

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



811

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

BENCHMARKS

TBM#1 TEMPORARY BENCHMARK
MARK "X" ON SOUTHEAST
CORNER OF CONCRETE INLET.
ELEVATION = 659.15

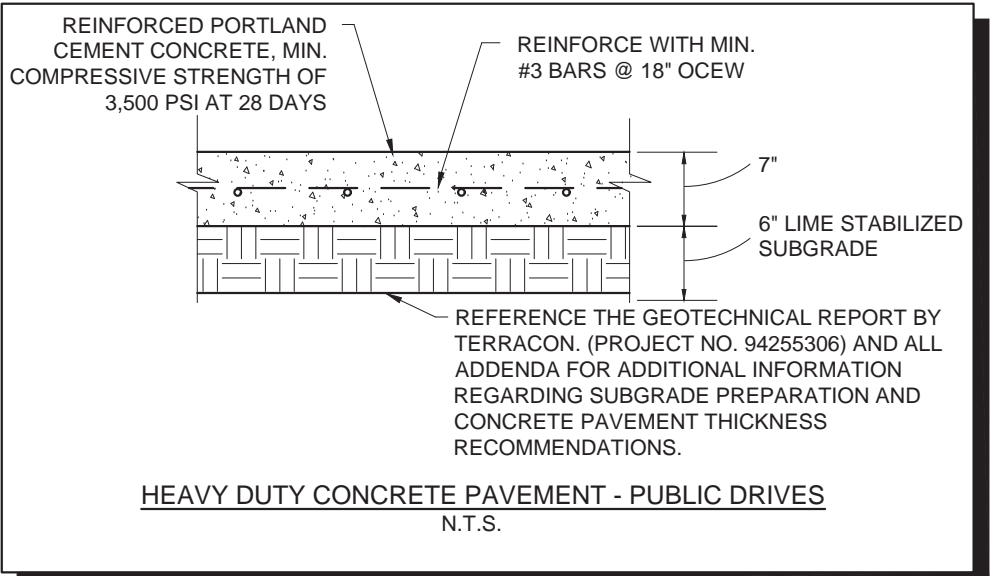
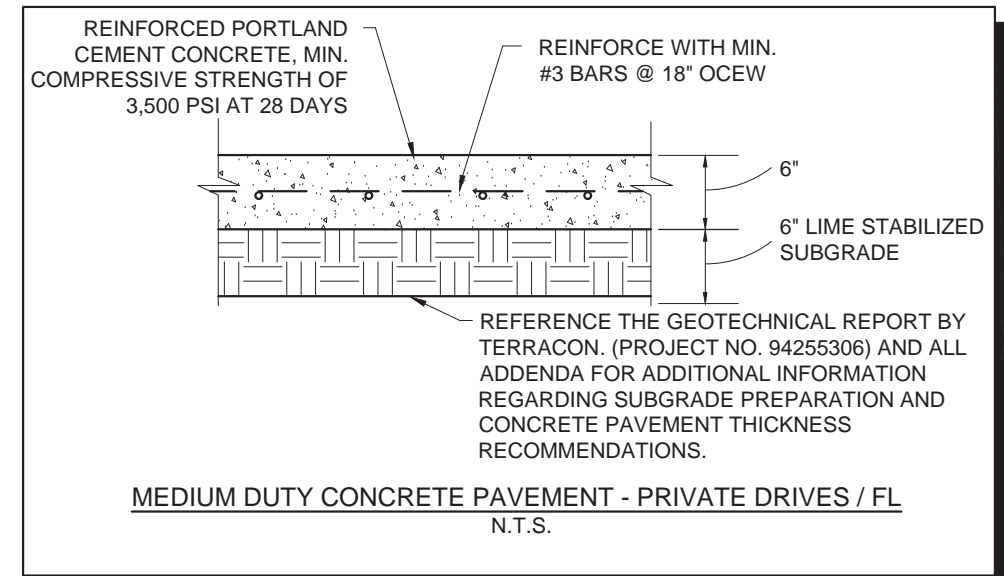
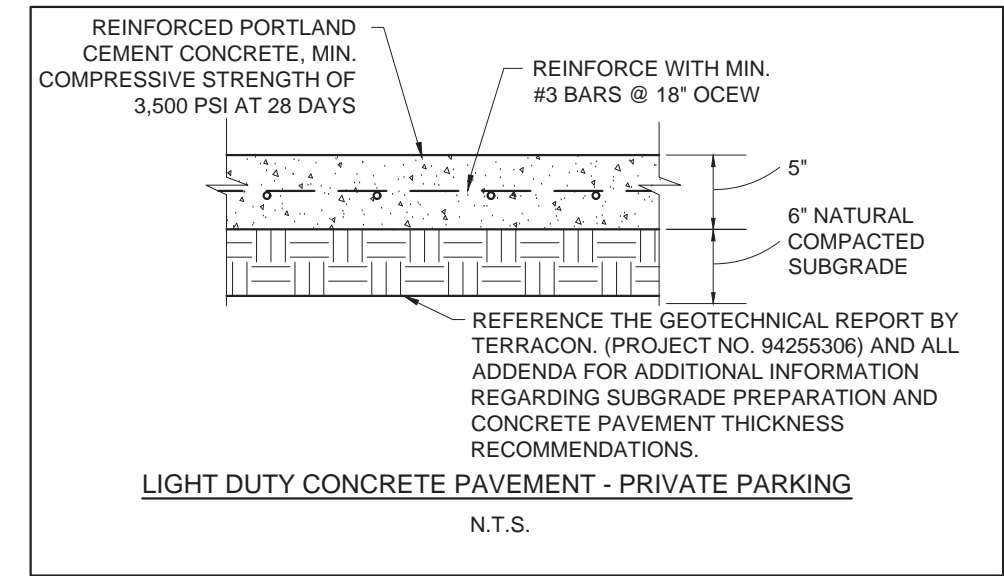
TBM #2 TEMPORARY BENCHMARK
MARK "X" ON SOUTHEAST
CORNER OF CONCRETE INLET.
ELEVATION = 634.37



TBM#3 TEMPORARY BENCHMARK
MARK "X" ON SOUTHEAST
CORNER OF CONCRETE INLET.
ELEVATION = 631.85

[illegible]

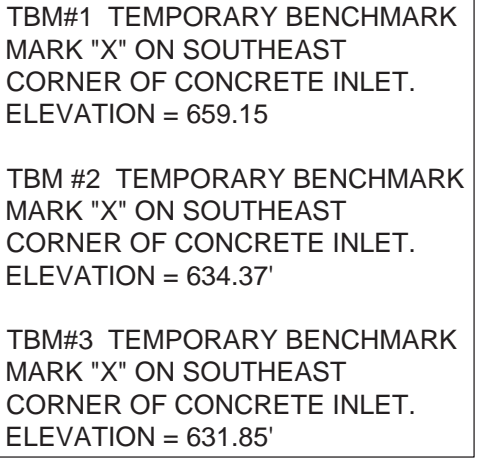
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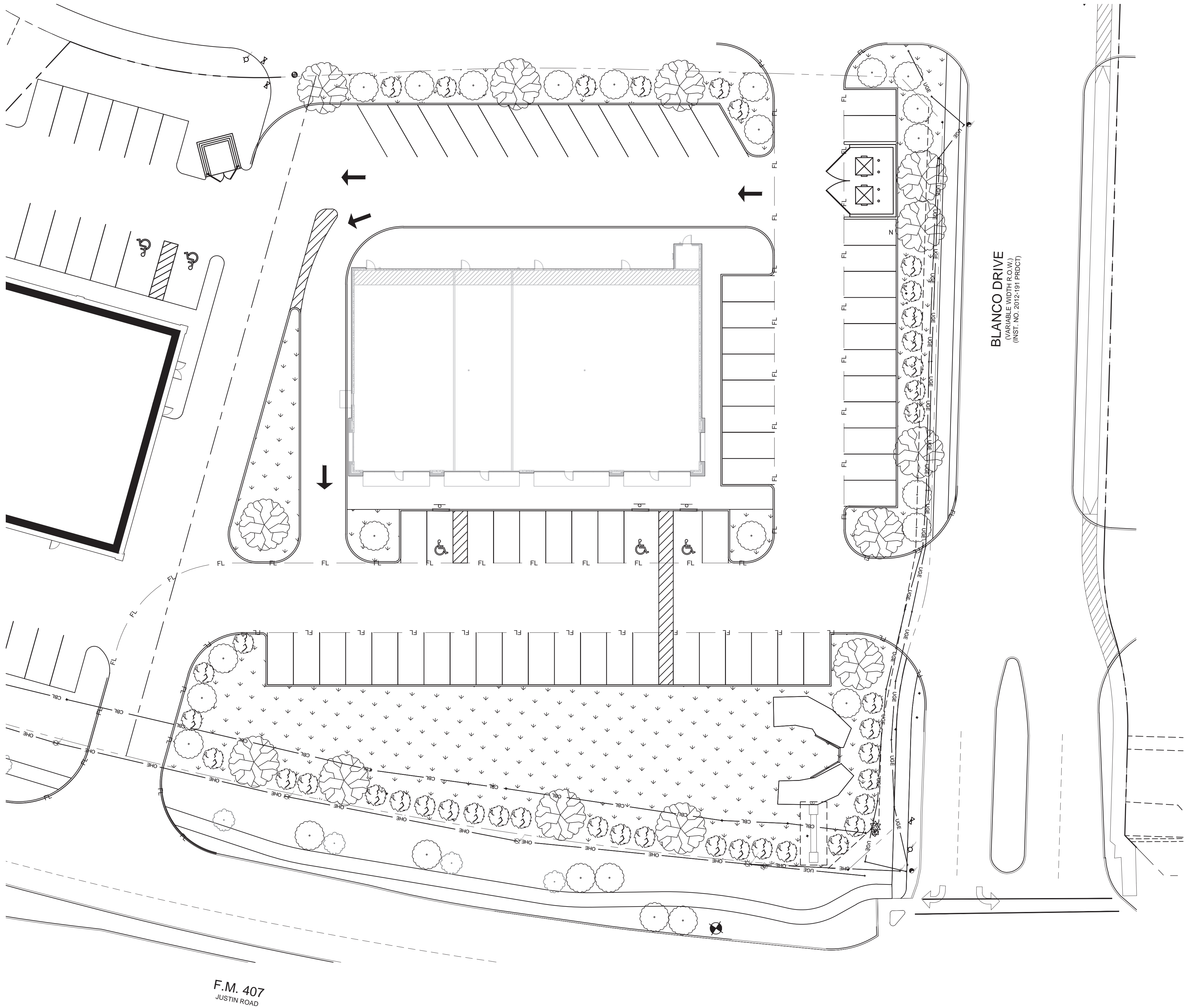
*NOTE: PAVEMENT DETAILS SHOWN ARE FOR CONVENIENCE ONLY. PLEASE REFERENCE STRUCTURAL DRAWINGS AND GEOTECH REPORT BY TERRACON. (PROJECT NO. 94255306) FOR ALL DESIGN CONSIDERATIONS



SHEET NUMBER	PAVING AND DIMENSION CONTROL PLAN	LANTANA TRACT 8B CITY OF BARTONVILLE DENTON COUNTY, TEXAS	PROJECT No. 061283613 DATE: AUGUST 2025 SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY: KHA CHECKED BY: KHA	 <p>801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102 PHONE: 817-338-9511 FAX: 817-338-9570 TEXAS REGISTERED ENGINEERING FIRM #328</p>	PRELIMINARY FOR REVIEW ONLY Prepared for Concept Plan Submittal Not for construction or permit purposes.  Engineer: CRISTAL H. ZUBIA, P.E. P.E. No. 146390 Date: 08/19/2025	No. _____ REVISIONS _____ BY _____ DATE _____			

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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" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS. MULCH SHALL BE CERTIFIED CLEAN AND FREE OF ALL PESTS, DISEASES AND WEED SEEDS. PRIOR TO DELIVERY, LANDSCAPE CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH COPY OR PROOF OF CERTIFICATION AND SAMPLE.
- PLANTING SOIL MIX TO CONTAIN: 40% TOP SOIL, 30% SHREDDED BARK MULCH AND 30% SAND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PLANT COUNT AND DETERMINING THE QUANTITIES SHOWN ON PLAN, FOR ALL PLANTING INDICATED. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUALITY OF ALL PLANT MATERIAL TO FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT QUALITY SHALL BE GRADE A, FREE OF DAMAGE OR DISEASE. ROOT-BOUND OR INFERIOR QUALITY WILL NOT BE ACCEPTED. PLANT MATERIAL TO BE INSPECTED UPON DELIVERY OR AT THE NURSERY BEFORE DELIVERY. CONTRACTOR TO SCHEDULE INSPECTION MEETING WITH ADVANCED NOTICE OF 24 HRS. ANY UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED. CONFIRM WITH OWNER'S REPRESENTATIVE ALL FINAL SELECTIONS OF PLANT MATERIAL AND REPORT ANY DISCREPANCIES PRIOR TO INSTALLATION TO THE OWNER AND OWNER'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
- GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS. ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER TWO YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED. CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL PROVIDED.
- CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
- PLANTS ADJOINING SIGNS AND WALKS TO BE SELECTIVELY PRUNED AS REQUIRED TO PROVIDE CLEAR SITE LINES AND SAFE PASSAGE.
- PLANTS TO BE SELECTIVELY PRUNED TO REMOVE BROKEN AND DAMAGED BRANCHES. DO NOT SHEAR OR TOP ANY TREES. DO NOT CUT BACK SHRUBS TO THE GROUND UNLESS FREEZE DAMAGED.
- DO NOT SHEAR STRAP-LEAVED PLANTS OR TRIM LEAVES AS A SHRUB. SELECTIVELY REMOVE DEAD AND DAMAGED LEAVES AT THE BASE BY CLEANLY CUTTING.
- NOTE THAT THIS LAYOUT IS BASED ON THE PLANS PROVIDED BY THE CONSULTANT TEAM. THERE MAY BE EXISTING CONDITIONS THAT DIFFER FROM THE PLANS PROVIDED AND THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENTS OF ANY DAMAGED LANDSCAPE AREAS OR SITE FEATURES WITHIN AND BEYOND THE LIMITS OF WORK THAT ARE A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR(S). REPLACEMENT ITEMS SHALL EQUAL THE QUALITY OF ORIGINAL WORK.
- REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH PROJECT MANAGER DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
- ALL TREE AND SHRUB PLACEMENT WILL BE APPROVED BY THE OWNER AND GENERAL CONTRACTOR PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE MEETING 24 HOURS IN ADVANCE FOR PLANT PLACEMENT MEETING.

TREE PROTECTION NOTES

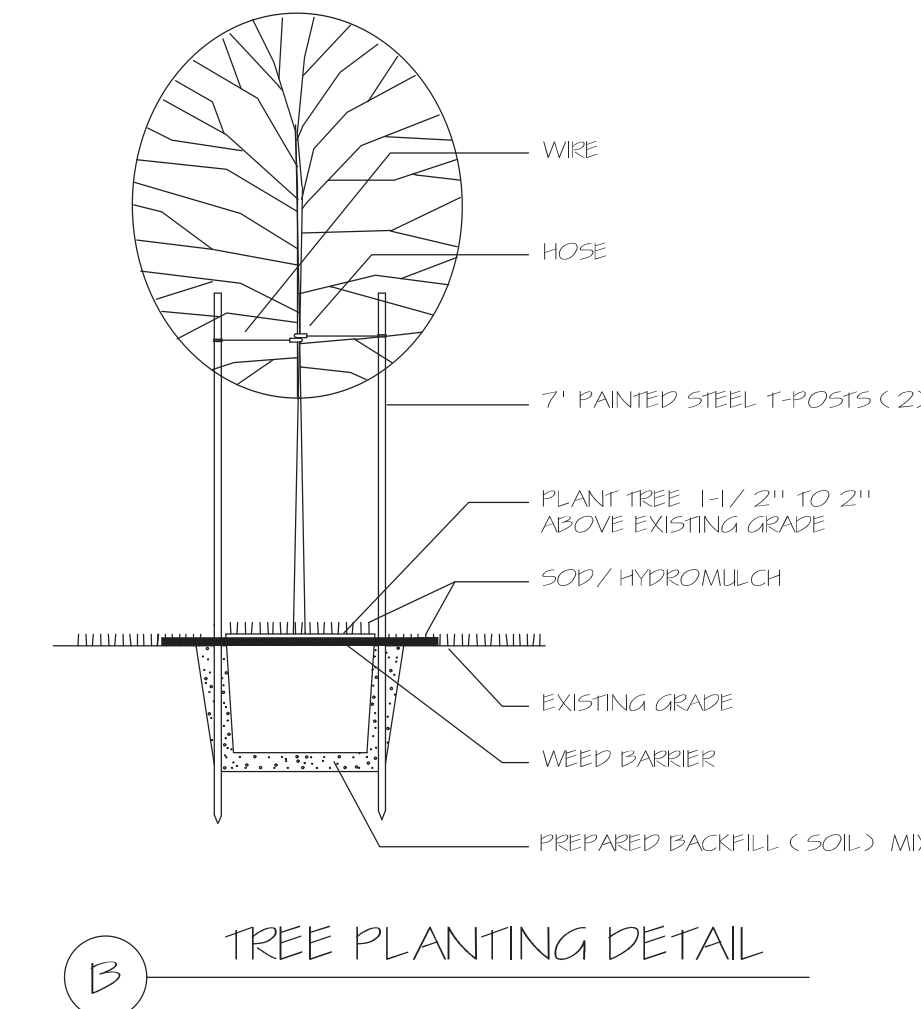
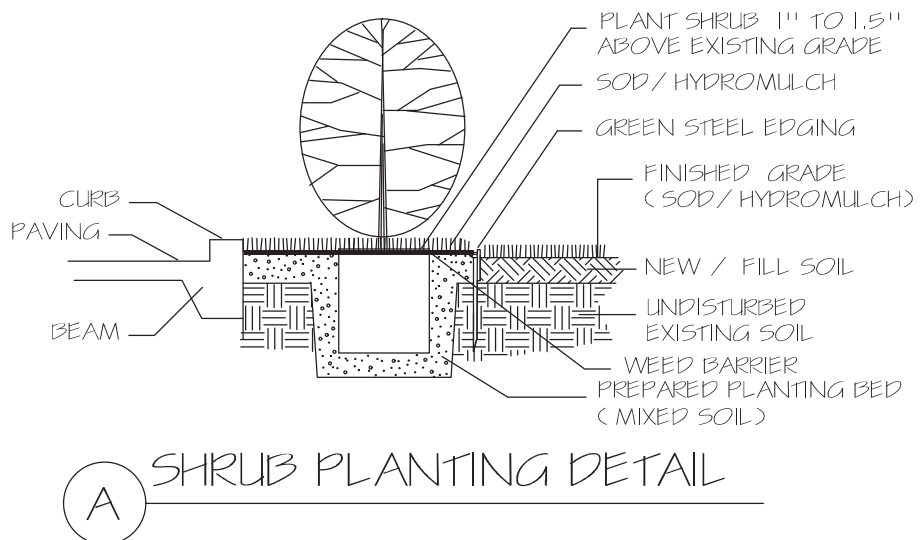
- NO CUTTING, FILLING, TRENCHING, OR SOIL COMPACTION SHALL OCCUR WITHIN THE TREE DRIPLINE AREA OTHER THAN THE PREPARATION ASSOCIATED WITH THE INSTALLATION OF STRUCTURAL SOILS.
- ALL PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. REFER TO TREE PROTECTION FENCING DETAIL.
- 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" DIAMETER. TUNNEL UNDER ALL TREE ROOTS OVER 1" DIAMETER. CLEANLY CUT TREE ROOTS UNDER 1" DIAMETER WHERE NEEDED. DO NOT RIP OR SHRED TREE ROOTS BUT CUT CLEANLY.

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.

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'

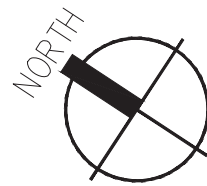
	REQUIRED	EXISTING	PROVIDED
STREET TREES:			
1 TREE PER 30 FEET OF STREET FRONTAGE	8	3	5
BUFFERYARDS: (B/W NONRESIDENTIAL USES)			
1 OVERSTORY TREE PER 50 FEET OF PROPERTY LINE	8.52	0	9
3 UNDERSTORY TREES PER 50 FEET OF PROPERTY LINE	25.56	1	25
6 SHRUBS PER 100 FEET OF PROPERTY LINE	25.56	0	26
PARKING:			
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.



LANDSCAPE PLAN

SCALE : 1" = 20'-0"



MORRIS

A Stratus Team Company

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HOUSTON, TX 77079
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STATE OF TEXAS
REBECCA GONZALEZ GONZALEZ
147779
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

Rebecca Gonzalez

7/2/2025
FIRM # F-1449

#	DATE	DESCRIPTION
	07/03/2024	PERMIT ISSUE

LANTANA RETAIL 8B

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

Drawn
Checked

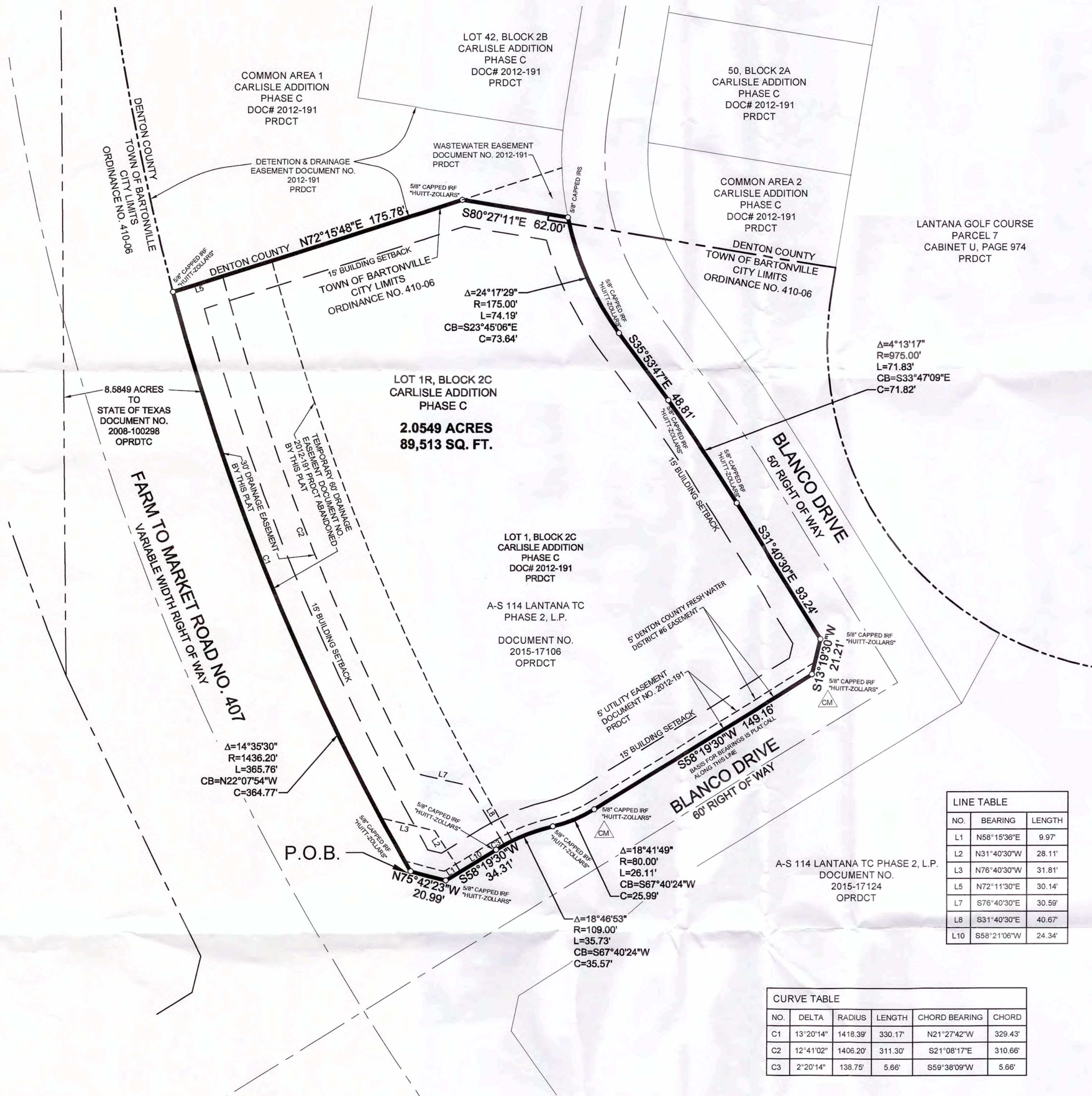
BS
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LANDSCAPE
PLAN


PROJECT #:
2025-0522.00

SHEET NO.


LS-1



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°20'14"	1418.39'	330.17'	N21°27'42"W	329.43'
C2	12°41'02"	1406.20'	311.30'	S21°08'17"E	310.66'
C3	2°20'14"	138.75'	5.66'	S59°38'09"W	5.66'

LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
INST. NO.	INSTRUMENT NUMBER
	CONTROL MONUMENT
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.T.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

SURVEYOR:
KIMLEY-HORN ASSOCIATES
801 CHERRY STREET UNIT 11, SUITE 950
FORT WORTH, TX 76102
817-335-6500
JAMES PAUL WARD

 NANCEE OST
Notary Public, State of Texas
My Commission Expires
April 17, 2017

By:

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 40'	JPW	JAD	04/15/2015	061283600	1 OF 1