



# PLANNING AND ZONING COMMISSION MEETING AGENDA

July 05, 2023 at 7:00 PM

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

## A. CALL MEETING TO ORDER

## B. PLEDGE OF ALLEGIANCE

## C. PUBLIC PARTICIPATION

*If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Administrator, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission 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 Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.*

## D. APPROVAL OF MINUTES

1. Discuss and consider the approval of the June 7, 2023, Planning & Zoning Commission meeting minutes.

## E. PUBLIC HEARINGS

2. Public hearing to receive public comment and consider recommendations to the Town Council regarding amendments to the 2043 Town of Bartonville Comprehensive Plan.
3. Public hearing to receive public comment and consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit "A," Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit to authorize a drive through use on an approximately 2-acre site and approving an accompanying site plan. [Town File #CUP-2023-003 and SP-2023-001]
4. Public hearing to receive public comment 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 change the zoning designation on two tracts of land, totaling one acre, situated in the Keith Survey, Abstract Number 1643A, Tract 4, and Newton Allsup Survey, Abstract 0003A, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates 2 (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. [Town File #ZC-2023-002]

## F. FUTURE ITEMS

## G. ADJOURNMENT

**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: June 30, 2023 prior to 5PM

*The Planning and Zoning Commission 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.*

Agenda Removed from Town of Bartonville Bulletin Board on: \_\_\_\_\_

By: \_\_\_\_\_, Title: \_\_\_\_\_



## PLANNING AND ZONING COMMUNICATION

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**DATE** July 5, 2023  
**FROM:** Thad Chambers, Town Administrator  
**AGENDA ITEM:** Discuss and consider the approval of the June 7, 2023, Planning & Zoning Commission meeting minutes.

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**Summary:** Minutes from the June 7, 2023 Planning & Zoning Commission Meeting.

**Attachments:**

1. June 7, 2023 Planning & Zoning Commission Meeting Minutes

**THE BARTONVILLE PLANNING & ZONING COMMISSION REGULAR MEETING HELD ON THE 7TH DAY OF JUNE 2023, AT 1941 E. JETER ROAD, BARTONVILLE, TEXAS 7:00 P.M.**

**Planning & Zoning Commissioners Present:**

Gloria McDonald, Chair  
 Ralph Arment, Vice Chair  
 Don Abernathy, Commissioner  
 Brenda Hoyt-Stenovitch, Commissioner  
 Larry Hayes, Alternate 1  
 Pat Adams, Alternate 2

**Town Staff Present:**

Thad Chambers, Town Administrator  
 Ed Voss, Town Attorney

**A. CALL MEETING TO ORDER**

Chair McDonald called the meeting to order at 7:00pm.

**B. PLEDGE OF ALLEGIANCE**

Chair McDonald led the Pledge of Allegiance.

**C. PUBLIC PARTICIPATION**

*If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Administrator, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission 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 Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.*

There was no public participation.

**D. APPROVAL OF MINUTES**

**1. Discuss and consider approval of the May 3, 2023, meeting minutes.**

Motion made by Commissioner Arment, seconded by Commissioner Hayes, to approve the May 3, 2023, meeting minutes as approved.

**VOTE ON THE MOTION**

AYES: Arment, McDonald, Hoyt-Stenovitch, and Abernathy

NAYS: None

VOTE: 5/0

**E. REGULAR ITEMS**

**2. Discussion on and review of the 2023 Comprehensive Land Use Plan.**

The Commissioners continued the detailed review of the Comprehensive Plan. Town Administrator Chambers informed the Commissioners that the Plan would be ready for a public hearing and recommendation to Town Council by the July 5, 2023 meeting date.

**F. ADJOURNMENT**

Chair McDonald adjourned the meeting at 7:41 p.m.

APPROVED this the 5th day of July 2023.

\_\_\_\_\_  
Gloria McDonald, Chair

Attest:

\_\_\_\_\_  
Thad Chambers, Town Administrator

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## PLANNING AND ZONING COMMUNICATION

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**DATE** July 5, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public Hearing on 2043 Comprehensive Plan update and make recommendation to Town Council.

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**Summary:** The Comprehensive Land Use Plan should be updated about every 5 years. Due to staffing changes, this update started 6 years from the previous plan.

The first step of an update is gathering community feedback, which can be achieved through a community survey. This method was chosen, with most questions in the 2022 survey closely mirroring those in the 2016 survey so that potential changes in community input could be tracked.

Preliminary analysis of the survey data indicates that 79.49% of respondents agree with the Comprehensive Land Use Plan in its current state. Additionally, other responses further reinforced the current plan's rural density and country feel much as it did in the 2016 survey.

Staff worked with the Planning and Zoning Commission over the past 6 months reviewing each section of the Comprehensive Plan to ensure it reflects the feedback from residents as shown in the community survey.

All current edits have been made to the Comprehensive Plan.

The Town Engineer and Town Planner review and comments have been incorporated into this proposed final revision.

**Attachments:**

1. Proposed Final Edit with all changes included
2. Original Public Hearing Notice
3. Second legal notice with Town Council public hearing date revised to July 25th.

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# 2043 Comprehensive Plan

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*Town of Bartonville, Texas*

JULY 2023

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**SECTION 1:  
BASELINE ANALYSIS**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

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# SECTION 1: BASELINE ANALYSIS

## INTRODUCTION

The Baseline Analysis component of the Comprehensive Plan is intended to provide background (historical) information, a foundation of facts regarding the Town of Bartonville, and documentation of the socioeconomic (demographic) characteristics of the community.

Each section of the following report contains information pertaining to the subject topic in addition to graphic support, as appropriate. The Baseline Analysis provides documentation of basic information about the community, which then forms the foundation of the comprehensive planning process in Bartonville. It provides a general insight into the community's land use pattern. The primary objective of this report is to document current conditions within Bartonville, and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community.

## REGIONAL RELATIONSHIP

Bartonville is generally located at the intersection of McMakin Road and East Jeter Road. Bartonville is located conveniently to several of the State's major economic resources, such as the Texas Motor Speedway and Alliance Airport. FM 407 and State Highway 377 provide convenient access to Interstate Highway 35 East and Interstate Highway 35 West and the commercial centers located in the greater Dallas and Fort Worth areas.

Bartonville is sited such that it has the opportunity to maintain an independent identity from the Dallas/Fort Worth Metroplex yet its close proximity to this major urban area has had a direct effect. The Town is immediately surrounded by cities that have achieved significant levels of build out in their residential sectors. The Lantana development immediately adjacent to Bartonville's eastern town limits has directly influenced the community. As a result of this significant residential development, Bartonville has seen the construction of a retail base that serves a much larger, more regional clientele.

The Town has also experienced significantly increased levels of traffic. The previously mentioned residential development immediately adjacent to Bartonville feeds directly onto F.M.

407 and local residents are now competing with an increasing amount of background traffic being generated from outside the corporate limits.

The recent development trends within and immediately surrounding Bartonville are likely to continue into the future. Additional commercial developments are currently underway, which will expand the availability of commercial amenities to Bartonville's residents as well as a regional customer base. Bartonville's relative convenience to both Dallas and Fort Worth are also factors that are likely to create increased interest in its attraction as an ideal place to live. Individuals may escape to a rural atmosphere while remaining within ready access to the Metroplex, where they work, shop, and play.

## **INFLUENCE OF REGIONAL FACTORS**

The Dallas/Fort Worth Metroplex has typically grown outward in a ring radiating from the central cities of Fort Worth and Dallas. Growth has moved into those areas where vacant land has been plentiful and relatively inexpensive. Generally, this growth has moved in a northerly direction. This ring of growth has now extended itself as far as 40 miles north of Fort Worth and Dallas following the Dallas North Tollway corridor. Additionally, several cities immediately adjacent to Bartonville are experiencing significant amounts of residential and commercial growth.

Regional transportation systems have been extended and upgraded in an effort to keep pace with growth. This has had the net effect of encouraging the continuance of this pattern, as less expensive and less congested properties with convenient access to the Fort Worth area have become available for development. Convenient access to the major regional employment centers is an extremely important element influencing the growth pattern throughout the Metroplex.

## **POPULATION CHARACTERISTICS: TOWN AND COUNTY**

Citizens are the single most important resource for any community. Collectively, the population determines the character and texture of a Town. The primary characteristics of the citizenry also determine the necessary services that should be provided by the Town and an analysis of the existing population is critical in order to prepare a comprehensive plan that truly meets the needs of its populace.

### **Population Growth**

Population-wise, Bartonville is one of the area's smaller communities. Population estimates for the 30-year period of 1990 to 2020 reveal that Bartonville experienced a healthy rate of growth for

the period. Over the past decade, Bartonville's rate of population growth was slower than that for Denton County though comparable to or higher than some of the larger cities in the region. An analysis of population growth indicates that growth is moving northward out of Tarrant County. An analysis of population growth indicates that growth is moving northward out of Tarrant County. Most cities within close proximity to Bartonville have experienced reduced rates of population growth over the past ten years, with some exceptions, when compared to the previous two decades. **Table 1-1** shows population growth for Bartonville, Denton County, and selected area cities from 1990 to 2020. While the population growth analysis ends at 2020 due to a lack of reliable population data for the past 3 years, this table shows a doubling in Bartonville's population over a 30-year period.

*Table 1-1*  
*Population Growth 1990 to 2020*

Place	Population Estimate				Growth 1990-2020		Compound Growth Rate	
	1990	2000	2010	2020	Change	% Change	1990-2010	2010-2020
Bartonville	849	1,093	1,469	1,725	876	103.2%	2.8%	1.6%
Denton County	273,525	432,976	662,614	906,422	632,897	231.4%	4.5%	3.2%
Argyle	1,575	2,365	3,282	4,403	2,828	179.6%	3.7%	3.0%
Copper Canyon	978	1,216	1,334	1,731	753	77.0%	1.6%	2.6%
Corinth	3,944	11,325	19,935	22,634	18,690	473.9%	8.4%	1.3%
Denton	66,270	80,537	113,383	139,869	73,599	111.1%	2.7%	2.1%
Double Oak	1,664	2,179	2,867	3,054	1,390	83.5%	2.8%	0.6%
Flower Mound	15,527	50,702	64,669	75,956	60,429	389.2%	7.4%	1.6%
Hickory Creek	1,893	2,078	3,247	4,718	2,825	149.2%	2.7%	3.8%
Highland Village	7,027	12,173	15,056	15,899	8,872	126.3%	3.9%	0.5%

SOURCE: U.S. Census, 1990, 2000, 2010, 2020

The data shows that Bartonville and its neighboring cities have experienced a moderate rate of growth over the past ten years. From 2010 to 2020, Bartonville has grown at a rate that is half of that of Denton County as a whole. It is anticipated that the county population growth pattern will continue and that Bartonville will continue to experience a healthy rate of growth in the short term given the number of residential development projects currently underway. Due to the limited opportunities for additional residential development within the Bartonville Planning Area, it is also expected that Bartonville's residential areas will build-out relatively quickly.

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**SECTION 2:  
GOALS AND OBJECTIVES**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

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## SECTION 2: GOALS AND OBJECTIVES

### INTRODUCTION

The Goals and Objectives section of the Plan reflects the ideology and values of the community. Goals are philosophical in nature and are a guide to the community's shared vision of what Bartonville should and will become. The objectives discussed in this section are similar to implementation-oriented policies, which help to shape and direct growth and development of the Town for the next twenty years and beyond. The "Goals & Objectives" section of this Comprehensive Plan articulates the community's aspirations for the future through broadly termed goals and provides specific objectives that will enable the Town to lead toward the citizens' desired vision for their community.

The following goals and objectives have been developed to guide the community's vision of itself as it grows, matures, and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, that will help the citizens and stakeholders of Bartonville achieve their ultimate vision of the Town's future.

General ideas of citizen's views regarding the Town of Bartonville were derived from the community survey, public hearings, and input from the Planning and Zoning Commission and Town Council. This input, as well as dialogues with the Town Staff, has served as the basis for formulating these goals and objectives for the Town's Comprehensive Plan. These discussions clearly indicated those views expressed concerning the quality of life in Bartonville, as well as Bartonville's strengths and weaknesses. The discussion investigated the following areas of interest:

- ◆ Elements about the Town that are liked or considered positive by the residents;
- ◆ Elements or aspects of the Town that should be preserved;
- ◆ Elements about the Town that are disliked or considered to need improvement;
- ◆ Elements or aspects of the Town that require change;
- ◆ Top issues facing Bartonville that will affect the Town most in the future.

## GENERAL CONCLUSIONS

The Comprehensive Plan goals and objectives were formulated using input received from Town staff, the 2022 Citizen Survey results, elected and appointed officials, and other interested individuals. In general, goals, objectives and policies can be distinguished by their following definitions:

**Goals** are general statements concerning an aspect of the Town's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

**Objectives** express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

**Policies** will clarify the specific position of the Town regarding a specific objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. Policies are often associated with Plan recommendations, and they will be developed during that phase of the comprehensive planning process.

The goals and objectives formulated during the comprehensive planning process pertain to the following areas:

- ◆ Land Use
- ◆ Transportation and the Thoroughfare Network
- ◆ Public Services and Facilities
- ◆ Infrastructure and Utility Systems
- ◆ Quality of Life

## LAND USE

### Physical Form of the Town

**GOAL 1: Provide opportunities for coordinated, well-planned growth and development, while retaining the natural setting and “rural” character of the Town.**

**Objectives:**

- 1.1 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, Town Council, Town boards/commissions, Town staff, and other public and private entities in policy development and decision-making.
- 1.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities.
- 1.3 Utilize the Future Land Use Plan in daily decision-making regarding land use and development proposals.
- 1.4 Amend the Town’s existing zoning and subdivision regulations to ensure that they implement the recommendations of this Plan.
- 1.5 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.
- 1.6 Separate or create transitions/buffer areas between conflicting or incompatible land uses.
- 1.7 Engage in cooperative efforts with Denton County to plan and prepare for growth, especially in unincorporated areas that are within close proximity to the Town.
- 1.8 Provide opportunities for agricultural uses on large tracts of land that are conducive to such uses.

**GOAL 2: Provide for residential development that will protect and nurture Bartonville’s rural lifestyle while accommodating a variety of housing**

**densities and styles that meet the varying housing needs and desires of the citizenry.**

**Objectives:**

- 2.1 Identify areas on the Future Land Use Plan that are appropriate for a variety of residential types and densities (e.g., rural, semi-rural,).
- 2.2 Preserve and protect single-family neighborhoods from high traffic volumes, congestion, and through traffic generated by non-residential and higher-density residential areas.

**GOAL 3: Provide guidance for nonresidential development to ensure that it develops in a manner that is aesthetically pleasing.**

**Objectives:**

- 3.1 Review design guidelines for commercial properties fronting onto F.M. 407, and portions of McMakin and East Jeter Roads (e.g. landscaping, parking, building orientation and setbacks, etc.).
- 3.2 Limit non-residential land uses to nodal developments targeted at appropriate intersections along the F.M. 407 corridor and the McMakin Road/East Jeter Road intersection.
- 3.3 Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between non-residential developments and residential neighborhoods that are more environmentally pleasing.

**GOAL 4: Provide for coordinated growth and physical expansion of the Town.**

**Objectives:**

- 4.1 Plan for continued growth and development that improves the Town's overall quality of life and economic viability.
- 4.2 Plan for future development that is compatible with the Town's natural features and existing residential neighborhoods.



- 4.3 Identify and pursue opportunities to engage in multi-jurisdictional projects that will maximize the services and amenities provided to the citizens in the most cost- effective manner possible.
- 4.4 Recognizing that most gas lease areas already have pad sites that allow access to the hydrocarbons, efforts should be made to encourage the use of existing pad sites for future drilling requests in order to limit the impact on the topography of the land.

## **PUBLIC SERVICES AND FACILITIES**

### **Provision of Public Services**

**GOAL 5: Ensure that public services and facilities (e.g., police and fire protection, administrative facilities, etc.) will adequately serve present and future residents and businesses.**

#### **Objectives:**

- 5.1 Define standards for adequate response/service levels for public services and facilities:
- ♦ Police protection
  - ♦ Fire protection and emergency medical services
  - ♦ Water supply and storage management
  - ♦ Solid waste management
  - ♦ Public administrative facilities
- 5.2 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 5.3 Use the Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
- 5.4 Develop and implement a program for the maintenance, upgrade, and expansion of the Town's physical infrastructure. This type of program is typically referred to as a Capital Improvements Program (CIP) and should include a prioritized list of projects, a project schedule, cost estimates, and project funding sources/strategies.

## INFRASTRUCTURE AND UTILITY SYSTEMS

### Provision of Service

**GOAL 6: Ensure that utility and infrastructure systems (e.g., water supply, storm drainage, etc.) will adequately serve present and future residents and businesses.**

#### Objectives:

- 6.1 Define minimum design and construction standards for the provision of adequate utility services to all lots:
  1. Centralized Wastewater collection and treatment within Village Center (Bartonville Town Center) and General Commercial (Lantana Town Center) zoned areas
  2. Private, on-site wastewater collection and treatment
  3. Storm water/drainage management and erosion control (including non-point pollution prevention)
- 6.2 Ensure the provision of adequate utilities and infrastructure by the Town of Bartonville and others for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible to ensure the public health, safety, and welfare.
- 6.3 Develop a set of capital recovery tables/schedules that will ensure that the above listed utility services are fiscally maintained for all customers.
- 6.4 Use the Future Land Use Plan and future land use projections to help plan where infrastructure improvements will be needed.
- 6.5 Coordinate water planning efforts with local water utilities for future water demands within areas not already served, and within areas that will be difficult to serve.
- 6.6 Require private/franchise utilities (e.g., telephone, gas, electric, cable TV, etc.) to provide service to newly developing areas as quickly and efficiently as possible, and to place utility lines underground and within shared conduits, wherever possible.

- 6.7 Ensure that private/franchise telecommunications facilities and services are coordinated with Town planning efforts.
- 6.8 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.
- 6.9 Develop guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complementary to development density objectives with rural drainage sections established for low-density, residential areas.
- 6.10 Limit the amount of impervious surfaces on all developed lots in order to preserve the integrity of natural drainage systems. Guidelines should be developed to provide for functional alternatives to paving like grass-crete, pavers, etc.
- 6.11 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Bartonville's residents and businesses.
- 6.12 Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.
- 6.13 Preserve the integrity of existing easements.

## **NATURAL FEATURES**

### **Conservation of Natural Features**

**GOAL 7: To promote respect, conservation, and enhancement of important natural features and resources within the community.**

**Objectives:**

- 7.1 Develop standards for the preservation and dedication of floodplain and other flood hazard areas in their natural states in order to ensure that the Town's natural drainage systems are not compromised.
- 7.2 Develop and implement guidelines to identify and preserve important natural features.
- 7.3 Develop and implement guidelines to preserve Bartonville's natural environment.
- 7.4 Consider existing landscaping and tree placement during all new residential, commercial, and infrastructure projects.

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**SECTION 3:  
LAND USE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

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## SECTION 3: LAND USE PLAN

### INTRODUCTION

Approximately 50 percent of the total land within the Town of Bartonville planning area is currently in agricultural use. The existing development pattern consists primarily of rural and low-density housing sprinkled sparsely throughout the planning area. The development pattern has been greatly influenced by the existing transportation and utility infrastructure. Much of the Town's existing development pattern consists of large, single tracts that front directly onto the primary roadways. The land uses specified in this section provide for a recommended pattern of development that conforms to the goals and objectives established by the Town in addition to providing an interrelated pattern of land uses that will provide for the orderly development of the community and its extraterritorial jurisdiction.

The Land Use Plan is intended as a guide for growth and it is not a zoning ordinance and does not contain any provisions that otherwise govern the use of land. It is a guide that will provide the primary basis for day-to-day land use decisions. The land uses designated here provide Town staff and Town officials with a guide for considering development proposals, such as zoning and platting petitions. Land use proposals that do not substantially conform to the plan are likely contrary to the vision of the community as stated herein. However, the plan is intended to be flexible and should be revised from time to time as new land uses not envisioned by the Plan arise and as the community evolves.

The Future Land Use element describes the planning process used by all entities in relating development decisions to the community's ultimate vision of what it can and will become. A series of policies defines how these decisions are to be made.

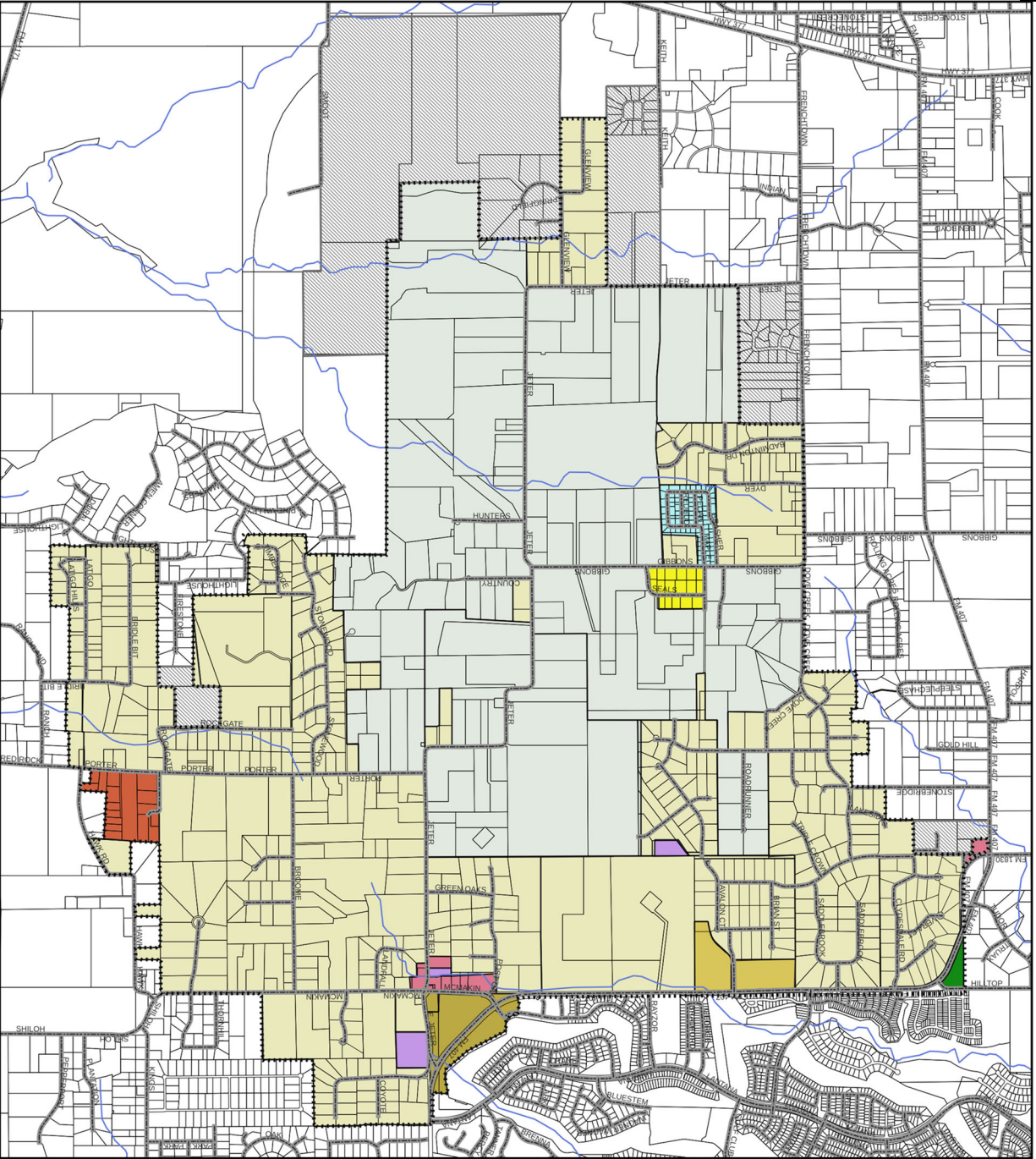
## LAND USES

The Land Use Plan considers development within the corporate limits as well as throughout the entire planning area. It provides a pattern of development consisting of the following uses:

RE-5 – 5-Acre Lots  
RE-2 – 2-Acre Lots  
RE-1 – 1-Acre Lots  
Manufactured Home  
Rural Business  
General Commercial  
Village Center  
Rural Light Industrial  
Public/Semi-Public

An important element considered by the Land Use Plan is the relationship between residential and non-residential uses. The trend toward more intense residential and non-residential uses creates more opportunities for conflicts between new and existing areas of development.

**Plate 3-1** on the following page shows the Land Use Plan for the entire planning area.



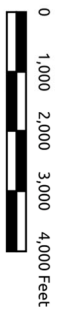
# FUTURE LAND USE PLAN

**LEGEND**

- RE-5
- RE-2
- Semi-Rural - 1-Acre Lots
- Manufactured Homes
- Rural Business
- Village Center
- Public/Semi Public
- General Commercial
- Rural Light Industrial
- Rural Services
- Bartonville ETJ
- Bartonville Town Limits
- Roads
- Floodplain
- Creeks

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_



JULY 2023

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



## RESIDENTIAL

The 2-acre residential areas comprise the largest amount of acreage within the planning area. One of the primary objectives of the Comprehensive Plan is to protect the existing residential areas and to preserve the rural atmosphere of the entire community. The Land Use Plan provides for a pattern of residential development that achieves these concepts.

The Plan also specifies that the Town will achieve a mixture of residential densities that provide the opportunity to develop a variety of housing types. Greater intensities of residential uses are designated along the FM 407 corridor, the southern areas of the Town and the northern areas of the Town where areas for the *RE-2* land use category have been established. These areas of greater intensities are intended to provide for housing diversity and to encourage high quality residential neighborhoods that provide for the transition to the low-density residential areas located in the interior of the Town.

## RE-5

### *Maximum Density: 5-Acre Minimum Lot Size*

*RE-5* – uses are located primarily within the central portion of the planning area. As shown, the *RE-5* land use category is a predominant feature of the Land Use Plan. These areas have been established to protect existing areas where lot sizes start at a 5-acre minimum. Development within these areas is intended to be low-density, large-lot residential. Additionally, many of these areas have been impacted by natural gas drilling, thereby making it more desirable to have larger lots spaced a great distance from the well sites. Lots must contain at least five acres. These areas are intended for residential and related uses, with some limited agricultural uses pertaining to the keeping of animals and livestock for personal use and enjoyment. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are also located with respect to the physical features of the planning area, and to preserve existing pockets of low-density residential developments.

These uses should be buffered from higher intensity residential and non-residential land uses via major natural and man-made physical features and/or transitional land uses. The land use pattern has been designed to minimize situations where *RE-5* uses directly abut major thoroughfares as well as higher intensity uses. However, it is extremely difficult to eliminate all such situations and, where appropriate, these other potentially incompatible land use situations should be addressed through appropriate subdivision design in order to minimize negative impacts.

## RE-2

### *Maximum Density: 2-Acre Minimum Lot Size*

*RE-2* – uses are located primarily along the edges of the planning area. *RE-2* areas have been established to correspond with areas that have lot sizes start at a 2-acre minimum and provide for a land use transition from areas of greater intensity and major thoroughfares to the lower-density residential areas. These areas are intended for rural residential development. Lots within the *RE-2* areas must contain a minimum of two acres. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are designated primarily for residential uses. These areas are also located with respect to the physical features of the planning area.

As stated, these areas are intended for a greater density of residential development and may serve appropriately as buffers for areas of less intensity.

**RE-1**

*Maximum Density: 1-Acre Minimum Lot Size*

*RE-1* – This use has been designated to conform to the existing 1-acre subdivision located at the southeast corner of Gibbons and Stoney Ridge Roads. This area provides for a higher density of single-family residential uses with minimum lot sizes of 1 acre. This area is intended solely for single-family land uses and agricultural uses are considered inappropriate here. These areas are also located with respect to the physical features of the planning area.

## MANUFACTURED HOME

*Manufactured Home* – This is a land use category that has been established to protect the Town’s existing manufactured home development. As stated in the Goals and Objectives, it is an objective of the Comprehensive Plan to preserve existing residential developments and to provide for housing diversity and alternatives within the community. The preservation of this existing *Manufactured Home* area achieves both of these objectives.

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## RURAL BUSINESS

*Rural Business* – areas have been established in two locations in Town. One is located at the intersection of McMakin Road and East Jeter Road and the other at the intersection of FM 407 and FM 1830. While major retailers may prove to be a positive sign of economic growth, they generate unwanted noise, traffic, and pollution. Accordingly, these rural business nodes have been located on or within close proximity to intersections with major thoroughfares where appropriate access may be provided to facilitate proper traffic circulation. Existing and/or planned single-family residential developments should also be buffered from retail nodes by either transitional land uses or major physical features.

Small-scale office and retail operations, which house operations such as professional offices and neighborhood-oriented establishments, are appropriate to the *Rural Business* land use category. Development within the *Rural Business* areas that abut single-family residential areas should take into consideration the following:

- Lighting of parking lots, signage and building security;
- Hours of operation;
- Loading and unloading of freight and merchandise;
- Primary and secondary site access (access through neighborhoods should be prohibited);
- Drive-through operations;
- Storm water management; and
- Architectural and site design.

# GENERAL COMMERCIAL (LANTANA TOWN CENTER)

*General Commercial* – One area in Town has been dedicated as general commercial, the FM 407 corridor between McMakin Road to East Jeter Road. General Commercial development is only appropriate at this intersection.



## VILLAGE CENTER (BARTONVILLE TOWN CENTER)

*Village Center* – allows for the development of a concentrated, mixed-use focal point. The *Village Center* is intended as a place for local residents to shop and conduct personal business. It is also a place where neighbors meet in pocket parks, eat at a local café, gather in common areas for community events and festivals, and other similar activities.

A privately-owned plaza or landscaped park will be encouraged within the *Village Center* to encourage festivals and events. Open storage should be prohibited so as to ensure an attractive appearance to neighboring properties. In addition, a comprehensive streetscape program is recommended to create a welcoming, pedestrian friendly environment. Several major issues must be addressed in order to create a viable economic center:

- Install landscaping and signage to create an inviting atmosphere;
- Provide adequate off-street parking to serve daily needs;
- Provide signage and cross-walks to serve pedestrians;
- Require that the front building facades create a lively mixture of architectural and design characteristics that are aesthetically pleasing;
- Establish zoning and subdivision standards that will ensure the appropriate development of this area; and
- Creation of a privately-owned neighborhood park or public plaza.



## Rural Light Industrial

*Maximum Density: 1-Acre Minimum Lot Size*

*Rural Light Industrial* – This use has been designated to conform to the recently annexed, existing land east of Porter Road between Witherspoon Way and Hawk Road. This area provides for rural industrial minimum lot sizes of 1 acre. This zoning designation is only appropriate for this area and will not be used anywhere else in the Town.

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## **PUBLIC/SEMI-PUBLIC**

Communities require a variety of public services to meet the needs of the community. These services are provided by several different organizations pertaining to the health, safety, welfare, and quality of life throughout the community. These services are provided by “public” or not-for-profit entities that require physical facilities to provide their respective services.

The *Public/Semi-Public* areas shown on the Land Use Plan includes the tracts of land that are home to Bartonville Town Hall, and the Bartonville water storage and pump site. Examples of *Public/Semi-Public* uses include:

- Municipal facilities (i.e. Town Hall, fire, police);
- County, State or Federal Offices;
- Post Offices (i.e. USPS);
- Utility Infrastructure that serves Bartonville;
- Public school facilities (i.e. A.I.S.D., D.I.S.D.); and
- Other (i.e. churches, places of public assembly).

## **INCONSISTENCIES BETWEEN DEVELOPMENT PROPOSALS AND THE LAND USE PLAN**

At times, the Town will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Land Use Plan. Careful consideration should be given to any development proposal that is inconsistent with the Plan.

Each development proposal should be reviewed on its own merit, and it should be the applicant's responsibility to provide evidence that the proposal would enhance the community based upon the policies in the Comprehensive Plan and upon community objectives and values.

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## **FUTURE LAND USE MAP INTERPRETATION POLICIES**

Rezoning or other development approvals for land uses not consistent with the Land Use Plan (or Comprehensive Plan) should not be approved until the Plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal is consistent with the Plan (i.e. is the same or very similar), then the request should be processed as any other rezoning request. A statement/determination should be made in a municipal staff report that the proposed request is consistent with the Plan. This should not mandate approval by the Town's Planning and Zoning Commission and/or the Town Council, but should be the first prerequisite in the review process. The request should still be reviewed on its own merit based upon additional criteria such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is not consistent with the Plan, then an amendment to the Plan should occur prior to approving the request. It should be the applicant's responsibility to provide evidence proving that the proposed rezoning is better or more consistent with land uses in the surrounding area than what is shown on the Land Use Plan map. If this is the case, then Bartonville could initiate a Plan amendment process. To expedite the process, Plan amendments may be processed simultaneously with rezoning change requests. The Plan map should be updated at least once annually to ensure that it reflects any Land Use Plan amendments.

## FUTURE LAND USE POLICIES

The following statements describe recommended policies that should guide Bartonville's Land Use Planning efforts:

1. Bartonville should use the Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the Town's development regulations.
2. The Land Use Plan provides the general description of land use categories, and the text in this report provides an explanation of key components of the Plan. Bartonville should maintain the Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the Town's goals and objectives as well as those of the community as a whole.
3. Bartonville should plan areas for a variety of residential housing types and densities.
4. Bartonville should implement improvements to its thoroughfare system to support the land use pattern specified in the Land Use Plan. Specifically, the Town should initiate and implement a 5-year capital improvements program for the orderly and consistent improvement of the system to meet growing demand.
5. Bartonville should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities, or from land uses that may have a negative impact upon a residential living environment.
6. In reviewing development proposals, the Town should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision, since these are important qualities of any community and should be emphasized.
7. Bartonville should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.

8. The official copy of the Future Land Use map will be on file with the Town of Bartonville. The boundaries of the land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller scale Land Use Plan contained in the Comprehensive Plan document.
9. A rezoning proposal's density should be consistent with the Land Use Plan. The actual density approved should take into consideration the parcel zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Comprehensive Plan.
10. Non-residential development proposals should be evaluated according to the types of uses, and the ability of existing or planned infrastructure to provide adequate services to these uses.
11. Design guidelines should be established for development within areas that are planned for non-residential uses to ensure that these areas develop with a high quality, compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, internal circulation, and building materials.

Bartonville should periodically evaluate its development review and approval process, and should revise its process as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the goals and implement the policies of the Comprehensive Plan.

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**SECTION 4:  
THOROUGHFARE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 4: THOROUGHFARE PLAN

### INTRODUCTION

A community's transportation system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway greatly influences the use of adjacent land, and conversely, the type of land use dictates the size, capacity, and flow of the roadway. Many of the decisions regarding land uses and roadways within Bartonville have already been made; rights-of-way have been established throughout the Town and a relatively low-density and widely disbursed residential land use pattern has evolved. Some small nodes of retail and commercial development have evolved to serve the local population. The Lantana development has had a major impact on the Town's eastern roadways, primarily along the FM 407 and McMakin Road corridors. A major challenge for the Town of Bartonville now lies in the accommodation of population growth within the existing transportation system and in the accommodation of new land development through the expansion of that system while balancing the effects of substantial residential development immediately adjacent to the Town.

More specifically, the transportation system should:

- ◆ Protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods.
- ◆ Discourage cut-through traffic.
- ◆ Provide adequate access and eliminate congestion for future developments.
- ◆ Ensure the safety and well-being of Bartonville's citizens by defining emergency access corridors and eliminating future low-water crossings.
- ◆ Require environmental and/or other appropriate impact studies for all new roadways to ensure appropriate surface water drainage.



## THE FUNCTIONAL CLASSIFICATION SYSTEM & RELATED THOROUGHFARE STANDARDS

The *Thoroughfare Plan* (shown on **Plate 4-1**) for Bartonville is based upon a road classification system that depicts the function of every roadway in the thoroughfare system. Roadway types, as discussed in the following sections, include highways, collectors, and local streets. Their functions can be differentiated by comparing their ability to provide *mobility* with their ability to provide *access* to various locations. In some instances an existing roadway is identified as a larger type of roadway than what exists today. These situations constitute recommendations that the existing roadways be widened when and if development occurs. The proposed roadway system has been designed to maintain the rural character of Bartonville and the roadway system has been established in order to minimize impacts to existing residents and businesses.

### **Highways**

Highways are high-capacity thoroughfares along which direct access to property is generally minimal or eliminated altogether. Direct access to highways is controlled with curb cuts or driveway approaches being limited. FM 407 is an example of this type of thoroughfare. Construction and maintenance of freeways is not usually the responsibility of municipalities. The Texas Department of Transportation (TxDOT) and federal monies fund this type of roadway. The Town of Bartonville should, however, remain aware of and should be involved in any decisions regarding the widening of FM 407 and controlling access onto and off of this facility. This is a major regional transportation route to and from Bartonville, and it is in the Town's interest to see that it functions at current or improved levels of service.

### **Collectors**

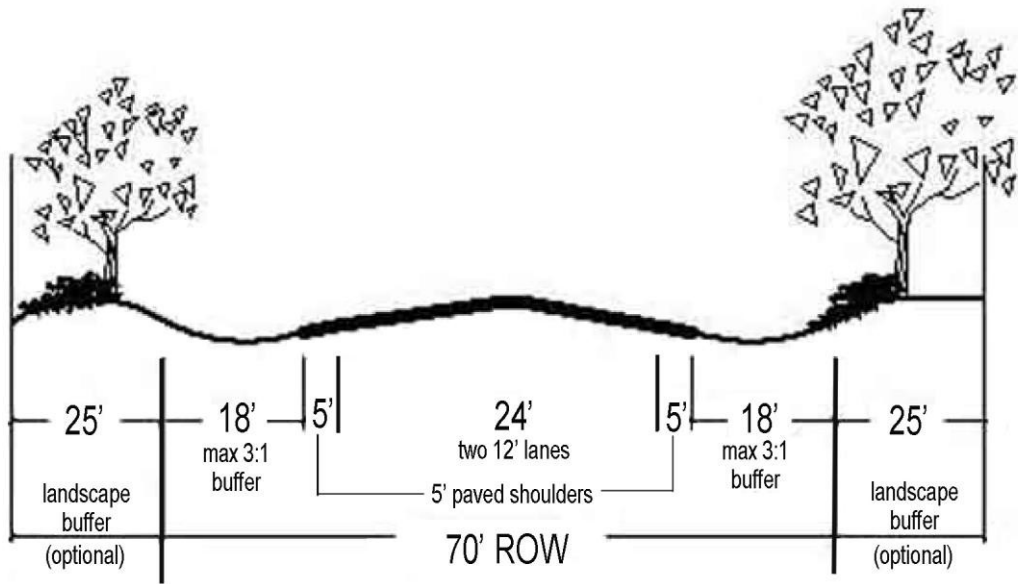
Collector streets are generally designed to collect traffic from local access streets and move them to the Highways (i.e., from residential developments to major streets). Collectors should provide more access to adjacent land uses than do highways, but access should still be controlled through the adoption and implementation of standards for driveway separation, for shared driveway access or other techniques that minimize disturbance of the free-flow of traffic. This type of roadway should provide an equal amount of mobility and access to land uses. Due to the necessity to maintain traffic flow and emergency access, low water crossings should not be allowed on collectors. Furthermore, all new or reconstructed collectors should be designed such that they are above the accepted floodplain high-water elevation.

Neighborhoods should be developed between arterials and collector streets in the future so that traffic may be diverted from residential areas. In addition, good subdivision design should orient residences to local streets, not to collector streets.

**Rural Collector**

Rural Collector streets are moderate volume facilities whose primary purpose is to collect traffic from smaller streets within an area and to convey it to the Highways. The average daily traffic volume for this type of street is approximately 5,000 to 15,000 trips per day. The Rural Collector street is a two-lane undivided facility that may serve both residential and non- residential uses. This type of roadway contains a street cross-section that consists of two 12’ travel lanes with a minimum width of 70 feet.

**Illustration 4.1  
Rural Collector**

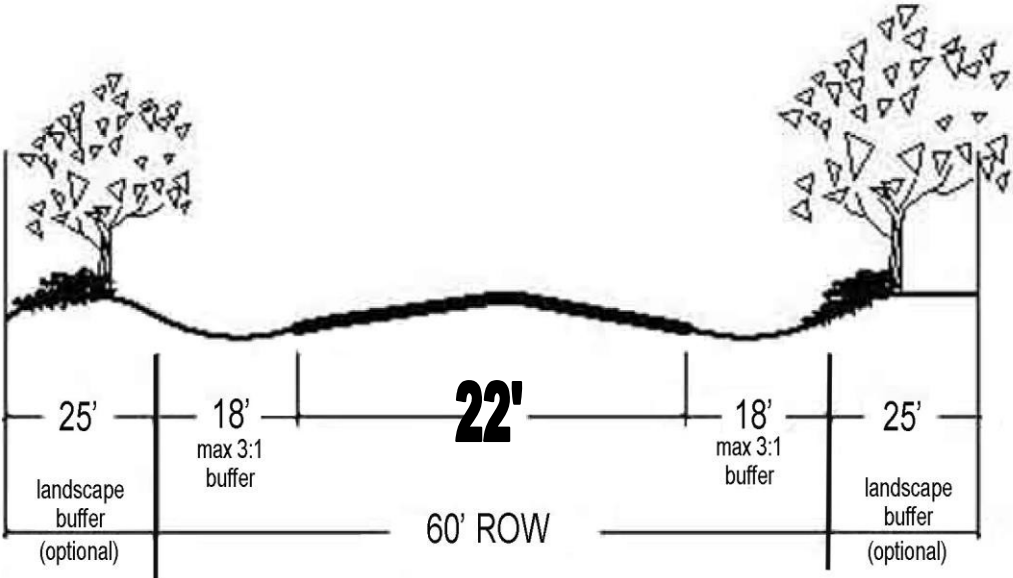


Note: The minimum drainage easement is 18’ but may be reduced if approved by Town Engineer.

### Minor Collector

Minor Collector streets are two-lane roadways that are intended primarily to collect residential traffic and distribute it efficiently to the higher-level roadways. Minor Collector streets require 60 feet of right-of-way, with a minimum paving width of 22 feet. These roadways are intended to accommodate up to 5,000 trips per day. Illustration 4.2 shows a typical section for the *Minor Collector*.

**Illustration 4.2  
Minor Collector**



Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

## **Local Streets**

Local streets provide the greatest access to adjacent properties, but they function poorly in terms of mobility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure that their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using offset intersections or curvilinear, discontinuous, or looped street designs. While low-water crossings may be considered for local streets, alternate routes must be available for use during flood stages.

## **RELATIONSHIP OF THE FUNCTIONAL CLASSIFICATION SYSTEM TO THE LAND USE PLAN**

Table 4-1 describes the most important characteristics of the roadway types specified within this section of the Comprehensive Plan. These planning guidelines are utilized to form a basic framework for the thoroughfare system. These planning guidelines also provide a basis by which to evaluate development proposals and determine right-of-way and street construction requirements.

The Thoroughfare Plan does not graphically identify or designate the general alignments for future Local Thoroughfares. It is anticipated that the dedication of right-of-way and construction of the Local Thoroughfares will most likely happen in an incremental manner as development occurs. However, the Town of Bartonville may construct or cause the construction of these future Local Thoroughfares as specified herein to achieve a public purpose or to ensure the public health, safety, and welfare.

Table 4-1 - Roadway Functional Classifications and General Planning Guidelines

Classifications	Function	Continuity	Approx. Spacing (Miles) <sup>1</sup>	Direct Land Access	Minimum Roadway Intersection Spacing	Volume Ranges (veh./day)	Speed Limit (mph)	Parking
Highway	Traffic movement; long distance travel.	Continuous	4-5	None	¼ mile	As Determined by TxDOT	50 - 60	Prohibited
Rural Collector	Traffic movement to FM 407 from Jeter Road and McMakin Road intersection	Continuous	None Specified	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	None Specified	5,000 to 15,000	30	Prohibited
Minor Collector	Primary - collect/distribute traffic between Local Thoroughfares and collector/highway system. Secondary - restricted land access; inter-neighborhood traffic movement.	Not continuous	¾ - 1	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	300 feet	1,000 to 5,000	30	Prohibited
Local Street	Land access.	None	Two lot lengths	Safety control only.	300 feet	200 to 500	20-30	Permitted

<sup>1</sup> Spacing guidelines specified here are the minimum spacing standards necessary to meet the traffic demands for ultimate development as shown on the Land Use Plan. Actual determination of roadway spacing, and alignment should be based upon the actual traffic demands and layout of individual development proposals as they are considered for approval by the Town of Bartonville.

<sup>2</sup> Denser spacing or increased roadway sections may be required for any non-residential or higher-density residential developments not envisioned on the Land Use Plan.

## AMENDMENT TO THE SUBDIVISION ORDINANCE

The subdivision of land into building sites represents the first step in the development of land uses, and therefore, the creation of potential traffic. Developers should be responsible for providing appropriate roadways, using the Thoroughfare Plan as a guide, during the platting stage of development. This will ensure that the additional traffic demand will be anticipated and addressed to mitigate the negative impacts of changes in traffic volume and flow. Rights-of-way must be preserved at the time of subdivision platting to guarantee the provision of adequate thoroughfares and the value, stability, and character of the development area. Specifically, as individual plats are approved, right-of-way must be dedicated in conjunction with the recommendations as generally set forth in the *Thoroughfare Plan*, within both the Town itself and within the Town's ETJ. The Town's existing Subdivision Ordinance must be revised in order to achieve the recommendations of this section of the Comprehensive Plan.

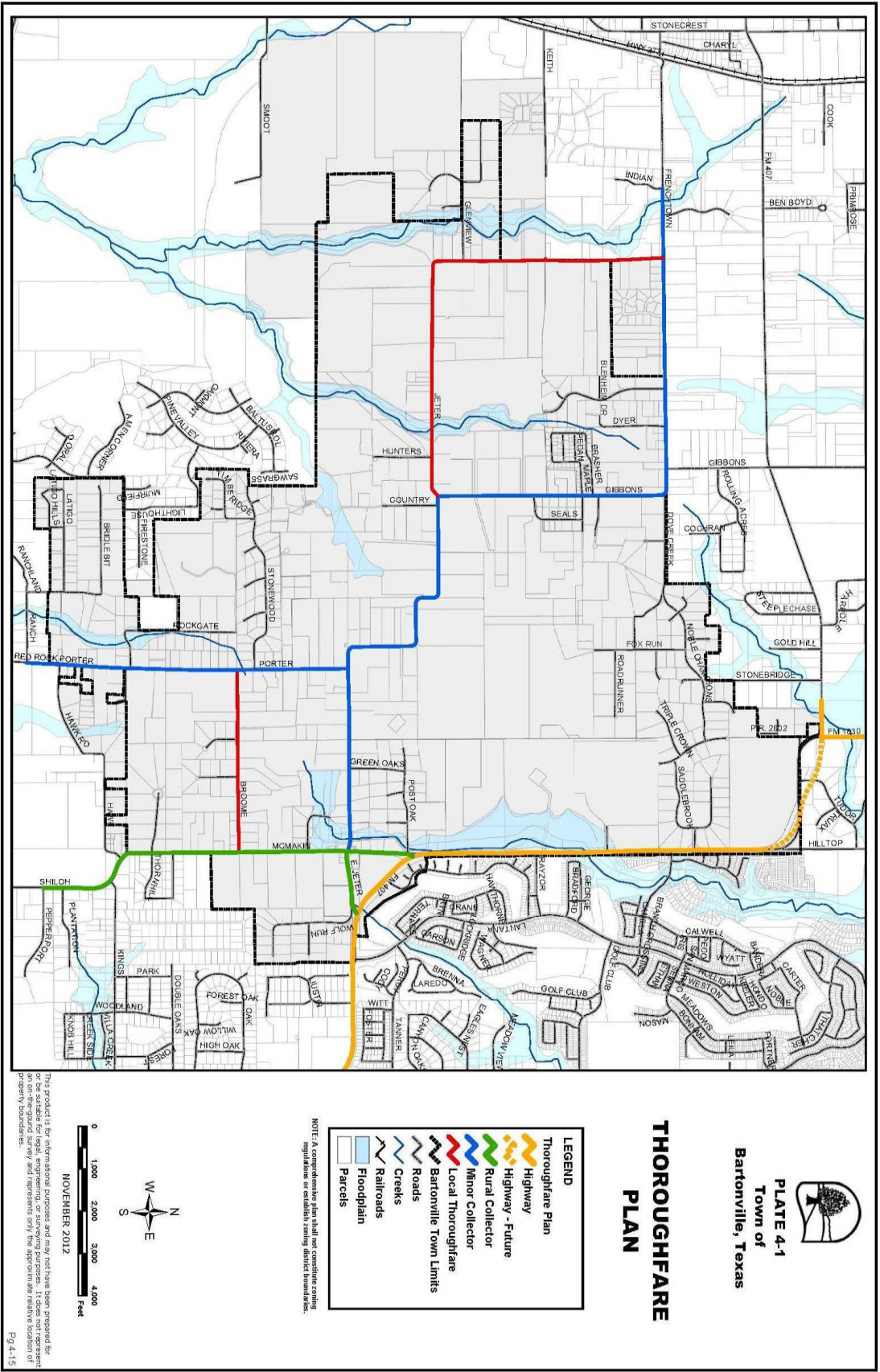
### THE THOROUGHFARE PLAN AS A CONCEPTUAL GUIDE

The transportation recommendations shown graphically on **Plate 4-1** are intended to show where and possibly how connections can be made from one point to another within the Town and its ETJ. The primary importance of these recommendations should be placed upon the concept and the related connectivity that would be provided, rather than upon a literal location. Many factors will have to be considered when the Town or a developer constructs any of the recommended roadways or roadway extensions. Such factors will likely include various engineering and environmental studies, pedestrian and bicycle facilities, equestrian facilities, traffic impact analyses, adjacent residents and businesses, area landowners, and future anticipated development (i.e., land use density, whether residential or nonresidential). Therefore, after the Town adopts a subdivision ordinance and begins to implement the *Thoroughfare Plan*, it will be important for the Town to approve development proposals with consideration given to the transportation connections that have been recommended. Furthermore, while it is not incumbent upon the Town or property owners to immediately upgrade an existing roadway to the type specified in this Thoroughfare Plan, provisions may be made in the future to do so as transportation demand increases.

## IN SUMMARY

The recommendations contained herein should guide Bartonville’s future transportation planning and related policies. As was recommended for the *Land Use Plan*, the *Thoroughfare Plan* should be used consistently and updated as needed and as development occurs. Continuous use of the *Thoroughfare Plan* will ensure that access and mobility will be provided within Bartonville, and will help ensure the coordination of transportation-related considerations and future land use development.

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**SECTION 5:  
IMPLEMENTATION**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

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# SECTION 5: IMPLEMENTATION

## INTRODUCTION

With the publication and adoption of this Comprehensive Plan document, the Town of Bartonville has taken an important step in shaping the future of the community. The Plan will provide a very important tool for Town staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of the community. The various elements of the Plan are based upon realistic growth objectives and goals for the Town of Bartonville that resulted from an intense comprehensive planning process involving citizens, Town staff, and elected and appointed officials.

The future quality of life within the Town of Bartonville and the environment of the community will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

The Comprehensive Plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Over time, changes in the Town's socioeconomic climate and in development trends will occur that were not anticipated during the initial preparation of this Plan, thus necessitating adjustments to this document. Elements of the community that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the community's future should be a continuing process and the Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of the Plan for the Town of Bartonville can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new facets of the community become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the community's decision-making needs regarding growth and development going forward.

## **THE PLAN AS A GUIDE FOR DAILY DECISION-MAKING**

The current physical layout of the Town is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or business represents an addition to the Town's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or that of the entire community. The Town, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, or to enforce the Town codes, should always refer to the basic tenets outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the Town's form, development pattern, and economic vitality.

## **COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC REVIEW**

The Comprehensive Plan for the Town of Bartonville is intended to be a dynamic planning document -- one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The Town Council and other Town officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies and whether it will be beneficial for the long-term health and vitality of the Town of Bartonville.

At approximately five-year intervals, a periodic review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such ongoing, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities. These reevaluations will also reveal changes and additions that should be made to the Plan in order to keep it current and applicable over the long-term. It would be appropriate to devote one meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Town Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will

remain functional and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- ◆ The Town's progress in implementing the Plan;
- ◆ Changes in conditions that form the basis of the Plan;
- ◆ Community support for the Plan's goals, objectives & policies; and,
- ◆ Changes in State laws.

In addition to periodic reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every ten years. The review and updating process should begin with the establishment of a citizen committee and/or comprehensive citizen survey, thereby encouraging citizen input from the beginning of the process. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the Town.

## **COMMUNITY INVOLVEMENT**

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in the Town of Bartonville's decision-making process. Citizen participation takes many forms, from educational forums to serving on Town boards and commissions. A broad range of perspectives and ideas at public hearings help Town leaders and the Town Council to make more informed decisions for the betterment of the community as a whole. The Town of Bartonville should continue to encourage as many forms of community involvement as possible as the Town implements its Comprehensive Plan.

## IMPLEMENTATION STRATEGIES

There are two methods of implementing the Comprehensive Plan -- proactive and reactive methods. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Proactive methods include:

- ◆ Developing a capital improvements program (CIP), by which the Town expends funds to finance certain public improvements (e.g., drainage structures, roadways, etc.), which meets objectives that are cited within the Plan;
- ◆ Establishing/enforcing Zoning Ordinances;
- ◆ Establishing/enforcing Subdivision Ordinances;
- ◆ Coordinating with/lobbying TxDOT and Denton County to influence roadway planning, funding, and construction; and,
- ◆ Coordinating with/lobbying state legislators on issues impacting local control of land use policies.
- ◆ Encourage curvilinear street designs in new subdivisions.

Reactive methods include:

- ◆ Rezoning because of a development proposal that would enhance the community;
- ◆ Site plan review;
- ◆ Subdivision review.

## **ANNEXATION AND EXTRATERRITORIAL JURISDICTION**

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety, and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. Annexation is essential to the efficient and logical extension of urban services. Because the Town of Bartonville is a general law municipality, it generally cannot annex land on a non-consensual basis.

It is in the best interest of the Town of Bartonville, however, to require areas within the ETJ to be annexed prior to development rather than after development has occurred. Annexation procedures for general law municipalities are outlined in Chapter 43 of the Texas Local Government Code. Prior to development, the Town of Bartonville will be able to affect development in a more meaningful way, especially in terms of ensuring that the Town's development standards are met. However, the Texas State statute has established service and other requirements to keep general law municipalities from misusing their annexation power. Annexation is important to the long-term well-being of communities; therefore, such action should be carried out in accordance with established policies.

## ADMINISTRATIVE PROCESSES

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning action and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows the Town to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most important and significant activities and will likely have the greatest effect on the overall design and image of the Town. Much of the physical form of the Town is currently created by the layout of streets, easements, alleys, and lots. In the future, the physical form will be further affected by elements such as new developments. As mentioned previously, many of the growth and development proposals contained within the community's Comprehensive Plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way and drainage easements, can be influenced, guided, and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the community's urban fabric. It can, thereafter, be changed, but only through expending great effort and expense.

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E2.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/14/23 09:51 by plaga-dm

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Acct #: 232 Ad #: 53009 Status: New WHOLD

BARTONVILLE TOWN OF Start: 06/17/2023 Stop: 06/17/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 40.00 Words: 165  
Total STD9 40.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 34.00  
# Affidavits: 1

Contact: Ad Descrpt: BARTONVILLE COMP PLAN AME  
Phone: (817)430-4052 Descr Cont: NOTICE OF PUBLIC HEARING  
Fax#: Given by: RYAN A WELLS-AD TERRAM CONSULT  
Email: tdixon@townofbartonville.com P.O. #: THAD CHAMBERS  
Agency: Created: plaga 06/14/23 09:48  
Last Changed: plaga 06/14/23 09:51  
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URL: \_\_\_\_\_  
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Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
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COMMENTS:  
LGL - NOPH Bartonville Comp Plan Amendment  
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PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 06/17  
DWRC A 84 S 06/17  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)



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Item E2.

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

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Ad #: 53009

Status: New WHOLD WHOI

**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 July 5, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed amendments to the Town of Bartonville Comprehensive Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023

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Item E2.

ORDER CONFIRMATION

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BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

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Times Ord: 1

Times Run: \*\*\*

STD9 1.00 X 100.00 Words: 381

Total STD9 100.00

Class: 9005 DP LG LEGALS

Rate: CLLLG

Cost: 76.00

# Affidavits: 1

Ad Descrpt: NOPH 7/18

Descr Cont: TOWN OF BARTONVILLE NOTIC

Given by: TAMMY DIXON

P.O. #: SHANNON MONTGOMERY

Contact: SHANNON MONTGOMERY

Phone: (817)430-4052

Fax#:

Email: smontgomery@townofbartonvill

Created: amcco 06/27/23 16:36

Agency:

Last Changed: amcco 06/27/23 16:47

URL: \_\_\_\_\_

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Changes: None \_\_\_ Copy \_\_\_ Art \_\_\_ Size \_\_\_ Copy Chg Every Run \_\_\_

Coupon: \_\_\_\_\_

Gang Ad #: \_\_\_\_\_

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Special Instr: \_\_\_\_\_

COMMENTS:

LGL - NOPH 7/18/2023

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 07/01

DWRC A 84 S 07/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E2.

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed 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 two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- 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-2023-001; and
- Proposed 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 change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023



## PLANNING AND ZONING COMMUNICATION

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<b>DATE</b>	July 5, 2023
<b>FROM:</b>	Thad Chambers, Town Administrator
<b>AGENDA ITEM:</b>	Public hearing to consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit "A," Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit to authorize a drive through use on an approximately 2-acre site and approving an accompanying site plan. Town File #CUP-2023-003, SP-2023-001.

---

**Applicant:** Matthew Maly, Pape-Dawson Engineers (consultant), on behalf of A-S 114 Lantana TC Phase 2, L.P. (property owner)

**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 2-acre site located within the Lantana Town Center, Phase 2. The specific location for the site is Lot 1, Block 1 of Lantana Town Center Phase II. The Town of Bartonville previously approved a CUP for the site in October 2022 via Ordinance 737-22. However, the applicant wishes to make minor changes to the previously approved site plan. In accordance with Bartonville Zoning Ordinance (BZO) Section 16.6, no conditionally permitted use shall be enlarged, extended, increased in intensity or relocated unless an application is made for a new conditional use permit in accordance with the procedures set forth in this section. As there is no provision in the BZO for administrative approval of any amendment to the approved CUP, the Town determined that a new CUP application would be required.

### *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; 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;

3. 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;
4. 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;
5. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
6. 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, Phase II of the development being at the intersection of FM 407 and Blanco Drive. 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 intersection of FM 407 and Blanco Drive is currently signalized and contains crosswalks for pedestrian use. The southernmost driveway to the site is located approximately 100 feet from the intersection of Blanco Drive and FM 407; the minimum spacing for driveways from an intersection is 50 feet. The driveway spacing, divided roadway at the signalized intersection, and maintenance of a 24-foot fire lane and internal drive aisle with two access points ensures mitigation of traffic impacts on local streets. With these findings, approval criteria 3 through 5 are met.

The original adopted Ordinance 737-22 included a number of conditions of approval that are herein recommended for consideration with this new CUP to maintain consistency in addressing anticipated impacts from the proposed use. They are listed in the Staff Recommendation section below. With these conditions of approval, approval criteria 6 and 7 can be 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 adjacent to Blanco Drive (separated by a landscaped area) and the parking is located interior to the site, hidden somewhat from Blanco Drive by the building. The site plan meets all development standards listed for the General Commercial zoning district. The overall site design closely matches the previously approved site plan, with minor adjustments to the building footprint and facade, the parking, and the drive-through configuration.

The site contains a 24-foot-wide fire lane to facilitate emergency access to the building. The fire lane meets all standards listed in BZO section 17.10. The site provides 42 parking spaces, with two of the

spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 33 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 (sheet 9.0) shows private utility services connecting to existing water and sewer mains along FM 407. Storm water drainage is collected and is transmitted to an existing storm drain line at the southern end of the site. Driveway spacing will provide adequate traffic management for ingress and egress to the site. A stub lane along the southern edge of the site provides for future extension of access as sites develop further to the southeast. While a photometric plan was not required nor provided, the proximity of the site to the nearest residence (approximately 375 feet), the installation of landscaping around the perimeter of the site, and the application of a condition of approval (see below) will protect residential areas from impacts of site illumination.

ESD#1 has reviewed the plans, and with the addition of the rolled curb for fire apparatus, approves the site plan submittal.

**Staff Recommendation:** CUP-2023-003: Approve with conditions. SP-2023-001: Approve with conditions. The following conditions of approval are recommended:

CUP-23-003:

1. Security personnel shall be provided by the owner/ operator of the drive -through use business at no cost to the Town of Bartonville, as follows:
  - a) If the drive-through use business is open for business from 12:00 a.m. midnight up to and including 4:00 a.m. on a Saturday and/or Sunday, then a single peace officer shall be provided to be present on-site as security during the hours the business is open from 12:00 a.m. to 4:00 a.m.;
  - b) The term "peace officer" as used herein means a person elected, appointed or employed as a peace officer under Article 2.12, Texas Code of Criminal Procedure, or other law;
  - c) Each peace officer providing security shall be paid a standard hourly rate as agreed upon between the Chief of Police of the Bartonville Police Department and the owner/operator of the drive-through use business, with a two (2)-hour minimum payment required, and payment to each peace officer shall be made by the owner/operator of the drive-through use business at the beginning of the time the peace officer arrives on-site in sufficient monetary amount to pay said peace officer for the minimum payment amount required hereunder, or for the entire security time period, whichever is greater; and
  - d) The failure to comply with the above security personnel requirements, including the underpayment of a peace officer, will result in the closure of the drive-through use business until such time as the above security personnel requirements are satisfied.
2. The menu speakers at the drive-through locations on the property shall not exceed two feet (2') in height and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7. 0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.

3. The menu boards at the drive-through locations on the property shall not be pointed towards the direction of Blanco Drive, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
4. Trash receptacles shall be placed at each drive-through location and at each exit drive from the property and shall be added and designated on the approved site plan.
5. No outdoor music is allowed to be broadcast on the property or from the property.

SP-2023-001:

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 Chapter 28.

**Public Comment:** None as of the date of this memorandum.

**Financial Information:** Approval of the conditional use permit and site plan will permit the construction of a 3,305-sf drive-through restaurant. The Town will benefit from additional property tax and sales tax collections from the commercial use.

**Attachments:**

1. Whataburger CUP & SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Original Published Legal Notice and Second Public Hearing Notice with Town Council date revised to July 25th



# 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: Matthew Maly, P.E.

Mailing Address: 201 Main St, Suite 901, Fort Worth, TX 76102

Phone: (817) 870-3668

Fax: Not available

Email Address\*: mmaly@pape-dawson.com

(\*This will be the primary method of communication)

Owner's Name(s) if different<sup>1</sup>: A-S 114 Lantana TC Phase 2, L.P.

Owner's Address: 8827 W Sam Houston Pkwy N Ste 200, Houston, TX 77040

Phone: (281) 640-7195

Fax: Not available

General Location of Property: NEQ of the intersection of FM 407 and McMakin Rd. Bartonville, Denton County, TX

Current Zoning: General Commercial (PD-only district)

Legal Description of Property: Being Lot 1, Block 1, of Lantana Town Center Phase II, an Addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded under Document Number 2017-374, Plat Records, Denton County, Texas.

**(Attach Complete Metes and Bounds Description)**  
ATLA attached.

Use Being Requested (In accordance with Appendix C:Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance): Restaurant (with drive-thru)

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

5/30/2023

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

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

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”), including but not limited to Chapter 16 relating to conditional use permits.

**ITEMS TO BE INCLUDED:**

✓	Completed Application
✓	Notarized statement signed by each property owner
✓	Tax certificate indicating no taxes are due
✓	Application Fee
✓	Completed Site Plan Application and documentation (to be submitted on a separate form)

**APPLICATION REVIEW PROCEDURES**

Upon initial submittal, your case will be distributed to the following for review: Bartonville Water Supply Corporation or Argyle Water Supply Corporation (as applicable), the Argyle Volunteer Fire District and the Town Engineer and other members of the Development Review Committee (DRC). The Plan(s) will then be scheduled for a DRC meeting (see attached schedule). At the DRC meeting, each department will furnish a copy of comments/concerns to the applicant. Once the plans are corrected, revisions must be submitted. The revisions will then go before the Planning and Zoning Commission (P&Z) for their review and recommendation. Once the P&Z Commission has made their recommendation, the Town Council will review and take action on the application.

**SUBMITTAL REQUIREMENTS FOR DEVELOPMENT REVIEW COMMITTEE (DRC):**

\*\*See attached schedule for submittal deadlines.

Upon initial submittal the following is required

1. A set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

**SUBMITTAL REQUIREMENTS FOR P&Z COMMISSION:**

\*\*See attached schedule for submittal deadlines.

Once the DRC has made their recommendation, the following is required on or before the deadline for revisions to the P&Z in accordance with the attached schedule:

1. An additional set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

**SUBMITTAL REQUIREMENTS FOR TOWN COUNCIL:**

\*\*See attached schedule for submittal deadlines.

Once the P&Z Commission has made their recommendation, the following is required on or before the deadline for revisions to the Council in accordance with the attached schedule:

1. An additional set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

## EXPIRATION OF CONDITIONAL USE PERMIT

A conditional use permit shall expire if:

1. A building permit for the use has not been approved within one (1) year of the date of approval of the permit;
2. The building permit subsequently expires;
3. The use has been discontinued or abandoned for a period exceeding six (6) months; or
4. A termination date attached to the permit has passed.

## CRITERIA FOR APPROVAL

A. Factors - When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

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.

B. Conditions - The Commission may recommend and the council may require such modifications in the proposed use and attach such conditions to the conditional use permit as are necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions include but are not limited to matters related to limitation of building size or height, increased open space, increased impervious surface, enhanced loading and parking requirements, additional landscaping and improvements including curbing and pedestrian amenities, vehicular access and parking, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.



NOTARY FORM  
Town of Bartonville

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



Dated: \_\_\_\_\_

I, Jay K SEARS, MANAGER - A-S 114 LANTANA TC PHASE 2, L.P. owner of the Property located at FM 407 / BLANCO DRIVE do hereby certify that I have given my permission to MATTHEW MALEY AT PAPER-DANSON, to submit this conditional use permit application.

Jay K SEARS, MANAGER - A-S 114 LANTANA TC PHASE 2 L.P. \_\_\_\_\_  
Print Name Signature of Owner

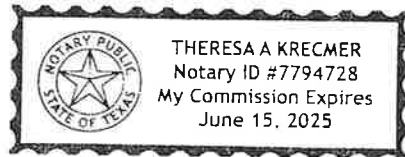
8827 W SAN HOUSTON PKWY N; SUITE 200; HOUSTON TX 77040 \_\_\_\_\_  
Address Phone No. 281-640-7195

State of Texas §  
County of HARRIS §

Before me, Theresa A. Krecmer, a Notary Public in and for said County and State, on this day personally appeared Jay K. 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)

Theresa A. Krecmer  
Notary





# TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

**1. Applicant:**

Name: Matthew Maly, P.E.

Address: 201 Main St

City/State: Fort Worth, TX Zip: 76102

Office #: Suite 901 Office #: (817) 870-3668 Fax #: Not available

Email Address: mmaly@pape-dawson.com

**2. Property Owner:**

Name: A-S 114 Lantana TC Phase 2, L.P.

Address: 8827 W Sam Houston Pkwy N

City/State: Houston, TX Zip: 77040

Office #: Suite 200 Office #: (281) 640-7195 Fax #: Not available

Email Address: Not available

**3. Site Location:**

Street Address: NEQ of the intersection of FM 407 and McMakin Rd. Bartonville, Denton County, TX

Lot, Block, & Subdivision Name: Lot 1, Block 1, of Lantana Town Center Phase II

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

The proposed project is a fast-food restaurant (Whataburger) that will be located in the Lantana Town Center Development.

**5. Present Zoning:** General Commercial **Present Land Use:** None, vacant lot  
(PD-only district)

**Future Land Use Designation:** Restaurant (with drive-thru)

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 ¾ 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): Matthew Maly

Applicant signature: 

Owner Name (print or type): Jay K. SEARS, MANAGER, A-S 114 LAJANA TC PHASE 2, L.P.

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: \_\_\_\_\_

I, Jay K. SEARS, Manager A-S 114 LASTADA TC PHASE 2, owner of the Property located at FM 407 / BLANCO DRIVE do hereby certify that I have given my permission to MATTHEW MALEY AT PAPE-DAWSON, to submit this conditional use permit application.

Jay K SEARS, Manager A-S 114 LASTADA TC PHASE 2, L.P.  
Print Name

  
Signature of Owner

8827 W SAM HOUSTON PKWY N, SUITE 200, HOUSTON, TX 77040  
Address

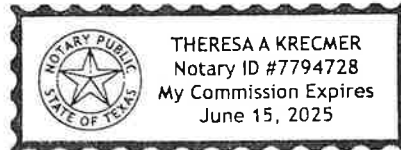
281-640-7195  
Phone No.

State of Texas §  
County of Harris §

Before me, Theresa A. Krecmer, a Notary Public in and for said County and State, on this day personally appeared Jay K. 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





## CHAPTER 3. SITE PLANS

### 3.1 PURPOSE

A. This Section establishes a review process for nonresidential developments. The purpose is to ensure that a development project is in compliance with all applicable Town ordinances and guidelines prior to commencement of construction. (Ordinance 361-05 adopted 3/22/05)

### 3.2 GENERAL SITE PLAN

#### A. Approval Process

1. Maximum of Four Steps: The review process shall include up to four (4) steps:

- a. Pre-application conference;
- b. Site Plan;
- c. Approval of other required plans or plats (see the Development Ordinance for platting requirements); and
- d. Construction of project (after Town approval of all required plans and plats).

#### 2. Site Plan Required

- a. A General Site Plan shall be required for development within the AG, RE-5, RE-2, R-1, MH, RLI, RB, VC, GC and P/SP zoning districts and specified in Subsection 3.2 E. below.
- b. The approval process for a General Site Plan shall generally be reviewed by the Town Secretary, Town Planner, Town Engineer, recommendation by the Planning and Zoning Commission, and final consideration by the Town Council.
- c. General - For the purposes of this Zoning Ordinance, the term "required plan(s)" is intended to refer to any of the plans specified in this Zoning Ordinance, as applicable.

B. Official Submission Date and Completeness of Application: The "official submission date" shall be the date upon which a complete application for approval of a required plan is submitted to the Town Secretary.

1. No application shall be deemed officially submitted until the Town Secretary determines that the application is complete and a fee receipt is issued by the Town.
2. Applications for any required plan must include all required information listed here and all such required information must be submitted in order for a Site Plan application to be considered complete and to be accepted for official submission by the Town.
  - a. An application for a Site Plan with notarized signatures of the owner or his/her designated representative if the applicant is not the owner of the subject property;
  - b. Application fee as established on the Town of Bartonville schedule of fees;
  - c. Verification that all taxes and assessments on the subject property have been paid;
  - d. Copies of the Site Plan, including all information specified by this Ordinance and the Town of Bartonville's Development Ordinance, on 24" x 36" sheet(s) drawn to a known engineering scale that is large enough to be clearly legible and other required information, the quantity of which shall be determined by the Town Secretary, or his/her designee;
  - e. General layout for the required public improvements (water, wastewater, grading/storm drainage, streets, water quality, fire lanes and hydrants, screening and landscaping, etc.), the

quantity of which shall be determined by the Town Secretary, or his/her designee;

f. Reduced copies (11" x 17") of the site plan as required by the Town Secretary, or his/her designee;

g. Landscaping and irrigation plans, the quantity of which shall be determined by the Town Secretary, or his/her designee; and

h. Any additional information/materials (such as plans, maps, exhibits, legal description of property, information about proposed uses, etc.) as deemed necessary by the Town Secretary, or his/her designee, in order to ensure that the development request is understood.

C. Supplemental Requirements: The Town's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

D. Pre-Application Conference: Prior to formal application for approval of a required site plan, the applicant(s) should consult with the Town's Development Review Committee in order to become familiar with the Town's development regulations and the development process. At the pre-application conference, the developer may be represented by his/her land planner, engineer, surveyor, or other qualified professional.

E. Applicability: Submission and approval of a General Site Plan shall be required for development within the AG, RE-5, RE-2, R-1, MH, RLI, RB, VC, GC and P/SP zoning districts as follows:

1. For any new nonresidential development;
2. For any increase in an existing nonresidential structure that is greater than thirty (30) percent of the existing building square footage; or
3. For that portion of a single-family residential development that contains a private amenity or facility - i.e. recreation center, park, horse stable, etc.

F. Building Permit and Certificate of Occupancy: No building permit shall be issued until a Site Plan, as required, and all other required engineering/construction plans are first approved by the Town. No certificate of occupancy shall be issued until all construction and development conforms to the Site Plan and engineering/construction plans, as approved by the Town.

G. Extent of Area That Should Be Included In a Site Plan: When the overall development project is to be developed in phases, the area included within the Site Plan shall include only the portion of the overall property that is to be developed/constructed.

H. Principles and Standards for Site Plan Review and Evaluation: The following criteria have been set forth as a guide for evaluating the adequacy of proposed development within the Town of Bartonville, and to ensure that all developments are, to the best extent possible, constructed according to the Town's codes and ordinances.

The Town Secretary, or his/her designee, shall review the Site Plan for compliance with all applicable Town ordinances and with the Comprehensive Plan; for harmony with surrounding uses and with long-range plans for the future development of Bartonville; for the promotion of the health, safety, order, efficiency, and economy of the Town; and for the maintenance of property values and the general welfare.

General Site plan review and evaluation by the Town Secretary, or his/her designee, shall be performed with respect to the following:

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. When considering an application for site design and use, the Planning and Zoning Commission may recommend and the Town Council may include any or all of the following conditions if they find it necessary to meet the intent and purpose of the standards of this Ordinance:
  - a. Require a maximum increase of up to twenty percent (20%) in the width or required plant materials for perimeter bufferyards in order to ensure compatibility between different land uses.
  - b. Require such modifications in the landscaping plan as will ensure proper screening and aesthetic appearance.
  - c. Require plantings and ground cover to be predominant, not accessory, to other inorganic or dead organic ground cover.
  - d. Require retention of significant physical features of a site. Said significant physical features includes, but are not limited to: existing stands of trees, protected trees as specified by the Town's tree preservation standards, bodies of water, watercourses, floodplains and other flood hazard areas, and other natural features.
  - e. Require the modification or revision of the placement, design or remodeling of structures,

signs, accessory buildings, etc. to be consistent with the standards of this Ordinance.

f. Specify the type and placement or shielding of lights for outdoor circulation, parking, and security.

g. Require new developments that produce more than five hundred (500) vehicle trips per day to provide traffic mitigation by means of traffic signals, traffic controls, turning islands, landscaping or any other means necessary to insure the viability, safety, and integrity of existing and proposed thoroughfares, based upon the results of a Traffic Impact Assessment meeting the minimum criteria specified in the Development Ordinance, as amended.

h. Require pedestrian access, separate pedestrian accessways, sidewalks and protection from rain for pedestrians in new developments.

i. Require developments to provide access to improved streets and, where possible, provide access to the lower order street rather than a major collector or arterial street as designated on the Thoroughfare Plan, as amended.

l. Submission Requirements for Site Plan Approval: A Site Plan shall be prepared by a qualified civil engineer, land planner, architect or surveyor, and it shall clearly show in detail how the site will be constructed (such as paving, buildings, landscaped areas, utilities, etc.). To ensure the submission of adequate information the following information and items shall be submitted with an application for Site Plan approval in addition to any additional specific requirements for the review of Site Plan applications that may be devised and amended from time to time. It shall be the applicant's responsibility to obtain and be familiar with the requirements for Site Plan approval.

- ✓ 1. A title block within the lower right-hand corner of the concept plan with the proposed name of the project/subdivision;
- ✓ 2. The name and address of the owner/developer and the land planner, engineer architect or surveyor responsible for the design or survey;
- ✓ 3. The scale of the drawing (both written and graphic scale) and north arrow;
- ✓ 4. The date the drawing was prepared;
- ✓ 5. Total site acreage and the location of the property according to the abstract and survey records of Denton County, Texas;
- ✓ 6. A vicinity or location map that shows the location of the proposed development within the City (or its ETJ) and in relationship to existing roadways;
- ✓ 7. The boundary survey limits of the tract and scale distances with north clearly indicated;
- ✓ 8. The names of adjacent subdivisions (or the name of the owners of record and recording information for adjacent parcels of unplatted land), including parcels on the other sides of roads, creeks, etc.;
- ✓ 9. The existing uses of the subject property;
- N/A 10. The general arrangement of future land uses, including the approximate number of lots and any residential uses anticipated;
- ✓ 11. A generalized circulation plan for the subject property showing the proposed locations and patterns of motor vehicle and pedestrian traffic. Said circulation plan shall contain arrows indicating traffic flow;
- ✓ 12. The existing zoning and existing/proposed uses on adjacent land;
- ✓ 13. The location, width and names of all existing or platted streets or other public ways within or

adjacent to the tract;

- ✓ 14. The location, type, size and recording information for any existing easements located on the subject property or within two hundred (200) feet of the subject property. In the event no existing easements have been dedicated, a note to that effect shall be provided;
- N/A 15. The location and building footprints of existing buildings located on the property. Existing buildings shall be noted as to those that are to remain and those that are to be removed;
- N/A 16. Railroad rights-of-way located within two hundred (200) feet of the subject property;
- ✓ 17. Topography, including contours at five-foot intervals, with existing drainage channels or creeks;
- N/A 18. Any 100-year floodplain as designated on the appropriate Flood Insurance Rate Map (FIRM) located on or within two hundred (200) feet of the subject tract. In the event that a 100-year floodplain is not located on the subject tract or within two hundred (200) feet of the subject tract, a note to that effect must be provided with the reference to appropriate panel number;
- N/A 19. Any significant natural features such as rock outcroppings, caves, wildlife habitats, etc.;
- N/A 20. All substantial natural vegetation;
- N/A 21. Location of Gas/Oil wells or pipelines;
- ✓ 22. Location, type, size, and ownership of all existing water and wastewater lines. Said water and wastewater lines shall include all appurtenances - i.e. valves, hydrants;
- ✓ 23. Location, type, and size of all drainage and other underground structures;
- ✓ 24. Proposed connection to all existing water, wastewater, and drainage systems;
- N/A 25. Adjacent political subdivisions, corporate limits, and/or school district boundaries;
- N/A 26. Proposed strategies for tree preservation proposed strategies for tree preservation [sic] in accordance with Section 3.5 [\[Article 3.05\]](#) of the Town's Code of Ordinances (showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction);
- ✓ 27. The layout and width (right-of-way lines) of existing and proposed thoroughfares, collector streets and/or intersections, and a general configuration of proposed streets, lots and blocks, including proposed median openings and left turn lanes on future divided roadways;
- N/A 28. Existing and planned driveways located within two hundred (200) feet of the subject tract, including those located on the opposite side of divided roadways;
- ✓ 29. A general arrangement of land uses and buildings, including but not limited to:
  - N/A a. Proposed nonresidential and residential densities;
  - ✓ b. Building footprints for each proposed structure;
  - ✓ c. Building heights;
  - ✓ d. Building square footages for each proposed structure. For multi-tenant or multi-purpose buildings, show the square footage for each intended use;
  - N/A e. Building massing and orientation;
  - N/A f. Location of loading/service areas;
  - ✓ g. Location of recycling containers, compactors, dumpsters and their enclosures;

- ✓ h. Sidewalks and pedestrian walkways;
- ✓ i. Parking plan showing the proposed on-site parking stalls with dimensions and driveway aisles with dimensions;
- N/A j. Retention/detention ponds with proposed aesthetic treatments;
- N/A k. Screening walls;
- N/A l. Fences;
- ✓ m. Signage;
- ✓ n. Fire lanes with dimensions for fire lane aisles and turn-arounds;
- ✓ o. A lighting plan for all external lighting demonstrating that the City's lighting standards have been met. Said lighting plan shall include the following:
  - ✓ 1. The location and type of all lighting fixtures including the height of all pole lights;
  - ✓ 2. A photometric analysis showing the estimated illumination at the property line;
  - ✓ 3. The type of illumination fixtures to be utilized;
  - N/A 4. The type and method of shielding proposed;
  - N/A 5. Visibility easements; and
  - N/A 6. Any proposed sites for parks, schools, public facilities, public or private open spaces;
- ✓ 29[a]. A landscape plan meeting the Town of Bartonville standards for landscape plans as specified in [Chapter 18](#) of this Ordinance;
- 30. An irrigation plan meeting the Town of Bartonville standards for irrigation plans as specified in [Chapter 18](#) of this Ordinance;
- ✓ 31. Building facade (elevation) plans showing the type and color of the exterior materials to be utilized for each building or structure and each screening wall. Said building elevations shall be drawn to a scale of one inch equals twenty feet (1" = 20') or any such scale as designated by the Town Secretary, or his/her designee; and

Provision of the above items shall conform to the principles and standards of this Ordinance and the Comprehensive Plan. To ensure the submission of adequate information, the Town is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the Town Secretary, or his/her designee, shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

J. Action by Planning and Zoning Commission or Town Council. An application for a site plan shall be considered administratively complete upon the occurrence of all of the following: (1) the Town staff and the Town Engineer have determined that the application for a site plan meets all requirements of applicable Town ordinances so that it may be reviewed by the Planning and Zoning Commission or Town Council; (2) the site plan has been placed on a duly posted agenda for the Planning and Zoning Commission or Town Council; and (3) the Planning and Zoning Commission or Town Council has taken action on the site plan. The Filing Date of a site plan means the date a site plan is considered by the Town to be administratively complete and is heard by either the Planning and Zoning Commission or Town Council.

The Planning and Zoning Commission or Town Council may take one of the following actions: (a) approve the site plan; (b) approve the site plan with conditions; or (c) disapprove the site plan.

In the event the Planning and Zoning Commission or Town Council conditionally approves or disapproves a site plan, the Planning and Zoning Commission or Town Council shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval, in accordance with Section 212.0091 of the Texas Local Government Code, as amended. After the conditional approval or disapproval of a site plan, the applicant may submit a written response that satisfies each condition for the conditional approval or remedies each reason provided for the disapproval, in accordance with Section 212.0093 of the Texas Local Government Code, as amended. In the event the Planning and Zoning Commission or Town Council receives such a response from the applicant, the Planning and Zoning Commission or Town Council shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan not later than the fifteenth (15th) day after the date the response was submitted, in accordance with Section 212.0095 of the Texas Local Government Code, as amended.

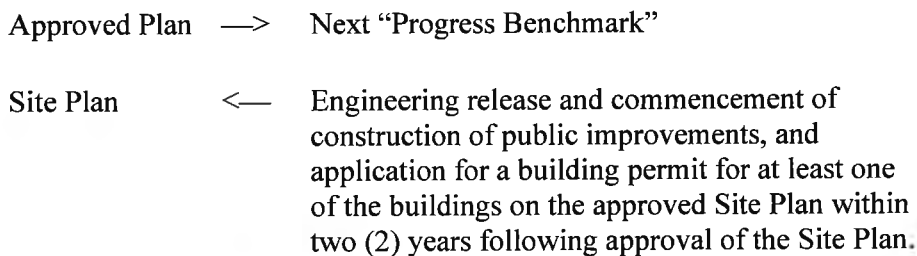
The statutory 30-day time frame for site plan approvals, established by Chapter 212 of the Texas Local Government Code, shall commence on the Filing Date.

Pursuant to Section 212.009(b-2) of the Texas Local Government Code, as amended, upon application in writing by the applicant, the Planning and Zoning Commission or Town Council may approve one (1) Extension of Right to 30-Day Action, such Extension not to exceed 30 additional days.

K. Effect of Review/Approval: The Site Plan shall be considered authorization to proceed with construction of the site provided all other required Town approvals are obtained (such as final plat, engineering plans, etc.).

L. Validity and Lapse of Site Plan Approval:

1. The approved Site Plan shall be valid for a period of two (2) years from the date of Site Plan approval by the Town Council. By the end of the two-year period, the applicant must have completed the next "progress benchmark" as set forth below. If this is not accomplished, then the approved Site Plan shall expire and shall become null and void.



2. Extension and Reinstatement Procedure:

a. Prior to the lapse of approval for a Site Plan, the applicant may petition the Town (in writing) to extend the Site Plan approval.

b. Such petition shall be considered by the Town Council, and an extension may be granted by the Town Council at such meeting.

c. If no petition is submitted, then the Site Plan shall be deemed to have expired and shall become null and void. Any new request for Site Plan approval shall be deemed a "new project," and shall be submitted with a new application form, with a new filing fee, and with new plans and materials in accordance with the procedures set forth in this Section. The new request shall also

be reviewed for compliance with the ordinances and regulations in effect at the time the new application is made.

d. In determining whether to grant a request for extension, the Town Council shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the Site Plan at that point in time.

**M. Notice: All Site Plan submissions shall be subject to the noticing requirements of Appendix A.5, General Notice Requirements.**



# SITE DEVELOPMENT PLANS FOR

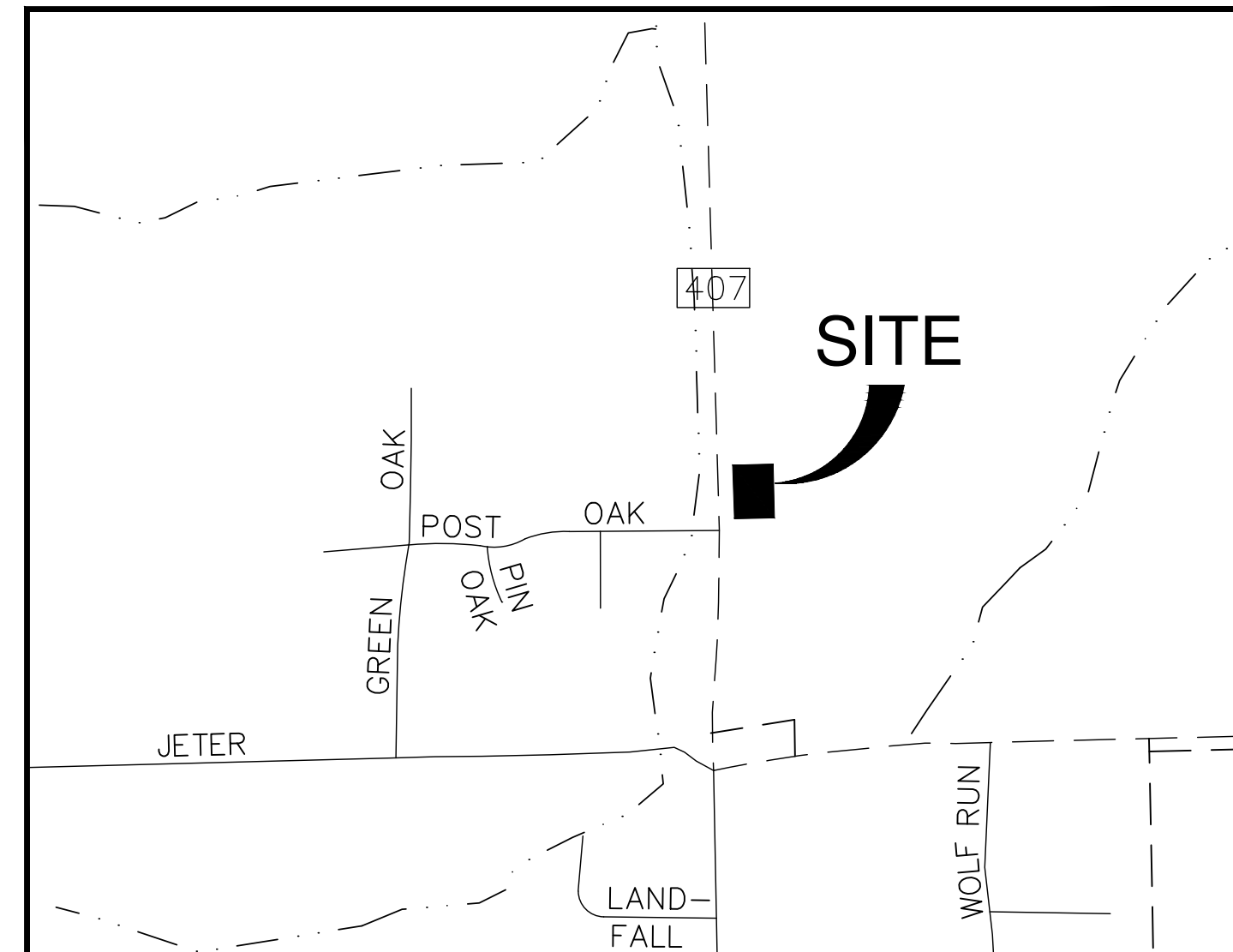
# WHATABURGER

## NEQ FM 407 & MCMAKIN RD

## BARTONVILLE, TEXAS

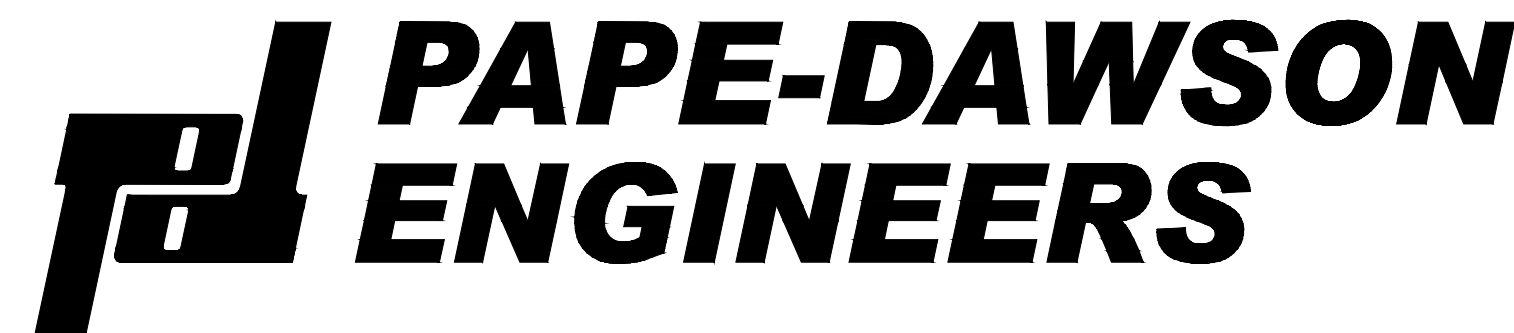
## DENTON COUNTY

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	GENERAL CONSTRUCTION NOTES
C2.0	ALTA-NSPS LAND TITLE SURVEY
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	FIRE PROTECTION PLAN
C6.0	PAVING PLAN
C7.0	SITE & DIMENSIONAL CONTROL PLAN
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C8.0	GRADING PLAN
C8.1	DRAINAGE PLAN
C9.0	UTILITY PLAN
C9.1	UTILITY DETAILS
C9.2	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION DETAILS AND SPECIFICATIONS



**LOCATION MAP**  
NOT TO SCALE

ENGINEER:



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

CONTACT: MATTHEW MALY, P.E.

MAY 2023

**ELECTRIC**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**TELEPHONE**  
COMPANY: FRONTIER  
CONTACT:  
TEL: 469-610-2726

**GAS**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**CONTRACTOR**  
COMPANY:  
CONTACT PERSON:  
TEL:

**TOWN OF BARTONVILLE**  
DEPARTMENT: PLANNING & ZONING  
LOCATION: TOWN HALL  
TEL: 817-693-5280

DEPARTMENT: DENTON COUNTY ESD 1  
CONTACT: MON NGUYEN  
TEL: 818-391-3711  
EMAIL: MON@DENTONCOUNTYESD1.GOV

**LANTANA**  
DEPARTMENT: BUILDING INSPECTIONS/PERMITTING  
CONTACT: KEVIN MERCER  
TEL: 214-869-5416  
EMAIL: KMERCER@LANTANATX.COM

**FLOOD NOTE**  
THE SUBJECT PROPERTY LIES IN AN AREA OF MINIMAL FLOODING BY THE 100-YEAR FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED 04/18/2011.

**CAUTION NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**

**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7077249.3"  
EASTING: 2388423.3'  
ELEVATION: 658.9' (NAVD88)

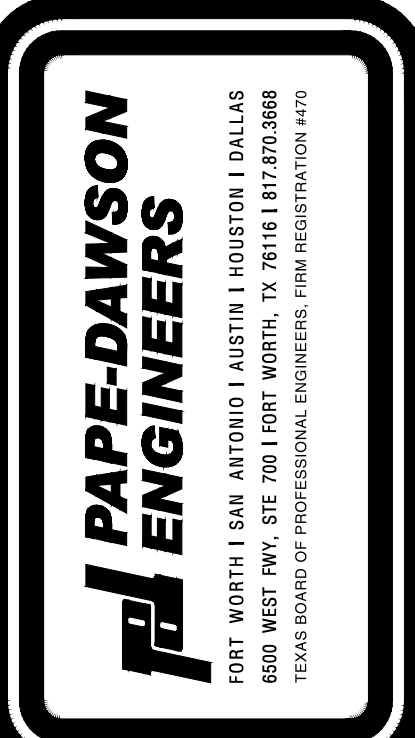
**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7076945.1"  
EASTING: 2388795.9'  
ELEVATION: 666.1' (NAVD88)

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MAY 30, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD,  
BARTONVILLE, TX



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**COVER SHEET**

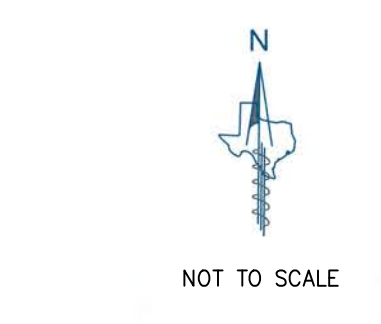
UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C0.0**



Date: May 30, 2023, 11:42am, User ID: MCM, File: S:\projects\613\16\_00\2.0\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\CS-6131600.dwg

VICINITY MAP NOT TO SCALE



Tree Table listing tree IDs, common names, and diameters at breast height (D.B.H. in inches).

Line Table listing line IDs, bearings, and distances.

Curve Table listing curve IDs, arc lengths, radii, delta angles, chord bearings, and chord lengths.

LOT 19, BLOCK 2C CARLSLE ADDITION DOC. NO. 2015-173 P.R.D.C.T.

2.00 ACRES 87,053 SQ. FT. PRELIMINARY SITE PLAN BY OTHERS (NO DOC NUMBER) BEING A PORTION OF LOT 1, BLOCK 1 LANTANA TOWN CENTER PHASE II DOC. NO. 2017-374 P.R.D.C.T.

LOTS 1-9, BLOCK A DCFWSD#7 RETAIL CENTER ADDITION DOC. NO. 2015-29 P.R.D.C.T.

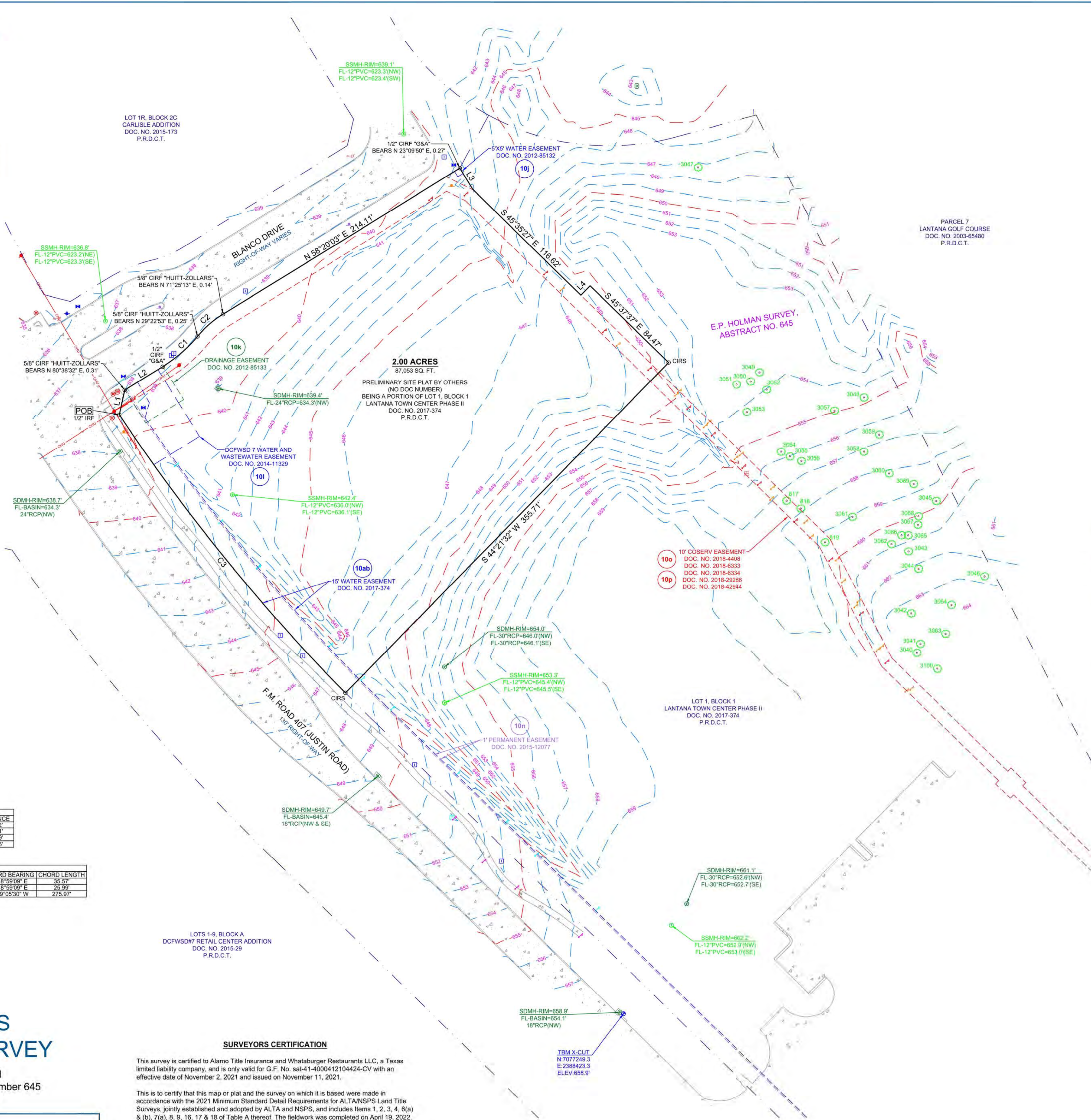
SURVEYORS CERTIFICATION

This survey is certified to Alamo Title Insurance and Whataburger Restaurants LLC, a Texas limited liability company, and is only valid for G.F. No. sat-41-400041210424-CV with an effective date of November 2, 2021 and issued on November 11, 2021.

This map or plat was prepared on... PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James L. Marlett Jr. R.P.L.S. # 6896

Legend for symbols used in the survey, including boundary monuments, temporary benchmarks, and various types of lines and markers.



LEGAL DESCRIPTION

Being a 2.00 acre tract of land out of the E.P. Holman Survey, Abstract Number 645, situated in Denton County, Texas, said 2.00 acre tract being a portion of Lot 1, Block 1 of Lantana Town Center Phase II, a subdivision of record in Document Number 2017-374 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING, at a 1/2 inch iron rod found at the South end of a cutback line at the intersection of the Northeast right-of-way line of F.M. Road 407 (Justin Road - 130-foot right-of-way) and the Southeast right-of-way line of Blanco Drive (right-of-way varies), being the West corner of said Lot 1 and here:

FLOOD NOTE

This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 481501 as shown on Map Number 48121C0810G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by Alamo Title Insurance with G.F. No. sat-41-400041210424-CV as listed: 10g. Easement executed by Rayzor Investments, Ltd., to Bartonville Water Supply Corporation, dated May 5, 1997, filed June 10, 1997, recorded in under Instrument No. 97-R0038888, of the Real Property Records of Denton County, Texas. Does not affect. 10h. Easement executed by Rayzor Ranch, LP, to The Bartonville Water Supply Corporation, dated October 14, 1999, filed October 22, 1999, recorded in under Volume 4452, Page 690, of the Real Property Records of Denton County, Texas. Does not affect. 10i. Easement executed by Rayzor Ranch, LP, to Denton County Fresh Water Supply District No. 6, dated August 2, 2012, filed August 3, 2012, recorded in under Instrument No. 2012-85132 and as affected by Instrument No(s). 2016-6400 and 2016-73973, of the Real Property Records of Denton County, Texas. Affects as shown. 10j. Easement executed by Rayzor Ranch, LP, to Denton County Fresh Water Supply District No. 6, dated August 2, 2012, filed August 3, 2012, recorded in under Instrument No(s). 2012-85133 and as affected by Instrument No(s). 2016-6400 and 2016-73973, of the Real Property Records of Denton County, Texas. Shown on plat in under Clerk's File No(s). 2017-374 Plat Records, Denton County, Texas. Affects as shown. 10k. Easement executed by Rayzor Ranch, LP, to Denton County Fresh Water Supply District No. 6, dated August 2, 2012, filed August 3, 2012, recorded in under Instrument No(s). 2012-85133 and as affected by Instrument No(s). 2016-6400 and 2016-73973, of the Real Property Records of Denton County, Texas. Shown on plat in under Clerk's File No(s). 2017-374 Plat Records, Denton County, Texas. Affects as shown. 10l. Easement executed by Rayzor Ranch, LP, to Denton County Fresh Water Supply District No. 7, dated February 4, 2014, filed February 10, 2014, recorded in under Instrument No. 2014-11329, of the Real Property Records of Denton County, Texas. Shown on plat in under Clerk's File No(s). 2017-374 Plat Records, Denton County, Texas. Affects as shown. 10m. Easement executed by Rayzor Ranch, LP, to Denton County Fresh Water Supply District No. 7, dated March 19, 2014, filed March 20, 2014, recorded in under Instrument No. 2014-24098, of the Real Property Records of Denton County, Texas. Does not affect. 10n. Easement executed by Rayzor Ranch, LP, to Denton Independent School District, dated July 2, 2014, filed February 5, 2015, recorded in under Instrument No. 2015-12077, of the Real Property Records of Denton County, Texas. Shown on plat in under Clerk's File No(s). 2017-374 Plat Records, Denton County, Texas. Affects as shown. 10o. Easement executed by A-S 114 Lantana TC Phase 2, LP, to Denton County Electric Cooperative, Inc., dated January 5, 2018, filed January 12, 2018, recorded in under Instrument No. 2018-4408, of the Real Property Records of Denton County, Texas. Affects as shown. 10p. Easement executed by A-S 114 Lantana TC Phase 2, LP, to Coserv Gas, Ltd., dated March 5, 2018, filed March 15, 2018, recorded in under Instrument No. 2018-29286, of the Real Property Records of Denton County, Texas. Affects as shown. 10q. Easement executed by A-S 114 Lantana TC Phase 2, LP, to Coserv Gas, Ltd., dated March 5, 2018, filed March 15, 2018, recorded in under Instrument No. 2018-29286, of the Real Property Records of Denton County, Texas. Affects as shown. 10rab. The following easements and building setback line as shown on plat in under Clerk's File No(s). 2017-374, Plat Records, Denton County, Texas. Unspecified easement of variable width along the Southwest property line. Affects as shown.

GENERAL NOTES

- 1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a legal description provided by Alamo Title Insurance with G.F. No. sat-41-400041210424-CV, an effective date of November 2, 2021 and issued on November 11, 2021. This survey is only valid for G.F. No. sat-41-400041210424-CV. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property. 2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction. 3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field. 4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. 5. This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork. 6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. 7. There are no visible encroachments or overlapping of improvements except as shown hereon. 8. There were no buildings observed on the subject property in the process of conducting the fieldwork. 9. No substantial features were observed in the process of conducting the fieldwork except as shown hereon. 10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared. 11. The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011). 12. Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 12A).

Job information including Job Number (2204.043), Date (05-25-2022), Revision, Surveyor name (Eagle Surveying, LLC), and Property Address (3051 F.M. ROAD 407 BARTONVILLE, TX).

Table with columns for REVISIONS, DATE, and DESCRIPTION.

PROJECT: PT22M BUILDING TYPE F.M. 407 & MCMAKIN RD. BARTONVILLE, TX

Pape-Dawson Engineers logo and contact information for San Antonio, Austin, and Dallas offices.

Whataburger logo and address: 300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 210-476-6000 ZIP 78216

SHEET TITLE: ALTA-NSPS LAND TITLE SURVEY

UNIT NO. DATE: 05/30/2023 SCALE: 1" = 20' DRAWN BY: DDD

SHEET NO: C2.0

Whataburger logo and 'FOR REVIEW' text.

### GENERAL NOTES

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS. LATEST PRINTING AND AMENDMENTS THERE TO THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION NOT REGULATED BY THE GOVERNING AUTHORITY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERE TO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, FAILURE, ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, AND THE EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM OF RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTORS USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION, AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- TOPOGRAPHY SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS INCLUDING ALL CODES, ORDINANCES, AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
- PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE ENGINEER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS, WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES OBTAINING PERMITS FROM GOVERNING AUTHORITIES. THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED. COSTS ASSOCIATED WITH PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
- BONDS: PERFORMANCE, PAYMENT, AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- INSPECTION AND TESTING: THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER WILL PROVIDE INSPECTION AND TESTING OF THE PROPOSED CONSTRUCTION AT THEIR EXPENSE. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF FENCING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION/TESTING SERVICES. IN THE EVENT OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- SHOP DRAWINGS: THE CONTRACTOR SHALL PREPARE, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
- SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING WILL BE PROVIDED BY THE DEVELOPER ONE TIME ONLY. ALL RESTAKING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS, MARKERS, AND BENCHMARKS, WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES. HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED WHETHER OR NOT THEY ARE ON THE PLANS, ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILTY REPAIRS, REPLACEMENTS, AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING FACILITIES: ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- FIRE AND LIFE SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE, OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES A TRAFFIC CONTROL PLAN PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAIL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION UPON COMPLETION OF THE PROJECT. ALL HAIL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS, AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC, AND THE WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COST ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THE INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING (EITHER FENCE WIRE OR BARBED WIRE) IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRAZED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES, AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

- COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- CONDITION OF THE SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS, AND RUBBISH AS IS PRACTICAL. THE CONTRACTOR SHALL REMOVE MATERIAL DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS, AND RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY THE SPRINKLING OF WATER OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE THE DIRECTED, REJECTED, UNAUTHORIZED, OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE UNAUTHORIZED WORK TO BE REMOVED OR REMOVED AND REPLACED OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
- DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDED BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEM COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETE SET OF RECORD DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

### GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.
1. ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
2. LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
3. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LUSSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
4. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
5. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
6. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD FOOTING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
7. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
8. IF ROCK IS ENCOUNTERED IN THE STREET SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE REPLACED FOR THE STREET SUBGRADE. ROCK IN THE STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES OF TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE EXCAVATION CONTRACTOR, SUBSIDIARY TO THIS CONTRACT.
9. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
  - APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

### PAVING NOTES

- UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO HIS OPERATIONS.
- SEE UTILITY PLANS FOR LOCATION OF WATER LINES, SANITARY SEWER LINES, STORM DRAINS, AND UTILITY CROSSING.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
- ALL FILL SHALL BE COMPACTED AS SPECIFIED IN THE GEOTECHNICAL REPORT. DENSITY TEST RESULTS WILL BE REQUIRED AT THE PRE-CONSTRUCTION MEETING FOR ALL FILL AREAS IN EXCESS OF 2.0' UNDERNEATH PROPOSED PAVING.
- STREET CURB RADII AT STREET INTERSECTIONS SHALL BE 20' (MEASURED FROM BACK OF CURB) UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- TYPICAL PAVEMENT SECTION IS TO TRANSITION FROM CROWN SECTION TO TRANSVERSE SECTION WITHIN A DISTANCE OF 50' OF WHERE A VALLEY GUTTER CROSSES A STREET INTERSECTION.
- SEE PAVEMENT CONSTRUCTION DETAILS SHEET FOR PAVEMENT SECTIONS AND CONSTRUCTION DETAILS.
- BLUE REFLECTOR TO BE INSTALLED 1.0' OFFSET FROM CENTERLINE OF STREET ON FIRE HYDRANT SIDE, FOR PURPOSES OF QUICK HYDRANT LOCATION AT NIGHT.

### STORM DRAIN NOTES

- WATER AND SANITARY SEWER LINES ARE SHOWN FOR REFERENCE ONLY. REFER TO WATER AND SANITARY SEWER PLANS FOR EXACT LOCATION.
- ALL STORM DRAIN LINES TO BE R.C.P. CLASS III UNLESS OTHERWISE NOTED.
- ALL CURVED STORM DRAIN IS TO BE CONSTRUCTED WITH RADIUS PIPE OR IS TO BE DEFLECTED AT JOINTS (PER MANUFACTURER'S SPECIFICATIONS) AND GROUNDED AS NECESSARY. IT SHALL BE THE CONTRACTOR'S OPTION AS TO WHICH METHOD TO USE (NO SEPARATE PAY).
- ALL AREA DISTURBED BY CHANNEL EXCAVATION SHALL BE RE-VEGETATED AS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH WAS PREPARED SPECIFICALLY FOR THIS PROJECT, OR OTHERWISE PROTECTED AGAINST EROSION BY THE USE OF RIP-RAP, GRABIONS, OR GEOTEXTILES.

### EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TEOE DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TDES GENERAL PERMIT.

- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR. AT NO ADDITIONAL EXPENSE TO THE OWNER, THE ADDITION OR DELECTION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TDES TYPES GENERAL PERMIT GUIDELINES.
  - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT
  - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
  - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE 'PARKING AND STORAGE AREA'. THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGDED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (WHEN A LANDSCAPING PLAN DOES NOT EXIST), SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MOUNT THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

### WATER AND SANITARY SEWER NOTES

- THE CONTRACTOR SHALL INSTALL WATER AND SEWER LINES SO AS TO AVOID CONFLICTS WITH OTHER UTILITIES. WATER AND SANITARY SEWER SEPARATIONS SHALL BE MAINTAINED PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR CITY REGULATIONS (WHICHEVER IS MORE STRINGENT).
- THE CONTRACTOR SHALL INSTALL ALL GRAVITY LINES (SANITARY SEWER, STORM SEWER AND FRENCH DRAINS) BEFORE INSTALLATION OF WATER LINES AND APPURTENANCES.
- IF GROUNDWATER IS ENCOUNTERED WHEN LAYING UTILITY LINES, 3/4" WASHED ROCK MUST BE PLACED 6" BELOW AND 6" ABOVE THE UTILITY LINE.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE APPLICABLE CITY'S PUBLIC WORKS DEPARTMENT, BUILDING INSPECTORS AND SHALL COORDINATE WITH CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND TRENCH SAFETY PLAN PRIOR TO PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING ON ALL UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE APPLICABLE CITY'S FIRE DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL VALVE BOXES, HYDRANTS, SEWER CLEAN OUTS AND MANHOLE RIMS TO FINAL GRADE.
- CONTRACTOR TO COORDINATE FINAL LOCATION OF ELECTRIC, TELEPHONE, AND GAS SERVICE WITH EACH RESPECTIVE UTILITY COMPANY, AND SHALL INCLUDE ALL ASSOCIATED COSTS IN BID.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ON-SITE POWER POLES AS REQUIRED TO COMPLETE THE WORK.
- IN THE EVENT THAT EXISTING UTILITIES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC., MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE AND UNDERGROUND TELEPHONE CABLE.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE RESPECTIVE UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO ANWW STANDARD AND SHALL MEET THE CLASSIFICATION PRESSURE RATING AND COVER REQUIRED BY CITY.
- CORPORATION STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- WATER AND SANITARY SEWER LINES SHALL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- FIRE LINE SIZES SHOWN ON THIS PLAN ARE ESTIMATED OR PROVIDED BY THE OWNER. FIRE LINES AND ALL ASSOCIATED APPARATUSSES SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISINFECTION, CHLORINATION AND FLUSHING REQUIREMENTS. THIS SHALL INCLUDE PROVIDING TEMPORARY ISOLATION VALVES, PLUGS, INJECTION PORTS, FLUSHING VALVES, TOOLS AND EQUIPMENT NECESSARY TO COMPLETE THE TASK. THE CONTRACTOR SHALL CONTACT THE WATER UTILITY 48 HOURS PRIOR TO FLUSHING OF WATER LINES.
- ALL WATER LINE FITTINGS ARE TO BE DUCTILE IRON MECHANICAL JOINTS.
- HORIZONTAL BLOCKING HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARDS AND MUST BE IN ACCORDANCE WITH APPLICABLE CITY'S DETAILS. CONCRETE BLOCKING SHALL BE PLACED AT ALL VALVES, BENDS, TEES AND PLUGS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. ANY EXISTING THRUST BLOCKS OR RESTRAINTS SHALL BE REMOVED BY THE UTILITY CONTRACTOR TO ALLOW HIS WORK TO PROCEED. THE REPLACEMENT, WHERE REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- ALL VALVES AT THE END OF A LINE SHALL BE PLUGGED AND BLOCKED.
- FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH CURRENTLY PUBLISHED CITY DESIGN STANDARDS.
- FIRE HYDRANT ASSEMBLY BID ITEMS WILL INCLUDE THE FIRE HYDRANT, THE PIPE EXTENSION FROM THE TEE, AND ALL NECESSARY FITTINGS INCLUDING THE 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS SHALL BE PER CITY SPECIFICATIONS.
- UPON COMPLETION OF SANITARY SEWER LINE CONSTRUCTION, THE CONTRACTOR SHALL HAVE THE LINES TESTED, INCLUDING MANDREL TEST, AIR TEST, AND A TV. INSPECTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FOLLOW BUILDING INSPECTION RULES REGARDING THE MATERIALS AND INSTALLATION OF THE PRIVATE WATER AND SANITARY SEWER LINES.

- SANITARY SEWER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE SDR-35 PVC, USE SDR-26 WHERE DEPTHS EXCEED 12' OR WHERE SEWER PIPE IS LESS THAN 10' HORIZONTALLY FROM WATER PIPE. ALL SANITARY SEWER PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034. REFER TO TCEQ AND CITY SPECIFICATIONS FOR UTILITY CROSSING REQUIREMENTS.
- TRENCH BACKFILL COMPACTION SHALL BE TESTED AT THE RATE OF ONE (1) TEST PER 100 LINEAR FEET PER 6 INCH LIFT (LOOSE). TESTS SHALL BE STAGGED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER TEST LOCATION OF PREVIOUS LIFT.
- WHERE CONNECTING DISTANCE BETWEEN MANHOLES EXCEEDS 100 FEET, A MINIMUM OF TWO (2) TESTS PER LIFT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES INCURRED IN THE INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
- CONTRACTOR SHALL VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. ANY DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RECONCILIATION.
- CONTRACTOR SHALL USE OSHA APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE OSHA CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.
- INSTALL CLAY PLUG IN UTILITY TRENCHES WHERE ANY UTILITY COMES TO ANY STRUCTURE PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
**PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX**

**PAPE-DAWSON  
ENGINEERS**  
FORT WORTH 1 SAN ANTONIO 1 AUSTIN 1 HOUSTON 1 DALLAS  
6500 WEST HWY. STE 700 FORT WORTH, TX 76118 817-624-3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS, REGISTERED PROFESSIONALS

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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SHEET TITLE:  
**GENERAL  
CONSTRUCTION  
NOTES**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C1.0**

THIS DOCUMENT IS RELEASED FOR 'REVIEW PURPOSES' UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494  
MAY 30, 2023  
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

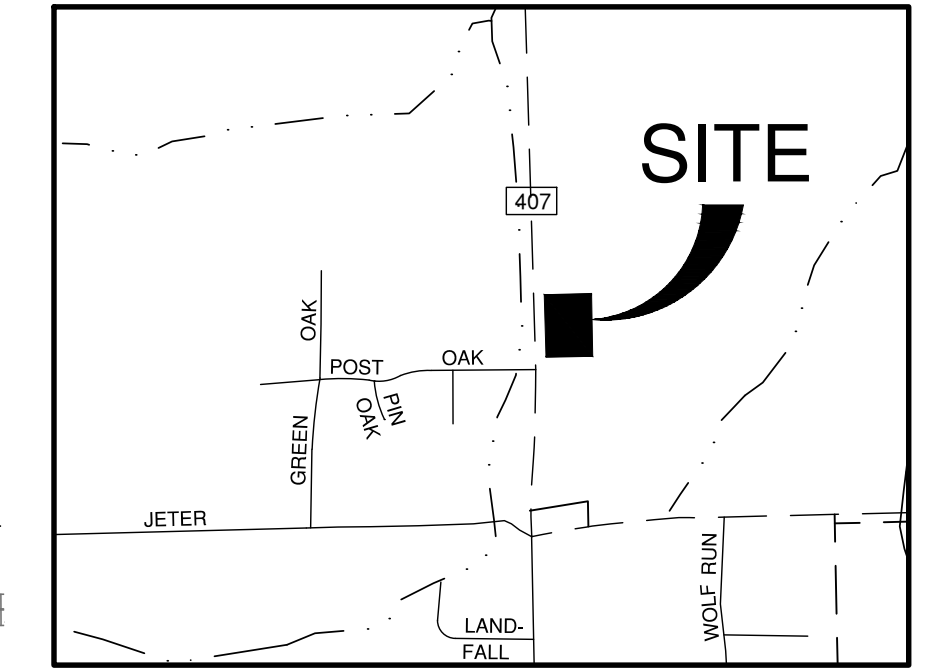


Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

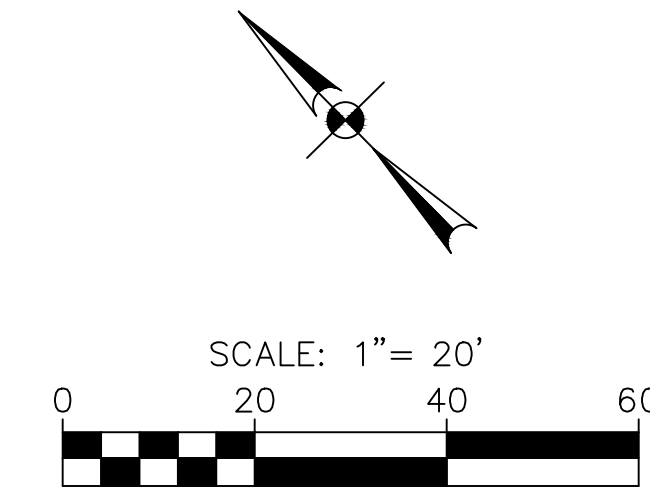
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT-TO-SCALE



REVISIONS:	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH 1 SAN ANTONIO 1 AUSTIN 1 DALLAS 1  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 (817) 872-3888  
TODAY'S BOARD OF PROFESSIONAL ENGINEERS (P.E.) REGISTRATION #410

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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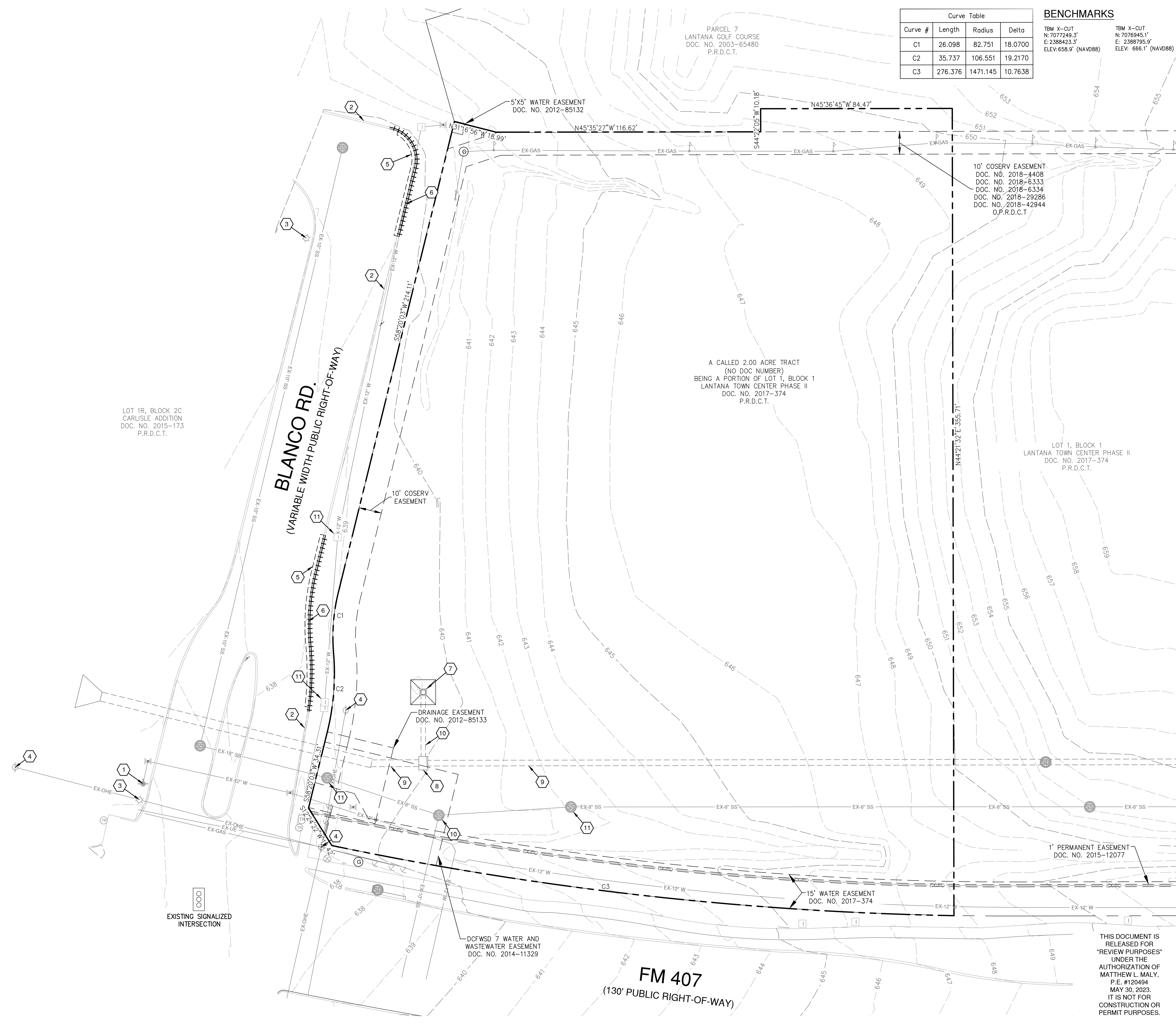
SHEET TITLE:  
**EXISTING CONDITIONS & DEMOLITION PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C3.0**



Date: May 30, 2023, 11:44am, User: D:\M\W, File: S:\projects\6131\6131\_00\2.0\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\DEMOP-6131600.dwg



**DEMOLITION LEGEND**

---	PROPERTY LINE
EX-W	EXISTING WATER LINE
---	EXISTING WATER UTILITY
---	EXISTING FIRE HYDRANT
I	IRRIGATION CONTROL VALVE
EX-SS	EXISTING SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER MANHOLE
EX-OHE	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC POLE
---	EXISTING GUY WIRE ANCHORS
E	EXISTING ELECTRICAL EQUIPMENT
---	EXISTING LIGHT POLE
---	EXISTING STORM LINE
---	EXISTING STORM MANHOLE
G	EXISTING GAS UTILITY
GAS	EXISTING GAS LINE
+++++	CURB REMOVAL
---	PROPOSED FULL DEPTH SAWCUT
TR	TRAFFIC SIGNAL POLE
TR	TRAFFIC SIGNAL BOX
---	SIGN
---	CROSSWALK POLE
---	GAS LINE MARKER

**NOTES**

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER, ADJACENT PROPERTY OWNERS, AND THE UTILITY COMPANY BEFORE REMOVING OR CONSTRUCTING ANYTHING WITHIN THE EXISTING EASEMENTS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO HAVE THE OVERHEAD ELECTRIC LINES REMOVED FROM WITHIN THE PROPERTY BOUNDARY. THE LIMITS SHOWN IN THE DRAWING ARE APPROXIMATE AND SHALL TERMINATE ACCORDING TO THE UTILITY COMPANIES STANDARD.

**KEY NOTES**

- |    |   |
|----|---|
| 1  | EXISTING FIRE HYDRANT TO REMAIN (PROTECT IN PLACE)  |
| 2  | EXISTING CURB TO REMAIN IN PLACE  |
| 3  | EXISTING LIGHT POLE AND FOUNDATION TO REMAIN  |
| 4  | EXISTING ELECTRIC POLE AND EQUIPMENT TO REMAIN  |
| 5  | PROPOSED FULL DEPTH SAWCUT  |
| 6  | REMOVE EXISTING CONCRETE CURB   |
| 7  | REMOVE EXISTING CONCRETE APRON, REMOVE AND REPLACE EXISTING AREA INLET TOP WITH SLAB AND COVER.                           |
| 8  | EXISTING STORM STRUCTURE TO REMAIN  |
| 9  | EXISTING STORM PIPE TO REMAIN   |
| 10 | EXISTING SANITARY SEWER STRUCTURE TO REMAIN   |
| 11 | EXISTING IRR CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORD RELOCATION WITH IRR CONTRACTOR. |

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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**FM 407**  
(130' PUBLIC RIGHT-OF-WAY)

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

A CALLED 2.00 ACRE TRACT  
(NO DOC NUMBER)  
BEING A PORTION OF LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

10' COSERV EASEMENT  
DOC. NO. 2018-4408  
DOC. NO. 2018-6333  
DOC. NO. 2018-6334  
DOC. NO. 2018-29286  
DOC. NO. 2018-42944  
O.P.R.D.C.T.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

DRAINAGE EASEMENT  
DOC. NO. 2012-85133

15' WATER EASEMENT  
DOC. NO. 2017-374

DCFWSD 7 WATER AND  
WASTEWATER EASEMENT  
DOC. NO. 2014-11329

EXISTING SIGNALIZED  
INTERSECTION

NOTES

1. EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
3. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF STORM WATER POLLUTION PREVENTION CONTROL MEASURES.
5. ALL STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE SITE BOUNDARY OR PUBLIC R.O.W. AS SHOWN ON THE PLANS. SOME OF THESE STRUCTURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARY ON THIS PLAN FOR VISUAL CLARITY.
6. CONCRETE WASHOUT PIT AND CONSTRUCTION EQUIPMENT/MATERIAL STORAGE YARD TO BE FIELD LOCATED.
7. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SHOULD BE STABILIZED BY PER APPLICABLE PROJECT SPECIFICATIONS AND LANDSCAPE PLANS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
9. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR TCEQ STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT HIS EXPENSE.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.
11. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL DETAILS SHEETS THIS SET OF PLANS.
12. CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
13. ALL DISTURBED AREA MUST BE REVEGETATED WITH SOLID SOD OR CURLEX UNLESS OTHERWISE SPECIFIED ON THE PLAN.
14. CONTRACTOR SHALL PROTECT ALL INLETS FROM DEBRIS DURING CONSTRUCTION. CONTRACTOR SHALL CLEAR ALL DEBRIS FROM LINES AT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE AS NECESSARY OF ALL SOD, SEED, OR OTHER GROUND COVERING.

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

BLANCO RD.  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

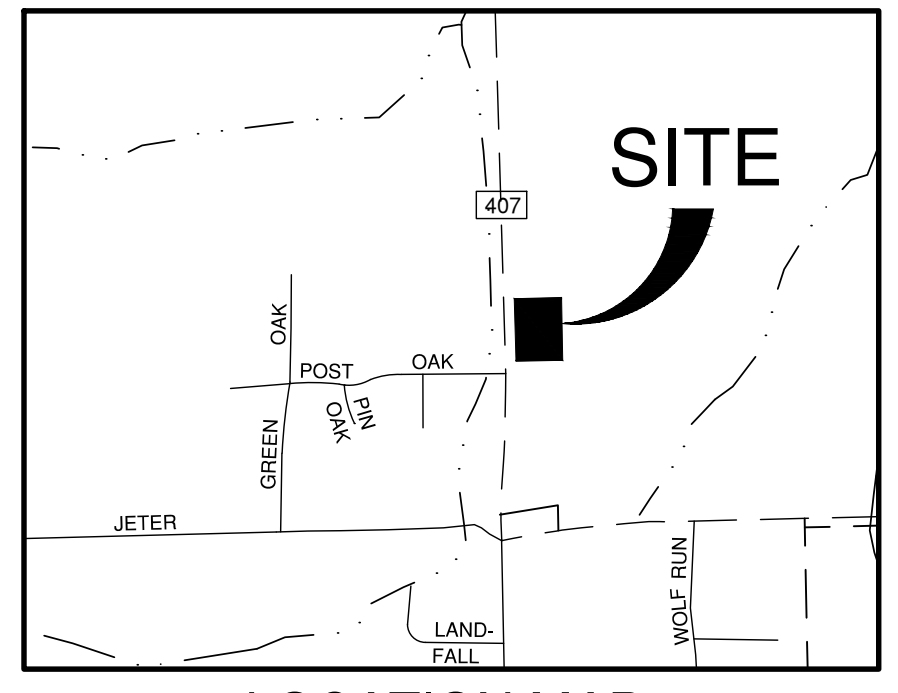
PT22M  
BUILDING  
3,305 sq.ft.

FM 407  
(130' PUBLIC RIGHT-OF-WAY)

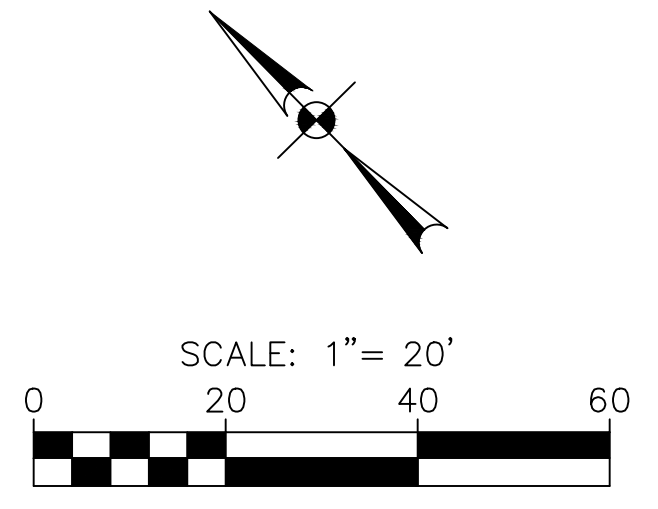
BENCHMARKS

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



LOCATION MAP  
NOT-TO-SCALE



EROSION CONTROL LEGEND

- 600 --- EXISTING MAJOR CONTOUR
- 601 --- EXISTING MINOR CONTOUR
- 620 --- PROPOSED MAJOR CONTOUR
- 621 --- PROPOSED MINOR CONTOUR
- FLOW ARROW
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- PROPOSED STORM DRAIN
- PROPOSED CURB INLET
- SF --- SILT FENCE
- LIMITS OF DISTURBANCE
- ⊗ INLET PROTECTION
- ⊗ STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CW --- CONCRETE WASHOUT AREA (FIELD LOCATE)
- TB --- TRASH BIN (FIELD LOCATE)
- STRAW WATTLE

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MAY 30, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE. 700 FORT WORTH, TX 76116 | 817-872-3888  
TODAY'S BOARD OF PROFESSIONAL ENGINEERS (P.E.) REGISTRATION #410

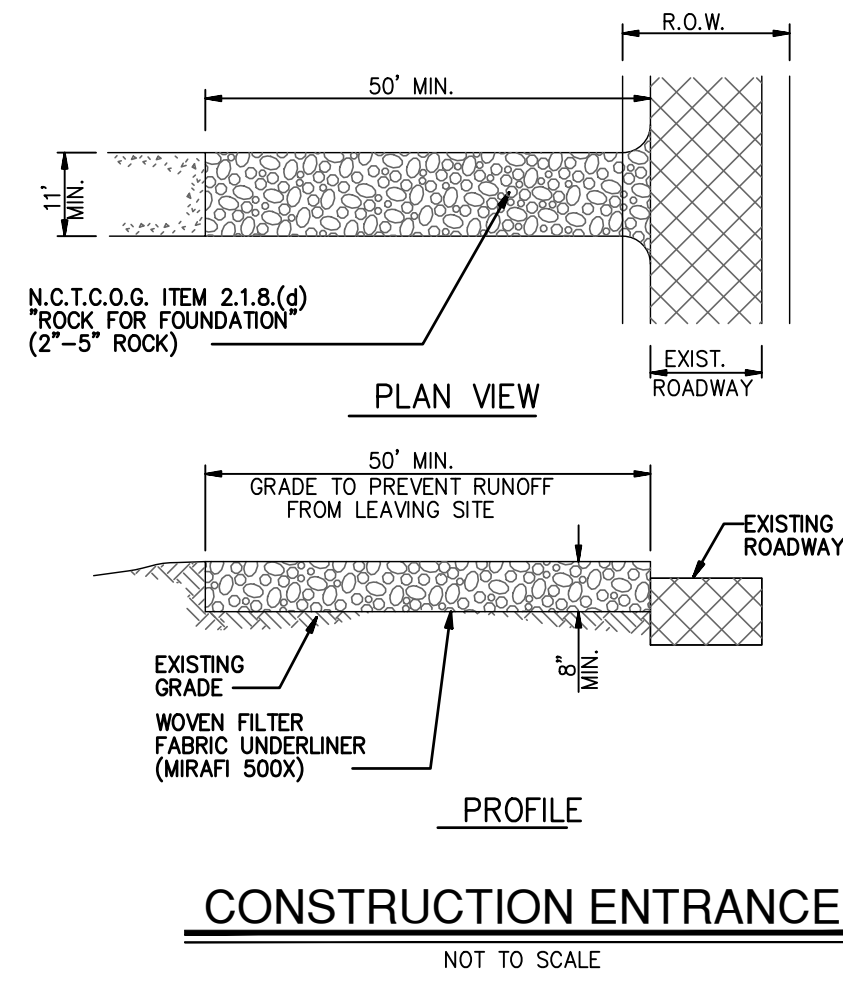
**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
THIS DRAWING IS THE PROPERTY OF WHATABURGER. SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**EROSION CONTROL PLAN**

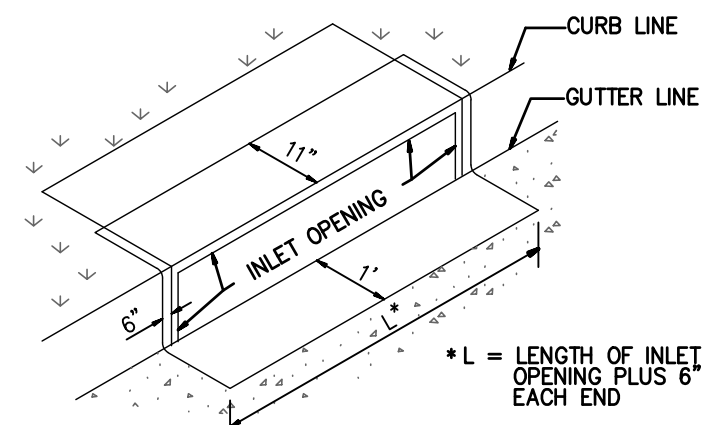
UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C4.0**



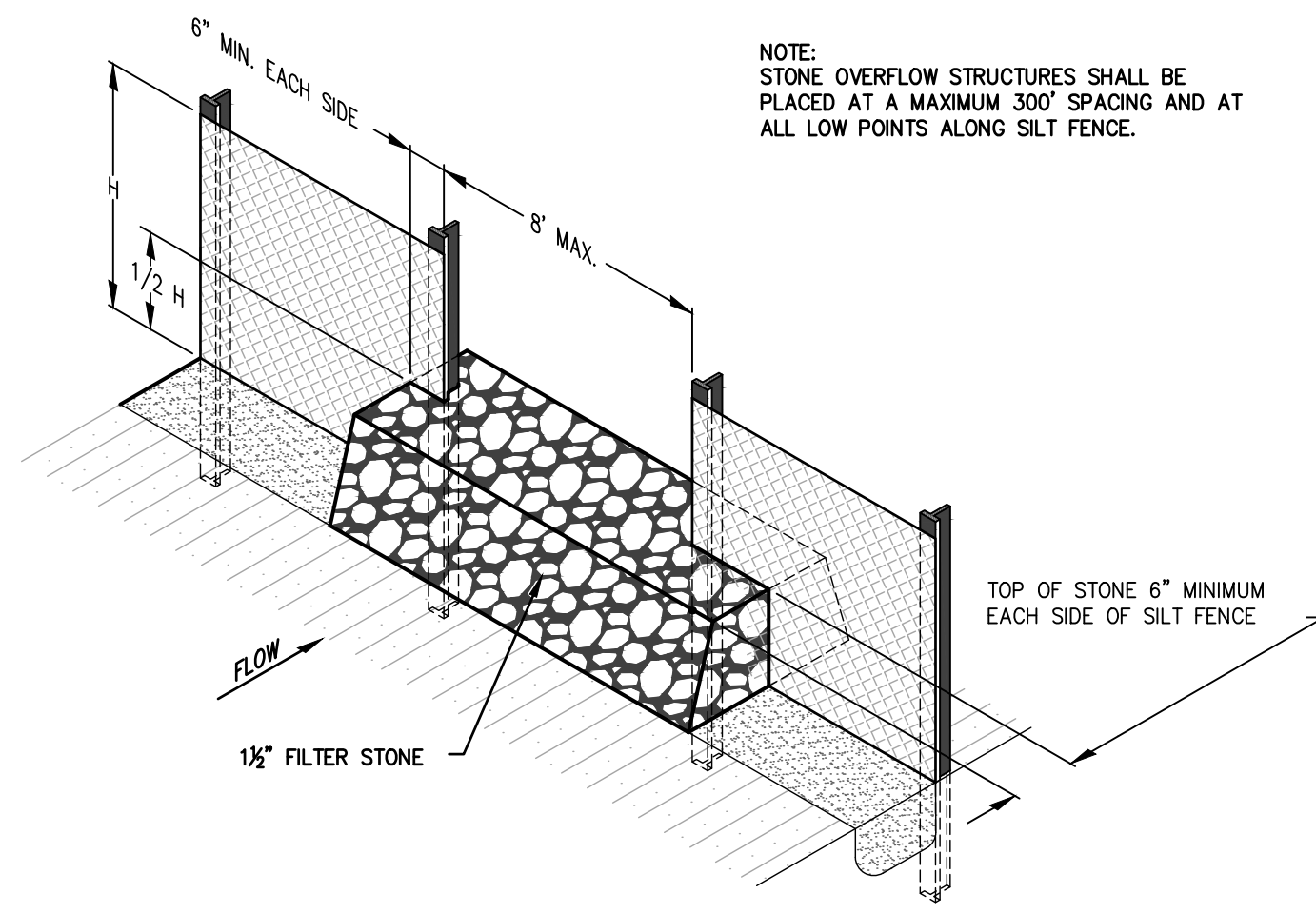


**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

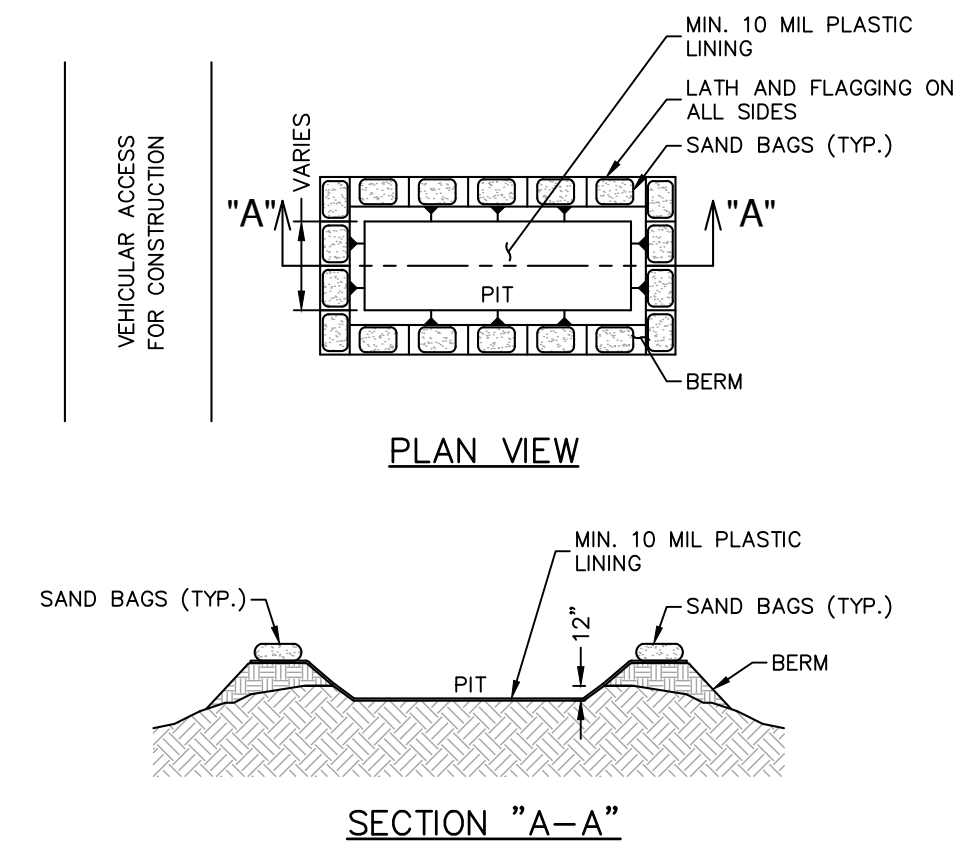


- GENERAL NOTES**
1. FRAME TO BE MADE OF 4 GAUGE GALVANIZED STEEL, 3"x8" SQUARE FOR SECTION ADJACENT TO FACE OF INLET, 4"x8" SQUARE FOR TOP AND BOTTOM SECTIONS.
  2. FILTER FABRIC TO BE TS 500 POLYFELT.
  3. CURB INLET PROTECTOR TO BE MANUFACTURED BY TEXAS ENVIRONMENTAL MANAGEMENT, INC. OR EQUAL (ENGINEER TO APPROVE SUBSTITUTE PRIOR TO INSTALLATION.)

**ALTERNATE 3  
CURB INLET PROTECTION  
(STAGE TWO)**  
NOT TO SCALE



**SILT FENCE**  
NOT TO SCALE



**CONCRETE TRUCK WASH-OUT PIT**  
NOT-TO-SCALE

REVISIONS:	DATE	DESCRIPTION	BY

**PROJECT:**  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON  
ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.873.3888  
TODAY'S SOURCE FOR PROFESSIONAL ENGINEERING. [www.pape-dawson.com](http://www.pape-dawson.com)

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**SHEET TITLE:**  
**EROSION  
CONTROL  
DETAILS**

**UNIT NO.**  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

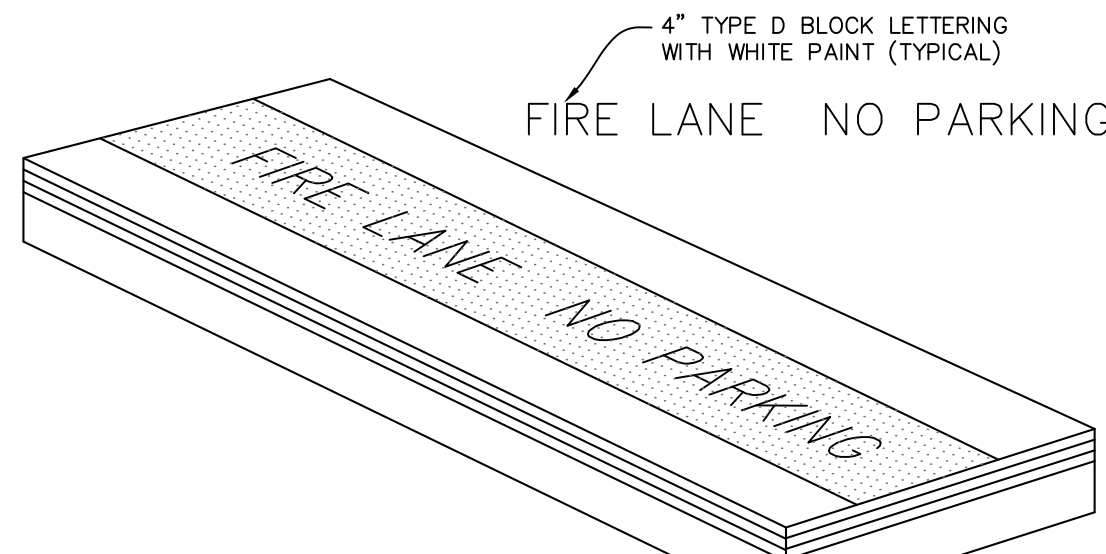
**SHEET NO:**  
**C4.1**

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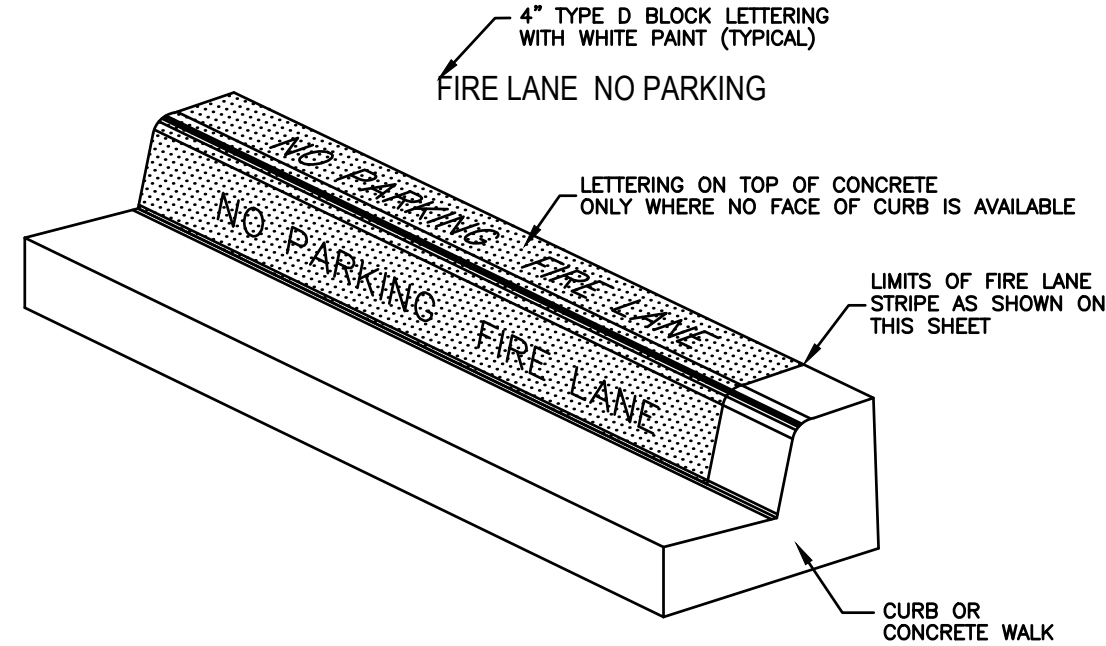


DATE: May 30, 2023, 11:45am User ID: MKM  
FILE: S:\projects\613160\02.0 Design\2.4 Civil\2.4.3 Plan Sheets\EC01-6131600.dwg



- APPLICATION:**
1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS
  2. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
  3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES & LOCATIONS.
  4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

**TYPICAL FIRE LANE MARKING DETAIL**  
NOT TO SCALE



- APPLICATION:**
1. ON 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
  2. LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT: PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB
  3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

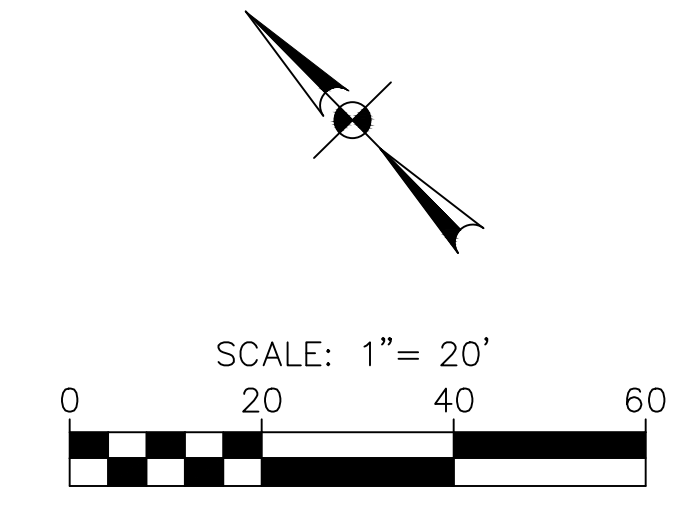
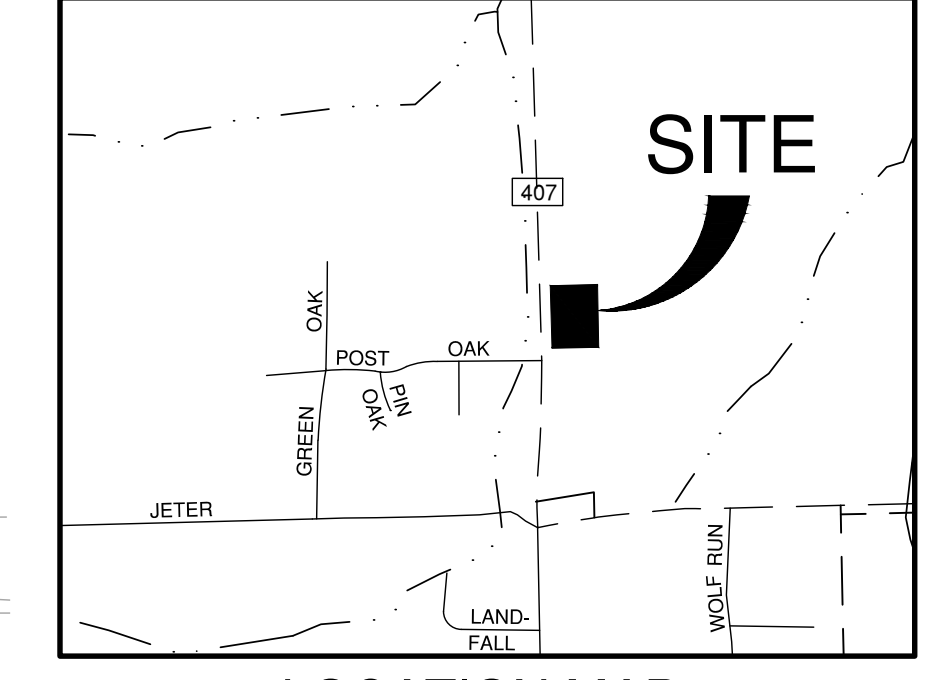
**FIRE LANE STRIPING DETAIL**  
NOT TO SCALE

Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**FIRE PLAN LEGEND**

- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- [Hatched Box] PROPOSED FIRE LANE
- [Dashed Box] PROPOSED CURB
- FW PROPOSED FIRE LINE
- DW PROPOSED FIRE HOSE TRUCK PULL
- DW PROPOSED DOMESTIC LINE
- [Arrow] FIRE DEPARTMENT CONNECTION
- [Circle with X] FIRE HYDRANT
- [Square with X] SPRINKLER CLOSET
- [Dashed Line] HOSE LAY AND LENGTH
- [Dashed Line] FIRE LANE STRIPING

**FIRE PLAN NOTES**

1. REFER TO ARCHITECTURAL AND MEP PLANS FOR EXACT LOCATIONS OF FIRE DEPARTMENT CONNECTIONS.
2. FIRE LINE SIZES SHOWN IN THESE PLANS ARE ESTIMATED OR PROVIDED BY THE OWNER. FIRE LINES AND ALL ASSOCIATED APPARATUS SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
3. ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOW BOUNDARIES. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN 4" WHITE LETTERS AT 25FT INTERVALS.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**PT22M BUILDING**  
3,305 sq.ft.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

Date: May 30, 2023, 11:45am, User ID: MKM, File: S:\projects\6131613\10\_00\_00\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\FIRE-61316100.dwg

REVISIONS:	DATE	DESCRIPTION	BY

**PROJECT:**  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817-872-3888  
Texas Board of Professional Engineers, Registration No. 4470

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210-476-6000 ZIP 78216  
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**SHEET TITLE:**  
FIRE PROTECTION PLAN

**UNIT NO.**  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

**SHEET NO:**  
C5.0

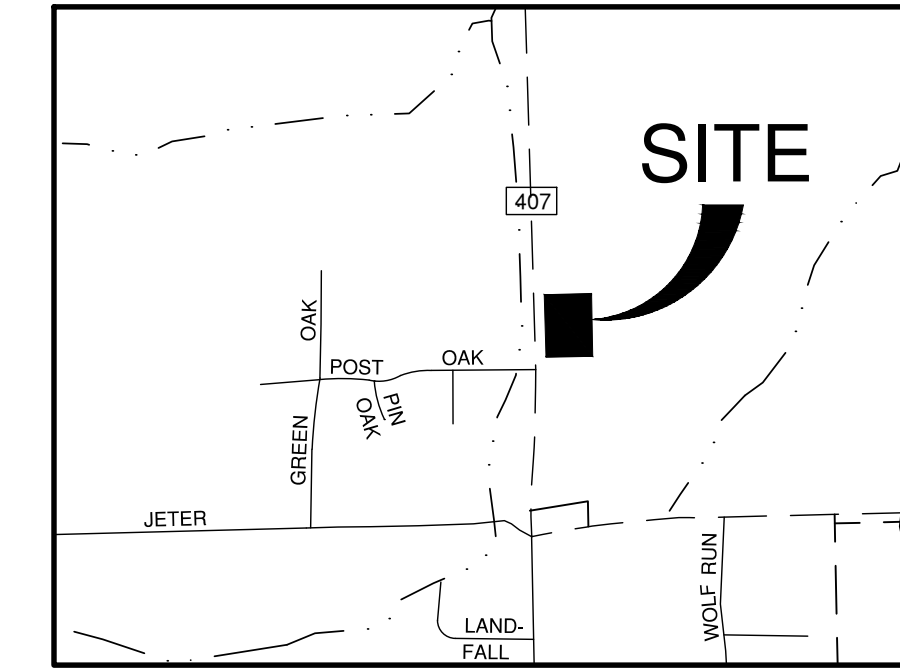


PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

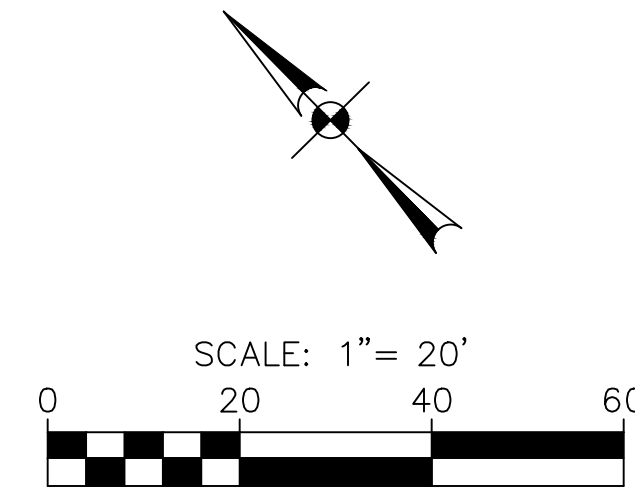
**BENCHMARKS**

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N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT-TO-SCALE



**PAVING LEGEND**

- PROPERTY LINE
- STRUCTURAL SLAB. REFERENCE STRUCTURAL PLANS.
- PROPOSED 6" 3,500 PSI PORTLAND CEMENT CONCRETE W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN COMPACTED SUBGRADE
- PROPOSED 7" 3,500 PSI PORTLAND CEMENT CONCRETE W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN COMPACTED SUBGRADE
- PROPOSED 4" 3,000 PSI CLASS A CONCRETE SIDEWALK W/ #3 BARS @ 18" O.C.E.W. ON STABILIZED SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY (PER CITY SPECIFICATIONS)
- PROPOSED CURB
- SAWCUT CONTROL JOINT (SEE SHEET C7.2)

**PAVING NOTES:**

1. THE CONTRACTOR SHALL PROVIDE A FULL DEPTH SAW-CUT AND SMOOTH TRANSITION AT CONNECTIONS TO EXISTING PAVEMENT AND CURB.
2. THE CONTRACTOR SHALL BACKFILL ALL CURBS WITHIN 48 TO 72 HOURS OF PLACEMENT.
3. ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING SPACES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION AND PATHS/SIDEWALKS SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, OR LONGITUDINAL SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.
4. THE CONTRACTOR SHALL NOT STAND, PARK, DRIVE ON, OR IN ANY WAY DISTURB OR DAMAGE STEEL REINFORCING FOR SITE WORK. ALL REINFORCING SHALL BE INSTALLED WITH CHAIRS PER THE PLANS AND SPECIFICATIONS.
5. SUBGRADE SHALL BE MAINTAINED TO WITHIN THE SPECIFIED REQUIREMENTS OF MOISTURE AND DENSITY UNTIL PAVING IS PLACED. PRIOR TO PLACING PAVEMENT, THE CONTRACTOR SHALL RE-TEST THE AREAS SELECTED BY THE CONSTRUCTION MATERIALS TESTING LAB PERSONNEL AT THE CONTRACTOR'S EXPENSE OR IF REQUESTED BY THE OWNER, ARCHITECT OR ENGINEER, AND IF THE SUBGRADE HAS BEEN PLACED AND ACCEPTED FOR LONGER THAN TEN (10) DAYS AND NO PAVEMENT HAS BEEN CONSTRUCTED.
6. ALL EXPANSION JOINTS SHALL BE CONSTRUCTED OF REDWOOD.
7. SEE DIMENSIONAL CONTROL PLAN FOR PAVING DIMENSIONS AND LAYOUT.
8. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DESIGN, FLATWORK LAYOUT, AND BUILDING DIMENSIONS.
9. GEOTECHNICAL ENGINEERING REPORT BY TERRACON, PROJECT NUMBER 95225002, DATED JANUARY 6, 2021.

**KEY NOTES**

- 1 PROPOSED 6" CONCRETE CURB
- 2 PROPOSED CONCRETE TO EXISTING CONCRETE JUNCTURE (SEE DETAIL SHEET C7.2)
- 3 CONCRETE WHEEL STOP (SEE DETAIL SHEET C7.1)
- 4 CURB RAMP AT ACCESSIBLE ROUTE (SEE DETAIL SHEET C7.1)
- 5 LOADING RAMP (SEE DETAIL SHEET C7.1)
- 6 PROPOSED 5' SIDEWALK (SEE SHEET C7.2)
- 7 PROPOSED SIDEWALK JUNCTURE (SEE DETAIL SHEET C7.2)

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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCKAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817.872.3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS (P.E.#1631600044740)

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210-476-6000 ZIP 78216  
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SHEET TITLE:  
**PAVING PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C6.0**



LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

BLANCO RD.  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PT22M  
BUILDING  
3,305 sq.ft.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

FM 407  
(130' PUBLIC RIGHT-OF-WAY)



KEY NOTES

- 1 6" CURB (TYP.) (SEE SHEET C7.1)
- 2 CONCRETE WHEEL STOP (TYP.) (SEE SHEET C7.1)
- 3 HEAVY-DUTY CONCRETE DUMPSTER APPROACH APRON (SEE SHEET C6.0)
- 4 ACCESSIBLE RAMP (SEE SHEET C7.1)
- 5 MENU BOARD (SEE ARCH. PLANS FOR DETAIL)
- 6 5' CONCRETE SIDEWALK (SEE SHEET C7.2)
- 7 ADA PARKING SIGN (TYP.) (SEE SHEET C7.1)
- 8 EXISTING SIDEWALK TO REMAIN
- 9 4" WHITE STRIPE FOR PARKING STALL (TYP.) (SEE SHEET C7.2)
- 10 ADA STRIPING (TYP.) (SEE SHEET C7.1)
- 11 1' WIDE DECOMPOSED GRANITE STRIP (SEE LANDSCAPE PLANS FOR DETAIL)
- 12 STANDARD CROSS WALK STRIPING (SEE SHEET C7.2)
- 13 BUILDING FOUNDATION (SEE STRUCT. SHEET S1.1 FOR DETAIL)
- 14 LOADING RAMP STRIPING (SEE STRIPING DETAIL ON SHEET C7.2)
- 15 LANDSCAPE AREA (SEE LANDSCAPE SHEETS FOR DETAILS)
- 16 EXTERIOR MENU BOARD CANOPY (SEE STRUCT. & ARCH. SHEETS FOR DETAIL)
- 17 HEADACHE BAR (SEE STRUCT. SHEET S7.1 FOR DETAIL)
- 18 DUMPSTER ENCLOSURE & STRUCTURAL SLAB (SEE ARCH. & STRUCT. PLANS FOR DETAIL)
- 19 CONCRETE ISLAND NOSE (SEE SHEET C7.2)
- 20 SIGN (SEE ARCH. & SIGNAGE PLANS FOR DETAIL)
- 21 LOADING RAMP (SEE SHEET C7.1)
- 22 BUILDING PERIMETER SIDEWALK (SEE SHEET C7.1)
- 23 CONNECT TO EXIST. SIDEWALK (SEE SHEET C7.2)
- 24 FLAG POLE WITH BEACON DOWN LIGHT, UNITED FLAG AND BANNER OR OWNER APPROVED EQUAL 30" X 9" X 0.125" WALL THICKNESS. 1-PC TAPERED ALUMINUM COMMERCIAL FLAGPOLE, BRUSHED SATIN ALUMINUM FINISH WITH 1/4 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARD. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFIRM TO APPLICABLE CODES, INCLUDING WIND LOADS.
- 25 6" STEEL BOLLARD (SEE STRUCTURAL FOR TYP. BOLLARD/GATE POST DETAIL)
- 26 6" BOLLARD WITH LIGHTS (SEE ARCH. FOR DETAIL)
- 27 CONCRETE TO CONCRETE JUNCTURE (SEE PAVING SHEET C6.0 AND DETAIL SHEET C7.1)
- 28 PROPOSED TRANSFORMER
- 29 PROPOSED CURB INLET (SEE SHEET C9.1)
- 30 EXISTING CURB INLET
- 31 FIRE LANE (SEE SHEET C5.0)
- 32 4" WHITE STRIPE FOR BYPASS LANE
- 33 EXISTING IRRIGATION CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORDINATE RELOCATION WITH IRRIGATION CONTRACTOR.
- 34 TEMPORARY BARRICADE
- 35 PROPOSED Y-INLET (SEE SHEET C9.2)
- 36 PROPOSED ELEVATED SIDEWALK BOX (SEE SHEET C9.1)

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

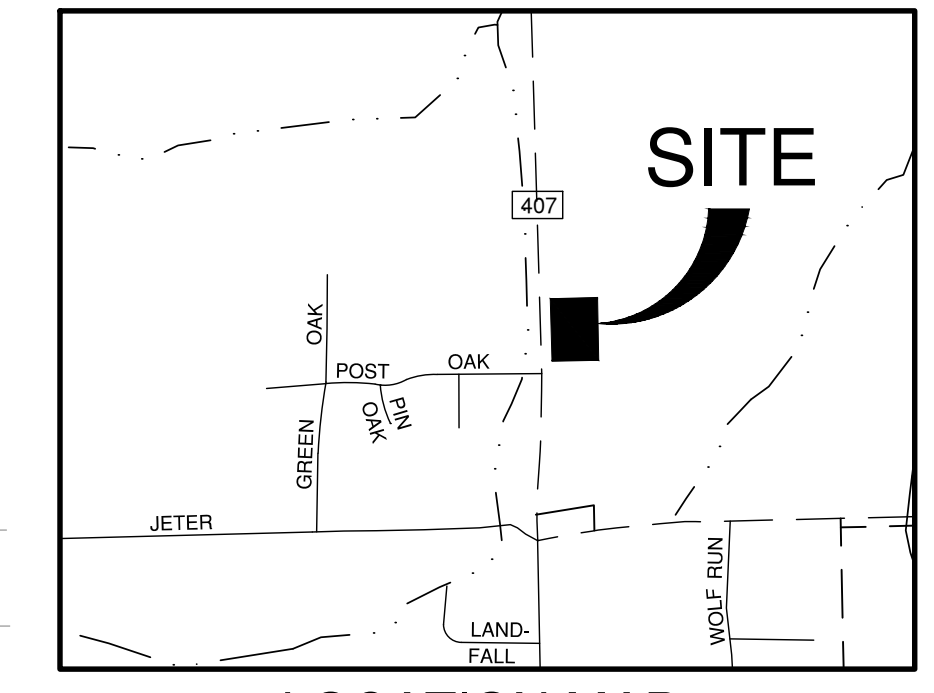
PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
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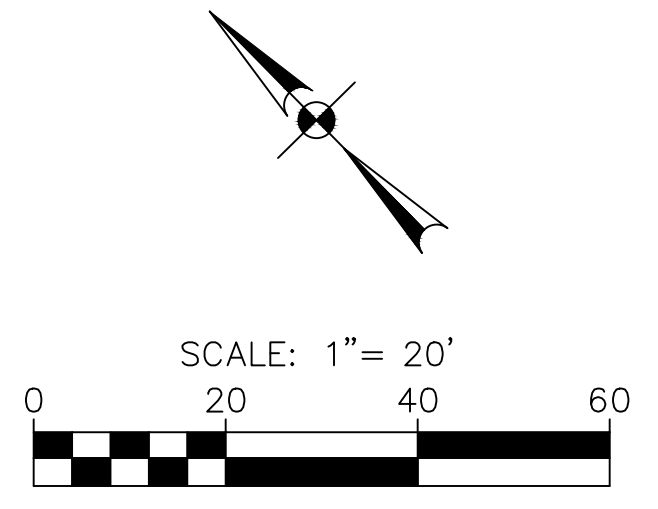
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ELEV: 658.9' (NAVD88)

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N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



LOCATION MAP  
NOT-TO-SCALE



DIMENSIONAL CONTROL LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED FIRE LANE
- - - PROPOSED CURB
- - - PROPOSED WHEELSTOP
- ⊙ PARKING COUNT
- - - PROPOSED TURN-DOWN CURB

NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
- ALL RADII ARE 3' UNLESS SPECIFIED OTHERWISE.

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	GC (GENERAL COMMERCIAL)/FAST-FOOD RESTAURANT
LOT AREA	2.00 AC
BUILDING AREA (GROSS SQ. FOOTAGE)	3,305 SF
BUILDING HEIGHT	21'-8"
TOTAL PARKING PROVIDED	42
TOTAL HANDICAP PROVIDED*	2

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. (REGISTRATION #410)

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300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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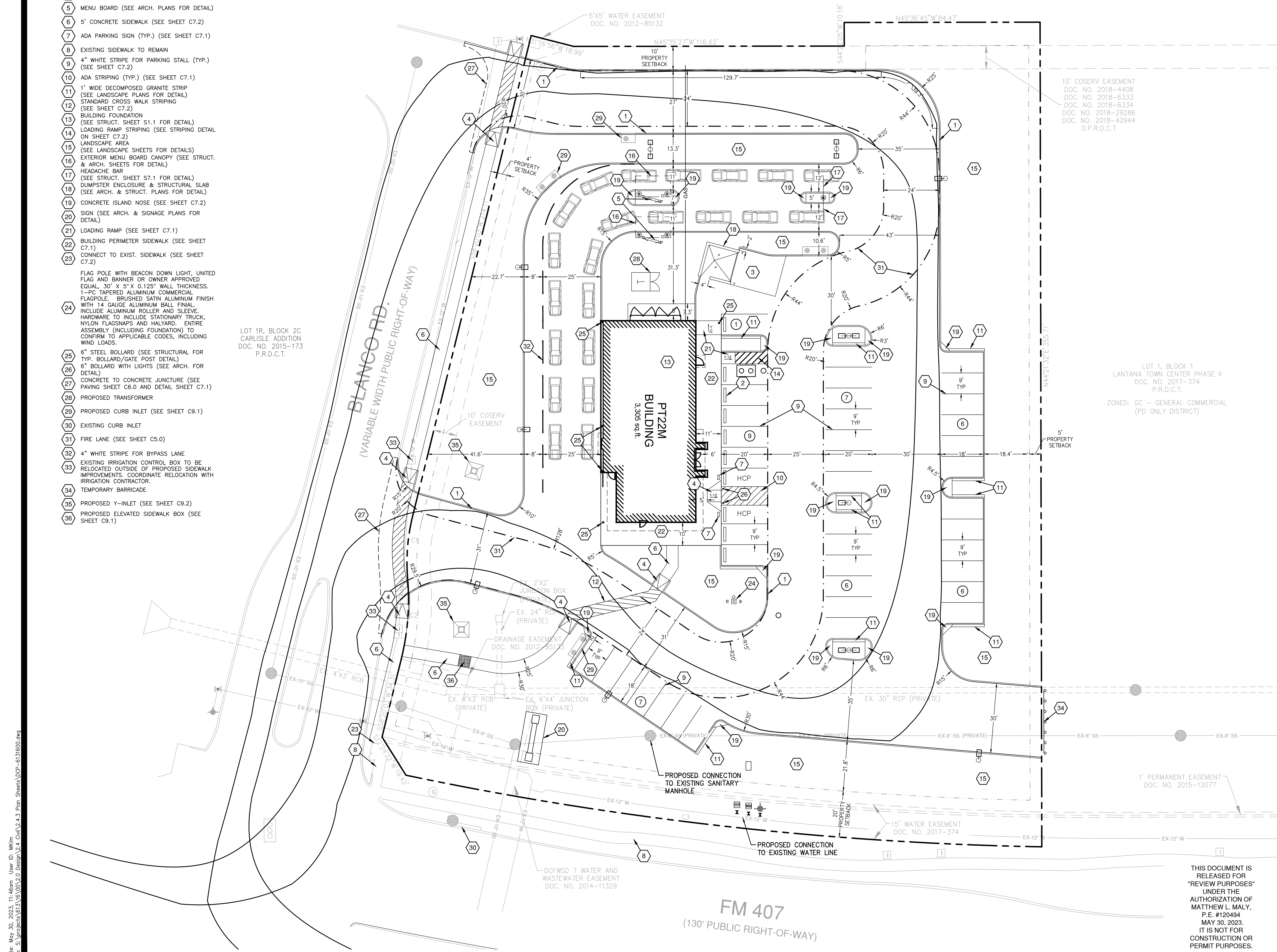
SHEET TITLE:  
**SITE & DIMENSIONAL CONTROL PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C7.0**



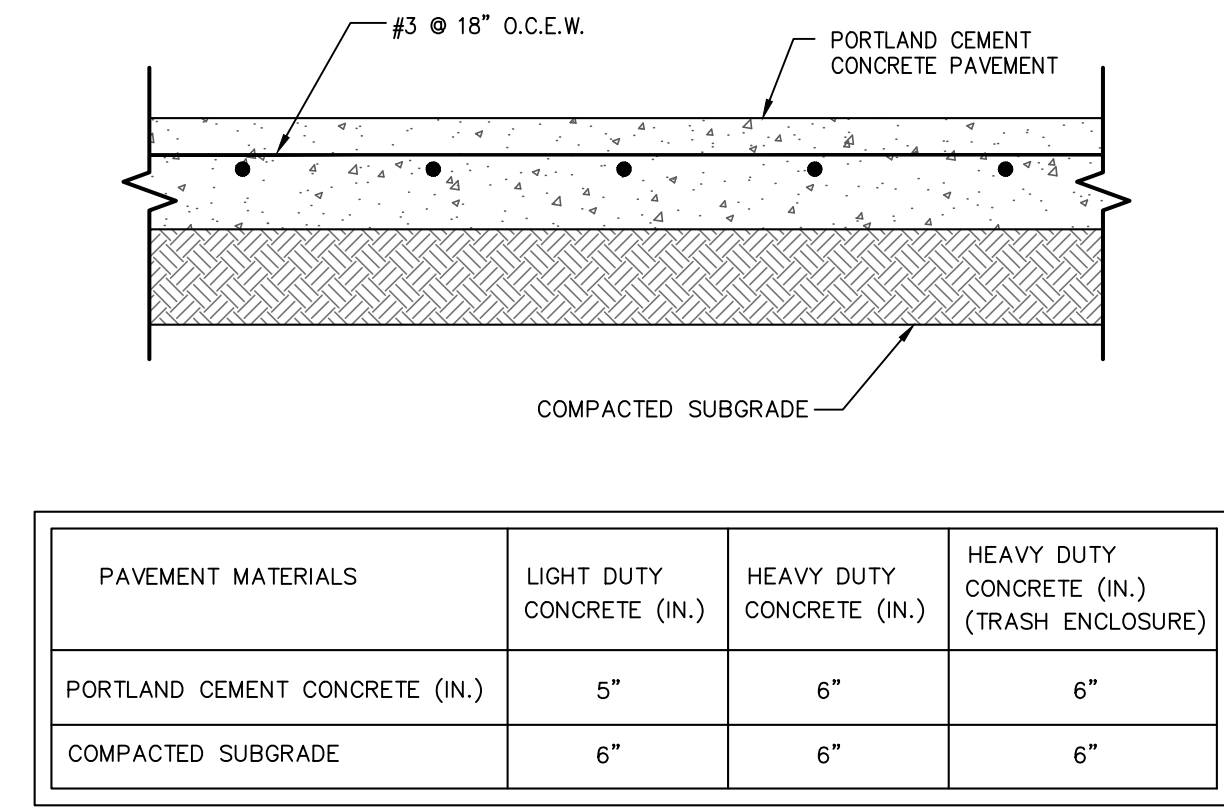
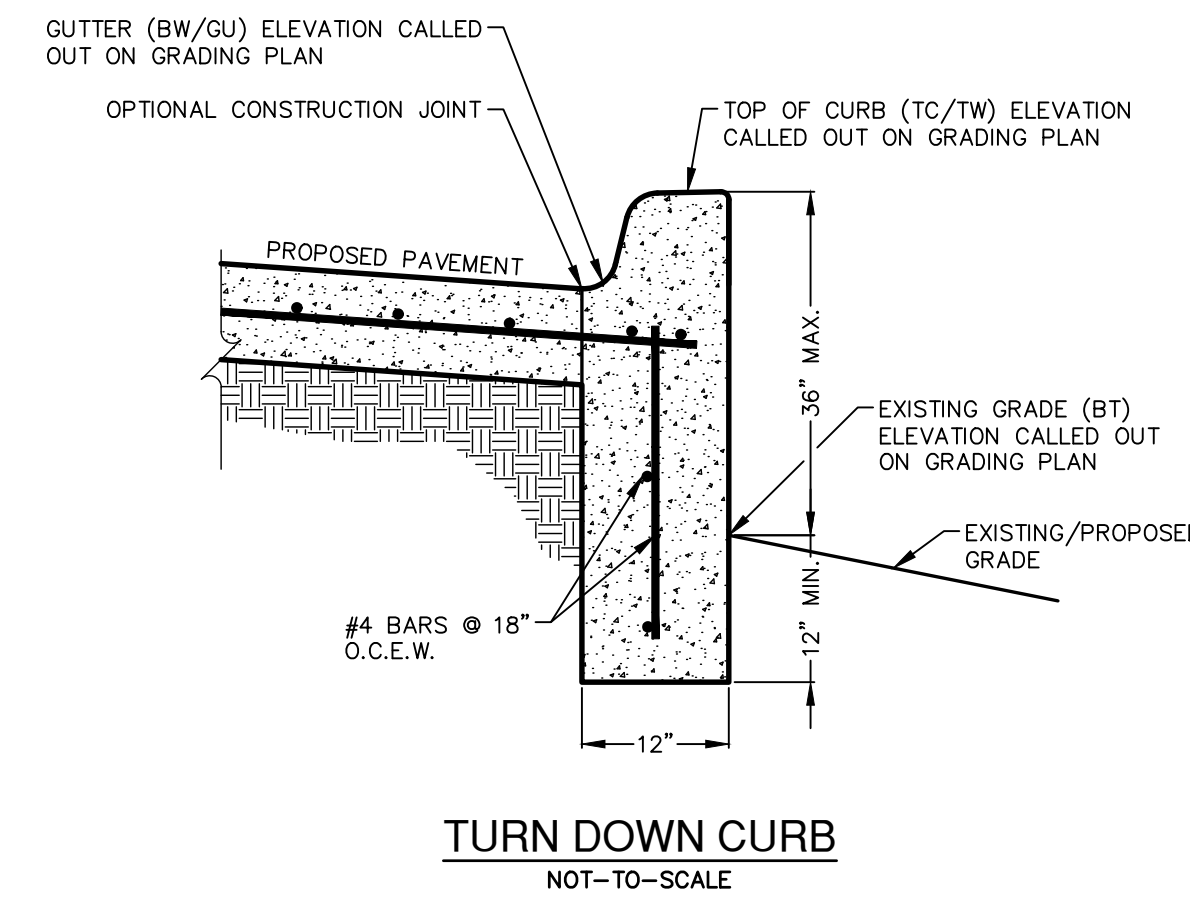
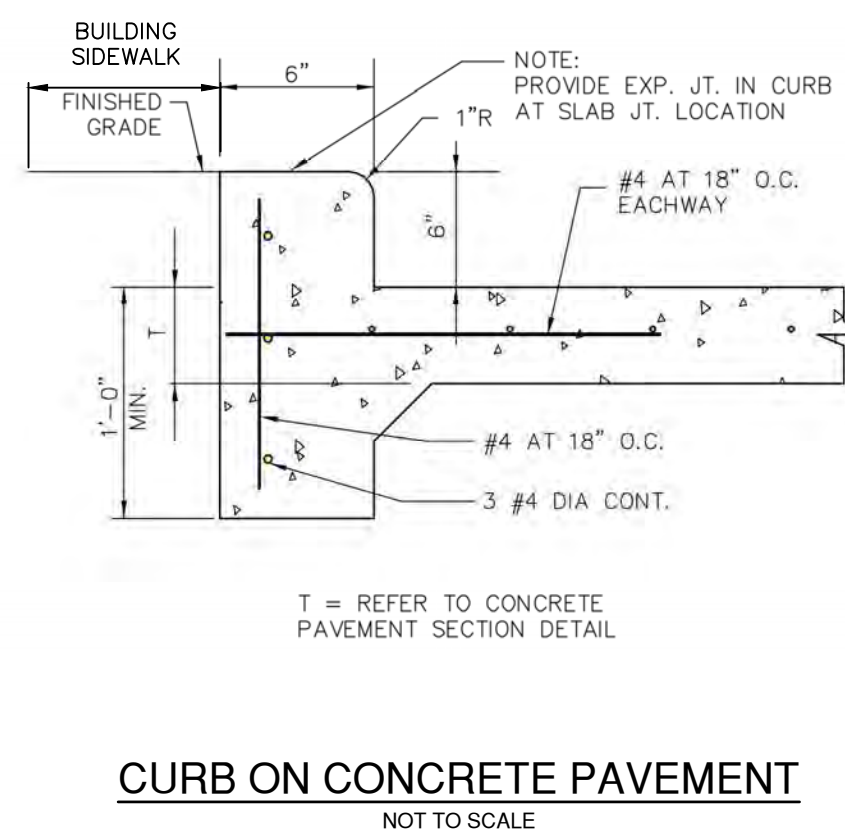
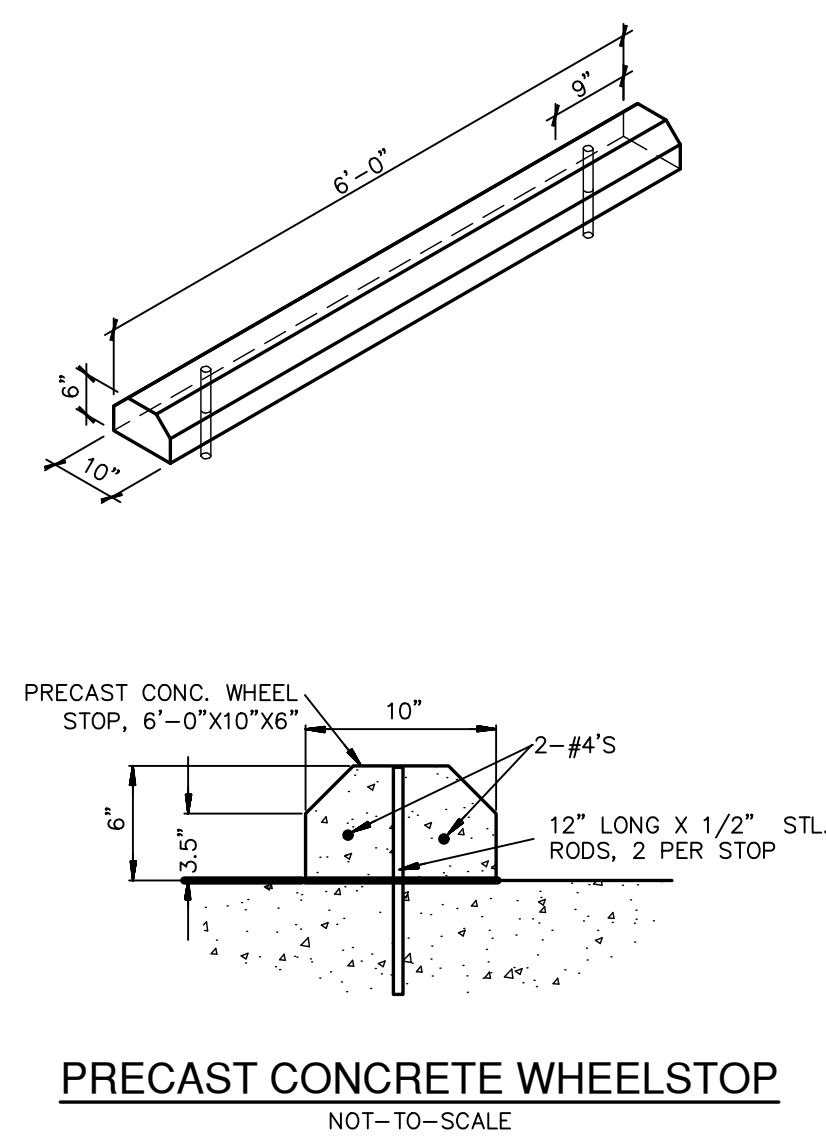
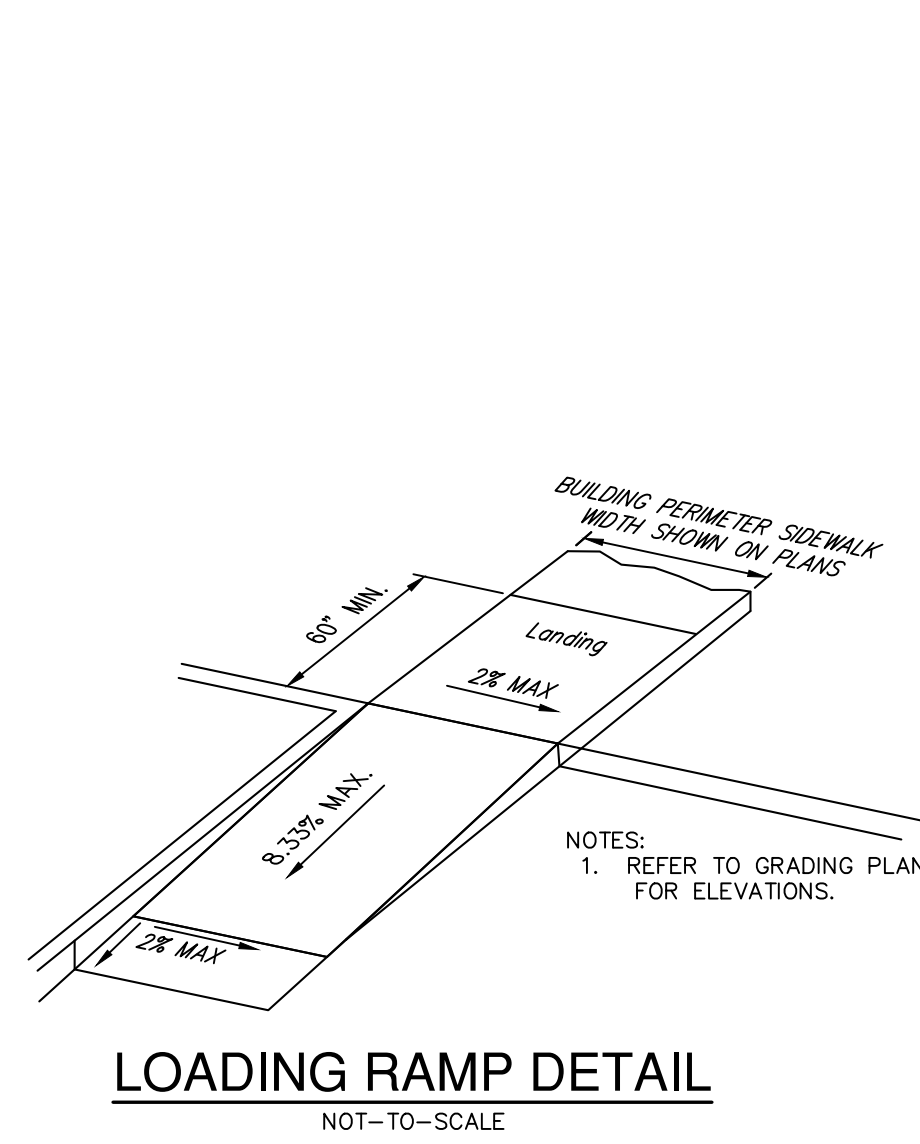
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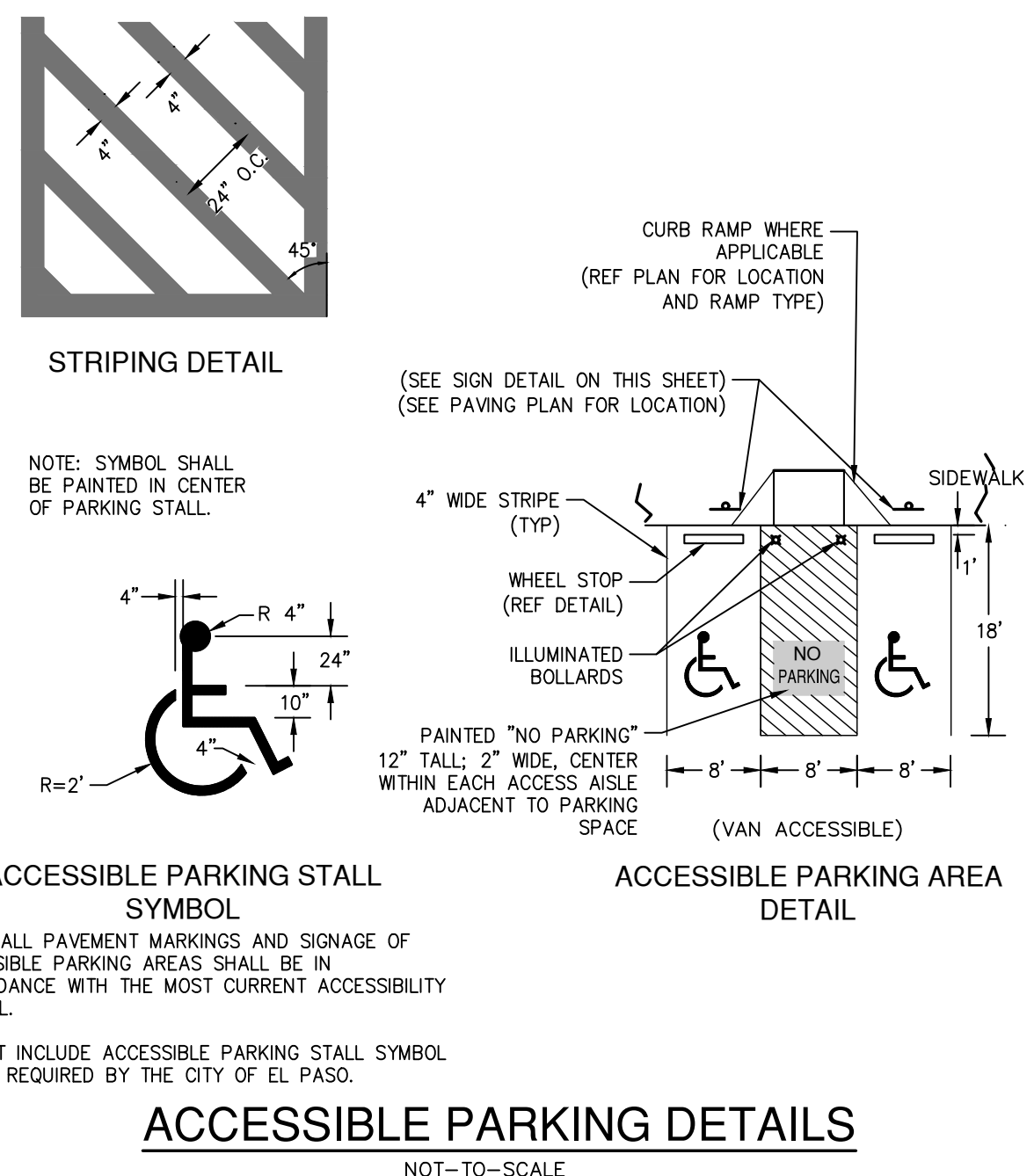
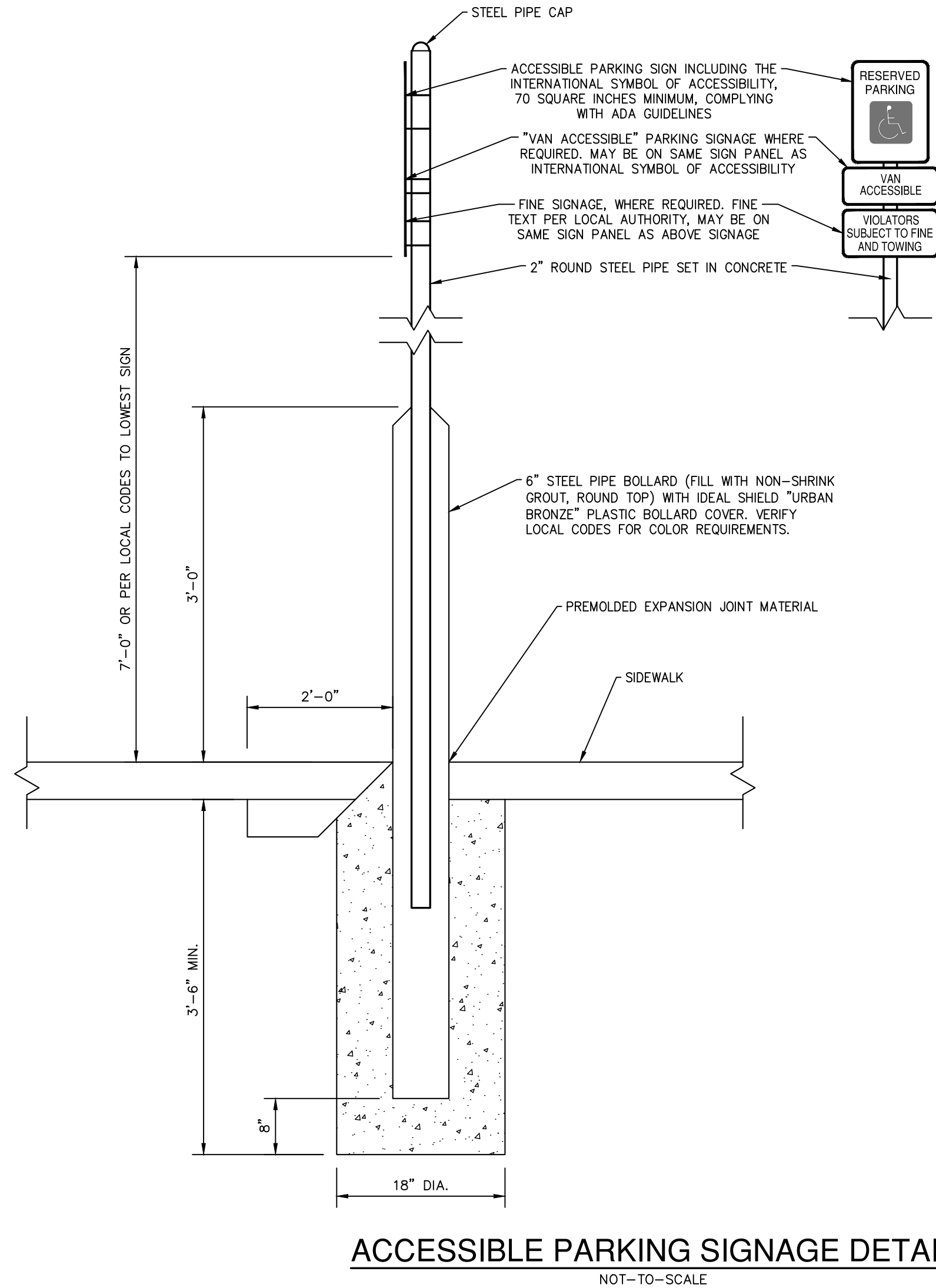
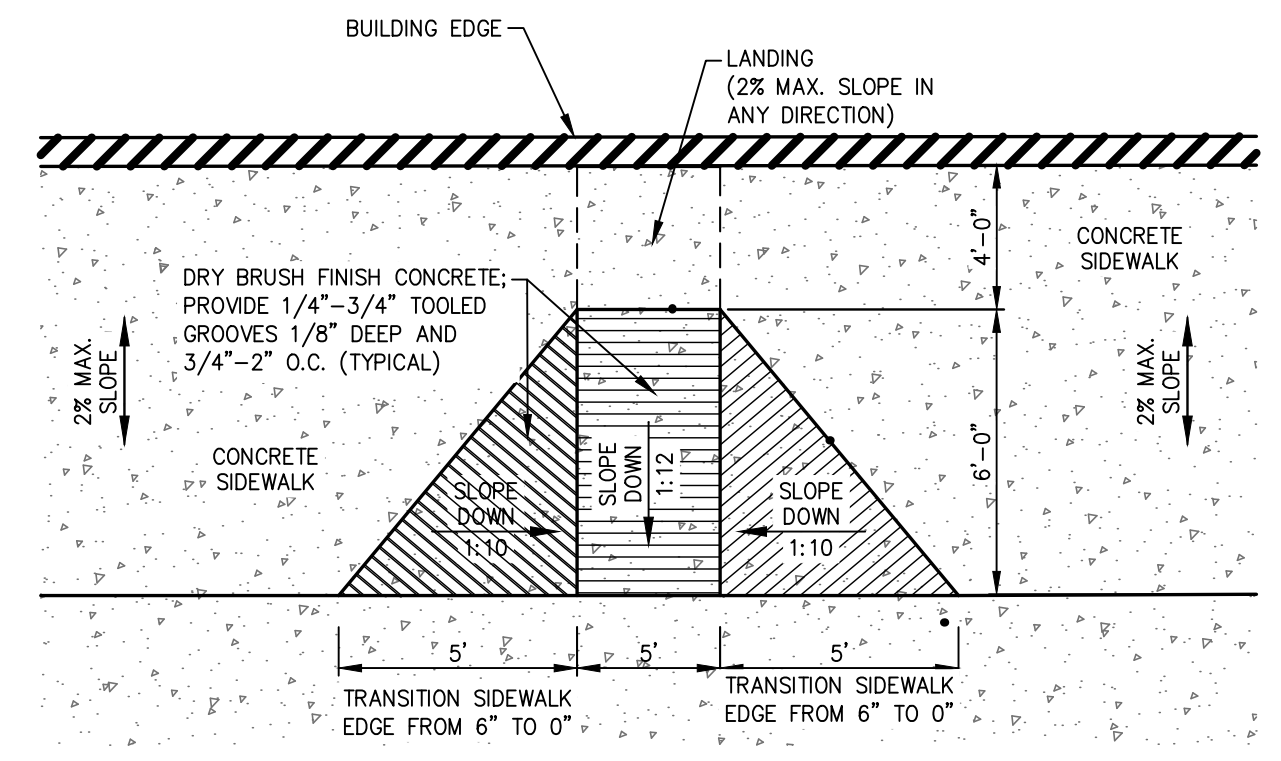
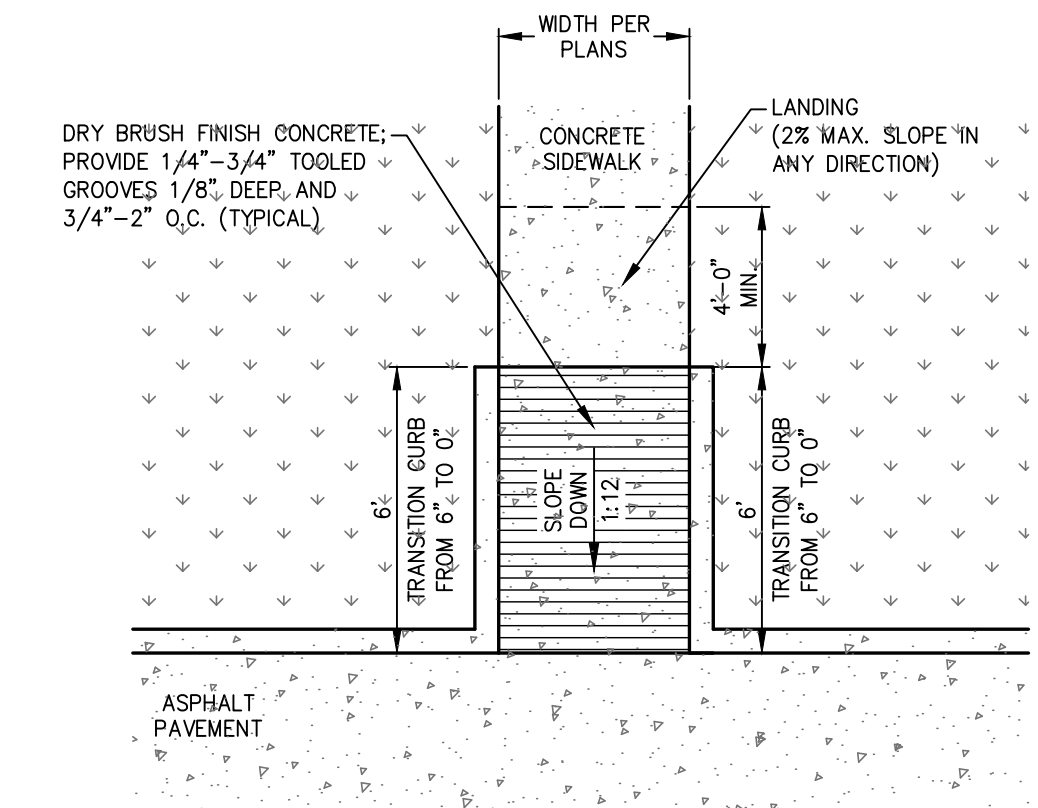
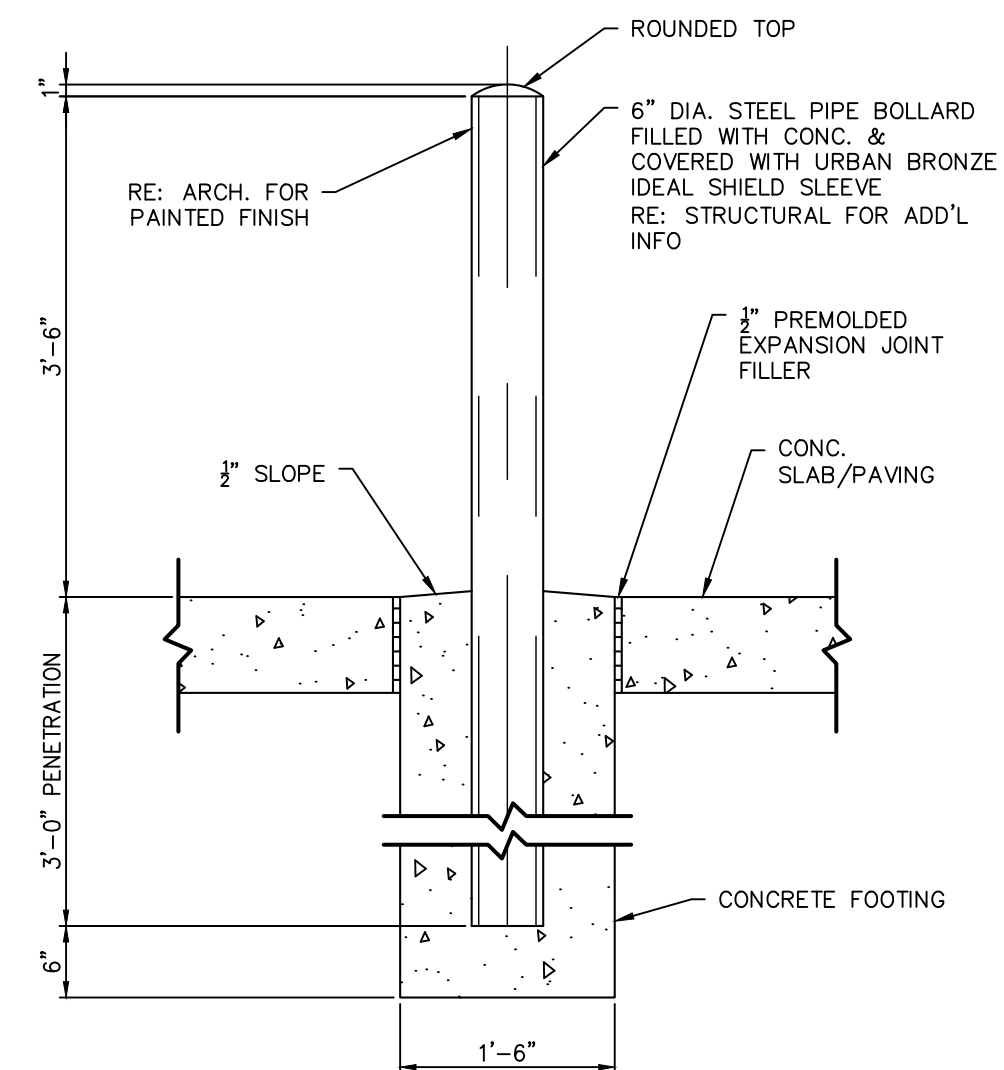
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FM 407  
(130' PUBLIC RIGHT-OF-WAY)



PAVEMENT MATERIALS	LIGHT DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.) (TRASH ENCLOSURE)
PORTLAND CEMENT CONCRETE (IN.)	5"	6"	6"
COMPACTED SUBGRADE	6"	6"	6"

**CONCRETE PAVEMENT SECTION**  
 REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT No. 44225002, DATED FEBRUARY 9, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
 F.M. 407 & MCMAKIN RD.  
 BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 650 WEST HWY. STE. 700 | FORT WORTH, TX 76116 | 817-872-3888  
 TRADE BOARD OF PROFESSIONAL ENGINEERS, LICENSE #000000040

**WHATABURGER**  
 300 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216  
 THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**SITE DETAILS**

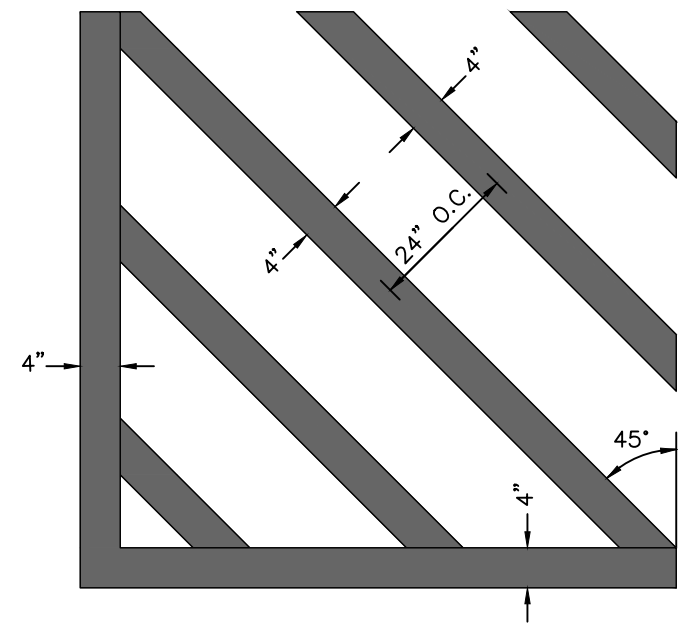
UNIT NO.  
 DATE: 05/30/2023  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C7.1**

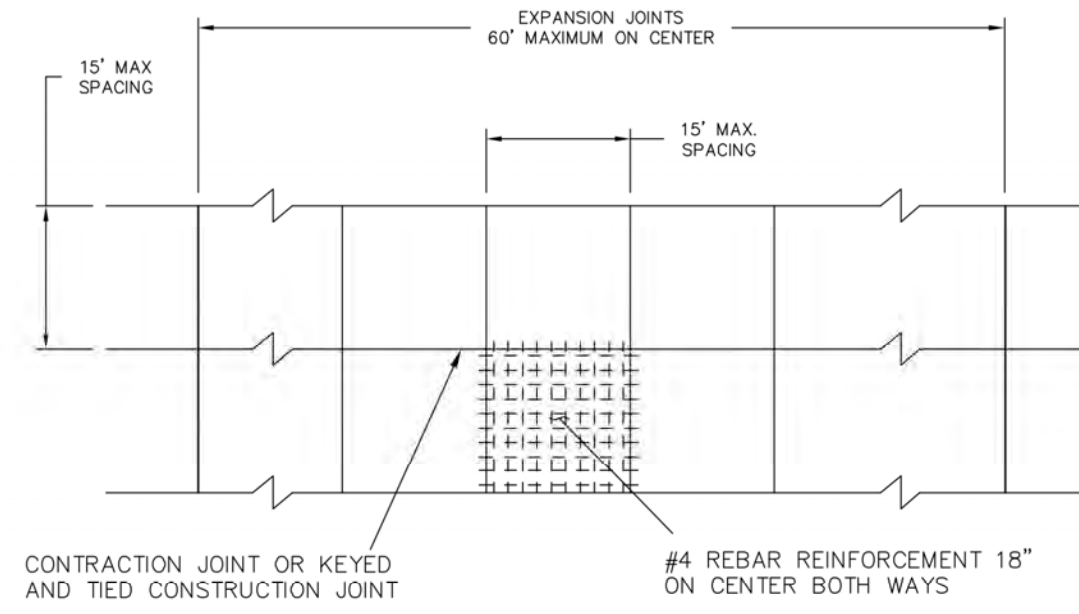


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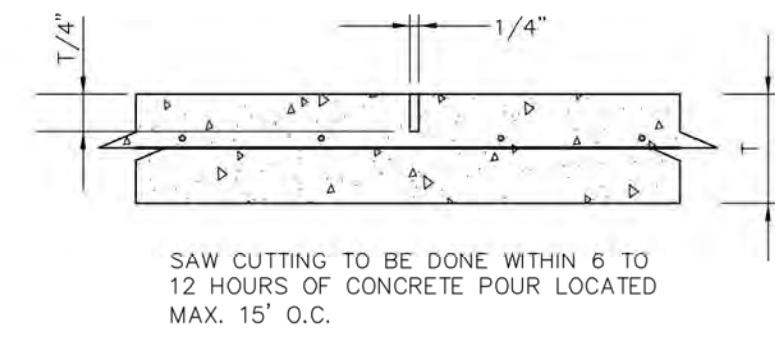
- NOTES:  
 1. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED TWICE.



**CROSS STRIPING DETAIL**  
 NOT-TO-SCALE

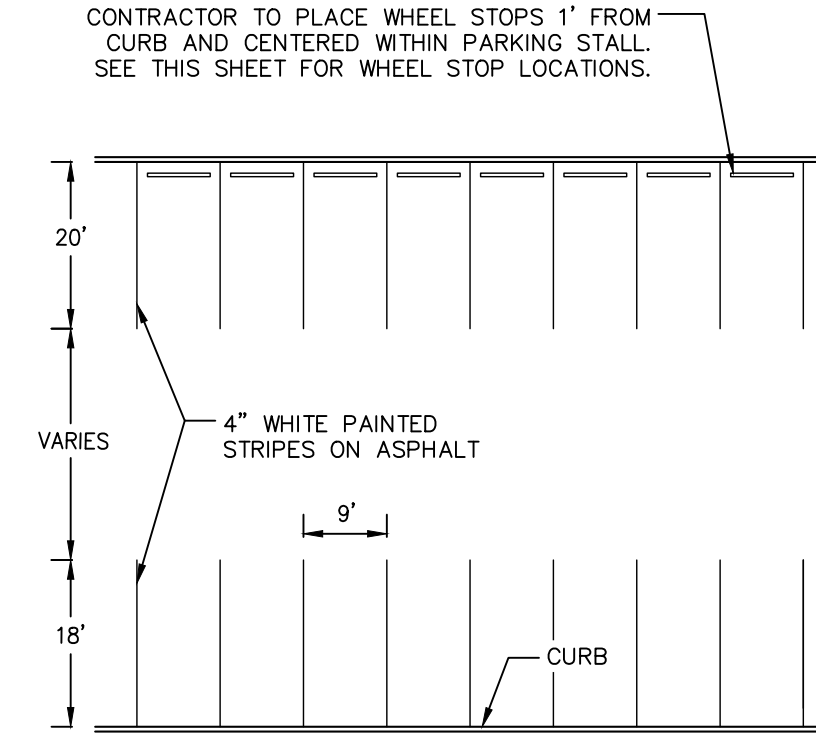


**CONTROL JOINT DETAIL**  
 NOT-TO-SCALE



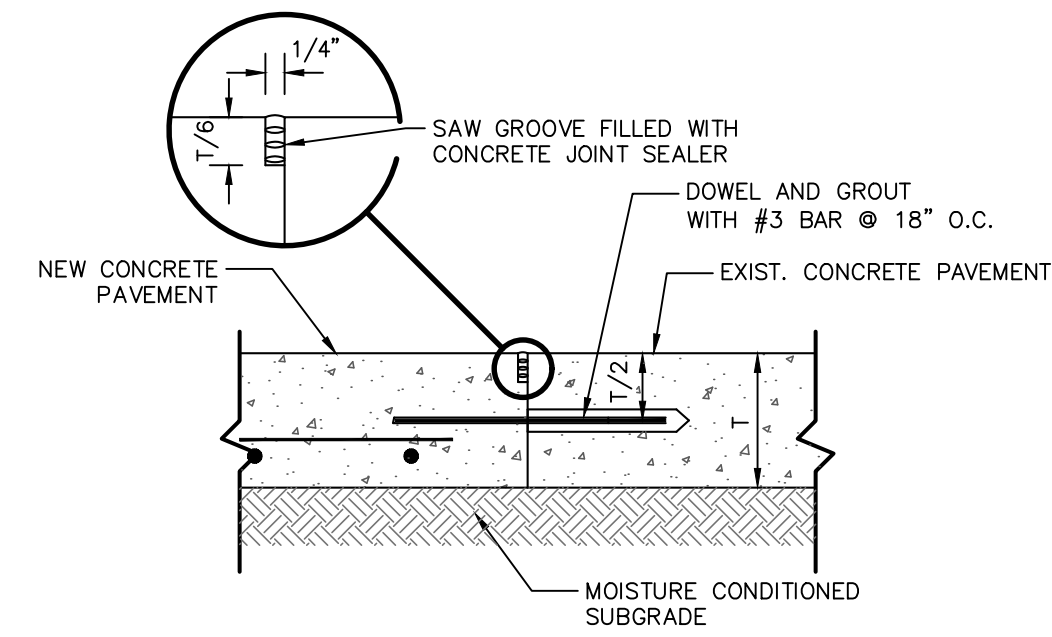
SAW CUTTING TO BE DONE WITHIN 6 TO 12 HOURS OF CONCRETE POUR LOCATED MAX. 15' O.C.

T = REFER TO CONCRETE PAVEMENT SECTION DETAIL

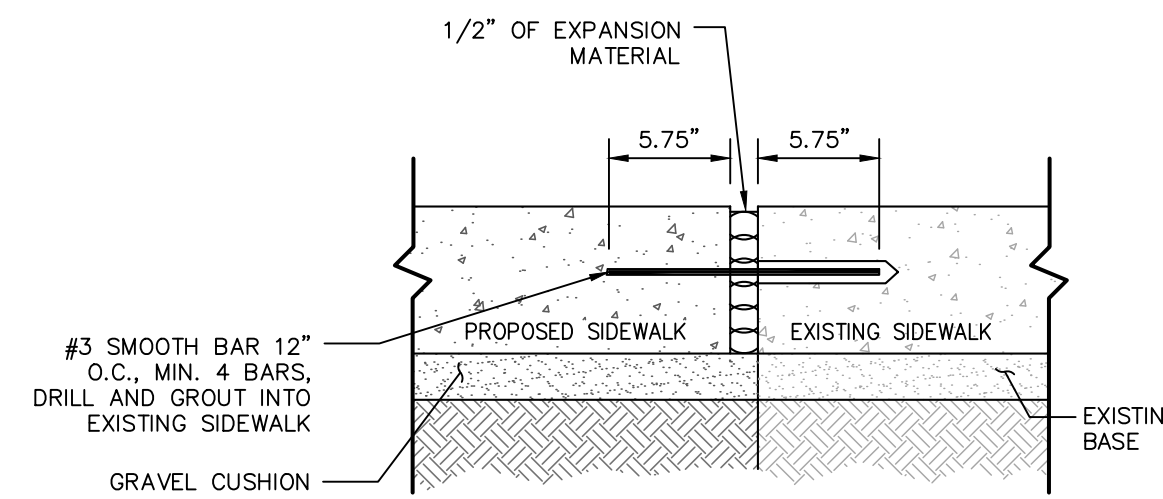


NOTE: STANDARD SPACES ARE 9X18 AS NOTED (SEE DIMENSION CONTROL PLAN)

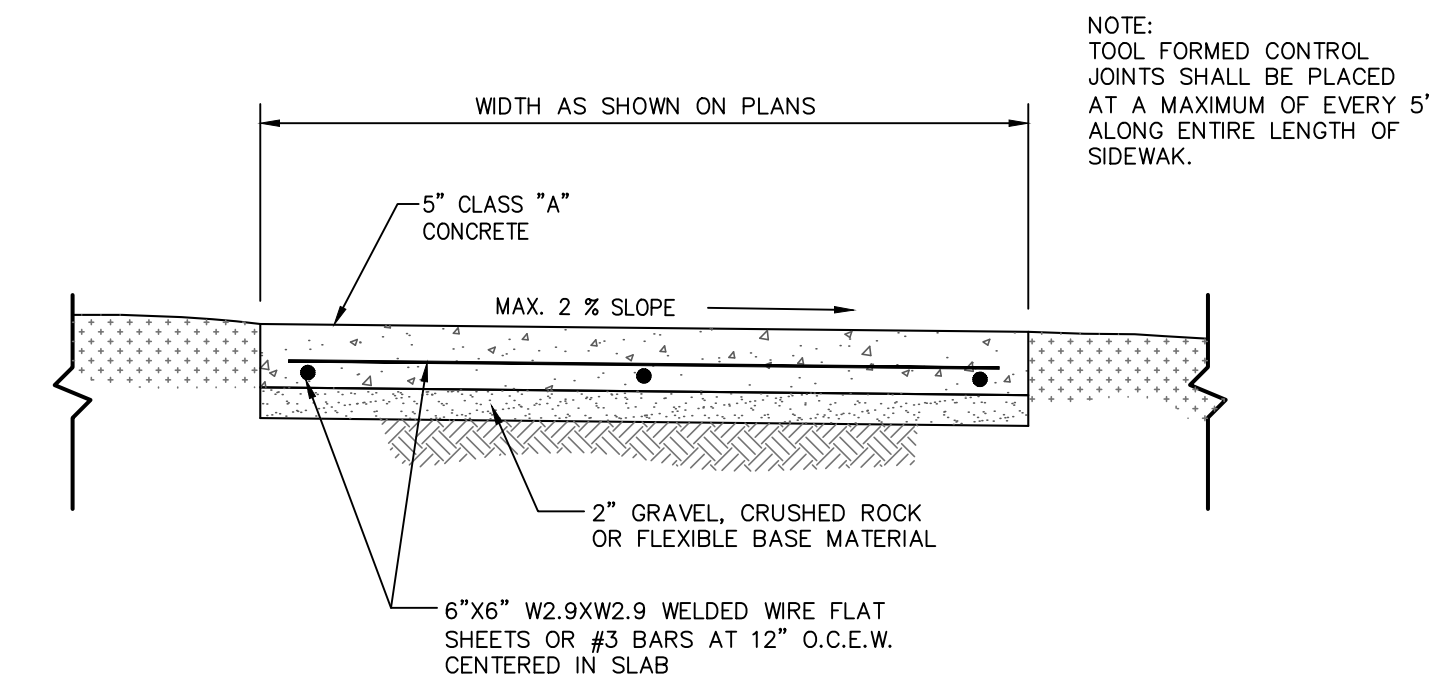
**STRIPING FOR 90-DEGREE PARKING**  
 NOT-TO-SCALE



**NEW CONCRETE TO EXISTING CONCRETE JUNCTION DETAIL**  
 NOT-TO-SCALE



**SIDEWALK JUNCTURE DETAIL**  
 NOT-TO-SCALE



NOTE: TOOL FORMED CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF EVERY 5' ALONG ENTIRE LENGTH OF SIDEWALK.

**SIDEWALK & CONCRETE ISLAND NOSE DETAIL**  
 NOT-TO-SCALE

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
**PT22M BUILDING TYPE**  
**F.M. 407 & MCMAKIN RD.**  
**BARTONVILLE, TX**

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.870.3888  
TRUSTEES OF PROFESSIONAL ENGINEERS, INC. REGISTRATION NO. 4470

**WHATABURGER**  
 300 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216

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SHEET TITLE:  
**SITE DETAILS**

UNIT NO.  
 DATE: 05/30/2023  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C7.2**

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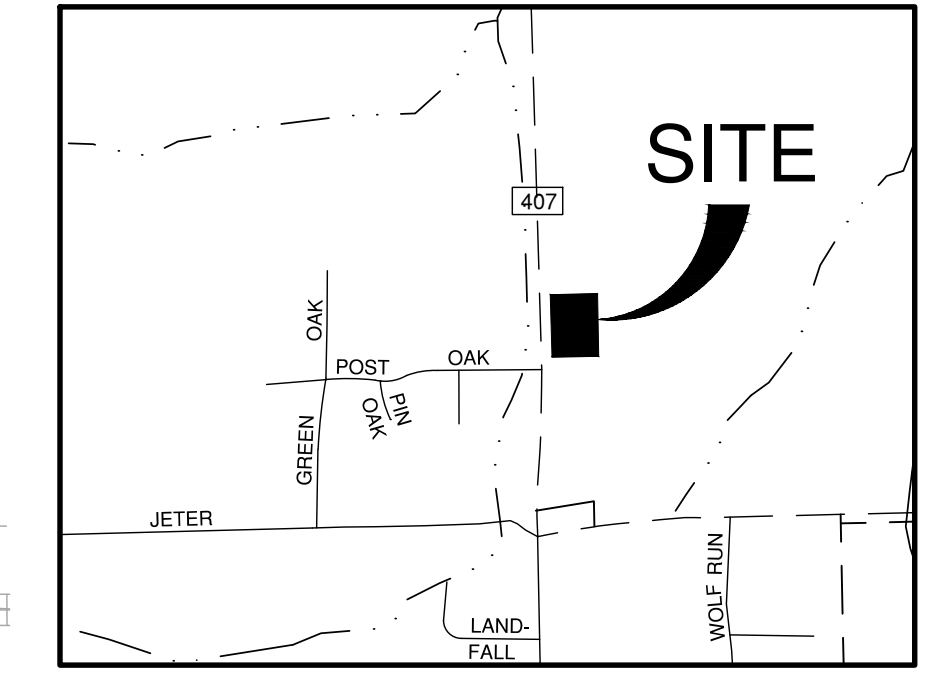


Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

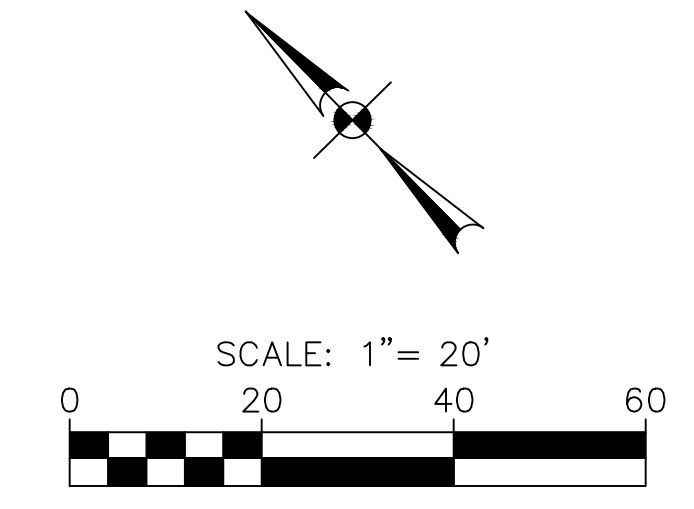
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT-TO-SCALE



**GRADING LEGEND**

- 600 --- EXISTING MAJOR CONTOUR
- 602 --- EXISTING MINOR CONTOUR
- 620 --- PROPOSED MAJOR CONTOUR
- 622 --- PROPOSED MINOR CONTOUR
- FLOW ARROW
- - - VALLEY LINE
- - - RIDGE LINE
- - - PROPOSED TURN-DOWN CURB

**SPOT GRADING ABBREVIATIONS**

- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- GU GUTTER
- TC TOP OF CURB
- TI TOP OF INLET
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- BW BOTTOM OF WALL

**NOTES**

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. RETAINING WALLS ARE TO BE DESIGNED (BY LICENSED STRUCTURAL ENGINEER) AND CONSTRUCTED BY AN APPROVED RETAINING WALL CONTRACTOR. WALL MATERIAL AND COLOR SHALL BE APPROVED BY THE OWNER AND PROJECT ARCHITECT, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING SPACES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION AND PATHS/SIDEWALKS SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, OR LONGITUDINAL SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | DALLAS  
600 WEST HWY. STE. 700 FORT WORTH, TX 76116 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. REGISTRATION #410

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300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**GRADING PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C8.0**

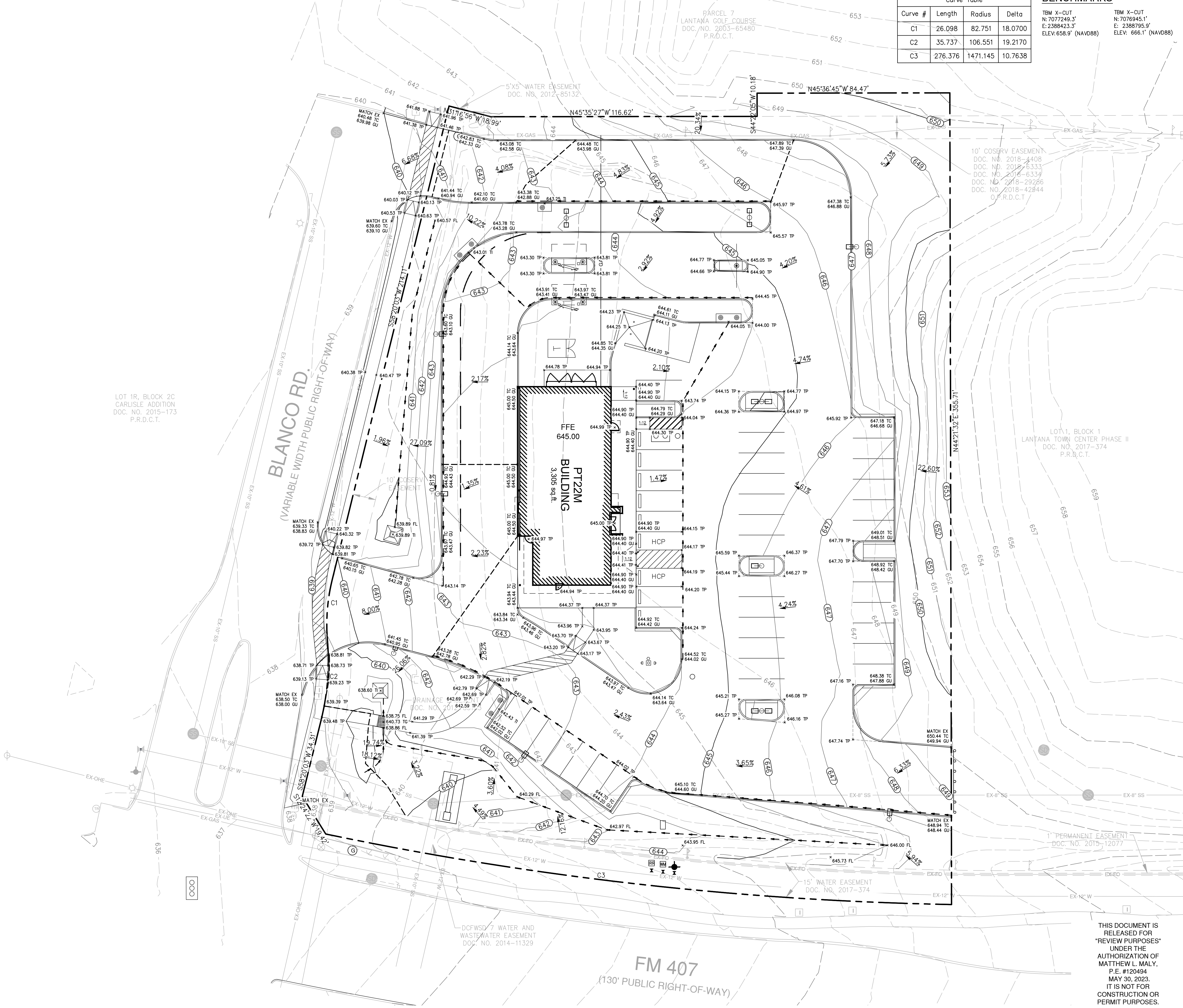


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LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**FM 407**  
(130' PUBLIC RIGHT-OF-WAY)

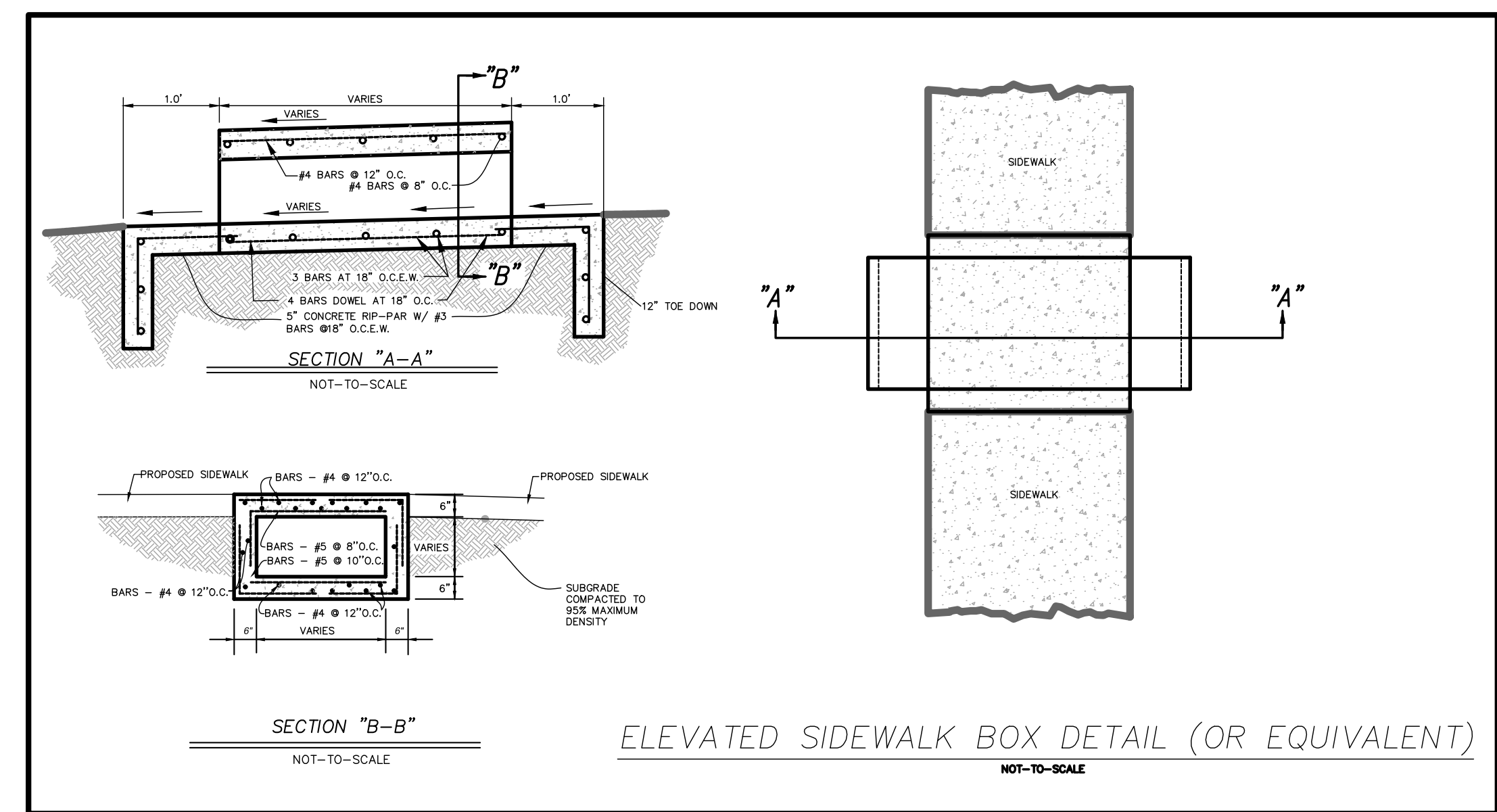
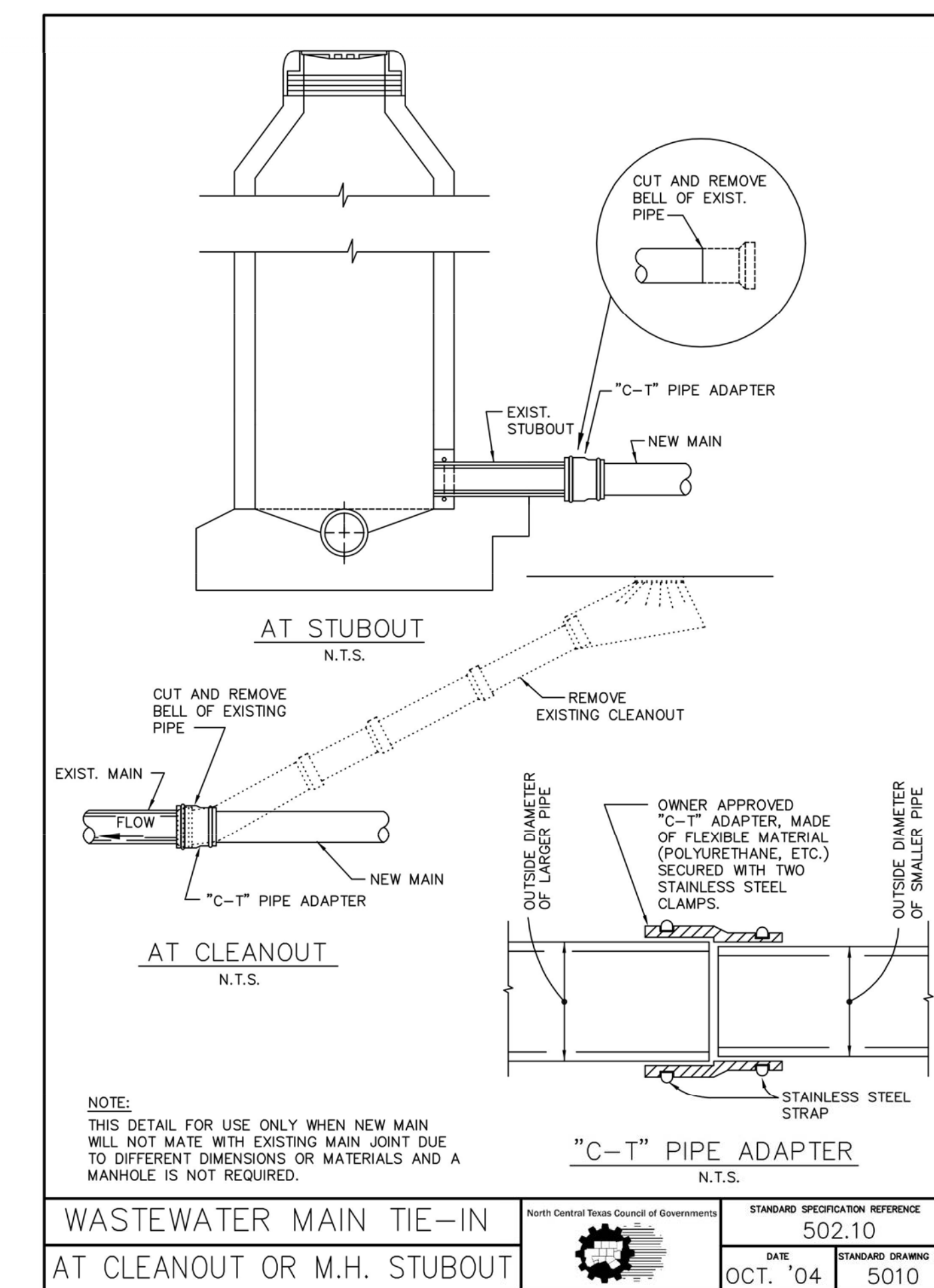
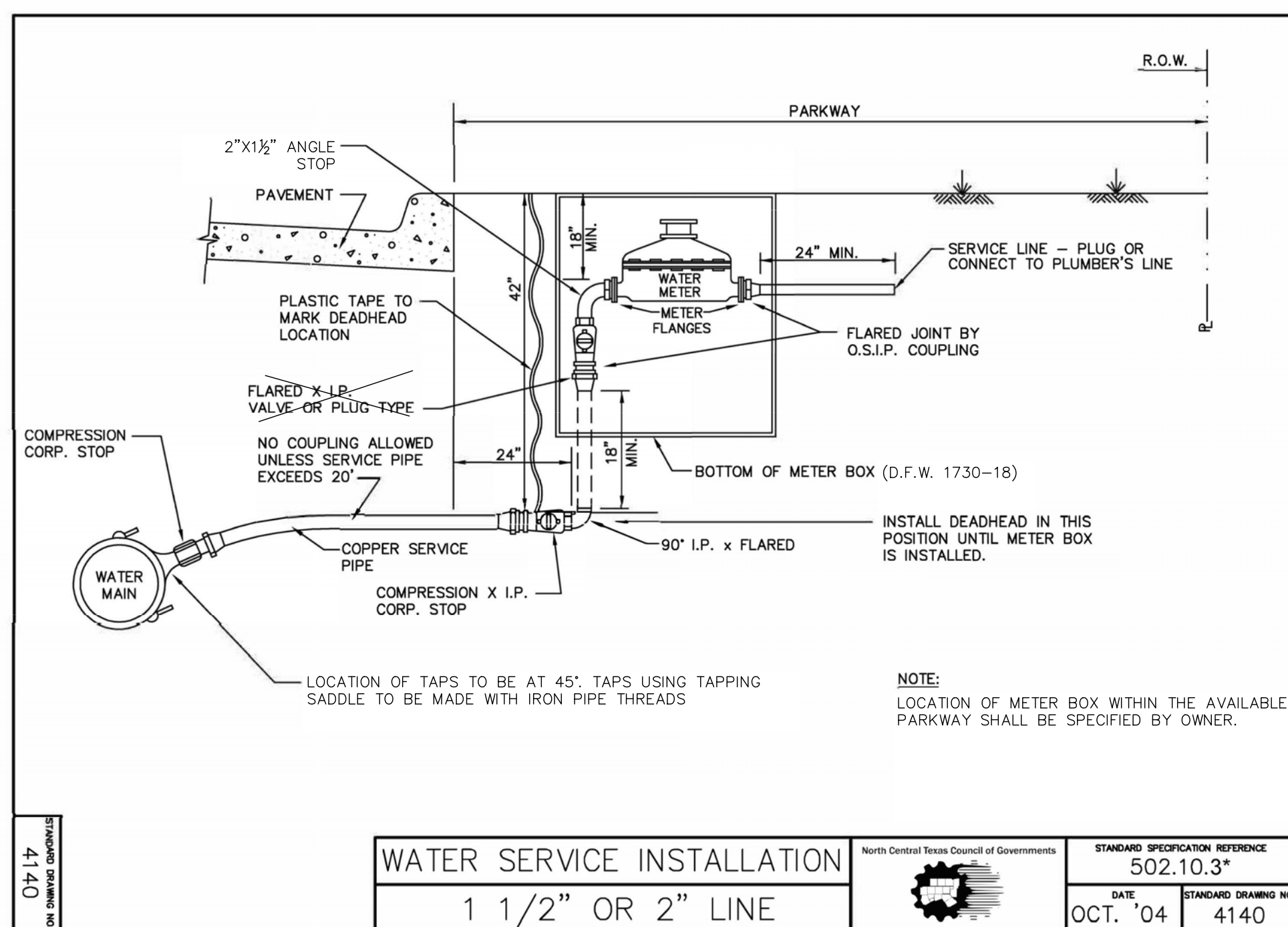
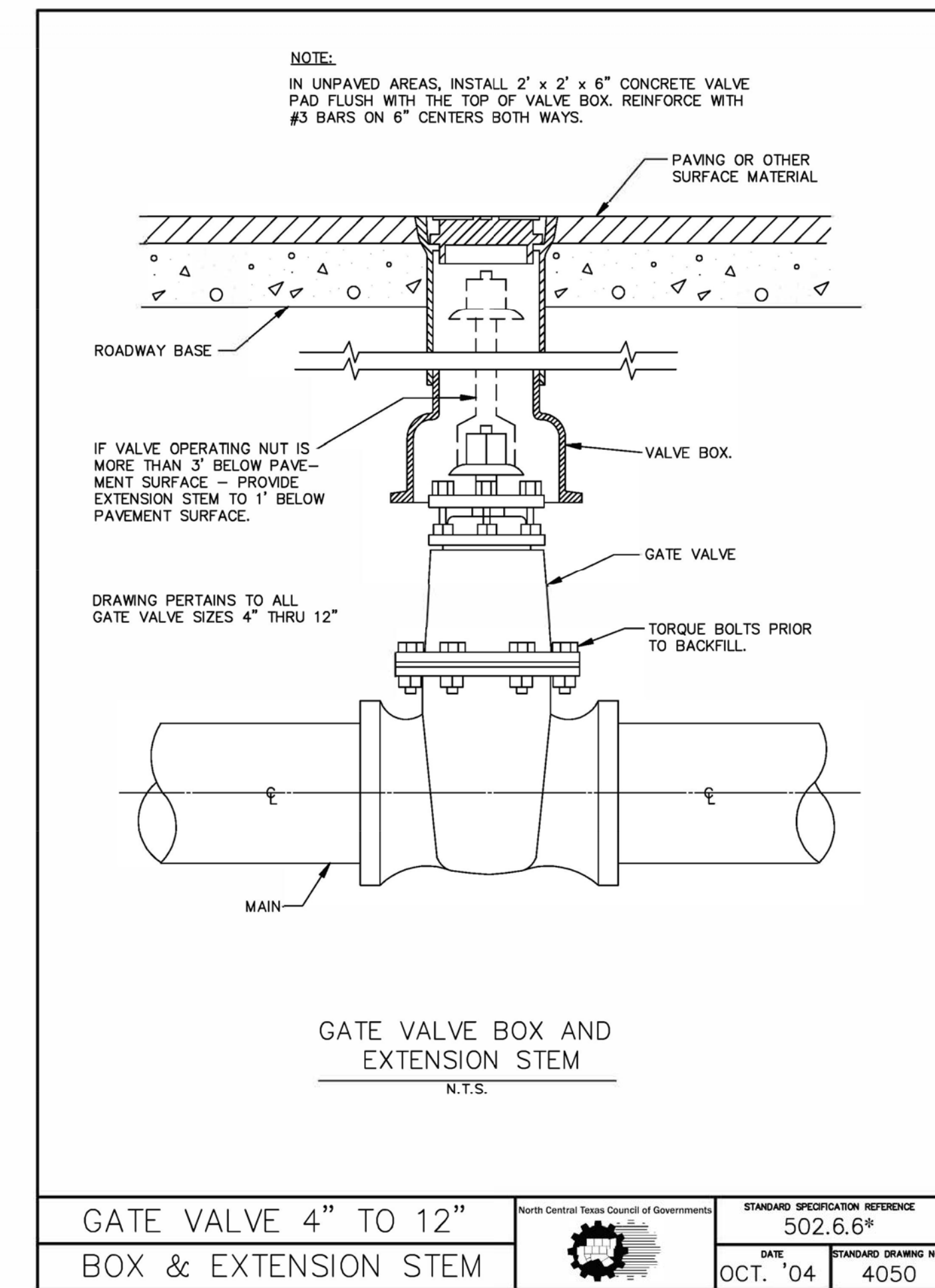
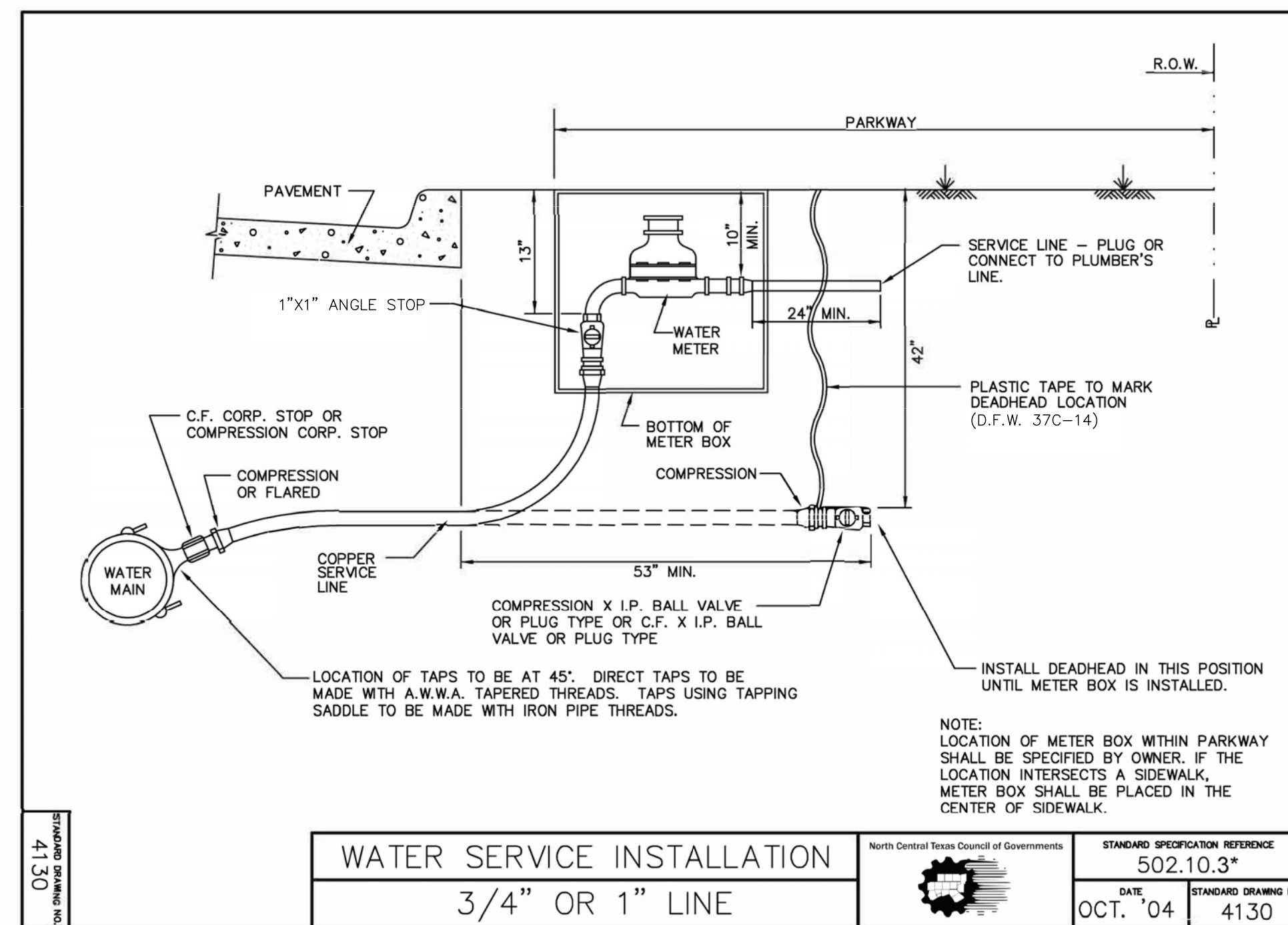
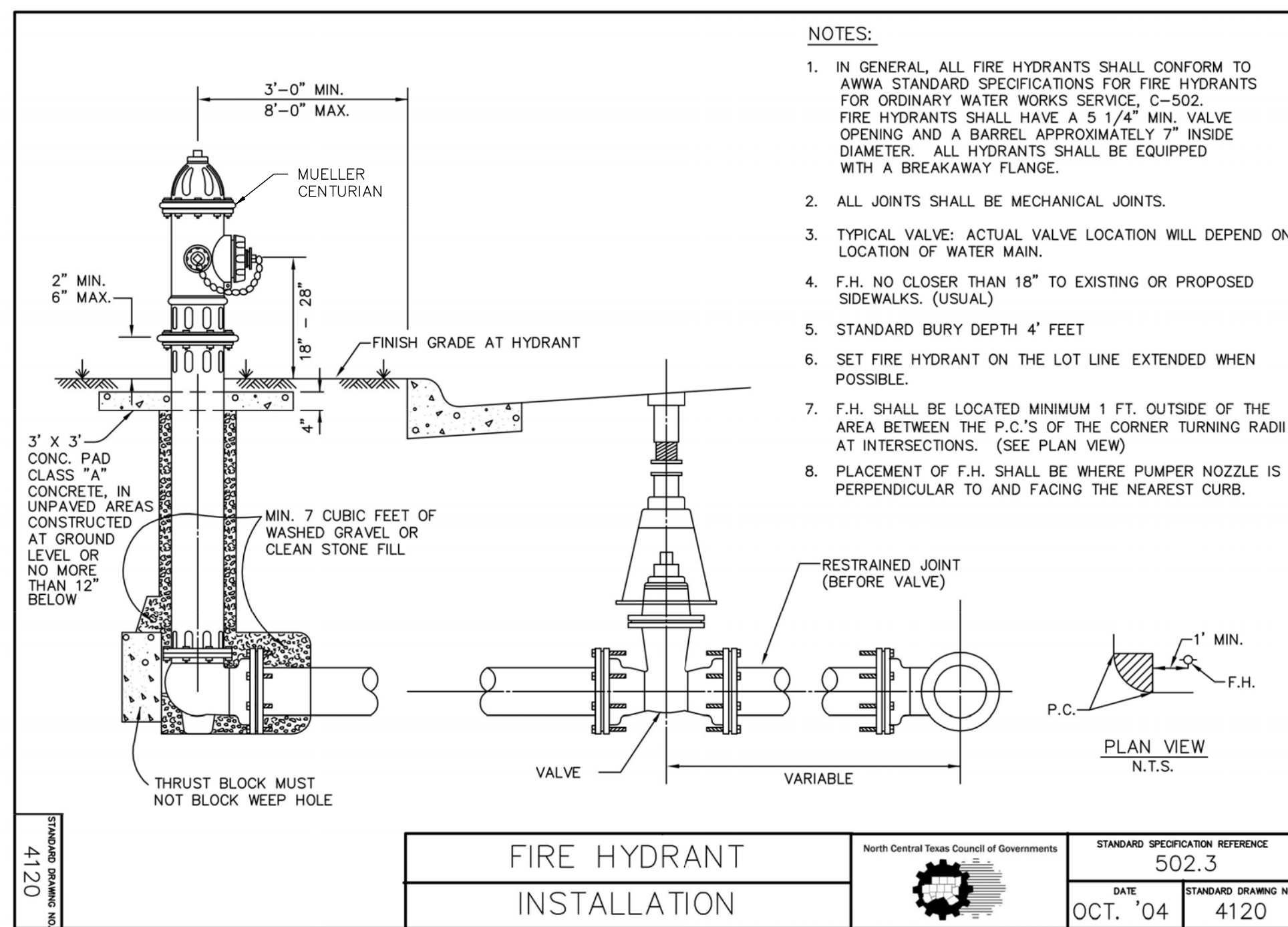


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REVISIONS:	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.872.3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS, (REAL REGISTRATION #410)

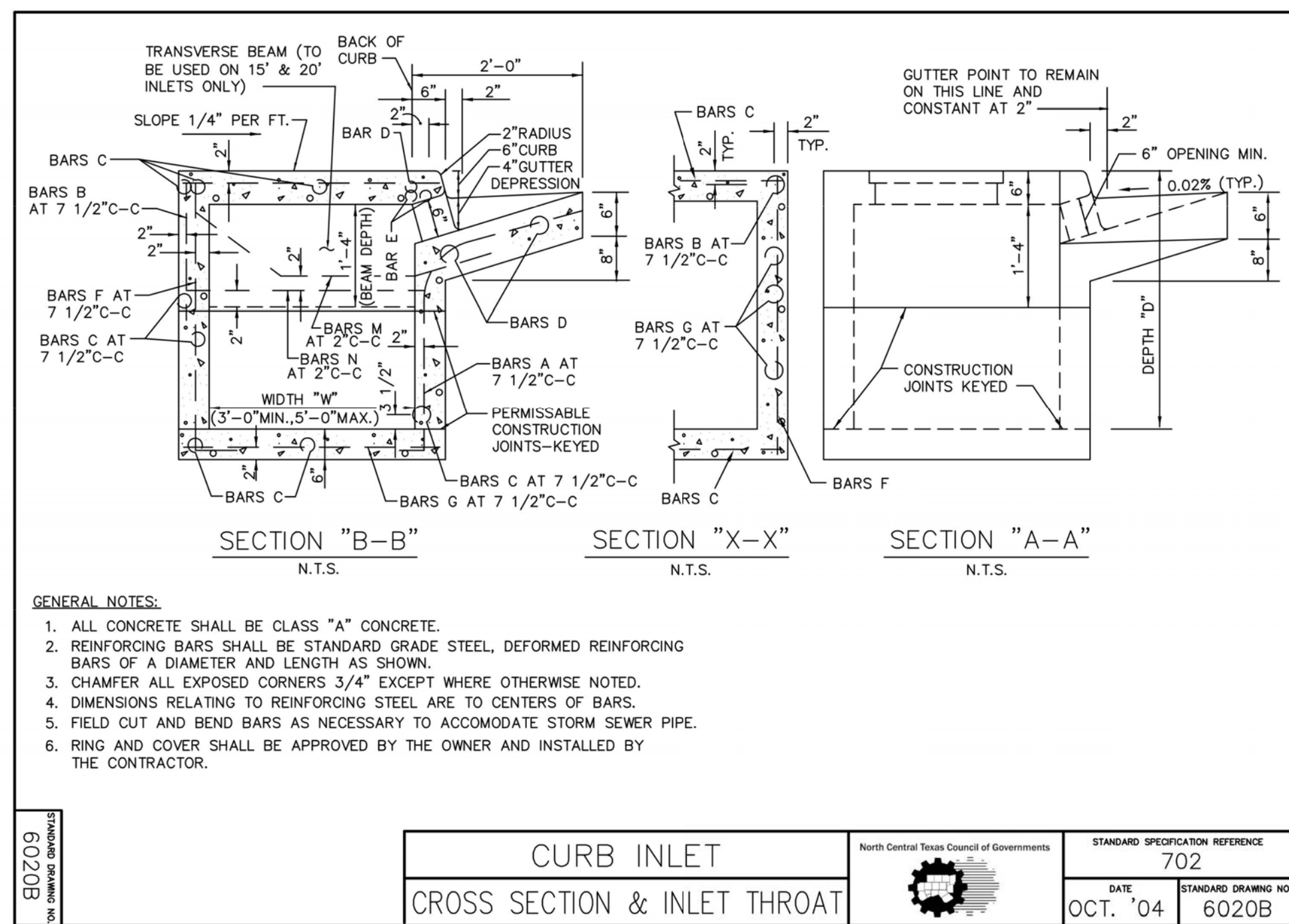
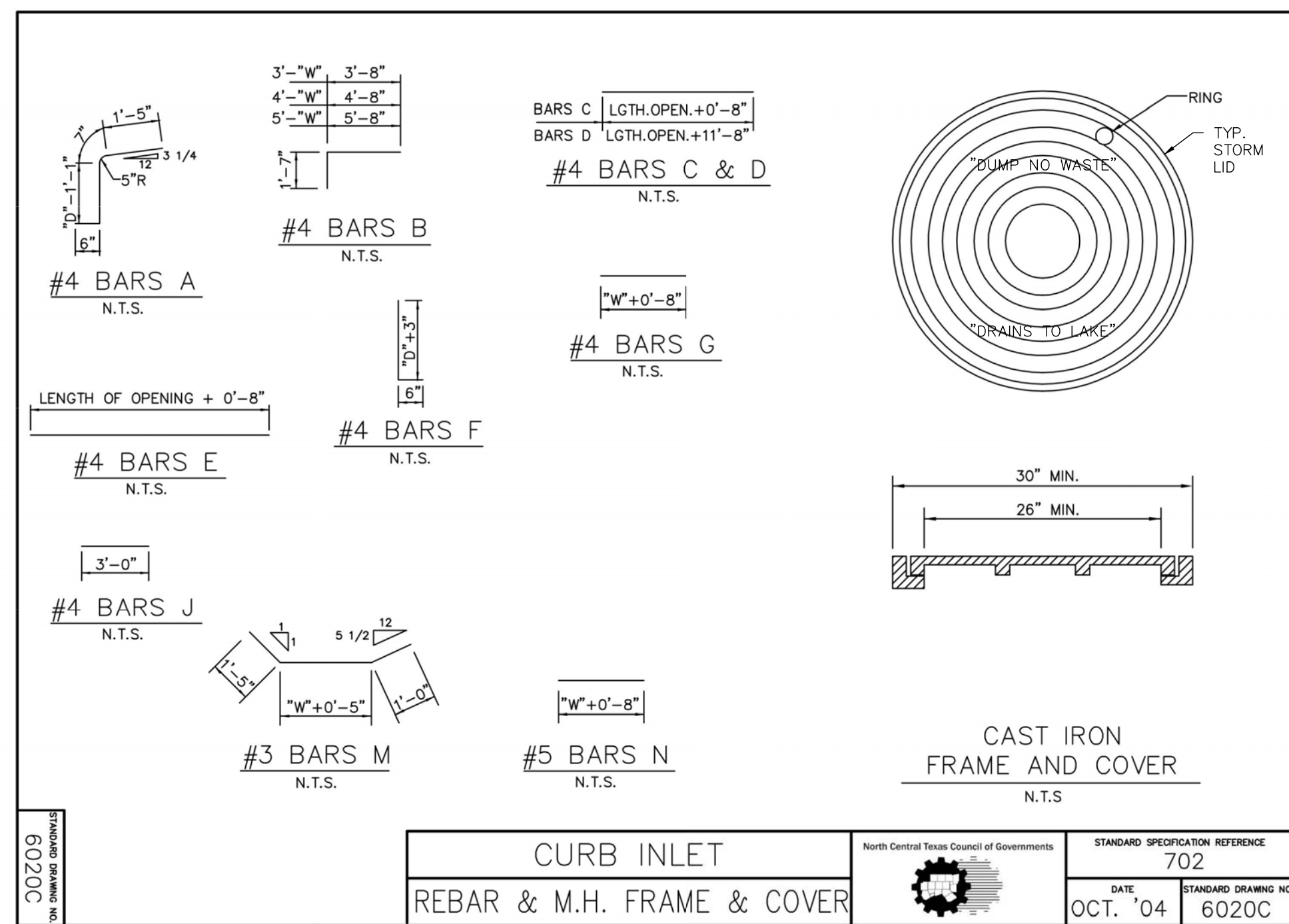
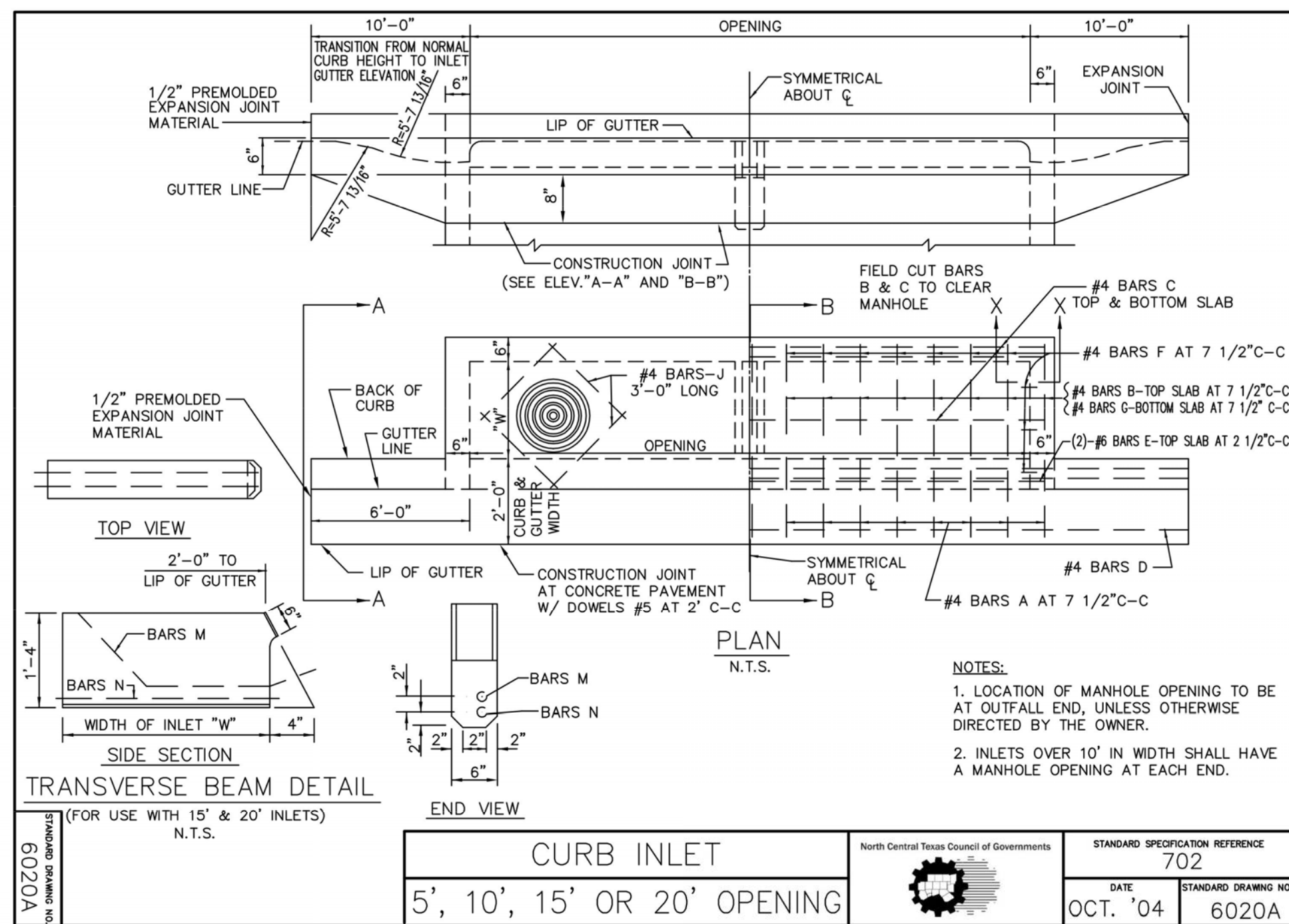
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SAN ANTONIO, TEXAS  
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SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C9.1**



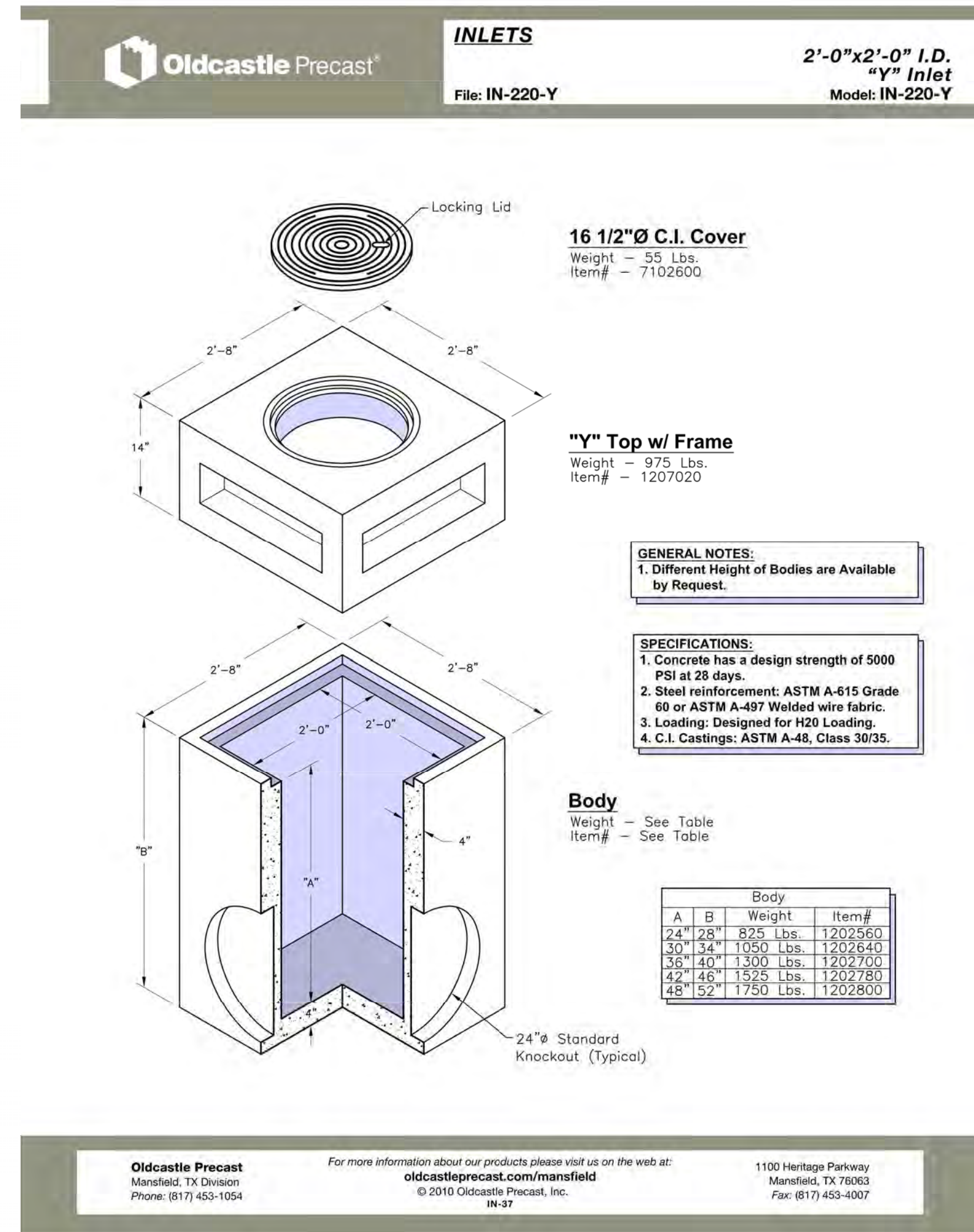


**CURB INLET**  
SUMMARY OF QUANTITIES

DEPTH "D"	5'-0" OPENING			10'-0" OPENING			15'-0" OPENING			20'-0" OPENING		
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"
3'-6"	2.62	3.06	2.95	3.32	3.28	3.73	4.12	4.79	4.64	5.21	5.20	5.64
3'-9"	2.70	3.09	3.04	3.41	3.39	3.73	4.25	4.94	4.78	5.36	5.34	5.79
4'-0"	2.78	3.28	3.14	3.64	3.49	3.99	4.38	5.18	4.92	5.65	5.49	6.10
4'-3"	2.87	3.34	3.23	3.70	3.59	4.06	4.51	5.26	5.06	5.73	5.64	6.19
4'-6"	2.95	3.56	3.32	3.94	3.69	4.31	4.64	5.58	5.20	6.07	5.79	6.56
4'-9"	3.03	3.61	3.41	4.10	3.79	4.38	4.77	5.66	5.34	6.16	5.94	6.65
5'-0"	3.12	3.67	3.51	4.16	3.90	4.45	4.90	5.74	5.47	6.24	6.09	6.74
5'-3"	3.20	3.83	3.60	4.24	4.00	4.65	5.03	6.00	5.61	6.52	6.23	7.04
5'-6"	3.28	3.89	3.69	4.30	4.10	4.72	5.16	6.08	5.75	6.61	6.38	7.13
5'-9"	3.37	4.05	3.78	4.51	4.20	4.95	5.29	6.35	5.89	6.90	6.53	7.44
6'-0"	3.45	4.15	3.88	4.60	4.30	5.04	5.42	6.46	6.03	7.02	6.68	7.57
6'-3"	3.53	4.25	3.97	4.70	4.41	5.15	5.55	6.61	6.17	7.18	6.83	7.73
6'-6"	3.62	4.37	4.06	4.86	4.51	5.32	5.68	6.81	6.31	7.39	6.97	7.97
6'-9"	3.70	4.41	4.15	4.90	4.61	5.37	5.81	6.88	6.45	7.47	7.12	8.06
7'-0"	3.78	4.60	4.25	5.10	4.71	5.60	5.94	7.16	6.59	7.77	7.27	8.37
7'-3"	3.86	4.65	4.34	5.16	4.81	5.67	6.07	7.24	6.72	7.85	7.42	8.46
7'-6"	3.95	4.77	4.43	5.29	4.91	5.70	6.20	7.42	6.86	8.04	7.57	8.66
7'-9"	4.03	4.91	4.53	5.44	5.02	5.97	6.33	7.62	7.00	8.26	7.71	8.90
8'-0"	4.12	4.96	4.62	5.50	5.12	6.04	6.46	7.70	7.14	8.34	7.86	8.99
8'-3"	4.20	5.04	4.71	5.59	5.22	6.13	6.59	7.74	7.28	8.49	8.01	9.15
8'-6"	4.28	5.19	4.80	5.76	5.32	6.32	6.71	8.04	7.42	8.71	8.16	9.38
8'-9"	4.37	5.28	4.90	5.86	5.42	6.43	6.84	8.19	7.56	8.86	8.31	9.54
9'-0"	4.45	5.45	4.99	6.05	5.53	6.64	6.97	8.42	7.70	9.12	8.46	9.82
9'-3"	4.53	5.54	5.08	6.14	5.63	6.74	7.10	8.58	7.84	9.29	8.60	9.99
9'-6"	4.62	5.68	5.17	6.30	5.73	6.92	7.23	8.78	7.97	9.50	8.75	10.22
10'-0"	4.78	5.82	5.36	6.45	5.93	7.08	7.49	9.00	8.11	9.74	9.05	10.48

NOTE:  
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE  
702  
DATE: OCT. '04  
STANDARD DRAWING NO: 6020E



Date: May 30, 2023, 11:47am, User: ID: MKim  
File: S:\projects\61316\03\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\UTDI-6131600.dwg

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REVISIONS:	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
650 WEST HWY. STE. 700 | FORT WORTH, TX 76116 | 817-872-3888  
TODD BOURGON | PROFESSIONAL ENGINEER, LICENSE #0014014910

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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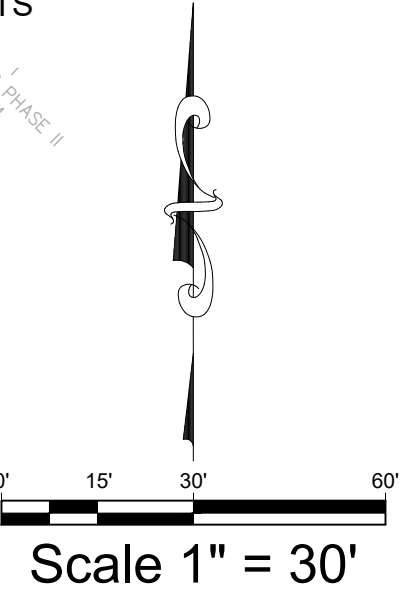
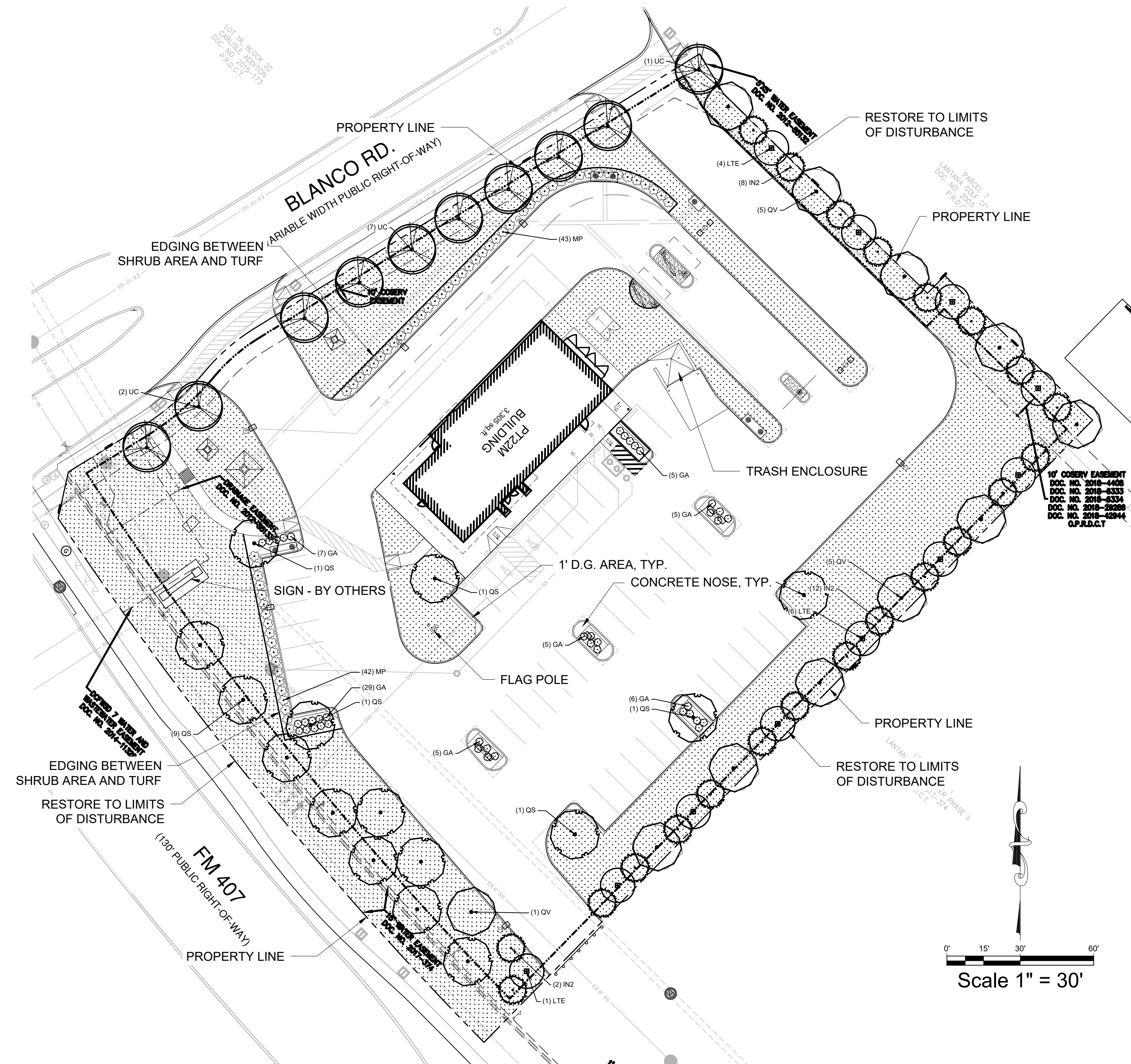
SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C9.2**







**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE		
	IN2	22	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	1.5" Cal.	Cont. or B&B	5' Min.		
	LTE	11	Lagerstroemia indica 'Catawba' Catawba Tree Crape Myrtle Multi-Trunk	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	5' Min.		
	QS	15	Quercus shumardii Shumard Red Oak	3" Cal.	Cont.	7' Min.		
	QV	11	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	7' Min.		
	UC	10	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	7' Min.		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	SPACING	DETAIL
	GA	41	Abelia grandiflora Glossy Abelia	5 gal	36" OC	18" Min.	36" o.c.	
	MP	62	Myrica cerifera 'Pumila' Dwarf Wax Myrtle	7 GAL	36" OC	30" HT MIN	48" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		
	CD	34,228 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod				
ROCK / STONE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		
	OG	200 sf	Decomposed Granite over weed filter fabric	3" depth				

**LANDSCAPE CALCULATIONS**

ZONING	GC/PD-1
SITE AREA:	86,756 SF
NON-VEHICLE USE AREA:	33,968 SF
NO EXISTING TREES ON SITE	
<b>STREETSCAPE</b>	
FM 107	276 LF
TREES REQUIRED	9 TREES (1 PER 30')
TREES PROVIDED	9 TREES
<b>BLANCO ROAD</b>	
BLANCO ROAD	310 LF
TREES REQUIRED	10 TREES (1 PER 30')
TREES PROVIDED	10 TREES
<b>BUFFER YARD</b>	
565' - NON-RES. -NON RES.	565' - NON-RES. -NON RES.
TREES REQUIRED	11 TREES (1 PER 50')
TREES PROVIDED	11 TREES
UNDERSTORY TREE REQUIRED:	33 TREES (3 PER 50')
UNDERSTORY TREE PROVIDED:	33 TREES
SHRUBS REQUIRED:	34 SHRUBS (6 PER 100')
SHRUBS PROVIDED:	34 SHRUBS
<b>PARKING LOT LANDSCAPING</b>	
INTERIOR ARE REQUIRED:	2,404 SF (10%)
INTERIOR ARE PROVIDED:	3,596 SF (14.9%)
TREES REQUIRED:	6 SHADE (1 PER 400 SF)
TREES PROVIDED:	6 SHADE

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (D&WITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM MEETING THE MINIMUM STANDARDS OF SECTION 18.9. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**MULCHES**

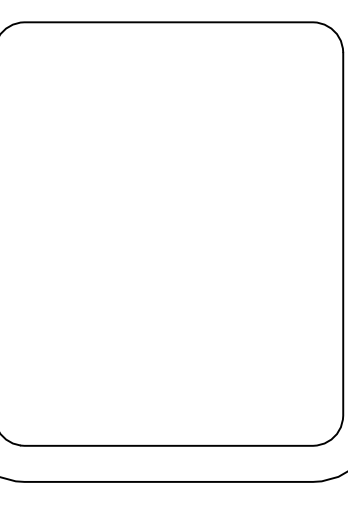
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 2" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: **WHATABURGER LANTANA, TX**



**WHATABURGER**  
300 CONCORD FLAGA DR.,  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**LANDSCAPE PLANTING**

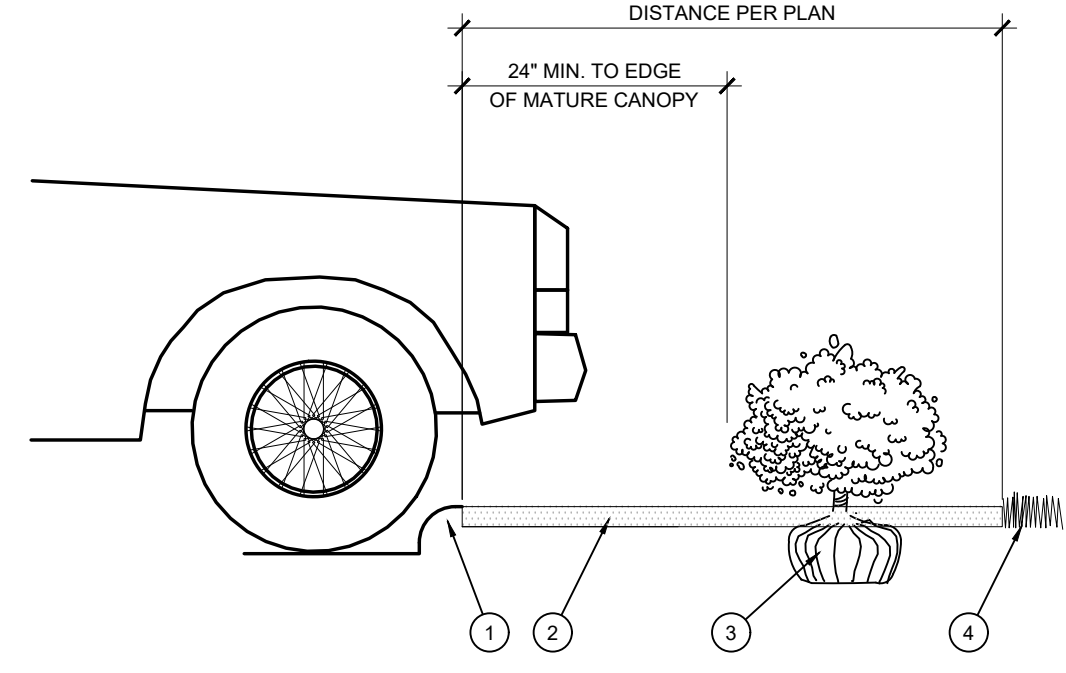
UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

SHEET NO:  
**LP-1**  
FILE:



PLANTING SPECIFICATIONS

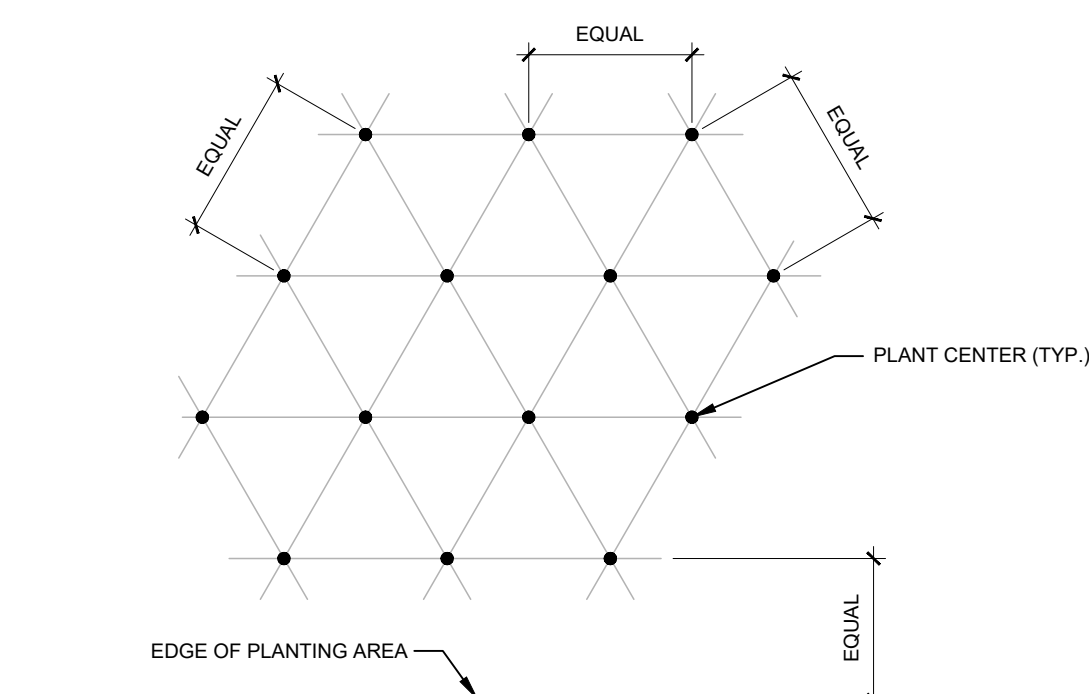
- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
    - 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
    - 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
    - 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
  - B. SCOPE OF WORK
    - 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
    - 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
    - 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
  - C. PRODUCTS
    - A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
    - B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
      - 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
      - 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FREE FROM ENCROUCHING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
      - 3. ANY PLANT DEEMED UNDESIRABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
      - 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
      - 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
      - 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. IF ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
    - C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLETT OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
    - D. SEED: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
    - E. TOPSOIL: SANDY TO CLAY LOAM TEXTURE, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
    - F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WET WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/KG, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
    - G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
    - H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
    - I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
    - J. TREE STAKING AND GUYING
      - 1. STAKES: 6" LONG GREEN METAL T-POSTS.
      - 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.160 INCH DIAMETER.
      - 3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1 1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
    - M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLEMET OR APPROVED EQUAL.
    - N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- D. GENERAL PLANTING
  - 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  - 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  - 3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  - 4. TREE PLANTING:
    - 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
    - 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    - 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    - 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    - 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL, FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
    - 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - a. 1"-2" TREES: TWO STAKES PER TREE
      - b. 2"-1/2" TREES: THREE STAKES PER TREE
      - c. TREES OVER 4" CALIPER: GUY AS NEEDED
      - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    - 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
  - 5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
    - 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
    - 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
    - 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
  - 6. SODDING
    - 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
    - 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    - 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
    - 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
    - 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
  - 7. CLEAN UP
    - 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
    - 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
  - 8. INSPECTION AND ACCEPTANCE
    - 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
    - 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
    - 3. THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
  - 9. PLANT GUARANTEE AND REPLACEMENTS
    - 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
    - 2. DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
  - 10. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- 1 CURB
- 2 MULCH LAYER
- 3 PLANT
- 4 TURF (WHERE SHOWN ON PLAN)

D PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

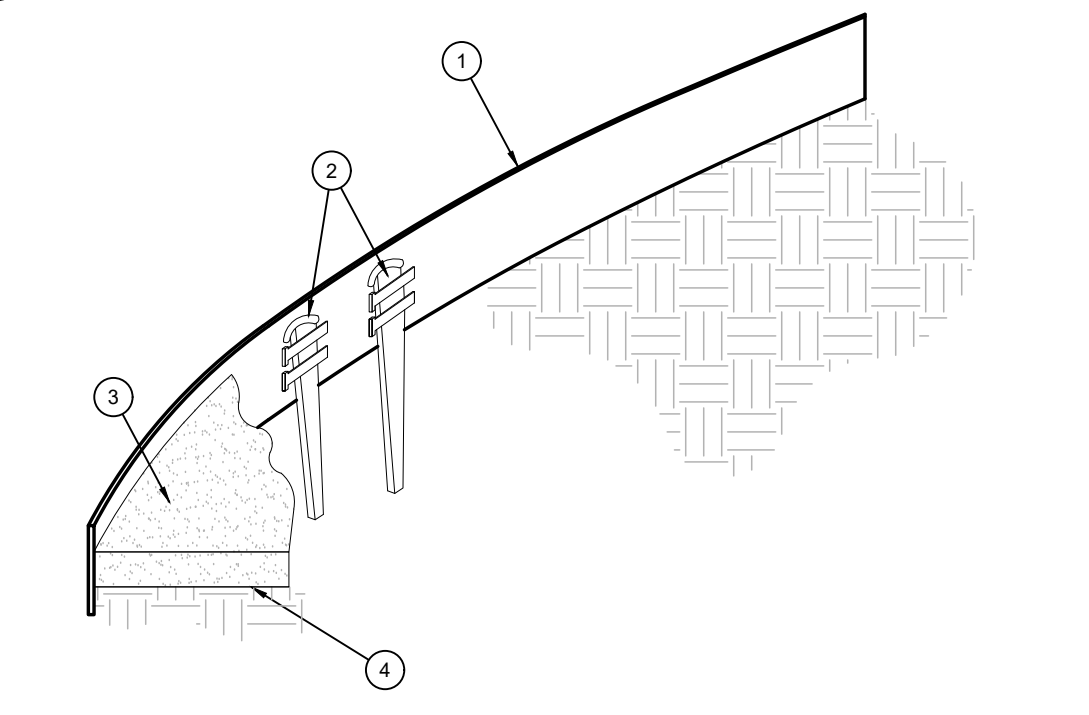
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6"            | 0.22         | 18"           | 1.95         |
| 8"            | 0.39         | 24"           | 3.45         |
| 10"           | 0.60         | 30"           | 5.41         |
| 12"           | 0.87         | 36"           | 7.79         |
| 15"           | 1.35         |               |              |

- 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / 0.6 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

E PLANT SPACING

SCALE: NTS

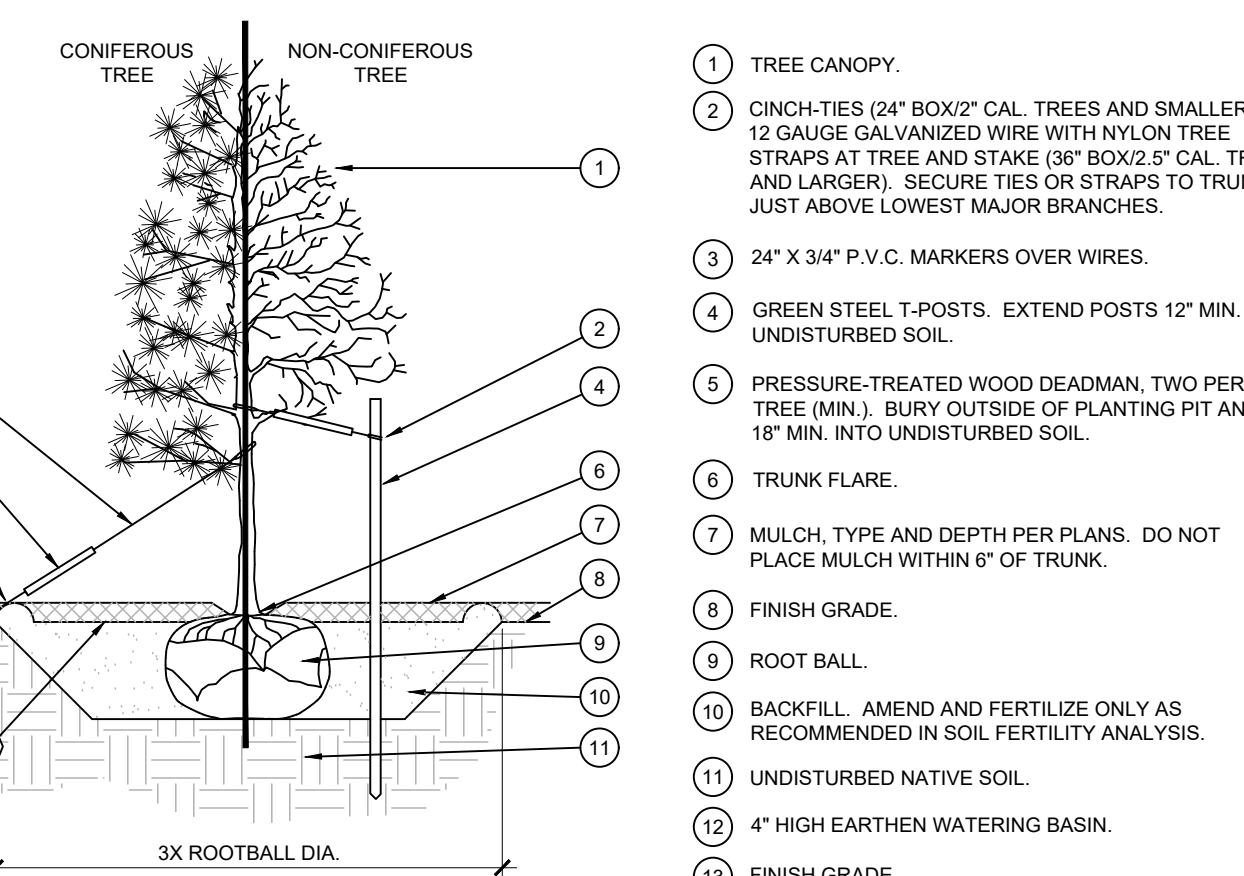


- 1 ROLLED-TOP STEEL EDGING PER PLANS
- 2 TAPERED STEEL STAKES
- 3 MULCH, TYPE AND DEPTH PER PLANS
- 4 FINISH GRADE

NOTES:  
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.  
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.  
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

F STEEL EDGING

SCALE: NOT TO SCALE

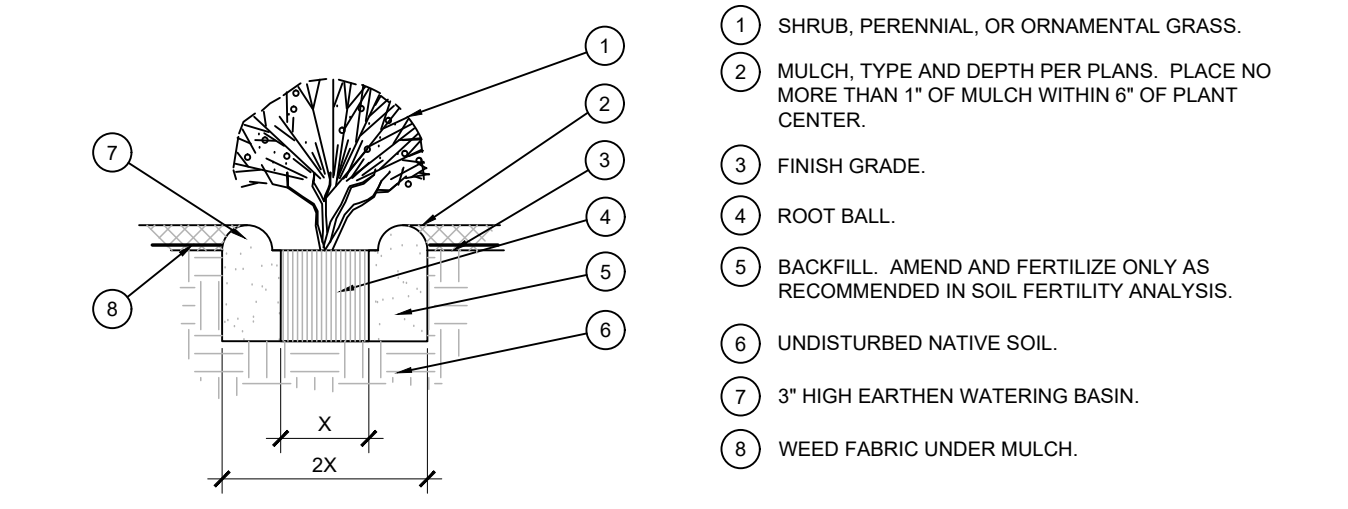


- 1 TREE CANOPY
- 2 CINCH-TIES (24" BOX" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (38" BOX" 2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

NOTES:  
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.  
3. FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.  
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.  
5. FOR TREES 38" BOX" 2" CAL. AND LARGER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.  
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

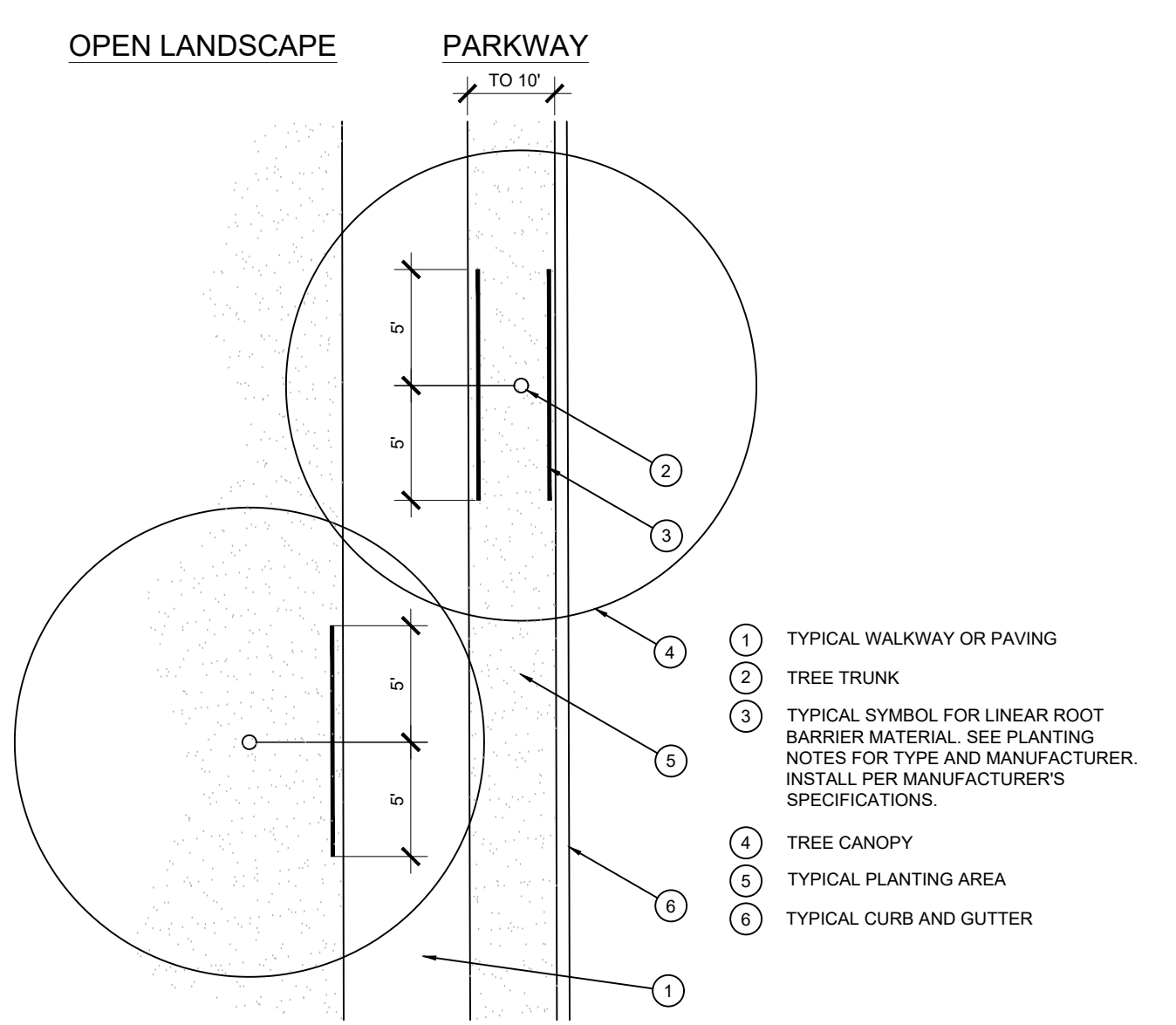
A TREE PLANTING

SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: WHATABURGER LANTANA, TX

WHATABURGER  
300 CONCORD PLAZA DR.,  
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SHEET TITLE: LANDSCAPE PLANTING DETAILS & SPECS

UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

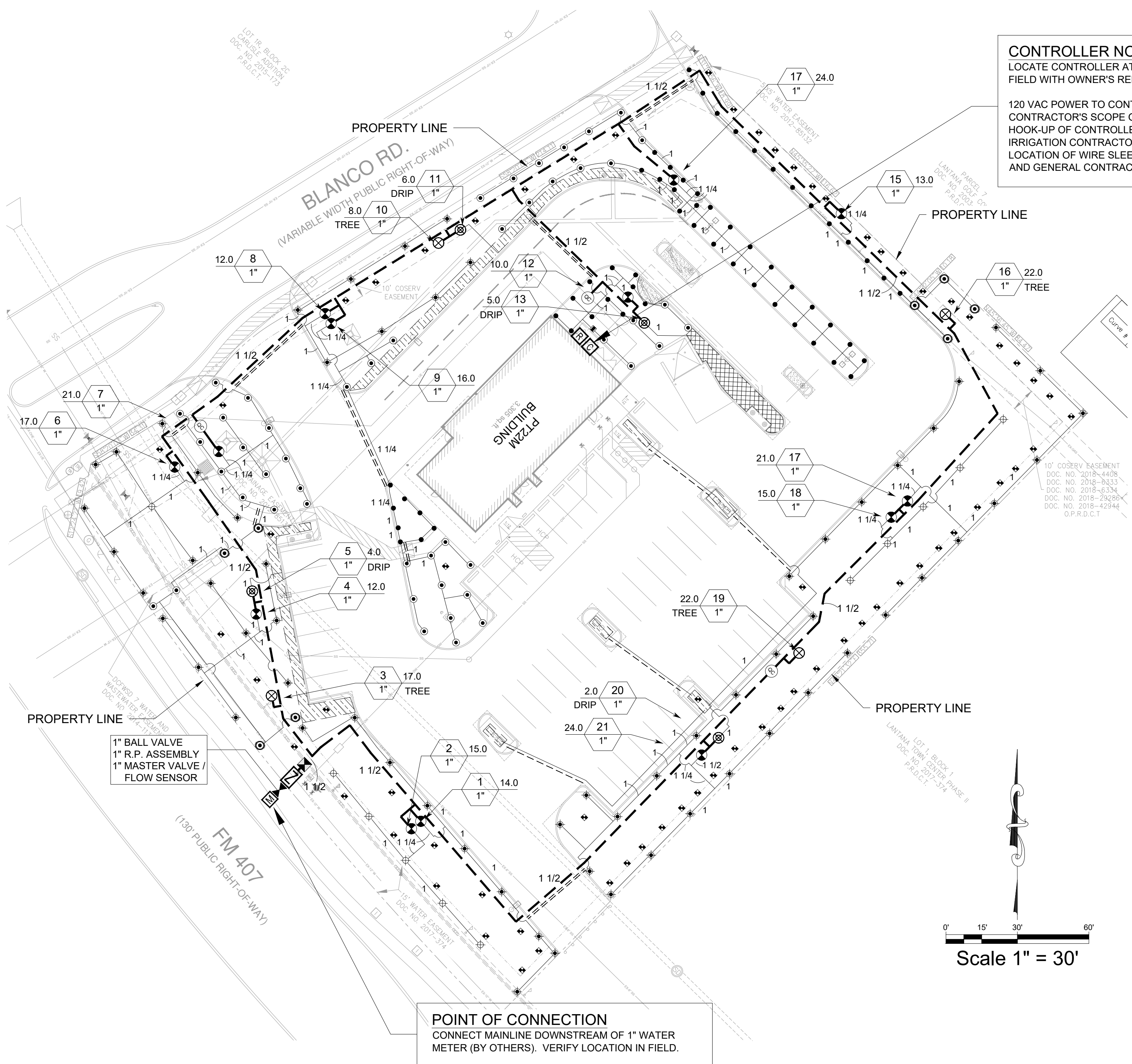
SHEET NO: LP-2  
FILE:

EVERGREEN DESIGN GROUP  
(800) 680-6630  
15455 Dallas Pkwy., Ste 600  
Addison, TX 75001  
www.EvergreenDesignGroup.com



05/09/2023





**CONTROLLER NOTE**  
 LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

**IRRIGATION DISCLAIMER**

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

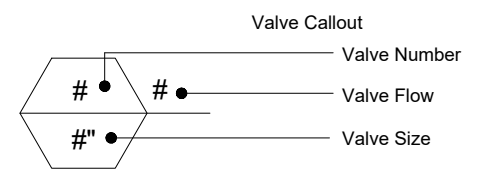
**AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES**

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

**SLEEVING / WIRING NOTES:**

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

**VALVE KEY**

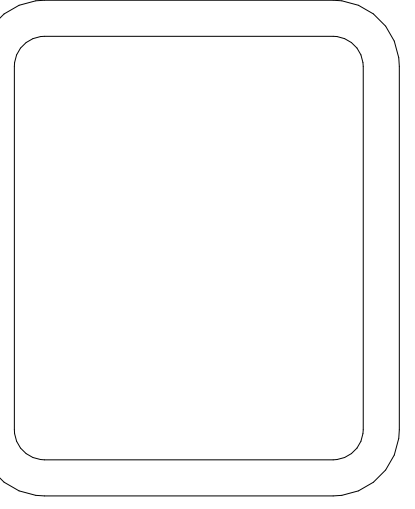


**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER/MODEL
☐	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊕	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
■	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▨	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▨	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
⊕	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
⊕	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
⊕	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
⊕	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
⊕	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMS12 STATION MODULE
⊕	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
⊕	"MASTER" ELECTRIC VALVE ( SAME SIZE AS METER ) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
---	IRRIGATION LATERAL LINE: CLASS 200
---	IRRIGATION MAINLINE: SCHEDULE 40 PVC
---	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

REV. NO.	DATE	DESCRIPTION	BY

PROJECT: **WHATABURGER LANTANA, TX**



**WHATABURGER**  
 300 CONCORD PLAZA DR.,  
 SAN ANTONIO, TEXAS  
 210-476-6000 21P 78216

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SHEET TITLE:  
**IRRIGATION PLAN**

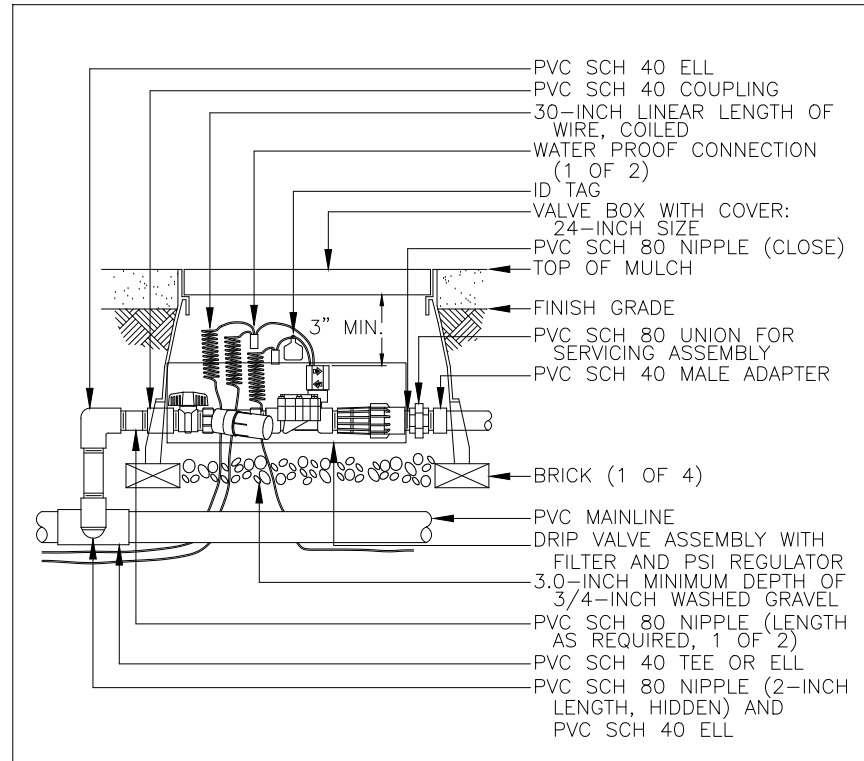
UNIT NO.  
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 APPROVED BY: EMS

SHEET NO:  
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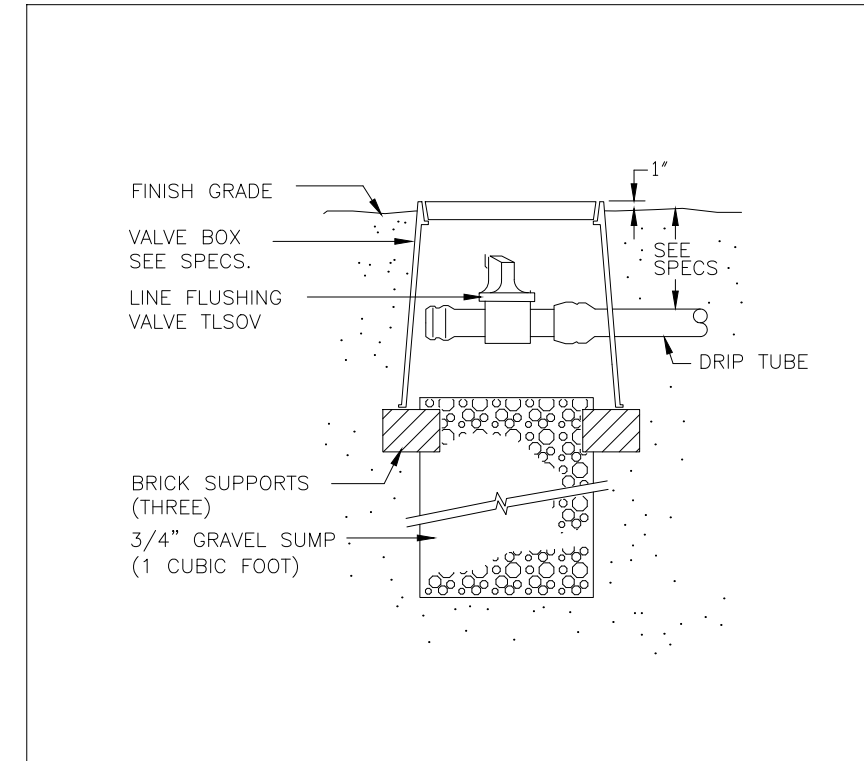


REVISIONS: SYM. DATE DESCRIPTION

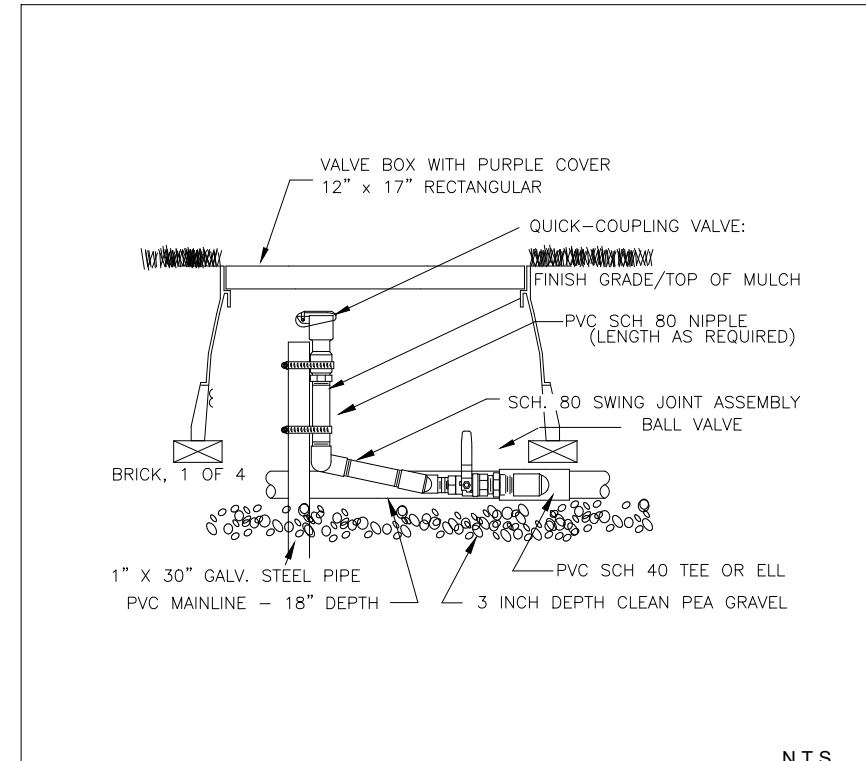
PROJECT: WHATABURGER LANTANA, TX



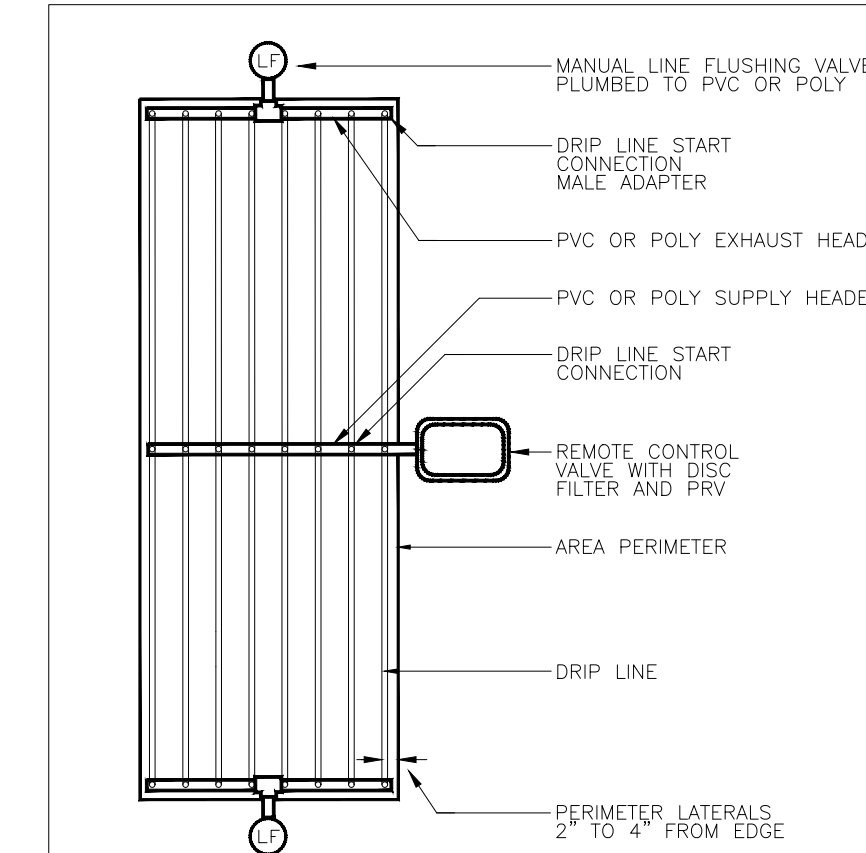
CONTROL ZONE KIT N.T.S.



MANUAL LINE FLUSH VALVE N.T.S.

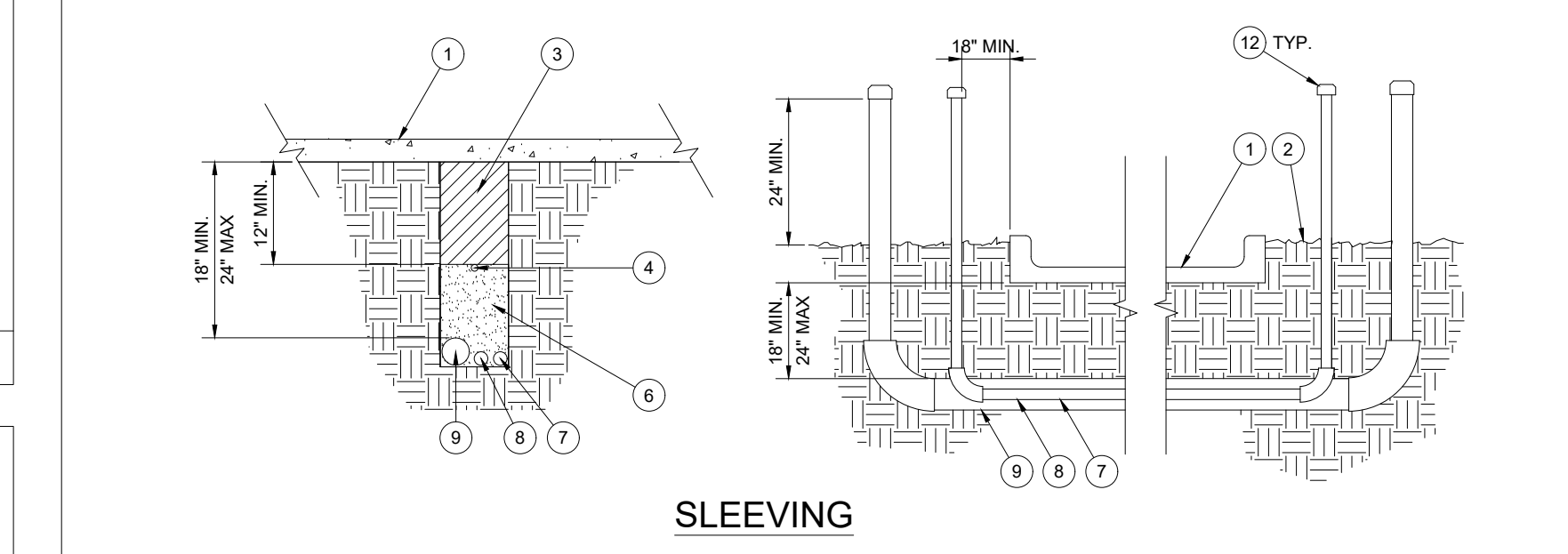
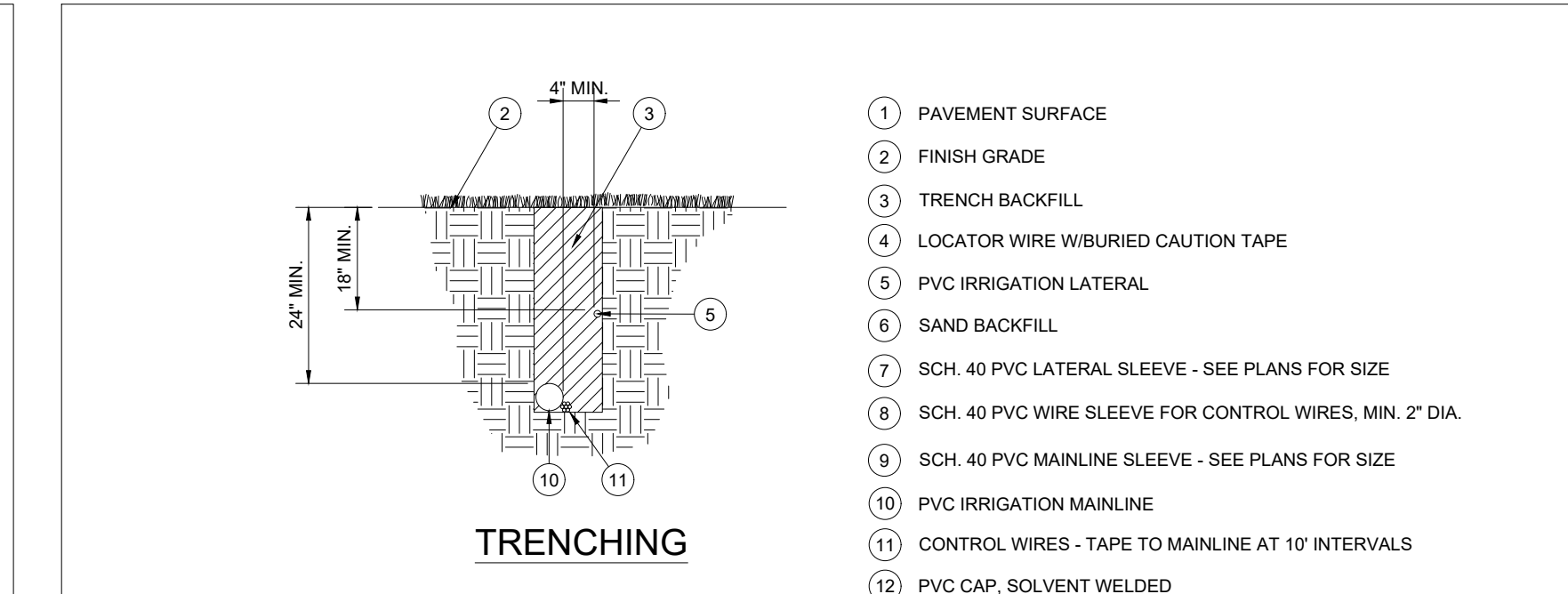


QUICK COUPLER VALVE WITH PVC BALL VALVE N.T.S.

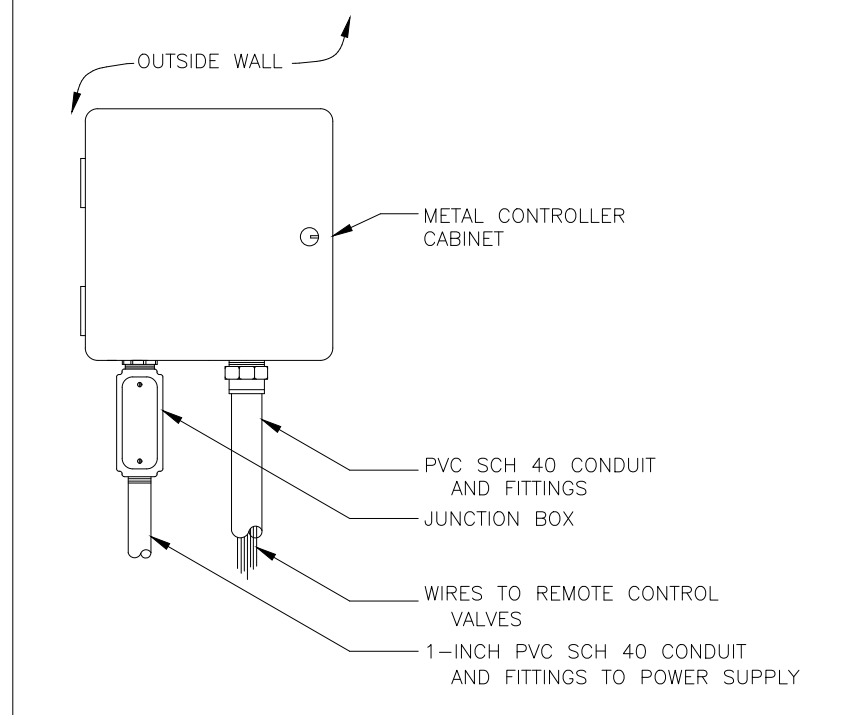


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE. USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

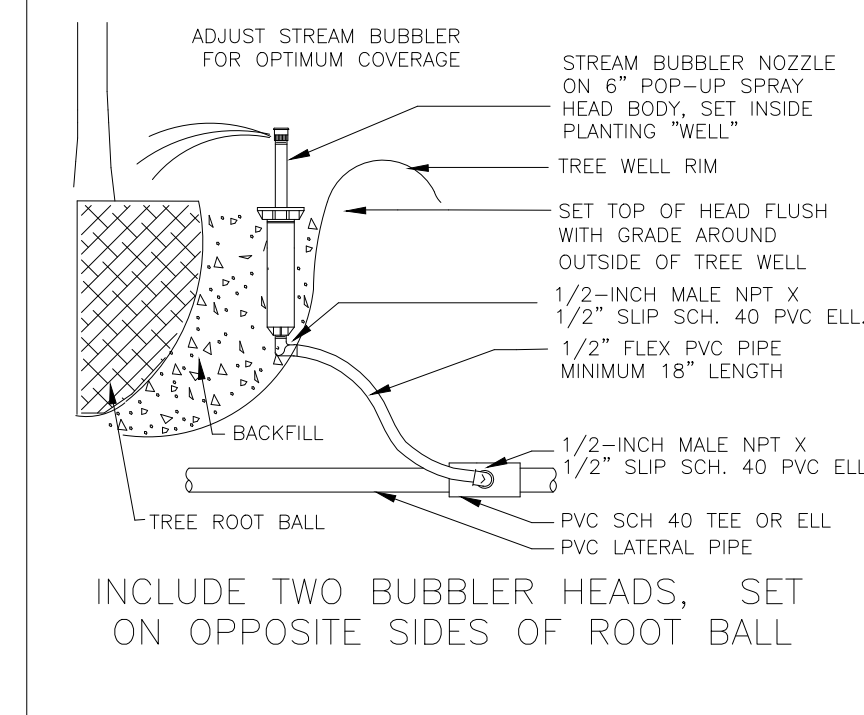
DRIP CENTER FEED LAYOUT N.T.S.



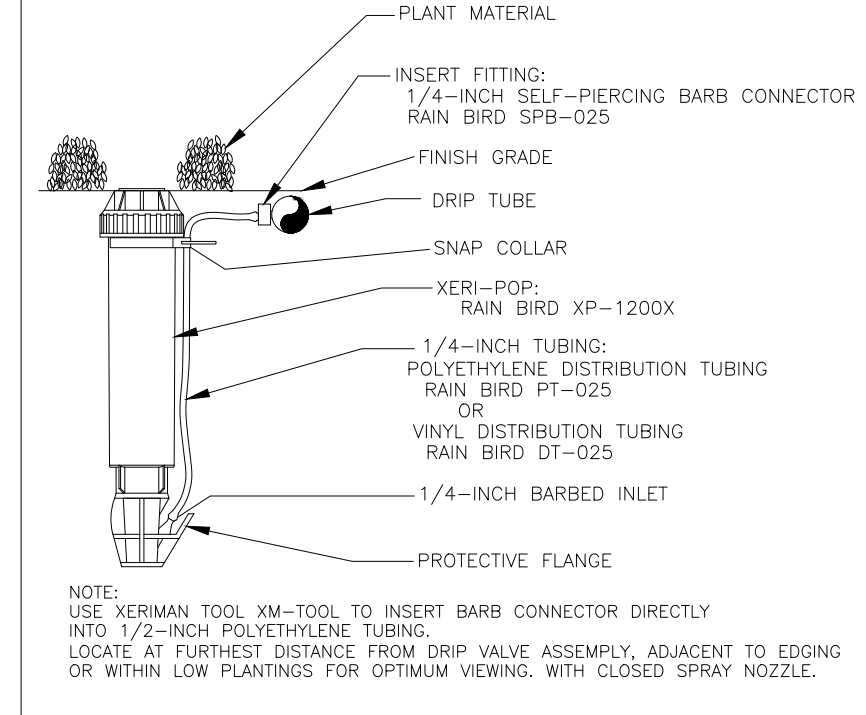
PIPE AND SLEEVE INSTALLATION N.T.S.



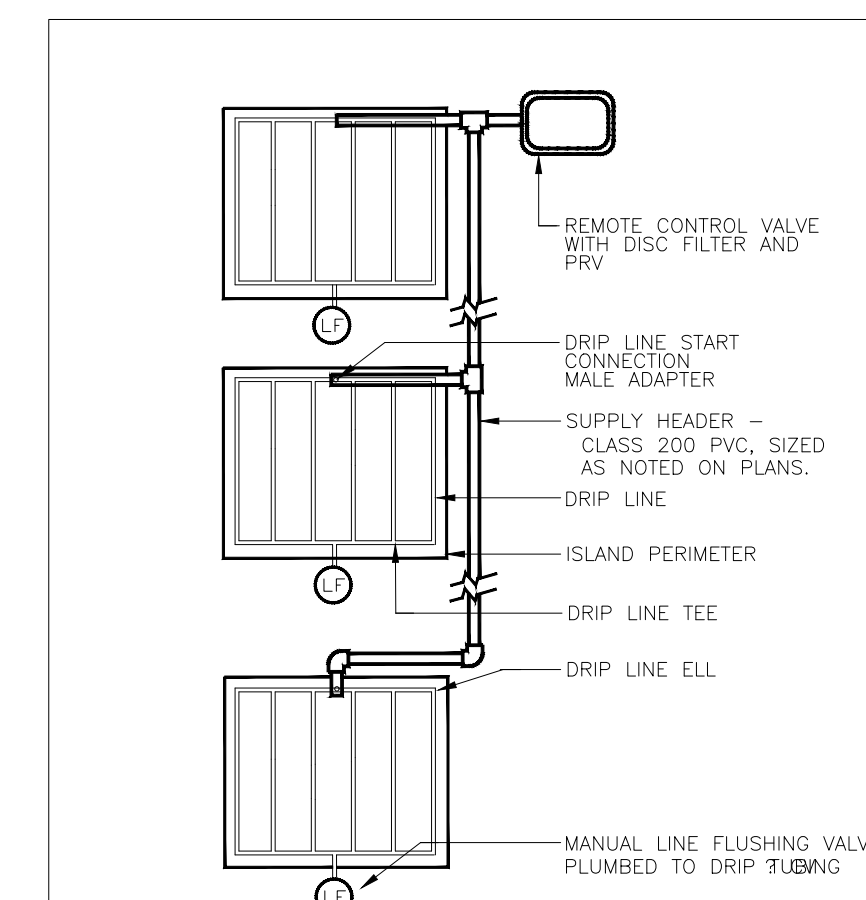
WALL MOUNT CONTROLLER N.T.S.



TREE BUBBLER N.T.S.

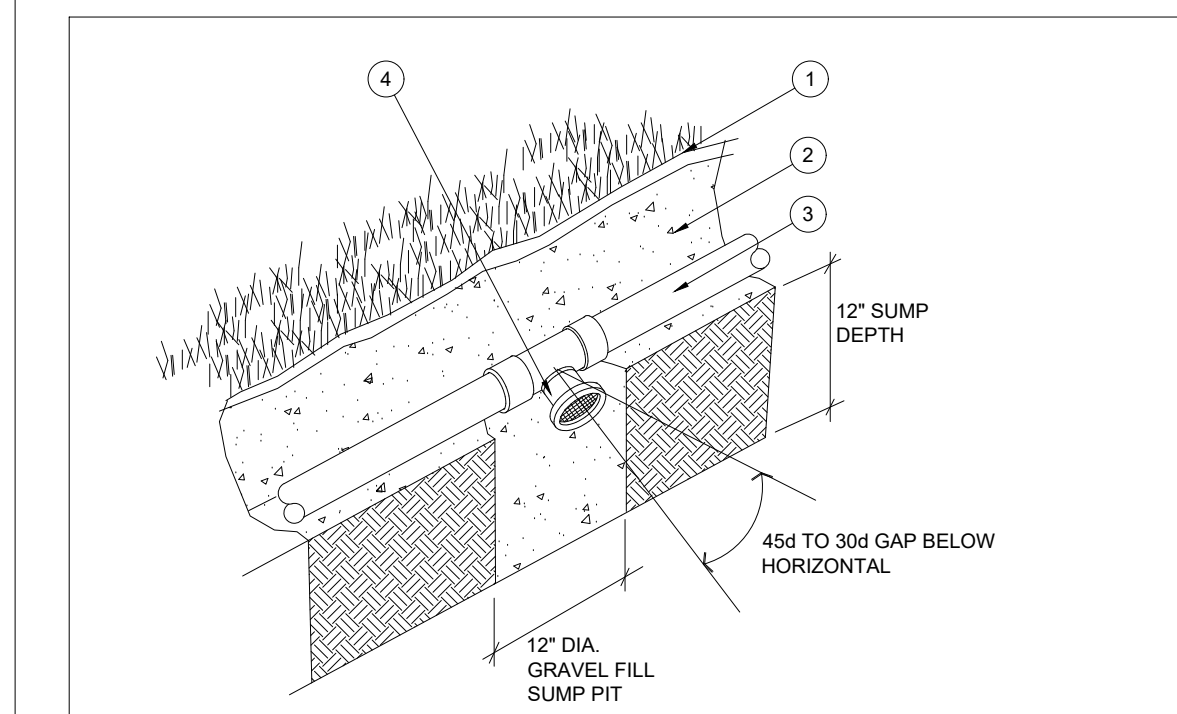


DRIP ZONE INDICATOR N.T.S.



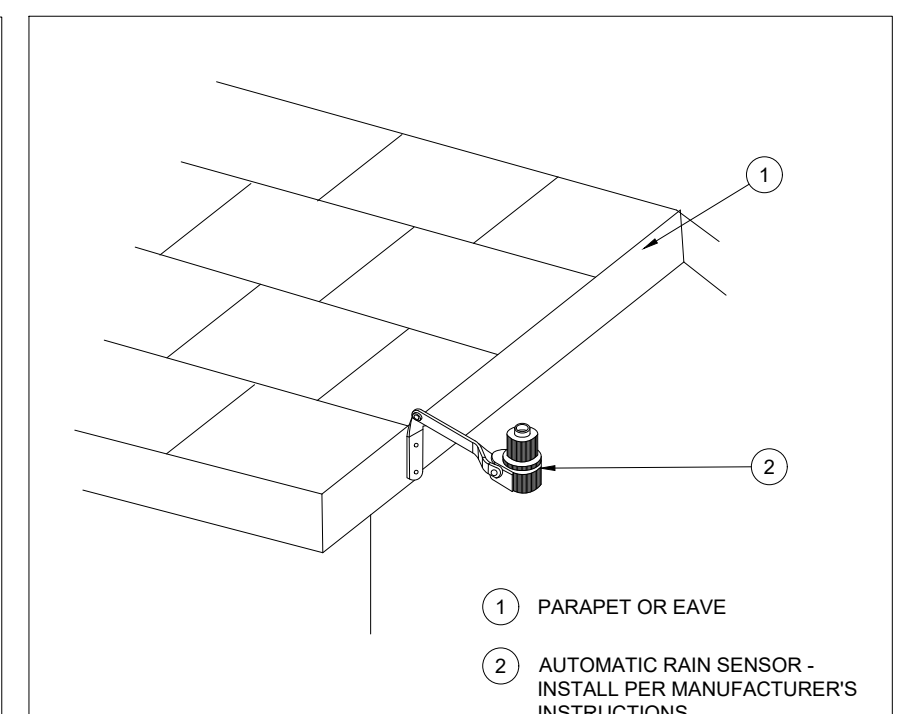
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT N.T.S.

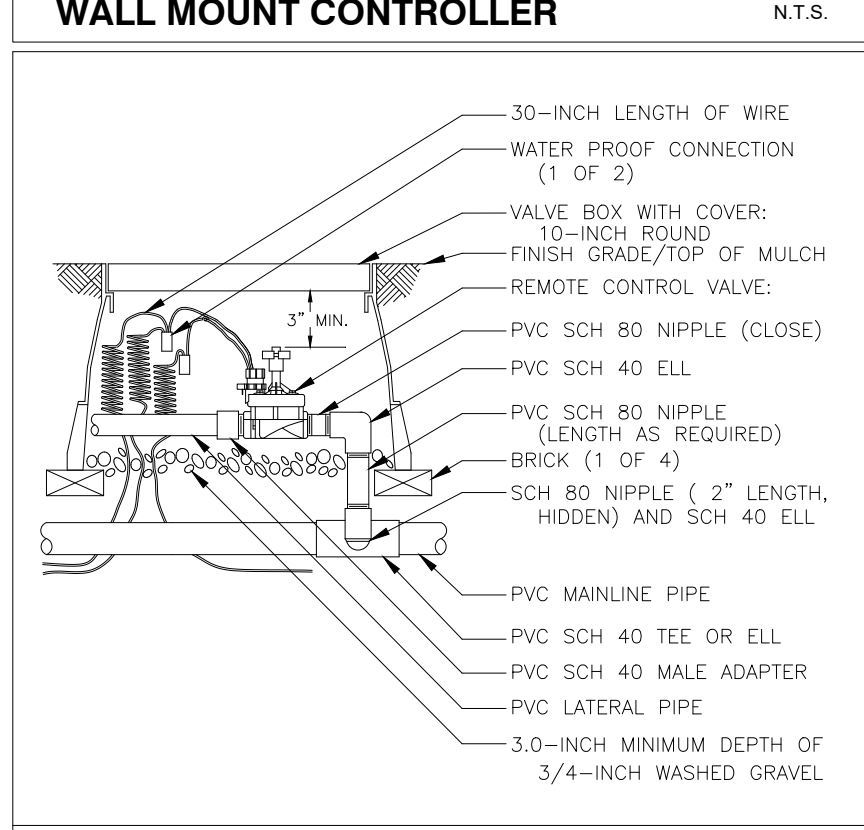


NOTE: AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

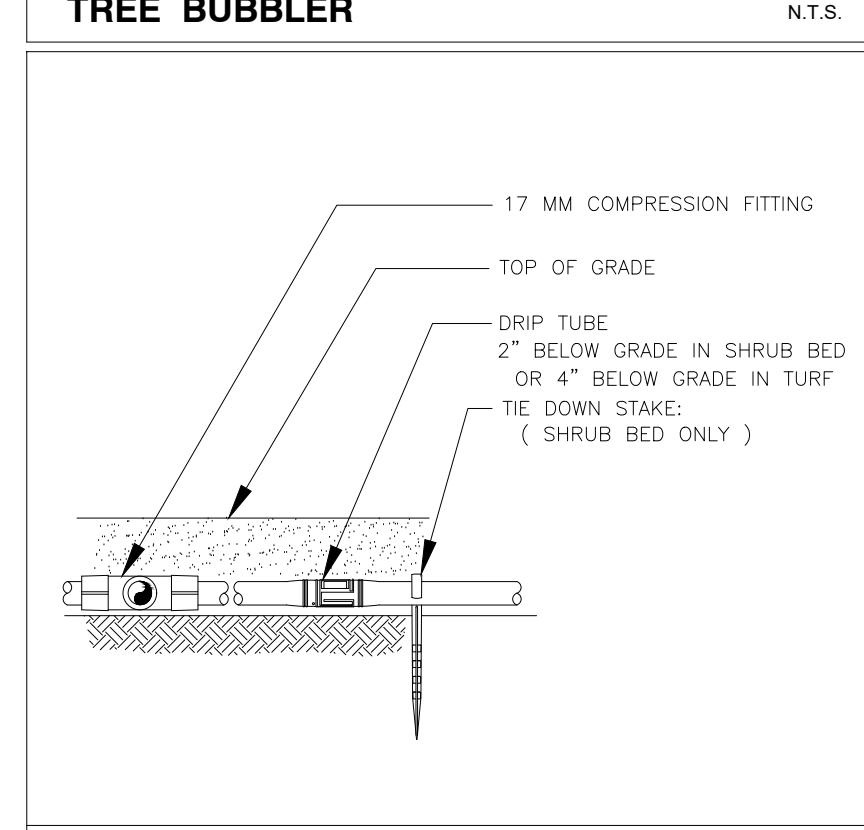
AUTOMATIC DRAIN VALVE N.T.S.



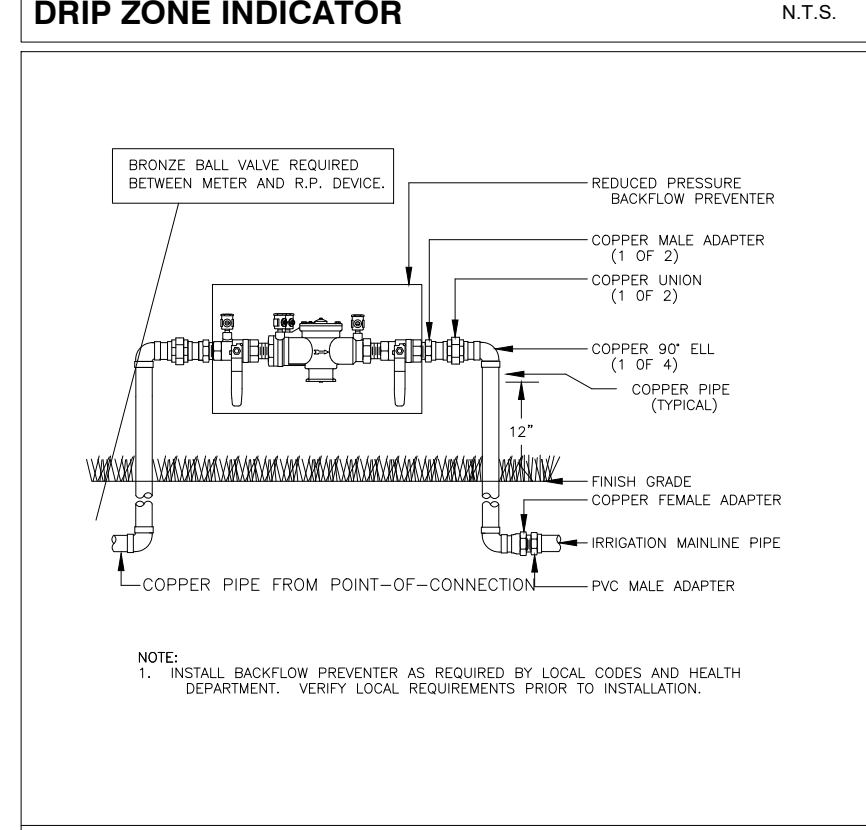
RAIN SENSOR, ROOF MOUNT N.T.S.



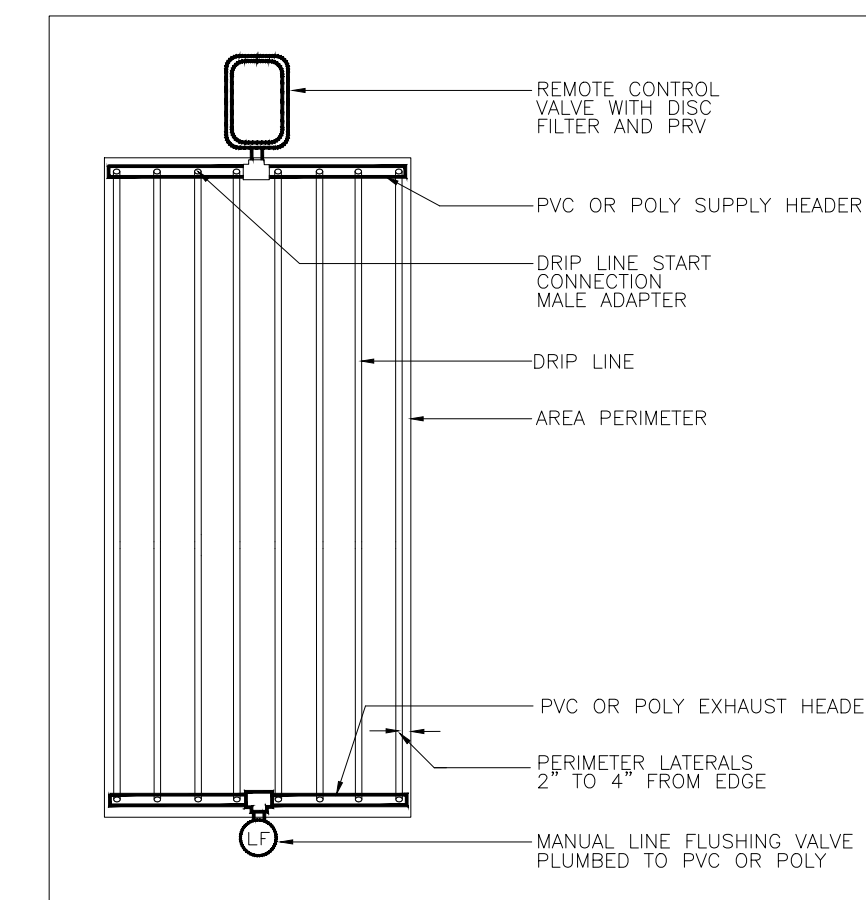
REMOTE CONTROL VALVE N.T.S.



DRIP TUBE N.T.S.

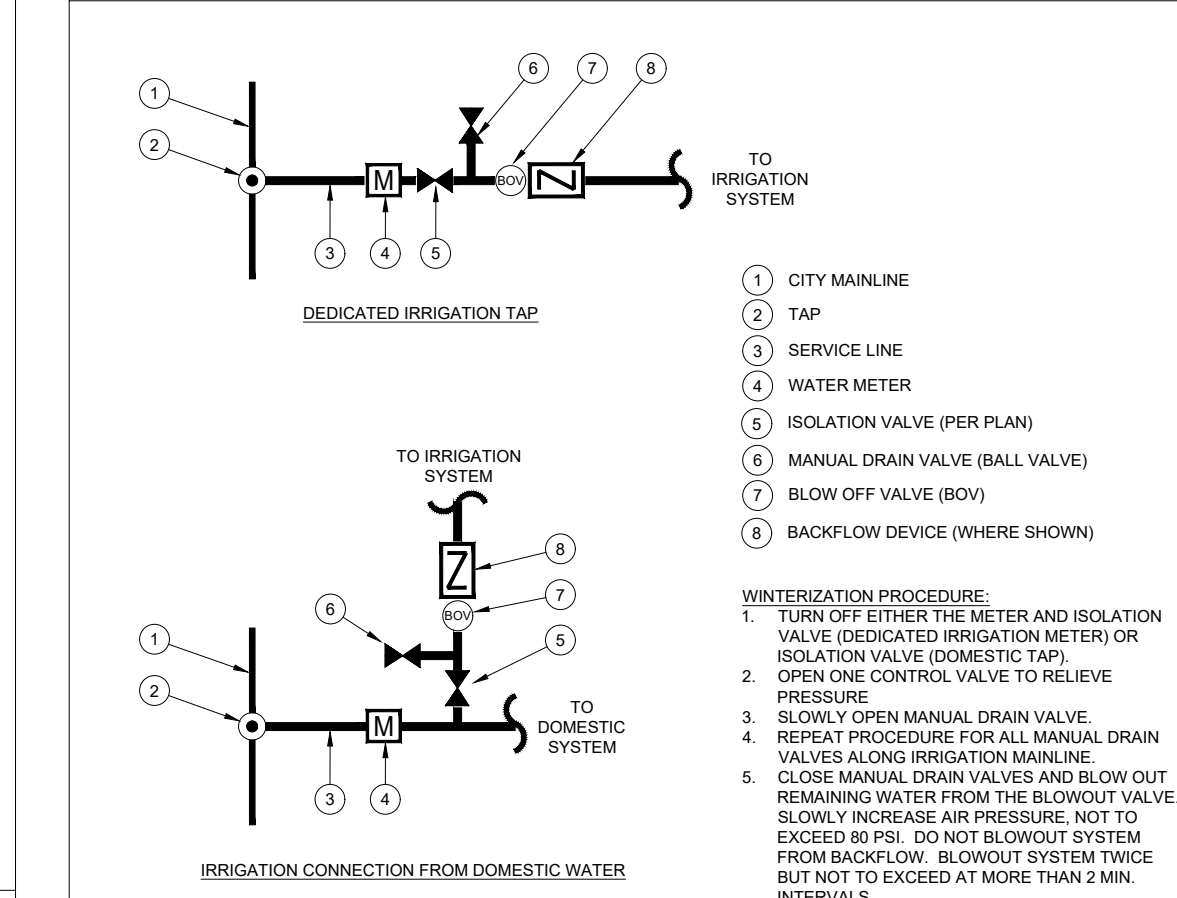


RP DEVICE N.T.S.

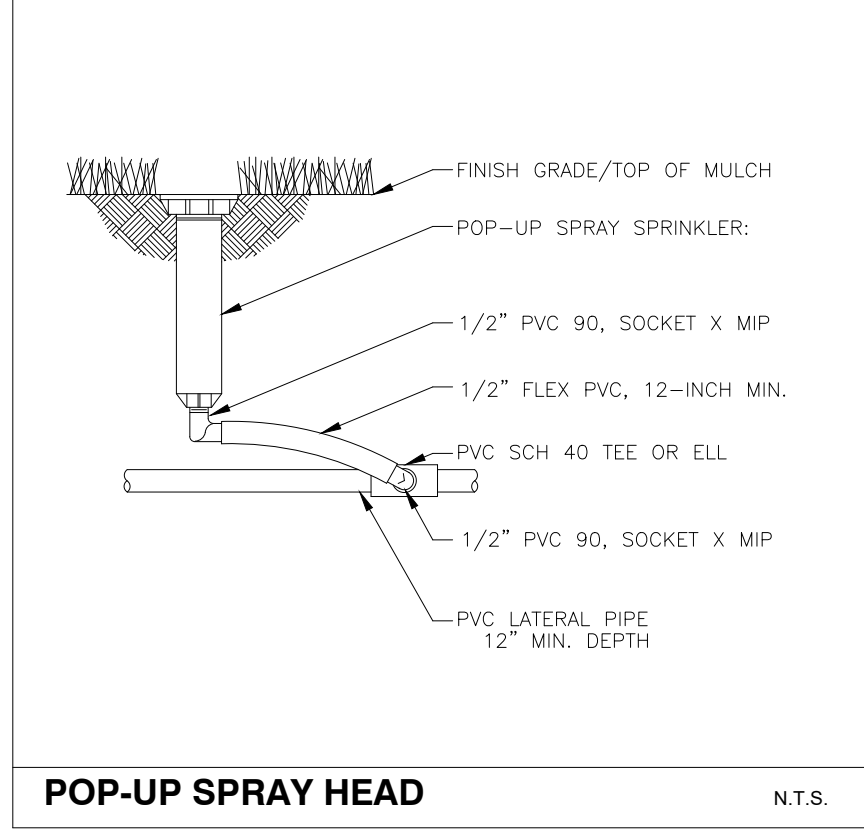


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE. USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

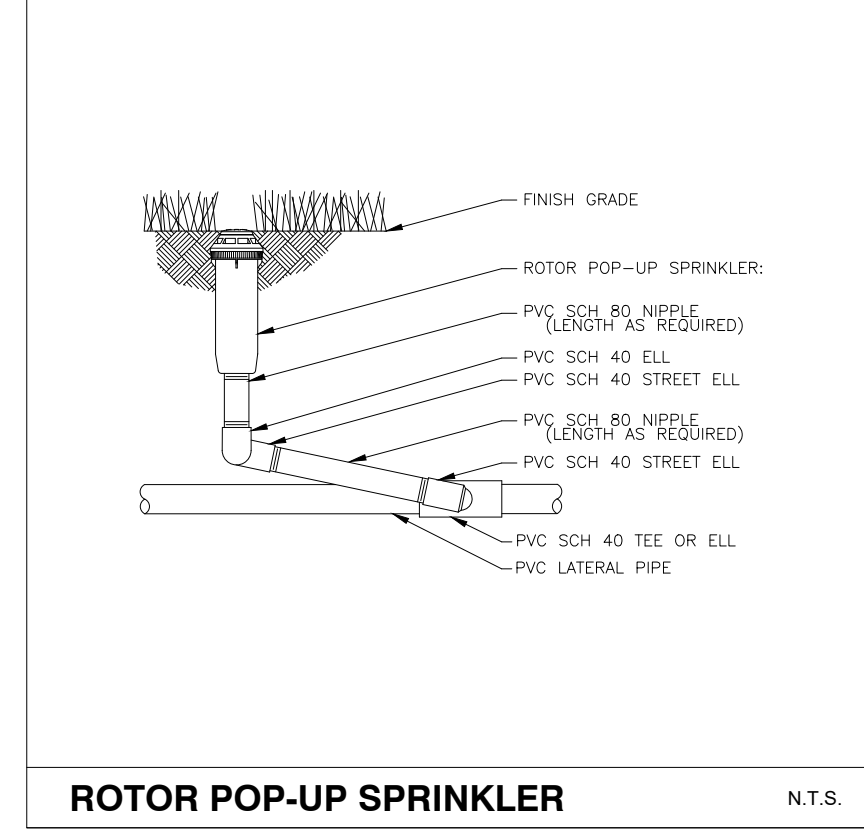
DRIP END FEED LAYOUT N.T.S.



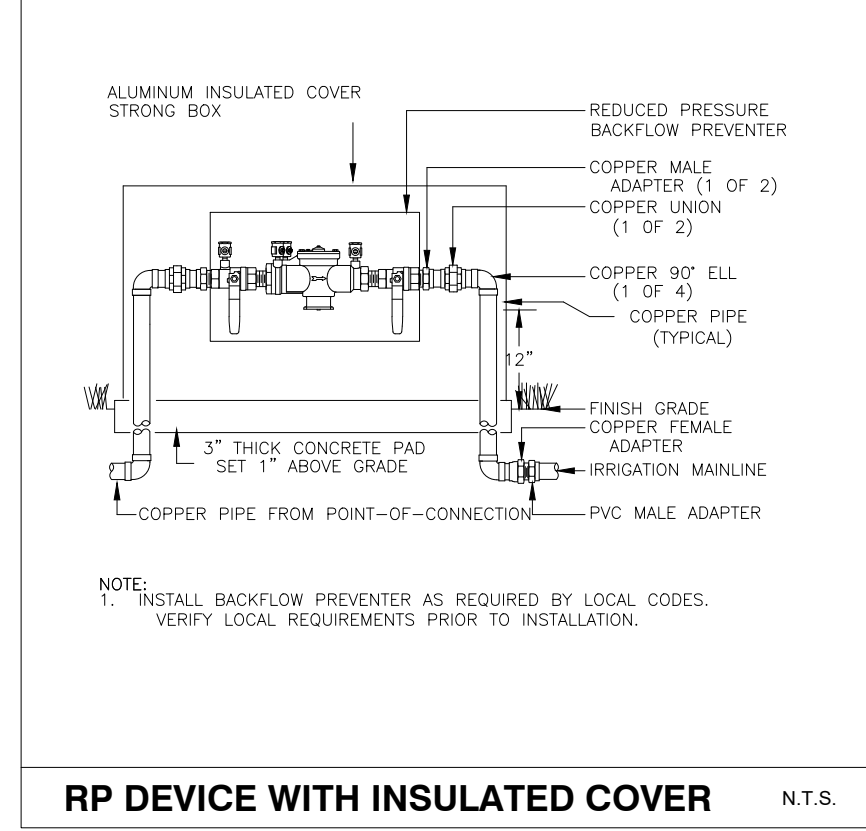
WATER TAP DIAGRAM N.T.S.



POP-UP SPRAY HEAD N.T.S.



ROTOR POP-UP SPRINKLER N.T.S.



RP DEVICE WITH INSULATED COVER N.T.S.



# IRRIGATION SPECIFICATIONS

## GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
- 1. ALL WORKS SHOWN SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
  - 2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
  - 3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
- 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
  - 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
  - 3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC, COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, INSTALL BACKFLOW PREVENTION DEVICES AND RELATED EQUIPMENT AS SPECIFIED ON DRAWINGS. EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
  - 4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT PERMITS. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

## PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL. BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
- 1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
    - a. SCHEDULE 40 PVC FOR ALL PIPE 2'-1/2" OR LESS
    - b. CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
  - 2. SLEEVINGS, SCHEDULE 40 PVC
  - 3. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
  - 4. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- K. RAIN SENSOR: TYPE AND MODEL PER PLANS.

## METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARITY ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- H. COORDINATE, WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- I. TRENCING NEAR EXISTING TREES:
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

## J. BACKFILL

1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPE COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND OR FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

## K. BACKFLOW PREVENTER INSTALLATION

- 1. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVED AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTION AT A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

## L. PIPING

- 1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
- 2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
- 3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
- 4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
- 5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

## M. VALVES

- 1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- 2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). EACH VALVE COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
- 4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

## N. IRRIGATION EQUIPMENT

- 1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
  - 2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH PROTECTIVE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
- O. SPRAY, ROTOR, AND BUBBLER HEADS
- 1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
  - 2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #785 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
  - 3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOLLIDERS, AND HARDSCAPE. UNLESS OTHERWISE SPECIFIED.
  - 4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
  - 5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.

## P. AUTOMATIC CONTROLLER

- 1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
  - 2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
  - 3. ALL VALVE CONTROL WIRE SHALL BE TWO-WIRE CABLE BY CONTROLLER MANUFACTURER, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES ARE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS' DRY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
  - 4. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING RAIN BIRD WC20 (UNLESS OTHERWISE SPECIFIED).
  - 5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. SEE SLEEVING NOTES.
- Q. INSTALL THE RAIN SENSOR WITHIN THE PROPERTY OF THE CONTRACTOR. THE RAIN SENSOR SHALL BE INSTALLED AT THE LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS LOCATED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
- R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- S. QUALITY CONTROL
- 1. PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
  - 2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
  - 3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- U. CLEAN UP
- 1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- V. INSPECTION AND ACCEPTANCE
- 1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - 2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  - 3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
  - 4. THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
  - 5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
    - a. QUICK COUPLER KEYS (2)
    - b. CONTROLLER MANUAL (1)
    - c. CONTROLLER KEYS (2)
    - d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

## W. REFER TO THE FOLLOWING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

## X. WARRANTY

- 1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
- 2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
- 3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- Y. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

# IRRIGATION LEGEND

## SYMBOL

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## MANUFACTURER/MODEL

- RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
- RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
- RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
- RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
- RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR
- XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
- XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
- RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.

## AREA TO RECEIVE DRIPLENE

RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH

## AREA TO RECEIVE DRIPLENE

RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH

## ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR

INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION

## LASCO "V" SERIES SCH. 80 PVC TRUC UNION BALL VALVE, MAINLINE SIZE

IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN

## RAINBIRD 33-02P QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE

RAINBIRD ESP12LXMF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE

## WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT

"MASTER" ELECTRIC VALVE ( SAME SIZE AS METER ) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES

## IRRIGATION LATERAL LINE: CLASS 200

IRRIGATION MAINLINE: SCHEDULE 40 PVC

IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION LINES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

# IRRIGATION NOTE:

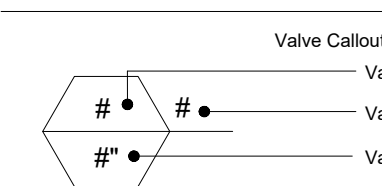
1. I.L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

# WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

# VALVE KEY



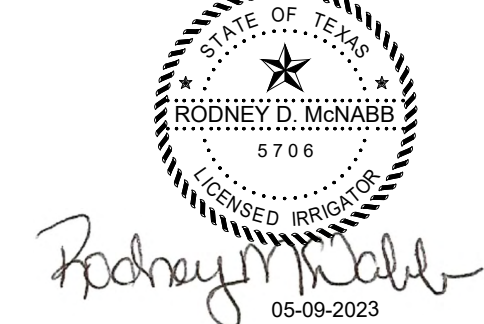
REVISIONS :	SYM.	DATE	DESCRIPTION	BY

PROJECT: WHATABURGER LANTANA, TX

SHEET TITLE: IRRIGATION SPECS

UNIT NO. DATE: 07-18-22 SCALE: DRAWN BY: EMS APPROVED BY: EMS

SHEET NO: LI-3 FILE:





# Gensler

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## KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS, RE B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	PS-01: PORTLAND CEMENT PLASTER
205	ST-01: ROUGH LIMESTONE VENEER
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
226	STAINLESS STEEL SHIELD W/ 1/2" HOLE THROUGH WALL FOR CO2 PORT
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
237	BUILDING ADDRESS #HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G.

## KEYNOTES

240	DOOR BUZZER
241	PAINT (PT-5) EXTERIOR DOORS.
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR
261	SECURITY CAMERA
262	WIRELESS ACCESS POINT
808	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED

### NOTES

- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

### ST01 EXTERIOR STONE VENEER (ST01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: ROUGH LIMESTONE VENEER  
COLOR: LANTANA SPECIAL BLEND  
SIZE: 1 1/2" thick x 11 5/8" x 23 5/8"

### PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: MATCH LANTANA BRONZE  
LOCATION: RE: ELEVATIONS  
NOTES: FLAT FINISH, INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

### MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13  
ITEM: FLASHING  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.  
MATERIAL: 0.040 ALUM.  
COLOR: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: METAL COPING SYSTEM  
MATERIAL: COPING  
COLOR: SW 7042 SHOJI WHITE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00  
ITEM: IGU VISION GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU  
SIZE: VARIES  
LOCATION: EXTERIOR WALL  
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

### ST02 EXTERIOR STONE SILL (ST02)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: SMOOTH LIMESTONE SILL  
COLOR: LANTANA SPECIAL BLEND

### PS01 PORTLAND CEMENT PLASTER (PS01)

SPECIFICATION SECTION: 09 24 00  
COLOR: SW 7042 SHOJI WHITE  
LOCATION: RE: ELEVATIONS

### MP04 METAL PANEL SCREEN AT ROOF TOP (MP04)

SPECIFICATION SECTION: 07 42 13.13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BR-12 PANEL BOD  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: ACM  
FINISH: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL03 GLAZING (GL03)

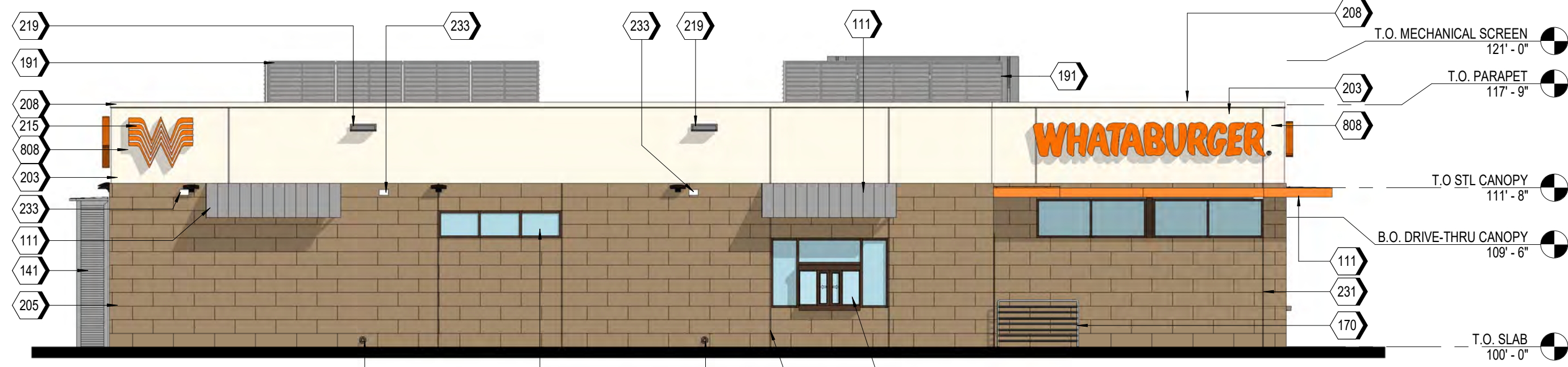
SPECIFICATION SECTION: 08 80 00  
ITEM: IGU OPAQUE SPANDREL GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: OPACH-COAT-300  
FINISH: #3-5323 OLD EAGLE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: AHI  
COLOR: VANILLA-N

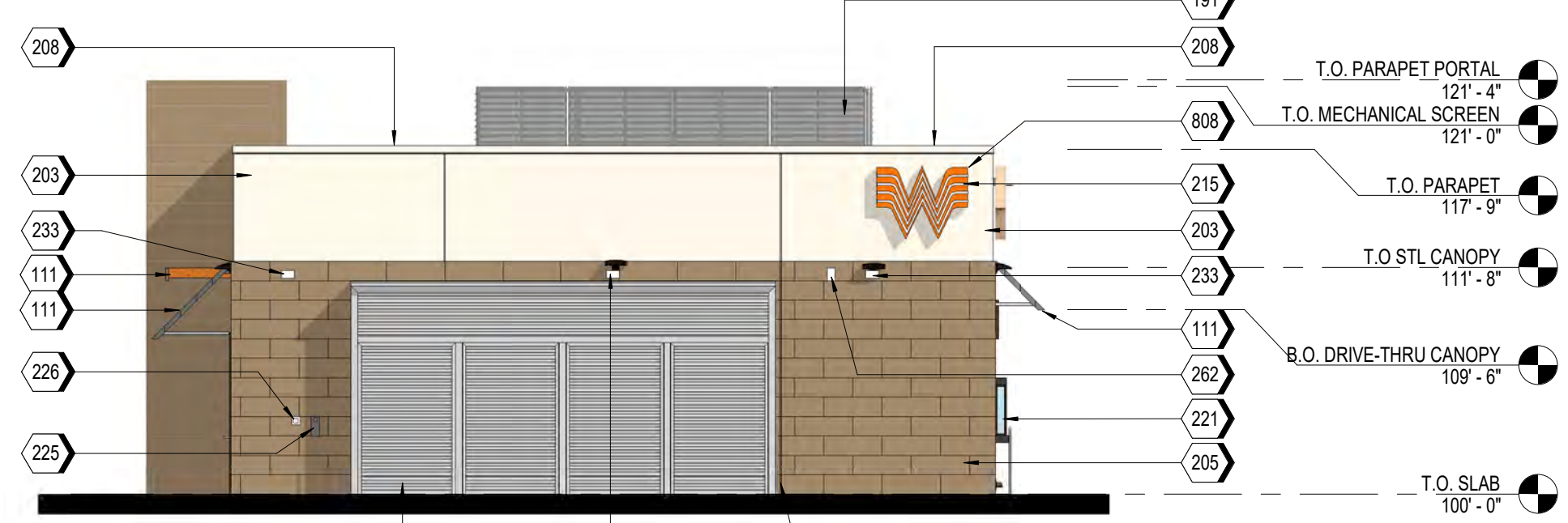
### MT01 STANDING SEAM METAL AWNING (MT01)

SPECIFICATION SECTION: 10 73 13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS



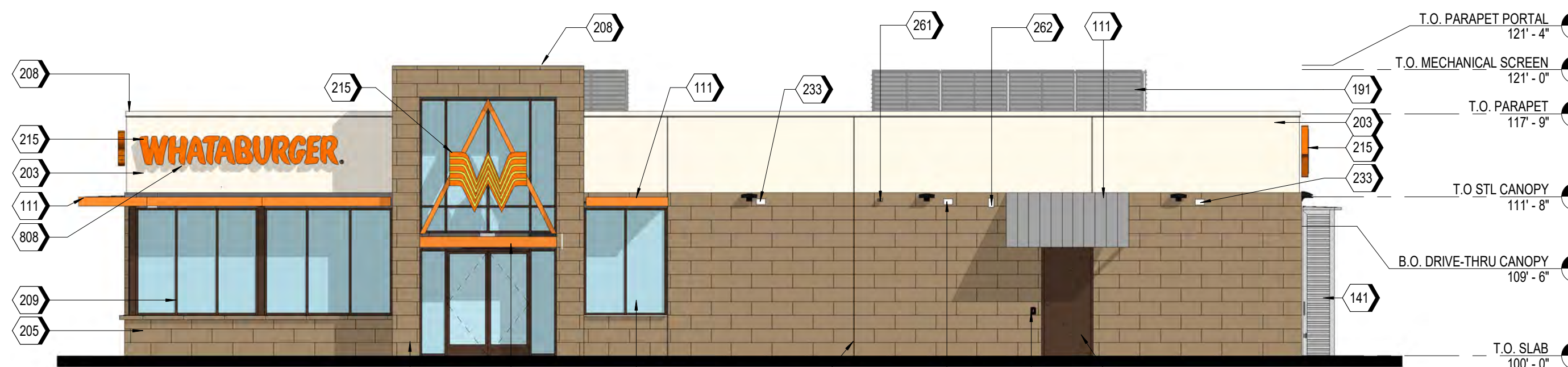
**A1 NORTH ELEVATION**  
1/8" = 1'-0"

NORTH ELEVATION AREA CALCULATIONS		
STUCCO	514 SQ FT	33%
STOREFRONT	110 SQ FT	7%
STONE VENEER	925 SQ FT	60%



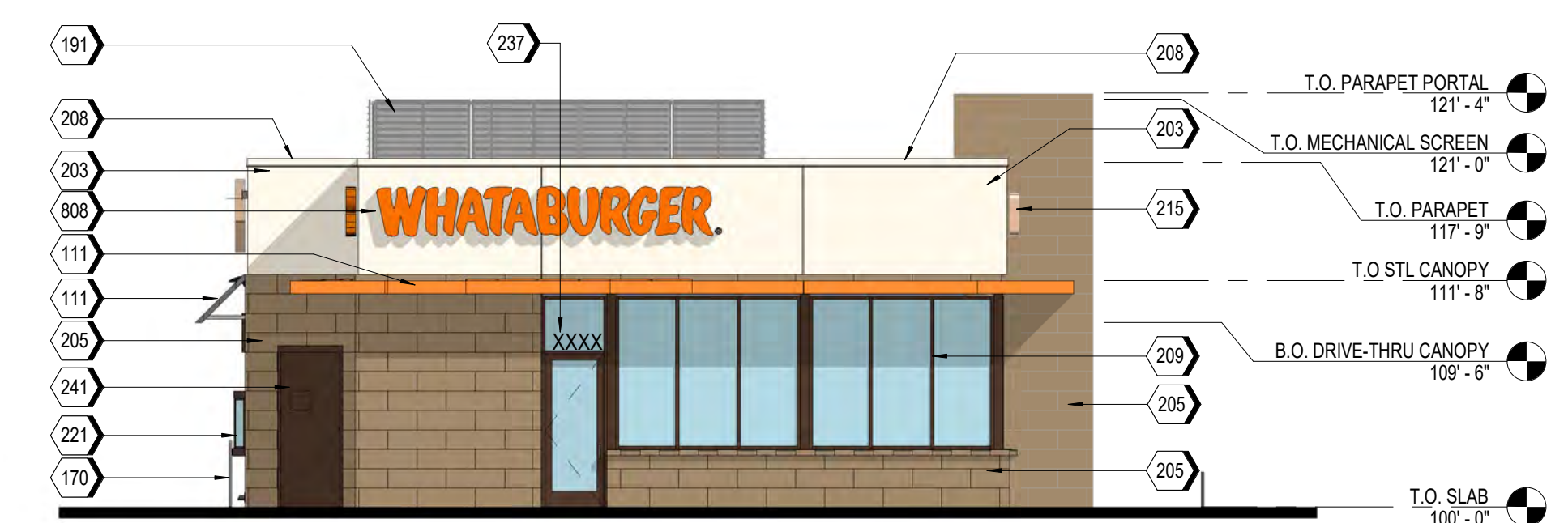
**A2 EAST ELEVATION**  
1/8" = 1'-0"

EAST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	0 SQ FT	0%
STONE VENEER	575 SQ FT	71%



**A3 SOUTH ELEVATION (R.O.W.)**  
1/8" = 1'-0"

SOUTH ELEVATION AREA CALCULATIONS		
STUCCO	430 SQ FT	27%
STOREFRONT	390 SQ FT	24%
STONE VENEER	776 SQ FT	49%



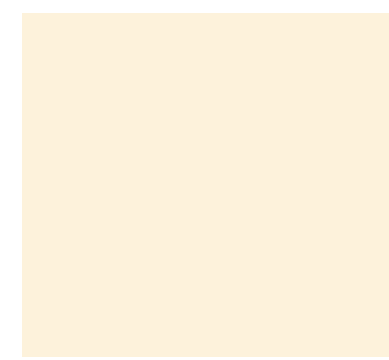
**A4 WEST ELEVATION (R.O.W.)**  
1/8" = 1'-0"

WEST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	200 SQ FT	25%
STONE VENEER	375 SQ FT	46%

## BUILDING MATERIALS



STONE VENEER



STUCCO



METAL CANOPY



METAL AWNINGS AND METAL PANELS



STOREFRONT SYSTEM

Seal / Signature

Project Name PT22M  
NEQ FM407 & MCMAKIN RD.  
BARTONVILLE, TX 76226

Project Number  
122.0088.240

Description  
FACADE PLAN

Scale  
As indicated

**SK001**

## Exhibit 2



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

June 22, 2023

[NAME]  
[ADDRESS]  
[CITY], [STATE] [ZIP]

Re: Proposed Conditional Use Permit and Site Plan for Restaurant with Drive-Through

Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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 two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003; 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-2023-001.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 25, 2023, 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



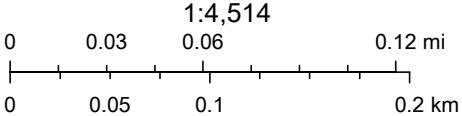
# Denton CAD Web Map

Item E3.



9/14/2022, 4:22:39 PM

Parcels Roads  
MAJOR MEDIAL MINOR



Denton Central Appraisal District, dentoncad.com

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

<b>NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7 C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
CF LANTANA ARCIS LLC C/O ARCIS GOLF	4851 LYNDON B JOHNSON FWY STE 600	DALLAS	TX	75244-6036
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	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
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
KROGER TEXAS LP C/O REAL ESTATE DEPARTMENT	751 FREEPORT PKWY	COPPELL	TX	75019-4411
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383

## Exhibit 3

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E3.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/14/23 09:54 by plaga-dm

-----  
Acct #: 232 Ad #: 53012 Status: New

BARTONVILLE TOWN OF Start: 06/17/2023 Stop: 06/17/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 55.00 Words: 242

Total STD9 56.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 45.20  
# Affidavits: 1

Ad Descrpt: WHATABURGER CUP & SITE PL  
Descr Cont: NOTICE OF PUBLIC HEARING  
Given by: RYAN A WELLS-AD TERRAM CONSULT  
P.O. #: THAD CHAMBERS

Contact: Created: plaga 06/14/23 09:53  
Phone: (817)430-4052 Last Changed: plaga 06/14/23 09:54  
Fax#: Agency:  
Email: tdixon@townofbartonville.com  
-----

URL: \_\_\_\_\_

-----  
Source: \_\_\_\_\_ Section: CLASSIFIED Page: \_\_\_\_  
Camera Ready: N Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_  
Color: \_\_\_\_\_

Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_  
Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_

Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
Coupon: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_  
Special Instr: \_\_\_\_\_

-----  
COMMENTS:  
LGL - NOPH Whataburger CUP and Site Plan  
-----

PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 06/17  
DWRC A 84 S 06/17  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/14/23 09:54 by plaga-dm

-----  
Acct #: 232

Ad #: 53012

Status: New

**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 July 5, 2023, 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 two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;

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-2023-001.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, 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.

Drc 06/17/2023

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E3.

ORDER CONFIRMATION

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD

BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

Start: 07/01/2023 Stop: 07/01/2023

Times Ord: 1 Times Run: \*\*\*

STD9 1.00 X 100.00 Words: 381

Total STD9 100.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 76.00

# Affidavits: 1

Ad Descrpt: NOPH 7/18

Descr Cont: TOWN OF BARTONVILLE NOTIC

Given by: TAMMY DIXON

P.O. #: SHANNON MONTGOMERY

Contact: SHANNON MONTGOMERY

Phone: (817)430-4052

Fax#:

Email: smontgomery@townofbartonvill Created: amcco 06/27/23 16:36

Agency: Last Changed: amcco 06/27/23 16:47

URL: \_\_\_\_\_

Source: \_\_\_\_\_

Section: CLASSIFIED Page: \_\_\_\_

Camera Ready: N

Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_

Color: \_\_\_\_\_

Proof: \_\_\_\_\_

Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_

Pickup Src: \_\_\_\_\_

Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_

Coupon: \_\_\_\_

Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_

Special Instr: \_\_\_\_\_

COMMENTS:

LGL - NOPH 7/18/2023

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 07/01

DWRC A 84 S 07/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E3.

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed 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 two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- 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-2023-001; and
- Proposed 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 change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023



## PLANNING AND ZONING COMMUNICATION

---

<b>DATE</b>	July 5, 2023
<b>FROM:</b>	Thad Chambers, Town Administrator
<b>AGENDA ITEM:</b>	Public hearing to 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 change the zoning designation on two tracts of land, totaling one acre, situated in the Keith Survey, Abstract Number 1643A, Tract 4, and Newton Allsup Survey, Abstract 0003A, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates 2 (RE-2). Town File #ZC-2023-002.

---

**Applicant:** Melissa Grau (property owner)

**Land Use and Zoning:** Current land use category is Residential Estates – 2 Acre Lots (RE-2). Current zoning is Agricultural (AG).

**Summary:** The applicant is the owner of two tracts of land, totaling one acre, located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road. The legal description of the property is Keith Survey, Abstract Number A1643A, Tract 4, and Newton Allsup Survey, Abstract Number 0003A, Tract 7. The corresponding Denton CAD parcel numbers are 64482 and 64870. The applicant has applied for a change in the zoning designation of the subject property from Agricultural (AG) to Residential Estates 2 (RE-2).

The subject property currently contains an existing single-family home and accessory structure. The applicant is requesting the zoning change in order to facilitate a residential subdivision of the subject property and surrounding lots into two-acre parcels. The property owner has indicated that some of the existing homes within the larger subdivision property will be removed and replaced with new builds.

### *Zoning Change*

Bartonville Zoning Ordinance Appendix A, Section A.1.A.5 lists the criteria of approval for a zoning change:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any other incorporated plan maps;
2. Whether the proposed zoning map amendment is consistent with an annexation or development agreement in effect;



3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; and
5. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

The proposed zoning change would amend the zoning designation of the subject property from Agricultural (AG) to Residential Estates 2 (RE-2). In the Bartonville Comprehensive Plan, the RE-2 land use category is described as areas intended for residential development, where a rural atmosphere shall be maintained and street cross sections provide for a "country" feel. Correspondingly, the RE-2 zoning district is intended as an area for low density residential use, with a minimum lot size of two acres. The principal purposes of this zoning district are to provide areas for rural residential development, guide development in an orderly fashion, and allow for a land use buffer for areas of lower intensity. The RE-2 zoning district is one of those listed as appropriate for the RE-2 land use category.

The proposed zoning change is not associated with any annexation or development agreement. Regarding approval criterion #3, the subject one-acre property is located within a larger ownership that was rezoned from AG to RE-2 in August 2022 via Ordinance 731-22. The subject property was omitted from the zoning change at the time as it was under different ownership. The change in zoning of the subject property to RE-2 would allow for a preliminary plat to be submitted that will propose a number of new two-acre residential lots within the larger property ownership. Thus, it will provide for a consistent land use to that which is intended for the surrounding properties. There are no associated school, street, water, sewer, or other utility plans that will affect or be affected by the proposed zoning change. There are also no factors which will substantially affect the public health, safety, morals, or general welfare

**Staff Recommendation:** Approve.

**Public Comment:** None as of the writing of this memorandum.

**Financial Information:** Staff does not anticipate any tangible fiscal impact, positive or negative, from the proposed zoning change. The subject property is currently being used for residential purposes and staff anticipates that this will continue to be the primary use on the subject property.

**Exhibits:**

1. Zoning Change Application Packet
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published legal notice
4. Second legal notice with Town Council public hearing date revised to July 25<sup>th</sup>.

# Exhibit 1



**Town of Bartonville**  
Application for Zoning Map Amendment

**RECEIVED**

**JUN 05 2023**

Item E4.

All applications must be submitted in accordance with the Submission Schedule attached hereto.

Applicant (Owner or Agent, Specify): Melisa Grau  
 Mailing Address: 4109 Teaberry Ct Flower Mound Tx 75028  
 Phone: 214 929 6096 Fax: \_\_\_\_\_

Owner's Name(s) if different: \_\_\_\_\_  
 Owner's Address: 4109 Teaberry Court Flower Mound Tx 75028  
 Phone: 214 929 6096 Fax: \_\_\_\_\_

Engineer/Surveyor if applicable: Dean Hodde  
 Mailing Address: P.O. Box 293254 Lewisville Tx 75029  
 Phone: 972-979-4444 Fax: \_\_\_\_\_

General Location of Property: 112 Frenchtown Rd Bartonville  
 Legal Description of Property: A1643A Kenth TR4.79 ddTR 5D / Acc 3A Section A1150P TR 71G  
 (Attach Complete Metes and Bounds Description)

Nature and reason for Zoning Change: to be same as rest of land owned  
 Does this request conform with the adopted Land Use Plan? Yes No  
 If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Zoning: A9 I hereby request that the Zoning Designation be changed to: 2 acre  
 (If a PD is proposed, submit PD Application)

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<sup>1</sup> for the owner of the above described property.

Signature of Applicant/Owner \_\_\_\_\_ Date \_\_\_\_\_

**STAFF USE ONLY:**

Date Submitted: \_\_\_\_\_ Fee Paid: 400.00

Accepted By: \_\_\_\_\_ Check No. : \_\_\_\_\_

P& Z Public Hearing: \_\_\_\_\_ Metes & Bounds Attached:  Yes  No

Council Public Hearing: \_\_\_\_\_ Notarized Statement:  Yes  No  N/A

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



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

**Tax Certificate**

Property Account Number:  
**64870DEN**

Item E4.

**Statement Date:** 06/05/2023  
**Owner:** GRAU MELISSA KAY & HACKER  
**Mailing Address:** TRACY ALAN  
 4109 TEABERRY CT

**Property Location:** FRENCHTOWN RD  
**Legal:** A0003A NEWTON  
 ALLSUP|TR 7|.21  
 ACRES|OLD DCAD TR #1G

TAX CERTIFICATE FOR ACCOUNT : 64870DEN  
 AD NUMBER: A0003A-000-0007-0000  
 GF NUMBER:  
 CERTIFICATE NO : 42585127

DATE : 6/5/2023  
 FEE : \$10.00  
**PROPERTY DESCRIPTION**  
 A0003A NEWTON ALLSUP|TR 7|.21  
 ACRES|OLD DCAD TR #1G

PAGE 1 OF 1

**COLLECTING AGENCY**  
 DENTON COUNTY  
 P O BOX 90223  
 DENTON TX 76202

FRENCHTOWN RD  
 0.21 ACRES

**REQUESTED BY**  
 MELISSA GRAU

**PROPERTY OWNER**  
 GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT  
 FLOWER MOUND TX 75028

4109 TEABERRY CT  
 FLOWER MOUND TX 750286013

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

X TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.  
         26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE:	18,614	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	18,614	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : \$ 0.00

ISSUED TO : MELISSA GRAU  
 ACCOUNTNUMBER: 64870DEN

CERTIFIED BY: *Michelle French*  
 AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Original Receipt

Item E4.

Property Account Number:  
**64870DEN**

**Statement Date:** 6/5/23  
**Owner:** GRAU MELISSA KAY & HACKER TRAC  
**Mailing Address:** 1112 Frenchtown Road  
 Bartonville TX 75028

**Property Location:** FRENCHTOWN RD  
**Acres:** 0.21  
**Legal:** A0003A NEWTON ALLSUP  
 TR 7  
 .21 ACRES  
 OLD DCAD TR #1G

Exemptions: GENERAL HOMESTEAD, OVER 65  
 Receipt #: 42585095

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$18,614.00	0.217543	12/6/22	\$40.49	\$0.00
2022	ARGYLE ISD	\$18,614.00	1.397600	12/6/22	\$209.87	\$0.00
2022	DENTON CO ESD 1	\$18,614.00	0.093330	12/6/22	\$14.23	\$0.00
2022	TOWN OF BARTONVILLE	\$18,614.00	0.173646	12/6/22	\$27.45	\$0.00

**BASE TAX \$292.04**

Remitted By: Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028

**TOTAL PAID \$292.04**

Payment Type: CHECK  
 Check #: 100256608535

**Remaining Amount Due As of 6/5/23**  
**0.00**

Receipt 6/5/23

Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Tax Certificate

Property Account Number:  
**64482DEN**

Item E4.

**Statement Date:** 06/05/2023  
**Owner:** GRAU MELISSA KAY & HACKER  
**Mailing Address:** TRACY ALAN  
 4109 TEABERRY CT

**Property Location:** 0001112 FRENCHTOWN RD  
**Legal:** A1643A KEITH|TR 4|.79 ACRES|OLD DCAD TR #5D

TAX CERTIFICATE FOR ACCOUNT : 64482DEN  
 AD NUMBER: A1643A-000-0004-0000  
 GF NUMBER:  
 CERTIFICATE NO : 42585131

DATE : 6/5/2023

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

A1643A KEITH|TR 4|.79 ACRES|OLD DCAD TR #5D

COLLECTING AGENCY

DENTON COUNTY  
 P O BOX 90223  
 DENTON TX 76202

0001112 FRENCHTOWN RD  
 0.79 ACRES

REQUESTED BY

MELISSA GRAU

PROPERTY OWNER

GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT  
 FLOWER MOUND TX 75028

4109 TEABERRY CT  
 FLOWER MOUND TX 750286013

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

X TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.  
26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE:	70,026	IMPROVEMENT :	137,710
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	207,736	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : \$ 0.00

ISSUED TO : MELISSA GRAU  
 ACCOUNTNUMBER: 64482DEN

CERTIFIED BY: Michelle French  
 AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Original Receipt

Item E4.

Property Account Number:  
**64482DEN**

Statement Date: 6/5/23  
 Owner: GRAU MELISSA KAY & HACKER TRAK  
 Mailing Address: 1112 Frenchtown Road  
 Bartonville TX 75028

Property Location: 0001112 FRENCHTOWN RD  
 Acres: 0.79  
 Legal: A1643A KEITH  
 TR 4  
 .79 ACRES  
 OLD DCAD TR #5D

Exemptions: GENERAL HOMESTEAD, OVER 65  
 Receipt #: 42585092

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	TOWN OF BARTONVILLE	\$120,776.00	0.173646	12/6/22	\$124.83	\$0.00
2022	DENTON CO ESD 1	\$120,776.00	0.093330	12/6/22	\$64.70	\$0.00
2022	ARGYLE ISD	\$120,776.00	1.397600	12/6/22	\$1,170.57	\$0.00
2022	DENTON COUNTY	\$110,776.00	0.217543	12/6/22	\$236.61	\$0.00

**BASE TAX \$1,596.71**

Remitted By: Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028

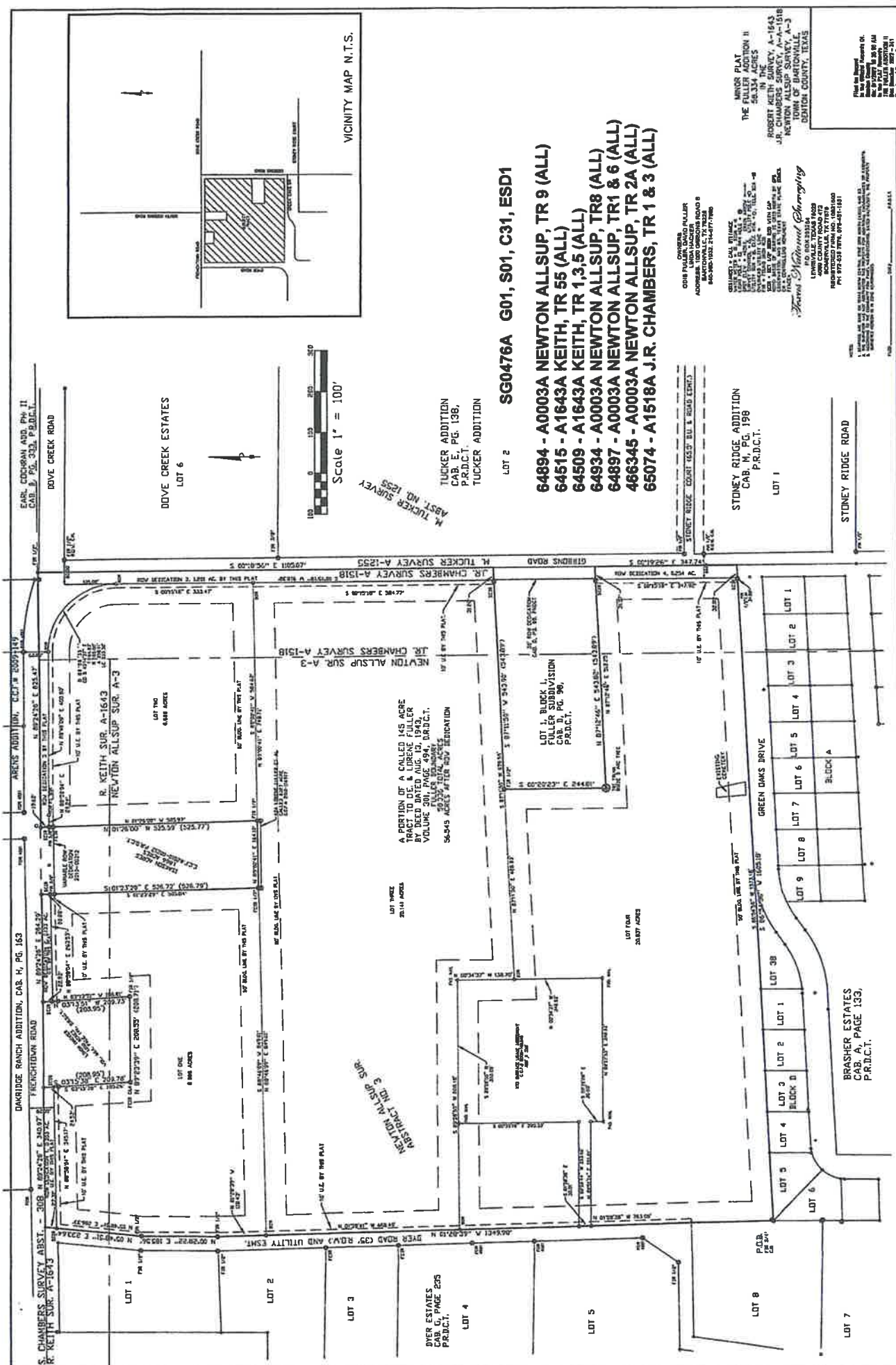
**TOTAL PAID \$1,596.71**

Payment Type: CHECK  
 Check #: 100256608002

**Remaining Amount Due As of 6/5/23  
 0.00**

Receipt 6/5/23

Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028



**THE FULLER ADDITION II**  
 MINOR PLAT  
 56.334 ACRES

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

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APPROVED BY THE TOWNSHIP FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

APPROVED BY THE TOWNSHIP FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.



ATTEST: My commission expires the 30 day of August, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office, this 30 day of August, 2023.



STATE OF TEXAS COUNTY OF DORTON

My commission expires the 16 day of August, 2023.

My commission expires the 20 day of October, 2023.



STATE OF TEXAS COUNTY OF DORTON

My commission expires the 20 day of October, 2023.

THE FULLER ADDITION II JUNIOR PLAT 58.334 ACRES

THE FULLER ADDITION II JUNIOR PLAT 58.334 ACRES

THE FULLER ADDITION II JUNIOR PLAT 58.334 ACRES

APPROVED BY THE TOWNSHIP FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

# Exhibit 2



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

June 22, 2023

[NAME]  
[ADDRESS]  
[CITY], [STATE] [ZIP]

Re: Proposed Zoning Amendment for 1112 Frenchtown Road, Bartonville, Texas

Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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 change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

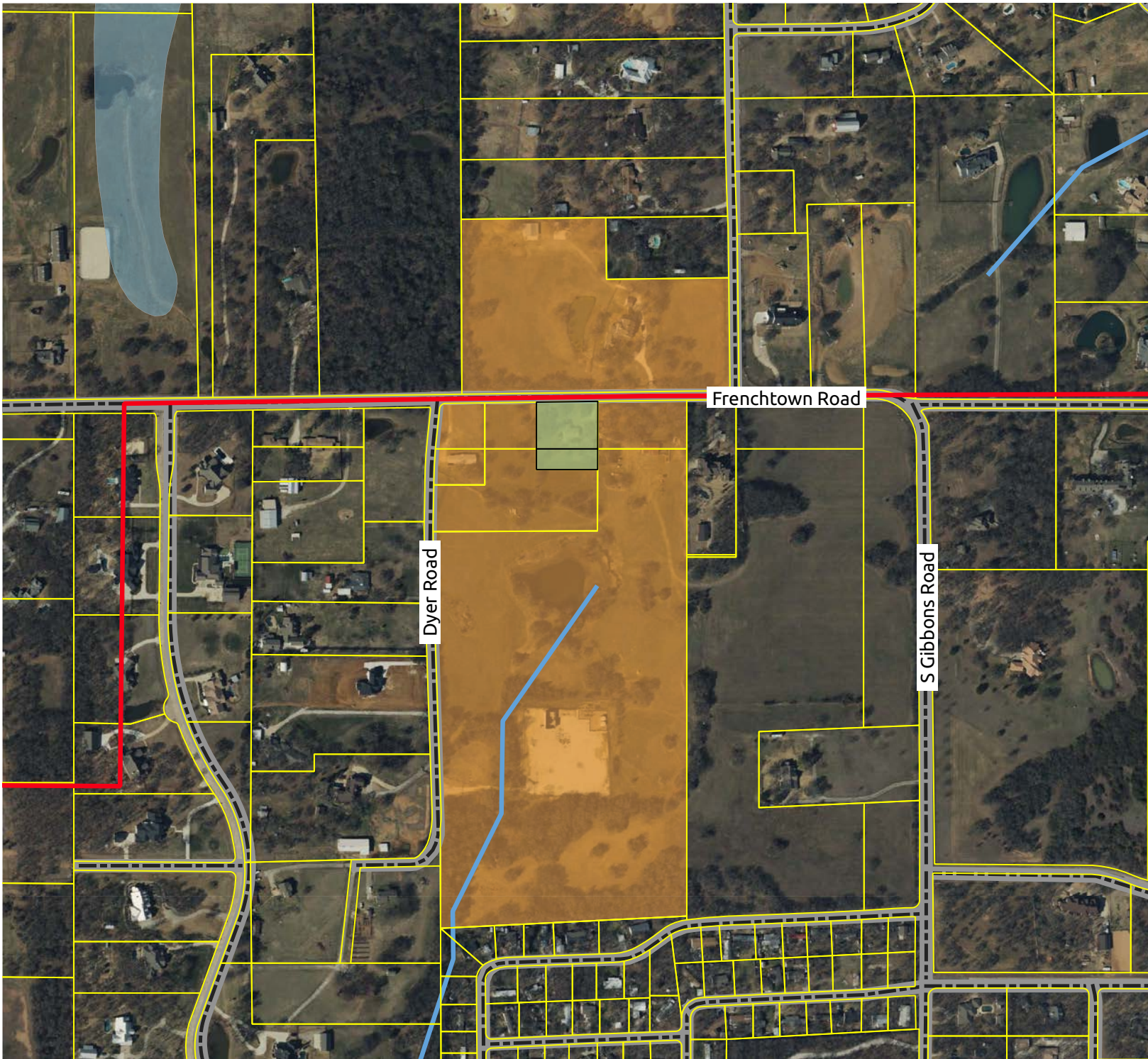
The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 25, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.


Sincerely,

Thad Chambers, CPM  
Town Administrator  
Town of Bartonville

### Grau Zoning Change


Town File # ZC-2023-002



-  Bartonville Town Limits
-  Subject Property
-  Noticed Parcels
-  Parcels
-  Bartonville Town Limits
-  Roads
-  Floodplain



0 250 500 ft



<b>NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
MELISSA KAY GRAU & TRACY ALAN HACKER	4109 TEABERRY CT	FLOWER MOUND	TX	75028-6013
RUSSEL WILLARD & DENI LYN DAY	1111 FRENCHTOWN RD	ARGYLE	TX	76226-6915

# Exhibit 3

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E4.

ORDER CONFIRMATION

Salesperson: Legals Denton

Printed at 06/14/23 09:57 by plaga-dm

Acct #: 232

Ad #: 53015

Status: New WHOLD

BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

Start: 06/17/2023 Stop: 06/17/2023

Times Ord: 1 Times Run: \*\*\*

STD9 1.00 X 51.00 Words: 223

Total STD9 52.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 42.40

# Affidavits: 1

Ad Descrpt: GRAU ZONING CHANGE

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: RYAN A WELLS-AD TERRAM CONSULT

P.O. #: THAD CHAMBERS

Contact:

Phone: (817)430-4052

Fax#:

Email: tdixon@townofbartonville.com Created: plaga 06/14/23 09:56

Agency: Last Changed: plaga 06/14/23 09:57

URL: \_\_\_\_\_

Source: \_\_\_\_\_

Section: CLASSIFIED Page: \_\_\_\_

Camera Ready: N

Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_

Color: \_\_\_\_\_

Proof: \_\_\_\_\_

Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_

Pickup Src: \_\_\_\_\_

Changes: None \_\_\_ Copy \_\_\_ Art \_\_\_ Size \_\_\_ Copy Chg Every Run \_\_\_

Coupon: \_\_\_\_\_

Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_

Special Instr: \_\_\_\_\_

COMMENTS:

LGL - NOPH Grau Zoning Change

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 06/17

DWRC A 84 S 06/17

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E4.

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/14/23 09:57 by plaga-dm

-----  
Acct #: 232

Ad #: 53015

Status: New WHOLD WHOI

**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 July 5, 2023, 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 change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023



DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item E4.

ORDER CONFIRMATION

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD

BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

Start: 07/01/2023 Stop: 07/01/2023

Times Ord: 1 Times Run: \*\*\*

STD9 1.00 X 100.00 Words: 381

Total STD9 100.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 76.00

# Affidavits: 1

Ad Descrpt: NOPH 7/18

Descr Cont: TOWN OF BARTONVILLE NOTIC

Given by: TAMMY DIXON

P.O. #: SHANNON MONTGOMERY

Contact: SHANNON MONTGOMERY

Phone: (817)430-4052

Fax#:

Email: smontgomery@townofbartonvill Created: amcco 06/27/23 16:36

Agency: Last Changed: amcco 06/27/23 16:47

URL: \_\_\_\_\_

Source: \_\_\_\_\_

Section: CLASSIFIED Page: \_\_\_\_

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Proof: \_\_\_\_\_

Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_

Pickup Src: \_\_\_\_\_

Changes: None \_\_\_ Copy \_\_\_ Art \_\_\_ Size \_\_\_ Copy Chg Every Run \_\_\_

Coupon: \_\_\_\_\_

Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_

Special Instr: \_\_\_\_\_

COMMENTS:

LGL - NOPH 7/18/2023

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 07/01

DWRC A 84 S 07/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed 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 two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- 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-2023-001; and
- Proposed 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 change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023