



# City of Haslet

## Agenda

**Planning and Zoning Commission Meeting  
Tuesday, June 30, 2026, at 6:30 PM  
Haslet Community Center, 105 Main Street**

Notice is hereby given of a Regular Meeting of the Haslet Planning and Zoning Commission to be held on Tuesday, June 30, 2026, at 6:30 PM, at the Haslet Community Center, 105 Main Street.

Members of the Public may also join the meeting remotely, by:

- Videoconference: <https://meet.goto.com/732177181>
- Phone: [+1 \(224\) 501-3316](tel:+12245013316) and entering access code:732-177-181

Page

**1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**2. CITIZENS PARTICIPATION AND COMMENTS**

*An opportunity for citizens to address the Planning and Zoning Commission (Commission) on matters which are on the agenda or are not scheduled for consideration (non-agenda items). The Texas Open Meetings Act prohibits deliberation by the Commission of any subject which is not on the posted agenda, therefore the Commission will not be able to discuss or take action on items not listed on this agenda, other than to make statements of specific factual information or to recite existing policy in response to the inquiry. **NOTE: In order to address the Commission during this time, or later in the meeting for any item that is scheduled on the agenda, please complete, and submit a speaker card to the City Secretary prior to the start of the meeting. The presiding officer may ask the speaker to hold comments on agenda items until that agenda item is reached.***

**3. ITEMS OF COMMUNITY INTEREST**

*Any expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or citizens; reminders about upcoming events sponsored by the city or other entity that is to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety.*

**3.A. All City Offices** will be closed on Friday, July 3, 2026, in observance of Independence Day.

**4. CONSENT AGENDA**

*Consent items are deemed to need little Commission deliberation and will be acted upon as one business item. Any member of the Commission may request that an item be withdrawn from the Consent Agenda and placed before the Commission for full discussion. Approval of the Consent Agenda authorizes the Chair, or his designee, to implement each item in accordance with staff recommendation.*

**4.A. Meeting Minutes Dated May 26, 2026**

3 - 6



*If you have a disability that requires special arrangements and you plan to attend this public meeting, please contact the City Secretary at (817) 439-5931 within 72 hours of the meeting. Reasonable accommodations will be made to meet your needs at the meeting.*

**5. STATUS OF CURRENT DEVELOPMENT PROJECTS**

- 5.A. Residential Project Status Report - June 7 - 8  
[SR-26-313 - Pdf](#)

**6. PUBLIC HEARINGS AND ACTION ITEMS**

- 6.A. Discuss, consider, and act on adopting a Resolution endorsing the North Central Texas Council of Governments (NCTCOG) submittal of the FY2025-2026 CRISI Grant Program application for the Avondale Haslet Road/Haslet Parkway "Long Bridge" Project. 9 - 11  
1) Presentation  
2) Public Hearing  
3) Discuss, consider and act  
[SR-26-314 - Pdf](#)
- 6.B. Discuss, consider and act to approve a Site Plan and Landscape Plan of Lot 1 Block 1 Of the Haslet Crossing East Addition. 1) Presentation 2) Public Hearing 3) Discuss, consider and act 12 - 27  
[SR-26-315 - Pdf](#)

**7. WORKSHOP**

- 7.A. Workshop on Master Land Use Plan Map 28  
1) Staff Presentation  
2) Discuss  
[SR-26-312 - Pdf](#)

**8. FUTURE AGENDA ITEMS**

**9. ADJOURN**

**CERTIFICATION**

I hereby certify that the above notice was posted on the bulletin board at the Haslet Community Center Building at 105 Main Street, Haslet, Texas on Wednesday, June 24, 2026 before 5:00 p.m.



**Katrina White**  
**Deputy City Secretary**

I certify that the attached notice and agenda of items to be considered by the Haslet City Council was removed by me from the designated bulletin board located at the Haslet Community Center, 105 Main Street, Haslet, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_, Title: \_\_\_\_\_



# MINUTES

## Planning and Zoning Commission Meeting

6:30 PM - Tuesday, May 26, 2026

Haslet Community Center, 105 Main Street

**MEMBERS PRESENT:** Matthew Hays, Chuck Tackett, and Paul Wallick

**MEMBERS ABSENT:** Greg Kadesch and Doreen Snediker,

**STAFF PRESENT:** Maurice Schwanke, Planning/EDC Coordinator, Mike Anderson, City Engineer, Michael Thetford, Building Official, and Katrina White, Admin

**NON-VOTING MEMBERS PRESENT:** Donell Bolton, Jonathan Page

**1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Vice - Chair Paul Wallick called the meeting to order and announced a quorum present at 6:30 pm.

**2. CITIZENS PARTICIPATION AND COMMENTS**

*An opportunity for citizens to address the Planning and Zoning Commission (Commission) on matters which are on the agenda or are not scheduled for consideration (non-agenda items). The Texas Open Meetings Act prohibits deliberation by the Commission of any subject which is not on the posted agenda, therefore the Commission will not be able to discuss or take action on items not listed on this agenda, other than to make statements of specific factual information or to recite existing policy in response to the inquiry. **NOTE: In order to address the Commission during this time, or later in the meeting for any item that is scheduled on the agenda, please complete, and submit a speaker card to the City Secretary prior to the start of the meeting. The presiding officer may ask the speaker to hold comments on agenda items until that agenda item is reached.***

**3. ITEMS OF COMMUNITY INTEREST**

*Any expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or citizens; reminders about upcoming events sponsored by the city or other entity that is to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety.*

3.A. **Haslet Fire Rescue and Fire Support's Kids Fire Camp** will be held Saturday, June 13, 2026, from 8:00 a.m. to 5:00 p.m. Participants ages 8 to 15 will learn a variety of skills including CPR, fire behavior, ropes, knots, and ladders, plus a tour of the City on the Fire Truck! Registration is limited, for more information and to register, please visit the link [Kids Fire Camp](#).

3.B. **The Independence Celebration** will be held Friday, June 26, 2026, at 6:00 p.m. at the Community Park. Enjoy live music, vendor booths, food trucks, activities, fireworks, and much

more as we celebrate the 250th Anniversary of the signing of the Declaration of Independence.

**4. CONSENT AGENDA**

*Consent items are deemed to need little Commission deliberation and will be acted upon as one business item. Any member of the Commission may request that an item be withdrawn from the Consent Agenda and placed before the Commission for full discussion. Approval of the Consent Agenda authorizes the Chair, or his designee, to implement each item in accordance with staff recommendation.*

4.A. Meeting Minutes Dated February 24, 2026

**PZ-8-2026**

Moved by Matthew Hays

Seconded by Chuck Tackett

Motion to approve the consent agenda as presented.

**Ayes:** Matthew Hays, Chuck Tackett, and Paul Wallick

**APPROVED 3-0**

**5. STATUS OF CURRENT DEVELOPMENT PROJECTS**

5.A. Residential Project Status Report - *written report provided for review*

**6. PUBLIC HEARINGS AND ACTION ITEMS**

6.A. Hold a public hearing, discuss, consider and act on a Zoning Request from “AG” Agricultural to “PD” Planned Development as per Article II Section 2.5.1 of Chapter 14 Exhibit 14A of the Haslet Code of Ordinances. The property is commonly known as 1304 Westport Parkway.

1) Presentation - *Planning Coordinator Maurice Schwanke presented this item. The applicant, Will Bohls of Alliance Industrial Company, was present and available to answer questions.*

2) Public Hearing - Vice Chair Wallick opened the Public Hearing at 6:47 pm.

The following residents addressed the board:

- Christina Gross - 1328 Wild Senna Way - OPPOSED to rezoning 1304 Westport Parkway
- Laura Schlauderaff - 1195 Wild Senna Way - OPPOSED to rezoning 1304 Westport Parkway
- John Barnett - 1281 Valerian Ave - OPPOSED to rezoning 1304 Westport Parkway

The following residents submitted email statements:

- Carole Clarke - 117 Schreiber - OPPOSED to rezoning 1304 Westport Parkway
- Brendon Calvert

City of Haslet  
Planning and Zoning Commission Meeting Minutes  
May 26, 2026  
Page 3 of 4

- Kitty Wurtz - 205 Thistle Dr - OPPOSED to rezoning 1304 Westport Parkway

3) Discussion, Consideration and Action on Recommendation

**PZ-9-2026**

Moved by Chuck Tackett  
Seconded by Matthew Hays

Motion to deny a Zoning Request from “AG” Agricultural to “PD” Planned Development as per Article II Section 2.5.1 of Chapter 14 Exhibit 14A of the Haslet Code of Ordinances. The property is commonly known as 1304 Westport Parkway.

**Ayes:** Matthew Hays, Chuck Tackett, and Paul Wallick

**APPROVED 3-0**

6.B. Discuss consider and act to approve the final plat of Lot 1 Block 1 of the Haslet Crossing East addition.

- 1) Presentation - *Planning Coordinator Maurice Schwanke presented this item and provided that City Engineer Mike Anderson recommends approval.*
- 2) Public Hearing -Vice Chair Wallick opened the Public Hearing at 7:36 pm. Recognizing there were no speakers, Vice-Chair Wallick closed the Public Hearing at 7:36 pm.
- 3) Discussion, Consideration and Action on Recommendation

**PZ-10-2026**

Moved by Matthew Hays  
Seconded by Chuck Tackett

Motion to approve the final plat of Lot 1 Block 1 of the Haslet Crossing East addition.

**Ayes:** Matthew Hays, Chuck Tackett, and Paul Wallick

**APPROVED 3-0**

**7. FUTURE AGENDA ITEMS**

- Master Land Use Plan Workshop
- Haslet Crossing E site plan, landscape and photometric plans

**8. ADJOURN**

Meeting adjourned at 7:42 pm.

**DATE**

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Katrina White, Acting City Secretary

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**DATE**

Draft

Planning and Zoning Commission  
**AGENDA ITEM REPORT**



**MEETING:** Planning and Zoning Commission - 30 Jun 2026  
**CONTACT:** Michael Thetford, Building Official    **DEPARTMENT:** Building Services

**SUBJECT:** Residential Project Status Report - June

**ATTACHMENTS:** [Residential Project Status Report June 2026](#)

**Project Status Report as of 6/9/2026**  
**RESIDENTIAL PROJECTS**

PROJECT	Zoning	ACRES	APPROVED LOTS	Phases	Final Plat Approved Date	City Final Acceptance Date	Residential Permit Status			
							Permits Under Review	Permits Active	Permits Completed and CO Issued	Subdivision Completion %
The Vines (formerly Regal Ridge Subdivision)	PD - Planned Development Residential	63.559	84	1	September-20	TBD	0	17	47	55.95%
Watercress (formerly The Heights) Subdivision	PD - Planned Development Residential	154.977	279	1	August-20	TBD	0	0	281	100.72%
				2	November-21	10/31/2022				
NorthGlen Subdivision	R-2 Residential	192.82	293	1	October-16	TBD	1	1	148	50.51%
				2	January-21	TBD				
				3	TBD	TBD				
Caraway	PD - Planned Development Residential	253.425	312	1	March-18	TBD	0	0	312	100.00%
				2	October-18	TBD				
LeTara	PD - Planned Development Residential	431.959	504	1	October-18	3/16/2020	0	12	487	96.63%
				2	November-21	5/19/2023				
				3	October-21	TBD				
Bel Grand Estates	R-2 Residential	20.035	31	1	November-19	3/31/2022	0	1	28	90.32%
Sweetgrass	PD - Planned Development Residential	294.02	494	1A	August-21	5/8/2023	14	99	265	53.64%
				1B	April-22	9/12/2023				
				1C	August-21	5/19/2023				
				2	Feb-24	11/24/2025				
<b>Totals</b>							<b>15</b>	<b>130</b>	<b>1568</b>	<b>78.25%</b>

Planning and Zoning Commission  
**AGENDA ITEM REPORT**



**MEETING:** Planning and Zoning Commission - 30 Jun 2026

**CONTACT:** Gary Hulse, Mayor

**DEPARTMENT:** Administration

**SUBJECT:** Discuss, consider, and act on adopting a Resolution endorsing the North Central Texas Council of Governments (NCTCOG) submittal of the FY2025-2026 CRISI Grant Program application for the Avondale Haslet Road/Haslet Parkway "Long Bridge" Project.

**ATTACHMENTS:** [P&Z Resolution XXX-2026 CRISI Grant](#)

**PLANNING AND ZONING COMMISSION  
RESOLUTION NO. XXX-2026**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HASLET, TEXAS, ENDORSING THE FISCAL YEAR 2025-2026 (FY2025-2026) CONSOLIDATED RAIL INFRASTRUCTURE & SAFETY IMPROVEMENTS (CRISI) GRANT PROGRAM APPLICATION TO BE SUBMITTED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR THE AVONDALE HASLET ROAD/HASLET PARKWAY BRIDGE PROJECT IN HASLET, TEXAS; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Planning and Zoning Commission of the City of Haslet's objective is to encourage and facilitate a stable tax base, community prosperity, and improved quality of life; and

**WHEREAS,** the Planning and Zoning Commission recognizes that mobility, traffic throughput and safety, is a key consideration for businesses, consumers, commuters, and residents; and

**WHEREAS,** the Planning and Zoning Commission recognizes that congestion relief promotes internal commerce by providing safe, efficient, and predictable travel for goods and services, thereby boosting business efficiency and consumer access; and

**WHEREAS,** this Project will seamlessly tie Avondale Haslet Road together with Haslet Parkway in a consolidated grade separation over the BNSF, Farm-to-Market Road (FM) 156, and School House Road; and

**WHEREAS,** this Project will eliminate a critical east-west mobility and safety conflict zone between three closely spaced north-south transportation corridors for a long-planned continuous regional roadway that connects Interstate Highway (IH) 35W/State Highway (SH) 170 to US Highway (US) 287; and

**WHEREAS,** this Project will enhance roadway capacity, offer a continuous dedicated shared-use path for active transportation users, and provide accessibility to/from FM 156 as a gateway for both Haslet's internal commerce area and the expansive AllianceTexas Global Logistics Hub; and

**WHEREAS,** the of the City of Planning and Zoning Commission Haslet endorses the NCTCOG submittal of this FY2025-2026 CRISI Grant Program application for the Avondale Haslet Road/Haslet Parkway Bridge Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HASLET, TEXAS, THAT:**

Section 1. The foregoing premises are hereby found to be true and correct and incorporated herein by reference for all purposes allowed by law.

Section 2. The Planning and Zoning Commission endorses the grade separation of Avondale-Haslet Road over BNSF RR tracks, FM 156 and Schoolhouse Road from John Day Road to Haslet Parkway.

Section 3. The Planning and Zoning Commission of the City of Haslet hereby endorses the NCTCOG submittal of the FY2025-2026 CRISI Grant Program application for the Avondale Haslet Road/Haslet Parkway Bridge Project.

Section 4. This Resolution shall take effect from and after its passage.

**DULY PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HASLET, TEXAS, ON THIS THE 30<sup>TH</sup> DAY OF JUNE 2026.**

\_\_\_\_\_  
GARY HULSEY, Mayor

ATTEST:

\_\_\_\_\_  
CRYSTAL BABCOCK, Interim City Secretary

DATE: \_\_\_\_\_

Planning and Zoning Commission  
**AGENDA ITEM REPORT**



**MEETING:** Planning and Zoning Commission - 30 Jun 2026  
**CONTACT:** Maurice Schwanke, Planning/EDC Coordinator    **DEPARTMENT:** Planning

**SUBJECT:** Discuss, consider and act to approve a Site Plan and Landscape Plan of Lot 1 Block 1 Of the Haslet Crossing East Addition. 1) Presentation 2) Public Hearing 3) Discuss, consider and act

**ATTACHMENTS:** [EHC Haslet - combined](#)

**EXECUTIVE SUMMARY**

**BACKGROUND INFORMATION:**

The Proposed Site and Landscape plan for Lots 1, Block 1 of the Haslet Crossing East Addition contains 6.7467 acres in the Eldridge Hopkins Survey – Abstract No. 646 Tarrant County Texas. The property is west of Harmon Road and south of Haslet Parkway. The property is zoned as PD 018-2016 which allows for hospital use. The property is contained within a recently approved final plat. The site will be the home for the Encompass Rehabilitation Hospital.

**ANALYSIS**

The Site and Landscape Plan has been reviewed by the City Staff and the City Engineer and meets the City development standards.

The site plan, landscape plan, building elevations and photometric plan are attached.

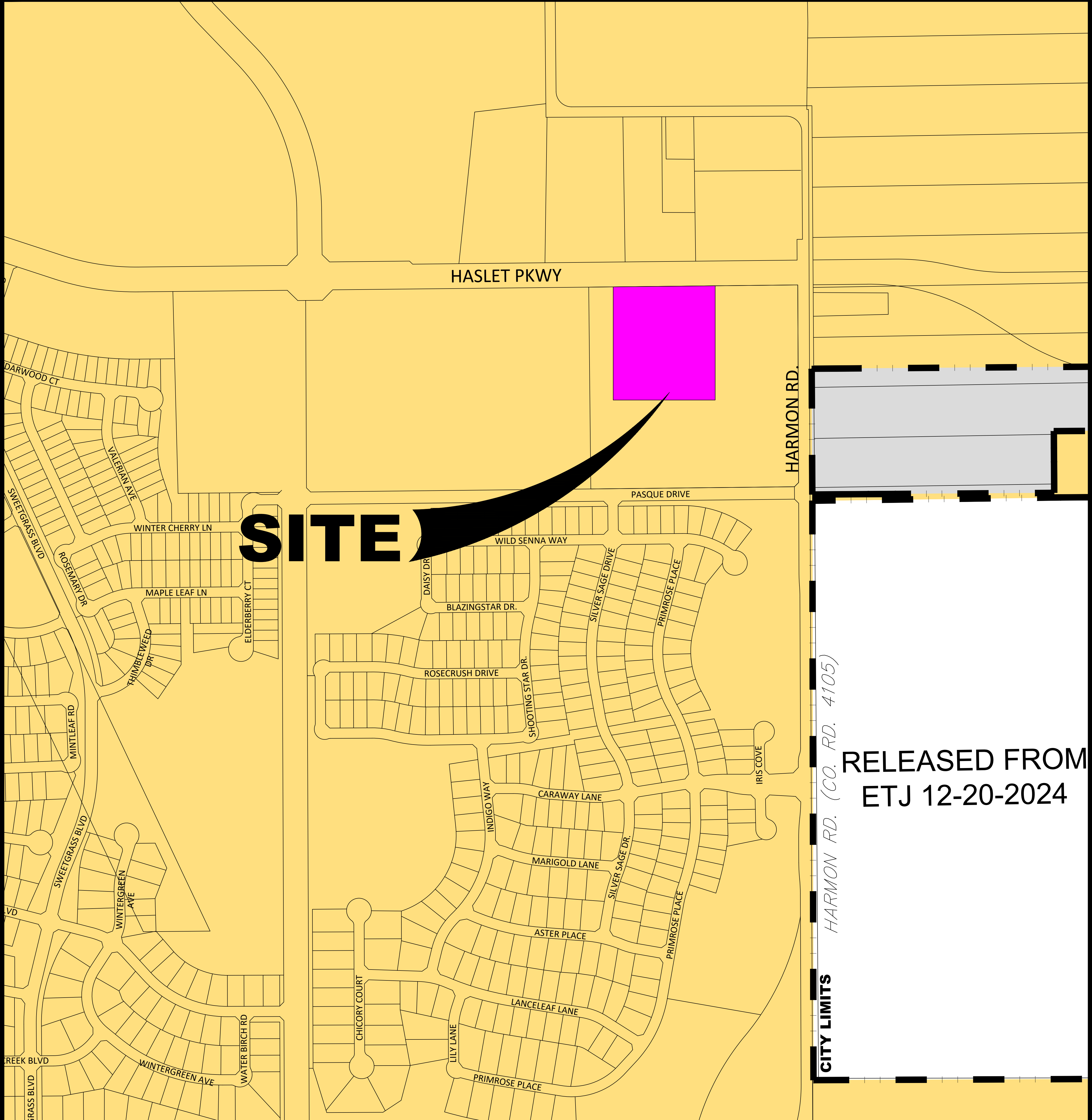
**FINANCIAL IMPACT:**

None



# SITE PLAN LOCATION MAP

## HASLET CROSSING - BLOCK 1 LOT 1



CITY LIMITS HARMON RD. (CO. RD. 4105)

RELEASED FROM  
ETJ 12-20-2024

 WITHIN CITY LIMITS  
 ETJ (EXTRA TERRITORIAL JURISDICTION)

 LIMITS OF SITE PLAN REQUEST

Drawn By: CBM  
 Checked By: MMM  
 Approved By: MMM



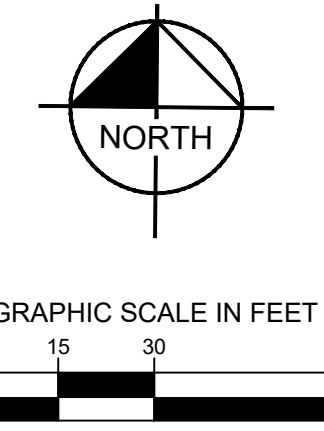
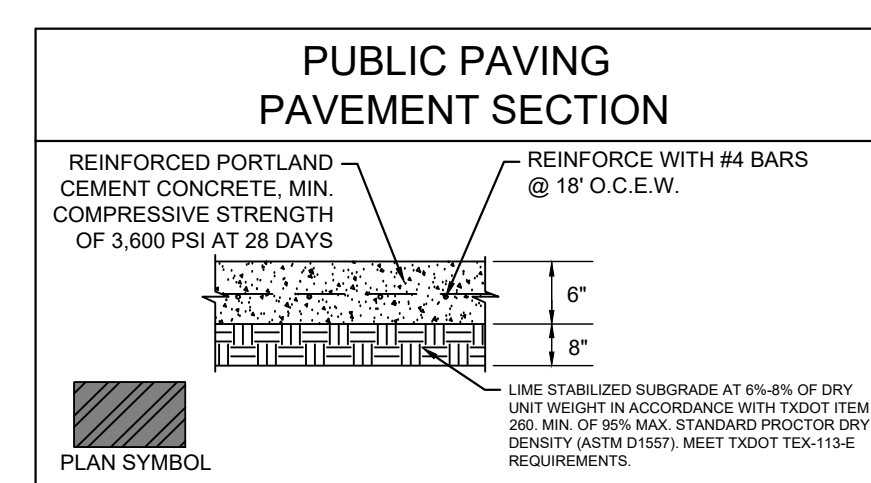
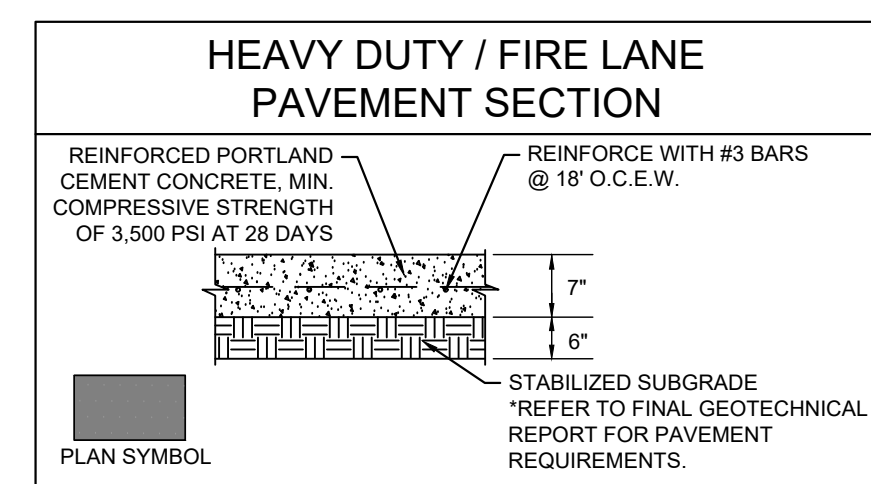
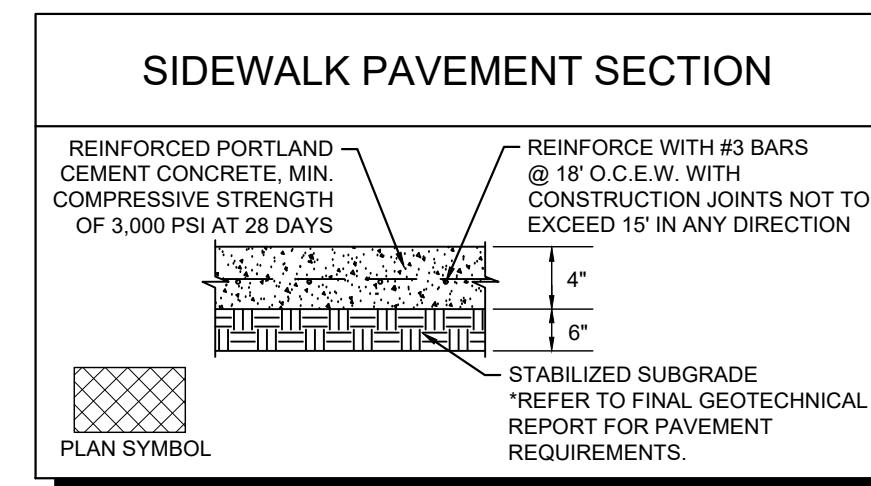
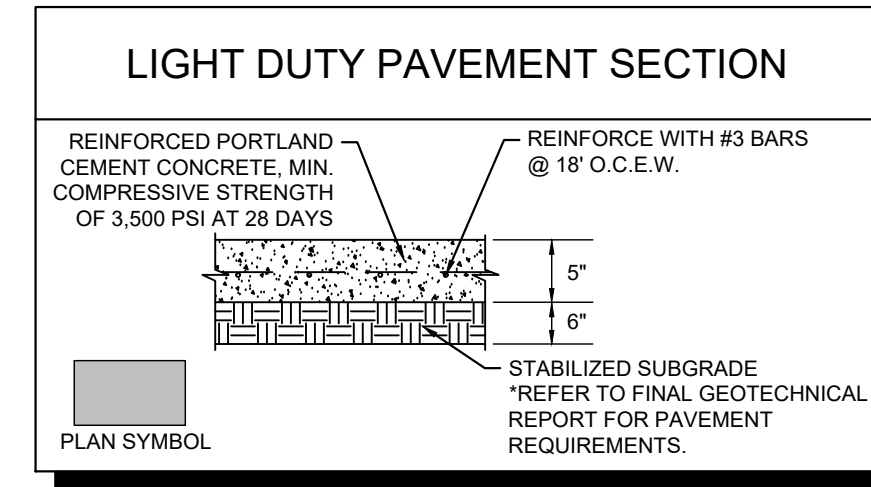
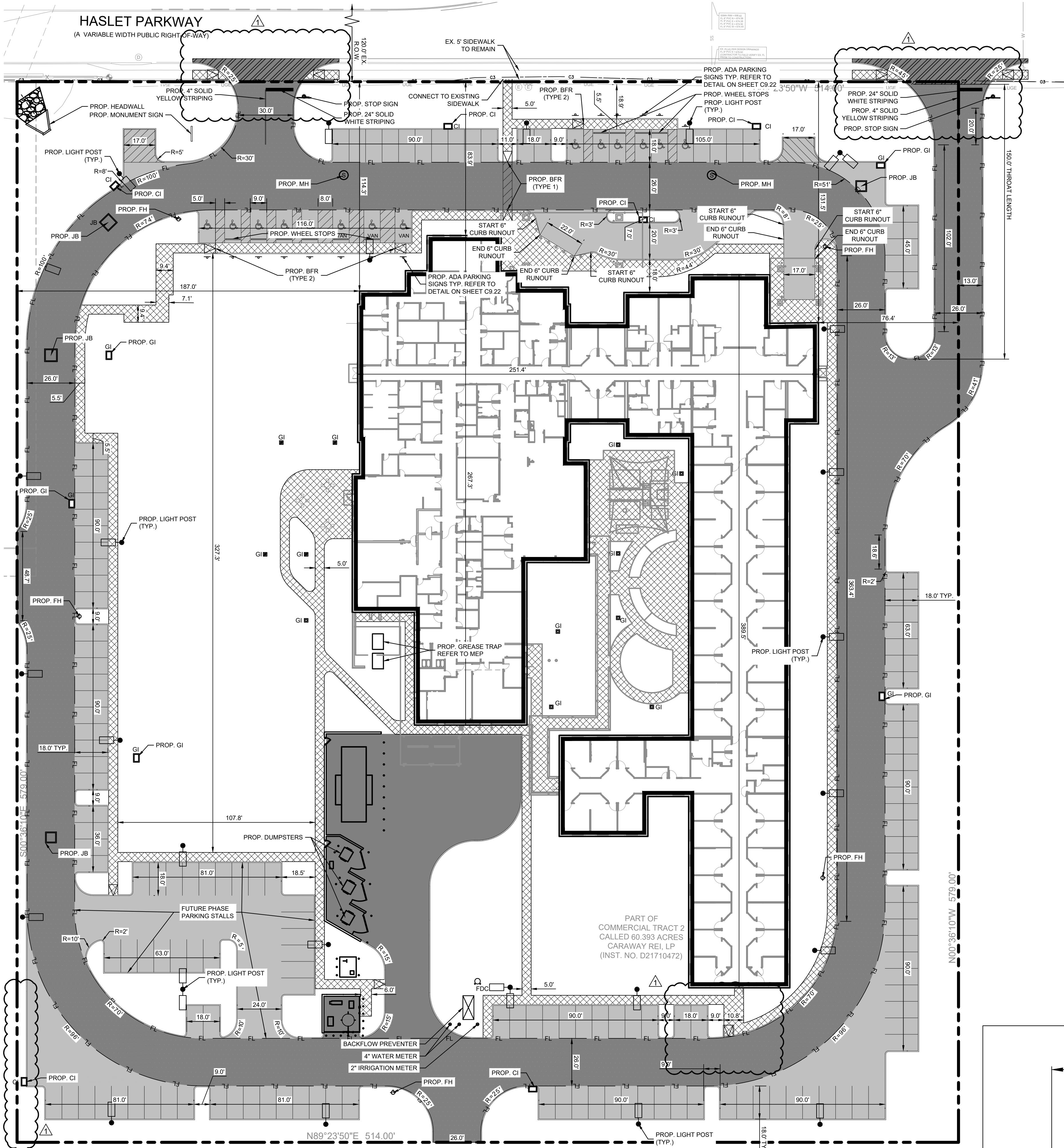
Revision

No.	Date	Description
1	3/27/2026	ADDENDUM 1

**DIMENSIONAL  
 CONTROL & PAVING  
 PLAN**

**C3.01**

50709.00  
 03/27/2026



LEGEND

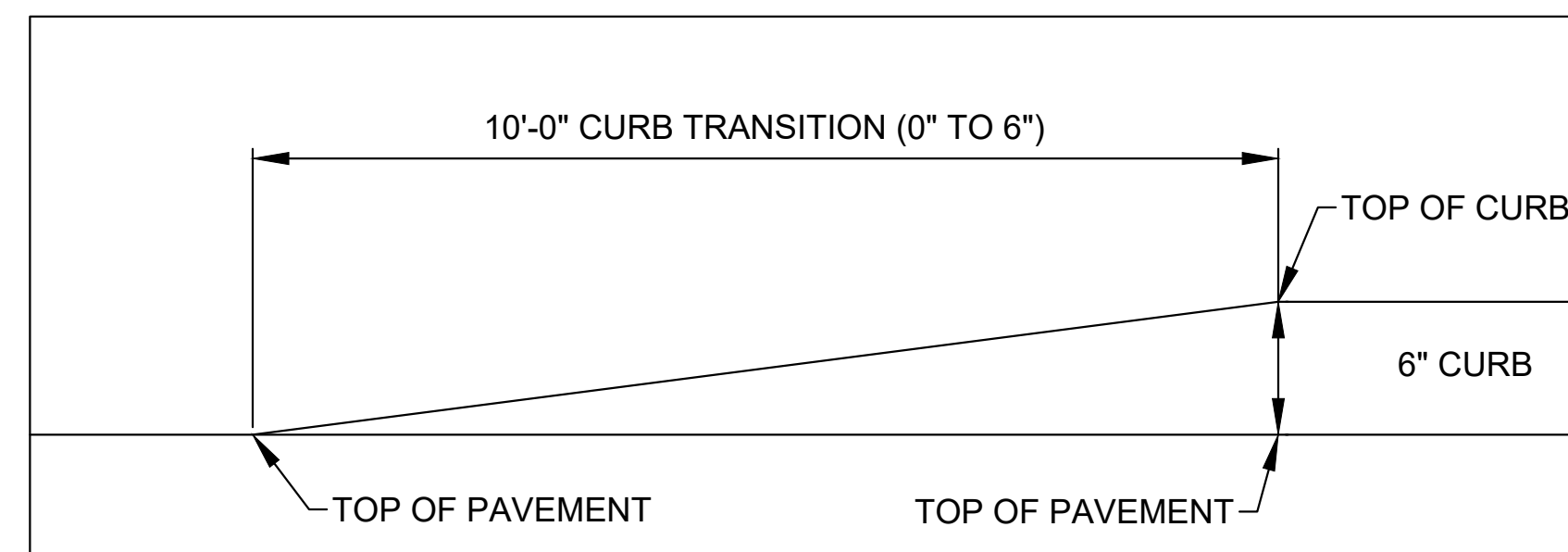
- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- SIDEWALK PAVEMENT
- LIGHT DUTY PAVEMENT
- HEAVY DUTY / FIRE LANE PAVEMENT
- PUBLIC PAVEMENT
- ⊕ PROPOSED FIRE HYDRANT (FH)
- ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- ⊕ BARRIER FREE RAMP (BFR)
- ⊕ PROPOSED TRANSFORMER LOCATION
- ⊕ NUMBER OF PARKING SPACES PER ROW
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SAN. SWR. MANHOLE
- ⊕ EXISTING SIGN

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADI II ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

PARKING CALCULATIONS

1. REQUIRED NUMBER PER HASLET CODE OF ORDINANCE SECTION 5.5 - HOSPITAL: A) 1 PER 4 BEDS BASED ON 80% OF MAXIMUM CAPACITY; PLUS B) 3 PER 1,000 SF GFA OF OFFICE AREA; PLUS C) PARKING AS REQUIRED FOR ACCESSORY USES.
  - A. 1 PER 50 BEDS X 80% = 10 SPACES FOR PATIENTS AND PATIENTS AND VISITORS.
  - B. 3 PER 1,000 SF GFA OF 12,217 SF OFFICE AREA (SEE SHEET AL200) = 36 SPACES FOR EMPLOYEES.
  - C. IN THE FUTURE 80 BED BUILD-OUT: 63 SF ADDITIONAL OFFICE AREA IS ANTICIPATED. 3 PER 1,000 SF GFA OF 12,879 SF OFFICE AREA = 38 SPACES FOR EMPLOYEES.
2. SUMMARY OF REQUIRED PARKING: 39 PATIENT/VISITORS + 37 EMPLOYEES = 76 TOTAL MINIMUM PARKING. 84 PATIENT/VISITORS + 39 EMPLOYEES = 123 TOTAL MINIMUM PARKING IN FUTURE 80 BED BUILD-OUT.
3. PROVIDED PARKING: 41 PATIENT/VISITORS + 86 EMPLOYEES = 127 IN INITIAL PHASE. 64 PATIENT/VISITORS + 96 EMPLOYEES = 160 IN FUTURE 80 BED BUILD-OUT.
4. MINIMUM ACCESSIBLE PARKING OF PROVIDED PARKING: TAB SECTION 208.2.2: 20% OF PATIENT & VISITOR PARKING = 20% X 41 = 8.2 - 9 ACCESSIBLE PATIENT & VISITOR PARKING. IN THE FUTURE 80 BED BUILD-OUT: 20% X 64 = 12.8 - 13 ACCESSIBLE PATIENT & VISITOR PARKING IN FUTURE 80 BED BUILD-OUT.
5. TAB TABLE 208.2.4 ACCESSIBLE SPACES FOR 96 EMPLOYEE SPACES IN INITIAL PHASE: IN FUTURE 80-BED BUILD-OUT, 4 ACCESSIBLE SPACES FOR 96 EMPLOYEE SPACES.
6. PROVIDED ACCESSIBLE PARKING: 13 PATIENT/VISITORS + 4 EMPLOYEES = 14 IN INITIAL PHASE. 13 PATIENT/VISITORS + 4 EMPLOYEES = 14 IN FUTURE 80 BED BUILD-OUT.

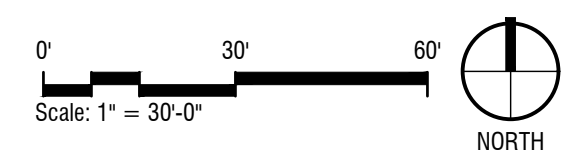
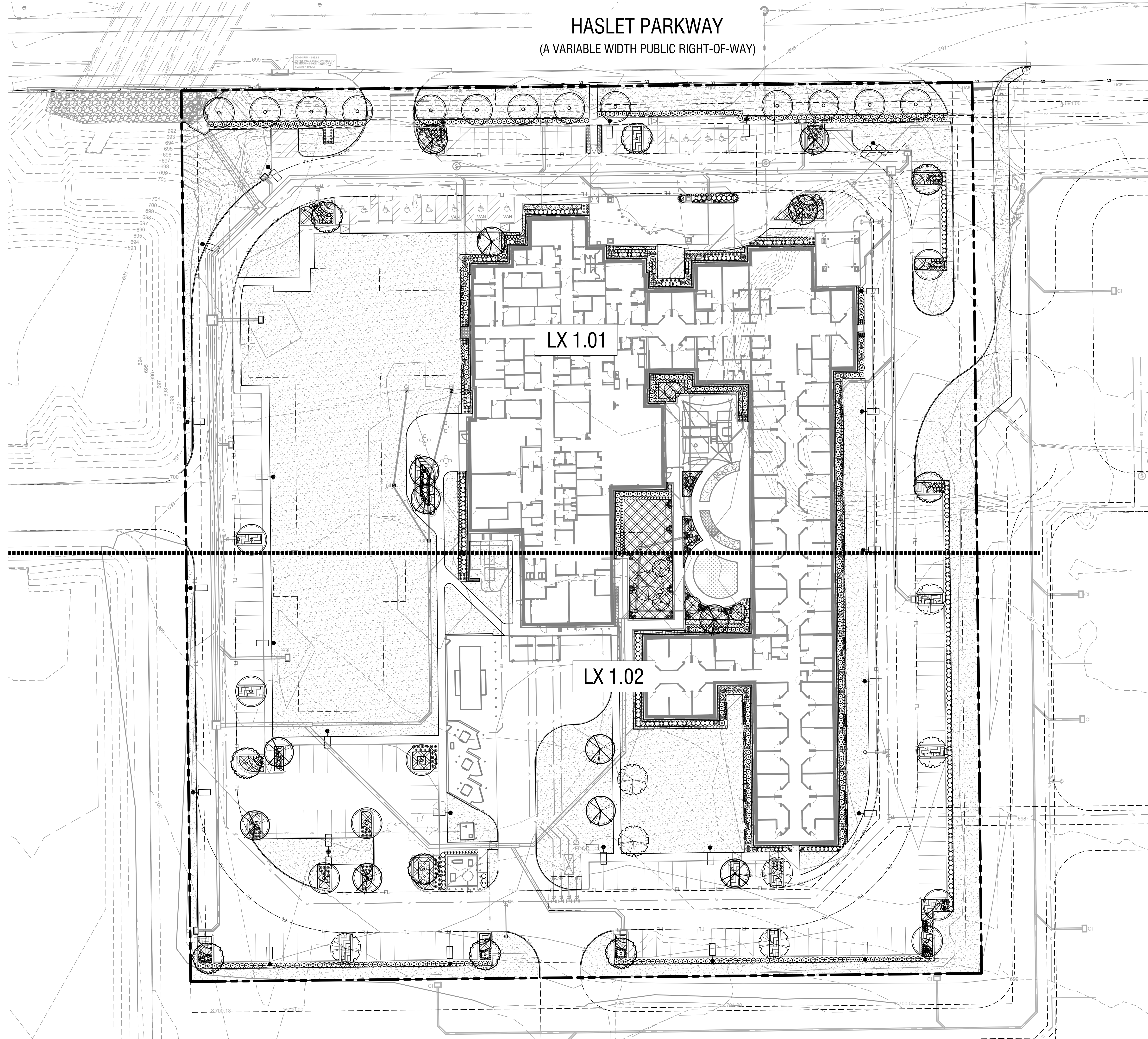


**CURB RUNOUT**

Drawn By: KMR  
 Checked By: KMR  
 Approved By: MRP

82\_P 51\_686.d

10/12/2025 10:20:59 AM Autodesk Docs://50709.00 EHC HASLET R24/50709.00 ArchCentral R24.rvt

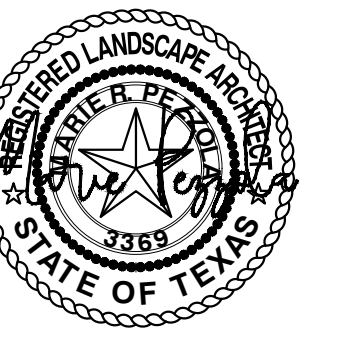


GreshamSmith.com

2222 Arlington Avenue South  
 Suite 202  
 Birmingham, AL 35205



**ENCOMPASS HEALTH  
 REHABILITATION HOSPITAL  
 OF HASLET**  
 OWNER REVIEW SET  
 AVONDALE HASLET ROAD  
 HASLET, TEXAS 76052



Revision		
No.	Date	Description
1	3/27/2026	Addendum 1

OVERALL PLAN

LC 0.00

50709.00  
 3/27/2026

Agenda Item #6.6-B

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Drawn By: KMR  
 Checked By: KMR  
 Approved By: MRP

PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

TREES

- Bald Cypress / Taxodium distichum
- Cedar Elm / Ulmus crassifolia
- Chinquapin Oak / Quercus muhlenbergii
- Live Oak / Quercus virginiana

FLOWERING TREES

- Desert Willow / Chiossiss linearis

SHRUBS

- Autumn Sage / Salvia greggii
- Dwarf Southern Wax Myrtle / Myrica pusilla
- Green Cloud Texas Sage / Leucophyllum frutescens 'Green Cloud'
- Mealy Blue Sage / Salvia farinacea
- Nellie R Stevens Holly / Ilex x 'Nellie R Stevens'
- Red Yucca / Hesperaloe parviflora

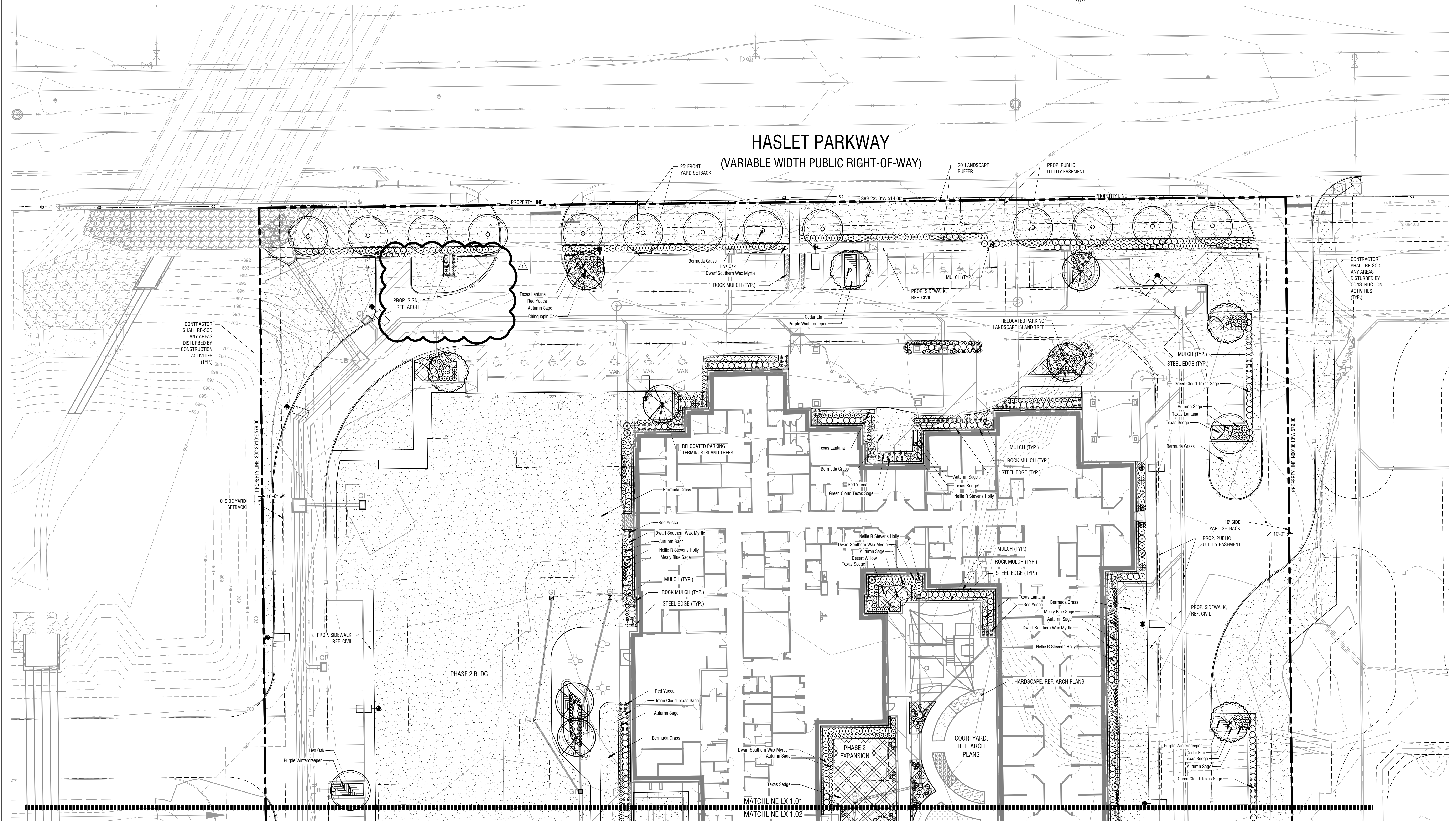
SYMBOL COMMON / BOTANICAL NAME

GROUND COVERS

- Bermuda Grass / Cynodon dactylon
- Purple Wintercreeper / Euonymus fortunei 'Coloratus'
- Texas Lantana / Lantana urticoides
- Texas Sedge / Carex texensis

MISC

- Steel Edge
- Shredded Hardwood Mulch
- Rock Mulch

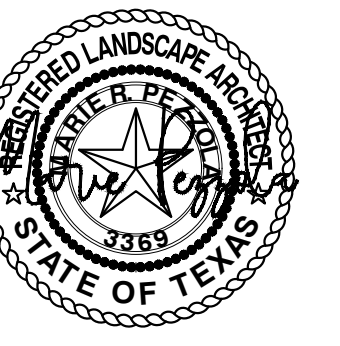


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 Suite 202  
 Birmingham, AL 35205



ENCOMPASS HEALTH  
 REHABILITATION HOSPITAL  
 OF HASLET  
 OWNER REVIEW SET  
 AVONDALE HASLET ROAD  
 HASLET, TEXAS 76052

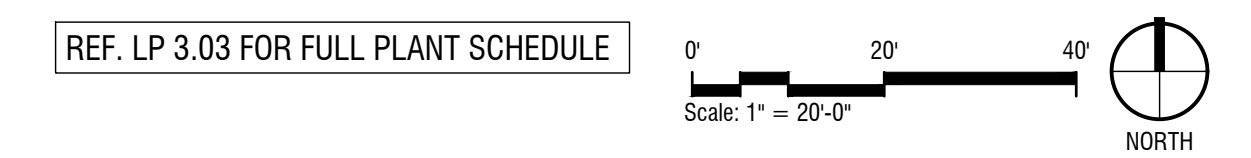


Revision		
No.	Date	Description
1	3/27/2026	Addendum 1

LANDSCAPE PLAN

LP 1.01

50709.00  
 3/27/2026



10/12/2025 10:20:59 AM AutoCAD Docs:\50709.00 EHC HASLET R2450709.00 Arch\Central R24.rvt

82, P. 91, sB6.rvt

Agenda Item #6.6.9

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Drawn By: KMR  
 Checked By: KMR  
 Approved By: MRP

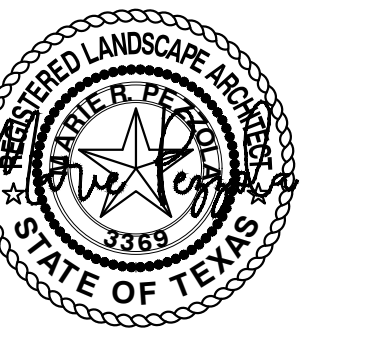


GreshamSmith.com

2222 Arlington Avenue South  
 Suite 202  
 Birmingham, AL 35205



**ENCOMPASS HEALTH  
 REHABILITATION HOSPITAL  
 OF HASLET**  
 OWNER REVIEW SET  
 AVONDALE HASLET ROAD  
 HASLET, TEXAS 76052



3/27/2026

Revision

No.	Date	Description
1	3/27/2026	Addendum 1

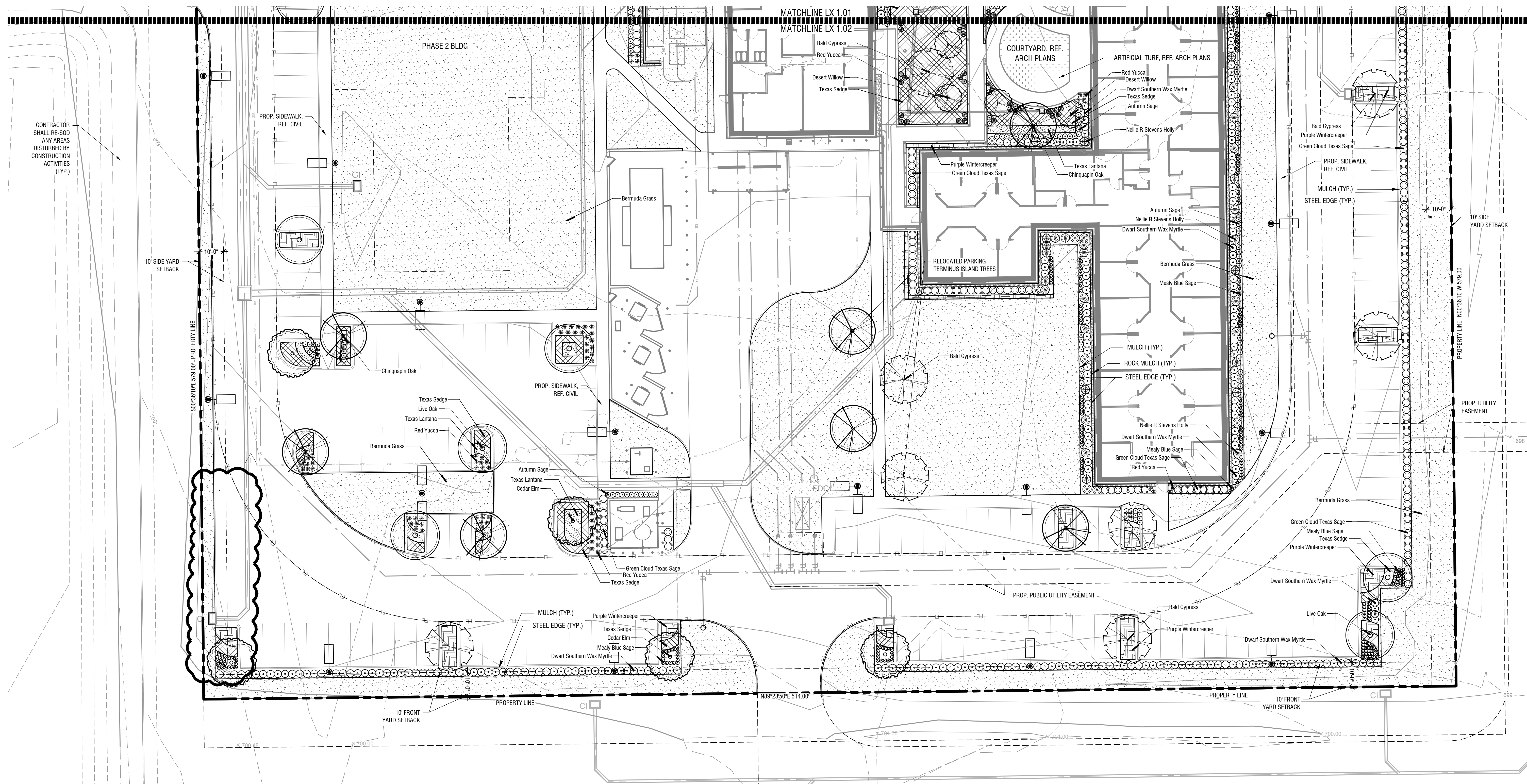
LANDSCAPE PLAN

LP 1.02

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3/27/2026

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PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

TREES

- Bald Cypress / Taxodium distichum
- Cedar Elm / Ulmus crassifolia
- Chinquapin Oak / Quercus muhlenbergii
- Live Oak / Quercus virginiana

FLOWERING TREES

- Desert Willow / Chilopsis linearis
- Autumn Sage / Salvia greggii
- Dwarf Southern Wax Myrtle / Myrica pusilla
- Green Cloud Texas Sage / Leucophyllum frutescens Green Cloud
- Mealy Blue Sage / Salvia farinacea
- Nellie R Stevens Holly / Ilex x 'Nellie R Stevens'
- Red Yucca / Hesperaloe parviflora

SHRUBS

- Autumn Sage / Salvia greggii
- Dwarf Southern Wax Myrtle / Myrica pusilla
- Green Cloud Texas Sage / Leucophyllum frutescens Green Cloud
- Mealy Blue Sage / Salvia farinacea
- Nellie R Stevens Holly / Ilex x 'Nellie R Stevens'
- Red Yucca / Hesperaloe parviflora

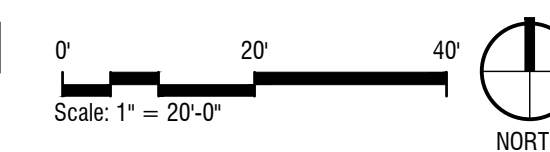
GROUND COVERS

- Bermuda Grass / Cynodon dactylon
- Purple Wintercreeper / Eustoma fortunei Coloratus
- Texas Lantana / Lantana urticoides
- Texas Sedge / Carex texensis

MISC

- Steel Edge
- Shredded Hardwood Mulch
- Rock Mulch

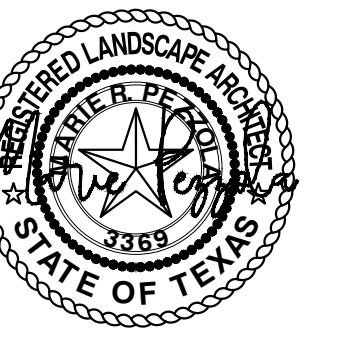
REF. LP 3.03 FOR FULL PLANT SCHEDULE



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82.P.11.sB.rvt

Agenda Item #6.6-B



3/27/2026

Revision

No.	Date	Description
1	3/27/2026	Addendum 1

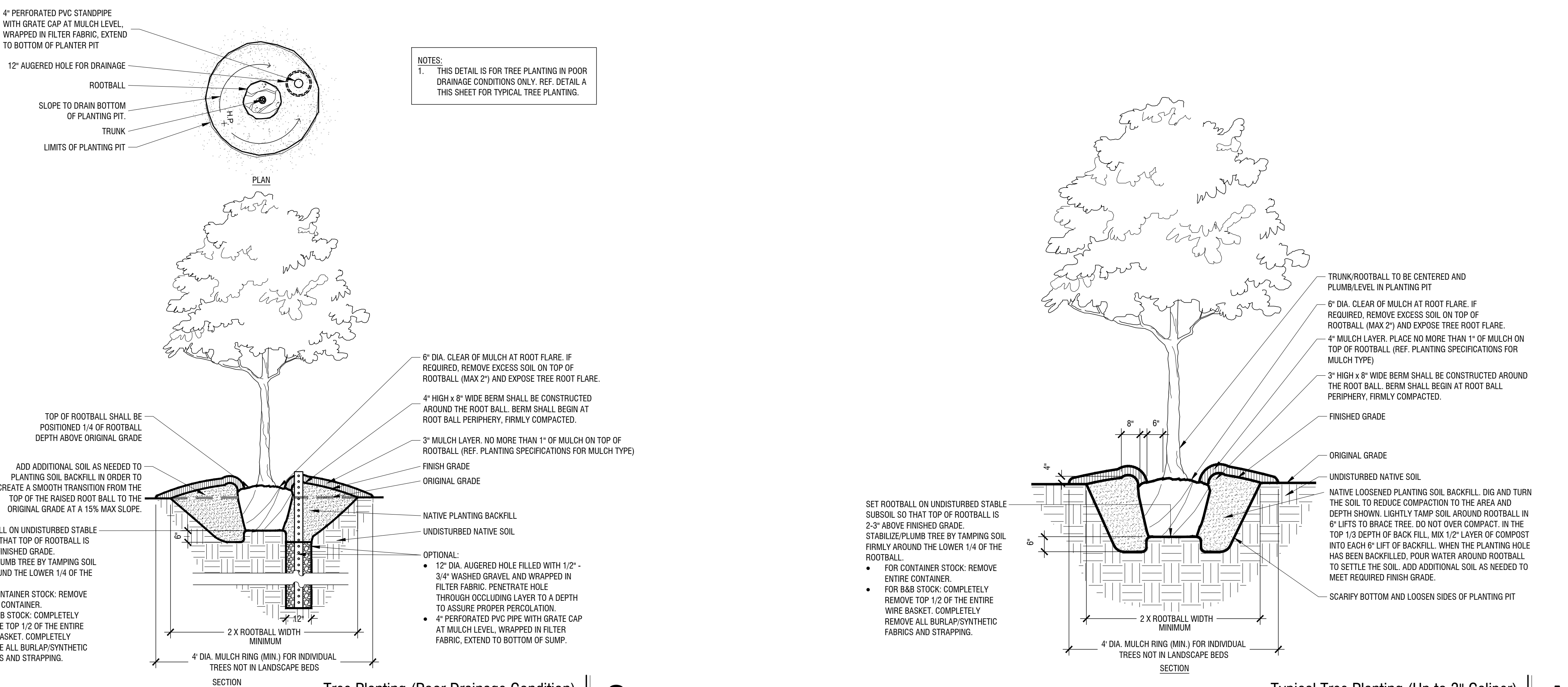
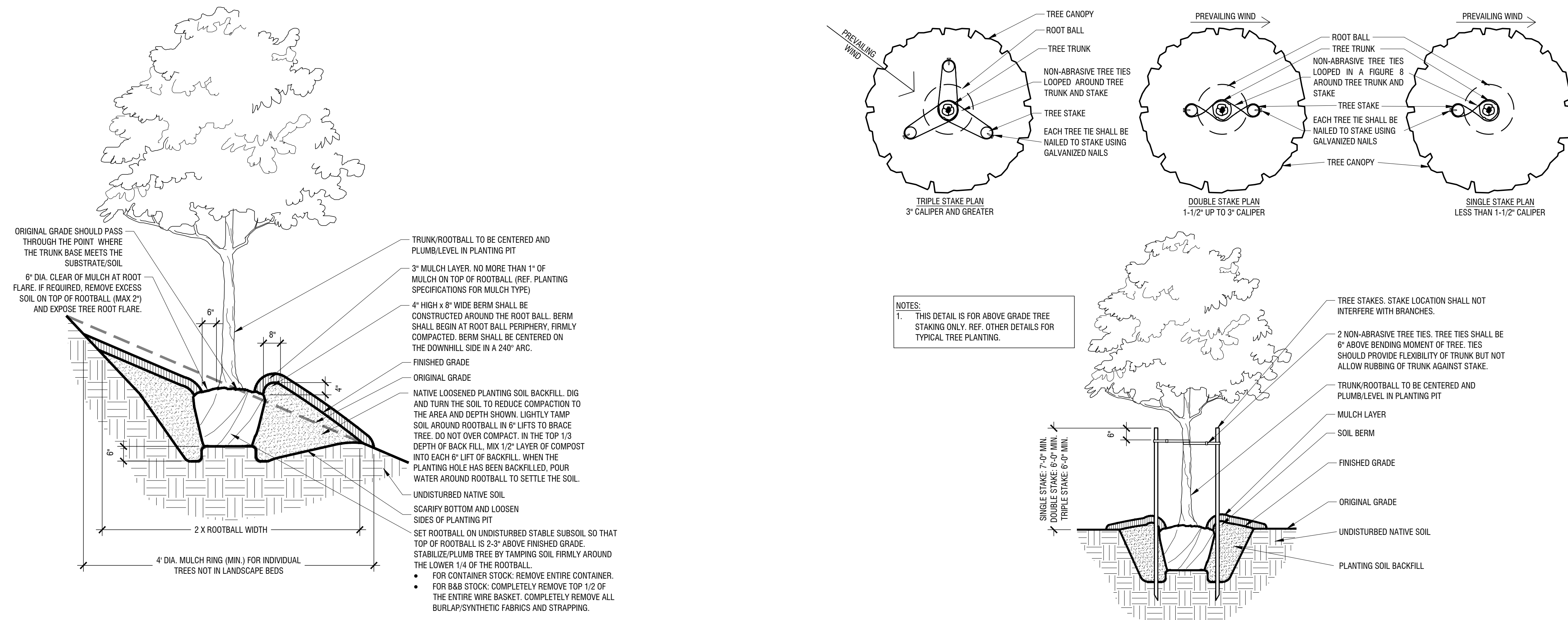
LANDSCAPE DETAILS

LP 3.01

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3/27/2026

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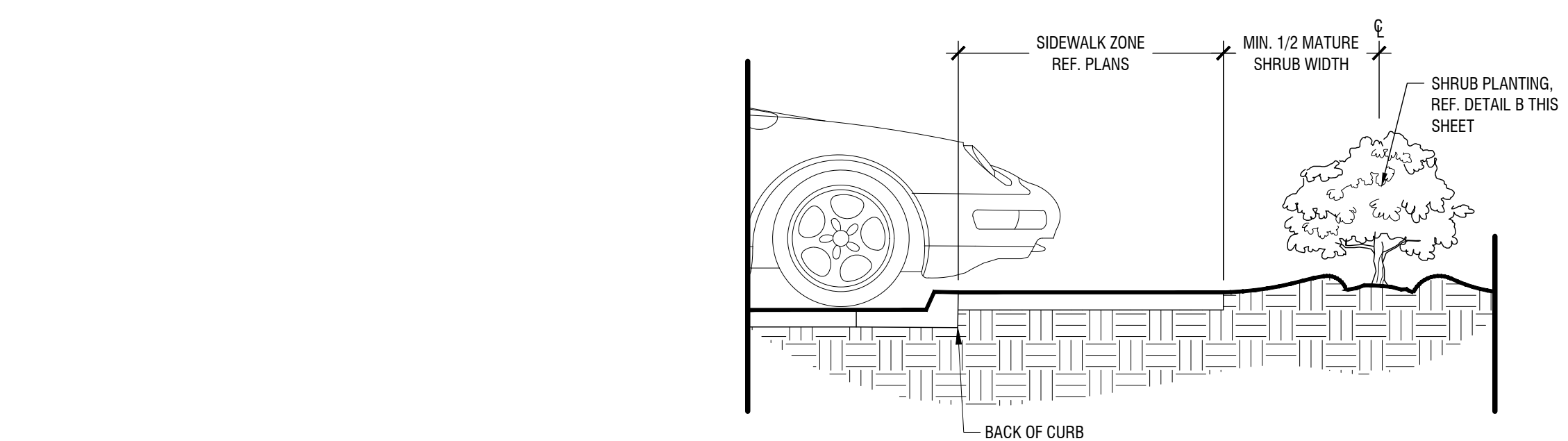


Revision

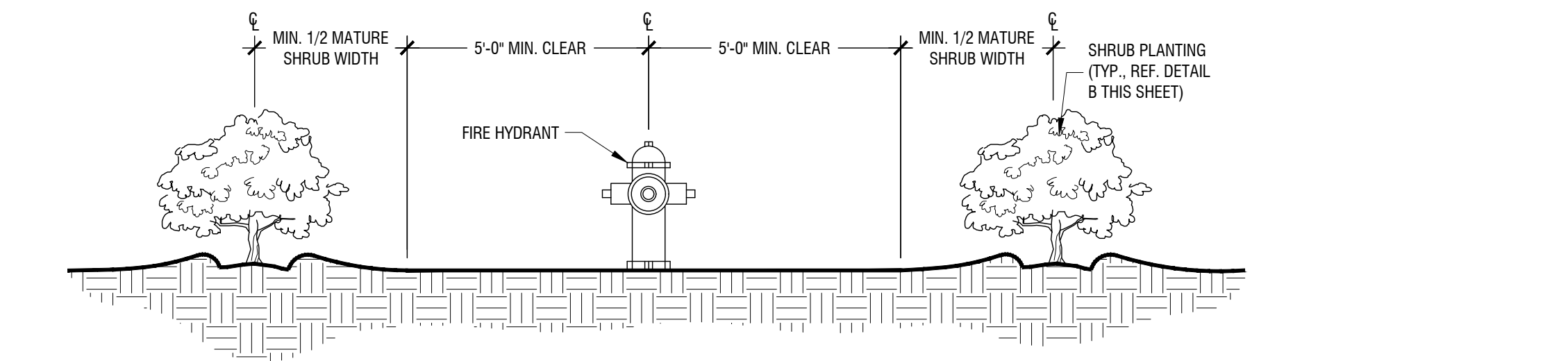
No.	Date	Description
1	3/27/2026	Addendum 1

LANDSCAPE DETAILS

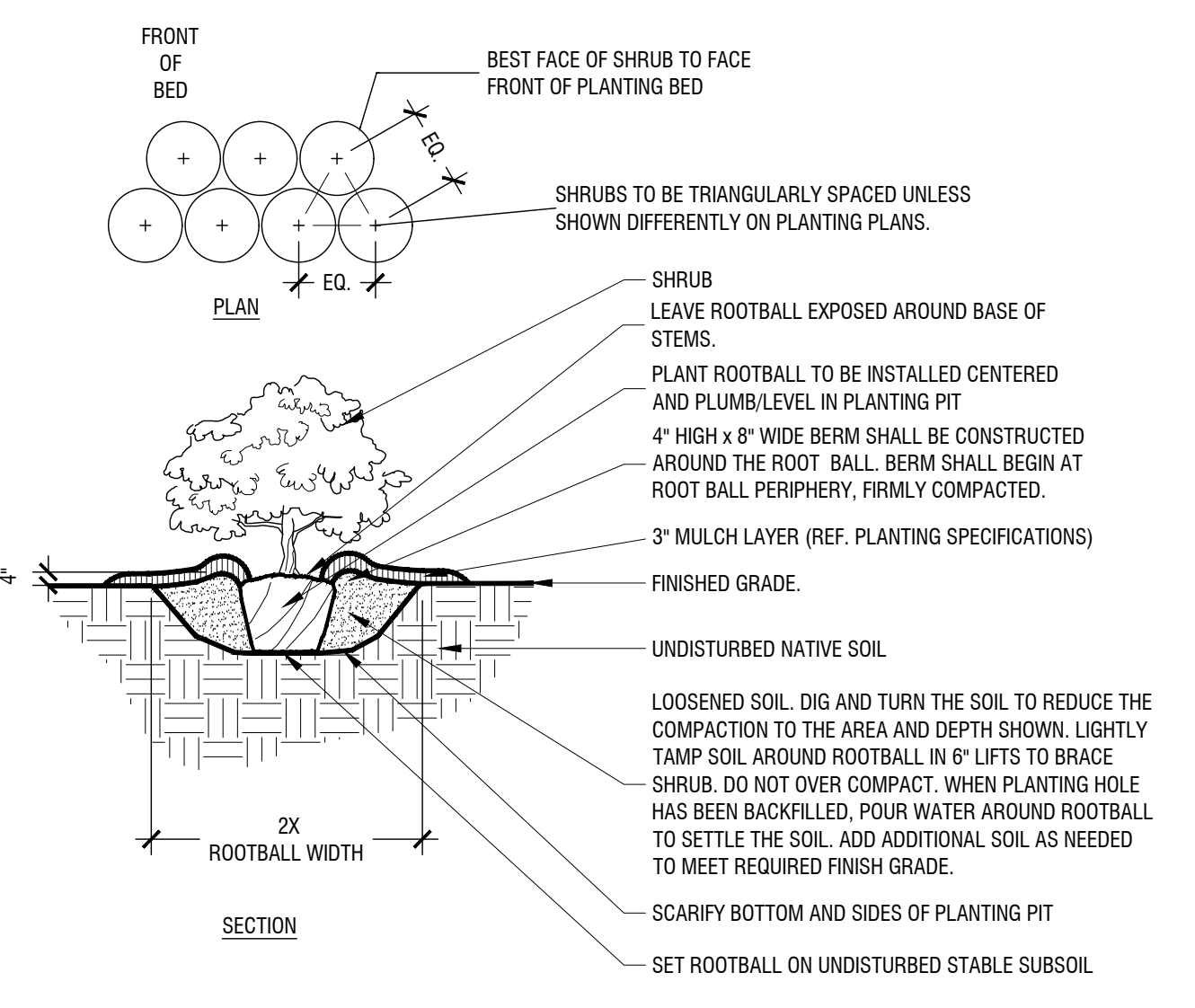
LP 3.02



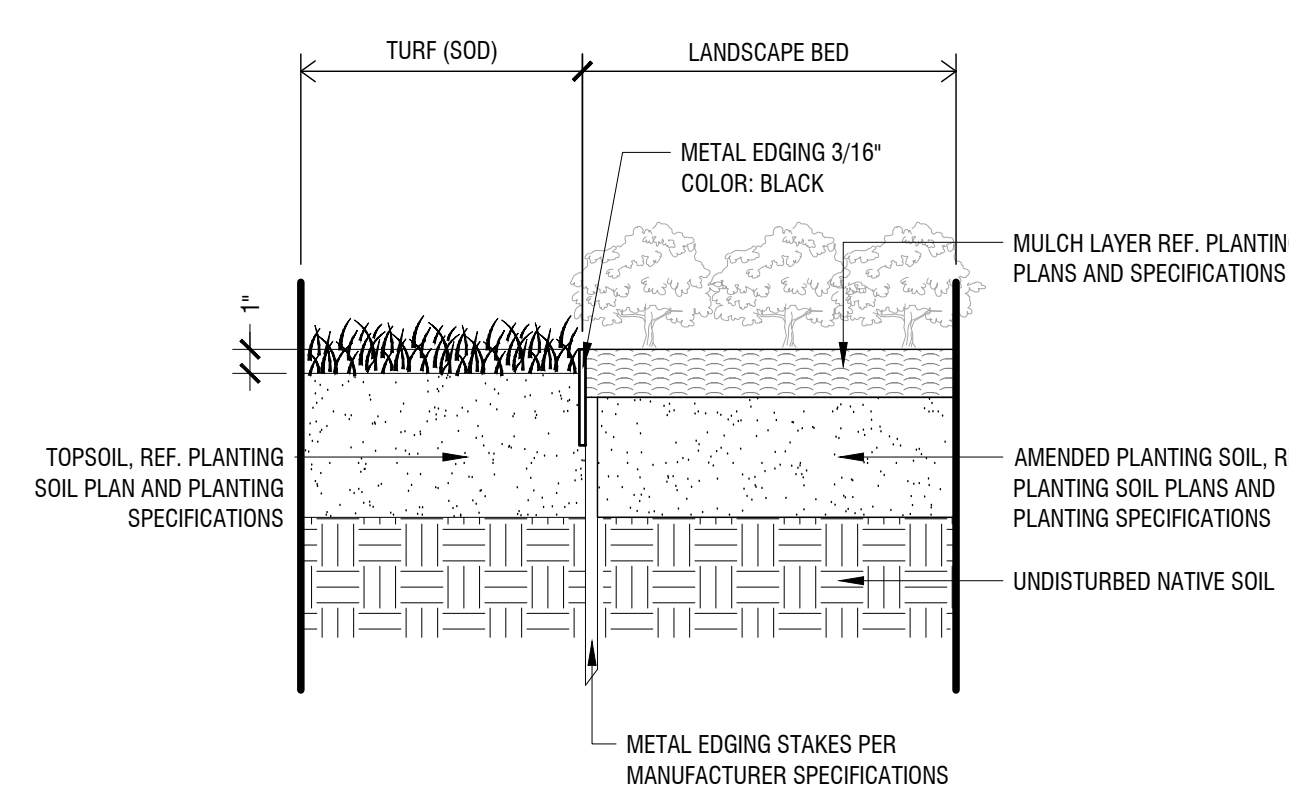
**Shrub Planting at Sidewalk** F  
 Scale: NTS



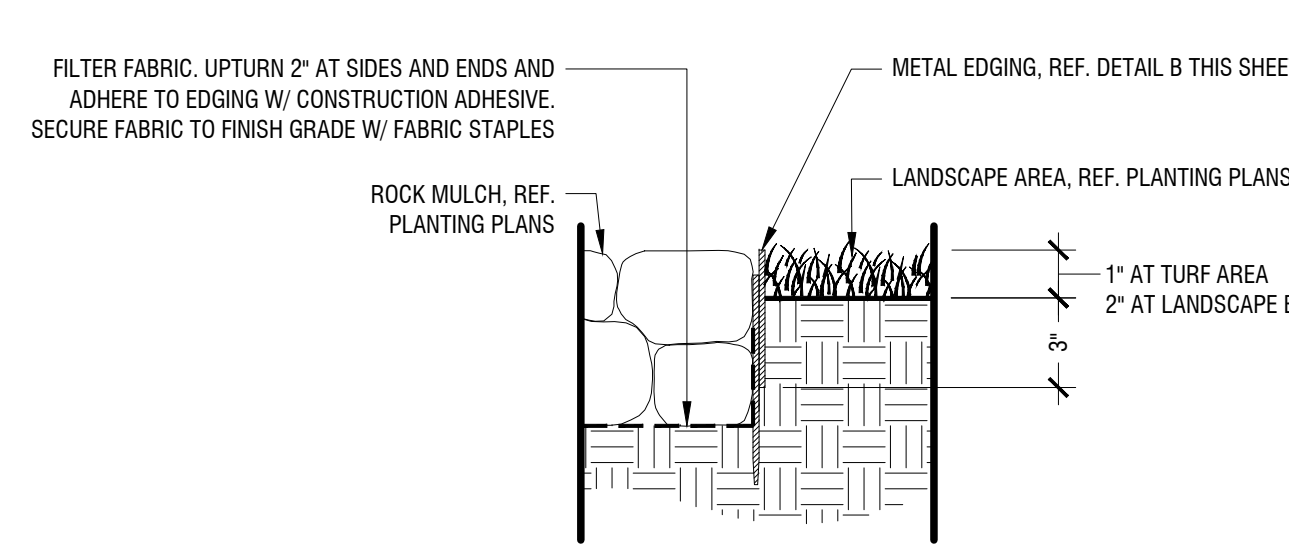
**Shrub Planting at Fire Hydrant** E  
 Scale: NTS



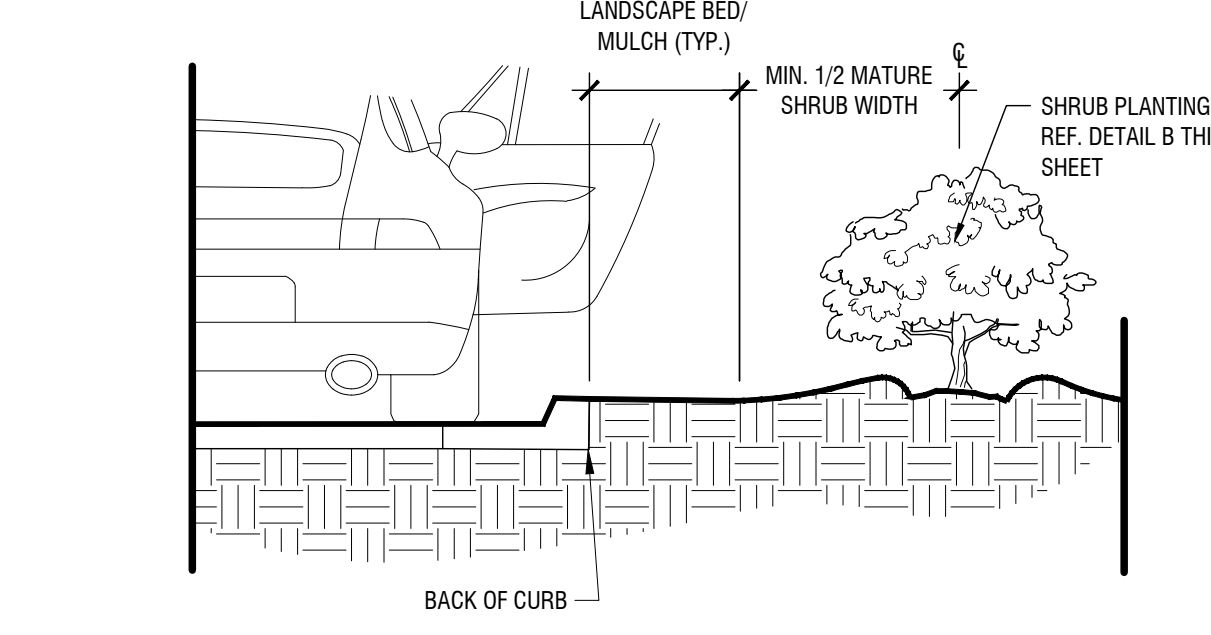
**Typical Shrub Planting** B  
 Scale: NTS



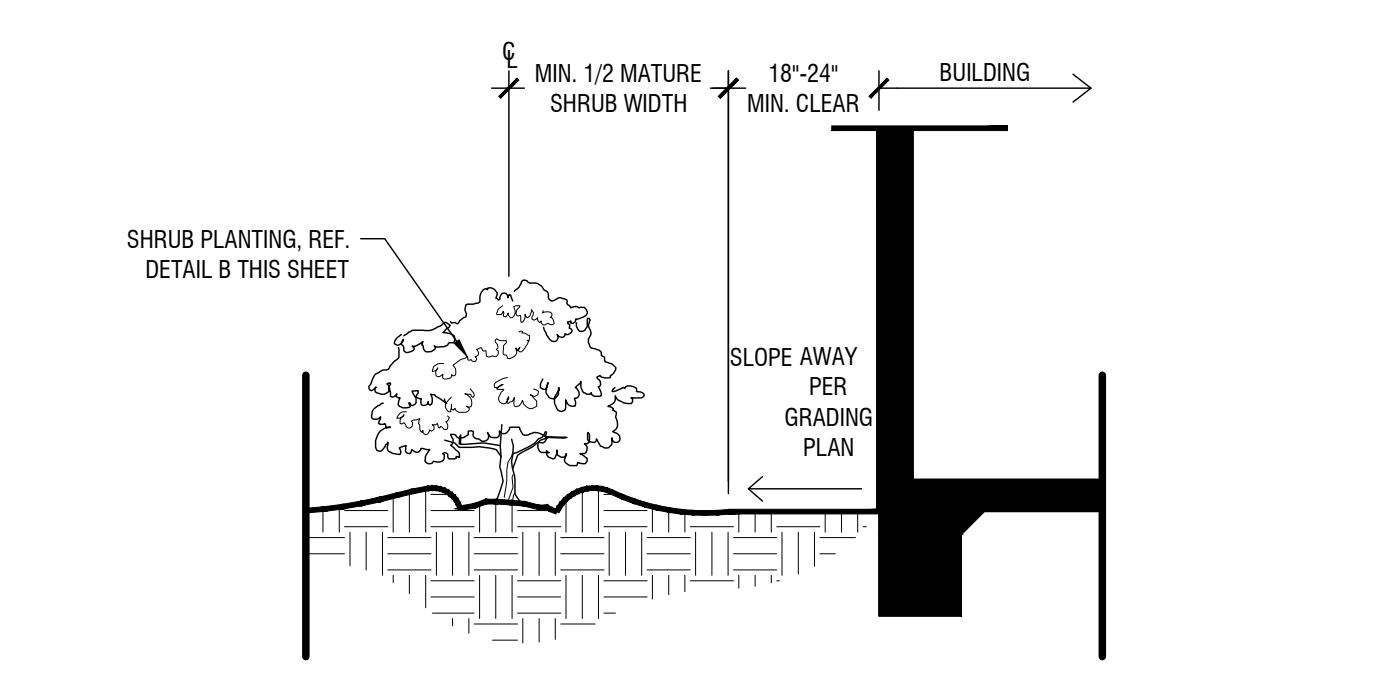
**METAL EDGING (AT TURF & LANDSCAPE BED)** H  
 Scale: 1 1/2" = 1'-0"



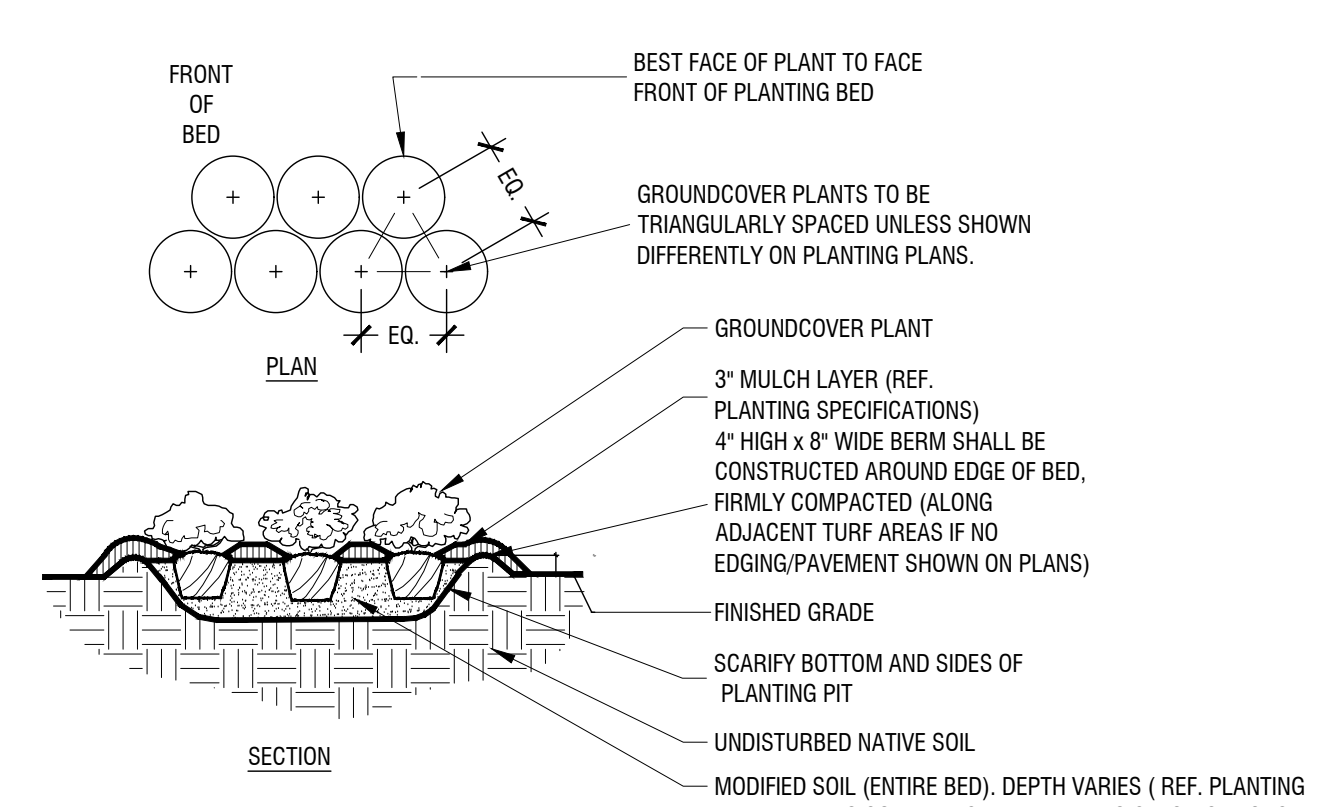
**METAL EDGING (AT ROCK COBBLE BED)** G  
 Scale: 1 1/2" = 1'-0"



**Shrub Planting at Building Edge** D  
 Scale: NTS



**Shrub Planting On 5-50% (20:1 TO 2:1) Slope** C  
 Scale: NTS



**Typical Groundcover Planting** A  
 Scale: NTS



Revision

No.	Date	Description
1	3/27/2026	Addendum 1

PLANTING NOTES &  
 SCHEDULE

LP 3.03

GENERAL NOTES:

- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
- ALL PLANTING AREAS TO BE IRRIGATED.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
- IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEES AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE ANEDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIVE STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AND MAINTENANCE AFTER ALL CONSTRUCTION IS COMPLETE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

LANDSCAPE CODE CALCULATIONS:

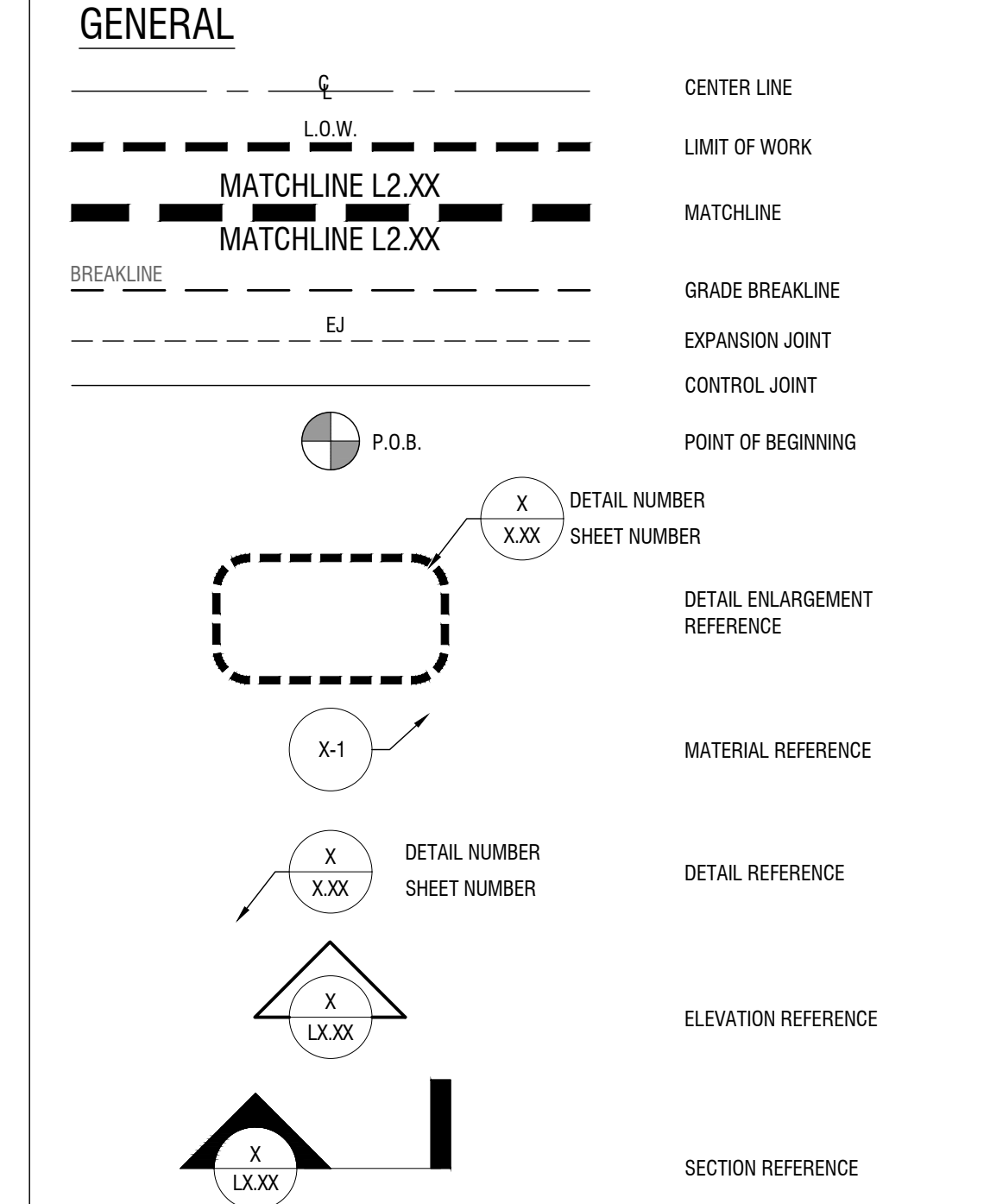
EHC - Haslet, TX Landscape Code Calculations Chart		
<b>Site Data</b>		
Site Area	296,208 SF / 6.80 AC	
Proposed Parking Spaces	160	
<b>Perimeter Landscaping</b>		
<b>Avondale Haslet Road (Arterial Road)</b>	<b>Required</b>	<b>Provided</b>
20' Wide Landscape Buffer	Yes	Yes
One (1) 3" cal. Canopy Tree per 40 LF of Frontage (514 LF / 40 LF = 12.85)	13 Trees	13 Trees
Fifteen (15) 5 gal. Shrubs per 40 LF of Frontage (514 LF / 40 LF = 12.85 * 15 = 193)	193 Shrubs	193 Shrubs
<b>Parking Lot Landscaping</b>		
	<b>Required</b>	<b>Provided</b>
* Landscape islands shall contain at least one (1) canopy tree (minimum 3" caliper)		
* Landscape islands shall be provided at the terminus of each row of parking.		
* Landscape islands shall not be seperated by more than 10 parking spaces.		
* 15 square feet of landscape area for each parking space provided.		
Parking Lot Landscape Area (160 spaces x 15 SF)	2,400 SF	8,438 SF
One (1) Tree per Terminus Island	24 Trees	24 Trees
One (1) Tree per Landscape Island	9 Trees	9 Trees

PLANTING SCHEDULE:

PLANT SCHEDULE						
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>TREES</b>						
	Bald Cypress / <i>Taxodium distichum</i>	3' cal	12'-14' ht		8	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
	Cedar Elm / <i>Ulmus crassifolia</i>	3' cal	12'-14' ht		9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
	Chinquapin Oak / <i>Quercus muhlenbergii</i>	3' cal	12'-14' ht		13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
	Live Oak / <i>Quercus virginiana</i>	3' cal	12'-14' ht		21	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
<b>FLOWERING TREES</b>						
	Desert Willow / <i>Chilopsis linearis</i>	30 gal	8'-10'		5	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
<b>SHRUBS</b>						
	Autumn Sage / <i>Salvia greggii</i>	1 gal	12" h x 18" w	24" OC	454	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Southern Wax Myrtle / <i>Myrica pusilla</i>	5 gal	30" h x 24" w	36" OC	521	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Sage / <i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal	24" h x 24" w	36" OC	267	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mealy Blue Sage / <i>Salvia farinacea</i>	1 gal	18" h x 18" w	24" OC	333	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Nellie R Stevens Holly / <i>Ilex</i> x 'Nellie R Stevens'	15 gal	4' ht min.	60" OC	88	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Red Yucca / <i>Hesperaloe parviflora</i>	3 gal	12" h x 12" w	24" OC	241	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>GROUND COVERS</b>						
	Bermuda Grass / <i>Cynodon dactylon</i>	sod				REFER TO SPECIFICATIONS
	Purple Wintercreeper / <i>Eucymnos fortune</i> 'Coloratus'	4' pot	8" h x 8" w	18" o.c.	700	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Lantana / <i>Lantana urticoides</i>	1 gal	12" h x 12" w	18" o.c.	582	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / <i>Carex texensis</i>	1 gal	12" h x 12" w	18" o.c.	1,845	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
<b>MISC</b>						
	Steel Edge				TBD	3/16" X 4", BLACK
	Shredded Hardwood Mulch				TBD	MIN. 3" DEPTH, TREES IN SOD TO RECEIVE 4 DIA. MULCH RING DARK BROWN IN COLOR.
	Rock Mulch				TBD	1"-3" DIA. TEJAS BLACK GRAVEL, 3" MIN. DEPTH

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.  
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

SYMBOLS LEGEND:



**SPECIFICATIONS:**

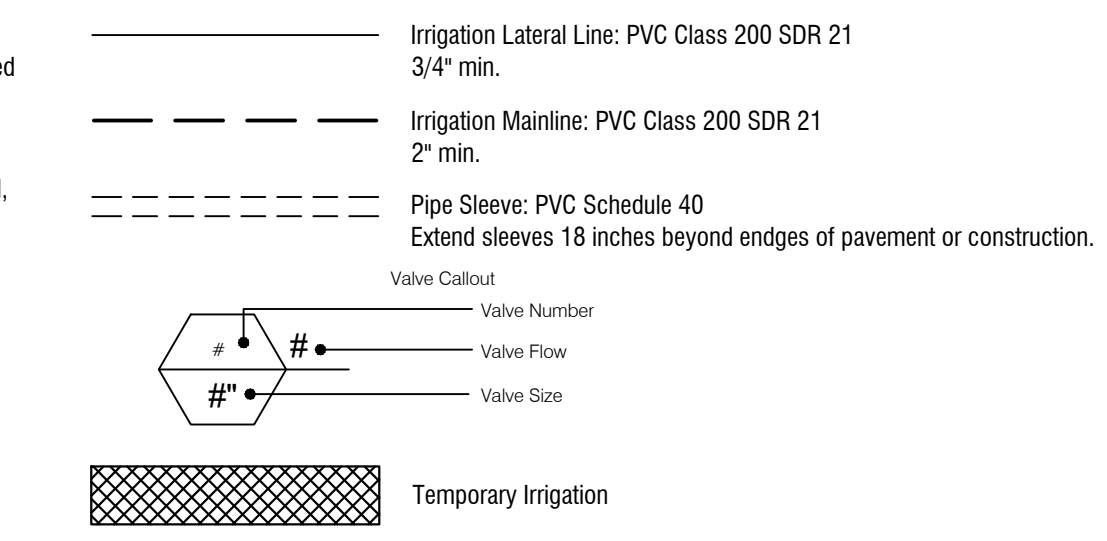
PLANTING		
1.1	GENERAL	
1.1.1	SECTION INCLUDES	
A.	Furnish all labor, material, equipment, related services and supervision necessary for or incidental to the installation of the trees, plants and groundcovers as shown or indicated on the Drawings and/or as specified.	
B.	Work include:	
1.	Tree.	
2.	Shrub.	
3.	Groundcover.	
4.	Steel Edging.	
5.	Mulching.	
6.	Bed Preparation.	
1.2	REFERENCE STANDARDS	
A.	American Standard for Nursery Stock, Edition approved May 2, 1986 by American National Standards Institute, Inc. - plant material.	
1.3	SUBMITTALS	
A.	Delivery Receipts and Invoices: Submit original delivery receipts and invoices for materials used.	
B.	Product Data: Submit manufacturer's product data sheets for proprietary products in accordance with Section 01 33 00.	
C.	Samplings:	
1.	Submit three samples each of small trees and shrubs for the Architect's approval. When approved, tag and maintain an representative sample for final installation purposes. Samples may be used to complete installation provided they remain tagged until final acceptance of entire installation.	
2.	Submit photos of trees and source nursery information to the Architect for review prior to tree tagging. Architect will tag trees to ensure proper nursery information to be provided to the Contractor.	
3.	Submit for approval sufficient representative quantities of ready lawn compost, approved organic material, sphagnum peat moss and crushed rock. Samples shall be approved by the Architect before use on project.	
D.	Soil Fertility Test Reports:	
1.	Submit analysis, test results and corrective recommendations to Architect.	
2.	Two tests required of existing soil taken at different locations on the project site as directed by the Architect.	
3.	The test report of the specified composted organic material must be equal parts with the existing topsoil.	
1.4	DELIVERY, STORAGE AND HANDLING	
A.	Protect packaged materials in containers showing weight, analysis and name of manufacturer.	
B.	Protect materials from deterioration during delivery and while stored on site.	
1.5	PROJECT CONDITIONS	
A.	Site Inspection:	
1.	It is the bidding Contractor's responsibility to review all site conditions, as they relate to the proposed project, prior to submission of a bid. Any issues or concerns will be submitted to the Architect prior to bidding. Submission of a bid will indicate that the bidding contractor has made a site inspection.	
B.	URGES:	
1.	Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment such as trucks by damage utilities. Report excavations as required to minimize possibility of damage to underground utilities. Maintain grade until work is directed.	
2.	Coordinate with irrigation work to prevent damage to temporary risers of underground irrigation systems and protection of work located in temporary areas.	
C.	Protection:	
1.	Do not move equipment over existing or newly placed structures without the Architect's approval.	
2.	Provide board reading in required to protect paving and soil.	
3.	Protect other improvements from damage, with protection boards, ramps or protective sheeting as required.	
4.	Locate and stake irrigation valves, hand risers and equipment prior to beginning soil preparation work.	
5.	During work and maintenance period, maintain topsoil and prepared soil in place at established grades. Replenish, topsoil, prepared soil and mulch as needed.	
6.	Store materials in area covered with protective sheeting.	
7.	Install guards around perimeter of all equipment delivery to site, protect root balls by wrapping in wet straw or other approved material.	
1.6	SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT	
A.	A Certificate of Substantial Completion will be issued when the Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the date in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof is also the date of commencement of applicable warranties as specified.	
B.	All of items to be completed or corrected will be attached to the Certificate of Substantial Completion. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work as specified in the Contract Documents. VERIFICATION OF THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. Any discrepancies must be reported to the Architect and Owner. Set root ball on undisturbed soil.	
C.	Shrub: District Orbs:	
1.	Plant trees in pits as noted below. Minimum root ball is 50% existing soil and 50% compost. Excess excavated material will be removed from the site as approved by the Landscape Architect and Owner. Set root ball on undisturbed soil.	
2.	Container Size	
1	1 Gallon	10" Diameter x 8" Depth
2	2 Gallon	14" Diameter x 10" Depth
3	5 Gallon	20" Diameter x 14" Depth
4	7 Gallon	24" Diameter x 16" Depth
5	15 Gallon	30" Diameter x 20" Depth
6	25 Gallon	36" Diameter x 24" Depth
7	40 Gallon	48" Diameter x 30" Depth
8	60 Gallon	60" Diameter x 36" Depth
9	100 Gallon	72" Diameter x 48" Depth
10	150 Gallon	84" Diameter x 60" Depth
11	200 Gallon	96" Diameter x 72" Depth
12	300 Gallon	108" Diameter x 84" Depth
13	400 Gallon	120" Diameter x 96" Depth
14	600 Gallon	144" Diameter x 120" Depth
15	800 Gallon	168" Diameter x 144" Depth
16	1000 Gallon	192" Diameter x 168" Depth
17	1500 Gallon	216" Diameter x 192" Depth
18	2000 Gallon	240" Diameter x 216" Depth
19	3000 Gallon	288" Diameter x 264" Depth
20	4000 Gallon	336" Diameter x 312" Depth
21	6000 Gallon	408" Diameter x 384" Depth
22	8000 Gallon	480" Diameter x 456" Depth
23	10000 Gallon	576" Diameter x 528" Depth
24	15000 Gallon	696" Diameter x 636" Depth
25	20000 Gallon	816" Diameter x 744" Depth
26	30000 Gallon	936" Diameter x 852" Depth
27	40000 Gallon	1056" Diameter x 960" Depth
28	50000 Gallon	1176" Diameter x 1068" Depth
29	60000 Gallon	1296" Diameter x 1176" Depth
30	80000 Gallon	1536" Diameter x 1404" Depth
31	100000 Gallon	1776" Diameter x 1632" Depth
32	150000 Gallon	2112" Diameter x 1968" Depth
33	200000 Gallon	2448" Diameter x 2304" Depth
34	300000 Gallon	2880" Diameter x 2736" Depth
35	400000 Gallon	3312" Diameter x 3168" Depth
36	500000 Gallon	3744" Diameter x 3600" Depth
37	600000 Gallon	4176" Diameter x 4032" Depth
38	800000 Gallon	4992" Diameter x 4752" Depth
39	1000000 Gallon	5808" Diameter x 5472" Depth
40	1500000 Gallon	7056" Diameter x 6624" Depth
41	2000000 Gallon	8304" Diameter x 7776" Depth
42	3000000 Gallon	9552" Diameter x 8928" Depth
43	4000000 Gallon	10800" Diameter x 10080" Depth
44	5000000 Gallon	12048" Diameter x 11232" Depth
45	6000000 Gallon	13296" Diameter x 12384" Depth
46	8000000 Gallon	15552" Diameter x 14640" Depth
47	10000000 Gallon	17808" Diameter x 16896" Depth
48	15000000 Gallon	21168" Diameter x 20160" Depth
49	20000000 Gallon	24528" Diameter x 23424" Depth
50	30000000 Gallon	28896" Diameter x 27696" Depth
51	40000000 Gallon	33264" Diameter x 31968" Depth
52	50000000 Gallon	37632" Diameter x 36240" Depth
53	60000000 Gallon	42000" Diameter x 40512" Depth
54	80000000 Gallon	49248" Diameter x 47760" Depth
55	100000000 Gallon	56496" Diameter x 55016" Depth
56	150000000 Gallon	67792" Diameter x 66264" Depth
57	200000000 Gallon	79088" Diameter x 77512" Depth
58	300000000 Gallon	90384" Diameter x 88760" Depth
59	400000000 Gallon	101680" Diameter x 100008" Depth
60	500000000 Gallon	112976" Diameter x 111256" Depth
61	600000000 Gallon	124280" Diameter x 122504" Depth
62	800000000 Gallon	145600" Diameter x 144800" Depth
63	1000000000 Gallon	166960" Diameter x 166240" Depth
64	1500000000 Gallon	199920" Diameter x 199104" Depth
65	2000000000 Gallon	232880" Diameter x 231968" Depth
66	3000000000 Gallon	265840" Diameter x 264832" Depth
67	4000000000 Gallon	298800" Diameter x 297696" Depth
68	5000000000 Gallon	331760" Diameter x 330560" Depth
69	6000000000 Gallon	364720" Diameter x 363424" Depth
70	8000000000 Gallon	427040" Diameter x 424896" Depth
71	10000000000 Gallon	489360" Diameter x 486368" Depth
72	15000000000 Gallon	587200" Diameter x 584224" Depth
73	20000000000 Gallon	685040" Diameter x 682080" Depth
74	30000000000 Gallon	782880" Diameter x 779936" Depth
75	40000000000 Gallon	880720" Diameter x 877792" Depth
76	50000000000 Gallon	978560" Diameter x 975648" Depth
77	60000000000 Gallon	1076400" Diameter x 1073504" Depth
78	80000000000 Gallon	1257600" Diameter x 1252800" Depth
79	100000000000 Gallon	1438800" Diameter x 1432000" Depth
80	150000000000 Gallon	1726400" Diameter x 1718400" Depth
81	200000000000 Gallon	2014000" Diameter x 2004800" Depth
82	300000000000 Gallon	2416800" Diameter x 2407200" Depth
83	400000000000 Gallon	2819600" Diameter x 2809600" Depth
84	500000000000 Gallon	3222400" Diameter x 3202000" Depth
85	600000000000 Gallon	3625200" Diameter x 3594400" Depth
86	800000000000 Gallon	4233600" Diameter x 4201600" Depth
87	1000000000000 Gallon	4842000" Diameter x 4789000" Depth
88	1500000000000 Gallon	5850400" Diameter x 5796800" Depth
89	2000000000000 Gallon	6858800" Diameter x 6804600" Depth
90	3000000000000 Gallon	7867200" Diameter x 7812400" Depth
91	4000000000000 Gallon	8875600" Diameter x 8820200" Depth
92	5000000000000 Gallon	9884000" Diameter x 9828000" Depth
93	6000000000000 Gallon	10892400" Diameter x 10835800" Depth
94	8000000000000 Gallon	12696000" Diameter x 12611200" Depth
95	10000000000000 Gallon	14500000" Diameter x 14586600" Depth
96	15000000000000 Gallon	17376000" Diameter x 17472000" Depth
97	20000000000000 Gallon	20252000" Diameter x 20357400" Depth
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99	40000000000000 Gallon	28372000" Diameter x 28420200" Depth
100	50000000000000 Gallon	32432000" Diameter x 32451600" Depth
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102	80000000000000 Gallon	42576000" Diameter x 42576000" Depth
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104	150000000000000 Gallon	58744000" Diameter x 58452000" Depth
105	200000000000000 Gallon	68828000" Diameter x 68140000" Depth
106	300000000000000 Gallon	78912000" Diameter x 77828000" Depth
107	400000000000000 Gallon	88996000" Diameter x 87516000" Depth
108	500000000000000 Gallon	99080000" Diameter x 97204000" Depth
109	600000000000000 Gallon	109164000" Diameter x 106892000" Depth
110	800000000000000 Gallon	127200000" Diameter x 125184000" Depth
111	1000000000000000 Gallon	145240000" Diameter x 143476000" Depth
112	1500000000000000 Gallon	173280000" Diameter x 171768000" Depth
113	2000000000000000 Gallon	201320000" Diameter x 199060000" Depth
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115	4000000000000000 Gallon	281880000" Diameter x 281044000" Depth
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123	40000000000000000 Gallon	887480000" Diameter x 875564000" Depth
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125	60000000000000000 Gallon	1089160000" Diameter x 1073144000" Depth
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155	400000000000000000000 Gallon	88546000000" Diameter x 87484784000" Depth
156	500000000000000000000 Gallon	98632000000" Diameter x 97373672000" Depth
157	600000000000000000000 Gallon	108718000000" Diameter x 107262560000" Depth
158	800000000000000000000 Gallon	126762000000" Diameter x 125151440000" Depth
159	1000000000000000000000 Gallon	144806000000" Diameter x 144040320000" Depth
160	1500000000000000000000 Gallon	172750000000" Diameter x 172929200000" Depth
161	2000000000000000000000 Gallon	200694000000" Diameter x 200808080000" Depth
162</		

Drawn By: KMR  
 Checked By: KMR  
 Approved By: MRP

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
U	Hunter MP Corner PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.
U LST SST RST	Hunter MP Strip PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.
U L D U	Hunter MP1000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
U L D U	Hunter MP2000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
U L D U	Hunter MP3000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
U H U	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler Nozzle.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	Netafim LVC210075-HFHP Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.
⊠	Netafim LVC25010075-LF Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and Low Flow Pressure Regulator 0.25GPM-4.4GPM.
▨	Area to Receive Dripline Netafim TLDV-026-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.26 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	Hunter ICV-G (REMOTE VALVE) Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
⊠	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with Fin. NPT Inlet, 2-piece body. Shut Off Valve/Isolation Valve
⊙	Hunter ICV-G (MASTER VALVE) 2" 2in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
⊠	Febco 850 2" Double Check Backflow prevention, 1/2in. to 2in.
⊠	Hunter A2C-3600-SS 36-Station controller with four (4) A2M-600 modules in an outdoor stainless steel wall mount enclosure.
⊠	Hunter ICD-100 Single Station Decoder w/Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).
⊠	Hunter WRF-CLK Rainfreeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.
⊠	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.
⊠	Water Meter 2" Ref. Civil Plans

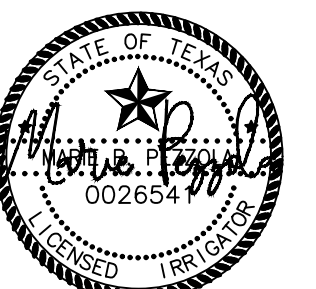


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**ENCOMPASS HEALTH  
 REHABILITATION HOSPITAL  
 OF HASLET**  
 OWNER REVIEW SET  
 AVONDALE HASLET ROAD  
 HASLET, TEXAS 76052



3/27/2028

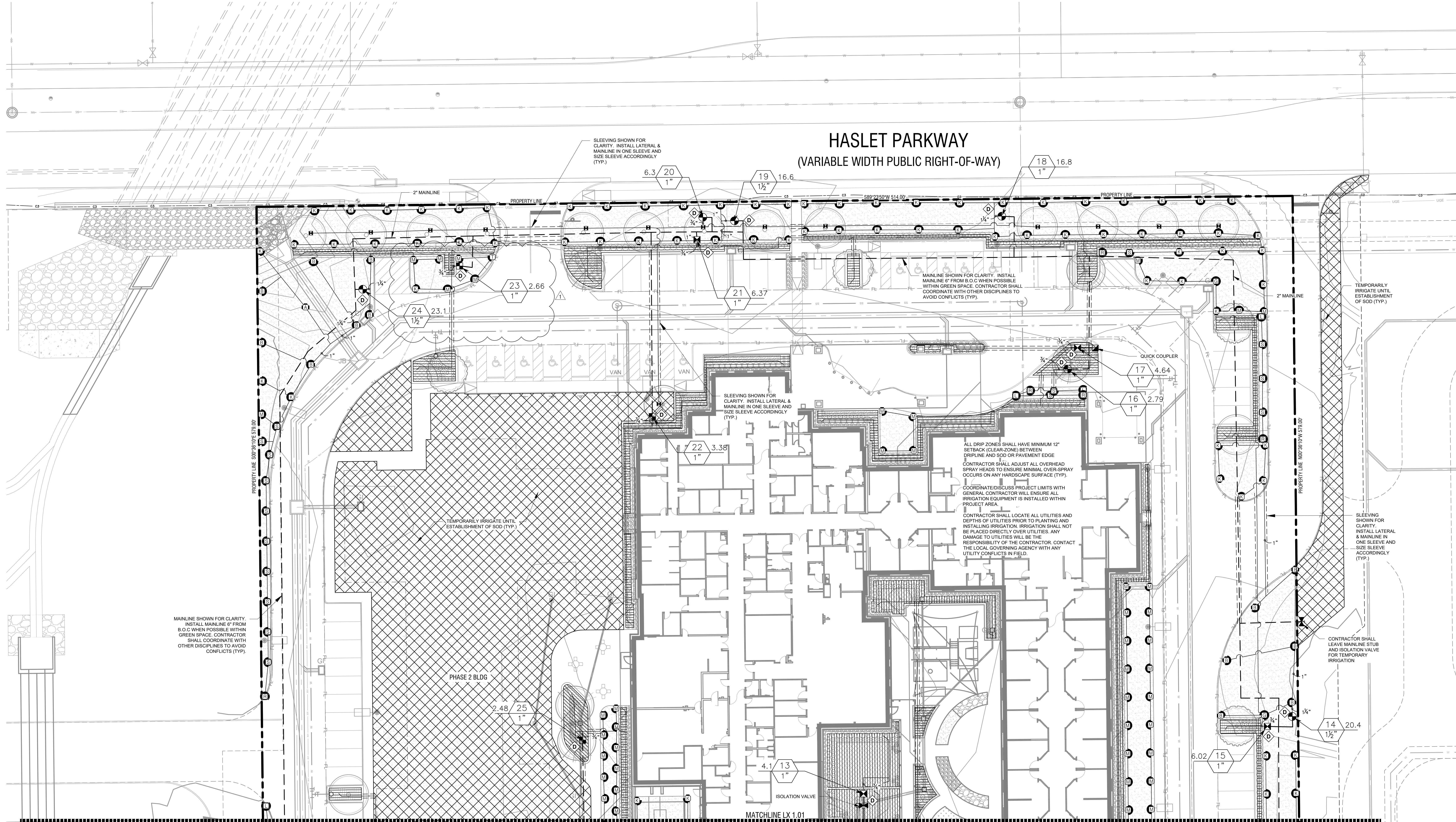
Revision		
No.	Date	Description
1	3/27/2026	Addendum 1

IRRIGATION PLAN

LI 1.01

50709.00  
 3/27/2026

Agenda Item #6.6-B



10/12/2025 10:20:59 AM Autodesk Docs://50709.00 EHC HASLET R245/0709.00 Arch/Central R24.rvt 8Z\_P 22 sB.rvt

Drawn By: KMR  
 Checked By: KMR  
 Approved By: MRP

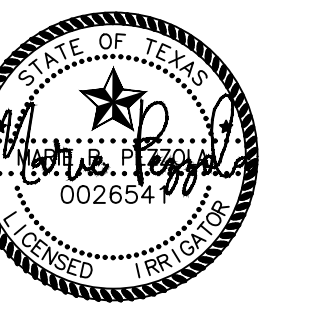


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**ENCOMPASS HEALTH  
 REHABILITATION HOSPITAL  
 OF HASLET**  
 OWNER REVIEW SET  
 AVONDALE HASLET ROAD  
 HASLET, TEXAS 76052



Revision		
No.	Date	Description
1	3/27/2026	Addendum 1

IRRIGATION PLAN

LI 1.02

50709.00

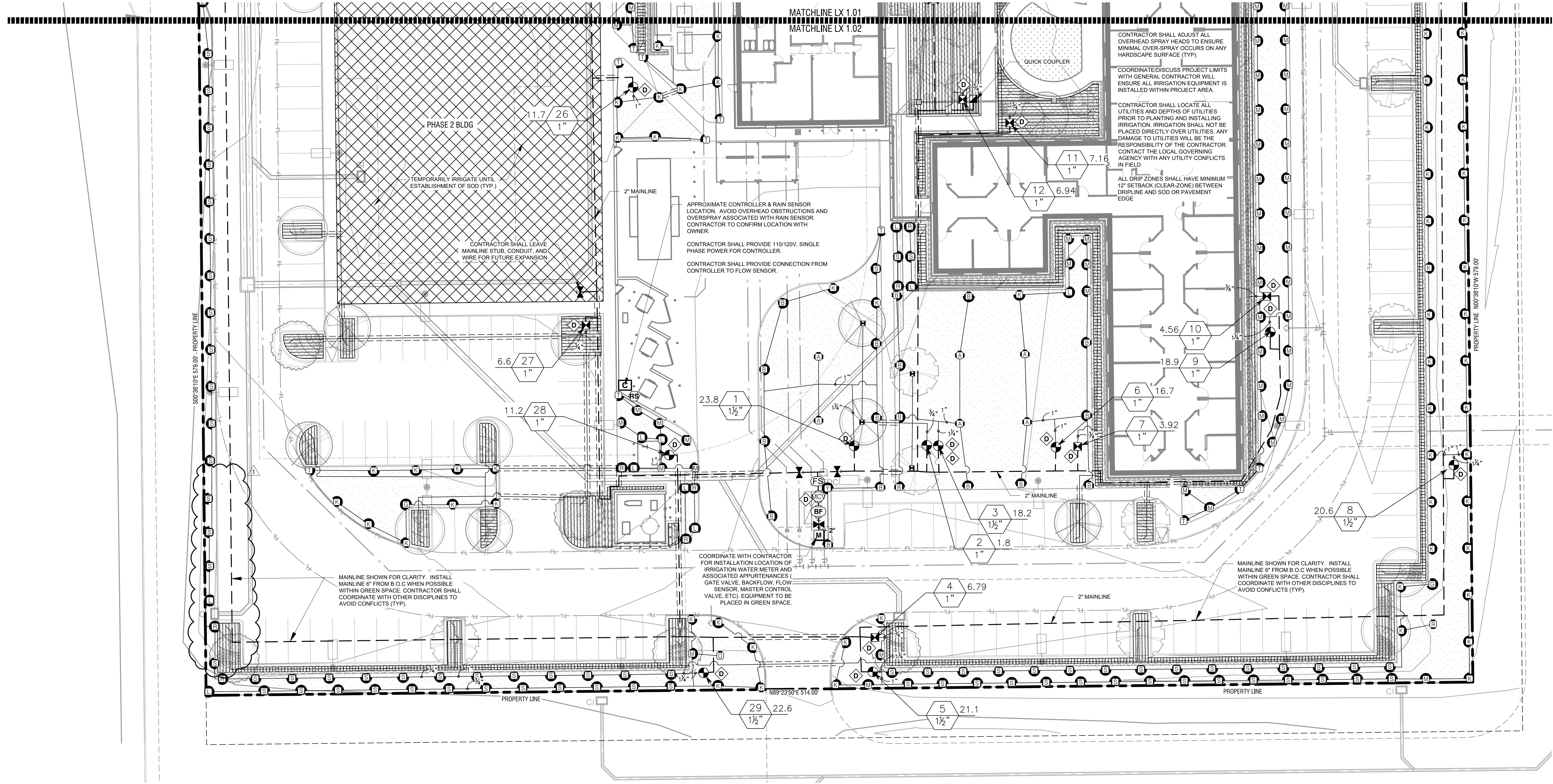
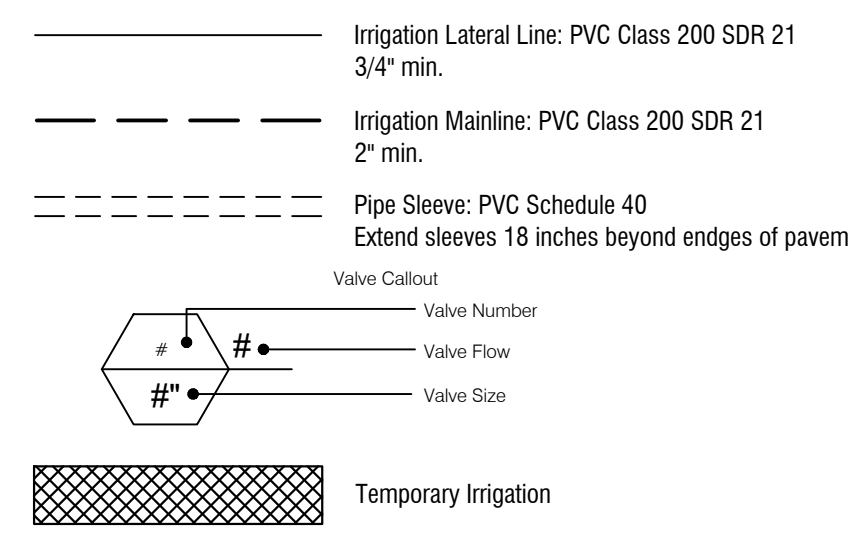
3/27/2026

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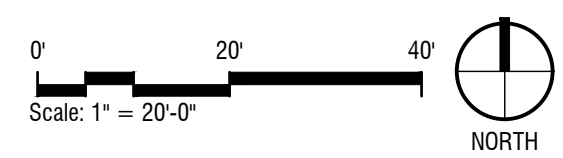
**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(T)	Hunter MP Corner PRS-04-PRS40-CV Hunter MP Strip PRS-04-PRS40-CV Hunter MP1000 PRS-04-PRS40-CV Hunter MP2000 PRS-04-PRS40-CV Hunter MP3000 PRS-04-PRS40-CV
(M)	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler Nozzle.
(X)	Netatim LVC210075-HFP Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.
(F)	Netatim LVC2S8010075-LF Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and Low Flow Pressure Regulator 0.25GPM-4.4GPM
(A)	Area to Receive Dripline Netatim TLV-025-12 Tee-line Pressure Compensating Landscape Dripline with Check Valve. 0.25 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(V)	Hunter ICV-G (REMOTE VALVE) Plastic Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
(H)	Hunter HQ-44LSC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body. Shut Off Valve/Isolation Valve
(M)	Hunter ICV-G (MASTER VALVE) 2" 2in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
(BF)	Febco 850 2" Double Check Backflow prevention, 1/2in. to 2in.
(C)	Hunter ACC-3600-SS 36-Station controller with four (4) AZM-600 modules in an outdoor stainless steel wall mount enclosure.
(D)	Hunter ICD-100 Single Station Decoder w/ Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECTAKE10).
(RS)	Hunter WRF-CLK Rain/Freeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/DC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.
(FS)	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.
(M)	Water Meter 2" Ref. Civil Plans



REF. LI 3.02 FOR FULL IRRIGATION SCHEDULE



10/12/2025 10:20:59 AM  
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 82, P. 12 of 64

Agenda Item #6.6-B





3/27/2026

**Revision**

No.	Date	Description
1	3/27/2026	Addendum 1

**IRRIGATION NOTES  
 & SCHEDULE**

**LI 3.02**

50709.00  
 3/27/2026

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
[Symbol]	Hunter MP Corner PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	12	40
[Symbol]	Hunter MP Strip PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	113	40
[Symbol]	Hunter MP1000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	88	40
[Symbol]	Hunter MP2000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	135	40
[Symbol]	Hunter MP3000 PR05-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	39	40
[Symbol]	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler Nozzle.	18	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[Symbol]	Netafim LWC210075-HFHP Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	10	
[Symbol]	Netafim LWC238010075-LF Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and Low Flow Pressure Regulator 0.25GPM-4.4GPM	3	
[Symbol]	Area to Receive Dripline Netafim TLV-CV-026-12 Techline Pressure Compensating Landscape Dripline with Check Valve, 0.26 GPH emitters at 12" O.C., Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern, 17mm.	15,352	ft
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[Symbol]	Hunter ICV-G (REMOTE VALVE) Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	16	
[Symbol]	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1/2" NPT inlet, 3/2-inch body.	2	
[Symbol]	Shut Off Valve/Isolation Valve	6	
[Symbol]	Hunter ICV-G (MASTER VALVE) 2" 2in. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1	
[Symbol]	Febco 850 2" Double Check Backflow prevention, 1/2in. to 2in.	1	
[Symbol]	Hunter A20-3600-SS 36-Station controller with four (4) A2M-600 modules in an outdoor stainless steel wall mount enclosure.	1	
[Symbol]	Hunter IQD-100 Single Station Decoder w/Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	30	
[Symbol]	Hunter WRF-CLK Rain/Freeze Sensor, install within 1000' ft of controller, in line of sight, 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.	1	
[Symbol]	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 3 amp.	1	
[Symbol]	Water Meter 2" Ref. Civil Plans	1	
[Symbol]	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" min.	11,428	ft
[Symbol]	Irrigation Mainline: PVC Class 200 SDR 21 2" min.	3,448	ft
[Symbol]	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of pavement or construction.	1,189	ft
[Symbol]	Valve Cabinet Valve Number Valve Flow Valve Size		
[Symbol]	Temporary Irrigation		

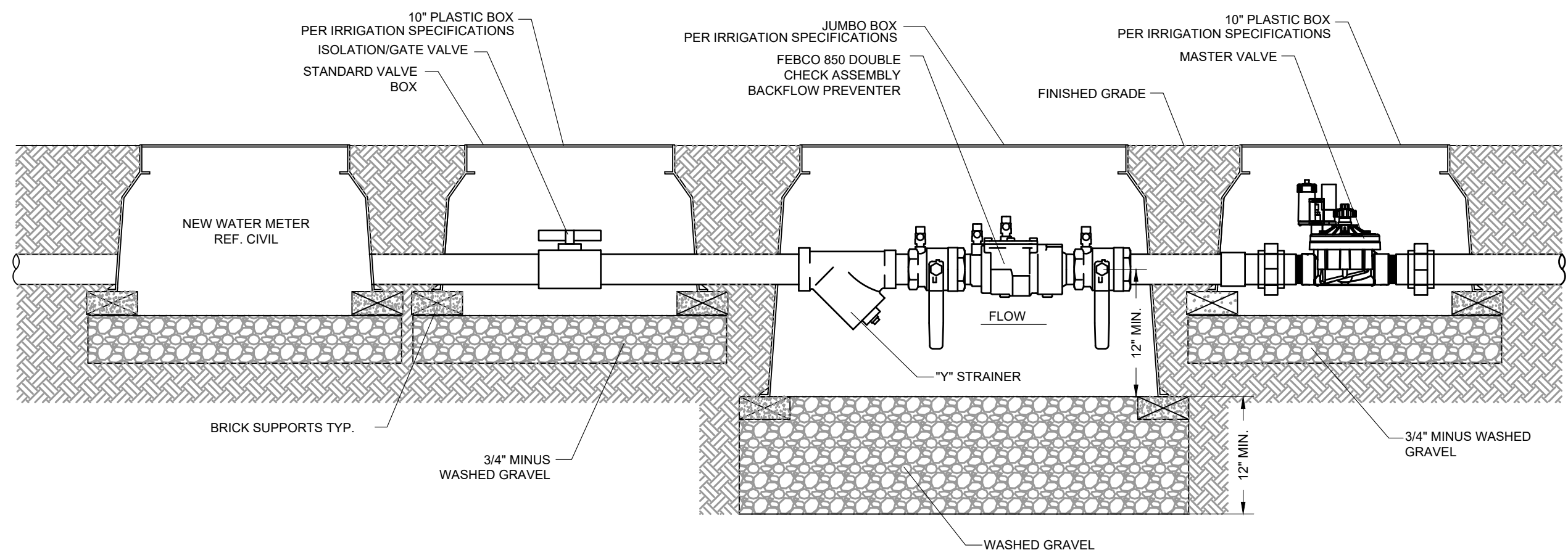
THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STANDS: 65 PSI AND 75 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS 4-5 PSI THIN DESIGN PRESSURE.

QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE. WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.



**DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTER**

Scale: N.T.S.

**A**

**GENERAL IRRIGATION SPECIFICATIONS AND NOTES**

- A. EXTENT:  
 1. INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:  
 a. TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.
- B. GENERAL:  
 1. PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL BUILDING, PLUMBING CODES AND ALL OTHER CODE REQUIREMENTS.  
 2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.  
 3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.  
 4. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.  
 5. INSPECTION OF SITE:  
 a. CONTRACTOR SHALL ACCQUANT THEMSELVES WITH ALL SITE CONDITIONS. SUBMISSION OF THEIR PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERE TO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.  
 b. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING UTILITIES. SHOULD SUCH STUDIES NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.  
 6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.  
 7. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER ITEM BASIS.  
 8. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.  
 9. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.  
 10. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A FULL-SIZE PLAN SET WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWINGS SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.  
 11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.  
 12. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DAMAGE TO EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.  
 13. A UNMARKED PLAN IS 1/2" X 11" SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR. PREPARED BY THE IRRIGATION CONTRACTOR. SHALL BE POSTED IN THE MECHANICAL ROOM OR WITHIN CONTROLLER CABINET.
- C. MATERIALS:  
 1. GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.  
 2. PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D 1785, ASTM D-2241, AWWA C-900, OR AWWA C-905. SPRINKLER PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR. PVC GASKETS/FITTINGS SHALL CONFORM TO ASTM D 3138. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMING TO ASTM D-1784 AND D-2241.  
 3. PLASTIC FITTINGS: ALL SOLVENT WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT WELD POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOAN, LASC0, OR APPROVED EQUAL.  
 4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.  
 5. SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIE, NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.  
 6. AUTOMATIC CONTROLLER: SEE LEGEND.  
 7. REMOTE CONTROL VALVES: SEE LEGEND.  
 8. CONTROL WIRING: CONVENTIONAL SYSTEMS TO USE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND MINIMUM WIRE SIZE: 14 GAUGE. ALL SPLICES SHALL BE MADE WITH VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING PER MANUFACTURER STANDARDS.  
 9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.  
 10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND.  
 11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.  
 12. TRACER WIRE: TWO-WIRE SYSTEMS TO INCLUDE A SINGLE BLUE TRACER WIRE SECURED ADHERED TO THE TOP SIZE OF THE MAINLINE.  
 D. WORKMANSHIP:  
 1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING CONTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.  
 3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.
- E. SURGE PROTECTION AND DECODER NOTES  
 1. SURGE PROTECTION - THE MINIMUM RECOMMENDED LEVEL OF PROTECTION IS TO HAVE ONE DECODER GROUNDED AT THE END OF EACH WIRE PATH AND ONE DECODER GROUNDED EVERY 500 FT. FOR HIGHER LEVELS OF PROTECTION, GROUND THE DECODERS MORE FREQUENTLY. THERE IS NO LIMIT ON THE NUMBER OF GROUND CONNECTIONS IN A DECODER SYSTEM. IT IS IMPORTANT THAT BOTH THE CONTROLLER AND THE DECODERS ARE GROUNDED TO GROUND RODS OR PLATES WITH LESS THAN 10 OHMS RESISTANCE. THE GROUND SHOULD ALWAYS BE MEASURED WITH A GROUND RESISTANCE METER. A "CLAMP ON METER" CANNOT BE USED FOR GROUND MEASUREMENT, SINCE THIS IS AN ISOLATED SYSTEM. GROUND RESISTANCE MEASUREMENTS SHOULD BE PERFORMED WITH A "FALL OF POTENTIAL" TYPE METER IN DECODER SYSTEMS. THE GROUND SHOULD BE TESTED REGULARLY FOR RESISTANCE. SURGE PROTECTION INSIDE THE DECODER CAN WEAR OUT, AND A DECODER SHOULD BE REPLACED WHEN IT MIGHT HAVE BEEN DAMAGED BY A LIGHTNING STRIKE IN THE IMMEDIATE VICINITY. THE DECODER IS A COMPLEX ELECTRONIC PART AND IT IS NOT POSSIBLE TO FULLY TEST WHETHER IT IS WORKING. REPLACE THE DECODER IF THERE IS ANY VISIBLE DAMAGE TO THE DEVICE, OR IF NEARBY DECODERS OR CONTROLLERS HAVE BEEN DAMAGED.  
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GROUND ALL ELECTRICAL EQUIPMENT INSTALLED IN RELATION TO THE IRRIGATION CONTROL SYSTEM. USE GROUNDING ELECTRODES THAT ARE UL LISTED OR MANUFACTURED TO MEET THE MINIMUM REQUIREMENTS OF THE US NATIONAL ELECTRICAL CODE (NEC).  
 3. THE IRRIGATION SYSTEM SHALL USE A SINGLE TWO-WIRE CABLE FOR ACTIVATION OF ALL VALVES AND SENSORS. CONNECTIONS BELOW GRADE AND IN VALVE BOXES SHALL BE WATERPROOF. THE IRRIGATION CABLE SHALL BE DIRECT BURIAL.  
 4. MAINLINE TO BE GROUNDED PER MANUFACTURER RECOMMENDATIONS. CONTACT JASON PYLE WITH HUNTER AT 817.308.9620 OR YORVIN MORENO WITH RAINBIRD AT 737.320.9985.  
 THE IRRIGATION SYSTEM SHALL USE A SINGLE TWO-WIRE CABLE FOR ACTIVATION OF ALL VALVES AND SENSORS. CONNECTIONS BELOW GRADE AND IN VALVE BOXES SHALL BE WATERPROOF. THE IRRIGATION CABLE SHALL BE DIRECT BURIAL.
- F. CLEAN-UP  
 1. REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

END SECTION





Planning and Zoning Commission  
**AGENDA ITEM REPORT**



<b>MEETING:</b>	Planning and Zoning Commission - 30 Jun 2026		
<b>CONTACT:</b>	Maurice Schwanke, Planning/EDC Coordinator	<b>DEPARTMENT:</b>	Planning
<b>SUBJECT:</b>	Workshop on Master Land Use Plan Map 1) Staff Presentation 2) Discuss		

**EXECUTIVE SUMMARY**

**BACKGROUND INFORMATION:**

During a recent City Council meeting the City Council asked that the Master Land Use Plan be reviewed by the Planning and Zoning Commission and to provide a recommendation concerning the amount of Industrial Land versus Commercial Land availability within the city.