



PLANNING AND ZONING COMMISSION MEETING AGENDA

February 07, 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 January 3, 2024, Regular Planning & Zoning Commission Meeting Minutes.

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation regarding a Preliminary Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. The applicant is Mycoskie & Associates, Inc., on behalf of Knight's Landing West. [Town of Bartonville PP-2023-004.]
2. Discuss and make a recommendation regarding a Preliminary Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville PP-2024-001.]
3. Discuss and make a recommendation regarding a Final Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville FP-2024-001.]

4. Conduct a Public Hearing, discuss and make a recommendation regarding a Resolution approving a Site Plan on a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville SP-2023-005.]

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: Thursday, February 1, 2024, prior to 10:00 am.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider the approval of the January 3, 2024, Regular Planning & Zoning Commission Meeting Minutes.

Summary: Minutes from the January 3, 2024, Regular Planning & Zoning Commission Meeting.

Staff Recommendation: Approve as presented.

Exhibits:

- January 3, 2024, Regular Planning & Zoning Commission Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 3RD DAY OF JANUARY 2024 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

Commissioners Absent:

Rick Lawrence, Alternate 2

Town Staff Present:

Thad Chambers, Town Administrator
 Shannon Montgomery, Town Secretary
 Ed Voss, Town Attorney

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

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to approve the December 6, 2023, Regular Planning & Zoning Commission Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5/0

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].**

Town Administrator Chambers provided a presentation of the application and addressed questions from the Commissioners.

Applicants Jennifer Gansert of Kimley-Horn and Associates and Josh Braun of Andy’s Frozen Custard were present and addressed questions from the Commissioners.

Chair McDonald opened the Public Hearing at 7:26 pm. After recognizing there was no one wishing to speak, Chair McDonald closed the Public Hearing at 7:27 pm.

Motion made by Commissioner Hayes, seconded by Commissioner Hoyt-Stenovitch, to recommend approval of CUP-2023-006 as presented and approval of SP-2023-003 with the following conditions:

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

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5/0

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].**

Town Administrator Chambers provided a presentation of the application and addressed questions from the Commissioners.

Applicants Rama Madant and Kofi Addo of Bowman Engineering & Consulting were present and addressed questions from the Commissioners.

Chair McDonald opened the Public Hearing at 7:42 pm. After recognizing there was no one wishing to speak, Chair McDonald closed the Public Hearing at 7:44 pm.

Motion made by Commissioner Abernathy seconded by Commissioner Hoyt-Stenovitch, to recommend approval of CUP-2023-007 as presented and approval of SP-2023-004 with the following conditions:

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

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5/0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair McDonald adjourned the meeting at 7:49 pm.

APPROVED this the 7th day of February 2024.

APPROVED:

Gloria McDonald, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and make a recommendation regarding a Preliminary Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. The applicant is Mycoskie & Associates, Inc., on behalf of Knight's Landing West. [Town of Bartonville PP-2023-004.]

Land Use and Zoning: Current land use category is Residential Estates – 5 Acre Lots (RE-5). Current zoning is Residential Estates 5 (5-Acre Lots; RE-5).

Summary: The applicant is the owner of four tracts of land, totaling 178.763 acres, located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court. The legal description of the property is A1594A A.M. Feltus, TR 3, 10.0 acres, Old DCAD TR #1; A1594A A.M. Feltus, TR 2, 30.0 acres, Old DCAD TR #1A, A1594A A.M. Feltus, TR 1, 78.763 acres, Old DCAD TR #2, and A0230A Cook, TR 8, 60.0 acres, Old DCAD TR #4. The corresponding Denton CAD parcel numbers are 64602, 65099, 65101, and 65110. The applicant has applied for a preliminary plat on 101.467 total acres (see Exhibit A) in order to facilitate large lot residential development. This is the same property that was recently approved for a zoning change from Agriculture (AG) to Residential Estates 5 (RE-5), approved by the Bartonville Town Council on November 21, 2023.

The subject property is part of a former agricultural tract. The property is largely undeveloped, save an apparent energy installation near its northwest corner.

Preliminary Plat

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a preliminary plat:

1. The plat substantially conforms with the approved land study or other studies and plans, as applicable;
2. The preliminary layouts of required public improvements and Town utilities have been approved by the Town Engineer; and
3. The plat conforms to applicable zoning and other regulations.
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section

285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The submitted preliminary plat is designed to create 15 legal lots and a public street totaling 101.467 acres. The resulting lots will range from 6.003 to 8.381 acres. The subject property is located on East Jeter Road, which is designated as a “Minor Collector” on the Town of Bartonville’s Thoroughfare Plan. The applicant shows a proposed public road serving all 15 lots from East Jeter Road and connecting through to the existing Hat Creek Court public right-of-way. There will also be a public water line easement that will be used to serve all lots with an 8-inch public water line. This line will connect to an existing 8-inch public water line in Hat Creek Court and existing 8-inch public water line within E Jeter Road; this is sufficient to serve the proposed development and would provide valuable looping and redundancy in the Town’s water distribution system. The lots will be served by on-site septic systems for wastewater. The Town Engineer will review construction plans for all proposed improvements concurrent with the final plat submittal. The zoning district for the subject property is Residential Estates 5 (RE-5), which has a 5-acre minimum lot size. The proposed resulting lots will meet the zoning district standards for minimum size.

Staff Recommendation: Approve with Conditions.

Staff’s Recommended Conditions of Approval:

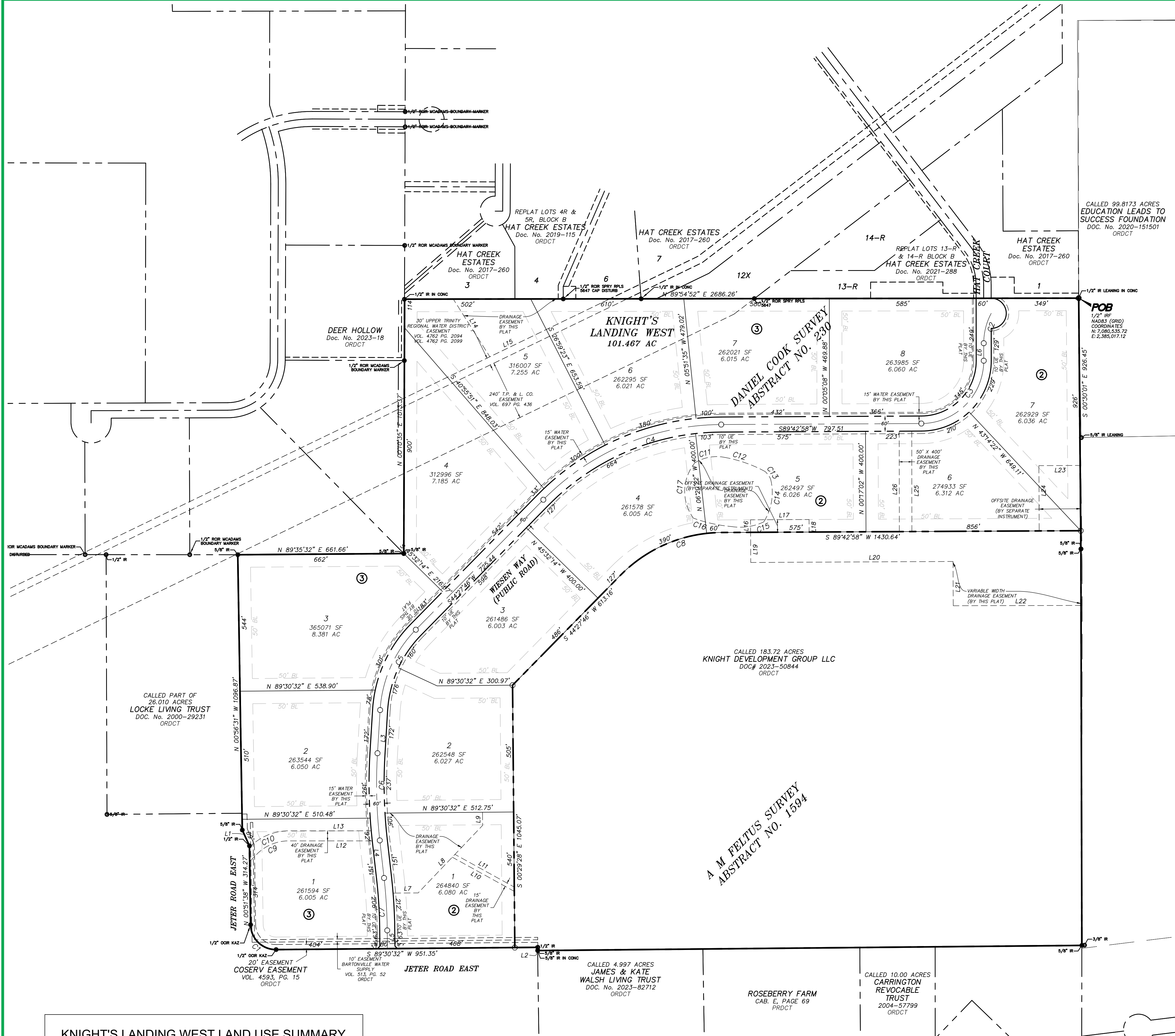
1. Prior to recordation of the final plat, the two “Offsite Drainage Easements” depicted on the preliminary plat shall be recorded as separate instruments. The recording number for the easements added to the plat prior to recording. Alternately, the easements can be established via the Knight’s Landing West plat by revising the label to read ‘by this plat.’ Be advised that the timing of the easement dedication is also a condition of approval for the Knight’s Crest plat (Town File No. PP-2023-003).
2. On the final plat, the drainage easement labels located in Block 2, Lot 3 shall be adjusted so they do not overlap.
3. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
4. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
5. The engineering/construction plan set shall show fire hydrant spacing that meets the Denton County ESD No. 1 spacing standards.
6. Accompanying the final plat application shall be copies of letters from applicable local utility companies stating that each utility company has reviewed the preliminary plat and stating any requirements (including easements) they may have, in accordance with Bartonville Development Ordinance Section 2.5.h.
7. On the final plat, the Notes on sheet 1 and General Notes on sheet 2 shall be consolidated onto sheet 2. Note 1 in each case shall be combined or corrected to reflect the correct references.
8. On the final plat, the Town approval signature box shall be updated to read “Final Plat.”
9. On the final plat all signature lines shall be dated 2024.

Financial Information: The Town can anticipate some minor expenses associated with serving the future residences with public safety, road maintenance, and general governance services.

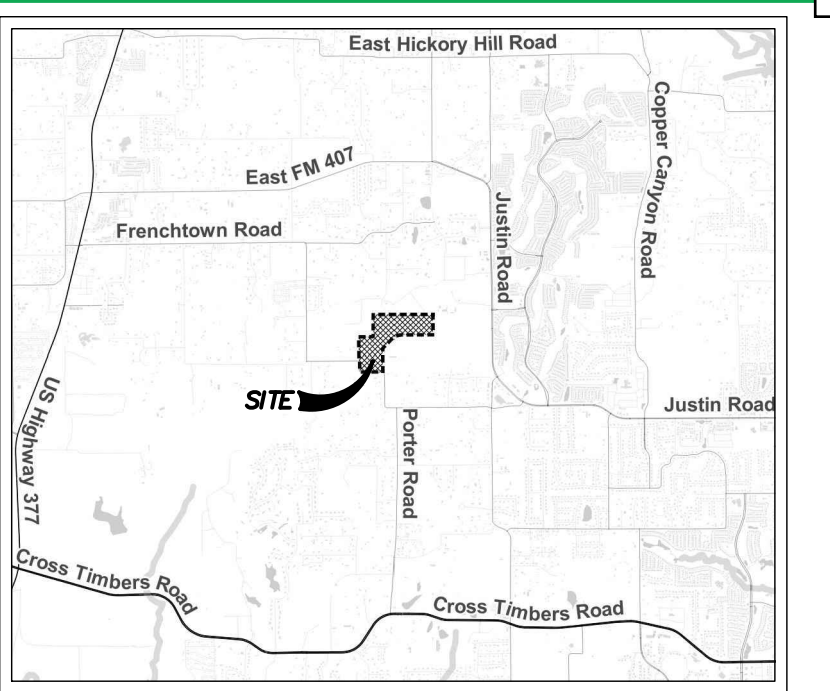
Exhibits:

1. Preliminary Plat Application Packet

Exhibit 1



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.34'	100.69'	89° 31' 51"	N 45°43'32" W	141.81'
C2	123.90'	250.00'	28° 23' 45"	S 14°06'44" W	122.64'
C3	391.83'	250.00'	89° 48' 06"	N 44°48'55" E	352.94'
C4	789.82'	1000.00'	45° 15' 12"	S 67°05'22" W	769.45'
C5	357.68'	500.00'	40° 59' 14"	S 23°58'09" W	350.10'
C6	347.78'	2000.00'	9° 5' 48"	S 01°30'22" E	347.34'
C7	209.32'	2000.00'	5° 59' 48"	N 03°29'22" W	209.23'
C8	450.20'	570.00'	45° 15' 12"	S 67°05'22" W	438.59'
C9	144.08'	180.00'	45° 51' 38"	S 67°04'11" W	140.26'
C10	175.00'	220.00'	45° 34' 36"	S 67°12'42" W	170.42'
C11	122.36'	166.92'	42° 00' 09"	S 79°41'28" W	119.64'
C12	171.96'	549.22'	17° 56' 20"	N 70°48'04" W	171.26'
C13	38.00'	89.52'	24° 19' 20"	N 35°44'44" W	37.72'
C14	177.29'	217.59'	46° 41' 04"	N 09°08'44" E	172.43'
C15	131.10'	219.57'	34° 12' 38"	N 81°41'00" E	129.16'
C16	156.86'	587.65'	15° 17' 36"	S 77°32'55" E	156.39'
C17	237.61'	180.45'	75° 26' 36"	S 01°40'25" W	220.81'



VICINITY MAP

NO SCALE

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED
"MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DRDCT DEED RECORDS
DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS
DENTON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POB POINT OF BEGINNING
- MFV MINIMUM FINISHED FLOOR ELEVATION
- * FEMA ELEVATION CERTIFICATE
NOT REQUIRED
- BL BUILDING SETBACK LINE
- CM CONTROLLING MONUMENT
- GY GUY ANCHOR
- PP POWER POLE
- PPD TELEPHONE PEDESTAL
- BOUNDARY LINE
- ADJOINER OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING LINE

PRELIMINARY PLAT

APPROVED BY THE TOWN OF BARTONVILLE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF
DENTON COUNTY, TEXAS.
APPROVED BY: PLANNING AND ZONING COMMISSION TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF CHAIRMAN

DATE
TOWN COUNCIL
TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF MAYOR
ATTEST:

DATE

TOWN SECRETARY

DATE

PRELIMINARY PLAT KNIGHT'S LANDING WEST ADDITION

AN ADDITION TO THE CITY OF BARTONVILLE,
TARRANT COUNTY, TEXAS
BEING 101.467 ACRES OF LAND SITUATED IN THE
DANIEL COOK SURVEY, ABSTRACT NO. 230
& A M FELTUS SURVEY, ABSTRACT NO. 1594

LOTS 1-7, BLOCK 2
LOTS 1-8, BLOCK 3

JANUARY 2024

ENGINEER:



ltpels registration number: f - 2759
ltpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: JACOB SUMPTER
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OWNER/DEVELOPER:

**KNIGHT DEVELOPMENT
GROUP LLC**
4600 EDEN ROAD
ARLINGTON, TX 76001
TEL: 469-774-8172
email: rob@kdc.us
CONTACT: ROB KNIGHT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	69.09'	N 24°14'34" W
L2	12.77'	N 03°21'59" E
L3	172.43'	S 03°28'32" W
L4	150.70'	N 06°29'16" W
L5	72.62'	S 00°29'28" E
L6	69.73'	N 00°05'08" W
L7	99.98'	N 89°30'32" E
L8	371.85'	N 43°40'14" E
L9	52.27'	N 00°29'28" W
L10	282.35'	N 61°09'06" W
L11	269.95'	N 61°09'06" W
L12	332.33'	N 90°00'00" W
L13	328.21'	N 90°00'00" W
L14	272.04'	S 32°22'29" E
L15	530.86'	N 64°14'33" E
L16	50.00'	N 00°17'02" W
L17	233.28'	N 89°42'58" E
L18	50.00'	S 00°17'02" E
L19	120.00'	S 00°17'02" E
L20	806.09'	N 89°42'58" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	176.35'	S 00°17'02" E
L22	509.20'	N 89°51'44" E
L23	164.55'	S 89°42'58" W
L24	260.00'	S 00°17'02" E
L25	400.00'	S 00°04'44" E
L26	400.00'	S 00°04'44" E

NOTES:

- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000155862863, BASE POINT OF 0.0,0.0.
- 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.

KNIGHT'S LANDING WEST LAND USE SUMMARY

LAND USE	LOT COUNT	ACREAGE	DENSITY
SITE AREA	N/A	101.467	-
SINGLE-FAMILY LOTS	15	-	0.15 UNITS/AC

GENERAL NOTES

1. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°44'30.3". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.000155862863.
2. 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.
3. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, EFFECTIVE DATE APRIL 18, 2011.
4. CORNER MONUMENTATION:
UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
5. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DENTON)

BEING A 101.467 ACRE TRACT OF LAND SITUATED IN THE DANIEL COOK SURVEY, ABSTRACT NO. 230 AND THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594, DENTON COUNTY, TEXAS, BEING PART OF A CALLED 183.72 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KNIGHT DEVELOPMENT GROUP LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-50844, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, (ORDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD IN CONCRETE (NAD83 GRID COORDINATES: N: 7,080,535.72, E: 2,385,017.12) FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID 183.72 ACRE TRACT, THE SOUTHEAST CORNER OF LOT 1, BLOCK C, OF HAT CREEK ESTATES, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2017-260, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND IN THE WEST LINE OF A CALLED 99.8173 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDUCATION LEADS TO SUCCESS FOUNDATION, AS RECORDED IN INSTRUMENT NO. 2020-151501, ORDCT;

THENCE SOUTH 00°30'01" EAST, WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID 99.8173 ACRE TRACT, A DISTANCE OF 926.45 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 183.72 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°42'58" WEST, A DISTANCE OF 1,430.64 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS SOUTH 67°05'22" WEST, A DISTANCE OF 438.59 FEET;
IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°15'12", AN ARC LENGTH OF 450.20 FEET TO A POINT FOR THE END OF SAID CURVE TO THE LEFT;
SOUTH 44°27'46" WEST, A DISTANCE OF 613.16 FEET TO A POINT FOR CORNER;
SOUTH 00°29'28" EAST, A DISTANCE OF 1,045.07 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID 183.72 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF JETER ROAD EAST;

THENCE WITH THE SOUTH AND WEST LINE OF SAID 183.72 ACRE TRACT AND THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID JETER ROAD EAST, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°30'32" WEST, A DISTANCE OF 951.35 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.69 FEET AND A CHORD WHICH BEARS NORTH 45°43'32" WEST, A DISTANCE OF 141.81 FEET;
IN A NORTHWESTERLY DIRECTION WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°31'51", AN ARC LENGTH OF 157.34 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE END OF SAID CURVE TO THE RIGHT;
NORTH 00°51'38" WEST, A DISTANCE OF 314.27 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
NORTH 24°14'34" WEST, A DISTANCE OF 69.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 00°56'31" WEST, PASSING THE SOUTHEAST CORNER OF A CALLED PART OF A 26.010 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LOCKE LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2000-29231, ORDCT, AT A DISTANCE OF 66.94 FEET, AND CONTINUE WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID LOCKE LIVING TRUST TRACT, FOR A TOTAL DISTANCE OF 1,096.87 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 183.72 ACRE TRACT AND IN THE SOUTH LINE OF DEER HOLLOW (LOT 4, BLOCK B), AN ADDITION TO THE TOWN OF BARTONVILLE, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2023-18, PRDCT;

THENCE WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID DEER HOLLOW, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°35'32" EAST, A DISTANCE OF 661.66 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 183.72 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID DEER HOLLOW;
NORTH 00°10'35" EAST, A DISTANCE OF 1,013.37 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 183.72 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 3, BLOCK B, OF SAID HAT CREEK ESTATES;

THENCE NORTH 89°54'52" EAST, WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID HAT CREEK ESTATES, A DISTANCE OF 2,686.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,419,898 SQUARE FEET OR 101.467 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1-7, BLOCK 2, AND LOTS 1-8, BLOCK 3, KNIGHT'S LANDING WEST, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE STREETS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE TOWN OF BARTONVILLE. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF BARTONVILLE'S USE THEREOF. THE TOWN OF BARTONVILLE AND PUBLIC UTILITY ENTITIES 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 EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE TOWN OF BARTONVILLE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF BARTONVILLE, TEXAS
WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20____
BY:

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE OF THE TOWN OF BARTONVILLE.

PRELIMINARY
*This document shall not be
recorded for any purpose and shall
not be used or viewed or relied
upon as a final survey document.
Released for review by*

LON E. WHITTEN DATE: NOVEMBER 13, 2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LON E. WHITTEN, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
**KNIGHT'S LANDING
WEST ADDITION**

AN ADDITION TO THE CITY OF BARTONVILLE,
TARRANT COUNTY, TEXAS
BEING 101.467 ACRES OF LAND SITUATED IN THE
DANIEL COOK SURVEY, ABSTRACT NO. 230
& A M FELTUS SURVEY, ABSTRACT NO. 1594

LOTS 1-7, BLOCK 2
LOTS 1-8, BLOCK 3

JANUARY 2024

ENGINEER:



civil engineering surveying landscape architecture planning

OWNER/DEVELOPER:

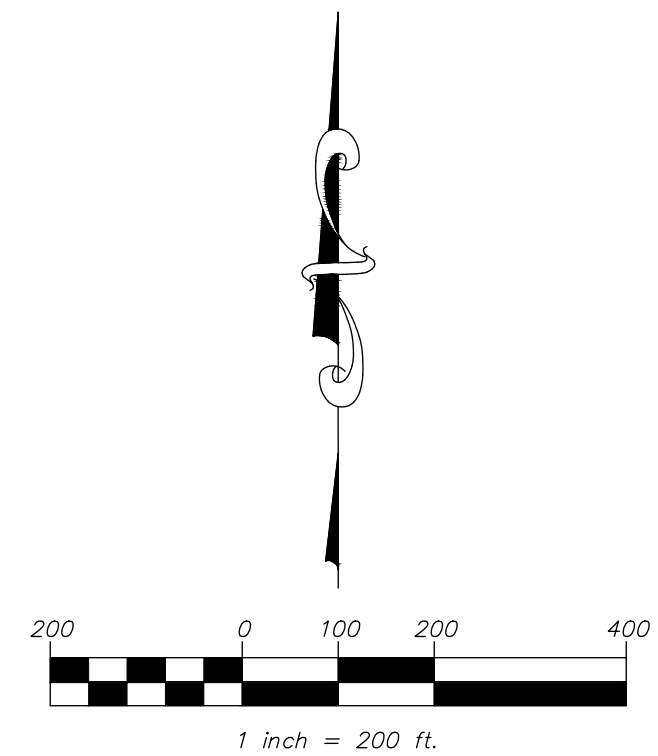
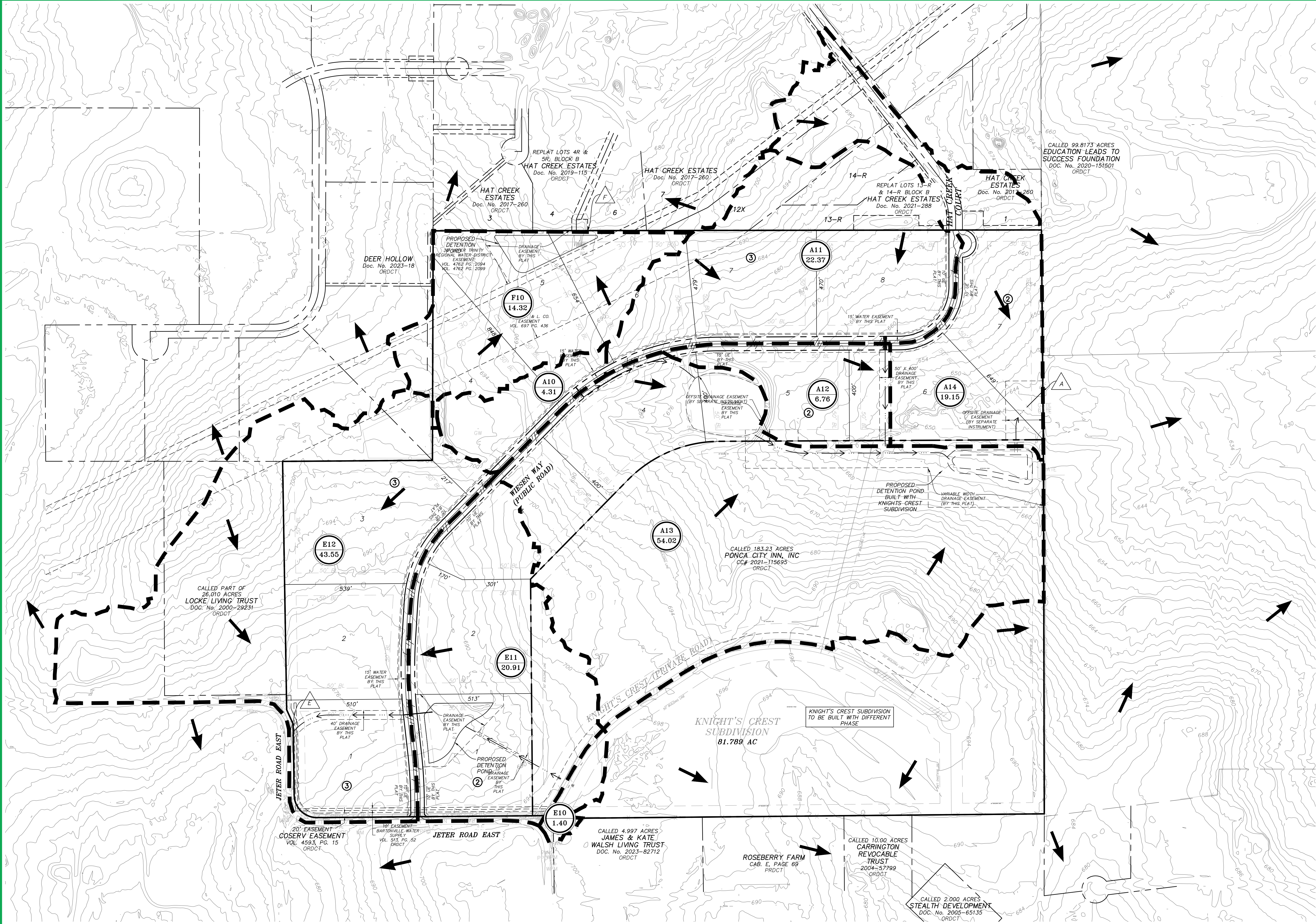
**KNIGHT DEVELOPMENT
GROUP LLC**
4600 EDEN ROAD
ARLINGTON, TX 76001
TEL: 469-774-8172
email: rob@kbc.us
CONTACT: ROB KNIGHT

ltpels registration number: f - 2759
ltpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: JACOB SUMPTER
COPYRIGHT © 2024 MMA, INC

MMA PROJECT NO. 3733--00--02

12/04/2023 SHEET 2 OF 2



LEGEND:

EXISTING MAJOR CONTOUR - - - 640 - - -

EXISTING MINOR CONTOUR - - - 641 - - -

PROPOSED MINOR CONTOUR **- - - 640 - - -**

PROPOSED MAJOR CONTOUR - - - 641 - - -

DRAINAGE AREA BOUNDARY **- - - - -**

DRAINAGE AREA LABEL

NAME **A1**

AREA (ACRES) **2.6**

FLOW AREA **→**

DESIGN POINT **▲**

NOTES:

1. EXISTING AND PROPOSED CONTOURS SHOWN AT 2' INTERVALS.

**PRELIMINARY DRAINAGE
AREA MAP
KNIGHTS FAMILY COMPOUND WEST
PHASE ONE
BARTONVILLE, TEXAS**



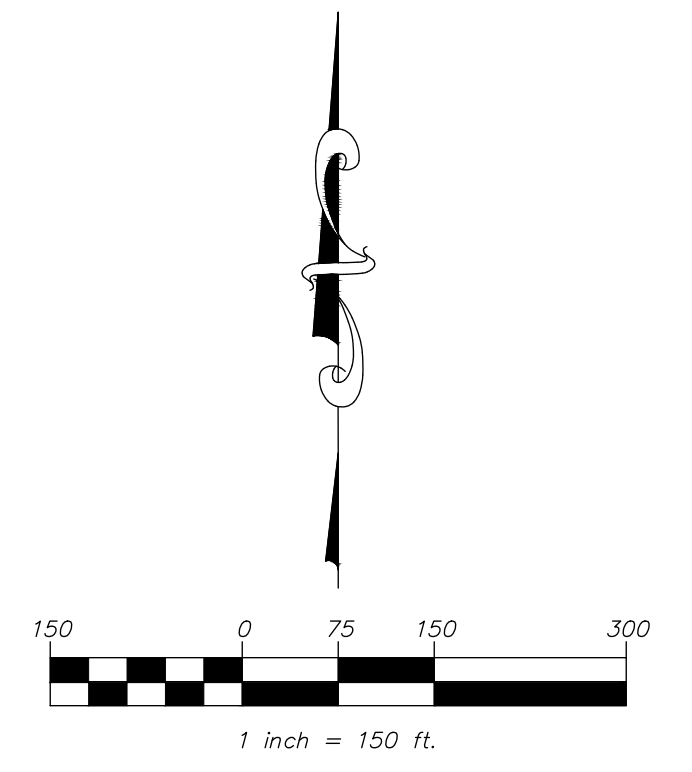
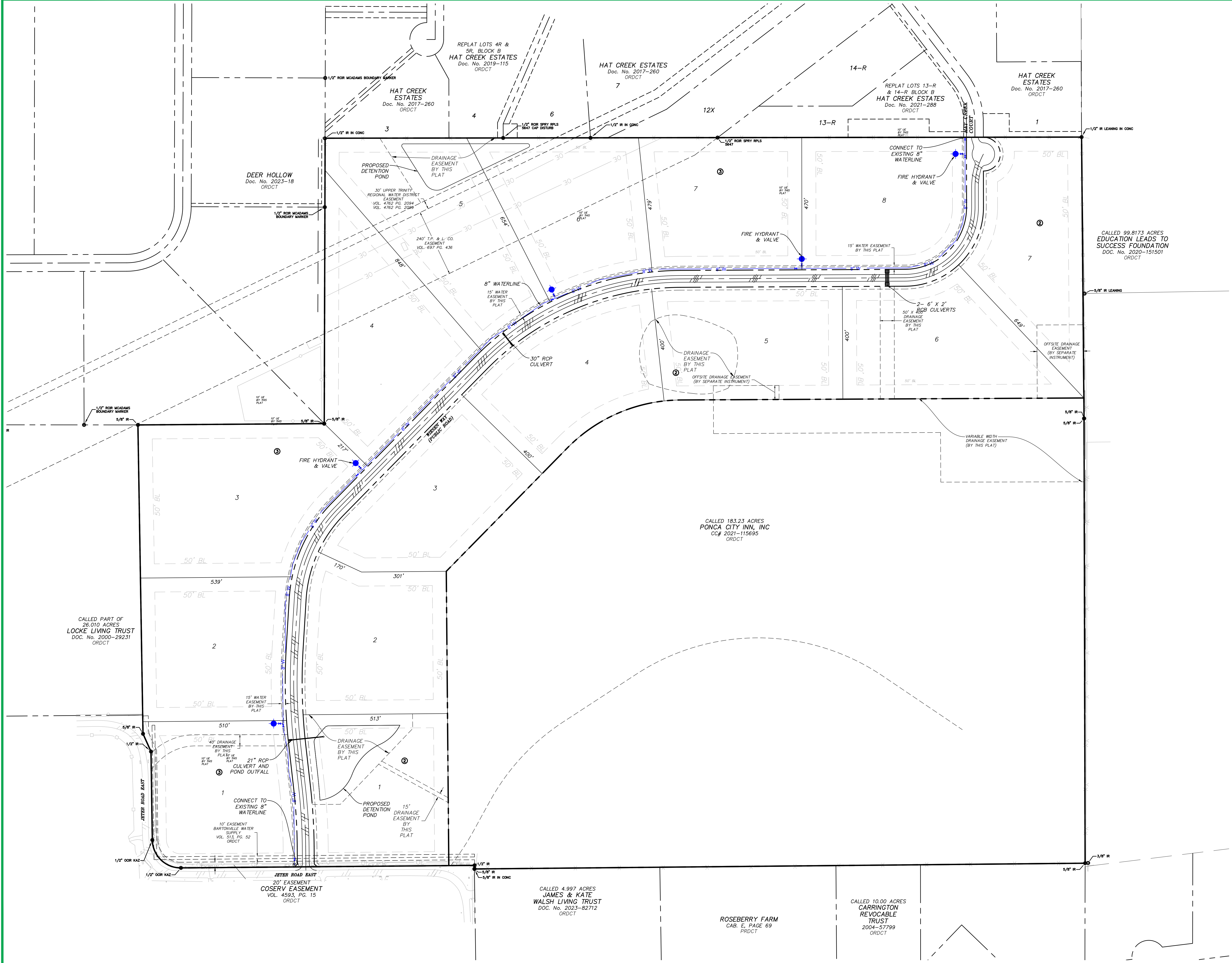
civil engineering surveying landscape architecture planning

ttbpls registration number: 1 - 2759
ttbpls registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

Junction	Existing Discharge (cfs)								Proposed Discharge (cfs)								Difference							
	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	500-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	500-Yr	1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	500-Yr
J-A	51.7	69.8	135.0	203.2	291.2	360.1	434.4	614.2	56.7	73.9	136.9	204.4	292.0	360.3	433.6	610.3	5.0	4.1	1.9	1.2	0.8	0.2	-0.8	-3.9
J-E	28.9	40.3	83.4	128.4	187.8	234.7	286.0	407.3	24.2	31.9	65.1	109.5	170.2	216.5	266.2	384.1	-4.7	-8.4	-18.3	-18.9	-17.6	-18.2	-19.8	-23.2
J-F	0.9	1.6	6.7	14.0	25.1	34.5	45.3	72.1	0.5	0.7	2.2	7.0	16.0	24.6	34.7	59.7	-0.4	-0.9	-4.5	-7.0	-9.1	-9.9	-10.6	-12.4

NOTES:

1. PRE VS POST DEVELOPMENT FLOW COMPARISON DONE WITH SCS METHOD IN HEC-HMS.



LEGEND:	
EXISTING SANITARY SEWER	EX-SS
EXISTING SEWER MANHOLE	⊙
EXISTING WATER LINE	EX-W
EXISTING WATER VALVE	⊕
EXISTING FIRE HYDRANT	⊕
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING POWER POLE	⊕
EXISTING LIGHT POLE	⊕
PROPOSED STORM LINE	—
PROPOSED FIRE HYDRANT ASSEMBLY	⊕
PROPOSED GATE VALVE	⊕
PROPOSED WATER LINE	—

PRELIMINARY UTILITY PLAN
KNIGHTS FAMILY COMPOUND WEST
PHASE ONE
BARTONVILLE, TEXAS

mim
civil engineering surveying landscape architecture planning
tbpas registration number: 1 - 2759
tbpas registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
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PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and make a recommendation regarding a Preliminary Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of the Reserve at Marty B's. [Town of Bartonville PP-2024-001.]

Land Use and Zoning: Current land use category is Village Center. Current zoning is Village Center (VC).

Summary: The applicant is the owner of a single parcel of land, totaling 14.722 acres, located on the south side of IT Neely Drive, approximately 200 feet west of its intersection with FM 407. The legal description of the property is YETI ADDN BLK A LOT 1R. The corresponding Denton CAD parcel number is 731287. The applicant has submitted a preliminary plat (see Exhibit A) in order to establish a new public drainage easement and public water line easement on the property, as well as abandon two CoServ easements. Bartonville Development Ordinance (BDO) section 2.2.b.1. states that if an easement for any public facility must be established on the plat, then the subdivision (and its corresponding plat) shall be classified as a major subdivision (and plat) and shall be processed/approved as such. This preliminary plat application is the first of two steps to approve a major plat.

The subject property is currently an overflow parking lot and contains an electrical transmission line. It is otherwise undeveloped.

Preliminary Plat

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a preliminary plat:

1. The plat substantially conforms with the approved land study or other studies and plans, as applicable;
2. The preliminary layouts of required public improvements and Town utilities have been approved by the Town Engineer; and
3. The plat conforms to applicable zoning and other regulations.
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The submitted preliminary plat is designed to replat Block A, Lot 1R of the Yeti Addition plat by establishing a new public drainage easement and water line easement on the property. The applicant

has submitted a site plan application concurrently with the plat application; per BDO Section 2.4, a site plan satisfies the requirement for a land study as stated in BDO Section 2.5.a. The preliminary plat coincides with the site plan as far as the project boundary, location of the floodplain easement, and location of other utility easements are concerned. The preliminary layout of public utilities has been approved by the Town Engineer. As required in Section 2.6, the final plat will not be approved until detailed engineering and construction plans for all required public improvements have been approved by the Town Engineer. The plat establishes a 10-foot-wide utility easement along the IT Neely Drive public right-of-way; this conforms to BDO Section 3.3.d. However, the proposed utility easement overlaps the proposed public drainage easement. While a perpendicular crossing is acceptable, parallel overlap of easements does not meet the City's standards. Therefore, a recommended condition of approval is that the proposed utility easement be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.

The plat conforms to the Village Center (VC) zoning district requirements. The plat established a 50-foot building setback line, with the exception of a 75-foot setback adjacent to Lot 5, Block D, Hudson Hills. This meets or exceeds the VC setback standards. However, Bartonville Zoning Ordinance (BZO) Section 12.3.B.1. establishes a special side and rear setback standard for buildings greater than 15 feet in height. Though the proposed buildings on the lot exceed this maximum height, the site plan review will establish the evaluation and regulation of the building setbacks, and do not affect the building lines established on the plat.

The project will connect to the existing sanitary sewer line in IT Neely Drive. Therefore, criterion #5 does not apply.

Staff Recommendation: Approve with Conditions.

Staff's Recommended Conditions of Approval:

1. The proposed utility easement shall be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.
2. The final plat shall contain Owner's Declaration and Surveyor's Certificate language that matches that listed under Bartonville Development Ordinance Section 2.5.18.f.
3. On the final plat, an additional clause under the Owner's Declaration (NOW, THEREFORE...) shall read as follows, in accordance with Bartonville Development Ordinance Section 2.5.6:
 - The undersigned does hereby covenant and agree that 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 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.
4. On the final plat, the floodplain language in note 13 shall be moved to the NOTES section and not be associated with the UTRWD easement section.

Exhibits:

- A. Preliminary Plat Application Packet

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E2.

Application Type (check all applicable):

☐ Sketch Plat ☐ Land Study ☒ Preliminary ☐ Final
☐ Development ☐ Replat ☐ Amending Plat

Current Legal Description: Yeti Addn Blk A Lot 1R

Proposed Subdivision Name: The Reserve at Marty B's ☒ In Town Limits ☐ In ETJ

Current Zoning: VC- Village Center Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): _____ No. Proposed Lots: 1 Total Acres: 14.722

Seeking Waiver/Suspension: ☐ Yes ☒ No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: BryFam Properties, LLC

Phone: 972.849.5177

Address: 913 Hat Creek Court, Bartonville, TX 76226

Fax: _____

Applicant: McAdams/Cara King

Phone: 940.391.8999

Address: 201 Country View Drive, Roanoke, TX 76262

Fax: _____

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee Schedule.

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

Carolyn M. King

01/04/2023

Applicant Signature

Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply

PROCEDURES:

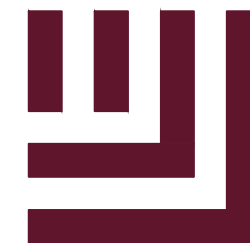
Item E2.

Please see the attached submittal schedule. The Town strictly adheres to this schedule due to legal requirements, **no exceptions will be made.**

1. Submit sketch plat for staff review and Development Review Committee (DRC), if necessary.
2. Submit Land Study for DRC if one of the following circumstances exists:
 - a. Any tract of land over fifty (50) acres in size, or for a smaller tract, where the land is part of a larger parcel over fifty (50) acres in size, which is ultimately to be developed under the Town's Development Ordinance;
 - b. In conjunction with a development plat; or
 - c. In any case where a road is to be established or realigned.
3. Submit Preliminary Plat, including utility plans, tax certificate, and related documents (a final plat may be submitted concurrently, but must include all required information).
 - a. DRC Meeting on Preliminary Plat, if needed.
 - b. P&Z Meeting on Preliminary Plat
 - c. Council Meeting on Preliminary Plat
4. Submit Final Plat, engineering and construction plans and related documents.
 - a. DRC Meeting on Final Plat, if needed.
 - b. P&Z Meeting on Final Plat
 - c. Council Meeting on Final Plat (If Infrastructure is to be constructed)
5. Submit approved Final Plat for filing, along with necessary filing fees.

SUBMITTAL REQUIREMENTS:

Sketch Plat -	3 copies not larger than 24" X 36" may be hand drawn. If a DRC meeting is required an additional 3 copies will be required.
Land Study -	6 copies not larger than 24" X 36", prepared by a qualified civil engineer, land planner, architect, or surveyor.
Preliminary Plat, Final Plat, Development Plat, Replat, Amending Plat -	DRC - a total of 6 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . P&Z - a total of 10 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . Council - a total of 6 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" .
Filing Requirements -	3 copies measuring 18" X 24" Filing Fees in the form of a business check make payable to the Denton County Clerk's Office. A call to the Clerk's office at 940.349.2000, will confirm the fee amount.



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
2800 TWIN COVES DRIVE
HIGHLAND VILLAGE, TX 75077
PHONE: 972.849.5177
CONTACT: MARTY BRYAN

SURVEYOR

JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

PRELIMINARY PLAT

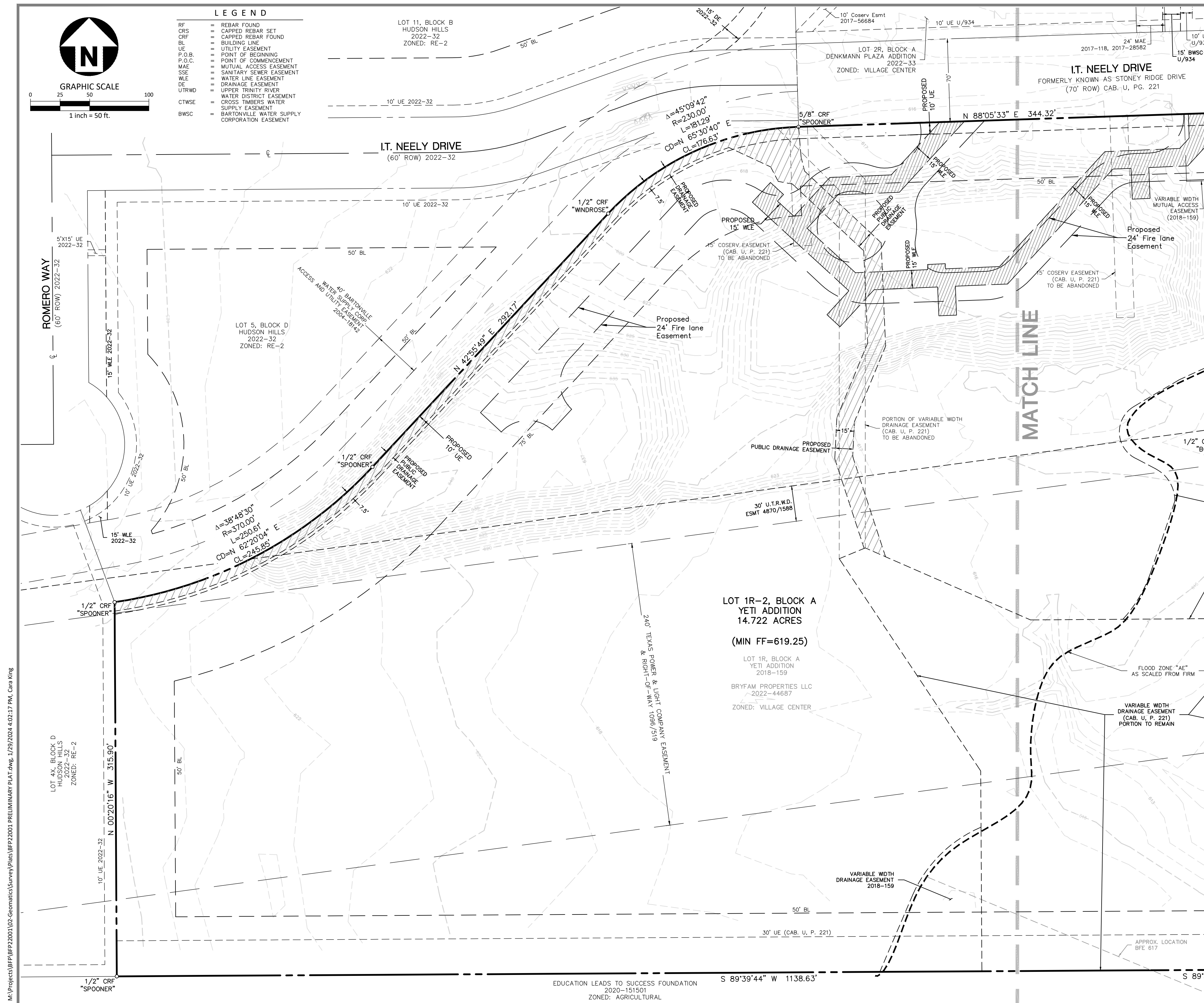
LOT 1R-2, BLOCK A, YETI ADDITION
14.722 ACRES

BEING A REPLAT OF LOT 1R, BLOCK A, YETI ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE,
RECORDED IN DOCUMENT NUMBER 2018-159, P.R.D.C.T.

A. R. LOVING SURVEY, ABSTRACT NO. 736
F. HYATT SURVEY, ABSTRACT NUMBER 560
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PLAN INFORMATION

PROJECT NO.	BFP 22001
CHECKED BY	JS
DRAWN BY	BC
SCALE	1"=50'
DATE	1.2.2024





McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamscsco.com

CLIENT

BRYFAM PROPERTIES LLC
2800 TWIN COVES DRIVE
HIGHLAND VILLAGE, TX 75077
PHONE: 972.849.5177
CONTACT: MARTY BRYAN

SURVEYOR

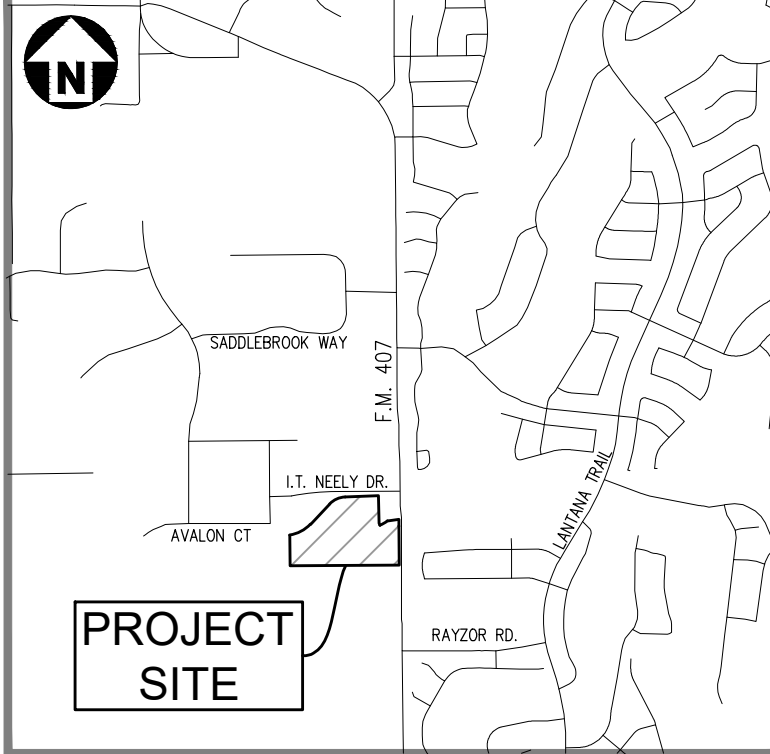
JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamscsco.com

PRELIMINARY PLAT
LOT 1R-2, BLOCK A, YETI ADDITION
14.722 ACRES

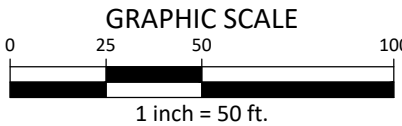
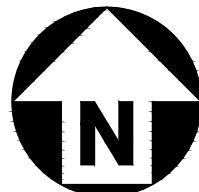
BEING A REPLAT OF LOT 1R, BLOCK A, YETI ADDITION,
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A. R. LOVING SURVEY, ABSTRACT NO. 736
F. HYATT SURVEY, ABSTRACT NUMBER 560
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PLAN INFORMATION

PROJECT NO. BFP 22001
CHECKED BY JS
DRAWN BY BC
SCALE 1"=50'
DATE 1.2.2024



VICINITY MAP SCALE: 1"=2000'



NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property by MCADAMS.
- According to Community/Panel No. 48121C0510G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "AE" (areas of 100-year flood where base flood elevations have been determined). This flood statement does not imply that the property and/or the structures 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.

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.

Upper Trinity Regional Water District (UTRWD) Exclusive Easement (Volume 4870, Page 1588) protection criteria:

- No street shall run parallel to UTRWD easement.
- The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
- The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
- Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
- All crossing of the easement shall be submitted to UTRWD for review and approval.
- UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
- The pipeline cannot be shut down and shall be always protected in place.
- Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
- Any structures/foundations or other improvements within the easement is prohibited.
- UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
- No material stockpiles are allowed in UTRWD Easement.
- Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.
- 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.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS WE, BRYFAM PROPERTIES LLC, are the owners of the property situated in the Town of Bartonville described as follows:

BEING all that certain lot, tract, or parcel of land, situated in the A. R. Loving Survey, Abstract Number 736, and the F. Hyatt Survey, Abstract Number 560, City of Bartonville, Denton County, Texas, being all of Lot 1R, Block A, Yeti Addition, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2018-159, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "SPOONER" at the southeast corner of said Lot 1R, same being the northeast corner of a certain tract of land, described by deed to Education Leads To Success Foundation, recorded in Document Number 2020-151501, Deed Records, Denton County, Texas, and being in the west line of FM 407 (variable width right-of-way),

THENCE S 89°39'44" W, with the south line of said Lot 1R, and the north line of said Education tract, a distance of 1138.63 feet to a 1/2" capped rebar found, stamped "SPOONER" at the southwest corner of said Lot 1R, same being the southwest corner of Lot 4X, Block D, Hudson Hills, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2022-32, Plat Records, Denton County, Texas;

THENCE N 00°20'16" W, with the west line of said Lot 1R, same being the east line of said Lot 4X, a distance of 315.90 feet to a 1/2" capped rebar found, stamped "SPOONER" at the northwest corner of said Lot 1R, same being the southwest corner of Lot 5, Block B, of said Hudson Hills plat;

THENCE with the westerly north line of said Lot 1R, and the south line of said Lot 5 the following three (3) calls:

Northeasterly, with the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 38°48'30", and an arc length of 250.61 feet, whose chord bears N 62°20'04" E, 245.85 feet to a 1/2" capped rebar found, stamped "SPOONER";

N 42°55'49" E, a distance of 292.17 feet to a 1/2" capped rebar found, stamped "WINDROSE";

Northeasterly, with the arc of a curve to the right, having a radius of 230.00 feet, a central angle of 45°09'42", and an arc length of 181.29 feet, whose chord bears N 65°30'40" E, a distance of 176.63 feet to a 5/8" rebar found, stamped "SPOONER" at the southeast corner of said Lot 5, same being the southwest corner of a certain called 70-foot right-of-way dedication to the City of Bartonville, according to the plat recorded in Cabinet U, Page 221, Plat Records, Denton County, Texas, and being in the south line of I.T. Neely Drive;

THENCE N 88°05'33" E, with the north line of said Lot 1R, same being the south line of said I.T. Neely Drive, a distance of 344.32 feet to a "+ " set in concrete at the westerly northeast corner of said Lot 1R, same being the northeast corner of Lot 2, Block A, of said Yeti Addition;

THENCE S 01°54'27" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 284.50 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 17°32'51" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 26.29 feet to a 1/2" capped rebar found, stamped "BGT" at the inner all corner of said Lot 1R, same being the southwest corner of said Lot 2;

THENCE northeasterly, with the arc of a curve to the left, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, having a radius of 220.00 feet, a central angle of 24°02'23", and an arc length of 92.31 feet, whose chord bears N 60°23'37" E, 91.63 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE N 81°37'22" E, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, a distance of 117.41 feet to a 1/2" capped rebar found, stamped "BGT" at the easterly northeast corner of said Lot 1R, same being the southeast corner of said Lot 2, and being in the west line of FM 407;

THENCE S 01°46'33" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 68.22 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 00°29'50" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 406.73 feet to the POINT OF BEGINNING and containing approximately 14.722 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRYFAM PROPERTIES LLC, acting by and through our duly authorized representative, do hereby adopt this Replat designating the hereinabove described tract of land as YETI ADDITION, an addition to the Town of Bartonville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of the Town of Bartonville and all public utilities desiring to use or using same unless otherwise noted. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS MY HAND this the _____ day of _____, 2024.

MARTY BRYAN
AUTHORIZED REPRESENTATIVE
BRYFAM PROPERTIES LLC

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MARTY BRYAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

CoServ Plat Acceptance and easement abandonment:

WITNESS MY HAND this the _____ day of _____, 2024.

AUTHORIZED REPRESENTATIVE
CoServ

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 1/29/24

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS :
COUNTY OF DENTON :

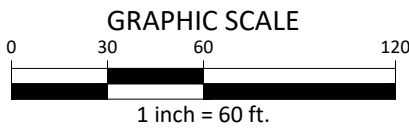
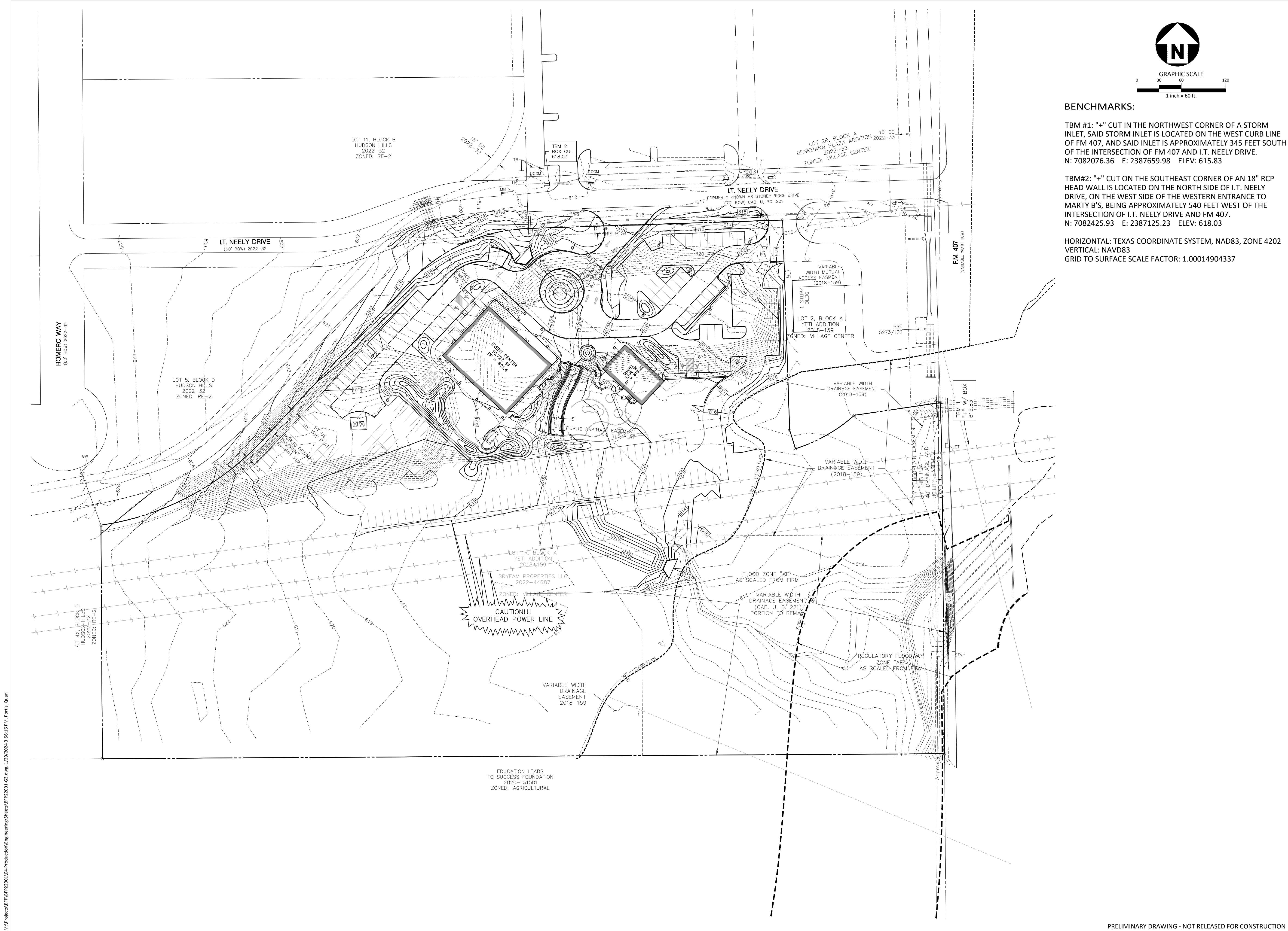
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MARTY BRYAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

P.O.B.

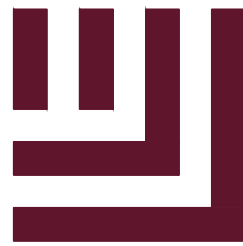


BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337



McAdams

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Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

PLAN INFORMATION

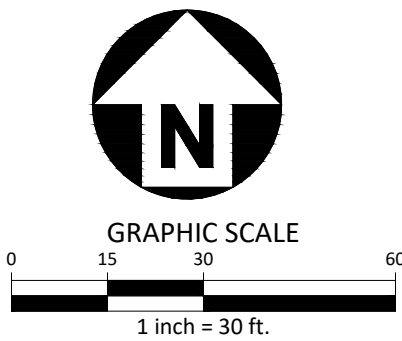
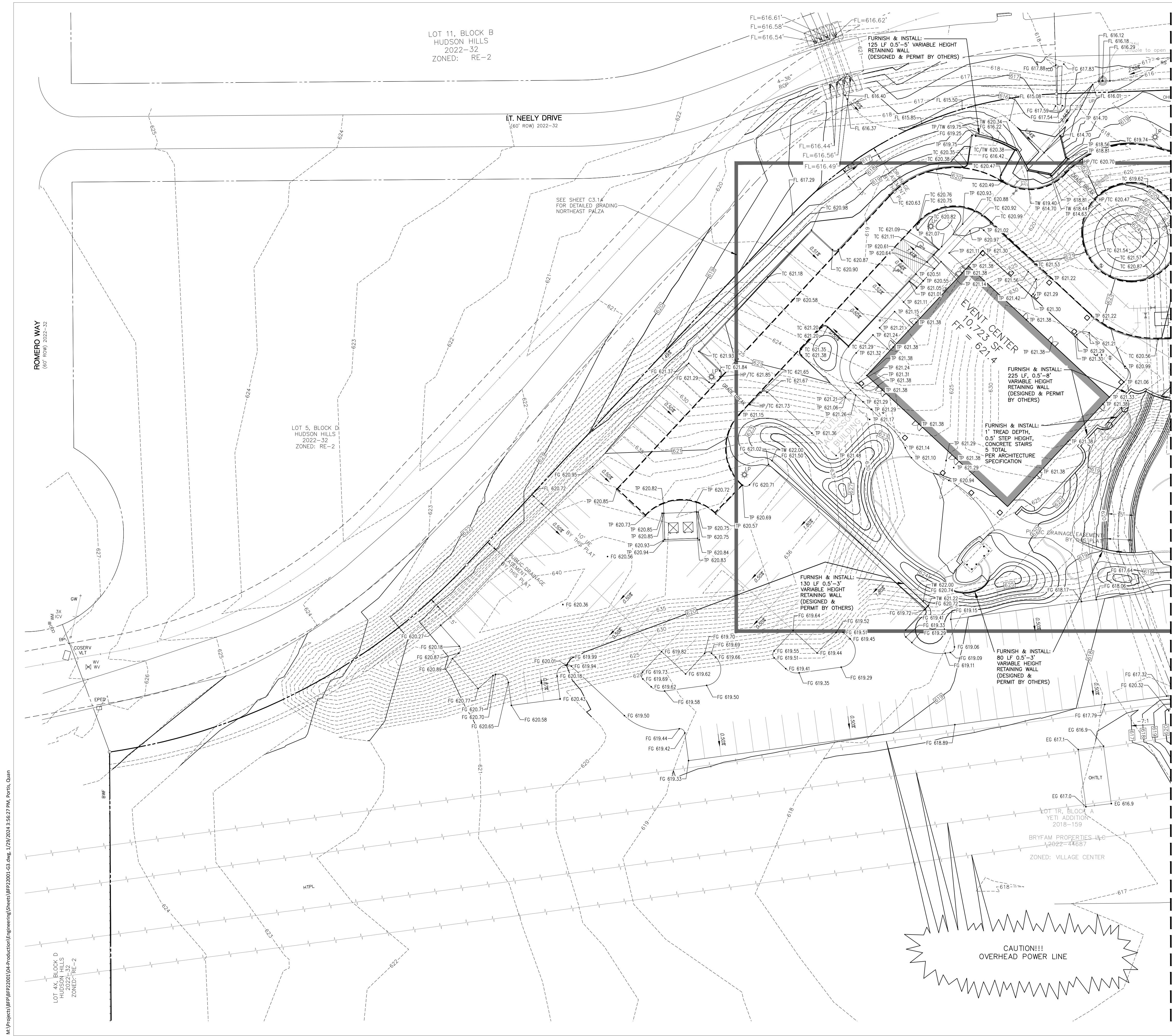
PROJECT NO. BFP22001
FILENAME BFP22001-G3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=60'
DATE 1-29-2024

SHEET

**OVERALL GRADING
PLAN**

C3.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



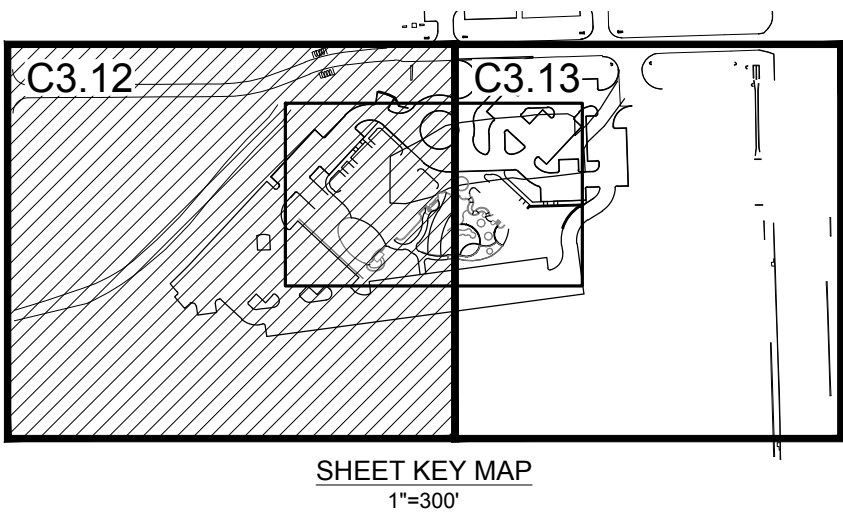
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MATCH LINE SHEET C3.13



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

PLAN INFORMATION

PROJECT NO. BFP22001
FILENAME BFP22001-G3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=30'
DATE 1-29-2024

SHEET

**WESTSIDE GRADING
PLAN
C3.12**

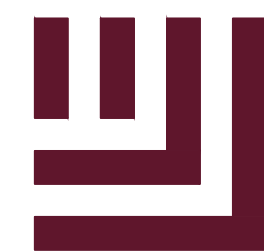
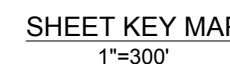
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TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
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TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
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HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
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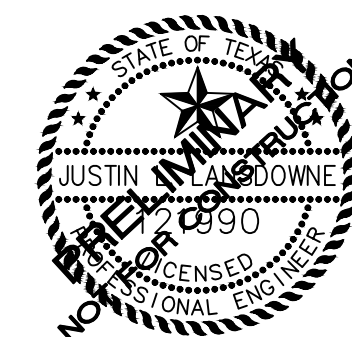
CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM

MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

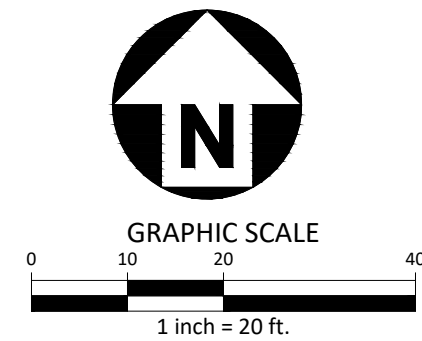
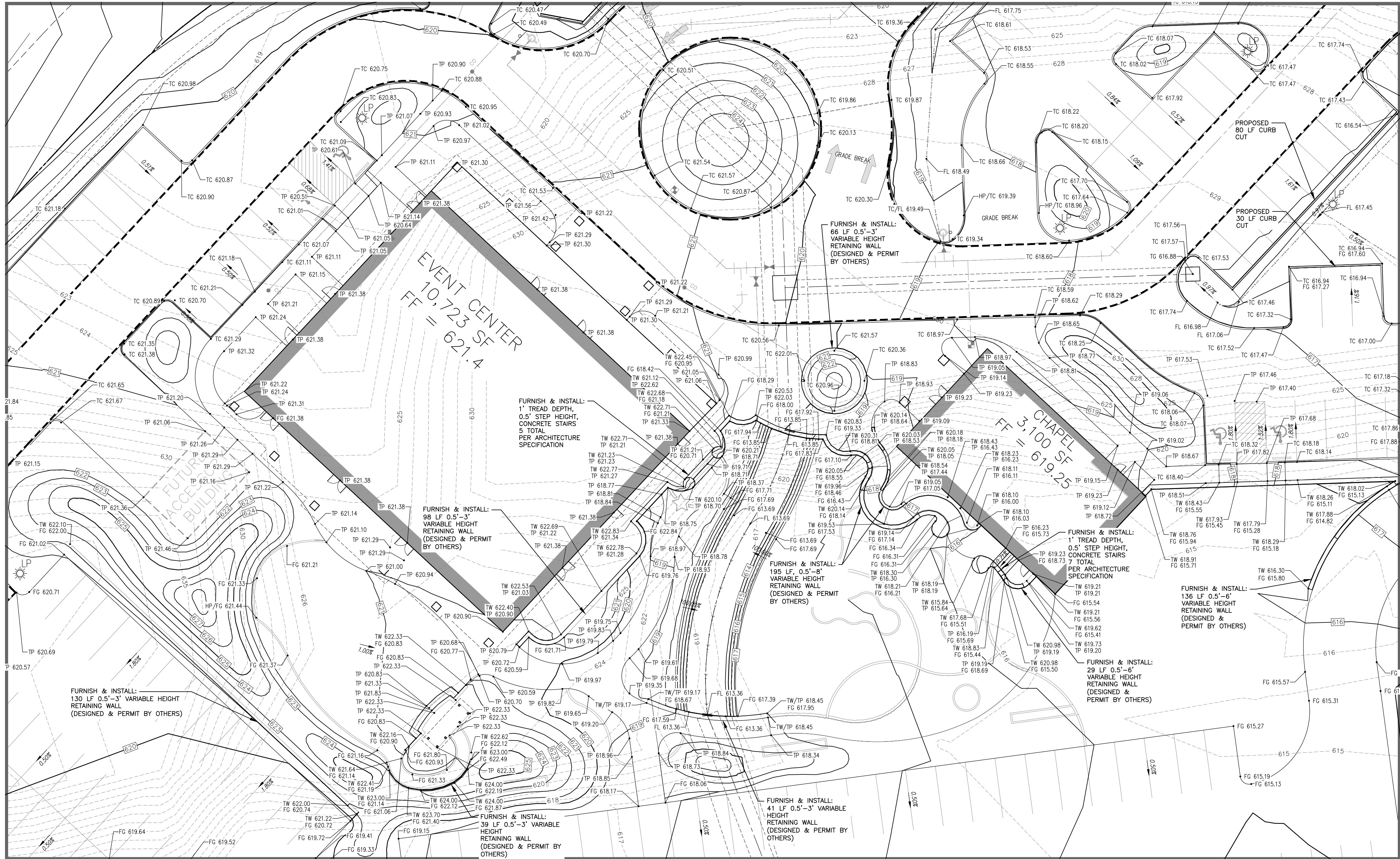
PROJECT NO.	BFP22001
FILENAME	BFP22001-G3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=30'
DATE	1-29-2024

SHEET

EASTSIDE GRADING PLAN

C3.13

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

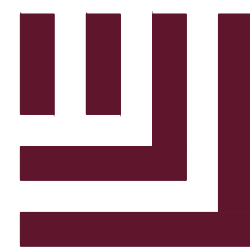
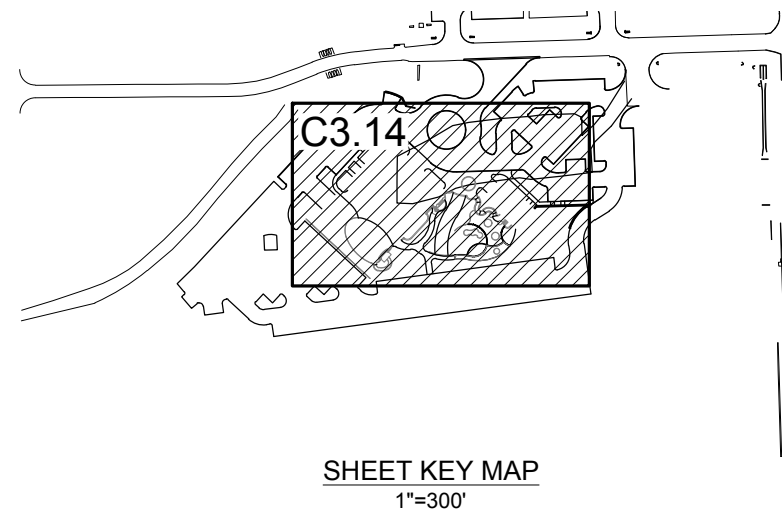


BENCHMARKS:

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N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337



McADAMS

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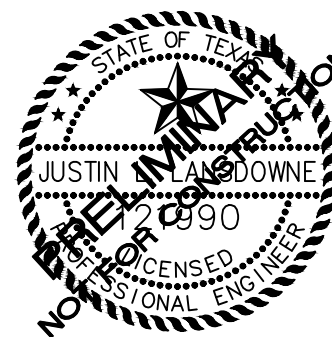
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THE RESERVE AT MARTY B'S
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TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

PLAN INFORMATION

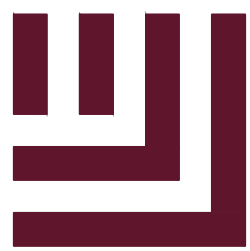
PROJECT NO. BFP22001
FILENAME BFP22001-G3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=20'
DATE 1-29-2024

SHEET

DETAIL GRADING PLAZA

C3.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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Roanoke, Texas 76262

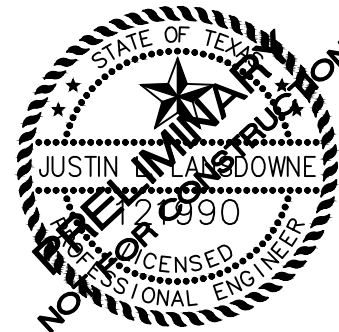
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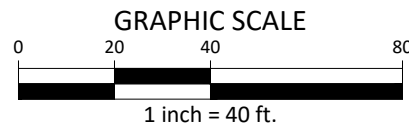
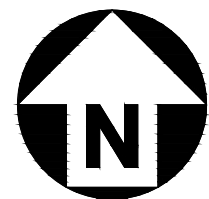
PLAN INFORMATION

PROJECT NO. BFP22001
FILENAME BFP22001-U3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=40'
DATE 1-29-2024

SHEET

OVERALL UTILITY
PLAN

C4.00



BENCHMARKS:

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HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337

GENERAL NOTES:

- ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48" INCHES PER TOWN STANDARDS.
- ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
- FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.
- STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
- REPLACE MANHOLE RING AND COVER WITH WATER TIGHT MANHOLE RING AND COVER BOLTED AND GASKETED.

CAUTION!!!
APPROXIMATE LOCATION
OF UNDERGROUND
UTRWD WATERLINE
CONTRACTOR SHALL
FIELD VERIFY DEPTH &
LOCATION PRIOR TO
CONSTRUCTION

CAUTION!!!
OVERHEAD POWER LINES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\BFP\BFP22001\04-Production\Engineering\Sheets\BFP22001-U3.dwg, 1/29/2024 3:48:42 PM, Fortis, Quan



PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and make a recommendation regarding a Final Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of the Reserve at Marty B's. [Town of Bartonville FP-2024-001.]

Land Use and Zoning: Current land use category is Village Center. Current zoning is Village Center (VC).

Summary: The applicant is the owner of a single parcel of land, totaling 14.722 acres, located on the south side of IT Neely Drive, approximately 200 feet west of its intersection with FM 407. The legal description of the property is YETI ADDN BLK A LOT 1R. The corresponding Denton CAD parcel number is 731287. The applicant has submitted a final plat (see Exhibit A) in order to establish a new public drainage easement and public water line easement on the property, as well as abandon two CoServ easements. Bartonville Development Ordinance (BDO) section 2.2.b.1. states that if an easement for any public facility must be established on the plat, then the subdivision (and its corresponding plat) shall be classified as a major subdivision (and plat) and shall be processed/approved as such. This final plat application is the second of two steps to approve a major plat. In accordance with 2.5.c., the applicant has elected to submit the preliminary and final plats for concurrent review.

The subject property is currently an overflow parking lot and contains an electrical transmission line. It is otherwise undeveloped.

Final Plat

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a preliminary plat:

1. The plat substantially conforms with the approved preliminary plat or other studies and plans, as applicable;
2. The complete engineering/construction plans for all required public improvements and Town utilities have been submitted to the Town for review/approval by the Town's Engineer (whether specifically stated or not, final plat approval shall always be subject to any additions and/or alterations to the engineering/construction plans as deemed necessary by the Town Engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision); and
3. The plat conforms to applicable zoning and other regulations.

4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The submitted final plat is designed to replat Block A, Lot 1R of the Yeti Addition plat by establishing a new public drainage easement and water line easement on the property, as well as to abandon two CoServ easements currently on the property. The final plat coincides with the preliminary plat. The applicant has submitted full construction plans for review by the Town Engineer. The final plat establishes a 10-foot-wide utility easement along the IT Neely Drive public right-of-way; this conforms to BDO Section 3.3.d. However, the proposed utility easement overlaps the proposed public drainage easement. While a perpendicular crossing is acceptable, parallel overlap of easements does not meet the City's standards. Therefore, a recommended condition of approval is that the proposed utility easement be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.

The plat conforms to the Village Center (VC) zoning district requirements, with the exception of a missing 20-foot building setback along the shared property line with Lot 2, Block A. A condition of approval shall require that the 20-foot setback be added prior to recordation. The plat establishes a 50-foot building setback line, with the exception of a 75-foot setback adjacent to Lot 5, Block D, Hudson Hills. This meets or exceeds the VC setback standards. However, Bartonville Zoning Ordinance (BZO) Section 12.3.B.1. establishes a special side and rear setback standard for buildings greater than 15 feet in height. Though the proposed buildings on the lot exceed this maximum height, the site plan review will establish the evaluation and regulation of the building setbacks, and do not affect the building lines established on the plat.

The project will connect to the existing sanitary sewer line in IT Neely Drive. Therefore, criterion #5 does not apply.

Staff Recommendation: Approve with Conditions.

Staff's Recommended Conditions of Approval:

1. Prior to final plat recordation, the proposed utility easement shall be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.
2. Prior to recordation, the final plat shall contain Owner's Declaration and Surveyor's Certificate language that matches that listed under Bartonville Development Ordinance Section 2.5.18.f.
3. Prior to recordation, an additional 20-foot-wide building line shall be located along the shared property line with Lot 2, Block A, Yeti Addition.
4. Prior to recordation, there shall be placed an additional clause under the Owner's Declaration (NOW, THEREFORE...) shall read as follows, in accordance with Bartonville Development Ordinance Section 2.5.6:
 - The undersigned does hereby covenant and agree that 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 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.

5. The final plat shall not be recorded without a signature from CoServ assenting to the proposed easement vacations.
6. In accordance with BDO Section 2.6.5., the final plat shall not be recorded until either:
 - 1) All required public improvements have been constructed and accepted by the Town; or
 - 2) The Town has received an appropriate surety from the applicant guaranteeing the construction of the required public improvements.

Exhibits:

- A. Final Plat Application Packet

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E3.

Application Type (check all applicable):

☐ Sketch Plat ☐ Land Study ☐ Preliminary ☒ Final
☐ Development ☐ Replat ☐ Amending Plat

Current Legal Description: Yeti Addn Blk A Lot 1R

Proposed Subdivision Name: The Reserve at Marty B's ☒ In Town Limits ☐ In ETJ

Current Zoning: VC- Village Center Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): _____ No. Proposed Lots: 1 Total Acres: 14.722

Seeking Waiver/Suspension: ☐ Yes ☒ No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: BryFam Properties, LLC

Phone: 972.849.5177

Address: 913 Hat Creek Court, Bartonville, TX 76226

Fax: _____

Applicant: McAdams/Cara King

Phone: 940.391.8999

Address: 201 Country View Drive, Roanoke, TX 76262

Fax: _____

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee Schedule.

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

Carolyn M. King

Applicant Signature

01/04/2024

Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply

PROCEDURES:

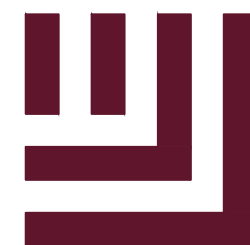
Item E3.

Please see the attached submittal schedule. The Town strictly adheres to this schedule due to legal requirements, **no exceptions will be made.**

1. Submit sketch plat for staff review and Development Review Committee (DRC), if necessary.
2. Submit Land Study for DRC if one of the following circumstances exists:
 - a. Any tract of land over fifty (50) acres in size, or for a smaller tract, where the land is part of a larger parcel over fifty (50) acres in size, which is ultimately to be developed under the Town's Development Ordinance;
 - b. In conjunction with a development plat; or
 - c. In any case where a road is to be established or realigned.
3. Submit Preliminary Plat, including utility plans, tax certificate, and related documents (a final plat may be submitted concurrently, but must include all required information).
 - a. DRC Meeting on Preliminary Plat, if needed.
 - b. P&Z Meeting on Preliminary Plat
 - c. Council Meeting on Preliminary Plat
4. Submit Final Plat, engineering and construction plans and related documents.
 - a. DRC Meeting on Final Plat, if needed.
 - b. P&Z Meeting on Final Plat
 - c. Council Meeting on Final Plat (If Infrastructure is to be constructed)
5. Submit approved Final Plat for filing, along with necessary filing fees.

SUBMITTAL REQUIREMENTS:

Sketch Plat -	3 copies not larger than 24" X 36" may be hand drawn. If a DRC meeting is required an additional 3 copies will be required.
Land Study -	6 copies not larger than 24" X 36", prepared by a qualified civil engineer, land planner, architect, or surveyor.
Preliminary Plat, Final Plat, Development Plat, Replat, Amending Plat -	DRC - a total of 6 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . P&Z - a total of 10 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . Council - a total of 6 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" .
Filing Requirements -	3 copies measuring 18" X 24" Filing Fees in the form of a business check make payable to the Denton County Clerk's Office. A call to the Clerk's office at 940.349.2000, will confirm the fee amount.



McADAMS

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Lewisville, Texas 75056

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
2800 TWIN COVES DRIVE
HIGHLAND VILLAGE, TX 75077
PHONE: 972-849-5177
CONTACT: MARTY BRYAN

SURVEYOR

JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

REPLAT

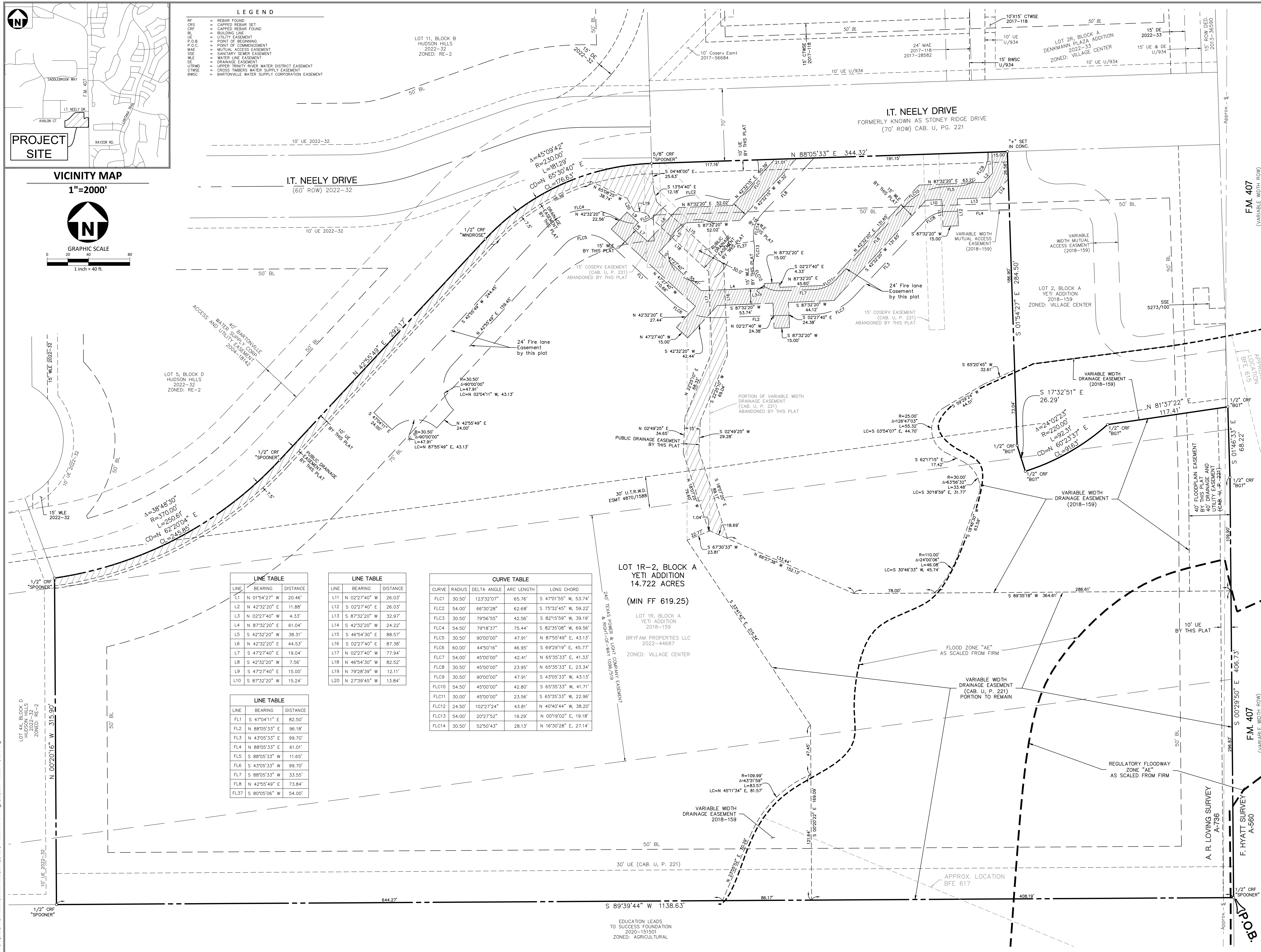
LOT 1R-2, BLOCK A, YETI ADDITION
14.722 ACRES

BEING A REPLAT OF LOT 1R, BLOCK A, YETI ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE,
RECORDED IN DOCUMENT NUMBER 2018-159, P.R.D.C.T.

A. R. LOVING SURVEY, ABSTRACT NO. 736
F. HYATT SURVEY, ABSTRACT NUMBER 560
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. BFP 22001
FILENAME BFP22001 REPLAT
CHECKED BY JS
DRAWN BY BC
SCALE 1"=40'
DATE 9.12.2023



M:\Projects\BFP\BFP22001\02-Geomatics\Survey\Photo\BFP22001 REPLAT.dwg, 1/29/2024 4:09:14 PM, Cara King

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS WE, BRYFAM PROPERTIES LLC, are the owners of the property situated in the Town of Bartonville described as follows:

BEING all that certain lot, tract, or parcel of land, situated in the A. R. Loving Survey, Abstract Number 736, and the F. Hyatt Survey, Abstract Number 560, City of Bartonville, Denton County, Texas, being all of Lot 1R, Block A, Yeti Addition, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2018-159, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "SPOONER" at the southeast corner of said Lot 1R, same being the northeast corner of a certain tract of land, described by deed to Education Leads To Success Foundation, recorded in Document Number 2020-151501, Deed Records, Denton County, Texas, and being in the west line of FM 407 (variable width right-of-way);

THENCE S 89°39'44" W, with the south line of said Lot 1R, and the north line of said Education tract, a distance of 1138.63 feet to a 1/2" capped rebar found, stamped "SPOONER" at the southwest corner of said Lot 1R, same being the southeast corner of Lot 4X, Block D, Hudson Hills, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2022-32, Plat Records, Denton County, Texas;

THENCE N 00°20'16" W, with the west line of said Lot 1R, same being the east line of said Lot 4X, a distance of 315.90 feet to a 1/2" capped rebar found, stamped "SPOONER" at the northwest corner of said Lot 1R, same being the southwest corner of Lot 5, Block B, of said Hudson Hills plat;

THENCE with the westerly north line of said Lot 1R, and the south line of said Lot 5 the following three (3) calls:

Northeasterly, with the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 38°48'30", and an arc length of 250.61 feet, whose chord bears N 62°20'04" E, 245.85 feet to a 1/2" capped rebar found, stamped "SPOONER";

N 42°55'49" E, a distance of 292.17 feet to a 1/2" capped rebar found, stamped "WINDROSE";

Northeasterly, with the arc of a curve to the right, having a radius of 230.00 feet, a central angle of 45°09'42", and an arc length of 181.29 feet, whose chord bears N 65°30'40" E, a distance of 176.63 feet to a 5/8" rebar found, stamped "SPOONER" at the southeast corner of said Lot 5, same being the southwest corner of a certain called 70-foot right-of-way dedication to the City of Bartonville, according to the plat recorded in Cabinet U, Page 221, Plat Records, Denton County, Texas, and being in the south line of I.T. Neely Drive;

THENCE N 88°05'33" E, with the north line of said Lot 1R, same being the south line of said I.T. Neely Drive, a distance of 344.32 feet to a "4" set in concrete at the westerly northeast corner of said Lot 1R, same being the northwest corner of Lot 2, Block A, of said Yeti Addition;

THENCE S 01°54'27" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 284.50 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 17°32'51" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 26.29 feet to a 1/2" capped rebar found, stamped "BGT" at the inner ell corner of said Lot 1R, same being the southwest corner of said Lot 2;

THENCE northeasterly, with the arc of a curve to the left, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, having a radius of 220.00 feet, a central angle of 24°02'23", and an arc length of 92.31 feet, whose chord bears N 60°23'37" E, 91.63 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE N 81°37'22" E, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, a distance of 117.41 feet to a 1/2" capped rebar found, stamped "BGT" at the easterly northeast corner of said Lot 1R, same being the southeast corner of said Lot 2, and being in the west line of FM 407;

THENCE S 01°46'33" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 68.22 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 00°29'50" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 406.73 feet to the POINT OF BEGINNING and containing approximately 14.722 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRYFAM PROPERTIES LLC., acting by and through our duly authorized representative, do hereby adopt this Replat designating the hereinabove described tract of land as YETI ADDITION, an addition to the Town of Bartonville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of the Town of Bartonville and all public utilities desiring to use or using same unless otherwise noted. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS MY HAND this the _____ day of _____, 2024.

MARTY BRYAN
AUTHORIZED REPRESENTATIVE
BRYFAM PROPERTIES LLC

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MARTY BRYAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

Recommended for Approval

Chairman, Planning and Zoning Commission
Town of Bartonville, Texas

Date

Approved and Accepted

Mayor, Town of Bartonville, Texas

Date

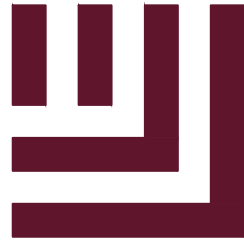
The undersigned, the Town Secretary of the Town of Bartonville, Texas, hereby certifies that the foregoing plat of YETI ADDITION, to the Town of Bartonville was submitted to the Town Council on the _____ day of _____, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the _____ day of _____, 2024.

Town Secretary

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed on the subject property by MCADAMS.
 - According to Community/Panel No. 48121C0510G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "AE" (areas of 100-year flood where base flood elevations have been determined). This flood statement does not imply that the property and/or the structures 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.
 - The purpose of this replat is to add and remove easements necessary for the development of Lot 1R-2, Block A.
 - 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.
- Upper Trinity Regional Water District (UTRWD) Exclusive Easement Volume 4870, Page 1588 protection criteria:
- No street shall run parallel to UTRWD easement.
 - The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
 - The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
 - Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
 - All crossing of the easement shall be submitted to UTRWD for review and approval.
 - UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
 - The pipeline cannot be shut down and shall be always protected in place.
 - Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
 - Any structures/foundations or other improvements within the easement is prohibited.
 - UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
 - No material stockpiles are allowed in UTRWD Easement.
 - Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.



McADAMS

The John R. McAdams Company, Inc.
440 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
2800 TWIN COVES DRIVE
HIGHLAND VILLAGE, TX 75077
PHONE: 972-849-5177
CONTACT: MARTY BRYAN

SURVEYOR

JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

REPLAT
LOT 1R-2, BLOCK A, YETI ADDITION
14.722 ACRES
BEING A REPLAT OF LOT 1R, BLOCK A, YETI ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE,
RECORDED IN DOCUMENT NUMBER 2018-159, P.R.D.C.T.
A. R. LOVING SURVEY, ABSTRACT NO. 736
F. HYATT SURVEY, ABSTRACT NUMBER 560
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. BFP 22001
FILENAME BFP22001 REPLAT
CHECKED BY JS
DRAWN BY BC
SCALE NTS
DATE 9.12.2023

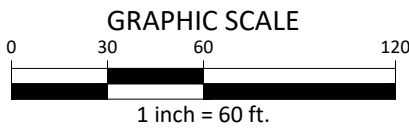
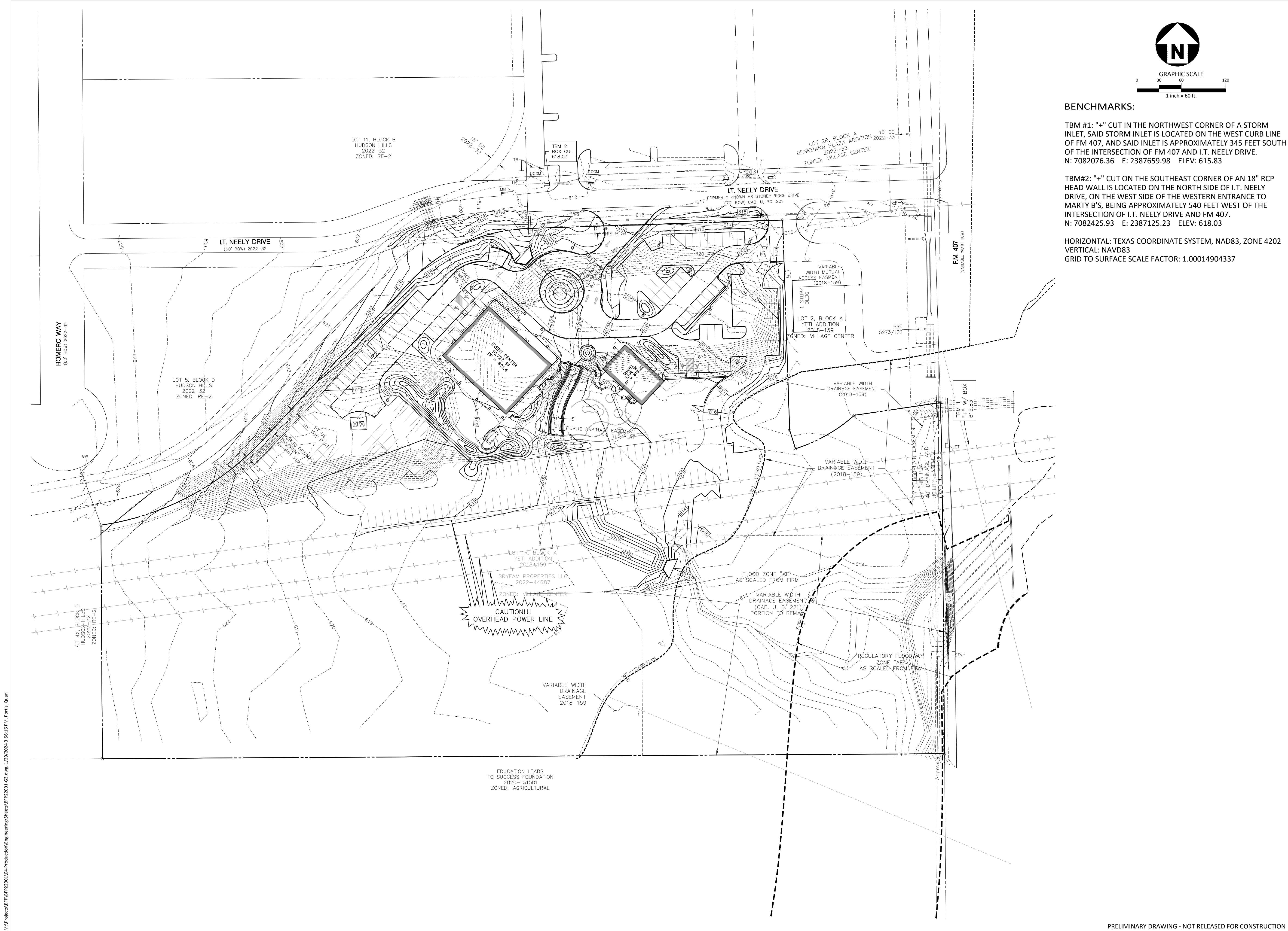
SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6613 1/29/24

James Stowell, RPLS
Texas Registration No. 6513





BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337



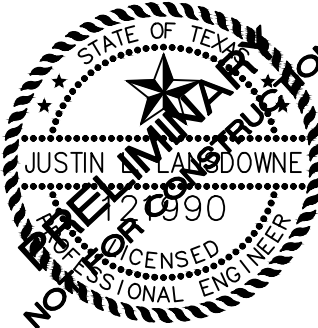
McAdams
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CLIENT
BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

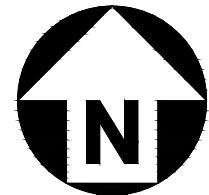
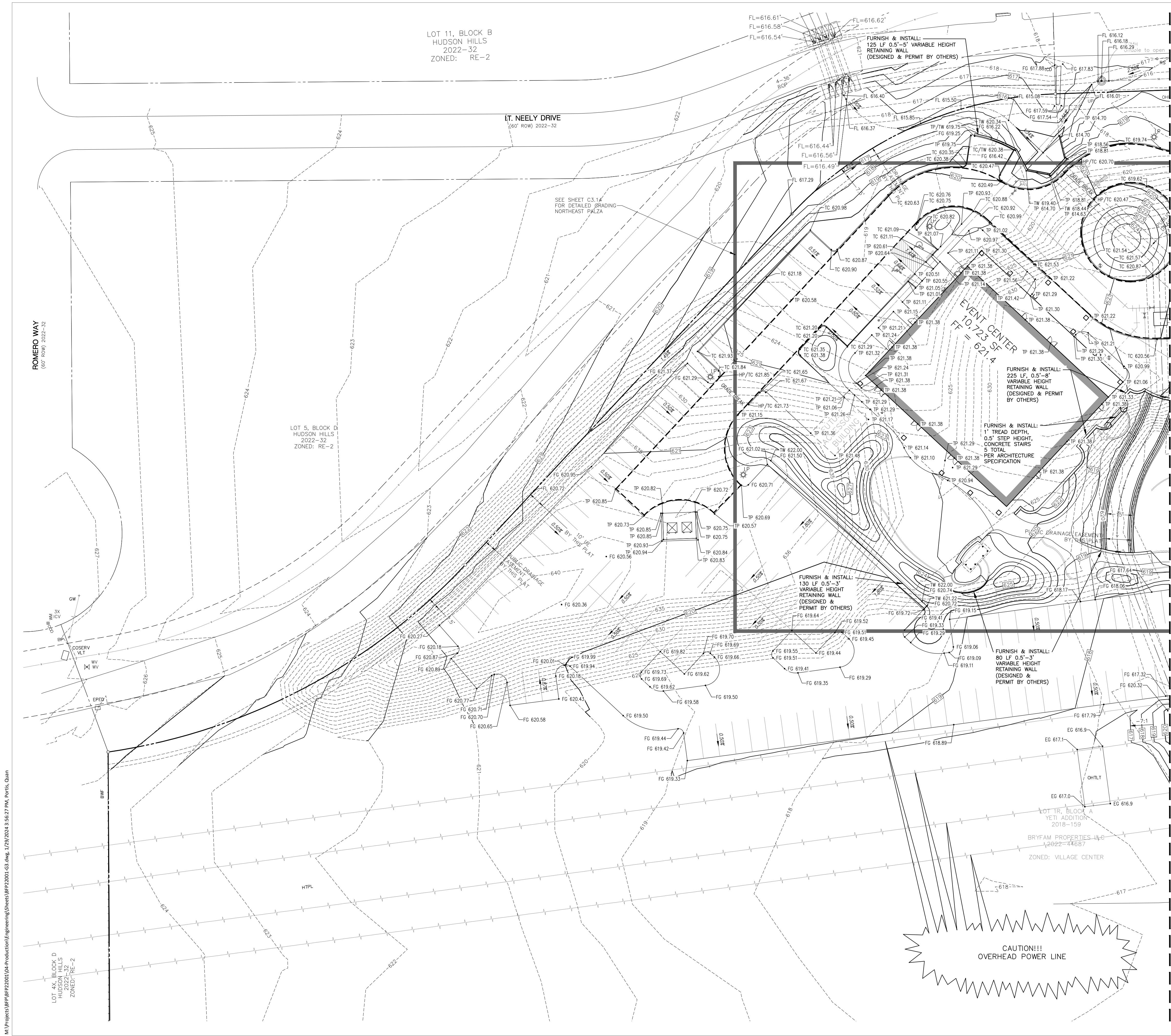
PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-G3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=60'
DATE	1-29-2024

SHEET

**OVERALL GRADING
PLAN
C3.11**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



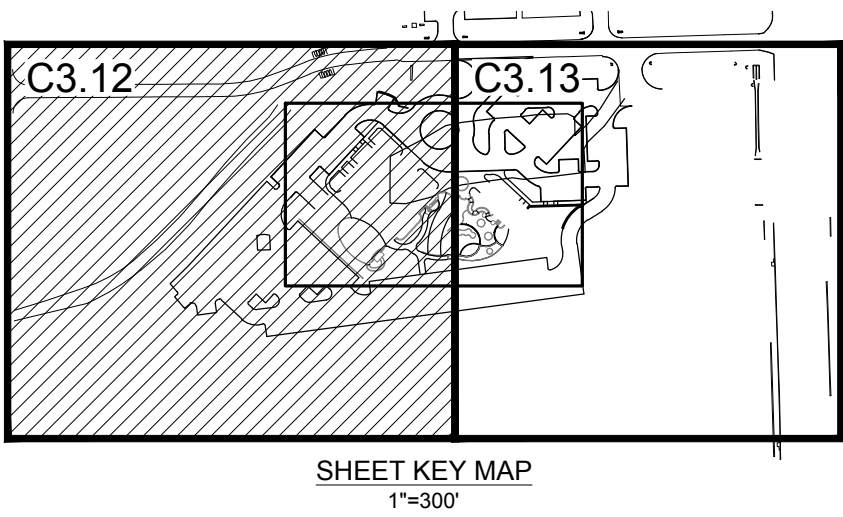
BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
N: 7082076.36 E: 2387659.98 ELEV: 615.83

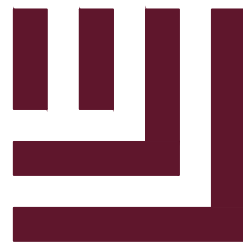
TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337

MATCH LINE SHEET C3.13



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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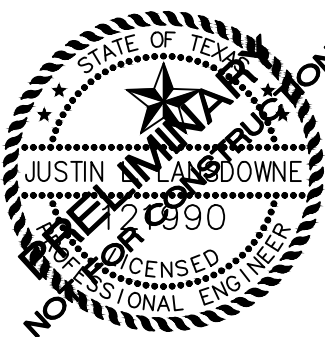
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

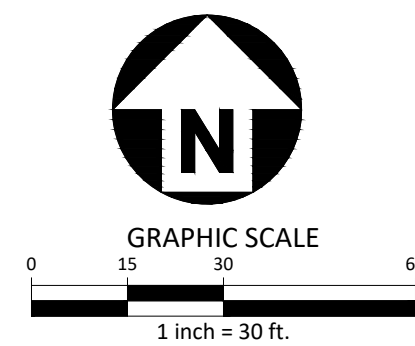
PLAN INFORMATION

PROJECT NO. BFP22001
FILENAME BFP22001-G3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=30'
DATE 1-29-2024

SHEET

**WESTSIDE GRADING
PLAN**

C3.12

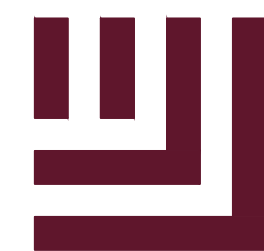
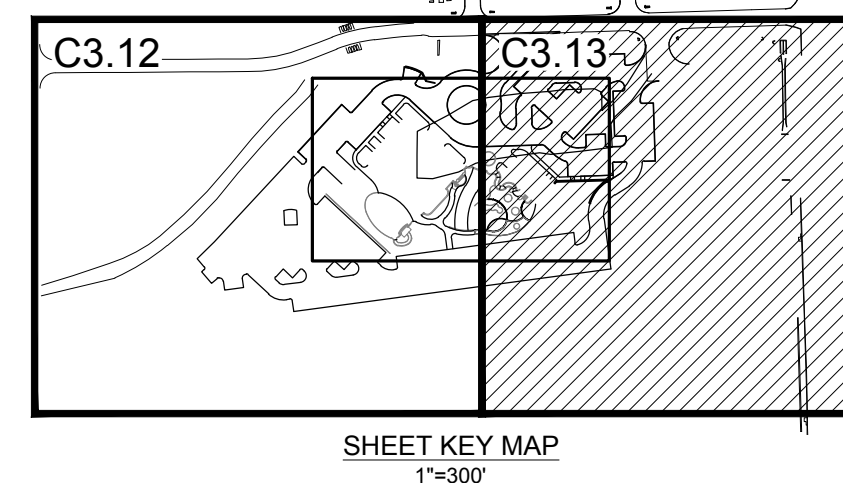


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TBPE: 19762 TBPLS: 10194440

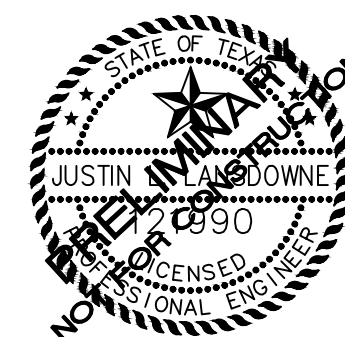
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

PLAN INFORMATION

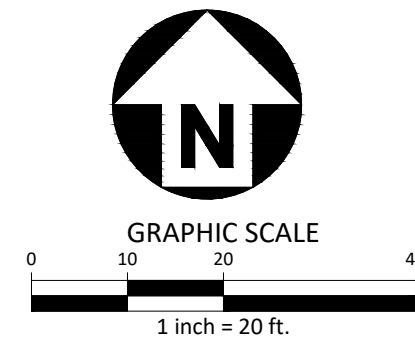
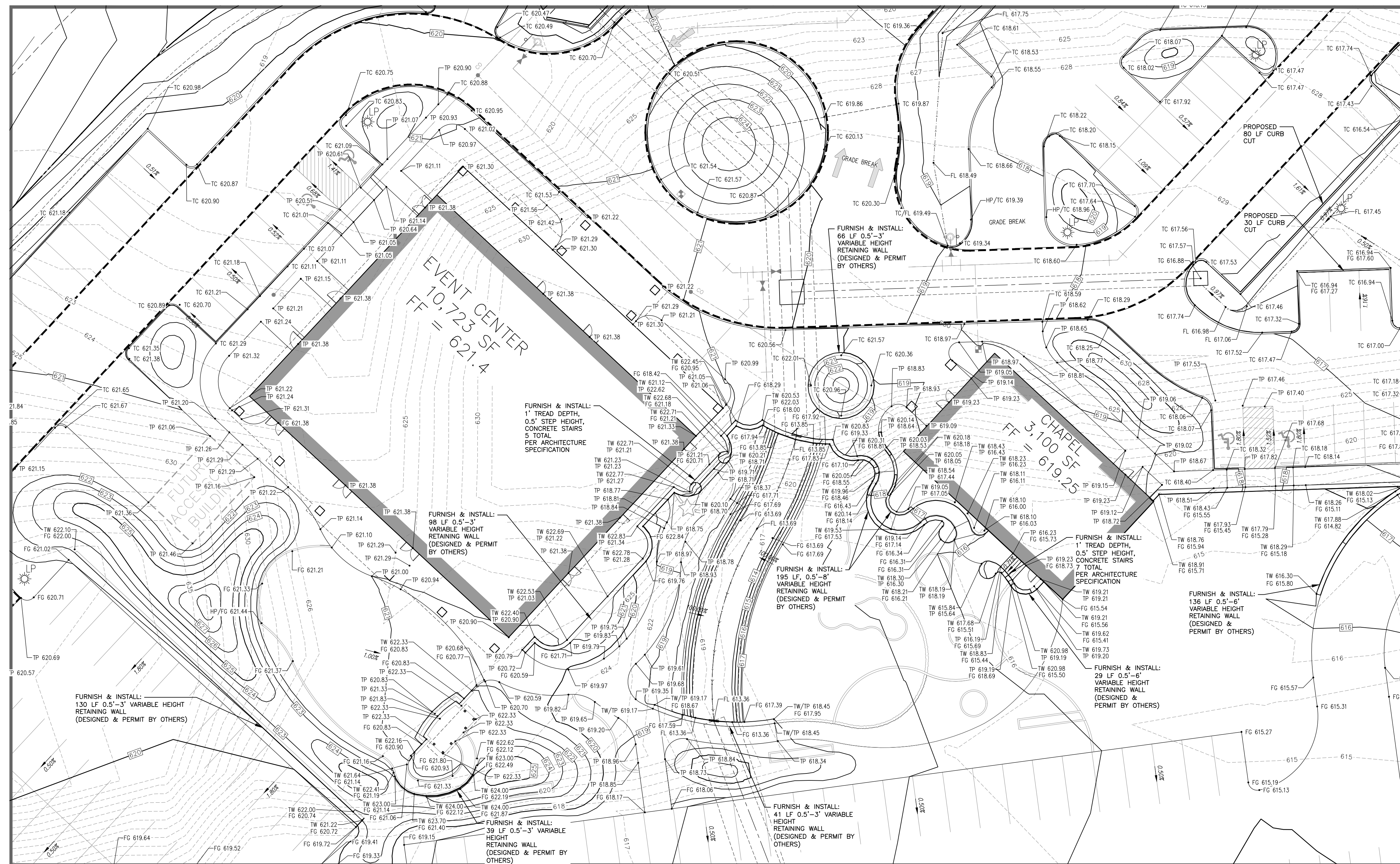
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FILENAME BFP22001-G3.DWG
CHECKED BY CMK
DRAWN BY SDP
SCALE 1"=30'
DATE 1-29-2024

SHEET

**EASTSIDE GRADING
PLAN**

C3.13

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

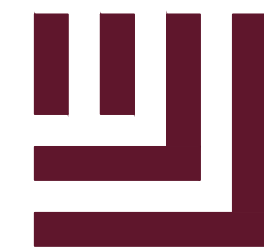
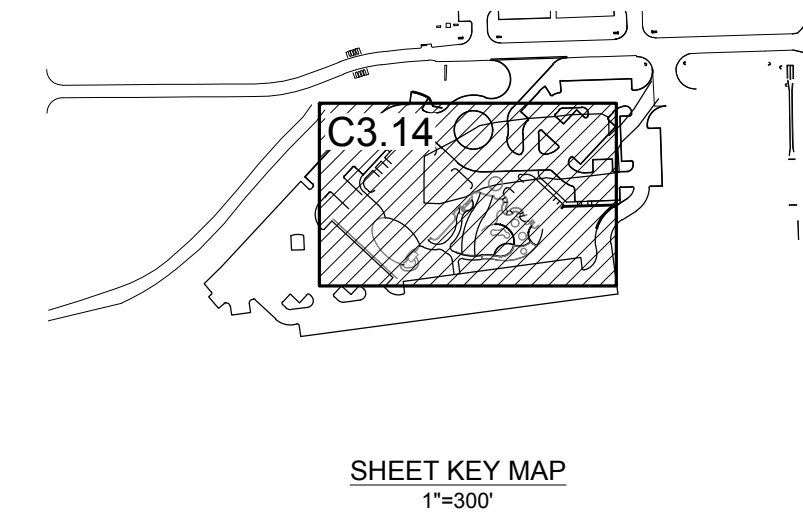


BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

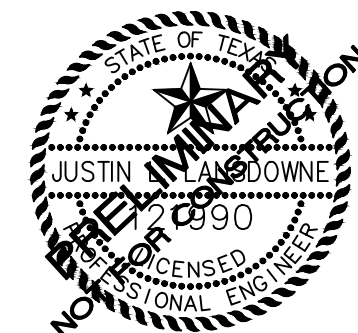
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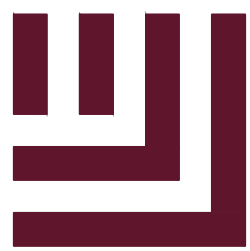
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FILENAME BFP22001-G3.DWG
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SHEET

DETAIL GRADING PLAZA

C3.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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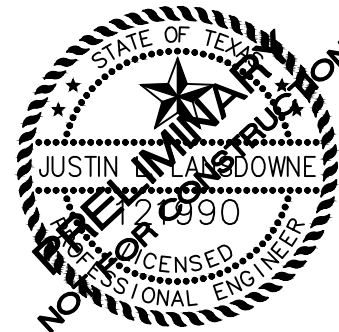
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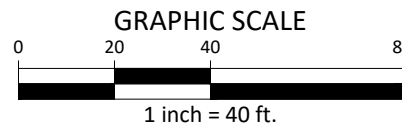
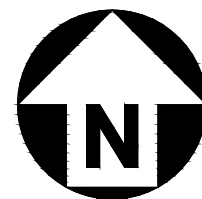
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PROJECT NO. BFP22001
FILENAME BFP22001-U3.DWG
CHECKED BY CMK
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SCALE 1"=40'
DATE 1-29-2024

SHEET

OVERALL UTILITY
PLAN

C4.00



BENCHMARKS:

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HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337

GENERAL NOTES:

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- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48" INCHES PER TOWN STANDARDS.
- ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
- FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.
- STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
- REPLACE MANHOLE RING AND COVER WITH WATER TIGHT MANHOLE RING AND COVER BOLTED AND GASKETED.

CAUTION!!!
APPROXIMATE LOCATION
OF UNDERGROUND
UTRWD WATERLINE
CONTRACTOR SHALL
FIELD VERIFY DEPTH &
LOCATION PRIOR TO
CONSTRUCTION

CAUTION!!!
OVERHEAD POWER LINES



PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Conduct a Public Hearing, discuss and make a recommendation regarding a Resolution approving a Site Plan on a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of the Reserve at Marty B's. [Town of Bartonville SP-2023-005.]

Applicant: Cara King of McAdams, on behalf of property owner Marty Bryan.

Zoning: Village Center (VC)

Summary: The applicant has applied for a Site Plan (SP) for an event center and chapel on an approximately 14.722-acre site located on the south side of IT Neely Road. The specific location for the site is Lot 1R, Block A, of the Yeti Addition. The site address is 1001 IT Neely Road. The applicant previously obtained a Conditional Use Permit (Ordinance 754-23, approved August 15, 2023) for the proposed event center use.

The Site Plan includes a 10,723 square-foot (sf) event center and a 3,199-sf chapel. The applicant intends to provide 223 parking spaces (77 concrete and 146 gravel) on a heavily landscaped site. The Site Plan was reviewed 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.

The property is located within the Village Center (VC) zoning district. Per Chart 4.4, the front yard setback is 50 feet, with the side and rear yard setbacks being 20 feet. In cases where the property is adjacent to a residential zoning district, the side and rear yard setbacks shall be equal to 5 feet for every one foot of building height. The event center building is 28.4 feet tall, and the chapel is 34.8 feet in height. The respective side yard setbacks for the event center and chapel are 142 and 174 feet to the western property line, since west of the subject property lies the Hudson Hills residential development. Based on measurements provided on the site plan, all of the buildings shown on the site plan meet the setbacks. All of the other development and performance standards listed in Chart 4.5 are met. The site plan shows a “future accessory building” to be located just west of the event center. A recommended condition of approval shall be that the future accessory building shall comply with Bartonville Zoning Ordinance (BZO) section 12.2.B.

Bartonville Zoning Ordinance Section 12.3 lists the Development and Performance Standards for the Village Center zoning district. The proposed site plan meets all of the Development and Performance Standards for the VC district, with the exception of Section 12.3.C.11, relating to Compatibility with Residential Uses. This section of the BZO requires certain treatments at the boundary between a commercial use within the VC zoning district and adjacent existing or proposed residential uses. As the parcel adjacent to the western boundary of the subject property is within the Hudson Hills residential development, a recommended condition of approval shall be that the proposed project shall include treatments to meet the VC zoning district standards, which shall include (see recommended conditions of approval for full details):

- 1) a minimum 6-foot-tall brick or masonry wall;
- 2) a minimum 25-foot side landscaped setback; and
- 3) native shade trees, a minimum of 3” diameter, at a ratio of one tree per 400 sf of buffer area.

- 4) Meeting these requirements may cause the loss of some on-site parking, though this would not result in the site not meeting the minimum parking requirement.

The site contains 100-year floodplain, which is outside the development footprint of the project. In order to protect the flood capacity and natural resource values of the floodplain area, a floodplain easement shall be established to encompass the entire 100-year floodplain. This shall be a recommended condition of approval and would be met through the platting process.

Site lighting is provided in a photometric plan. While the illumination standards for the site are generally met, the location of the light pole and the light intensity along the site's northwestern boundary, which is shared with Lot 5, Block D, Hudson Hills exceeds the standards listed in BZO Section 28.2. Proposed conditions of approval have been identified to mitigate these impacts.

The proposed project contains a 24-foot fire lane that also serves as the main driveway to the site. In addition, concrete and gravel drives provide circulation through the site. The site takes access from IT Neely Road at two points. There is an internal 6- to 8-foot-wide sidewalk on the site, which is adequate to serve internal pedestrian access, though there is no sidewalk on IT Neely Road with which to connect.

Per BZO section 17.6, the required parking spaces for the site is 99. The site plan shows the provision of 223 parking spaces (77 concrete and 146 gravel). As stated above, meeting the residential compatibility requirements in BZO Section 12.3.C.11 may cause the loss of a number of parking spaces in order to accommodate the required landscape buffer, but the minimum parking will still be greatly exceeded. Loading will take place from the drive aisle. The fire lane meets the Denton County ESD Number 1 dimensional and access standards.

Based on the overall utility plan submitted as part of the site plan package, the proposed 8-inch domestic water line will connect to an existing 24-inch public water line, and the proposed 6-inch sanitary sewer service line will connect to an existing 8-inch public sanitary sewer line. The site will drain into a proposed drainage way to be located in a public drainage easement to be established by the plat currently under review by the Town of Bartonville. The proposed utilities will be sufficient for the proposed use.

Staff Recommendation: Approve with conditions.

Staff Recommended Conditions of Approval: The following conditions of approval are recommended:

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.
 - i. In accordance with BZO Section 12.3.5.5., lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light-emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.
 - ii. All parking lot light poles shall be set back from shared boundaries with residential uses (i.e., Lot 5, Block D, Hudson Hills) equal to their height, in accordance with BZO Section 28.2.A. Light intensity at the shared property line shall not exceed 0.25 foot candles.
2. A landscape buffer shall be located on the site along the concrete and gravel parking areas adjacent to Lot 5, Block D, Hudson Hills. Said landscape plan shall be subject to the following standards, in accordance with the Bartonville Zoning Ordinance Section 12.3.C.11:

- i. A brick or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Said wall shall be a minimum of six feet (6') in height, except that the first twenty-five feet (25') in from the street line may be stepped down to a minimum height of four feet (4').
 - ii. The landscaped setback shall consist of a minimum twenty-five-foot (25') landscape buffer. Understory plants of species included in the approved plant list contained in Chapter 31 shall be provided in order to achieve a continuous dense six-foot (6') screen.
 - iii. Native shade trees, a minimum of three inches (3") in trunk diameter as measured four feet (4') above the ground and of a species included in Chapter 31 shall be provided at a ratio of one (1) tree per four hundred (400) square feet of buffer area. Native shade trees shall not be planted closer than thirty feet (30') on center.
3. Prior to issuance of any building permit for the site, the final plat for the property shall be recorded with the Denton County Clerk's office.
 4. The future accessory building shall comply with Bartonville Zoning Ordinance (BZO) section 12.2.B.
 5. In order to protect the flood capacity and natural resource values of the floodplain area, a floodplain easement shall be established to encompass the entire 100-year floodplain. This shall be established as part of the recorded plat for the property.

Public Comment: None.

Financial Information: Conditions of approval for the approved Conditional Use Permit (Ordinance 754-23) require the provision of peace officers at events, proportionate to the number of guests, to be paid for by the operator.

Exhibits:

1. Reserve at Marty B's 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: McAdams/ Cara King

Address: 201 Country View Drive

City/State: Roanoke, Texas Zip: 76262

Office #: 940.391.8999 Cell #: 940.391.8999 Fax #: _____

Email Address: cking@mcadamsco.com/ mmarmon@mcadamsco.com

2. Property Owner:

Name: BryFam Properties, LLC

Address: 913 Hat Creek Court

City/State: Bartonville, Texas Zip: 76226

Office #: 972.849.5177 Cell #: 972.849.5177 Fax #: _____

Email Address: martywbryan@gmail.com

3. Site Location:

Street Address: 1001 IT Neely Rd (South of Marty B's & West of 7-11

Lot, Block, & Subdivision Name: Lot 1R & 2, Block A, Yeti Addition

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

Event Center & Chapel

5. Present Zoning: VC - Village Center **Present Land Use:** Vacant

Future Land Use Designation: VC - Village Center

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

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

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

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

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

Applicant Name (print or type): Cara King

Applicant signature: Cara King

Owner Name (print or type): Marty Bryan

Owner signature: Marty Bryan

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: 11/29/23

I, Marty Bryan, owner of the Property located at 1001 IT Neely do hereby certify that I have given my permission to McAdams to submit this Conditional Use permit application.

Marty Bryan
 Print Name

[Signature]
 Signature of Owner

(972) 849-5177

Address

Phone No.

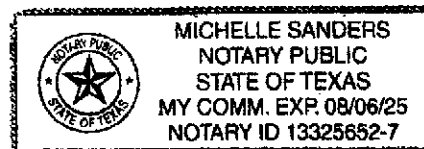
State of Texas §
 County of Denton §

Have BryFern sign this as
 well, he can get it
 notarized or we can
 notarize it

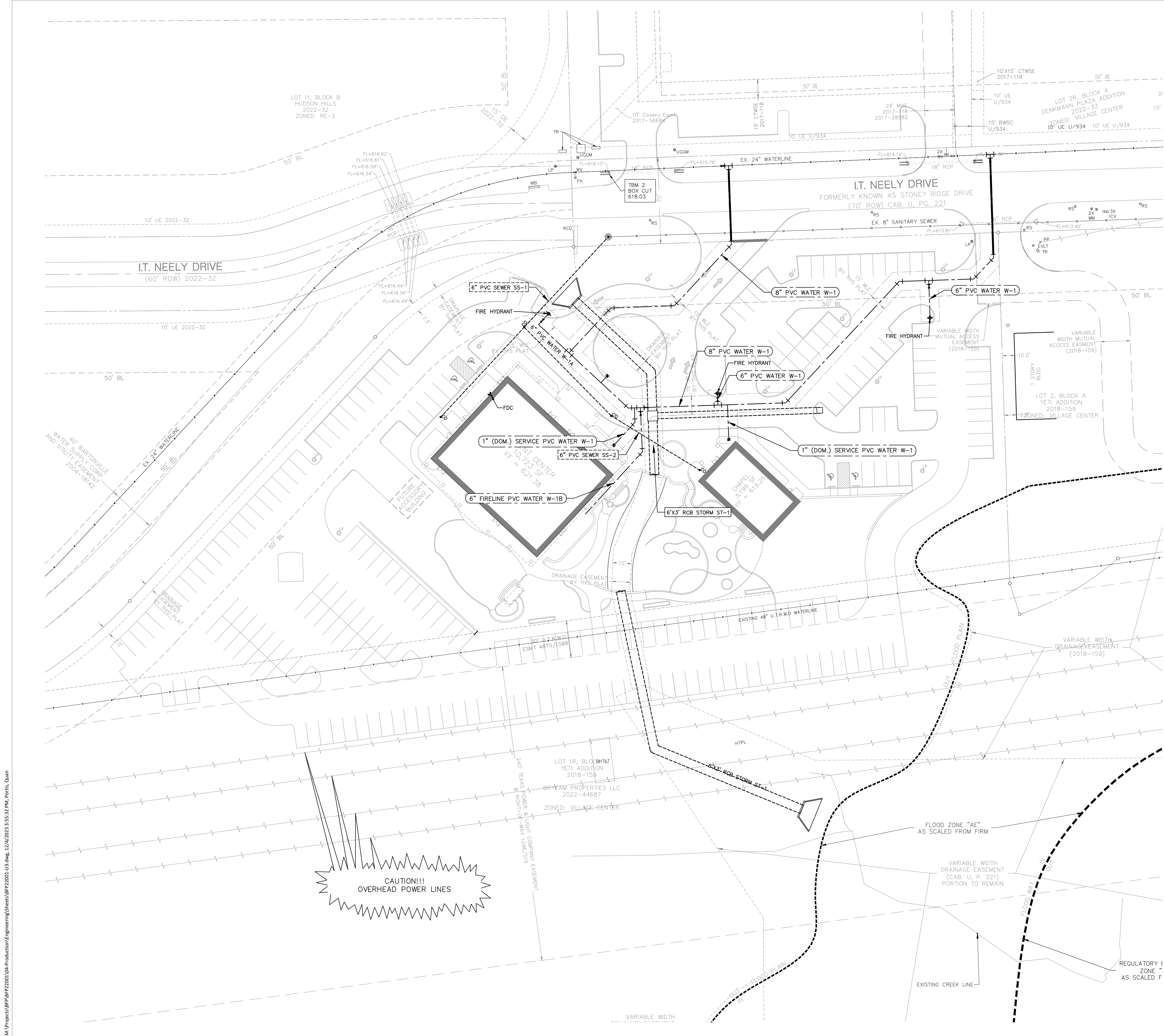
Before me, Michelle Sanders, a Notary Public in and for said County and State, on this day personally appeared Marty Bryan, 11-29-23 known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

Michelle Sanders
 Notary



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BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
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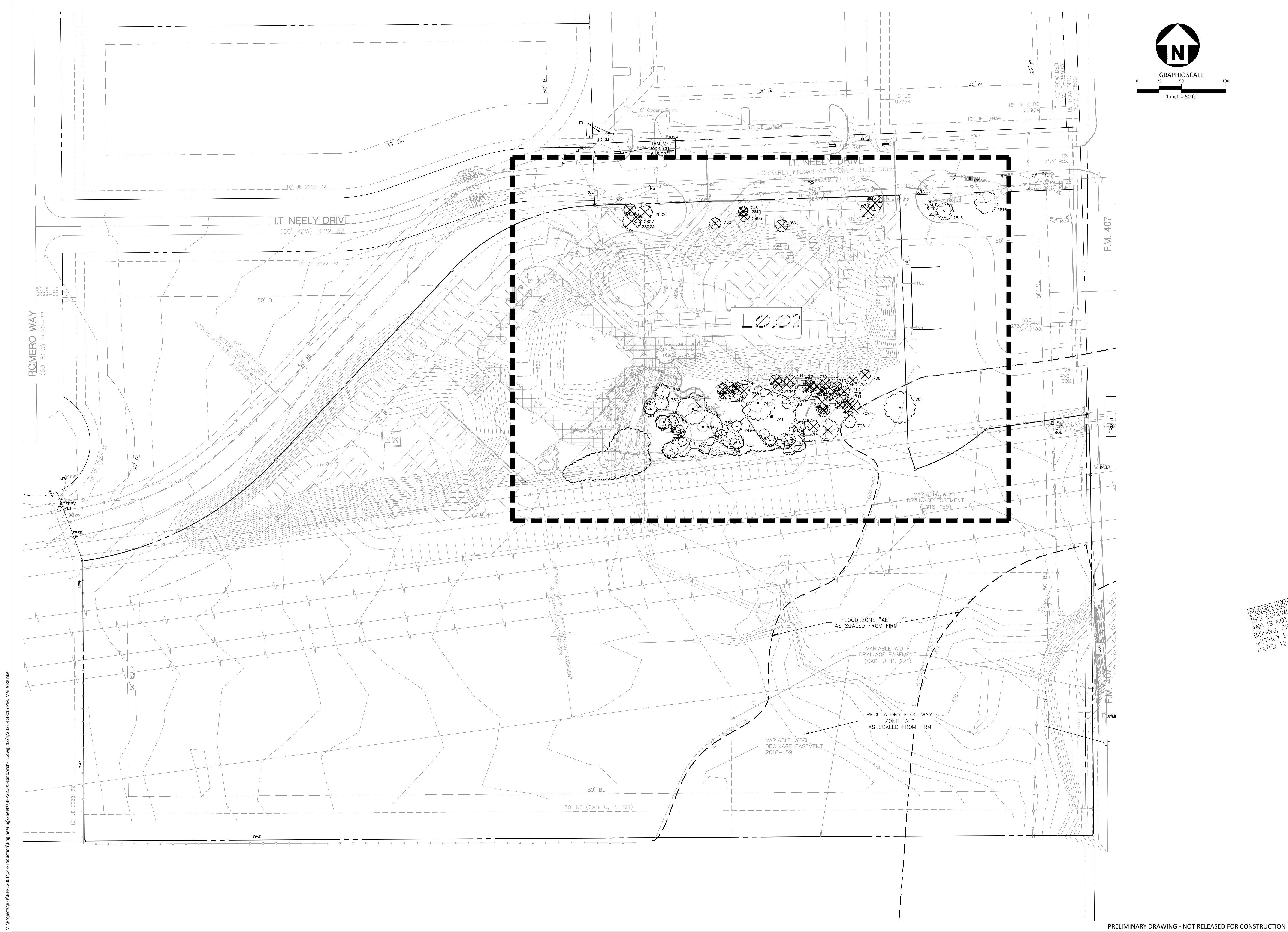
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PROJECT NO.	BFP22001
FILENAME	BFP22001-U3.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=40'
DATE	12-4-2023

SHEET

OVERALL UTILITY
PLAN
C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JEFFREY E. BENNETT LAND ARCHITECTS
DATED 12/4/2023



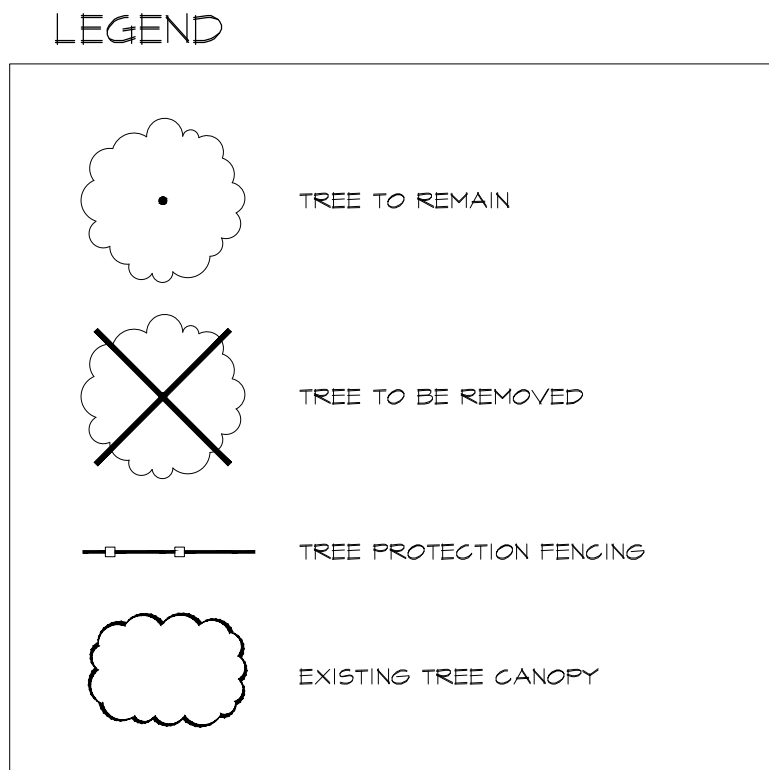
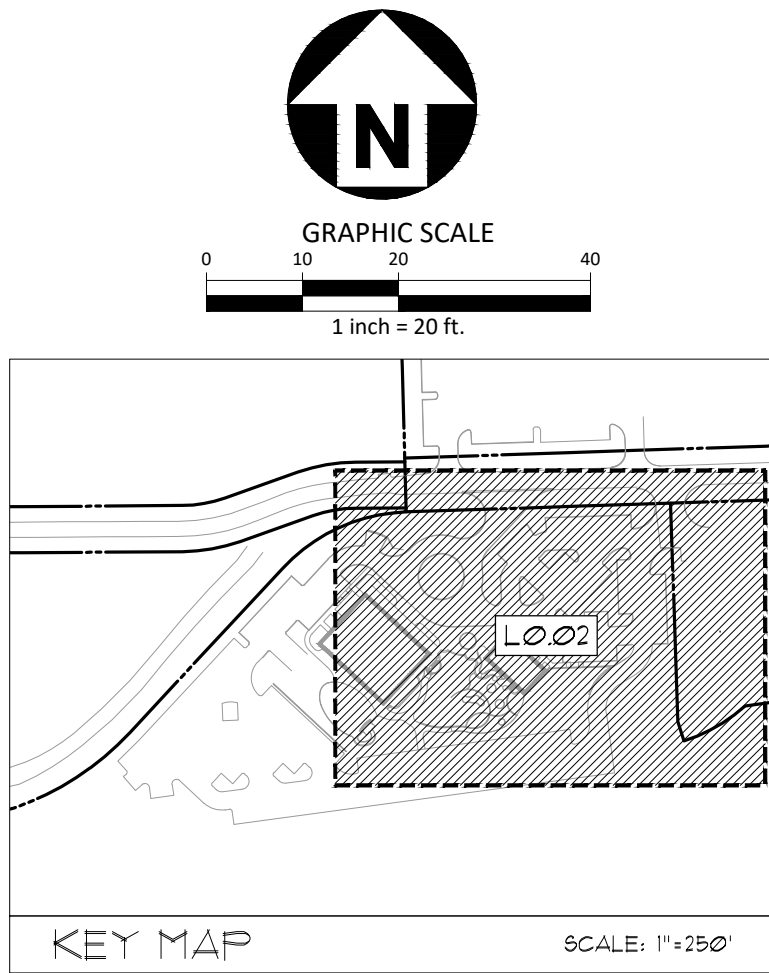
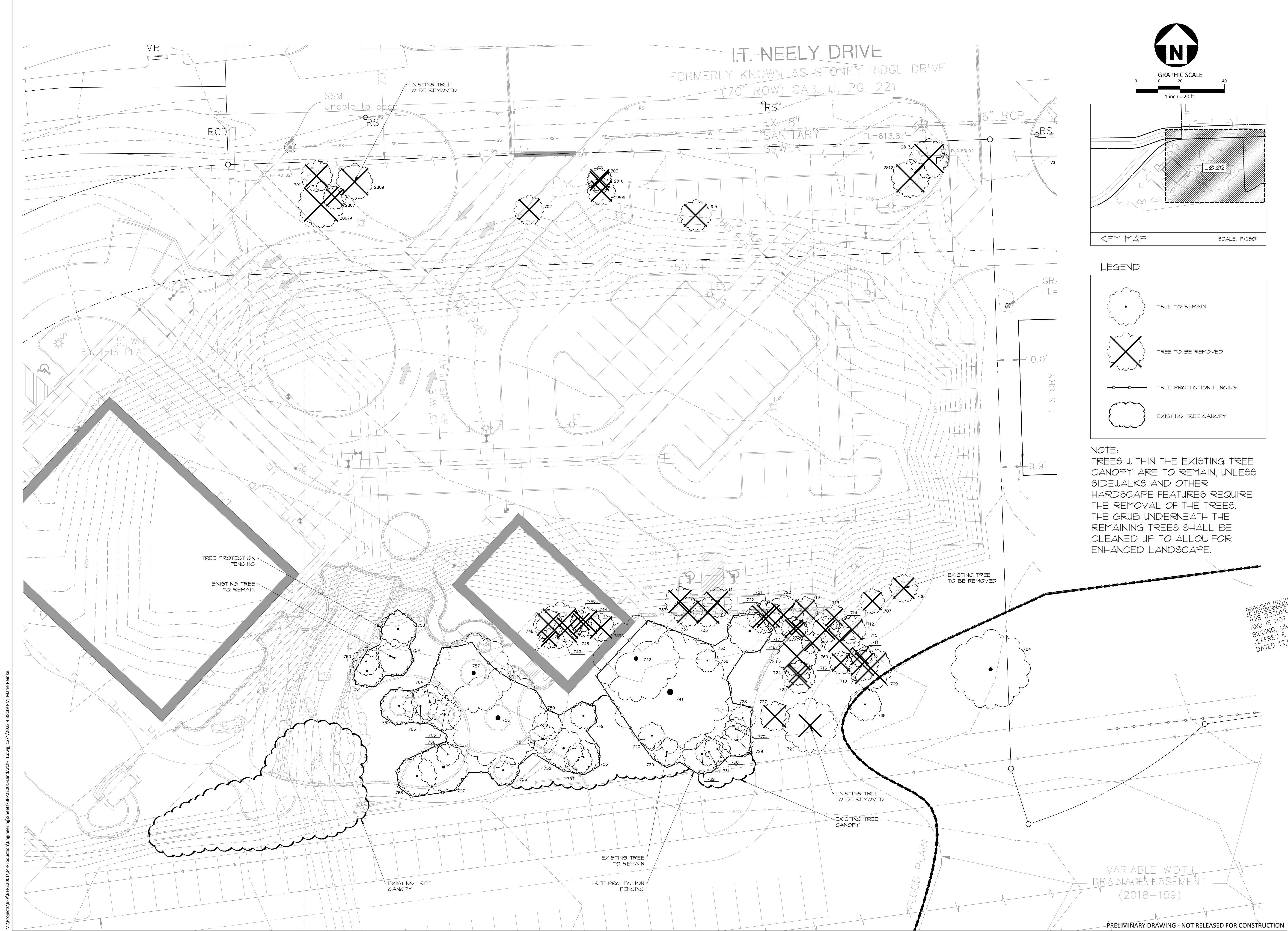
REVISIONS		
NO.	DATE	DESCRIPTION

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FILENAME	BFP22001-LANDARCH-T1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	50 SCALE
DATE	10.2.2023

SHEET

TREE INVENTORY PLAN

L0.01



NOTE:
TREES WITHIN THE EXISTING TREE CANOPY ARE TO REMAIN, UNLESS SIDEWALKS AND OTHER HARDSCAPE FEATURES REQUIRE THE REMOVAL OF THE TREES. THE GRUB UNDERNEATH THE REMAINING TREES SHALL BE CLEANED UP TO ALLOW FOR ENHANCED LANDSCAPE.

PRELIMINARY PLANS
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AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JEFFREY E. BENNETT LAND ARCHITECTS
DATED 12/4/2023

JEFFREY E. BENNETT
2394
STATE OF TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-LANDARCH-T1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	20 SCALE
DATE	10.2.2023

SHEET

TREE INVENTORY PLAN

L0.02



McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

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TBPE: 19762 TBPLS: 10194440

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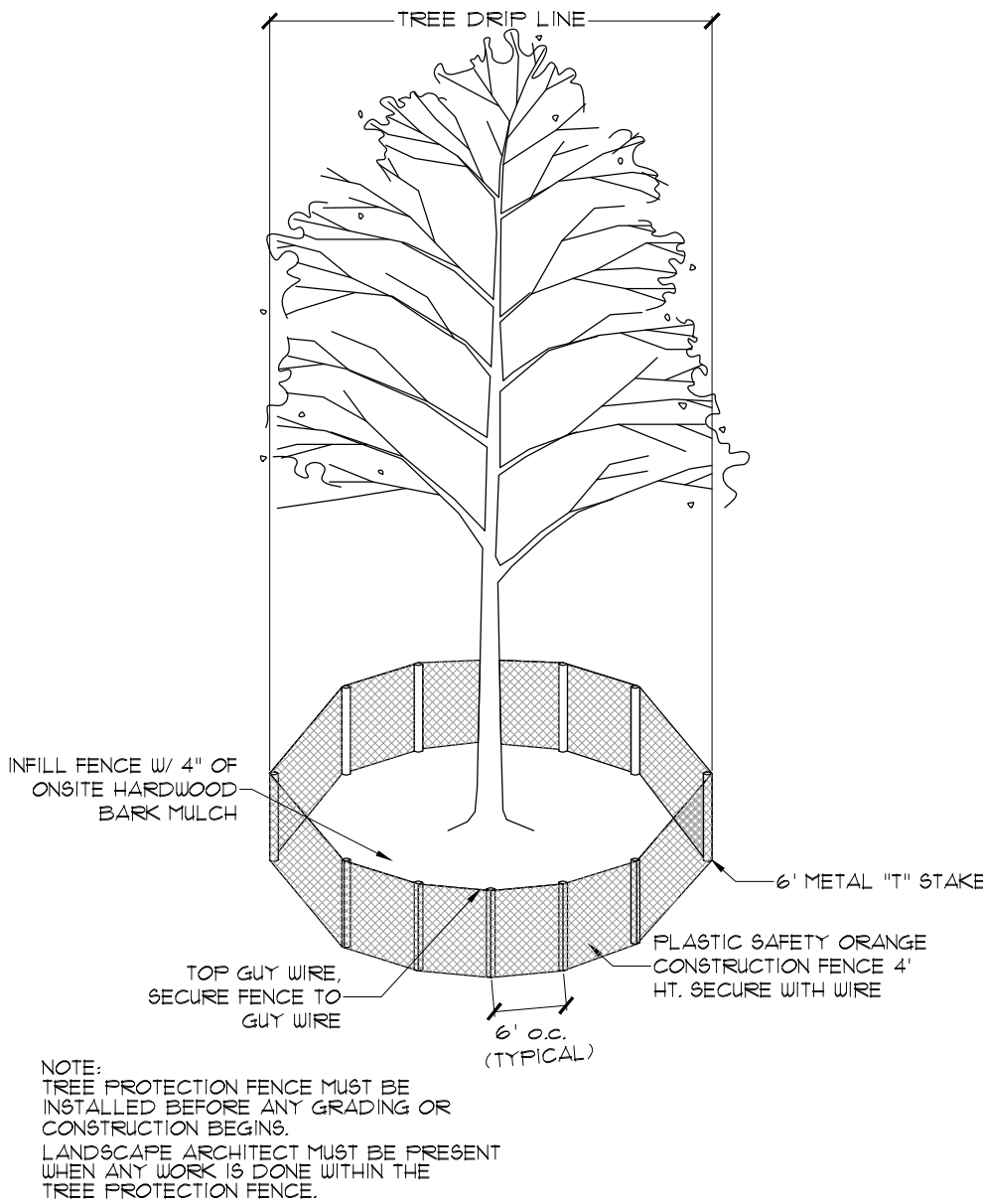
BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
MARTYWBRYAN@GMAIL.COM
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THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226

LIST #	TAG #	CAL. (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	REMARKS	MITIGATION
1	701	9.5	AMERICAN ELM	<i>Ulmus americana</i>	NO	YES		NO
2	702	14	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES		YES
3	703	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	YES	MULTI-TRUNK	NO
4	704	24	POST OAK	<i>Quercus stellata</i>	YES	NO		
5	706	8.5	AMERICAN ELM	<i>Ulmus americana</i>	NO	YES		NO
6	707	7.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
7	708	10	BLACKJACK OAK	<i>Quercus marilandica</i>	YES	NO		
8	709	13	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
9	710	10	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
10	711	7	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
11	712	8.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
12	713	7.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
13	714	8	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
14	715	10	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
15	716	7	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
16	717	7.5	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
17	718	6	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
18	719	8	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
19	720	12	BLACKJACK OAK	<i>Quercus marilandica</i>	YES	YES		YES
20	721	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
21	722	10	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
22	723	12	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
23	724	7.5	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
24	725	10	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
25	726	16.5	BLACKJACK OAK	<i>Quercus marilandica</i>	YES	YES	DEAD	NO
26	727	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
27	728	8	POST OAK	<i>Quercus stellata</i>	NO	NO		
28	729	10	POST OAK	<i>Quercus stellata</i>	YES	NO		
29	730	8	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	NO		
30	731	8.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	NO		
31	732	12	POST OAK	<i>Quercus stellata</i>	YES	NO		
32	733	13	POST OAK	<i>Quercus stellata</i>	YES	NO		
33	734	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
34	735	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
35	736	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
36	737	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
37	738	7	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	NO		
38	739	8.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	NO		
39	739A	8.5	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	YES		NO
40	740	8	POST OAK	<i>Quercus stellata</i>	NO	NO		
41	741	37	POST OAK	<i>Quercus stellata</i>	YES	NO		
42	742	26	POST OAK	<i>Quercus stellata</i>	YES	NO		
43	744	9	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	YES		NO
44	745	6.5	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	YES		NO
45	746	8.5	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
46	747	14	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
47	748	9	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
48	749	8	POST OAK	<i>Quercus stellata</i>	NO	NO		
49	750	9	POST OAK	<i>Quercus stellata</i>	NO	NO		
50	751	9	POST OAK	<i>Quercus stellata</i>	NO	NO		
51	752	12	POST OAK	<i>Quercus stellata</i>	YES	NO		
52	753	10	POST OAK	<i>Quercus stellata</i>	YES	NO		
53	754	8.5	POST OAK	<i>Quercus stellata</i>	NO	NO		
54	755	9	POST OAK	<i>Quercus stellata</i>	NO	NO		
55	756	30	POST OAK	<i>Quercus stellata</i>	YES	NO		
56	757	24	POST OAK	<i>Quercus stellata</i>	YES	NO		
57	758	16.5	POST OAK	<i>Quercus stellata</i>	YES	NO	MULTI-TRUNK	
58	759	11	POST OAK	<i>Quercus stellata</i>	YES	NO		
59	760	13	POST OAK	<i>Quercus stellata</i>	YES	NO	MULTI-TRUNK	
60	761	10	POST OAK	<i>Quercus stellata</i>	YES	NO		
61	762	11	POST OAK	<i>Quercus stellata</i>	YES	NO		
62	763	10.5	POST OAK	<i>Quercus stellata</i>	YES	NO		
63	764	11	POST OAK	<i>Quercus stellata</i>	YES	NO		
64	765	10	POST OAK	<i>Quercus stellata</i>	YES	NO		
65	766	10.5	POST OAK	<i>Quercus stellata</i>	YES	NO	MULTI-TRUNK	
66	767	15	POST OAK	<i>Quercus stellata</i>	YES	NO		
67	768	18	POST OAK	<i>Quercus stellata</i>	YES	NO	MULTI-TRUNK	
68	769	6.5	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
69	770	7	BLACKJACK OAK	<i>Quercus marilandica</i>	NO	NO		
70	771	6	POST OAK	<i>Quercus stellata</i>	NO	YES		NO
72	2805	8.5	HACKBERRY	<i>Celtis occidentalis</i>	NO	YES		NO
73	2807	7	AMERICAN ELM	<i>Ulmus americana</i>	NO	YES		NO
74	2807A	14	HICKORY	<i>Carya texana</i>	YES	YES		YES
75	2809	11	HICKORY	<i>Carya texana</i>	YES	YES		YES
76	2810	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	YES		NO
77	2812	11.5	POST OAK	<i>Quercus stellata</i>	YES	YES		YES
78	2813	12	AMERICAN ELM	<i>Ulmus americana</i>	YES	YES		YES
81		9.5			NO	YES		NO

NOTE:
REQUIRED MITIGATION = 13 NEW TREES



1. TREE PROTECTION FENCING
NTS

\\Projects\BFP\BFP22001\04-Production\Engineering\Sheets\BFP22001-LandArch-T1.dwg, 12/4/2023, 4:38:45 PM, Marie Reinke



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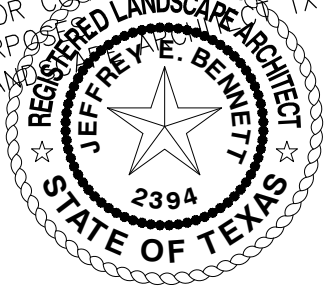
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JEFFREY E. BENNETT LAND ARCHITECT
DATED 12/4/2023

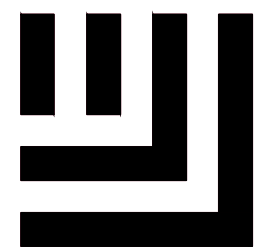
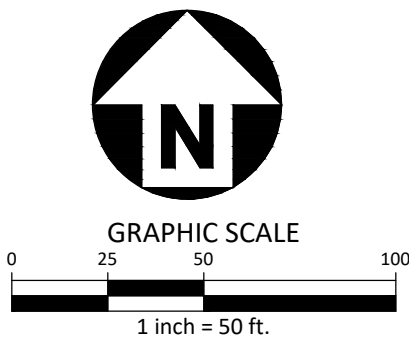
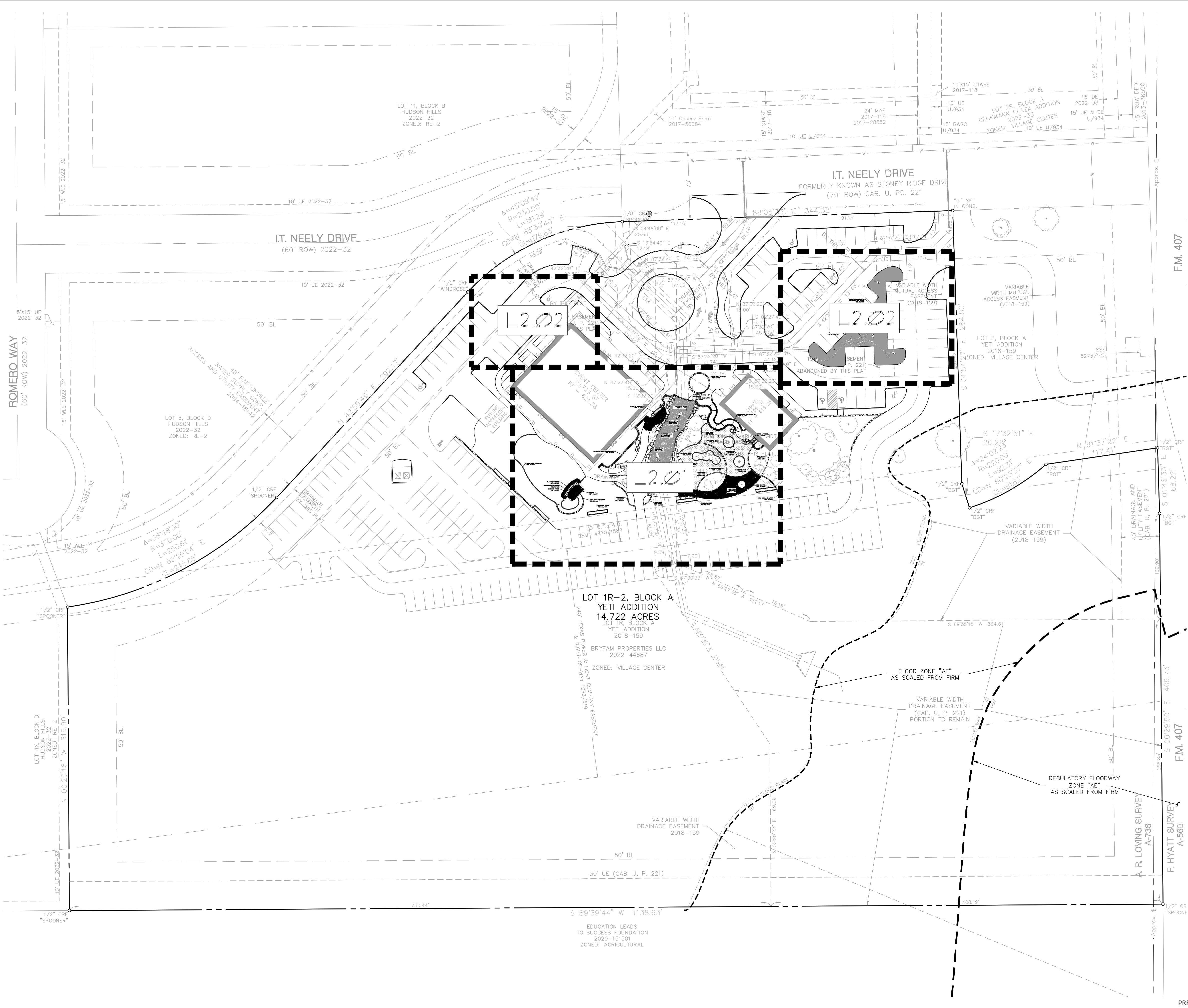


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NO.	DATE	DESCRIPTION

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FILENAME	BFP22001-LANDARCH-T1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	
DATE	10.2.2023
SHEET	
TREE INVENTORY PLAN	

L0.03

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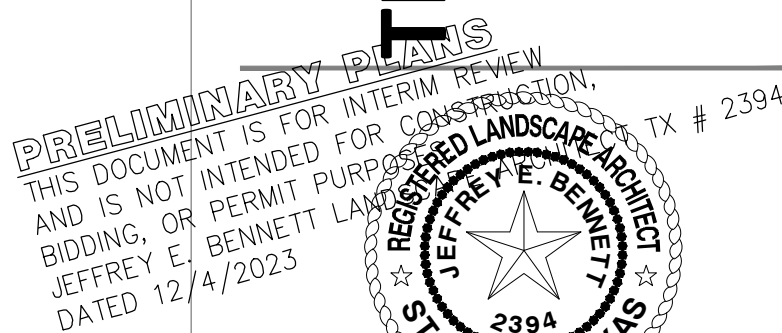
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PLAN INFORMATION

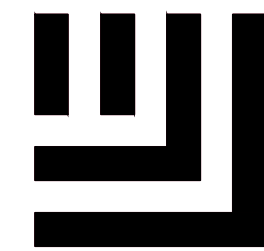
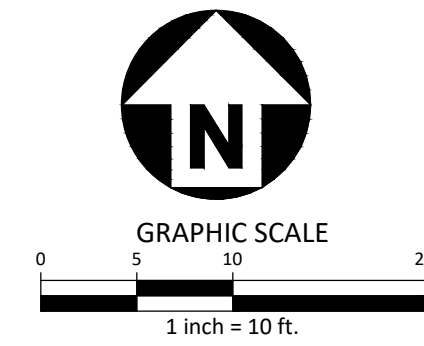
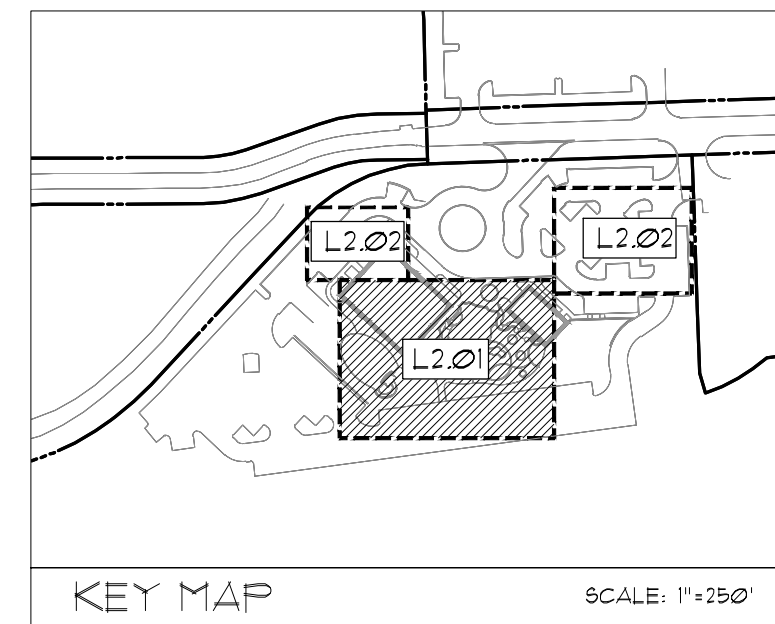
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CHECKED BY	JEB
DRAWN BY	JEB
SCALE	50 SCALE
DATE	10.2.2023

SHEET

HARDSCAPE PLAN

L2.00

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JEFFREY E. BENNETT LANDSCAPE ARCHITECT
DATED 12/4/2023



REVISIONS

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PLAN INFORMATION

PROJECT NO.	BFP22001
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DRAWN BY	JEB
SCALE	10 SCALE
DATE	10.2.2023

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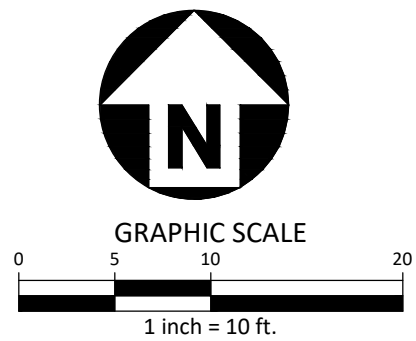
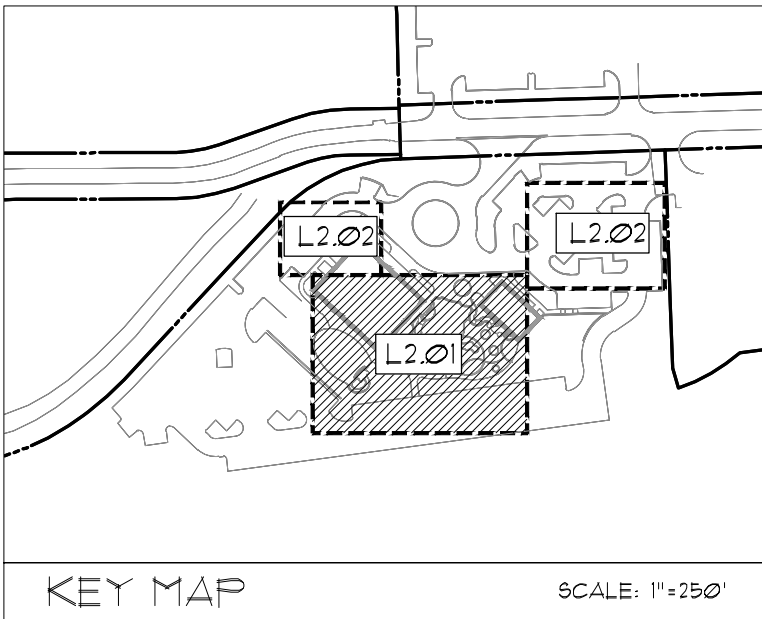
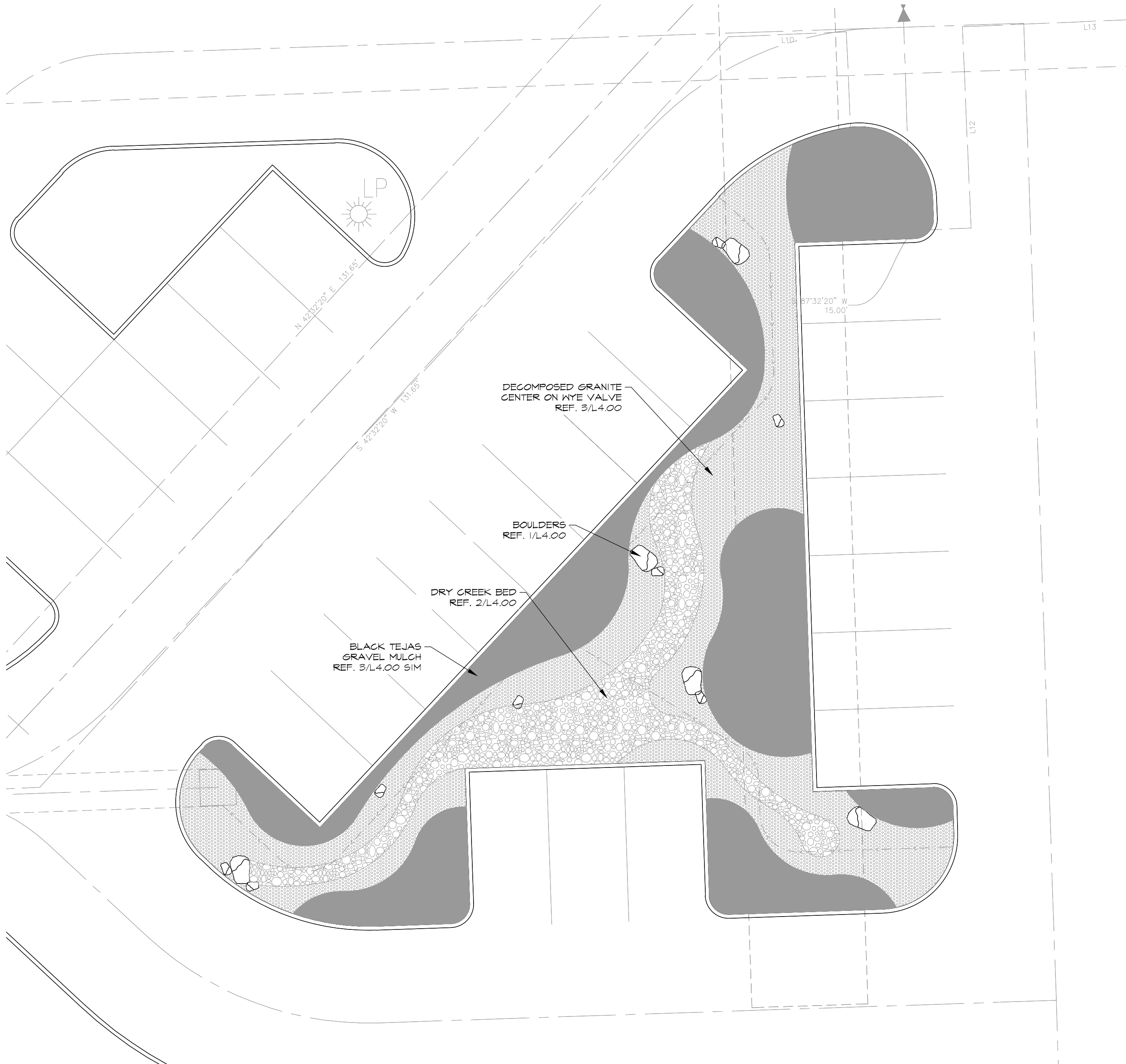
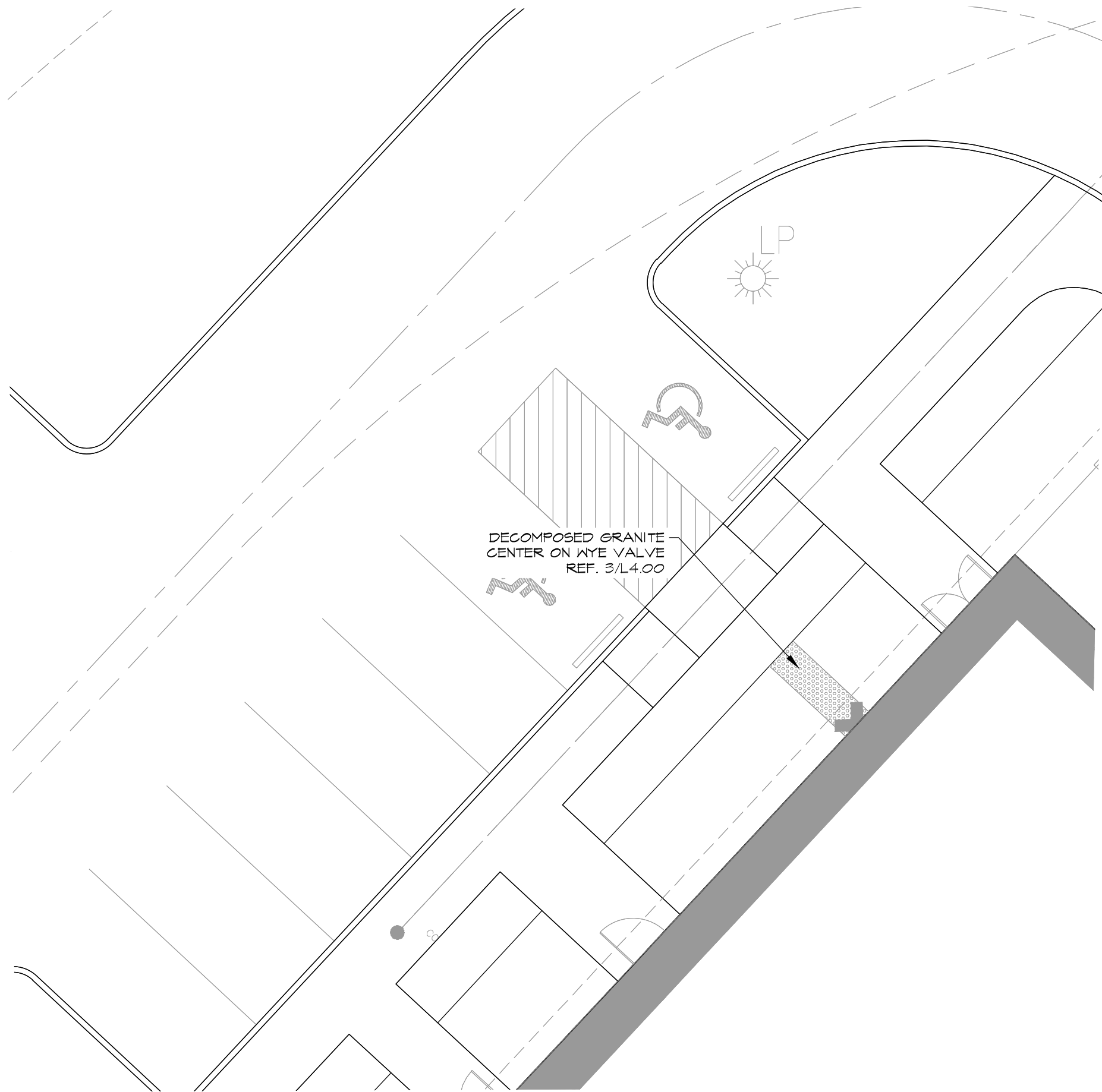
HARDSCAPE PLAN

L2.01

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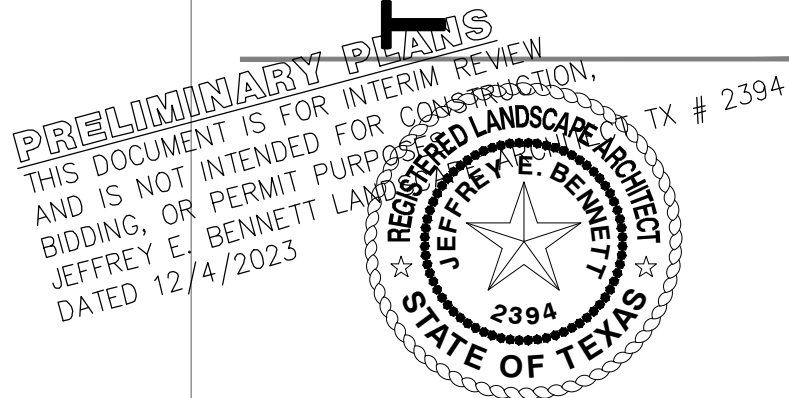
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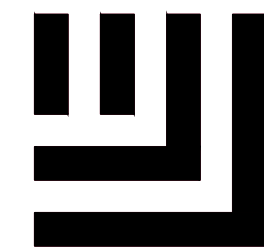
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HARDSCAPE PLAN

L2.02

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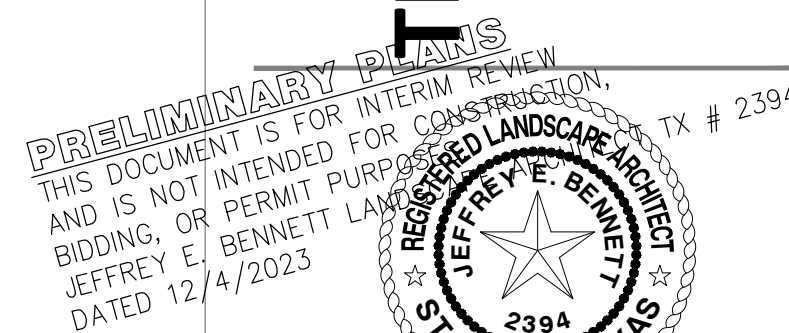
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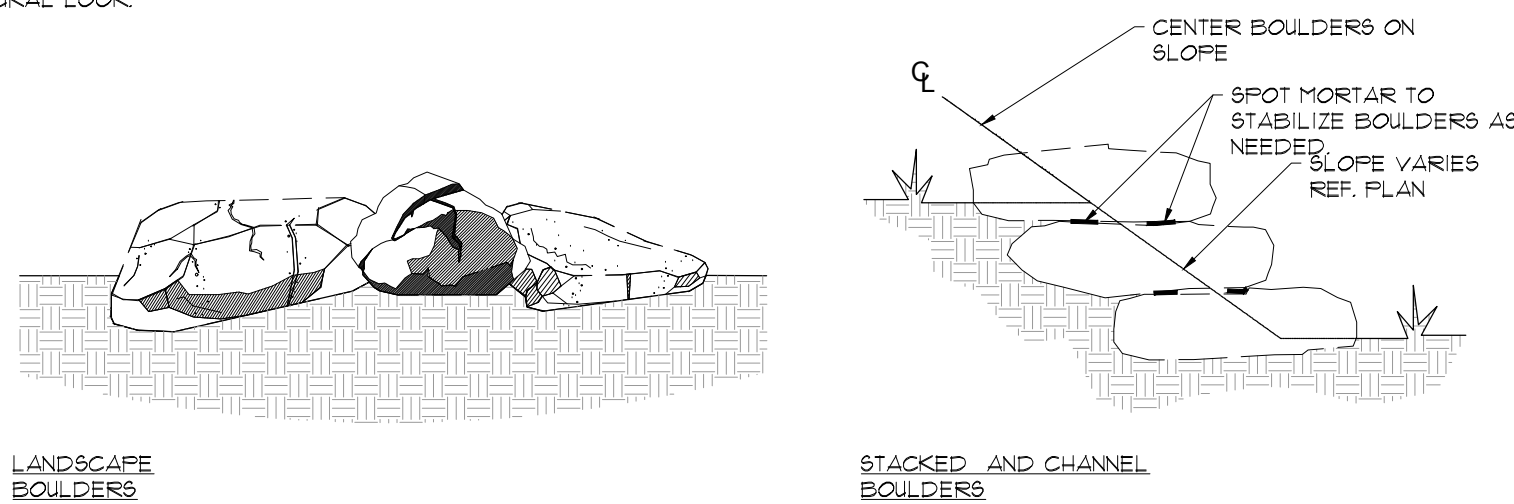
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SCALE AS SHOWN
DATE 10.2.2023

SHEET

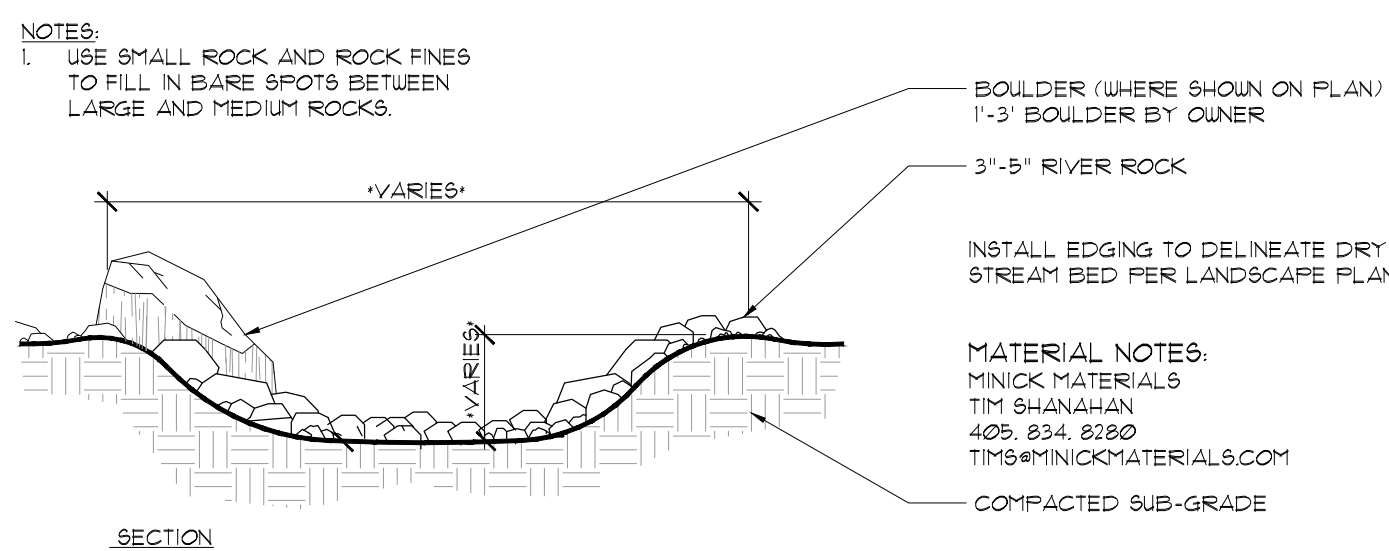
HARDSCAPE DETAILS

L4.00

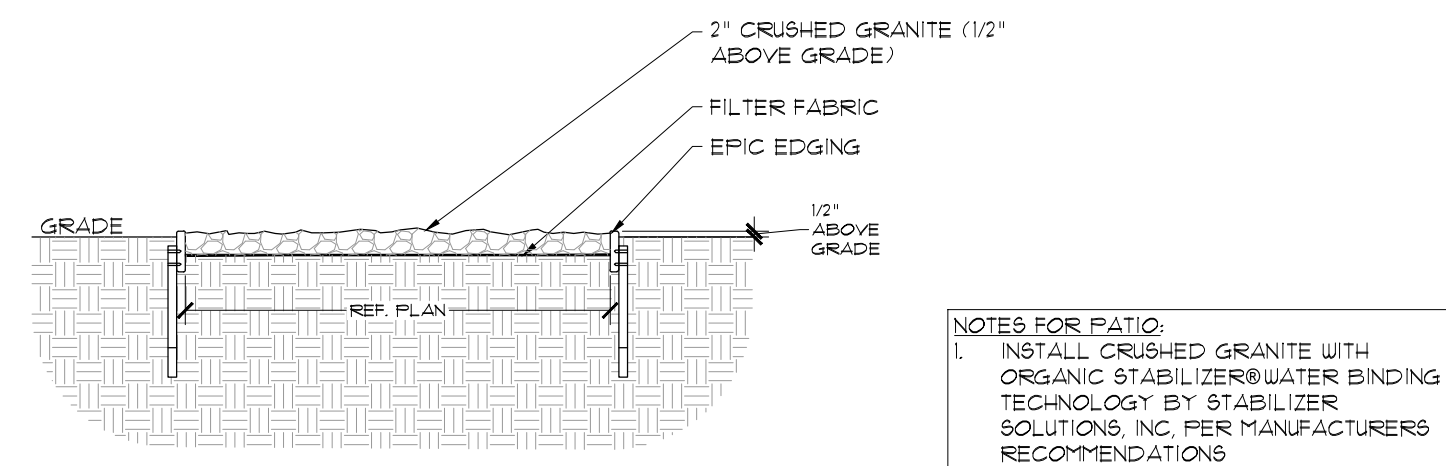
- NOTES:
- BOULDERS LABELED ON PLAN SHALL VARY IN SIZE ACCORDING TO SYMBOL SIZE. SMALLER BOULDERS SHALL HAVE A MINIMUM EXPOSED HEIGHT OF EIGHTEEN INCHES (18"), MINIMUM WIDTH OF THIRTY-SIX INCHES (36") AND A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24"). LARGER BOULDERS SHALL HAVE A MINIMUM EXPOSED HEIGHT OF TWENTY-FOUR INCHES (24"), MINIMUM WIDTH OF FORTY-EIGHT (48") AND A MINIMUM DEPTH OF THIRTY-SIX (36").
 - BOULDERS SHALL BE RECESSED INTO THE GRADE SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW THE FINISH GRADE OR TOP OF ROCK/MULCH.
 - ORIENT BOULDERS SO THAT ITS LONGEST SIDE IS PARALLEL TO THE GROUND PLANE TO ACHIEVE A NATURAL LOOK.



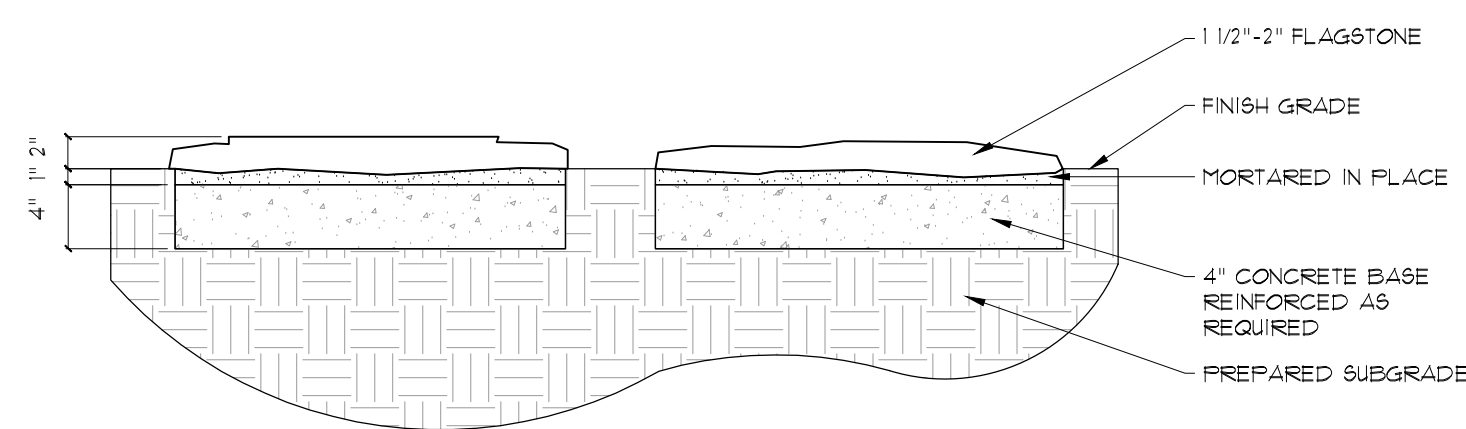
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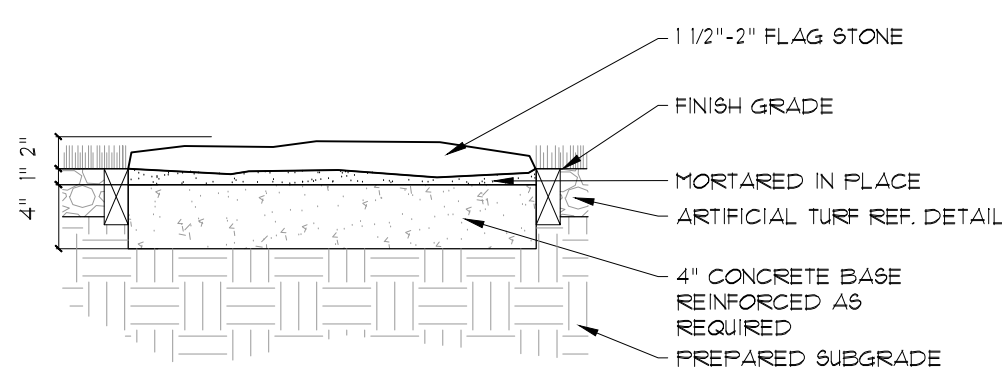
2. DRY CREEK BED
SCALE: NOT TO SCALE



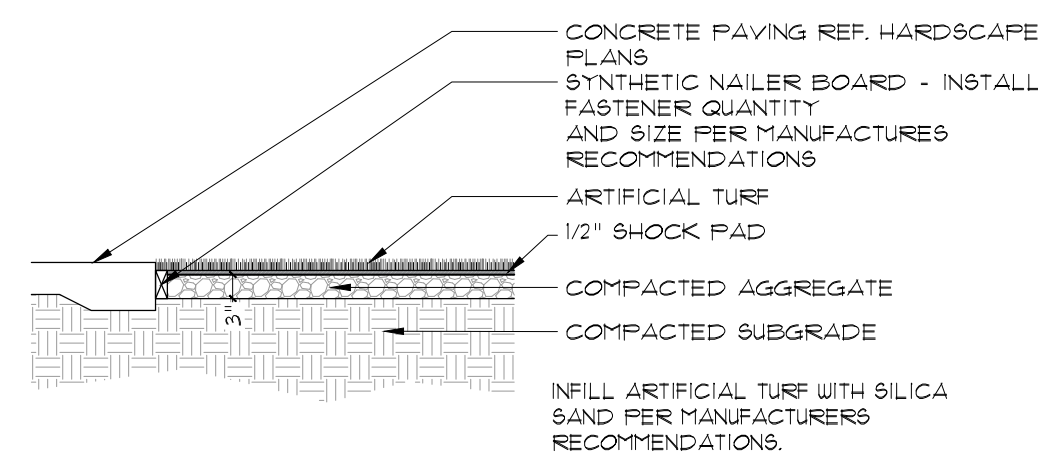
3. DECOMPOSED GRANITE
SCALE: 1"= 1'-0"



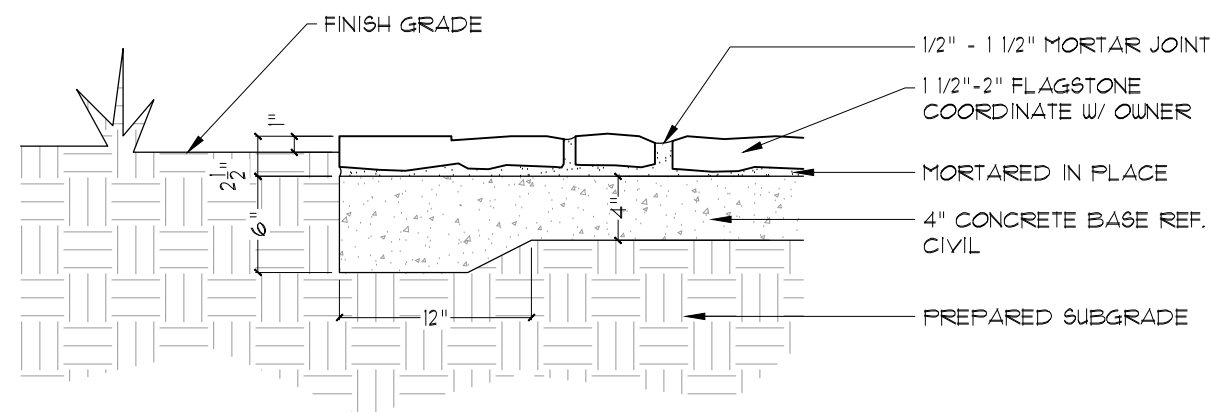
4. FLAGSTONE STEPS - GRASS AREAS
SCALE: 1"= 1'-0"



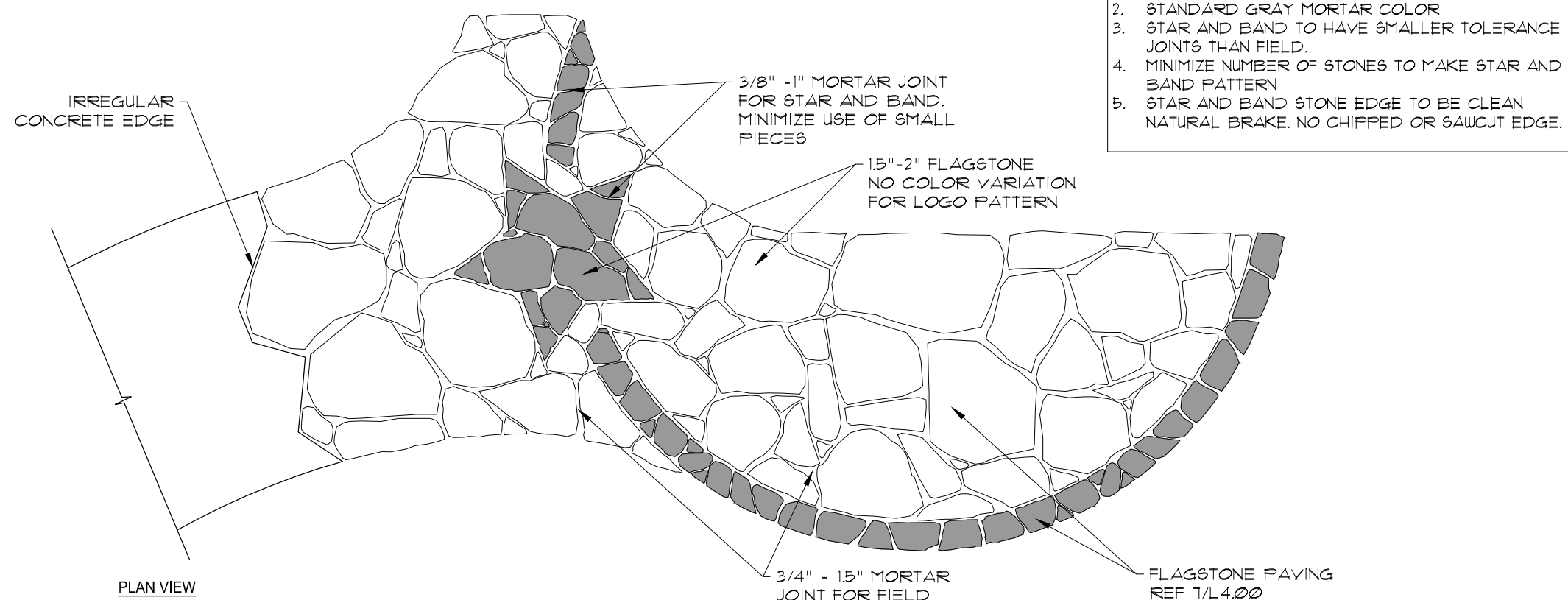
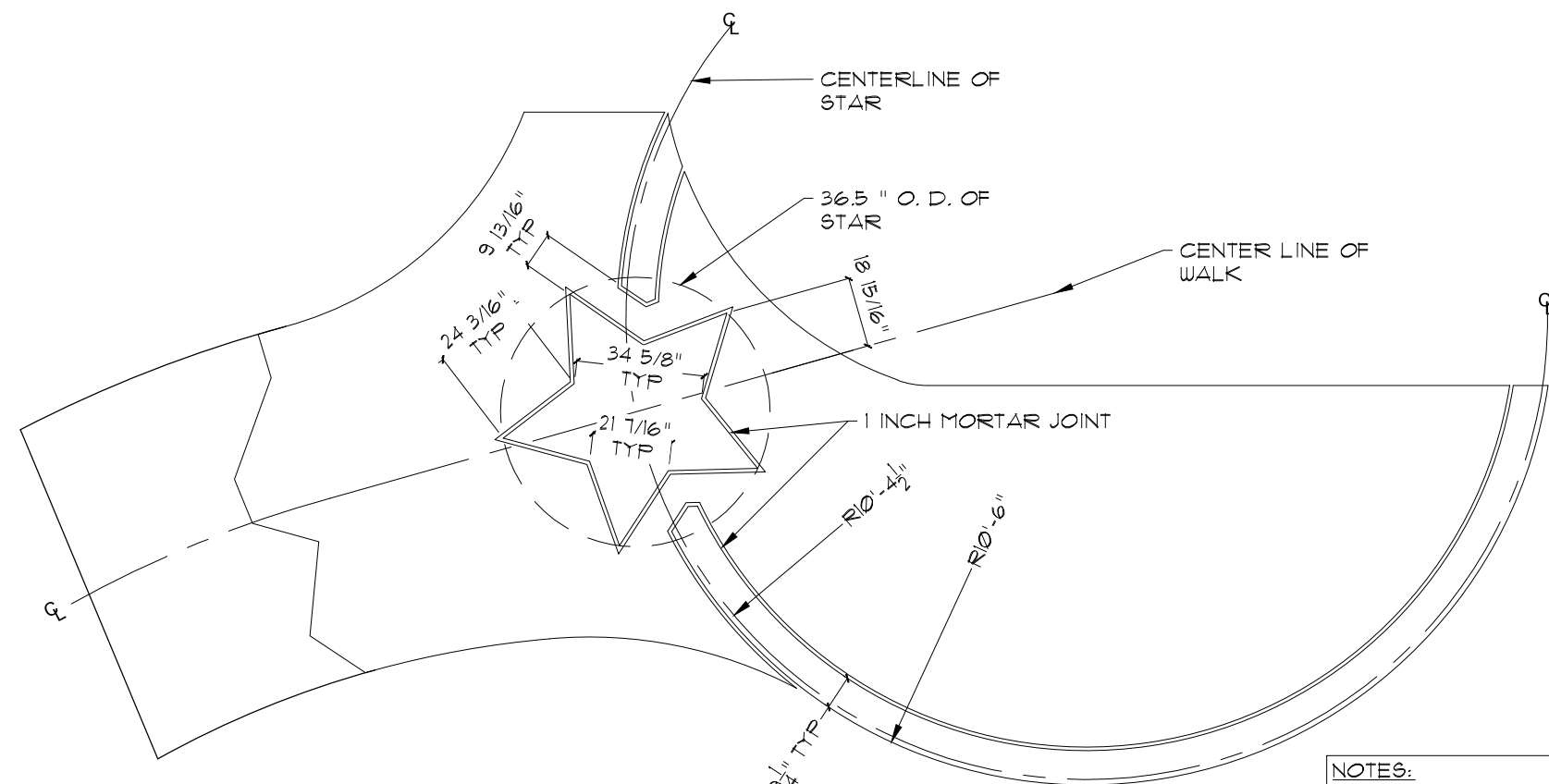
5. FLAGSTONE BAND - ARTIFICIAL TURF
SCALE: 1"= 1'-0"



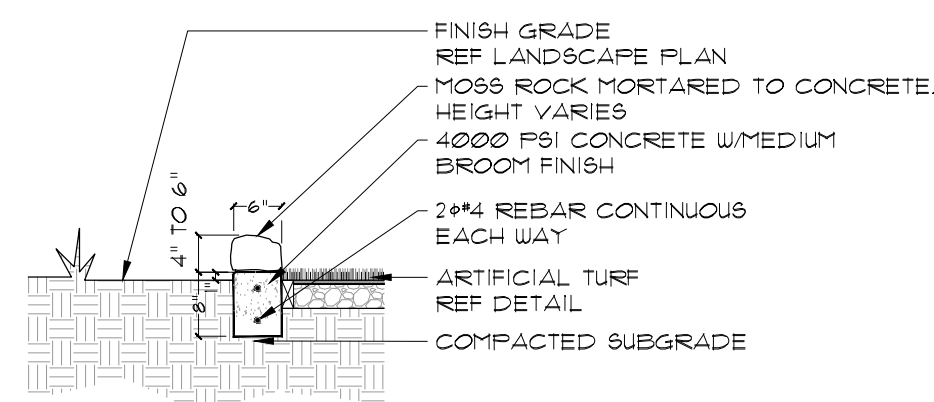
6. ARTIFICIAL TURF @ CONCRETE WALK
SCALE: 1/2"= 1'-0"



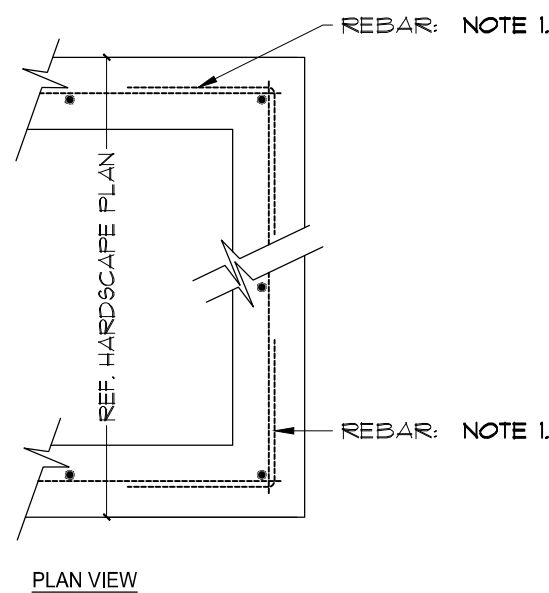
7. FLAGSTONE PAVING
SCALE: 1"= 1'-0"



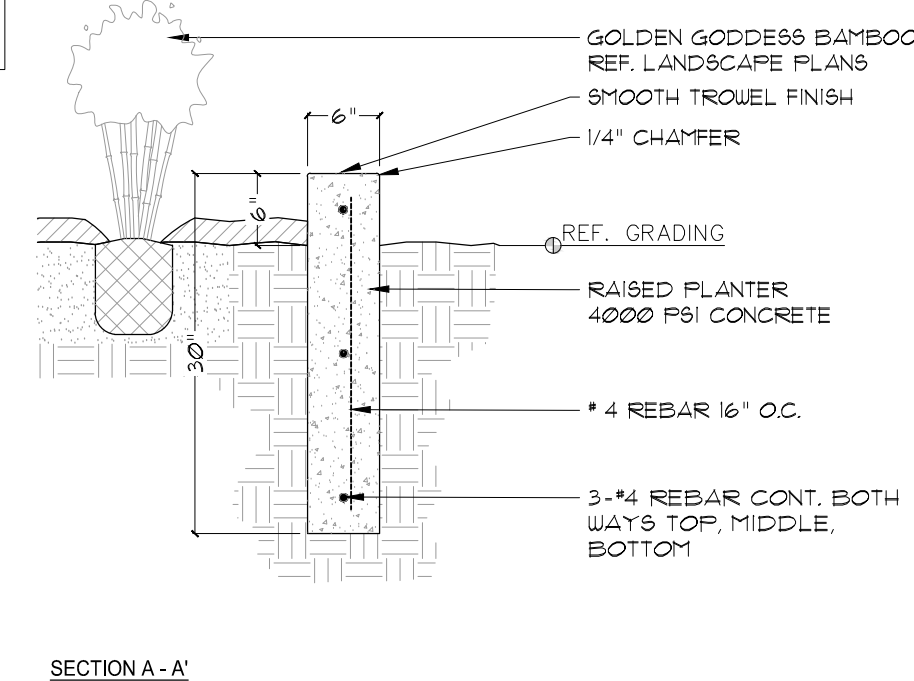
9. MARTY B'S LOGO IN FLAGSTONE
SCALE: 1/4"= 1'-0"



8. MOSS ROCK MOW STRIP
SCALE: 1/2"= 1'-0"



10. RAISED PLANTER - BAMBOO
SCALE: 3/4"= 1'-0"



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NOTES:

1. STONE TYPE, COLOR AND PATTERN BY OWNER
2. MORTAR COLOR BY OWNER
3. SUNRAY CHOPPED 4", 6", AND 10 1/2"
4. SCS CONCENTRATED MORTAR COLOR 10X SERIES
*800-624-0261
5. CONTRACTOR TO PROVIDE 4'X4' MOCKUPS FOR
OWNER APPROVAL PRIOR TO CONSTRUCTION.

65 3/4"

60"

39"

12"

REF LIGHTING PLAN

STONE PARAPET WALL

STONE CAP

CONCRETE FOUNDATION

CONTRACTOR PROVIDED STRUCTURAL ENGINEER DRAWING FOR SIZE AND REINFORCEMENT

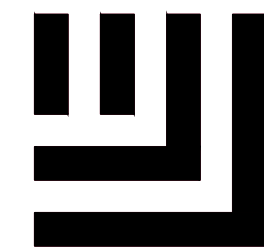
CONCRETE WALK

FINISH GRADE

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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58



McAdams

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DATED 12/4/2023
STATE OF TEXAS
2394

REVISIONS

NO.	DATE	DESCRIPTION

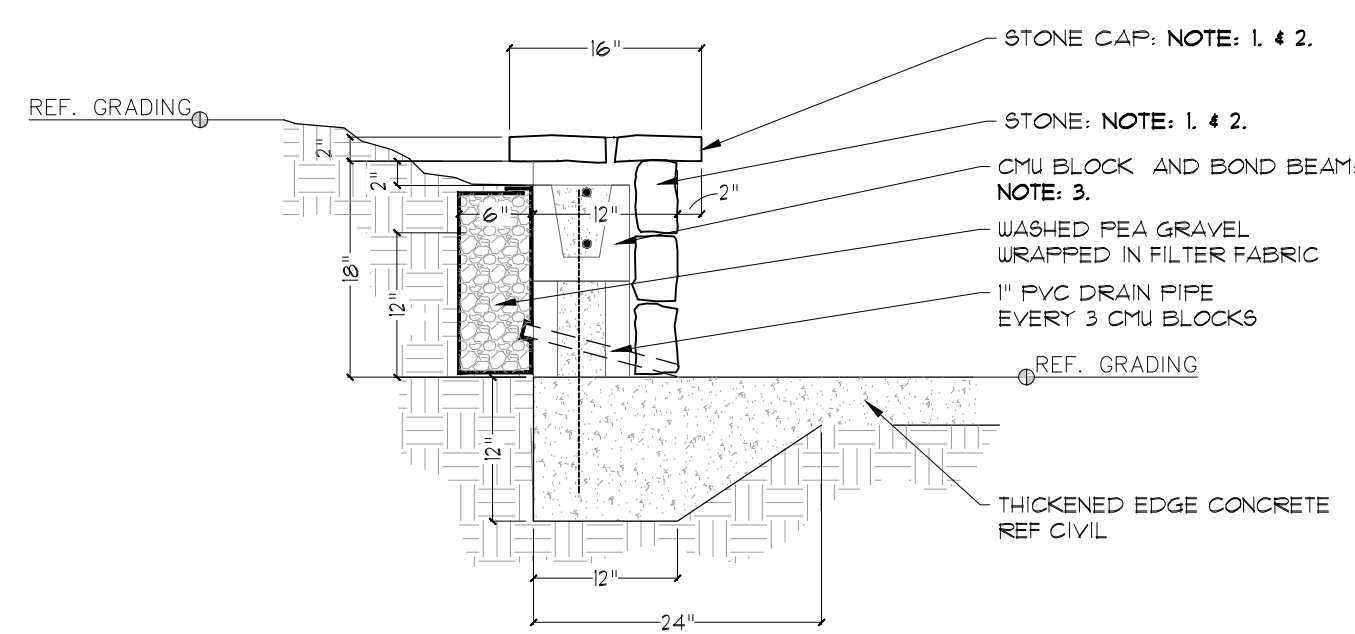
PLAN INFORMATION

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DRAWN BY	JEB
SCALE	AS SHOWN
DATE	10.2.2023

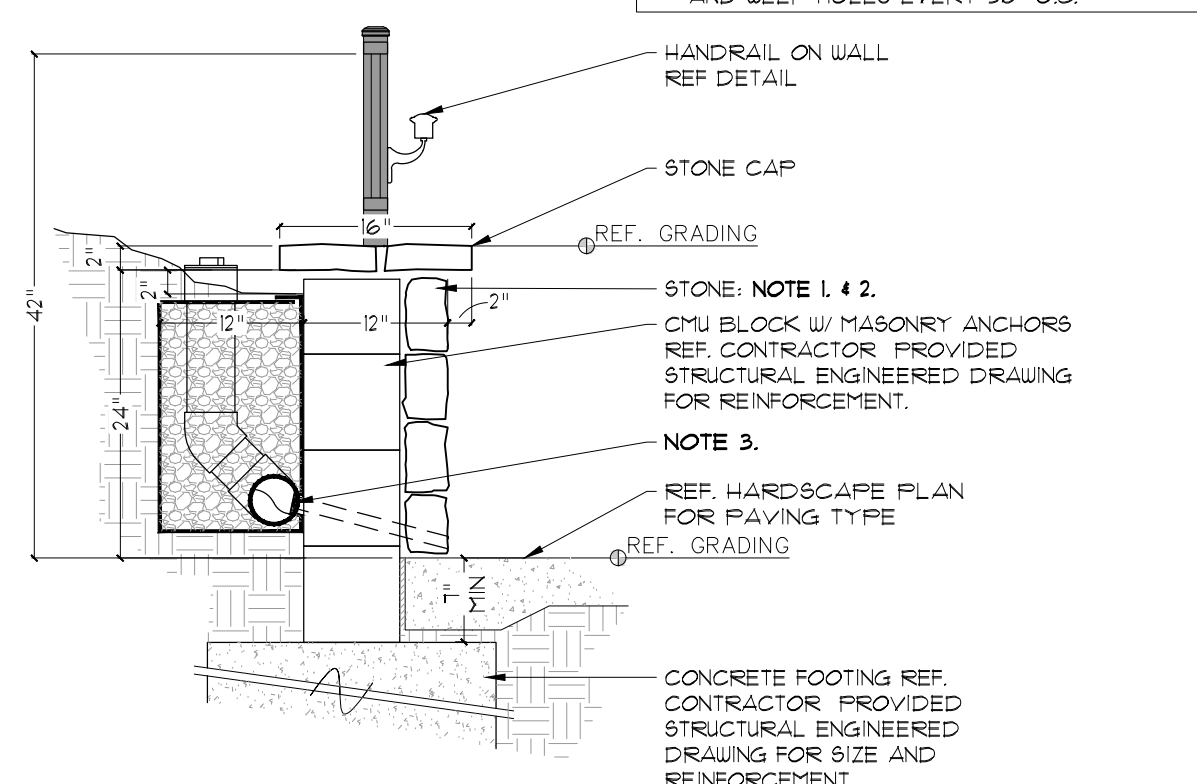
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HARDSCAPE DETAILS

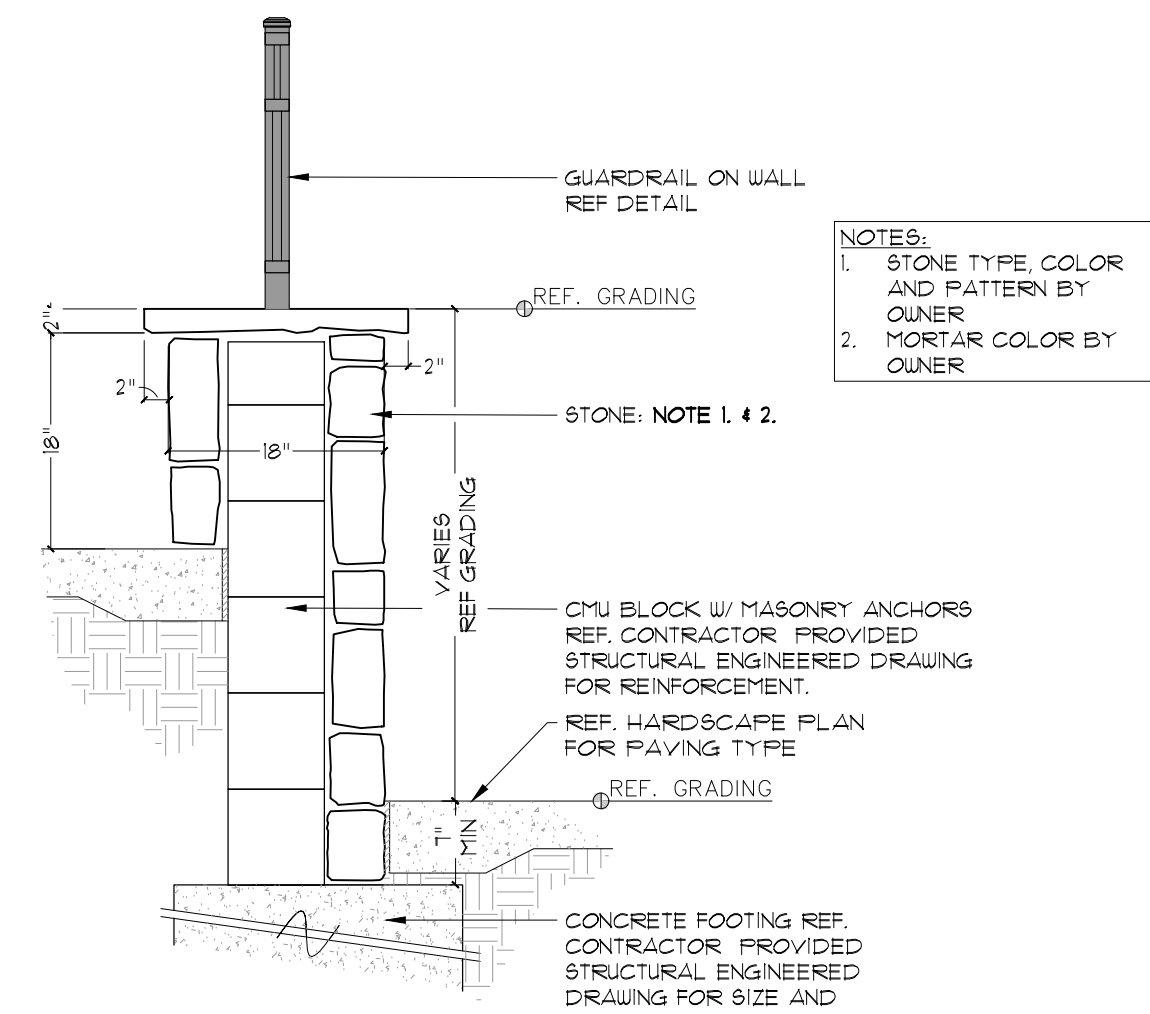
L4.03



NOTES:
1. STONE TYPE, COLOR AND PATTERN BY OWNER
2. MORTAR COLOR BY OWNER
3. MASONRY ANCHORS 18\"/>



NOTES:
1. STONE TYPE, COLOR AND PATTERN BY OWNER
2. MORTAR COLOR BY OWNER
3. PERFORATED PIPE IN FILTER SOCK, WASHED PEA GRAVEL IN FILTER FABRIC, CLEANOUT, AND DEEP HOLES EVERY 36\"/>

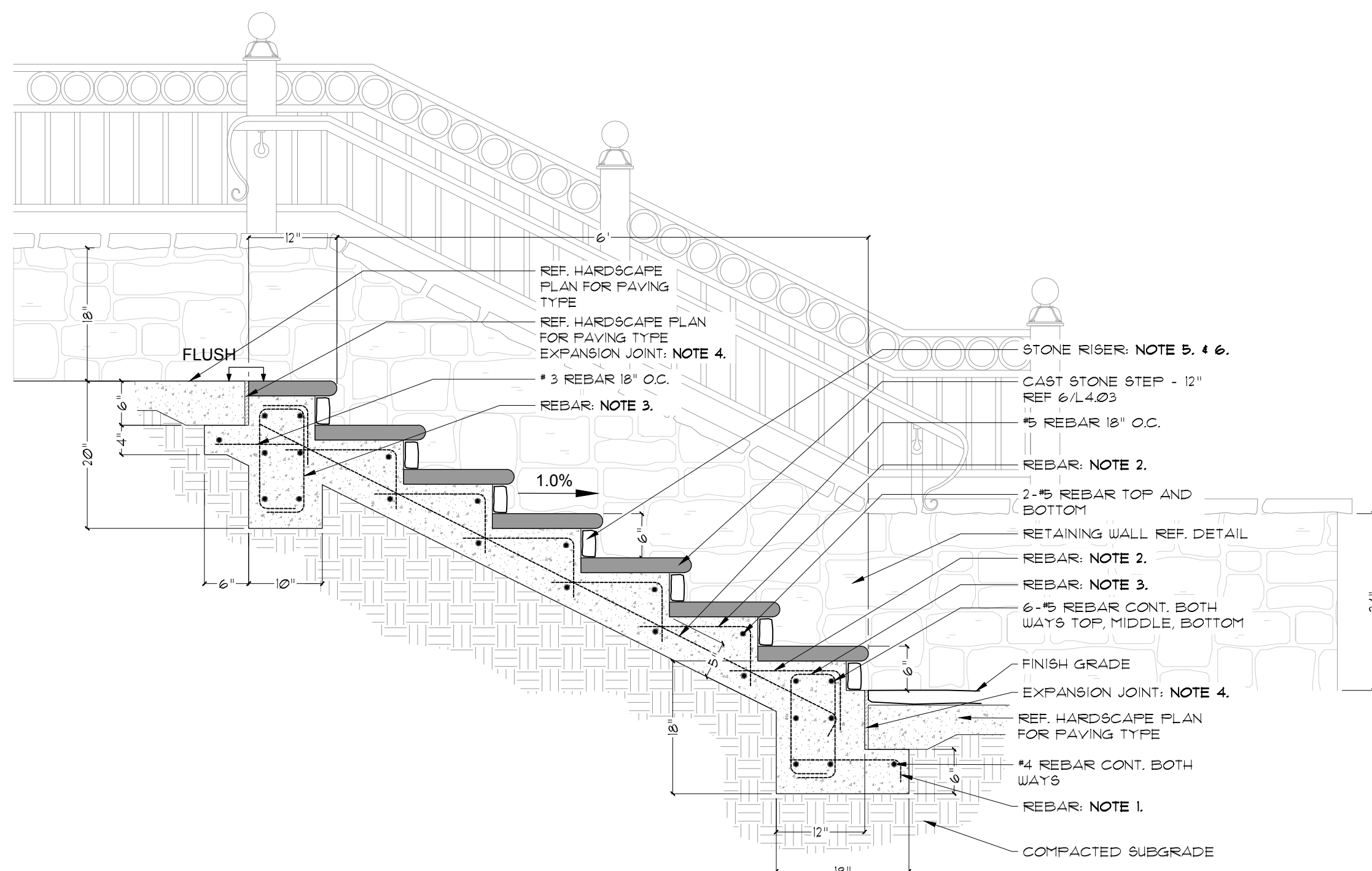


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2. MORTAR COLOR BY OWNER

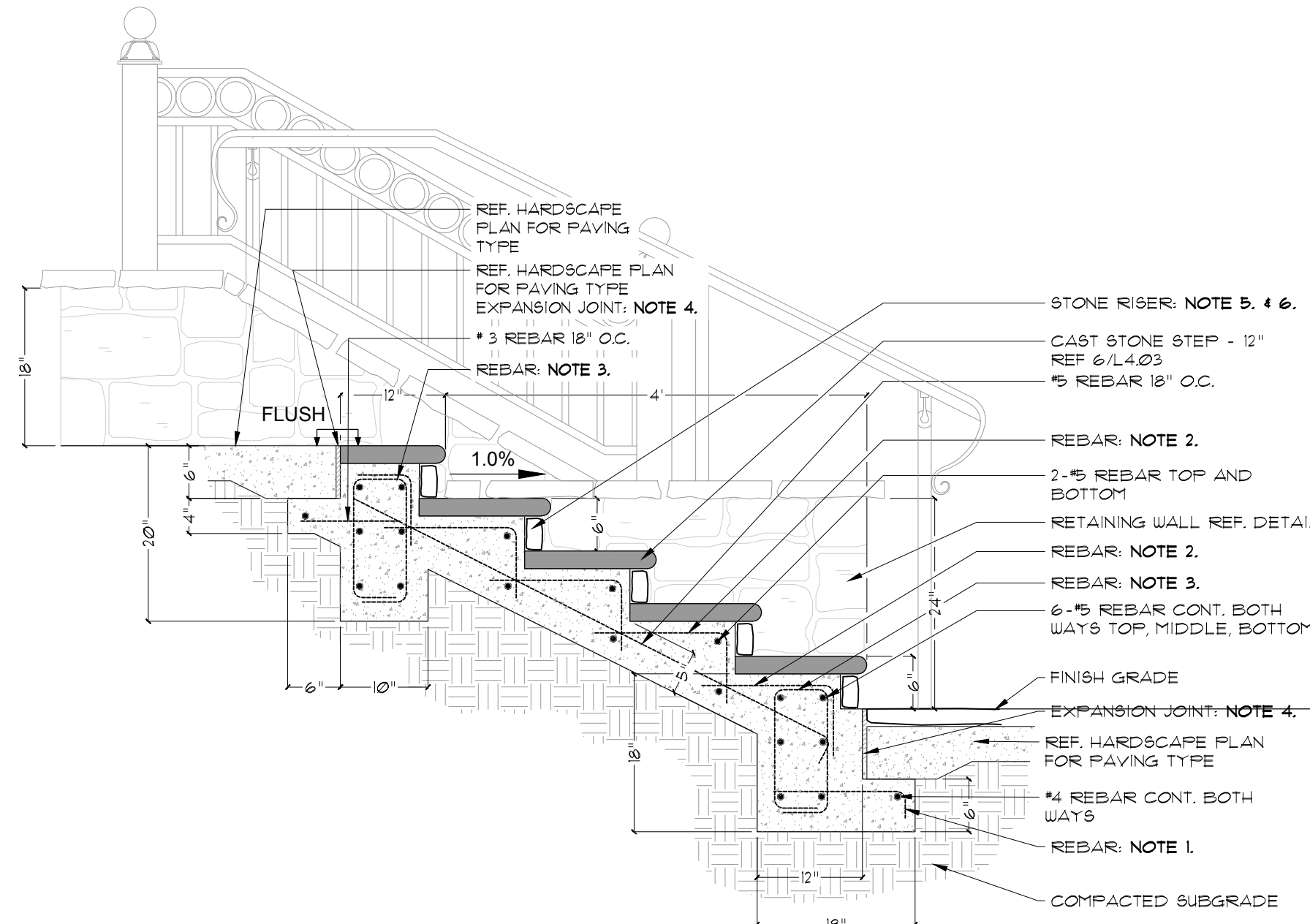
1 SEAT WALL PLANTER SCALE: 3/4\"/>

2 RETAINING WALL AT CHAPEL SCALE: 3/4\"/>

3 RETAINING WALL W/ GUARDRAIL SCALE: 3/4\"/>



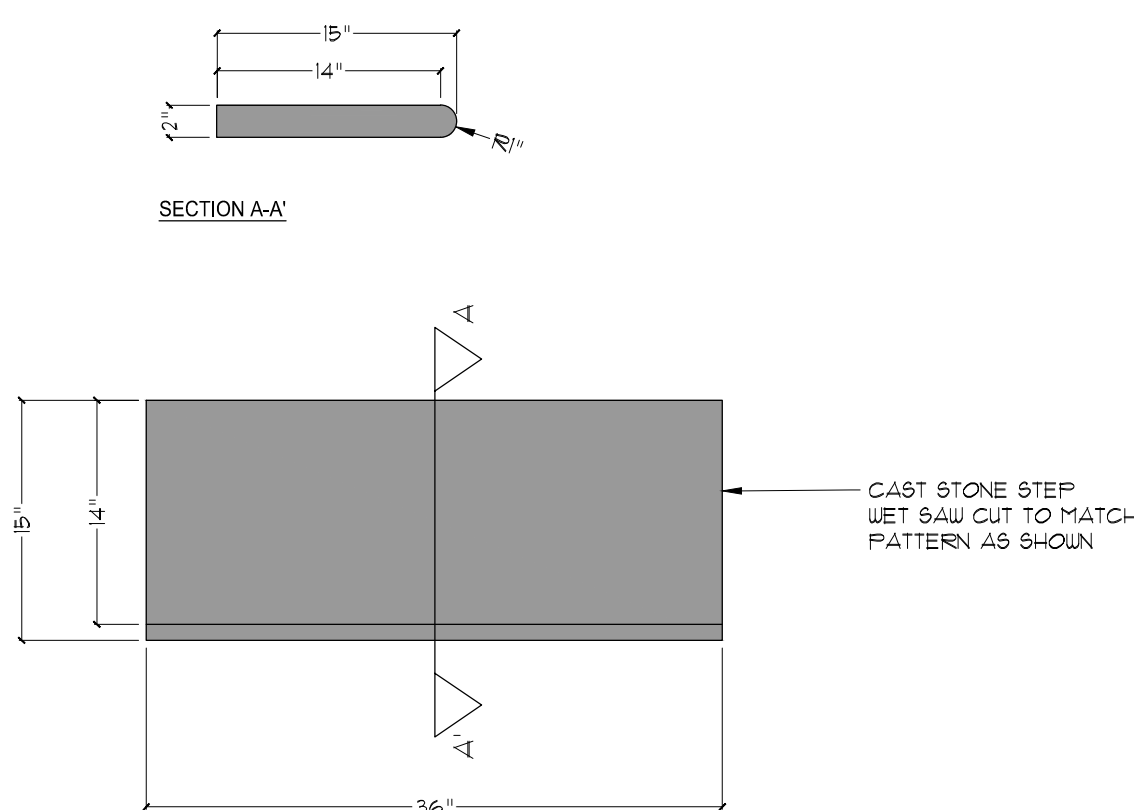
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1. #3 REBAR TIE 18\"/>



NOTES:
1. #3 REBAR TIE 18\"/>

4 STEPS AT CHAPEL SCALE: 3/4\"/>

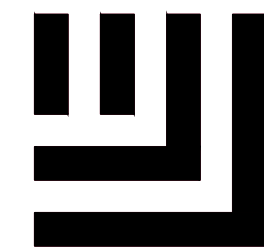
5 STEPS AT CHANNEL SCALE: 3/4\"/>



6 CAST STONE STEP - 12\"/>

7 OUTDOOR STAGE STEPS SCALE: 3/4\"/>

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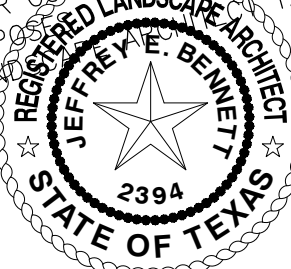
CLIENT

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MARTYWBRYAN@GMAIL.COM
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THE RESERVE AT MARTY B'S CONSTRUCTION PLANS 1001 I.T. NEELY DRIVE TOWN OF BARTONVILLE, TX, 76226

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JEFFREY E. BENNETT LAND ARCHITECTS
DATED 12/4/2023



REVISIONS

NO.	DATE	DESCRIPTION

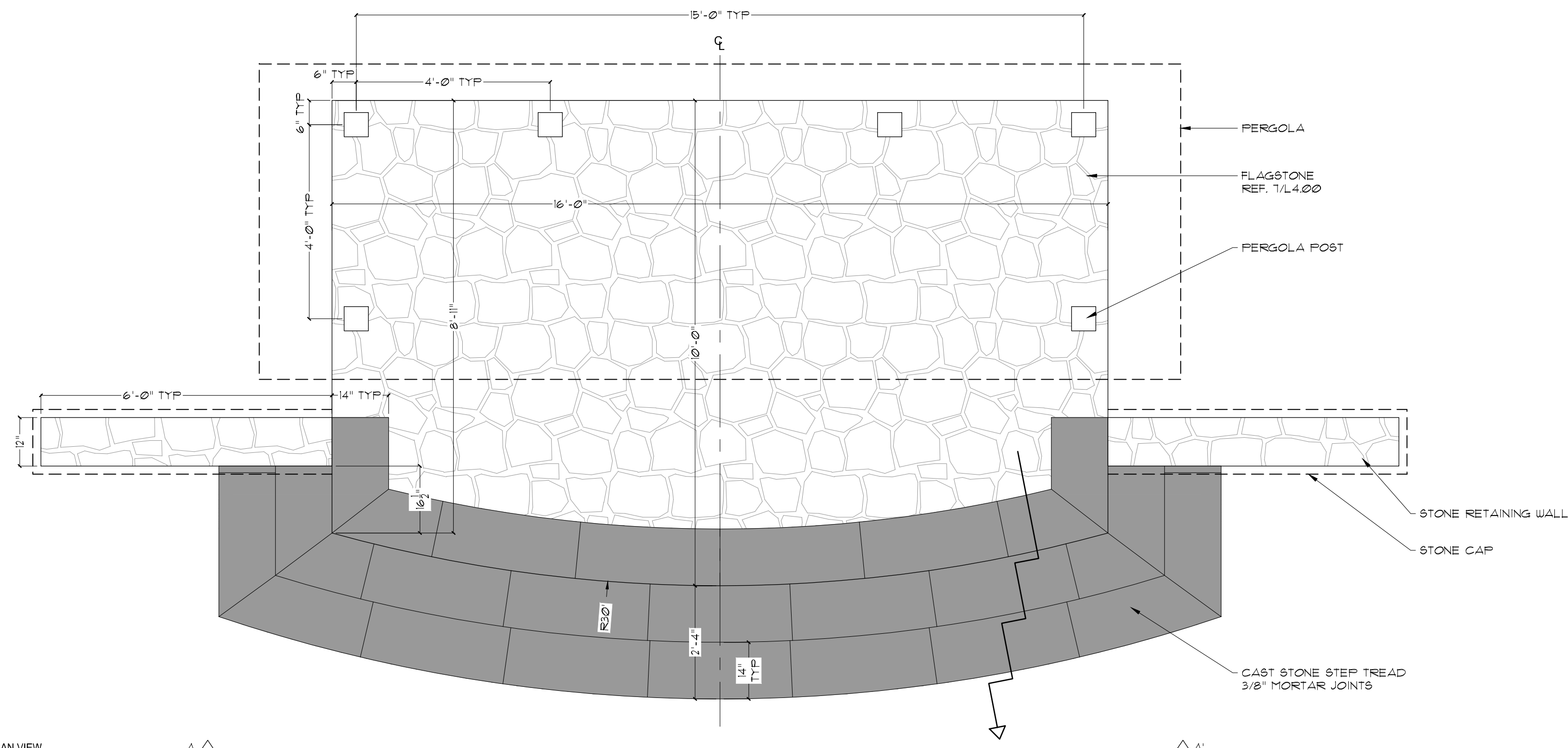
PLAN INFORMATION

PROJECT NO. BFP22001
FILENAME BFP22001-LANDARCH-HD1.DWG
CHECKED BY JEB
DRAWN BY JEB
SCALE AS SHOWN
DATE 10.2.2023

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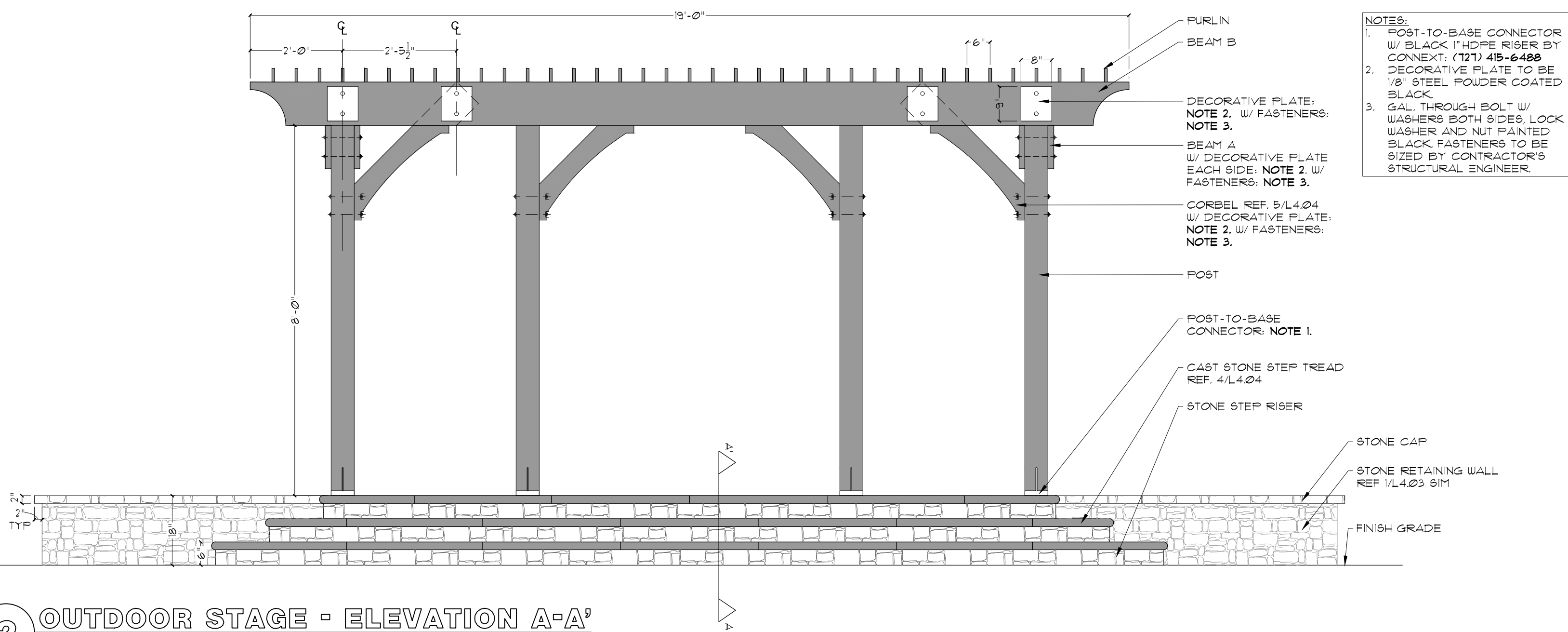
HARDSCAPE DETAILS

L4.04

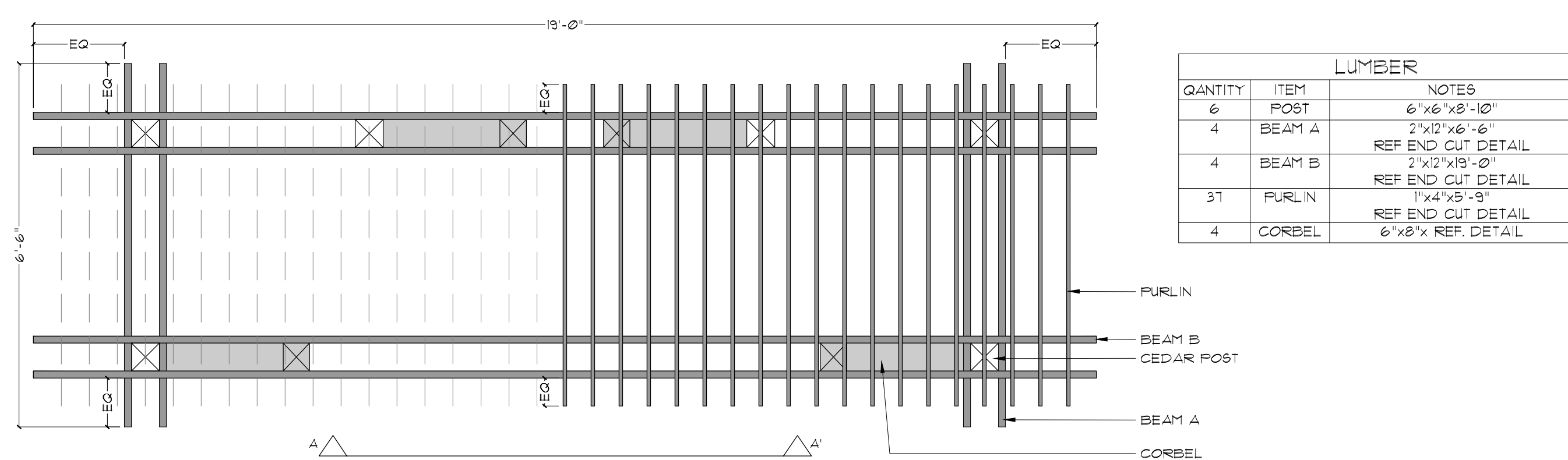


PLAN VIEW

1 OUTDOOR STAGE SCALE: 1/2" = 1'-0"

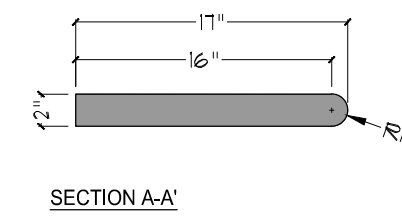


2 OUTDOOR STAGE - ELEVATION A-A' SCALE: 1/2" = 1'-0"

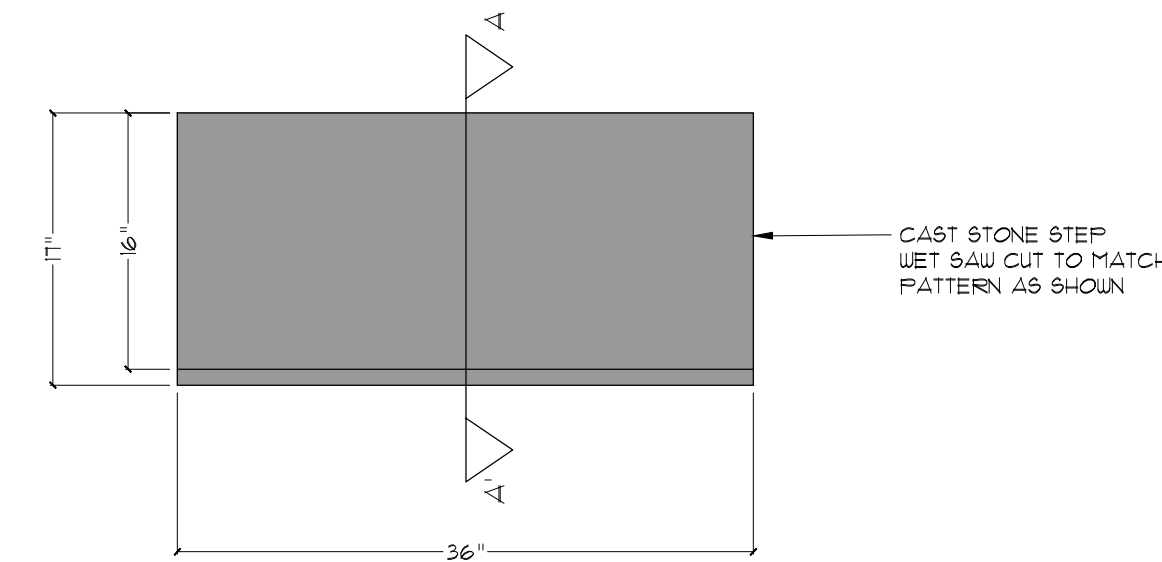


PLAN VIEW

3 PERGOLA SCALE: 1/2" = 1'-0"

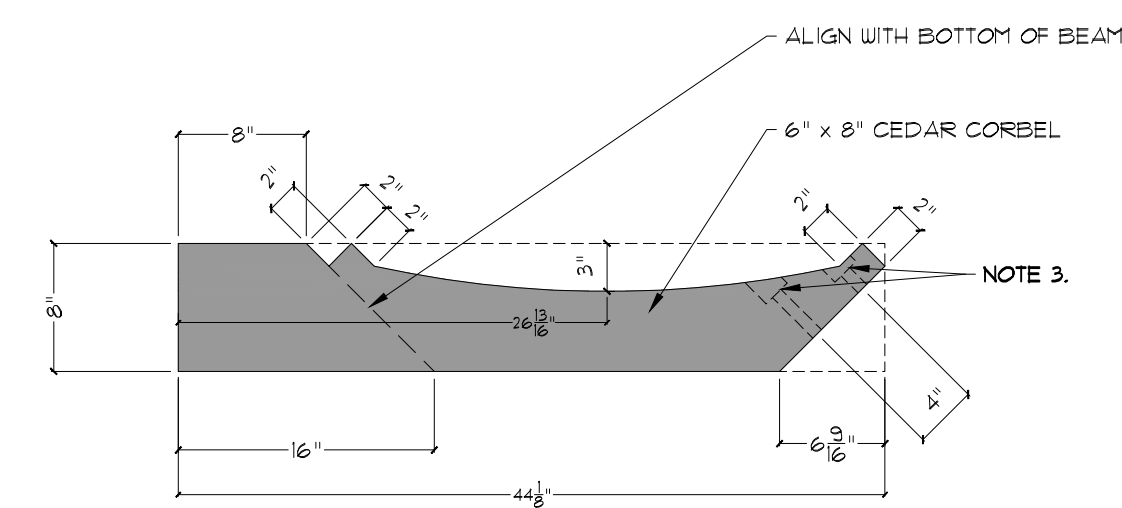


SECTION A-A'

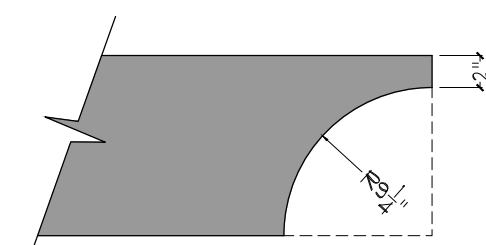


4 CAST STONE STEP - 14" SCALE: 1" = 1'-0"

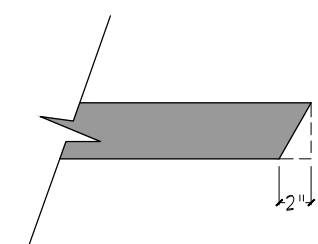
NOTES:
1. CUTS ARE 45 DEGREES.
2. MATCH CORBEL 6 INCH DIMENSIONAL LUMBER W/ 6X6 DIMENSIONAL LUMBER POST.
3. FREE DRILL HOLES AND COLLAR USE A FORSTNER BIT OF ADEQUATE SIZE FOR THE WASHER TO FIT INTO THE COLLAR. DEPTH OF COLLAR SHALL BE EQUAL TO BOLT HEAD AND WASHER TOGETHER.



5 CORBEL SCALE: 1" = 1'-0"

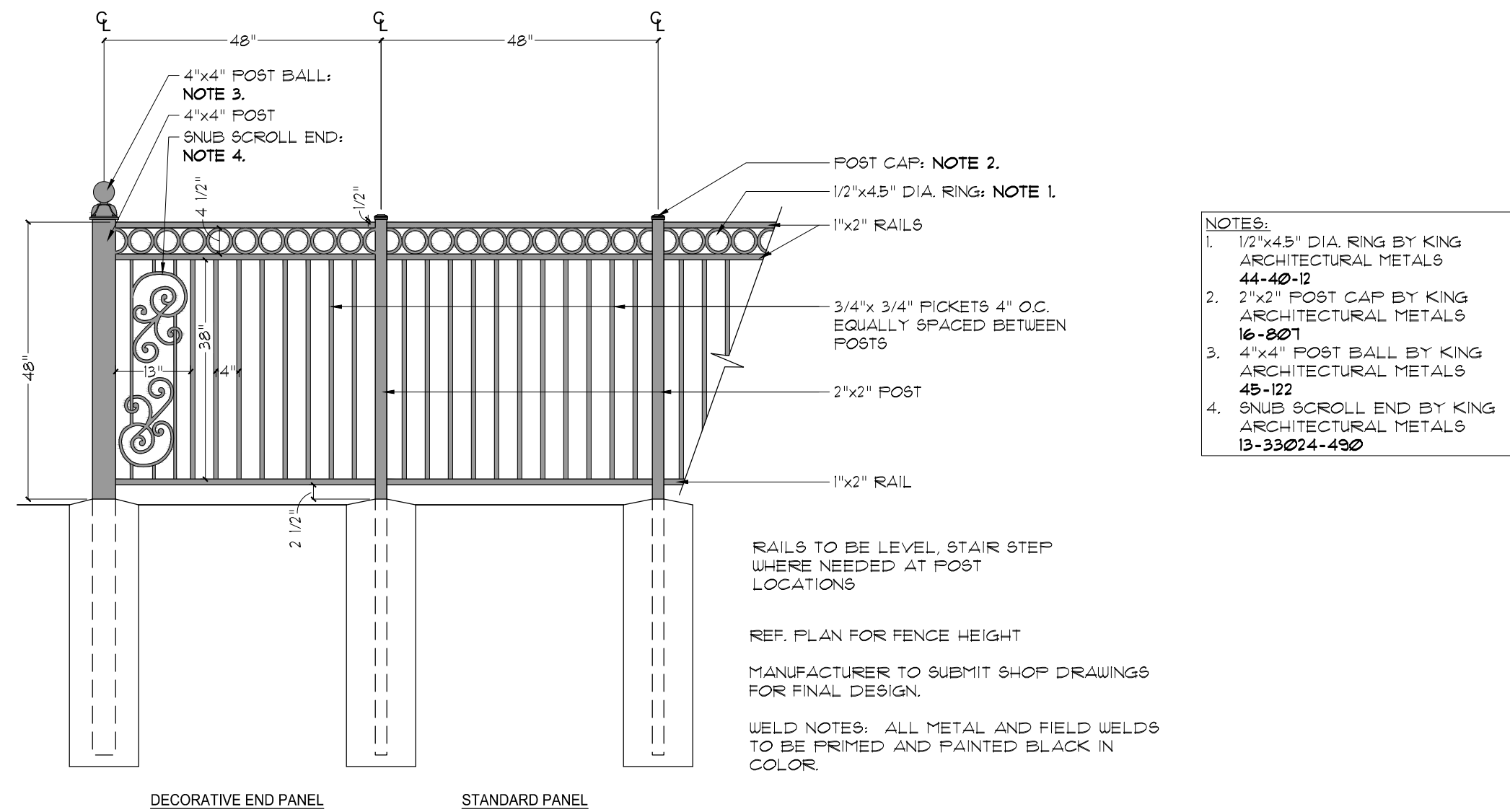


6 BEAM A AND B END CUT SCALE: 1" = 1'-0"



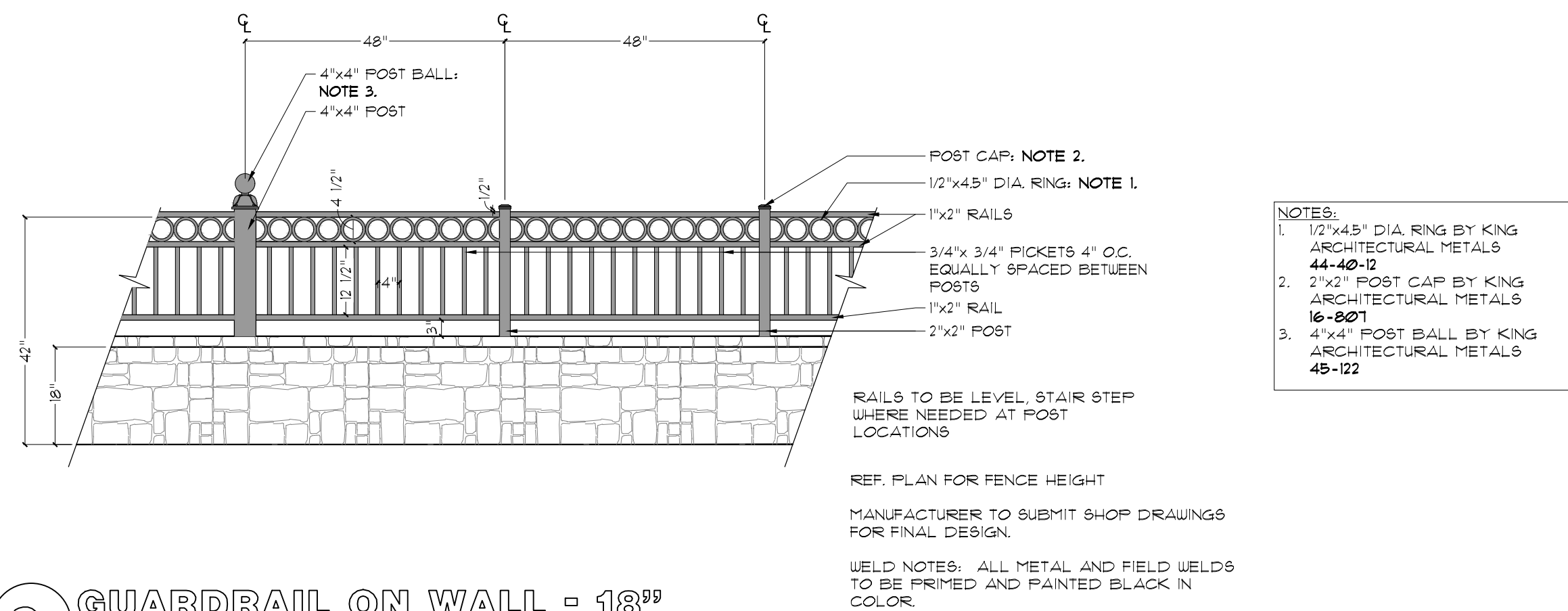
7 PURLIN END CUT SCALE: 1" = 1'-0"

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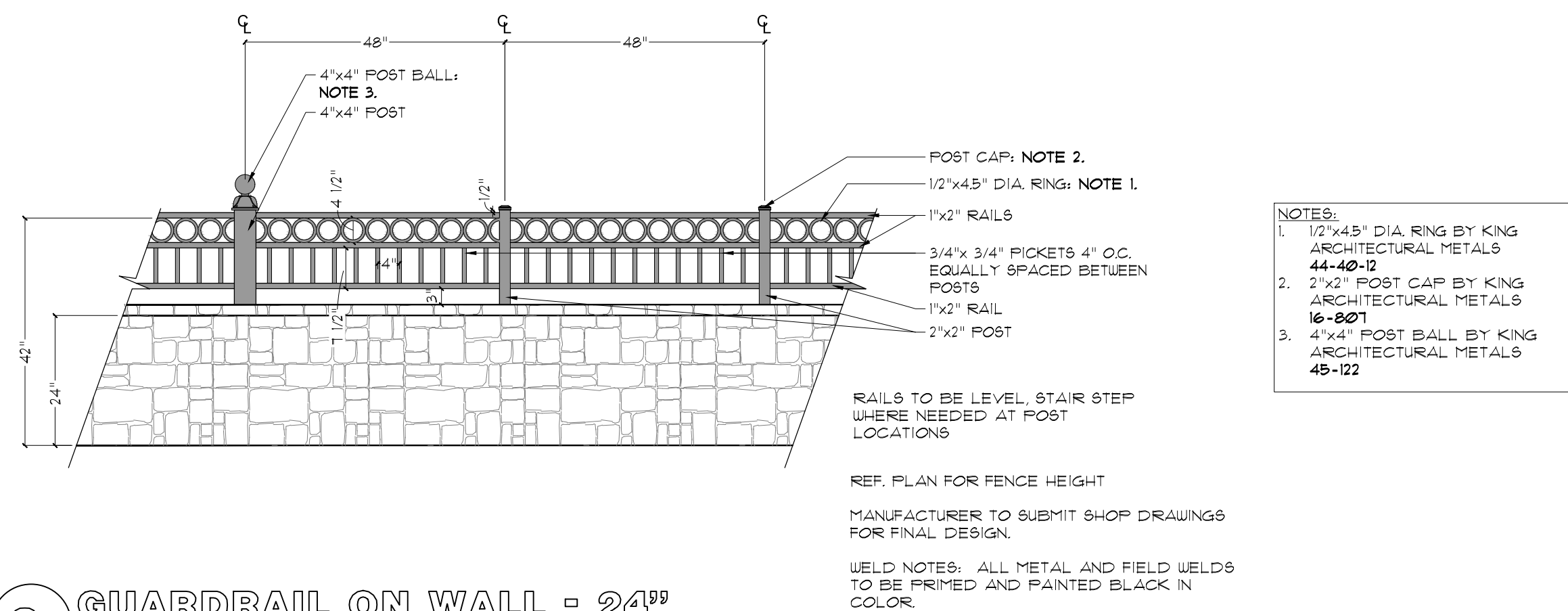
1. ORNAMENTAL GUARDRAIL

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



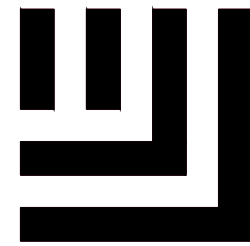
2. GUARDRAIL ON WALL - 18"

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



3. GUARDRAIL ON WALL - 24"

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



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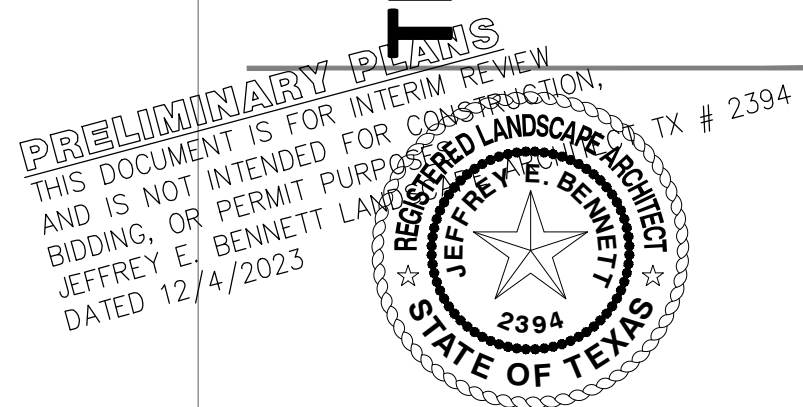
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THE RESERVE AT MARTY B'S CONSTRUCTION PLANS 1001 I.T. NEELY DRIVE TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-LANDARCH-HD1.DWG
CHECKED BY	JEB
DRAWN BY	JEB
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SHEET

HARDSCAPE DETAILS

L4.05

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DATED 12/4/2023



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NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	BFP22001
FILENAME	BFP22001-L51.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	50 SCALE
DATE	10.2.2023

LANDSCAPE PLAN

L5.00

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Professional Seal of Jeffrey E. Bennett, Registered Landscape Architect, State of Texas, License No. 2394.

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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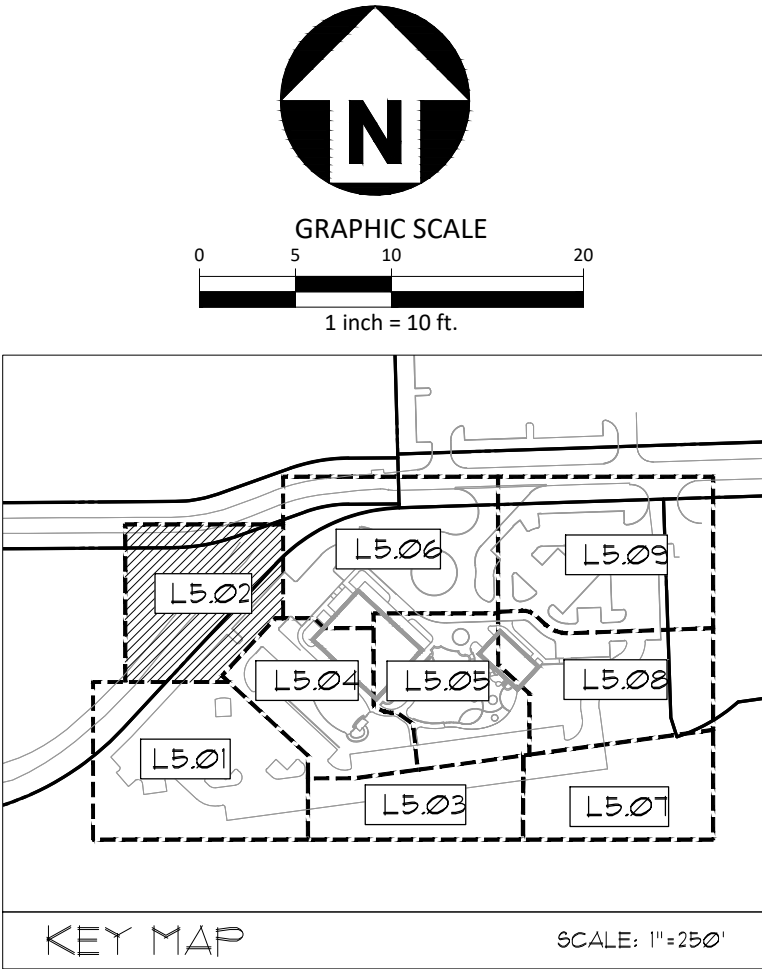
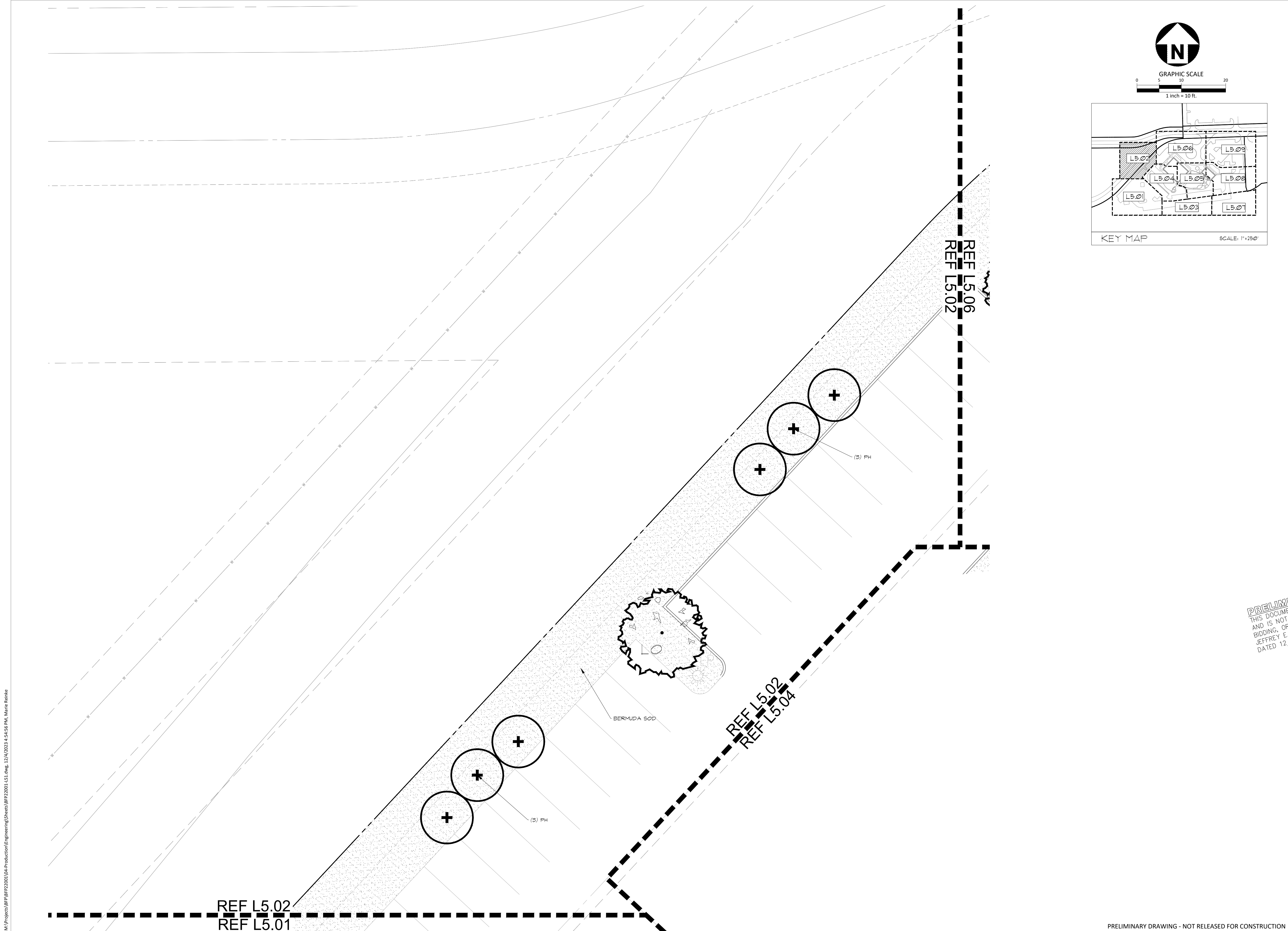
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DRAWN BY	MMR
SCALE	10 SCALE
DATE	10.2.2023

LANDSCAPE PLAN

L5.01



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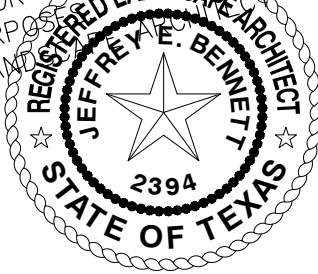
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DATED 12/4/2023



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PLAN INFORMATION

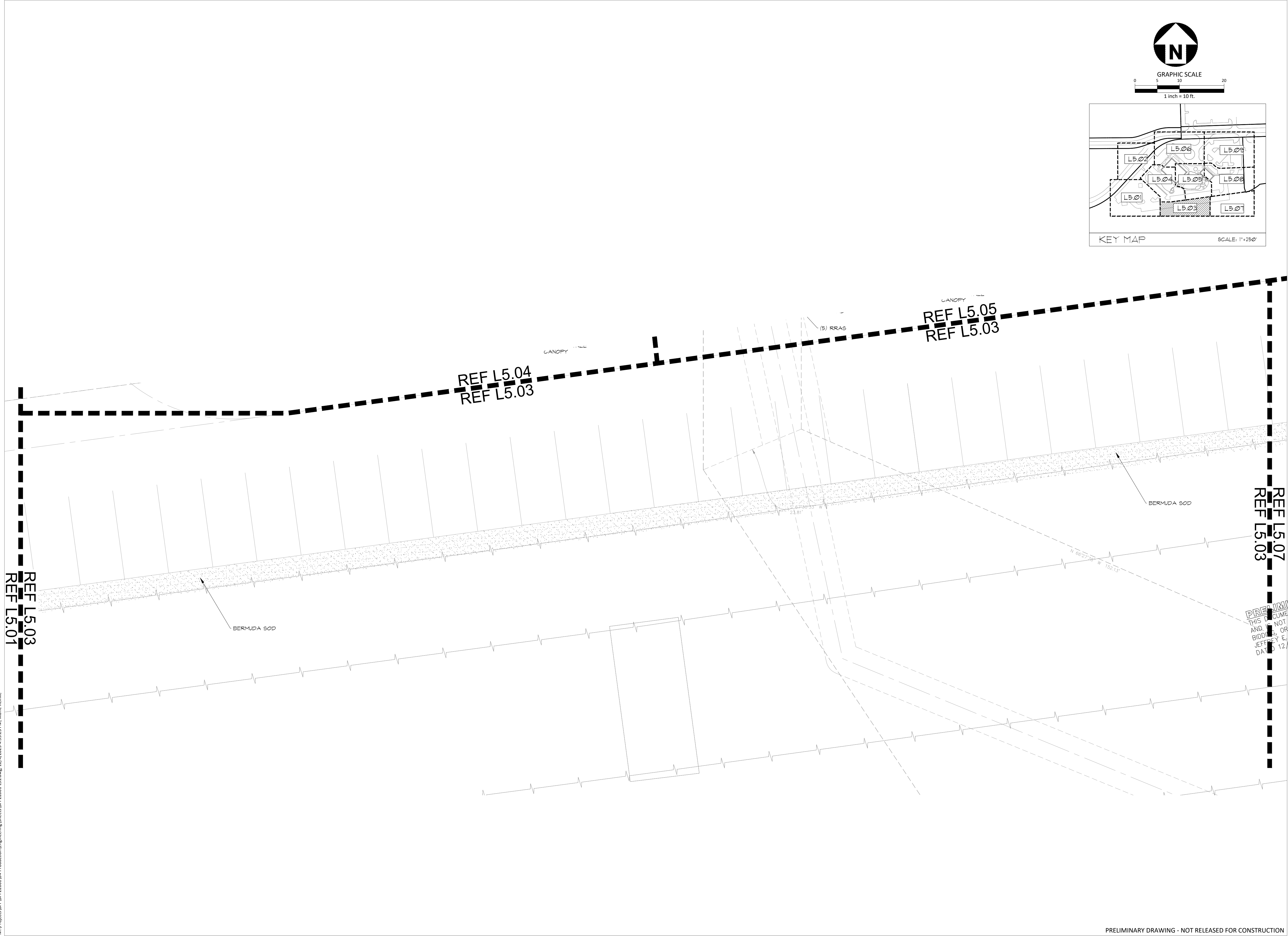
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SHEET

LANDSCAPE PLAN

L5.02

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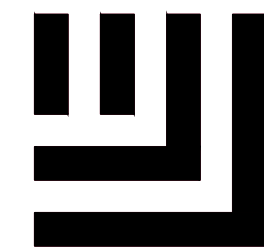
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JEFFREY E. BENNETT LANDSCAPE ARCHITECTS
DATE: 12/4/2023

REGISTERED LANDSCAPE ARCHITECT
JEFFREY E. BENNETT
2394
STATE OF TEXAS

REVISIONS		
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FILENAME	BFP22001-LS1.DWG	
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SCALE	10 SCALE	
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LANDSCAPE PLAN

L5.03



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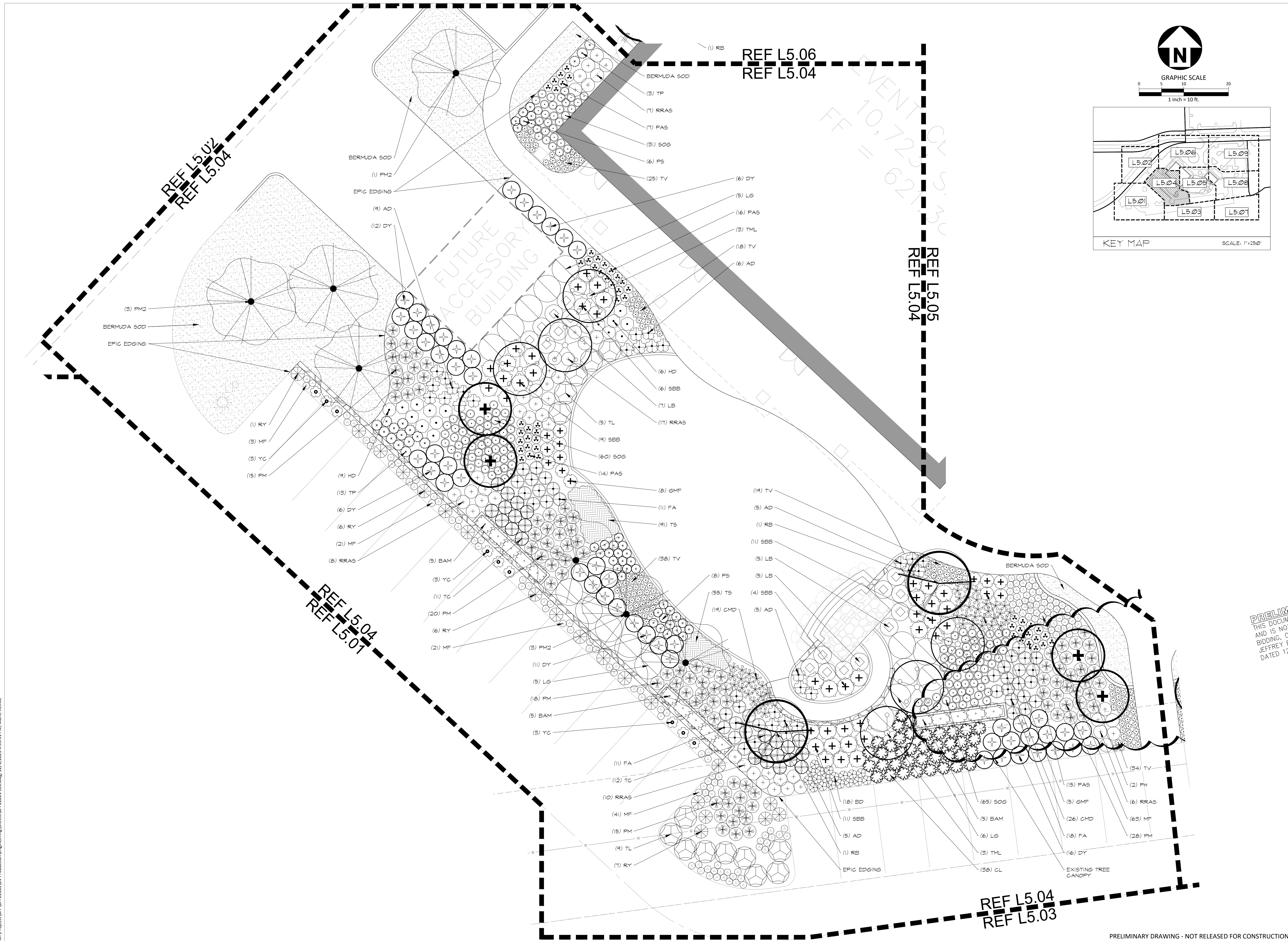
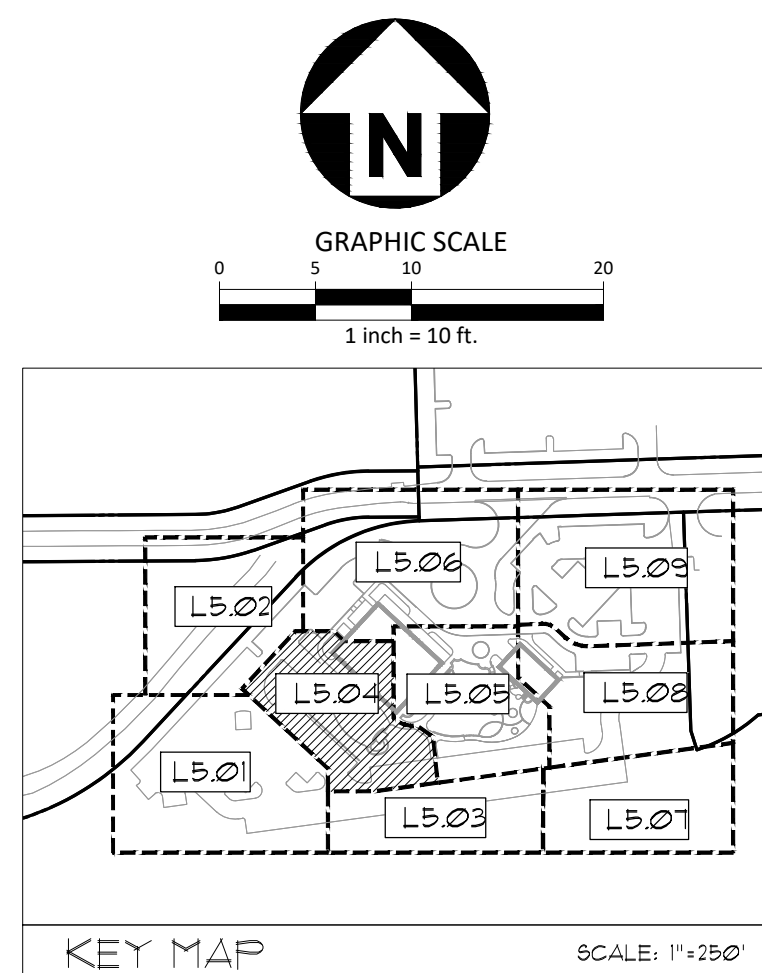
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SCALE	10 SCALE
DATE	10.2.2023

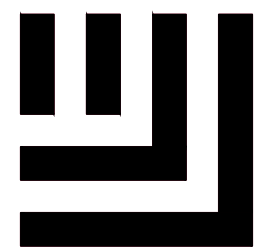
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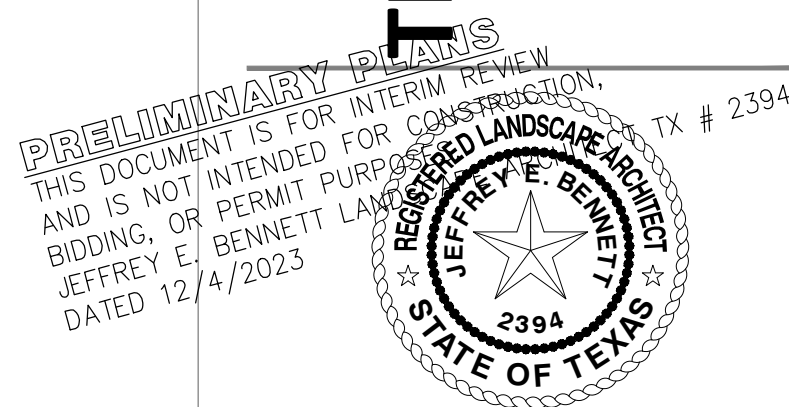
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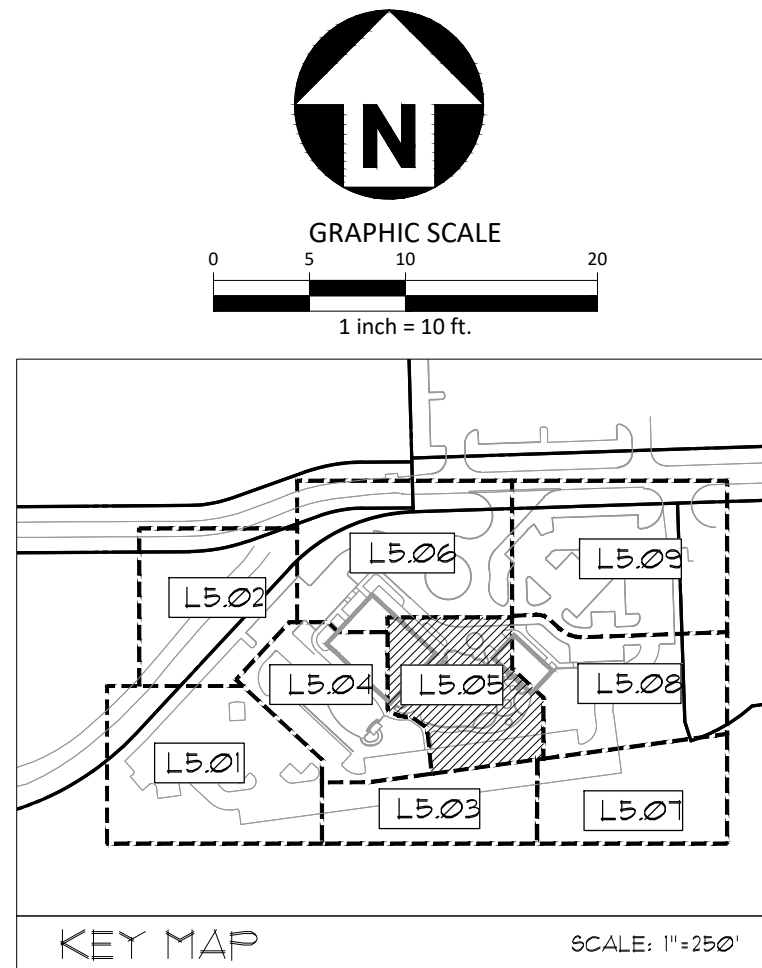
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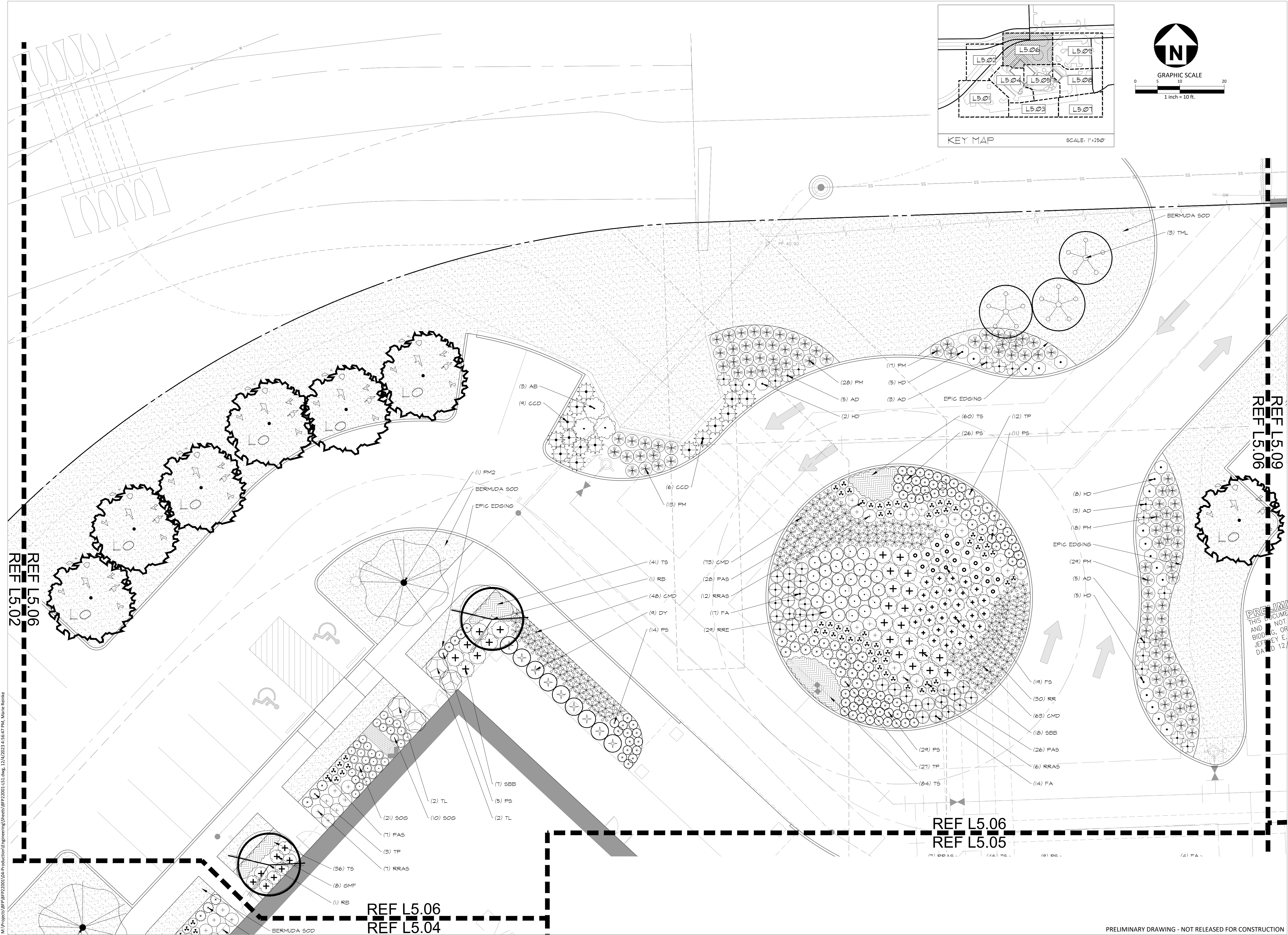
LANDSCAPE PLAN

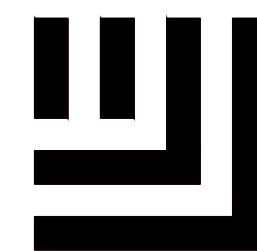
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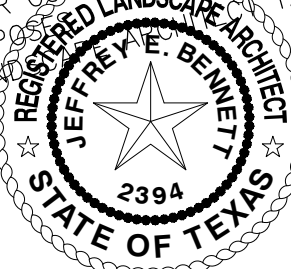
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DATED 12/4/2023 TX # 2301



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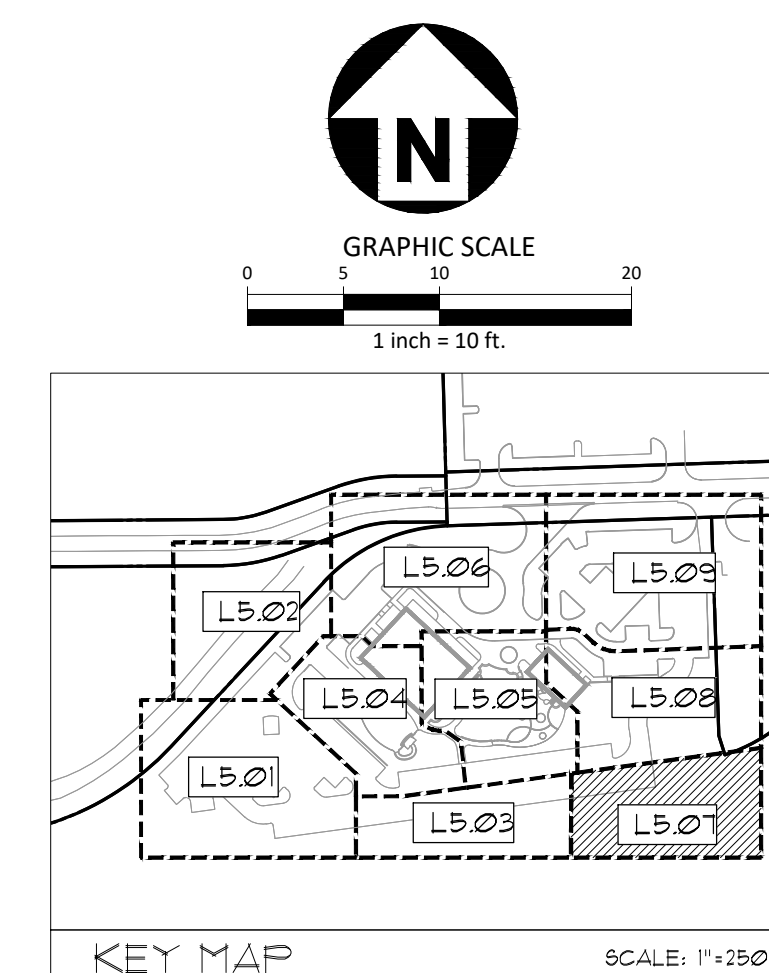
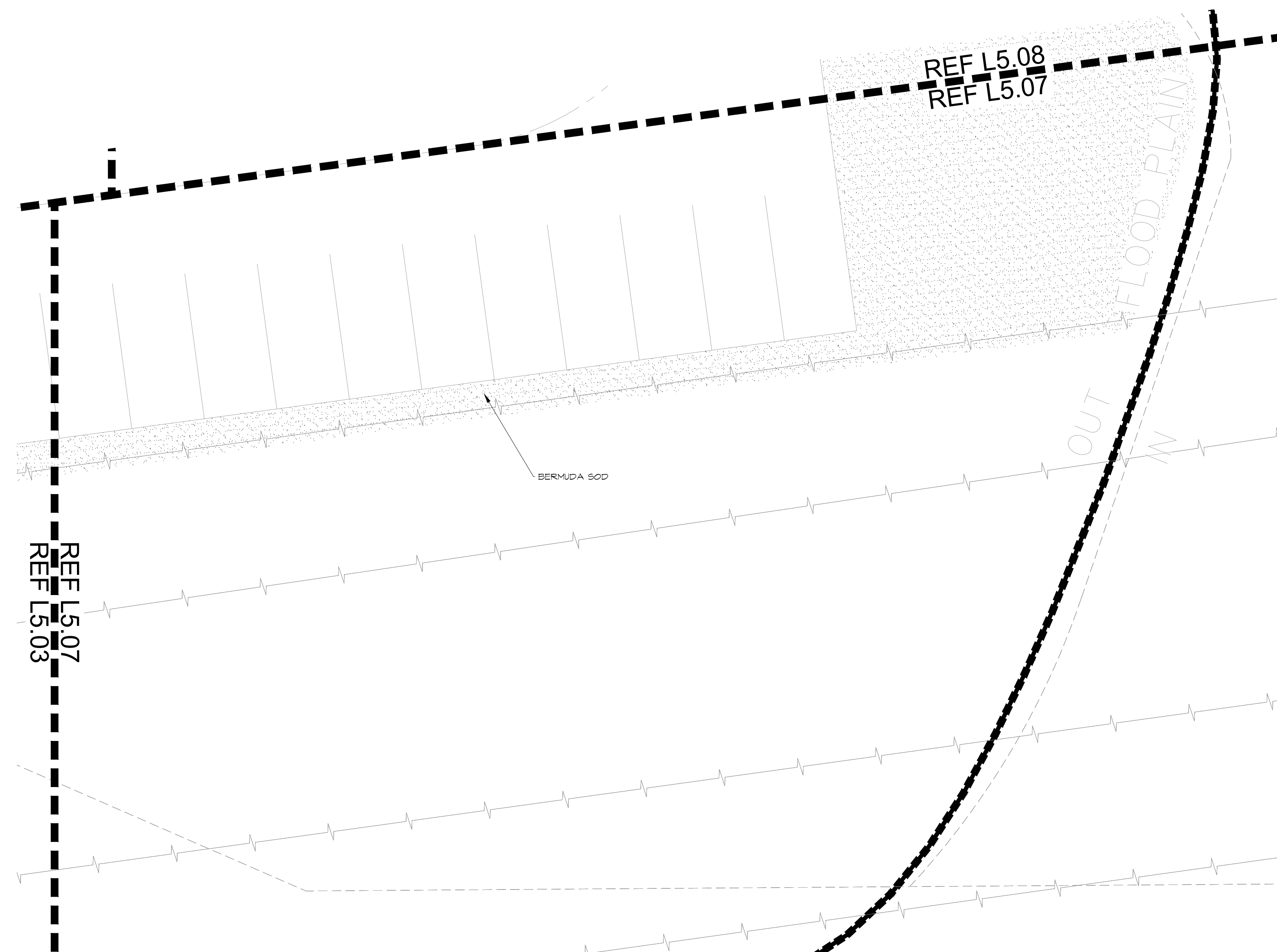
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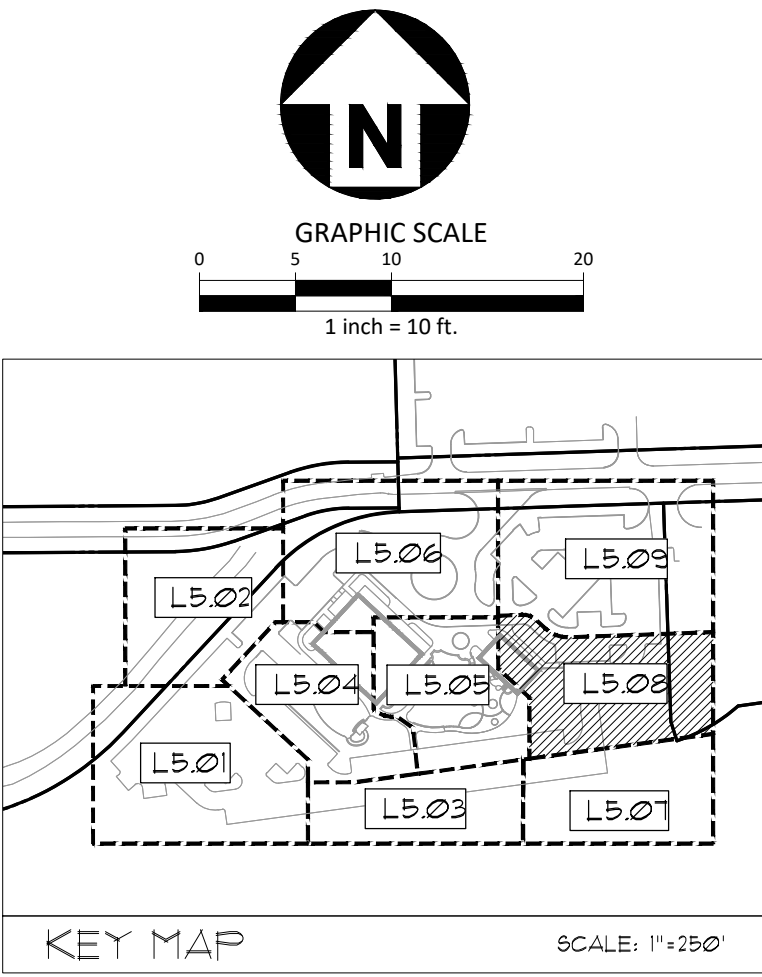
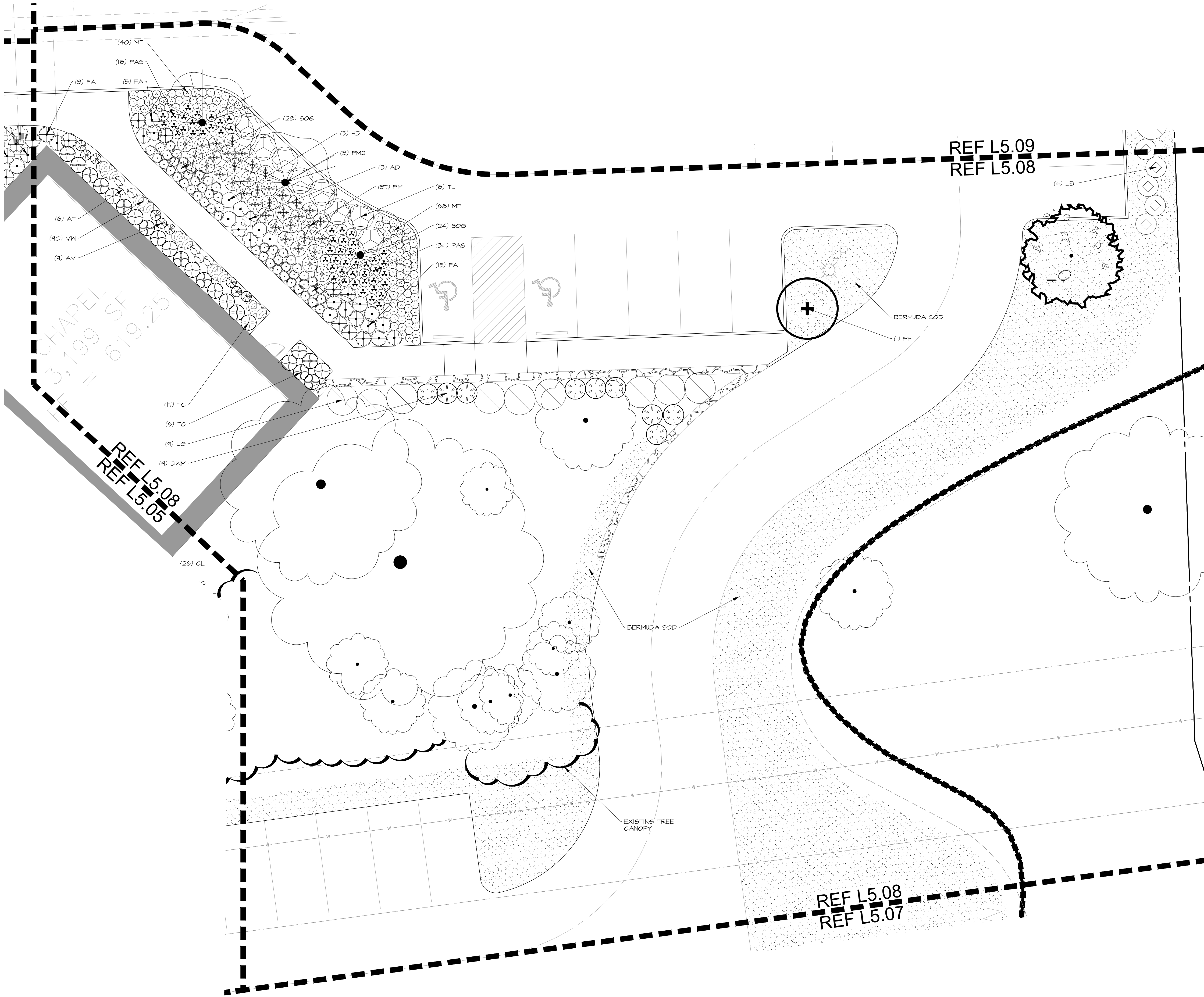
LANDSCAPE PLAN

L5.07



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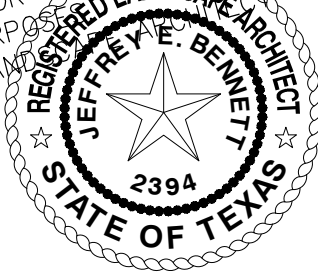
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fax 972.436.9715
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www.mcadamsco.com

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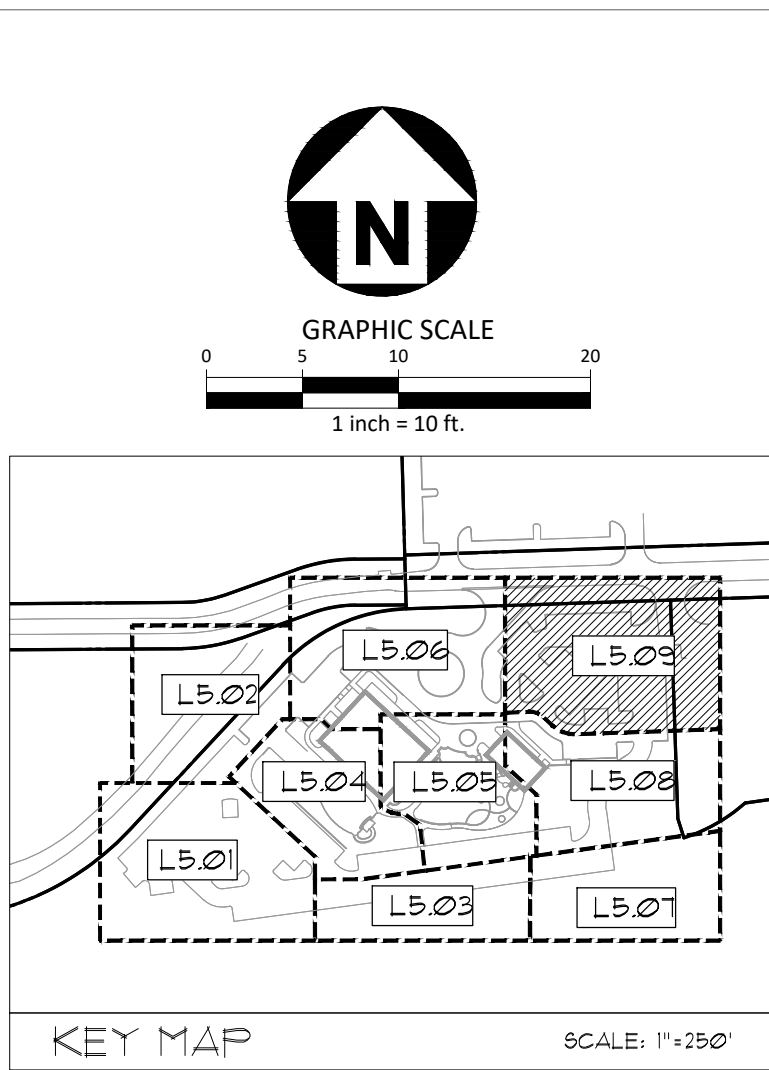
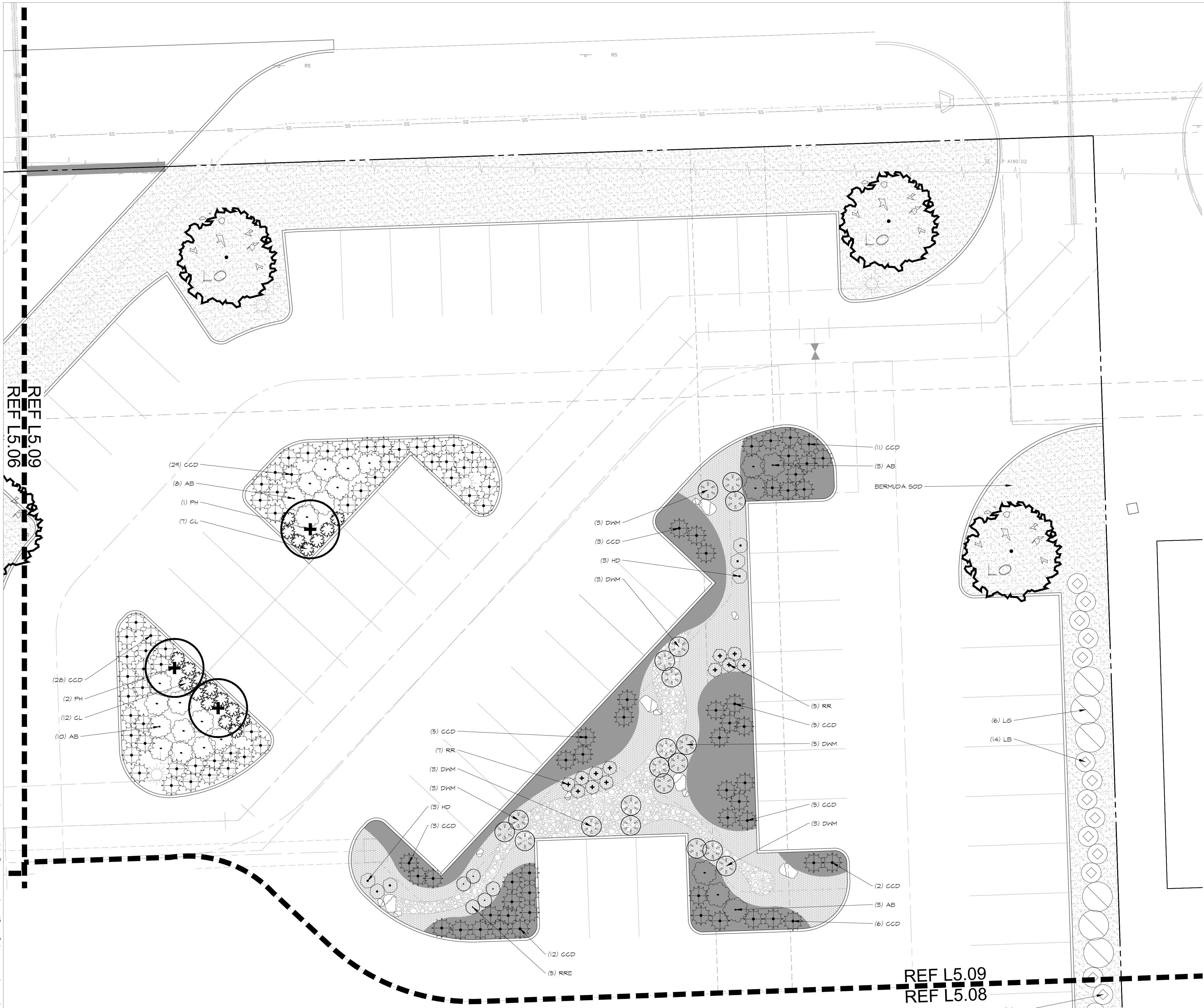
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LANDSCAPE PLAN

L5.08

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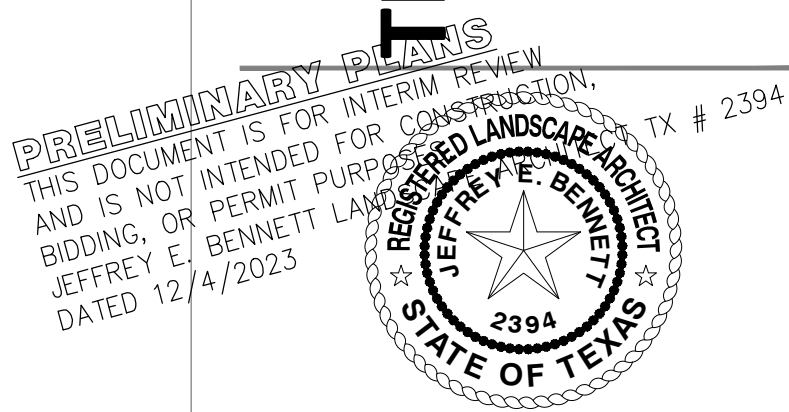


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SCALE	10 SCALE
DATE	10.2.2023

SHEET

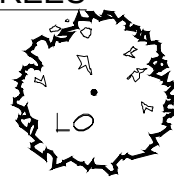
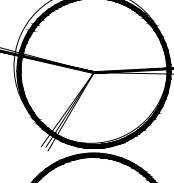
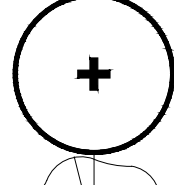
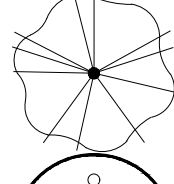
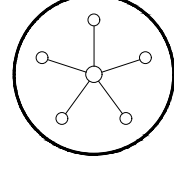
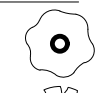



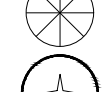


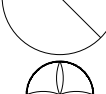
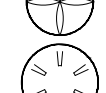
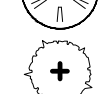
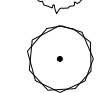
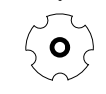
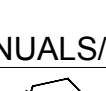
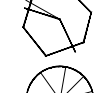
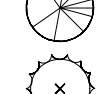
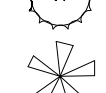
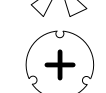
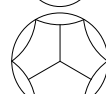
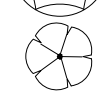
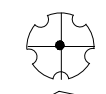
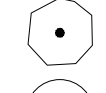
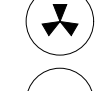
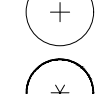
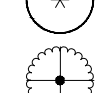
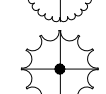



LANDSCAPE PLAN






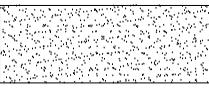
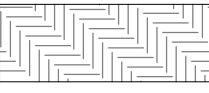

L5.09

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\P\Projects\BFP\BFP22001\04-Production\Engineering\Sheets\BFP22001-L51.dwg, 12/4/2023 4:38:00 PM, Marie Reinke

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS
TREES							
	LO	15	Southern Live Oak	Quercus virginiana	3"	10' - 12'	PER PLAN
ORNAMENTAL TREES							
	RB	7	Eastern Redbud	Cercis canadensis	20 GAL	7' - 8'	PER PLAN
	PH	18	Possumhaw Holly	Ilex decidua	20 GAL	7' - 8'	PER PLAN
	PM2	12	Mexican Plum	Prunus mexicana	20 GAL	7' - 8'	PER PLAN
	TML	9	Texas Mountain Laurel	Sophora secundiflora	20 GAL	7' - 8'	PER PLAN
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD
SHRUBS							
	FS	19	Flame Acanthus	Anisacanthus quadrifidus wrightii	3 gal	18"	3' - 0"
	BAM	25	Golden Goddess Hedge Bamboo	Bambusa multiplex 'Golden Goddess'	3 gal		
	AB	29	American Beautyberry	Callicarpa americana	3 gal	36"	
	SBB	75	Southern Beeblossom	Gaura angustifolia	3 gal	24"	4' - 0"
	RY	56	Red Yucca	Hesperaloe parviflora	3 gal	12"	3' - 0"
	DY	73	Dwarf Yaupon	Ilex vomitoria 'Nana'	3 gal	18"	24' - 28"
	LB	47	Texas Sage	Leucophyllum frutescens 'Bertstar Dwarf'	3 gal	18"	PER PLAN
	LG	36	Green Cloud Texas Sage	Leucophyllum frutescens 'Green Cloud'	3 gal	18"	PER PLAN
	TC	60	Turk's Cap	Malvaviscus drummondii	3 gal	36"	4' - 0"
	DWM	29	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal	36"	4' - 0"
	RR	42	Rock Rose	Pavonia lasiopetala	3 gal	12"	PER PLAN
	RRE	34	Rock Rose 'Ellen's Legacy'	Pavonia lasiopetala	3 gal	18"	PER PLAN
	YC	21	Buckley's Yucca	Yucca constricta	3 gal		
ANNUALS/PERENNIALS							
	AT	27	Texas Gold Columbine	Aquilegia chrysantha hinckleyana 'Texas Gold'	3 gal		
	AV	31	European Columbine	Aquilegia vulgaris	3 gal	12"	
	TP	73	Texas Primrose	Calylophus drummondianus berlandieri	3 gal		
	CMD	310	Damanita	Chrysactinia mexicana	3 gal		
	GMF	39	Gregg's Mistflower	Conoclinium greggii	3 gal		
	TL	65	Texas Lantana	Lantana urticoides	3 gal		
	BD	60	Blackfoot Daisy	Melampodium leucanthum	1 gal	12"	24' o.c.
	AD	69	Augusta Duelberg Mealy Sage	Salvia fannacea 'Augusta Duelberg'	3 gal		
	HD	49	Henry Duelberg Mealy Sage	Salvia fannacea 'Henry Duelberg'	3 gal		
	PAS	189	Purple Autumn Sage	Salvia greggii 'Purple'	3 gal		
	RRAS	85	Radio Red Autumn Sage	Salvia greggii 'Radio Red'	3 gal		
	PS	151	Pink Skullcap	Scutellaria suffrutescens	1 gal	12"	24' o.c.
	FA	122	Fall Aster	Symphyotrichum oblongifolium	3 gal		
	CCD	124	Copper Canyon Daisy	Tagetes lemmonii	3 gal		
BULBS							
	TV	217	Society Garlic	Tulbaghia violacea	3 gal		

GRASSES									
	SOG	268	Side Oats Grama	Bouteloua curtipendula	3 gal	18"	2' - 0"		
	CC	342	Cherokee Sedge	Carex cherokeensis	3 gal	6"	12"		
	CL	120	Inland Sea Oats	Chasmanthium latifolium	3 gal	12"	2' - 0"		
	PM	271	Pink Muhly	Muhlenbergia capillans	3 gal	18"	3' - 0"		
	MF	594	Mexican Feathergrass	Nassella tenuissima	3 gal	12"	2' - 0"		
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		
GROUND COVERS									
	CYDA	34,047 sf	Bermuda 419	Cynodon dactylon	Sod				
	TS	534	Four Nerve Daisy	Tetraneuris scaposa	3 gal				
	VW	438	Missouri Violet	Viola missouriensis	3 gal				



McAdams

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972.436.9712
fax 972.436.9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com


CLIENT

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913 HAT CREEK COURT
BARTONVILLE, TX 76226
MARTYWBRYAN@GMAIL.COM
972.819.5177



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226

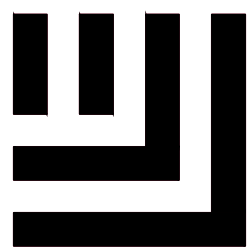
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JEFFREY E. BENNETT LANDSCAPE ARCHITECT
DATED 12/4/2023



REVISIONS		
NO.	DATE	DESCRIPTION
PLAN INFORMATION		
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PROJECT NO.	BFP22001	
FILENAME	BFP22001-LS1.DWG	
CHECKED BY	JEB	
DRAWN BY	MMR	
SCALE	#####	
DATE	10.2.2023	
SHEET		

LANDSCAPE PLAN

L5.10



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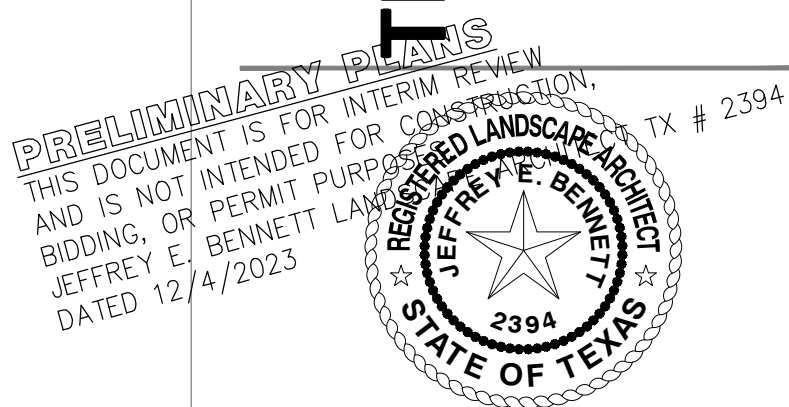
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REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

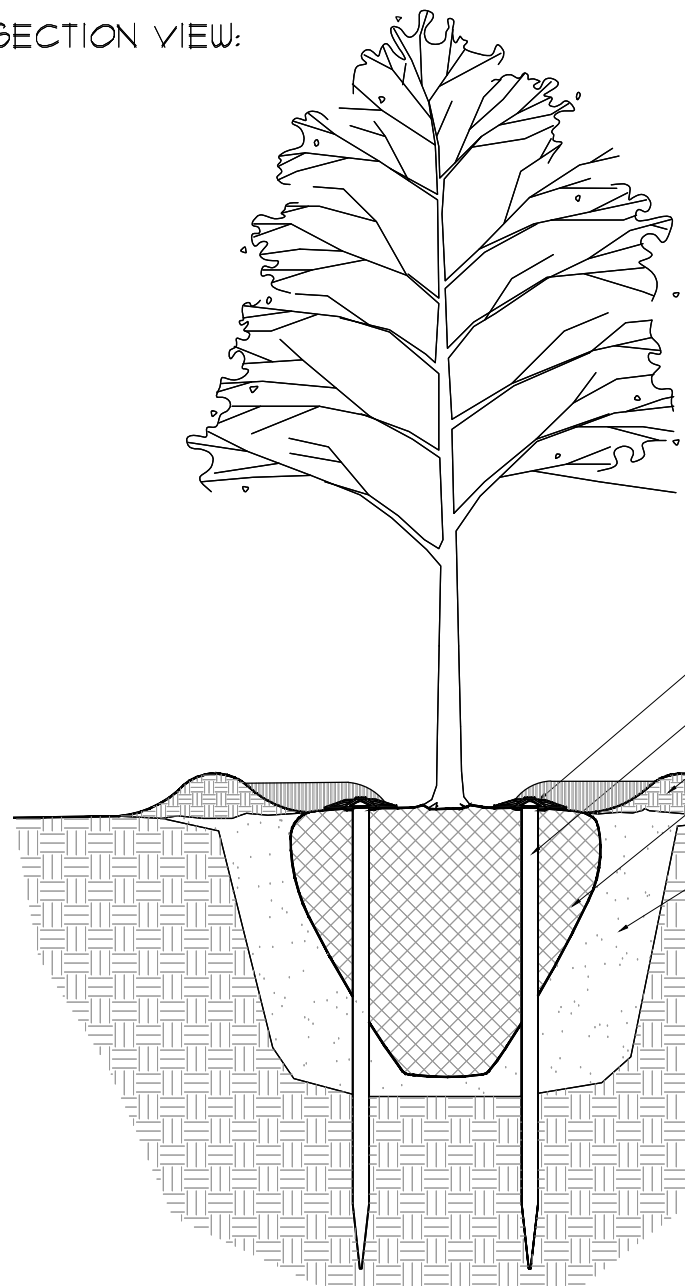
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FILENAME	BFP22001-LANDARCH-LD1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	AS SHOWN
DATE	10.2.2023

SHEET

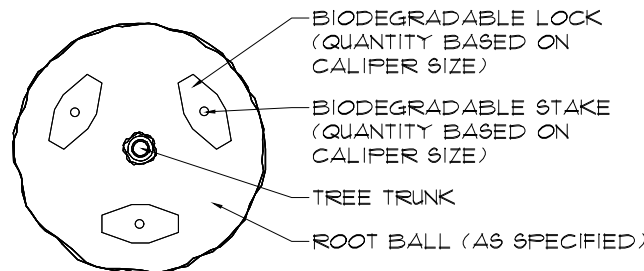
LANDSCAPE DETAILS

L5.11

SECTION VIEW:



PLAN VIEW:



BIODEGRADABLE LOCK BY ARBORSTAKE™
(QUANTITY BASED ON CALIPER SIZE)
BIODEGRADABLE STAKE BY ARBORSTAKE™
(QUANTITY BASED ON CALIPER SIZE)
WATER-WELL / SAUCER (USE TOPSOIL)
ROOT BALL (AS SPECIFIED)
BACKFILL CONSISTS OF 25%
TOPSOIL AND 75% NATIVE SOIL
UNDISTURBED SUBGRADE

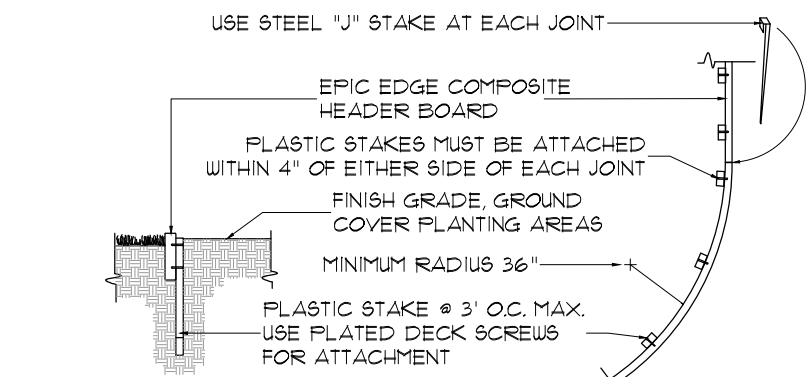
NOTES:
MINIMUM STAKE QUANTITY IS THREE
(3) THEN ADD ONE (1) STAKE PER
CALIPER INCH GREATER THAN
THREE INCHES (3").

STAKES SHALL BE DRIVEN THROUGH
THE ROOT BALL AND INTO THE
EXISTING GRADE AS SHOWN.

BARK MULCH OR WOOD CHIPS USED
WITHIN TREE PLANTING AREA MUST
STAY 12" AWAY FROM TRUNK IN
ORDER TO LEAVE ROOT FLARE
EXPOSED.

CONTACT:
ARBOR STAKES, LLC.
214-810-6678

1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



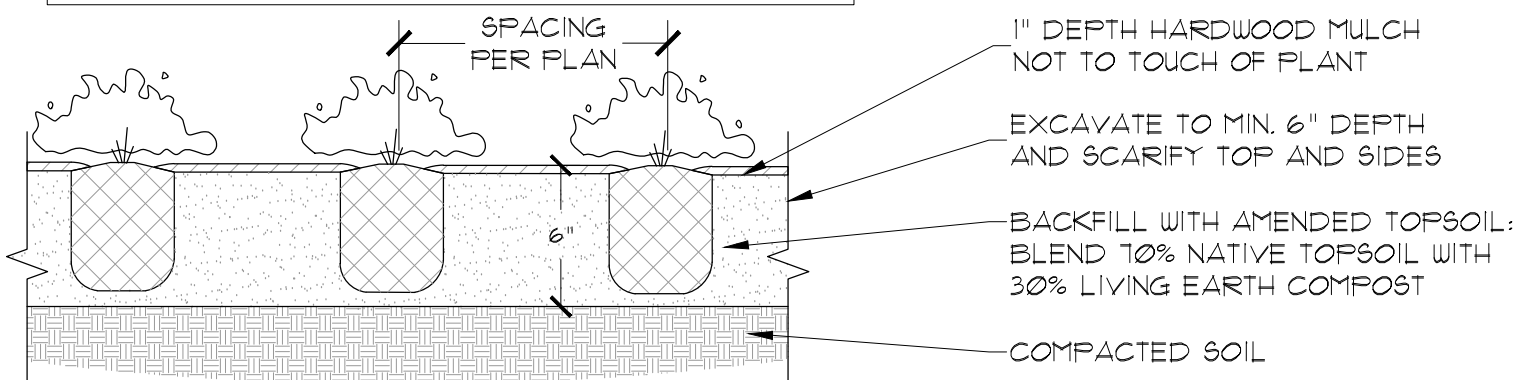
SECTION	FOR ACTUAL SIZE	MIN. RADIUS POSSIBLE
1X6	3 1/2" X 2"	36"

PLAN VIEW	NOTE:
SCALE: NTS	1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

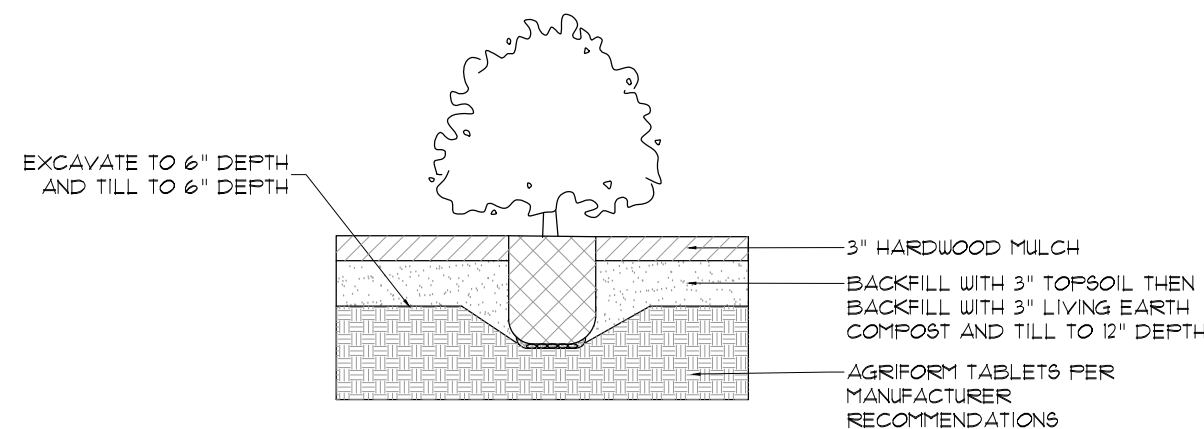
EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL
BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

4. EPIC EDGE COMPOSITE HEADER BOARD
1/4"=1' NTS

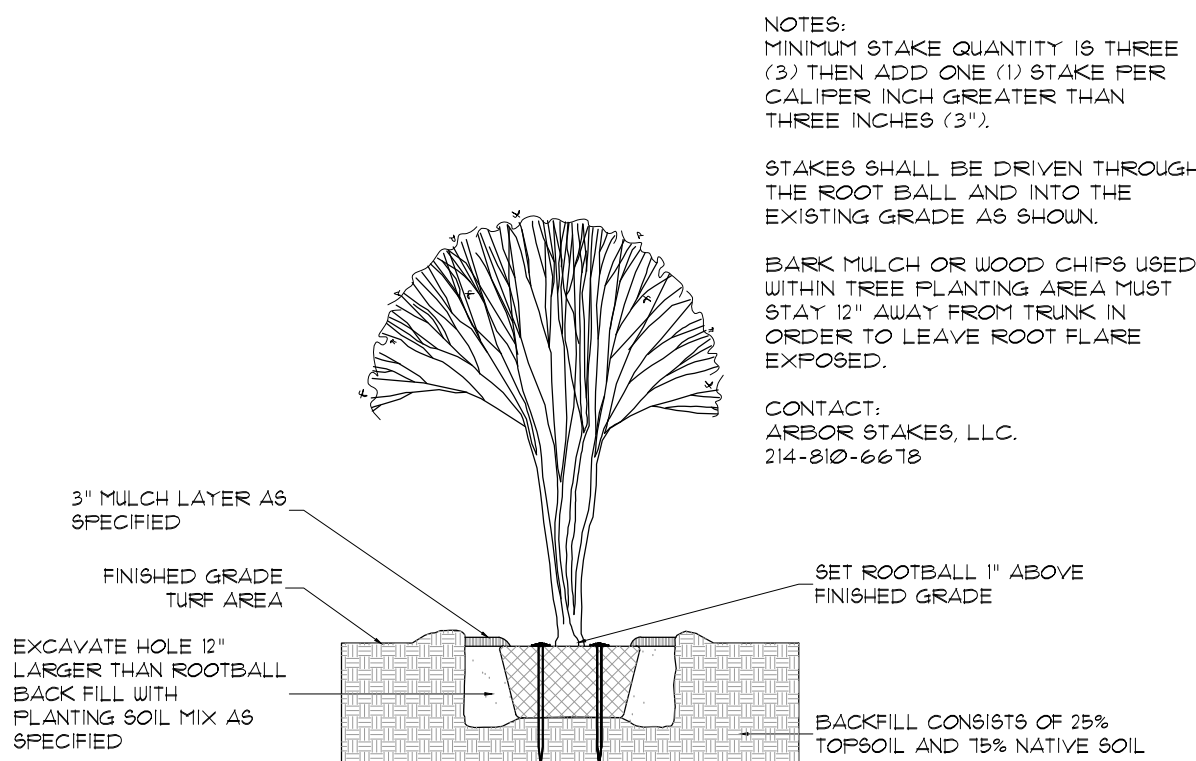
NOTE: SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.



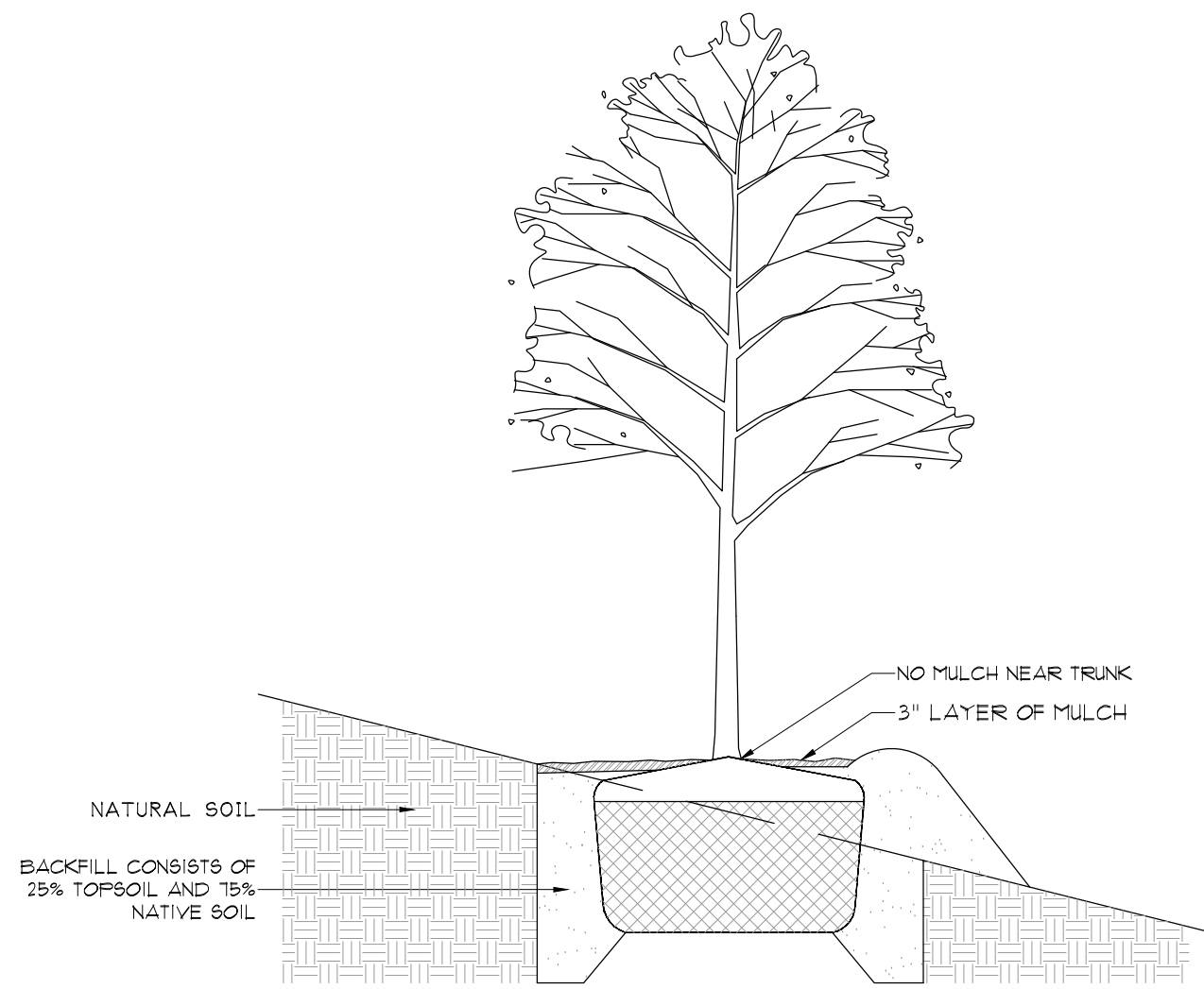
2. GROUNDCOVER PLANTING DETAIL
SCALE: NOT TO SCALE



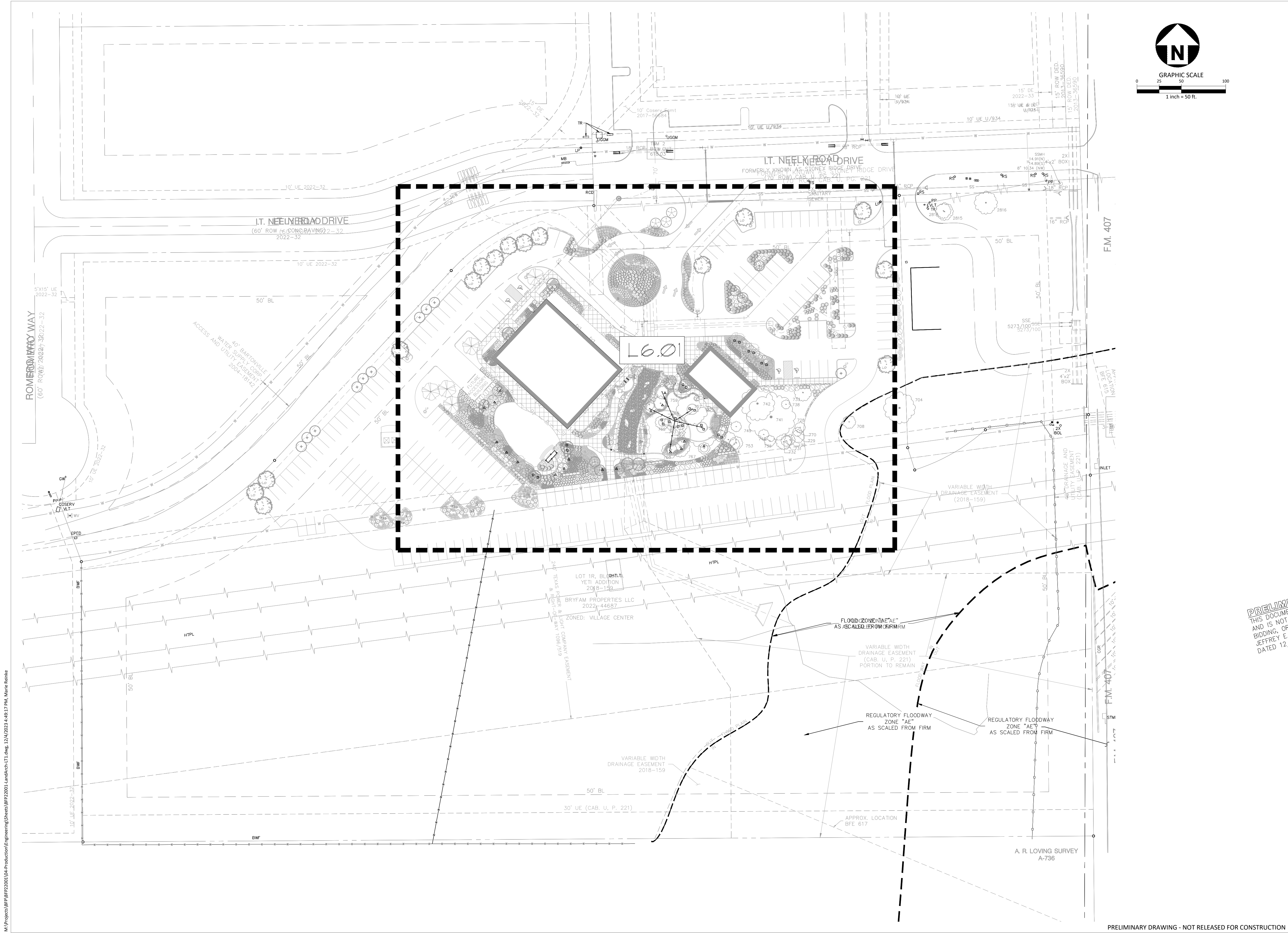
3. SHRUB PLANTING DETAIL
1/2"=1'



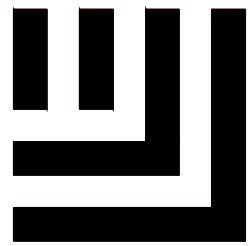
5. MULTI TRUNK TREE STAKING
1/4"=1'



6. TREE PLANTING ON A SLOPE
1/4"=1'



M:\Projects\BFP\BFP22001\04-Production\Engineering\Sheets\BFP22001-LandArch-LT1.dwg, 12/4/2023 4:49:17 PM, Marie Renke



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DATED 12/4/2023



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-LANDARCH-LT1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	50 SCALE
DATE	10.2.2023

SHEET

LIGHTING PLAN

L6.00

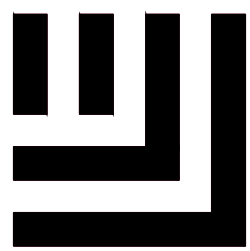
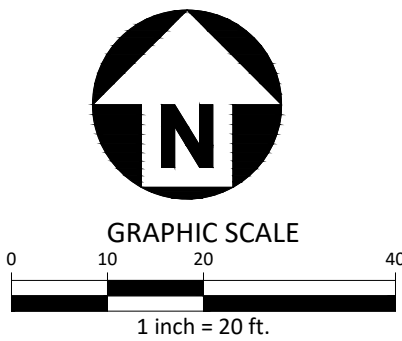
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE RESERVE AT MARTY B'S
LIGHTING SCHEDULE

Luminaire Schedule

Symbol	Qty	Arrangement	Description
△	18	SINGLE	LANDSCAPE UP LIGHT - 120V LED LANDSCAPE BULLET
□	18	SINGLE	LANDSCAPE DOWN LIGHT - 120V LED LANDSCAPE BULLET
△	5	SINGLE	WALL MOUNTED LIGHT
—	8	SINGLE	STEP RISER LIGHT
○	2	SINGLE	OUTDOOR POST LANTERN
—	157 LF	SINGLE	FESTOON STRING LIGHTS

*BLACK FINISH



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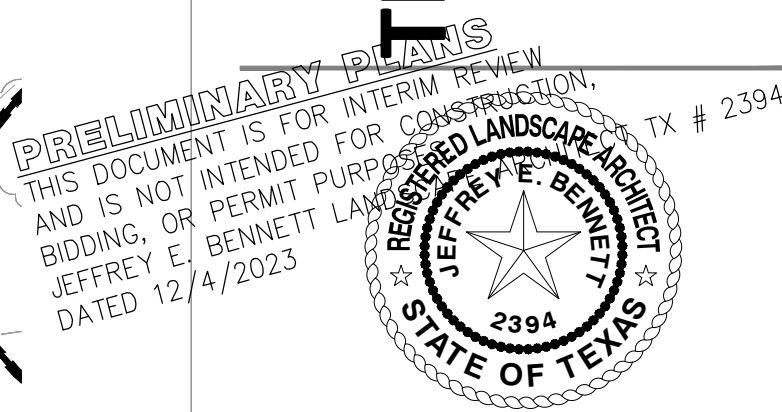
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SCALE	20 SCALE
DATE	10.2.2023

SHEET

LIGHTING PLAN

L6.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION – The Genesis Gen2 line of LED landscape bullets are the most versatile LED fixtures on the market today. Various beam spreads and wattages allow for a customized finish to any property. The high end residential grade system was designed for 120V operation residential applications.

CONSTRUCTION – The die cast aluminum heat sink has 12 heat dissipating fins to maintain a cool operating LED for maximum life. The fins are independently supported by allow for unobstructed airflow. The fixture is designed to efficiently perform in any mounting orientation.

FINISH – A cathodic epoxy electrocoat primer or E-Coat is applied to all die cast aluminum components. E-coating provides the ultimate in corrosion and chemical resistance, providing superior salt spray, humidity, and cyclic corrosion endurance. After the E-Coat is applied a super durable polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, OD Green, White. Custom colors available upon request.

OPTICAL SYSTEM – Techlight's proprietary OptoSystem™ utilizes Each system is provided with a high performance convex lenslight glass and/or hood lens made with low iron content tempered borosilicate glass. Lenses are field changeable. A 95% reflective UV stabilized specular reflector is included with each system. The convex lenses and shields are configured to ensure water runs off and debris is washed clear of the lens in an up light application. A variety of glass lens filters are available to help meet your specific lighting needs.

ELECTRICAL SYSTEM – NOTE: A Techlight Surge Protector must be incorporated into the LED system at the beginning of each circuit as a minimum. Failure to do so will void the system warranty. Fixtures operate at 120V input voltage. Nominal open circuit current: 68 amps. A 17 watt LED source provides approximately 1000 CRI Lumens of light. System is compatible with the use of a relay or TRAC-Dimmer.

MOUNTING – The die cast aluminum mount is secured to the head sink by stainless steel screws and is

GM2 SERIES

Genesis Gen2 Medium 120V LED Landscape Bullet

Patent: D0648056



SERIES	HOUSING HEIGHT	LENGTH & WIDTH
GM2	4.1"	5.5" x 3.0"

equipped with an integral o-ring. A 1/2" threaded knuckle is provided standard.

LISTINGS – ETL listed for wet locations. Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

WARRANTY – Techlight warrants the LED lighting Product(s) to be free from defects in material and workmanship for a period of three years for LED Light Engines and LED Power Components, from the date of shipment. Ground mounted products that are provided covered with our proprietary E-Coat environment prior to the application of a powdercoat finish will carry a full 10 year finish warranty. Proper maintenance is required for full finish warranty.

SKU#GM2: **GM2FL17CW1200DG**

ORDERING INFORMATION

Choose the ball-bank options for the appropriate ball-bank configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

GM2	DISTRIBUTION	WATTAGE	COLOR TEMP	VOLTAGE	FINISH
SERIES	FL - Flood (20°) SF - Spot (27°)	17 - 17W	CW - Cool White NW - Neutral White WW - Warm White CRI -80	120 - 120 VAC	BZ - Bronze BK - Black ODG - OD Green WH - White SP - Special

ACCESSORIES

(Order as separate line item)

SGM2DN60	Downlight Shield
SGM2UP30	Up-light Shield
SGM2UP30	Up-light Shield
BO1GL	Tree Base with Ground Lug
TLB02G	1/2" Conduit Base, OD Green
B03	4" Round 2 Hole Cover
B16-12	Paint Tree Base with 12 Strip
TLBBJB	Brass Junction Box
LMSB	20" x 2.5" Mounting Stake
LEDMF0120LENS	Green Glass Lens Filter (each)
LEDMB120LENS	Blue Glass Lens Filter (each)
TLHB00RCH	Digital Timer
PSJ163	16 Gauge 3 Strand Lead Wire
100180°	120-277V 10kV Surge Protector
GM2CAPCVKFLDREFL	60° Flood OptoSystem™ Field Installable Flood Opto
GM2CAPSPOTPREFL	20° Spot OptoSystem™ Field Installable Spot Opto

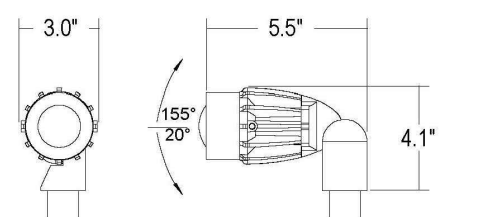


www.techlight.com

GM2 Genesis Gen2 Medium 120V LED Landscape Bullet

AVAILABLE FIXTURE DIMENSIONS

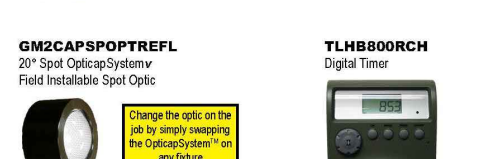
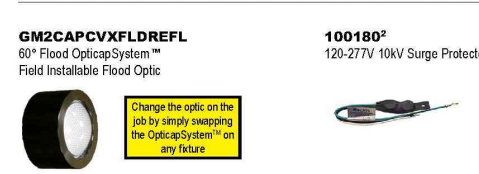
Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



MOUNTING ACCESSORIES



ADDITIONAL FIXTURE ACCESSORIES



SHIELDS



NOTES

1 - Custom RAL color matching is available. Contact your sales representative for additional info.

2 - A Techlight Surge Protector must be incorporated into the LED system at the beginning of each circuit as a minimum. Failure to do so will void the system warranty.

All dimensions and specifications are subject to change without notice.

www.techlight.com

REV: 2022042108

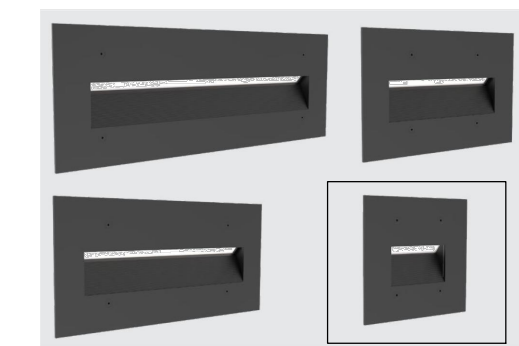
1. LANDSCAPE LIGHTING - UP & DOWN LIGHTS



CALLOR NUMBER

NOTES

TYPE



HSL13 Static White and Static Color Step Light 13

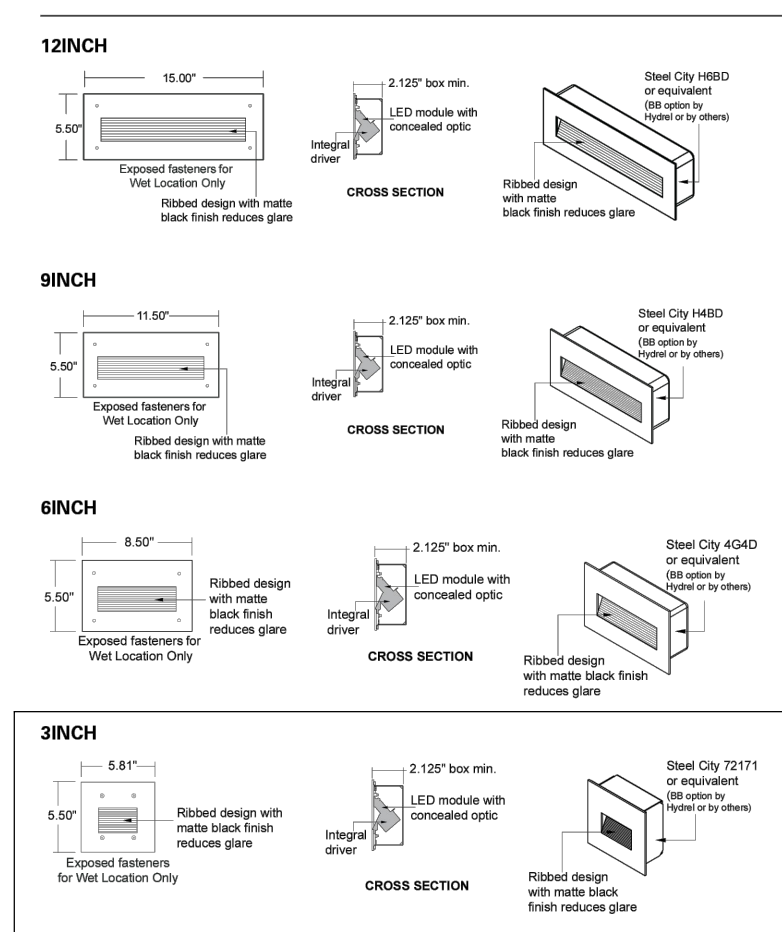
HIGHLIGHTS

- Integral Driver
- Long throw distribution
- Standard 0-10V dimming option
- Die-cast housing with solid aluminum, brass, or stainless steel faceplate
- Wet location listed
- Back Box provided by Hydrel or by others
- Suitable for concrete pour if BB option is chosen or Steel City back box is used

5 year warranty



DIMENSIONS



LUMEN PACKAGES

Distribution	Delivered Lumens	Input Watts	Lumens/Watt
3INCH	83	3	28
6INCH	194	5	39
9INCH	299	8	37
12INCH	386	11	37

Performance data based upon 30K LED BCRI



HSL13 STEP LIGHT | 2

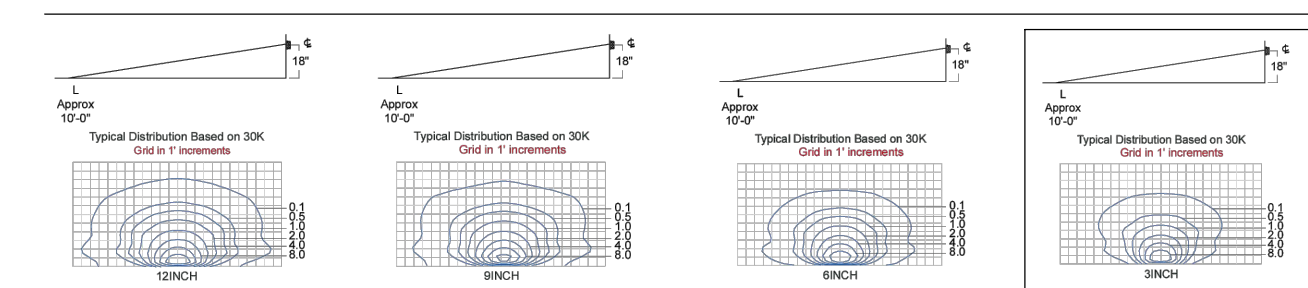
ORDERING INFORMATION

EXAMPLE: HSL13 3INCH LED 27K MVOLT L MINS BRB

Series*	Length*	Source*	Color Temperature*	Voltage*	Distribution*
HSL13	Step Light 13	3INCH 3" Nominal Length 6INCH 6" Nominal Length 9INCH 9" Nominal Length 12INCH 12" Nominal Length	LED 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	ANBLW Amber Limited Wavelength 590nm BLU Blue GRN Green RED Red CYN Cyan ROO Red-Orange	MVOLT Multi-Volt 120V thru 277V L Long Throw
Dimming Option					
MINS	Dimming Driver	OPTION	Finish*		
		BB Back Box Note: Include BB if you need a back box, otherwise back box is by others. Note: Suitable for concrete pour if BB option is chosen or Steel City back box is used	BRB Brushed Brass BRP Brushed Brass Paint BRSS Brushed Stainless Steel LBPS Light Bronze Paint Smooth PBR Polished Brass PSS Polished Stainless Steel SGB Semi-Gloss Black SGW Semi-Gloss White CF Custom Finish RALTRD RAL Paint Finishes		
Note: ALTRD for printing only, replace with applicable RAL call out when ready to print, the RAL call out is available for printing. It is recommended that finished products only use finished paint.					

Note: * is a required field

PERFORMANCE DATA



Expected Life: Static White LED: L70 @ 60,000 hours
Static Color LED: L70 @ 60,000 hours

Lumen Multiplier Table for CCT

CCT	Multiplier
27K	0.963
30K	1.000
35K	1.218
40K	1.153
50K	1.208
ANBLW	0.338
RED	0.439
GRNEN	0.702
BLUE	0.364

© 2013-2023 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers GA 30012
Phone: 800-705-SERV (7378) • www.hydrel.com

HSL13 | Rev: 11/13/23
Page 2 of 4

MARKER

NOT RELEASED

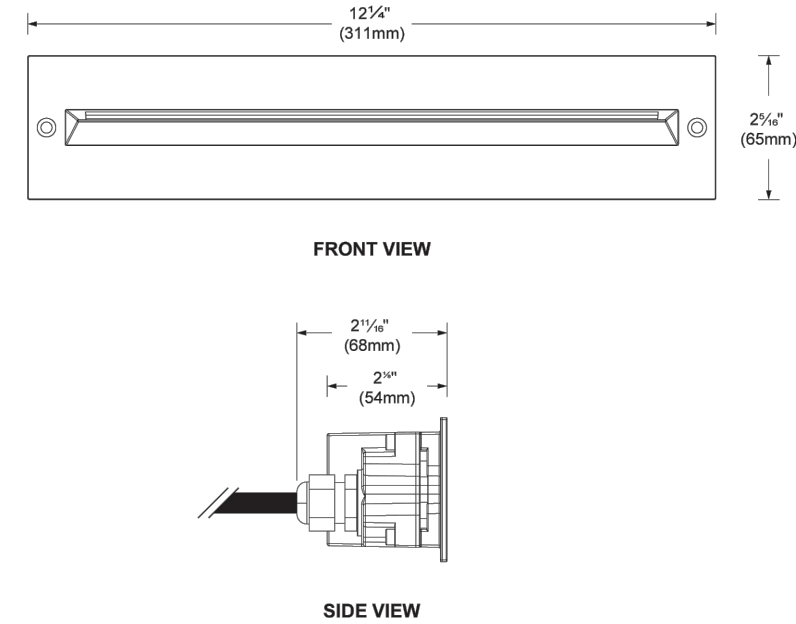
Type

Project

SPECIFICATION SHEET

Page 2 of 3

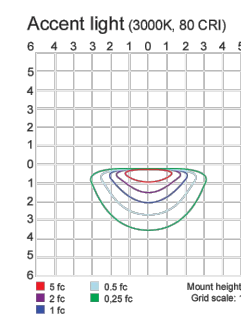
DIMENSIONS



PHOTOMETRIC DATA

Visit sistemalux.com for complete photometric data.

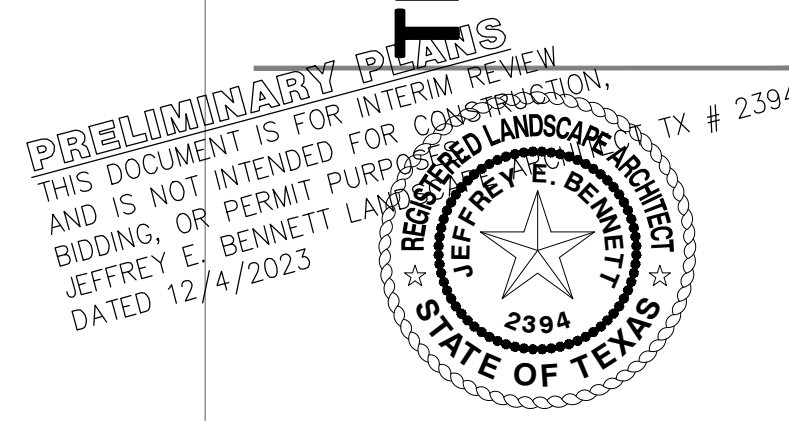
CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (cd)	MAX CANDELA	MODELS
3000K	80	8.3W	Accent light	96	9	78	SE325W
4000K				104	12	84	SE325N



JP - RS Last update: January 05, 2022

SISTEMALUX

Due to continuous improvements, the information herein may be changed without notice
8020 Blvd. St-Laurent, suite 100, Montreal (Quebec) Canada H2N 1H7, P: 514-523-1251 F: 514-523-6107 www.sistemalux.com



REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

PROJECT NO. BFP22001
FILENAME BFP22001-LANDARCH-LT1.DWG
CHECKED BY JEB
DRAWN BY MMR
SCALE AS SHOWN
DATE 10.2.2023

SHEET

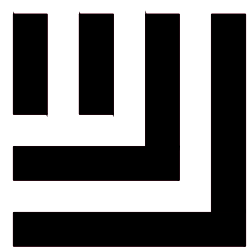
LIGHTING DETAILS

L6.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2. WALL MOUNTED LIGHTS

3. STEP RISER LIGHTS



McAdams

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

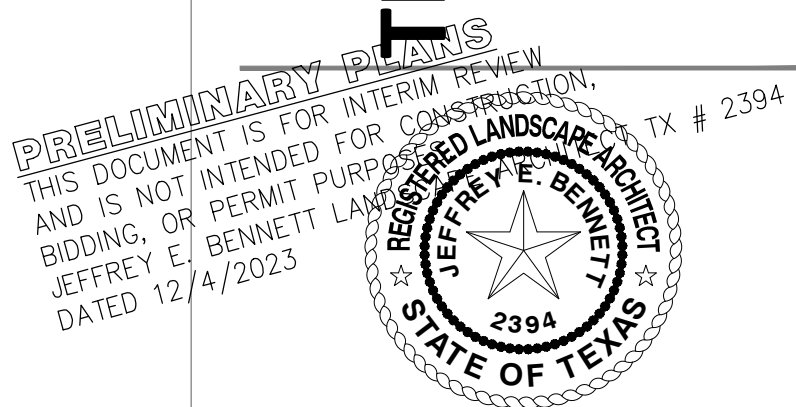
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
MARTYWBRYAN@GMAIL.COM
972.819.5177



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-LANDARCH-LT1.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	AS SHOWN
DATE	10.2.2023

SHEET

LIGHTING DETAILS

L6.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

9865BK

FRENCH COUNTRY 3 LIGHT OUTDOOR POST LANTERN

Black

UPC: 841224009420

Available Finishes: BK (Black)



DIMENSIONS

Fixture Dimensions: 8"W x 21"H
Fixture Weight: 4 lbs.
Min. Hanging Height: 0"

LAMPING INFORMATION

Lamping: 3 - 40 Watt E12 Candelabra
No. of Sockets: 3
Max. Wattage Per Bulb: 60
Socket Base: Candelabra
Bulb Included: No
Recommended Bulb: B10
Voltage: 120V
UL Rating: UL listed. Rated for Wet locations.

GLASS DESCRIPTION

Clear Beveled Glass
Glass Dimensions: 6.25"W x 2.75"H
Glass Part #: G9865

SHIPPING INFORMATION

Carton Dimensions:
8.25"W x 17"H x 8.25"L
Carton Weight: 5.5 lbs.
Shipping Method: Standard Ground

ADDITIONAL INFORMATION

Fits 3 Post (sold separately).

Designed in Atlanta. Manufactured in China.

JOB/LOCATION: _____

QUANTITY: _____

NOTES: _____



5359 Rafe Banks Drive, Flowery Branch, GA, 30542
TF: 800.323.3257 | P: 770.965.7238 | F: 770.965.7254 | W: capitalightingfixture.com

Last updated: 12/21/2022

1. OUTDOOR POST LANTERN NTS

LINEAR LIGHTING / LS2-M



LIGHT STRING

Commercial Grade E26 Interconnectable Kits

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

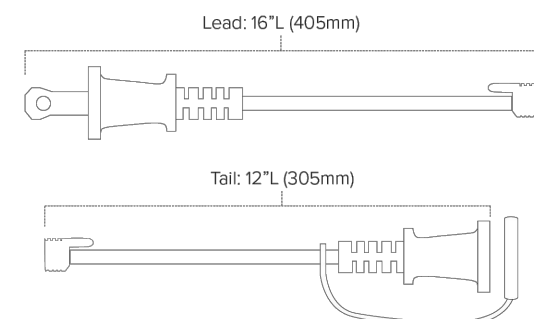
- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately
- cTUVus Listed



LS2-M SERIES QUICK SPECS

SERIES	LS2-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJT/W 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location

RATING cTUVus Listed
LS2 Interconnectable kits are cTUVus Listed to UL standard UL588 for wet location all year use, however safety rating is void if product is cut. Not intended for installation in ceilings, soffits, cabinets or other enclosed spaces.
Keep lamps at least 4.9m/16ft away from pools and spas.



www.AmericanLighting.com

Sales@AmericanLighting.com | Denver, CO | 800.880.1180

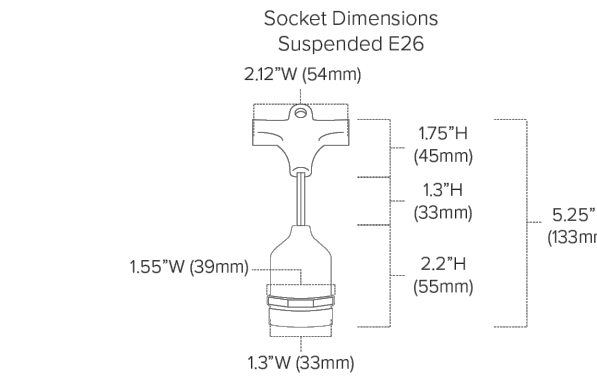
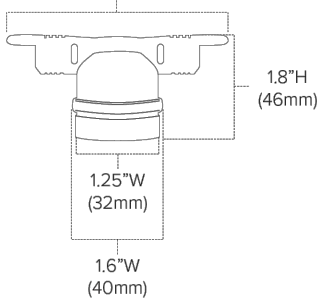
©2022 American Lighting Inc. REV.2222

PROJECT:	
TYPE:	
LOCATION:	
CATALOG NUMBER:	



LS2-M SERIES QUICK DIMENSIONS

Socket Dimensions
Non-Suspended E26
3.85"W (97mm)



259

LINEAR LIGHTING / STANDARD LED S14

SPECTRUM

TRAILER LIGHTING SYSTEMS

TASK LIGHTING

DOWNLIGHTING

LINEAR LIGHTING

STANDARD LED S14 (S14)

POWER SUPPLIES

ARCHITECTURAL LIGHTING



Features

- Only 15 watts per bulb - 7 LED diodes per bulb with transparent faceted lens
- E26 nickel base with durable plastic lens cover resists breakage, corrosion, and fading
- Dimmable with most CL or TRIAC dimmers*
- Suitable for indoor/outdoor use
- Sold in boxes of 25 and cases of 250

Available CCT



Listing / Ratings

- Indoor/outdoor use

Standard LED S14

LED S14 lamps for direct replacement of 11W incandescent versions, saving 87% in running costs. For use with commercial grade light string (sold separately).

Technical Information

Series	S14-LED
Input Voltage	120V AC, 60Hz
Colors	3000K
Wattage	1.5W
IP Rating	IP45
Dimmable	10-100%*
Rating	Suitable for indoor/outdoor use
Rated Life	25,000 hrs

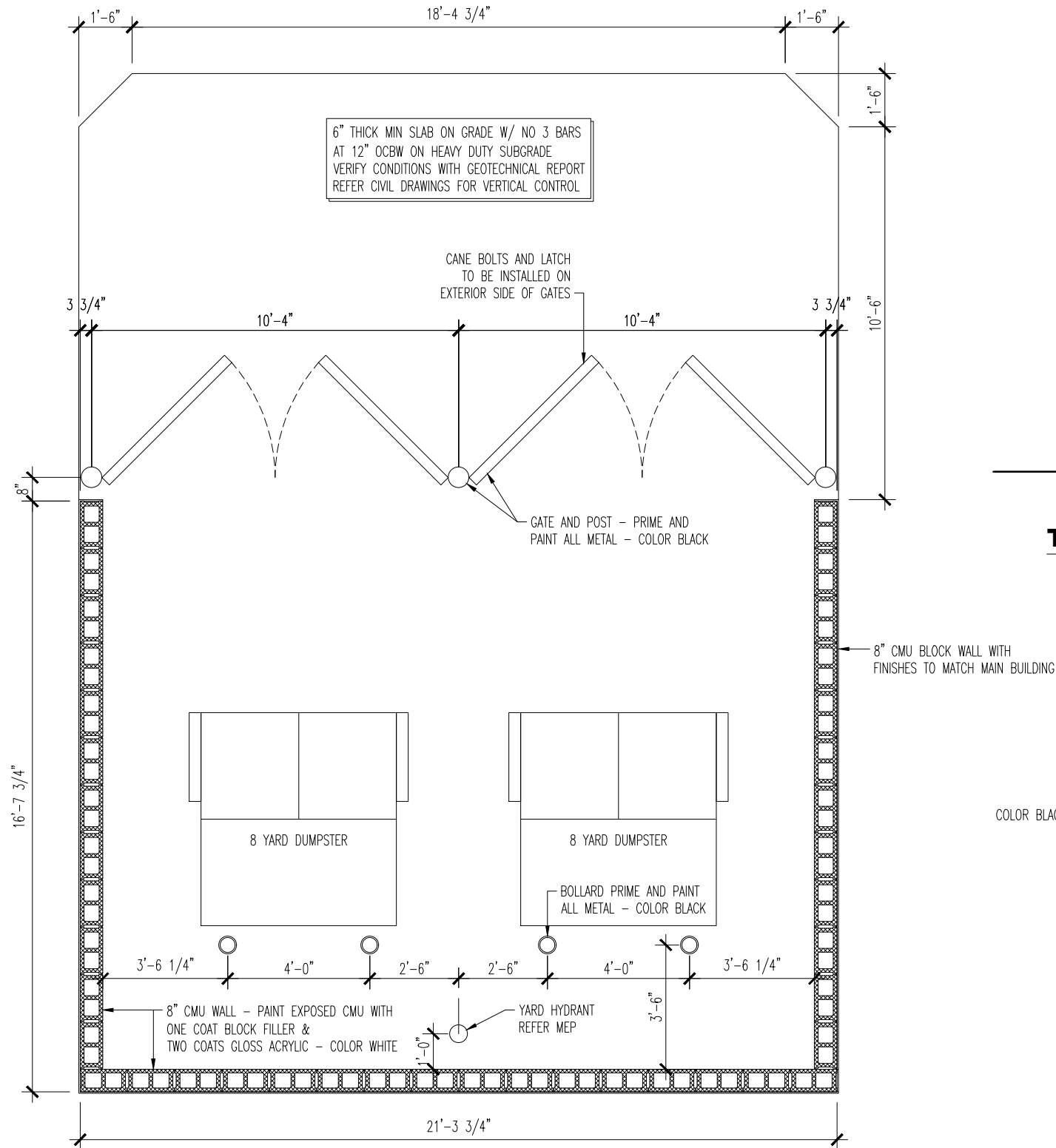
*Minimum loads will apply

Ordering Information

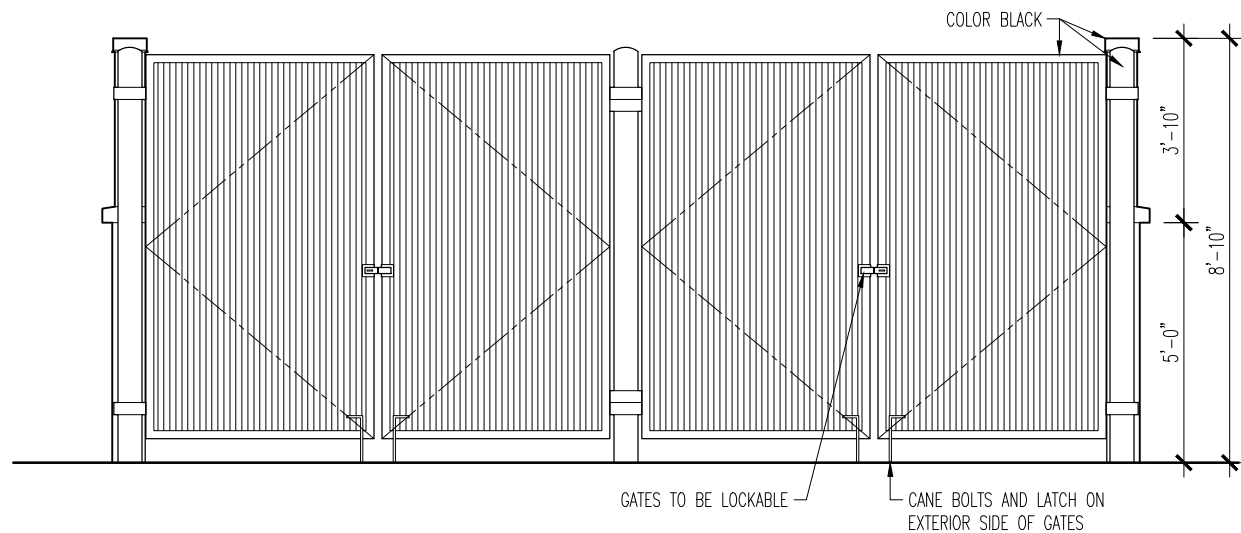
S14-LED-WW	Transparent / Warm White 3000K / 34lm
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www.AmericanLighting.com

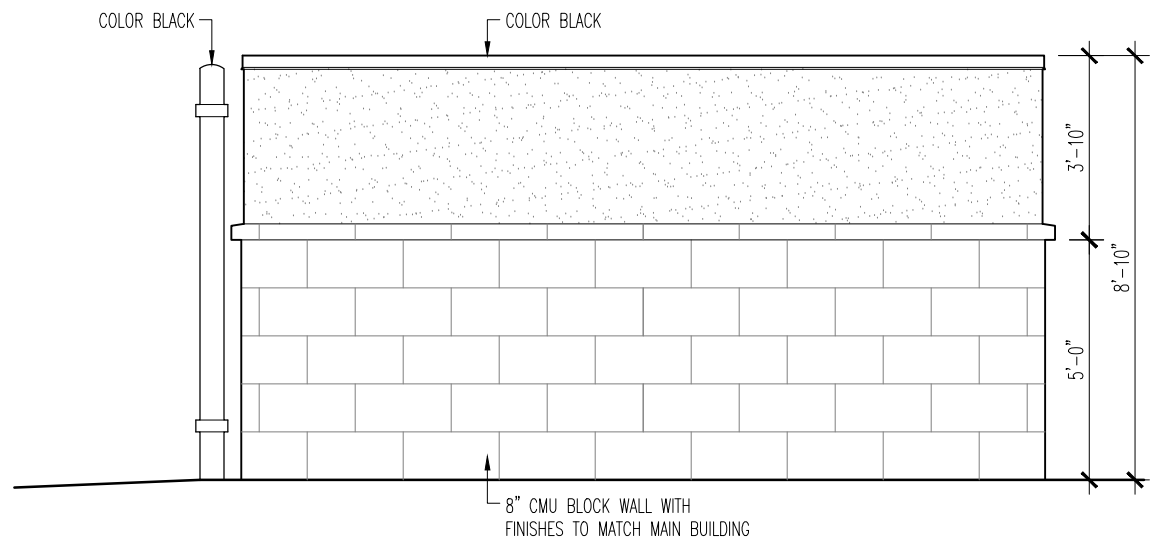
2. FESTOON STRING LIGHTS NTS



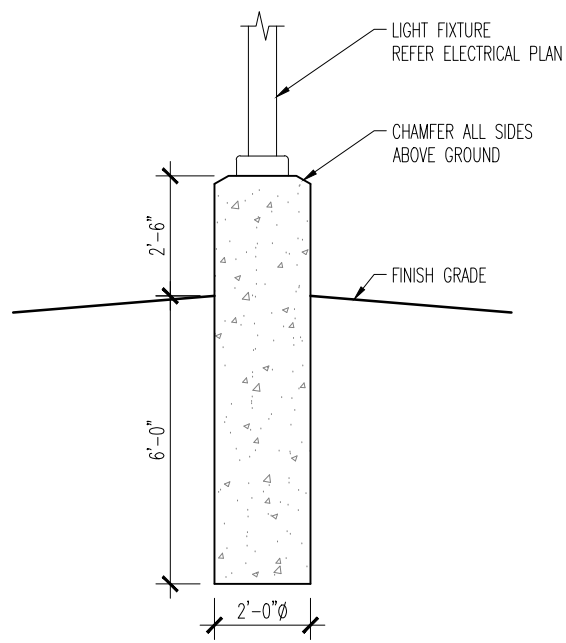
TRASH ENCLOSURE - PLAN VIEW



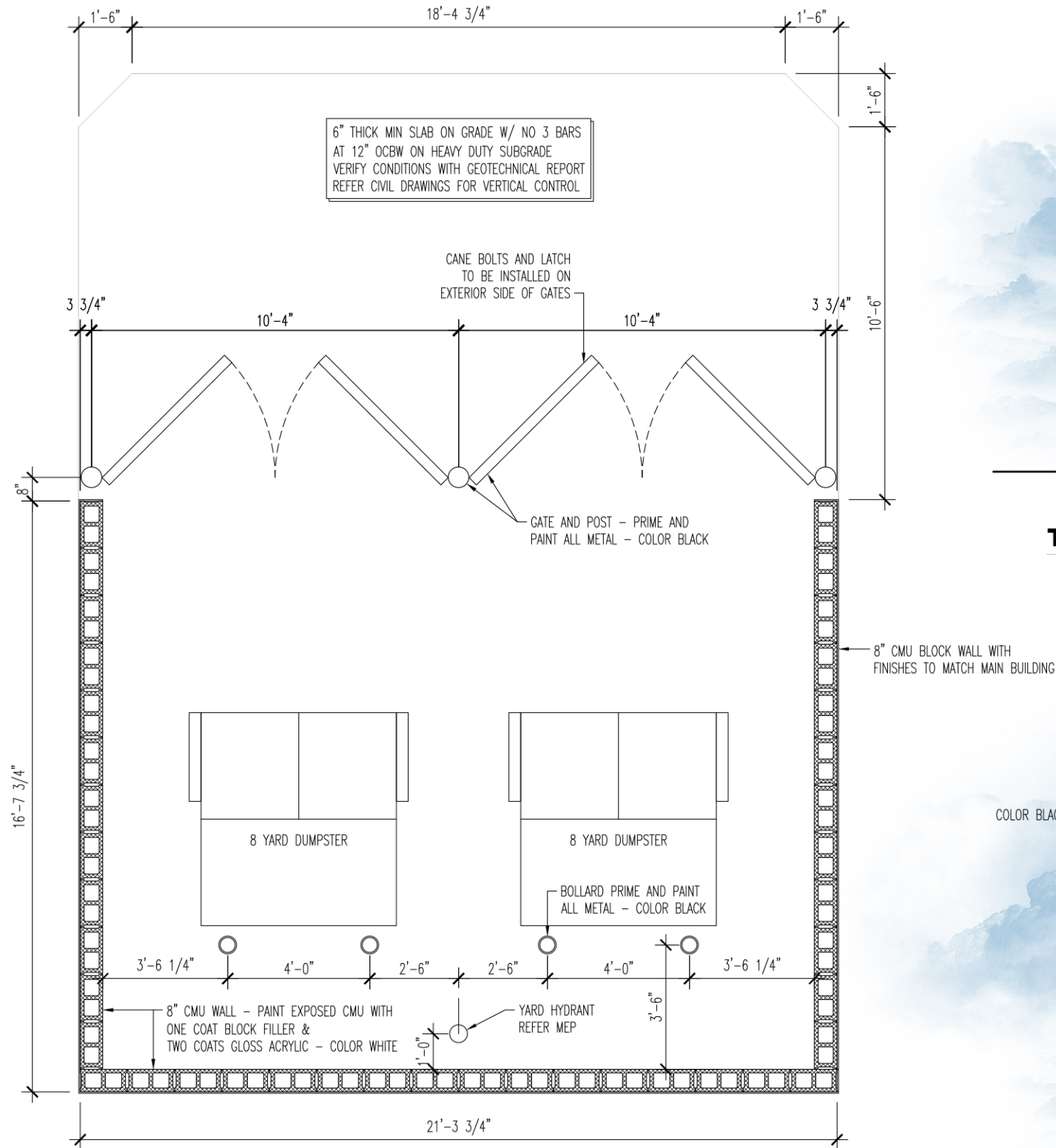
TRASH ENCLOSURE - ELEVATION



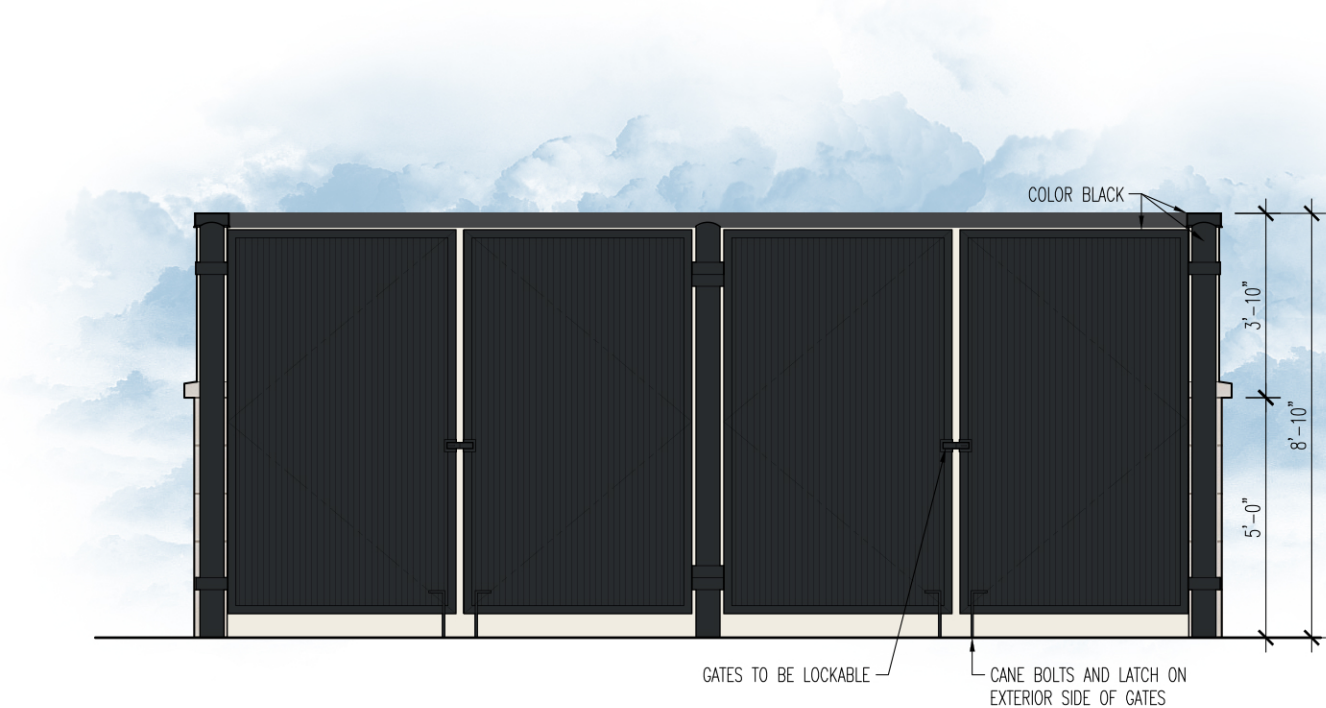
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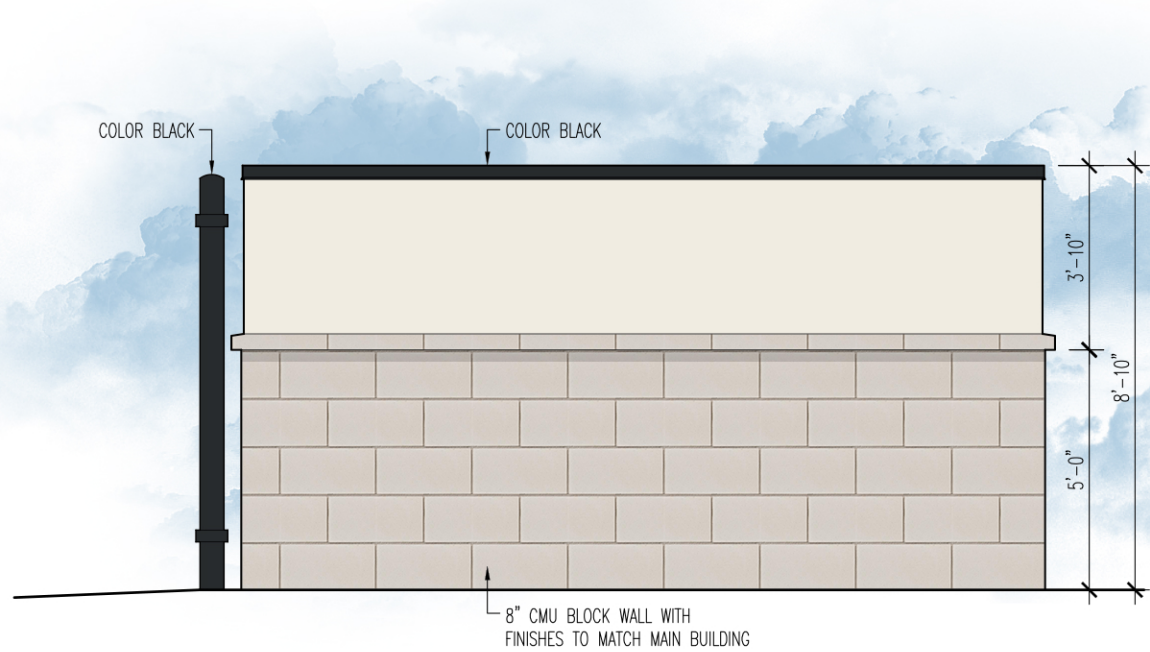
LIGHT POLE BASE



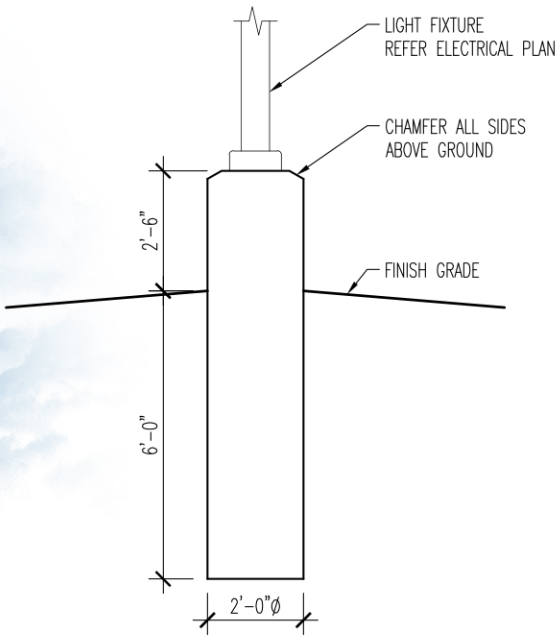
TRASH ENCLOSURE - PLAN VIEW



TRASH ENCLOSURE - ELEVATION



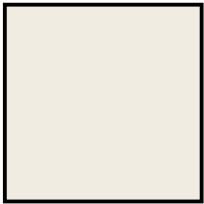
TRASH ENCLOSURE - ELEVATION



LIGHT POLE BASE



FRONT ELEVATION



STUCCO:
SW 7551 "Greek Villa"



METAL ROOF:
Berridge "Matte Black"



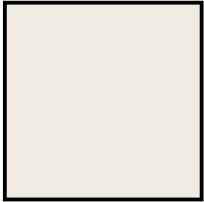
STONE:
Eldorado Stone
Stacked "Daybreak"



CAST STONE:
Arriscraft "Limestone"



SIDE ELEVATION



STUCCO:
SW 7551 "Greek Villa"



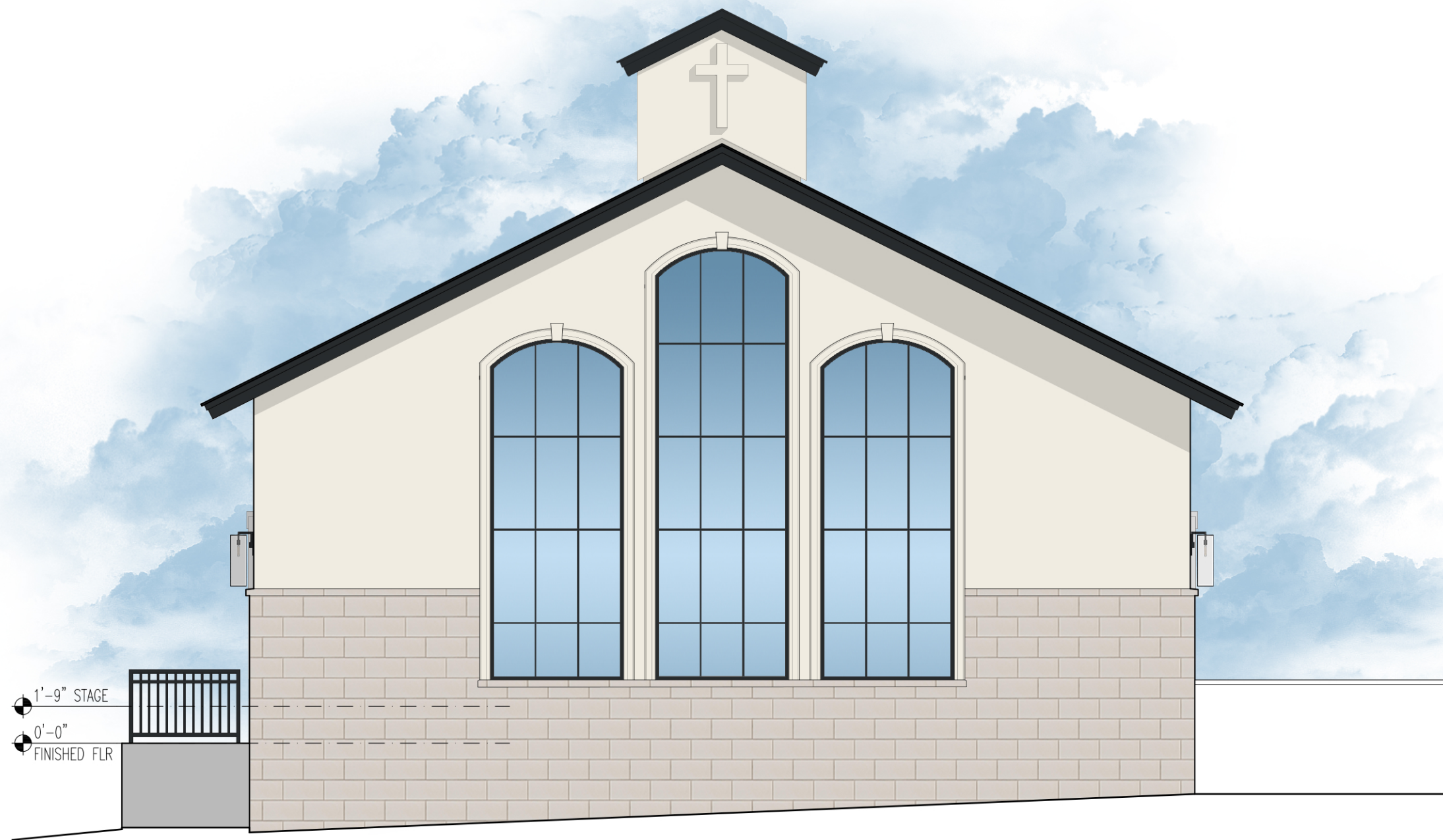
METAL ROOF:
Berridge "Matte Black"



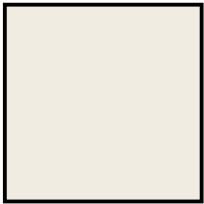
STONE:
Eldorado Stone
Stacked "Daybreak"



CAST STONE:
Arriscraft "Limestone"



REAR ELEVATION



STUCCO:
SW 7551 "Greek Villa"



METAL ROOF:
Berridge "Matte Black"



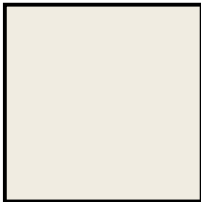
STONE:
Eldorado Stone
Stacked "Daybreak"



CAST STONE:
Arriscraft "Limestone"



SIDE ELEVATION (TOWARD EVENT CENTER)



STUCCO:
SW 7551 "Greek Villa"



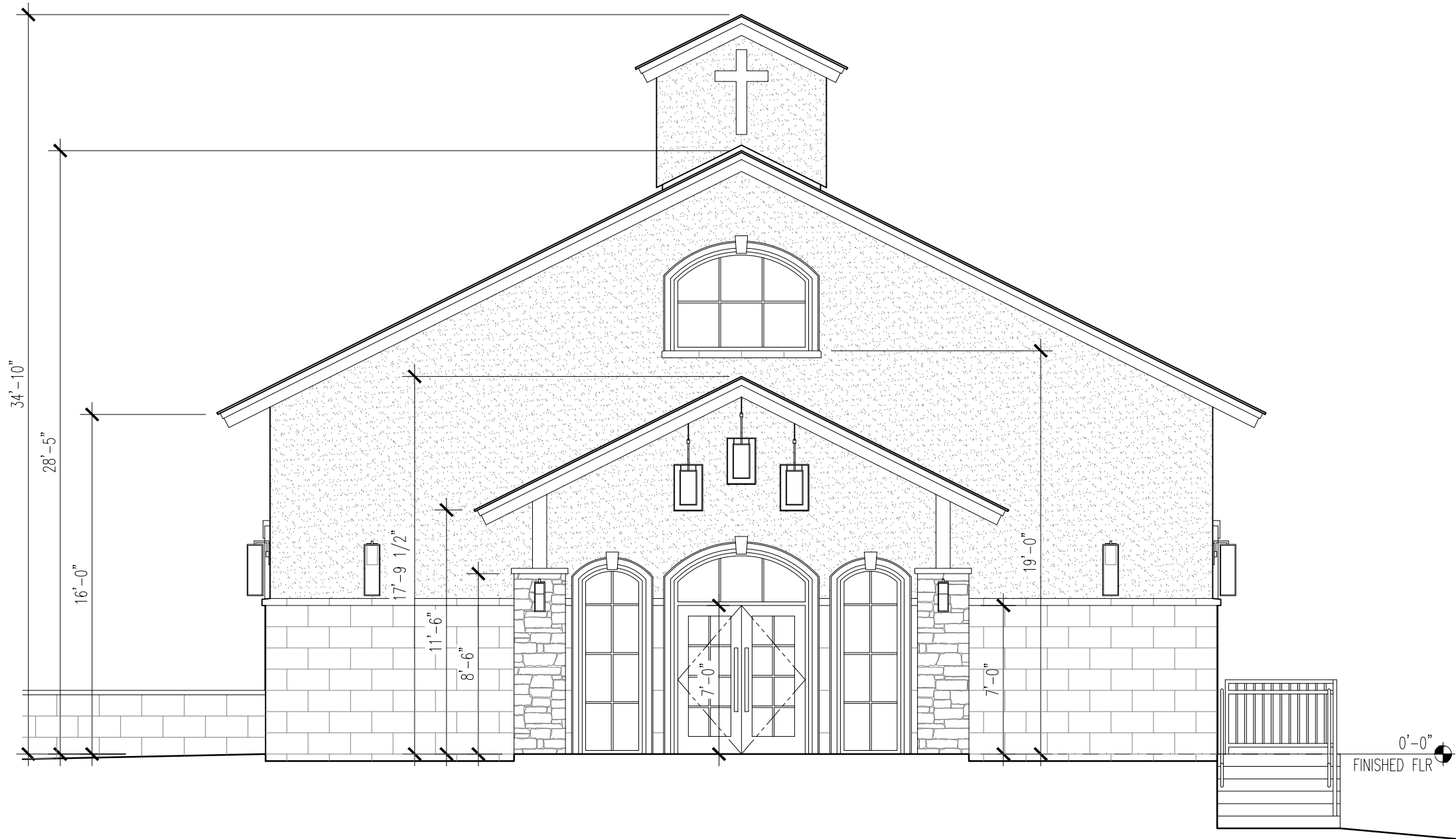
METAL ROOF:
Berridge "Matte Black"



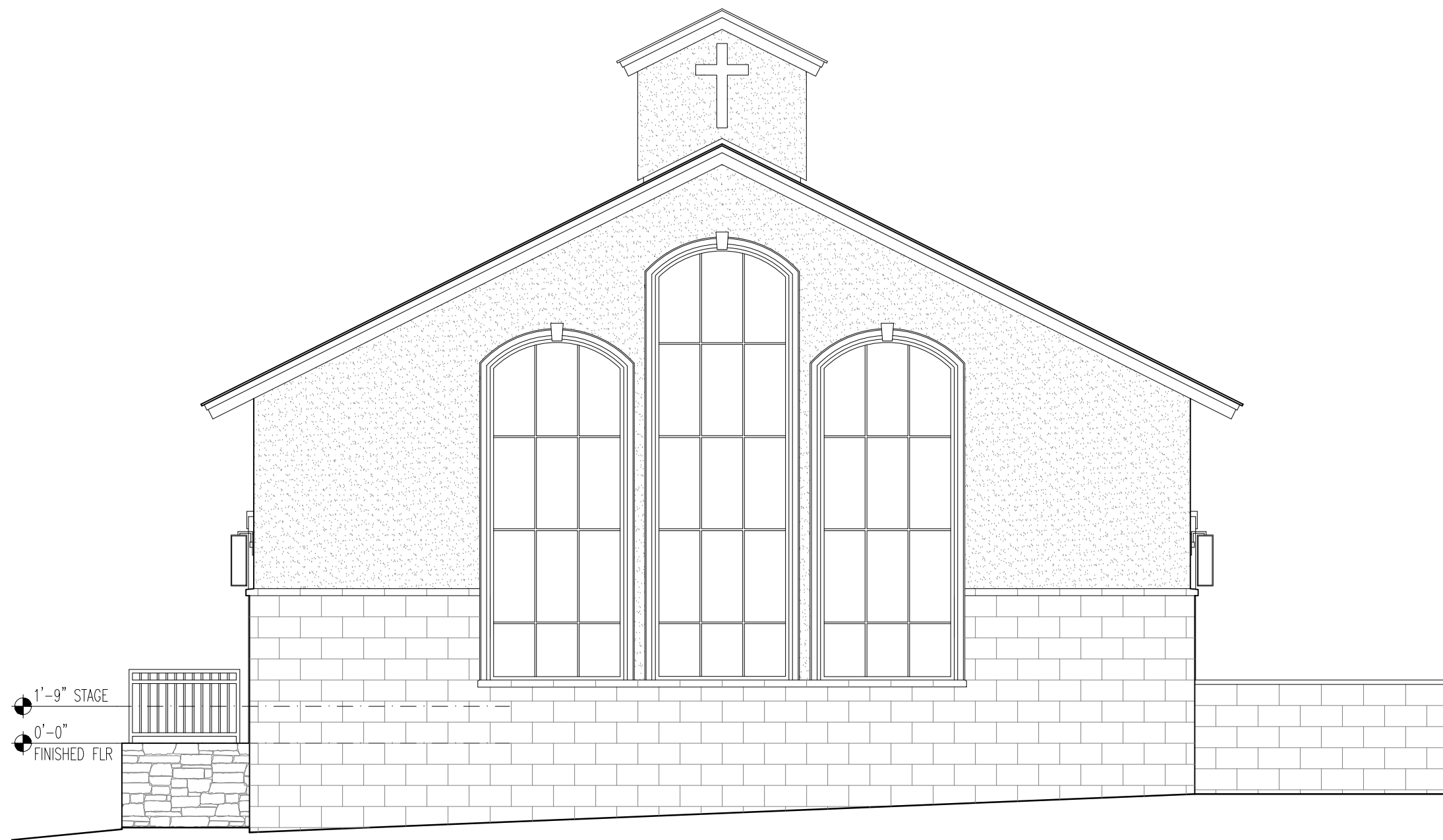
STONE:
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Stacked "Daybreak"



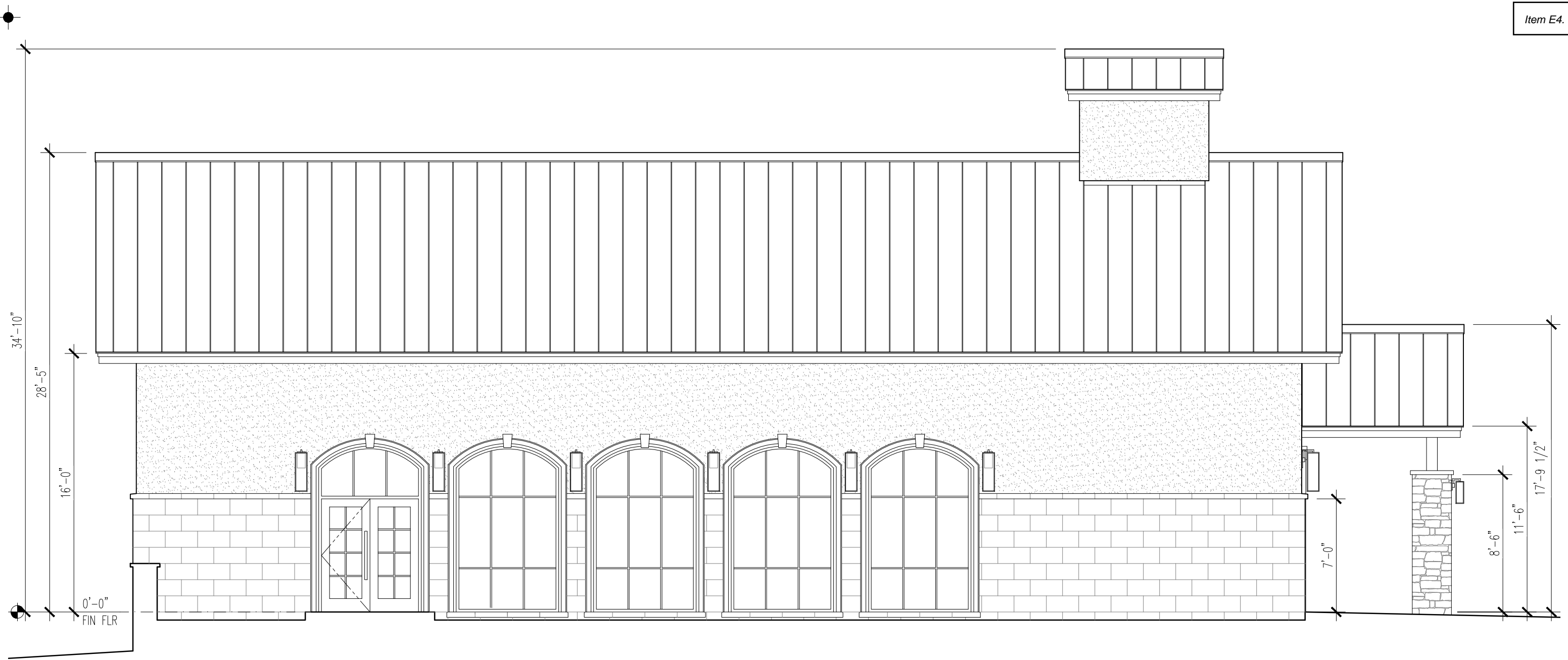
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Arriscraft "Limestone"



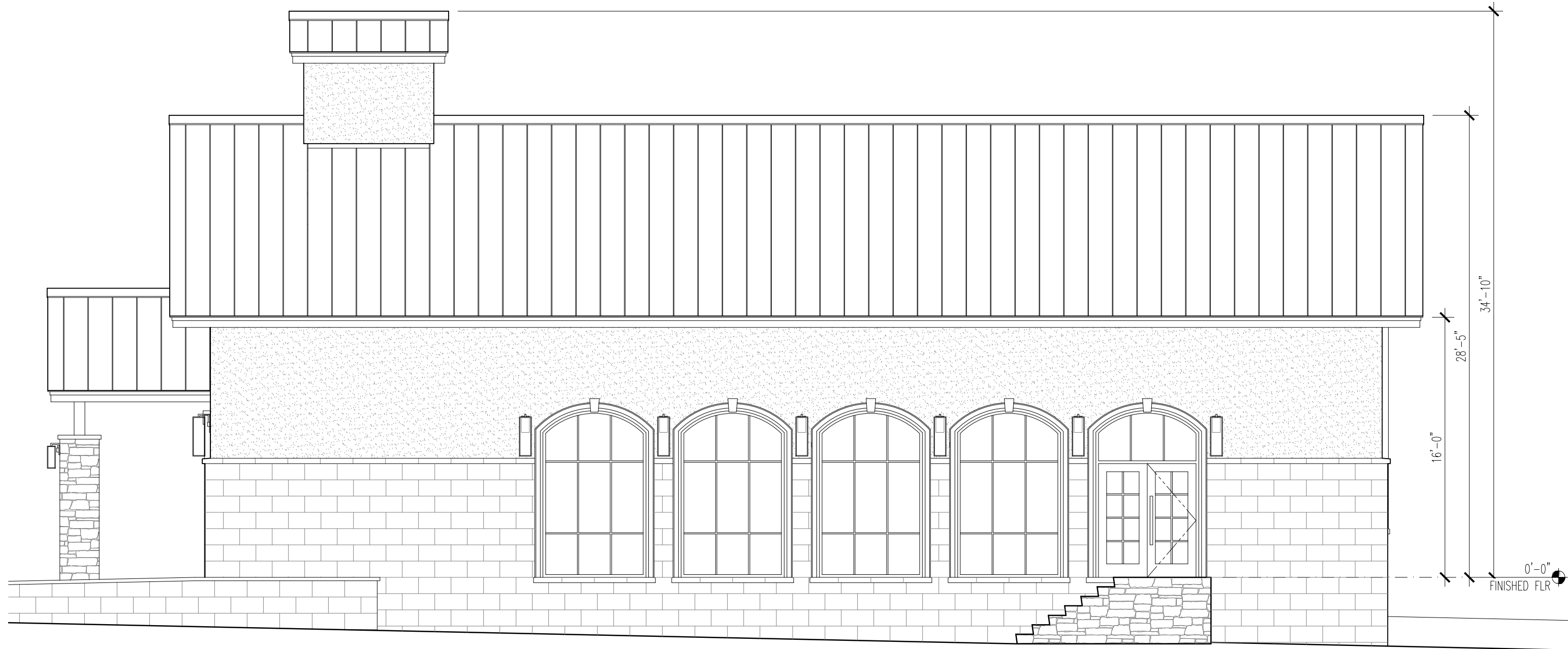
FRONT ELEVATION



REAR ELEVATION



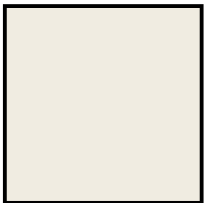
SIDE ELEVATION



SIDE ELEVATION (TOWARD EVENT CENTER)



FRONT ELEVATION



STUCCO:
SW 7551 "Greek Villa"



METAL ROOF:
Berridge "Matte Black"



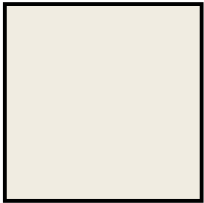
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Stacked "Daybreak"



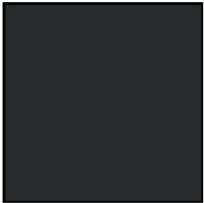
CAST STONE:
Arriscraft "Limestone"



SIDE ELEVATION - TOWARD CHAPEL



STUCCO:
SW 7551 "Greek Villa"



METAL ROOF:
Berridge "Matte Black"



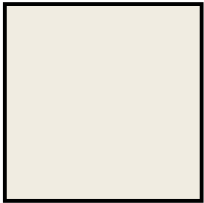
STONE:
Eldorado Stone
Stacked "Daybreak"



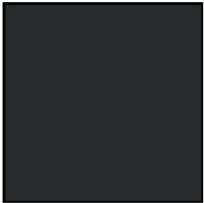
CAST STONE:
Arriscraft "Limestone"



REAR ELEVATION



STUCCO:
SW 7551 "Greek Villa"



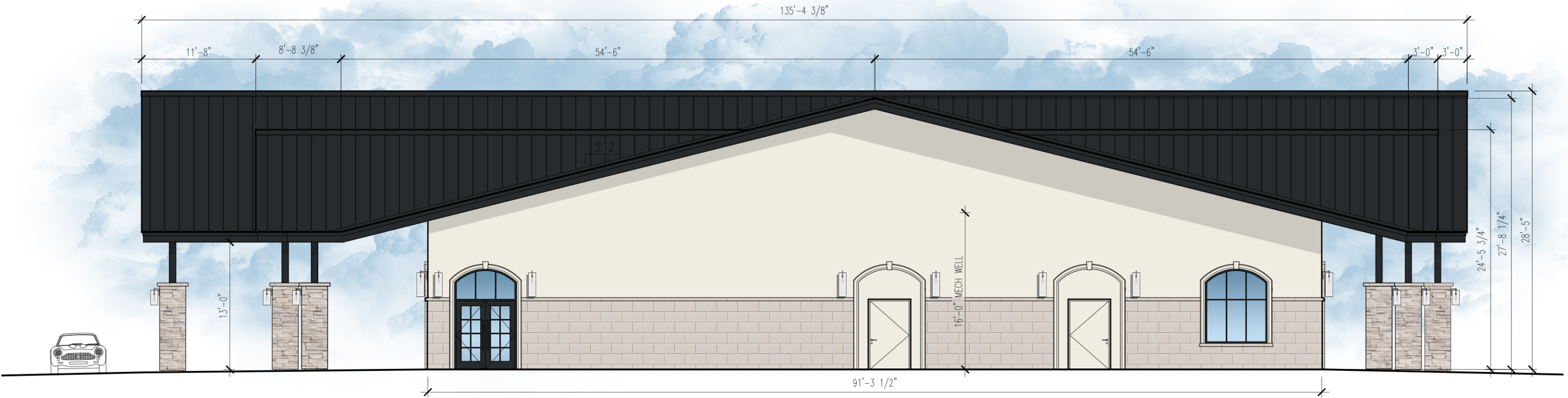
METAL ROOF:
Berridge "Matte Black"



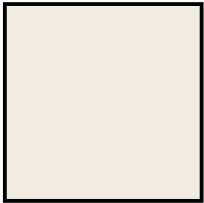
STONE:
Eldorado Stone
Stacked "Daybreak"



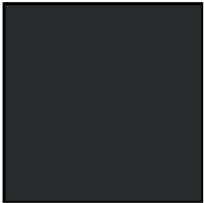
CAST STONE:
Arriscraft "Limestone"



RECEIVING - TOWARD MARTY B's



STUCCO:
SW 7551 "Greek Villa"



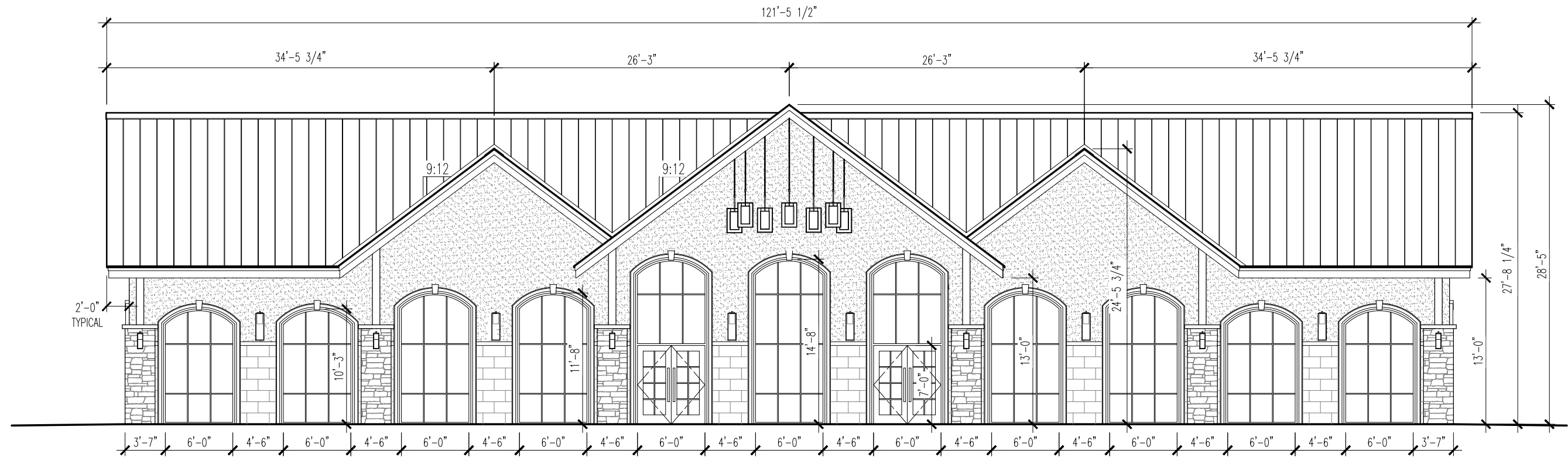
METAL ROOF:
Berridge "Matte Black"



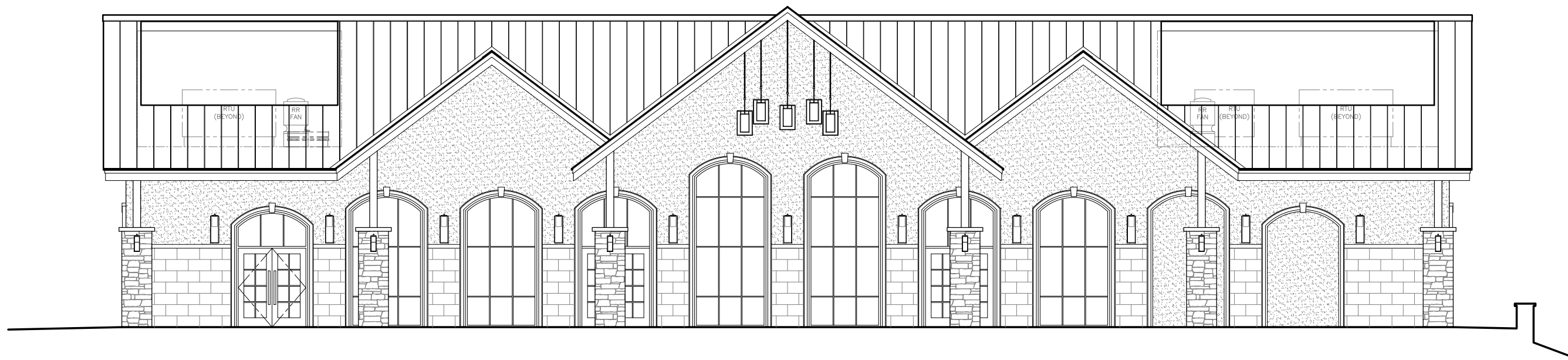
STONE:
Eldorado Stone
Stacked "Daybreak"



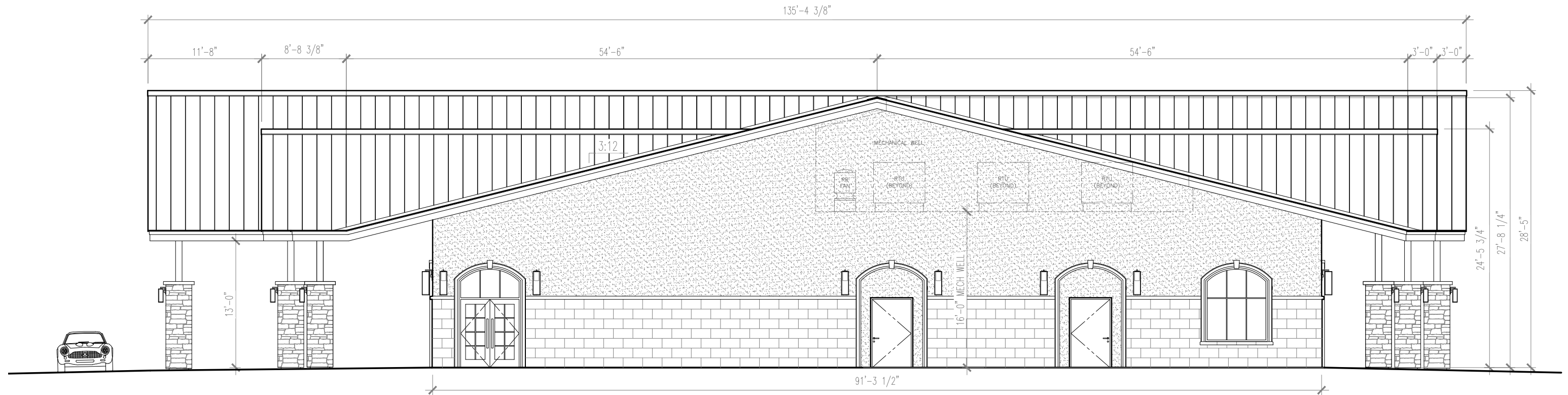
CAST STONE:
Arriscraft "Limestone"



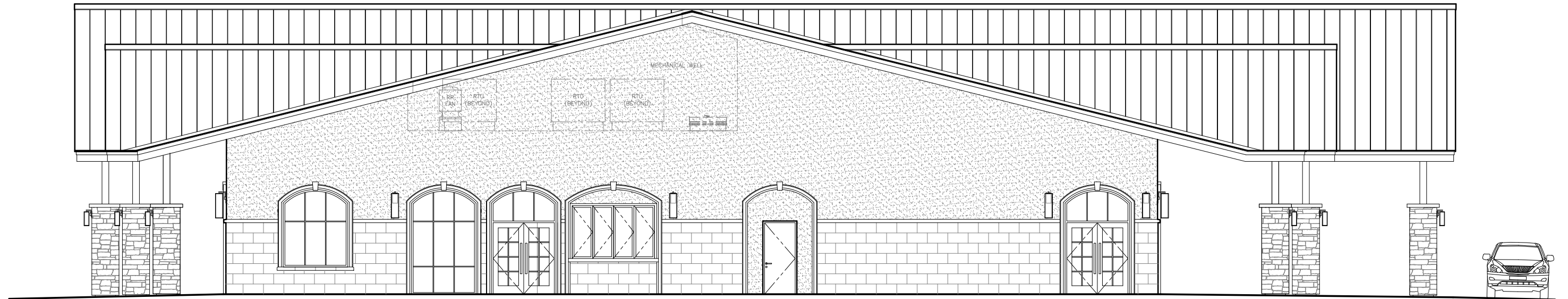
FRONT ELEVATION



REAR ELEVATION














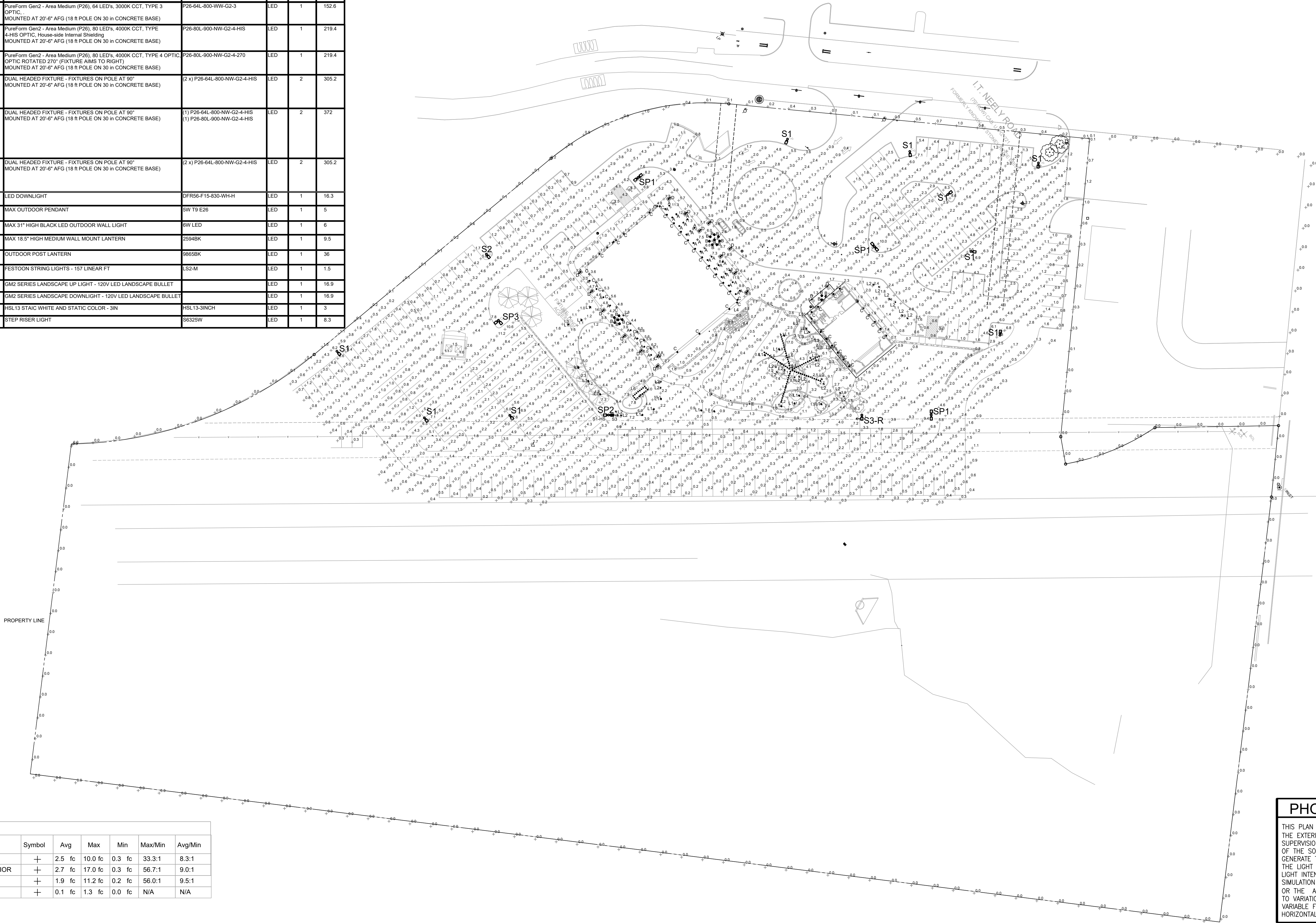
RECEIVING - TOWARD MARTY B's



SIDE ELEVATION - TOWARD CHAPEL

THE RESERVE AT MARTY B'S
LIGHTING SCHEDULE

Schedule							
SYMBOL	TAG	QTY	MANUFACTURER	DESCRIPTION	MODEL #	LAMP	WATTAGE
	S1	9	PHILIPS GARDCO	PureForm Gen2 - Area Medium (P26), 64 LED's, 3000K CCT, TYPE 4 OPTIC MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	P26-64L-800-WW-G2-4	LED	152.6
	S1-HS	0	PHILIPS GARDCO	PureForm Gen2 - Area Medium (P26), 64 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	P26-64L-800-NW-G2-4-HIS	LED	152.6
	S2	1	PHILIPS GARDCO	PureForm Gen2 - Area Medium (P26), 64 LED's, 3000K CCT, TYPE 3 OPTIC MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	P26-64L-800-WW-G2-3	LED	152.6
	S3	0	PHILIPS GARDCO	PureForm Gen2 - Area Medium (P26), 80 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	P26-80L-900-NW-G2-4-HIS	LED	219.4
	S3-R	1	PHILIPS GARDCO	PureForm Gen2 - Area Medium (P26), 80 LED's, 4000K CCT, TYPE 4 OPTIC, OPTIC ROTATED 270° (FIXTURE AIMS TO RIGHT) MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	P26-80L-900-NW-G2-4-270	LED	219.4
 	SP1	3	PHILIPS GARDCO	DUAL HEADED FIXTURE - FIXTURES ON POLE AT 90° MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	(2 x) P26-64L-800-NW-G2-4-HIS	LED	305.2
 	SP2	1	PHILIPS GARDCO	DUAL HEADED FIXTURE - FIXTURES ON POLE AT 90° MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	(1) P26-64L-800-NW-G2-4-HIS (1) P26-80L-900-NW-G2-4-HIS	LED	372
 	SP3	1	PHILIPS GARDCO	DUAL HEADED FIXTURE - FIXTURES ON POLE AT 90° MOUNTED AT 20'-6" AFG (18 ft POLE ON 30 in CONCRETE BASE)	(2 x) P26-64L-800-NW-G2-4-HIS	LED	305.2
	A	34	ISM	LED DOWNLIGHT	DFR56-F15-830-WH-H	LED	16.3
	B	17	HINKLEY	MAX OUTDOOR PENDANT	SW T9 E26	LED	5
	C	46	HINKLEY	MAX 31" HIGH BLACK LED OUTDOOR WALL LIGHT	6W LED	LED	6
	D	16	HINKLEY	MAX 18.5" HIGH MEDIUM WALL MOUNT LANTERN	2504BK	LED	9.5
	E	2	CAPITAL	OUTDOOR POST LANTERN	9865BK	LED	36
	L6	96	AMERICAN LIGHTING	FESTOON STRING LIGHTS - 157 LINEAR FT	LS2-M	LED	1.5
	L1	18	TECHLIGHT	GM2 SERIES LANDSCAPE UP LIGHT - 120V LED LANDSCAPE BULLET		LED	16.9
	L2	24	TECHLIGHT	GM2 SERIES LANDSCAPE DOWNLIGHT - 120V LED LANDSCAPE BULLET		LED	16.9
	L3	5	HYDREL	HSL13 STAIC WHITE AND STATIC COLOR - 3IN	HSL13-3INCH	LED	3
	L4	8	SISTEMALUX	STEP RISER LIGHT	S6325W	LED	6.3



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PAVED PARKING	+	2.5 fc	10.0 fc	0.3 fc	33.3:1	8.3:1
EVENT + CHAPEL EXTERIOR	+	2.7 fc	17.0 fc	0.3 fc	56.7:1	9.0:1
GRAVEL PARKING	+	1.9 fc	11.2 fc	0.2 fc	56.0:1	9.5:1
PROPERTY LINE	+	0.1 fc	1.3 fc	0.0 fc	N/A	N/A

PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
MARTYWBRYAN@GMAIL.COM
972.819.5177



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JEFFREY E. BENNETT LAND SURVEYOR
STATE OF TEXAS
2394
DATED 12/13/2023



REVISIONS

NO.	DATE	DESCRIPTION
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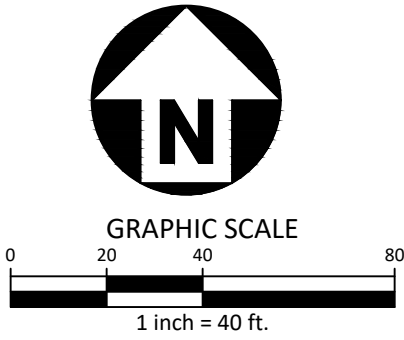
PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-IRR.DWG
CHECKED BY	JEB
DRAWN BY	MMR
SCALE	40 SCALE
DATE	10.2.2023

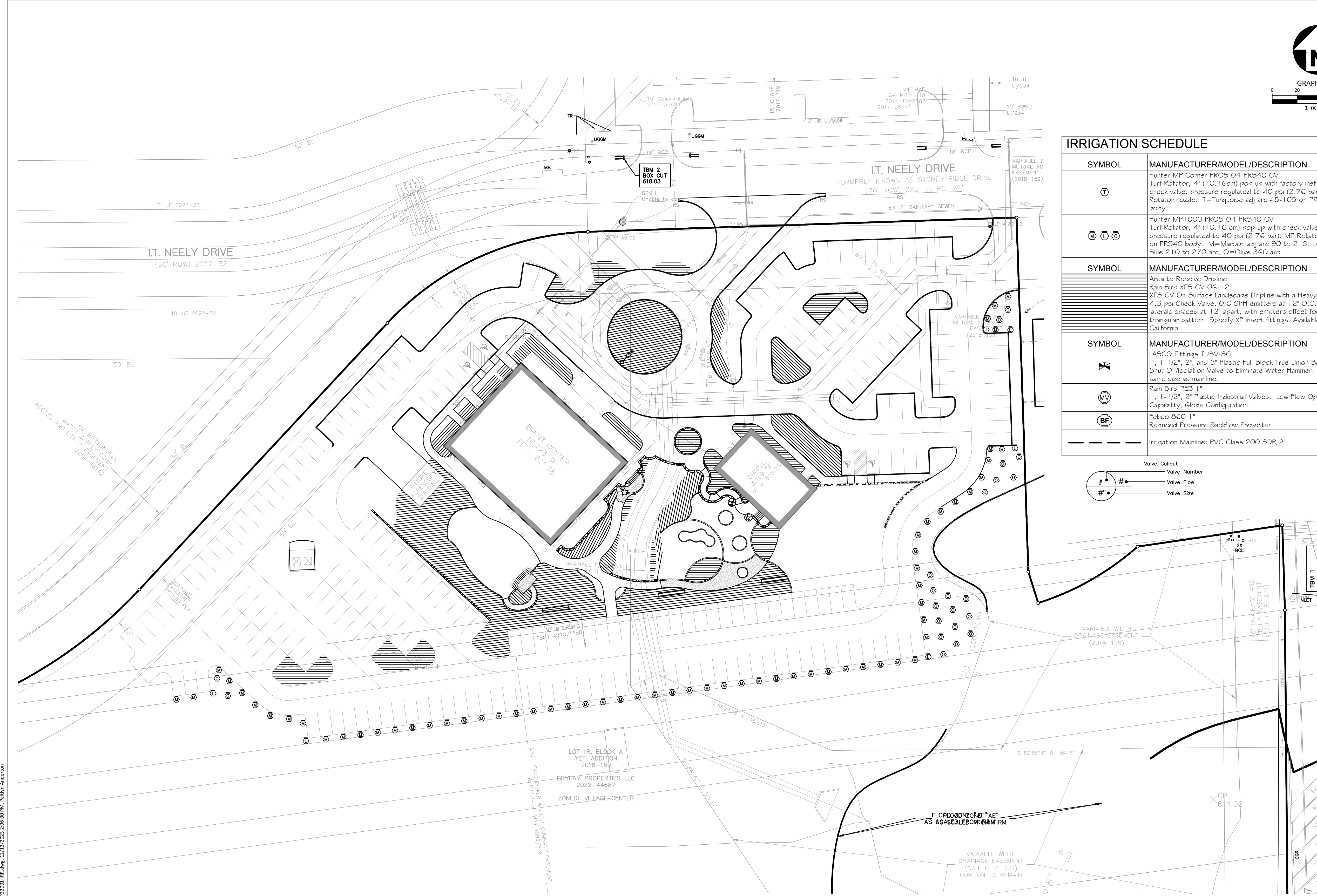
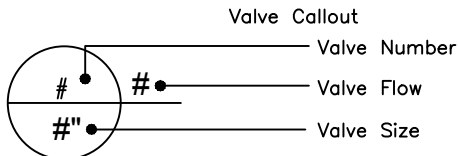
SHEET

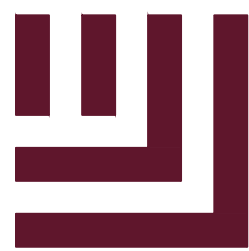
IRRIGATION PLAN

L7.00



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP Corner PROS-04-PRS40-CV Turf Rotator, 4" (10.16cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	1	40
	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	90	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Area to Receive Dnline Rain Bird XFS-CV-OG-1.2 XFS-CV On-Surface Landscape Dnline with a Heavy-Duty 4.3 psi Check Valve. O.G GPH emitters at 12" O.C. Dnline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings. Available Only in California	23,463 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	IASCO Fittings TUBV-SC 1", 1-1/2", 2", and 3" Plastic Full Block True Union Ball Valve. Shut Off/Isolation Valve to Eliminate Water Hammer. Install same size as mainline.	1	
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	
	Feibco BGO 1" Reduced Pressure Backflow Preventer	1	
	Irrigation Mainline: PVC Class 200 SDR 21	7.7 l.f.	





McAdams

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Roanoke, Texas 76262

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913 HAT CREEK COURT
BARTONVILLE, TX 76226
972.819.5177
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S
CONSTRUCTION PLANS
1001 I.T. NEELY DRIVE
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

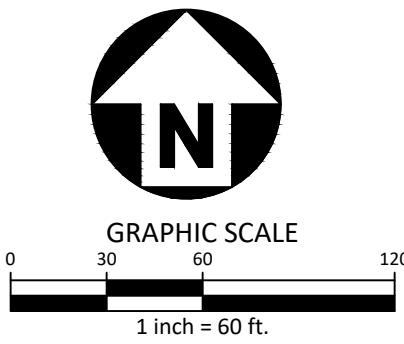
PLAN INFORMATION

PROJECT NO.	BFP22001
FILENAME	BFP22001-S1.DWG
CHECKED BY	CMK
DRAWN BY	SDP
SCALE	1"=60'
DATE	12-4-2023

SHEET

SUPPLEMENTAL
FLOODPLAIN EXHIBIT

EX1.00



BENCHMARKS:

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.
N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337

GENERAL NOTES:

- BASE FLOOD ELEVATIONS (BFE) ALONG THIS PROJECT RANGE FROM 615 TO 617. THE ELEVATION DIFFERENCE BETWEEN THE EXISTING 617 CONTOUR AND THE PROPOSED CHAPEL FINISHED FLOOR (619.25) IS 2.25 FEET WHILE THE PROPOSED EVENT CENTER FINISHED FLOOR (621.38) HAS AN ELEVATION DIFFERENCE OF 4.38 FEET.

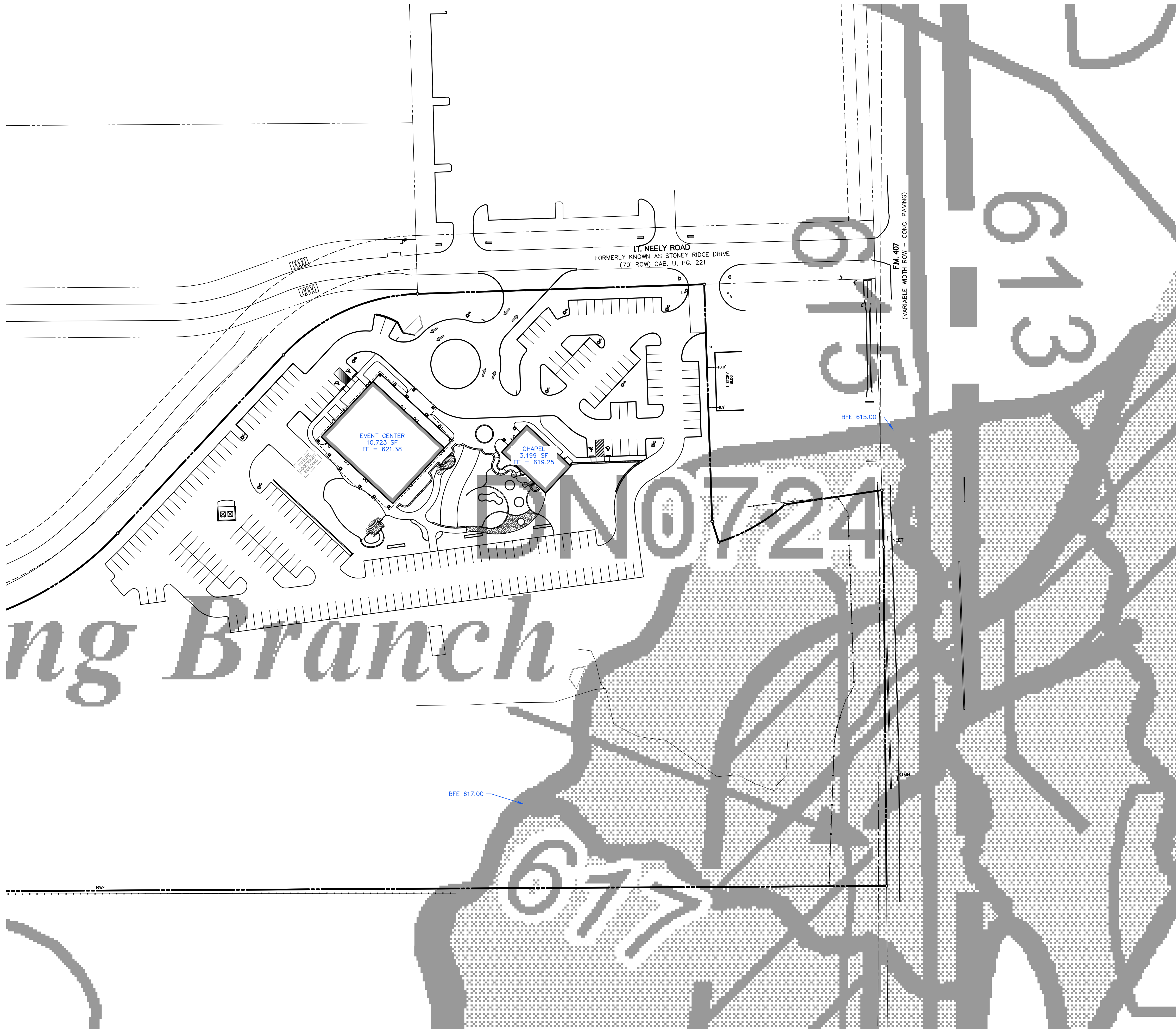


Exhibit 2



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

January 25, 2024

«NAME»

«ADDRESS»

«CITY», «STATE» «ZIP»

Re: Proposed Site Plan for Reserve @ Marty B's

Dear Property Owner:

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 7:00 pm on February 7, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding a Resolution approving a Site Plan for an event venue on a 14.72-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas.

The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407 in Bartonville, Texas. The property address is 1001 IT Neely Road. The applicant is Cara King of McAdams, representing property owner BryFam Properties, LLC. The Town of Bartonville file number for this application is SP-2023-005.

The Town Council will conduct a second Public Hearing at 6:30 pm on February 13, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed 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

Reserve @ Marty Bs Mailing List

NAME	ADDRESS	CITY	STATE	ZIP
5BAR HUDSON HILLS LLC	255 BAKER WAY	PARADISE	TX	76073
BRYFAM PROPERTIES LLC	913 HAT CREEK COURT	BARTONVILLE	TX	76226
CLINTON, J WILLIAM & PEARL	876 GEORGE ST	LANTANA	TX	76226-6477
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
EDUCATION LEADS TO SUCCESS FOUNDATION	2104 CAVALIER WAY	FLOWER MOUND	TX	75022-5588
HILL, AARON & AUDREY	8971 Newton St	Lantana	TX	76226-6534
HUDSON HILLS HOMEOWNERS ASSOCIATION	1024 S GREENVILLE AVE STE 230	ALLEN	TX	75002-3324
M.F. HODGE PROPERTIES LLC	PO BOX 711	DALLAS	TX	75221-0711
MALONE, MONTE C & JEANETTE A	109 FALLOW CT	LAMPASAS	TX	76550-3713
MANTZEL, RYAN & LESLEY	8951 NEWTON ST	LANTANA	TX	76226-6534
MAY, CHAD B	5908 PARKPLACE DR	ARGYLE	TX	76226-2226
MILLER, MARK A & ANNE B	8921 NEWTON ST	LANTANA	TX	76226-6534
SANAV VENTURE LLC	4500 WESTOWN PKWY #115	WEST DES MOINES	IA	50266-1040
VERRANDO, MARIO & OLAGUE HERNANDEZ, CARMEN J	8911 NEWTON ST	LANTANA	TX	76226-6534
WEST, DIANA S	8941 NEWTON ST	LANTANA	TX	76226-6534

Reserve at Marty B's Site Plan

Town File #
SP-2023-005

-  Reserve at Marty B's Property
-  Noticed Parcels
-  Roads
-  Bartonville Town Limits
-  Floodplain
-  Creeks



0 500 1,000 ft

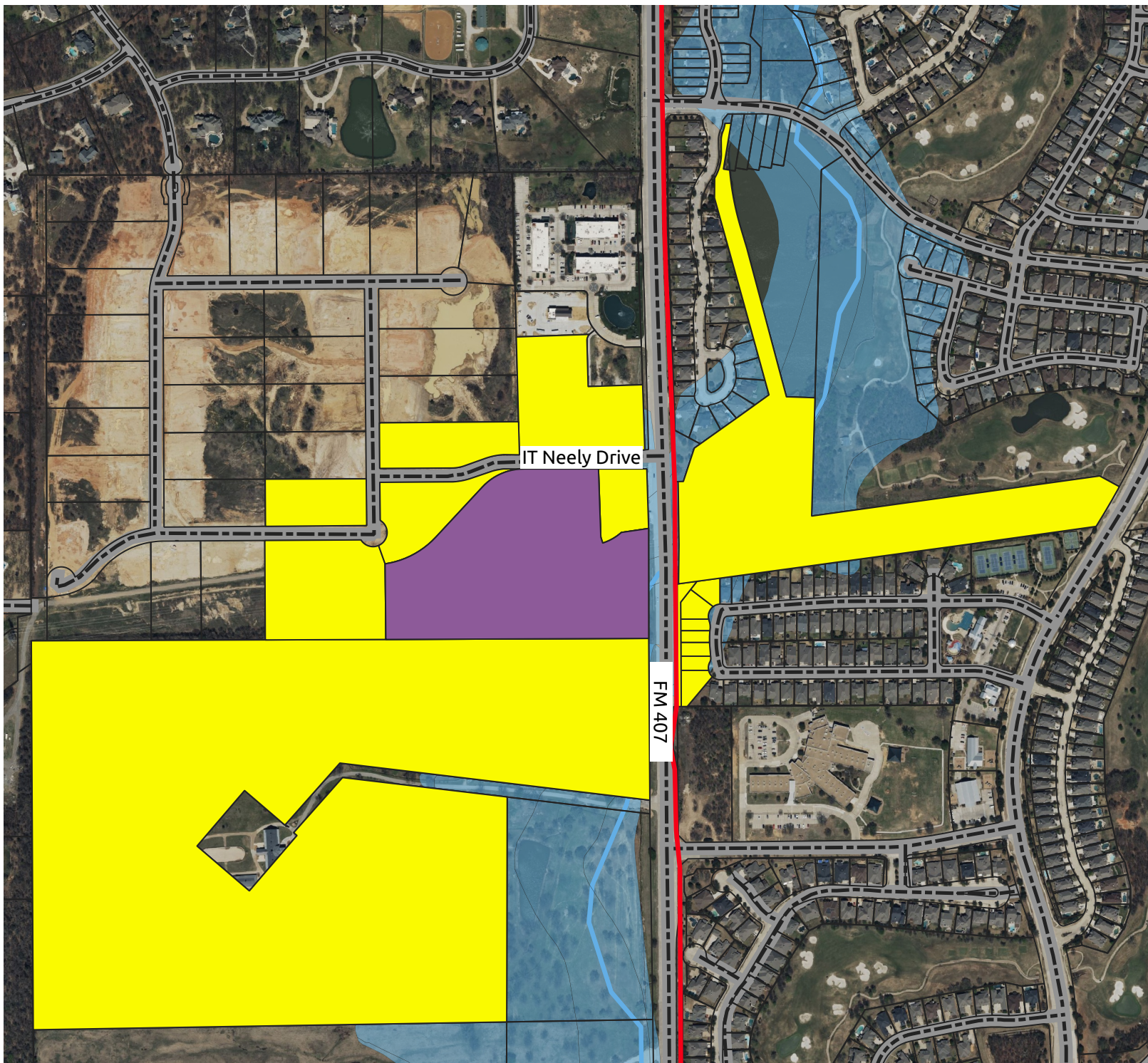



Exhibit 3

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

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

PUBLICATION DATES:

Jan. 20, 2024

Notice ID: qyo1W3oQsamXEEqQzNbu

Notice Name: 01.20.24 PH Notice - Reserve at Marty B's SP

PUBLICATION FEE: \$50.32

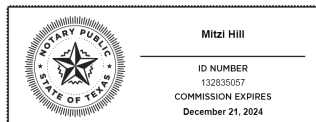
I declare under penalty of perjury that the foregoing is true and correct.

Ayesha Carletta M Cochran-Worthen

Agent

VERIFICATION

State of Texas
County of Ellis



Signed or attested before me on this: 01/22/2024

Mitzi Hill

Notary Public
Notarized online using audio-video communication

**TOWN OF BARTONVILLE
NOTICE OF PUBLIC HEARING**

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drc 01/20/2024