ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AN EXISTING SPECIAL USE PERMIT FOR A PUBLIC UTILITY, TO INCLUDE A RAIL STATION, LOCATED AT 4925 ARAPAHO ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 4925 Arapaho Road, is zoned PD, Planned Development, through Ordinance Numbers 097-055 and 002-002; and

WHEREAS, at its regular meeting held on December 15, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a rail station (Case No.1820-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. A Special Use Permit authorizing a rail station, on the property located at 4925 Arapaho Road, is hereby granted subject to the following conditions:

(a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, and elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The rail station must be built in accordance with the design guidelines set forth by the Addison Art and Design Committee and adopted by the Addison City Council.

(c) To specifically promote the health, welfare and safety of Addison's residents and bus and train riders, security cameras are required such that the platform, bus area and parking lot be visible on-camera. The feed from the security cameras shall be available to the Addison Police Department, and other law enforcement agencies responsible for protecting the public.

(d) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the ***12TH*** day of ***JANUARY 2021*.**

TOWN OF ADDISON, TEXAS

_____
Joe Chow, Mayor

ATTEST:

_____
Irma Parker, City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

EXHIBIT A

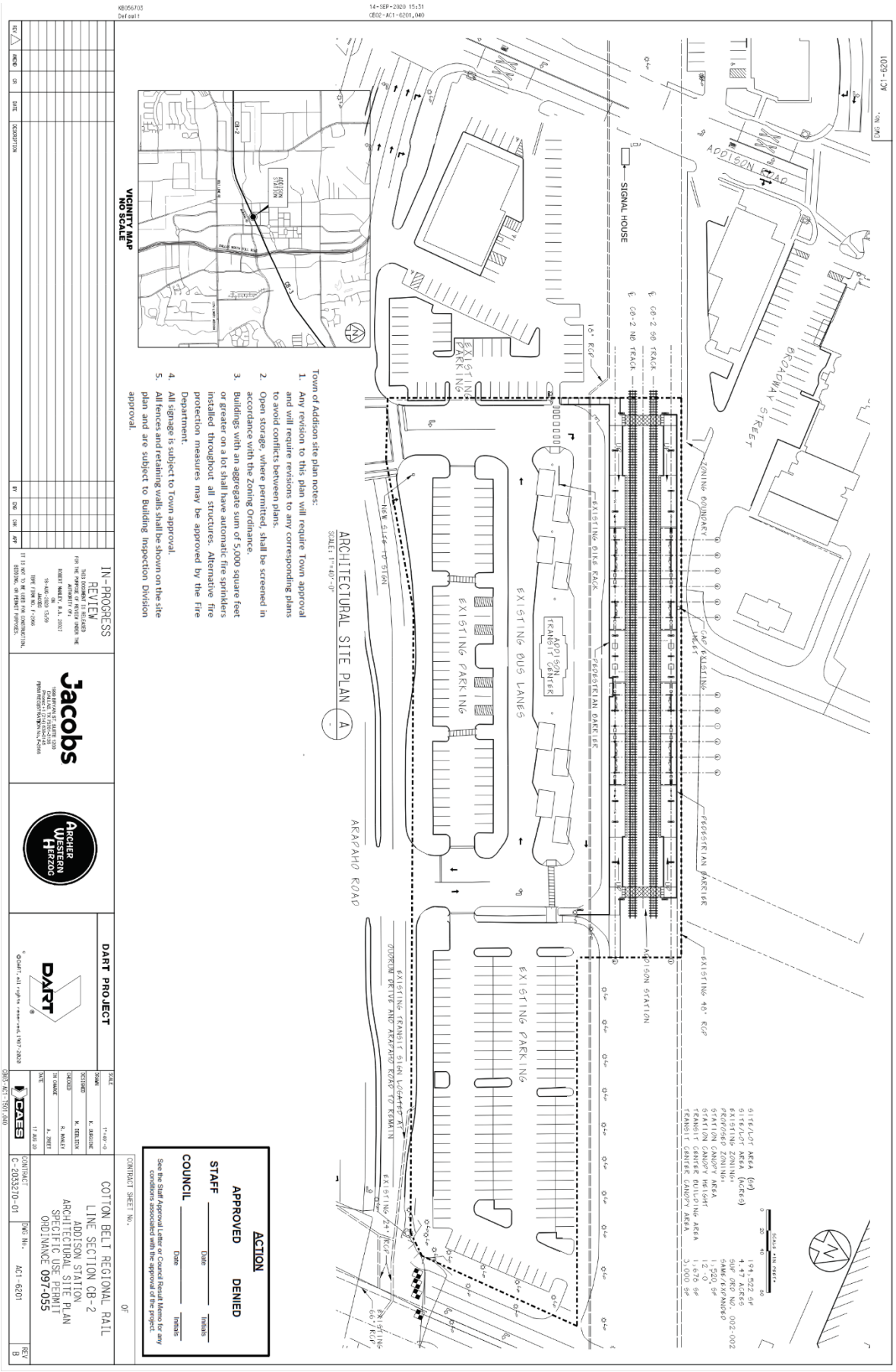
ACT-6201
ARCHITECTURAL SITE PLAN
SCALE: 1"=40'-0"
ARAPAHO ROAD
BROADWAY STREET
ADDISON ROAD
SIGNAL HOUSE
EXISTING PARKING
EXISTING BUS LANES
EXISTING 40" RCP
ADDISON STATION
PEDESTRIAN BARRIER
EXISTING BIKE RACK
ZONING BOUNDARY
NEW SITE ID SIGN
SITE/LOT AREA (sf) 194,522 sf
SITE/LOT AREA (ACRES) 4.47 ACRES
EXISTING ZONING SUP ORD NO. 002-002
PROPOSED ZONING SAME/EXPANDED
STATION CANOPY AREA 1,520 SF
STATION CANOPY HEIGHT 12'-0
TRANSIT CENTER BUILDING AREA 1,676 SF
TRANSIT CENTER CANOPY AREA 3,000 SF
VICINITY MAP
NO SCALE
Town of Addison site plan notes:
1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
IN-PROGRESS REVIEW
Jacobs
DART PROJECT
ACTION
APPROVED DENIED
STAFF
COUNCIL
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
ARCHITECTURAL SITE PLAN
SPECIFIC USE PERMIT
ORDINANCE 097-055
C-203270-01
ACT-6201

EXHIBIT A

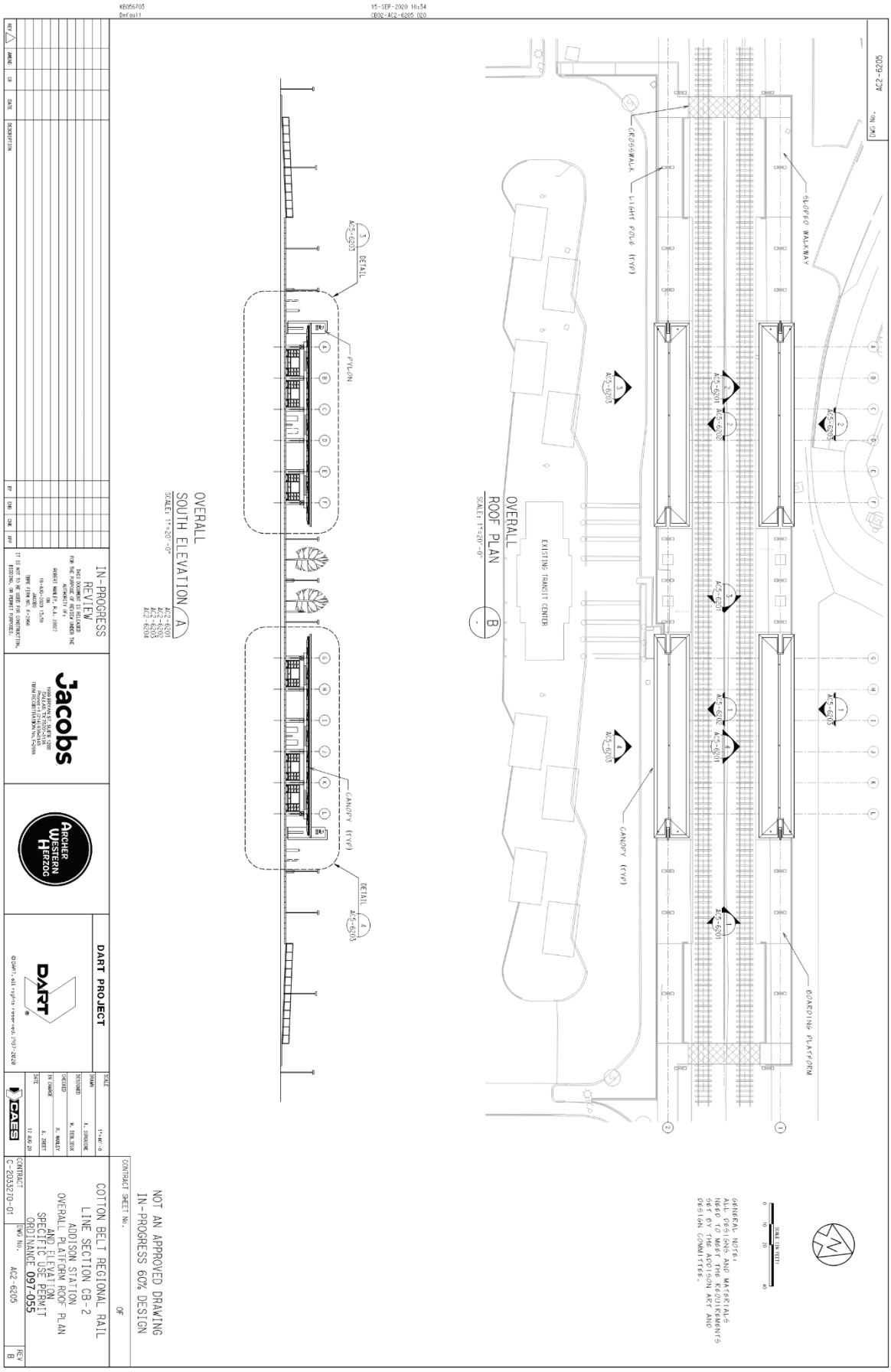
KB056703
Default
15-SEP-2020 10:34
CB02-AC2-6205 020
AC2-6205
SLOPED WALKWAY
CROSSWALK
LIGHT POLE (TYP)
BOARDING PLATFORM
EXISTING TRANSIT CENTER
OVERALL
ROOF PLAN
SCALE: 1"=20'-0"
CANOPY (TYP)
DETAIL
PYLON
OVERALL
SOUTH ELEVATION
SCALE: 1"=20'-0"
GENERAL NOTES:
ALL DESIGNS AND MATERIALS
NEED TO MEET THE REQUIREMENTS
SET BY THE ADDISON ART AND
DESIGN COMMITTEE.
SCALE (IN FEET)
IN-PROGRESS
REVIEW
NOT AN APPROVED DRAWING
IN-PROGRESS 60% DESIGN
DART PROJECT
Jacobs
ARCHER WESTERN HERZOG
DART
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
OVERALL PLATFORM ROOF PLAN
AND ELEVATION
SPECIFIC USE PERMIT
ORDINANCE 097-055
CONTRACT
C-203270-01
DWG No.
AC2-6205
REV
B

EXHIBIT A

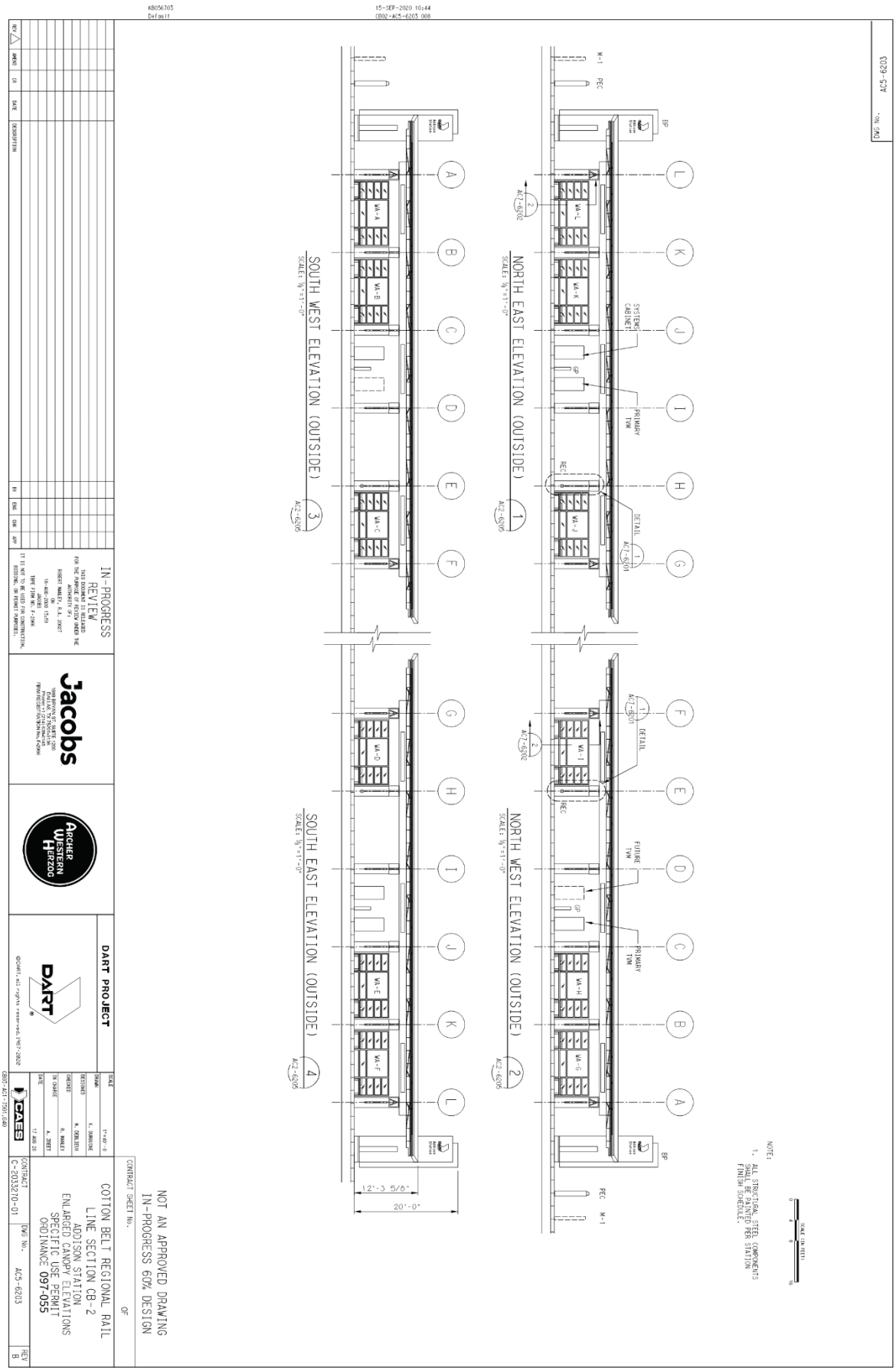
NORTH EAST ELEVATION (OUTSIDE)
SCALE: 1/8"=1'-0"
NORTH WEST ELEVATION (OUTSIDE)
SCALE: 1/8"=1'-0"
SOUTH WEST ELEVATION (OUTSIDE)
SCALE: 1/8"=1'-0"
SOUTH EAST ELEVATION (OUTSIDE)
SCALE: 1/8"=1'-0"
PRIMARY TVM
FUTURE TVM
SYSTEMS CABINET
DETAIL
12'-3 5/8"
20'-0"
NOTE:
1. ALL STRUCTURAL STEEL COMPONENTS SHALL BE PAINTED PER STATION FINISH SCHEDULE.
IN-PROGRESS REVIEW
NOT AN APPROVED DRAWING
IN-PROGRESS 60% DESIGN
DART PROJECT
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
ENLARGED CANOPY ELEVATIONS
SPECIFIC USE PERMIT
ORDINANCE 097-055
CONTRACT C-203270-01
DWG No. AC5-6203
REV B

EXHIBIT A

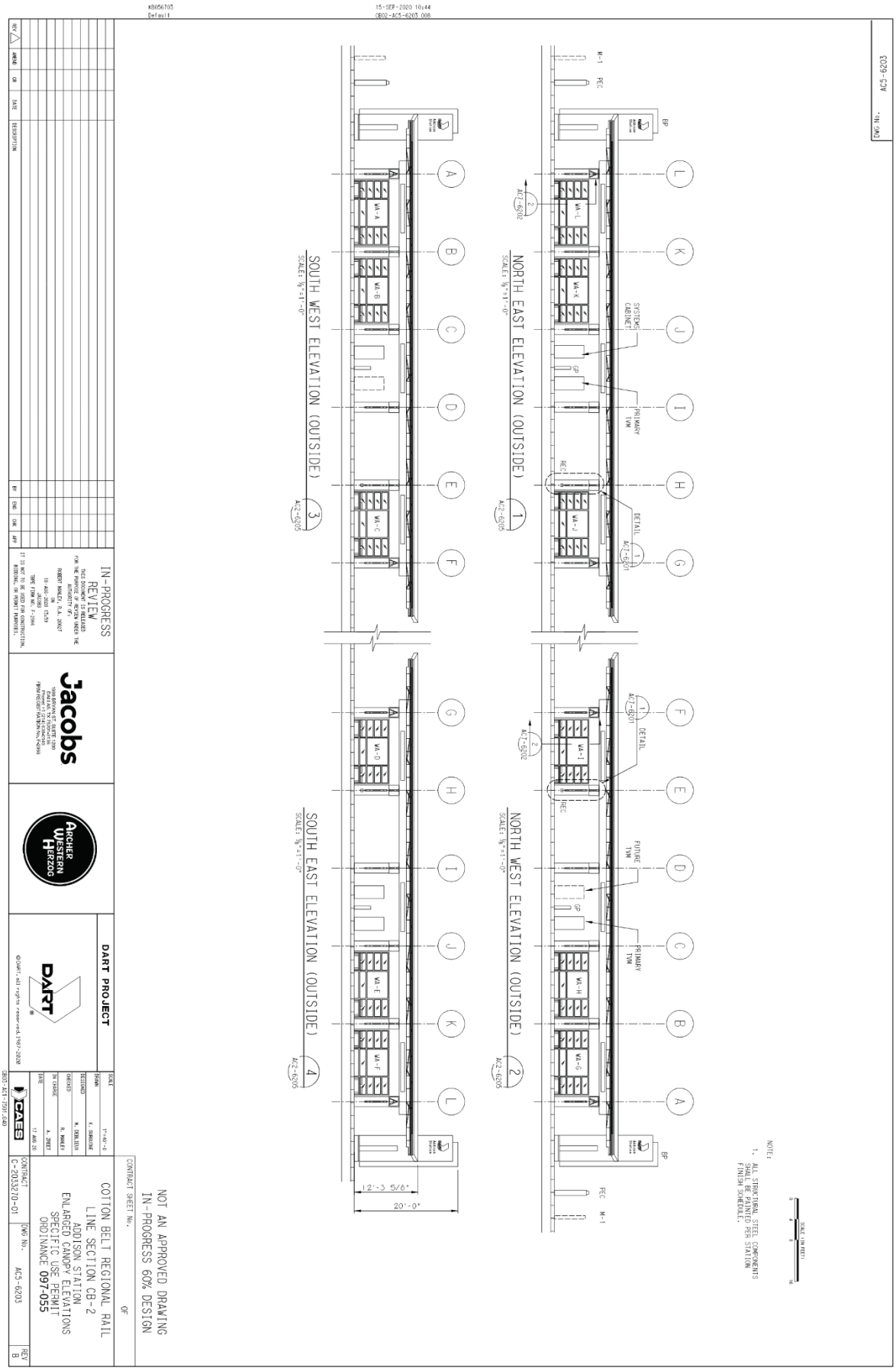
NORTH EAST ELEVATION (OUTSIDE)
NORTH WEST ELEVATION (OUTSIDE)
SOUTH WEST ELEVATION (OUTSIDE)
SOUTH EAST ELEVATION (OUTSIDE)
SYSTEMS CABINET
PRIMARY TVM
FUTURE TVM
DETAIL
12'-3 5/6"
20'-0"
NOTE:
1. ALL STRUCTURAL STEEL COMPONENTS SHALL BE PAINTED PER STATION FINISH SCHEDULE.
IN-PROGRESS REVIEW
NOT AN APPROVED DRAWING
IN-PROGRESS 60% DESIGN
DART PROJECT
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
ENLARGED CANOPY ELEVATIONS
SPECIFIC USE PERMIT
ORDINANCE 097-055
CONTRACT C-203270-01
DWG No. AC5-6203
REV B

EXHIBIT A

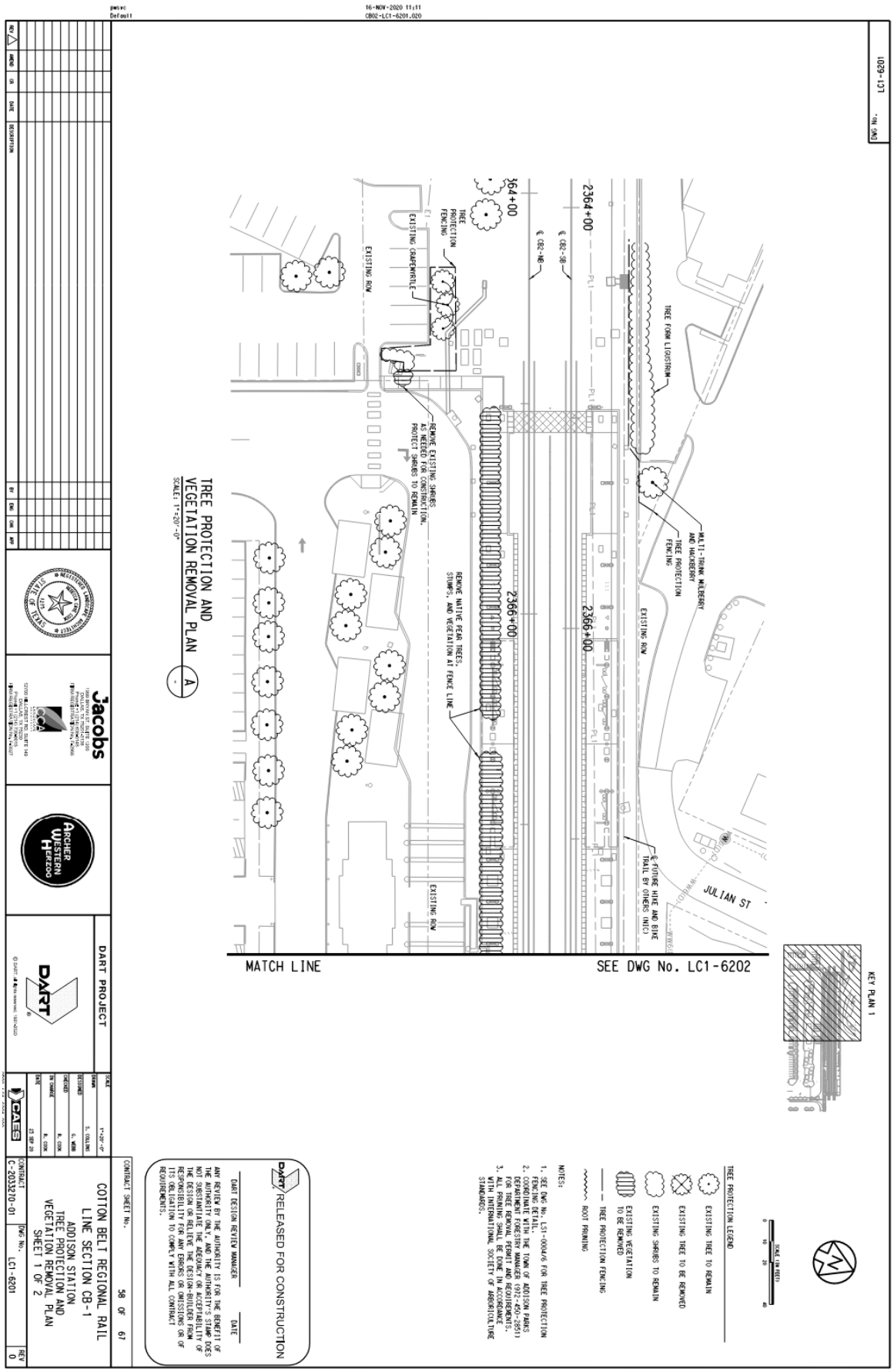
TREE PROTECTION AND VEGETATION REMOVAL PLAN
SCALE: 1"=20'-0"
MATCH LINE
SEE DWG No. LC1-6202
KEY PLAN 1
TREE PROTECTION LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
EXISTING SHRUBS TO REMAIN
EXISTING VEGETATION TO BE REMOVED
TREE PROTECTION FENCING
ROOT PRUNING
NOTES:
1. SEE DWG No. LS1-0004A/B FOR TREE PROTECTION FENCING DETAIL.
2. COORDINATE WITH THE TOWN OF ADDISON PARKS DEPARTMENT FORESTRY MANAGER (972-450-2851) FOR TREE REMOVAL PERMIT AND REQUIREMENTS.
3. WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY AND DOES NOT SUBSTANTIATE THE ACCURACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
CONTRACT SHEET No. 58 OF 67
COTTON BELT REGIONAL RAIL
LINE SECTION CB-1
ADDISON STATION
TREE PROTECTION AND
VEGETATION REMOVAL PLAN
SHEET 1 OF 2
CONTRACT C-2003270-01
DWG No. LC1-6201
REV 0
DART PROJECT
Jacobs
ARCHER WESTERN HEFFCOG
DART
CAES
JULIAN ST
EXISTING ROW
TREE PROTECTION FENCING
REMOVE EXISTING SHRUBS AS NEEDED FOR CONSTRUCTION. PROTECT SHRUBS TO REMAIN
REMOVE NATIVE GEAR TREES, STUMPS, AND VEGETATION AT FENCE LINE
MULTI-TRUNK MULBERRY AND HACKBERRY
TREE FORM LIGUSTRUM
FUTURE HIKE AND BIKE TRAIL BY OTHERS (NIC)
2364+00
2366+00
16-NOV-2020 11:11
CB02-LC1-6201.020
pwsvc
Default

EXHIBIT A

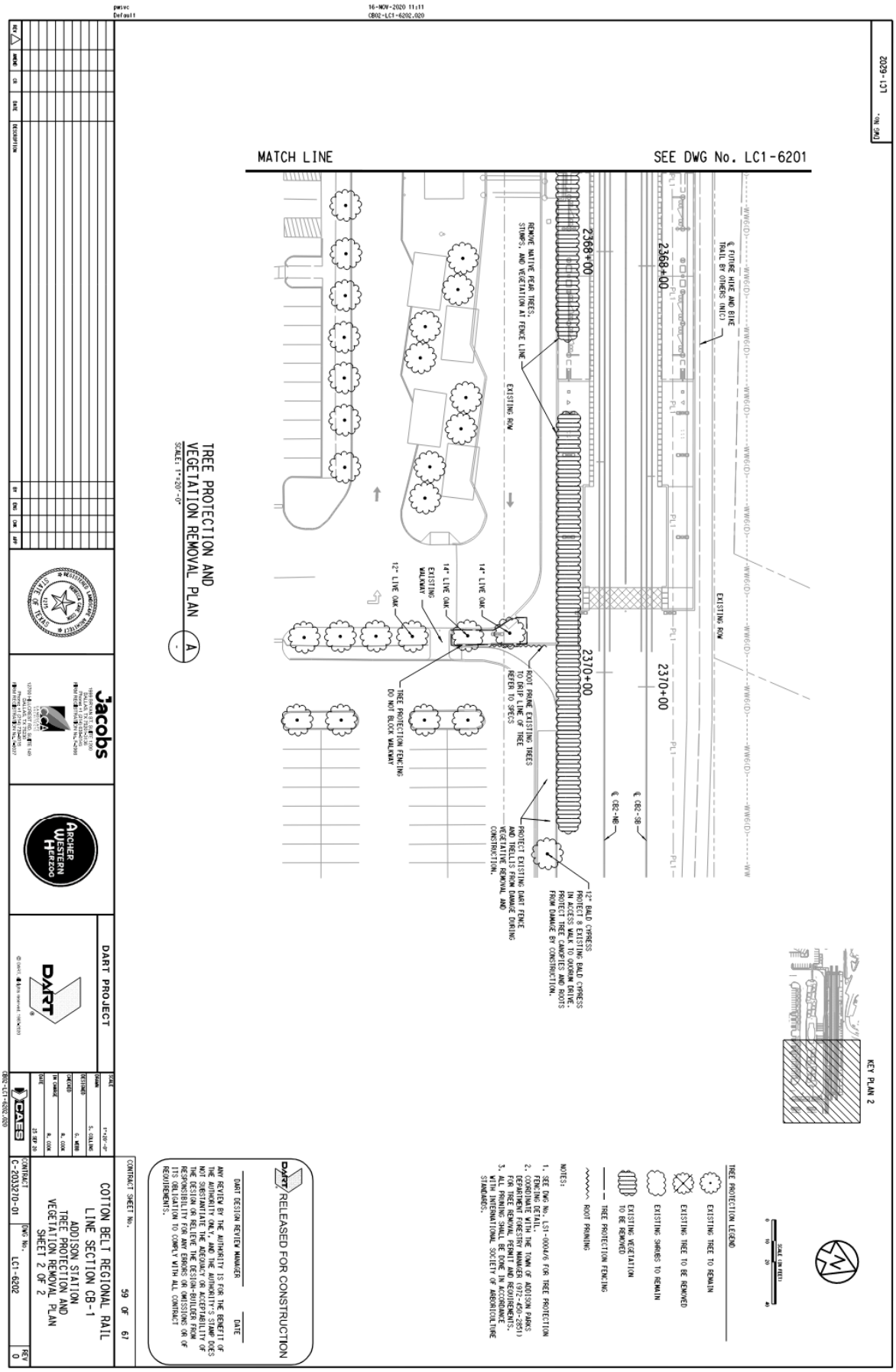
MATCH LINE
SEE DWG No. LC1-6201
2368+00
2370+00
EXISTING ROW
℄ FUTURE HIKE AND BIKE TRAIL BY OTHERS (NIC)
REMOVE NATIVE PEAR TREES, STUMPS, AND VEGETATION AT FENCE LINE
EXISTING ROW
14" LIVE OAK
12" LIVE OAK
EXISTING WALKWAY
TREE PROTECTION FENCING DO NOT BLOCK WALKWAY
ROOT PRUNE EXISTING TREES TO DRIP LINE OF TREE REFER TO SPECS
PROTECT EXISTING DART FENCE AND TREES FROM DAMAGE DURING VEGETATIVE REMOVAL AND CONSTRUCTION.
12" BALD CYPRESS
PROTECT 8 EXISTING BALD CYPRESS IN ACCESS WALK TO QUORUM DRIVE. PROTECT TREE CANOPIES AND ROOTS FROM DAMAGE BY CONSTRUCTION.
℄ CB2-38
℄ CB2-40
KEY PLAN 2
TREE PROTECTION LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
EXISTING SHRUBS TO REMAIN
EXISTING VEGETATION TO BE REMOVED
TREE PROTECTION FENCING
ROOT PRUNING
NOTES:
1. SEE DWG No. LS1-6004/6 FOR TREE PROTECTION FENCING DETAIL.
2. COORDINATE WITH THE TOWN OF ADDISON PARKS DEPARTMENT FORESTRY MANAGER (972-450-2851) FOR REMOVAL AND PRUNING IN ACCORDANCE.
3. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
TREE PROTECTION AND VEGETATION REMOVAL PLAN
SCALE: 1"=20'-0"
A
DART PROJECT
DART
Jacobs
ARCHER WESTERN HEERDOG
RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY AND SHALL IN NO WAY NOT SUBSTANTIATE THE ACCURACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
CONTRACT SHEET No. 59 OF 67
COTTON BELT REGIONAL RAIL
LINE SECTION CB-1
ADDISON STATION
TREE PROTECTION AND
VEGETATION REMOVAL PLAN
SHEET 2 OF 2
CONTRACT C-203270-01
DWG No. LC1-6202
REV 0
CB02-LC1-6202.020

EXHIBIT A

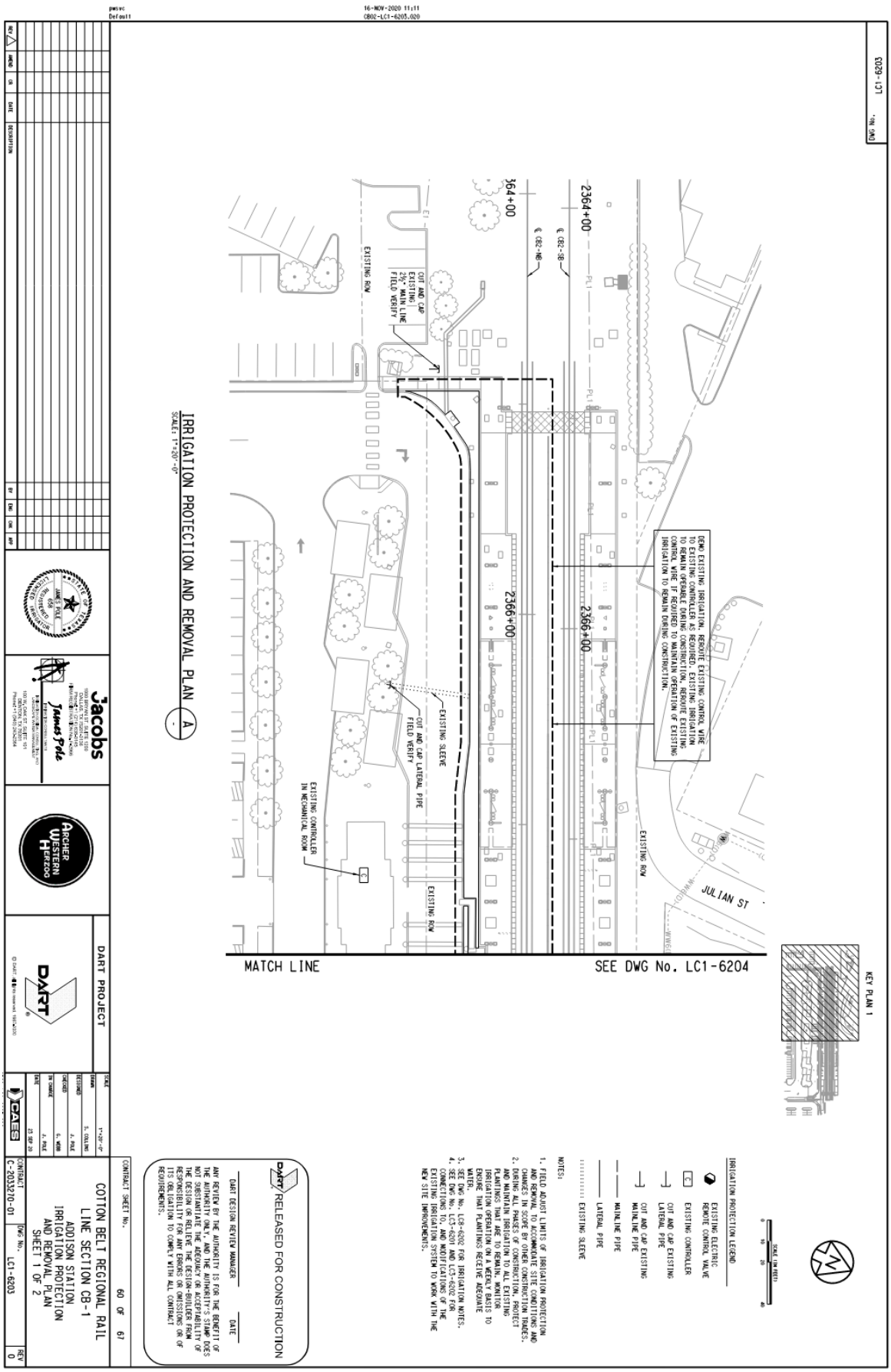
IRRIGATION PROTECTION AND REMOVAL PLAN
SCALE: 1"=20'-0"
MATCH LINE
SEE DWG No. LC1-6204
2364+00
2366+00
JULIAN ST
EXISTING ROW
EXISTING SLEEVE
CUT AND CAP LATERAL PIPE
FIELD VERIFY
EXISTING CONTROLLER IN MECHANICAL ROOM
CUT AND CAP EXISTING 2½" MAIN LINE FIELD VERIFY
DEMO EXISTING IRRIGATION. REROUTE EXISTING CONTROL WIRE TO EXISTING CONTROLLER AS REQUIRED; EXISTING IRRIGATION TO REMAIN OPERABLE DURING CONSTRUCTION. REROUTE EXISTING CONTROL WIRE IF REQUIRED TO MAINTAIN OPERATION OF EXISTING IRRIGATION TO REMAIN DURING CONSTRUCTION.
KEY PLAN 1
IRRIGATION PROTECTION LEGEND
EXISTING ELECTRIC REMOTE CONTROL VALVE
EXISTING CONTROLLER
CUT AND CAP EXISTING LATERAL PIPE
CUT AND CAP EXISTING MAINLINE PIPE
MAINLINE PIPE
LATERAL PIPE
EXISTING SLEEVE
NOTES:
1. FIELD ADJUST LIMITS OF IRRIGATION PROTECTION AND REMOVAL TO ACCOMMODATE SITE CONDITIONS AND CHANGES IN SCOPE BY OTHER CONSTRUCTION TRADES.
2. DURING ALL PHASES OF CONSTRUCTION, PROJECT MANAGER SHALL COORDINATE WITH DART TO ENSURE THAT PLANTINGS THAT ARE TO REMAIN. MONITOR IRRIGATION OPERATION ON A WEEKLY BASIS TO ENSURE THAT PLANTINGS RECEIVE ADEQUATE WATER.
3. SEE DWG No. LC8-6202 FOR IRRIGATION NOTES.
4. SEE DWG No. LC3-6202 FOR DEMOLISHED CONTROL CONNECTIONS TO AND MODIFICATIONS OF THE EXISTING IRRIGATION SYSTEM TO WORK WITH THE NEW SITE IMPROVEMENTS.
RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY, AND THE AUTHORITY'S STAMP DOES NOT SUBSTANTIATE THE ADEQUACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
DART PROJECT
COTTON BELT REGIONAL RAIL
LINE SECTION CB-1
ADDISON STATION
IRRIGATION PROTECTION
AND REMOVAL PLAN
SHEET 1 OF 2
CONTRACT SHEET No. 60 OF 67
CONTRACT C-203270-01
DWG No. LC1-6203
REV 0
Jacobs
James Pole
ARCHER WESTERN HEERDOO
DART
CASES
SCALE 1"=20'-0"
DESIGNED S. COLLINS
CHECKED A. POLE
IN CHARGE A. POLE
DATE 23 SEP 20
16-NOV-2020 11:11
CB02-LC1-6205.020
pwsvc
Default
LC1-6203

EXHIBIT A

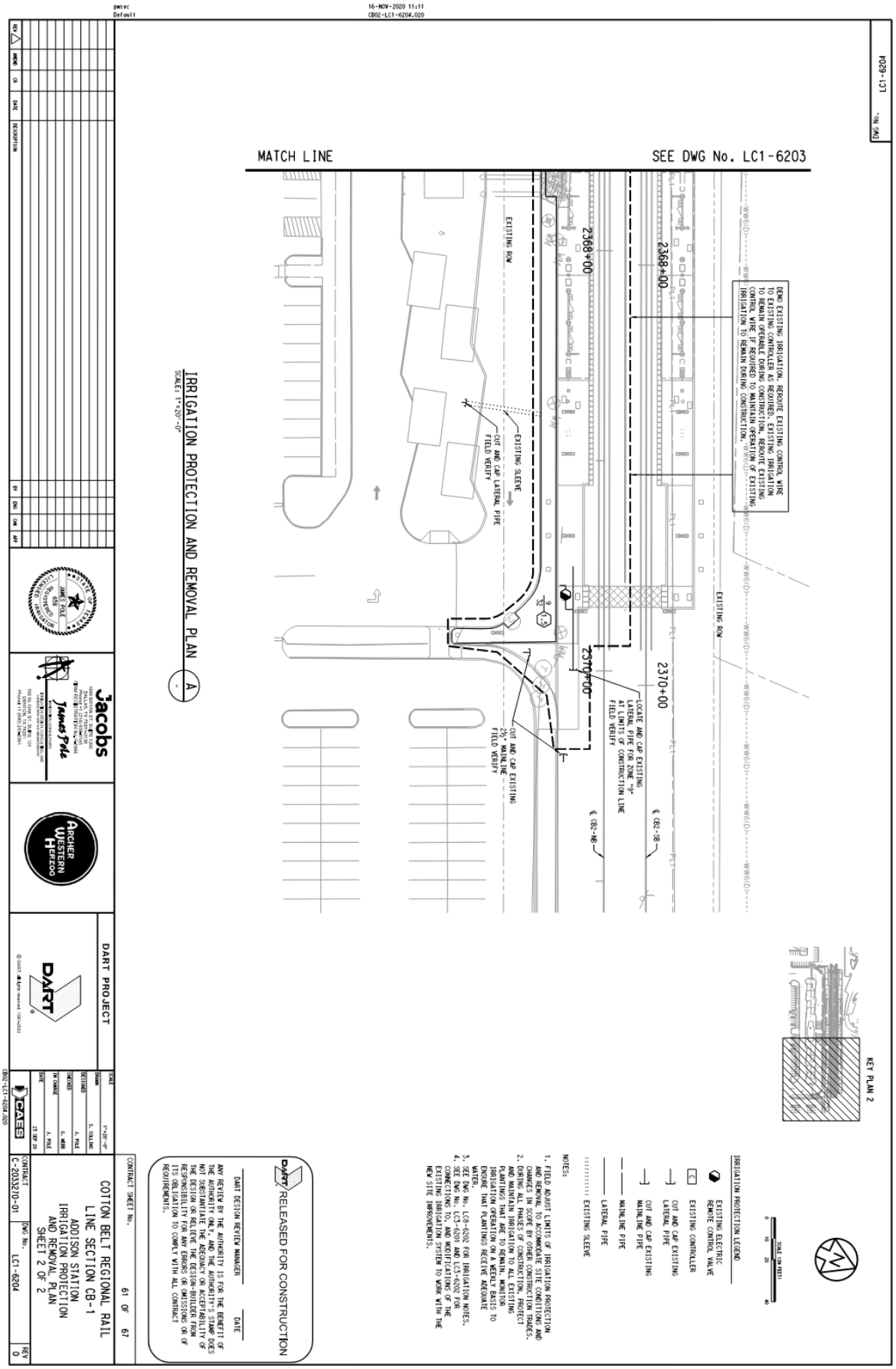
MATCH LINE
SEE DWG No. LC1-6203
2368+00
2370+00
EXISTING ROW
EXISTING SLEEVE
CUT AND CAP LATERAL PIPE
FIELD VERIFY
CUT AND CAP EXISTING 2½" MAINLINE
FIELD VERIFY
LOCATE AND CAP EXISTING LATERAL PIPE FOR ZONE "D" AT LIMITS OF CONSTRUCTION LINE
FIELD VERIFY
IRRIGATION PROTECTION AND REMOVAL PLAN
SCALE: 1"=20'-0"
KEY PLAN 2
IRRIGATION PROTECTION LEGEND
EXISTING ELECTRIC REMOTE CONTROL VALVE
EXISTING CONTROLLER
CUT AND CAP EXISTING LATERAL PIPE
CUT AND CAP EXISTING MAINLINE PIPE
MAINLINE PIPE
LATERAL PIPE
EXISTING SLEEVE
NOTES:
1. FIELD ADJUST LIMITS OF IRRIGATION PROTECTION AND REMOVAL TO ACCOMMODATE SITE CONDITIONS AND CHANGES IN SCOPE BY OTHER CONSTRUCTION TRADES.
2. DURING ALL PHASES OF CONSTRUCTION, PROTECT AND MAINTAIN IRRIGATION TO ALL EXISTING PLANTINGS THAT ARE TO REMAIN. MONITOR IRRIGATION OPERATION ON A WEEKLY BASIS TO ENSURE THAT PLANTINGS RECEIVE ADEQUATE WATER.
3. SEE DWG No. LC6-6202 FOR IRRIGATION NOTES.
4. SEE DWG No. LC6-6203 FOR DETAILS OF THE CONNECTIONS TO AND MODIFICATIONS OF THE EXISTING IRRIGATION SYSTEM TO WORK WITH THE NEW SITE IMPROVEMENTS.
DART RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY AND THE AUTHORITY DOES NOT SUBSTANTIATE THE ACCURACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
DART PROJECT
Jacobs
ARCHER WESTERN HEERIM
DART
CAES
CONTRACT SHEET No.
61 OF 67
COTTON BELT REGIONAL RAIL
LINE SECTION CB-1
ADDISON STATION
IRRIGATION PROTECTION
AND REMOVAL PLAN
SHEET 2 OF 2
CONTRACT C-203270-01
DWG No. LC1-6204
REV 0
LC1-6204
CB02-LC1-6204.020
16-NOV-2020 11:11
pwsvc
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EXHIBIT A

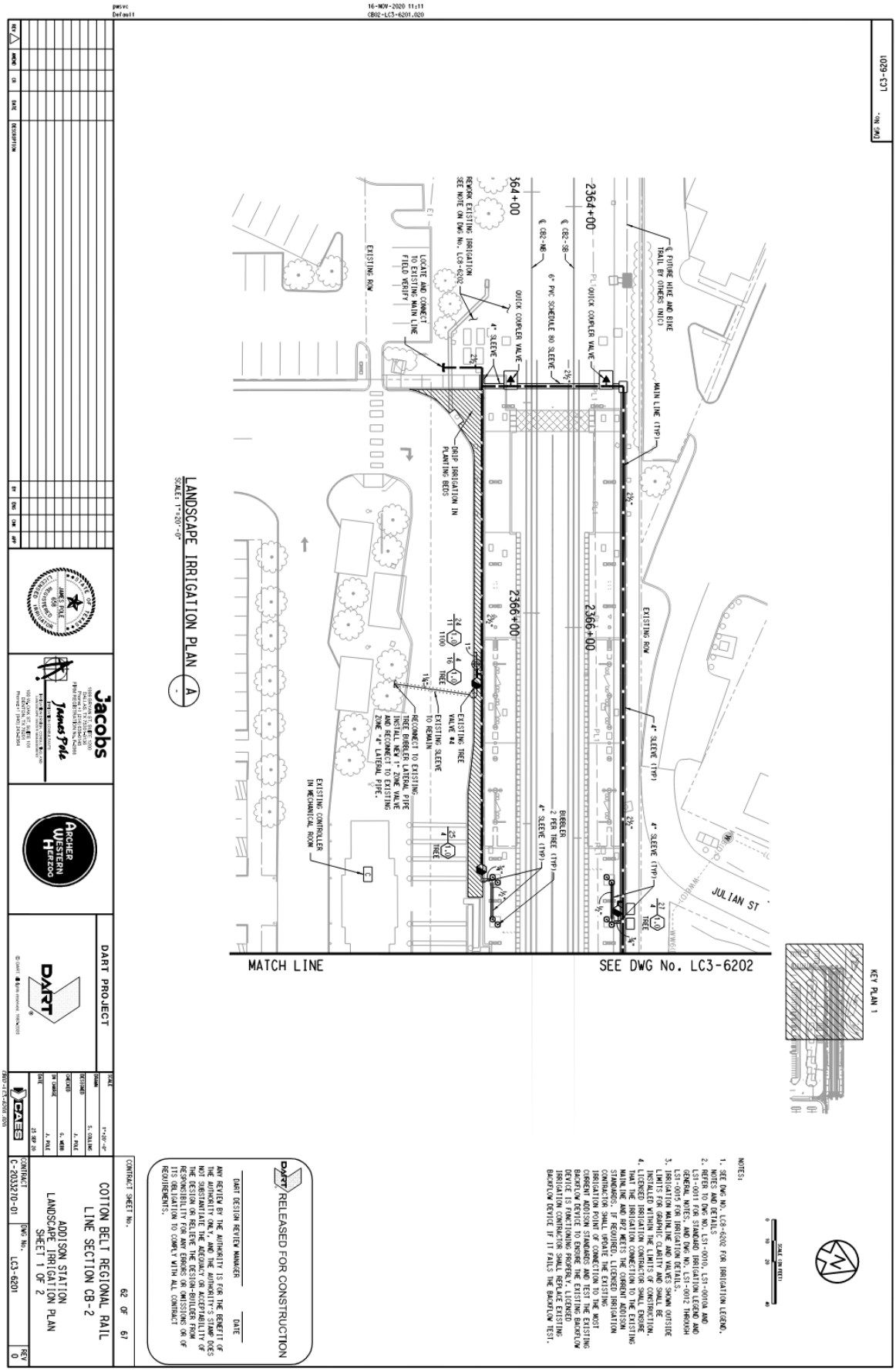

LANDSCAPE IRRIGATION PLAN
SCALE: 1"=20'-0"
MATCH LINE
SEE DWG No. LC3-6202
KEY PLAN 1
JULIAN ST
EXISTING ROW
MAIN LINE (TYP)
4" SLEEVE (TYP)
QUICK COUPLER VALVE
6" PVC SCHEDULE 80 SLEEVE
DRIP IRRIGATION IN PLANTING BEDS
EXISTING CONTROLLER IN MECHANICAL ROOM
RELEASED FOR CONSTRUCTION
COTTON BELT REGIONAL RAIL LINE SECTION CB-2
ADDISON STATION
LANDSCAPE IRRIGATION PLAN
SHEET 1 OF 2
C-203270-01
LC3-6201
DART PROJECT
Jacobs
ARCHER WESTERN HERZOG
CAES

EXHIBIT A

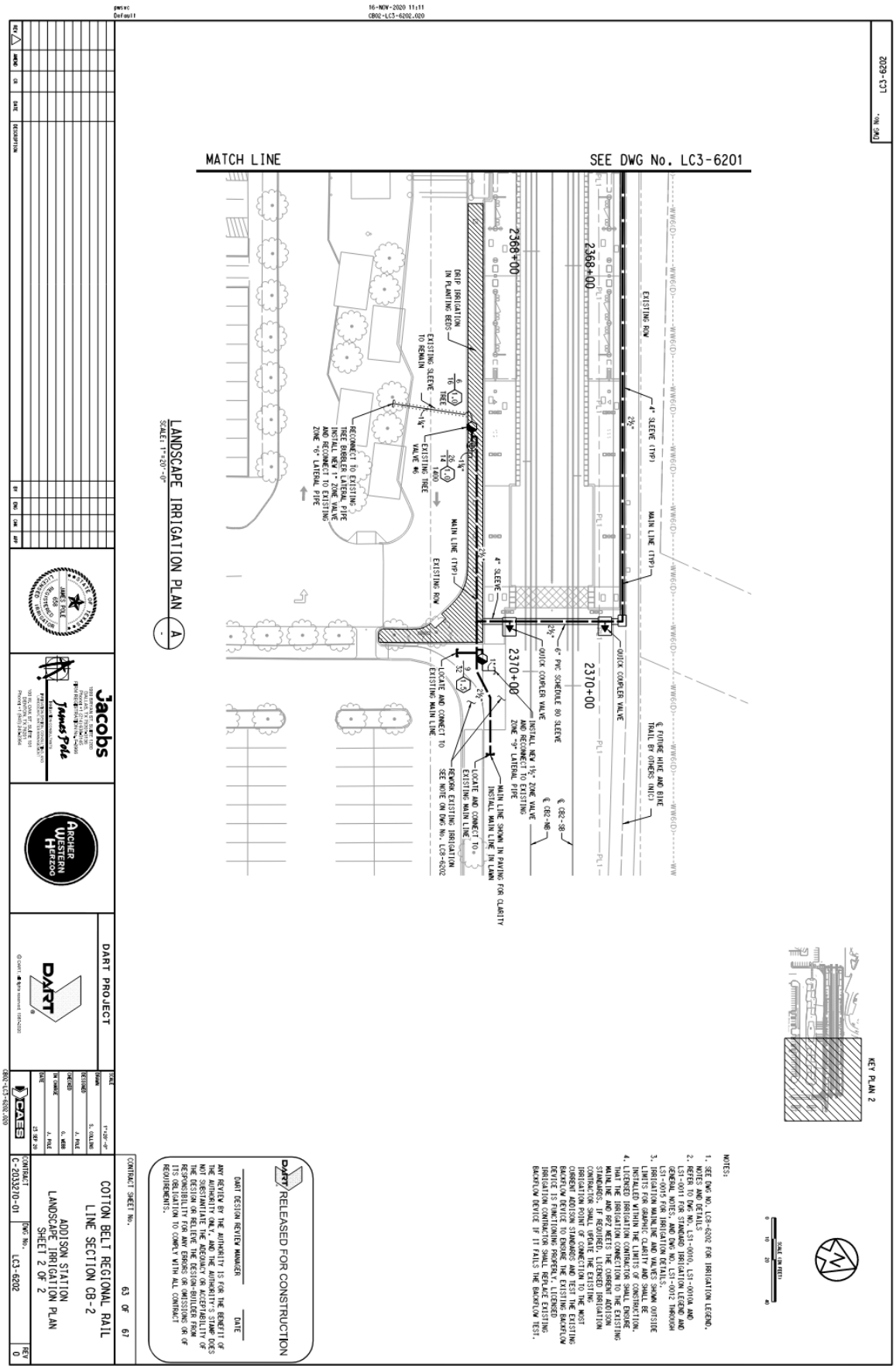

MATCH LINE
SEE DWG No. LC3-6201
LANDSCAPE IRRIGATION PLAN
SCALE: 1"=20'-0"
KEY PLAN 2
NOTES:
DART RELEASED FOR CONSTRUCTION
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
LANDSCAPE IRRIGATION PLAN
SHEET 2 OF 2
Jacobs
DART PROJECT

EXHIBIT A

16-NOV-2020 12:23
CB02-LC8-6202.001

scott
Cardwell

DWG NO. LC8-6202

IRRIGATION LEGEND

NETAFIM SOLENOID DRIP VALVE ASSEMBLY
MODEL NUMBER PER INSTALLATION NOTE 7
1. SEE DETAIL LS1-0015/1
2. DRIP VALVE TO INCLUDE 140 MESH FILTER AND PSI REGULATOR.
3. NO SUBSTITUTION WILL BE APPROVED

OLD CASTLE PRECAST CONCRETE VALVE BOX
MODEL 37T
1. SEE DETAIL LS1-0012/6
2. IRON LID. LID SHALL BE PAINTED PURPLE
3. USE MANUFACTURED EXTENSIONS
4. OR EQUAL SUBSTITUTION IF APPROVED

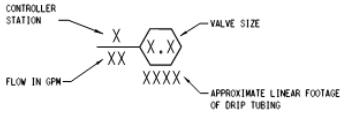
SLEEVE PIPES. SIZE NOTED ON PLAN UNLESS SLEEVE IS EXISTING

CUT AND CAP EXISTING LATERAL PIPE

CUT AND CAP EXISTING MAIN LINE PIPE

RAINBIRD #1402 PRESSURE COMPENSATING BUBBLER NOZZLE
TWO PER PLATFORM TREE. SET ON OPPOSITE SIDES OF ROOT BALL

RAINBIRD 1804-SAM-PRS SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. TWO PER TREE IN TURF AND PLANT BEDS. REFER TO DWG No. 5/LS1-0013



INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. LICENSED IRRIGATION CONTRACTOR SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
2. EXISTING IRRIGATION CONTROLLER LOCATED WITHIN THE BUS TRANSFER CENTER WILL BE UTILIZED FOR THIS SYSTEM.
3. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX QUICK COUPLER VALVES. (MINIMUM ONE SET).
4. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE PROPOSED LOCATIONS OF ALL ABOVE-GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE COTR BEFORE THESE ITEMS ARE INSTALLED.
6. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10% OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
7. ALL VALVES CONNECTED TO DRIP WITH FLOW OF .25 TO 4.4 GPM SHALL BE NETAFIM LVCZS8010075-LF SERIES DRIP VALVE ASSEMBLY. VALVES WITH FLOW OF 4.5 TO 17.6 GALLONS PER MINUTE SHALL BE NETAFIM LVCZ10075-HFHP. ALL DRIP VALVES SHALL INCLUDE PSI REGULATOR AND 140 MESH FILTER.
8. CONTRACTOR TO REPAIR ALL AREAS DISTURBED BY CONSTRUCTION.

COORDINATION WITH EXISTING IRRIGATION

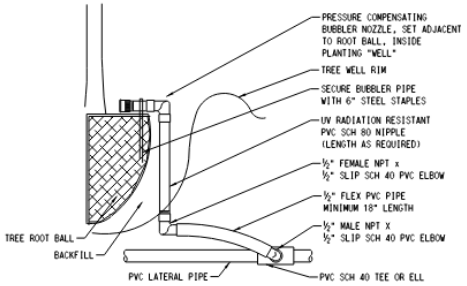
1. THE CONTRACTOR SHALL VISIT THE SITE BEFORE CONSTRUCTION BEGINS TO BECOME FAMILIAR WITH THE EXISTING SYSTEM LAYOUT. REROUTE, REPAIR, OR REINSTALL EXISTING EQUIPMENT, INCLUDING MAINLINE AND CONTROL WIRES AS REQUIRED TO MAINTAIN CONTINUED AUTOMATIC OPERATION OF ALL AREAS OUTSIDE THE LIMITS OF WORK. PROTECT EXISTING EQUIPMENT WITHIN THE LIMITS OF WORK WHICH IS INTENDED TO REMAIN.
2. LICENSED IRRIGATION CONTRACTOR SHALL RE-WORK EXISTING IRRIGATION TO INCLUDE AND ACCOUNT FOR NEW PLANTINGS AND SITE IMPROVEMENTS. RE-WORKED IRRIGATION SHALL BE INSTALLED ACCORDING TO STATE SPECIFICATIONS.
3. LICENSED IRRIGATION CONTRACTOR SHALL ENSURE THAT THE IRRIGATION CONNECTION TO THE EXISTING MAINLINE AND RPZ MEETS THE CURRENT ADDISON STANDARDS. IF REQUIRED, LICENSED IRRIGATION CONTRACTOR SHALL UPDATE THE EXISTING IRRIGATION POINT OF CONNECTION TO THE MOST CURRENT ADDISON STANDARDS AND TEST THE EXISTING BACKFLOW DEVICE TO ENSURE THE EXISTING BACKFLOW DEVICE IS FUNCTIONING PROPERLY. LICENSED IRRIGATION CONTRACTOR SHALL REPLACE EXISTING BACKFLOW DEVICE IF IT FAILS THE BACKFLOW TEST.

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE COTR BEFORE DIGGING BEGINS.

SLEEVING

REFER TO SPEC 02976 IRRIGATION SLEEVES 2.1.A:
1. SLEEVE MATERIAL UNDER PAVEMENT OR LANDSCAPE: ASTM D1785, POLYVINYL CHLORIDE PIPE, SCHEDULE 40, WITH ASTM D2466 SCHEDULE 40 FITTINGS.
2. SLEEVE MATERIAL UNDER TRACKS: ASTM D1785, POLYVINYL CHLORIDE PIPE, SCHEDULE 80, WITH ASTM D2467 SCHEDULE 80 FITTINGS.



RAINBIRD #1402 SERIES
TREE BUBBLER IN GRATES (1 / -)
NO SCALE

DART RELEASED FOR CONSTRUCTION

DART DESIGN REVIEW MANAGER DATE

ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY, AND THE AUTHORITY'S STAMP DOES NOT SUBSTANTIATE THE ADEQUACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.

REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP

STATE OF TEXAS — JAMES POLE — 658 — REGISTERED — LICENSED IRRIGATOR

Jacobs
1999 BRYAN ST, SUITE 1200
DALLAS, TX 75201-3136
Phone+1 (214) 638-0145
FIRM REGISTRATION #F-2616, #LA-1998
James Pole
LICENSED IRRIGATOR
FIRM REGISTRATION, CONSULTING AND LANDSCAPE WATER MANAGEMENT
105 VILLAGE ST, SUITE 101
DENTON, TX 76201
Phone+1 (940) 243-4384

ARCHER WESTERN HERZOG

DART PROJECT
DART
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SCALE	NO SCALE
DRAWN	S. COLLINS
DESIGNED	J. POLE
CHECKED	G. WEBB
IN CHARGE	J. POLE
DATE	25 SEP 20

CAES

CONTRACT SHEET No. 64 OF 67

COTTON BELT REGIONAL RAIL
LINE SECTION CB-2

ADDISON STATION
IRRIGATION LEGEND AND NOTES

CONTRACT C-2033270-01 | DWG No. LC8-6202 | REV 0

CB02-LC8-6202.001

Town of Addison, Texas
Ordinance No.

EXHIBIT A

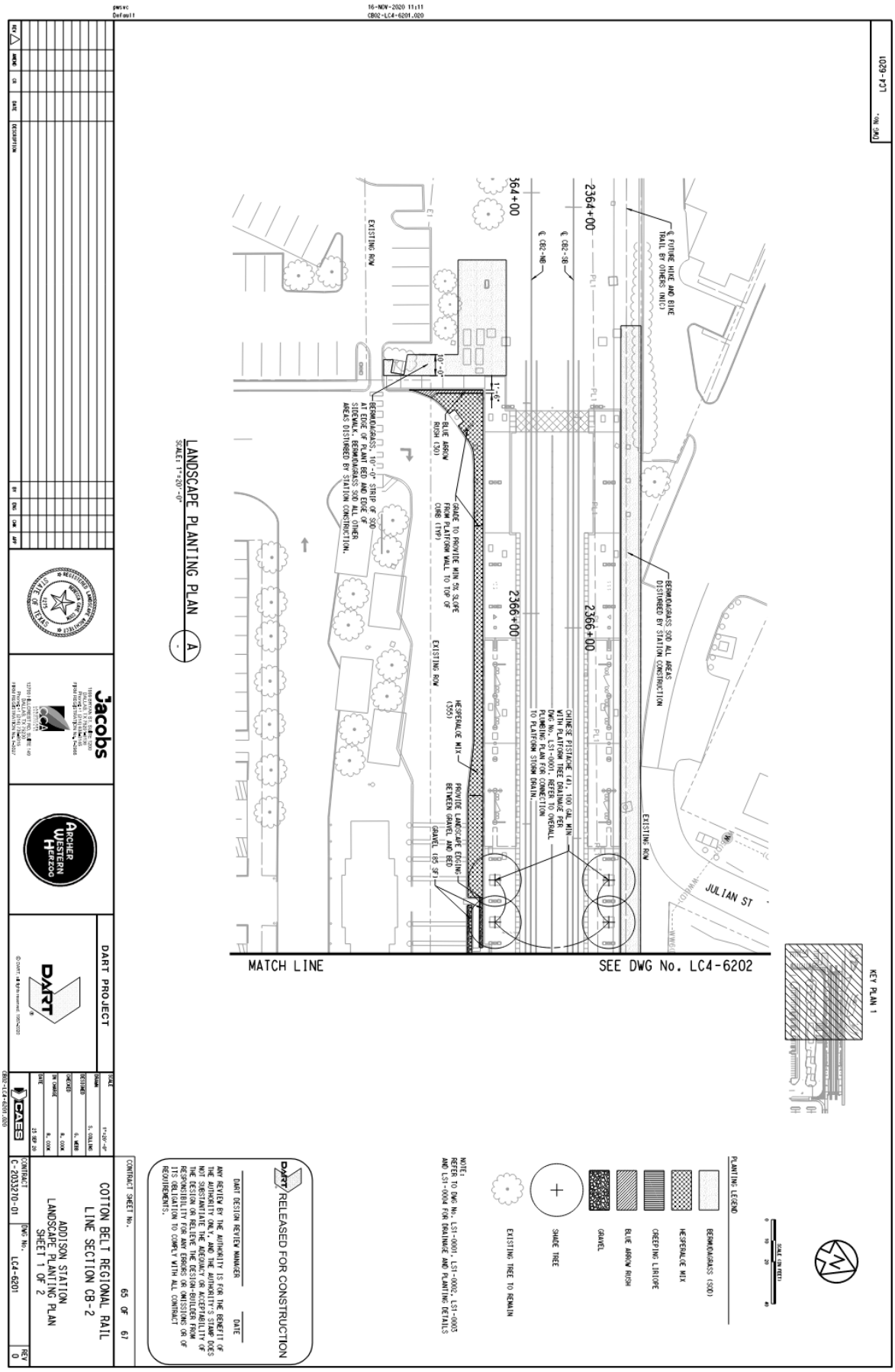
LC4-6201
KEY PLAN 1
JULIAN ST
EXISTING ROW
BERMUDAGRASS SOD ALL AREAS DISTURBED BY STATION CONSTRUCTION
CHINESE PISTACHE (4); 100 GAL MIN. WITH PLATFORM TREE DRAINAGE PER DWG No. LS1-0001; REFER TO OVERALL LANDSCAPE PLAN FOR CONNECTION TO PLATFORM STORM DRAIN.
MEXSEDALGE MIX (SOD)
PROVIDE LANDSCAPE EDGING BETWEEN GRAVEL AND BED GRAVEL (65 SF)
SLOPE TO PROVIDE MIN 5% SLOPE FROM PLATFORM WALL TO TOP OF CURB (TYP)
BLUE ARROW RUSH (30)
BERMUDAGRASS 10'-0" STRIP OF SOD AT EDGE OF PLANT BED AND EDGE OF SIDEWALK. BERMUDAGRASS SOD ALL OTHER AREAS DISTURBED BY STATION CONSTRUCTION.
EXISTING ROW
MATCH LINE
SEE DWG No. LC4-6202
LANDSCAPE PLANTING PLAN
SCALE: 1"=20'-0"
PLANTING LEGEND
BERMUDAGRASS (SOD)
MEXSEDALGE MIX
CREEPING LIRIOPE
BLUE ARROW RUSH
GRAVEL
SHADE TREE
EXISTING TREE TO REMAIN
NOTE: REFER TO DWG No. LS1-0001, LS1-0002, LS1-0003 AND LS1-0004 FOR DRAINAGE AND PLANTING DETAILS
RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY AND THE AUTHORITY DOES NOT SUBSTANTIATE THE ACCURACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
CONTRACT SHEET No.
65 OF 67
COTTON BELT REGIONAL RAIL LINE SECTION CB-2
ADDISON STATION LANDSCAPE PLANTING PLAN SHEET 1 OF 2
CONTRACT C-203270-01
DWG No. LC4-6201
REV 0
DART PROJECT
Jacobs
ARCHER WESTERN HERZOG
DART
CAES
REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
16-NOV-2020 11:11
CB02-LC4-6201.DGN
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EXHIBIT A

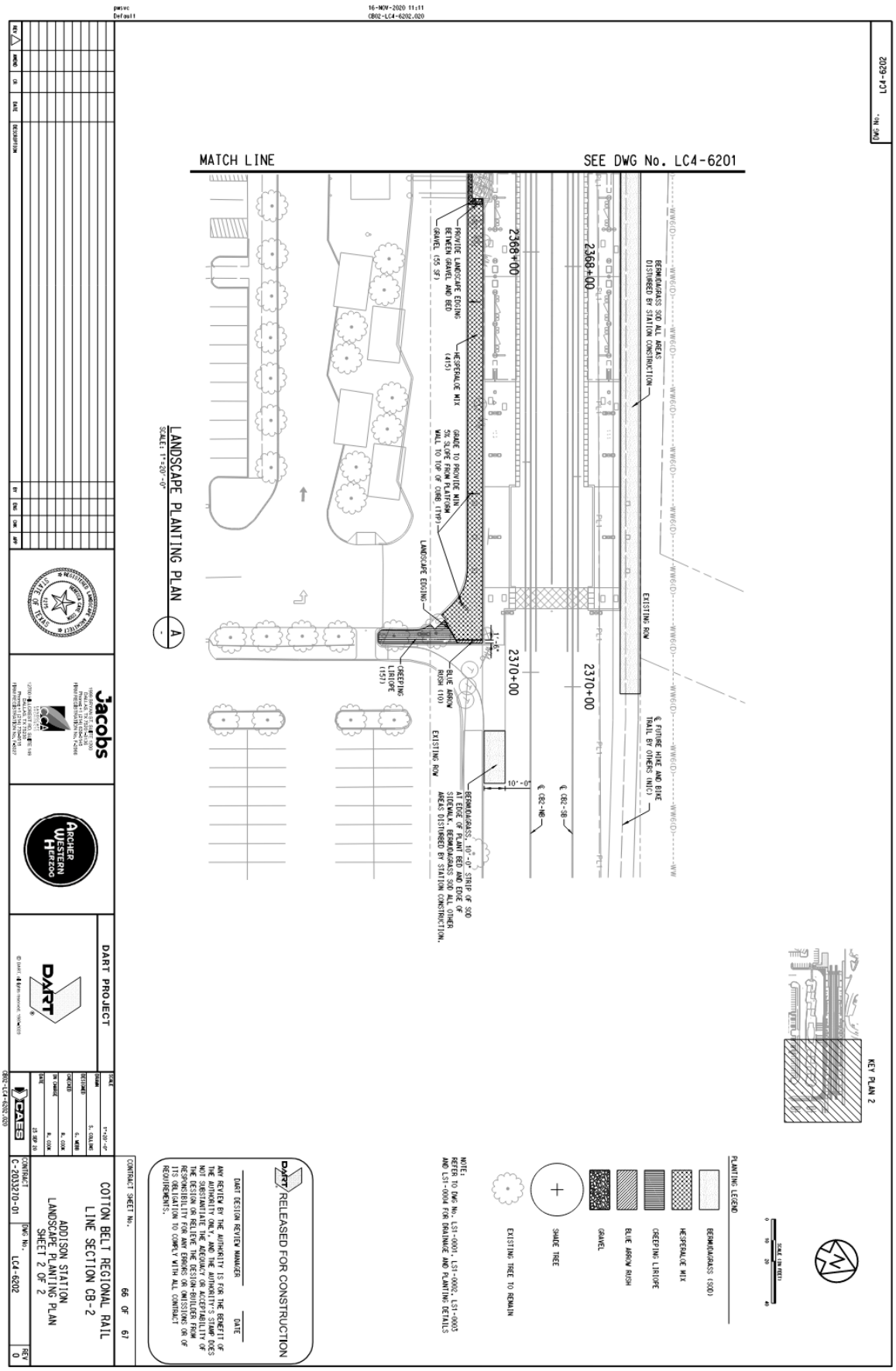
MATCH LINE
SEE DWG No. LC4-6201
LANDSCAPE PLANTING PLAN
SCALE: 1"=20'-0"
KEY PLAN 2
PLANTING LEGEND
BERMUDAGRASS (SOD)
HESPERALOE MIX
CREEPING LIRIOPE
BLUE ARROW RUSH
GRAVEL
SHADE TREE
EXISTING TREE TO REMAIN
NOTE:
REFER TO DWG No. LS1-0001, LS1-0002, LS1-0003 AND LS1-0004 FOR DRAINAGE AND PLANTING DETAILS
RELEASED FOR CONSTRUCTION
DART DESIGN REVIEW MANAGER
DATE
ANY REVIEW BY THE AUTHORITY IS FOR THE BENEFIT OF THE AUTHORITY ONLY AND THE AUTHORITY DOES NOT SUBSTANTIATE THE ACCURACY OR ACCEPTABILITY OF THE DESIGN OR RELIEVE THE DESIGN-BUILDER FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR OF ITS OBLIGATION TO COMPLY WITH ALL CONTRACT REQUIREMENTS.
CONTRACT SHEET No.
66 OF 67
COTTON BELT REGIONAL RAIL
LINE SECTION CB-2
ADDISON STATION
LANDSCAPE PLANTING PLAN
SHEET 2 OF 2
CONTRACT
C-203210-01
DWG No.
LC4-6202
REV
0
DART PROJECT
Jacobs
ARCHER WESTERN HERZOG
DART
CAES
EXISTING ROW
BERMUDAGRASS SOD ALL AREAS DISTURBED BY STATION CONSTRUCTION
PROVIDE LANDSCAPE EDGING BETWEEN GRAVEL AND BED (GRAVEL (35 SF)
HESPERALOE MIX (415)
GRADE TO PROVIDE MIN 5% SLOPE FROM PLATFORM WALL TO TOP OF CURB (TYP)
LANDSCAPE EDGING
CREEPING LIRIOPE (157)
BLUE ARROW RUSH (10)
BERMUDAGRASS, 10'-0" STRIP OF SOD AT EDGE OF PLANT BED AND EDGE OF SIDEWALK. BERMUDAGRASS ALL OTHER AREAS DISTURBED BY STATION CONSTRUCTION.
FUTURE HIKE AND BIKE TRAIL BY OTHERS (NIC)
CB2-SB
CB2-NB
2368+00
2370+00
10'-0"
1'-6"

EXHIBIT A

16-NOV-2020 11:11
CB02-LC8-6201.001

DWG No. LC8-6201

PLANT AND MATERIAL LIST - ADDISON STATION

QTY	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
TREES			
4	CHINESE PISTACHE / PISTACIA CHINENSIS (MALE ONLY)	4" CALIPER MIN 100 GAL	12'-14' HEIGHT, 8'-10' SPREAD, FULL, SINGLE STRAIGHT LEADER, SPECIMEN GRADE, MATCHED, TREE TRUNK TYPE 1
SHRUBS, GROUNDCOVERS, PERENNIALS			
	HESPERALOE MIX		PLANT EACH SPECIES LISTED BELOW IN GROUPINGS OF 3 TO 7 THAT ARE PLACED RANDOMLY THROUGHOUT THE MIX.
96	11% RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	27" OC, MIN 18" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
417	48% YELLOW YUCCA / HESPERALOE PARVIFLORA 'YELLOW'	5 GAL	27" OC, MIN 18" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
131	15% DESERT DUSK RED YUCCA HESPERALOE PARVIFLORA 'MSWNPERMA' PP# 28909 DESERT DUSK	5 GAL	27" OC, MIN 18" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
113	13% DESERT FLAMENCO RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO'	5 GAL	27" OC, MIN 18" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
113	13% PINK PARADE HESPERALOE / HESPERALOE X 'PERFU' 'PINK PARADE' PP# 21,728	5 GAL	27" OC, MIN 18" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
157	CREEPING LIRIOPE / LIRIOPE SPICATA	4" POT	18" OC TRIANGULAR SPACED, HEAVILY ROOTED
40	BLUE ARROW RUSH / JUNCUS INFLEXUS "BLUE ARROW"	1 GAL	18" OC IN ROW, MIN 12" HEIGHT, TRIANGULAR SPACED, HEAVILY ROOTED
TURF GRASS			
FIELD VERIFY	BERMUDAGRASS / CYNODON DACTYLON COMMON OR CULTIVAR	SOLID SOD	REFER TO SPECS, PROVIDE IN IRRIGATED AREAS. TIF 419 OR OTHER CULTIVAR AS APPROVED BY COTR
MATERIALS			
FIELD VERIFY	COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS. REFER TO SPECS AND DETAILS
FIELD VERIFY	MULCH (HARDWOOD)	CY	3" DEPTH TOPDRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS
FIELD VERIFY	TOPSOIL	CY	REFER TO SPECS AND DETAILS FOR DEPTHS
FIELD VERIFY	STEEL EDGING	LF	COMMERCIAL GRADE, COLOR: BLACK, REFER TO SPECS AND DETAILS
FIELD VERIFY	GRAVEL	CY	CRUSHED SILVERMIST AGGREGATE, 3½" DEPTH, ⅝" TO ¾" MIN SIZE, AS SUPPLIED BY JEWELL CUSTOM STONE SUPPLY, DALLAS, TX OR EQUAL APPROVED BY COTR

NOTE:

ADJUST PLANT SPACING TO PROVIDE FULL COVERAGE AND THE QUANTITY OF PLANTS SPECIFIED ON THE PLANS. IF ADDITIONAL PLANTS ARE REQUIRED TO ACHIEVE FULL COVERAGE OF BEDS, NOTIFY THE COTR IMMEDIATELY FOR DIRECTION PRIOR TO INSTALLING PLANTS.

DART RELEASED FOR CONSTRUCTION

DART DESIGN REVIEW MANAGER — DATE

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PW:WC
Default

REV	AMEND	CR	DATE	DESCRIPTION	BY	ENG	CHK	APP

REGISTERED LANDSCAPE ARCHITECT — MARCIA CASE HOWARD — 1275 — STATE OF TEXAS

Jacobs
1999 BRYAN ST. SUITE 1200
DALLAS, TX 75201-3136
Phone:+1 (214) 638-0145
FIRM REGISTRATION No. F-2566

CCA ARCHITECTS
ARCHITECTURE
12700 HILLCREST RD. SUITE 149
DALLAS, TX 75230
Phone:+1 (214) 750-0135
FIRM REGISTRATION No. F-4527

ARCHER WESTERN HERZOG

DART PROJECT

DART

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SCALE	NO SCALE
DRAWN	S. COLLINS
DESIGNED	G. WEBB
CHECKED	R. COOK
IN CHARGE	R. COOK
DATE	23 SEP 20

CAES

CONTRACT SHEET No. 67 OF 67

COTTON BELT REGIONAL RAIL LINE SECTION CB-2

ADDISON STATION
PLANT AND MATERIAL LIST

CONTRACT C-2033270-01 | DWG No. LC8-6201 | REV 0

CB02-LC8-6201.001