



SPECIAL USE PERMIT NARRATIVE

**PROJECT: CRICKET SPORTS FACILITY
LEWISVILLE, TX**

Current Zoning District:

Light Industrial

Based Zoning District Requested:

No change

Explanation of variances or alternative standards, if any.

None

Phasing proposed, if any.

None

Statement of purpose:

A special use permit provides a means for evaluating certain land uses to ensure compatibility with adjacent properties. The special use permit process allows consideration of certain uses that may be incompatible or be overly dominant in the area in which they are located, but these characteristics may be addressed through the provisions of additional restrictions and conditions.

1. *The use is compatible with surrounding uses and community facilities.*

The proposed Cricket Sports Facility is compatible with the existing Metro Auto Auction Dallas Addition facility along the north and east property lines. It is also compatible with the Camelot Landfill Co. facility along the south property line. The proposed Cricket Sports Facility will be located next to an existing residential building along the east property line. To mitigate any displeasing effects that the larger building may have on its residential neighbor, the following design features are being implemented:

 - a. There will be a 30' landscape buffer and a 6' screening wood fence along the west property line, between the proposed building and the existing residential building.
 - b. The main entrance into the Cricket Sports Facility will be at the opposite side of the building, approximately 196' from the west property line.
 - c. The design of the Cricket Sports building incorporates masonry and stucco to provide pleasing façades along the west, north and east sides of the building.
 - d. Most of the parking spaces will be along the east side of the Cricket Sports facility.
 - e. The outdoor practice fields will be located along east property line. The fields will not be visible from the residential building since the Cricket Sports building will block the view. In addition, the Cricket Sports building will also block any noise coming from the practice fields.

Endurance Development, LLC
120 Academy Street
Fort Mill, South Carolina 29715
(214) 677-3759



2. *The use is compatible with the comprehensive plan and any adopted long-range plans for the area.*
Yes, the Cricket Sports Facility is compatible with the comprehensive plan and adopted long-range plans.
3. *There is enhancement or promotion of the welfare in the area.*
The Cricket Sports Facility will enhance the welfare of the surrounding community. The facility will provide a place where the local community can play and socialize in a comfortable and safe environment.
4. *The use is not detrimental to the public health, safety and welfare.*
The Cricket Sports Facility will not be detrimental to the public health, safety or welfare. On the contrary, it will help individuals stay healthy and bring the community together.
5. The use conforms with all zoning regulations.
The proposed Cricket Sports Facility conforms with the all regulations of the Light Industrial Zoning District.



February 11, 2023

RE: STATEMENT OF EXPECTED IMPACT – SPECIAL USE PERMIT (INDOOR SPORTS FACILITY)

Statement addressing any potential increase or decrease in transportation, police, education, water, sewer, or drainage demands.

Transportation: [REDACTED]
[REDACTED]
[REDACTED]

We do not foresee any additional Law Enforcement and or Police service needs, property will be designed to be self-contained for the most part. An eight-foot privacy fence will run along the west property line and an access gate to enter/exit the property. Planning has asked us to implement an area (pavement) to allow the means to exit the property prior to arriving to the gate. (As shown on the Site Plan)

There will be no impact on Education, development is Commercial.

Water and Sewer requested will be a 1" Domestic Line with a 4" Fire Service and a 4" Wastewater Line. Plans will show a total of nine Plumbing Fixtures.

Drainage will be self-contained and controlled with a Detention Pond on the south end of the property. Existing Utilities in Barfknecht Lane are 12" Wastewater and an 8" Water Line.

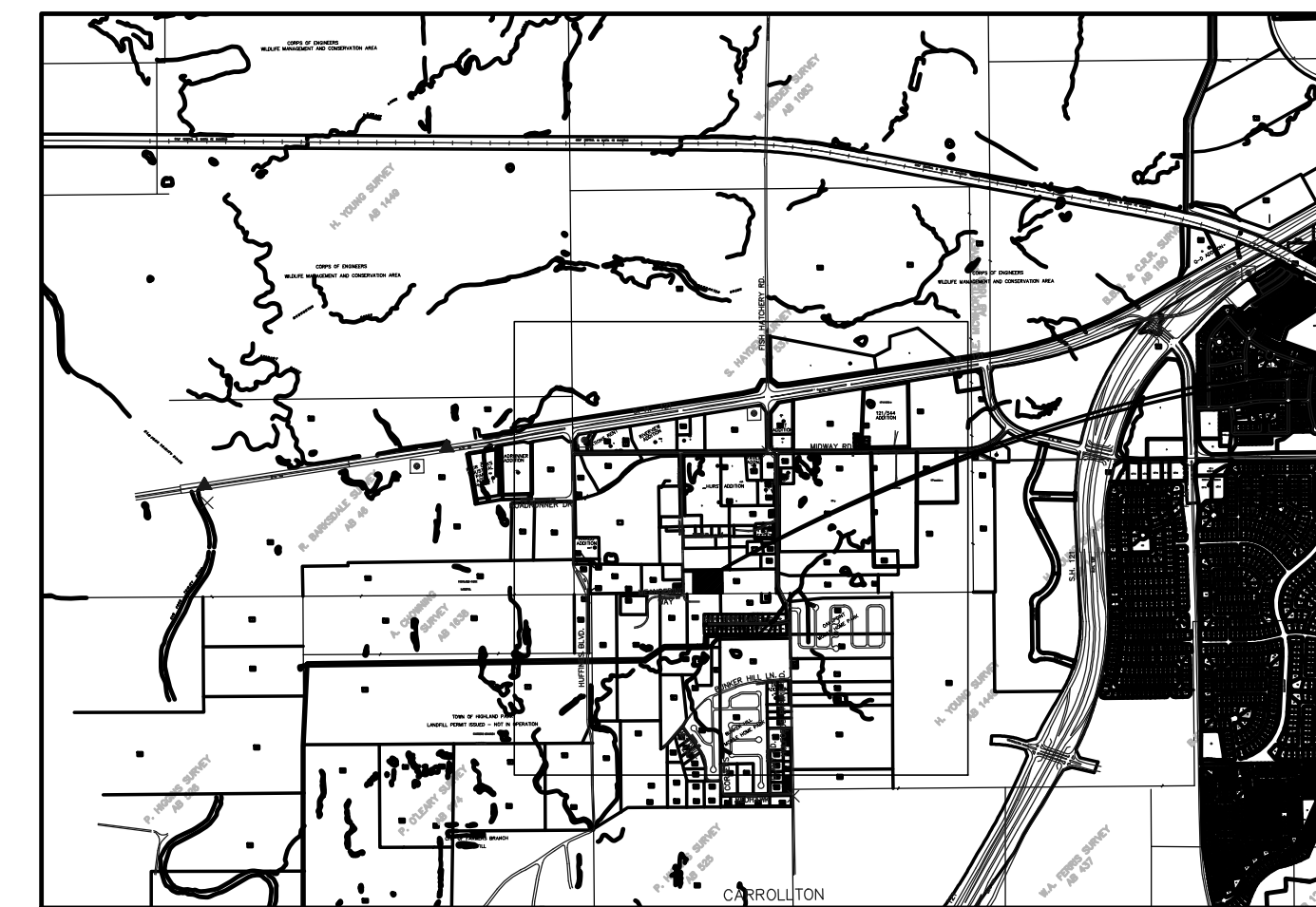
CITY OF LEWISVILLE



SPECIAL USE PERMIT PATHFINDER SPORTS INDOOR CRICKET FACILITY SAMUEL M. HAYDEN SURVEY ABSTRACT No. 537 3.175 ACRES

CITY OF LEWISVILLE GENERAL NOTES:

1. THE CITY OF LEWISVILLE INSPECTOR OVERTIME POLICY ALLOWS THE CONTRACTOR TO WORK FROM 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY. ANY REQUEST TO WORK ON A SATURDAY MUST BE MADE PRIOR TO 12:00 PM ON THURSDAY AFTERNOON AND WILL REQUIRE A MINIMUM FOUR (4) HOUR CHARGE. THE CONTRACTOR SHALL PAY OVER TIME CHARGES OF \$45.00 PER HOUR TO THE CITY OF LEWISVILLE FOR WORK OUTSIDE THE NORMAL WORK WEEK (8:00 AM TO 5:00 PM) MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON SUNDAYS OR CITY HOLIDAYS WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR DESIGNEE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF THE BID PROPOSAL FOR ALL PUBLIC IMPROVEMENTS TO THE CITY OF LEWISVILLE AT THE PRE-CONSTRUCTION MEETING. THIS PROPOSAL SHALL INCLUDE UNIT COSTS, QUANTITIES AND AMOUNTS.
3. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR PAY A 3.5% INSPECTION FEE TO THE CITY OF LEWISVILLE AT THE PRE-CONSTRUCTION MEETING FOR ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TWO (2) YEAR, 100% MAINTENANCE BOND TO THE CITY OF LEWISVILLE FOR ALL PUBLIC IMPROVEMENTS (WATER, SANITARY SEWER, STORM DRAINAGE, PAVEMENT, SIDEWALK, SCREENING WALLS, TRAFFIC SIGNALS, PAVEMENT MARKINGS, AND EXCAVATION/FILL) WITHIN THE RIGHT-OF-WAYS OR EASEMENTS.
5. NO WATER JETTING IS ALLOWED FOR WATER, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION.
6. ALL TRENCHES THAT ARE EXCAVATED TO A DEPTH IN EXCESS OF FIVE (5) FEET THAT SHALL BE EXCAVATED AND MAINTAINED IN A MANNER THAT MEETS ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. PRIOR TO THE EXCAVATION AND CONSTRUCTION OF THE TRENCH(ES) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TWO (2) COPIES OF THE TRENCH SAFETY PLANS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH OSHA STANDARDS.
7. ALL EMBEDMENT AND BACKFILL SHALL BE WETTED TO THE APPROXIMATE OPTIMUM MOISTURE AND COMPACTED IN TWELVE (12) INCH LIFTS TO 95% STANDARD PROCTOR DENSITY. DENSITY TEST SHALL BE OBTAINED FOR EACH LIFT AND FOR EACH 150 LINEAL FEET OF TRENCH OR INCREMENT THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COPY OF ALL GEOTECHNICAL REPORTS/TEST RESULTS TO THE CITY OF LEWISVILLE.
8. THERE SHALL BE NO FILLING IN THE FLOODPLAIN OR DUMPING WITHIN THE CITY OF LEWISVILLE WITHOUT AN APPROVED GRADING PLAN AND OR FILL PERMIT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDING ALL FIELD CHANGES TO PLANS. THE PROJECT ENGINEER SHALL INCORPORATE THESE CHANGES IN "RECORD DRAWINGS"
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL IN ACCORDANCE WITH THE EROSION CONTROL PLAN PREPARED BY THE ENGINEER AND OR AS IDENTIFIED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES WHEN THE FIELD CONDITIONS WARRANT OR AS DIRECTED BY THE CITY OF LEWISVILLE OR ENGINEER.
11. THE PERMITTED OPERATOR SHALL SUBMIT COPIES OF THE NOTICE TO PROCEED (N.O.I.) AND THE NOTICE OF TERMINATION (N.O.T.) TO THE CITY OF LEWISVILLE ENGINEERING DIVISION AS PART OF THE SUBMITTAL TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTROL (T.C.E.Q.)
12. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE PAVEMENT (ORVE APPROACHES/STREET PANELS) WITHIN FIVE (5) DAYS OF SAW CUTTING THE PAVEMENT. CONCRETE PAVEMENT SUBJECT TO THE VEHICULAR TRAFFIC SHALL HAVE A COMPRESSIVE STRENGTH OF 4200 PSI AT 3 DAYS.
13. THE USE OF FLY ASH IS NOT ALLOWED IN THE CONCRETE MIX DESIGN.
14. ALL SUBGRADES FOR PUBLIC STREET IMPROVEMENTS SHALL BE TESTED FOR SULFATES PRIOR TO SUBGRADE TREATMENT. FILL MATERIALS CONTAINING SULFATES WILL NOT BE ALLOWED FOR USE WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS.
15. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING A PRELIMINARY GEOTECHNICAL REPORT AT THE TIME OF THE SUBMITTAL OF THE CONSTRUCTION DRAWINGS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PROVIDING A GEOTECHNICAL REPORT UPON COMPLETION OF THE SUBGRADE TREATMENT FOR COMPARISON.
16. THE MAXIMUM P.I. ALLOWED FOR THE TREATED SUBGRADE IS 25.
17. THE DEVELOPER IS RESPONSIBLE FOR ALL THIRD PARTY COSTS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT (I.E., INSPECTIONS, FLAGGERS, TRAFFIC CONTROL PERFORMED BY POLICE OFFICERS AND ETC.)



VICINITY MAP
SCALE: N.T.S.

APPROVED FOR CONSTRUCTION		
CITY DEPARTMENT	DATE	SIGNATURE
PLANNING AND ZONING		
ENGINEERING		
BUILDING INSPECTION		
FIRE PREVENTION		
PUBLIC SERVICES		
ADA		
PARKS		

APPROVED FOR CONSTRUCTION		
UTILITY	DATE	SIGNATURE
ELECTRIC		
TELECOMMUNICATIONS		
CABLE		
SOLID WASTE		

SHEET LIST	
COVER SHEET	
ARCHITECTURAL SITE PLAN	
BUILDING ELEVATIONS	
LANDSCAPE PLAN	
LANDSCAPE DETAILS	
TREE DISPOSITION PLAN	

DEVELOPER
ENDURANCE DEVELOPMENT, LLC
120 ACADEMY STREET
FORT MILL, S.C. 29715
(214) 677-3759

CIVIL ENGINEER
CHARLES GOJER AND ASSOCIATES
11615 FOREST CENTRAL DRIVE
DALLAS, TEXAS 75243
(214) 340-1199

OWNER
PATHFINDER SPORTS
10308 STONE HARBOR WAY
IRVING, TEXAS 75063
(214) 240-0787

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CHARLES GOJER, P.E.
TEXAS REG'N. # 33348
DATE: 07/16/2023



Charles Gojer & Associates, Inc.
11615 FOREST CENTRAL DRIVE 303
DALLAS, TEXAS 75243
PHONE: (214) 340-1199

SPECIAL USE PERMIT

INDOOR CRICKET FACILITY - LEWISVILLE TEXAS

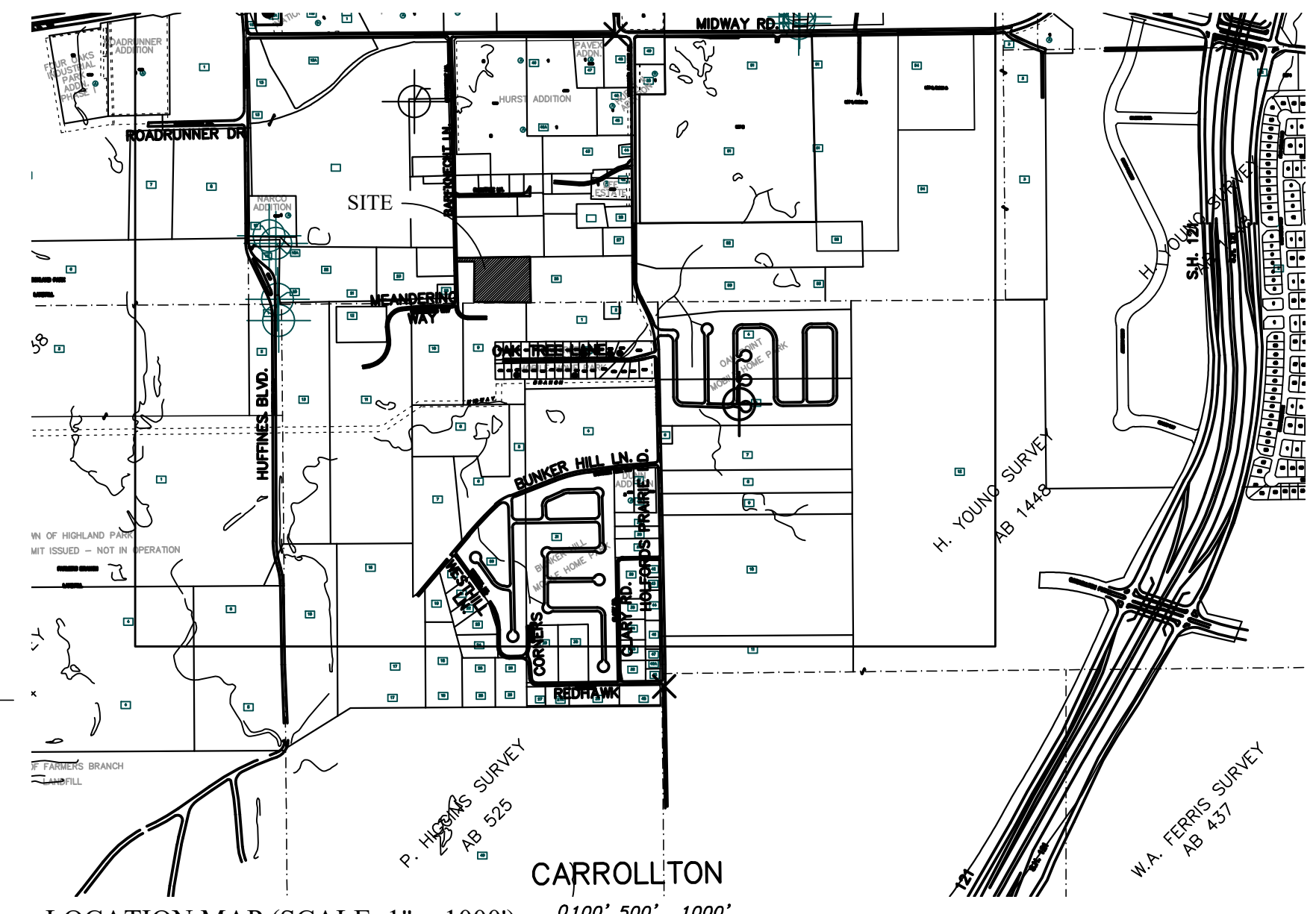
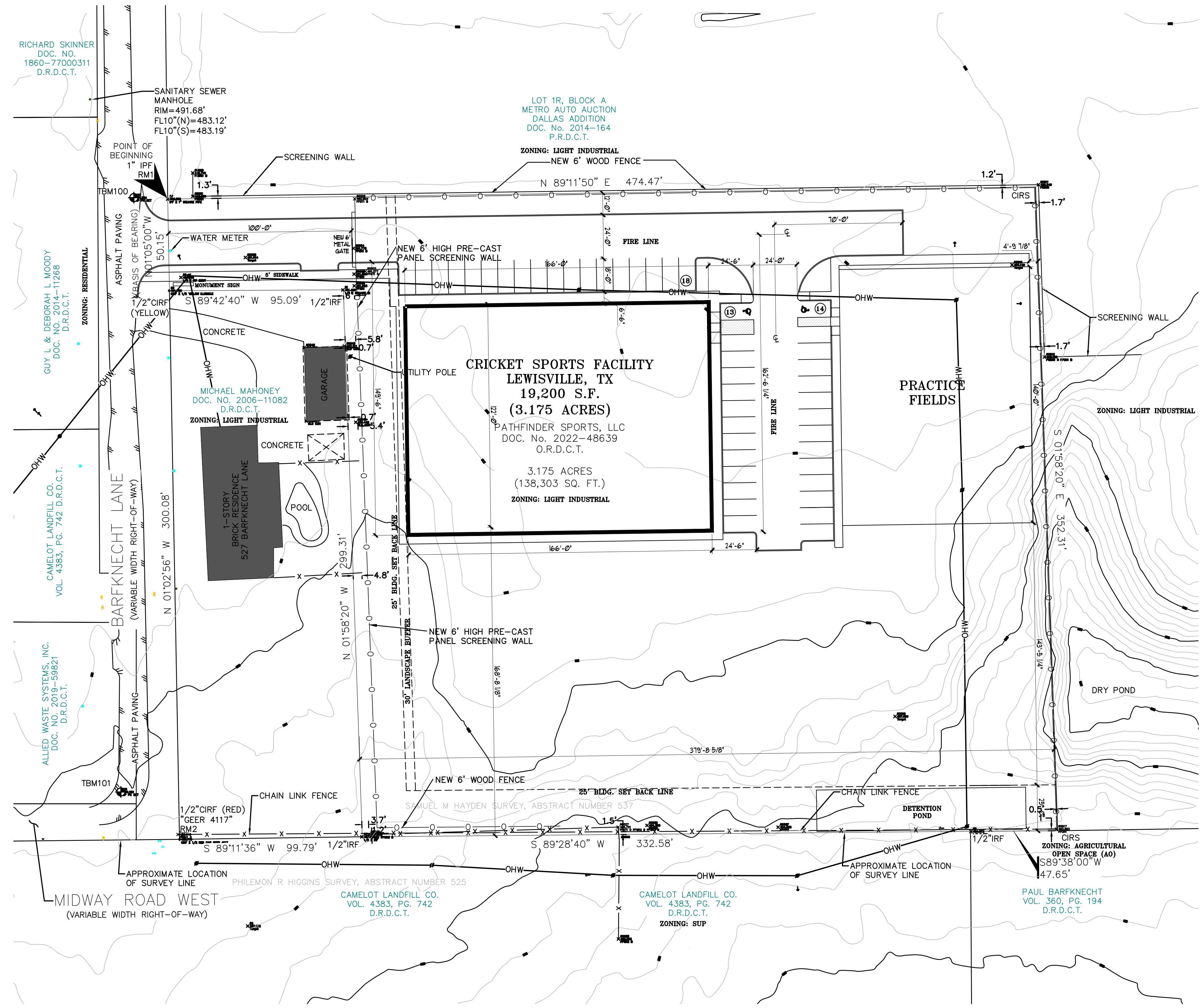
S.M. HAYDEN BLOCK 26B 3.175 ACRES

DATE: 07/16/2023

DRAWN BY: CGA

SCALE: AS NOTED

CITY OF LEWISVILLE BENCHMARK	
OBJECT ID	33
POINT	GPS33
NORTH	7,067,226.67
EAST	2,444,827.7
ELEVATION	476.38



SITE DATA SUMMARY TABLE

CURRENT ZONING	LIGHT INDUSTRIAL
LAND USE	CRICKET SPORTS FACILITY (INDOOR / OUTDOOR)
LOT AREA	138,303 SQ. FT. (3.175 AC.)
TOTAL BUILDING AREA	20,750 S.F.
BUILDING HEIGHT: # OF STORIES	1
BUILDING HEIGHT	30 FT.
LOT COVERAGE (percent - xx.x%)	15.00%
FLOOR AREA (ratio - x.xx:1)	0.15
OCCUPANCY	
4 PEOPLE FOR EVERY CRICKET LANE	16 X 4 = 64
3050 S.F. OF GROSS S.F. (1 PERSON PER 50 S.F. GROSS)	3050/50 = 61
TOTAL OCCUPANCY	125
PARKING	
REQUIRED PARKING (# of spaces)	
PARKING RATIO: 1 PARKING SPACE PER EVERY 3 PEOPLE	
TOTAL NUMBER OF REQUIRED PARKING SPACES	125 / 3 = 42
TOTAL NUMBER OF PARKING SPACES PROVIDED	45
ACCESSIBLE PARKING SPACES REQUIRED	2
ACCESSIBLE PARKING SPACES PROVIDED	2
LANDSCAPE AREA	
30' LANDSCAPE BUFFER ALONG WEST PROPERTY LINE	8,567 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (parking lot landscaping)	360 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED	23,363 S.F.
OTHER LANDSCAPE AREA WITHIN THE LOT	57,145
TOTAL LANDSCAPE AREA	89,435 S.F.
IMPERVIOUS AREA	
BUILDING FOOTPRINT	20,750 S.F.
AREA OF SIDEWALKS, PAVEMENT, AND OTHER IMPERVIOUS FLATWORK	28,118 S.F.
OTHER IMPERVIOUS AREA	0
TOTAL IMPERVIOUS AREA	48,868 S.F.
SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA	138,303 S.F.

SPECIAL USE PERMIT
CRICKET SPORTS FACILITY

A0537A S.M. HAYDEN
TRACT 1, 3.175 ACRES

SAMUEL M. HAYDEN SURVEY
ABSTRACT NUMBER 537
IN THE CITY OF LEWISVILLE,
DENTON COUNTY, TEXAS

EXISTING ZONING: LIGHT INDUSTRIAL
USE REQUESTED: CRICKET SPORTS FACILITY

DESIGN	DATE	SCALE	JOB. NO.	SHEET
	08/03/2023	1" = 30'	2238	SP-1

PROPERTY OWNER

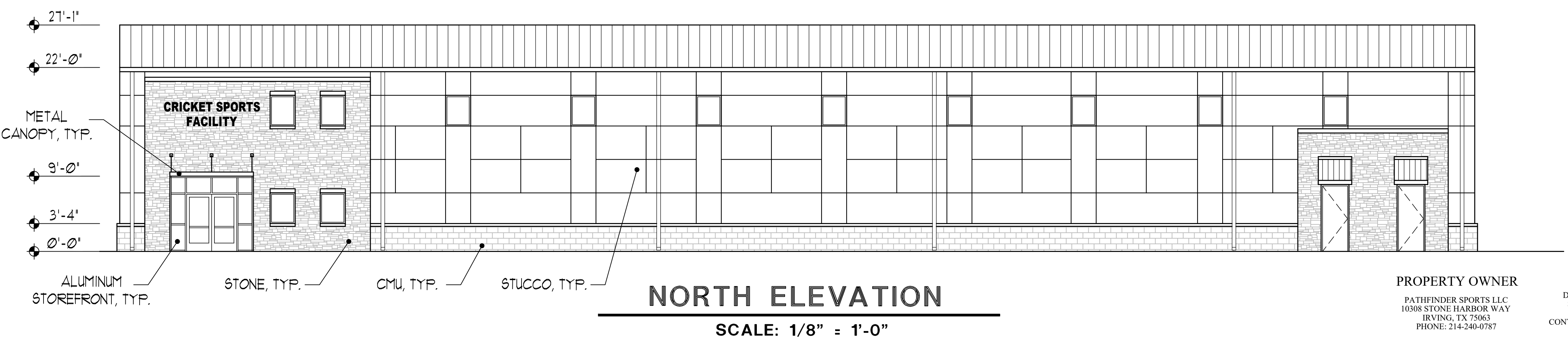
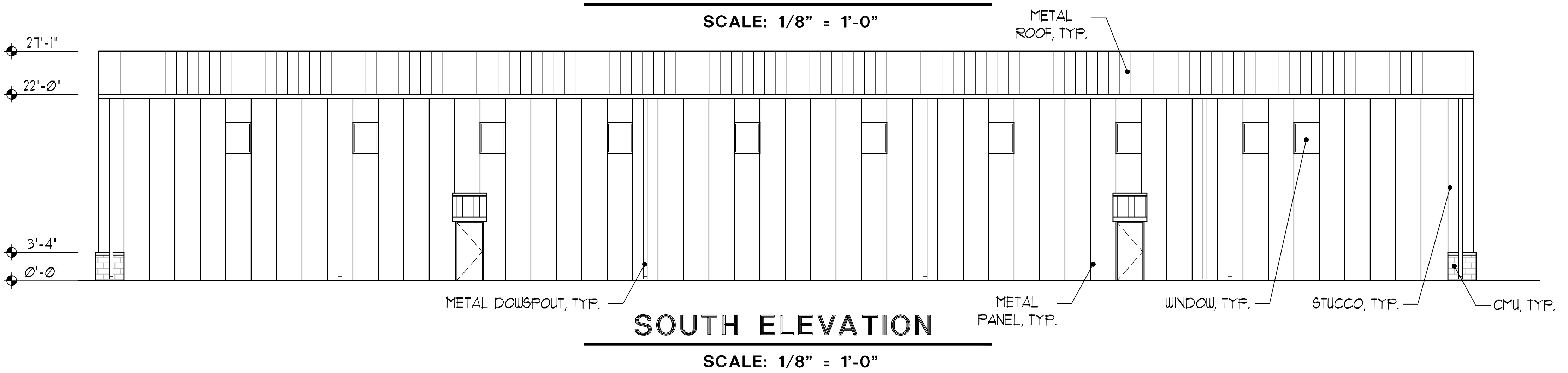
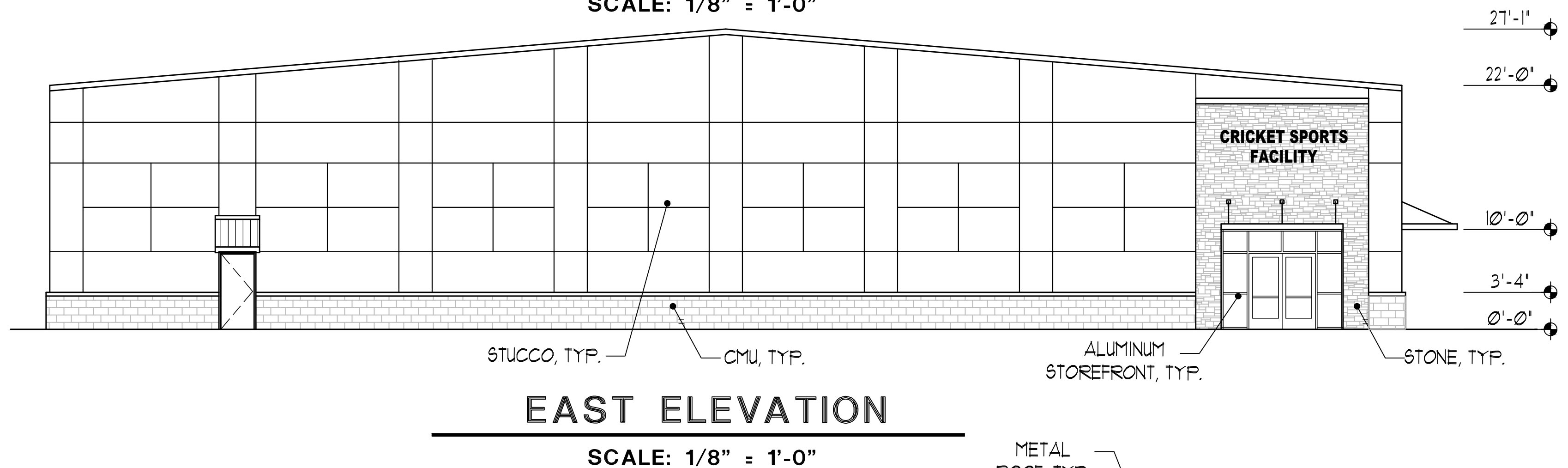
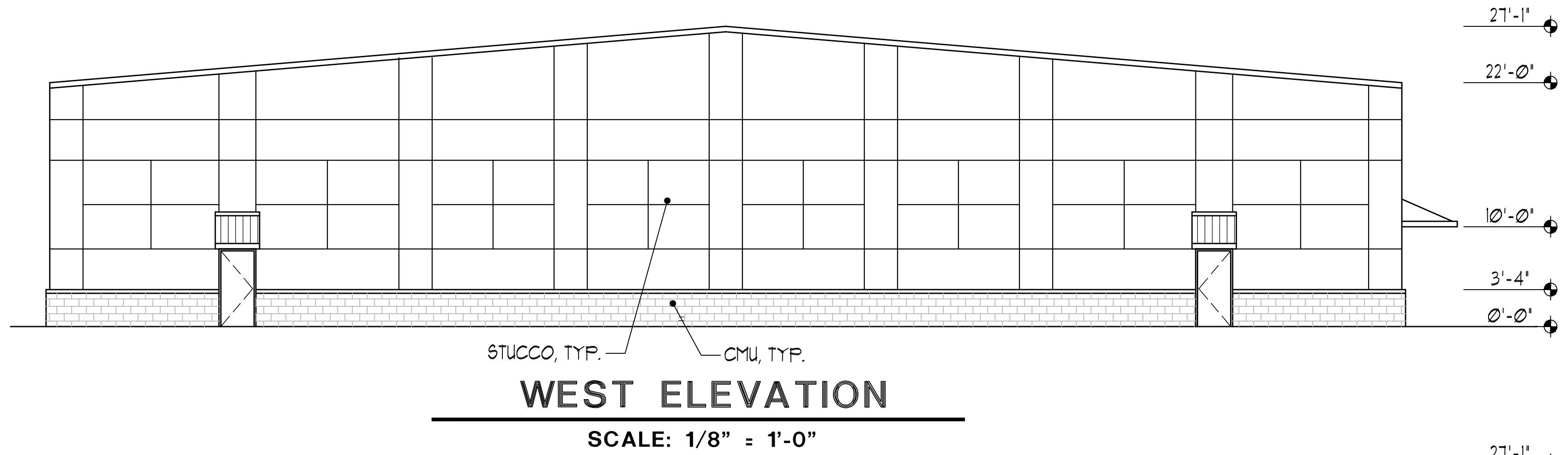
PATHFINDER SPORTS LLC
10308 STONE HARBOR WAY
IRVING, TX 75063
PHONE: 214-240-0787

ARCHITECT

DIMENSIONS ARCHITECTS
8330 LBJ FWY, SUITE 495
DALLAS, TX 75243
CONTACT: OSWALDO CAJAS, AIA
PHONE: 214-220-3800

8330 LBJ FWY, SUITE 495
TEL: 214-220-3800

DALLAS, TEXAS 75245
FAX: 866-220-3756



MATERIAL PERCENTAGE BREAKDOWN TABLE.		
NORTH ELEVATION		
1. METAL PANEL / METAL AWNING / METAL DOOR	1194 SQFT.	(21.2%)
2. CMU / STONE	815 SQFT.	(18.6%)
3. ALUMINUM STOREFRONT	222 SQFT.	(5%)
4. STUCCO PANEL	2161 SQFT.	(49.2%)
SOUTH ELEVATION		
1. METAL PANEL / METAL AWNING / METAL DOOR	4260 SQFT.	(91%)
2. CMU / STONE	22 SQFT.	(0.5%)
3. ALUMINUM STOREFRONT	110 SQFT.	(2.5%)
4. STUCCO PANEL	0 SQFT.	(0%)
EAST ELEVATION		
1. METAL PANEL / METAL AWNING / METAL DOOR	65 SQFT.	(2.2%)
2. CMU / STONE	565 SQFT.	(18.9%)
3. ALUMINUM STOREFRONT	99 SQFT.	(3.3%)
4. STUCCO PANEL	2265 SQFT.	(75.6%)
WEST ELEVATION		
1. METAL PANEL / METAL AWNING / METAL DOOR	343 SQFT.	(11.5%)
2. CMU / STONE	386 SQFT.	(12.9%)
3. ALUMINUM STOREFRONT	0 SQFT.	(0%)
4. STUCCO PANEL	2265 SQFT.	(75.6%)
TOTALS		
1. METAL PANEL / METAL AWNING / METAL DOOR	5262 SQFT.	(39.1%)
2. CMU / STONE	1788 SQFT.	(12.1%)
3. ALUMINUM STOREFRONT	431 SQFT.	(2.8%)
4. STUCCO PANEL	6691 SQFT.	(45.3%)

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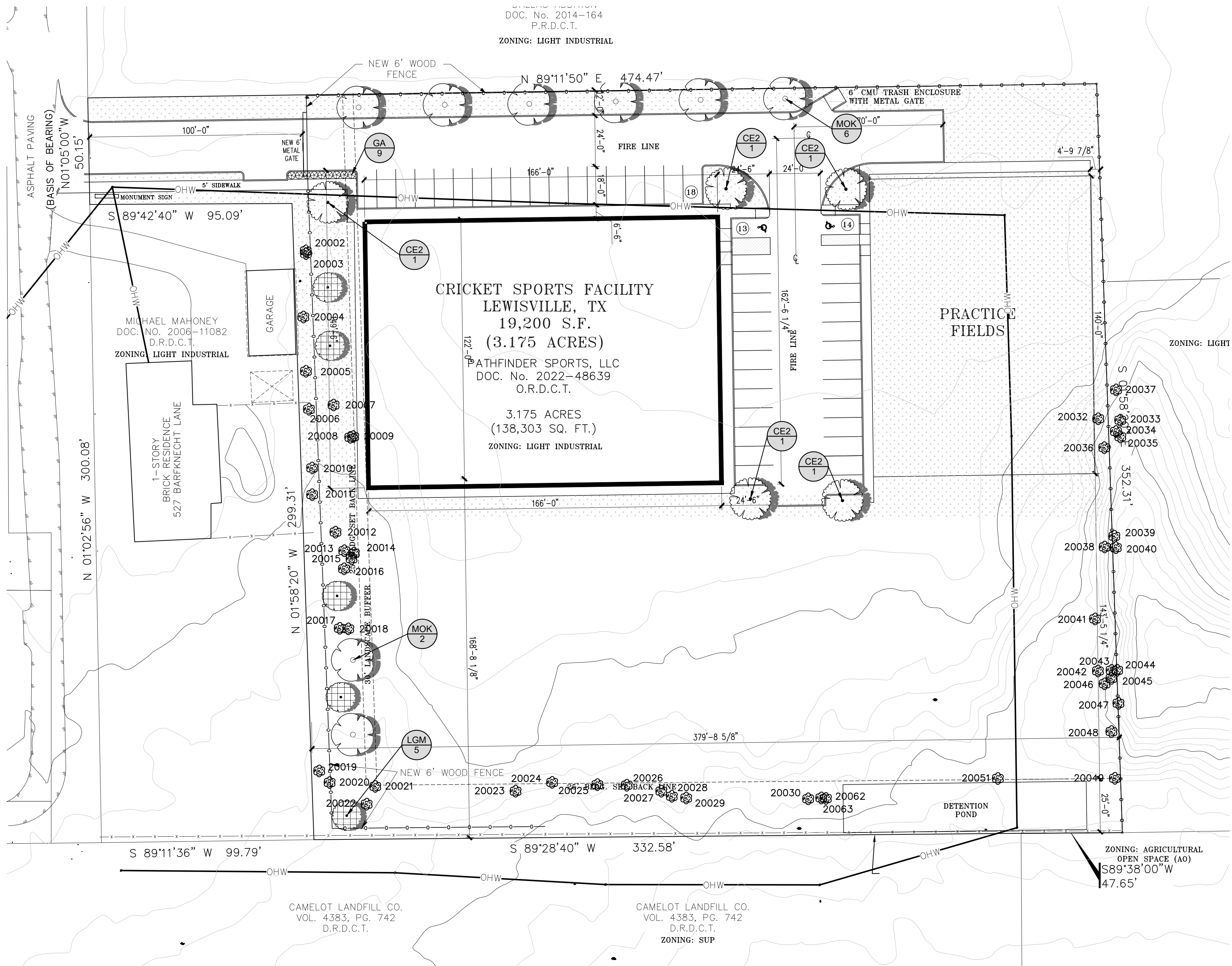
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PATHFINDER SPORTS LLC
10308 STONE HARBOR WAY
IRVING, TX 75063
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8330 LBJ FWY, SUITE 495
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TEL: 214.220.3800 FAX: 866.220.3756

DOC. No. 2014-164
P.R.D.C.T.
ZONING: LIGHT INDUSTRIAL



PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain reference TD-1/7D-2			
	LGM	Little Gem Magnolia / Magnolia grandiflora 'little gem' min. 10' ht, ornamental buffer tree	CONT.	3"Cal	5
	MOK	Monterey Oak / Quercus polymorpha 'Monterey' min. 12' ht, mitigation/buffer tree	CONT.	4"Cal	8
	CE2	Cedar Elm / Ulmus crassifolia min. 10' ht, parking lot tree	CONT.	3"Cal	5
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	GA	Glossy Abelia / Abelia grandiflora 30" o.c	5 gal	9	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	32,451 sf	

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

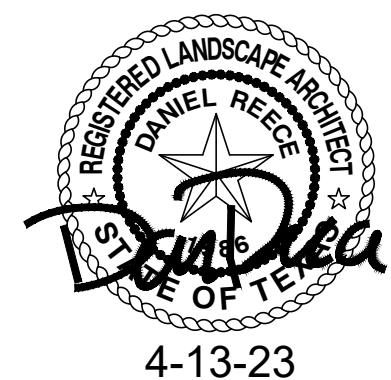
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



LANDSCAPE PLANTING

SPECIAL USE PERMIT CRICKET SPORTS FACILITY				
A0537A S.M. HAYDEN				
TRACT 1, 3.175 ACRES				
SAMUEL M. HAYDEN SURVEY ABSTRACT NUMBER 537 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS				
EXISTING ZONING: LIGHT INDUSTRIAL				
USE REQUESTED: CRICKET SPORTS FACILITY				
DESIGN	DATE	SCALE	JOB. NO.	SHEET
	04/13/2023	1" = 30'	2238	LP-2
		(800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com		

LANDSCAPE CALCULATIONS - LEWISVILLE

BUFFER TREES:
RESIDENTIAL DISTRICT (9,180SF)
One row of shade trees, spaced 30' on center
One row of ornamental trees, spaced 30' on center, alternating with shade
One row of evergreen shrubs, 2' tall at time of planting, along entire street frontage

PARKING SPACES: 45 SPACES
PARKING TREES REQUIRED: 3 TREES REQUIRED (1 PER 15 SPACES)
4 TREES PROVIDED

TOTAL PARKING LOT AREA: 88,225 SF
LANDSCAPE AREA REQUIRED: 8,8223 SF (10% OF PARKING AREA/DRIVE AISLE)
LANDSCAPE AREA PROVIDED: 11,211 SF (13% OF PARKING AREA/DRIVE AISLE)

TREE MITIGATION REQUIREMENTS
REFERENCE TD-1/7D-2

PROPERTY OWNER

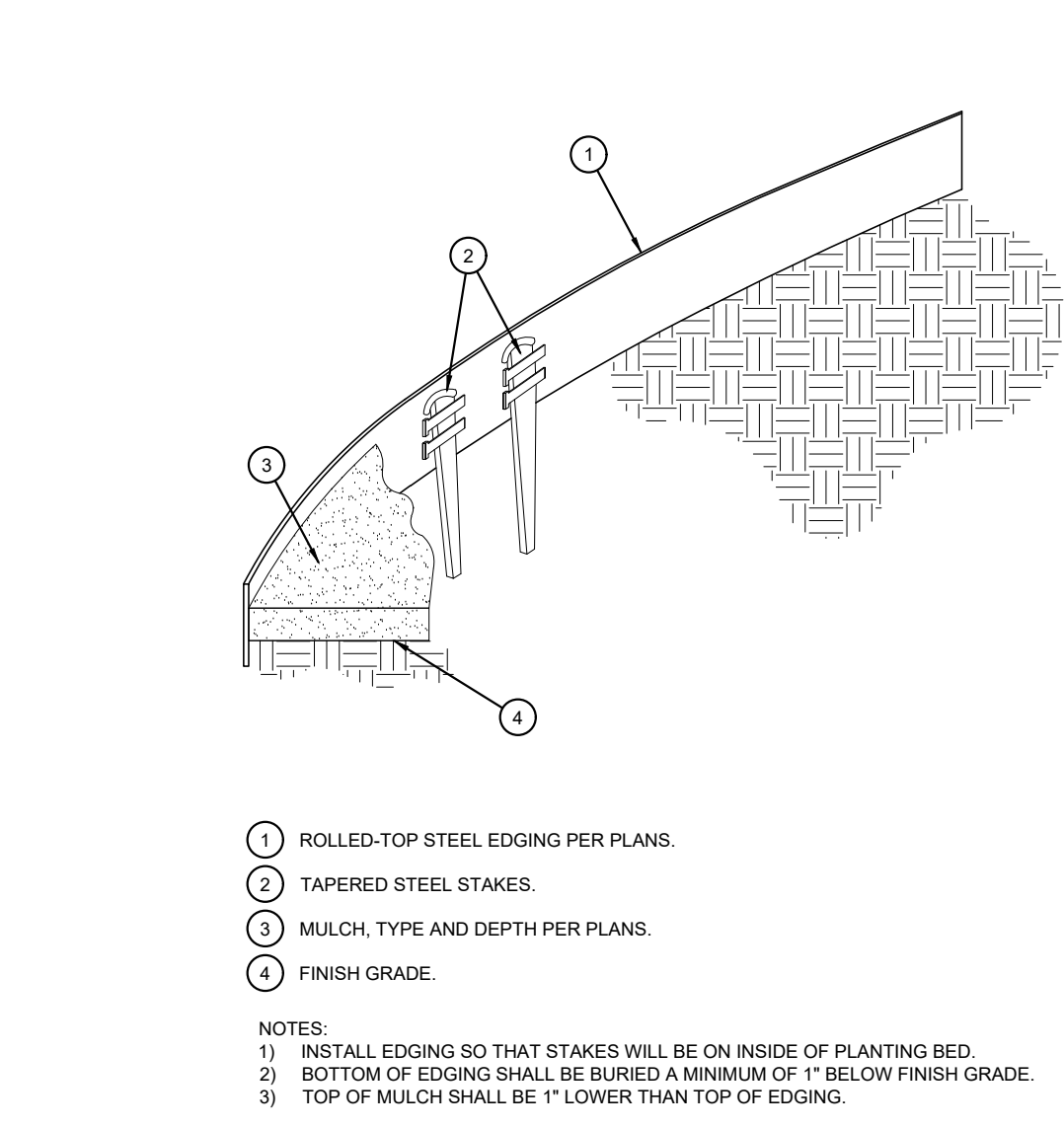
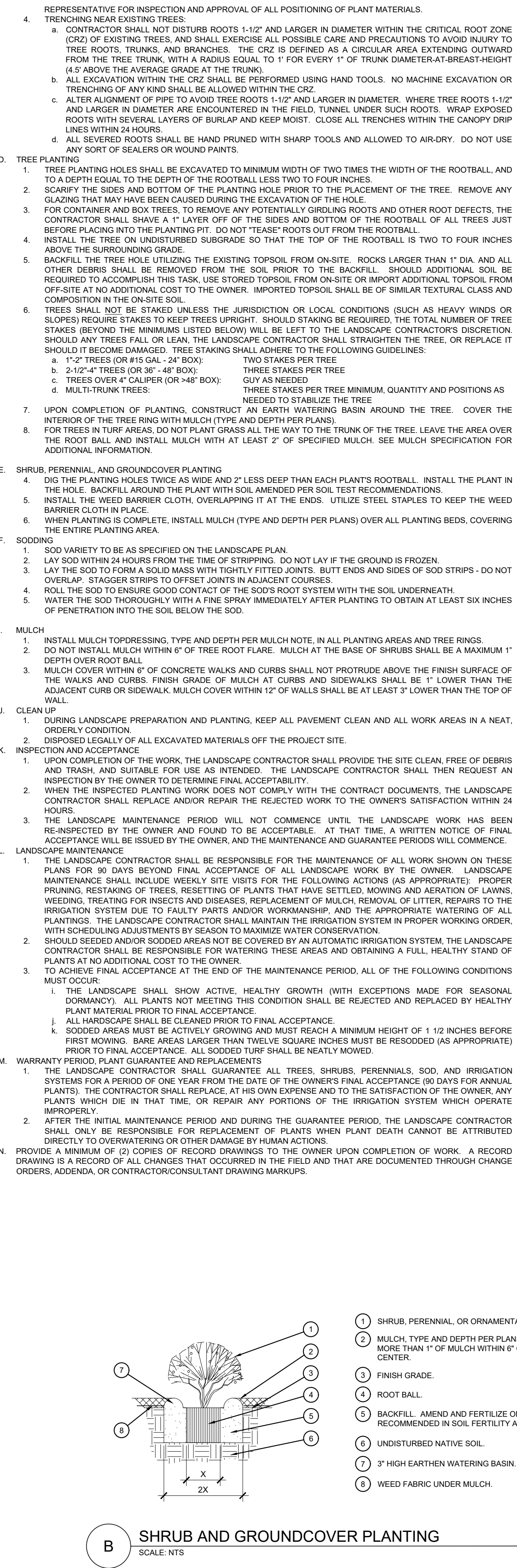
PATHFINDER SPORTS LLC
10308 STONE HARBOR WAY
IRVING, TX 75063
PHONE: 214-240-0787

ARCHITECT

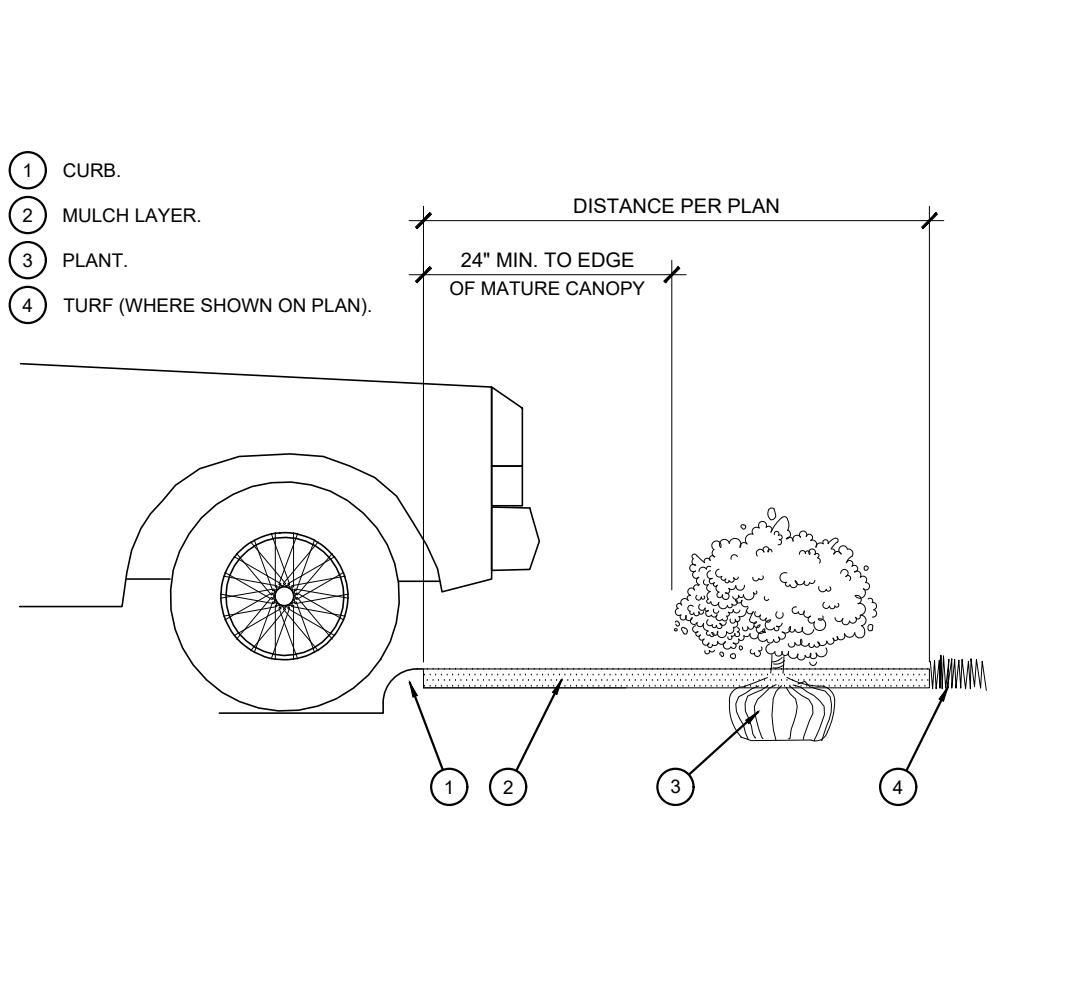
DIMENSIONS ARCHITECTS
8330 LBJ FWY, SUITE 495
DALLAS, TX 75243
CONTACT: OSWALDO CAJAS, AIA
PHONE: 214-220-3800

PLANTING SPECIFICATIONS

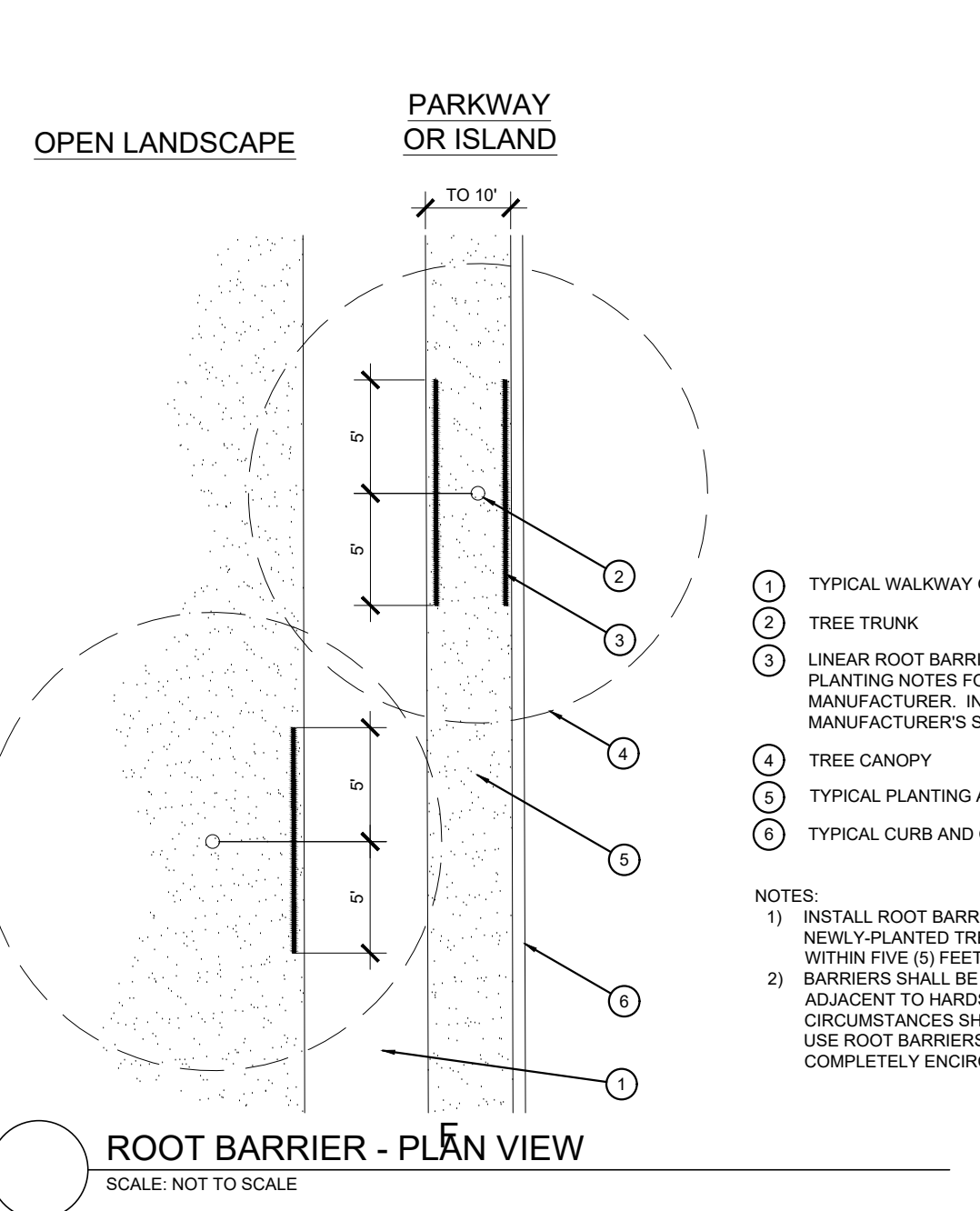
- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID JURISDICTION AND FLORAL CERTIFICATE ISSUED BY THE MS DEPARTMENT OF AGRICULTURE (APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE MS DEPARTMENT OF AGRICULTURE OR THE MS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 55 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING**
- STAKES: 1/2" LONG GREEN METAL T-POSTS
 - GUY AND TIE WIRE: ASTM A 641 CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- METHODS**
- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. SUBMITTALS**
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S



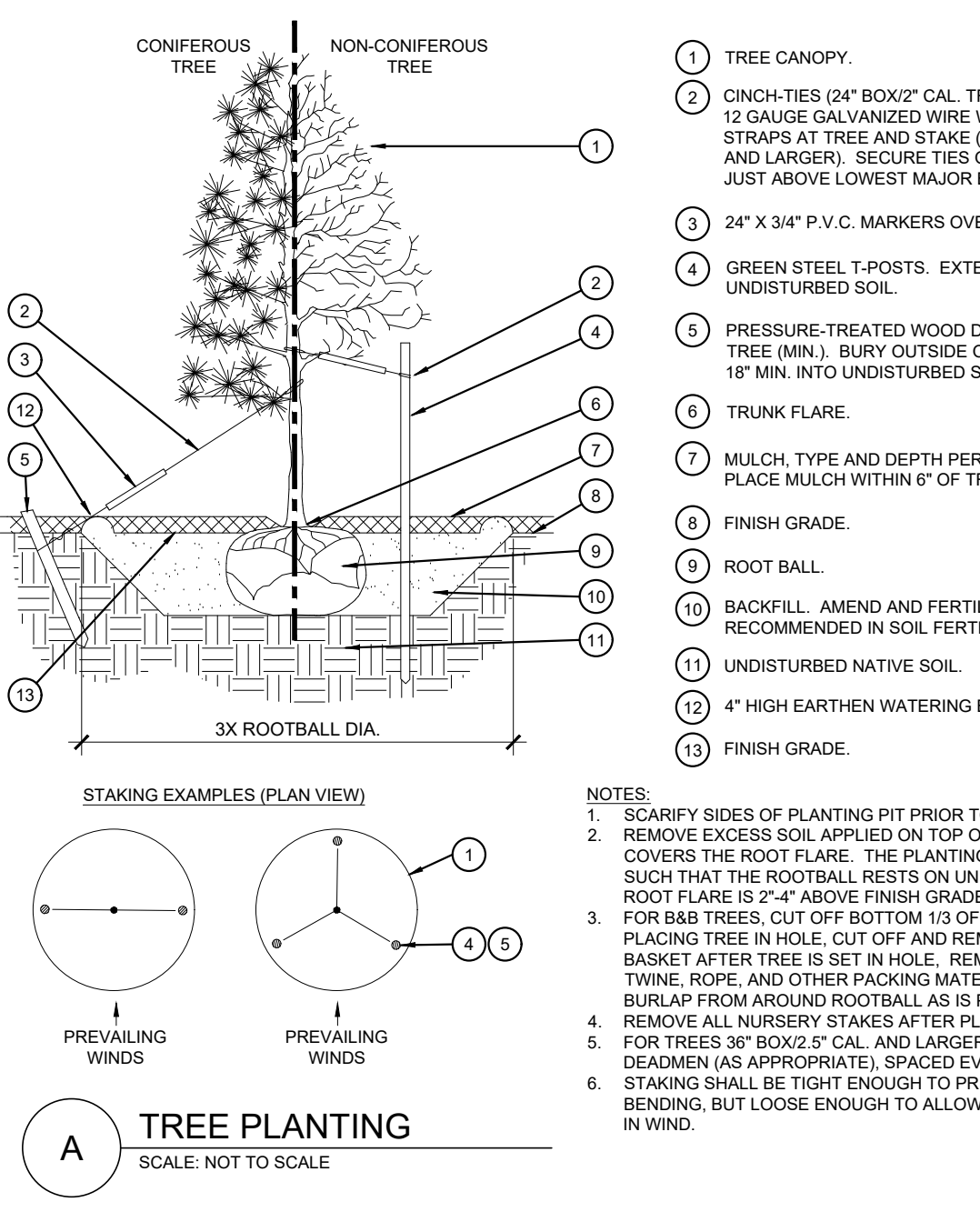
D STEEL EDGING
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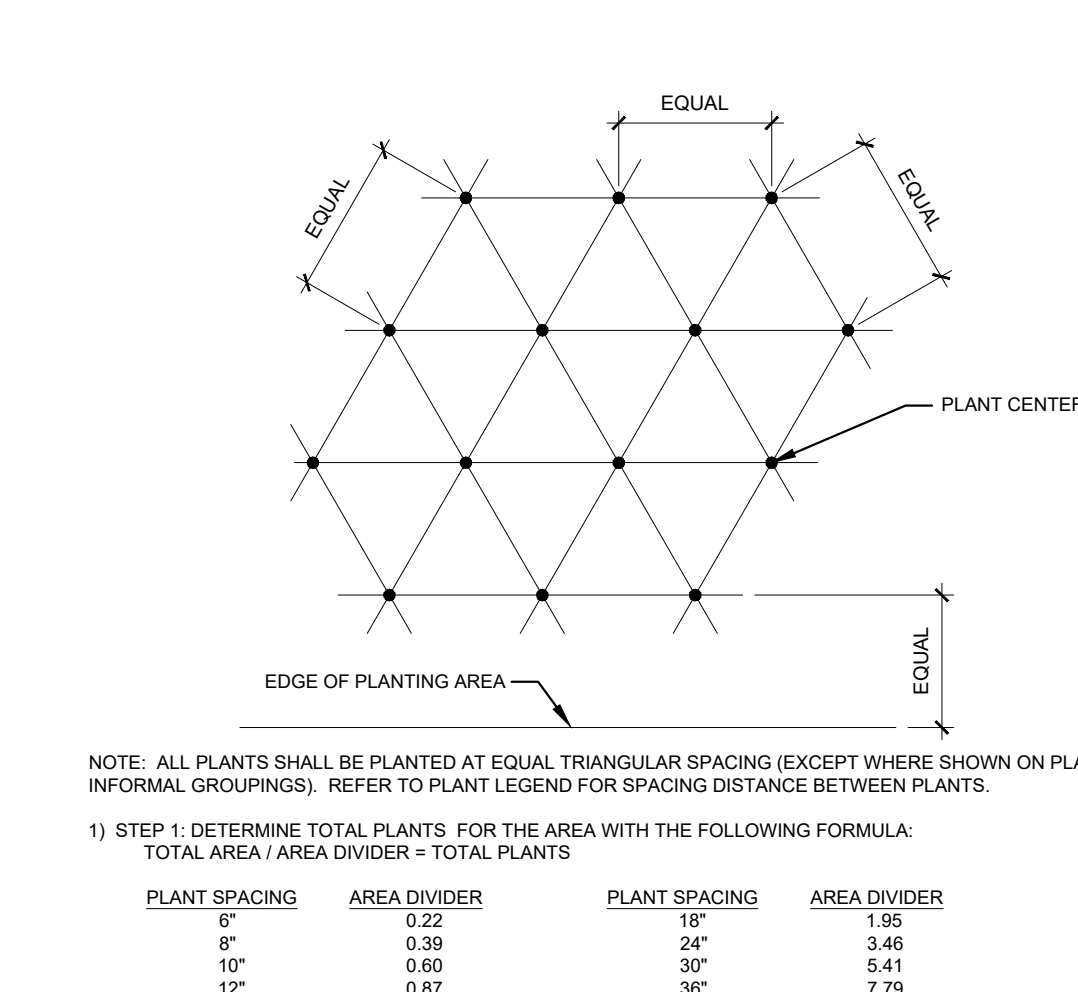
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



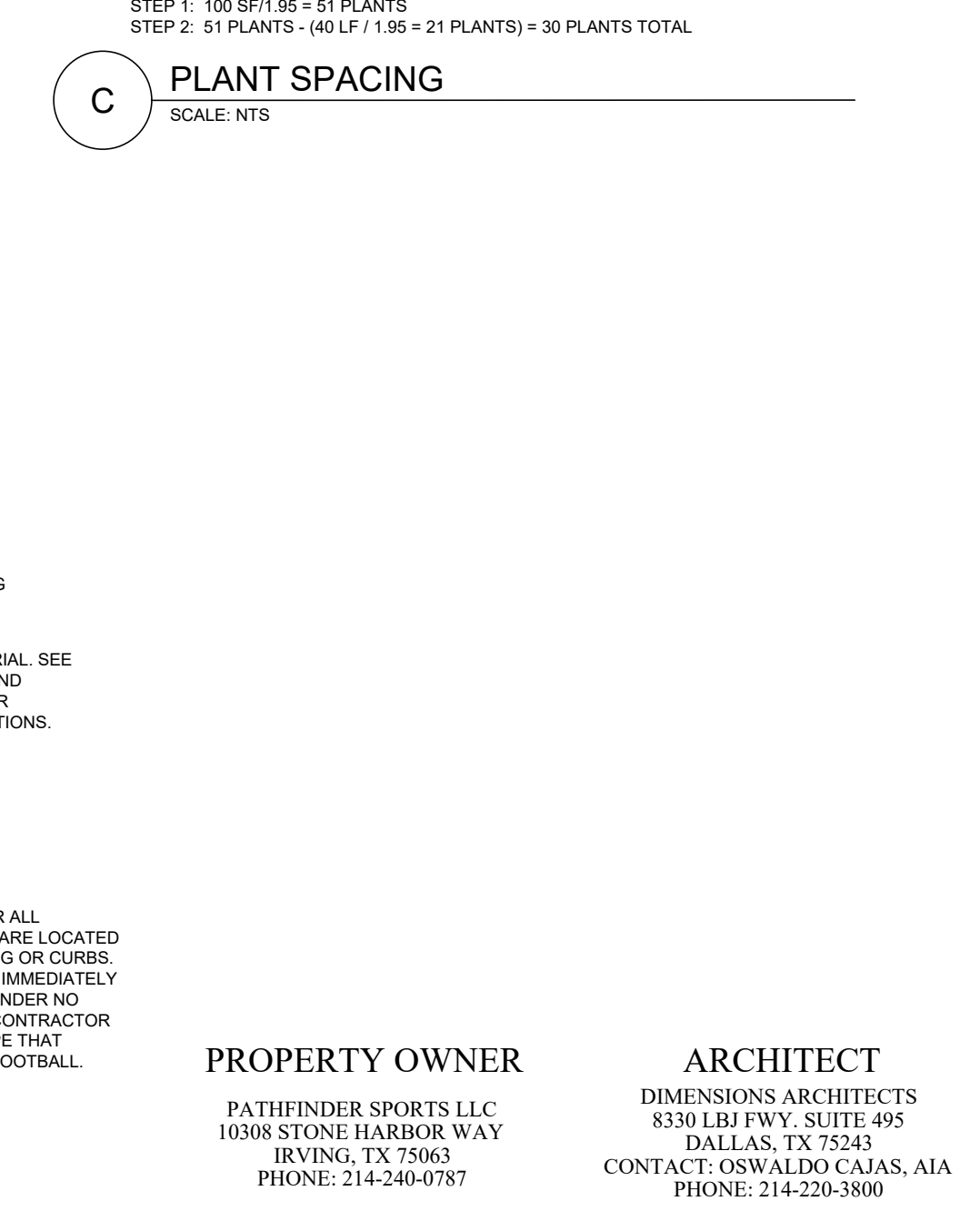
ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



A TREE PLANTING
SCALE: NOT TO SCALE



C PLANT SPACING
SCALE: NTS



4-13-23

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
 5100 W. WILLOW AVE. SUITE 100
 DALLAS, TEXAS 75243

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

LANDSCAPE DETAILS & SPECIFICATIONS

SPECIAL USE PERMIT
CRICKET SPORTS FACILITY
 A0537A S.M. HAYDEN
 TRACT 1, 3.175 ACRES

SAMUEL M. HAYDEN SURVEY
 ABSTRACT NUMBER 537
 IN THE CITY OF LEWISVILLE,
 DENTON COUNTY, TEXAS

EXISTING ZONING: LIGHT INDUSTRIAL

USE REQUESTED: CRICKET SPORTS FACILITY

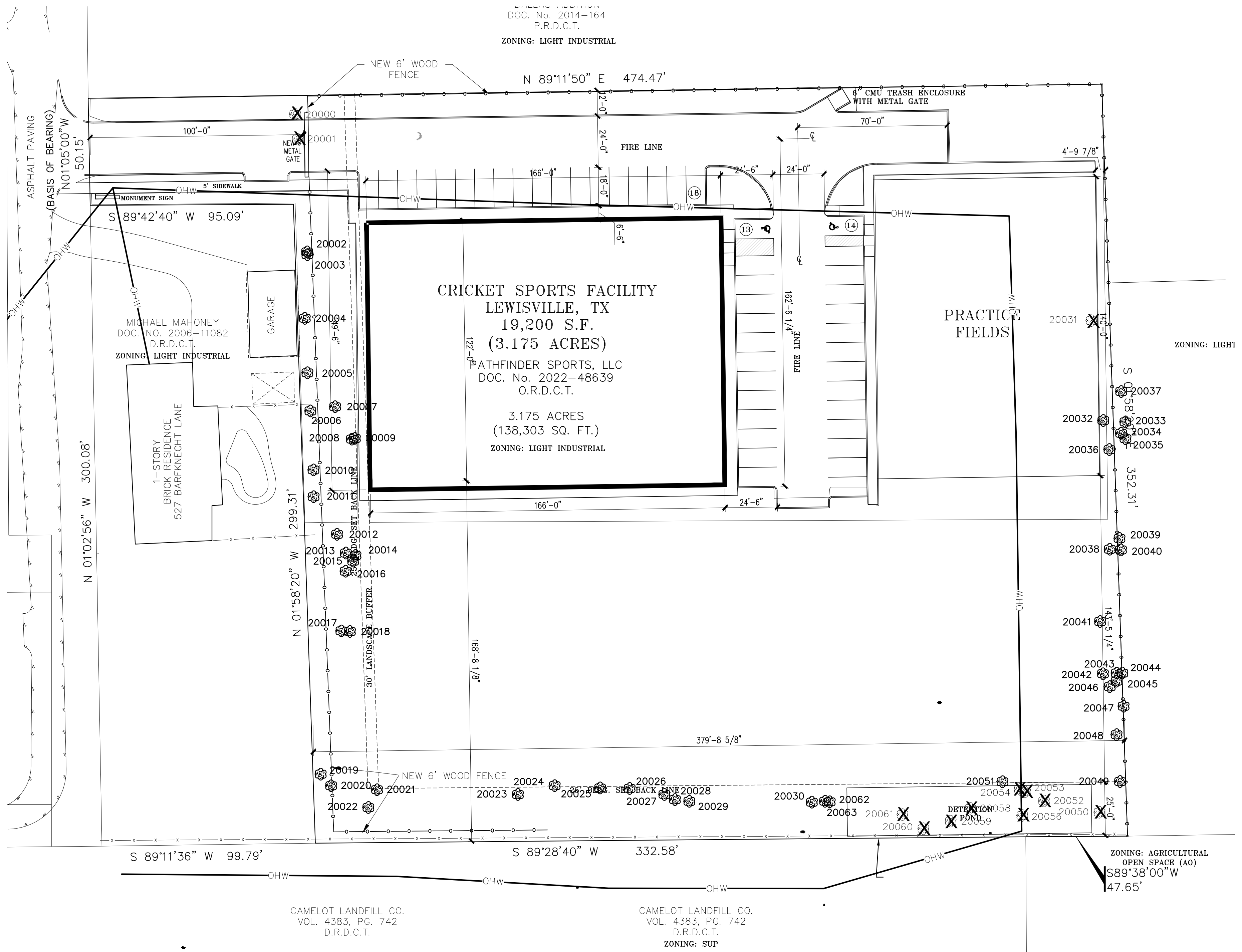
DESIGN	DATE	SCALE	JOB. NO.	SHEET
	04/13/2023	1" = 30'	2238	LP-2

PROPERTY OWNER
 PATHFINDER SPORTS LLC
 10308 STONEHARLOWE WAY
 IRVING, TX 75063
 PHONE: 214-240-0787

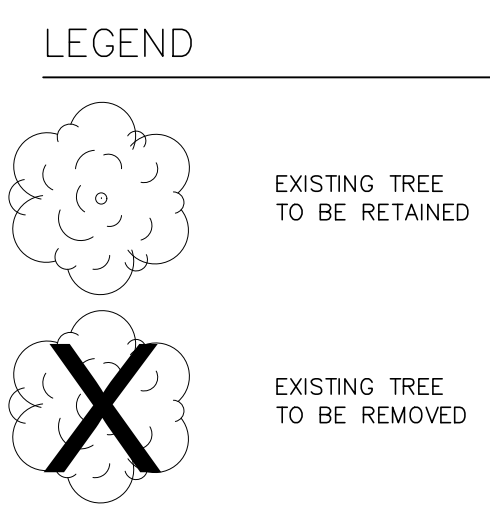
ARCHITECT
 DIMENSIONS ARCHITECTS
 8330 LBJ FWY. SUITE 495
 DALLAS, TX 75243
 CONTACT: OSWALDO CAJAS, AIA
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Dimensions ARCHITECTS

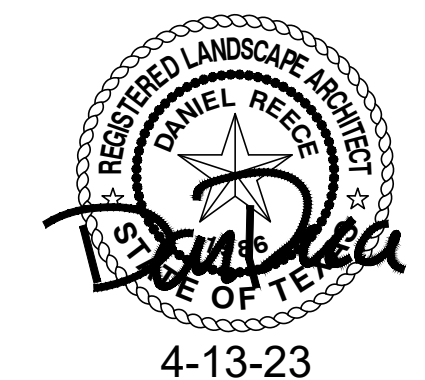
8330 LBJ FWY, SUITE 495
 TEL: 214.220.3800
 DALLAS, TEXAS 75243
 FAX: 866.220.3756



TREE TABLE				
NUMBER	CALIPER	TREE TYPE	DISPOSITION	MITIGATION
20000	22	AMERICAN ELM	REMOVE	22"
20001	15	GUM TREE	REMOVE	NO
20002	13.5	HACKBERRY	RETAIN	
20003	7	HACKBERRY	RETAIN	
20004	8	HACKBERRY	RETAIN	
20005	14	HACKBERRY	RETAIN	
20006	14	HACKBERRY	RETAIN	
20007	8	GALLERY PEAR	RETAIN	
20008	12	AMERICAN ELM	RETAIN	
20009	5	AMERICAN ELM	RETAIN	
20010	13	HACKBERRY	RETAIN	
20011	17	HACKBERRY	RETAIN	
20012	10	CEDAR ELM	RETAIN	
20013	8.5	SOAPBERRY	RETAIN	
20014	10	SOAPBERRY	RETAIN	
20015	8	SOAPBERRY	RETAIN	
20016	7	HACKBERRY	RETAIN	
20017	7	HACKBERRY	RETAIN	
20018	12	HACKBERRY	RETAIN	
20019	18	HACKBERRY	RETAIN	
20020	5	HACKBERRY	RETAIN	
20021	5	HACKBERRY	RETAIN	
20022	20	POST OAK	RETAIN	
20023	6	HACKBERRY	RETAIN	
20024	6	HACKBERRY	RETAIN	
20025	8	HACKBERRY	RETAIN	
20026	6	HACKBERRY	RETAIN	
20027	6	HACKBERRY	RETAIN	
20028	9	HACKBERRY	RETAIN	
20029	8	HACKBERRY	RETAIN	
20030	12	HACKBERRY	RETAIN	
20031	6	HACKBERRY	REMOVE	NO
20032	5	AMERICAN ELM	RETAIN	
20033	12	COTTONWOOD	RETAIN	
20034	5	COTTONWOOD	RETAIN	
20035	9	COTTONWOOD	RETAIN	
20036	5	HACKBERRY	RETAIN	
20037	5	HACKBERRY	RETAIN	
20038	5	CEDAR ELM	RETAIN	
20039	10	BLACK WILLOW	RETAIN	
20040	7	BLACK WILLOW	RETAIN	
20041	7.5	AMERICAN ELM	RETAIN	
20042	7.5	AMERICAN ELM	RETAIN	
20043	8	COTTONWOOD	RETAIN	
20044	6	COTTONWOOD	RETAIN	
20045	7	BLACK WILLOW	RETAIN	
20046	7	BLACK WILLOW	RETAIN	
20047	12	CEDAR ELM	RETAIN	
20048	5	AMERICAN ELM	RETAIN	
20049	5	HACKBERRY	RETAIN	
20050	6	CEDAR ELM	REMOVE	NO
20051	6	BLACK WILLOW	RETAIN	
20052	6	HACKBERRY	REMOVE	NO
20053	6	GREEN ASH	REMOVE	NO
20054	6	GREEN ASH	REMOVE	NO
20056	8	HACKBERRY	REMOVE	NO
20058	6	HACKBERRY	REMOVE	NO
20059	6	HERCULES	REMOVE	NO
20060	6	OSAGE ORANGE	REMOVE	NO
20061	9	HERCULES	REMOVE	NO
20062	10	HACKBERRY	RETAIN	
20063	7	HACKBERRY	RETAIN	



REFERENCE LP-1 FOR MITIGATION:
6 PROPOSED TREES @ 4" CALIPER = 24"



TREE DISPOSITION PLAN

SPECIAL USE PERMIT
CRICKET SPORTS FACILITY

A0537A S.M. HAYDEN
TRACT 1, 3.175 ACRES

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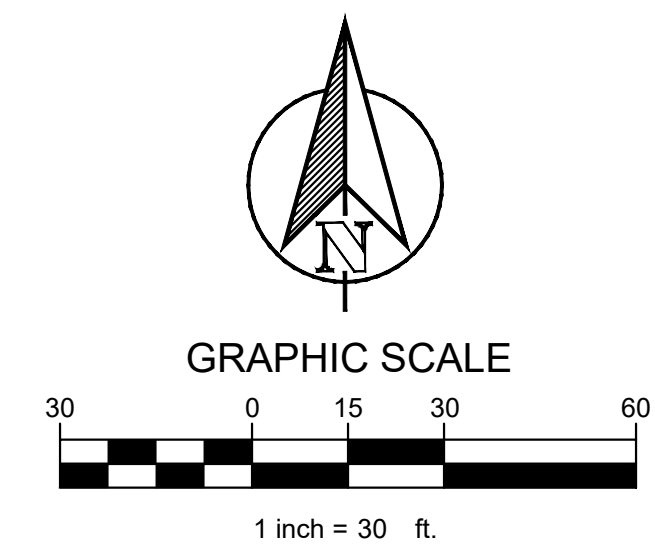
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ARCHITECT

DIMENSIONS ARCHITECTS
8330 LBJ FWY, SUITE 495
DALLAS, TX 75243
CONTACT: OSWALDO CAJAS, AIA
PHONE: 214-220-3800

8330 LBJ FWY, SUITE 495, DALLAS, TEXAS 75243
TEL: 214-220-3800 FAX: 866-220-3756



TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE "T-POSTS" TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

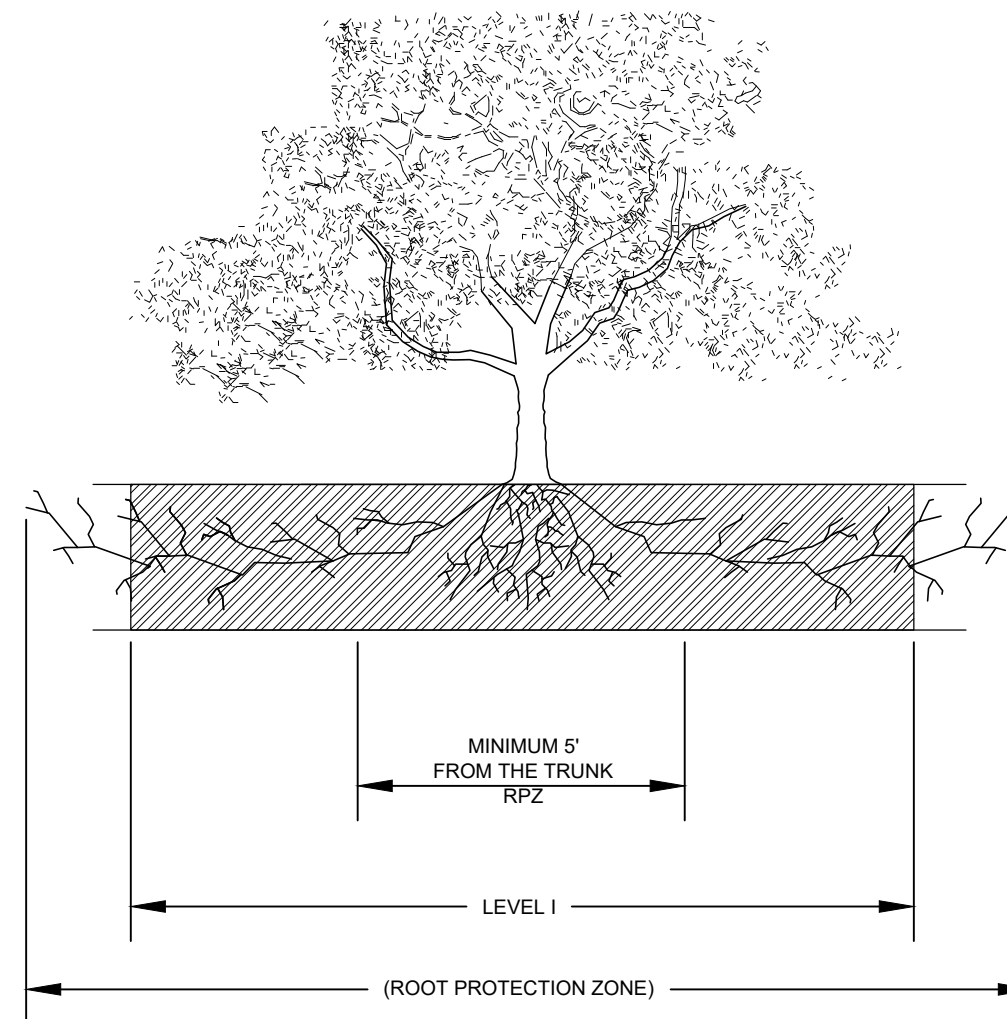
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

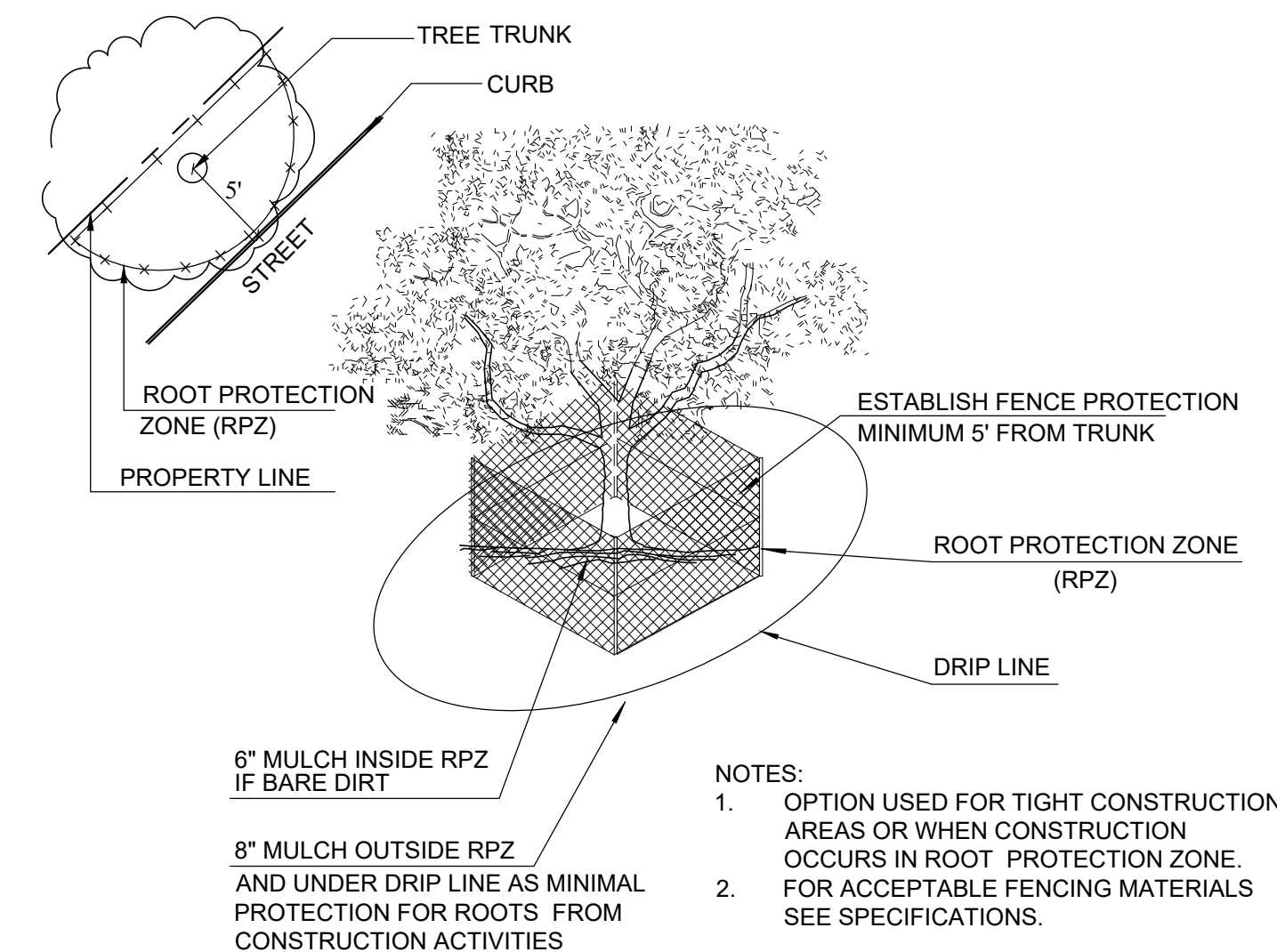
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENROACHMENT IS APPROVED BY THE ARBORIST.



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



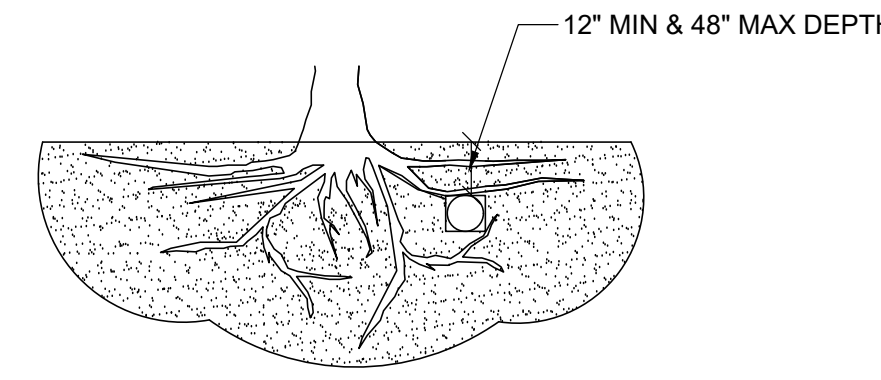
C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

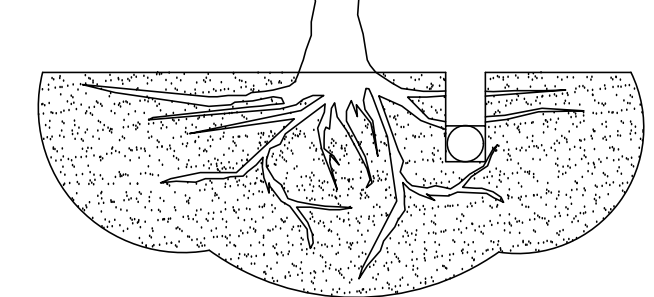
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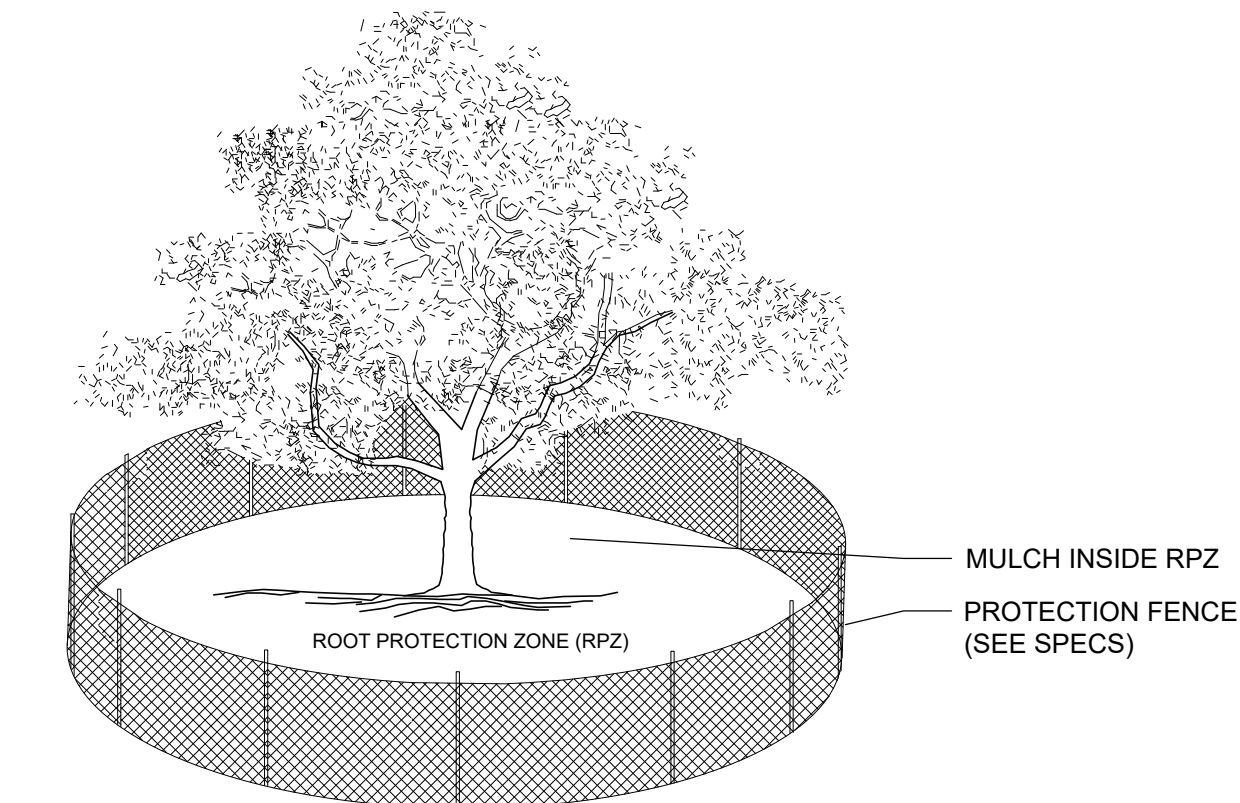


D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.



B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

- NOTES:
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
 -



TREE DISPOSITION DETAILS & SPECIFICATIONS

SPECIAL USE PERMIT				
CRICKET SPORTS FACILITY				
A0537A S.M. HAYDEN				
TRACT 1, 3.175 ACRES				
SAMUEL M. HAYDEN SURVEY ABSTRACT NUMBER 537 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS				
EXISTING ZONING: LIGHT INDUSTRIAL				
USE REQUESTED: CRICKET SPORTS FACILITY				
DESIGN	DATE	SCALE	JOB. NO.	SHEET
	04/13/2023	1" = 30'	2238	TD-2
8330 LBY FWY, SUITE 495 TEL: 214.220.3800		DALLAS, TEXAS 75243 FAX: 866.220.3756		

PROPERTY OWNER
PATHFINDER SPORTS LLC
10308 STONE HARBOR WAY
IRVING, TX 75063
PHONE: 214-240-0787

ARCHITECT
DIMENSIONS ARCHITECTS
8330 LBY FWY, SUITE 495
DALLAS, TX 75243
CONTACT: OSWALDO CAJAS, AIA
PHONE: 214-220-3800



**ENDURANCE DEVELOPMENT, LLC
120 ACADEMY STREET
FORT MILL, SOUTH CAROLINA 29715**

**City of Lewisville Planning Department
151 West Church Street
Lewisville, Texas 75057**

Date: August 10, 2023

RE: ALTERNATIVE STANDARD REQUEST LETTER – INDOOR CRICKET FACILITY BARFKNECHT LANE

Requesting the following.

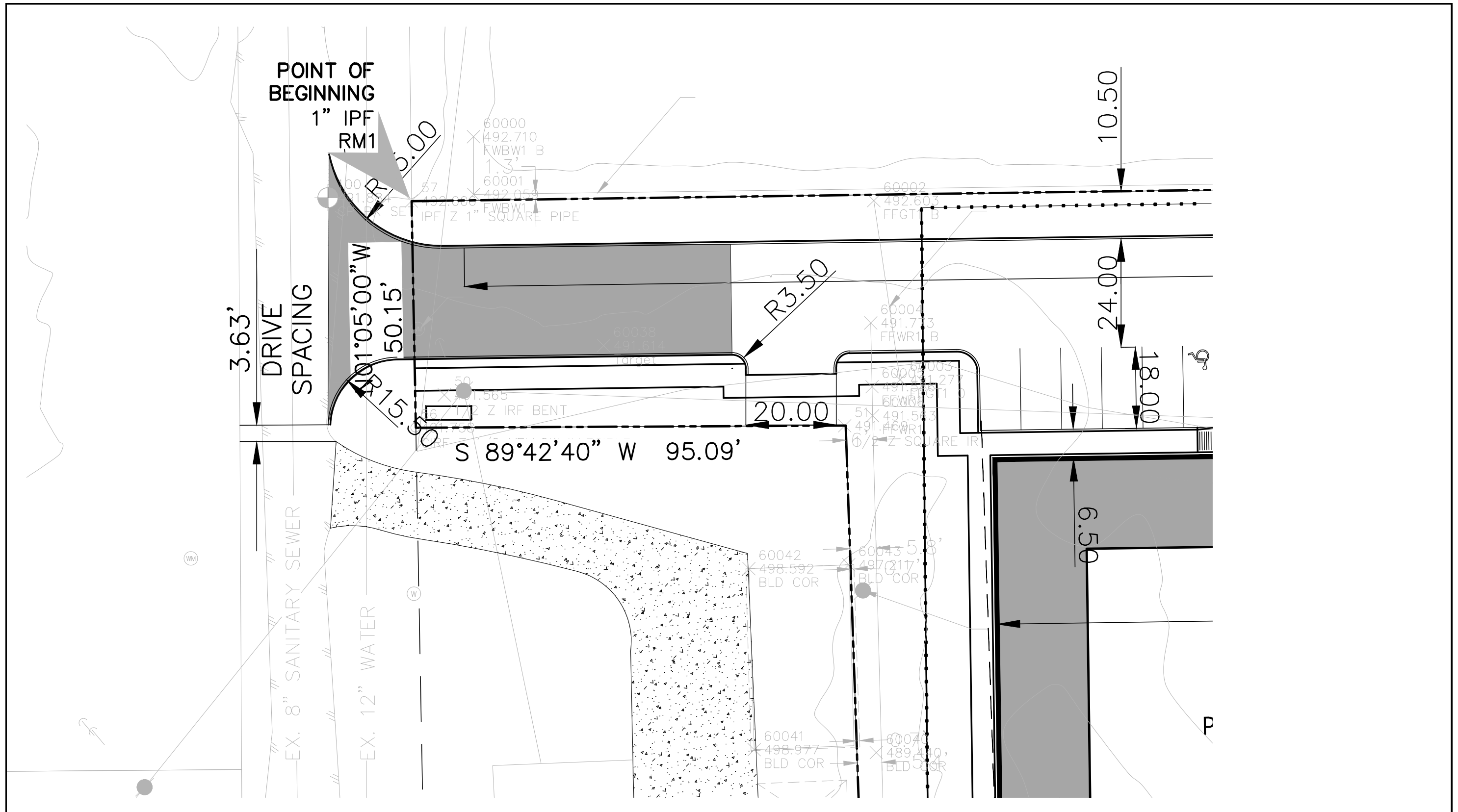
Endurance Development as acting Owners Representatives for the Indoor Cricket Facility project in Lewisville Texas, off Barfknecht Lane, is requesting an Alternative Standard to the minimum driveway spacing.

Chapter IX.4 – Streets, Throughfares, and Access Management, Section IX.4.6.- Driveway Design Standards, Exhibit IX.4.6-4 driveway spacing requires a minimum of 50 feet of separation between driveways.

We are requesting a variance to allow our proposed Drive to be installed at 3.60 feet.

Existing conditions (property boundaries) only allow for a total of 50.15 feet ROW access to Barfknecht Lane.

Barfknecht Lane, dead ends going south beyond our potential development



Charles Gojer & Associates, Inc.
11615 FOREST CENTRAL DRIVE 303
DALLAS, TEXAS 75243
PHONE: (214) 340-1199

August 22nd 2003

From

Pathfinder Sports LLC
525 Barfknecht Ln
Lewisville, TX 75056

To

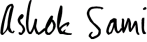
City of Lewisville
Planning & Zoning
151 W Church St
Lewisville, TX 75057

TO WHOM IT MAY CONCERN:

As we build and start to operate our sports facility, the following are the operating hours we would like to have:

Seven days a week - 7:00am - 10:00pm

Thanking you,

DocuSigned by:

3622AB8D5ADC477...

Ashok Sami
Pathfinder Sports