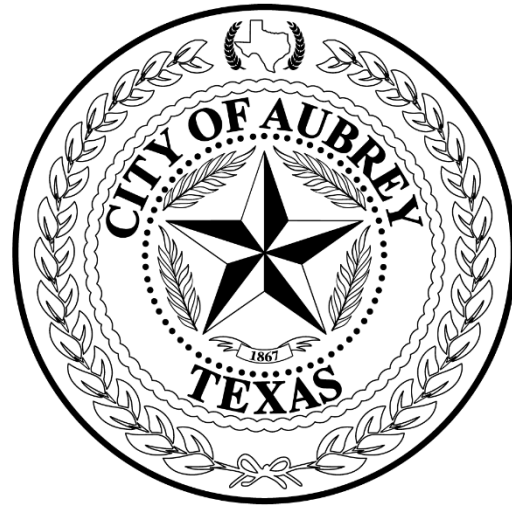


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 15, 2025
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.

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 can hear comments and see presentations. 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. Consider and make a recommendation to City Council regarding a Preliminary Plat application for High Country Phase 10 containing 136 residential lots, two (2) HOA/nonresidential lots, and one (1) General Retail lot in approximately 32.121 acres of land out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. (D.R. Horton-Texas, Ltd.)
2. Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)
3. Approve minutes of the December 12, 2024 meeting.

-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 _____, 2025.

(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
Staff Report
January 15, 2025**

Agenda Item

Consider and make a recommendation to City Council regarding a Preliminary Plat application for High Country Phase 10 containing 136 residential lots, two (2) HOA/nonresidential lots, and one (1) General Retail lot in approximately 32.121 acres of land out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. (D.R. Horton-Texas, Ltd.)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The Aubrey City Council approved an amendment to the Silverado Development Agreement to include High Country Phase 10 Preliminary Plat on December 18, 2024. The subject property is within The Lakes Freshwater Supply District and Aubrey's ETJ.

The single family lots are generally 40 feet wide by 115 feet deep, 4,600 square feet and conform to the standards in the Development Agreement. The nonresidential (General Retail) lot is located at the southwest corner of Frontier Parkway and McNatt Road.

The preliminary water, sewer, and drainage plans for the single family portion have been submitted and are in review.

The Preliminary Plat is recommended for approval subject to the following conditions:

1. Plat shall include topography as required per the Subdivision Ordinance ;
2. Anyhow Drive island shall be identified as an X lot/block to be owned and maintained by HOA;
3. Street names on the plat are subject to approval;
4. The building lines shall be added to Lot 1, Block Z (General Retail) lot;
5. The preliminary water, sewer, and drainage plans for Lot 1, Block Z shall be provided;
6. Per Chapter 10, Article 2, Section 3.01, Generally, the preliminary water, sewer, and drainage plans shall be approved by the City Engineer and the plans are currently in review; and
7. Preliminary Plat and preliminary water, sewer, and drainage plans are in review and subject to additional comments/conditions.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Preliminary Plat as submitted with staff's recommended conditions listed in this report;
 2. Approve the Preliminary Plat with additional conditions; or
 3. Deny the Preliminary Plat.
-

Attachments:

1. High Country Phase 10 Preliminary Plat 11.27.2024
2. High Country Phase 10 Preliminary Plat Applicant Response Letter dated 11.27.2024
3. City Engineer Review dated 11.20.2024
4. City Planner Review dated 11.20.2024
5. Silverado Development Agreement Concept Plan (informational)

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend to City Council conditional approval of the Preliminary Plat contingent upon the conditions listed in the staff report.

PRELIMINARY DEVELOPMENT PLANS
FOR
HIGH COUNTRY
PHASE 10

THE LAKE FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY
DENTON COUNTY, TEXAS

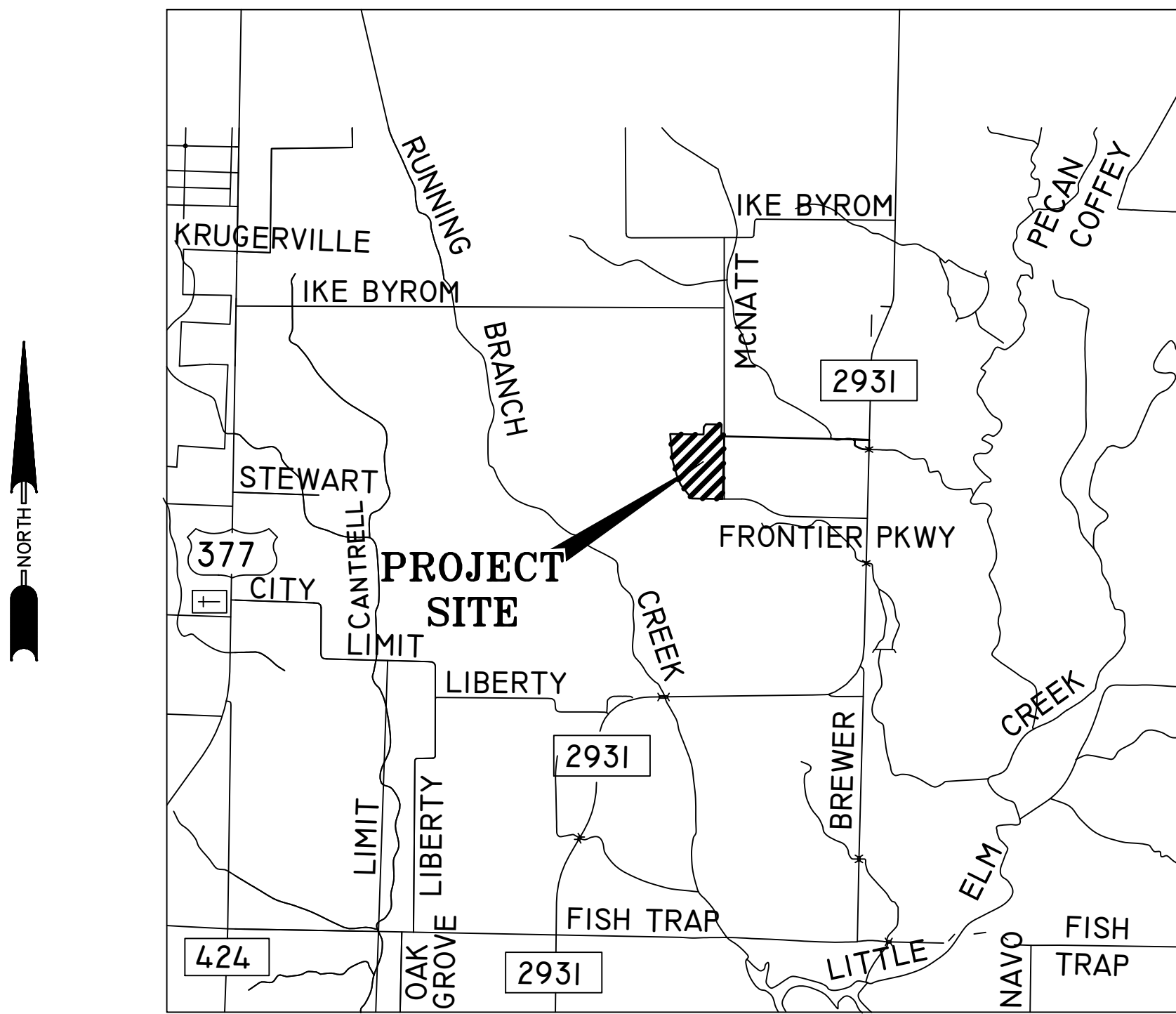
HIGH COUNTRY PHASE 10

REVISION

DATE

NO.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
0.01	COVER SHEET
0.02	PRELIM PLAT
0.03	PRELIM PLAT
1.01	PRELIM PAVING PLAN
1.02	PAVING DETAILS
2.01	PRELIM WATER PLAN
3.01	PRELIM SANITARY SEWER PLAN
4.01	EX DRAINAGE AREA MAP
4.02	PROPOSED MAJOR DAM
4.03	PROPOSED MINOR DAM



LOCATION MAP
SCALE: 1"= 6000'

OWNER:

THE LAKES FWSD
C/O COATS ROSE
16000 NORTH DALLAS PARKWAY,
SUITE 350
DALLAS, TEXAS 75248

ENGINEER:

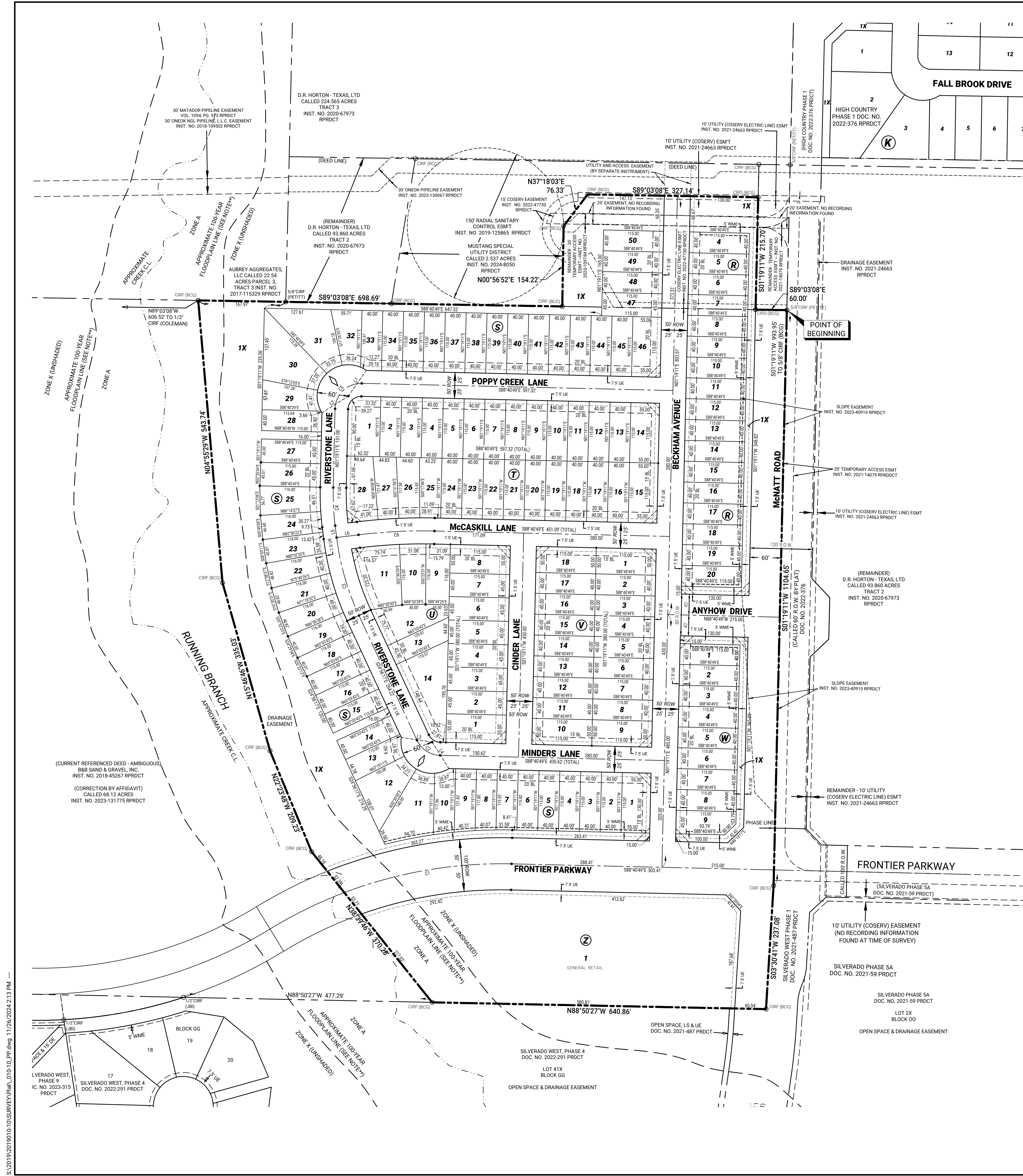
BARRAZA
CONSULTING GROUP, LLC
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBPLe Firm Lic. 20683

DEVELOPER:

DR HORTON
4306 MILLER ROAD
ROWLETT, TX 75088
PHONE: (214) 607-4244

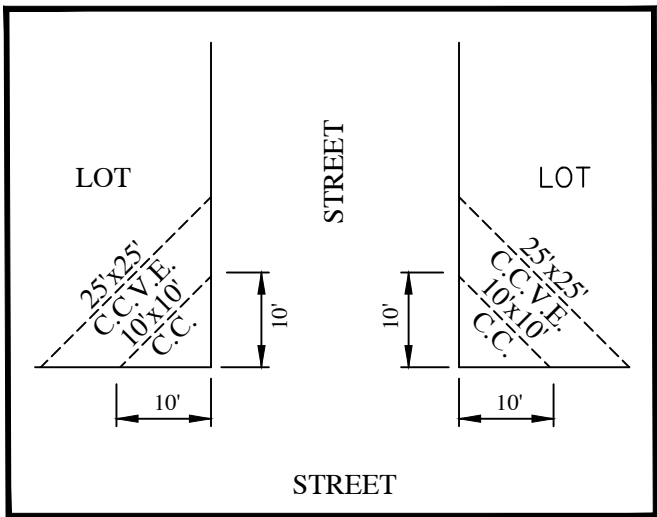


NOVEMBER 2024



CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	022°06'09"	850.00	S80°16'07"W	325.87
C2	063°44'32"	50.00	S56°48'33"E	52.80
C3	017°52'39"	500.00	S15°59'57"E	155.38
C4	008°22'49"	500.00	S02°52'13"E	73.07
C5	090°00'00"	50.00	S46°19'11"W	70.71
C6	008°22'49"	1000.00	S87°07'47"W	146.13

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°52'37"W	60.00'
L2	S57°45'45"W	60.00'
L3	S81°22'50"E	60.00'
L4	S32°14'15"E	60.00'
L5	S07°03'38"E	23.15'
L6	N82°56'22"E	42.23'



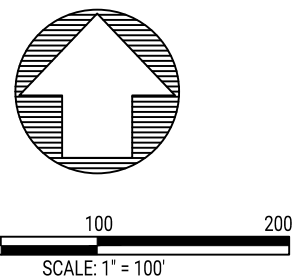
C.C. = CORNER CLIP
C.C.V.E. = CORNER CLIP VISIBILITY EASEMENT

10'x10' VISIBILITY EASEMENT
& CORNER CLIP EASEMENT (TYP.)
N.T.S.

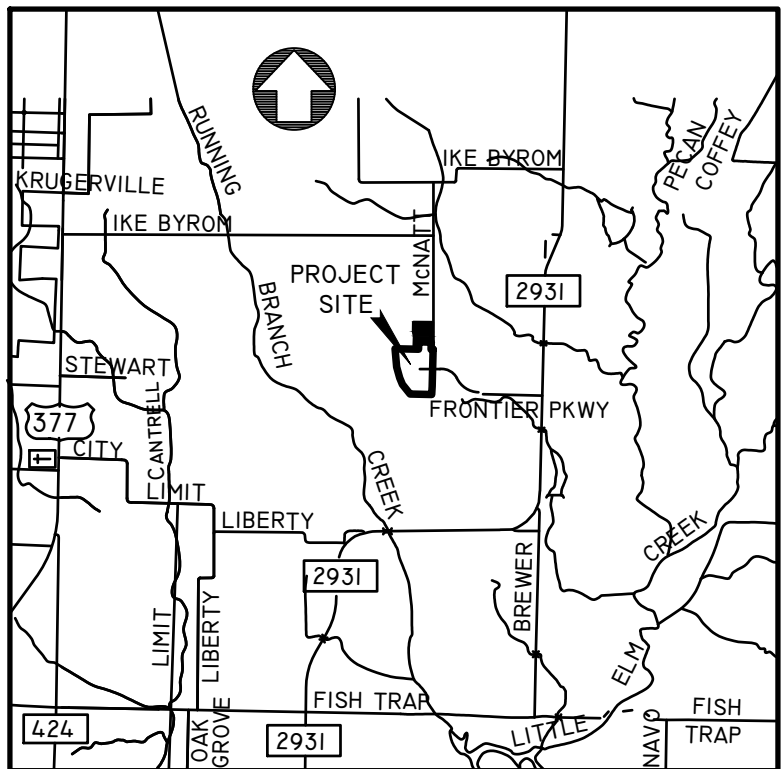
LINETYPE LEGEND:

---	BOUNDARY LINE
---	PROP. R.O.W. LINE
---	PROP. LOT LINE
---	PROP. ROAD CL
---	BUILDING LINE
---	EASEMENT LINE
---	ABSTRACT LINE

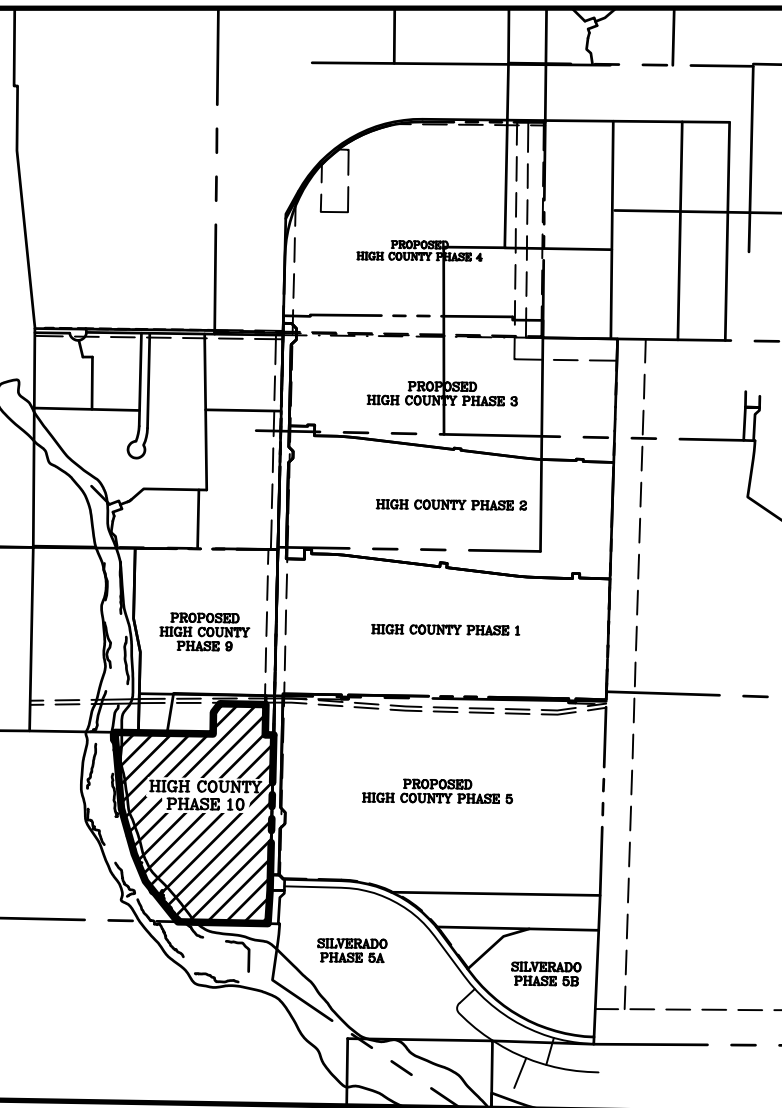
RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214) 607-4244



LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
⊙	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE
UTWRD	UPPER TRINITY REGIONAL WATER DISTRICT
MSUD	MUSTANG SPECIAL UTILITY DISTRICT
CIRS	5/8-INCH IRON ROD CAPPED STAMPED 'BCG 10194538' SET
GR	GENERAL RETAIL



LOCATION MAP
N.T.S.



KEY MAP

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
136 RESIDENTIAL LOTS ~ 2 OPEN SPACE / HOA LOTS ~ 1
GENERAL RETAIL LOT
LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-14, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1GR LOT,
BLOCK Z

SITUATED IN THE
JAMES BRIDGES JR. SURVEY - ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

TECH=IS
SCALE 1"=100'
PAGE 1 OF 3

\\S:\2019\2019010-TD\SURVEY\PM\L\010-LO_PP.dwg 11/26/2024 2:13 PM —

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS D.R. Horton - Texas, Ltd. is the owner of that certain tract of land situated in the James Bridges Jr. Survey, Abstract Number 36, in Denton County, Texas, said tract being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, RPRDCT, and also being part of that certain called 93.860 acre tract of land described as Tract 2 in Warranty Deed to D.R. Horton - Texas, Ltd., recorded in Instrument Number 2020-67973, RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, passing at a called distance of 60.04 feet a called northwest corner of said right-of-way line for McNatt Road, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, in all, a total distance of 640.86 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across said called 68.12 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 38°39'46" West, a distance of 370.28 feet;

North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said iron rod being located on the north line of said 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of said 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 698.69 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southeast corner of that certain tract of land described in deed to Mustang Special Utility District (MSUD) recorded in Instrument No. 2024-8050, RPRDCT;

THENCE with the easterly line of said MSUD tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 00°56'52" East, a distance of 154.22 feet;

And North 37°18'03" East, a distance of 76.33 feet;

THENCE South 89°03'08" East, with a south line of said MSUD tract, a distance of 327.14 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE over and across said 93.860 acre tract, the following courses:

South 01°19'11" West, a distance of 215.70 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

And South 89°03'08" East, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 32.121 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, D.R. HORTON - TEXAS, LTD. acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **High Country Phase 10**, an addition to Denton County, Texas, and do hereby dedicate to The Lakes Fresh Water Supply District (The District), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

D.R. HORTON - TEXAS, LTD.

BY:

DAVID BOOTH
LAND ACQUISITION DEVELOPMENT MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF AUBREY SUBDIVISION REGULATIONS.

DATED THIS THE ____ DAY OF _____, 2024.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.

2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 76210 1-800-274-4014
(B) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE: MUSTANG SPECIAL UTILITY DISTRICT 7985 FM 2931 AUBREY, TEXAS 76227 (940) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE LAKES FRESH WATER SUPPLY DISTRICT.

5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.

7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. OWNERSHIP AND MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS LOCATED IN LOTS 4-20, BLOCK R, LOTS 1-9, BLOCK W AND LOTS 1-11, BLOCK S, SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

9. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

11. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

13. SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C02656, REVISION DATE APRIL 18, 2011. LIMITS OF ZONE A (DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED") IS SHOWN GRAPHICALLY PLOTTED HEREON ACCORDING TO THIS MAP.

14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

15. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED EAST LINE OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2022-376, PLAT RECORDS OF DENTON COUNTY, TEXAS (S01°48'23"W). DISTANCES HEREON SHOWN ARE IN SURFACE.

DISTRICT APPROVAL	
THE LAKES FRESH WATER SUPPLY DISTRICT:	
CHAIRPERSON	DATE

CERTIFICATE OF FINAL PLAT APPROVAL	
This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas on the	
____ DAY OF _____, 20____.	
PRELIMINARY PLAT	
CHRIS RICH, MAYOR CITY OF AUBREY, TEXAS	

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
136 RESIDENTIAL LOTS ~ 2 OPEN SPACE / HOA LOTS ~ 1 GENERAL RETAIL LOT

LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-14, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1GR LOT, BLOCK Z

SITUATED IN THE
JAMES BRIDGES JR. SURVEY - ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECHNICAL
SCALE 1"=100'

S:\2019\2019010-10\SURVEY\PLAN\010-10_PP.dwg 11/26/2024 2:13 PM —

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600
1X	0.485	21,132
Block R Total Area		
Area (AC)	Area (SF)	
2.280	99,332	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.145	6,325
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.107	4,661
9	0.110	4,787
10	0.111	4,819
11	0.221	9,637
12	0.181	7,884
13	0.108	4,707
14	0.106	4,600
33	0.105	4,567
34	0.106	4,600
35	0.106	4,600
36	0.106	4,600
37	0.106	4,600
38	0.106	4,600

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
39	0.106	4,600
40	0.106	4,600
41	0.106	4,600
42	0.106	4,600
43	0.106	4,600
44	0.106	4,600
45	0.106	4,600
46	0.145	6,325
47	0.119	5,175
48	0.106	4,600
49	0.106	4,600
50	0.106	4,600
1X	3.750	163,353
Block S Total Area		
Area (AC)	Area (SF)	
9.716	423,210	

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.161	7,033
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.145	6,325
15	0.145	6,325
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.110	4,792
26	0.113	4,919
27	0.116	5,053
28	0.159	6,911
Block T Total Area		
Area (AC)	Area (SF)	
3.167	137,958	

Block U - Lot Area		
Block/Lot	Area (AC)	Area (SF)
2	0.119	5,175
3	0.119	5,175
4	0.119	5,175
5	0.119	5,175
6	0.119	5,175
7	0.119	5,175
8	0.145	6,325
9	0.122	5,331
10	0.128	5,582
11	0.217	9,441
12	0.165	7,168
13	0.110	4,798
14	0.265	11,546

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.132	5,750
10	0.132	5,750
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.132	5,750
Block V Total Area		
Area (AC)	Area (SF)	
2.006	87,400	

Block W - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.106	4,600
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.114	4,950
1X	0.210	9,150
Block W Total Area		
Area (AC)	Area (SF)	
1.169	50,900	

Block Z - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	3.243	141,258
Block Z Total Area		
Area (AC)	Area (SF)	
3.243	141,258	

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

136 RESIDENTIAL LOTS ~ 2 OPEN SPACE / HOA LOTS ~ 1
GENERAL RETAIL LOT

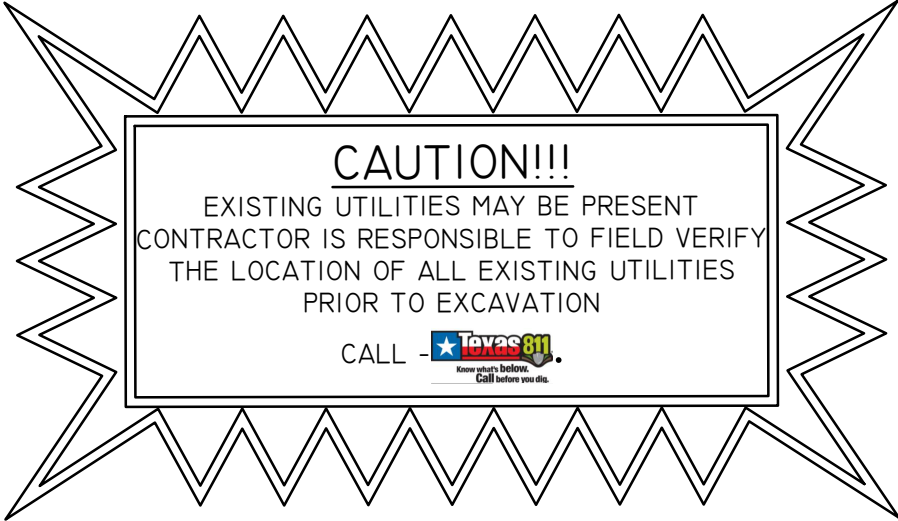
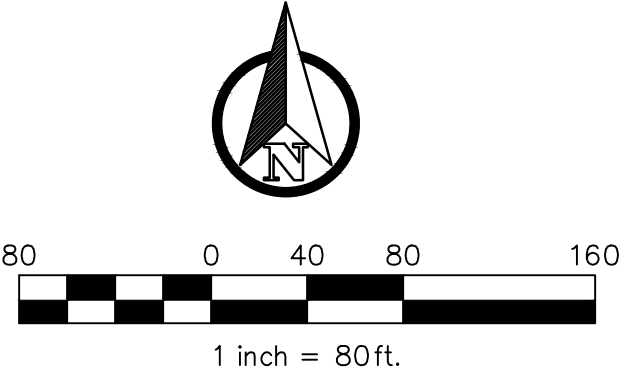
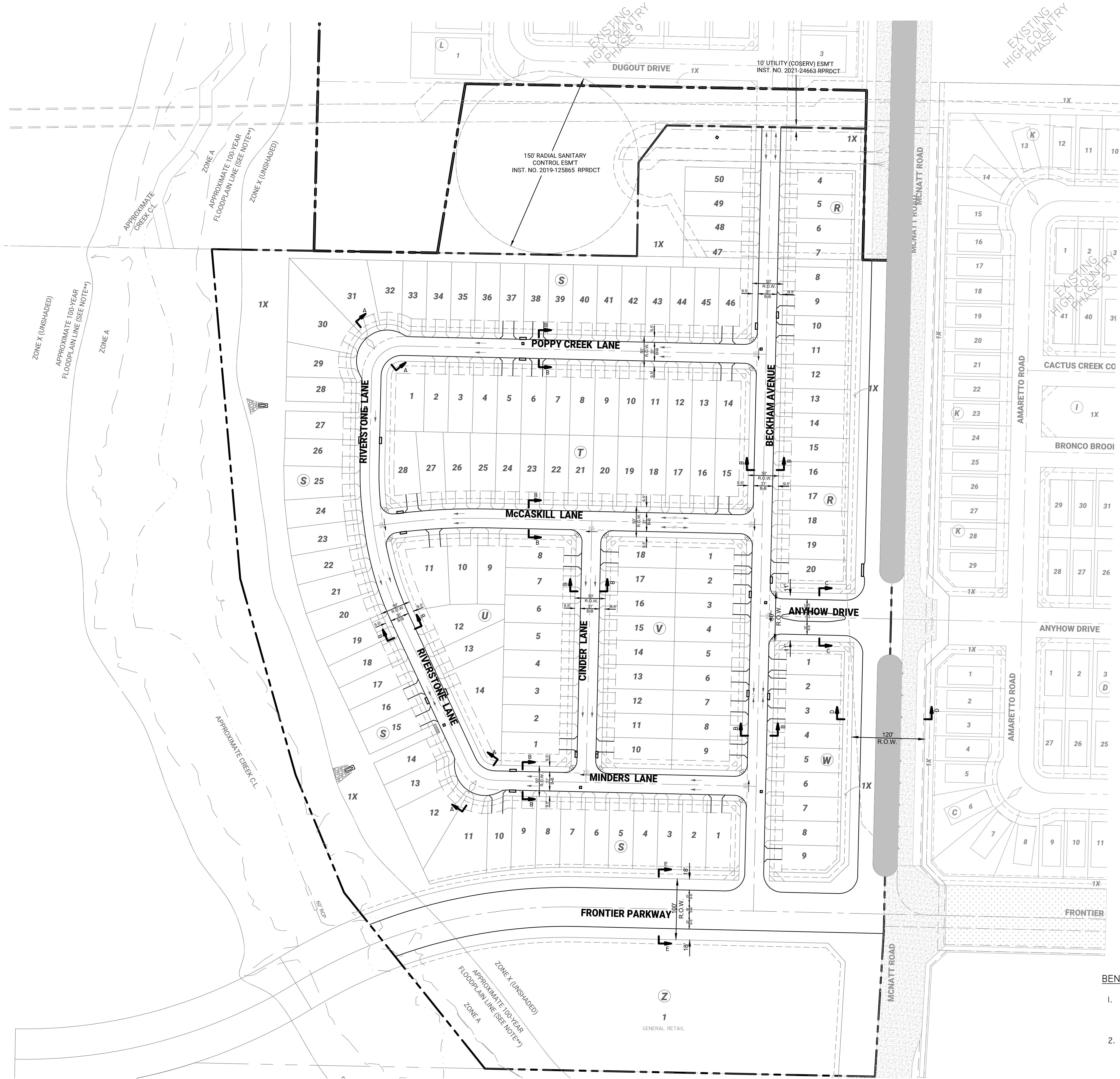
LOTS 4-20 & 1X , BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-14, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1GR LOT,
BLOCK Z
SITUATED IN THE
JAMES BRIDGES JR. SURVEY ~ ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

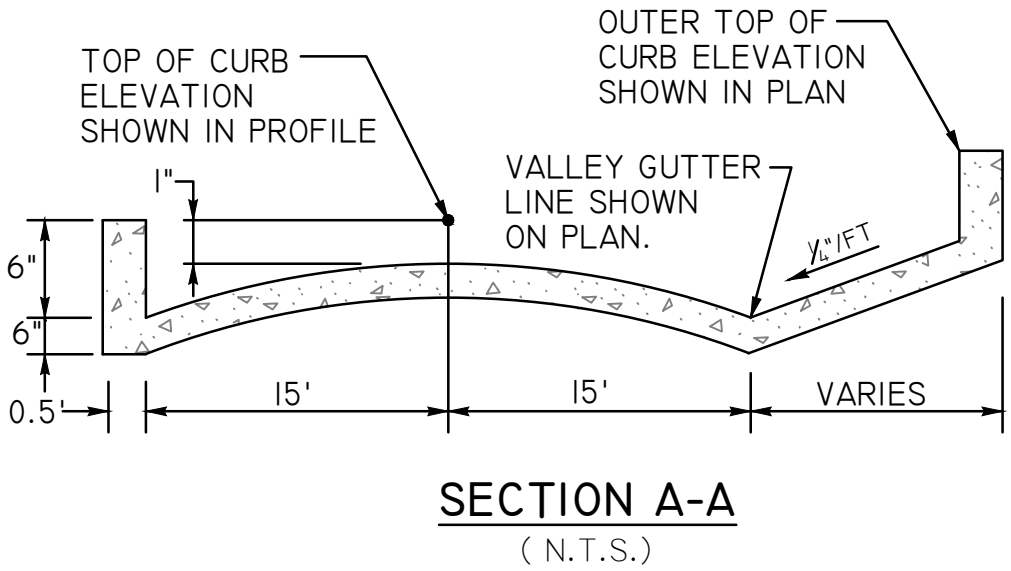
RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECH=IS
SCALE 1"=100'



- LEGEND
- EXISTING MCNATT ROAD
 - FUTURE MCNATT ROAD
 - EXISTING FRONTIER PKWY

- NOTES:
- 4" CROWN FOR 31' B-B STREETS. SAWED LONGITUDINAL DUMMY JOINT
 - ALL STREETS TO BE 6" REINFORCED CONCRETE PAVEMENT THICKNESS (4000 PSI PER NCTCOG ITEM 303.3.2-CLASS PI) #4 BARS @ 18" OCEW.
 - RATE OF LIME/CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
 - ALL CURBS ARE TO BE MONOLITHIC 6" STANDARD CURB, UNLESS NOTED OTHERWISE.
 - ALL CURB RETURNS ARE 20" RADIUS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 - SEE CITY OF AUBREY DETAILS FOR PAVING CROSS-SECTIONS AND DETAILS.
 - CONTRACTOR TO INSTALL LAYDOWN CURB AND BARRIER FREE RAMP. FOR DETAILS SEE CITY OF AUBREY STANDARD DETAILS.
 - SEE CITY OF AUBREY DETAILS FOR SIDEWALK DETAILS.



- BENCHMARK:
- "X" CUT ON CONCRETE, ON AN INLET LOCATED ON THE EAST SIDE OF MCNATT ROAD, APPROXIMATELY 80' SOUTH OF THE INTERSECTION OF MCNATT ROAD AND BENTLY BLVD. ELEVATION - 620.07'
 - "X" CUT ON CONCRETE, ON THE EAST SIDE OF CRIBBING TRAIL, APPROXIMATELY 148' SOUTH OF THE INTERSECTION OF CRIBBING TRAIL AND FALL BROOK DRIVE. ELEVATION - 599.53'



PRELIM PAVING PLAN

HIGH COUNTRY PHASE 10

CITY OF AUBREY, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING



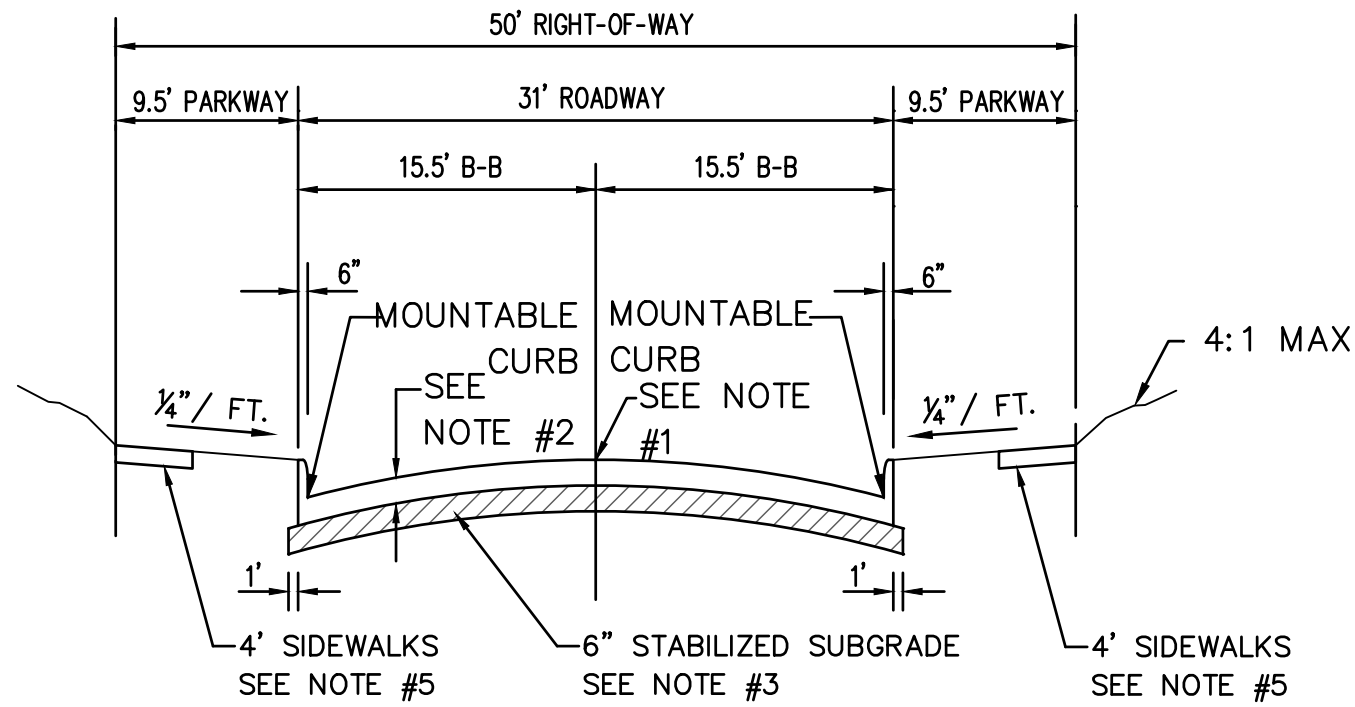
D-R-HORTON
America's Builder

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DESIGN	CHECKED
RB	ML

1.01

Tuesday, November 26, 2024 11:21:32 AM

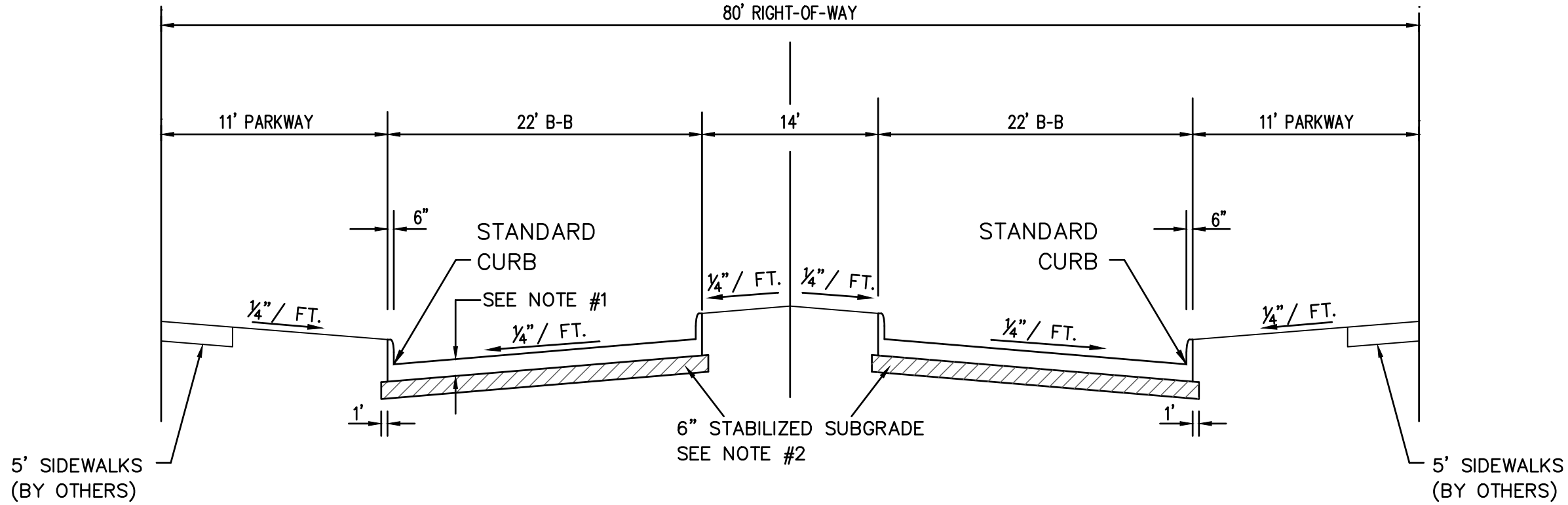
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NOTES:

- 4" CROWN FOR 31' B-B STREET, SAWED LONGITUDINAL DUMMY JOINT
- 6" REINF. CONC. PMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS P1) #3 BARS @ 24" OCEW
- RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
- CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
- 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

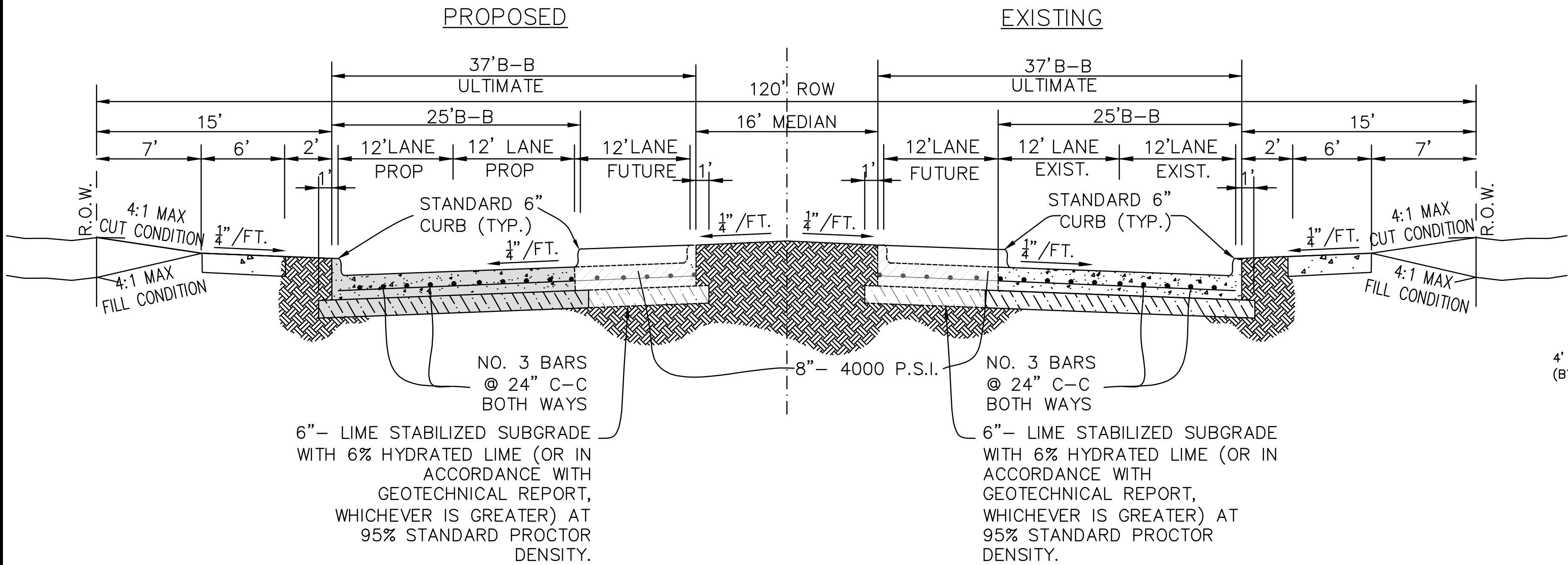
SECTION B-B
TYPICAL 31' B-B RESIDENTIAL
STREET SECTION
SCALE: NTS



NOTES:

- 1/4"/FT CROSS SLOPE FOR 22' B-B STREET, SAWED LONGITUDINAL DUMMY JOINT
- 6" REINF. CONC. PMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS P1) #3 BARS @ 24" OCEW
- RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (27 LBS/SQ YD PER GEOTECHNICAL REPORT)
- CONTRACTOR TO CUT STREET TO 5' BEHIND BACK OF CURB @ SUBGRADE DEPTH.
- 4" REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY MINIMUM AND AS DIRECTED BY GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, REPORT NO. G240327-A (9/17/2024)
- 6" STANDARD CURB AND GUTTER

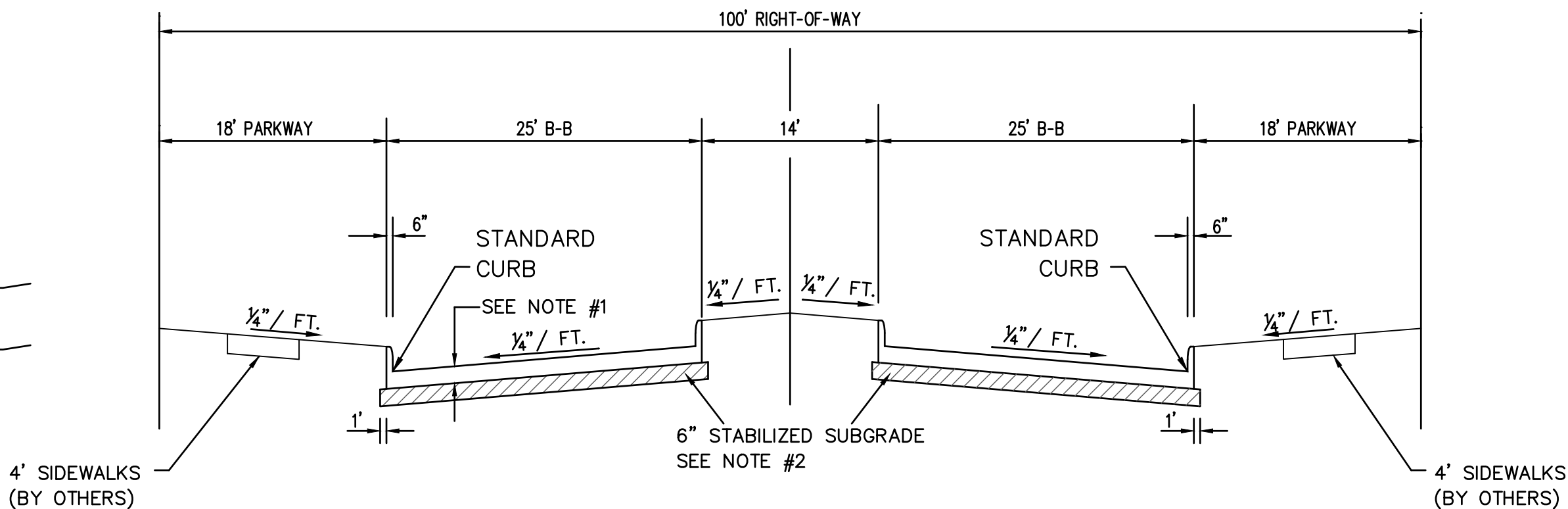
SECTION C-C
STREET SECTION
SCALE: NTS



McNATT ROAD TYPICAL SECTION
SECTION D-D
SCALE: NTS

NOTES:

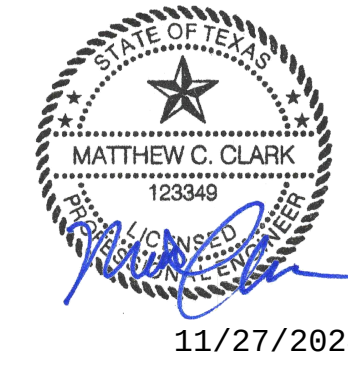
- 1/4"/FT CROSS SLOPE FOR 25 B-B STREET, SAWED LONGITUDINAL DUMMY JOINT
- 8" REINF. CONC. PMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS P1) #3 BARS @ 24" OCEW
- RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (27 LBS/SQ YD PER GEOTECHNICAL REPORT)
- CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
- 4" THICK REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY MINIMUM AND AS DIRECTED BY GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, REPORT NO. G240327-A (9/17/2024)
- 6" STANDARD CURB AND GUTTER



NOTES:

- 1/4"/FT CROSS SLOPE FOR 25' B-B STREET, SAWED LONGITUDINAL DUMMY JOINT
- 6" REINF. CONC. PMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS P1) #3 BARS @ 24" OCEW
- RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (27 LBS/SQ YD PER GEOTECHNICAL REPORT)
- CONTRACTOR TO CUT STREET TO 5' BEHIND BACK OF CURB @ SUBGRADE DEPTH.
- 4" REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY MINIMUM AND AS DIRECTED BY GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, REPORT NO. G240327-A (9/17/2024)
- 6" STANDARD CURB AND GUTTER

FRONTIER PARKWAY TYPICAL SECTION
SECTION E-E
SCALE: NTS



11/27/2024

PAVING DETAILS

HIGH COUNTRY PHASE 10

CITY OF AUBREY, DENTON COUNTY, TEXAS

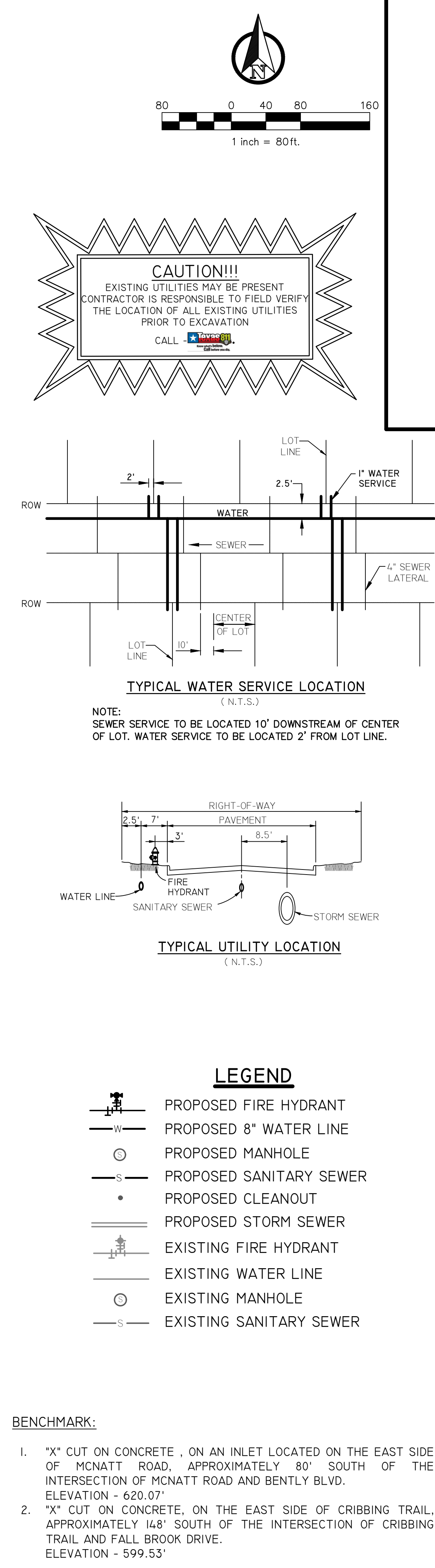
BARRAZA
CONSULTING GROUP, LLC
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801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBE Firm Lic. 20683

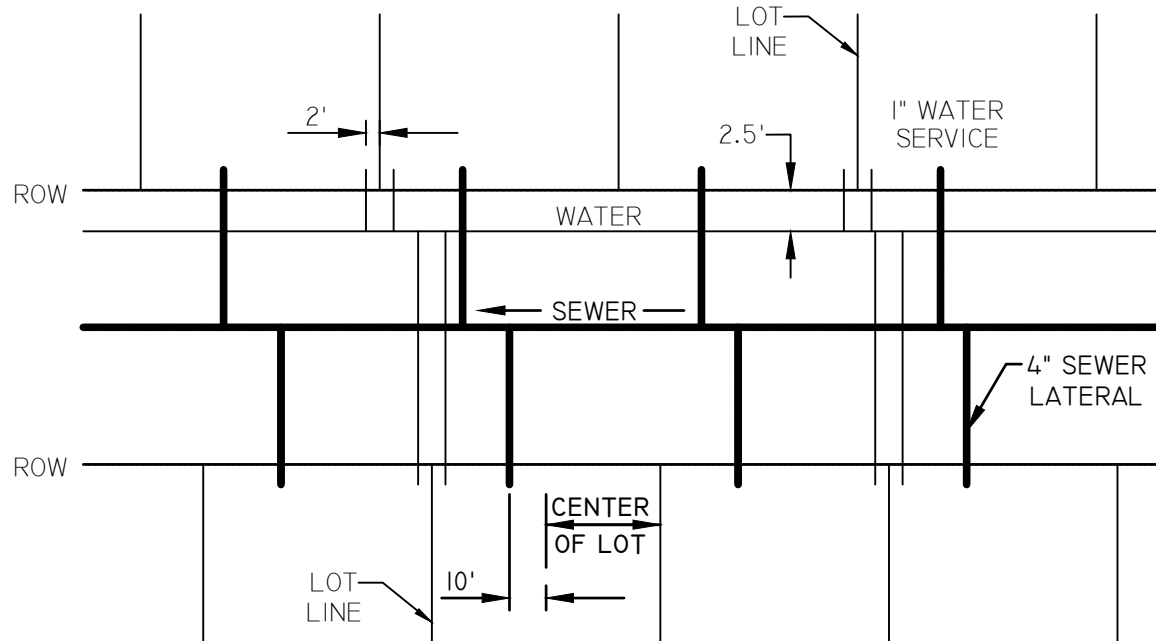
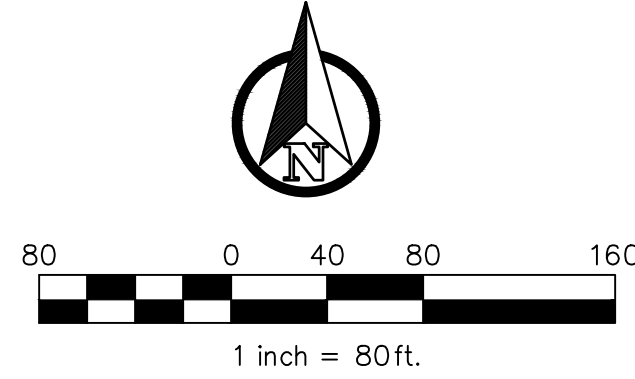


D-R-HORTON
America's Builder
4306 Miller Rd.
Rowlett, TX 75088

DATE	SCALE
10-25-2024	N.T.S.
DESIGN	CHECKED
RB	ML

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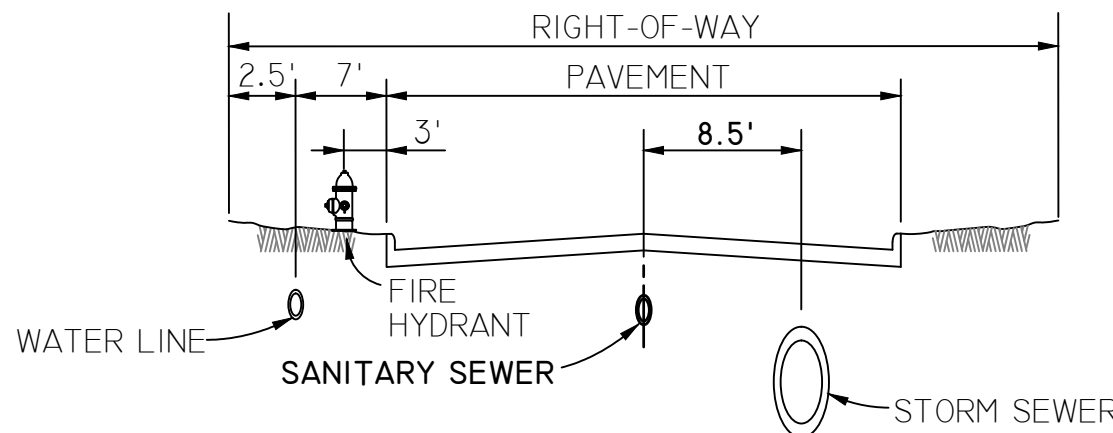
Page 11 of 56



TYPICAL SEWER SERVICE LOCATION

(N.T.S.)

NOTE: SEWER SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT. WATER SERVICE TO BE LOCATED 2' FROM LOT LINE.



TYPICAL UTILITY LOCATION

(N.T.S.)

LEGEND

- PROPOSED FIRE HYDRANT
-
- PROPOSED MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED CLEANOUT
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED WATER/WASTEWATER CROSSING

BENCHMARK:

- "X" CUT ON CONCRETE, ON AN INLET LOCATED ON THE EAST SIDE OF MCNATT ROAD, APPROXIMATELY 80' SOUTH OF THE INTERSECTION OF MCNATT ROAD AND BENTLY BLVD. ELEVATION - 620.07'
- "X" CUT ON CONCRETE, ON THE EAST SIDE OF CRIBBING TRAIL, APPROXIMATELY 148' SOUTH OF THE INTERSECTION OF CRIBBING TRAIL AND FALL BROOK DRIVE. ELEVATION - 599.53'

REVISION		DATE		NO.	

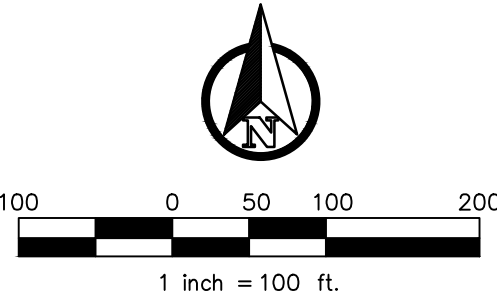
11/27/2024	

PRELIMINARY SANITARY SEWER PLAN	
HIGH COUNTRY PHASE 10	
CITY OF AUBREY, DENTON COUNTY, TEXAS	

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10-25-2024	1:60
DESIGN	CHECKED
RB	ML

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- LEGEND**
- DRAINAGE DIVIDE LINE
 - DRAINAGE AREA ID
 - POST-DEVELOPMENT TOTAL ACREAGE
 - ➔ EXISTING DRAINAGE OUTFALL
 - ➔ DIRECTION OF FLOW



Existing Drainage Area Runoff Table						
AREA NAME	ACRES	Runoff, C	Time of Concentration (min)	Intensity (in/hr)	Q100 (cfs)	Comments
EX-1	19.31	0.3	15.26	7.86	45.50	Drains to Ex. Running Branch Creek
EX-2	9.55	0.3	16.95	7.51	21.51	Drains to McNatt Road LP

TR-55 TIME OF CONCENTRATION TABLE							
PREDEVELOPMENT DRAINAGE AREA EX-1							
TIME OF CONCENTRATION FOREX-1							
Sheet Flow		$T_t = [0.007(nL_1)^{0.8}] / [P_2]^{0.5} (S)^{0.4}$			2 yr 24 hour rainfall = P_2 (in) = 3.36		
Surface Description	n	Length (L) (ft) max of 200	Begin E. (ft)	End E. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
		100	620.8	618.5	0.0230	N/A	9.0
Concentrated Shallow Flow		$V \text{ in fps} = k(S)^{0.5}$			$T_c = L/V$		
Surface Description	k	Length (L) (ft)	Begin E. (ft)	End E. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
		1117.08	618.5	580	0.0345	3.00	6.22
Total Tc (min)							15.26

TIME OF CONCENTRATION FOR AREA EX-2							
Sheet Flow	$T_t = [0.007(nL^{0.8}) / (P_2^{0.5}(S)^{0.4})]$	2 yr 24 hour rainfall = P_2 (in) =				3.36	
		Length (L) (ft) max of 200	Begin E. (ft)	End E. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Surface Description	n	100	636.0	634.0	0.0200	N/A	9.6
Short grass	0.150						9.6
Concentrated Shallow Flow		$Vin\ fps = k(S)^{0.5}$			$T_t = L/V$		
		Length (L) (ft)	Begin E. (ft)	End E. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Surface Description	k	1099.79	634.0	608	0.0236	2.48	7.39
Unpaved	16.13						
Total Tc (min)							16.95

BENCHMARK:

- "X" CUT ON CONCRETE , ON AN INLET LOCATED ON THE EAST SIDE OF MCNATT ROAD, APPROXIMATELY 80' SOUTH OF THE INTERSECTION OF MCNATT ROAD AND BENTLY BLVD. ELEVATION - 620.07'
- "X" CUT ON CONCRETE, ON THE EAST SIDE OF CRIBBING TRAIL, APPROXIMATELY 148' SOUTH OF THE INTERSECTION OF CRIBBING TRAIL AND FALL BROOK DRIVE. ELEVATION - 599.53'



PRELIMINARY DRAINAGE AREA MAP

EXISTING AREAS

HIGH COUNTRY PHASE 10

CITY OF AUBREY, DENTON COUNTY, TEXAS

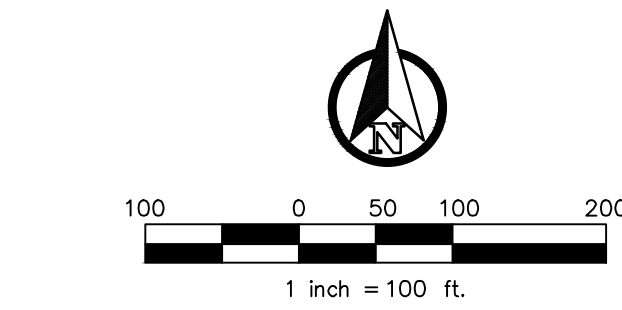
801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL. No. 214-484-7055
TBE Firm Lic. 20683

BARRAZA
CONSULTING GROUP, LLC
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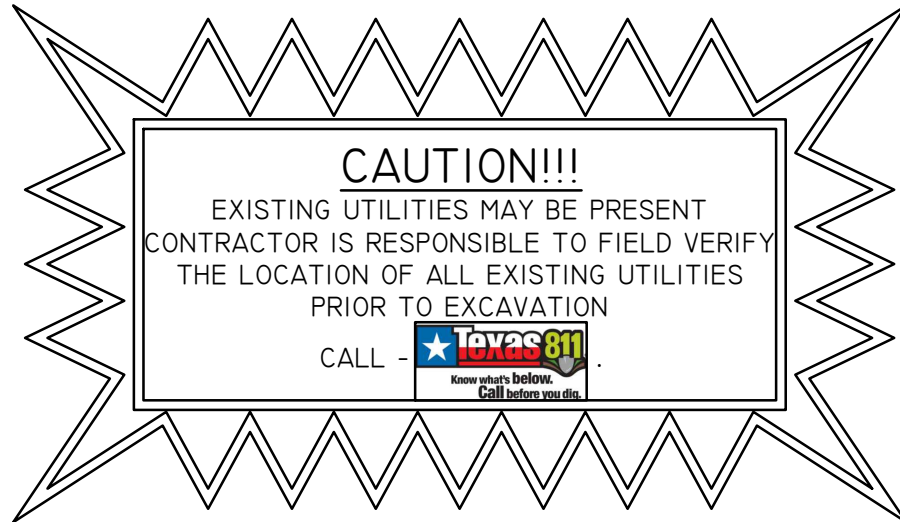


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10-25-2024	1"=100'
DESIGN	CHECKED
RB	ML

4.01



- LEGEND**
- DRAINAGE DIVIDE LINE
 - DRAINAGE AREA ID
 - POST-DEVELOPMENT TOTAL ACREAGE
 - EXISTING DRAINAGE OUTFALL
 - DIRECTION OF FLOW



NOTE:
ALL DRAINAGE PIPE, UNLESS OTHERWISE NOTED, SHALL BE CLASS III RCP.

Proposed Drainage Area Runoff Table						
AREA NAME	ACRES	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
A	8.74	0.5	15.86	7.85	34.31	SD-A, Drains to Ex. Running Branch Creek
B	14.27	0.5	13.70	8.33	59.44	SD-B, Drains to Ex. Running Branch Creek
XI	4.68	0.5	10	9.24	21.61	Drains Offsite to Ex. Running Branch Creek

BENCHMARK:

- "X" CUT ON CONCRETE , ON AN INLET LOCATED ON THE EAST SIDE OF MCNATT ROAD, APPROXIMATELY 80' SOUTH OF THE INTERSECTION OF MCNATT ROAD AND BENTLY BLVD. ELEVATION - 620.07'
- "X" CUT ON CONCRETE, ON THE EAST SIDE OF CRIBBING TRAIL, APPROXIMATELY 148' SOUTH OF THE INTERSECTION OF CRIBBING TRAIL AND FALL BROOK DRIVE. ELEVATION - 599.53'



PRELIMINARY DRAINAGE AREA MAP
PROPOSED MAJOR AREAS
HIGH COUNTRY PHASE 10
CITY OF AUBREY, DENTON COUNTY, TEXAS

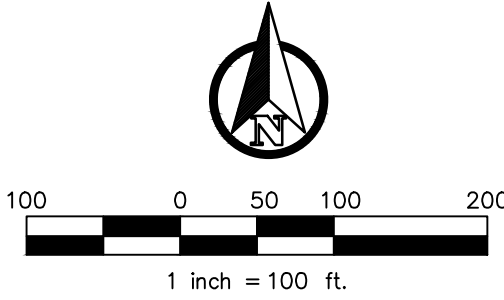
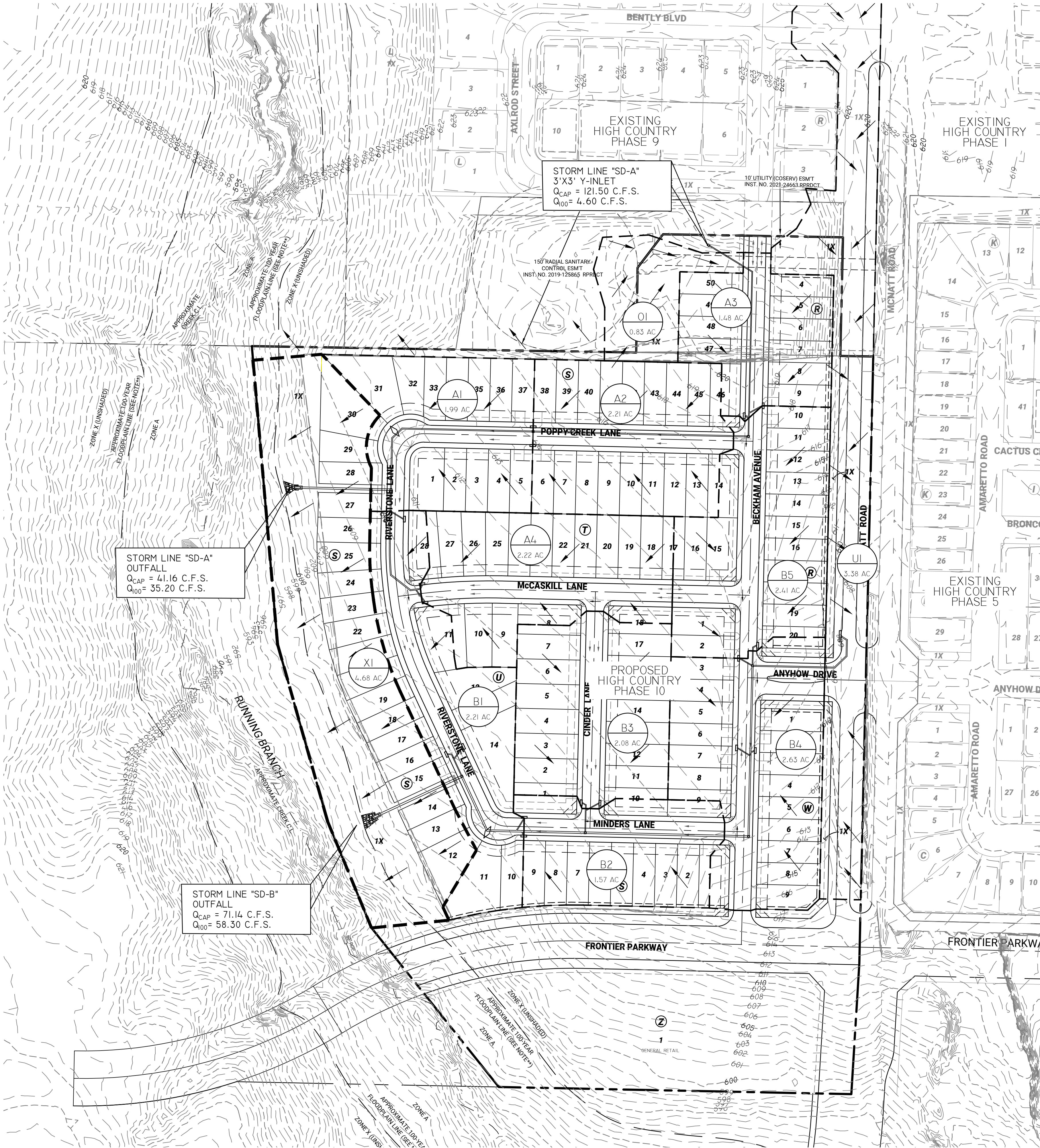
BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

801 East Campbell Road
Suite 650, Richardson, TX 75081
TEL: No. 214-484-7035
TXPE Firm Lic. 20683

DATE	SCALE
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DESIGN	CHECKED
RB	ML



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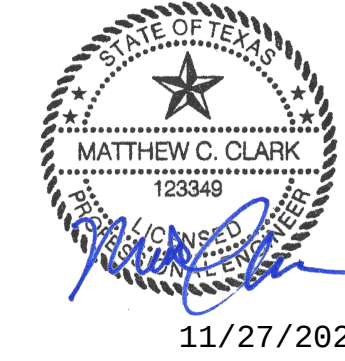
Proposed Drainage Area Runoff Table						
AREA NAME	ACRES	Runoff, C	Time of	Intensity	Q100 (cfs)	Comments
A1	1.99	0.5	10	9.24	9.19	
A2	2.21	0.5	10	9.24	10.23	
A3	1.48	0.5	10	9.24	6.84	
A4	2.22	0.5	10	9.24	10.25	
B1	2.21	0.5	10	9.24	10.21	
B2	1.57	0.5	10	9.24	7.26	
B3	2.08	0.5	10	9.24	9.61	
B4	2.63	0.5	10	9.24	12.17	
B5	2.41	0.5	10	9.24	11.12	
U1	3.38	0.5	10	9.24	15.60	McNatt Road [Drains to SD-B]
X1	4.68	0.5	10	9.24	21.61	Drains Offsite to Ex. Running Branch Creek
O1	0.83	0.5	10	9.24	3.85	Offsite [Drains to SD-A]



NOTE:
ALL DRAINAGE PIPE, UNLESS OTHERWISE NOTED, SHALL BE CLASS III RCP.

- LEGEND
- DRAINAGE DIVIDE LINE
 - TC — FLOW PATH
 - DRAINAGE AREA ID
 - POST-DEVELOPMENT TOTAL ACREAGE
 - ➔ EXISTING DRAINAGE OUTFALL
 - ➔ DIRECTION OF FLOW

- BENCHMARK:
- "X" CUT ON CONCRETE, ON AN INLET LOCATED ON THE EAST SIDE OF MCNATT ROAD, APPROXIMATELY 80' SOUTH OF THE INTERSECTION OF MCNATT ROAD AND BENTLY BLVD. ELEVATION - 620.07'
 - "X" CUT ON CONCRETE, ON THE EAST SIDE OF CRIBBING TRAIL, APPROXIMATELY 148' SOUTH OF THE INTERSECTION OF CRIBBING TRAIL AND FALL BROOK DRIVE. ELEVATION - 599.53'



PRELIMINARY DRAINAGE AREA MAP
PROPOSED MINOR AREAS
HIGH COUNTRY PHASE 10
CITY OF AUBREY, DENTON COUNTY, TEXAS



DATE	SCALE
10-25-2024	1"=100'
DESIGN	CHECKED
RB	ML

4.03

November 27, 2024

City of Aubrey
Attention: Shanda Guffee
107 S. Main Street
Aubrey, TX 76227

RE: Comment Response to Preliminary Plat Review
High Country Phase 10 – Preliminary Plat

Dear Ms. Guffee,

On November 22, 2024, Barraza Consulting Group (BCG) received comments for the 1st Preliminary Plat submittal of the subject development. BCG has completed the comment response form along with a revised plat set addressing said comments.

City Planner:

Preliminary Plat Page 1 of 3:

1. All the materials and plans specified within section 1.05 shall be submitted for review in order for an application to be considered complete. <https://ecode360.com/40429714>
 - a. **Acknowledged – HOA docs included, preliminary civil included, landscaping documents will be part of permitting**
2. When will the Utility and Access Easement (by separate instrument) be obtained?
 - a. **The Utility and Access Easement has been prepared and is under review by Mustang SUD. Recording of the easement will be added to the plat before the plat is filed.**
3. Has this access easement been completed? Will it temporarily dead-end?
 - a. **This access easement has been prepared and is under review by Mustang. Recording of the easement will be added to the plat before the plat is filed.**
 - b. **No it will not dead-end. High Country Phase 9 (under construction, not final platted yet) will stub ROW to connect to the Mustang SUD property.**
4. Will a screening wall be placed along this lot line/where lots back to McNatt and Frontier? If so, provide a 5 foot WME to the HOA.
 - a. **Yes, there will be a screening wall placed along the lot lone/ where lots back to McNatt and Frontier.**
5 foot WME to the HOA has been provided as asked.
5. Some corner lots have 15' SY's and some have 20' SY's. Was that intentional?
 - a. **BL changed to 15' for all sideyard except S/46. S/46 at 20' BL will match front yard BL for S/47, similar to U/8**

Page 2

November 25, 2024

6. Key lots have front yards. Those are provided.
 - a. **Noted.**
7. Will there be an island in Anyhow Drive? If so, label lot/block as X lot and include in lot summary.
 - a. **We have a similar situation in High Country Phase 1 (Bentley Dr.). There is an island but no lot or block was assigned to that island.**
8. Have street names been approved?
 - a. **No, the street names are placeholder for now and will be finalized once approved by Denton County.**
9. On Lot 1X, Block Z, remove X designation. X designation is reserved for Open Space type lots. Rename Lot 1, Block Z as "General Retail Lot".
 - a. **X designation has been removed as asked.**
 - b. **Lot 1, Block Z has been named "General Retail" as requested.**
10. Reminders: Landscape, irrigation, and screening plans are required with civil plans.
 - a. **Noted**
11. HOA documents are to be submitted to the City for review and approval with the Preliminary Plat Application and shall be filed of record at the County prior to Final Plat approval.
 - a. **Included in Dropbox – HOA will be an extension of High Country and Silverado**
12. 1 Lot is nonresidential Label as 1 GR General Retail Lot.
 - a. **The nonresidential lot label has been updated as GR General Retail Lot.**
13. Need Preliminary Stamp above title block.
 - a. **Preliminary Stamp has been stamped above title block as requested.**

Preliminary Plat Page 2 of 3:

14. Note #8, Identify Easements on the lots.
 - a. **Addressed. Easements have been identified as requested.**
15. Note #7, Second sentence: Add: "Ownership and" to beginning of sentence.
 - a. **Addressed. "Ownership and" has been added to the beginning of sentence as asked.**
16. Have the following items been submitted for review, as required with a Preliminary Plat? preliminary water and sanitary sewer layout preliminary drainage plan. If utilizing a previously approved drainage plan, include the accepted plan. Drainage plan may also include the preliminary Storm Water Management Site Plan, preliminary Storm Water Management Site Plan (SWMSP).
 - a. **Documents submitted with this resubmittal**

Preliminary Plat Page 3 of 3:

17. Remove "X" from Lot 1X, Block Z – Lot Area.
 - a. **"X" has been removed from Lot 1X, Block Z – Lot Area.**

Preliminary Plat Page 1 of 3:

18. Missing Easement Lines.
 - a. The plat has been updated to show the Missing Easement Lines for Matador.
19. Fix the Text Conflict between the 10' UTILITY (COSERV ELECTRIC LINE) ESMT INST. NO. 2021-24663 RPRDCT and S01°, 19'11" W 215.70'.
 - a. The Text Conflict between the 10' UTILITY (COSERV ELECTRIC LINE) ESMT INST. NO. 2021-24663 RPRDCT and S01°, 19'11" W 215.70' has been fixed.
20. TOPOGRAPHICAL INFORMATION WITH CONTOUR LINES ARE REQUIRED FOR PRELIMINARY PLATS, PRELIMINARY GRADING, WATER, & SEWER SHEETS MISSING - PER CITY REQUIREMENTS
 - a. Topographical included with preliminary engineering documents – not shown on the plat.
21. MISSING CORNER at Frontier Parkway and McNatt Road.
 - a. Addressed. MISSING CORNER at Frontier Parkway and McNatt Road has been updated and shown.
22. Text Conflict at (Silverado Phase 5A Doc. No. 2021-59 PRDCT).
 - a. Text Conflict at (Silverado Phase 5A Doc. No. 2021-59 PRDCT) has been resolved and the sheet has been updated.
23. BHC Review 11-20-2024 First review of the High Country Phase 10 Preliminary Plat submittal. Our review is for general compliance with the City 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. Re-submittal 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.
 - a. Acknowledged.
24. Add RCP to legend.
 - a. Text has been removed – plat should not show improvements.
25. 100' ROW
 - a. Addressed. 100' ROW label has been added as requested.
26. Text Conflict with Zone A Approximate 100-year floodplain line (See note*) Zone X (Unshaded and Silverado West, Phase 4 label).
 - a. Text Conflict with Zone A Approximate 100-year floodplain line (See note*) Zone X (Unshaded and Silverado West, Phase 4 label has been resolved.

Preliminary Plat Page 2 of 3:

27. Missing right side line on District Approval Stamp.
 - a. Addressed. Right side line on District Approval Stamp has been added and the Stamp has been updated.

Page 4

November 25, 2024

28. Note #15: Are distances shown in grid or surface?
 - a. Addressed. Note#15 updated (surface)
29. Owner's Certification: 2nd Paragraph shows "BCG 10194538", but plat shows "Pettit Cap".
 - a. Addressed. Owner's Certification: 2nd Paragraph has been updated to show "PETTIT" and matches what plat shows.
30. Owner's Certification: 5th Paragraph should be 60.04 feet?
 - a. Addressed. Owner's Certification: 5th Paragraph has been updated to show 60.04 feet.
31. Owner's Certification: 7th Paragraph – add "to a 5/8" iron rod".
 - a. "Said iron rod" refers to the 5/8-inch rod mentioned above. Correct as written.
32. Owner's Certification: 12th Paragraph – replace metes and bounds with "S 89 03' 08" E".
 - a. Owner's Certification: 12th Paragraph- metes and bounds has been replaced with "S 89 03' 08" E".

City Engineer:

1. Provided by our third-party consultants, Birkhoff, Hendricks, & Carter (see attached).
Topographical information with contour lines are required for preliminary plats. Preliminary Grading, Water, and Sewer sheets are missing as per City requirements.
 - a. Topographical information with contour lines are provided in the preliminary storm plans
 - b. A Preliminary Civil Set has been submitted with Preliminary Grading, Water, and Sewer sheets as required.

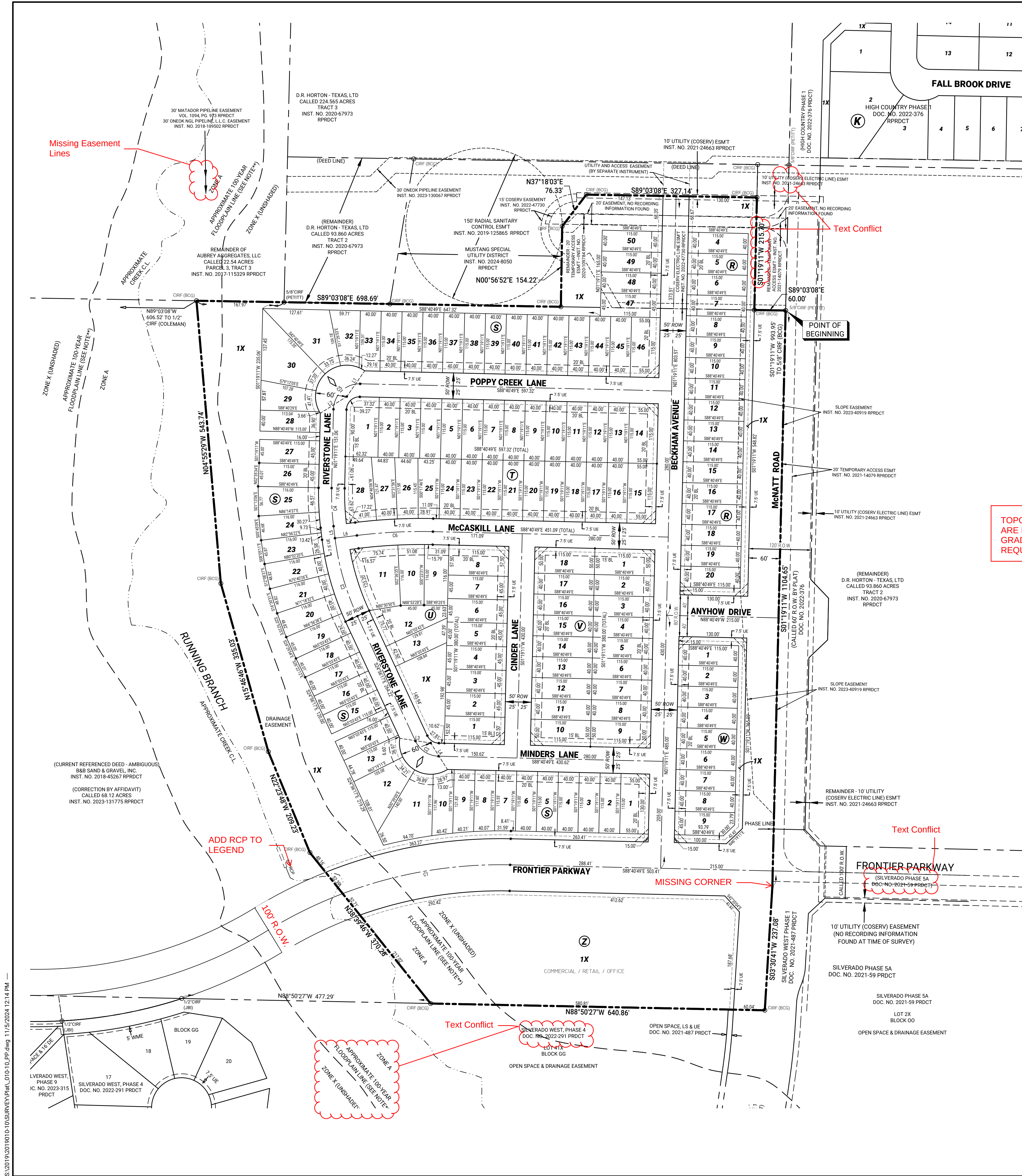
Fire Department:

1. All fire hydrants must have a 5" storz connection.
 - a. Entirety of Silverado/High Country was built with Mustang SUD's standard 5-1/4" main nozzle on FHs. Phase 10 can be done with 5" Storz if requested, please confirm that Aubrey FD wants this phase to be unique. Will be addressed in civil plans.

Thank you for your review. Please do not hesitate to contact me with questions or if you need any additional information.

Sincerely,
Barraza Consulting Group
TBPE Firm Registration No. 20683

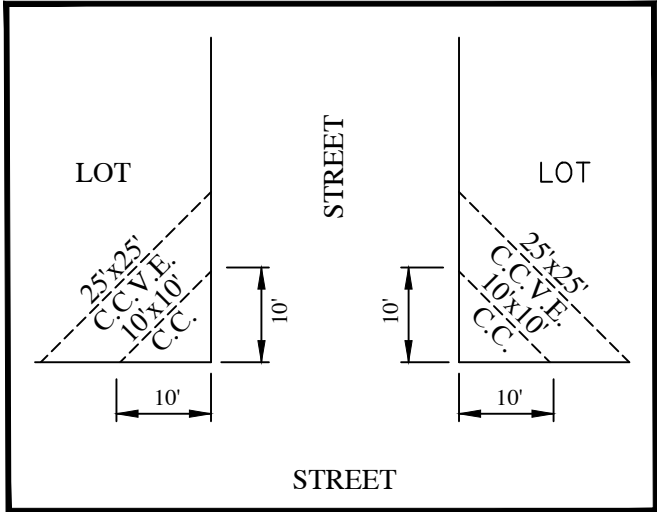
Matt Clark, P.E.



CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	022°06'09"	850.00	S80°16'07"W	325.87
C2	063°44'32"	50.00	S56°48'33"E	52.80
C3	017°52'39"	500.00	S15°59'57"E	155.38
C4	008°22'49"	500.00	S02°52'13"E	73.07
C5	090°00'00"	50.00	S46°19'11"W	70.71
C6	008°22'49"	1000.00	S87°07'47"W	146.13

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°52'37"W	60.00
L2	S57°45'45"W	60.00
L3	S81°22'50"E	60.00
L4	S32°14'15"E	60.00
L5	S07°03'38"E	23.15
L6	N82°56'22"E	42.23

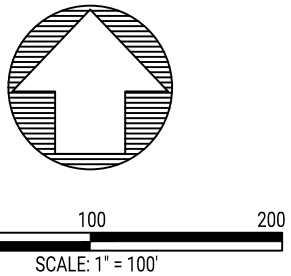
TOPOGRAPHICAL INFORMATION WITH CONTOUR LINES ARE REQUIRED FOR PRELIMINARY PLATS, PRELIMINARY GRADING, WATER, & SEWER SHEETS MISSING - PER CITY REQUIREMENTS



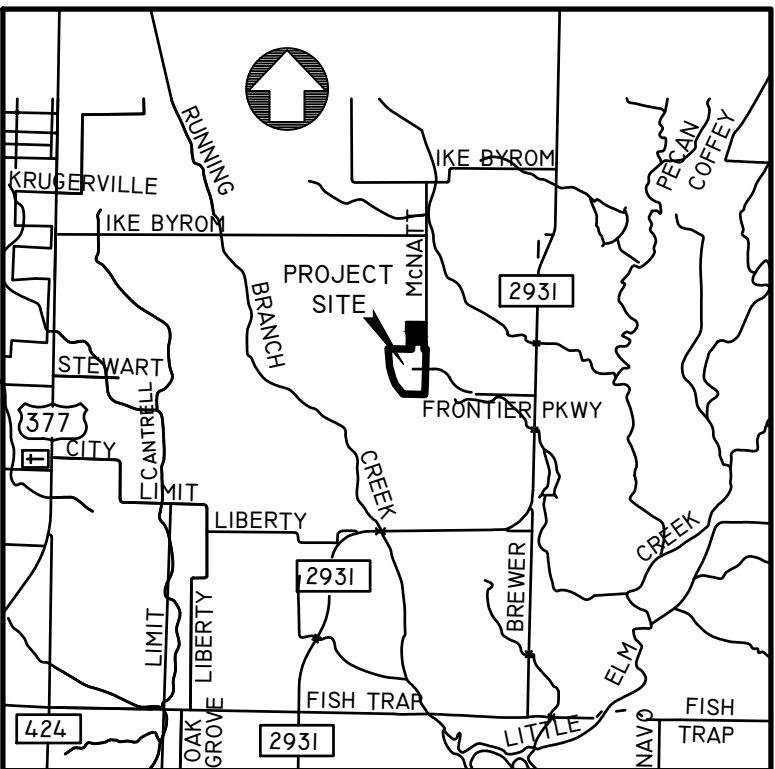
C.C. = CORNER CLIP
C.C.V.E. = CORNER CLIP VISIBILITY EASEMENT
10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.

LINETYPE LEGEND:

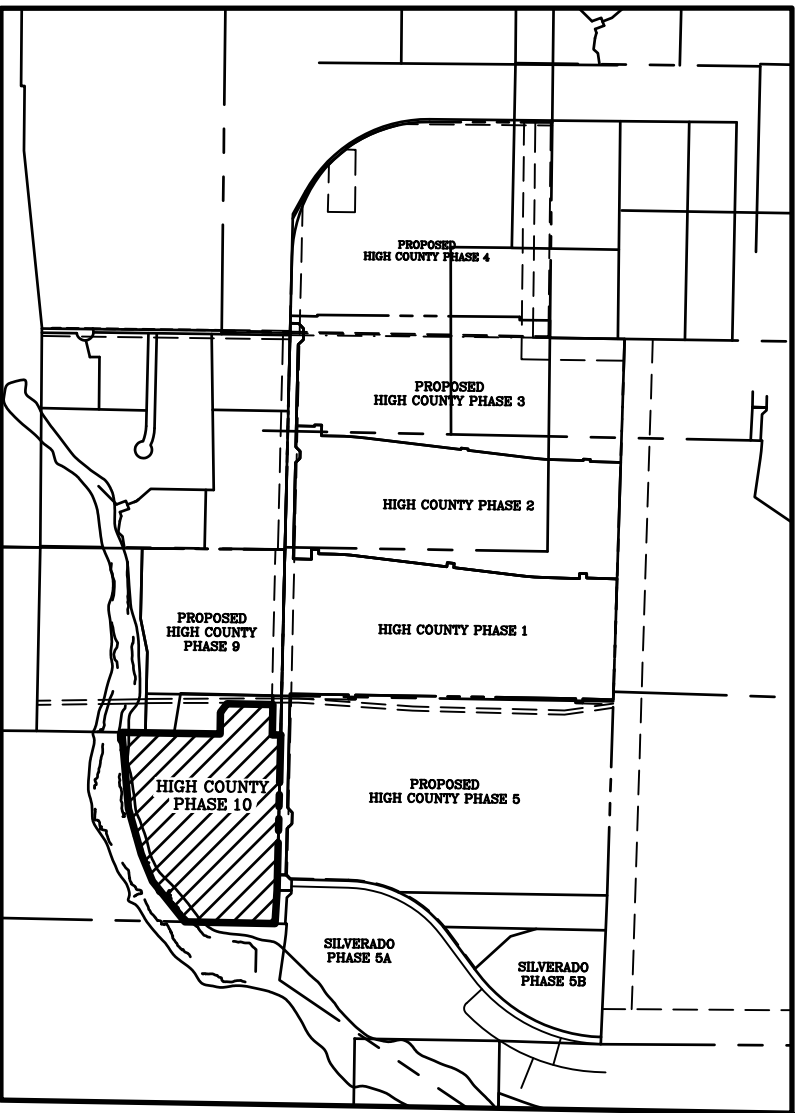
- BOUNDARY LINE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CL
- BUILDING LINE
- EASEMENT LINE
- ABSTRACT LINE



LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
⊙	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE
UTWRD	UPPER TRINITY REGIONAL WATER DISTRICT
MSUD	MUSTANG SPECIAL UTILITY DISTRICT
CIRS	5/8-INCH IRON ROD CAPPED STAMPED "BCS 10194538" SET



LOCATION MAP
N.T.S.



KEY MAP

BHC Review
11-20-2024

First review of the Highpoint Ranch Phase 10 Preliminary Plat submittal. Our review is for general compliance with the City 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.

Re-submittal 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
135 RESIDENTIAL LOTS ~ 4 OPEN SPACE / HOA LOTS
LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-13 & 1X, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1X, BLOCK Z

SITUATED IN THE
JAMES BRIDGES JR. SURVEY ~ ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETU
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECH=IS
SCALE 1"=100'
PAGE 1 OF 3

S:\2019\2019010-TD\SURVEY\PM\LD10-10_PP.dwg 11/5/2024 12:14 PM —

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS D.R. Horton - Texas, Ltd. is the owner of that certain tract of land situated in the James Bridges Jr. Survey, Abstract Number 36, in Denton County, Texas, said tract being a portion of that certain remainder of a called 93.860 acre tract of land described as Tract 2 in Warranty Deed to D.R. Horton - Texas, Ltd., recorded in Instrument Number 2020-67973 of the Real Property Records of Denton County, Texas (RPRDCT), and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

PLAT SHOWS "PETTIT" CAP

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, passing at a called distance of 70.05 feet a called northwest corner of said right-of-way line for McNatt Road, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, in all, a total distance of 640.86 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across said called 68.12 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 38°39'46" West, a distance of 370.28 feet;

North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said iron rod being located on the north line of said called 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the called 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of that certain called 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 698.69 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE over and across said called 68.12 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 00°56'52" East, a distance of 154.22 feet;

North 37°18'03" East, a distance of 76.33 feet;

And South 89°03'08" East, a distance of 327.14 feet to a point in said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1;

THENCE South 01°19'11" West, continuing with said west right-of-way line of McNatt Road, a distance of 215.70 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, said iron rod being located on the north line of said called 68.12 acre tract;

S 89 03' 08" E

THENCE South 01°19'11" West, with the north line of said called 68.12 acre tract, a distance of 60.00 feet to the POINT OF BEGINNING, containing 32.121 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, D.R. HORTON - TEXAS, LTD. acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **High Country Phase 10**, an addition to Denton County, Texas, and do hereby dedicate to The Lakes Fresh Water Supply District (The District), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

D.R. HORTON - TEXAS, LTD.

BY:

DAVID BOOTH
LAND ACQUISITION DEVELOPMENT MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF AUBREY SUBDIVISION REGULATIONS.

DATED THIS THE ____ DAY OF _____, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

NOTES:

1. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.

2. UTILITY PROVIDERS:

(A) ELECTRIC & GAS SERVICE: COSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 76210 1-800-274-4014 (B) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE: MUSTANG SPECIAL UTILITY DISTRICT 7985 FM 2931 AUBREY, TEXAS 76227 (940) 440-9561

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE LAKES FRESH WATER SUPPLY DISTRICT.

5. THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.

7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).

9. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

11. THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

13. SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C02656, REVISION DATE APRIL 18, 2011. LIMITS OF ZONE A (DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED") IS SHOWN GRAPHICALLY PLOTTED HEREON ACCORDING TO THIS MAP.

14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

15. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED EAST LINE OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2022-376, PLAT RECORDS OF DENTON COUNTY, TEXAS (S01'48'23"W). ARE DISTANCES SHOW IN GRID OR SURFACE?

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

CHAIRPERSON _____ DATE _____

MISSING LINE

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas on the

____ DAY OF _____, 20____.

PRELIMINARY PLAT

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
135 RESIDENTIAL LOTS ~ 4 OPEN SPACE / HOA LOTS

LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-13 & 1X, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1X, BLOCK Z

SITUATED IN THE
JAMES BRIDGES JR. SURVEY ~ ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETU
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECHNICAL
SCALE 1"=100'

PAGE 2 OF 3

S:\2019\2019010-10\SURVEY\PLAN\010-10_PP.dwg 11/5/2024 12:14 PM —

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600
1X	0.485	21,132
Block R Total Area		
Area (AC)	Area (SF)	
2.280	99,332	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.145	6,325
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.107	4,661
9	0.110	4,787
10	0.111	4,819
11	0.221	9,637
12	0.181	7,884
13	0.108	4,707
14	0.106	4,600
33	0.105	4,567
34	0.106	4,600
35	0.106	4,600
36	0.106	4,600
37	0.106	4,600
38	0.106	4,600

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
39	0.106	4,600
40	0.106	4,600
41	0.106	4,600
42	0.106	4,600
43	0.106	4,600
44	0.106	4,600
45	0.106	4,600
46	0.145	6,325
47	0.119	5,175
48	0.106	4,600
49	0.106	4,600
50	0.106	4,600
1X	3.750	163,353
Block S Total Area		
Area (AC)	Area (SF)	
9.716	423,210	

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.161	7,033
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.145	6,325
15	0.145	6,325
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.110	4,792
26	0.113	4,919
27	0.116	5,053
28	0.159	6,911
Block T Total Area		
Area (AC)	Area (SF)	
3.167	137,958	

Block U - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.139	6,037
2	0.119	5,175
3	0.119	5,175
4	0.119	5,175
5	0.119	5,175
6	0.119	5,175
7	0.119	5,175
8	0.152	6,613
9	0.122	5,331
10	0.128	5,582
11	0.217	9,441
12	0.165	7,168
13	0.116	5,071
1X	0.259	11,272
Block U Total Area		
Area (AC)	Area (SF)	
2.010	87,566	

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.132	5,750
10	0.132	5,750
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.132	5,750
Block V Total Area		
Area (AC)	Area (SF)	
2.006	87,400	

Block W - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.106	4,600
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.114	4,950
1X	0.210	9,150
Block W Total Area		
Area (AC)	Area (SF)	
1.169	50,900	

Block Z - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1X	3.243	141,258
Block Z Total Area		
Area (AC)	Area (SF)	
3.243	141,258	

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
135 RESIDENTIAL LOTS ~ 4 OPEN SPACE / HOA LOTS

LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-13 & 1X, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1X, BLOCK Z

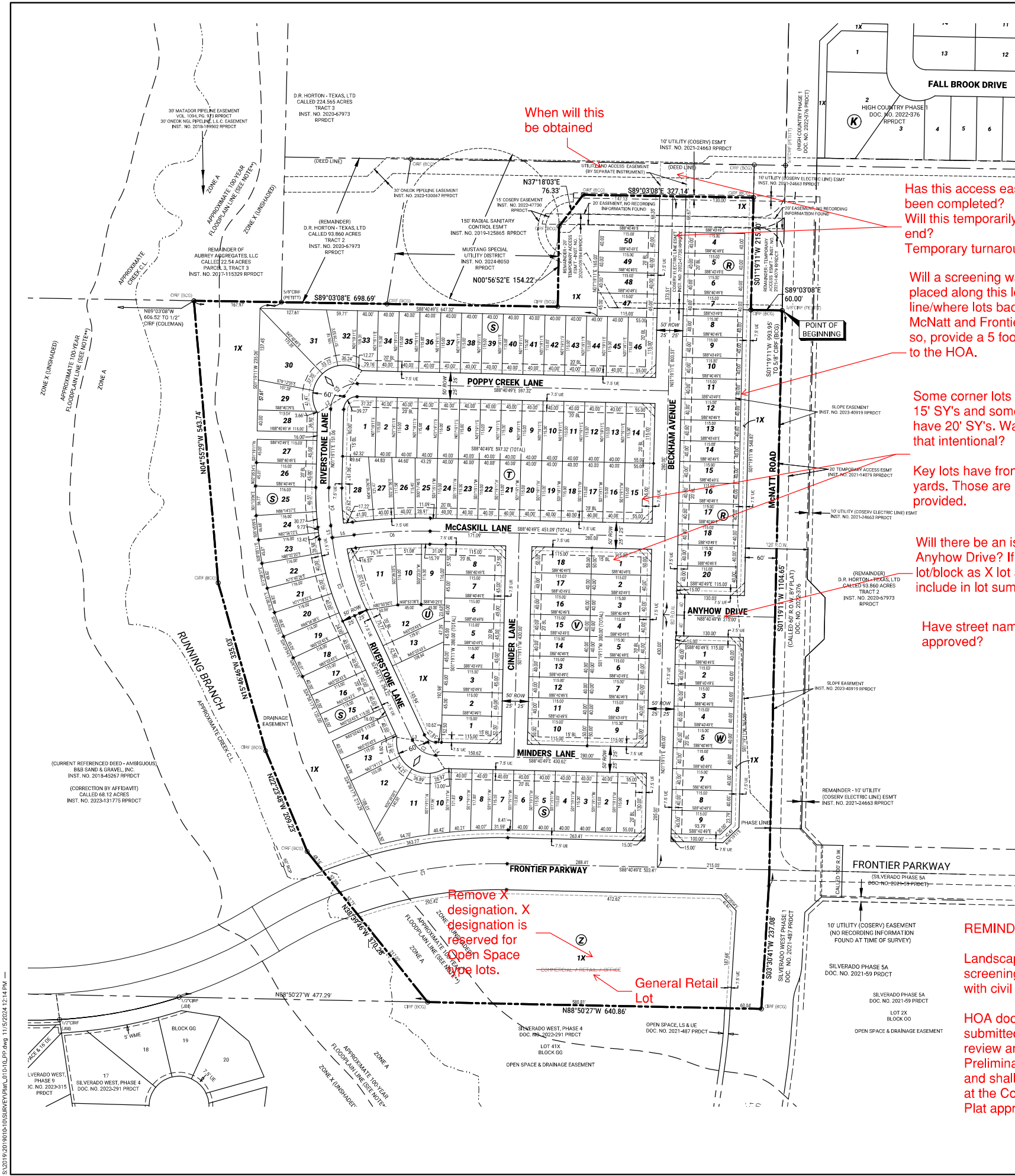
SITUATED IN THE
JAMES BRIDGES JR. SURVEY ~ ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

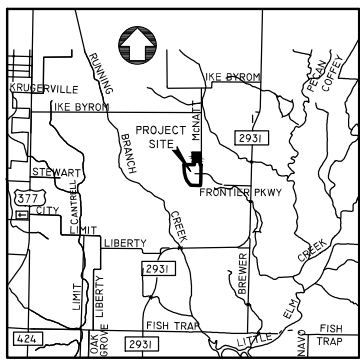
TECH=IS
SCALE 1"=100'



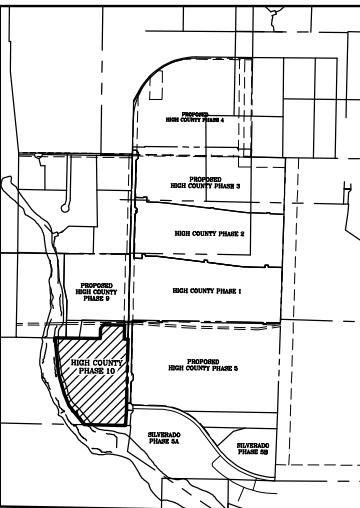
CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	022°06'09"	850.00	S89°16'57"W	325.87
C2	063°44'32"	50.00	S56°48'33"E	52.80
C3	017°52'39"	500.00	S15°59'57"E	155.38
C4	098°22'49"	500.00	S02°21'13"E	73.07
C5	090°00'00"	50.00	S46°19'11"W	70.71
C6	008°22'49"	1000.00	S87°07'47"W	146.13

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°52'37"W	60.00
L2	S57°45'45"W	60.00
L3	S81°22'50"E	60.00
L4	S32°14'15"E	60.00
L5	S07°03'38"E	23.15
L6	N80°50'22"E	42.23

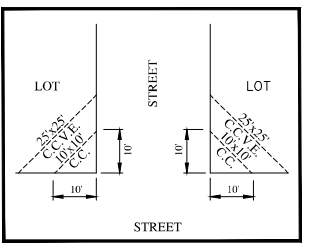
LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRP	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
Ⓢ	SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE
UTRWD	UPPER TRINITY REGIONAL WATER DISTRICT
MSUD	MUSTANG SPECIAL UTILITY DISTRICT
CIRS	5/8-INCH IRON ROD CAPPED STAMPED "BCG 10194538" SET



LOCATION MAP
N.T.S.



KEY MAP



CC = CORNER CLIP
C.C.V.E = CORNER CLIP VISIBILITY EASEMENT
10'x10' VISIBILITY EASEMENT & CORNER CLIP EASEMENT (TYP.)
N.T.S.

LINETYPE LEGEND:	
---	BOUNDARY LINE
---	PROP. R.O.W. LINE
---	PROP. LOT LINE
---	PROP. ROAD CL
---	BUILDING LINE
---	EASEMENT LINE
---	ABSTRACT LINE

REMINERS:

Landscape, irrigation, and screening plans are required with civil plans.

HOA documents are to be submitted to the City for review and approval with the Preliminary Plat Application, and shall be filed of record at the County prior to Final Plat approval.

1 Lot is nonresidential
Label as 1 GR
General Retail Lot

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10
32.121 ACRES
135 RESIDENTIAL LOTS ~ 4 OPEN SPACE / HOA LOTS
LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-13 & 1X, BLOCK U;
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SITUATED IN THE
JAMES BRIDGES JR. SURVEY - ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
406 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECH-15
SCALE 1"=100'
PAGE 1 OF 3

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS D.R. Horton - Texas, Ltd. is the owner of that certain tract of land situated in the James Bridges Jr. Survey, Abstract Number 36, in Denton County, Texas, said tract being a portion of that certain remainder of a called 93.860 acre tract of land described as Tract 2 in Warranty Deed to D.R. Horton - Texas, Ltd., recorded in Instrument Number 2020-67973 of the Real Property Records of Denton County, Texas (RPRDCT), and being part of that certain called 68.12 acre tract of land described in Correction Affidavit recorded in Instrument No. 2023-131775, of the Real Property Records of Denton County, Texas (RPRDCT), said Affidavit correcting a General Warranty Deed to B & B Sand and Gravel, Inc. recorded in Instrument No. 2018-45267, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the northeast corner of said called 68.12 acre tract, and being located in the west right-of-way line of McNatt Road (called 60-foot right-of-way at this point), said McNatt Road dedicated according to Final Plat of High Country Phase 1, an addition to Denton County, Texas recorded in Instrument No. 2022-376, of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 01°19'11" West, with said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1, passing at a distance of 993.93 feet the called most northerly northwest corner of a right-of-way dedication for McNatt Road according to Final Plat of Silverado West, Phase 1, an addition to Denton County, Texas recorded in Document No. 2021-487, PRDCT (right-of-way variable width at this point), continuing with the west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, in all, a total distance of 1104.65 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 03°30'41" West, continuing with said west right-of-way line of McNatt Road according to said Final Plat of Silverado West, Phase 1, a distance of 237.08 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE North 88°50'27" West, continuing with the west right-of-way line of McNatt Road according to the Final Plat of Silverado West, Phase 1, passing at a called distance of 70.05 feet a called northwest corner of said right-of-way line for McNatt Road, continuing with the north line of Silverado West, Phase 4, an addition to Denton County, Texas according to Final Plat recorded in Document No. 2022-291, PRDCT, in all, a total distance of 640.86 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner, from which a 1/2-inch iron rod with cap stamped "JBI" found at an east corner of a called right-of-way dedication for Frontier Parkway (variable width right-of-way) according to said Silverado West, Phase 4, bears North 88°50'27" West, a distance of 477.29 feet;

THENCE over and across said called 68.12 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 38°39'46" West, a distance of 370.28 feet;

North 22°23'48" West, a distance of 209.23 feet;

North 15°46'46" West, a distance of 335.03 feet;

And North 04°55'29" West, a distance of 543.74 feet, said iron rod being located on the north line of said called 68.12 acre tract, and the south line of that certain tract of land described as Parcel 3, Tract 3, in deed to Aubrey Aggregates, LLC recorded in Instrument No. 2017-115329, RPRDCT, from which a 1/2-inch iron rod with cap stamped "COLEMAN" found at the southwest corner of said Aubrey Aggregates, LLC tract bears North 89°03'08" West, a distance of 606.52 feet;

THENCE South 89°03'08" East, with said north line of the called 68.12 acre tract, and the south line of the Aubrey Aggregates, LLC tract, passing at a distance of 167.97 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of the Aubrey Aggregates, LLC tract, continuing with the north line of the called 68.12 acre tract, and the south line of that certain called 93.860 acre tract of land described as Tract 2 in deed to D.R. Horton Texas, Ltd. recorded in Instrument No. 2020-67973, RPRDCT, in all, a total distance of 698.69 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE over and across said called 68.12 acre tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 00°56'52" East, a distance of 154.22 feet;

North 37°18'03" East, a distance of 76.33 feet;

And South 89°03'08" East, a distance of 327.14 feet to a point in said west right-of-way line of McNatt Road according to Final Plat of High Country Phase 1;

THENCE South 01°19'11" West, continuing with said west right-of-way line of McNatt Road, a distance of 215.70 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, said iron rod being located on the north line of said called 68.12 acre tract;

THENCE South 01°19'11" West, with the north line of said called 68.12 acre tract, a distance of 60.00 feet to the POINT OF BEGINNING, containing 32.121 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, D.R. HORTON - TEXAS, LTD. acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **High Country Phase 10**, an addition to Denton County, Texas, and do hereby dedicate to The Lakes Fresh Water Supply District (The District), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

D.R. HORTON - TEXAS, LTD.

BY: DAVID BOOTH
LAND ACQUISITION DEVELOPMENT MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF AUBREY SUBDIVISION REGULATIONS.

DATED THIS THE ____ DAY OF _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

NOTES:

- WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
- UTILITY PROVIDERS:
(A) ELECTRIC & GAS SERVICE: COSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 76210 1-800-274-4014
(B) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084
(C) WATER & SANITARY SEWER UTILITY SERVICE: MUSTANG SPECIAL UTILITY DISTRICT 7905 FM 2931 AUBREY, TEXAS 76227 (940) 440-9561
- SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE LAKES FRESH WATER SUPPLY DISTRICT.
- THE CITY OF AUBREY AND/OR DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
- LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA). MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- THE CITY OF AUBREY AND/OR DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
- SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, NUMBER 48121C0265G, REVISION DATE APRIL 18, 2011. LIMITS OF ZONE A (DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED") IS SHOWN GRAPHICALLY PLOTTED HEREON ACCORDING TO THIS MAP.
- NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED EAST LINE OF HIGH COUNTRY PHASE 1, AN ADDITION TO DENTON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2022-376, PLAT RECORDS OF DENTON COUNTY, TEXAS (S01°48'23"W).

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

CHAIRPERSON

DATE

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas on the

____ DAY OF _____, 20____

PRELIMINARY PLAT

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
135 RESIDENTIAL LOTS ~ 4 OPEN SPACE / HOA LOTS

LOTS 4-20 & 1X, BLOCK R; LOTS 1-50, BLOCK S;
LOTS 1-28, BLOCK T; LOTS 1-13 & 1X, BLOCK U;
& LOTS 1-18, BLOCK V; LOTS 1-9 & 1X, BLOCK W AND 1X, BLOCK Z

SITUATED IN THE
JAMES BRIDGES JR. SURVEY - ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT NO. 2019010-10
DATE: NOVEMBER 2024

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
OWNER: D.R. HORTON - TEXAS, LTD.
CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECH-15
SCALE 1"=100'

S:\2019\2019010-10\SURVEY\Plan_C10-10_PP.dwg 11/5/2024 12:14 PM

Block R - Lot Area		
Block/Lot	Area (AC)	Area (SF)
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600
1X	0.485	21,132
Block R Total Area		
Area (AC)	Area (SF)	
2.280	99,332	

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.145	6,325
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,606
8	0.107	4,661
9	0.110	4,787
10	0.111	4,819
11	0.221	9,637
12	0.181	7,884
13	0.108	4,707
14	0.106	4,600
33	0.105	4,567
34	0.106	4,600
35	0.106	4,600
36	0.106	4,600
37	0.106	4,600
38	0.106	4,600

Block S - Lot Area		
Block/Lot	Area (AC)	Area (SF)
39	0.106	4,600
40	0.106	4,600
41	0.106	4,600
42	0.106	4,600
43	0.106	4,600
44	0.106	4,600
45	0.106	4,600
46	0.145	6,325
47	0.119	5,175
48	0.106	4,600
49	0.106	4,600
50	0.106	4,600
1X	3.750	163,353
Block S Total Area		
Area (AC)	Area (SF)	
9.716	423,210	

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.161	7,033
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.145	6,325
15	0.145	6,325
16	0.106	4,600
17	0.106	4,600
18	0.106	4,600
19	0.106	4,600
20	0.106	4,600

Block T - Lot Area		
Block/Lot	Area (AC)	Area (SF)
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.110	4,792
26	0.113	4,919
27	0.116	5,053
28	0.159	6,911
Block T Total Area		
Area (AC)	Area (SF)	
3.167	137,958	

Block U - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.139	6,037
2	0.119	5,175
3	0.119	5,175
4	0.119	5,175
5	0.119	5,175
6	0.119	5,175
7	0.119	5,175
8	0.152	6,613
9	0.122	5,331
10	0.128	5,582
11	0.217	9,441
12	0.165	7,168
13	0.116	5,071
1X	0.259	11,272
Block U Total Area		
Area (AC)	Area (SF)	
2.010	87,566	

Block V - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.132	5,750
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.132	5,750
10	0.132	5,750
11	0.106	4,600
12	0.106	4,600
13	0.106	4,600
14	0.106	4,600
15	0.106	4,600
16	0.106	4,600
17	0.106	4,600
18	0.132	5,750
Block V Total Area		
Area (AC)	Area (SF)	
2.006	87,400	

Block W - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.106	4,600
2	0.106	4,600
3	0.106	4,600
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.114	4,950
1X	0.210	9,150
Block W Total Area		
Area (AC)	Area (SF)	
1.169	50,900	

Block Z - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1X	3.243	141,258
Block Z Total Area		
Area (AC)	Area (SF)	
3.243	141,258	

NO X

P R E L I M I N A R Y
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PRELIMINARY PLAT
HIGH COUNTRY
PHASE 10

32.121 ACRES
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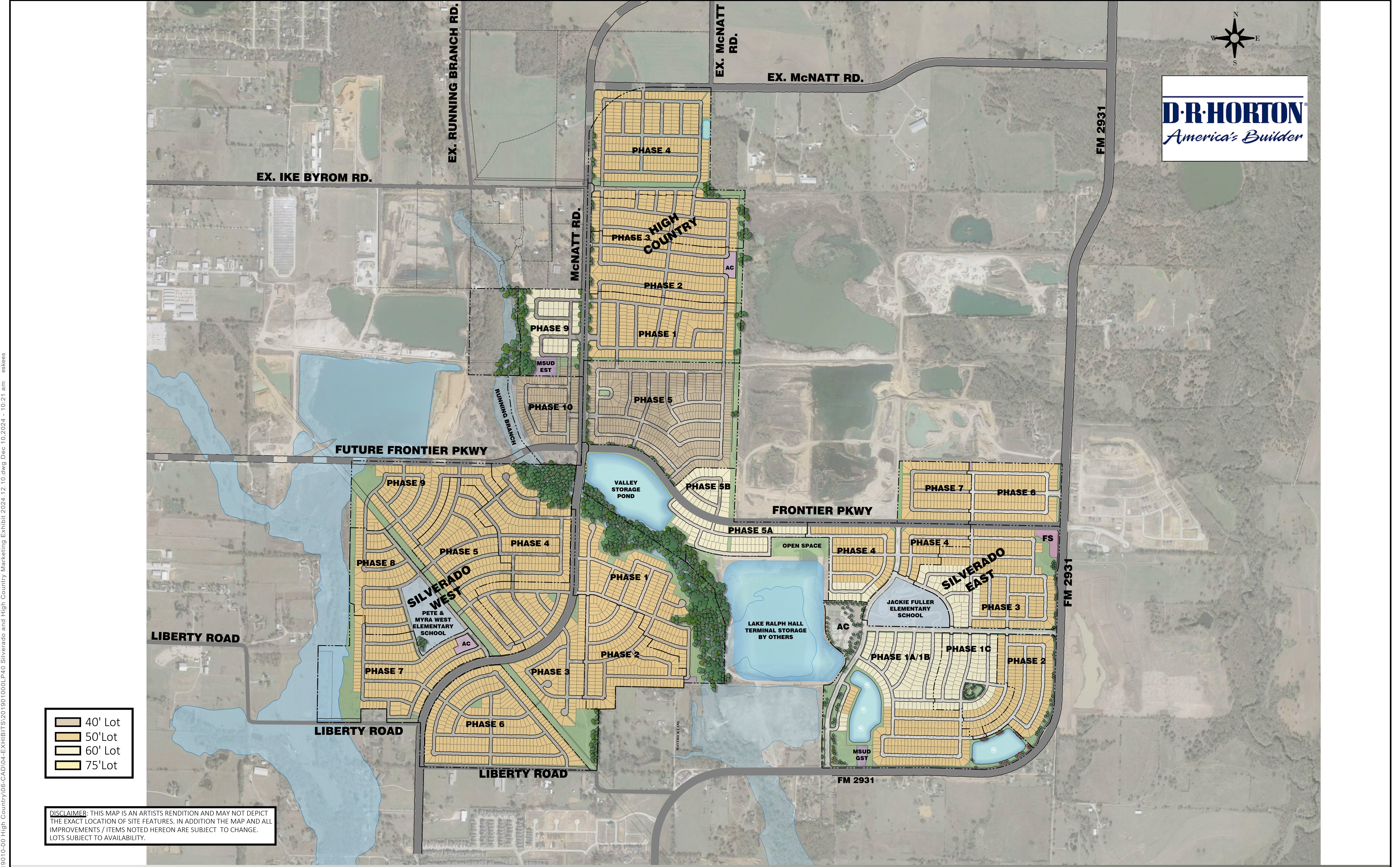


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CONTACT: DAVID BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088
PH (214)607-4244

TECH-15
SCALE 1"=100'

S:\2019\2019010-00 High Country\06-CAD\04-EXHIBITS\201901000LP40 Silverado and High Country Marketing Exhibit 2024.12.10.dwg Dec 10, 2024 - 10:21 am eslees



- 40' Lot
- 50' Lot
- 60' Lot
- 75' Lot

DISCLAIMER: THIS MAP IS AN ARTIST'S RENDITION AND MAY NOT DEPICT THE EXACT LOCATION OF SITE FEATURES. IN ADDITION THE MAP AND ALL IMPROVEMENTS / ITEMS NOTED HEREON ARE SUBJECT TO CHANGE. LOTS SUBJECT TO AVAILABILITY.



**Planning and Zoning Commission Meeting
Staff Report
January 15, 2025**

Agenda Item

Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)

Staff Contact

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

Summary

Owner: SHAP, LLC
Engineer: Triangle Engineering LLC (Kartavya S. Patel, PE)
Application Date: October 16, 2024
Location: South of the intersection between S. Main Street and W. Plum Street
General Retail, Zone "GR"
Current Use: Single Family Home. Proposed use is 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. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood. The owners desire to convert the existing 2,175 SF house into a restaurant. The proposed site plan has a lot coverage of 63.6% impervious surfaces and 36.4% of pervious area. The site plan provides 22 parking spaces. At 1 space per 3 seats for restaurant use, a maximum capacity of 66 customers is allowed. One ADA accessible space has been provided.

Water and sewer are provided by the City and connections have been provided along S. Main.

The applicant has provided a substantially complete application and has addressed most of the issues noted by staff, but not all.

- The applicant needs to address drainage detention pond comments to the City Engineer's satisfaction.
 - The Fire Chief has approved a 20 ft (instead of a typical 24 ft) fire lane to allow the applicant/owner to address side-yard landscaping requirements.
 - Per subdivision requirements, the Fire Lane will need to be platted.
 - The applicant has not provided the required sideyard landscaping requirements for this additional space.
 - The applicant has not addressed screening (i.e. solid fencing and landscaping) requirements for the side lot lines adjacent to the residential corner lot at Plum St.
 - The applicant has not addressed landscaping comments or provided the required landscaping plan notes.
 - No irrigation plan has been provided.
-

The Planning & Zoning Commission may recommend to City Council

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

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

1. Per Chapter 10, Subdivision Ordinance, Article 1, Section 4 & 11, Owner / applicant to address the drainage comments of the City Engineer's review of the civil plans; and provide TxDOT driveway plans for proposed grading, storm sewer, and driveway connections to FM 428.
2. Per chapter 14, Section 23 (G) (b)(xiii) two maintenance notes need to be included on the landscape plan.
3. Needle Point Holly is not a recommended shrub per Table 10-3 in Chapter 14. The applicant should replace the holly with another of the recommended shrub species.

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to make a recommendation to City Council for conditional approval of the site plan with the conditions listed in the staff report.



*Case Report –Site Plan for 403 S. Main
Planning and Zoning Commission – December 12, 2024
City Council – December 18, 2024*

To: Mayor, City Council, Planning and Zoning Commission
From: Cate Ball, AICP, PE
Request: Site Plan approval for 403 S. Main

Owner: SHAP, LLC

Engineer: Triangle Engineering LLC (Kartavya S. Patel, PE)

Application

Date: October 16, 2024

Location: South of the intersection between S. Main Street and W. Plum Street

Zoning: General Retail, Zone “GR”

Current Use: Single Family Home. Proposed use is 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. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single family neighborhood.

The owners desire to convert the existing 2,175 SF house into a restaurant. The proposed site plan has a lot coverage of 63.6% impervious surfaces and 36.4% of pervious area. The site plan provides 22 parking spaces. At 1 space per 3 seats for restaurant use, a maximum capacity of 66 customers is allowed. One ADA accessible space has been provided.

Water and sewer are provided by the City and connections have been provided along S. Main.

The applicant has provided a substantially complete application and has addressed most of the issues noted by staff, but not all.

- The applicant needs to address drainage detention pond comments to the City Engineer’s satisfaction.
- The Fire Chief has approved a 20 ft (instead of a typical 24 ft) fire lane to allow the applicant/owner to address side-yard landscaping requirements.
 - Per subdivision requirements, the Fire Lane will need to be platted.
 - The applicant has not provided the required sideyard landscaping requirements for this additional space.
- The applicant has not addressed screening (i.e. solid fencing and landscaping) requirements for the side lot lines adjacent to the residential corner lot at Plum St.

- The applicant has not addressed landscaping comments or provided the required landscaping plan notes.
- No irrigation plan has been provided.

Per Chpt 20, Article 2 Section 1.05(g): City Council shall review each nonresidential site plan and shall:

- a) approve the site plan,
- b) approve the site plan subject to certain conditions, or
- c) deny the site plan.

Recommendation:

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

1. 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.
2. Applicant to provide landscaping, screening, and irrigation that complies with the city requirements.

Attachments:

1. Site Plan submittal with City Engineer comments
2. Landscaping plan with staff comments

**403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
0.557 ACRES**

The map shows a street grid with the following labels:

- S Main Street** (vertical street on the left)
- Sycamore Street** (vertical street, top section)
- W Plum Street** (horizontal street, top section)
- S Magnolia Street** (vertical street, middle section)
- E Pecan Street** (horizontal street, bottom section)
- U.S. Route 377** (diagonal road on the right)
- Demoye Lane** (diagonal road on the right, above U.S. Route 377)

A shaded area at the intersection of Sycamore Street and W Plum Street is labeled **SITE** with an arrow pointing to it. A north arrow is located in the top left corner.

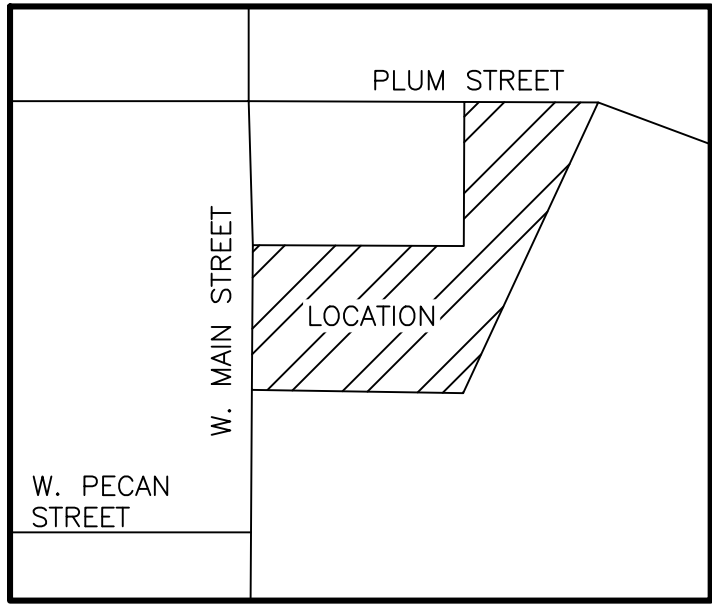
SHEET LIST TABLE	
C-1.0	COVER SHEET
	SURVEY
C-1.1	GENERAL NOTES
C-2.0	DEMOLITION PLAN
C-3.0	SITE PLAN
C-3.1	SITE DETAILS
C-3.2	DIMENSION CONTROL PLAN
C-3.2	GARBAGE TRUCK ROUTE
C-4.0	GRADING PLAN
C-4.1	CROSS SECTIONS
C-5.0	PRE-DRAINAGE PLAN
C-6.0	POST-DRAINAGE PLAN
C-6.1	DETENTION CALCULATIONS
C-7.0	EROSION CONTROL PLAN
C-7.1	EROSION CONTROL DETAILS
C-8.0	PAVING PLAN
C-8.1	PAVING DETAILS
C-9.0	UTILITY PLAN
C-9.1	UTILITY DETAILS
L.1	TREE PRESERVATION PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE SPECIFICATIONS
L.4	IRRIGATION PLAN
L.5	IRRIGATION SPECIFICATIONS

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
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12-04-24

COVER SHEET								
RESTAURANT								
403 SOUTH MAIN STREET								
CITY OF AUBREY								
DENTON COUNTY, TEXAS								
DENNIS COWAN SURVEY, ABSTRACT No. 304								
								
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Planning </td> <td style="width: 25%; padding: 5px;">Civil Engineering </td> <td style="width: 25%; padding: 5px;">Construction Management</td> <td style="width: 25%;"></td> </tr> </table>					Planning 	Civil Engineering 	Construction Management	
Planning 	Civil Engineering 	Construction Management						
P.E.	DES.	DATE	SCALE	PROJECT NO.				
KP	MLM	04-05-24	SEE SCALE BAR	035-24				
TX. C-S-11252								
C-1.0								

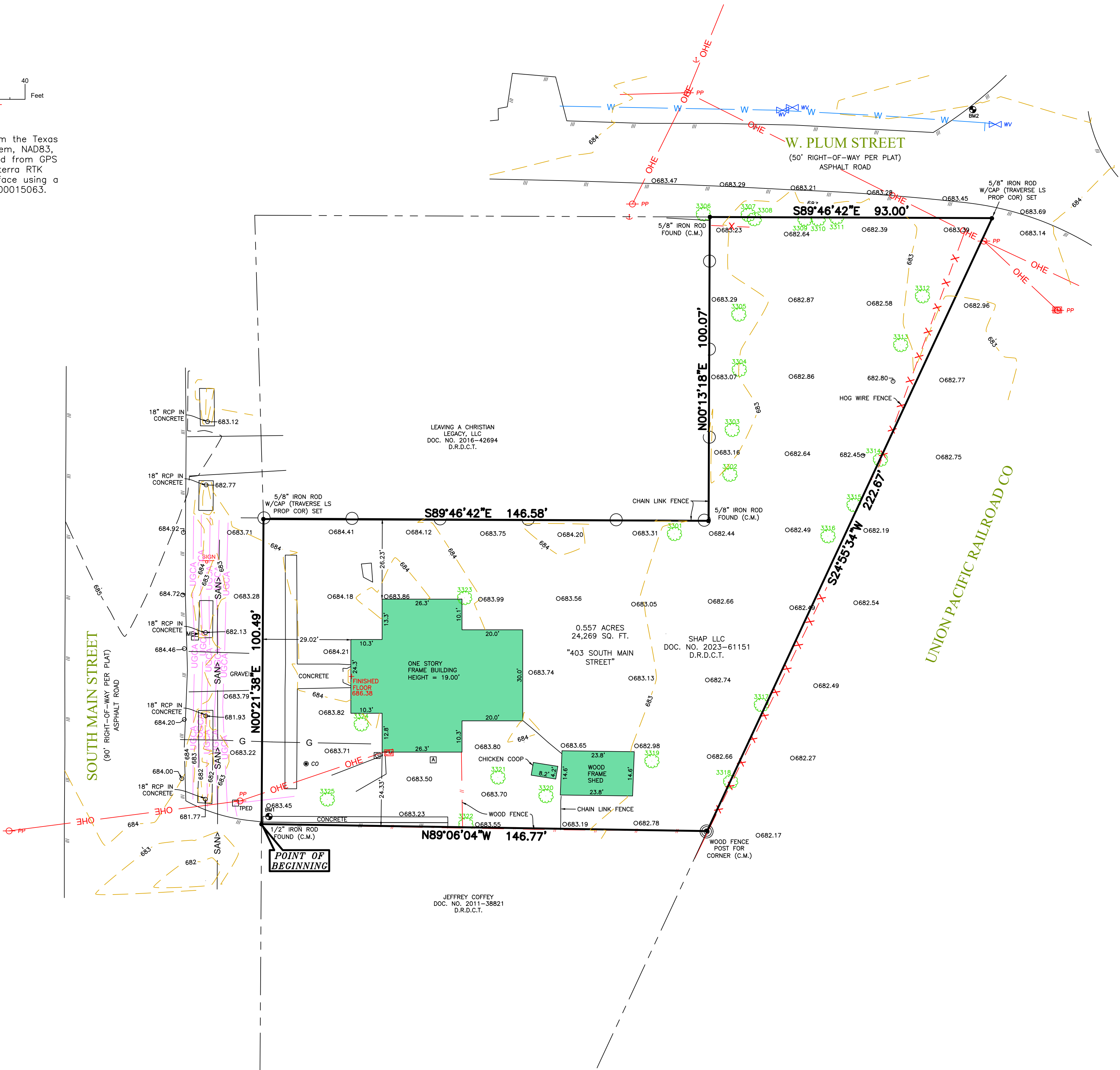
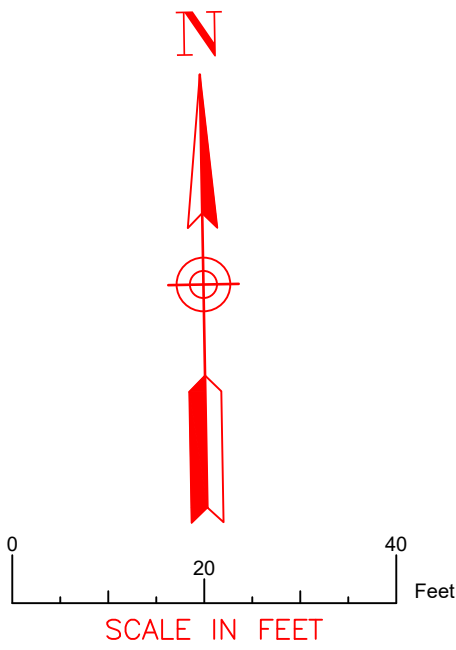


VICINITY MAP
NOT TO SCALE

The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015063.

TREE TABLE		
NO.	SIZE"	SPECIES
3301	8	REDBUD
3302	8	APRICOT
3303	14	CHERRY
3304	6	PEACH
3305	6	PLUM
3306	16	HACKBERRY
3307	23	ELM
3308	17	ELM
3309	16	ELM
3310	17	ELM
3311	32	MAPLE
3312	7	PEAR
3313	6	PEACH
3314	18	HACKBERRY
3315	18	ELM
3316	6	PEAR
3317	27	COTTONWOOD
3318	19	ELM
3319	16	CYPRESS
3320	13	REDBUD
3321	16	PINE
3322	12	CHINABERRY
3323	34	ELM
3324	28	ELM
3325	8	CEDAR

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MAN HOLE
	STORM MAN HOLE
	TELEPHONE MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	FLAG POLE
	TRAFFIC SIGN
	BENCH MARK
	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS



LAND DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Dennis Cowan Survey, Abstract Number 304, being all of that certain called 0.56 acres to SHAP LLC in Warranty Deed recorded in Document Number 2023-61151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most southwesterly corner of said SHAP tract, same being the most northwesterly corner of Jeffrey Coffey recorded in Document Number 2011-38821 of the Deed Records of Denton County, Texas, also being a point in the most easterly Right-of-Way line of South Main Street (90 foot Right-of-Way);

THENCE North 00 degrees 21 minutes 38 seconds East, in a northerly direction along said South Main Street, a distance of 100.49 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northwesterly corner of said SHAP tract, same being the most southwesterly corner of Leaving a Christian Legacy, LLC recorded in Document Number 2016-42694 of the Deed Records of Denton County, Texas;

THENCE South 89 degrees 46 minutes 42 seconds East, in an easterly direction departing from said South Main Street, a distance of 146.58 feet to a 5/8 inch iron rod found for corner in the most southeasterly corner of said Christian Legacy tract, same being at an outside "L" corner of said SHAP tract;

THENCE North 00 degrees 13 minutes 18 seconds East, in a northerly direction along the common line between said Christian Legacy tract and said SHAP tract, a distance of 100.07 feet to a 5/8 inch iron rod found for corner in the most northeasterly corner of said Christian Legacy tract, same being a an inside "L" corner of said SHAP tract, also being a point in the most southerly Right-of-Way line of W. Plum Street (50 foot Right-of-Way)

THENCE 89 degrees 46 minutes 42 seconds East, in an easterly direction along said W. Plum Street, a distance of 93.00 feet to a capped 5/8 inch iron rod stamped "TRAVERSE LS PROP COR" set for corner in the most northeasterly corner of said SHAP tract;

THENCE South 24 degrees 55 minutes 34 seconds West, in a southerly direction departing from said W. Plum Street following the most easterly line of said SHAP tract, a distance of 222.67 feet to a Wood Fence Post found for corner in the most southeasterly corner of said SHAP tract, same being the most northeasterly corner of said Coffey tract;

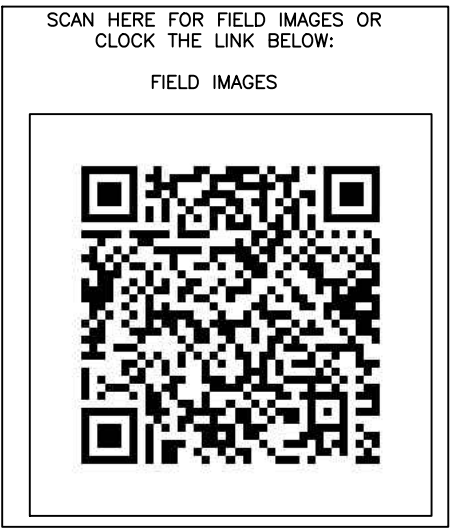
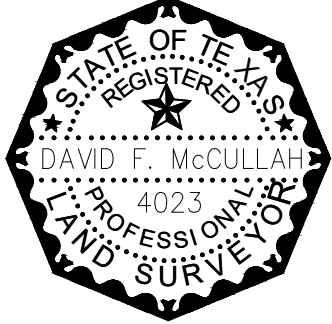
THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,269 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-5, 8, 11 (a), and 13 in conjunction with the laws of the State of Texas. The fieldwork was completed on 3-18-2024.

Date of Plat or Map: 3-25-2024

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023



ALTA/NSPS LAND TITLE SURVEY

0.557 ACRES SITUATED IN
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY, DENTON COUNTY, TEXAS



Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JCN	DM	3-18-2024	1" = 20'	TR-93-24	1

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Allterra RTK Network.

Benchmark No. 1
From the most southwesterly corner North 2.49 feet thence East 2.43 feet to a "Square cut X" on top of concrete. Elevation: 683.50'

Benchmark No. 2
From the most northeasterly corner North 35.76 feet thence West 36.60 feet to a Rail Road Spike in asphalt. Elevation: 683.09'

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C02650, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were observed in the field, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was created with the information provided by the client or their representative, the surveyor did not abstract the subject property and cannot be used to represent warranty of title or guarantee of ownership.

GENERAL NOTES

1. ALL MATERIALS MUST BE DOMESTICALLY SOURCED AND PRODUCED UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.

PAVING NOTES

1. CONCRETE FOR ALL STREETS, ALLEYS, & DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "C" CONCRETE (3,600 P.S.I. COMPRESSIVE STRENGTH @ 28 DAYS). DRIVEWAYS SHALL BE HAND POURED. CONCRETE FOR ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH NCTCOG CLASS "A" CONCRETE (3,000 COMPRESSIVE STRENGTH @ 28 DAYS).
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS UNLESS OTHERWISE NOTED IN THE DETAILS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS BE MINIMUM 30 DIAMETERS.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 200 FEET AND AT ALL INTERSECTIONS. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 20 FEET ON PAVING 8 INCHES OR THICKER AND EVERY 15 FEET FOR PAVING THICKNESS LESS THAN 8 INCHES SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING. OTHERWISE THE SECTION SHALL BE REMOVED AND LONGITUDINAL BUTT JOINT CONSTRUCTED.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 8 INCHES OF EITHER HYDRATED LIME OR CEMENT TREATED SUBGRADE, WITH OPTIMUM CONTENT AND COMPACTION REQUIREMENTS AS RECOMMENDED BY THE GEOTECHNICAL DESIGN, AS WELL AS APPROVED BY THE PUBLIC WORKS DIRECTOR. CONTENT AND COMPACTION TESTS SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET DISTANCES. ALL TESTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 3.8, 3.9, 3.10 & 3.11 OF NCTCOG.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 3.12.
12. ALL SIDEWALKS SHALL INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS AND BE APPROVED BY THE TEXAS LICENSING BOARD.
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. REDWOOD EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
15. SIDEWALKS REQUIRE 2-INCH SAND CUSHION ON SUBGRADE COMPACTED WITHIN 95% STANDARD PROCTOR DENSITY.
16. POURS SHALL REQUIRE A PRE-POUR INSPECTION FOR FORMWORK, REINFORCEMENT AND GEOMETRY. VISUAL INSPECTIONS MAY BE MADE AFTER THE POUR TO ADDRESS TOOLED JOINTS, FINISH, SUBGRADE INTEGRITY, ETC.
17. ENSURE THAT FLATWORK DOES NOT OBSCURE ABOVE-GROUND APPURTENANCES (I.E. VALVES, MH LIDS).
18. EXPOSED AGGREGATE CONCRETE IS NOT ACCEPTABLE FOR SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.
19. SIDEWALKS SHALL BE 5' WIDE MINIMUM WIDTH.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2- SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI @ 28 DAYS.
9. STORM DRAIN TILE SHALL BE PLACED IN THE CENTER OF THE INLET, 2 INCHES FROM THE EDGE OF OPENING AS SHOWN IN THE DRAWING USE PL-200 CONSTRUCTION ADHESIVE FOR APPLICATION. TILES CAN BE ORDERED FROM: CENTERLINE SUPPLY, INC., 425 JESSE STREET, GRAND PRAIRIE, TEXAS 75061-1141. 1-800-321-1731, METRO: 214-647-8300, FAX: 214-641-1221.
10. EXISTING STORM SEWER PIPE AND/OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OF CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS III MINIMUM.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS
2. ALL SANITARY SEWER MAINS SHALL BE A MINIMUM OF 6" INSIDE DIAMETER. ALL SERVICE LINES SHALL BE A MINIMUM OF 4" INSIDE DIAMETER. PIPES 6 INCHES THROUGH 24 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 26.
3. PIPES LARGER THAN 24 INCHES SHALL BE CCFRPM, CENTRIFUGALLY CAST FIBER REINFORCED POLYMER MORTAR PIPE(HOBAS OR APPROVED EQUIVALENT) OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. SHALL BE IN ACCORDANCE WITH ASTM STANDARDS D3262, D4161, D2412, D3681, D638.
4. MANHOLES SHALL BE CAST IN PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 6.7.2) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL VHS FORMATTED TAPE SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS.
2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWAC 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
8. WATER LINES SHALL BE PRESSURE TESTED COG ITEM 6.7.3..
9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED USING 3,000 PSI COMMERCIAL CONCRETE. NO HAND MIXING OF SAID CONCRETE SHALL BE PERFORMED ON SITE.
10. ALL SADDLES SHALL BE MUELLER/HYMAX BR2B 4"-16" SADDLES, FORD METER 202B DOUBLE STRAP BRASS SADDLE, OR APPROVED EQUIVALENT.

SCREENING WALLS

1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @28 DAYS.
2. REINFORCEMENT - ASTM A-36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD FOR DESIGN - 20 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE CONTROL JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5 FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAXIMUM PILASTER SPACING 40 FEET.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.
16. A 3"x8"x10' GALVANIZED ANGLE IRON PLATE SHALL BE INSTALLED BELOW THE BOTTOM ROW OF BRICKS & ANCHORED INTO THE COLUMNS FOR MASONRY SCREENING WALLS.

TRAFFIC SIGNS AND LIGHTING

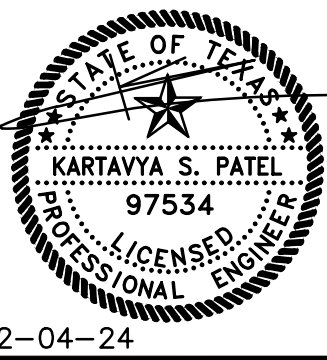
1. THE EXISTING SIGNS LOCATED ON PUBLIC CONSTRUCTION SITES ARE THE PROPERTY OF THE CITY OF AUBREY. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY.
2. PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE CITY INSPECTOR AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE COMPLETION OF THE PROJECT.
3. ALL GROUND MOUNTED AND OVERHEAD SIGNS SHALL USE ANSI STANDARD BQ1528 ALUMINUM BLANKS.
4. ALL BLANKS TO BE INSTALLED SHALL BE 5052-H38 ALUMINIUM (ASTM B -209).
5. THE THICKNESS FOR ALL SIGN BLANKS IS 0.080" EXCEPT OVERHEAD STREET NAME BLADES WHICH ARE 0.100".
6. ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND / OR ROUGH EDGES.
7. ALL SIGN FACE MATERIALS SHALL BE ASTM-4956 TYPE XI FULL CUBE PRISMATIC GRADE RETROREFLECTIVE SHEETING OR EQUIVALENT.
8. ALL STREETNAME SIGNS SHALL HAVE 1/4" DIAMETER HOLES DRILLED ON EACH END AND AFFIXED TOGETHER.
9. SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON SHEET 5.
10. ALL SIGN BLANK ARE TO BE ETCHED, DEGREASED/DINE FINISH PRIOR TO APPLICATION OF LEGENDS.
11. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE LATEST CITY OF AUBREY SIGN STANDARDS.
12. DETAILS ARE FOR ALL NEW AND REPLACEMENT SIGN INSTALLATIONS.
13. ALL ADVISORY SPEED SIGNS SHALL BE BASED ON A TRAFFIC STUDY, PLEASE FOLLOW TXDOT PROCEDURES FOR ESTABLISHING SPEED ZONES. THE PROCEDURES ARE AVAILABLE AT <http://onlinemanuals.txdot.gov/txdotmanuals/szn/szn.pdf>.
14. ALL SCHOOL ZONE WARNING SIGNS SHALL HAVE FLUORESCENT YELLOW GREEN BACKGROUNDS. REFER TO STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS AVAILABLE AT <https://www.txdot.gov/inside-txdot/forms-publications/publications/highway-signs.html> OR CONTACT THE PUBLIC WORKS MAINTENANCE MANAGER FOR GUIDANCE.
15. SPEED LIMIT WITHIN CITY LIMIT SHALL BE 25 MPH

DETAILS

1. ALL DETAILS ARE NOT TO SCALE
2. SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.
3. The minimum depth of cover for cable television and copper cable communications lines shall be 24 inches. The minimum depth of cover for fiber optic facilities shall be 42 inches. The minimum depth of cover for cable television and copper cable communication line shall be 24 inches under ditches or 18 inches beneath the bottom of the pavement structure, whichever is greater.



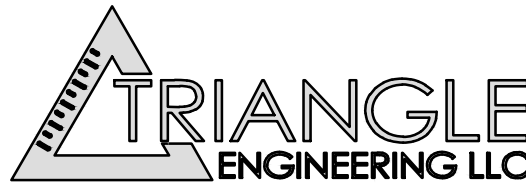
NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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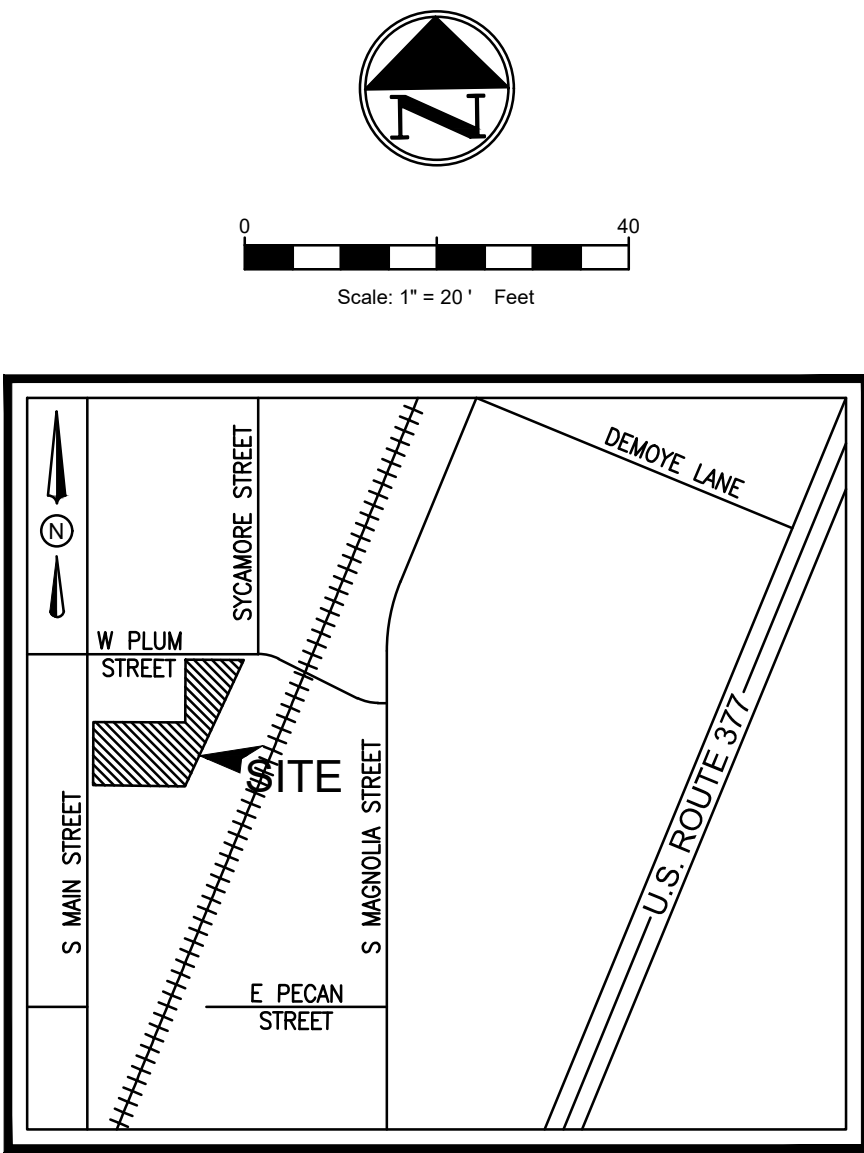
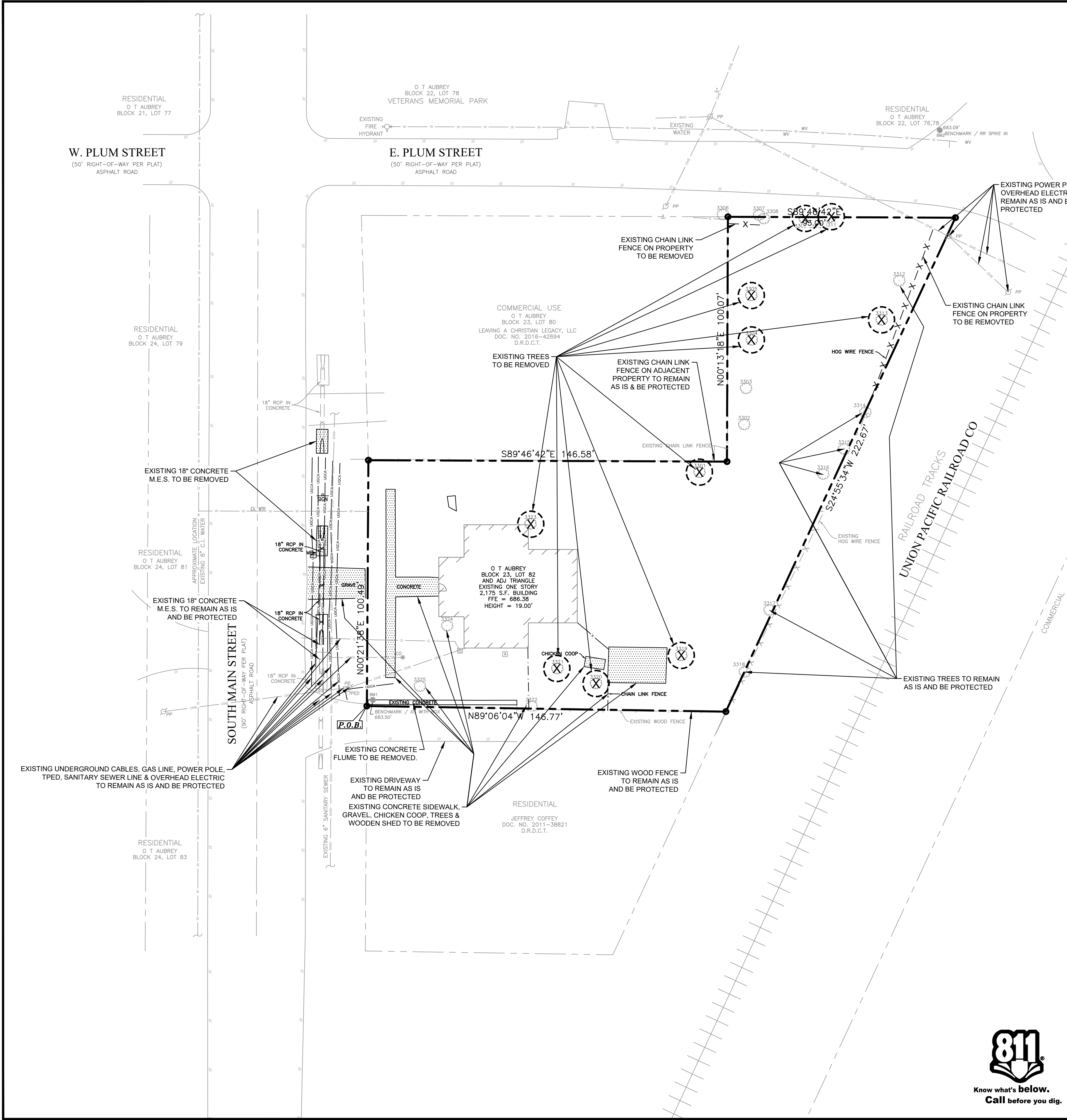
GENERAL NOTES

RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning		Civil Engineering		Construction Management	
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.1
TX. P.E. FIRM #11525					



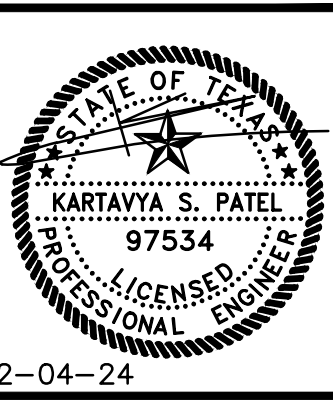
VICINITY MAP
N.T.S.

- DEMOLITION GENERAL NOTES**
- ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 - EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 - THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 - THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 - UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
 - BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 - AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
 - EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

EXISTING LEGEND			
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
W	WATER LINE	⊗	"X" CUT SET
SAN	SANITARY SEWER LINE	WM	WATER METER
---	STORM DRAIN LINE (AS NOTED)	○FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	○SS	SANITARY SEWER MANHOLE
BM	BENCH MARK	CV	CABLE VAULT
CM	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	FW	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	WV	WATER VALVE
✓	POWER POLE	TS	TRAFFIC SIGN
•	BOLLARD	SM	STORM MANHOLE
○GS	SANITARY SEWER CLEAN OUT	LP	LIGHT POLE
		GM	GAS METER
		GT	GREASE TRAP
		TR	TELEPHONE RISER

DEMOLITION LEGEND	
SAWCUT LINE	---
AREA TO BE REMOVED	▨
TREES TO BE REMOVED	⊗

NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
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DEMOLITION PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

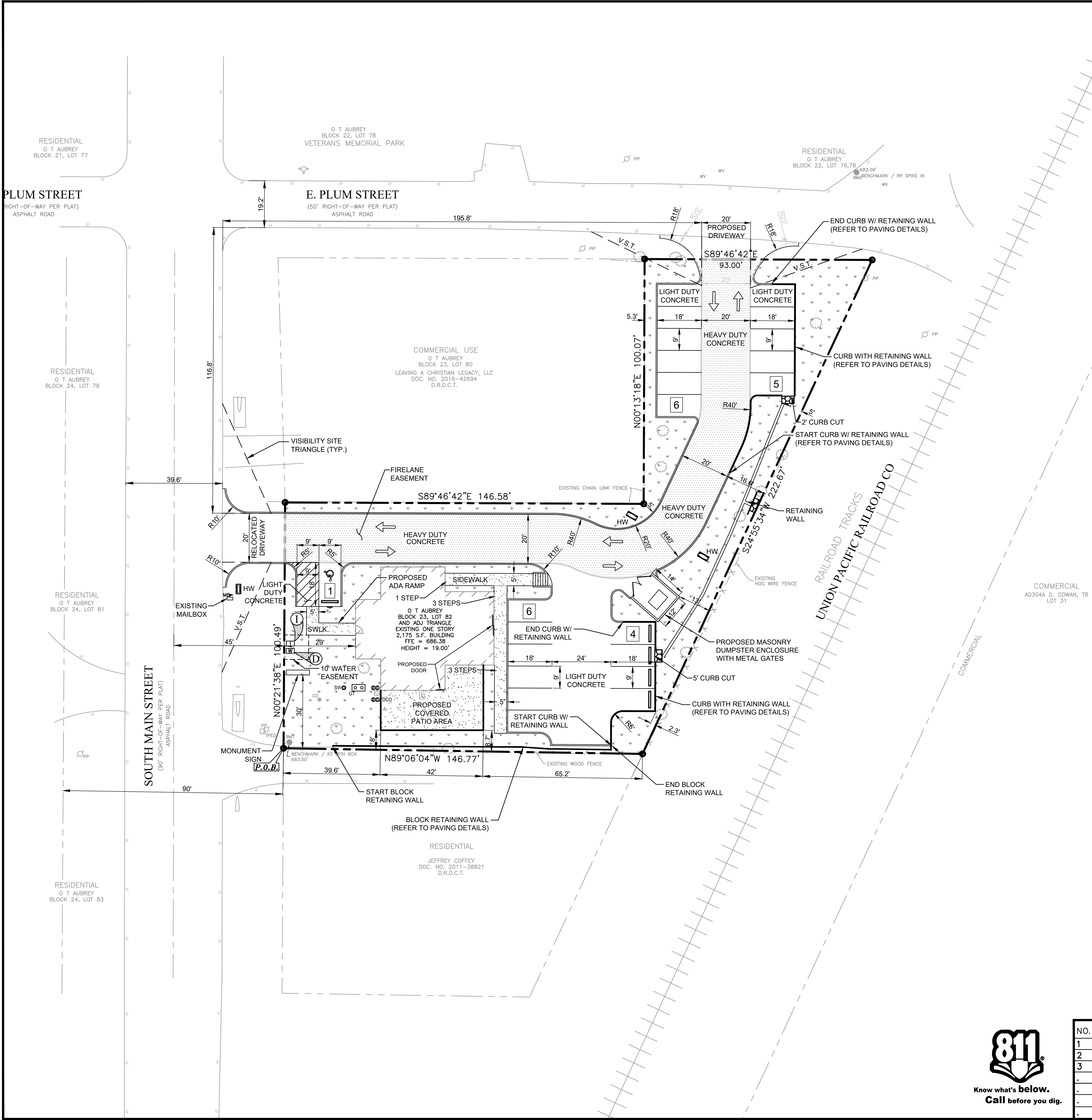
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-2.0

TX. P.E. FIRM #11525





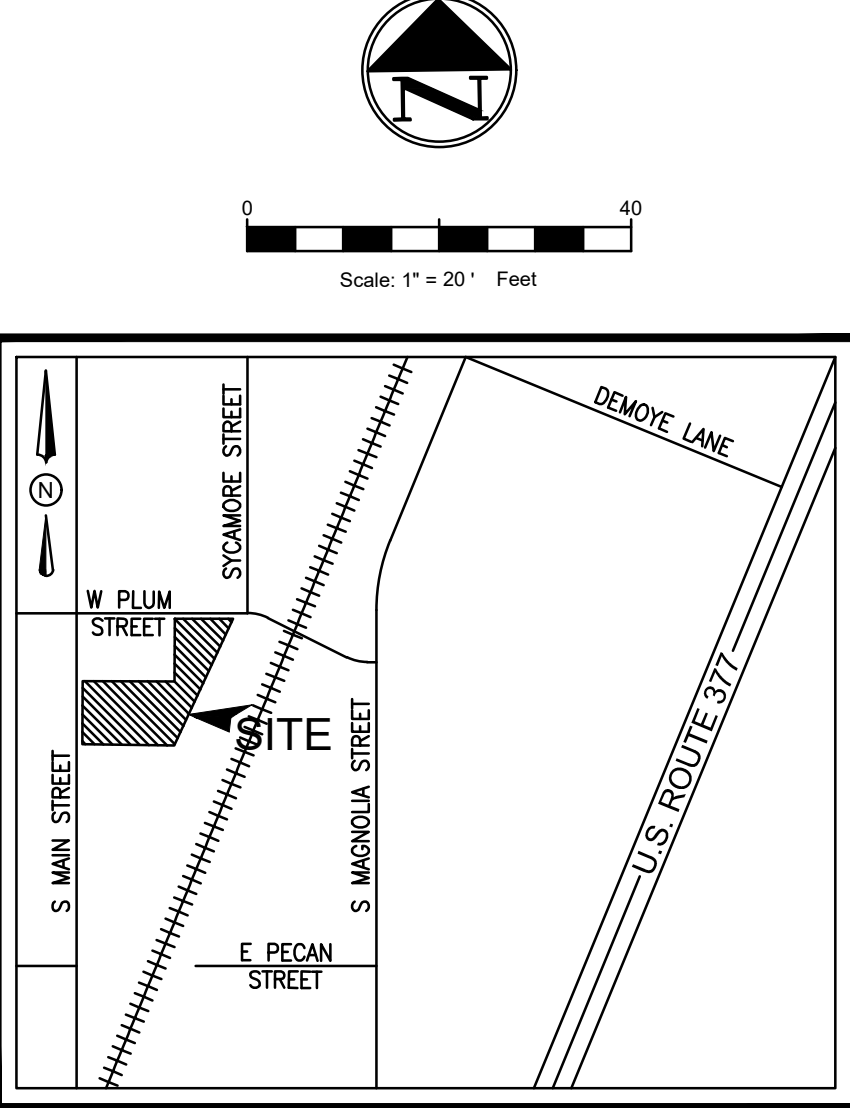
EXISTING LEGEND			
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
---	WATER LINE	⊗	"X" CUT SET
---	SANITARY SEWER LINE	⊗	WATER METER
---	STORM DRAIN LINE (AS NOTED)	⊗	FIRE HYDRANT
---	OVERHEAD ELECTRIC LINE	⊗	SANITARY SEWER MANHOLE
---	BENCH MARK	⊗	CABLE VAULT
(CM)	CONTROL MONUMENT	⊗	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	⊗	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	⊗	TRAFFIC SIGN
⊗	POWER POLE	⊗	STORM MANHOLE
⊗	BOLLARD	⊗	LIGHT POLE
⊗	SANITARY SEWER CLEAN OUT	⊗	GAS METER
		⊗	GREASE TRAP
		⊗	TELEPHONE RISER

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	RESTAURANT
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	15,437 S.F. (63.6%)
PERVIOUS/LANDSCAPE AREA:	8,832 S.F. (36.4%)
REGULAR PARKING REQUIRED:	22 SPACES
1 SPACE PER 3 SEATS	
REGULAR PARKING PROVIDED:	21 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	22 SPACES

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
LANDSCAPE AREA	---
STRIPING	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---

CITY NOTES

1. 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.
2. MECHANICAL, HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.



VICINITY MAP

N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER	TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566
SURVEYOR	TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE PHONE: 469-784-9321
OWNER/DEVELOPER	JPAR MCKINNEY 2629 SHADOW GLEN DRIVE PROSPER, TEXAS 76058 CONTACT: HARI NAMASIVAYAM PHONE: 469-554-0390

SITE PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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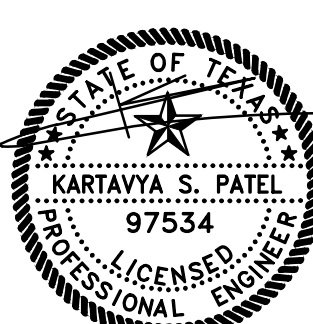
KP	MLM	04-05-24	SCALE BAR	035-24	C-3.0
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TX. P.E. FIRM #11525

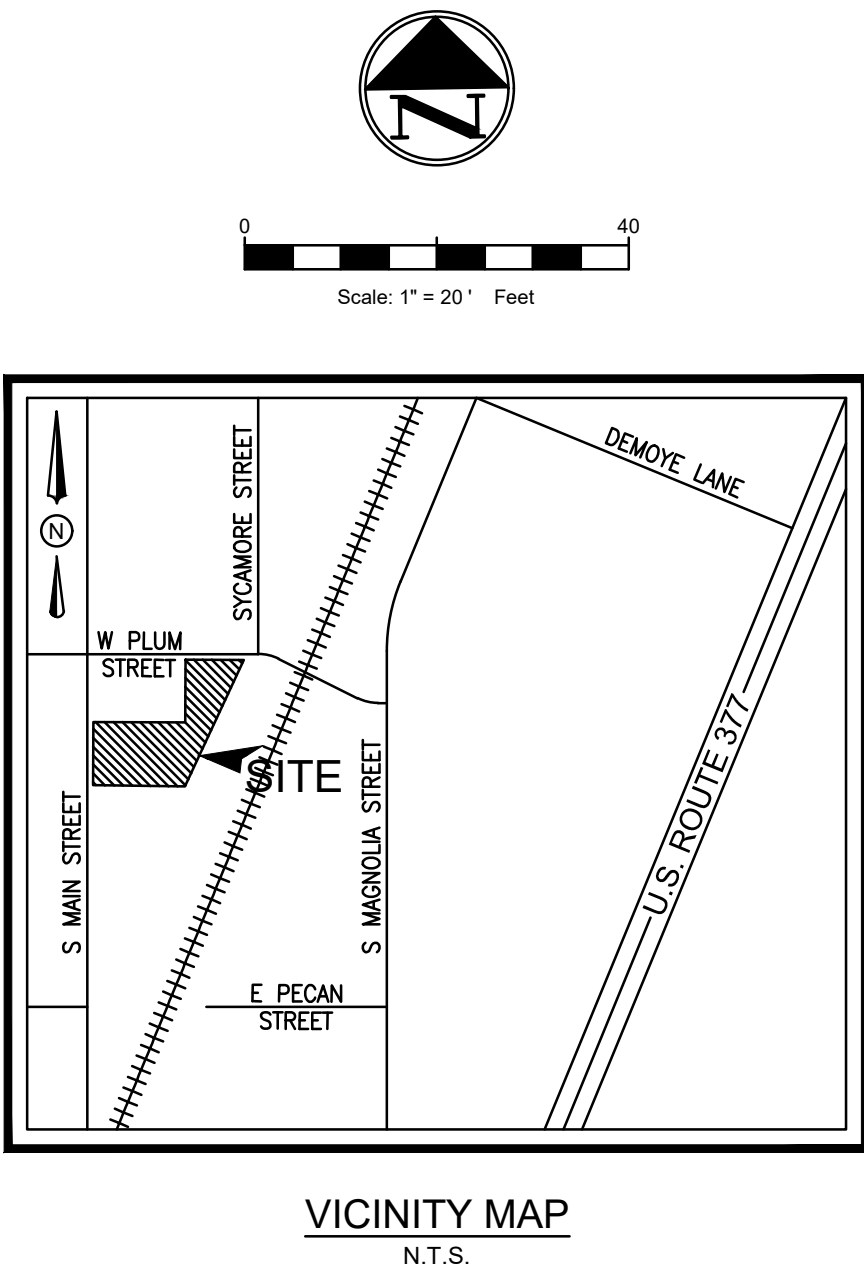
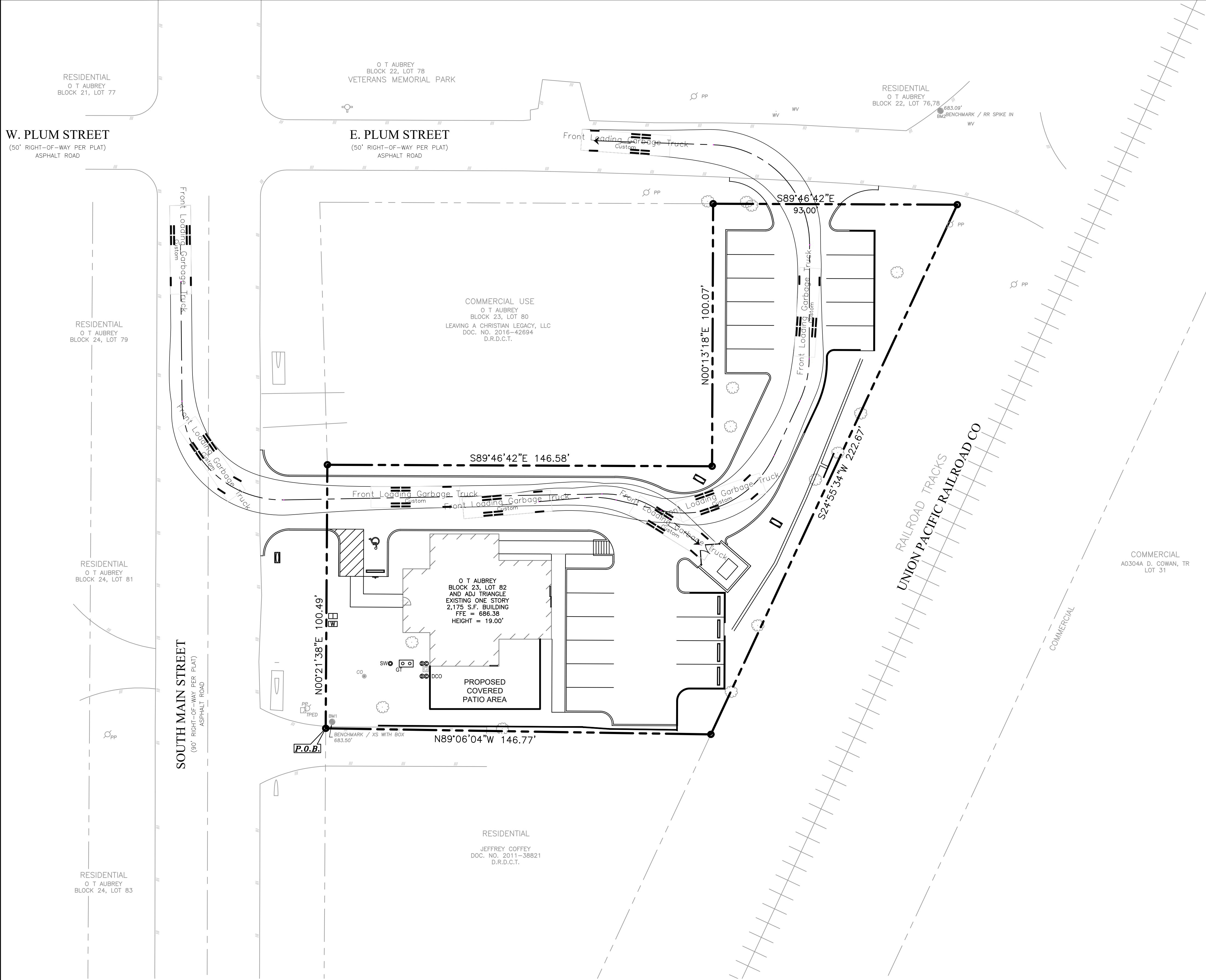


Know what's below.
Call before you dig.

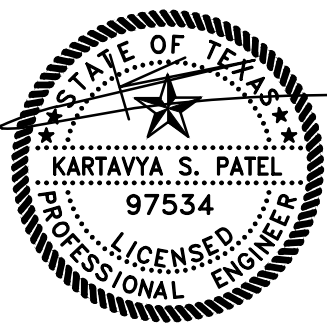
NO.	DATE	DESCRIPTION	BY
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2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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12-04-24



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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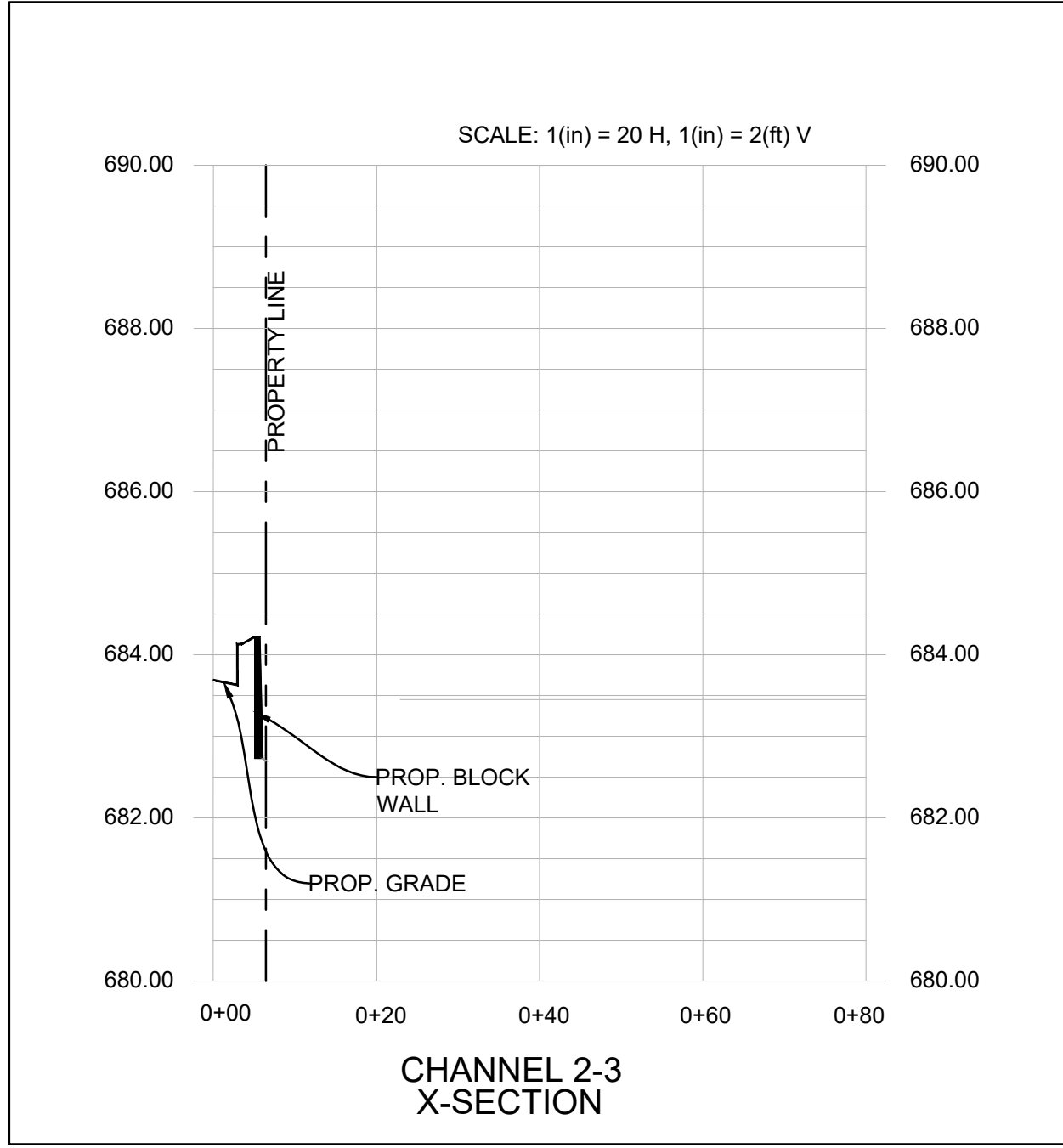
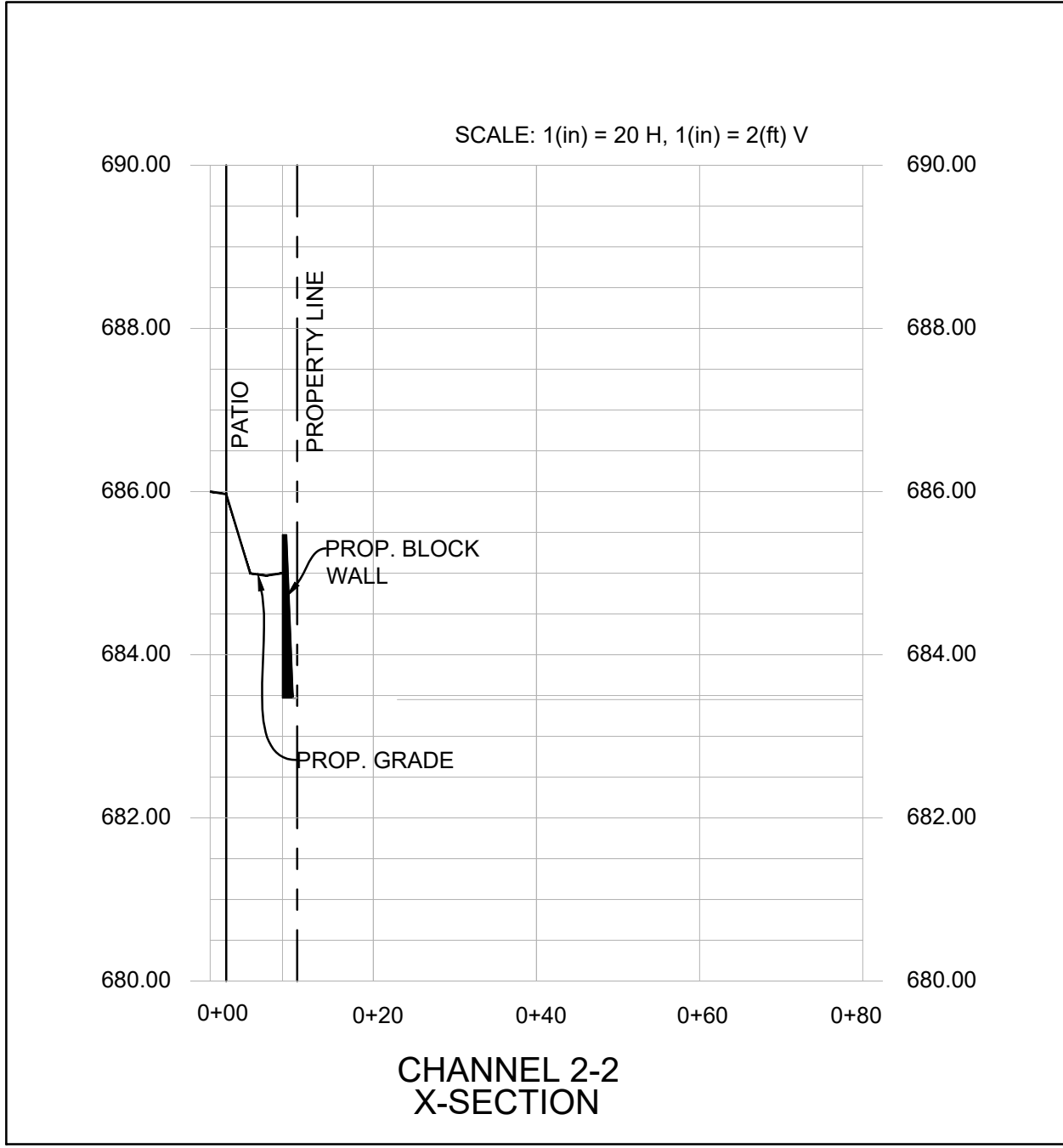
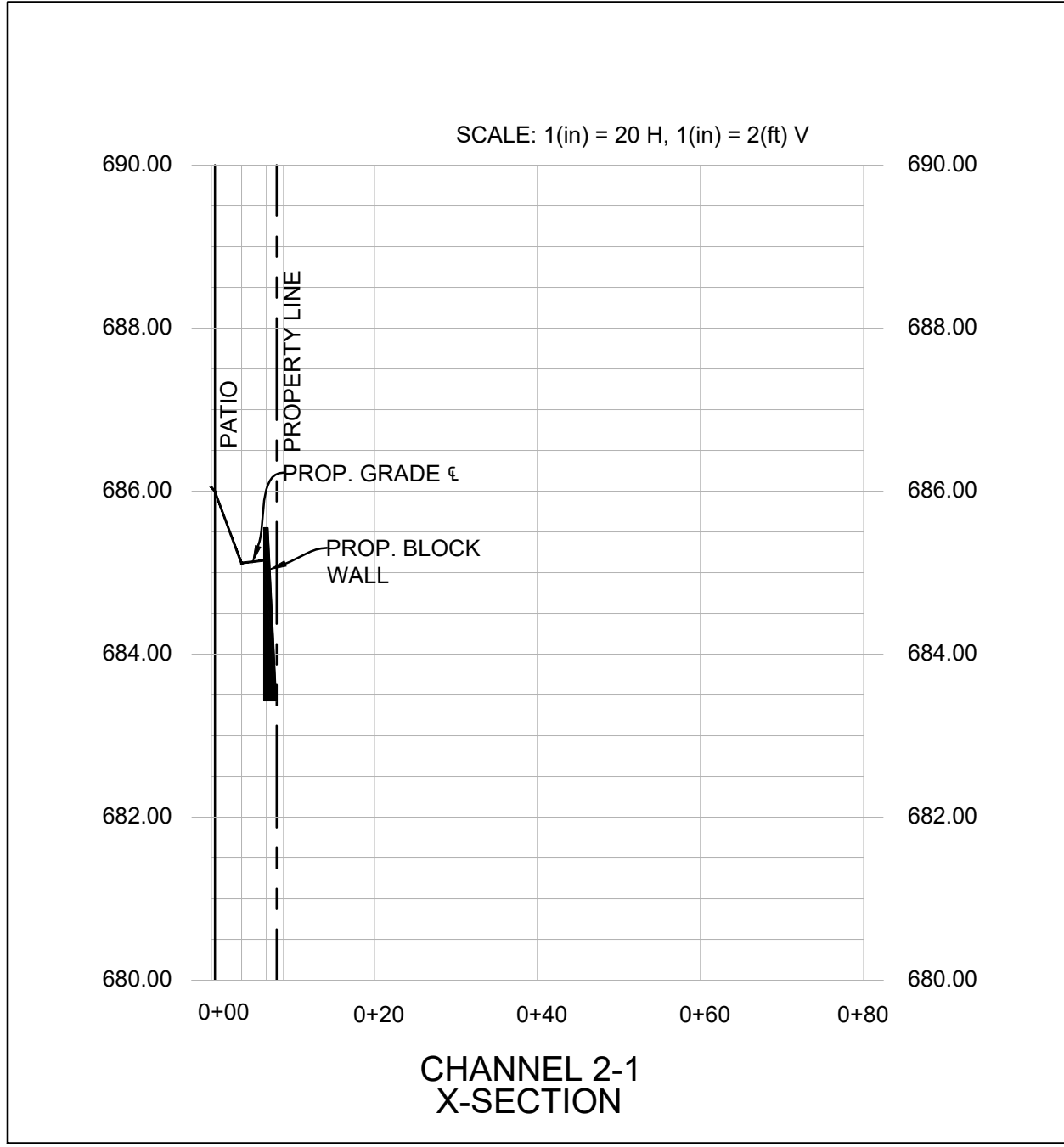
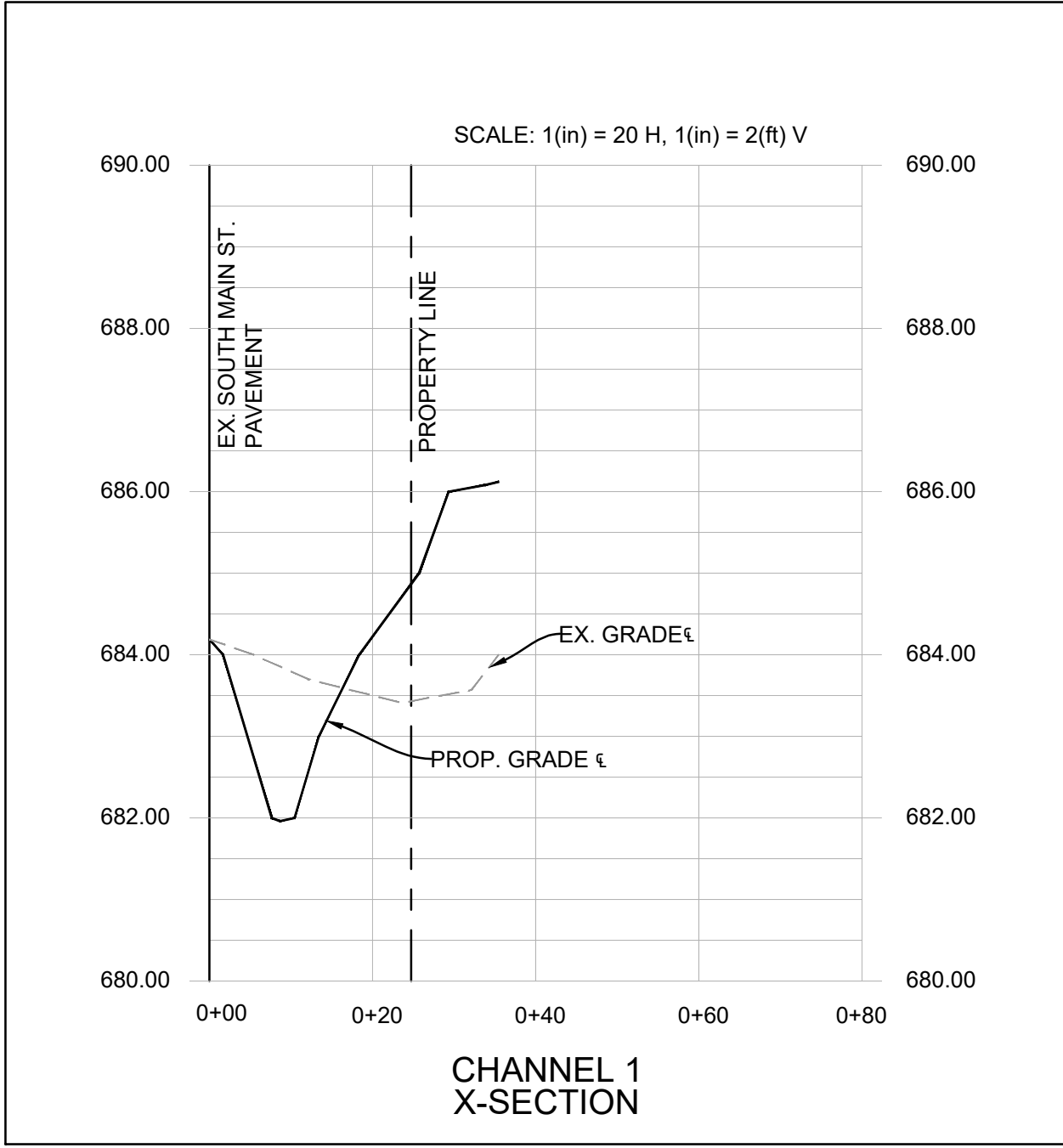
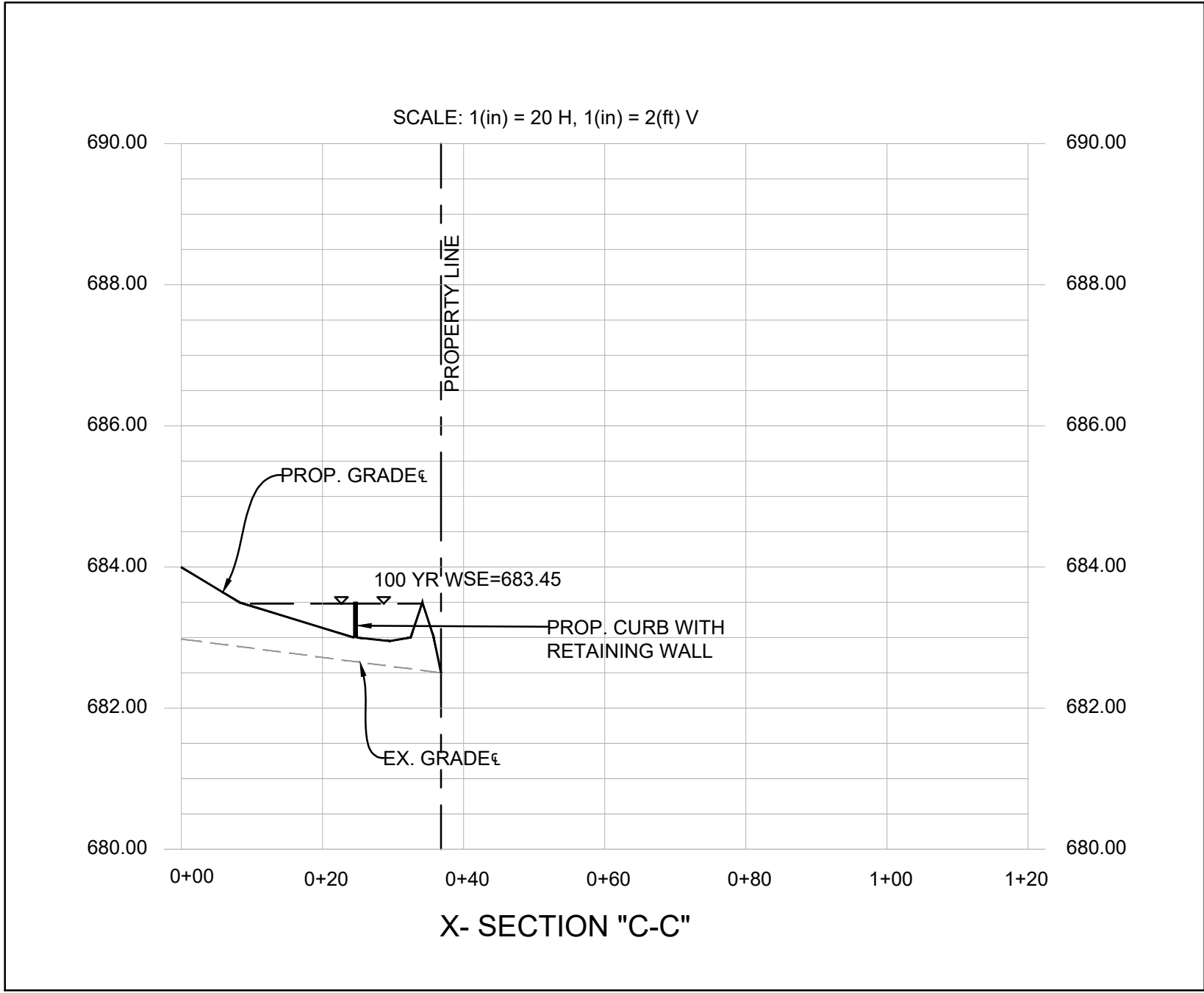
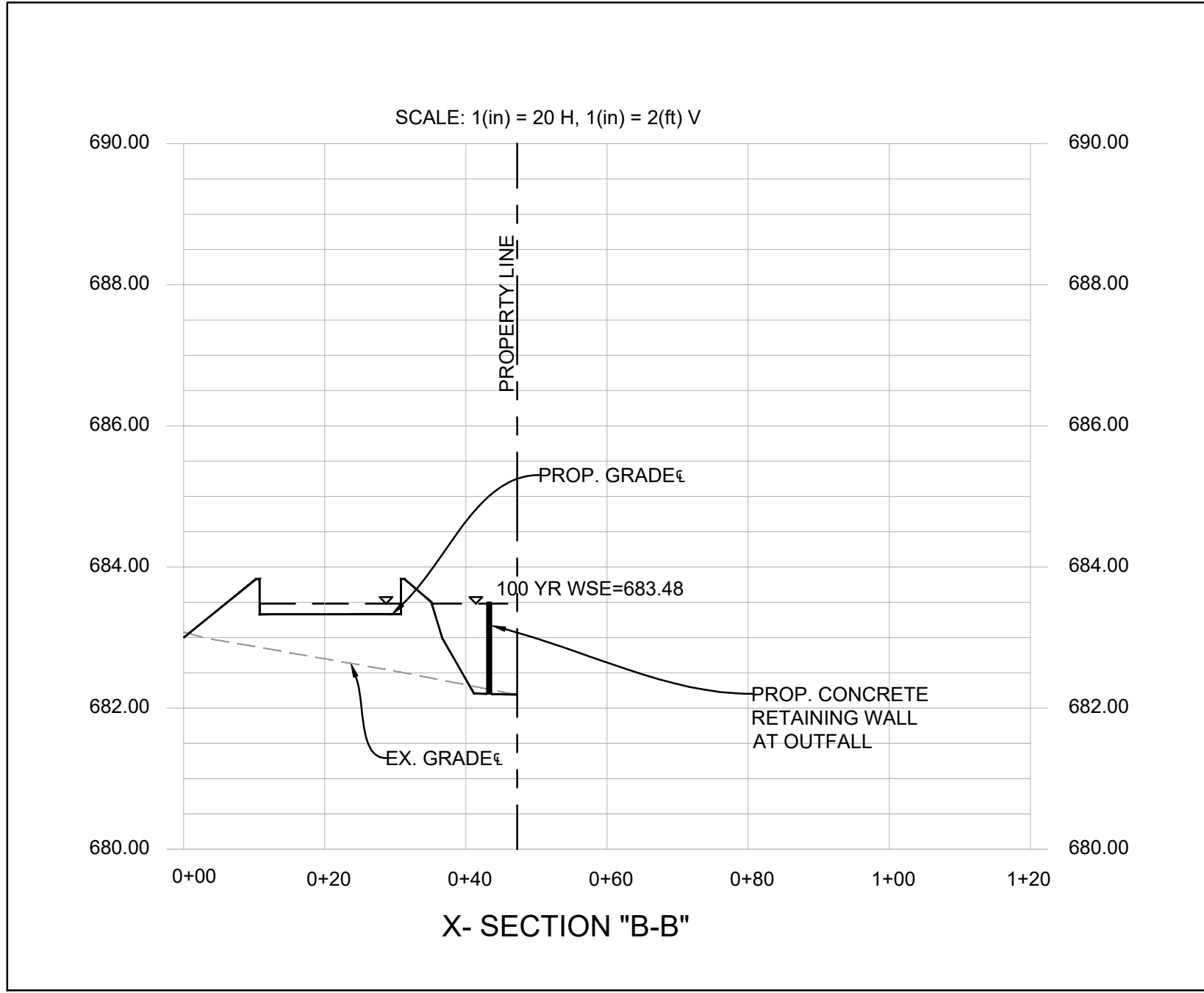
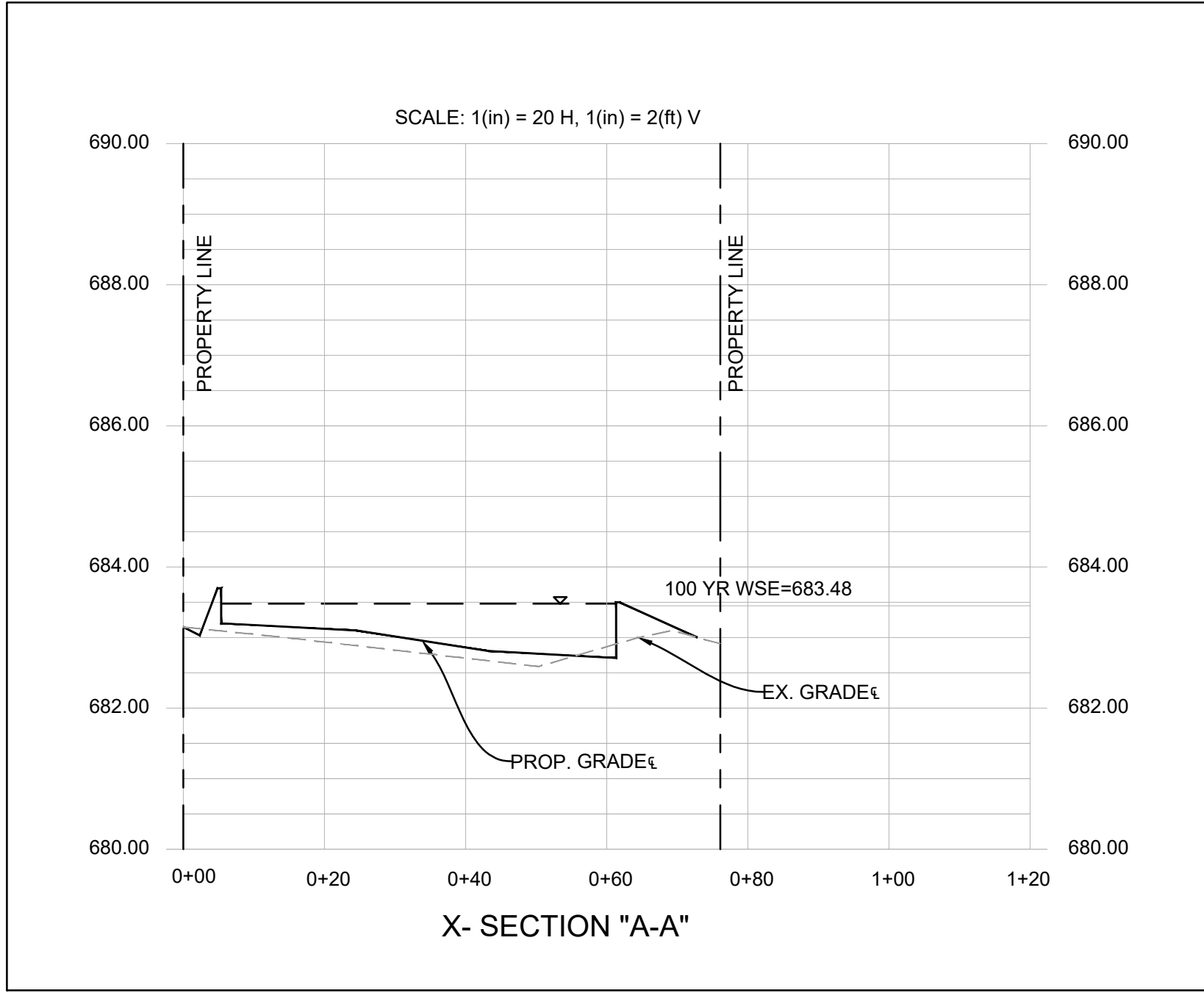
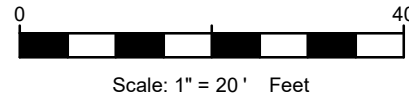


GARBAGE TRUCK PLAN
RESTAURANT
403 SOUTH MAIN STREET
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

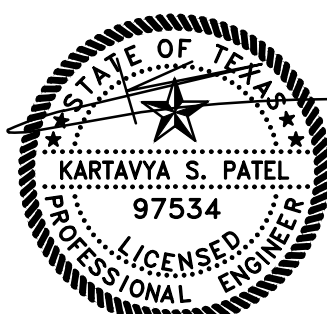
TRIANGLE
ENGINEERING LLC
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KP	MLM	04-05-24	SCALE BAR	035-24	C-3.2

TX. P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
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12-04-24

CROSS SECTIONS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

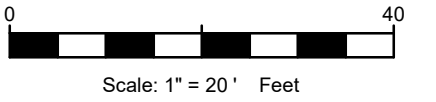
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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-4.1

TX. P.E. FIRM #11525



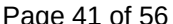
PRE-DRAINAGE LEGEND

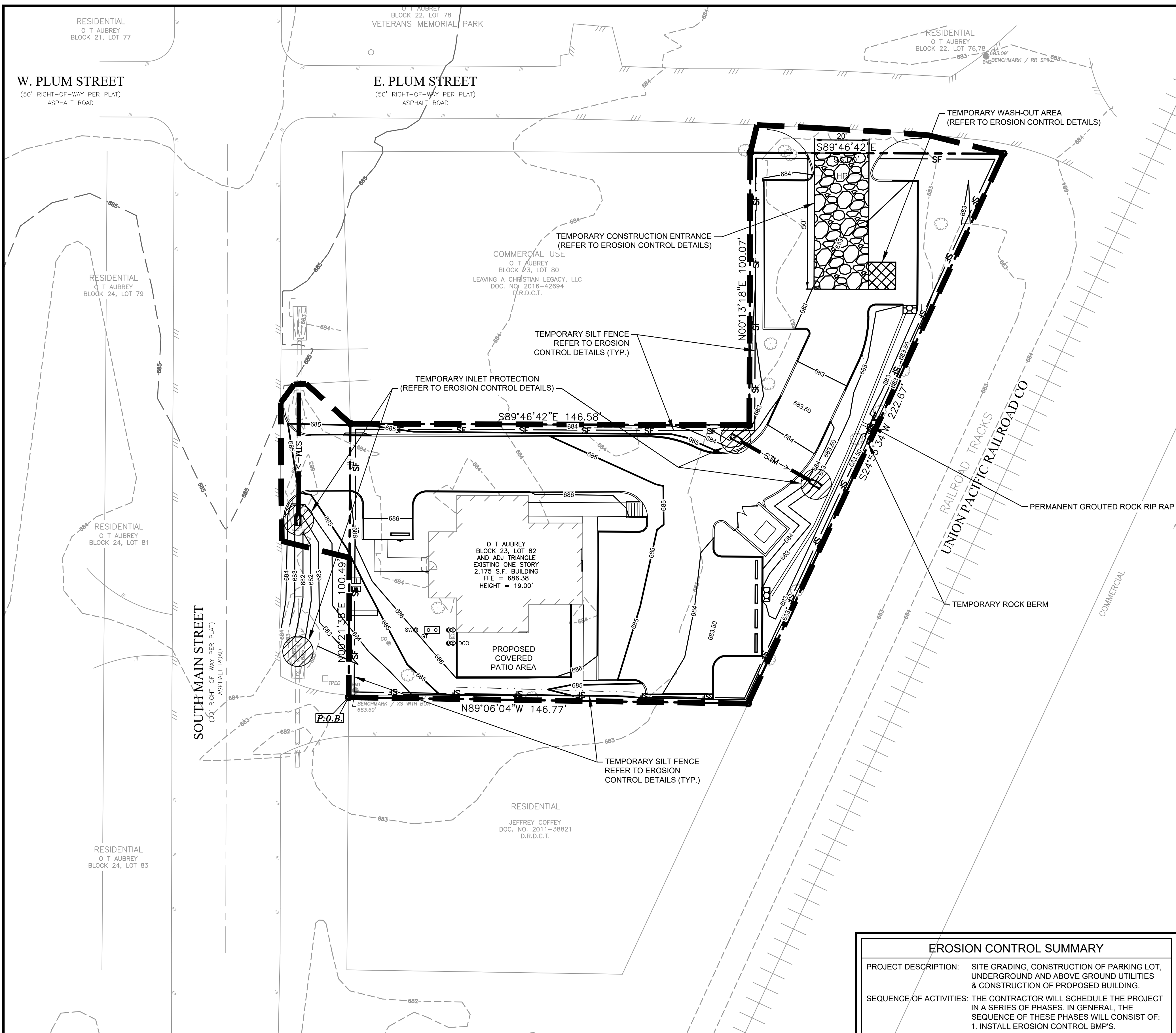
EXISTING MINOR CONTOURS	- - - - - 464 - - - - -
EXISTING MAJOR CONTOURS	- - - - - 465 - - - - -
DRAINAGE DIVIDE	
DRAINAGE AREA NO.	
DRAINAGE AREA ACREAGE	
DRAINAGE FLOW DIRECTION	

BASIN ID	OVERALL AREA (ac)	Tc (min)	PRE-DRAINAGE AREAS									REMARKS
			2-YR STORM			10-YR STORM			100-YR STORM			
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	
XDA-A	0.086	15	0.45	3.89	0.15	0.45	5.48	0.21	0.45	7.85	0.30	SHEET FLOWS TO EX. DITCH ALONG SOUTH WEST
XDA-B	0.317	15	0.45	3.89	0.55	0.45	5.48	0.78	0.45	7.85	1.12	SHEET FLOWS TO SOUTH EAST
XDA-C	0.154	15	0.45	3.89	0.27	0.45	5.48	0.38	0.45	7.85	0.54	SHEET FLOWS TO SOUTH EAST
XOS-1	0.274	15	0.60	3.89	0.64	0.60	5.48	0.90	0.60	7.85	1.29	SHEET FLOWS TO XDA-B AND EVENTUALLY DRAINS SOUTH EAST
XOS-2	0.067	15	0.60	3.89	0.16	0.60	5.48	0.22	0.60	7.85	0.32	SHEET FLOWS TO XDA-C AND EVENTUALLY DRAINS SOUTH EAST
XOS-3	0.179	10	0.90	4.69	0.76	0.90	6.62	1.07	0.90	9.53	1.54	SHEET FLOWS TO XDA-C AND EVENTUALLY DRAINS SOUTH EAST
SUM TOTAL	1.077				2.53			3.56			5.11	

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center features a five-pointed star above the name "KARTAVYA S. PATEL" and the license number "97534". The word "LICENSED" is written in a smaller font below the license number.

Know what's below.
Call before you dig.





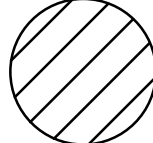
SURFACE STABILIZATION MEASURES

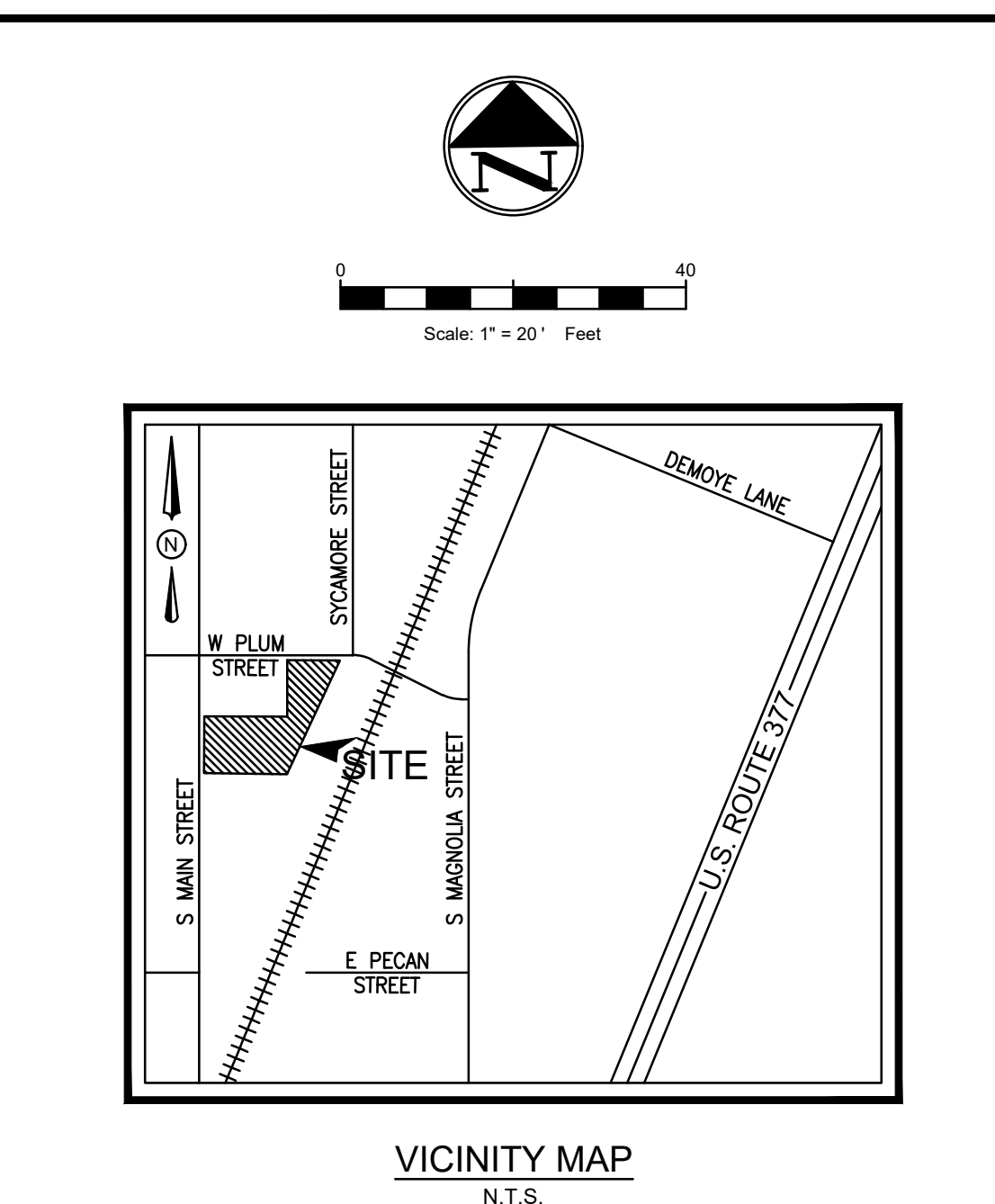
KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespezeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespezeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

EROSION & SEDIMENT CONTROLS	
SOIL STABILIZATION PRACTICES: SELECT T = TEMPORARY OR P = PERMANENT (AS APPLICABLE)	
—	MULCHING (HAY OR STRAW)
—	BUFFER ZONES
P	PLANTING
T	SEEDING
P	SODDING
—	PRESERVATION OF NATURAL RESOURCES
—	FLEXIBLE CHANNEL LINER
—	RIGID CHANNEL LINER
—	SOIL RETENTION BLANKET
—	COMPOST MANUFACTURED TOPSOIL
—	EROSION CONTROL BLANKET

EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE/OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMPs. 2. BEGIN EARTHWORK 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMPs & INSTALLATION OF PERMANENT EROSION CONTROL BMPs.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	0.557 ACRES
TOTAL DISTURBED AREA:	0.60 ACRES

EXISTING LEGEND			
	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W	WATER LINE	⊗	"X" CUT SET
—SAN>	SANITARY SEWER LINE	⊗	WATER METER
—OHE	STORM DRAIN LINE (AS NOTED)	—○—FH	FIRE HYDRANT
	OVERHEAD ELECTRIC LINE	—○—SS	SANITARY SEWER MANHOLE
⊗	BENCH MARK	□CV	CABLE VAULT
(CM)	CONTROL MONUMENT	□UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	⊗	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	⊗	WATER VALVE
⊗	POWER POLE	⊗	TRAFFIC SIGN
*	BOLLARD	⊗	STORM MANHOLE
○ _{CO}	SANITARY SEWER CLEAN OUT	⊗	LIGHT POLE
		⊗	GAS METER
		⊗	GREASE TRAP
		⊗	TELEPHONE RISER

EROSION CONTROL LEGEND	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY CONCRETE WASHOUT AREA	
RIP RAP	
TEMPORARY SILT FENCE	— SF — SF —
TEMPORARY COMPOST FILTER SOCK	— FS — FS —
HIGH POINT	— HP — HP — HP — HP —
LIMITS OF DISTURBANCE	  
TEMPORARY INLET PROTECTION	
ROCK BERM	



EROSION CONTROL GENERAL NOTES

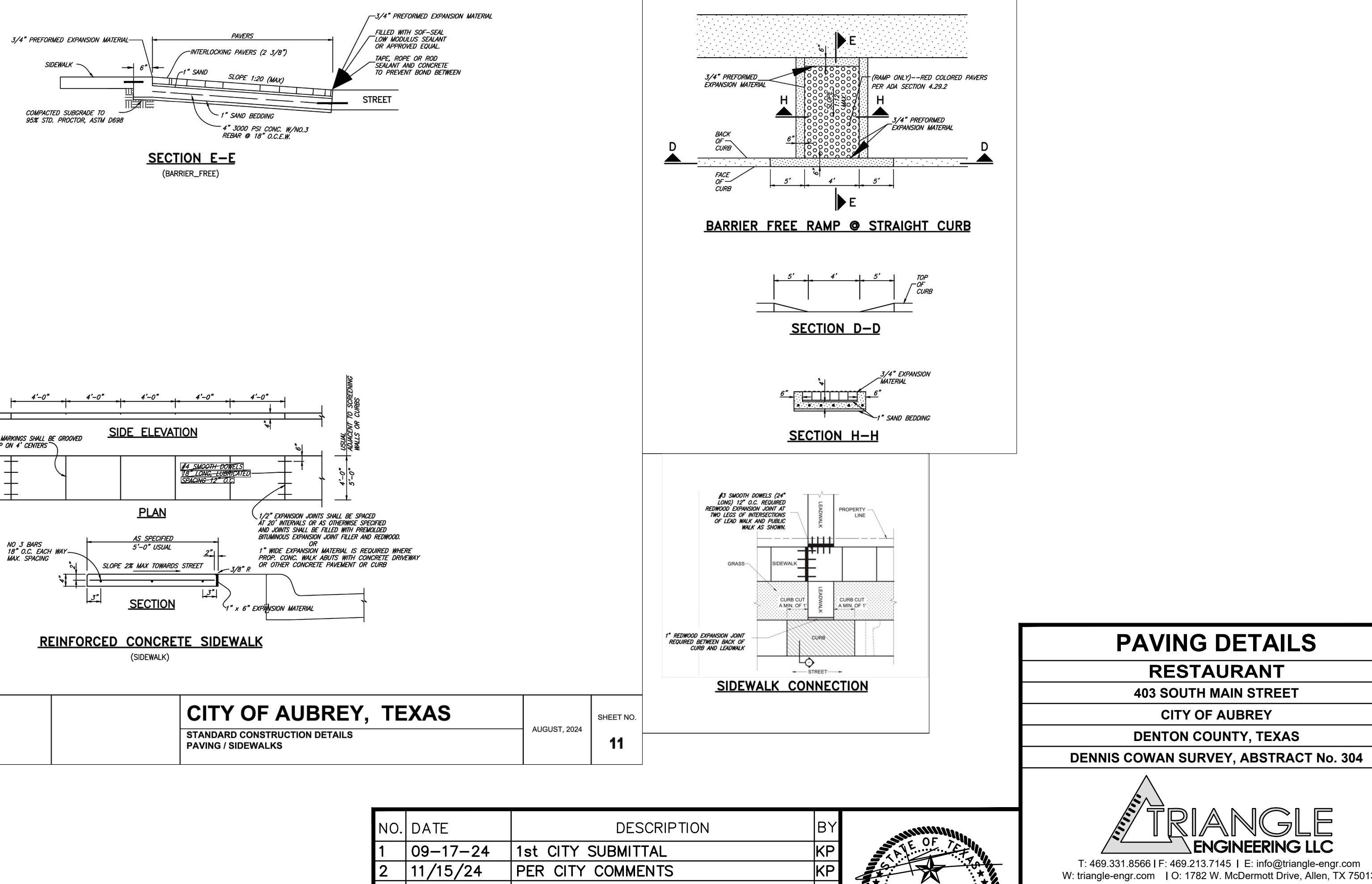
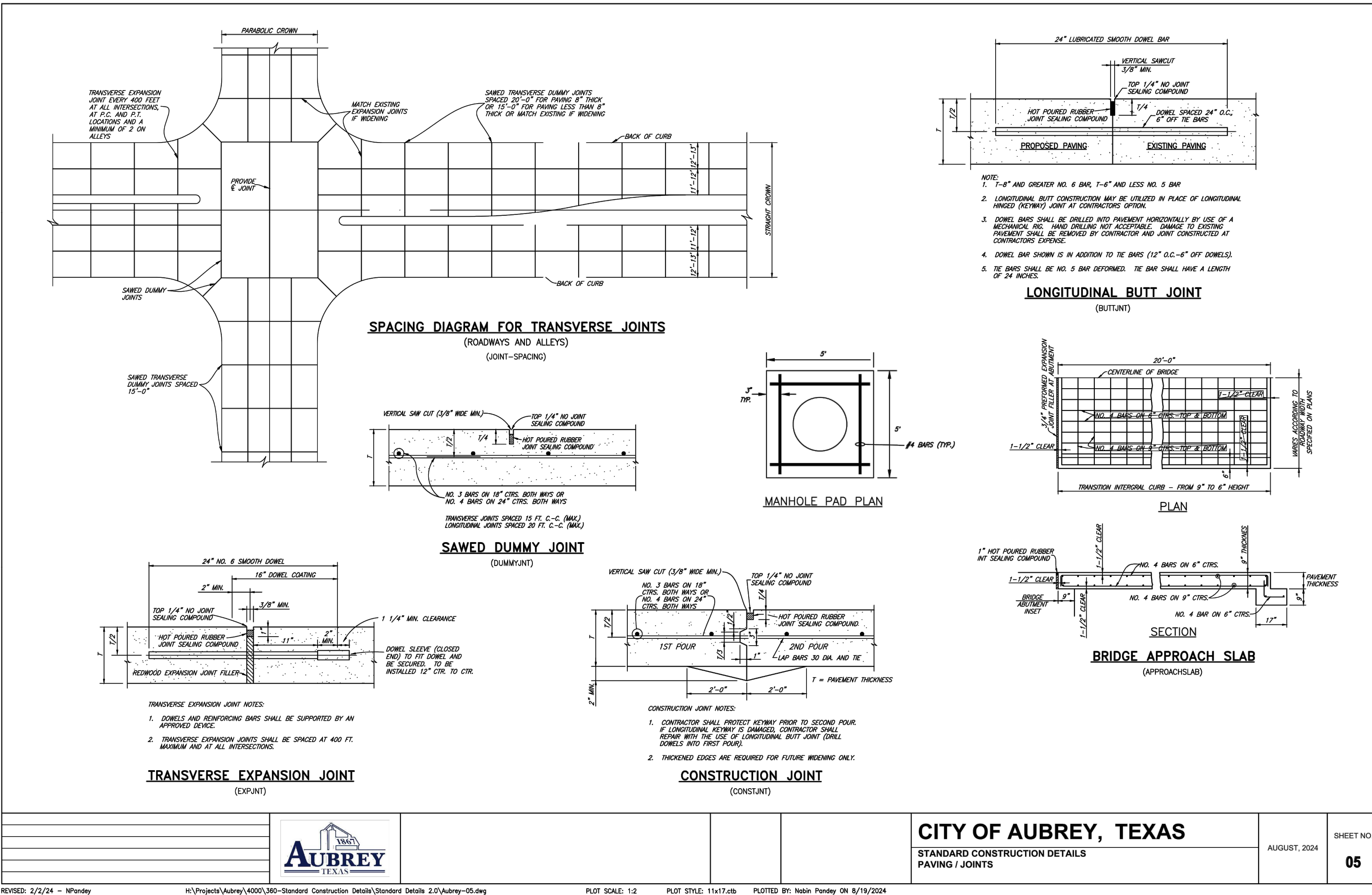
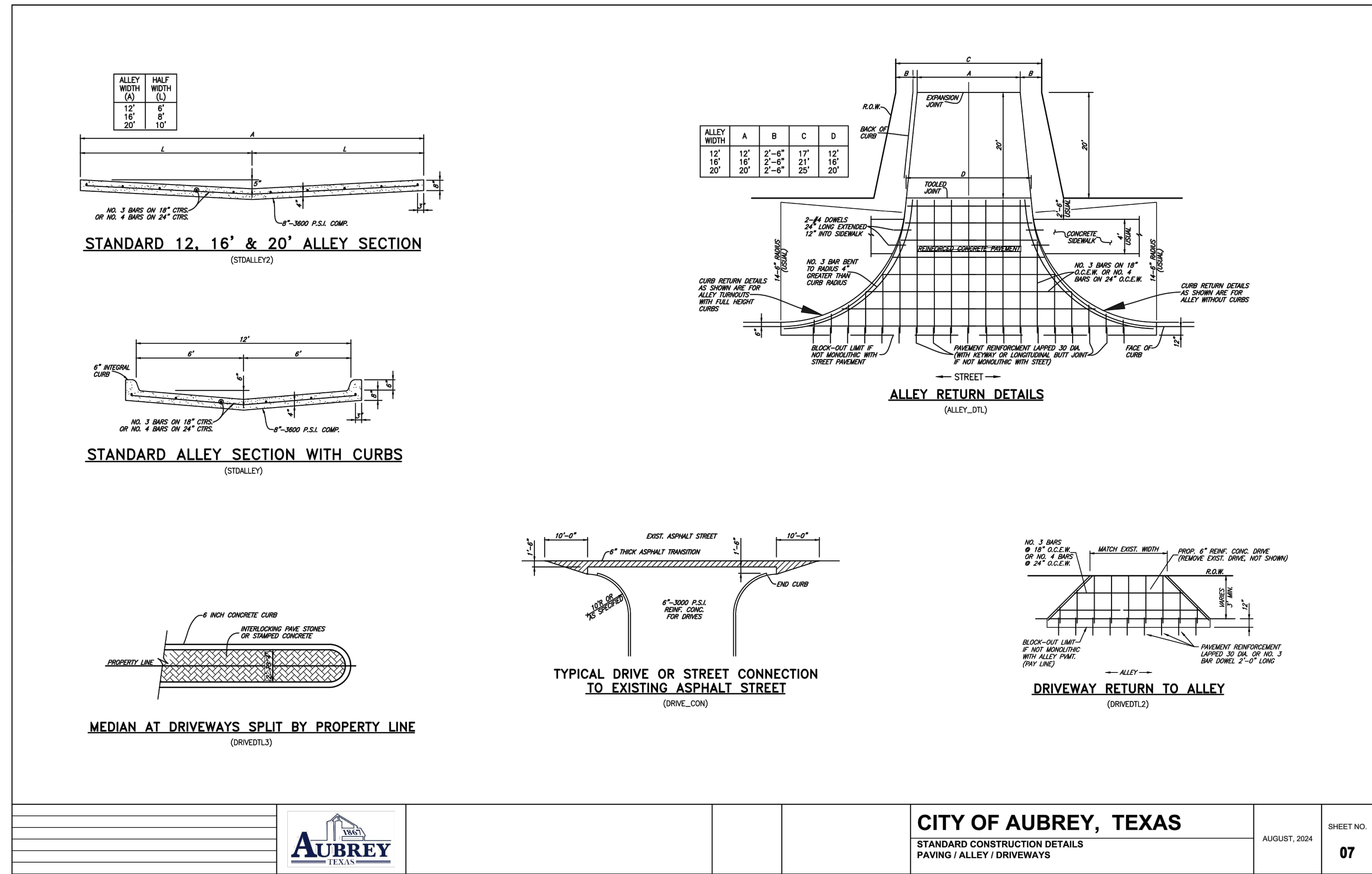
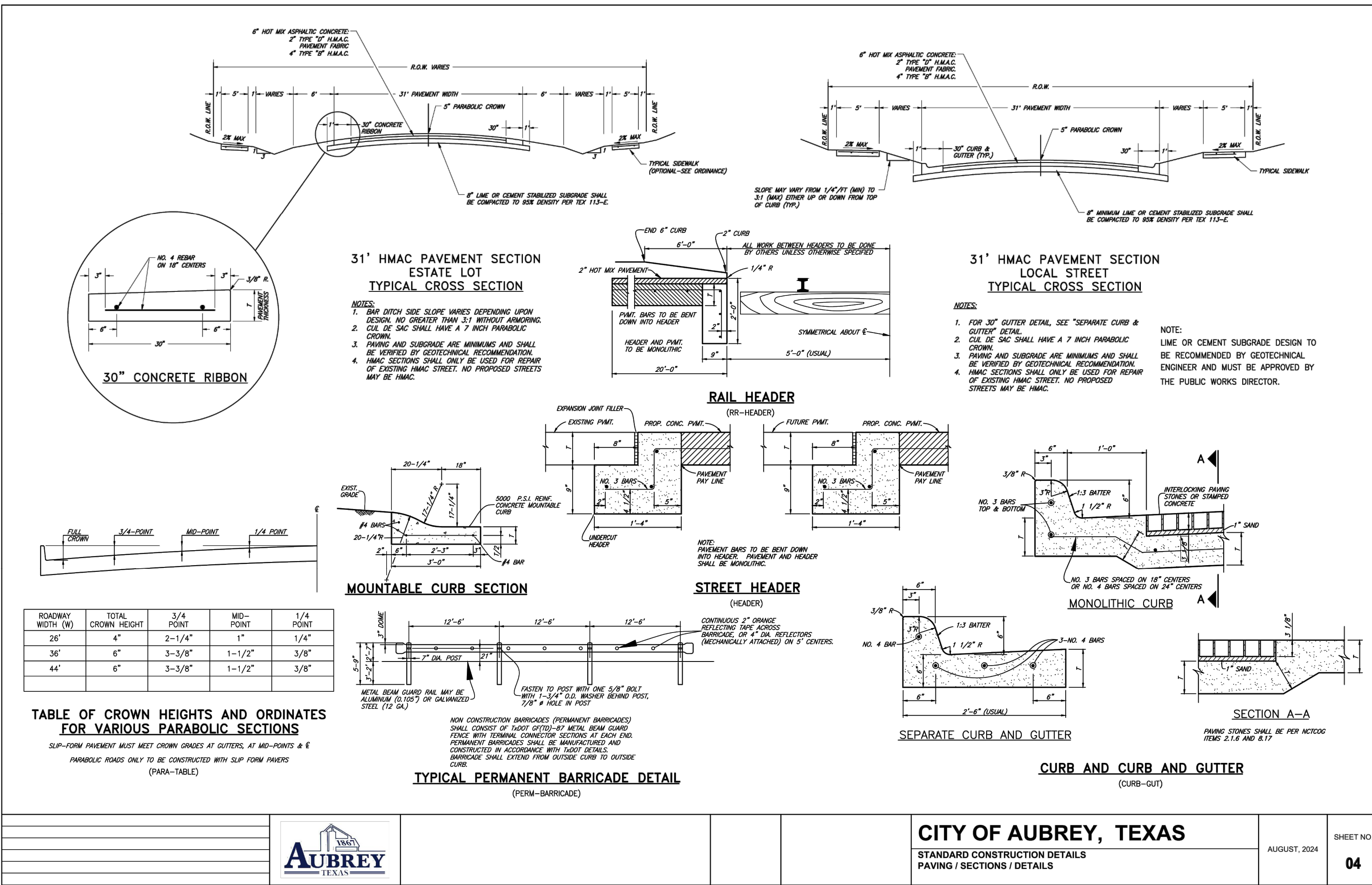
- EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN.
- THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
- NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
- THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM, ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
- CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24" WIDE X 50' LONG X 6" DEEP. (3" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.

BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



EROSION CONTROL PLAN					
RESTAURANT					
403 SOUTH MAIN STREET					
CITY OF AUBREY					
DENTON COUNTY, TEXAS					
DENNIS COWAN SURVEY, ABSTRACT No. 304					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-7.0
TX. P.E. FIRM #11525					



PAVING DETAILS

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

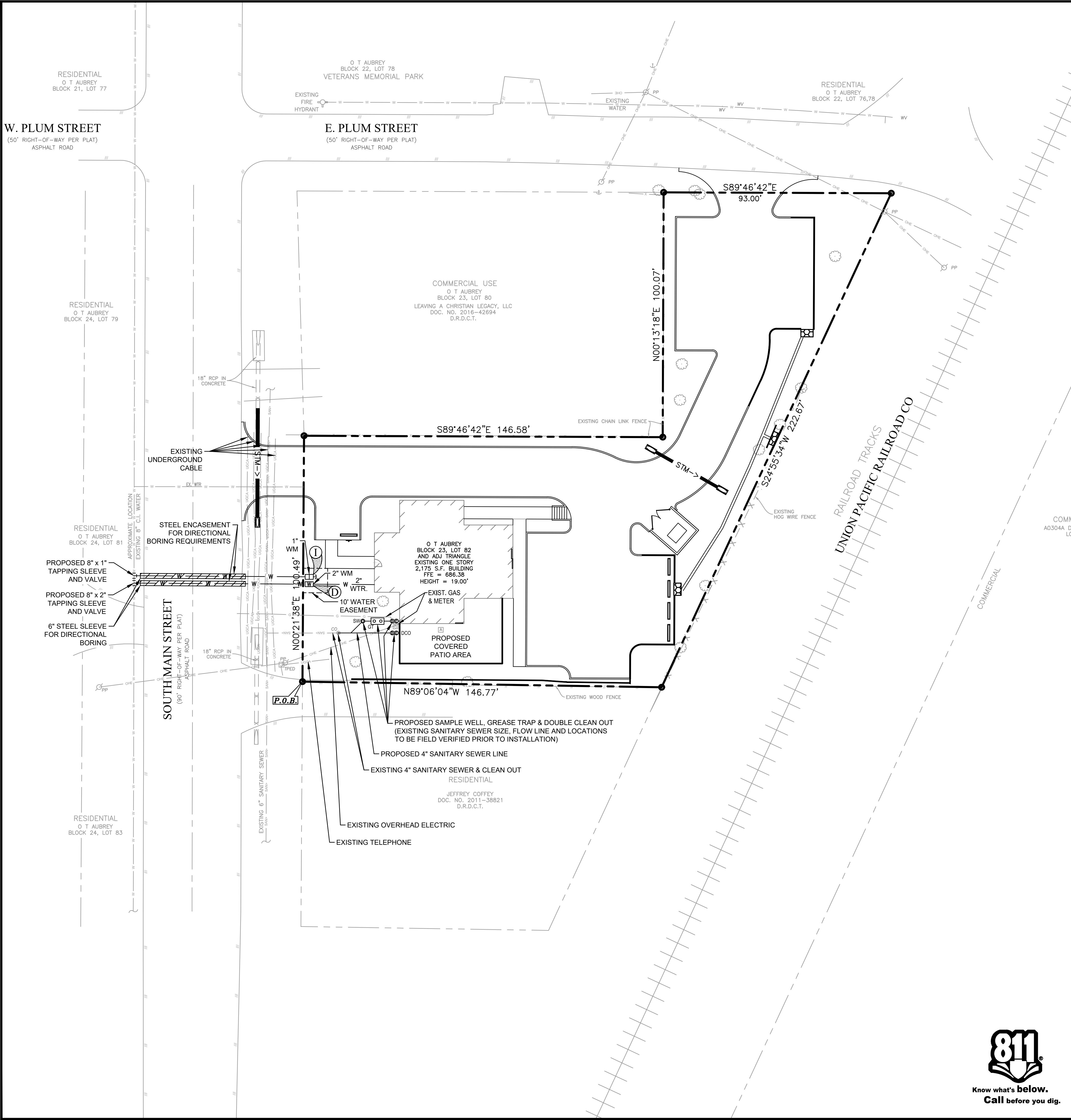
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-8.1

TX. P.E. FIRM #11525

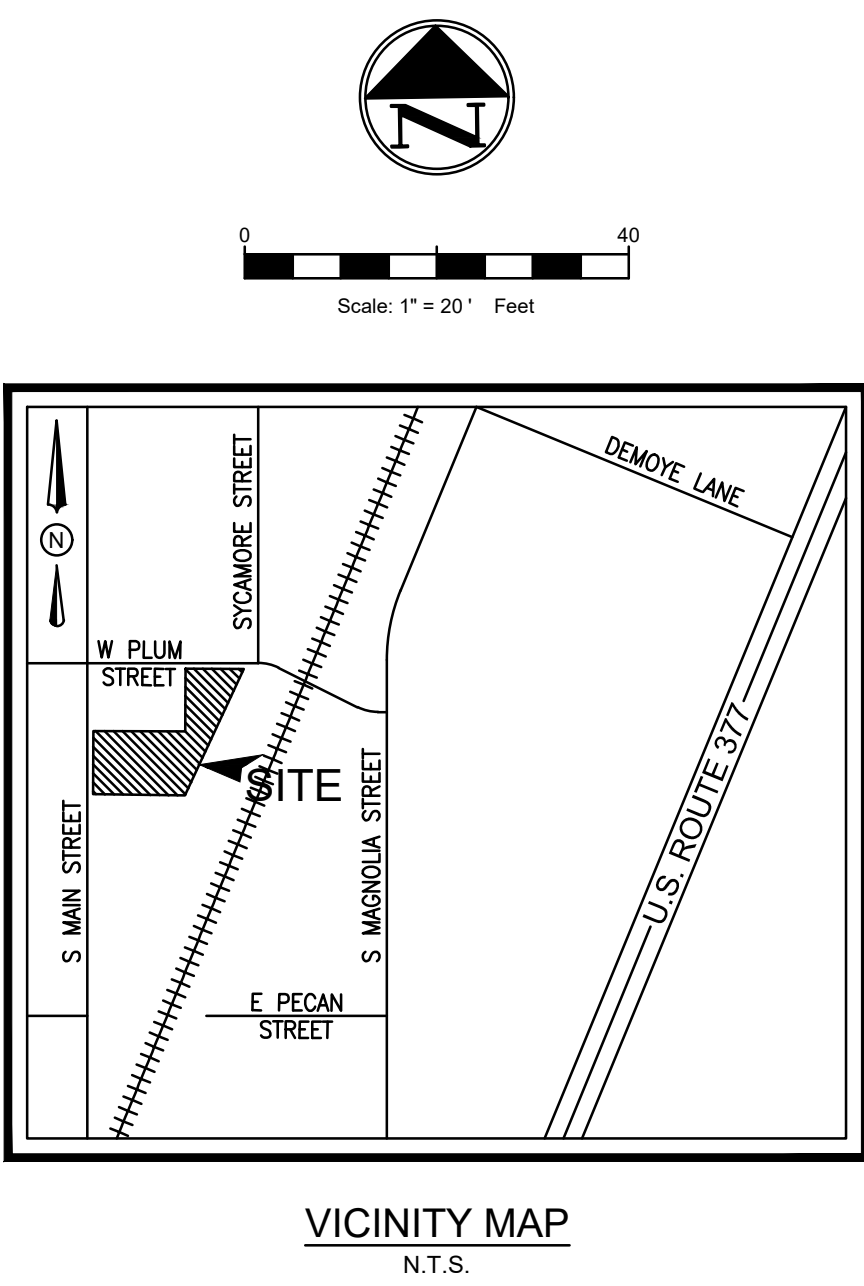
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EXISTING LEGEND			
---	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
---	ADJONER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
---	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
W	WATER LINE	⊗	"X" CUT SET
SAN	SANITARY SEWER LINE	WM	WATER METER
---	STORM DRAIN LINE (AS NOTED)	○ FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC LINE	○ SS	SANITARY SEWER MANHOLE
CM	BENCH MARK	CV	CABLE VAULT
---	CONTROL MONUMENT	UV	UTILITY VAULT
Q.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	FV	FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	WV	WATER VALVE
---	POWER POLE	TS	TRAFFIC SIGN
---	BOLLARD	SM	STORM MANHOLE
---	SANITARY SEWER CLEAN OUT	---	LIGHT POLE
		---	GAS METER
		---	GREASE TRAP
		---	TELEPHONE RISER

UTILITY LEGEND			
---	UNDERGROUND TELEPHONE LINE	---	UGT
---	UNDERGROUND ELECTRIC LINE	---	UGE
---	GAS LINE	G	G
---	SANITARY SEWER LINE	X"SS	
---	WATER MAIN	X"W	
---	DOMESTIC WATER LINE	D	D
---	STORM LINE	STM-->	
---	STORM SEWER MANHOLE	①	
---	STORM SEWER CLEANOUT	②	
---	SANITARY SEWER MANHOLE	③	
---	SANITARY SEWER CLEANOUT	④	
---	SANITARY SEWER DOUBLE CLEANOUT	⑤	
---	SANITARY SEWER SAMPLE PORT	⑥	
---	GREASE TRAP	⑦	
---	DOMESTIC WATER METER	⑧	
---	IRRIGATION METER	⑨	
---	GAS METER	⑩	
---	FIRE HYDRANT	⑪	
---	FIRE DEPARTMENT CONNECTION-FDC	⑫	
---	TRANSFORMER	⑬	
---	LIGHT POLE	⑭	
---	POWER POLE	⑮	

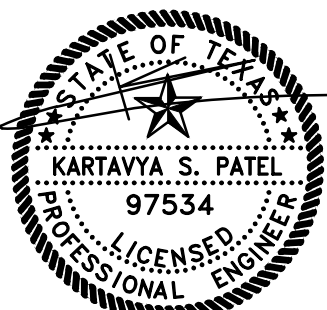
WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
①	DOMESTIC	2"	1
②	IRRIGATION	1"	1
	SANITARY SEWER	6"	



- UTILITY GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
 - FIELD VERIFY LOCATION OF EXISTING WATER MAIN, SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.



NO.	DATE	DESCRIPTION	BY
1	09-17-24	1st CITY SUBMITTAL	KP
2	11/15/24	PER CITY COMMENTS	KP
3	12-04-24	3rd CITY SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
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PRELIMINARY UTILITY PLAN

RESTAURANT

403 SOUTH MAIN STREET

CITY OF AUBREY

DENTON COUNTY, TEXAS

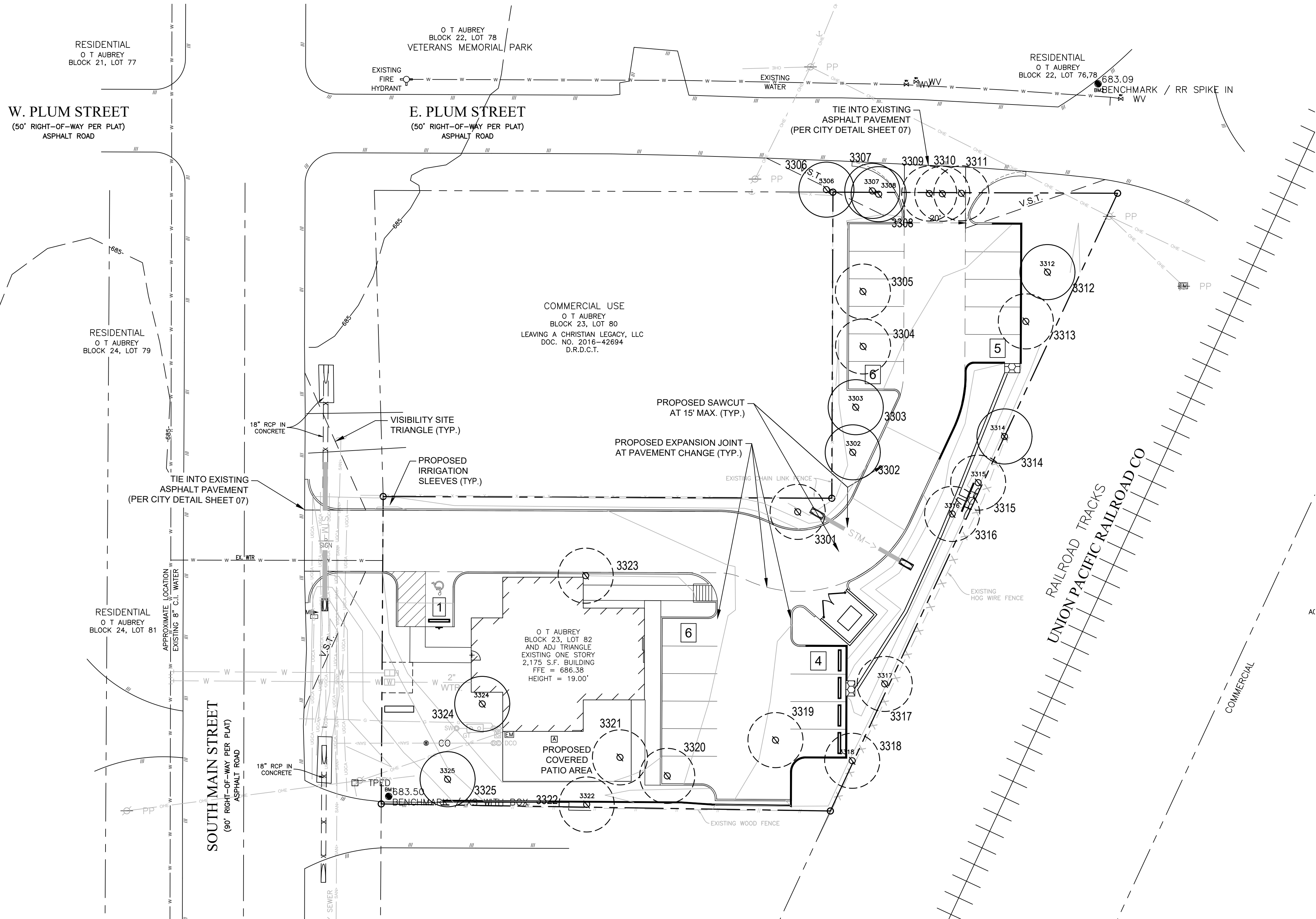
DENNIS COWAN SURVEY, ABSTRACT No. 304

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Planning | Civil Engineering | Construction Management

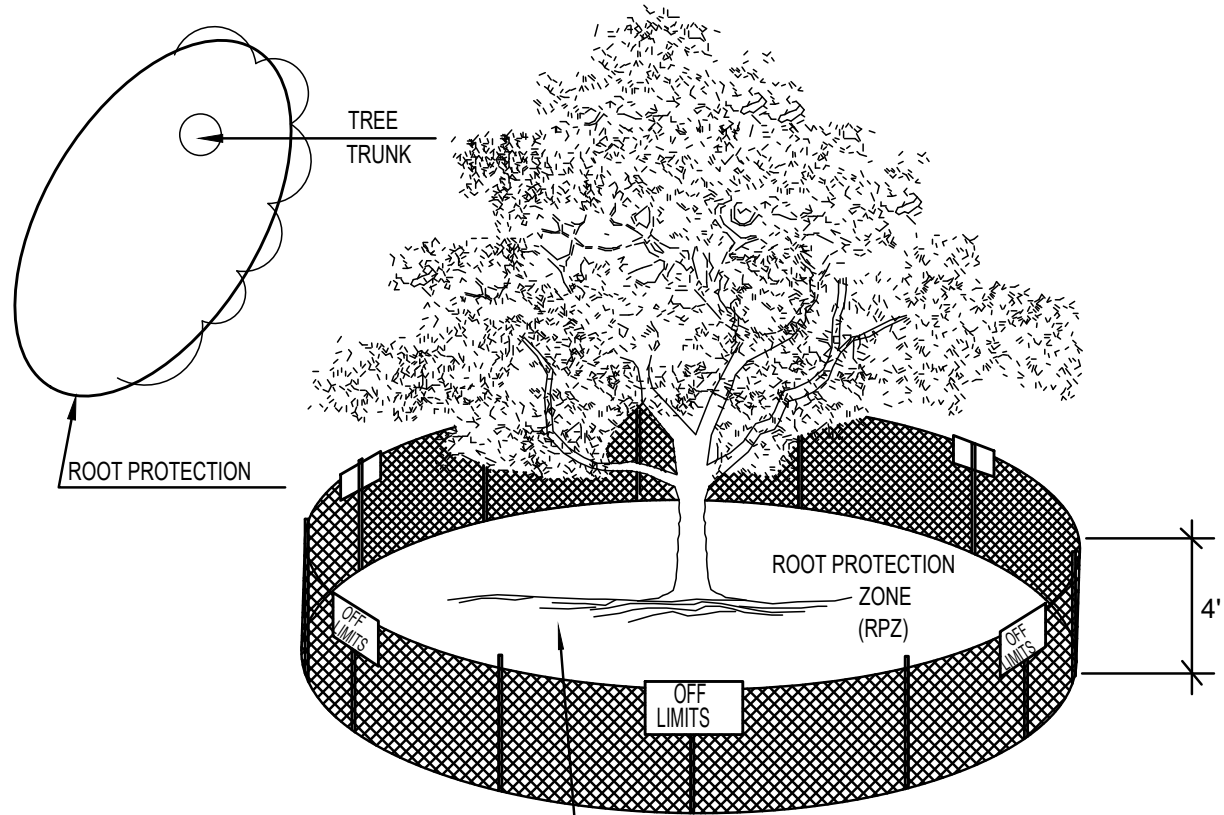
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-9.0

TX. P.E. FIRM #11525



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

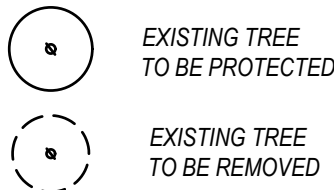


NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY
AND WILL CONFORM TO THE DRIP LINE AND LIMITED
TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

EXISTING TREE LEGEND



TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO 01/L1.00

TREE TABLE

NO.	SIZE	SPECIES	BOTANICAL NAME	STATUS
3301	8 INCH	RED BUD	<i>Cercis canadensis</i>	REMOVE
3302	8 INCH	APRICOT	<i>Prunius armeniaca</i>	REMAIN
3303	14 INCH	CHERRY	<i>Prunius avium</i>	REMAIN
3304	6 INCH	PEACH	<i>Prunius Persica</i>	REMOVE
3305	6 INCH	PLUM	<i>Prunius domestica</i>	REMOVE
3306	16 INCH	HACKBERRY	<i>Celtis occidentalis</i>	REMAIN
3307	23 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3308	17 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3309	16 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3310	17 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3311	32 INCH	MAPLE	<i>Acer palmatum</i>	REMAIN
3312	7 INCH	PEAR	<i>Genus pyrus</i>	REMAIN
3313	6 INCH	PEACH	<i>Prunius persica</i>	REMOVE
3314	18 INCH	HACKBERRY	<i>Celtis occidentalis</i>	REMAIN
3315	18 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3316	6 INCH	PEAR	<i>Genus pyrus</i>	REMOVE
3317	27 INCH	COTTONWOOD	<i>Populus deltoides</i>	REMOVE
3318	19 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3319	16 INCH	CYPRUS	<i>Genus cyprussus</i>	REMOVE
3320	13 INCH	RED BUD	<i>Cercis canadensis</i>	REMOVE
3321	16 INCH	PINE	<i>Pinus</i>	REMOVE
3322	12 INCH	CHINABERRY	<i>Melia azedarach</i>	REMOVE
3323	34 INCH	ELM	<i>Ulmus crassifolia</i>	REMOVE
3324	28 INCH	ELM	<i>Ulmus crassifolia</i>	REMAIN
3325	8 INCH	CEDAR	<i>Jupierus virginiana</i>	REMAIN

01 TREE REMOVAL PLAN

SCALE 1"=30'-0"

0 15 30 60

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



12.16.2024

RESTAURANT

SOUTH MAIN ST. / W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
CITY COMMENTS 12.16.2024

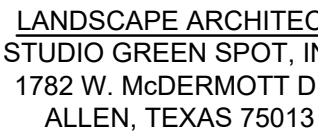
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12.16.2024

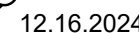
SHEET NAME:
TREE REMOVAL PLAN

SHEET NUMBER:

L.1



CHRIS@STUDIOGREENSPOT.COM



**SOUTH MAIN ST./W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS**

L.2

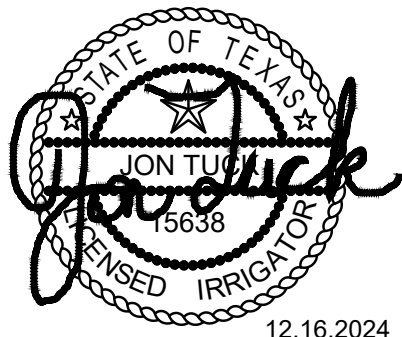


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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448

CHRIS@STUDIOGREENSPOT.COM



12.16.2024

RESTAURANT
SOUTH MAIN ST./ W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:
12.16.2024

SHEET NAME:
IRRIGATION PLAN

SHEET NUMBER:

L.4

IRRIGATION NOTES

- All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are SRS-04 installed as per detail shown.
- SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.
- ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as shown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
- Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner. The irrigation contractor shall also verify that the site plan matches what has been constructed on site. Any landscape area that is less than 48 inches wide must be drip irrigation. If discrepancies between the irrigation plan and what is on site is discovered the irrigation contractor shall notify the GC, Civil Engineer and Landscape Architect.
- All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
- The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

DRIP IRRIGATION NOTES

- Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.
- Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.
- Landscape Contractor shall be required to follow Manufacturer's Specifications and Installation guidelines for drip system.
- PRESSURE COMPENSATING EMITTERS shall be: Multioutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EMT6-M101 or approved equal. (1 PER EVERY 6" - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-M05, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)
- DRIP PRESSURE REGULATORS shall be: PSI-HLA-15, PSI-HLA-20, PSI-HMB-20, PSI-HMB-25 or approved equal.
- Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.
- MAIN IRRIGATION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.
- Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.
- Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- Hunter Multi-Stream Bubblers Nozzle on Hunter PRS30-06 Pop-up Spray Head
- Spray, Rotor & Bubblers Zones-Hunter PGV Control Valves (See Plan for Size)
- Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
D.C.A. SIZE AS INDICATED
- Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
- GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING)
PVC LATERAL PIPING SIZED AS REQUIRED
INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

SLEEVING NOTES

- Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.
- Contractor shall extend sleeves one (1) foot beyond edge of all pavement.
- Contractor shall cap pipe ends using PVC caps.
- All sleeves shall be Schedule 40 PVC pipe.
- Contractor shall furnish Owner and Irrigation Contractor with an "as-built" drawing showing all sleeve locations.

Water Pressure Calculations

Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 55.9 psi
Pressure Losses for Remote Zone and Meter Components- 16.9 psi

Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
Pressure Regulator- 1.2 psi
Back Flow- 5 psi
Wye Strainer- .75 psi
Ball Valve- .8 psi

Irrigation Zones Pressure Losses- (most remote zone)

Main Line- 3.6 psi
Valve- 2 psi
Later Line- 1.6 psi
Sprinkler requirements-35 psi

01 IRRIGATION PLAN
SCALE 1"=20'-0"

RESIDENTIAL
O T AUBREY
BLOCK 21, LOT 77

W. PLUM STREET
(50' RIGHT-OF-WAY PER PLAT)
ASPHALT ROAD

RESIDENTIAL
O T AUBREY
BLOCK 24, LOT 79

RESIDENTIAL
O T AUBREY
BLOCK 24, LOT 81

SOUTH MAIN STREET
(90' RIGHT-OF-WAY PER PLAT)
ASPHALT ROAD

1" Water Meter with 1" D.C.A.
to Include Wye Strainer, Isolation Valve,
Master Valve, and Pressure Regulator
Verify Size and Location

O T AUBREY
BLOCK 22, LOT 78
VETERANS MEMORIAL PARK

E. PLUM STREET
(50' RIGHT-OF-WAY PER PLAT)
ASPHALT ROAD

COMMERCIAL USE
O T AUBREY
BLOCK 23, LOT 80
LEAVING A CHRISTIAN LEGACY, LLC
DOC. NO. 2016-42694
D.R.D.C.T.

O T AUBREY
BLOCK 23, LOT 82
AND ADJ. TRIANGLE
EXISTING ONE STORY
2,175 S.F. BUILDING
FFE = 686.38
HEIGHT = 19.00'

RESIDENTIAL

RAILROAD TRACKS
UNION PACIFIC RAILROAD CO

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

- A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, materials, and equipment for the proper installation. Work includes but is not limited to:
1. Trenching and backfill
 2. Automatic controlled system.
 3. Upon completion of installation, supply drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically exact location of automatic valves.

- B. All sleeves as shown on plans will be furnished by General Contractor. Meter and power source to be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. See Irrigation Plans. See plans for controller, heads, and valves.
B. Section 02900-Landscape
C. Section 02811-Underground Irrigation Sleeve and Utility Conduits

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) – Latest edition.
1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 7. F856 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. Materials and workmanship shall be fully guaranteed for one (1) year after final acceptance.
B. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, raising and lowering of shrub heads to compensate for shrub growth, for one (1) year after completion of installation.
C. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
B. Product Data: Submit (5) copies of equipment manufacturer's specifications and literature for approval by Landscape Architect prior to installation.
C. Project Record Documents
1. Comply with Division I requirements.
 2. Locate by written dimension, routing of mainline piping, remote control valves and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
 3. When dimensioning is complete, transpose work to mylar reproducible tracings.
 4. Submit completed tracings prior to final acceptance. Mark tracings "Record Prints Showing Significant Changes". Date and sign drawings.
 5. Provide three complete operation manuals and equipment brochures neatly bound in a hard back three-ring binder. Include product data on all installed materials. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
- D. Quick Coupler Keys: Provide 3 coupler keys with boiler drains attached using brass reducer.
E. Controller Keys: Provide three sets of keys to controller enclosure(s).
F. Use of materials differing in quality, size, or performance from those specified will only be allowed upon written approval of the Landscape Architect. The decision will be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
G. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
H. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system.
I. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system will operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc. to avoid unnecessary cutting, patching and boring.
B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch diameter by eight inches long, where applicable.
B. Polyethylene nipples six (6") inches long to be used on all pop-up spray heads.

2.7 MATERIALS - See Irrigation Plan

- A. Sprinkler heads in lawn area as specified on plan.
B. PVC Pipe: Class 200, SPR 21
Copper Tubing (City Connection): Type "M" 24V Wire. Size 14, Type U.F.
C. Electric valves to be all plastic construction as indicated on plans.
D. Refer to drawing for backflow prevention requirements and flow valve.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Landscape Architect before proceeding.
B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material that is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
C. Backfill: Flood or hand-lamp to prevent after setting. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch minimum trench with a minimum of eighteen (18") inches of cover.
B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.6 POP-UP SPRAY HEADS

Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with Manufacturer's Specifications. See plan for typical installation of electric valve, valve box.

3.7 WIRING

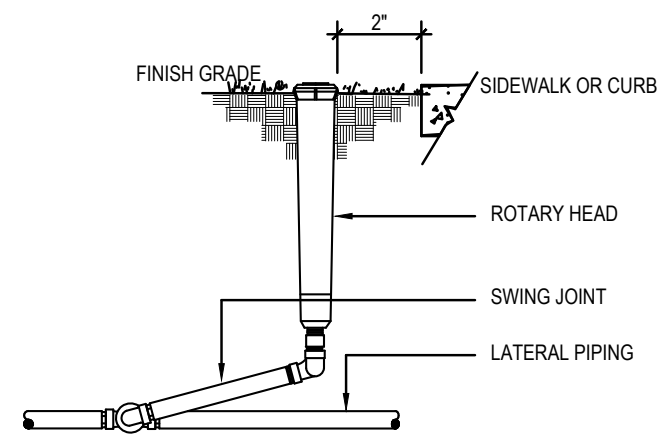
- A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for U.F. wire unless otherwise noted on the plan. Wire shall be tucked under the piping.
B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10') inch expansion coil at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

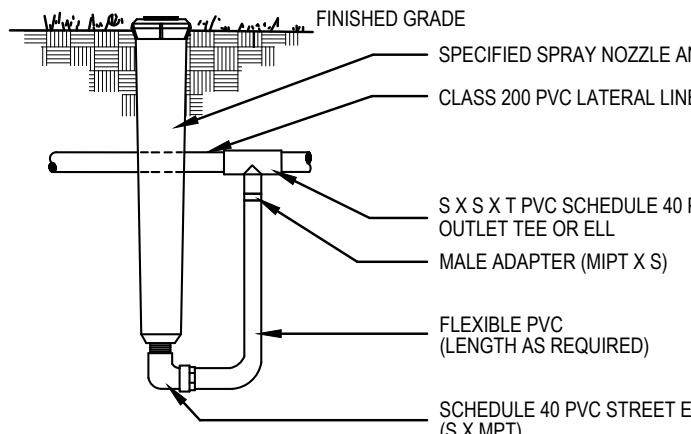
3.9 TESTING

- A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to insure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.



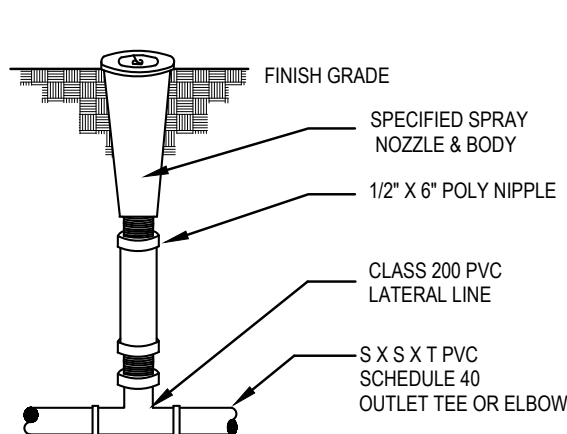
01 ROTARY HEAD

NOT TO SCALE



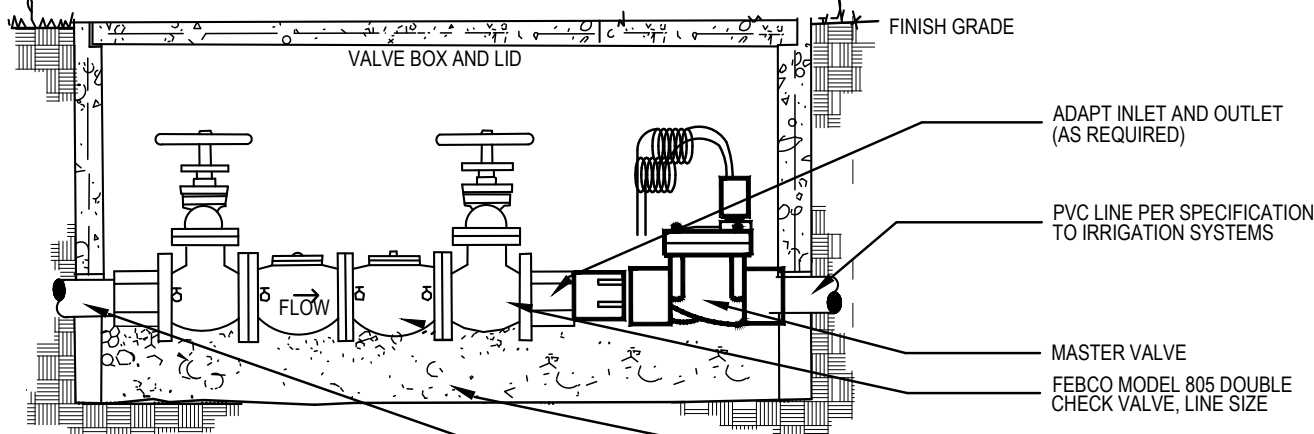
02 HIGH POP-UP SPRAY ASSEMBLY

NOT TO SCALE



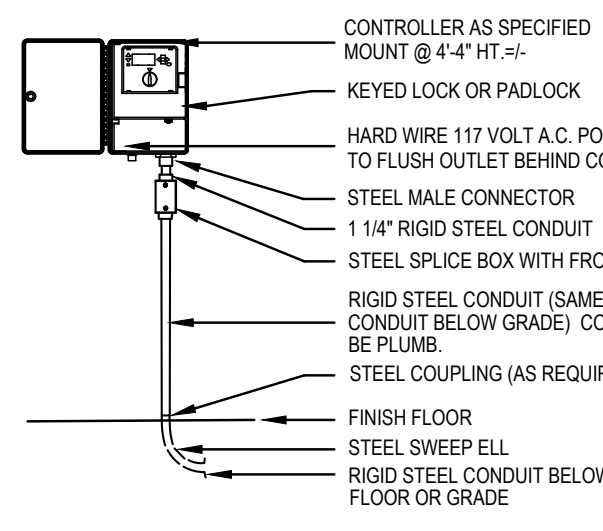
03 POP-UP LAWN SPRAY ASSEMBLY

NOT TO SCALE



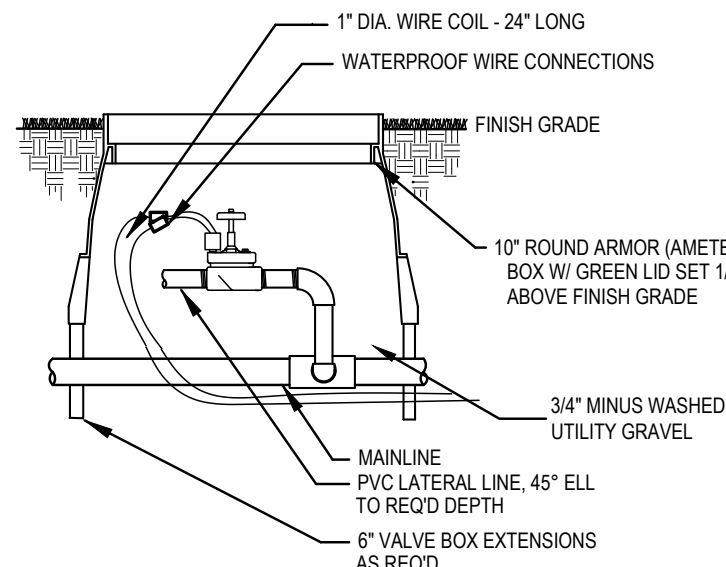
04 BACKFLOW PREVENTER

NOT TO SCALE



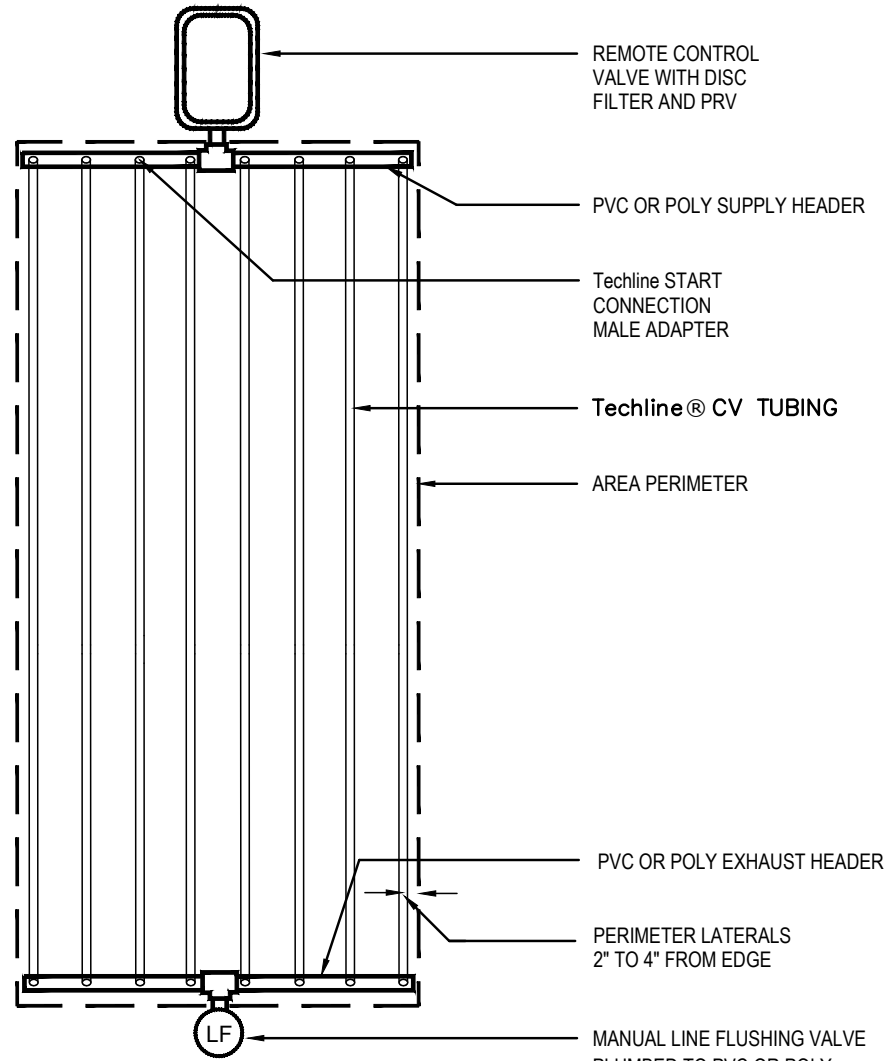
05 WALL MOUNTED CONTROLLER

NOT TO SCALE



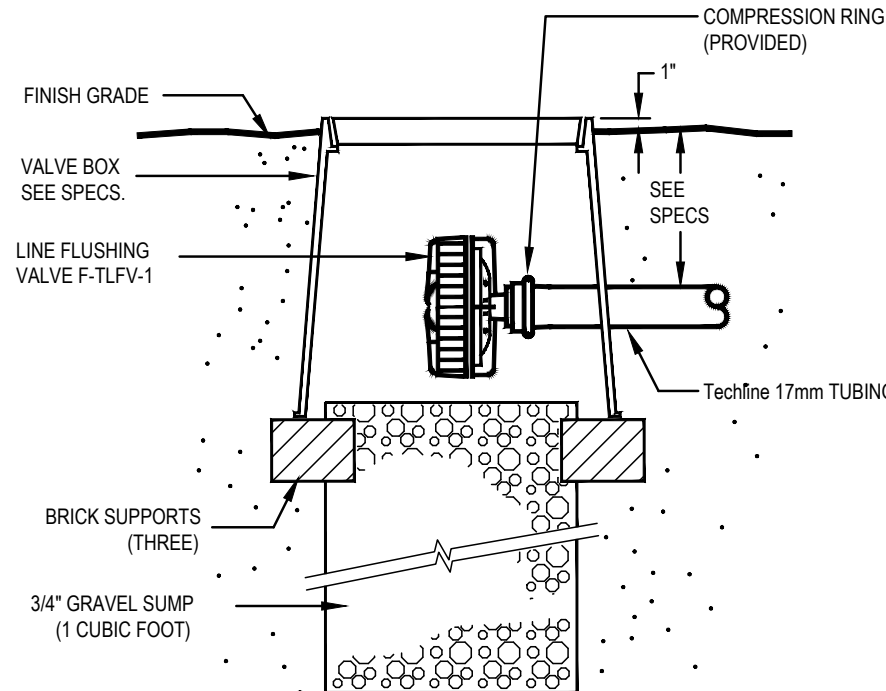
06 REMOTE CONTROL VALVE

NOT TO SCALE



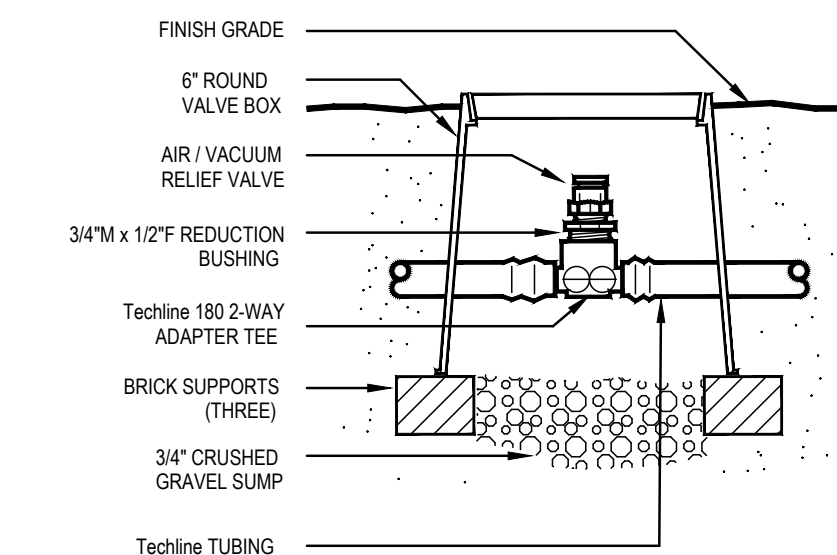
07 TechLine CV END FEED LAYOUT

NOT TO SCALE



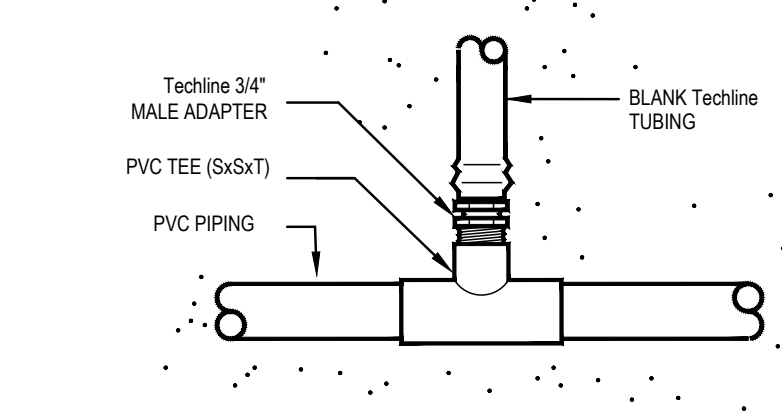
08 TechLine LINE FLUSHING VALVE

NOT TO SCALE



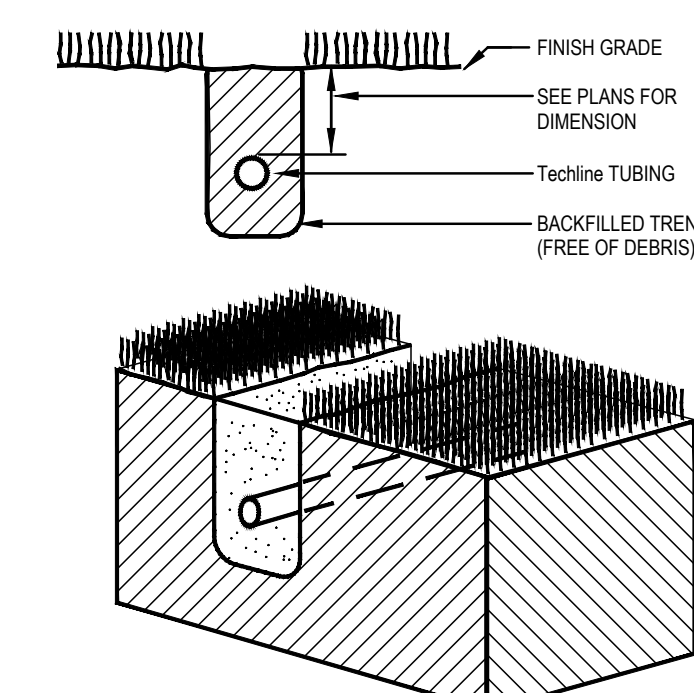
09 TechLine AIR/VACUUM RELIEF

NOT TO SCALE



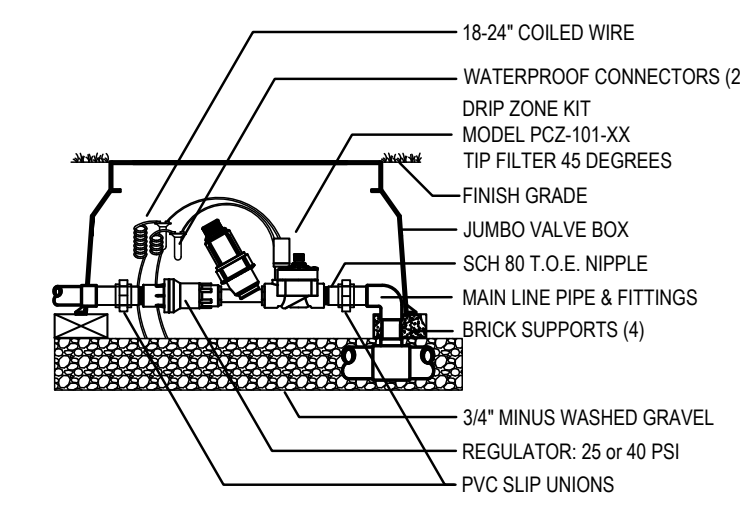
11 TechLine START CONNECTION

NOT TO SCALE



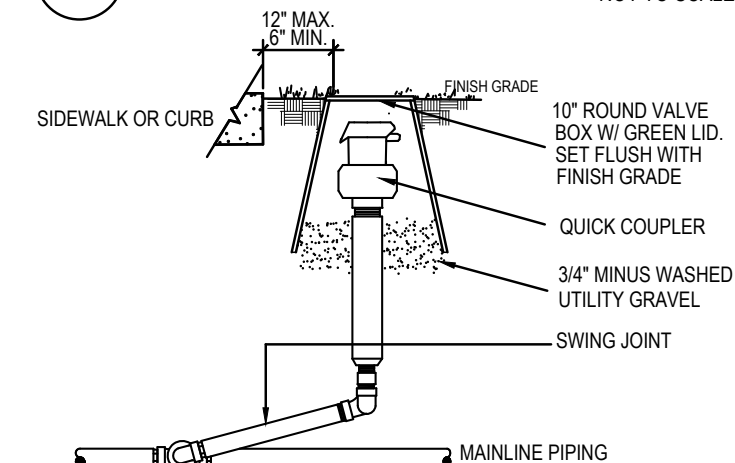
12 TechLine TRENCHING

NOT TO SCALE



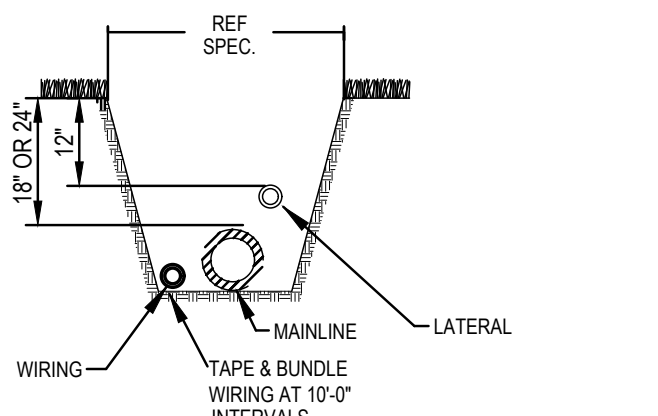
13 DRIP CONTROL VALVE

NOT TO SCALE



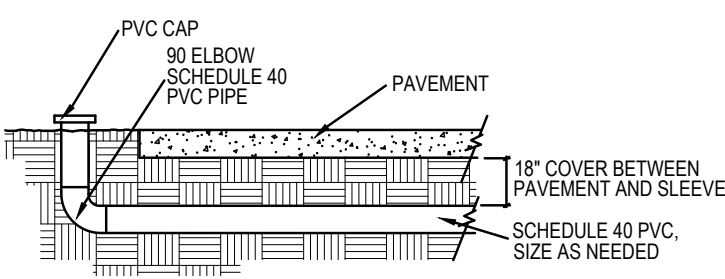
14 QUICK COUPLER

NOT TO SCALE



15 TRENCH DETAIL

NOT TO SCALE

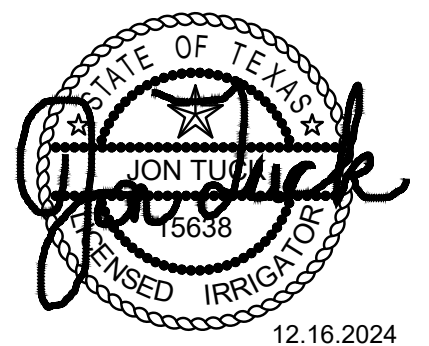


16 SLEEVE DETAIL

NOT TO SCALE



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRS@STUDIOGREENSPOT.COM



RESTAURANT

SOUTH MAIN ST. / W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:
12.13.2024

SHEET NAME:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:

L.5

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 12, 2024
6:00 PM



Call to Order - Determine if a Quorum is Present:

The meeting was called to order at 06:00 PM.

Present: Donald Smith, Kyle Kennedy, Candace Stone, Brittney Murray, Sina Tidwell, Nicole Shaw

Absent: Christal Johnson, Chuck Fuller

Staff Present: City Attorney Heather Shankle, City Secretary Jenny Hicks, Executive Director of Operations Leanne Wilson, Planner Helen-Eve Beadle

Commissioner Sina Tidwell offered the Invocation and Commissioner Kyle Kennedy led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve the Preliminary Plat with the three conditions listed. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

Conditions:

- 1. A 5 foot wall maintenance easement shall be provided for the lots that back or side to Blackjack Road.**
 - 2. Blackjack Road shall be one word; and**
 - 3. The signage in the landscaping plans shall be approved through a Sign Coordination Plan or other ordinance regulated review process.**
2. Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 2 containing 219 residential lots and two (2) HOA/nonresidential lots in approximately 38.154 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Donald Smith made a motion to approve the Final Plat with the four conditions listed. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

Conditions:

- 1. The Preliminary Plat for Phase 2 shall be approved;**
 - 2. A 5 foot wall maintenance easement shall be provided for the lots that back or side to Blackjack Road;**
 - 3. Blackjack Road shall be one word; and**
 - 4. The signage in the landscaping plans shall be approved through a Sign Coordination Plan or other lawful review process.**
3. Consider and make a recommendation to City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Candace Stone made a motion to approve the Preliminary Plat. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

4. Consider and make a recommendation to City Council regarding a Final Plat application for Highpointe Ranch Phase 3 containing 146 residential lots and one (1) HOA/nonresidential lot in approximately 31.067 acres of land out of the F. Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. (*KLB Buy 3, LLC*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Donald Smith made a motion to approve with the condition the Preliminary Plat for Phase 3 shall be approved. P&Z Commissioner Nicole Shaw seconded. Motion Passed (6:0). None opposed.

5. Consider and make a recommendation to City Council regarding the Site Plan for a restaurant to be located at 403 S. Main Street.

The applicant requested a 30-day extension to address landscaping and drainage issues. No action taken.

6. Consideration and action on Minutes of the November 14, 2024 meeting.

P&Z Commissioner Donald Smith made a motion to approve. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:1). Commissioner Sina Tidwell abstained.

-ADJOURN-

The meeting was adjourned at 6:16 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this _____ day of ___, 2025.

Sina Tidwell, Commission Chair

ATTEST:

Jenny Hicks, City Secretary