



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
MAY 21, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

3. ACTION ITEMS

- A. Consider approval of Meeting Minutes for April 16, 2024
- B. Consider a recommendation on proposed text amendments to Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs - Case # UDC-24-001 **ITEM CONTINUED FROM REGULAR MEETING ON APRIL 16, 2024**
 - i. Public Hearing - Opened and Continued from April 16, 2024 Regular Meeting
 - ii. Consider Recommendation
- C. Consider approval of a final plat of Northlake Crossing West, a proposed 4-lot commercial development on a 5.243-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD) - Case # 23-PLA00030
- D. Consider approval of a Development Plat of the Sunrise Redi Mix Leasing Addition, Approximately on 27.77-acre tract of land in the Ignacio Elde Survey, Abstract No. 387, generally located on the southeast corner of FM 156 and Blair Road - Case # 23-PLA00003
- E. Consider approval of a Final Plat of Cary Albert Addition, a proposed 1-lot commercial development on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189 and the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-PLA00008
- F. Consider approval of a Site Plan of Cary Albert Addition, a proposed 8,400 square-foot commercial building on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189, and the L.

Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-SP00001

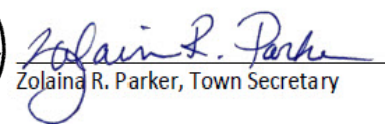
- G. Consider approval of a Site Plan of St. Peter Church and School, a proposed 24,168 square-foot new building for a school to be constructed on the site of the existing St. Peter Church on Lot 1, Block 25, Canyon Falls Addition, at 15701 Cleveland-Gibbs Road - Case # 24-SP00003
- H. Consider a recommendation on a Specific Use Permit (SUP) for Church/Place of Worship; Day Care; and School, Primary and Secondary (Private) uses on a 16.29-acre lot, being Lot 1, Block 25, Chadwick Farms Addition, generally located south of Chadwick Parkway and west of Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road, and zoned Rural Residential (RR) - Case # 24-SUP00001
 - i. Public Hearing
 - ii. Consider Recommendation

4. **ADJOURN**

NOTE: The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on May 17, 2024, by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

 
Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: May 21, 2024
REF. DOC.: Northlake Home Rule Charter
SUBJECT: Consider approval of Meeting Minutes for April 16, 2024
GOALS/ Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services
OBJECTIVES:

BACKGROUND INFORMATION:

- Approved Minutes for:
 - April 16, 2024 - Regular Meeting

P&Z ACTION:

Approved proposed minutes draft as presented



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
APRIL 16, 2024**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on April 16, 2024, at 5:30 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

1. CALL TO ORDER

Chairperson King called the meeting to order at 5:30 p.m., roll call was noted as follows:

Linda King	Jana Hall
Chris Amarante	Danny Simpson
John Kelley - Arrived at 5:55 p.m.	
Joshua Pezzuto	

2. PUBLIC INPUT

None

3. ACTION ITEMS

- A. Consider approval of meeting minutes for March 19, 2024
APPROVED

The item was not presented, and no discussion followed.

Commissioner Amarante moved to approve the item. Motion seconded by Commissioner Simpson. Motion passed.

AYES (5): Amarante, Pezzuto, Hall, King, Simpson
NAYS (0): None
ABSENT (1): Kelley

- B. Consider approval of a preliminary plat of Northlake Crossing West, a proposed 4-lot commercial development on a 5.243-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD) - Case # 23-PLA00030
APPROVED

The item was presented, and commentary followed.

Commissioner Pezzuto moved to approve the item as presented. Motion seconded by Commissioner Simpson. Motion passed.

APPROVED

AYES (5): Amarante, Pezzuto, Hall, King, Simpson

NAYS (0): None

ABSENT (1): Kelley

- C. Consider a recommendation on proposed amendments to the Master Thoroughfare Plan (MTP) - Case # MTP-24-001
 - i. Public Hearing
 - ii. Consider Recommendation

APPROVED

The item was presented and discussion followed.

Chairperson King opened the public hearing at 5:45 p.m., and with no speakers coming forward, the public hearing was closed at 5:46 p.m.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Hall. Motion carried.

AYES (4): Amarante, Hall, King, Simpson

NAYS (1): Pezzuto

ABSENT (1): Kelley

- D. Consider a recommendation on proposed text amendments to Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs - Case # UDC-24-001
 - i. Public Hearing
 - ii. Consider Recommendation

ITEM CONTINUED TO DATE CERTAIN OF MAY 21, 2024

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 6:07 p.m., and with no speakers coming forward, advised the public hearing would be continued to a date certain of May 21, 2024.

Commissioner Amarante moved to continue the public hearing and postpone action until May 21, 2024 Meeting. Motion seconded by Commissioner Kelley. Motion carried.

AYES (6): Amarante, Pezzuto, Hall, King, Simpson, Kelley

NAYS (0): None

ABSENT (0): None

- E. Consider a proposed text amendments to Article 12, Subdivisions, of the Unified Development Code (UDC) to update provisions for approval of plats - Case # UDC-24- 002
 - i. Public Hearing
 - ii. Consider Recommendation

APPROVED

The item was presented, and discussion followed.

Chairperson King opened the public hearing at 6:21 p.m., and with no speakers coming forward, the public hearing was closed at 6:21 p.m.

The item was presented, and discussion followed.

Commissioner Pezzuto moved to approve the item as presented. Motion seconded by Chairperson King. Motion passed.

AYES (6): Amarante, Pezzuto, Hall, King, Simpson, Kelley

NAYS (0): None

ABSENT (0): None

4. ADJOURN

With no further business, Chairperson King adjourned the meeting at 6:12 p.m.

Linda King, Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____



DATE: May 21, 2024

REF. DOC.: Unified Development Code (UDC)

SUBJECT: Consider a recommendation on proposed text amendments to Article 11, Signs, and Article 14, Definitions, of the Unified Development Code (UDC) to update provisions for Window Signs, Billboards, and Off-Location or Off-Premises Signs - Case # UDC-24-001 **ITEM CONTINUED FROM REGULAR MEETING ON APRIL 16, 2024**

i. Public Hearing - Opened and Continued from April 16, 2024 Regular Meeting

ii. Consider Recommendation

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- UDC amendment proposed to address issues related to window signs and digital billboards
- P&Z briefed on window sign requirements at February 20th & March 19th
 - Provided direction to align standards with examples from Southlake and Roanoke
 - UDC amendment drafted accordingly and considered at April 16th meeting
 - P&Z Commissioners discussed whether significant changes were necessary
 - Focused comments on updating existing requirements to:
 - Ensure they are clear and understandable
 - Define colored window coverings, whether including text or graphics, as a sign
 - Public hearing and item continued to this meeting for consideration of revisions based on P&Z direction
- Town Council authorized development agreement (DA) calling for annexation of property at northeast corner of SH 114 & Cleveland-Gibbs Road
 - DA allows for digital billboard to be constructed on property pursuant to obtaining a permit from TxDOT
 - TxDOT requires local ordinance to allow for digital billboard in order to obtain permit
 - Current sign code does not allow billboards
 - Past digital billboards have replaced existing static billboards and were approved via meritorious exception process
 - Proposed amendment allows for digital billboards in very limited areas at entries into Town on major highway corridors
 - Covers existing billboard locations and proposed location subject to the DA
- Next steps:
 - May 23rd Town Council meeting
 - Hold public hearing
 - Consider approval

P&Z ACTION:

- Hold a public hearing
- Recommend approval, approval with conditions, or disapproval of the UDC text amendment as proposed in attached exhibit

Proposed amendments identified in redline below. Only subsections with changes and/or those to provide additional context are included below. All other text within Article 11 and Article 14 of the Unified Development Code (UDC) to remain.

Article 11 Signs

§ 11.9 Measurement of Sign Area and Height.

- B. The area of Primary Wall Signs a sign placed on a wall, window, or similar background not primarily for purposes of signage and containing multiple elements shall be calculated as follows:

§ 11.18 Definitions and Requirements.

For the purposes of this Article, the words below shall have the following definitions whether or not capitalized unless the context clearly requires another meaning, ascribed to them and the requirements and regulations set forth for each shall apply in the town.

11. BILLBOARD - A sign erected in the outdoor environment for the purpose of the display of commercial or noncommercial messages not pertinent to the use of products sold on, or the sale or lease of, the property on which it is displayed. Billboards include any of its support, frame or other appurtenances. Billboards are prohibited with the exception of billboards existing on the effective date of these regulations, digital billboards subject to the following requirements, or as otherwise allowed by this Article. A digital billboard is a billboard that displays digital images which are changed by computer.
- a. Time – A sign permit is required. A digital billboard may operate 24 hours each and every continuing day.
- b. Place – Digital Billboards shall only be permitted for locations within 200 feet of a limited access highway and within 500 feet of a Town limits boundary. The minimum setback for a Digital Billboard is five (5') feet from a property line and five hundred (500') feet from a residential zoning district. Digital Billboards shall not be placed within any designated or dedicated public utility easements without the approval of an Easement Use Agreement from the appropriate utility. Digital Billboards shall not be placed within two thousand (2,000') feet of another Billboard or within two hundred fifty (250') feet of a Pole/Pylon Sign permitted by the Town.
- c. Manner – Digital Billboards may be two sided with a maximum area of six hundred seventy-two (672 sf) square feet per side and a maximum sign face width of forty-eight (48') feet and height of fourteen (14') feet. The maximum overall height is sixty-five (65') feet. Digital Billboards shall comply with the following operational requirements:
- 1) Static messages. The digital billboard shall contain static messages only, and not have animation, movement, or the appearance or optical illusion of movement, of any part of the sign structure. Each static message shall not include flashing or varying of light intensity.
 - 2) Dwell time. The dwell time shall be at lease eight seconds, and a change of message must be accomplished within one second or less.

- 3) Display upon malfunction. The digital billboard shall be operated with systems and monitoring in place to either turn the display off or freeze the display image in one position in the event of a malfunction.
- 4) Brightness level. The digital billboard may not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver, and is subject to all existing restrictions on illumination contained in Section 8.5 (C.)(3.) of the Unified Development Code.

61. OFF-LOCATION or OFF-PREMISES SIGN - A sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc. at a location other than where the business, person, organization, activity, event, place, service, product, etc. is located. Off-location and off-premises signs are prohibited in the Town Limits. Off-location and off-premises signs located within the extraterritorial jurisdiction of the Town are subject to this Article.
 - a. Construction of off-premises signs prohibited in extraterritorial jurisdiction. The construction of off-premises signs is hereby prohibited in the extraterritorial jurisdiction, provided however, Billboards may be allowed subject to the requirements of this Article.

106. WINDOW SIGN - Any sign, poster, window slick, or other similar displayed item, excluding Banners, located on the internal or external surface of a window for the purpose of advertising a business' name, telephone number, website information, services, commodities, and/or products offered or sold that are available within the building that is visible from a public street or sidewalk. Any window coverings that do not match or compliment the colors of the building facade shall be considered a window sign whether or not they include text or graphics. Window tint and translucent coverings shall not be considered window signage.
 - a. Time - No sign permit required for window signs that meet the requirements of this subsection. Window signs that do not meet the requirements of this subsection shall be prohibited unless approved as part of a Unified Sign Development Plan. A window sign may be displayed 24 hours each and every continuing day.
 - b. Place - Window Signs shall only be displayed on the inside or exterior of a window.
 - c. Manner - The maximum area of ~~a~~ Window Signs shall not exceed twenty-five (25) percent of the sum total of all window area on a façade per tenant where the sign is displayed. Window signs are limited to ~~one-four~~ signs per window. An individual window is defined as an area of fenestration that is totally bounded by the principal building material and may include all transparent and translucent areas of windows and doors. Illuminated and nonilluminated window signs or its appendages shall not blink, strobe, fade, flash, scroll, or move in any manner. Illuminated window signs shall remain static and stationary.

Article 14

Definitions

§ 14.1 Definitions.

Limited access highways: Interstate Highway 35W and State Highway 114.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: May 21, 2024

REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)

SUBJECT: Consider approval of a final plat of Northlake Crossing West, a proposed 4-lot commercial development on a 5.243-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located at the southwest corner of Robson Ranch Road and Cleveland-Gibbs Road, and zoned Mixed-Use Planned Development (MPD) - Case # 23-PLA00030

GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer: Office Equity Solutions

Owner: CHL Investments I, LTD

Engineer/Surveyor: Baird, Hampton, & Brown

Zoning: Mixed-Use Planned Development (MPD)

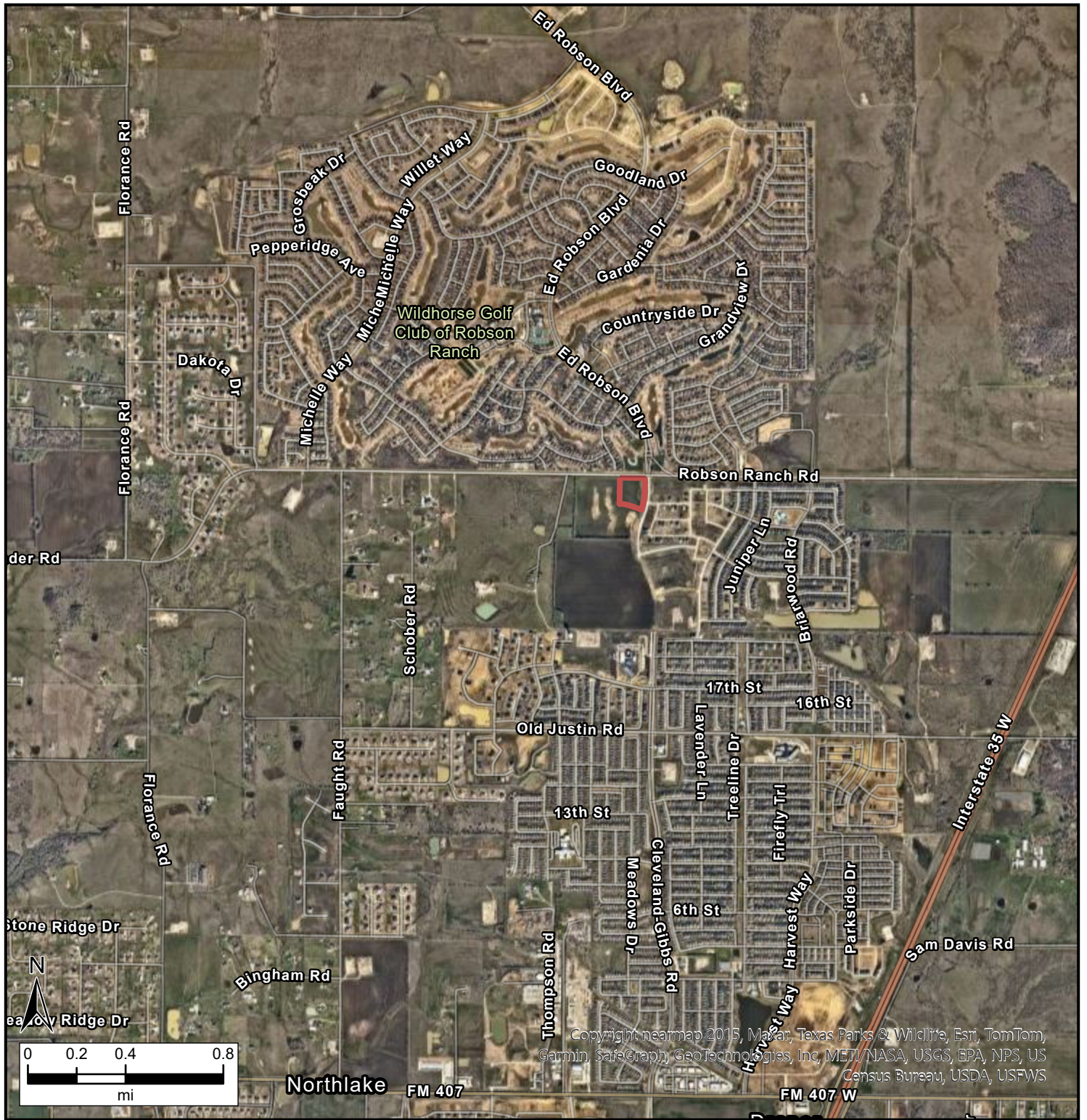
Summary: This application is for a final plat to subdivide the property into 4 lots proposed for commercial development.

Staff Analysis: The applicant has provided a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed April 21, 2024, and it will be approved on May 21, 2024, if no action is taken. This final plat complies with the Mixed-Use Planned Development (MPD) zoning and substantially conforms to the preliminary plat approved on April 16, 2024. A drainage study and construction plans for storm drainage, water, sanitary sewer service, and paving were also submitted and found to meet all engineering design requirements.

P&Z ACTION:

Approve final plat as submitted

Northlake

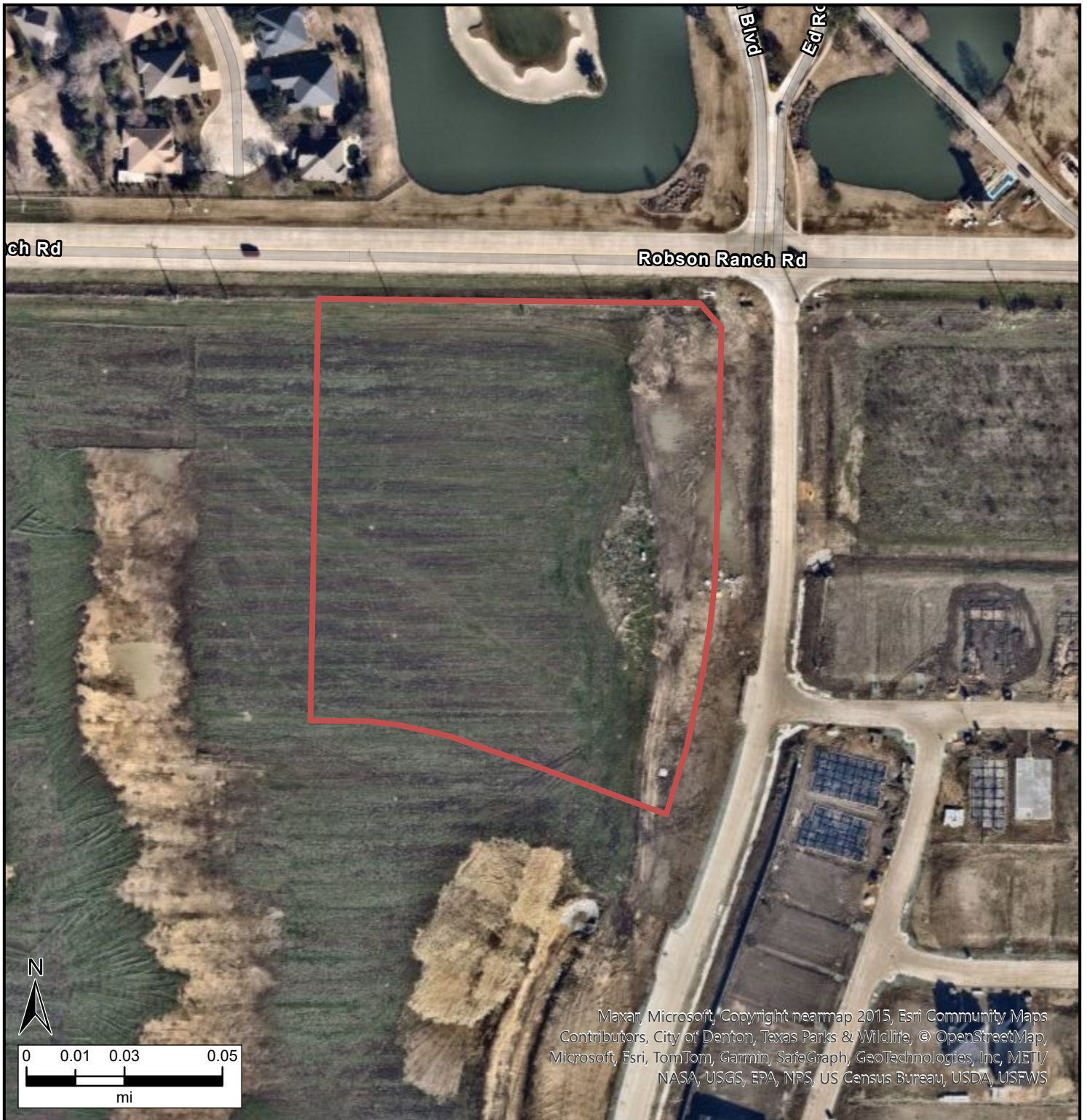


Legend

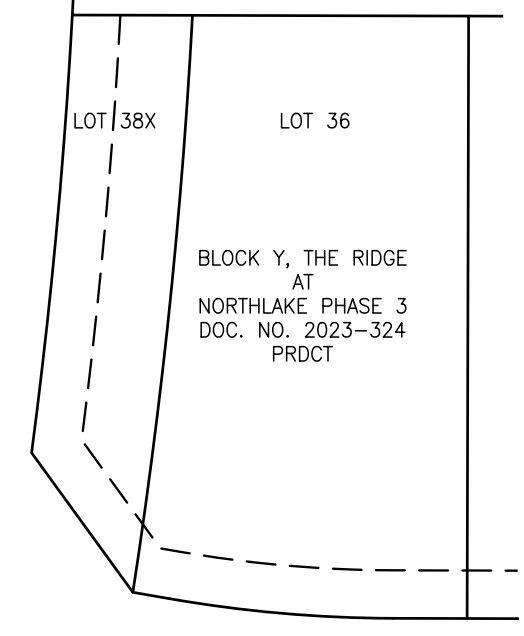
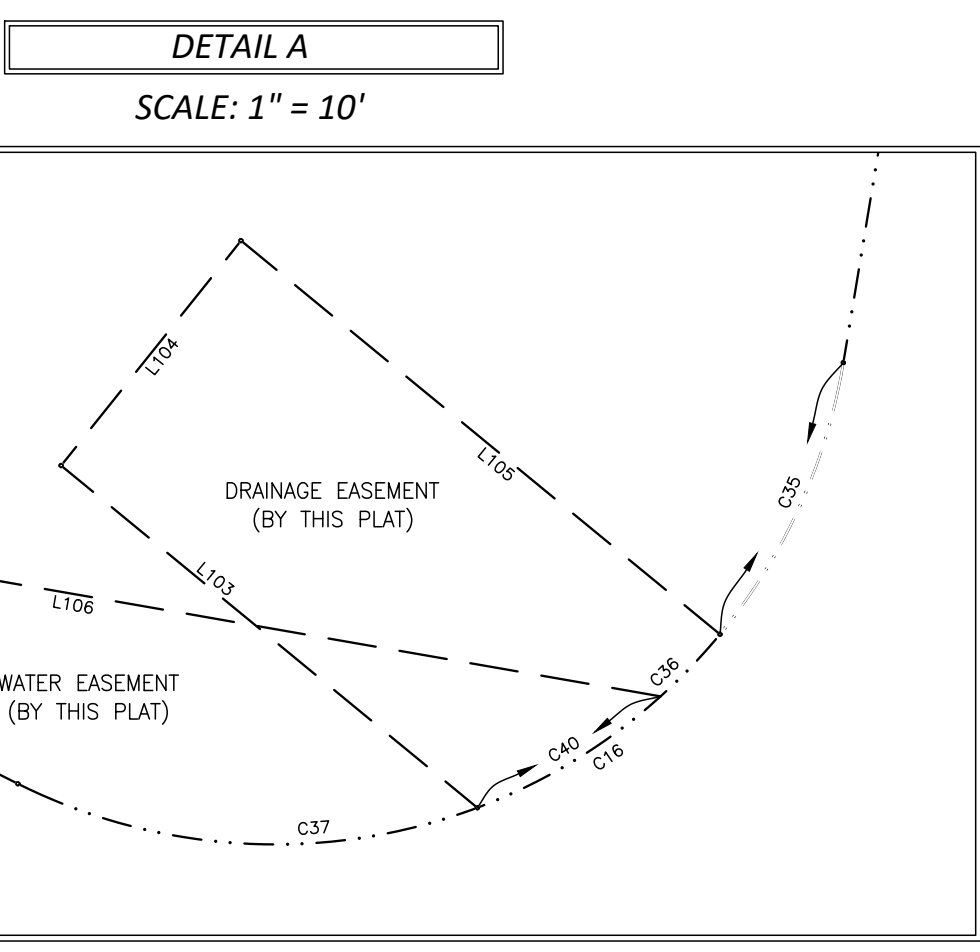
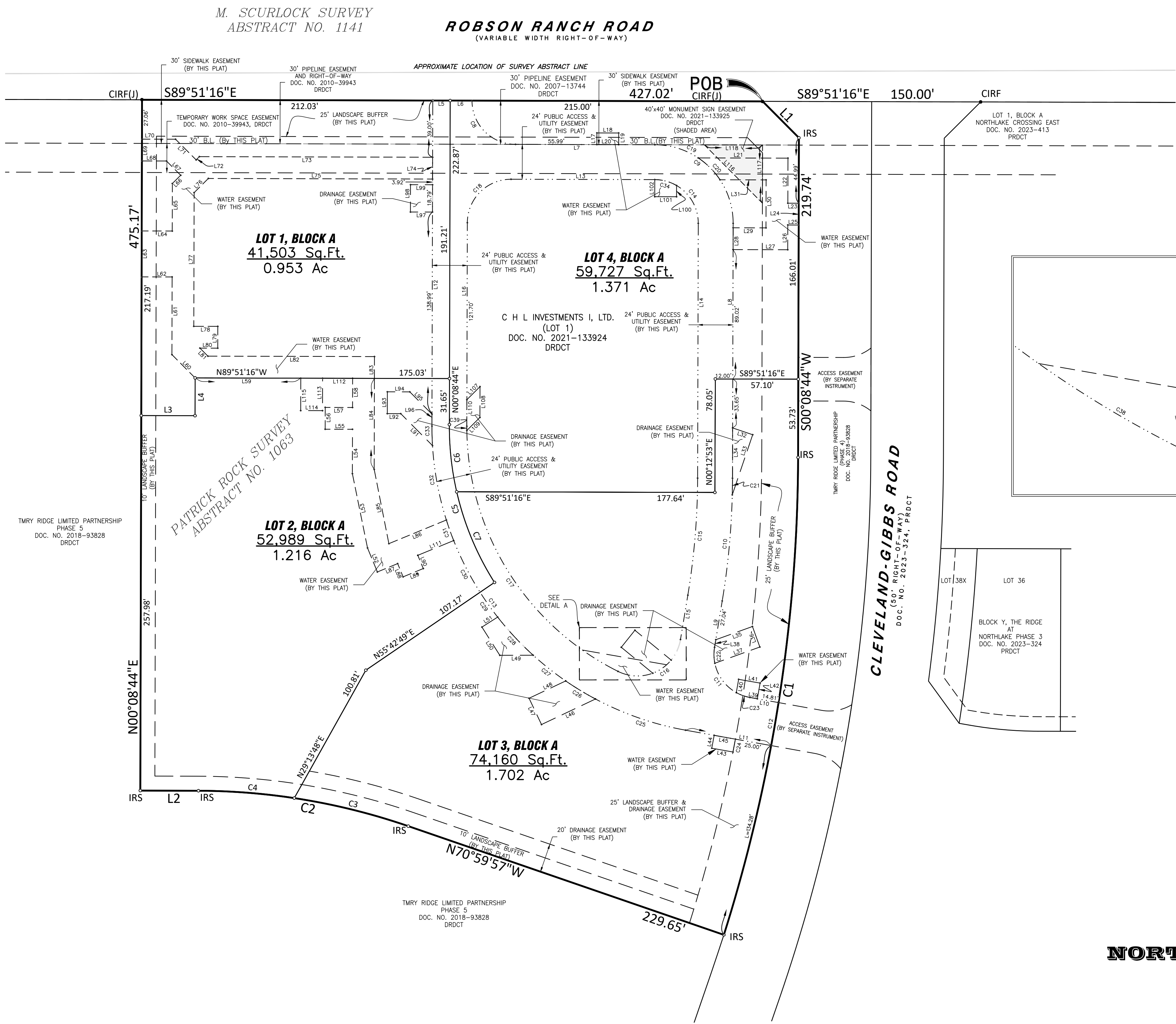
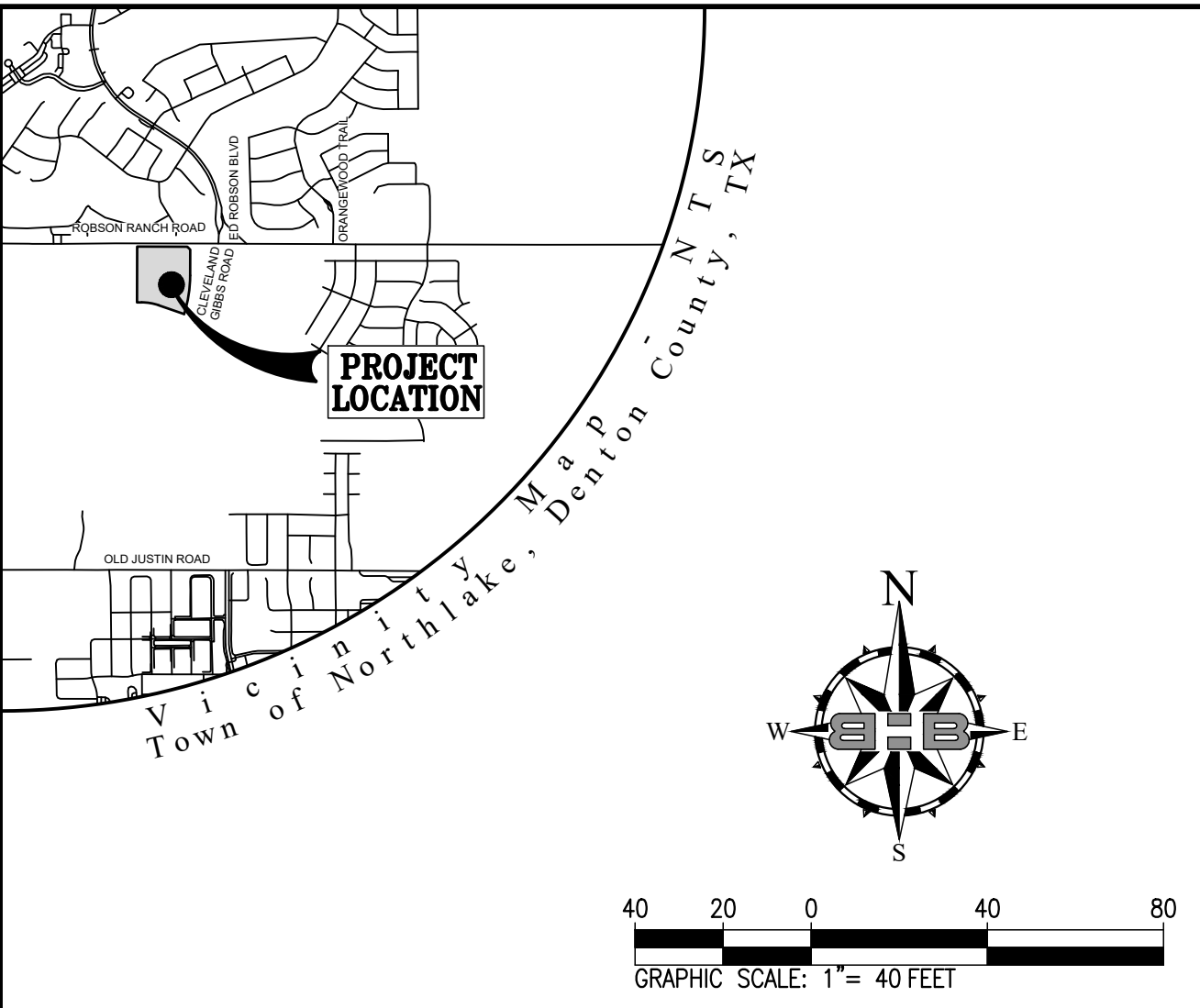


Date: 3/4/2024

Northlake



Legend



LEGEND

- B.L..... Building Line
- CIRF..... Found 1/2-Inch Capped Iron Rod (illegible)
- CIRF(I)..... Found 1/2-Inch Capped Iron Rod marked "JBI"
- DOC..... Document
- D.R.D.C.T..... Deed Records, Denton County, Texas
- FD..... Found
- IRF..... 1/2-Inch Iron Rod Found
- IRS..... Set 5/8-Inch Capped Iron Rod marked "BHB INC"
- NO..... Number
- P.R.D.C.T..... Plat Records, Denton County, Texas

GENERAL NOTES

- Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
- All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
- This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Open areas and drainage system maintenance is the Property Owners Association responsibility.

FLOOD ZONE NOTE

By scaled location the subject properties lie within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48121C0365G, Map Revised April 18, 2011.



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ree@bhinc.com • 817.251.8550 • bhinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

OWNER/DEVELOPER
C H L Investments I, LTD
365 Miron Drive, Suite A
Southlake, TX 76092
Craig Wilkinson
(817) 416-3981

FINAL PLAT
NORTHLAKE CROSSING WEST
LOTS 1-4, BLOCK A
BEING 5.243 ACRES SITUATED WITHIN
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
& BEING ALL OF LOT 1, DOC. NO. 2021-133924, DRDCT
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
MAY 2024
SHEET 1 OF 2

Line Table		
Line #	Direction	Length
L1	S44°51'16"E	35.36
L2	N89°51'16"W	40.00
L3	N89°51'16"W	37.00
L4	S00°08'44"W	25.97
L5	S89°51'16"E	12.00
L6	S89°51'16"E	15.00
L7	S89°51'16"E	95.90
L8	S00°08'44"W	175.25
L9	S09°25'09"W	32.37
L10	S79°48'37"E	20.07
L11	N79°48'37"W	59.86
L12	N00°08'44"E	223.91
L13	S89°51'16"E	98.90
L14	S00°08'44"W	175.25
L15	S09°25'09"W	30.86
L16	N00°08'44"E	139.91
L17	N00°11'56"E	8.00
L18	S89°51'16"E	15.00
L19	S00°11'56"W	8.00
L20	N89°51'16"W	15.00
L21	S89°51'16"E	61.75
L22	S00°08'44"W	30.99
L23	S89°51'16"E	7.50
L24	S00°08'44"W	15.00
L25	N89°51'16"W	7.50
L26	S00°08'44"W	17.01
L27	N89°51'16"W	37.60
L28	N00°08'44"E	15.00
L29	S89°51'16"E	22.60
L30	N00°08'44"E	33.00
L31	N89°51'16"W	31.70
L32	S71°15'15"E	14.56
L33	S18°44'45"W	43.66
L34	N00°08'44"E	34.59
L35	N70°11'23"E	26.81
L36	S19°48'37"E	15.00
L37	S70°11'23"W	32.92
L38	S09°25'09"W	32.37
L39	N79°48'37"W	5.26
L40	N09°53'37"E	9.25

Line Table		
Line #	Direction	Length
L41	S80°06'23"E	15.00
L42	S09°53'37"W	10.95
L43	S79°48'37"E	14.79
L44	S10°27'31"W	9.00
L45	N79°48'37"W	14.84
L46	S64°41'12"W	41.09
L47	N25°18'48"W	20.00
L48	N64°41'12"E	27.86
L49	S89°53'15"W	22.95
L50	N32°22'20"W	22.99
L51	N57°37'40"E	12.81
L52	N22°21'16"W	17.86
L53	N11°30'57"W	52.15
L54	N00°08'44"E	24.90
L55	N89°51'16"W	18.79
L56	N00°08'44"E	15.00
L57	S89°51'13"E	18.79
L58	N00°08'44"E	20.06
L59	N89°51'16"W	72.70
L60	N44°51'16"W	22.63
L61	N00°08'44"E	53.42
L62	N89°51'16"W	21.00
L63	N00°08'44"E	31.58
L64	S89°51'16"E	21.00
L65	N00°08'44"E	32.68
L66	N45°08'44"E	8.08
L67	N45°00'00"W	13.84
L68	N89°51'16"W	16.90
L69	N00°08'44"E	15.00
L70	S89°51'16"E	23.09
L71	S45°00'00"E	20.07
L72	N45°08'44"E	3.13
L73	S89°51'16"E	160.49
L74	S00°08'44"W	15.00
L75	N89°51'16"W	154.28
L76	S45°08'44"W	13.79
L77	S00°08'44"W	91.97
L78	S89°51'16"E	16.51
L79	S00°08'44"W	15.00
L80	N89°51'16"W	12.26

Line Table		
Line #	Direction	Length
L81	S44°51'16"E	7.78
L82	S89°51'16"E	114.62
L83	S00°08'44"W	15.00
L84	S00°08'44"W	62.59
L85	S11°11'34"E	52.08
L86	N67°38'44"E	42.76
L87	N67°38'44"E	15.09
L88	S22°21'16"E	9.84
L89	N67°38'44"E	15.00
L90	N22°21'16"W	9.84
L91	N44°51'16"W	30.98
L92	N89°51'16"W	9.25
L93	N00°08'44"E	15.00
L94	S89°51'16"E	15.46
L95	S44°51'16"E	21.59
L96	S00°09'06"W	9.87
L97	N89°51'16"W	15.17
L98	N00°08'44"E	18.79
L99	S89°51'16"E	15.17
L100	S00°08'44"W	7.73
L101	N89°51'19"W	15.00
L102	N00°08'44"E	11.75
L103	N50°34'40"W	28.06
L104	N38°38'55"E	15.00
L105	S50°34'50"E	32.29
L106	S80°06'23"E	58.87
L107	N45°08'44"E	12.73
L108	S00°09'10"W	21.22
L109	S45°08'44"W	12.69
L110	N00°08'44"E	18.21
L111	N67°38'44"E	26.67
L112	S89°51'14"E	20.66
L113	N00°08'44"E	22.29
L114	S89°51'16"E	15.00
L115	S00°08'44"W	22.29
L116	N44°51'16"W	56.57
L117	S00°08'44"W	40.00
L118	S89°51'16"E	40.00

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	17°22'59"	1100.00'	333.73'	S08°50'13"W
C2	18°51'20"	447.00'	147.10'	N80°25'37"W
C3	10°22'16"	447.00'	80.91'	N76°11'05"W
C4	8°29'04"	447.00'	66.19'	N85°36'45"W
C5	32°47'55"	200.00'	114.49'	S15°57'23"E
C6	13°20'55"	200.00'	46.60'	N06°13'53"W
C7	19°27'01"	200.00'	67.89'	N22°37'51"W
C8	89°59'58"	30.00'	47.12'	S44°51'16"E
C9	90°00'00"	54.00'	84.82'	N44°51'16"W
C10	9°16'25"	524.00'	84.81'	N04°46'56"E
C11	89°13'46"	30.00'	46.72'	S35°11'44"E
C12	1°33'46"	1100.00'	30.00'	N09°45'10"E
C13	79°57'21"	212.00'	295.84'	S39°49'57"E
C14	90°00'00"	30.00'	47.12'	S44°51'16"E
C15	9°16'25"	500.00'	80.93'	S04°46'56"W
C16	107°06'40"	30.00'	56.08'	N62°58'29"E
C17	63°36'55"	188.00'	208.74'	S31°39'44"E
C18	90°00'00"	30.00'	47.12'	S45°08'44"W
C19	33°33'26"	54.00'	31.63'	S73°04'33"E
C20	22°41'37"	54.00'	21.39'	N44°57'01"W

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C21	1°15'03"	524.00'	11.44'	N00°46'15"E
C22	20°57'28"	30.00'	10.97'	N01°03'35"W
C23	18°57'44"	30.00'	9.93'	S70°19'45"E
C24	0°28'47"	1075.00'	9.00'	N10°46'55"E
C25	17°47'39"	212.00'	65.84'	N70°54'38"W
C26	6°28'59"	212.00'	23.99'	S58°46'55"E
C27	7°42'31"	212.00'	28.52'	N51°40'43"W
C28	9°42'03"	212.00'	35.89'	S42°58'26"E
C29	5°39'34"	212.00'	20.94'	N35°17'37"W
C30	10°48'33"	212.00'	39.99'	N27°03'33"W
C31	4°03'34"	212.00'	15.02'	S19°37'30"E
C32	14°35'09"	212.00'	53.97'	N10°18'09"W
C33	3°37'58"	212.00'	13.44'	S01°40'15"E
C34	30°00'00"	30.00'	15.71'	N74°51'16"W
C35	30°01'18"	30.00'	15.72'	S24°25'48"W
C36	30°00'12"	30.00'	15.71'	S54°26'33"W
C37	68°32'28"	30.00'	35.89'	N82°15'35"E
C38	8°42'53"	188.00'	28.60'	S59°06'44"E
C39	0°54'34"	188.00'	2.98'	S00°18'33"E
C40	21°27'18"	30.00'	11.23'	N58°43'00"E

METES & BOUNDS

WHEREAS, C H L Investments I, LTD, is the owner of all that certain tract of land situated within the Patrick Rock Survey, Abstract Number 1063, in the town of Northlake, Denton County, Texas and being all of a tract of land as described as Lot 1 in Special Warranty Deed to C H L Investments I, LTD as recorded in Document Number 2021-133924, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00- Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKNet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

BEGINNING 1/2-inch capped iron rod marked "JBI" (CIRF(J)) for the for the most northerly northeast corner of the said C H L Investments I, LTD tract, same being the most northerly northwest corner of a tract of land as described by deed as Phase 4 to TMRY Ridge Limited Partnership as recorded in Document Number 2018-93828, DRDCT from which a found 1/2-inch capped iron rod (illegible) for the most northerly northwest corner of Lot 1, Block A, Northlake Crossing East, an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Document Number 2023-413, Plat Records, Denton County, Texas (PRDCT) bears South 89°51'16" East, a distance of 150.00 feet;

THENCE with the common line between the said C H L Investments, I, LTD tract and the said Phase 4 tract the following courses and distances:

South 44°51'16" East, a distance of 35.36 feet to a set 5/8-inch capped iron rod marked "BHB INC" set (IRS);

South 0°08'44" West, a distance of 219.74 feet to an IRS;

along a curve to the right having a central angle of 17°22'59", a radius of 1100.00 feet, an arc length of 333.73 feet and a chord which bears South 8°50'13" West, a distance of 332.45 feet to an IRS for the southeast corner of the said C H L Investments, I, LTD tract, same being the most easterly northeast corner of a tract of land as described by deed as Phase 5 to TMRY Ridge Limited Partnership as recorded in Document Number 2018-93828, DRDCT;

THENCE with the common line between the said C H L Investments, I, LTD tract and the said Phase 5 tract the following courses and distances:

North 70°59'57" West, a distance of 229.65 feet to an IRS;

along a curve to the left having a central angle of 18°51'20", a radius of 447.00 feet, and arc length of 147.10 feet and chord which bears North 80°25'37" West, a distance of 146.44 feet to an IRS;

North 89°51'16" West, a distance of 40.00 feet to an IRS for the southwest corner of the said C H L Investments, I, LTD tract;

North 0°08'44" East, a distance of 475.17 feet to a CIRF(J) for the northwest corner of said C H L Investments, I, LTD tract, same being the most northerly northeast corner of the said Phase 5 tract, and being in the south right-of-way line of the aforementioned Robson Ranch Road;

THENCE South 89°51'16" East, with the said south right-of-way line of Robson Ranch Road, a distance of 427.02 feet to the POINT OF BEGINNING and containing 228,379 square feet or 5.243 acre of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, C H L INVESTMENTS I, LTD, acting by and through the undersigned, their duly authorized agents, does hereby adopt this plat designating the herein above described real property as LOTS 1-4, NORTHLAKE CROSSING WEST, an addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon.

C H L Investments, I LTD

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires

APPROVAL BY THE PLANNING & ZONING COMISSION

Date

Chair, Planning & Zoning Commission, Town of Northlake

Town Secretary, Town of Northlake

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: May 15, 2024



FINAL PLAT
NORTHLAKE CROSSING WEST
LOTS 1-4, BLOCK A
BEING 5.243 ACRES SITUATED WITHIN
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
& BEING ALL OF LOT 1, DOC. NO. 2021-133924, DRDCT
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
MAY 2024
SHEET 2 OF 2

B B
BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave. Ste 500 Grapevine, TX 76051
rlee@bhinc.com • 817.251.8550 • bhinc.com
TBPE Firm #44 • TBPLS FIRM #10011302

OWNER/DEVELOPER
C H L Investments I, LTD
365 Miron Drive, Suite A
Southlake, TX 76092
Craig Wilkinson
(817) 416-3981



DATE: May 21, 2024
REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)
SUBJECT: Consider approval of a Development Plat of the Sunrise Redi Mix Leasing Addition, Approximately on 27.77-acre tract of land in the Ignacio Elde Survey, Abstract No. 387, generally located on the southeast corner of FM 156 and Blair Road - Case # 23-PLA00003
GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer: Tim Morrison - Sunrise Redi Mix
Owner: Tex Mix Land Ltd.
Surveyor: Bowman Consulting Group, Ltd.
Zoning: No Zoning/Extra-Territorial Jurisdiction (ETJ)
Site: Approximately 27.77-acre tract of land in the Ignacio Elde Survey, Abstract No. 387, generally located on the southeast corner of FM 156 and Blair Road
Summary: This application is for a development plat for an existing concrete batch plant located in the Town's Extra-Territorial Jurisdiction (ETJ).
Staff Analysis: The applicant has provided a development plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on May 3, 2024, and it will be approved on June 2, 2024, if no action is taken.

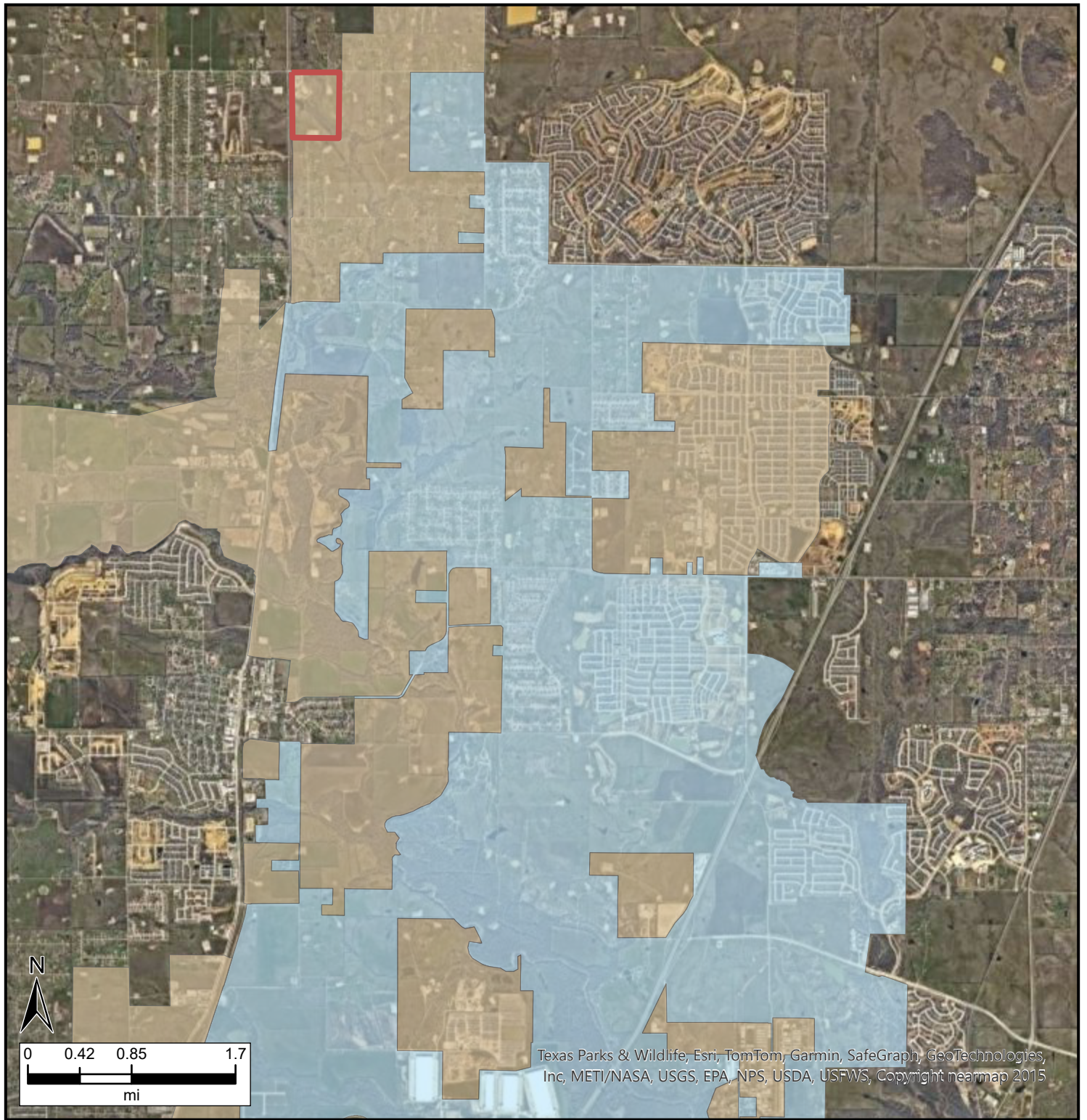
The UDC states the Planning and Zoning Commission shall approve a development plat if:

1. The plat conforms to the general plans, rules, and ordinances of the municipality concerning its current and future streets, sidewalks, alleys, parks, playgrounds and public facilities;
There are no Town utilities proposed to or currently serving the site. The development site does not conflict with any Town master plans. Necessary right-of-way is reserved for Blair Road per the Town's Master Thoroughfare Plan.
2. The general plans, rules and ordinances for the extension of the Town or the extension, improvement, or widening of its roads, streets and public highways within the municipality in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
No extensions or improvements are proposed or necessary to serve the development as proposed. The site is accessed from Blair Road which is a County maintained road.
3. Any of the Town's general plans, rules or ordinances governing development plats within the Town or the Town's extraterritorial jurisdiction.

The development plat meets all Town requirements applicable to development plats.

P&Z ACTION:

Approve Development Plat as submitted

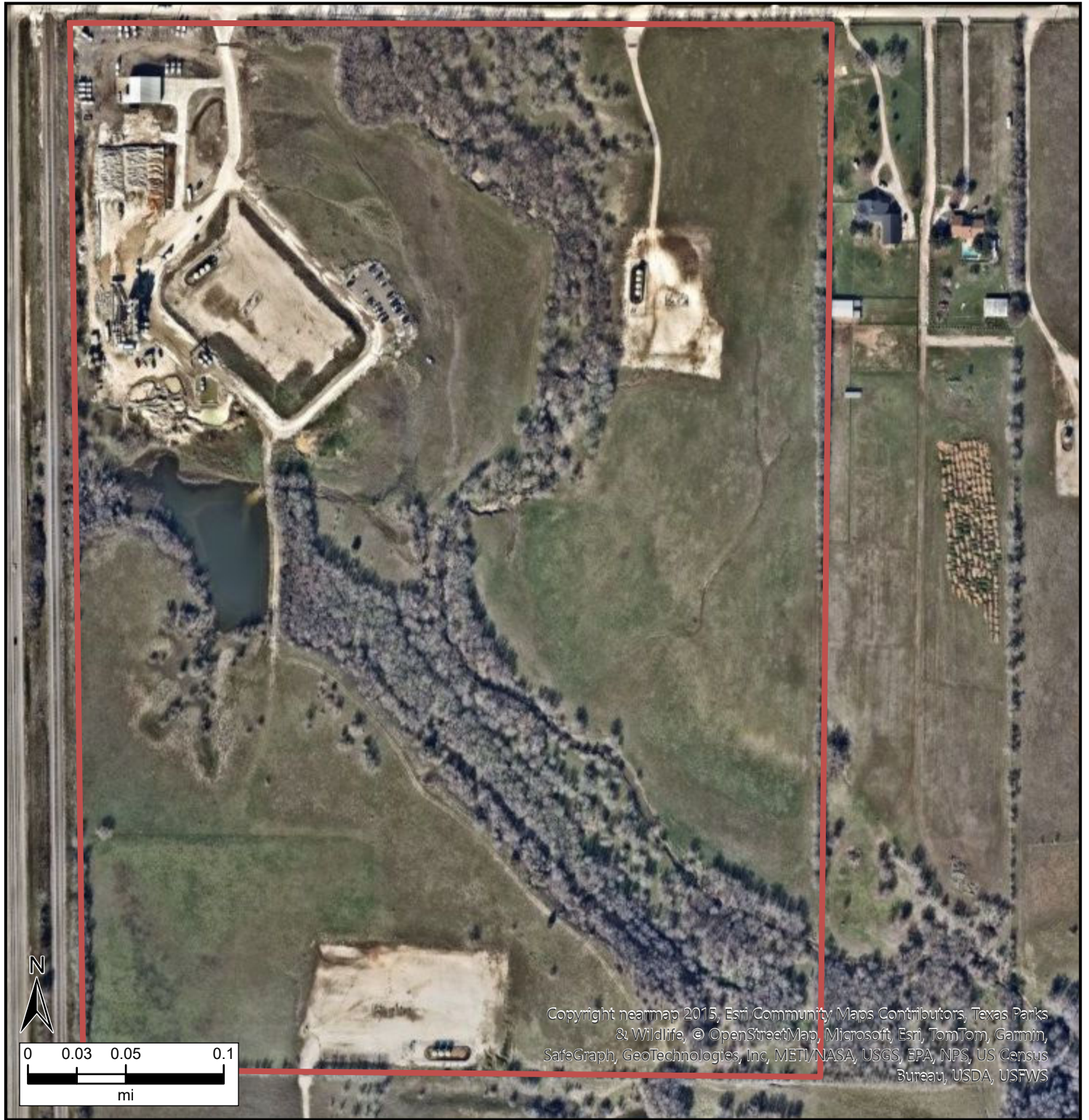


Legend

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation

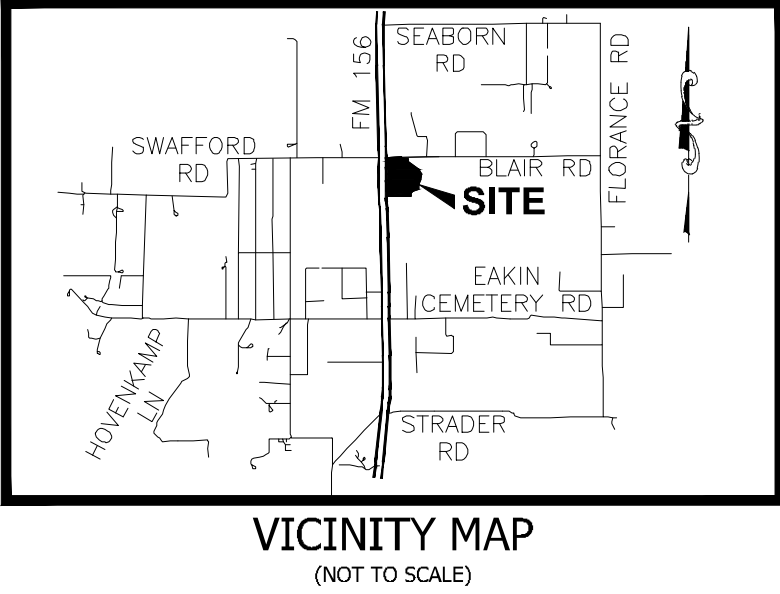
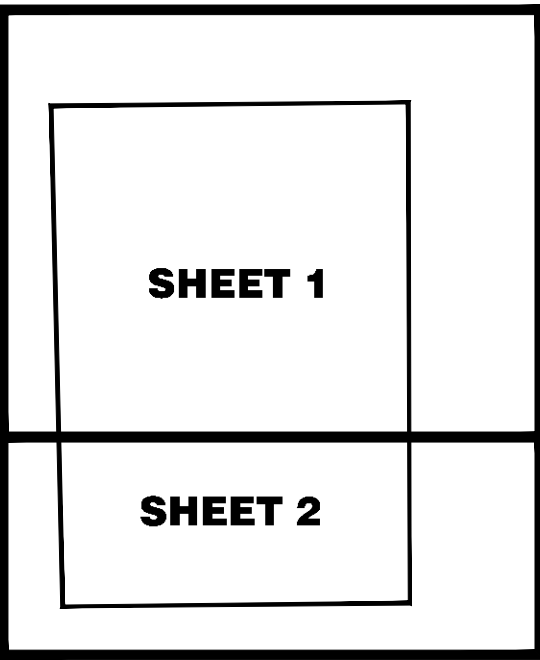
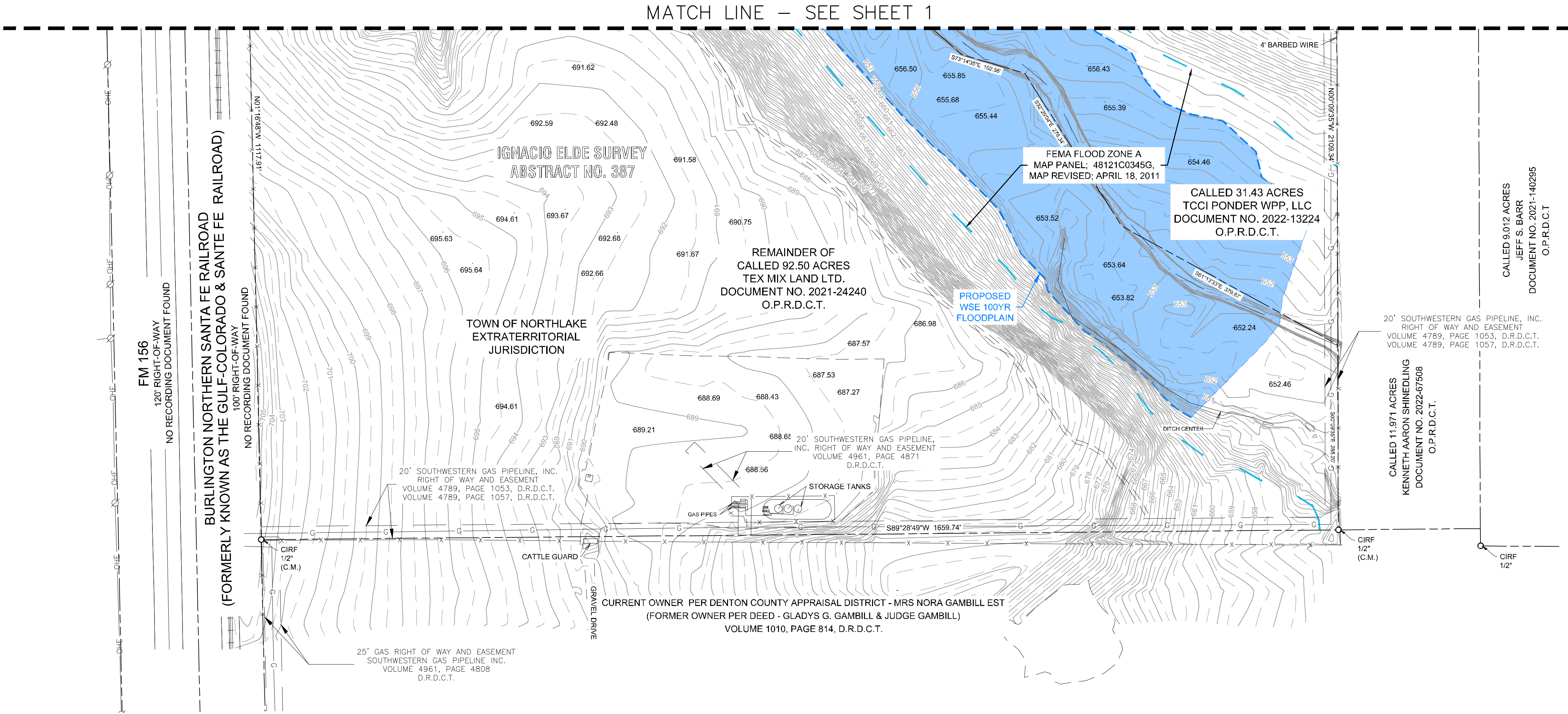




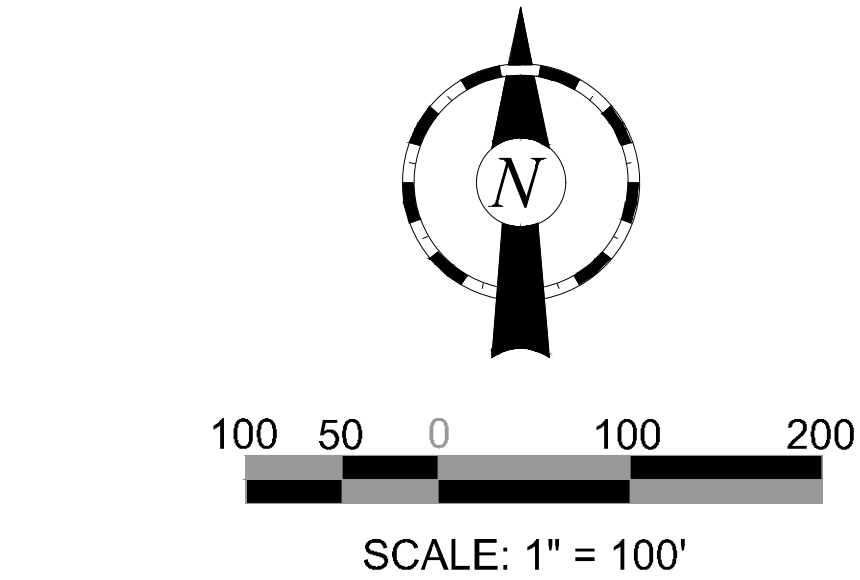
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- LEGEND**
- INDEX CONTOUR (1.0')
 - INTERMEDIATE CONTOUR (0.5')
 - SPOT ELEVATION
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE (NOT SURVEYED)
 - APPROXIMATE OF SECTION LINE
 - FENCE LINE (MATERIAL AS NOTED)
 - CENTER LINE ROAD
 - OVERHEAD ELECTRIC LINE
 - STORM SEWER LINE
 - GUARDRAIL
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - EDGE OF GRAVEL
 - EDGE OF WATER
 - DITCH CENTER
 - RAILROAD TRACKS
 - EDGE OF CONCRETE
 - EXISTING FEMA FLOODPLAIN ZONE A
 - PROPOSED FLOODPLAIN 100 YEAR
 - ELECTRIC BOX
 - ELECTRIC METER
 - GUY WIRE
 - MONUMENT
 - UTILITY POLE
 - SIGN
 - IRON REBAR FOUND (SIZE NOTED)
 - PK NAIL



ABBREVIATION LEGEND

P.O.B.	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CIRS	SET 1/2-IRON ROD WITH CAP STAMPED "BOWMAN PROP COR"
CIRF	CAPPED IRON ROD FOUND (AS NOTED)
CM	CONTROLLING MONUMENT
MNWS	SET MAG NAIL WITH WASHER STAMPED "BOWMAN PROP COR"
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Tex Mix Land LTD. is the owner of a 27.77-acre tract of land situated in the Ignacio Elde Survey, Abstract No. 387, Town of Northlake ETJ, Denton County, Texas and being part of a 92.50-acre tract of land as described in a General Warranty Deed to Tex Mix Land LTD., recorded in Document No. 2021-24240 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found mag nail (controlling monument) for the northwest corner of said Tex Mix Land tract lying in of Blair Road (a variable width right-of-way) and also being on the east right-of-way line of the Burlington Northern Santa Fe Railroad (formerly known as the Gulf-Colorado & Santa Fe Railroad - a 100-foot right-of-way);

THENCE NORTH 89 degrees 28 minutes 51 seconds EAST, along the north line of said Tex Mix Land tract and the south right-of-way line of said Blair Road, a distance of 501.83 feet to a set mag nail with washer stamped "BOWMAN PROP CORNER" on the northwest corner of a tract of land described as Tract 1 (a right-of-way dedication) in a Donation Deed to Denton County, Texas recorded in Document No. 2005-24203 (O.P.R.D.C.T.);

THENCE Departing the south right-of-way line of said Blair Road, SOUTH 00 degrees 00 minutes 00 seconds WEST, along the west line of said Tract 1, a distance of 34.68 feet to a found 1/2-inch iron rod with red cap stamped "ALLIANCE" (controlling monument) for the southwest corner of said Tract 1;

THENCE SOUTH 80 degrees 17 minutes 42 seconds EAST, along the south line of said Tract 1, a distance of 50.73 feet to a found 1/2-inch iron rod with red cap stamped "ALLIANCE" (controlling monument) for an angle point on the south line of said Tract 1;

THENCE SOUTH 90 degrees 00 minutes 00 seconds EAST, continuing along the south line of said Tract 1, 146.12 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set on the west most northwest corner of a tract of land as described in a Deed of Trust and Security Agreement to TCCI Ponder WPP, LLC recorded in Document No. 2022-13224 (O.P.R.D.C.T.), from which a found 1/2-inch iron rod with red cap stamped "ALLIANCE" (controlling monument) bears SOUTH 90 degrees 00 minutes 00 seconds EAST, 203.89 feet for an angle point on the south line of said Tract 1, from which a found 1/2-inch iron rod with red cap stamped "ALLIANCE" (controlling monument) bears NORTH 77 degrees 02 minutes 30 seconds EAST, a distance of 51.87 feet for the southeast corner of said Tract 1;

THENCE Departing the south line of said Tract 1 and along the easterly meandering line of said TCCI Ponder WPP tract, the following courses and distances;

SOUTH 00 degrees 13 minutes 12 seconds EAST, 95.70 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 52 degrees 54 minutes 29 seconds EAST, 436.15 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 39 degrees 15 minutes 46 seconds EAST, 181.45 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 08 degrees 35 minutes 38 seconds WEST, 196.13 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 20 degrees 26 minutes 25 seconds WEST, 183.18 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 02 degrees 52 minutes 07 seconds WEST, 154.28 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 74 degrees 07 minutes 45 seconds WEST, 202.55 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 46 degrees 28 minutes 53 seconds WEST, 69.87 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

SOUTH 01 degrees 34 minutes 23 seconds WEST, 97.94 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set;

THENCE Departing the easterly meandering line of said TCCI Ponder WPP tract, SOUTH 88 degrees 43 minutes 12 seconds WEST, 783.52 feet to a 1/2-inch iron rod with green cap stamped "BOWMAN PROP COR" set on the west line of said Tex Mix Land tract and on the east right-of-way line of aforementioned Burlington Northern Santa Fe Railroad;

THENCE NORTH 01 degree 16 minutes 48 seconds WEST, along the west line of said Tex Mix Land tract and the east right-of-way line of said Burlington Northern Santa Fe Railroad, a distance of 1,278.81 feet to the **POINT OF BEGINNING**, and **CONTAINING** 27.77 Acres or 1,209,567 Square Feet.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, Tex Mix Land Ltd., the undersigned owners of the land shown on this plat, and designated herein as the Sun Rise Ready Mix Addition, an addition to the Town of Northlake, Texas, and whose name is subscribed hereto, hereby dedicated to use of the public forever all streets, alley, parks, water courses, drains, easement and public places thereon shown on the purpose and consideration therein expressed. We Tex Mix Land Ltd., further certify that all other parties who have a mortgage or lien interest in the Sun Rise Ready Mix Addition have been notified and signed this plat.

We Tex Mix Land Ltd., further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the addition upon the public services required in order that the development will comport with the present and future growth needs of the Town; We Tex Mix Land Ltd., our successors and assigns hereby waive any claim, damage, or cause of action that we Tex Mix Land Ltd. may have as a result of the dedication of exactions made herein.

Sun Rise Ready Mix Addition
By: TEX MIX LAND LTD.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

NOTES

- THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY 0.999849393.
- 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL CORNERS ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "BOWMAN PROP COR" UNLESS OTHERWISE NOTED.
- LOT, BLOCK AND ROW CORNERS WILL BE SET AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.
- BLAIR ROAD, AS EVIDENCED BY USE AND OCCUPATION AS SHOWN ON FINAL PLAT OF HILLSIDE ESTATES PHASE 2 RECORDED IN CABINET B, PAGE 75 (P.R.D.C.T.), NO DEDICATING DOCUMENT WAS FOUND.
- ACCORDING TO MAP NO. 48121C0345G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, PANEL 345 OF 750, THIS PROPERTY IS WITHIN ZONE X UNSHADED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THERE ARE NO OUTDOOR SIGNS OR EXTERIOR AUDITORY SPEAKERS ON THIS PROPERTY. THE LOCATION OF THE LIGHTING IS AS SHOWN HEREON.
- NO IMPROVEMENTS MAY BE MADE WITHING THE FLOODPLAIN WITHOUT AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT.

Town OF NORTHLAKE

Approved by Planning and Zoning
Commission on _____ (Date)

Planning and Zoning Commission Chair

Attested by the Town Secretary

Date of Approval: _____

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

**DEVELOPMENT PLAT
SUNRISE REDI MIX LEASING ADDITION**

LOT 1, BLOCK A
BEING 27.77 ACRES IN THE
IGNACIO ELDE SURVEY, ABSTRACT NUMBER 387
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
1 LOT BY USE
TOWN OF NORTHLAKE EXTRATERRITORIAL JURISDICTION

REVISION
REV1 03/22/2024

Bowman

1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600

DWG: 180WMA-28-115521028-2109821071-Sunrise Red Northlake ETJ Survey CAD/DWG/Cad/Cad/Sunrise Road Way Preliminary Plat SF-11001360 BY: ACL CHK: JJ QC: RH
BCG PROJECT NO: 210371 TASK:PRE-PLT SURVEY DATE: 01-22-2024 SHEET 2 OF 2



DATE: May 21, 2024
REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)
SUBJECT: Consider approval of a Final Plat of Cary Albert Addition, a proposed 1-lot commercial development on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189 and the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-PLA00008

GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer: Claymoore Engineering, Inc.
Owners: SCSD-Finnell, Ltd.
Engineer/Surveyor: Claymoore Engineering/Eagle Surveying, LLC
Zoning: Commercial (C)
Site: Approximately 1.09 acres of land located on the east side of IH 35W at 18303 IH 35W
Summary: This application is for a proposed 1-lot commercial development to include one approximately 8,400 square-foot building for Concentra Urgent Care. The site plan for development on this lot is the next item on this agenda.
Staff Analysis: The applicant has submitted a final plat application in accordance with the requirements of the Unified Development Code (UDC). The application was considered filed on April 22, 2024, and it will be approved on May 22, 2024, if no action is taken. The plat complies with the commercial zoning. A drainage study and construction plans for storm drainage, water, sanitary sewer service, and paving were also submitted with the final plat for review and were found to meet all engineering design requirements.

P&Z ACTION:

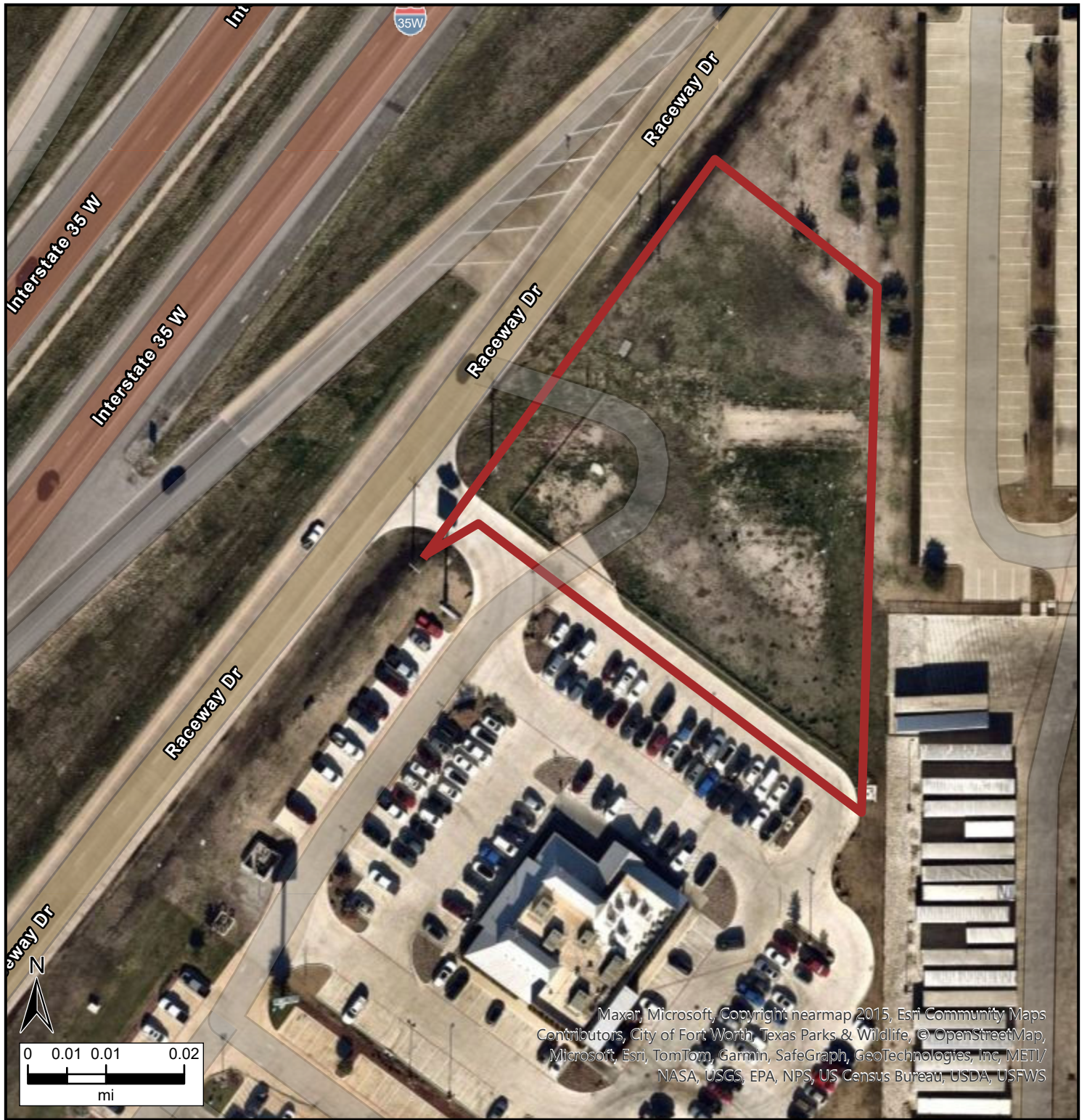
Approve final plat as submitted

Northlake



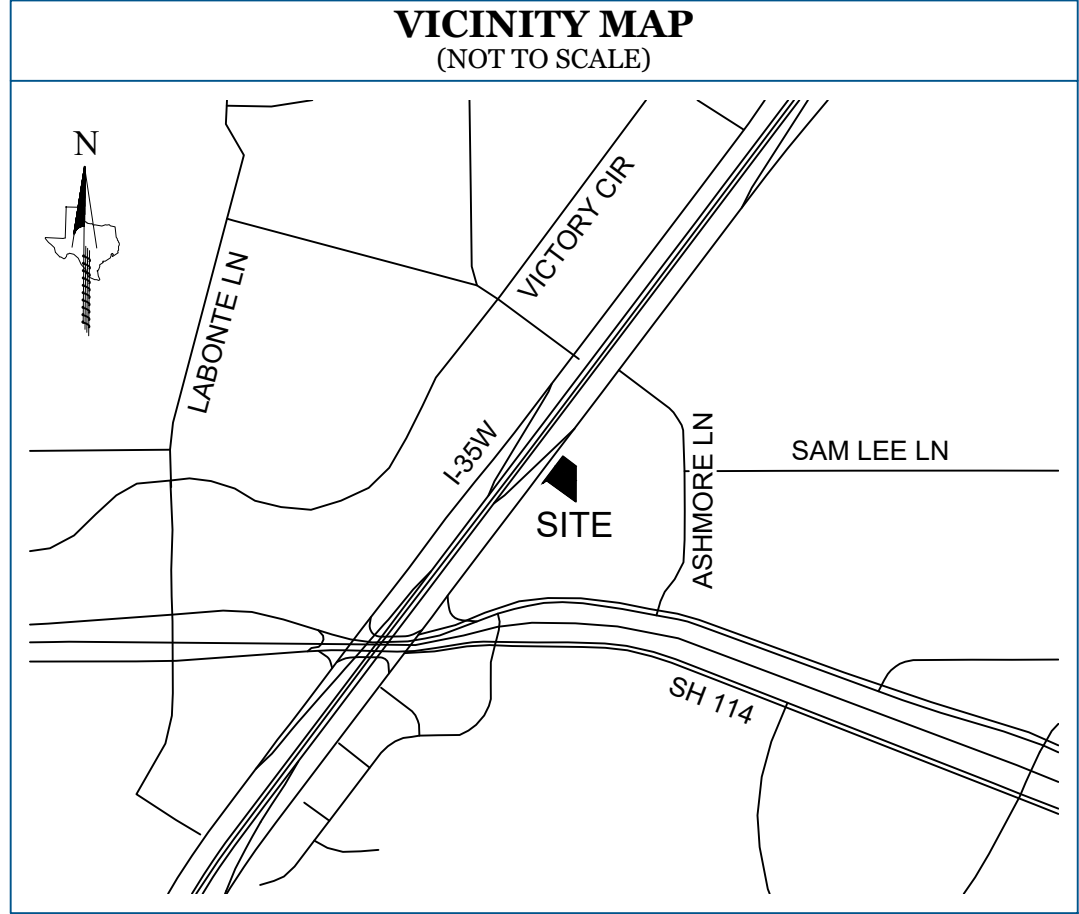
Legend

Northlake



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Legend



- GENERAL NOTES**
- The purpose of this plat is create one (1) lot of record and dedicate easements.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011, as shown on Map Number 488121C0495G.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202)
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Sewer service to be provided by the Town of Northlake.
 - Water service to be provided by the Town of Northlake.

LEGEND

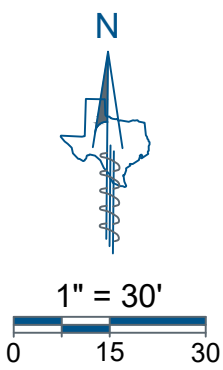
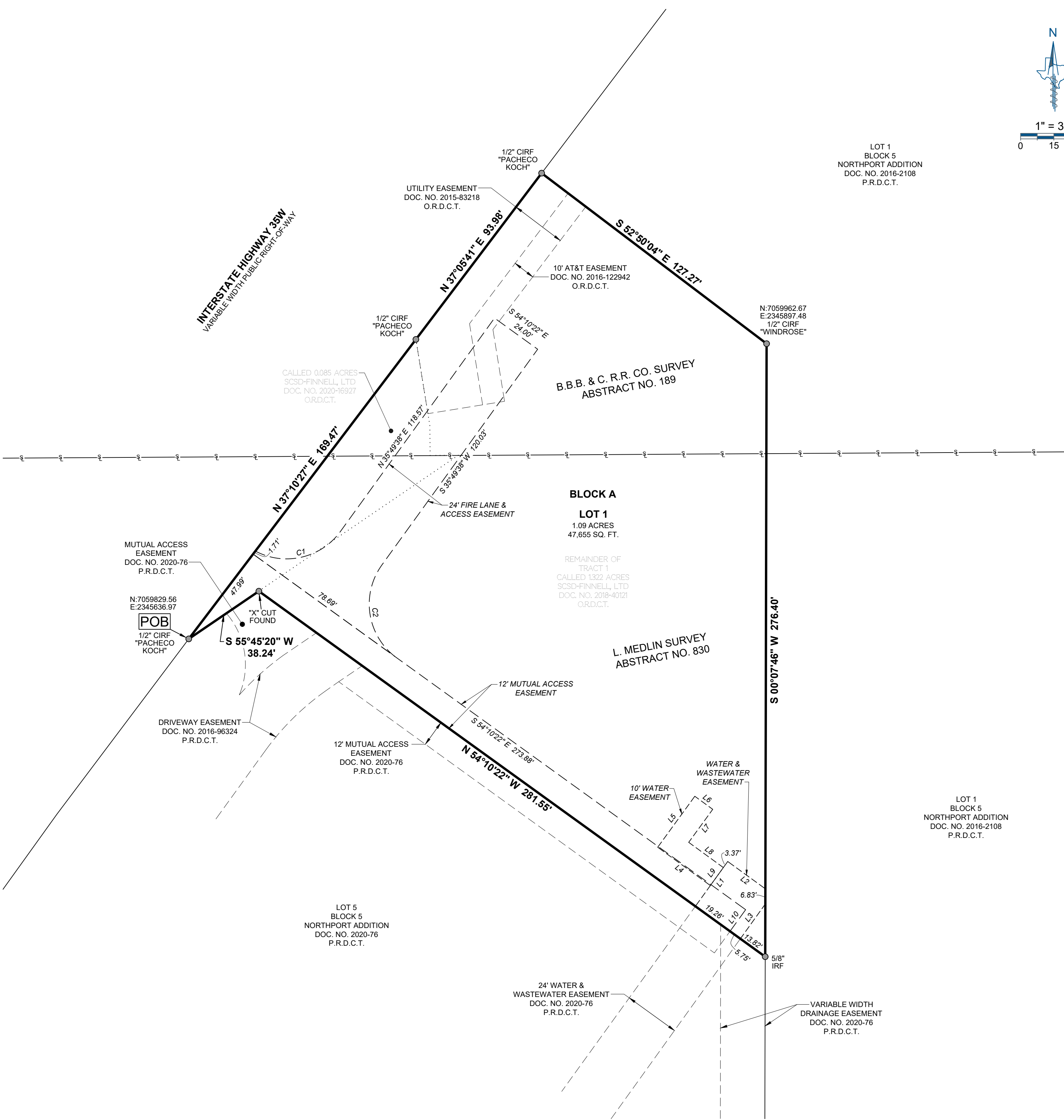
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
---	= APPROXIMATE LOCATION SURVEY ABSTRACT LINE
---	= BOUNDARY LINE
---	= EXISTING EASEMENT LINE
---	= PROPOSED EASEMENT LINE
---	= ADJOINING PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°49'38" E	24.91'
L2	S 54°00'50" E	20.97'
L3	S 35°40'46" W	19.31'
L4	N 53°57'00" W	29.36'
L5	N 36°03'00" E	28.42'
L6	S 53°57'00" E	10.00'
L7	S 36°03'00" W	18.42'
L8	S 53°57'00" E	19.32'
L9	S 35°49'38" W	10.00'
L10	S 35°49'38" W	12.03'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.03'	30.00'	82°10'34"	N 76°54'55" E	39.43'
C2	45.85'	30.00'	87°34'35"	S 07°57'40" E	41.52'



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, SCSD-FINNELL, LTD. is the owner of a 1.09 acre tract of land out of the L. Medlin Survey, Abstract No. 830 and the B.B.B. & C. R.R. Co. Survey, Abstract No. 189, situated in the Town of Northlake, Denton County, Texas, being the remainder of a called 1.322 acre tract of land conveyed as Tract 1 to SCSD-Finnell, Ltd. by Special Warranty Deed of record in Document Number 2018-40121 of the Official Records of Denton County, Texas, and all of a called 0.085 acre tract of land conveyed to SCSD-Finnell, Ltd. by General Warranty Deed of record in Document Number 2020-16927 of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found in the Southeast right-of-way line of Interstate Highway 35W (variable width public right-of-way), being the Southwest corner of said 0.085 acre tract and an exterior ell corner in the irregular Northwest line of Lot 5, Block 5, of Northport Addition, a subdivision of record in Document Number 2020-76 of the Plat Records of Denton County, Texas;

THENCE, N37°10'27"E, with the Southeast right-of-way line of Interstate Highway 35W, being the common Northwest line of said 0.085 acre tract, a distance of 169.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the Northeast corner of said 0.085 acre tract and an exterior ell corner in the irregular Northwest line of said 1.322 acre tract;

THENCE, N37°05'41"E, continuing with the Southeast right-of-way line of Interstate Highway 35W, being the common Northwest line of said 1.322 acre tract, a distance of 93.98 feet to a 1/2 inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the North corner of said 1.322 acre tract, being the westernmost corner of Lot 1, Block 5, of Northport Addition, a subdivision of record in Document Number 2016-2108 of said Plat Records;

THENCE, with the Southwest and West lines of said Lot 1, being the common Northeast and East lines of said 1.322 acre tract, the following two (2) courses and distances:

- S52°50'04"E, a distance of 127.27 feet to a 1/2 inch iron rod with red plastic cap stamped "WINDROSE" found;
- S00°07'46"W, a distance of 276.40 feet to a 5/8 inch iron rod found at the Northeast corner of said Lot 5;

THENCE, N54°10'22"W, with the Northeast line of said Lot 5 and the common Southwest line of said 1.322 acre tract, a distance of 281.55 feet to an "X" cut found in the Southeast line of said 0.085 acre tract, being the North corner of said Lot 5;

THENCE, S55°45'20"W, with the Southeast line of said 0.085 acre tract and the common Northwest line of said Lot 5, a distance of 38.24 feet to the **POINT OF BEGINNING**, and containing an area of 1.09 acres (47,655 square feet) of land.

OWNER: SCSD-FINNELL, LTD.

BY: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, **MATTHEW RAABE**, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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

Matthew Raabe, R.P.L.S. # 6402 Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the Northlake Planning & Zoning Commission on this _____ day of _____, 2024.

Chair, Planning & Zoning Commission
Town of Northlake, Texas

ATTEST:

Town Secretary
Town of Northlake, Texas

FINAL PLAT
CARY ALBERT ADDITION
LOT 1, BLOCK A

BEING 1.09 ACRES OF LAND OUT OF THE
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 189
AND THE L. MEDLIN SURVEY, ABSTRACT NO. 830
TOWN OF NORTHLAKE, DENTON, TEXAS
1 COMMERCIAL LOT
ZONED: COMMERCIAL

JOB NUMBER
2312.007-03

DATE
04/10/2024

REVISION
-

DRAWN BY
TAR



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
SCSD-Finnell, Ltd.
14114 Dallas Parkway, Suite 670
Dallas, TX 76254

ENGINEER
Claymore Engineering, Inc.
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572



DATE: May 21, 2024
REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)
SUBJECT: Consider approval of a Site Plan of Cary Albert Addition, a proposed 8,400 square-foot commercial building on a 1.09-acre tract of land in the B.B.B. & C. R.R. CO. Survey, Abstract No. 189, and the L. Medlin Survey, Abstract No. 830, generally located on the east side of IH 35W at 18303 IH 35W - Case # 24-SP00001

**GOALS/
OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer: Claymoore Engineering, Inc.
Owner: SCSD-Finnell, Ltd.
Engineer/Surveyor: Claymoore Engineering/Eagle Surveying, LLC
Zoning: Commercial (C)
Site: Approximately 1.09 acres of land to be platted as Lot 1, Block A, Cary Albert Addition, and located on the east side of IH 35W at 18303 IH 35W
Summary: Cary Albert Addition is a proposed 1-lot commercial development to include one 8,400 square-foot building. Concentra Urgent Care is planned to be the single tenant in the building.
Staff Analysis: The applicant has submitted a site plan application in accordance with the requirements of the Unified Development Code (UDC). The site plan package includes a site plan and landscape plan as well as building elevations and renderings showing all sides of the planned building. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC.

P&Z ACTION:

Approve site plan as submitted

Northlake

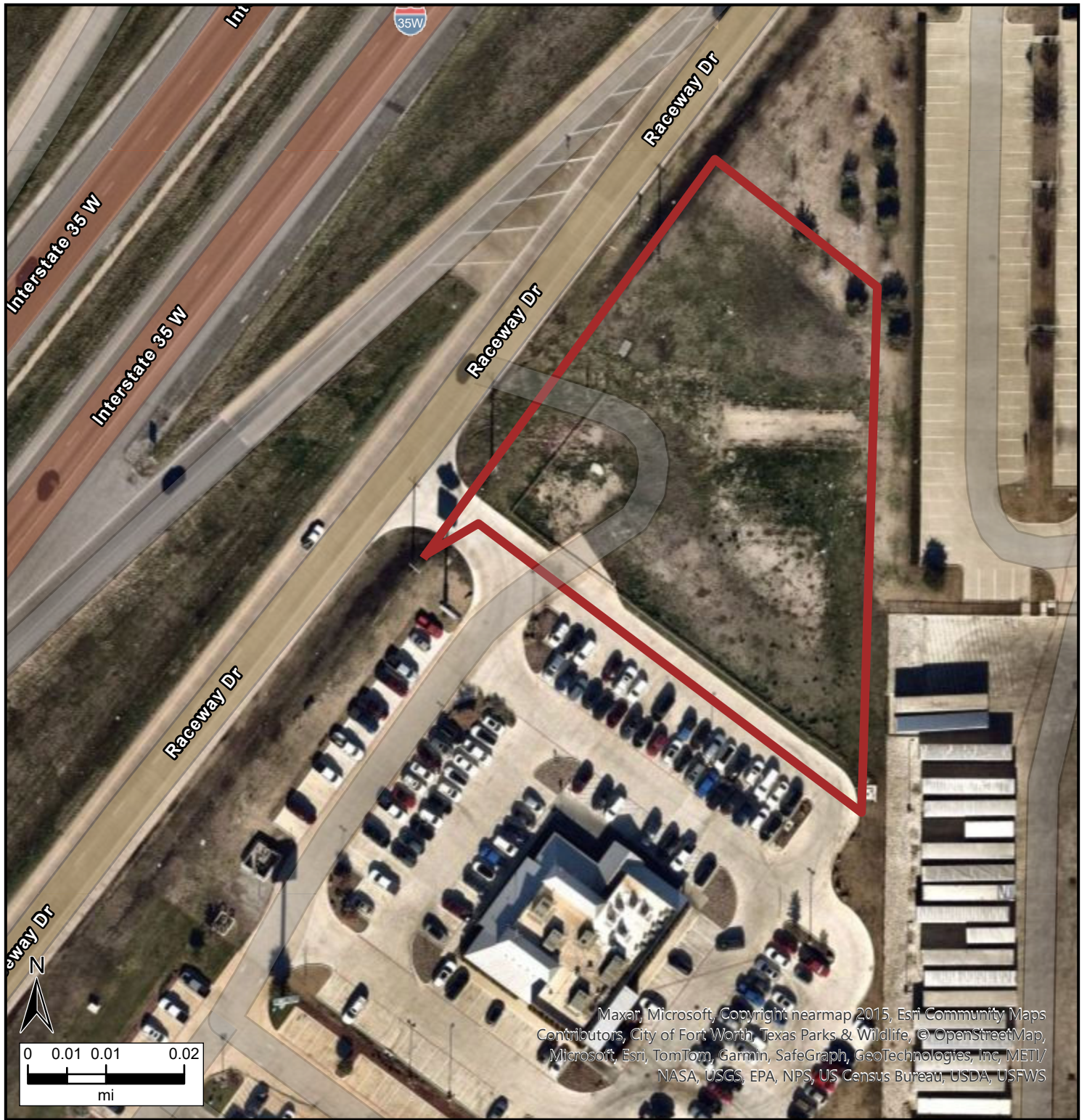


Legend



Date: 3/22/2024

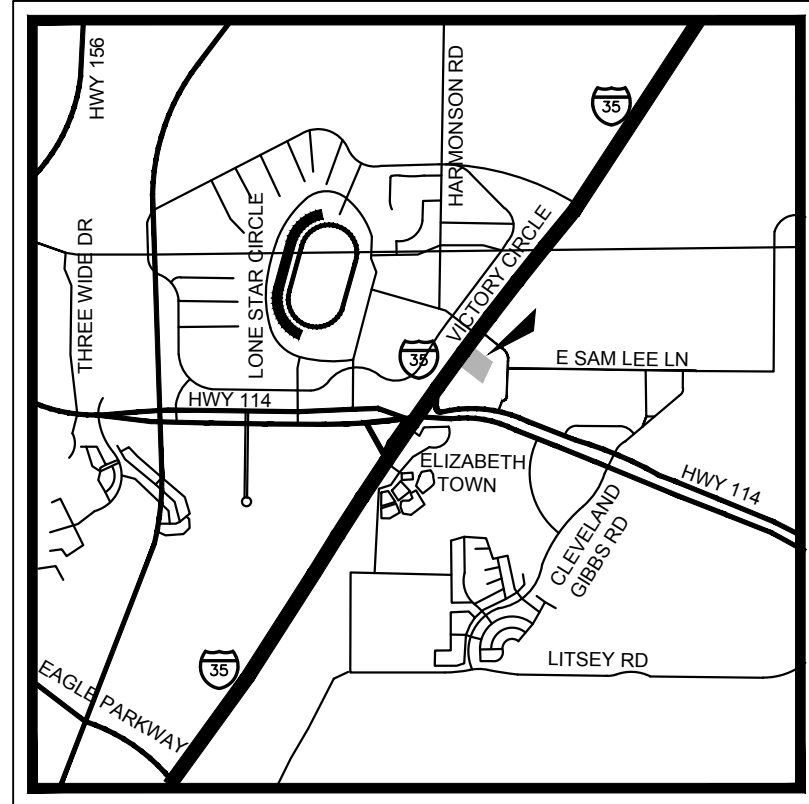
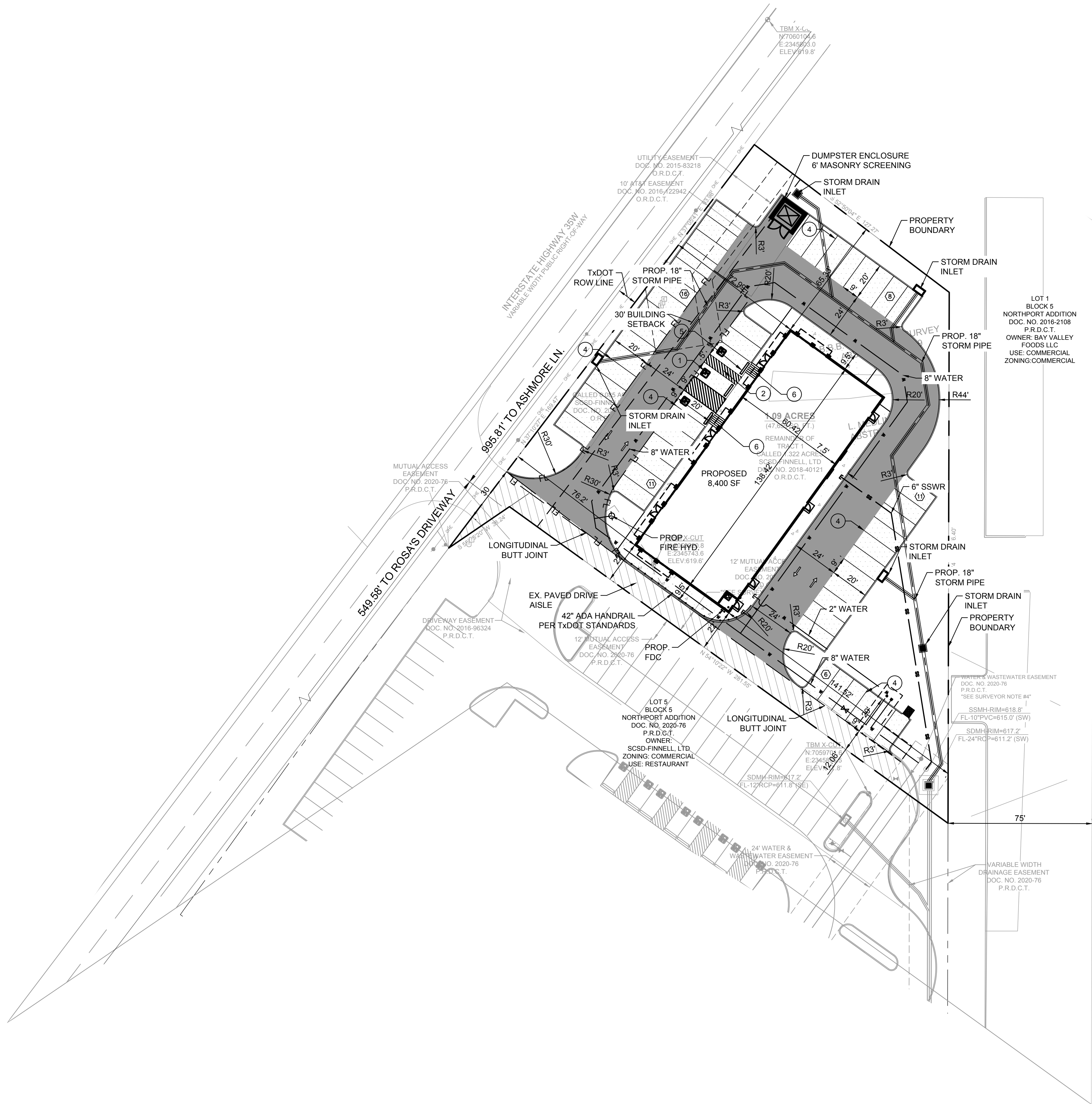
Northlake



Legend

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 4/17/2024 11:12 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-159 CARY ALBERT ENTERPRISES NORTHLAKE\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 3/26/2024 5:43 PM

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Units	Expected Units	Total Generated Trips			Total Distribution of Generated Trips							
		(peak hours are for peak hour of adjacent street traffic unless highlighted)										Daily			AM InAM OutPass-ByPM InPM OutPass-By							
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out												dependent Variable	
Free-Standing Discount Store 815	KSF ²	57.24	1.06	5.00	17%	68%	32%	50%	50%	KSF ²	5.5	315	6	28	3	2	1	11	11	5		
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.52	11.15	43%	52%	48%	59%	41%	KSF ²	2.9	369	33	32	10	9	14	11	8	14		



N.T.S.

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. CONTRACTOR TO PROVIDE JOINT LAYOUT TO ENGINEER PRIOR TO POURING PAVEMENT.

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C0495G, EFFECTIVE 4/18/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DENTON COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, 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.

COUNTY OF DENTON §

WHEREAS, SCSD-FINNELL, LTD. IS THE OWNER OF A 1.09 ACRE TRACT OF LAND OUT OF THE L. MEDLIN SURVEY, ABSTRACT NO. 830 AND THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 189, SITUATED IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 1.322 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO SCSD-FINNELL, LTD. BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2018-40121 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A CALLED 0.085 ACRE TRACT OF LAND CONVEYED TO SCSD-FINNELL, LTD. BY GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2020-18927 OF SAID OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PACHECO KOCH" FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID 0.085 ACRE TRACT AND AN EXTERIOR ELL CORNER IN THE IRREGULAR NORTHWEST LINE OF LOT 5, BLOCK 5, OF NORTHPORT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020-76 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE, N37°10'27"E, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W, BEING THE COMMON NORTHWEST LINE OF SAID 0.085 ACRE TRACT, A DISTANCE OF 169.47 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PACHECO KOCH" FOUND AT THE NORTHEAST CORNER OF SAID 0.085 ACRE TRACT AND AN EXTERIOR ELL CORNER IN THE IRREGULAR NORTHWEST LINE OF SAID 1.322 ACRE TRACT;

THENCE, N37°05'41"E, CONTINUING WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W, BEING THE COMMON NORTHWEST LINE OF SAID 1.322 ACRE TRACT, A DISTANCE OF 93.98 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PACHECO KOCH" FOUND AT THE NORTH CORNER OF SAID 1.322 ACRE TRACT, BEING THE WESTERNMOST CORNER OF LOT 1, BLOCK 5, OF NORTHPORT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016-2108 OF SAID PLAT RECORDS;

THENCE, WITH THE SOUTHWEST AND WEST LINES OF SAID LOT 1, BEING THE COMMON NORTHEAST AND EAST LINES OF SAID 1.322 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S52°50'04"E, A DISTANCE OF 127.27 FEET TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "WINDROSE" FOUND;
- S00°07'46"W, A DISTANCE OF 276.40 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 5;

THENCE, N64°10'22"W, WITH THE NORTHEAST LINE OF SAID LOT 5 AND THE COMMON SOUTHWEST LINE OF SAID 1.322 ACRE TRACT, A DISTANCE OF 281.55 FEET TO AN "X" CUT FOUND IN THE SOUTHEAST LINE OF SAID 0.085 ACRE TRACT, BEING THE NORTH CORNER OF SAID LOT 5;

THENCE, S55°45'20"W, WITH THE SOUTHEAST LINE OF SAID 0.085 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID LOT 5, A DISTANCE OF 38.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 1.09 ACRES (47,655 SQUARE FEET) OF LAND.

CERTIFICATE OF APPROVAL	
APPROVED BY THE NORTHLAKE PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 2024	
CHAIR, PLANNING & ZONING COMMISSION TOWN OF NORTHLAKE, TEXAS	
ATTEST:	
TOWN SECRETARY TOWN OF NORTHLAKE, TEXAS	

CARY ALBERT ADDITION NORTHLAKE, DENTON COUNTY, TEXAS	
LEGAL DESCRIPTION AND OR ADDRESS:	
LOT 1, BLOCK A CARY ALBERT ADDITION 1.09 ACRES	
OWNER:	
SCSD-FINNELL, LTD 14114 DALLAS PARKWAY SUITE #670 DALLAS, TX 75254 PH: 214.483.0400	
ENGINEER:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER	
SP2024-XX	

SITE DATA TABLE	
SITE AREA	47,654 SF (1.09 AC)
ZONING	COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING AREA	8,400 SF
IMPERVIOUS AREA	73.4 % (34,999SF)
BUILDING HEIGHT	1 STORY- 25'-0"
CONSTRUCTION SCHEDULE	
5" STANDARD DUTY CONCRETE.	
HEAVY DUTY (6" CONCRETE)	
DUMPSTER DUTY (7" CONCRETE)	
PROPOSED CONCRETE SIDEWALK.	
EXISTING DRIVE	
PROPOSED CONCRETE CURB AND GUTTER	
PROPOSED FIRE LANE	
PARKING COUNT	

PARKING TABLE	
BUILDING SF	8,400
PARKING REQUIRED (2900 SF) (1 PER 100 SF) RESTURANT	29 SPACES (2 ADA)
PARKING REQUIRED (5500 SF) (1 PER 250 SF) COMMERCIAL	22 SPACES (1 ADA)
PARKING PROVIDED (ADA)	51 SPACES (3 SPACES)

CONSTRUCTION SCHEDULE	
①	HANDICAP SYMBOL
②	PAVEMENT STRIPING
③	CURB STOP PER DETAIL SHEET C-13
④	PARKING STALL STRIPING, 4" WIDE
⑤	CURB STOP PER DETAIL SHEET C-13
⑥	ADA RAMPS PER DETAIL SHEET C-13

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED PROFESSIONAL ENGINEER

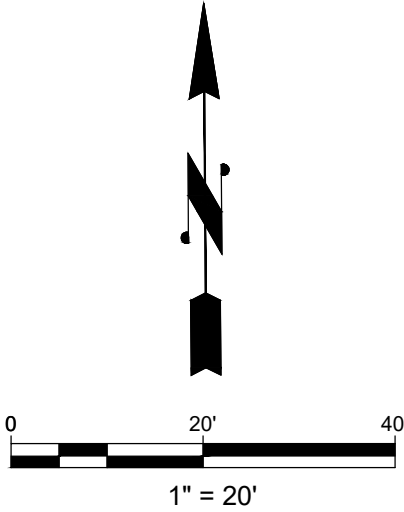
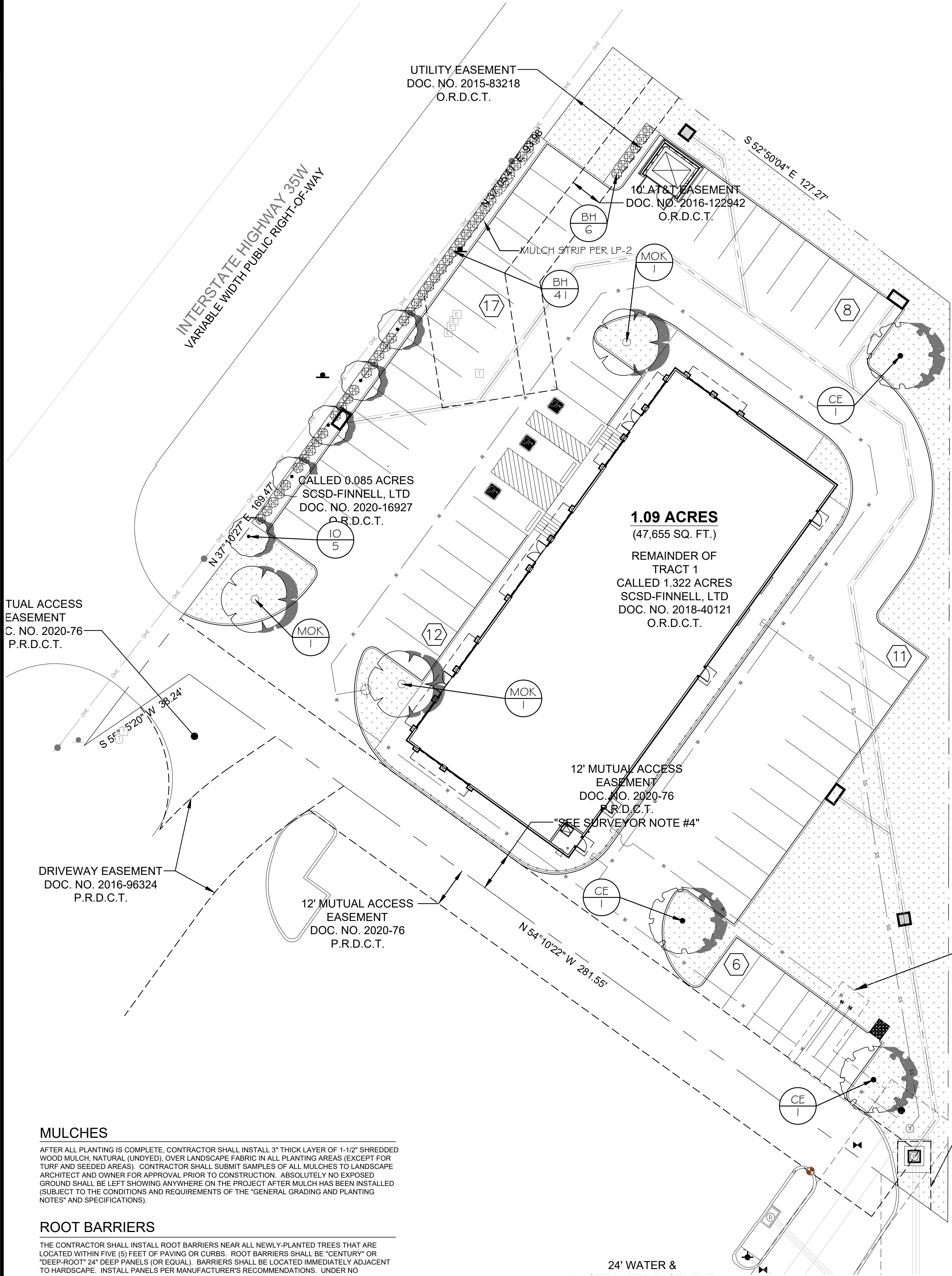
4/17/2024

CARY ALBERT
ENTERPRISES
NORTHLAKE

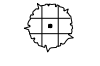
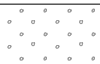
LR	LR	LR	LR	BY
No.	DATE	REVISION		

SITE PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 4/17/2024
SHEET
SP-1
File No. 2023-159



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	IO	American Holly / <i>Ilex opaca</i> 'East Palatka' min. 10' ht; street tree (due to OHE)	CONT.	3"Cal	5
	MOK	Monterey Oak / <i>Quercus polymorpha</i> 'Monterey' min. 10' ht; parking lot tree	CONT.	3"Cal	3
	CE	Lacebark Elm / <i>Ulmus parvifolia</i> min. 10' ht; parking lot tree	CONT.	3"Cal	3
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	BH	Dwf. Burford Holly / <i>Ilex cornuta bufordii</i> 36" o.c.	5 gal		43
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 'bf 419'	sod		11,073 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS - Northlake, TX

STREET TREES IH 35 @ 263 LF / 50 LF:	5 TREES REQUIRED 5 TREES PROVIDED
PARKING LOT LANDSCAPE EVERGREEN SCREENING:	REQUIRED PROVIDED
1 TREE PER 10 PARKING SPACE:	6 TREES REQUIRED (10 / 57 SP) 6 TREES PROVIDED

NOTE: SITE IS NOT ADJACENT TO ANY RESIDENTIAL PARCEL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

PLANTING AND IRRIGATION GUARANTEE

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

TEXAS REGISTRATION #14199

CLAY MOORE

ENGINEERING

1805 CENTRAL DRIVE, SUITE #405
BEDFORD, TX 76021
PHONE: 817.281.0072
WWW.CCMENGINEERS.COM

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
STATE OF TEXAS

2-24-24

CARY ALBERT
ENTERPRISES
NORTHLAKE

No.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: DR

DRAWN: DR

CHECKED: RM

DATE: 02/24/2020

SHEET

LP-1

File No. 2019-078

EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy suite 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORMAL TYPE FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE IS NOT FULLY EXPOSED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE SEED OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT, PASSING 100 PERCENT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- J. STEEL EDGING: 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PREPARED AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX, RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

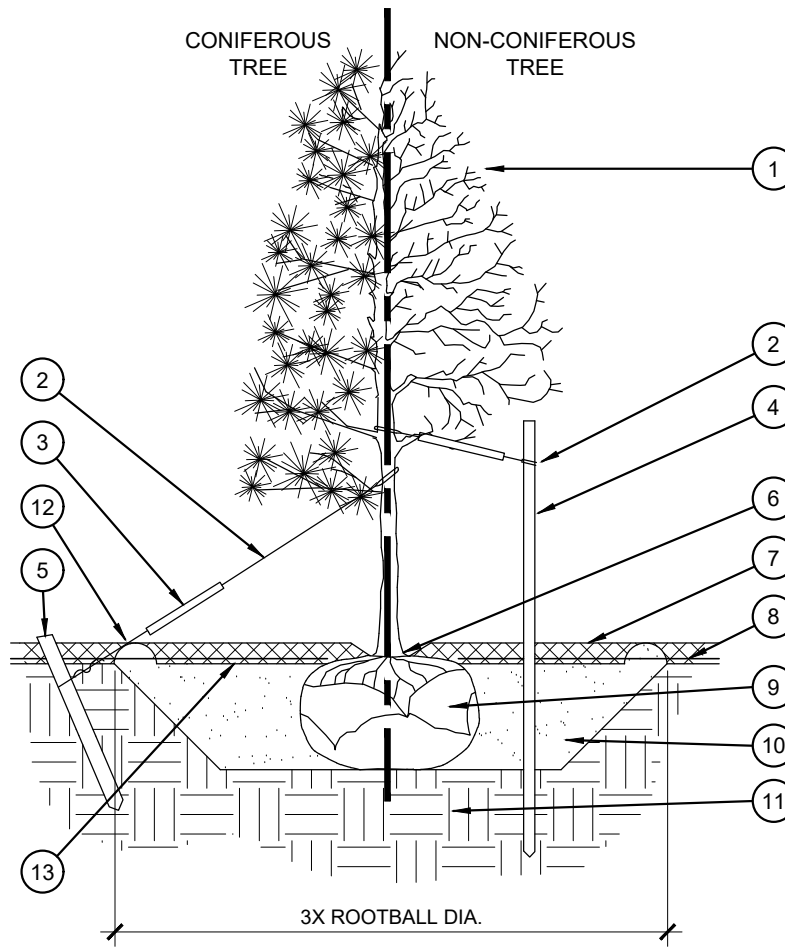
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PLANTS.

TREE PLANTING

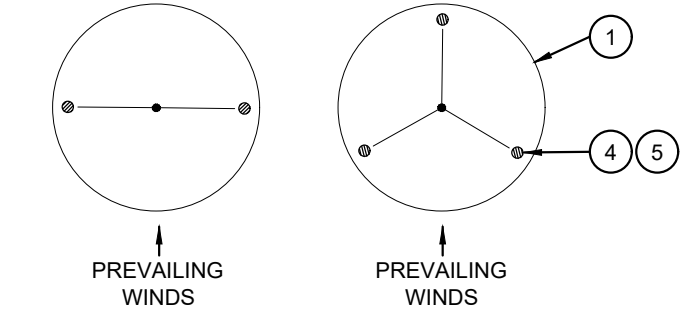
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - OVERALL, THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: THREE STAKES PER TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE BASIN WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.
- E. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL:
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30):
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL:
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND

MULCH

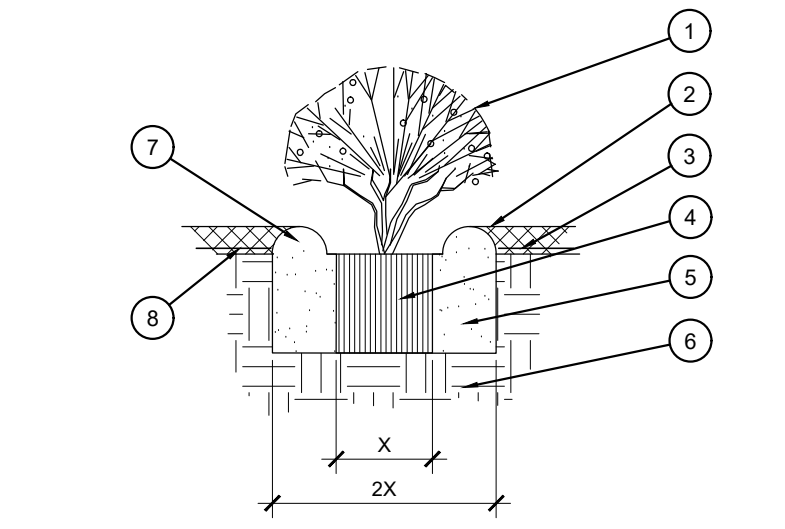
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 - DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT BY MEANS OF CONCRETE OR CURBS.
 - DO NOT PROVIDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE ACTIVELY RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SEEDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED HYDRO IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCUR IN THE FIELD AND DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



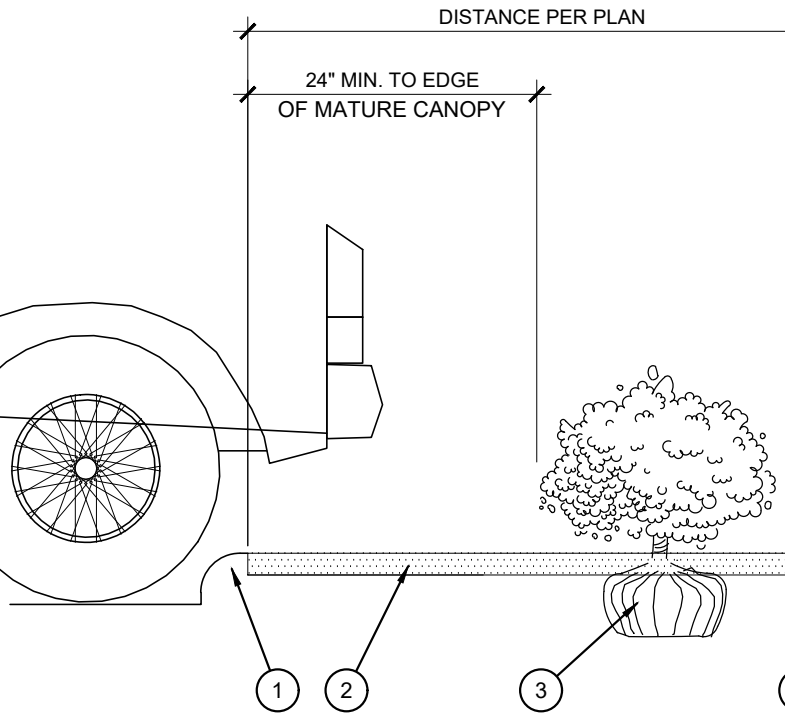
STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



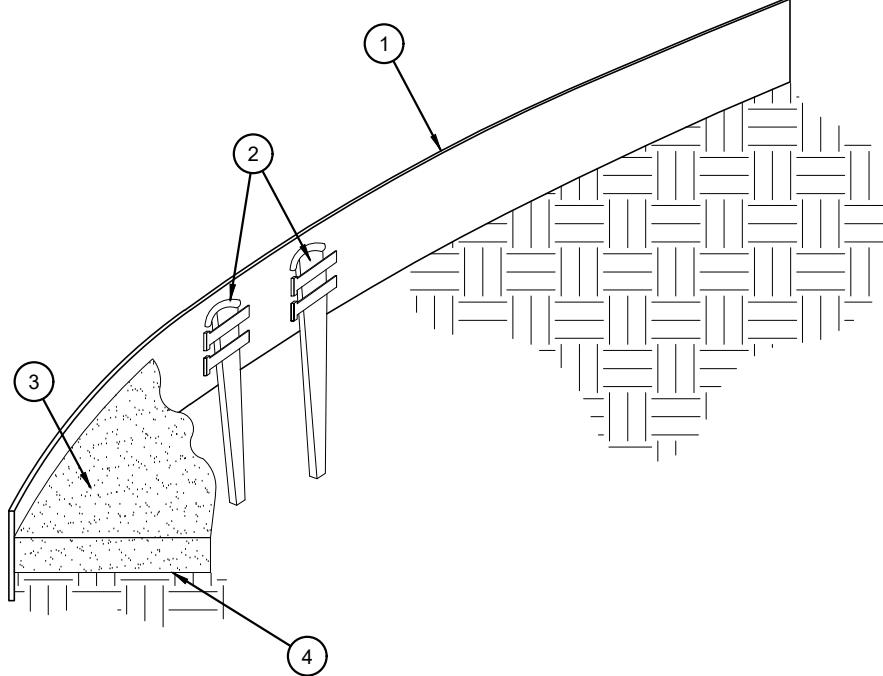
C HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

- TREE CANOPY.
- CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- WEED FABRIC UNDER MULCH.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

NOTES:

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
- FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
- REMOVE ALL NURSERY STAKES AFTER PLANTING.
- FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
- STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.

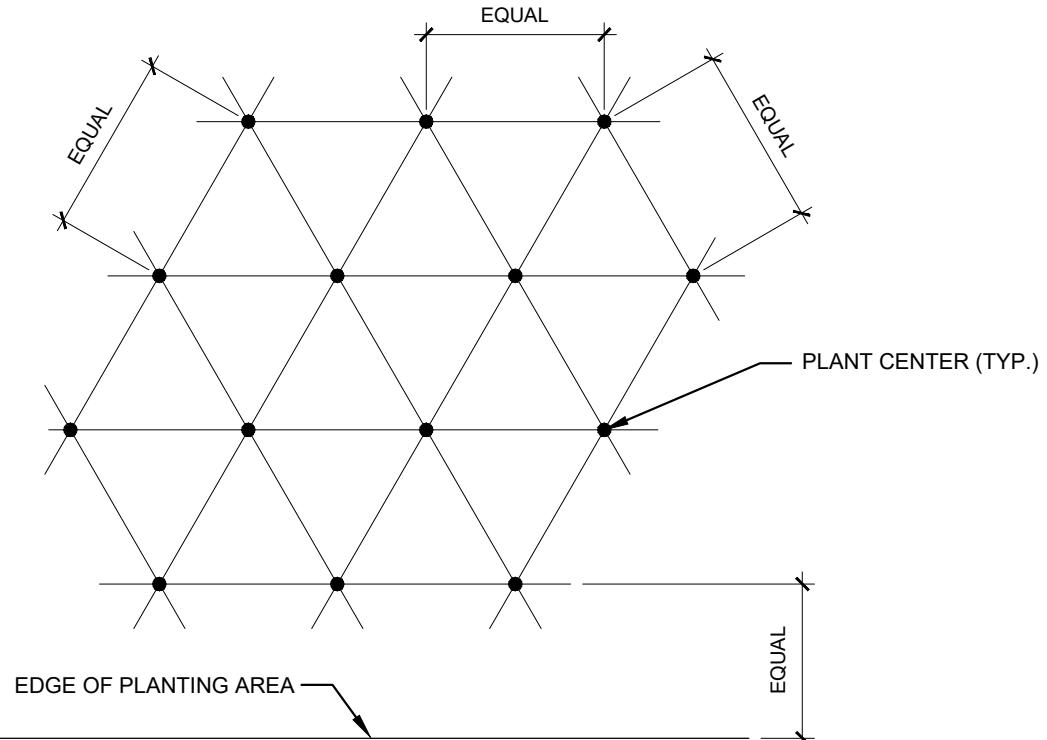


- STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH, TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

NOTES:

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

D STEEL EDGING
SCALE: NOT TO SCALE



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

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

E PLANT SPACING
SCALE: NTS

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/25 = 44 PLANTS

TEXAS REGISTRATION #14190



CARY ALBERT
ENTERPRISES
NORTHLAKE

No.	DATE	REVISION
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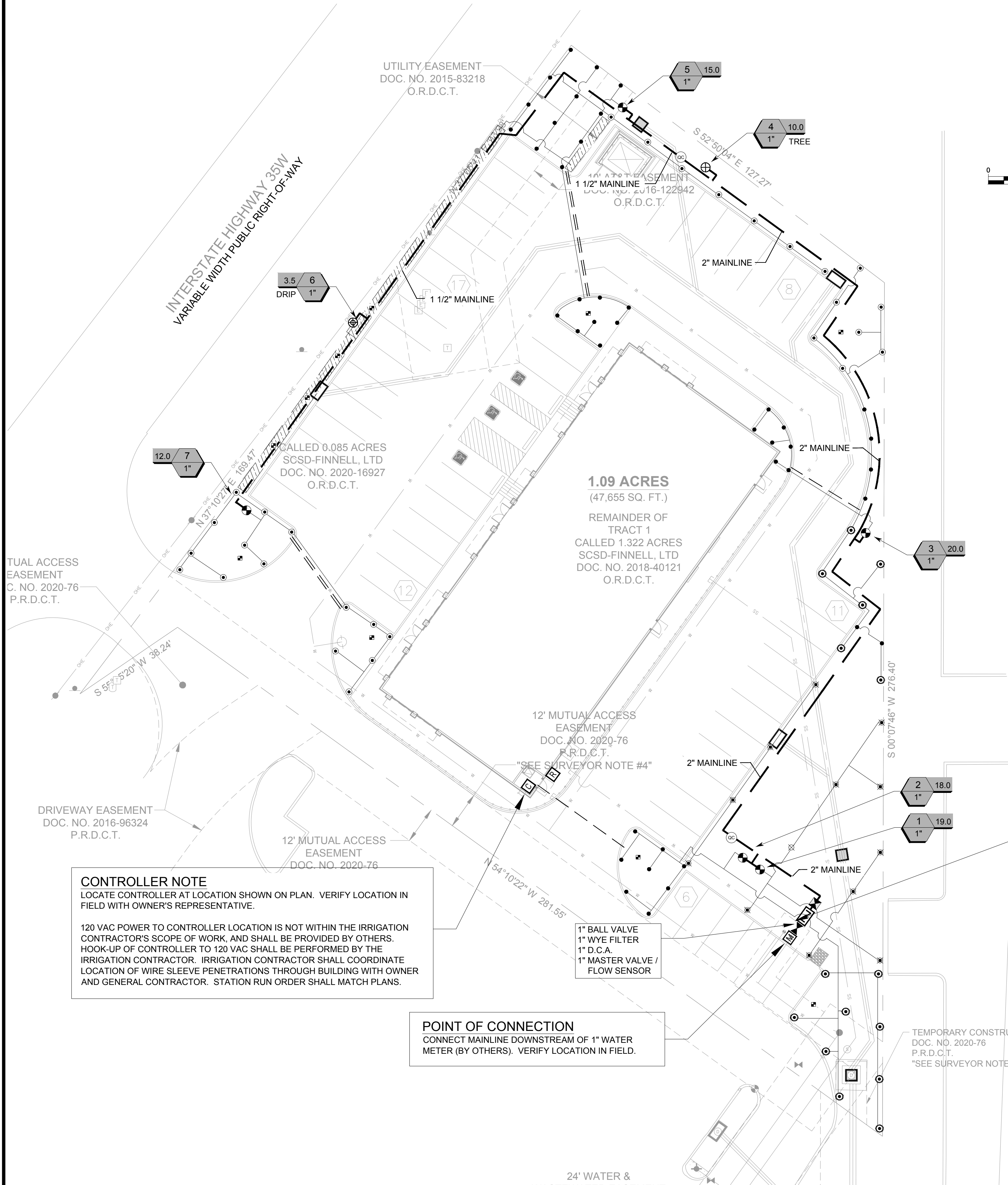
PLANTING DETAILS & SPECS

DESIGN: DR
DRAWN: DR
CHECKED: DR
DATE: 02/24/2020

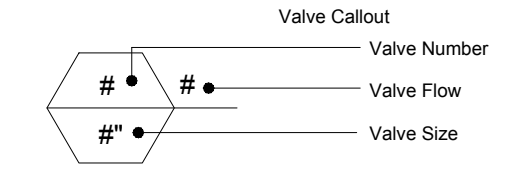
SHEET
LP-2

File No. 2019-078





VALVE KEY



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊗	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
■	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #O-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▨	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
⌂	ZURN / WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE ZURN / WILKINS 850 SERIES BRONZE BALL VALVE AND ZURN / WILKINS SXL SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
⌂	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
M	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
∞	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
C	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH LNK2 WIFI MODULE
R	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
⌂	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
---	IRRIGATION LATERAL LINE: CLASS 200 PVC
---	IRRIGATION MAINLINE: CLASS 200 PVC
==	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

PROPOSED WATER EASEMET
IRRIGATION DISCLAIMER

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

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

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

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

SLEEVING / WIRING NOTES:

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



NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



CARY ALBERT
ENTERPRISES
NORTHLAKE

No.	DATE	REVISION	BY
			LRR
			LRR
			LRR

IRRIGATION PLAN

DESIGN:	DR
DRAWN:	DR
CHECKED:	RM
DATE:	02/24/2020
SHEET	LI-1
File No.	2019-078



IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.

2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THE WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.

3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES. LOCAL GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CITY OF DALLAS, TEXAS, AND THE COUNTY OF DALLAS, TEXAS. ALL INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.

3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW PREVENTER, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.

4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN PLACES WHERE WITHOUT ACCESS TO THE PROPERTY, THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED BY THE OWNER. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR ANY MATERIALS NOT ON AN APPROVED EQUAL. BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSURE THE BACKFLOW PREVENTER IS INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING

1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:

a. SCHEDULE 40 PVC FOR ALL PIPE 2-1/2" OR LESS

b. CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER

2. SLEEVINGS: SCHEDULE 40 PVC

3. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC

4. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.

D. VALVES AND DRIP VALVE ASSEMBLIES, TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE. THE OPERATING POSITION OF THE CONTROLLER, THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.

E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.

F. VALVE BOXES SHALL BE 12" X 12" X 12" IN SIZE. THE VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. HEADS, ROTORS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.

H. INTEGRAL, EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL, EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.

K. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITH PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO AS TO AVOID LOCATION CONFLICTS.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER RELEVANT PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.

C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DEFICIENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.

D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, THE CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (ELECTRIC, GAS, FIBER, CABLE, TELEPHONE, GAS, CABLE, AND ANY POSSIBLE CARE) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.

G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY OTHER EQUIPMENT REQUIRED FOR THE BUILDING FOR CONTROL WIRES.

H. TRENCHING NEAR EXISTING TREES

1. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRZ (CRZ = CRITICAL ROOT ZONE) OF EXISTING TREES, AND ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL, TO 1" FOR EVERY 1" OF TREE DIAMETER-AT-BREAST-HEIGHT (4.5 ABOVE THE TRUNK) GRADE (GRADE AT THE TRUNK).

2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

3. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED, THE CONTRACTOR SHALL, UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURIAL AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY Drip LINES WITHIN 24 HOURS.

4. ALL EXPOSED ROOTS SHALL BE HAND PRUNED AND ALLOWED TO HEAL. DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS.

BACKFILL

A. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL, OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.

2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

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

L. PIPING

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.

2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.

3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADED ONLY.

4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.

5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

M. VALVES

1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB BEDS (WHICH SHALL BE COVERED BY MULCH).

3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.

4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

O. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.

P. DRIP LINES SHALL BE LOCATED BENEATH THE FINISH GRADE, WITH A MINIMUM OF 4" COVER, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

SPRAY, ROTOR, AND BUBBLER HEADS:

1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 1/2 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.

3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.

4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.

Q. AUTOMATIC CONTROLLER

1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.

2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO THE CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.

3. ALL VALVE CONTROL WIRES SHALL BE TWO-WIRE CABLE BY CONTROLLER MANUFACTURER, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER, WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS. THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH SMS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.

4. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING RAIN BIRD WC20 (UNLESS OTHERWISE SPECIFIED).

5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.

R. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.

S. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

QUALITY CONTROL

1. PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.

2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.

3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

4. CLEAN UP

1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.

TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:

a. QUICK COUPLER KEYS (2)

b. CONTROLLER MANUAL (1)

c. CONTROLLER KEYS (2)

d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

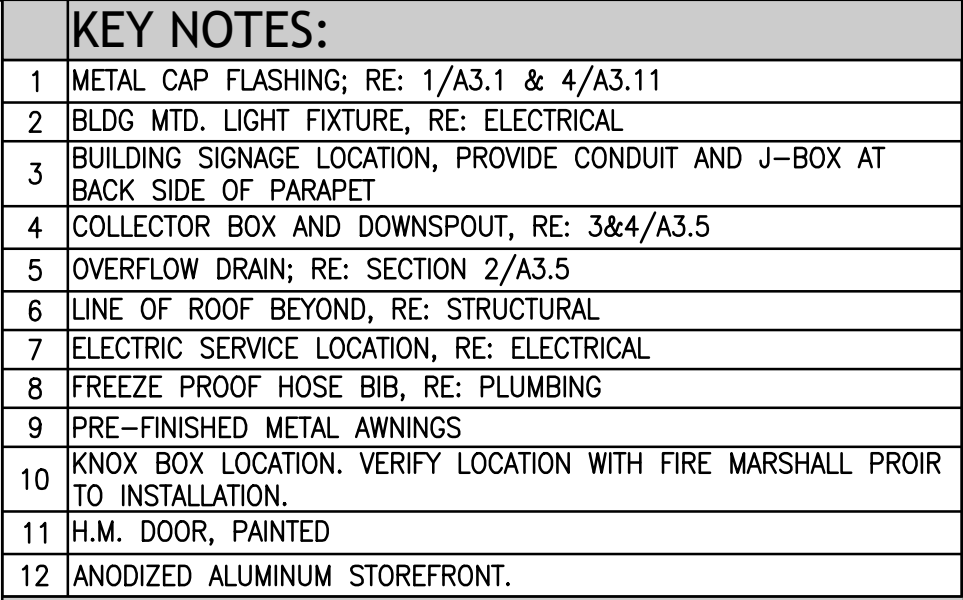
WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.

2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.

3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

4. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.



TAG	ITEM
-----	------

F-1	EXPOSED CONCRETE (UNSEALED)
-----	-----------------------------

EXT-1	BUFF LUEDERS THIN VENEER
-------	--------------------------

ROOFING	
R-1	DUROLAST ROOFING
R-2	METAL COPING - DARK BRONZE
R-3	METAL CANOPY - TRICORN BLACK SW#6258

1



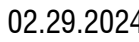
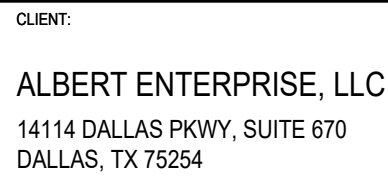
2



3



4



18303 I-35W
Northlake TX 76262

CLIENT: Cary Albert
14114 Dallas Pkwy, Suite 670
Dallas, TX 75254

[illegible]

SHEET NUMBER:

PROJECT NUMBER:

Page 36 of 59



DATE: May 21, 2024
REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM)
SUBJECT: Consider approval of a Site Plan of St. Peter Church and School, a proposed 24,168 square-foot new building for a school to be constructed on the site of the existing St. Peter Church on Lot 1, Block 25, Canyon Falls Addition, at 15701 Cleveland-Gibbs Road - Case # 24-SP00003

GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Owner: St. Peter Lutheran Church and Preschool
Applicant/Engineer: McAdams

Zoning: Rural Residential (RR)
Site: Approximately 16.942 acres of land is platted as Lot 1, Block A, Chadwick Farms Addition, generally located at the southwest corner of Chadwick Parkway and Cleveland Gibbs Road at 15701 Cleveland-Gibbs Road.

Summary: St. Peter Church has an existing facility on the site used as both a church and preschool. The church plans to build a 24,168 square-foot building to expand its preschool program and add first through sixth grades. The site was located in the City of Fort Worth at the time of its initially development. It has since been disannexed by Fort Worth and annexed by Northlake. Per the UDC, the site was zoned Rural Residential (RR) upon annexation. RR zoning does not allow Church/Place of Worship, Day Care (preschool), or School, Primary or Secondary (Private) uses by right. The current uses are grandfathered as non-conforming uses that were established prior to annexation. The expansion of the existing uses and proposed new use, "School, Primary or Secondary (Private)" will require approval of a Specific Use Permit (SUP) which is the next agenda item for consideration.

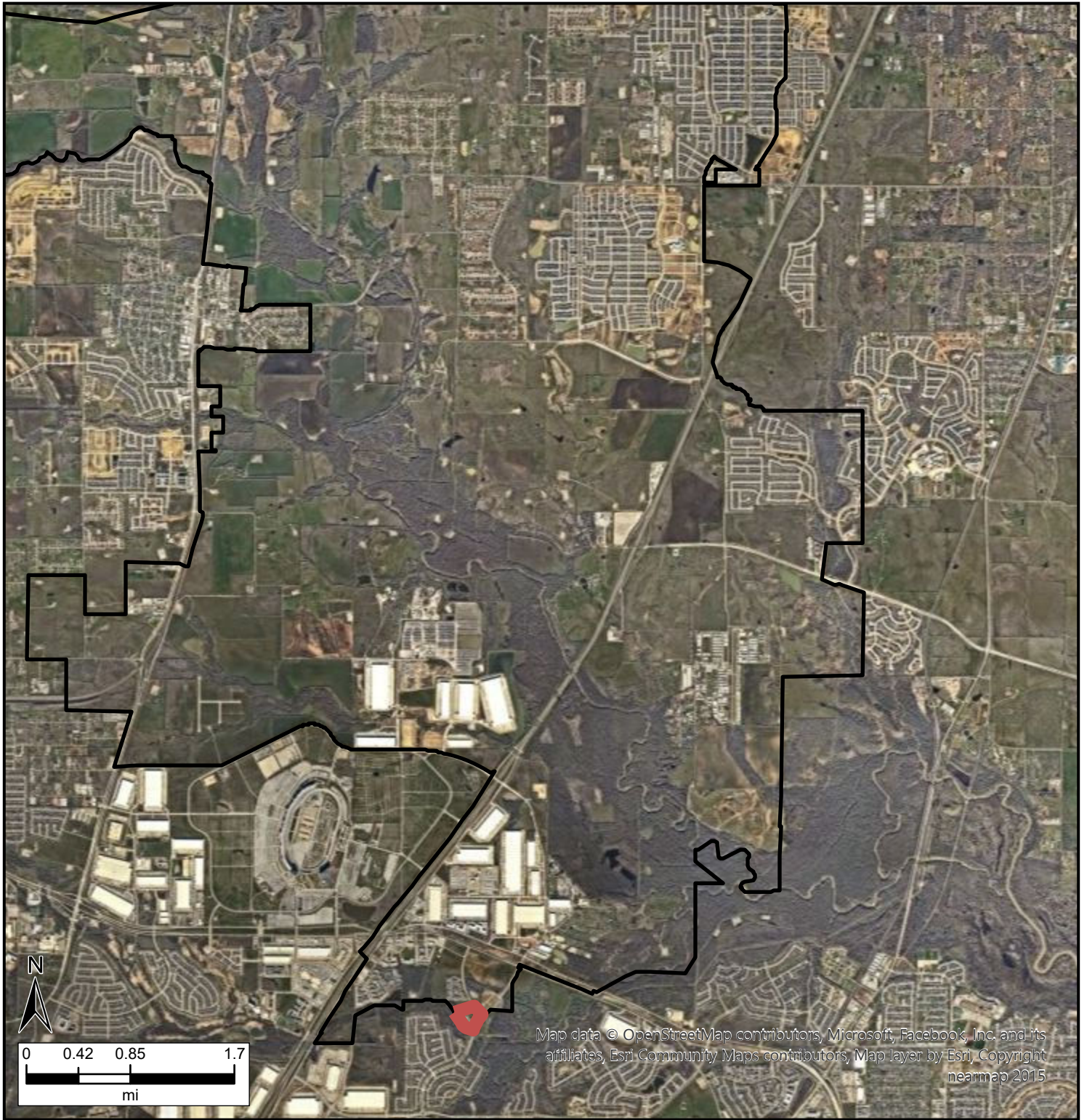
Staff Analysis: The applicant has submitted a site plan application in accordance with the requirements of the Unified Development Code (UDC). The site plan package includes a site plan and landscape plan as well as building elevations showing all sides of the planned building. All elements of the site plan package meet or exceed the development standards and all applicable requirements of the UDC except for the size of parking spaces. The applicant has submitted a variance request to be considered by the Board of Adjustment (BOA) on June 4th, to allow the new parking spaces to be 9'x18' instead of 9'x20'. The existing parking spaces are 9'x18' which met the requirements of the City of Fort Worth when initially developed.

P&Z ACTION:

- Approve site plan as submitted with conditions:
 - Any conditions related to approval of the SUP; and/or

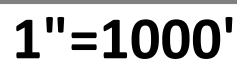
- Parking space size variance being approved by BOA
- Disapprove of site plan due to parking space sizes or disapproval of SUP

Northlake



Northlake





BEGINNING at a capped 1/2" iron pin set at the intersection of the northwesterly right-of-way line of Cleveland-Gibbs Road (120' R.O.W.) with the easterly line of Lot 9X, Block 16 of the Cleveland-Gibbs Road Addition, from there along the City of Fort Worth Survey, Texas as recorded in Cabinet M, Page 452 of the Plat Records of Denton county, Texas (PRDCT);

THENCE N 11°20'19" W along the easterly line of said Chadwick Farms Addition as recorded in Cabinet M, Page 452 PRDCT, a distance of 456.06 feet to a capped 1/2" iron pin set;

THENCE N 74°42'35" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet M, Page 452 PRDCT, a distance of 149.23 feet to a capped 1/2" iron pin set;

THENCE S 79°39'41" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet M, Page 452 PRDCT, a distance of 40.81 feet to a capped 1/2" iron pin set, said capped iron pin also being the southeast corner of Lot 12K, Block 23 of Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT;

THENCE N 11°20'19" W along the easterly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 522.16 feet to a capped 1/2" iron pin set;

THENCE N 79°38'47" W along the northeasterly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 341.96 feet to a capped 1/2" iron pin set;

THENCE N 41°52'03" W along the northeasterly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 335.15 feet to a capped 1/2" iron pin set;

THENCE N 64°03'59" W along the northeasterly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 543.75 feet to a capped 1/2" iron pin set;

THENCE N 90°00'07" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 226.78 feet to a capped 1/2" iron pin set;

THENCE S 79°39'20" W along the northerly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 323.89 feet to a point in Elizabeth Creek;

THENCE N 17°44'41" E departing the northerly line of said Chadwick Farms Addition as recorded in Cabinet X, Page 362 PRDCT, a distance of 38.14 feet to a point in Elizabeth Creek;

THENCE N 48°10'47" E, a distance of 222.30 feet to a point in Elizabeth Creek;

THENCE N 53°24'12" E, a distance of 182.81 feet to a point in Elizabeth Creek;

THENCE N 71°41'01" E, a distance of 217.36 feet to a point in Elizabeth Creek;

THENCE S 89°39'03" E, a distance of 142.00 feet to a point in Elizabeth Creek;

THENCE S 81°49'53" E, a distance of 104.16 feet to a point in Elizabeth Creek;

THENCE S 88°05'28" E, a distance of 120.57 feet to a point in Elizabeth Creek;

THENCE N 88°05'38" E, a distance of 120.87 feet to a capped 1/2" iron pin set, said capped iron pin also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 1860.00 feet, a central angle of 19°39'50" and being subtended by a chord which bears S 42°30'12" E, 502.87 feet;

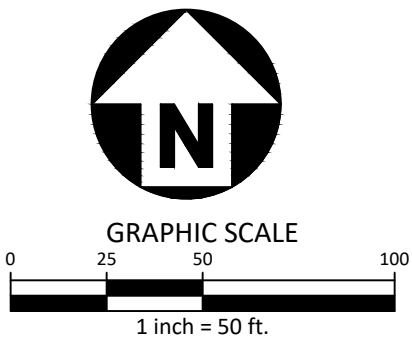
THENCE along said curve to the left, a distance of 504.47 feet to a capped 1/2" iron pin set;

THENCE S 50°24'01" E tangent to said curve, a distance of 119.66 feet to a capped 1/2" iron pin set;

THENCE S 05°56'22" E, a distance of 14.27 feet to a capped 1/2" iron pin set, said capped iron pin also being the said northwesterly right-of-way line of Cleveland-Gibbs Road, said capped iron pin also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 1860.00 feet, a central angle of 19°39'50" and being subtended by a chord which bears S 28°32'08" W, 635.22 feet;

THENCE along the said northwesterly right-of-way line of Cleveland-Gibbs Road and along said curve to the left, a distance of 639.35 feet to a capped 1/2" iron pin set;

THENCE S 18°42'13" W tangent to said curve and along the said northwesterly right-of-way line of Cleveland-Gibbs Road, a distance of 205.24 feet to the Point of Beginning and containing 1,775,620 square feet or 40,763 acres of land, more or less.

[illegible]

TBM - MAG NAIL WITH SHINER SET ON THE NORTH END OF A
 BRIDGE ON THE WESTERN BACK OF CURB OF CLEVELAND
 GIBBS ROAD 755'± SOUTH WEST FROM THE INTERSECTION
 OF CLEVELAND GIBBS ROAD AND CHADWICK PARKWAY AND
 81'± SOUTH OF THE SOUTHEAST PROPERTY CORNER OF THE
 SUBJECT PROPERTY.
 NORTHING: 7056085.76
 EASTING: 2348096.25
 ELEVATION: 596.5'

1. INFORMATION ON THE ADJACENT PROPERTY TO THE NORTH OF THE SITE:
 - LAND USE: MULTIFAMILY M-PD MIXED USE/ PLANNED DEVELOPMENT
 - SUBDIVISION NAME: CHADWICK FARMS SUBDIVISION
 - RECORDING INFORMATION: 117747
 - OWNER: TIDES ON CHADWICK OWNER LLC
2. EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. EXISTING UTILITIES ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BOUNDARY INFORMATION ARE PER THE FINAL PLAT #2010-2

1. REQUESTING VARIANCES TO USE 9'x18' PARKING STALLS FOR EXPANSION TO MATCH THE EXISTING PARKING STALLS ON SITE.

ST. PETER LUTHERAN CHURCH AND
PRESCHOOL
15701 CLEVELAND GIBBS RD.
ROANOKE, TX 76262
817. 491. 2010
SAINT PETER LUTHERAN CHURCH

DARREN ANDREWS, PE
DANDREWS@MCADAMSCO.COM
PHONE: (972) 436-9712



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

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

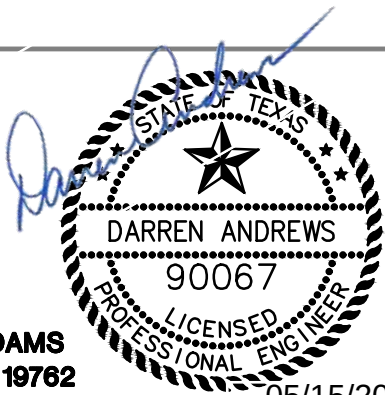
www.mcadamsco.com

GOFF COMPANIES, LLC
2221 LAKESIDE BLVD. #700
RICHARDSON, TX 75082
(214) 716-5100
TANNER GOFF



EXPANSION
16.942 AC

CONSTRUCTION DOCUMENTS
15701 CLEVELAND GIBBS RD.
ROANOKE, TEXAS. 76262



MCADAMS
TBPE: 19762

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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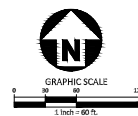
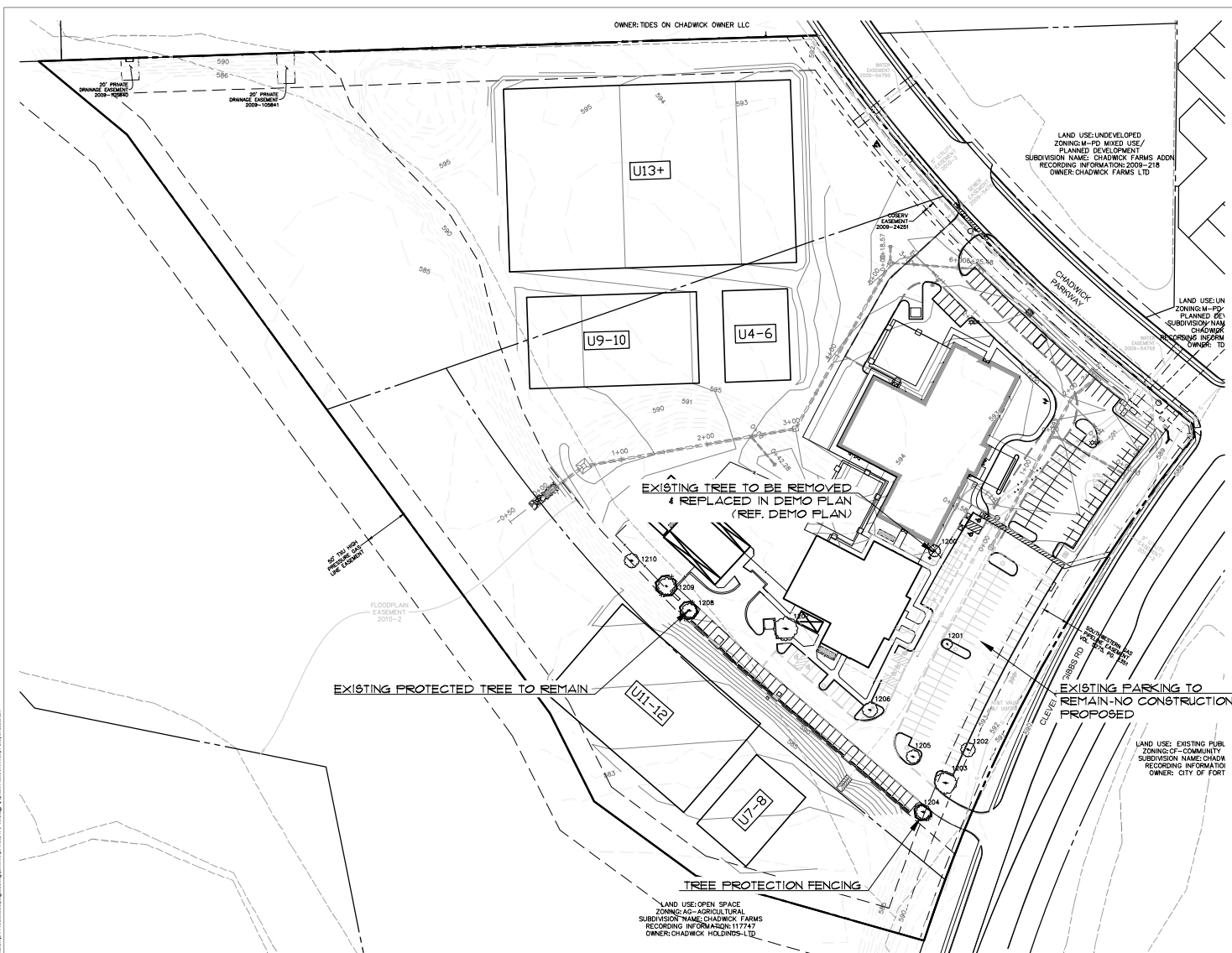
PROJECT NO. SPEC23473
FILENAME SPEC23473-S1.DWG

CHECKED BY	DAA
DRAWN BY	KV
SCALE	1" = 50'
DATE	05. 15. 2024

SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND



TREE PROTECTION
FENCING



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

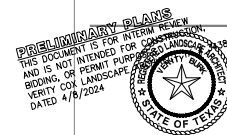
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

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CLIENT

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TANNER GOFF

**ST. PETER CHURCH
EXPANSION**
CONSTRUCTION DOCUMENTS
15701 CLEVELAND GIBBS RD.
ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC23473
FILENAME	SPEC23473-TS.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	04. 08. 2024

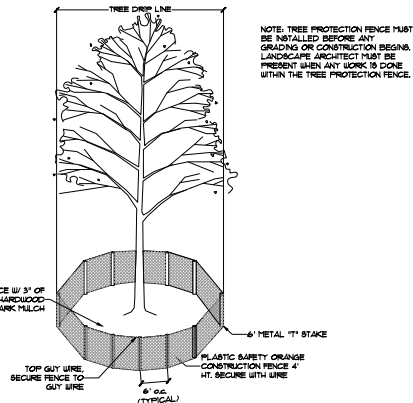
SHEET

TREE SURVEY

L1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\PROJECTS\JPMCC\JPMCC-2024\JPMCC-2024-001\JPMCC-2024-001-001\JPMCC-2024-001-001-001.dwg, 4/8/2024, 11:58:48 AM, P:\JPMCC\JPMCC-2024\JPMCC-2024-001\JPMCC-2024-001-001.dwg



1. PROTECTED TREE PROTECTION FENCING

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/4 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the aripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



McADAMS

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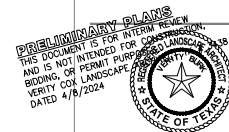
phone 972. 436. 9712
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TBPE: 19762 TBPLS: 10194440

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CLIENT

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(214) 716-5300
TANNER GOFF

**ST. PETER CHURCH
EXPANSION**
CONSTRUCTION DOCUMENTS
15701 CLEVELAND GIBBS RD.
ROANOKE, TEXAS, 76262



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

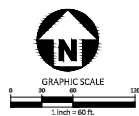
PROJECT NO.	SPEC23473
FILENAME	SPEC23473-TS.DWG
CHECKED BY	VJB
DRAWN BY	PA
SCALE	50 SCALE
DATE	04.08.2024

SHEET

TREE SURVEY

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LANDSCAPE ORDINANCE
CITY OF NORTHLAKE
ST. PETER CHURCH EXPANSION

Final landscape plan will meet all City of Northlake development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

STREET BUFFER LANDSCAPE

REQUIRED: A twenty (20) foot linear landscape strip shall be provided adjacent to all major thoroughfares and a fifteen (15) foot linear landscape strip shall be provided adjacent to all other public and private streets, exclusive of right-of-way. The landscape strip shall include one (1) shade tree (two and one-half-inch caliper minimum) for every fifty (50) linear feet of street frontage.
Cleveland Gibbs Road: 178 / 50 LF = 4 shade trees
PROVIDED: 15' landscape buffer & 4 shade trees

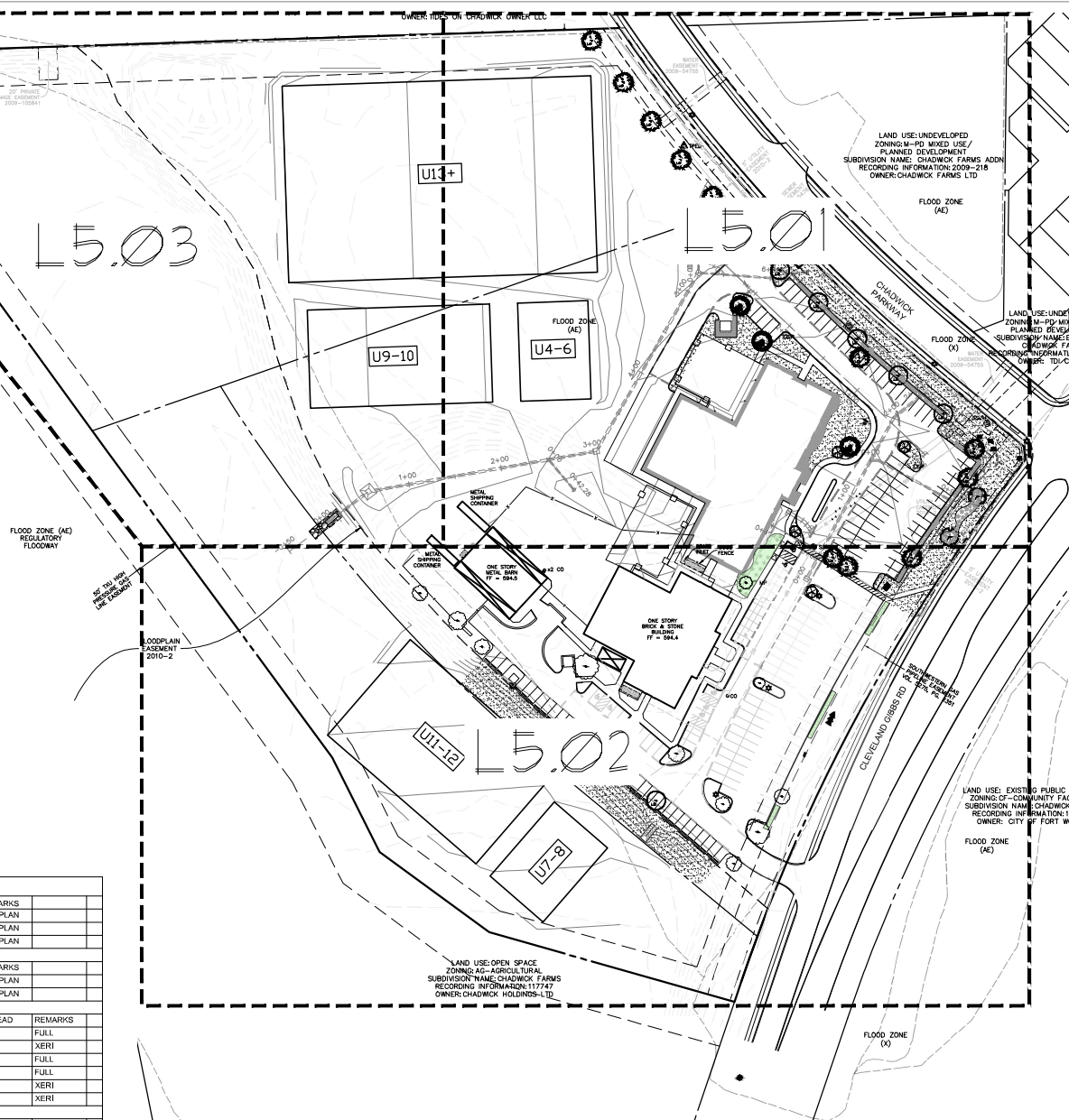
REQUIRED: A twenty (20) foot linear landscape strip shall be provided adjacent to all major thoroughfares and a fifteen (15) foot linear landscape strip shall be provided adjacent to all other public and private streets, exclusive of right-of-way. The landscape strip shall include one (1) shade tree (two and one-half-inch caliper minimum) for every fifty (50) linear feet of street frontage.
Chadwick Parkway: 598 / 50 LF = 12 shade trees
PROVIDED: 15' landscape buffer & 12 shade trees

PARKING LANDSCAPE

REQUIRED: There shall be a minimum of one large shade tree planted within the parking area for every ten parking spaces. Where parking lots and drives abut the landscape strip along a street right-of-way, a continuous hedge of evergreen shrubs shall be provided to screen those areas from the street. The shrubs must be a minimum of a ten-gallon size at planting with a minimum mature height of three (3) feet.
115 parking spaces / 10 = 12 Shade trees
PROVIDED: 1 shade tree for every ten parking spaces.

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL.	HGT	REMARKS	
5	Shumard Red Oak	Quercus shumardii	2 1/2"	10'-12'	PER PLAN	
11	Southern Live Oak	Quercus virginiana	2 1/2"	10'-12'	PER PLAN	
7	Lacebark Elm	Ulmus parvifolia	2 1/2"	10'-12'	PER PLAN	
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CAL.	HGT	REMARKS	
2	Desert Willow	Chilopsis linearis	2 1/2"	10'-12'	PER PLAN	
4	Crape Myrtle	Lagerstroemia indica	20 GAL	7'-8'	PER PLAN	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS
84	Glossy Abelia	Abelia x grandiflora 'Glossy Abelia'	5 GAL	36"	3'-0"	FULL
14	Red Yucca	Hesperaloe parviflora	3 gal	12"	3'-0"	XERI
69	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal	36"	3'-0"	FULL
12	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	3 gal	24"	3'-0"	FULL
12	Pink Muhly	Muhlenbergia capillaris	3 gal	18"	3'-0"	XERI
19	Mexican Feathergrass	Nassella tenuissima	3 gal	12"	2'-0"	XERI
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	
36,015 sf	Bermuda Grass	Cynodon dactylon	Scot			

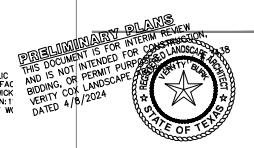




McADAMS
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CLIENT
GOFF COMPANIES, LLC
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ROANOKE, TX 76262
(214) 716-5300
TANNER GOFF

**ST. PETER CHURCH
EXPANSION
CONSTRUCTION DOCUMENTS
15701 CLEVELAND GIBBS RD.
ROANOKE, TEXAS, 76262**



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	SPEC23473
FILENAME	SPEC23473-LS.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	04.08.2024

SHEET
OVERALL LANDSCAPE PLAN
L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\Projects\15701 Gibbs Rd\15701 Gibbs Rd.dwg, 4/8/2024, 1:53:34 PM, P:\Users\jgoff

Professional Engineer Seal for the State of Texas, No. 15898, signed by Verity Burk.

NO.	DATE	DESCRIPTION
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PROJECT NO.	SPEC23473
FILENAME	SPEC23473-LS.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	30 SCALE
DATE	04.08.2024

L5.01





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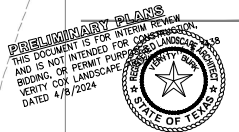
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15701 CLEVELAND GIBBS RD.
ROANOKE, TEXAS, 76262**



REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

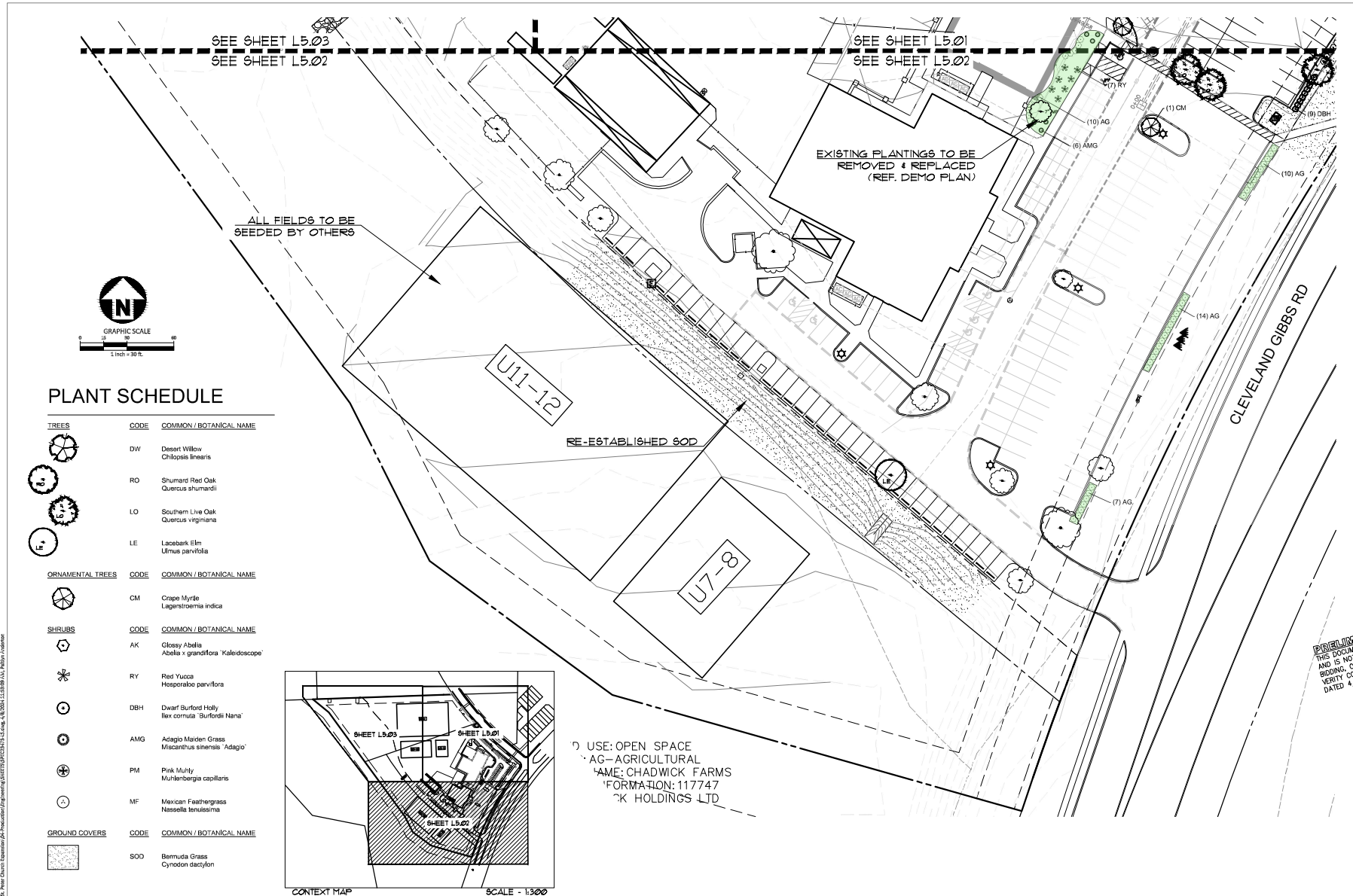
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FILENAME SPEC23473-LS.DWG
CHECKED BY VB
DRAWN BY PA
SCALE 30 SCALE
DATE 04.08.2024

SHEET

LANDSCAPE PLAN

L5.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



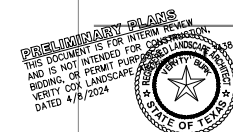


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REVISIONS

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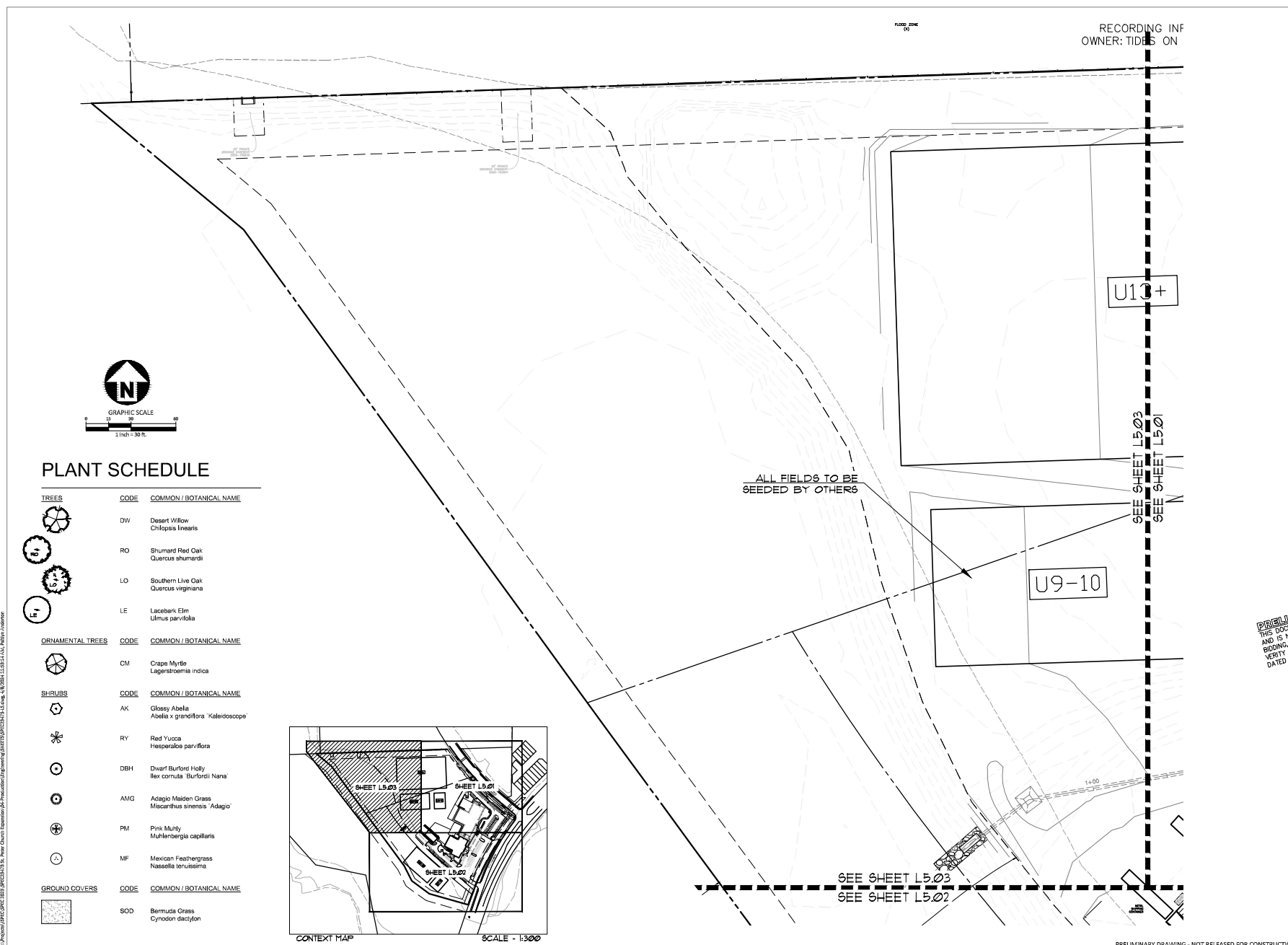
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CHECKED BY	VB
DRAWN BY	PA
SCALE	30 SCALE
DATE	04. 08. 2024

SHEET

LANDSCAPE PLAN

L5.03





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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
VERITY COX LANDSCAPE
DATED 4/8/2024

RESERVED LANDSCAPE DISTRICT
VERITY BANK
STATE OF TEXAS

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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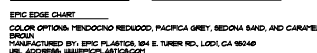
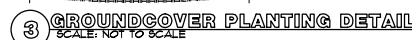
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SCALE	#####
DATE	04. 08. 2024

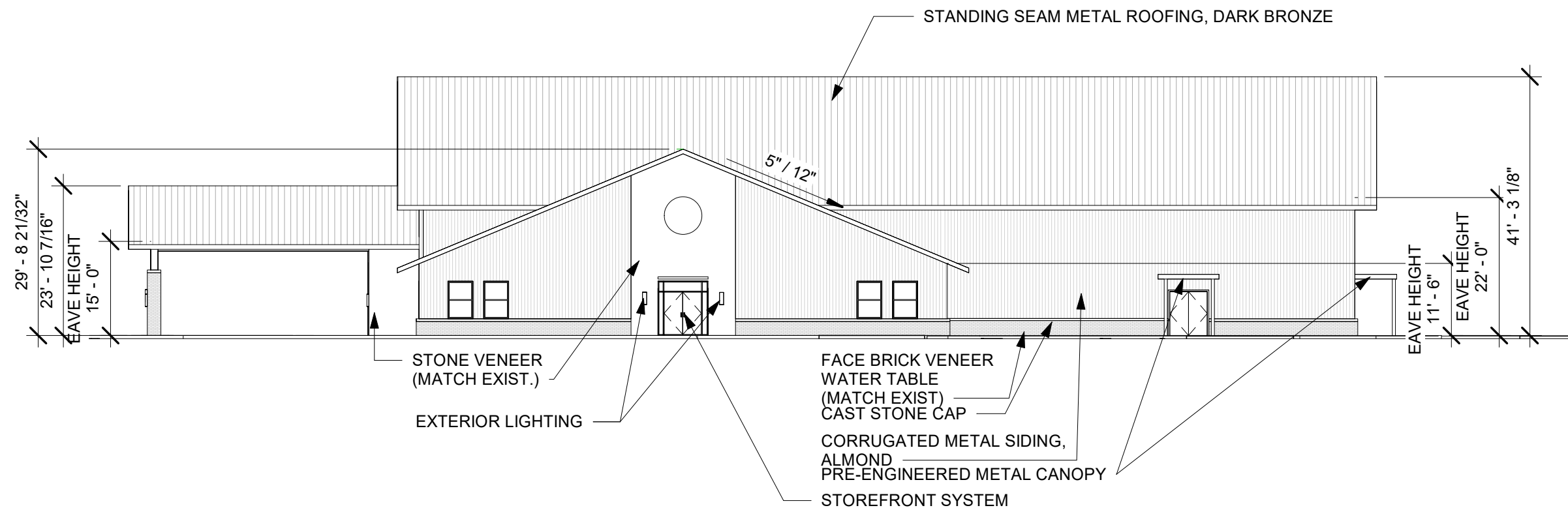
LANDSCAPE DETAILS

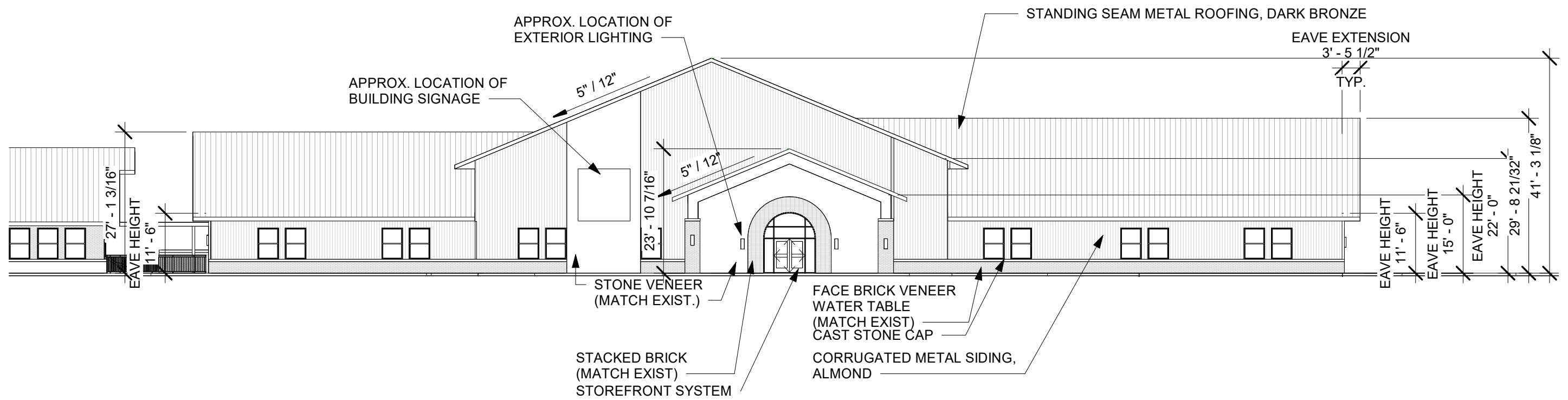
LANDSCAPE DETAILS

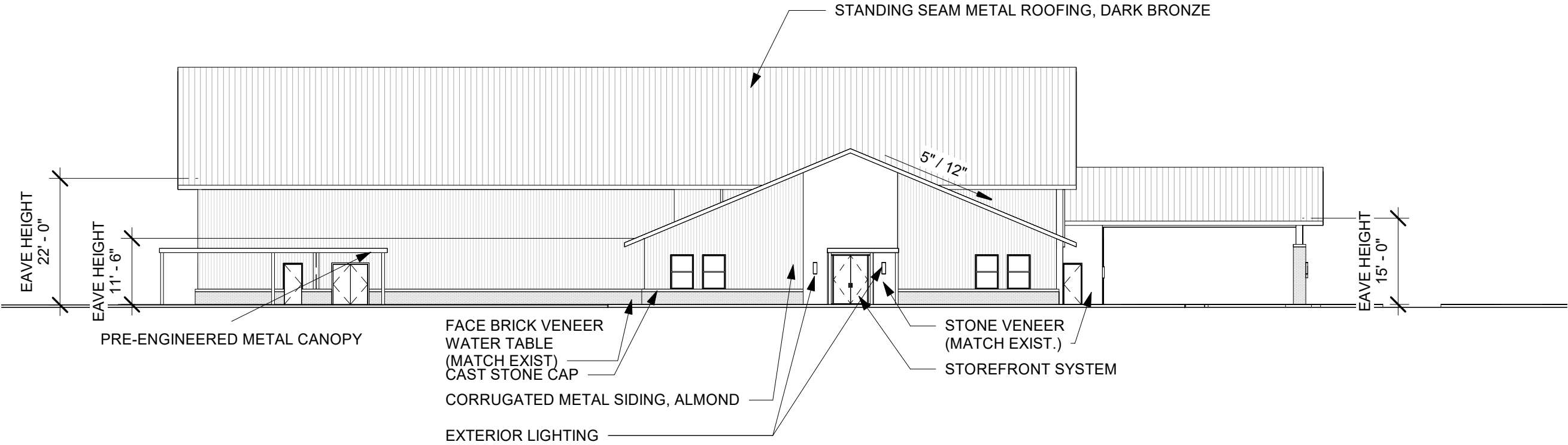
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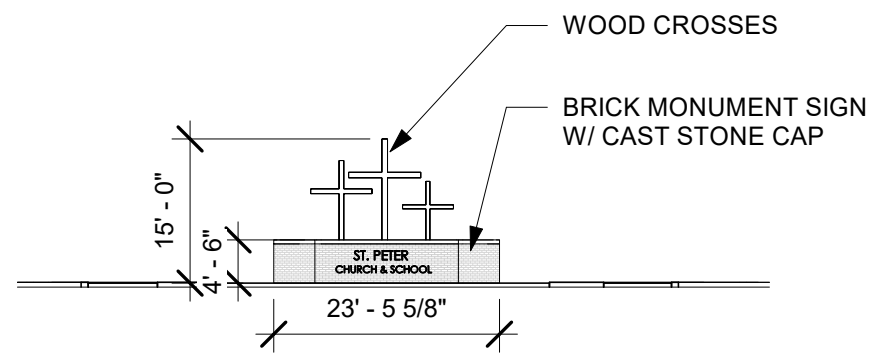
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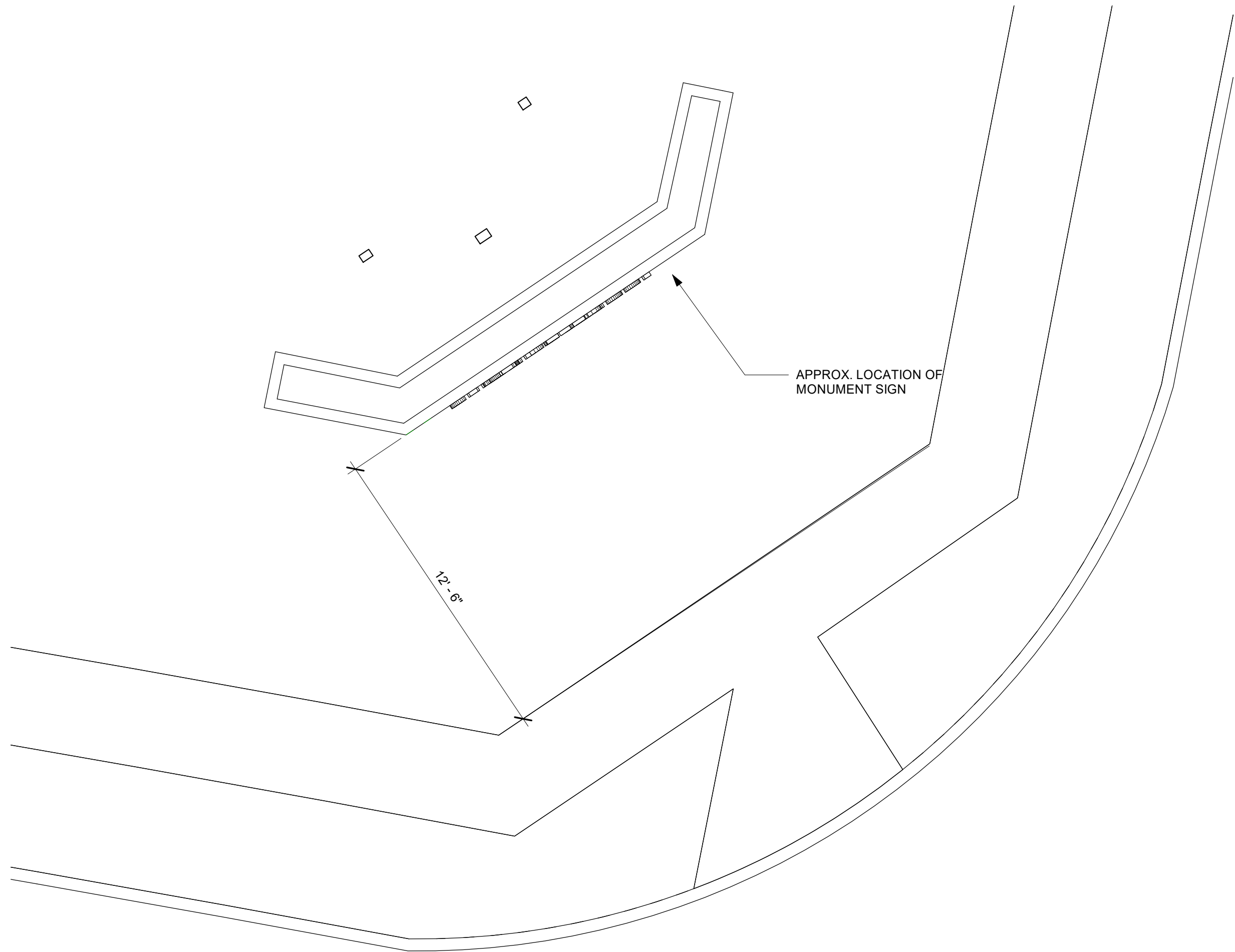


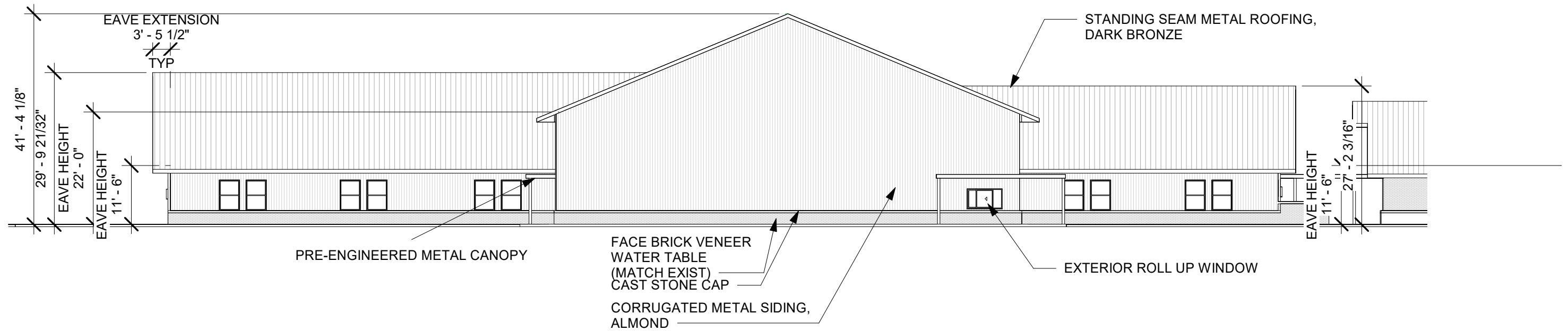














DATE: May 21, 2024

REF. DOC.: Unified Development Code (UDC)

SUBJECT: Consider a recommendation on a Specific Use Permit (SUP) for Church/Place of Worship; Day Care; and School, Primary and Secondary (Private) uses on a 16.29-acre lot, being Lot 1, Block 25, Chadwick Farms Addition, generally located south of Chadwick Parkway and west of Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road, and zoned Rural Residential (RR) - Case # 24-SUP00001

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

Site: 16.29-acre lot, being Lot 1, Block 25, Chadwick Farms Addition, generally located south of Chadwick Parkway and west of Cleveland-Gibbs Road at 15701 Cleveland-Gibbs Road.

Owner: St. Peter Lutheran Church and Preschool

Applicant: McAdams

Background: St. Peter Church has an existing facility on the site used as both a church and preschool. The church plans to build a 24,168 square-foot building to expand its preschool program and add first through sixth grades. The site was located in the City of Fort Worth at the time of its initial development. It has since been disannexed by Fort Worth and annexed by Northlake. Per the UDC, the site was zoned Rural Residential (RR) upon annexation. RR zoning does not allow Church/Place of Worship, Day Care (preschool), or School, Primary or Secondary (Private) uses by right. The current uses are grandfathered as non-conforming uses that were established prior to annexation. The expansion of the existing uses and proposed new use, "School, Primary or Secondary (Private)" require approval of a Specific Use Permit (SUP).

Proposed Uses:

- Church/Place of Worship
- Day Care (preschool)
- School, Primary or Secondary (Private)

Staff Analysis: Staff has reviewed this application in accordance with the Unified Development Code (UDC). The applicant has provided a specific use permit (SUP) application with a site plan in accordance with the UDC. The SUP application appears to meet the minimum requirements outlined in the UDC for consideration. The proposed location of the school addition shown on the site plan meets all setback requirements as outlined in the Unified Development Code (UDC). The following criteria for approval of an SUP is outlined in the UDC.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
8. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town; or
9. Other criteria which, at the discretion of the P&Z and Town Council are deemed relevant and important in the consideration of the SUP.

The site plan companion item will become an exhibit to the SUP. Any conditions of SUP approval may be reflected on the site plan or other exhibits as necessary. Please reference the previous item for the proposed site plan.

Public Hearing: A public hearing is required prior to acting on the SUP request. Public hearing notices were mailed to Northlake property owners within 200 feet, signs posted, and notice was published in the Denton Record Chronicle and on the Town's website. As of May 16th no written comments have been received.

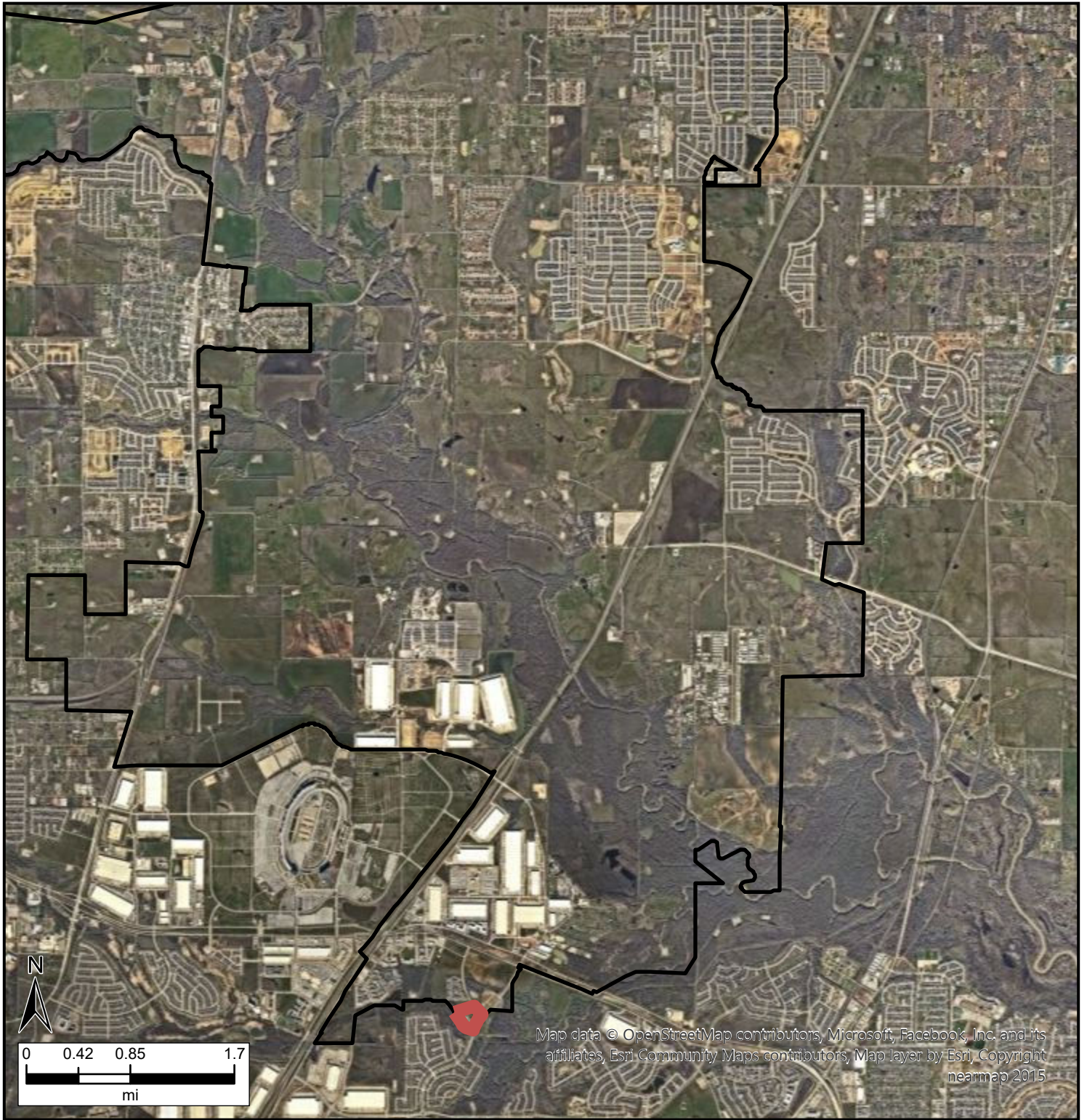
Next Steps: June 13th Town Council Meeting

- Hold public hearing
- Consider approval of specific use permit request

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of specific use permit (SUP) request

Northlake



Northlake



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April 8, 2024

Mr. Reddin
Town of Northlake
Development Services
1700 Commons Circle, Suite 200
Northlake, TX 76226

RE: SUP Request

Dear Mr. Reddin,

St. Peter Lutheran Church is located at the west/southwest corner of Cleveland Gibbs Road and Chadwick Parkway. The existing facility is located on Lot 1, Block 25 of the Chadwick Farms Addition, and totals 16.94 acres. The current facility is used as both a church and preschool.

St. Peter Lutheran Church is proposing to construct a new building on the current site to expand its school program. The expansion will consist of preschool as well as first thru sixth grades. The addition is approximately 24,000 square feet and will provide additional parking for the site's use.

This property was annexed into the Town of Northlake and was zoned as Rural Residential. Schools within this zoning classification are considered non-conforming. St. Peter Lutheran Church is requesting a SUP for the proposed school use which already existed the time of annexation.

Sincerely,
MCADAMS



Darren Andrews PE
Senior Technical Manager