



PLANNING AND ZONING COMMUNICATION

DATE June 3, 2026

FROM: Ryan Wells, AICP, CFM, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and take action on a Conditional Use Permit and Site Plan on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located at the northeastern corner of FM 407 and Blanco Drive in Bartonville, Texas. The Town of Bartonville file numbers for this application are CUP-2026-002 and SP-2026-001.

Applicant: Michael Harney, representing A-S 114 Lantana TC Phase 2, LP (property owner).

Zoning: General Commercial-Planned Development (GC-PD)

Property Location:



Summary: The applicant has applied for a Conditional Use Permit (CUP) to allow for a drive-through restaurant. The Town of Bartonville's Zoning Ordinance requires approval of a CUP for drive-through facility in the GC-PD district. The proposed drive-through restaurant (Chipotle) is approximately 2,450 square feet of an overall 8,400 square foot building. The proposed drive-through will operate as a pick-up only facility. All orders must be placed in advance, either online or through the designated mobile app. This pick-up only model has been successfully implemented across North Texas since 2018.

The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications. A Site Plan application is required to accompany the CUP application.

Conditional Use Permit

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

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The CUP application is for a proposed drive-through restaurant. Bartonville Comprehensive Plan Objective 3.1 advises the Town to limit non-residential uses to nodal development targeted at appropriate intersections along the FM 407 corridor and the McMakin Road/East Jeter Road intersection. The Lantana Town Center Development is found within this location, with the proposed site being at the intersection of FM 407 and Blanco Drive. With a land use designation of General

Commercial, the proposed use is in line with the Bartonville Comprehensive Plan. In addition, with a zoning classification of the subject property of General Commercial – Planned Development (GC-PD), which is described as providing “for larger scale office, retail and service uses intended to serve a regional consumer base,” the proposed use is in conformance with the current zoning. With these findings, approval criteria 1 and 2 are met.

The proposed drive-through restaurant use is to be located within a highly-confined commercial node within Lantana Town Center. Its location along FM 407 provides for a regional customer base and is complementary to the surrounding commercial development. The proposed use would not be compatible in other zoning districts or locations within the town.

The applicant provided a screening fence detail for the northern parcel boundary, which abuts an open space tract in the vicinity of single-family homes in the Lantana neighborhood. While the applicant indicates that this screening fence will be installed with the adjacent future development, staff recommend that this fence be installed in accordance with the design requirements in Bartonville Zoning Ordinance Section 13.3.C.14. and with the current proposed development to mitigate impacts to neighboring residential uses. With these findings and proposed conditions listed below, criteria 3 through 7 are met.

Site Plan

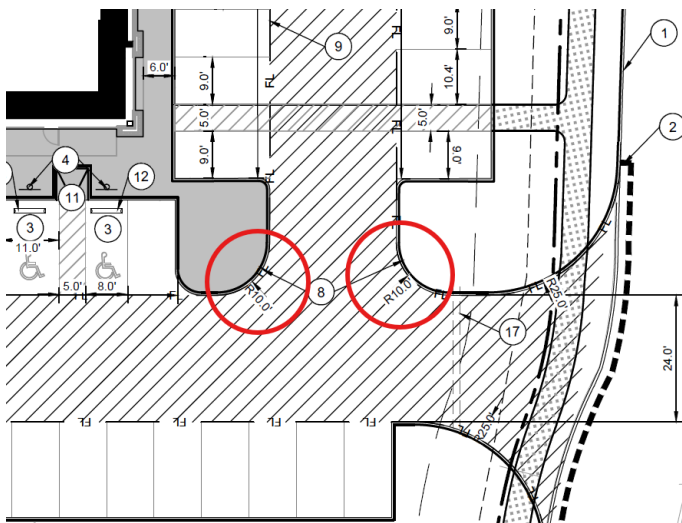
The Site Plan submitted with the CUP application was reviewed concurrently with the CUP in reference to the following approval criteria:

1. The plan’s compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities on adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.

9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Conformance with approval criteria 1, 7, and 14 have already been addressed in the CUP section above. Criteria 2, 10, and 11 are not applicable to this project. The building is oriented such that the drive-through is perpendicular to FM 407 and parallel to Blanco Drive, albeit on the northern (opposite) side of the building. As the drive-through is designed as a pick-up window for pre-ordered meals, there isn't expected to be significant impacts from a speaker box or other features of a typical drive-through. Parking is located along three sides of the proposed building; on the east, west, and southern sides. The site includes striped pedestrian access from the sidewalk along FM 407 to the building location.

The site provides a 24-foot-wide fire lane on the southern and western sides of the building. While the lane width meets fire lane standards, the turn radii shown are less than the 20' radius required by Section 17.10 of the Bartonville Zoning Ordinance. Therefore, as a condition of approval all turn radii for the fire lane shall be 20 feet.



The site provides 62 parking spaces attributed to the proposed use, with three of the spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 62 spaces is required; the parking table in the site plan package included an error in the parking standards resulting in an incorrect parking

calculation. The site plan provides for sufficient queuing depth to meet the Town's standard of no less than five vehicle spaces from the proposed service window for the Chipotle drive through.

The southern driveway into the site is located approximately 74 feet from the intersection of the Blanco Drive and FM 407; the minimum spacing for driveways from an intersection is 50 feet. Two additional access points are provided on the eastern side of the site, and one driveway connects the site directly to FM 407. Since FM 407 is a TxDOT facility, the applicant will need to obtain a 1058 driveway permit prior to commencement of site construction. In addition, due to the presence of a raised median in FM 407 at the location of the driveway, this driveway shall be a right-in/right-out, with a raised porkchop to prevent left turns out of the site. With conditions of approval, the driveway location and maintenance of the internal drive aisle with four access points ensures mitigation of traffic impacts on local streets. Note that the driveway onto FM 407 is approximately 265 feet from the intersection of FM 407 and Blanco Drive. The GC-PD zoning district (BZO Section 13.4.B.) includes a minimum distance between a driveway and a U.S. Highway 407 intersection with another street of 300 feet. Staff recommend accepting this 35-foot shortfall under the condition that the driveway will have to be right-in/right-out. With a posted speed limit of 50 MPH, TxDOT's spacing standard for driveways along FM 407 is 425 feet. Therefore, TxDOT may not grant the driveway permit or require a variance from the applicant. Staff recommend that this issue be deferred to TxDOT's jurisdiction. See conditions of approval regarding this issue.

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (Exhibit 1, sheet C-09) shows private utility services connecting to existing water and sewer services from the south. Storm water drainage is collected and is transmitted to an existing storm drain line that runs along the front of the site, adjacent to FM 407. Staff recommend that this major drainage feature is protected through a public drainage easement established via a replat.

Staff Recommendation: CUP-2026-002: Approve with conditions. SP-2026-001: Approve with conditions. The following conditions of approval are recommended:

CUP-2026-002:

1. The proposed screening fence on the north side of the property shall be installed prior to issuance of a certificate of occupancy for the proposed building, and shall meet all design requirements found in Bartonville Zoning Ordinance Section 13.3.C.14. A revised screening wall detail shall be reflected on a revised site plan to reviewed and approved by Town staff prior to issuance of a building permit.

SP-2026-001:

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

3. Prior to issuance of a certificate of occupancy for the proposed building, a replat of Lot 1R, Block 2C, Carlisle Addition shall be approved by the Town and recorded with the Denton County Clerk. This replat shall include the fire lane easement as depicted on the site plan, and a public drainage easement along the front (west side) of the property encompassing the open drainage ditch along FM 407.
4. All fire lane turn radii shall be a minimum of 20 feet. This shall be reflected on a revised site plan to reviewed and approved by Town staff prior to issuance of a building permit.
5. The driveway from the site onto FM 407 shall be a right-in/right-out, with a raised porkchop directing ingress and egress. This shall be reflected on a revised site plan to reviewed and approved by Town staff prior to issuance of a building permit.
6. The applicant shall obtain a TxDOT 1058 driveway permit, a copy of which shall be provided to the Town prior to site construction. Final driveway location and design shall be subject to TxDOT determination.

Public Notifications: Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

Public Comment: None.

Exhibits:

1. Lantana Town Center – Lot 1R, Block 2C CUP & SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published Legal Notice
4. Town Engineer Comment letter, dated May 22, 2026
5. Denton County ESD comments, sent via email on May 21, 2026
6. Draft Ordinance approving CUP & SP

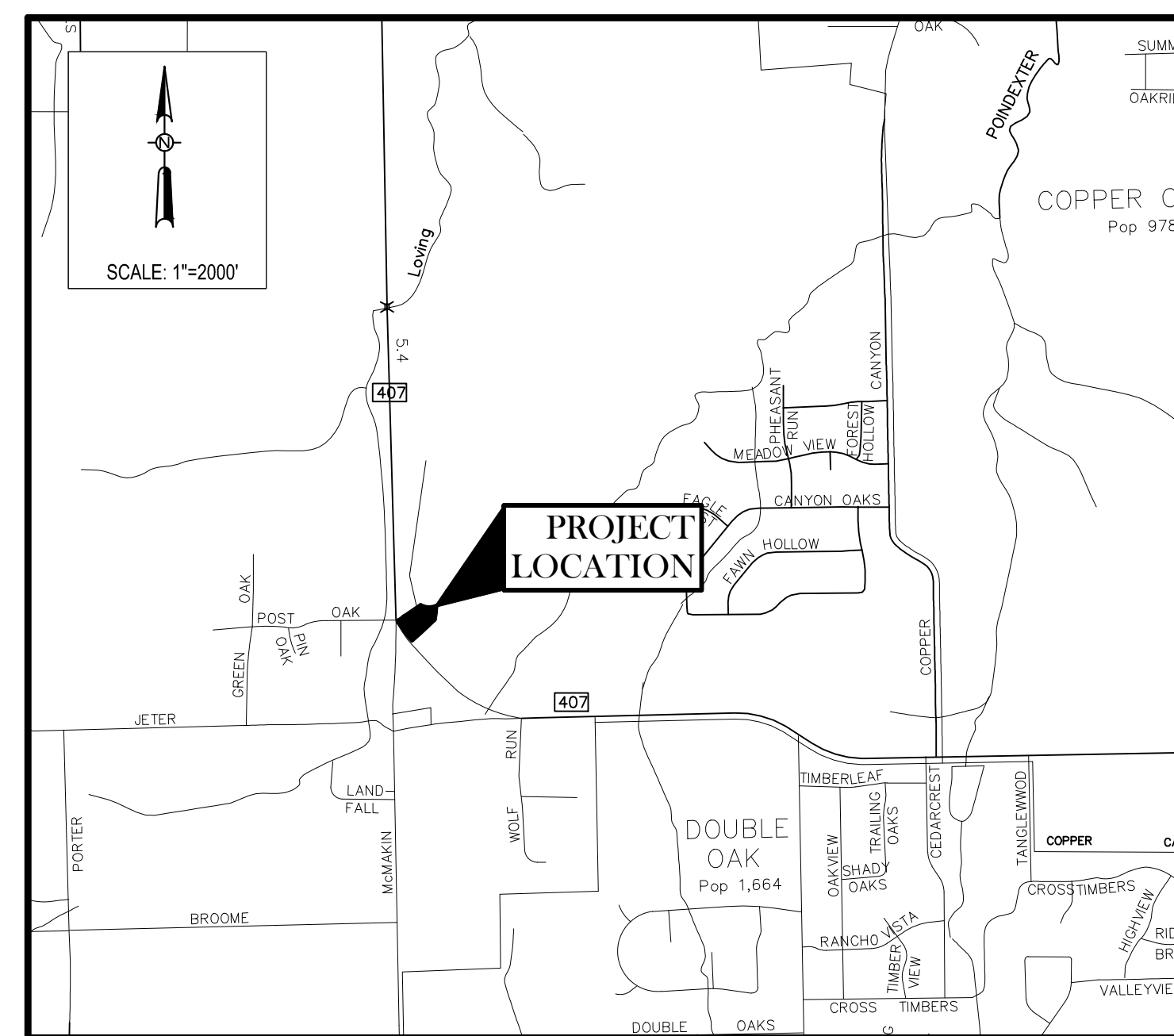
Exhibit 1

THE CITY OF LANTANA, TEXAS

CIVIL CONSTRUCTION PLANS FOR LANTANA TOWN CENTER - LOT 1R, BLOCK 2C 2951 FM 407

PLANS SUBMITTAL / REVIEW LOG

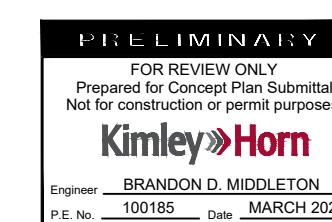
PROGRESS SET	DATE
ADDENDUM 01	02/11/2026
ADDENDUM 04	03/30/2026



LOCATION MAP
COUNCIL DISTRICT: 7
MAPSCO No.: 61W/61S
ZONING DISTRICT: GC/PD1
EX. LAND USE: VACANT

INDEX OF SHEETS

No.	Sheet Title
C-01	COVER SHEET
-	FINAL PLAT
C-02	GENERAL NOTES
C-03	PAVING AND DIMENSION CONTROL PLAN
C-04	CONSTRUCTION DETAILS
C-05	EXISTING DRAINAGE AREA MAP
C-06	PROPOSED DRAINAGE AREA MAP
C-07	GRADING AND DRAINAGE PLAN
C-08	DRAINAGE CALCULATIONS
C-09	UTILITY PLAN
C-10	UTILITY DETAILS (1 OF 2)
C-11	UTILITY DETAILS (2 OF 2)
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL DETAILS



OWNER/DEVELOPER:
NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY N. SUITE 200
HOUSTON, TEXAS 77040
CONTACT: MICHAEL HARNEY, P.E.
PHONE: (281) 640-7195

ENGINEER:
Kimley»Horn

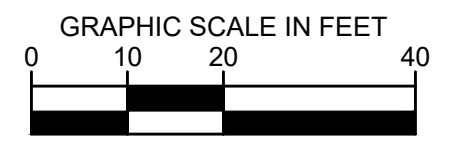
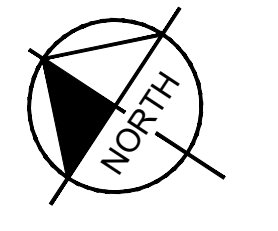
TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: BRANDON MIDDLETON, P.E.
PHONE: (817) 339-2275

MARCH 2026



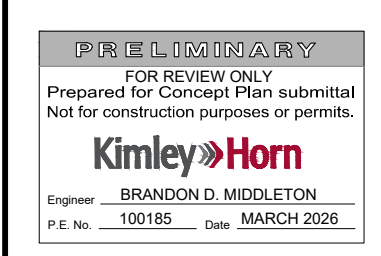
Know what's below.
Call before you dig.

SHEET
C-01



02/11/2026	GKG				
03/30/2026	GKG				
ADDENDUM 01					
ADDENDUM 04					
No.					
REVISIONS					
DATE					

Kimley-Horn
 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-528



PROJECT No. 061285613
 DATE: MARCH 2026
 SCALE: AS SHOWN
 DESIGNED BY: GKG
 DRAWN BY: GKG
 CHECKED BY: CUZ

**LANTANA LOT 1R,
 BLOCK 2C CARLISLE
 ADDITION PHASE C**
 CITY OF BARTONVILLE
 DENTON COUNTY, TEXAS

**PAVING AND DIMENSION
 CONTROL PLAN**
 SHEET NUMBER
C-03

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

BLANCO DRIVE
 (25' WIDTH R.O.W.)
 (INST. NO. 2012-191 PRDCT)

5X5' WATER EASEMENT
 INST. NO. 2012-85132
 OPRDCT

COMMON AREA 1
 CARLISLE ADDITION
 PHASE C
 INST. NO. 2012-191
 PRDCT
 ZONING DISTRICT: GC/PD1
 LAND USE: VACANT

WASTEWATER EASEMENT
 INST. NO. 2012-191
 OPRDCT

15' BUILDING SETBACK (BY PLAT)

A-S 114 LANTANA TC PHASE 2, L.P.,
 A T EXAS LIMITED PARTNERSHIP
 LOT 1, BLOCK 2C
 CARLISLE ADDITION
 PHASE C
 INST. NO. 2012-191 PRDCT
 INST. NO. 2015-17106 OPRDCT
 ZONING DISTRICT: GC/PD1
 LAND USE: VACANT

PROP. SPEED BUMPS

2901 FM 407
 BY OTHERS

30' DRAINAGE EASEMENT
 INST. NO. 2012-191

15' BUILDING SETBACK (PER PLAT)

15' UTILITY EASEMENT
 INST. NO. 2012-191
 OPRDCT

DCFWSD 7 WATER AND
 WASTEWATER EASEMENT
 INST. NO. 2014-11329
 OPRDCT

DRAINAGE EASEMENT
 INST. NO. 2012-85133
 OPRDCT

LEGEND

	PROPOSED LIGHT PAVEMENT
	PROPERTY MEDIUM PAVEMENT
	PROJECT HEAVY PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED TxDOT PAVING
	PROPOSED PUBLIC RIGHT OF WAY SIDEWALK
	PROPERTY LINE
	PROJECT LIMITS
	BUILDING SETBACK
	FRONT OF CURB
	BACK OF CURB
	PROPOSED SAWCUT
	BUILDING PERIMETER
	FL FIRE LANE
	XX NUMBER OF PARKING STALLS

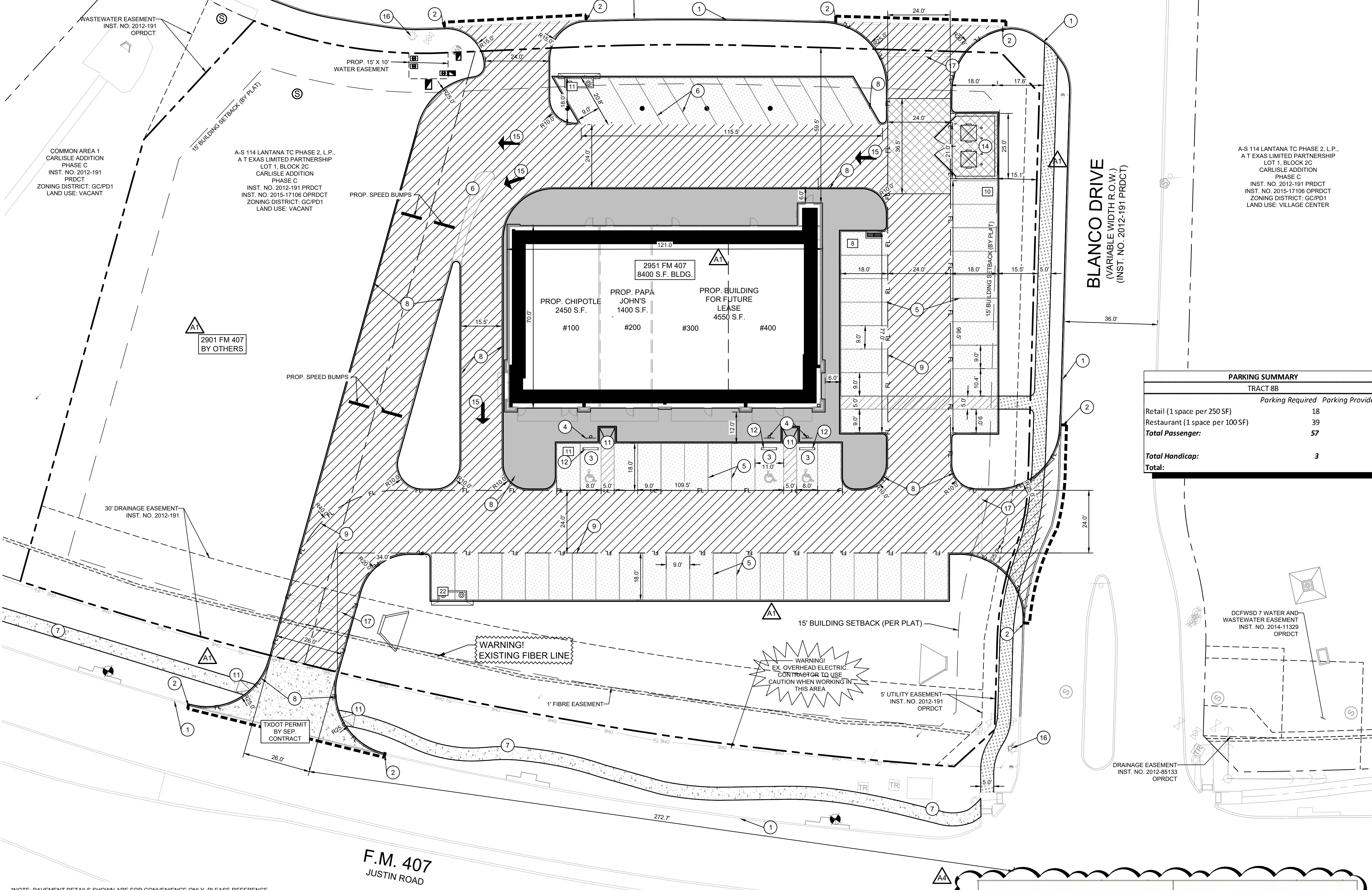
PARKING SUMMARY

TRACT 8B

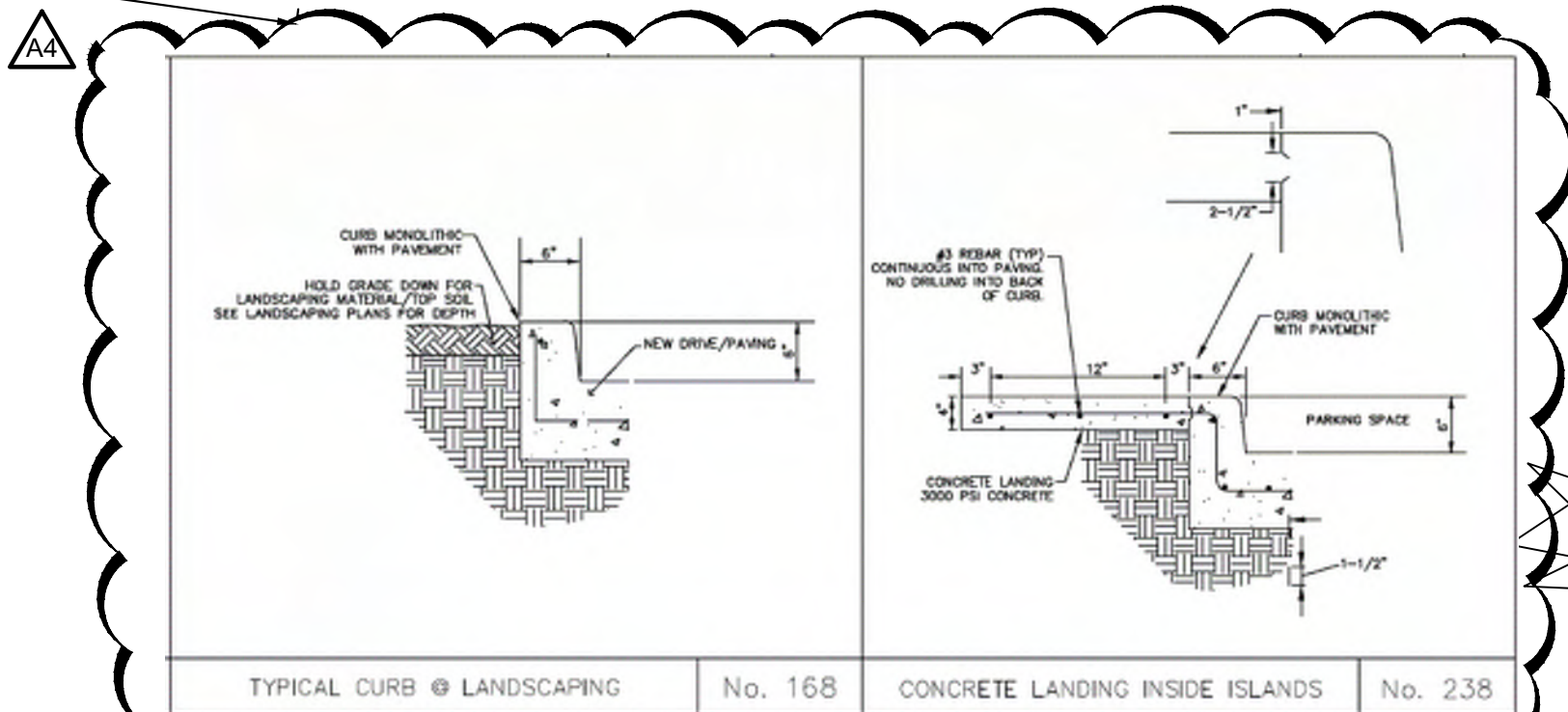
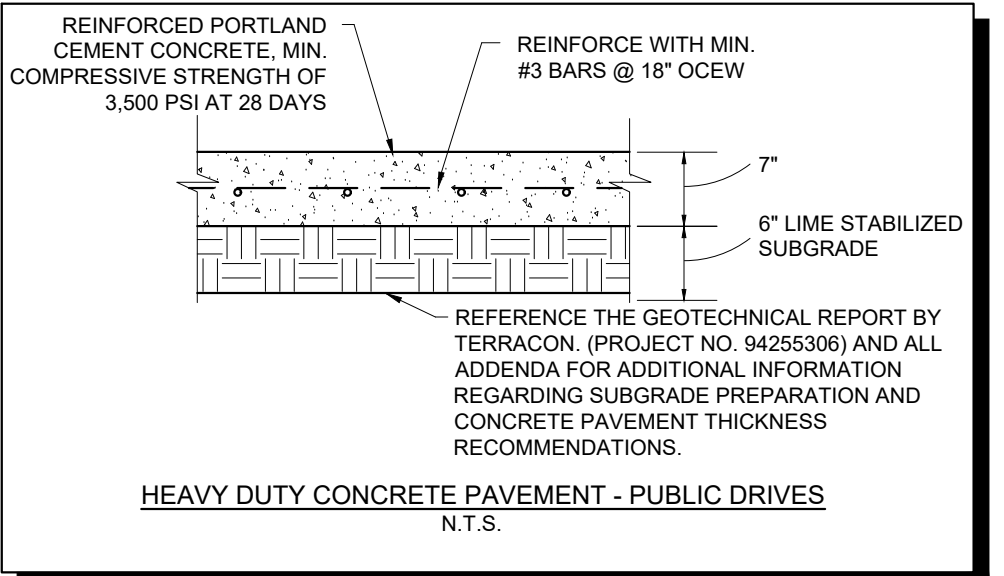
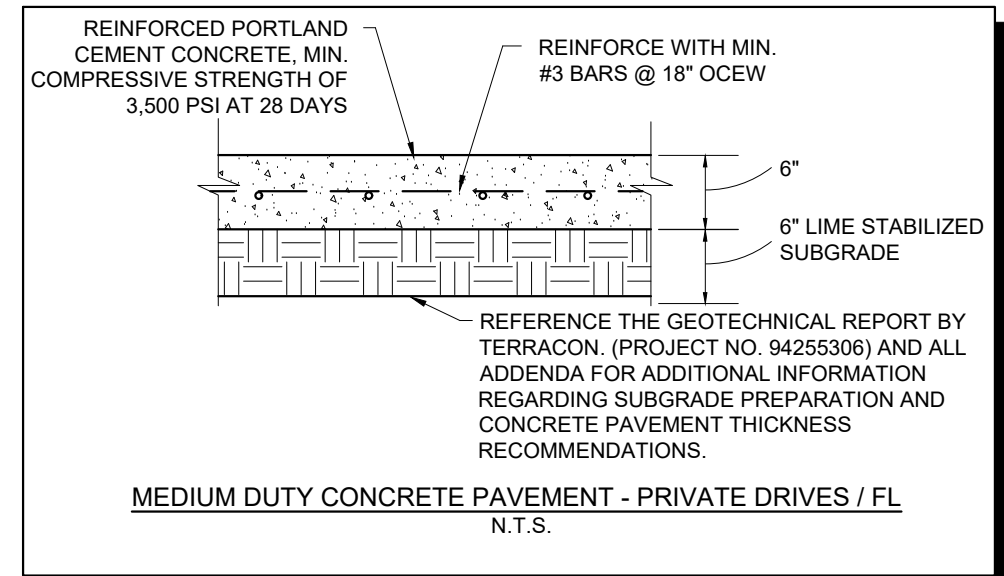
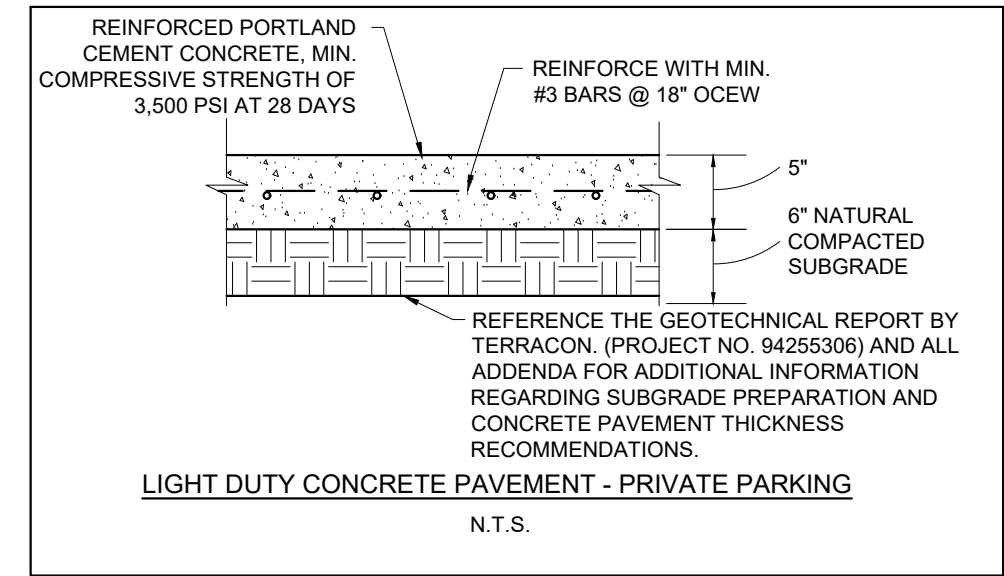
	Parking Required	Parking Provided
Retail (1 space per 250 SF)	18	18
Restaurant (1 space per 100 SF)	39	42
Total Passenger:	57	60
Total Handicap:	3	3
Total:		63

- KEY NOTES**
- EXISTING 6" CURB.
 - CONNECT TO EXISTING CURB
 - PROPOSED ACCESSIBLE ADA PARKING STALLS.
 - PROPOSED ADA SIGNS, REFERENCE DETAILS (TYP.)
 - PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP.)
 - PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C.
 - PROPOSED SIDEWALK
 - PROPOSED 6" CURB. SEE PAVING DETAILS SHEET (TYP.)
 - PROPOSED FIRE LANE STRIPING (TYP.)
 - TRANSITION CURB FROM 6" TO 0"
 - PROPOSED ADA COMPLIANT RAMP.
 - PROPOSED WHEEL STOPS
 - NO CURB
 - DUMPSTER ENCLOSURE
 - PROPOSED WHITE PAINTED TYPICAL PAVEMENT MARKINGS
 - EXISTING FIRE HYDRANT
 - PROPOSED IRRIGATION SLEEVE FOR FUTURE USE

- SITE NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
 - RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.
 - ALL WALLS TO BE DESIGN BUILD BY CONTRACTOR.
 - CONTRACTOR TO COORDINATE WITH OWNER AND REFERENCE GEOTECH REPORT FOR PAVEMENT OR SUBGRADE ALTERNATIVES.
 - CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED.
 - REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES

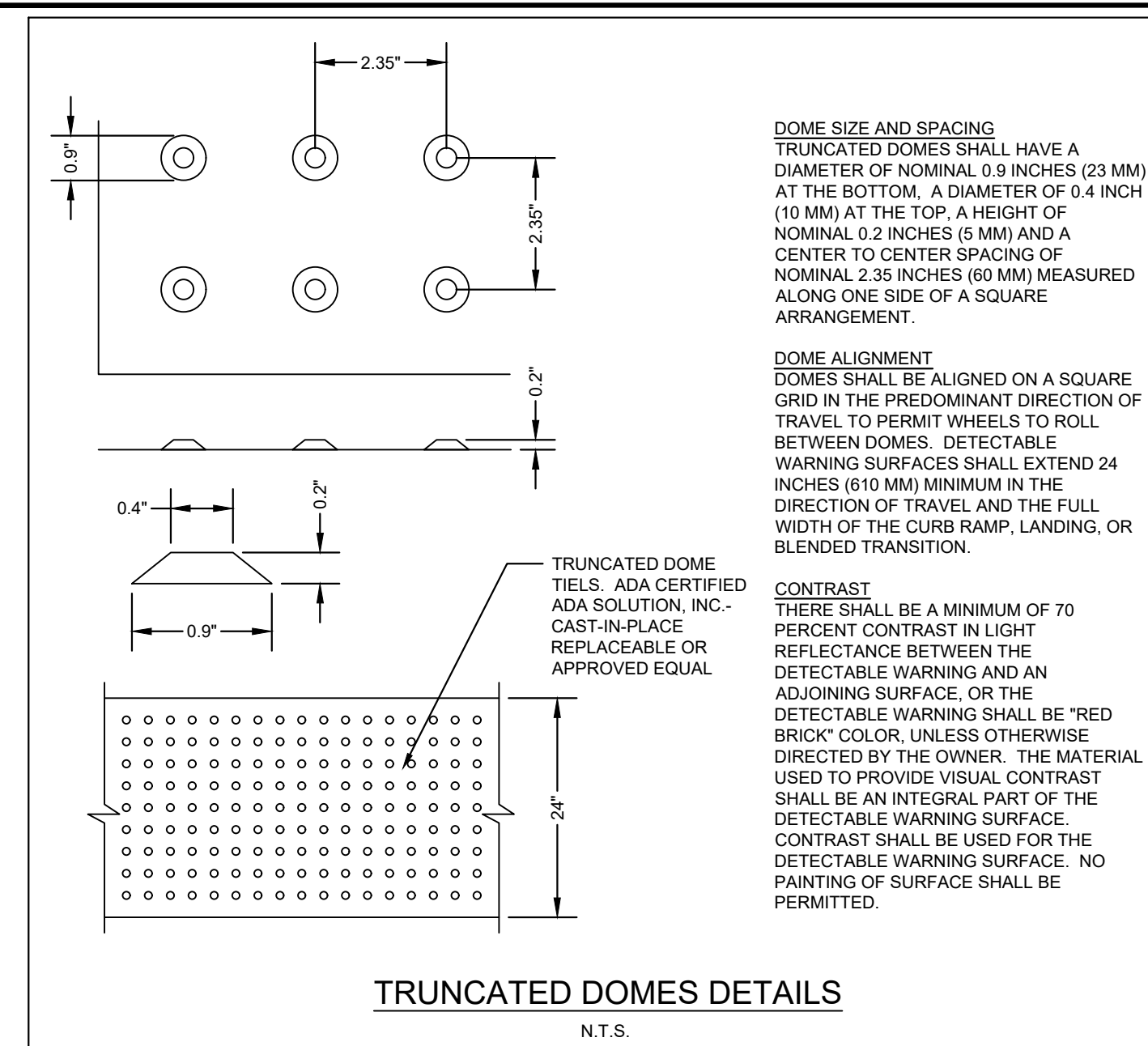


*NOTE: PAVEMENT DETAILS SHOWN ARE FOR CONVENIENCE ONLY. PLEASE REFERENCE STRUCTURAL DRAWINGS AND GEOTECH REPORT BY TERRACON. (PROJECT NO. 94255306) FOR ALL DESIGN CONSIDERATIONS

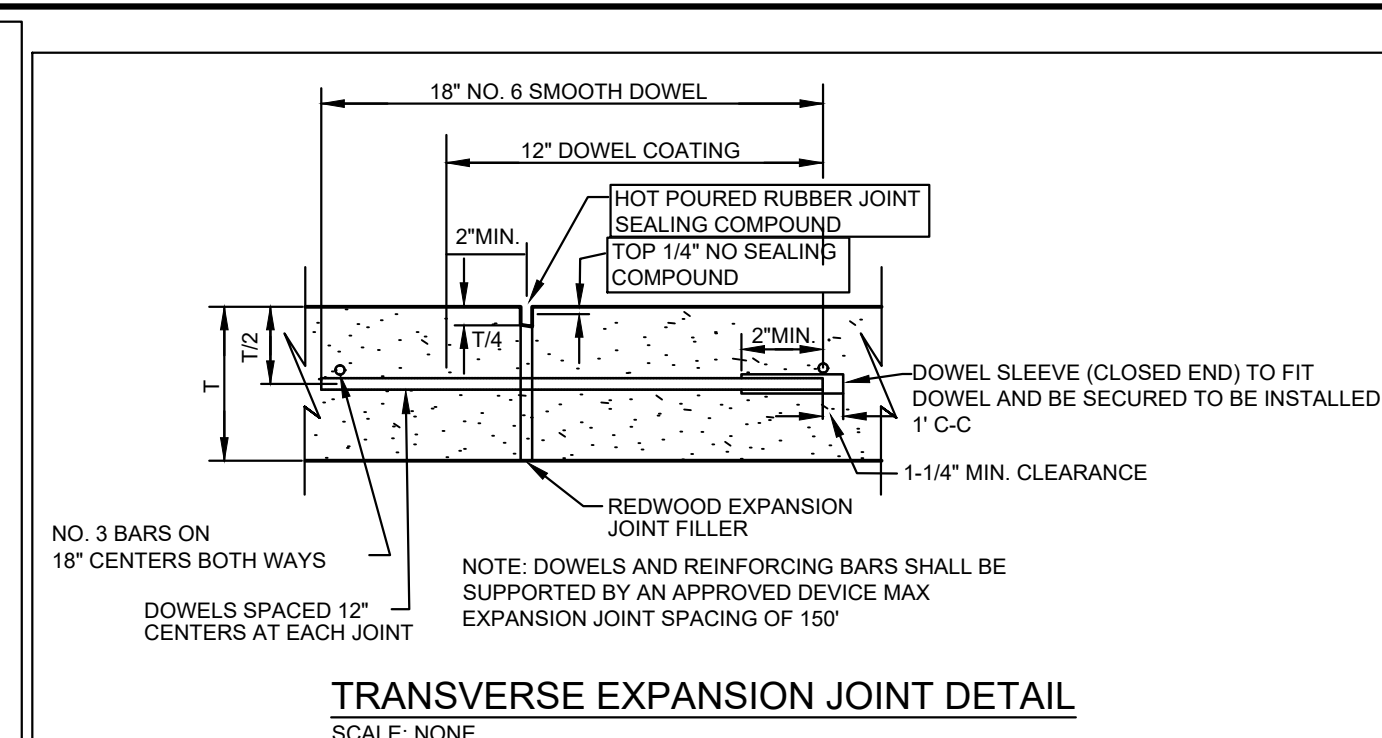


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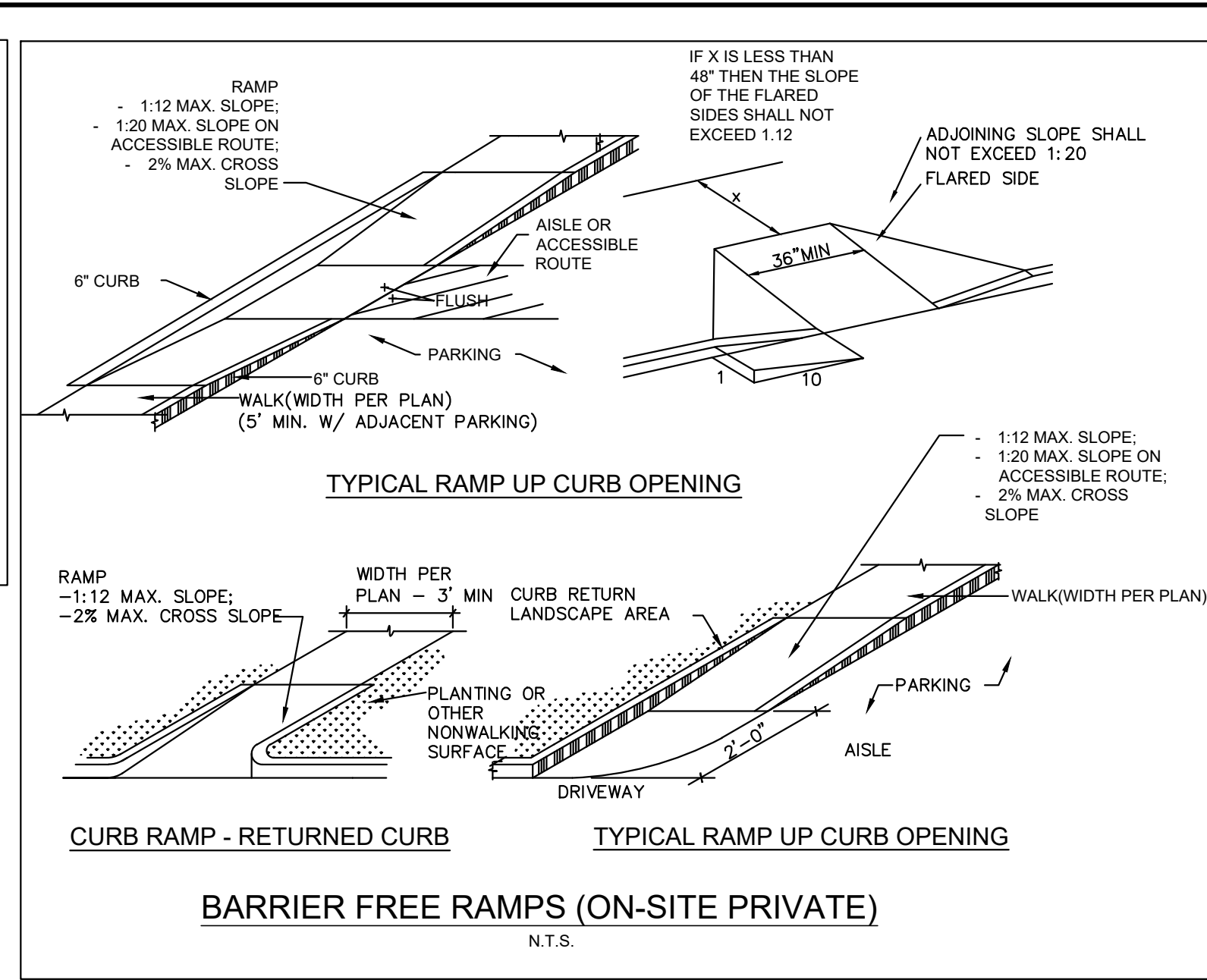
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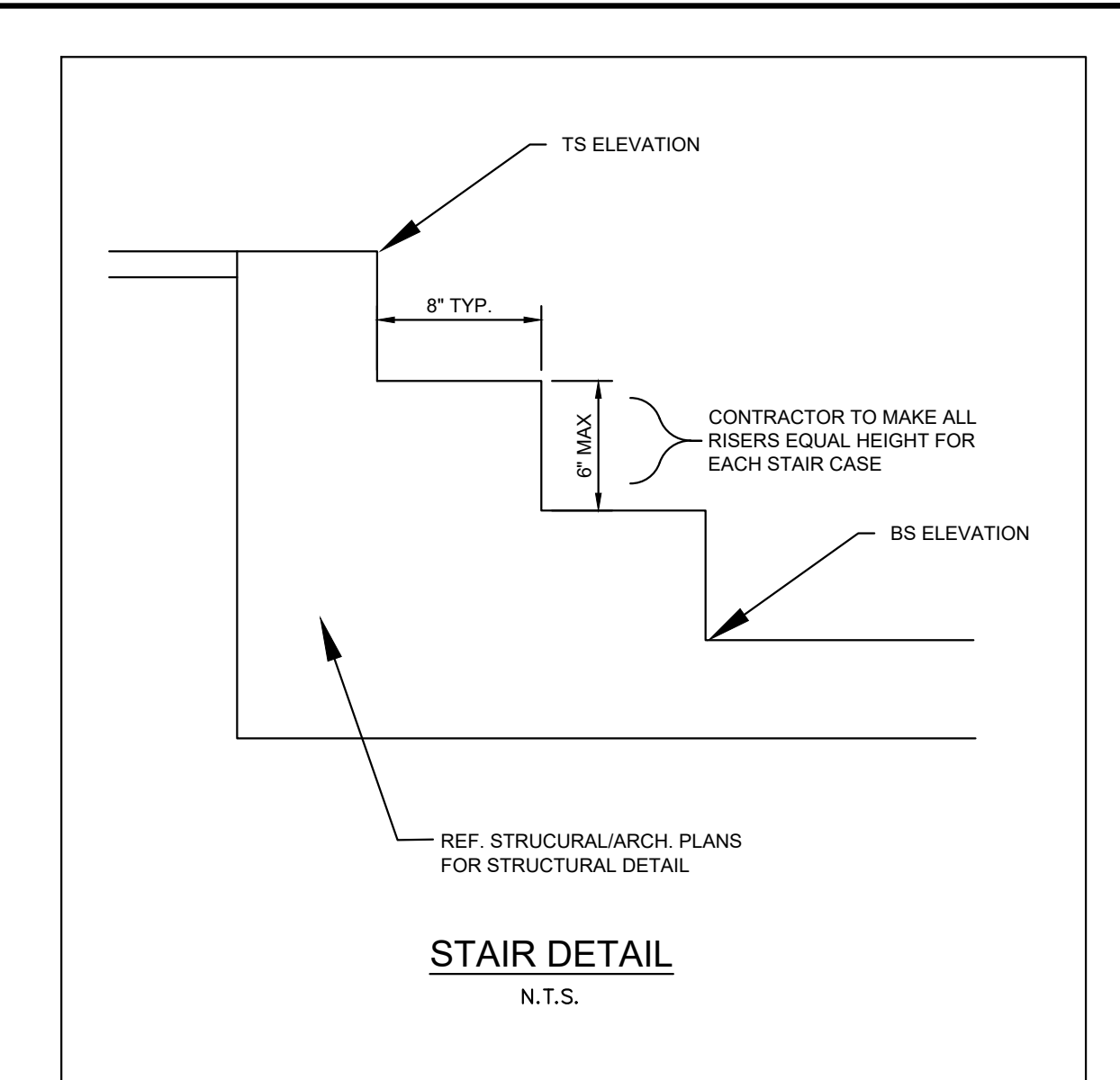
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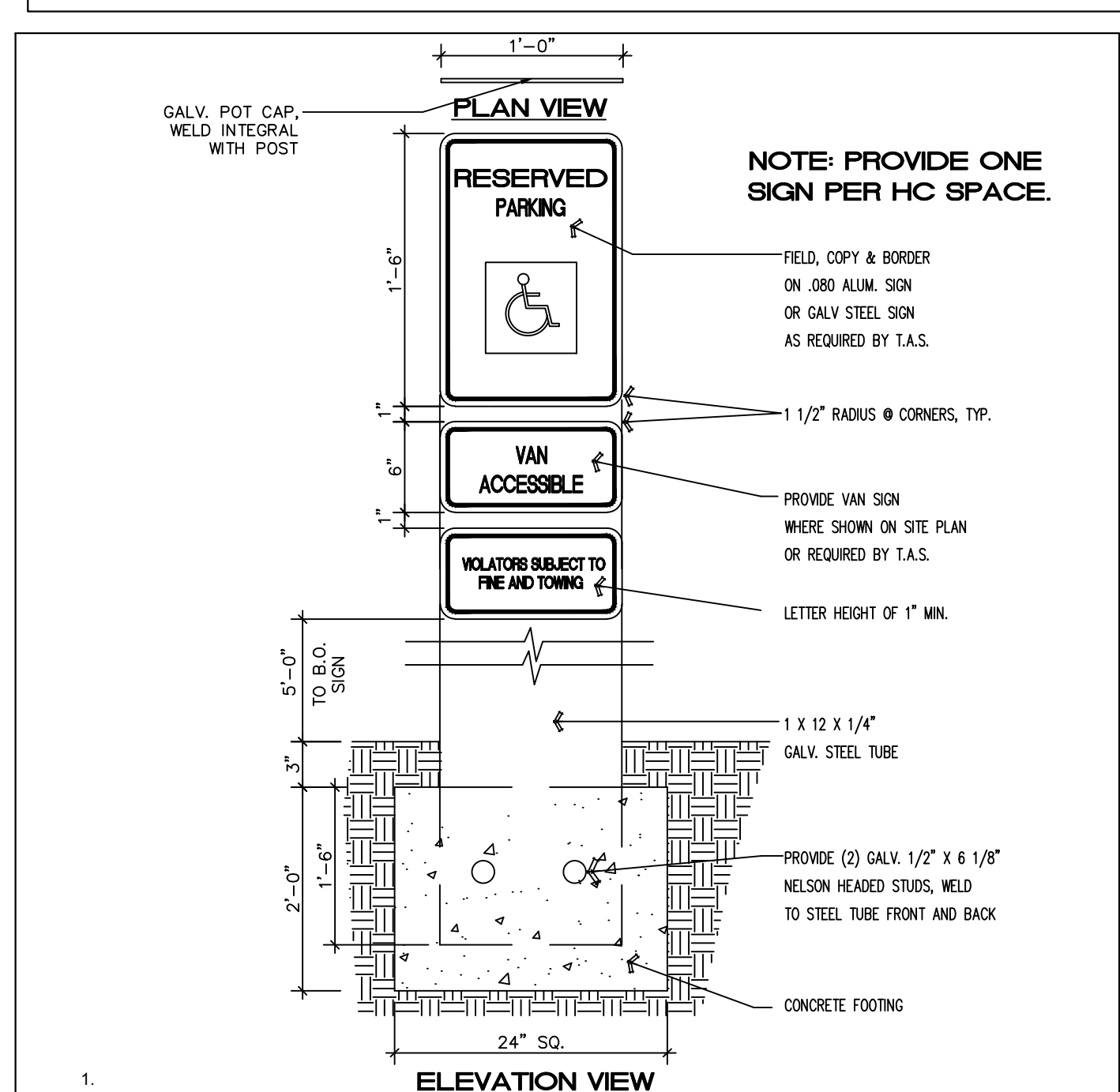
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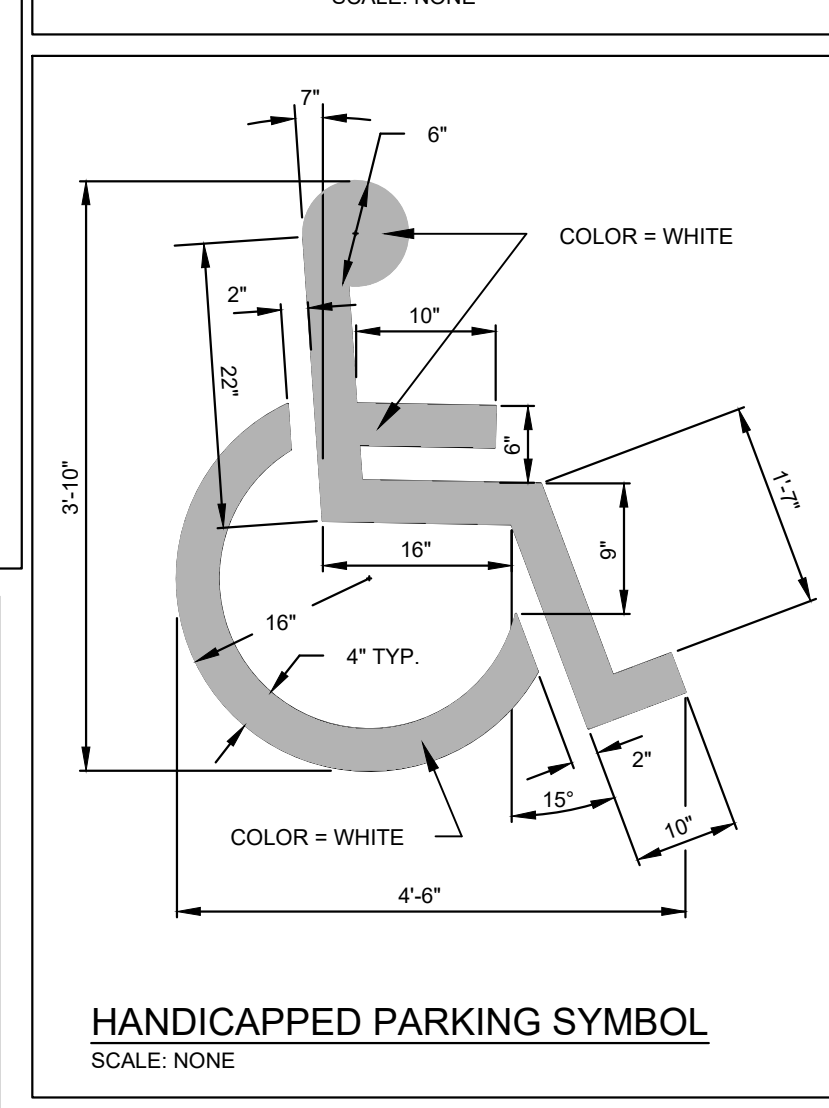
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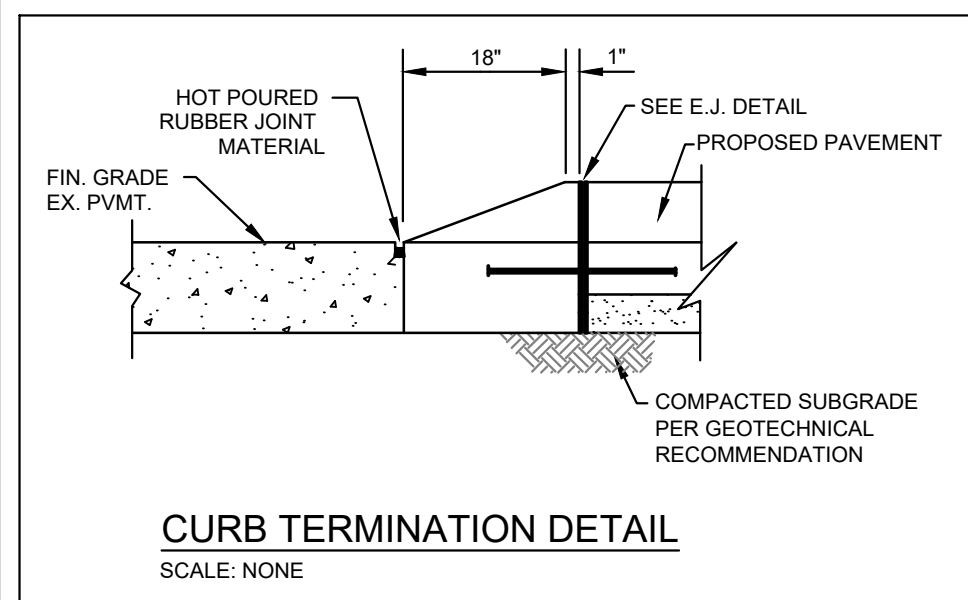
STAIR DETAIL
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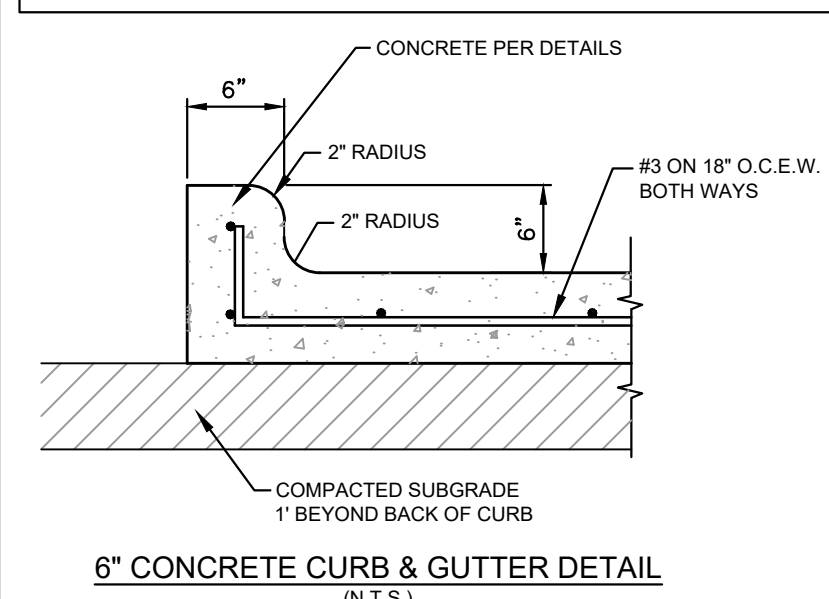
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SCALE: NONE



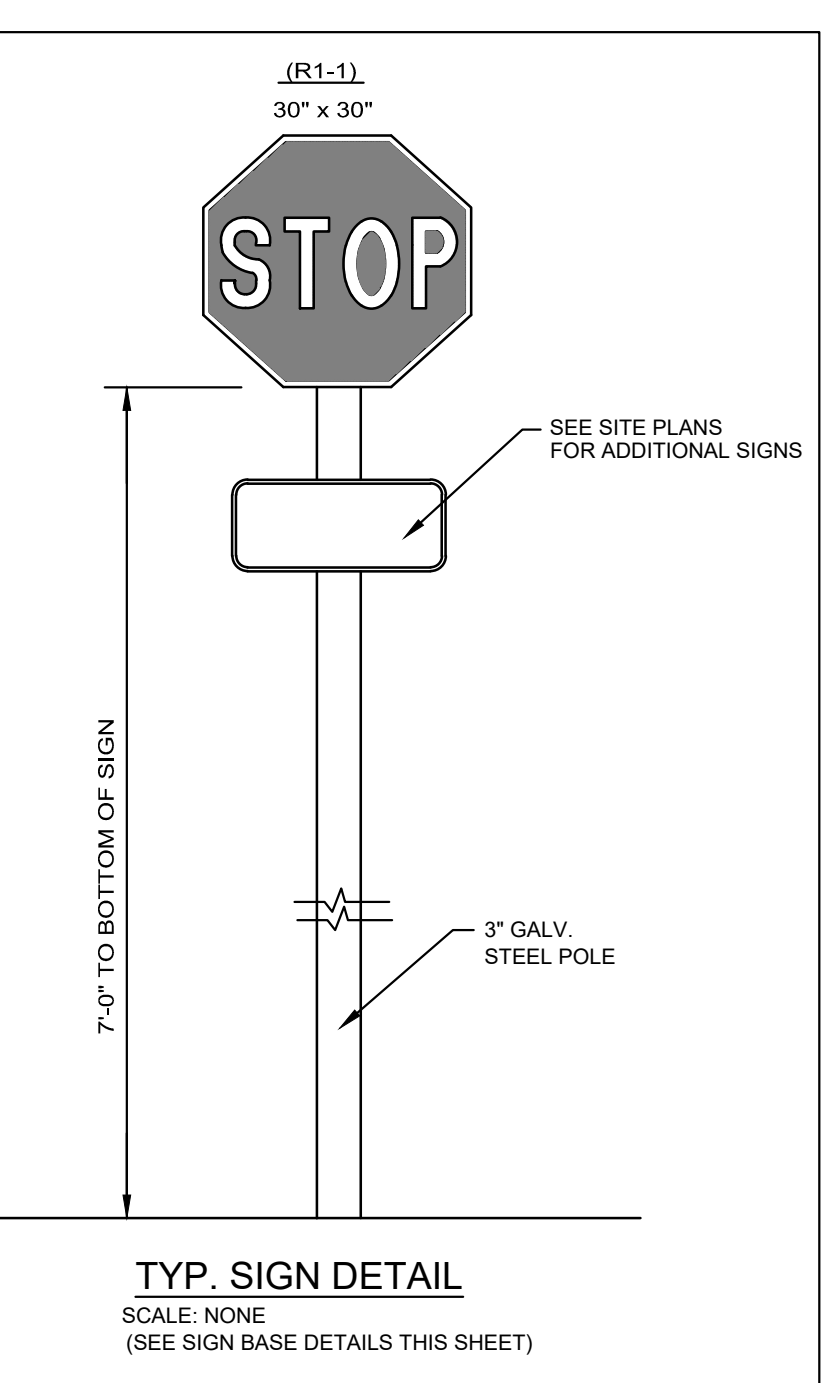
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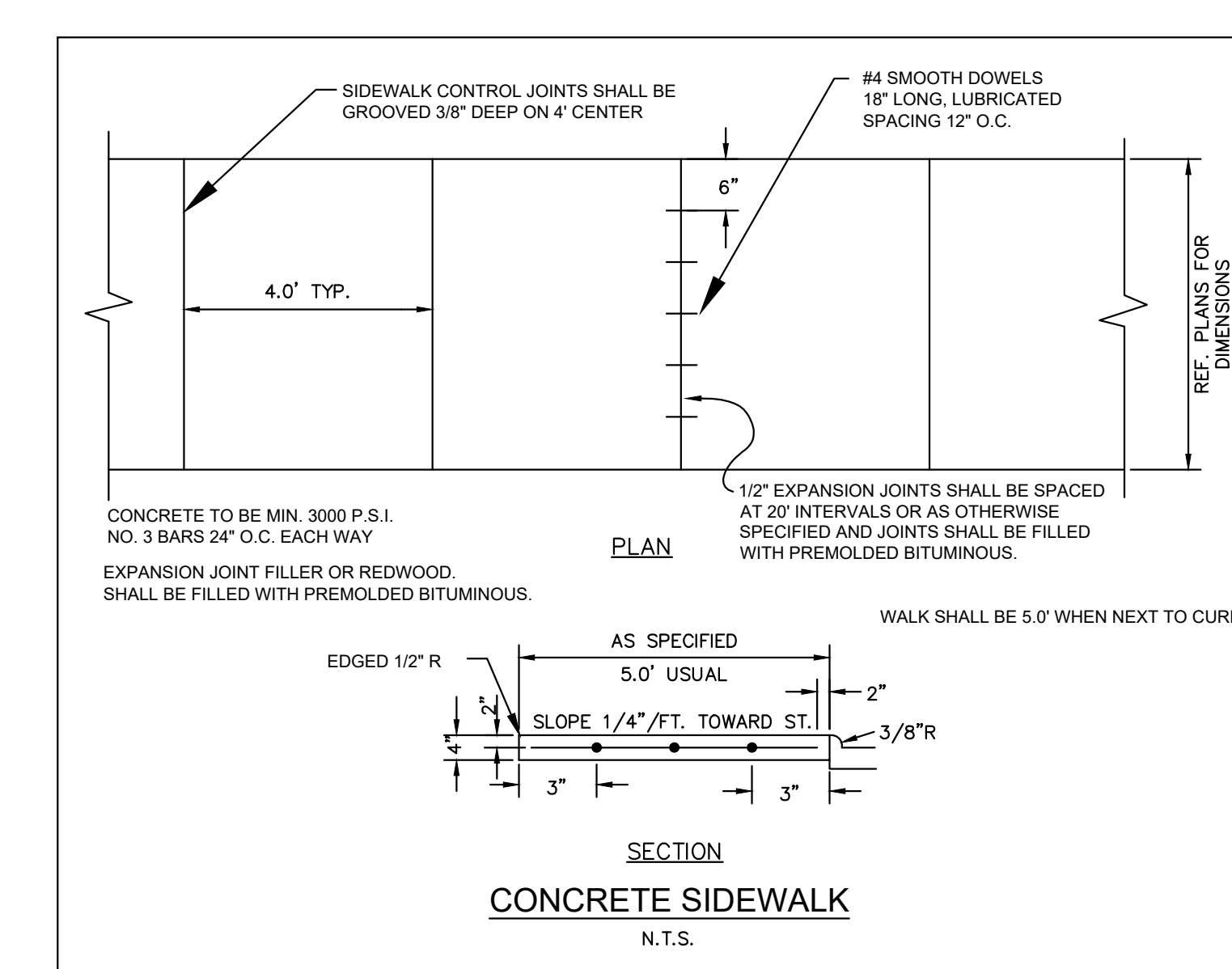
CURB TERMINATION DETAIL
SCALE: NONE



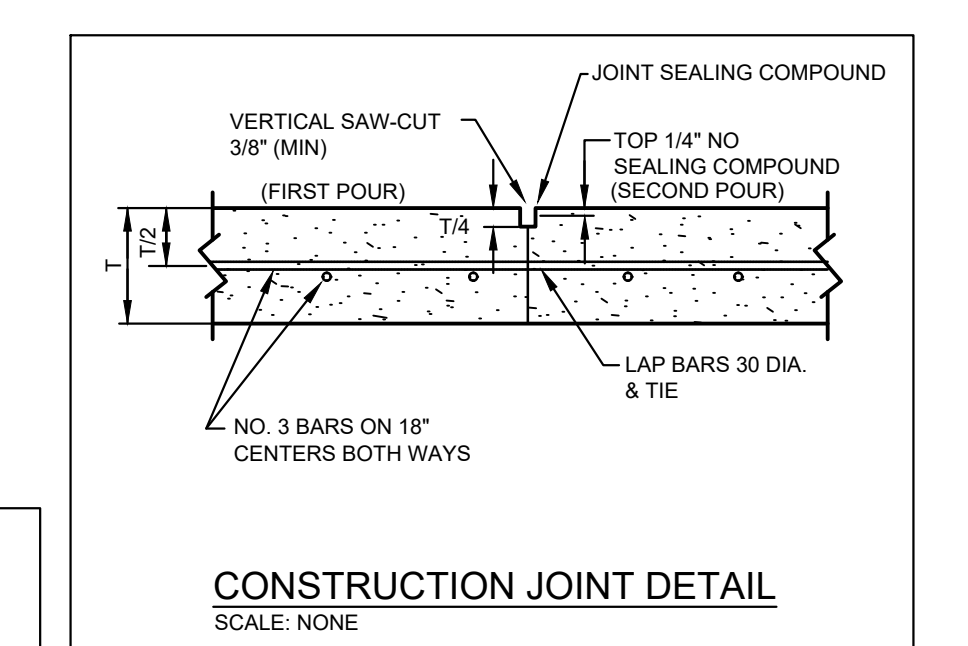
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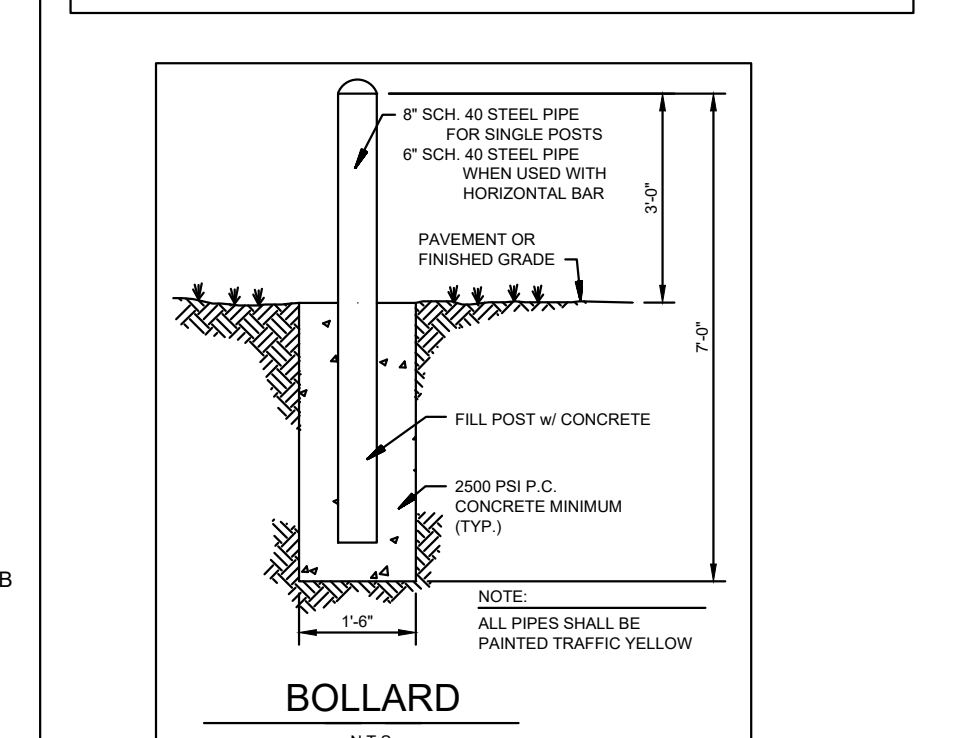
TYP. SIGN DETAIL
SCALE: NONE (SEE SIGN BASE DETAILS THIS SHEET)



CONCRETE SIDEWALK
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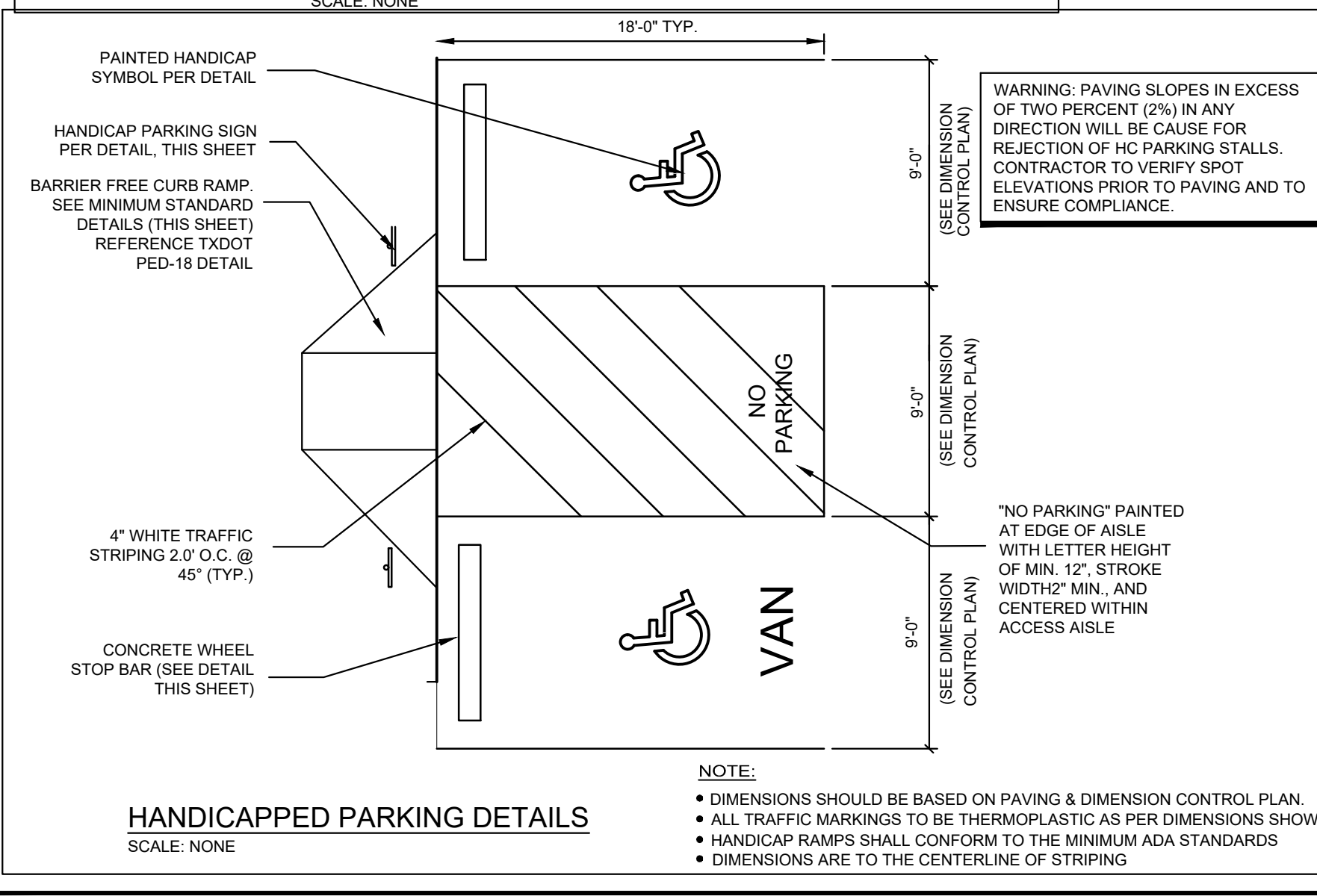


CONSTRUCTION JOINT DETAIL
SCALE: NONE

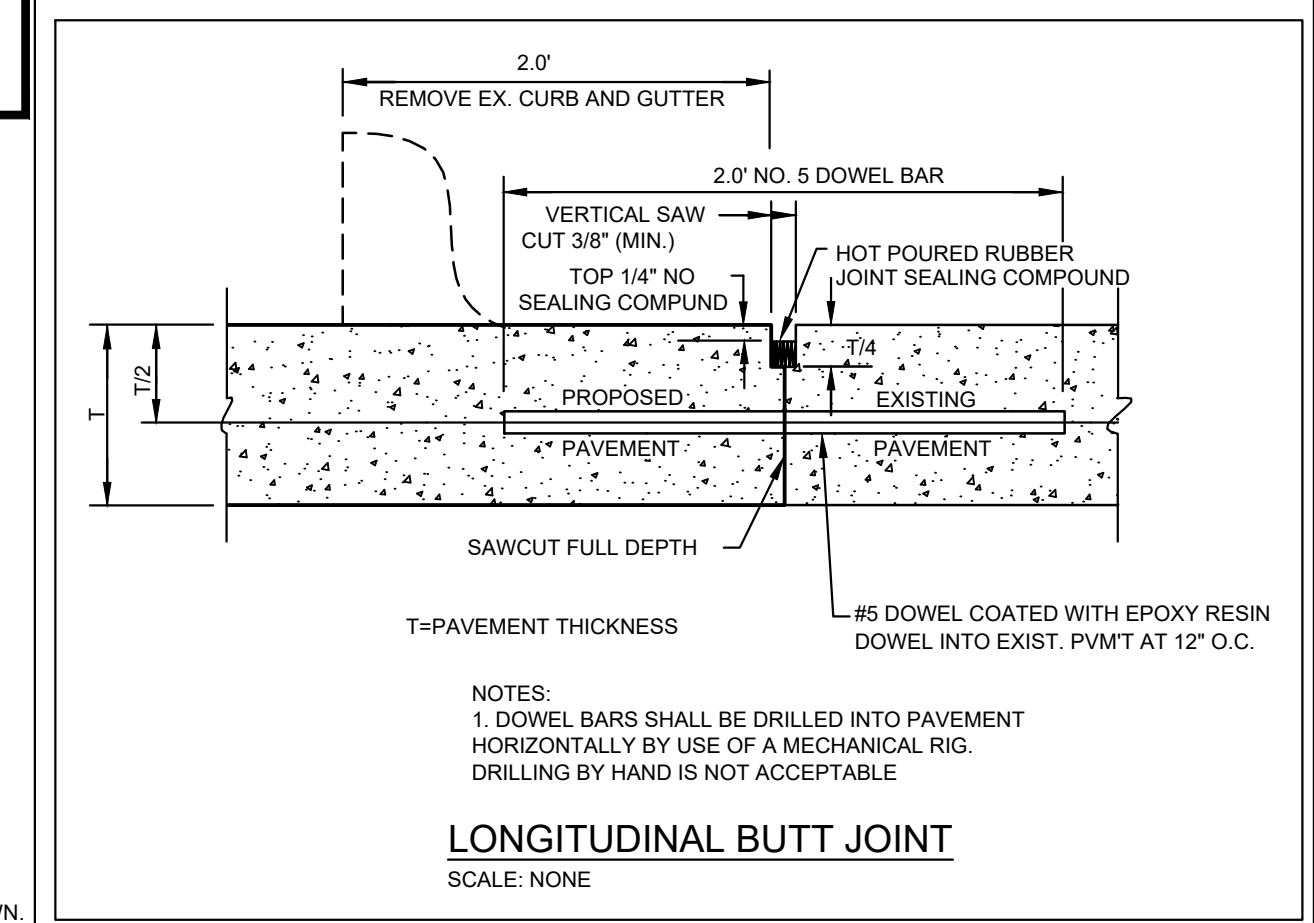


BOLLARD
N.T.S.

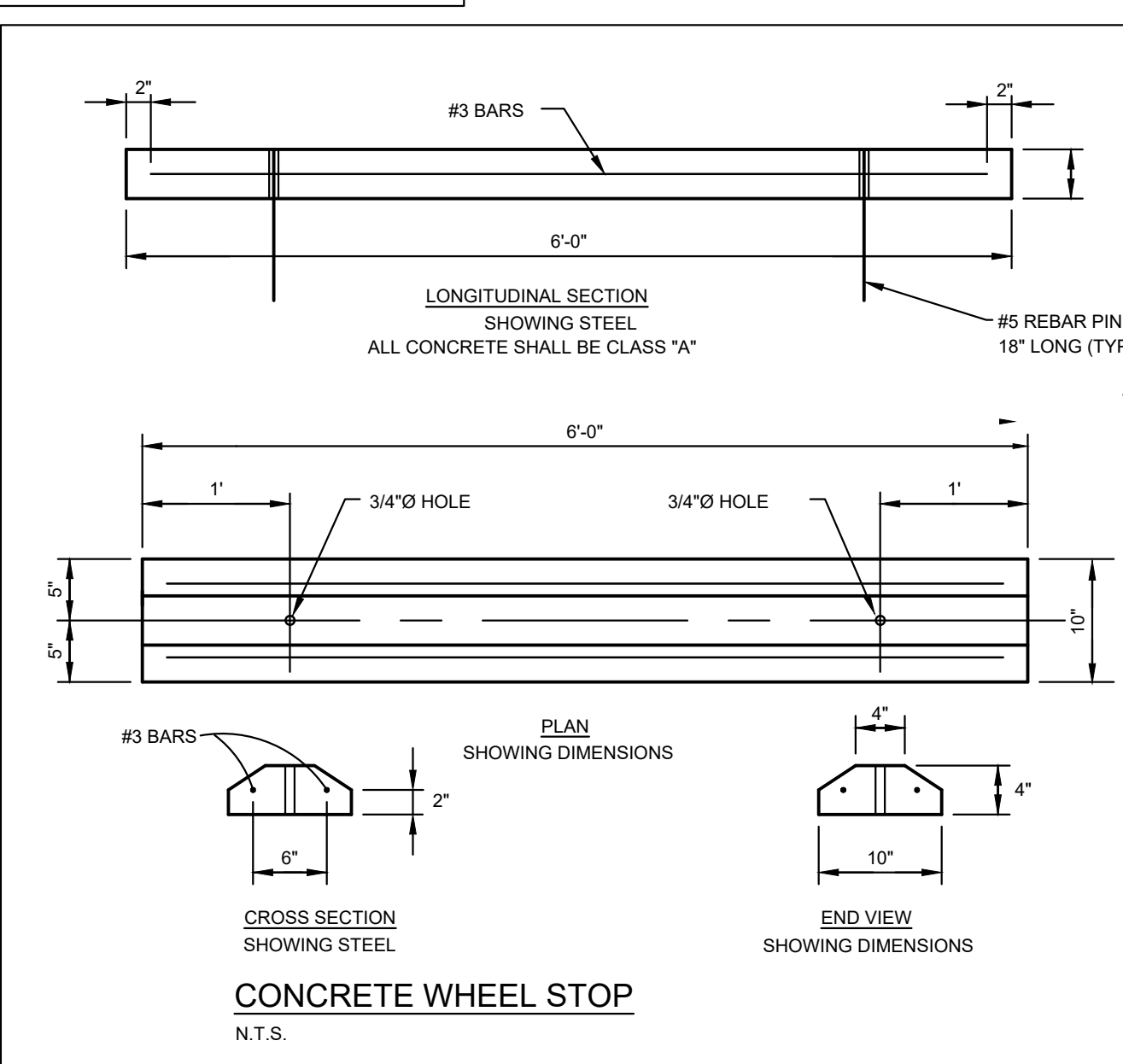
- NOTES:**
- 1"-0"x1'-6"x0.80" ALUM. HANDICAPPED PARKING SIGN, SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL, BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.
 - HANDICAPPED PARKING SIGN SHALL CONFORM WITH ALL CURRENT AND LOCAL CODES AND REGULATIONS.
 - A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
 - AT A MINIMUM STATE VIOLATORS SUBJECT TO FINE AND TOWING IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - BE MOUNTED ON A POLE, POST, WALL, OR FREESTANDING BOARD;
 - BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
 - BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.



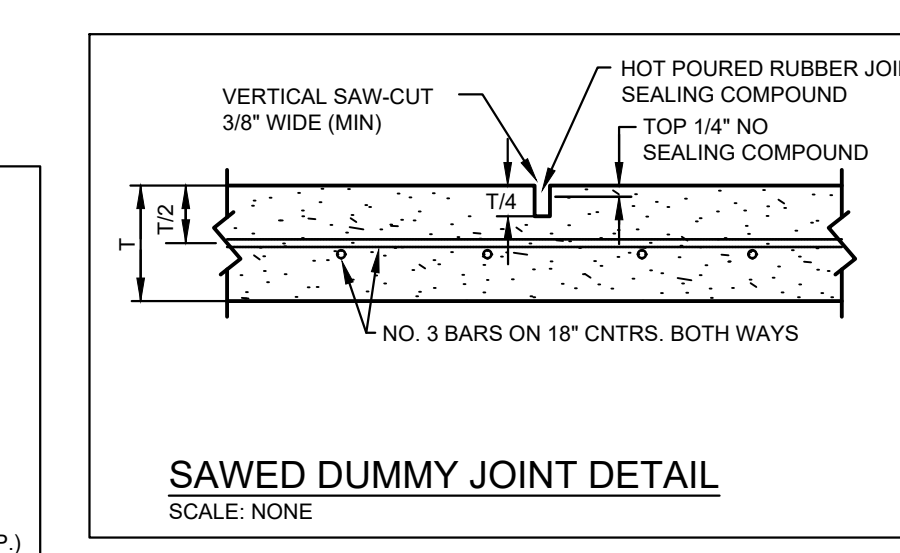
HANDICAPPED PARKING DETAILS
SCALE: NONE



LONGITUDINAL BUTT JOINT
SCALE: NONE



CONCRETE WHEEL STOP
N.T.S.



SAWED DUMMY JOINT DETAIL
SCALE: NONE

- BENCHMARKS**
- TBM#1 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 659.15
 - TBM#2 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 634.37
 - TBM#3 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 631.85

PROJECT No. 061282613

DATE: JULY 2025

SCALE: AS SHOWN

DESIGNED BY: KHA

DRAWN BY: KHA

CHECKED BY: KHA

DATE

REVISIONS

No.

Kimley-Horn

801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102

PHONE: 817-335-0511 FAX: 817-335-0070

TEXAS REGISTERED ENGINEERING FIRM #528

LANTANA TRACT 8B

CITY OF BARTONVILLE

DENTON COUNTY, TEXAS

CONSTRUCTION DETAILS

SHEET NUMBER

C-04

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Sep 18 2025

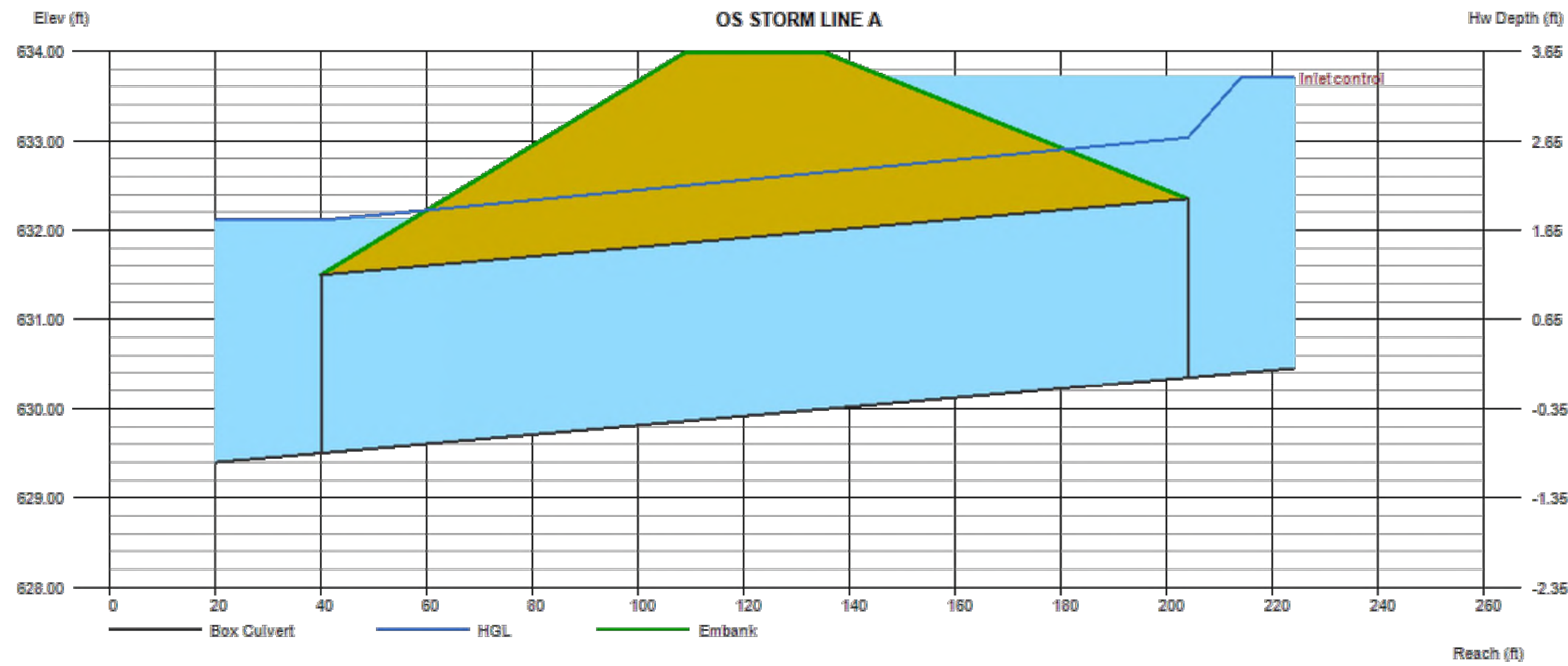
OS STORM LINE A

Invert Elev Dn (ft) = 629.50
 Pipe Length (ft) = 164.00
 Slope (%) = 0.52
 Invert Elev Up (ft) = 630.35
 Rise (in) = 24.0
 Shape = Box
 Span (in) = 72.0
 No. Barrels = 1
 n-Value = 0.013
 Culvert Type = Flared Wingwalls
 Culvert Entrance = 30D to 75D wingwall flares
 Coeff. K,M,c,Y,k = 0.026, 1, 0.0347, 0.81, 0.4

Embankment
 Top Elevation (ft) = 633.99
 Top Width (ft) = 26.00
 Crest Width (ft) = 5.00

Calculations
 Qmin (cfs) = 85.00
 Qmax (cfs) = 85.00
 Tailwater Elev (ft) = 632.11

Highlighted
 Qtotal (cfs) = 85.00
 Qpipe (cfs) = 85.00
 Qovertop (cfs) = 0.00
 Veloc Dn (ft/s) = 7.08
 Veloc Up (ft/s) = 7.08
 HGL Dn (ft) = 632.11
 HGL Up (ft) = 633.03
 Hw Elev (ft) = 633.71
 Hw/D (ft) = 1.68
 Flow Regime = Inlet Control



DESIGN FLOW (Q ₁₀₀) BY RATIONAL METHOD							
AREA DESIGNATION	TIME OF CONCENTRATION T _c (MIN.)	INTENSITY I ₁₀₀ (in/ hr)	DRAINAGE AREA 'A' (AC)	RUNOFF COEFFICIENT 'C'	FREQUENCY (YRS)	DESIGN FLOW 'Q ₁₀₀ ' = C * I * A (CFS)	REMARKS
1	10	8.7	8.20	0.90	100	64.2	FUTURE RETAIL SITE
2	10	8.7	2.00	0.90	100	15.66	FUTURE RETAIL SITE
3	15	7.6	1.09	0.60	100	4.97	
4	15	7.6	0.64	0.60	100	2.92	
5	15	7.6	1.51	0.40	100	4.59	DETENTION AREA
6	15	7.6	1.35	0.60	100	6.16	
7	15	7.6	0.28	0.60	100	1.28	
8	15	7.6	5.33	0.60	100	24.3	EXIST. INLET - PHASE 'B'
9	15	7.6	2.18	0.60	100	9.94	
10	15	7.6	1.10	0.45	100	3.76	OPEN SPACE
11	15	7.6	2.68	0.60	100	12.22	
12	10	8.7	0.64	0.90	100	5.01	RUNOFF TO FM 407

*Table referenced from record drawings for Carlisle - Phase C prepared by Huitt-Zollars dated June 10, 2013. Design flow based on design areas 1 and 2, Q₁₀₀ = 64.2 + 15.66 = 79.86 cfs.

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No.	REVISIONS	DATE	BY

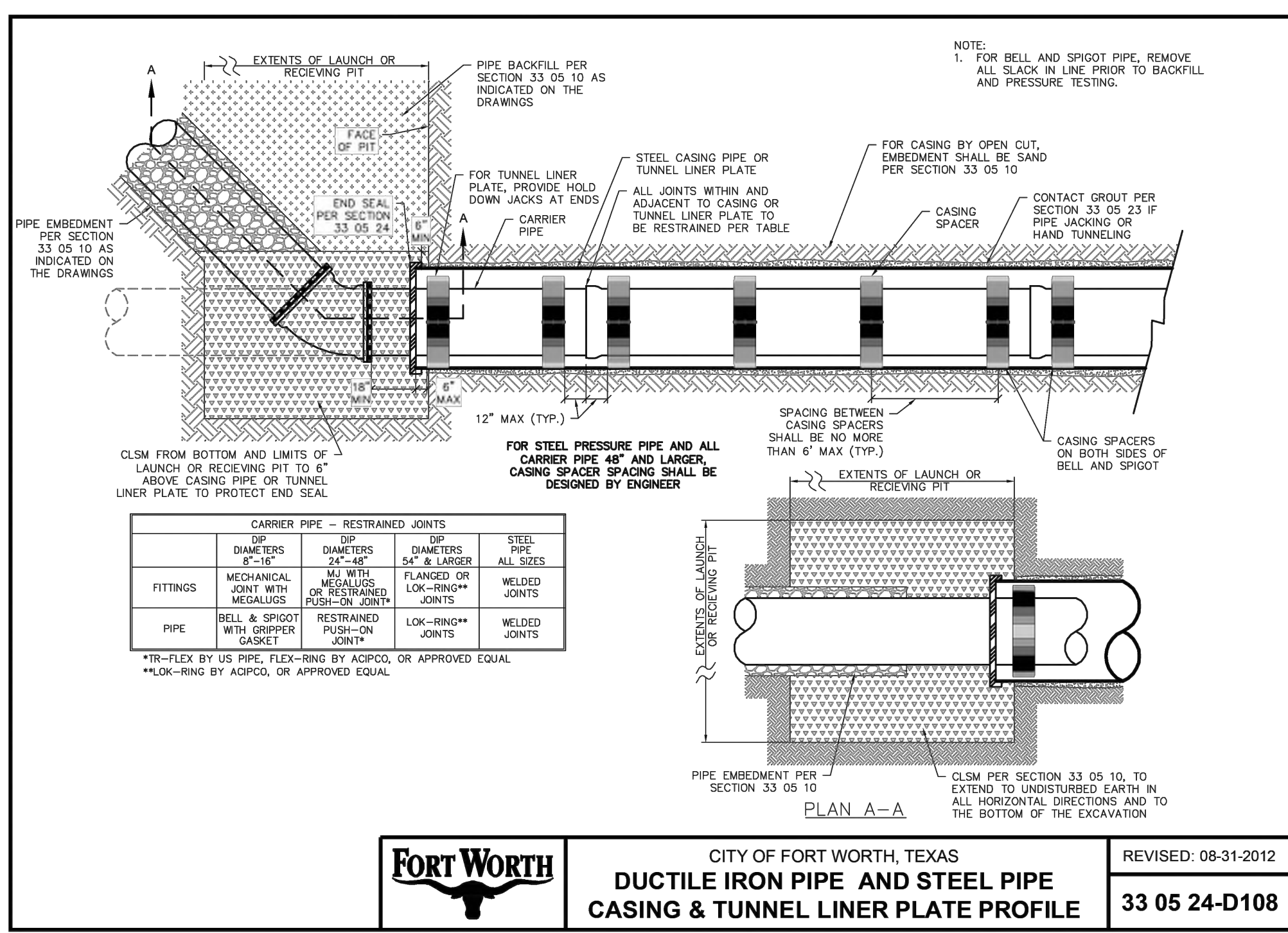
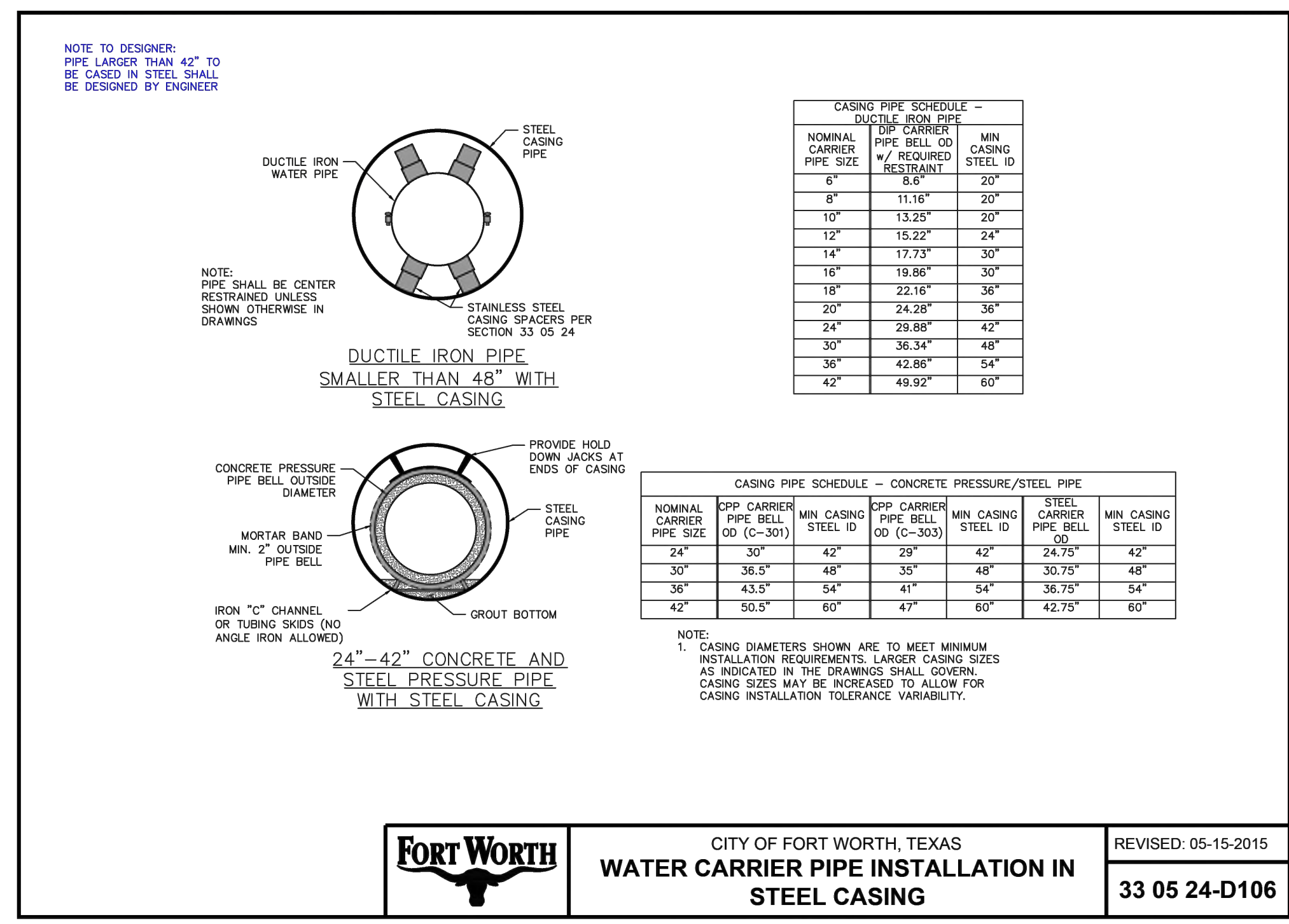
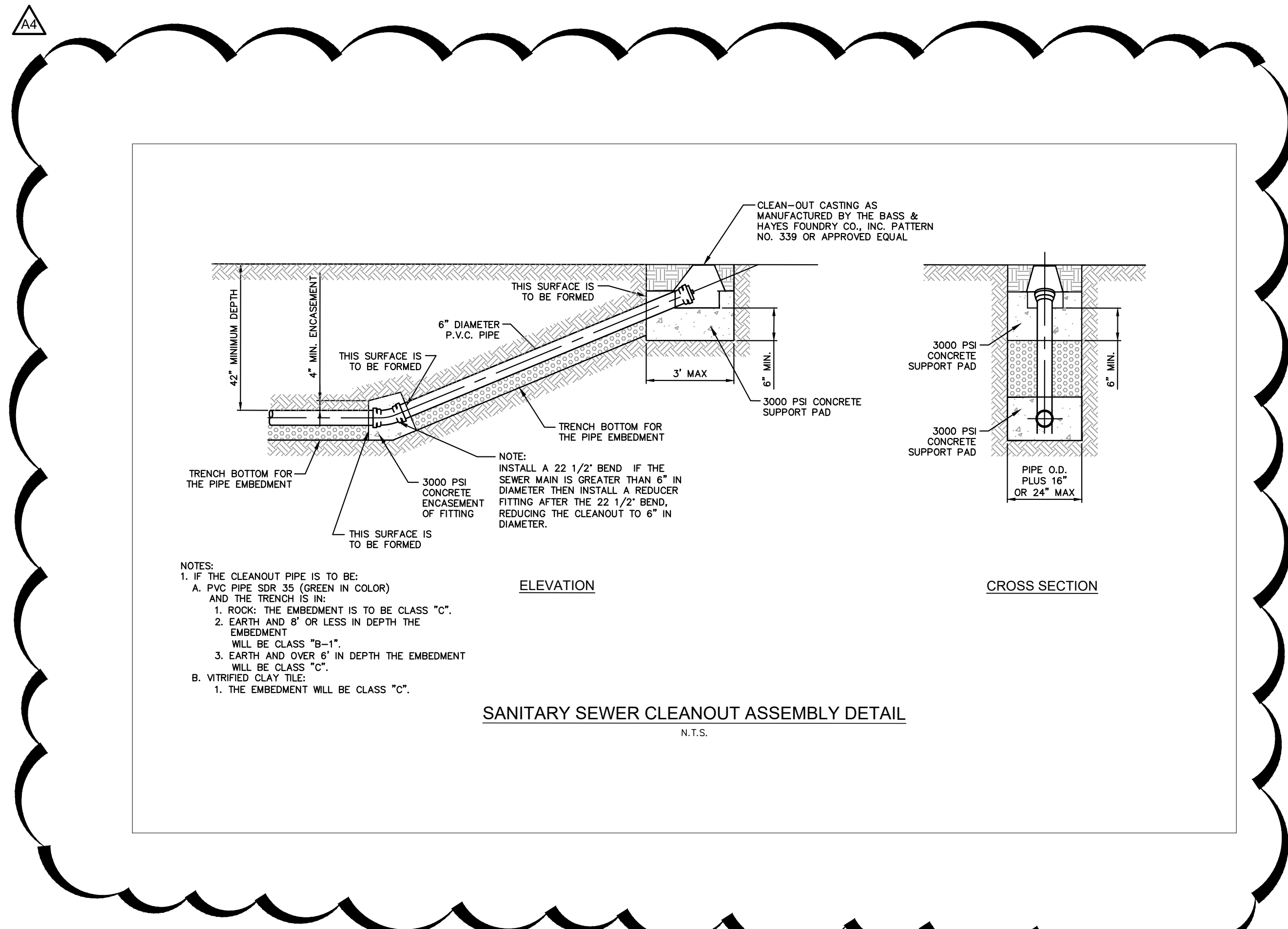
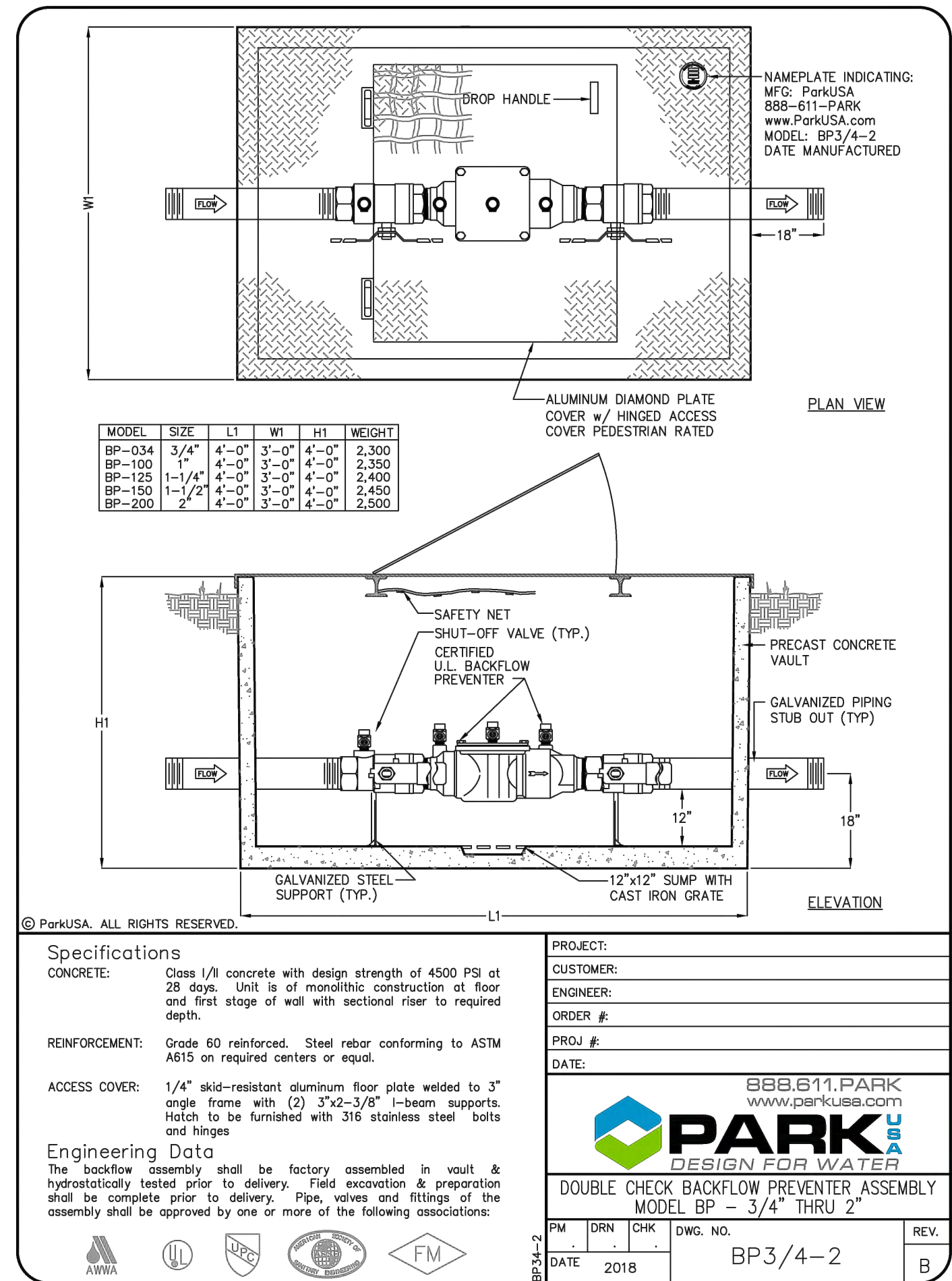
Kimley-Horn
 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley-Horn
 Brandon D. Middleton
 P.E. No. 100185 Date FEB 2025

PROJECT No.: 061228613
 DATE: FEBRUARY 2025
 SCALE: AS SHOWN
 DESIGNED BY: GKG
 DRAWN BY: GKG
 CHECKED BY: CUZ

LANTANA LOT 1R,
 BLOCK 2C CARLISLE
 ADDITION PHASE C
 CITY OF BARTONVILLE
 DENTON COUNTY, TEXAS

DRAINAGE CALCULATIONS
 SHEET NUMBER
 C-08



IMAGES: X:\24-D106-Rev1.dwg
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 DATE PLOTTED: 3/30/2026 11:53 AM
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PROJECT No. 061282613
 DATE: MARCH 2026
 SCALE: AS SHOWN
 DESIGNED BY: GKG
 DRAWN BY: GKG
 CHECKED BY: CUZ

LANTANA LOT 1R,
 BLOCK 2C CARLISLE
 ADDITION PHASE C
 CITY OF BARTONVILLE
 DENTON COUNTY, TEXAS

UTILITY DETAILS
 (2 OF 2)

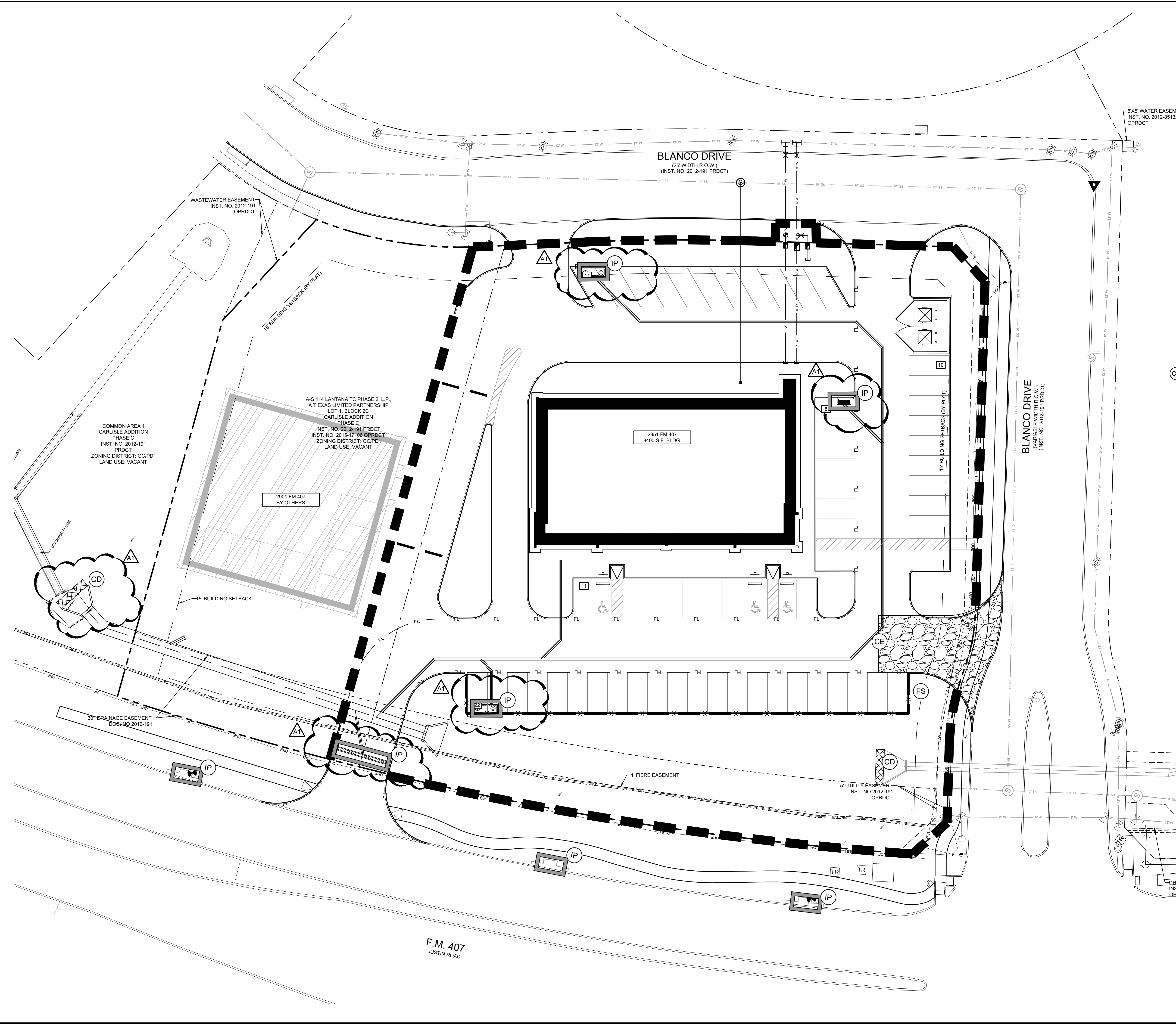
SHEET NUMBER
C-11

801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102
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ADDENDUM 01	DATE	BY
ADDENDUM 04	03/30/2026	GKG

DATE: 02/11/2026
 TIME: 10:00 AM
 USER: gkg
 PROJECT: 061285613
 SHEET: C-12

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LEGEND

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SILT FENCE
	LIMITS OF DISTURBANCE
	INLET PROTECTION
	CURB INLET PROTECTION
	CONSTRUCTION ENTRANCE
	FILTER BARRIER
	ROCK CHECK DAM
	DIRECTION OF FLOW

STANDARD EROSION CONTROL GENERAL NOTES

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

AREA OF DISTURBANCE: 1.46 AC.

CAUTION
 EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.



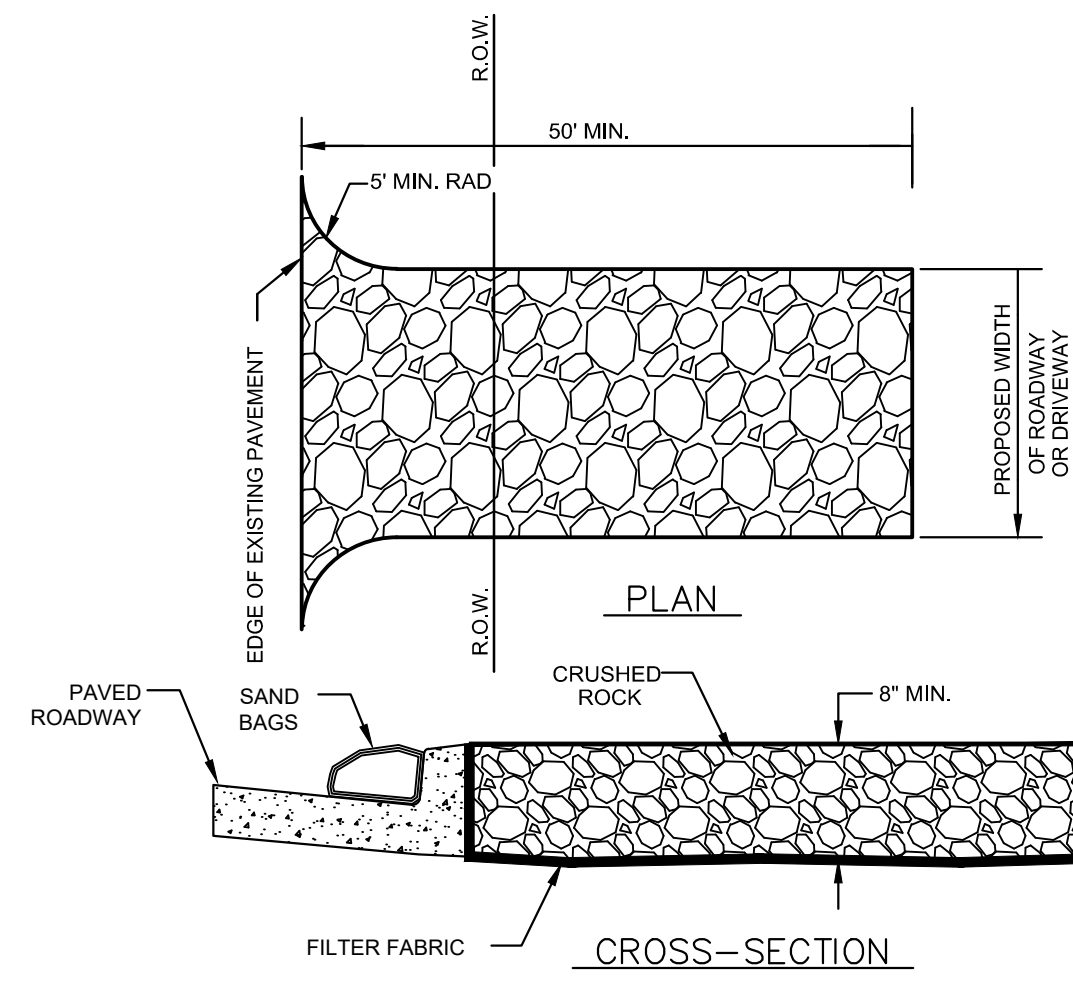
BENCHMARKS

TBM#1 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 659.15
TBM #2 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 634.37'
TBM#3 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 631.85'

PROJECT NO. 061285613	DATE FEBRUARY 2026	SCALE AS SHOWN	DESIGNED BY GKG	DRAWN BY GKG	CHECKED BY CLJZ
<p>LANTANA LOT 1R, BLOCK 2C CARLISLE ADDITION PHASE C</p> <p>CITY OF BARTONVILLE DENTON COUNTY, TEXAS</p>					
<p>EROSION CONTROL PLAN</p>					
<p>SHEET NUMBER C-12</p>					
<p>ADDENDUM 01</p>					
<p>Kimley-Horn</p> <p>801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102 PHONE: 817-335-6511 FAX: 817-335-5070 TEXAS REGISTERED ENGINEERING FIRM F-928</p>					
<p>02/11/2026 GKG</p>					
<p>REVISIONS</p>					
<p>DATE</p>					
<p>BY</p>					

EROSION CONTROL NOTES

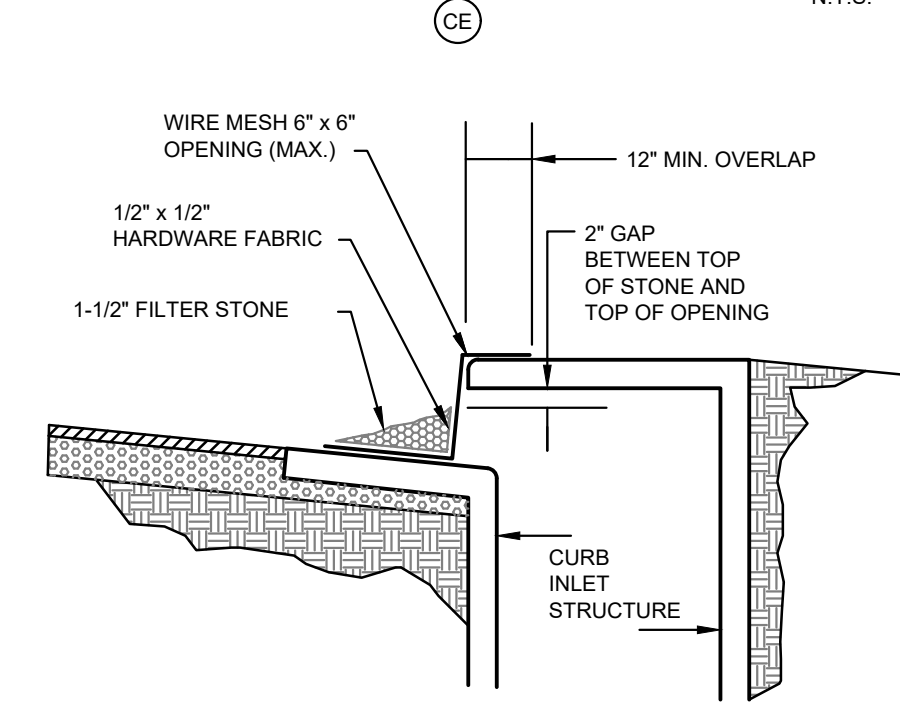
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND A STAND OF GRASS IS ESTABLISHED WITH 70% COVERAGE ACHIEVED.
- CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH TOPSOIL AND VEGETATION.
- ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS MUST BE SEEDED AND IRRIGATED UNTIL A PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
- THE CONTRACTOR MUST USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM LOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES.
- CONSTRUCTION ENTRANCE
MINIMUM SIZE STONE: 3"-5" CRUSHED ROCK
THICKNESS: NOT LESS THAN 8"
LENGTH: NOT LESS THAN 50'
WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
- PLACE INLET PROTECTION AROUND ALL PROPOSED INLETS DURING CONSTRUCTION.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- MAINTENANCE. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CONSTRUCT FILTER BARRIER, STRAW BALES OR OTHER APPROVED DEVICES PRIOR TO CONSTRUCTION TO PREVENT ADVERSE OFF SITE IMPACT OR STORM WATER QUALITY AND AS REQUIRED BY THE CITY OF FORT WORTH. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFF SITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY OF FORT WORTH.
- CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY AND ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE.
- CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROMOTE AND PROVIDE FOR A HEALTHY ESTABLISHMENT OF TURF GRASSES WHILE KEEPING IRRIGATION TO A MINIMUM IN ORDER TO REDUCE EROSION FROM SURFACE RUNOFF AND/OR SLOPE FAILURE DUE TO EXCESSIVE GROUND WATER. THIS IS ESPECIALLY IMPORTANT FOR THE SLOPED AREA AT THE NORTH END OF THE PROJECT SITE.



CONSTRUCTION ENTRANCE NOTES:

- STONE SIZE - 3 TO 5 INCHES CRUSHED ROCK.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN 8 INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
- DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

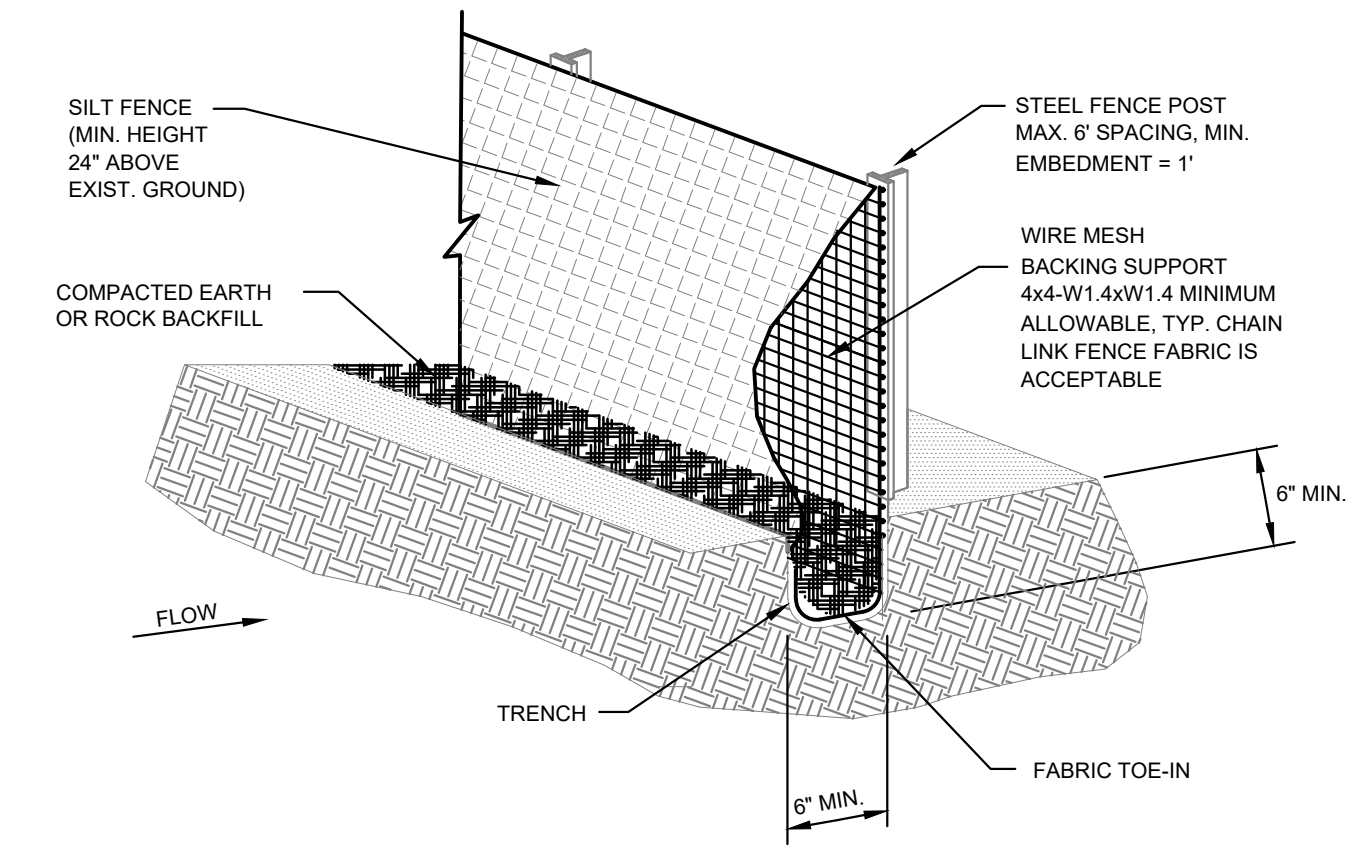
CONSTRUCTION ENTRANCE



CURB INLET PROTECTION NOTES:

- WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
- PLACE SMALL SAND BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
- IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE SAND BAGS, CLEAN IT AND REPLACE THE SAND BAGS.
 - MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS. FINAL STABILIZATION OF CONSTRUCTION SITE.
 - DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND GRATE INLETS. SEE DROP INLET PROTECTION DETAIL THIS SHEET.

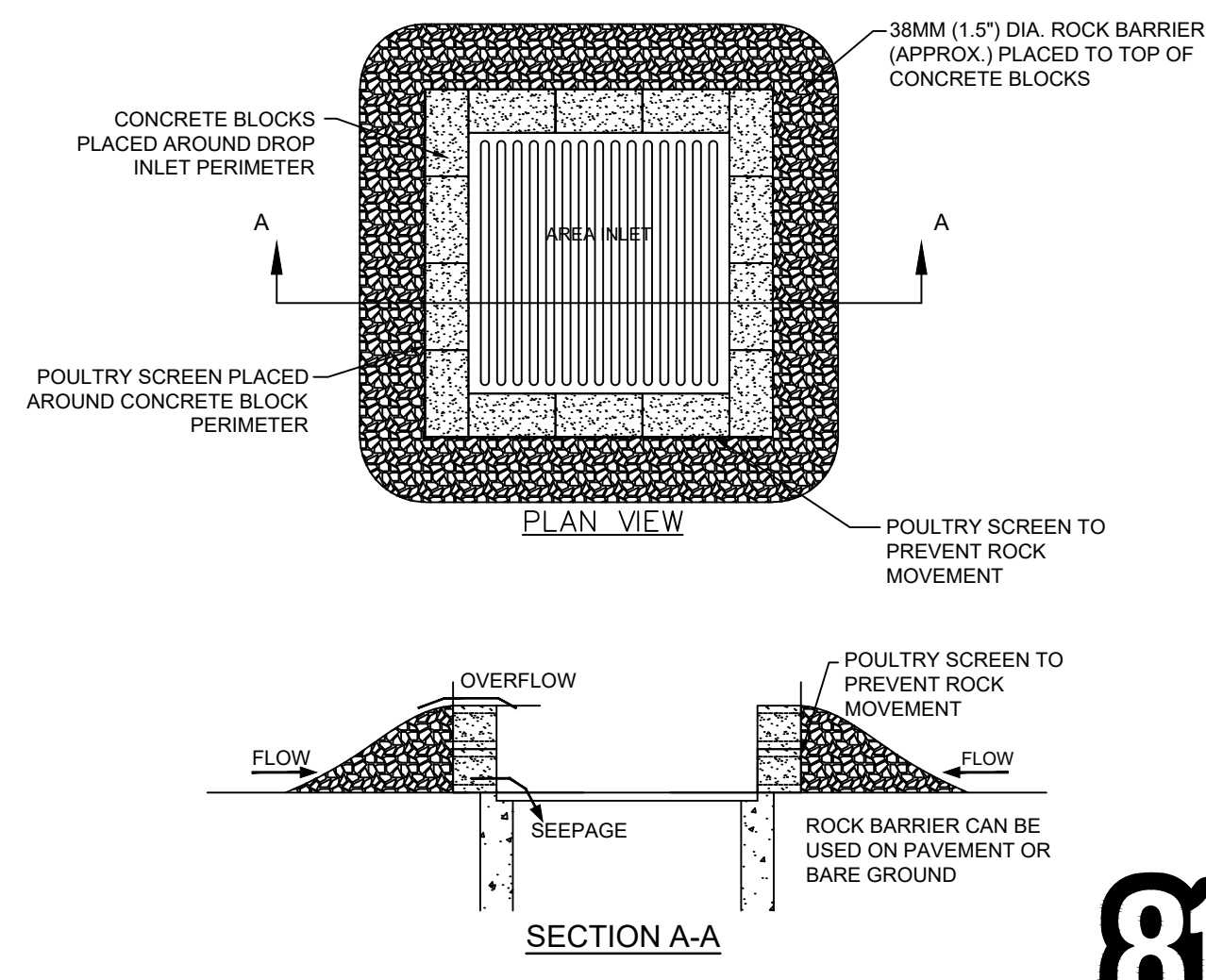
CURB INLET PROTECTION



SILT FENCE GENERAL NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION OF A FILTER BARRIER



GRATE INLET PROTECTION

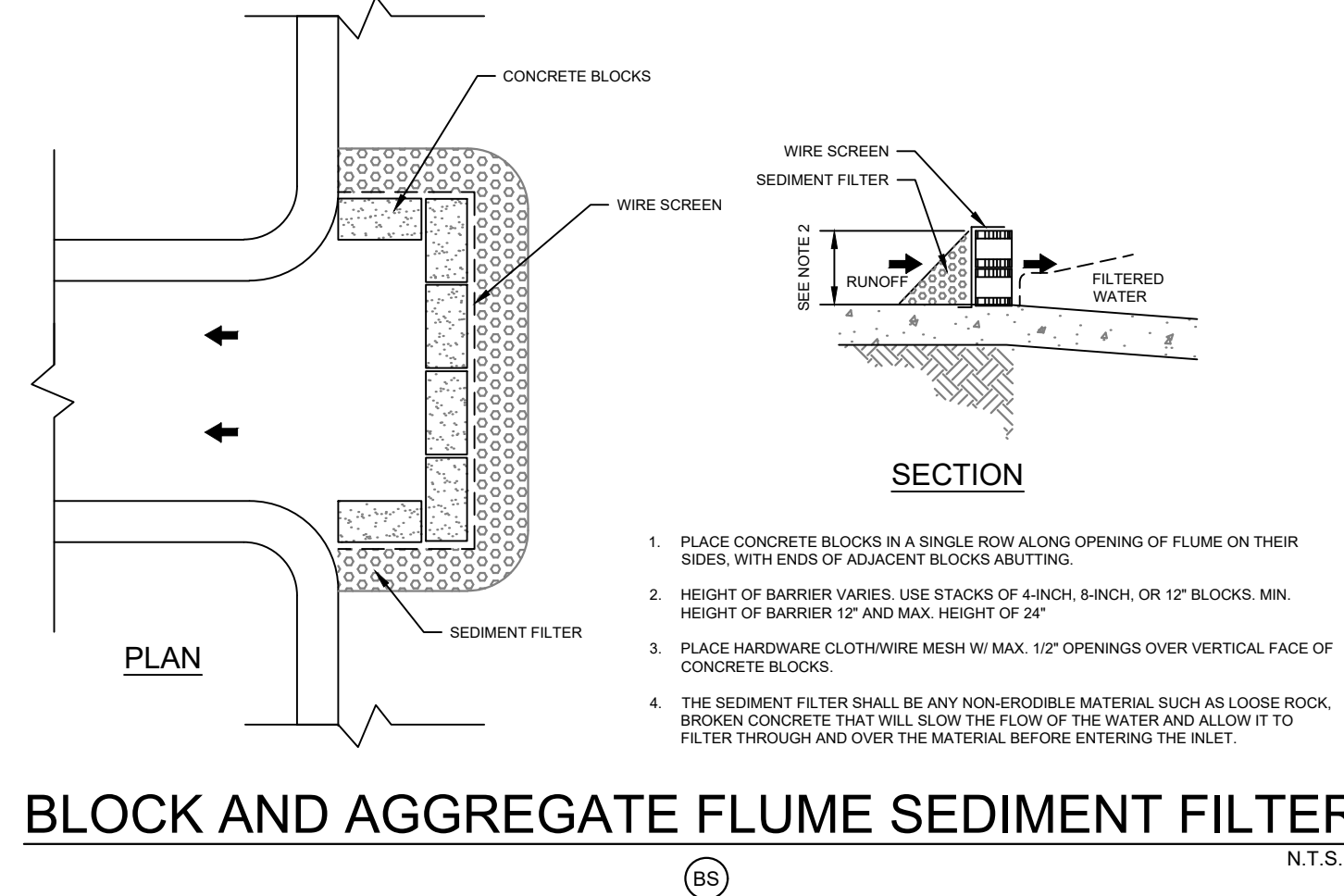
CAUTION
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BENCH MARK LIST

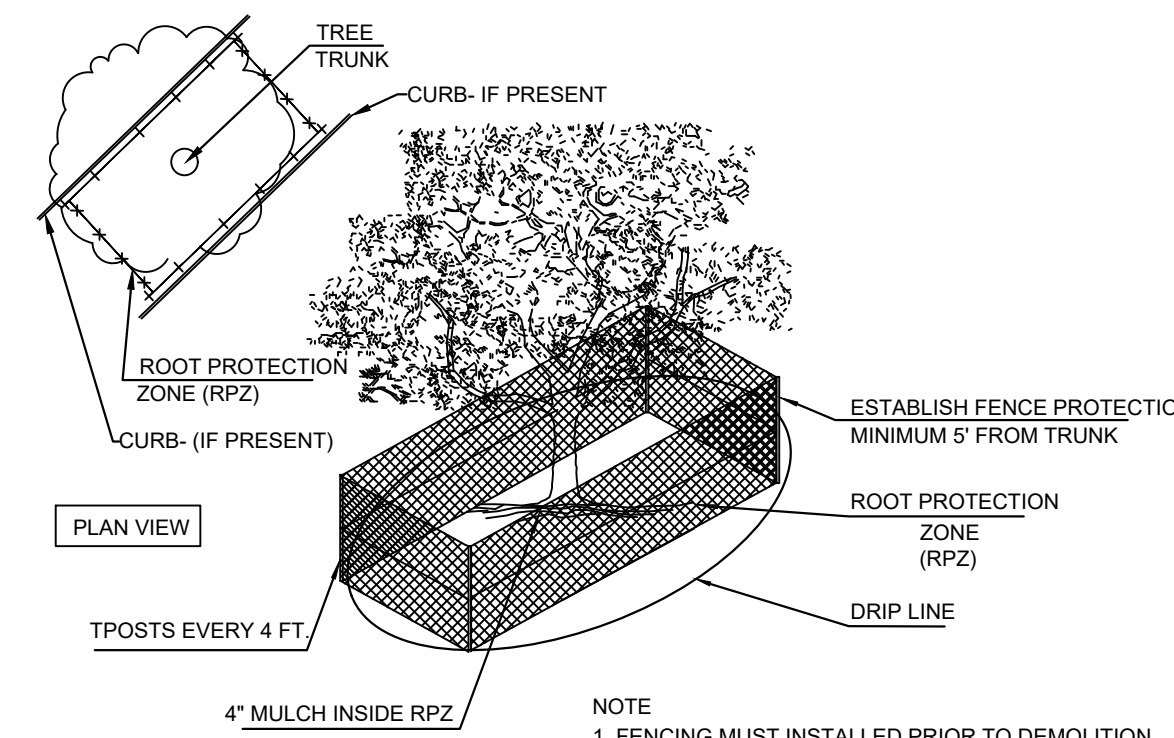
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NOTES:
The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4203 based on observations made on June 12, 2025 with an applied combined scale factor of 1.00015003.



BLOCK AND AGGREGATE FLUME SEDIMENT FILTER

- PLACE CONCRETE BLOCKS IN A SINGLE ROW ALONG OPENING OF FLUME ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
- HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 34"
- PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
- THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.



EXISTING TREE FENCE PROTECTION

- NOTE
- FENCING MUST BE INSTALLED PRIOR TO DEMOLITION OF PARKING LOT OR REMOVAL OF CURBS.
 - ACCEPTABLE FENCING MATERIALS - CHAIN LINK OR ORANGE CONSTRUCTION FENCE WITH TPOSTS.

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NO.	REVISIONS	DATE	BY

Kimley-Horn

801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM #928

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Kimley-Horn
 Brandon D. Middleton
 P.E. No. 100185 Date MARCH 2025

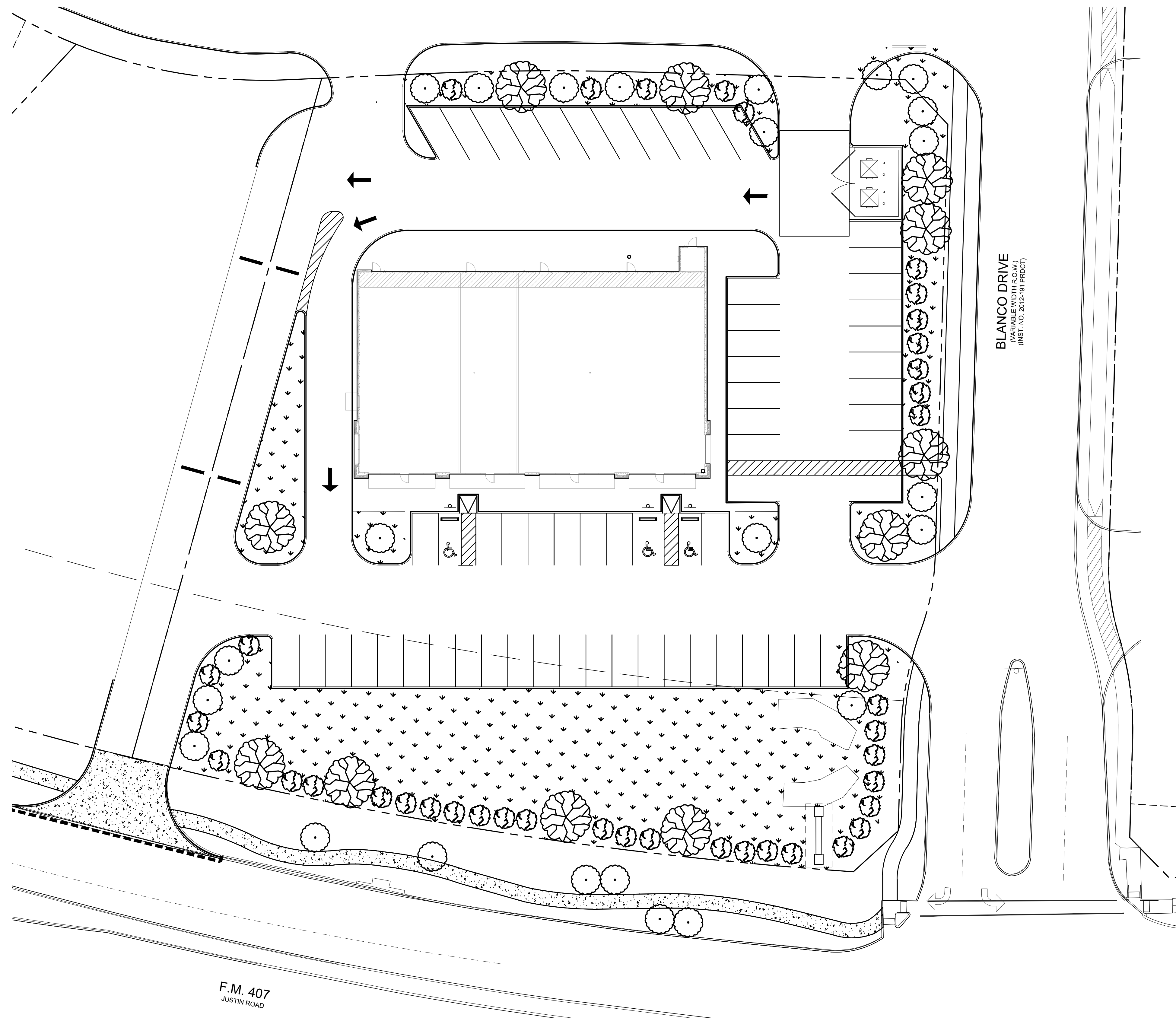
PROJECT NO. 061282613	DATE: MARCH 2025	SCALE: AS SHOWN	DESIGNED BY: GKG	DRAWN BY: GKG	CHECKED BY: CLZ
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LANTANA LOT 1R,
 BLOCK 2C CARLISLE
 ADDITION PHASE C
 CITY OF BARTONVILLE
 DENTON COUNTY, TEXAS

EROSION CONTROL
 DETAILS

SHEET NUMBER
 C-13

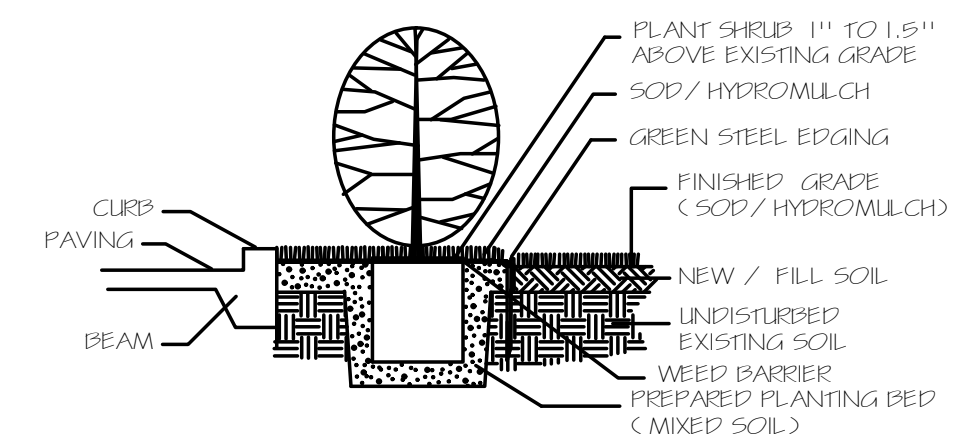
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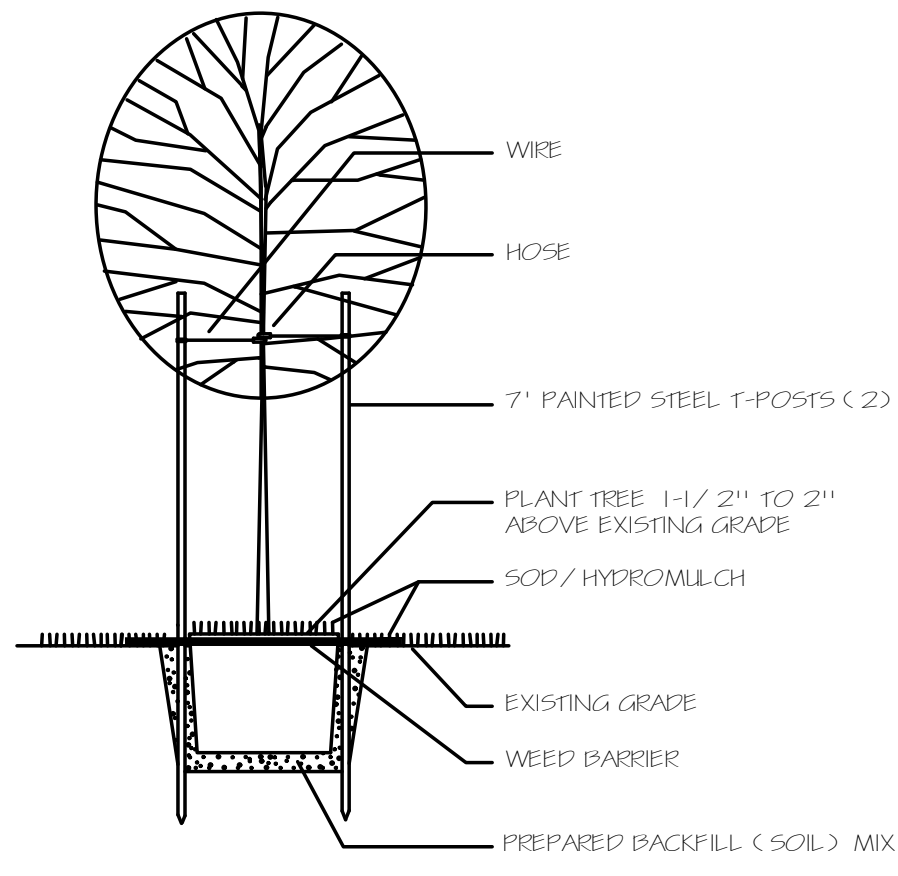
PLANT LIST	SIZE
GROUND COVER - HYDROSEED WITH BERMUDA GRASS	AREA: 16,743 SQ FT
OVERSTORY TREE - LIVE OAK (QUERCUS VIRGINIANA)	MIN. CALIPER: 2.5-3 INCH 12' MIN. HEIGHT SPREAD > 5'
UNDERSTORY TREE - EAST PALATKA HOLLY (ILEX ATTENUATA)	MIN. CALIPER: 2 INCH 8' MIN. HEIGHT SPREAD > 3'
EXISTING TREE	MIN. CALIPER: 2 INCH
SHRUB - WAX MYRTLE (MYRICA CERIFERA)	8' O.C. 7' MIN. HEIGHT SPREAD > 4'

	REQUIRED	EXISTING	PROMISED
STREET TREES:			
1 TREE PER 30 FEET OF STREET FRONTAGE	8	3	5
BUFFER YARDS: (B/W NONRESIDENTIAL USES)			
1 OVERSTORY TREE PER 50 FEET OF PROPERTY LINE	8.52	0	9
3 UNDERSTORY TREES PER 50 FEET OF PROPERTY LINE	25.56	1	25
6 SHRUBS PER 100 FEET OF PROPERTY LINE	25.56	0	26
PARKING:			
1 TREE PER 40 PARKING SPACES	1.68	0	2

- NOTES:
- CONTRACTOR TO HYDROMULCH ALL CONSTRUCTION DISTURBED AREAS.
 - CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION IN ALL AREAS WHERE NEW LANDSCAPING, SOD, AND HYDROMULCH IS INSTALLED TO ESTABLISH LANDSCAPING UNTIL OWNER ACCEPTANCE, IN ACCORDANCE WITH THE LANDSCAPE PLAN.



(A) SHRUB PLANTING DETAIL



(B) TREE PLANTING DETAIL

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AREAS TO ENSURE POSITIVE DRAINAGE AND PROVIDE SMOOTH TRANSITIONS TO OTHER SITE IMPROVEMENTS.
- WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST-EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE.
- LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- APPLY 2\"/>

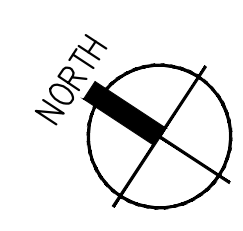
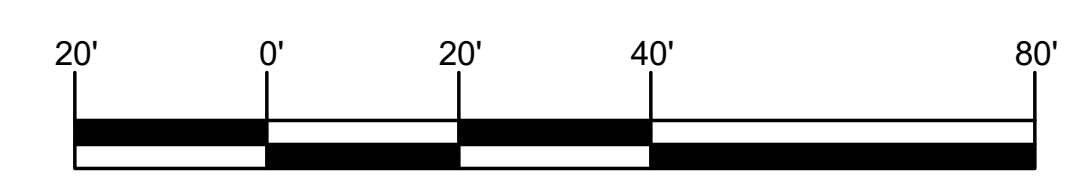
TREE PROTECTION NOTES

- NO CUTTING, FILLING, TRENCHING, OR SOIL COMPACTION SHALL OCCUR WITHIN THE TREE DRILL LINE AREA OTHER THAN THE PREPARATION ASSOCIATED WITH THE INSTALLATION OF STRUCTURAL SOILS.
- ALL PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. REFER TO TREE PROTECTION FENCING DETAIL.
- LOCATIONS WHERE TREE PROTECTION FENCING IS ENCUMBERED BY SITE FEATURES SUCH AS WALLS, CURBS, UTILITIES, ETC. SHALL BE FENCED BASED ON SITE CONDITIONS AND AS APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.
- UTILITIES SHALL BE IDENTIFIED AND LOCATED PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITIES ON A SITE PLAN DRAWN TO SCALE AND PROVIDE THAT TO THE OWNER AND DESIGN TEAM FOR REFERENCE.
- NO TRENCHING ALLOWED AT TREE ROOTS OVER 1\"/>

NOTE: EXISTING UNDERGROUND UTILITIES CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL & VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER AND DESIGN TEAM OF ANY DISCREPANCIES ON THE PLANS.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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2/24/2026
FIRM # F-1449

#	DATE	DESCRIPTION
07/03/2024	PERMIT ISSUE	
A2	02/24/2026	ADDENDUM 02

LANTANA RETAIL 8B
NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn: [Signature]
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LANDSCAPE PLAN
PROJECT #: 2025-0522.00

SHEET NO.

LS-1

NOTES:

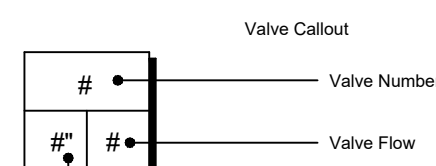
- PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
- QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.
- Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as-built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.
- Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notices necessary and incidental to the due lawful prosecution of the work. The contractor shall make arrangements and pay costs for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.
- The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.
- The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.
- The contractor shall at all times protect his work from damage and theft, and replace all damaged or stolen parts until the work is accepted in writing by owner.
- The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.
- For purposes of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.
- Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.
- Avoid existing or future location of tree balls when laying pipe.
- The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.
- Patch and repair any and all damage done to existing plant material and grading during installation of this work.
- Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as-built drawings.
- Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.
- Do not program controllers operating on the same water meter to water during the same time period so as to prevent over-draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.
- Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.
- Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.
- The contractor, in the end, shall install a fully functional irrigation system with full coverage. The purpose of this plan is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

CRITICAL ANALYSIS

Generated:	2025-07-03 11:01
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	5.00 ft
Service Line Size:	8"
Length of Service Line:	20 ft
Pressure Available:	53 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14.22 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	23.28 GPM
Design Pressure:	30 PSI
Friction Loss:	2.99 PSI
Fittings Loss:	1.2 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.94 PSI
Pressure Req. at Critical Station:	36.1 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	1.03 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.1 PSI
Loss for Water Meter:	0.83 PSI
Critical Station Pressure at POC:	49.2 PSI
Pressure Available:	53 PSI
Residual Pressure Available:	3.79 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MP Strip PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	30
	Hunter MP1000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30
	Hunter MP2000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	30
	Hunter MP3000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	30
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	
	Shut Off Valve TUBV - sch 80 in in valve box Size per mainline	
	Febco 860 1-1/2" Reduced Pressure Backflow Preventer w/protective cage & insulation blanket	
	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.	
	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	
	Water Meter 1"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	
	Irrigation Mainline: PVC Schedule 40 1 1/2"	
	Pipe Sleeve: PVC Schedule 40 1 1/2"	
	Pipe Sleeve: PVC Schedule 40 4"	



- CONTRACTOR SHALL CONTACT DISTRICT OPERATOR FOR REQUIRED INSPECTIONS.
- SPRAY WILL NOT BE ALLOWED ON ANY IMPERVIOUS SURFACES. ADJUST SPRAYS ACCORDINGLY.
- ANY AREAS OF LESS THAN 4" SHALL HAVE NO ABOVE GROUND SPRAY AND USE A SRIP SYSTEM.
- AN AS-BUILT DRAWING WILL BE REQUIRED NO MORE THAN 5 DAYS FOLLOWING COMPLETION OF THE SYSTEM INSTALLATION.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Turf Rotary	8.91	170.2	30	2.75	1.78	34.5	47.4	0.39 in/h
2	Rain Bird PEB	1"	Turf Rotary	7.86	165.0	30	2.42	1.76	34.2	46.7	0.39 in/h
3	Rain Bird PEB	1"	Bubbler	8	159.6	30	2.11	1.76	33.9	46.4	1.7 in/h
4	Rain Bird PEB	1"	Turf Rotary	11.27	226.8	30	4.19	1.94	36.1	49.2	0.35 in/h
5	Rain Bird PEB	1"	Turf Rotary	9.12	231.2	30	3.61	1.78	35.4	47.8	0.37 in/h
6	Rain Bird PEB	1"	Bubbler	9	235.6	30	2.7	1.78	34.5	46.8	1.7 in/h
7	Rain Bird PEB	1"	Turf Rotary	5.58	357.2	30	2.25	1.71	34.0	45.4	0.17 in/h
8	Rain Bird PEB	1"	Turf Rotary	11.26	398.7	30	2.85	1.94	34.8	47.1	0.24 in/h
9	Rain Bird PEB	1"	Bubbler	9	425.8	30	2.74	1.78	34.5	46.3	1.7 in/h
10	Rain Bird PEB	1"	Turf Rotary	14.22	481.3	30	2.02	2.26	34.3	47.0	0.24 in/h
11	Rain Bird PEB	1"	Turf Rotary	12.1	580.2	30	3.18	2.03	35.2	47.9	0.21 in/h
12	Rain Bird PEB	1"	Bubbler	10	599.9	30	4.15	1.8	36.0	48.2	1.7 in/h
13	Rain Bird PEB	1"	Turf Rotary	8.76	621.2	30	2.06	1.78	33.8	45.9	0.19 in/h
14	Rain Bird PEB	1"	Turf Rotary	9.06	650.0	30	4.03	1.78	35.8	48.0	0.2 in/h
15	Rain Bird PEB	1"	Turf Rotary	5.66	726.4	30	1.42	1.71	33.1	44.7	0.35 in/h
	Common Wire				707.9						



CMB
LANDSCAPE ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

7-2-25

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#	DATE	DESCRIPTION

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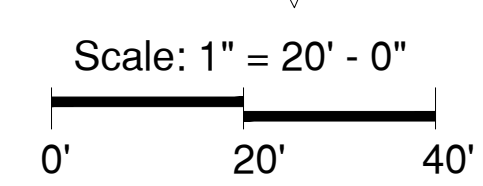
NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

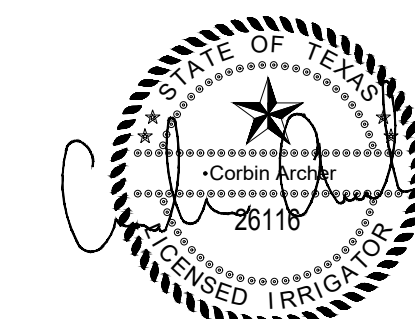
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Checked: 11

IRRIGATION PLAN

PROJECT #: 2025-0522.00

SHEET NO. **IR-1**





7-2-25

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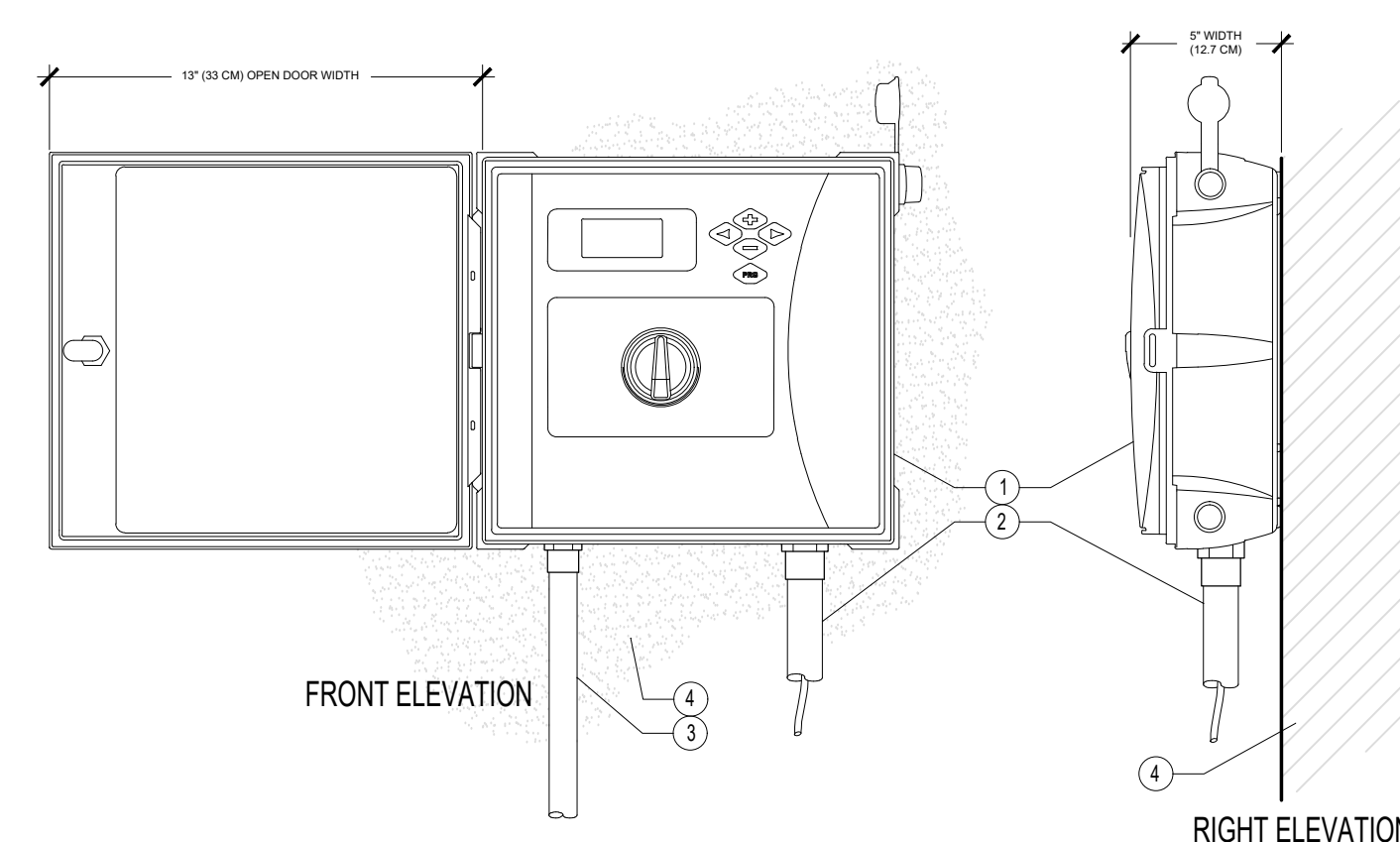
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BARTONVILLE, TX 76226

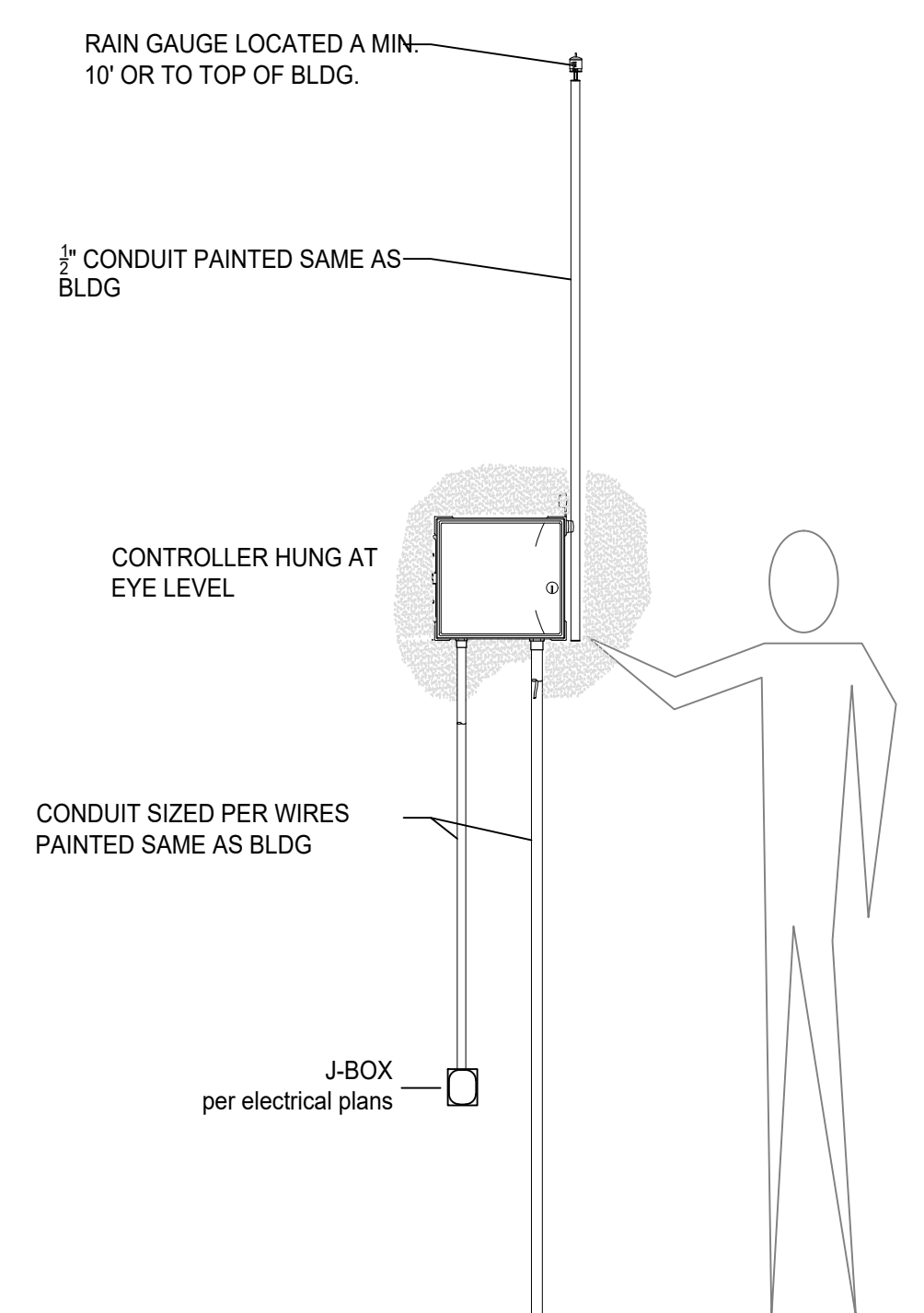
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Checked 11
**IRRIGATION
DETAILS**
PROJECT #: 2025-0522.00

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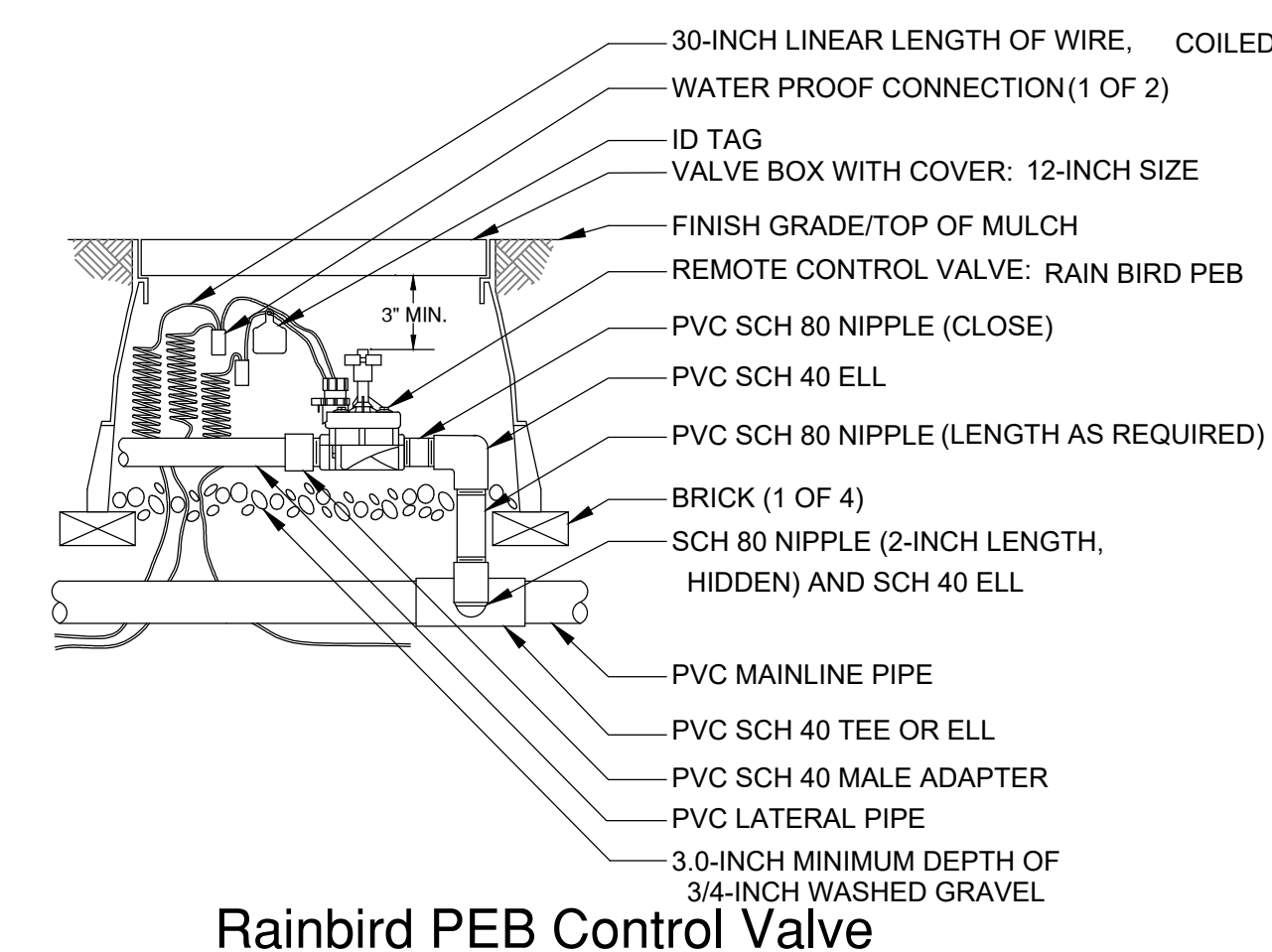
IR-2



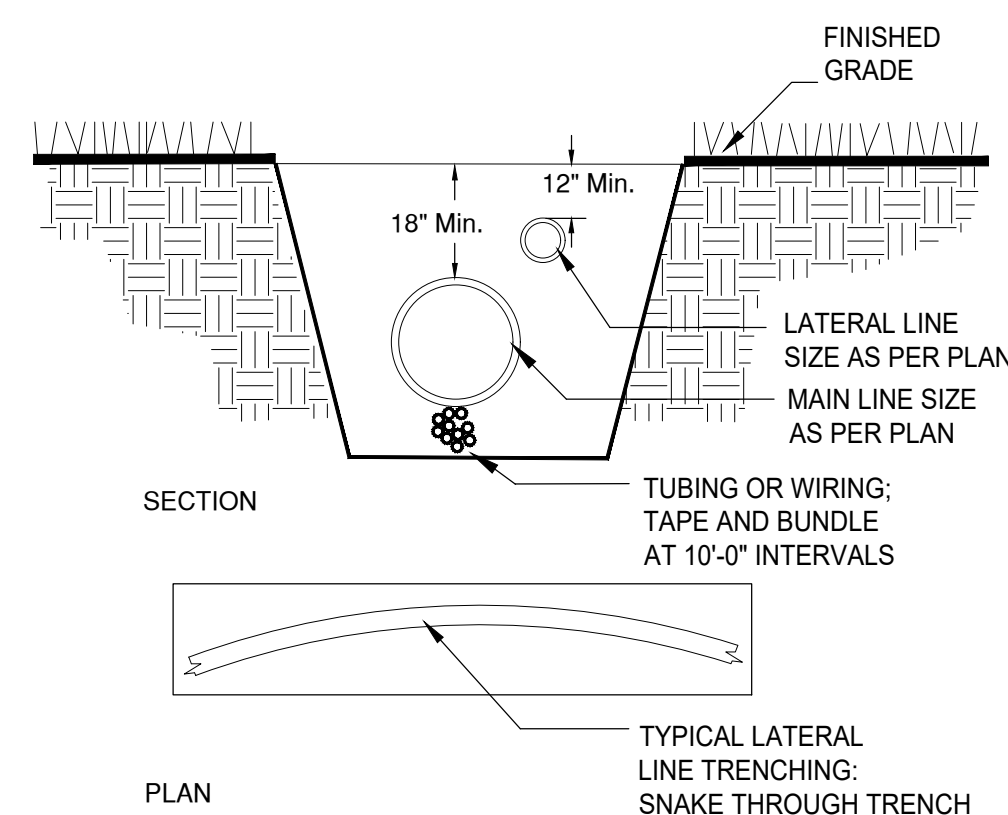
H - IRRIGATION CONTROLLER - HUNTER ICC2-PL
NTS



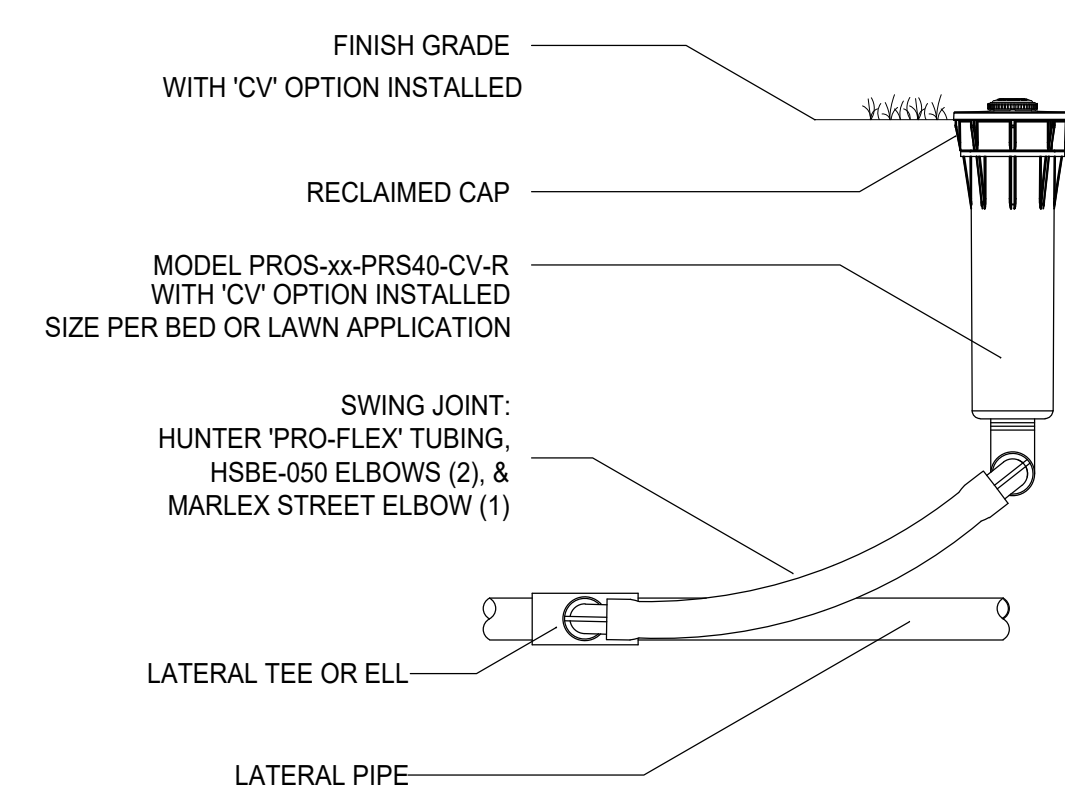
I - CONTROLLER MOUNTING
NTS



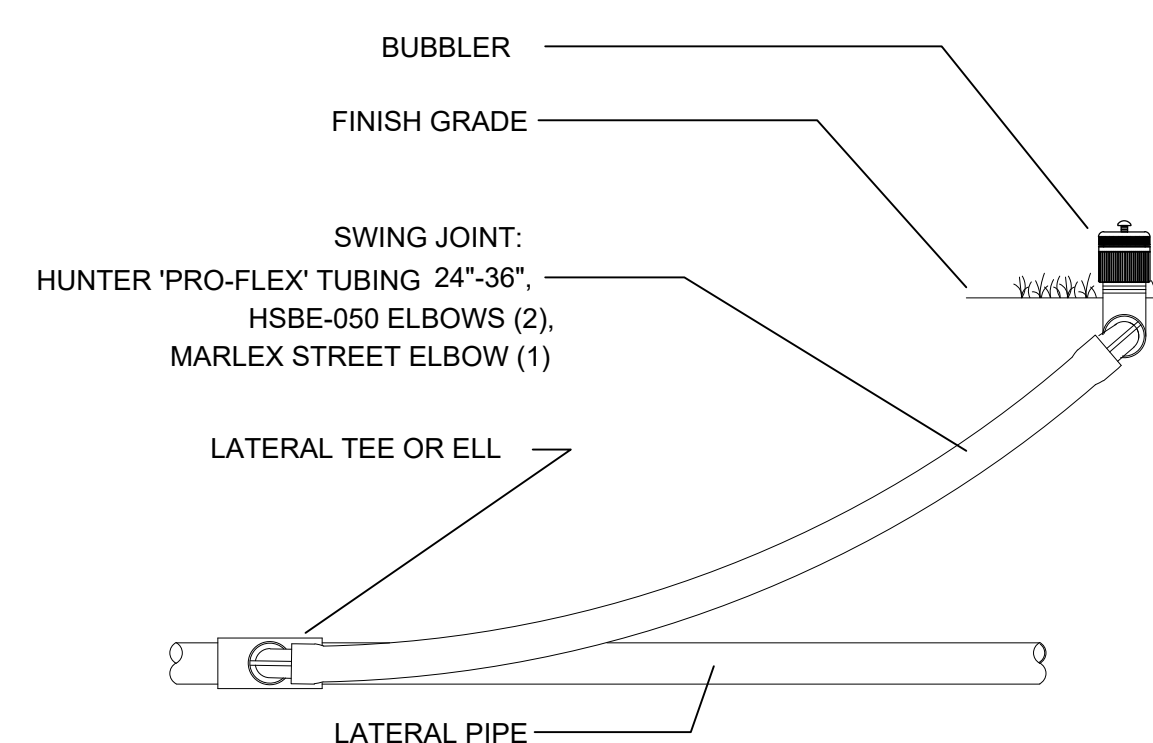
G - IRRIGATION CONTROL VALVE
NTS



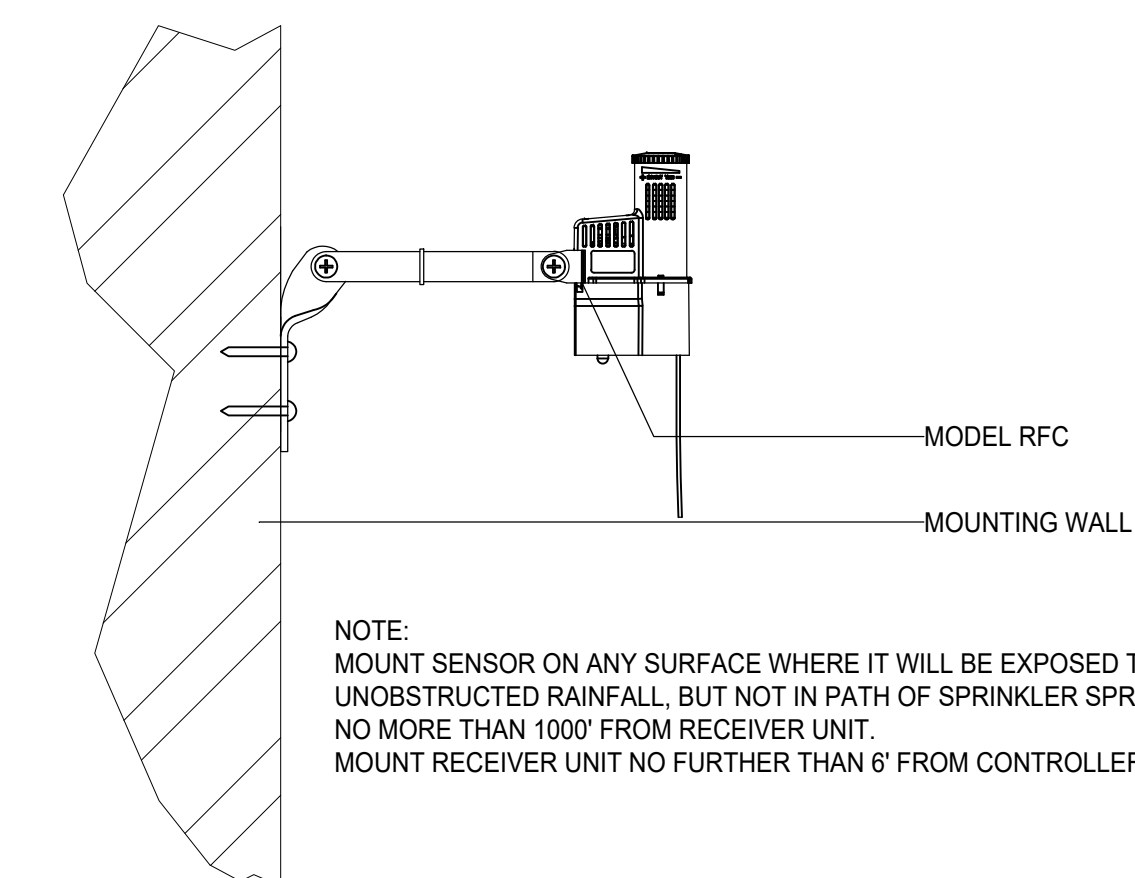
F - TRENCH DETAIL
NTS



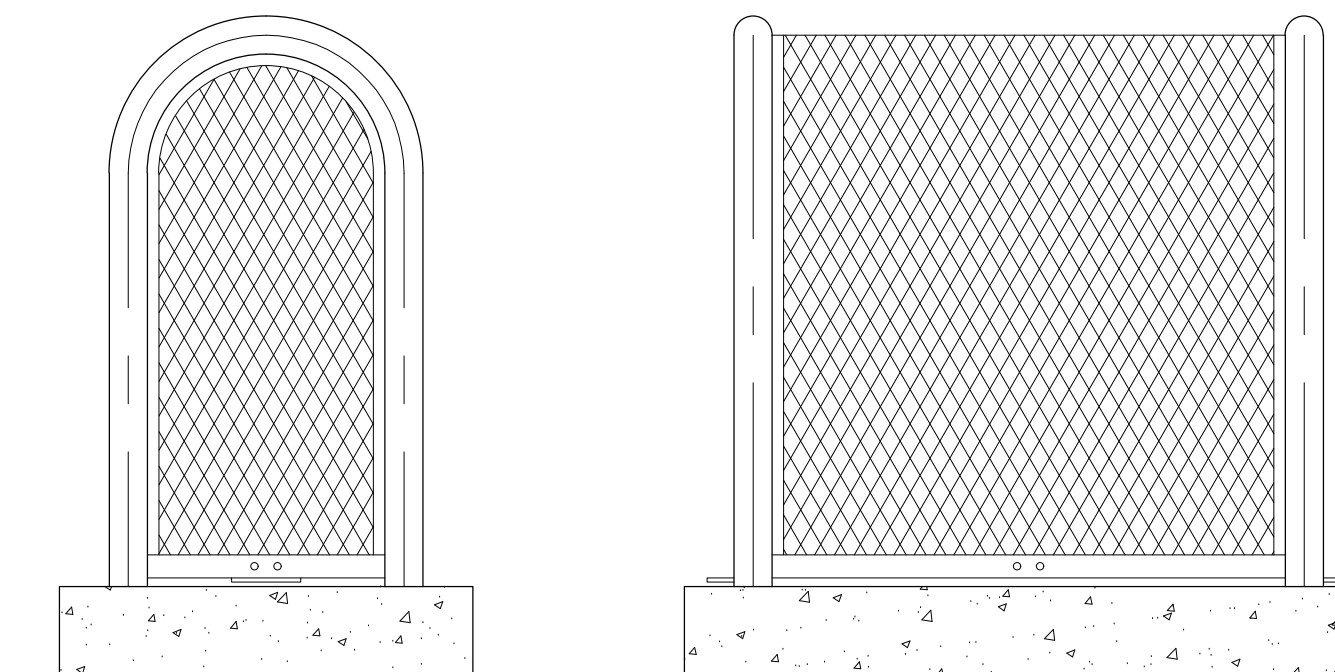
E - HUNTER POP-UP SPRAY /W MP ROTATOR
NTS



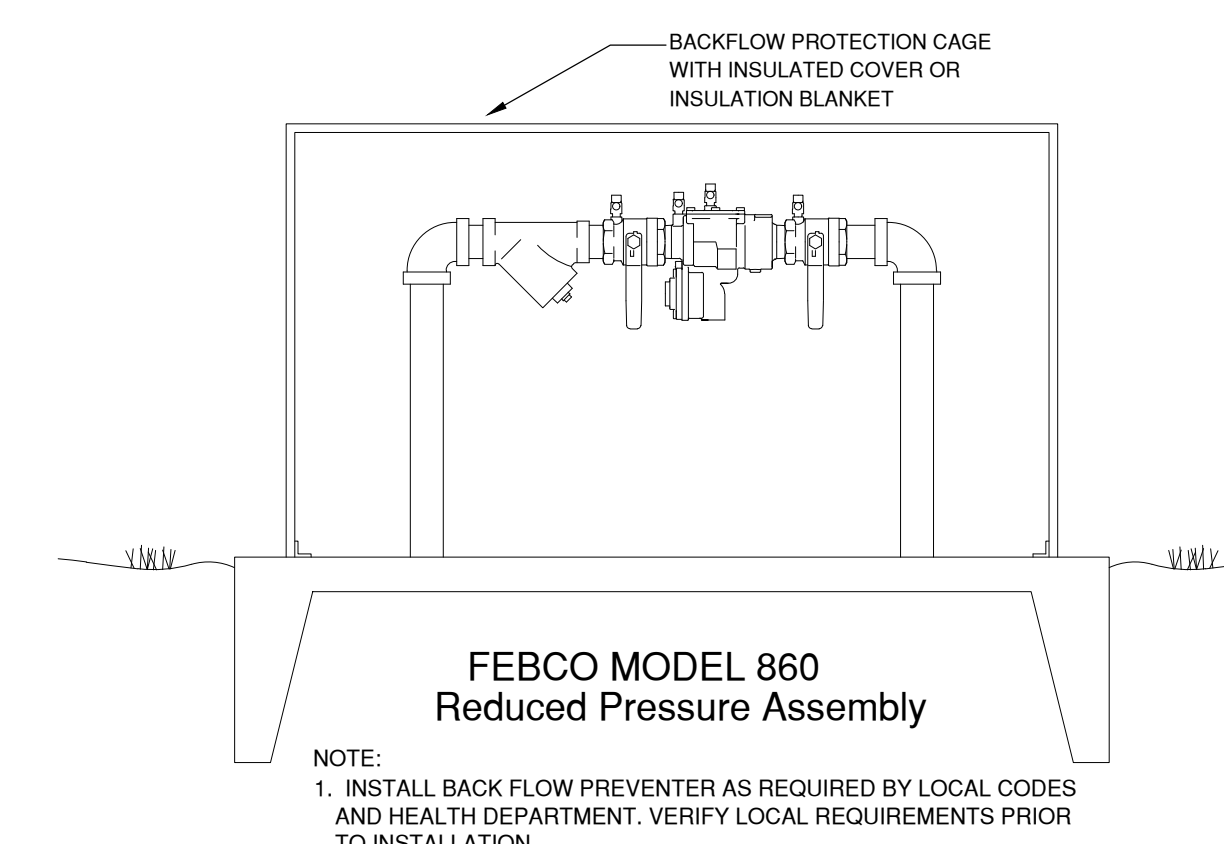
D - HUNTER AFB TREE BUBBLER
NTS



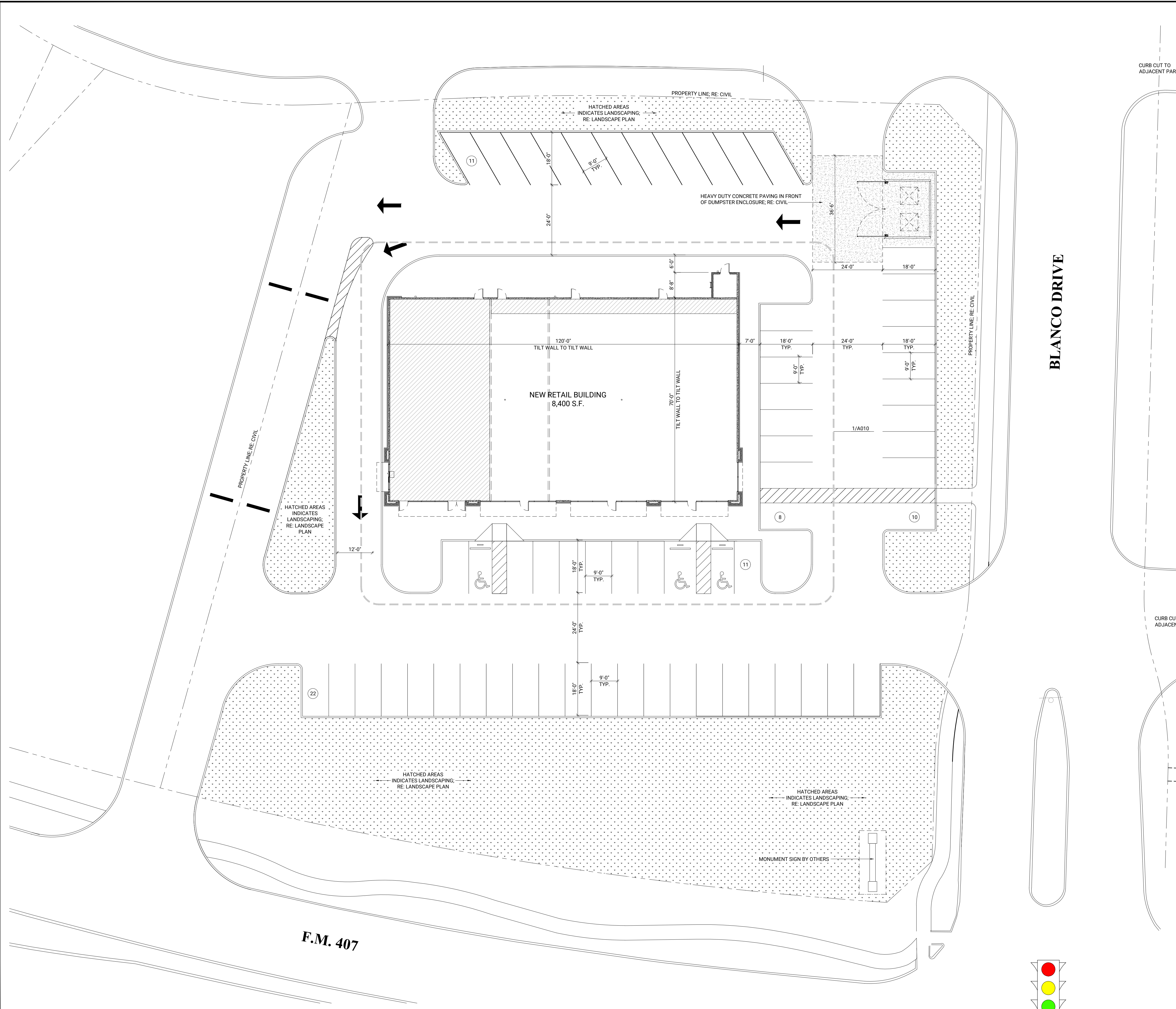
C - HUNTER RAIN/FREEZE-CLIK
NTS



B - BACKFLOW ENCLOSURE
NTS



A - FEBCO #860
NTS



GENERAL SITE NOTES

1. COMPLY WITH TEXAS DEPARTMENT OF HEALTH AND PUBLIC SAFETY SPECIFICATIONS AND/OR TEXAS HIGHWAY DEPARTMENT STANDARDS FOR CONSTRUCTION OF ALL DRIVEWAYS IN STREET RIGHT-OF-WAY.
2. SPECIAL CARE SHALL BE TAKEN WITH NEW CONSTRUCTION ALONG ADJACENT PROPERTY LINES. ADJACENT PROPERTY IS ALTERED ONLY AS SPECIFICALLY REQUIRED IN THESE DRAWINGS AND SPECIFICATIONS, AND RESTORED TO ORIGINAL CONDITION BY CONTRACTOR IF ANY DAMAGE OCCURS.
3. REPAIR ALL LANDSCAPING AND GRASS AREAS DAMAGED BY CONSTRUCTION. BACK FILL WITH TOP SOIL AND GRASS PER LANDSCAPE SPECIFICATIONS.
4. ACCESSIBLE PARKING SPACES AS SHOWN ON THE SITE PLAN ARE DESIGNATED BY ABOVE GRADE SIGN AT EACH SPACE PER STATE AND LOCAL APPLICABLE CODES AND STANDARDS. MANEUVERING SPACE BETWEEN EACH TO HAVE 4" WIDE PAINTED WHITE STRIPES AT 12" O.C. PROVIDE CONCRETE RAMP AT WALKS AS DESIGNATED ON PLANS.
5. SLOPE ACCESSIBLE RAMPS AT 1:12 MAXIMUM. REFER TO PLANS. SLOPE RAMP SURFACE AT 3" O.C. PROVIDE NON-SKID FINISH ACCESSIBLE AND DELIVERY RAMPS.
6. DO NOT RESTRICT ACCESS TO ADJACENT BUILDINGS, SITES, OR ROADWAYS.
7. SET IRRIGATION SLEEVES 24" BELOW GRADE AT PAVED DRIVE OR SIDEWALK AREAS. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS.
8. SIDEWALKS ARE MINIMUM 4 1/2" THICK WITH #3 BARS 12" O.C.E.W. TYPICAL.
9. PROVIDE BONDING AGENT EQUAL TO EVAPOX BONDER #1 OR #2 AND BONDER #11 BY EPOXY INDUSTRIES INC. TO BOND CURBS TO PAVING PER MANUFACTURERS INSTRUCTIONS.
10. CONFORM TO THE REQUIREMENTS IN THE CIVIL DRAWINGS RELATED TO THE "POLLUTION PROTECTION PLAN" AND THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.
11. OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM DEMOLITION WORK WITHIN THE PROPERTY LINE AND IN THE STREET RIGHT-OF-WAY.
12. COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND PLUGGING OF PUBLIC UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, AND UTILITIES TO BE ABANDONED.
13. ARRANGE AND PAY FOR RELOCATION OF POWER POLES AND UTILITIES REQUIRING DEMOLITION IN ORDER TO PERFORM NEW CONSTRUCTION.
14. PROVIDE AND MAINTAIN ALL SIGNS AND BARRICADES AND TRAFFIC CONTROL AS REQUIRED BY SAFETY TO ALL PEDESTRIANS, VEHICLES, SURROUNDING BUILDINGS AND UTILITIES THROUGH ALL PHASES OF THE CONSTRUCTION.
15. DAMAGE TO EXISTING SITE OR SURROUNDING IMPROVEMENTS, PUBLIC OR PRIVATE, BY CONTRACTOR ARE TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
16. PUMP OPEN TRENCHES AT PERIMETER OR EXISTING PAVING OR AROUND NEW CONSTRUCTION FREE OF STANDING WATER AT ALL TIMES.
17. WHERE EXISTING CONCRETE CURB IS TO BE REMOVED, SAW-CUT EXISTING CURB 1-1/2 INCHES DEEP MINIMUM AND REMOVE TWO(2) FEET OF EXISTING PAVING FOR NEW CONNECTION.
18. UNLESS OTHERWISE NOTED, PERIMETER LANDSCAPING ABUTTING CURBS ARE FINE GRADED TO TOP OF CURB. PROVIDE FERTILE, FRIABLE, SANDY LOAM FILL TO TOP OF CONCRETE CURB AT ALL AREAS.
19. ALL PARKING STRIPES ARE TO BE PAINTED WHITE.
20. PLACE SIDEWALK CONTROL JOINTS AND EXPANSION JOINTS PER DETAILS. CONTRACTOR TO SUBMIT PROPOSED JOINT LAYOUT TO ARCHITECT FOR APPROVAL PRIOR TO LAYOUT IN THE FIELD.
21. GENERAL CONTRACTOR IS TO SET UP ALL UTILITY ACCOUNTS AND THE ACCOUNTS WILL BE TRANSFERRED TO THE OWNER AT THE COMPLETION OF CONSTRUCTION.
22. LOCATION OF BUILDING TO BE IN FEET AND INCHES FROM ESTABLISHED PROJECT BASE POINT. ALL COORDINATES TO CORNER OF SLAB OR CORNER OF TILT SURFACE.
23. REFER TO PLUMBING OR ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION AND RELATED DETAILS FOR ALL GAS, POWER, TELEPHONE, AND CABLE SLEEVES.
24. PIPES INDICATED AS "ELECTRICAL PVC" ARE FOR FUTURE USE AND ARE 24" BELOW GRADE AND CAPPED. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS. INSTALL PULL WIRES INSIDE ELECTRICAL PVC SLEEVES.

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BARTONVILLE, TX 76226

Drawn: JG
Checked: TN
OVERALL SITE PLAN
PROJECT #: 2025-0522.00

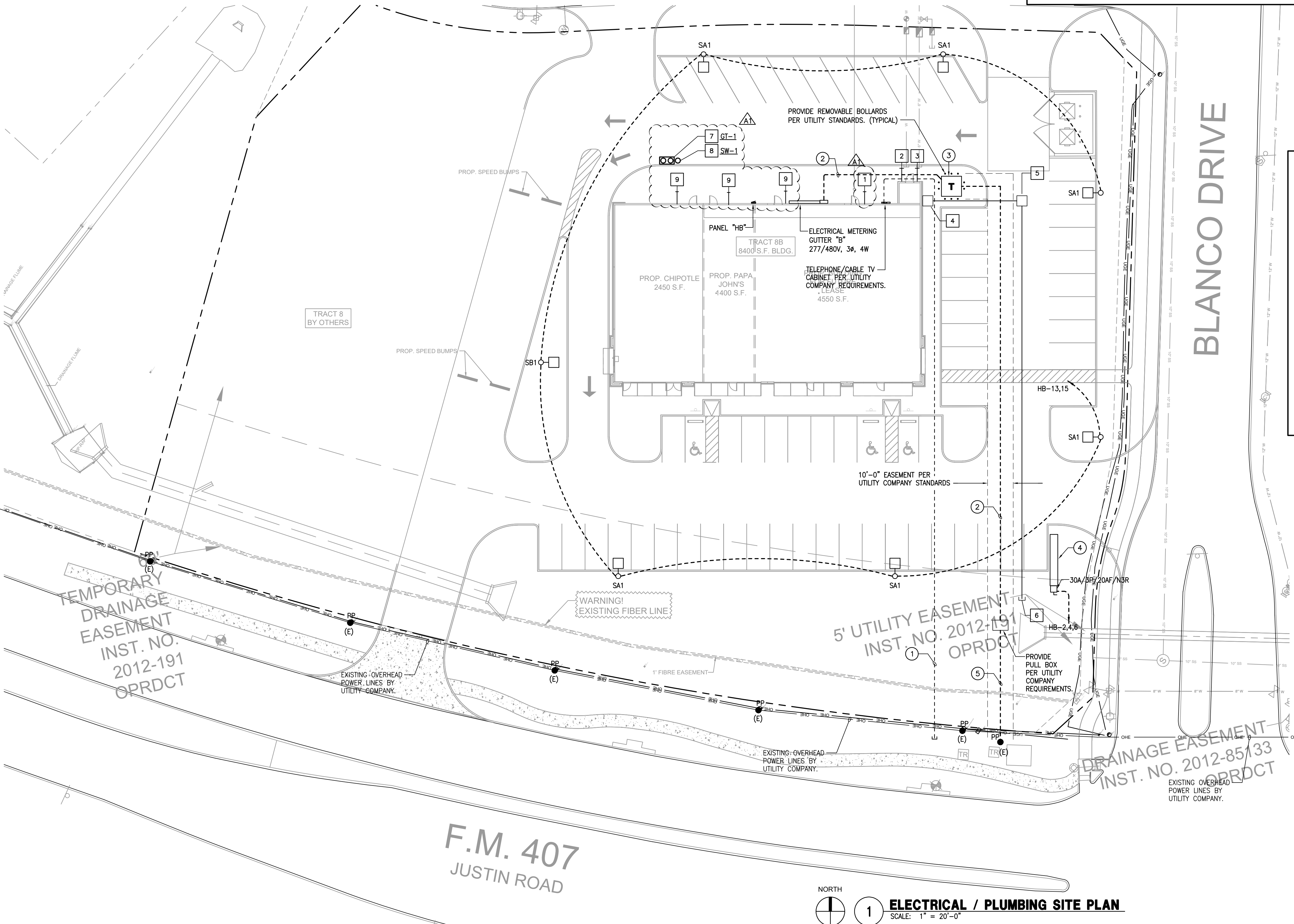
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SITE LIGHTING FIXTURE SCHEDULE											
FIXTURE DESIGNATION	MANUFACTURER	CATALOG NO.	FIXTURE				VOLT	MOUNTING	INPUT WATTAGE	POLE DESCRIPTION	
			NO.	TYPE	COLOR	LUMENS					WATT
SA1	NLS	NV-2-T4FTW-96L-1-40K7-DWG726-PER	1	LED	4000K	29187	289	480	SINGLE POLE MOUNTED	295	25'-0" SQUARE STRAIGHT STEEL POWDER COATED OVER GALVANIZING STEEL ON 2'-6" BASE. NLS # SSSP-25-5S-11G-12BC-SGL-FINISH-136 (TO MATCH EXISTING POLE)
SB1	NLS	NV-2-T3-80L-7-40K-DWG726-PER	1	LED	4000K	20328	168	480	SINGLE POLE MOUNTED	172	25'-0" SQUARE STRAIGHT STEEL POWDER COATED OVER GALVANIZING STEEL ON 2'-6" BASE. NLS # SSSP-25-5S-11G-12BC-SGL-FINISH-136 (TO MATCH EXISTING POLE)

THIS LIGHTING FIXTURE SCHEDULE IS FOR REFERENCE AND FINAL APPROVAL SHALL BE PER ARCHITECT/OWNER
REFER TO CIVIL AND ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING POLES PRIOR TO PURCHASE AND INSTALLATION
SUBSTITUTION TO THE ABOVE LIGHTING MANUFACTURERS DOES NOT GUARANTEE APPROVAL. APPROVAL WILL BE DETERMINED AFTER REVIEW OF SHOP DRAWING TO DETERMINE IF THE FIXTURE OR POLE SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.

- ### # ELECTRICAL KEYED NOTES #
- PROVIDE (1) 2" AND (1) 3" PVC EMPTY CONDUITS WITH PULL STRINGS FOR TELEPHONE AND CABLE-TV SERVICES FROM BUILDING TELEPHONE/ CABLE-TV CABINETS TO CLOSEST SERVICE DEMARCATION POINT/PEDESTAL. COORDINATE WITH CIVIL DRAWINGS AND TELEPHONE/CABLE-TV COMPANY SERVING THE AREA FOR EXACT LOCATION AND CONDUIT TERMINATIONS. ALL CONDUIT BENDS SHALL BE LARGE RADIUS SWEEP BENDS WITH NO MORE THAN (3) 90 DEGREE BENDS. IF MORE THAN (3) BENDS ARE REQUIRED, THEN CONTRACTOR TO PROVIDE TRAFFIC RATED HAND HOLE. ALL INSTALLATIONS SHALL BE PER TELECOMMUNICATION COMPANY STANDARDS.
 - UNDERGROUND CONDUITS FROM PAD MOUNTED TRANSFORMER TO NEW SERVICE GUTTER. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.
 - PROPOSED UTILITY PAD MOUNTED TRANSFORMER LOCATION.
 - PROVIDE (1) 2" SPARE PVC CONDUIT WITH PULL WIRE, (1) WEATHERPROOF DISCONNECT SWITCH, AND 4#6 + 1#8GND IN 2" CONDUIT FOR FUTURE SIGNAGE. COORDINATE ROUTING, TERMINATION POINTS, AND OTHER REQUIREMENTS WITH OWNER/SIGN VENDOR PRIOR TO INSTALLATION. CONTRACTOR TO STUB UP SPARE CONDUIT 6" ABOVE GRADE LEVEL AT EACH END, AND TO TAG AND CAP EACH END.
 - PROVIDE PULL BOX AND (2) 6" PRIMARY CONDUITS WITH PULL WIRES ENCASED IN CONCRETE FOR PRIMARY CONDUCTORS. COORDINATE ALL REQUIREMENTS WITH UTILITY REPRESENTATIVE PRIOR TO INSTALLATION.

- ### ELECTRICAL GENERAL NOTES
- PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
 - ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
 - REFER TO SHEET DETAILS FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
 - ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
 - ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
 - ALL EXTERIOR ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.
 - MAINTAIN 15'-0" MINIMUM CLEARANCE BETWEEN OVERHEAD LINES AND LIGHTING POLES.
 - MAINTAIN 12" MINIMUM SEPARATION BETWEEN POWER CONDUITS AND TELECOMMUNICATION/ CABLE-TV CONDUITS.
 - LIGHTING POLES MARKED WITH SUBSCRIPT (E) ARE EXISTING TO REMAIN AND WITH SUBSCRIPT (R) IS EXISTING TO BE RELOCATED. TO BE POWERED FROM THE SAME CIRCUIT WAS POWERING IT PREVIOUSLY. MAINTAIN CONTINUITY OF CIRCUITS.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD, AND TO MAINTAIN CONTINUITY OF UNDERGROUND CIRCUITS AND FEEDERS.

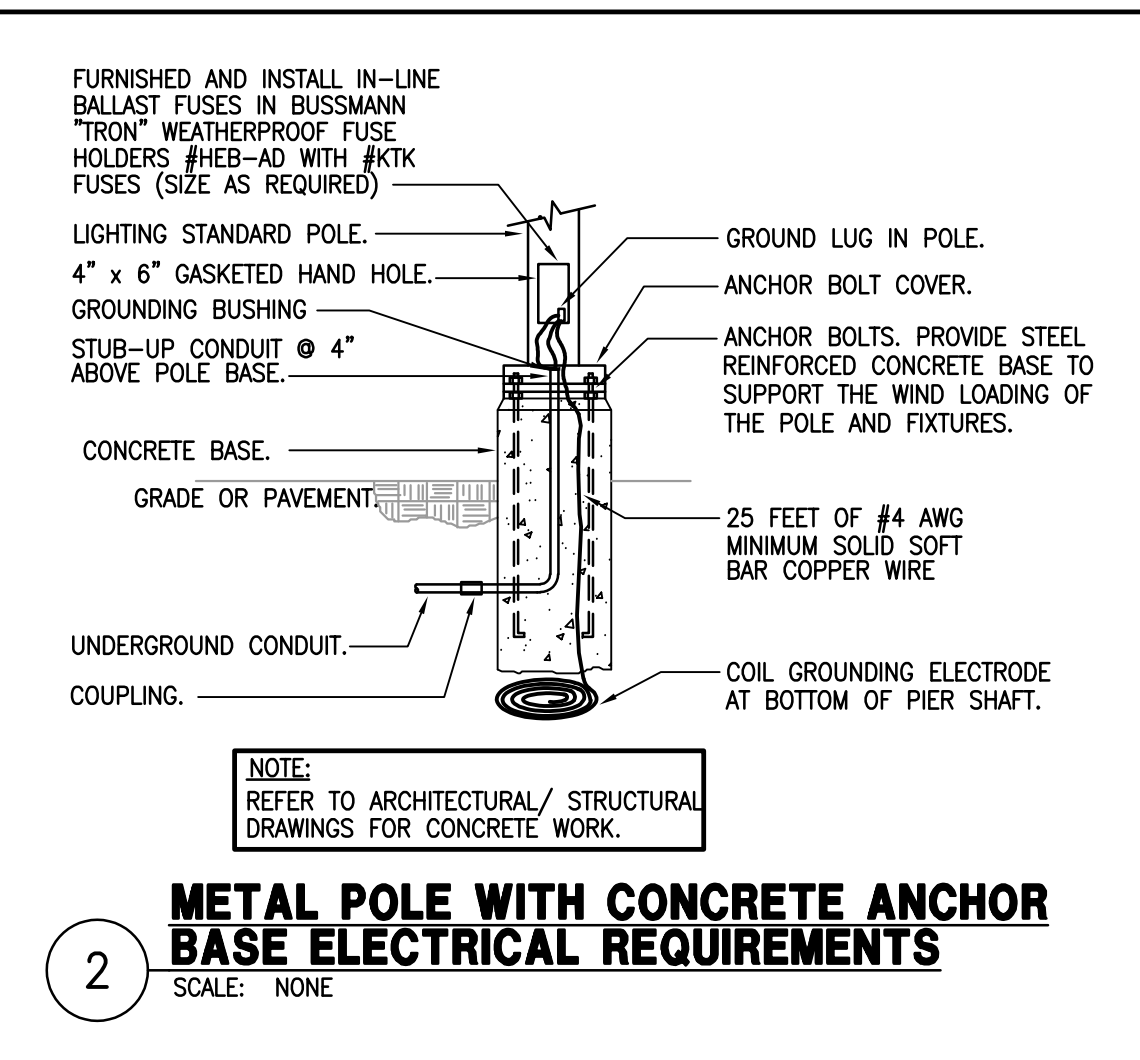


CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD FOR (UNDERGROUND PIPING AND CONDUIT/WIRING, ETC) PRIOR TO BID, ANY DAMAGES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

VERIFY LOCATION OF ALL WIREWAYS, PANELS, TELEPHONE CABINETS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.

ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.

ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.



- ### PLUMBING KEYED NOTES
- 4" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
 - 2" DOMESTIC COLD WATER AT 50 PSI MINIMUM. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. PROVIDE PRESSURE REDUCING VALVE IF PRESSURE EXCEEDS 80 PSI.
 - 6" FIRE WATER SERVICE, THIS CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER CIVIL DRAWINGS FOR CONTINUATION.
 - PROPOSED GAS METER LOCATION FOR 6 METER BANK MANIFOLD SYSTEM. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
 - PROPOSED GAS ROUTING. GAS PIPING PROVIDED BY GAS COMPANY. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE WITH A 4' X 4' LEAVE-OUT AT ALL 90° TURNS AND AT 100' INTERVALS IF GAS PIPING IS NOT INSTALLED PRIOR TO CONCRETE. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY.
 - VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY PRIOR TO INSTALLATION.
 - GREASE INTERCEPTOR, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
 - SAMPLE WELL, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
 - 4" GREASE WASTE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE GREASE WASTE PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.

G.C. IS RESPONSIBLE FOR CONNECTION OF ALL UTILITIES, ESTABLISHING ACCOUNTS, THEN TRANSFERRING THESE TO LANDLORD'S NAME UPON RECEIPT OF CERTIFICATE OF OCCUPANCY.

MORRIS
A Stratus Team Company
757 N ELDORADO PARKWAY, SUITE 650
DALLAS, TEXAS 75208
PHONE: (972) 394-6000
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BRADLEY KALMANS
PROFESSIONAL ENGINEER
80219
8/11/2025
02/11/2026

#	DATE	DESCRIPTION
07/01/2025	ISSUE FOR PERMIT	
A1	02/11/2026	ADDENDUM No. 1

LANTANA RETAIL 8B
NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

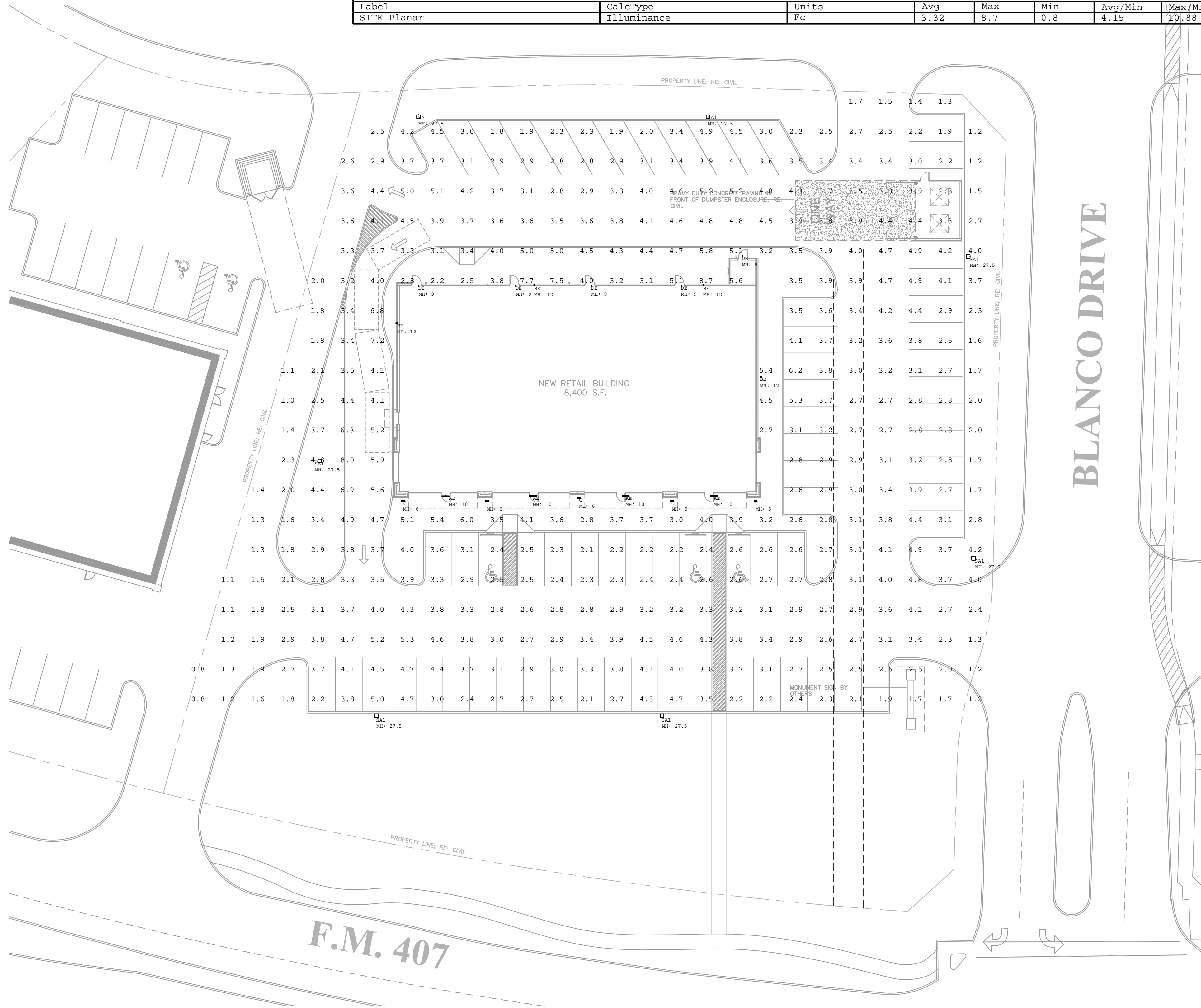
Drawn Checked KC JK
ELECTRICAL / PLUMBING SITE PLAN
PROJECT #: 2025-0522-00
SHEET NO.
EP100

Salas O'Brien
10930 W. Sam Houston Pkwy North, Suite 900
Houston, TX 77064
Salas O'Brien Registration: F-4111
Salas O'Brien Project Number: 2550-00674-00

ELECTRICAL / PLUMBING SITE PLAN
SCALE: 1" = 20'-0"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	5	AE	Single	070401	0.900	1655	19
	4	BE	Single	NV-W-T3-16L-7-40K7-UNV-WM-FINISH-EM8	0.900	4699	37
	5	C	Single	TESSIE-SLOTTED-45-FINISH-35	0.900	1042	22.15
	4	DE	Single	ELM-LED-807-FINISH-HTR	0.900	319	3.5
	6	SAI	Single	NV-2-T4FTW-96L-1-40K7-DWG726-PER	0.900	29187	289
	1	SBI	Single	NV-2-T3-80L-7-40K-DWG726-PER	0.900	20328	168

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE_Planar	Illuminance	Fc	3.32	8.7	0.8	4.15	10.88	



NORTH

1 SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

Salas O'Brien.
 10930 W. Sam Houston Pkwy North, Suite 900
 Houston, TX 77064
 Sales O'Brien Registration: F-4111
 Salas O'Brien Project Number: 2550-00674-00

MORRIS
 A Stratus Team Company
 757 N. ELDRIDGE PARKWAY,
 HOUSTON, TX 77079
 PHONE: (832) 334-5000
 www.morris-engineers.com
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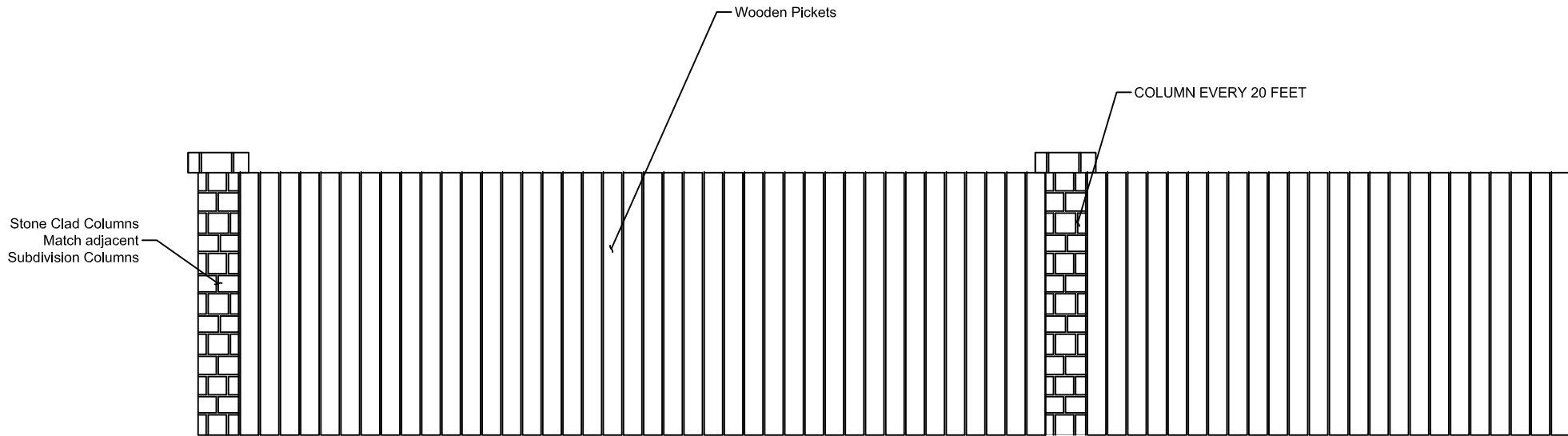
Bradley Kalmans

 07/01/2025

#	DATE	DESCRIPTION
	07/01/2025	ISSUE FOR PERMIT

LANTANA RETAIL 8B
 NWC F.M. 407 & JETER ROAD
 BARTONVILLE, TX 76226

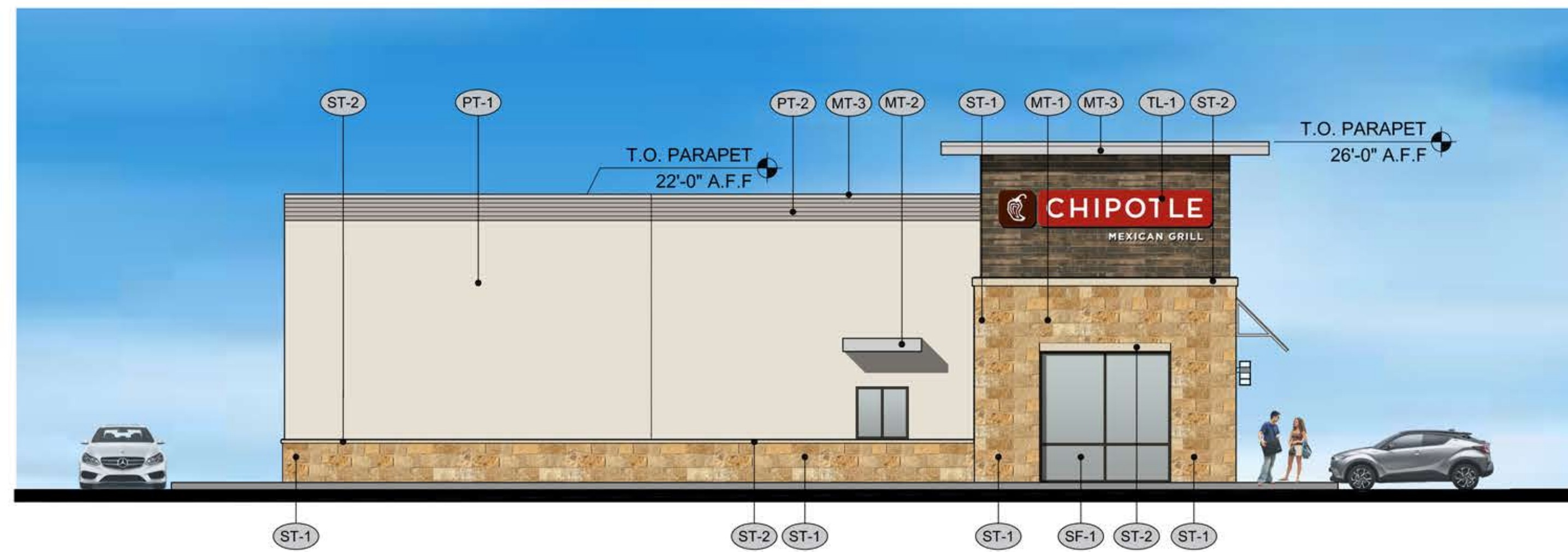
Drawn: KC
 Checked: JK
SITE PHOTOMETRIC PLAN
 PROJECT #: 2025-0522.00
 SHEET NO.
E001



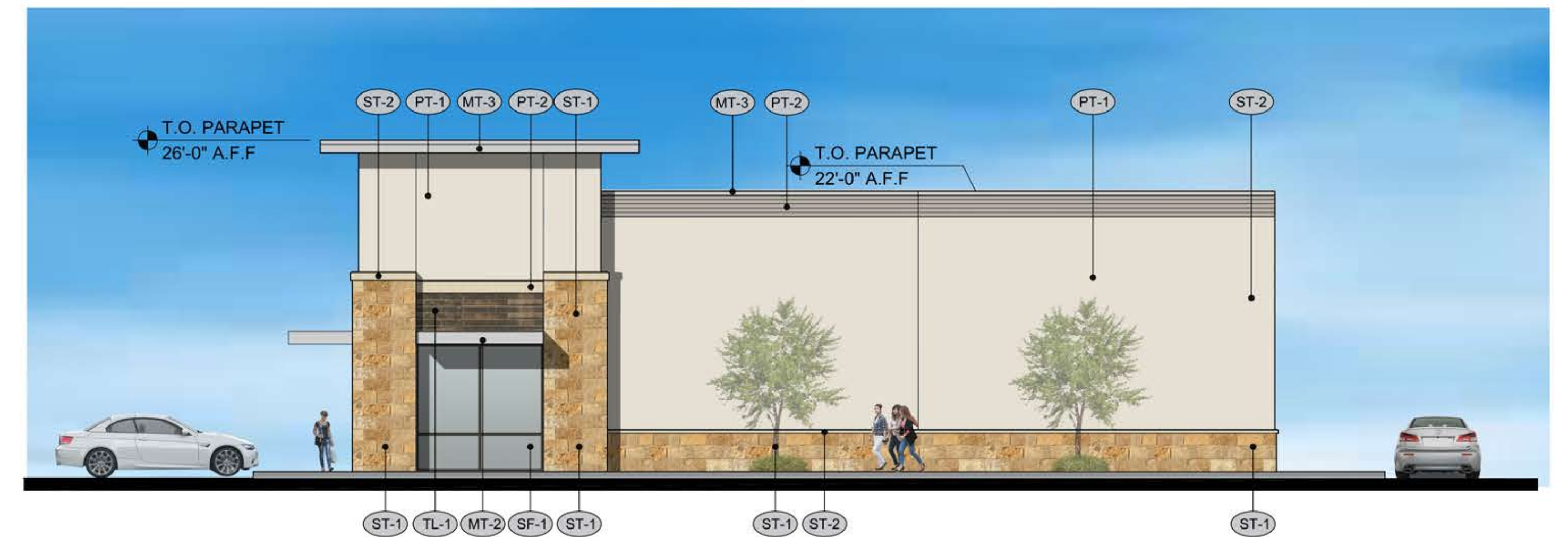
PROPOSED SCREEN FENCE SECTION
N.T.S.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE:

- | | | |
|---|---|---|
| (ST-1) ROUGH LIMESTONE
Upchurch Kimbrough - 12x24 Running
Bond, Lantana Special Blend | (MT-1) METAL AWNING
Berridge - Pre-weathered Galvalume | (PT-1) PAINT
Sherwin Williams - Shoji White SW 7042 |
| (ST-2) CAST STONE
Match Existing | (MT-2) PRE-FABRICATED ALUM. CANOPY
Avadek or Equal | (PT-2) PAINT
Sherwin Williams - Requisite Gray SW 7023 |
| (TL-1) CERAMIC TILE
Dal Tile - 6x36 Plank, Yorkwood Manor -
Deep Walnut | (MT-3) PRE-FINISHED MTL
Berridge - Pre-weathered Galvalume | (SF-1) ALUMINUM STOREFRONT
Kawneer - Dark Bronze "Lantana
Bronze" |

LANTANA TOWN CENTER

EL-02

114

02. 21. 2025

RETAIL 8B ELEVATIONS

FM 407 & JETER ROAD
BARTONVILLE, TEXAS

Exhibit 2



Planning and Zoning Commission Meeting Date: June 3, 2026
Town Council Meeting Date: June 16, 2026
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Time: 6:30 PM

PUBLIC HEARING NOTICE

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearings:

On Wednesday, June 3, 2026 at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, June 16, 2026 at 6:30 PM, the Town of Bartonville Town Council will hold public hearings to consider a Conditional Use Permit and Site Plan for the item listed below:

Consider a request for a Conditional Use Permit and Site Plan for the Lantana Town Center – Lot 1R, Block 2C property, located at the northeastern corner of FM 407 and Blanco Drive in the Town of Bartonville. The applicant intends to construct an 8,400 sf multi-tenant retail building with an end cap drive-through window. The applicant is Michael Harney with NewQuest. **(Case #s CUP-2026-001 and SP-2026-001).**

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at smontgomery@townofbartonville.com. Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

I am writing in **(Check as applicable) Support:** _____ **Opposition:** _____ of the proposal.

Additional Comments:

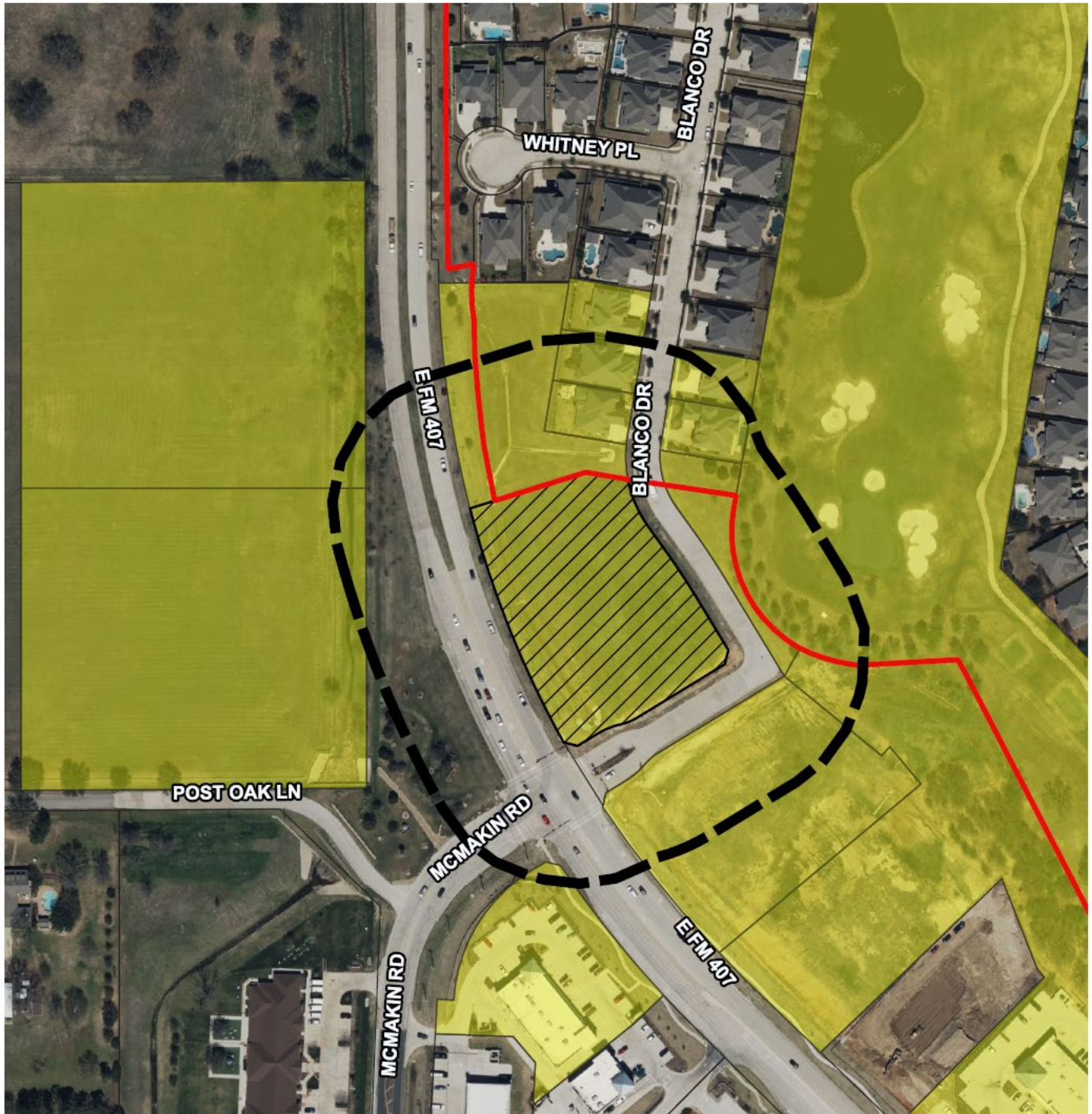
Name/Address/Town: **(Print) (Required)**

PUBLIC HEARING 200-FOOT RADIUS NOTIFICATION MAP

Lantana Town Center – Lot 1R, Block 2C

Legend

-  200-foot buffer
-  Bartonville Town Limits
-  Chipotle Parcel
-  Parcels to Notify



CUP-2026-002, SP-2026-001 PARCEL NOTIFICATIONS

NAME	STREET ADDRESS	CITY, STATE, & ZIP
STEPHENSON, TROY & PHYLLIS	9730 BLANCO DR	LANTANA, TX 76226-1120
ASHITEY, HARRY N & IMELDA	9720 BLANCO DR	LANTANA, TX 76226-1120
FRICK, J D & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N, STE 200	HOUSTON, TX 77040-5383
CF LANTANA ARCIS LLC, C/O ARCIS GOLF	8343 DOUGLAS AVE, STE 200	DALLAS, TX 75225-5883
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN STE 245	HOUSTON, TX 77027-2858
GARCIA, RUDY M & JEANNE	9740 BLANCO DR	LANTANA, TX 76226-1120
MIDDLE, ROBERT & MIDDLE, PATRICIA	9741 BLANCO DR	LANTANA, TX 76226-1125
WELBORN, CAROLYN	9731 BLANCO DR	LANTANA, TX 76226-1125

Exhibit 3

AFFIDAVIT OF PUBLICATION

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

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

PUBLICATION DATES:
May. 16, 2026

Notice ID: 48wbikxwVDSHb4smRRrA
Notice Name: 06.03 & 06.16.26 PH Notices for 06.16.26 pub

PUBLICATION FEE: \$46.80

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

Edmar Corachia

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 05/18/2026

Sharon E. Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

Town of Bartonville
Notice of Public Hearings
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 6:30 p.m. on June 3, 2026, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding a Conditional Use Permit and Site Plan for the Lantana Town Center – Lot 1R, Block 2C property, located at the northeastern corner of FM 407 and Blanco Drive in The Town of Bartonville. The applicant intends to construct an 8,400 sf multi-tenant retail building with an end cap drive-through window. The applicant is Michael Harney with NewQuest. The Town of Bartonville file numbers for this application are CUP-2026-001 and SP-2026-001. The Town Council will conduct a second public hearing at 6:30 p.m. on June 16, 2026, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 05/16/2026

Exhibit 4

Westwood

May 22, 2026
WW No.: 3340-13.295
TX Reg. Engineering Firm F-11756

Mr. Kirk H. Riggs, FBINA, LCC, ILEA

Town Administrator

Town of Bartonville

1941 E. Jeter Road
Bartonville, Texas 76226

Re: **Town of Bartonville**
Chipotle CUP Submittal Review- Submittal 1

Dear Mr. Riggs:

In accordance with your request of May 14, 2026, we have reviewed the submission of the Chipotle CUP Permit Submittal and offer the following comments.

We reviewed the submittal and do not have comments.

Should you have any questions about the information contained herein, please do not hesitate to call.

Sincerely,

/s

Christopher J. Cha, PE

Exhibit 5



Ryan Wells <rwells@adterramconsulting.com>

Chipotle Drive Thru CUP & SP

Chris Ahrens <cahrens@dentoncountyesd1.gov>

Thu, May 21, 2026 at 9:14 AM

To: Ryan Wells <rwells@adterramconsulting.com>, Chris Cha <christopher.cha@westwoodps.com>

Cc: "Mon X. Nguyen" <mon@dentoncountyesd1.gov>, fireinspections <fireinspections@dentoncountyesd1.gov>

Re: Site Plan and Civil Utilities Plan for the Chipotle/New Quest Addition in Lantana/Bartonville.

The following comments were made in accordance with the **2021 IFC and local codes**.

OMMISSION OF PLAN/PERMIT REVIEW COMMENTS DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY PORTION OF THE FIRE CODE.

ACTION ITEMS:

- None at this time
- **Emergency Access and Fire Dept Water Supply appear to be compliant with the 2021 International Fire Code**

For Informational Purposes:**Water Supply / Fire Hydrants**

Water Supply. 2021 International Fire Code Section 507- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (unsprinklered) or 600 feet (sprinklered) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Distance between fire hydrants shall not exceed 500 feet and shall comply with Appendix C, Table C105.1. Fire flow shall comply with Appendix B, Table B105.1.

Fire Apparatus Access Roads / Fire Lanes

Approved Fire Apparatus Access Roads/Fire Lanes shall be provided for every facility, building, or portion of building and shall comply with **2021 International Fire Code (IFC) Section 503 and IFC Appendix D.**

Standard fire lanes have been amended to 24'. The fire apparatus access road shall extend to within 150 feet of all portions of the building or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building as measured by maximum hose distance or an approved route around the exterior of the building. **Sprinklered buildings may be allowed to increase this distance to 300'**.

Be Advised: Finish-out of tenant spaces will not be approved by DCESD 1 until the shell and all its life safety systems have received their Final Fire Acceptance Inspections. Concurrent work by the Shell Contractors and the Tenant Finish Out Contractors is prohibited by DCESD 1.

DCESD 1 recommends **APPROVAL** of the proposed Civils/Site Plan

Please let me know if there are any further questions or clarifications needed.

Respectfully,



Chris Ahrens CFPS, CFPE
Captain/Assistant Fire Marshal

Denton County ESD #1
511 S. Gibbons Rd.
Argyle, TX 76226

(O) 940-464-7102
(C) 682-808-9994
www.DentonCountyESD1.gov

Respectfully,



Chris Ahrens CFPS, CFPE
Captain/Assistant Fire Marshal

Denton County ESD #1
511 S. Gibbons Rd.
Argyle, TX 76226


(O) 940-464-7102
(C) 682-808-9994
www.DentonCountyESD1.gov

From: Ryan Wells <rwells@adterramconsulting.com>
Sent: Thursday, May 14, 2026 8:18 PM
To: Chris Ahrens <cahrens@dentoncountyesd1.gov>; Chris Cha <christopher.cha@westwoodps.com>
Subject: Chipotle Drive Thru CUP & SP

Good evening gentlemen,

[Quoted text hidden]

2 attachments

 **Chipotle SP - Lantana.pdf**
803K

 **Chipotle Water Plan - Lantana.pdf**
626K

Exhibit 6

TOWN OF BARTONVILLE
ORDINANCE NO. _____-26

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A RESTAURANT WITH DRIVE-THROUGH USE, AND APPROVING AN ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 2.0549-ACRE SITE SITUATED IN LOT 1R, BLOCK C, OF CARLISLE ADDITION, PHASE C, IN THE LANTANA TOWN CENTER, LOCATED NORTHEAST OF THE INTERSECTION OF FM 407 AND BLANCO DRIVE IN BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

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

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

**SECTION 2.
CONDITIONAL USE PERMIT GRANTED**

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting CUP-2026-002, a Conditional Use Permit (CUP) to allow for the operation of a restaurant with drive-through use on an approximately 2.0549-acre tract of land that is situated in Lot 1R, Block C, of Carlisle Addition, Phase C, in the Lantana Town Center, generally located northeast of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas, with the following conditions. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance.

1. The proposed screening fence on the north side of the property shall be installed prior to issuance of a certificate of occupancy for the proposed building, and shall meet all design requirements found in Bartonville Zoning Ordinance Section 13.3.C.14. A revised screening wall detail shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.

**SECTION 3.
SITE PLAN APPROVED**

Accompanying the CUP that is approved by this Ordinance is Site Plan SP-2026-001, required to provide the necessary site detail to develop the area in accordance with the CUP and applicable development standards. Site Plan SP-2026-001 is hereby approved, with the following added conditions:

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

3. Prior to issuance of a certificate of occupancy for the proposed building, a replat of Lot1R, Block 2C, Carlisle Addition shall be approved by the Town and recorded with the Denton County Clerk. This replat shall include the fire lane easement as depicted on the site plan, and a public drainage easement along the front (west side) of the property encompassing the open drainage ditch along FM 407.
4. All fire lane turn radii shall be a minimum of 20 feet. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
5. The driveway from the site onto FM 407 shall be a right-in/right-out, with a raised porkchop directing ingress and egress. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
6. The applicant shall obtain a TxDOT 1058 driveway permit, a copy of which shall be provided to the Town prior to site construction. Final driveway location and design shall be subject to TxDOT determination.

**SECTION 4.
REPEAL OF CONFLICTING ORDINANCES**

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

**SECTION 5.
SEVERABILITY**

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

**SECTION 6.
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in

effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 7.
ENGROSS AND ENROLL**

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

**SECTION 8.
PUBLICATION**

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

**SECTION 9.
PENALTY**

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

**SECTION 10.
NO VESTED RIGHTS**

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

**SECTION 11.
EFFECTIVE DATE**

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

AND IT IS SO ORDAINED.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 16th day of June, 2026.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Shannon Montgomery, TRMC, Town Secretary

DRAFT