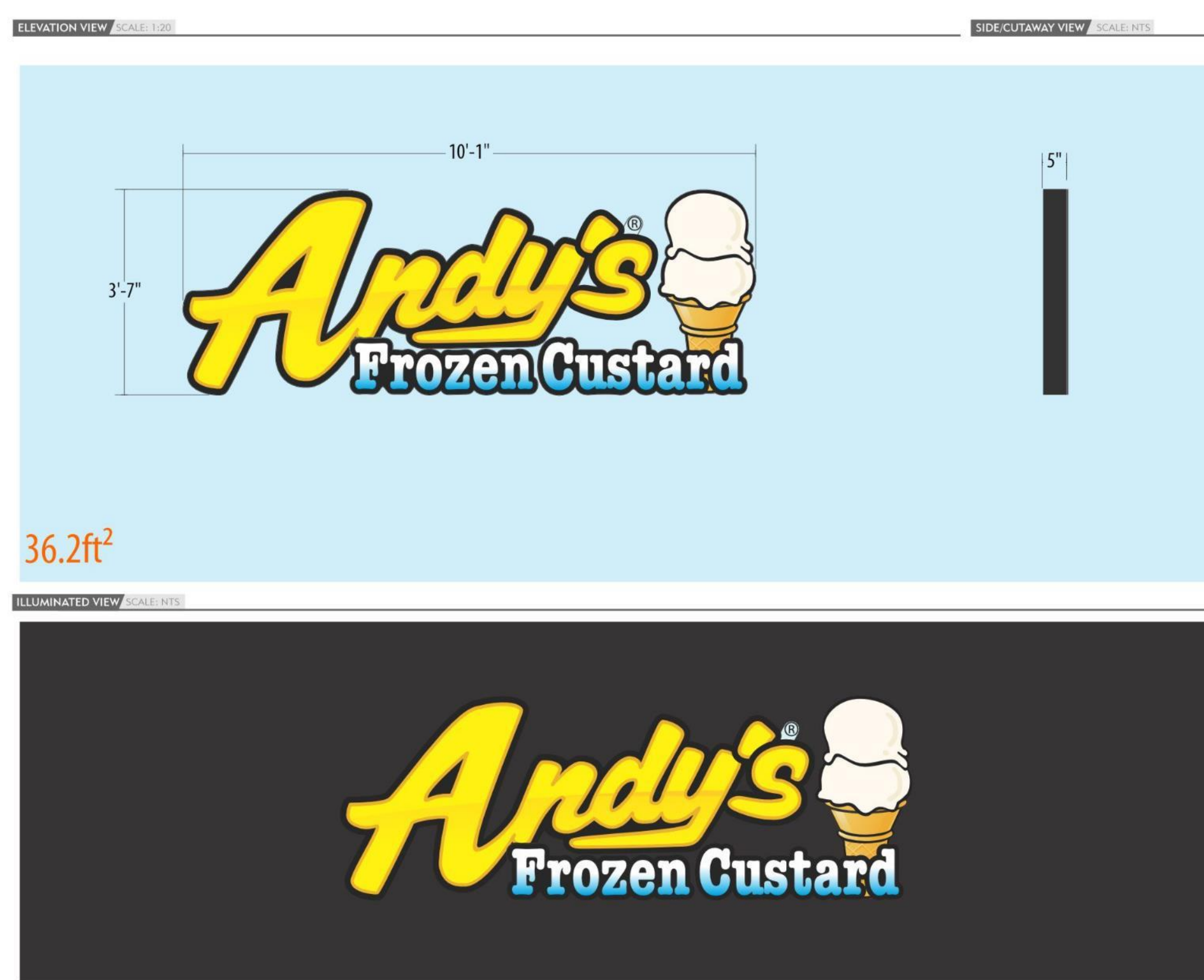
PINNACLE SIGN GROUP		
ANDY'S FROZEN CUSTARD		
CUSTOMER	1026-23-ELEV-1	AS SHOWN
DRAWING NUMBER	10-27-23MW	ELEVATION
DATE REVISED	DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER	
LOCATION	LANTANA, BARTONSVILLE, TX	
SIGN SCHEDULE		QUANTITY
BUILDING SIGNAGE		
Reverse Channel Illuminated Fascia Cabinets (AFC-OPT-FASC-3)	11	Sections
LED Illuminated Corner Fascia Cabinets 4 (AFC-OPT-FASC-1)	1	Sections
Internally Lit Channel Cabinets (AFC-OPT-EWAL-2)	140	Linear Feet
LED Accent Light Band (1026-23-BAND-1)	2	
Internally Lit Channel Cabinets (1026-23-EWAL-1)		
WINDOW SIGNAGE		
Neon "Made Fresh Hourly" Sign (AFC-STND-EWAL-2)	1	
Neon "Sprecher" Sign (AFC-STND-EWAL-3)	1	



PINNACLE SIGN GROUP		
ANDY'S FROZEN CUSTARD		
CUSTOMER	AFC-OPT-FASC-3	AS SHOWN
DRAWING NUMBER	09-27-22	ELEVATION
DATE REVISED	DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER	
LOCATION	LANTANA, BARTONSVILLE, TX	
SCOPE OF WORK		
.040 Polished Aluminum Face		
● Finish - Bright Clear Anodized Aluminum		
.063 Aluminum Backpan		
Painted Aluminum Reverse Channel		
● Paint - White (Gloss)		
● Paint - MP 10224 Hot Rod Red (Gloss)		
LED Accent Lighting		
● LED - White		
● LED - Red		
Access Panel		
ATTACHMENT METHOD		
1/2" Metal Screws		
Deck Screws w/ Rubber Washer		



PINNACLE SIGN GROUP		
ANDY'S FROZEN CUSTARD		
CUSTOMER	AFC-OPT-FASC-1	AS SHOWN
DRAWING NUMBER	03-21-23	ELEVATION
DATE REVISED	DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER	
LOCATION	LANTANA, BARTONSVILLE, TX	
SCOPE OF WORK		
.040 Polished Aluminum Face		
.063 Aluminum Backpan		
1" Internally LED Illuminated Acrylic Push Thru - White Translucent Front Back		
Vinyl Applied to Face		
● Vinyl - 3M 2880 Hot Rod Red (Opaque)		
● Vinyl - Digital Print Applied to Red Vinyl (Opaque)		
Access Panel		
ELECTRICAL REQUIREMENTS		
120V; 2.75A per Cabinet		
ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM		
ATTACHMENT METHOD		
1/2" Metal Screws		
Deck Screws w/ Rubber Washer		



PINNACLE SIGN GROUP		
ANDY'S FROZEN CUSTARD		
CUSTOMER	1026-23-EWAL-1	AS SHOWN
DRAWING NUMBER	10-26-23	ELEVATION
DATE REVISED	DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER	
LOCATION	LANTANA, BARTONSVILLE, TX	
SCOPE OF WORK		
Internally Illuminated Channel Cabinets		
Trimcap		
● Trimcap 313		
5" Returns		
● Returns 313		
Digitally Printed Graphics Applied To Acrylic Faces		
● Vinyl - Digital Print		
Flush mounted to building exterior		
Clear acrylic tab for Register Trademark - Vinyl applied to acrylic tab		
● Vinyl - Black		
● Acrylic - Clear		
Power supply self contained within Andy's Cabinet		
ATTACHMENT METHOD		
1/2" Metal Screws		
Deck Screws w/ Rubber Washer		

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard Lantana
3800 FM 407,
Bartonville, TX 76226

OWNER:

ANDY'S FROZEN CUSTARD

211 E. Water Street
Springfield, MO 65806

www.andyfcs.com

ARCHITECT:

HUFFT

3612 Kansas Boulevard
Kansas City, MO 64111

P: 816-531-0200

www.hufft.com

STRUCTURAL:

METTEMEYER ENGINEERING, LLC

2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807

P: 417-990-9300

CIVIL:

KIMLEY-HORN

13455 Noel Road - Suite 700
TX, Dallas 75240

P: 972-770-1300

MEP:

RTM ENGINEERING CONSULTANTS

3333 E. Bathfield Road, Suite 1000
Springfield, MO 65804

P: 417-881-0200

LANDSCAPE ARCHITECT:

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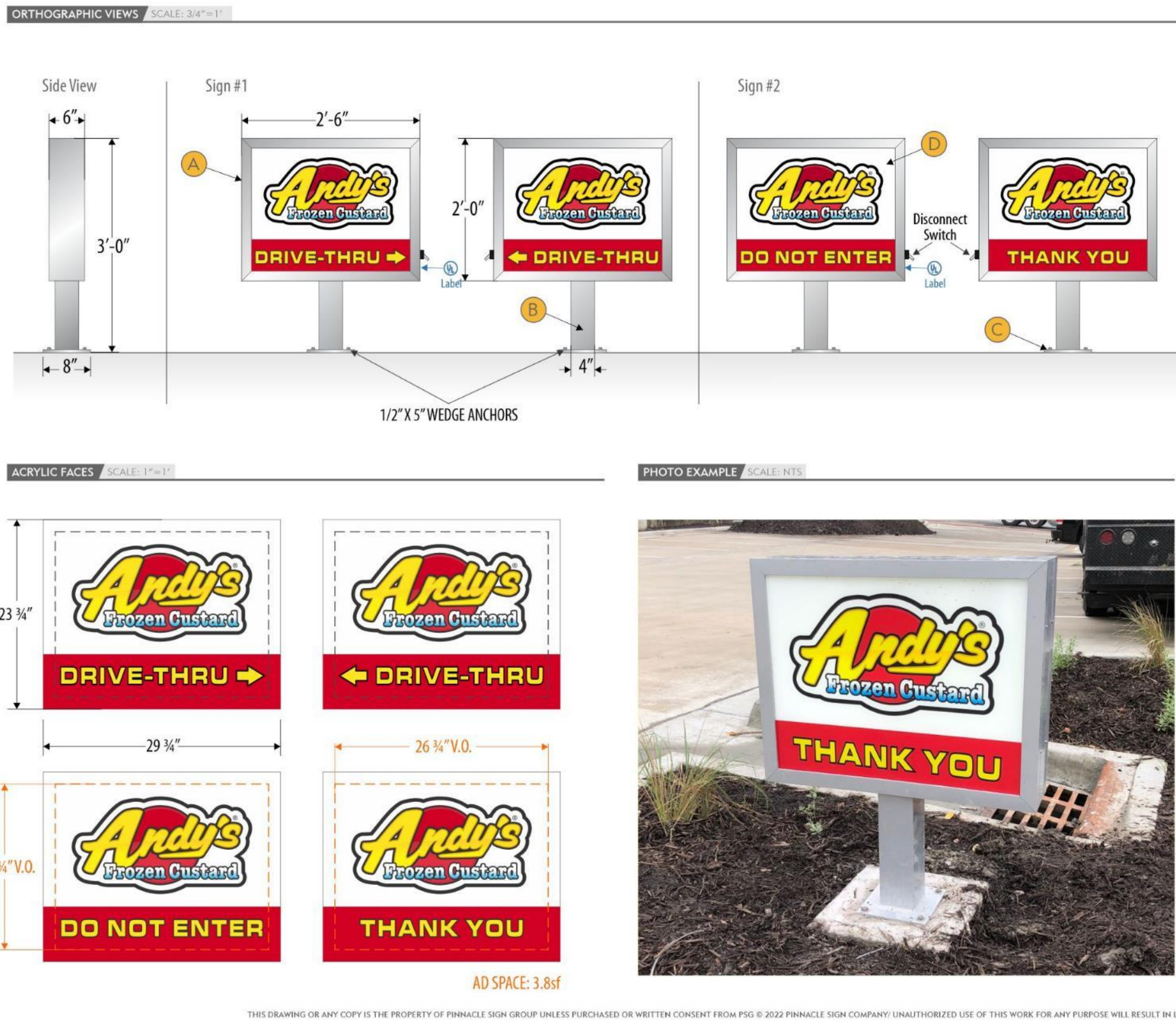
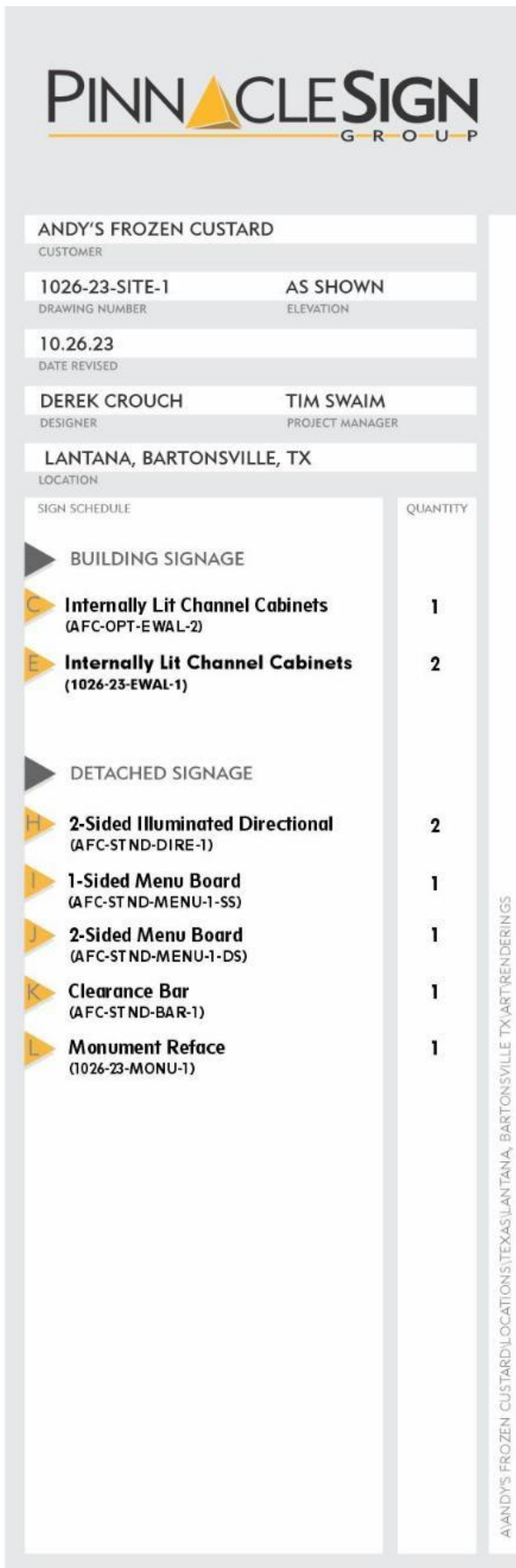
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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

BUILDING SIGNAGE

A501



Hufft

PROJECT INFORMATION:

Andy's Frozen Custard

Lantana

3800 FM 407,
Bartonville, TX 76226

OWNER:

ANDY'S FROZEN CUSTARD

211 E. Water Street

Springfield, MO 65806

www.eatandys.com

ARCHITECT:

HUFFT

3612 Kansas Boulevard

Springfield, MO 64111

P. 816-531-0200

www.hufft.com

STRUCTURAL:

METTEMAYER ENGINEERING, LLC

2225 W. Chesterfield Blvd., Suite 300

Springfield, MO 65807

P. 417-990-9300

CIVIL:

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13455 Noel Road - Suite 700

TX, Dallas 75240

P. 972.770.1300

MEP:

RTM ENGINEERING CONSULTANTS

5333 E. Battlefield Road, Suite 1000

Springfield, MO 65804

P. 417-881-0200

LANDSCAPE ARCHITECT:

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P. 972.770.1300

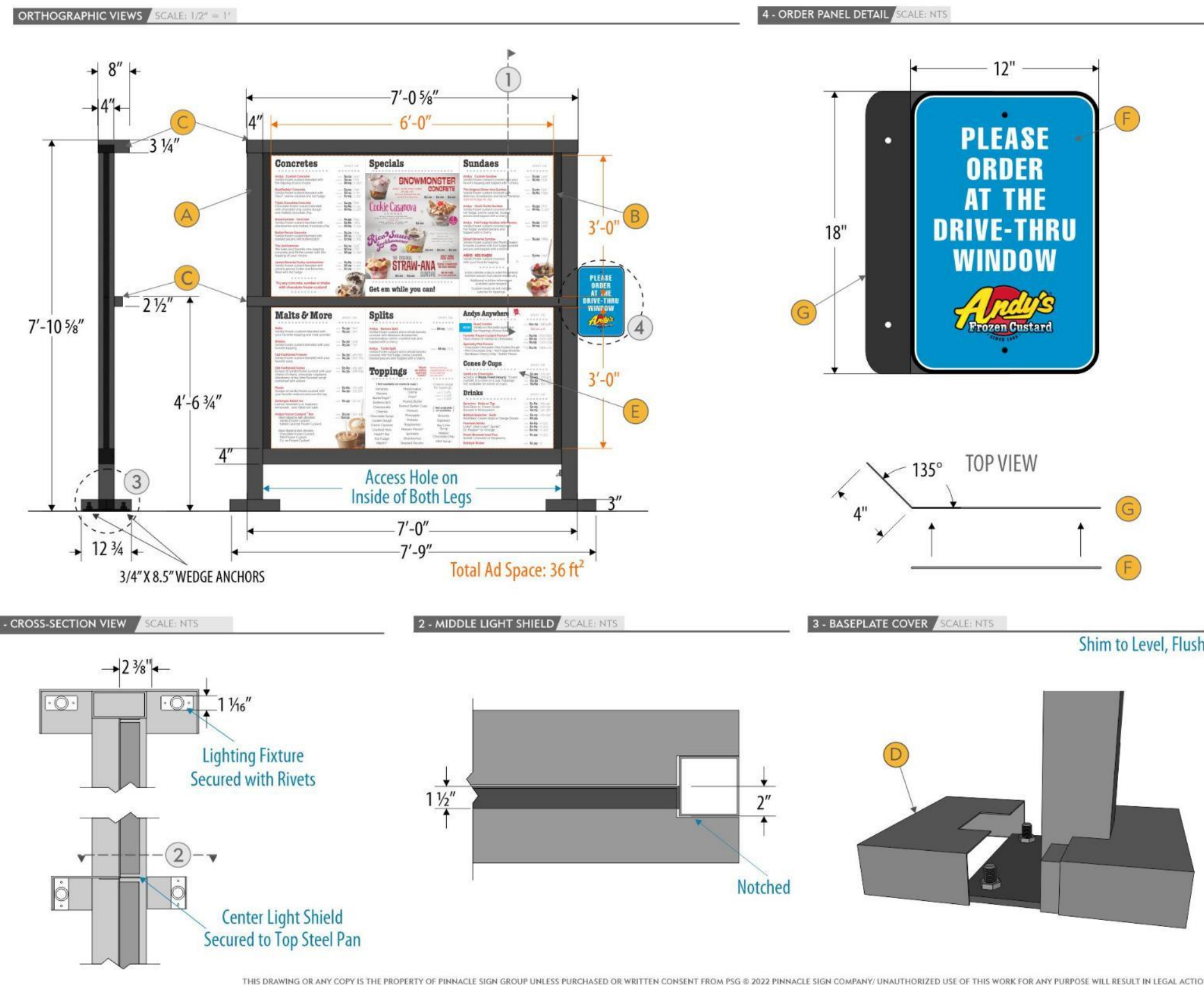
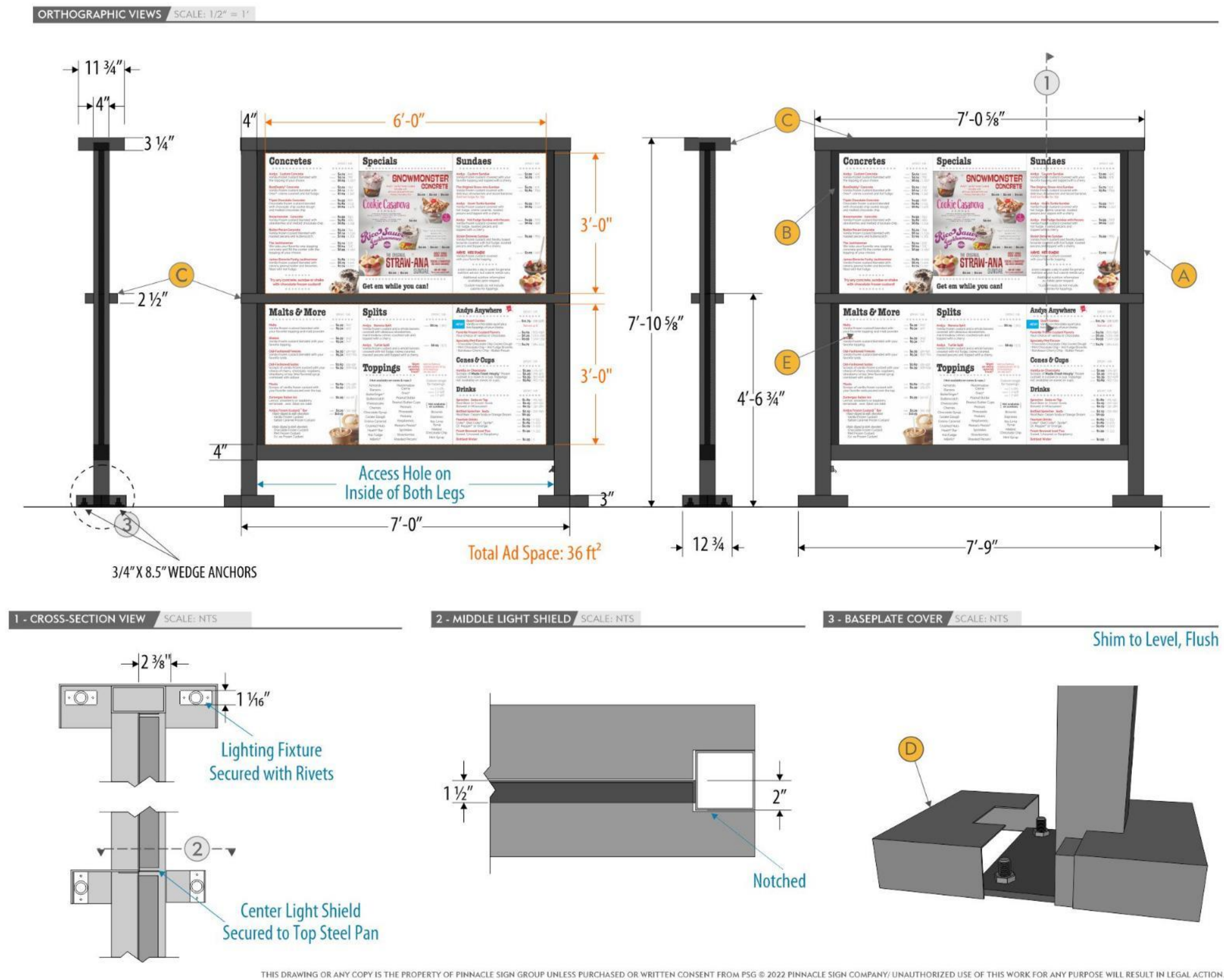
ISSUE:

CONSTRUCTION DOCUMENTS

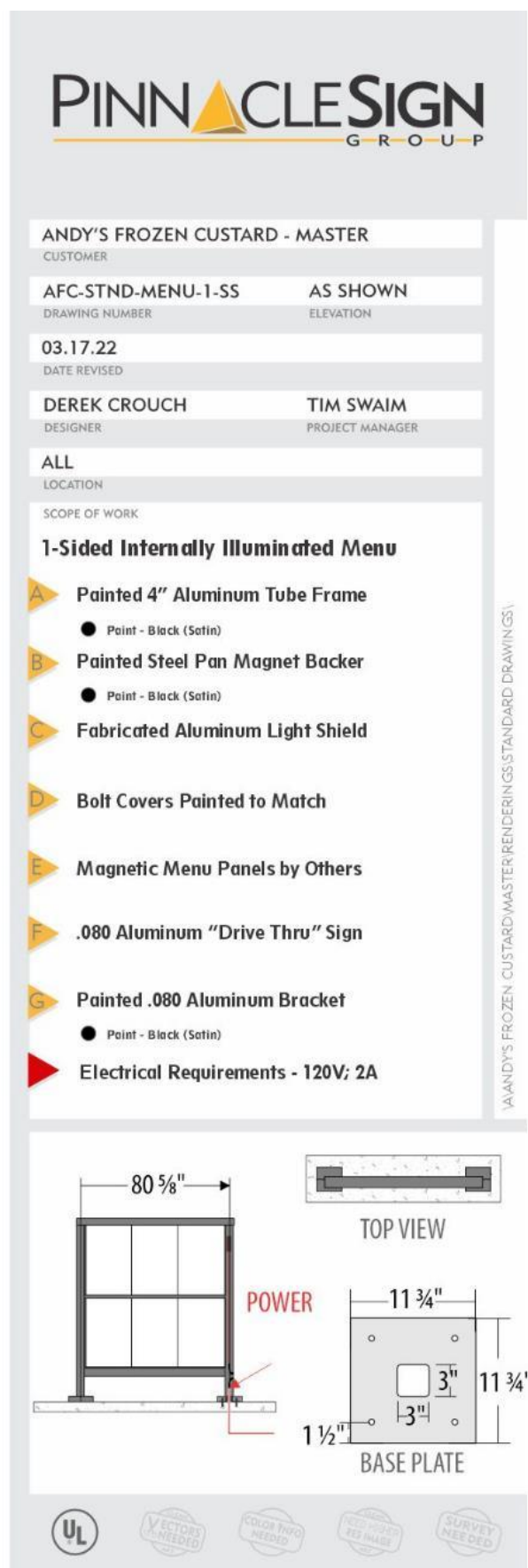
11/6/2023

REVISION SCHEDULE:

NO. DATE ISSUE



4 - ORDER PANEL DETAIL SCALE: NTS



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Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

BUILDING SIGNAGE

A502

Exhibit 2



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

December 20, 2023

[NAME]

[ADDRESS]

[CITY], [STATE] [ZIP]

Re: Proposed Conditional Use Permit and Site Plan for Andy's Frozen Custard

Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00pm on January 3, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a 1.34-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Jennifer Gansert of Kimley-Horn and Associates, Inc. The Town of Bartonville file number for this application is CUP-2023-006;

and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-003.

The Town Council will conduct a second Public Hearing at 6:30pm on January 16, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville

enclosure

NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
FIRST CHURCH NAZARENE		2200 E JETER RD	BARTONVILLE	TX	76226-8439
KROGER TEXAS LP	C/O REAL ESTATE DEPARTMENT	751 FREEPORT PKWY	COPPELL	TX	75019-4411
A-S 114 LANTANA TOWN CENTER LP		8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7	C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
A-S 114 LANTANA TC PHASE 2 LP		8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383

Andy's Frozen Custard Conditional Use Permit and Site Plan

Town File #
CUP-2023-006,
SP-2023-003

-  Andy's Frozen Custard Property
-  Noticed Parcels
-  Roads
-  Bartonville Town Limits
-  Floodplain
-  Creeks



0 250 500 ft



Exhibit 3

Denton Record-Chronicle
3555 Duchess Drive
(940) 387-7755

I, Ayesha Carletta M Cochran-Worthen, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Dec. 23, 2023

Notice ID: VjizkH7QQviOcgRHKVPm
Notice Name: 12232023 Andy's CUP & SP Newspaper Notice

PUBLICATION FEE: \$61.76

I declare under penalty of perjury that the foregoing is true and correct.

Ayesha Carletta M Cochran-Worthen
Agent

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Signed or attested before me on this: 12/27/2023

Shanea H. Holmes

Notary Public
This notarial act involved the use of communication technology

TOWN OF BARTONVILLE
NOTICE OF
PUBLIC HEARING

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on January 3, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a 1.34-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Jennifer Gansert of Kimley-Horn and Associates, Inc. The Town of Bartonville file number for this application is CUP-2023-006; and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-003. The Town Council will conduct a second Public Hearing at 6:30 p.m. on January 16, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

dre 12/23/2023

**TOWN OF BARTONVILLE
ORDINANCE NO. ____-24**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A RESTAURANT WITH DRIVE-THROUGH USE, AND APPROVING AN ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 1.34-ACRE SITE SITUATED IN LOT 3, BLOCK A, OF DCFWSD #7 RETAIL CENTER ADDITION, IN THE LANTANA TOWN CENTER, LOCATED WEST OF THE INTERSECTION OF JUSTIN ROAD AND E. JETER ROAD IN BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. CUP GRANTED

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting CUP-2023-0006, a Conditional Use Permit (CUP) to allow for the operation of a restaurant with drive-through use on an approximately 1.34-acre tract of land that is situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Lantana Town Center, generally located west of the intersection of Justin Road and E. Jeter Road, in Bartonville, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance.

SECTION 3. SITE PLAN APPROVED

Accompanying the CUP that is approved by this Ordinance is Site Plan SP-2023-003, required to provide the necessary site detail to develop the area in accordance with the CUP and applicable development standards. Site Plan SP-2023-003 is hereby approved, with the following added conditions:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in Bartonville Zoning Ordinance Section 13.3.7 and Bartonville Zoning Ordinance Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall be cumulative of all provisions of Ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since

the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. SAVINGS

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. ENGROSS AND ENROLL

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

SECTION 8. PUBLICATION

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 9. PENALTY

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 10. NO VESTED RIGHTS

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

**SECTION 11.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

AND IT SO ORDAINED.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 16th day of January, 2024.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE January 16, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Conduct a Public Hearing and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 0.75-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Rama Madanat of Bowman Engineering & Consulting, Inc. on behalf of Swig Bartonville. [Town File #CUP-2023-007 and SP-2023-004]. *(The Planning & Zoning Commission recommended approval, with conditions, by a vote of 5-0 at its January 3, 2024, meeting.)*

Applicant: Kofi Addo of Bowman Engineering & Consulting, Inc.

Zoning: General Commercial District (GC)

Summary: The applicant has applied for a Conditional Use Permit (CUP) to authorize a drive through use on an approximately 0.75-acre site located within the Lantana Town Center. The specific location for the site is Lot 3, Block A, of DCFWSD #7 Retail Center Addition. The proposed development is for a 740 square-foot Swig drive-through restaurant. Per the applicant, this restaurant will not provide any indoor or outdoor seating; it is purely a drive-through restaurant.

Conditional Use Permit

Bartonville Zoning Ordinance Section 16.10 lists the criteria for approval of a proposed conditional use permit:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The CUP application is for a proposed drive-through restaurant. Bartonville Comprehensive Plan Objective 3.1 advises the Town to limit non-residential uses to nodal development targeted at appropriate intersections along the FM 407 corridor and the McMakin Road/East Jeter Road intersection. The Lantana Town Center Development is found within this location, with the proposed site being at the intersection of FM 407 and E Jeter Road. With a land use designation of General Commercial, the proposed use is in line with the Bartonville Comprehensive Plan. In addition, with a zoning classification of the subject property of General Commercial, which is described as providing “for larger scale office, retail and service uses intended to serve a regional consumer base,” the proposed use is in conformance with the current zoning. With these findings, approval criteria 1 and 2 are met.

The proposed drive-through restaurant use is to be located within a highly confined commercial node within Lantana Town Center. Its location along FM 407 provides for a regional customer base and is complementary to the surrounding commercial development. The proposed use would not be compatible in other zoning districts or locations within the town. The site is accessed solely from the existing primary access drive within Lantana Town Center. The southern driveway into the site is located approximately 37 feet from the intersection of the primary access drive and E Jeter Road; the minimum spacing for driveways from an intersection is 50 feet. However, there is an existing drive aisle immediately opposite the proposed access location. The avoidance of a driveway offset is a more impactful safety mitigation than setting back a new driveway at least 50 feet. The driveway location and maintenance internal drive aisle with two access points ensures mitigation of traffic impacts on local streets. With these findings, criteria 3 through 7 are met.

Site Plan

The Site Plan submitted with the CUP application was reviewed concurrently with the CUP in reference to the following approval criteria:

1. The plan’s compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.

5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities on adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Conformance with approval criteria 1, 7, and 14 have already been addressed in the CUP section above. Criteria 2, 10, 11, and 12 are not applicable to this project. The building is oriented such that the drive-through is perpendicular to FM 407 and parallel to E Jeter Road. However, FM 407 being the primary street frontage, the relationship of the drive-through is referenced from it rather than E Jeter Road. Parking is located along the northern end of the site, separated by landscaped areas. These landscaped areas (see Exhibit 1) provide trees and shrubs along FM 407 and E Jeter Road as much as existing infrastructure and signage allows. The site includes a striped pedestrian access from the sidewalk along FM 407 to the building location. The site plan meets all development standards listed for the General Commercial zoning district.

The Lantana Town Center site contains an existing 30-foot fire lane that will provide sufficient coverage for the subject property. The site provides 6 parking spaces attributed to the proposed use, with one of the spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 7 spaces are required. Given the applicant's statement that no indoor or outdoor seating will be provided for the use, and that the Andy's Frozen Custard site (under separate consideration coincident with this application) has seven additional parking spaces, staff find that the provided six spaces would be sufficient. In addition, the site plan provides for sufficient queuing depth to meet the Town's standard of no less than five vehicle spaces.

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (Exhibit 1, sheet C-6.0) shows private utility services connecting to existing water and sewer services from the south. Storm water drainage is collected and is transmitted to an existing storm drain line that

runs through the site. With these findings, and application of conditions for approval, criteria 3, 4, 5, 6, 8, 9, and 13 are met.

Planning & Zoning Commission Recommendation: CUP-2023-007: Approve. SP-2023-004: Approve with conditions. The following conditions of approval are recommended:

CUP-2023-007:

1. No recommended conditions of approval.

SP-2023-004:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.
3. Prior to issuance of a Certificate of Occupancy, the applicant shall either 1) provide a shared parking agreement between the two lease areas for Swig and Andy's Frozen Custard to the Town of Bartonville, or 2) add one parking space to address the one space shortage.

Public Comment: None.

Financial Information: Approval of the conditional use permit and site plan will permit the construction of a 740-sf drive-through restaurant. The Town will benefit from additional property tax and sales tax collections from the commercial use.

Exhibits:

1. Swig Bartonville CUP & SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published Legal Notice
4. Ordinance approving CUP

Exhibit 1



TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

1. Applicant:

Name: Kofi Addo on behalf of Savory Swig Stores, LLC

Address: 2805 Dallas Parkway, Suite 310

City/State: Plano /TX

Zip: 75093

Office #: (972) 497-2992 Cell #: _____ Fax #: N/A

Email Address: kaddo@bowman.com

2. Property Owner:

Name: A-S 114 LANTANA TOWN CENTER LP

Address: 8827 W SAM HOUSTON PKWY N STE 200

City/State: HOUSTON, TX

Zip: 77040-5383

Office #: 281.640.7195 Cell #: 713.899.9634 Fax #: _____

Email Address: MUARNEY@NOWQUEST.COM

3. Site Location:

Street Address: 3800 FM 407, Lantana, TX 76226

Lot, Block, & Subdivision Name: DCFWSO#7 RETAIL CENTER ADDITION BLK A LOT 3

4. Summarize the proposed development. If necessary, use a separate sheet.

quick service restaurant, exclusively offering drive-through services and devoid of any indoor or outdoor public seating arrangements. The restaurant serves flavored sodas, ready baked cookies, and pretzels.

5. Present Zoning: GC/ PD-1 **Present Land Use:** Undeveloped

Future Land Use Designation: General Commercial

6. All applications must contain the required information as specified in the Town of Bartonville's Comprehensive Zoning Ordinance, (Code of Ordinances, Chapter 14, Exhibit "A").

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT BOTH THE PLANNING AND ZONING COMMISSION MEETING AND TOWN COUNCIL MEETING

FAILURE TO APPEAR before the Planning and Zoning Commission or Town Council for more than one (1) hearing without an approved delay by the Town Administrator or his/her designee shall constitute sufficient grounds to table or deny the request unless the Town is notified at least 72 hours prior to the hearing.

DENIALS BY THE PLANNING AND ZONING COMMISSION shall be forwarded to Town Council, along with the Commission's reasons for denial and will require a $\frac{3}{4}$ favorable vote of all members of Town Council.

TABLED BY THE PLANNING AND ZONING COMMISSION: The Commission may not defer its report for more than 90 days from the time it was posted on the agenda, or until it has had an opportunity to consider other proposed changes, which may have a direct bearing, unless a postponement is requested by the applicant.

Applicant Name (print or type): Kofi Addo

Applicant signature:



Owner Name (print or type): MICHAEL HARVEY - SENIOR DEVELOPMENT MANAGER

Owner signature:



Date Received _____ Date Paid _____ Receipt Number _____



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 10/2/2023

I, MICHAEL HARNEY, owner of the Property located at FM 407/Jeter Rd., Bartonville, TX 76226 do hereby certify that I have given my permission to Kofi Addo, to submit this conditional use permit application.

MICHAEL HARNEY - SENIOR DEVELOPMENT MANAGER
Print Name

[Signature]
Signature of Owner

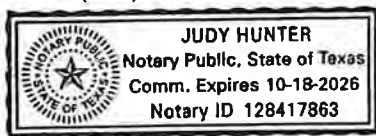
8827 W Sam Houston Pkwy N; Suite 200; Houston TX 77040
Address

281.640.7195
Phone No.

State of Texas §
County of Harris §

Before me, Michael Harney, Judy Hunter, a Notary Public in and for said County and State, on this day personally appeared Michael Harney known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary



Town of Bartonville

Application for Conditional Use Permit

All applications must be submitted in accordance with the Submission Schedule attached hereto. Please complete the attached checklist. A site plan application must be submitted with all Conditional Use Permit Applications.

Applicant (Owner or Agent, Specify): Kofi Addo on behalf of Savory Swig Stores, LLC

Mailing Address: 2805 Dallas Parkway, Suite 310, Plano, TX 75093

Phone: (972) 497-2992 **Fax:** N/A

Email Address*: kaddo@bowman.com
(*This will be the primary method of communication)

Owner's Name(s) if different¹: A-S 114 LANTANA TOWN CENTER LP

Owner's Address: 8827 W SAM HOUSTON PKWY N STE 200, HOUSTON, TX 77040-5383

Phone: 281.640.7195 / 713.899.9634 **Fax:** _____

General Location of Property: 3800 FM 407, Lantana, TX 76226

Current Zoning: GC/ PD-1

Legal Description of Property: DCFWS#7 RETAIL CENTER ADDITION BLK A LOT 3
(Attach Complete Metes and Bounds Description)

Use Being Requested (In accordance with Appendix C: Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance: Drive- Through in GC Zoning

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized for the owner of the above described property.

Kofi Addo 10/31/2023
Signature of Applicant/Owner Date

STAFF USE ONLY:

Date Submitted: _____ **Fee Paid:** _____

Accepted By: _____ **Check No. :** _____

P& Z Public Hearing: _____ **Metes & Bounds Attached:** ☐ Yes ☐ No

Council Public Hearing: _____ **Notarized Statement:** ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 10/2/2023

I, MICHAEL HARNEY, owner of the Property located at FM 407/Jeter Rd., Bartonville, TX 76226 do hereby certify that I have given my permission to Kofi Addo, to submit this conditional use permit application.

MICHAEL HARNEY - SENIOR DEVELOPMENT MANAGER
Print Name

[Signature]
Signature of Owner

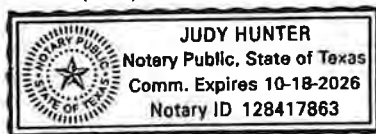
8827 W Sam Houston Pkwy N, Suite 200, Houston TX 77040
Address

281.640.7195
Phone No.

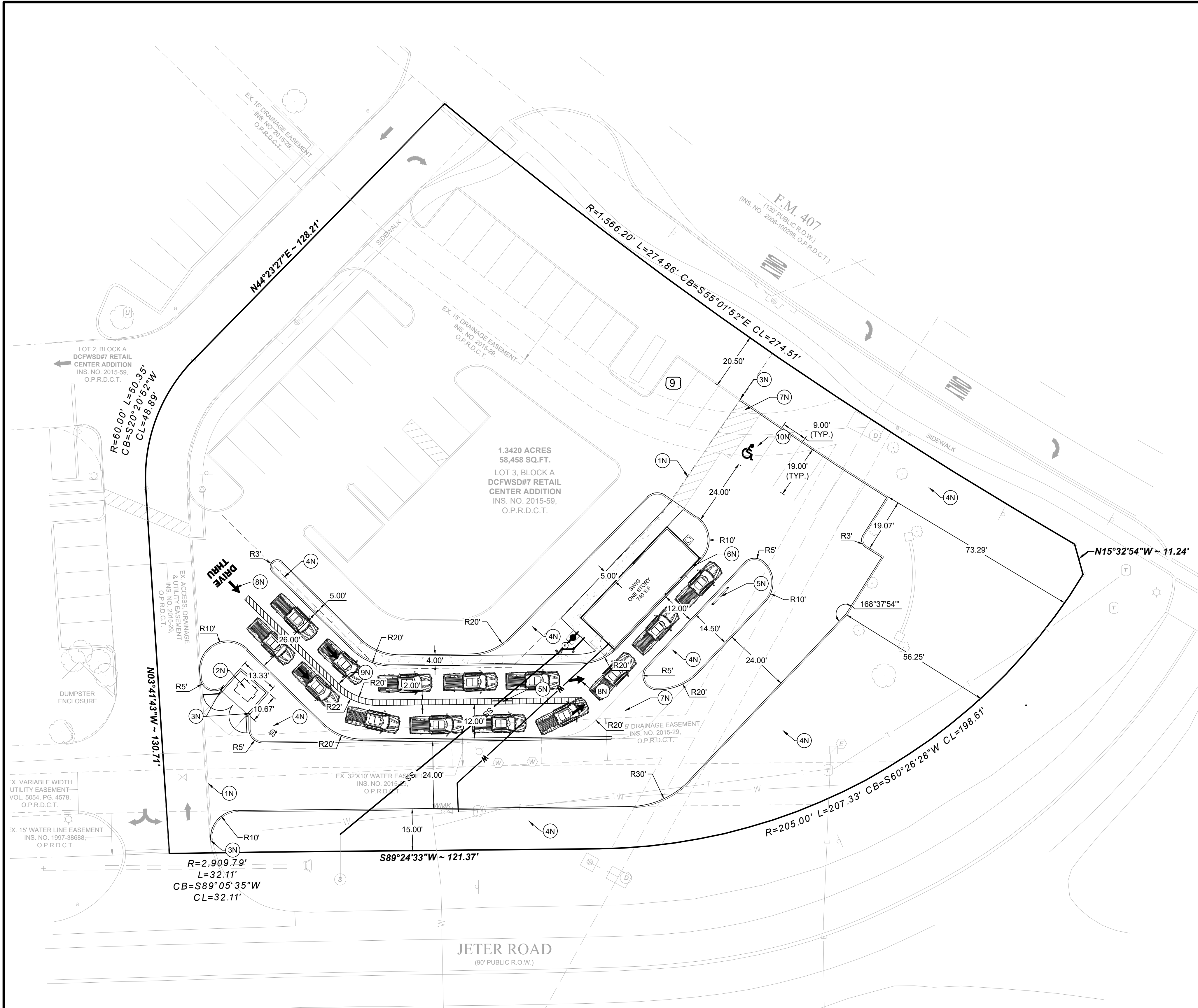
State of Texas §
County of Harris §

Before me, Michael Harney, Judy Hunter, a Notary Public in and for said County and State, on this day personally appeared Michael Harney known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
Notary



FLOOD STATEMENT
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48121C0510G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,642.02	2,389,102.99	665.69'
502	5/8" CIRS "S&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY SUITE 310
PLANO, TEXAS 75093
PHONE: (972)497-2992
CONTACT: KOFI ADDO, P.E.

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP, LTD
1445 NORTH LOOP W, SUITE 450
HOUSTON, TX 77008
PHONE: 713.993.0333
CONTACT: ERIC MAURER, PLA

DEVELOPER

SAVORY SWIG STORES, LLC
1557 W INNOVATION WAY
LEHI, UTAH 84043
PHONE: (801)549-8270
CONTACT: JORDAN HILL

ARCHITECT

CORE STATES GROUP
201 SOUTH MAPLE AVENUE, SUITE 300
AMBLER, PA 19002
PHONE: (224) 585-4582
CONTACT: KELLY TESKA

OWNER

A-S 114 LANTANA TOWN CENTER LP
8827 W SAM HOUSTON PKWY N STE 200
HOUSTON, TX 77040-5583
PHONE: (281) 640-7195
CONTACT: MICHAEL HARNEY

SURVEYOR

SPOONER & ASSOCIATES
309 BYERS ST., STE 100
EULESS, TX 76039
PHONE: 818.685.8448
CONTACT: ERIC S. SPOONER

SITE DATA TABLE

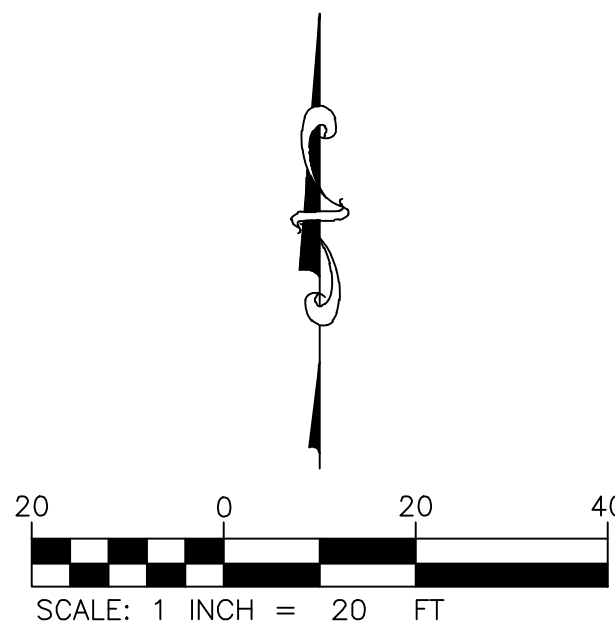
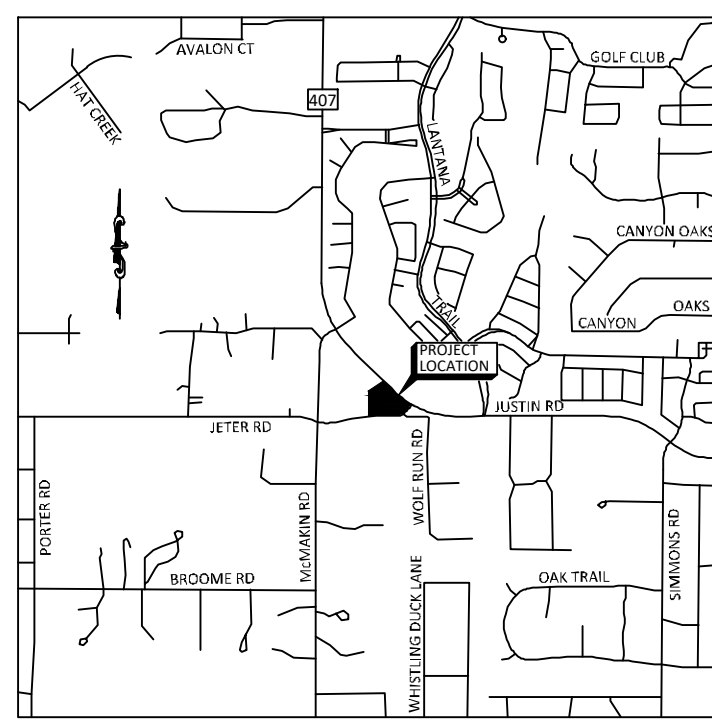
PROJECT NAME	SWIG
ZONING	GC (GENERAL COMMERCIAL)
EXISTING USE	UNDEVELOPED LAND
PROPOSED USE	RESTAURANT
LOT AREA/SF AND AC	32,776 SF / 0.75 ACRES
OVERALL AREA/SF AND AC	32,776 SF / 0.75 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)	740 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	16 FT (1-STORY)
LOT WIDTH	289.33
LOT DEPTH	287.00
FRONT YARD SETBACK	50 FT
SIDE (E&W) YARD SETBACK	25 FT
REAR YARD SETBACK	25 FT
TOTAL PARKING REQUIRED	REGULAR PARKING RATIO FOR RESTAURANT 1:100 = 750/100 = 8 SPACES 1 ACCESSIBLE PARKING REQUIRED FOR 1 to 25 SPACES PROVIDED
TOTAL PARKING PROVIDED	9 (INCLUDING 3 EXISTING SPACES)

GENERAL SITE NOTES

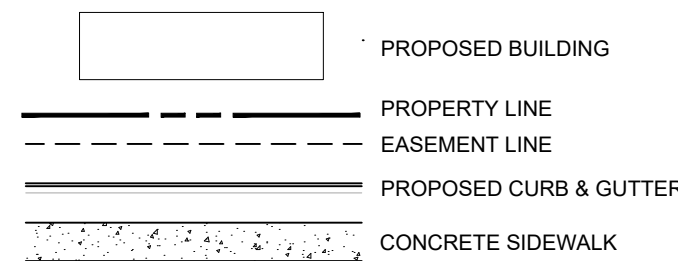
1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE TOPOGRAPHIC SURVEY PREPARED BY SPOONER & ASSOCIATES, DATED AUGUST 14, 2023, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. CITY OF GARTONVILLE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTION UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST STRUCTURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADIi ARE 5' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. ROW PERMITS REQUIRED FOR WORK WITHIN ROW.

NOTES

- | | |
|-----|---|
| 1N | MATCH EXISTING PAVEMENT |
| 2N | DUMPSTER ENCLOSURE (REFER TO ARCH. PLANS) |
| 3N | END CURB |
| 4N | LANDSCAPE AREA |
| 5N | MENU ORDER BOARD (REFER TO ARCH. PLANS) |
| 6N | ORDER PICKUP WINDOW (REFER TO ARCH. PLANS) |
| 7N | NO PARKING STRIPING |
| 8N | PAVEMENT MARKING |
| 9N | AREA STRIPED AT 4" WIDE SINGLE SOLID YELLOW LINE
AT 45 DEGREE AT 2' O.C. |
| 10N | ADA PARKING |
| 11N | APPROXIMATE CONSTRUCTION LIMIT LINE |

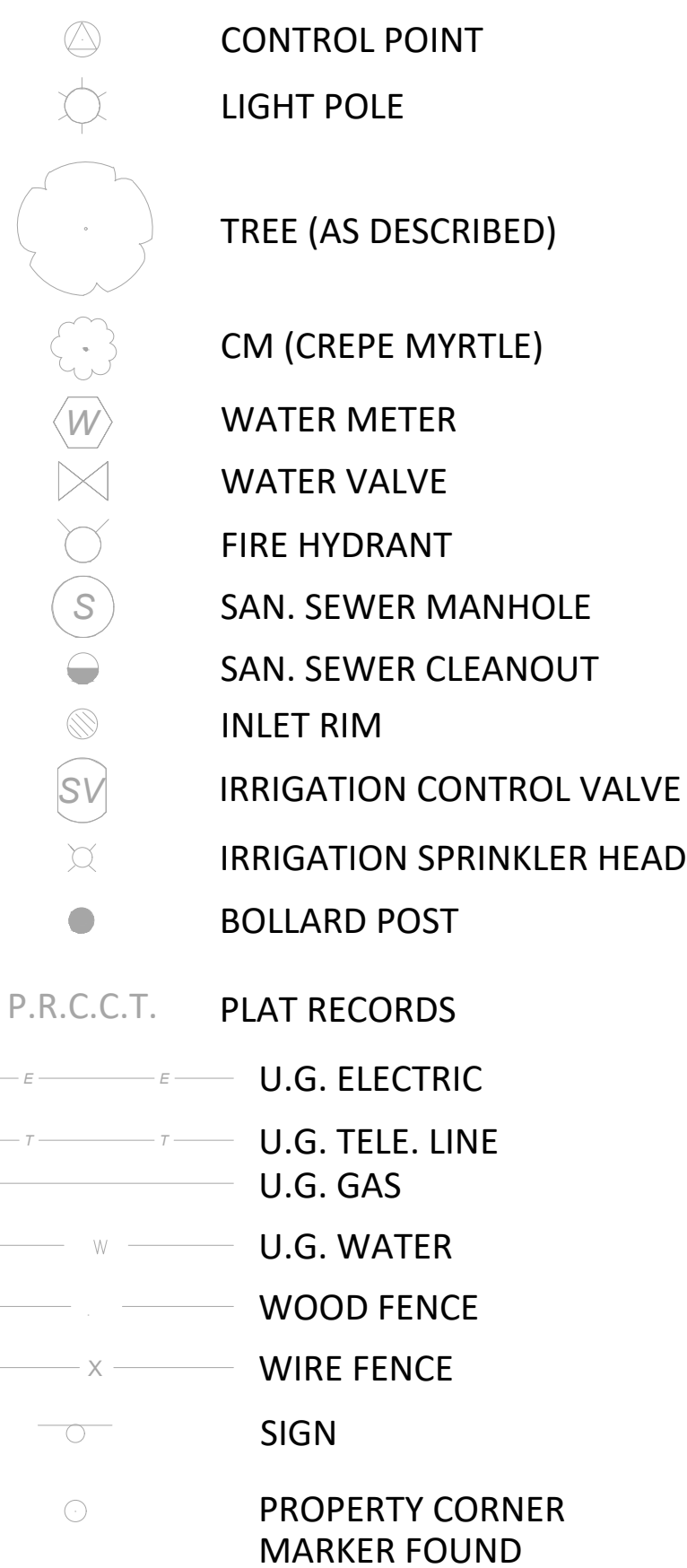


PROPOSED LEGEND

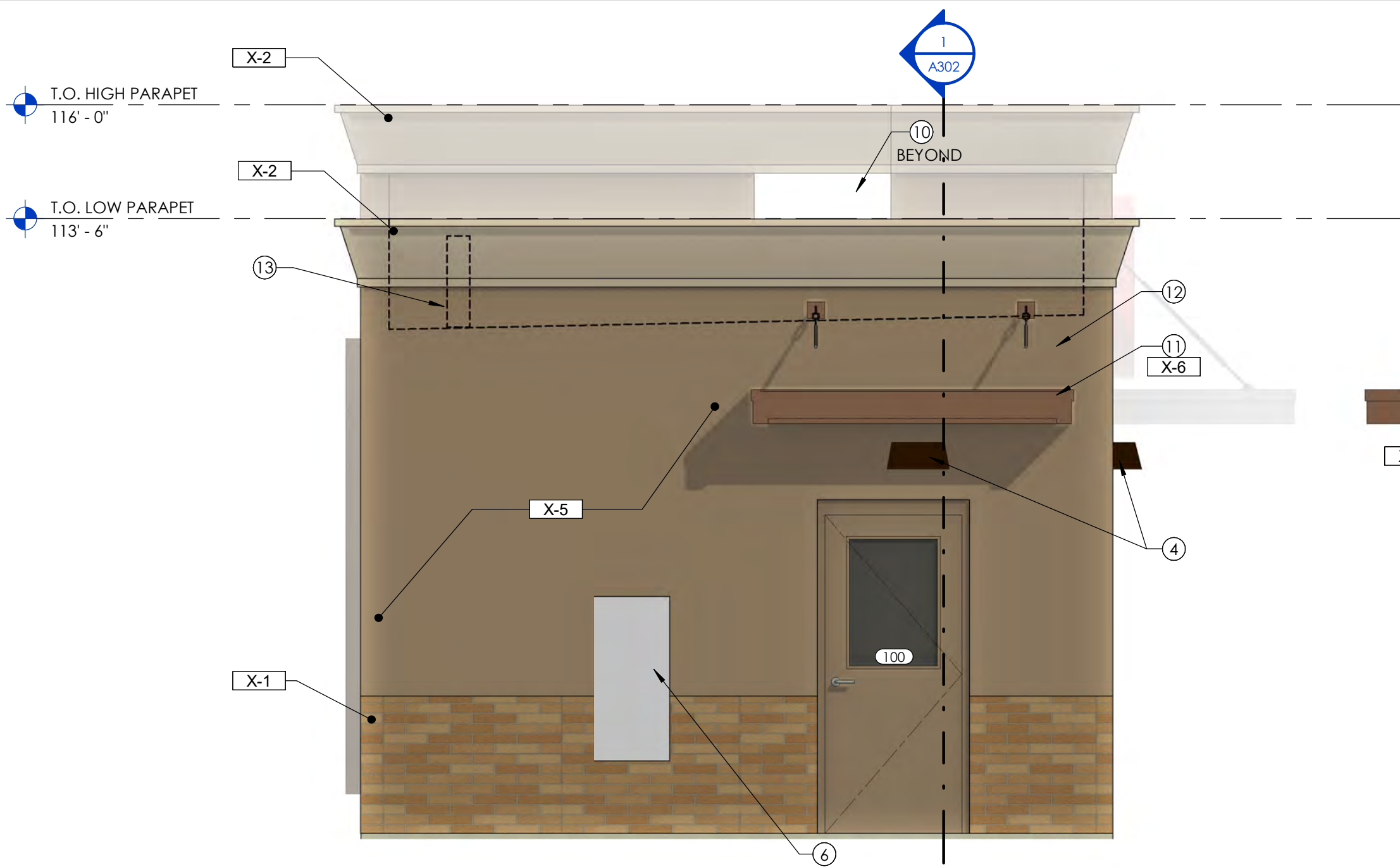


12 PARKING COUNT

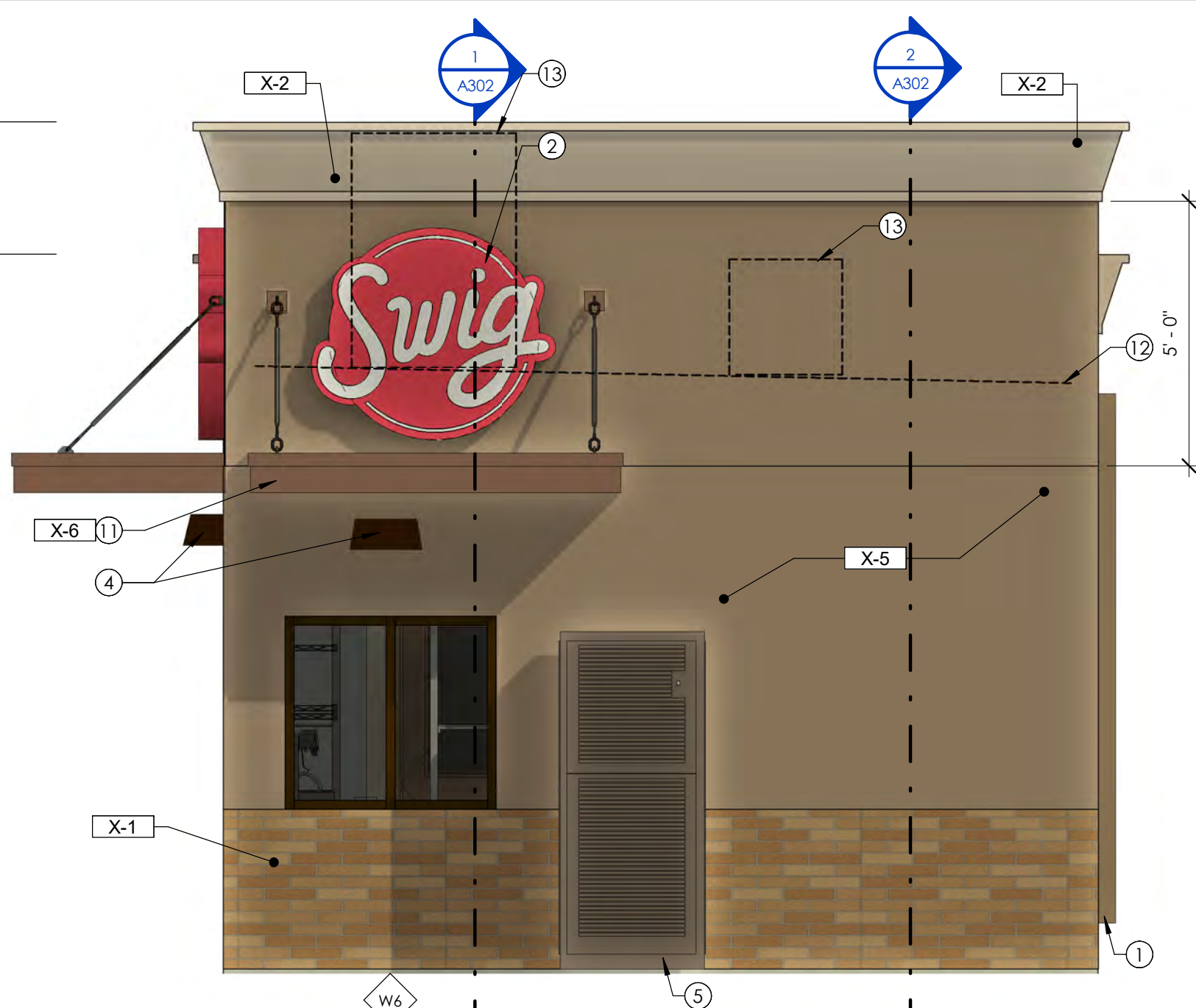
EXISTING LEGEND



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



5 | EAST ELEVATION
3/8" = 1'-0"

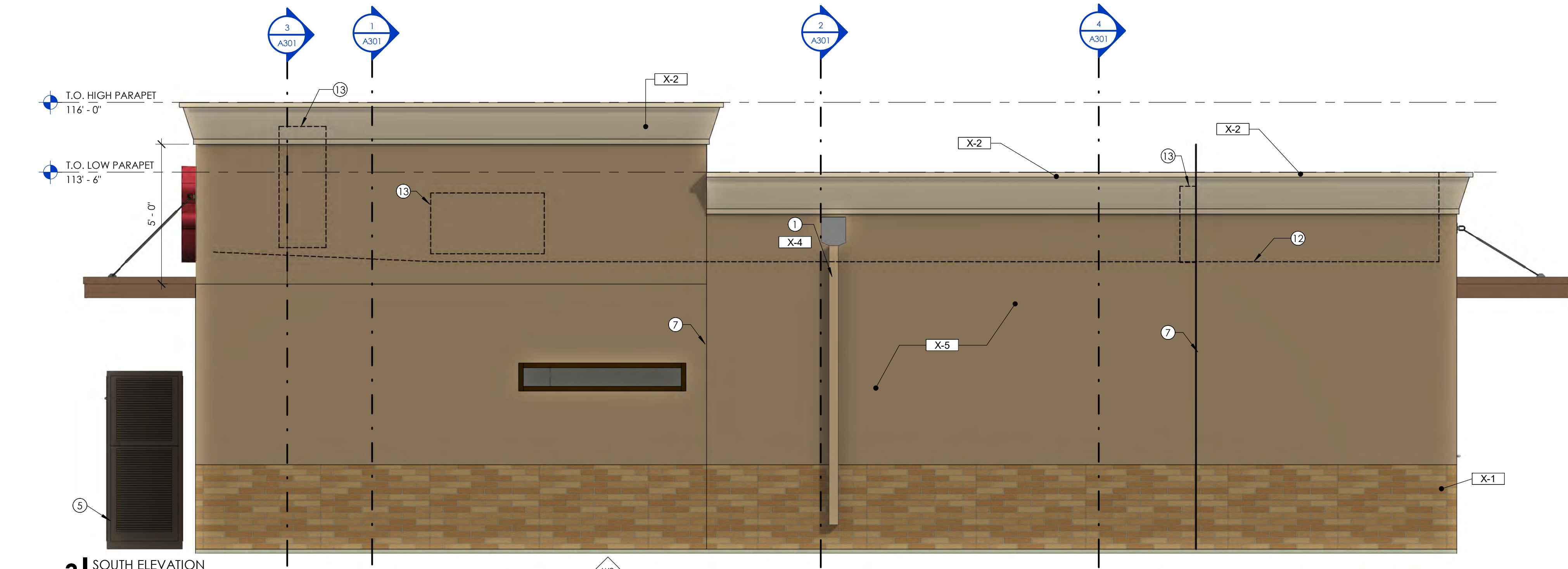


4 | WEST ELEVATION
3/8" = 1'-0"

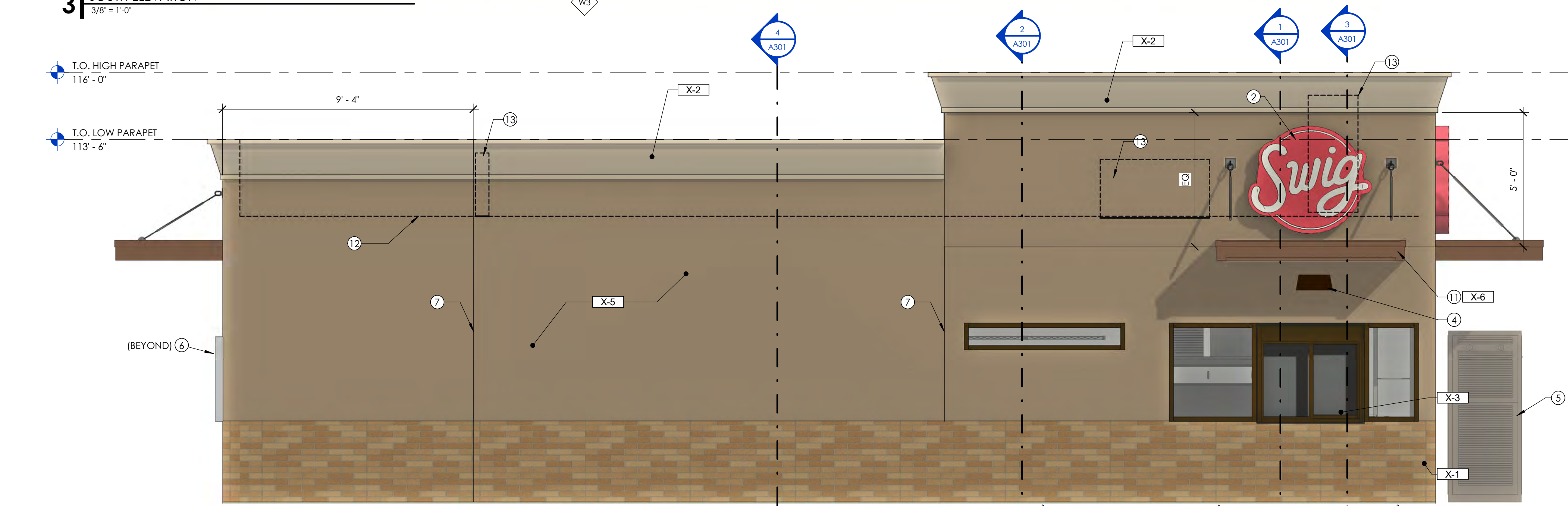
FACADE MATERIAL PERCENTAGES - STUCCO				
	EAST	_WEST_	_NORTH_	_SOUTH_
X-1 - FIELD STONE	14 % 40 SF	18 % 50 SF	20 % 136.5 SF	20 % 136.5
X-2 - CORNICE	18 % 51 SF	10 % 25.5 SF	10 % 69 SF	10 % 69 SF
X-3 - STOREFRONT	0 % 0 SF	6 % 15 SF	6 % 40 SF	1 % 6 SF
X-5 - STUCCO	67 % 191 SF	64 % 175 SF	63 % 412	68 % 445.5
EXTERIOR CANOPY	1 % 3 LF	2 % 8 LF	1 % 6 LF	1 % 6 LF

- 1 KEYNOTES
- 1 PREFINISHED METAL DOWNSPOUT
 - 2 BUILDING SIGNAGE BY OWNER
 - 3 MENU BOARD AND FOOTINGS BY SEPARATE SIGN PERMIT
 - 4 DARK BRONZE LIGHT FIXTURE; COORDINATE WITH ELECTRICAL
 - 5 CO2 ENCLOSURE - SEE EQUIPMENT PLAN
 - 6 ELECTRICAL PANEL OR EQUIPMENT; COORDINATE WITH ELECTRICAL
 - 7 CONTROL JOINT
 - 8 STEEL CAP AT TOP OF POSTS
 - 9 POWDER COATED STEEL TUBE FRAME, TYP.
 - 10 24" X 36" OPENING
 - 11 EXTERIOR CANOPY MANUFACTURER - ARCHITECTURAL CANOPIES; EXTRUDECK
 - 12 ROOF PROFILE
 - 13 RTU BEYOND
 - 14 TRASH ENCLOSURE

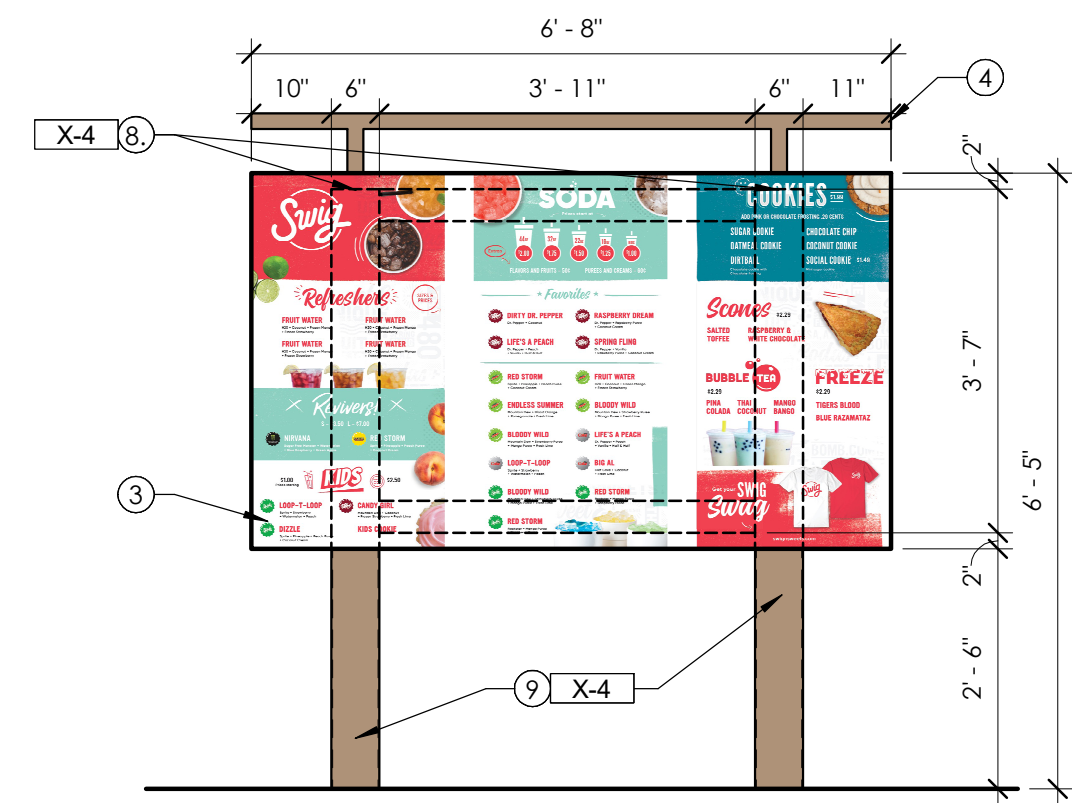
EXTERIOR FINISH SCHEDULE					
MARK	MATERIAL	DESCRIPTION			
X-1	FIELD STONE	ATLAS STONE - LANTANA MIX	X-4	PAINT	EXTERIOR GRADE - SW2835 CRAFTSMAN BROWN
X-2	CORNICE	EXTERIOR GRADE - 456 OYSTER SHELL	X-5	STUCCO	SW2835 CRAFTSMAN BROWN
X-3	STOREFRONT	DARK BRONZE	X-6	PAINT	METAL BRACKETS - SW6089 GROUND



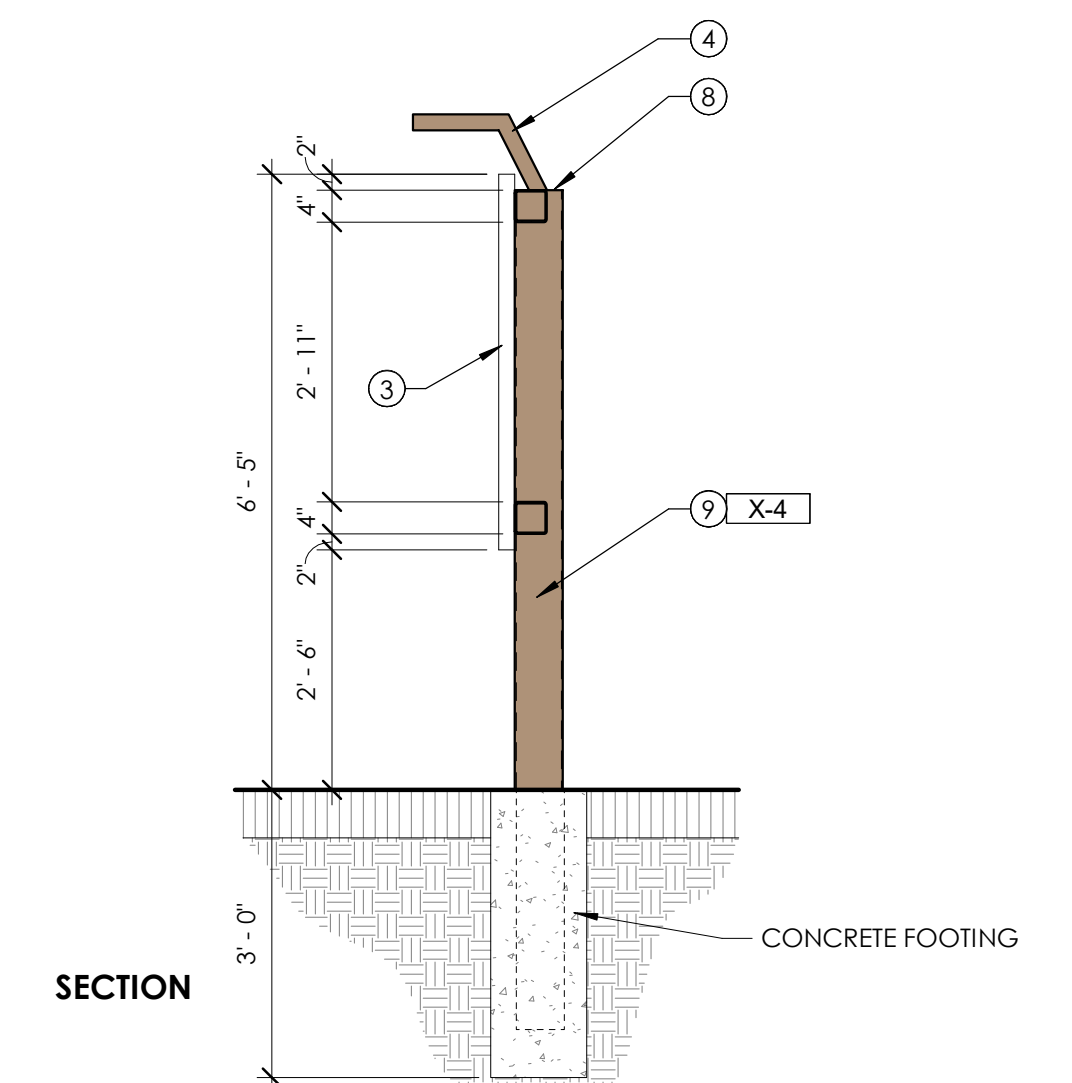
3 | SOUTH ELEVATION
3/8" = 1'-0"



2 | NORTH ELEVATION (DRIVE-UP)
3/8" = 1'-0"



ELEVATION



SECTION

1 | DRIVE UP MENU BOARD - BY OWNER
1/2" = 1'-0"



LANTANA, TX
SWIG (WOOD FRAME)
NWC OF F.M. 407 & JETER ROAD
LANTANA, TX



135 WATER STREET
SUITE 201
NAPERVILLE, IL 60540
630.413.1110
www.core-states.com

SEAL

ISSUE DATE DESCRIPTION

PROJECT INFORMATION

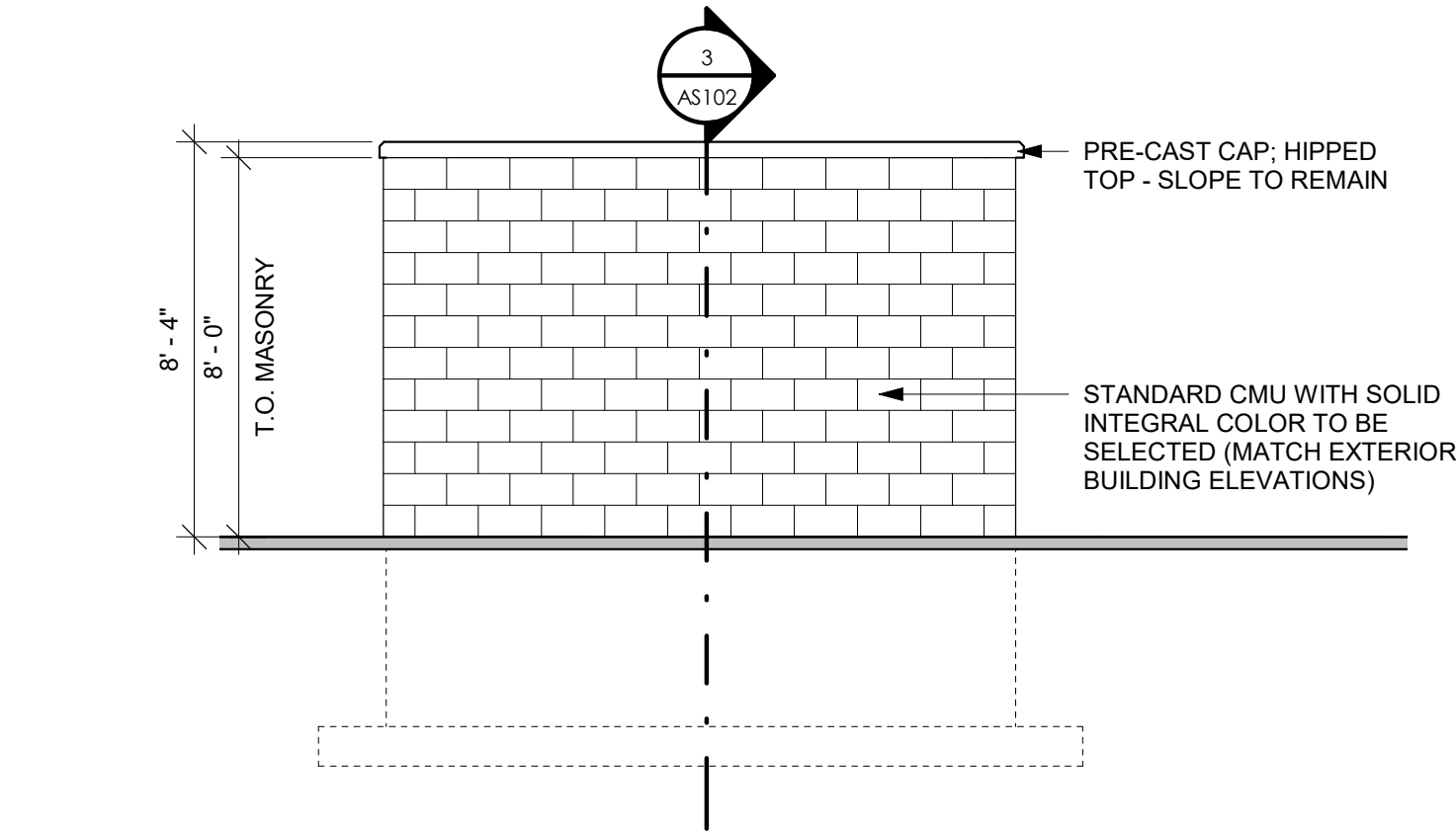
PROJECT NO: SW-06SAL
DATE: 12/23/2021
SCALE: AS NOTED
DRAWN BY: M.SCHNEIDER
CHECKED BY: M.PELINI
SUBDIVISION: TBD
LOT, BLOCK: BLOCK A, LOT 15
TOWN PROJECT NO: TBD

SHEET TITLE

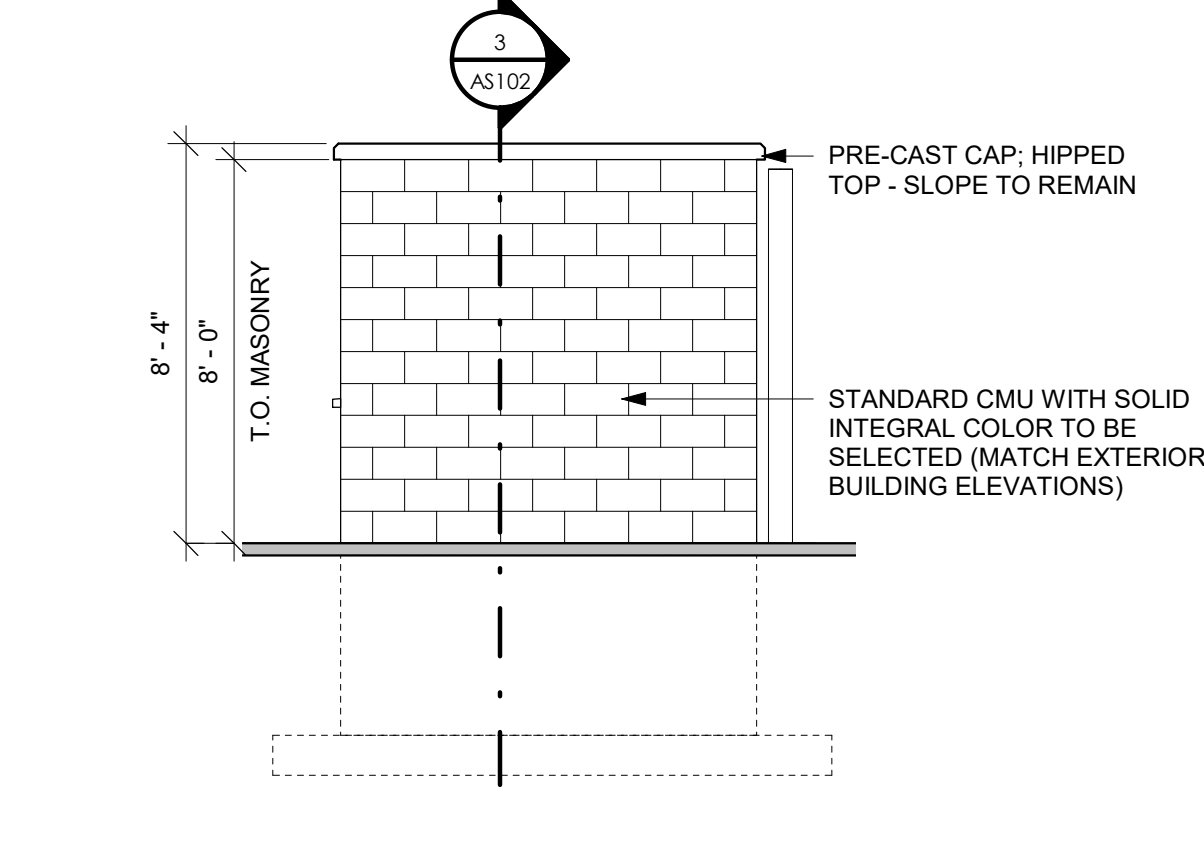
EXTERIOR
ELEVATIONS

SHEET NUMBER

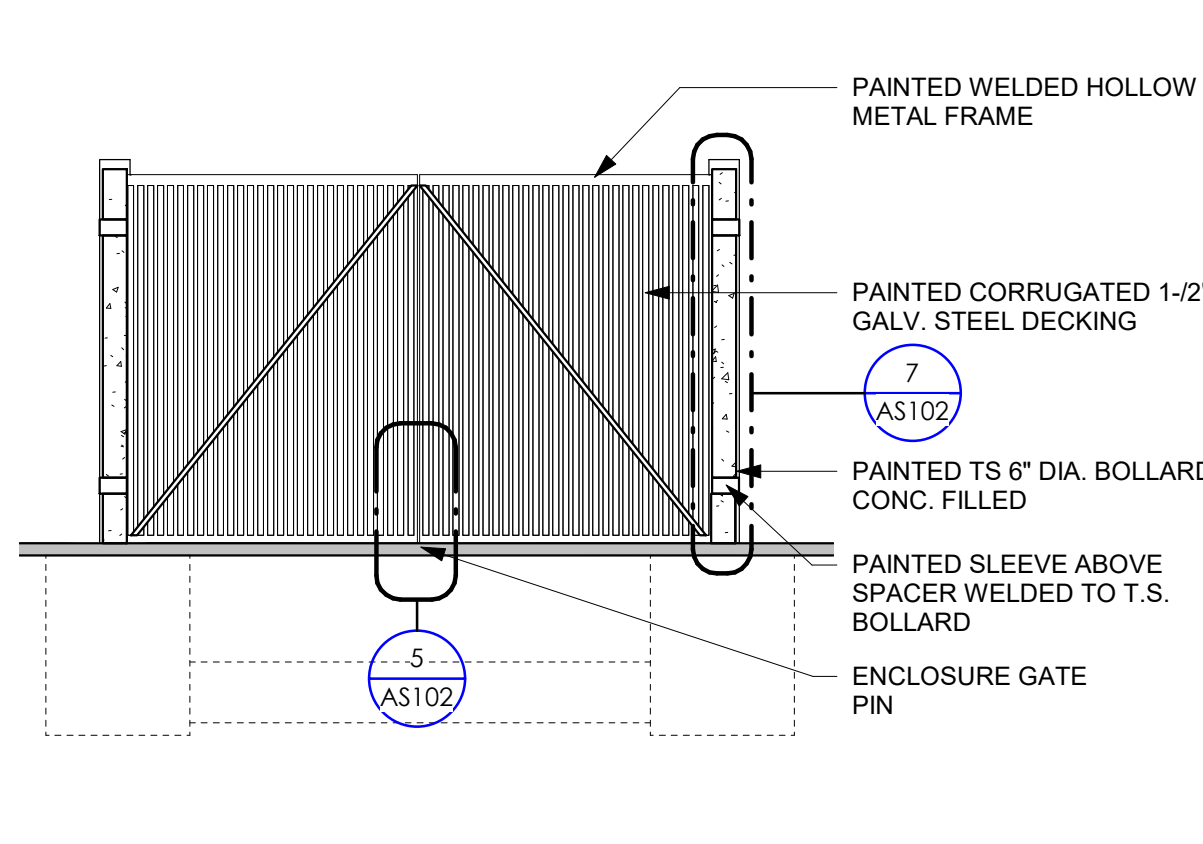
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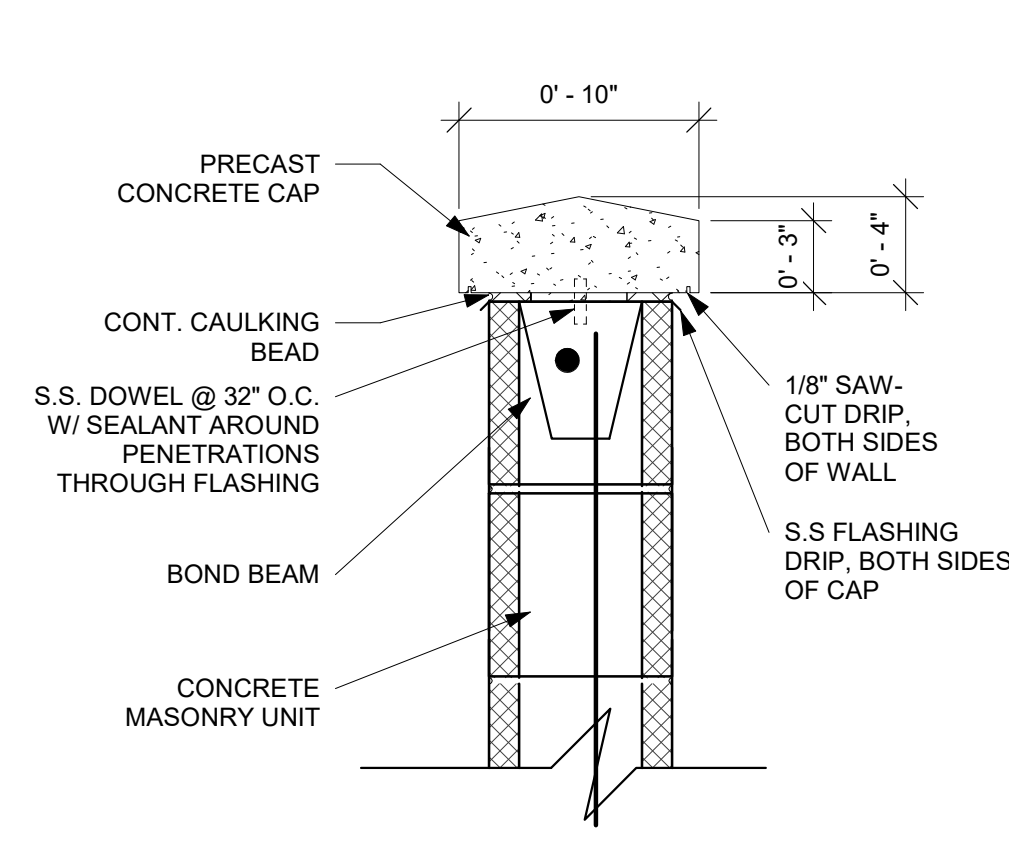
12 | DUMPSTER - REAR ELEVATION
1/4" = 1'-0"



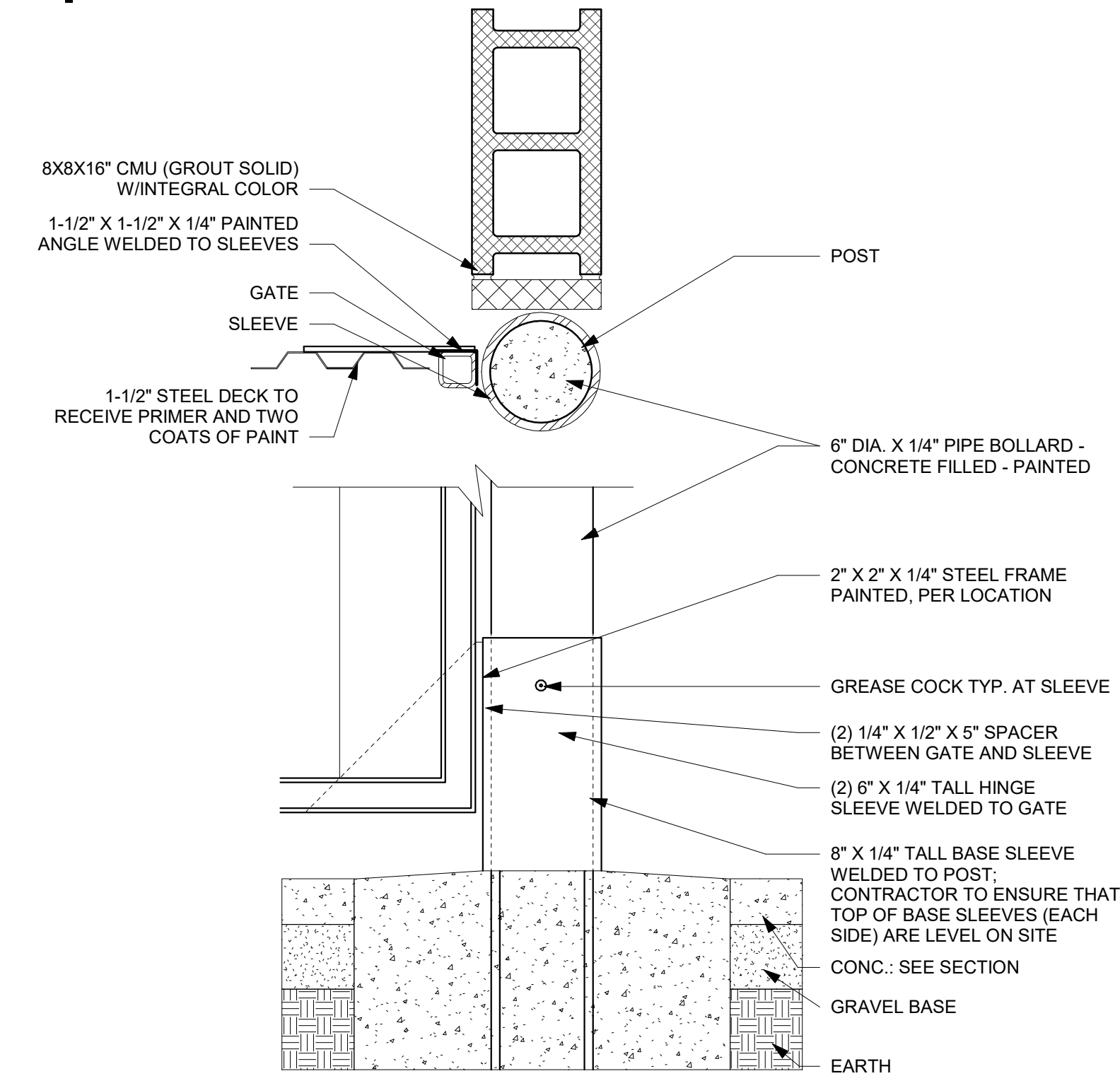
11 | DUMPSTER - SIDE ELEVATION
1/4" = 1'-0"



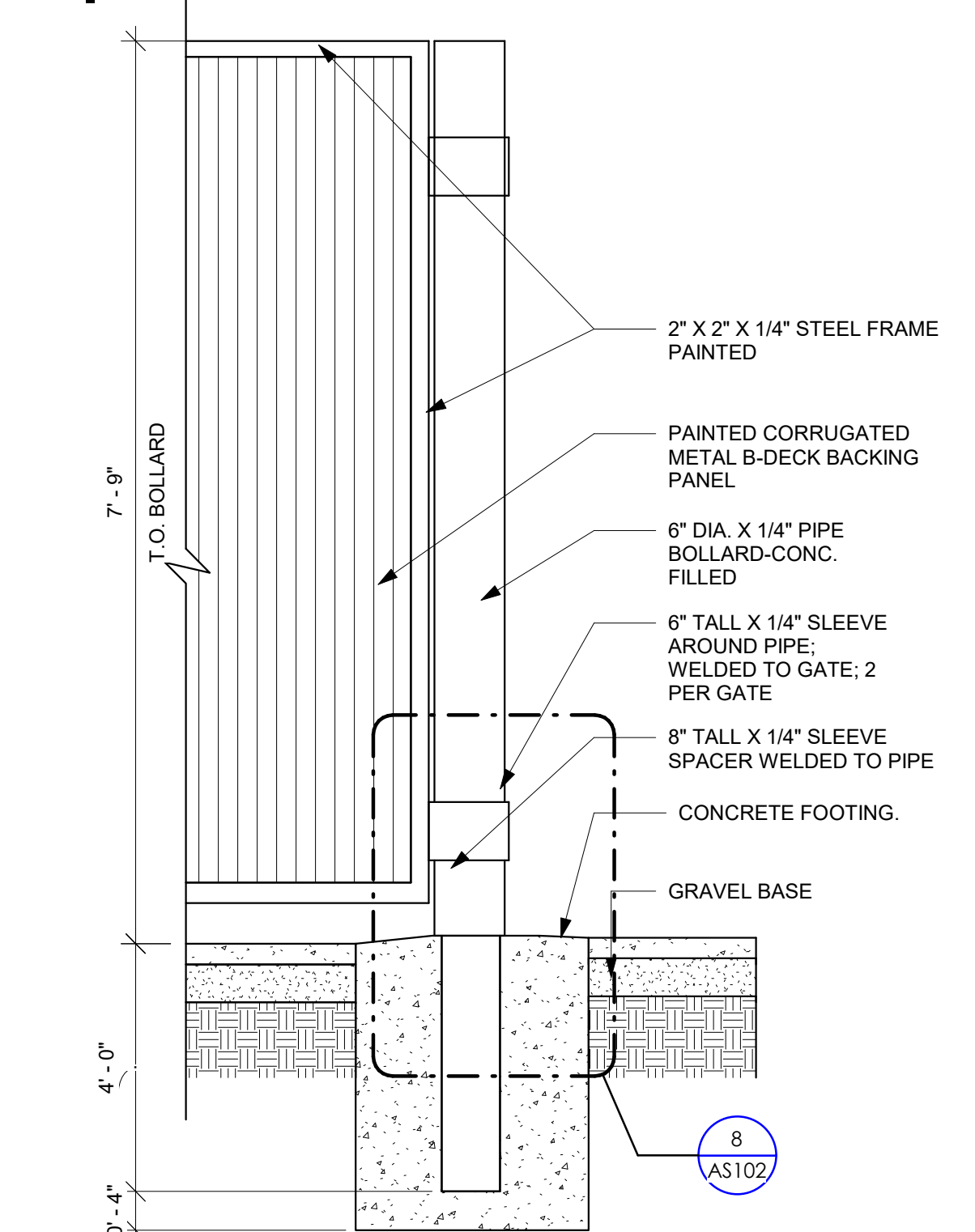
10 | DUMPSTER - FRONT ELEVATION
1/4" = 1'-0"



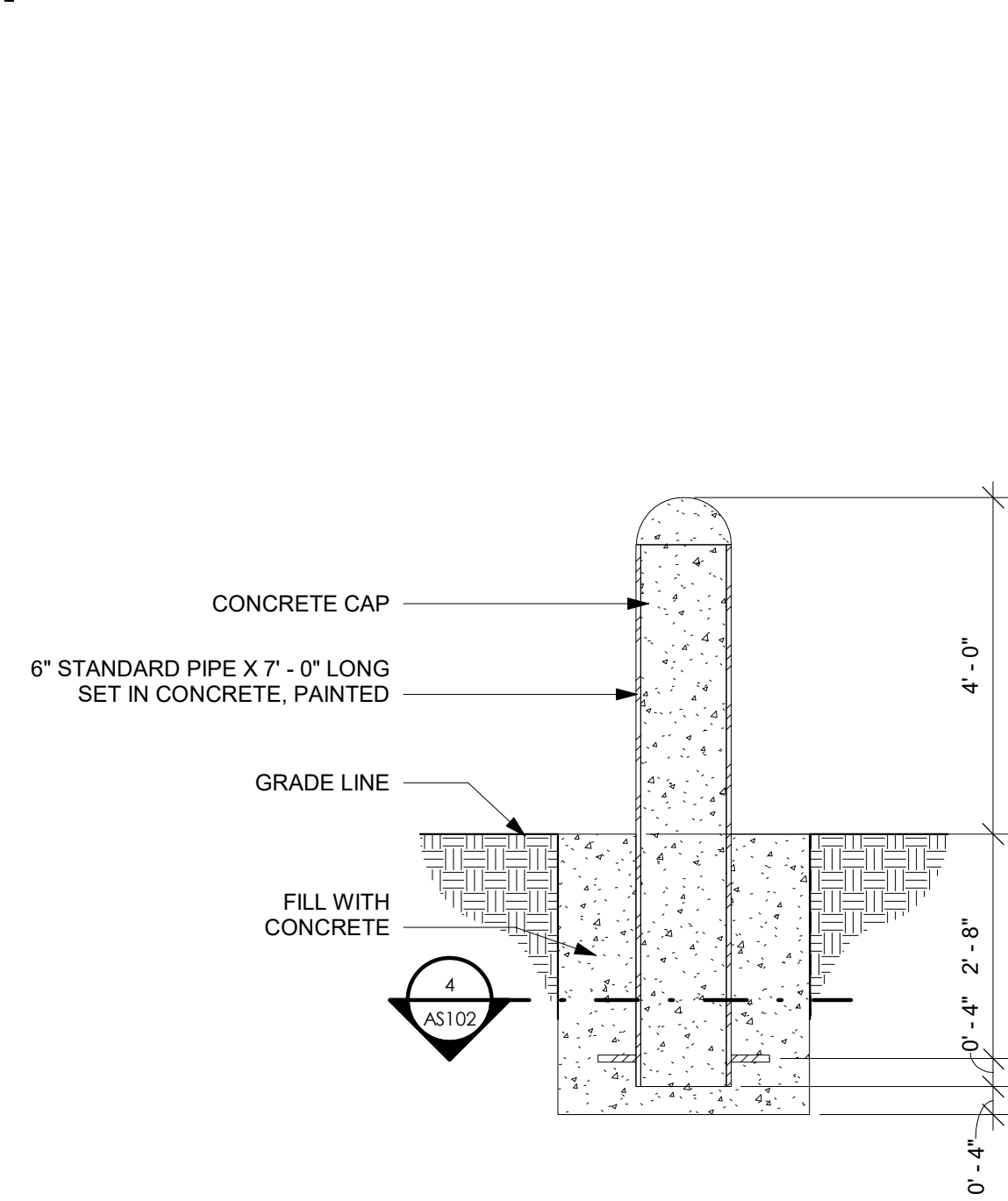
9 | ENCLOSURE CONCRETE WALL CAP
1 1/2" = 1'-0"



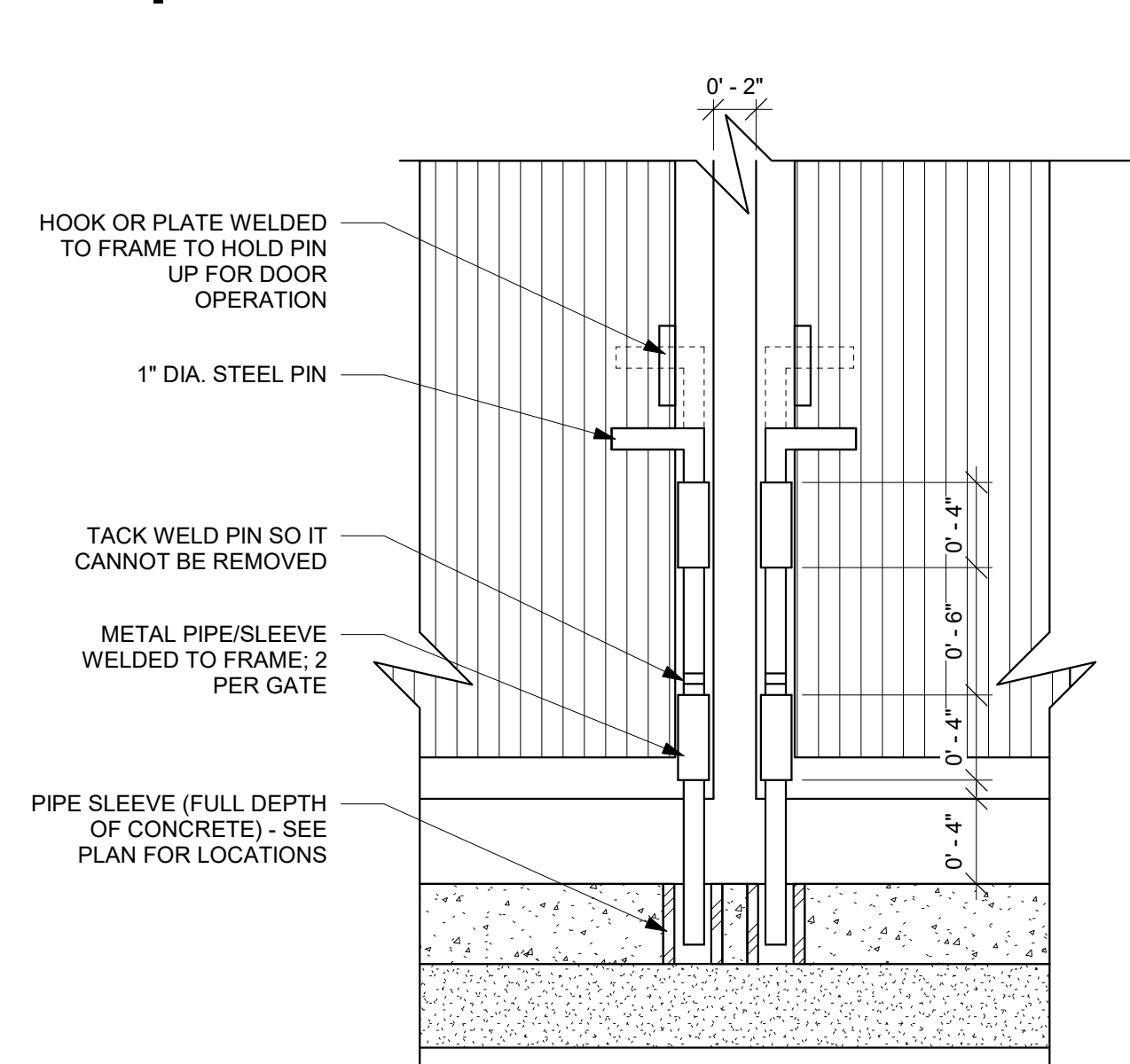
8 | METAL BACKING DETAILS FOR ACCESSORIES AND EQUIPMENT
1 1/2" = 1'-0"



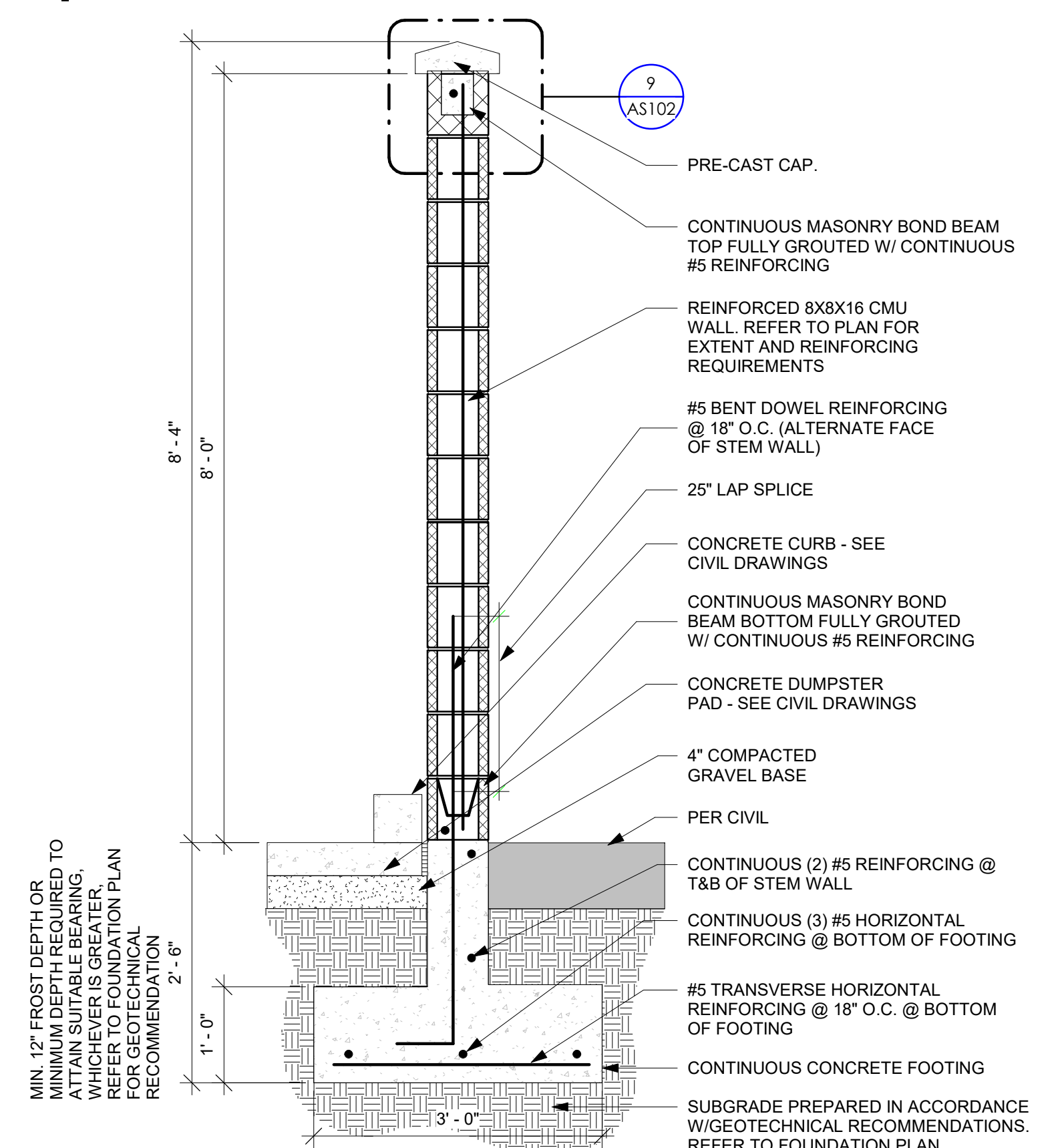
7 | METAL BACKING DETAILS FOR ACCESSORIES AND EQUIPMENT
3/4" = 1'-0"



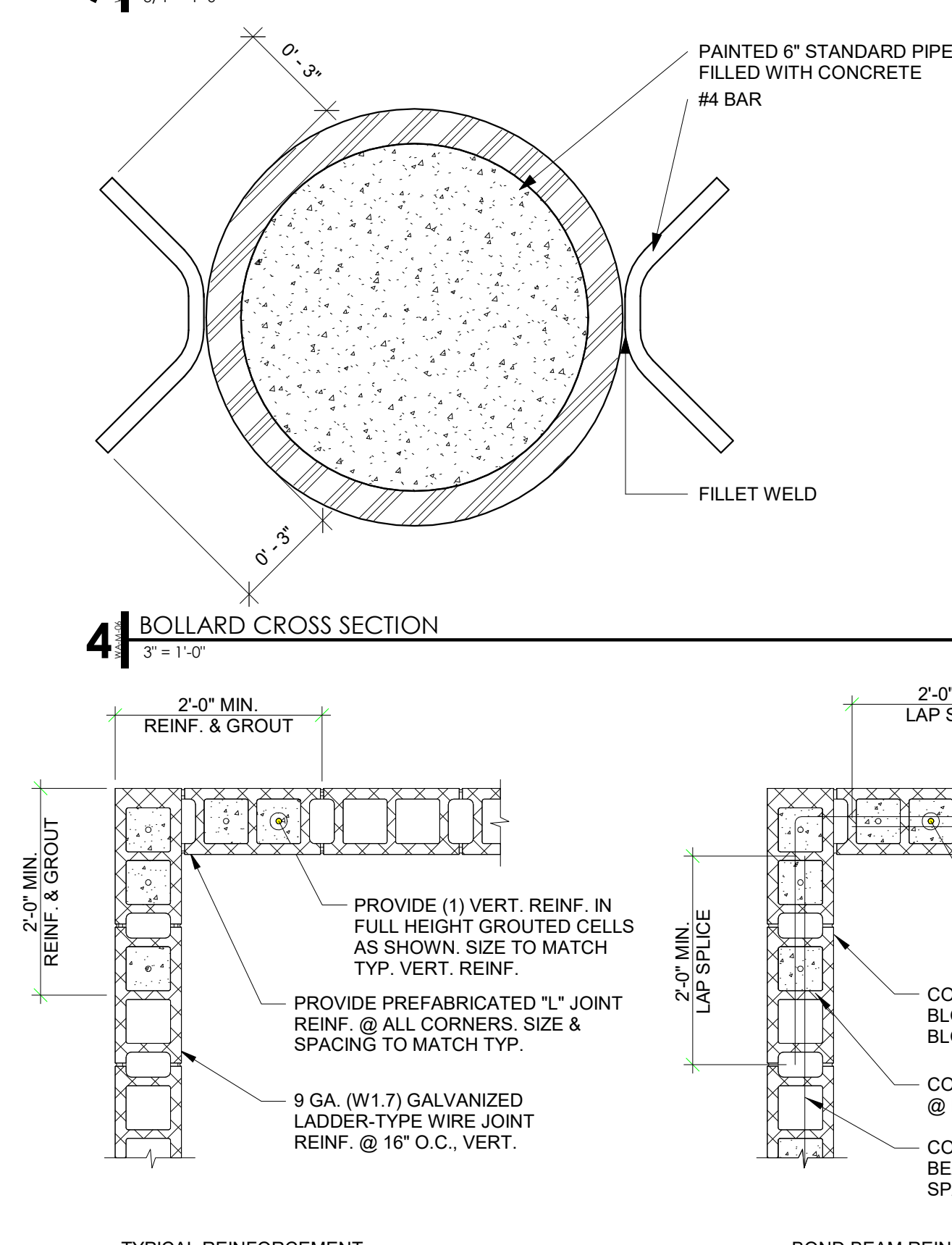
6 | BOLLARD SECTION
1/2" = 1'-0"



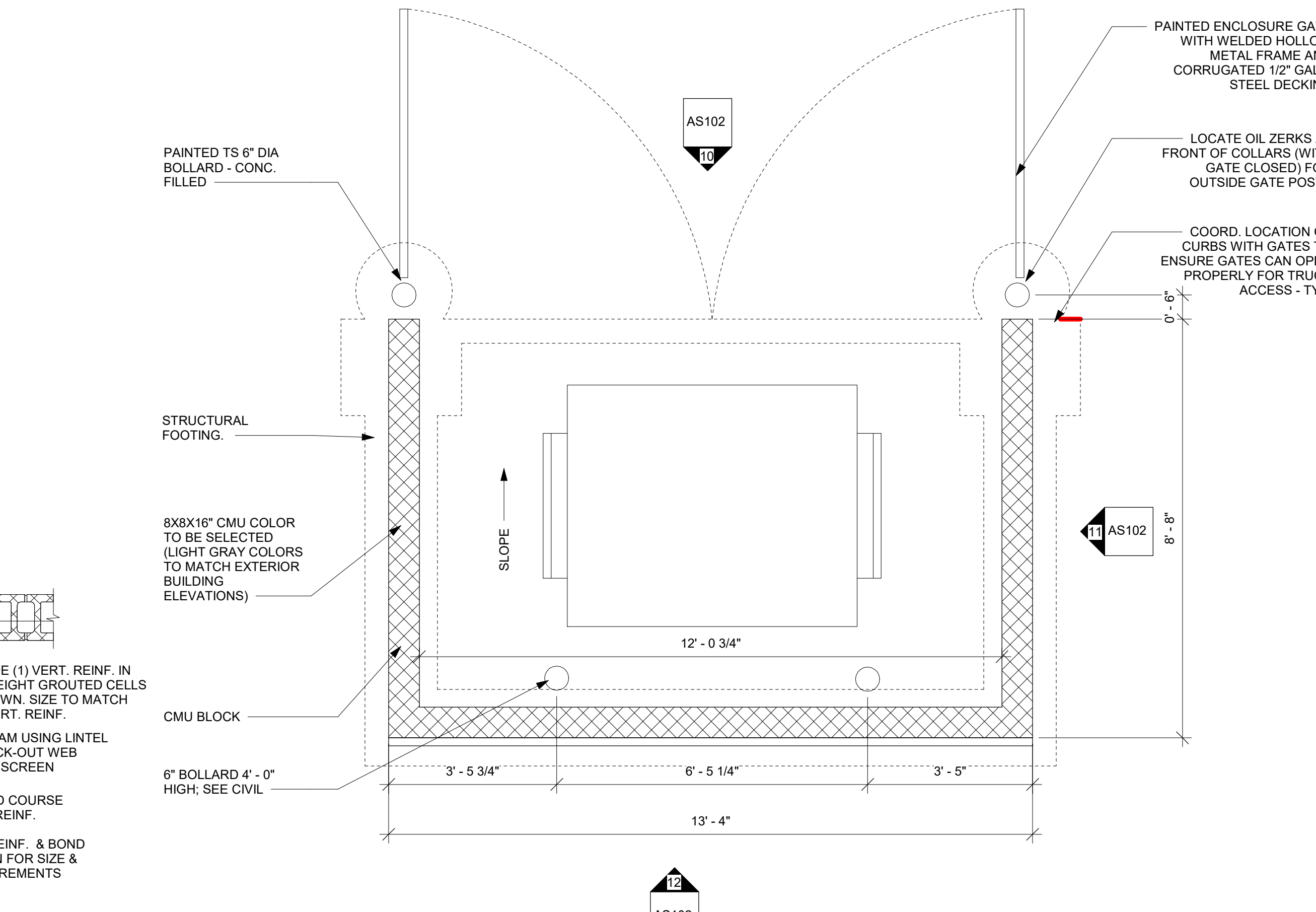
5 | ENCLOSURE GATE PIN
1 1/2" = 1'-0"



3 | DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'-0"



4 | BOLLARD CROSS SECTION
3/4" = 1'-0"



1 | TRASH ENCLOSURE
1/2" = 1'-0"



LANTANA, TX
SWIG (MODULAR)
NWC OF F.M. 407 & JETER ROAD
LANTANA, TX



135 WATER STREET
SUITE 201
NAPEVILLE, IL 60540
830.413.1110
www.core-states.com

SEAL



ISSUE	DATE	DESCRIPTION
	01/03/2024	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	SAV.37438.SWG
DATE:	11/24/2023
SCALE:	AS NOTED
DRAWN BY:	J. OLSON
CHECKED BY:	M. PELINI
SUBDIVISION:	TBD
LOT, BLOCK:	BLOCK A, LOT 15
TOWN PROJECT NO:	TBD

SHEET TITLE

TRASH ENCLOSURE

SHEET NUMBER

AS102

PROPOSED CONSTRUCTION PLANS FOR:
SWIG
3800 FM 407
LANTANA, TX 76226
DENTON COUNTY
PROPERTY ID: 656786

PROJECT INFORMATION

PROJECT	SWIG
PROJECT ADDRESS/LOCATION	3800 FM 407, BARTONVILLE, TX
PARCEL ID NUMBER	656786
LOT ACREAGE	0.75 ACRES/ 32,776 SF
LIMIT OF DISTURBANCE (LOD)	0.75 ACRES/ 32,776 SF
PARCEL ZONING	GC (GENERAL COMMERCIAL)

PROJECT SUMMARY

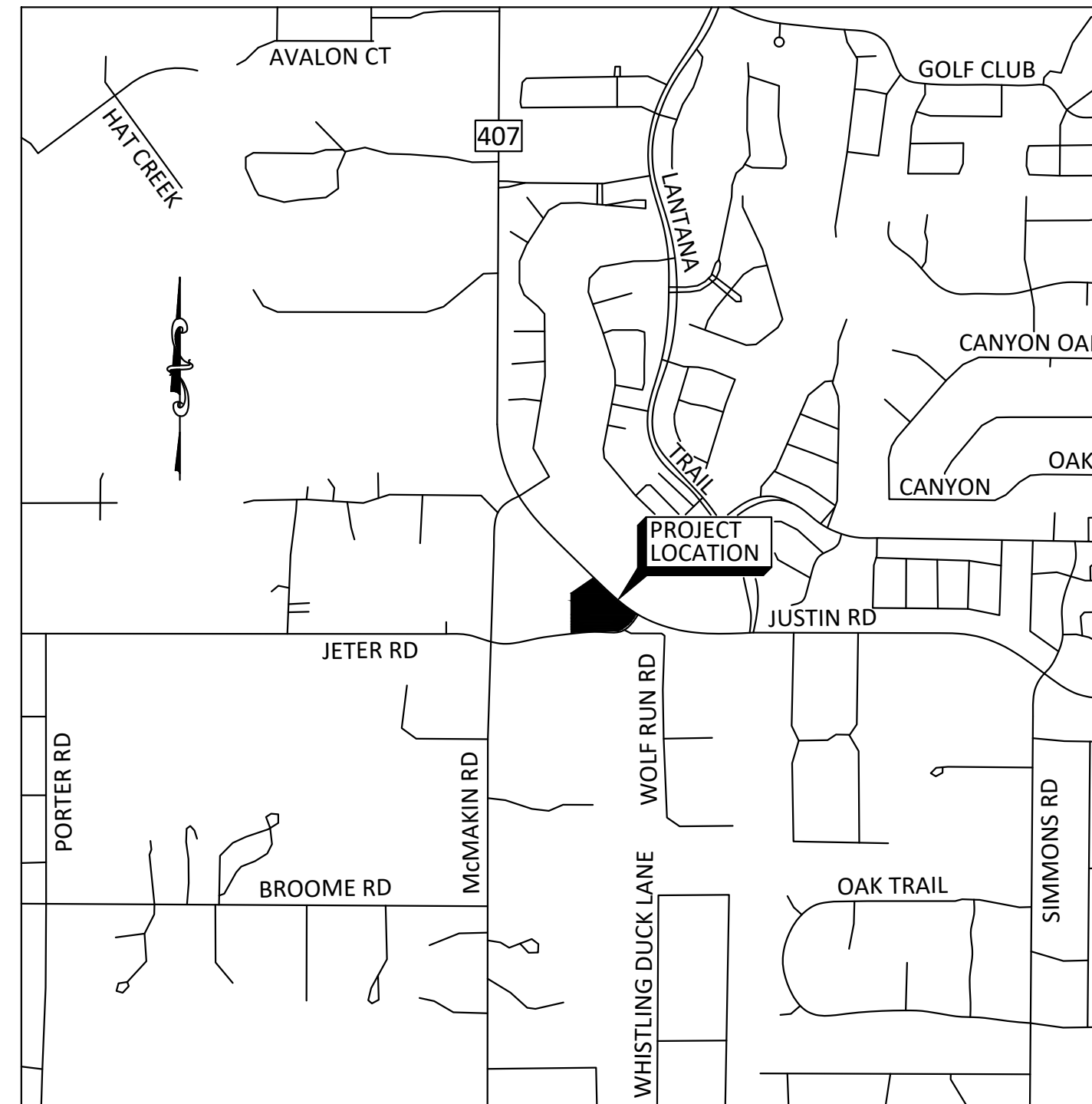
THE APPLICANT PROPOSES A RESTAURANT WITH A DRIVE-THROUGH BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING SPACES, A TRASH ENCLOSURE, LANDSCAPE SCREENING, AND APPLICABLE UTILITIES.

AGENCY CONTACTS

PLANNING AND DEVELOPMENT	TOWN OF BARTONVILLE 1941 E JETER ROAD BARTONVILLE, TX 76226 817-693-5280
ENGINEERING	TOWN OF BARTONVILLE 1941 E JETER ROAD BARTONVILLE, TX 76226 817-693-5280
	DENTON COUNTY FRESHWATER DISTRICT #6 & 7 2650 FM 407 E SUITE 125 LANTANA, TX. 76226 (940) 728-5050 EXT. 311 KEVIN MERCER KMERCER@LANTANATX.COM
FIRE DEPARTMENT	DENTON COUNTY EMERGENCY SERVICES DISTRICT #1 P.O. BOX 984 ARGYLE, TX 76226 940-464-7102
ELECTRIC	COSERV KEVITT VALLEY KVALLEY@COSERV.COM 940-321-7800

NOTES

- FINAL BUILDING UTILITY CONNECTIONS TO BE DETERMINED PER ARCHITECT DRAWINGS
- NO WETLANDS ON SITE
- SITE IS LOCATED IN ZONE X (OUTSIDE OF THE 100-YEAR FLOOD PLAIN)
PER FEMA FIRM NUMBER 8121C0510G DATED APRIL 18, 2011.



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

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
1 OF 1	SURVEY
C1.0	DEMOLITION PLAN
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	SITE PLAN
C4.0	PRE-DEVELOPMENT DRAINAGE AREA MAP
C4.1	POST-DEVELOPMENT DRAINAGE AREA MAP
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.01	PLANTING PLAN
L1.02	PLANTING DETAILS
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION DETAILS

OWNER

A-S 114 LANTANA TOWN CENTER LP
8827 W SAM HOUSTON PKWY N STE 200
HOUSTON, TX 77040-5583
PHONE: (281) 640-7195
CONTACT: MICHAEL HARNEY

ENGINEER

BOWMAN CONSULTING GROUP, LTD
2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
PHONE: 972.497.2992
CONTACT: KOFI ADDO, P.E.

DEVELOPER

SAVORY SWIG STORES, LLC
1557 W INNOVATION WAY
LEHI, UTAH 84043
PHONE: 801.549.8270
CONTACT: JORDAN HILL

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP, LTD
1445 NORTH LOOP W, SUITE 450
HOUSTON, TX 77008
PHONE: 713.993.0333
CONTACT: ERIC MAURER, PLA

ARCHITECT

CORE STATES GROUP
201 SOUTH MAPLE AVENUE, SUITE 300
AMBLER, PA 19002
PHONE: (224) 585-4582
CONTACT: KELLY TESKA

SURVEYOR

SPOONER & ASSOCIATES
309 BYERS ST., STE 100
EULESS, TX 76039
PHONE: 818.685.8448
CONTACT: ERIC S. SPOONER

Bowman

TBPE FIRM NO. 14309

Bowman

2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

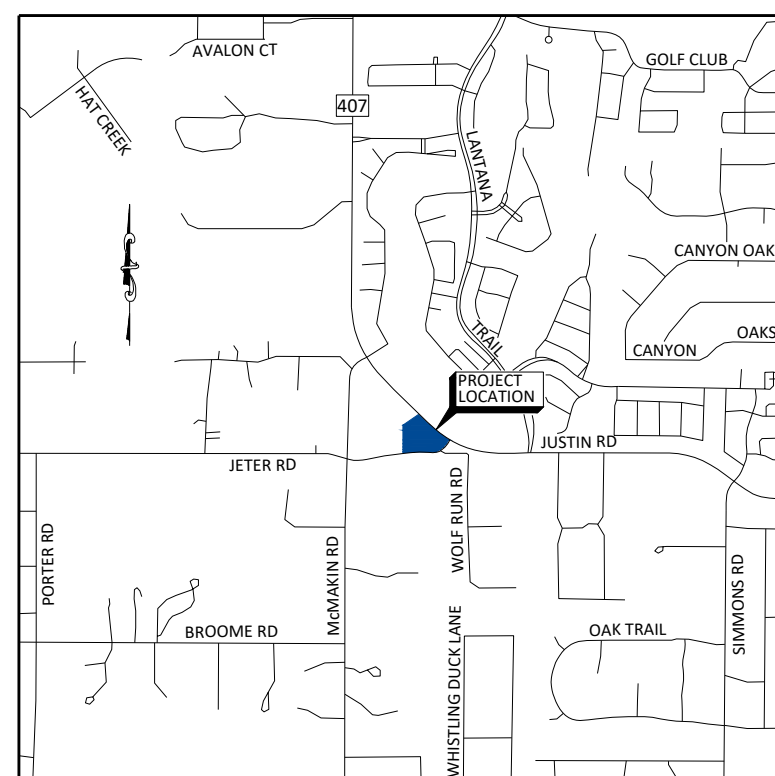
[illegible]

COVER SHEET

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN RM	DRAWN RM	CHKD KA
DB No. 070714-01-001		
SHEET C0.0		

- ALL CURVE RADII ARE SHOWN TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
- AT THE CONCLUSION OF THE CONSTRUCTION PROJECT, ALL COMPONENTS OF THIS DESIGN PACKAGE SHALL BE IN OPERABLE CONDITION, MEETING ITS REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT TEXAS 811, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO ENSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY EXCAVATION.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
- ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE INSPECTOR DURING FIELD REVIEW.
- ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAR CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTIONS OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED SET OF CONSTRUCTION PLANS AND ALL APPLICABLE PERMITS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
- THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THESE PLANS. CLASS III PIPE AS A MINIMUM, WILL BE REQUIRED WITHIN THE LIMITS OF RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.
- EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTIONS.
- ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH MANNER TO PRECLUDE THE PONDING OF WATER.
- TYPICAL SECTIONS ARE INTENDED TO SHOW GENERAL FEATURES OF THE PROPOSED CONSTRUCTION. FOR EXACT DETAILS AT ANY GIVEN LOCATION, SEE THE SITE PLAN SHEETS.
- ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
- THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- ALL GAS LINES REQUIRE A MINIMUM OF 1 FOOT VERTICAL AND 5 FEET HORIZONTAL SEPARATION. CONSTRUCTION WITHIN 10 FEET OF THE GAS LINE REQUIRES A GAS LINE REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE GAS COMPANY PRIOR TO CONSTRUCTION.
- NO TREES SHALL BE PLANTED IN THE WATER AND SEWER EASEMENTS.
- UNLESS OTHERWISE NOTED HEREIN, CONSTRUCTION OF PAVEMENT AND DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE TOWN OF BARTONVILLE STANDARDS.
- UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL OBTAIN THE NECESSARY LOCAL TRADE PERMITS (INCLUDING APPLICATIONS AND FEES) ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS AND IN THE CONTRACT DOCUMENTS.
- ALL ROAD IMPROVEMENTS AT THE DRIVE CONNECTIONS ARE TO BE COORDINATED WITH THE TOWN OF BARTONVILLE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- CURB AND GUTTER SHOWN ON PLANS MAY REQUIRE ADJUSTMENT BASED UPON FIELD CONDITIONS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE TOWN INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- TOWN OF BARTONVILLE GENERAL NOTES SHALL TAKE PRECEDENCE.



* VICINITY MAP *
(NOT TO SCALE)

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,842.02	2,389,102.99	665.69'
502	5/8" CIRCS "S&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

* INVERT TABLE *

- WATER VALVE LID EL = 666.48'
TOP OF NUT EL = 666.22'
- WATER VALVE LID EL = 663.44'
TOP OF SILT EL = 659.85'
- SSMH RIM EL = 664.52'
+/- 8" IN (N) FL EL = 652.36'
+/- 8" OUT (W) FL EL = 652.36'
PICTURE IDS 50211-1 TO 50211-4
- DROP INLET LID EL = 664.14'
BOTTOM FLOOR EL = 661.13'
PICTURE IDS 50071-1 & 50071-2
- SDMH RIM EL = 664.84'
BOTTOM FLOOR EL = 661.02'
PICTURE IDS 50069-1 & 50069-2
- SDMH RIM EL = 664.84'
BOTTOM FLOOR EL = 657.45'
PICTURE IDS 50098-1 & 50098-2
- CURB INLET LID EL = 663.95'
BOTTOM FLOOR EL = 658.64'
PICTURE IDS 50030-1 & 50030-2
- CURB INLET LID EL = 664.85'
BOTTOM FLOOR EL = 659.86'
PICTURE IDS 50151-1 & 50151-2

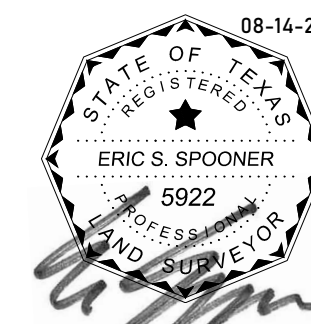
* LEGEND *

CIRF	IRON ROD WITH CAP FOUND		ELECTRIC METER
INS. NO.	INSTRUMENT NUMBER		ELECTRIC BOX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS		IRRIGATION CONTROL VALVE
VOL.	DENTON COUNTY, TEXAS		SAN. SEWER MANHOLE
PG.	VOLUME		INLET RIM
DNES	DO NOT ENTER SIGN		STORM DRAIN MANHOLE
EL	ELEVATION		TELEPHONE PULL BOX
RTS	RIGHT TURN SIGN		CM (CREPE MYRTLE) BUSH
SLS	SPEED LIMIT SIGN		TREE (AS DESCRIBED)
STS	STOP SIGN		UTILITY PULL BOX
TN	TOP OF NUT		WATER MARKER
TS	TOP OF SILT		FIRE HYDRANT
F.M.	FARM TO MARKET		WATER METER
EX.	EXISTING		U.G. ELECTRIC
RCP	REINFORCED CONCRETE PIPE		U.G. TELE LINE
R.O.W.	RIGHT-OF-WAY		U.G. WATER
EA 555.55	EDGE OF ASPHALT ELEVATION		ASPHALT EDGE
EC 555.55	EDGE OF CONCRETE ELEVATION		SUBJECT PROPERTY LINE
GT 555.55	GUTTER ELEVATION		PROPERTY LINE
555.5	SPOT ELEVATION		EXISTING EASEMENT LINE
555.55	TOP OF CURB ELEVATION		FIRELINE PAINT MARKS
TC 555.55	CONTROL POINT		CONCRETE AREA
	PROPERTY CORNER		
	MARKER FOUND - AS NOTED		
	BOLLARD POST		
	INVERT REFERENCE		
	LIGHT POLE		
	SIGN		

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000150630. All areas shown hereon are calculated based on surface measurements.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAV88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- The subject tract appears to be located within Zone "GC" according to the Town of Bartonville zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the Town of Bartonville Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0510G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- All manhole / vault invert data provided hereon (eg. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner and Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner personnel to obtain measurements due to safety concerns.
- The size or shape of the trees/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named herein.

The field work was completed on July 28, 2023.



Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

0 10' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

TOPOGRAPHIC SURVEY OF

LOT 3, BLOCK A, DCFWSD#7 RETAIL CENTER ADDITION
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

3800 FM 407

PREPARED FOR



DATE: 08/14/2023

S&A JOB NO. 23067

SCALE: 1" = 20'

DRAWN BY: R. OSMENT

CHECKED BY: E. SPOONER

REVISIONS:

SHEET
1
OF 1



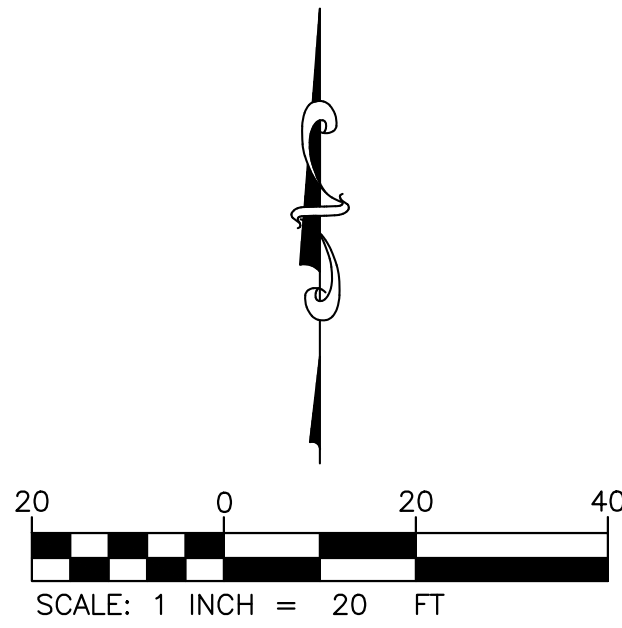
CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,642.02	2,389,102.99	665.69'
502	5/8" CIRS "S&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

7.7974 ACRES
A0645A E.P. HOLMAN, TR 1
INST NO. 2015-90489 O.P.R.D.C.T
OWNER
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7



DISTURBED AREA

24,313 SQUARE FEET

0.56 ACRES


















DEMOLITION LEGEND

-  **CLEAR AND GRUB EXISTING LANDSCAPING**
- **LIMITS OF CONSTRUCTION**
-  **EXISTING CURB & GUTTER TO BE REMOVED**
- **LIMITS OF DISTURBANCE**

DEMOLITION KEY NOTES

- 1N EXISTING TO BE REMOVED AND DISPOSED
2N PROTECT EXISTING UTILITIES TO REMAIN
3N SAWCUT LINE
4N EXISTING TO REMAIN
5N TO REMOVE AND RELOCATE
6N APPROXIMATE CONSTRUCTION LIMIT LINE

EXISTING LEGEND

- | | |
|---|---------------------------------|
|  | CONTROL POINT |
|  | LIGHT POLE |
|  | TREE (AS DESCRIBED) |
|  | CM (CREPE MYRTLE) |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | SAN. SEWER MANHOLE |
|  | SAN. SEWER CLEANOUT |
|  | INLET RIM |
|  | IRRIGATION CONTROL VALVE |
|  | IRRIGATION SPRINKLER HEAD |
|  | BOLLARD POST |
| P.R.C.C.T. | PLAT RECORDS |
| _____ | U.G. ELECTRIC |
| _____ | U.G. TELE. LINE |
| _____ | U.G. GAS |
| _____ | U.G. WATER |
| _____ | WOOD FENCE |
| _____ | WIRE FENCE |
|  | SIGN |
|  | PROPERTY CORNER
MARKER FOUND |

NOTE:

CONTRACTOR MUST OBTAIN ROW PERMITS FROM THE TOWN AND/OR DOT
PRIOR TO DOING ANY WORK IN THE RIGHT OF WAY.

NOTE

ESTIMATED QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS



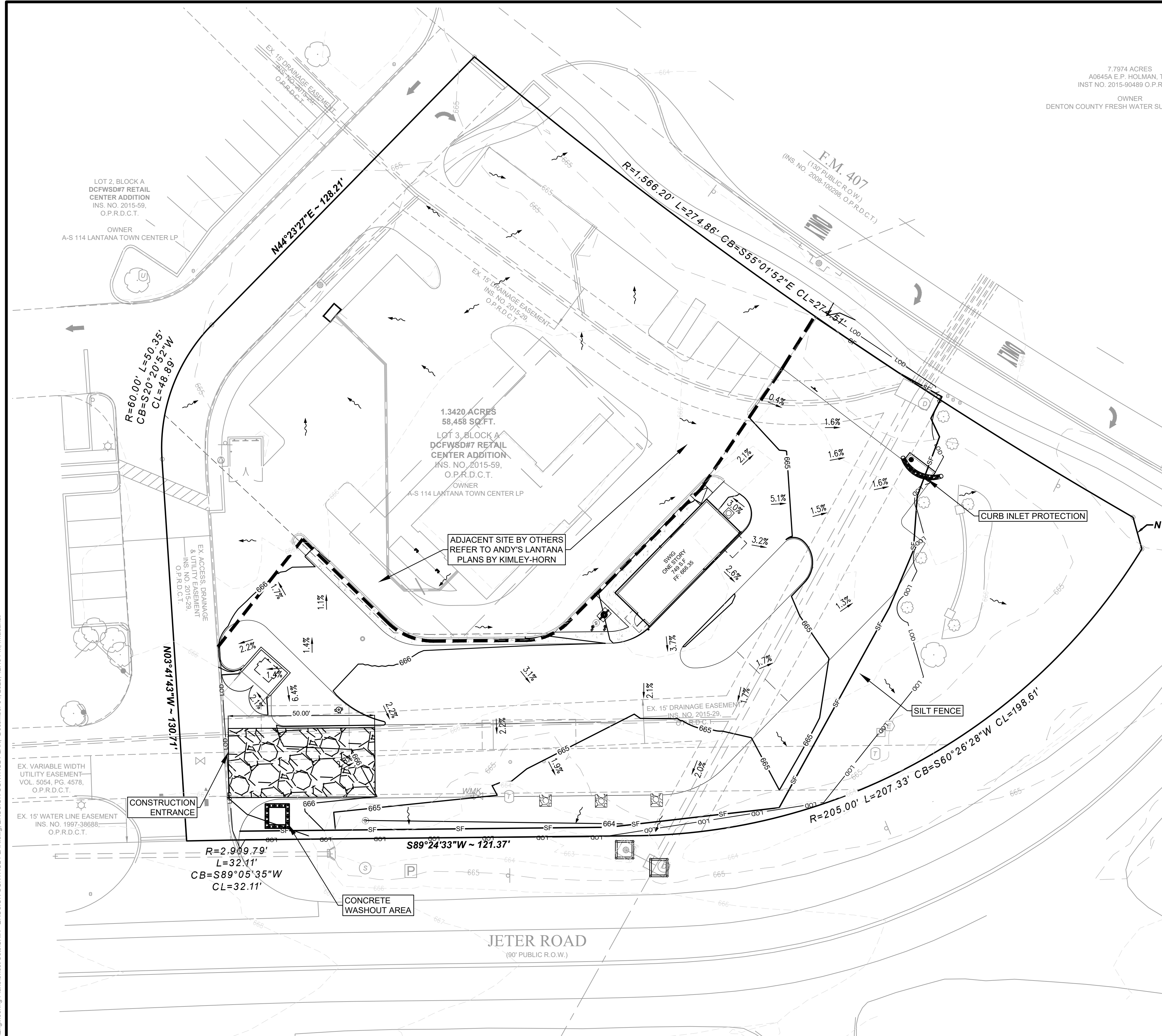
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[illegible]

DEMOLITION PLAN
SWIG 3800 FM 407 LANTANA, TX 76226

DESIGN RM	DRAWN RM	CHKD KA
JOB No. 070714-01-001		

SHEET
C1.0



CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,642.02	2,389,102.99	665.69'
502	5/8" CIRS "G&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

[illegible]

EROSION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS CALLED OUT BY THE SWPPP. NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND WASHING AREA, AND THE STOCKPILE AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OR OTHER PURPOSES IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED AS SUCH THROUGHOUT CONSTRUCTION.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SODDED/LANDSCAPED PER PLANS. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED ON THE ROAD, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS, OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE WHERE EROSION AND SEDIMENTATION ARE MOST LIKELY TO OCCUR.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

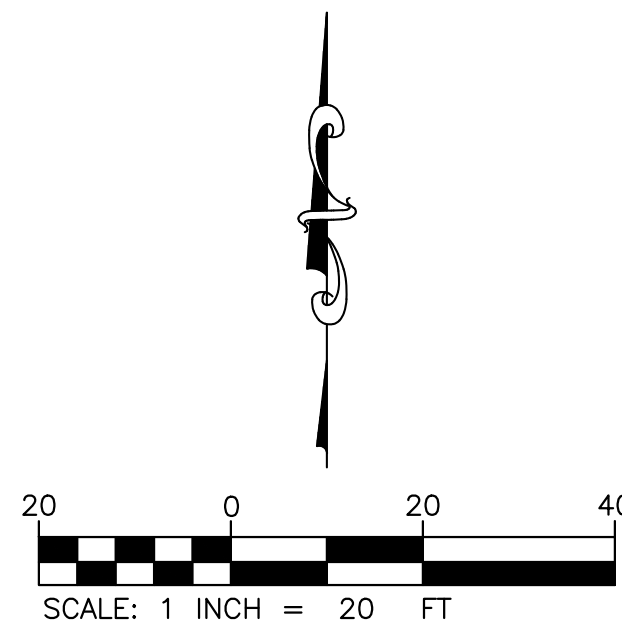
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL AREAS AND SURFACES SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

CONSTRUCTION SEQUENCE

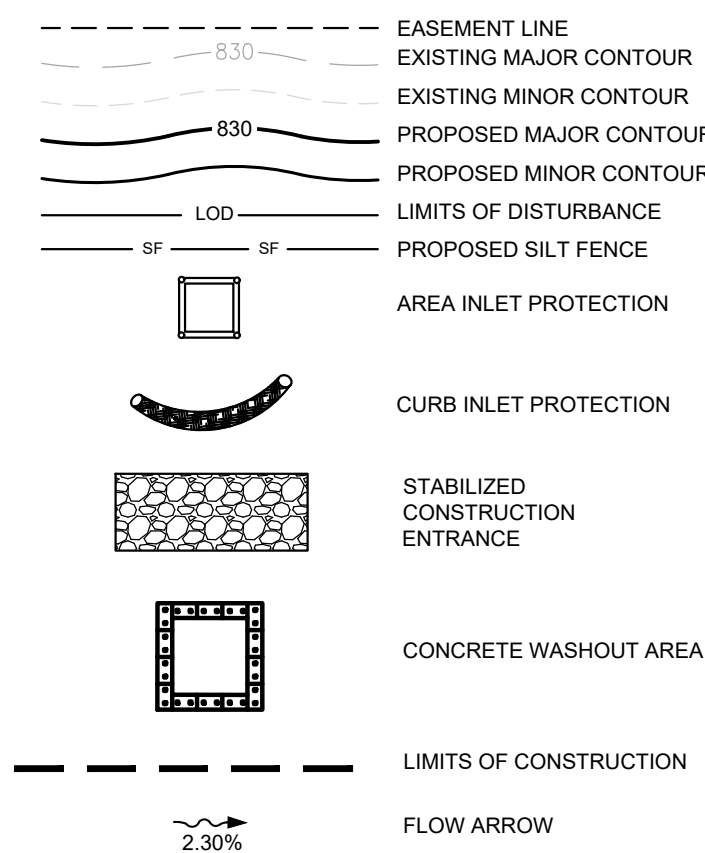
1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE TOWN TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL CONSTRUCTION FENCES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL INLET PROTECTION, SILT DIKES, AND SILT FENCE ON THE SITE AS SHOWN ON PLANS WITHIN THE CONSTRUCTION LIMITS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. BEGIN GRADING THE SITE.
8. BEGIN CONSTRUCTION OF UTILITIES.
9. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
10. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
11. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
12. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
13. OBTAIN CONCURRENCE FROM THE OWNER AND THE TOWN THAT THE SITE HAS FULLY STABILIZED.
14. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
15. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

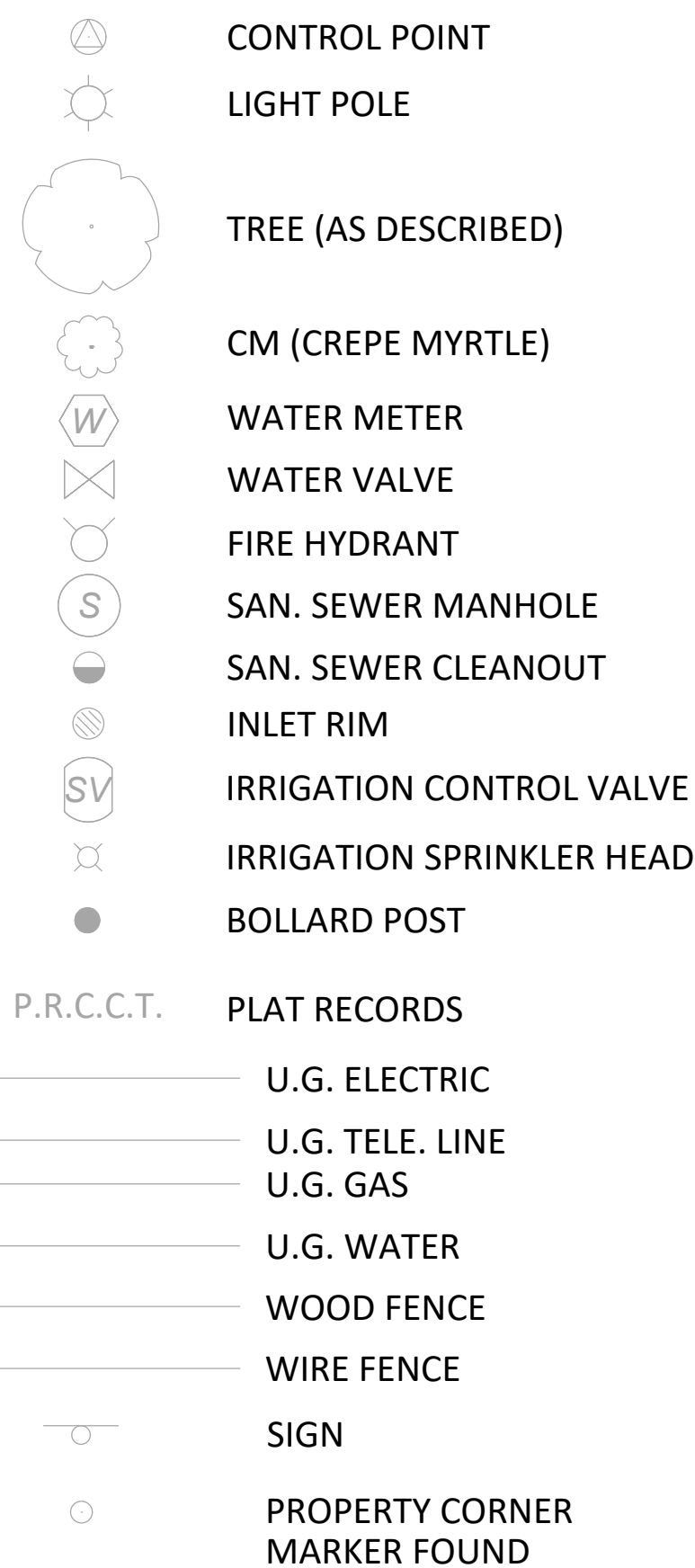
THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.



EROSION CONTROL LEGEND

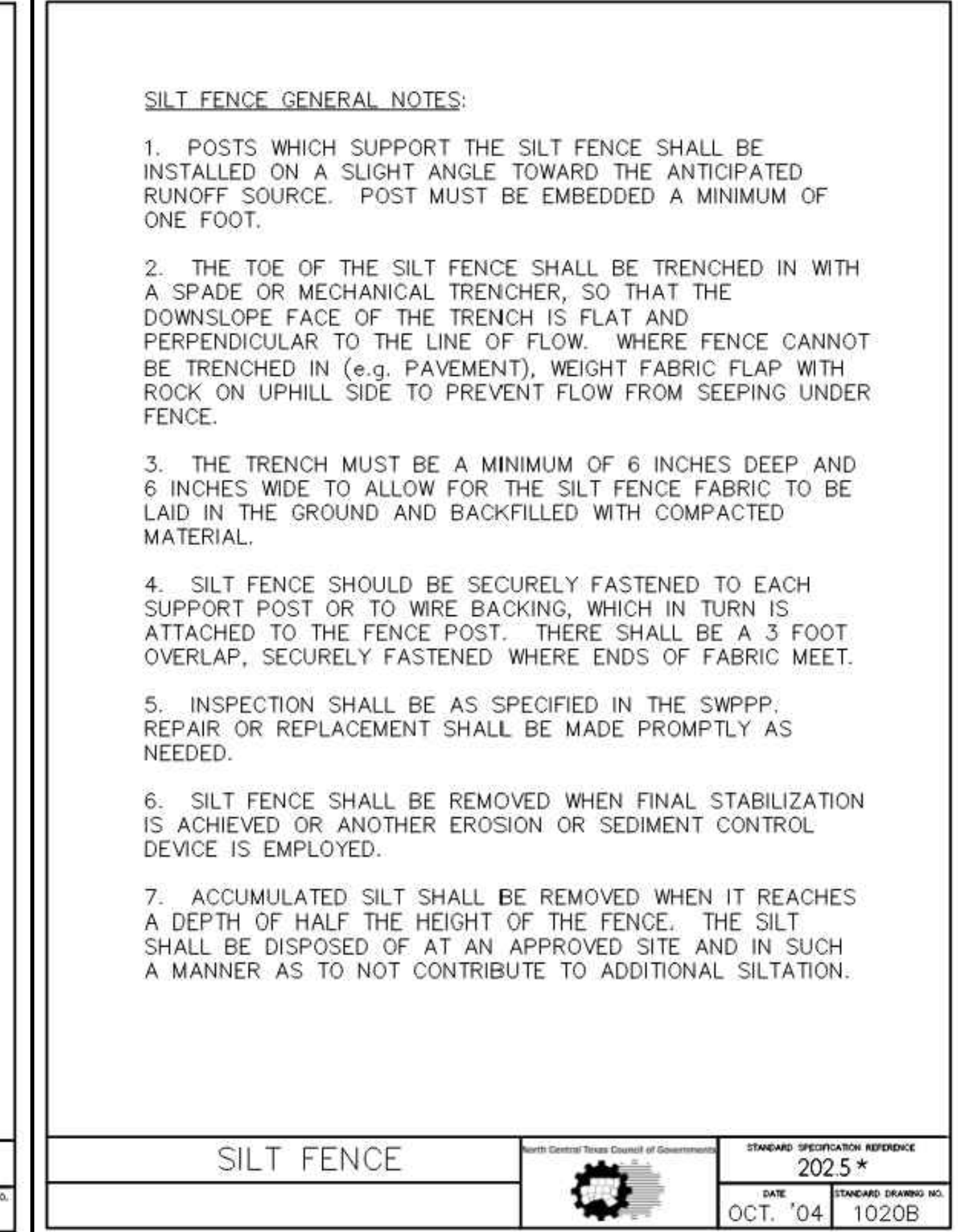
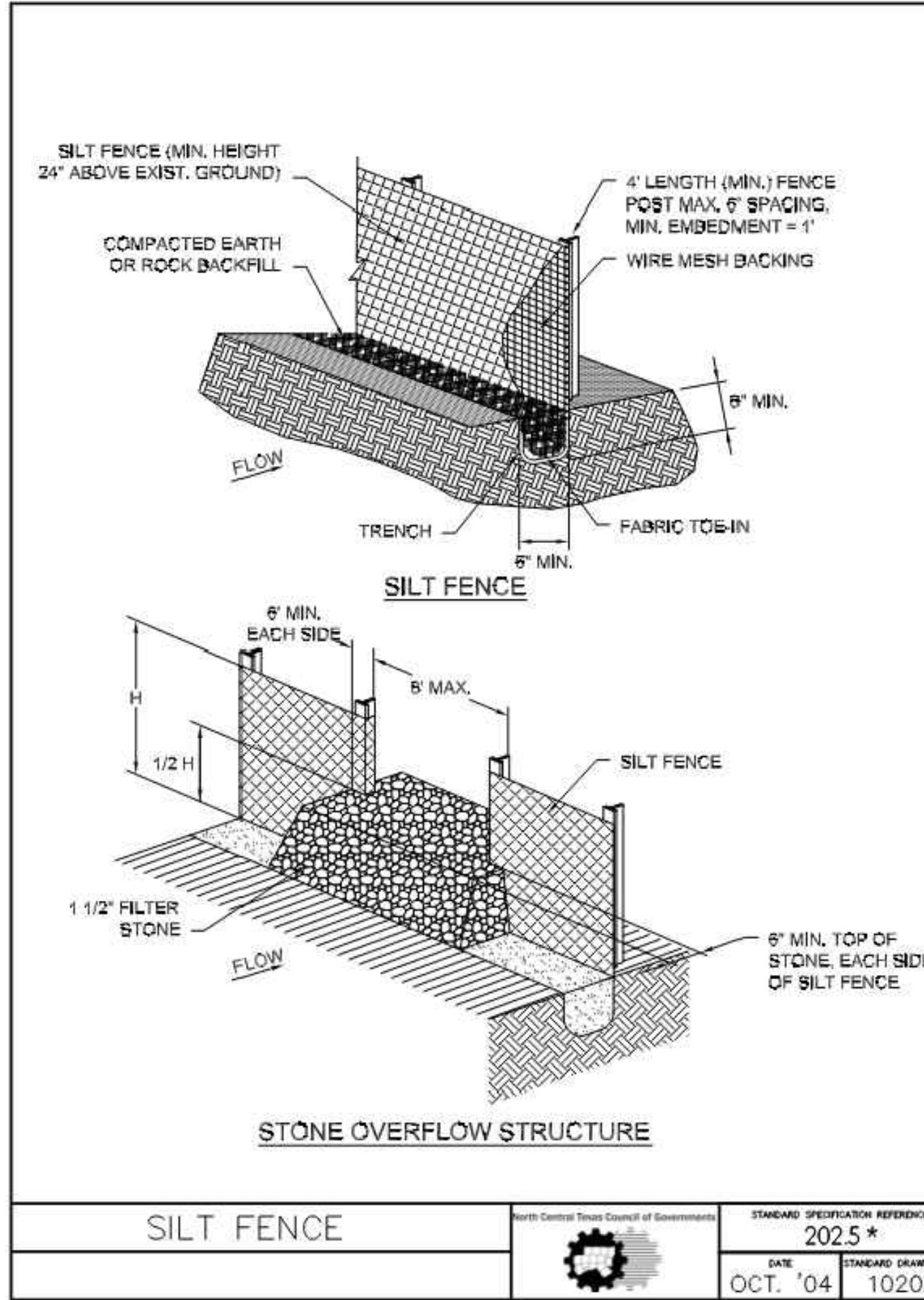
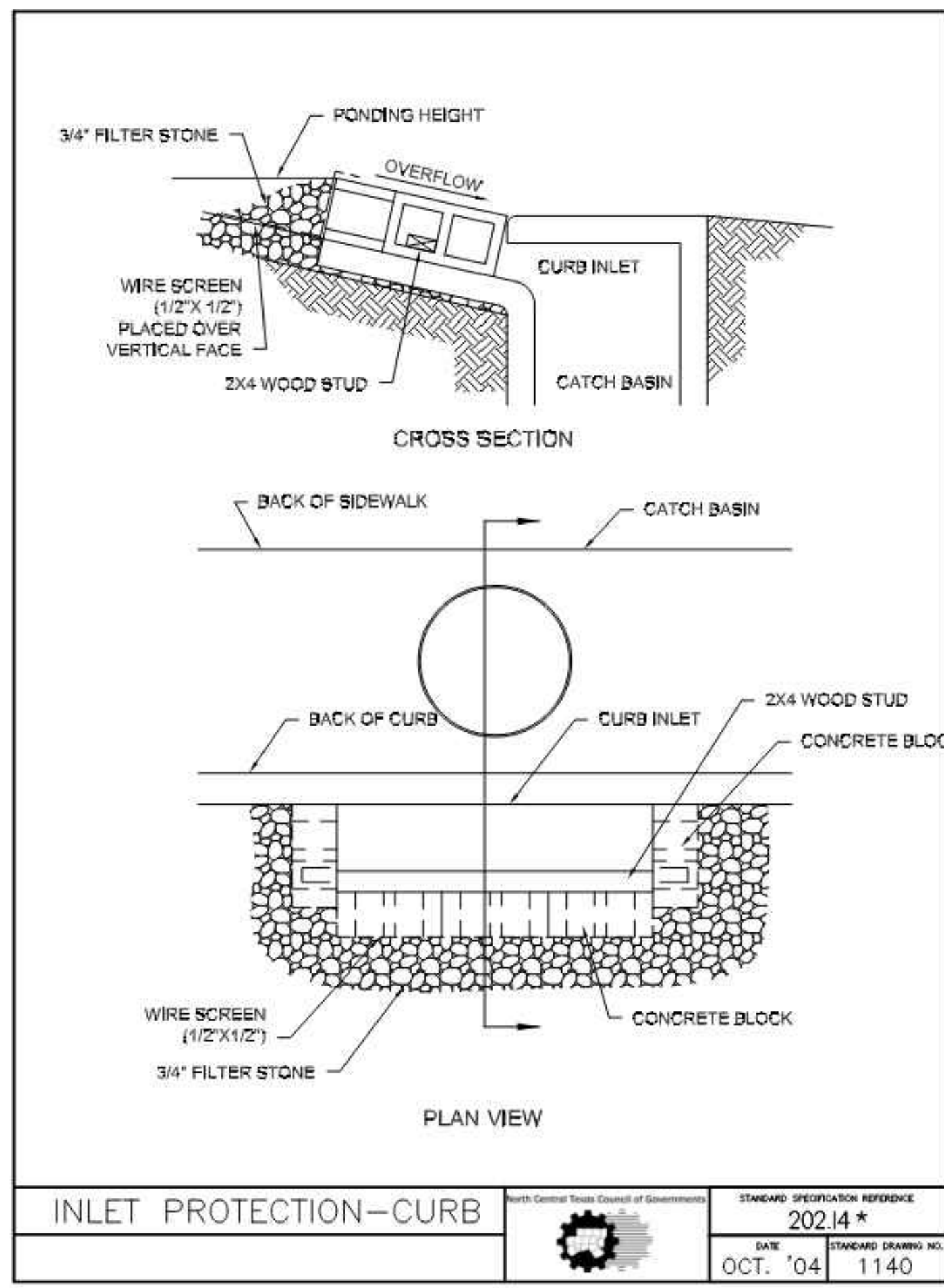
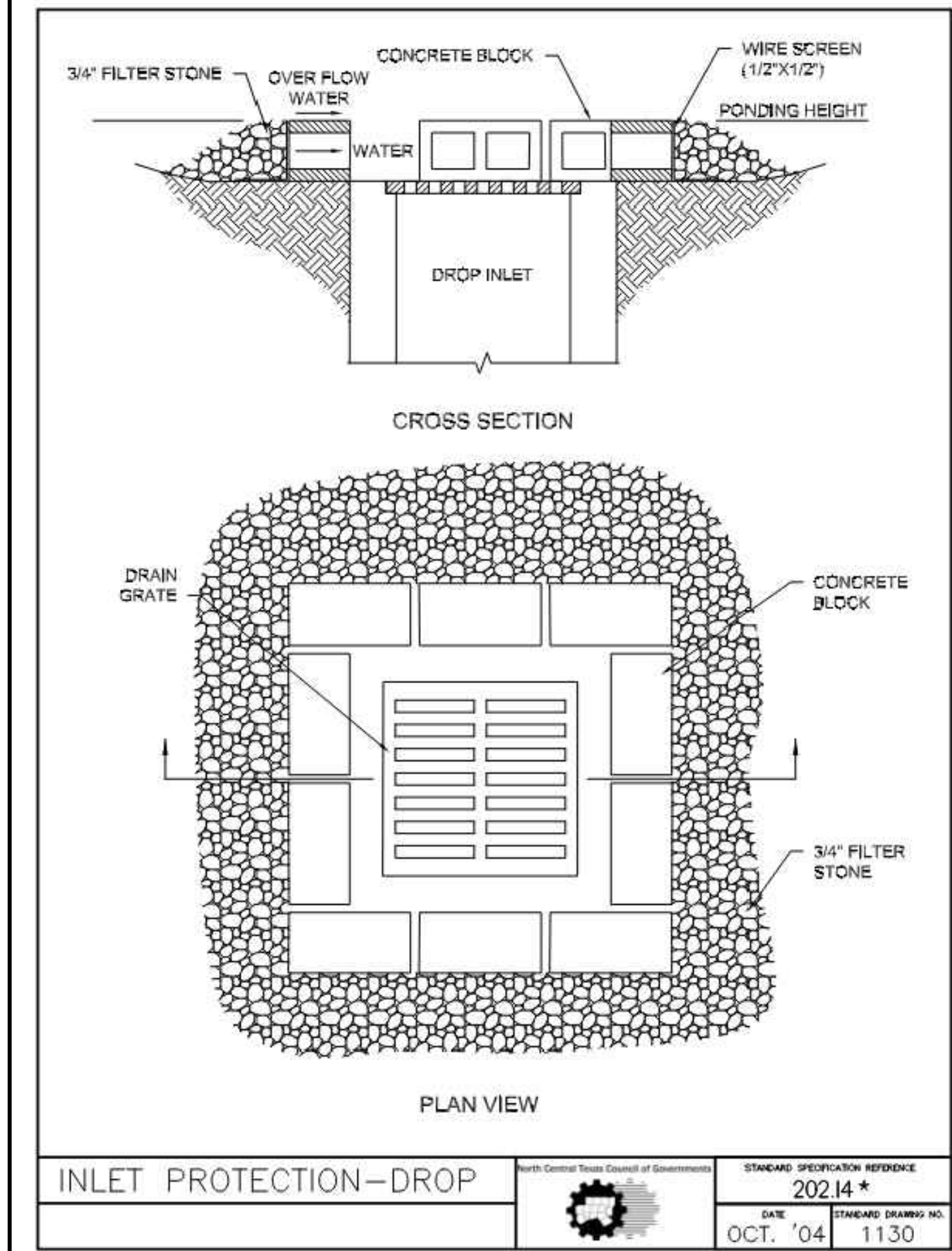
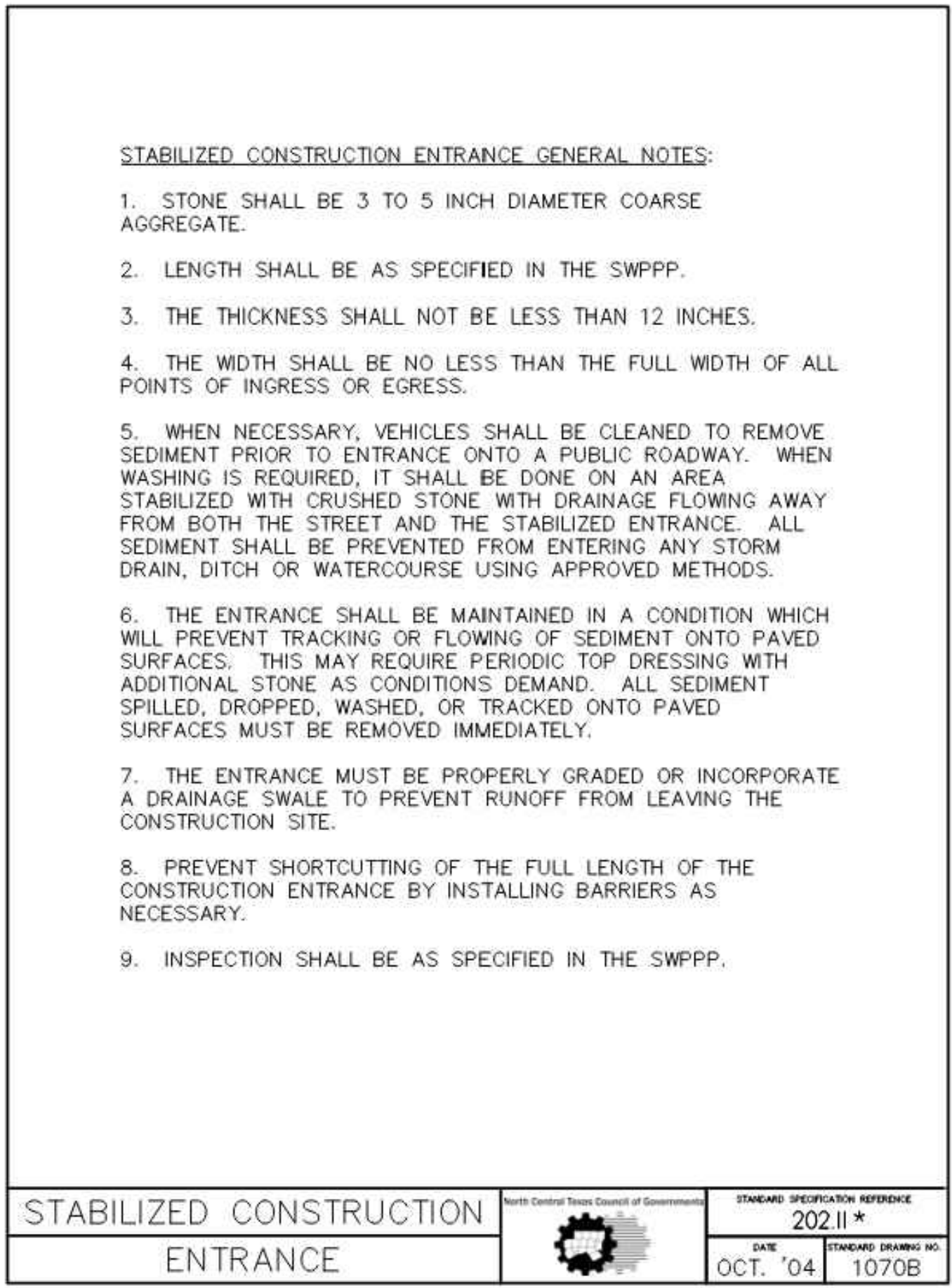
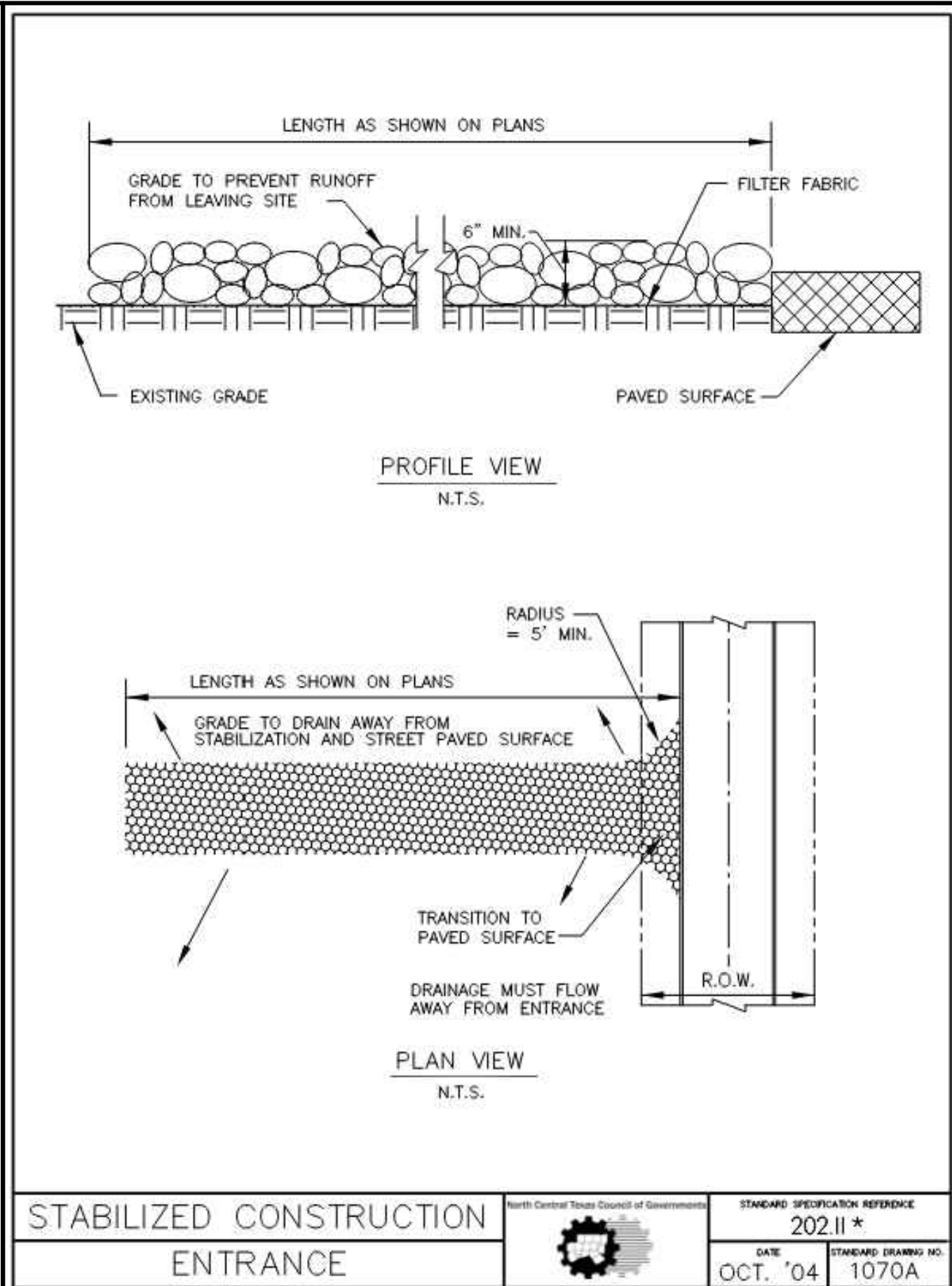
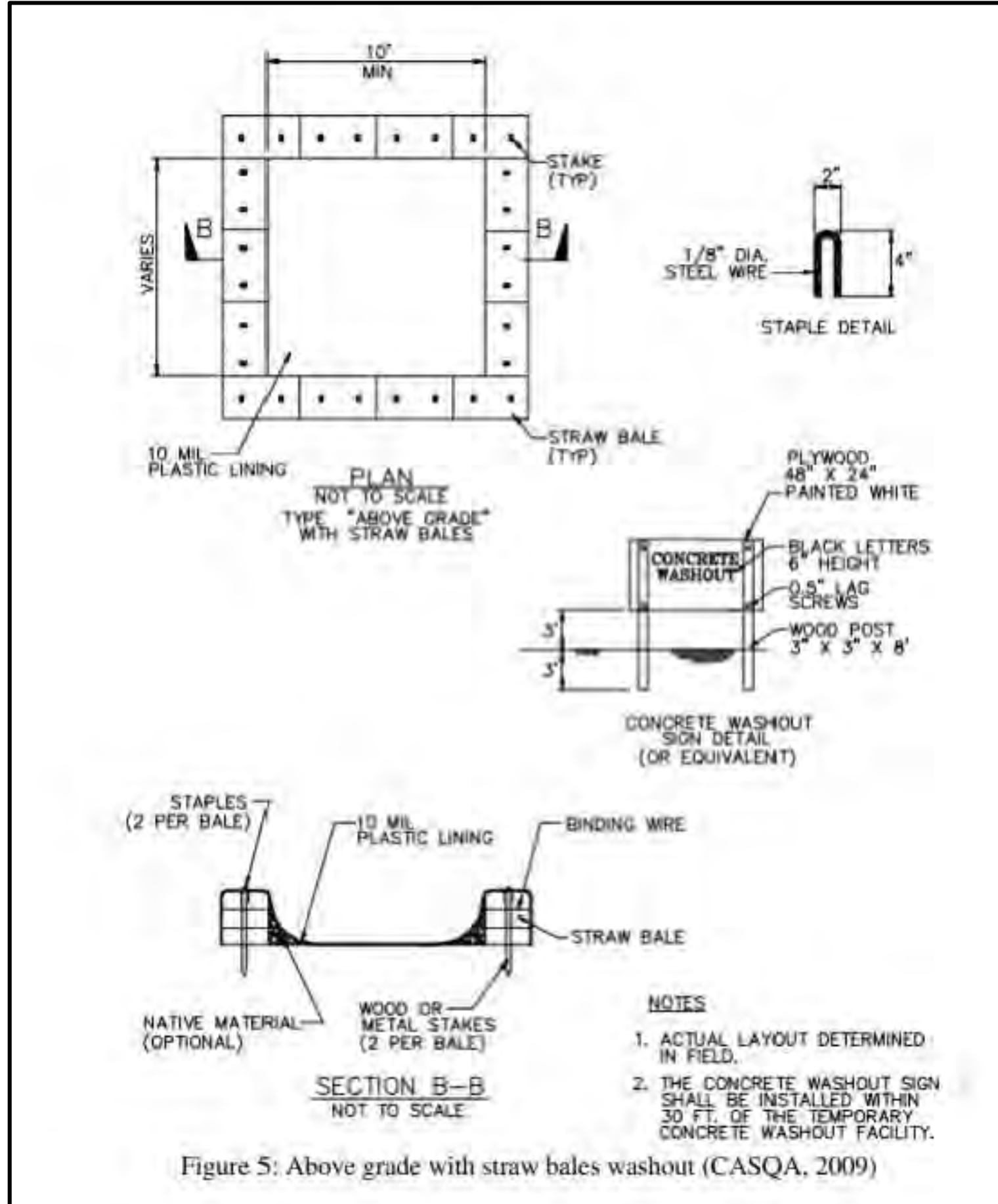


EXISTING LEGEND



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V:\070714 - SWIG FM 407 - Lantana, TX\Engineering\Engineering Plans\Sheet Set\CX.X - EROSION CONTROL DETAILS.dwg, December 04, 2023, 12:40 PM, mcdaniel

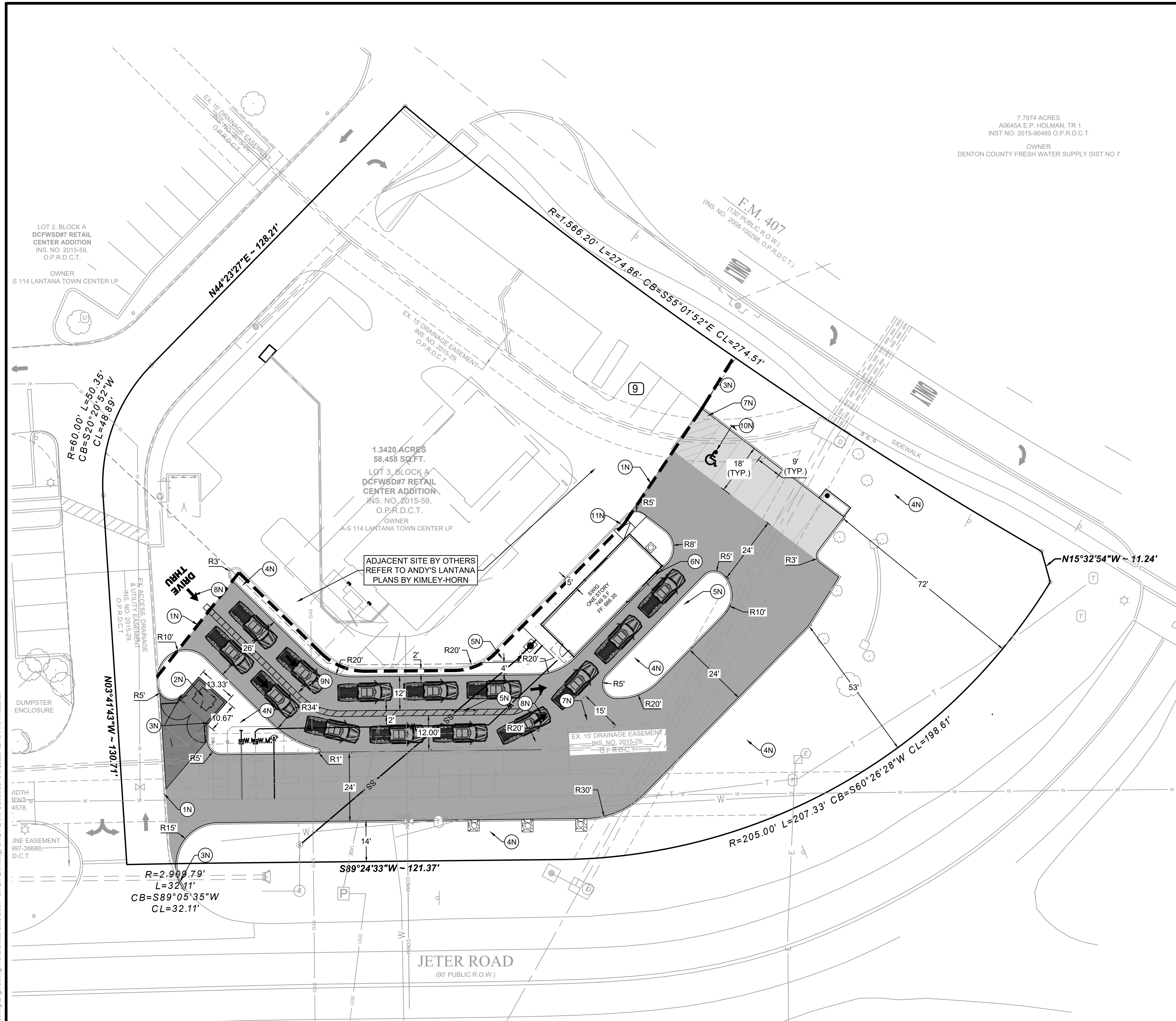


CX.X - EROSION CONTROL DETAILS - EROSION CONTROL DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN RM DRAWN RM CHKD KA
JOB No. 070714-01-001




SHEET



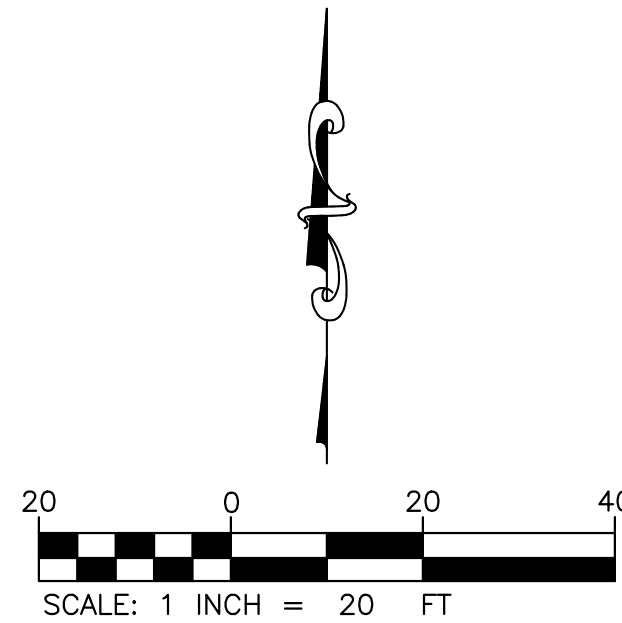
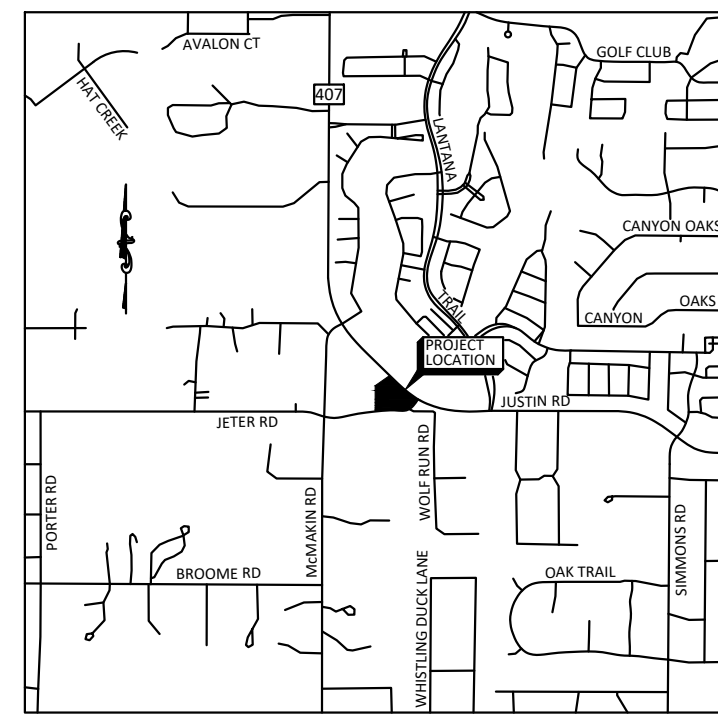
SITE DATA TABLE	
PROJECT NAME	SWIG
ZONING	GC (GENERAL COMMERCIAL)
EXISTING USE	UNDEVELOPED LAND
PROPOSED USE	RESTAURANT
LOT AREA/SF AND AC	32,776 SF / 0.75 ACRES
OVERALL AREA/SF AND AC	32,776 SF / 0.75 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)	749 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	16 FT (1-STORY)
LOT WIDTH	289.33
LOT DEPTH	287.00
FRONT YARD SETBACK	50 FT
SIDE (E&W) YARD SETBACK	25 FT
REAR YARD SETBACK	25 FT
TOTAL PARKING REQUIRED	REGULAR PARKING RATIO FOR RESTAURANT 1:100 = 750/100 = 8 SPACES 1 ACCESSIBLE PARKING REQUIRED FOR 1 to 25 SPACES PROVIDED
TOTAL PARKING PROVIDED	9 (INCLUDING 3 EXISTING SPACES)

- ## GENERAL SITE NOTES

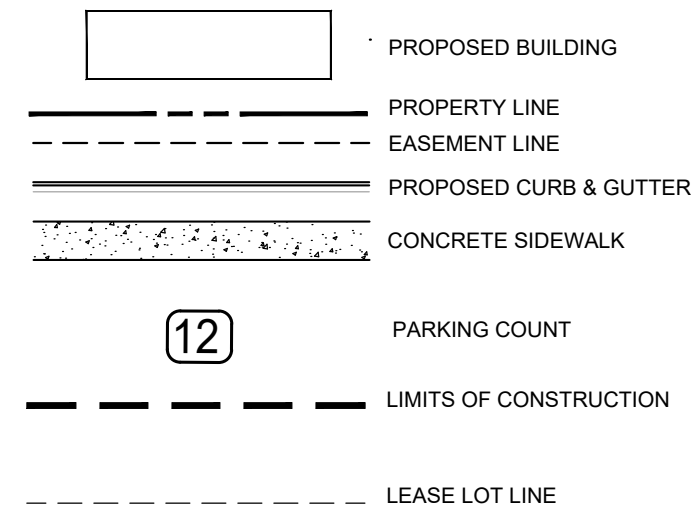
1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE TOPOGRAPHIC SURVEY PREPARED BY SPOONER & ASSOCIATES, DATED AUGUST 14, 2023, FOR COMPLETE BOUNDARY INFORMATION AND EXISTING ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE TOWN OF BARTONVILLE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSINGS MUST BE SUBMITTED TO THE CITY ENGINEER FOR SEPARATION OF UTILITIES. IN ADDITION TO THE FOLLOWING MINIMUM CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL CORNER. FOR CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 5' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. ROW PERMITS REQUIRED FOR WORK WITHIN ROW.
13. CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES.
14. CONTRACTOR MUST REFER TO PHOTOMETRIC PLANS FOR SITE LIGHTING INFORMATION.

<p>LIGHT DUTY</p> <p>5" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.</p>	
<p>MEDIUM DUTY</p> <p>6" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.</p>	
<p>HEAVY DUTY</p> <p>7" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.</p>	
<p>PAVEMENT SUBGRADE</p> <p>9 INCHES SCARIFIED AND COMPACTED, EVALUATED AND APPROVED EXISTING FILL, NATIVE SOILS, AND TESTED AND APPROVED SELECT FILL.</p>	

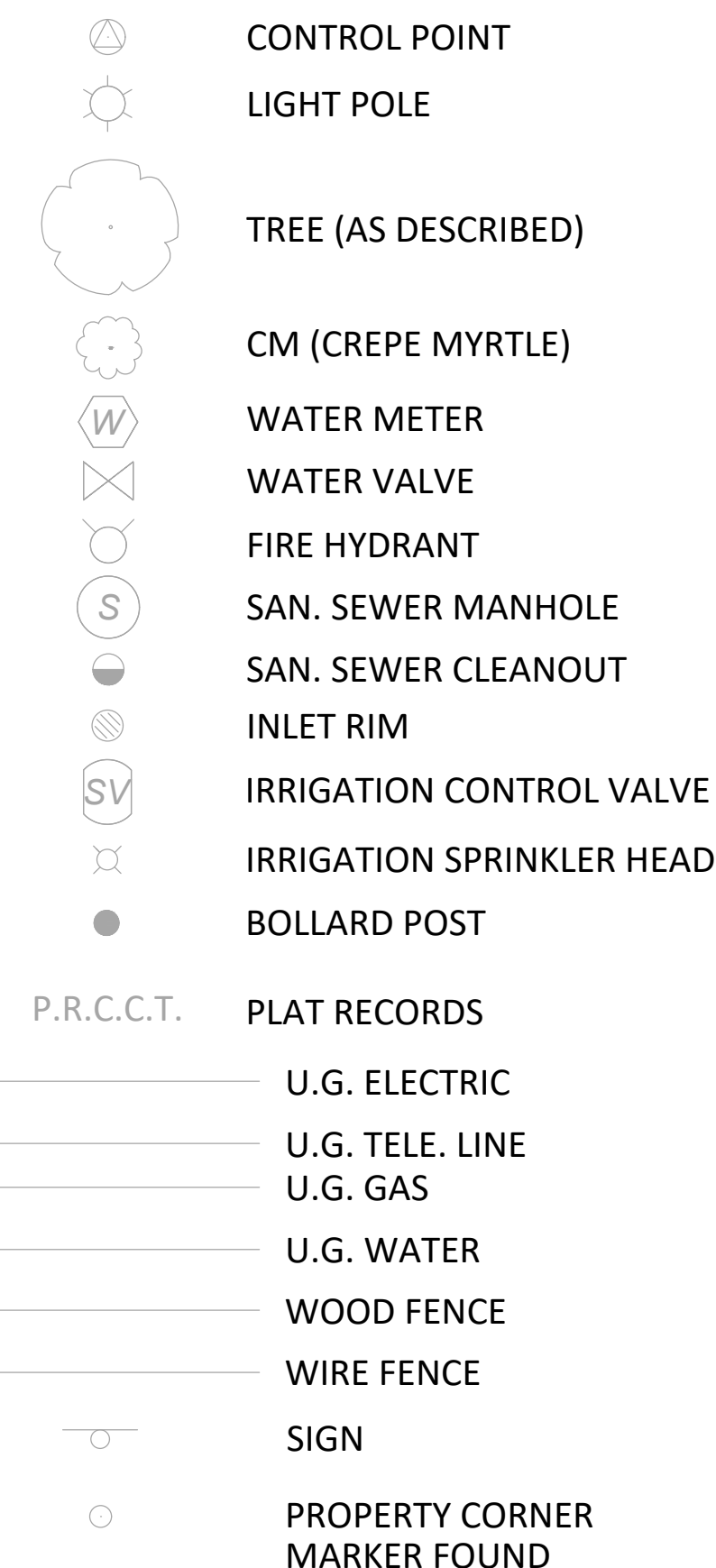
****REFER TO GEOTECHNICAL REPORT BY GTS , INC.
PROJECT NO. 23-25037 DATED SEPTEMBER 25, 2023
FOR MORE DETAILS**



PROPOSED LEGEND



EXISTING LEGEND



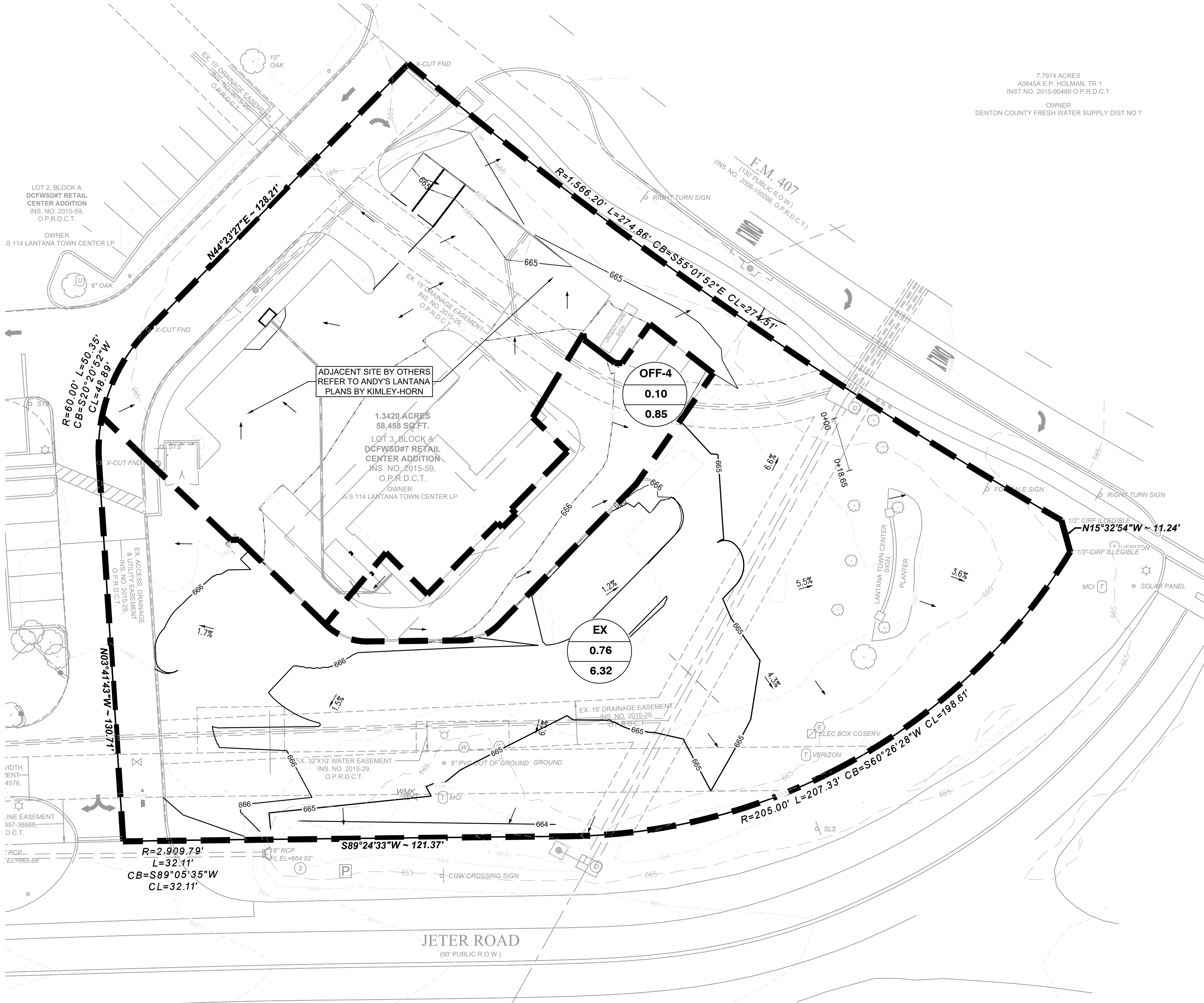
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NOTES

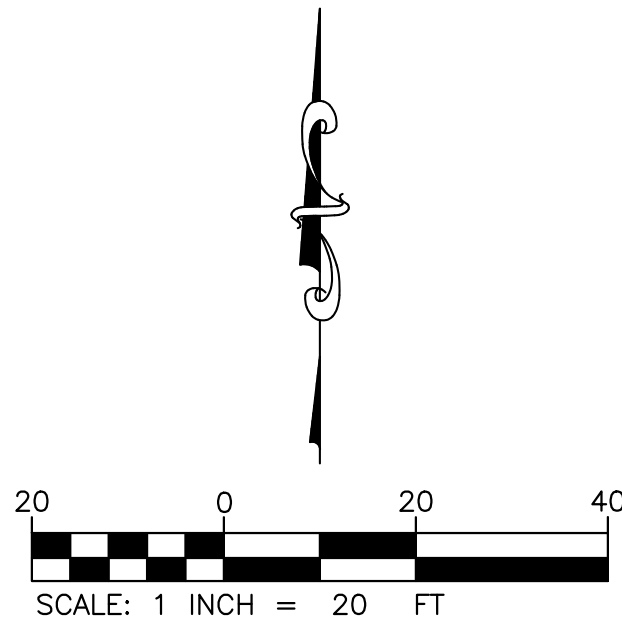
- | | |
|-----|---|
| 1N | MATCH EXISTING PAVEMENT |
| 2N | DUMPSTER ENCLOSURE (REFER TO ARCH. PLANS) |
| 3N | END CURB |
| 4N | LANDSCAPE AREA |
| 5N | MENU ORDER BOARD (REFER TO ARCH. PLANS) |
| 6N | ORDER PICKUP WINDOW (REFER TO ARCH. PLANS) |
| 7N | NO PARKING STRIPING |
| 8N | PAVEMENT MARKING |
| 9N | AREA STRIPED AT 4" WIDE SINGLE SOLID YELLOW LINE
AT 45 DEGREE AT 2' O.C. |
| 10N | ADA PARKING |
| 11N | ADA RAMP |

V:\070714-SWIG FM 407 Lantana, TX\070714-01-001 (ENG) - SWIG FM 407 Lantana, TX\Engineering\Engineering Plans\Sheet Set\CX-X - PRE-DEV DA MAP.dwg, PRE-DEV DA MAP December 04, 2023, 12:40 PM, msladnat

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7.7974 ACRES
A0645A E.P. HOLMAN, TR 1
INST NO. 2015-00489 O.P.R.D.C.T.
OWNER
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7



DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IDENTIFIER
- EXISTING CONTOURS
- FLOW ARROW
- CURB INLET

EXISTING LEGEND

- CONTROL POINT
- LIGHT POLE
- TREE (AS DESCRIBED)
- CM (CREPE MYRTLE)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- INLET RIM
- IRRIGATION CONTROL VALVE
- IRRIGATION SPRINKLER HEAD
- BOLLARD POST
- P.R.C.C.T.
- PLAT RECORDS
- U.G. ELECTRIC
- U.G. TELE. LINE
- U.G. GAS
- U.G. WATER
- WOOD FENCE
- WIRE FENCE
- SIGN
- PROPERTY CORNER MARKER FOUND

PRE-DEVELOPMENT CONDITIONS					
DRAINAGE AREA	AREA (AC)	RUNOFF COEFFICIENT (C)	RAINFALL INTENSITY I ₁₀₀ (IN/HR)	TIME OF CONCENTRATION (MIN)	FLOW Q ₁₀₀ (CFS)
EX-1	0.76	0.9	9.24	10	6.32

NOTES:

- RAINFALL INTENSITIES AND RUNOFF COEFFICIENT ARE BASED ON RECORD PLANS FOR LANTANA TOWN CENTER BY WINKELMANN & ASSOCIATES, INC. DATED 11/29/2013.



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PRE-DEVELOPMENT DRAINAGE AREA MAP

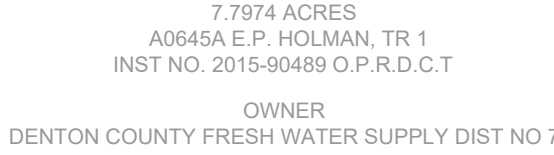
SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA
JOB No. 070714-01-001		
SHEET C4.0		



Bowman

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2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

REVISION	DESCRIPTION	DATE



EXISTING LEGEND

- | P.R.C.C.T. | PLAT RECORDS |
|---|---------------------------------|
| _____ | U.G. ELECTRIC |
| _____ | U.G. TELE. LINE |
| _____ | U.G. GAS |
| _____ | U.G. WATER |
| _____ | WOOD FENCE |
| _____ | WIRE FENCE |
|  | SIGN |
|  | PROPERTY CORNER
MARKER FOUND |

NOTES:

RAINFALL INTENSITIES AND RUNOFF COEFFICIENT ARE BASED ON
RECORD PLANS FOR LANTANA TOWN CENTER BY WINKELMANN &
ASSOCIATES, INC. DATED 11/25/2013.

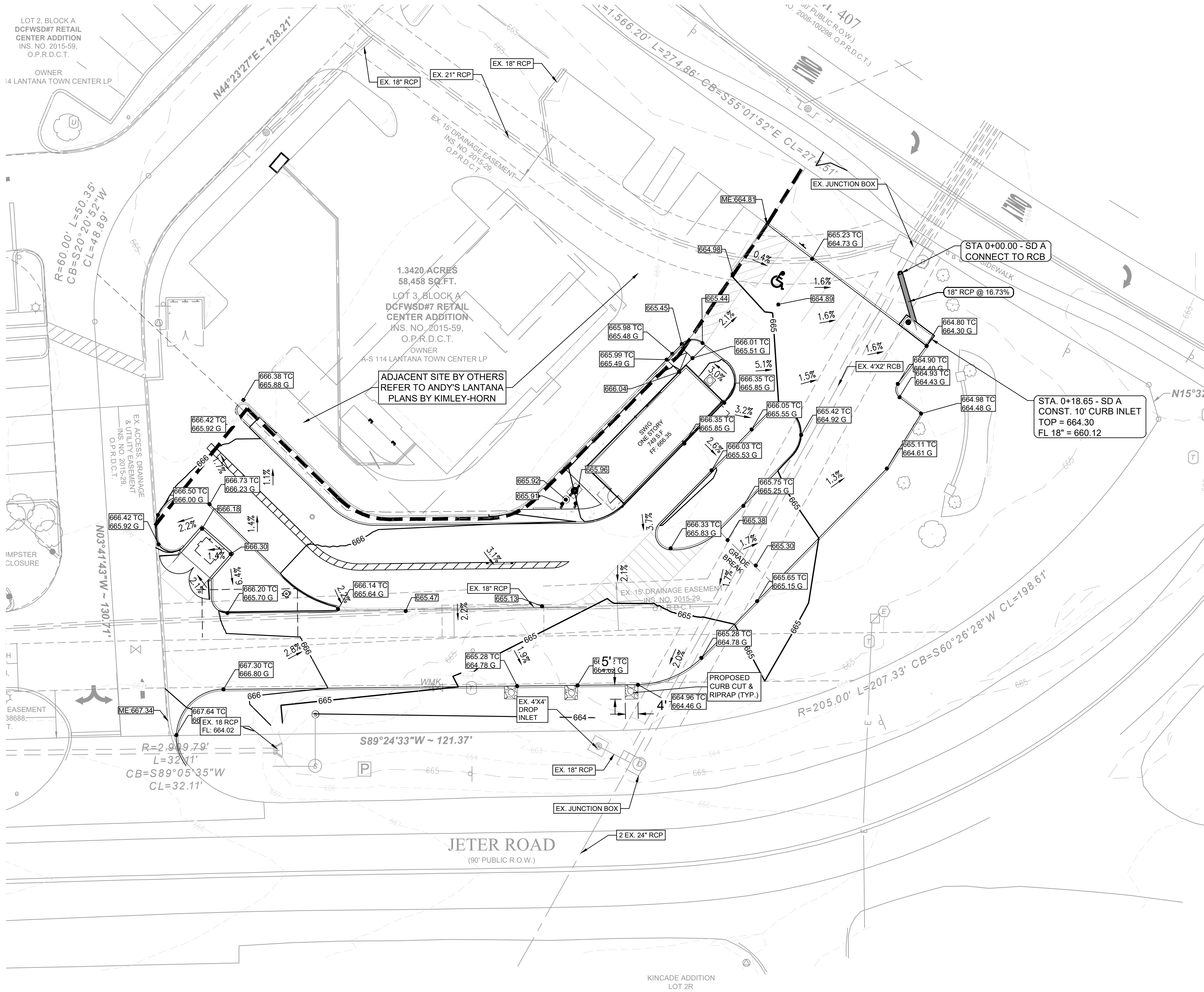


Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET
C4.1

V:\070714-SWIG FM 407 Lantana, TX\070714-01-001 (ENG) - SWIG FM 407 Lantana, TX\Engineering\Engineering Plans\Sheet Set\CX-X - GRADING PLAN.dwg, GRADING PLAN December 04, 2023, 12:49 PM, mdsantaf



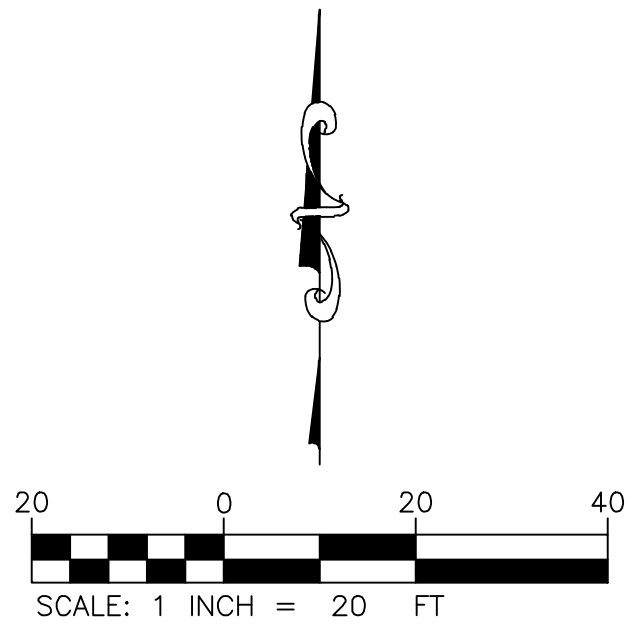
CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,642.02	2,389,102.99	665.69'
502	5/8" CIRS "S&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

GRADING & DRAINAGE NOTES

- CONTRACTOR SHALL SAWCUT AND REPAIR 2' INTO THE EXISTING CONCRETE AT ALL DRIVEWAY CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH TOWN SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED, TOP OF CURB ELEVATIONS ARE 6 INCH ABOVE ELEVATIONS SHOWN ON THIS PLAN.
- ALL ELEVATIONS PRESENTED IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
- CONTRACTOR TO MAINTAIN 1' MINIMUM CLEARANCE BETWEEN PIPES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TRESS, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
- IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A LOADED DUMP TRUCK IS A SUITABLE ALTERNATIVE TO THIS PROJECT.
- ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
- ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
- CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.

ADA NOTES

- THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE TOWN, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.



GRADING LEGEND

PROPERTY LINE	---
PROPOSED BUILDING	[Solid black rectangle]
PROPOSED CONTOUR	— 430 —
EXISTING CONTOUR	- - - 430 - - -
DIRECTION OF FLOW	→ 2.30%
SPOT ELEVATION	✕ 643.58
TOP AND GUTTER ELEVATION	+ 645.20 TC 645.70 G
MATCH EXISTING ELEVATION	✕ ME: 643.58
CURB INLET	[Circle with cross]
LIMITS OF CONSTRUCTION	---

EXISTING LEGEND

[Circle with dot]	CONTROL POINT
[Circle with cross]	LIGHT POLE
[Circle with 'X']	TREE (AS DESCRIBED)
[Circle with 'W']	CM (CREPE MYRTLE)
[Circle with 'W']	WATER METER
[Circle with 'V']	WATER VALVE
[Circle with 'H']	FIRE HYDRANT
[Circle with 'S']	SAN. SEWER MANHOLE
[Circle with 'C']	SAN. SEWER CLEANOUT
[Circle with 'R']	INLET RIM
[Circle with 'SV']	IRRIGATION CONTROL VALVE
[Circle with 'X']	IRRIGATION SPRINKLER HEAD
[Circle with dot]	BOLLARD POST
P.R.C.C.T.	PLAT RECORDS
[Line with 'E']	U.G. ELECTRIC
[Line with 'T']	U.G. TELE. LINE
[Line with 'G']	U.G. GAS
[Line with 'W']	U.G. WATER
[Line with 'F']	WOOD FENCE
[Line with 'W']	WIRE FENCE
[Circle with 'S']	SIGN
[Circle with 'P']	PROPERTY CORNER MARKER FOUND

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS	DESCRIPTION	DATE

GRADING & DRAINAGE PLAN

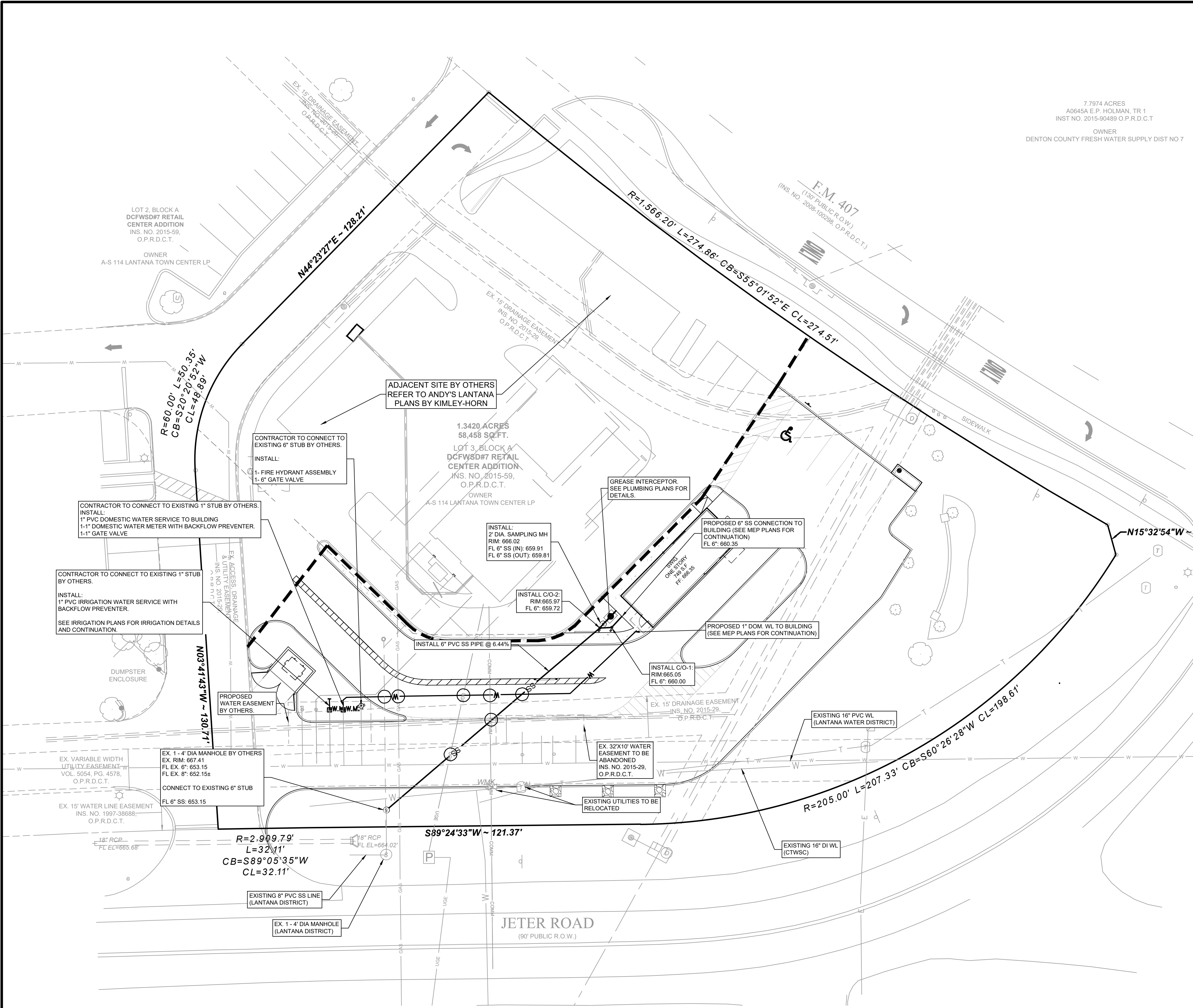
SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA
JOB No. 070714-01-001		

SHEET
C5.0

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CONTROL POINT TABLE				
POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
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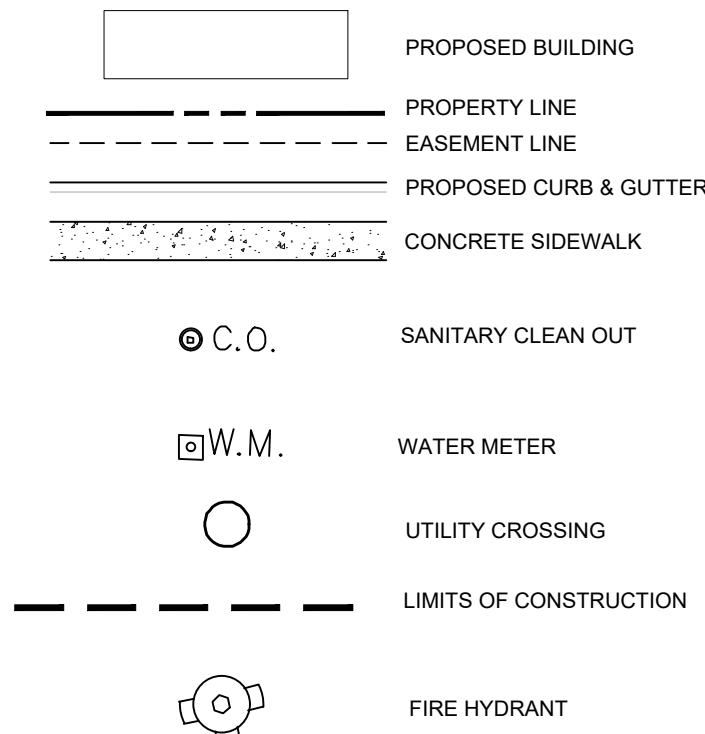


7.7974 ACRES
A0645A E.P. HOLMAN, TR 1
INST NO. 2015-90489 O.P.R.D.C.T.
OWNER
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7

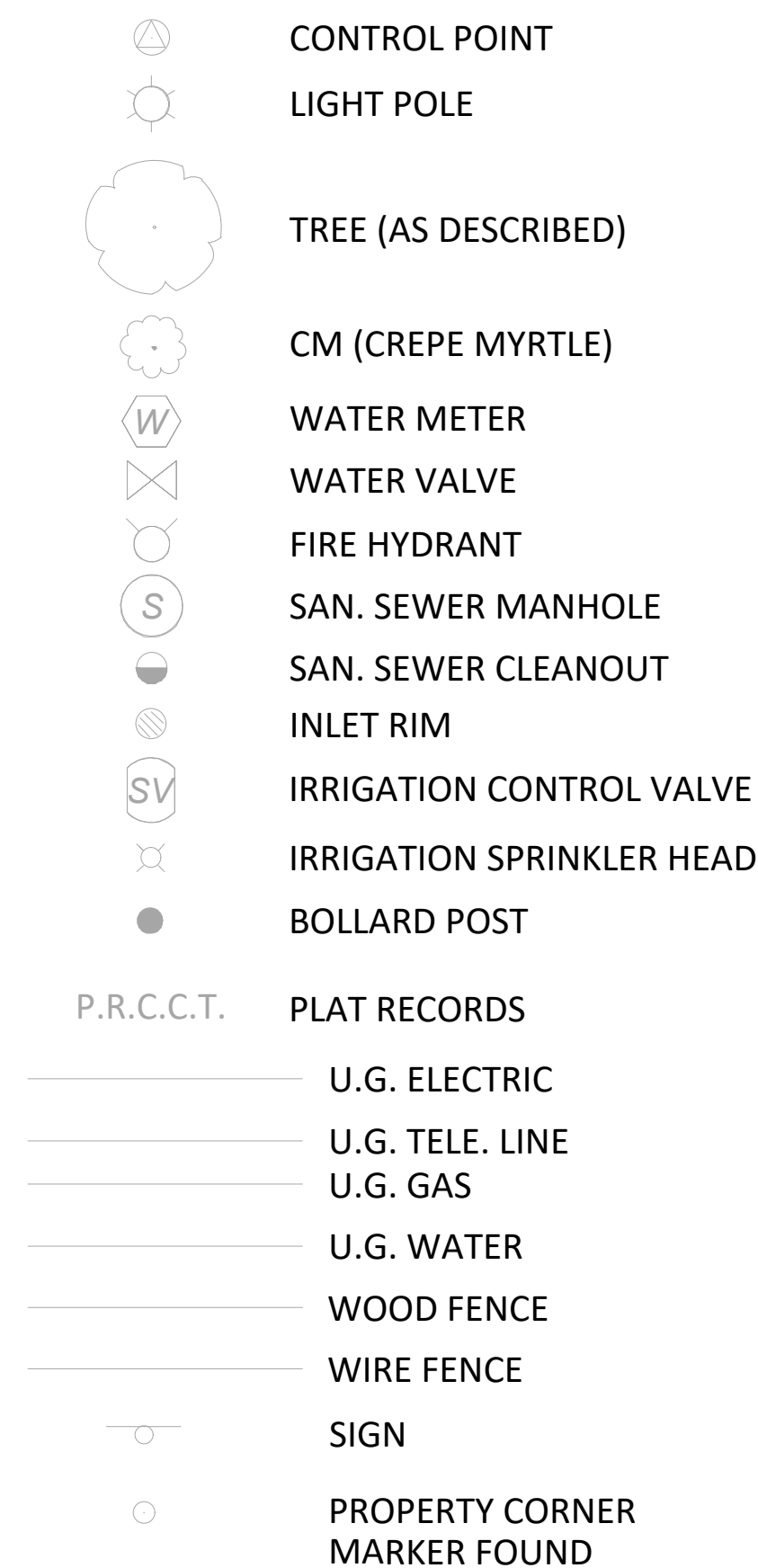
UTILITY NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION AND NOTIFY THE ENGINEER OF RECORD IF THERE ARE ANY DEVIATIONS FROM WHAT IS SHOWN ON PLANS.
- CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
- ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
- ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
- THE CONTRACTOR IS TO FIELD VERIFY THE EXACT LOCATIONS AND DEPTHS OF UTILITY LINES.
- ALL CERTIFICATES AND SHOP DRAWINGS MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY ENGINEER. IN ADDITION TO THE AFOREMENTIONED CRITERIA, AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCT.
- UNDERGROUND UTILITIES TO BE FIELD VERIFIED IN RIGHT-OF-WAY WORK WITH EXISTING UTILITIES.
- UTILITY CONNECTIONS ARE SHOWN TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR TO REFER TO BUILDING PLANS FOR EXACT CONNECTION POINTS ON BUILDING AND VERIFY THAT THERE ARE NO CONFLICTS PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING AND PROPOSED WATER VALVES TYPES AND LOCATIONS ARE TO BE APPROVED BY THE TOWN OF BARTONVILLE PUBLIC WORKS DEPARTMENT.
- ALL WATER LINES SHALL BE C900 DR-18 PVC.
- WATER INJECTION OF PADS MUST OCCUR BEFORE UTILITY WORK BEGINS.
- ALL GATE VALVE LOCATED OUTSIDE OF PAVED STREETS SHALL HAVE A CONCRETE PAD AROUND THE VALVE RISER. THE PAD SHALL BE 24"x24"x6" AND REINFORCED WITH NO. 3 STEEL REINFORCEMENT.
- ALL IRRIGATION METERS SHALL HAVE A TESTABLE DOUBLE CHECK BACKFLOW PREVENTER.

PROPOSED UTILITY LEGEND



EXISTING LEGEND



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS	DESCRIPTION	DATE

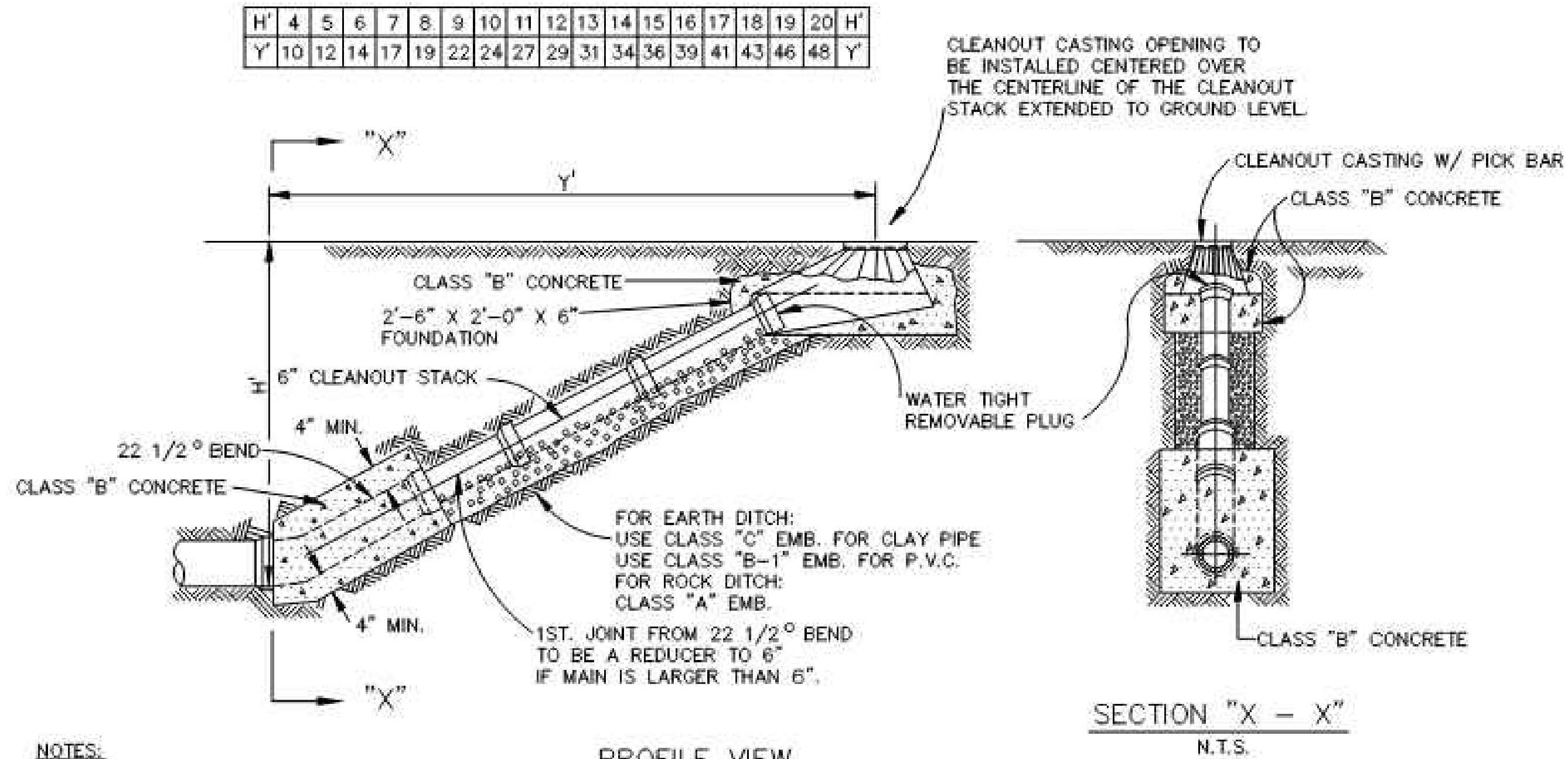
UTILITY PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA
JOB No. 070714-01-001		
SHEET C6.0		

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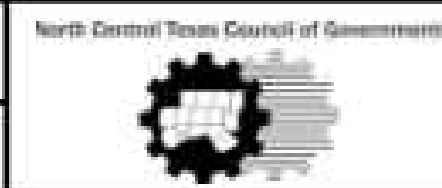
STANDARD DRAWING NO. 5110



PROFILE VIEW
N.T.S.

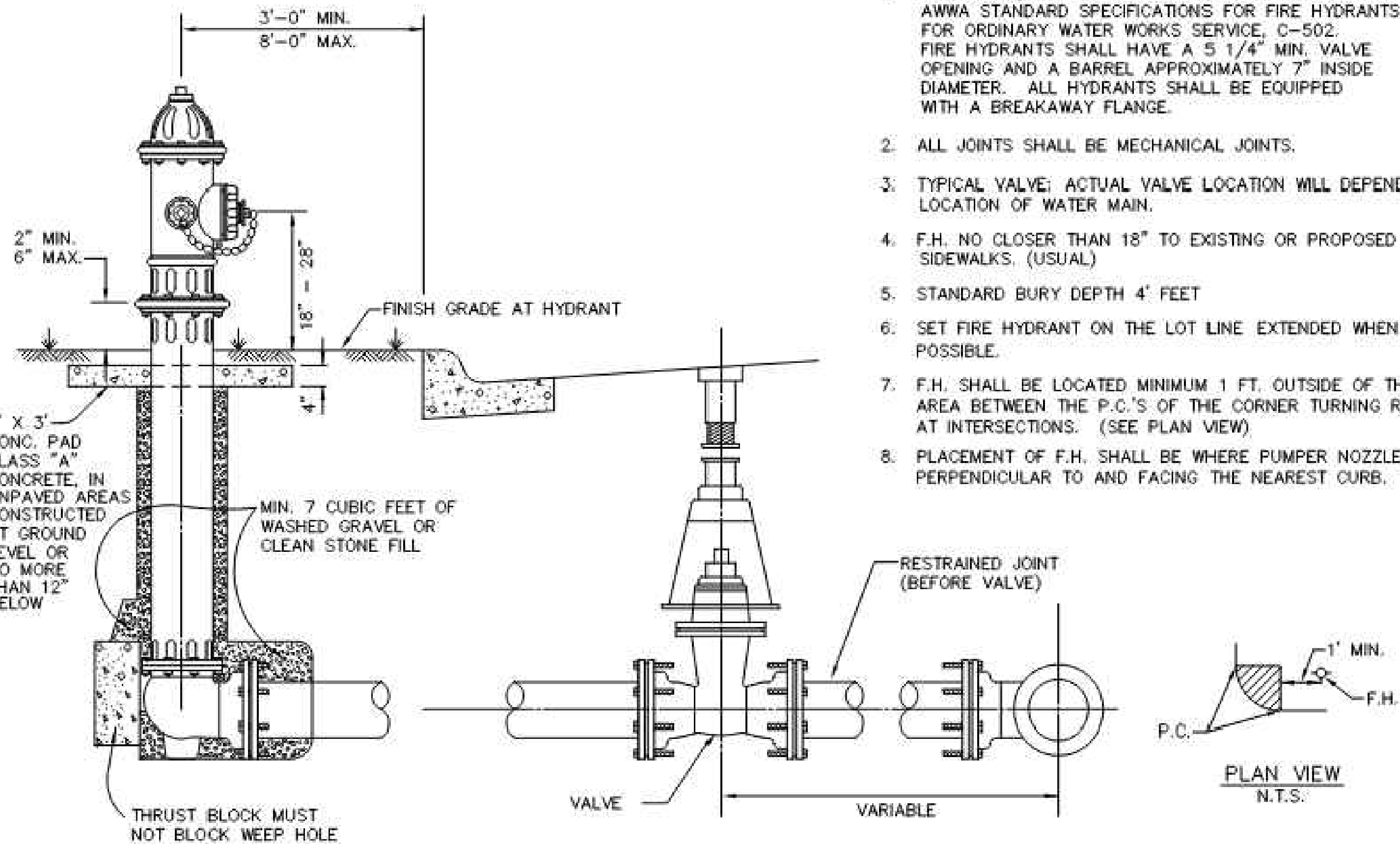
SECTION "X - X"
N.T.S.

WASTEWATER MAIN CLEANOUT



STANDARD SPECIFICATION REFERENCE
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DATE
OCT. '04
STANDARD DRAWING NO.
5110

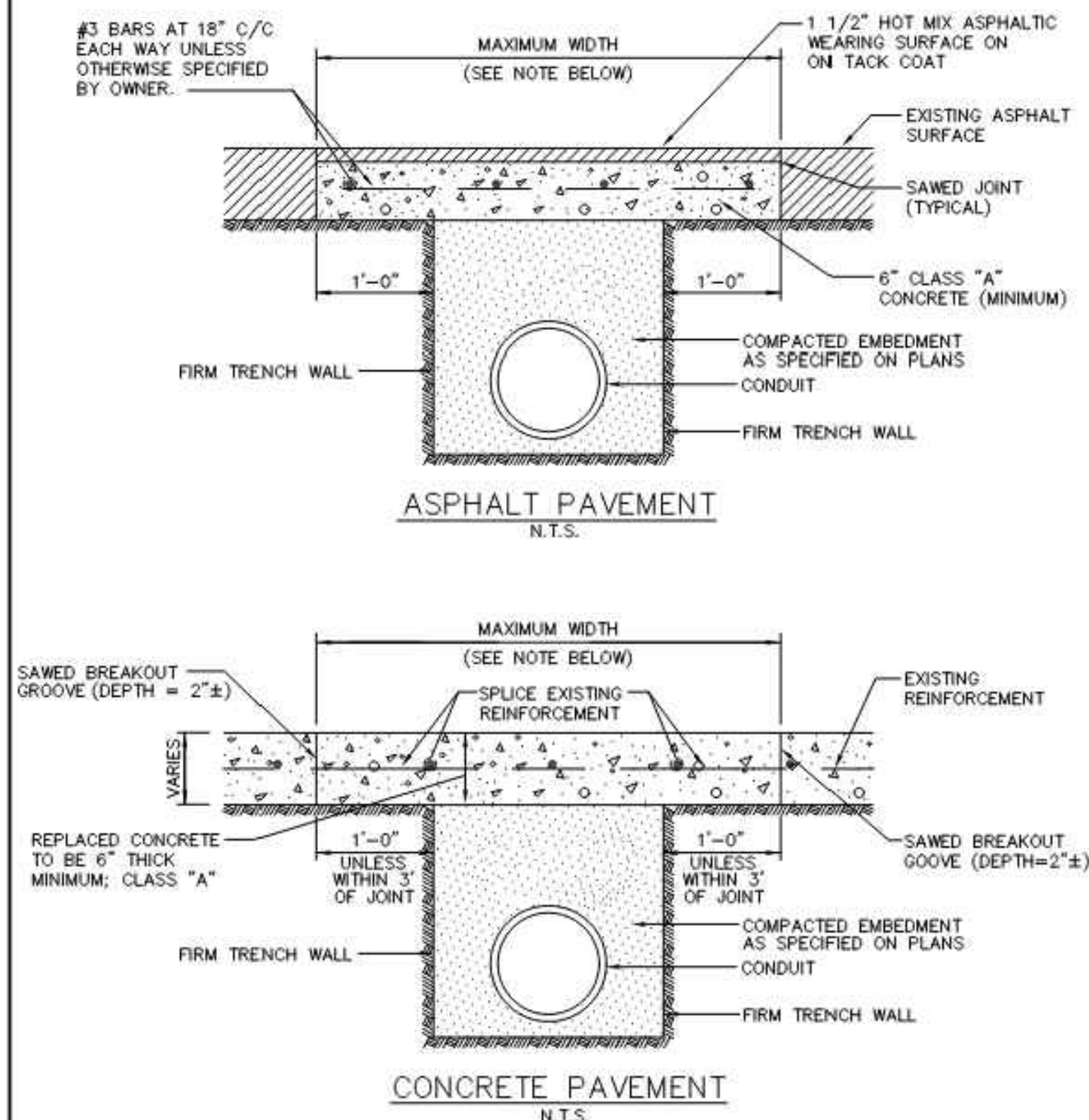
STANDARD DRAWING NO. 4120



FIRE HYDRANT INSTALLATION

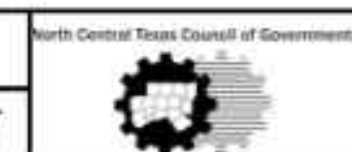


STANDARD SPECIFICATION REFERENCE
502.3
DATE
OCT. '04
STANDARD DRAWING NO.
4120

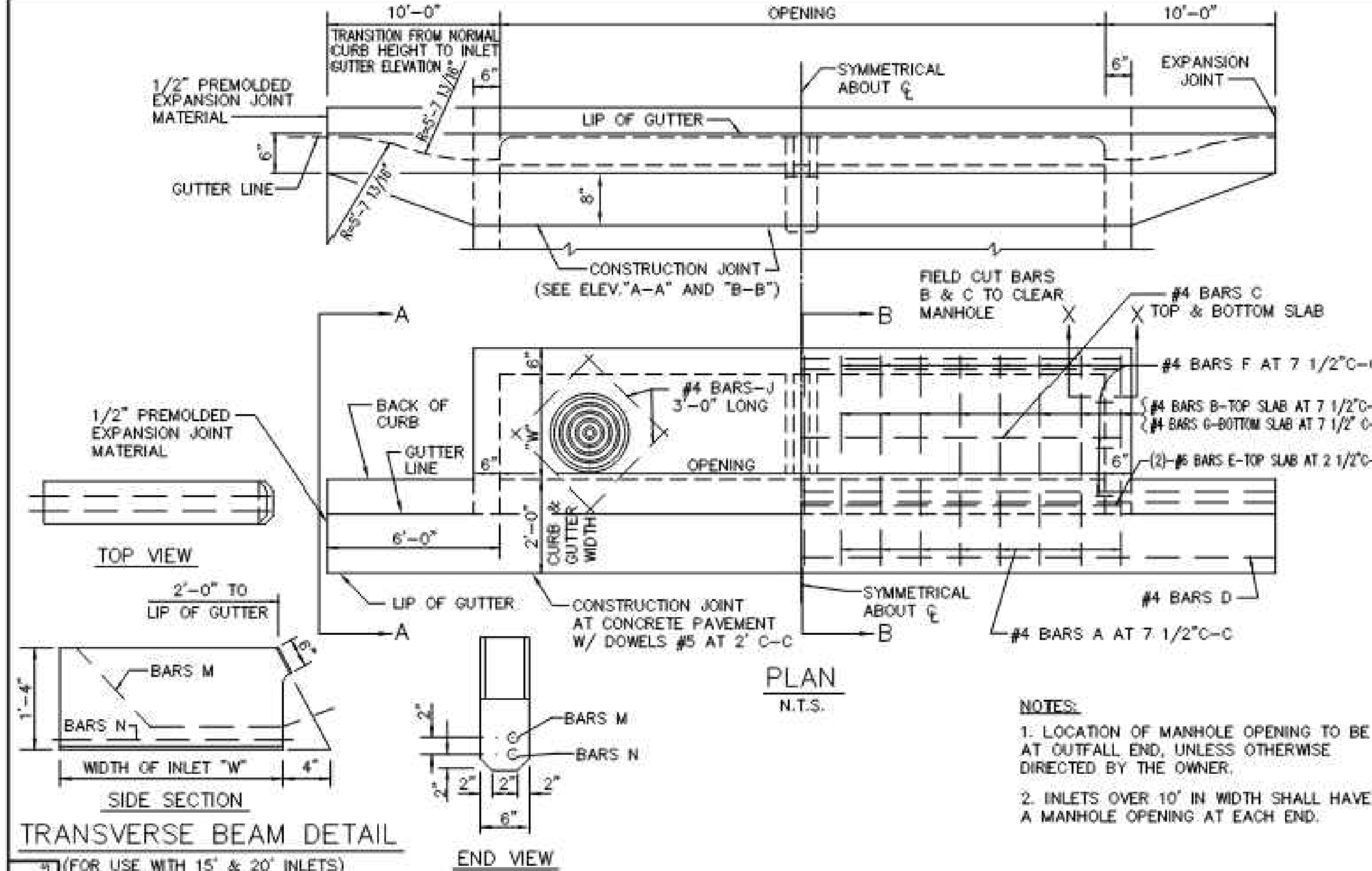


PAVEMENT CUTS

REMOVAL AND REPLACEMENT



STANDARD SPECIFICATION REFERENCE
402.1
DATE
OCT. '04
STANDARD DRAWING NO.
3070



CURB INLET

5', 10', 15' OR 20' OPENING



STANDARD SPECIFICATION REFERENCE
702
DATE
OCT. '04
STANDARD DRAWING NO.
6020A

CONSTRUCTION DETAILS

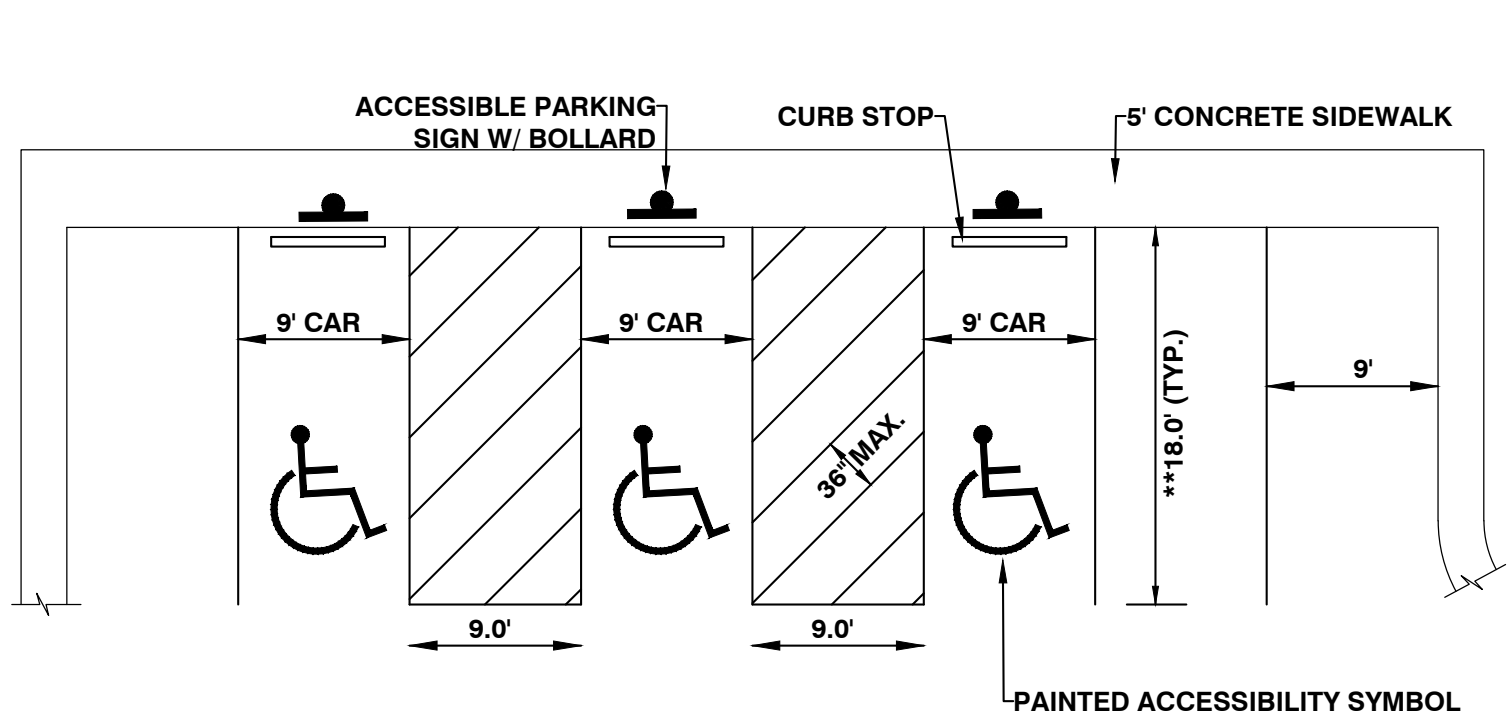
SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN
RM
DRAWN
RM
CHKD
KA
JOB No. 070714-01-001
SHEET
C7.0

Bowman
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TYPE Firm Registration No. F-14309
2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

REVISIONS
DATE
DESCRIPTION
REVISION
DATE
DESCRIPTION

V:070714 - SWIG FM 407, Lantana, TX\070714-01-001 (ENG) - SWIG FM 407, Lantana, TX\Engineering\Engineering Plans\Sheet Set\SWIG FM 407 - CONSTRUCTION DETAILS.dwg, CONSTRUCTION DETAILS (3), December 04, 2023, 12:41 PM, madaoui



NOTES

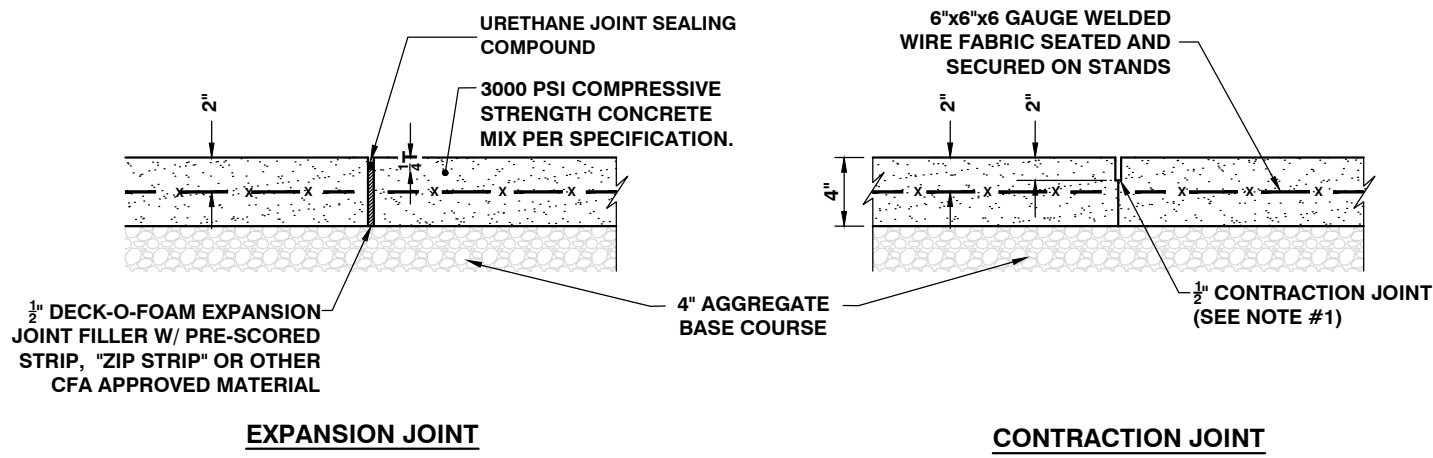
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION.
2. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
3. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS AND IF DIFFERENT THAN THIS DETAIL SHALL BE THE DIMENSIONING SHOWN ON THE SITE LAYOUT PLAN.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.

PARKING LOT STRIPING SPECIFICATIONS

1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT.
3. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION.
4. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.

STANDARD PARKING STALL

NTS

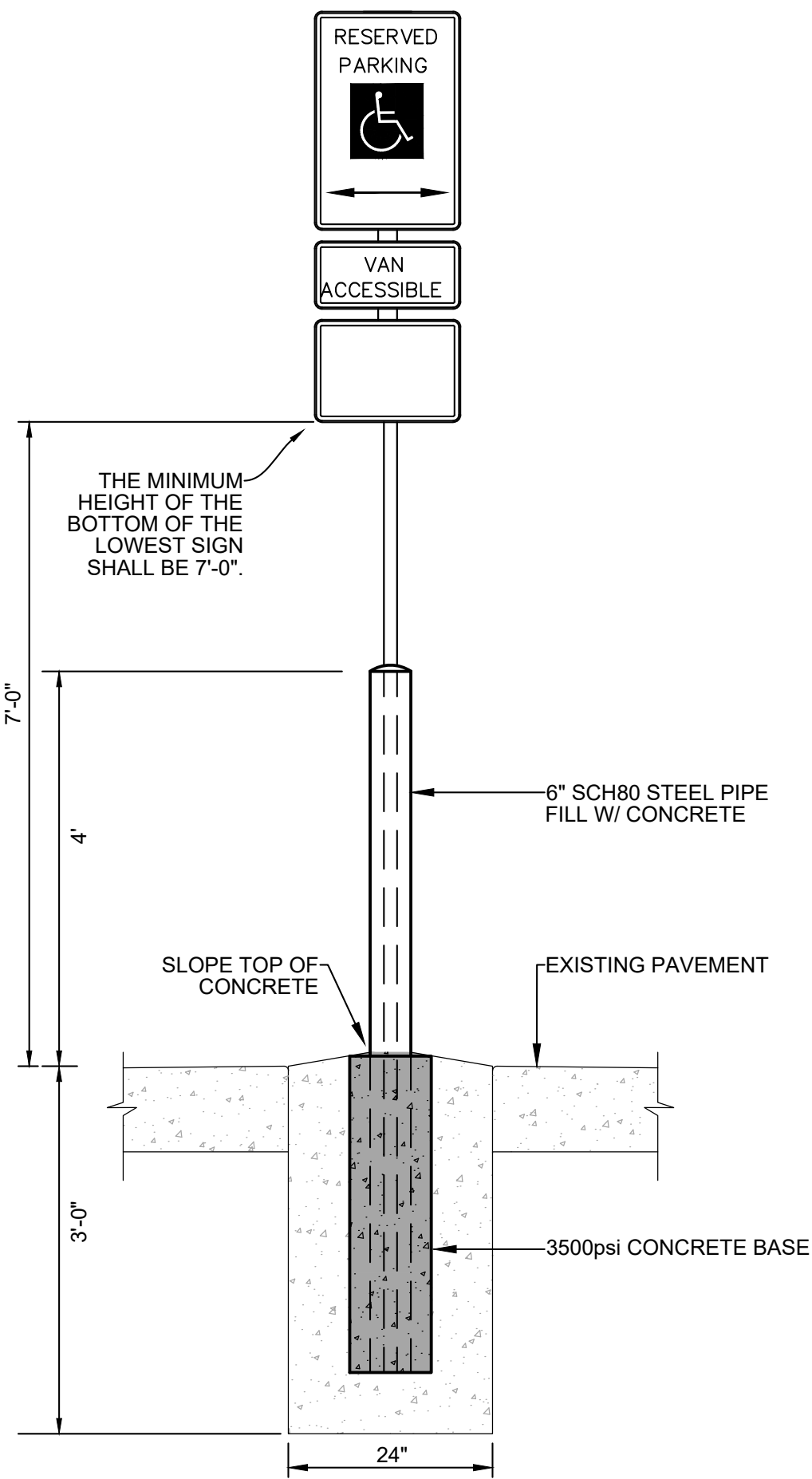
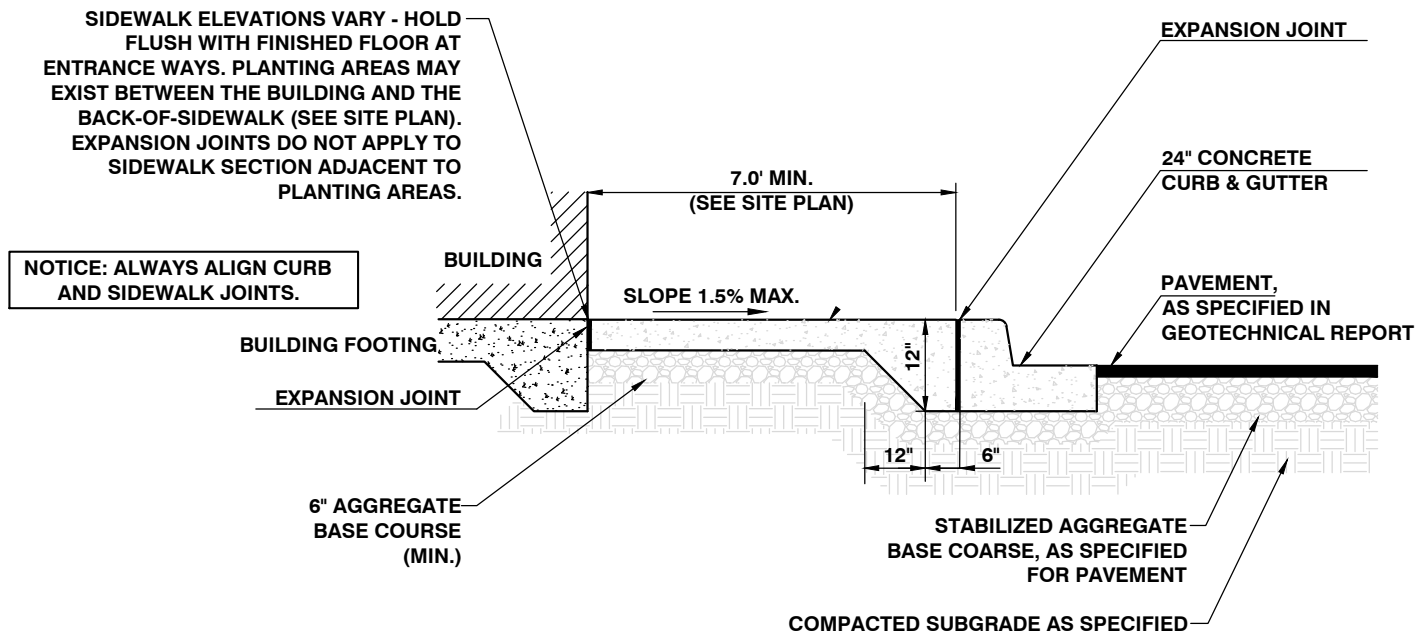


TYPICAL CONCRETE SIDEWALK

NOT TO SCALE

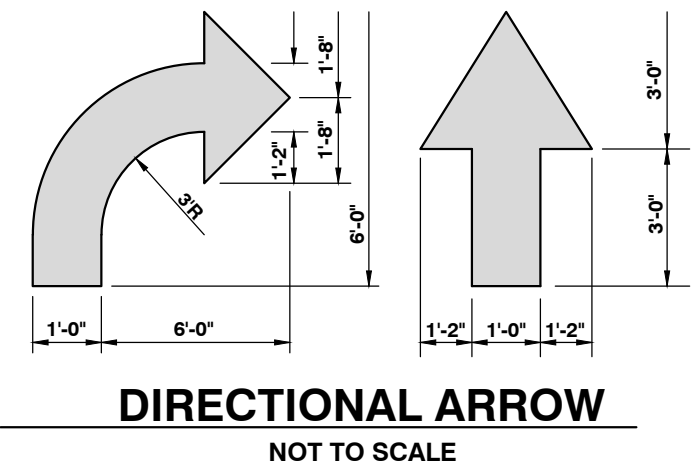
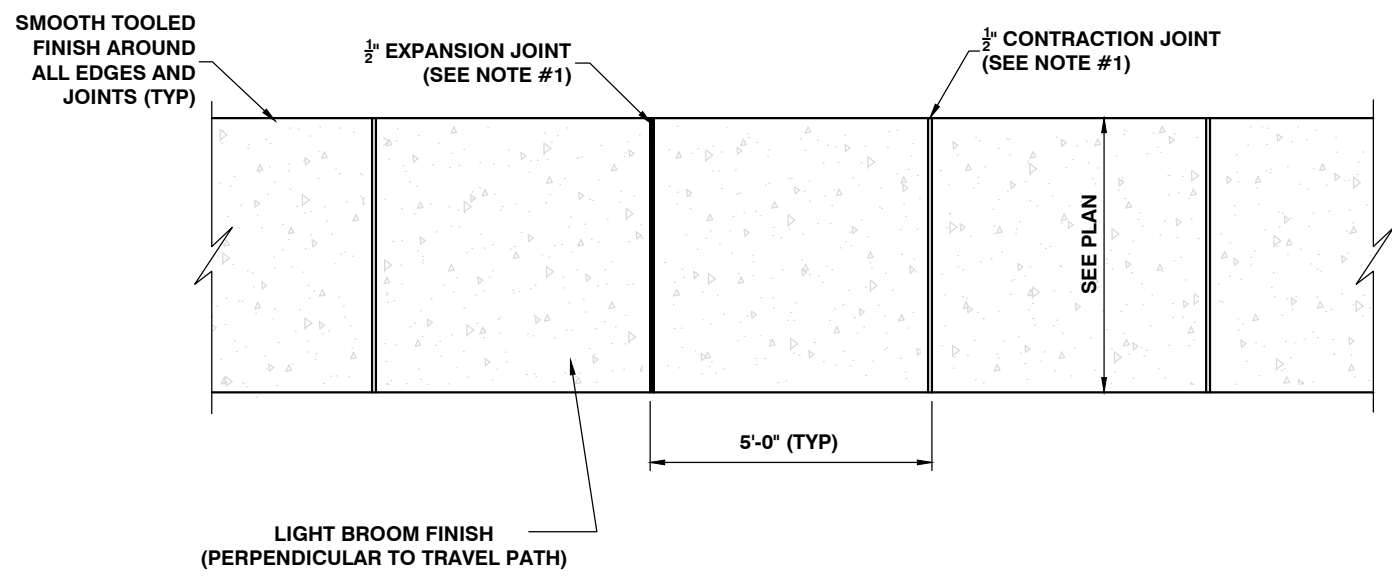
NOTES:

1. JOINTS AT 6'-0" O.C. TOOLED 1/2" WIDE, 1" DEEP OR MAX. 1/2" DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s. UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.



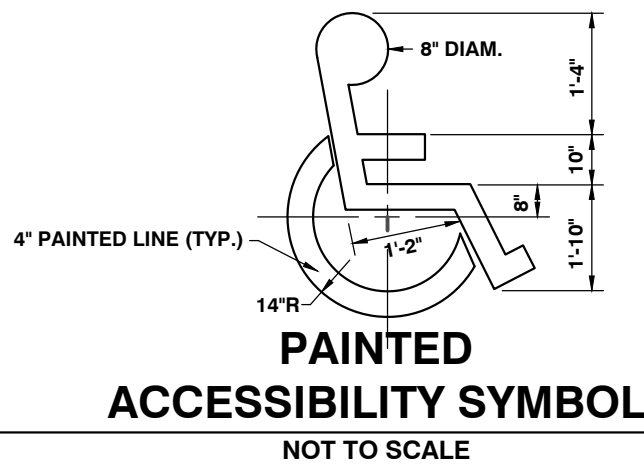
SIGN MOUNTING WITH BOLLARD

NTS



NOTES:

1. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.



NOTES:

1. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

CONSTRUCTION DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN RM	DRAWN RM	CHKD KA
JOB No.	070714-01-001	

SHEET
C7.1

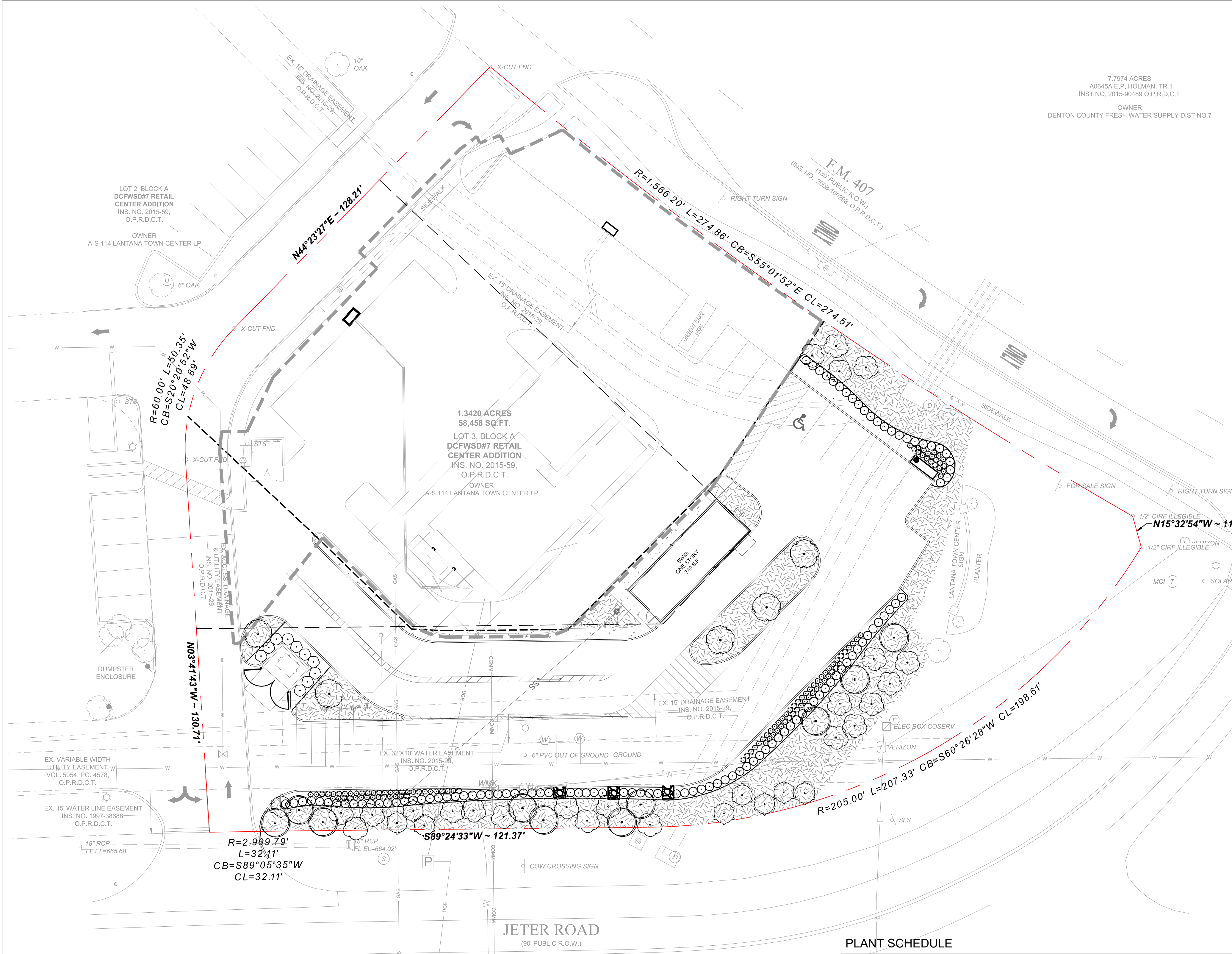
REVISION	DESCRIPTION	DATE

Bowman

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T&PE Firm Registration No. F-14309
Phone: (972) 497-2990
2805 Dallas Parkway
Suite 310
Plano, Texas 75093
www.bowman.com

Item 02.

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7.7974 ACRES
A0645A E.P., HOLMAN, TR 1
INST NO. 2015-90489 O.P.R.D.C.T.
OWNER
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7

LANDSCAPE NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

LANDSCAPE REQUIREMENTS

TOTAL FRONTAGE LENGTH: 499 LF

OVERSTORY TREES:
499 / 50 = 9.98 ~ 10 TREES

UNDERSTORY TREES:
499 / 50 = 9.98 ~ 10 x 3 = 30 TREES

INTERIOR LANDSCAPING:
GROSS PARKING: 16,576 SF
1,657.6 SF REQUIRED LANDSCAPE
1,711 SF LANDSCAPE PROVIDED

1 OVERSTORY TREE PER 400 SF OF REQUIRED LANDSCAPE
1,657.6 SF / 400 = 4.144 ~ 5 OVERSTORY TREES REQUIRED
5 OVERSTORY TREES PROVIDED

- CONTROL POINT
- LIGHT POLE
- TREE (AS DESCRIBED)
- CM (CREPE MYRTLE)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- INLET RIM
- IRRIGATION CONTROL VALVE
- IRRIGATION SPRINKLER HEAD
- BOLLARD POST
- P.R.C.C.T.
- U.G. ELECTRIC
- U.G. TELE. LINE
- U.G. GAS
- U.G. WATER
- WOOD FENCE
- WIRE FENCE
- SIGN
- PROPERTY CORNER MARKER FOUND
- PLAT RECORDS
- U.G. ELECTRIC
- U.G. TELE. LINE
- U.G. GAS
- U.G. WATER
- WOOD FENCE
- WIRE FENCE
- SIGN
- PROPERTY CORNER MARKER FOUND

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>HT.</u>	<u>SP.</u>	<u>BR. HT.</u>
TREES								
	LW	21	Dynamite® Crape Myrtle / Lagerstroemia indica 'Whit II'	65 gal	2.5"Cal	6'-7'	4'-5'	
	QV	10	Southern Live Oak / Quercus virginiana	45 gal	2.5"Cal	8'-10'	5'-6'	5' +
	UP	5	Lacebark Elm / Ulmus parvifolia	45 gal	2.5"Cal	8'-10'	5'-6'	5' +
	VC	9	Chaste Tree / Vitex agnus-castus	30 gal	1.5"Cal	6'-8'	3'-4'	2' -3'
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>HT.</u>	<u>O.C.</u>		
SHRUBS								
	IB	104	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	5 gal	18"	36"		
	MD	10	Dwarf Wax Myrtle / Morella cerifera Don's Dwarf	10 gal	36"	48"		
	RR	112	Red Drift® Groundcover Rose / Rosa x 'Meigalpio'	3 gal	10"	24"		

GROUND COVERS			
	CT SOD	6,199 sf	Bermuda Grass / Cynodon dactylon 'Tif 419'



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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T&PE Firm Registration No. 7-14309
2805 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

REVISIONS		DATE
REVISION	DESCRIPTION	

PLANTING PLAN

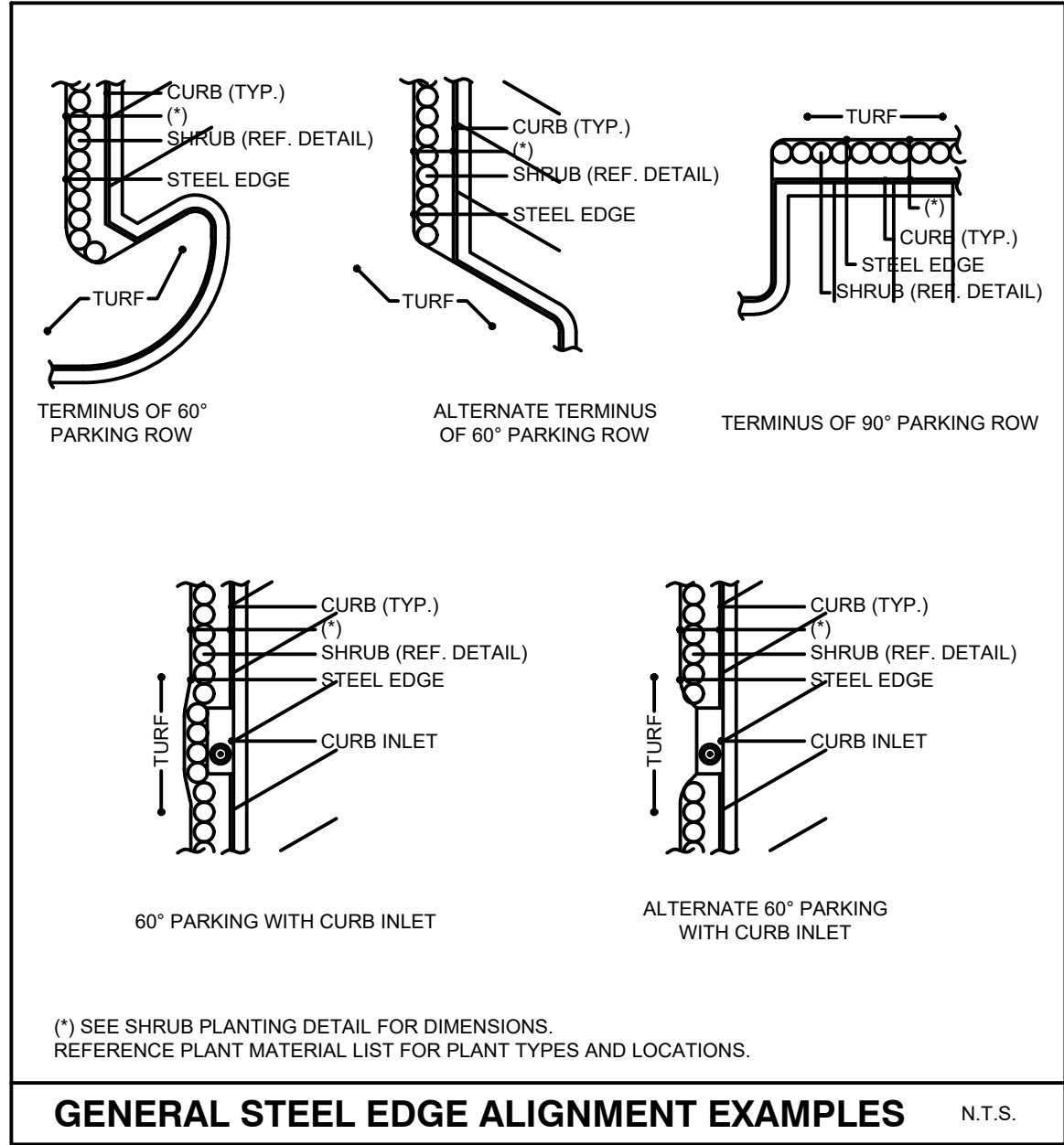
SWIG
3800 FM 407
LANTANA, TX 76226



DESIGN	DRAWN	CHKD
RM	RM	KA
JOB No. 070714-01-001		

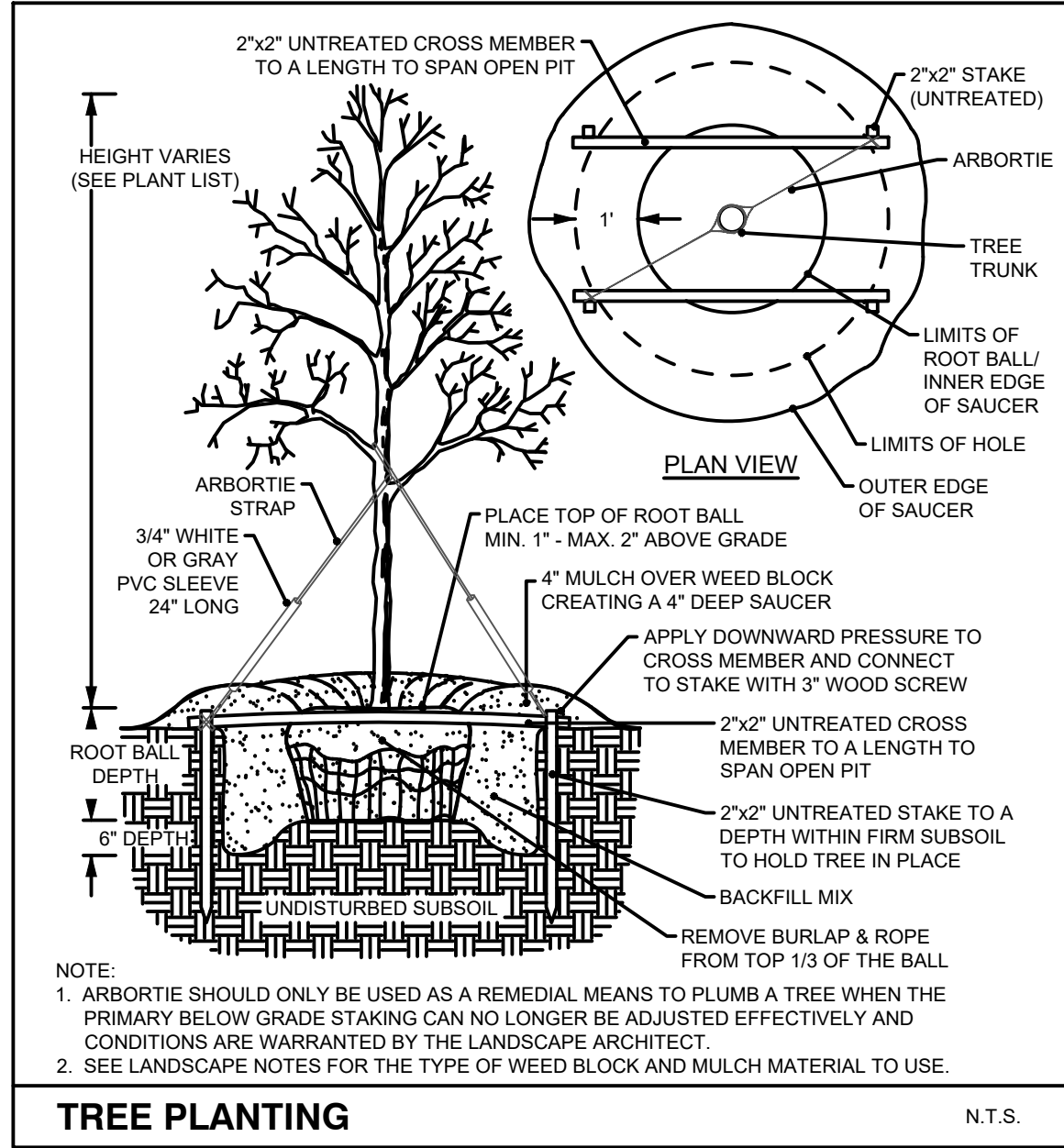
SHEET
L1.01

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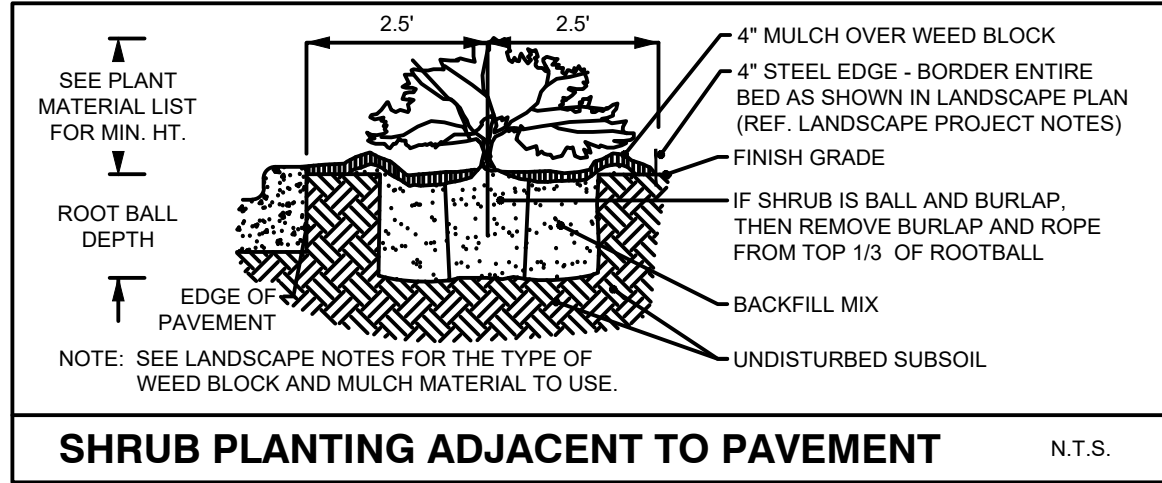
GENERAL STEEL EDGE ALIGNMENT EXAMPLES

N.T.S.



TREE PLANTING

N.T.S.

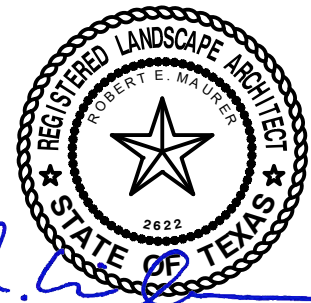


SHRUB PLANTING ADJACENT TO PAVEMENT

N.T.S.

PLANTING DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226



DESIGN RM	DRAWN RM	CHKD KA
JOB No. 070714-01-001		

SHEET
L1.02



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS		DATE
REVISION	DESCRIPTION	

Bowman

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T&PE Firm Registration No. F-14309

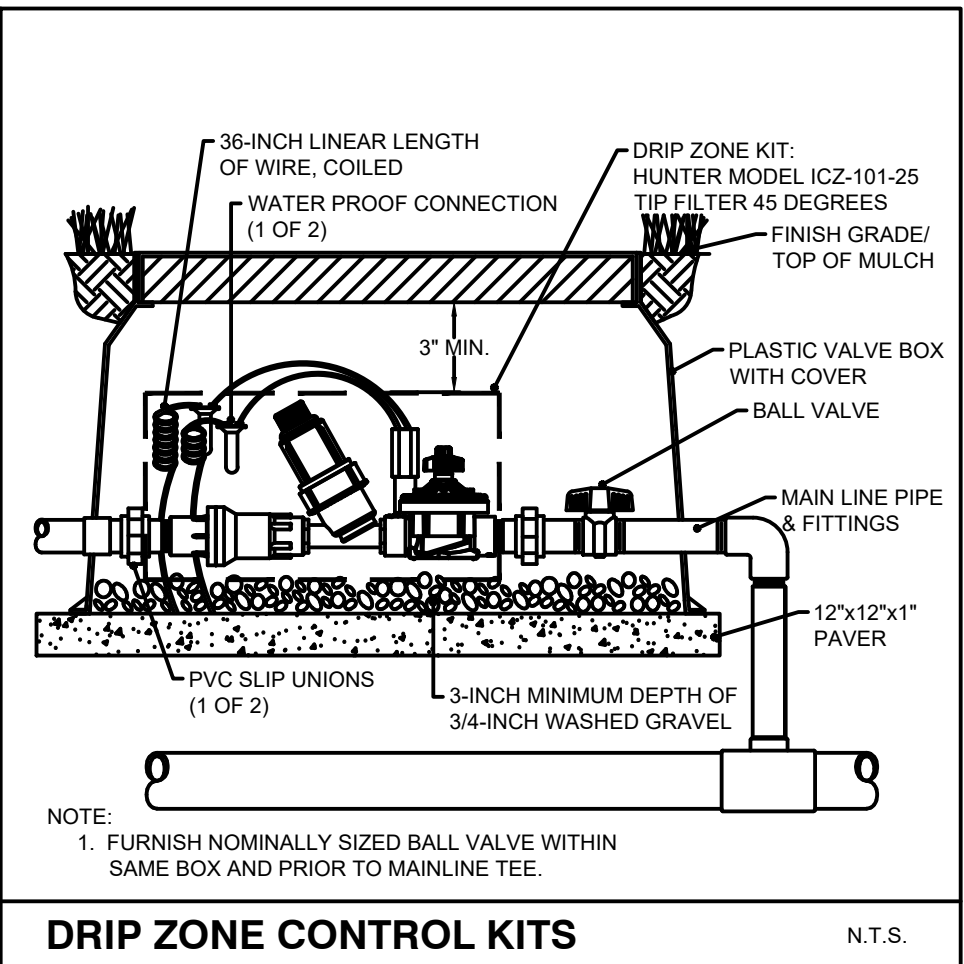
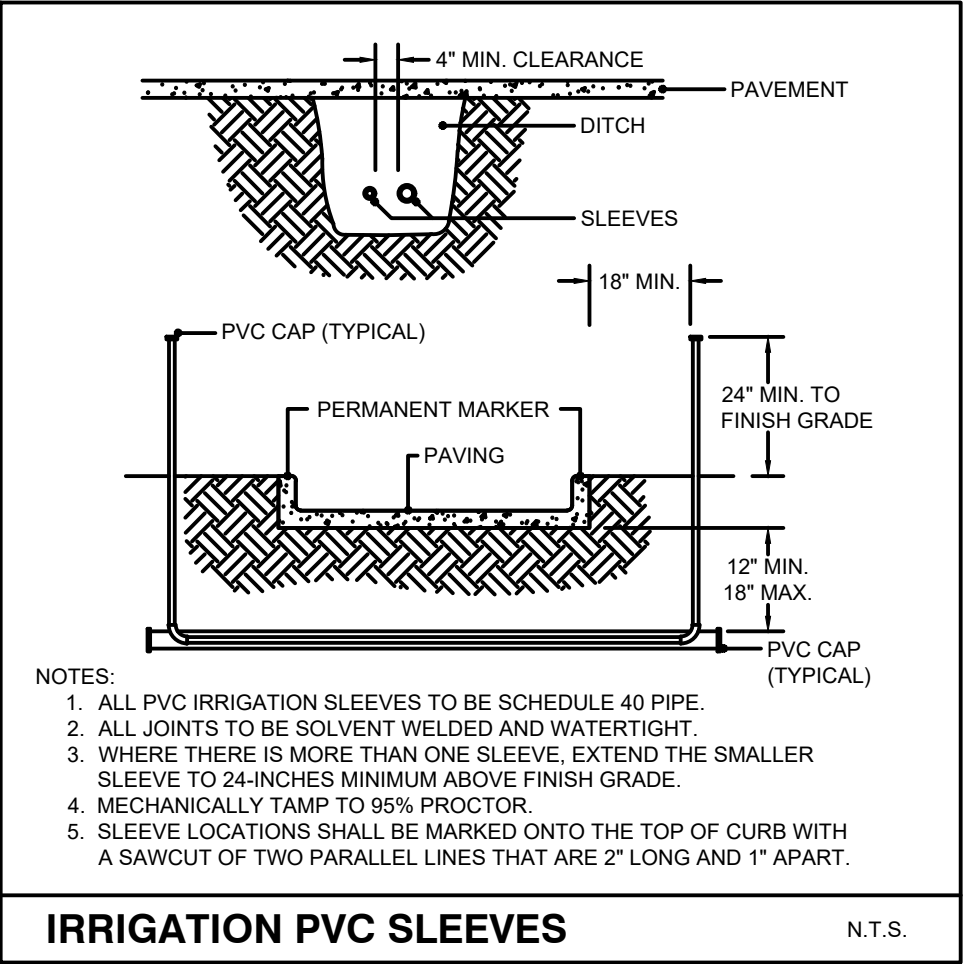
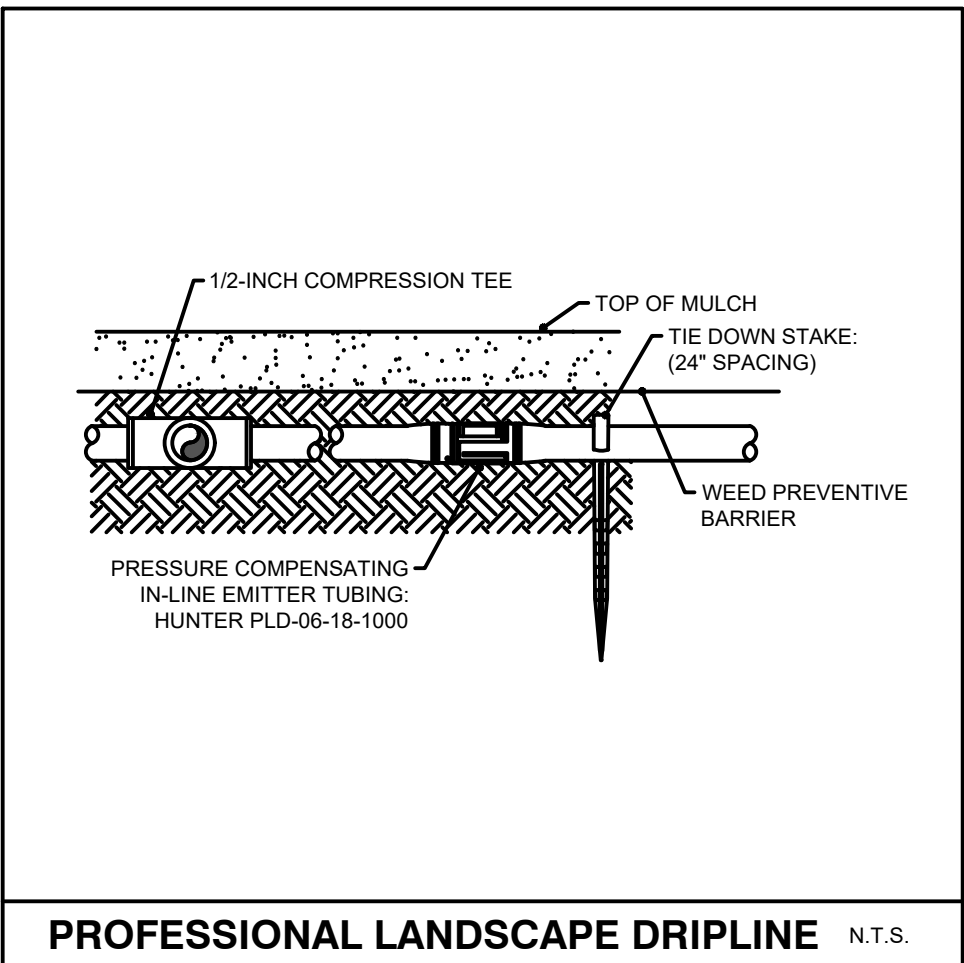
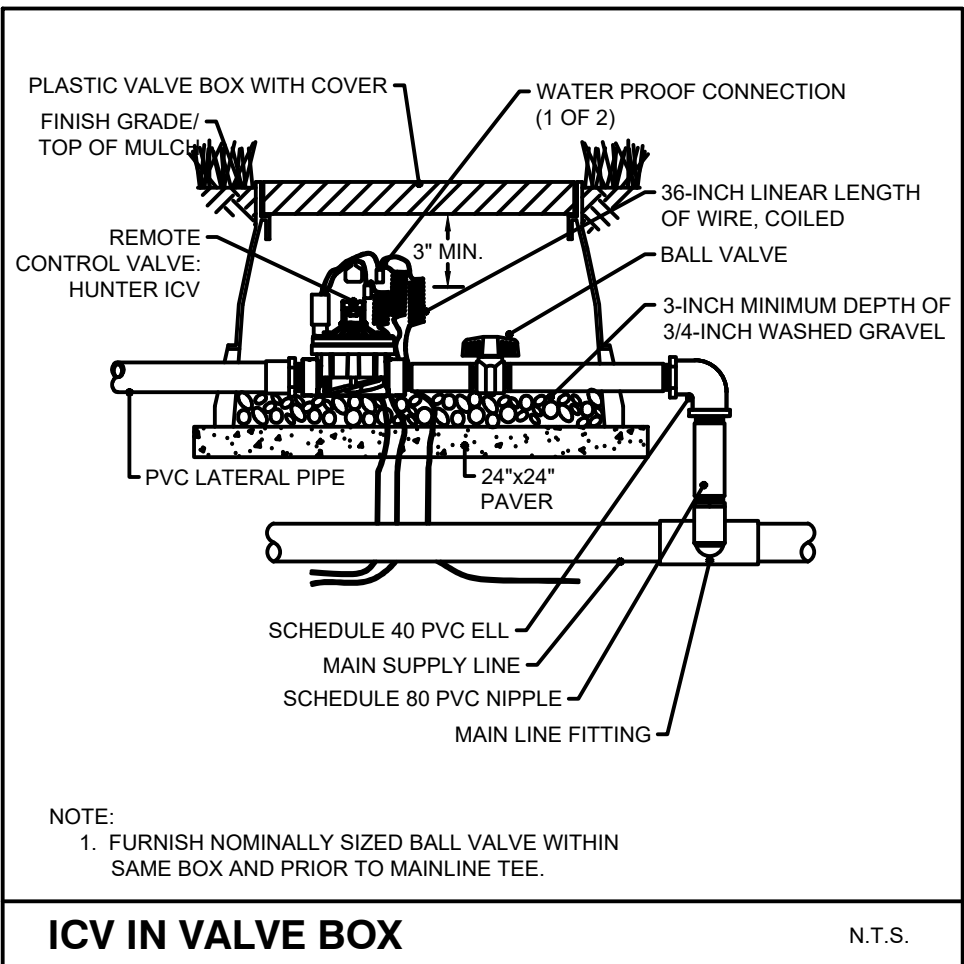
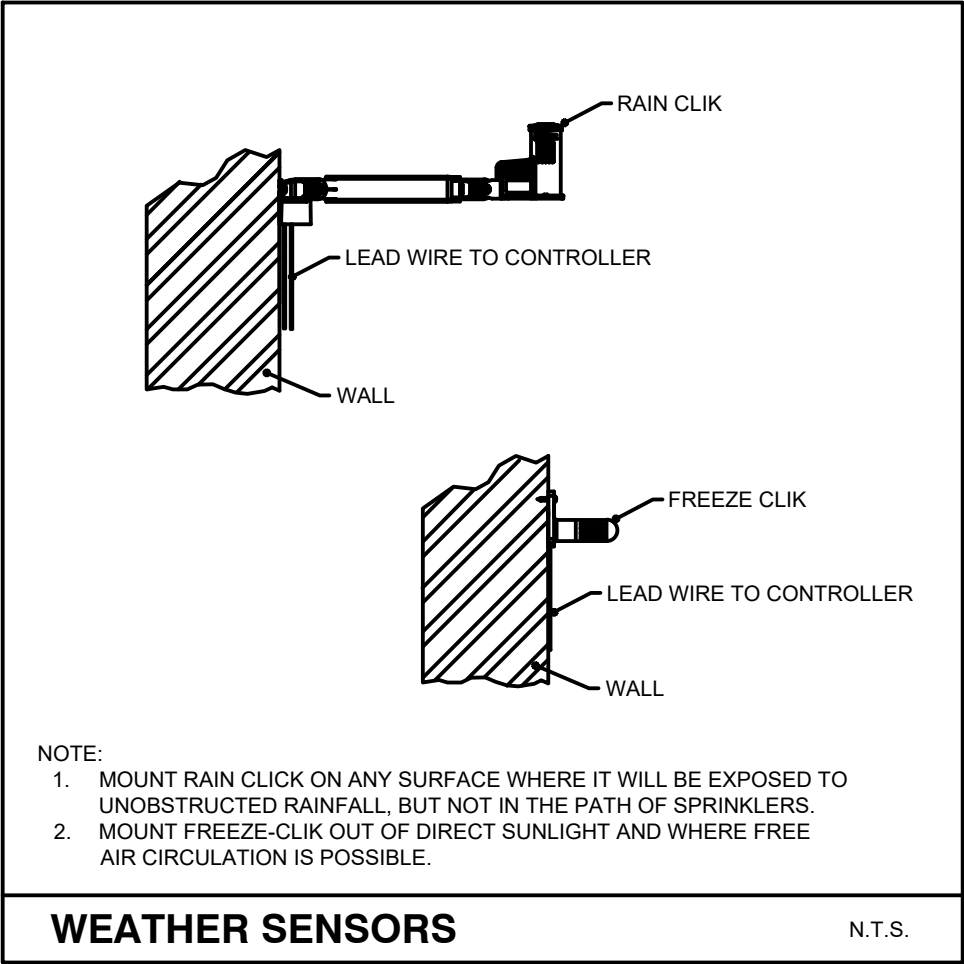
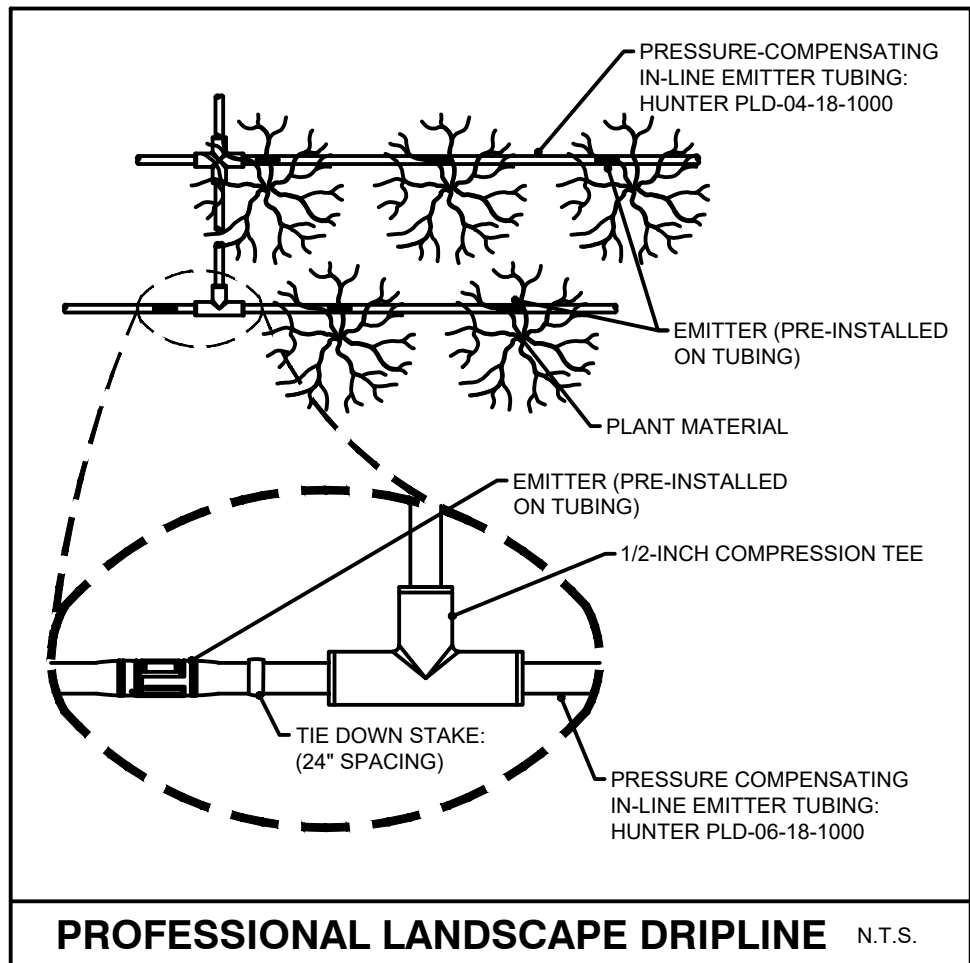
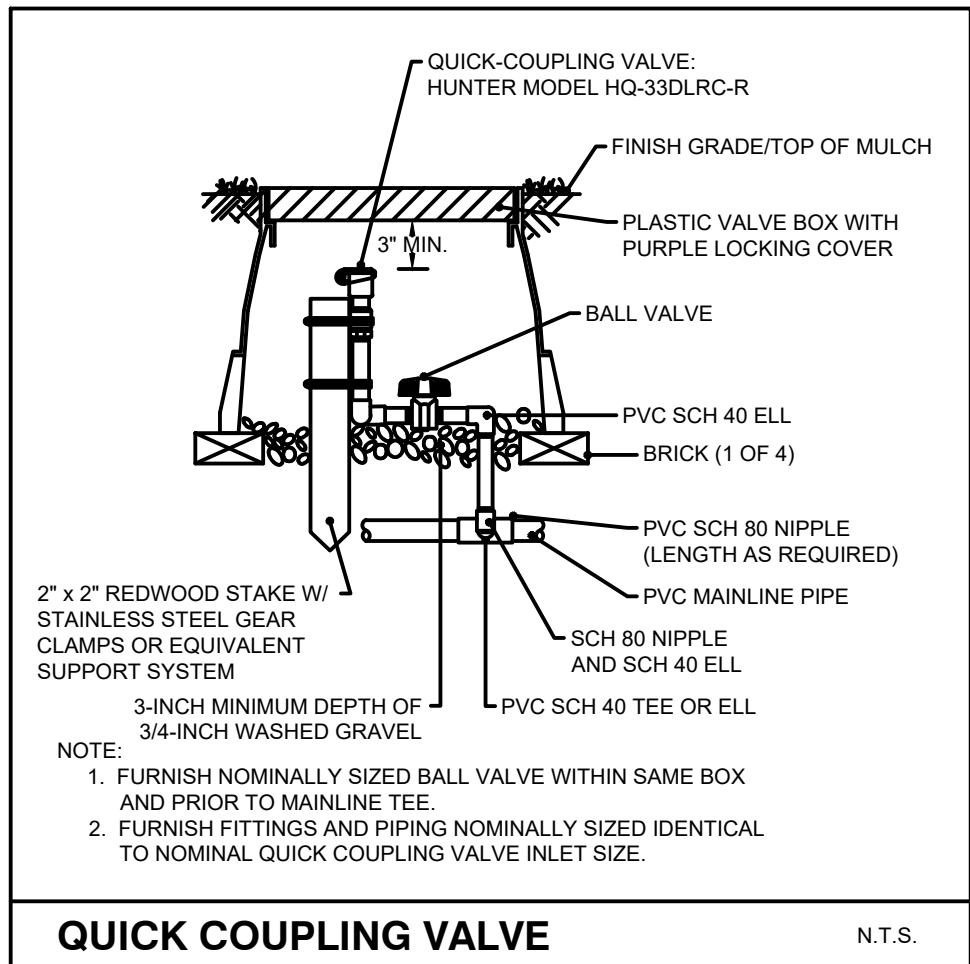
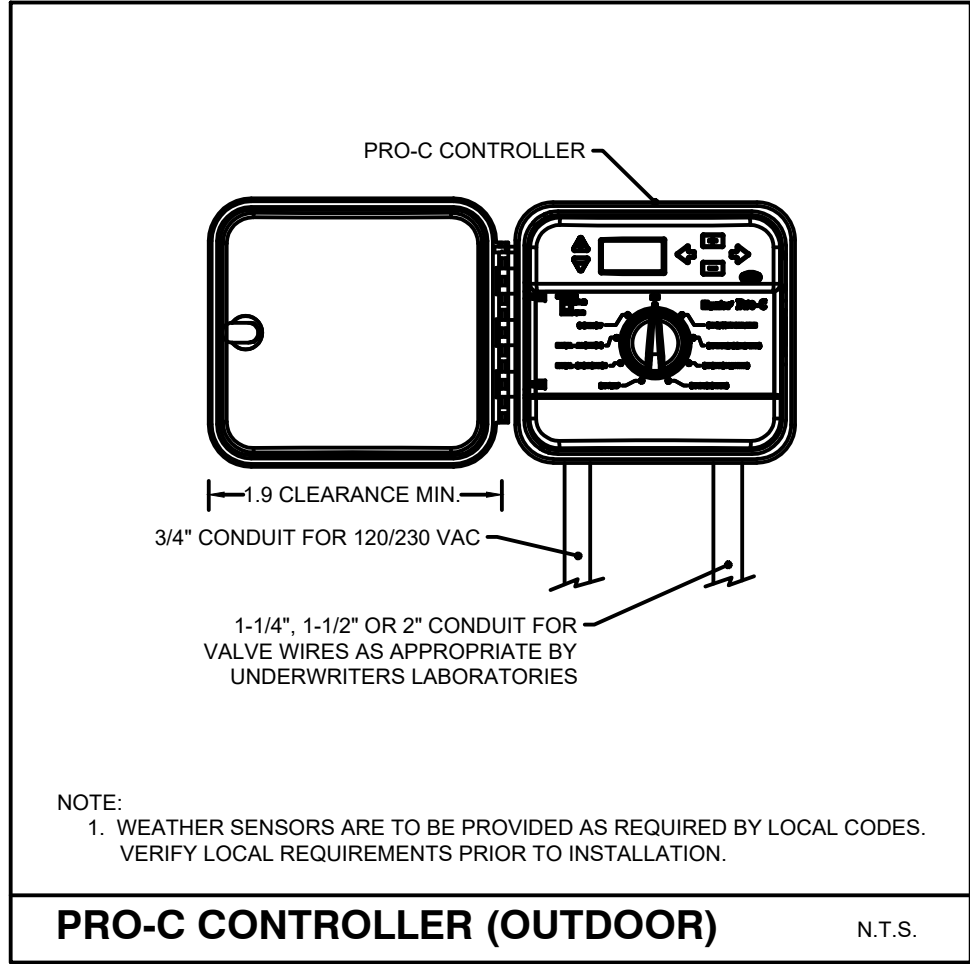
2805 Dallas Parkway
Suite 310
Plano, Texas 75093

Phone: (972) 497-2990

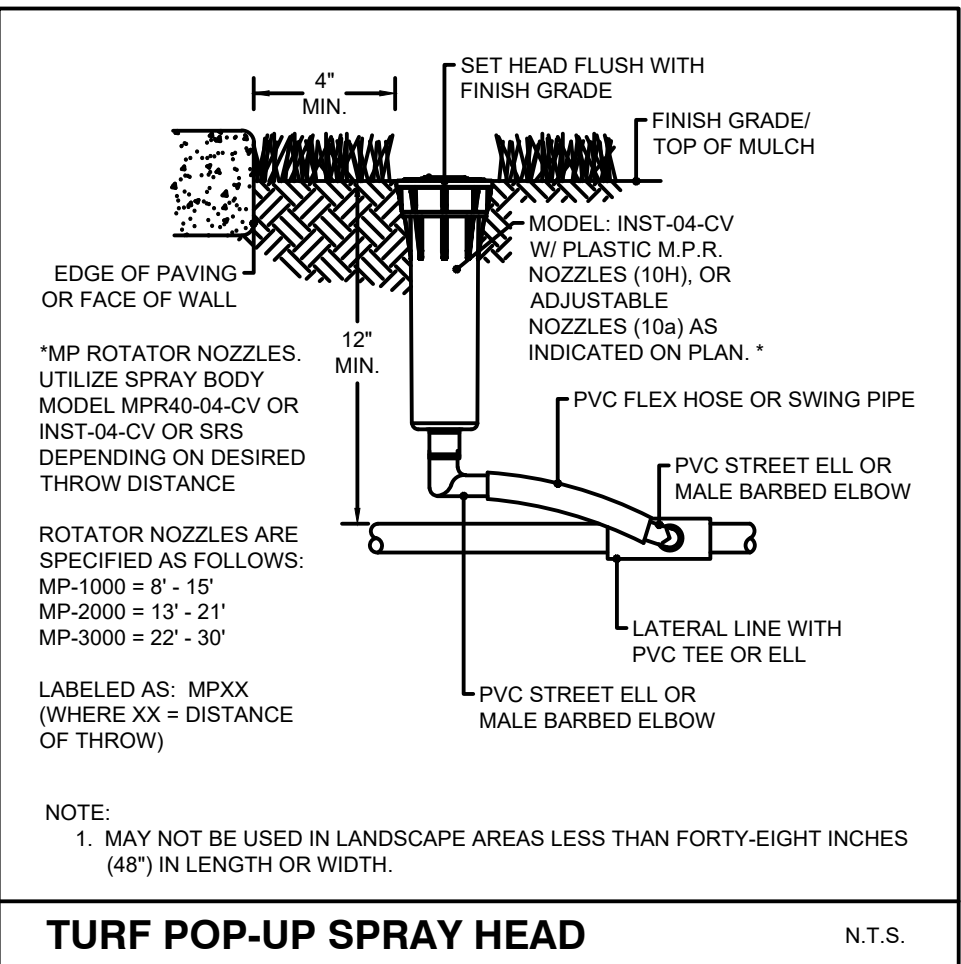
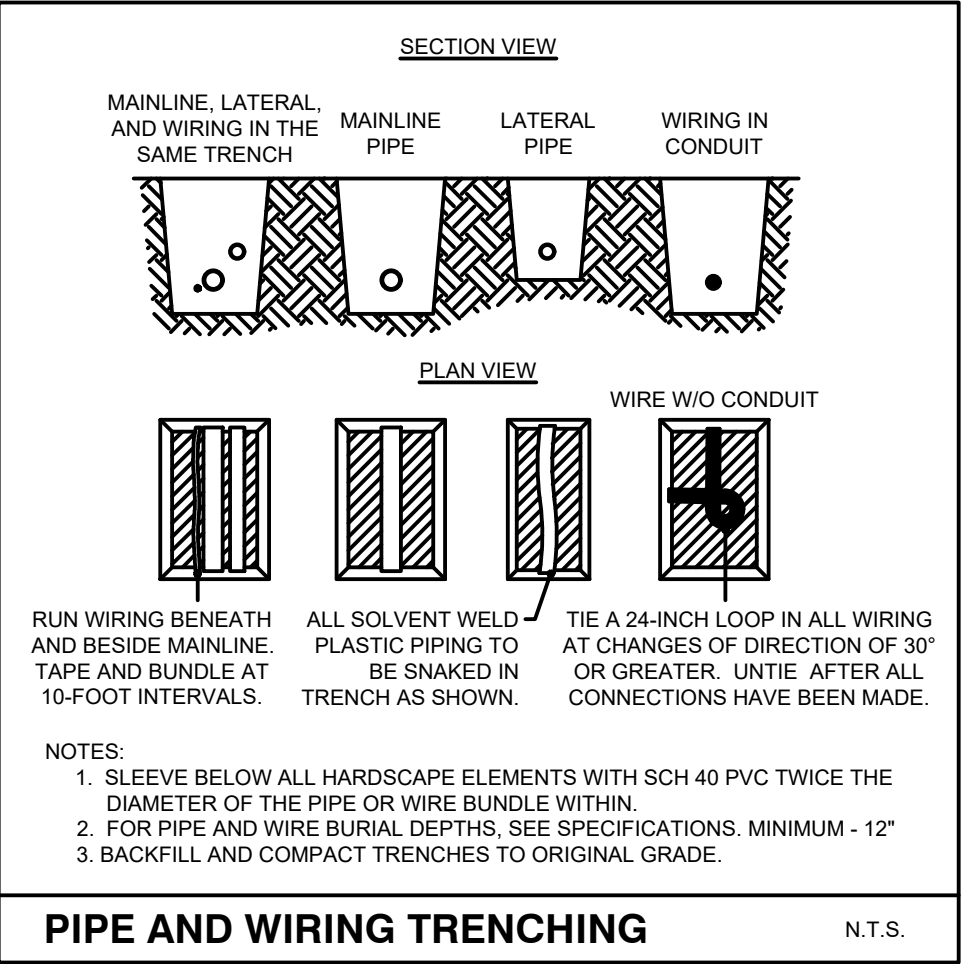
www.bowman.com

Item 02.

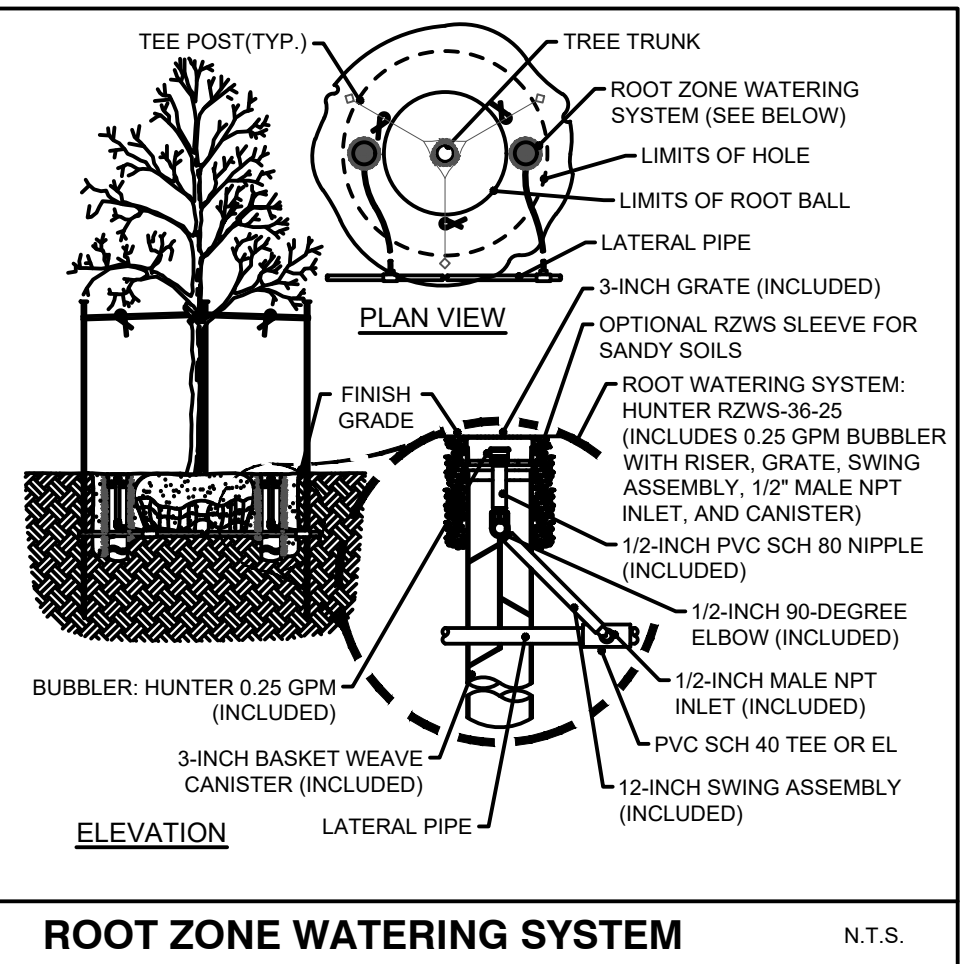
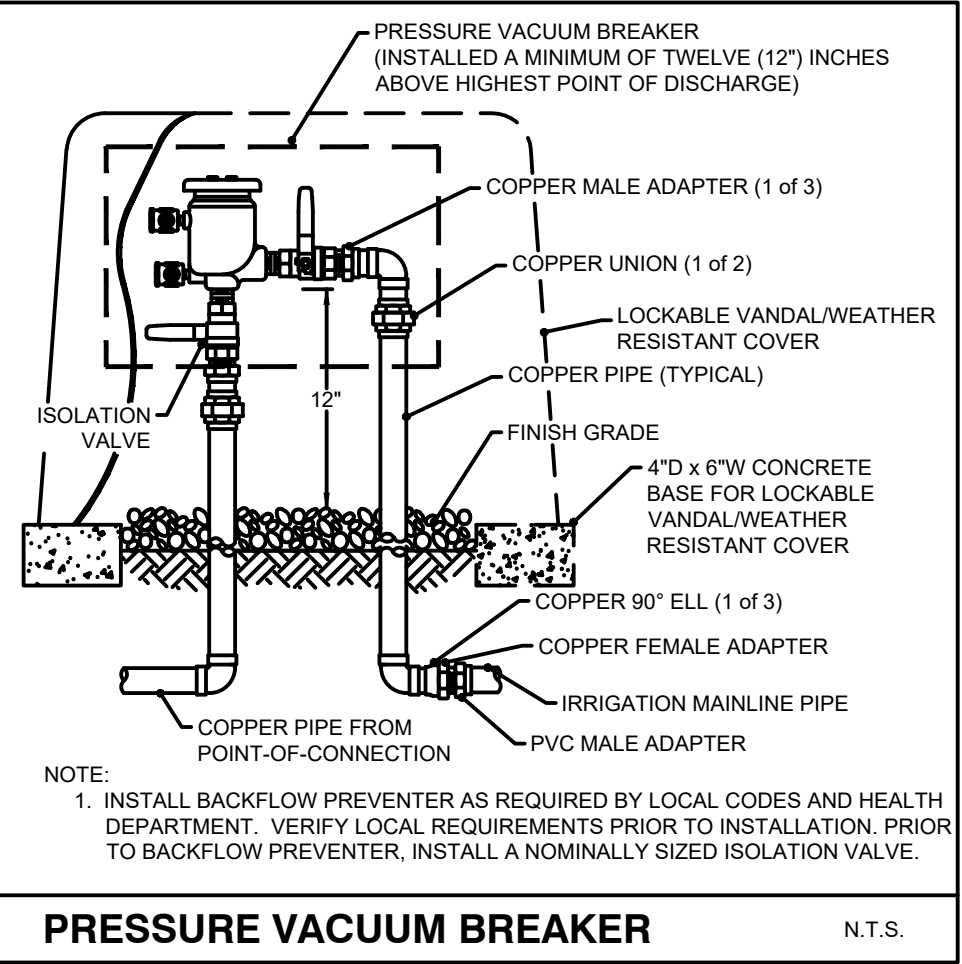
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- IRRIGATION NOTES:**
1. IRRIGATION HAS BEEN DESIGNED WITH AN ASSUMED PRESSURE OF 60 PSI AT THE IRRIGATION METER. IF AVAILABLE PRESSURE IS LESS THAN ASSUMED NOTIFY LICENSED IRRIGATOR OF RECORD PRIOR TO SYSTEM INSTALLATION FOR DESIGN MODIFICATION INSTRUCTIONS.
 2. INSTALL WEATHER SENSING DEVICE AS SPECIFIED. AFFIX TO INSIDE OF PARAPET WALL ABOVE CONTROLLER. COORDINATE EXACT LOCATION WITH OWNER AND ARCHITECT AND CONDUIT FOR WIRING WITH ELECTRICAL CONSULTANT.
 3. A LICENSED IRRIGATOR MUST BE ON-SITE AND PROVIDE SUPERVISION FOR THE ENTIRE DURATION OF THE IRRIGATION SYSTEM INSTALLATION, PER TAC RULE 344.36. ON-SITE SUPERVISING LICENSED IRRIGATOR ASSUMES ALL RESPONSIBILITY FOR THE IRRIGATION SERVICES PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.
 4. BACKFLOW PREVENTER MUST BE WINTERIZED UPON INSTALLATION.
 5. EACH IRRIGATION CONTROL VALVE SHALL BE ADJUSTED TO PROVIDE THE MINIMUM AMOUNT OF PRESSURE REQUIRED (PER MANUFACTURER'S RECOMMENDATIONS) TO OPERATE THE IRRIGATION ZONE IT IS SERVING.
 6. ALL IRRIGATION PIPING AND VALVES MUST MEET THE SEPARATION DISTANCES FROM THE ON-SITE SEWAGE FACILITIES SYSTEM AS REQUIRED FROM A PRIVATE WATER LINE IN 289.91(10) OF TAC TITLE 30 RELATING TO MINIMUM REQUIRED SEPARATION DISTANCES FOR ON-SITE SEWAGE FACILITIES.
 7. ALL IRRIGATION EMISSION DEVICES MUST DIRECT FLOW AWAY FROM ANY ADJACENT IMPERVIOUS SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE AREA, SUCH AS, BUT NOT LIMITED TO, A BUILDING, FENCE, CONCRETE, OR ANY OTHER IMPERVIOUS MATERIAL.
 8. IRRIGATION EMISSION DEVICES MUST BE INSTALLED TO OPERATE AT THE MINIMUM AND NOT ABOVE THE MAXIMUM SPRINKLER HEAD PRESSURE AS PUBLISHED BY THE MANUFACTURER FOR THE NOZZLE AND HEAD SPACING THAT IS USED.
 9. ALL PVC COUPLERS MUST NOT EXCEED THE MAXIMUM WATER VELOCITY WITHIN FIVE FEET PER SECOND.
 10. ALL UNLABELED PVC IRRIGATION PIPING THAT IS DOWN STREAM OF PIPE SIZES LABELED 3/4" SHALL BE 1/2" CLASS 315 PVC.
 11. ALL PVC FITTINGS MUST BE PRIMED WITH A COLORED PRIMER PRIOR TO APPLYING THE PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (SECTION 316) OF THE INTERNATIONAL PLUMBING CODE (SECTION 605)
 12. RAIN/MOISTURE SHUT-OFF TECHNOLOGY MUST BE INSTALLED AND DONE SO IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
 13. AN ISOLATION VALVE MUST BE INCLUDED ON ALL IRRIGATION INSTALLATIONS AND SHALL BE PLACED BETWEEN THE WATER METER AND THE BACKFLOW PREVENTION DEVICE.



14. ALL IRRIGATION PIPING MUST HAVE A MINIMUM DEPTH COVERAGE OF SIX (6) INCHES OF SELECT BACKFILL BETWEEN THE TOP OF THE PIPE AND THE FINISHED GRADE OF THE TOPSOIL MOUNDING SOIL TO MEET THIS REQUIREMENT MUST BE NOTED ON THE IRRIGATION PLAN AND DISCUSSED WITH THE IRRIGATION SYSTEM OWNER OR OWNER'S REPRESENTATIVE AND LICENSED IRRIGATOR OF RECORD TO ADDRESS ANY SAFETY ISSUES.
15. ALL TRENCHES AND HOLES CREATED DURING INSTALLATION OF AN IRRIGATION SYSTEM MUST BE BACKFILLED AND COMPACTED TO FINISHED GRADE.
16. ALL UNDERGROUND WIRING MUST BE LISTED BY UNDERWRITERS LABORATORIES AS ACCEPTABLE FOR BURIAL AND MUST BE BURIED WITH A MINIMUM OF SIX (6) INCHES OF BACKFILL.
17. ALL ELECTRICAL WIRE SPICES EXPOSED TO MOISTURE MUST BE WATERPROOFED WITH RAINBIRD DB SERIES WIRE CONNECTORS OR APPROVED EQUAL.
18. ALL QUICK COUPLERS MUST BE INSTALLED USING A QUICK COUPLER KEY AND PLACED IN A VALVE BOX. AN ISOLATION VALVE MUST BE INSTALLED UPSTREAM OF EACH QUICK COUPLER.
19. A FINAL WALK THROUGH WITH OWNER'S REPRESENTATIVE MUST BE SCHEDULED PRIOR TO FINAL COMPLETION, TO EXPLAIN OPERATION OF THE SYSTEM.
20. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH A DOCUMENT CONTAINING, BUT NOT LIMITED TO THE FOLLOWING INFORMATION:
 - DRAWING SHOWING ACTUAL INSTALLATION (ALL VARIANCES FROM ORIGINAL PLAN MUST BE AUTHORIZED BY LICENSED IRRIGATOR OF RECORD). DRAWING MUST INCLUDE THE STATEMENT "THIS IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCORDING TO THE IRRIGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME."
 - HOW TO OPERATE AND REPAIR THE IRRIGATION SYSTEM
 - MANUFACTURER'S MANUAL FOR THE AUTOMATIC CONTROLLER
 - HOW TO CHECK THE RAIN/MOISTURE SENSOR
 - A LIST OF COMPONENTS THAT REQUIRE MAINTENANCE, SUCH AS FILTERS, AND THE RECOMMENDED FREQUENCY FOR THE SERVICE.
 - HOW TO PRUNE GRASS AND PLANTS AWAY FROM IRRIGATION EMITTERS
 - LIST OF PRECIPITATION RATES OF EACH IRRIGATION ZONE WITHIN THE SYSTEM
 - DOCUMENTATION OUTLINING ANY WATER CONSERVATION MEASURES CURRENTLY IN EFFECT FROM THE WATER PURVEYOR



- THE NAME OF THE WATER PURVEYOR
 - A SUGGESTED SEASONAL OR MONTHLY WATERING SCHEDULE BASED ON CURRENT EVAPOTRANSPIRATION DATA FOR THE GEOGRAPHIC REGION AND MINIMUM WATER REQUIREMENTS FOR THE PLANT MATERIAL IN EACH ZONE BASED ON THE SOIL TYPE AND PLANT MATERIAL WHERE THE SYSTEM IS INSTALLED.
 - A WRITTEN WARRANTY COVERING MATERIALS AND LABOR FURNISHED IN THE NEW INSTALLATION OF THE IRRIGATION SYSTEM FOR A MINIMUM PERIOD OF ONE YEAR. WARRANTY MUST INCLUDE THE ON-SITE LICENSED IRRIGATION CONTRACTOR'S SEAL, NAME, SIGNATURE, DATE, BUSINESS ADDRESS AND BUSINESS TELEPHONE NUMBER(S). WARRANTY MUST INCLUDE THE STATEMENT, "IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), MC-178, P.O. BOX 130897, AUSTIN, TEXAS 78711-3087. TCEQ'S WEBSITE IS: WWW.TCEQ.STATE.TX.US." IRRIGATION CONTRACTOR SHALL ALSO SUPPLY INFORMATION REGARDING APPLICABLE MANUFACTURER'S WARRANTIES.
 - 21. AFFIX A PERMANENT STICKER TO THE IRRIGATION CONTROLLER THAT LISTS THE ON-SITE LICENSED IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER(S) AND THE DATES OF THE WARRANTY PERIOD.
 - 22. AFFIX A LAMINATED AS-BUILT IRRIGATION ZONE MAP TO THE INSIDE COVER OF THE CONTROLLER. NUMBER ALL ZONES ON THE MAP. PROVIDE A CHART SHOWING THE PROGRAM, WATERING DAYS, START TIMES, AND RUN TIMES FOR EACH ZONE.
 - 23. REFER TO IRRIGATION SPECIFICATIONS FOR MORE INFORMATION.
 - 24. WHEN INSTALLING IRRIGATION UNDER OR NEAR EXISTING TREES, ALL TRENCHES MUST BE HAND DUG. ROOTS LARGER THAN THREE (3) INCHES IN DIAMETER MAY NOT BE CUT.
- DRIPLINE IRRIGATION NOTES:**
1. INSTALL MANUAL FLUSH VALVE(S) IN EACH ZONE AT LOW POINT(S), PER MANUFACTURER SPECIFICATIONS.
 2. INSTALL ONE AIR/VACUUM RELIEF VALVE IN EACH SUB-SURFACE ZONE AT HIGHEST POINT PER MANUFACTURER SPECIFICATIONS.
 3. INSTALL RAINBIRD OPERATION INDICATOR(S) IN EACH ZONE. FOR END-FED ZONES PLACE INDICATOR AT OPPOSITE END FROM VALVE. FOR CENTER-FED ZONES AN INDICATOR SHALL BE PLACED AT EACH END OF ZONE WHEN ZONE HAS MULTIPLE END AREAS, I.E. PARKING LOTS. PLACE ONE INDICATOR PER END AREA. PLACEMENT SHOULD BE ACCESSIBLE BUT SCREENED FROM PUBLIC VIEW.
 4. ALL ON-SURFACE DRIPLINE SHALL BE COVERED BY A MULCH LAYER (MIN. 3" DEEP) AND WEED BARRIER FABRIC (EXCEPT IN AREAS OF SEASONAL COLOR AND SURFACE SPREADING GROUNDCOVERS).
 5. ALL DRIPLINE, IN ON-SURFACE INSTALLATIONS, MUST BE SECURED EVERY THREE (3) LINEAR FEET WITH RAINBIRD GALVANIZED TIE-DOWN STAKES, OR APPROVED EQUAL.
 6. INSTALL CONTROL VALVES WITH MAXIMUM 18 GAUGE WIRE.



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REVISION	DATE	DESCRIPTION

IRRIGATION DETAILS
SWIG
3800 FM 407
LANTANA, TX 76226



DESIGN	DRAWN	CHKD
RM	RM	KA
JOB No. 070714-01-001		
SHEET L2.02		

Exhibit 2



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

December 20, 2023

«NAME»

«ADDRESS»

«CITY», «STATE» «ZIP»

Re: Proposed Conditional Use Permit and Site Plan for Swig Bartonville

Dear Property Owner:

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on January 3, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a 0.75-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Rama Madanat of Bowman Engineering & Consulting, Inc. The Town of Bartonville file number for this application is CUP-2023-007;

and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-004.

The Town Council will conduct a second Public Hearing at 6:30 p.m. on January 16, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Sincerely,







Thad Chambers, CPM
Town Administrator
Town of Bartonville

enclosure

NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
FIRST CHURCH NAZARENE		2200 E JETER RD	BARTONVILLE	TX	76226-8439
KROGER TEXAS LP	C/O REAL ESTATE DEPARTMENT	751 FREEPORT PKWY	COPPELL	TX	75019-4411
A-S 114 LANTANA TOWN CENTER LP		8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7	C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
A-S 114 LANTANA TC PHASE 2 LP		8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383

Swig Bartonville Conditional Use Permit and Site Plan

Town File #
CUP-2023-007,
SP-2023-004

-  Swig Bartonville Property
-  Noticed Parcels
-  Roads
-  Bartonville Town Limits
-  Floodplain
-  Creeks



0 250 500 ft



Exhibit 3

Denton Record-Chronicle
3555 Duchess Drive
(940) 387-7755

I, Ayesha Carletta M Cochran-Worthen, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Dec. 23, 2023

Notice ID: nmbCsONxGIJQLRHx05xR
Notice Name: 12232023 SWIG CUP & SP Newspaper Notice

PUBLICATION FEE: \$62.64

I declare under penalty of perjury that the foregoing is true and correct.

Ayesha Carletta M Cochran-Worthen

Agent

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Signed or attested before me on this: 12/27/2023

Shanea H. Holmes

Notary Public
This notarial act involved the use of communication technology

TOWN OF BARTONVILLE
NOTICE OF
PUBLIC HEARING

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on January 3, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a 0.75-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Rama Madanat of Bowman Engineering & Consulting, Inc. The Town of Bartonville file number for this application is CUP-2023-007; and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-004. The Town Council will conduct a second Public Hearing at 6:30 p.m. on January 16, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.
dic 12/23/2023

**TOWN OF BARTONVILLE
ORDINANCE NO. ____-24**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A RESTAURANT WITH DRIVE-THROUGH USE AND APPROVING AN ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 0.75-ACRE TRACT OR PARCEL OF LAND SITUATED IN LOT 3, BLOCK A, OF DCFWSD #7 RETAIL CENTER ADDITION IN THE LANTANA TOWN CENTER, LOCATED WEST OF THE INTERSECTION OF JUSTIN ROAD AND E. JETER ROAD IN BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
CUP GRANTED

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting CUP-2023-007, a Conditional Use Permit (CUP) to allow for the operation of a restaurant with drive-through use on approximately 0.75-acre tract parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in Lantana Town Center, generally located west of the intersection of Justin Road and E. Jeter Road, in Bartonville, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance, which includes the following condition:

1. Provision to the Town of a copy of a shared parking agreement with the neighboring property, that is developed under CUP-2023-0006, prior to issuance of a building permit.

SECTION 3.
SITE PLAN APPROVED

Accompanying the CUP that is approved by this Ordinance is Site Plan SP-2023-004, required to provide the necessary site detail to develop the area in accordance with the CUP and applicable development standards. Site Plan SP-2023-004 is hereby approved, with the following added conditions:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in Bartonville Zoning Ordinance Section 13.3.7 and Bartonville Zoning Ordinance Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.

SECTION 4.
REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall be cumulative of all provisions of Ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of

such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. SAVINGS

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. ENGROSS AND ENROLL

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

SECTION 8. PUBLICATION

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 9. PENALTY

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning

Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 10.
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

**SECTION 11.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

AND IT SO ORDAINED.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 16th day of January, 2024.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE: January 16, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider approval of a Resolution appointing new member(s) to the Bartonville Crime Control and Prevention District.

SUMMARY:

At the December 19, 2023 Council Meeting, Council appointed Jennifer Buck to the Bartonville Community Development Corporation (BCDC). Ms. Buck has resigned from the Crime Control and Prevention District, leaving a vacancy. Staff advertised the vacancy and has received one application as of the January 5, 2024, deadline.

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

Move to approve a Resolution appointing person to the Bartonville Crime Control and Prevention District.

ATTACHMENTS:

- Application received
- Draft Resolution

Print**Application for Boards and Commissions - Submission #4933****Date Submitted: 12/25/2023**

This application and all information contained herein is a public record. Public service opportunities are offered by the Town of Bartonville without regard to race, color, national origin, religion, sex, genetic information or disability

Date & Time

12/25/202

5:15 PM

First Name*

Steven

Last Name*

Weiss

Address1*

1325 Saddlebrook Court

City*

Bartonville

State*

TX

Zip*

76226

Phone Number*

516 353 3698

Email Address**Are you a registered voter***☒ Yes☐ No**Voter Registration Number**

2171533700

To verify your voter registration number go to www.votedenton.com, voter information, voter lookup

Length of Residency in Bartonville*

Nine (9) Months

In order to serve as an appointed official, you must be a resident of the Town for at least six (6) months. In order to serve on the Planning and Zoning Commission or Board of Adjustments, you must be a resident property owner of the Town for a least six months.

Please select which board(s) you are interested in. If more than one, prioritize your selections using the choice options below as applicable.

Choice 1*

Crime Control & Prevention District ▼

Choice 2

-- Select One -- ▼

Choice 3

-- Select One -- ▼

Choice 4

-- Select One -- ▼

Occupation (if retired, indicate former occupation/profession)*

Retired Lieutenant - New York City Police Department | Current Investigations Manager - City of Dallas, Office of Risk Management

List any experience that qualifies you to serve in the position(s) sought:

21 years of service with the NYPD, serving as a Detective Squad Commander, evaluating citywide crime trends, creating Department strategies to combat crime, reviewing new policies, and advising the Chief of Crime Control Strategies.

Are you currently serving on a Board, Commissions, or other capacity?*☐ Yes☒ No**If yes, which****Have you served on a Board, Commission, or Committee before?***☐ Yes☒ No**If yes, which****Please list organization memberships and positions held**

HOA Board Member - Saddlebrook Estates (Term ending Dec 2025)
Board of Directors - Officer Down Memorial Page (www.odmp.org)
Member - FBI National Academy Associates
Member - International Association of Chiefs of Police
Vice-President -- Plainview Old-Bethpage Parkway Elementary School PTA (July 2017-July 2019)
Health & Safety Committee Member -- Plainview Old-Bethpage Central School District (Sept 2015 - Aug 2020)
Queens North Trustee - NYC Brotherhood for the Fallen (Oct 2015-May 2018)

Please List Areas of Special Interest

Item 13.

Law enforcement | Investigations | law enforcement accountability | Running | Coaching Baseball

References

Lt Cmdr Peter Calderon - Commander Office 110th Precinct Detective Squad (646) 338-8465
Jason Sickle - Friend (917) 612-9849
Russ Tillman - Past Neighbor (601) 529-7974

**TOWN OF BARTONVILLE, TEXAS
RESOLUTION 2024-02**

**A RESOLUTION OF THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS,
PROVIDING FOR THE APPOINTMENT OF A PERSON TO FILL A VACANCY ON THE
BOARD OF DIRECTORS OF THE BARTONVILLE CRIME CONTROL AND PREVENTION
DISTRICT TO A TERM ENDING SEPTEMBER 30, 2024.**

WHEREAS, the Town of Bartonville, Texas is a Type "A" General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Chapter 363 of the Texas Local Government Code (the "Code") provides for the creation of a crime control and prevention district by a municipality located within a county with a population of more than 5,000; and

WHEREAS, at an election held on May 8, 2010, the voters approved the adoption of a one-quarter of one percent (.25%) local sales tax for crime control and prevention; and

WHEREAS, on July 10, 2010, the Town Council of the Town of Bartonville appointed the initial members of the Bartonville Crime Control and Prevention District Board of Directors to each serve staggering two-year terms.

**THEREFORE, BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF
BARTONVILLE, TEXAS:**

Section 1: THAT ALL matters stated in the preamble are true and correct and are incorporated herein by reference, as if copied in their entirety.

Section 2: THAT the following person is hereby appointed fill a vacancy on the Board of Directors of the Bartonville Crime Control and Prevention District, effective January 16, 2024, for a term expiring September 30, 2024:

Regular Members:

1. Steven Weiss

Section 3: THAT this resolution shall take effect immediately upon passage by the Town Council.

PASSED AND APPROVED this the 16th day of January 2024.

APPROVED:

ATTEST:

Jaclyn Carrington, Mayor

Shannon Montgomery, TRMC, Town Secretary