

Planning and Zoning Commission Meeting

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
June 13, 2024
6:00 PM



**(Notice of Potential Quorum for City Council, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members may attend this meeting remotely using videoconferencing technology. A quorum of the commission will be physically present at the location provided above. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public by accessing Zoom utilizing the Public Participation link identified below.

Notice Regarding Public Participation

Individuals may attend the meeting in person at the above address, or access the meeting via videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following

link: <https://us06web.zoom.us/j/89895676214?pwd=bOePvIEJzOT1x9Te1lQjKiT1nlwqN.1>

Meeting ID: 898 9567 6214 Password: 96668

To join the meeting by phone, dial 1 (346) 248-7799 and use the Meeting ID and password above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room and those attending remotely can hear comments and see presentations. To request to speak via videoconference, click on "Participants" at the bottom of the screen, and click "Raise Hand." The chairperson will acknowledge your request and allow you to speak. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

New Business: New items requested for consideration.

1. Consideration and action on the Minutes of the May 9, 2024 meeting.
2. Consideration and action for site plan approval for Shop at High Meadows, Lot 4R1, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, City of Aubrey, Denton County, Texas. (*CLR Realty Group, LLC*)
3. Conduct a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, Section 6. Conditional Uses and Specific Use Permits, to provide for regulations for Alcoholic Beverage Sales through a Specific Use Permit (SUP) and amending Section 15. GR-General Retail, Section 16. SC-Shopping Center, Section 17. C-Commercial, Section 18. IND-Industrial, and Section 20. PD-Planned Development District to provide for regulations for Alcoholic Beverage Sales by Specific Use Permit. (*City of Aubrey*)
4. Conduct a public hearing, consider, and make a recommendation to City Council regarding a Specific Use Permit request to allow for the sale of alcoholic beverages in conjunction with a restaurant use for Brothers Mexican Restaurant, 1001 Highway 377, Suite 109, City of Aubrey, Denton County, Texas. (*Brothers Mexican Restaurant, Jorge Perez*)

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on

the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2024.

(The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

Planning and Zoning Commission Meeting Minutes

Aubrey City Hall
107 S. Main St
Aubrey, TX
76227
May 9, 2024
6:00 PM



Call to Order - Determine if a Quorum is Present:

The meeting was called to order at 6:01 p.m.

Present: Christal Johnson, Donald Smith, Kyle Kennedy, Candace Stone, Brittney Murray, Sina Tidwell

Absent: Karen Skinner, Chuck Fuller, Nicole Shaw

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, CIP and Permit Manager Shanda Guffee, Director of Development Services and Public Works Leanne Wilson, Administrative Assistant Christy Sayer, Municipal Development Director Christine Gossett, Planner Cate Ball (via Zoom), Planner Helen-Eve Beadle

Invocation & Pledge of Allegiance:

Christal Johnson offered the Invocation and Don Smith led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items previously requested for consideration.

Section 551.071(1) and (2) Consultation with Attorney. For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- Preliminary Plat of Highpointe Ranch
- Final Plat of Highpointe Ranch Phase 1B

The Planning and Zoning Commission recessed into Executive Session at 6:04 p.m.
The Planning and Zoning Commission reconvened into open session at 6:25 p.m.

1. Consider and make a recommendation to City Council regarding a Preliminary Plat of HighPointe Ranch, being approximately 460.75 acres out of the Francesco Trevino Survey, Abstract 1243, generally located east of Highway 377, south of E Blackjack Rd and north of Springhill Rd.

Planner Helen-Eve Beadle provided information.

Thomas Fletcher, engineer with Kimley Horn, provided information.

P&Z Commissioner Candace Stone made a motion to deny based on conditions 1-8.
P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0).

Denial Reasons:

1. An acceptable corridor through the development for the Upper Trinity Regional Water District transmission line for delivery of water supply to Aubrey has not been provided and that line is necessary to support the entire development. Provide the easement locations throughout the entire Preliminary Plat. Article 11, Appendix B, Final Plat Checklist (Easements);¹ Chapter 10A – 4.01. Adequate Public Facilities Policy (a) through (f).
2. Failure to provide fees pursuant to the Development Agreement as required for the development of the Property with proper utilities for City Reimbursable Public Improvements to be paid to Developer via the TIRZ as identified in Section 3.2 of the Development Agreement. Per the Development agreement:

“...the Development requires the construction of certain offsite wastewater improvements (the "Offsite Wastewater Improvements") as defined herein and described in Exhibit G, attached hereto, and together both the Offsite Roadway Improvements and the Offsite Water Improvements are referred to as the "Offsite Improvements")”.

Exhibit G, H, I and J identify Developer's Cost Participation for public facilities to be reimbursed to Developer for funds expended.

3. Failure to pay fees for Public Infrastructure Improvements imposed on the property owner as determined by the City Engineer to be roughly proportionate to the demand created by the development on the City's Public Facilities System. Required fees must be paid pursuant to the Rough Proportionality Study to provide necessary capacity for wastewater. City Engineer's Rough Proportionality Study for Wastewater Treatment.

¹ Typographical error in power point presentation – Article 11, Appendix A – Preliminary Plat Checklist

4. Update the Preliminary Plat - The Preliminary Plat is no longer accurate due to changes in the Final Plat for Phases 1A and 1B; those changes have impacted the street alignment on the remainder of the Property and must be amended to reflect current conditions so that final plats may be reviewed. Article 2, Procedures, Section 4, Subsection 4.01.
 5. The required HOA documents have not been submitted with the Preliminary Plat as required by Subdivision Ordinance, Article 4, Section 4, Property Owners or Homeowners Associations., Section: 10A-4.01
 6. Submission Procedures and City Review Process for All Types of Plats have not been completed: Article 2, Procedures, Section 1:
 - a. 1.05, b,(1) Not all of the owners of the Preliminary Plat property have signed the Preliminary Plat Application;
 - b. 1.05, b,(9) Letter has not been sent to AISD providing the number of homes and/or school age children, timing, etc.;
 - c. 1.05, b,(6) An Engineer's Summary report was not provided with the application;
 - d. 1.05, b,(11) The property owner has not submitted a written statement/signed affirming the Plat was filed with city within the filing window described in Section 1.05(a). Must be signed by property owner and notarized. The plat cut-off was April 10, 2024 and the application was received May 1, 2024.
 7. 1.07 (b) Preliminary Plat Extension: A Preliminary Plat extension allows Council to determine if land will be developed in a timely fashion and the "public interest is served." The failure to pay public infrastructure fees does not serve the public interest. Public Infrastructure fees must be paid.
 8. The correct name, address, phone, and email for the record owner(s) is not correct on the Plat. Subdivision Ordinance Chapter 10A, Article 10, Appendix A, Preliminary Plat Checklist.
 9. Proof of Land Ownership and authorized agent for entire Preliminary Plat acreage has not been provided. Submission Procedures and City Review Process for All Types of Plats have not been completed: Ownership of land and authorized agent information must be updated to identify those with authority to submit the application. Article 2, Procedures, Section 1, 1.06
2. Consideration and make a recommendation to City Council regarding a Final Plat of High Pointe Ranch Phase 1B being 44.215 acres in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas located immediately east of US 377 between Spring Hill Road (FM 428) on the south and East Blackjack Rd on the north within the city limits of Aubrey. (*KLLB AIV, LLC*)

Planner Helen-Eve Beadle provided information.

Thomas Fletcher, Engineer with Kimley Horn, provided information.

P&Z Commissioner Donald Smith made a motion to deny based on conditions 1-8.
P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0).

Denial Reasons:

1. An acceptable corridor through the development for the Upper Trinity Regional Water District transmission line for delivery of water supply to Aubrey has not been provided and that line is necessary to support the entire development. Provide the easement locations throughout the entire Preliminary Plat. Article 11, Appendix B, Final Plat Checklist (Easements); Chapter 10A – 4.01. Adequate Public Facilities Policy (a) through (f).
2. Failure to provide fees pursuant to the Development Agreement as required for the development of the Property with proper utilities for City Reimbursable Public Improvements to be paid to Developer via the TIRZ as identified in Section 3.2 of the Development Agreement. Per the Development agreement:

“...the Development requires the construction of certain offsite wastewater improvements (the "Offsite Wastewater Improvements") as defined herein and described in Exhibit G, attached hereto, and together both the Offsite Roadway Improvements and the Offsite Water Improvements are referred to as the "Offsite Improvements")”.

3. Failure to pay fees for Public Infrastructure Improvements imposed on the property owner as determined by the City Engineer to be roughly proportionate to the demand created by the development on the City's Public Facilities System. Required fees must be paid pursuant to the Rough Proportionality Study to provide necessary capacity for wastewater. City Engineer's Rough Proportionality Study for Wastewater Treatment.
4. Update the Preliminary Plat - The Preliminary Plat is no longer accurate due to changes in the Final Plat for Phases 1A and 1B; those changes have impacted the street alignment on the remainder of the Property and must be amended to reflect current conditions so that final plats may be reviewed. Article 2, Procedures, Section 4, Subsection 4.01

Preliminary Plat is recommended for denial and cannot approve a Final Plat without an approved Preliminary Plat per Article 2, Procedures, Section 4, 4.01;

5. Preliminary Plat is inconsistent with the Final Plat, Article 2, Procedures, Section 4, 4.01;
6. Landscaping, irrigation, and screening plans have not been submitted per Article 2, Procedures, Section 4, 4.04 Engineering Plans.
7. The required HOA documents have not been submitted with the Preliminary Plat as required by Subdivision Ordinance, Article 4, Section 4, Property Owners or Homeowners Associations., Section:

10A-4.01 Applicability.

8. Submission Procedures and City Review Process for All Types of Plats have not been completed: (<https://ecode360.com/40429695>) Article 2, Procedures, Section 1:
 - a. 1.05, b.(9) Letter has not been sent to AISD providing the number of homes and/or school age children, timing, etc.;

3. Consider and make a recommendation to the City Council regarding a Site Plan for Winn Ridge, Phase 1B, Lot 4X, Block E and right-of-way abandonment (proposed Lot 4R1), being approximately 1.66 acres of land out of the William Lumpkin Survey, Abstract No. 730, within the City of Aubrey, Denton County, Texas. (*City of Aubrey*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve with the three conditions. P&Z Commissioner Donald Smith seconded. Motion Passed (6:0).
Conditions:

1. A photometric plan for site lighting meeting the City's lighting standards shall be submitted prior to a permit being issued for exterior lighting;
2. The project engineer shall submit a statement of compliance with the City's subdivision and engineering design standards; and
3. The lot configuration and associated utility and visibility easements shall be revised to follow the existing right-of-way and parkway configuration along the northeast portion of the lot.

4. Consider and make a recommendation to the City Council regarding a Replat for Winn Ridge, Phase 1B, Lot 4X, Block E and right-of-way abandonment, (proposed Lot 4R1), being approximately 1.66 acres of land out of the William Lumpkin Survey, Abstract No. 730, within the City of Aubrey, Denton County, Texas. (*City of Aubrey*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Christal Johnson made a motion to approve with the four conditions. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0).

Conditions:

1. The project engineer shall submit a statement of compliance with the City's subdivision and engineering design standards;
2. The Winn Ridge HOA Owner signature block shall be removed from the Replat;
3. The Winn Ridge HOA references shall be removed from the notes, owner's certificate, and the signature block; and
4. The lot configuration and associated utility and visibility easements shall be revised to follow the existing ROW and parkway configuration along the northeast portion of the lot.

5. Consider and make a recommendation to City Council regarding a Final Plat for

Saratoga Phase 1 containing 14 residential lots, three (3) open space lots, and one (1) lift station lot in 15.477 acres of land out of the T. Chambers Survey, Abstract No. 223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*550 Belmont Development, LP & HMM Saratoga Land LLC*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Donald Smith made a motion to approve with the five conditions. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0).

Conditions:

1. Final engineering approval of civil plans is needed by the City Engineer (review letter included in agenda packet online);
 2. Drainage and access easements identified but not complete with recording information are to be added to the Final Plat prior to filing;
 3. HOA documents shall be submitted and approved by the City Attorney and filed in conjunction with the Final Plat;
 4. An HOA lot will be created for the median in Omaha Street; and
 5. Any existing structures on the property shall be removed prior to site development.
6. Consider and make a recommendation to City Council regarding a Final Plat for Saratoga Phase 1A containing 162 residential lots and one (1) open space lots in 25.729 acres of land out of the T. Chambers Survey, Abstract No. 223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*HMM Saratoga Land LLC*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve subject to five conditions. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0).

Conditions:

1. Final engineering approval of civil plans is needed by the City Engineer (review letter included in agenda packet online);
 2. Drainage and access easements identified but not complete with recording information are to be added to the Final Plat prior to filing;
 3. HOA documents shall be submitted and approved by the City Attorney and filed in conjunction with the Final Plat;
 4. Landscape, Screening, retaining walls, and irrigation plans shall be submitted and approved prior to referenced work commencing;
 5. Any existing structures on the property shall be removed prior to site development.
7. Consider and make a recommendation to City Council regarding a Final Plat for Saratoga Phase 2A containing 154 residential lots and four (4) open space lots in 31.60 acres of land out of the T. Chambers Survey, Abstract No. 223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*HMM Saratoga Land LLC*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Candace Stone made a motion to approve with five conditions. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0).

Conditions:

1. Final engineering approval of civil plans is needed by the City Engineer (review letter included in the online agenda packet);
 2. Drainage and access easements identified but not complete with recording information are to be added to the Final Plat prior to filing;
 3. HOA documents shall be submitted and approved by the City Attorney and filed in conjunction with the Final Plat;
 4. Landscape, Screening, retaining walls, and irrigation plans shall be submitted and approved prior to referenced work commencing;
 5. Any existing structures on the property shall be removed prior to site development.
8. Consider and make a recommendation to City Council regarding an Amending Plat for Chase Oaks, Lots 5R1 and 4, Block 1 to Lots 5R1-A and 4-A, Block 1, containing two (2) lots in 15.00 acres of land out of the H. White Survey, Abstract No. 1332, within the City of Aubrey Extraterritorial Jurisdiction and jurisdiction of Denton County, Texas (*H&L Partners, LLC & Monica J. Lucibello*)

Planner Helen-Eve Beadle provided information.

Jerald Yensan, Landmark Surveyors, provided information.

P&Z Commissioner Christal Johnson made a motion to approve with three conditions. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0).

Conditions:

1. The plat shall be retitled Amending Plat;
 2. The County and City need to determine how plat in two (2) jurisdictions will be processed; and
 3. The application is not signed by Monica J. Lucibello, Trustee for Monica J. Lucibello Family Trust. The application is signed by Christopher Hall.
9. Consider and make a recommendation to City Council regarding an Amending Plat for Blackjack Addition Lots 3R and 2R, Block A to Lots 2R1 & 3R-1, Block A, containing two (2) lots in 27.847 acres of the Thomas White Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Wade L. & Judi K. Veeder and 1555 Blackjack, LLC*)

Planner Helen-Eve Beadle provided information.

Shankar Govindarajan, buyers representative, provided information.

P&Z Commissioner Sina Tidwell made a motion to approve with the condition that the requirements for filing are met: Signed Amending Plat, tax certificate for filing,

completion of improvements, and filing fees shall be provided. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0).

10. Consider and make a recommendation to City Council regarding a Replat for VR Estates, Lot 3-A-1 to Lots 3-A-1-1 and 3-A-1-2, containing two (2) lots in 3.626 acres of the T. Chambers Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Wilber E. Fifer & Margaret Ann Fifer*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Brittney Murray made a motion to approve with the condition that the requirements for filing are met: Signed Amending Plat, tax certificate for filing, completion of improvements, and filing fees shall be provided. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0).

11. Consideration and action on the minutes of the April 11, 2024 Planning and Zoning Commission meeting.

P&Z Commissioner Candace Stone made a motion to approve with amendment to the start time. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

-ADJOURN-

The meeting was adjourned at 7:18 p.m.

Passed and Approved by the Planning and Zoning Commission of the City of Aubrey this 13th day of June, 2024.

Sina Tidwell, Commission Chair

ATTEST:

Jenny Huckabee, City Secretary



**Planning and Zoning Commission Meeting
Staff Report
June 13, 2024**

Agenda Item

Consideration and action for site plan approval for Shop at High Meadows, Lot 4R1, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, City of Aubrey, Denton County, Texas. (CLR Realty Group, LLC)

Staff Contact

Cate Ball, Planner
cball@plummer.com
817-806-1700

Summary

Per Aubrey's zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application.

Drainage is a significant issue in this general vicinity. The property to the west and properties south have drainage issues and do not appear to be connected to the City's drainage network. Without the needed public improvements to drainage, the applicant is having a very difficult time proposing drainage solutions that do not add to the problem. Staff has been convinced that public improvements are necessary.

Lot 4R1 Block A is a 1.121 acre (48,824 sf) lot proposed for shopping center uses. The proposed site plan has a lot coverage of 81.3 % impervious surfaces and 18.7% of pervious area. Two proposed one-story buildings will cover 12,257 square feet, will have a lot coverage of 25.10%, and provide 27 parking spaces for retail use and 21 parking spaces for restaurant use, for a total of 47 required parking spaces, two of which will be ADA compliant.

The property will need to be replatted to dedicate the proposed fire lane, drainage, and franchise utility easements as shown on the site plan.

The city engineer has reviewed the proposed construction plans and has a number of minor technical review comments that need to be addressed. (i.e. the compaction method of the pond, offsite grading, crosswalk on north side to provide path for pedestrians, storm sewer pipe hydraulics, etc.) Landscaping: Note that the one large tree on the property will not be saved. The proposed landscaping plan does not wholly comply with zoning requirements. A 10 ft water easement is located on the south side of the lot and the applicant has not provided the 2 large canopy trees, 4 understory trees, and 14 shrubs required for this buffer area.

The applicant has provided more than the required trees, shrubs, and groundcover for the remainder buffers areas on site.

Zone	Buffer yards for plan:	min width (ft)	# canopy trees	# under-story trees	# shrubs	Fence / Berm?
E	north side along Highmeadow	10				
	required	10	2.245	4.49	17.96	Berm
	provided	10	7	0	50	Berm
E	east side along Highmeadow	10				
	required	10	2.0	4.1	16.3	Berm
	provided	10	11.0	0.0	50.0	Berm
A	south side adjacent to Denton County	5				
	required	5	2.3	4.5	18.0	neither
OR...	If providing greater width		1.8	3.6	14.4	neither
	provided	10	0.0	0.0	0.0	neither
A	west side adjacent to undeveloped/SC zone	5				
	required	5	2.2	4.4	17.4	neither
	If providing greater width		1.7	3.5	14.0	neither
	provided	10	5.0	0.0	34	neither
TOTAL required			8.3	16.5	66.2	
TOTAL provided in buffer areas			23	0	134	
TOTAL PROVIDED FOR PROJECT			31	7	213	

Per Chapter 14, Section 23.F.4 the Planning and Zoning Commission can recommend modification to site plans inconsistent with the landscaping requirements:

(4) Variances. In conjunction with site plan approval, a variance to the provisions of this subsection may be allowed by the City Council, with a recommendation to grant such variance from the Planning and Zoning Commission, unless otherwise specified herein. The applicant shall prove that the variance from the regulations herein is warranted under the circumstances presented. A variance may be granted if the Planning and Zoning Commission and/or City Council finds that:

- Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;
- The variance will have no adverse impact on the public health, safety and general welfare.

A financial hardship shall not be considered a basis for the granting of a variance.

Financial Summary

Staff Recommended Motion

Approve with Conditions

Conditions

Staff recommends conditional approval of the site plan. Proposed conditions follow.

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality, City Council approval of expenditure of funds for public drainage improvements along E. Highmeadow Dr to address current drainage issues in the area.
2. Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality, and Article 2, Section 1.01.c., the owner shall pay their share for any drainage upside needed to the existing drainage that comes from the proposed development for Shops at Highmeadows.
3. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner / applicant to address the comments of the City Engineer's review of the civil plans.
4. Agreement on allowed modifications for landscaping. (Per Chapter 14, Section 23.F.4.)
 1. Staff does not encourage the planting of large canopy trees within a water utility easement.



*Case Report –Site Plan for Shop at High Meadows
Planning and Zoning Commission – June 13, 2024
City Council – June 27, 2024*

To: Mayor, City Council, Planning and Zoning Commission
From: Cate Ball, AICP, PE
Request: Site Plan approval for Lot 4R1 Block A Garland Wilson Addition

Owner: CLR Realty Group, LLC

Engineer: Bear Land Company (Jared Helmberger, PE)

Application

Date: January 1, 2024

Location: Southwest corner of the intersection of E. Highmeadow Dr and Betty Lane. (east of US 377)

Zoning: Shopping Center, Zone “SC”

Current Use: Undeveloped land. Proposed use is retail and restaurant.

Analysis: Per Aubrey’s zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application.

Drainage is a significant issue in this general vicinity. The property to the west and properties south have drainage issues and do not appear to be connected to the City’s drainage network. Without the needed public improvements to drainage, the applicant is having a very difficult time proposing drainage solutions that do not add to the problem. Staff has been convinced that public improvements are necessary.

Lot 4R1 Block A is a 1.121 acre (48,824 sf) lot proposed for shopping center uses. The proposed site plan has a lot coverage of 81.3 % impervious surfaces and 18.7% of pervious area. Two proposed one-story buildings will cover 12,257 square feet, will have a lot coverage of 25.10%, and provide 27 parking spaces for retail use and 21 parking spaces for restaurant use, for a total of 47 required parking spaces, two of which will be ADA compliant.

The property will need to be replatted to dedicate the proposed fire lane, drainage, and franchise utility easements as shown on the site plan.

The city engineer has reviewed the proposed construction plans and has a number of minor technical review comments that need to be addressed. (i.e. the compaction method of the pond, offsite grading, crosswalk on north side to provide path for pedestrians, storm sewer pipe hydraulics, etc.)

Landscaping:

Note that the one large tree on the property will not be saved.

The proposed landscaping plan does not wholly comply with zoning requirements. A 10 ft water easement is located on the south side of the lot and the applicant has not provided the 2 large canopy trees, 4 understory trees, and 14 shrubs required for this buffer area.

The applicant has provided more than the required trees, shrubs, and groundcover for the

remainder buffers areas on site.

Zone	Buffer yards for plan:	min width (ft)	# canopy trees	# under-story trees	# shrubs	Fence / Berm?
E	north side along Highmeadow	10				
	required	10	2.245	4.49	17.96	Berm
	provided	10	7	0	50	Berm
E	east side along Highmeadow	10				
	required	10	2.0	4.1	16.3	Berm
	provided	10	11.0	0.0	50.0	Berm
A	south side adjacent to Denton County	5				
	required	5	2.3	4.5	18.0	neither
OR...	If providing greater width		1.8	3.6	14.4	neither
	provided	10	0.0	0.0	0.0	neither
A	west side adjacent to undeveloped/SC zone	5				
	required	5	2.2	4.4	17.4	neither
	If providing greater width		1.7	3.5	14.0	neither
	provided	10	5.0	0.0	34	neither
TOTAL required			8.3	16.5	66.2	
TOTAL provided in buffer areas			23	0	134	
TOTAL PROVIDED FOR PROJECT			31	7	213	

Per Chapter 14, Section 23.F.4 the Planning and Zoning Commission can recommend modification to site plans inconsistent with the landscaping requirements:

(4) Variances. In conjunction with site plan approval, a variance to the provisions of this subsection may be allowed by the City Council, with a recommendation to grant such variance from the Planning and Zoning Commission, unless otherwise specified herein. The applicant shall prove that the variance from the regulations herein is warranted under the circumstances presented. A variance may be granted if the Planning and Zoning Commission and/or City Council finds that:

- (a) Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;
- (b) The variance will have no adverse impact on current or future development;
- (c) The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;
- (d) The variance will have no adverse impact on the public health, safety and general welfare.

A financial hardship shall not be considered a basis for the granting of a variance.

The Planning and Zoning Commission shall review each Nonresidential Site Plan and shall take action to recommend:

- a) approval of the Site Plan,
- b) approval of the site plan subject to certain conditions, or
- c) denial of the site plan.

Recommendation:

Staff recommends conditional approval of the site plan. Proposed conditions follow.

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality, City Council approval of expenditure of funds for public drainage improvements along E. Highmeadow Dr to address current drainage issues in the area.
2. Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality, and Article 2, Section 1.01.c., the owner shall pay their share for any drainage upsize needed to the existing drainage that comes from the proposed development for Shops at Highmeadows.
3. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner / applicant to address the comments of the City Engineer's review of the civil plans.
4. Agreement on allowed modifications for landscaping. (Per Chapter 14, Section 23.F.4.)
 - a. Staff does not encourage the planting of large canopy trees within a water utility easement.

Attachments:

- 1 General Denton CAD Location Map
- 2 Zoning Map
- 3 South Site Plan - Civil and Landscape Drawings

G. NONRESIDENTIAL LANDSCAPE REQUIREMENTS.

(1) Purpose. The purpose of the landscaping requirements is to provide for the orderly and aesthetic development of the City. It is the intent of these requirements to:

- (a) [Provide] a balance between the need for landscape treatments and the need for commercial growth in the City.
 - (b) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.
 - (c) Promote mutually beneficial improvements by utilizing incentives rather than penalties.
 - (d) To aid in stabilizing the environmental balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, stormwater runoff retardation and erosion control.
 - (e) Provide for the separation and buffering of incongruous uses and intensity of activities and provide for the visual softening of building masses.
 - (f) Reduce glare from paved surfaces, dust nuisances and the impact of noise.
 - (g) Protect and promote the value of residential and commercial properties within the City.
 - (h) Promote a positive image for the attraction of new business enterprises within the City.
- and
- (i) Encourage the protection of healthy trees and vegetation and promote the natural ecological, environmental and aesthetic qualities of the City.

(2) Landscaping Required. The requirements of this Section shall apply to all new nonresidential and multifamily construction. Buildings in existence on the effective date of this ordinance shall be considered legally nonconforming. Any new construction that exceeds 5,000 square feet, or more than a 30 percent expansion of an existing building, shall be required to meet the requirements herein. Pad site developments or ground lease developments shall be required to provide landscaping in accordance with the landscaping requirements herein. Landscaping requirements include detention pond landscaping and parking lot landscaping. Each requirement is in addition to the others.

bis

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33°17'04"N 96°59'48"W

0 0.15 0.3mi

Parcels: CLR REALTY GROUP LLC

[View More Property Information](#)

[Click Here to Download Plat](#)

Property Information

Property ID: 964440

Legal Acreage: 1.12

Legal Description: GARLAND WILSON
ADDITION BLK A LOT 4R1

Tract or Lot: 4R1

Abstract Subdivision Code: SA0284A

Block: A

School District: S02

City Limits: C01

Property Location

[Zoom to](#)

Maxar | Esri, HERE, Garmin

Page 19 of 87



LEGEND



DRAW



MEASURE



BUFFER



PRINT



ADDRESS
MAPPING



PARCEL
SUMMARY



Search

5700 US-377, Aubrey, TX 76227, USA

(Auto-generated from Google Maps)

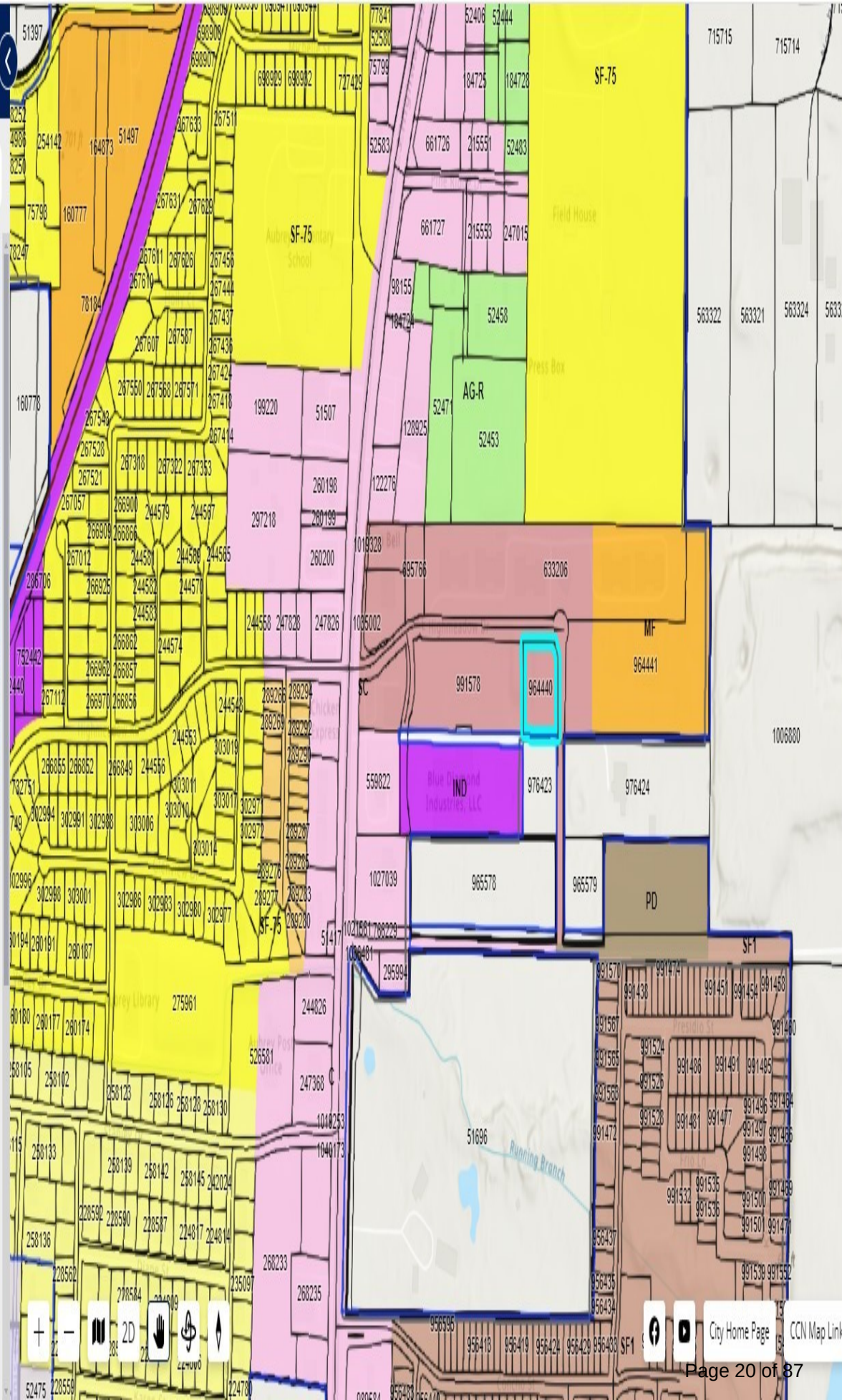
Parcel ID: 964440



District Summary

Zoning Information	SC
Zoning Hyperlinks	Shopping Center
	Allowed Uses
	District Regulation
	Design Standards
	Buffer Yard Summary
	General Information
	Subdivision Design Standards

Parcel Summary

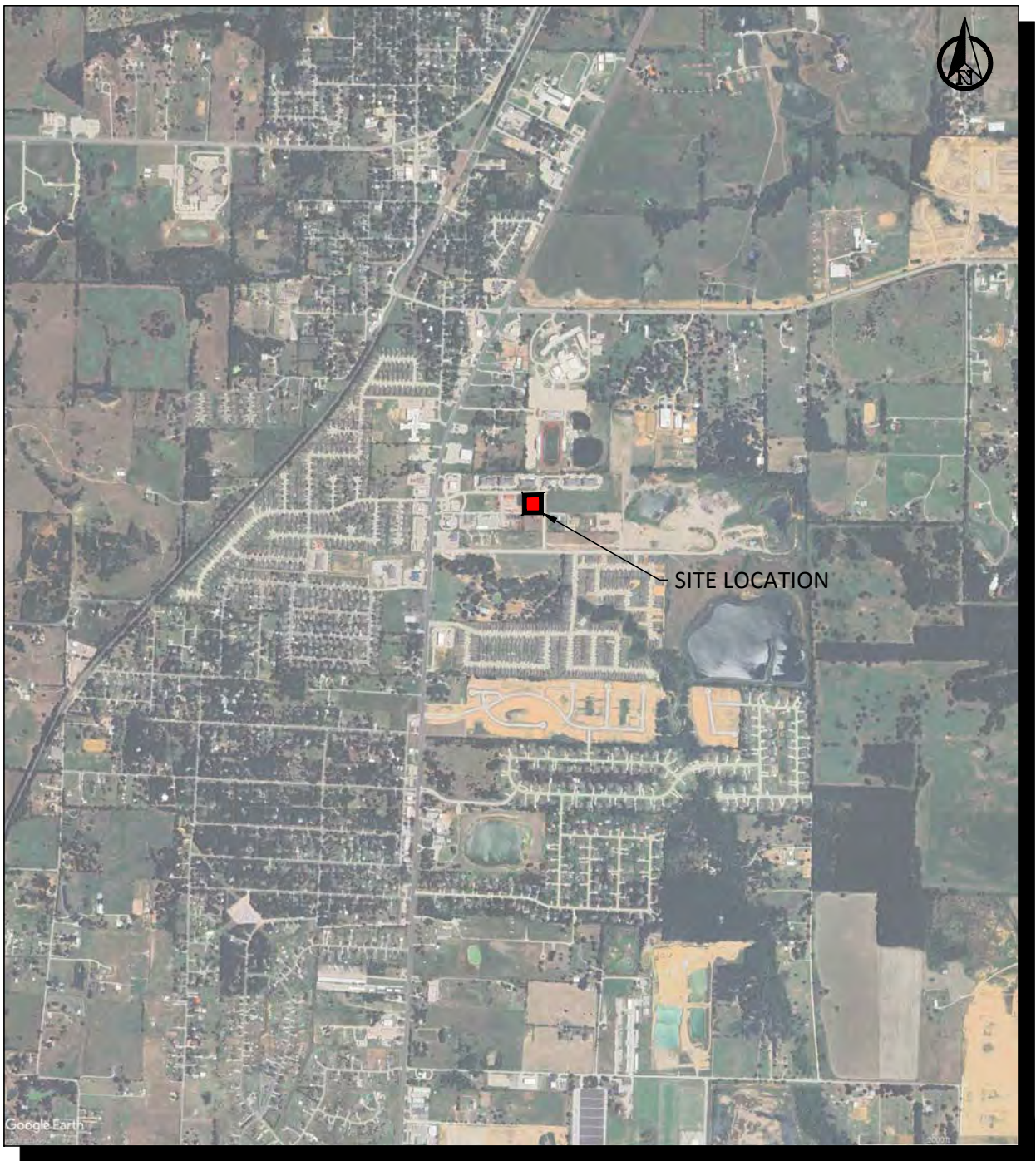


PRIVATE CIVIL CONSTRUCTION PLANS
FOR
SHOP AT HIGH MEADOWS
AUBREY, TX
STONEBRIDGE PARCEL 903
LOT 11R, BLOCK A

SUBMITTAL LOG:

70% PLANS	12-04-2023
1st SITE PLAN SUBMITTAL	12-13-2023
2nd SITE PLAN SUBMITTAL	01-31-2024
3rd SITE PLAN SUBMITTAL	04-02-2024
4th SITE PLAN SUBMITTAL	05-15-2024
5th SITE PLAN SUBMITTAL	05-28-2024

CITY OF AUBREY
DENTON COUNTY, TEXAS



ENGINEER
BEAR LAND COMPANY
McKINNEY, TX 75069
TBPE FIRM #F-22218

OWNER
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

ARCHITECT
JAW ARCHITECTS, INC.
6115 CAMP BOWIE BLVD.,
SUITE 200
FORT WORTH, TX 76116

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
5301 ALPHA RD., #24,
DALLAS, TX 75240

CIVIL SHEET INDEX:

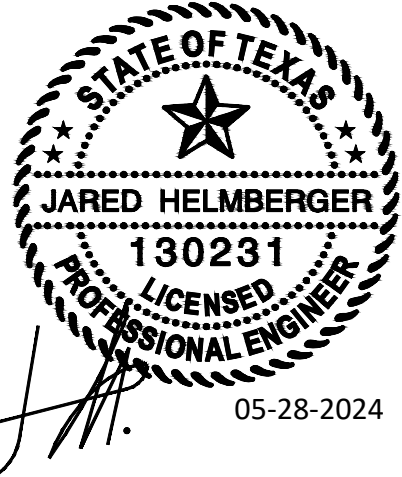
C0.00	COVER SHEET
-	FINAL PLAT
C0.01	GENERAL NOTES
C0.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.00	SITE AND DIMENSION CONTROL PLAN
C1.01	PAVING PLAN
C1.02	EMERGENCY AND ACCESSIBLE ACCESS PLAN
C2.00	GRADING PLAN
C2.01	EXISTING DRAINAGE AREA MAP
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C3.00	UTILITY PLAN
C3.01	SANITARY SEWER PROFILES
C4.00	EROSION CONTROL PLAN
C5.00	CONSTRUCTION DETAILS
C5.01	CONSTRUCTION DETAILS
C5.02	CONSTRUCTION DETAILS
C5.03	CONSTRUCTION DETAILS
C5.04	CONSTRUCTION DETAILS
C5.05	CONSTRUCTION DETAILS
C5.06	CONSTRUCTION DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAIL

MAY 28, 2024



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



05-28-2024

REVISION(S):

DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C0.00

BEAR LAND COMPANY

GENERAL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARD DETAILS AND SPECIFICATIONS, CONSTRUCTION PLANS INCLUDED IN THIS PLAN SET, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST.
2. IN INSTANCES WHERE THE GOVERNING MUNICIPALITY STANDARDS OR NOTES CONFLICT WITH THESE PLANS, THE MOST RESTRICTIVE STANDARDS SHALL APPLY.
3. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE DEVELOPMENT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND GENERAL NOTES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS AS THE PROJECT SURVEYOR.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS SHOWN ON THESE PLANS REPRESENT THE EXISTING FIELD CONDITIONS ON-SITE, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL CONTROL, PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF PROPOSED IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. BENCHMARKS PROVIDED FROM THE PROJECT SURVEYOR SHALL BE HELD AS THE VERTICAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, OWNER, DEVELOPER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, OWNER, AND IF APPLICABLE THE CITY. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE ARCHITECT, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE ITEM IN QUESTION.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, SO THE UTILITY COMPANIES CAN LOCATE ANY EXISTING FACILITIES.
13. CONTRACTOR SHALL LOCATE TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS. THEY ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND UTILITY LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SITES FROM UTILITY LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE.
29. THE SCOPE OF WORK FOR THE CIVIL ENGINEERING SHOWN ON THESE PLANS TERMINATES 5- FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5- FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATING WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING FROM THE CONTRACTORS' SOLE NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING ITEMS THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AND DEBRIS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THAT STATE, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SHERL HEALON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, IMPLEMENTATION AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE (LAND DISTURBANCE).
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL

NOTIFY THE ENGINEER.

11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO PREVENT EROSION AND SEDIMENTATION FROM THE DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMP'S FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY OR PROTECTIVE MEASURES THAT ARE NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCLOSING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMP'S, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP. IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE 35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE SEDIMENT SHALL BE WASHED DOWN OR REPLACED. RUNNING OFF OF SEDIMENT FROM THE CONSTRUCTION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER PROPOSED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREGDED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL GOVERNING BODIES AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO THE GOVERNING BODY AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MSA (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE GOVERNING BODY AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OR OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOI SHALL BE PROVIDED TO THE OPERATOR OF ANY MSA RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY IDENTIFIES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. LOCATIONS ALONG A CURB LINE, AND THE HEIGHT OF THE CURB, ARE TO BE DETERMINED DIRECTLY FROM CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE. CONTRACTOR SHALL TAKE INTO ACCOUNT THE HEIGHT OF LANDSCAPING SEEDING WHILE GRADING THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTLY TOWARDS THE BUILDINGS.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY 2 REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAN FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5- FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATIONS IN THE BUILDING PAD.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.

26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WITH THE OWNERS APPROVAL.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRE LANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
8. CURB RAMPING SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
10. ALL PRIVATE (OUTSIDE OF PUBLIC RIGHT-OF-WAY) ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRE LANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READABLE FROM EITHER DIRECTION OF TRAVEL.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
25. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BORDERS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRADE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
10. PRIVATE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20- FEET OR IS LESS THAN 2- FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL.
11. PROPOSED HOPE AND PVC SHALL BE WATERTIGHT.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
9. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
10. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS; FOLLOWING ANY CITY AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.

13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER SERVICE LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9- FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9- FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9- FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
 - a. ALL UTILITY WATER LINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
 - b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF DUCTILE ENCUITURE SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): _____ DATE: _____

PROJECT BENCHMARKS:

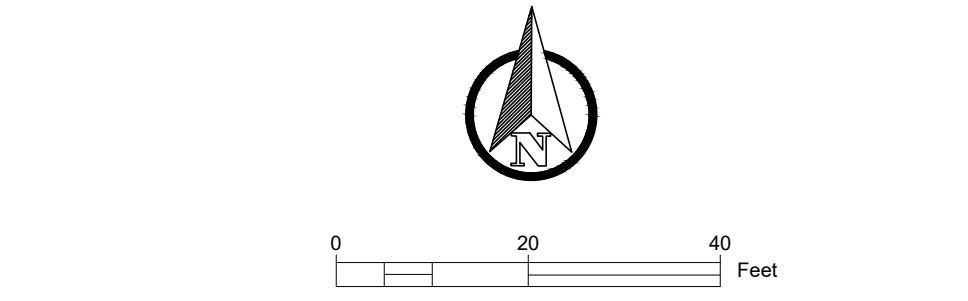
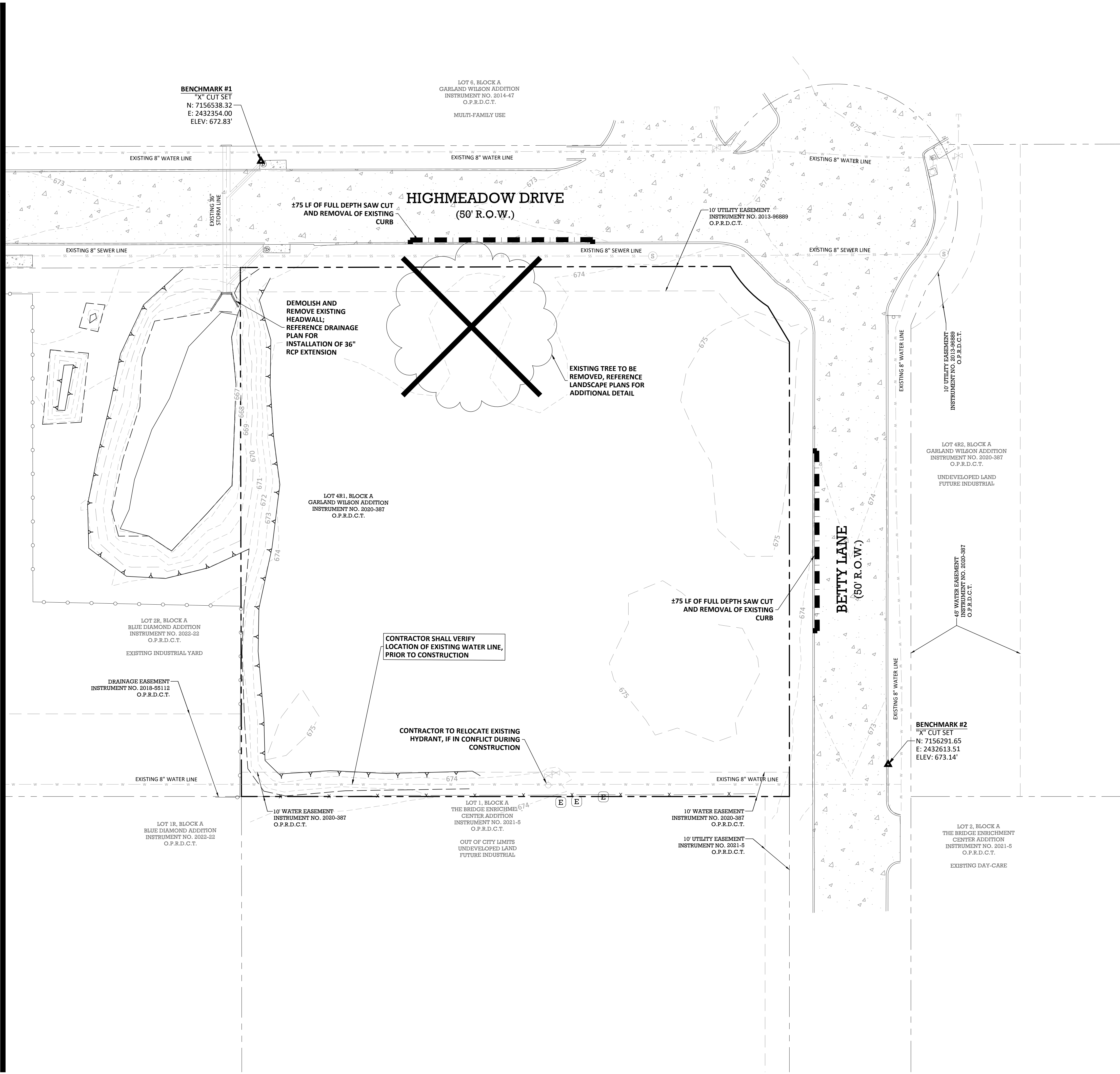
BH#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BH#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**



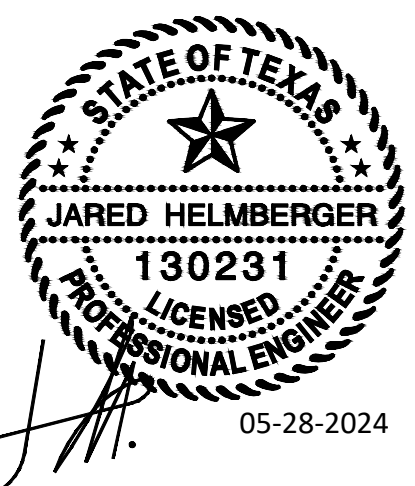
LEGEND	
PROPERTY LINE	---
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EXISTING CONTOUR	---
EXISTING OHE	---
WATER	---
SANITARY SEWER	---
STORM	---

- DEMOLITION NOTES**
- ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. ADDITIONAL DEMOLITION MAYBE REQUIRED BY THE OWNER AND SHOULD BE CONFIRMED BY THE CONTRACTOR.
 - THIS PLAN WAS PREPARED BASED ON A SURVEY AND RECORD DRAWING INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO BE CONFIRMED BY THE OWNER.
 - THE OBJECTIVE OF THE DEMOLITION PLAN IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE DEVELOPMENT. REMOVAL, PRESERVATION OR ADJUSTMENT OF EXISTING UTILITIES OR STRUCTURES ARE TO BE ACCOMPLISHED BY THE CONTRACTOR.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
 - CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
 - ALL ELEVATIONS DEPICTED ARE TOP OF SURFACE, UNLESS OTHERWISE NOTED.
 - CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED GRADE.



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(As provided by TOPOGRAPHIC)



PROJECT INFORMATION:

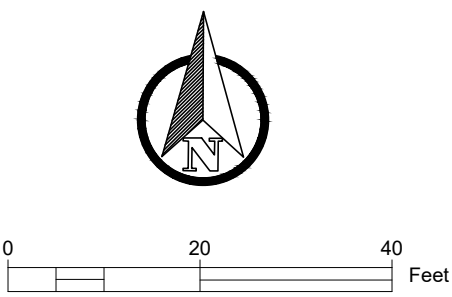
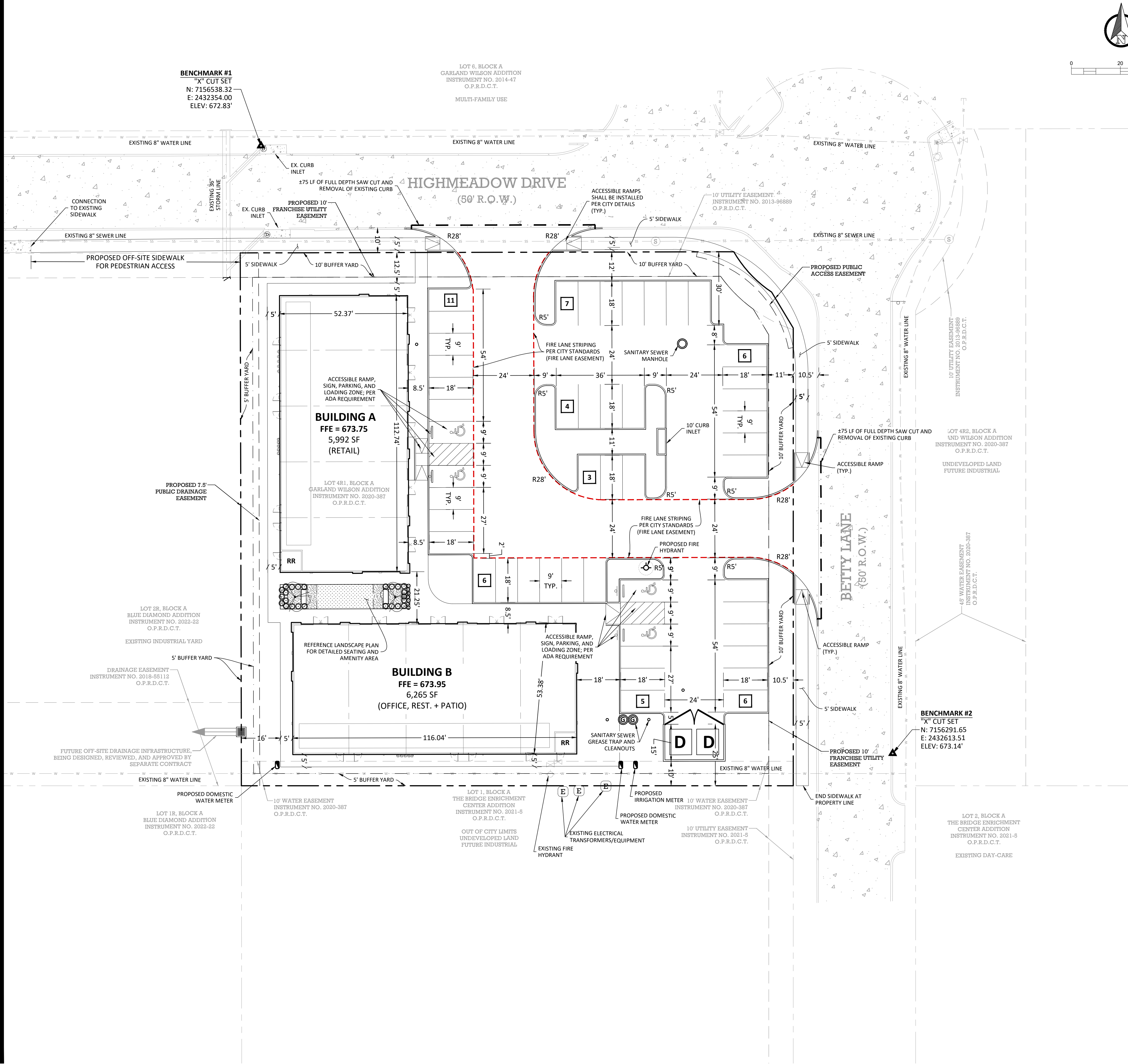
**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

SHEET NUMBER:
C0.02

BEAR LAND COMPANY



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING OHE	OHU OHU OHU
EXISTING WATER	W W W
EXISTING SANITARY SEWER	SS SS SS SS SS
EXISTING STORM	---
PROPOSED WATER	W W
PROPOSED SANITARY SEWER	SS SS SS SS SS
PROPOSED STORM	---
PROPOSED RETAINING WALL	---

SITE NOTES

1. SITE SHALL ADHERE TO ALL CITY OF AUBREY ORDINANCES.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
4. SITE INFORMATION SHOWN IS ESTIMATED BASED ON SURVEY DATA AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, PRIOR TO COMMENCING WORK. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
5. CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
6. ADA PARKING SPACES, MARKINGS, SIGNS, AND GRADING SHALL CONFORM TO ALL ADA PRACTICES AND STANDARDS. CONTRACTOR TO CONSTRUCT ALL ADA FACILITIES TO LOCALLY APPROVED ADA GUIDELINES.
7. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATION ARE ONLY SHOWN FOR REFERENCE.
8. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
9. MECHANICAL AND HEATING AND AIR-CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
10. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.

SITE DATA TABLE

LOT SIZE (AC/SF)	1.121 AC / 48,824 SF
EXISTING ZONING	SC - SHOPPING CENTER
OCCUPANCY TYPE	A2, A3, B, M
PROPOSED USE	SHOPPING CENTER
BUILDING AREA	12,257 SF
BUILDING HEIGHT	24 FT / 29 FT
LOT COVERAGE	0.25
FLOOR AREA RATIO	0.25
IMPERVIOUS AREA	39,374 SF
IMPERVIOUS AREA COVERAGE	81.3%
PERVIOUS AREA COVERAGE	18.7%
REQUIRED PARKING RATIO (SC)	3 SPACES PER 1000 SF
REQUIRED PARKING RATIO (REST.)	1 SPACES PER 3 SEATS
TOTAL REQUIRED PARKING	27 (SC) + 21 (REST.) = 48
PROVIDED PARKING COUNT	48 SPACES
ADA ACCESSIBLE PARKING SPACES	4 SPACES

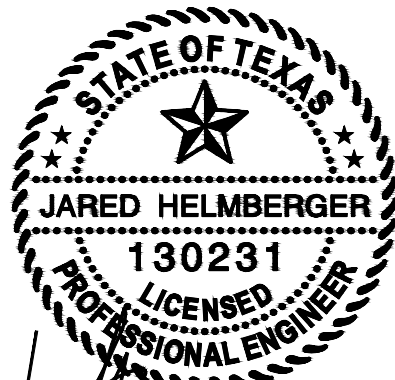
CITY FIRE NOTATIONS

1. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 2-6 FEET FROM THE BACK OF THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED WITHIN A TURNING RADIUS.
2. ALL FIRE LANES, STRIPED PER CITY STANDARDS, AND HYDRANTS SHALL BE COMPLETED AND IN WORKING ORDER PRIOR TO VERTICAL CONSTRUCTION.
3. A 5' CLEAR PATH SHALL BE MAINTAINED BETWEEN THE FDC AND THE FIRE LANE.
4. WALL MOUNTED FDC'S SHALL BE NO FURTHER THAN 30' FROM THE FIRE LANE.
5. FDC'S SHALL BE WITHIN 100', AS THE HOSE LAYS, OF A FIRE HYDRANT.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

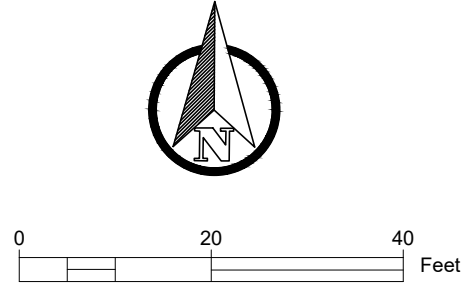
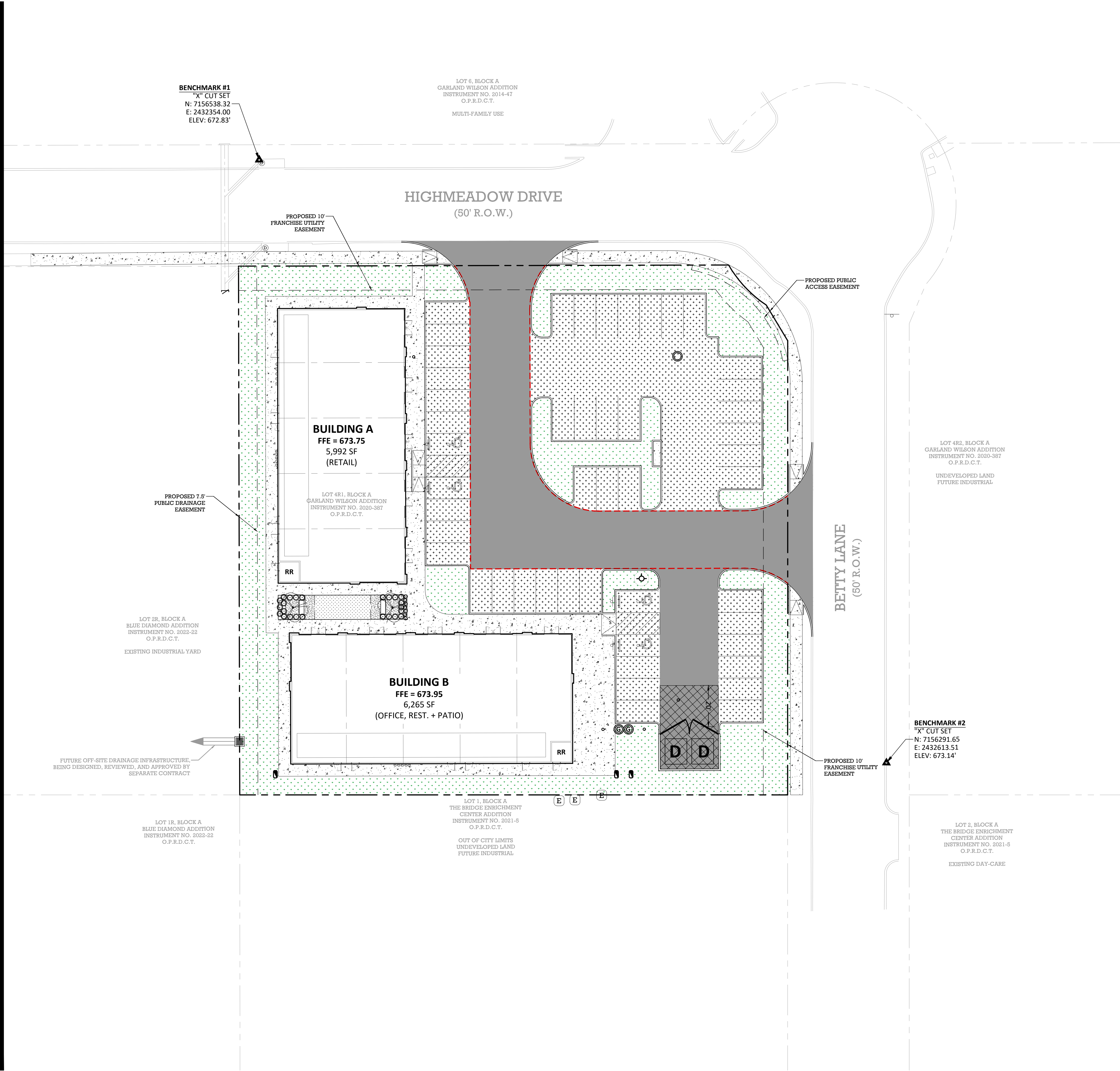
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

SITE AND
DIMENSION
CONTROL PLAN

SHEET NUMBER:

C1.00



LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
5" STANDARD DUTY PAVEMENT	[Pattern]
6" FIRE LANE PAVEMENT	[Pattern]
7" DUMPSTER PAVEMENT	[Pattern]
4" SIDEWALK PAVEMENT	[Pattern]
GRASS/OPEN SPACE	[Pattern]

- PAVEMENT NOTES**
- REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
 - DETAILS ARE PROVIDED FOR CONVENIENCE ONLY, WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (G232758) BY ALPHA TESTING, DATED OCTOBER 23RD, 2023 FOR ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS.
 - FIRE LANE PAVEMENT SHALL ADHERE TO CITY OF AUBREY STANDARDS.
 - CITY OF AUBREY SIDEWALK DETAIL IS PROVIDED IN THE CONSTRUCTION DETAILS, FOR REFERENCE. CONTRACTOR SHALL PROVIDE APPROVED EQUIVALENT, IF DESIRED.

6.6.2 Portland Cement Concrete (PCC) Pavement

Following subgrade preparation as recommended in Section 6.6.1, the following PCC (reinforced) pavement sections are recommended in Table C.

TABLE C Recommended PCC Pavement Sections		
Paving Areas and/or Type	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted; 6	5
Drive Lanes, Fire Lanes, Areas Subject to Light Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	6
Dumpster Traffic Areas, Areas Subject to Moderate Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	7

PCC should have a minimum compressive strength of 3,000 psi at 28 days in parking areas subjected exclusively to passenger vehicle traffic. We recommend a minimum compressive strength of 3,500 psi at 28 days for drive lanes, fire lanes, and truck areas. Concrete should be designed with 4.5±1.5 percent entrained air. Joints in concrete paving should not exceed 15 ft. Reinforcing steel should consist of No. 3 bars placed at 18 inches on-center in two (2) directions.



BEAR LAND CO.
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(As provided by TOPOGRAPHIC)



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PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

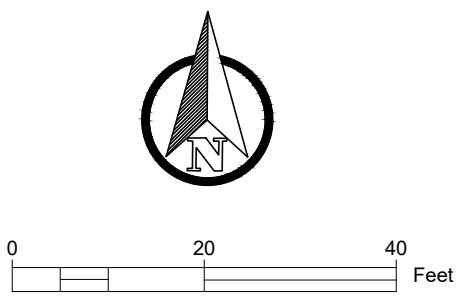
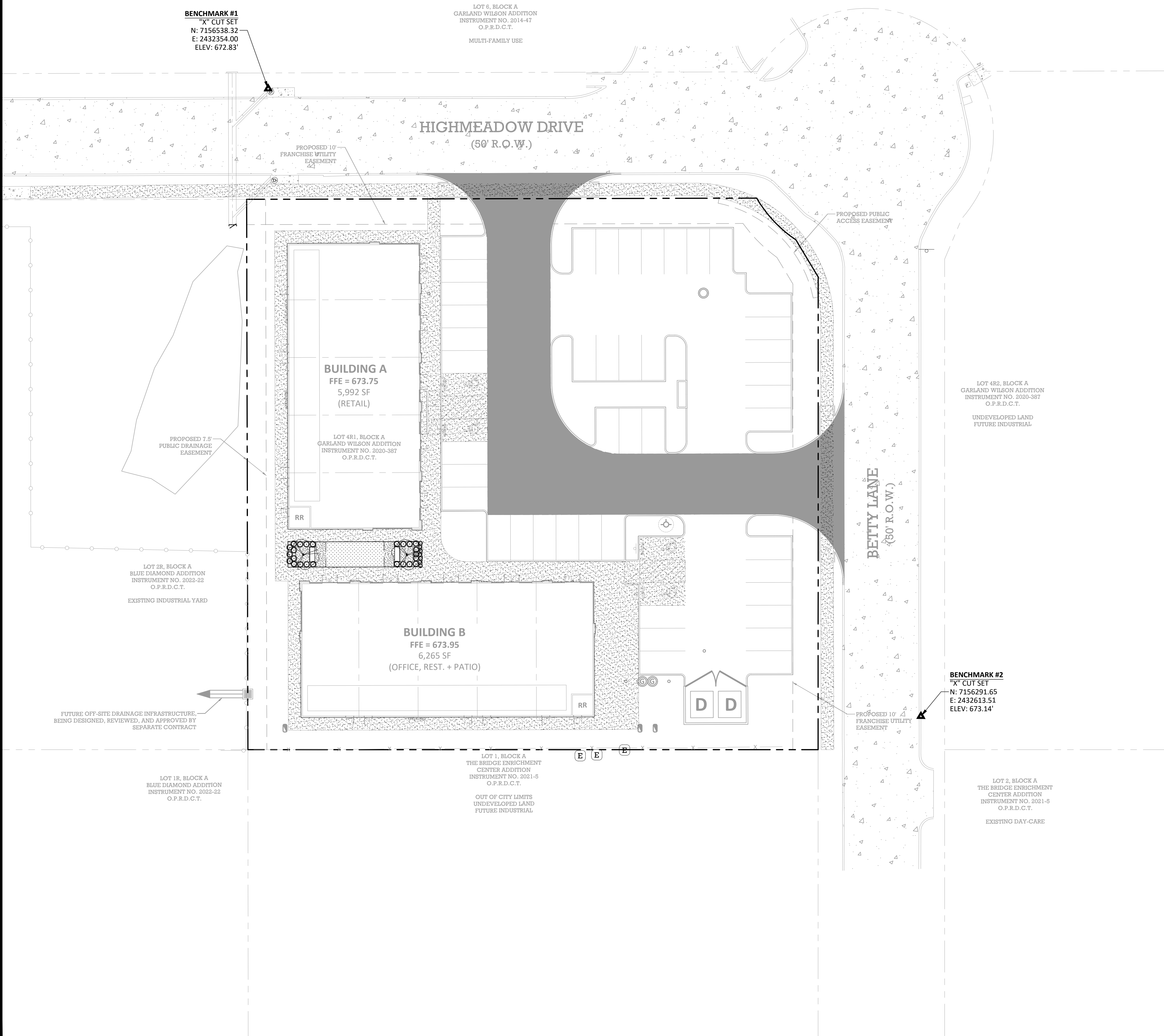
SHEET TITLE:

PAVING PLAN

SHEET NUMBER:

C1.01

BEAR LAND COMPANY



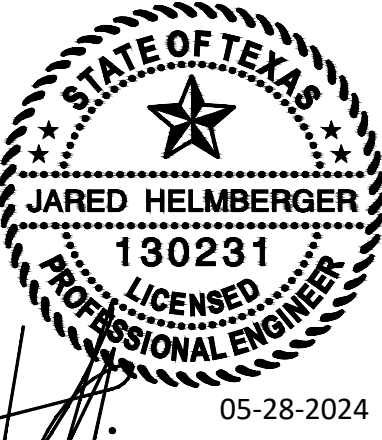
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- PAVEMENT TO BE COMPLIANT WITH ADA STANDARDS
- FIRE LANE PAVEMENT



BEAR LAND CO.
TBPE FIRM NUMBER:
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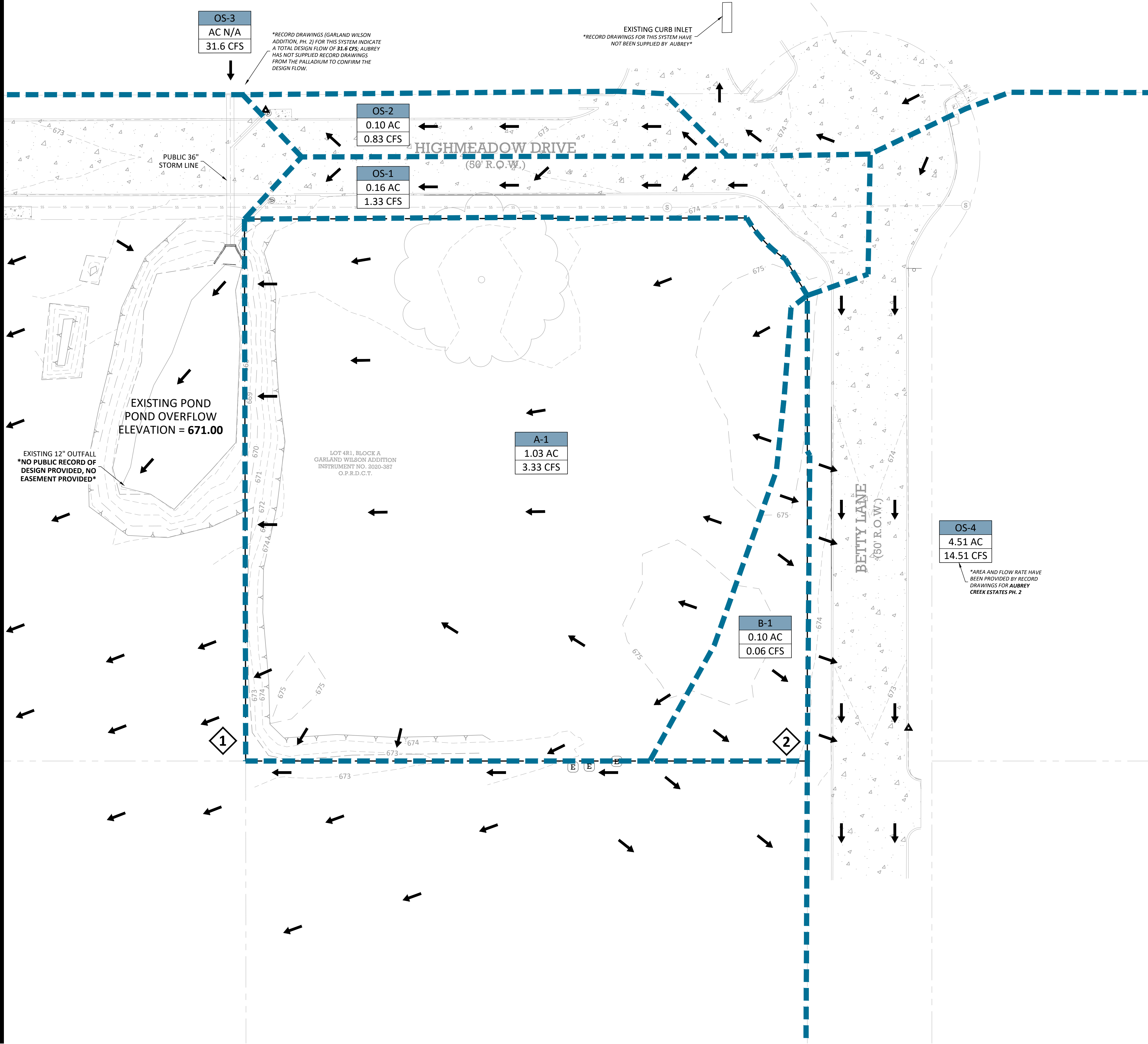
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
EMERGENCY AND
ACCESSIBLE
ACCESS PLAN

SHEET NUMBER:

C1.02

BEAR LAND COMPANY



LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
DRAINAGE DIVIDE
EXISTING OHE
EXISTING STORM
PROPOSED STORM
FLOW ARROW

DRAINAGE AREA
AREA (ACRES)
FLOW (CFS)

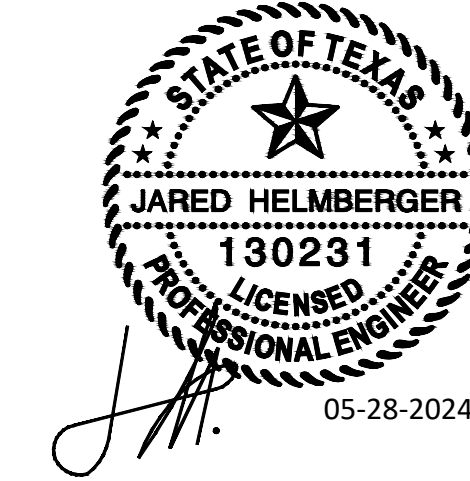
A-1
X.XX AC
X.XX CFS

Existing Hydrologic Calculations - Rational Method					
Aubrey, TX Drainage Criteria Manual					
Area Identifier	Area (ac)	Coefficient (c)	Tc (min.)	Intensity (in./hr.)	Flow "Q" (cfs)
EX 100-Year Rainfall Event					
A-1	1.03	0.35	10	9.24	3.33
B-1	0.10	0.35	10	9.24	0.32
OS-1	0.16	0.90	10	9.24	1.33
OS-2	0.10	0.90	10	9.24	0.83
OS-3	N/A	N/A	10	9.24	31.60
OS-4	4.51	0.35	10	9.24	14.59
Existing Design Point #1 (A-1, OS-1, OS-2, OS-3) =					37.09
Existing Design Point #2 (B-1) =					0.32



BEAR LAND CO.
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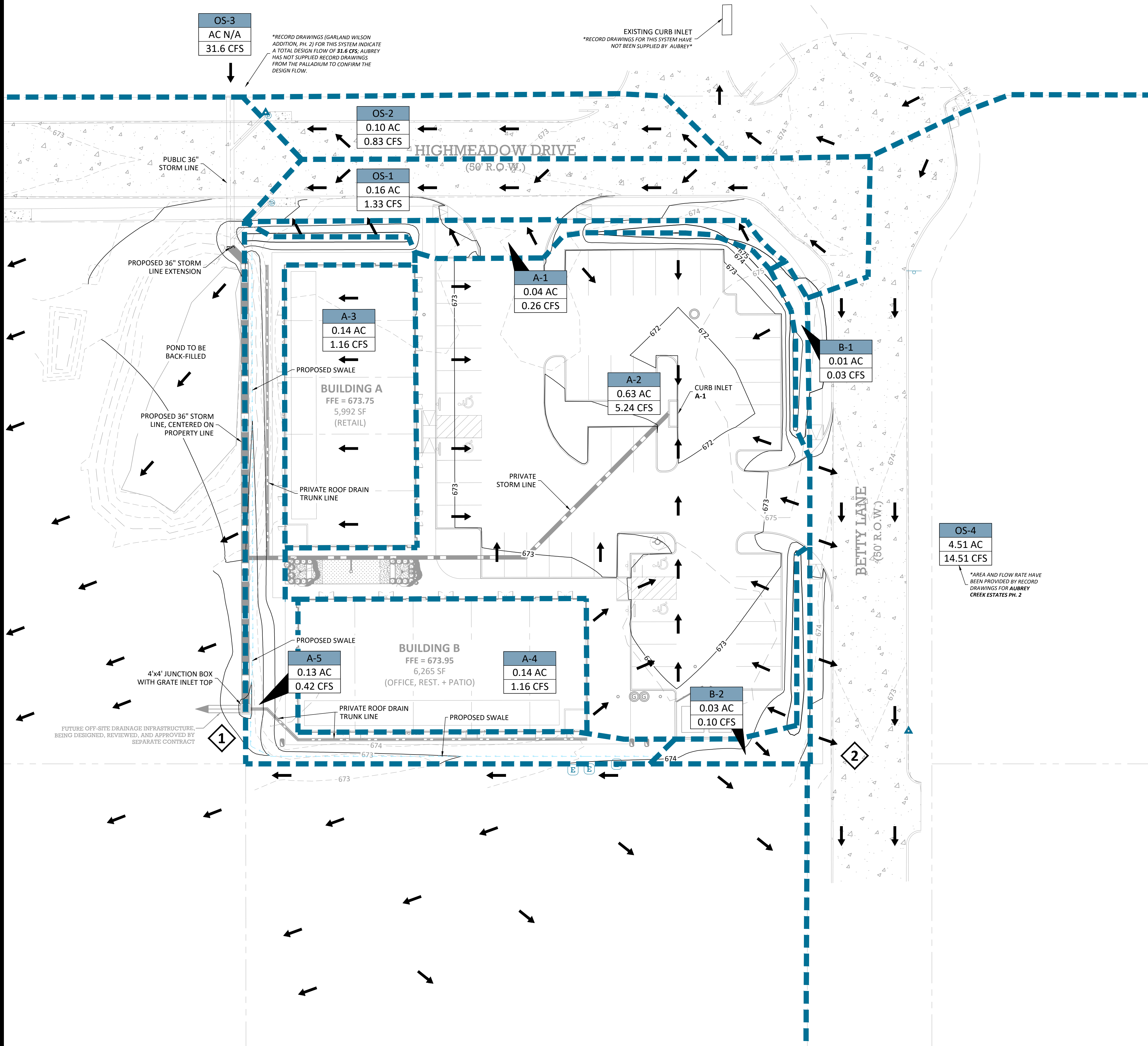
**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
**EXISTING
DRAINAGE AREA
MAP**

SHEET NUMBER:
C2.01

BEAR LAND COMPANY



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
DRAINAGE DIVIDE
EXISTING OHE
EXISTING STORM
PROPOSED STORM
FLOW ARROW

DRAINAGE AREA
AREA (ACRES)
FLOW (CFS)

A-1
0.41 AC
3.69 CFS

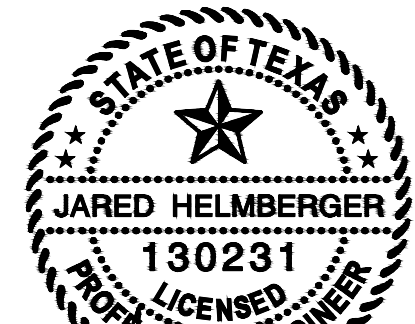
Proposed Hydrologic Calculations - Rational Method						
Aubrey, TX Drainage Criteria Manual						
Area Identifier	Area (ac)	Coefficient (c)	Tc (min.)	Intensity (in./hr.)	Flow "Q" (cfs)	
EX 100-Year Rainfall Event						
A-1	0.04	0.70	10	9.24	0.26	
A-2	0.63	0.90	10	9.24	5.24	
A-3	0.14	0.90	10	9.24	1.16	
A-4	0.14	0.90	10	9.24	1.16	
A-5	0.13	0.35	10	9.24	0.42	
B-1	0.01	0.35	10	9.24	0.03	
B-2	0.03	0.35	10	9.24	0.10	
OS-1	0.16	0.90	10	9.24	1.33	
OS-2	0.10	0.90	10	9.24	0.83	
OS-3	N/A	N/A	10	9.24	31.60	
OS-4	4.51	0.35	10	9.24	14.59	
Existing Design Point #1 (A-1) =					37.09	
Existing Design Point #2 (B-1) =					0.32	
Proposed Design Point #1 (A's, OS-1, OS-2, OS-3) =					42.01	
Proposed Design Point #2 (B-1, B-2) =					0.13	
*Increase of Flow, Design Point #1 =					4.92	
Increase of Flow, Design Point #2 =					-0.19	

Original record drawings indicate public infrastructure to be installed to convey the fully developed conditions of this tract. The proposed flow represents fully developed conditions.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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(As provided by TOPOGRAPHIC)



PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

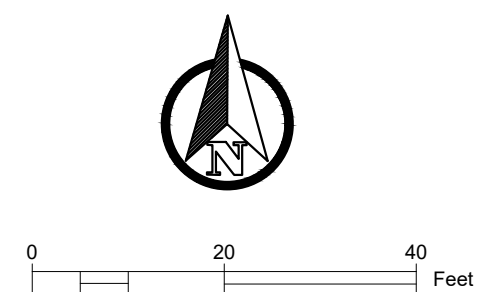
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER:

C2.02



PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
EXISTING ONE
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STORM
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED STORM



STATE OF TEXAS
JARED HELMSBERGER
130231
LICENSED
PROFESSIONAL ENGINEER
05-28-2024

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SHOPS AT HIGH MEADOWS

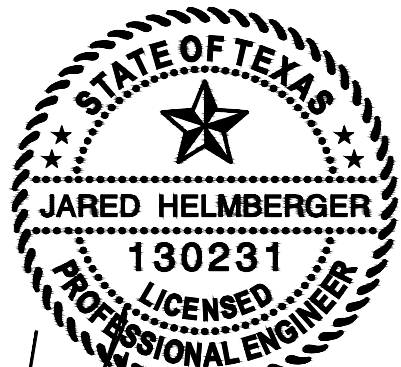
DRAINAGE PLAN

C2.03



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

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Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

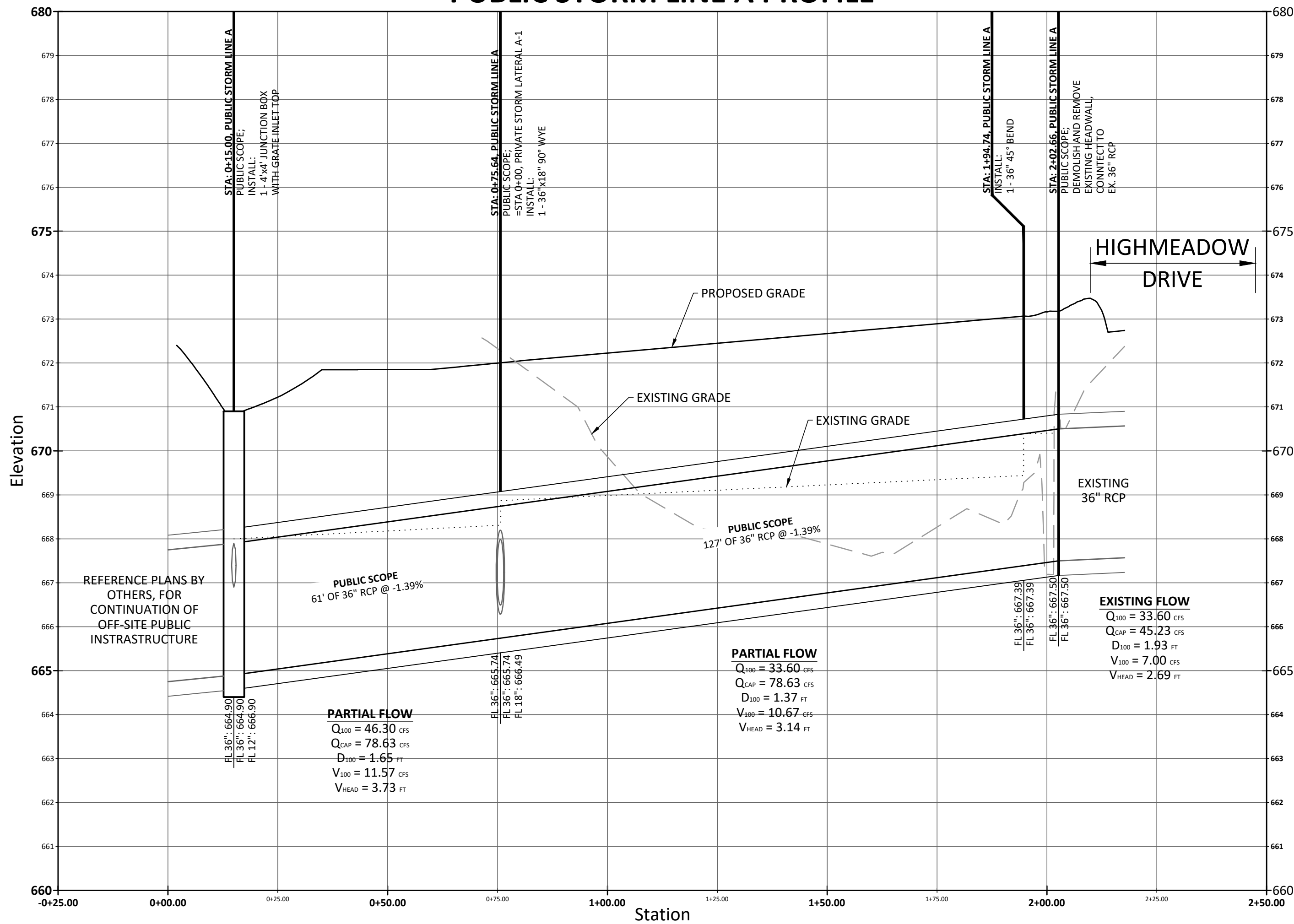
SHEET TITLE:

DRAINAGE PLAN

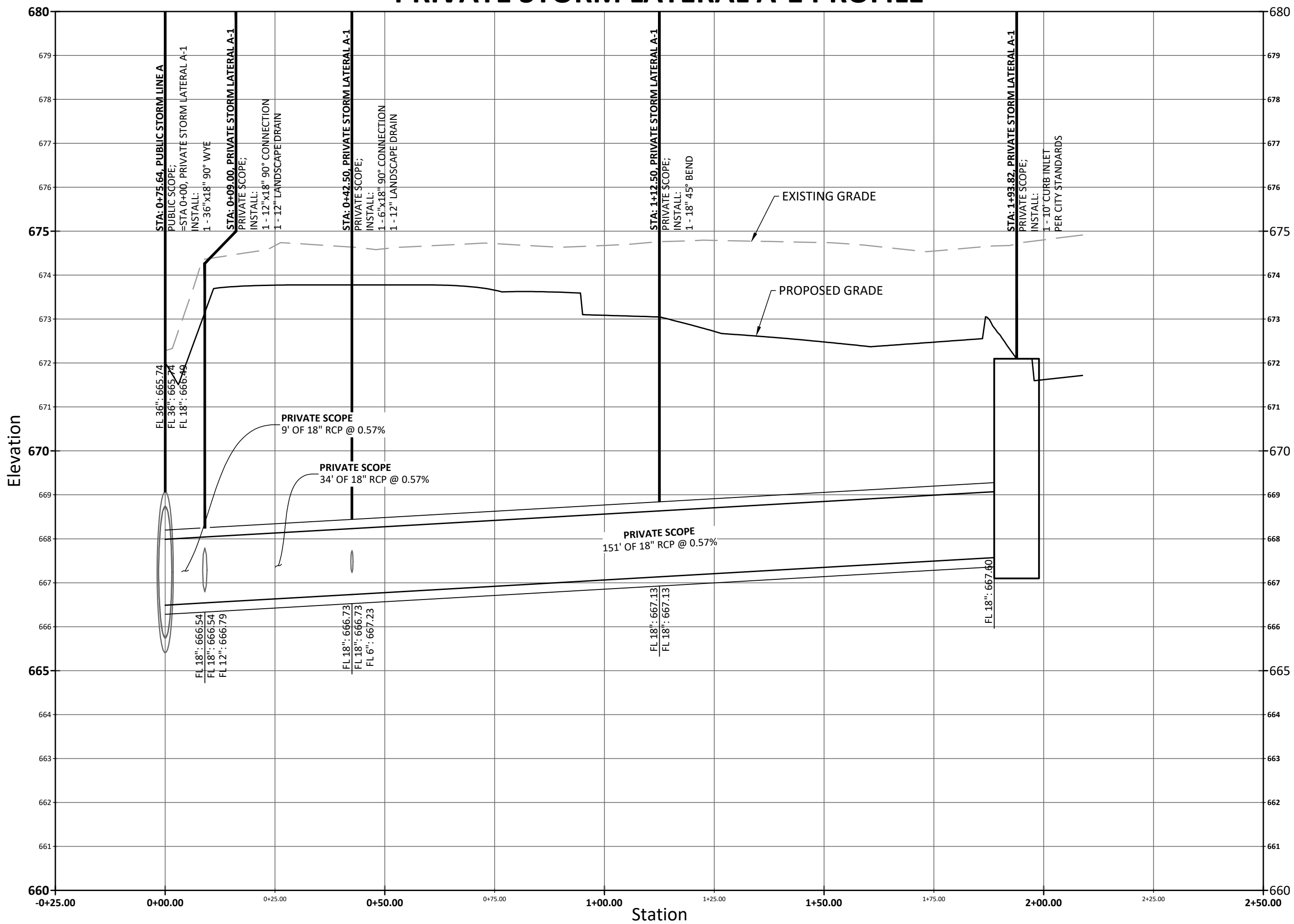
SHEET NUMBER:

C2.04

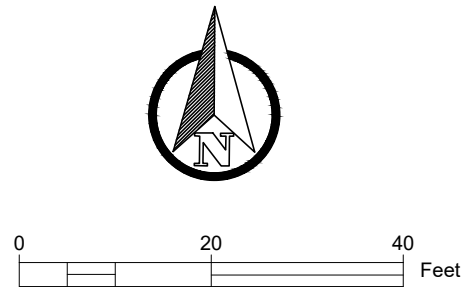
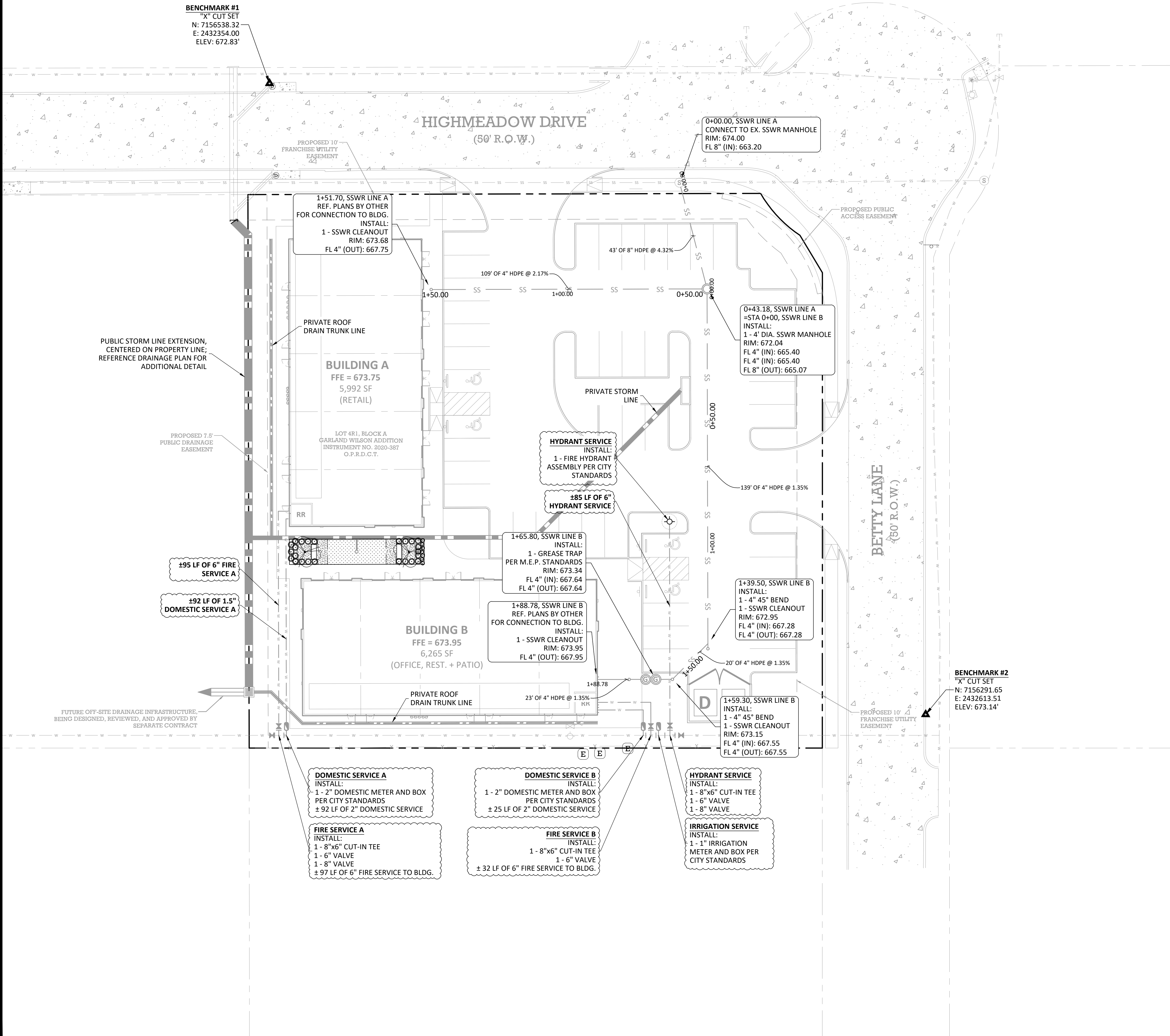
PUBLIC STORM LINE A PROFILE



PRIVATE STORM LATERAL A-1 PROFILE

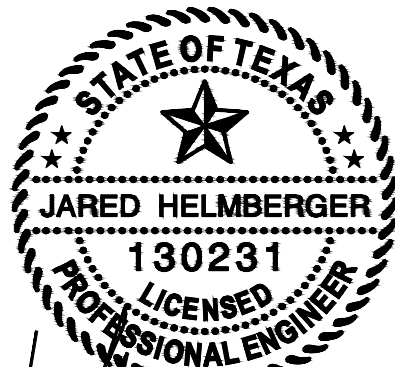


100-Year Hydraulic Calculations																																					
Stationing		Upstream Junction Description	Pipe Length (feet)	Drainage Area Information			Runoff "c"	Incremental "cA"	Total "cA"	Time of Concentration			Intensity "I"		Runoff "Q"		Flow in Pipe "Q" "cfs"	Pipe Diameter (in)	Box Culvert Dimensions		Roughness Coefficient "n"	Friction Slope "S"	Hydraulic Grade Line		Head Loss Calculations						Design HGL (elevation)	Invert Elevation(s)		Surface Elevation (elevation)	HGL Cover (feet)		
From	To			Incremental	Total Area					Inlet	Travel Time	Total Time	10-Year	100-Year	10-Year	100-Year			Width	Height			Downstream	Upstream	V1 (in)	V2 (out)	V1*2/2G	V2*2/2G	Ki	Kj+V1*2/2G		Hj	Downstream			Upstream	
				No.	Area (ac)	Area (ac)				(min)	(min)	(min)	(in./hr.)	(in./hr.)	(cfs)	(cfs)			(ft)	(ft)			(elevation)	(elevation)	(ft./sec.)	(ft./sec.)	(feet)	(feet)		(feet)			(elevation)			(elevation)	
Public Storm Line A																																					
1+94.74	2+02.66	Inlet or Bend	7.92	OS-1,2,3	4.06	4.06	0.9	3.65	3.65	10	-	10	6.54	9.20	23.88	33.60	0.00	33.60	36	-	-	0.013	0.0025	670.39	670.41	4.76	4.76	0.35	0.35	1.25	0.44	0.44	670.85	667.39	667.50	673.20	2.35
+75.64	1+94.74	Inlet or Bend	119.10	A-1,2,3	0.81	4.87	0.9	0.73	4.38	-	0.03	10.03	6.53	9.19	28.62	46.30	0.00	46.30	36	-	-	0.013	0.0048	668.87	669.44	6.55	6.55	0.67	0.67	0.80	0.53	0.53	670.39	665.74	667.39	673.00	2.61
+15.00	+75.64	Inlet or Bend	60.64	A-4,5	0.27	5.14	0.65	0.18	4.56	-	0.30	10.33	6.46	9.09	29.44	47.65	0.00	47.65	36	-	-	0.013	0.0051	668.00	668.31	6.74	6.74	0.71	0.71	0.80	0.57	0.57	668.87	664.90	665.74	672.00	3.13



BEAR LAND CO.
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F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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(As provided by TOPOGRAPHIC)



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PROJECT INFORMATION:

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HIGH
MEADOWS**

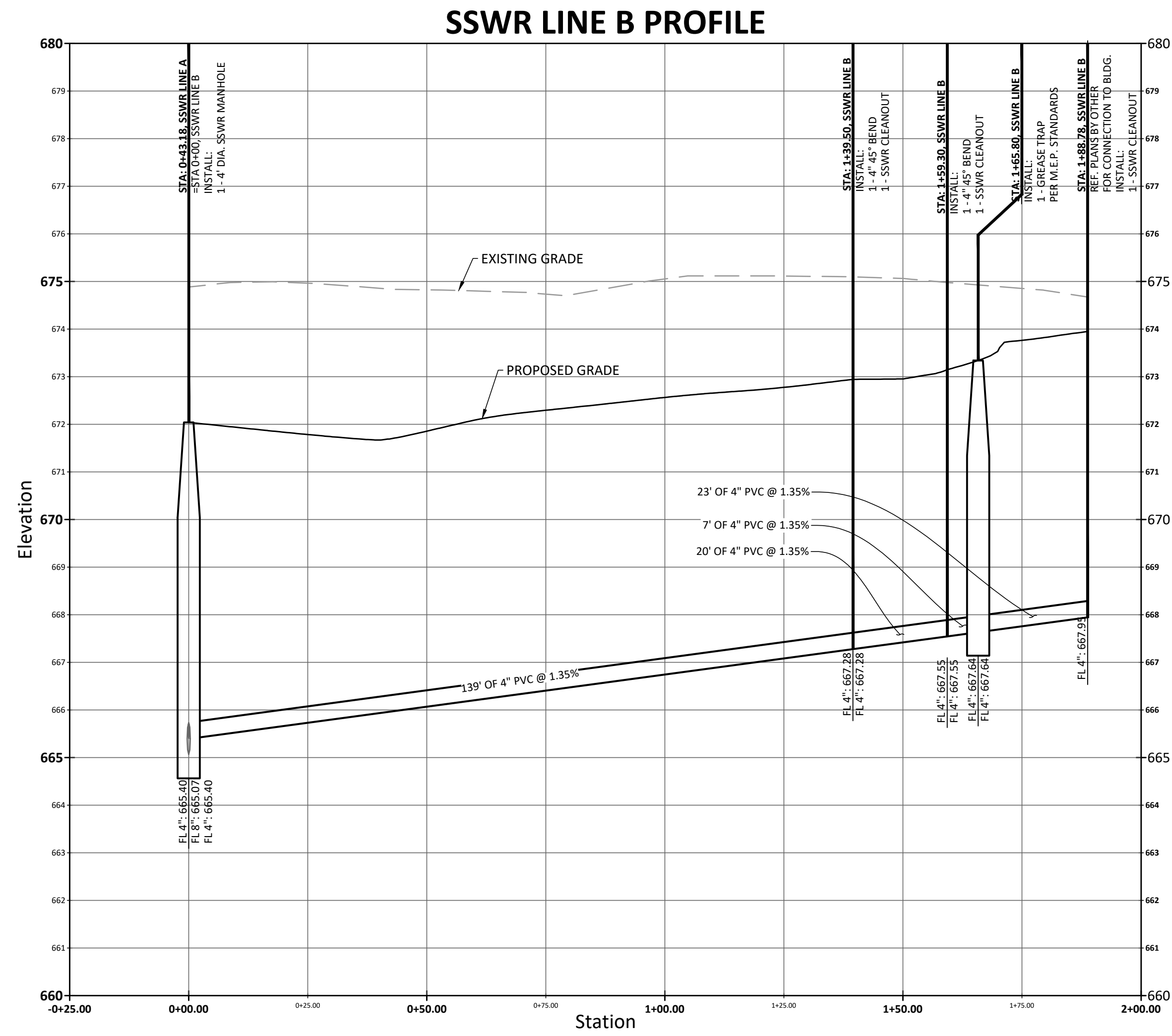
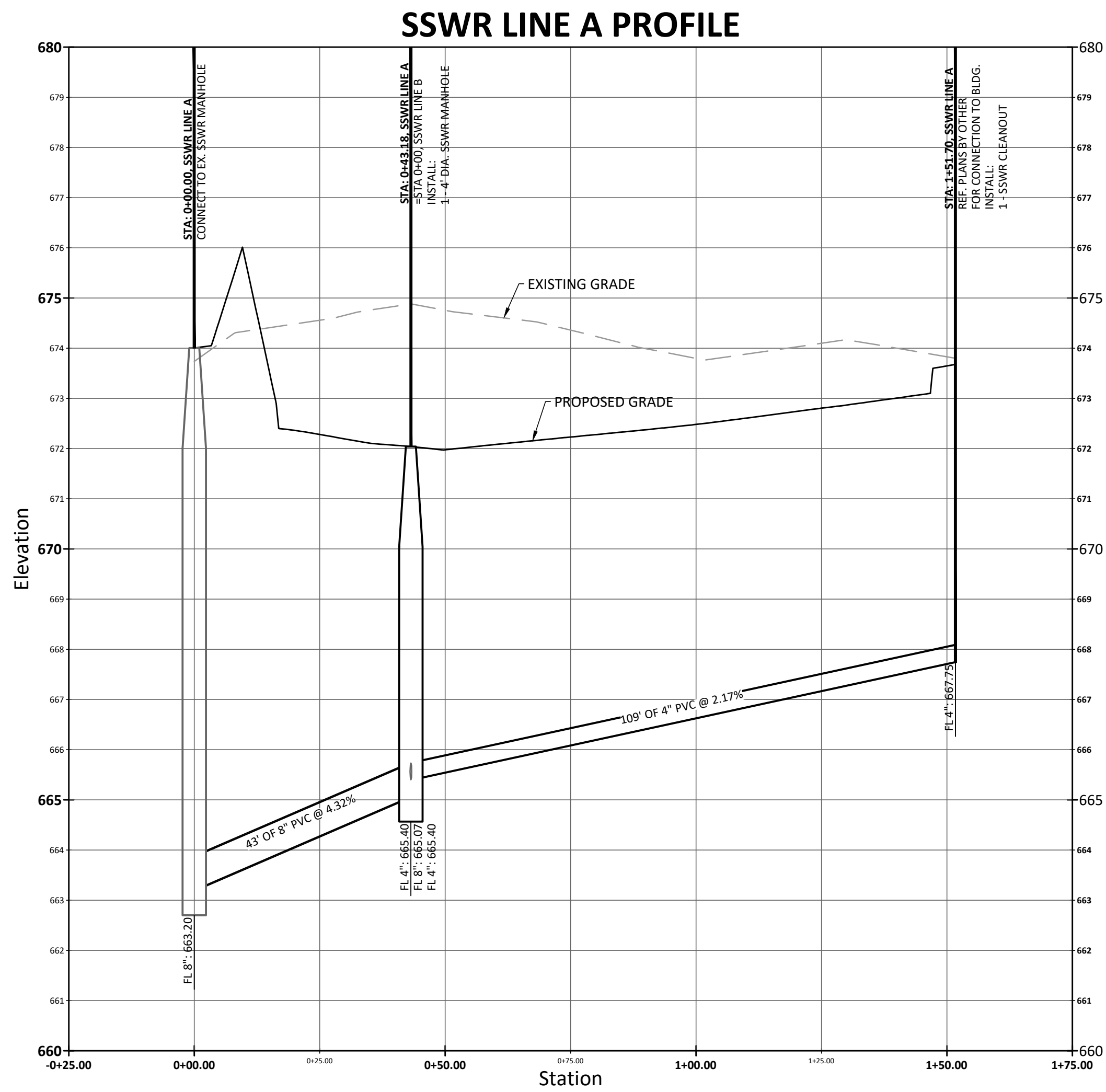
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C3.00



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



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MEADOWS**

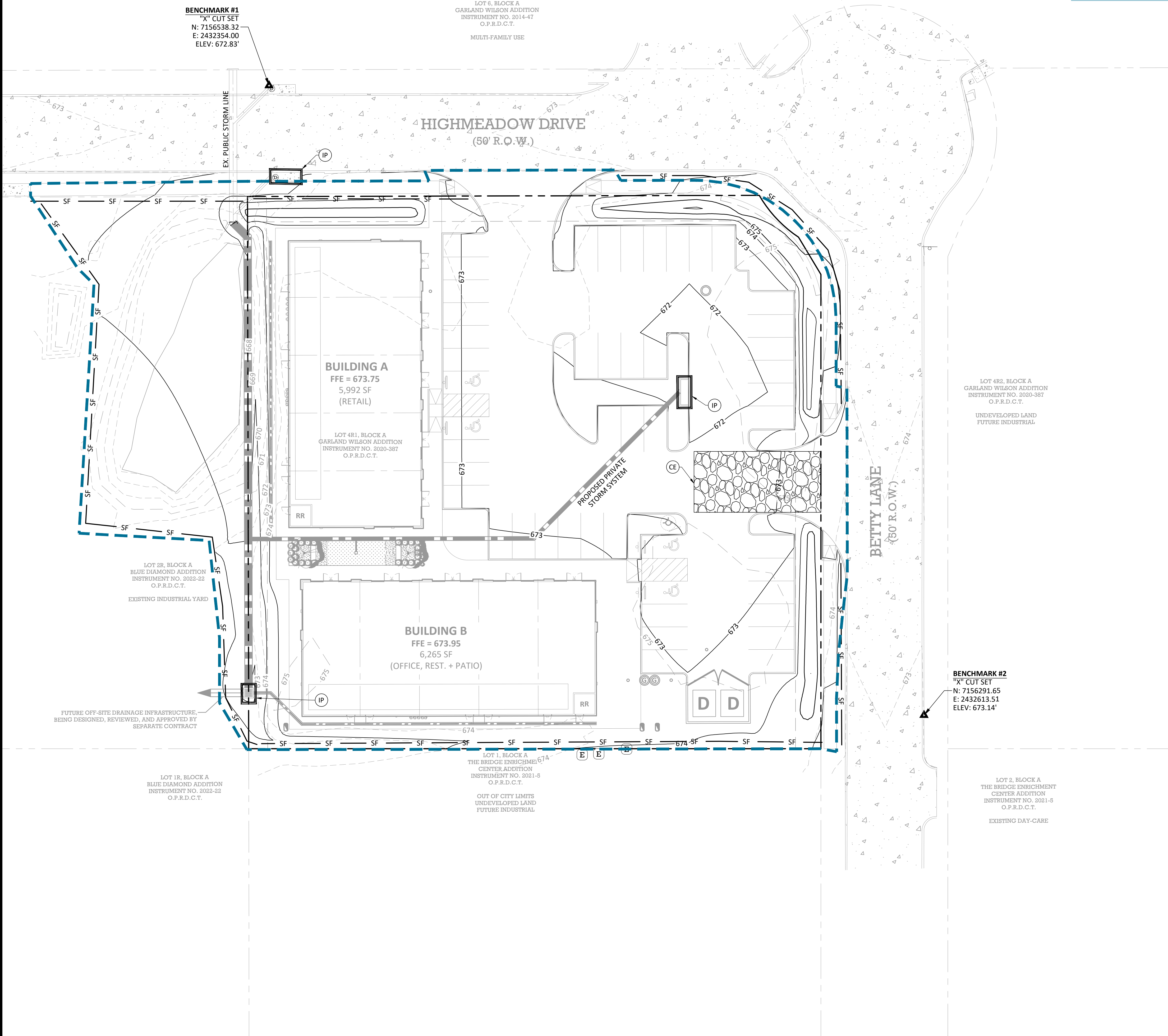
OWNER:
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FRISCO, TX 75035

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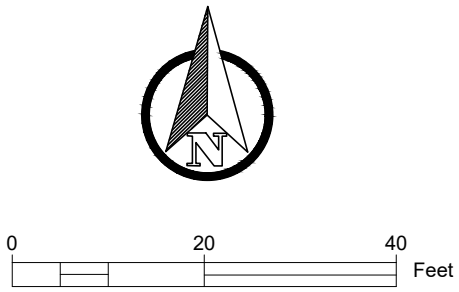
**SANITARY SEWER
PROFILES**

SHEET NUMBER:

C3.01



LIMITS OF DISTURBANCE = 1.43 AC



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR	--- 100 ---
PROPOSED CONTOUR	--- 100 ---
PROPOSED SWALE	---
LIMITS OF DISTURBANCE	---
EXISTING OHE	---
SILT FENCE	SF SF
INLET PROTECTION	IP
CONSTRUCTION ENTRANCE	CE
SEEDING AREA	---

EROSION CONTROL NOTES

1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
3. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS OF THIS PROJECT. CHANGES ARE TO BE APPROVED BY THE CITY AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, AS NECESSARY, TO CONTROL ON-SITE SEDIMENT TO THE STANDARD WHICH THE CITY INSPECTOR REQUIRES, AT NO ADDITIONAL COST TO THE OWNER.
5. IF OFF-SITE BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THEY SHALL ADHERE TO ALL REQUIREMENTS SET FORTH BY AUBREY AND SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
6. NO STEEL POSTS ARE ALLOWED IN THE PUBLIC R.O.W.
7. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN THE PUBLIC R.O.W. AT ANY TIME DURING CONSTRUCTION.
8. CONTRACTOR SHALL ADHERE TO ALL SWPPP REQUIREMENTS.

EROSION CONTROL PHASING

1. INSTALL PHASE 1 EROSION CONTROL DEVICES
2. DEMOLITION AND ROUGH GRADING
3. UNDERGROUND UTILITY INSTALLATION
4. PAVING OPERATIONS
5. CONTRACTOR TO RE-STABILIZE AND RE-VEGETATE ALL DISTURBED AREAS PRIOR TO FINAL ACCEPTANCE. FINAL STABILIZATION THROUGH VEGETATION WILL REQUIRE 100% COVERAGE AT 70% DENSITY
6. TEST AND VERIFY PERMANENT EROSION CONTROL MEASURES
7. REMOVER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs)

SWPPP ACKNOWLEDGEMENT

THE GC MUST UPDATE THE SWPPP TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR:

- BMP INSTALLATION;
- MODIFICATION OR REMOVAL;
- CONSTRUCTION ACTIVITIES;
- CLEARING, GRUBBING, OR GRADING;
- OR TEMPORARY OR PERMANENT STABILIZATION.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

EROSION
CONTROL PLAN

SHEET NUMBER:

C4.00

BEAR LAND COMPANY

CARSON VALVE & METER BOXES 3800

Carson 1200 Jumbo Series Valve Boxes

• Meter box
• 6" body extension
• Bolt down cover

ITEM	DESCRIPTION
38001360	1220 CARSON 6IN EXT BOX/LID
38001385	1220 CARSON 6IN EXT BOX ONLY
38001410	1220 CARSON JUMBO BOX/LID
38001415	1220 CARSON JUMBO BOX ONLY
38001420	1220 CARSON JUMBO LID ONLY
38001440	1220 CARSON JUMBO RCLMD BOX/LID
38001450	1220 CARSON JUMBO RCLMD LID ONLY
38001460	1220 CARSON 6IN TAN EXT BOX/LID
38001465	1220 CARSON 6IN TAN EXT ONLY
38001470	1220 CARSON JUMBO TAN BOX/LID
38001480	1220 CARSON JUMBO TAN LID ONLY
38001490	1220 CARSON JUMBO BLK BOX/LID

1324 Series Valve boxes

• 12" Meter box
• Bolt down cover

ITEM	DESCRIPTION
38001610	1324 CARSON 12IN GREEN BOX/LID
38001620	1324 CARSON GREEN LID ONLY

1730 Series Meter Box

• 12" Meter box
• 18" Meter box
• Bolt down cover

ITEM	DESCRIPTION
38001810	1730 CARSON 12IN GREEN BOX/LID
38001820	1730 CARSON GREEN LID ONLY
38001840	1730 CARSON 18IN GREEN BOX/LID

CARSON HosEnclose

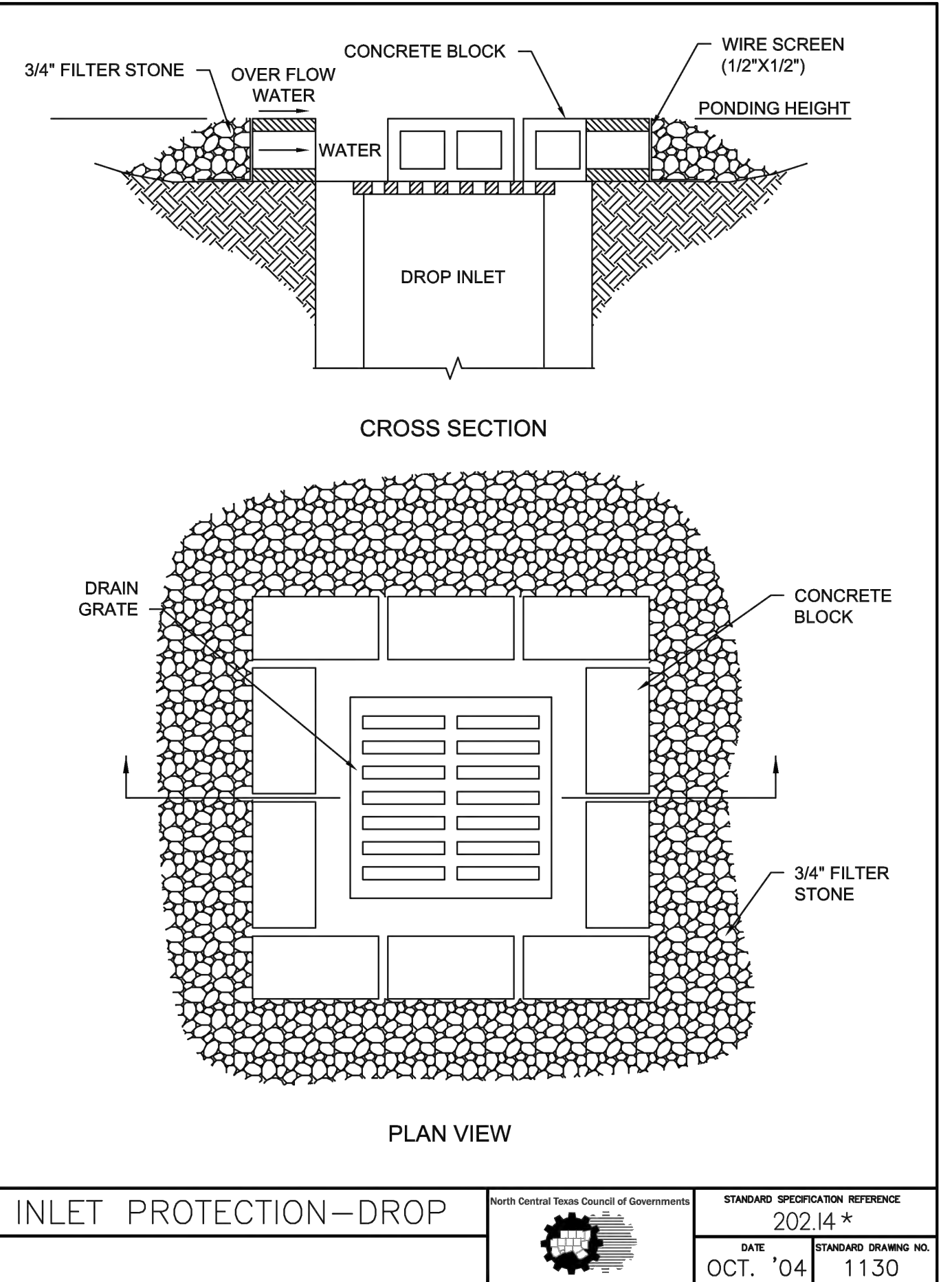
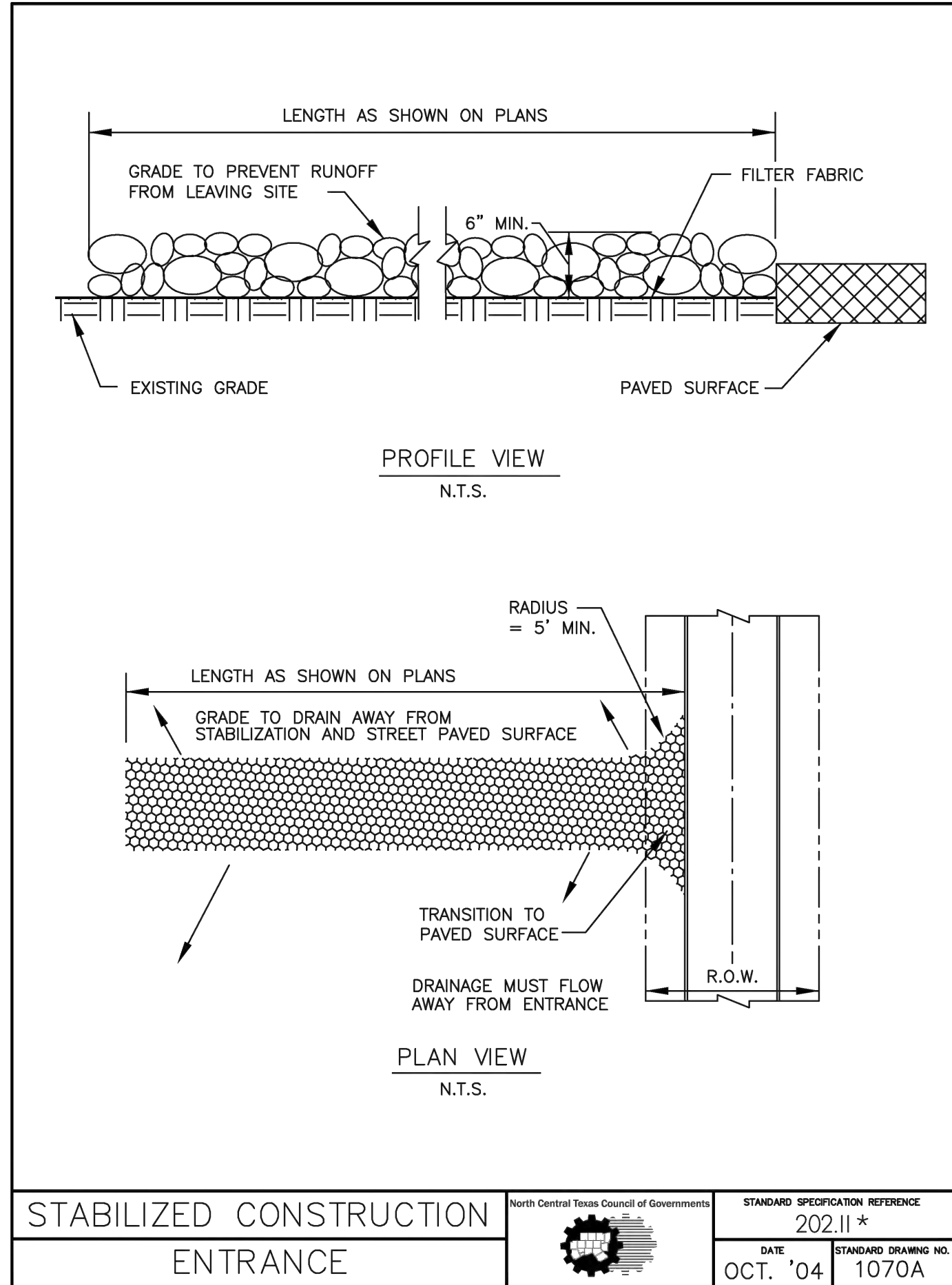
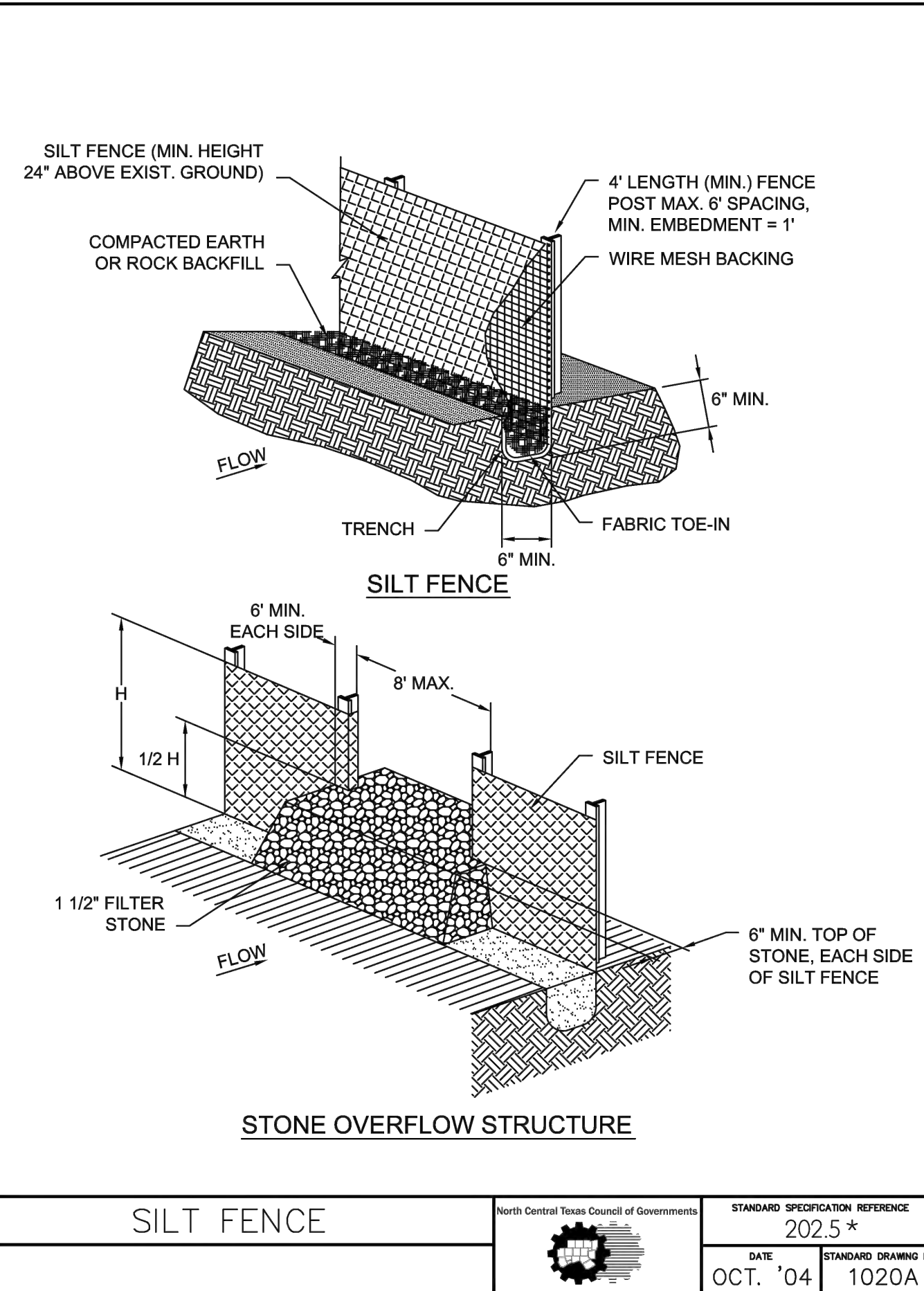
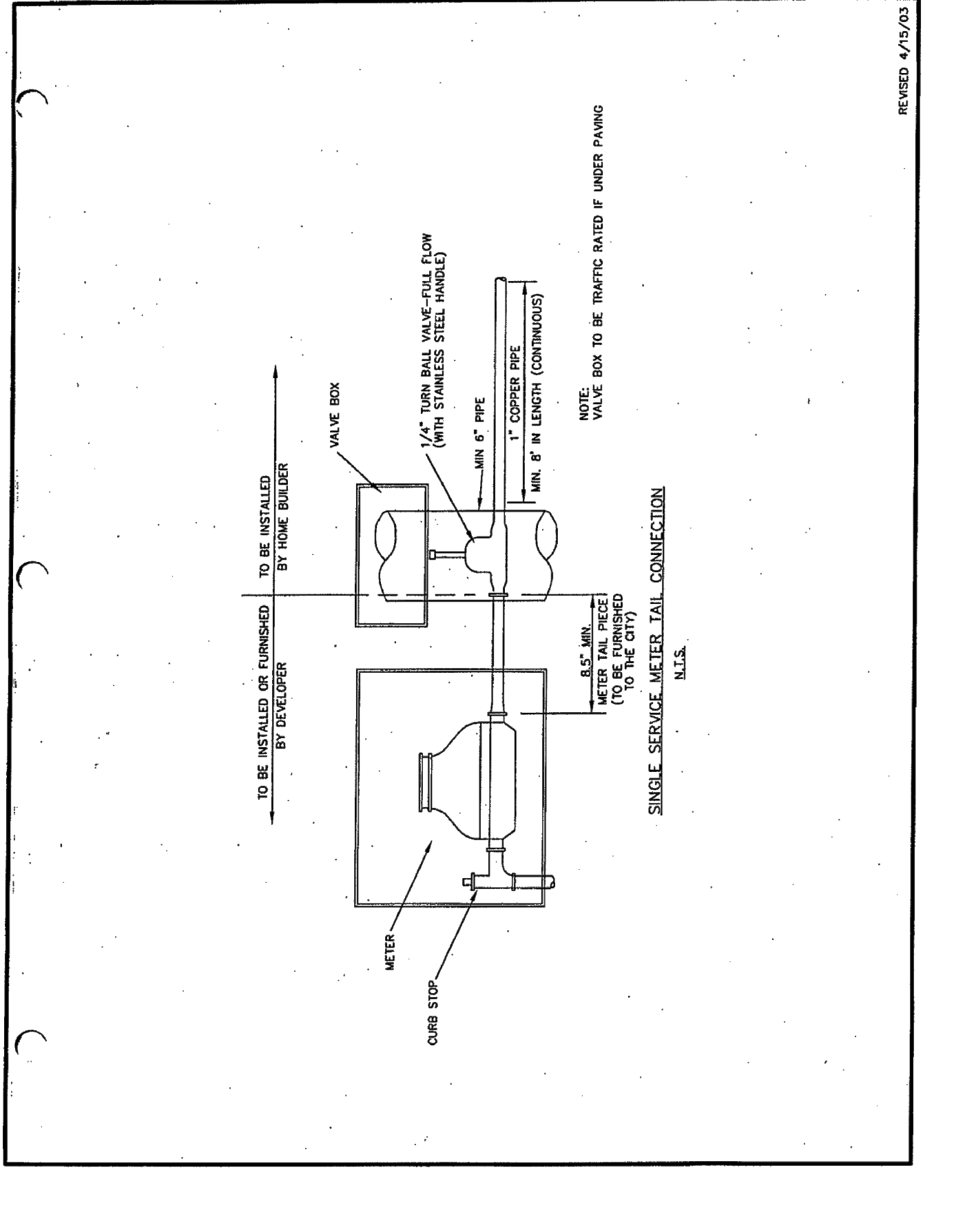
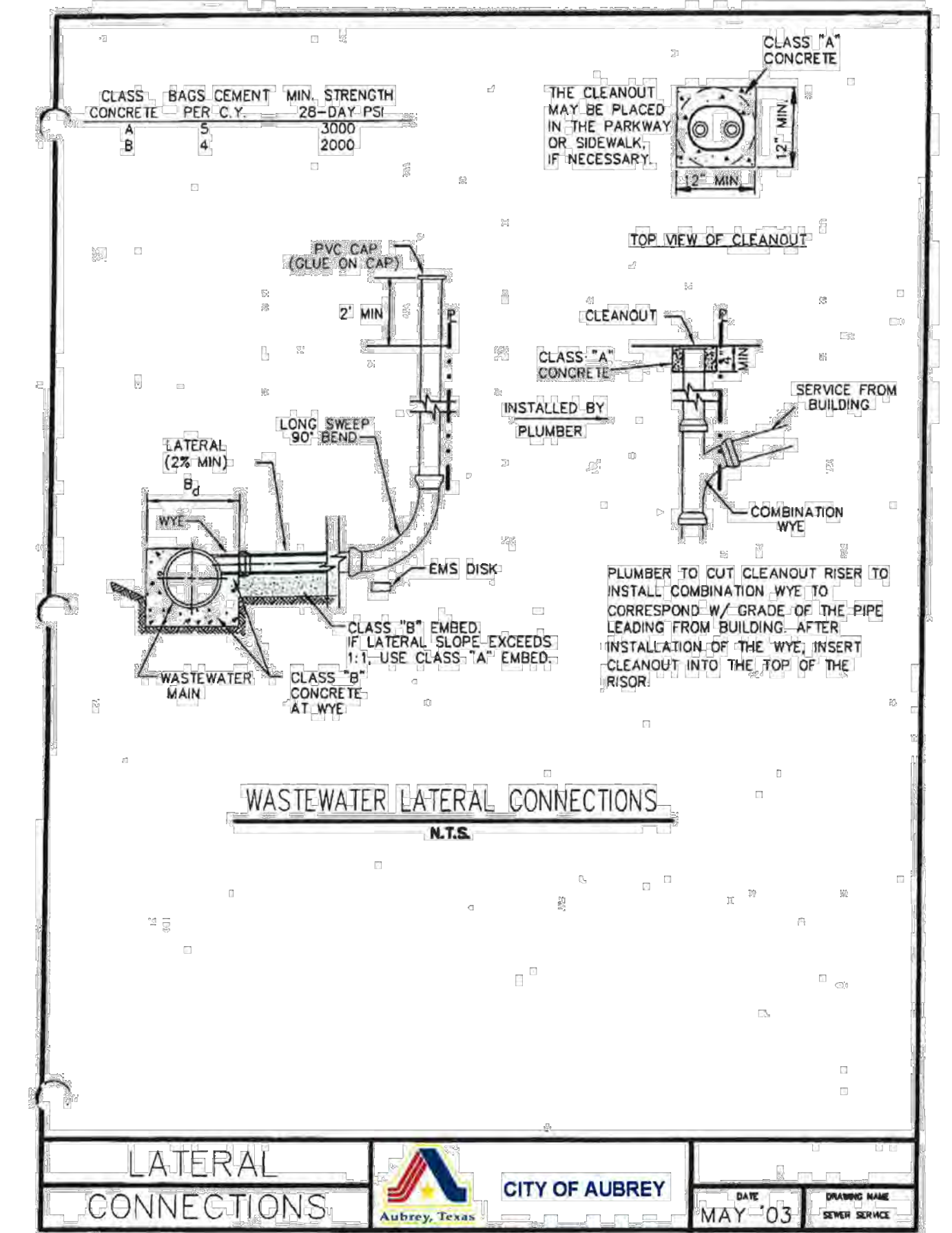
Conveniently stores a garden hose just below ground level and consists of a high-density polyethylene enclosure, a 50-ft. coiled garden hose, a spray nozzle and PVC plumbing, all provided in one complete package. HosEnclose is installed below ground level anywhere in the yard with only the lid exposed. When closed, the lid will support foot traffic.

The PVC plumbing assembly (piping and water valve) is all built-in, ready for connection to a water line. Adding one or more to a landscape irrigation system is simplified with the included 1/2" PVC union connector. HosEnclose is backed by a 5-year limited warranty, excluding hose and nozzle.

ITEM	DESCRIPTION
38002510	STAND GREEN HOSE/ENCLOSE W/50FT
38002530	JUMBO GREEN HOSE/ENCLOSE W/100FT
38002540	STAND TAN HOSE/ENCLOSE W/50FT
38002560	JUMBO TAN HOSE/ENCLOSE W/100FT

Landscaping Products 6" Econo Box

ITEM DESCRIPTION
38002610 6 IN LUP ECONO VLV BOX W/LID



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

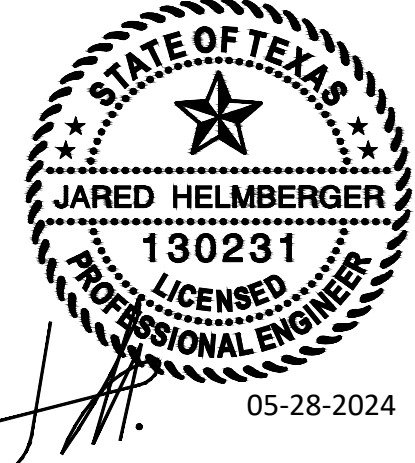
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

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N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



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PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

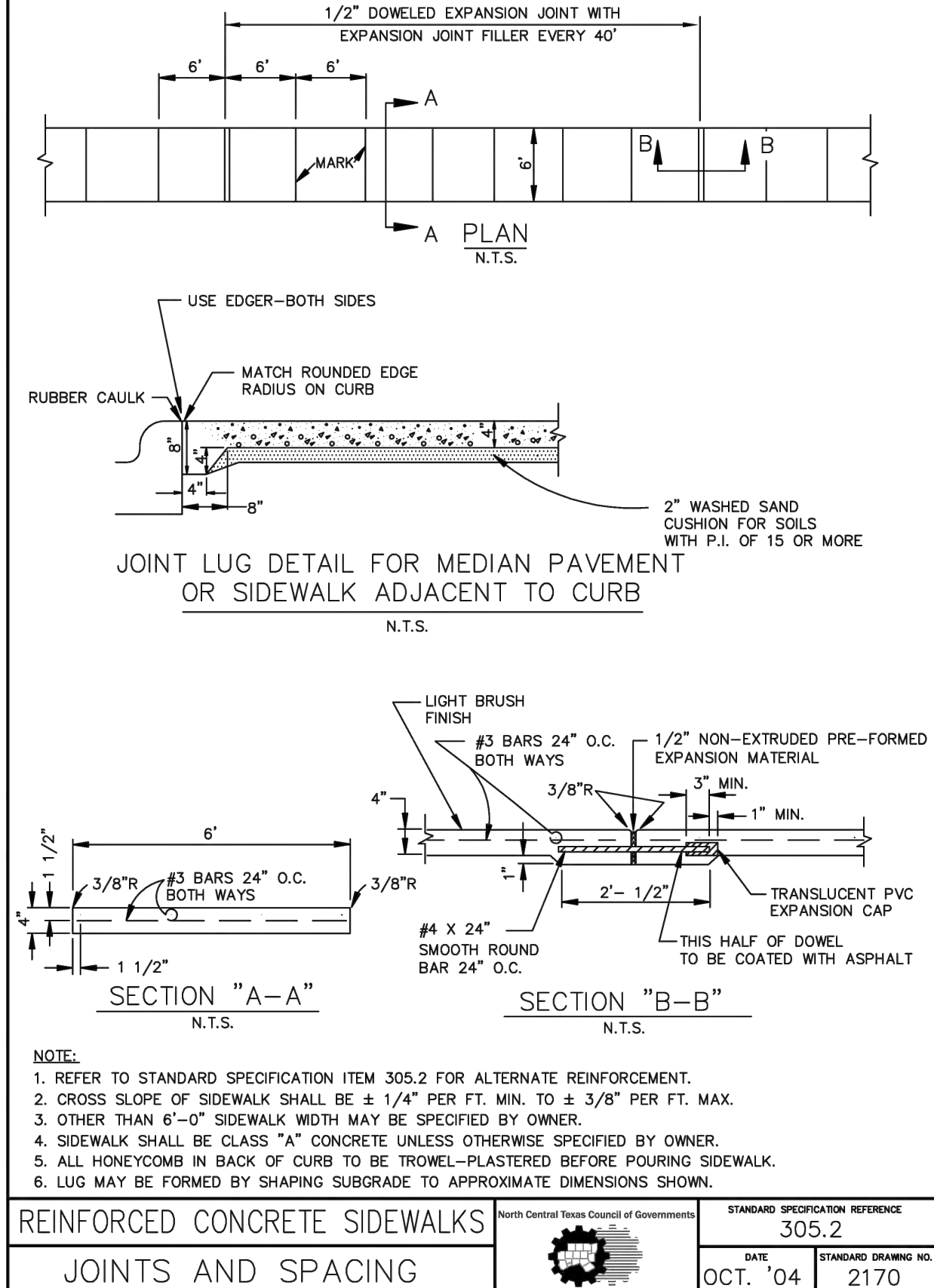
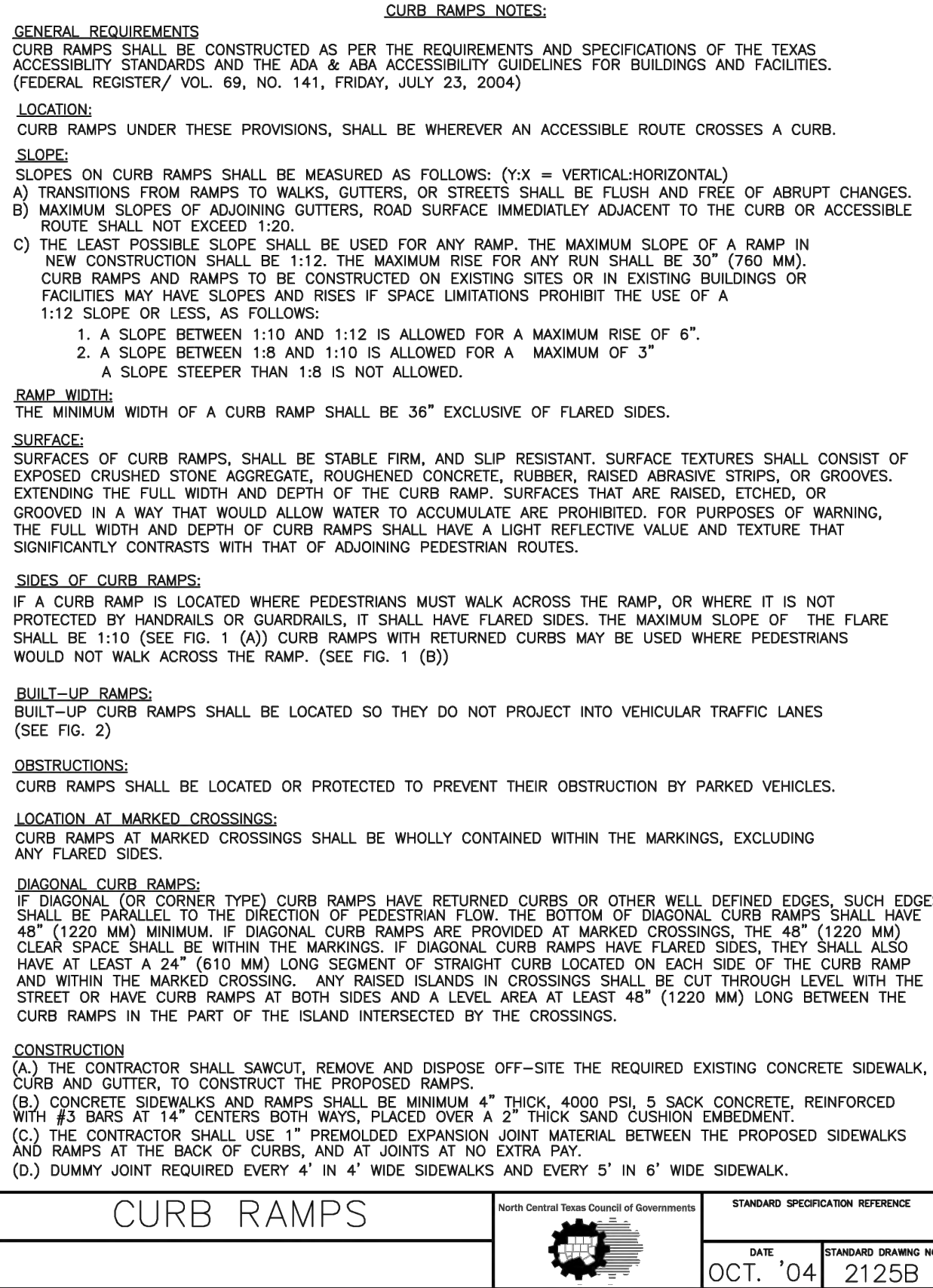
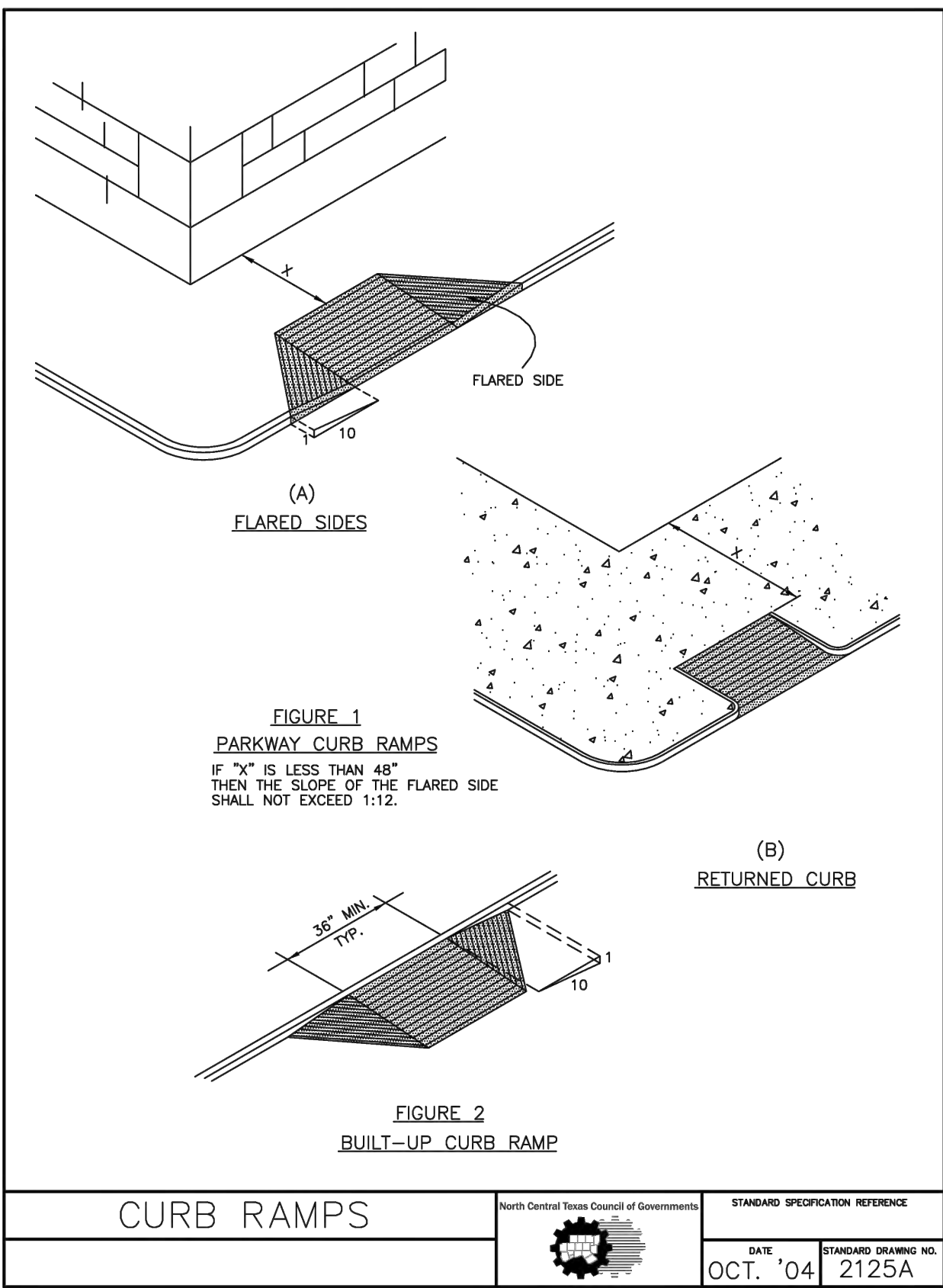
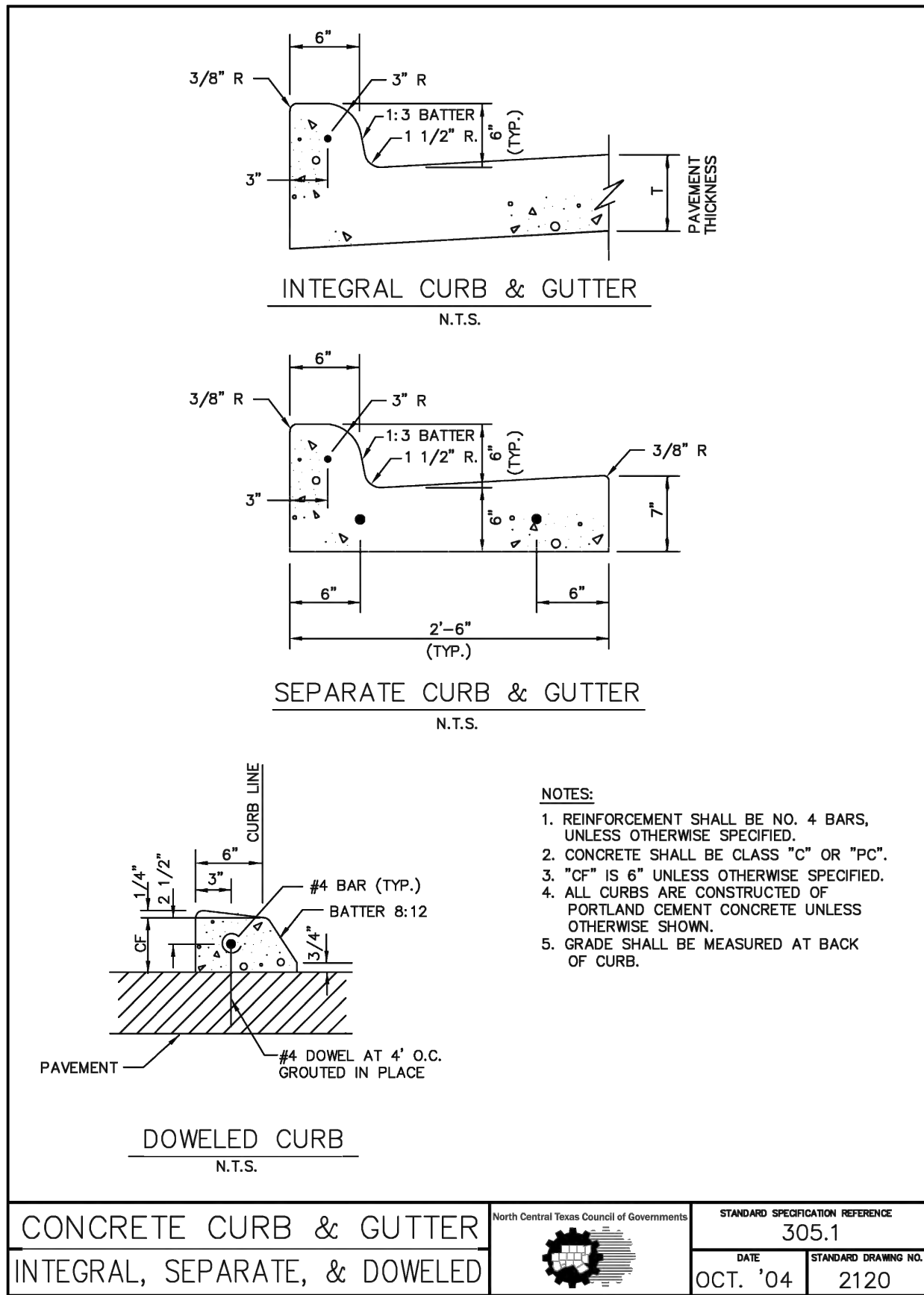
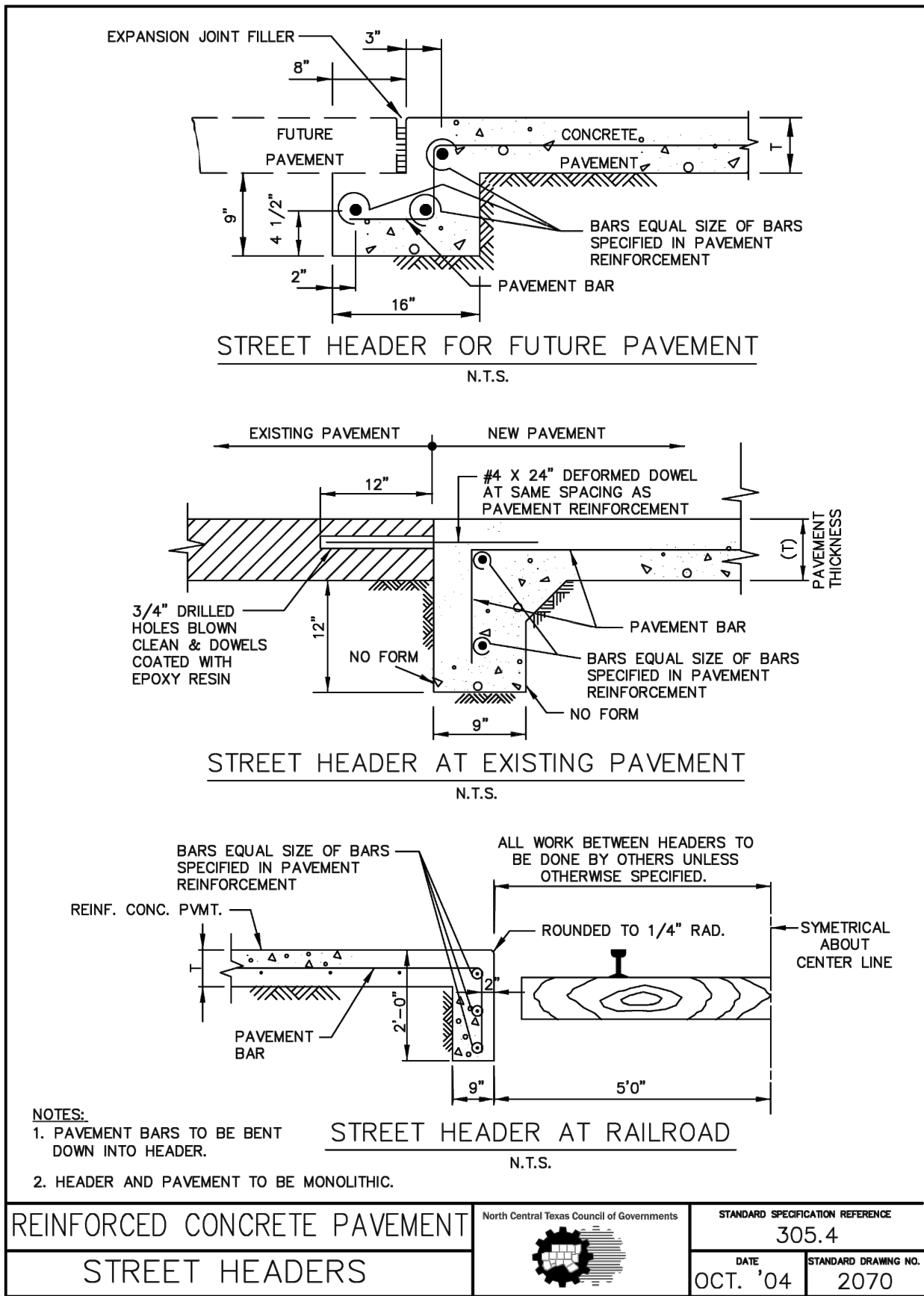
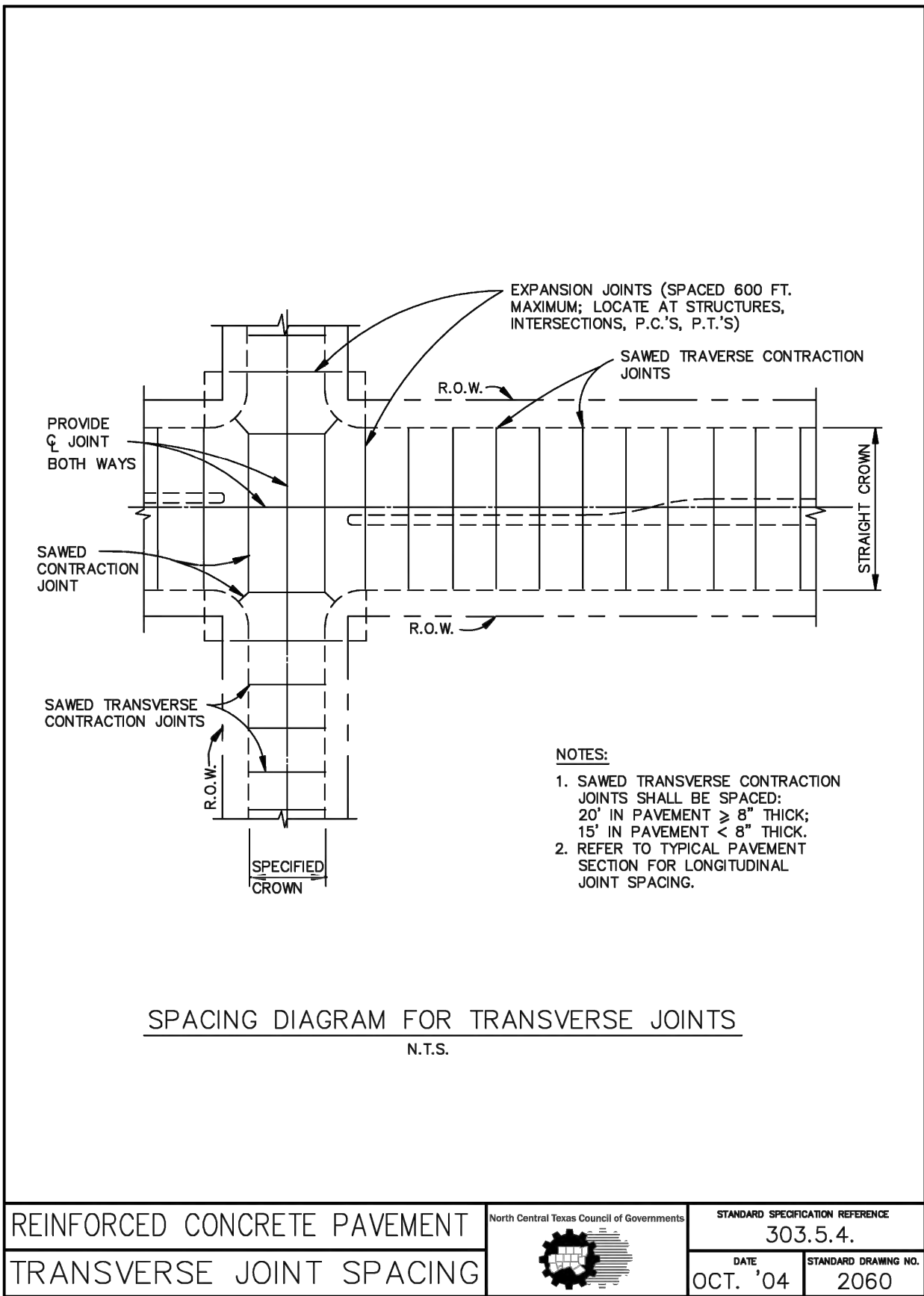
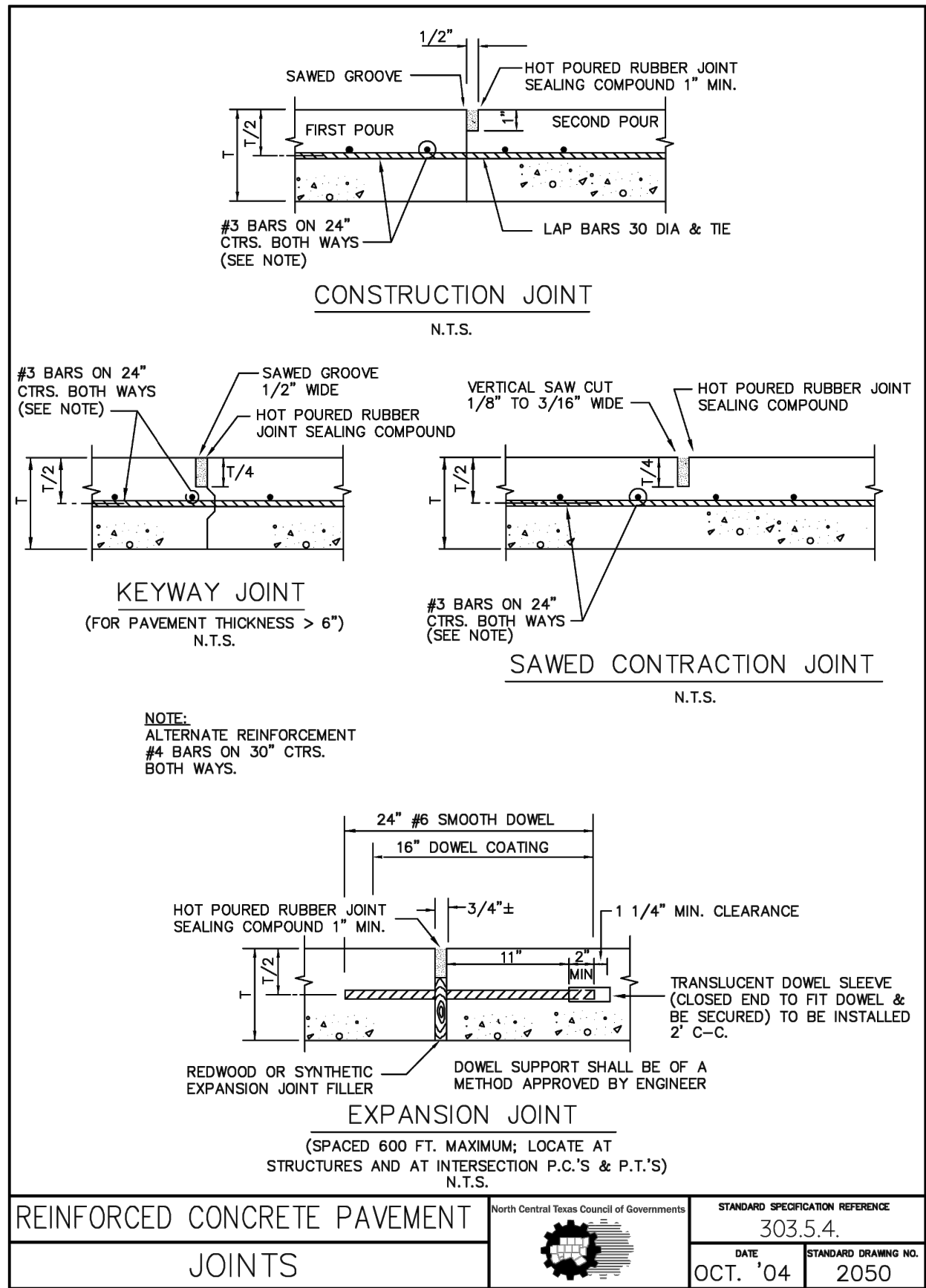
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CONSTRUCTION
DETAILS

SHEET NUMBER:

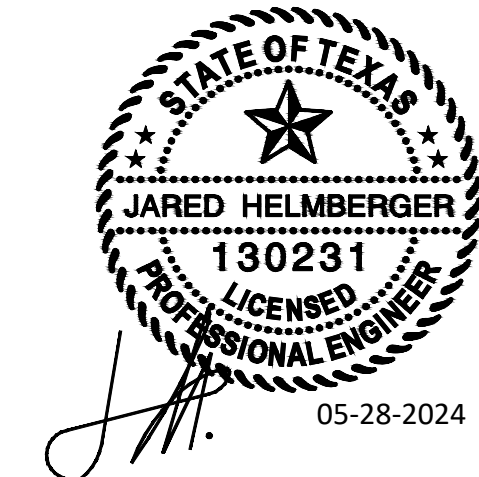
C5.00

BEAR LAND COMPANY



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET

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Elev: 673.14'

N: 7156291.65

E: 2432613.51

(As provided by TOPOGRAPHIC)



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SHOPS AT
HIGH
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CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

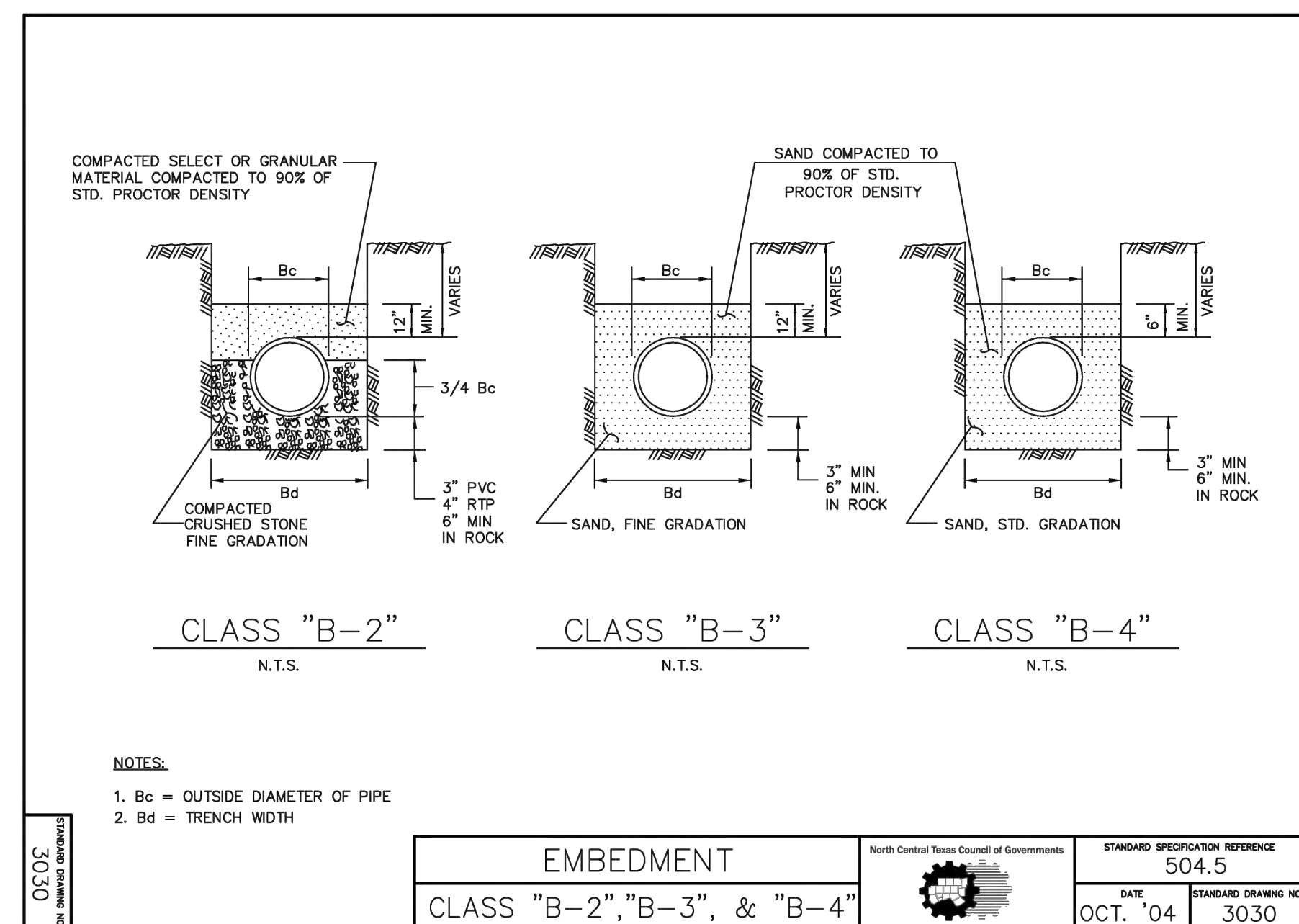
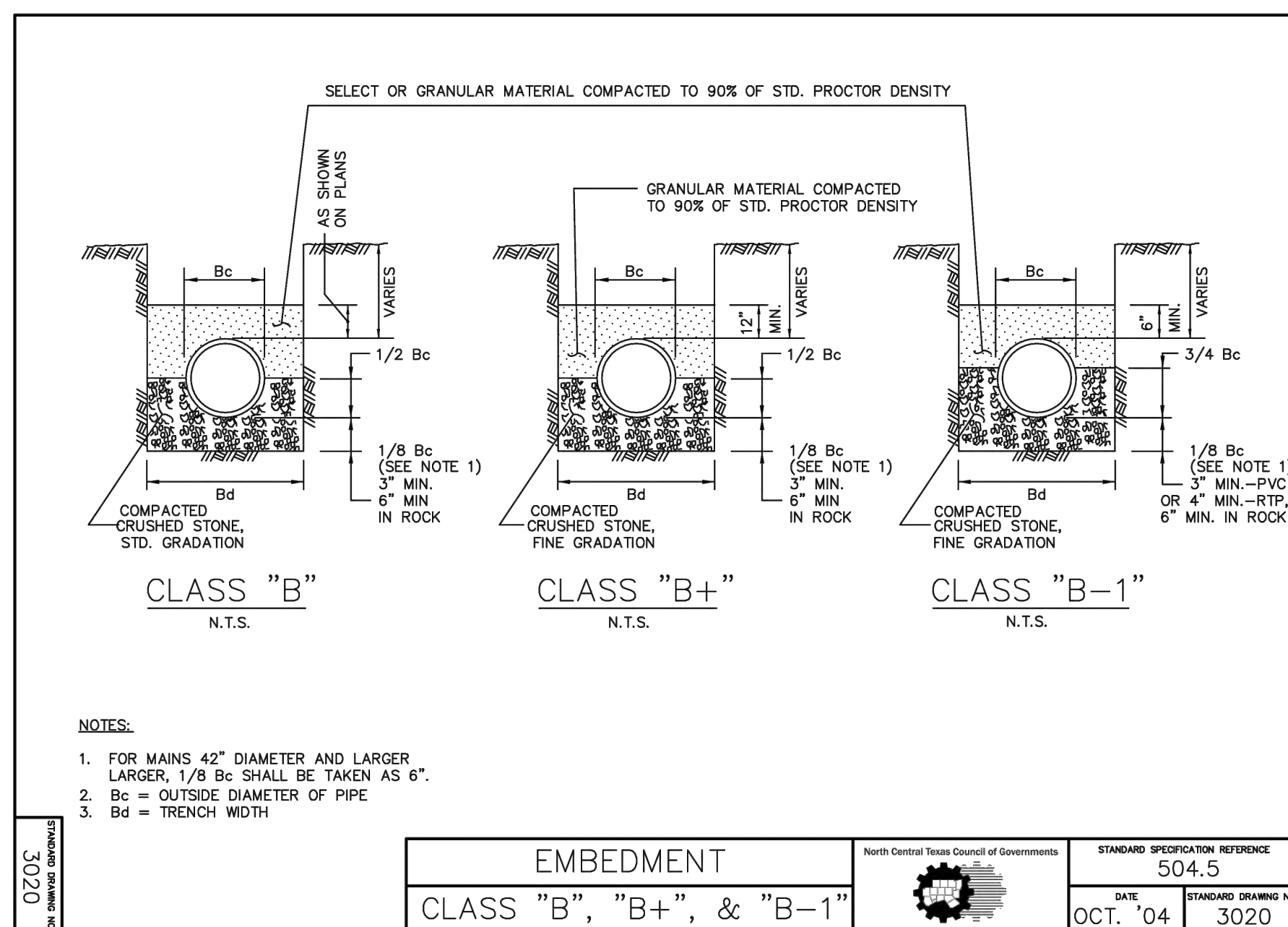
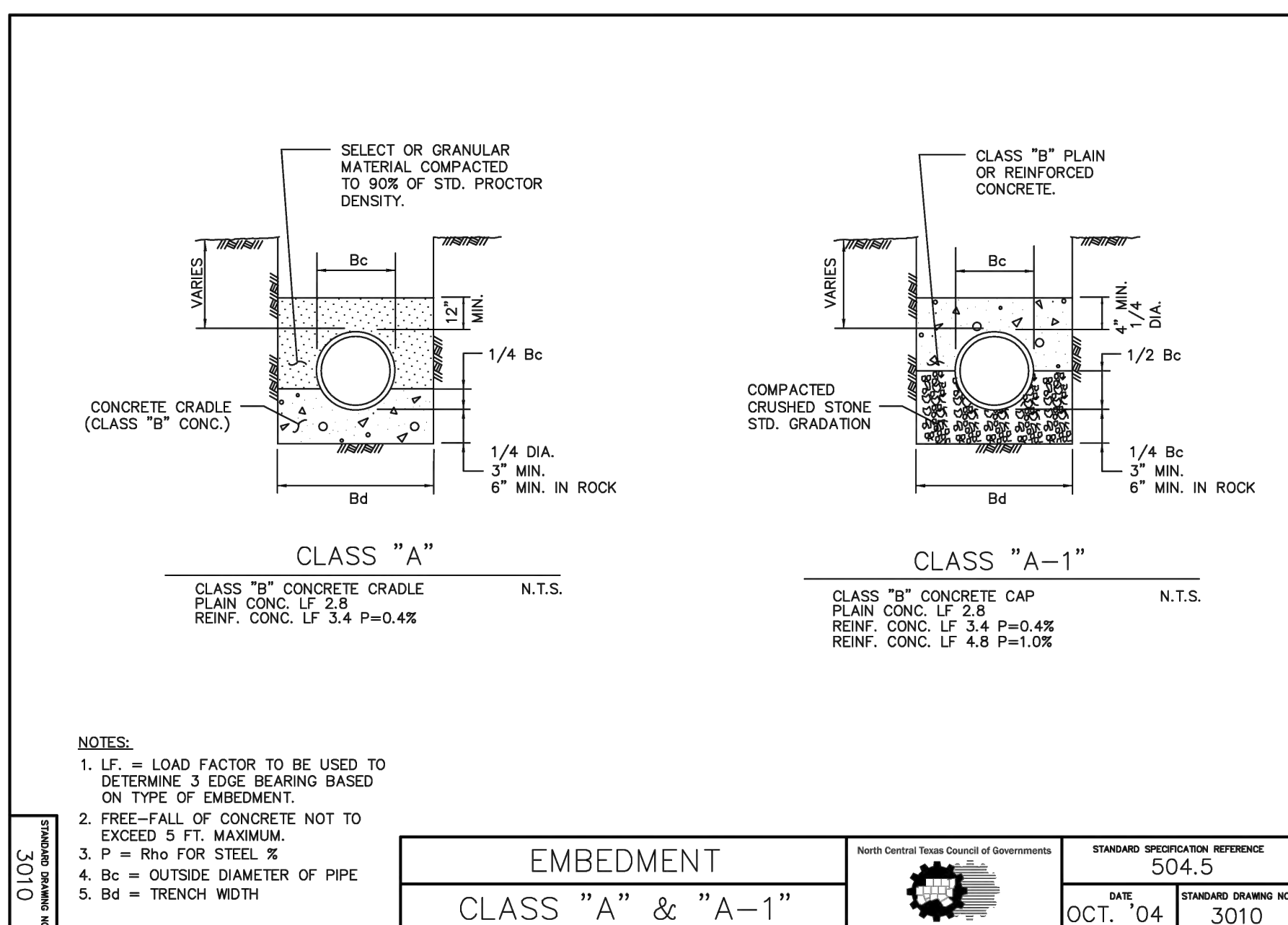
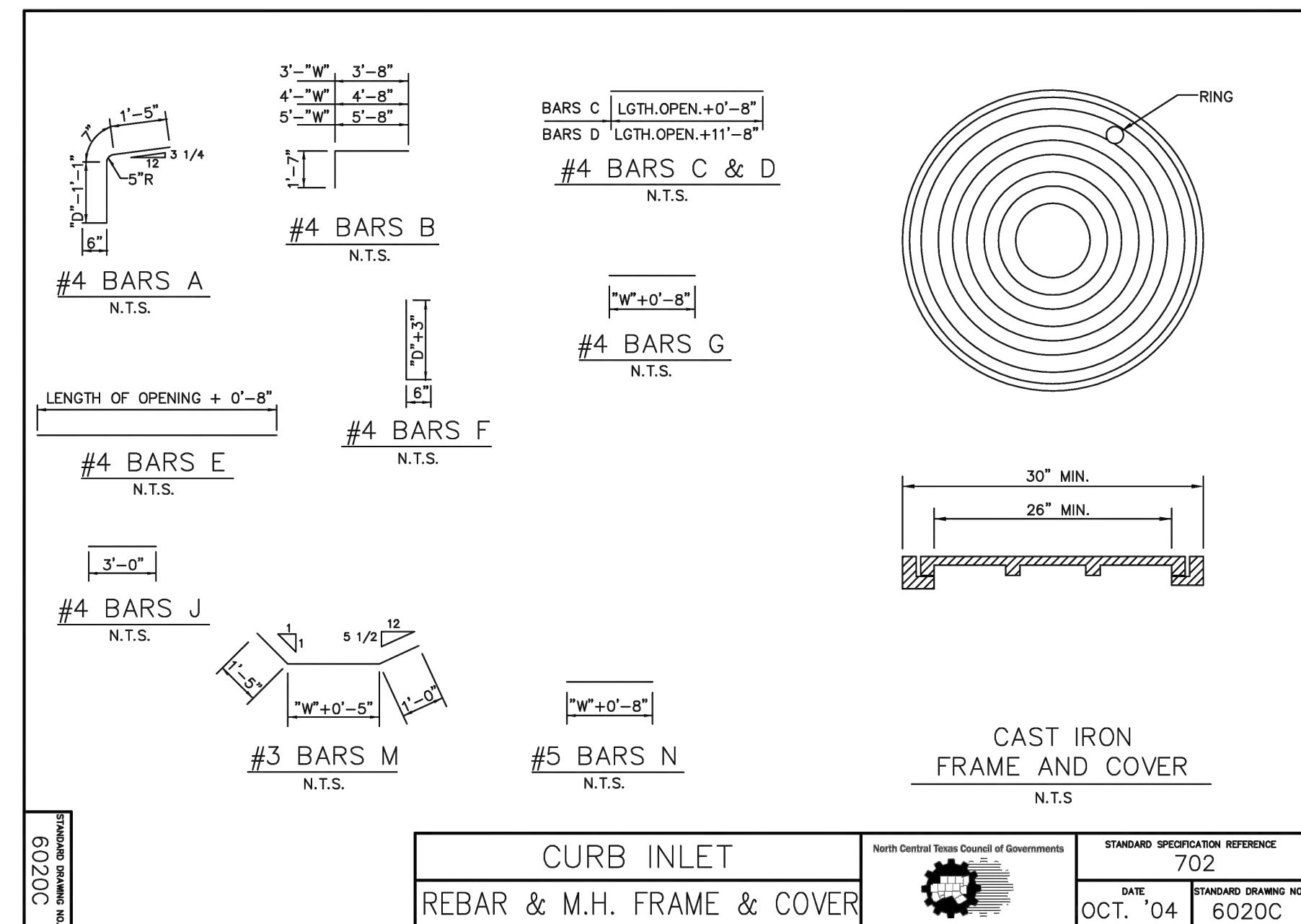
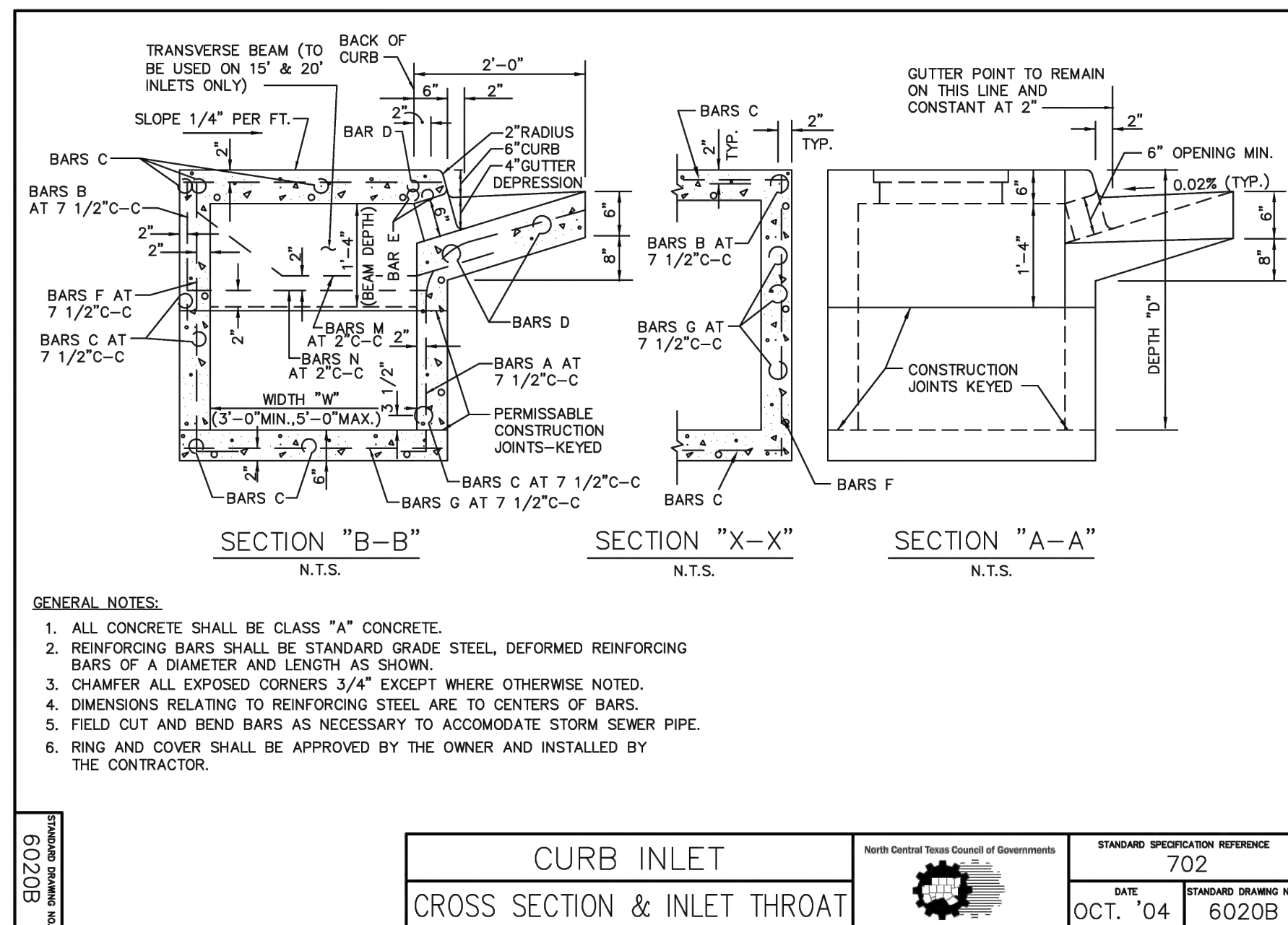
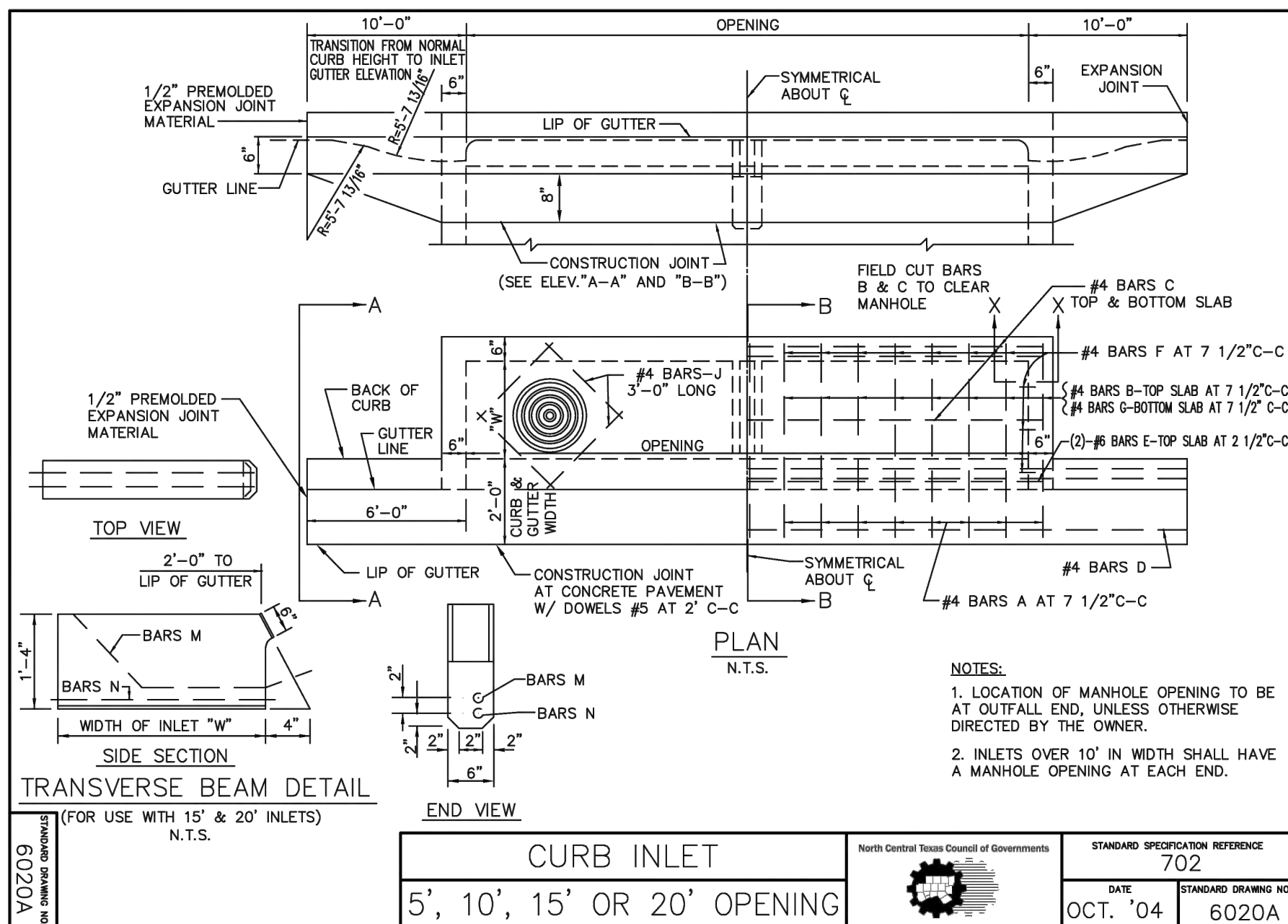
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DETAILS

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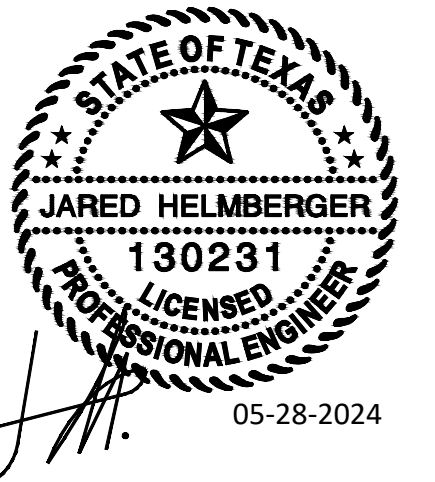
C5.01

AUBREY INLET COVER SHALL BE
BASS & HAYS COVER NO.
30024C82LID WITH FRAME NO.
28024R RING



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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(As provided by TOPOGRAPHIC)



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SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

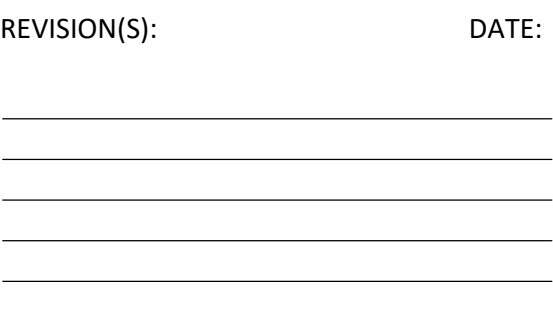
CONSTRUCTION DETAILS

SHEET NUMBER:

C5.02



PROFESSIONAL SEAL:



PROJECT BENCHMARKS:

BM#1 - "X" CUT SET

Elev: 672.83'
N: 7156538 32

E: 2432354.00

BM#2 - "X"
Elev. 673.14'

N: 7156291.65

E: 2432613.51
(As provided by TOPOGRAPHIC)

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

PROJECT INFORMATION

SHOPS AT HIGH MEADOWS

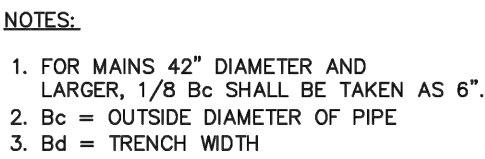
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

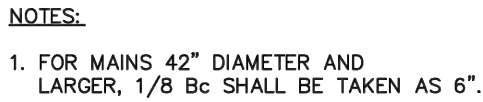
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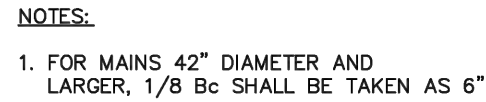
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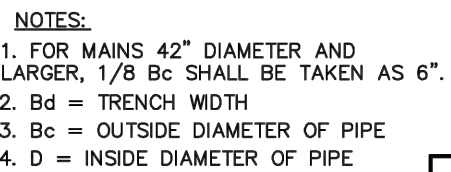
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CLASS "C", "C+", & "C-1"			DATE OCT. '04	STANDARD DRAWING NO. 3040



EMBEDMENT		North Texas Council of Governments 	STANDARD SPECIFICATION REFERENCE 504.5	
CLASS "D+" & "G"			DATE OCT. '04	STANDARD DRAWING NO. 3050



EMBEDMENT			STANDARD SPECIFICATION REFERENCE 504.5	
CLASS "D+" & "G"			DATE OCT. '04	STANDARD DRAWING NO. 3050



EMBEDMENT CLASS "G-1" & "H"		 North Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 504.5	
			DATE OCT. '04	STANDARD DRAWING NO. 3060

I.D. (IN.)	T (IN.)	$\Delta = 11.25^\circ$ C (FT.)	$\Delta = 22.50^\circ$ C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

$\Delta = 11.25^{\circ}$									$\Delta = 22.50^{\circ}$												
			EARTH						ROCK					EARTH						ROCK	
I.D. (N.)	G (F.T.)	THURST (TONS)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	I.D. (N.)	G (F.T.)	THURST (TONS)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	A (F.T.)	B (F.T.)	VOL. (C.Y.)				
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1				
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1				
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3				
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.2	20	1.8	12.3	3.5	5.5	0.7	2.0	3.0	0.4				
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5				
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8				
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3				
42	1.9	20.4	4.5	5.0	1.0	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1				
48	2.2	28.6	4.5	6.0	1.0	2.5	6.0	1.1	48	4.4	50.9	8.0	7.0	4.5	5.5	6.0	2.8				
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.1	54	4.9	67.0	8.0	8.0	6.0	6.0	6.0	4.1				
60	2.7	41.6	7.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3				
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2				
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1				
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7				
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8				
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7				
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8				

TABLES OF DIMENSIONS AND QUANTITIES

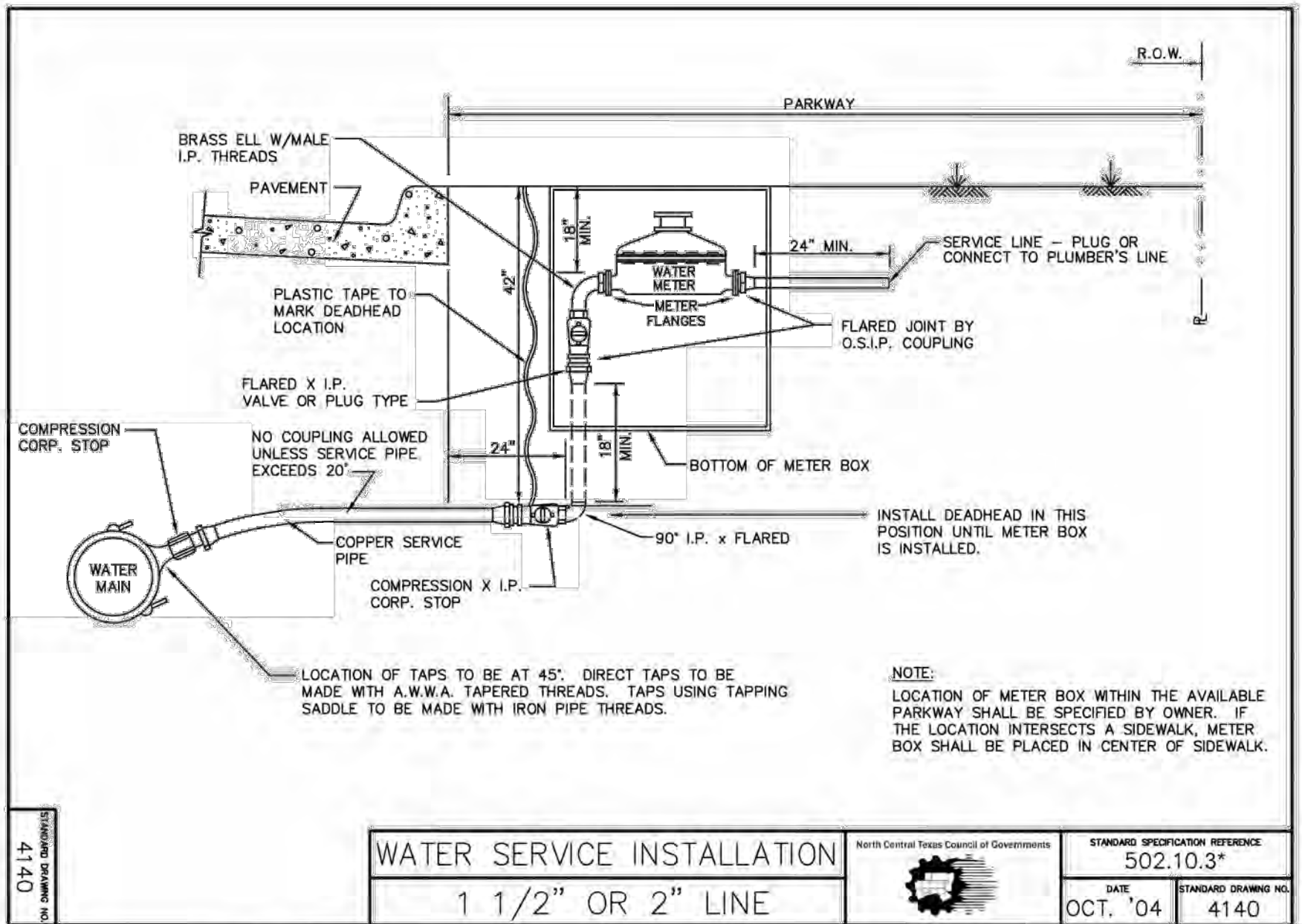
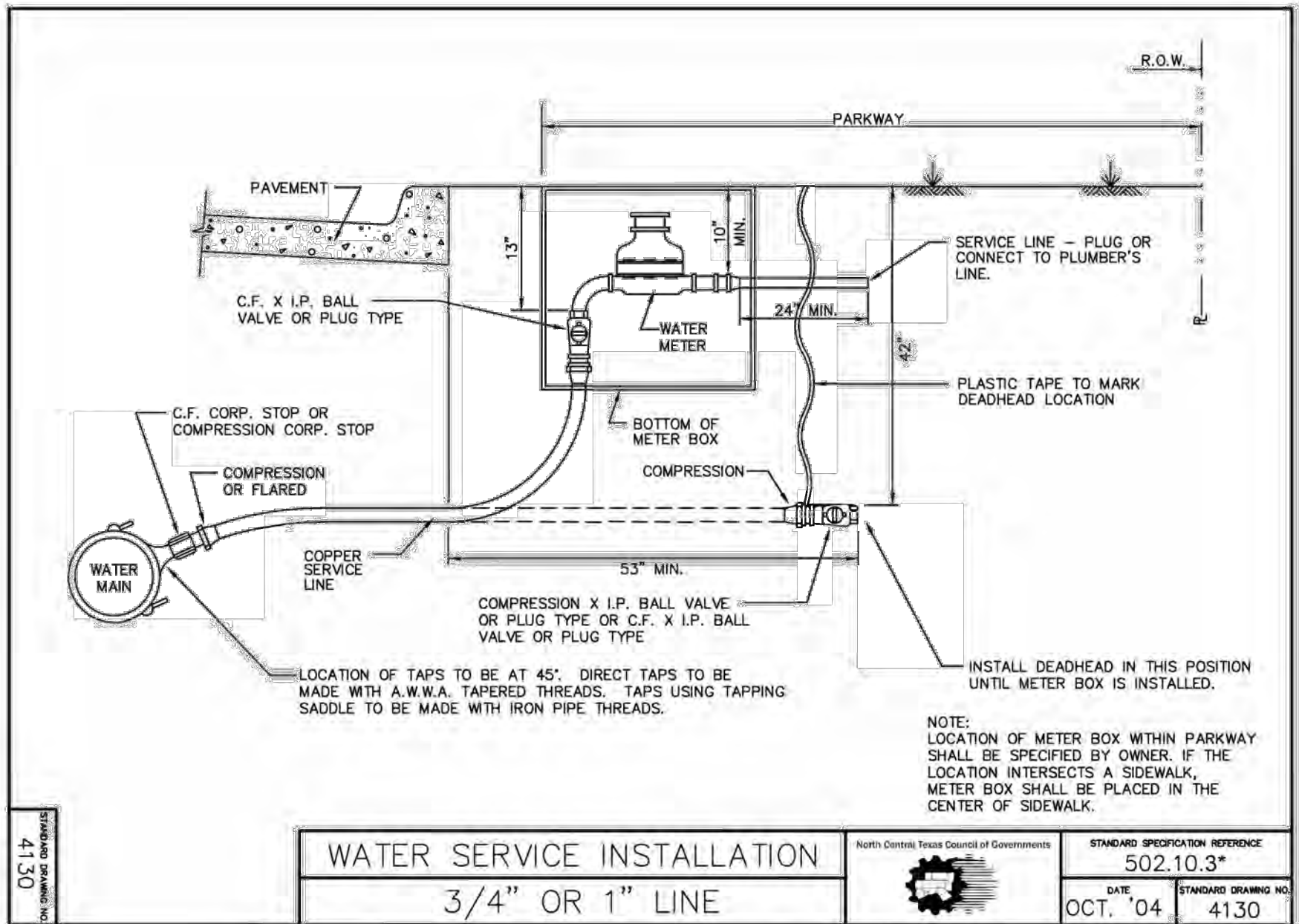
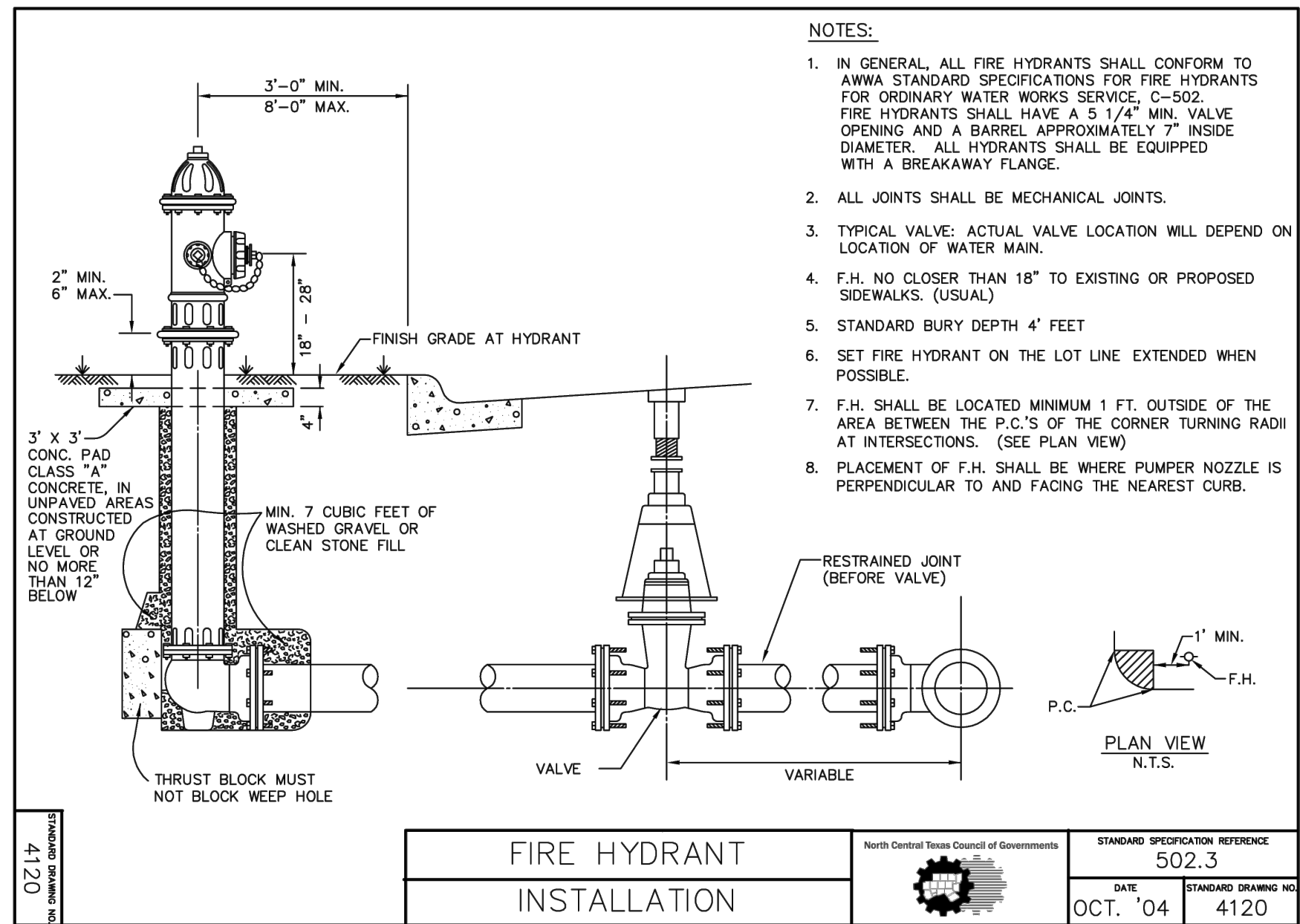
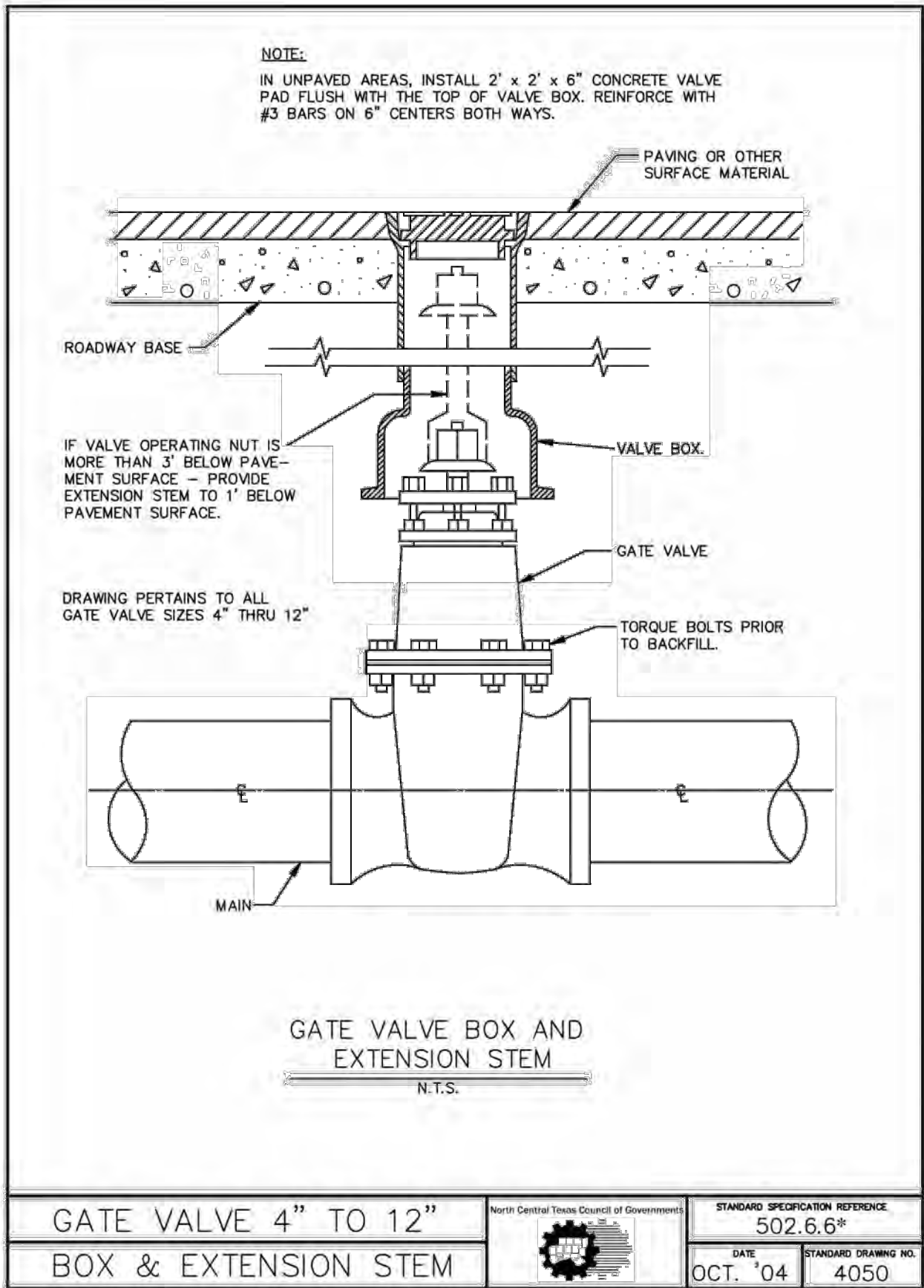
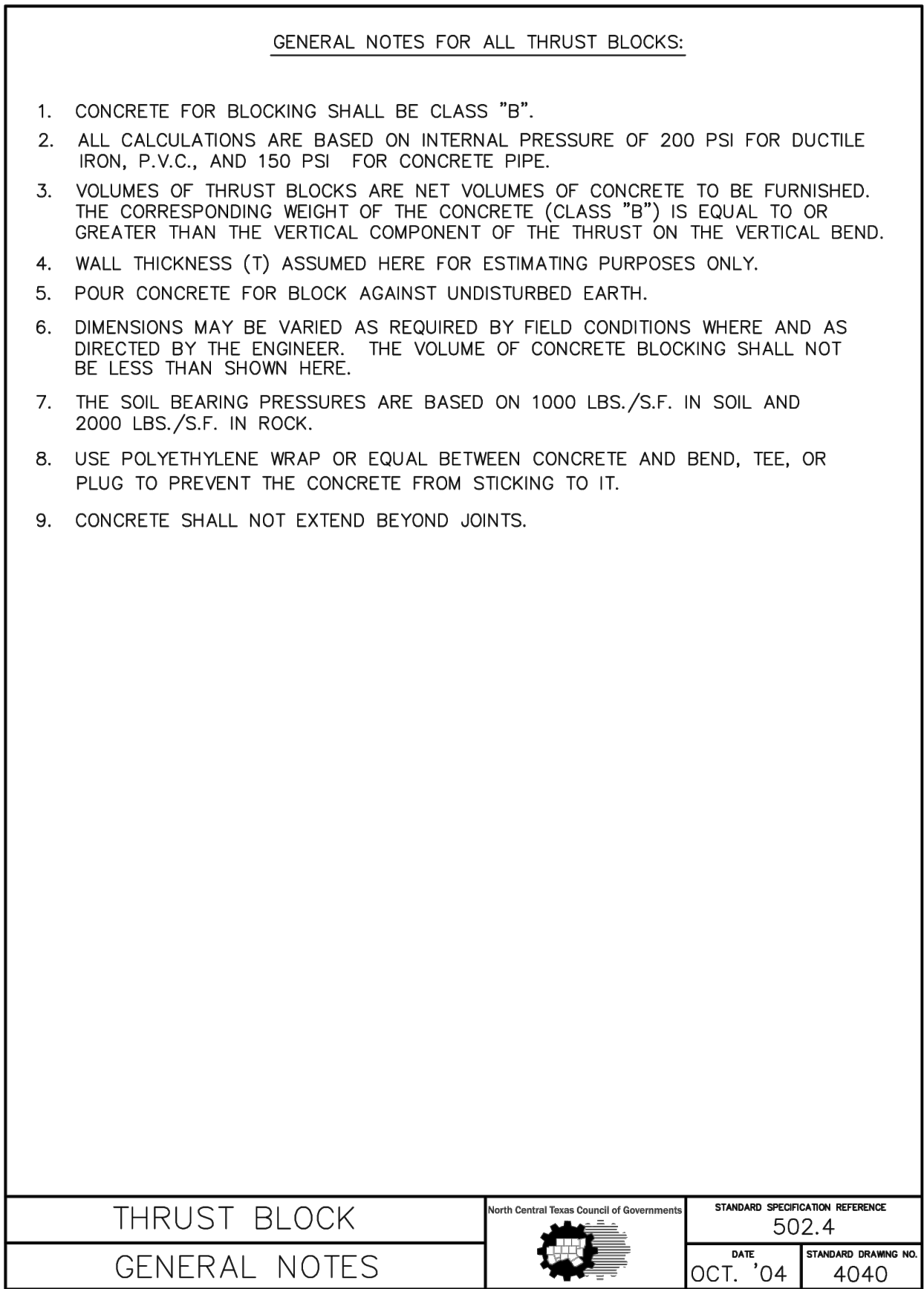
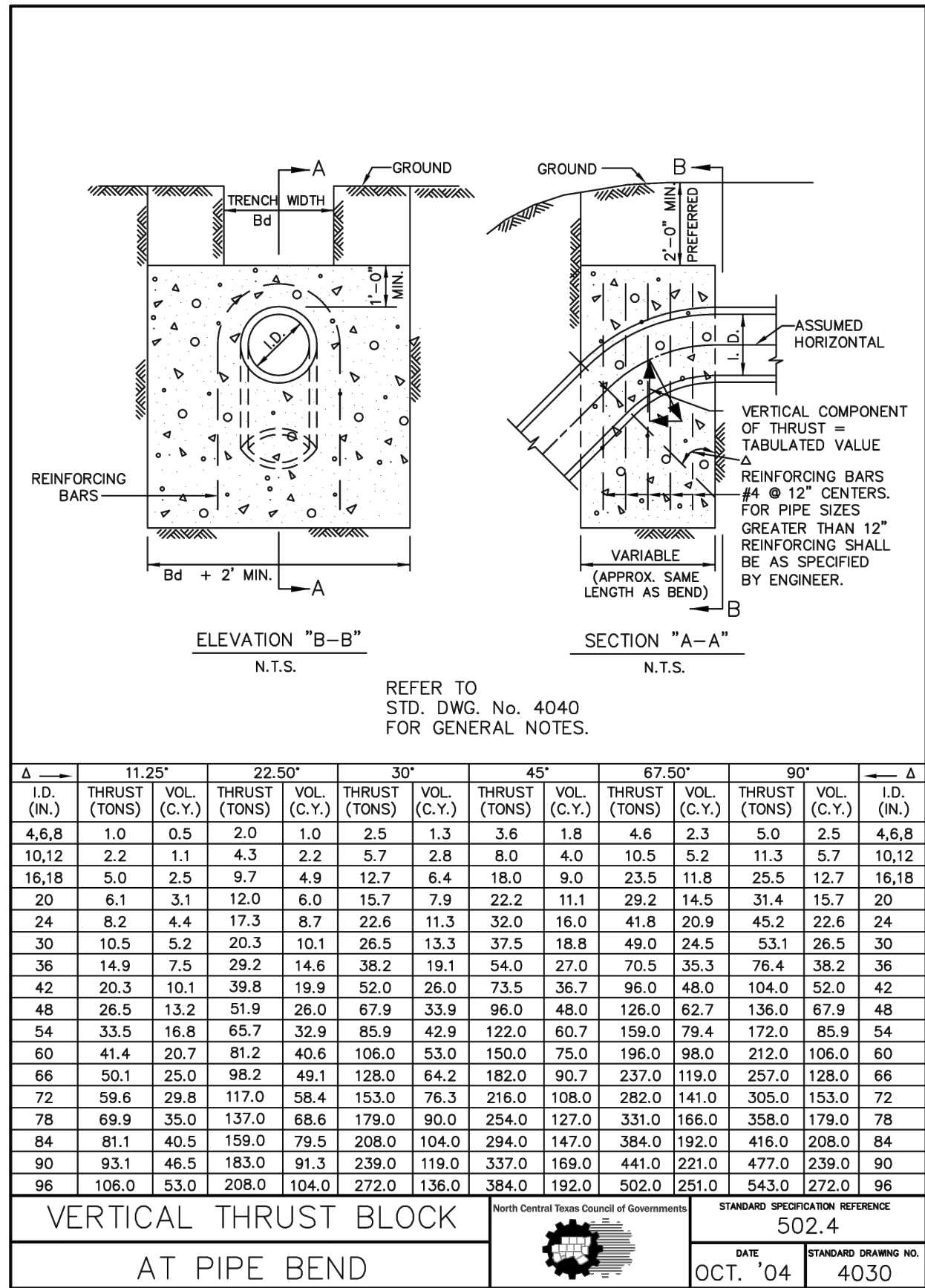
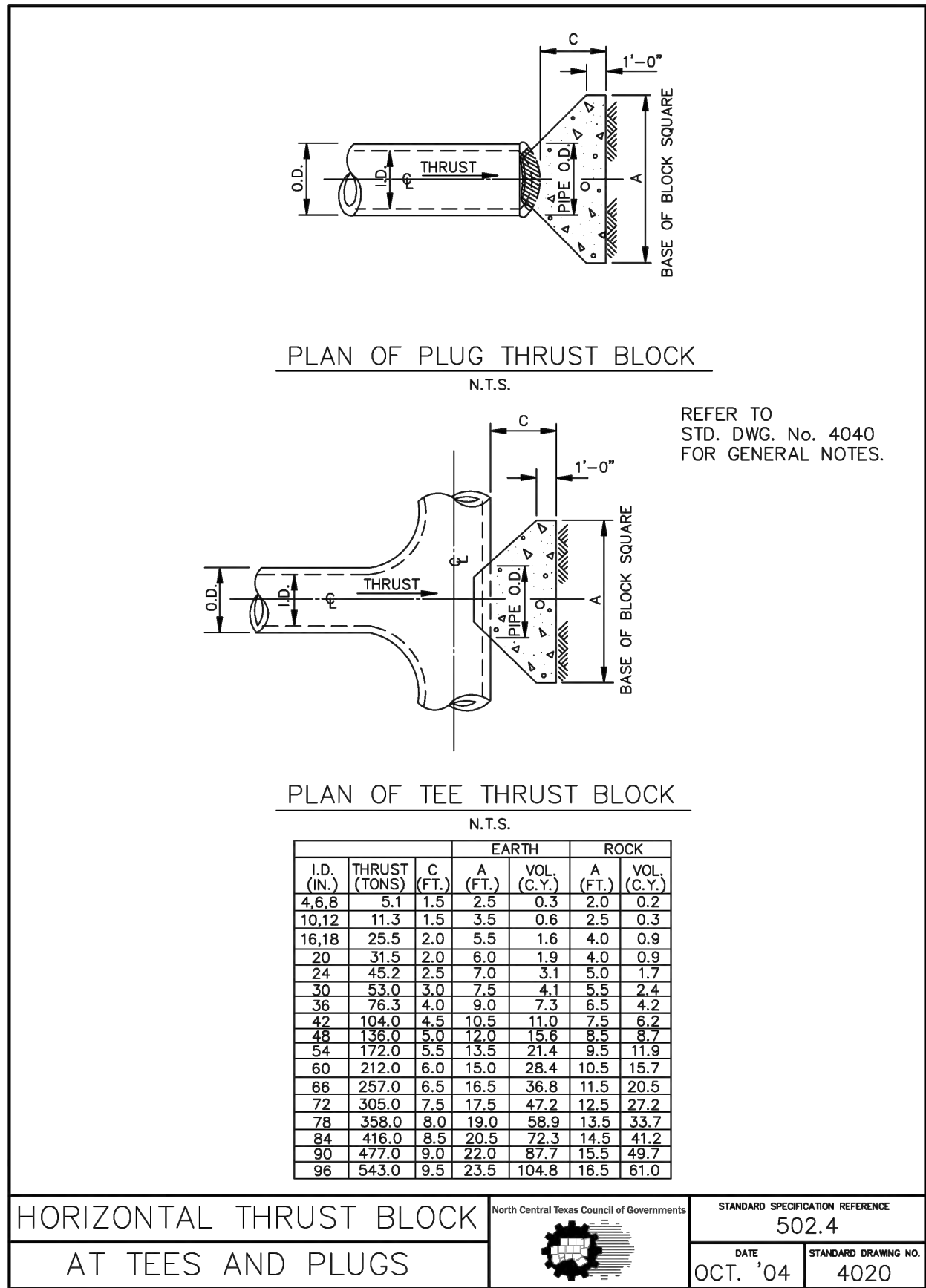
HORIZONTAL THRUST BLOCK AT PIPE BEND		STANDARD SPECIFICATION REFERENCE 502.4	
		DATE OCT. '04	STANDARD DRAWING NO. 4010B

		$\Delta = 30^\circ$										$\Delta = 45^\circ$							
		EARTH				ROCK						EARTH				ROCK			
I.D. (IN.)	G (T)	THRUST (TONS)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	I.D. (IN.)	G (T)	THRUST (TONS)	A (F.T.)	B (F.T.)	VOL. (C.Y.)	A (F.T.)	B (F.T.)	VOL. (C.Y.)		
4.6, 8	1.0	2.6	2.0	2.5	0.2	1.0	1.5	0.1	4.6, 8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1		
10.12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10.12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3		
16.18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16.18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.8		
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7		
24	29	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1		
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.4	8.5	5.0	3.2	4.5	4.0	1.6		
36	4.4	39.5	6.0	3.4	4.5	4.5	1.6	3.6	36	6.5	58.5	10.0	6.0	3.5	6.5	4.5	2.6		
42	5.1	53.8	8.0	5.1	5.5	6.0	2.5	4.2	42	7.5	79.6	11.5	7.0	4.0	8.0	6.0	4.2		
48	5.8	70.7	9.0	8.0	7.4	6.0	3.7	4.2	48	8.6	104.0	13.0	8.0	11.9	9.0	8.0	5.9		
54	6.5	89.0	10.0	10.3	7.0	6.5	5.3	5.4	54	9.7	131.5	15.0	9.0	17.1	10.5	8.5	8.9		
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	6.3	60	10.7	162.4	16.0	10.0	23.1	11.0	7.5	12.0		
66	8.0	132.9	12.5	11.0	18.9	8.5	9.6	6.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2		
72	8.7	159.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	19.7		
78	9.4	185.6	14.5	13.0	30.0	10.5	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9		
84	10.1	215.5	15.5	14.0	37.0	11.0	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6		
90	10.9	247.1	16.5	15.0	45.5	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6		
96	11.6	281.2	18.0	16.0	55.0	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5		

$\Delta = 67.50^\circ$									$\Delta = 90^\circ$								
I.D. (IN.)	EARTH				ROCK				I.D. (IN.)	EARTH				ROCK			
	G (FT)	THRUST (TONS)	A (FT)	B (FT)	C VOL. (CY)	A (FT)	B (FT)	C VOL. (CY)		G (FT)	THRUST (TONS)	A (FT)	B (FT)	C VOL. (CY)	A (FT)	B (FT)	C VOL. (CY)
4.6, 8.1	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4.6, 8.1	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10.12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10.12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16.18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16.18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	53.5	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	3.8	7.5	4.0	2.2	30	9.9	75.0	15.5	5.0	6.7	10.0	4.0	3.3
36	9.4	94.3	14.5	6.0	4.2	9.5	4.5	3.8	36	11.9	108.0	18.0	5.0	14.0	12.0	4.5	5.3
42	10.9	147.0	17.0	7.0	4.8	10.0	5.5	4.3	42	13.9	170.0	21.0	7.0	16.0	14.0	5.5	8.7
48	12.5	150.9	18.0	8.0	5.0	13.0	6.0	5.2	48	15.9	192.0	24.0	8.0	20.0	16.0	6.0	12.4
54	14.0	211.0	21.5	8.0	5.0	15.0	6.5	6.2	54	17.9	233.0	27.0	9.0	36.0	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	5.6	15.0	7.5	7.6	60	19.9	298.0	30.0	10.0	50.0	20.0	7.5	24.0
66	17.1	285.5	26.0	11.0	4.6	18.0	8.0	8.3	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.0	18.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	36.5	15.0	114.4	24.5	11.0	58.2	90	29.6	674.8	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.5	38.5	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK		STANDARD SPECIFICATION REFERENCE	
		502.4	
AT PIPE BEND		DATE	STANDARD DRAWING NO.
		OCT. '04	4010C



WATER METER BOXES
DFW37C-14-AF1MQF SMALL
OR
DFW65C-14-AF1MQF; AS REQUIRED BY
THE CITY OF AUBREY



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

CONSTRUCTION
DETAILS

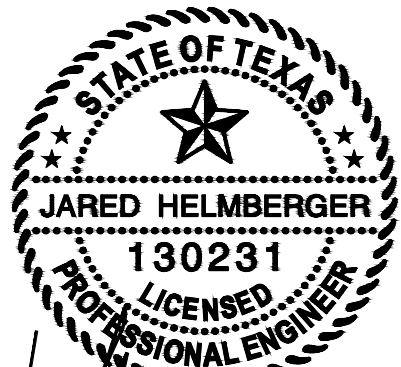
SHEET NUMBER:

C5.04



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



05-28-2024

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
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FRISCO, TX 75035

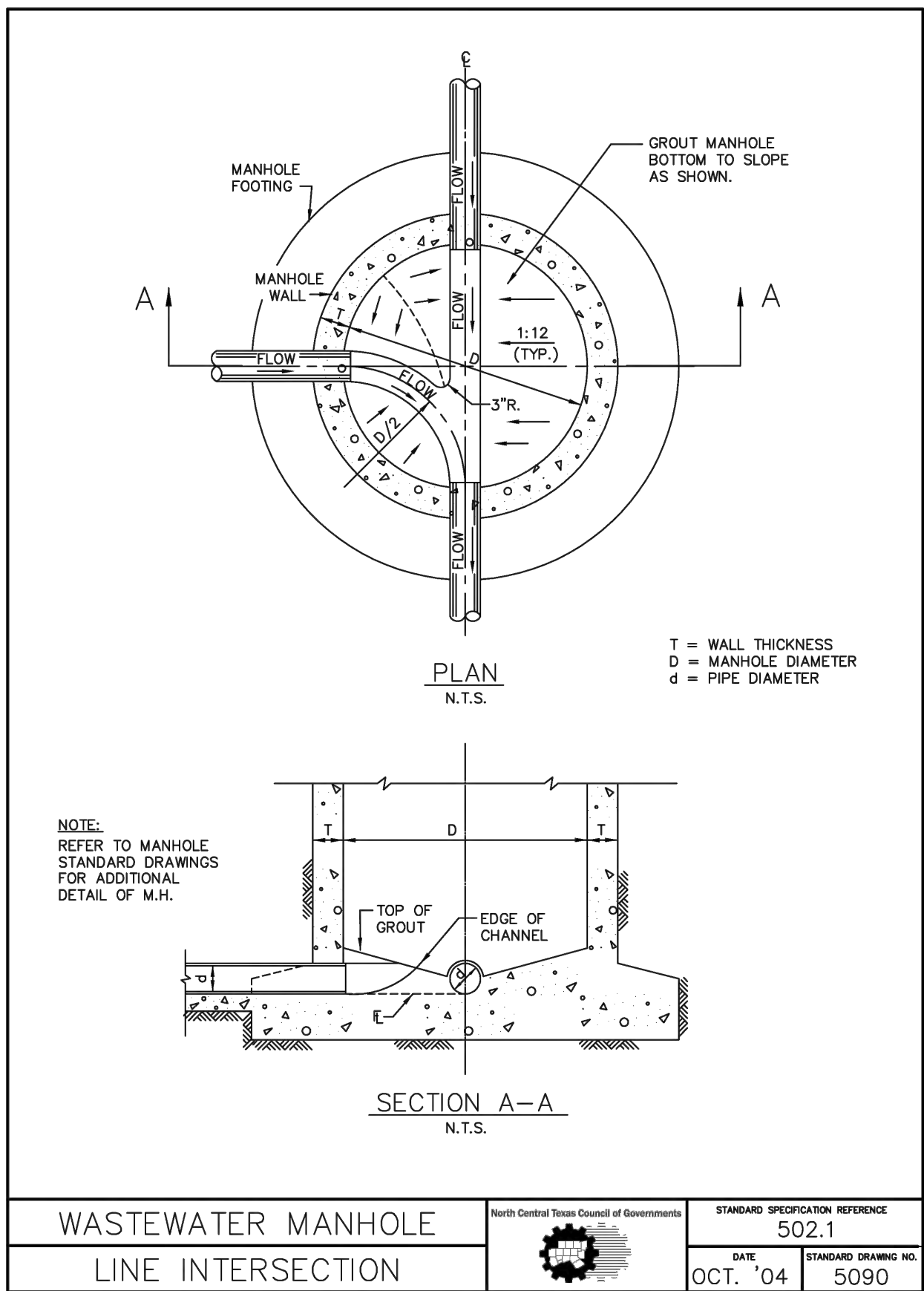
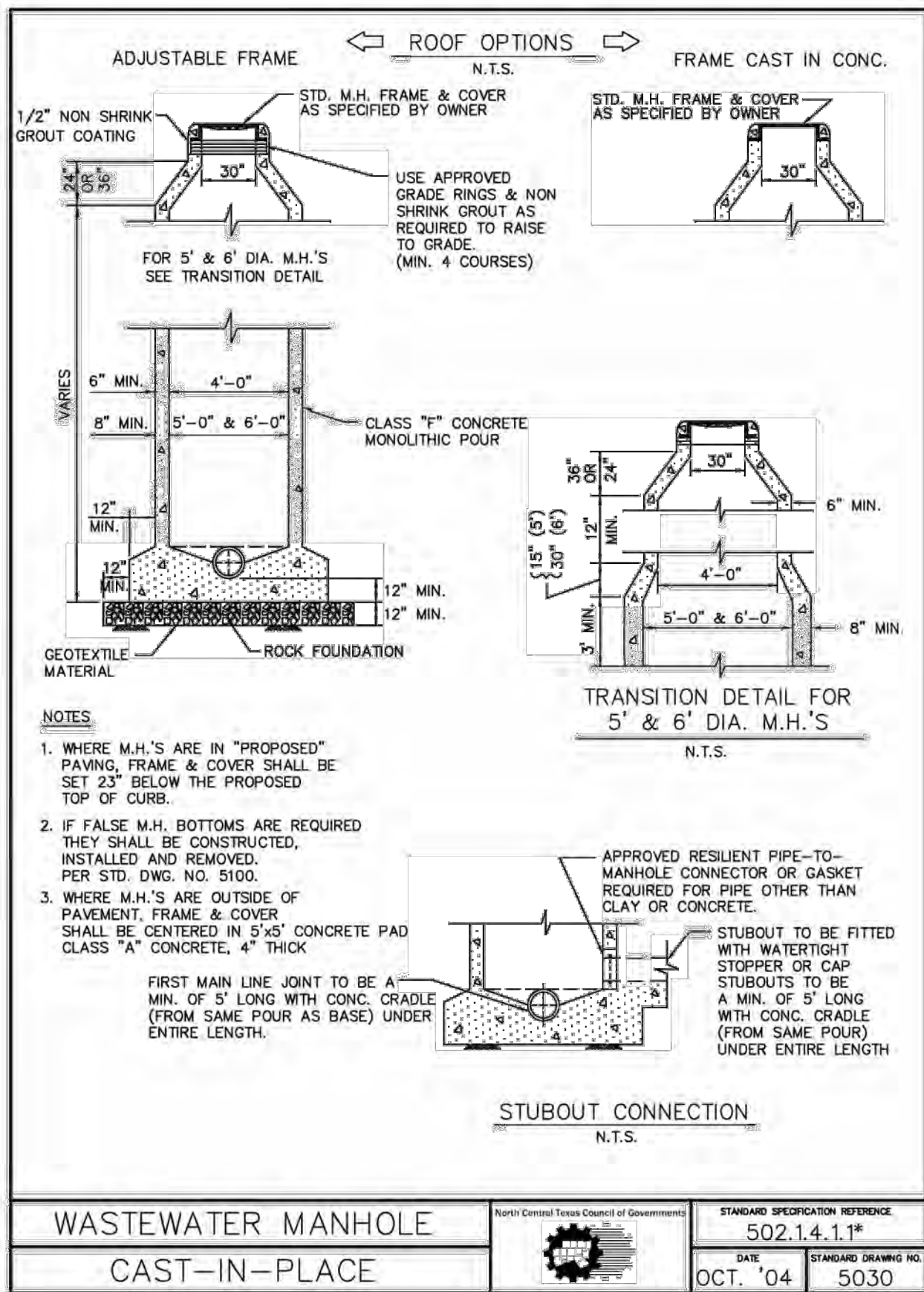
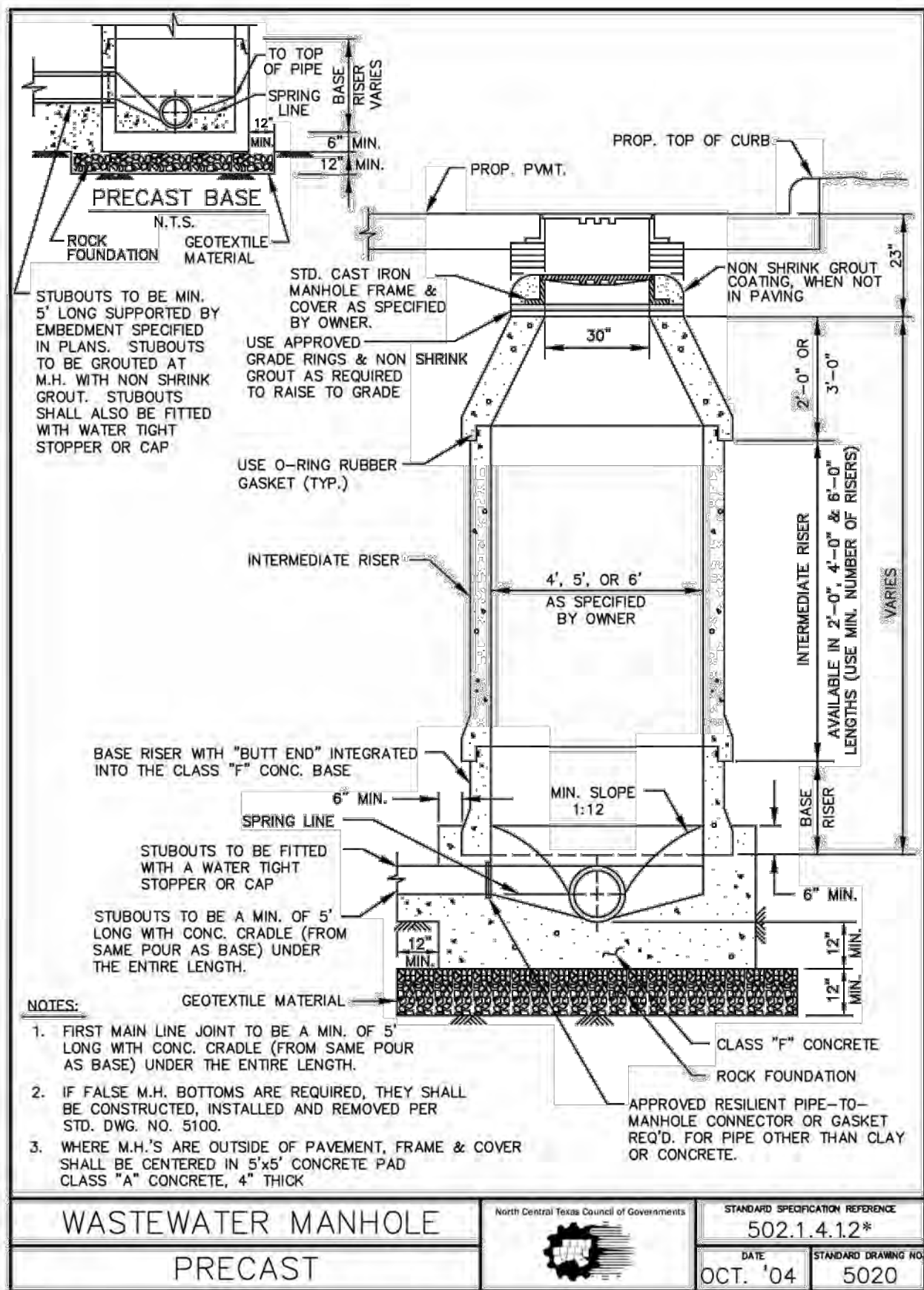
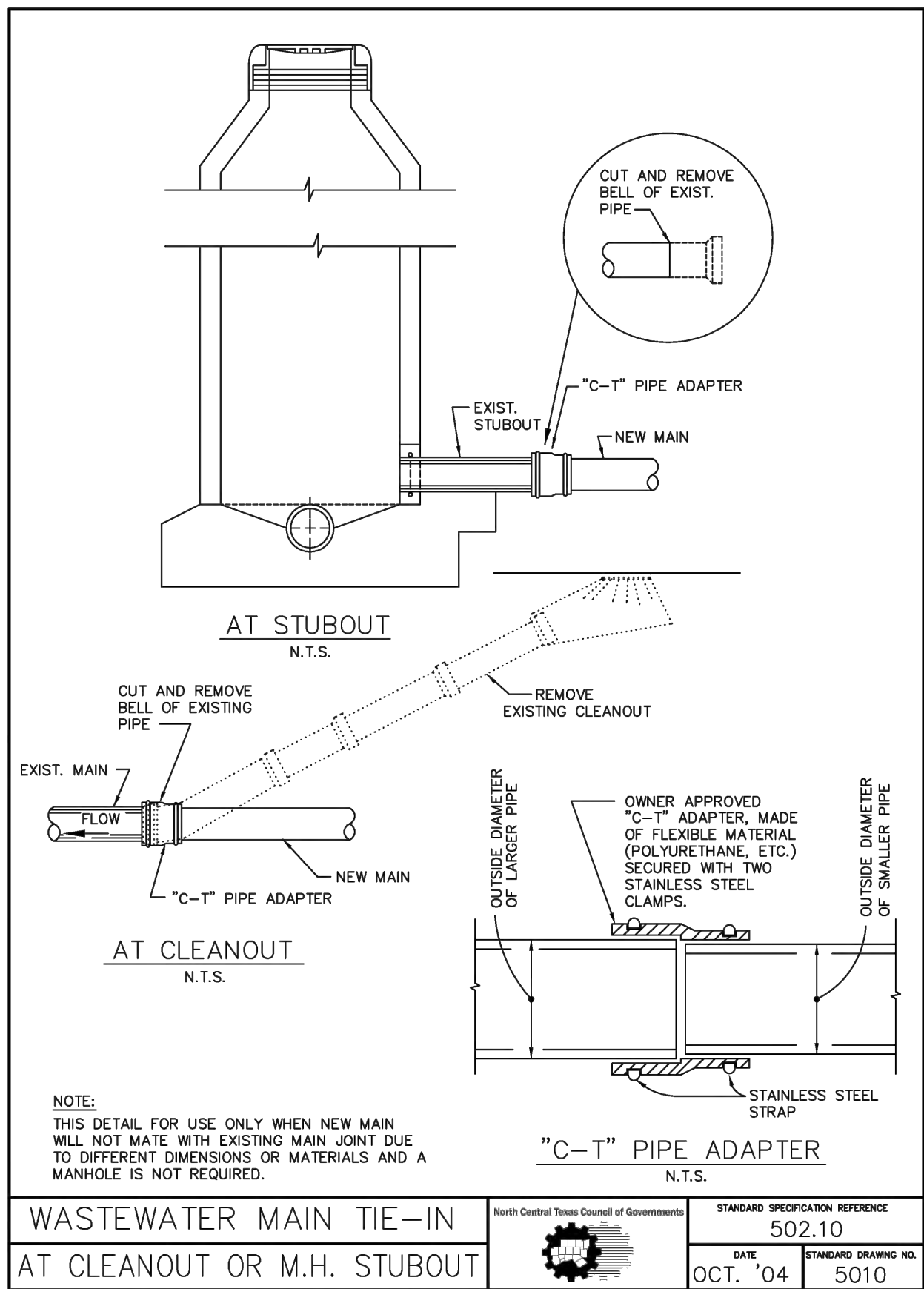
SHEET TITLE:

**CONSTRUCTION
DETAILS**

SHEET NUMBER:

C5.05

AUBREY INLET COVER SHALL BE
BASS & HAYS PART NO.
VRM30-LID97 AND VRM30-RING





BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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HIGH
MEADOWS**

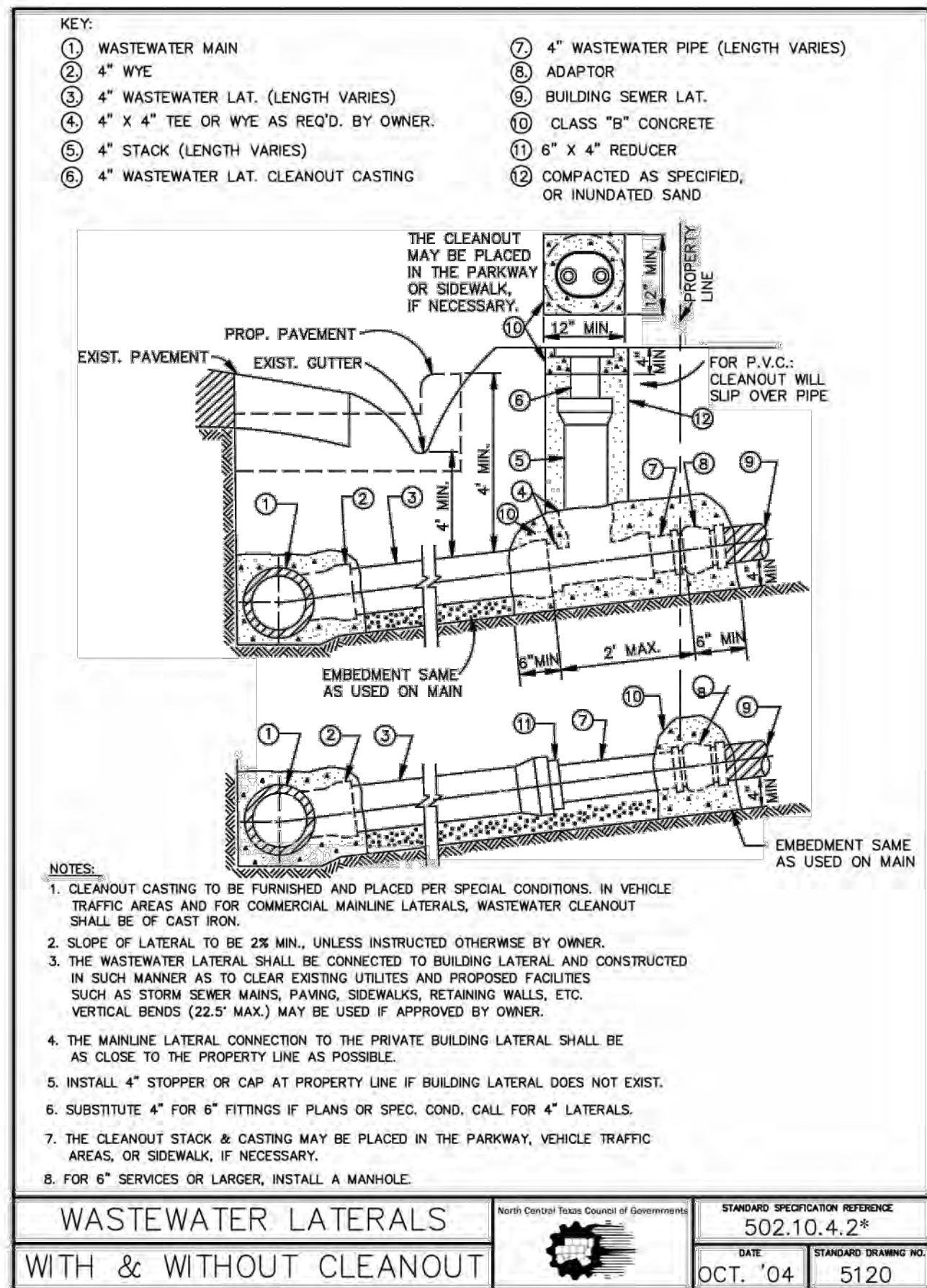
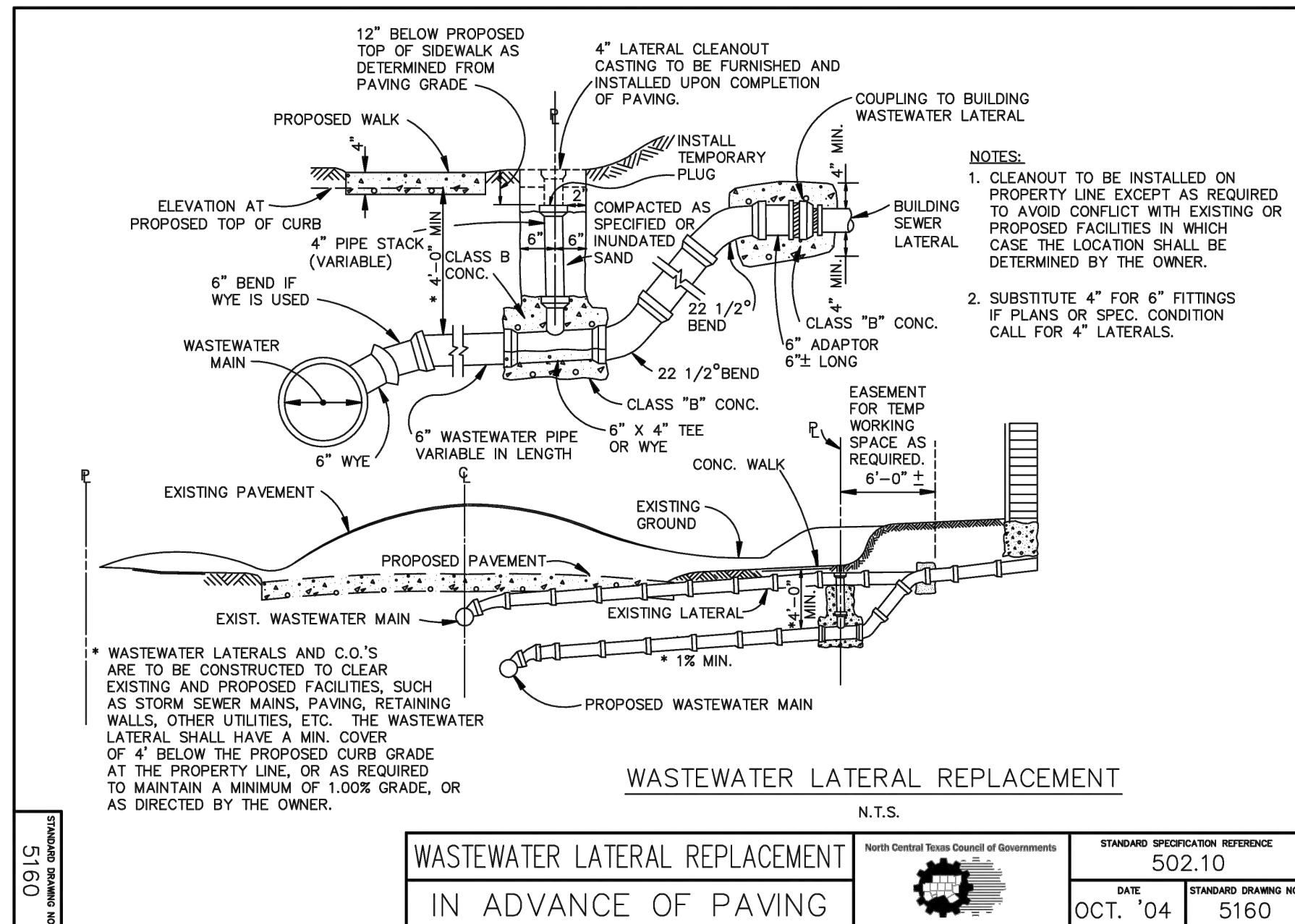
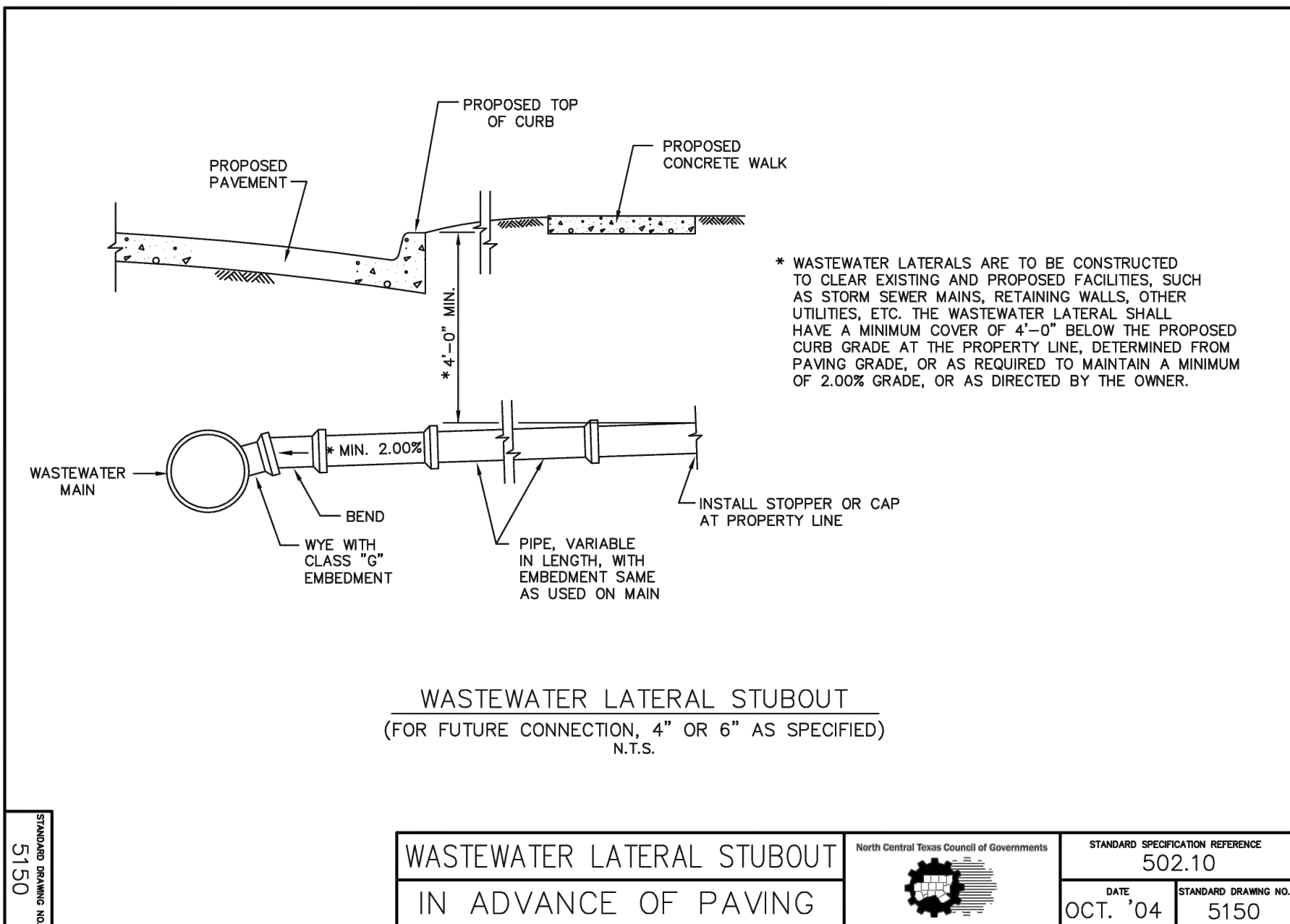
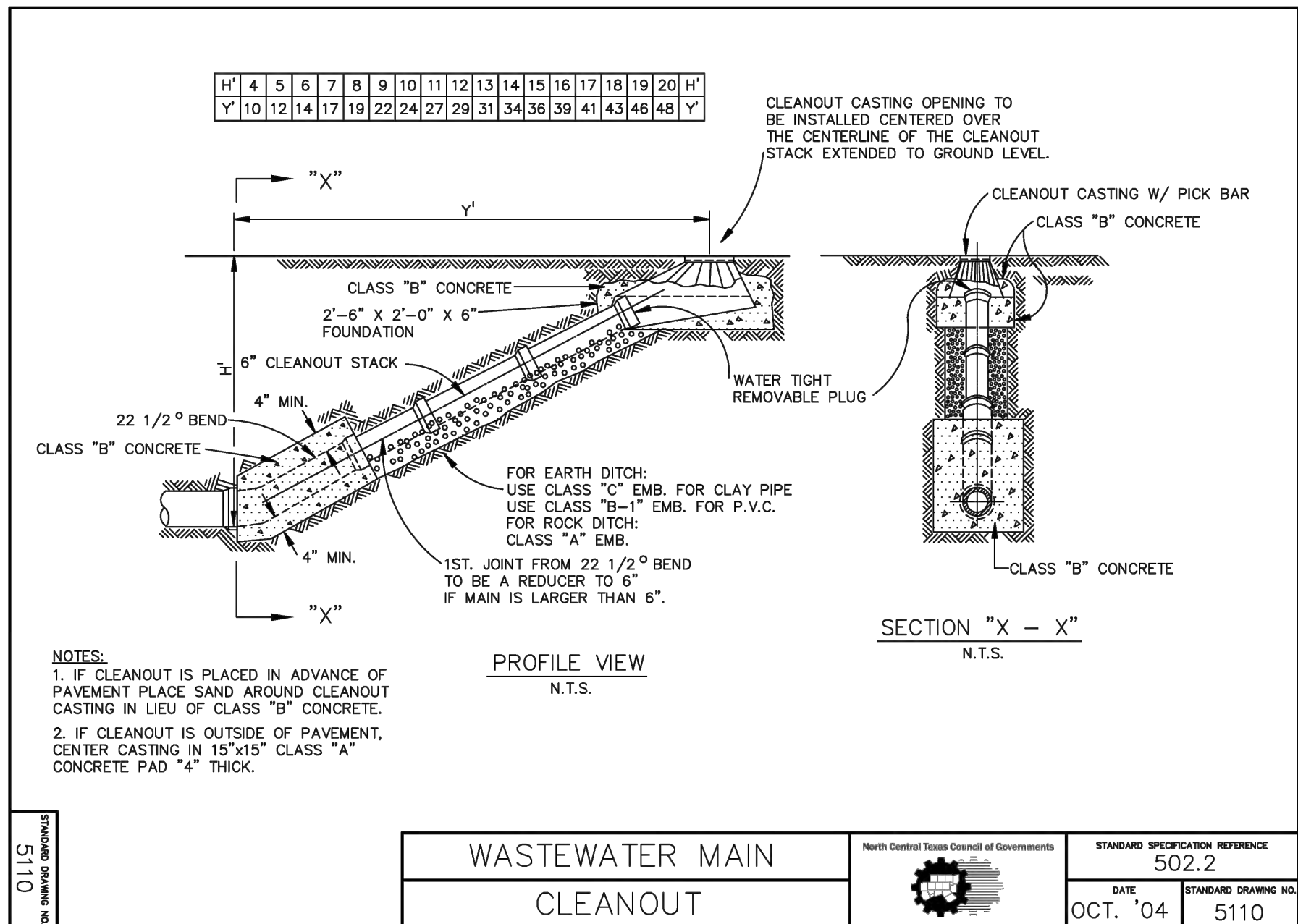
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

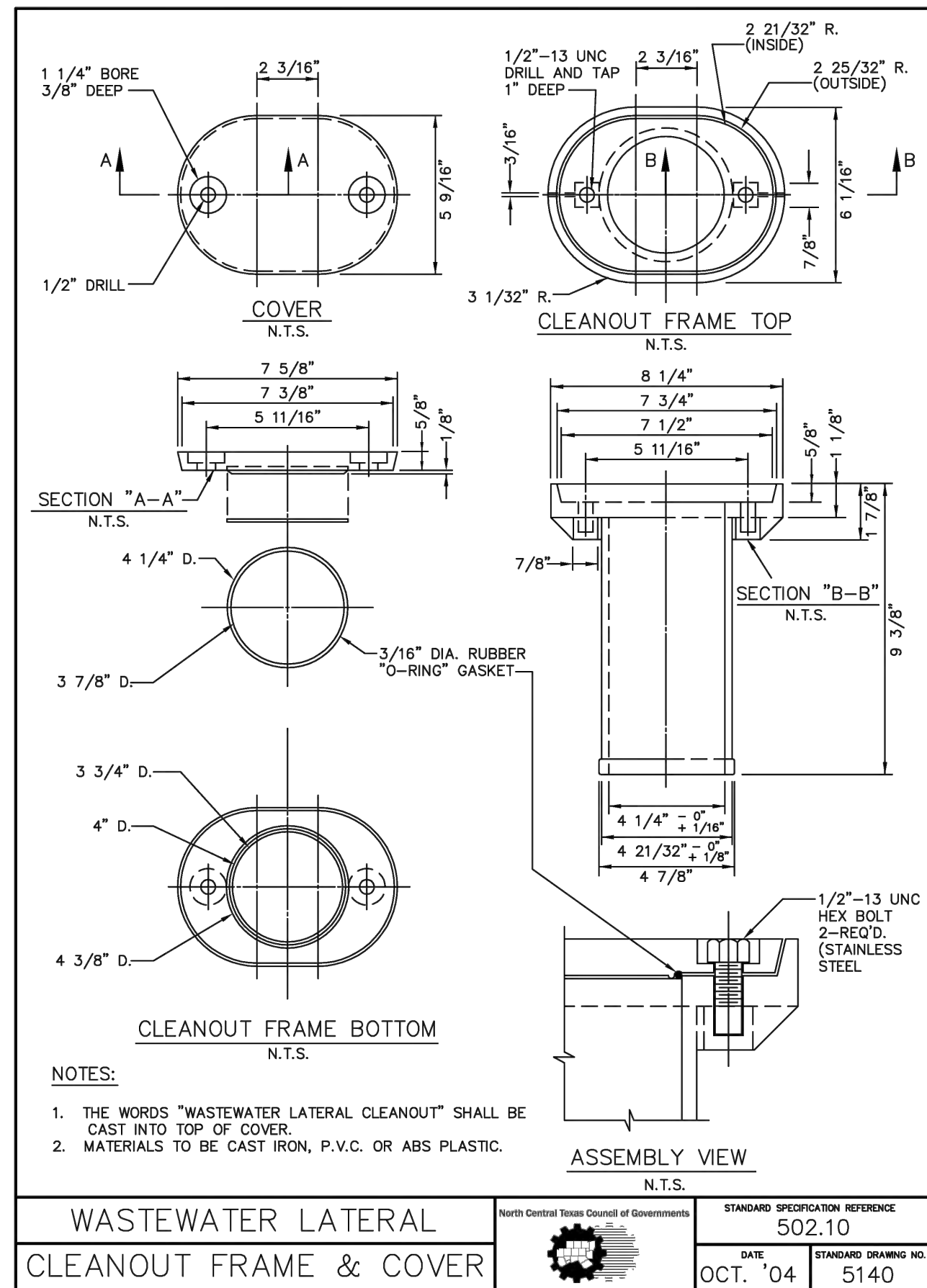
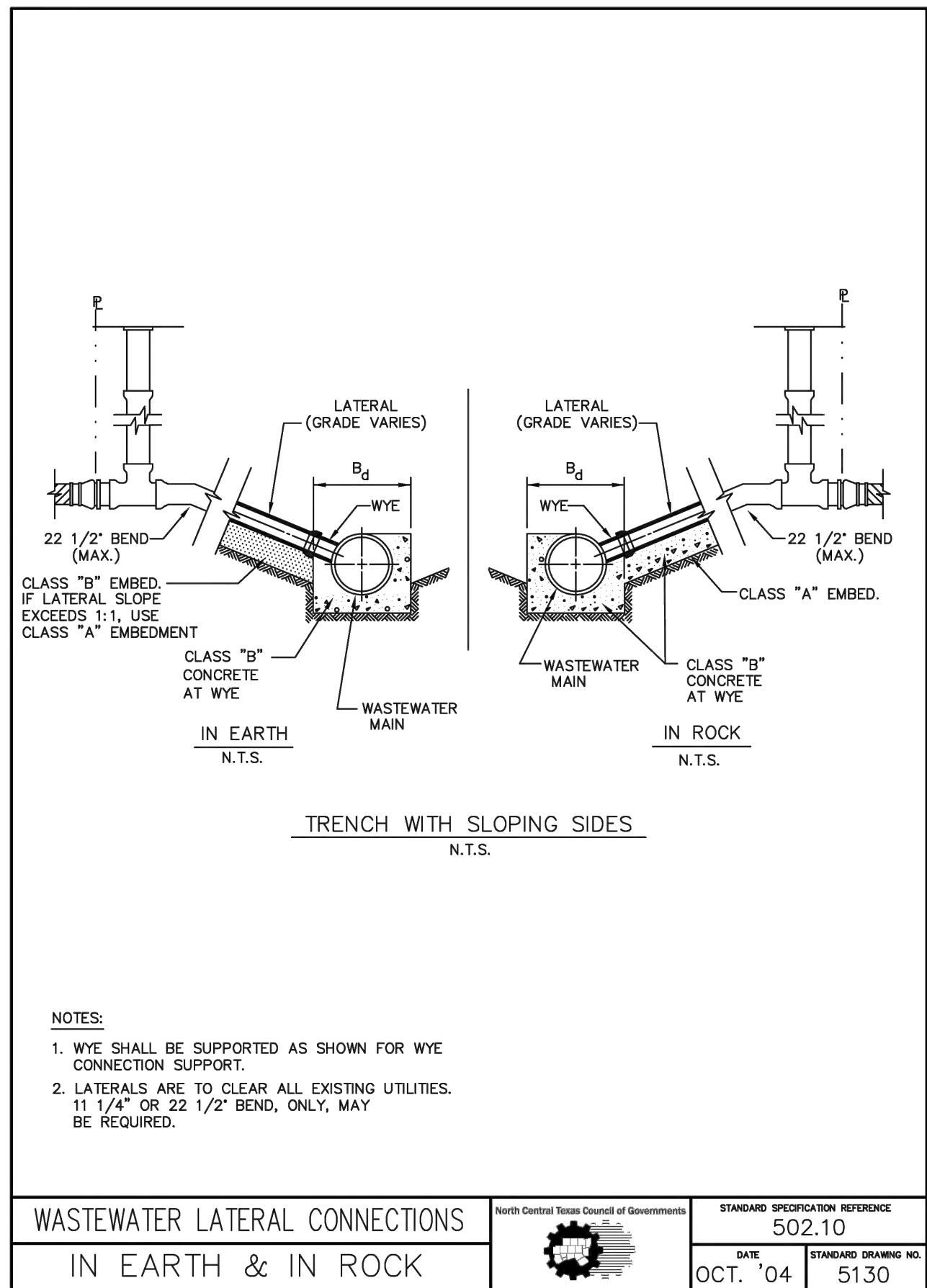
**CONSTRUCTION
DETAILS**

SHEET NUMBER:

C5.06

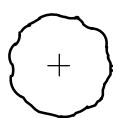
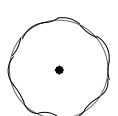
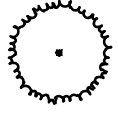
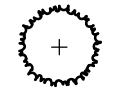
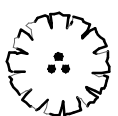
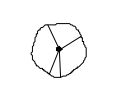
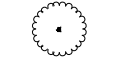


*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

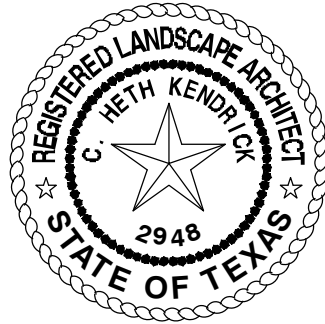




BUFFER TREES CANNOT BE PLANTED SOUTH OR WEST OF BUILDING DUE TO WATER LINE CONFLICTS. THIRTEEN (13) ADDITIONAL CANOPY TREES HAVE BEEN PLACED ON SITE IN ALTERNATE LOCATIONS TO BEST SATISFY THIS REQUIREMENT.

PLANT SCHEDULE											
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS	WATER USE	HARDINESS ZONES	SOIL TOLERANCES	SUN EXPOSURE
TREES											
	CER TXA	2	Cercis canadensis texensis / Texas Redbud	CONT.	3" CAL	10-12' HT.	Multi-stem trunk	Medium	4 - 9	Rocky, Clay, Silty, Sandy, Loamy, Organic, Alkaline	Part shade, Full sun
	QUE VIR	11	Quercus virginiana / Southern Live Oak	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Medium	8 - 10	Clay, Sandy, Loamy, Salty, Acidic, Neutral, Alkaline, Well-drained, Moist	Part shade, Full sun
	ULM CRA	13	Ulmus crassifolia / Cedar Elm	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Low - Medium	6 - 9	Clay, Silty, Sandy, Acidic, Neutral, Alkaline, Well-drained, Moist, Flooded	Part shade, Full sun
CANOPY TREES											
	TAX DIS	5	Taxodium distichum / Bald Cypress	CONT.	3" CAL	14-16' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Medium - High	4 - 11	Clay, Silty, Sandy, Organic, Salty, Acidic, Neutral, Dry, Moist, Flooded	Part shade, Full sun
ORNAMENTAL TREES											
	BUD BUV	4	Buddleia davidii / Butterfly Bush	CONT.	3" CAL	10-12' HT	MATCHING; 4' CLEAR HEIGHT				
	CHI LIB	3	Chilopsis linearis 'Bubba' / Bubba Desert Willow	CONT.	3" CAL	10-12' HT	MATCHING; 4' CLEAR HEIGHT	Very low - Medium	7 - 11	Rocky, Silty, Sandy, Loamy, Organic, Neutral, Alkaline, Well-drained, Dry, Moist	Part shade, Full sun
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS	WATER USE	HARDINESS ZONES	SOIL TOLERANCES	SUN EXPOSURE
SHRUBS											
	ABE GRA	91	Abelia x grandiflora / Glossy Abelia	5 GAL	As Shown	24-36"		Medium	5 - 9	Clay, Silty, Sandy, Alkaline, Well-drained, Moist	Shade, Part shade, Full sun
	ILE COB	67	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 GAL	As Shown	24-36"		Medium	7 - 9	Rocky, Clay, Silty, Sandy, Loamy, Acidic, Well-drained, Moist	Part shade, Full sun
	PER ATR	55	Perovskia atriplicifolia / Russian Sage	1 GAL	As Shown	18"		Low	4 - 10	Clay, Silty, Sandy, Well-drained, Dry	Part shade, Full sun
GRASSES											
	MUH CAP	146	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	As Shown	18-24"		Low - Medium	5 - 11	Rocky, Clay, Silty, Sandy, Organic, Salty, Well-drained, Moist	Part shade, Full sun
	PEN ALL	151	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL	As Shown	18"		Low	5 - 10	Rocky, Silty, Sandy, Loamy, Salty, Alkaline, Well-drained	Full sun
GROUND COVERS											
	SOD	11,457 sf	Cynodon dactylon 'Tif 419' / BERMUDA GRASS	SOD				Medium - High	6 - 10	Rocky, Clay, Sandy, Loamy, Acidic, Neutral, Alkaline, Well-drained, Dry, Moist	Full sun
	DEC GRA	528 sf	Decomposed Granite	-							

SEAL



NOT FOR
CONSTRUCTION

PROJECT

SHOPS AT HIGH MEADOW
AUBREY, TX
STONEBRIDGE PARCEL 903
LOT 11R, BLOCK A

LANDDESIGN PROJ.#

8523106

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.13.2023
	SITE PLAN SUBMITTAL	01.29.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: #####



SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

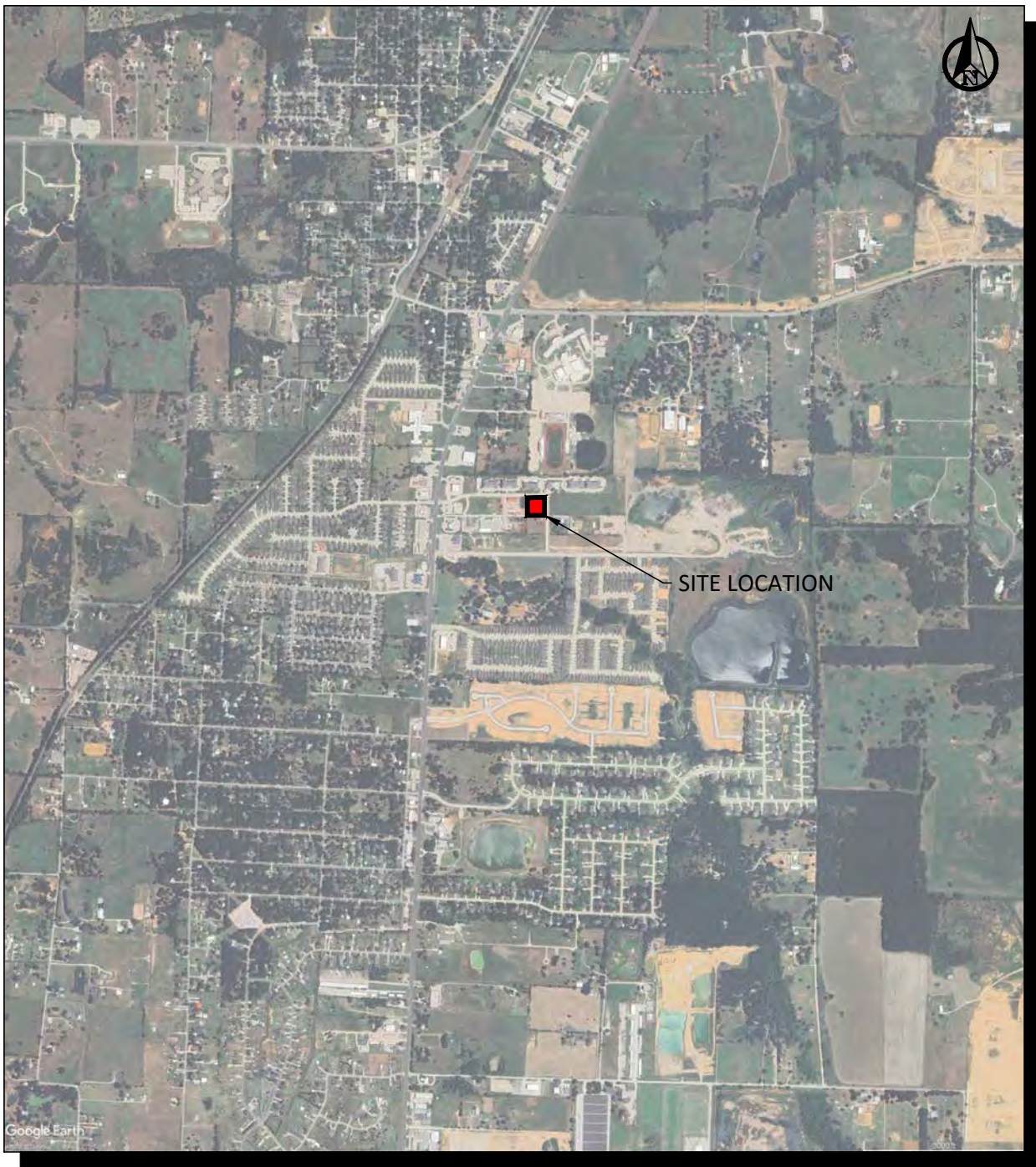
L1.02

PRIVATE CIVIL CONSTRUCTION PLANS
FOR
SHOP AT HIGH MEADOWS
AUBREY, TX
STONEBRIDGE PARCEL 903
LOT 11R, BLOCK A

SUBMITTAL LOG:

70% PLANS	12-04-2023
1st SITE PLAN SUBMITTAL	12-13-2023
2nd SITE PLAN SUBMITTAL	01-31-2024
3rd SITE PLAN SUBMITTAL	04-02-2024
4th SITE PLAN SUBMITTAL	05-15-2024
5th SITE PLAN SUBMITTAL	05-28-2024

CITY OF AUBREY
DENTON COUNTY, TEXAS



CIVIL SHEET INDEX:

C0.00	COVER SHEET
-	FINAL PLAT
C0.01	GENERAL NOTES
C0.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.00	SITE AND DIMENSION CONTROL PLAN
C1.01	PAVING PLAN
C1.02	EMERGENCY AND ACCESSIBLE ACCESS PLAN
C2.00	GRADING PLAN
C2.01	EXISTING DRAINAGE AREA MAP
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C2.02	PROPOSED DRAINAGE AREA MAP
C2.03	DRAINAGE PLAN
C3.00	UTILITY PLAN
C3.01	SANITARY SEWER PROFILES
C4.00	EROSION CONTROL PLAN
C5.00	CONSTRUCTION DETAILS
C5.01	CONSTRUCTION DETAILS
C5.02	CONSTRUCTION DETAILS
C5.03	CONSTRUCTION DETAILS
C5.04	CONSTRUCTION DETAILS
C5.05	CONSTRUCTION DETAILS
C5.06	CONSTRUCTION DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAIL

ANY LIGHTING
PLAN, MARKING
PLAN

ENGINEER
BEAR LAND COMPANY
MCKINNEY, TX 75069
TBPE FIRM #F-22218

OWNER
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

ARCHITECT
JAW ARCHITECTS, INC.
6115 CAMP BOWIE BLVD.,
SUITE 200
FORT WORTH, TX 76116

LANDSCAPE ARCHITECT
LAND DESIGN, INC.
5301 ALPHA RD., #24,
DALLAS, TX 75240

BHC Second Review
06-03-2024

Second review of the Shops at High Meadows submittal. Our review is for general compliance with the City of Aubrey development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

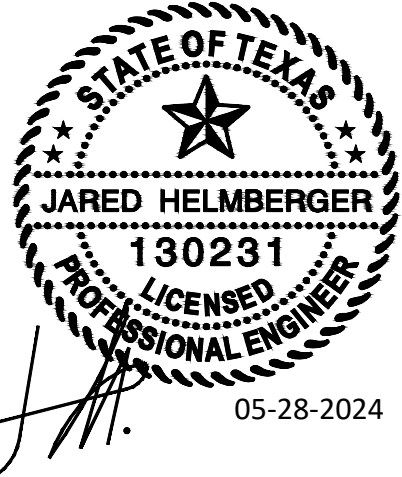
Andrew Mata Jr., P.E.
James Jacobs, E.I.T

MAY 28, 2024



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



Jared Helmsberger
Professional Engineer
05-28-2024

REVISION(S):

DATE:

PROJECT BENCHMARKS:

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N: 7156538.32
E: 2432354.00
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Elev: 673.14'
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(As provided by TOPOGRAPHIC)



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10553 BARTLETT DRIVE
FRISCO, TX 75035

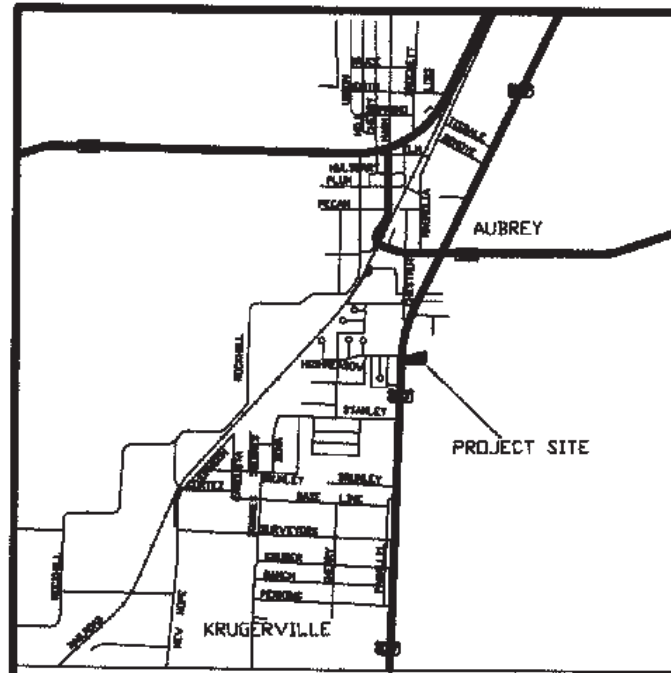
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C0.00

BEAR LAND COMPANY



VICINITY MAP

SCALE 1"= 1000'

TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE
N 7,156,284.0
E 2,433,966.7
COORDINATES FOR MAPPING PURPOSES

GENERAL NOTES:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "Y", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265 G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
3. 2 LOTS FOR COMMERCIAL USE.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. 1/2 INCH IRON PINS SET AT ALL INTERIOR LOT CORNERS WITH YELLOW PLASTIC CAP STAMPED "METROPLEX SURVEYING 10023300".

SURVEYORS CERTIFICATE

THAT I, BRAD G. SHELTON DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION OF THE PROPERTY DESCRIBED HEREON AND THAT THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF AUBREY, TEXAS

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

LEGEND

- 7/8" = FOUND IRON PIN
1/2" = SET IRON PIN
C = CENTERLINE
FENCE =
POWER POLE =
FIRE HYDRANT =
WATER VALVE =
HANDICAP RAMP =
SANITARY SEWER MANHOLE =
CONCRETE =
GAS LINE =
WATER LINE =
SEWER LINE =
POWER LINE =
ODD CULS =
U.G. = UNDER GROUND



CALL AT LEAST 48 HOURS BEFORE DIGGING
AS OF OCTOBER 1, 1998, IT IS TEXAS STATE LAW THAT YOU CONTACT A ONE-CALL SYSTEM BEFORE EXCAVATING!
ONE-CALL SYSTEMS OF TEXAS DIS TESS LONE STAR NOTIFICATION TEXAS ONE-CALL
1-800-545-6200 1-800-344-8377 1-800-869-8344 1-800-245-6545
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AN AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES, OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.

LINE TABLE			CURVE TABLE		
1.	S33°19'15"E	17.14'	C1	Radius:	50.00'
2.	N22°35'36"E	18.42'		Delta:	180°00'02"
				Length:	157.08'
				Chords:	N59°31'57"W
					100.00'
			C2	Radius:	50.00'
				Delta:	26°07'22"
				Length:	22.80'
				Chords:	S43°31'42"E
					22.60'
			C3	Radius:	50.00'
				Delta:	83°37'08"
				Length:	22.97'
				Chords:	N81°36'09"E
					66.67'
			C4	Radius:	50.00'
				Delta:	70°15'33"
				Length:	61.31'
				Chords:	S04°38'42"W
					57.54'

APPROVED AND ACCEPTED:
Guadalupe Mayor
MAYOR
CITY OF AUBREY, TEXAS
THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF LOT 4R1 AND LOT 4R2, BLOCK A, THE GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL ON THE 26th DAY OF June, 2020, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HER NAME AS HEREIN ABOVE.
ATTEST THIS 5th DAY OF November, 2020.
[Signature]
CITY SECRETARY
CITY OF AUBREY, TEXAS

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS WE, GARLAND WILSON AND TERRI WILSON, ARE THE OWNERS OF AN 8.002 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK A, GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, AS SHOWN BY THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2014-47, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, ON THE WEST LINE OF A CALLED 53.5485 ACRE TRACT, AS DESCRIBED IN A DEED TO WELDON WILSON, RECORDED UNDER DOCUMENT NUMBER 2009-248, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING THE NORTHEAST CORNER OF A CALLED 7.35 ACRE TRACT AS DESCRIBED IN A DEED TO THE BRIDGE ENRICHMENT AND LEARNING CENTER, LLC, RECORDED UNDER DOCUMENT NUMBER 2017-79828, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;
THENCE SOUTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID THE BRIDGE ENRICHMENT AND LEARNING CENTER, LLC, TRACT, A DISTANCE OF 1219.14 FEET TO A FOUND 1/2" IRON PIN WITH A PLASTIC CAP MARKED MSI, AT THE SOUTHWEST CORNER OF SAID LOT 4, BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK A, OF SAID GARLAND WILSON ADDITION;
THENCE NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 217.65 FEET TO A FOUND 1/2" IRON PIN WITH A PLASTIC CAP MARKED KAZ, AT THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 4, BEING THE NORTH EAST CORNER OF SAID LOT 3, SAID PIN ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, (A 50.0' RIGHT-OF-WAY);
THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF HIGHMEADOW DRIVE A DISTANCE OF 201.65 TO A SET 1/2" IRON PIN WITH A PLASTIC CAP MARKED METROPLEX SURVEYING, AT THE BEGINNING OF A CURVE TO THE LEFT;
THENCE AROUND SAID CURVE TO THE LEFT, CONTINUING WITH THE NORTH LINE OF SAID LOT 4 AND THE RIGHT-OF-WAY LINE OF HIGHMEADOW DRIVE, HAVING A CENTRAL ANGLE OF 180 DEGREES 00 MINUTES 02 SECONDS, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 157.08 FEET AND A CHORD WHICH BEARS NORTH 59 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 100.00 TO AN X CUT IN CONCRETE, AT A NORTHWEST CORNER OF SAID LOT 4, BEING THE EASTERNMOST SOUTHWEST CORNER OF SAID LOT 6, BLOCK A, OF SAID GARLAND WILSON ADDITION;
THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID LOT 4 AND SAID LOT 6, A DISTANCE OF 768.82 FEET TO A FOUND 1/2" IRON PIN WITH A PLASTIC CAP MARKED MSI, AT AN INNER EL CORNER OF SAID LOT 4, BEING THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE NORTH 00 DEGREES 03 MINUTES 31 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID LOT 4 AND SAID LOT 6, A DISTANCE OF 220.90 FEET TO A SET 1/2" IRON PIN WITH A PLASTIC CAP MARKED METROPLEX SURVEYING, AT THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 4, BEING THE NORTHEAST CORNER OF SAID LOT 6, BLOCK A, OF SAID GARLAND WILSON ADDITION, SAID PIN ALSO BEING ON THE SOUTH LINE OF A CALLED 25.018 ACRE TRACT DESCRIBED IN A DEED TO STEVEN KENLEY AND KRISTIN KENLEY, RECORDED UNDER DOCUMENT NUMBER 2013-605, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 23 MINUTES 05 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF SAID KENLEY TRACT, A DISTANCE OF 164.54 FEET TO A SET 1/2" IRON PIN WITH A PLASTIC CAP MARKED METROPLEX SURVEYING, AT THE NORTHEAST CORNER OF SAID LOT 4, BEING THE NORTHWEST CORNER OF SAID CALLED 53.5485 ACRE WILSON TRACT;
THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID CALLED 53.5485 ACRE WILSON TRACT, A DISTANCE OF 491.79 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 8.002 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, GARLAND WILSON AND TERRI WILSON DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, GARLAND WILSON ADDITION, AN ADDITION TO THE CITY OF AUBREY, DENTON COUNTY, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE, FOREVER THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY: GARLAND WILSON, OWNER
BY: TERRI WILSON, OWNER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, GARLAND WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF October, 2020.

Pamela M. Franklin
NOTARY PUBLIC, STATE OF TEXAS
PAMELA M. FRANKLIN
Notary Public, State of Texas
Comm. Expires 08-24-2024
Notary ID: 129100821

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, TERRI WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY THEREIN STATED:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF October, 2020.

Pamela M. Franklin
NOTARY PUBLIC, STATE OF TEXAS
PAMELA M. FRANKLIN
Notary Public, State of Texas
Comm. Expires 08-24-2024
Notary ID: 129100821

REPLAT
OF
LOT 4, BLOCK A
BEING
LOTS 4R1 THROUGH 4R2,
BLOCK A,
GARLAND WILSON ADDITION
BEING 8.002 ACRES IN THE
FRANCISCO TREVINO SURVEY,
ABSTRACT NO. 1243,
CITY OF AUBREY,
DENTON COUNTY, TEXAS.

FIRM NO. 10023300

Filed for Record
in the Official Records Of:
Denton County
On: 11/6/2020 3:14:51 PM
in the PLAT Records
GARLAND WILSON ADDN
Doc Number: 2020-387
Number of Pages: 1
Amount: \$0.00
Order#: 20201106000628
By: CB

DATE	6/24/2020	ADDED WATER LINE AND UTILITY EASEMENT AND UPDATED PLAT TITLE	DWN.	RLG	SCALE	1"=60'	DATE	06/15/20	BY:	CKD.	BGS	OWNER: GARLAND & TERRI WILSON 1904 BLACKJACK ROAD WEST AUBREY, TEXAS 76227 (940) 365-0800	ENGINEER: GREG EDWARDS GREG EDWARDS ENGINEERING SERVICES INC. 1621 AMANDA CT. PONDER, TEXAS 76259 (940) 482-2907	SURVEYOR: BRAD G SHELTON METROPLEX SURVEYING INC. 223 W. HICKORY ST. DENTON, TEXAS 76201 (940) 387-0506	SHEET OF 1 JOB No. 38060
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GENERAL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARD DETAILS AND SPECIFICATIONS, CONSTRUCTION PLANS INCLUDED IN THIS PLAN SET, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST.
2. IN INSTANCES WHERE THE GOVERNING MUNICIPALITY STANDARDS OR NOTES CONFLICT WITH THESE PLANS, THE MOST RESTRICTIVE STANDARDS SHALL APPLY.
3. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE DEVELOPMENT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND GENERAL NOTES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS AS THE PROJECT SURVEYOR.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS SHOWN ON THESE PLANS REPRESENT THE EXISTING FIELD CONDITIONS ON-SITE, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL CONTROL, PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF PROPOSED IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL. BENCHMARKS PROVIDED FROM THE PROJECT SURVEYOR SHALL BE HELD AS THE VERTICAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, OWNER, DEVELOPER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, OWNER, AND IF APPLICABLE THE CITY. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE ARCHITECT, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE ITEM IN QUESTION.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. ARCHITECT, ENGINEER, AND OWNER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, SO THE UTILITY COMPANIES CAN LOCATE ANY EXISTING FACILITIES.
13. CONTRACTOR SHALL LOCATE TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND RECORDS. THEY ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, ELECTRIC COMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND UTILITY LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM UTILITY LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE.
29. THE SCOPE OF WORK FOR THE CITY IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5- FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5- FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATING WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING FROM THE CONTRACTORS' SOLE NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING ITEMS THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AND DEBRIS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THAT STATE. TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SHERL HEALON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHAL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, IMPLEMENTATION AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE (LAND DISTURBANCE).
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL

NOTIFY THE ENGINEER.

11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO PREVENT EROSION AND SEDIMENTATION FROM THE DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMP'S FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY OR PROTECTIVE MEASURES THAT ARE NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCLOSING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMP'S, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP. IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE 35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE SEDIMENT SHALL BE WASHED DOWN OR REPLACED. RUNNING OFF OF SEDIMENT FROM THE CONSTRUCTION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER GRASSING STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREGDED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL GOVERNING BODIES AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO THE GOVERNING BODY AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MSA (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE GOVERNING BODY AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OR OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOI SHALL BE PROVIDED TO THE OPERATOR OF ANY MSA RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY IDENTIFIES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB OR LANE, THE HEIGHT OF THE CURB OR LANE PAVING DIRECTLY FROM CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE. CONTRACTOR SHALL TAKE INTO ACCOUNT THE HEIGHT OF LANDSCAPING SEEDING WHILE GRADING THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTLY TOWARDS THE BUILDINGS.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADING CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY 2 REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAN FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5- FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATIONS IN THE BUILDING PAD.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.

26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WITH THE OWNERS APPROVAL.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRE LANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
8. CURB RAMPING SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
10. ALL PRIVATE (OUTSIDE OF PUBLIC RIGHT-OF-WAY) ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRE LANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READABLE FROM EITHER DIRECTION OF TRAVEL.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
25. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BORDERS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRADE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
10. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20- FEET OR IS LESS THAN 2- FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL.
11. PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
9. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
10. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS; FOLLOWING ANY CITY AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.

13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER SERVICE LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9- FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9- FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9- FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
 - a. ALL UTILITY WATER LINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
 - b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 12 MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): _____ DATE: _____

PROJECT BENCHMARKS:

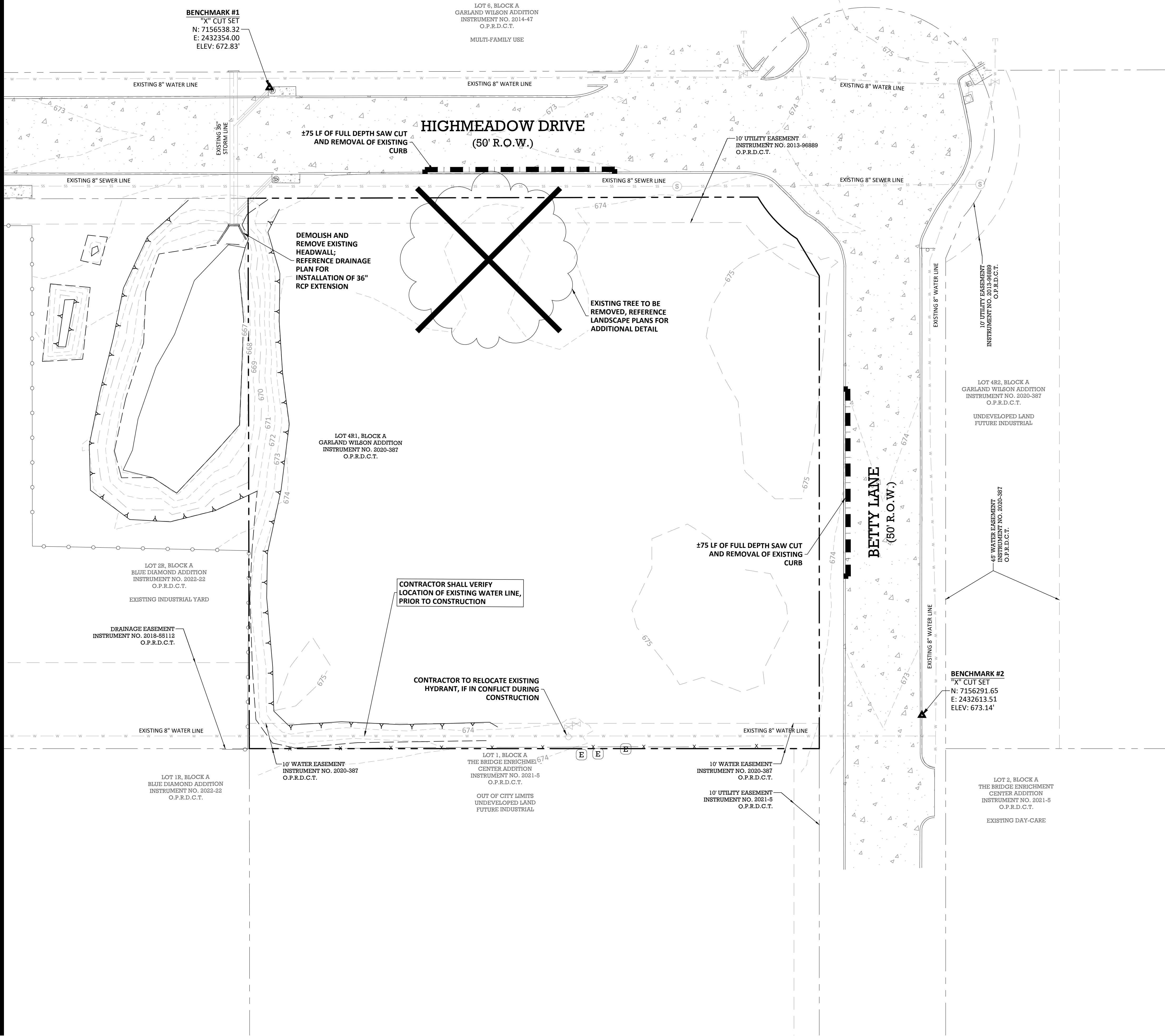
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E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR	---
EXISTING OHE	---
WATER	---
SANITARY SEWER	---
STORM	---

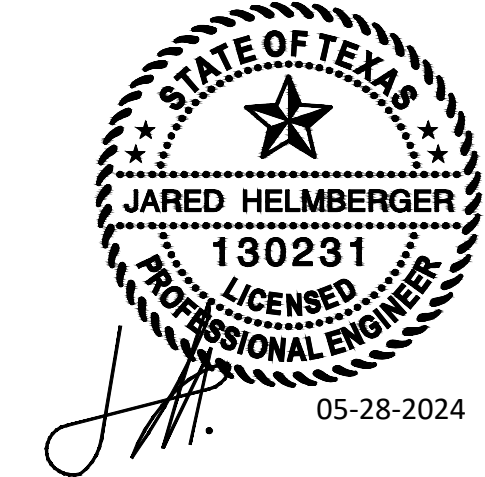
DEMOLITION NOTES

- ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. ADDITIONAL DEMOLITION MAYBE REQUIRED BY THE OWNER AND SHOULD BE CONFIRMED BY THE CONTRACTOR.
- THIS PLAN WAS PREPARED BASED ON A SURVEY AND RECORD DRAWING INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO BE CONFIRMED BY THE OWNER.
- THE OBJECTIVE OF THE DEMOLITION PLAN IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE DEVELOPMENT. REMOVAL, PRESERVATION OR ADJUSTMENT OF EXISTING UTILITIES OR STRUCTURES ARE TO BE ACCOMPLISHED BY THE CONTRACTOR.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
- ALL ELEVATIONS DEPICTED ARE TOP OF SURFACE, UNLESS OTHERWISE NOTED.
- CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED GRADE.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):	DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)

Know what's below.
Call before you dig.

PROJECT INFORMATION:

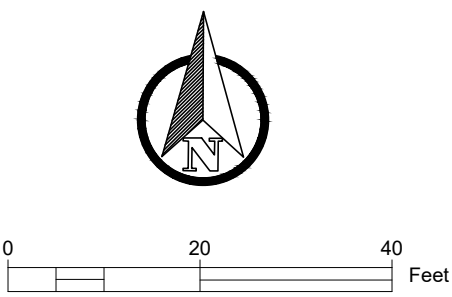
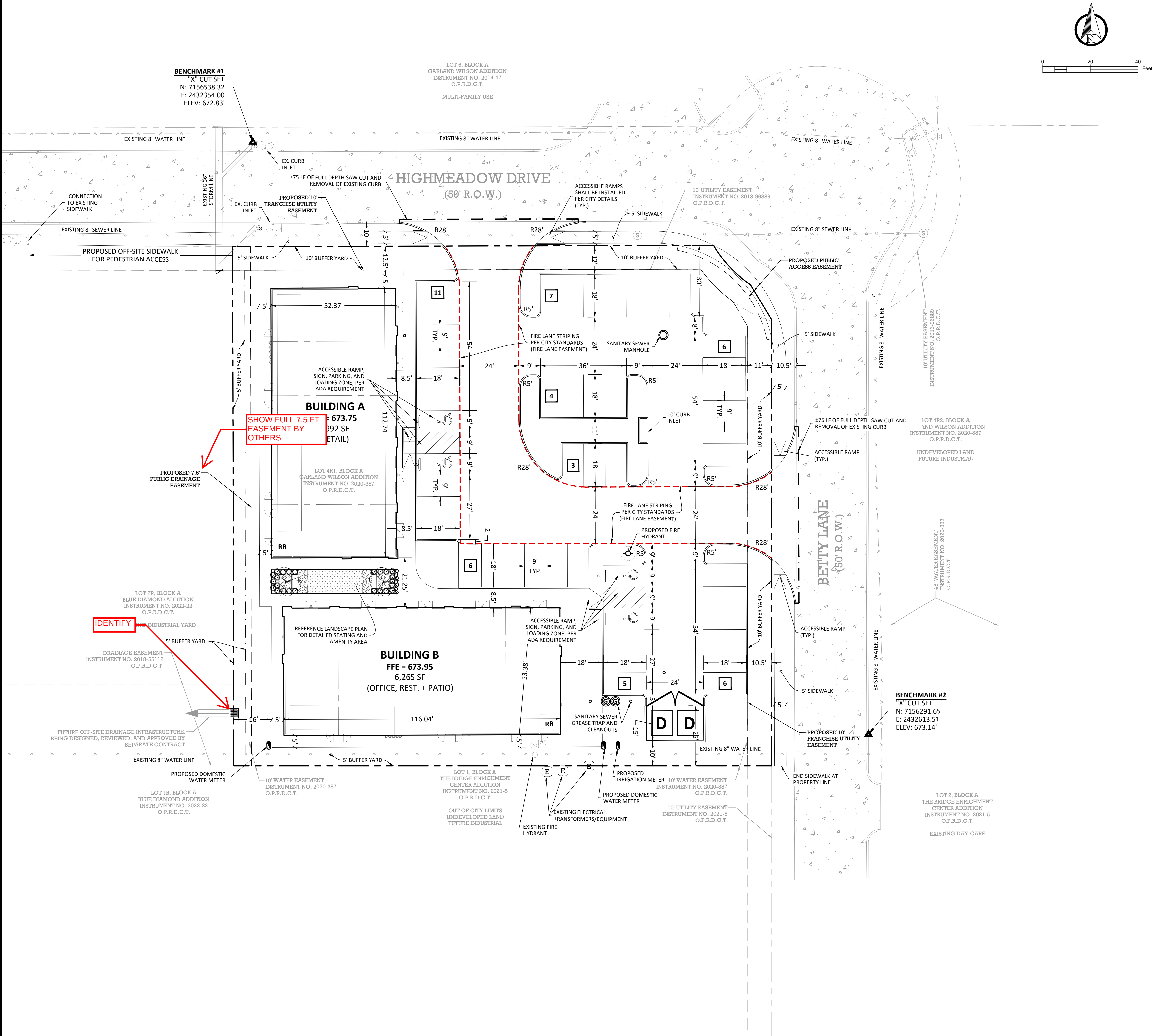
**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

SHEET NUMBER:
C0.02

BEAR LAND COMPANY



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING OHE	CHU CHU CHU
EXISTING WATER	W W W
EXISTING SANITARY SEWER	SS SS SS SS SS
EXISTING STORM	---
PROPOSED WATER	W W
PROPOSED SANITARY SEWER	SS SS SS SS SS
PROPOSED STORM	---
PROPOSED RETAINING WALL	=====

SITE NOTES

- SITE SHALL ADHERE TO ALL CITY OF AUBREY ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- SITE INFORMATION SHOWN IS ESTIMATED BASED ON SURVEY DATA AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, PRIOR TO COMMENCING WORK. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
- ADA PARKING SPACES, MARKINGS, SIGNS, AND GRADING SHALL CONFORM TO ALL ADA PRACTICES AND STANDARDS. CONTRACTOR TO CONSTRUCT ALL ADA FACILITIES TO LOCALLY APPROVED ADA GUIDELINES.
- ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATION ARE ONLY SHOWN FOR REFERENCE.
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR-CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.

SITE DATA TABLE

LOT SIZE (AC/SF)	1.121 AC / 48,824 SF
EXISTING ZONING	SC - SHOPPING CENTER
OCCUPANCY TYPE	A2, A3, B, M
PROPOSED USE	SHOPPING CENTER
BUILDING AREA	12,257 SF
BUILDING HEIGHT	24 FT / 29 FT
LOT COVERAGE	0.25
FLOOR AREA RATIO	0.25
IMPERVIOUS AREA	39,374 SF
IMPERVIOUS AREA COVERAGE	81.3%
PERVIOUS AREA COVERAGE	18.7%
REQUIRED PARKING RATIO (SC)	3 SPACES PER 1000 SF
REQUIRED PARKING RATIO (REST.)	1 SPACES PER 3 SEATS
TOTAL REQUIRED PARKING	27 (SC) + 21 (REST.) = 48
PROVIDED PARKING COUNT	48 SPACES
ADA ACCESSIBLE PARKING SPACES	4 SPACES

CITY FIRE NOTATIONS

- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 2-6 FEET FROM THE BACK OF THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED WITHIN A TURNING RADIUS.
- ALL FIRE LANES, STRIPED PER CITY STANDARDS, AND HYDRANTS SHALL BE COMPLETED AND IN WORKING ORDER PRIOR TO VERTICAL CONSTRUCTION.
- A 5' CLEAR PATH SHALL BE MAINTAINED BETWEEN THE FDC AND THE FIRE LANE.
- WALL MOUNTED FDC'S SHALL BE NO FURTHER THAN 30' FROM THE FIRE LANE.
- FDC'S SHALL BE WITHIN 100', AS THE HOSE LAYS, OF A FIRE HYDRANT.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

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E: 2432354.00
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Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

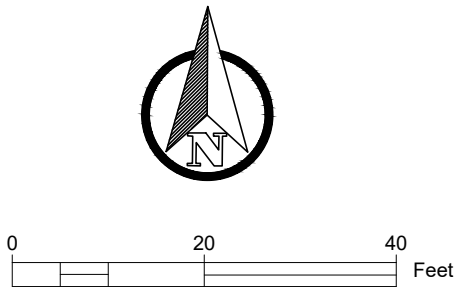
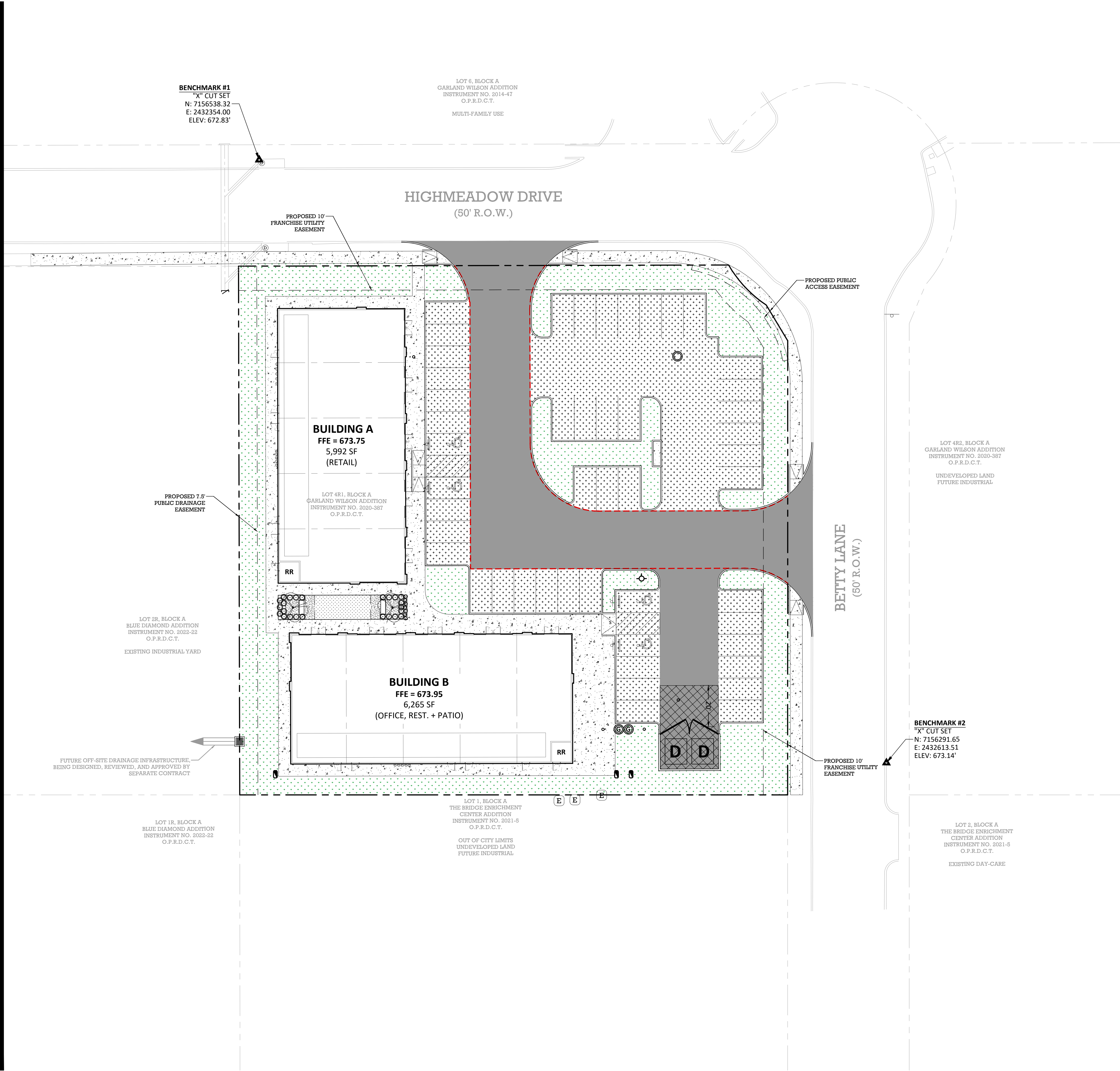
SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
SITE AND
DIMENSION
CONTROL PLAN

SHEET NUMBER:

C1.00



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE

5" STANDARD DUTY PAVEMENT
6" FIRE LANE PAVEMENT
7" DUMPSTER PAVEMENT
4" SIDEWALK PAVEMENT
GRASS/OPEN SPACE

PAVEMENT NOTES

- REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
- DETAILS ARE PROVIDED FOR CONVENIENCE ONLY, WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT (**G232758**) BY ALPHA TESTING, DATED OCTOBER 23RD, 2023 FOR ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS.
- FIRE LANE PAVEMENT SHALL ADHERE TO CITY OF AUBREY STANDARDS.
- CITY OF AUBREY SIDEWALK DETAIL IS PROVIDED IN THE CONSTRUCTION DETAILS, FOR REFERENCE. CONTRACTOR SHALL PROVIDE APPROVED EQUIVALENT, IF DESIRED.

6.6.2 Portland Cement Concrete (PCC) Pavement

Following subgrade preparation as recommended in Section 6.6.1, the following PCC (reinforced) pavement sections are recommended in Table C.

TABLE C Recommended PCC Pavement Sections		
Paving Areas and/or Type	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted; 6	5
Drive Lanes, Fire Lanes, Areas Subject to Light Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	6
Dumpster Traffic Areas, Areas Subject to Moderate Volume Truck Traffic	Lime, Cement or Cem-Lime™ Modified, 6	7

PCC should have a minimum compressive strength of 3,000 psi at 28 days in parking areas subjected exclusively to passenger vehicle traffic. We recommend a minimum compressive strength of 3,500 psi at 28 days for drive lanes, fire lanes, and truck areas. Concrete should be designed with 4.5±1.5 percent entrained air. Joints in concrete paving should not exceed 15 ft. Reinforcing steel should consist of No. 3 bars placed at 18 inches on-center in two (2) directions.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

REVISION(S):
DATE:

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(As provided by TOPOGRAPHIC)

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PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

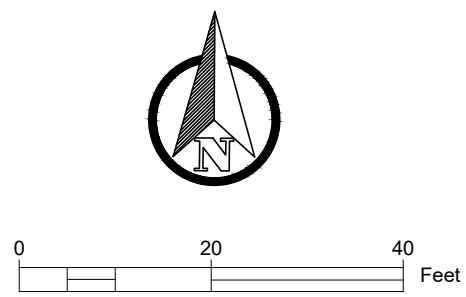
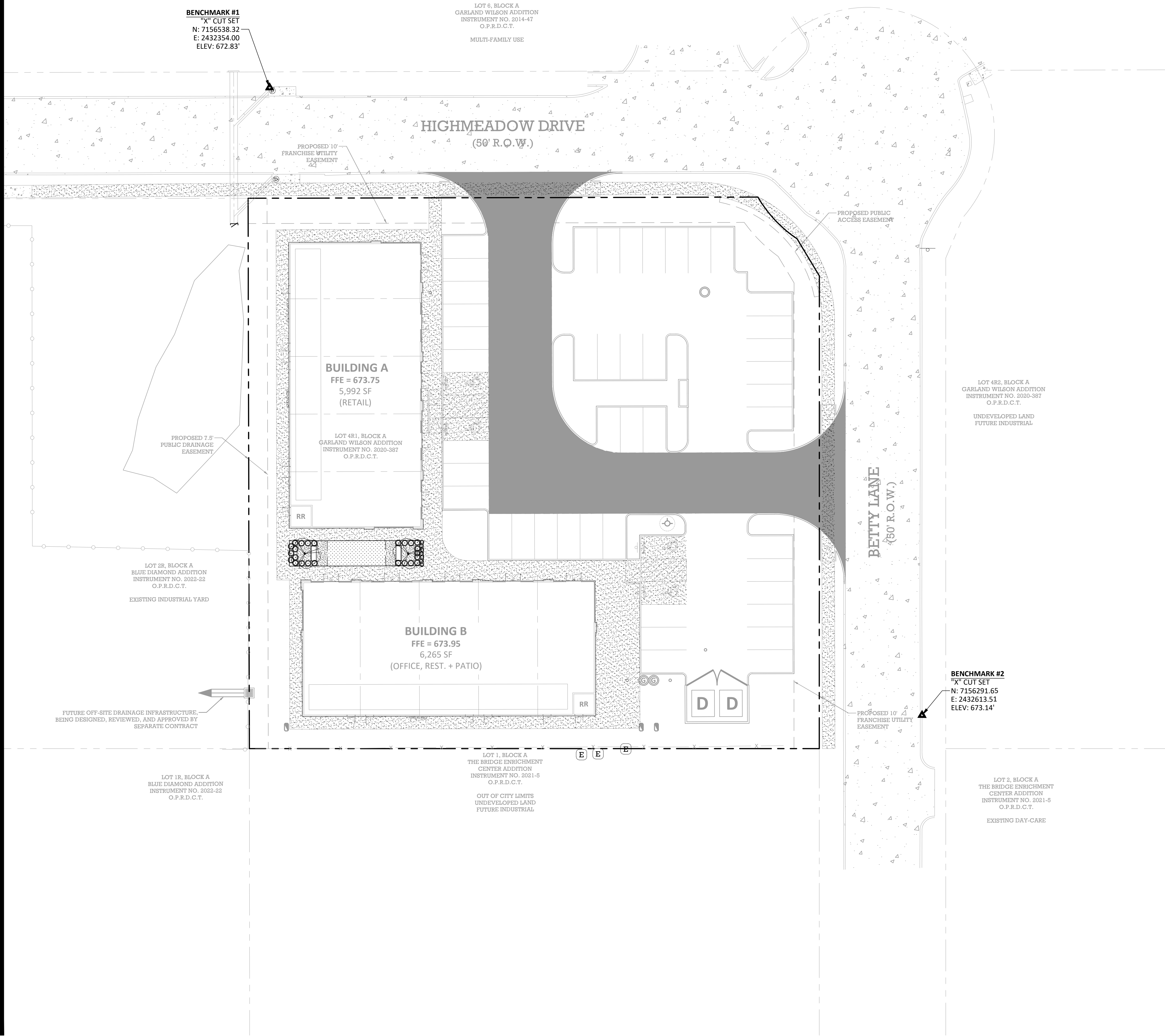
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

PAVING PLAN

SHEET NUMBER:

C1.01



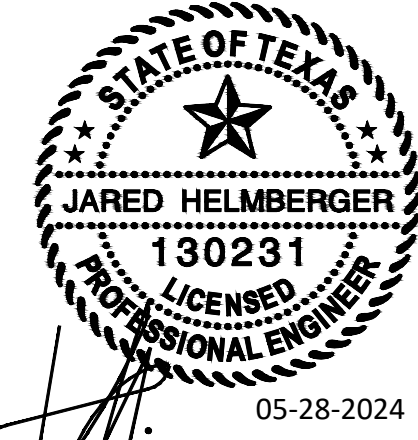
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- PAVEMENT TO BE COMPLIANT WITH ADA STANDARDS
- FIRE LANE PAVEMENT



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



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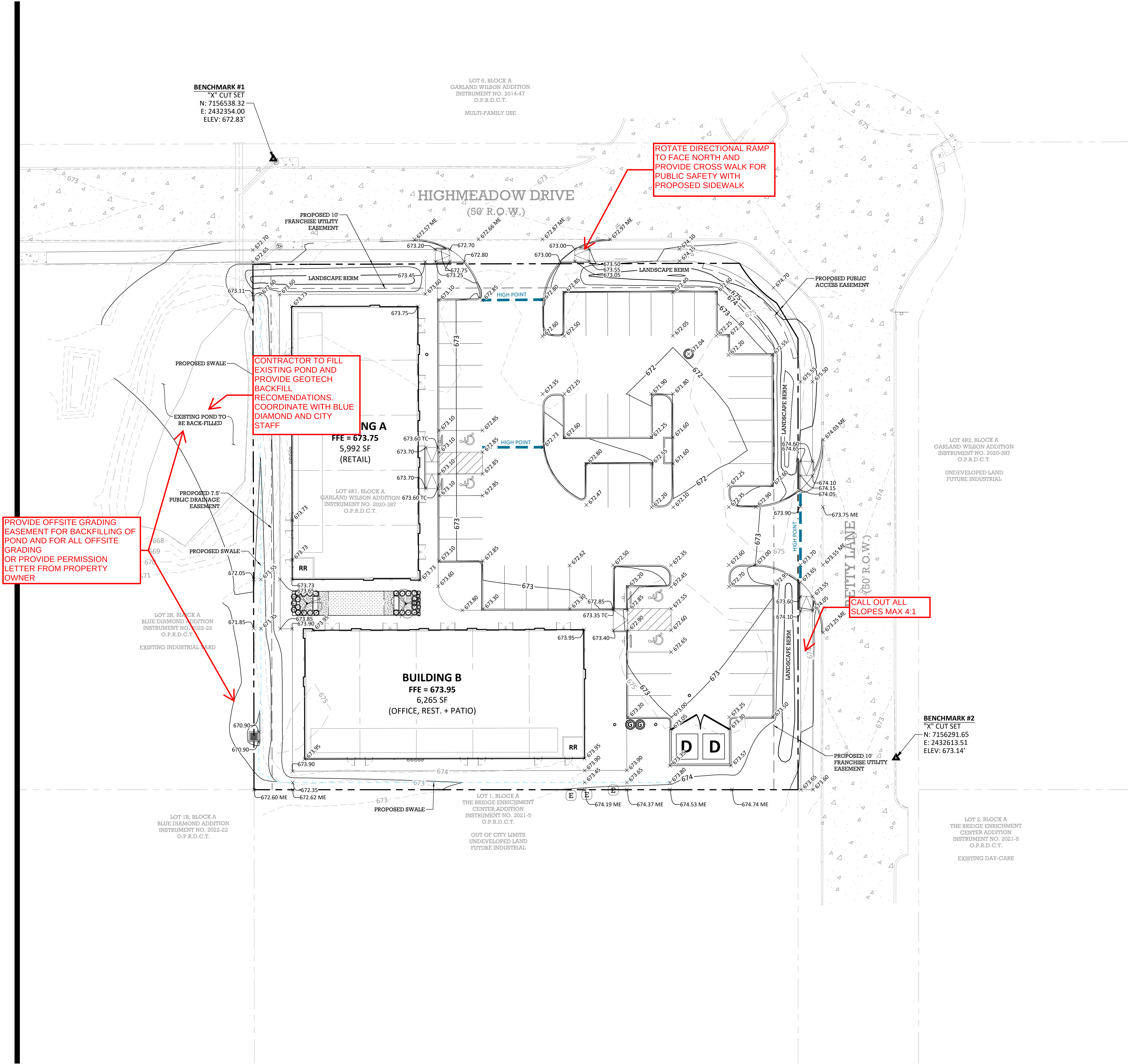
SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
EMERGENCY AND
ACCESSIBLE
ACCESS PLAN

SHEET NUMBER:
C1.02

BEAR LAND COMPANY



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SWALE	---
HIGH POINT (HP)	---
EXISTING OHE	---
PROPOSED GRADE	x 100
TOP OF WALL GRADE	x 100 TW
BOTTOM OF WALL GRADE	x 100 BW
MATCH EXISTING GRADE	x 100 ME

GRADING NOTES

- WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS.
- REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL GRADING NOTES.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES, PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ALERT OWNER AND ENGINEER TO ANY DISCREPANCY BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS, PRIOR TO COMMENCING WORK.
- ALL ELEVATIONS DEPICTED ARE TOP OF SURFACE, UNLESS OTHERWISE NOTED.
- CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS AT THE TOP OF THE FINISHED GRADE. CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING RIP-RAP, OR OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
- IT IS THE RESPONSIBILITY OF THE CONTRACT TO ENSURE NO RUNOFF IS TRAPPED OR DIRECTED TOWARDS THE BUILDING.
- ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATION ARE ONLY SHOWN FOR REFERENCE.
- RETAINING WALLS GREATER THAN 15" IN HEIGHT REQUIRE SEPARATE BUILDING PERMIT.
- RETAINING WALLS GREATER THAN 24" IN HEIGHT REQUIRE PLANS SIGNED AND SEALED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF TEXAS.

BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

REVISION(S):
DATE:

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(As provided by TOPOGRAPHIC)

PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

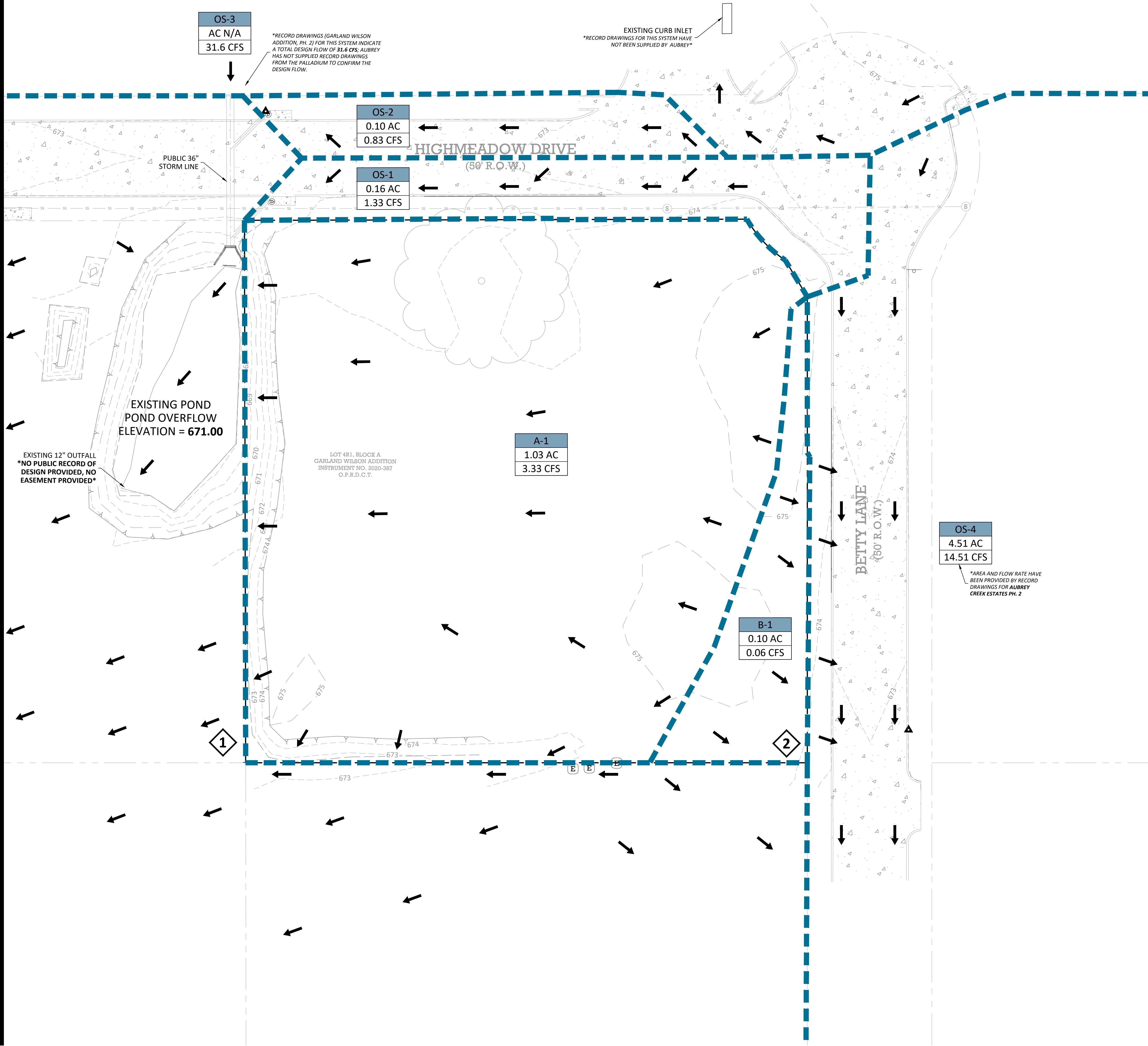
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C2.00

Page 52 of 87



LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
DRAINAGE DIVIDE
EXISTING OHE
EXISTING STORM
PROPOSED STORM
FLOW ARROW

DRAINAGE AREA
AREA (ACRES)
FLOW (CFS)

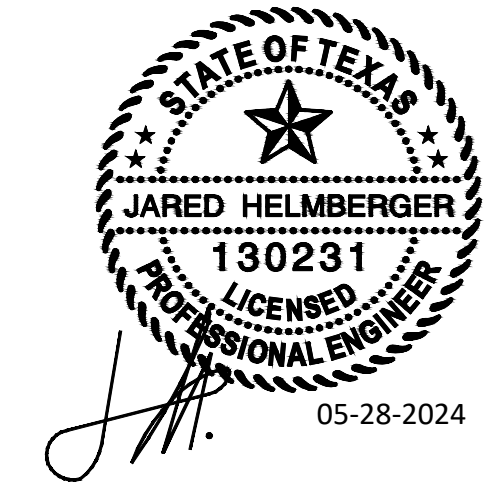
A-1
X.XX AC
X.XX CFS

Existing Hydrologic Calculations - Rational Method					
Aubrey, TX Drainage Criteria Manual					
Area Identifier	Area (ac)	Coefficient (c)	Tc (min.)	Intensity (in./hr.)	Flow "Q" (cfs)
EX 100-Year Rainfall Event					
A-1	1.03	0.35	10	9.24	3.33
B-1	0.10	0.35	10	9.24	0.32
OS-1	0.16	0.90	10	9.24	1.33
OS-2	0.10	0.90	10	9.24	0.83
OS-3	N/A	N/A	10	9.24	31.60
OS-4	4.51	0.35	10	9.24	14.59
Existing Design Point #1 (A-1, OS-1, OS-2, OS-3) =					37.00
Existing Design Point #2 (B-1) =					0.32



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):
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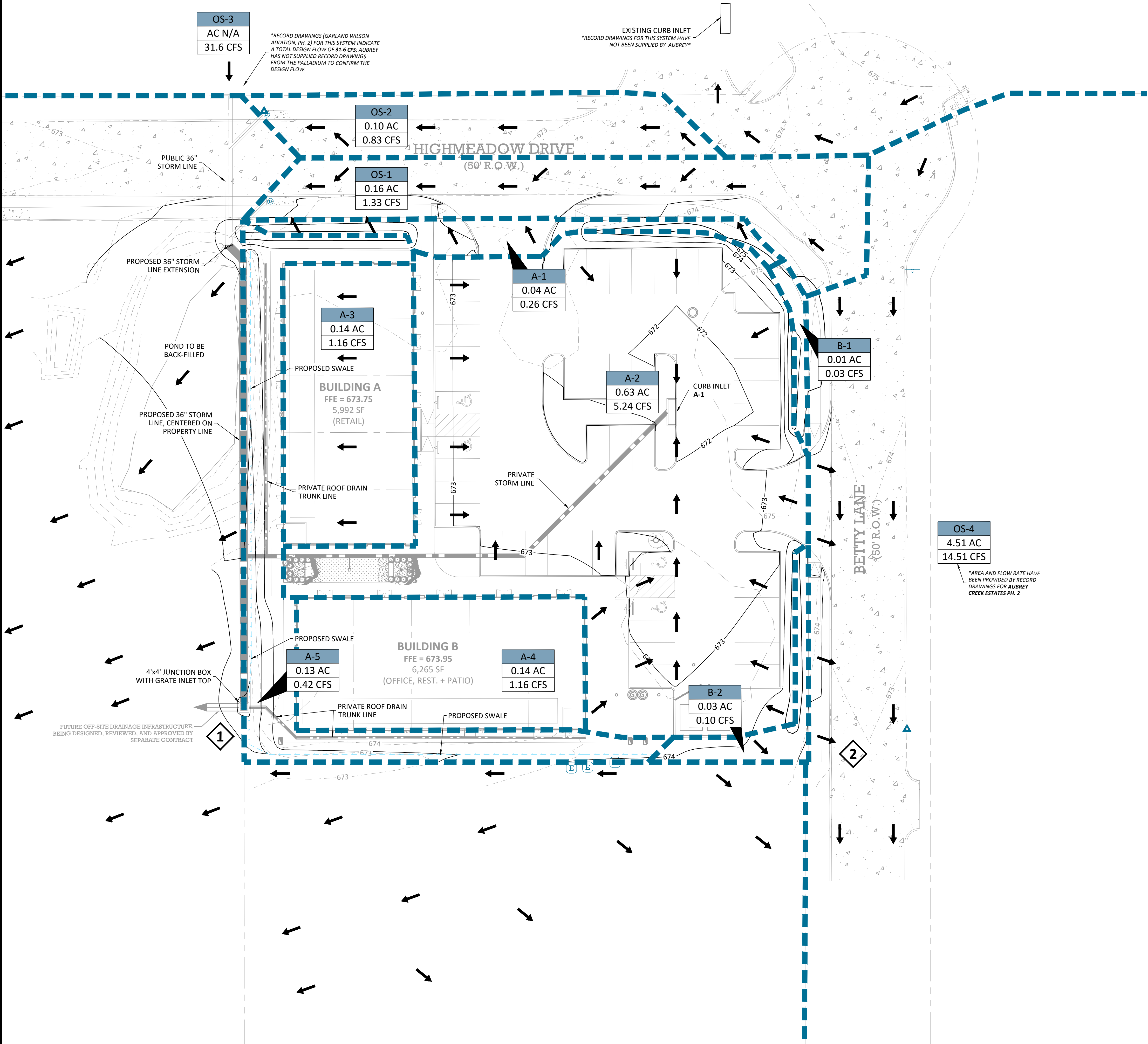
SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:
EXISTING
DRAINAGE AREA
MAP

SHEET NUMBER:
C2.01

BEAR LAND COMPANY



LEGEND

PROPERTY LINE
 ADJACENT PROPERTY LINE
 DRAINAGE DIVIDE
 EXISTING OHE
 EXISTING STORM
 PROPOSED STORM
 FLOW ARROW

DRAINAGE AREA
 AREA (ACRES)
 FLOW (CFS)

A-1
 0.41 AC
 3.69 CFS

Proposed Hydrologic Calculations - Rational Method
 Aubrey, TX Drainage Criteria Manual

Area Identifier	Area (ac)	Coefficient (c)	T _c (min.)	Intensity (in./hr.)	Flow "Q" (cfs)
EX 100-Year Rainfall Event					
A-1	0.04	0.70	10	9.24	0.26
A-2	0.63	0.90	10	9.24	5.24
A-3	0.14	0.90	10	9.24	1.16
A-4	0.14	0.90	10	9.24	1.16
A-5	0.13	0.35	10	9.24	0.42
B-1	0.01	0.35	10	9.24	0.03
B-2	0.03	0.35	10	9.24	0.10
OS-1	0.16	0.90	10	9.24	1.33
OS-2	0.10	0.90	10	9.24	0.83
OS-3	N/A	N/A	10	9.24	31.60
OS-4	4.51	0.35	10	9.24	14.59
Existing Design Point #1 (A-1) =					37.09
Existing Design Point #2 (B-1) =					0.32
Proposed Design Point #1 (A's, OS-1, OS-2, OS-3) =					42.01
Proposed Design Point #2 (B-1, B-2) =					0.13
*Increase of Flow, Design Point #1 =					4.92
Increase of Flow, Design Point #2 =					-0.19

*Original record drawings indicate public infrastructure to be installed to convey the fully developed conditions of this tract. The proposed flow represents fully developed conditions.

BEAR LAND CO.
 TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

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DATE:

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(As provided by TOPOGRAPHIC)

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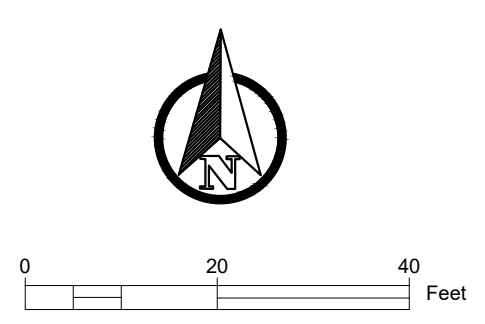
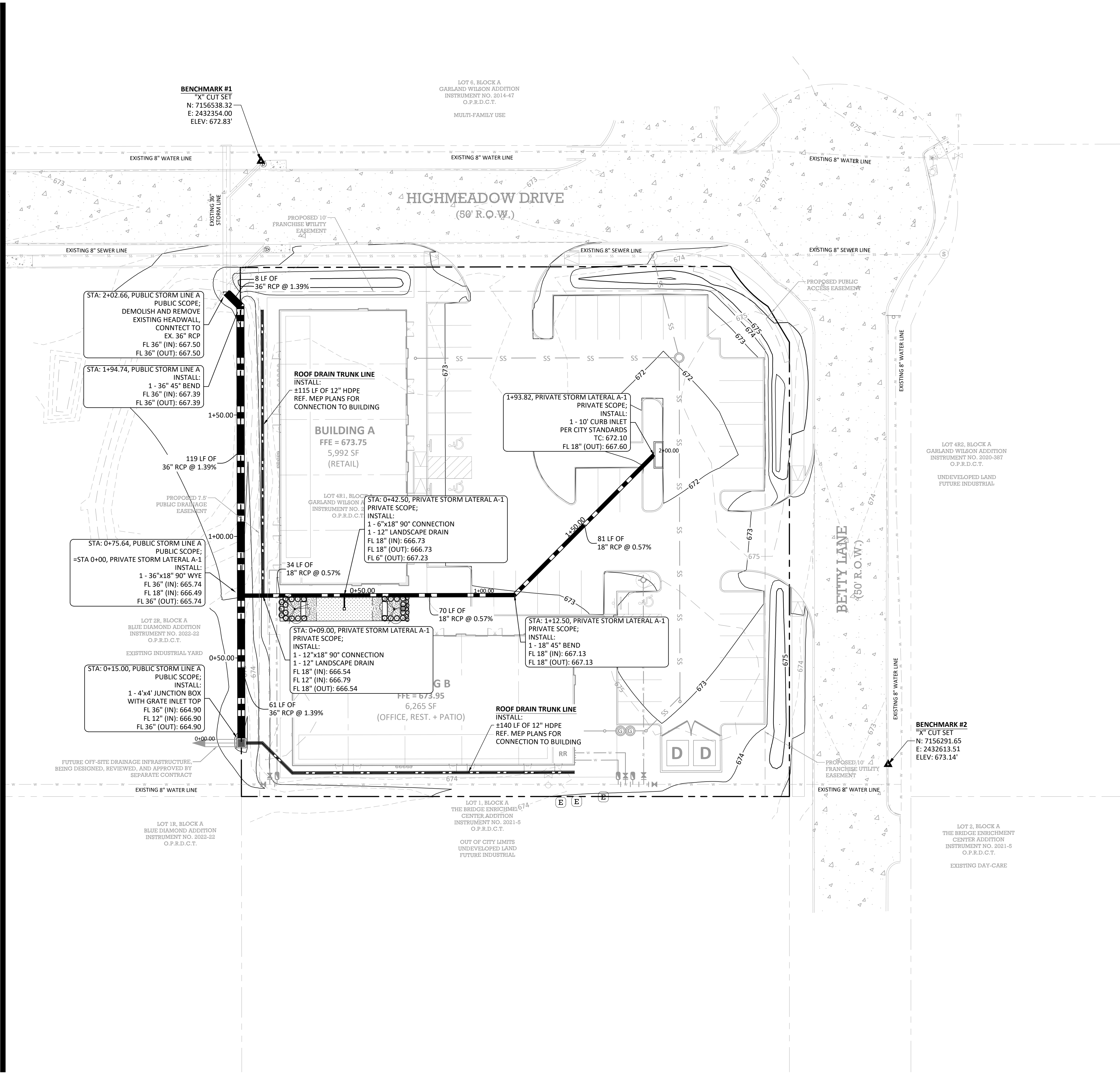
PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
 CLR REALTY GROUP LLC
 10553 BARTLETT DRIVE
 FRISCO, TX 75035

SHEET TITLE:
PROPOSED DRAINAGE AREA MAP

SHEET NUMBER:
C2.02

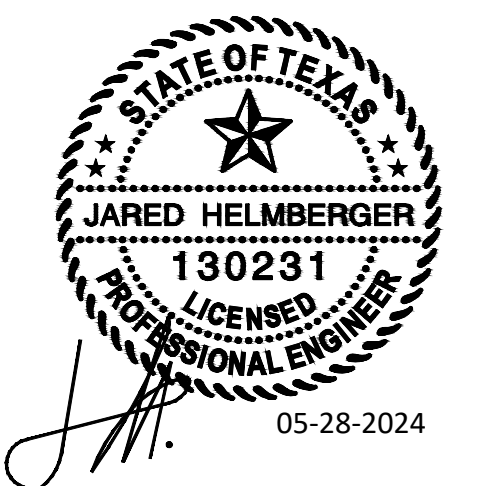


LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING OHE	CHU CHU CHU
EXISTING WATER	W W W
EXISTING SANITARY SEWER	SS SS SS
EXISTING STORM	W W W
PROPOSED WATER	W W W
PROPOSED SANITARY SEWER	SS SS SS
PROPOSED STORM	W W W



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

PROJECT BENCHMARKS:

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(As provided by TOPOGRAPHIC)



PROJECT INFORMATION:

SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

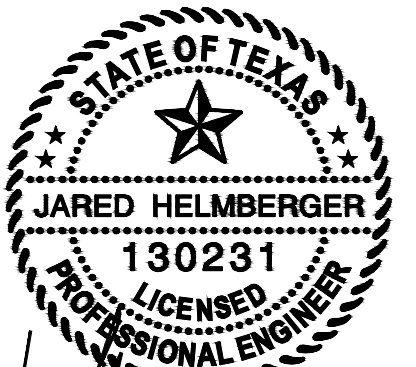
C2.03

BEAR LAND COMPANY



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

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N: 7156291.65
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(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

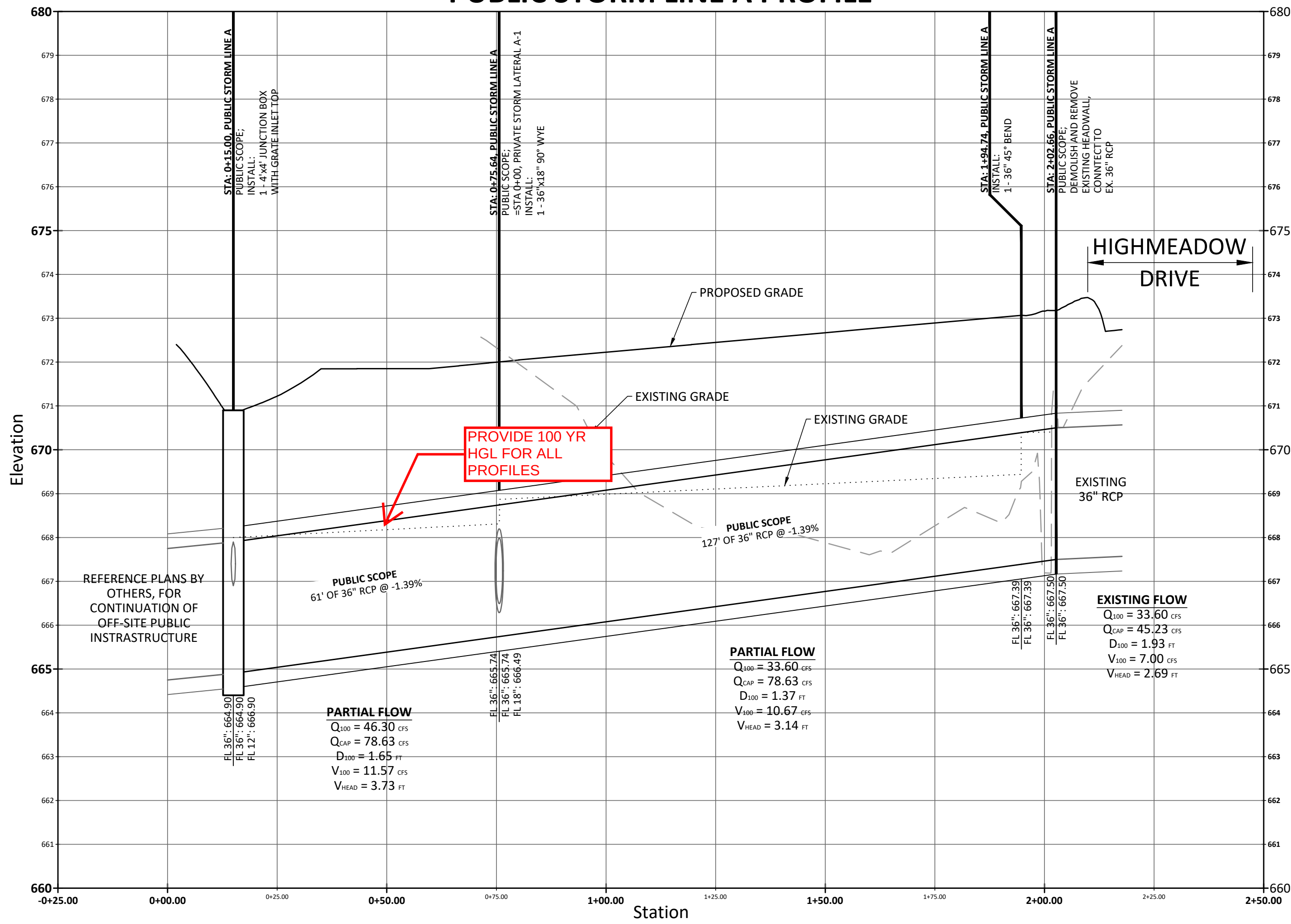
SHEET TITLE:

DRAINAGE PLAN

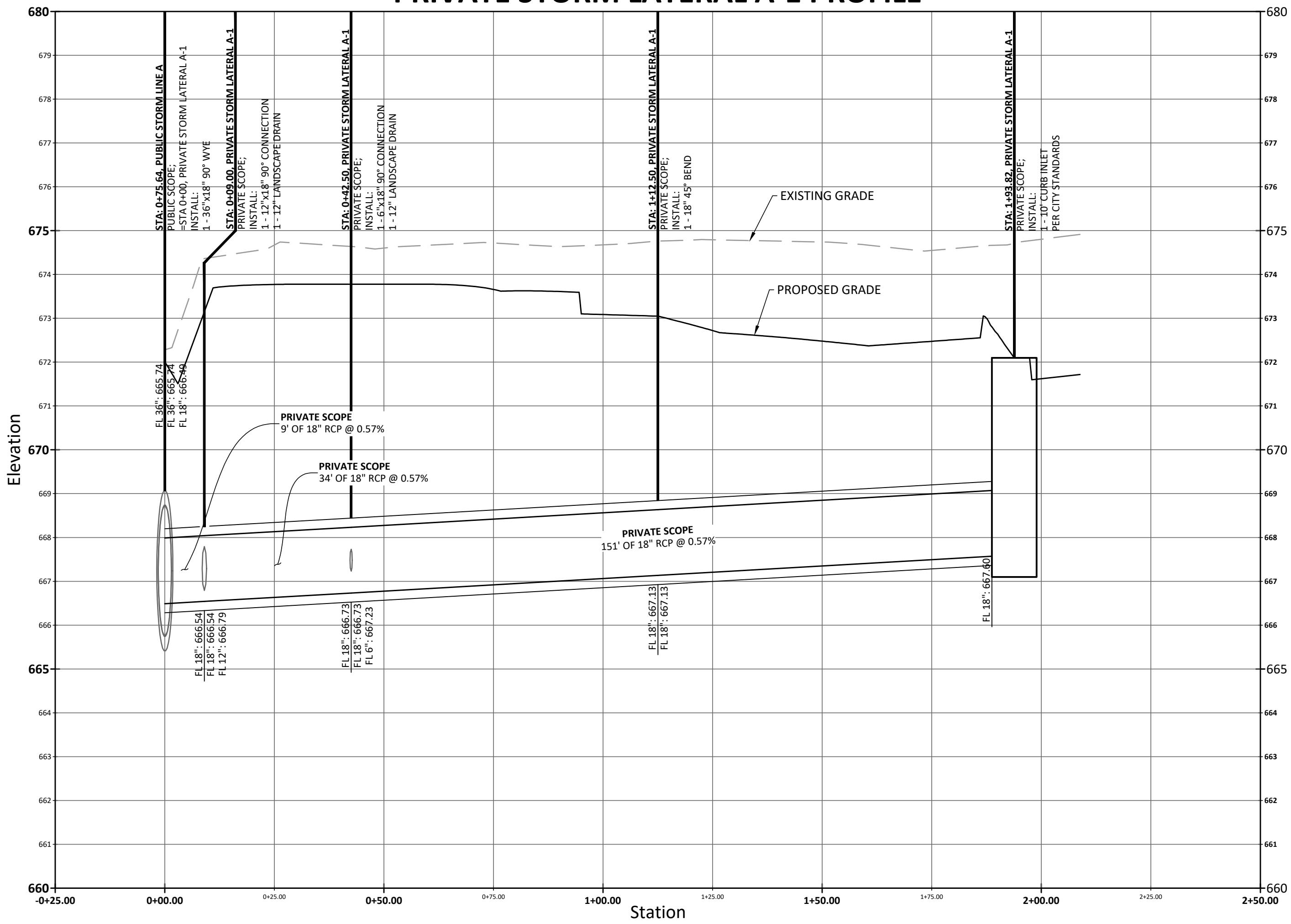
SHEET NUMBER:

C2.04

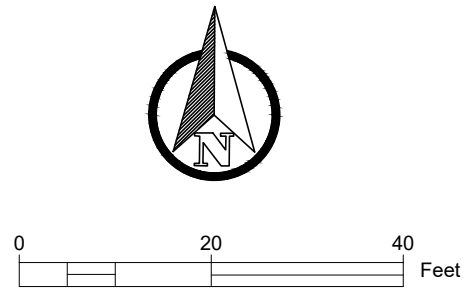
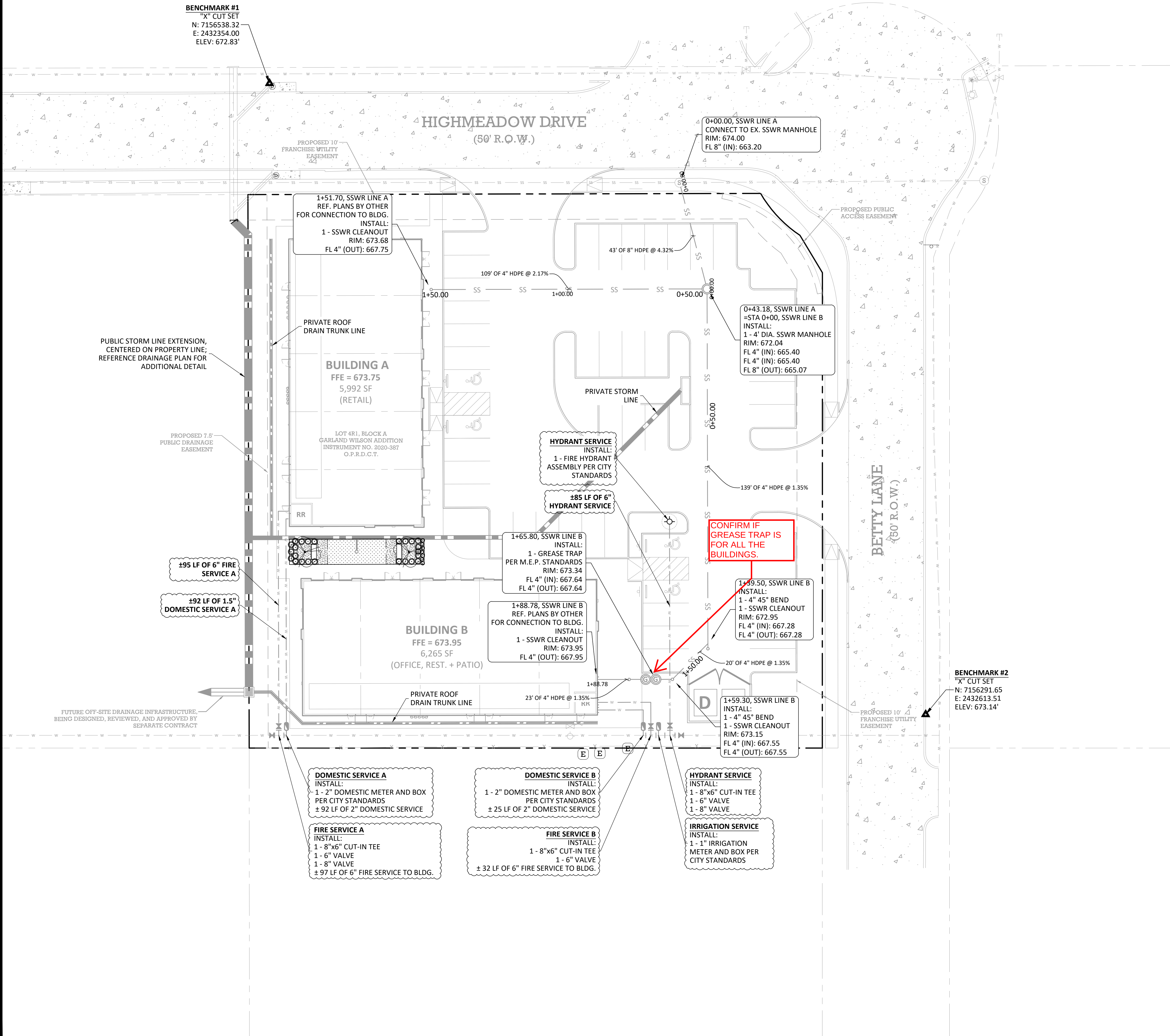
PUBLIC STORM LINE A PROFILE



PRIVATE STORM LATERAL A-1 PROFILE



100-Year Hydraulic Calculations																																					
Stationing		Upstream Junction Description	Pipe Length (feet)	Drainage Area Information			Runoff "c"	Incremental "cA"	Total "cA"	Time of Concentration			Intensity "I"		Runoff "Q"		Flow in Pipe "Q" (cfs)	Pipe Diameter (in)	Box Culvert Dimensions		Roughness Coefficient "n"	Friction Slope "S"	Hydraulic Grade Line		Head Loss Calculations						Design HGL (elevation)	Invert Elevation(s)		Surface Elevation (elevation)	HGL Cover (feet)		
From	To			No.	Area (ac)	Total Area (ac)				Inlet (min)	Travel Time (min)	Total Time (min)	10-Year (in./hr.)	100-Year (in./hr.)	10-Year (cfs)	100-Year (cfs)			Inlet Bypass (cfs)	Width (ft)			Height (ft)	Downstream (elevation)	Upstream (elevation)	V1 (in) (ft./sec.)	V2 (out) (ft./sec.)	V1*2/2G (feet)	V2*2/2G (feet)	K1		K1V1*2/2G (feet)	H1			Downstream (elevation)	Upstream (elevation)
Public Storm Line A																																					
1+94.74	2+02.66	Inlet or Bend	7.92	OS-1,2,3	4.06	4.06	0.9	3.65	3.65	10	-	10	6.54	9.20	23.88	33.60	0.00	33.60	36	-	-	0.013	0.0025	670.39	670.41	4.76	4.76	0.35	0.35	1.25	0.44	0.44	670.85	667.39	667.50	673.20	2.35
+75.64	1+94.74	Inlet or Bend	119.10	A-1,2,3	0.81	4.87	0.9	0.73	4.38	-	0.03	10.03	6.53	9.19	28.62	46.30	0.00	46.30	36	-	-	0.013	0.0048	668.87	669.44	6.55	6.55	0.67	0.67	0.80	0.53	0.53	670.39	665.74	667.39	673.00	2.61
+15.00	+75.64	Inlet or Bend	60.64	A-4,5	0.27	5.14	0.65	0.18	4.56	-	0.30	10.33	6.46	9.09	29.44	47.65	0.00	47.65	36	-	-	0.013	0.0051	668.00	668.31	6.74	6.74	0.71	0.71	0.80	0.57	0.57	668.87	664.90	665.74	672.00	3.13



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING OHE	CHU CHU CHU
EXISTING WATER	W W W
EXISTING SANITARY SEWER	SS SS SS SS SS
EXISTING STORM	W W
PROPOSED WATER	---
PROPOSED SANITARY SEWER	SS SS SS SS SS
PROPOSED STORM	---

UTILITY NOTES

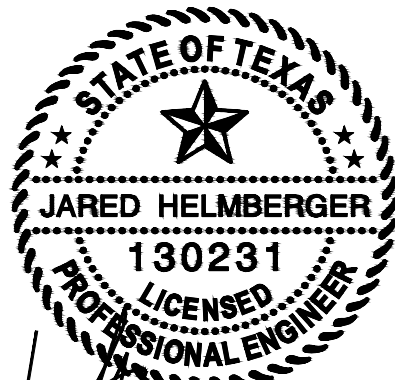
1. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
2. CONTRACTOR SHALL CONFIRM AND VERIFY ALL ELEVATIONS AND LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE COMMUNICATED TO OWNER AND ENGINEER.
3. ALL VALVES AND MANHOLES SHALL BE SET FLAT.
4. METERS SHALL BE INSTALLED PER STANDARD CITY SPECIFICATION.
5. CONTRACTOR SHALL COORDINATE AND CONFIRM SAMPLING PIT LOCATION AND SIZE WITH INSPECTOR, PRIOR TO CONSTRUCTION.

ALL ON-SITE UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. PUBLIC SCOPE ENDS AT THE EDGE OF R.O.W. OR EASEMENT.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

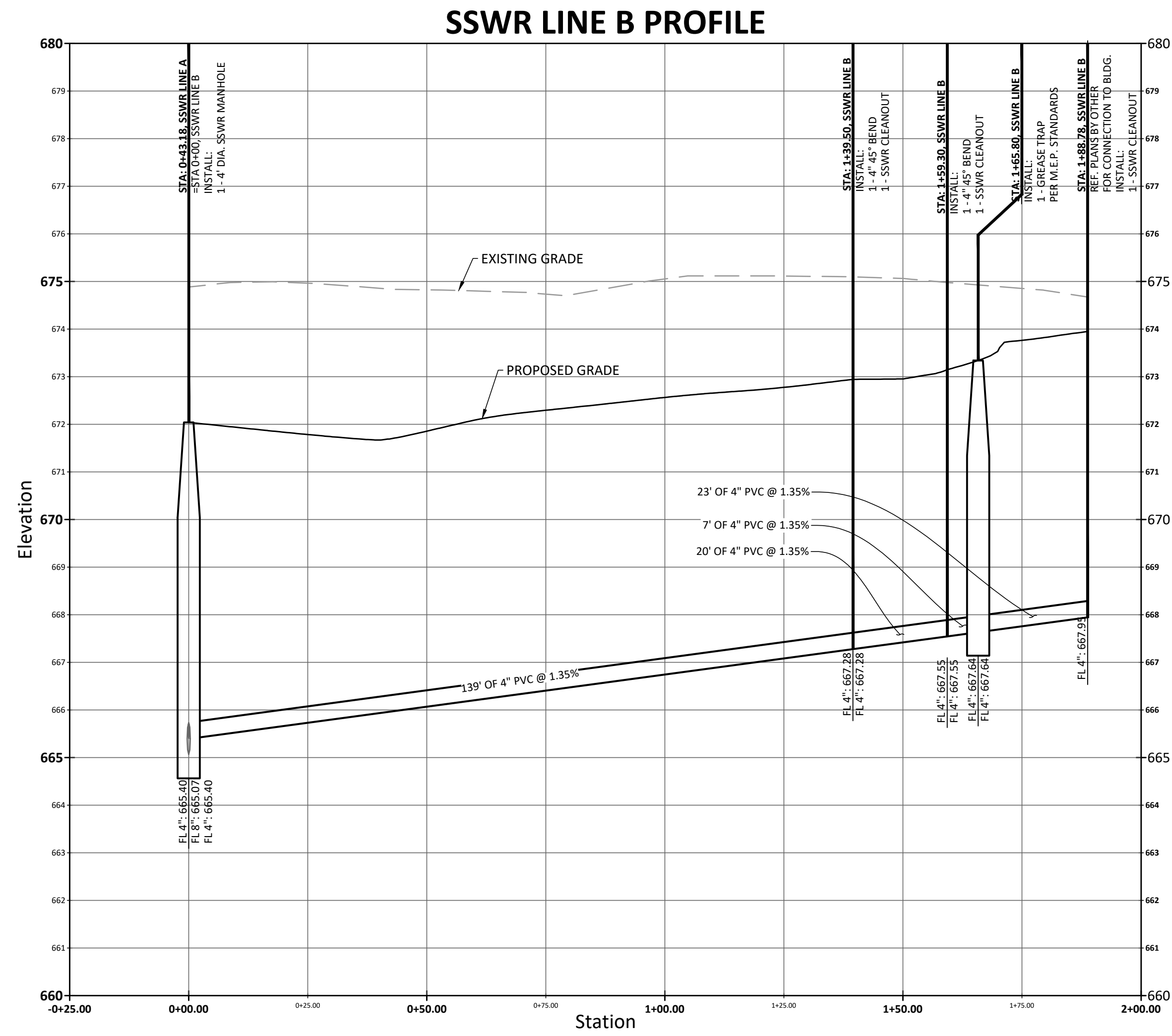
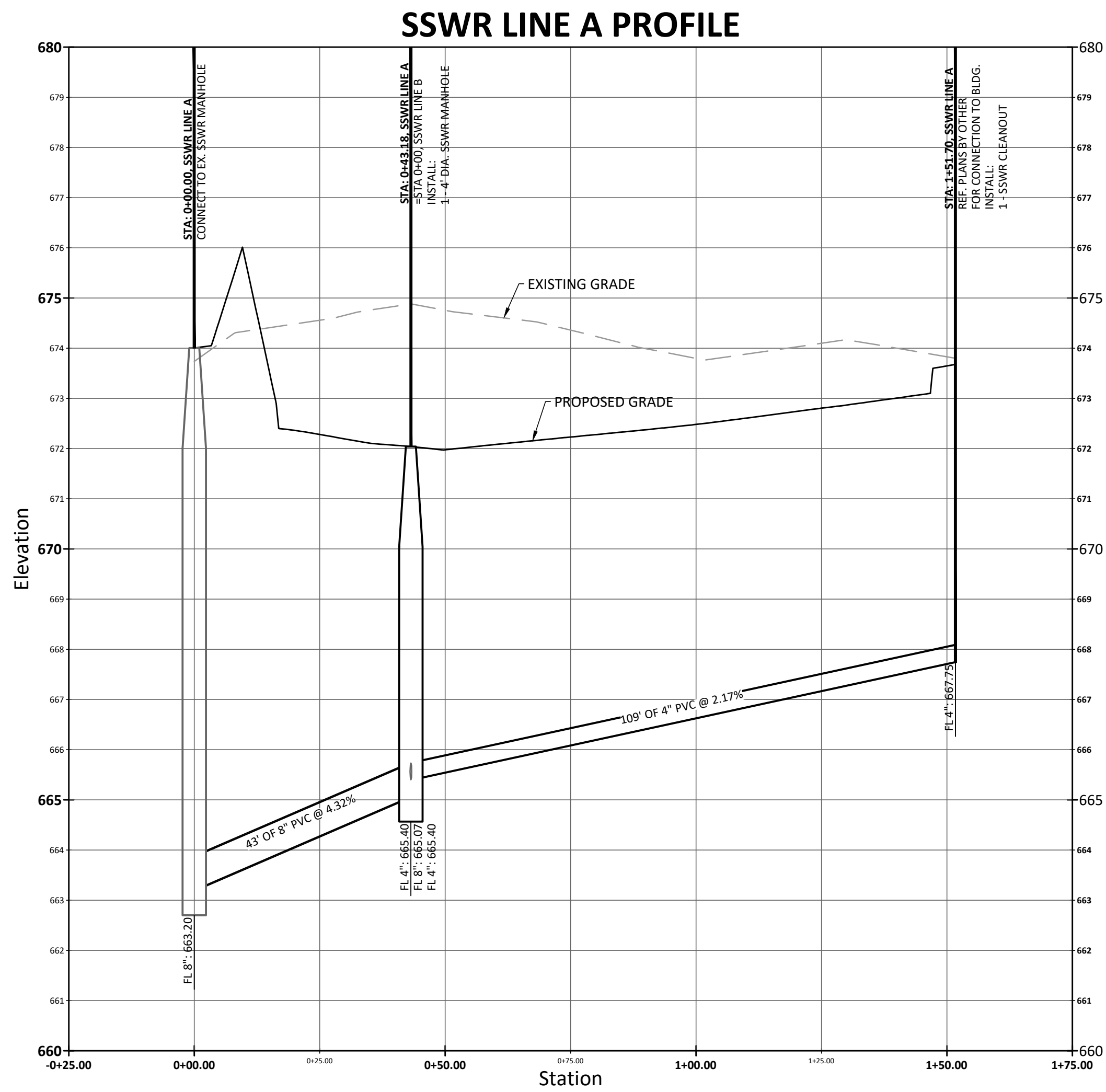
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

UTILITY PLAN

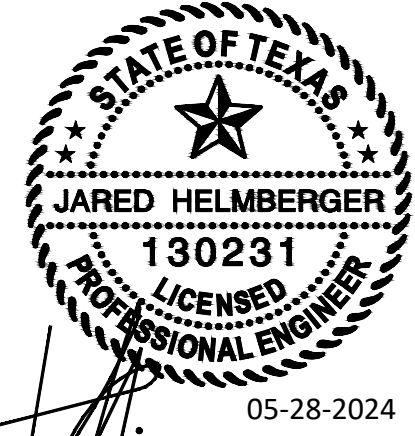
SHEET NUMBER:

C3.00



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

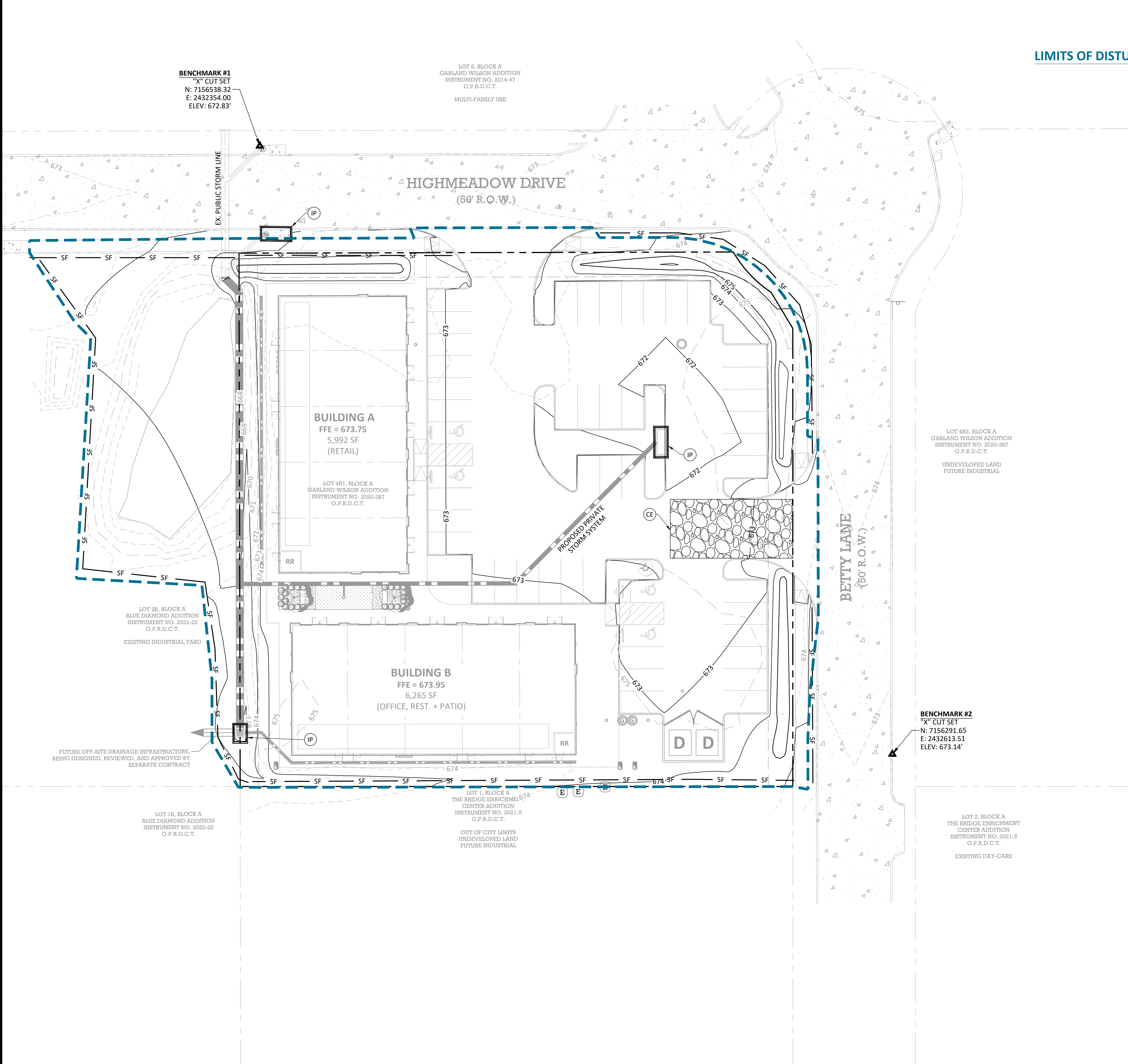
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

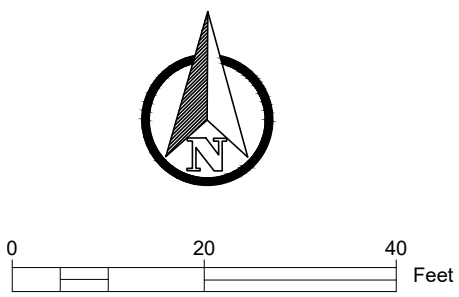
**SANITARY SEWER
PROFILES**

SHEET NUMBER:

C3.01



LIMITS OF DISTURBANCE = 1.43 AC



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR	--- 100 ---
PROPOSED CONTOUR	--- 100 ---
PROPOSED SWALE	---
LIMITS OF DISTURBANCE	---
EXISTING OHE	---
SILT FENCE	---
INLET PROTECTION	IP
CONSTRUCTION ENTRANCE	CE
SEEDING AREA	---

EROSION CONTROL NOTES

- REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
- EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS OF THIS PROJECT. CHANGES ARE TO BE APPROVED BY THE CITY AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES, AS NECESSARY, TO CONTROL ON-SITE SEDIMENT TO THE STANDARD WHICH THE CITY INSPECTOR REQUIRES, AT NO ADDITIONAL COST TO THE OWNER.
- IF OFF-SITE BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THEY SHALL ADHERE TO ALL REQUIREMENTS SET FORTH BY AUBREY AND SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
- NO STEEL POSTS ARE ALLOWED IN THE PUBLIC R.O.W.
- CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN THE PUBLIC R.O.W. AT ANY TIME DURING CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL SWPPP REQUIREMENTS.

EROSION CONTROL PHASING

- INSTALL PHASE 1 EROSION CONTROL DEVICES
- DEMOLITION AND ROUGH GRADING
- UNDERGROUND UTILITY INSTALLATION
- PAVING OPERATIONS
- CONTRACTOR TO RE-STABILIZE AND RE-VEGETATE ALL DISTURBED AREAS PRIOR TO FINAL ACCEPTANCE. FINAL STABILIZATION THROUGH VEGETATION WILL REQUIRE 100% COVERAGE AT 70% DENSITY
- TEST AND VERIFY PERMANENT EROSION CONTROL MEASURES
- REMOVER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs)

SWPPP ACKNOWLEDGEMENT

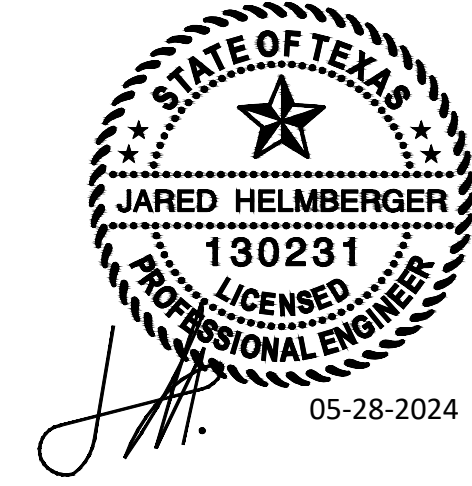
THE GC MUST UPDATE THE SWPPP TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR:

- BMP INSTALLATION;
- MODIFICATION OR REMOVAL;
- CONSTRUCTION ACTIVITIES;
- CLEARING, GRUBBING, OR GRADING;
- OR TEMPORARY OR PERMANENT STABILIZATION.



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

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PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

**EROSION
CONTROL PLAN**

SHEET NUMBER:

C4.00

BEAR LAND COMPANY

CARSON VALVE & METER BOXES 3800

Carson 1200 Jumbo Series Valve Boxes

• Meter box
• 6" body extension
• Bolt down cover

ITEM	DESCRIPTION
38001360	1220 CARSON 6IN EXT BOX/LID
38001385	1220 CARSON 6IN EXT BOX ONLY
38001410	1220 CARSON JUMBO BOX/LID
38001415	1220 CARSON JUMBO BOX ONLY
38001420	1220 CARSON JUMBO LID ONLY
38001440	1220 CARSON JUMBO RCLMD BOX/LID
38001450	1220 CARSON JUMBO RCLMD LID ONLY
38001460	1220 CARSON 6IN TAN EXT BOX/LID
38001465	1220 CARSON 6IN TAN EXT ONLY
38001470	1220 CARSON JUMBO TAN BOX/LID
38001480	1220 CARSON JUMBO TAN LID ONLY
38001490	1220 CARSON JUMBO BLK BOX/LID

1324 Series Valve boxes

• 12" Meter box
• Bolt down cover

ITEM	DESCRIPTION
38001610	1324 CARSON 12IN GREEN BOX/LID
38001620	1324 CARSON GREEN LID ONLY

1730 Series Meter Box

• 12" Meter box
• 18" Meter box
• Bolt down cover

ITEM	DESCRIPTION
38001810	1730 CARSON 12IN GREEN BOX/LID
38001820	1730 CARSON GREEN LID ONLY
38001840	1730 CARSON 18IN GREEN BOX/LID

CARSON HosEnclose

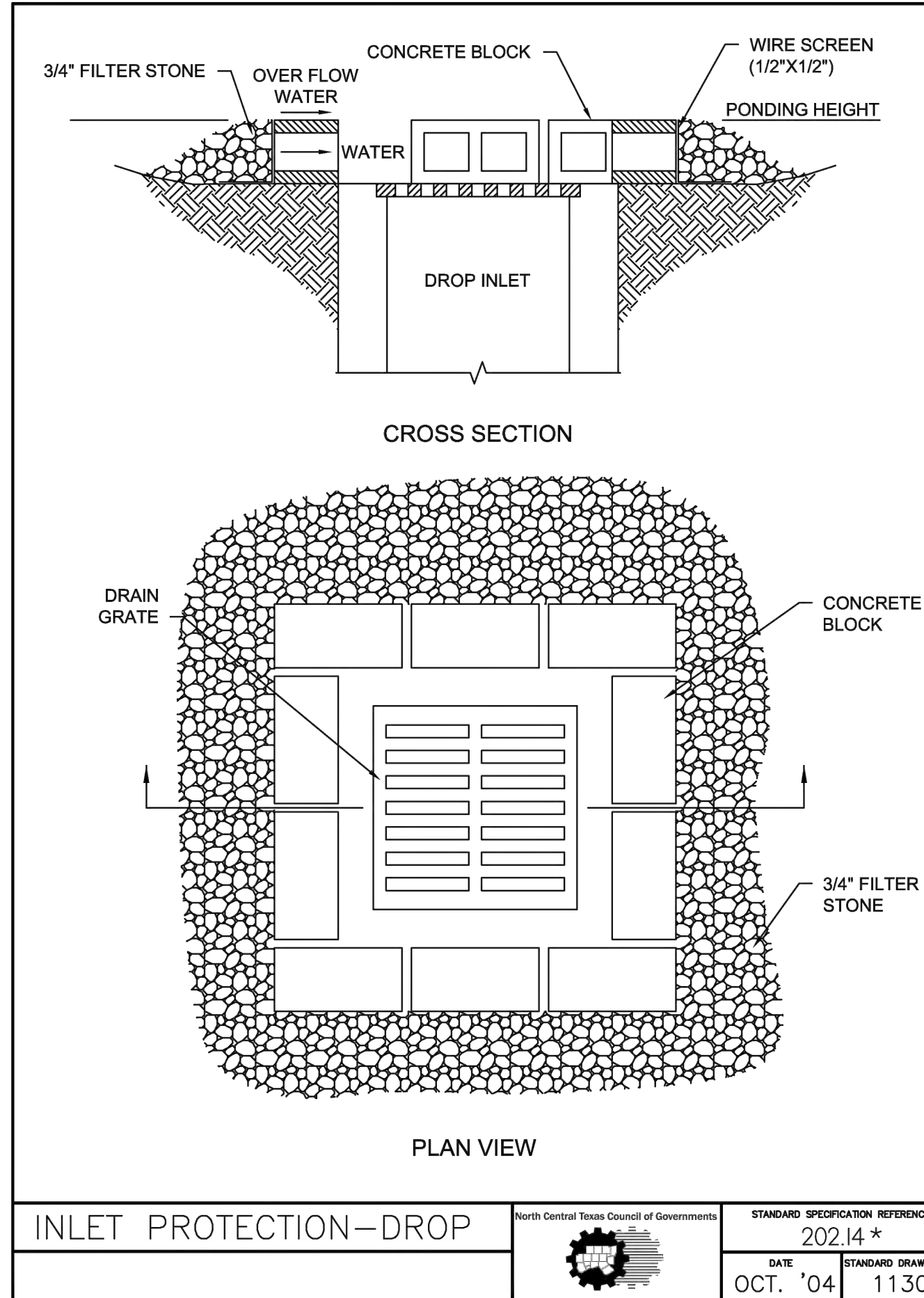
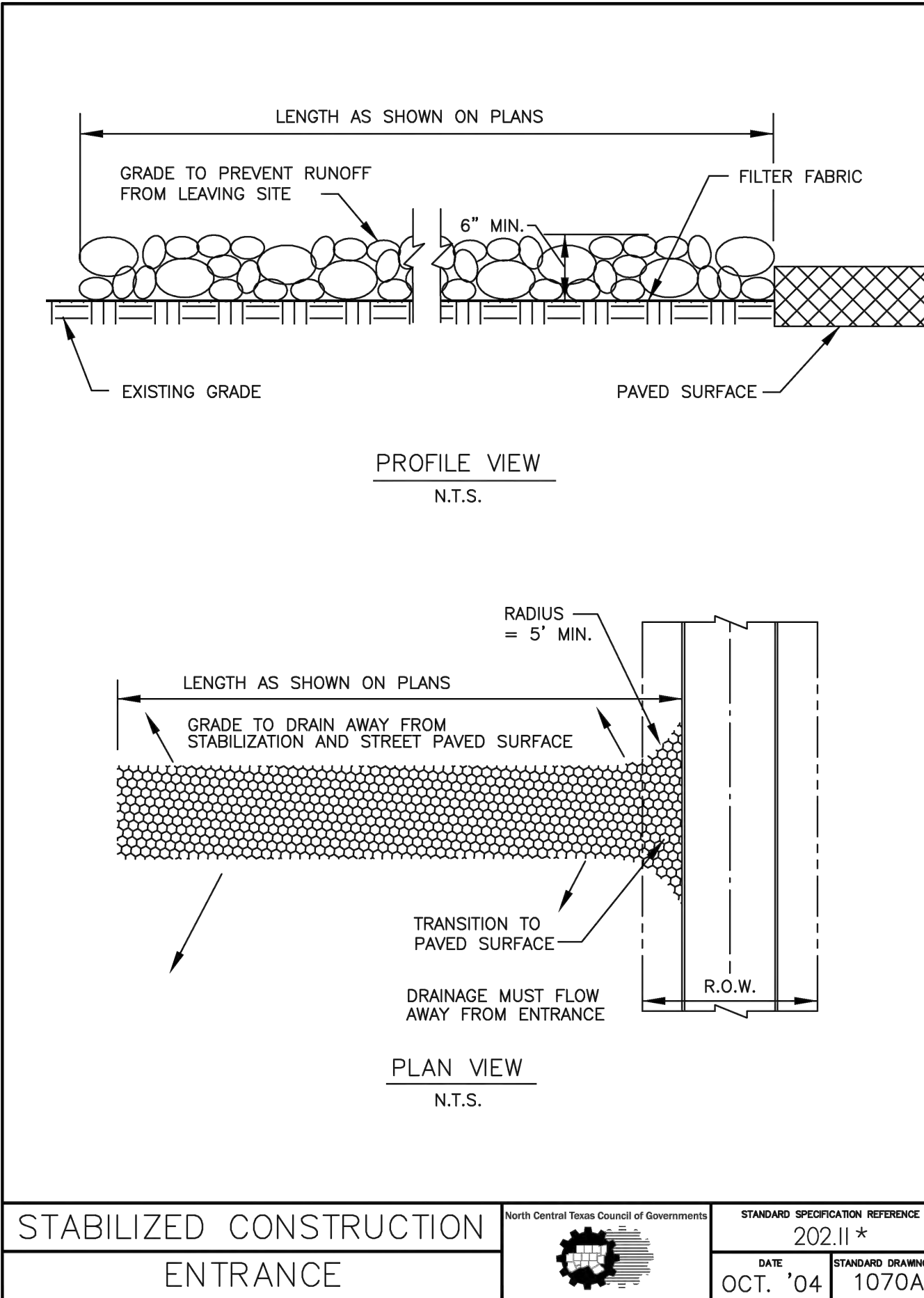
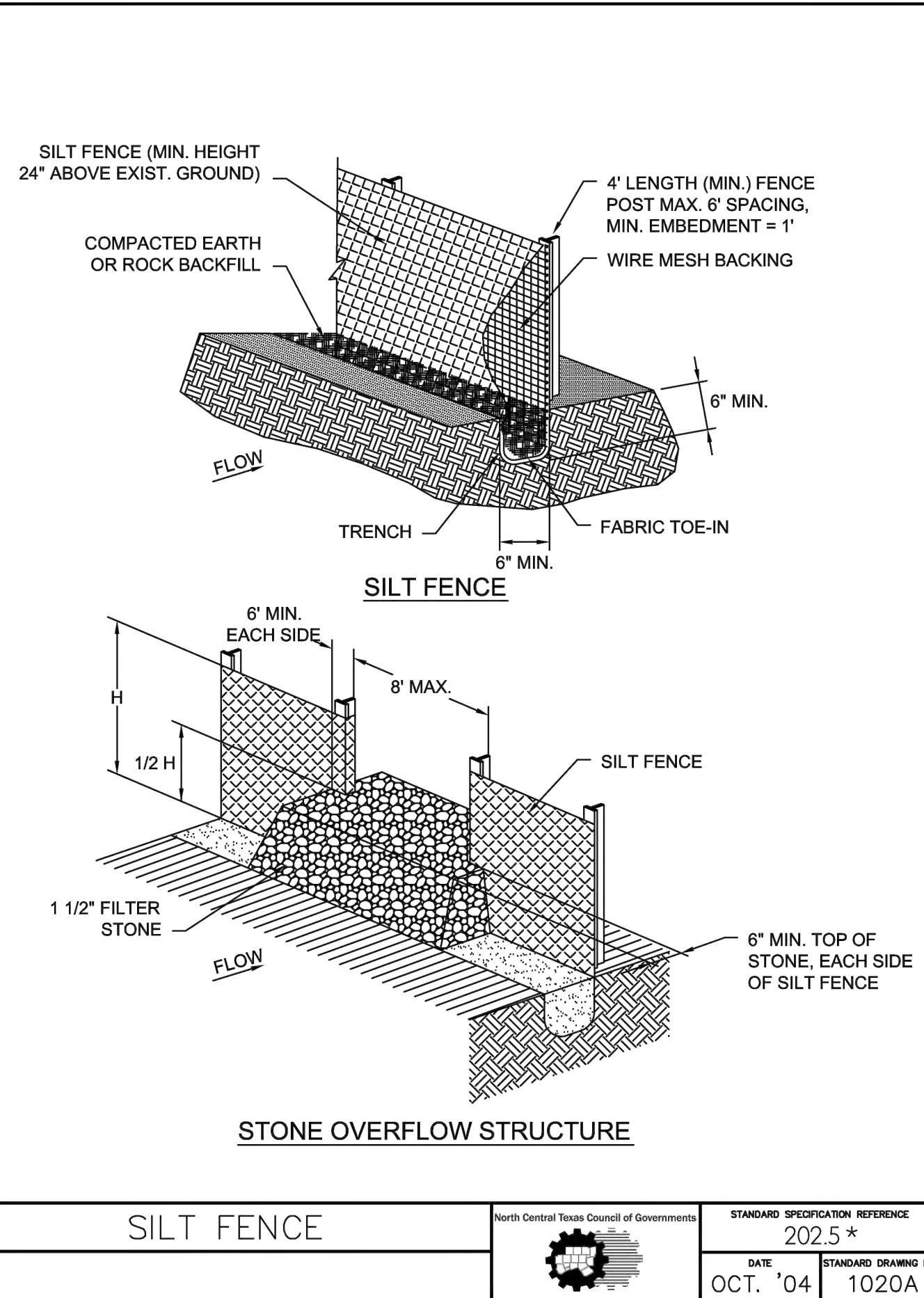
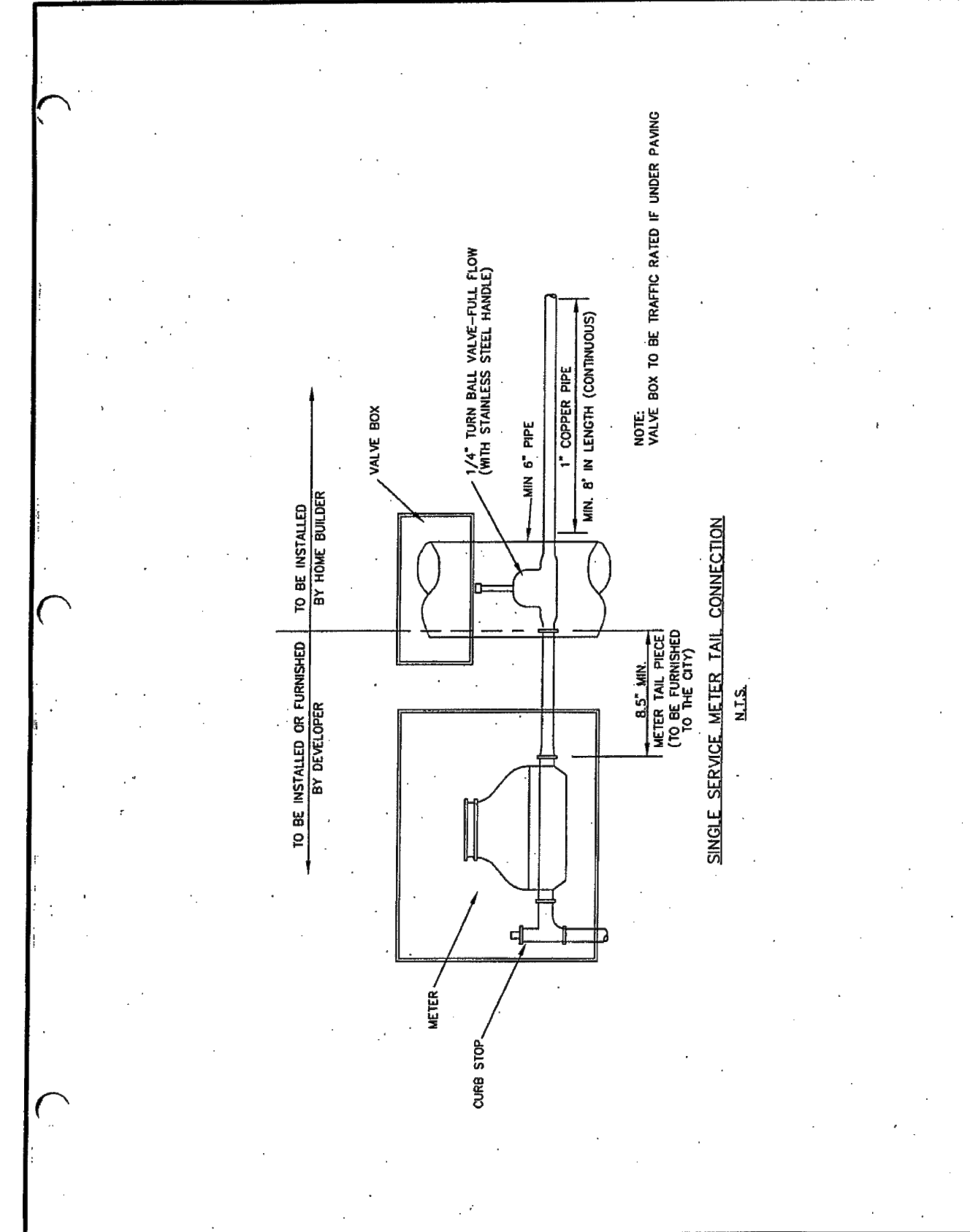
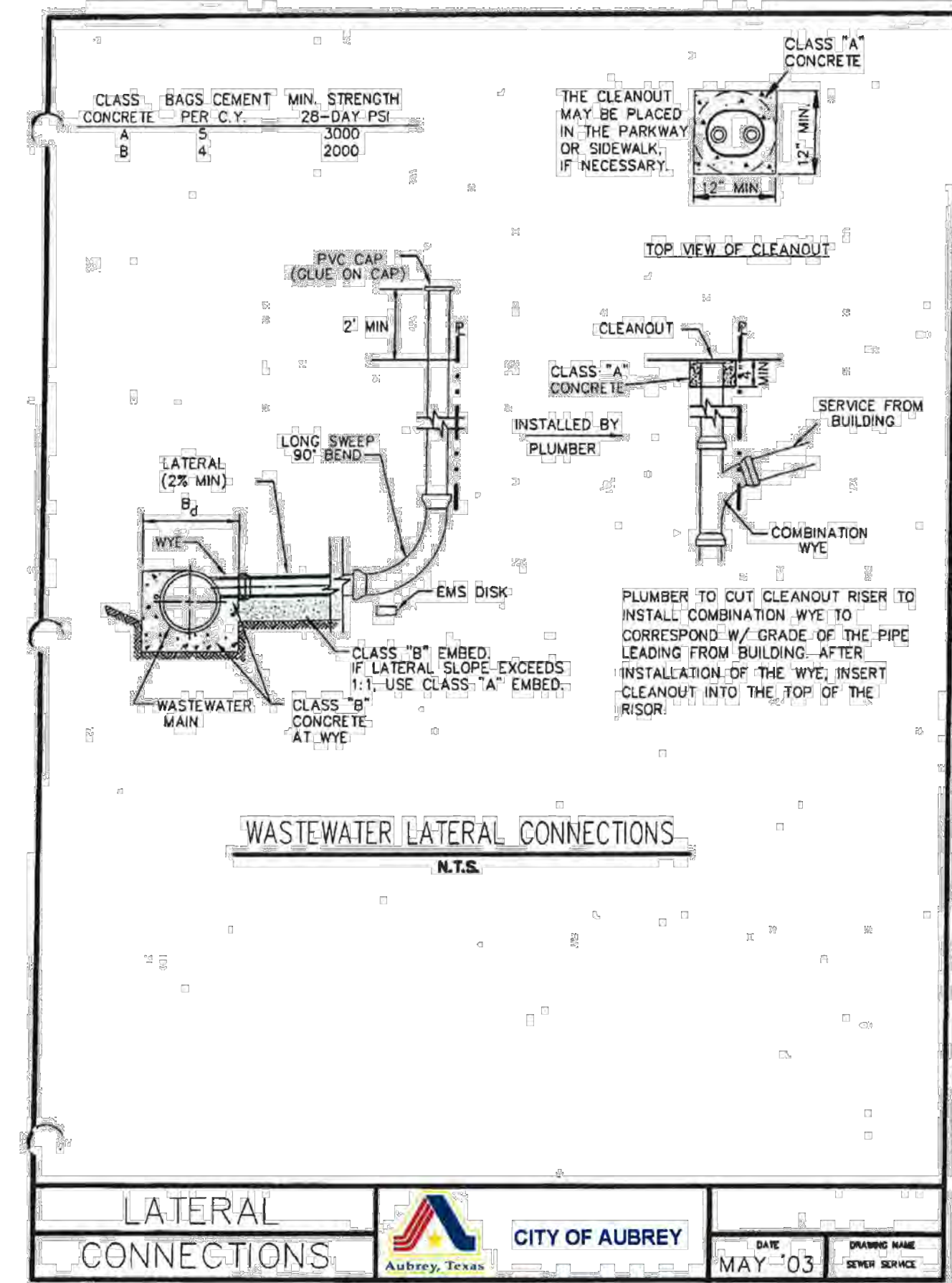
Conveniently stores a garden hose just below ground level and consists of a high-density polyethylene enclosure, a 50-ft. coiled garden hose, a spray nozzle and PVC plumbing, all provided in one complete package. HosEnclose is installed below ground level anywhere in the yard with only the lid exposed. When closed, the lid will support foot traffic.

The PVC plumbing assembly (piping and water valve) is all built-in, ready for connection to a water line. Adding one or more to a landscape irrigation system is simplified with the included 1/2" PVC union connector. HosEnclose is backed by a 5-year limited warranty, excluding hose and nozzle.

ITEM	DESCRIPTION
38002510	STAND GREEN HOSE/ENCLOSE W/50FT
38002530	JUMBO GREEN HOSE/ENCLOSE W/100FT
38002540	STAND TAN HOSE/ENCLOSE W/50FT
38002560	JUMBO TAN HOSE/ENCLOSE W/100FT

Carson Landscape Products 6" Econo Box

ITEM DESCRIPTION
38000810 6 IN LUP ECONO VLV BOX W/LID



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

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BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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E: 2432613.51
(As provided by TOPOGRAPHIC)



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PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

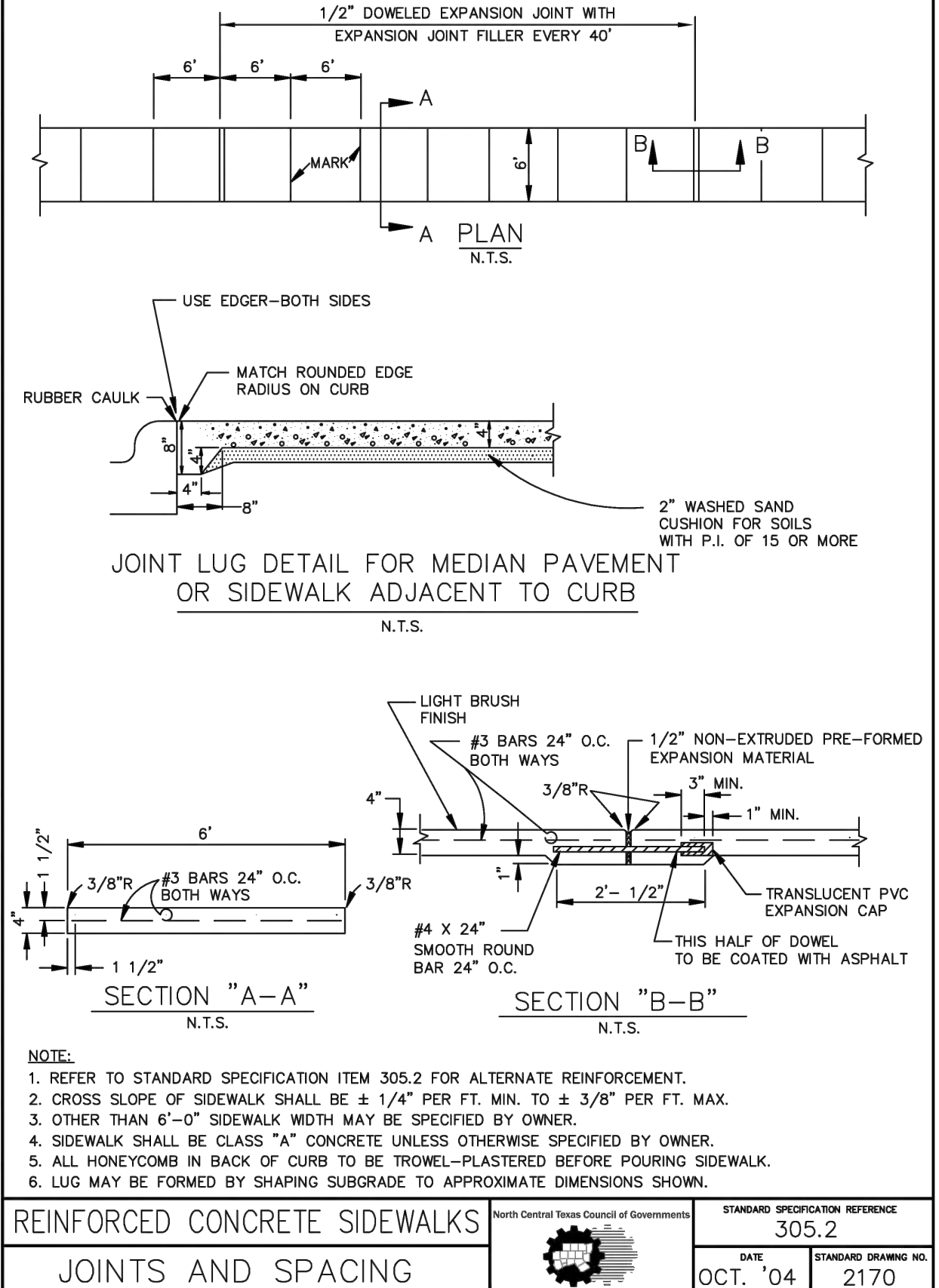
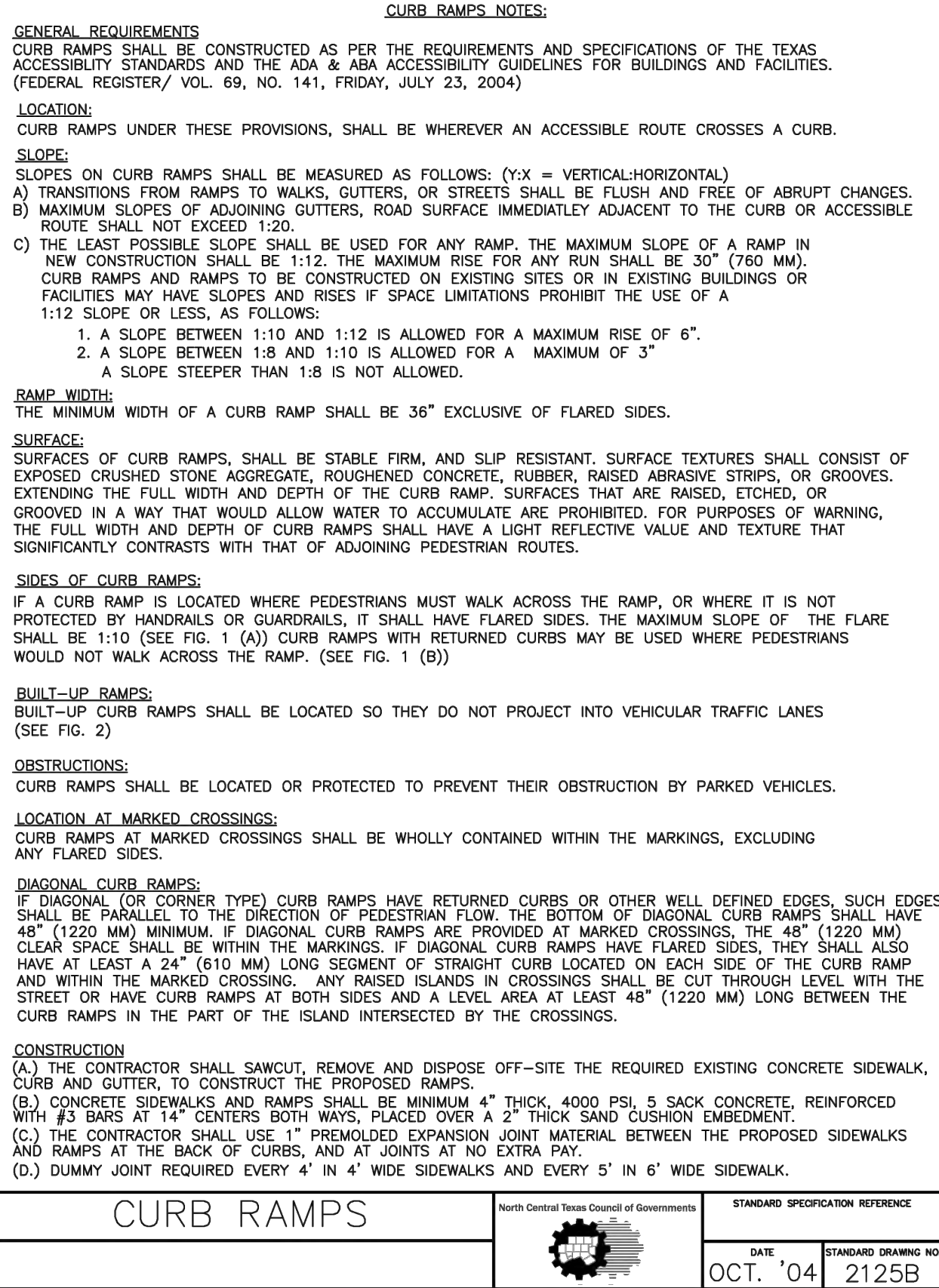
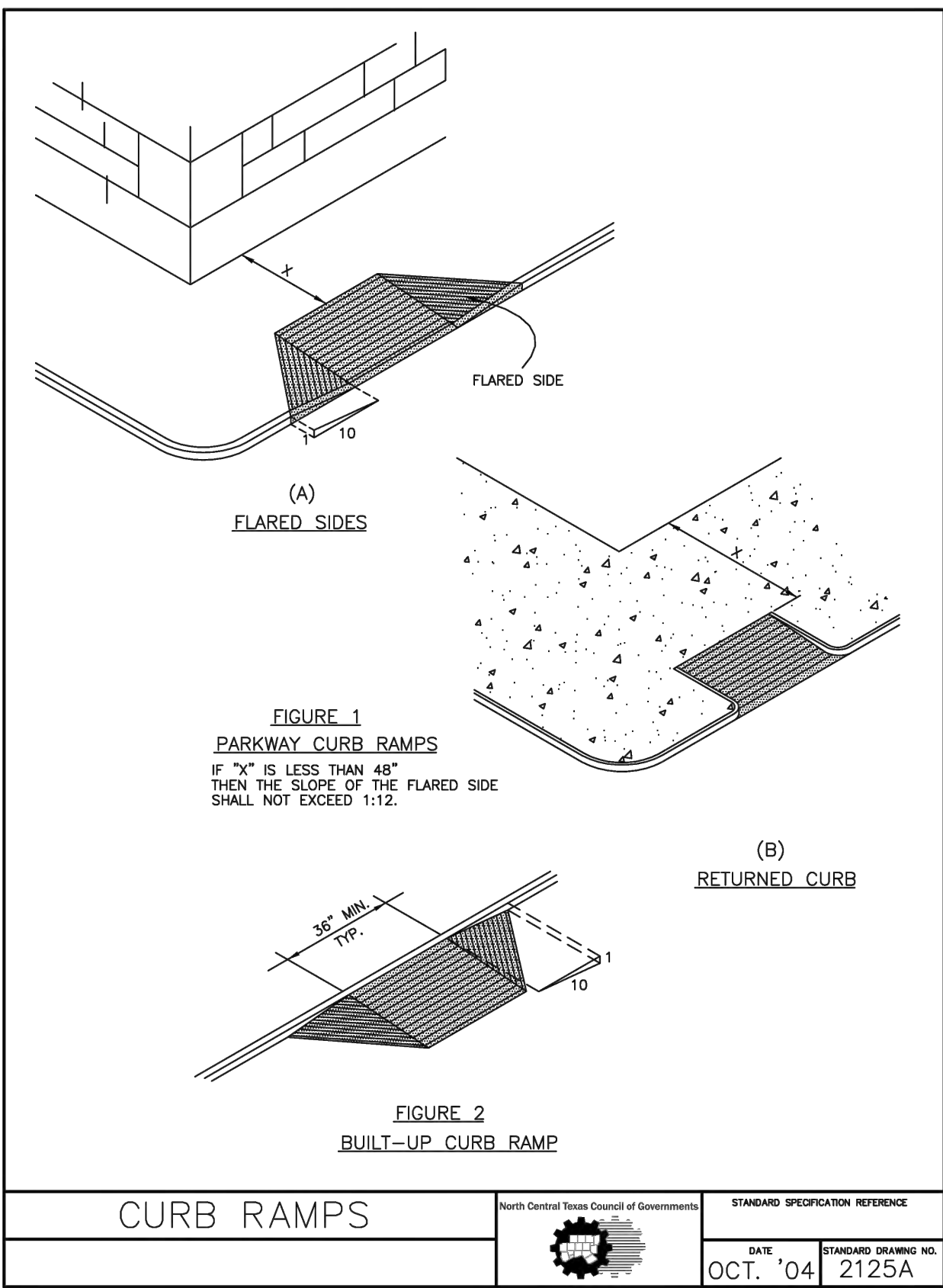
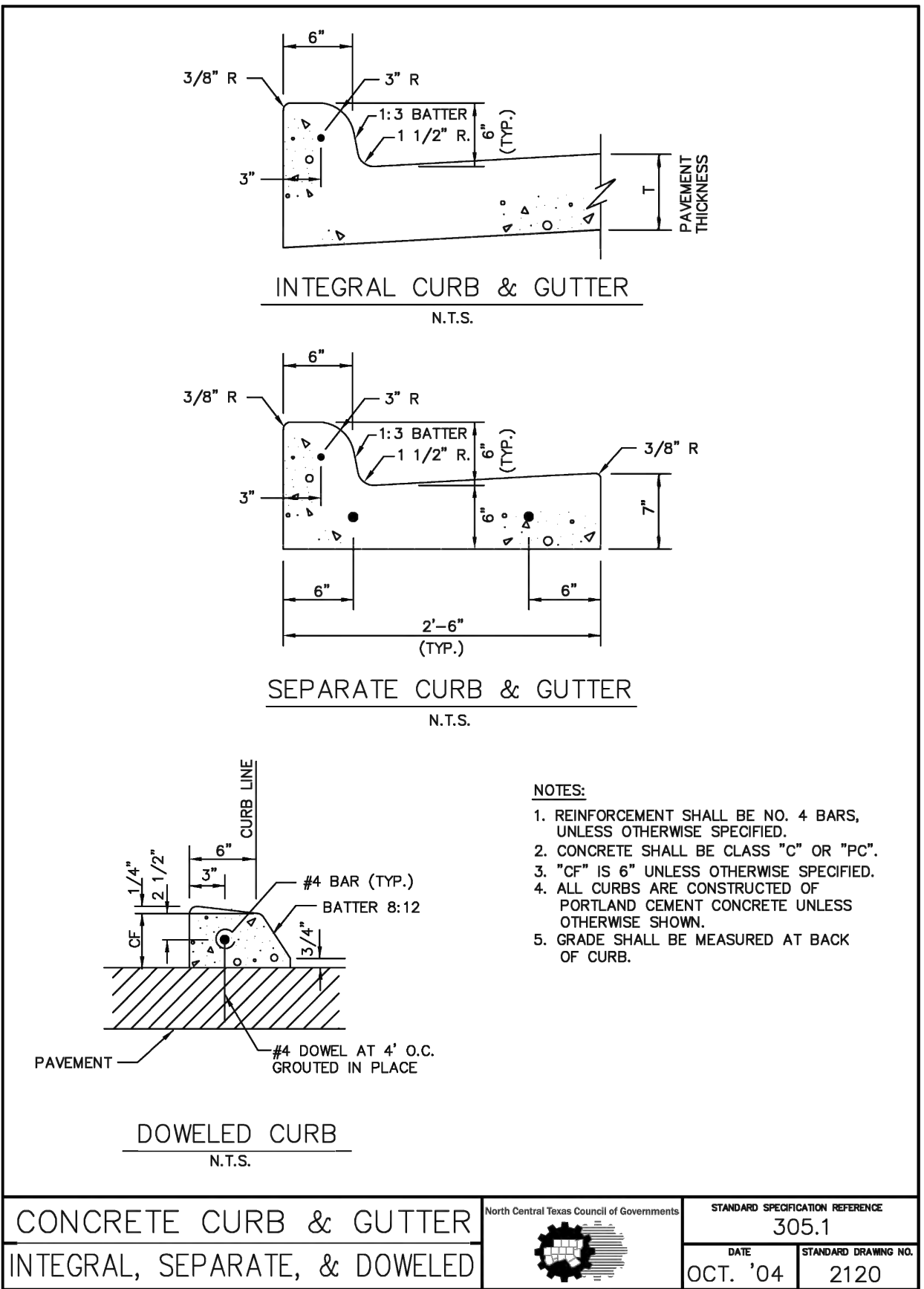
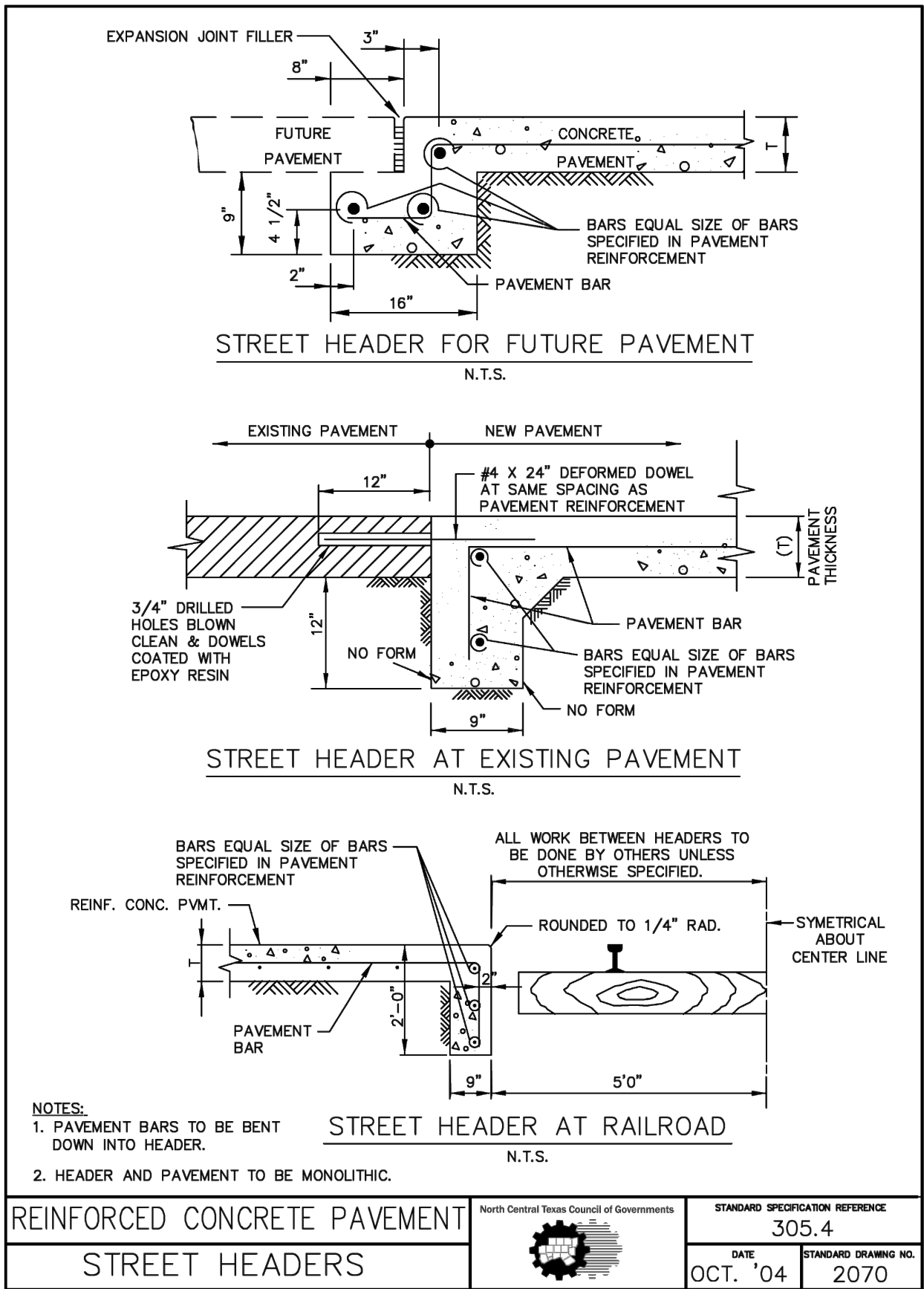
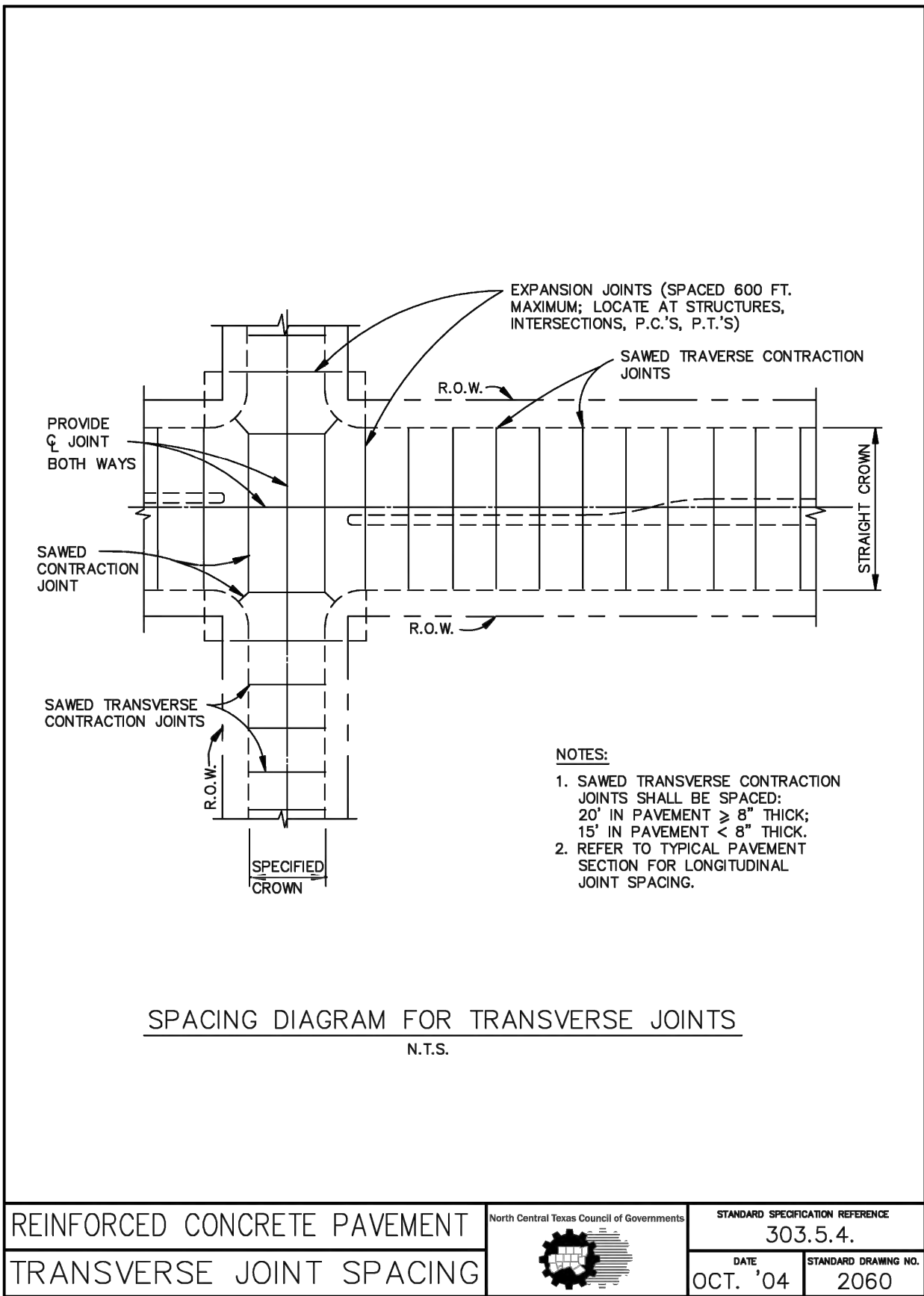
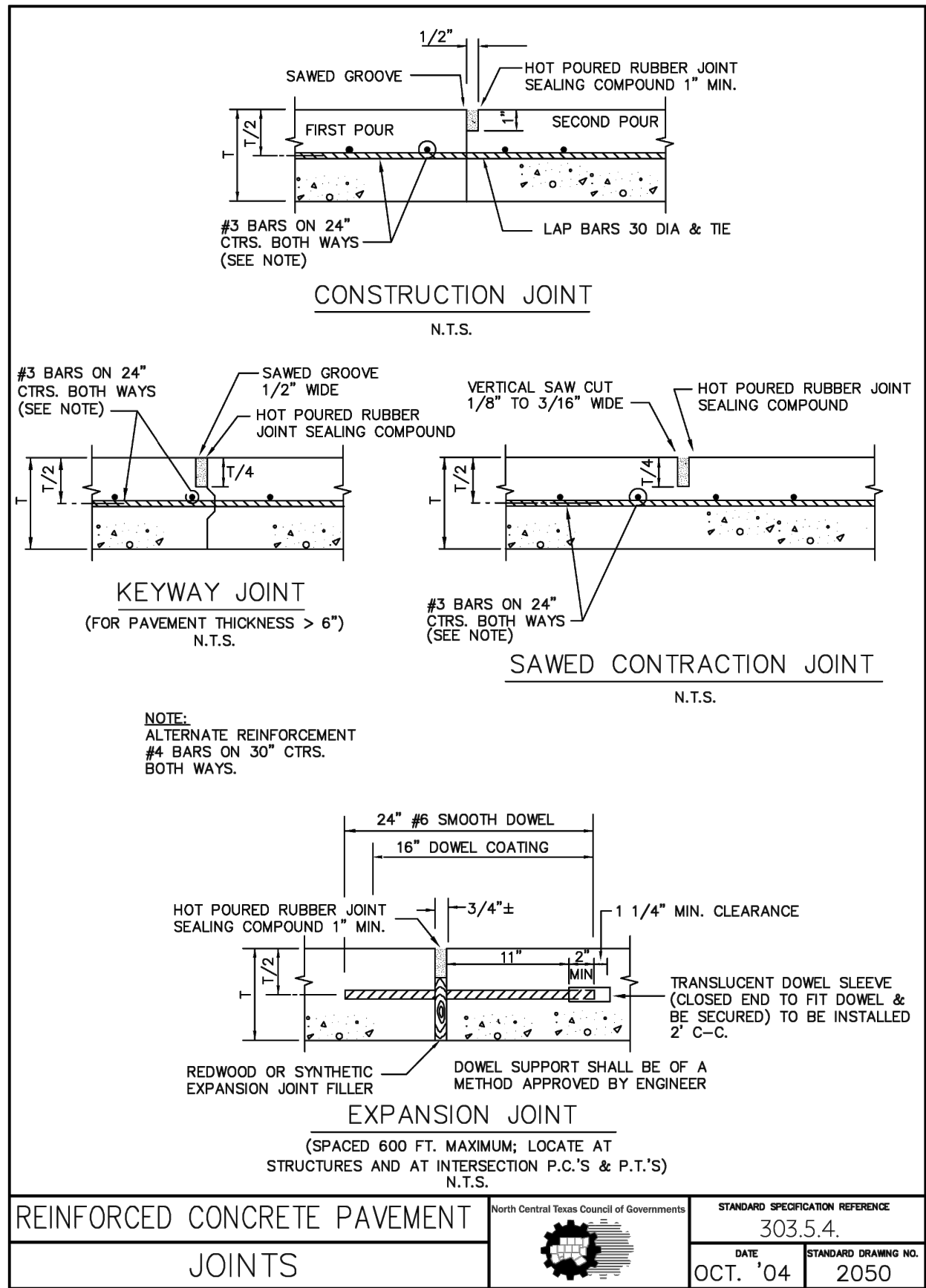
SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET NUMBER:

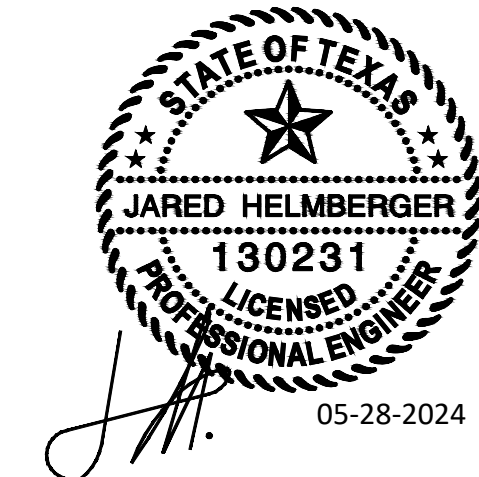
C5.00

BEAR LAND COMPANY



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



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PROJECT INFORMATION:

SHOPS AT
HIGH
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OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

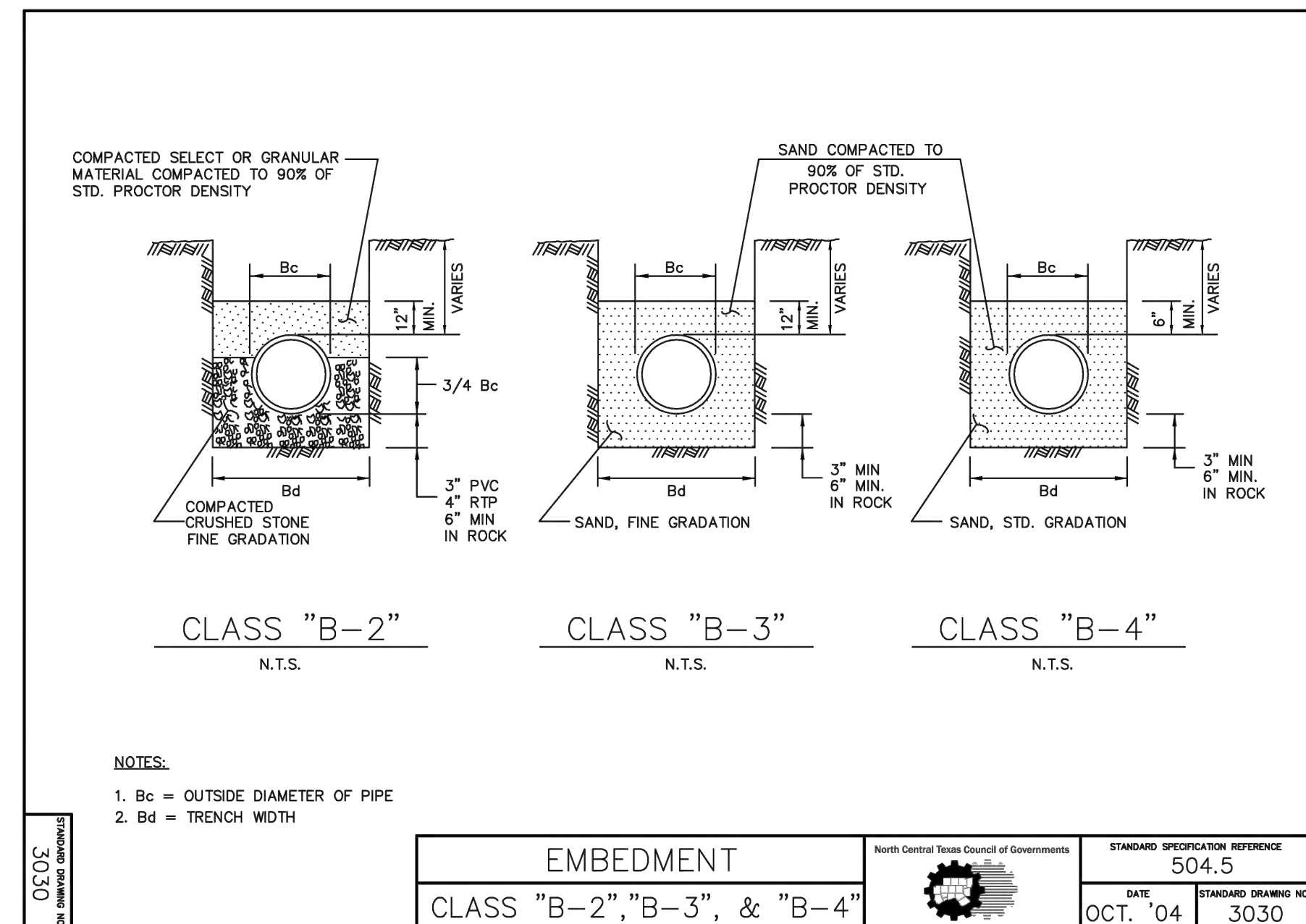
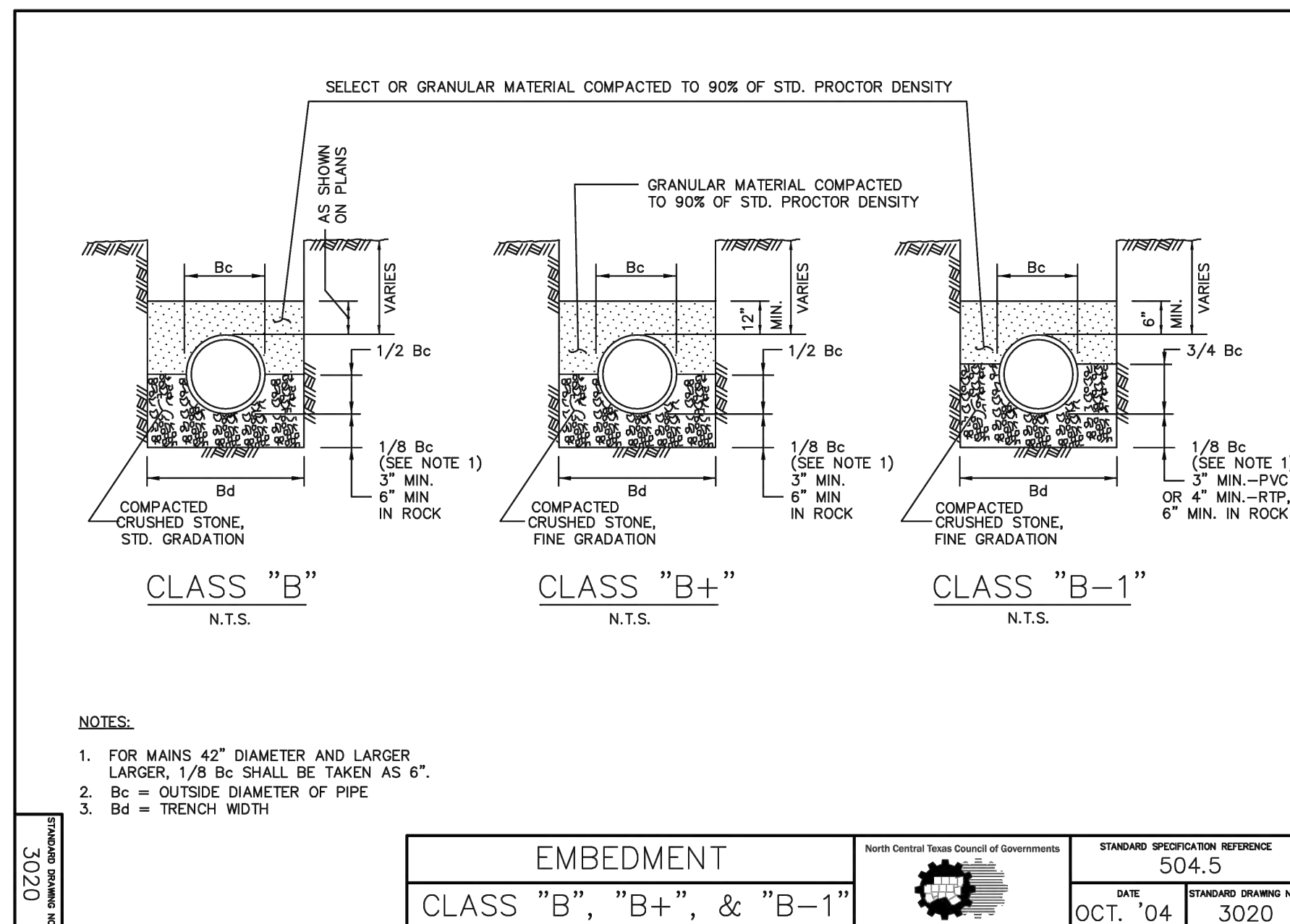
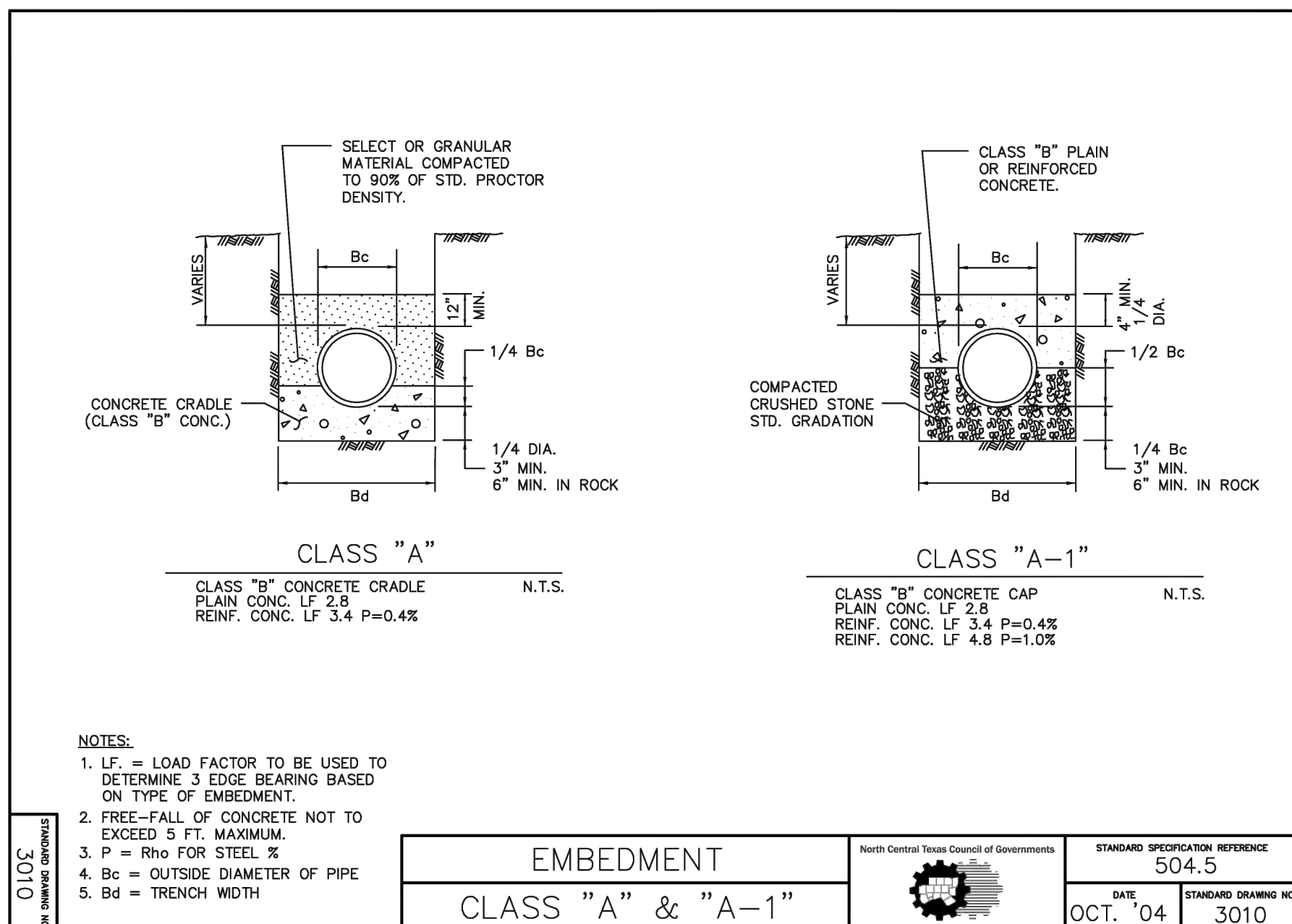
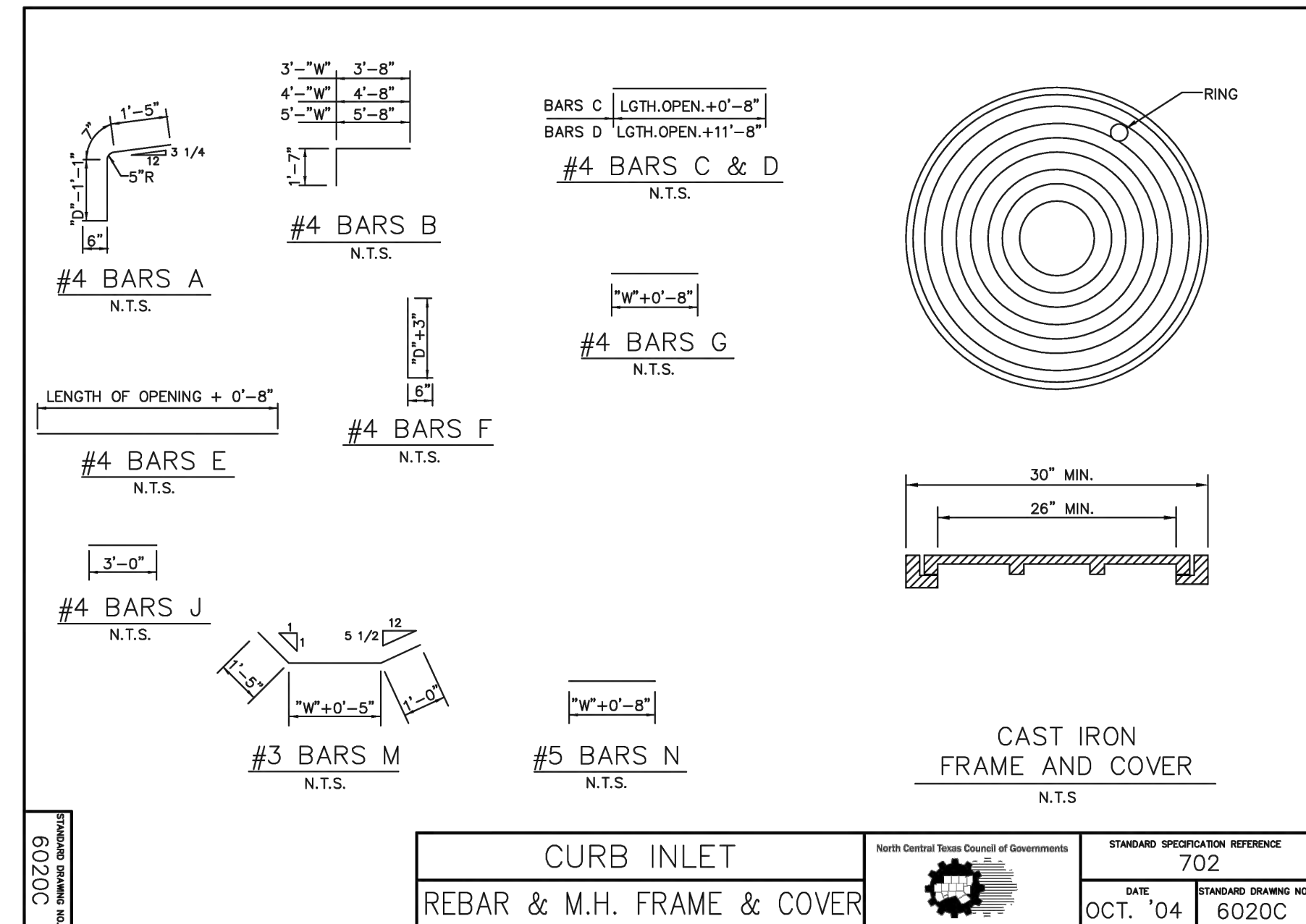
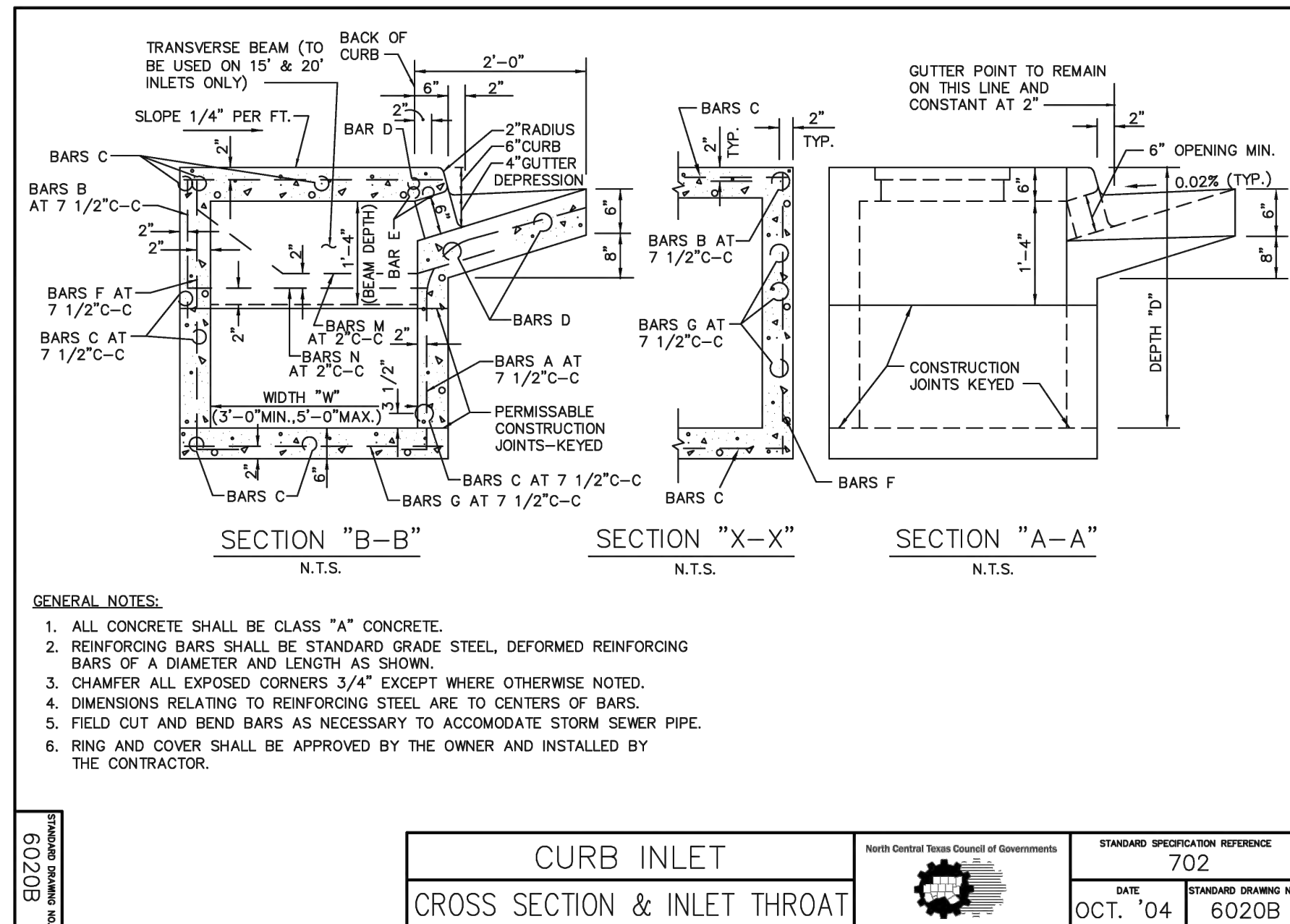
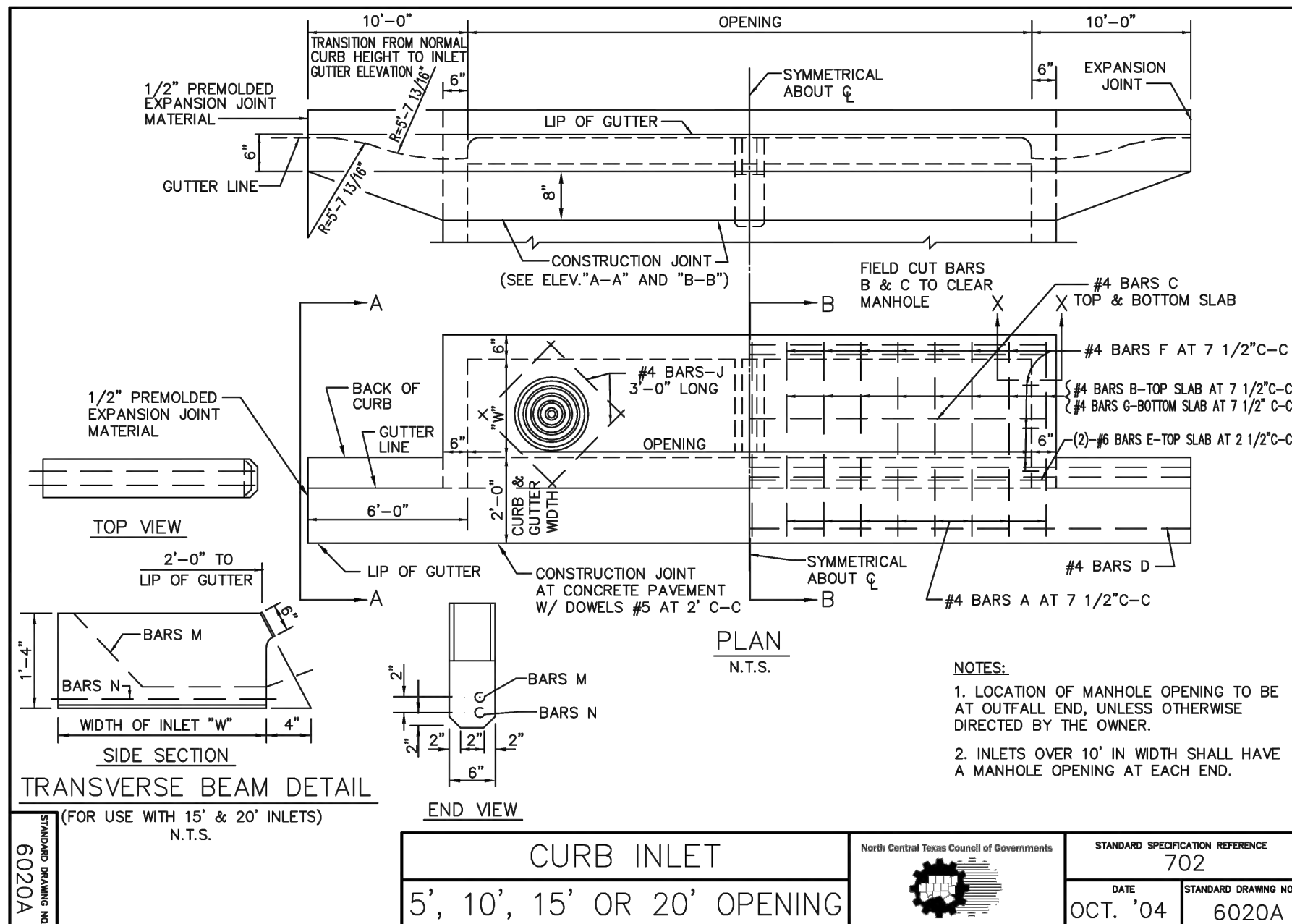
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CONSTRUCTION
DETAILS

SHEET NUMBER:

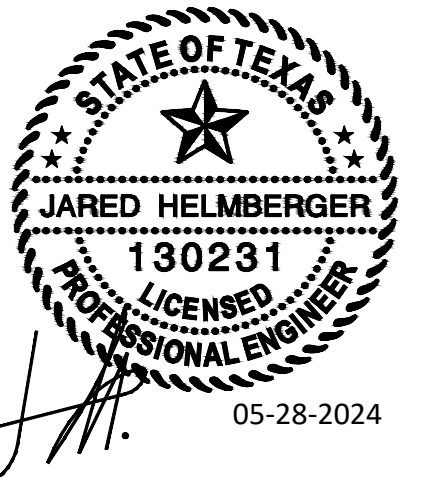
C5.01

AUBREY INLET COVER SHALL BE
BASS & HAYS COVER NO.
30024C82LID WITH FRAME NO.
28024R RING



BEAR LAND CO.
TBPE FIRM NUMBER:
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PROFESSIONAL SEAL:



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

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SHOPS AT HIGH MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

CONSTRUCTION DETAILS

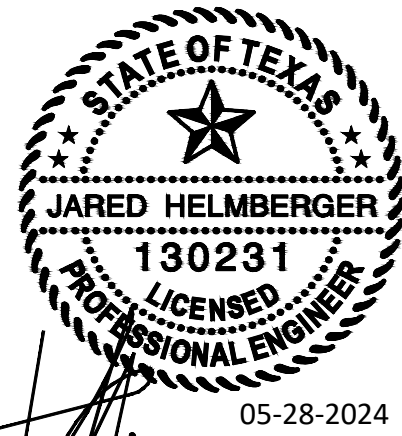
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C5.02



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

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MEADOWS**

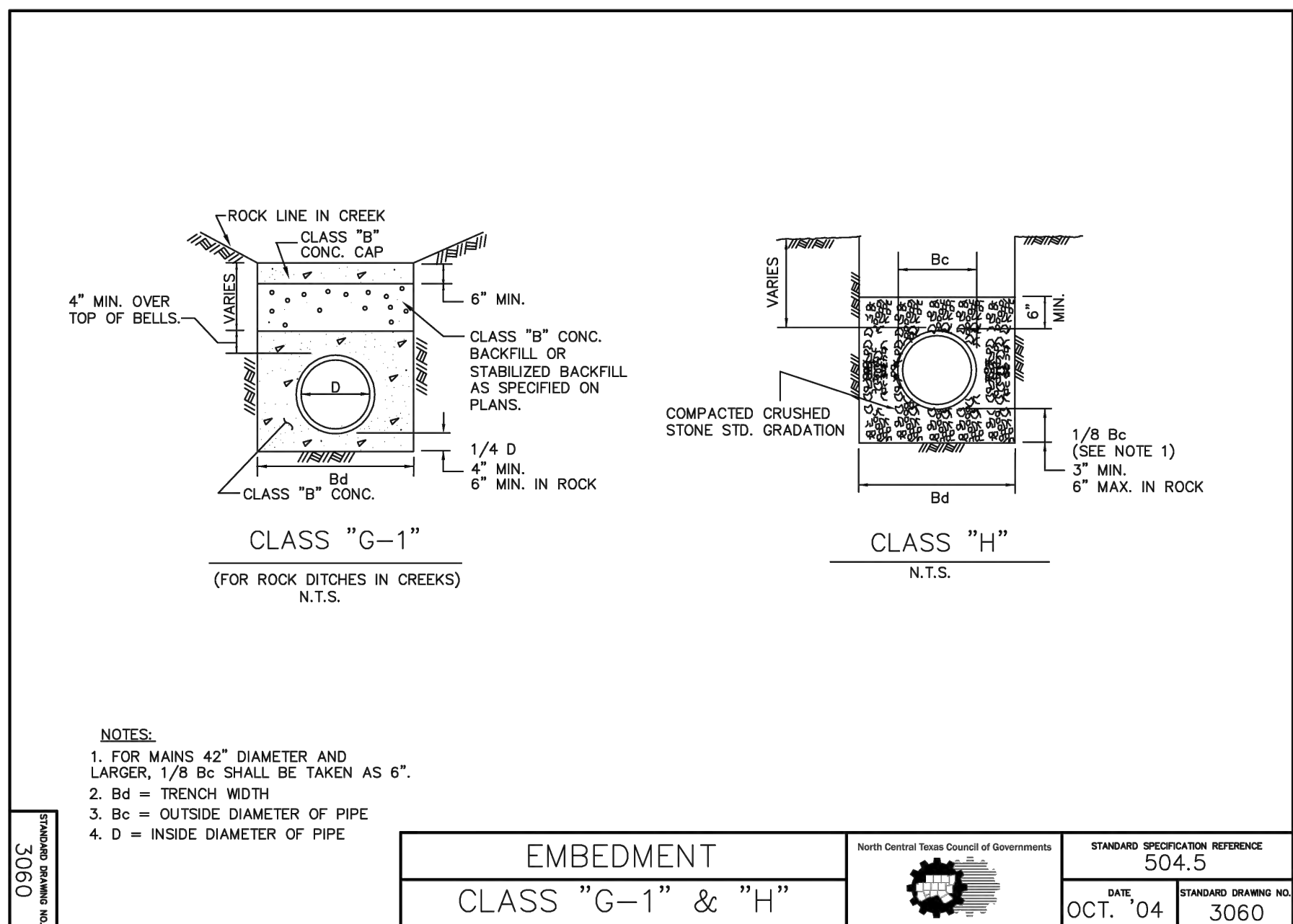
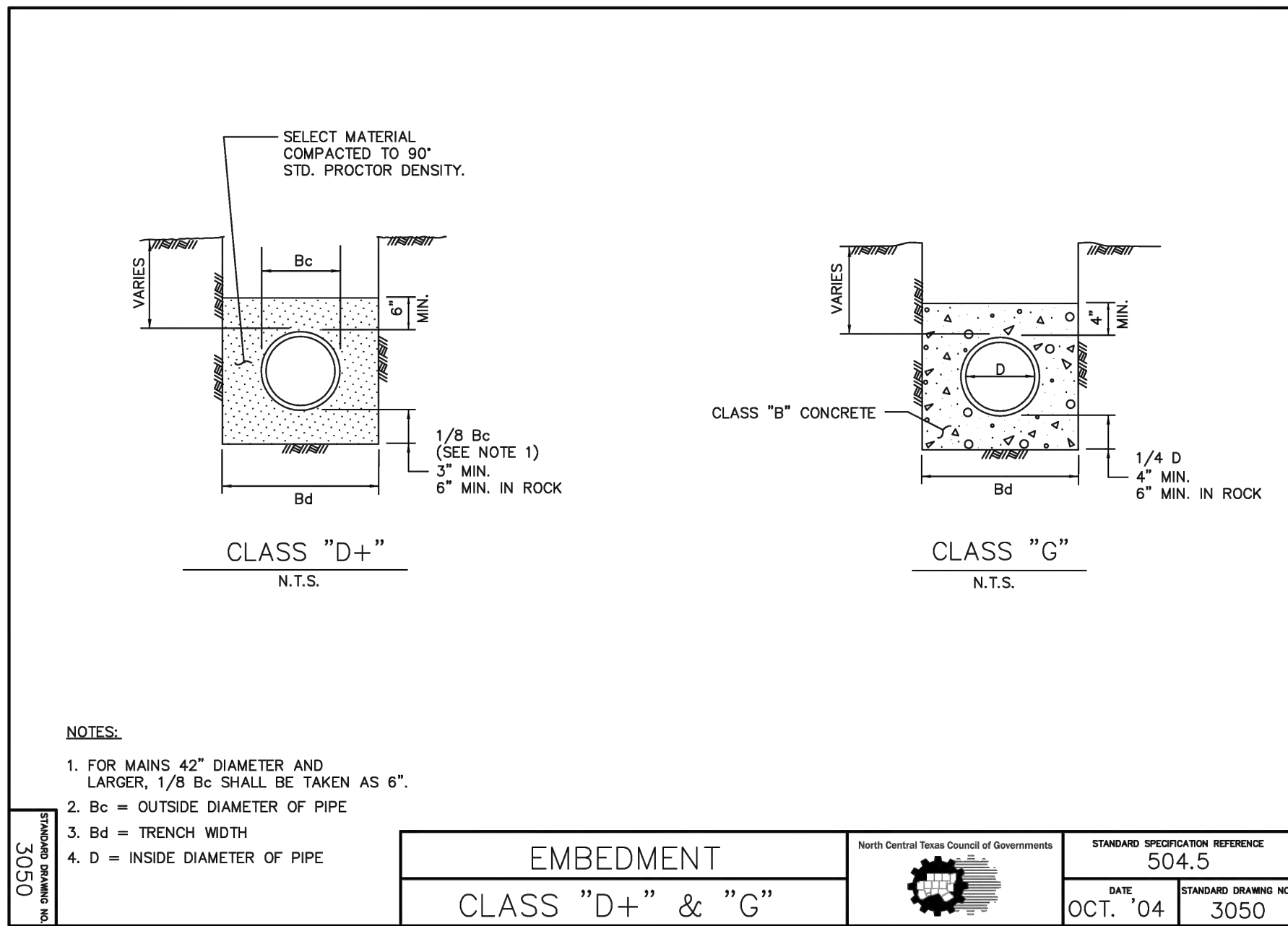
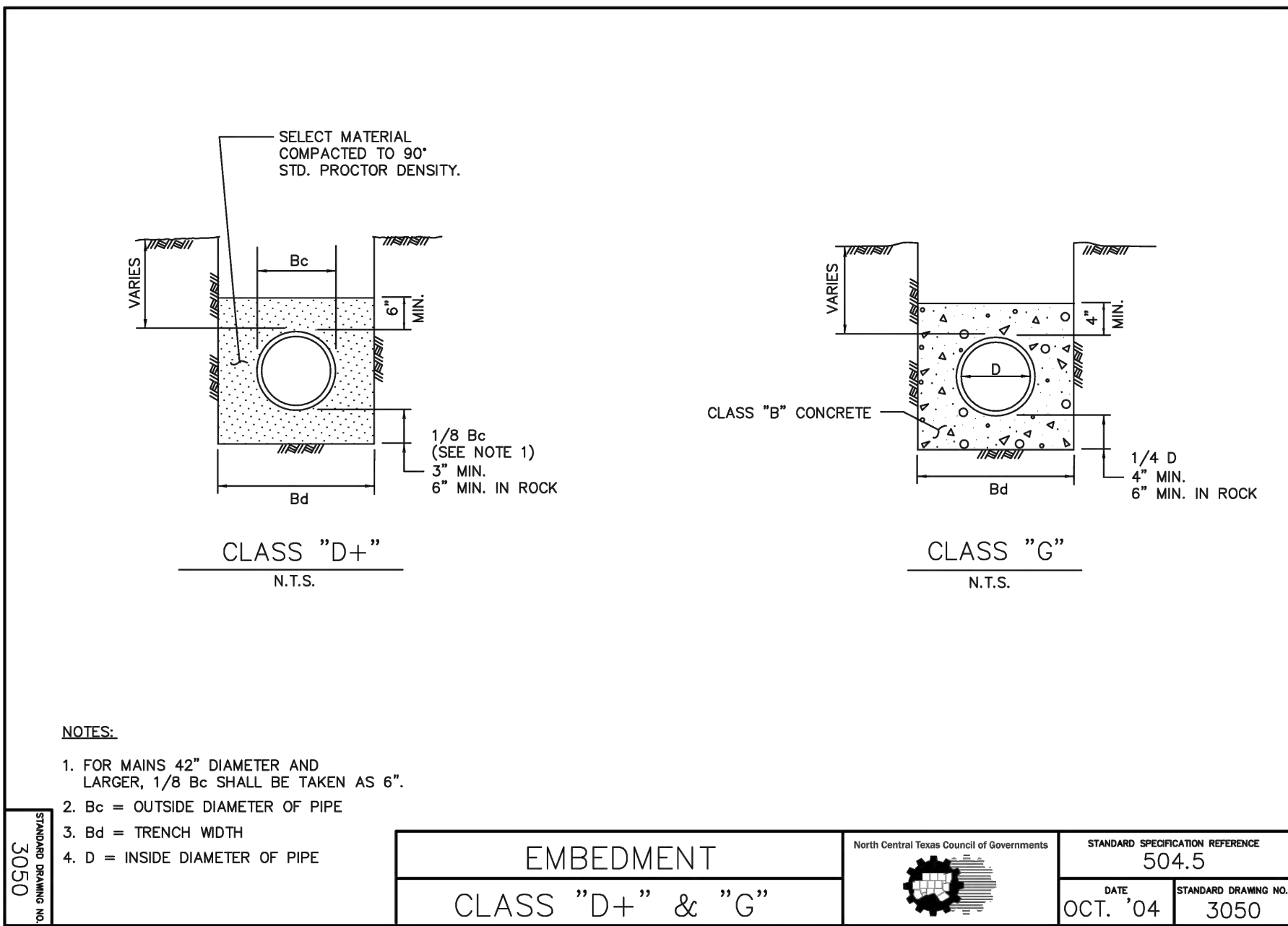
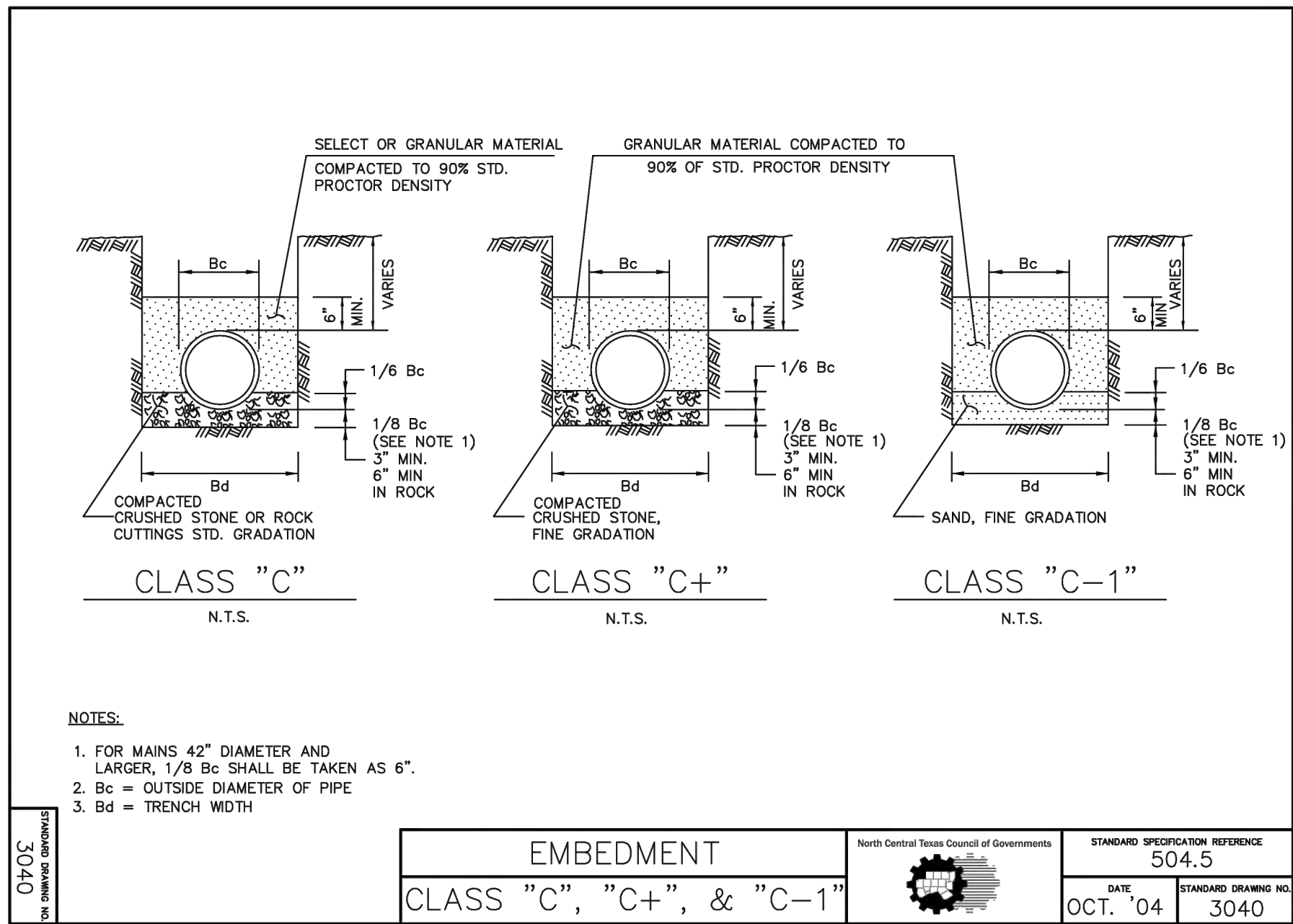
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

**CONSTRUCTION
DETAILS**

SHEET NUMBER:

C5.03



$\Delta = 11.25'$													$\Delta = 22.50'$												
EARTH						ROCK							EARTH						ROCK						
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	E (FT.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	
4,6.8	0.4	1.0	1.0	1.5	0.1	10,12	0.5	1.5	1.5	1.2	20	0.7	1.5	1.5	1.8	24	0.9	1.5	1.5	2.1	30	2.9	1.5	1.9	2.6
16,18	0.6	1.5	1.5	1.5	0.1	36	4.5	1.5	2.3	3.3	42	5.0	1.8	2.6	3.8	48	5.5	2.0	3.0	4.3	54	6.0	2.3	3.4	4.8
20	0.7	1.5	1.5	1.5	0.1	60	6.5	2.5	3.8	5.3	66	6.8	2.8	4.1	5.7	72	7.5	3.0	4.5	6.3	78	7.5	3.3	4.9	6.7
24	0.9	1.5	1.5	1.5	0.1	84	8.0	3.5	5.3	7.2	90	8.5	3.8	5.6	7.7	96	9.0	4.0	6.0	8.2					

$\Delta = 11.25'$													$\Delta = 22.50'$													
EARTH						ROCK							EARTH						ROCK							
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	E (FT.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)		
4,6.8	0.4	1.0	1.0	1.5	0.1	10,12	0.6	2.2	1.5	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1	16,18	0.8	5.0	2.0	2.5	0.3
16,18	0.8	5.0	2.0	2.5	0.3	20	1.1	8.9	3.0	3.5	0.5	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4	24	1.1	8.9	3.0	3.5	0.5
20	0.9	6.2	2.0	3.5	0.4	30	1.4	10.4	3.0	3.5	0.6	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8	36	1.7	15.0	3.5	4.5	0.9
24	1.1	8.9	3.0	3.5	0.5	42	1.9	20.4	4.5	5.0	1.5	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1	48	2.2	26.6	4.5	6.0	2.0
30	1.4	10.4	3.0	3.5	0.6	54	2.5	33.7	6.0	6.0	3.0	54	4.9	67.0	9.0	8.0	6.0	6.0	4.1	60	2.7	41.6	6.0	7.0	3.8	
36	1.7	15.0	3.5	4.5	0.9	66	3.0	50.3	6.5	8.0	5.1	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2	72	3.3	59.9	7.5	8.0	6.3
42	1.9	20.4	4.5	5.0	1.5	78	3.8	70.2	8.0	9.0	6.1	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7	84	3.8	81.5	8.5	10.0	10.2
48	2.2	26.6	4.5	6.0	2.0	84	4.1	83.5	9.5	10.0	7.4	84	8.2	186.1	13.0	12.5	27.2	8.5	10.0	14.8	90	4.1	93.5	9.5	10.0	12.2
54	2.5	33.7	6.0	6.0	3.0	90	4.4	106.4	10.0	11.0	15.0	90	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8	96	4.4	106.4	10.0	11.0	15.0

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

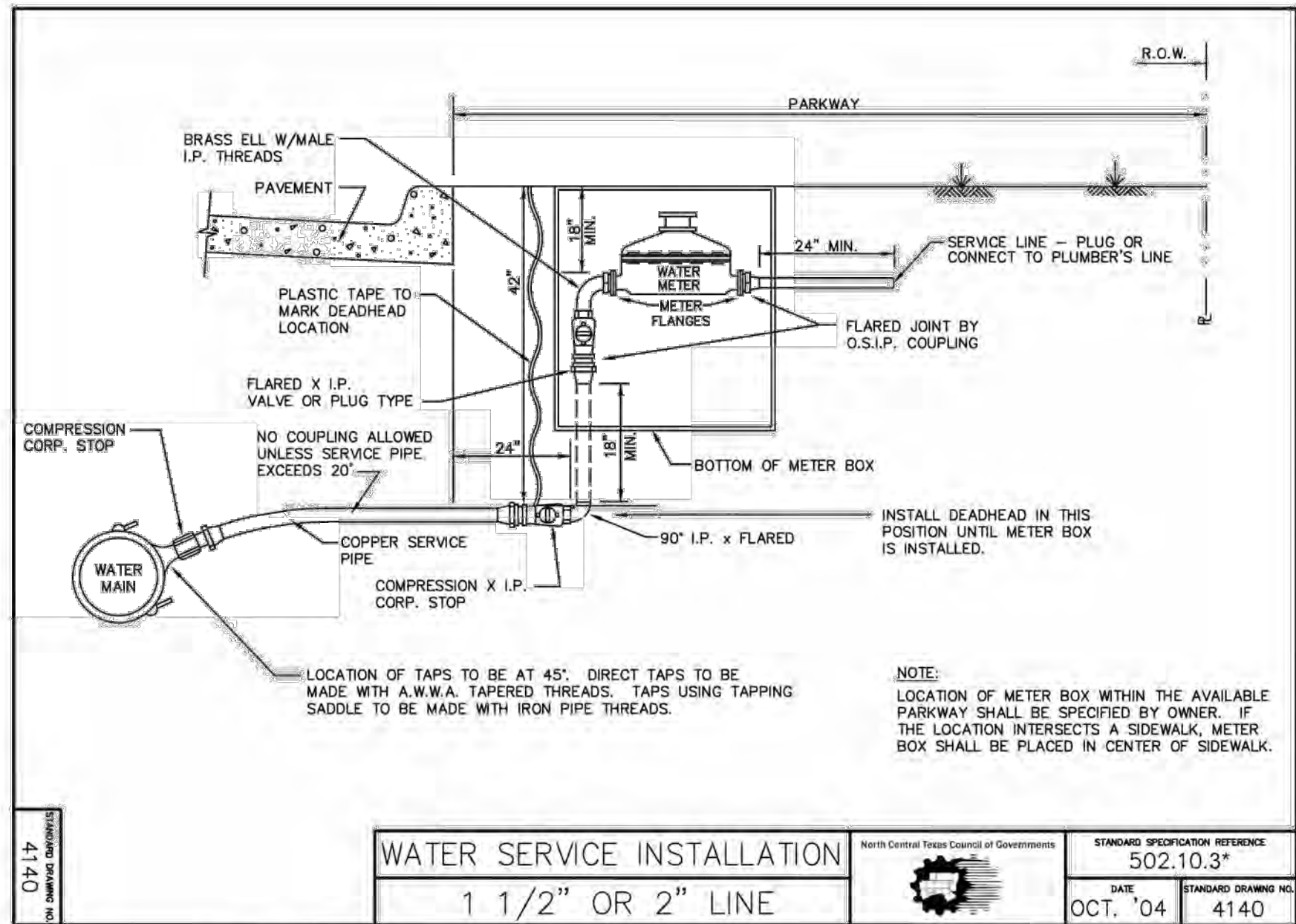
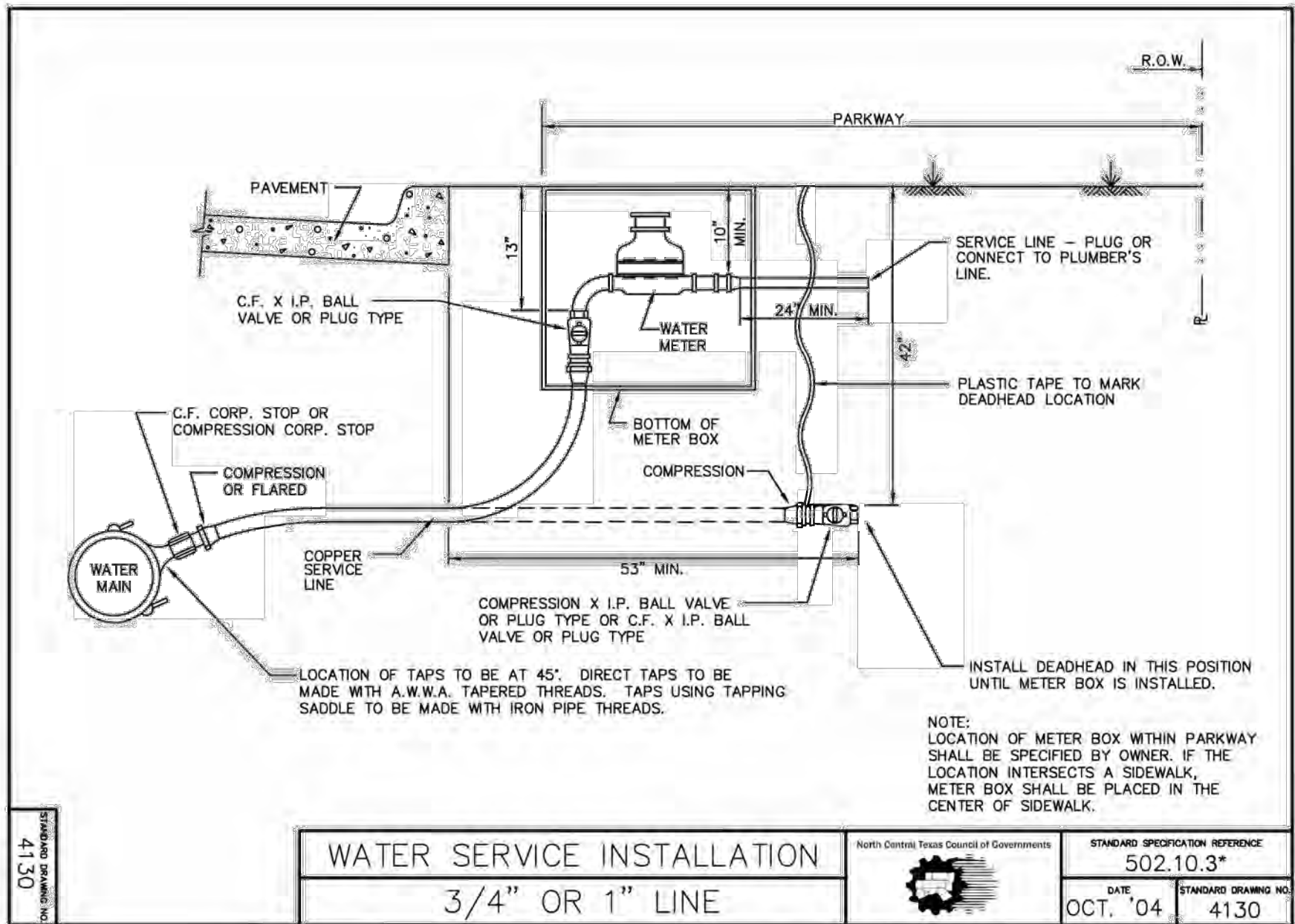
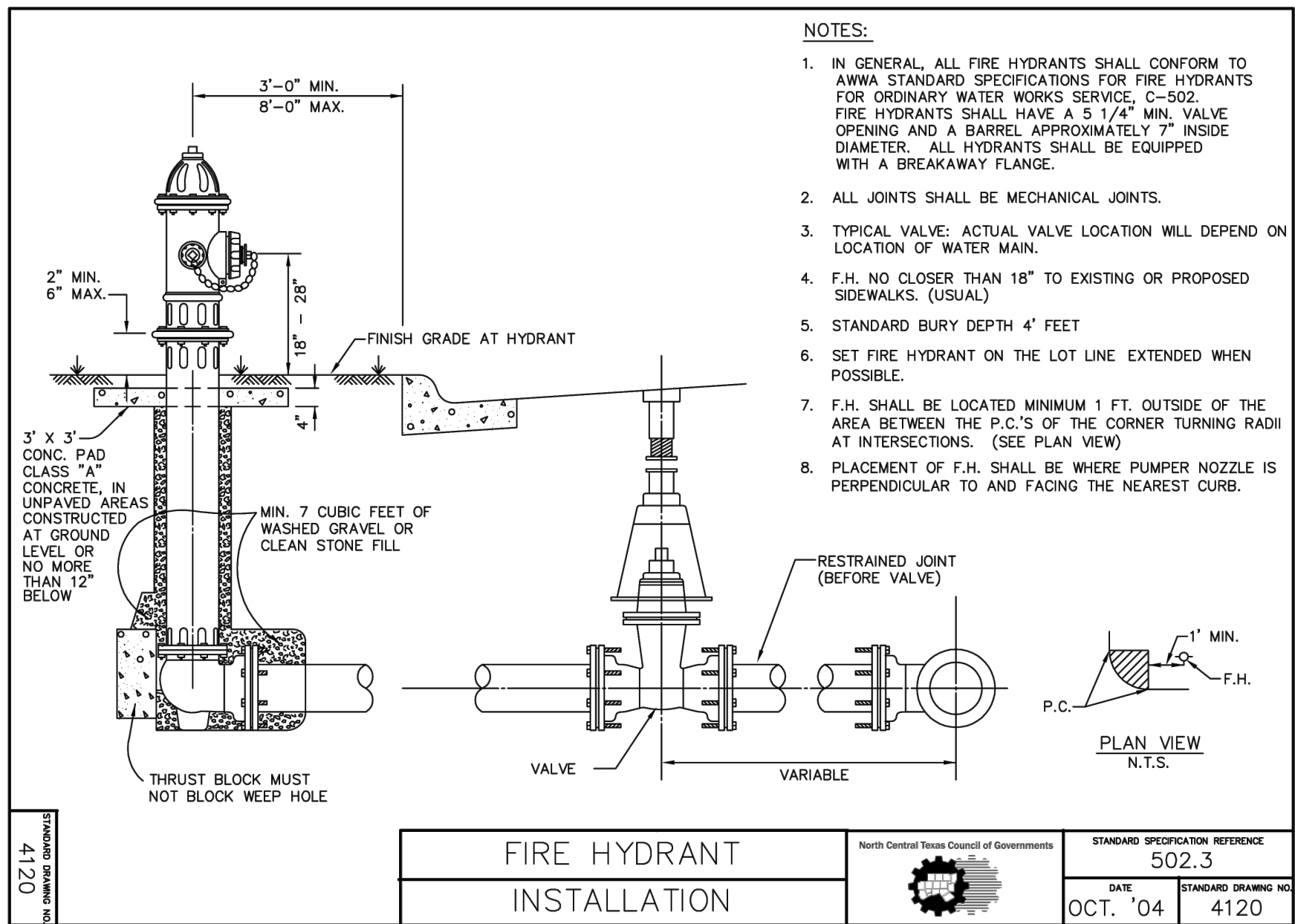
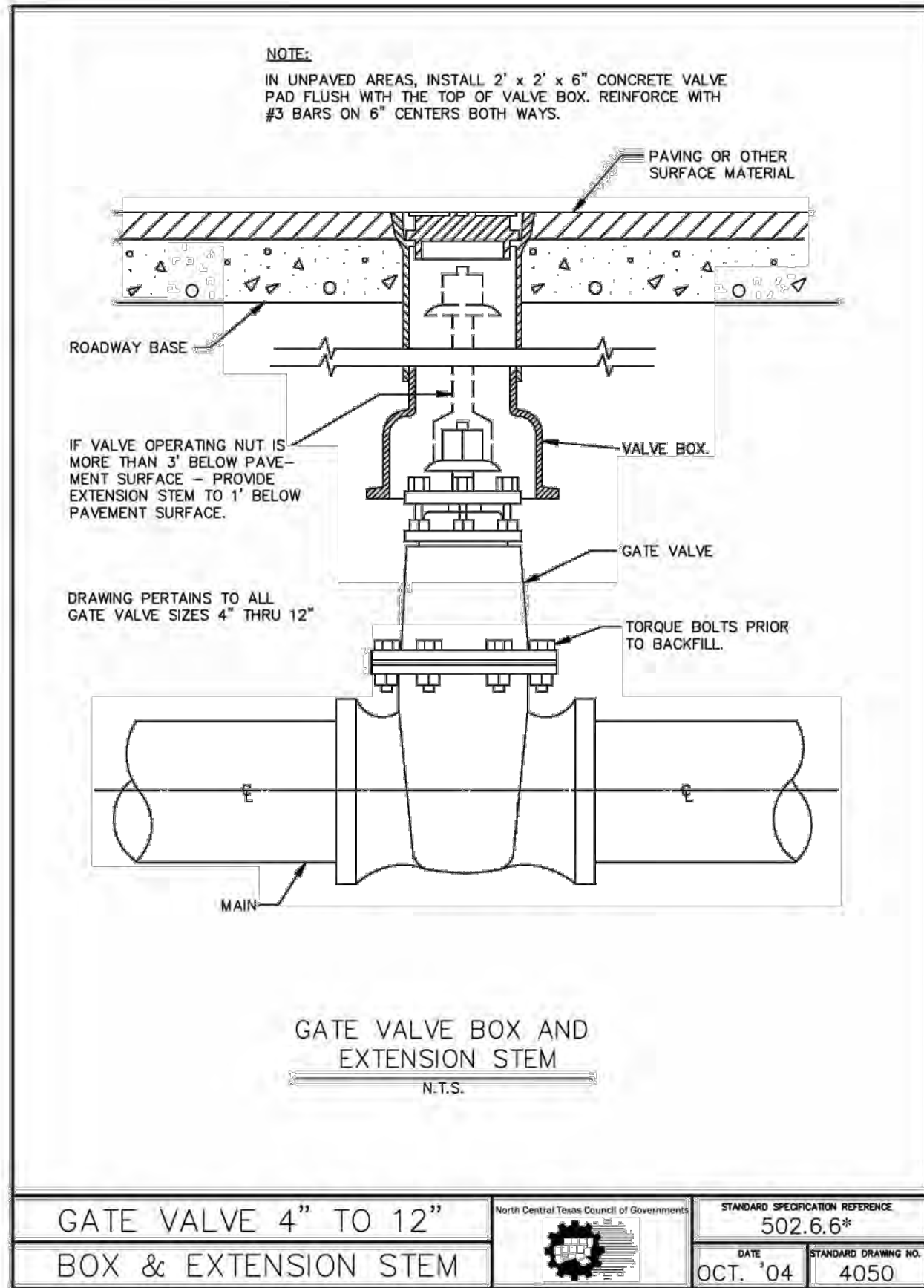
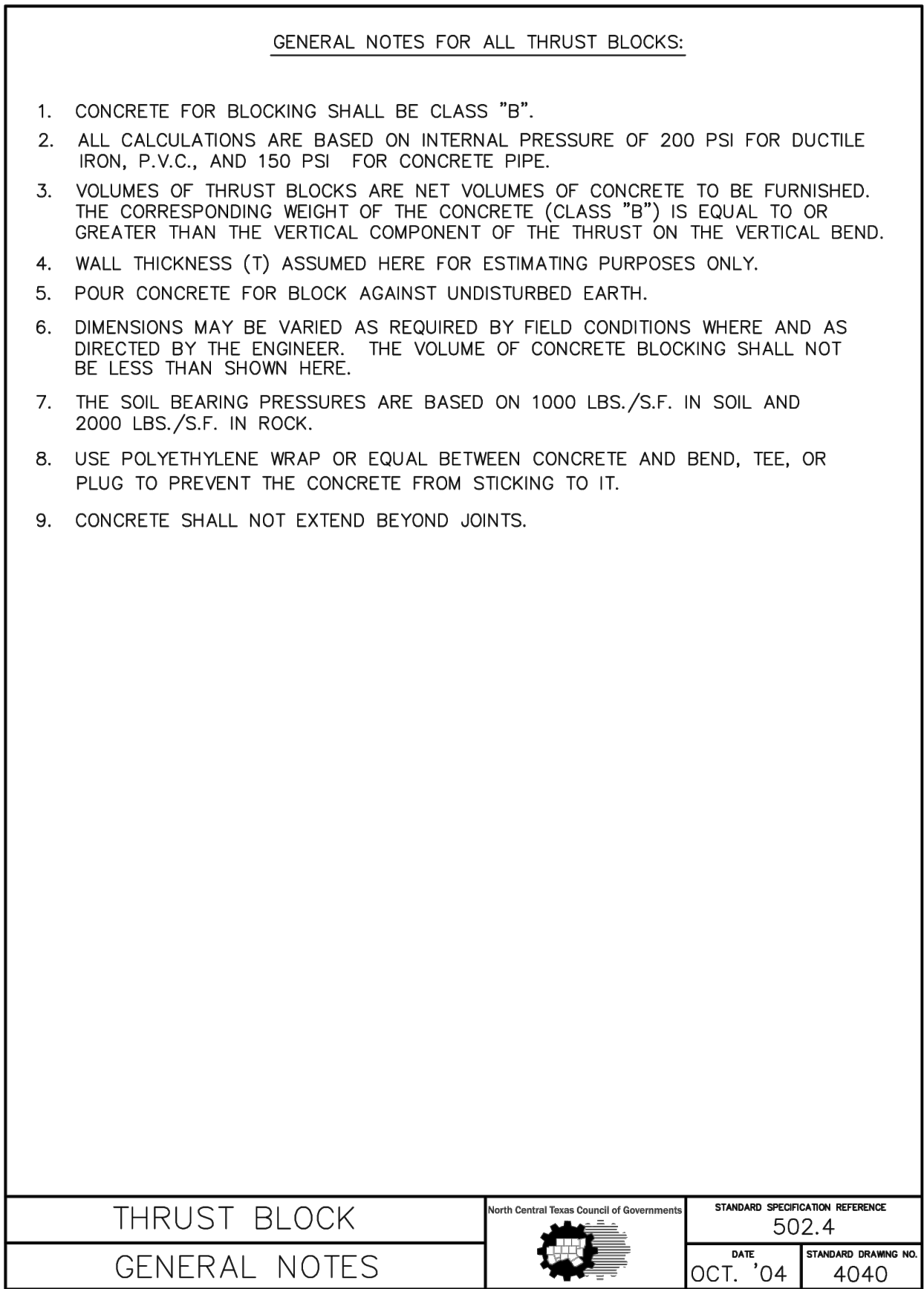
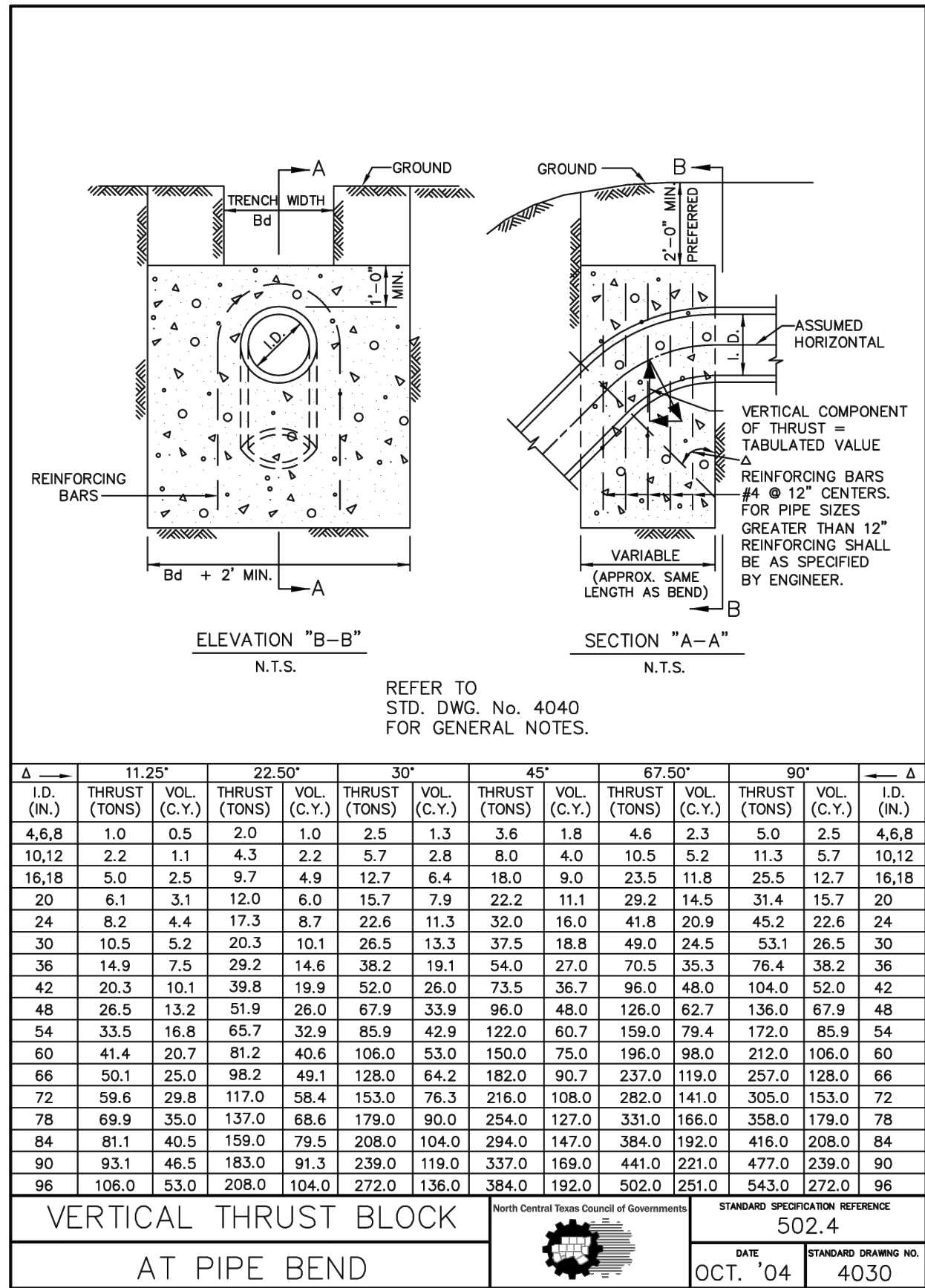
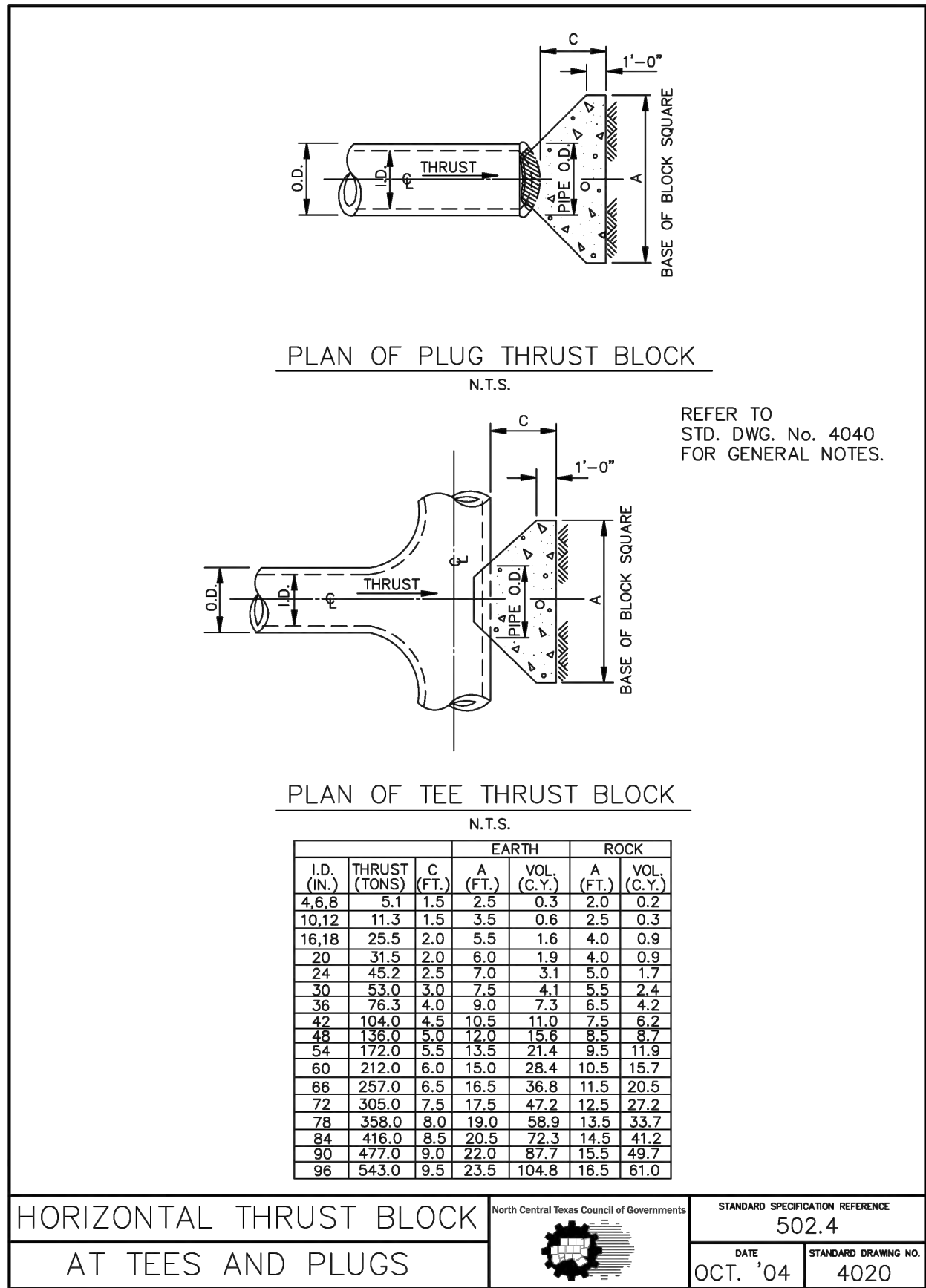
STANDARD SPECIFICATION REFERENCE
502.4

DATE
OCT. '04

STANDARD DRAWING NO.
4010B

$\Delta = 30'$													$\Delta = 45'$																
EARTH						ROCK							EARTH						ROCK										
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	E (FT.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)					
4,6.8	1.0	2.6	2.0	1.5	0.2	10,12	1.5	5.9	2.0	1.5	0.2	16,18	2.2	8.7	3.5	2.0	0.2	1.5	0.1	10,12	1.5	5.9	2.5	0.3	2.0	1.5			
10,12	1.5	5.9	2.5	0.3	2.0	15	2.0	10.2	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3	16,18	2.2	13.2	3.5	4.0	0.8	2.0	1.5	0.6				
16,18	2.2	13.2	3.5	4.0	0.8	20	2.4	16.3	4.5	4.0	1.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.2	3.0	3.5	0.7	24	2.9	23.4	6.0	4.0	1.4	
20	2.4	16.3	4.5	4.0	1.0	30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6	36	4.4	39.5	7.0	6.0	3.4
24	2.9	23.4	6.0	4.0	1.4	35	3.5	30.5	7.0	6.0	2.3	4.8	5.6	1.0	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6	42	5.1	53.8	8.0	7.0	5.1
30	3.6	27.5	6.5	5.0	1.9	40	4.0	34.9	7.5	6.5	2.5	5.2	6.5	1.1	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2	48	5.8	70.3	9.0	8.0	7.4
36	4.4	39.5	7.0	6.0	3.4	45	4.5	40.6	8.5	7.5	3.0	6.3	7.8	1.2	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3	54	6.5	89.0	10.0	9.0	10.3
42	5.1	53.8	8.0	7.0	5.1	50	5.0	53.8	9.0	8.0	3.5	7.0	8.5	1.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9	60	7.3	110.0	11.0	10.0	13.9
48	5.8	70.3	9.0	8.0	7.4	60	6.0	79.6	11.5	11.0	4.2	9.8	11.5	1.5	66	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0	72	8.0	132.9	12.5	11.0	18.9
54	6.5	89.0	10.0	9.0	10.3	70	7.0	104.0	13.0	12.0	5.0	11.5	13.5	1.7	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7	78	9.4	185.6	14.5	13.0	30.0
60	7.3	110.0	11.0	10.0	13.9	75	7.5	110.0	13.5	12.5	5.5	12.5	14.5	1.8	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6	90	10.9	247.1	16.5	15.0	45.0
66	8.0	132.9	12.5	11.0	18.9	85	8.0	132.9	13.5	13.0	6.0	14.5	16.5	2.0	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5						
72	8.7	158.2	13.5	12.0	24.0	90	9.0	158.2	14.5	14.0	6.5	15.5	17.5	2.1															
78	9.4	185.6	14.5	13.0	30.0	95	9.5	185.6	15.5	15.0	7.0	16.5	18.5	2.2															
84	10.1	215.3	15.5	14.0	37.1	105	10.5	215.3	16.5	16.0	7.5	17.5	19.5	2.3															
90	10.9	247.1	16.5	15.0	45.0	115	11.0	247.1	17.5	17.0	8.0	20.5	22.5	2.4															
96	11.6	281.2	18.0	16.0	55.5	125	11.5	281.2	18.5	18.0	8.5	21.5	23.5	2.5															

$\Delta = 67.50'$													$\Delta = 90'$																
EARTH						ROCK							EARTH						ROCK										
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	E (FT.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)					
4,6.8	2.1	5.6	3.0	2.0	0.3	10,12	2.7	7.1	5.0	1.5	0.2	4,6.8	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5	16,18	4.7	28.3	7.5	4.0	1.9			
10,12	3.1	12.6	5.5	2.5	0.8	20	3.6	12.6	6.5	3.5	2.0	0.4	10,12	4.0	16.0	6.5	1.5	0.4	2.0	2.0	0.2	24	4.4	39.5	7.0	6.0	3.4		
16,18	4.7	28.3	7.5	4.0	1.9	30	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5	24	6.2	50.3	11.5	4.5	3.5
20	5.2	34.9	9.0	4.0	2.3	35	5.5	38.9	10.0	4.5	2.8	6.0	4.0	1.6	24	7.9	64.0	15.5	4.5	5.0	8.0	4.0	2.1	30	7.8	58.9	12.0	5.0	4.8
24	6.2	50.3	11.5	4.5	3.5	40	6.5	54.0	12.0	5.0	4.2	6.5	5.0	2.0	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3	36	9.4	84.9	14.5	6.0	8.2
30	7.8	58.9	12.0	5.0	4.8	45	7.5	67.5	13.5	5.5	4.8	6.0	5.5	2.2	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3	42	10.9	115.5	17.0	7.0	12.8
36	9.4	84.9	14.5	6.0	8.2	50	8.5	95.0	15.0	6.5	6.3	6.5	6.0	2.4	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7	48	12.5	150.9	19.0	8.0	18.4
42	10.9	115.5	17.0	7.0	12.8	55	10.0	132.9	16.5	7.5	10.0	8.0	7.5	2.6	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4	54	14.0	191.0	21.5	9.0	26.0
48	12.5	150.9	19.0	8.0	18.4	60	11.5	185.6	17.5	8.5	11.0	9.0	8.5	2.8	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1	60	15.6	235.8	24.0	10.0	35.6
54	15.6	235.8	24.0	10.0	35.6	66	13.5	281.2	20.0	10.0	13.5	11.5	11.5	3.0	60	19.9	298.8	30.0	10.0	50.0	20.0	7.5	28.0	66	17.1	285.3	26.0	11.0	46.0
60	17.1	285.3	26.0	11.0	46.0	72	15.0	339.5	22.0	11.0	15.5	12.5	12.5	3.2	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5	72	18.7	339.5	28.5	12.0	57.8
66	18.9	339.5	28.5	12.0	57.8	78	16.5	398.5	24.0	12.0	17.0	13.5	13.5	3.4	72	23.8	431.0	36.0	12.0	85.6	24.0	9.0	41.0	78	20.2	398.5	31.0	13.0	75.7
72	20.2	398.5	31.0	13.0	75.7	84	18.0	462.1	33.0	14.0	19.5	15.0	15.0	3.6	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2	84	21.8	462.1	33.5	14.0	94.7
78	21.8	462.1	33.5	14.0	94.7	90	19.5	530.5	35.5	15.0	21.5	16.5	16.5	3.7	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8	90	23.3	530.5	35.5	15.0	114.4
84	23.3	530.5	35.5	15.0	114.4	96	20.5	582.0	37.5	16.0	23.5	17.5	17.5	3.8	90	29.9	674.6	45.0	15.0	169.0	30.0	11.5	81.2	96	24.9	603.6	38.0	16.0	138.9
90	24.9	603.6	38.0	16.0	138.9	96	21.5	630.0	39.5	17.0	25.5	18.5	18.5	4.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1						



WATER METER BOXES
DFW37C-14-AF1MQF SMALL
OR
DFW65C-14-AF1MQF; AS REQUIRED BY
THE CITY OF AUBREY



BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S):

DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

SHOPS AT
HIGH
MEADOWS

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

CONSTRUCTION
DETAILS

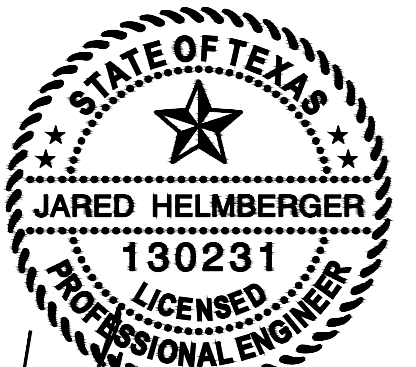
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BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



05-28-2024

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

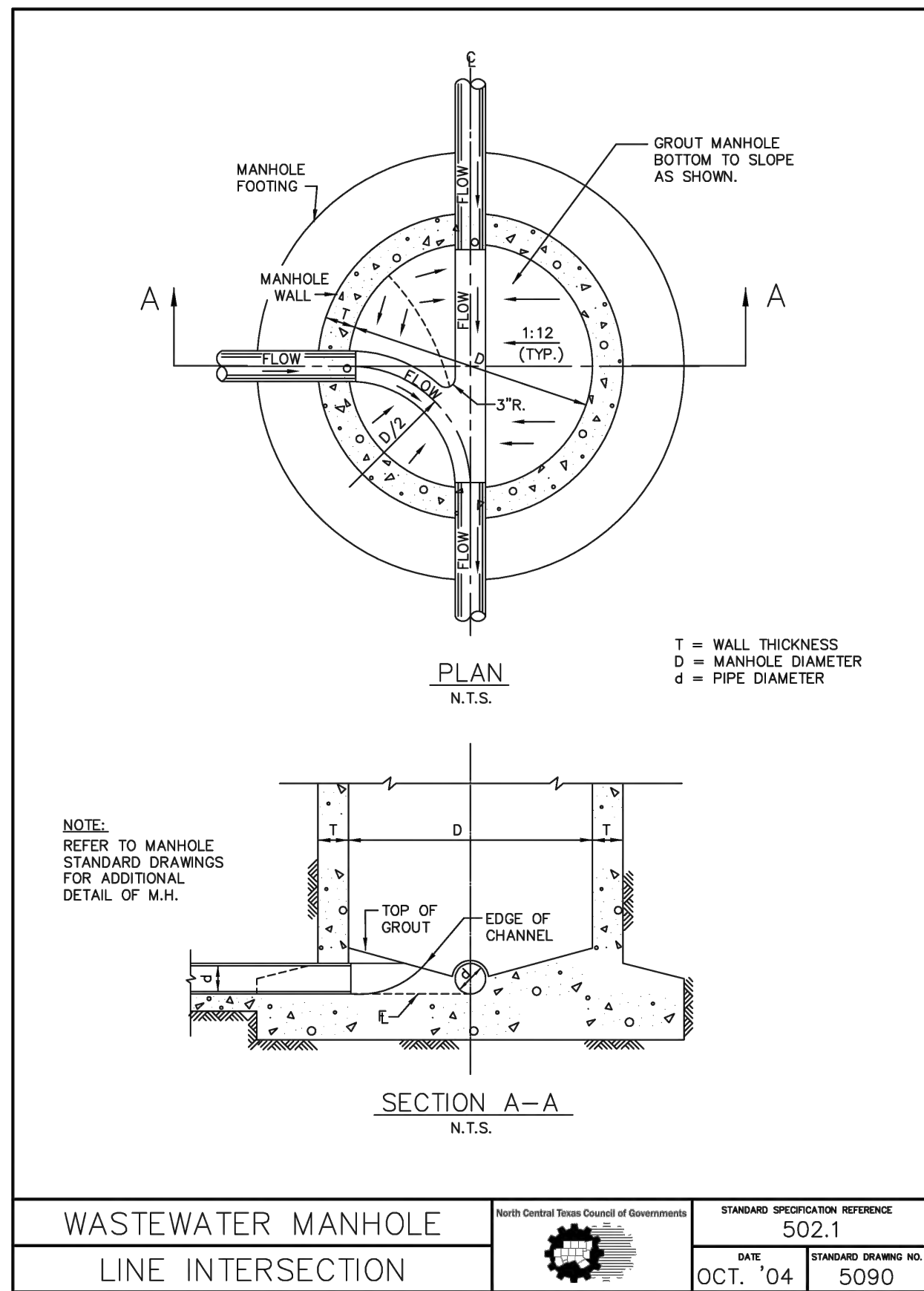
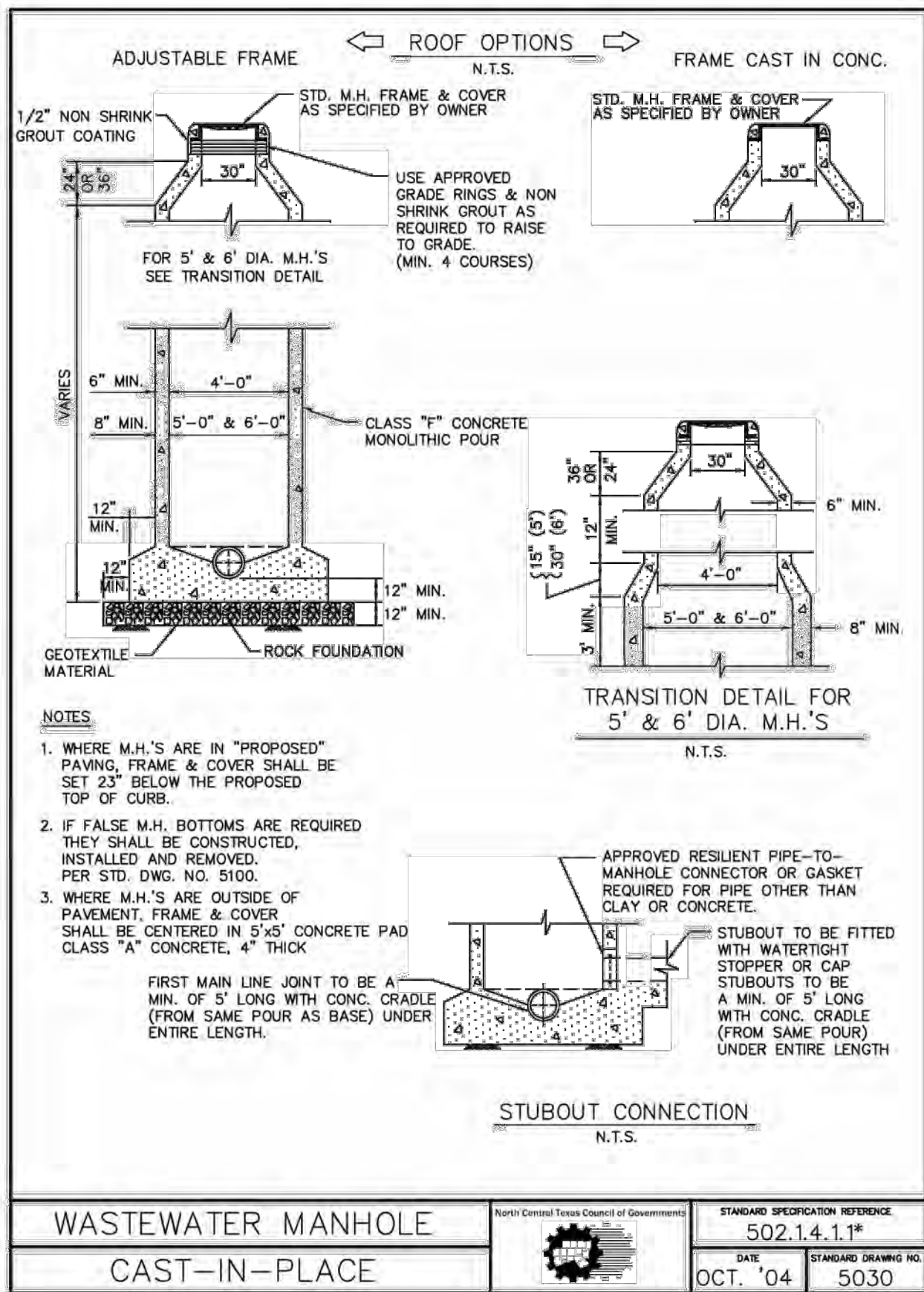
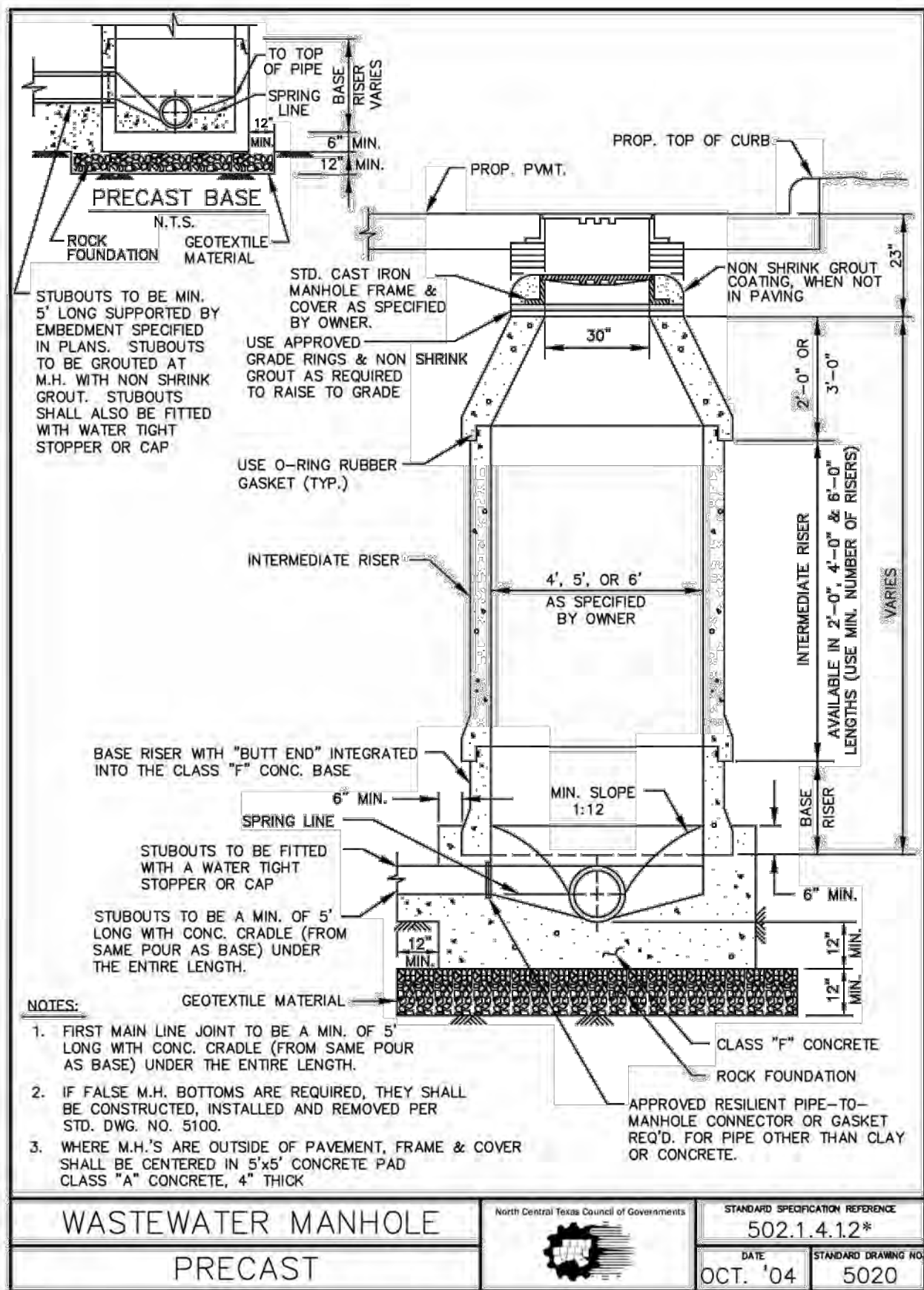
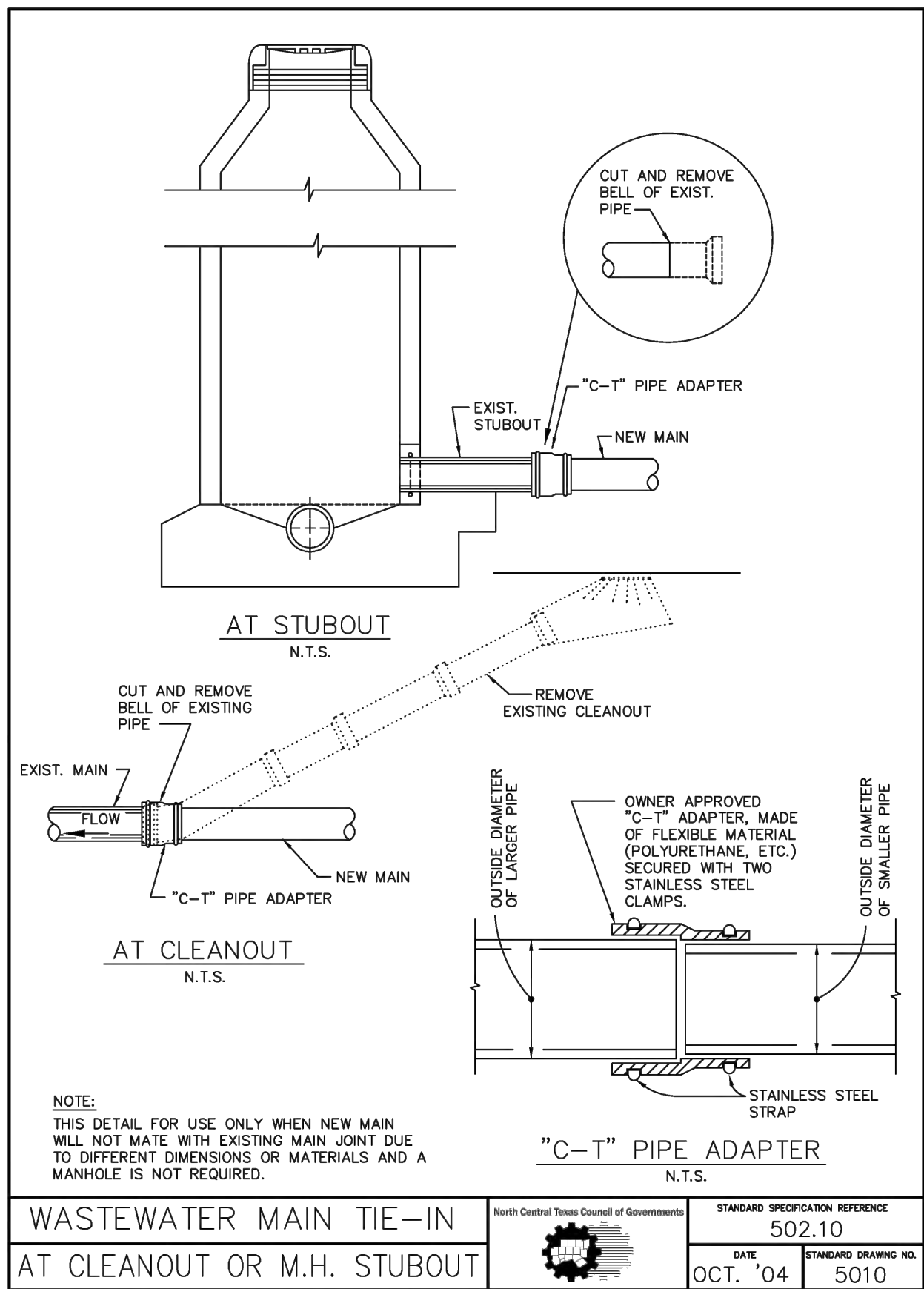
SHEET TITLE:

**CONSTRUCTION
DETAILS**

SHEET NUMBER:

C5.05

AUBREY INLET COVER SHALL BE
BASS & HAYS PART NO.
VRM30-LID97 AND VRM30-RING





BEAR LAND CO.
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:



REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - "X" CUT SET
Elev: 672.83'
N: 7156538.32
E: 2432354.00
BM#2 - "X" CUT SET
Elev: 673.14'
N: 7156291.65
E: 2432613.51
(As provided by TOPOGRAPHIC)



Know what's below.
Call before you dig.

PROJECT INFORMATION:

**SHOPS AT
HIGH
MEADOWS**

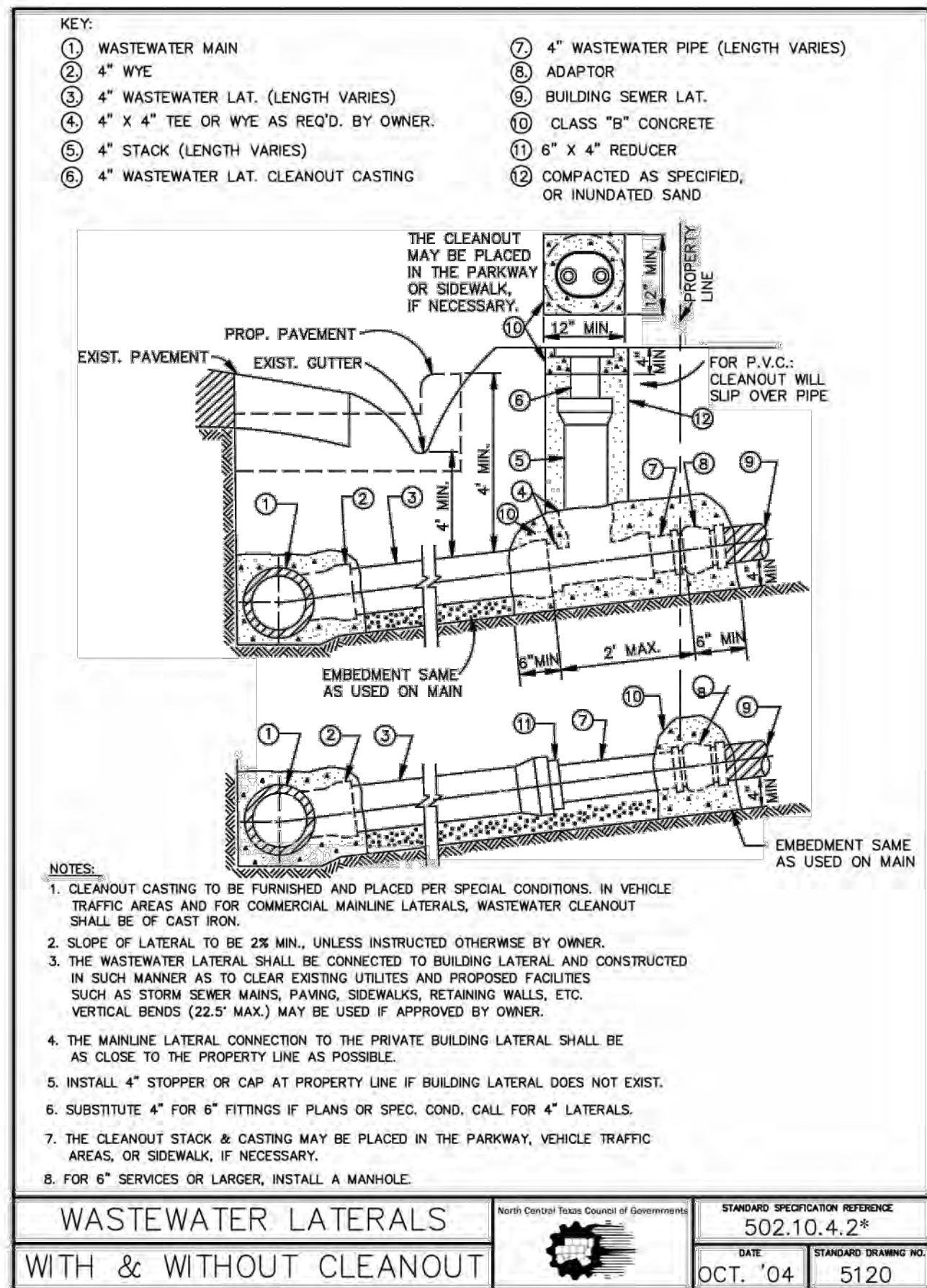
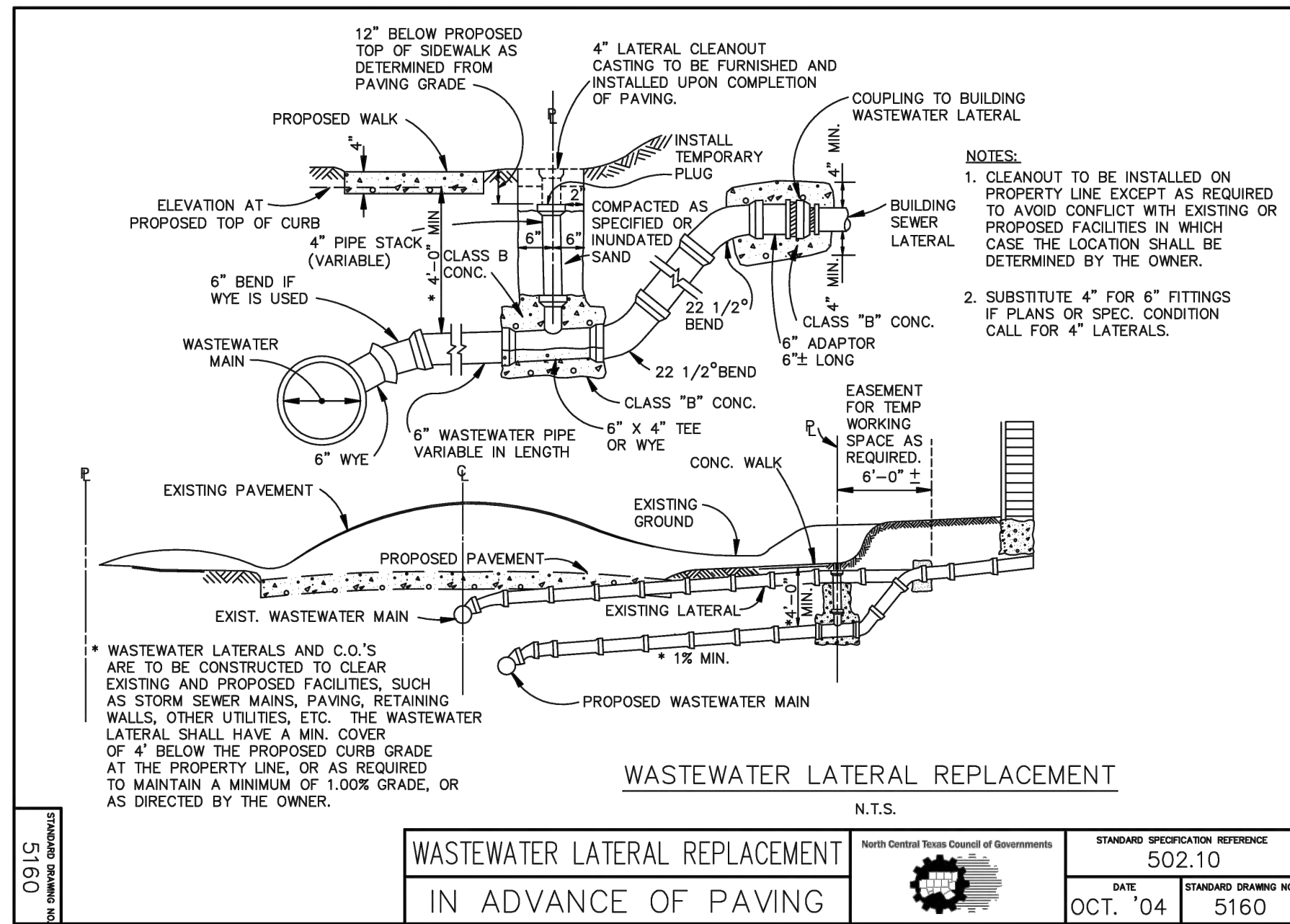
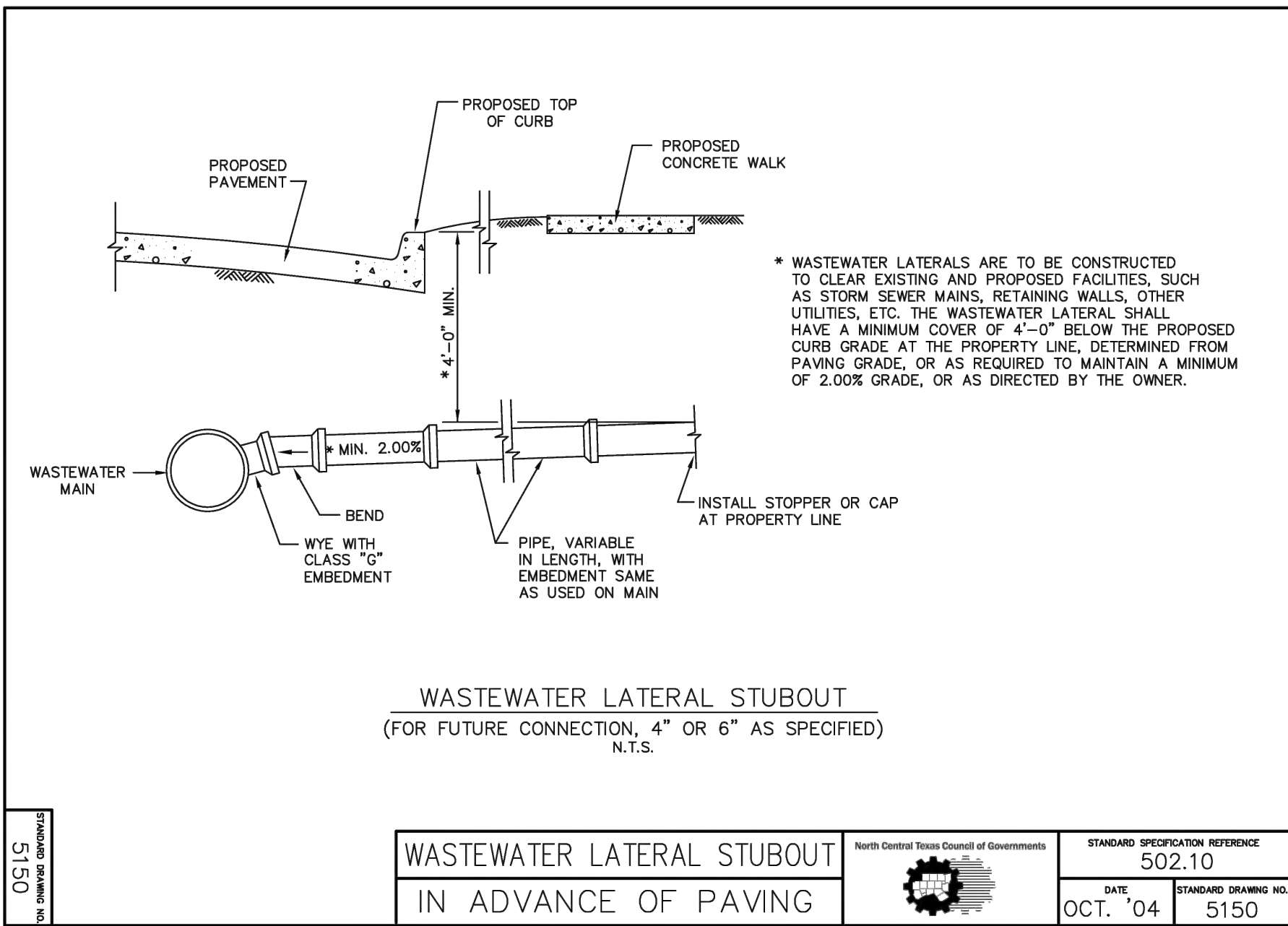
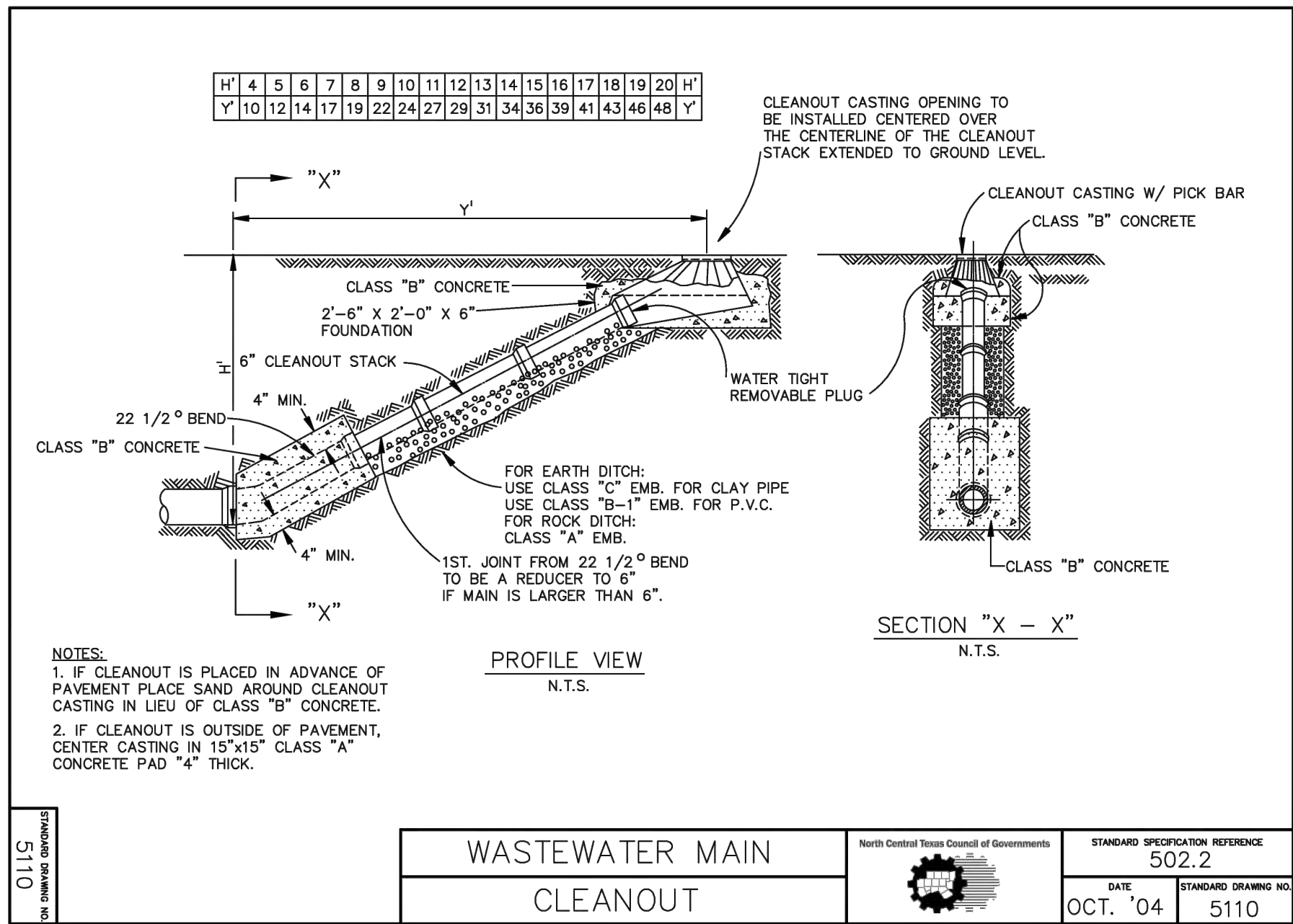
OWNER:
CLR REALTY GROUP LLC
10553 BARTLETT DRIVE
FRISCO, TX 75035

SHEET TITLE:

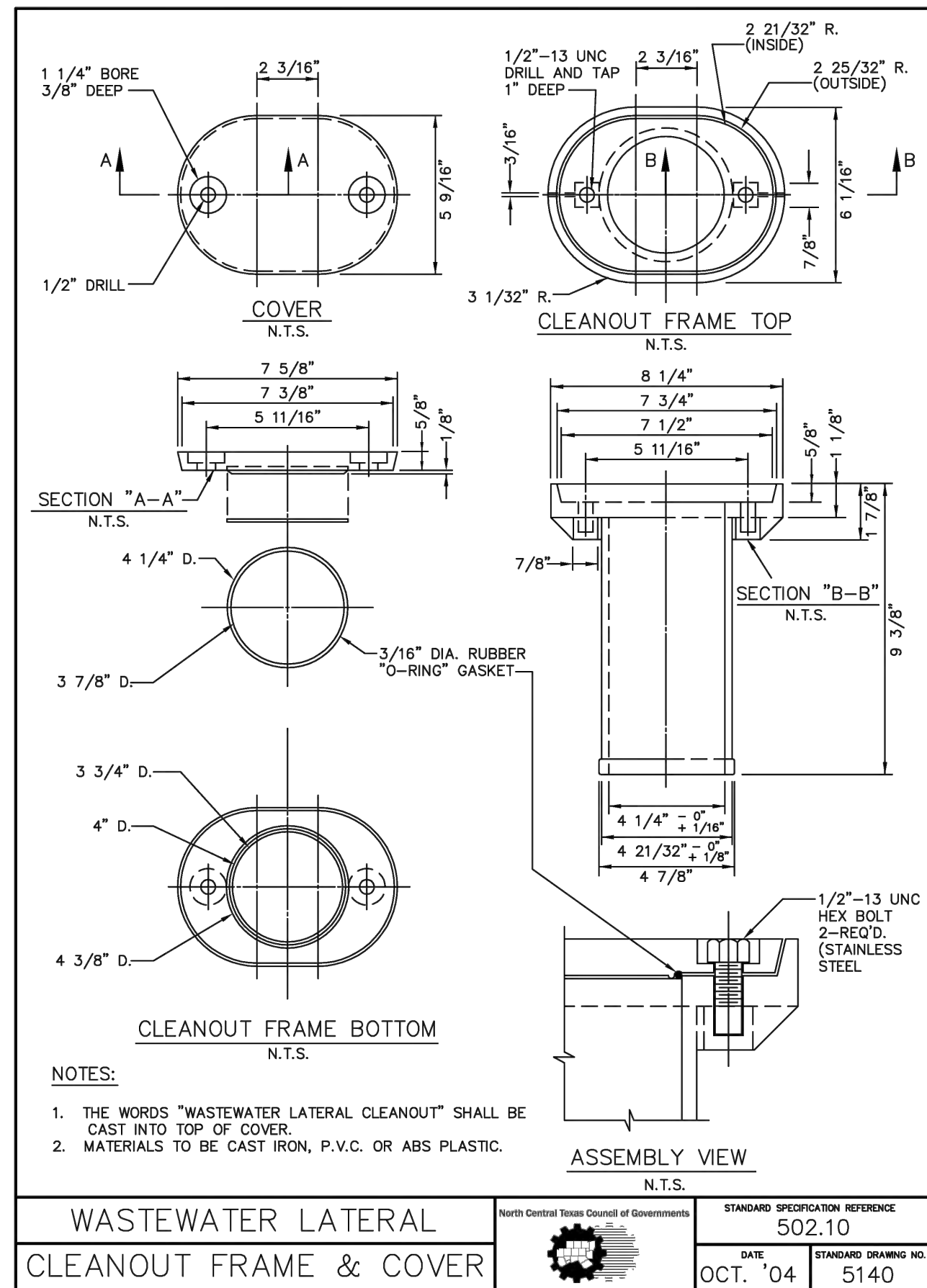
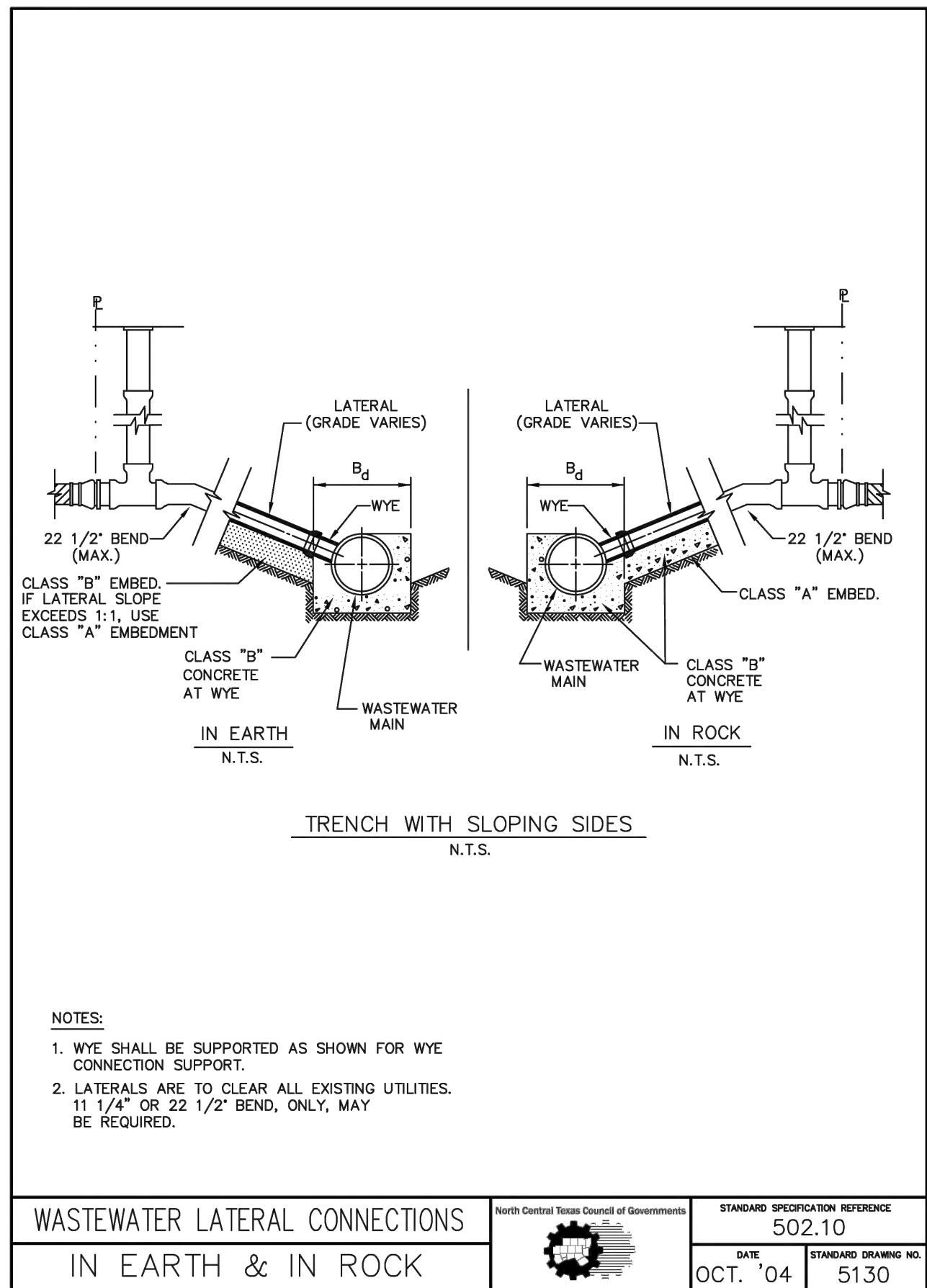
**CONSTRUCTION
DETAILS**

SHEET NUMBER:

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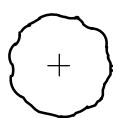
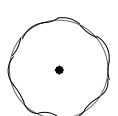
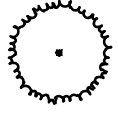
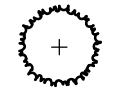
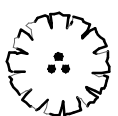
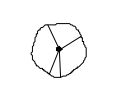
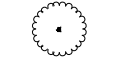


*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

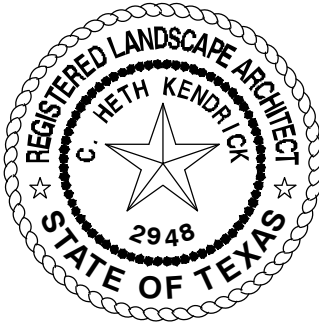




BUFFER TREES CANNOT BE PLANTED SOUTH OR WEST OF BUILDING DUE TO WATER LINE CONFLICTS. THIRTEEN (13) ADDITIONAL CANOPY TREES HAVE BEEN PLACED ON SITE IN ALTERNATE LOCATIONS TO BEST SATISFY THIS REQUIREMENT.

PLANT SCHEDULE											
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS	WATER USE	HARDINESS ZONES	SOIL TOLERANCES	SUN EXPOSURE
TREES											
	CER TXA	2	Cercis canadensis texensis / Texas Redbud	CONT.	3" CAL	10-12' HT.	Multi-stem trunk	Medium	4 - 9	Rocky, Clay, Silty, Sandy, Loamy, Organic, Alkaline	Part shade, Full sun
	QUE VIR	11	Quercus virginiana / Southern Live Oak	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Medium	8 - 10	Clay, Sandy, Loamy, Salty, Acidic, Neutral, Alkaline, Well-drained, Moist	Part shade, Full sun
	ULM CRA	13	Ulmus crassifolia / Cedar Elm	CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Low - Medium	6 - 9	Clay, Silty, Sandy, Acidic, Neutral, Alkaline, Well-drained, Moist, Flooded	Part shade, Full sun
CANOPY TREES											
	TAX DIS	5	Taxodium distichum / Bald Cypress	CONT.	3" CAL	14-16' HT.	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT	Medium - High	4 - 11	Clay, Silty, Sandy, Organic, Salty, Acidic, Neutral, Dry, Moist, Flooded	Part shade, Full sun
ORNAMENTAL TREES											
	BUD BUV	4	Buddleia davidii / Butterfly Bush	CONT.	3" CAL	10-12' HT	MATCHING; 4' CLEAR HEIGHT				
	CHI LIB	3	Chilopsis linearis 'Bubba' / Bubba Desert Willow	CONT.	3" CAL	10-12' HT	MATCHING; 4' CLEAR HEIGHT	Very low - Medium	7 - 11	Rocky, Silty, Sandy, Loamy, Organic, Neutral, Alkaline, Well-drained, Dry, Moist	Part shade, Full sun
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS	WATER USE	HARDINESS ZONES	SOIL TOLERANCES	SUN EXPOSURE
SHRUBS											
	ABE GRA	91	Abelia x grandiflora / Glossy Abelia	5 GAL	As Shown	24-36"		Medium	5 - 9	Clay, Silty, Sandy, Alkaline, Well-drained, Moist	Shade, Part shade, Full sun
	ILE COB	67	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 GAL	As Shown	24-36"		Medium	7 - 9	Rocky, Clay, Silty, Sandy, Loamy, Acidic, Well-drained, Moist	Part shade, Full sun
	PER ATR	55	Perovskia atriplicifolia / Russian Sage	1 GAL	As Shown	18"		Low	4 - 10	Clay, Silty, Sandy, Well-drained, Dry	Part shade, Full sun
GRASSES											
	MUH CAP	146	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	As Shown	18-24"		Low - Medium	5 - 11	Rocky, Clay, Silty, Sandy, Organic, Salty, Well-drained, Moist	Part shade, Full sun
	PEN ALL	151	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL	As Shown	18"		Low	5 - 10	Rocky, Silty, Sandy, Loamy, Salty, Alkaline, Well-drained	Full sun
GROUND COVERS											
	SOD	11,457 sf	Cynodon dactylon 'Tif 419' / BERMUDA GRASS	SOD				Medium - High	6 - 10	Rocky, Clay, Sandy, Loamy, Acidic, Neutral, Alkaline, Well-drained, Dry, Moist	Full sun
	DEC GRA	528 sf	Decomposed Granite	-							

SEAL



NOT FOR
CONSTRUCTION

PROJECT

SHOPS AT HIGH MEADOW
AUBREY, TX
STONEBRIDGE PARCEL 903
LOT 11R, BLOCK A

LANDDESIGN PROJ.#

8523106

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.13.2023
	SITE PLAN SUBMITTAL	01.29.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: #####



SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.02



*Case Report –Zoning Ordinance Amendment for Alcoholic
Beverage Sales
Planning and Zoning Commission –June 13, 2024
City Council – June 27, 2024*

To: Mayor, City Council, Planning and Zoning Commission

From: Helen-Eve Beadle, AICP, HE Planning+Design, LLC

Request: Hold a public hearing, consider, and make a recommendation to the Aubrey City Council on an amendment to Exhibit 14A, “Zoning Ordinance,” in Chapter 14, “Zoning” of the Code of Ordinances of the City of Aubrey, Texas, Section 6. Conditional Uses and Specific Use Permits, to provide for regulations for Alcoholic Beverage Sales through a Specific Use Permit (SUP) and amending Section 15. GR-General Retail, Section 16. SC-Shopping Center, Section 17. C-Commercial, Section 18. IND-Industrial, and Section 20. PD-Planned Development District to provide for regulations for Alcoholic Beverage Sales by Specific Use Permit.

Analysis:

The City of Aubrey’s Zoning Ordinance does not include provisions for the regulation of alcoholic beverage sales in zoning districts and the proposed amendment to the ordinance will provide for the review and consideration of such sales through a Specific Use Permit (SUP) for a Package Store in the Commercial District (C).

Municipalities customarily adopt zoning restrictions for alcoholic beverage sales to promote public health and welfare. The requirement for a Specific Use Permit (SUP) allows cities to determine if the proposed use is compatible with existing and neighboring uses of a property.

Prior Alcoholic Beverage Ordinances:

On May 29, 2007 the City of Aubrey passed an ordinance (382-07) in response to a local option election on May 12, 2007, to allow for the sale of beer and wine. The ordinance provided for permit requirements, processing fees and permit fees. The ordinance also provided for the hours of sale, sales in proximity to churches, and private and public schools.

On June 19, 2007, the City of Aubrey repealed Ordinance No. 382-07 and passed Ordinance (484-07) for the legal sale of mixed beverages in restaurants with a food and beverage certificate and for the legal sale of beer and wine for off-premises consumption. The ordinance included provisions for permits, fees, and sales in proximity churches, and private and public schools, and included other restrictions.

On November 20, 2012, the City of Aubrey repealed Ordinance No. 384-07 and adopted Ordinance 484-12 to regulate the sale of alcoholic beverages and included restrictions on the proximity of sales within churches, public and private schools and added regulations for establishments with on-premises sale of alcoholic beverages that derive 75 percent, or more, of gross revenue. The ordinance also prohibited the sale of alcoholic beverage sales in residential areas.

On March 28, 2024, The Aubrey City Council adopted regulations for the sale of alcoholic beverages through a Specific Use Permit (SUP) for package/liquor stores in the C Commercial District to accommodate an application.

On March 28, 2024, The Aubrey City Council adopted an ordinance amending Chapter 4, Business Regulations, Article 2 Alcoholic Beverages to allow for the sale of beer and wine at special events.

Proposed Amendment:

The proposed Zoning Ordinance amendment is outlined in the attached draft Zoning Ordinance Regulations for Alcoholic Beverage Sales.

As outlined, the sale of alcoholic beverages may be permitted through an application for a Specific Use Permit (SUP) which is a zoning application that is considered by the Planning and Zoning Commission and recommended to City Council for approval. The application requires public hearing notice to property owners within 200 feet of the lease space/property and publication in the City's official newspaper. The application includes criteria for approval, criteria for denial, additional conditions, and notification requirements.

The zoning districts and category of uses for alcoholic beverage sales are outlined in the chart below.

USE CHART:

P = Permitted

S = Specific Use Permit

Blank = not permitted

ALCOHOL BEVERAGE SALES					
ZONING DISTRICT	GR	SC	C	IND	PD*
USE					
Convenience Store Sales of Beer and Wine	S	S	S		S
Grocery Store Sales of Beer and Wine	S	S	S		S
Bar or Tavern	S	S	S		S
Restaurant serving Mixed Beverages	S	S	S		S
Restaurant serving Beer and Wine	S	S	S		S
Winery	S	S	S	S	S
Brewpub	S	S	S	S	S
Winery/Brewery/Distillery	S	S	S	S	S
Winery/Brewery Retail Sales	S	S	S	S	S
Liquor Store or Package Store	S	S	S		S
Private Club	S	S	S		S

*Applies only to Planned Development nonresidential portions.

Notification:

Notifications as required by Texas Local Government Code and the City

of Aubrey Zoning Ordinance were provided.

At the time of agenda report submission, no responses have been received regarding the proposed amendment.

Recommendation:

The Planning and Zoning Commission may recommend to the City Council to:

1. Approve the Zoning Ordinance Amendment for Alcoholic Beverage Sales;
2. Approve the Zoning Ordinance Amendment for Alcoholic Beverage sales with conditions; or
3. Deny the Zoning Ordinance Amendment for Alcoholic Beverage Sales.

Attachment:

1. Draft Zoning Ordinance Regulations for Alcoholic Beverage Sales

§ 6. CONDITIONAL USES AND SPECIFIC USE PERMITS

C. SPECIFIC USE PERMITS REQUIRED FOR ALCOHOLIC BEVERAGES SALES

(1) Definitions.

- (a) Alcoholic Beverage. Alcohol, or any beverage containing more than one-half of one (½) percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.
- (b) Bar or Tavern. An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives seventy-five percent (75%) or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premises consumption. If an establishment is located in a hotel or motel, the gross revenues of the particular establishment, rather than the gross revenues of the entire hotel or motel, will be used in calculating the percentage of revenues derived from the sale or service of alcoholic beverages.
- (c) Brewpub. An establishment where the on-site brewing of beer occurs as well as tasting and/or retail sales.
- (d) Liquor Store or Package Store. A facility for the sale of beer, wine, and/or liquor not for on-premises consumption that derives seventy-five percent (75%) or more of its gross revenue from the on-premises sale of beer, wine, and/or liquor.
- (e) Private Club. An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons united for a common goal, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs.
- (f) Restaurant, with Micro-Brewery. An establishment that serves food and alcoholic beverages that prepares handcrafted natural beer or ale intended for consumption on the premises as an accessory use.
- (g) Special Event. Any festival, farmer's market, or other similar gathering that is open to the public without a charge for admittance and that is sponsored or organized by the City of Aubrey or to which the City of Aubrey is a partner with another organization, and which is held upon public property.
- (h) Winery. A wine-making facility that: (1) ferments juices from grapes and/or other fruit, (2) blends wines, (3) manufactures, bottles, labels, and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended.
- (i) Winery/Brewery Retail Sales. An establishment operated by the holder of a winery or brewery permit which has been lawfully issued to the permittee for the premises by the Texas Alcoholic Beverage Commission (or any successor entity thereto) in accordance with V.T.C.A., Alcoholic Beverage Code Ch. 16 for the on-premises consumption of wine and or beer.

- (j) Winery/Brewery/Distillery. A manufacturing plant designed to distill alcoholic spirits such as wine, beer, ale, or liquor. No on-premises individual sales of alcoholic beverages are allowed.
- (2) Permits Required for Alcohol Sales. Before any certification from the Texas Alcoholic Beverage Commission (TABC) or other documentation of approval is signed by any City representative, such certificate or documentation shall be submitted to the Planning and Zoning coordinator to ensure:
- (a) That the application complies with all provisions of this and all applicable ordinances;
 - (b) That a Specific Use Permit (SUP) application is officially submitted with the payment of applicable fees;
 - (c) That proof is submitted that a representative of TABC has approved the submittal of an application for license; and
 - (d) That the Chief of Police or Director of Public Safety has reviewed the SUP application.
 - (e) Following the recommendation by the Planning and Zoning Commission and approval of the SUP application by the City Council, a license or permit shall be issued to the applicant to be used at a specific address, in a specific zoning district, for specific types of alcohol sales, as described in the application for a Specific Use Permit. Said license shall be subject to a City fee, as described in Section 6(C)(2). A certificate of occupancy for the business shall be submitted, reviewed, and approved prior to commencement of sales.
- (3) Fees established for Alcohol Sales. The fee for issuing a license or permit to operate, conduct, and maintain a business establishment selling alcoholic beverages in the City shall be in conformance with Aubrey Code of Ordinances, Appendix A. Fee Schedule and Chapter 4, Business Regulations, Article 4.02, Alcoholic Beverages.
- (4) Zoning Compliance Required. No permit shall be granted under the terms of this section unless the location at which the business is sought to be established and maintained is an allowed use under the Comprehensive Zoning Ordinance of the City as of or after the effective date thereof.
- (5) Sale of Alcoholic Beverages Prohibited in Residential Zoning Districts. The sale of alcoholic beverages is not allowed in areas zoned for residential use, including but not limited to planned development districts (PD) approved exclusively for residential uses. Except as otherwise specifically allowed by TABC or as otherwise provided herein, the sale of alcoholic beverages for on-premises consumption for "Country Club," "Golf Course, Private Country Club" and "Golf Course, Public/ Municipal" in Single-Family Zoning Districts (AG-R, SF1, SF10, SF75, SFAC, MF, and PD) may be allowed through a Specific Use Permit (SUP).
- (a) The sale of beer and wine in any residential area or Planned Development District with residential uses is prohibited in the City's corporate limits, except during a Special Events on Public Property, per Ordinance 835-24.
- (6) Zoning Districts Allowing the Sale of Alcohol.

- (a) Beer and Wine Sales. Alcoholic beverage sales for off-premises consumption (beer and wine only) may be allowed through a Specific Use Permit (SUP) in the General Retail (GR), Shopping Center (SC), and Commercial (C) zoning districts. In addition, locations within a Planned Development District (PD) that have an underlying nonresidential zoning designation may be allowed the sale of beer and wine through the SUP process. The sale of beer and wine in a commercial building shall be considered a secondary use, and sales of beer and/or wine are less than seventy-five percent (75%) of the total sales, such as within a convenience store or grocery store.
- (b) Package Store. A facility for the sale of beer, wine, and/or liquor not for on-premises consumption that derives seventy-five percent (75%) or more of its gross revenue from the on-premises sale of beer, wine, and/or liquor may be allowed in the General Retail (GR), Shopping Center (SC), and Commercial (C) zoning districts with the application for a Specific Use Permit. Planned Development Districts (PD) with nonresidential uses may be allowed through a SUP. In addition, a package or liquor store shall not have walk-up window access and shall not have drive-through or drive-up access. A liquor (package) store shall be located in one of the following:
- (i) In premises where two or more businesses are located within a single building (such as a "strip center"), the portion of the building that sells alcoholic beverages shall be coordinated with the rest of the building in terms of exterior materials, roof shape and materials, window size and number, entrances, and in all ways shall be compatible with the building setbacks, orientation, and relationship of building style to the other businesses within and near the structure and to the street. Signage should also be sized and contextually similar to the other business signs within the center.
 - (ii) In a stand-alone structure that shall have a minimum building square footage of 20,000 square feet.
- (c) Restaurants with Alcoholic Beverage Sales. A restaurant utilized for the retail sale of alcoholic beverages for on-premises consumption is defined as a place of business in which the consumption of food is the main source of income (alcohol sales should constitute less than fifty-one percent (51%) of the total restaurant sales) with the consumption of alcoholic beverages as a secondary source of income. Such restaurant serving alcoholic beverages may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and Planned Development Districts (PD) (with nonresidential uses) zoning districts through the application for a Specific Use Permit shall be subject to the following regulations and processes described in Sections 8, 9, and 10 of this Section. Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(a) and with the measurement method described in Section 10(c). The restaurant shall be inspected and shall comply with all applicable local regulations, including but not limited to building codes, fire codes, plumbing codes, electrical codes, and ordinances. Restaurants shall not provide off-premises sales of alcoholic beverages through outside windows or drive through windows.
- (d) Bars or Taverns with Alcoholic Beverage Sales. A bar or tavern is defined as a business where the sale of alcoholic beverages for on-premises consumption is the primary source of income. Such bar or tavern serving alcoholic beverages may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and

Planned Development Districts (PD) (with nonresidential uses) zoning districts with the application for a Specific Use Permit shall be subject to the following regulations and processes described in (5)(b)(i) through (xiii), above, with the exception that a bar or tavern shall not be located closer than three hundred (300) feet to any property used exclusively for religious or educational purposes. The method of measurement shall be in accordance with TABC rules allowing the vertical distance to count toward separation. A hotel shall not be considered a residential use for the purpose of this section. A bar or tavern shall be inspected and shall comply with all applicable local regulations, including but not limited to building codes, fire codes, plumbing codes, electrical codes and ordinances. Bars or taverns shall be regulated by Article 4.02 Alcoholic Beverages, Division 1, Generally, Section 4.02.009 Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(b) and with the measurement method described in Section 10(c).

- (e) Winery or Brewpub. A winery or brewpub may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), Industrial (IND), and Planned Development District (PD) (with nonresidential uses) zoning districts through the application for a Specific Use Permit. Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(b) and with the measurement method described in Section 10(c).
- (f) Distillery. A distillery may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C) Industrial (IND), and Planned Development District (PD) (with nonresidential uses) zoning districts with the application for a Specific Use Permit. Distance requirements applicable to certain establishments with high sales of alcoholic beverages, Section 10(b) and with the measurement method described in Section 10(c).
- (g) Private Club Regulations. Private clubs are allowed by right in the Downtown Business/ Government zoning districts and may be allowed in the General Retail (GR), Shopping Center (SC), Commercial (C), and Planned Development District (PD) (with locations that are nonresidential in use) zoning districts with the application for a Specific Use Permit. Private club uses in these districts are prohibited within 300 feet of a religious facility or public or private school, measured as described in Section 10(a) with the measurement method described in Section 10(c), except that the prohibition will not apply to a property within 300 feet of a religious facility if the City Council affirmatively finds that the private club would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood and are subject to the following regulations:
 - (i) All private clubs shall operate in accordance with a minimum of 35% of gross receipts be derived from the sale of food; and
 - (ii) All Specific Use Permits issued for the operation of private clubs may be canceled, suspended, or revoked in accordance with the provisions of this ordinance, or as the same shall be amended, which is incorporated herein by reference and made a part hereof for all purposes.

(7) Specific Use Permit (SUP) Process.

- (a) SUP required. Except as specifically provided herein, no persons shall manufacture, sell, offer for sale, distribute, or engage in any other activity for which a permit or

license is required by the Texas Alcoholic Beverage Code within the City without first obtaining a Specific Use Permit to do so from the City. All of the provisions of the Specific Use Permit procedure shall apply as per the City's Code of Ordinances, Chapter 14, Exhibit 14A, Zoning Ordinance, as amended. In the event of a conflict between the general regulations governing Specific Use Permits and the provisions contained in this section, the provisions of this section shall control.

- (b) SUP application. In order for a person to engage in the sale of alcoholic beverages, a formal application for a SUP shall be filed with the planning and zoning coordinator with the appropriate fee established by the City. The Planning & Zoning coordinator shall process the application by submitting to the Planning & Zoning Commission for their review and recommendation to the City Council for approval or disapproval. The City Council will consider and approve or disapprove the granting of a SUP for the sale of alcoholic beverages.
 - (c) Process. All SUP applications shall be considered by the Planning & Zoning Commission which shall make a recommendation on such application to the City Council. The City Council shall make the final decision on all SUP applications. Public hearings on the SUP application shall be required for both the Commission and the Council. Written notices of those hearings shall be sent to City of Aubrey landowners within 200 feet of the subject property, and notice shall be published in the local newspaper as outlined in the Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, Section 28, Amendments, as amended.
 - (d) Site Plan/Floor Plan Required. The applicant shall submit a Site Plan/Floor Plan as part of the SUP application process in accordance with the City's Zoning, Chapter 14, Exhibit 14A, Zoning Ordinance, Subsection Q, Site Plans.
- (8) Criteria for Approval of SUP. The following general conditions apply to all Specific Use Permits (SUP) allowing the sale of any alcoholic beverages:
- (a) The applicant must design and operate the establishment for which an SUP is sought in such a manner that the proposed use or actual use of the premises shall not substantially increase traffic congestion or create overcrowding in the establishment or in the immediately surrounding area.
 - (b) The applicant must comply with applicable licensing and permit provisions of the Texas Alcoholic Beverage Code, as amended from the date of the issuance of the SUP by the City Council.
 - (c) As required, the applicant shall bear the burden of showing that the establishment does not exceed the limitation on gross receipts from the sales of alcoholic beverages applicable to its license and SUP. The applicant shall maintain accounting records of the sources of its gross revenue and allow the City to inspect such records during reasonable business hours.
 - (d) The applicant shall demonstrate that the granting of the SUP would not be detrimental to the public health, safety and/or welfare of the citizens of the City.
 - (e) The applicant shall, at all times, provide an adequate number of employees for security purposes to adequately control the establishment premises to prevent incidents of drunkenness, disorderly conduct and raucous behavior. The applicant

shall consult with the chief of police/director of public safety who shall act in an advisory capacity to determine the number of qualified employees necessary to meet his/her obligation hereunder.

- (f) The establishment shall provide adequate parking spaces to accommodate its employees and patrons. Provided however, the number of parking spaces shall never be less than those required for similar uses in that zoning district where the establishment is located.
 - (g) The applicant shall operate the establishment in such a manner as to prevent excessive noise, dirt, litter, and odors in the establishment and in the surrounding area and operate the establishment in such a manner as to minimize disturbance to surrounding property owners and in compliance with all applicable City ordinances and state laws.
 - (h) Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership to the property and/or business and/or upon the revocation, termination, or expiration of the certificate of occupancy.
 - (i) All Specific Use Permits issued under this section shall be further conditioned that the same may be discontinued if the use for which the SUP was granted ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the comprehensive zoning ordinance, as amended.
 - (j) It is unlawful for any person to sell, offer for sale, or deliver any beer, wine, or liquor, except within those hours as prescribed in the Texas Alcoholic Beverage Code, as amended, including but not limited to Chapter 105 of the Texas Alcoholic Beverage Code, as amended.
- (9) Criteria for Denial of SUP. The City Council may deny an SUP if it affirmatively determines that the issuance of such SUP:
- (a) Is incompatible with the surrounding uses or property; or
 - (b) Is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the City and its inhabitants; or
 - (c) Is found to be in noncompliance with any City ordinances, including without limitation failure to comply with any one (1) or more of the provisions of this section.
- (10) Distance Requirements.
- (a) Low volume sales. Low volume sales include restaurants with alcohol sales, private clubs, beer and wine sales as a secondary use, and brewpubs. Except as otherwise specifically allowed by the Texas Alcoholic Beverage Commission or as otherwise provided herein, no alcoholic beverages may be sold within:
 - (i) Three hundred feet of a church, public or private school, or public hospital;

- (ii) One thousand feet of a public school, if the City Council receives a request of a school district under section 38.007, Education Code; or
 - (iii) One thousand feet of a private school if the City Council receives a request from the governing body of the private school.
- (b) High volume sales. High volume sales include package or liquor stores, bars or taverns, wineries, and distilleries. An establishment that derives seventy-five percent (75%) or more of the establishment's gross revenue from the sale of alcoholic beverages for on-premise consumption may not be located within 1,000 feet of a public school, private school, church, day care center or child care facility, as those terms are described by TABC. Alcohol sales for on-site consumption in an establishment defined as a "bar or tavern" shall not be located within 1,000 feet of another like business. Alcohol sales for off-premises consumption in an establishment defined as a "liquor or package store" shall not be located within 2,000 feet of another like business.
- (c) The method of measurement of such distances shall be in accordance with the terms of this section and the Texas Alcoholic Beverage Code, as amended. The measurement of the distance between the place of business and the establishment selling alcohol shall be as follows:
 - (i) Public or private school, day care or childcare facility: measured from the closest property line to property line, across intersections. When the alcohol sales are located on or above the fifth floor of a multistory building, the direct line shall be from the closest property line of the school or facility to the base of the multistory building and vertically up to the floor of the business conducting alcohol sales.
 - (ii) Church, place of worship, or public hospital: measured from the primary front door of the church or hospital to the property line, along street lines, across intersections, to the front door of the business conducting alcohol sales.
 - (iii) When the alcohol sales are located on or above the fifth floor of a multistory building, the direct line shall be from the closest property line of the school, hospital, or place of worship to the base of the multistory building and vertically up to the floor of the business conducting alcohol sales.
- (d) Exception to Distance Requirements. Pursuant to Section 11 of Ord. 484-12, adopted on November 20, 2012, the City Council may allow variances to the distance requirement regulations in Section 9(a) and 9(b) of this Ordinance if the City Council determines that enforcement of the distance requirements in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines that a variance is in the best interest of the community.
- (e) Upon recommendation by the Planning and Zoning Commission, the City Council may allow an exception upon proof by the applicant that he/she meets the following criteria:

- (i) Documented approval from surrounding property owners within the distance requirements for which the exception is sought;
 - (ii) Proof of preliminary approval from the Texas Alcoholic Beverage Commission;
 - (iii) A determination by Council that the enforcement of the regulations in a particular instance is not in the best interest of the public; and
 - (iv) After consideration of the health, safety, and welfare of the public and the equities of such regulation, the Council determines that the exception is in the best interest of the community.
- (11) Special Events. Alcoholic beverage sales shall be permitted for special events as adopted in Chapter 4, Business Regulations, Article 2, Alcoholic Beverages, City of Aubrey Code of Ordinances.
- (12) Sale, Consumption, and Possession of Alcoholic Beverages on public property.
- (a) It shall be unlawful for any person to consume or possess any alcoholic beverage on:
 - (i) Any public street or alley in the City;
 - (ii) Any public place adjacent to any street or alley in the City;
 - (iii) Any city-owned or controlled park, including any reserved area within any park, playground, recreation center, cemetery, or any other area devoted to active or passive recreation, including all planted medians, pedestrian or bikeways, all parking lots servicing parks and public areas, landscaped parkways, triangles, and traffic islands maintained by the City;
 - (iv) Any public athletic field and all parking lots servicing such athletic fields; and
 - (v) Any public street, public alley, or public sidewalk within one thousand (1,000) feet of the property line of a facility that is a public or private school, including a parochial school, that provides all or any part of pre-kindergarten through twelfth grade in the buildings or on the grounds of any public school.
 - (b) Special Events. The sale of beer and/or wine shall be permitted for Special Events sponsored or organized by the City of Aubrey or to which the City of Aubrey is a partner with another organization, and which is held upon public property per the City of Aubrey Code of Ordinances, Article 4.02 Alcoholic Beverages.
- (13) Establishments Selling Alcoholic Beverages in Existence Prior to this Ordinance.
- (a) Establishments selling alcoholic beverages in existence prior to this ordinance being adopted are deemed to have not met the Specific Use Permit requirement.
 - (b) Existing establishments selling alcoholic beverages shall apply for a Specific Use Permit three (3) months prior to the TABC permit annual renewal.

USE CHART:

P = Permitted

S = Specific Use Permit

Blank = not permitted

ALCOHOL BEVERAGE SALES					
ZONING DISTRICT	GR	SC	C	IND	PD*
USE					
Convenience Store Sales of Beer and Wine	S	S	S		S
Grocery Store Sales of Beer and Wine	S	S	S		S
Bar or Tavern	S	S	S		S
Restaurant serving Mixed Beverages	S	S	S		S
Restaurant serving Beer and Wine	S	S	S		S
Winery	S	S	S	S	S
Brewpub	S	S	S	S	S
Winery/Brewery/Distillery	S	S	S	S	S
Winery/Brewery Retail Sales	S	S	S	S	S
Liquor Store or Package Store	S	S	S		S
Private Club	S	S	S		S

*Applies only to Planned Development nonresidential portions.



*Case Report –Specific Use Permit– Brothers Mexican Restaurant, LLC
Planning and Zoning Commission –June 13, 2024
City Council – June 27, 2024*

To: Mayor, City Council, Planning and Zoning Commission

From: Helen-Eve Beadle, AICP, HE Planning+Design, LLC

Request: Hold Public Hearing, consider, and make a recommendation to City Council regarding a Specific Use Permit request to allow for the sale of alcoholic beverages in conjunction with a restaurant use for Brothers Mexican Restaurant, 1001 Highway 377, Suite 109, City of Aubrey, Denton County, Texas. (*Brothers Mexican Restaurant, Jorge Perez*)

Owner: Brothers Mexican Restaurant, LLC

Application Date: April 24, 2024

Location: The property is generally located on the southeast corner of Highway 377 and Concho Street.

Zoning: C- Commercial Zoning District

Analysis: Brothers Mexican Restaurant has applied for the sale of alcoholic beverages by the drink for on-premises consumption as part of a restaurant use through a Specific Use Permit. The TABC application requires a municipality to approve a permit stating the location is approved for the legal sale of alcoholic beverage.

On March 24, 2024, the City of Aubrey passed Ordinance No. 830-24 which allows the consideration of the sale of alcoholic beverages as a package/liquor store within the C-Commercial Zoning District through the Specific Use Permit (SUP) process. The Aubrey City Council directed staff to prepare a Zoning Ordinance amendment for consideration to provide for alcoholic beverage sales in certain zoning districts. Should the City Council approve that amendment, this request for a restaurant use allowing the sale of alcoholic drinks in the Commercial District (C) would be allowed through the SUP process.

Criteria for Approval:

Traffic/Congestion: The proposed location is an existing retail shopping center.

TABC Compliance: Applicant has submitted the TABC application.

Type of Establishment: A restaurant with over fifty-five percent (55%) of sales from food.

Public Impact: No information provided.

Security: The owner/operator shall provide adequate number of employees for security and consult with Police Chief/Director for

determination of number of qualified employees to meet obligation.

The Chief of Police has received the SUP application and had no comments or conditions.

Parking: The proposed location is an existing retail shopping center with adequate parking.

Environmental Requirements: The owner/operator shall comply with nuisance ordinances.

Expiration: Unless specified as a condition of approval by the City Council for an SUP, a Specific Use Permit issued for any alcoholic beverage sales under this section shall automatically expire upon a change in use of the property, change of ownership to the property and/or business, change in tenant of the lease space, upon the revocation, termination, or expiration of the certificate of occupancy, and/or ceases to be operated at the permitted location for a minimum period of six (6) continuous months, or as otherwise provided for the revocation of SUPs, as outlined in the Zoning Ordinance, as amended.

Compliance with Subdivision Ordinance: The site is a developed property.

Restaurant Proximity: The proposed location is not within 300 feet (measured in a direct line from property boundaries) of a public school, private school, church, day-car center, child-care facility, or public hospital.

Criteria for Denial:

The City Council may deny an SUP if it affirmatively determines that the issuance of such SUP:

- Is incompatible with the surrounding uses or property; or
- Is detrimental or offensive to the neighborhood or contrary to the health, safety, and general welfare of the city and its inhabitants; or
- Is found to be in noncompliance with any city ordinances, including without limitation failure to comply with any one or more of the provisions of this Section.

Additional Conditions:

The City Council may attach additional development conditions, or grant specific waivers to applicable code requirements, to the Specific Use Permit application that the Council, in its discretion, determines are appropriate for buffering, safety, security, and compatibility for and to adjacent properties.

Notification:

Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.

At the time of agenda report submission, no letters either for or against the SUP application have been received.

Recommendation:

The Planning and Zoning Commission may recommend to the City Council

1. Approve the SUP for alcoholic beverage sales through a restaurant use;
2. Approve the SUP for alcoholic beverage sales through a restaurant use use with conditions; or

3. Deny the SUP for alcohol beverage sales through a restaurant use use.

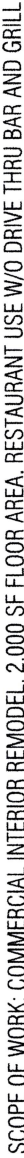
Attachments:

1. Location Notification Map
2. Layout of Shopping Center
3. Layout of Restaurant
4. TABC Application



Public Hearing:

A request for a change in zoning on property zoned as Commercial, Planned Development (C, PD) to provide for the addition of a Specific Use Permit (SUP) to allow for alcoholic beverage sales in conjunction with a restaurant use for the property located at 1001 US 377, Suite 109, Aubrey, Denton County, Texas.





Premier

LICENSE SERVICE
&
CONSULTANT

Jorge Perez

(214) 440-8080

info@premierliquorlicense.com

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ommunities

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**Required
Certifications**

3C in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Brothers Mexican Restaurant			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Brothers Mexican Restaurant LLC			
3. Type of Owner ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 1001 US Hwy 377 Ste. 109			
City Aubrey		County Denton	State Tx
5. Mailing Address 1001 US Hwy 377 Ste. 109			
City Aubrey		County Denton	State TX
6. Business Telephone Number		Alternate Telephone Number 940-442-3086	E-mail Address
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit
☐ BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit
☐ LP	Local Distributor's Permit	☐ P	Package Store Permit
☐ Q	Wine Only Package Store		
8B. Type of On-Premise Retailer License/Permit			
☐ BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit
☐ EG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☒ FB	Food and Beverage Certificate
☐ BP	Brewpub License	☐ LH	Late Hours Certificate
☐ MB	Mixed Beverage	☐ WP	Waterpark Permit
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption
☐ BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit
☐ BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption
☐ BW	Brewer's License	☐ J	Bonded Warehouse
☐ JD	Bonded Warehouse (Dry Area)	☐ S	Nonresident Seller's Permit
☐ SD	Brewer's Self-Distribution License	☐ W	Wholesaler's Permit
☐ X	General Class B Wholesaler Permit		
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☒ Restaurant	