Date: October 15, 2024 Case Number: ZC-24-104 Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: <u>Stephen Murray</u>

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Various Property Owners

Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north,

Sandshell Boulevard to the west and Corrine Drive to the south Acreage: 40.3 acres

Request

Proposed Use: Commercial, restaurant, car wash, school

Request: From: "I" Light Industrial and PD 1390 Planned development for all uses in I Light

Industrial plus hotel

To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car

wash in "G" Intensive Commercial, site plan included

Recommendation

Land Use Compatibility: Requested change is compatible.

Comprehensive Map Consistency: Requested change is consistent.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 8-0

Table of Contents

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
 - a. Land Use Compatibility
 - b. Comprehensive Plan Consistency

- c. Site Plan Comments
- 6. Zoning Map with 300 ft. Notification Area
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

Project Description and Background

The proposed rezoning area is generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south. The request is from "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel to "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included. The proposed rezoning will not make any current use nonconforming and the zoning designations are appropriate for this location.

Two meetings were held at the request of Council Member Lauersdorf on August 7th with the property owners (virtual meeting) and August 8, 2024 with the neighborhoods and school regarding the proposed zoning change. Staff did not receive opposition to rezoning this property at the time of the meetings.

The table below describes the property being rezoned:

Address	Zoning From	Zoning To	Use	
3000 Basswood Blvd	"I" Light	"G" General	Gas Station	
3000 Basswood Bivd	Industrial	Commercial		
3008 Basswood Blvd	"I" Light	"G" General	Jack in the Box (Restaurant)	
3008 Basswood Bivd	Industrial	Commercial		
3009 Corrine Dr	"I" Light	"G" General	National Tire & Battery	
3009 COTTITIE DI	Industrial	Commercial		
3041 Clay Mountain Trail	"I" Light	"G" General	l Undeveloped l	
3041 Clay Mountain Trail	Industrial	Commercial		
3044 Clay Mountain Trail	"I" Light	"G" General	Undeveloped	
3044 Clay Mountain Trail	Industrial	Commercial		
3052 Basswood Blvd	"I" Light	"G" General	Strickland Brothers (Oil	
3032 Basswood Bivu	Industrial	Commercial	Change)	
2070 December 1	"I" Light	"G" General	Sonic (Restaurant)	
3078 Basswood	Industrial	Commercial		
2000 Passaucad Phys	"I" Light	"G" General	Retail Strip/Restaurant	
3088 Basswood Blvd	Industrial	Commercial		
2100 Pessy and Phys	"I" Light	"G" General	Chicken Express	
3100 Basswood Blvd	Industrial	Commercial	(Restaurant)	
2400 01 14 1 7 11	"I" Light	"CF" Community	Basswood Elementery	
3100 Clay Mountain Trail	Industrial	Facilities		
2426 David and District	"I" Light	"G" General	Undeveloped	
3136 Basswood Blvd	Industrial	Commercial		
2172 Passauced Phys	"I" Light	"G" General		
3172 Basswood Blvd	Industrial	Commercial	Jiffy Lube	
	"I" Licebet	CUP for car wash in	Caliber Car Wash	
3180 Basswood Blvd	"I" Light	"G" Neighborhood		
	Industrial	Commercial		
7100 North Front	"I" Light	"G" General	Hama Danet	
7100 North Fwy	Industrial	Commercial	Home Depot	
7140 North Franc	"I" Light	"G" General	Della Bagia	
7140 North Fwy	Industrial	Commercial	Pollo Regio	
7450 Novelle 5000	"I" Light	"G" General	DQ (Dairy Queen)	
7150 North Fwy	Industrial	Commercial		
7200 North Fwy	"I" Light	"G" General	Tago Poll (Postourent)	
	Industrial	Commercial Taco Bell (Restaurant)		
7222 Nowth F	"I" Light	"G" General Commercial Medical Clinic		
7232 North Fwy	Industrial			
2056 Clay Mayortain Trail	DD/I when betal	"G" General	Undovoloned	
3056 Clay Mountain Trail	PD/I plus hotel	Commercial	Undeveloped	

Surrounding Zoning and Land Uses

East "A-5" One-Family, "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse with wrought iron fence instead of required screening fence to the south; site plan required for mini warehouse only, approved and on file in the planning & Development Department / single-family, mini-storage, retail

South "C" Medium Density Multifamily / multifamily

West "A-5" One-Family; "G" Intensive Commercial / IH-35 Freeway frontage

Recent Zoning History

ZC-23-143- "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel within 1,000 feet of a one-family zoning district with development standards for reduced parking and increased building height attached as Exhibit 'L'; site plan approved attached as Exhibit 'M' and on file with the Development Services Department (approved October 2023)

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024. The following organizations were notified: (emailed August 30, 2024)

Organizations Notified				
Basswood Village HOA	Carrington Court HOA			
Santa Fe Enclave HOA	Summerfields NA			
Carriage Hills HOA*	Streams and Valleys Inc			
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD			
Keller ISD				

^{*} Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. The neighborhoods and school noted concerns regarding industrial zoning within the area. The proposed downzoning to "G" Intensive Commercial is appropriate at this location. All existing businesses will be conforming with the proposed rezoning.

The rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established neighborhoods and schools.

Comprehensive Plan Consistency– Far North

The adopted Comprehensive Plan currently designates the subject property as Mixed-use. The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

• Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



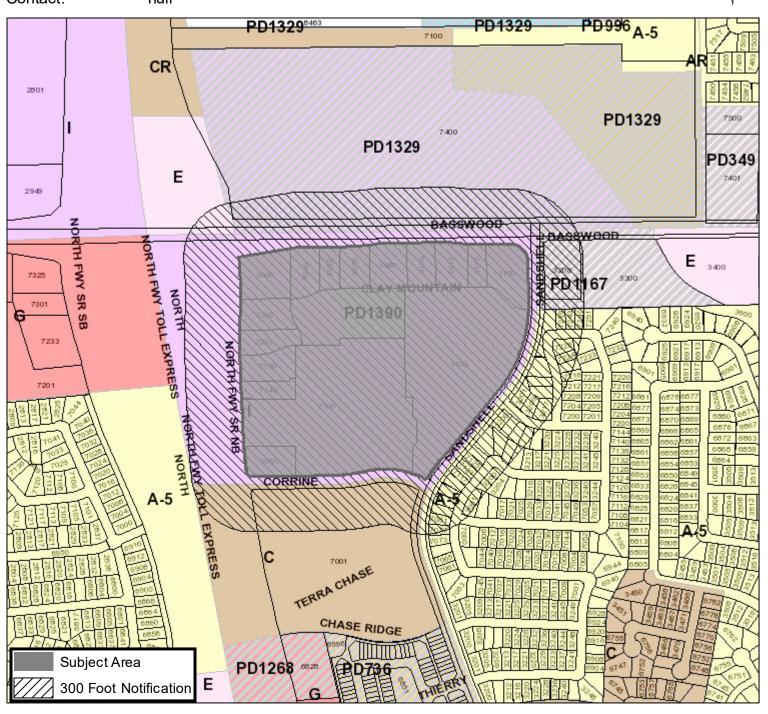
Applicant: City of Fort Worth

Address: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sands

Zoning From: I & PD1390 Zoning To: CF, G & G/CUP Acres: 40.39501298

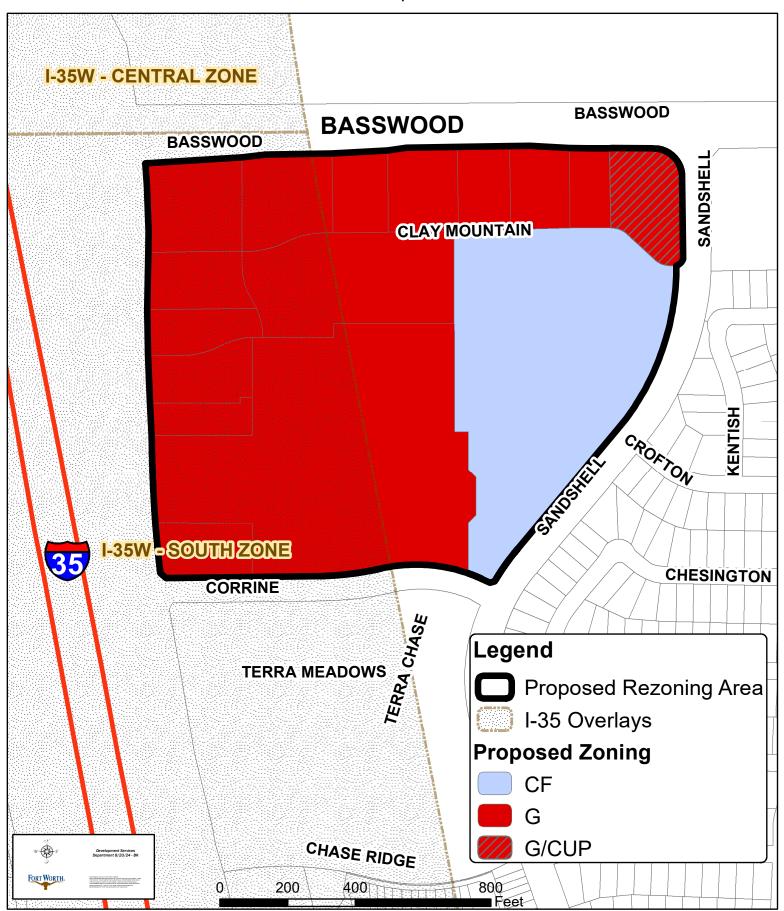
Mapsco: Text
Sector/District: Far_North
Commission Date: 9/11/2024

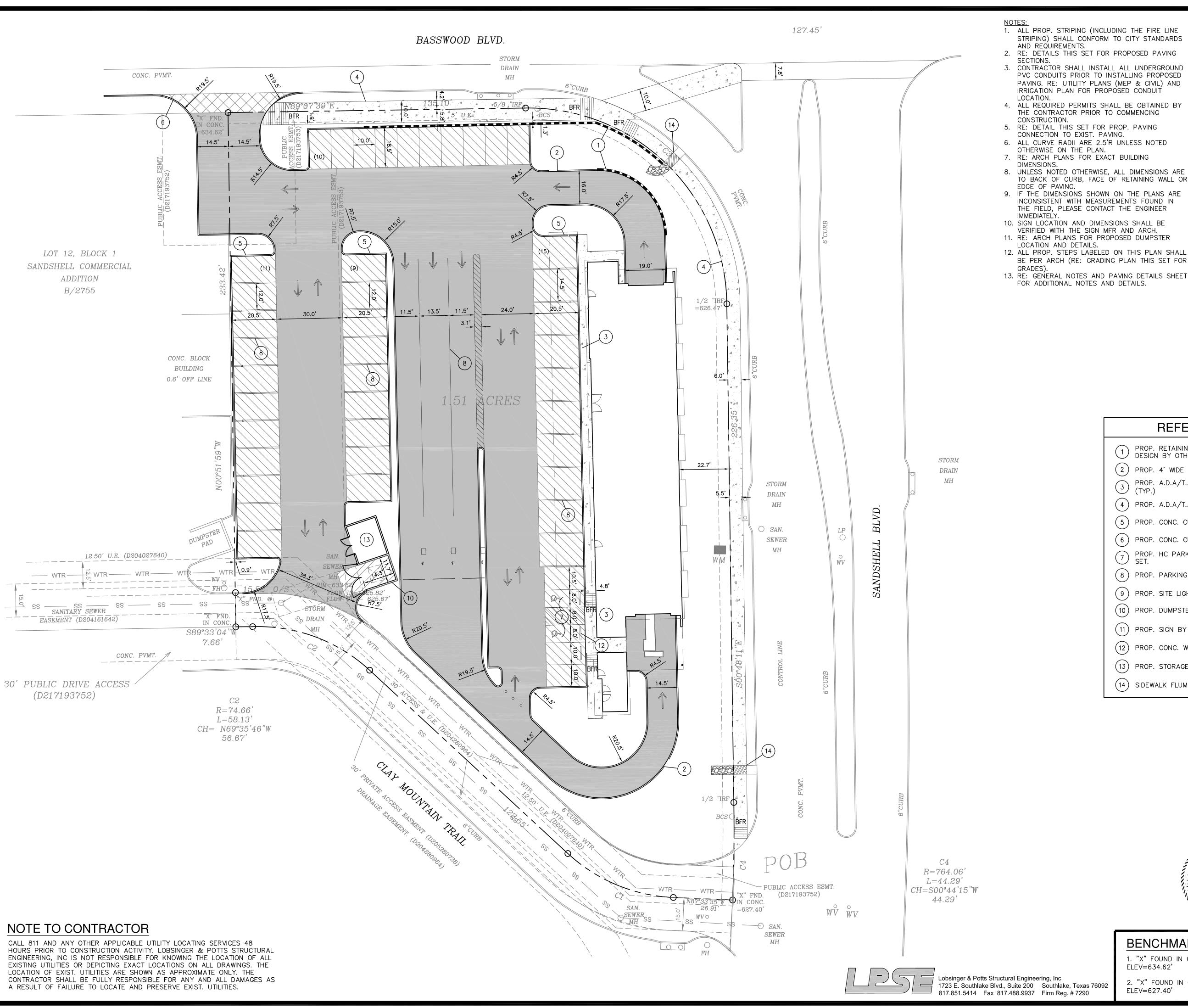




Proposed Zoning Districts

From: "I" Light Industrial & "PD" Planned Development 1390 To: "CF" Community Facilities, "G" Intensive Commercial, & "G/CUP" Intensive Commercial plus Conditional Use Permit,





- 1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS
- 2. RE: DETAILS THIS SET FOR PROPOSED PAVING 3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND
- IRRIGATION PLAN FOR PROPOSED CONDUIT 4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY
- THE CONTRACTOR PRIOR TO COMMENCING
- CONNECTION TO EXIST. PAVING.
- 6. ALL CURVE RADII ARE 2.5'R UNLESS NOTED
- 7. RE: ARCH PLANS FOR EXACT BUILDING
- 8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR
- 9. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER
- VERIFIED WITH THE SIGN MFR AND ARCH. 11. RE: ARCH PLANS FOR PROPOSED DUMPSTER
- 12. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR

CURB LINE PROP. STRIPING EASEMENT/SETBACK LINES -----PROP. FIRE LANE PROP. RW PARKING COUNT LABEL PROP. CONCRETE SURFACE (SIDEWALK OR PROP. DUMPSTER CONCRETE PAVING PER DETAIL THIS SET. PROP. REGULAR DUTY CONCRETE PAVING PER DETAIL THIS SET. PROP. MEDIUM DUTY CONCRETE PAVING PER DETAIL THIS SET. PROP. PUBLIC R.O.W. CONCRETE PAVING PER CITY REQUIREMENTS.

DRAWING LEGEND

PROPERTY LINE

EXISTING

PROPOSED

TYPICAL HANDICAP

STANDARDS MANUFACTURER

RETAINING WALL

TEXAS ACCESSIBILITY

GRAPHIC SCALE 1"=20'

N.T.S.

N.T.S.

20' 30' 40'

11x17 SCALE

8.5x11 SCALE

PROP. BARRIER FREE RAMP

ADJOINING PROPERTY LINE

PROP. EDGE OF PAVEMENT

REFERENCE NUMBER NOTES

PROP.

BFR

TYP.

T.A.S.

- 1 PROP. RETAINING WALL; ELEVATIONS PER GRADING PLAN THIS SET. DESIGN BY OTHERS.
- (2) PROP. 4' WIDE CURB BREAK PER GRADING PLAN THIS SET.
- 3 PROP. (TYP.) PROP. A.D.A/T.A.S. COMPLIANT CONC. SW PER DETAIL THIS SET.
- (4) PROP. A.D.A/T.A.S. COMPLIANT CONC. SW PER CITY DETAIL. (TYP.)
- (5) PROP. CONC. CURB PER DETAIL THIS SET. (TYP.)
- (6) PROP. CONC. CURB PER CITY DETAIL. (TYP.)
- 7 PROP. HC PARKING AREA PER GRADING PLAN AND DETAILS THIS SET.
- (8) PROP. PARKING LOT STRIPING PER DETAIL THIS SET. (TYP.)
- (9) PROP. SITE LIGHTING PER MEP. (TYP.)
- (10) PROP. DUMPSTER W/ SCREENING PER ARCH.
- (11) PROP. SIGN BY OTHERS.
- (12) PROP. CONC. WHEELSTOPS PER DETAIL THIS SET. (TYP.)
- (13) PROP. STORAGE BUILDING PER ARCH.
- (14) SIDEWALK FLUME PER DETAIL THIS SET.

Q-SPEEDWASH BASSWOOD & SANDSHELL

FORT WORTH, TEXAS

the architectural studio

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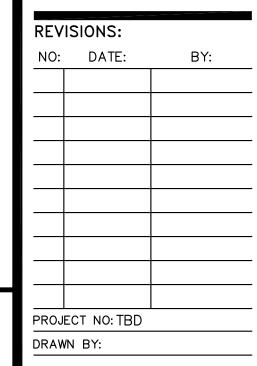
1723 É. SOUTHLAKE BLVD, SUITE 200 SOUTHLAKE, TEXAS 76092

GRANDBURY, TEXAS 76049

STRUCTURAL

SHEET TITLE:

PAVING PLAN



1. "X" FOUND IN CONCRETE AT NORTHWEST PROPERTY CORNER. ELEV=634.62'

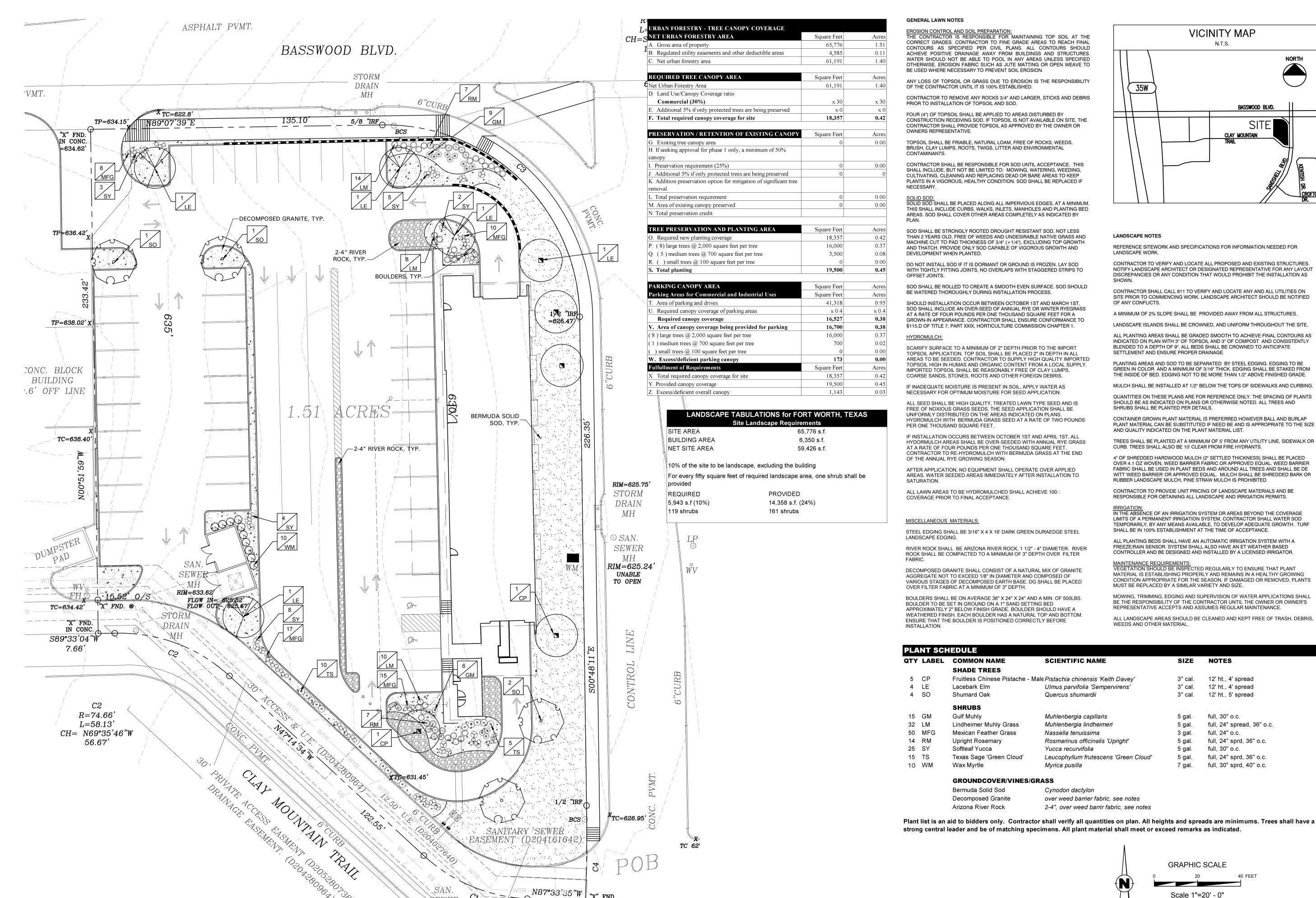
AMY B. LANDRY

114194

ELEV=627.40'

BENCHMARKS

2. "X" FOUND IN CONCRETE AT SOUTHEAST PROPERTY CORNER.



CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF

<u>SOLID SOD:</u> SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO

TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. OF THE ANNUAL RYE GROWING SEASON.

MISCELLANEOUS MATERIALS

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH

BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED

BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

§115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS

ALL SEED SHALL BE HIGH QUALITY. TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. PER ONE THOUSAND SQUARE FEET.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100 ${ t I}$ COVERAGE PRIOR TO FINAL ACCEPTANCE.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR

THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY

HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

SHADE TREES

Lindheimer Muhly Grass

Mexican Feather Grass

Texas Sage 'Green Cloud'

GROUNDCOVER/VINES/GRASS

Upright Rosemary

Bermuda Solid Sod

Arizona River Rock

Decomposed Granite

Softleaf Yucca

Wax Myrtle

Lacebark Elm

Shumard Oak

SHRUBS

Gulf Muhly

SCIENTIFIC NAME

Quercus shumardii

Muhlenbergia capillaris

Nassella tenuissima

Yucca recurvifolia

Cynodon dactylon

Myrica pusilla

Muhlenbergia lindheimeri

Rosmarinus officinalis 'Upright'

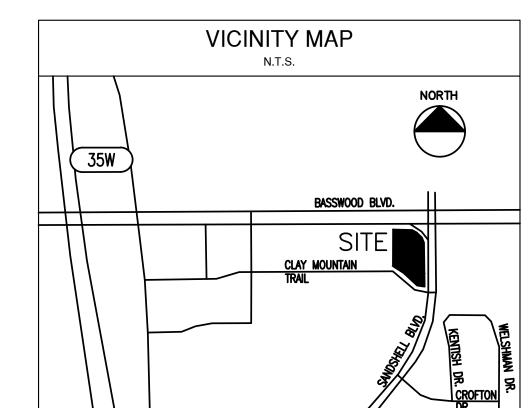
Leucophyllum frutescens 'Green Cloud'

over weed barrier fabric, see notes

2-4", over weed barrir fabric, see notes

Ulmus parvifolia 'Sempervirens'

Fruitless Chinese Pistache - Male Pistachia chinensis 'Keith Davey'



LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED

OF ANY CONFLICTS. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE. ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

SETTLEMENT AND ENSURE PROPER DRAINAGE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED FÓLIAL, WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH, TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON, IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL

12' ht., 4' spread

12' ht., 4' spread

12' ht., 5' spread

full, 24" spread, 36" o.c.

full, 24" sprd, 36" o.c.

full, 24" sprd, 36" o.c.

full, 30" sprd, 40" o.c.

full, 30" o.c.

full, 24" o.c.

full, 30" o.c.

SIZE NOTES

3" cal.

3" cal.

3" cal.

5 gal.

3 gal.

5 gal.

5 gal.

5 gal.

7 gal.

GRAPHIC SCALE



FORT WORTH, TEXAS

Q-SPEEDWASH

BASSWOOD &

SANDSHELL

600 E. ROSEDALE STREET SUITE 104

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MOWLESH RAMARAPU, P.E.

1723 É. SOUTHLAKE BLVD, SUITE 200

SOUTHLAKE, TEXAS 76092 817-488-9933

GRANDBURY, TEXAS 76049 817-676-2306 WESLEY ST. JOHN

STRUCTURAL

SHEET TITLE: LANDSCAPE PLAN

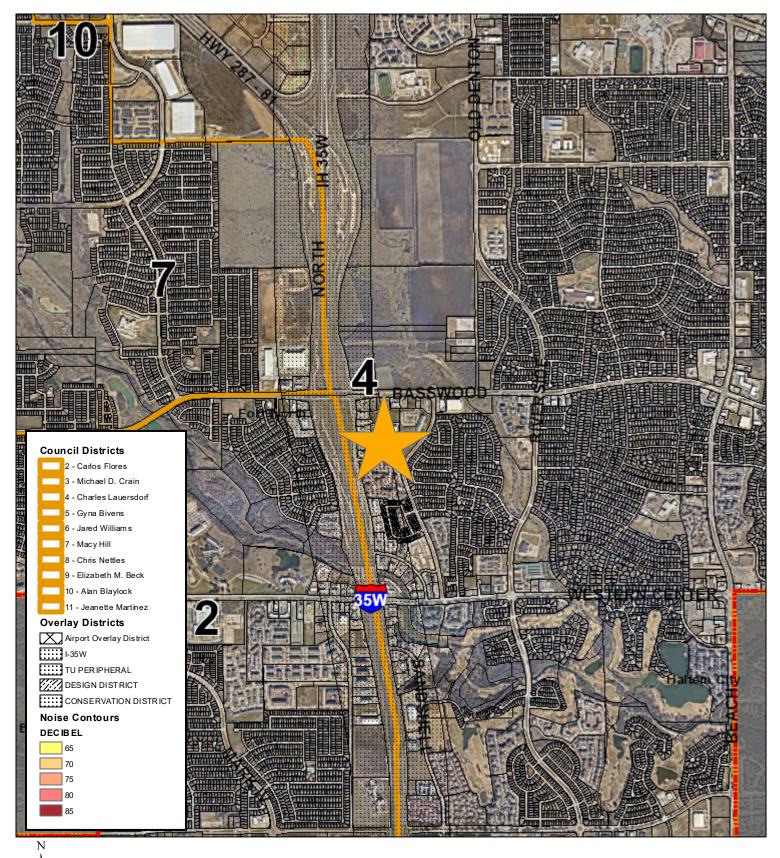
KEVISIONS.				
NO:	DATE:	BY:		
PROJECT NO: TBD				

DRAWN BY:

Lobsinger & Potts Structural Engineering, Inc 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092 817.897.3611 Fax 817.488.9937 Firm Reg. # 7290







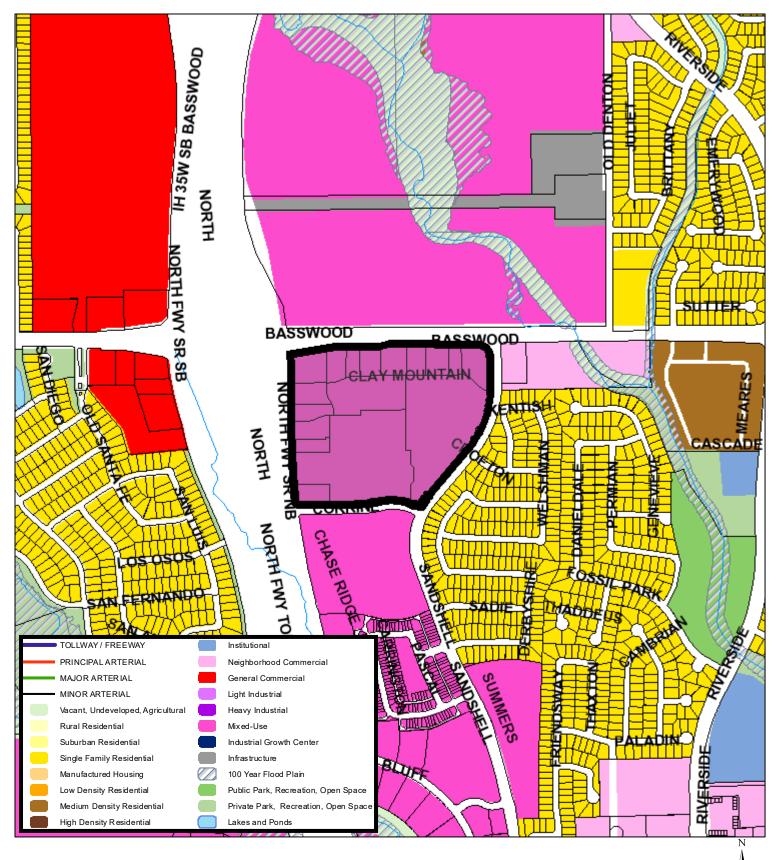
1,000

2,000

4,000 Feet



Future Land Use





Aerial Photo Map

