PLANNING AND ZONING COMMISSION MEETING AGENDA

January 03, 2024 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 December 6, 2023, Regular Planning & Zoning Commission Meeting Minutes.

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Public Hearing to receive comment and make a recommendation of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 1.34-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Jennifer Gansert of Kimley-Horn and Associates, Inc. on behalf of Andy's Frozen Custard. [Town File #CUP-2023-006 and SP-2023-003].

2. Public Hearing to receive comment and make a recommendation of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through and approving an accompanying Site Plan on a 0.75-acre tract or parcel of land situated in Lot 3, Block A, of DCFWSD #7 Retail Center Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located west of the intersection of Justin Road and E Jeter Road, in Bartonville, Texas. The applicant is Rama Madanat of Bowman Engineering & Consulting, Inc. on behalf of Swig Bartonville. [Town File #CUP-2023-007 and SP-2023-004].

F. FUTURE ITEMS

G. ADJOURNMENT

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.

CERTIFICATION

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

/s/ Shannon Montgomery, Town Secretary

Posted: Friday, December 29, 2023, prior to 5:00pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____

PLANNING AND ZONING COMMUNICATION

DATE January 3, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider the approval of the December 6, 2023, Regular Planning & Zoning Commission Meeting Minutes.

Summary: Minutes from the December 6, 2023, Regular Planning & Zoning Commission Meeting.

Staff Recommendation: Approve as presented.

Exhibits:

- December 6, 2023, Regular Planning & Zoning Commission Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 6TH DAY OF DECEMBER 2023 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

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

Town Staff Present:
Thad Chambers, Town Administrator
Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney
Ryan Wells, Town Planning Consultant
Christopher Cha, Town Engineer

A. CALL MEETING TO ORDER

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

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 the approval of the November 1, 2023, Regular Planning & Zoning Commission Meeting Minutes.

Motion made by Abernathy, seconded by Commissioner Hoyt-Stenovitch, to approve the November 1, 2023, Regular Planning & Zoning Commission Meeting Minutes as presented.

VOTE ON THE MOTION
AYES: McDonald, Arment, Hoyt-Stenovitch, Abernathy, and Hayes
NAYS: None
VOTE: 5/0

DRAFT

E. REGULAR ITEMS

Chair McDonald moved Agenda Item #2 forward:

2. Discuss and make a recommendation regarding a Preliminary Plat for an 81.789-acre tract of land situated in the A.M. Feltus Survey, Abstract Number 1594, and the Daniel Cook Survey, Abstract No. 230, in the Town of Bartonville, Denton County, Texas. The tract of land is located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road, in Bartonville, Texas. The applicant is Mycoskie Associates, Inc., on behalf of Rob Knight.

Town Administrator Chambers introduced Town Planning Consultant Ryan Wells and Town Engineer Christopher Cha to the Commission.

Town Planning Consultant Wells provided a brief presentation of the subject property and addressed questions from the Commissioners. Wells stated Staff's recommendation is to approve with conditions.

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

1. Prior to recordation of the final plat, the two "Offsite Drainage Easements" depicted on the Preliminary Utility Plan shall be recorded as separate instruments.
2. Prior to recordation of the final plat, all easements to be established via the plat shall be labeled "by this plat."
3. Prior to recordation of the final plat, the front, side, and rear yard setbacks (building lines) shall be set at 50 feet, as established by Chart 4.2 of the Bartonville Zoning Ordinance. These setbacks shall apply to all property lines of each lot, including both portions of Lot 3.
4. Prior to recordation of the final plat, any existing buildings located within a regulatory setback shall be removed or relocated such that no existing buildings are located within any new yard setbacks to be established by the plat.
5. The final plat shall include an approval block as depicted in Section 2.7.c. of the Bartonville Development Ordinance.
6. Prior to submittal of a final plat, the proposed location and design of the on-site septic facilities (OSSF) for each proposed lot shall be approved by the Town of Bartonville, in accordance with Bartonville Development Ordinance Section 2.6.c.
7. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
8. The final plat shall depict a 10-foot-wide utility easement along one side and along the entire length of the private road.

VOTE ON THE MOTION

AYES: McDonald, Arment, Hoyt-Stenovitch, Abernathy, and Hayes
NAYS: None
VOTE: 5/0

DRAFT

1. **Discuss and make a recommendation regarding a Preliminary Plat for a 99.744-acre tract of land situated in the A.R. Loving Survey, Abstract Number 0736A, Tracts 5, 5A, 6, and 7A in the Town of Bartonville, Denton County, Texas. The tract of land is located on the west side of FM 407, directly opposite the intersection of FM 407 and Rayzor Road, in Bartonville, Texas. The applicant is CCM Engineering, on behalf of the Education Leads to Success Foundation.**

Town Administrator Chambers stated that this is an ongoing project where conditions would need to be met.

Town Planning Consultant Wells provided a brief presentation and addressed questions from the Commissioners. Wells stated Staff's recommendation is to approve with conditions.

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

1. On the final plat, the fire lane easement shall be a minimum of 24 feet in width and all internal turn radii shall be a minimum of 30 feet.
2. The final plat shall show Driveway #2 and the associated drive aisle, as indicated in the August 10, 2023, Traffic Impact Analysis. The drive aisle may be labeled as "Private Access Road." It is recommended that this also be identified as a fire lane since it will offer direct turning access from FM 407.
3. Driveway #2 shall be served by a left turn bay cut in the median. Prior to construction of any public improvements in the TxDOT right-of-way, a TxDOT construction permit shall be obtained by the applicant.
4. Prior to submittal of a final plat, the proposed location and design of an on-site septic facility (OSSF) shall be approved by the Town of Bartonville, in accordance with Bartonville Development Ordinance Section 2.6.c.
5. Prior to any construction on the site within the Zone AE floodplain or floodway, a Conditional Letter of Map Revision (CLOMR) shall be submitted to and approved by FEMA.
6. The final plat shall contain an additional note under General Notes that reads, "The Zone AE floodplain and floodway shall be maintained and shall remain free of obstructive debris by the property owner, in accordance with the Bartonville Code of Ordinances.
7. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
8. Include as part of the construction plan set a turning exhibit for a WB 50 vehicle.

VOTE ON THE MOTION

AYES: McDonald, Arment, Hoyt-Stenovitch, Abernathy, and Hayes
NAYS: None
VOTE: 5/0

DRAFT

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair McDonald adjourned the meeting at 8:04 pm.

APPROVED this the 3rd day of January 2024.

APPROVED:

_____

Gloria McDonald, Chair

ATTEST:

_____

Shannon Montgomery, TRMC, Town Secretary

DRAFT

PLANNING AND ZONING COMMUNICATION

DATE January 3, 2024

FROM: Thad Chambers, Town Administrator

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

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

Zoning: General Commercial District (GC)

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

Conditional Use Permit

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

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

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

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

Site Plan

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

1. The plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

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

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

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

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (Exhibit 1, sheet C-11) shows private utility services connecting to existing water and sewer services from the southwest. Storm water drainage is collected and is transmitted to an existing storm drain line that runs through the site. Driveway spacing will provide adequate traffic management for ingress and egress to the site.

Staff Recommendation: CUP-2023-006: Approve with conditions. SP-2023-003: Approve with conditions. The following conditions of approval are recommended:

CUP-2023-006:

1. No recommended conditions of approval.

SP-2023-003:

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

Public Comment: None.

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

Exhibits:

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

Exhibit 1

Town of Bartonville
Application for Conditional Use Permit

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

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

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

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

Email Address*: jennifer.gansert@kimley-horn.com
(*This will be the primary method of communication)

Owner's Name(s) if different[1]: A-S 114 Lantana Town Center LP

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

Phone: _____ **Fax:** _____

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

Current Zoning: GC/PD1

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

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

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

_____ 11/6/23
Signature of Applicant/Owner Date

STAFF USE ONLY:

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

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

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

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

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

NOTARY FORM

Town of Bartonville

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

Dated: 11/6/23

I, Jay K. Sears, Manager, owner of the Property located at 3800 FM 407 do hereby certify that I have given my permission to Kimley-Horn and Associates, to submit this conditional use permit application.

Jay K. Sears, Manager
Print Name

Signature of Owner

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

281.640.7195
Phone No.

State of Texas §
County of Harris §

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

(Seal)

JUDY HUNTER
Notary Public, State of Texas
Comm. Expires 10-18-2026
Notary ID 128417863

Notary

TOWN OF BARTONVILLE
SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

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

   Address: 801 Cherry St, Unit 11, Suite 1300

   City/State: Fort Worth, Texas Zip:

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

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

2. **Property Owner:**
   Name: A-S 114 Lantana Town Center LP

   Address: 8827 W Sam Houston Pkwy N Suite 200

   City/State: Houston, Tx Zip: 77040

   Office #: 281.640.7195 Cell #: Fax #:

   Email Address: MHARNEY@NEWQUEST.COM

3. **Site Location:**
   Street Address: 3800 FM 407, Bartonville, Tx 76226

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

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

   Proposed Andy's Frozen Custard - Drive thru

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

   Future Land Use Designation: Commercial Business

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

I UNDERSTAND THAT IT IS NCESSARY 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): Jennifer Gansert

Applicant signature: _____

Owner Name (print or type): Jay K. Sears, Manager

Owner signature: _____

Date Received_____ Date Paid_____ Receipt Number_____

NOTARY FORM

Town of Bartonville

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

Dated: 11/6/2023

I, Jay K. Sears, Manager, owner of the Property located at 3800 FM 407 do hereby certify that I have given my permission to Kimley-Horn and Associates, to submit this conditional use permit application.

Jay K. Sears, Manager
Print Name

Signature of Owner

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

281.640.7195
Phone No.

State of Texas §
County of Harris §

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

(Seal)

JUDY HUNTER
Notary Public, State of Texas
Comm. Expires 10-18-2026
Notary ID 128417863

Notary

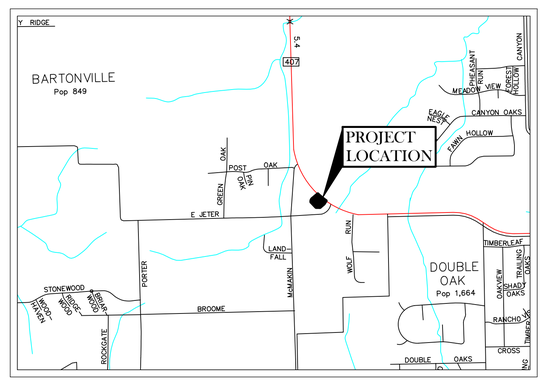
Kimley»Horn

CIVIL CONSTRUCTION PLANS
FOR
ANDY'S LANTANA

3800 FM 407
BARTONVILLE, TX 76226

PLANS SUBMITTAL/REVIEW LOG

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



VICINITY MAP
N.T.S.

COUNCIL DISTRICT: 7

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-00	COVER SHEET
--	RECORDED PLAT
C-01	GENERAL NOTES
C-02	DEMOLITION PLAN
C-03	SITE PLAN
C-04	PAVING & DIMENSION CONTROL
C-05	CONSTRUCTION DETAILS (1 OF 2)
C-06	CONSTRUCTION DETAILS (2 OF 2)
C-07	GRADING PLAN
C-08	EXISTING DRAINAGE AREA MAP
C-09	PROPOSED DRAINAGE AREA MAP
C-10	STORM SEWER PLAN
C-11	UTILITY PLAN
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL DETAILS
LP 1.01	LANDSCAPE PLAN
LP 2.01	PLANTING DETAILS
LP2.02	PLANTING DETAILS
LP 2.03	PLANTING SPECIFICATIONS

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

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

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

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

NOVEMBER 2023

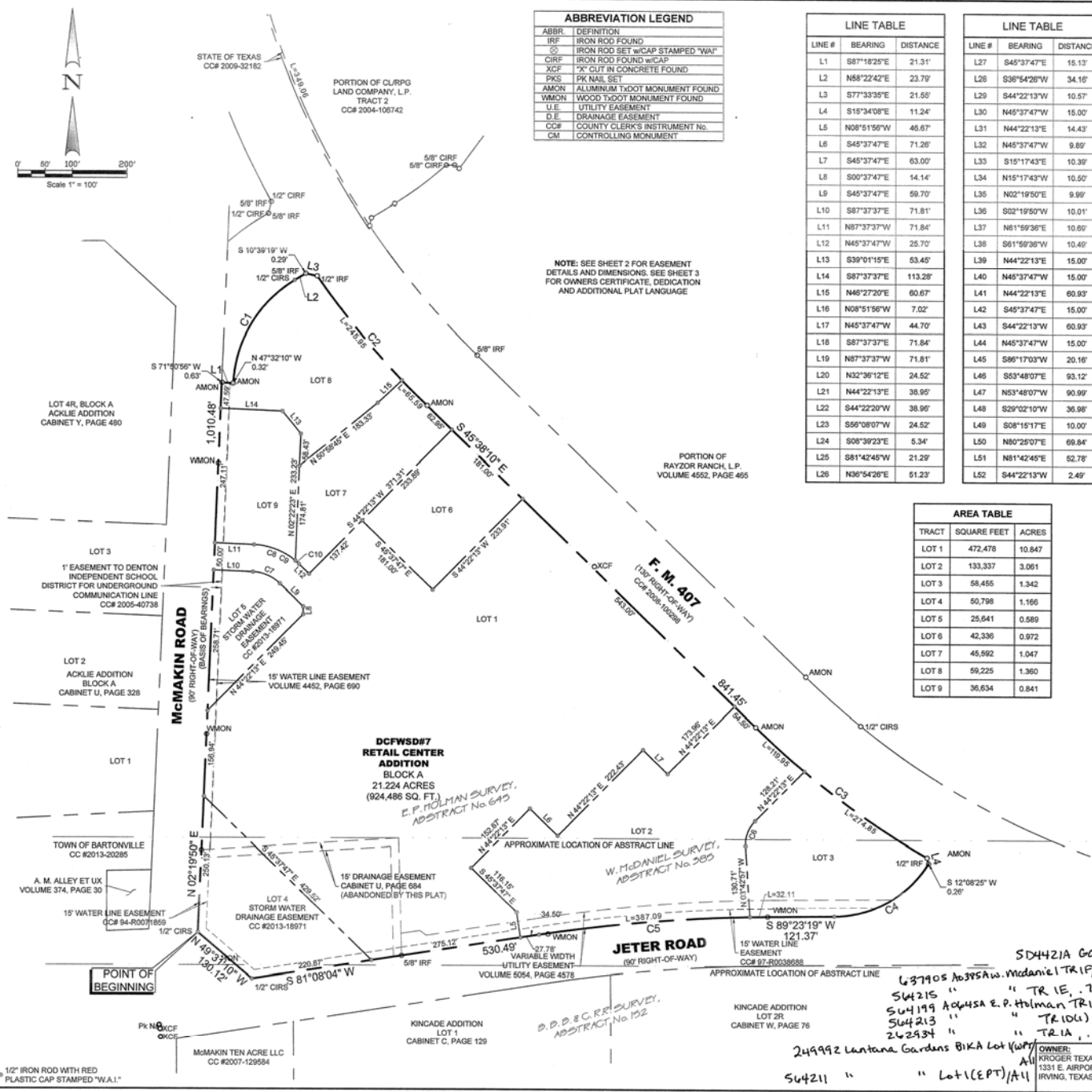
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JENNIFER G. GANSERT
P.E. No. 124908 Date 11/17/23

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

C-00

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

IMAGES:
XREFS:
PLOTTED BY: BECKETT, EMMA 11/21/2023 5:58 PM
DRAWING: K:\FTW\069200001_ANDYS LANTANA\CAD\PLAN SHEETS\C-COVER.DWG
LAST SAVED: 11/21/2023 10:45 AM



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
⊙	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
AMON	ALUMINUM TxDOT MONUMENT FOUND
WMON	WOOD TxDOT MONUMENT FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S87°18'25"E	21.31'
L2	N58°22'42"E	23.79'
L3	S77°33'35"E	21.55'
L4	S15°34'08"E	11.24'
L5	N08°51'56"W	46.67'
L6	S45°37'47"E	71.26'
L7	S45°37'47"E	63.00'
L8	S00°37'47"E	14.14'
L9	S45°37'47"E	59.70'
L10	S87°37'37"E	71.81'
L11	N87°37'37"W	71.84'
L12	N45°37'47"W	25.70'
L13	S39°01'15"E	53.45'
L14	S87°37'37"E	113.28'
L15	N46°27'20"E	60.67'
L16	N08°51'56"W	7.02'
L17	N45°37'47"W	44.70'
L18	S87°37'37"E	71.84'
L19	N87°37'37"W	71.81'
L20	N32°36'12"E	24.52'
L21	N44°22'13"E	38.95'
L22	S44°22'20"W	38.96'
L23	S56°08'07"W	24.52'
L24	S08°39'23"E	5.34'
L25	S81°42'45"W	21.29'
L26	N36°54'26"E	51.23'

LINE TABLE

LINE #	BEARING	DISTANCE
L27	S45°37'47"E	15.13'
L28	S36°54'26"W	34.16'
L29	S44°22'13"W	10.57'
L30	N45°37'47"W	15.00'
L31	N44°22'13"E	14.43'
L32	N45°37'47"W	9.89'
L33	S15°17'43"E	10.39'
L34	N15°17'43"W	10.50'
L35	N02°19'50"E	9.99'
L36	S02°19'50"W	10.01'
L37	N61°59'36"E	10.69'
L38	S61°59'36"W	10.49'
L39	N44°22'13"E	15.00'
L40	N45°37'47"W	15.00'
L41	N44°22'13"E	60.93'
L42	S45°37'47"E	15.00'
L43	S44°22'13"W	60.93'
L44	N45°37'47"W	15.00'
L45	S86°17'03"W	20.16'
L46	S53°48'07"E	93.12'
L47	N53°48'07"W	90.99'
L48	S29°02'10"W	36.98'
L49	S08°15'17"E	10.00'
L50	N80°25'07"E	69.84'
L51	N81°42'45"E	52.78'
L52	S44°22'13"W	2.49'

LINE TABLE

LINE #	BEARING	DISTANCE
L53	S45°37'47"E	20.00'
L54	N44°22'13"E	20.00'
L55	N45°37'47"W	6.64'
L56	N81°42'45"E	81.55'
L57	S44°22'13"W	114.47'
L58	N44°22'13"E	119.52'
L59	N09°13'46"W	8.04'
L60	S09°13'46"E	3.15'
L61	N81°42'45"E	66.30'
L62	S30°37'47"E	15.37'
L63	S44°22'13"W	3.55'
L64	S45°37'47"E	15.00'
L65	N44°22'13"E	15.00'
L66	N45°37'47"W	15.00'
L67	S44°22'13"W	1.09'
L68	N30°37'47"W	14.01'
L69	S18°07'43"W	88.62'
L70	S18°07'43"W	80.85'
L71	N05°29'13"E	40.27'
L72	S50°46'02"W	79.05'
L73	S50°46'02"W	38.66'
L75	S45°37'47"E	36.32'
L76	N45°37'47"W	19.88'
L77	N01°17'25"W	1.44'

AREA TABLE

TRACT	SQUARE FEET	ACRES
LOT 1	472,478	10.847
LOT 2	133,337	3.061
LOT 3	58,455	1.342
LOT 4	50,798	1.166
LOT 5	25,641	0.589
LOT 6	42,336	0.972
LOT 7	45,592	1.047
LOT 8	59,225	1.360
LOT 9	36,634	0.841

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	55°41'06"	235.00	228.39	219.51	N30°32'08"E
C2	11°23'48"	1,566.20	311.53	311.02	S40°14'44"E
C3	14°26'35"	1,566.20	394.80	393.76	S52°51'28"E
C4	57°56'54"	205.00	207.33	198.61	S60°25'14"W
C5	8°15'15"	2,909.79	419.19	418.83	S85°15'42"W
C6	48°05'10"	60.00	50.36	48.89	S20°19'38"W
C7	41°59'51"	75.00	54.97	53.75	N66°37'42"W
C8	37°47'24"	125.00	82.44	80.96	N68°43'55"W
C9	41°59'51"	125.00	91.62	89.59	N66°37'42"W
C10	4°12'27"	125.00	9.18	9.18	N47°44'00"W
C11	34°04'50"	20.22	12.03	11.85	N28°29'28"W
C12	79°43'55"	20.00	27.83	25.64	S41°50'47"W
C13	52°39'28"	30.00	27.57	26.61	S71°57'31"E
C14	47°55'07"	50.00	41.82	40.61	S21°40'13"E
C15	47°55'07"	20.00	16.73	16.24	S21°40'13"E
C16	42°04'53"	30.00	22.03	21.54	S23°19'47"W
C17	42°04'53"	50.00	36.72	35.90	S23°19'47"W
C18	90°00'00"	10.00	15.71	14.14	S89°22'13"W
C19	90°00'00"	30.00	47.12	42.43	N00°37'47"W
C20	84°43'42"	30.20	44.66	40.70	S01°51'35"W
C21	86°02'53"	20.00	30.04	27.29	N87°23'40"E

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C22	41°59'51"	85.00	62.30	60.92	N66°37'42"W
C23	38°02'44"	115.00	76.36	74.97	N68°36'16"W
C24	90°00'00"	20.00	31.42	28.28	N89°22'13"E
C25	90°00'00"	20.00	31.42	28.28	S00°37'47"E
C26	48°05'10"	60.00	50.36	48.89	S69°40'22"E
C27	48°05'10"	30.00	25.18	24.45	S69°40'22"E
C28	90°00'00"	20.00	31.42	28.28	N48°42'57"W
C29	41°54'50"	30.00	21.95	21.46	N65°19'38"E
C30	48°05'10"	45.00	37.77	36.67	S20°19'38"W
C31	91°56'11"	20.00	32.09	28.76	N42°15'09"E
C32	62°49'23"	20.00	21.93	20.85	N60°19'13"W
C33	6°46'09"	2,623.59	309.96	309.78	S84°53'01"W
C34	6°43'35"	2,647.59	310.82	310.64	S84°51'27"W
C35	87°59'11"	10.00	15.36	13.89	S35°20'41"W
C36	72°38'52"	20.00	25.36	23.69	N51°57'49"W
C37	4°31'40"	75.00	5.93	5.93	N47°53'37"W
C38	52°18'34"	106.64	97.36	94.01	S79°45'42"E
C39	55°53'30"	91.64	89.39	85.89	S81°32'15"E
C40	0°15'11"	2,657.59	11.73	11.73	S81°37'07"W
C41	52°39'28"	20.00	18.38	17.74	S71°57'31"E

VICINITY MAP
NOT TO SCALE

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0510G, dated April 18, 2011, this property is within Flood Zone X.

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

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

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ★ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-1085
(972) 490-1089 FAX
Texas Engineer Registration No. 69
Texas Surveyor Registration No. 10018200
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B. B. B. & C. R.R. Co. SURVEY, ABSTRACT No. 152, W. McDANIEL SURVEY, ABSTRACT No. 385 and the E. P. HOLMAN SURVEY, ABSTRACT No. 645, DENTON COUNTY, TEXAS
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS
NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY N., SUITE 200
HOUSTON, TEXAS 77040

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

Date : 06.12.12
Scale : 1" = 100'
File : 59402-FPLT
Project No. : 59402

SHEET 1 OF 3

SD4421A G01, 505, C31, W14, W21
637905 A0385A W. McDaniel TR1F, 3.5ac/A11
564215 " " TR1E, .748ac/A11
564199 A0645A E. P. Holman TR1D, 3.0718ac/A11
564213 " " TR1D(1), 9.2906ac/A11
262934 " " TR1A, .0198ac/A11
249992 Lantana Gardens BIKA Lot 1(WPT) A11
564211 " " Lot 1(EPT)/A11

FINAL PLAT
DCFWSD#7 RETAIL CENTER ADDITION
LOTS 1-9, BLOCK A
DENTON COUNTY, TEXAS
21.224 ACRES OUT OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NO. 152, THE W. McDANIEL SURVEY, ABSTRACT NO. 385 AND THE E. P. HOLMAN SURVEY, ABSTRACT NO. 645

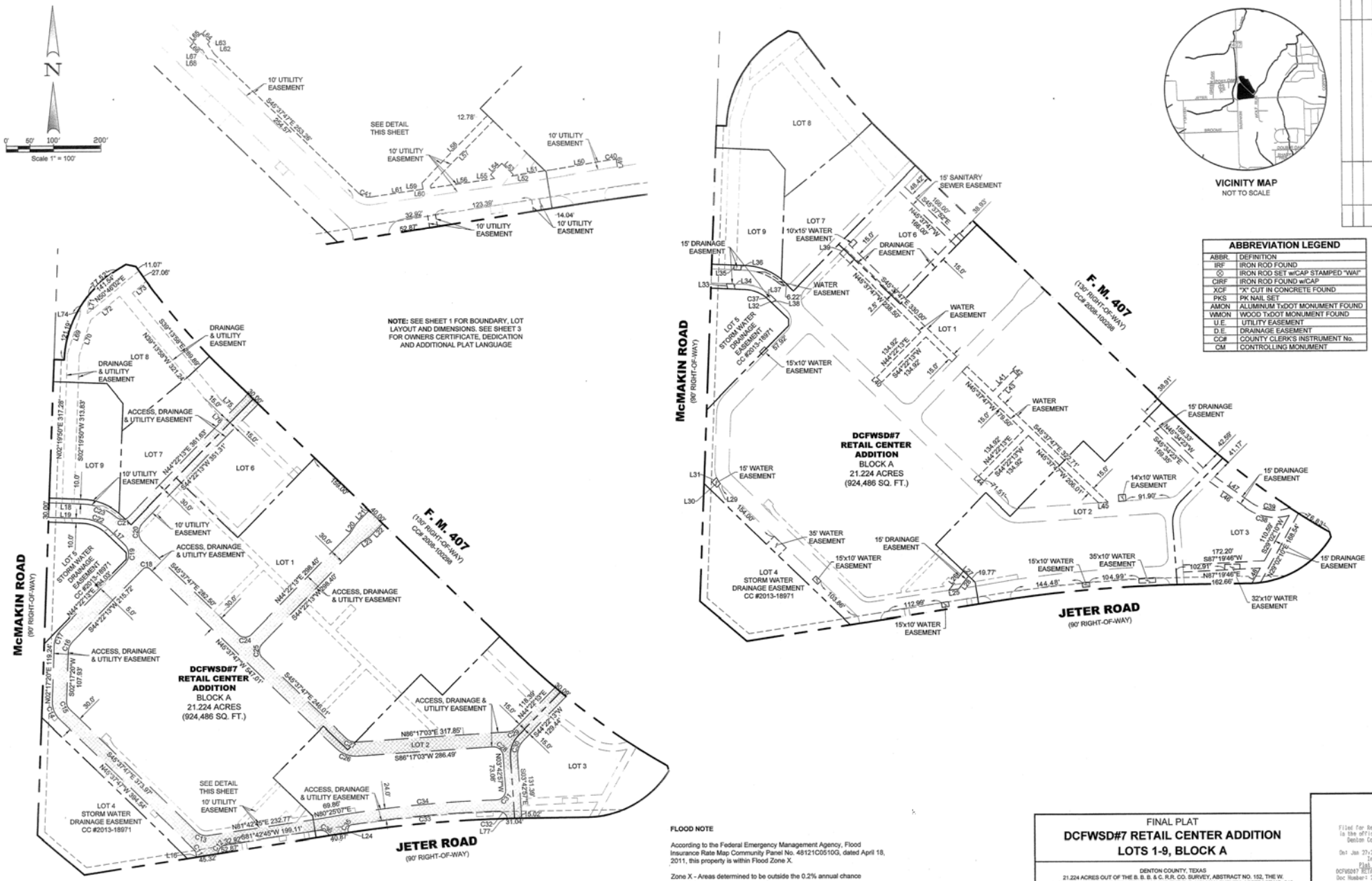
OWNER:
A-S 114 LANTANA TOWN CENTER, L.P.
8827 W. SAM HOUSTON PARKWAY N.,
SUITE 200
HOUSTON, TEXAS 77040

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

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

Filed for Record
in the official records of:
Denton County
On: Jan 27,2015 at 03:13P
In the
Plat Records
DCFWSD#7 RETAIL CENTER ADDITION
Doc Number: 2015- 29
No of Pages: 3
Amount 150.00
Receipt Number - 1247013
By:
Carmen Robinson

* 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "W.A.I."



ABBREVIATION LEGEND	
ABBR.	DEFINITION
IRF	IRON ROD FOUND
○	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
AMON	ALUMINUM TxDOT MONUMENT FOUND
WMON	WOOD TxDOT MONUMENT FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0510G, dated April 18, 2011, this property is within Flood Zone X.

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

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

OWNER:	OWNER:	ENGINEER / SURVEYOR:
KROGER TEXAS, L.P. 1331 E. AIRPORT FREEWAY IRVING, TEXAS 75062	A-S 114 LANTANA TOWN CENTER, L.P. 8827 W. SAM HOUSTON PARKWAY N., SUITE 200 HOUSTON, TEXAS 77040	WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230

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

DENTON COUNTY, TEXAS
21.224 ACRES OUT OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NO. 152, THE W. MCDANIEL SURVEY, ABSTRACT NO. 385 AND THE E. P. HOLMAN SURVEY, ABSTRACT NO. 645

Filed for Record
in the official records of:
Denton County
On: Jan 27,2015 at 03:13P
In the
Plat Records
DCFWSD#7 RETAIL CENTER ADDITION
Doc Number: 2015- 29
No of Pages: 2
Amount 150.00
Receipt Number - 126703
By:
Carmen Robinson

1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "W.A.I."

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, We, Kroger Texas L.P., and A-S 114 Lantana Town Center, L.P., are the sole owners of a tract of land situated in the B. B. B. & C. R.R. Co. SURVEY, ABSTRACT No. 152, W. McDANIEL SURVEY, ABSTRACT No. 385 and the E. P. HOLMAN SURVEY, ABSTRACT NO. 645, Denton County, Texas, being all of two tract of land described in deed to Kroger Texas, L.P. as recorded in County Clerk's Instrument Nos. 2013-18914 and 2015-24096, Official Public Records, Denton County, Texas, being all of a tract of land described in deed to A-S 114 Lantana Town Center, L.P. as recorded in County Clerk's Instrument No. 2013-18798, Official Public Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

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

THENCE North 02 deg 19 min 50 sec East, along the East line of said McMakin Road and the Westerly line of said Rayzor tract, a distance of 1,010.48 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I" set for corner, said point being South 71 deg 50 min 56 sec West, a distance of 0.63 feet from an aluminum TxDOT monument found, said point being a Southwesterly corner of a tract of land described in deed to the State of Texas as recorded in County Clerk's Instrument No. 2008-100296, Real Property Records, Denton County, Texas, said State of Texas tract being the right-of-way of F. M. 407;

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

South 87 deg 18 min 25 sec East, a distance of 21.31 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I" set for corner from which an aluminum TxDOT monument found for corner bears North 47 deg 32 min 10 sec West, a distance of 0.32 feet, said point also being the beginning of a non-tangent curve to the right having a radius of 235.00 feet, a central angle of 55 deg 41 min 06 sec, a chord bearing of North 30 deg 32 min 08 sec East, and a chord length of 219.51 feet;

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

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

South 77 deg 33 min 35 sec East, a distance of 21.55 feet to a 1/2-icnh iron rod found for corner from which a 5/8-inch iron rod found for corner bears South 10 deg 39 min 19 sec West, a distance of 0.29 feet, said point being the beginning of a non-tangent curve to the left having a radius of 1,566.20 feet, a central angle of 11 deg 23 min 48 sec, a chord bearing of South 40 deg 14 min 44 sec East, and a chord length of 311.02 feet;

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

South 45 deg 38 min 10 sec East, a distance of 841.45 feet to an aluminum TxDOT monument found for corner, said point being the beginning of a curve to the left having a radius of 1,566.20 feet, a central angle of 14 deg 26 min 35 sec, a chord bearing of South 52 deg 51 min 28 sec East, and a chord length of 393.76 feet;

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

South 15 deg 34 min 08 sec East, a distance of 11.24 feet to 1/2-inch iron rod with a plastic cap stamped "W.A.I" set for corner from which a 1/2-inch iron rod found for corner bears South 12 deg 08 min 25 sec West, 0.26 feet, said point being the beginning of a non-tangent curve to the right having a radius of 205.00 feet, a central angle of 57 deg 56 min 54 sec, a chord bearing of South 60 deg 25 min 14 sec West, and a chord length of 198.61 feet;

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

THENCE South 89 deg 23 min 19 sec West, along said North right-of-way line of said Jeter Road, a distance of 121.37 feet to a 1/2-inch iron rod with a plastic cap stamped "W.A.I" set for corner, said point being the beginning of a curve to the left having a radius of 2,909.79 feet, a central angle of 08 deg 15 min 15 sec, a chord bearing of South 85 deg 15 min 42 sec West, and a chord length of 418.83 feet;

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

THENCE South 81 deg 08 min 04 sec West, continuing along the North line of said Jeter Road, a distance of 530.49 feet to a 5/8-inch iron rod found for corner, said point being the Southerly end of a corner clip at the intersection of the North line of said Jeter Road with the East line of said McMakin Road;

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Town of Bartonville's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in

conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

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

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

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

KROGER TEXAS L.P.
an Ohio limited partnership

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

By: Rick D. Landrum, Vice President

STATE OF OHIO §
COUNTY OF Hamilton §

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

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

Notary Public in and for the State of Ohio

6/15/19
My Commission Expires On:

Carrie A. Cortolillo
Notary Public, State of Ohio
My Commission Expires 06-15-2019

WITNESS, my hand, this the ___ day of _____, 2015.

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

BY: AS 114, L.C., a Texas limited liability company, its general partner

Steven D. Alvis, Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

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

Given under my hand and seal of office, this 20th day of January 2015.

Notary Public in and for the State of Texas

THERESA A. KRECMER
My Commission Expires
June 15, 2017

My Commission Expires On:

SURVEYOR'S CERTIFICATE

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

Dated this the 22 day of January, 2015.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5164
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

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

Wm. Dennis Edwards
Notary Public
State of Texas
Expires 10-31-2018

10-31-2018
My Commission Expires On:

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

APPROVED BY: Planning and Zoning Commission

Town of Bartonville, Texas

Signature of Chairman — Date: 1/22/15

APPROVED BY: Town Council

Town of Bartonville, Texas

Signature of Mayor — Date: 1/22/15

ATTEST:

Town Secretary — Date: 1/22/15

CERTIFICATE OF APPROVAL

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

NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

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

DENTON COUNTY, TEXAS
21.224 ACRES OUT OF THE B. B. B. & C. R.R. CO. SURVEY, ABSTRACT NO. 152, THE W. MCDANIEL SURVEY, ABSTRACT NO. 385 AND THE E. P. HOLMAN SURVEY, ABSTRACT NO. 645

OWNER:	OWNER:	ENGINEER / SURVEYOR:
KROGER TEXAS L.P. 1331 E. AIRPORT FREEWAY IRVING, TEXAS 75062	A-S 114 LANTANA TOWN CENTER, L.P. 8827 W. SAM HOUSTON PARKWAY N., SUITE 200 HOUSTON, TEXAS 77040	WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230

Filed for Record
in the official records of:
Denton County

On: Jan 27,2015 at 02:13P
In the
Plat Records
DCFWSD#7 RETAIL CENTER ADDITION
Doc Number: 2015-29
No of Pages: 3
Amount 150.00

Receipt Number - 1247013
By:
Carmen Robinson

Winkelmann & Associates, Inc.
CIVIL ENGINEERS, SURVEYORS, ENVIRONMENTAL SCIENTISTS
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DALLAS, TEXAS
(972) 490-7090 FAX
Texas Engineering Registration No. 00
Texas Surveying Registration No. 10046500
Environmental Firm No. 1000000 Expires 12/31/2015
Construction Firm No. 1000000 Expires 12/31/2015

B. B. B. & C. R.R. Co. SURVEY, ABSTRACT No. 152, W. McDANIEL SURVEY, ABSTRACT No. 385 and the E. P. HOLMAN SURVEY, ABSTRACT NO. 645
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS
NEW QUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY N., SUITE 200
HOUSTON, TEXAS 77040

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

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

SHEET 3 OF 3

GENERAL NOTES

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

PAVING & STRIPING NOTES

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

GRADING NOTES

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

STORM SEWER NOTES

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

WATER AND SANITARY SEWER NOTES

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

SIZE	COVER
6"	4.0'
8"	4.0'
10"	4.0'
12"	4.0'
LARGER	AS SHOWN ON PLANS

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

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

UTILITY CONTACTS

COSERV ELECTRIC	CONTACT: KEVITT VALLEY	(940) 321-7800
ASTOUND	CONTACT: MARIO PRIBADI	(214) 618-5544
FRONTIER	CONTACT: TERI WENTWORTH	(214) 701-1658
COSERV GAS	CONTACT: AFTON REEVES	(940) 321-7800

Item E1.

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

GENERAL NOTES

SHEET NUMBER
C-01

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IMAGES
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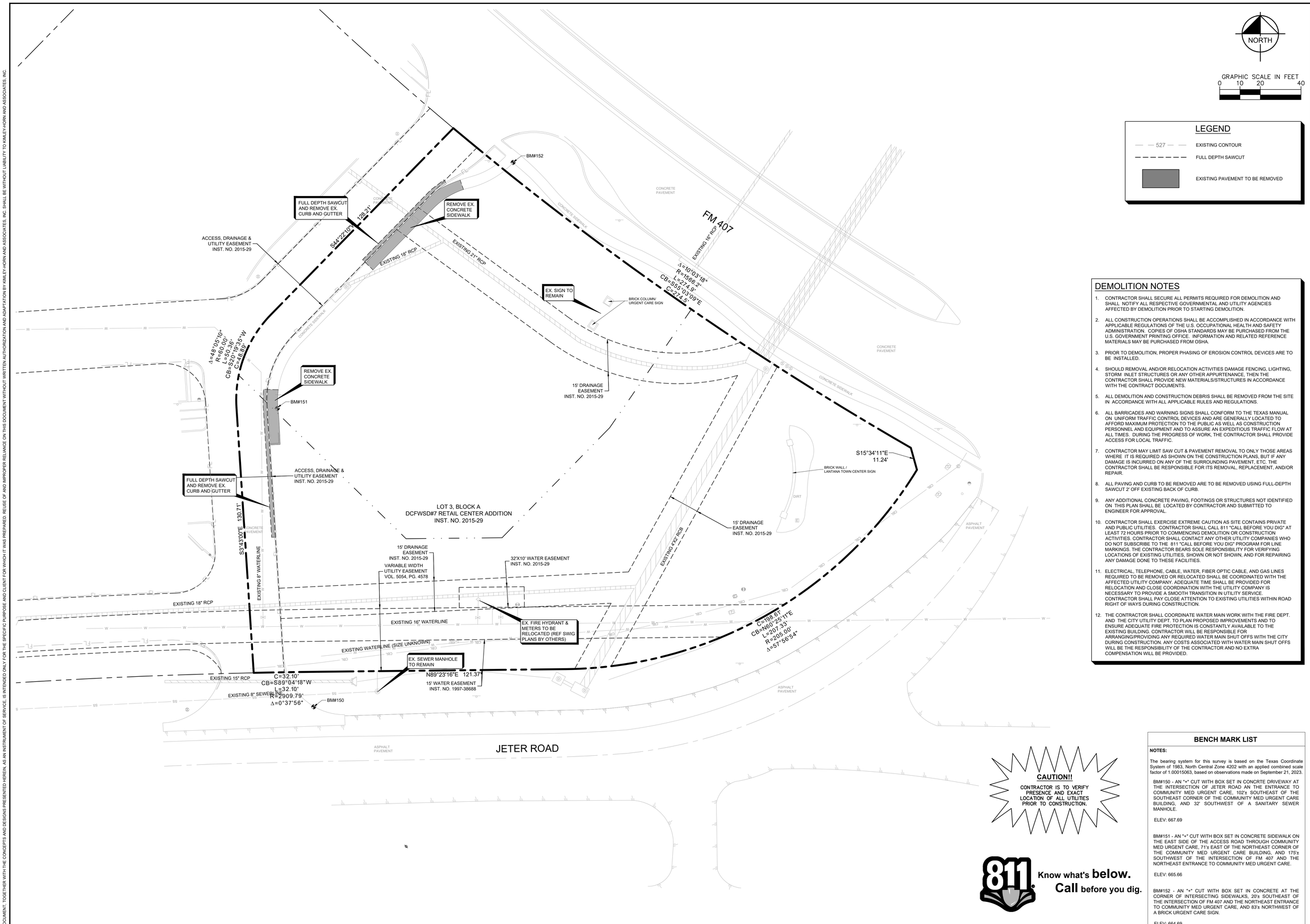

DEMOLITION NOTES

1. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO STARTING DEMOLITION.
2. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
3. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
6. ALL BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
7. CONTRACTOR MAY LIMIT SAW CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL, REPLACEMENT, AND/OR REPAIR.
8. ALL PAVING AND CURB TO BE REMOVED ARE TO BE REMOVED USING FULL-DEPTH SAWCUT 2' OFF EXISTING BACK OF CURB.
9. ANY ADDITIONAL CONCRETE PAVING, FOOTINGS OR STRUCTURES NOT IDENTIFIED ON THIS PLAN SHALL BE LOCATED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS PRIVATE AND PUBLIC UTILITIES. CONTRACTOR SHALL CALL 811 "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE 811 "CALL BEFORE YOU DIG" PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR REPAIRING ANY DAMAGE DONE TO THESE FACILITIES.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND GAS LINES REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPT. TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE EXISTING BUILDING. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

BENCH MARK LIST

NOTES:

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

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300
DATE: NOV 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

DEMOLITION PLAN

SHEET NUMBER
C-02

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

IMAGES
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LAST SAVED 11/17/2023 10:29 AM

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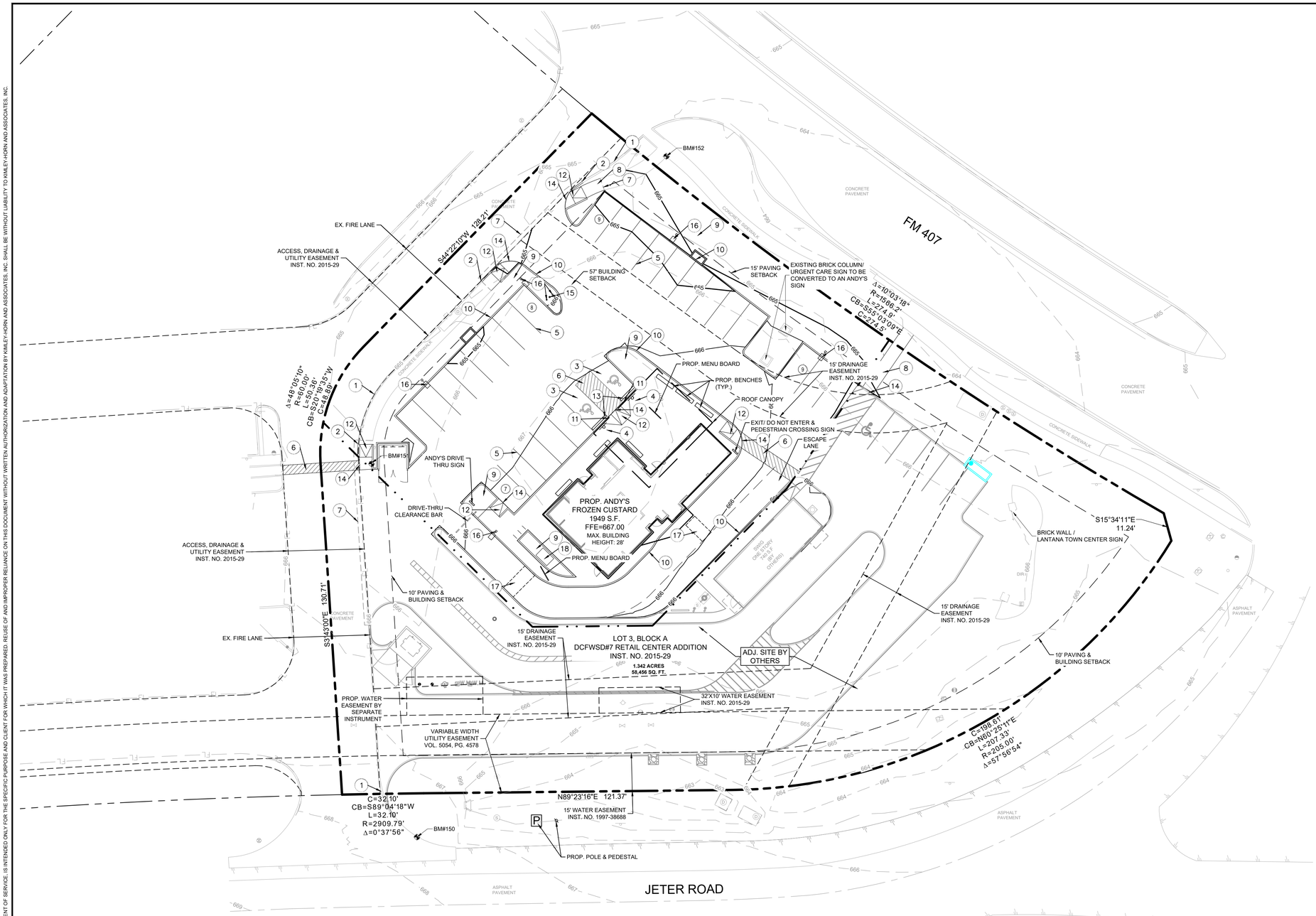

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- LEASE LIMITS
- FULL DEPTH SAWCUT
- BUILDING & PAVING SETBACK
- 527 EXISTING CONTOUR
- 527 PROPOSED CONTOUR
- PROPOSED ROOF CANOPY
- PARKING STALL COUNT
- WATER METER

KEY NOTES

1. EXISTING 6" CURB.
2. CONNECT TO EXISTING CURB
3. PROPOSED ACCESSIBLE ADA PARKING STALLS. SEE PAVING DETAILS SHEET (TYP.)
4. PROPOSED ADA SIGNS. REFERENCE DETAILS (TYP).
5. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP).
6. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C. SEE PAVING DETAILS SHEET (TYP.)
7. SAWCUT 1.5' AND CONNECT TO EXISTING CONCRETE PAVEMENT. CONSTRUCT LONGITUDINAL BUTT JOINT (SEE PAVING DETAILS SHEET) AND MATCH EXISTING PAVEMENT ELEVATION
8. PROPOSED SIDEWALK
9. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
10. PROPOSED 6" CURB. SEE CONSTRUCTION DETAILS SHEET (TYP.)
11. TRANSITION CURB FROM 6" TO 0"
12. PROPOSED CURB RAMP. SEE CONSTRUCTION DETAILS SHEET (TYP.)
13. PROPOSED WHEEL STOPS
14. NO CURB
15. PROPOSED FLAG POLE REF ARCH PLANS
16. PROPOSED LIGHTING REF MEP PLANS
17. PROPOSED LOOP DETECTOR REF MEP PLANS
18. PROPOSED GREASE TRAP REF MEP PLANS

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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BENCH MARK LIST

NOTES:

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No.	061338300
DATE:	NOV. 2023
SCALE:	AS SHOWN
DESIGNED BY:	EGB
DRAWN BY:	EGB
CHECKED BY:	JGG

ANDY'S LANTANA

SITE PLAN

SHEET NUMBER
C-03

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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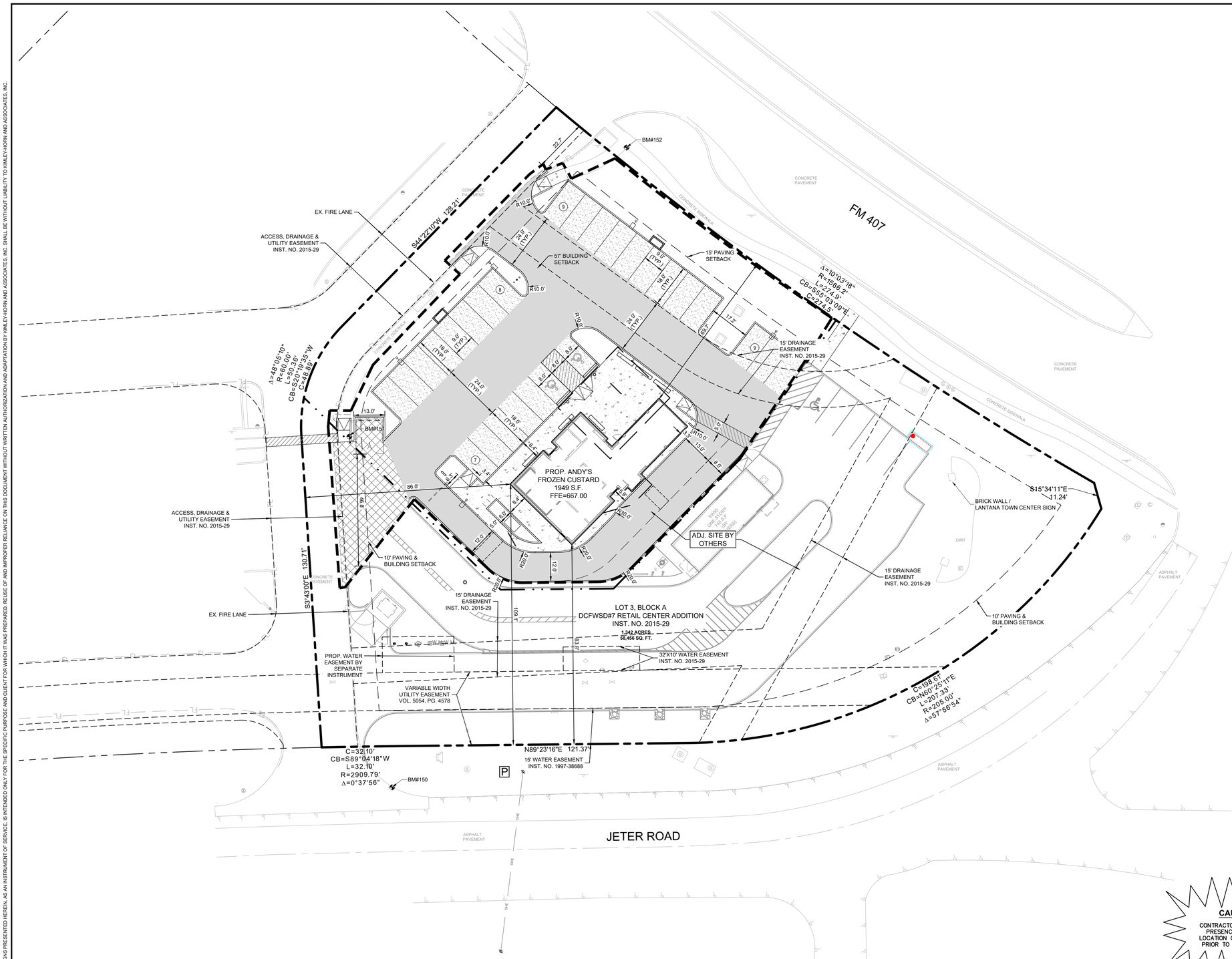

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- LEASE LIMITS
- FULL DEPTH SAWCUT
- BUILDING & PAVING SETBACK
- LIMITS OF CONSTRUCTION
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED MEDIUM DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PARKING STALL COUNT
- WATER METER

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING. CONTRACTOR SHALL USE ARCHITECT'S STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POURING BUILDING SLABS.
3. BARRIER-FREE RAMPS (BFR) TO BE CONSTRUCTED PER DETAILS ON SHEET C-04.
4. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
5. REFERENCE GEOTECHNICAL REPORT NO. 25228 FROM REED ENG. GROUP DATED 11/08/23 FOR DETAILED PAVING AND SUBGRADE RECOMMENDATIONS.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

BENCH MARK LIST

NOTES:

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ELEV: 667.69

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ELEV: 665.66

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ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
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PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

PAVING & DIMENSION CONTROL

SHEET NUMBER
C-04

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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DWG NAME
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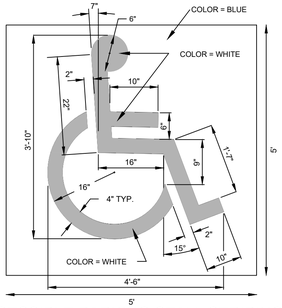
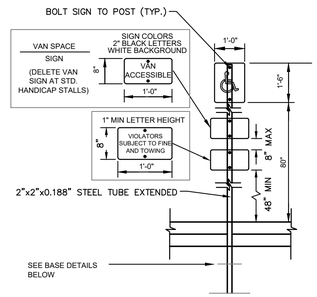
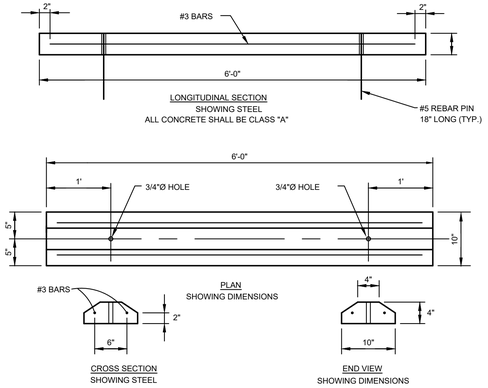


ACCESSIBLE PARKING STALL STRIPING
(N.T.S.)



NOTES:
1. SIGN COLORS
   1.1. BACKGROUND: WHITE
   1.2. SYMBOL: BLUE
2. PROVIDE SIGNAGE AT END OF STALL AT LOCATIONS W/ ACCESSIBLE DESIGNATION TO ACT AS BUMPER STOP.
3. 1'-0"x1'-6"x .080" ALUM. ACCESSIBLE PARKING SIGN. SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL. BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.
4. ACCESSIBLE SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4



CONCRETE WHEEL STOP
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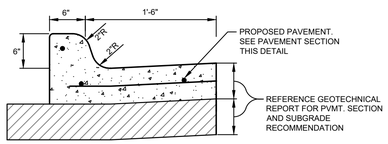
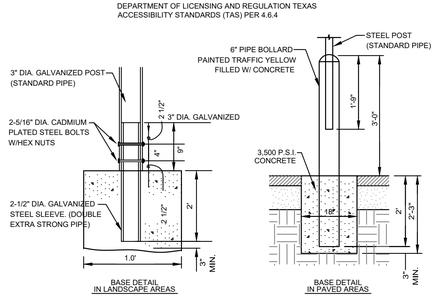
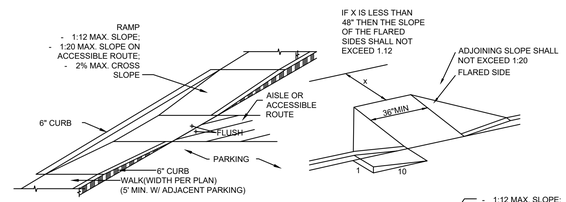


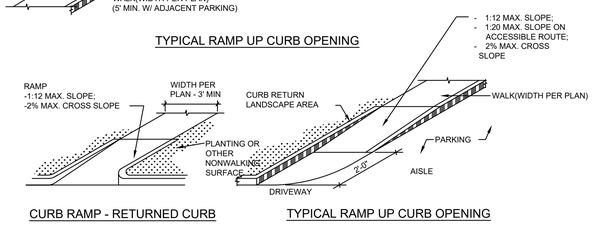
CONCRETE CURB AND GUTTER DETAIL
N.T.S.



ACCESSIBLE PARKING SIGN AND BASE DETAIL
(N.T.S.)



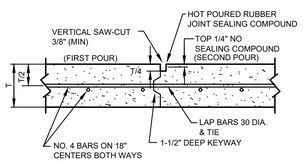
TYPICAL RAMP UP CURB OPENING



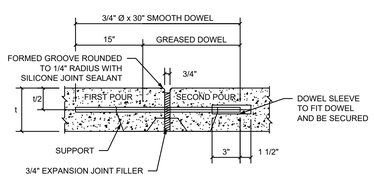
CURB RAMP - RETURNED CURB

TYPICAL RAMP UP CURB OPENING

BARRIER FREE RAMPS (ON-SITE PRIVATE)
N.T.S.



CONSTRUCTION JOINT DETAIL
N.T.S.



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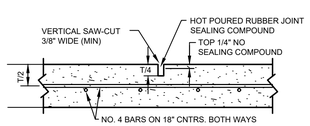

SAWED DUMMY JOINT DETAIL
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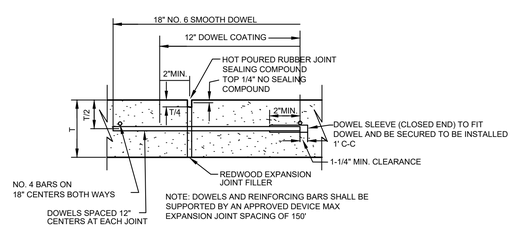

TRANSVERSE EXPANSION JOINT DETAIL
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

CONSTRUCTION DETAILS (1 OF 2)

SHEET NUMBER
C-05

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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

IMAGES:
XREFS: XREF v-2ik36 : XREF v-site : XREF v-survey : XREF v-survey1ft5 : XREF v-sWWHbase : XREF v-utility
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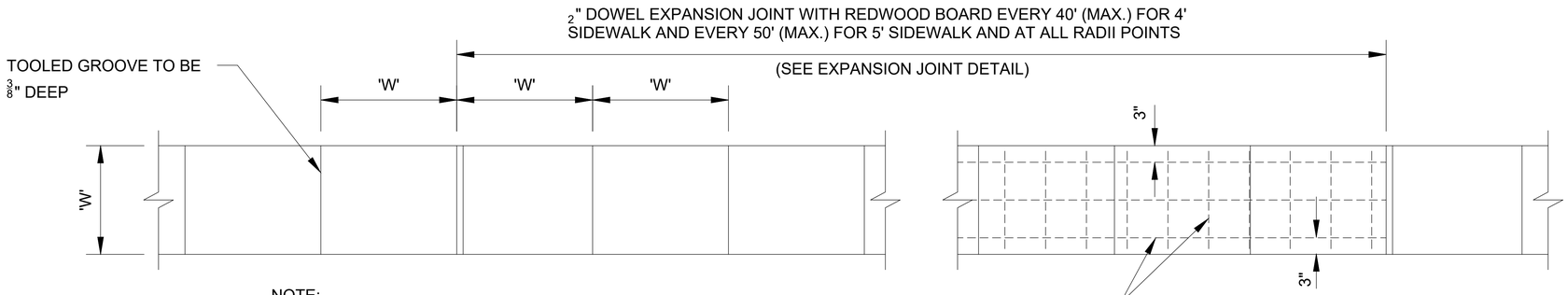
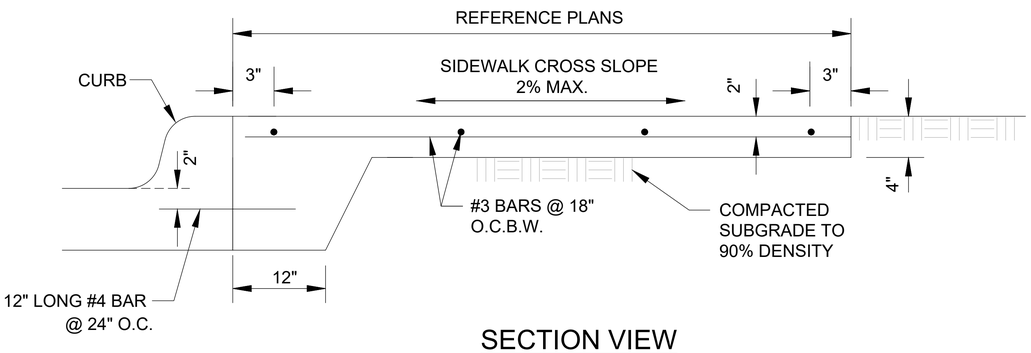
DRAWING NAME: K:\FWT_Transitional\061338300 - ANDY'S LANTANA\CAD\PLAN SHEETS\C-CONSTRUCTION DETAILS.DWG
LAST SAVED: 11/21/2023 2:16 PM

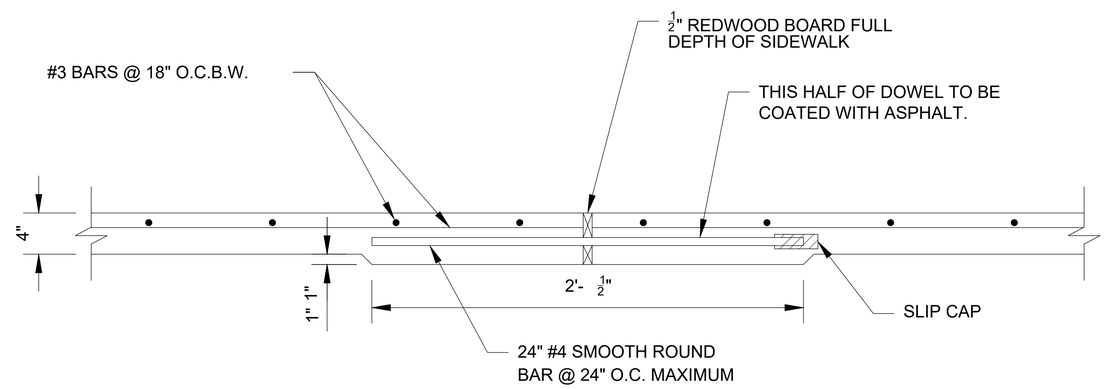


NOTE:
1. 'W'=SIDEWALK WIDTH 4' MIN. 5' IF SIDEWALK IS ADJACENT TO CURB, OR GREATER AS INDICATED ON THE PLANS.

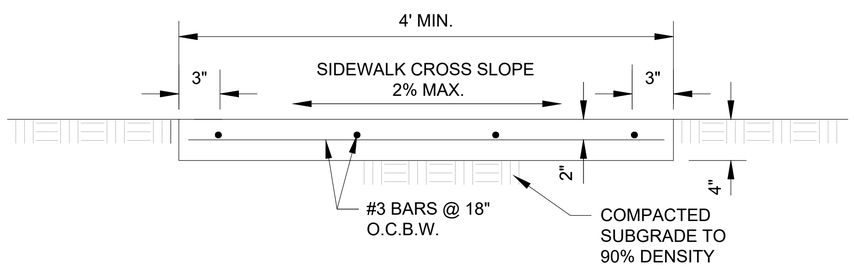
PLAN
REINFORCED CONCRETE SIDEWALK



SECTION VIEW
SIDEWALK ADJACENT TO CURB



SIDEWALK EXPANSION JOINT DETAIL



SECTION VIEW
SIDEWALK

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300	
DATE:	NOV. 2023
SCALE:	AS SHOWN
DESIGNED BY:	EGB
DRAWN BY:	EGB
CHECKED BY:	JGG

ANDY'S LANTANA

CONSTRUCTION DETAILS (2 OF 2)

SHEET NUMBER
C-06

2019 KIMLEY-HORN AND ASSOCIATES, INC.
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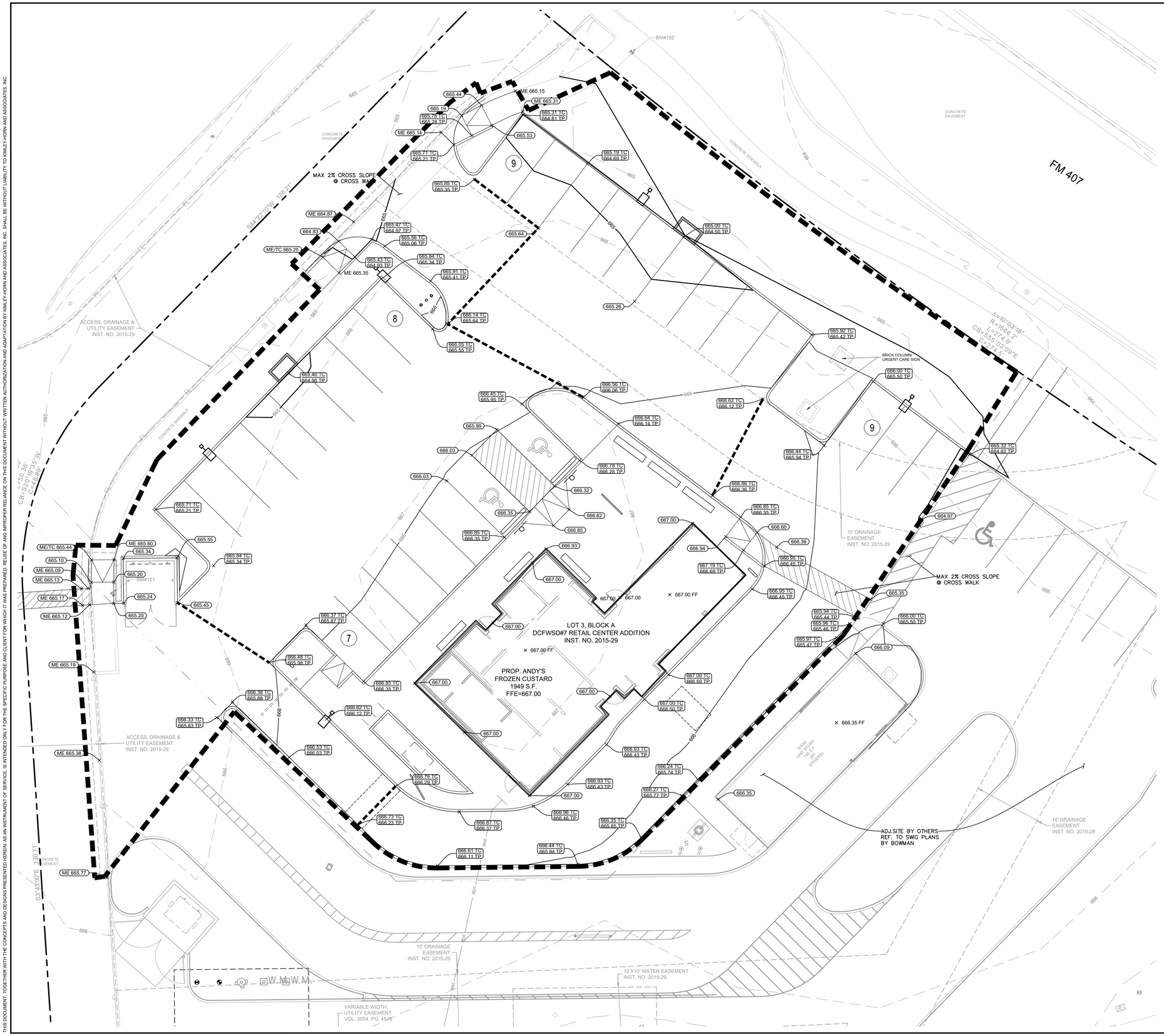

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

×535.25 OR ×535.25 TP	PROPOSED TOP OF PAVEMENT
×535.25 TC	PROPOSED TOP OF CURB
×535.25 FF	FINISHED FLOOR ELEVATION
×535.25 ME	MATCH EXISTING ELEVATION
	PROPOSED SIDEWALK PAVEMENT
527	EXISTING CONTOUR
527	PROPOSED CONTOUR
	HIGH POINT
	VALLEY GUTTER/SWALE
	SLOPE ARROW

GRADING NOTES

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

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

BENCH MARK LIST

NOTES:

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

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300	
DATE:	NOV. 2023
SCALE:	AS SHOWN
DESIGNED BY:	EGB
DRAWN BY:	EGB
CHECKED BY:	JGG

ANDY'S LANTANA

GRADING PLAN

SHEET NUMBER
C-07

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IMAGES: XREFS: xbk26c - XREF x-sw0168sw - XREF x-sw0168sw - XREF x-grad - XREF x-survey - XREF x-storm - XREF x-utility - XREF x-survey GIS
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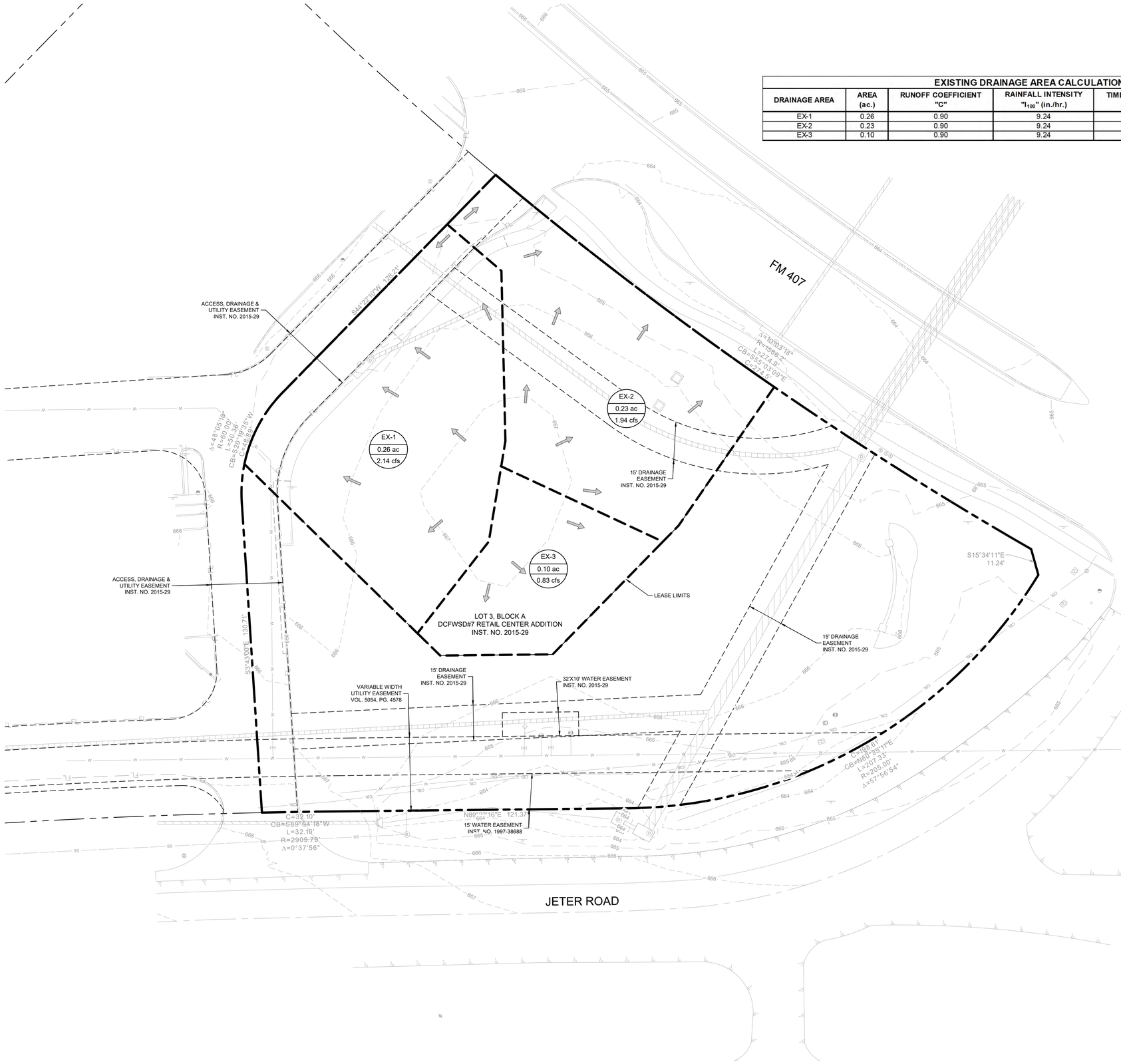

EXISTING DRAINAGE AREA CALCULATIONS

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- DA-X / 1.00 Ac. / 7.88 cfs — DRAINAGE AREA NUMBER; ACREAGE; 100-YEAR FLOW
- 527 — EXISTING CONTOUR
- DRAINAGE DIVIDE
- DIRECTION OF FLOW

Q=C*C_a*I*A
Q=DESIGN DISCHARGE (CFS)
C=RATIONAL METHOD RUNOFF COEFFICIENT
C_a=RATIONAL METHOD ANTECEDENT PRECIPITATION FACTOR
I=RAINFALL INTENSITY (INCHES/HOUR)
A=DRAINAGE AREA (ACRES)

NOTES

1. RAINFALL INTENSITIES BASED ON AS-BUILT PLANS FOR LANTANA TOWN CENTER, BY WINKELMEN & ASSOCIATES, INC. DATED 11/25/2013. .
2. RUNOFF COEFFICIENT BASED ON AS-BUILT PLANS FOR LANTANA TOWN CENTER, BY WINKELMEN & ASSOCIATES, INC. DATED 11/25/2013. .

CAUTION!!
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BENCH MARK LIST

NOTES:

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

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No.	061338300
DATE:	NOV. 2023
SCALE:	AS SHOWN
DESIGNED BY:	EGB
DRAWN BY:	EGB
CHECKED BY:	JGG

ANDY'S LANTANA

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-08

2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES:
XREFS: XREF s-2ik36 - XREF s-elic - XREF s-survey - XREF s-SWGBase - XREF s-utility - XREF s-ecsDAM - XREF s-surveyGIS
PLOTTED BY: BECQUIT, EMMA 11/21/2023 4:09 PM
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LAST SAVED: 11/21/2023 10:59 AM
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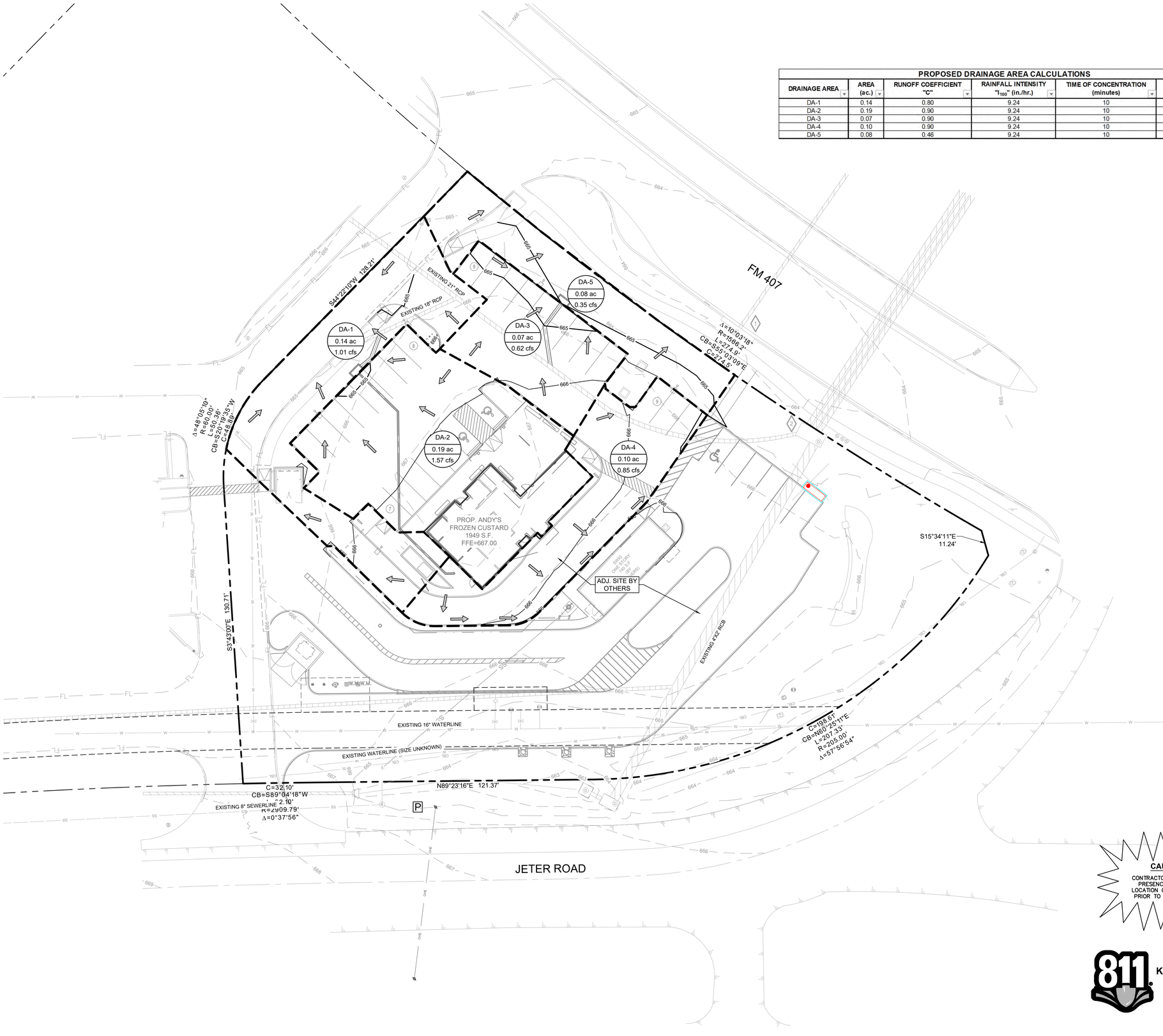

PROPOSED DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I_{100}" (in./hr.)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q_{100} (cfs)
DA-1	0.14	0.80	9.24	10	1.01
DA-2	0.19	0.90	9.24	10	1.57
DA-3	0.07	0.90	9.24	10	0.62
DA-4	0.10	0.90	9.24	10	0.85
DA-5	0.08	0.46	9.24	10	0.35

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- DRAINAGE AREA NUMBER (1)
- ACREAGE (1.00 Ac.)
- 100-YEAR FLOW (7.88 cfs)
- EXISTING CONTOUR (527)
- PROPOSED CONTOUR (527)
- DRAINAGE DIVIDE
- DIRECTION OF FLOW

Q=C*C_a*I*A
Q=DESIGN DISCHARGE (CFS)
C=RATIONAL METHOD RUNOFF COEFFICIENT
C_a=RATIONAL METHOD ANTECEDENT PRECIPITATION FACTOR
I=RAINFALL INTENSITY (INCHES/HOUR)
A=DRAINAGE AREA (ACRES)

NOTES

1. RAINFALL INTENSITIES BASED ON AS-BUILT PLANS FOR LANTANA TOWN CENTER, BY WINKELMEN & ASSOCIATES, INC. DATED 11/25/2013.
2. RUNOFF COEFFICIENT BASED OFF IMPERVIOUS COEFFICIENT OF 0.9 & PERVIOUS COEFFICIENT OF 0.3.
3. RUNOFF FROM SITE IS LESS THAN ALLOWABLE RELEASE RATE SHOWN ON PLANS FOR LANTANA TOWN CENTER, BY WINKELMEN & ASSOCIATES, INC. DATED 11/25/2013.

CAUTION!!
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BENCH MARK LIST

NOTES:

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

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

ELEV: 667.69

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ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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P.E. No. 124908 Date 11/17/2023

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-09

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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IMAGES:
XREFS: XREF x-24x36 ; XREF x-grad ; XREF x-site ; XREF x-storm ; XREF x-survey ; XREF x-survey-GIS ; XREF x-SWGBase ; XREF x-utility ; XREF x-propDAM
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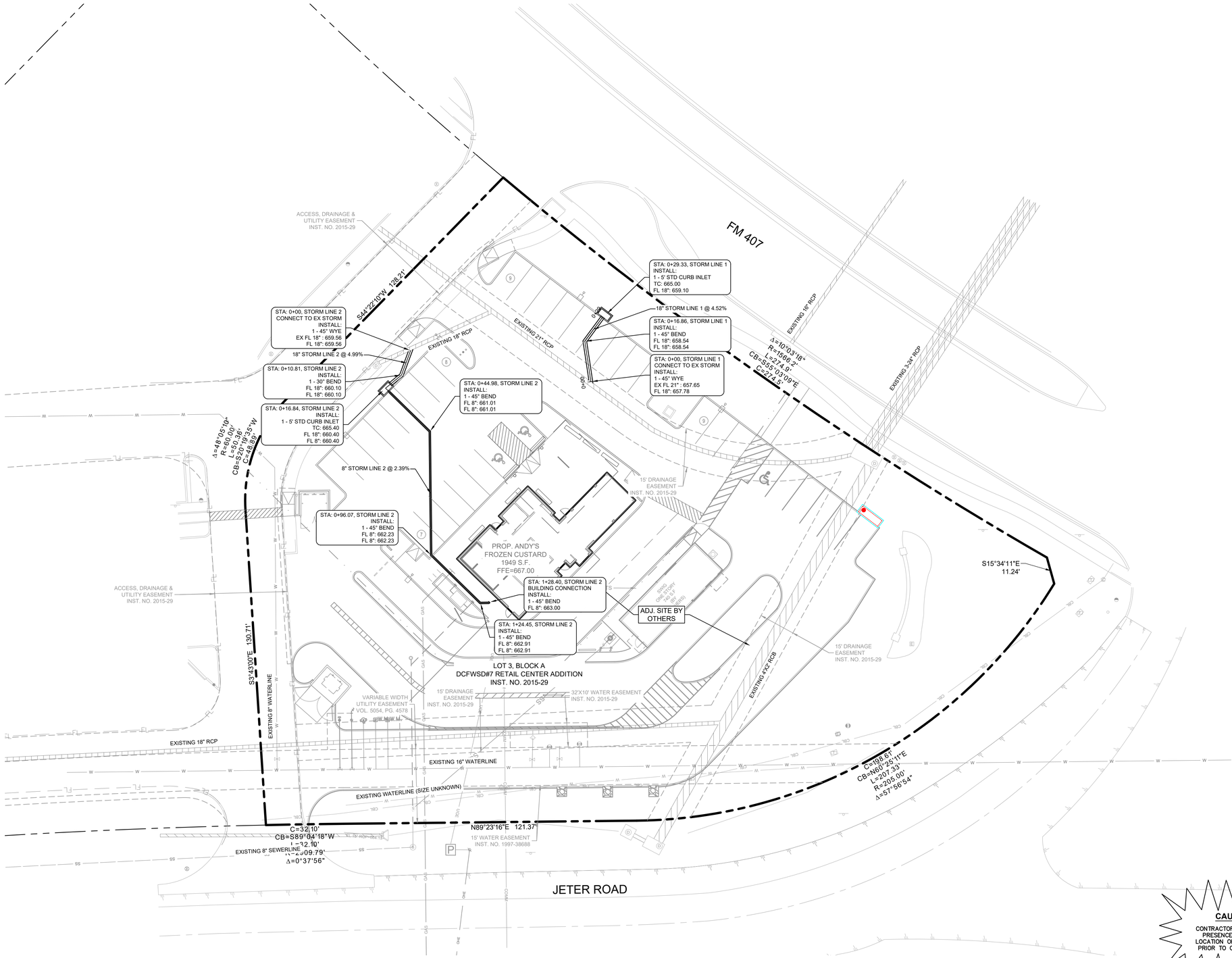

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UGE	EXISTING UNDERGROUND ELECTRIC LINE
D	STORM SEWER JUNCTION BOX
	GRATE INLET/ CATCH BASIN
FL	FLOW LINE ELEVATION
SD	STORM DRAIN
TI	TOP OF INLET
TG	TOP OF GRATE

NOTES

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

CAUTION!!

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BENCH MARK LIST

NOTES:

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338.300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

STORM SEWER PLAN

SHEET NUMBER
C-10

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IMAGES: XREF x-24x36 - XREF x-site - XREF x-utes - XREF x-survey - XREF x-SWGHasc - XREF x-utility - XREF x-survey GIS
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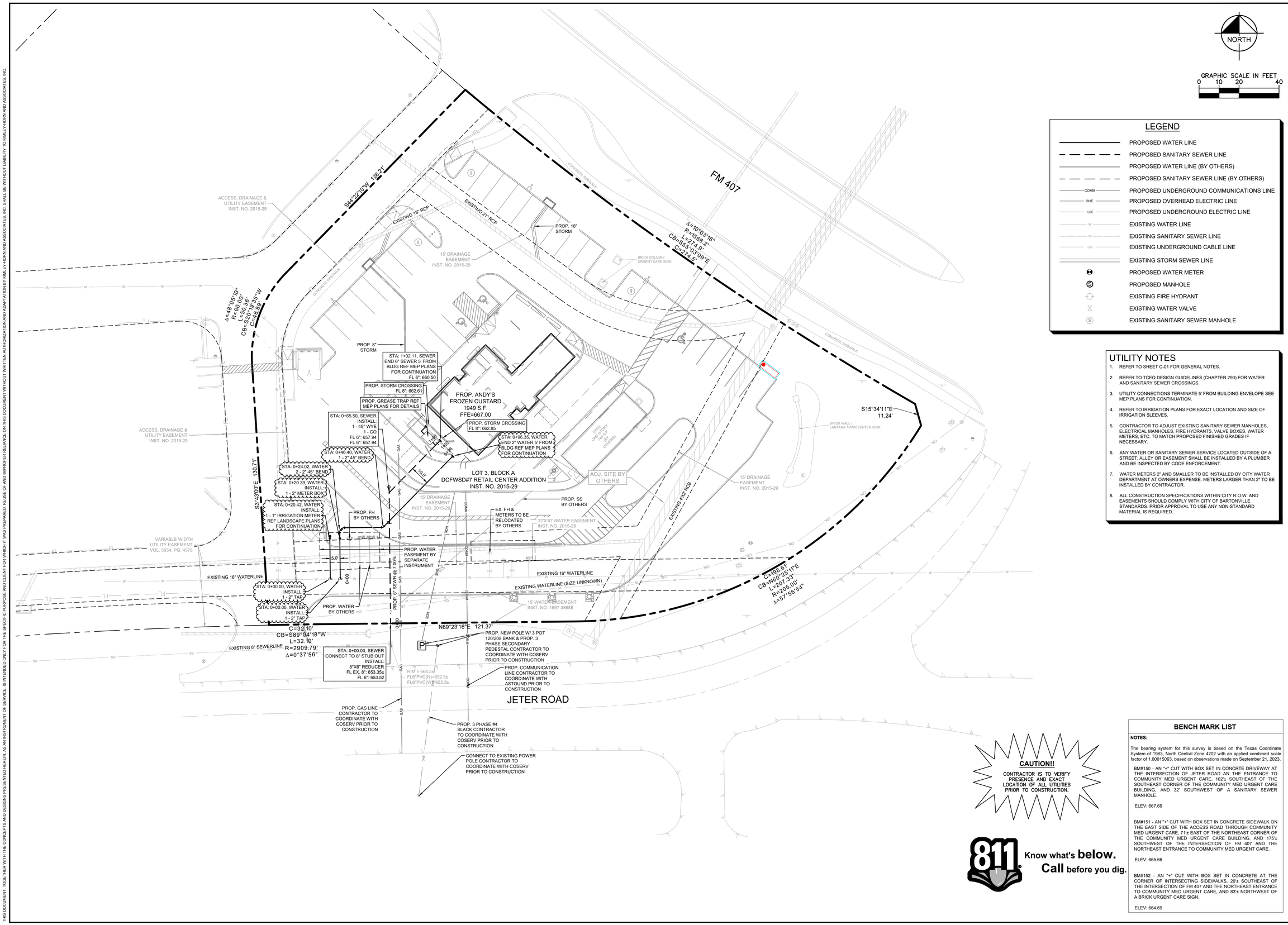

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE (BY OTHERS)
- PROPOSED SANITARY SEWER LINE (BY OTHERS)
- COMM — PROPOSED UNDERGROUND COMMUNICATIONS LINE
- OHE — PROPOSED OVERHEAD ELECTRIC LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- CBL — EXISTING UNDERGROUND CABLE LINE
- EXISTING STORM SEWER LINE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE

UTILITY NOTES

1. REFER TO SHEET C-01 FOR GENERAL NOTES.
2. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR WATER AND SANITARY SEWER CROSSINGS.
3. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE SEE MEP PLANS FOR CONTINUATION.
4. REFER TO IRRIGATION PLANS FOR EXACT LOCATION AND SIZE OF IRRIGATION SLEEVES.
5. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
6. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
7. WATER METERS 2" AND SMALLER TO BE INSTALLED BY CITY WATER DEPARTMENT AT OWNERS EXPENSE. METERS LARGER THAN 2" TO BE INSTALLED BY CONTRACTOR.
8. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY R.O.W. AND EASEMENTS SHOULD COMPLY WITH CITY OF BARTONVILLE STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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

BENCH MARK LIST

NOTES:

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

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

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ELEV: 664.69

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

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

UTILITY PLAN

SHEET NUMBER
C-11

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IMAGES:
XREFS: XREF e-2ab3b - XREF w-site - XREF s-site - XREF s-survey - XREF s-survey GIS - XREF s-SWGBase - XREF s-utility - XREF s-storm
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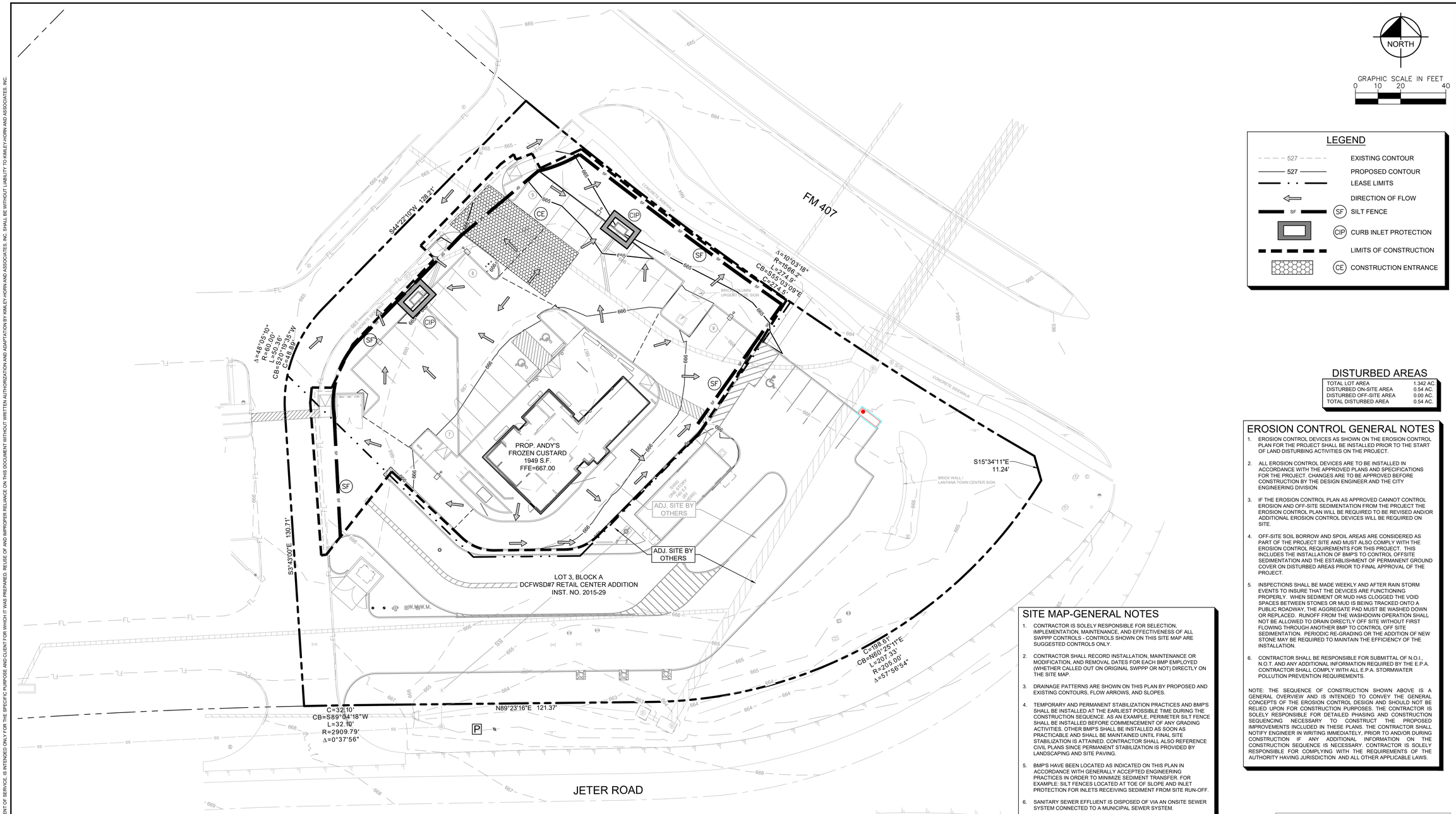

LEGEND

527	EXISTING CONTOUR
527	PROPOSED CONTOUR
	LEASE LIMITS
	DIRECTION OF FLOW
SF	SILT FENCE
CIP	CURB INLET PROTECTION
	LIMITS OF CONSTRUCTION
CE	CONSTRUCTION ENTRANCE

DISTURBED AREAS

TOTAL LOT AREA	1.342 AC.
DISTURBED ON-SITE AREA	0.54 AC.
DISTURBED OFF-SITE AREA	0.00 AC.
TOTAL DISTURBED AREA	0.54 AC.

EROSION CONTROL GENERAL NOTES

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

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

SITE MAP-GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - GRADING
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN, NOTES & DETAIL SHEET, AND LANDSCAPE PLANS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND RE-VEGETATE SLOPES WHERE SHOWN.

PHASE 2 - UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- C. INSTALL INLET PROTECTION.

PHASE 3 - PAVING
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION
- A. RE-VEGETATE LOT AND PARKWAYS
- B. LANDSCAPE CONTRACTOR SHALL RE-VEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

CAUTION!!

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DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

EROSION CONTROL PLAN

SHEET NUMBER
C-12

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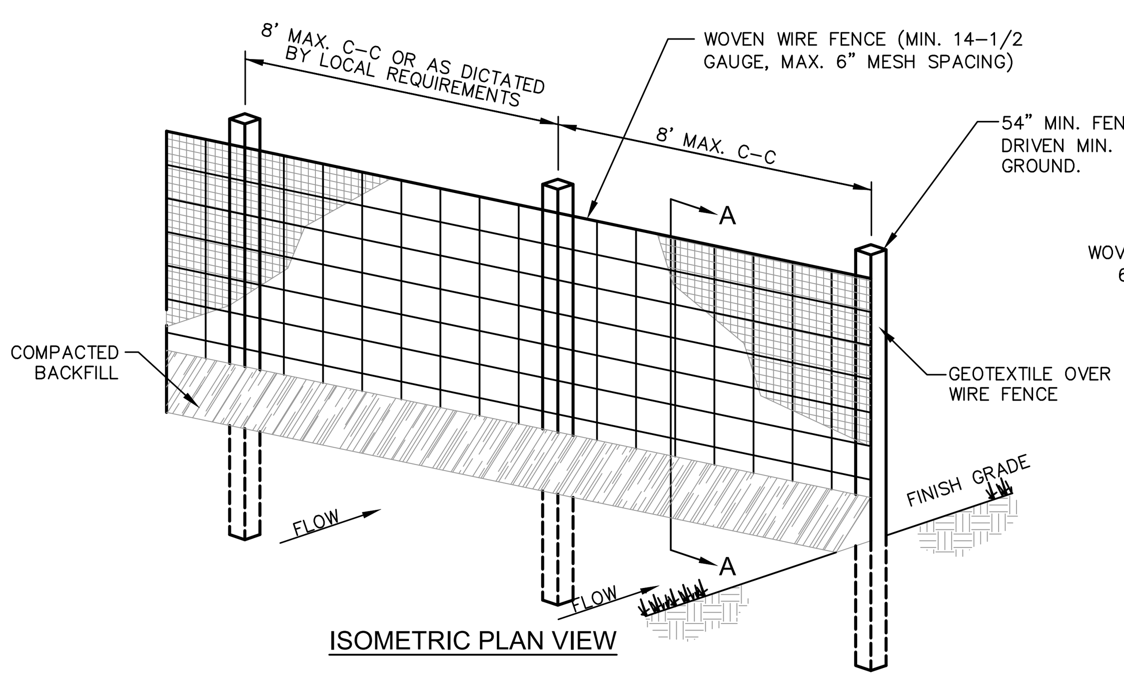
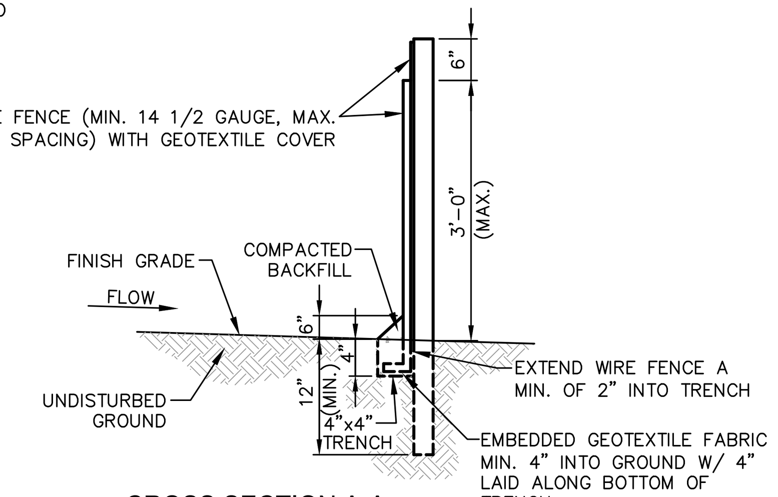


ISOMETRIC PLAN VIEW

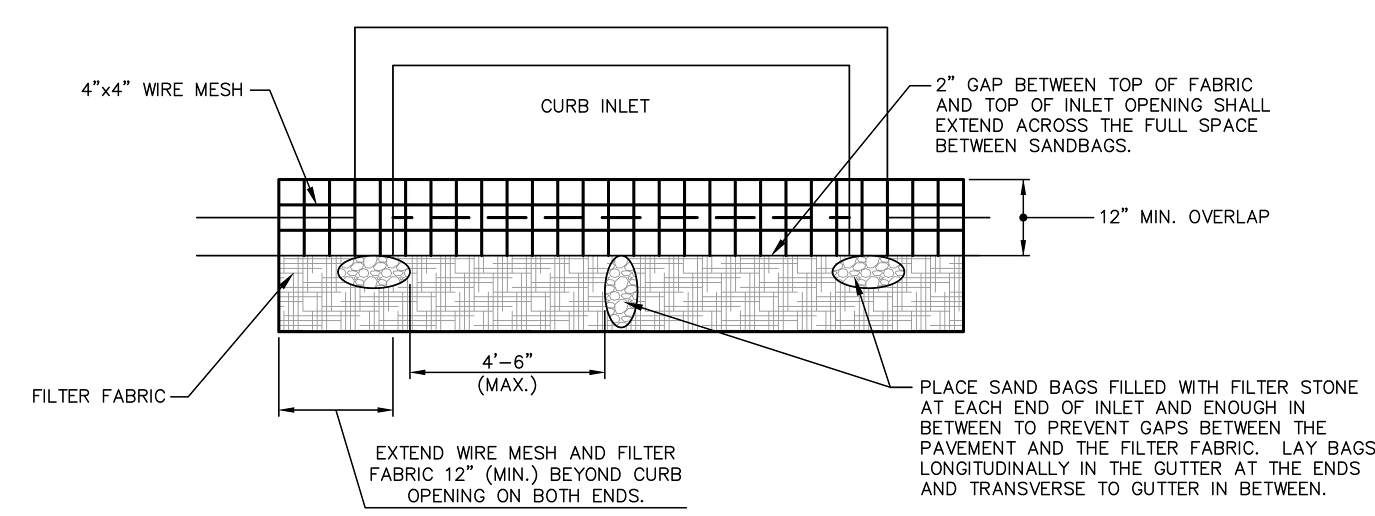


CROSS SECTION A-A

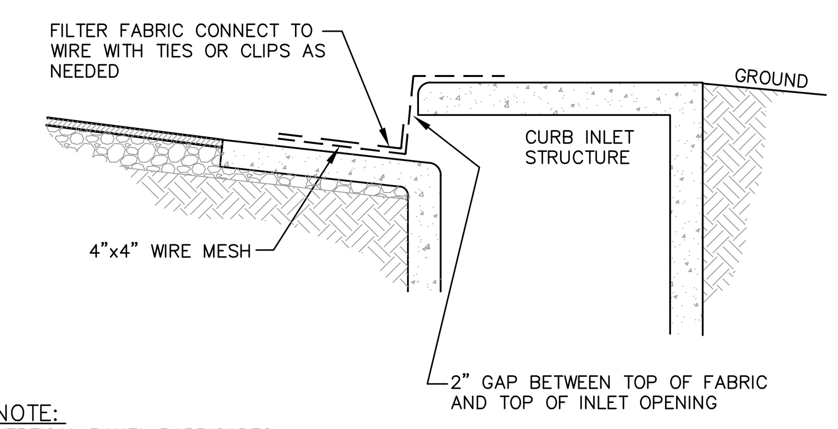
NOTE:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN.
5. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FABRIC:
1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

E-16 | SILT FENCE DETAIL
N.T.S.
M:\-STND\DETAILS\CIVIL\EROSION\E-16.dwg 10/2008



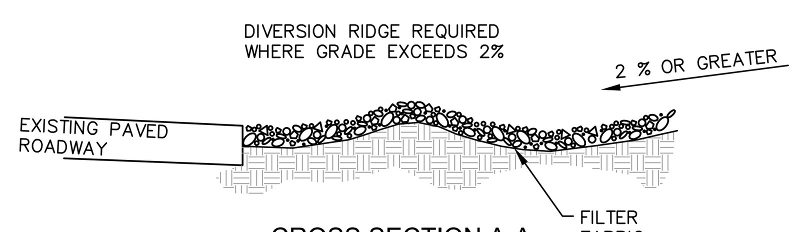
PLAN VIEW



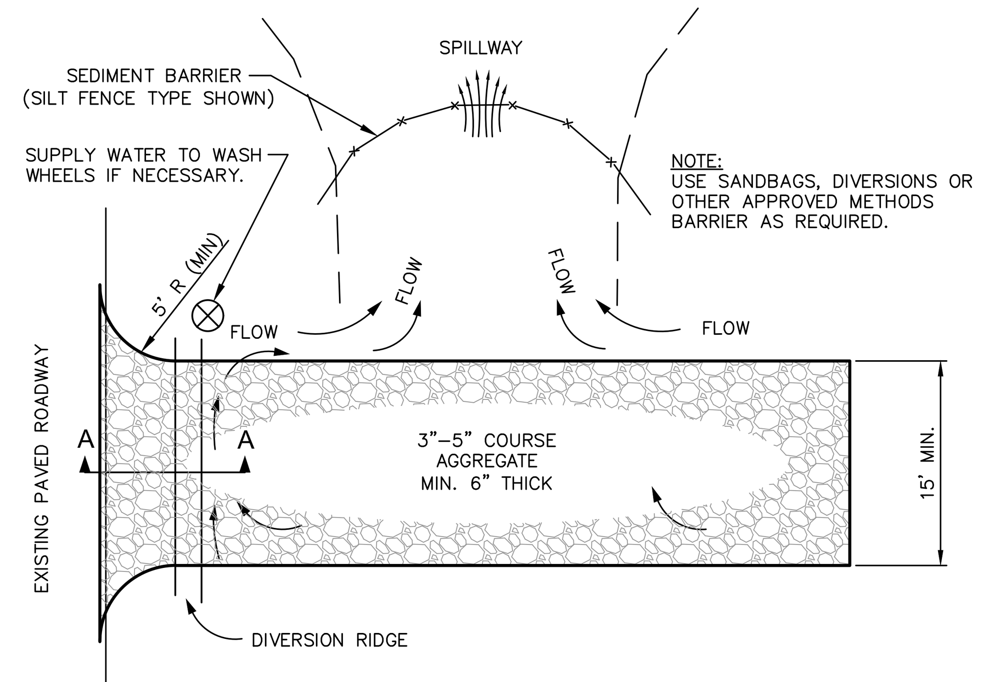
NOTE:
VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.

CROSS SECTION

E-1 | CURB INLET PROTECTION DETAIL
N.T.S.
M:\-STND\DETAILS\CIVIL\EROSION\E-1.dwg 10/2008



CROSS SECTION A-A



PLAN VIEW

E-26 | CONSTRUCTION ENTRANCE DETAIL
N.T.S.
M:\-STND\DETAILS\CIVIL\EROSION\E-26.dwg 10/2008

EROSION CONTROL NOTES

1. THE OWNER AND CONTRACTOR SHALL EACH SUBMIT A CONSTRUCTION SITE NOTICE AND NOTICE OF INTENT (TXR 150000 FORM) TO THE CITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR RETAINING PROOF THAT THE FORM WAS SUBMITTED TO THE CITY (PROOF MUST CONSIST OF CERTIFIED MAIL WITH RETURN RECEIPT).
2. TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT TXR150000, LANDSCAPE PLANS, GEOTECHNICAL INVESTIGATION (IF PREPARED), CIVIL ENGINEERING PLANS AND ALL APPLICABLE SPECIFICATIONS ARE HEREBY INCORPORATED INTO THIS SWPPP. CONTRACTOR SHALL OBTAIN AND KEEP A CURRENT COPY OF THESE DOCUMENTS AT THE CONSTRUCTION SITE.
3. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO RETAIN SEDIMENT ON-SITE TO THE EXTENT PRACTICABLE.
4. ALL CONTROL MEASURES MUST BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
5. OFF-SITE ACCUMULATIONS OF SEDIMENT ESCAPING PROJECT SITE MUST BE REMOVED AT A FREQUENCY NECESSARY TO MINIMIZE OFF-SITE IMPACTS. FOR EXAMPLE, SEDIMENTATION WITHIN STREETS ADJACENT TO THE PROJECT SITE MUST BE REMOVED PRIOR TO RAINFALL EVENTS. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR. IN ANY EVENT SILT SHALL ALWAYS BE REMOVED SUCH THAT PONDING IN A STREET IS PREVENTED.
6. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL APPLICABLE CONTROLS WHEN DESIGN SILT STORAGE CAPACITY HAS BEEN REDUCED BY 50%.
7. CONTRACTOR SHALL ENSURE THAT ALL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS ARE PREVENTED FROM BECOMING POLLUTANT SOURCES.
8. OFF-SITE MATERIAL STORAGE AREAS USED SOLELY FOR THIS PROJECT, INCLUDING DIRT STOCKPILES AND BORROW AREAS (AS APPLICABLE), MUST BE PREVENTED FROM BECOMING POLLUTANT SOURCES BY INSTALLATION OF BMP'S.
9. CONTRACTOR SHALL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE.
10. DISTURBED PORTIONS OF SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE TPDES PERMIT.
11. CONTRACTOR MUST MAINTAIN RECORDS OF DATES IN THE SWPPP OF WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES EITHER TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED.
12. CONTRACTOR SHALL ENSURE THAT SWPPP IS CONSISTENT WITH SEDIMENT AND EROSION SITE PLANS, STORM WATER PERMITS, AND STORM WATER MANAGEMENT PLANS APPROVED BY STATE, TRIBAL, OR LOCAL OFFICIALS. UPDATES TO SWPPP ARE REQUIRED UPON WRITTEN NOTICE TO PERMITTEE OF CHANGES APPLICABLE TO STORM WATER PERMITS, SEDIMENT AND EROSION CONTROL PLANS, OR STORM WATER MANAGEMENT PLANS BY SUCH OFFICIALS.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. WHEN INSPECTIONS IDENTIFY CONTROLS OPERATING INEFFECTIVELY, THE CONTROLS SHALL BE MAINTAINED PRIOR TO THE NEXT RAINFALL EVENT OR AS NECESSARY TO MAINTAIN EFFECTIVENESS OF THE CONTROL, OR AS SOON AS PRACTICABLE.
14. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER.
15. CONTRACTOR SHALL INSPECT STABILIZED AREAS AND AREAS WHERE RUNOFF IS UNLIKELY DUE TO FROZEN OR ARID WEATHER CONDITIONS AT LEAST ONCE PER MONTH.
16. CONTRACTOR SHALL INSPECT ACCESSIBLE DISCHARGE LOCATIONS (OR NEARBY DOWNSTREAM LOCATIONS IF DISCHARGE POINT IS NOT ACCESSIBLE) IN ORDER TO ASCERTAIN WHETHER OR NOT EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
17. STRUCTURAL BMP'S SHOULD NOT, TO THE DEGREE ATTAINABLE, BE PLACED WITHIN FLOODPLAINS.
18. BASED ON INSPECTION RESULTS, REVISIONS TO SWPPP MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION. NEW OR MODIFIED CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE NEXT RAINFALL EVENT, OR AS SOON AS PRACTICABLE.
19. REPORTS SUMMARIZING THE SCOPE OF ALL INSPECTIONS, INCLUDING NAME AND QUALIFICATIONS OF INSPECTOR, DATE OF INSPECTION, AND MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWPPP (INCLUDING LOCATION OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS, LOCATION OF CONTROLS THAT NEED TO BE MAINTAINED, LOCATIONS WHERE CONTROLS ARE INADEQUATE OR ARE OPERATING IMPROPERLY, AND LOCATIONS WHERE ADDITIONAL CONTROLS ARE NEEDED) MUST BE SIGNED BY THE INSPECTOR PER 30 TEXAS ADMINISTRATIVE CODE (TAC) SECTION 305.128, AND RETAINED WITHIN THE SWPPP FOR AT LEAST 3 YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. REPORTS THAT DO NOT IDENTIFY INCIDENTS OF NON-COMPLIANCE SHALL CONTAIN A CERTIFICATION STATING THAT THE SITE IS IN COMPLIANCE WITH THE SWPPP AND THE GENERAL PERMIT.

    THE CONTRACTOR SHALL CERTIFY AS FOLLOWS:

    "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."
20. CONTRACTOR SHALL IDENTIFY ALL SOURCES OF ALLOWABLE NON-STORM WATER THAT WILL BE COMBINED WITH STORM WATER AT THE SITE (EXCEPT FIRE-FIGHTING ACTIVITIES) AND ENSURE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR NON-STORM WATER COMPONENT(S) OF DISCHARGE.
21. CONTRACTOR SHALL ENSURE THAT THE INDIVIDUAL SIGNING THE SWPPP MAKES THE CERTIFICATION UNDER PART VI.G.2.d OF THE GENERAL PERMIT. THIS CERTIFICATION MUST APPEAR WITHIN THE SWPPP.

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

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
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TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

EROSION CONTROL DETAILS

SHEET NUMBER
C-13

2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
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PLANT SCHEDULE

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

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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

TOWN OF BARTONVILLE, TX

LANDSCAPE ZONING REQUIREMENTS		REQUIRED	PROVIDED
(18.6) LANDSCAPING REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENTS	H.2.a) STREET TREES SHALL BE PLANTED AT THE RATE OF ONE (1) TREE FOR EVERY THIRTY (30) FEET, OR MAJOR FRACTION THEREOF, OF STREET FRONTAGE. *147.16 LF / 30 = 4.91 = 5 TREES*	5 TREES	5 TREES
	(J.1) A MINIMUM OF TEN (10) PERCENT OF THE GROSS PARKING AREAS SHALL BE DEVOTED TO LIVING LANDSCAPING THAT INCLUDES GRASS, GROUND COVER, PLANTS, SHRUBS AND TREES. *6,469.23 SF x 0.10 = 647 SF*	647 SF	971 SF
	(J.1.b) THERE SHALL BE A MINIMUM OF ONE (1) NATIVE OVERSTORY TREE PLANTED FOR EACH FOUR HUNDRED (400) SQUARE FEET OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPE AREA. *647 SF / 400 = 1.62 = 2 TREES*	YES	YES *
	(J.1.c) PLANTER ISLANDS MUST BE LOCATED NO FURTHER APART THAN EVERY TWELVE (12) PARKING SPACES AND AT THE TERMINUS OF ALL ROWS OF PARKING. SUCH ISLANDS SHALL CONTAIN AT LEAST ONE (1) OVERSTORY TREE. *5 PLANTER ISLANDS = 5 TREES*	5 TREES	5 TREES **
	(J.2.a) A PERIMETER LANDSCAPE AREA OF AT LEAST FIFTEEN (15) FEET IN DEPTH SHALL BE MAINTAINED BETWEEN THE ABUTTING PUBLIC RIGHT-OF-WAY AND THE OFF-STREET PARKING OR VEHICULAR USE AREA.	YES	YES
	(J.b) THE FOLLOWING PLANTING MATERIALS SHALL BE REQUIRED WITHIN A LANDSCAPE BARRIER AS SPECFERED HEREIN: - ONE (1) OVERSTORY TREE PER FIFTY (50) LINEAR FEET OF FRONTAGE - THREE (3) UNDERSTORY TREES PER FIFTY (50) LINEAR FEET OF FRONTAGE - CURVILINEAR BERM MEASURING A MINIMUM OF THREE (3) FEET IN HEIGHT OR A HEDGE ROW CREATING A SOLID VEGETATIVE SCREEN AT MATURITY OF THE PLANT MATERIALS. *147.16 LF / 50 = 2.94 = 3 OVERSTORY TREES *** 147.16 LF / 50 = 2.94 x 3 = 8.82 = 9 UNDERSTORY TREES*	9 UNDERSTORY TREES BERM OR VEGEATIVE SCREEN	9 UNDERSTORY TREES VEGETATIVE SCREEN

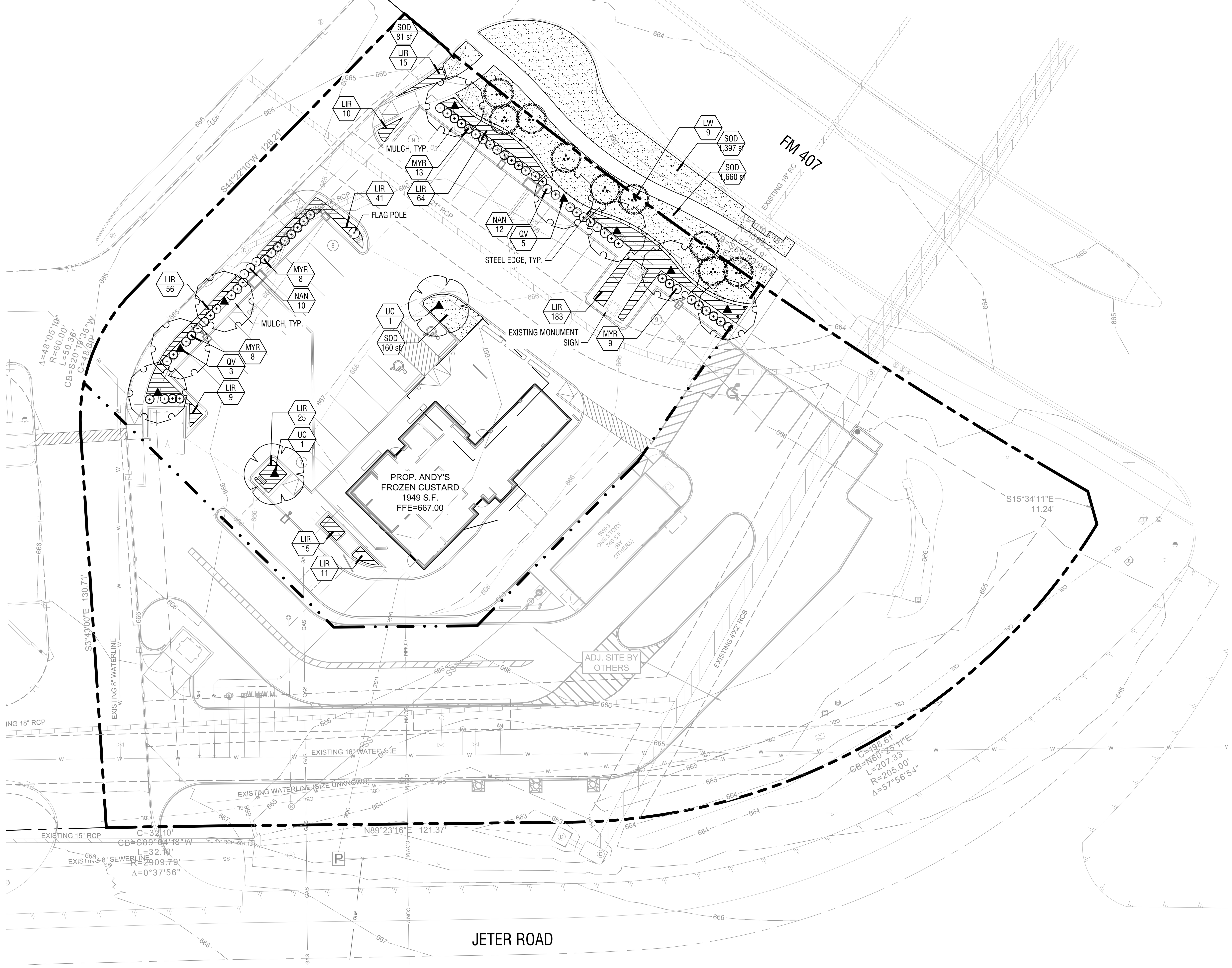
* PER SECTION 18.5.K, PLANTING REQUIREMENTS SHALL NOT BE CUMULATIVE AND PLANTING MATERIALS REQUIRED TO MEET ONE SECTION OF THE ORDINANCE MAY BE CREDITED TOWARD THE REQUIREMENTS TO MEET OTHER SECTIONS OF THE ORDINANCE. REQUIRED LANDSCAPE AREA TREES BEING MET WITH PROVIDED INTERIOR PARKING LOT TREES.

** PLANTER ISLAND TREES PROVIDED ELSEWHERE ON SITE WHERE SITE CONSTRAINTS EXIST.

*** PER SECTION 18.5.K, PLANTING REQUIREMENTS SHALL NOT BE CUMULATIVE AND PLANTING MATERIALS REQUIRED TO MEET ONE SECTION OF THE ORDINANCE MAY BE CREDITED TOWARD THE REQUIREMENTS TO MEET OTHER SECTIONS OF THE ORDINANCE. REQUIRED LANDSCAPE BARRIER OVERSTORY TREES BEING MET WITH PROVIDED STREET TREES.

LANTANA DISTRICT, TX

COMMERCIAL DESIGN GUIDELINE REQUIREMENTS		REQUIRED	PROVIDED
(SECTION III.C) LANDSCAPE ARCHITECTURE	(2) PLANT MATERIALS: SHRUB AND GROUNDCOVER BED AREA SHALL CONTRIBUTE TO NO LESS THAN 15% OR MORE THAN 50% OF THE TOTAL FRONT YARD AREA. *9,993.88 SF x 0.15 = 1,499 SF MIN 9,993.88 SF x 0.50 = 4,997 SF MAX*	1,499 SF	1,565 SF
	(7) PARKING LOT SCREENING: ALL PARKING MUST BE SCREENED FROM THE STREET BY A COMBINATION OF TREES AND A CONTINUOUS HEDGE TO MATCH ADJACENT PROPERTIES.	YES	YES
	(19) PARKING LOT LANDSCAPING: SHADE TREES SHALL BE PROVIDED IN PLANTER ISLANDS AT A MINIMUM RATIO OF 1 TREE PER 40 PARKING SPACES. NO PARKING SPACE SHALL BE MORE THAN SIXTY FEET (60') FROM A PLANTER ISLAND WITH A SHADE TREE. *27 PARKING SPACES / 40 = 0.68 = 1 TREE*	YES	YES
	(20) MISCELLANEOUS / OTHER: STREET TREES SHALL BE PROVIDED ALONG ALL STREETSCAPES AT A RANGE OF THIRTY FEET (30') TO FORTY FEET (40') O.C. SPACING.	YES	YES



PLANTING NOTES

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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801 CHERRY ST, UNIT 11, SUITE 1300
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TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley»Horn
P.L.A. ALYSA L. GAPINSKI
L.A. No. 3547 Date 12/4/2023

PROJECT No.	061338300
DATE:	DEC. 2023
SCALE:	AS SHOWN
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	ALG

ANDY'S LANTANA

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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IMAGES
XREFS XREF x-grad - XREF x-site - XREF x-storm - XREF x-survey - XREF x-utility - XREF x-SWIGBase - XREF xPlant - XREF x-24x36_LA - XREF x-surveyGIS
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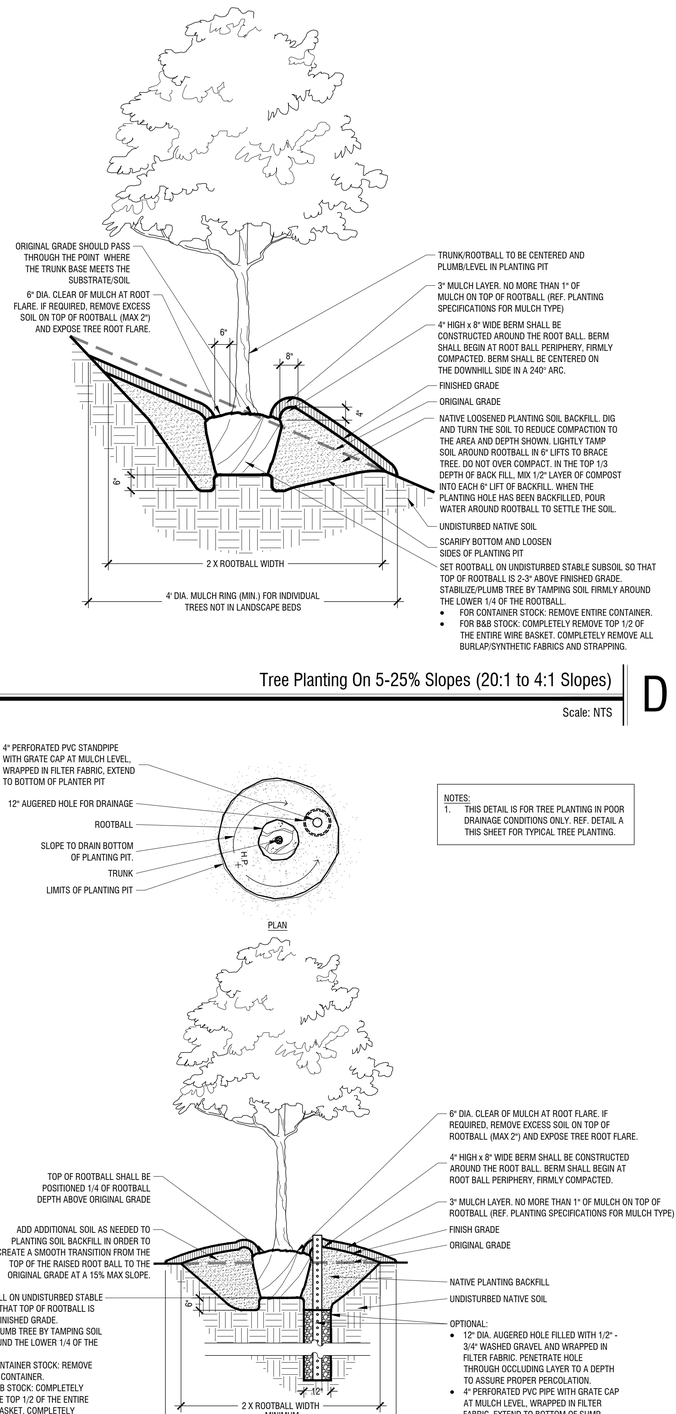
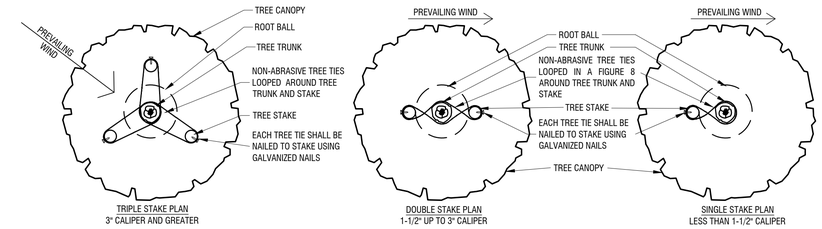
LAST SAVED 11/16/2023 8:52 PM

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

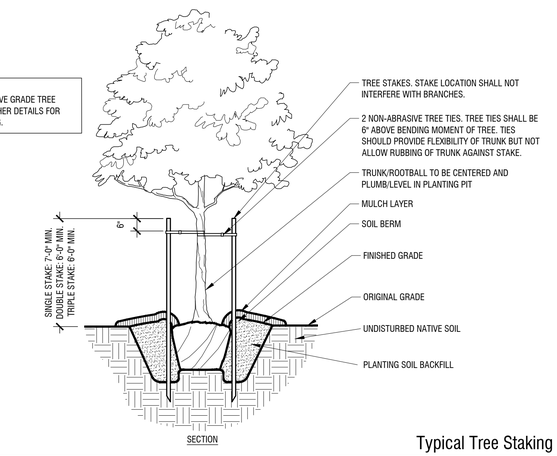


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) | D

Scale: NTS



NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



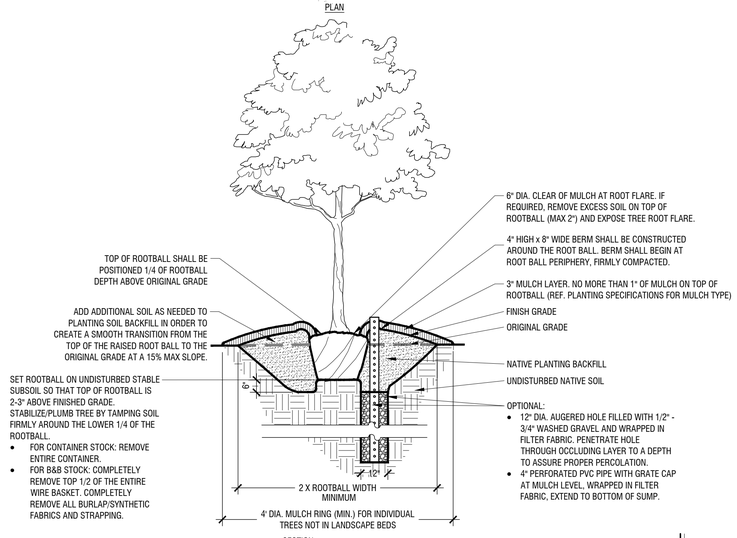
SECTION

Typical Tree Staking | B

Scale: NTS

PLAN

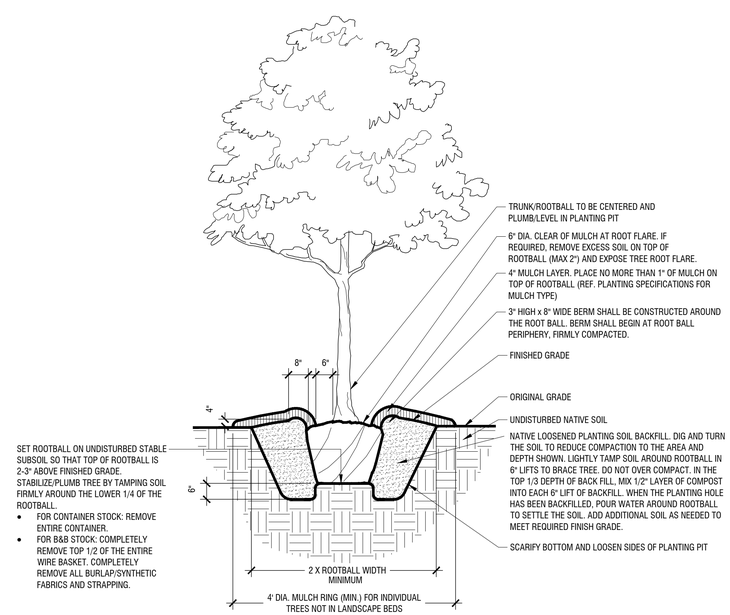
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) | C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) | A

Scale: NTS

No.	REVISIONS	DATE

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L.A. No. 3547 Date 12/4/2023

PROJECT No. 061338300
DATE: DEC. 2023
SCALE: AS SHOWN
DESIGNED BY: CJC
DRAWN BY: CJC
CHECKED BY: ALG

ANDY'S LANTANA

LANDSCAPE DETAILS

SHEET NUMBER
LP 2.01

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IMAGES
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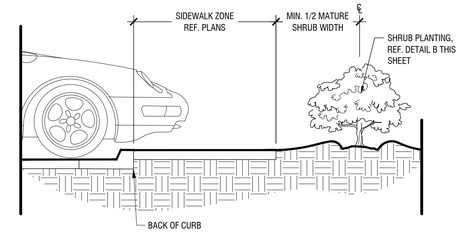
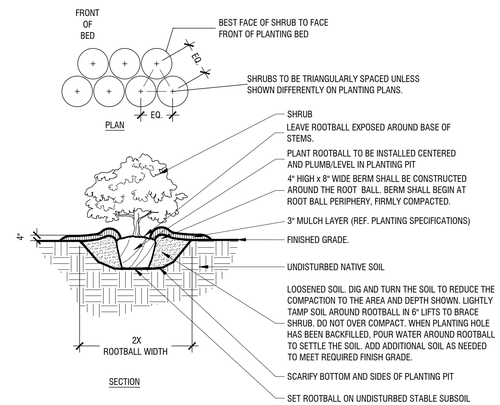
LAST SAVED 11/3/2023 11:44 AM
XREF(s) e24c06_LA

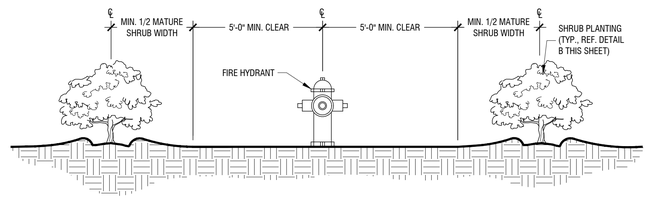
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk **F**

Scale: NTS



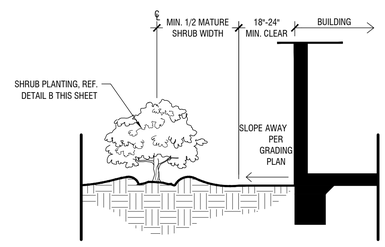


Shrub Planting at Fire Hydrant **E**

Scale: NTS

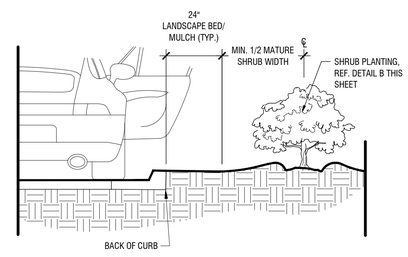
Typical Shrub Planting **B**

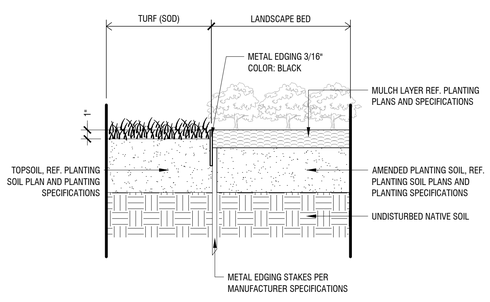
Scale: NTS

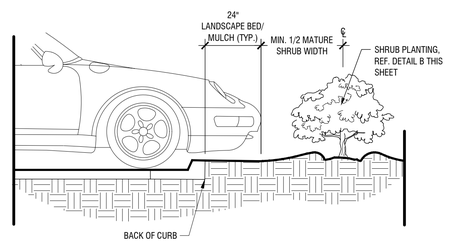


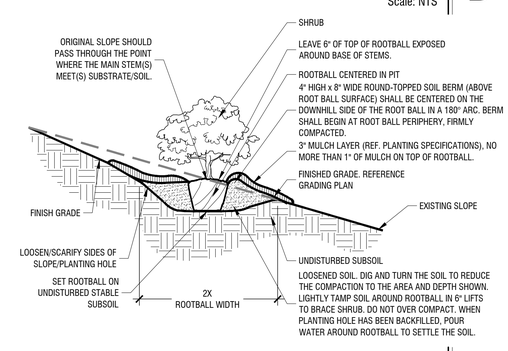
Shrub Planting at Building Edge **D**

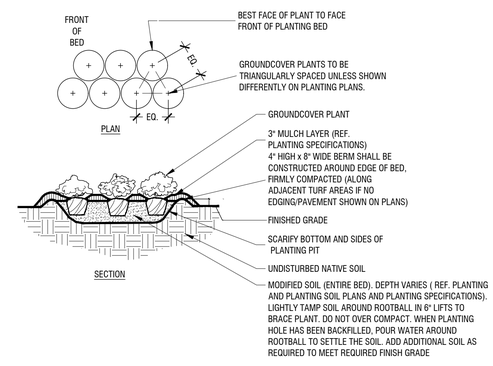
Scale: NTS











METAL EDGING (AT TURF & LANDSCAPE BED) **H**

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

Shrub Planting at Curb **G**

Scale: NTS

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

Scale: NTS

Typical Groundcover Planting **A**

Scale: NTS

No.	REVISIONS	DATE

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L.A. No. 3547 Date 12/4/2023

PROJECT No. 069138300
DATE: DEC. 2023
SCALE: AS SHOWN
DESIGNED BY: CJC
DRAWN BY: CJC
CHECKED BY: ALG

ANDY'S LANTANA

LANDSCAPE DETAILS

SHEET NUMBER
LP 2.02

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IMAGES:
XREFS: XREF:s-24x36_LA
PLOTTED BY: GAPINSKI, ALYSA (HORN) 12/4/2023 12:29 PM
PLOT SCALE: 1:1 DWG: K:\FWH_LDEV\069138300 - ANDY'S LANTANA\LANDSCAPE\DWG\01 PERMIT CODES\SHEET LP 2.00.DWG
LAST SAVED: 11/5/2023 11:44 AM

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.
   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

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

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

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

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

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

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

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

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

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

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

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

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

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

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

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

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

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

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

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

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

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

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

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

No.	REVISIONS	DATE	BY

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Not for construction or permit purposes.
Kimley»Horn
P.L.A. ALYSA L. GAPINSKI
L.A. No. 3547 Date 12/4/2023

PROJECT No.	061338300
DATE:	DEC. 2023
SCALE:	AS SHOWN
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	ALG

ANDY'S LANTANA

LANDSCAPE SPECIFICATIONS

SHEET NUMBER
LP 2.03

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	2
LST SST RST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	8
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	32
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	4
25 30 10 20	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT.	19

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	2
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-026-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.26 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	1,540 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3
	ISOLATION VALVE	1
MCV	HUNTER ICV-G 1" 1 IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	FEBCO 850 1-1/2" DOUBLE CHECK BACKFLOW PREVENTION	1
C	HUNTER I2C-0800-M 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	1
SC	HUNTER SOIL-CLIK THE SOIL-CLIK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION, PREVENTING WATER WASTE.	1
RS	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	1
FS	HUNTER HC-100-FLOW 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,539 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	373.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	327.9 L.F.

Valve Callout

Valve Number

Valve Flow

Valve Size

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 37.5 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

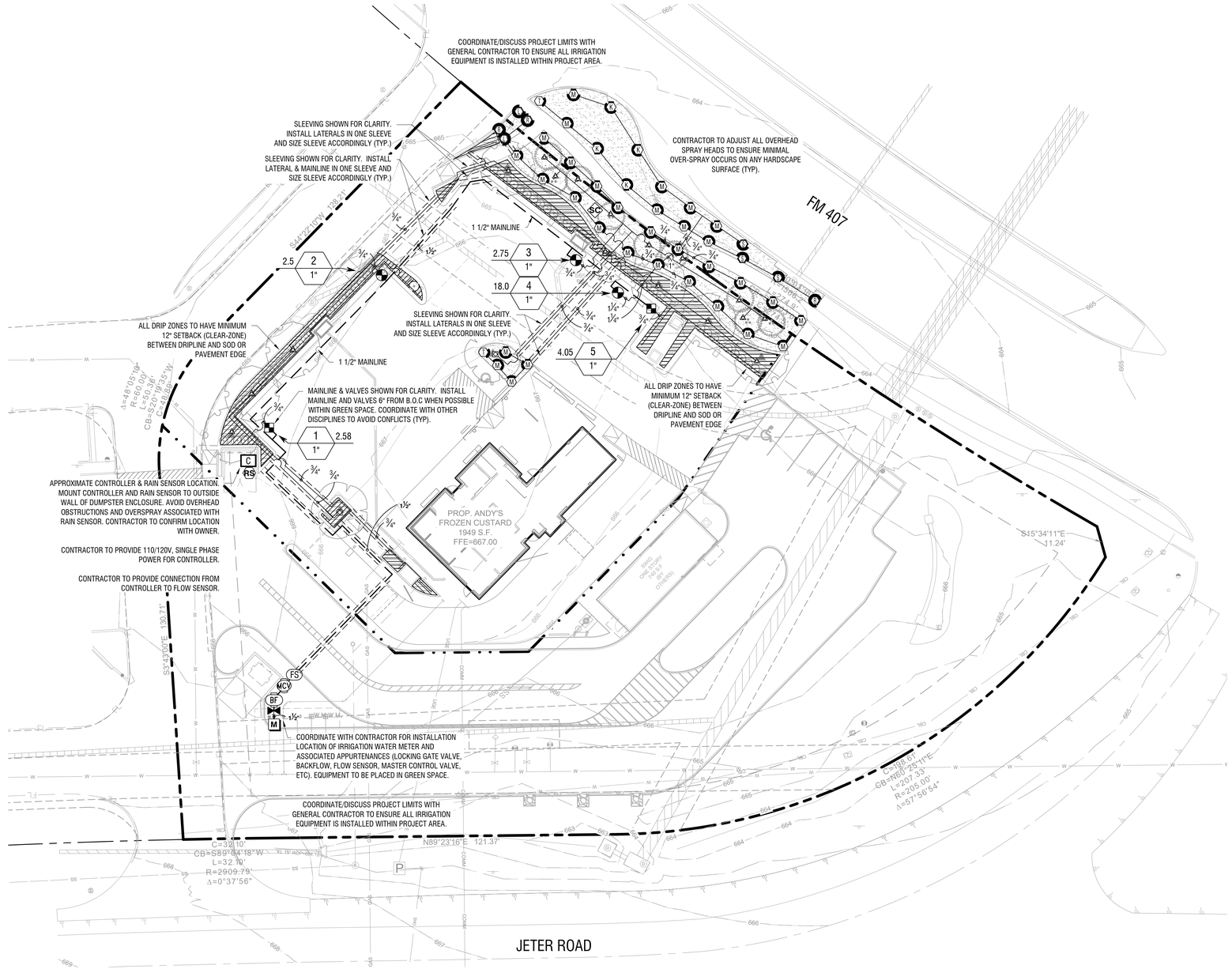
ABOVE QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

HUNTER ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

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



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Kimley»Horn
L.I. KENZIE L. PORTER
L.I. No. 0026724 Date 12/4/2023

PROJECT No. 061338300	
DATE:	DEC. 2023
SCALE:	AS SHOWN
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	ALG

ANDY'S LANTANA

IRRIGATION PLAN

SHEET NUMBER
LI 1.01

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IMAGES: XREF b-grid - XREF b-site - XREF b-storm - XREF b-survey - XREF b-utility - XREF x-SWGBase - XREF xPlant - XREF x-24x36_LA - XREF x-survey GIS - XREF xIrrigation
XREFS:
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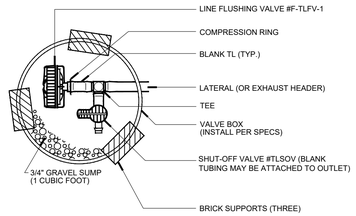
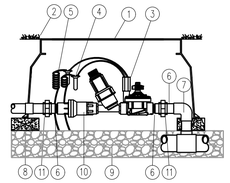


Line Flushing Valve (W/ Shut-off Valve) K

Scale: N.T.S.

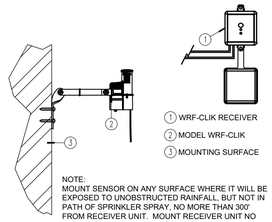
VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL XXXXXXXX TIP FILTER 45 DEGREES
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. REGULATOR: 20 PSI
11. PVC SLIP UNIONS (2)

Drip Control Zone Kit H

Scale: N.T.S.

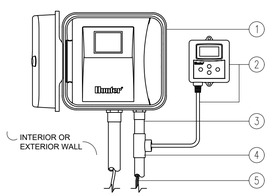


1. WRF-CLIK RECEIVER
2. MODEL WRF-CLIK
3. MOUNTING SURFACE

NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

Wireless Rain/Freeze Sensor D

Scale: N.T.S.



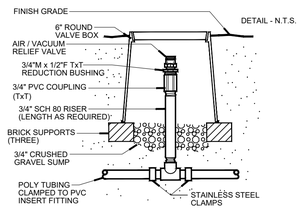
1. CONTROLLER, REF. DETAIL L THIS SHEET
2. SOIL-CLIK MODULE AND PROVIDED CABLE
3. SOIL-CLIK WIRE CONDUIT 3/4" [19mm] SIZE.
4. 3/4" [19mm] TEE FOR SOIL-CLIK SENSOR CABLE
4. TWO (2) WIRES TO PROBE

NOTE:

1. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
2. INSTALL SOIL PROBE IN SOD. SOIL PROBE TO BE INSTALLED WITH TREE BUBBLER ZONE (ZONE 3).

Soil-Sensor N

Scale: N.T.S.

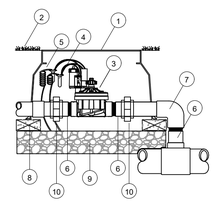


DETAIL - N.T.S.

Air/Vacuum Relief (Plumbed to Poly) J

Scale: N.T.S.

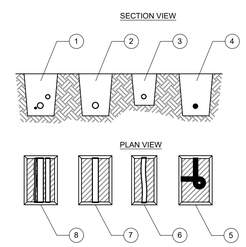
VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE MODEL XXXXXXXX
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

Electric Remote Control Valve G

Scale: N.T.S.



1. MAINLINE, LATERAL AND WIRING IN THE SAME TRENCH - 18" MIN. DEPTH
2. MAINLINE PIPE - 18" MIN. DEPTH
3. LATERAL PIPE - 12" MIN. DEPTH
4. WIRING IN CONDUIT - 12" MIN. DEPTH
5. TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
7. ALL SOLVENT WELD PLASTIC PIPING TO BE RAN IN TRENCH AS SHOWN.
8. RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

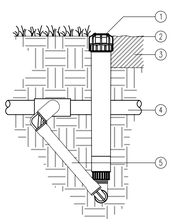
NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHD. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WITH BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

Pipe and Wire Trenching C

Scale: N.T.S.

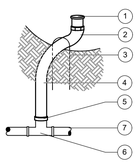
DRIP INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.



1. ECO INDICATOR
2. FINISHED GRADE
3. ADJACENT MULCH
4. PVC LATERAL PIPE
5. SWING JOINT

ECO INDICATOR - SWING JOINT M

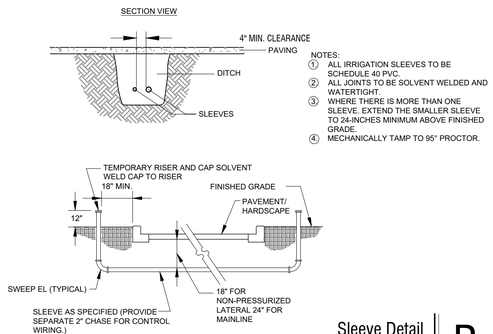
Scale: N.T.S.



1. BUBBLER HEAD AS SPECIFIED
2. MALE ADAPTER
3. 9" LONG (12 GAUGE) WIRE STAPLE
4. 1/2" FLEX POLY (18" - 24" LONG) TO EXTEND TO TRUNK OF EACH TREE
5. REDUCER BUSHING AS REQUIRED
6. SCHEDULE 40 PVC TEE (S X S X S)
7. LATERAL LINE (CLASS 200 PVC)

Bubbler Assembly F

Scale: N.T.S.

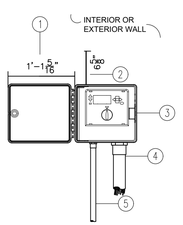


NOTES:

1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE. EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISHED GRADE.
4. MECHANICALLY TAMP TO 95° PROCTOR.

Sleeve Detail B

Scale: N.T.S.



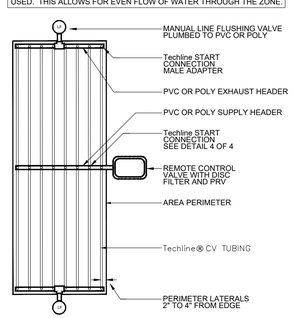
1. MINIMUM CLEARANCE FOR DOOR OPENING CONTRACTOR TO VERIFY PER MODEL***
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL
3. MODEL I2C-0800-M
4. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

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

Controller L

Scale: N.T.S.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.



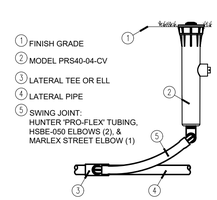
ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

TECHLINE DRIPPER SPACING	12"				18"				24"	
DRIPPER FLOW RATE (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)										
20	331	242	190	144	468	344	270	204	342	260
25	413	302	238	180	584	429	338	257	430	326
35	518	380	299	227	737	540	426	323	542	412
45	594	436	343	260	845	620	489	371	622	472
55	655	480	378	287	932	684	539	410	686	522
60	681	580	393	298	969	713	561	426	716	544

Techline CV Center Feed Layout I

Scale: N.T.S.



1. FINISH GRADE
2. MODEL PRS40-04-CV
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

MP Rotator Sprinkler E

Scale: N.T.S.

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

Sleeve Schedule A

Scale: N.T.S.

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
L.I. KENZIE L. PORTER
L.I. No. 0026724 Date 12/4/2023

PROJECT No.	061338300
DATE:	DEC. 2023
SCALE:	AS SHOWN
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	ALG

ANDY'S LANTANA

IRRIGATION DETAILS

SHEET NUMBER
LI 2.01

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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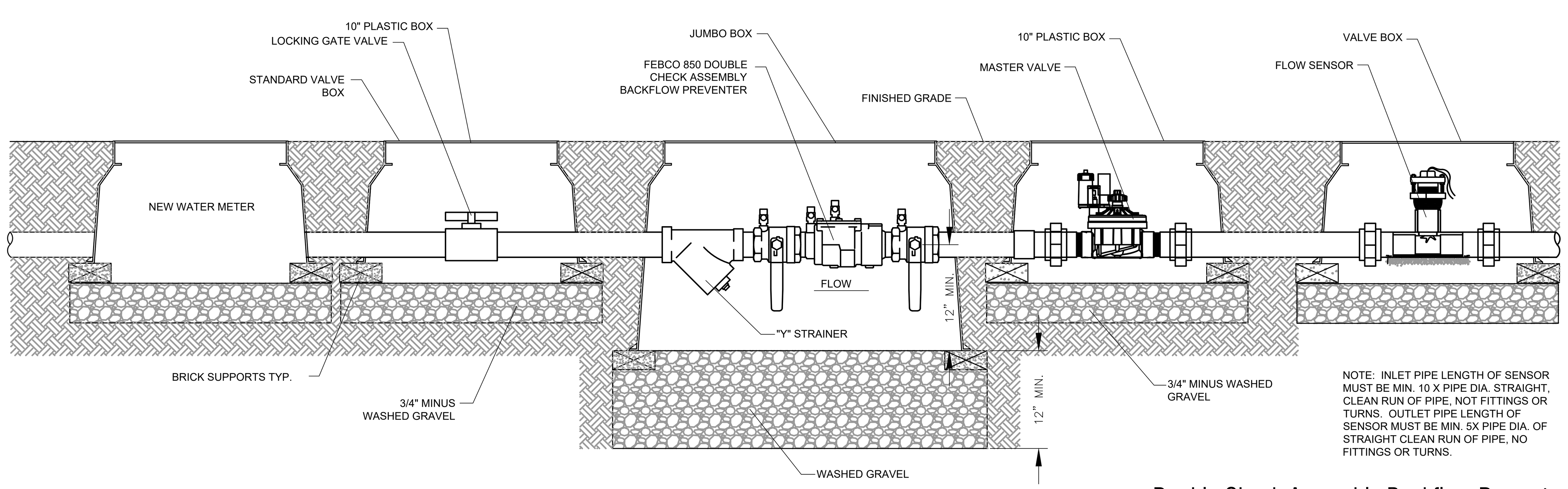
IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
5. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
6. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
7. IRRIGATION VALVES AND VALVE BOXES SHALL BE LOCATED IN LANDSCAPE BEDS OR GROUNDCOVER AREAS WHENEVER POSSIBLE. ALL REMOTE VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE AND CONTAIN ONE CUBIC FOOT OF CLEAN GRAVEL BENEATH VALVE. LABEL REMOTE BOXES WITH ONE-INCH ALPHA NUMERIC NOTATION CORRESPONDING TO THE APPLICABLE ALPHA CONTROLLER AND NUMERIC STATION. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. USE 15" X 9.5" RECTANGULAR BOX FOR DRIP VALVES UNLESS NOTED OTHERWISE. DOUBLE CHECK ASSEMBLY SHALL BE BOXED ACCORDING TO LOCAL CODES.
8. USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
9. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
10. SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES 18 INCHES BEYOND EDGE OF ALL PAVEMENT. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED.
11. DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH.
12. LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
13. IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
14. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
15. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
16. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
17. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
18. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
19. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
20. MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY, SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
21. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
22. SET SPRAY HEADS 4" FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
23. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
24. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
25. INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
26. IRRIGATION HEADS AND COMPONENTS SHALL BE LOCATED A MINIMUM OF 24" FROM ALL BUILDINGS TO AVOID ADVERSE PERFORMANCE OF FOUNDATIONS AND SLABS.
27. NO LATERALS LESS THAN 3/4" DIAMETER.



Double Check Assembly Backflow Preventer with Flow Sensor

Scale: N.T.S.

A

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A. EXTENT:

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

B. GENERAL:

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

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

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

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

5. INSPECTION OF SITE:

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

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

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

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

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

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

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

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

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

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

C. MATERIALS:

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

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

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

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

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

6. AUTOMATIC CONTROLLER: SEE LEGEND

7. REMOTE CONTROL VALVES: SEE LEGEND

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

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

10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND

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

D. WORKMANSHIP:

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

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

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

E. INSTALLATION:

1. EXCAVATION AND TRENCHING:

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

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

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

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

12" COVER OVER LATERALS
18" COVER OVER MAINLINE

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

2. PIPE LINE ASSEMBLY:

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

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

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

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

E. JOINTS:
1. PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.
2. PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
3. THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.

3. SPRINKLER HEADS/ DRIPLINE:

A. INSTALL ALL SPRINKLERS/ DRIPLINE AS DETAILED ON DRAWINGS.
B. DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.

4. CLOSING OF PIPE AND FLUSHING LINES:

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

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

C. TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.

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

5. INSPECTIONS:

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

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

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

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

6. HYDROSTATIC TESTS:

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

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

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

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

1) MAIN LINES AND SUBMAINS TO BE TESTED FOR 2 HOURS.
2) NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.

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

$$L = NPD^{1/2} / 1,850$$

IN WHICH: L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
N=NUMBER OF JOINTS
D=PIPE DIAMETER IN INCHES
P=AVERAGE TEST PRESSURE IN PSI GAUGE

F. REPAIR LEAKS RESULTING FROM TESTS.

7. AUTOMATIC CONTROLLERS:

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

8. AUTOMATIC CONTROL WIRING:

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

B. INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3') FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300') FEET IN LENGTH. (EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD).

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

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

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

9. BACKFILL AND COMPACTING:

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

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

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

D. DRESS OFF ALL AREAS TO FINISH GRADES.

10. PROTECTIVE RADIUS OF EXISTING TREES:

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

F. CLEAN-UP:

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

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
L.I. KENZIE L. PORTER
L.I. No. 0026724 Date 12/4/2023

PROJECT No.	061338300
DATE:	DEC. 2023
SCALE:	AS SHOWN
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	ALG

ANDY'S LANTANA

IRRIGATION NOTES & SPECS

SHEET NUMBER
LI 2.02

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IMAGES
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FIXTURE "RH10"

page 2

SLD6128xxWH
SLD6129xxWH

LED DRIVER
- Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED arrays
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure
- Driver is replaceable if it should be required

DIMMING
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE
- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

SLD 1200 Series
SLD6128xxWH 80CRI 2700K, 3000K, 3500K, and 4000K
SLD6129xxWH 90CRI 2700K, 3000K, 3500K, and 4000K
6" Surface LED Downlight
High Lumen 1200 Series
Suitable for ceiling or wall electrical junction boxes
Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS

7.79" [197.87mm] · .8" [21.46mm] · 7.79" [197.87mm] · .7" [17.28mm]

ORDERING INFORMATION

SAMPLE NUMBER: SLD612927WH SLD6TRMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Product	CRI	CCT	Finish	Accessories
SLD612 = 6" Surface LED Downlight, 120V 1200 Series California non-E26 Models SLD612927WH-CA SLD612930WH-CA SLD612935WH-CA SLD612940WH-CA	8=80 CRI 9=90 CRI	27=2700K 30=3000K 35=3500K 40=4000K	WH=White	Designer Trims: Fit over the SLD for a designer finish. SLD6TRMSN=6" SLD Satin Nickel; SLD6TRMTBZ=6" SLD Tuscan Bronze; SLD6TRMWH=6" SLD White (paintable). *SLD accessory trims attach with permanent adhesion and are not interchangeable after installation J-Box Spacer Extension Ring: Add 15/16" depth when SLD driver cannot fit into installed junction box. SLD6EXT=6" Surface LED J-Box Extender, 9.5" O.D. RAD Adapters: When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling). SLD6RAD=6" SLD Round Surface J-Box Adapter, 7.92" O.D. (for 4-inch round or octagon junction boxes.) SLD6SADPLT=6" SLD Square Surface J-Box Adapter Plate (For 4-inch square junction boxes, use with SLD6RAD.) Spare Parts: SLD6ACCKIT=6" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades); SLD6BRKT=6" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

COOPER Lighting Solutions

FIXTURE "L2"

Product in development. Information contained herein is subject to change. Valid for 30 days from date provided. Extended lead times apply. Expect 8-10 week lead time upon receipt of order.

MX4IP LED 4" Ambient – IP Rated — Williams

4-13/16" · 4-1/8" · Surface Mounting Type Shown

CATALOG # · TYPE · PROJECT

PRELIMINARY 09/16/22

FEATURES

QuickLock™
- Ensure a simple and secure installation with QuickLock™ surface mount technology
- Lens spans the entire fixture for clean aesthetic
- Welded aluminum enclosure provides for watertight service
- Custom designed one-piece gasket to prevent water intrusion
- Pressure equalization vent to eliminate vacuum that can draw in moisture
- Diffuse acrylic lens provides uniform illumination for visual comfort
- Made Right Here® in the USA

SPECIFICATIONS
- HOUSING – Extruded aluminum housing and end caps comprise welded enclosure.
- SHIELDING – Extruded, flat, diffuse acrylic lens.
- GASKETING – Continuous extruded silicone with molded corners
- FINISH – Super durable polyester powder coat bonded to phosphate-free multi-stage pretreated metal; Meets and exceeds AAMA 2604 specification for outdoor durability.
- ELECTRICAL – High quality mid-power LED boards. L70 >60,000 hours per IES TM-21. Temperature rated from -20°C – 40°C.
- MOUNTING – Surface or pendant
- LISTINGS –
  - cCSAus certified as luminaire suitable for wet locations.
  - IP65 rated
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: MX4IP 8 L8/835 P F OPTIONS DIM UNV

SERIES	LENGTH	LUMENS [1]	CRI	CCT	MOUNTING TYPE	SHIELDING
MX4IP	Stand-alone – 2', 4', 6' & 8' nominal lengths, fixture ships assembled. Example: 4 = 4'	L4 400lm L7 700lm L9 900lm L15 1,500lm	8 80 9 90 [2]	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	S Surface P Pendant	F Flat, diffuse acrylic

OPTIONS	CONTROL	VOLTAGE
See page 3 for FINISH OPTIONS. Custom colors available upon request.	DIM Dimming driver DRV Non-dimming driver	120 120V 277 277V UNV 120-277V

NOTES
1. Lumens per foot output based on 3500K CCT and F shielding. Actual lumens may vary ± 5%.
2. Extended lead times may apply. Consult factory for availability.

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Information contained herein is subject to change without notice. REV 09/16/22 PRELIMINARY JL

FIXTURE "RH09"

6DR LED 6" Downlight – Round — Williams

L10 - L40: 6-5/8" · L50 - L80: 7-3/8" · 1/2" min 2-1/4" max · ø6" · 16-1/2"

CATALOG # · TYPE · PROJECT

NEW CONSTRUCTION AND REMODEL

FEATURES

TrimLock®
- Innovative TrimLock reflector retention system ensures trim remains flush with ceiling plane
- Available on QuickShip

SPECIFICATIONS
- HOUSING – Die-cast aluminum trim housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate/enclosure. Swing-out mounting arms field adjust for ceiling thickness from 1/2" – 2-1/4".
- TRIMLOCK – Innovative TrimLock reflector retention system ensures the trim remains flush with the ceiling plane.
- OPEN REFLECTOR – Low-iridescent anodized aluminum. Clear semi-specular finish standard.
- LENSED TRIM – Die-cast aluminum frame with micro-prismatic, acrylic lens.
- ELECTRICAL – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field-connection of LED light assembly to driver. Reported L70>55,000 hours. Reported L90>55,000 hours. Estimated L70 > 200,000 hours.
- MOUNTING – Recessed. 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 24" O.C. marked spacing required for L60 - L80 lumen packages.
- LISTINGS –
  - cCSAus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0 for damp locations. LED light assembly conforms to UL 2108 for remote installation.
  - Suitable for wet location under covered ceiling when specified with WET/CC or TD options.
  - ENERGY STAR® certified in select configurations, see www.energystar.gov
  - IC-rated for direct contact with insulation when specified with I Mounting Type.
  - City of Chicago Environmental Air approved when specified with CP option.
  - Complies with ASTM-E283 when specified with ATH option.
  - RoHS compliant.
  - Title 24 (JA8) compliant in select configurations, see www.energy.ca.gov.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

bios — Available with BIOS® consult factory

ORDERING EXAMPLE: 6DR - TL - L20/835 - OPTIONS - DIM - UNV - OW - OF - CS - TRIM OPTIONS - N - F1 (HOUSING / TRIM / MOUNT)

HOUSING

SERIES	LUMENS [1]	CRI	CCT	OPTIONS	CONTROL [2]	VOLTAGE
6DR - TL TrimLock	L10 1,000lm [3] L15 1,500lm L20 2,000lm L30 3,000lm L40 4,000lm L50 5,000lm L60 6,000lm L70 7,000lm L80 8,000lm	8 80 9 90 [4]	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	SCA__ Sloped ceiling adapter [5] ATH Airtight construction F Fuse EM/7W 7-watt emergency battery [7] EM/10W 10-watt emergency battery [8] EM/10W/RTS 10-watt emergency battery with regressed test switch [9] CP Chicago plenum (CCEA) [10] SDT Stepdown transformer [11]	DIM Dimming driver, 0-10V DIM1 1% Dimming driver, 0-10V	UNV 120-277V 347 347V [6]

TRIM [12]

TRIM TYPE	DISTRIBUTION [13]	FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS
O Open reflector L Flush lens R Regressed lens A Angled lens [14] S Non-conductive flush lens for shower applications [15]	W Wide: 65° Open, 55° Flush, 55° Regressed M Medium [16]: 35° Open, 35° Flush, 35° Regressed N Narrow [17]: 10° Open, 25° Flush, 25° Regressed WW Wall wash [18]	OF 1/2" standard flange SF 1/4" mud-in flange [19]	Open trim types: CS Clear semi-specular anodize; SG Satin-glow anodize; GD Gold anodize; CG Champagne gold anodize; PW Pewter anodize; SPC Clear specular anodize; RG Rose gold anodize; WH White texture powder coat; BL Black texture powder coat Lens trim types: CS Clear semi-specular powder coat; WH White texture powder coat; BL Black texture powder coat; MB Black texture splay with white flange [27]	MWT Textured white trim flange [20] IP IP65 rated trim [21] AD Diffuse acrylic lens [22] PD Diffuse 1/8" polycarbonate lens [23] TD Diffuse polycarbonate lens media at top of open reflector [24] WET/CC Wet location, covered ceiling listed [25] AM Anti-microbial [26]

MOUNTING

MOUNTING TYPE [28]	MOUNTING HARDWARE [29]
N Open pan for new construction I IC-rated enclosure for new construction [30] R Remodel kit [31]	F1 Integral 2-position fixed pan bracket, universal bar hanger included [32] BA1 Adjustable butterfly pan bracket, bar hanger not included [33] CA1 Adjustable caterpillar pan bracket, universal bar hanger included [34]

NOTES
1. Lumen output based on O trim type, W distribution and CS finish, 3500K/80CRI. Actual lumens may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
2. See page 3 for ADDITIONAL CONTROL OPTIONS.
3. Not available with EM/10W emergency batteries.
4. Extended lead times may apply. Consult factory for availability.
5. 11-1/2" aperture, specify degrees of slope in 5° increments, 05°-30°. Not available with I Mounting Type, ATH or WET/CC options. Painted white. Other colors available, consult factory. See page 3 for SLOPED CEILING ADAPTOR DETAILS.
6. Not available with EM batteries or DMX controls.
7. N and R Mounting Types only. Not available with ATH or IP options.
8. N and R Mounting Types only. Not available with ATH or IP options.
9. Not available with WET/CC, ATH or IP options. N and R Mounting Types only. See page 5 for EM/10W/RTS DETAILS.
10. I Mounting Type required.
11. May be required for 347V, see product builder at hew.com/product-builder.
12. Trim ships separately.
13. Beam angle based on CS or WH reflector finish. See page 2 for FIXTURE PERFORMANCE DATA.
14. Available with WW Distribution only.
15. W Distribution, OF Flange Type and WH Reflector Finish only. Standard with AD diffuse acrylic lens. IP and WET/CC options standard.
16. Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
17. Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
18. O and A Trim Types only.
19. For use with mud-in plaster construction only, supplied with mud flange installation kit. See page 4 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
20. Not available with WH Reflector Finish, L or S Trim Types.
21. L and R trim types only.
22. Not available with O trim type. W and WW distributions only.
23. Not available with O trim type. W and WW distributions only.
24. O Trim Type only. WET/CC standard unless ordered with EM/RTS. L50 lumen package max.
25. L50 lumen package max with O Trim Type. Not available with PD trim option.
26. WH and BL Reflector Finishes only. Not available with S Trim Type.
27. R Trim Type only. Not available with MWT.
28. Mounting hardware required (N and I only), ordered separately, see MOUNTING HARDWARE ordering info. See page 4 for MOUNTING TYPE DETAILS.
29. Additional mounting hardware options available. See page 5 for MOUNTING HARDWARE DETAILS.
30. L30 lumen package max.
31. Also used in new construction sheetrock ceilings.
32. N and I Mounting Types only. I Mounting requires external brackets.
33. N Mounting Type only.
34. N Mounting Type only.

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Information contained herein is subject to change without notice. REV.06/04/22.70700.LA

FIXTURE "SP_"

RZR SERIES - LED

SPECIFICATIONS

POLE DRILLING TEMPLATE

2" (51mm) · 1.25" (32mm) · 2.75" (70mm) FOR RZRM · 4" (102mm) FOR RZR & RZR-G · WIREWAY .563" DIA. (14mm) · .406" DIA. (10mm) (4) HOLES

EPA & WEIGHT

RZR-G: Max Weight = 43lbs, Max EPA = 0.76, 120 LED Max
RZR: Max Weight = 34lbs, Max EPA = 0.67, 80 LED Max
RZRM: Max Weight = 26lbs, Max EPA = 0.45, 48 LED Max
RZR-MAF: Max Weight = 36lbs, Max EPA = 0.56, 80 LED Max

PLED™ MODULES

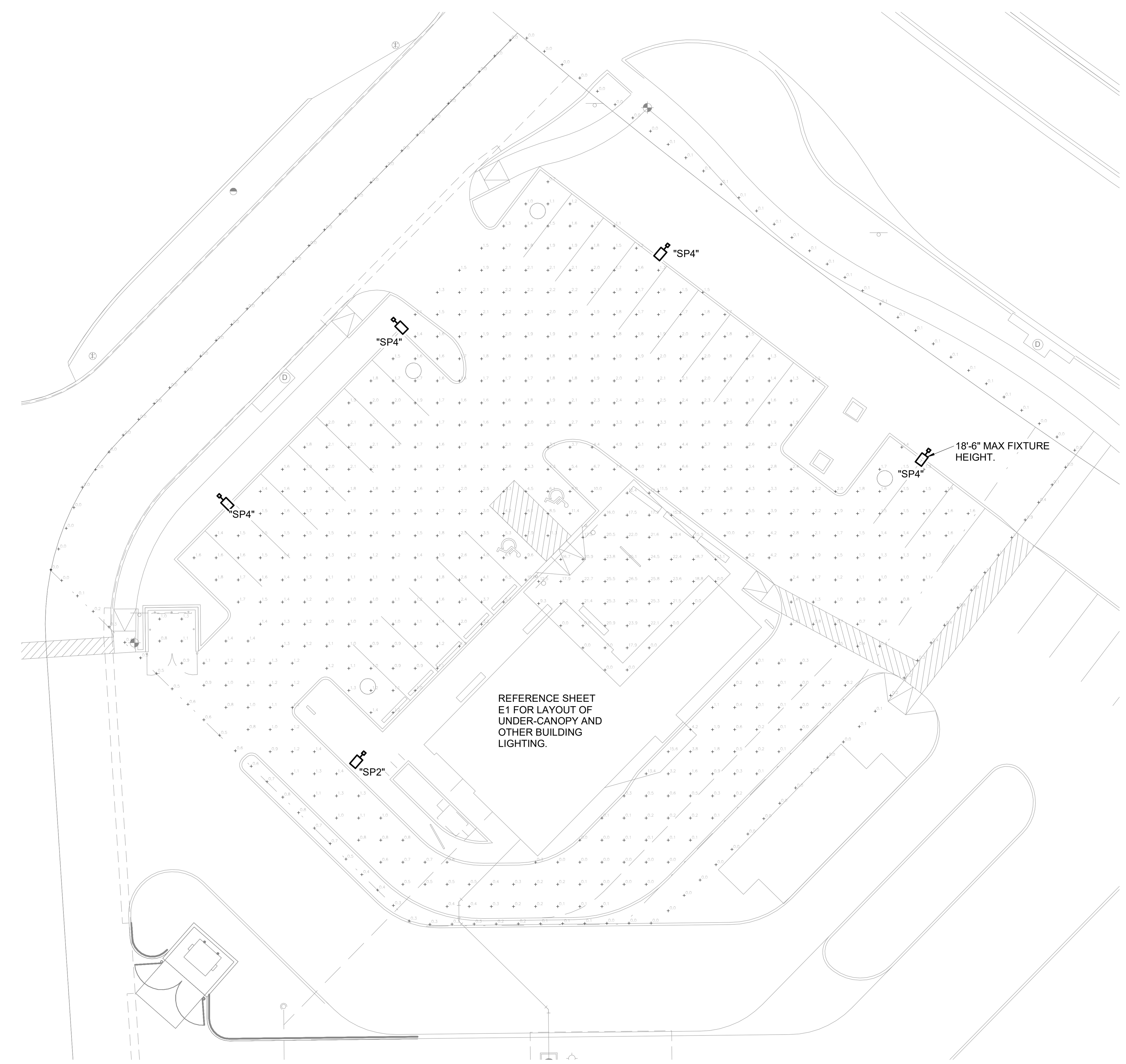
120 LED Module · 80 LED Module · 48 LED Module · 40 LED Module · 24 LED Module

ORDERING INFORMATION

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

Luminaire	Optics	LED	Voltage	Mounting	Finish	Options
☐ RZR-G ☐ RZR ☐ RZR-MAF ☐ RZRM	PLED™ Distribution Type: ☐ Type II PLED-II ☐ Type II Front Row PLED-II-FR ☐ Type III Median Illuminator PLED-III-MIL ☐ Type III Med PLED-III ☐ Type III Wide PLED-III-W ☐ Type IV PLED-IV ☐ Type IV PLED-IV-FT ☐ Type V Narrow PLED-VSQ-N ☐ Type V Med PLED-V-SQ-M ☐ Type V Wide PLED-V-SQ-W	# of LEDs — RZR-G: ☐ 120LED ☐ 80LED; RZR/RZR-MAF: ☐ 80LED ☐ 40LED; RZRM: ☐ 48LED ☐ 24LED Drive Current: ☐ 1050mA[1] ☐ 875mA[1] ☐ 700mA[1] ☐ 525mA ☐ 350mA Color Temp - CCT: ☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K) ☐ TRA True Amber[2] Consult Factory for Other LED Color, CCT, & CRI Options NOTES: 1 - 700mA and 1050mA not for use with TRA LED's. 2 - Available in 350mA & 525mA drive currents only. Consult Factory for Other Drive Currents	☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	Arm Mount: ☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount: ☐ WM WM - Wall Mount provided with mounting bracket and cover.	Standard Textured Finish: ☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes: ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S) Consult factory for custom colors	☐ Internal House Side Shield Inc. LED Count (Example: HS-PLED/46) HS-PLED ☐ External Glare Shield 4 Sided EGS4 ☐ External Glare Shield 3 Sided (Rear Wedge) EGS3W ☐ Round Pole Adapter RPA ☐ Twist Lock Receptacle Only TPR ☐ 7-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW ☐ Photo Cell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (120V, 277V) SF ☐ Double Fuse (208V, 240V) DF ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory-Motion 50/100-Photo 75fc) MS-F311

U.S. Pole Company Inc. — An Employee Owned Company · MADE IN THE USA · U.S. ARCHITECTURAL LIGHTING



1 / ME1 — **SITE PHOTOMETRICS PLAN**
SCALE: 1" = 20'-0"
NORTH

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard - Lantana

3800 FM 407,
Bartonville, TX 76226

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ANDY'S FROZEN CUSTARD
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eatandy's.com

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ISSUE:

100% CDs

11-17-2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

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STATE OF TEXAS · CAMERON K. COLLINS · 94503 · LICENSED PROFESSIONAL ENGINEER

Cameron K. Collins — Digitally signed by Cameron K. Collins DN: E=cameron.collins@rtmassociates.com, O=RTM Associates, OU=RTM Associates, CN=Cameron K. Collins Date: 2023.11.17 09:34:37-06'00'

CAMERON K. COLLINS

Engineer: Cameron K. Collins
License Number: E-24493
Drawn By: Author
Project Number: 697

SITE PHOTOMETRIC PLAN

ME1

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- LEASE LIMITS
- FULL DEPTH SAWCUT
- BUILDING & PAVING SETBACK
- 527 EXISTING CONTOUR
- 527 PROPOSED CONTOUR
- PROPOSED ROOF CANOPY
- PARKING STALL COUNT
- WATER METER

BENCH MARK LIST

NOTES:

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

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

ELEV: 667.69

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

ELEV: 665.66

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

ELEV: 664.69

No.	REVISIONS	DATE

Kimley»Horn
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 061338300
DATE: NOV. 2023
SCALE: AS SHOWN
DESIGNED BY: EGB
DRAWN BY: EGB
CHECKED BY: JGG

ANDY'S LANTANA

AERIAL EXHIBIT

SHEET NUMBER
EX

2019 KIMLEY-HORN AND ASSOCIATES, INC.

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XREFS: XREF x-2k3k - XREF x-sec - XREF x-survey - XREF x-survey0VIS - XREF x-utility - XREF xSWGBase - XREF x-bench - XREF x-grad - XREF x-aerial - XREF x-storm
PLOTTED BY: GANSERT, JENNIFER 11/30/2023 - 1:58 PM
DWG NAME: J:\061338300_ANDYS LANTANA\CAD\PLAN SHEETS\SITE PLAN.DWG
LAST SAVED: 11/30/2023 1:57 PM

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard
Lantana
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Bartonville, TX 76226

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ANDY'S FROZEN CUSTARD

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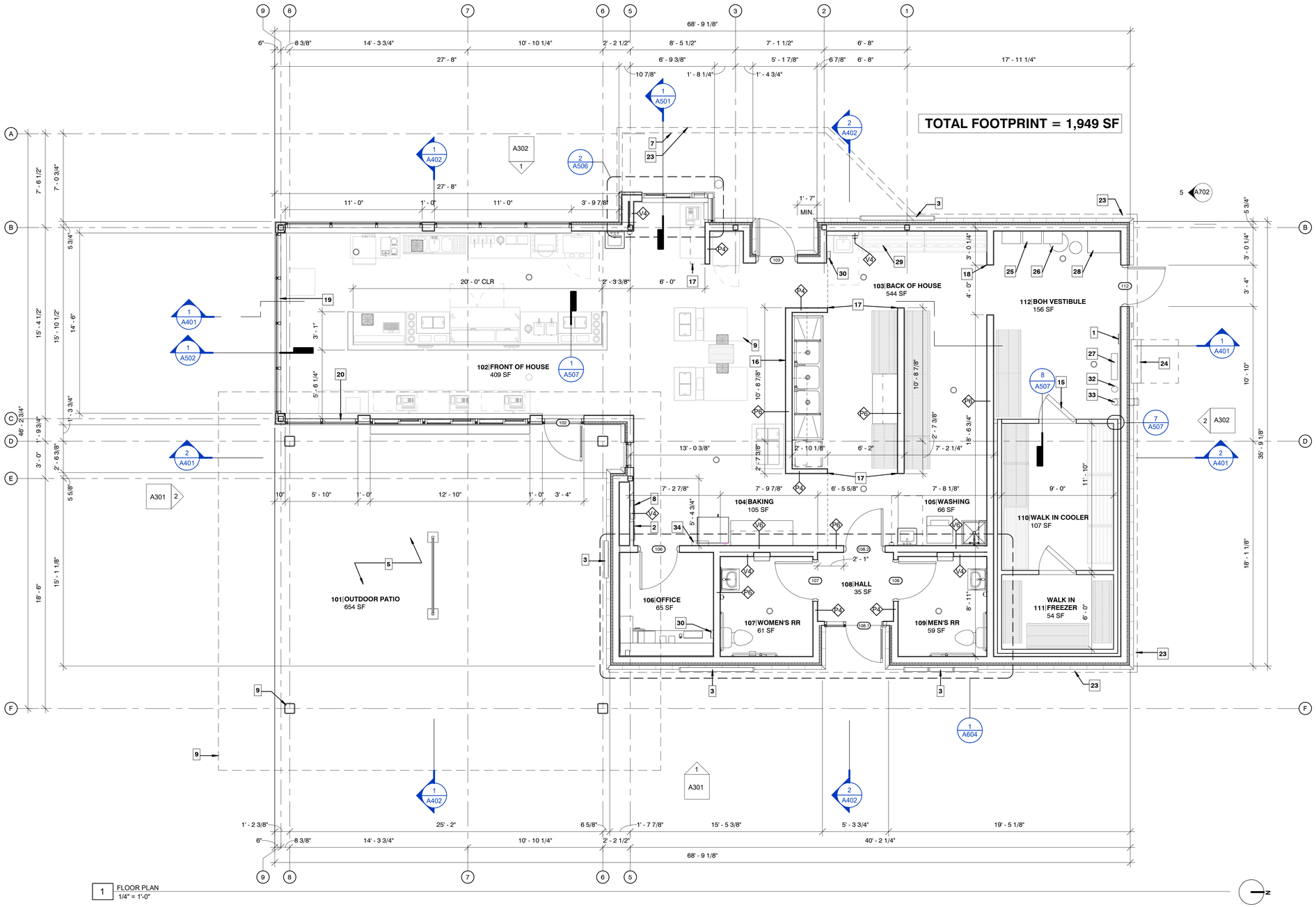
Architect: ???
License Number: xxx
Drawn By: MS
Project Number: 717

RENDERINGS

A020



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

PLAN KEYNOTES

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

NOTE:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPENCIES.

2. DIMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.

3. REFER TO A701 FOR ADDITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND DETAILING.

4. REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.

5. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

6. REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

Hufft

PROJECT INFORMATION:

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

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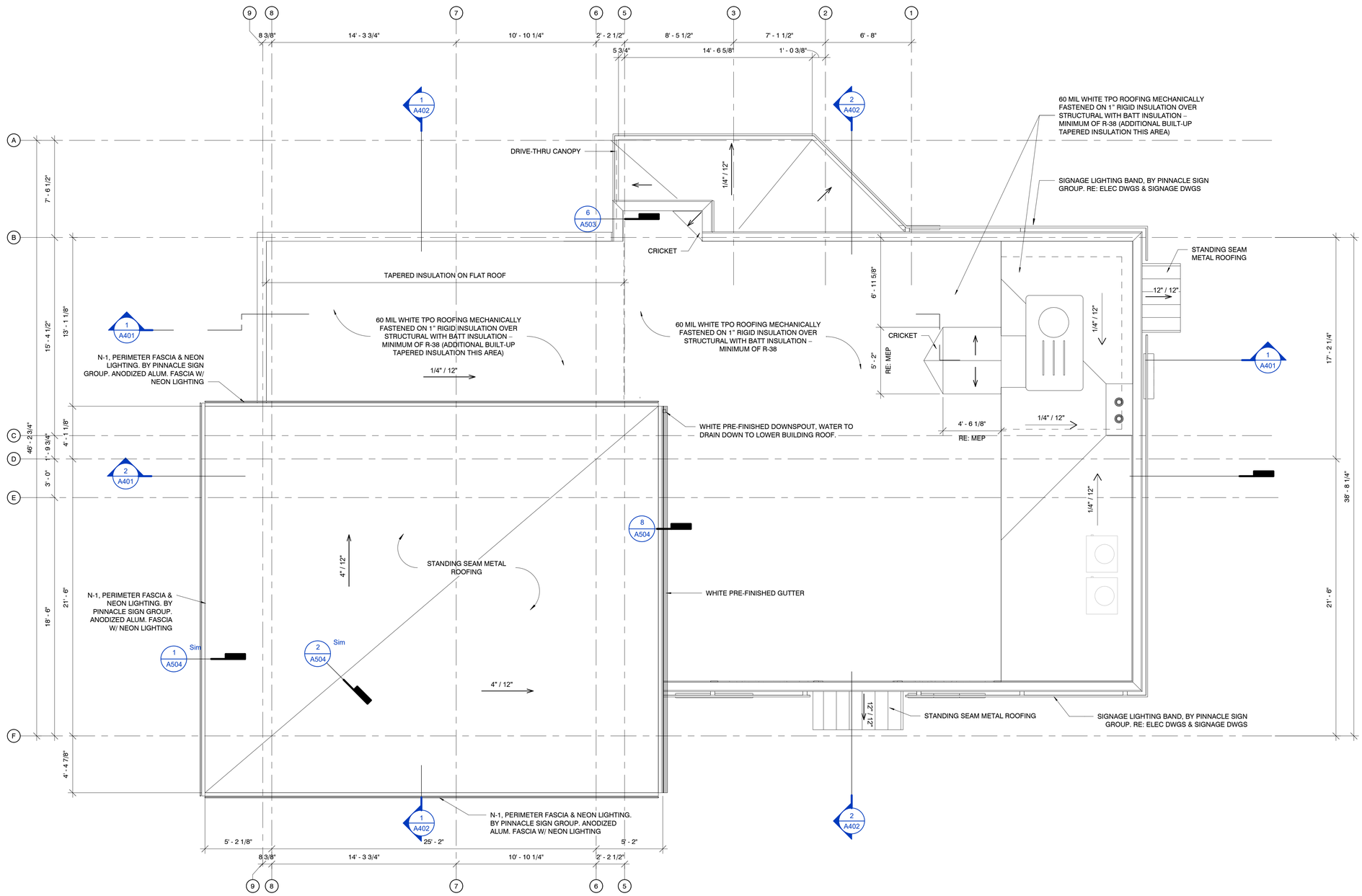
Project Number: 717

FLOOR PLAN

A101



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

Hufft

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Project Number: 717

ROOF PLAN

A104

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

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

EXTERIOR FINISH SCHEDULE

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

Hufft

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

ELEVATIONS

A301

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

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

EXTERIOR FINISH SCHEDULE

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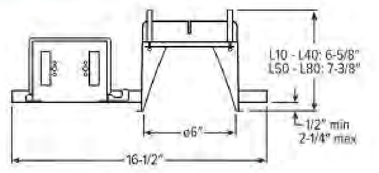
ELEVATIONS

A302

6DR LED 6" Downlight – Round

Williams



CATALOG #

TYPE

PROJECT

NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 6DR - TL - L20/835 - OPTIONS - CONTROL/DIM - UNV (HOUSING) - OW - OF - CS - TRIM OPTIONS (TRIM) - N - F1 (MOUNT)

HOUSING

SERIES
- 6DR - TL TrimLock

LUMENS [1]
- L10 1,000lm [2]
- L15 1,500lm
- L20 2,000lm
- L30 3,000lm
- L40 4,000lm
- L50 5,000lm
- L60 6,000lm
- L70 7,000lm
- L80 8,000lm

CRI
- 8 80
- 9 90 [3]

CCT
- 27 2700K
- 30 3000K
- 35 3500K
- 40 4000K
- 50 5000K

OPTIONS
See page 4 for EMERGENCY BATTERY OPTIONS.
- SCA__ Sloped ceiling adapter [4]
- ATH Airtight construction
- F Fuse
- CP Chicago plenum (CCEA) [5]
- SDT Stepdown transformer [6]

CONTROL
See page 7 for ADDITIONAL CONTROL/DRIVER OPTIONS.
- – None
- AVI-LVFA Avi-on wireless fixture control [7]
- AWNR Lutron Athena wireless node integral fixture control, RF only [8]

DRIVER
See page 7 for ADDITIONAL CONTROL/DRIVER OPTIONS.
- DIM Dimming driver, 0-10V
- DIM1 1% Dimming driver, 0-10V
- DA Driver with 12V auxiliary power, without external dimming wires [9]

VOLTAGE
- UNV 120-277V
- 347 347V [10]

TRIM [11]

TRIM TYPE
- O Open reflector
- L Flush lens
- R Regressed lens
- A Angled lens [13]
- S Non-conductive flush lens for shower applications [14]

DISTRIBUTION [12]
- W Wide: 65° Open, 55° Flush, 55° Regressed
- M Medium [15]: 35° Open, 35° Flush, 35° Regressed
- N Narrow [16]: 10° Open, 25° Flush, 25° Regressed
- WW Wall wash [17]

FLANGE TYPE
- OF 1/2" standard flange
- SF 1/4" mud-in flange [18]

REFLECTOR FINISH
Open trim types
- CS Clear semi-specular anodize
- SG Satin-glow anodize
- GD Gold anodize
- CG Champagne gold anodize
- PW Pewter anodize
- SPC Clear specular anodize
- RG Rose gold anodize
- WH White texture powder coat
- BL Black texture powder coat

Lens trim types
- CS Clear semi-specular powder coat
- WH White texture powder coat
- BL Black texture powder coat
- MB Black texture splay with white flange [19]

TRIM OPTIONS
- MWT Textured white trim flange [20]
- IP IP65 rated trim [21]
- AD Diffuse acrylic lens [22]
- PD Diffuse 1/8" polycarbonate lens [23]
- TD Diffuse polycarbonate lens media at top of open reflector [24]
- WET/CC Wet location, covered ceiling listed [25]
- AM Anti-microbial [26]

MOUNTING

MOUNTING TYPE [27]
- N Open pan for new construction
- I IC-rated enclosure for new construction [29]
- R Remodel kit [30]

MOUNTING HARDWARE [28]
- F1 Integral 2-position fixed pan bracket, universal bar hanger included [31]
- BA1 Adjustable butterfly pan bracket, bar hanger not included [32]
- CA1 Adjustable caterpillar pan bracket, universal bar hanger included [33]

NOTES

1. Lumen output based on O trim type, W distribution and CS finish, 3500K/80CRI. Actual lumens may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
2. Not available with EM/10W emergency batteries.
3. Extended lead times may apply. Consult factory for availability.
4. 11-1/2" aperture, specify degrees of slope in 5° increments, 05°-30°. Not available with I Mounting Type, S Trim Type, ATH, IP, or WET/CC Options. Painted white. Other colors available, consult factory. See page 3 for SLOPED CEILING ADAPTOR DETAILS.
5. I Mounting Type required.
6. May be required for 347V, see product builder at hew.com/product-builder.
7. DA Driver only. See page 7 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
8. DA Driver only.
9. Avi-on and Lutron Athena Controls only.
10. Not available with EM batteries, DA or DMX Drivers.
11. Trim ships separately.
12. Beam angle based on CS or WH reflector finish. See page 2 for FIXTURE PERFORMANCE DATA.
13. Available with WW Distribution only.
14. W Distribution, OF Flange Type and WH Reflector Finish only. Standard with AD diffuse acrylic lens. IP and WET/CC options standard.
15. Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
16. Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
17. O and A Trim Types only.
18. For use with mud-in plaster construction only, supplied with mud flange installation kit. See page 4 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
19. R Trim Type only. Not available with MWT.
20. Not available with WH Reflector Finish, L or S Trim Types.
21. L and R trim types only.
22. Not available with O trim type. W and WW distributions only.
23. Not available with O trim type. W and WW distributions only.
24. O Trim Type only. WET/CC standard unless ordered with EM/RTS. L50 lumen package max.
25. L50 lumen package max with O Trim Type. Not available with PD trim option.
26. WH and BL Reflector Finishes only. Not available with S Trim Type.
27. Mounting hardware required (N and I only), ordered separately, see MOUNTING HARDWARE ordering info. See page 5 for MOUNTING TYPE DETAILS.
28. Additional mounting hardware options available. See page 6 for MOUNTING HARDWARE DETAILS.
29. L30 lumen package max. Not available with EM batteries or Lutron Athena Controls.
30. Also used in new construction sheetrock ceilings. Pan-less installation.
31. N and I Mounting Types only. I Mounting requires external brackets.
32. N Mounting Type only.
33. N Mounting Type only.

6DR LED 6" Downlight – Round

FEATURES

TrimLock

- Innovative TrimLock reflector retention system ensures trim remains flush with ceiling plane
- Wide range of lumen options for general illumination
- Beam angles ranging from 10° narrow to 65° wide for tailored performance
- Industry-leading efficacies as high as 116 lm/W
- New construction mounting pan, IC-rated, or pan-less remodel kit available
- Fully room-side accessible
- Available on QuickShip
- Wireless in-fixture control solutions available

ENERGY STAR · bios ILLUMINATED

Available with BIOS® consult factory

SPECIFICATIONS

- HOUSING – Die-cast aluminum trim housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate/enclosure. Swing-out mounting arms field adjust for ceiling thickness from 1/2" – 2-1/4".
- TRIMLOCK – Innovative TrimLock reflector retention system ensures the trim remains flush with the ceiling plane.
- OPEN REFLECTOR – Low-iridescent anodized aluminum. Clear semi-specular finish standard.
- LENSED TRIM – Die-cast aluminum frame with micro-prismatic, acrylic lens.
- ELECTRICAL – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field-connection of LED light assembly to driver. Reported L70>55,000 hours. Reported L90>55,000 hours. Estimated L70 = 200,000 hours.
- MOUNTING – Recessed, 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 24" O.C. marked spacing required for L60 - L80 lumen packages.
- LISTINGS –
  - cCSAus conforms to UL STD 1598; Certified to CAN/CSA STD C22.2 No. 250.0 for dry and damp locations. LED light assembly conforms to UL 2108 for remote installation.
  - Suitable for wet location under covered ceiling when specified with WET/CC or TD options.
  - ENERGY STAR® certified in select configurations, see www.energystar.gov
  - IC-rated for direct contact with insulation when specified with I Mounting Type.
  - City of Chicago Environmental Air approved when specified with CP option.
  - Complies with ASTM-E283 when specified with ATH option.
  - RoHS compliant.
  - Title 24 (JA8) compliant in select configurations, see www.cecertappliances.energy.ca.gov.
  - Complies with the Buy American Act and other federal regulations. Request certification at hew.com/baa.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

FIXTURE PERFORMANCE DATA

OPEN REFLECTOR TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	1014	8.7	117
	M	982	8.7	113
	N	1003	8.7	115
L15	W	1497	13.8	109
	M	1495	13.8	108
	N	1528	13.8	111
L20	W	1988	19.0	105
	M	1983	19.1	104
	N	2026	19.1	106
L30	W	3062	26.9	114
	M	3003	26.9	112
	N	3000	26.9	112
L40	W	4094	36.5	112
	M	4016	36.4	110
	N	4011	36.4	110
L50	W	5014	43.9	114
	M	4935	43.9	112
	N	5047	43.9	115
L60	W	6043	54.0	112
	M	5948	54.0	110
	N	6083	54.0	113
L70	W	7008	67.8	103
	M	6898	67.8	102
	N	7055	67.8	104
L80	W	8018	79.8	101
	M	7891	79.8	99
	N	8071	79.8	101

FLUSH LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	774	8.7	89
	M	910	8.7	105
	N	909	8.7	105
L15	W	1178	13.8	85
	M	1385	13.8	100
	N	1384	13.8	100
L20	W	1562	19.5	80
	M	1837	19.1	96
	N	1836	19.5	94
L30	W	2335	26.9	87
	M	2782	26.9	103
	N	2718	26.9	101
L40	W	3122	36.5	86
	M	3720	36.4	102
	N	3635	36.4	100
L50	W	3824	43.9	87
	M	–	–	–
	N	–	–	–
L60	W	4609	54.0	85
	M	–	–	–
	N	–	–	–
L70	W	5345	67.8	79
	M	–	–	–
	N	–	–	–
L80	W	6115	79.8	77
	M	–	–	–
	N	–	–	–

REGRESSED LENS TRIM TYPE

	DIST.	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L10	W	716	8.7	82
	M	883	8.7	102
	N	897	8.7	103
L15	W	1090	13.8	79
	M	1344	13.8	97
	N	1366	13.8	99
L20	W	1445	19.5	74
	M	1782	19.1	93
	N	1812	19.5	93
L30	W	2160	26.9	80
	M	2699	26.9	100
	N	2683	26.9	100
L40	W	2889	36.5	79
	M	3609	36.4	99
	N	3587	36.4	99
L50	W	3537	43.9	81
	M	–	–	–
	N	–	–	–
L60	W	4264	54.0	79
	M	–	–	–
	N	–	–	–
L70	W	4945	67.8	73
	M	–	–	–
	N	–	–	–
L80	W	5657	79.8	71
	M	–	–	–
	N	–	–	–

MULTIPLIER TABLES

COLOR TEMPERATURE

	CCT	CONVERSION FACTOR
80 CRI	2700K	0.92
	3000K	0.98
	3500K	1.00
	4000K	1.01
	5000K	1.02
90 CRI	2700K	0.76
	3000K	0.79
	3500K	0.82
	4000K	0.84
	5000K	0.88

REFLECTOR FINISH

	CATALOG NUMBER	CONVERSION FACTOR
O TRIM	CS	1.00
	SG [1]	0.92
	GD	0.93
	CG	0.96
	PW	0.86
	SPC	1.02
	RG	0.88
	WH [1]	0.89
	BL [1]	0.47
R TRIM	WH	1.00
	CS	0.98
	BL	0.79

TRIM

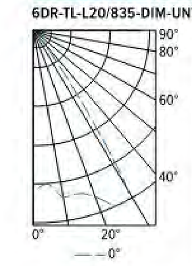
CATALOG NUMBER	CONVERSION FACTOR
S	0.85
AD	0.85
PD	0.85
TD	0.75
WET/CC [2]	0.85

1. Distribution will also be affected, consult factory.
2. Use multiplier when specified with O Trim Type.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is based on 120V input.
- Results based on 3500K, 80 CRI, actual lumens may vary +/-5%
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier tables to calculate additional options.

6DR LED 6" Downlight – Round

PHOTOMETRY

6DR-TL-L20/835-DIM-UNV-OW-OF-CS Report #: 20687; 12/12/18 | Total Luminaire Output: 1988 lumens; 19.0 Watts | Efficacy: 104.6 lm/W | 80 CRI; 3500K CCT

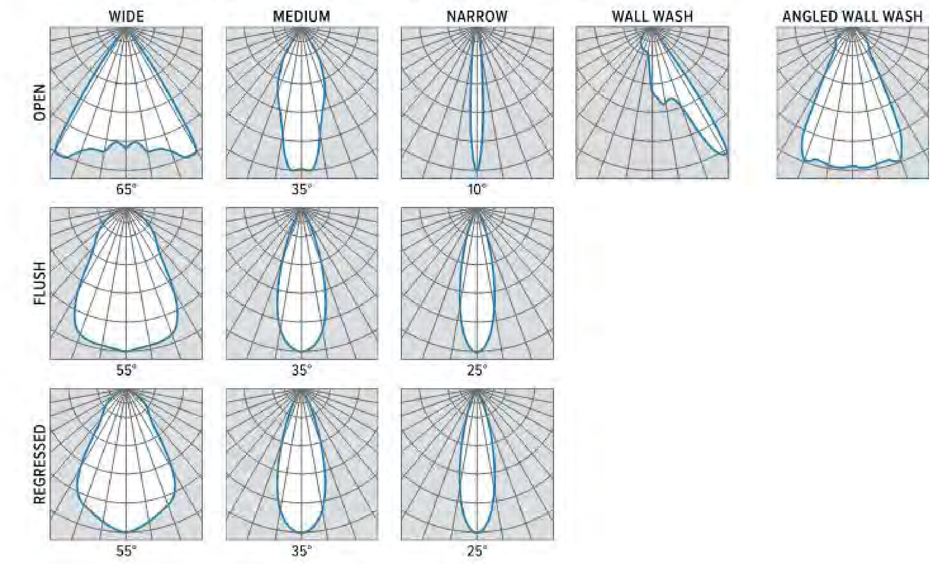


CANDLEPOWER DISTRIBUTION

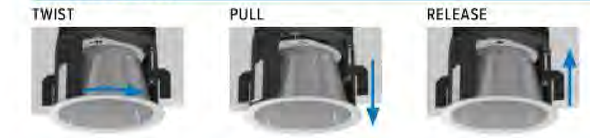
VERTICAL ANGLE	HORIZONTAL ANGLE 0°	ZONAL LUMENS
0	1672	
5	1579	151
15	1735	492
25	1982	917
35	604	380
45	46	36
55	13	12
65	2	2
75	0	0
85	0	0
90	0	

LUMEN SUMMARY

ZONE	LUMENS	% FIXTURE
0 - 40	1939	98
0 - 60	1987	100
0 - 90	1988	100
0 - 180	1988	100



TRIMLOCK DETAILS



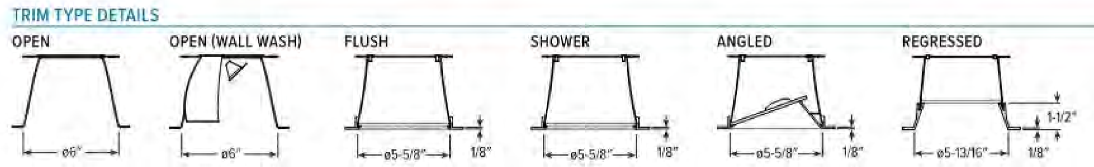
SLOPED CEILING ADAPTOR DETAILS

LUMENS	A (HEIGHT) 5°	10°	15°	20°	25°	30°	PLENUM HEIGHT
L10 - L40	10-11/16"	10-7/8"	10-15/16"	10-7/8"	10-13/16"	10-5/8"	11-1/4"
L50 - L80	11-7/16"	11-9/16"	11-5/8"	11-5/8"	11-1/2"	11-1/4"	12"

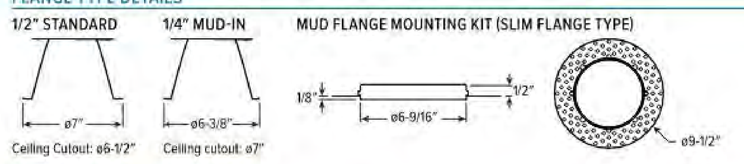
15° Shown

6DR LED 6" Downlight – Round

TRIM TYPE DETAILS



FLANGE TYPE DETAILS



Ceiling Cutout: ø6-1/2"   Ceiling cutout: ø7"

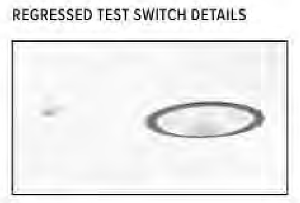
EMERGENCY BATTERY OPTIONS

Additional limitations apply, see page 1. Specify CEC in the option code when California Energy Commission regulations are required.

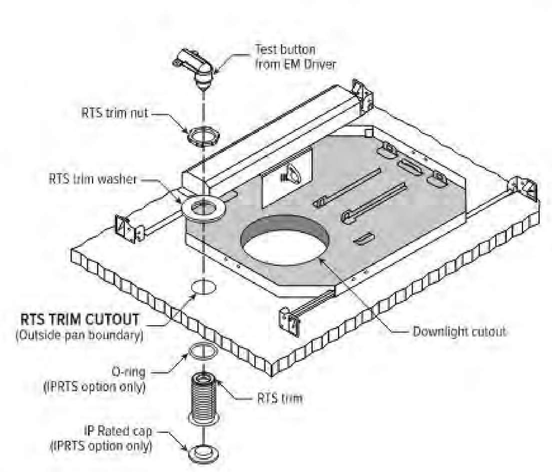
CATALOG NUMBER	DESCRIPTION
EM/7W	7-watt emergency battery [1]
EM/7W/RTS	7-watt emergency battery with regressed test switch [2]
EM/7W/IPRTS	7-watt emergency battery with IP65 rated regressed test switch
EM/10W	10-watt emergency battery [1]
EM/10W/RTS	10-watt emergency battery with regressed test switch [2]
EM/10W/IPRTS	10-watt emergency battery with IP65 rated regressed test switch

1. Not available with S Trim Type or IP Option.
2. Not available with S Trim Type, IP or WET/CC Options.

REGRESSED TEST SWITCH DETAILS



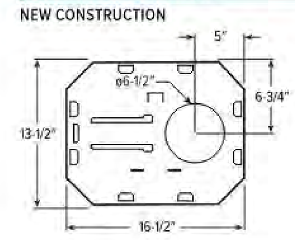
Shown Installed

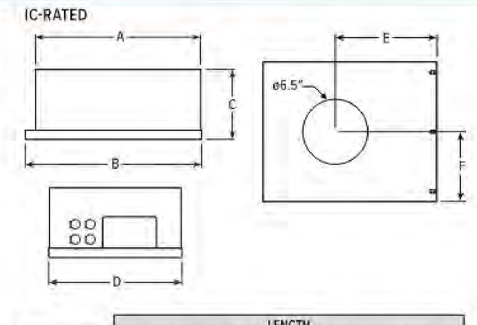


REFLECTOR FINISH DETAILS

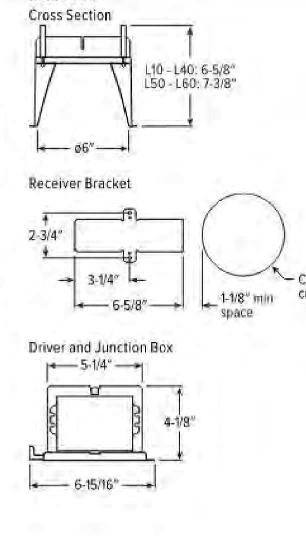
6DR LED 6" Downlight – Round

MOUNTING TYPE DETAILS





LUMENS	LENGTH A	B	C	D	E	F
L10 - L20	15-3/16"	16"	6-3/8"	12-1/8"	9-1/2"	6-1/16"
L30	16-5/8"	17-1/2"	7-7/8"	14"	10-1/4"	7"



APERTURE ADAPTOR ORDERING INFO

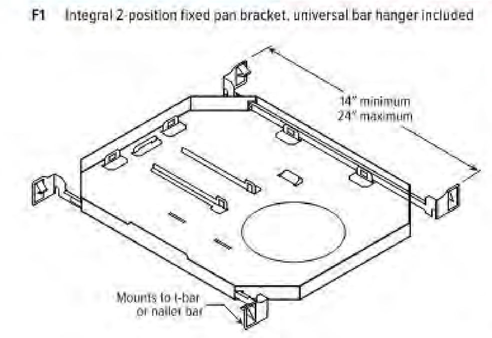
ORDERING EXAMPLE: 4DR - GR - 0575 - WHT			
SERIES	CATALOG NUMBER	CEILING CUTOUT	FINISH
4AR 6AR 4DR 6DR 4DS 6DS 4PR 6PR 4PS 6PS 8DR	GR	Specify ceiling cutout in 1/8" increments. Example: 5.75" = **0575** See Kit Components for application limits.	CS Clear semi-specular powder coat WH White texture powder coat BL Black texture powder coat

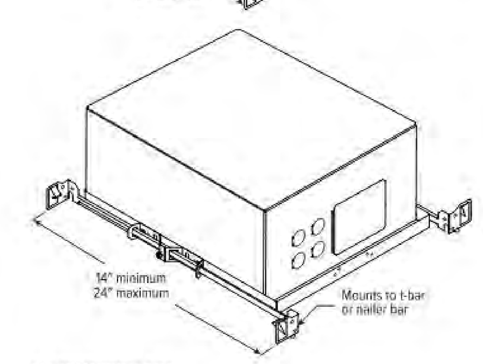
For use with remodel downlights. Additional finishes available, consult factory.
For limitations and instructions, see hew.com/aperture-adaptor.pdf

6DR LED 6" Downlight – Round

MOUNTING HARDWARE DETAILS

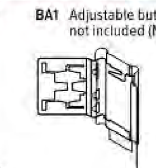
F1 Integral 2-position fixed pan bracket, universal bar hanger included



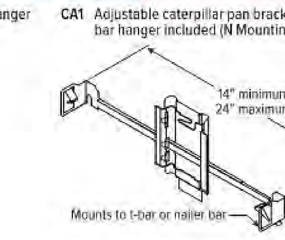


F1 with I Mounting Type

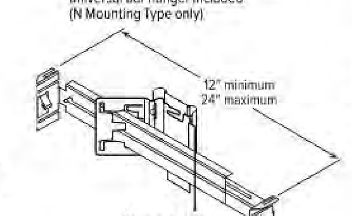
BA1 Adjustable butterfly pan bracket, bar hanger not included (N Mounting Type only)



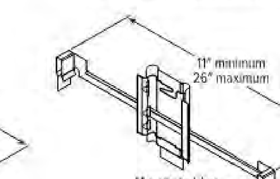
CA1 Adjustable caterpillar pan bracket, universal bar hanger included (N Mounting Type only)



BA2 Adjustable butterfly pan bracket, heavy-duty universal bar hanger included (N Mounting Type only)



CA2 Adjustable caterpillar pan bracket, t-bar hanger included (N Mounting Type only)



SEE NEXT PAGE FOR CONTROL DETAILS.

Hufft

PROJECT INFORMATION:

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3800 FM 407,
Bartonville, TX 76226

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ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:
HUFFT
3612 Karnes Boulevard
Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:
METTEMEYER ENGINEERING, LLC
2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807
P: 417-890-8002

CIVIL:
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P: 972.770.1300

MEP:
RTM ENGINEERING CONSULTANTS
3333 E. Battelfield Road, Suite 1000
Springfield, MO 65804
P: 417-881-0020

LANDSCAPE ARCHITECT:
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ISSUE:
CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

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

LIGHTING CUT SHEETS

A401

HALO

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD6 is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes. And may also retrofit in 5" and 6" IC and Non-IC recessed housings.* Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION

- Die cast aluminum trim ring, and die formed aluminum frame

OPTICS

- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS

Accessories (sold separately)
SLD designer trims are accessory rings that attach to the SLD for a permanent finish.* Refer to SLD accessories specification sheet for details.

- White (Paintable)
- Satin Nickel
- Tuscan Bronze

*SLD accessory trims attach with permanent adhesion and are not interchangeable after installation.

ELECTRICAL JUNCTION BOX MOUNTING

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes
  Note: Driver consumes 3 cubic inches of junction box.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- **Note:** Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

Torsion Spring 5" & 6"

- Optional precision formed torsion spring bracket kit is included
- The torsion springs adjust on the frame to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

- Optional precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion spring mounting tabs
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

LED

- Linear LED arrays are integrated in trim perimeter
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90
  - 90 CRI can be used for California Title 24 compliance/ certified to Title 20
  - 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.

WARRANTY

Cooper Lighting Solutions provides a five year limited warranty on the SLD LED

LED CHROMATICITY

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI.
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS

Junction Box

- Compatible with 3-1/2" x 2" and 4" x 1-1/2" deep round, square and octagon boxes (2-1/8" deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

Recessed Housings

- LED connector is compatible with Halo 5" H550 Series and 6" H750 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit*
- LED connector is a non-screwbase luminaire disconnect for tool-less installation

SLD 1200 Series

SLD6128xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6129xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

High Lumen 1200 Series

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	1215	1000
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.12 A	0.12 A
Input Power	14.8 W	14.8 W
Efficiency (4000K models)	82 lm/W	68 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 ~ +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD612830WH
612 = 6" SLD 1200 Series
8 = >80 CRI
30 = 3000K
WH = Matte White

COOPER Lighting Solutions

*Non-California Product Only

TD518010EN
11/13/2018

LED DRIVER

- Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED arrays
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable if it should be required

DIMMING

- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE

- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

SLD 1200 Series

SLD6128xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6129xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

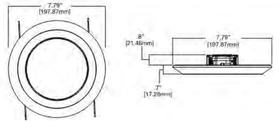
6" Surface LED Downlight

High Lumen 1200 Series

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SLD612027WH SLD6TRMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation

Models	Color Rendering Index	Color Temperature CCT	Finish	Accessories
SLD612= 6" Surface LED Downlight, 120V 1200 Series California non-E26 Models: **SLD612027WH**-CA **SLD612030WH**-CA **SLD612035WH**-CA **SLD612040WH**-CA	**6**=80 CRI **9**=90 CRI	27=2700K 30=3000K 35=3500K **40**=4000K	**WH**=White	Designer Trims Fit over the SLD for a designer finish SLD6TRMSN-5" SLD Satin Nickel SLD6TRMTB2-6" SLD Tuscan Bronze SLD6TRMWH-6" SLD White (paintable) *SLD accessory trims attach with permanent adhesion and are not interchangeable after installation J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box SLD6EXT-6" Surface LED J-Box Extender; 9.5" O.D. RAD Adapters When junction box is mounted flat on a ceiling or inside surface (not recessed in ceiling) SLD6RAD-4" SLD Round Surface J-Box Adapter, 7.92" O.D. (for 4-inch round or octagon junction boxes.) SLD6SADPLT-6" SLD Square Surface J-Box Adapter Plate (For 4-inch square junction boxes, use with SLD6RAD.) Spare Parts SLD6ACCKIT-6" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, NuSon blades) SLD6BRKT-6" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

COOPER Lighting Solutions

HOUSING COMPATIBILITY

The SLD6 is UL Listed in Halo and All-Pro recessed housings, and is UL Classified for use with any 5 or 6 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted below.
Note: Some other's housings require installation with included friction clips.

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
HALO LED	**Recessed Can Size**	**Catalog Number**
	5"	H550ICAT, H550RICAT, E550ICAT, E550RICAT
	6"	H750ICAT, H750RICAT, H750T, H750RINTD010, H750TCP, H2750ICAT, H2750RICAT, E750ICAT, E750RICAT
Halo LED Retrofit Enclosures		
HALO	**6"**	ML7BXRFK, ML7E26RFK
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	**5"**	H5ICAT, H5RICAT, H5ICATNB, H5T, H5RT, H25ICAT, H25ICATNB, E5TAT, E5RTAT, H5TNB, E5TATNB, E5ICAT, E5RICAT, E5ICATNB
	6"	H7ICAT, H7RICAT, H7ICT, H7RICT, H7ICATNB, H7ICTNB, H7T, H7RT, H7TNB, H7TCP, H7UICT, H7UICAT, H27ICAT, H27RICAT, H2T, H27RT, E7ICAT, E7RICAT, E27ICAT, E27RICAT, E7ICATNB, E7TAT, E7RTAT, E7TATNB, E27TAT, E27RTAT

COOPER Lighting Solutions

COMPATIBLE WITH COOPER LIGHTING SOLUTIONS' CROUSE-HINDS JUNCTION BOXES

TP316
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

- TP316 - for non-metallic cable
- TP317 - for metal clad cable
- UL Listed
- Refer to www.crouse-hinds.com

COMPATIBLE WITH MANY OTHER JUNCTION BOXES*

4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)

4" square deep steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

4" square standard steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)

4" round new work non-metallic light fixture/ fan box
4" diameter x 2-3/16"
(102mm x 56mm)

3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)

3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)

4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD6RAD adapter

4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16" (102mm x 56mm)

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the SLD mounting bracket in the box.

COOPER Lighting Solutions

PRODUCT DATA

Cat No.	CRI	CCT	Lumens	Power (W)	LPW
SLD612827WH	80	2700	1100	14.8	74
SLD612830WH	80	3000	1150	14.8	78
SLD612835WH	80	3500	1200	14.8	81
SLD612840WH	80	4000	1215	14.8	82
SLD612927WH	92	2700	880	14.8	59
SLD612930WH	92	3000	925	14.8	63
SLD612935WH	92	3500	965	14.8	65
SLD612940WH	92	4000	1000	14.8	68

Performance values are presented as typical for the model(s) indicated. Field results may vary.

LIGHTING FACTS®

SLD612827WH - 80 CRI

SLD612830WH - 80 CRI

SLD612835WH - 80 CRI

SLD612840WH - 80 CRI

SLD612927WH - 90 CRI

SLD612930WH - 90 CRI

SLD612935WH - 90 CRI

SLD612940WH - 90 CRI

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 16 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

Hufft

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ISSUE:

CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

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

LIGHTING CUT SHEETS

A402

MX4S LED 4" Continuous – Surface

Williams

FIXTURE:
TYPE:
PROJECT:

FEATURES

- Create elegant spaces with a seamless, continuous row of illumination
- Flat and proud lenses give designers a variety of looks
- High-performance up to 113 lm/W
- Linear extrusion contains snap-in light rails for ease of installation and maintenance
- Versatile MX4 system includes recessed, surface, suspended and in-wall mounting, see hew.com
- Corner configurations available, see Product Builder at hew.com/product-builder
- Diffuse acrylic lens provides uniform illumination for visual comfort
- Wireless in-fixture control solutions available
- Available with BIOS® SkyBlue® technology to support proper daytime circadian stimulus
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Extruded aluminum with die-cast end plates.
- SHIELDING – Extruded, flat, diffuse acrylic lens.
- FINISH – Textured matte white polyester TGIC powder coat bonded to phosphate-free, multi-stage pretreated metal. All parts painted after fabrication to facilitate installation, increase efficiency, and inhibit corrosion.
- ELECTRICAL – High-quality mid-power LED boards. L70 >60,000 hours per IES TM-21.
- MOUNTING – Surface.
- LISTINGS –
  - cCSAus certified as luminaire suitable for dry or damp locations.
  - Complies with the Buy American Act and other federal regulations. Required certification at hew.com/baa.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

bios BLUETOOTH

Available with BIOS® – consult factory

ORDERING EXAMPLE: MX4S - 12'00 - L8/835 - F - OPTIONS - CONTROL/DIM - UNV

SERIES
MX4S

ILLUMINATED LENGTH
Lengths specified in feet and inches using 4" increments, 2" minimum.
Example: **12'00** = 12'-0"

Product Builder
Easily build shapes & simplify ordering with the Williams Linear Product Builder at hew.com/product-builder [10]

LUMENS [2]
- **L8** 800lm
- **L12** 1200lm
- **L15** 1500lm

CRI
- **8** 80
- **9** 90 [4]

CCT
- **27** 2700K
- **30** 3000K
- **35** 3500K
- **40** 4000K
- **50** 5000K

SHIELDING
- **F** Flat, diffuse acrylic
- **P** Proud, diffuse acrylic with 5/16" drop [9]

OPTIONS [1]
- **EM/10W** 10-watt emergency battery [6]
- **EM/10WRM** Remote mount 10-watt emergency battery
- **ASY** Asymmetric distribution [7]
- **(L__)** Additional lower lumen packages available [8]
  Example: 600 lumens = MX4S-12'00-L8/835-(L6)

CONTROL [16]
See page 5 for ADDITIONAL CONTROL OPTIONS.
- **–** None
- **AVI-LVFA** Avi-on wireless fixture control [10]
- **AVI-LVFA-CS2-PIR** Avi-on wireless fixture control with PIR motion and daylight sensor [11]
- **AWNR** Lutron Athena wireless node integral fixture control, RF only [12]
- **AWNS** Lutron Athena wireless node integral fixture control, RF with daylight and occupancy sensing [13]

DRIVER
See page 6 for ADDITIONAL DRIVER OPTIONS.
- **DIM** Driver with external dimming wires
- **DRV** Driver without external dimming wires
- **DA** Driver with 12V auxiliary power, without external dimming wires [14]
- **DSR** Sensor-ready driver without external dimming wires (D4i DALI-2) [15]

VOLTAGE
- **120** 120V
- **277** 277V
- **UNV** 120-277V
- **347** 347V [16]

NOTES

1 See page 3 for FIXTURE DETAILS.
2 Lumens per foot output based on 80 CRI/3500K CCT and F shielding. Actual lumens may vary ± 5%. See page 2 for FIXTURE PERFORMANCE DATA. Additional lumen packages available, see Options.
3 See page 3 for FINISH OPTIONS. Custom colors available upon request. See Technical Info for Power Entry details.
4 Extended lead times may apply. Consult factory for availability.
5 See page 2 for CROSS SECTIONS. Not available with corner configurations.
6 L8 and L12 only. Not available with fixtures less than 4'.
7 Available with F shielding only. Creates uneven lens illumination. See page 2 for CROSS SECTIONS.
8 (L4) lumen package minimum. Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.
9 Reduces portion of lit fixture, consult factory. See page 3 for SENSOR & NODE PLACEMENT DETAILS. See page 4 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
10 DA driver only.
11 DA driver only.
12 DA and DSR Drivers only.
13 DA and DSR Drivers only.
14 Avi-on and Lutron Athena Controls only.
15 Lutron Vive and Athena Controls only.
16 Not available with EM batteries, control sensors, DA, or DSR Drivers.

MX4S LED 4" Continuous – Surface

FIXTURE PERFORMANCE DATA

	PER FOOT		
	DELIVERED LUMENS	WATTAGE	EFFICACY (lm/W)
L8	824	7.3	113
L12	1175	10.8	109
L15	1439	13.5	107

- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25.0C ambient temperature.
- Wattage shown is average for 120V through 277V input.
- Results based on F shielding, 3500K, 80 CRI, actual lumens may vary +/-5%
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier table to calculate additional options.

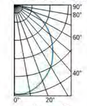
MULTIPLIER TABLE

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
80 CRI	2700K	0.97
	3000K	0.99
	3500K	1.00
	4000K	1.03
	5000K	1.06
90 CRI	2700K	0.82
	3000K	0.83
	3500K	0.84
	4000K	0.86
	5000K	0.90

ASY OPTION	
WATTAGE	EFFICACY (lm/W)
1.03	0.97

PHOTOMETRY

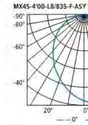
MX4S-4'00-L8/835-F-DIM Total Luminaire Output: 3296 lumens; 29.2 Watts | Efficacy: 113 lm/W | 80 CRI; 3500K CCT



CANDLEPOWER DISTRIBUTION	VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
	0	894	894	894	
	5	913	887	878	123
	15	852	846	832	348
	25	789	764	746	512
	35	684	651	639	597
	45	555	530	510	587
	55	415	395	371	513
	65	270	254	243	368
	75	127	122	121	192
	85	20	25	23	45
	90	0	0	0	

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 30	983	30
	0 - 40	1580	48
	0 - 60	2690	82
	0 - 90	3296	100
	0 - 180	3296	100

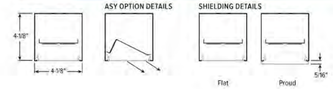
MX4S-4'00-L8/835-F-ASY Total Luminaire Output: 3197 lumens; 29.2 Watts | Efficacy: 109 lm/W | 80 CRI; 3500K CCT



CANDLEPOWER DISTRIBUTION	VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	135°	180°	ZONAL LUMENS
	0	1153	1153	1153	1153	1153	
	5	1149	1175	1188	1175	1149	109
	15	1101	1185	1221	1185	1101	311
	25	1011	1139	1187	1139	1011	468
	35	881	1024	1083	1024	881	556
	45	726	868	922	868	726	566
	55	560	684	730	684	560	507
	65	384	481	516	481	384	387
	75	203	275	300	275	203	227
	85	50	86	100	86	50	67
	90	2	13	19	13	2	

LUMEN SUMMARY	ZONE	LUMENS	% FIXTURE
	0 - 30	887	28
	0 - 40	1443	45
	0 -60	2536	79
	0 - 90	3197	100
	0 - 180	3197	100

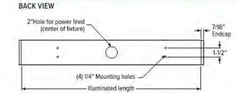
CROSS SECTIONS



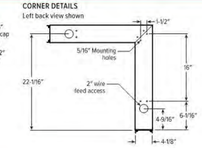
MX4S LED 4" Continuous – Surface

FIXTURE DETAILS

BACK VIEW



CORNER DETAILS
Left back view shown



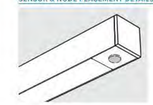
Note: Corner orientation determined in field. Feeder corner end cap shipped separately.

FINISH OPTIONS

WHITE | BLACK | BRONZE | NICKEL | SILVER | ALUM

For custom color, please specify RAL code or a manufacturer code with description. All custom colors other than RAL require two sample swatches, minimum 1" square.

SENSOR & NODE PLACEMENT DETAILS



SEE NEXT PAGE FOR CONTROL DETAILS

MX4S LED 4" Continuous – Surface

AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS

FEATURES

Simple
- Gateway-free distributed control
- Factory pre-commissioning
- Contractor friendly installation
- Occupancy/vacancy/daylight sensing

Scalable
- Virtually unlimited network size
- Spans small offices to large warehouses
- Flexible control strategies

Secure
- Optional cloud connectivity
- UL IoT platinum security rating
- DLC 5.0 compliant

COMMISSIONING & INSTALLATION TOOLS

Avi-on mobile apps provide intuitive, quick installation and commissioning. Pro tools are available to qualified installers. Live commissioning training and on-site or remote support by Avi-on must be ordered separately through Avi-on.

Commissioning Mobile App | Zone Scanner Web App | Commissioning Pro App

SYSTEM COMPONENTS

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ACCESSORIES

WALL STATIONS	
AVI-2401AC	Scene controller - numbered 1-4, 120-277VAC
AVI-2402BAT	Scene controller - numbered 1-4, battery powered
AVI-2401AC-2	Dimmer with presets - percentages, 120-277VAC
AVI-2402BAT-2	Dimmer with presets - percentages, battery powered
AVI-2401AC-3	On/off/dimming, 120-277VAC
AVI-2402BAT-3	On/off/dimming, battery powered

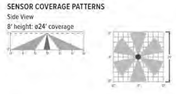
NETWORK	
AVI-RAB-LTE	Remote access bridge – LTE connection
AVI-2001RAB-01-C	Remote access bridge – Wifi connection
AVI-KIT-NTM	Network time manager with battery backup
CEILING MOUNT SENSORS	
AVI-KIT-SEN-DUCM	PIR motion and ultrasonic sensor kit
AVI-KIT-SEN-ICM	PIR motion and photocell sensor kit

For load controllers and additional accessory info, see hew.com/avi-on

AVI-LVFA-CS2-PIR Avi-on wireless fixture control with PIR motion and daylight sensor. DA Driver only.

SPECIFICATIONS	
TYPE	PIR Motion + Daylight
MOUNTING HEIGHT	8' – 10'
DETECTION ANGLE	360°
TEMPERATURE RANGE	-30° to 50°C
RELATIVE HUMIDITY	10 to 80% non-condensing
IP RATING	IP20
MANUFACTURER	Avi-On

SENSOR COVERAGE PATTERNS
Side View
8' height: ø24' coverage



SENSOR DETAIL

Dimensions: 13/16" x 2-1/4"

MX4S LED 4" Continuous – Surface

ADDITIONAL CONTROL OPTIONS

AWNS Lutron Athena wireless node integral fixture control, RF with daylight and occupancy sensing. DA and DSR Drivers only.

SPECIFICATIONS	
TYPE	Radio Frequency
MOUNTING HEIGHT	8' – 12'
DETECTION ANGLE	360°
TEMPERATURE RANGE	0° to 55°C
RELATIVE HUMIDITY	0 to 90%, non-condensing
COMMISSIONING	Clear Connect gateway – Type X with app (iOS or Android)
MANUFACTURER	Lutron

SENSOR COVERAGE PATTERNS
9' height: ø12' coverage

Motion Sensor Coverage

CEILING HEIGHT	COVERAGE AREA (SQ FT)
8'	114
9'	144
10'	178
12'	256

SENSOR DETAIL

Dimensions: ø1-1/8"

ATHENA CONTROL OPTIONS

CATALOG NUMBER	DESCRIPTION
AWNR	Lutron Athena wireless node integral fixture control, RF only, for use with D4i DALI-2 or driver with 12V auxiliary power
AWNS	Lutron Athena wireless node integral fixture control, RF with daylight and occupancy sensing, for use with D4i DALI-2 or driver with 12V auxiliary power
AWNR-BL	Lutron Athena wireless node integral fixture control, RF only, for use with D4i DALI-2 or driver with 12V auxiliary power, black finish
AWNS-BL	Lutron Athena wireless node integral fixture control, RF with daylight and occupancy sensing, for use with D4i DALI-2 or driver with 12V auxiliary power, black finish

VDO Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC). DSR or LDE Drivers only. LDE drivers require driver interface

SPECIFICATIONS	
TYPE	PIR Motion + Daylight
MOUNTING HEIGHT	8' – 12'
DETECTION ANGLE	360°
TEMPERATURE RANGE	0° to 55°C.
RELATIVE HUMIDITY	0 to 90%, non-condensing
COMMISSIONING	App (iOS or Android)
MANUFACTURER	Lutron

SENSOR COVERAGE PATTERNS
9' height: ø12' coverage

Motion Sensor Coverage

CEILING HEIGHT	COVERAGE AREA (SQ FT)
8'	114
9'	144
10'	178
12'	256

SENSOR DETAIL

Dimensions: 2-11/16" x 1"

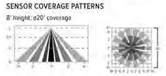
VIVE CONTROL OPTIONS

CATALOG NUMBER	DESCRIPTION
VRF	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF), for use with sensor-ready driver
VDO	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC), for use with sensor-ready driver
VRF/DBI	Lutron Vive integral fixture control, RF only (DFCSJ-OEM-RF) and digital link interface, for use with Lutron Hi-lume 1% EcoSystem dimming LED driver
VDO/DBI	Lutron Vive integral fixture control, RF with daylight and occupancy sensor (DFCSJ-OEM-OCC) and digital link interface, for use with Lutron Hi-lume 1% EcoSystem dimming LED driver

OCCWS-F5-305-L6-PP-120/277 Wattstopper PIR motion and daylight hold off sensor with power pack, 120/277V

SPECIFICATIONS	
TYPE	PIR Motion + Daylight Hold Off
MOUNTING HEIGHT	8'
LENS	Indoor, non-wet location use
DETECTION ANGLE	360°
TEMPERATURE RANGE	-40° to 55°C
RELATIVE HUMIDITY	5% to 95%, non-condensing
COMMISSIONING	Dials under lens

SENSOR COVERAGE PATTERNS
8' height: ø20' coverage



SENSOR DETAIL

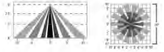
Dimensions: ø1-5/16"

MX4S LED 4" Continuous – Surface

OCCWS-LMFS-601-PP-120/277 Wattstopper PIR motion and daylight sensor with power pack, 120/277V

SPECIFICATIONS	
TYPE	PIR Motion + Daylight
MOUNTING HEIGHT	8' – 12'
LENS	Up to 300 sq/ft coverage
DETECTION ANGLE	360°
TEMPERATURE RANGE	0° to 50°C
RELATIVE HUMIDITY	0 to 90%, non-condensing
COMMISSIONING	App (iOS or Android)

SENSOR COVERAGE PATTERNS
8' height: ø20' coverage



SENSOR DETAIL

Dimensions:: ø1-5/16"

ADDITIONAL DRIVER OPTIONS

Note: Lumen restrictions apply, consult product builder at hew.com/product-builder.

CATALOG NUMBER	DESCRIPTION
DRV	Driver prewired for non-dimming applications
DIM	Dimming driver prewired for 0-10V low voltage applications
DIM1	1% dimming driver prewired for 0-10V low voltage applications
DIM LINE	Line voltage dimming driver (TRIAC and ELV compatible, 120V only).
DIM TRC	Line voltage dimming driver (TRIAC compatible, 120V only)
DA	Driver with 12V auxiliary power
DSR	Sensor-ready driver (D4i DALI-2)
SD40	40% step-dimming driver
SD50	50% step-dimming driver
DALI	DALI dimming driver
LDE1	Lutron Hi-lume 1% EcoSystem dimming LED driver

Hufft

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www.hufft.com

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

LIGHTING CUT SHEETS

A403

AREA & ROADWAY LIGHTING

RAZAR SERIES - LED
LOW PROFILE AREA LUMINAIRE

PROJECT NAME:

PROJECT TYPE:

Optical Housing
Heavy cast, low copper aluminum assembly (A356 alloy, < 2% copper) minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Driver(s)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

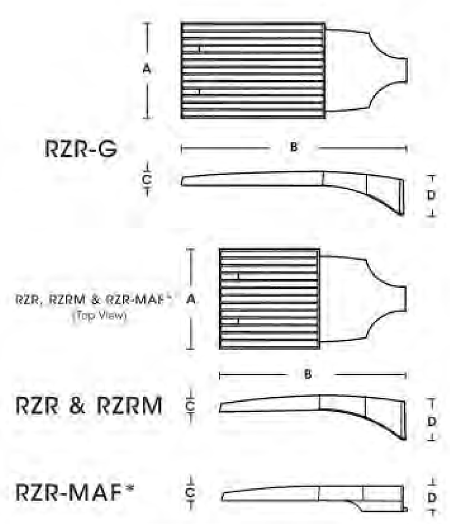
LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's
TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and point adhesion. 400°F bake for maximum hardness and durability.

Mast Arm Fitter/Electrical Housing
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

RZR
(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

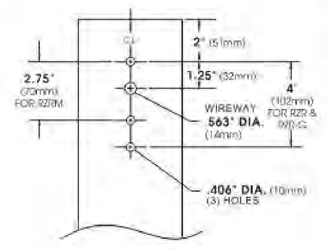
U.L. Listed for Wet Location

2022158

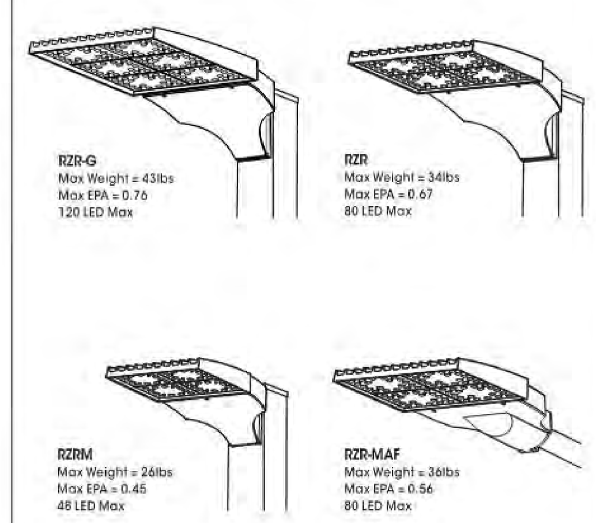
RZR SERIES - LED

SPECIFICATIONS

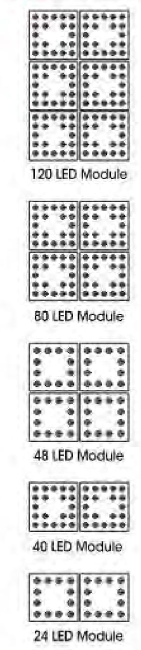
POLE DRILLING TEMPLATE



EPA & WEIGHT



PLED™ MODULES



ORDERING INFORMATION

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire
- ☐ RZR-G
- ☐ RZR
- ☐ RZR-MAF
- ☐ RZRM

Optics (PLED® Distribution Type)
- ☐ Type II PLED-II
- ☐ Type II Front Row PLED-II-FR
- ☐ Type III Median Illuminator PLED-II-MIL
- ☐ Type III Med. PLED-III
- ☐ Type III Wide PLED-III-W
- ☐ Type IV PLED-IV
- ☐ Type IV PLED-IV-FT
- ☐ Type V Narrow PLED-VSQ-N
- ☐ Type V Med PLED-V-SQ-M
- ☐ Type V Wide PLED-V-SQ-W

LED

# of LEDs:
- RZR-G: ☐ 120LED ☐ 80LED
- RZR/RZR-MAF: ☐ 80LED ☐ 40LED
- RZRM: ☐ 48LED ☐ 24LED

Drive Current: ☐ 1050mA[1] ☐ 875mA[1] ☐ 700mA[1] ☐ 525mA ☐ 350mA

Color Temp - CCT: ☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K) ☐ TRA True Amber[2]

Consult Factory for Other LED Color, CCT, & CRI Options

NOTES:
1 - 700mA, 875mA and 1050mA not for use with TRA LED's
2 - Available in 350mA & 525mA drive currents only

Consult Factory for Other Drive Currents

Voltage
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

Mounting

Arm Mount
- ☐ 1
- ☐ 2-180
- ☐ 2-90
- ☐ 3-90
- ☐ 3-120
- ☐ 4-90

Wall Mount
- ☐ WM

WM - Wall Mount provided with mounting bracket and cover

Finish

Standard Textured Finish
- ☐ Black RAL-9005-T
- ☐ White RAL-9003-T
- ☐ Grey RAL-7004-T
- ☐ Dark Bronze RAL-8019-T
- ☐ Green RAL-6005-T

Premium Finishes
- ☐ Rust
- ☐ Patina Copper PC

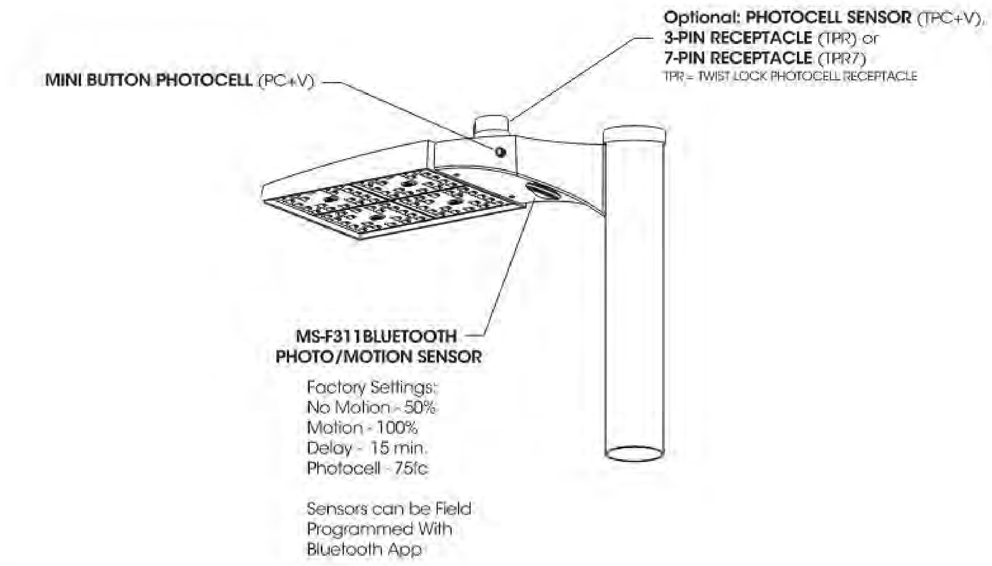
For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options
- ☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ External Glare Shield 4 Sided **EGS4**
- ☐ External Glare Shield 3 Sided Rear Wedge **EGS3W**
- ☐ Round Pole Adapter **RPA**
- ☐ Twist Lock Receptacle Only **TPR**
- ☐ 7-Pin Twist Lock Receptacle Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Twist Lock Photocell + Voltage (Example: TPC347V) **TPC+V**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100 Photo 75fc) **MS-F311**

RZR SERIES - LED

OPTIONS



High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Seconday AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls
Contact Factory for Wireless and Other Fixture Controls and Recomendations. Most Controls Can be Integrated and Factory Installed.

EXTERNAL GLARE SHIELDS

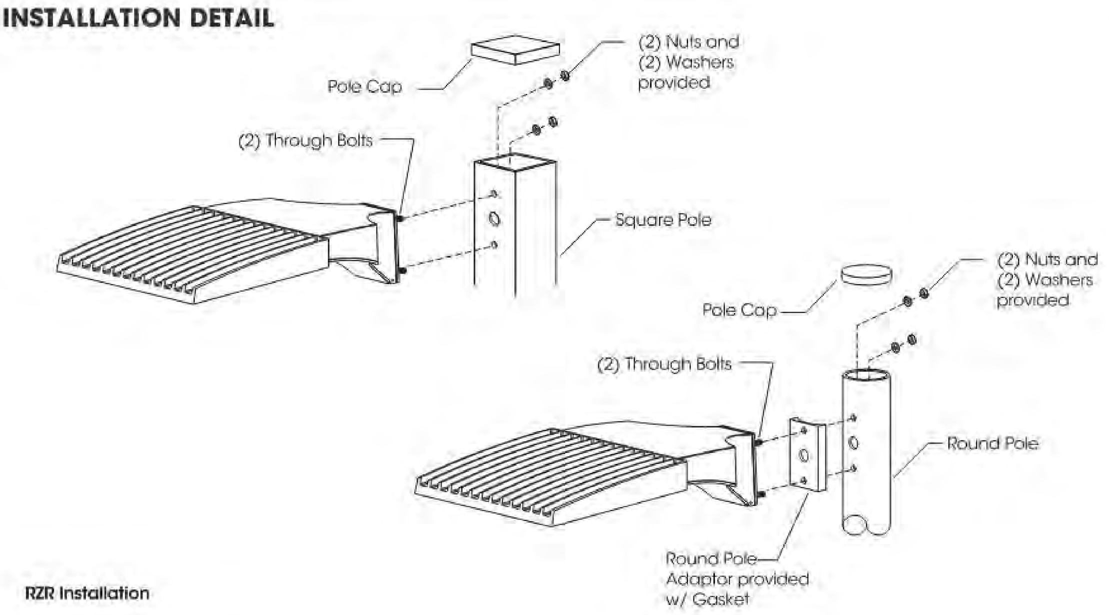
EGS4 - 4 Sided Shield
Minimum Cutoff = 12°
Average Cutoff = 23°

EGS3W - 3 Sided Shield
Minimum Rear Cutoff = 12°
Average Rear Cutoff = 23°
Minimum Side Cutoff = 4°
Average Side Cutoff = 16°

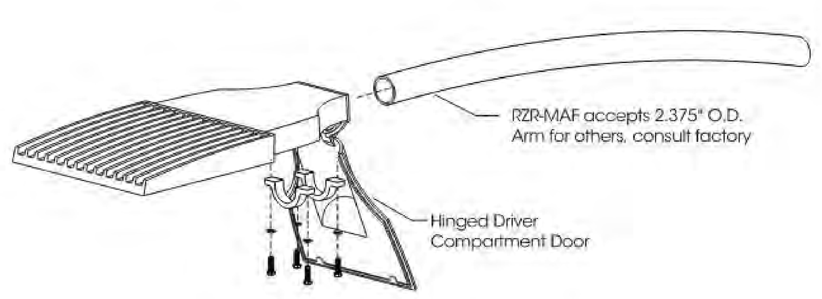
Glare Shields are rotatable on RZR and RZRM. Consult factory for custom applications.

RZR SERIES - LED

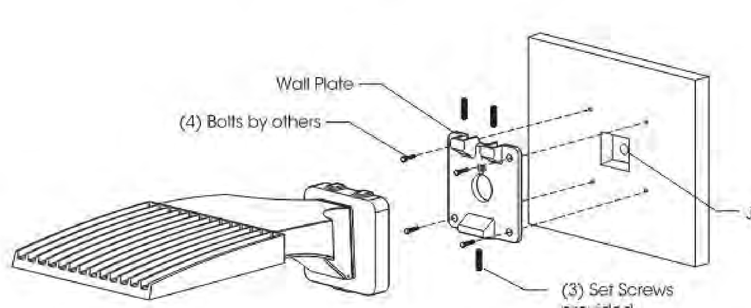
INSTALLATION DETAIL



RZR Installation



RZR-MAF Installation



RZR-WM Installation

RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000 (10x Test Time Calculated)	L94	0.94x
100,000 (Theoretical Calculated)	L92	0.92x
150,000 (Theoretical Calcualted)	L89	0.89x

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)
TM-21 6x Test Time Dicatates that L94 > 60,000 Hours.

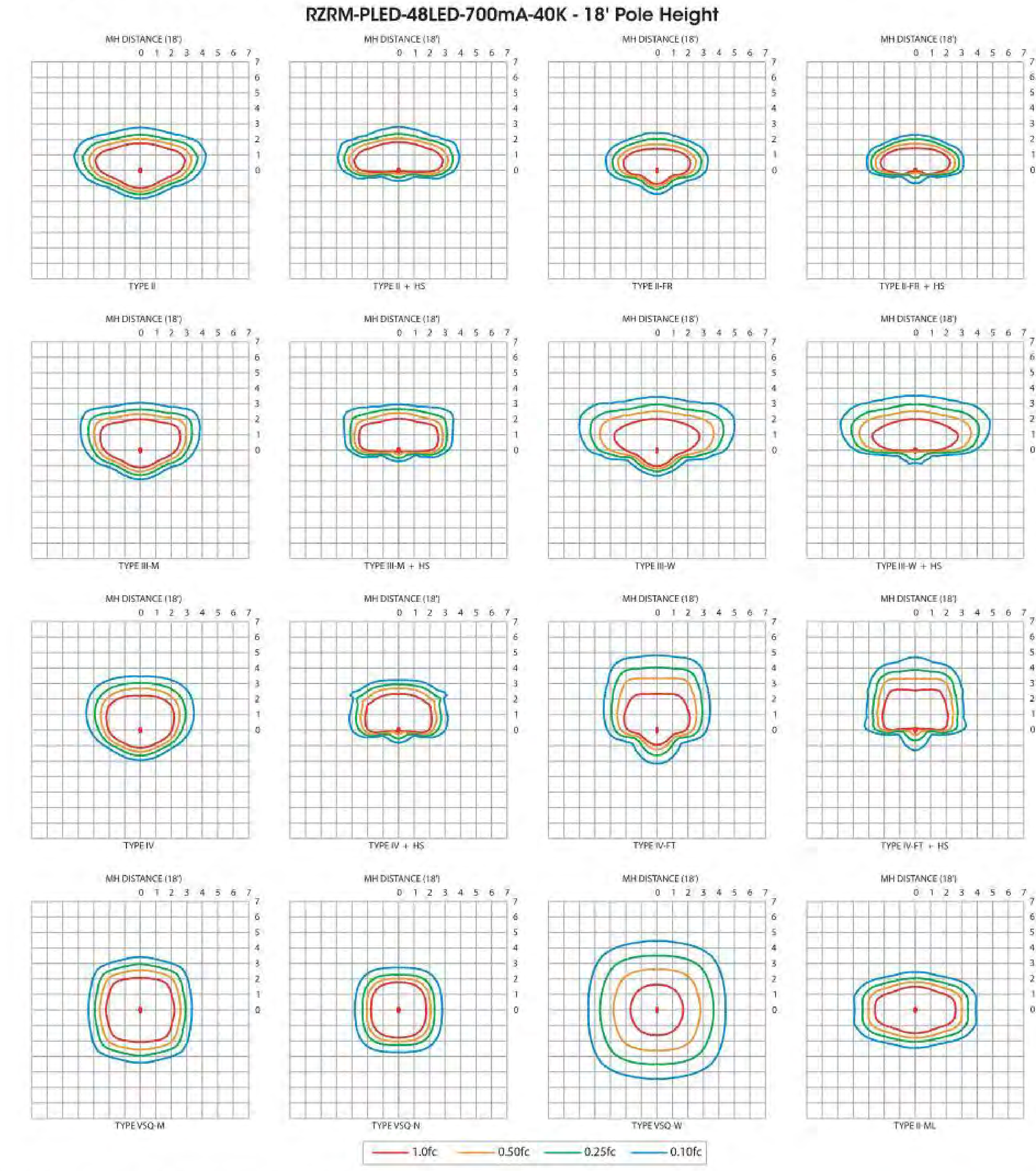
ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
24	350	28	0.24	0.14	0.10	0.08	0.06
24	525	42	0.35	0.20	0.15	0.12	0.09
24	700	56	0.47	0.27	0.20	0.16	0.12
24	875	68	0.57	0.33	0.24	0.20	0.14
24	1050	82	0.68	0.39	0.30	0.24	0.17
48	350	53	0.44	0.25	0.19	0.15	0.11
48	525	79	0.66	0.38	0.29	0.23	0.16
48	700	105	0.88	0.51	0.38	0.30	0.22
48	875	132	1.10	0.63	0.48	0.38	0.27
48	1050	160	1.33	0.77	0.58	0.46	0.33
40	350	43	0.36	0.21	0.15	0.12	0.09
40	525	65	0.54	0.31	0.23	0.19	0.13
40	700	87	0.72	0.42	0.31	0.25	0.18
40	875	108	0.90	0.52	0.39	0.31	0.23
40	1050	128	1.07	0.62	0.46	0.37	0.27
80	350	85	0.71	0.41	0.31	0.25	0.18
80	525	129	1.08	0.62	0.47	0.37	0.27
80	700	174	1.45	0.83	0.63	0.50	0.36
80	875	216	1.80	1.04	0.78	0.62	0.45
80	1050	256	2.14	1.23	0.93	0.74	0.53
120	350	130	1.08	0.63	0.47	0.37	0.27
120	525	192	1.60	0.92	0.69	0.55	0.40
120	700	260	2.17	1.25	0.94	0.75	0.54
120	875	329	2.74	1.58	1.19	0.95	0.69
120	1050	398	3.32	1.91	1.44	1.15	0.83

RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

RZRM-PLED-48LED-700mA-40K - 18' Pole Height



IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

Hufft

PROJECT INFORMATION:
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Bartonville, TX 76226

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Springfield, MO 65806
www.eatandys.com

ARCHITECT:
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Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:
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CIVIL:
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ISSUE:
CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

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Project Number: 717

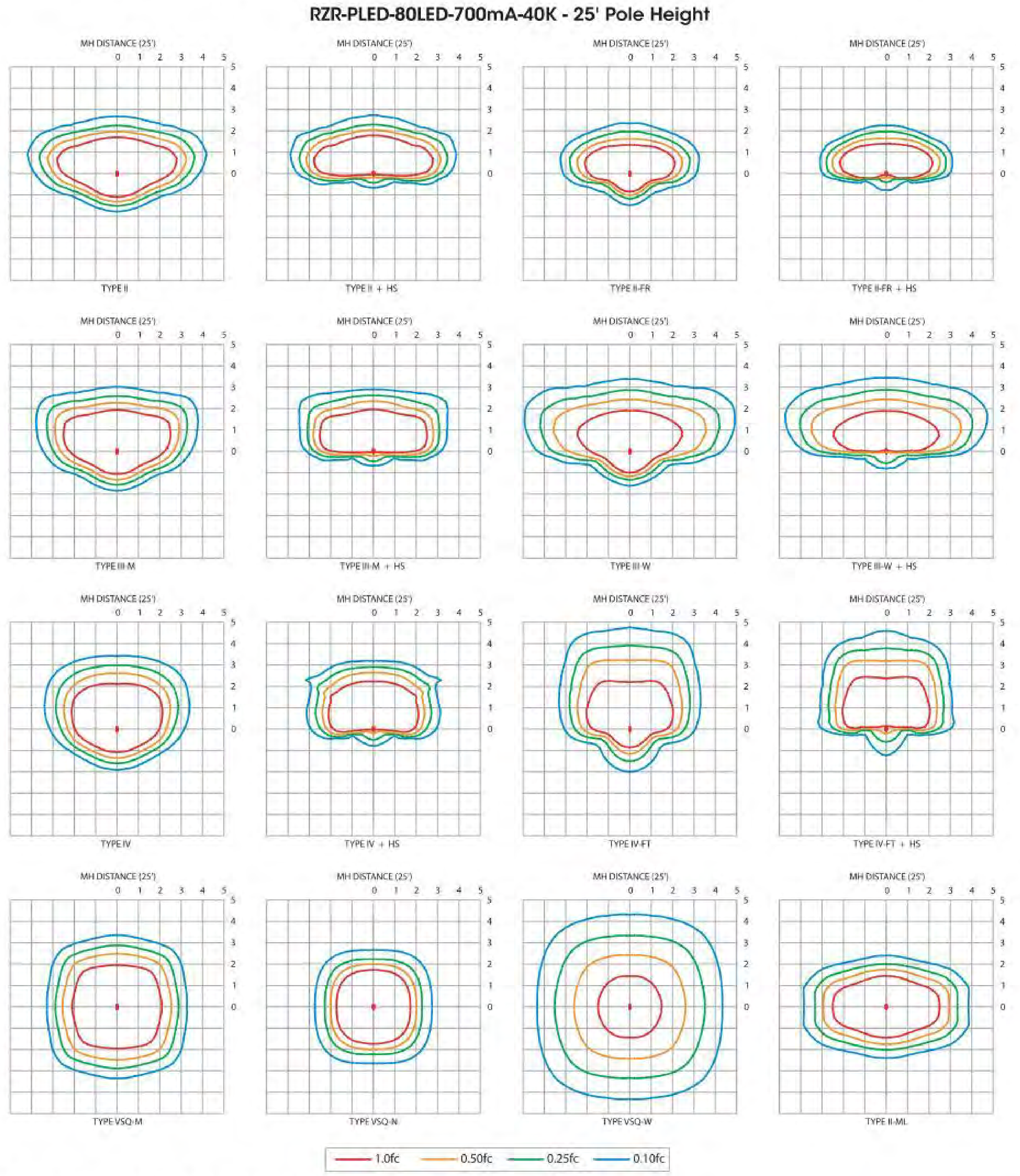
LIGHTING CUT SHEETS

A404

RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

RZR-PLED-80LED-700mA-40K - 25' Pole Height



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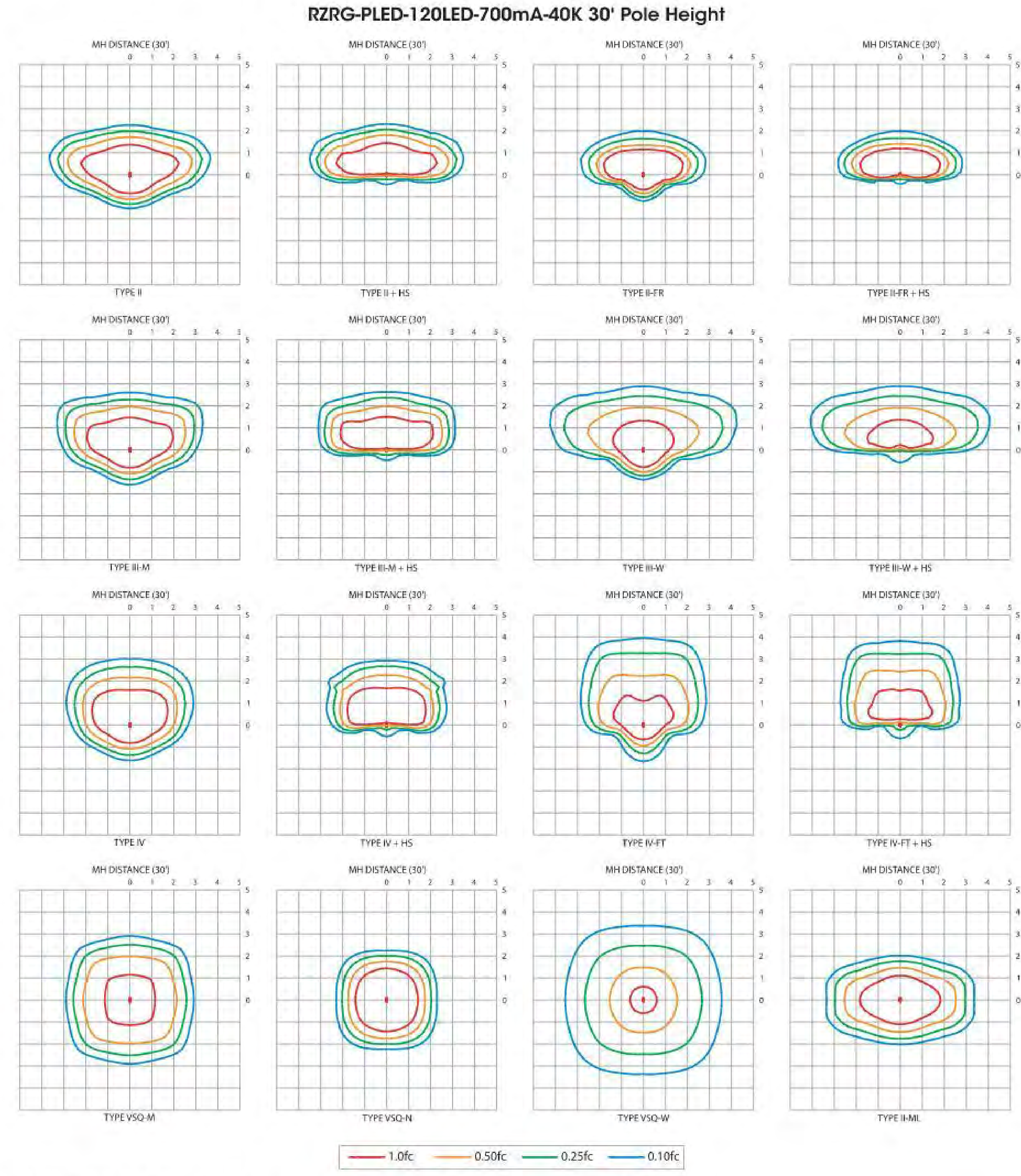
RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

RZRG-PLED-120LED-700mA-40K 30' Pole Height



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RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZRM-PLED)

RZR-M-PLED

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
24	350	28.2	II	3436	122	B1-U0-G1	3709	132	B1-U0-G1	3904	138	B1-U0-G1	4100	145	B1-U0-G1	20.0	1363	68	B1-U0-G1
			II-FR	3459	123	B1-U0-G1	3734	132	B1-U0-G1	3930	139	B1-U0-G1	4127	146	B1-U0-G1		1372	69	B1-U0-G0
			II-ML	3436	122	B2-U0-G2	3709	132	B2-U0-G2	3905	138	B2-U0-G2	4100	145	B2-U0-G2		1363	68	B1-U0-G1
			III-M	3496	124	B1-U0-G1	3775	134	B1-U0-G1	3973	141	B1-U0-G1	4172	148	B1-U0-G1		1387	69	B1-U0-G0
			III-W	3246	115	B1-U0-G1	3505	124	B1-U0-G1	3689	131	B1-U0-G1	3873	137	B1-U0-G1		1289	64	B0-U0-G1
			IV	3469	123	B1-U0-G1	3746	133	B1-U0-G1	3943	140	B1-U0-G1	4140	147	B1-U0-G1		1377	69	B1-U0-G1
			IV-FT	3161	112	B1-U0-G1	3412	121	B1-U0-G1	3592	127	B1-U0-G1	3771	134	B1-U0-G1		1254	63	B0-U0-G1
			VSQ-N	3627	129	B2-U0-G0	3915	139	B2-U0-G0	4121	146	B2-U0-G0	4327	153	B2-U0-G1		1439	72	B1-U0-G0
			VSQ-M	3556	126	B2-U0-G1	3838	136	B2-U0-G1	4041	143	B2-U0-G1	4242	150	B3-U0-G1		1410	71	B1-U0-G0
			VSQ-W	3471	123	B3-U0-G1	3748	133	B3-U0-G1	3945	140	B3-U0-G1	4142	147	B3-U0-G1		1377	69	B1-U0-G1
			II-HS	2513	89	B0-U0-G1	2713	96	B0-U0-G1	2856	101	B0-U0-G1	2998	106	B0-U0-G1		997	50	B0-U0-G0
			II-FR-HS	2556	91	B0-U0-G0	2759	98	B0-U0-G0	2905	103	B0-U0-G0	3050	108	B0-U0-G0		1014	51	B0-U0-G0
			III-M-HS	2543	90	B0-U0-G1	2745	97	B0-U0-G1	2889	102	B0-U0-G1	3034	108	B0-U0-G1		1008	50	B0-U0-G0
			III-W-HS	2488	88	B0-U0-G1	2685	95	B0-U0-G1	2827	100	B0-U0-G1	2969	105	B0-U0-G1		987	49	B0-U0-G1
			IV-HS	2626	93	B0-U0-G1	2835	101	B0-U0-G1	2984	106	B0-U0-G1	3133	111	B0-U0-G1		1042	52	B0-U0-G0
			IV-FT-HS	2481	88	B0-U0-G1	2679	95	B0-U0-G1	2820	100	B0-U0-G1	2961	105	B0-U0-G1		985	49	B0-U0-G1
24	525	41.5	II	4908	118	B1-U0-G1	5298	128	B1-U0-G1	5577	134	B1-U0-G1	5856	141	B2-U0-G1	31.0	1586	51	B1-U0-G1
			II-FR	4941	119	B1-U0-G1	5334	129	B1-U0-G1	5614	135	B2-U0-G1	5895	142	B2-U0-G1		1598	52	B1-U0-G0
			II-ML	4908	118	B2-U0-G2	5299	128	B2-U0-G2	5578	134	B2-U0-G2	5856	141	B3-U0-G3		1587	51	B1-U0-G1
			III-M	4994	120	B1-U0-G1	5392	130	B1-U0-G1	5675	137	B1-U0-G1	5959	144	B1-U0-G2		1615	52	B1-U0-G0
			III-W	4637	112	B1-U0-G2	5006	121	B1-U0-G2	5269	127	B1-U0-G2	5533	133	B1-U0-G2		1500	48	B0-U0-G1
			IV	4956	119	B1-U0-G1	5350	129	B1-U0-G1	5632	136	B1-U0-G1	5913	142	B1-U0-G2		1602	52	B1-U0-G1
			IV-FT	4515	109	B1-U0-G2	4875	117	B1-U0-G2	5131	124	B1-U0-G2	5388	130	B1-U0-G2		1460	47	B0-U0-G1
			VSQ-N	5180	125	B2-U0-G1	5592	135	B2-U0-G1	5886	142	B2-U0-G1	6181	149	B2-U0-G1		1676	54	B1-U0-G0
			VSQ-M	5080	122	B3-U0-G1	5484	132	B3-U0-G1	5772	139	B3-U0-G1	6061	146	B3-U0-G1		1643	53	B1-U0-G0
			VSQ-W	4959	119	B3-U0-G2	5353	129	B3-U0-G2	5635	136	B3-U0-G2	5917	143	B3-U0-G2		1603	52	B1-U0-G1
			II-HS	3589	86	B0-U0-G1	3875	93	B0-U0-G1	4079	98	B0-U0-G1	4282	103	B0-U0-G1		1161	37	B0-U0-G0
			II-FR-HS	3652	88	B0-U0-G1	3942	95	B0-U0-G1	4150	100	B0-U0-G1	4357	105	B0-U0-G1		1181	38	B0-U0-G0
			III-M-HS	3631	88	B0-U0-G1	3920	94	B0-U0-G1	4127	99	B0-U0-G1	4333	104	B0-U0-G2		1174	38	B0-U0-G0
			III-W-HS	3555	86	B0-U0-G2	3838	92	B0-U0-G2	4040	97	B0-U0-G2	4242	102	B0-U0-G2		1150	37	B0-U0-G1
			IV-HS	3751	90	B0-U0-G1	4050	98	B0-U0-G1	4263	103	B0-U0-G1	4476	108	B0-U0-G1		1213	39	B0-U0-G0
			IV-FT-HS	3545	85	B0-U0-G2	3827	92	B0-U0-G2	4029	97	B0-U0-G2	4230	102	B0-U0-G2		1146	37	B0-U0-G1
24	700	55.9	II	6275	112	B2-U0-G1	6774	121	B2-U0-G2	7130	128	B2-U0-G2	7487	134	B2-U0-G2	N/A	N/A		
			II-FR	6317	113	B2-U0-G1	6819	122	B2-U0-G1	7178	128	B2-U0-G1	7537	135	B2-U0-G1				
			II-ML	6275	112	B3-U0-G3	6774	121	B3-U0-G3	7130	128	B3-U0-G3	7487	134	B3-U0-G3				
			III-M	6385	114	B2-U0-G2	6893	123	B2-U0-G2	7256	130	B2-U0-G2	7618	136	B2-U0-G2				
			III-W	5928	106	B1-U0-G2	6399	114	B1-U0-G2	6736	121	B1-U0-G2	7073	127	B1-U0-G2				
			IV	6337	113	B2-U0-G2	6841	122	B2-U0-G2	7201	129	B2-U0-G2	7561	135	B2-U0-G2				
			IV-FT	5772	103	B1-U0-G2	6231	111	B1-U0-G2	6559	117	B1-U0-G2	6887	123	B1-U0-G2				
			VSQ-N	6624	118	B2-U0-G1	7151	128	B2-U0-G1	7527	135	B2-U0-G1	7903	141	B3-U0-G1				
			VSQ-M	6494	116	B3-U0-G1	7011	125	B3-U0-G1	7380	132	B3-U0-G1	7749	139	B3-U0-G2				
			VSQ-W	6340	113	B3-U0-G2	6844	122	B3-U0-G2	7204	129	B3-U0-G2	7565	135	B3-U0-G2				
			II-HS	4589	82	B1-U0-G1	4954	89	B1-U0-G2	5215	93	B1-U0-G2	5475	98	B1-U0-G2				
			II-FR-HS	4668	84	B0-U0-G1	5040	90	B0-U0-G1	5305	95	B0-U0-G1	5570	100	B0-U0-G1				
			III-M-HS	4643	83	B0-U0-G2	5012	90	B0-U0-G2	5276	94	B0-U0-G2	5539	99	B0-U0-G2				
			III-W-HS	4544	81	B0-U0-G2	4906	88	B0-U0-G2	5164	92	B0-U0-G2	5422	97	B0-U0-G2				
			IV-HS	4796	86	B0-U0-G2	5177	93	B0-U0-G2	5450	97	B0-U0-G2	5722	102	B0-U0-G2				
			IV-FT-HS	4532	81	B0-U0-G2	4893	88	B0-U0-G2	5150	92	B0-U0-G2	5408	97	B0-U0-G2				
24	875	67.8	II	7406	109	B2-U0-G2	7995	118	B2-U0-G2	8416	124	B2-U0-G2	8837	130	B2-U0-G2	N/A	N/A		
			II-FR	7455	110	B2-U0-G1	8049	119	B2-U0-G1	8473	125	B2-U0-G1	8896	131	B2-U0-G1				
			II-ML	7406	109	B3-U0-G3	7995	118	B3-U0-G3	8416	124	B3-U0-G3	8837	130	B3-U0-G3				
			III-M	7536	111	B2-U0-G2	8136	120	B2-U0-G2	8563	126	B2-U0-G2	8992	133	B2-U0-G2				
			III-W	6997	103	B1-U0-G2	7553	111	B1-U0-G2	7951	117	B2-U0-G2	8348	123	B2-U0-G2				
			IV	7479	110	B2-U0-G2	8073	119	B2-U0-G2	8498	125	B2-U0-G2	8923	132	B2-U0-G2				
			IV-FT	6813	100	B1-U0-G2	7355	108	B2-U0-G2	7742	114	B2-U0-G2	8129	120	B2-U0-G2				
			VSQ-N	7817	115	B2-U0-G1	8439	124	B3-U0-G1	8883	131	B3-U0-G1	9327	138	B3-U0-G1				
			VSQ-M	7665	113	B3-U0-G2	8275	122	B3-U0-G2	8711	128	B3-U0-G2	9146	135	B3-U0-G2				
			VSQ-W	7482	110	B3-U0-G2	8078	119	B3-U0-G2	8503	125	B4-U0-G2	8928	132	B4-U0-G2				
			II-HS	5417	80	B1-U0-G2	5847	86	B1-U0-G2	6155	91	B1-U0-G2	6463	95	B1-U0-G2				
			II-FR-HS	5510	81	B0-U0-G1	5948	88	B1-U0-G1	6261	92	B1-U0-G1	6574	97	B1-U0-G1				
			III-M-HS	5480	81	B0-U0-G2	5916	87	B0-U0-G2	6227	92	B0-U0-G2	6538	96	B0-U0-G2				
			III-W-HS	5363	79	B0-U0-G2	5790	85	B0-U0-G2	6095	90	B0-U0-G2	6399	94	B0-U0-G2				
			IV-HS	5660	83	B0-U0-G2	6110	90	B0-U0-G2	6432	95	B0-U0-G2	6753	100	B0-U0-G2				
			IV-FT-HS	5349	79	B0-U0-G2	5775	85	B0-U0-G2	6078	90	B0-U0-G2	6382	94	B0-U0-G2				
24	1050	82.0	II	8513	104	B2-U0-G2	9190	112	B2-U0-G2	9674	118	B2-U0-G2	10157	124	B2-U0-G2	N/A	N/A		
			II-FR	8570	105	B2-U0-G1	9252	113	B2-U0-G1	9739	119	B2-U0-G1	10225	125	B2-U0-G1				
			II-ML	8513	104	B3-U0-G3	9190	112	B3-U0-G3	9674	118	B3-U0-G3	10157	124	B3-U0-G3				
			III-M	8662	106	B2-U0-G2	9351	114	B2-U0-G2	9843	120	B2-U0-G2	10335	126	B2-U0-G2				
			III-W	8042	98	B2-U0-G2	8682	106	B2-U0-G2	9139	111	B2-U0-G3	9595	117	B2-U0-G3				
			IV	8596	105	B2-U0-G2	9280	113	B2-U0-G2	9768	119	B2-U0-G2	10256	125	B2-U0-G2				
			IV-FT	7831	95	B2-U0-G2	8454	103	B2-U0-G2	8899	109	B2-U0-G3	9344	114	B2-U0-G3				
			VSQ-N	8985	110	B3-U0-G1	9700	118	B3-U0-G1	10210	125	B3-U0-G1	10721	131	B3-U0-G1				
			VSQ-M	8811	107	B3-U0-G2	9512	116	B3-U0-G2	10012	122	B3-U0-G2	10513	128	B3-U0-G2				
			VSQ-W	8601	105	B4-U0-G2	9285	113	B4-U0-G2	9773	119	B4-U0-G3	10262	125	B4-U0-G3				
			II-HS	6226	76	B1-U0-G2	6721	82	B1-U0-G2	7075	86	B1-U0-G2	7429	91	B1-U0-G2				
			II-FR-HS	6333	77	B1-U0-G1	6837	83	B1-U0-G1	7197	88	B1-U0-G1	7557	92	B1-U0-G1				
			III-M-HS	6299	77	B0-U0-G2	6799	83	B0-U0-G2	7158	87	B0-U0-G2	7515	92	B1-U0-G2				
			III-W-HS	6165	75	B0-U0-G2	6655	81	B0-U0-G2	7005	85	B0-U0-G2	7356	90	B0-U0-G2				
			IV-HS	6506	79	B0-U0-G2	7023	86	B0-U0-G2	7393	90	B1-U0-G2	7762	95	B1-U0-G2				
			IV-FT-HS	6148	75	B0-U0-G2	6637	81	B0-U0-G2	6986	85	B1-U0-G3	7336	89	B1-U0-G3				

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RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZRM-PLED)

RZR-M-PLED

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
48	350	52.5	II	6836	130	B2-U0-G2	7380	141	B2-U0-G2	7769	148	B2-U0-G2	8157	155	B2-U0-G2	41.0	2713	66	B1-U0-G1
			II-FR	6882	131	B2-U0-G1	7430	142	B2-U0-G1	7821	149	B2-U0-G1	8212	156	B2-U0-G1		2731	67	B1-U0-G1
			II-ML	6837	130	B3-U0-G3	7380	141	B3-U0-G3	7769	148	B3-U0-G3	8157	155	B3-U0-G3		2713	66	B1-U0-G1
			III-M	6956	132	B2-U0-G2	7509	143	B2-U0-G2	7905	151	B2-U0-G2	8300	158	B2-U0-G2		2760	67	B1-U0-G1
			III-W	6459	123	B1-U0-G2	6972	133	B1-U0-G2	7339	140	B1-U0-G2	7706	147	B1-U0-G2		2563	63	B1-U0-G1
			IV	6903	131	B2-U0-G2	7453	142	B2-U0-G2	7845	149	B2-U0-G2	8237	157	B2-U0-G2		2740	67	B1-U0-G1
			IV-FT	6289	120	B1-U0-G2	6789	129	B1-U0-G2	7146	136	B1-U0-G2	7503	143	B2-U0-G2		2496	61	B1-U0-G1
			VSQ-N	7216	137	B2-U0-G1	7790	148	B2-U0-G1	8200	156	B3-U0-G1	8610	164	B3-U0-G1		2864	70	B1-U0-G0
			VSQ-M	7076	135	B3-U0-G1	7639	146	B3-U0-G2	8041	153	B3-U0-G2	8443	161	B3-U0-G2		2808	68	B2-U0-G1
			VSQ-W	6907	132	B3-U0-G2	7456	142	B3-U0-G2	7849	150	B3-U0-G2	8242	157	B3-U0-G2		2741	67	B2-U0-G1
			II-HS	5000	95	B1-U0-G2	5398	103	B1-U0-G2	5682	108	B1-U0-G2	5966	114	B1-U0-G2		1984	48	B0-U0-G1
			II-FR-HS	5087	97	B0-U0-G1	5491	105	B0-U0-G1	5780	110	B1-U0-G1	6069	116	B1-U0-G1		2018	49	B0-U0-G0
			III-M-HS	5059	96	B0-U0-G2	5461	104	B0-U0-G2	5748	109	B0-U0-G2	6036	115	B0-U0-G2		2007	49	B0-U0-G1
			III-W-HS	4952	94	B0-U0-G2	5345	102	B0-U0-G2	5627	107	B0-U0-G2	5908	113	B0-U0-G2		1965	48	B0-U0-G1
			IV-HS	5224	100	B0-U0-G2	5640	107	B0-U0-G2	5937	113	B0-U0-G2	6234	119	B0-U0-G2		2074	51	B0-U0-G1
			IV-FT-HS	4938	94	B0-U0-G2	5330	102	B0-U0-G2	5611	107	B0-U0-G2	5892	112	B0-U0-G2		1960	48	B0-U0-G1
48	525	79.0	II	9720	123	B2-U0-G2	10493	133	B2-U0-G2	11046	140	B2-U0-G2	11598	147	B2-U0-G2	62.0	3143	51	B1-U0-G1
			II-FR	9785	124	B2-U0-G1	10564	134	B2-U0-G1	11120	141	B2-U0-G1	11676	148	B3-U0-G1		3164	51	B1-U0-G1
			II-ML	9720	123	B3-U0-G3	10494	133	B3-U0-G3	11046	140	B3-U0-G3	11598	147	B3-U0-G3		3143	51	B2-U0-G2
			III-M	9891	125	B2-U0-G2	10677	135	B2-U0-G2	11240	142	B2-U0-G2	11801	149	B2-U0-G2		3198	52	B1-U0-G1
			III-W	9183	116	B2-U0-G3	9914	125	B2-U0-G3	10436	132	B2-U0-G3	10958	139	B2-U0-G3		2969	48	B1-U0-G1
			IV	9816	124	B2-U0-G2	10597	134	B2-U0-G2	11155	141	B2-U0-G2	11712	148	B2-U0-G2		3174	51	B1-U0-G1
			IV-FT	8942	113	B2-U0-G2	9653	122	B2-U0-G3	10161	129	B2-U0-G3	10669	135	B2-U0-G3		2892	47	B1-U0-G1
			VSQ-N	10260	130	B3-U0-G1	11075	140	B3-U0-G1	11659	148	B3-U0-G1	12242	155	B3-U0-G1		3317	54	B2-U0-G0
			VSQ-M	10060	127	B3-U0-G2	10861	137	B4-U0-G2	11432	145	B4-U0-G2	12004	152	B4-U0-G2		3253	52	B2-U0-G1
			VSQ-W	9821	124	B3-U0-G3	10602	134	B4-U0-G3	11160	141	B4-U0-G3	11718	148	B4-U0-G3		3175	51	B2-U0-G1
			II-HS	7110	90	B1-U0-G2	7675	97	B1-U0-G2	8079	102	B1-U0-G2	8483	107	B1-U0-G2		2298	37	B0-U0-G1
			II-FR-HS	7231	92	B1-U0-G1	7806	99	B1-U0-G1	8217	104	B1-U0-G1	8628	109	B1-U0-G1		2339	38	B0-U0-G0
			III-M-HS	7192	91	B0-U0-G2	7764	98	B1-U0-G2	8173	103	B1-U0-G2	8581	109	B1-U0-G2		2325	38	B0-U0-G1
			III-W-HS	7040	89	B0-U0-G2	7600	96	B0-U0-G2	8000	101	B1-U0-G2	8400	106	B1-U0-G2		2276	37	B0-U0-G1
			IV-HS	7429	94	B1-U0-G2	8020	102	B1-U0-G2	8442	107	B1-U0-G2	8864	112	B1-U0-G2		2402	39	B0-U0-G1
			IV-FT-HS	7020	89	B1-U0-G3	7579	96	B1-U0-G3	7978	101	B1-U0-G3	8377	106	B1-U0-G3		2270	37	B0-U0-G1
48	700	105.1	II	12226	116	B2-U0-G2	13199	126	B2-U0-G2	13894	132	B3-U0-G2	14588	139	B3-U0-G2	N/A	N/A		
			II-FR	12308	117	B3-U0-G1	13287	126	B3-U0-G1	13986	133	B3-U0-G1	14686	140	B3-U0-G1				
			II-ML	12227	116	B3-U0-G3	13200	126	B3-U0-G3	13894	132	B3-U0-G3	14589	139	B4-U0-G4				
			III-M	12440	118	B2-U0-G2	13430	128	B2-U0-G2	14137	135	B2-U0-G2	14843	141	B2-U0-G2				
			III-W	11550	110	B2-U0-G3	12468	119	B2-U0-G3	13125	125	B2-U0-G3	13781	131	B2-U0-G3				
			IV	12346	117	B2-U0-G2	13329	127	B2-U0-G2	14030	133	B2-U0-G2	14731	140	B2-U0-G2				
			IV-FT	11247	107	B2-U0-G3	12141	116	B2-U0-G3	12780	122	B2-U0-G3	13419	128	B2-U0-G3				
			VSQ-N	12904	123	B3-U0-G1	13931	133	B3-U0-G1	14663	140	B3-U0-G1	15397	146	B3-U0-G1				
			VSQ-M	12654	120	B4-U0-G2	13660	130	B4-U0-G2	14379	137	B4-U0-G2	15099	144	B4-U0-G2				
			VSQ-W	12352	118	B4-U0-G3	13334	127	B4-U0-G3	14036	134	B4-U0-G3	14738	140	B4-U0-G3				
			II-HS	8942	85	B1-U0-G2	9653	92	B1-U0-G2	10161	97	B1-U0-G2	10669	102	B1-U0-G2				
			II-FR-HS	9095	87	B1-U0-G1	9819	93	B1-U0-G1	10336	98	B1-U0-G1	10852	103	B1-U0-G1				
			III-M-HS	9045	86	B1-U0-G2	9765	93	B1-U0-G2	10279	98	B1-U0-G2	10793	103	B1-U0-G2				
			III-W-HS	8854	84	B1-U0-G2	9558	91	B1-U0-G3	10062	96	B1-U0-G3	10565	101	B1-U0-G3				
			IV-HS	9344	89	B1-U0-G2	10087	96	B1-U0-G2	10618	101	B1-U0-G2	11149	106	B1-U0-G2				
			IV-FT-HS	8831	84	B1-U0-G3	9533	91	B1-U0-G3	10035	95	B1-U0-G3	10537	100	B1-U0-G3				
48	875	131.8	II	14829	113	B3-U0-G2	16008	121	B3-U0-G3	16851	128	B3-U0-G3	17693	134	B3-U0-G3	N/A	N/A		
			II-FR	14928	113	B3-U0-G2	16115	122	B3-U0-G2	16964	129	B3-U0-G2	17812	135	B3-U0-G2				
			II-ML	14829	113	B4-U0-G4	16009	121	B4-U0-G4	16851	128	B4-U0-G4	17694	134	B4-U0-G4				
			III-M	15088	114	B2-U0-G2	16288	124	B3-U0-G3	17145	130	B3-U0-G3	18003	137	B3-U0-G3				
			III-W	14009	106	B2-U0-G3	15123	115	B2-U0-G3	15919	121	B3-U0-G3	16715	127	B3-U0-G3				
			IV	14975	114	B2-U0-G2	16166	123	B3-U0-G2	17017	129	B3-U0-G3	17867	136	B3-U0-G3				
			IV-FT	13641	103	B2-U0-G3	14726	112	B3-U0-G3	15501	118	B3-U0-G3	16276	123	B3-U0-G3				
			VSQ-N	15652	119	B3-U0-G1	16897	128	B4-U0-G2	17786	135	B4-U0-G2	18675	142	B4-U0-G2				
			VSQ-M	15348	116	B4-U0-G2	16568	126	B4-U0-G2	17440	132	B4-U0-G2	18312	139	B4-U0-G2				
			VSQ-W	14981	114	B4-U0-G3	16173	123	B4-U0-G3	17024	129	B5-U0-G3	17876	136	B5-U0-G3				
			II-HS	10845	82	B1-U0-G2	11707	89	B1-U0-G2	12324	94	B1-U0-G2	12940	98	B1-U0-G2				
			II-FR-HS	11032	84	B1-U0-G1	11909	90	B1-U0-G2	12536	95	B1-U0-G2	13162	100	B1-U0-G2				
			III-M-HS	10971	83	B1-U0-G3	11844	90	B1-U0-G3	12467	95	B1-U0-G3	13091	99	B1-U0-G3				
			III-W-HS	10739	81	B1-U0-G3	11594	88	B1-U0-G3	12204	93	B1-U0-G3	12814	97	B1-U0-G3				
			IV-HS	11333	86	B1-U0-G2	12234	93	B1-U0-G2	12878	98	B1-U0-G3	13522	103	B1-U0-G3				
			IV-FT-HS	10711	81	B1-U0-G3	11562	88	B1-U0-G3	12171	92	B1-U0-G3	12779	97	B1-U0-G3				
48	1050	159.6	II	17044	107	B3-U0-G3	18400	115	B3-U0-G3	19369	121	B3-U0-G3	20337	127	B3-U0-G3	N/A	N/A		
			II-FR	17159	108	B3-U0-G2	18523	116	B3-U0-G2	19498	122	B3-U0-G2	20473	128	B3-U0-G2				
			II-ML	17045	107	B4-U0-G4	18401	115	B4-U0-G4	19369	121	B4-U0-G4	20338	127	B4-U0-G4				
			III-M	17342	109	B3-U0-G3	18722	117	B3-U0-G3	19707	123	B3-U0-G3	20692	130	B3-U0-G3				
			III-W	16102	101	B3-U0-G3	17383	109	B3-U0-G3	18298	115	B3-U0-G3	19213	120	B3-U0-G4				
			IV	17212	108	B3-U0-G3	18582	116	B3-U0-G3	19559	123	B3-U0-G3	20537	129	B3-U0-G3				
			IV-FT	15680	98	B3-U0-G3	16927	106	B3-U0-G3	17818	112	B3-U0-G3	18708	117	B3-U0-G4				
			VSQ-N	17990	113	B4-U0-G2	19421	122	B4-U0-G2	20443	128	B4-U0-G2	21466	134	B4-U0-G2				
			VSQ-M	17641	111	B4-U0-G2	19044	119	B4-U0-G2	20046	126	B4-U0-G2	21048	132	B4-U0-G2				
			VSQ-W	17220	108	B5-U0-G3	18590	116	B5-U0-G3	19568	123	B5-U0-G3	20546	129	B5-U0-G3				
			II-HS	12465	78	B1-U0-G2	13457	84	B1-U0-G3	14165	89	B1-U0-G3	14873	93	B1-U0-G3				
			II-FR-HS	12680	79	B1-U0-G2	13688	86	B1-U0-G2	14409	90	B1-U0-G2	15129	95	B1-U0-G2				
			III-M-HS	12611	79	B1-U0-G3	13614	85	B1-U0-G3	14330	90	B1-U0-G3	15047	94	B1-U0-G3				
			III-W-HS	12344	77	B1-U0-G3	13326	83	B1-U0-G3	14027	88	B1-U0-G4	14728	92	B1-U0-G4				
			IV-HS	13026	82	B1-U0-G3	14062	88	B1-U0-G3	14802	93	B1-U0-G3	15542	97	B1-U0-G3				
			IV-FT-HS	12311	77	B1-U0-G3	13290	83	B1-U0-G3	13989	88	B1-U0-G4	14689	92	B1-U0-G4				

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RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-PLED)

RZR-PLED

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
40	350	42.7	II	5819	136	B2-U0-G1	6281	147	B2-U0-G1	6612	155	B2-U0-G2	6943	163	B2-U0-G2	33.0	2309	70	B1-U0-G1
			II-FR	5858	137	B2-U0-G1	6324	148	B2-U0-G1	6657	156	B2-U0-G1	6990	164	B2-U0-G1		2325	70	B1-U0-G0
			II-ML	5819	136	B3-U0-G3	6282	147	B3-U0-G3	6612	155	B3-U0-G3	6943	163	B3-U0-G3		2309	70	B1-U0-G1
			III-M	5921	139	B1-U0-G2	6392	150	B2-U0-G2	6728	158	B2-U0-G2	7065	165	B2-U0-G2		2349	71	B1-U0-G1
			III-W	5497	129	B1-U0-G2	5935	139	B1-U0-G2	6247	146	B1-U0-G2	6559	154	B1-U0-G2		2182	66	B1-U0-G1
			IV	5876	138	B1-U0-G2	6344	149	B1-U0-G2	6677	156	B2-U0-G2	7011	164	B2-U0-G2		2332	71	B1-U0-G1
			IV-FT	5353	125	B1-U0-G2	5778	135	B1-U0-G2	6083	142	B1-U0-G2	6387	150	B1-U0-G2		2124	64	B1-U0-G1
			VSQ-N	6141	144	B2-U0-G1	6630	155	B2-U0-G1	6979	163	B2-U0-G1	7328	172	B2-U0-G1		2438	74	B1-U0-G0
			VSQ-M	6023	141	B3-U0-G1	6502	152	B3-U0-G1	6844	160	B3-U0-G1	7186	168	B3-U0-G1		2390	72	B2-U0-G1
			VSQ-W	5879	138	B3-U0-G2	6346	149	B3-U0-G2	6680	156	B3-U0-G2	7015	164	B3-U0-G2		2333	71	B2-U0-G1
			II-HS	4256	100	B0-U0-G1	4594	108	B1-U0-G1	4836	113	B1-U0-G2	5077	119	B1-U0-G2		1689	51	B0-U0-G0
			II-FR-HS	4329	101	B0-U0-G1	4673	109	B0-U0-G1	4919	115	B0-U0-G1	5165	121	B0-U0-G1		1718	52	B0-U0-G0
			III-M-HS	4305	101	B0-U0-G2	4647	109	B0-U0-G2	4892	115	B0-U0-G2	5137	120	B0-U0-G2		1708	52	B0-U0-G1
			III-W-HS	4214	99	B0-U0-G2	4550	107	B0-U0-G2	4789	112	B0-U0-G2	5028	118	B0-U0-G2		1673	51	B0-U0-G1
			IV-HS	4447	104	B0-U0-G1	4801	112	B0-U0-G2	5054	118	B0-U0-G2	5306	124	B0-U0-G2		1764	53	B0-U0-G1
			IV-FT-HS	4203	98	B0-U0-G2	4537	106	B0-U0-G2	4776	112	B0-U0-G2	5015	117	B0-U0-G2		1668	51	B0-U0-G1
40	525	64.7	II	8396	130	B2-U0-G2	9064	140	B2-U0-G2	9541	147	B2-U0-G2	10017	155	B2-U0-G2	51.0	2715	53	B1-U0-G1
			II-FR	8452	131	B2-U0-G1	9125	141	B2-U0-G1	9605	148	B2-U0-G1	10085	156	B2-U0-G1		2733	54	B1-U0-G1
			II-ML	8396	130	B3-U0-G3	9064	140	B3-U0-G3	9541	147	B3-U0-G3	10018	155	B3-U0-G3		2715	53	B1-U0-G1
			III-M	8543	132	B2-U0-G2	9223	143	B2-U0-G2	9708	150	B2-U0-G2	10194	158	B2-U0-G2		2762	54	B1-U0-G1
			III-W	7932	123	B2-U0-G2	8563	132	B2-U0-G2	9013	139	B2-U0-G3	9464	146	B2-U0-G3		2565	50	B1-U0-G1
			IV	8478	131	B2-U0-G2	9152	141	B2-U0-G2	9634	149	B2-U0-G2	10116	156	B2-U0-G2		2742	54	B1-U0-G1
			IV-FT	7724	119	B2-U0-G3	8338	129	B2-U0-G3	8777	136	B2-U0-G3	9216	142	B2-U0-G3		2497	49	B1-U0-G1
			VSQ-N	8861	137	B3-U0-G1	9566	148	B3-U0-G1	10070	156	B3-U0-G1	10574	163	B3-U0-G1		2866	56	B1-U0-G0
			VSQ-M	8690	134	B3-U0-G2	9381	145	B3-U0-G2	9875	153	B3-U0-G2	10369	160	B3-U0-G2		2809	55	B2-U0-G1
			VSQ-W	8483	131	B4-U0-G2	9157	142	B4-U0-G2	9640	149	B4-U0-G3	10122	156	B4-U0-G3		2743	54	B2-U0-G1
			II-HS	6141	95	B1-U0-G2	6629	102	B1-U0-G2	6978	108	B1-U0-G2	7327	113	B1-U0-G2		1985	39	B0-U0-G1
			II-FR-HS	6246	97	B1-U0-G1	6743	104	B1-U0-G1	7098	110	B1-U0-G1	7453	115	B1-U0-G1		2020	40	B0-U0-G0
			III-M-HS	6212	96	B0-U0-G2	6706	104	B0-U0-G2	7060	109	B0-U0-G2	7412	115	B0-U0-G2		2009	39	B0-U0-G1
			III-W-HS	6081	94	B0-U0-G2	6564	101	B0-U0-G2	6910	107	B0-U0-G2	7255	112	B0-U0-G2		1966	39	B0-U0-G1
			IV-HS	6417	99	B0-U0-G2	6927	107	B0-U0-G2	7292	113	B0-U0-G2	7656	118	B0-U0-G2		2075	41	B0-U0-G1
			IV-FT-HS	6064	94	B0-U0-G2	6546	101	B0-U0-G2	6891	107	B1-U0-G2	7235	112	B1-U0-G3		1960	38	B0-U0-G1
40	700	86.6	II	10669	123	B2-U0-G2	11518	133	B2-U0-G2	12124	140	B2-U0-G2	12730	147	B2-U0-G2	N/A	N/A		
			II-FR	10740	124	B2-U0-G1	11594	134	B3-U0-G1	12205	141	B3-U0-G1	12815	148	B3-U0-G1				
			II-ML	10669	123	B3-U0-G3	11518	133	B3-U0-G3	12124	140	B3-U0-G3	12731	147	B3-U0-G3				
			III-M	10856	125	B2-U0-G2	11719	135	B2-U0-G2	12336	142	B2-U0-G2	12953	149	B2-U0-G2				
			III-W	10079	116	B2-U0-G3	10880	126	B2-U0-G3	11453	132	B2-U0-G3	12026	139	B2-U0-G3				
			IV	10774	124	B2-U0-G2	11630	134	B2-U0-G2	12243	141	B2-U0-G2	12855	148	B2-U0-G2				
			IV-FT	9814	113	B2-U0-G3	10595	122	B2-U0-G3	11153	128	B2-U0-G3	11710	135	B2-U0-G3				
			VSQ-N	11260	130	B3-U0-G1	12156	140	B3-U0-G1	12796	147	B3-U0-G1	13435	155	B3-U0-G1				
			VSQ-M	11042	127	B4-U0-G2	11920	137	B4-U0-G2	12548	145	B4-U0-G2	13175	152	B4-U0-G2				
			VSQ-W	10778	124	B4-U0-G3	11636	134	B4-U0-G3	12248	141	B4-U0-G3	12860	148	B4-U0-G3				
			II-HS	7803	90	B1-U0-G2	8423	97	B1-U0-G2	8866	102	B1-U0-G2	9310	107	B1-U0-G2				
			II-FR-HS	7937	91	B1-U0-G1	8568	99	B1-U0-G1	9019	104	B1-U0-G1	9470	109	B1-U0-G1				
			III-M-HS	7893	91	B1-U0-G2	8521	98	B1-U0-G2	8970	103	B1-U0-G2	9418	109	B1-U0-G2				
			III-W-HS	7726	89	B0-U0-G2	8341	96	B1-U0-G2	8780	101	B1-U0-G2	9218	106	B1-U0-G2				
			IV-HS	8153	94	B1-U0-G2	8802	101	B1-U0-G2	9265	107	B1-U0-G2	9728	112	B1-U0-G2				
			IV-FT-HS	7705	89	B1-U0-G3	8318	96	B1-U0-G3	8756	101	B1-U0-G3	9194	106	B1-U0-G3				
40	875	108.0	II	12366	114	B2-U0-G2	13349	124	B2-U0-G2	14052	130	B2-U0-G2	14754	137	B3-U0-G2	N/A	N/A		
			II-FR	12448	115	B3-U0-G1	13439	124	B3-U0-G1	14146	131	B3-U0-G1	14853	138	B3-U0-G2				
			II-ML	12366	115	B3-U0-G3	13349	124	B3-U0-G3	14052	130	B3-U0-G3	14755	137	B4-U0-G4				
			III-M	12581	116	B2-U0-G2	13582	126	B2-U0-G2	14297	132	B2-U0-G2	15012	139	B2-U0-G2				
			III-W	11682	108	B2-U0-G3	12611	117	B2-U0-G3	13275	123	B2-U0-G3	13939	129	B2-U0-G3				
			IV	12487	116	B2-U0-G2	13480	125	B2-U0-G2	14189	131	B2-U0-G2	14899	138	B2-U0-G2				
			IV-FT	11375	105	B2-U0-G3	12280	114	B2-U0-G3	12926	120	B2-U0-G3	13573	126	B2-U0-G3				
			VSQ-N	13051	121	B3-U0-G1	14089	130	B3-U0-G1	14830	137	B3-U0-G1	15572	144	B3-U0-G1				
			VSQ-M	12798	118	B4-U0-G2	13816	128	B4-U0-G2	14543	135	B4-U0-G2	15270	141	B4-U0-G2				
			VSQ-W	12492	116	B4-U0-G3	13486	125	B4-U0-G3	14196	131	B4-U0-G3	14906	138	B4-U0-G3				
			II-HS	9044	84	B1-U0-G2	9763	90	B1-U0-G2	10277	95	B1-U0-G2	10791	100	B1-U0-G2				
			II-FR-HS	9199	85	B1-U0-G1	9930	92	B1-U0-G1	10453	97	B1-U0-G1	10976	102	B1-U0-G1				
			III-M-HS	9149	85	B1-U0-G2	9876	91	B1-U0-G2	10396	96	B1-U0-G2	10916	101	B1-U0-G2				
			III-W-HS	8955	83	B1-U0-G2	9667	90	B1-U0-G3	10176	94	B1-U0-G3	10685	99	B1-U0-G3				
			IV-HS	9450	87	B1-U0-G2	10201	94	B1-U0-G2	10738	99	B1-U0-G2	11275	104	B1-U0-G2				
			IV-FT-HS	8931	83	B1-U0-G3	9641	89	B1-U0-G3	10149	94	B1-U0-G3	10656	99	B1-U0-G3				
40	1050	128.2	II	14213	111	B2-U0-G2	15344	120	B3-U0-G2	16151	126	B3-U0-G3	16959	132	B3-U0-G3	N/A	N/A		
			II-FR	14308	112	B3-U0-G1	15446	120	B3-U0-G2	16259	127	B3-U0-G2	17072	133	B3-U0-G2				
			II-ML	14214	111	B3-U0-G3	15344	120	B4-U0-G4	16152	126	B4-U0-G4	16959	132	B4-U0-G4				
			III-M	14461	113	B2-U0-G2	15612	122	B3-U0-G3	16433	128	B3-U0-G3	17255	135	B3-U0-G3				
			III-W	13427	105	B2-U0-G3	14495	113	B2-U0-G3	15258	119	B2-U0-G3	16021	125	B3-U0-G3				
			IV	14352	112	B3-U0-G2	15494	121	B3-U0-G2	16309	127	B3-U0-G3	17125	134	B3-U0-G3				
			IV-FT	13075	102	B2-U0-G3	14115	110	B2-U0-G3	14858	116	B3-U0-G3	15601	122	B3-U0-G3				
			VSQ-N	15001	117	B3-U0-G1	16194	126	B4-U0-G1	17046	133	B4-U0-G2	17899	140	B4-U0-G2				
			VSQ-M	14710	115	B4-U0-G2	15880	124	B4-U0-G2	16716	130	B4-U0-G2	17552	137	B4-U0-G2				
			VSQ-W	14359	112	B4-U0-G3	15501	121	B4-U0-G3	16317	127	B4-U0-G3	17132	134	B5-U0-G3				
			II-HS	10395	81	B1-U0-G2	11222	88	B1-U0-G2	11813	92	B1-U0-G2	12403	97	B1-U0-G2				
			II-FR-HS	10573	82	B1-U0-G1	11414	89	B1-U0-G2	12015	94	B1-U0-G2	12616	98	B1-U0-G2				
			III-M-HS	10516	82	B1-U0-G2	11352	89	B1-U0-G2	11949	93	B1-U0-G3	12547	98	B1-U0-G3				
			III-W-HS	10293	80	B1-U0-G3	11112	87	B1-U0-G3	11696	91	B1-U0-G3	12281	96	B1-U0-G3				
			IV-HS	10862	85	B1-U0-G2	11726	91	B1-U0-G2	12343	96	B1-U0-G3	12960	101	B1-U0-G3				
			IV-FT-HS	10266	80	B1-U0-G3	11082	86	B1-U0-G3	11665	91	B1-U0-G3	12248	96	B1-U0-G3				

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PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-PLED)

RZR-PLED

LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
80	350	85.4	II	11277	132	B2-U0-G2	12174	143	B2-U0-G2	12814	150	B2-U0-G2	13455	158	B2-U0-G2	67.0	4475	67	B1-U0-G1
			II-FR	11352	133	B3-U0-G1	12256	144	B3-U0-G1	12901	151	B3-U0-G1	13546	159	B3-U0-G1		4504	67	B1-U0-G1
			II-ML	11277	132	B3-U0-G3	12175	143	B3-U0-G3	12815	150	B3-U0-G3	13456	158	B3-U0-G3		4475	67	B2-U0-G2
			III-M	11474	134	B2-U0-G2	12387	145	B2-U0-G2	13039	153	B2-U0-G2	13691	160	B2-U0-G2		4553	68	B1-U0-G1
			III-W	10654	125	B2-U0-G3	11501	135	B2-U0-G3	12106	142	B2-U0-G3	12712	149	B2-U0-G3		4228	63	B1-U0-G2
			IV	11388	133	B2-U0-G2	12294	144	B2-U0-G2	12941	152	B2-U0-G2	13588	159	B2-U0-G2		4518	67	B1-U0-G1
			IV-FT	10374	121	B2-U0-G3	11199	131	B2-U0-G3	11788	138	B2-U0-G3	12377	145	B2-U0-G3		4117	61	B1-U0-G1
			VSQ-N	11902	139	B3-U0-G1	12849	150	B3-U0-G1	13525	158	B3-U0-G1	14202	166	B3-U0-G1		4723	70	B2-U0-G1
			VSQ-M	11671	137	B4-U0-G2	12600	148	B4-U0-G2	13263	155	B4-U0-G2	13927	163	B4-U0-G2		4631	69	B3-U0-G1
			VSQ-W	11392	133	B4-U0-G3	12299	144	B4-U0-G3	12946	152	B4-U0-G3	13593	159	B4-U0-G3		4520	67	B3-U0-G2
			II-HS	8247	97	B1-U0-G2	8903	104	B1-U0-G2	9372	110	B1-U0-G2	9840	115	B1-U0-G2		3273	49	B0-U0-G1
			II-FR-HS	8389	98	B1-U0-G1	9056	106	B1-U0-G1	9533	112	B1-U0-G1	10009	117	B1-U0-G1		3329	50	B0-U0-G1
			III-M-HS	8344	98	B1-U0-G2	9007	105	B1-U0-G2	9482	111	B1-U0-G2	9956	117	B1-U0-G2		3311	49	B0-U0-G1
			III-W-HS	8167	96	B1-U0-G2	8817	103	B1-U0-G2	9281	109	B1-U0-G2	9745	114	B1-U0-G2		3240	48	B0-U0-G1
			IV-HS	8618	101	B1-U0-G2	9304	109	B1-U0-G2	9793	115	B1-U0-G2	10283	120	B1-U0-G2		3420	51	B0-U0-G1
			IV-FT-HS	8144	95	B1-U0-G3	8792	103	B1-U0-G3	9255	108	B1-U0-G3	9718	114	B1-U0-G3		3232	48	B0-U0-G2
80	525	129.4	II	16239	125	B3-U0-G3	17531	135	B3-U0-G3	18454	143	B3-U0-G3	19377	150	B3-U0-G3	101.0	5251	52	B1-U0-G1
			II-FR	16348	126	B3-U0-G2	17648	136	B3-U0-G2	18577	144	B3-U0-G2	19506	151	B3-U0-G2		5286	52	B1-U0-G1
			II-ML	16240	126	B4-U0-G4	17532	135	B4-U0-G4	18454	143	B4-U0-G4	19377	150	B4-U0-G4		5251	52	B2-U0-G2
			III-M	16523	128	B3-U0-G3	17837	138	B3-U0-G3	18776	145	B3-U0-G3	19715	152	B3-U0-G3		5343	53	B1-U0-G2
			III-W	15341	119	B2-U0-G3	16562	128	B3-U0-G3	17433	135	B3-U0-G3	18305	141	B3-U0-G3		4961	49	B1-U0-G2
			IV	16398	127	B3-U0-G3	17703	137	B3-U0-G3	18635	144	B3-U0-G3	19566	151	B3-U0-G3		5302	52	B1-U0-G1
			IV-FT	14938	115	B3-U0-G3	16127	125	B3-U0-G4	16976	131	B3-U0-G4	17824	138	B3-U0-G4		4830	48	B1-U0-G2
			VSQ-N	17140	132	B4-U0-G2	18504	143	B4-U0-G2	19477	151	B4-U0-G2	20451	158	B4-U0-G2		5542	55	B2-U0-G1
			VSQ-M	16807	130	B4-U0-G2	18144	140	B4-U0-G2	19099	148	B4-U0-G2	20053	155	B4-U0-G2		5434	54	B3-U0-G1
			VSQ-W	16406	127	B5-U0-G3	17711	137	B5-U0-G3	18643	144	B5-U0-G3	19575	151	B5-U0-G3		5304	53	B3-U0-G2
			II-HS	11877	92	B1-U0-G2	12821	99	B1-U0-G2	13496	104	B1-U0-G3	14171	110	B1-U0-G3		3841	38	B0-U0-G1
			II-FR-HS	12081	93	B1-U0-G2	13042	101	B1-U0-G2	13728	106	B1-U0-G2	14414	111	B1-U0-G2		3906	39	B0-U0-G1
			III-M-HS	12016	93	B1-U0-G3	12971	100	B1-U0-G3	13654	106	B1-U0-G3	14337	111	B1-U0-G3		3885	38	B0-U0-G1
			III-W-HS	11760	91	B1-U0-G3	12696	98	B1-U0-G3	13364	103	B1-U0-G3	14032	108	B1-U0-G3		3803	38	B0-U0-G2
			IV-HS	12411	96	B1-U0-G3	13398	104	B1-U0-G3	14103	109	B1-U0-G3	14808	114	B1-U0-G3		4013	40	B0-U0-G1
			IV-FT-HS	11729	91	B1-U0-G3	12662	98	B1-U0-G3	13328	103	B1-U0-G3	13995	108	B1-U0-G4		3792	38	B0-U0-G2
80	700	173.6	II	20595	119	B3-U0-G3	22232	128	B3-U0-G3	23403	135	B3-U0-G3	24573	142	B3-U0-G3	N/A	N/A		
			II-FR	20732	119	B3-U0-G2	22381	129	B3-U0-G2	23559	136	B3-U0-G2	24736	142	B3-U0-G2				
			II-ML	20595	119	B4-U0-G4	22233	128	B4-U0-G4	23403	135	B4-U0-G4	24573	142	B4-U0-G4				
			III-M	20954	121	B3-U0-G3	22621	130	B3-U0-G3	23812	137	B3-U0-G4	25003	144	B3-U0-G4				
			III-W	19456	112	B3-U0-G4	21003	121	B3-U0-G4	22109	127	B3-U0-G4	23214	134	B3-U0-G4				
			IV	20797	120	B3-U0-G3	22451	129	B3-U0-G3	23633	136	B3-U0-G3	24814	143	B3-U0-G4				
			IV-FT	18945	109	B3-U0-G4	20452	118	B3-U0-G4	21528	124	B3-U0-G4	22604	130	B3-U0-G4				
			VSQ-N	21737	125	B4-U0-G2	23466	135	B4-U0-G2	24701	142	B4-U0-G2	25936	149	B4-U0-G2				
			VSQ-M	21314	123	B5-U0-G3	23010	133	B5-U0-G3	24221	140	B5-U0-G3	25432	146	B5-U0-G3				
			VSQ-W	20806	120	B5-U0-G3	22461	129	B5-U0-G4	23643	136	B5-U0-G4	24825	143	B5-U0-G4				
			II-HS	15062	87	B1-U0-G3	16260	94	B1-U0-G3	17115	99	B1-U0-G3	17971	104	B1-U0-G3				
			II-FR-HS	15321	88	B1-U0-G2	16539	95	B1-U0-G2	17410	100	B1-U0-G2	18280	105	B1-U0-G2				
			III-M-HS	15238	88	B1-U0-G3	16450	95	B1-U0-G3	17315	100	B1-U0-G3	18181	105	B1-U0-G4				
			III-W-HS	14915	86	B1-U0-G4	16101	93	B1-U0-G4	16948	98	B1-U0-G4	17796	103	B1-U0-G4				
			IV-HS	15739	91	B1-U0-G3	16991	98	B1-U0-G3	17885	103	B1-U0-G3	18780	108	B1-U0-G3				
			IV-FT-HS	14874	86	B1-U0-G4	16058	92	B1-U0-G4	16903	97	B1-U0-G4	17748	102	B1-U0-G4				
80	875	215.9	II	23798	110	B3-U0-G3	25691	119	B3-U0-G3	27043	125	B3-U0-G4	28395	132	B3-U0-G4	N/A	N/A		
			II-FR	23957	111	B3-U0-G2	25862	120	B3-U0-G2	27223	126	B3-U0-G2	28585	132	B4-U0-G2				
			II-ML	23799	110	B4-U0-G4	25692	119	B4-U0-G4	27044	125	B4-U0-G4	28396	132	B4-U0-G4				
			III-M	24214	112	B3-U0-G4	26140	121	B3-U0-G4	27516	127	B3-U0-G4	28892	134	B3-U0-G4				
			III-W	22482	104	B3-U0-G4	24270	112	B3-U0-G4	25548	118	B3-U0-G4	26825	124	B3-U0-G4				
			IV	24032	111	B3-U0-G3	25943	120	B3-U0-G4	27309	126	B3-U0-G4	28674	133	B3-U0-G4				
			IV-FT	21892	101	B3-U0-G4	23634	109	B3-U0-G5	24877	115	B3-U0-G5	26121	121	B3-U0-G5				
			VSQ-N	25118	116	B4-U0-G2	27116	126	B5-U0-G2	28543	132	B5-U0-G2	29970	139	B5-U0-G2				
			VSQ-M	24630	114	B5-U0-G3	26589	123	B5-U0-G3	27988	130	B5-U0-G3	29387	136	B5-U0-G3				
			VSQ-W	24042	111	B5-U0-G4	25954	120	B5-U0-G4	27321	127	B5-U0-G4	28686	133	B5-U0-G4				
			II-HS	17405	81	B1-U0-G3	18789	87	B1-U0-G3	19778	92	B1-U0-G4	20766	96	B2-U0-G4				
			II-FR-HS	17704	82	B1-U0-G2	19112	89	B1-U0-G2	20118	93	B1-U0-G2	21124	98	B1-U0-G2				
			III-M-HS	17608	82	B1-U0-G4	19008	88	B1-U0-G4	20009	93	B1-U0-G4	21009	97	B1-U0-G4				
			III-W-HS	17234	80	B1-U0-G4	18605	86	B1-U0-G4	19584	91	B1-U0-G4	20564	95	B1-U0-G4				
			IV-HS	18187	84	B1-U0-G3	19634	91	B1-U0-G4	20667	96	B1-U0-G4	21701	101	B1-U0-G4				
			IV-FT-HS	17188	80	B1-U0-G4	18555	86	B1-U0-G4	19532	90	B1-U0-G4	20509	95	B1-U0-G4				
80	1050	256.4	II	27354	107	B3-U0-G4	29530	115	B4-U0-G4	31084	121	B4-U0-G4	32638	127	B4-U0-G4	N/A	N/A		
			II-FR	27536	107	B3-U0-G2	29727	116	B4-U0-G2	31291	122	B4-U0-G2	32856	128	B4-U0-G2				
			II-ML	27355	107	B4-U0-G4	29531	115	B5-U0-G5	31085	121	B5-U0-G5	32639	127	B5-U0-G5				
			III-M	27832	109	B3-U0-G4	30046	117	B3-U0-G4	31627	123	B4-U0-G4	33209	130	B4-U0-G4				
			III-W	25841	101	B3-U0-G4	27897	109	B3-U0-G4	29365	115	B3-U0-G5	30834	120	B3-U0-G5				
			IV	27622	108	B3-U0-G4	29820	116	B3-U0-G4	31389	122	B4-U0-G4	32959	129	B4-U0-G4				
			IV-FT	25163	98	B3-U0-G5	27165	106	B3-U0-G5	28595	112	B3-U0-G5	30024	117	B3-U0-G5				
			VSQ-N	28871	113	B5-U0-G2	31168	122	B5-U0-G2	32808	128	B5-U0-G2	34448	134	B5-U0-G2				
			VSQ-M	28310	110	B5-U0-G3	30561	119	B5-U0-G3	32170	125	B5-U0-G4	33779	132	B5-U0-G4				
			VSQ-W	27634	108	B5-U0-G4	29833	116	B5-U0-G4	31403	122	B5-U0-G4	32973	129	B5-U0-G5				
			II-HS	20005	78	B1-U0-G4	21596	84	B2-U0-G4	22733	89	B2-U0-G4	23870	93	B2-U0-G4				
			II-FR-HS	20349	79	B1-U0-G2	21968	86	B1-U0-G2	23124	90	B1-U0-G2	24280	95	B1-U0-G2				
			III-M-HS	20239	79	B1-U0-G4	21848	85	B1-U0-G4	22998	90	B1-U0-G4	24148	94	B1-U0-G4				
			III-W-HS	19809	77	B1-U0-G4	21385	83	B1-U0-G4	22511	88	B1-U0-G5	23636	92	B1-U0-G5				
			IV-HS	20905	82	B1-U0-G4	22568	88	B1-U0-G4	23756	93	B1-U0-G4	24943	97	B1-U0-G4				
			IV-FT-HS	19756	77	B1-U0-G4	21328	83	B1-U0-G4	22451	88	B1-U0-G4	23573	92	B1-U0-G5				

IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

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Hufft

PROJECT INFORMATION:

Andy's Frozen Custard Lantana
3800 FM 407,
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ISSUE:

CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

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

LIGHTING CUT SHEETS

A405

PROFESSIONAL OUTDOOR LIGHTING

Type:

Model:

Project:

SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

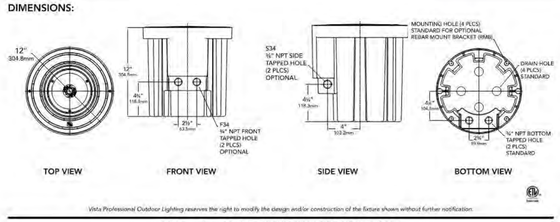
FIXTURE SPECIFICATIONS:

DOOR:
Die-cast, low copper content, A360 aluminum. Post anodized Type III (hard anodized) and powder coated for maximum corrosion protection. Captive stainless steel fasteners affixed to a ventilated door. Inner vents allow hot air to escape from around optic housing while outer vents allow cool air to enter fixture housing.
FIXTURE HOUSING:
Compression-molded, glass-reinforced polymer for strength and high UV stability. Molded with integral junction box. Unibody construction allows for superior door and optic housing support. J-box comes standard with two ¾" NPT bottom **B34** tapped holes. ¾" NPT front **F34**, ¾" NPT side **S34** and ¾" NPT all **A34** conduit entry holes optional (Consult Factory).
OPTIC HOUSING:
Die-cast A360 aluminum. Finned for maximum heat disapation. Type III hard anodized and Thermkote treated for maximum corrosion protection. Optic and driver compartment separately sealed while being electrically connected.
DRIVER COMPARTMENT:
Injection molded PPS for maximum corrosion protection. Driver compartment houses electronic LED driver and thermostat which cuts power to fixture in abnormal ambient temperature conditions. Driver compartment is completely epoxy potted to protect electronics from moisture.
DOOR FINISH:
Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.
LED:
Cree® CXA 3050COB driven at 700mA, 800mA, or 900mA.
CRI:
The CRI range is 83 - 84.

COLOR TEMPERATURE:
LED's are offered in 2700°K, 3000°K, 3500°K, 4000°K, or 5000°K CCT ANSI white 4 step Cree® East White™ bins
LIGHT DISTRIBUTION:
Very Narrow Spot **VNS** (NEMA 2x2), Narrow Spot **NS** (NEMA 2x2), Medium Flood **MF** (NEMA 4x4), and Wide Flood **WF** (NEMA 6x6)
REFLECTOR:
Specular or semi-specular optics designed for maximum performance and uniformity. Very Narrow Spot **VNS** optic incorporates an internal source shield to eliminate unwanted glare outside the beam pattern.
LENS/SEAL:
⅛" thick tempered pressed clear glass sealed with a solid molded silicone gasket.
WIRING:
3' 18/3 outdoor-rated hard usage cable standard for non-dimming **ND** and Phase Cut TRIAC (120V only) dimming **PCT** fixtures. 3' 18/5 outdoor-rated hard usage cable standard for 0-10V dimming **010** fixtures. Cable exits fixture housing through a liquid tight cable fitting.
DRIVER:
Integral CUL listed LED driver, either non-dimmable **ND** or dimmable. Dimming: 0-10VDC **010** and Phase Cut TRIAC (120V only) **PCT** options available. Multi-Volt **MV** 120V-277V driver input standard.
ACCESSORIES:
TO5 - Tilt Optic 5°, **TO10** - Tilt Optic 10°, **TO15** - Tilt Optic 15°, **TO25** - Tilt Optic 25°, **DF** - Diffuse Filter, **LSF** - Linear Spread Filter, **RBK** - Rebar Bracket Kit, **STR** - Stainless Trim Ring, and **HS** - Half Glare Shield. Dichroic Lenses: **YL** - Yellow, **RL** - Red, **BL** - Blue, **GL** - Green.
MOUNTING:
Fixture suitable for direct burial in earth or poured concrete applications.
CERTIFICATION:
C ETL US wet location listed. *IP68*

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

DIMENSIONS:



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

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
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PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

LAMP SPECIFICATIONS

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

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

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

1188 SERIES-LOAD RATING:
- Peak compressive force of **8,000 lbs.** This represents 95% of max load to load failure on average. Independent tests performed by SGS US Testing Company, Inc., an ISO 17025 accredited National Testing Laboratory.

FIXTURE ORDERING INFORMATION

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

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

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

VOLTAGE	LENS	DIMMING	CONDUIT ENTRIES	ACCESSORIES	
MV - Multi-Volt (120V-277V)	**CX** - Crowned Clear **AX** - Anti Slip Clear	**ND** - No Dimming **010** - 0-10V **PCT** - Phase Cut TRIAC (120V only)	**B34** - Bottom ¾ " (standard) **F34** - Front ¾" **S34** - Sides ¾" **A34** - All ¾" (available as an option) (Consult Factory)	**TO5** - Tilt Optic 5° **TO10** - Tilt Optic 10° **TO15** - Tilt Optic 15° **TO25** - Tilt Optic 25° **DF** - Diffuse Filter **LSF** - Linear Spread Filter	**RBK** - Rebar Bracket Kit **STR** - Stainless Trim Ring **HS** - Half Glare Shield **YL** - Yellow Lens. **RL** - Red Lens **BL** - Blue Lens **GL** - Green Lens *Colored Lenses not available with B & C Lumen packages.

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

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

PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 1188 Architectural Series • Inground & Well Lights

LUMEN OUTPUT PACKAGES Watts: Lumens

Beam Spread	A	B	C
VNS	34.9 Watts 1698.9 Lumens		
NS	31.5 Watts 2180 Lumens	35.9 Watts 2488 Lumens	36.7 Watts 2796 Lumens
MF	30.7 Watts 2120 Lumens	35.0 Watts 2418 Lumens	35.8 Watts 2718 Lumens
WF	32.4 Watts 2532 Lumens	37.0 Watts 2891 Lumens	37.8 Watts 3248 Lumens

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

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FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

1188 3.20.20

Hufft

PROJECT INFORMATION:

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

OWNER:

ANDY'S FROZEN CUSTARD

211 E. Water Street
Springfield, MO 65806

www.eatandys.com

ARCHITECT:

HUFFT

3612 Karnes Boulevard
Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

STRUCTURAL:

METTEMEYER ENGINEERING, LLC

2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807
P: 417-890-8002

CIVIL:

KIMLEY-HORN

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

MEP:

RTM ENGINEERING CONSULTANTS

3333 E. Battlefield Road, Suite 1000
Springfield, MO 65804
P: 417-881-0020

LANDSCAPE ARCHITECT:

KIMLEY-HORN

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

ISSUE:

CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

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

LIGHTING CUT SHEETS

A406

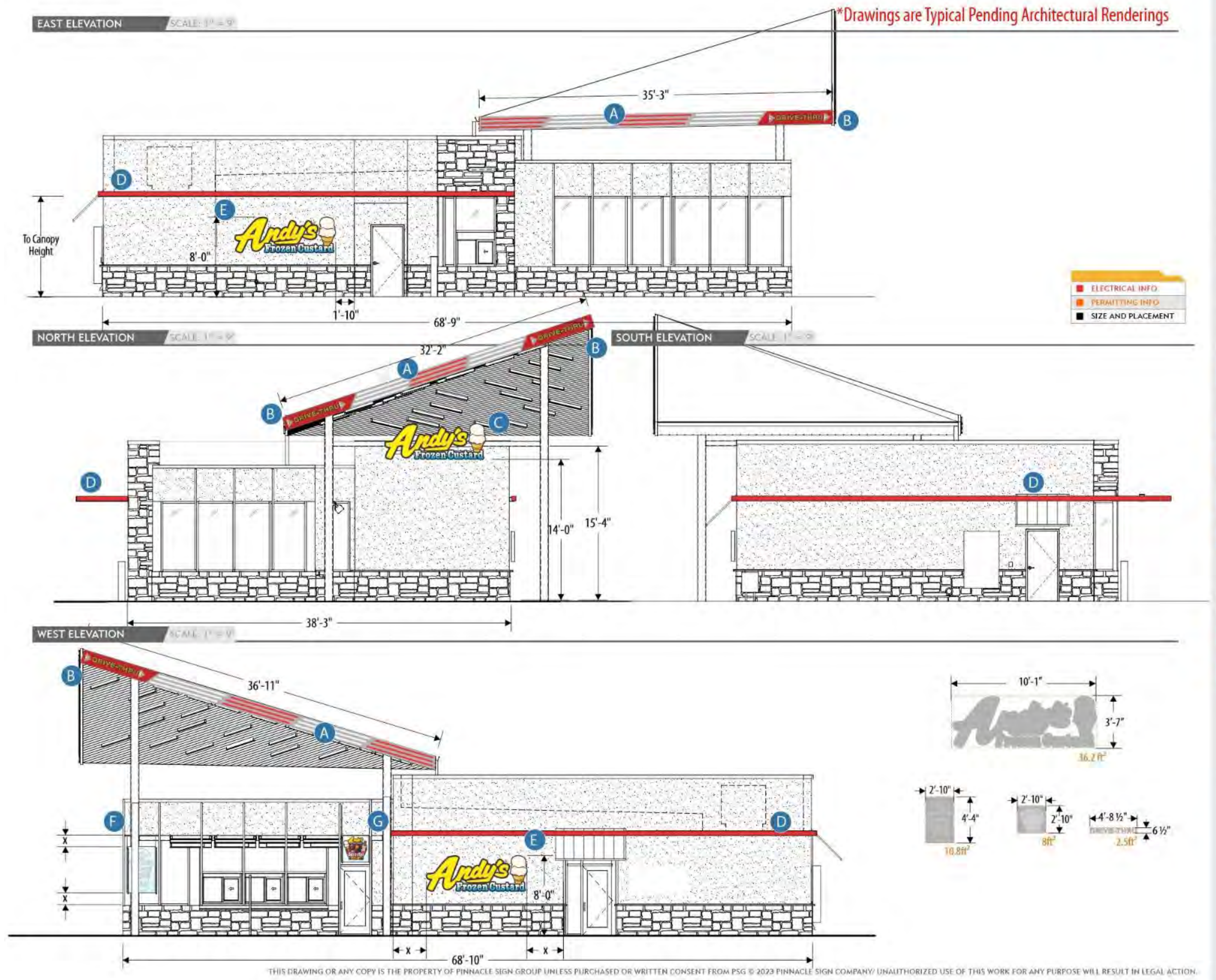
EAST ELEVATION SCALE: 1" = 9'

*Drawings are Typical Pending Architectural Renderings

NORTH ELEVATION SCALE: 1" = 9'

SOUTH ELEVATION SCALE: 1" = 9'

WEST ELEVATION SCALE: 1" = 9'



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD (CUSTOMER)	
1026-23-ELEV-1 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
10.27.23MW (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
LANTANA, BARTONSVILLE, TX (LOCATION)	

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
A **Reverse Channel Illuminated Fascia Cabinets** (AFC-OPT-FASC-3)	11 Sections
B **LED Illuminated Corner Fascia Cabinets** (AFC-OPT-FASC-1)	4 Sections
C **Internally Lit Channel Cabinets** (AFC-OPT-EWAL-2)	1
D **LED Accent Light Band** (1026-23-BAND-1)	140 Linear Feet
E **Internally Lit Channel Cabinets** (1026-23-EWAL-1)	2
WINDOW SIGNAGE	
F **Neon "Made Fresh Hourly" Sign** (AFC-STND-IWAL-2)	1
G **Neon "Sprecher" Sign** (AFC-STND-IWAL-3)	1

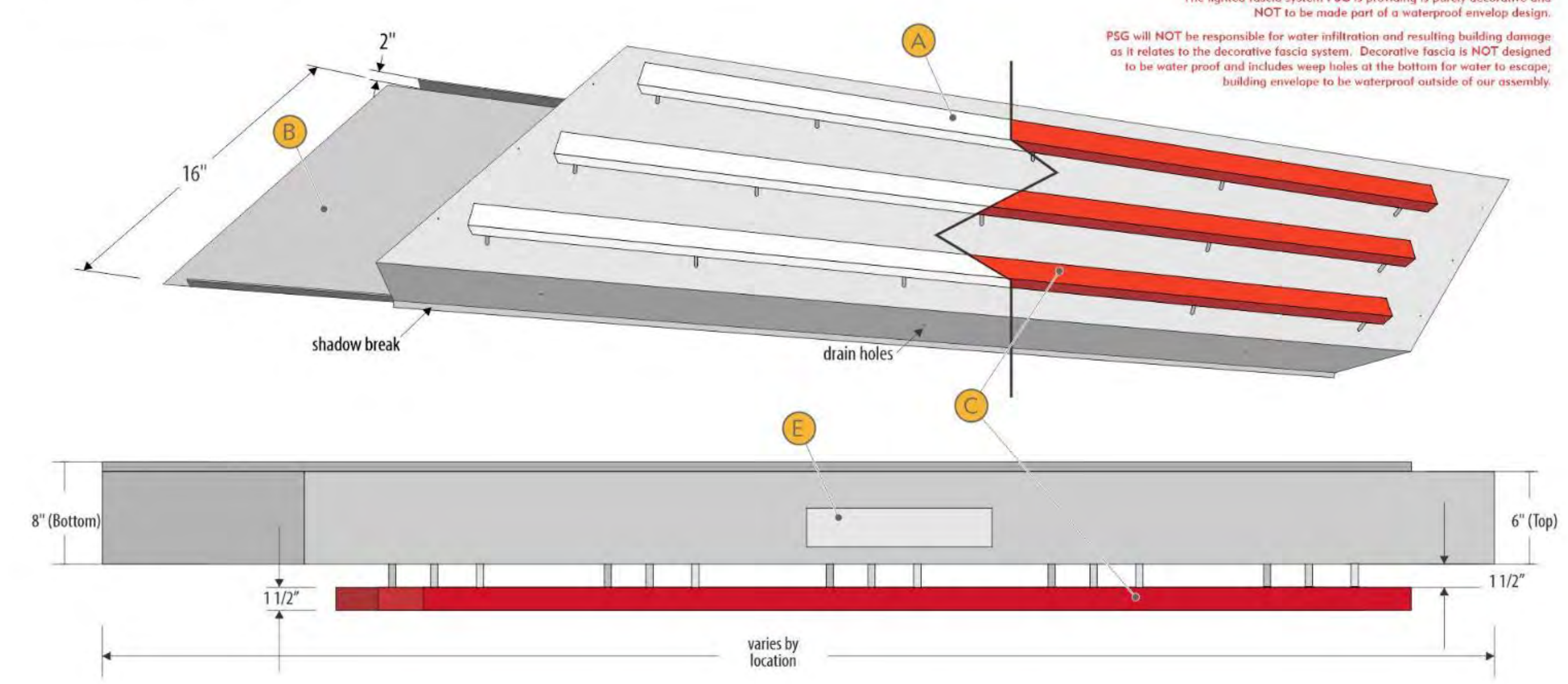
A:\ANDY'S FROZEN CUSTARD\LOCATIONS\TEXAS\LANTANA, BARTONSVILLE TX\ART\RENDERINGS

ORTHOGRAPHIC VIEWS SCALE: NTS

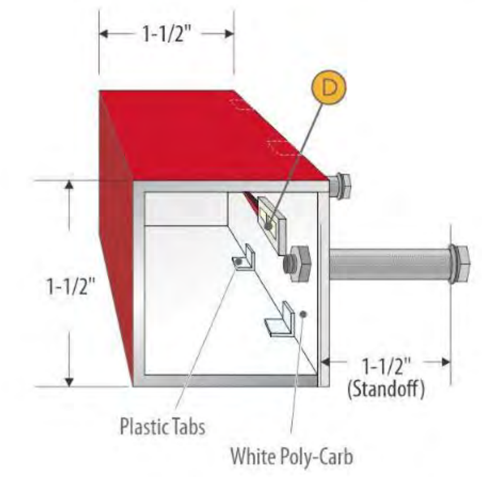
AFC DISCLAIMER - FASCIA

The lighted fascia system PSG is providing is purely decorative and NOT to be made part of a waterproof envelop design.

PSG will NOT be responsible for water infiltration and resulting building damage as it relates to the decorative fascia system. Decorative fascia is NOT designed to be water proof and includes weep holes at the bottom for water to escape; building envelope to be waterproof outside of our assembly.



ILLUMINATING CENTER ELEMENT DETAIL SCALE: NTS



EXAMPLE SCALE: NTS

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PINNACLE SIGN GROUP

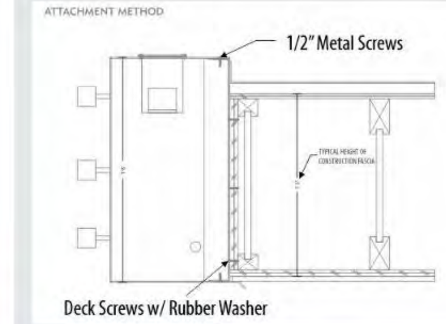
ANDY'S FROZEN CUSTARD (CUSTOMER)	
AFC-OPT-FASC-3 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
09.27.22 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
ALL (LOCATION)	

SCOPE OF WORK

- A .040 Polished Aluminum Face
  - Finish - Bright Clear Anodized Aluminum
- B .063 Aluminum Backpan
- C Painted Aluminum Reverse Channel
  - Paint - White (Gloss)
  - Paint - MP 10224 Hot Rod Red (Gloss)
- D LED Accent Lighting
  - LED - White
  - LED - Red
- E Access Panel

A:\ANDY'S FROZEN CUSTARD\MASTER RENDERINGS

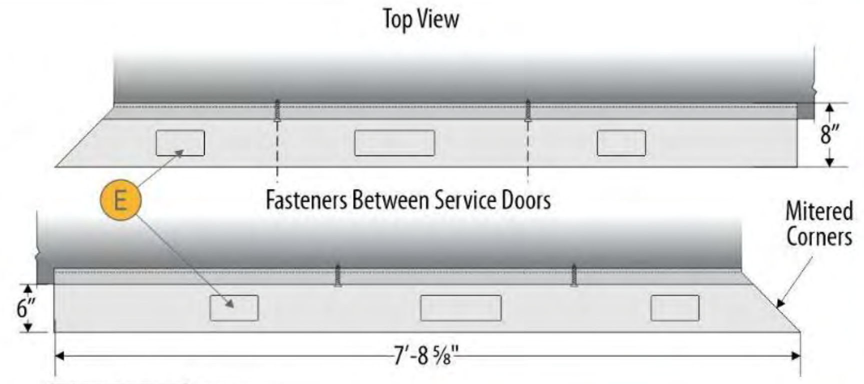
ATTACHMENT METHOD



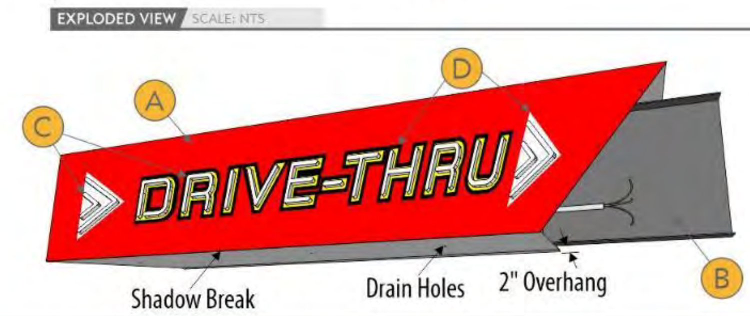
ORTHOGRAPHIC VIEWS SCALE: 3/4" = 1'

Front View

Top View



EXPLODED VIEW SCALE: NTS



AFC DISCLAIMER - FASCIA

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOP DESIGN.

PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEEP HOLES AT THE BOTTOM FOR WATER TO ESCAPE; BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

PHOTO EXAMPLE SCALE: NTS

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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD (CUSTOMER)	
AFC-OPT-FASC-1 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
03.21.23 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
ALL (LOCATION)	

SCOPE OF WORK

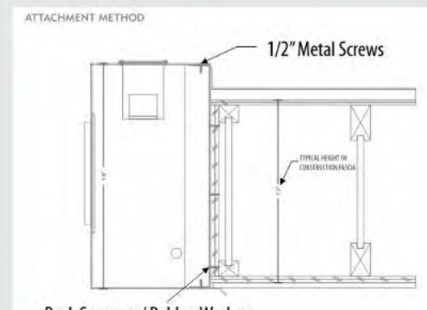
- A .040 Polished Aluminum Face
- B .063 Aluminum Backpan
- C 1" Internally LED Illuminated Acrylic Push Thrus - White Translucent Front/Back
- D Vinyl Applied to Face
  - Vinyl - 3M 2080 Hot Rod Red (Opaque)
  - Vinyl - Digital Print Applied to Red Vinyl (Opaque)
- E Access Panel

ELECTRICAL REQUIREMENTS
120V; 2.75A per Cabinet

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

A:\ANDY'S FROZEN CUSTARD\MASTER RENDERINGS

ATTACHMENT METHOD



ELEVATION VIEW SCALE: 1:20

SIDE/CUTAWAY VIEW SCALE: NTS

ILLUMINATED VIEW SCALE: NTS

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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD (CUSTOMER)	
1026-23-EWAL-1 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
10.26.23 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
LANTANA, BARTONSVILLE, TX (LOCATION)	

SCOPE OF WORK

Internally Illuminated Channel Cabinets

- A Trimcap
  - Dark Bronze 313
- B 5" Returns
  - Dark Bronze 313
- C Digitally Printed Graphics Applied To Acrylic Faces
  - Vinyl - Digital Print
- D Flush mounted to building exterior
- E Clear acrylic tab for Register Trademark - Vinyl applied to acrylic tab
  - Vinyl - Black
  - Acrylic - Clear

Power supply self contained within Andy's Cabinet

A:\ANDY'S FROZEN CUSTARD\LOCATIONS\TEXAS\LANTANA, BARTONSVILLE TX\ART\RENDERINGS

ATTACHMENT METHOD

Hufft

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

OWNER:
ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:
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3612 Karnes Boulevard
Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:
METTEMEYER ENGINEERING, LLC
2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807
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KIMLEY-HORN
13455 Noel Road - Suite 700
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MEP:
RTM ENGINEERING CONSULTANTS
3333 E. Battelfield Road, Suite 1000
Springfield, MO 65804
P: 417-881-0020

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KIMLEY-HORN
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ISSUE:
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11/6/2023

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

BUILDING SIGNAGE

A501

SIGN SCHEDULE / SCALE: NTS

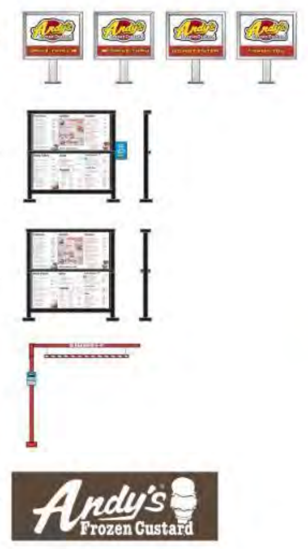
H DIRECTIONAL SIGN (AFC-STND-DIRE-1)
3' Height; 2-Sided Illuminated Directional

I 1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)
3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket; Located at Drive-Thru

J 2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)
3 Over 3 Panel Standard Menu; Located at Patio

K CLEARANCE SIGN (AFC-STND-BAR-1)
9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel

L MONUMENT INSERT (1026-23-MONU-1)
New Acrylic w/ Reverse Cut Vinyl



PLACEMENT DETAIL / SCALE: NTS

SITE MAP / SCALE: 1" = 25'

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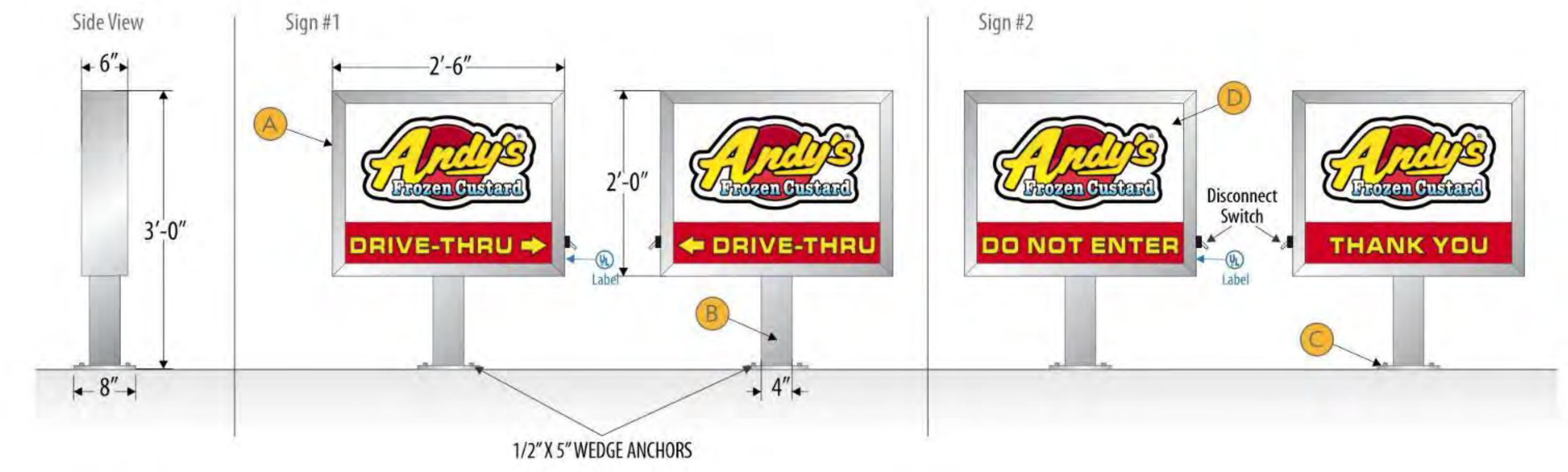
PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD (CUSTOMER)	
1026-23-SITE-1 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
10.26.23 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
LANTANA, BARTONSVILLE, TX (LOCATION)	

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
C Internally Lit Channel Cabinets (AFC-OPT-EWAL-2)	1
E Internally Lit Channel Cabinets (1026-23-EWAL-1)	2
DETACHED SIGNAGE	
H 2-Sided Illuminated Directional (AFC-STND-DIRE-1)	2
I 1-Sided Menu Board (AFC-STND-MENU-1-SS)	1
J 2-Sided Menu Board (AFC-STND-MENU-1-DS)	1
K Clearance Bar (AFC-STND-BAR-1)	1
L Monument Reface (1026-23-MONU-1)	1

4:\ANDY'S FROZEN CUSTARD\LOCATIONS\TEXAS\LANTANA, BARTONSVILLE TX\ART\RENDERINGS

ORTHOGRAPHIC VIEWS / SCALE: 3/4" = 1'



ACRYLIC FACES / SCALE: 1" = 1'

PHOTO EXAMPLE / SCALE: NTS

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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER (CUSTOMER)	
AFC-STND-DIRE-1 (DRAWING NUMBER)	AS SHOWN (ELEVATION)
09.15.22 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
ALL (LOCATION)	

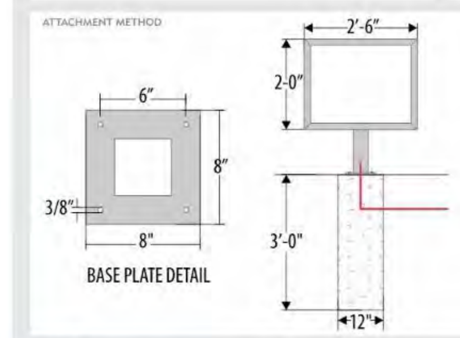
SCOPE OF WORK

2-Sided Internally Illuminated Directional

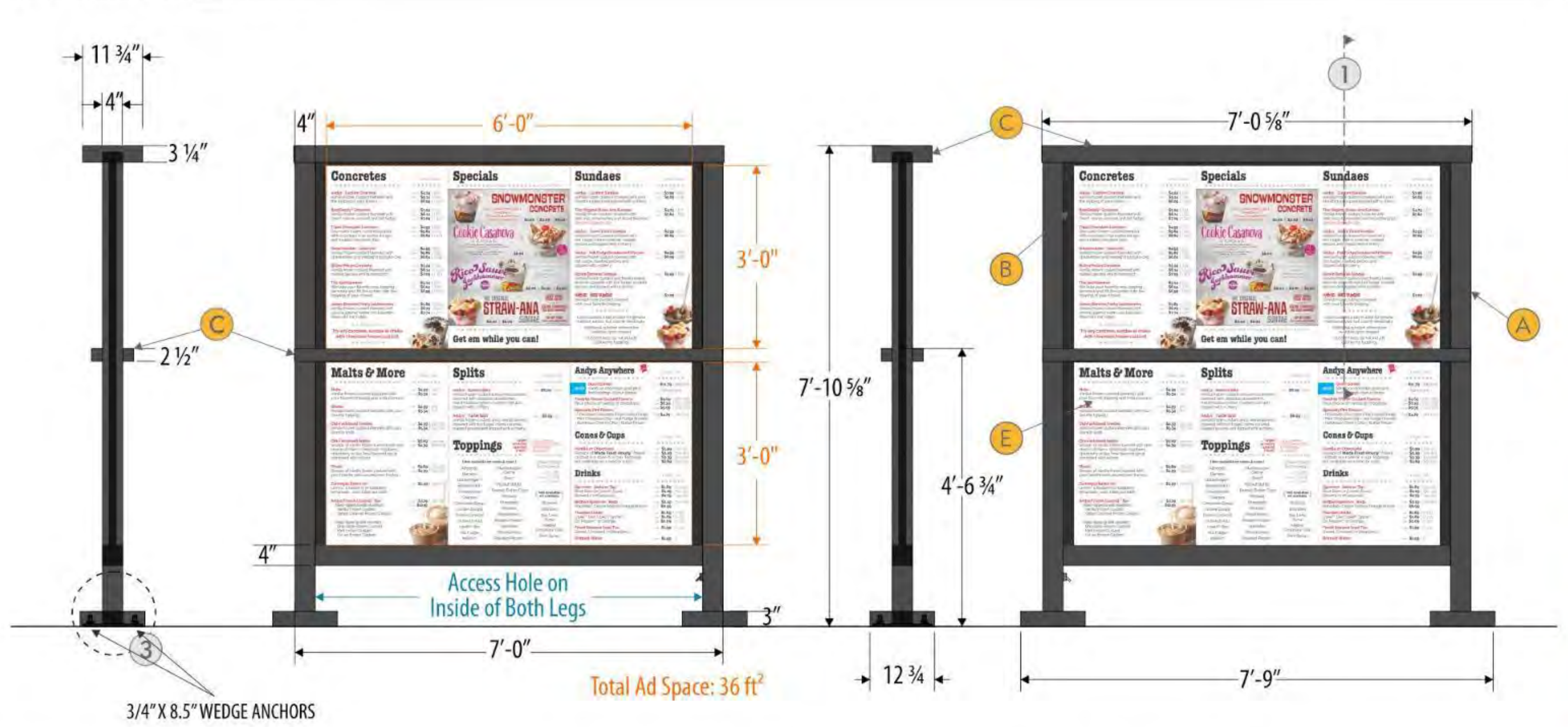
- A Aluminum Extruded Cabinet
  - Paint - MP LVS953 Super Sparkle Silver (Satin)
- B 4" Aluminum Square Post
  - Paint - MP LVS953 Super Sparkle Silver (Satin)
- C 1/4" Aluminum Mounting Bracket
  - Paint - MP LVS953 Super Sparkle Silver (Satin)
- D Clear Acrylic w/ Printed Vinyl Graphics
  - 1st Layer Vinyl - Digital Print on Clear Applied to 1st Surface
  - 2nd Layer Vinyl - Digital Print on Translucent Applied to 1st Surface
- Electrical Requirements - 120V; 1.2A

4:\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS\PSG IN HOUSE ONLY

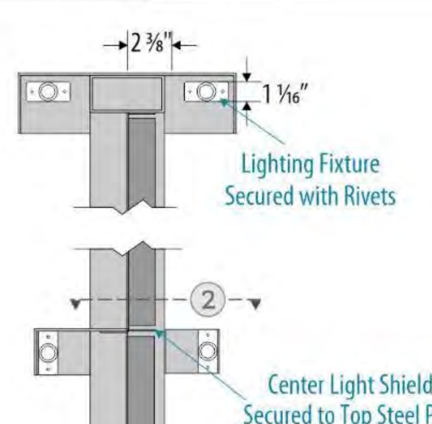
ATTACHMENT METHOD



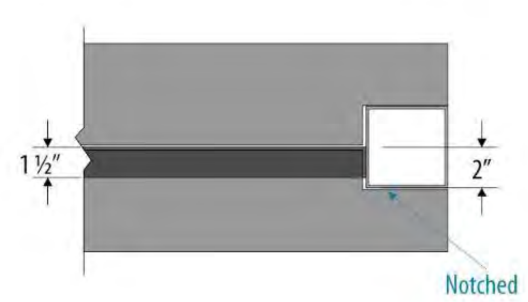
ORTHOGRAPHIC VIEWS / SCALE: 1/2" = 1'



1 - CROSS-SECTION VIEW / SCALE: NTS

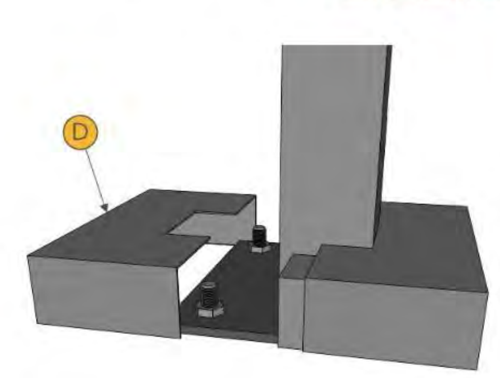


2 - MIDDLE LIGHT SHIELD / SCALE: NTS



3 - BASEPLATE COVER / SCALE: NTS

Shim to Level, Flush



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PINNACLE SIGN GROUP

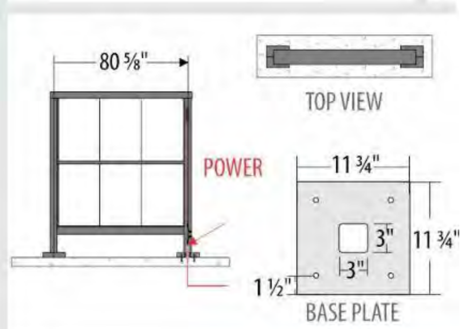
ANDY'S FROZEN CUSTARD - MASTER (CUSTOMER)	
AFC-STND-MENU-1-DS (DRAWING NUMBER)	AS SHOWN (ELEVATION)
03.17.22 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
ALL (LOCATION)	

SCOPE OF WORK

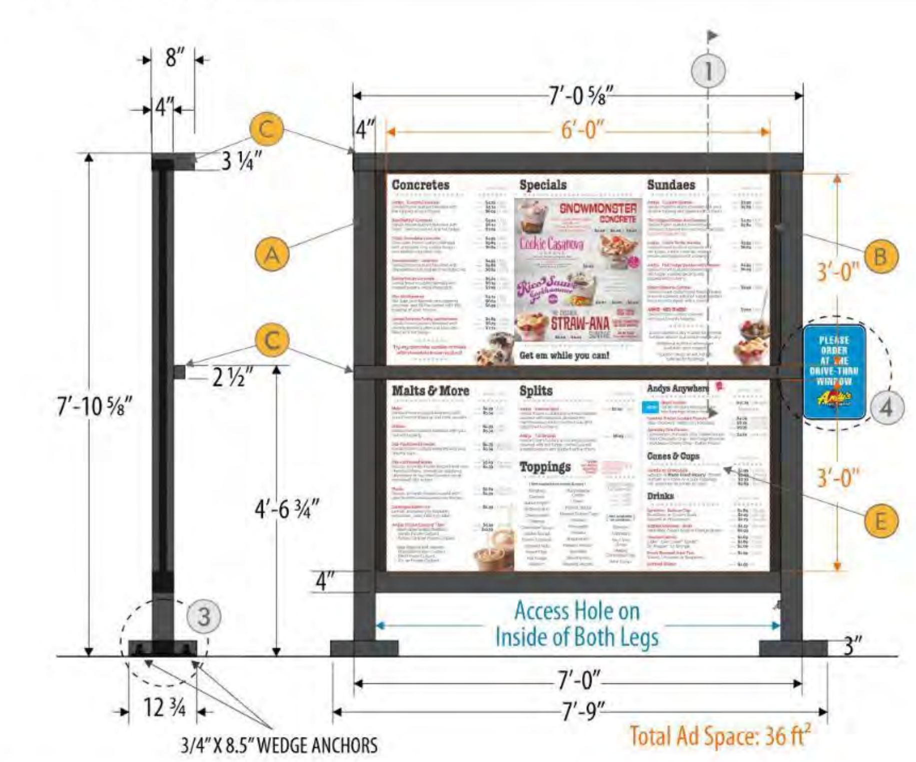
2-Sided Internally Illuminated Menu

- A Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- B Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- C Fabricated Aluminum Light Shield
- D Bolt Covers Painted to Match
- E Magnetic Menu Panels by Others
- Electrical Requirements - 120V; 4A

4:\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS



ORTHOGRAPHIC VIEWS / SCALE: 1/2" = 1'



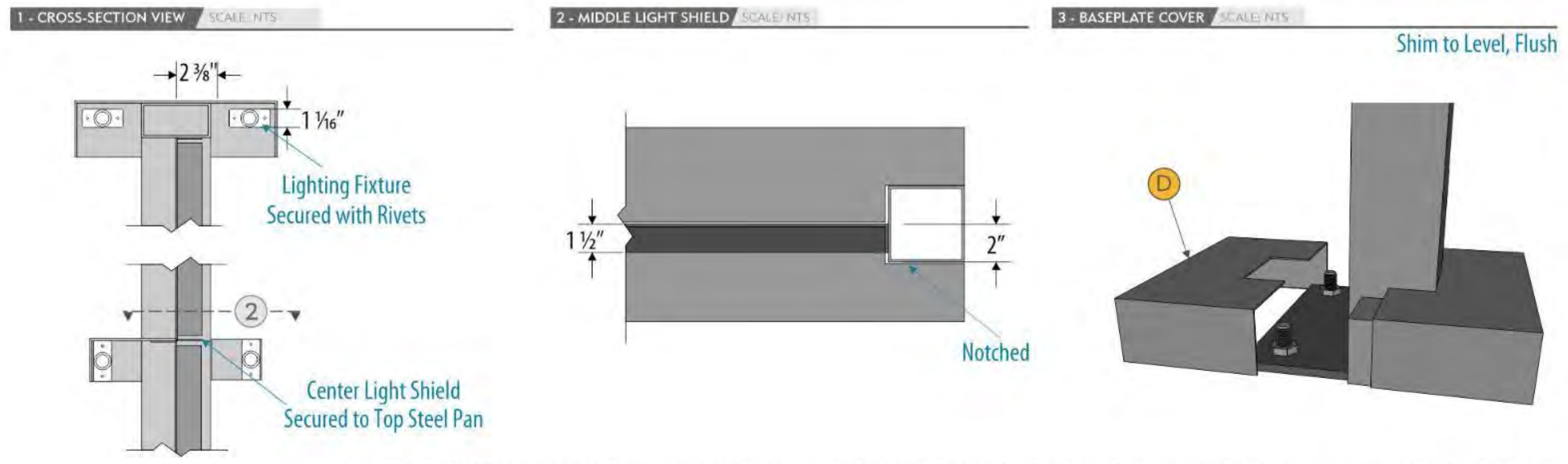
4 - ORDER PANEL DETAIL / SCALE: NTS

1 - CROSS-SECTION VIEW / SCALE: NTS

2 - MIDDLE LIGHT SHIELD / SCALE: NTS

3 - BASEPLATE COVER / SCALE: NTS

Shim to Level, Flush



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PINNACLE SIGN GROUP

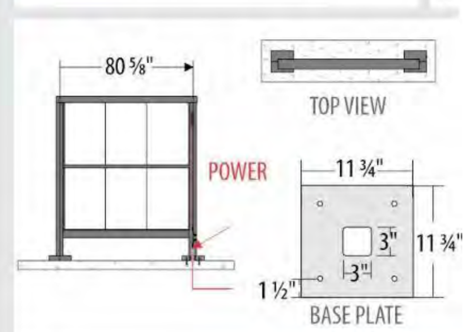
ANDY'S FROZEN CUSTARD - MASTER (CUSTOMER)	
AFC-STND-MENU-1-SS (DRAWING NUMBER)	AS SHOWN (ELEVATION)
03.17.22 (DATE REVISED)	
DEREK CROUCH (DESIGNER)	TIM SWAIM (PROJECT MANAGER)
ALL (LOCATION)	

SCOPE OF WORK

1-Sided Internally Illuminated Menu

- A Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- B Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- C Fabricated Aluminum Light Shield
- D Bolt Covers Painted to Match
- E Magnetic Menu Panels by Others
- F .080 Aluminum "Drive Thru" Sign
- G Painted .080 Aluminum Bracket
  - Paint - Black (Satin)
- Electrical Requirements - 120V; 2A

4:\ANDY'S FROZEN CUSTARD\MASTER\RENDERINGS\STANDARD DRAWINGS



Hufft

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

OWNER:
ANDY'S FROZEN CUSTARD
211 E. Water Street
Springfield, MO 65806
www.eatandys.com

ARCHITECT:
HUFFT
3612 Karnes Boulevard
Kansas City, MO 64111
P: 816-531-0200
www.hufft.com

STRUCTURAL:
METTEMEYER ENGINEERING, LLC
2225 W. Chesterfield Blvd., Suite 300
Springfield, MO 65807
P: 417-890-8002

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

MEP:
RTM ENGINEERING CONSULTANTS
3333 E. Battelfield Road, Suite 1000
Springfield, MO 65804
P: 417-881-0020

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

ISSUE:
CONSTRUCTION DOCUMENTS
11/6/2023

REVISION SCHEDULE:

NO.	DATE	ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2022 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION/ DO NOT COPY/ DISTRIBUTE

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

BUILDING SIGNAGE

A502

Exhibit 2

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

December 20, 2023

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

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

Dear [NAME],

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

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

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

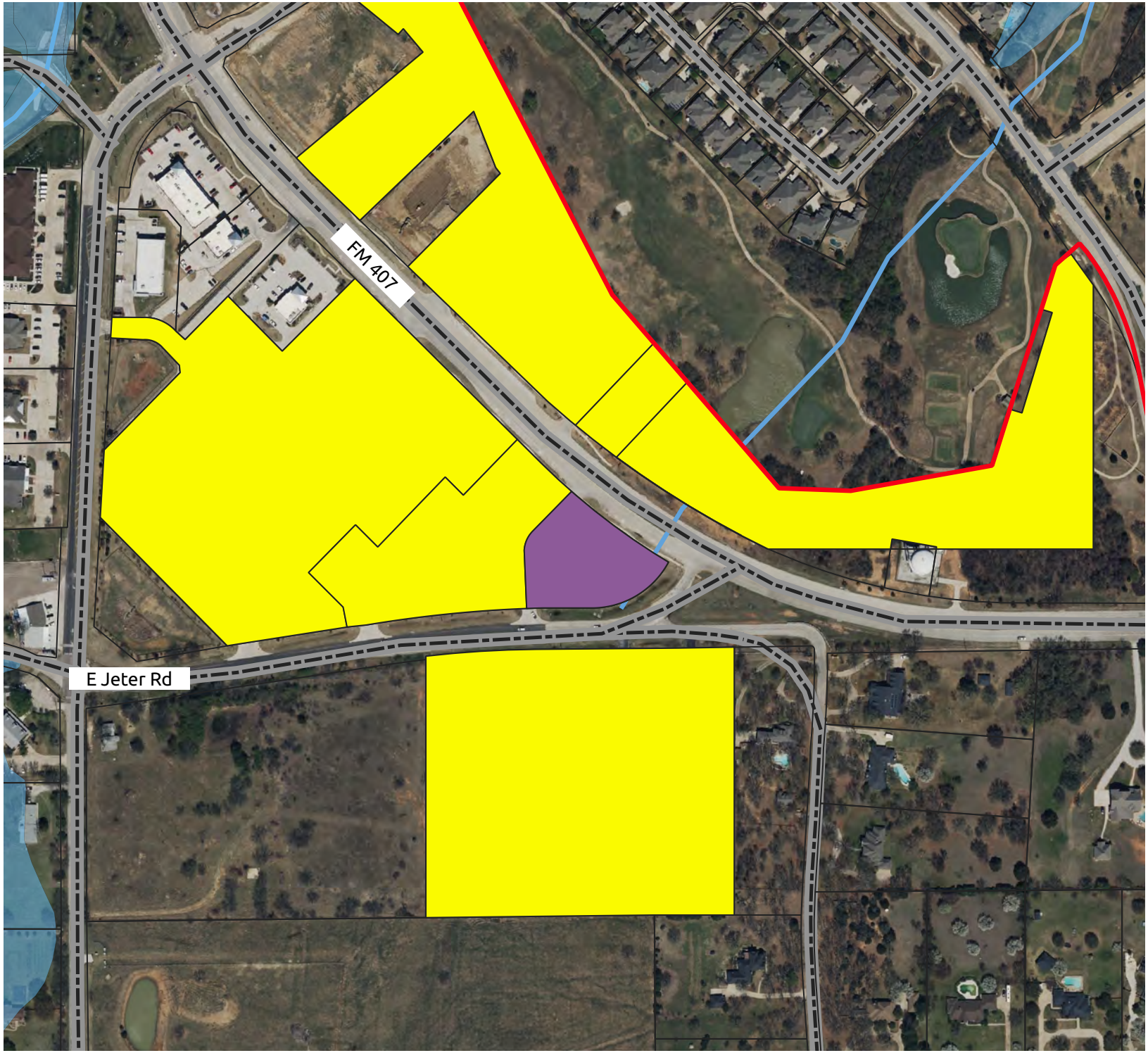
Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville

enclosure

Andy's Frozen Custard Conditional Use Permit and Site Plan

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



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

0 250 500 ft

Andy's Frozen Custard
Notification List

Item E1.

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

Exhibit 3

Denton Record-Chronicle
DENTONRC.COM

AFFIDAVIT OF PUBLICATION

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

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

PUBLICATION DATES:
Dec. 16, 2023

Notice ID: 3jnTTXUFMJNMdxJM9PIx
Notice Name: 12162023 Andy's CUP & SP Notice

PUBLICATION FEE: $61.76

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

Ayesha Carletta M Cochran-Worthen

Agent

VERIFICATION

Mitzi Hill
ID NUMBER
132835057
COMMISSION EXPIRES
December 21, 2024

State of Texas
County of Ellis

Signed or attested before me on this: 12/19/2023

Mitzi Hill

Notary Public
Notarized online using audio-video communication

TOWN OF BARTONVILLE
PUBLIC NOTICE

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

drc 12/16/2023

PLANNING AND ZONING COMMUNICATION

DATE January 3, 2024

FROM: Thad Chambers, Town Administrator

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

Applicant: Kofi Addo, on behalf of Michael Harney (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 0.75-acre site located within the Lantana Town Center. The specific location for the site is Lot 3, Block A, of DCFWSD #7 Retail Center Addition. The proposed development is for a 740 square-foot Swig drive-through restaurant. Per the applicant, this restaurant will not provide any indoor or outdoor seating; it is purely a drive-through restaurant.

Conditional Use Permit

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

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

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

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

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

Site Plan

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

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

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

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

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

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

Staff Recommendation: CUP-2023-007: Approve with conditions. SP-2023-004: Approve with conditions. The following conditions of approval are recommended:

CUP-2023-007:

1. No recommended conditions of approval.

SP-2023-004:

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

Public Comment: None.

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

Exhibits:

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

Exhibit 1

TOWN OF BARTONVILLE
SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

1. **Applicant:**
   Name: Kofi Addo on behalf of Savory Swig Stores, LLC

   Address: 2805 Dallas Parkway, Suite 310

   City/State: Plano /TX Zip: 75093

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

   Email Address: kaddo@bowman.com

2. **Property Owner:**
   Name: A-S 114 LANTANA TOWN CENTER LP

   Address: 8827 W SAM HOUSTON PKWY N STE 200

   City/State: HOUSTON, TX Zip: 77040-5383

   Office #: 281.640.7195 Cell #: 713.899.9634 Fax #:

   Email Address: MHARNEY@NewQuest.com

3. **Site Location:**
   Street Address: 3800 FM 407, Lantana, TX 76226

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

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

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

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

   Future Land Use Designation: General Commercial

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

I UNDERSTAND THAT IT IS NCESSARY 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): Kofi Addo

Applicant signature: Kofi Addo

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

Owner signature: MH

Date Received_____ Date Paid_____ Receipt Number_____

NOTARY FORM
Town of Bartonville

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

Dated: 10/2/2023

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

MICHAEL HARNEY - SENIOR DEVELOPMENT MANAGER
Print Name

Signature of Owner

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

281.640.7195
Phone No.

State of Texas §
County of Harris §

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

(Seal)

JUDY HUNTER
Notary Public, State of Texas
Comm. Expires 10-18-2026
Notary ID 128417863

Notary

Town of Bartonville
Application for Conditional Use Permit

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

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

Mailing Address: 2805 Dallas Parkway, Suite 310, Plano, TX75093

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

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

Owner's Name(s) if different[1]: A-S 114 LANTANA TOWN CENTER LP

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

Phone: 281.640.7195 / 713.899.9634 **Fax:**

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

Current Zoning: GC/ PD-1

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

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

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

Signature of Applicant/Owner — Date: 10/31/2023

STAFF USE ONLY:

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

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

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

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

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

NOTARY FORM
Town of Bartonville

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

Dated: 10/2/2023

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

Michael Harney - Senior Development Manager
Print Name

Signature of Owner

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

281.640.7195
Phone No.

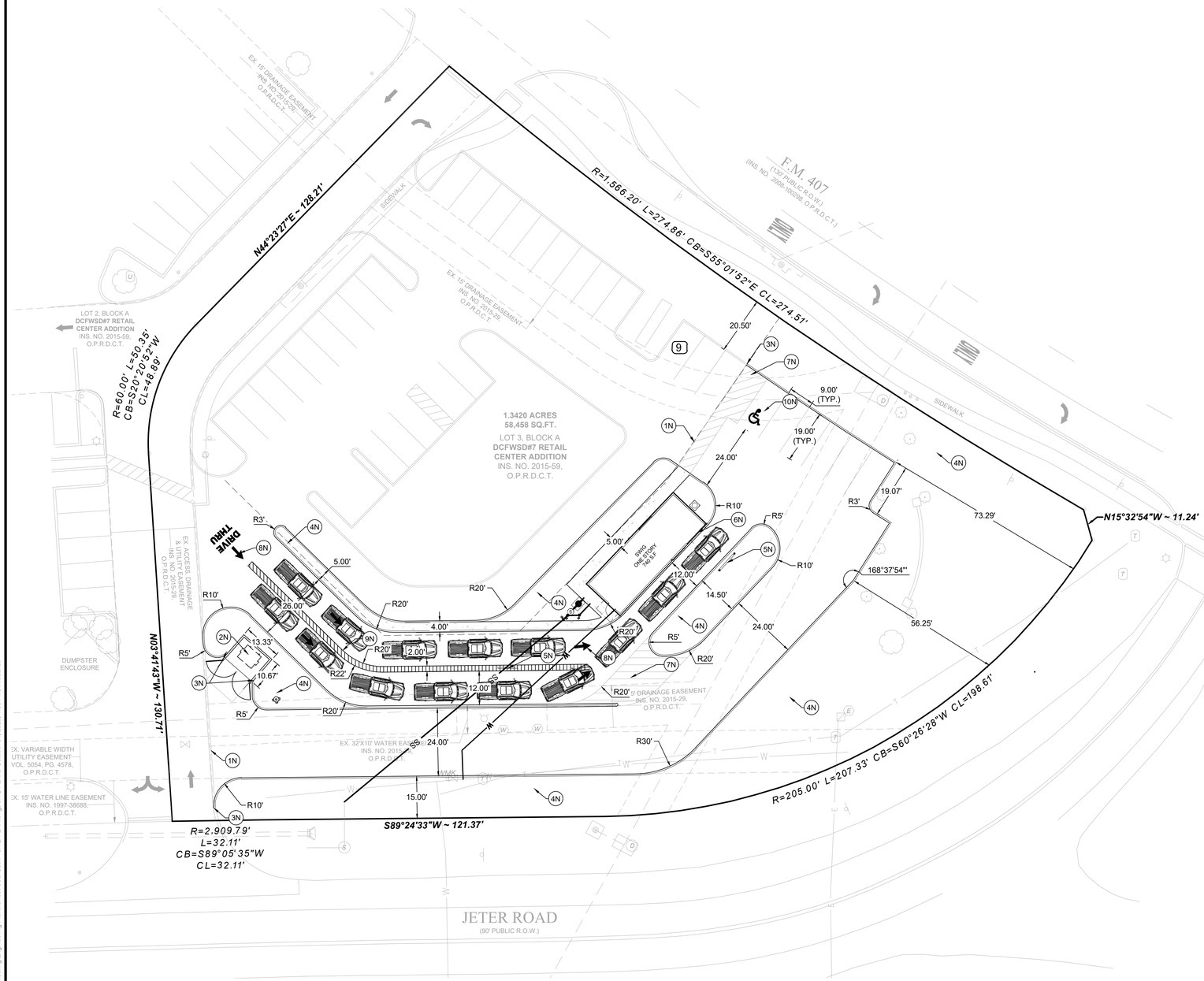
State of Texas §
County of Harris §

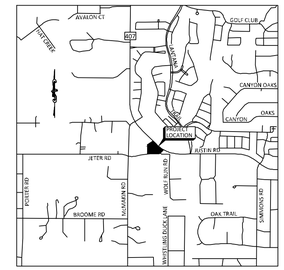
Before me, ~~Michael Harney~~ Judy Hunter, a Notary Public in and for said County and State, on this day personally appeared Michael Harney known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration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

(Seal)

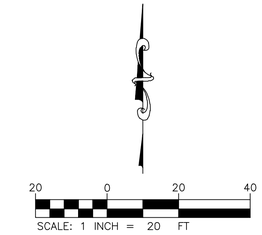
JUDY HUNTER
Notary Public, State of Texas
Comm. Expires 10-18-2026
Notary ID 128417863

Notary





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



SITE DATA TABLE

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

GENERAL SITE NOTES

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

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- CONCRETE SIDEWALK
- 12 — PARKING COUNT

EXISTING LEGEND

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

NOTES

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

FLOOD STATEMENT

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

CONTROL POINT TABLE

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

ENGINEER

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

DEVELOPER

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

OWNER

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

LANDSCAPE ARCHITECT

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

ARCHITECT

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

SURVEYOR

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

Know what's below. Call before you dig.

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

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

REVISIONS

REVISION	DESCRIPTION	DATE
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SITE PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

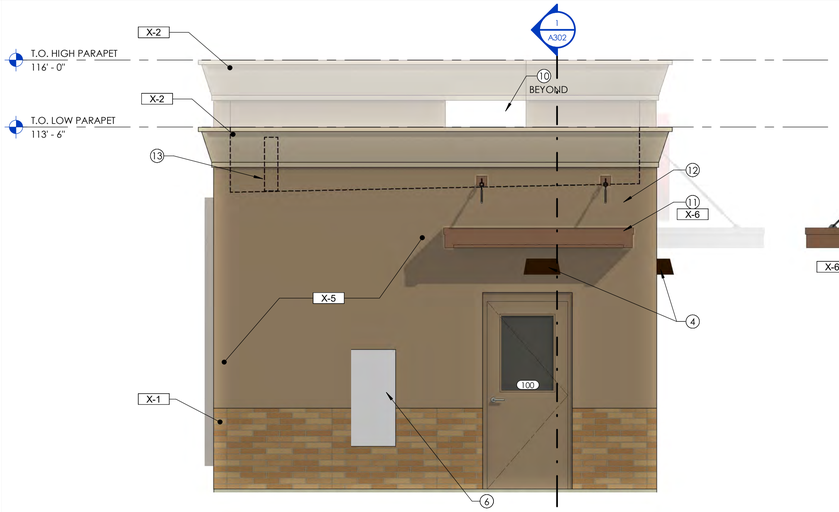
DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

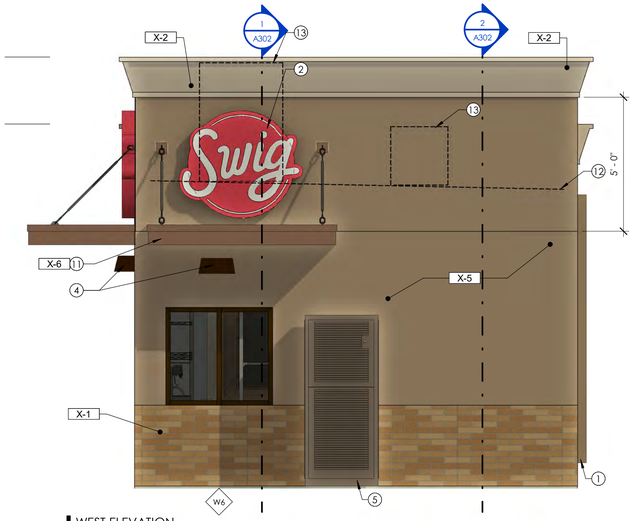
SHEET
SP-1

V:\070714 - SWIG FM 407, Lantana, TX\070714-01-001 (ENG) - SWIG FM 407, Lantana, TX\Engineering\Engineering Plans\Sheet Sets\C3.X - SITE PLAN.dwg, SITE PLAN, October 31, 2023, 1:30 PM, rmadanat

PRELIMINARY NOT FOR CONSTRUCTION



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



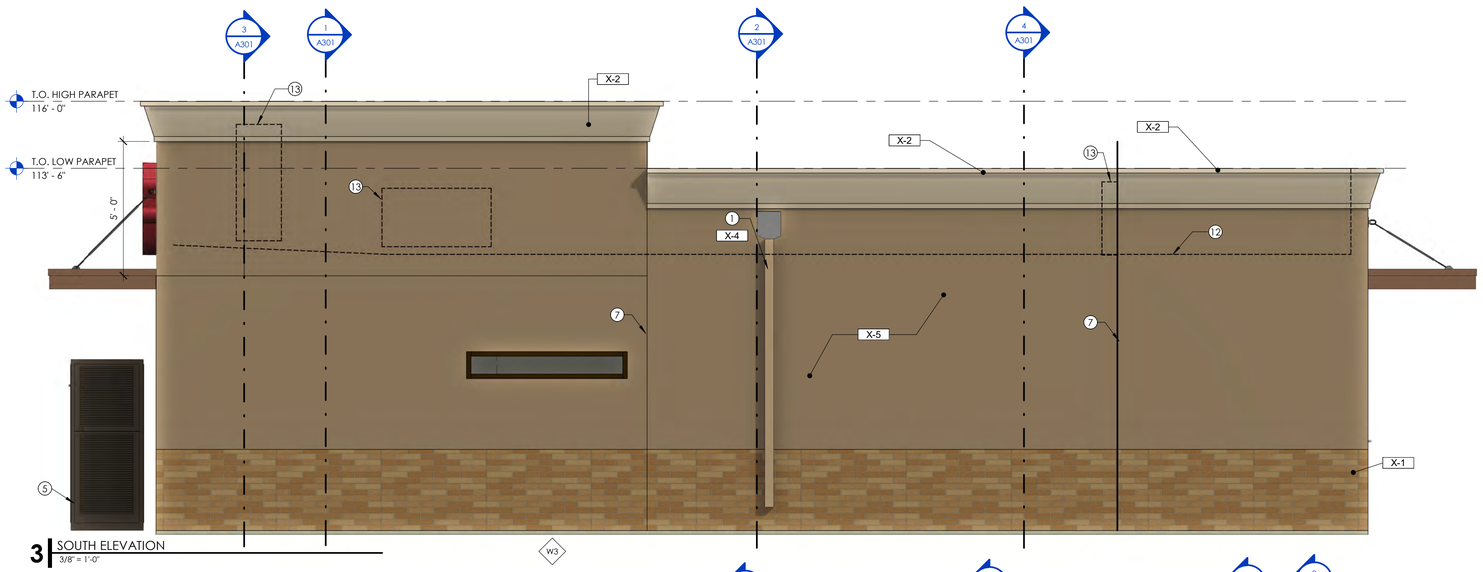
4 WEST ELEVATION
3/8" = 1'-0"

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

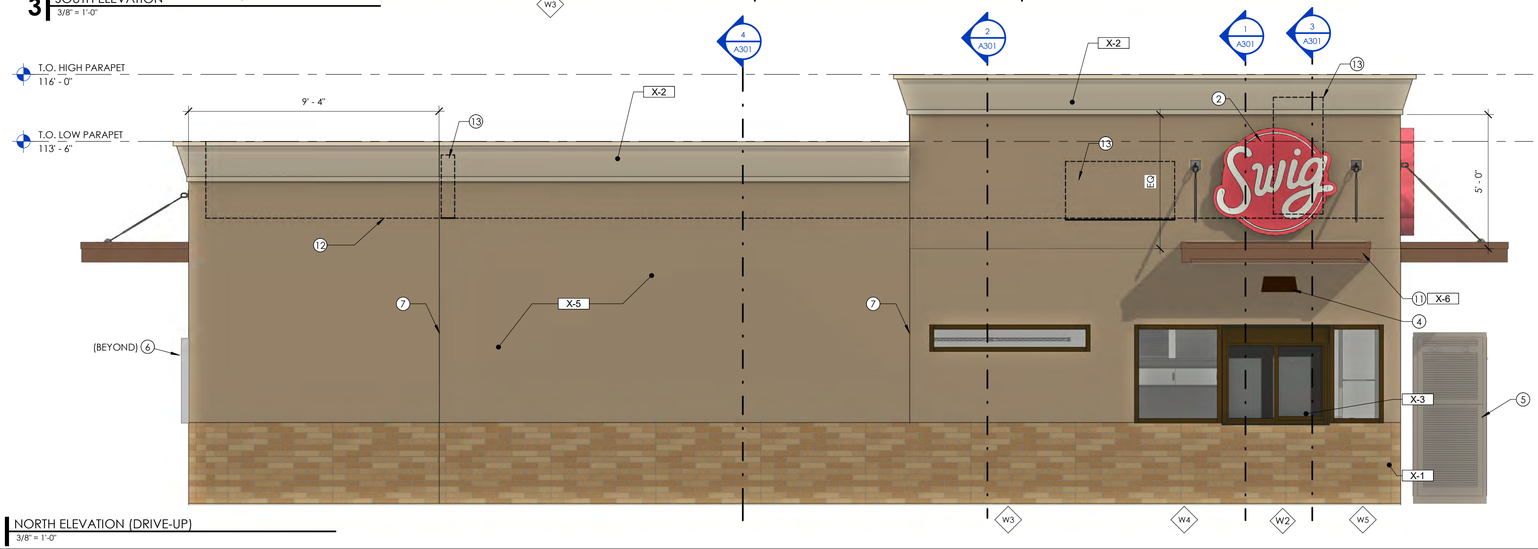
1 KEYNOTES

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

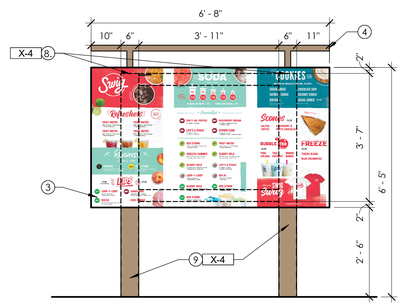
EXTERIOR FINISH SCHEDULE					
MARK	MATERIAL	DESCRIPTION			
X-1	FIELD STONE	ATLAS STONE - LANTANA MIX	X-4	PAINT	EXTERIOR GRADE - SW2835 CRAFTSMAN BROWN
X-2	CORNICE	EXTERIOR GRADE - 456 OYSTER SHELL	X-5	STUCCO	SW2835 CRAFTSMAN BROWN
X-3	STOREFRONT	DARK BRONZE	X-6	PAINT	METAL BRACKETS - SW6089 GROUNDED



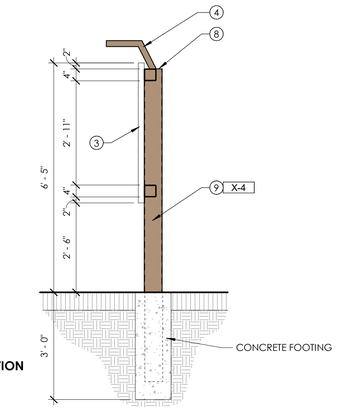
3 SOUTH ELEVATION
3/8" = 1'-0"



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



ELEVATION



SECTION

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

SAVORY MANAGEMENT

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

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

SEAL

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION

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

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

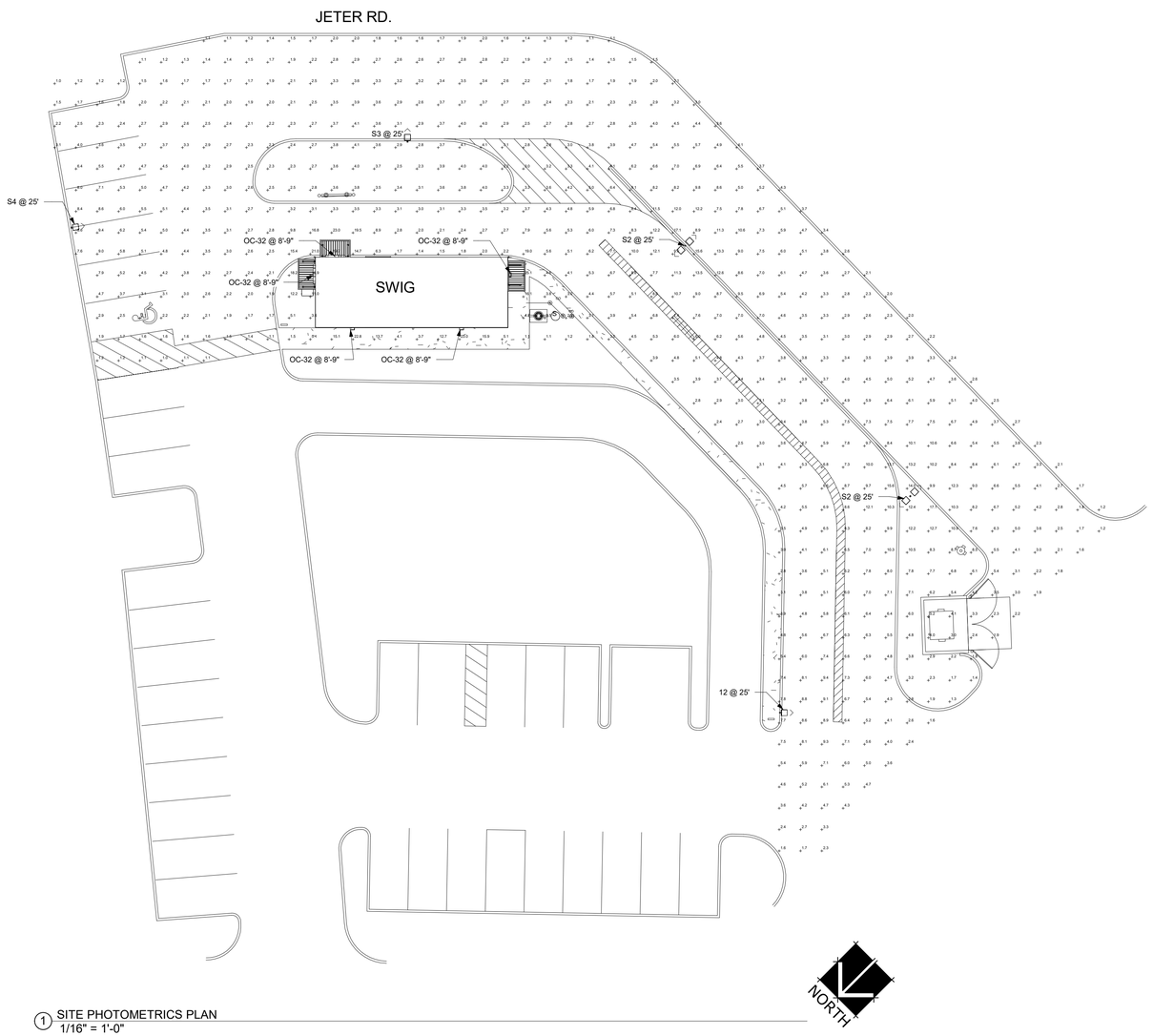
A201

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power
	S4	1	LSI INDUSTRIES, INC	XGBM-FTA-LED-HO-CW-HSS	1	20836	0.7	287.5
	S3	1	LSI INDUSTRIES, INC	XGBM-5-LED-SS-CW	1	18048	0.7	186.1
	S1	2	LSI INDUSTRIES, INC	XGBM-3-LED-SS-CW	1	20181	0.7	186.8
	S2	2	LSI INDUSTRIES, INC	XGBM-3-LED-SS-CW	1	20181	0.7	373.6
	OC-32	5	LSI INDUSTRIES, INC.	XWM-3-LED-04L-40	1	4125	0.7	29.5

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SWIG	+	4.8 fc	25.1 fc	1.0 fc	25.1:1	4.8:1



1 SITE PHOTOMETRICS PLAN
1/16" = 1'-0"

Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

Greenbriar (XGBM)

Outdoor Area Light

IP67

OVERVIEW	
Lumen Output Range	12,000 - 30,000
Wattage Range	136 - 301
Efficacy Range (LPW)	71 - 123
Weight lbs (kg)	49.5 (22.5)

QUICK LINKS

Ordering Guide | Performance | Dimensions | Controls

FEATURES & SPECIFICATIONS

Construction

- Square, die-formed aluminum housing.
- Fully enclosed weather-tight housing contains factory prewired drivers and field connections.
- Gasketed, tethered top-access cover provides ease of installation and allows for easy driver access.
- Four captive stainless-steel fasteners secure the topaccess cover to the housing.
- Luminaire is proudly made in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- LSI offers optional color coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading. (See ordering guide for color options)
- Shipping weight: 50 lbs in carton.

Optical System

- Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.
- Types 3, 5, FT and FTA available - field rotatable reflectors.
- Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather).
- Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.
- Zero uplight.

Electrical

- LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.
- Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC.
- Available in Low Watt (LW), Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed).
- Components are fully encased in potting material for moisture resistance.
- Driver complies with FCC 47 CFR part 15 RFI/EMI standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- 0-10V dimming (10% - 100%) Optional.

Controls

- Optional integral passive infrared motion sensor.
- Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

Installation

- 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with LSI B5 traditional drilling pattern.
- Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- IP67 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- US patent D574994 & 7,828,456 and MX patent 29631

Specifications and dimensions subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd., Cincinnati, OH 45242 • www.lsi-industries.com
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

SAVORY MANAGEMENT

LANTANA, TX

SWIG (WOOD FRAME)

NWC OF F.M. 407 & JETER ROAD
LANTANA, TX

PROTOTYPE VERSION 2.00

CORE STATES GROUP
1700 INDUSTRIAL AVE
SUITE B
ROGERS, AR 72756
479.986.4400
www.core-states.com

SEAL

STATE OF TEXAS
JOHN D. FERGUSON
103854
LICENSED
PROFESSIONAL ENGINEER

10/27/2023

ISSUE	DATE	DESCRIPTION
	10/20/2023	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	SAV.31362.SWG
DATE:	10/27/2023
SCALE:	AS NOTED
DRAWN BY:	P Smith
CHECKED BY:	E Holland

SHEET TITLE

SITE PHOTO-METRICS PLAN

SHEET NUMBER

EL102

10/27/2023 3:19:27 PM

PROPOSED CONSTRUCTION PLANS FOR:

SWIG

3800 FM 407
LANTANA, TX 76226
DENTON COUNTY
PROPERTY ID: 656786

PROJECT INFORMATION

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

PROJECT SUMMARY

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

AGENCY CONTACTS

PLANNING AND DEVELOPMENT
TOWN OF BARTONVILLE
1941 E JETER ROAD
BARTONVILLE, TX 76226
817-693-5280

ENGINEERING
TOWN OF BARTONVILLE
1941 E JETER ROAD
BARTONVILLE, TX 76226
817-693-5280

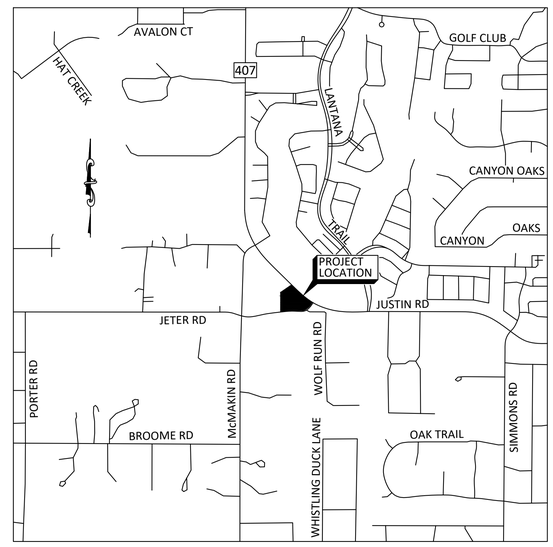
DENTON COUNTY FRESHWATER DISTRICT #6 & 7
2650 FM 407 E SUITE 125
LANTANA, TX. 76226
(940) 728-5050 EXT. 311
KEVIN MERCER
KMERCER@LANTANATX.COM

FIRE DEPARTMENT
DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1
P.O. BOX 984
ARGYLE, TX 76226
940-464-7102

ELECTRIC
COSERV
KEVITT VALLEY
KVALLEY@COSERV.COM
940-321-7800

NOTES

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



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

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

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

ENGINEER
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2805 DALLAS PARKWAY, SUITE 310
PLANO, TEXAS 75093
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1445 NORTH LOOP W, SUITE 450
HOUSTON, TX 77008
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ARCHITECT
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201 SOUTH MAPLE AVENUE, SUITE 300
AMBLER, PA 19002
PHONE: (224) 585-4582
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309 BYERS ST., STE 100
EULESS, TX 76039
PHONE: 818.685.8448
CONTACT: ERIC S. SPOONER

Bowman
TBPE FIRM NO. 14309

Item E2.

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

REVISIONS

REVISION	DESCRIPTION	DATE
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COVER SHEET

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001
SHEET
C0.0

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PRELIMINARY NOT FOR CONSTRUCTION

1. ALL ELEVATIONS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY SPOONER & ASSOCIATES .
2. CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
3. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. DEVICES SHALL BE IN ACCORDANCE WITH DENTION COUNTY FOR CONSTRUCTION ACTIVITIES.
5. IF WORK IS SUSPENDED OR DELAYED FOR FOURTEEN (14) DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT CONTRACTORS EXPENSE.
6. THE TREE PROTECTION IN THE AREAS OF WORK SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF LAND DISTURBANCE ACTIVITIES. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, THE DESTRUCTION OF ANY REGULATED TREES IS PROHIBITED. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES DURING ALL PHASES OF CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
8. CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
9. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.
10. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET APPLICABLE TOWN OF BARTONVILLE STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE ENGINEER.
11. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE COUNTY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
12. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE COUNTY PERSONNEL AT THEIR REQUEST.
13. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATIONS OR STORM DRAINAGE AS INDICATED AND APPROVED BY THE TOWN MUST BE SUBMITTED AND APPROVED IN WRITING BY THE TOWN ENGINEER.
14. THE CONTRACTOR AND ALL SUB-CONTRACTORS HIRED BY THE CONTRACTOR SHALL BE LICENSED TO WORK IN THE STATE OF TEXAS.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
16. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
17. EACH EXISTING ROAD WILL BE CLEANED OF DEBRIS AND RESTORED DAILY, OR MORE OFTEN IF NECESSARY.
18. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
19. ALL SANITARY SEWER SHALL BE IN ACCORDANCE WITH TOWN OF BARTONVILLE STANDARDS AT THE TIME OF CONSTRUCTION.
20. ALL WATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH TOWN OF BARTONVILLE STANDARDS AT THE TIME OF CONSTRUCTION.
21. THE SEDIMENT AND EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES, AND IN A DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
22. SEDIMENT AND EROSION CONTROL INSPECTIONS MUST BE COMPLETED BY A CERTIFIED INSPECTOR.
23. SEDIMENT AND EROSION CONTROL SHOULD INCLUDE A CONCRETE WASHOUT/STAGING AREA FOR SITE AND BUILDING CONSTRUCTION AND ALL OTHER PURPOSES OF THE DEVELOPMENT.
24. CONSTRUCTION DEBRIS MUST BE PLACED INSIDE CONTAINERS AND NOT LEFT EXPOSED TO THE ELEMENTS.
25. SITE MUST BE BUILT ACCORDING TO APPROVED TOWN PLANS UNLESS SEDIMENT AND EROSION CONTROL PLAN DOCUMENTS ARE UPDATED BY THE ORIGINAL PREPARER, REVIEWED AND APPROVED. OTHERWISE PERMITS WILL BE INVALIDATED.
26. NO OBSTRUCTIONS, TO INCLUDE BUT NOT LIMITED TO FENCES, STRUCTURES, OR LANDSCAPING MAY BE PERMITTED OR BUILT WITHIN ANY SWALES OR DRAINAGE EASEMENT.
27. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
28. PIPE LENGTHS THAT ARE SHOWN ON THE PLANS ARE 2D LENGTH FROM CENTER TO CENTER. FIELD ADJUSTMENT OF THE ACTUAL PIPE LENGTHS MAY BE NECESSARY.
29. THE CONTRACTOR SHALL STAGE CLEARING AND GRUBBING WORK TO MINIMIZE THE AMOUNT OF EROSION AND SEDIMENTATION.
30. THE CONTRACTOR SHALL PROVIDE APPROPRIATE BARRICADES, WARNING LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
31. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SIGNAGE AND MAINTENANCE OF EXISTING PERMANENT SIGNS DURING CONSTRUCTION.
32. THE CONTRACTOR SHALL VERIFY PROPERTY LINES, BUILDING DIMENSIONS, AND ALL OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
33. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THE JOB. BOWMAN CONSULTING GROUP SHALL BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.
34. ALL CURVE RADII ARE SHOWN TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
35. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
36. AT THE CONCLUSION OF THE CONSTRUCTION PROJECT, ALL COMPONENTS OF THIS DESIGN PACKAGE SHALL BE IN OPERABLE CONDITION, MEETING ITS REQUIREMENTS.
37. THE CONTRACTOR SHALL CONTACT TEXAS 811, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO ENSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCT TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
38. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
39. UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY EXCAVATION.
40. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
41. ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE INSPECTOR DURING FIELD REVIEW.
42. ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAR CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.
43. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTIONS OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
44. THE CONTRACTOR MUST HAVE THE APPROVED SET OF CONSTRUCTION PLANS AND ALL APPLICABLE PERMITS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
45. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
46. STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THESE PLANS. CLASS III PIPE AS A MINIMUM, WILL BE REQUIRED WITHIN THE LIMITS OF RIGHT-OF-WAY.
47. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.
48. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
49. WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTIONS.
50. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH MANNER TO PRECLUDE THE PONDING OF WATER.
51. TYPICAL SECTIONS ARE INTENDED TO SHOW GENERAL FEATURES OF THE PROPOSED CONSTRUCTION. FOR EXACT DETAILS AT ANY GIVEN LOCATION, SEE THE SITE PLAN SHEETS.
52. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
53. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUR THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
54. ALL GAS LINES REQUIRE A MINIMUM OF 1 FOOT VERTICAL AND 5 FEET HORIZONTAL SEPARATION. CONSTRUCTION WITHIN 10 FEET OF THE GAS LINE REQUIRES A GAS LINE REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE GAS COMPANY PRIOR TO CONSTRUCTION.
55. NO TREES SHALL BE PLANTED IN THE WATER AND SEWER EASEMENTS.
56. UNLESS OTHERWISE NOTED HEREIN, CONSTRUCTION OF PAVEMENT AND DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE TOWN OF BARTONVILLE STANDARDS.
57. UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL OBTAIN THE NECESSARY LOCAL TRADE PERMITS (INCLUDING APPLICATIONS AND FEES) ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS AND IN THE CONTRACT DOCUMENTS.
58. ALL ROAD IMPROVEMENTS AT THE DRIVE CONNECTIONS ARE TO BE COORDINATED WITH THE TOWN OF BARTONVILLE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
59. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
60. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
61. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
62. CURB AND GUTTER SHOWN ON PLANS MAY REQUIRE ADJUSTMENT BASED UPON FIELD CONDITIONS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
63. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
64. BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE TOWN INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
65. TOWN OF BARTONVILLE GENERAL NOTES SHALL TAKE PRECEDENCE.

Bowman
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Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
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GENERAL NOTES

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
C0.1

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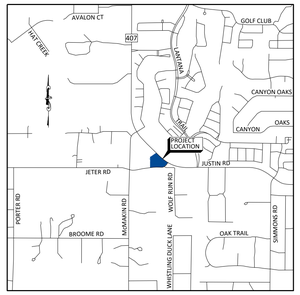
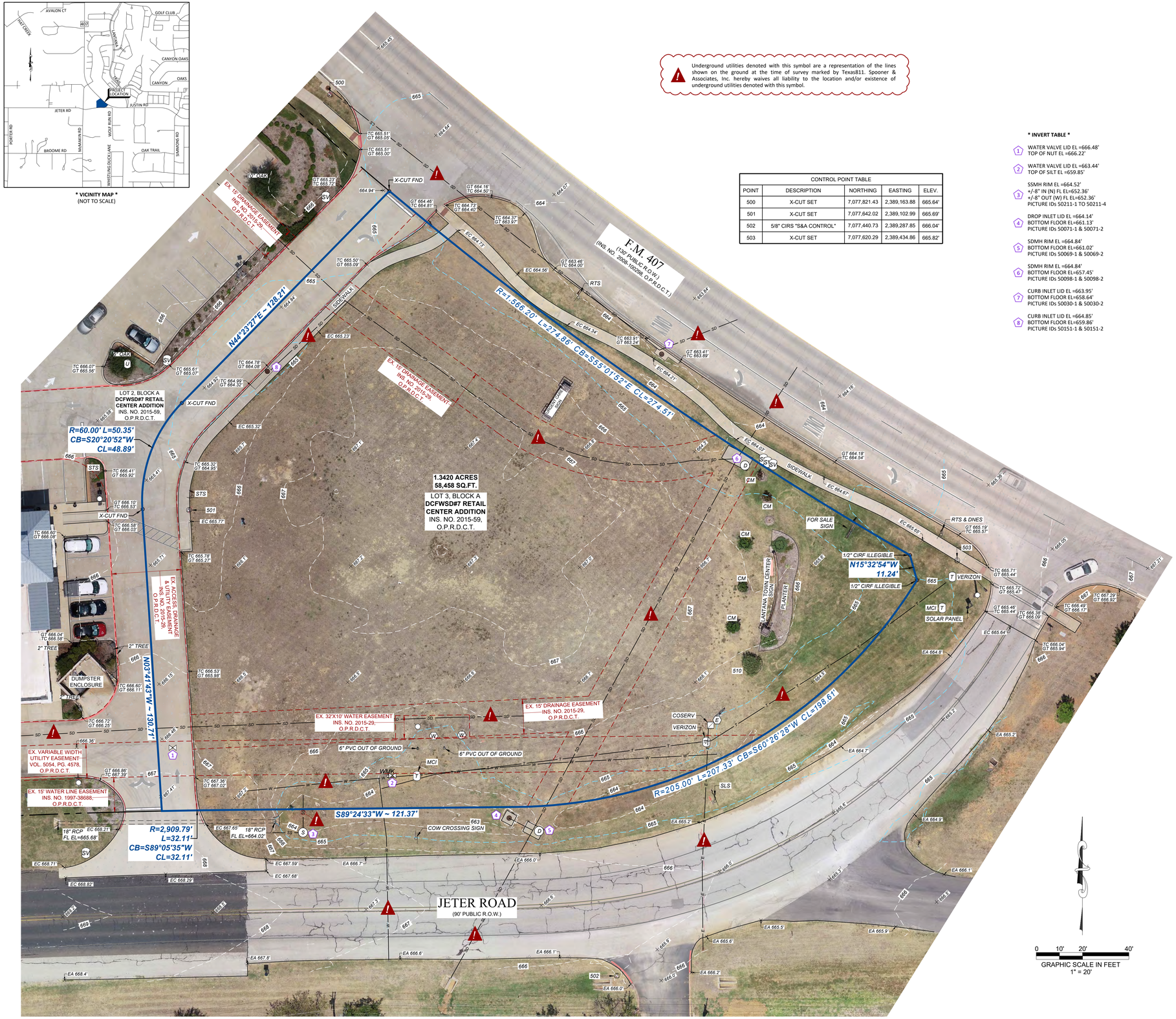
PRELIMINARY NOT FOR CONSTRUCTION



* VICINITY MAP *
(NOT TO SCALE)



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

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

*** INVERT TABLE ***

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

*** LEGEND ***

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

*** GENERAL NOTES ***

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.000150630. All areas shown hereon are calculated based on surface measurements.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2012A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- The subject tract appears to be located within Zone "GC" according to the Town of Bartonville zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the Town of Bartonville Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0510G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. Provided information combined with Texas811 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- All manhole / vault invert data provided hereon (eg. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner and Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner personnel to obtain measurements due to safety concerns.
- The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding trees/bushes or their canopies. They represent location only.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.

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

The field work was completed on July 28, 2023.

STATE OF TEXAS
REGISTERED
ERIC S. SPOONER
5922
PROFESSIONAL LAND SURVEYOR
08-14-23

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

SPOONER & ASSOCIATES
OVER 50 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, ELLIS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

TOPOGRAPHIC SURVEY OF

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

3800 FM 407

PREPARED FOR

DATE: 08/14/2023

S&A JOB NO. 23067

SCALE: 1" = 20'

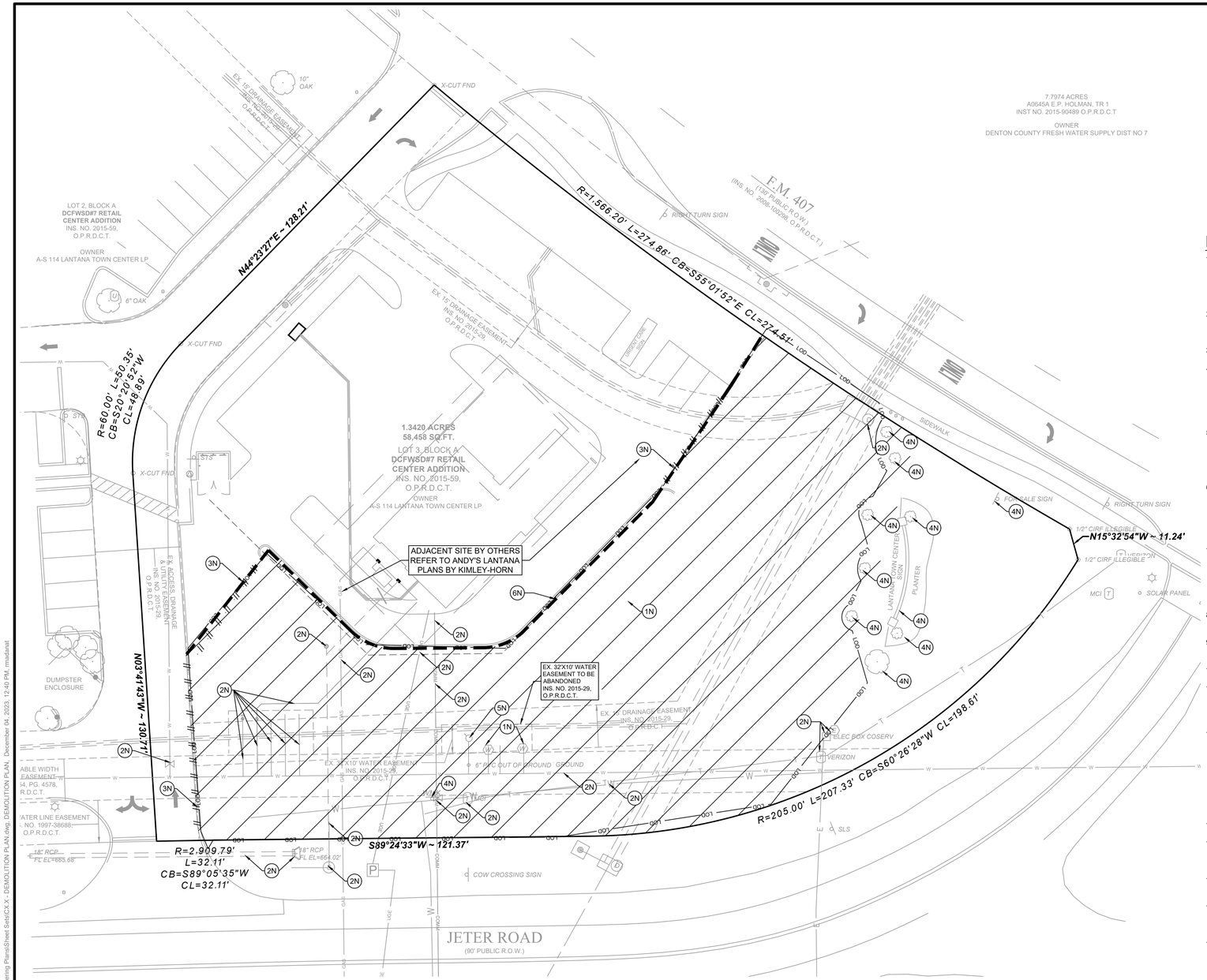
DRAWN BY: R. OSMENT

CHECKED BY: E. SPOONER

REVISIONS:

1

SHEET
1
OF 1



DISTURBED AREA

24,313 SQUARE FEET

0.56 ACRES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE TOWN UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE TOWN DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
15. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
16. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
17. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.

NOTE:

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

NOTE:

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

20 0 20 40

SCALE: 1 INCH = 20 FT

DEMOLITION LEGEND

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

DEMOLITION KEY NOTES

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

EXISTING LEGEND

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

CONTROL POINT TABLE

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

Know what's below. Call before you dig.

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

Bowman
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Phone: (972) 497-2990
www.bowman.com

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REVISIONS

REVISION	DESCRIPTION	DATE
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DEMOLITION PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET C1.0

PRELIMINARY NOT FOR CONSTRUCTION

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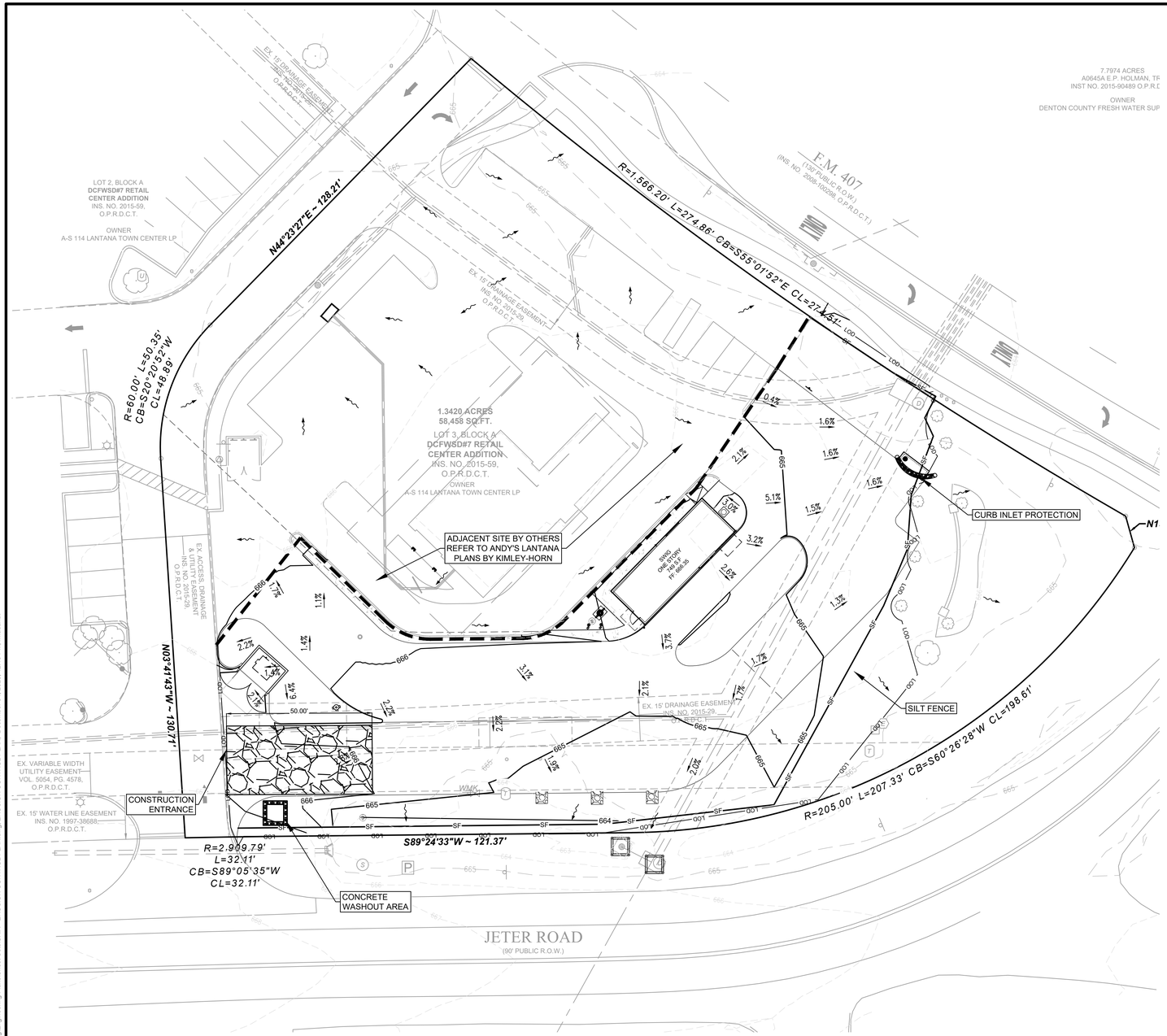

EROSION CONTROL NOTES

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

BMP MAINTENANCE NOTES

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

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

CONSTRUCTION SEQUENCE

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

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

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

DISTURBED AREA

24,313 SQUARE FEET

0.56 ACRES

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ROUGH GRADE/SEDIMENT CONTROL												
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
STORM FACILITIES												
SITE CONSTRUCTION												
FINISH GRADING												
FOUNDATION/BUILDING CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
LANDSCAPING/SEED/FINAL STABILIZATION												

CONTROL POINT TABLE

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

20 0 20 40
SCALE: 1 INCH = 20 FT

EROSION CONTROL LEGEND

- EASEMENT LINE
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LOD LIMITS OF DISTURBANCE
- SF SF PROPOSED SILT FENCE
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- LIMITS OF CONSTRUCTION
- 2.30% FLOW ARROW

EXISTING LEGEND

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

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Phone: (972) 497-2990
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REVISIONS

REVISION	DESCRIPTION	DATE
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EROSION CONTROL PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

Know what's below. Call before you dig.

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

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET C2.0

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PRELIMINARY NOT FOR CONSTRUCTION

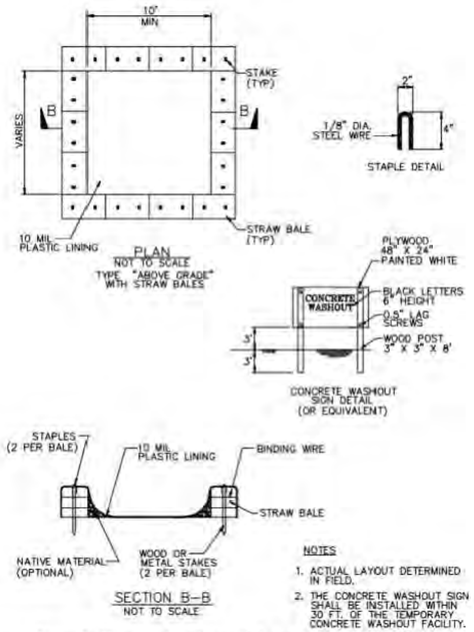
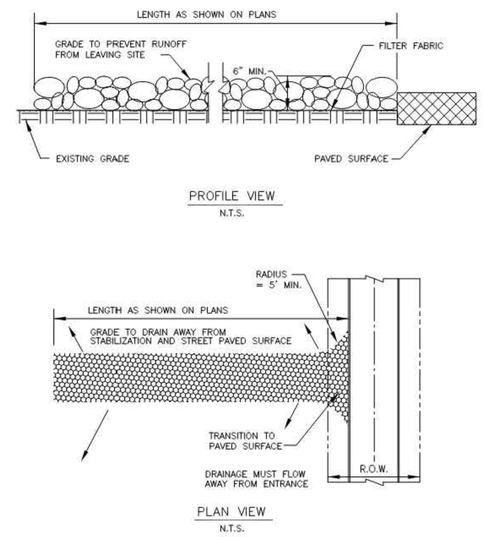


Figure 5: Above grade with straw bales washout (CASQA, 2009)



STABILIZED CONSTRUCTION ENTRANCE

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.11 *

DATE OCT. '04 | STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

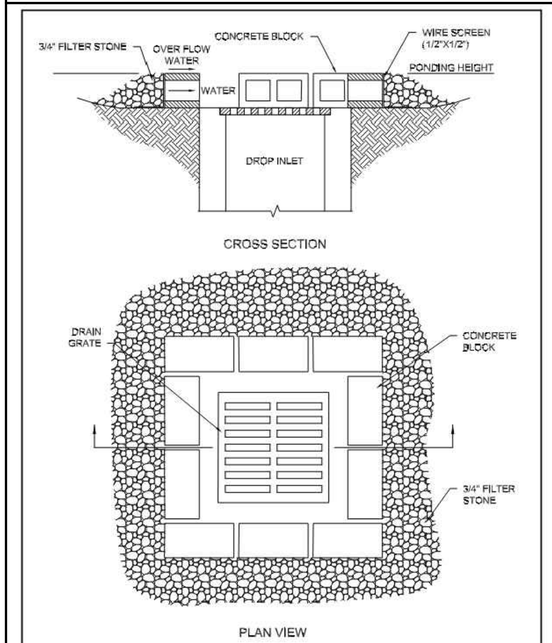
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.11 *

DATE OCT. '04 | STANDARD DRAWING NO. 1070B

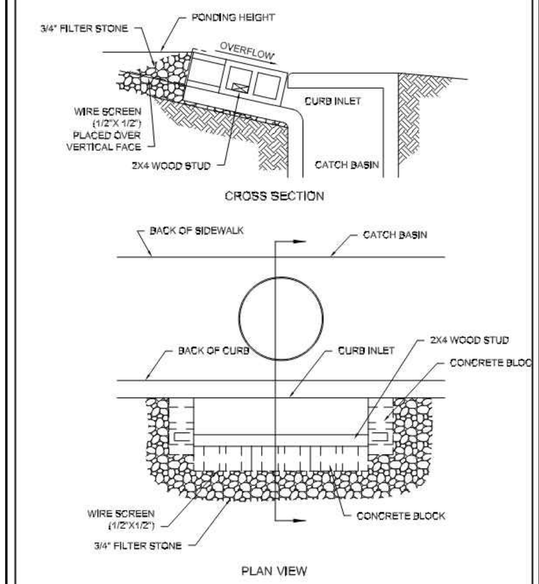


INLET PROTECTION–DROP

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.14 *

DATE OCT. '04 | STANDARD DRAWING NO. 1130



INLET PROTECTION–CURB

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.14 *

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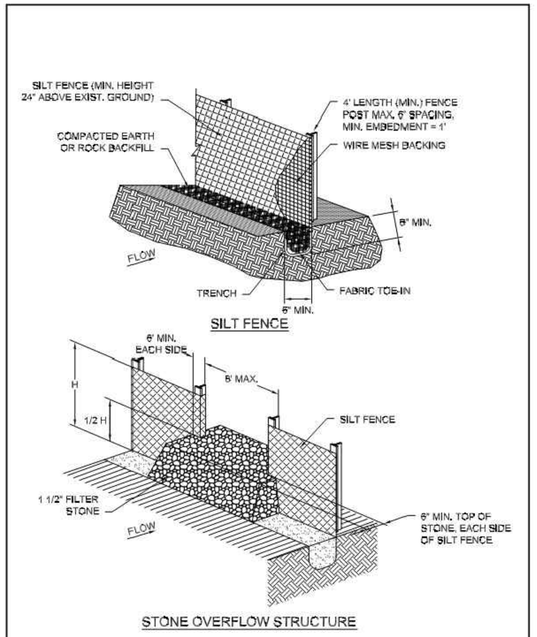

SILT FENCE

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.5 *

DATE OCT. '04 | STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 202.5 *

DATE OCT. '04 | STANDARD DRAWING NO. 1020B

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REVISIONS

REVISION	DESCRIPTION	DATE
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CX.X - EROSION CONTROL DETAILS - EROSION CONTROL DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET

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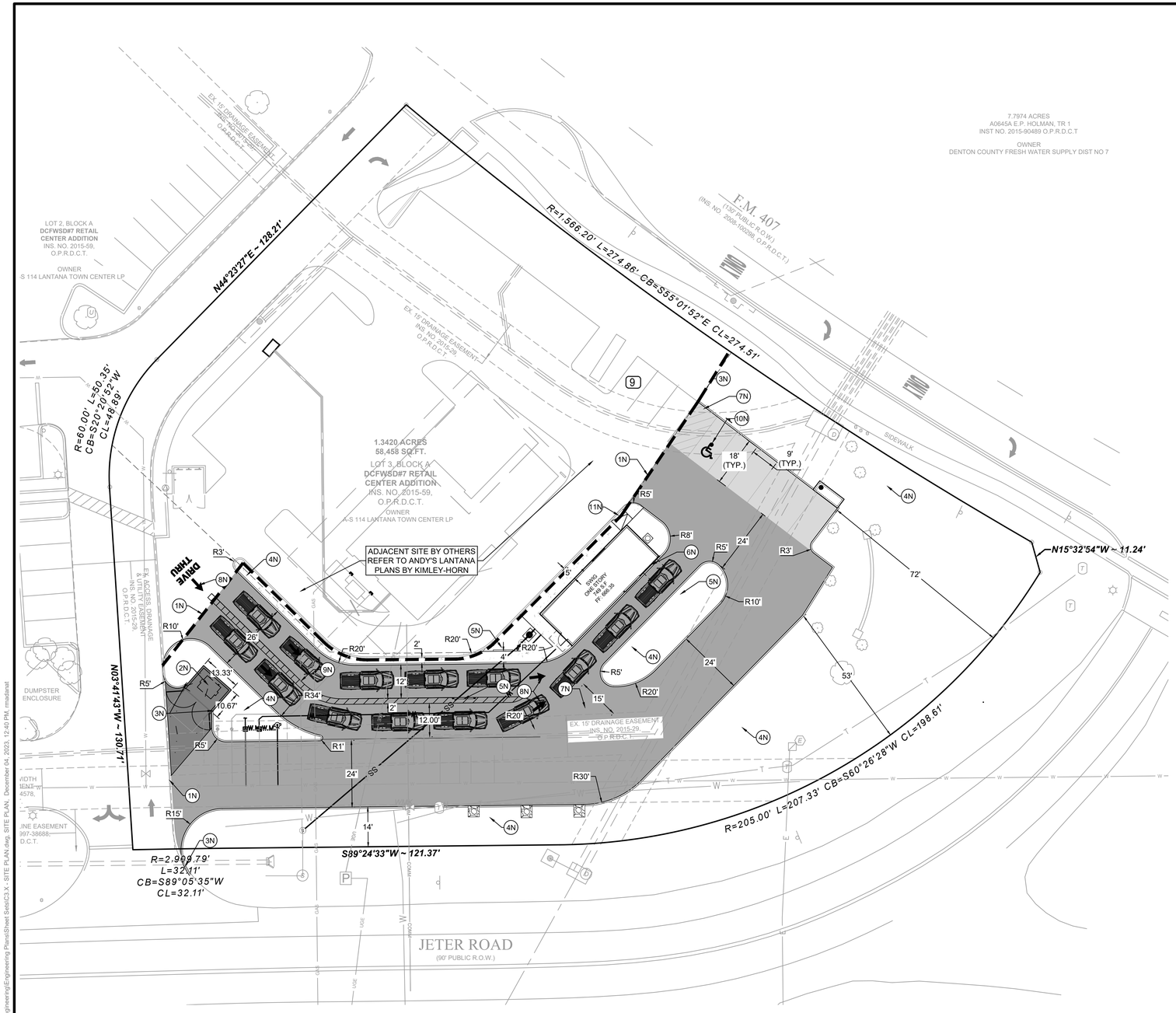

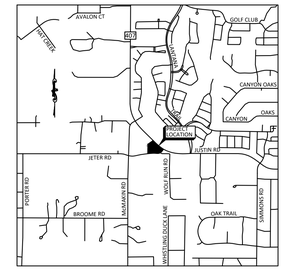

*** VICINITY MAP ***
(NOT TO SCALE)

20 0 20 40
SCALE: 1 INCH = 20 FT

SITE DATA TABLE

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

GENERAL SITE NOTES

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

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- CONCRETE SIDEWALK
- 12 PARKING COUNT
- LIMITS OF CONSTRUCTION
- LEASE LOT LINE

EXISTING LEGEND

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

NOTES

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

LIGHT DUTY
5" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.

MEDIUM DUTY
6" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.

HEAVY DUTY
7" 4,000 PSI REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT #3 REINFORCING STEEL BARS PLACED AT 18 INCHES O.C.E.W.

PAVEMENT SUBGRADE
9 INCHES SCARIFIED AND COMPACTED, EVALUATED AND APPROVED EXISTING FILL, NATIVE SOILS, AND TESTED AND APPROVED SELECT FILL.

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

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

CONTROL POINT TABLE

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
500	X-CUT SET	7,077,821.43	2,389,163.88	665.64'
501	X-CUT SET	7,077,642.02	2,389,102.99	665.69'
502	5/8" CIRS "S&A CONTROL"	7,077,440.73	2,389,287.85	666.04'
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Know what's below. Call before you dig.

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REVISIONS

REVISION	DESCRIPTION	DATE
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SITE PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
SP-1

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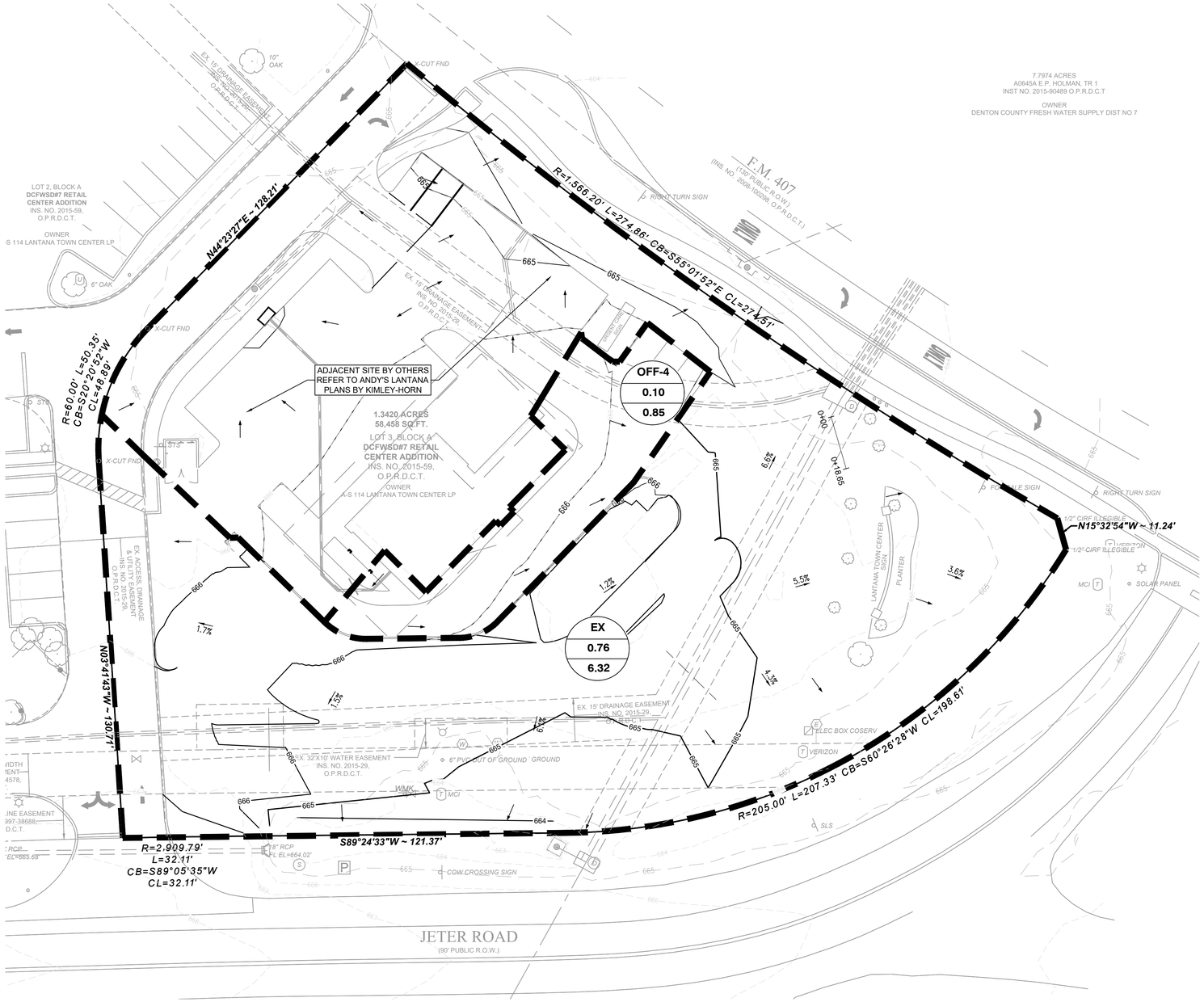
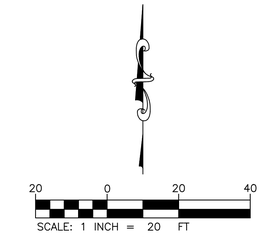
PRELIMINARY NOT FOR CONSTRUCTION





DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IDENTIFIER — A / X.XX / X.XX — I.D. / Area (acres) / 100-Year Runoff (cfs)
- EXISTING CONTOURS — XXX
- FLOW ARROW — 2.30%
- CURB INLET

EXISTING LEGEND

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

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

NOTES:

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

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

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

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2305 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com
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REVISIONS

REVISION	DESCRIPTION	DATE
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PRE-DEVELOPMENT DRAINAGE AREA MAP

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET C4.0

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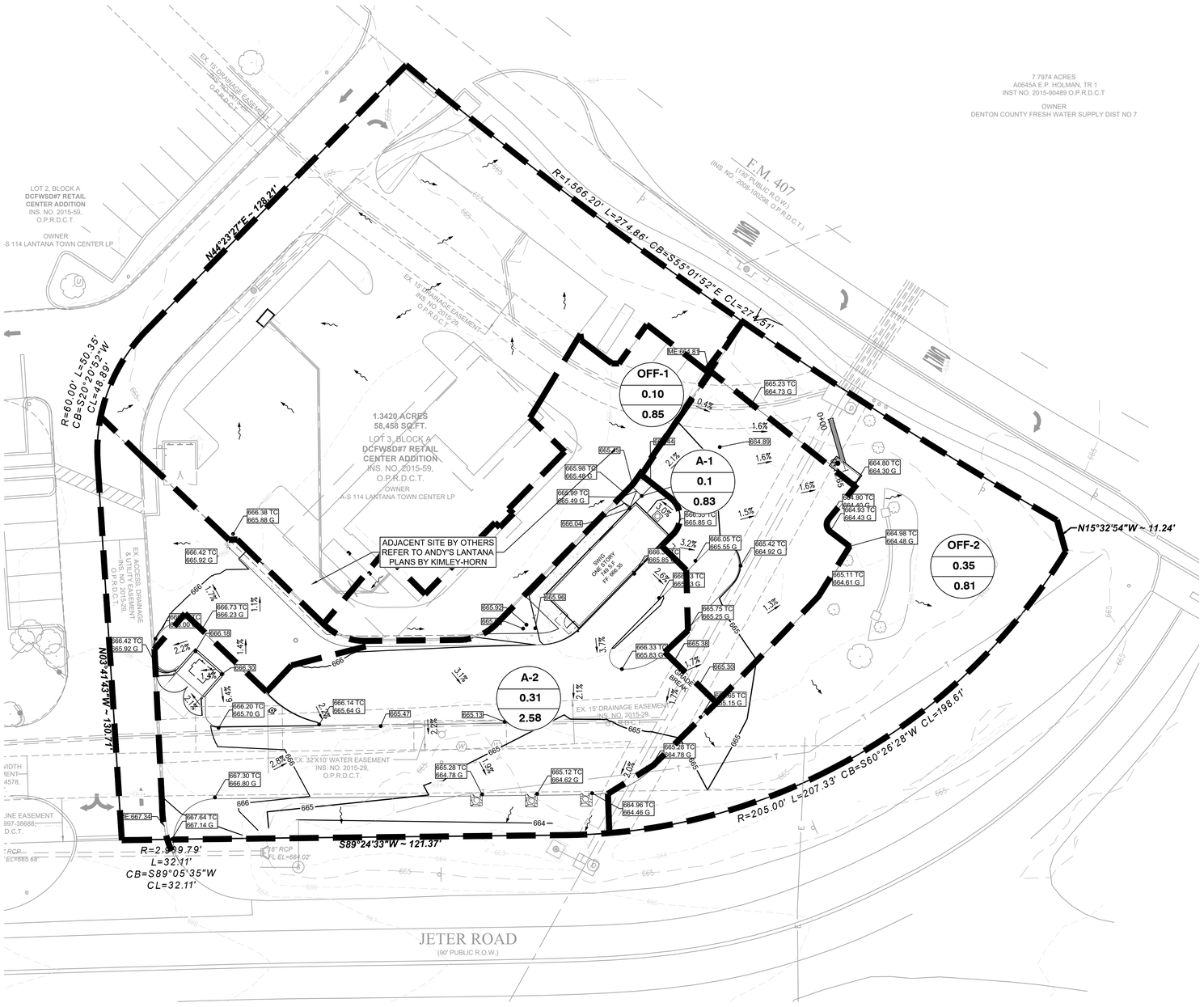

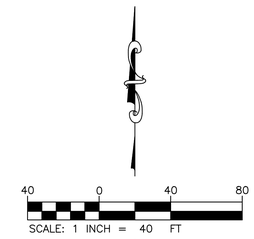

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POST-DEVELOPMENT CONDITIONS					
DRAINAGE AREA	AREA (AC)	RUNOFF COEFFICIENT (C)	RAINFALL INTENSITY I_{100} (IN/HR)	TIME OF CONCENTRATION (MIN)	FLOW Q_{100} (CFS)
A-1	0.1	0.9	9.24	10	0.83
A-2	0.31	0.9	9.24	10	2.58
OFF-1	0.1	0.9	9.24	10	0.83
OFF-2	0.25	0.35	9.24	10	0.81

CONTROL POINT TABLE				
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REVISIONS

REVISION	DESCRIPTION	DATE
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POST-DEVELOPMENT DRAINAGE AREA MAP

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
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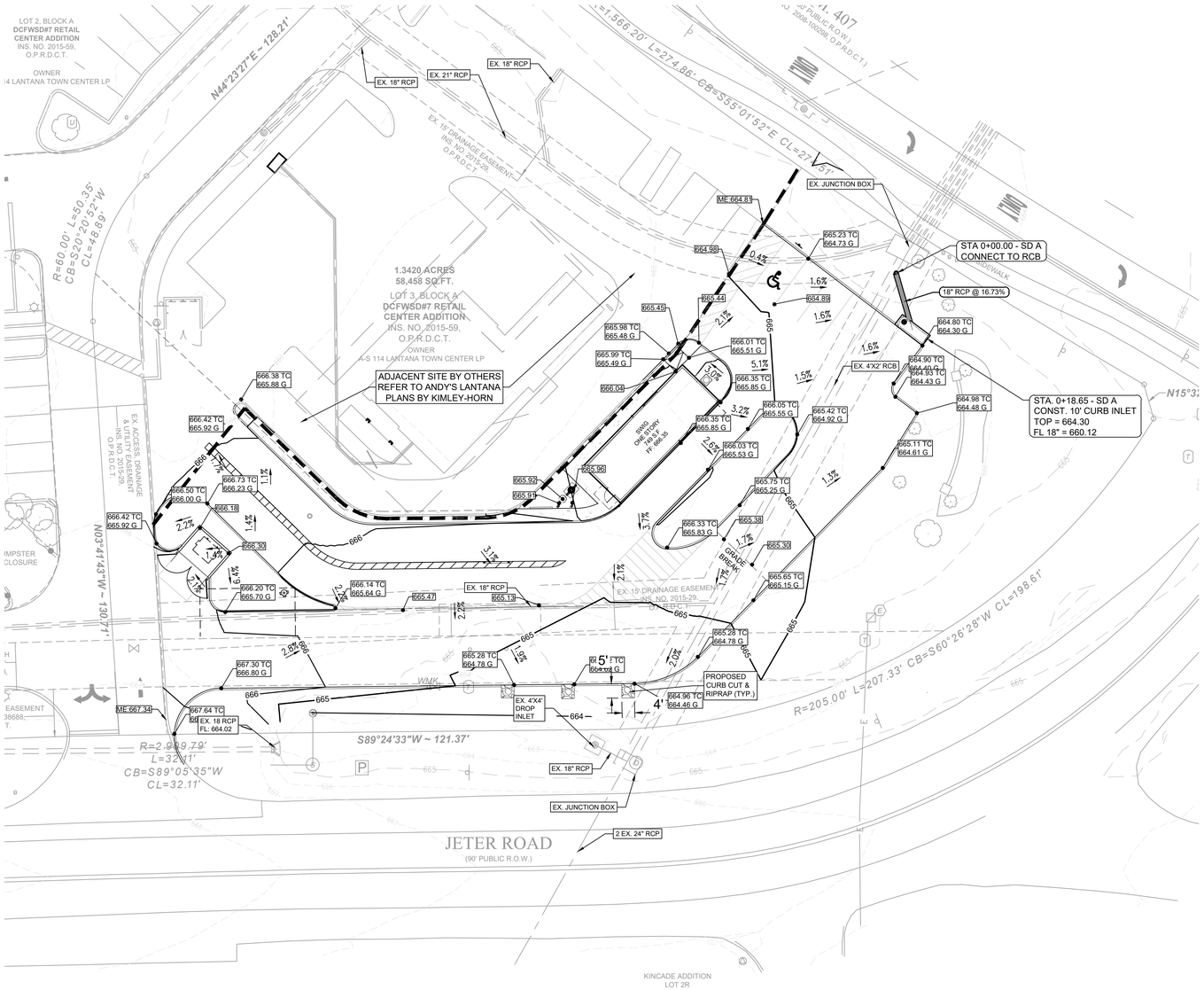

GRADING & DRAINAGE NOTES

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

ADA NOTES

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

20 0 20 40
SCALE: 1 INCH = 20 FT

GRADING LEGEND

PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED CONTOUR	430
EXISTING CONTOUR	430
DIRECTION OF FLOW	2.30%
SPOT ELEVATION	843.56
TOP AND GUTTER ELEVATION	845.20 TC 845.70 G
MATCH EXISTING ELEVATION	ME: 843.56
CURB INLET	
LIMITS OF CONSTRUCTION	

EXISTING LEGEND

	CONTROL POINT
	LIGHT POLE
	TREE (AS DESCRIBED)
	CM (CREPE MYRTLE)
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
S	SAN. SEWER MANHOLE
	SAN. SEWER CLEANOUT
	INLET RIM
SV	IRRIGATION CONTROL VALVE
	IRRIGATION SPRINKLER HEAD
	BOLLARD POST
P.R.C.C.T.	PLAT RECORDS
	U.G. ELECTRIC
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503	X-CUT SET	7,077,620.29	2,389,434.86	665.82'

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

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

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Item E2.

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Phone: (972) 497-2990
www.bowman.com

REVISIONS		
REVISION	DESCRIPTION	DATE
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GRADING & DRAINAGE PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
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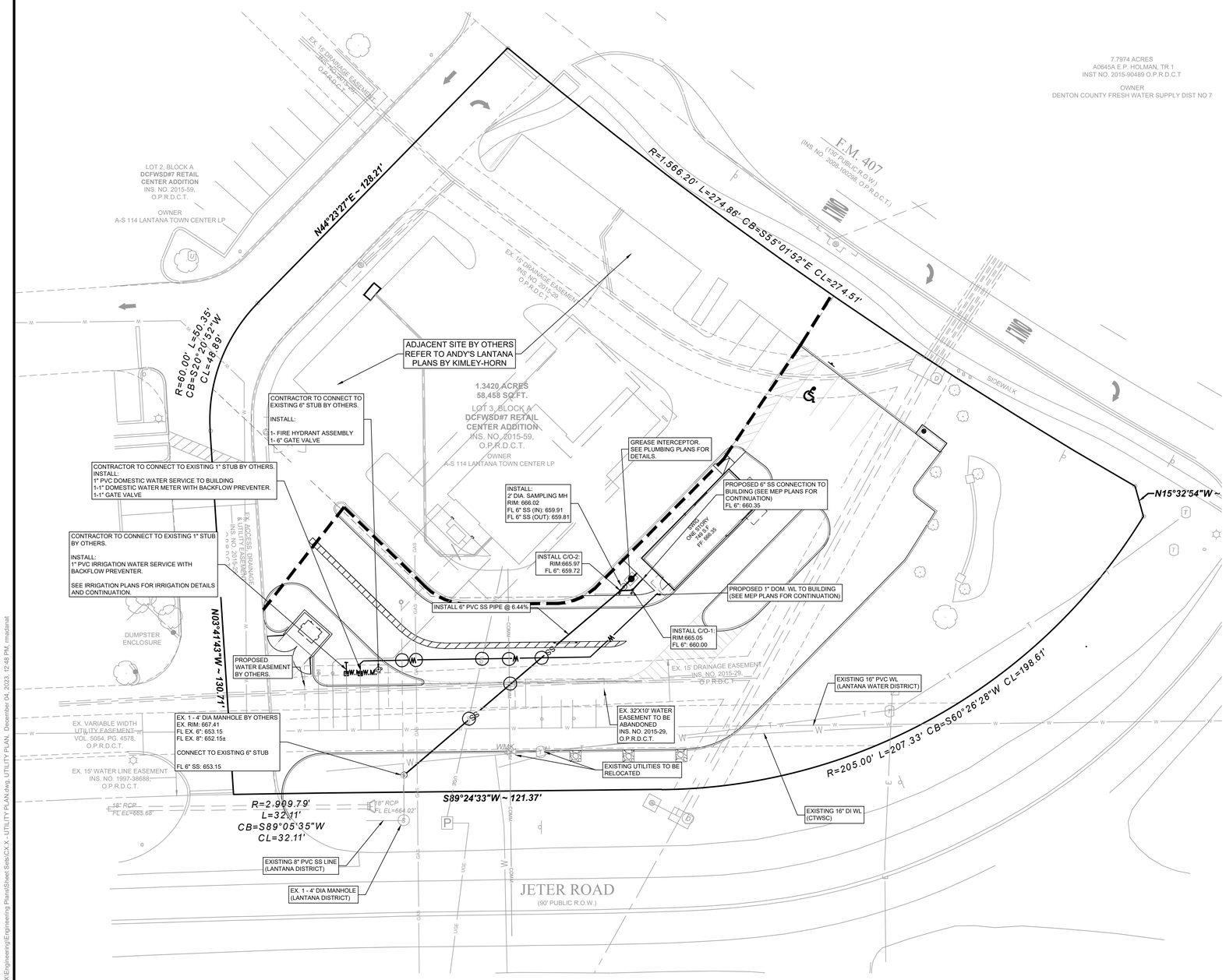

UTILITY NOTES

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

20 0 20 40
SCALE: 1 INCH = 20 FT

PROPOSED UTILITY LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- CONCRETE SIDEWALK
- C.O. SANITARY CLEAN OUT
- W.M. WATER METER
- UTILITY CROSSING
- LIMITS OF CONSTRUCTION
- FIRE HYDRANT

EXISTING LEGEND

- CONTROL POINT
- LIGHT POLE
- TREE (AS DESCRIBED)
- CM (CREPE MYRTLE)
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REVISIONS		
REVISION	DESCRIPTION	DATE
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UTILITY PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
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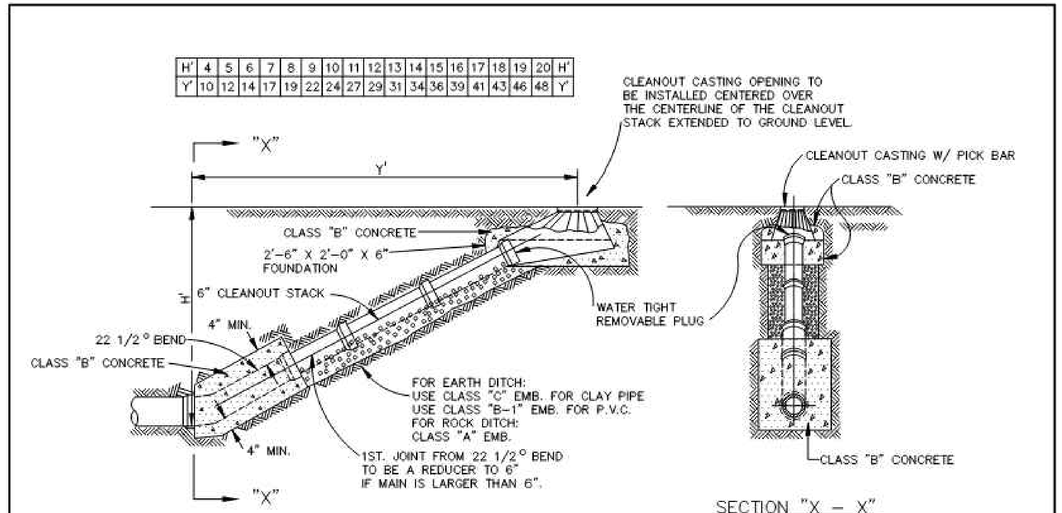


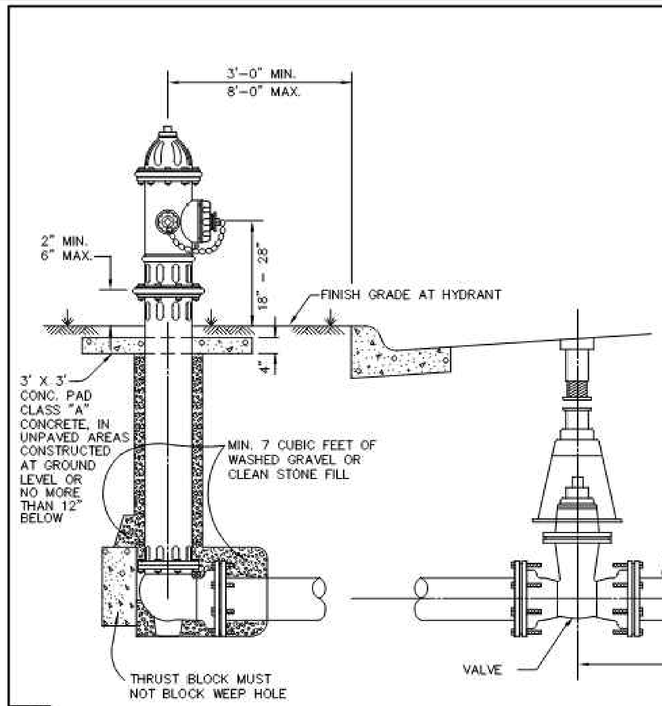
PROFILE VIEW
N.T.S.

SECTION "X – X"
N.T.S.

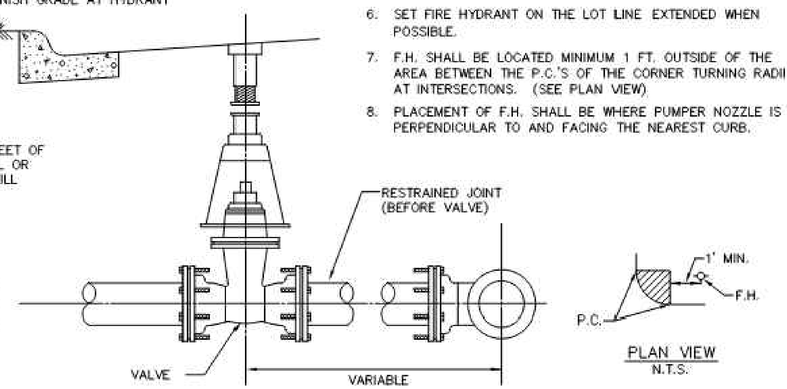
NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.

STANDARD DRAWING NO. 5110

WASTEWATER MAIN CLEANOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.2	
		DATE OCT. '04	STANDARD DRAWING NO. 5110



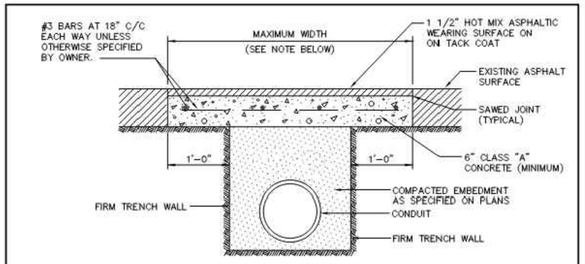
NOTES:
1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.



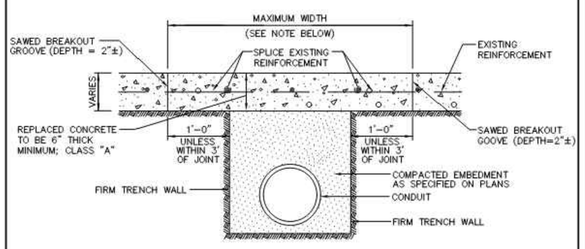
PLAN VIEW
N.T.S.

STANDARD DRAWING NO. 4120

FIRE HYDRANT INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.3	
		DATE OCT. '04	STANDARD DRAWING NO. 4120



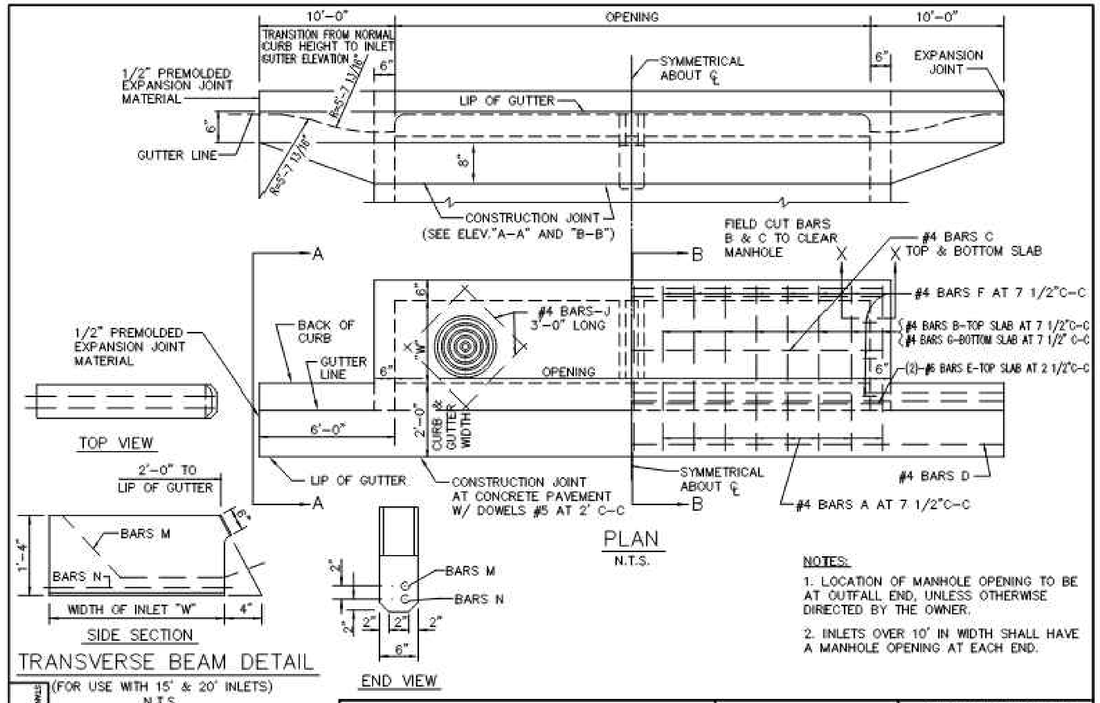
ASPHALT PAVEMENT
N.T.S.



CONCRETE PAVEMENT
N.T.S.

NOTES:
1. PAYMENT TO THE CONTRACTOR FOR REPLACEMENT OF PAVEMENT AND/OR DRIVEWAYS WILL BE BASED ON ACTUAL MEASUREMENTS UP TO A MAXIMUM WIDTH EQUAL TO THE SPECIFIED MAXIMUM TRENCH WIDTH (PER STD. SPEC. ITEM 6.2.) PLUS 2 FEET. ANY EXISTING PAVEMENT DAMAGED OR REMOVED IN EXCESS OF THE MAXIMUM LIMITS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
2. WHEN REMOVING CONCRETE PAVEMENT THE CONTRACTOR SHALL ENDEAVOR TO LIMIT DAMAGE TO EXISTING REINFORCEMENT SO IT MAY BE EMPLOYED IN THE REPLACEMENT OPERATION. IF ORIGINAL REINFORCEMENT IS CUT OR BROKEN, REPLACEMENT BARS OF THE SAME SIZE SHALL BE INSTALLED BY DRILLING AND DOWELLING AS DIRECTED BY THE OWNER.

PAVEMENT CUTS REMOVAL AND REPLACEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 402.1	
		DATE OCT. '04	STANDARD DRAWING NO. 3070



PLAN
N.T.S.

TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

STANDARD DRAWING NO. 6020A

CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
		DATE OCT. '04	STANDARD DRAWING NO. 6020A

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CONSTRUCTION DETAILS

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3800 FM 407
LANTANA, TX 76226

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET C7.0

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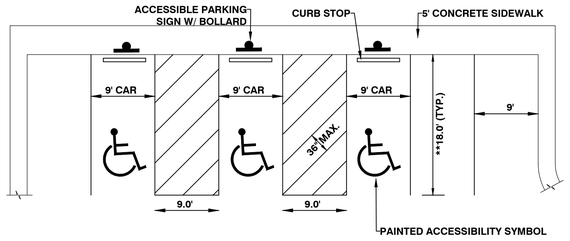


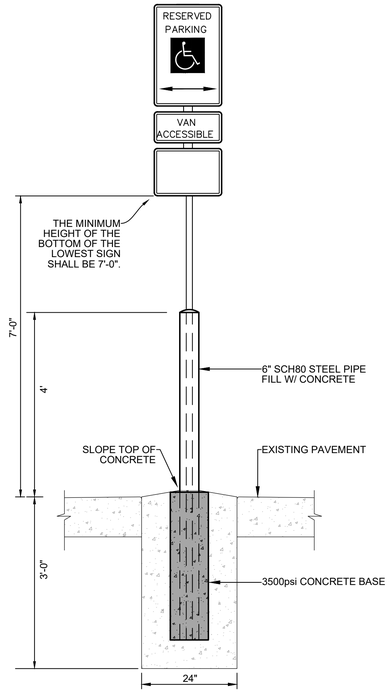
NOTES

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

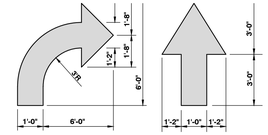
PARKING LOT STRIPING SPECIFICATIONS

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

STANDARD PARKING STALL
NTS

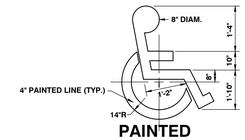


SIGN MOUNTING WITH BOLLARD
NTS



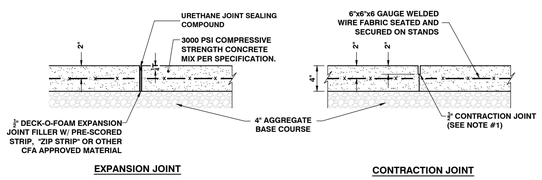
DIRECTIONAL ARROW
NOT TO SCALE

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



PAINTED ACCESSIBILITY SYMBOL
NOT TO SCALE

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

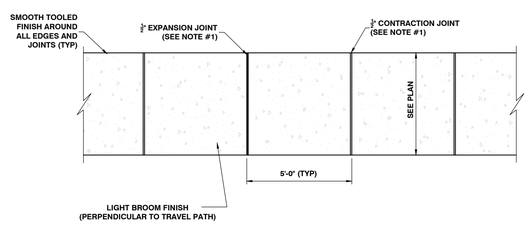


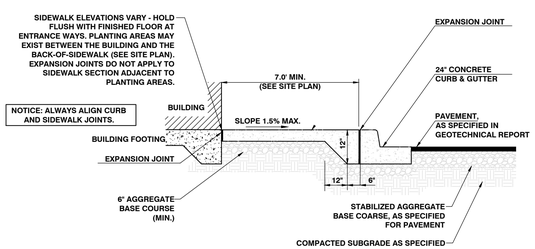
EXPANSION JOINT

CONTRACTION JOINT

TYPICAL CONCRETE SIDEWALK
NOT TO SCALE

NOTES:
1. JOINTS AT 5'-0" O.C. TOOLED 1/4" WIDE, 1" DEEP OR MAX. 1/3 DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.





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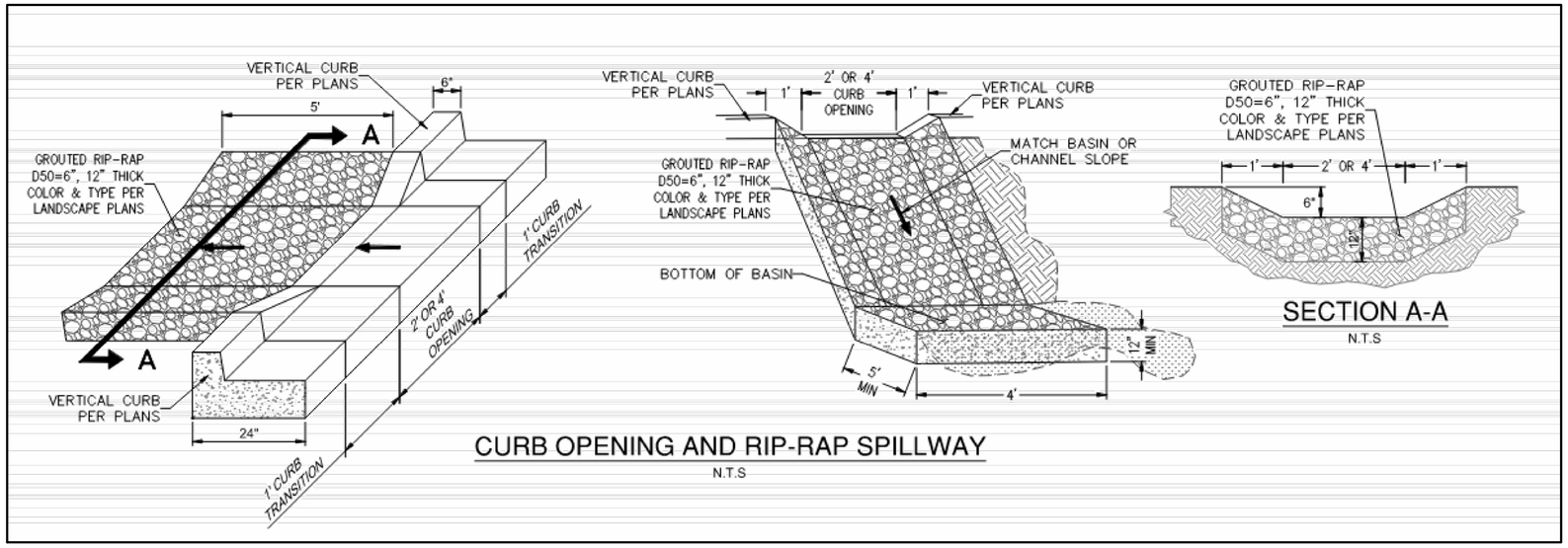


CURB OPENING AND RIP-RAP SPILLWAY

N.T.S

CURB RAMPS NOTES:

GENERAL REQUIREMENTS
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

LOCATION:
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

SLOPE:
SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (Y:X = VERTICAL:HORIZONTAL)
A) TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
B) MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATLEY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
C) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (760 MM). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS, AS FOLLOWS:
1. A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
2. A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A MAXIMUM OF 3"
A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

RAMP WIDTH:
THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.

SURFACE:
SURFACES OF CURB RAMPS, SHALL BE STABLE FIRM, AND SLIP RESISTANT. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

SIDES OF CURB RAMPS:
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)) CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B))

BUILT-UP RAMPS:
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2)

OBSTRUCTIONS:
CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

LOCATION AT MARKED CROSSINGS:
CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

DIAGONAL CURB RAMPS:
IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" (1220 MM) MINIMUM. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48" (1220 MM) CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220 MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

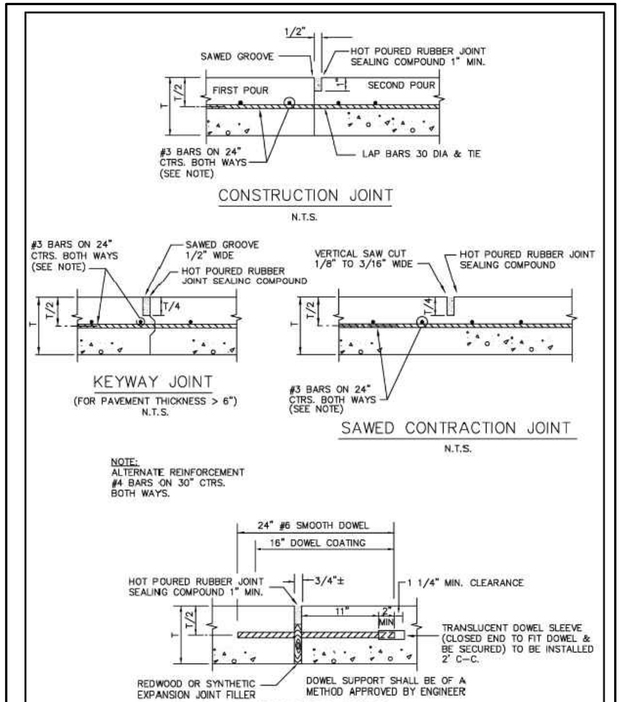
CONSTRUCTION
(A.) THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE REQUIRED EXISTING CONCRETE SIDEWALK, CURB AND GUTTER, TO CONSTRUCT THE PROPOSED RAMPS.
(B.) CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK, 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS AT 14" CENTERS BOTH WAYS, PLACED OVER A 2" THICK SAND CUSHION EMBEDMENT.
(C.) THE CONTRACTOR SHALL USE 1" PREMOLDED EXPANSION JOINT MATERIAL BETWEEN THE PROPOSED SIDEWALKS AND RAMPS AT THE BACK OF CURBS, AND AT JOINTS AT NO EXTRA PAY.
(D.) DUMMY JOINT REQUIRED EVERY 4' IN 4' WIDE SIDEWALKS AND EVERY 5' IN 6' WIDE SIDEWALK.

CURB RAMPS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE

DATE OCT. '04 | STANDARD DRAWING NO. 2125B

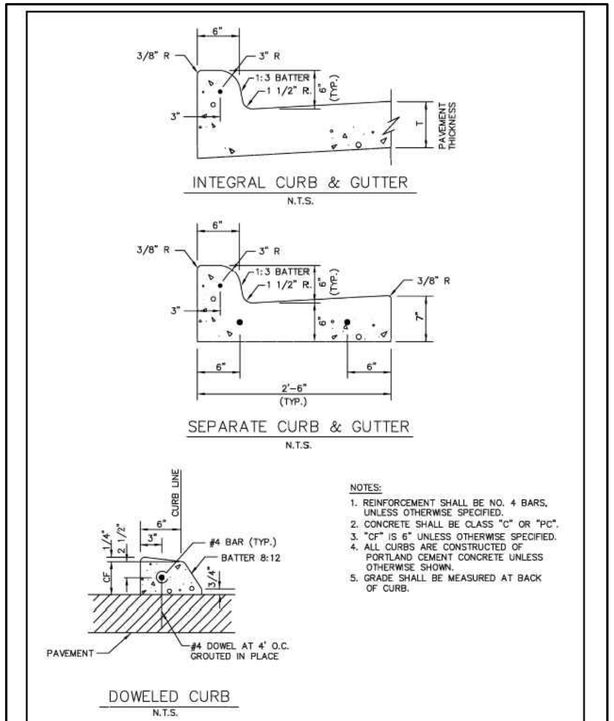


REINFORCED CONCRETE PAVEMENT JOINTS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 303.5.4.

DATE OCT. '04 | STANDARD DRAWING NO. 2050

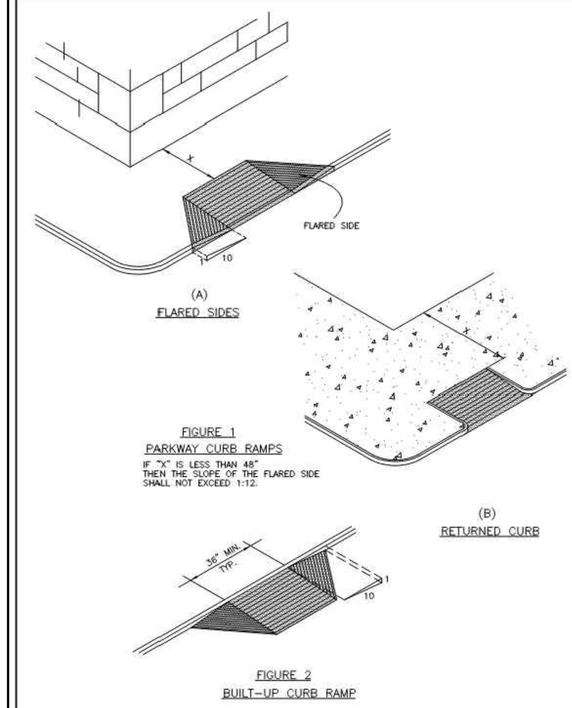


CONCRETE CURB & GUTTER INTEGRAL, SEPARATE, & DOWELED

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 305.1

DATE OCT. '04 | STANDARD DRAWING NO. 2120



CURB RAMPS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE

DATE OCT. '04 | STANDARD DRAWING NO. 2125A

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DESIGN	DRAWN	CHKD
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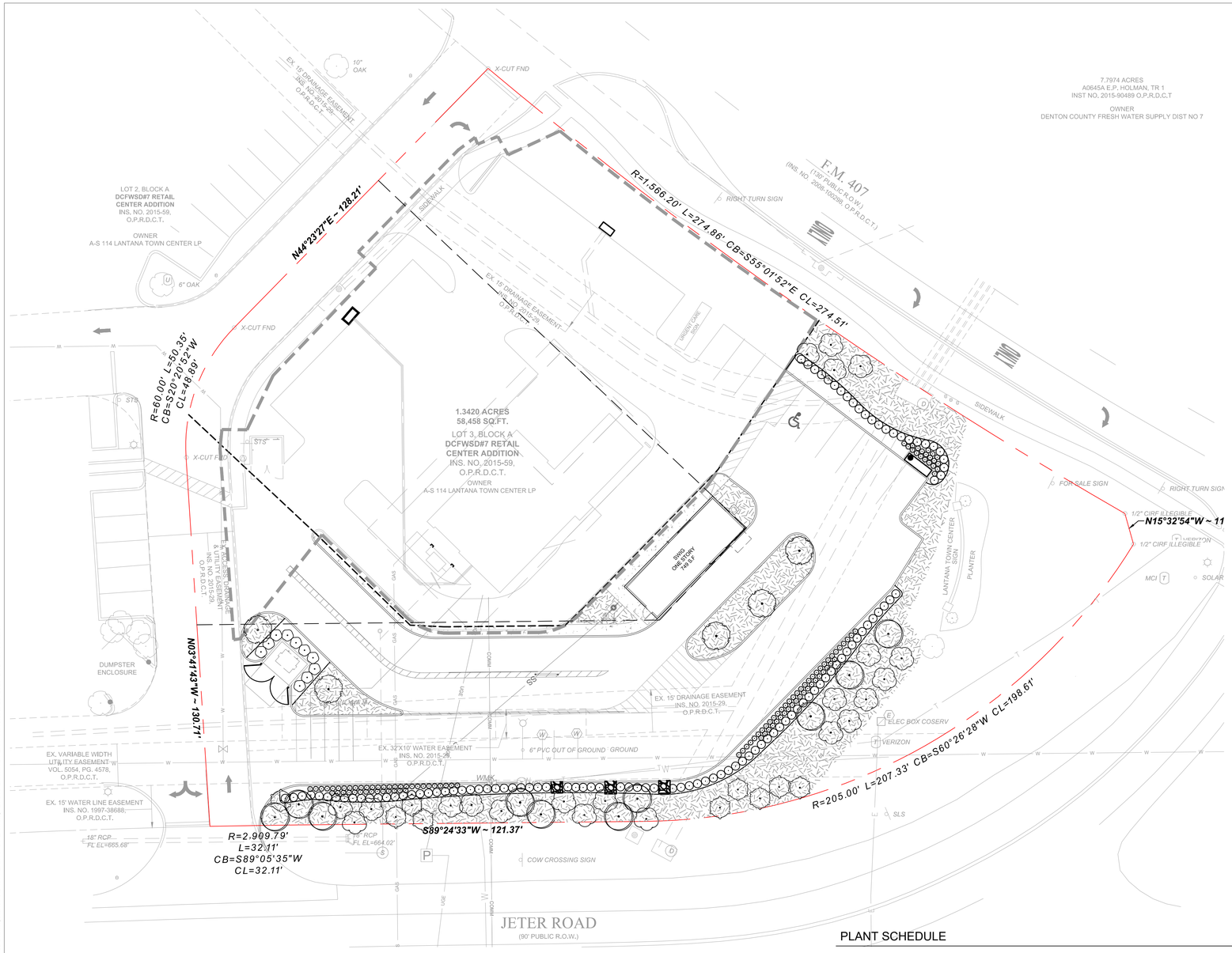

LANDSCAPE NOTES

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

LANDSCAPE REQUIREMENTS

TOTAL FRONTAGE LENGTH: 499 LF

OVERSTORY TREES:
499 / 50 = 9.98 ~ 10 TREES

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

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

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

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.	BR. HT.
TREES								
	LW	21	Dynamite® Crape Myrtle / Lagerstroemia indica 'Whit II'	65 gal	2.5"Cal	6`-7`	4`-5`	
	QV	10	Southern Live Oak / Quercus virginiana	45 gal	2.5"Cal	8`-10`	5`-6`	5`+
	UP	5	Lacebark Elm / Ulmus parvifolia	45 gal	2.5"Cal	8`-10`	5`-6`	5`+
	VC	9	Chaste Tree / Vitex agnus-castus	30 gal	1.5"Cal	6`-8`	3`-4`	2` -3`

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT.	O.C.
SHRUBS						
	IB	104	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	5 gal	18"	36"
	MD	10	Dwarf Wax Myrtle / Morella cerifera Don`s Dwarf	10 gal	36"	48"
	RR	112	Red Drift® Groundcover Rose / Rosa x 'Meigalpio'	3 gal	10"	24"
GROUND COVERS						
	CT SOD	6,199 sf	Bermuda Grass / Cynodon dactylon `Tif 419`	sod		

Know what's below. Call before you dig.

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

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REVISIONS

REVISION	DESCRIPTION	DATE
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PLANTING PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2633

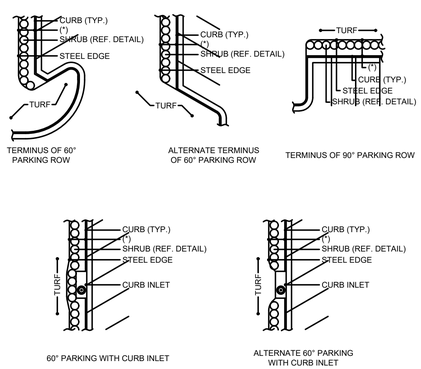
DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
L1.01

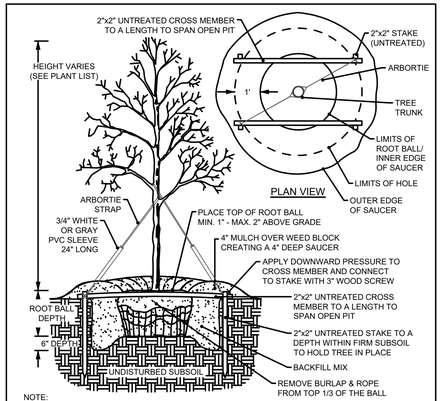
PRELIMINARY NOT FOR CONSTRUCTION

V:\070714 - SWIG FM 407, Lantana, TX\070714-01-001 (ENG) - SWIG FM 407, Lantana, TX\Engineering\Landscape Plans\02 Drawings\Sheets\L1.01 PLANTING PLAN.dwg, L1.01 PLANTING PLAN, November 29, 2023, 2:12 PM, emaurer



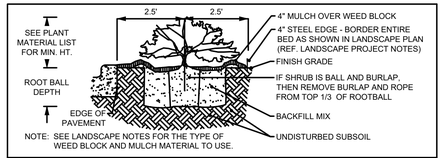
(*) SEE SHRUB PLANTING DETAIL FOR DIMENSIONS.
REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

SHRUB PLANTING ADJACENT TO PAVEMENT N.T.S.

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REVISIONS

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PLANTING DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2622

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
L1.02

Know what's below. Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

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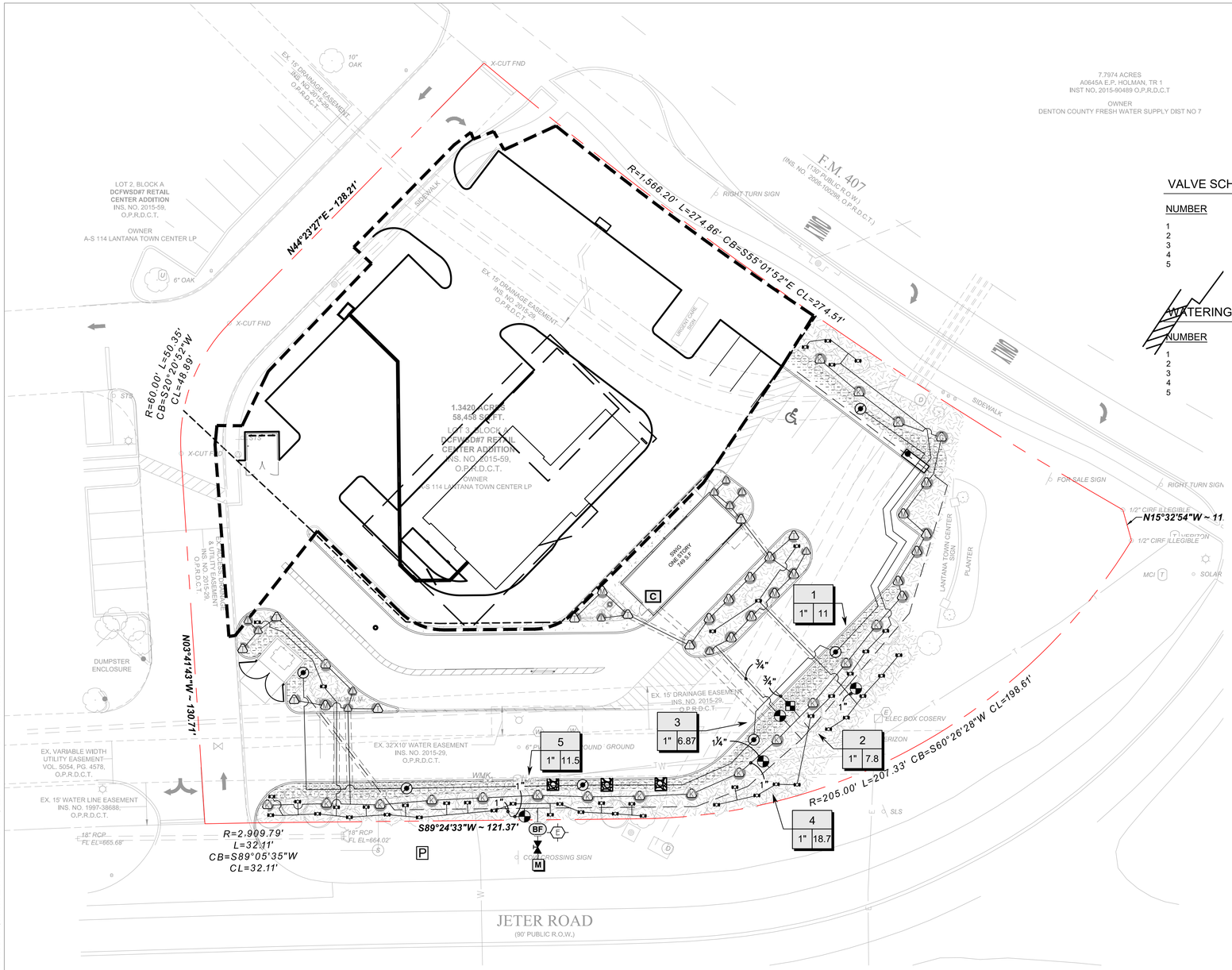


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1"	Bubbler	11	30	33.7		1.7 in/h
2	Hunter ICZ-101-25	1"	Area for Dripline	7.8	25	33.0		0.43 in/h
3	Hunter ICV-G	1"	Turf Rotary	6.87	40	44.6		0.65 in/h
4	Hunter ICV-G	1"	Turf Rotary	18.72	40	47.4		0.24 in/h
5	Hunter ICV-G	1"	Bubbler	11.5	30	34.3		1.71 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICV-G	Bubbler	1.7 in/h	0.5	18	198	28.3
2	Hunter ICZ-101-25	Area for Dripline	0.43 in/h	0.5	71	554	79.1
3	Hunter ICV-G	Turf Rotary	0.65 in/h	0.5	47	323	46.1
4	Hunter ICV-G	Turf Rotary	0.24 in/h	0.5	124	2,321	332
5	Hunter ICV-G	Bubbler	1.71 in/h	0.5	18	207	29.6
		TOTALS:			278	3,602	514.6

IRRIGATION SCHEDULE

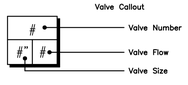
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP Corner PROS-04-PRS40-CV-F Turf Rotator, 4in. pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	9	40
	Hunter MP1000 PROS-04-PRS40-CV-F Turf Rotator, 4in. pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	16	40
	Hunter MP2000 PROS-04-PRS40-CV-F Turf Rotator, 4in. pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	19	40
800 A 800 F	Hunter MP800SR PROS-04-PRS40-CV-F Turf Rotator, 4in. pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	11	40
25 50 10 20	Hunter PROS-PRS30-00-PCN Flood Bubbler, on fixed riser.	45	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	1
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	6
	Area to Receive Dripline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,170 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	4
	Shut Off Valve	1
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1

C	Hunter P2C-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
E	Strong Box SBBC-22CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 23.5in.L, 28in.H, 17.75in.W.	1
M	Water Meter 1" Reference Civil Utility Plan For Point Of Connection Location. 60 P.S.I. Assumed Pressure.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,795 l.f.
	Irrigation Mainline: PVC Schedule 40	424.0 l.f.
	Pipe Sleeve: PVC Schedule 40	218.9 l.f.

Valve Callout



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REVISIONS

REVISION	DESCRIPTION	DATE
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IRRIGATION PLAN

SWIG
3800 FM 407
LANTANA, TX 76226

STATE OF TEXAS
R. ERIC MAURER
12117
LICENSED IRRIGATOR

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
L2.01

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

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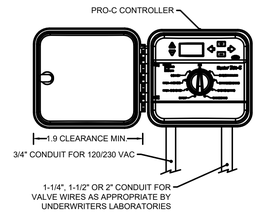
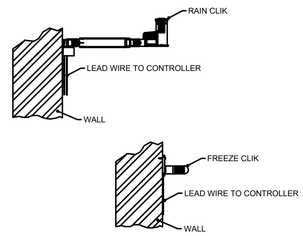


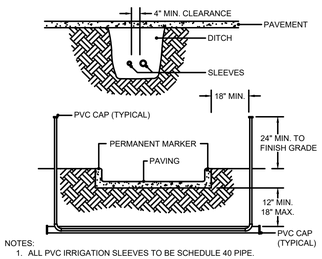
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

PRO-C CONTROLLER (OUTDOOR)
N.T.S.



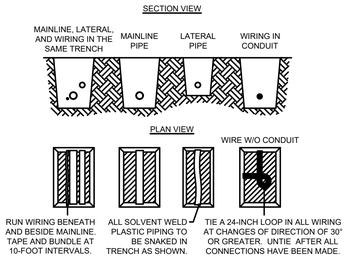
NOTE:
1. MOUNT RAIN CLICK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLERS.
2. MOUNT FREEZE-CLIK OUT OF DIRECT SUNLIGHT AND WHERE FREE AIR CIRCULATION IS POSSIBLE.

WEATHER SENSORS
N.T.S.



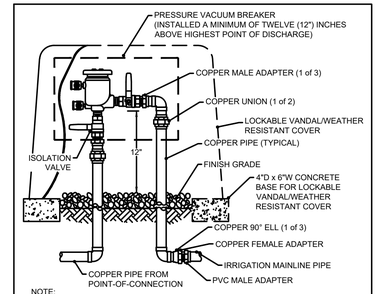
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

IRRIGATION PVC SLEEVES
N.T.S.



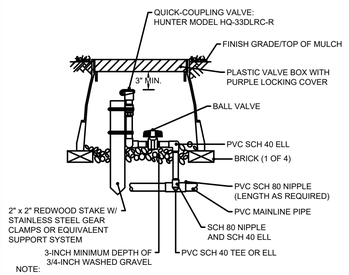
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

PIPE AND WIRING TRENCHING
N.T.S.



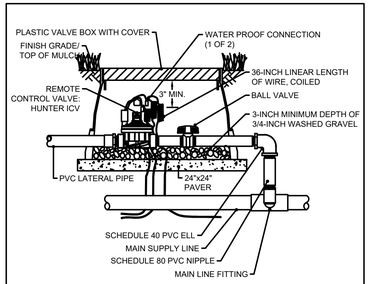
NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

PRESSURE VACUUM BREAKER
N.T.S.



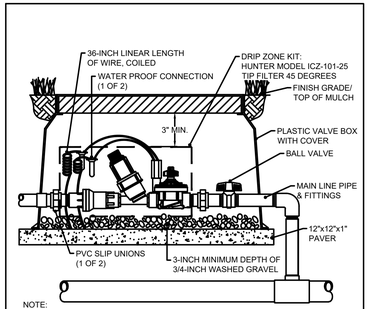
NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.
2. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE
N.T.S.



NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.

ICV IN VALVE BOX
N.T.S.



NOTE:
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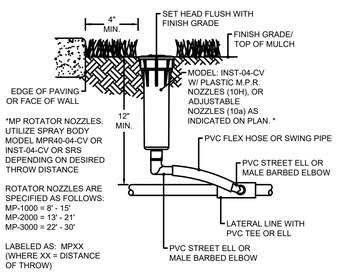
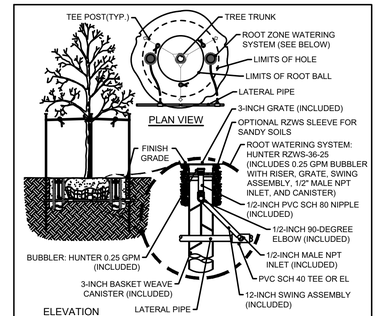
DRIP ZONE CONTROL KITS
N.T.S.

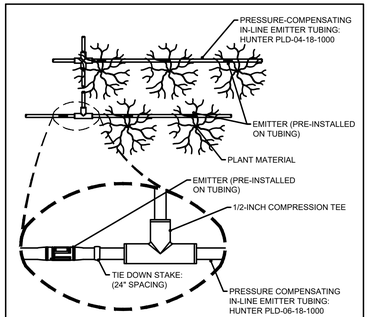


NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

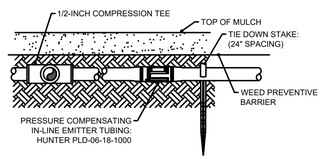
TURF POP-UP SPRAY HEAD
N.T.S.



ROOT ZONE WATERING SYSTEM
N.T.S.



PROFESSIONAL LANDSCAPE DRIPLINE
N.T.S.



PROFESSIONAL LANDSCAPE DRIPLINE
N.T.S.

IRRIGATION NOTES:

1. IRRIGATION HAS BEEN DESIGNED WITH AN ASSUMED PRESSURE OF 60 PSI AT THE IRRIGATION METER. IF AVAILABLE PRESSURE IS LESS THAN ASSUMED NOTIFY LICENSED IRRIGATOR OF RECORD PRIOR TO SYSTEM INSTALLATION FOR DESIGN MODIFICATION INSTRUCTIONS.
2. INSTALL WEATHER SENSING DEVICE AS SPECIFIED. AFFIX TO INSIDE OF PARAPET WALL ABOVE CONTROLLER. COORDINATE EXACT LOCATION WITH OWNER AND ARCHITECT AND CONDUIT FOR WIRING WITH ELECTRICAL CONSULTANT.
3. A LICENSED IRRIGATOR MUST BE ON-SITE AND PROVIDE SUPERVISION FOR THE ENTIRE DURATION OF THE IRRIGATION SYSTEM INSTALLATION, PER TAC RULE 344.36. ON-SITE SUPERVISING LICENSED IRRIGATOR ASSUMES ALL RESPONSIBILITY FOR THE IRRIGATION SERVICES PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.
4. BACKFLOW PREVENTER MUST BE WINTERIZED UPON INSTALLATION.
5. EACH IRRIGATION CONTROL VALVE SHALL BE ADJUSTED TO PROVIDE THE MINIMUM AMOUNT OF PRESSURE REQUIRED (PER MANUFACTURER'S RECOMMENDATIONS) TO OPERATE THE IRRIGATION ZONE IT IS SERVING.
6. ALL IRRIGATION PIPING AND VALVES MUST MEET THE SEPARATION DISTANCES FROM THE ON-SITE SEWAGE FACILITIES SYSTEM AS REQUIRED FROM A PRIVATE WATER LINE IN 289.91(10) OF TAC TITLE 30 RELATING TO MINIMUM REQUIRED SEPARATION DISTANCES FOR ON-SITE SEWAGE FACILITIES.
7. ALL IRRIGATION EMISSION DEVICES MUST DIRECT FLOW AWAY FROM ANY ADJACENT IMPERVIOUS SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE AREA, SUCH AS, BUT NOT LIMITED TO, A BUILDING, FENCE, CONCRETE, OR ANY OTHER IMPERVIOUS MATERIAL.
8. IRRIGATION EMISSION DEVICES MUST BE INSTALLED TO OPERATE AT THE MINIMUM AND NOT ABOVE THE MAXIMUM SPRINKLER HEAD PRESSURE AS PUBLISHED BY THE MANUFACTURER FOR THE NOZZLE AND HEAD SPACING THAT IS USED.
9. ALL PVC IRRIGATION PIPING MUST NOT EXCEED THE MAXIMUM WATER VELOCITY WITHIN FIVE FEET PER SECOND.
10. ALL UNLABELED PVC IRRIGATION PIPING THAT IS DOWN STREAM OF PIPE SIZES LABELED 3/4" SHALL BE 1/2" CLASS 315 PVC.
11. ALL PVC FITTINGS MUST BE PRIMED WITH A COLORED PRIMER PRIOR TO APPLYING THE PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (SECTION 316) OF THE INTERNATIONAL PLUMBING CODE (SECTION 605)
12. RAIN/MOISTURE SHUT-OFF TECHNOLOGY MUST BE INSTALLED AND DONE SO IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
13. AN ISOLATION VALVE MUST BE INCLUDED ON ALL IRRIGATION INSTALLATIONS AND SHALL BE PLACED BETWEEN THE WATER METER AND THE BACKFLOW PREVENTION DEVICE.
14. ALL IRRIGATION PIPING MUST HAVE A MINIMUM DEPTH COVERAGE OF SIX (6) INCHES OF SELECT BACKFILL BETWEEN THE TOP OF THE PIPE AND THE FINISHED GRADE OF THE TOPSOIL. MOUNDING SOIL TO MEET THIS REQUIREMENT MUST BE NOTED ON THE IRRIGATION PLAN AND DISCUSSED WITH THE IRRIGATION SYSTEM OWNER OR OWNER'S REPRESENTATIVE AND LICENSED IRRIGATOR OF RECORD TO ADDRESS ANY SAFETY ISSUES.
15. ALL TRENCHES AND HOLES CREATED DURING INSTALLATION OF AN IRRIGATION SYSTEM MUST BE BACKFILLED AND COMPACTED TO FINISHED GRADE.
16. ALL UNDERGROUND WIRING MUST BE LISTED BY UNDERWRITERS LABORATORIES AS ACCEPTABLE FOR BURIAL AND MUST BE BURIED WITH A MINIMUM OF SIX (6) INCHES OF BACKFILL.
17. ALL ELECTRICAL WIRE SPLICES EXPOSED TO MOISTURE MUST BE WATERPROOFED WITH RAINBIRD DB SERIES WIRE CONNECTORS OR APPROVED EQUAL.
18. ALL QUICK COUPLERS MUST BE INSTALLED USING A QUICK COUPLER KEY AND PLACED IN A VALVE BOX. AN ISOLATION VALVE MUST BE INSTALLED UPSTREAM OF EACH QUICK COUPLER.
19. A FINAL WALK THROUGH WITH OWNER'S REPRESENTATIVE MUST BE SCHEDULED PRIOR TO FINAL COMPLETION, TO EXPLAIN OPERATION OF THE SYSTEM.
20. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH A DOCUMENT CONTAINING, BUT NOT LIMITED TO THE FOLLOWING INFORMATION:
    - DRAWING SHOWING ACTUAL INSTALLATION (ALL VARIANCES FROM ORIGINAL PLAN MUST BE AUTHORIZED BY LICENSED IRRIGATOR OF RECORD). DRAWING MUST INCLUDE THE STATEMENT "THIS IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCORDING TO THE IRRIGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME."
    - HOW TO OPERATE AND REPAIR THE IRRIGATION SYSTEM
    - MANUFACTURER'S MANUAL FOR THE AUTOMATIC CONTROLLER
    - HOW TO CHECK THE RAIN/MOISTURE SENSOR
    - A LIST OF COMPONENTS THAT REQUIRE MAINTENANCE, SUCH AS FILTERS, AND THE RECOMMENDED FREQUENCY FOR THE SERVICE.
    - HOW TO PRUNE GRASS AND PLANTS AWAY FROM IRRIGATION EMITTERS
    - LIST OF PRECIPITATION RATES OF EACH IRRIGATION ZONE WITHIN THE SYSTEM
    - DOCUMENTATION OUTLINING ANY WATER CONSERVATION MEASURES CURRENTLY IN EFFECT FROM THE WATER PURVEYOR
    - THE NAME OF THE WATER PURVEYOR
    - A SUGGESTED SEASONAL OR MONTHLY WATERING SCHEDULE BASED ON CURRENT EVAPOTRANSPIRATION DATA FOR THE GEOGRAPHIC REGION AND MINIMUM WATER REQUIREMENTS FOR THE PLANT MATERIAL IN EACH ZONE BASED ON THE SOIL TYPE AND PLANT MATERIAL WHERE THE SYSTEM IS INSTALLED.
    - A WRITTEN WARRANTY COVERING MATERIALS AND LABOR FURNISHED IN THE NEW INSTALLATION OF THE IRRIGATION SYSTEM FOR A MINIMUM PERIOD OF ONE YEAR. WARRANTY MUST INCLUDE THE ON-SITE LICENSED IRRIGATION CONTRACTOR'S SEAL, NAME, SIGNATURE, DATE, BUSINESS ADDRESS AND BUSINESS TELEPHONE NUMBER(S). WARRANTY MUST INCLUDE THE STATEMENT, "IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), MC-178, P.O. BOX 130087, AUSTIN, TEXAS 78711-3087. TCEQ'S WEBSITE IS: WWW.TCEQ.STATE.TX.US." IRRIGATION CONTRACTOR SHALL ALSO SUPPLY INFORMATION REGARDING APPLICABLE MANUFACTURER'S WARRANTIES.
21. AFFIX A PERMANENT STICKER TO THE IRRIGATION CONTROLLER THAT LISTS THE ON-SITE LICENSED IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER(S) AND THE DATES OF THE WARRANTY PERIOD.
22. AFFIX A LAMINATED AS-BUILT IRRIGATION ZONE MAP TO THE INSIDE COVER OF THE CONTROLLER. NUMBER ALL ZONES ON THE MAP. PROVIDE A CHART SHOWING THE PROGRAM, WATERING DAYS, START TIMES, AND RUN TIMES FOR EACH ZONE.
23. REFER TO IRRIGATION SPECIFICATIONS FOR MORE INFORMATION.
24. WHEN INSTALLING IRRIGATION UNDER OR NEAR EXISTING TREES, ALL TRENCHES MUST BE HAND DUG. ROOTS LARGER THAN THREE (3) INCHES IN DIAMETER MAY NOT BE CUT.

DRIP IRRIGATION NOTES:

1. INSTALL MANUAL FLUSH VALVE(S) IN EACH ZONE AT LOW POINT(S), PER MANUFACTURER SPECIFICATIONS.
2. INSTALL ONE AIR/VACUUM RELIEF VALVE IN EACH SUB-SURFACE ZONE AT HIGHEST POINT PER MANUFACTURER SPECIFICATIONS.
3. INSTALL RAINBIRD OPERATION INDICATOR(S) IN EACH ZONE. FOR END-FED ZONES PLACE INDICATOR AT OPPOSITE END FROM VALVE. FOR CENTER-FED ZONES AN INDICATOR SHALL BE PLACED AT EACH END OF ZONE. WHEN ZONE HAS MULTIPLE END AREAS, I.E. PARKING LOTS, PLACE ONE INDICATOR PER END AREA. PLACEMENT SHOULD BE ACCESSIBLE BUT SCREENED FROM PUBLIC VIEW.
4. ALL ON-SURFACE DRIPLINE SHALL BE COVERED BY A MULCH LAYER (MIN. 3" DEEP) AND WEED BARRIER FABRIC (EXCEPT IN AREAS OF SEASONAL COLOR AND SURFACE SPREADING GROUNDCOVERS).
5. ALL DRIPLINE, IN ON-SURFACE INSTALLATIONS, MUST BE SECURED EVERY THREE (3) LINEAR FEET WITH RAINBIRD GALVANIZED TIE-DOWN STAKES, OR APPROVED EQUAL.
6. INSTALL CONTROL VALVES WITH MAXIMUM 18 GAUGE WIRE.

Know what's below. Call before you dig.

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

Bowman
© 2021 Bowman Consulting Group, Ltd.
TBPE Firm Registration No. F-14309
2305 Dallas Parkway
Suite 310
Plano, Texas 75093
Phone: (972) 497-2990
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE
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IRRIGATION DETAILS

SWIG
3800 FM 407
LANTANA, TX 76226

STATE OF TEXAS
R. ERIC MAURER
12117
LICENSED IRRIGATOR

DESIGN	DRAWN	CHKD
RM	RM	KA

JOB No. 070714-01-001

SHEET
L2.02

V:\070714 - SWIG FM 407, Lantana, TX\070714-01-001 (ENG) - SWIG FM 407, Lantana, TX\Engineering\Landscape Plans\02 Drawings\Sheets\L2.01 IRRIGATION PLAN.dwg, L2.02 IRRIGATION DETAILS November 29, 2023, 2:07 PM, ernaurer

Exhibit 2

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

December 20, 2023

«NAME»
«ADDRESS»
«CITY», «STATE» «ZIP»

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

Dear Property Owner:

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

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

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

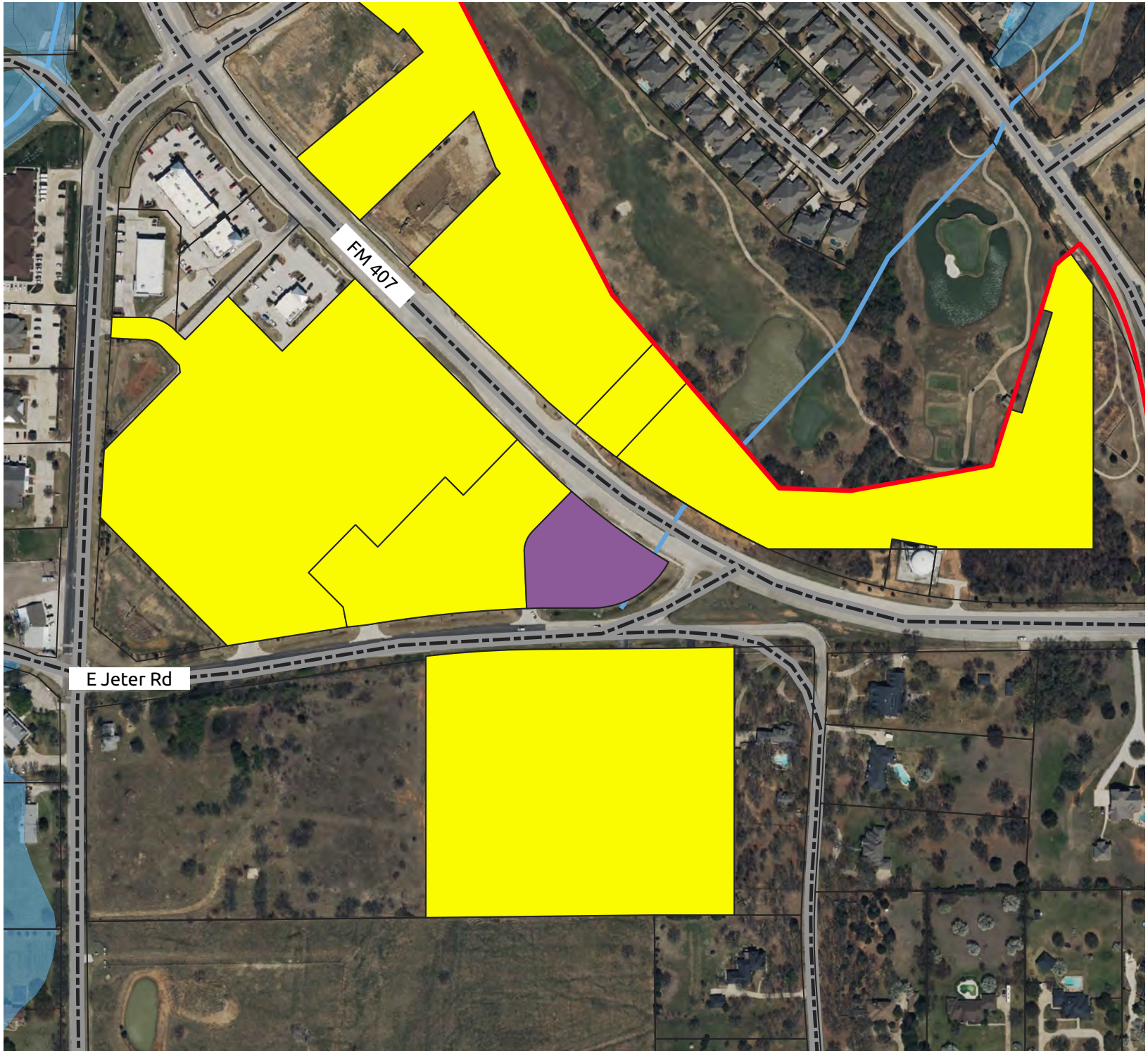
Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville

enclosure

Swig Bartonville Conditional Use Permit and Site Plan

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



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

0 250 500 ft

SWIG BARTONVILLE
MAILING LIST

Item E2.

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

Exhibit 3

Denton Record-Chronicle
DENTONRC.COM

AFFIDAVIT OF PUBLICATION

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

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

PUBLICATION DATES:
Dec. 16, 2023

Notice ID: vtZBHVCeMXvKc4R1RJl8
Notice Name: 12162023 Swig CUP & SP Notice

PUBLICATION FEE: $61.76

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

Ayesha Carletta M Cochran-Worthen
Agent

VERIFICATION

State of New Jersey
County of Hudson

Signed or attested before me on this: 12/19/2023

Shannea A. Holmes
Notary Public
This notarial act involved the use of communication technology

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

TOWN OF BARTONVILLE
PUBLIC NOTICE

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drc 12/16/2023