Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 10, 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 the City Council on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)

2. Consider and make a recommendation to the City Council on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

3. Consider and make a recommendation to the City Council on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

4. Consideration and action on approving minutes of the March 13, 2025 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
April 10, 2025

Agenda Item
Consider and make a recommendation to the City Council on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)

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

Summary
The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement in August of 2023 and in accordance with the agreement, the property was annexed and zoned (PD GR and GU) on March 28, 2024. The Preliminary Plat for Trivedi Addition was approved by City Council on April 11, 2024.

The Trivedi Addition Final Plat consists of 25.165 acres and provides for:

- 1 nonresidential (General Retail), Lot 1, Block A, 2.706 acres
- 1 Government Use Lot 2, Block A, 19.297 acres, accommodating a city park, a Water Pump Station, and other government uses.

Utilities:
Water and sanitary sewer service will be provided by the City of Aubrey.

Engineer Review:
The City Engineer has reviewed the Final Plat and recommends corrections to be made to the Final Plat (Attachment No. 2).

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

1. Sheet 2 NOTES Section shall match Sheet 1;
2. The recording information for the new 20-foot Mustang SUD easement and ROW shall be added prior to the plat being filed at the County;
3. The deed overlap information shall be resolved prior to April 14, 2025 and the plat shall not be filed until the issue is resolved; and
4. The City Engineer review comments (Attachment 2) shall be completed and resubmitted by April 9, 2025.

ACTION OPTIONS:
The Planning & Zoning Commission may recommend to the City Council:

1. Approval of the Final Plat;
2. Approval of the Final Plat with conditions (recommended); or
3. Denial of the Final Plat.

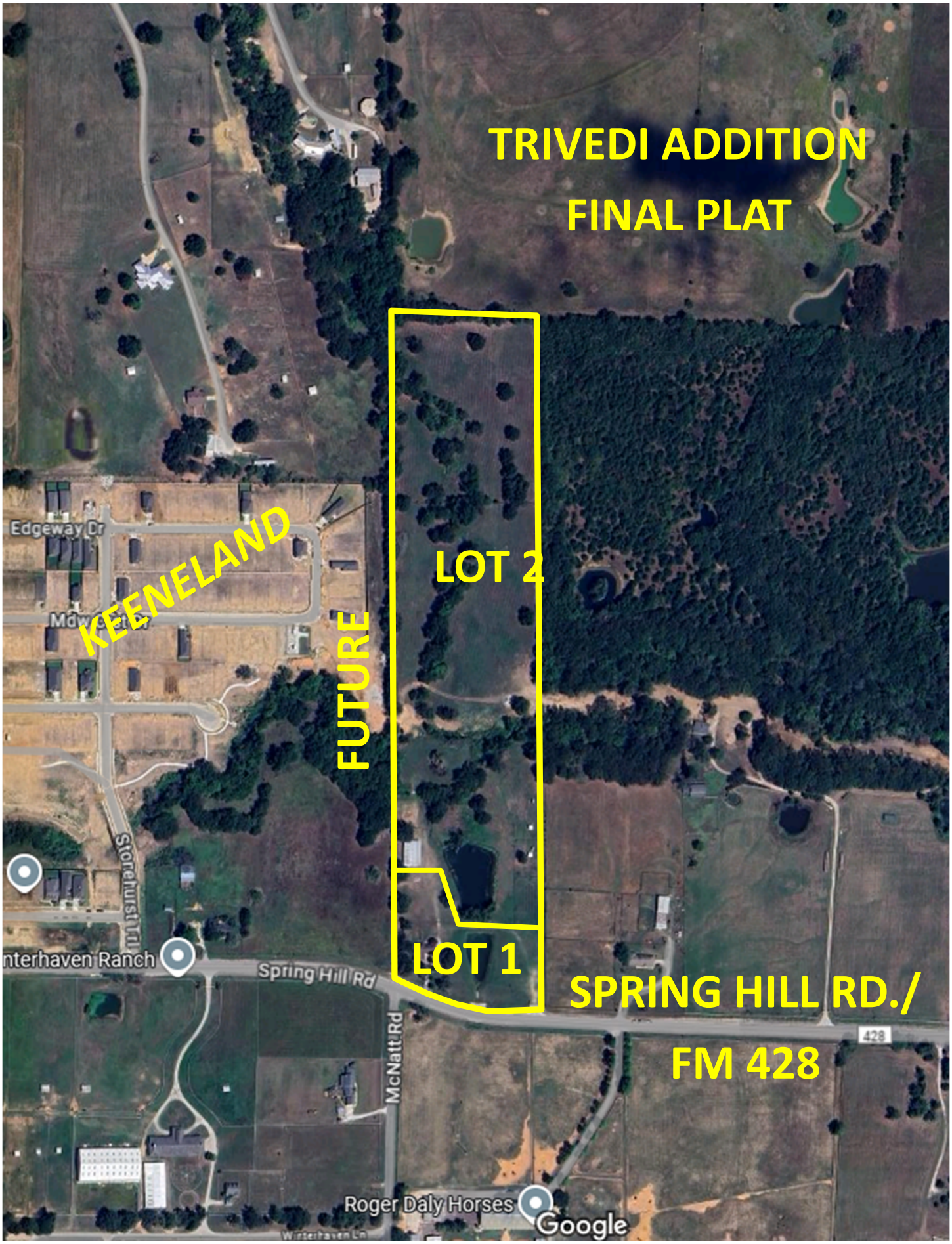
Attachments:

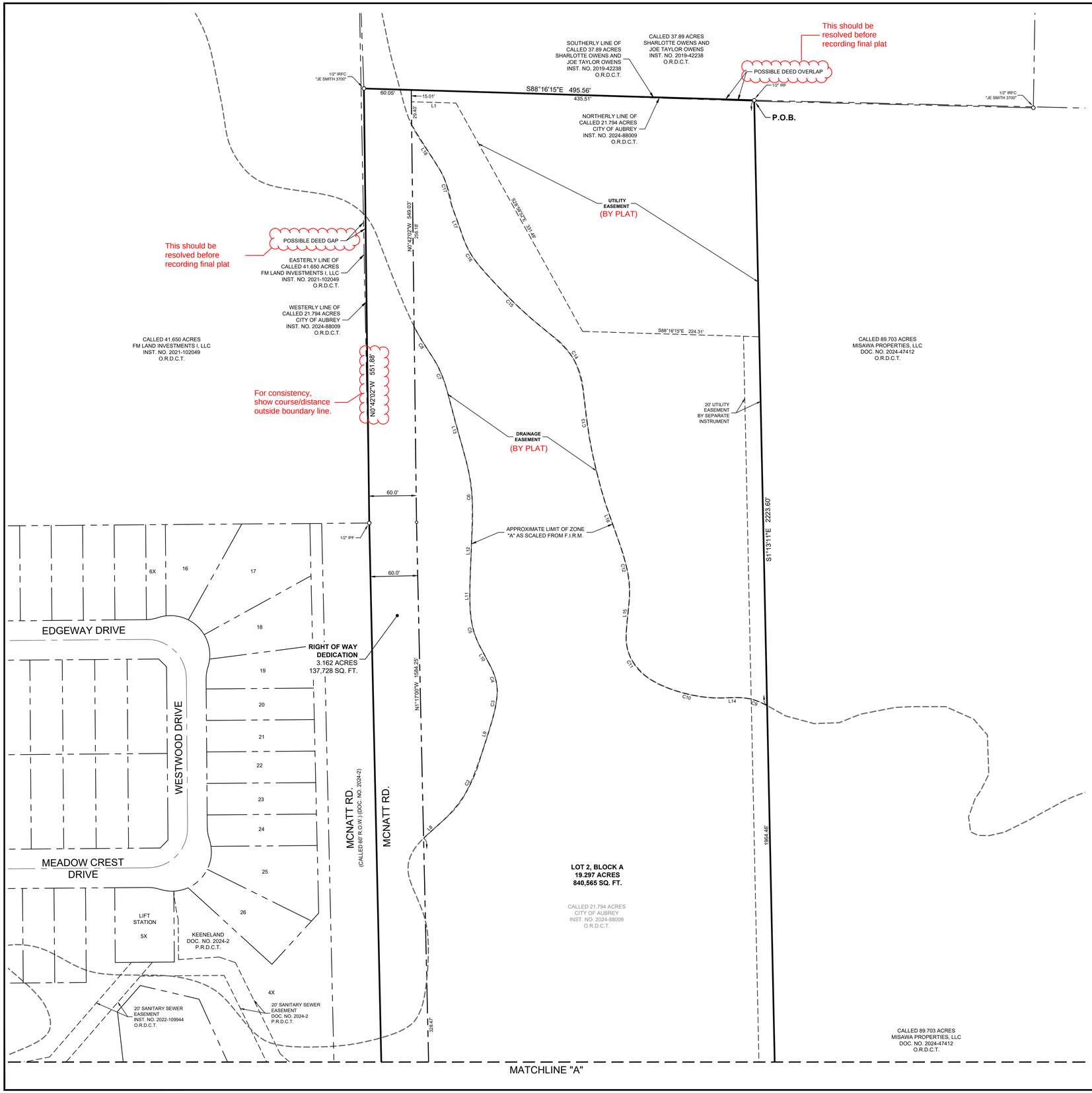
1. Location Map
2. Trivedi Addition Preliminary Plat (BHC review comments)

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend approval of the Trivedi Addition Final Plat to City Council for approval with conditions.


TRIVEDI ADDITION
FINAL PLAT
LOT 2
LOT 1
FUTURE
KEENELAND
Edgeway Dr
Storehurst Ln
Spring Hill Rd
McNatt Rd
SPRING HILL RD./
FM 428
428
Roger Daly Horses
Google



GRAPHIC SCALE IN FEET

60 0 30 60 120

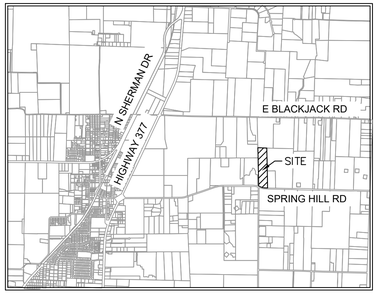
1" = 60' @ 24X36

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
PHASE LINE
BUILDING LINE



VICINITY MAP

SCALE: 1" = 4,000'

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. 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.
7. 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 finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
8. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
9. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
10. Water service to be provided by the City of Aubrey.
11. Sanitary Sewer to be provided by the City of Aubrey.
12. All utilities and drainage structures are located in the right-of-way except as shown.
13. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°16'15"E	56.72'
L2	S88°43'00"W	12.50'
L3	S01°17'00"E	15.00'
L4	N88°43'00"E	12.50'
L5	N15°12'23"W	90.66'
L6	N11°10'00"E	73.70'
L7	N79°03'01"W	53.87'
L8	N47°43'30"E	33.72'
L9	N17°29'54"E	48.52'
L10	N27°59'06"W	27.28'
L11	N00°31'45"W	18.79'
L12	N02°06'37"E	66.64'
L13	N15°11'53"W	89.04'
L14	S89°17'10"W	27.04'
L15	N05°13'27"E	44.60'
L16	N19°20'45"W	53.58'
L17	N19°31'18"W	43.98'
L18	N32°03'04"W	69.67'
L19	N46°41'51"E	40.81'
L20	N16°18'59"E	41.03'
L21	N00°02'39"E	162.22'
L22	N04°42'35"W	189.25'
L23	N82°30'02"E	35.63'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°48'39"	204.98'	63.72'	N87°10'25"W	63.46'
C2	33°15'39"	165.24'	95.92'	N30°18'08"E	94.58'
C3	14°51'56"	143.90'	37.33'	N09°41'53"E	37.23'
C4	28°35'06"	69.97'	34.91'	N16°14'00"W	34.55'
C5	27°35'21"	113.59'	54.69'	N13°00'56"W	54.17'
C6	18°40'15"	293.60'	95.67'	N04°02'52"W	95.25'
C7	20°20'31"	149.25'	52.99'	N22°52'19"W	52.71'
C8	7°05'37"	354.90'	43.94'	N31°01'40"W	43.91'
C9	25°03'45"	75.53'	33.04'	N72°09'29"W	32.78'
C10	29°36'27"	180.81'	93.43'	N75°27'02"W	92.40'
C11	67°13'18"	62.04'	72.79'	N26°50'58"W	68.69'
C12	22°05'57"	183.11'	70.63'	N10°53'12"W	70.19'
C13	12°11'55"	659.50'	140.41'	N11°12'04"W	140.15'
C14	54°08'57"	94.79'	89.59'	N28°55'26"W	86.29'
C15	12°10'28"	620.05'	131.75'	N45°42'15"W	131.50'
C16	18°23'07"	108.97'	34.97'	N28°49'48"W	34.82'
C17	19°46'50"	133.09'	45.95'	N17°46'32"W	45.72'
C18	16°31'35"	274.75'	79.25'	N71°39'47"E	78.98'
C19	3°57'31"	662.82'	45.79'	N80°39'11"E	45.78'

FINAL PLAT

TRIVEDI ADDITION

25.165 ACRES

1 NON RESIDENTIAL LOT (2.706 ACRES)
1 GOVERNMENT USES LOT (19.297 ACRES)
RIGHT OF WAY DEDICATION (3.162 ACRES)

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	Mar. 2025	064523803	1 OF 3

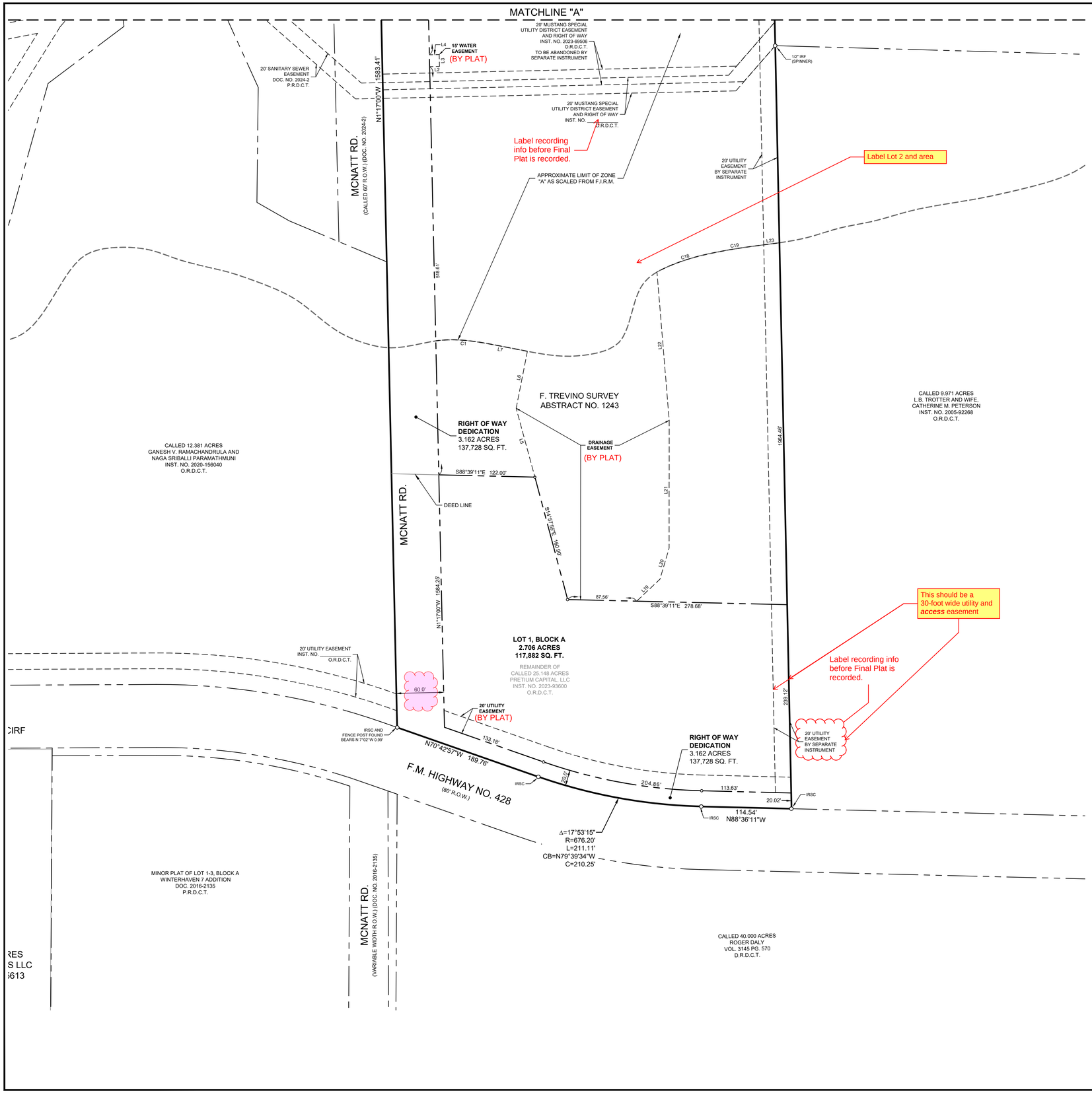
SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-391-7414
Contact : Mike Feather, E.I.T.

OWNER (LOT 1):
Pretium Capital, LLC
2504 Loftsmoor Lane
Plano, Texas 75025
Phone: 214-208-5078
Contact: Bhadresh Trivedi

OWNER (LOT 2):
City of Aubrey
107 S. Main
Aubrey, Texas 76227
Phone: 940-440-9343 Ext. 108
Contact : Leanne Wilson

DWG NAME: K:\FRI_SURVEY\064523803-NEC SPRING HILL MCNATT\DWG\064523803 NEC SPRINGHILL MCNATT FP.DWG PLOTTED BY GUNAWAN, SYLVIANA 3/11/2025 3:44 PM LAST SAVED 3/11/2025 3:40 PM



Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. 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.
7. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
8. 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 finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
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11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Lot 2, Block A shall be dedicated as a drainage easement.

Entire lot does not appear to be a drainage easement

Entirety of Lot 2 is not a drainage easement. Please correct

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
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P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	CAPPED IRON ROD FOUND
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

FINAL PLAT

TRIVEDI ADDITION

25.165 ACRES

1 NON RESIDENTIAL LOT (2.706 ACRES)
1 GOVERNMENT USES LOT (19.297 ACRES)
RIGHT OF WAY DEDICATION (3.162 ACRES)

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Tel. No. (972) 335-3580
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APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-391-7414
Contact : Mike Feather, E.I.T.

OWNER (LOT 1):
Pretium Capital, LLC
2504 Loftsmoor Lane
Plano, Texas 75025
Phone: 214-208-5078
Contact: Bhadresh Trivedi

OWNER (LOT 2):
City of Aubrey
107 S. Main
Aubrey, Texas 76227
Phone: 940-440-9343 Ext. 108
Contact : Leanne Wilson

DWG NAME: K:\FRI_SURVEY\064523803-NEC SPRING HILL MCNATT\DWG\064523803 NEC SPRINGHILL MCNATT FP.DWG PLOTTED BY GUNAWAN, SYLVIANA 3/11/2025 3:44 PM LAST SAVED 3/11/2025 3:40 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS PRETIUM CAPITAL, LLC AND CITY OF AUBREY, TEXAS, are the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being the remainder of a called 25.148 acre tract of land described in a deed to Pretium Capital, LLC, as recorded in Document No. 2023-93600 of the Official Records of Denton County, Texas, and being all of a called 21.794 acre tract of land described in Resolution No. 970-24 and in Special Warranty Donation Deed to City of Aubrey, Texas, as recorded in Document No. 2024-88009 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 21.794 acre tract, common to the northwest corner of a called 89.703 acre tract of land described in a deed to Misawa Properties, LLC, as recorded in Document No. 2024-47412 of the Official Records of Denton County, Texas;

THENCE South 01°13'11" East, along the easterly line of said 21.794 acre tract, the easterly line of said 25.148 acre tract, the westerly line of said 89.703 acre tract, and the westerly line of a called 9.971 acre tract of land described in a deed to L.B. Trotter and wife, Catherine M. Peterson, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, a distance of 2,223.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 25.148 acre tract, common to the southwest corner of said 9.971 acre tract, being on the northerly right of way line of F.M. Highway No. 428, an 80 foot wide right of way;

THENCE North 88°36'11" West, along the southerly line of said 25.148 acre tract and the northerly right of way line of said F.M. Highway No. 428, a distance of 114.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 676.20 feet, a central angle of 17°53'15", and a chord bearing and distance of North 79°39'34" West, 210.25 feet;

THENCE in a northwesterly direction continuing along the southerly line of said 25.148 acre tract and the northerly right of way line of said F.M. Highway No. 428, with said tangent curve to the right, an arc distance of 211.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which, a 1/2 inch iron rod with plastic cap stamped "Old Town Surveying" found for witness bears South 69°35' East, 9.61 feet;

Show reference, or remove from description

THENCE North 70°42'57" West, continuing along the southerly line of said 25.148 acre tract and the northerly right of way line of said F.M. Highway No. 428, a distance of 189.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 25.148 acre tract, common to the southeast corner of a called 12.381 acre tract of land described in a deed to Ganesh V. Ramachandrula and Naga Sriballi Paramathmuni, as recorded in Instrument No. 2020-156040 of the Official Records of Denton County, Texas, from which, a fence post found for witness bears North 07°02' West, 0.99 feet;

THENCE North 01°17'00" West, departing the northerly right of way line of said F.M. Highway No. 428, along the westerly line of said 25.148 acre tract, the westerly line of said 21.794 acre tract, the easterly line of said 12.381 acre tract, and the easterly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas, a distance of 1,583.41 feet to a 1/2 inch iron rod found for the northeast corner of said Keeneland, common to the southeast corner of a called 41.650 acre tract of land described in a deed to FM Land Investments I, LLC, as recorded in Instrument No. 2021-102049 of the Official Records of Denton County, Texas;

THENCE North 00°42'02" West, continuing along the westerly line of said 21.794 acre tract, a distance of 551.88 feet to a 1/2 inch iron rod with plastic cap stamped "JE Smith 3700" found for the northwest corner of said 21.794 acre tract, common to the southwest corner of a called 37.89 ace tract of land described in a deed to Sharlotte Owens and Joe Taylor Owens, as recorded in Instrument No. 2019-42238 of the Official Records of Denton County, Texas;

THENCE South 88°16'15" East, along the northerly line of said 21.794 acre tract, a distance of 495.56 feet to the **POINT OF BEGINNING** and containing 25.165 acres (1,096,175 square feet) of land, more or less.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **PRETIUM CAPITAL, LLC AND CITY OF AUBREY, TEXAS,** acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **TRIVEDI ADDITION**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Aubrey, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

This approved subject to all platting ordinances, rules, and regulations of the City of Aubrey, Texas.

Witness this _____ day of _____, 20__.

BY: **PRETIUM CAPITAL, LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

Witness this _____ day of _____, 20__.

BY: **CITY OF AUBREY, TEXAS**

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 the _____ day of _____, 20__.

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20___.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
TRIVEDI ADDITION
25.165 ACRES

1 NON RESIDENTIAL LOT (2.706 ACRES)
1 GOVERNMENT USES LOT (19.297 ACRES)
RIGHT OF WAY DEDICATION (3.162 ACRES)

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	Mar. 2025	064523803	3 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-391-7414
Contact : Mike Feather, E.I.T.

OWNER (LOT 1):
Pretium Capital, LLC
2504 Loftsmoor Lane
Plano, Texas 75025
Phone: 214-208-5078
Contact: Bhadresh Trivedi

OWNER (LOT 2):
City of Aubrey
107 S. Main
Aubrey, Texas 76227
Phone: 940-440-9343 Ext. 108
Contact : Leanne Wilson

DWG NAME: K:\FRI_SURVEY\064523803\NEC SPRING HILL MCNATT\DWG\064523803 NEC SPRINGHILL MCNATT FP.DWG PLOTTED BY: GUNAWAN, SYLVIANA 3/11/2025 3:44 PM LAST SAVED: 3/11/2025 3:40 PM

Planning and Zoning Commission Meeting
Staff Report
April 10, 2025

Agenda Item
Consider and make a recommendation to the City Council on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

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

Summary
The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement on September 28, 2023 and in accordance with the agreement, the property was annexed and zoned (PD-GR, SC, C, and IND uses) on October 24, 2023.

The Site Plan is the next step in the development process.
The Redfearn Addition Site Plan consists of 3.783 acres of land and provides for:

- Lot 1, Block A, 23.783 acres
- 6 buildings at 5,800 square feet each
- 73 parking spaces, meeting the PD ordinance requirements
- Façade Elevations, meeting the PD ordinance
- Landscape Plan, applicant has requested a variance to the required landscape materials and fencing around the detention area. Staff has reviewed the request and can support the variance due to:
    1. The landscape plan provides for more than adequate trees around the detention area.
    2. The detention pond is not a retention pond and the fencing is not necessary since the area will not hold water continuously. The water will be detained during storms and discharged.
    3. Similar variances have been granted due to the ordinance being excessive and contradictory
- Photometric Plan, under review

Engineer Review:
The City Engineer has reviewed the Site Plan engineering plans and the tailwater calculation is under review. Drainage shall comply with the City ordinances/requirements.

Planner Review:
The photometric plan is under review.

RECOMMENDATION:
The Site Plan for Redfearn Addition is recommended for approval subject to the following conditions:

1. The City Engineer shall approve the drainage information;
2. The photometric plan is in review; and

3. The variance for additional trees and fencing around the detention area be approved.

ACTION OPTIONS:
The Planning & Zoning Commission may recommend to the City Council:

1. Approval of the Site Plan;
2. Approval of the Site Plan with conditions (recommended); or
3. Denial of the Site Plan.

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the Redfearn Addition Site Plan for City Council approval subject to conditions.

REDFEARN
ADDITION
AUBREY CREEK
ESTATES
LOT 1
REDFEARN RD.
US HWY 377
AUBREY
CHAPARRALS

CIVIL ENGINEERING PLANS

FOR

REDFEARN ADDITION

AUBREY, TEXAS

MARCH 2025

CITY PROJECT #:

KJE #: 230304

VICINITY MAP

SCALE: 1" = 400'

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ON - SITE CONSTRUCTION	
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2.0	PAVING PLAN
3.0	GRADING PLAN
3.1	SWALE CROSS SECTIONS
4.0	EXISTING DRAINAGE AREA MAP
4.1	PROPOSED DRAINAGE AREA MAP
4.2	DETENTION CALCULATION
4.3	DETENTION POND DESIGN
5.0	UTILITY PLAN
5.1	STORM LINE A
5.2	STORM LINE B
5.3	STORM LINE POND OUTFALL
6.0	EROSION CONTROL
7.0	DETAILS
7.1	DETAILS
7.2	DETAILS
7.3	DETAILS
7.4	DETAILS

ENGINEER

KJE
500 MOSELEY RD
CROSS ROADS, TX 76277
PHONE: 940-387-0805
FAX: 940-387-0830
(TBPE F-12214)

SURVEYOR

CROWLEY SURVEYING
117 WEST ARCHER STREET
JACKSBORO, TX 76458
PHONE: (469) - 850 - 2757

DEVELOPER/OWNER

DTC VENTURES, INC
1999 BRYAN ST, STE 900
DALLAS, TEXAS 75201
PHONE: (214) - 808 - 0080

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEVIN WARE, P.E. 93550 ON 03/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES."

REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

COVER

C0.0

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GENERAL NOTES

1. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER, ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
11. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16. THE CONTRACTOR SHALL:
    - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
    - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
    - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
    - D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
15. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
17. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
18. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
19. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
20. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
22. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
23. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
24. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
25. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
6. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
7. CONCRETE AND FLEXBASE SECTION DESIGNS WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.

CONSTRUCTION NOTES

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS: SHALL BE 0.010 FT/FT.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND/OR ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
    - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
    - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
    - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
    - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
    - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EIKON CONSULTING GROUP.
3. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
4. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
5. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
6. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
7. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING, DATED 03, 2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
8. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES

1. REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
    - A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS
    - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
    - C. THE USE OF MISTING AS A CURING METHOD
    - D. THE USE OF WET BLANKETS AS A CURING METHOD
    - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)

    CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.
4. FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 75 CUBIC YARDS, ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
5. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
6. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
7. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON SUPERIOR PRODUCTS (800-745-3703) OR EQUAL:
    - A. AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH, TYPE R21, OR TYPE BBP
9. MASTER BUILDERS CONFILM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT, ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
15. ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
16. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
17. ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
18. MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

DEMOLITION NOTES

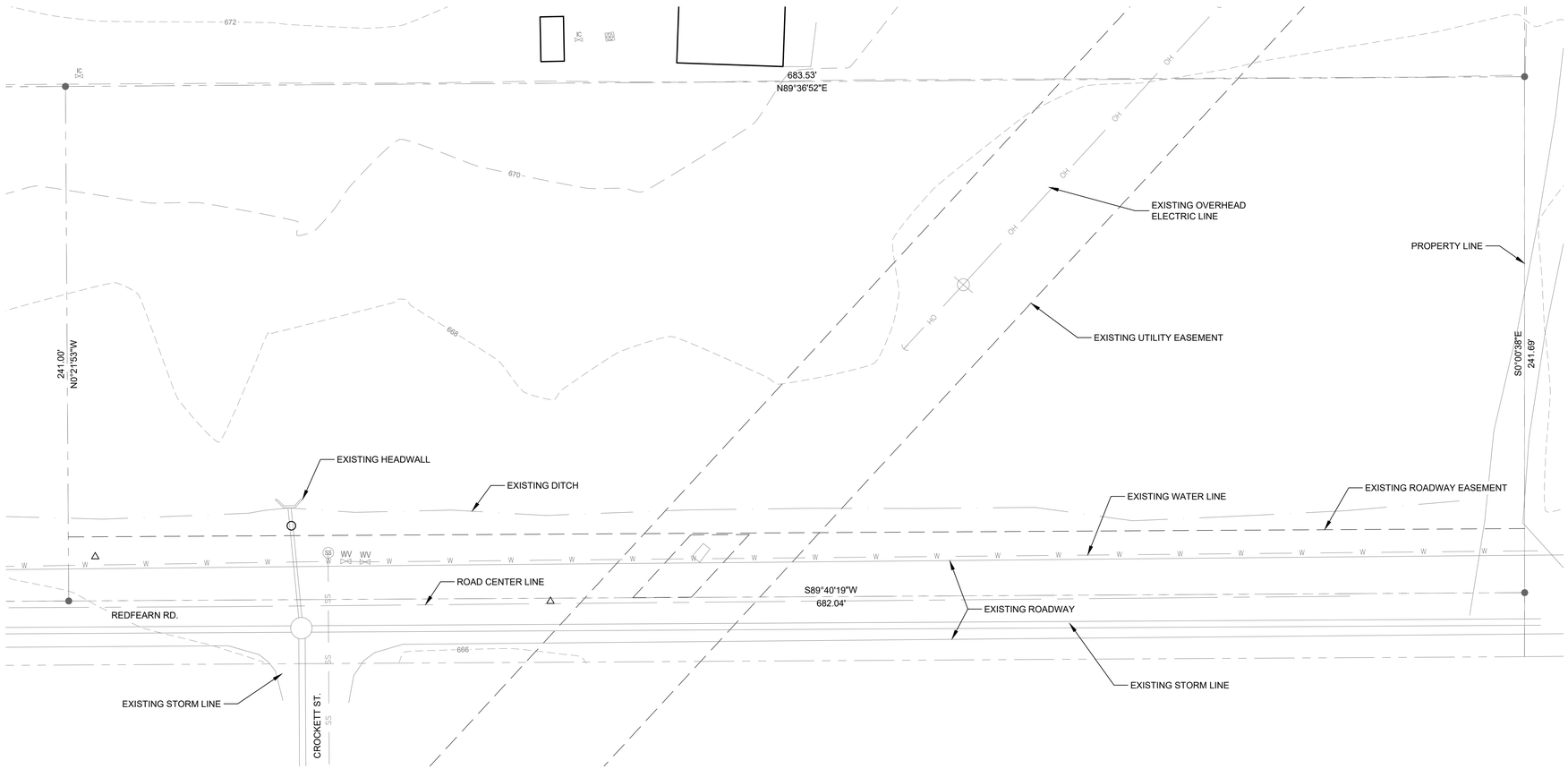
1. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY..
2. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
3. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
4. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
5. ALL CURBS, SIDEWALKS, PARKING LOT PAVING, AND STRIPING NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND/OR ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE COMMUNITY WATER CO. FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3" OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12. CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO POLE AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
13. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
14. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
15. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
16. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
17. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
18. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3000 P.S.I.
19. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
21. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22. ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
23. ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
24. ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
25. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOIST AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
26. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
27. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN,) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVEN AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE J



LEGEND – EXISTING CONDITIONS & DEMOLITION PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- EXISTING TREE TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

1. DEMOLITION AREAS SHALL BE ADEQUATELY BARRICADED OR FENCED.
2. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
3. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03/24. EXISTING UTILITY LINES WERE TAKEN FROM SITE VISIT SURVEYED INFORMATION.
4. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
5. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
6. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
7. ALL CURBS, SIDEWALKS, PAVING, STRIPING, UTILITIES, ECT. NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

1 EXISTING CONDITIONS

C0.2 SCALE: 1"=30'

0 30 60 Feet

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

EXISTING CONDITIONS

C0.2

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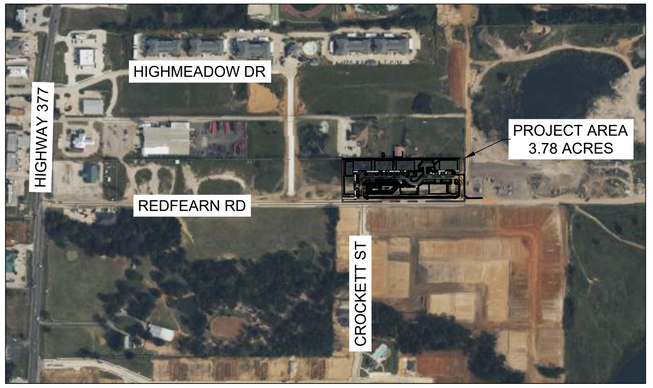
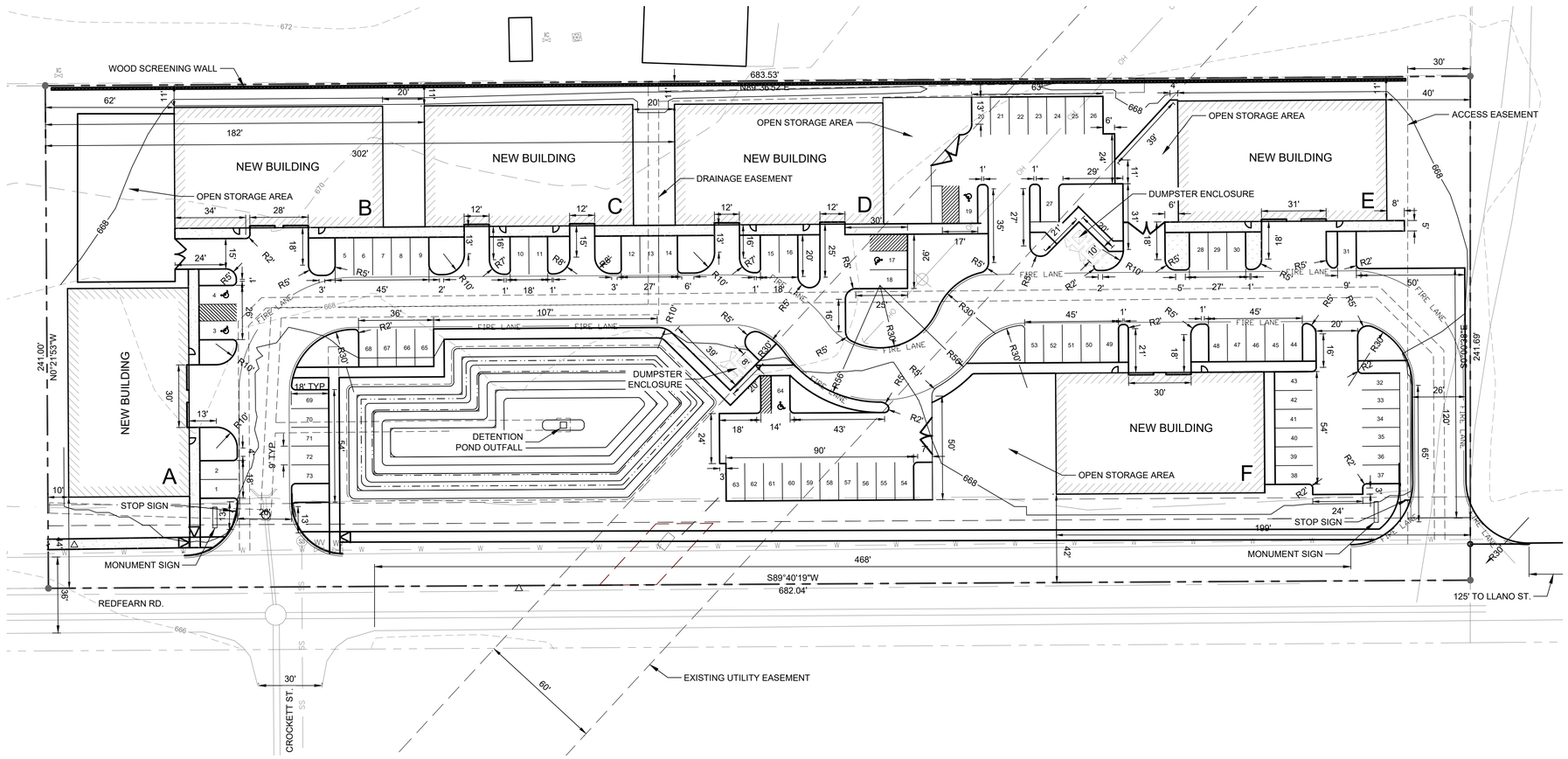


LOCATION MAP
SCALE: 1" = 400'



1 SITE PLAN
C1.0 SCALE: 1"=30'
0 30 60 Feet

PROPOSED USE: WAREHOUSE
ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT
LOT AREA: 3.79 ACRES
BUILDING AREA: .8 ACRES SINGLE STORY BUILDING
(6 x 5800sqft = 34800 sqft)
LOT COVERAGE RATIO: 21.08% BUILDING AREA

ADJACENT LAND USE:
NORTH - COMMERCIAL (DAY CARE)
EAST - CONSTRUCTION SITE
SOUTH - RESIDENTIAL (SINGLE FAMILY)
WEST - COMMERCIAL (OPEN FIELD)

PARKING SPACES:
REQUIRED: 1 SPACE PER 500 sqft
34800 sqft / 500 sqft = 69.6 SPACES
PROPOSED: TOTAL = 73
NON-HANDICAP = 68
HANDICAP = 5

LOT 1 / BLOCK A
NO DRAINAGE EASEMENTS OR FLOOD PRONE AREA

LEGEND – SITE PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

CONSTRUCTION NOTES

1. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE BASED ON TCEQ REQUIREMENTS DEPENDING ON THE SIZE OF THE PIPE.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES, OR 18 INCHES GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR SANITARY SEWER INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.
10. FIRE LANES SHALL REMAIN OPEN / ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
11. FIRE LANES SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
12. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

SITE PLAN NOTES

1. ALL SIGNAGE IS APPROVED VIA SEPARATE PERMITTING PROCESS
2. DUMPSTER ENCLOSURES SHOULD NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. SCREENING OF THE DUMPSTERS SHALL BE OF THE SAME MASONRY MATERIAL AS THE PRIMARY STRUCTURE AND BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT. 8' SOLID METAL GATES (NEUTRAL IN COLOR) SHALL BE AFFIXED TO THE OPENING AND SHALL BE CLOSED AT ALL TIMES EXCEPT WHEN BEING SERVICED
3. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED TO COMPLY WITH ZONING ORDINANCE TO BLOCK VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING OR ADEQUATE LANDSCAPING
4. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY
5. ALL PARKING SPACES TO BE 9' X 18'
6. ALL STRIPING IN PARKING LOTS SHALL BE WHITE
7. HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT, NEON, OR GARISH
8. TRUNCATED DOME PADS WHERE THE SIDEWALK MEETS DRIVEWAY
9. BOLLARDS CAN BE CONCRETE OR CAST METAL AND SHALL BE OF DECORATIVE DESIGN WITH NO BOLD COLORS OR SLEEVES
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESSES, BOTH ON-SITE AND ADJACENT
11. ANY EXPOSED/BARE CONCRETE, SUCH AS RETAINING WALLS OR OTHER VERTICAL SITUATIONS, REQUIRE THE CONCRETE TO BE CLAD IN MASONRY OR RECEIVE OTHER STAFF-APPROVED TREATMENT
12. ANY EXISTING AGRICULTURAL FENCES MUST BE REMOVED

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/12/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

SITE PLAN

C1.0

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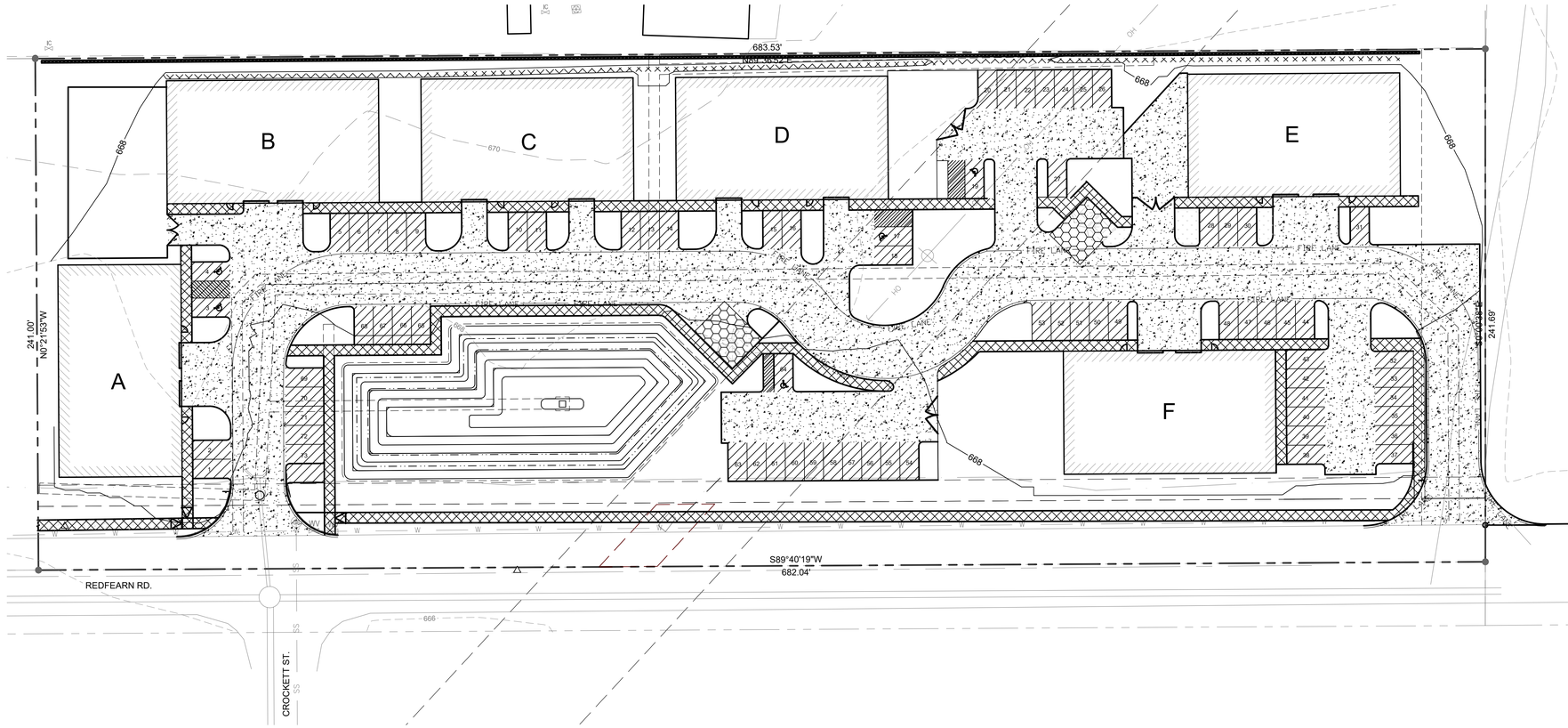
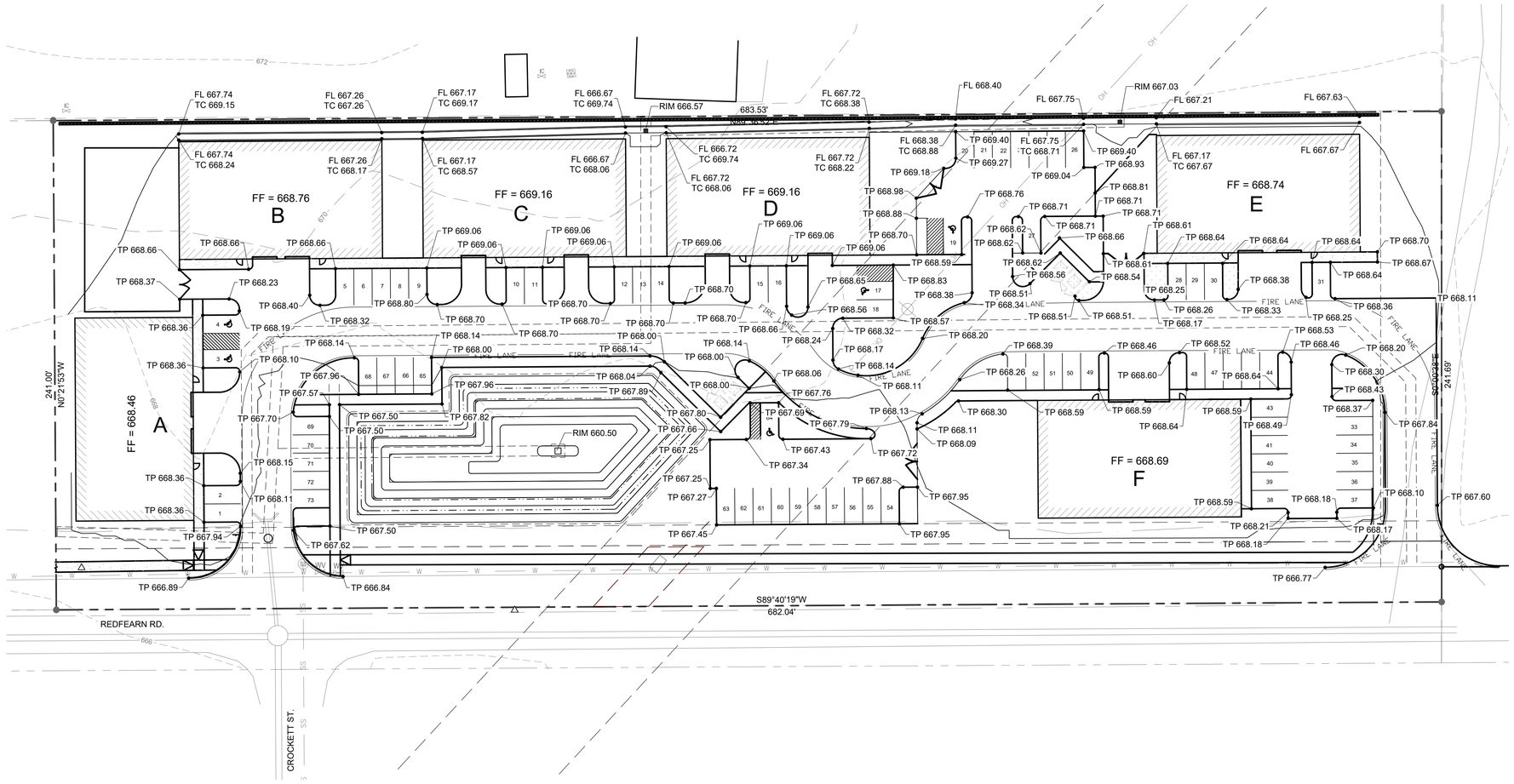
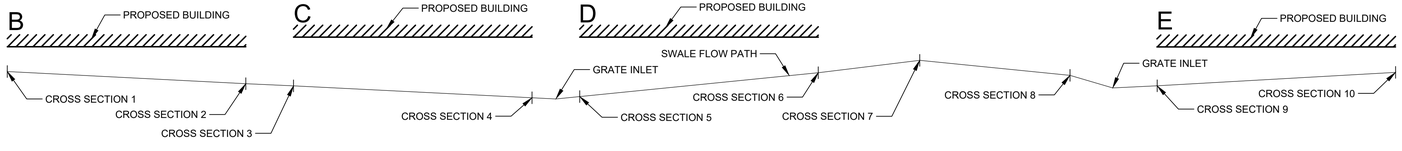

683.53'
N89°40'19"E
668
670
666
A
B
C
D
E
F
241.00'
N00°21'53"W
241.69'
S00°08'48"E
S89°40'19"W
682.04'
REDFEARN RD.
CROCKETT ST.
FIRE LANE
NO PARKING
FIRE LANE
NO PARKING
FIRE LANE
NO PARKING



1 GRADING PLAN

C3.0 SCALE: 1"=30'

0 30 60 Feet



2 CONCRETE SWALE CROSS SECTION

C3.0 SCALE: 1"=30'

0 30 60 Feet

LEGEND – GRADING PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
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- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- ACCESSIBLE ROUTE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- TS TOP OF SIDEWALK ELEVATION
- TP BOTTOM OF GUTTER
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- TW TOP OF WALL ELEVATION
- FG FINISH GRADE ELEVATION
- TG TOP OF GRATE ELEVATION (INLET)
- FL FLOW LINE ELEVATION
- ME MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING.
2. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
3. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
4. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE GRADES AND CONTOURS SHOWN ON THIS PLAN REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING DATED 03/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE TO TOP OF PAVEMENT OR GROUND, UNLESS OTHERWISE NOTED.

SOIL PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH ALL PAVING SHALL BE TREATED AS FOLLOWS:
   - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
   - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
   - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT AT OR ABOVE OPTIMUM.
   - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
   - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY THE GEOTECHNICAL ENGINEER.
   - F. DENSITY AND MOISTURE CONTROL TESTS SHALL BE RUN PER EACH 5,000 SQUARE FEET.

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/12/2025
Project No:	230304
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Checked By:	RH
Designed By:	KS

Issue Record

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GRADING PLAN

C3.0

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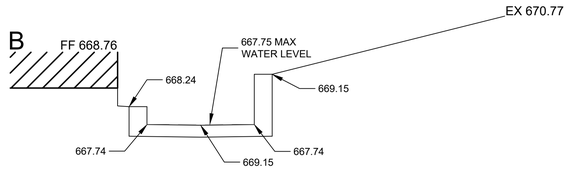

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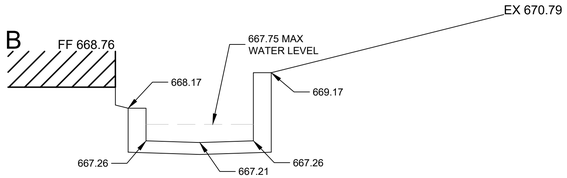

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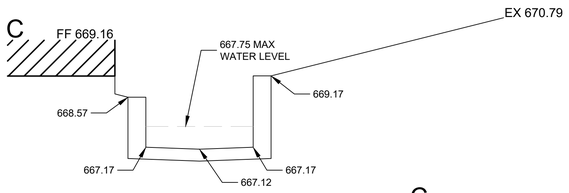

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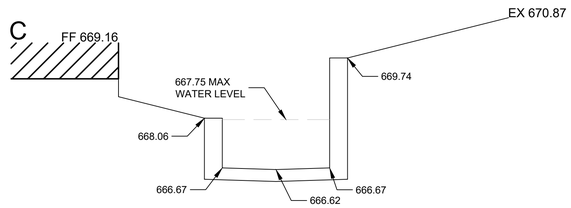

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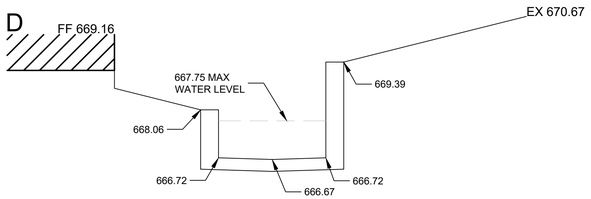

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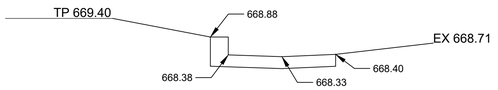

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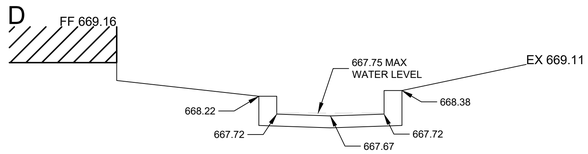

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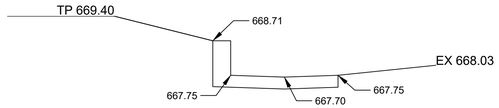

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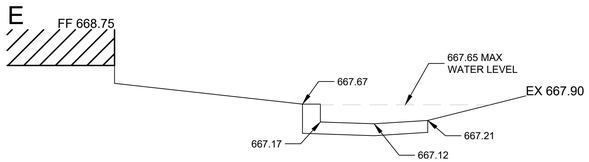

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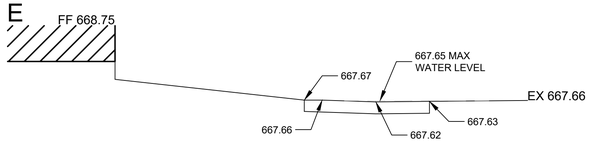

CROSS SECTION 10

CROSS SECTION 3,
MAX CFS - 11.85 CFS
100YR CFS - 1.17 CFS

CROSS SECTION 8,
MAX CFS - 1.68 CFS
100YR CFS - 1.29 CFS

CROSS SECTION 6,
MAX CFS - 4.14 CFS
100YR CFS - 1.12 CFS

CROSS SECTION 9,
MAX CFS - 2.73 CFS
100YR CFS - 1.63 CFS

1 C3.1 **SWALE CROSS SECTIONS**
SCALE: NOT TO SCALE

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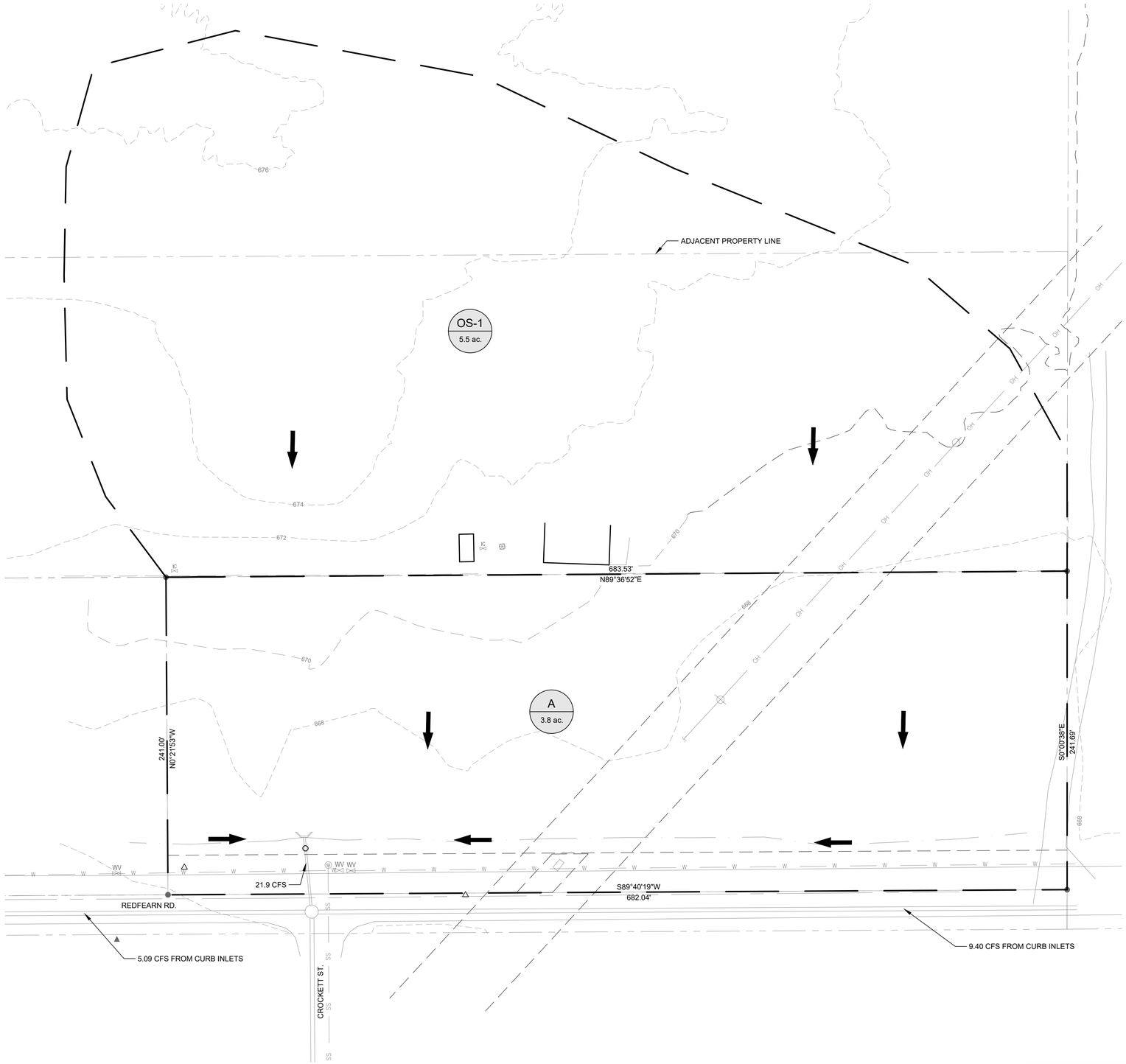
SWALE CROSS SECTIONS

C3.1



LEGEND – EXISTING DRAINAGE AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE FLOW PATH
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW

A – DRAINAGE AREA
B –BASIN AREA (AC.)

1 EXISTING DRAINAGE AREA MAP

C4.0 SCALE: 1"=30'

0 30 60 Feet

Red Fearn Road Addition Runoff Calculations

Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)

Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

OS-1 WILL HAVE TO DETAIN IN THE FUTURE AND PROVIDE ADEQUATE OUTFALL.

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EXISTING DRAINAGE AREA MAP

C4.0

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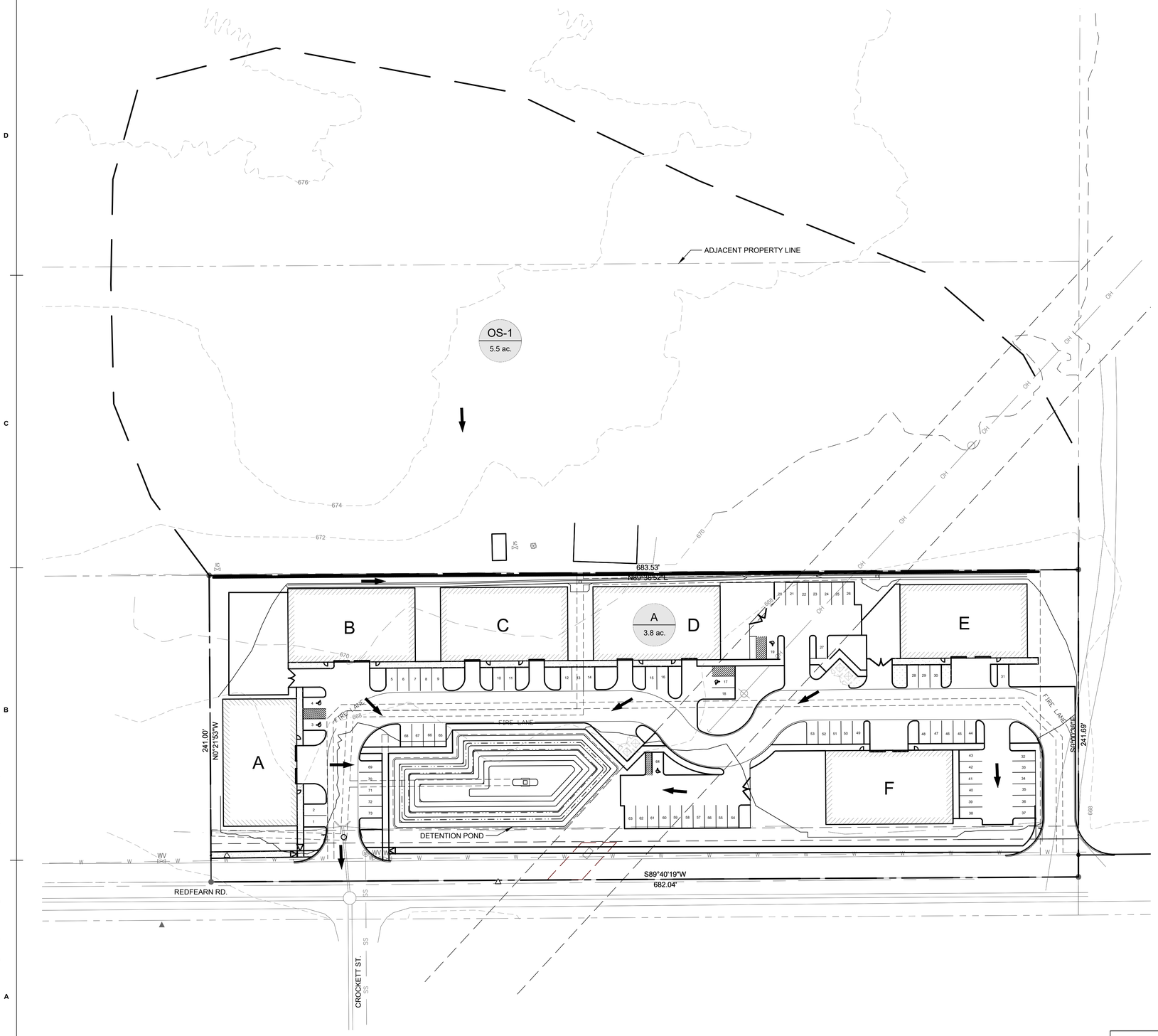

LEGEND – PROPOSED DRAINAGE AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING STORM SEWER LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GROUND COUNTOUR
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW

A – DRAINAGE AREA
B – BASIN AREA (AC.)

1 PROPOSED DRAINAGE AREA MAP

C4.1 SCALE: 1"=30'

0 30 60 Feet

Red Fearn Road Addition Runoff Calculations

Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)

Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

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PROPOSED DRAINAGE AREA MAP

C4.1

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Red Fearn Road Addition Runoff Calculations															
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)															
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT	
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A	
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT	
	9.3									18.8			21.9		

Red Fearn Road Addition Runoff Calculations														
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

DETENTION STAGE/STORAGE CALCULATIONS											
DESIGN POINT											
					Orifice - $Q=0.6(A)(2gh)^{0.5}$						
					Pipe Size (in) = 12.6			Times			
Elevation	Depth	Area	Storage	Storage	FL = 660.50			Number of	Existing	Compare Flow	Storm Event
			Provided	Required	Pipe Dia.	Head	Outflow Q	Openings	Flow		
(ft)	(ft)	(ft^2)	(ft^3)	(ft^3)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(yr)
660.50	0.00	40	0		1.05	0.00	0.0	1			
661.00	0.00	1,700	435		1.05	0.00	0.0	1			
662.00	1.50	2,900	2,735		1.05	0.98	0.0	1			
663.00	2.50	4,200	6,285		1.05	1.98	0.0	1			
663.25	**2.75**	**4,550**	**7,379**	**7,337**	**1.05**	**2.23**	**6.2**	**1**	**6.4**	**-0.2**	**2-yr**
664.00	3.50	5,600	11,185		1.05	2.98	7.2	1			
664.53	**4.03**	**6,395**	**14,364**	**14,358**	**1.05**	**3.50**	**7.8**	**1**	**7.7**	**0.1**	**25-yr**
665.00	4.50	7,100	17,535		1.05	3.98	8.3	1			
665.51	**5.01**	**7,967**	**21,377**	**21,364**	**1.05**	**4.48**	**8.8**	**1**	**8.9**	**-0.1**	**100-yr**
666.00	5.50	8,800	25,485		1.05	4.98	9.3	1			
667.00	6.50	10,600	35,185		1.05	5.98	10.2	1			

THE TAILWATER USED WAS 660.20 SHOWN ON THE CONSTRUCTION PLANS FOR AUBREY CREEK ESTATES PHASE 2

Weir Report

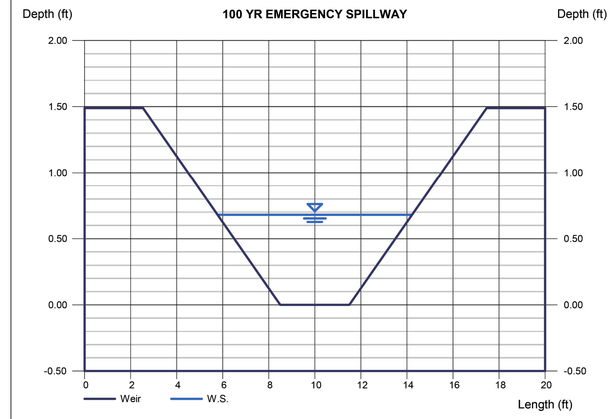
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

100 YR EMERGENCY SPILLWAY

Trapezoidal Weir
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 1.49
Side Slope (z:1) = 4.00

Highlighted
Depth (ft) = 0.68
Q (cfs) = 8.900
Area (sqft) = 3.89
Velocity (ft/s) = 2.29
Top Width (ft) = 8.44

Calculations
Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 8.90



Modified Rational Method
2-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
15.0	3.89	0.30	1.00	3.80	4.4

Proposed Conditions

Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
10.0	4.69	0.80	1.00	3.80	14.3

Check Various Storms

Time (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
10	4.69	0.80	1.00	3.8	14.3
20	3.47	0.80	1.00	3.8	10.5
30	2.71	0.80	1.00	3.8	8.2
40	2.40	0.80	1.00	3.8	7.3
50	2.09	0.80	1.00	3.8	6.4

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^3)
10	Inflow = 10 x 14.3 x 60 sec/min	=	8,555
	Outflow = 0.50 x 20 x 4.4 x 60 sec/min)	=	2,661
		Storage	5,894
20	Inflow = 20 x 10.5 x 60 sec/min	=	12,659
	Outflow = 0.50 x 30 x 4.4 x 60 sec/min)	=	5,322
		Storage	**7,337**
30	Inflow = 30 x 8.2 x 60 sec/min	=	14,829
	Outflow = 0.50 x 40 x 4.4 x 60 sec/min)	=	7,982
		Storage	6,847
40	Inflow = 40 x 7.3 x 60 sec/min	=	17,510
	Outflow = 0.50 x 50 x 4.4 x 60 sec/min)	=	10,643
		Storage	6,867
50	Inflow = 50 x 6.4 x 60 sec/min	=	19,061
	Outflow = 0.50 x 60 x 4.4 x 60 sec/min)	=	13,304
		Storage	5,757
Maximum Volume Required		**Cu-ft=**	**7,337**
		Acre-ft =	**0.17**

Modified Rational Method
25-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
15.0	6.43	0.30	1.00	3.80	7.3

Proposed Conditions

Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
10.0	7.79	0.80	1.10	3.80	26.0

Check Various Storms

Time (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
10	7.79	0.80	1.10	3.8	26.0
20	5.77	0.80	1.10	3.8	19.3
30	4.45	0.80	1.10	3.8	14.9
40	3.94	0.80	1.10	3.8	13.2
50	3.44	0.80	1.10	3.8	11.5

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^3)
10	Inflow = 10 x 26 x 60 sec/min	=	15,630
	Outflow = 0.50 x 20 x 7.3 x 60 sec/min)	=	4,398
		Storage	11,232
20	Inflow = 20 x 19.3 x 60 sec/min	=	23,154
	Outflow = 0.50 x 30 x 7.3 x 60 sec/min)	=	8,796
		Storage	**14,358**
30	Inflow = 30 x 14.9 x 60 sec/min	=	26,785
	Outflow = 0.50 x 40 x 7.3 x 60 sec/min)	=	13,194
		Storage	13,591
40	Inflow = 40 x 13.2 x 60 sec/min	=	31,621
	Outflow = 0.50 x 50 x 7.3 x 60 sec/min)	=	17,592
		Storage	14,028
50	Inflow = 50 x 11.5 x 60 sec/min	=	34,510
	Outflow = 0.50 x 60 x 7.3 x 60 sec/min)	=	21,991
		Storage	12,519
Maximum Volume Required		**Cu-ft=**	**14,358**
		Acre-ft =	**0.33**

Modified Rational Method
100-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)
15.0	7.85	0.30	1.00	3.80	8.9

Proposed Conditions

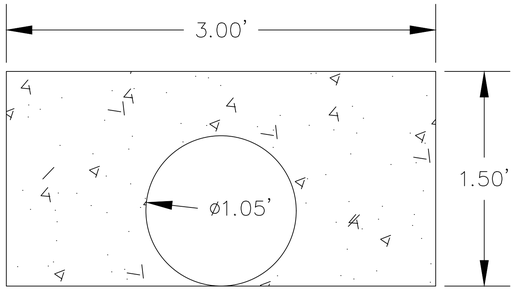
Tc (min)	I_{100} (in/hr)	C		A (ac.)	Q_{100} (cfs)
10.0	9.53	0.80	1.25	3.80	36.2

Check Various Storms

Time (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)
10	9.53	0.80	1.25	3.80	36.2
20	7.04	0.80	1.25	3.80	26.8
30	5.41	0.80	1.25	3.80	20.6
40	4.80	0.80	1.25	3.80	18.2
50	4.19	0.80	1.25	3.80	15.9

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^2)
10	Inflow = 10 x 36.2 x 60 sec/min	=	21,728
	Outflow = 0.50 x 20 x 8.9 x 60 sec/min)	=	5,369
		Storage	16,359
20	Inflow = 20 x 26.8 x 60 sec/min	=	32,102
	Outflow = 0.50 x 30 x 8.9 x 60 sec/min)	=	10,739
		Storage	**21,364**
30	Inflow = 30 x 20.6 x 60 sec/min	=	37,004
	Outflow = 0.50 x 40 x 8.9 x 60 sec/min)	=	16,108
		Storage	20,896
40	Inflow = 40 x 18.2 x 60 sec/min	=	43,776
	Outflow = 0.50 x 50 x 8.9 x 60 sec/min)	=	21,478
		Storage	22,298
50	Inflow = 50 x 15.9 x 60 sec/min	=	47,766
	Outflow = 0.50 x 60 x 8.9 x 60 sec/min)	=	26,847
		Storage	20,919
Maximum Volume Required		**Cu-ft=**	**21,364**
		Acre-ft =	**0.49**



1 **POND OUTFALL**
C4.2 SCALE: NOT TO SCALE

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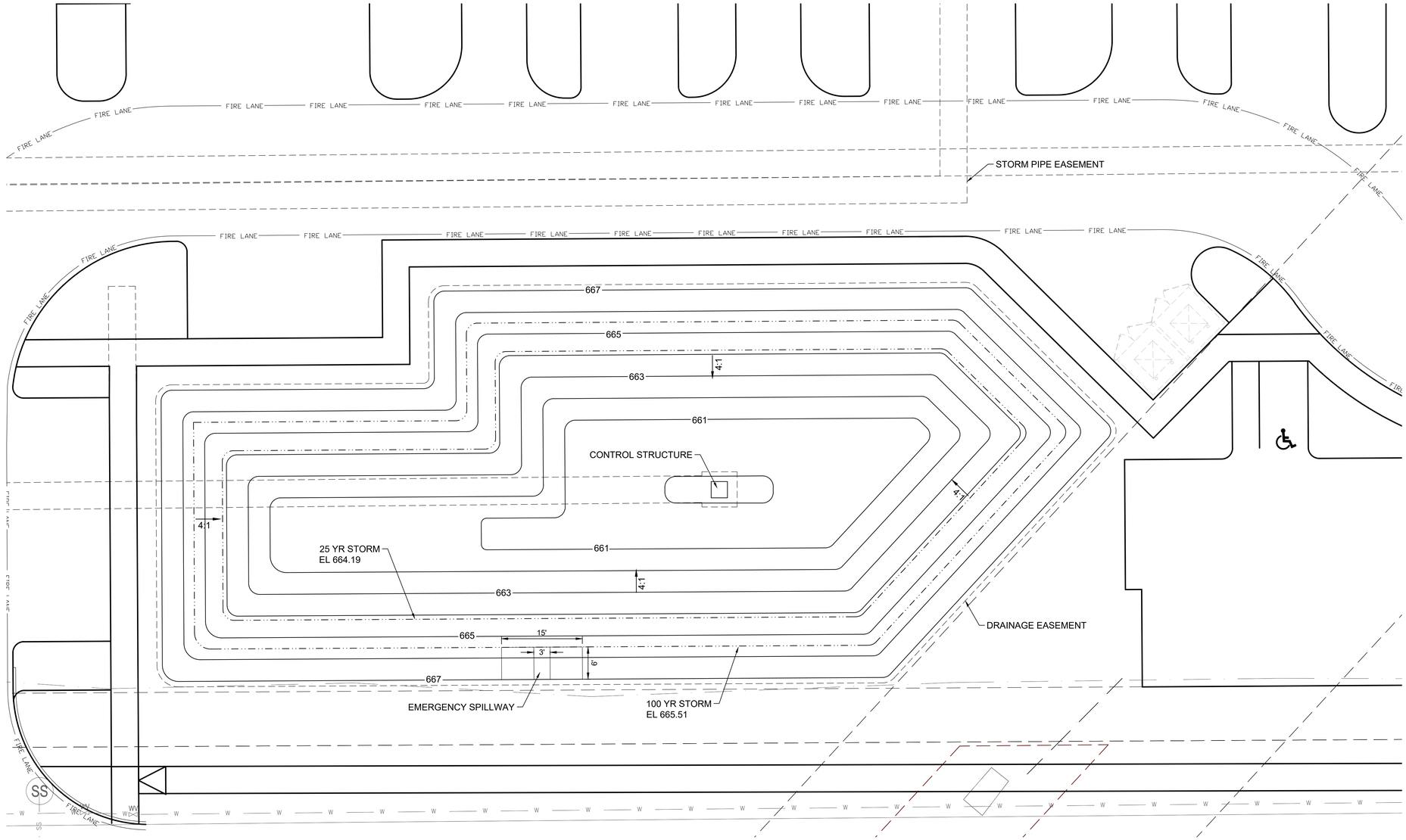
REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

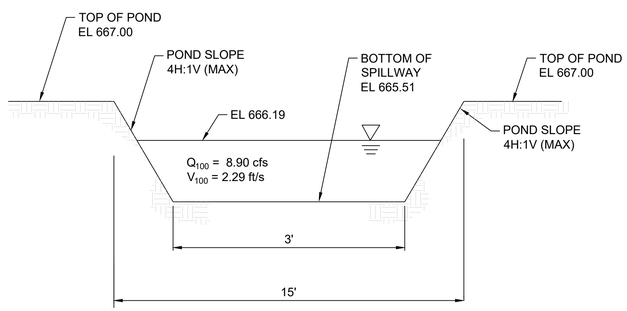
Issued Date: 3/12/2025
Project No: 230304
Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

CALCULATIONS

C4.2





EMERGENCY SPILLWAY
N.T.S.

LEGEND – DETENTION POND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

1 C4.3 **DETENTION POND DESIGN**

SCALE: 1"=20'

0 10 20 Feet

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DENTON COUNTY, TEXAS

Issued Date:	3/12/2025
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DETENTION POND DESIGN

C4.3

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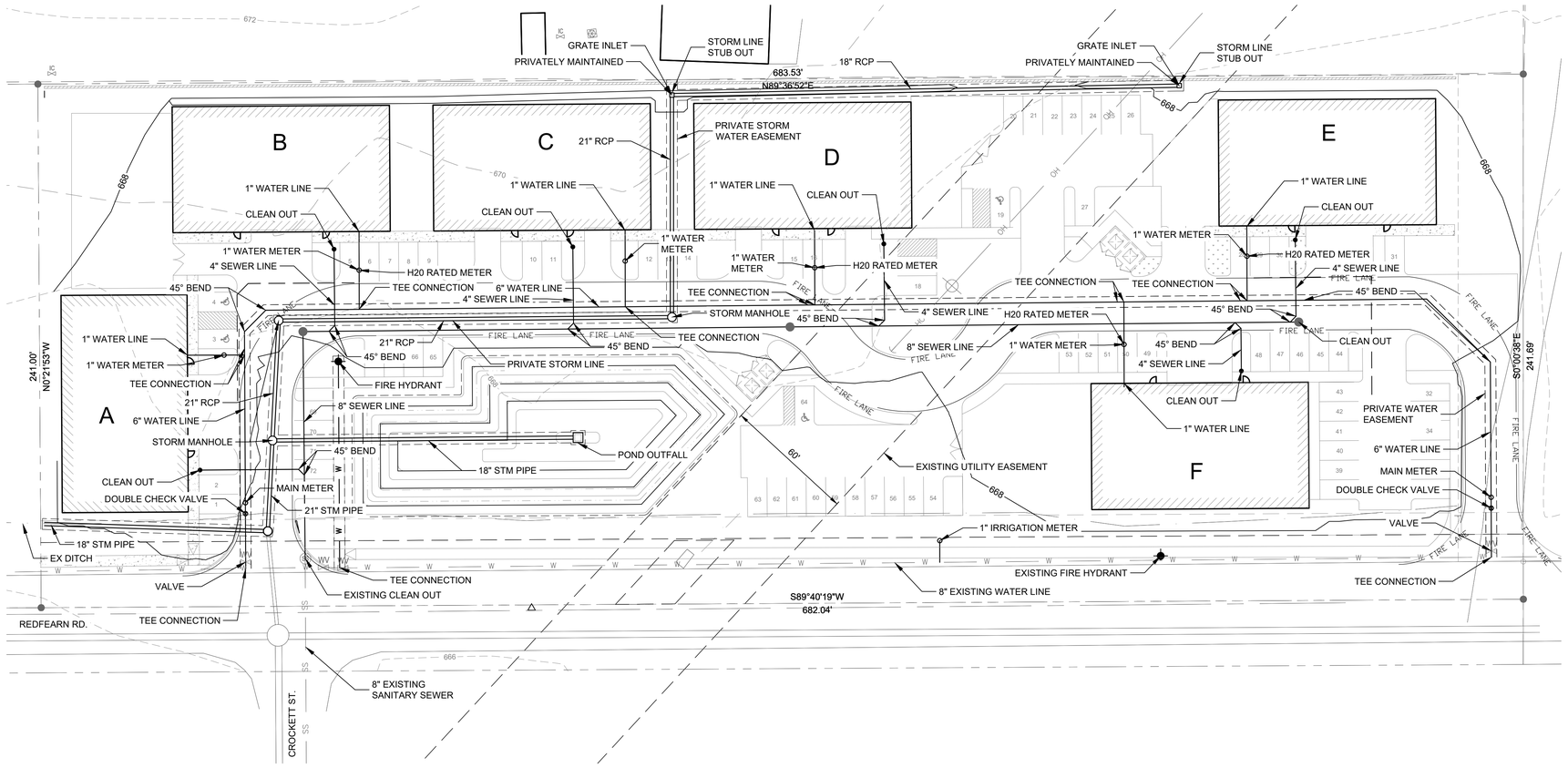

1 C5.0 **UTILITY PLAN**
SCALE: 1"=30'
0 30 60 Feet

NO GREASE AND SAND TRAPS
NO SAMPLING PITS
NO PRETREATMENT

LEGEND – UTILITY PLAN

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- ADJACENT PROPERTY LINE
- BUILDING SETBACK
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- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
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- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF AUBREY FOR THE CONNECTIONS TO THE EXISTING WATER AND WASTEWATER MAINS.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTION MATERIALS SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND TO NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9. MATCH TOPS OF ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
10. UNDERGROUND TELEPHONE LINE SHALL BE IN 3" CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
11. CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO TRANSFORMER AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
12. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
13. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR, WHEN CROSSING PROVIDE 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
14. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
15. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND ARE TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
16. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3000 P.S.I.
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE TO TOP OF ALL WATERLINES.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
21. ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
22. ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
23. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
24. CONTRACTOR SHALL COORDINATE ALL UTILITY POLE RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
25. CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHAL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

UTILITY PLAN

C5.0

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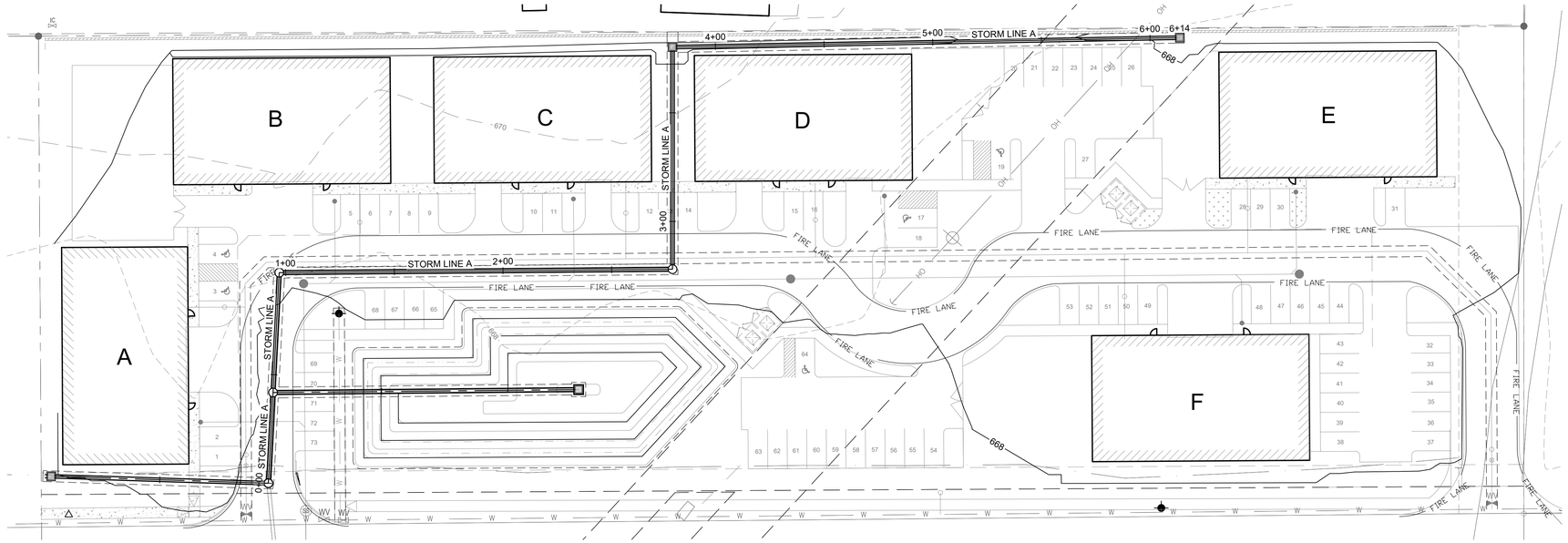

LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
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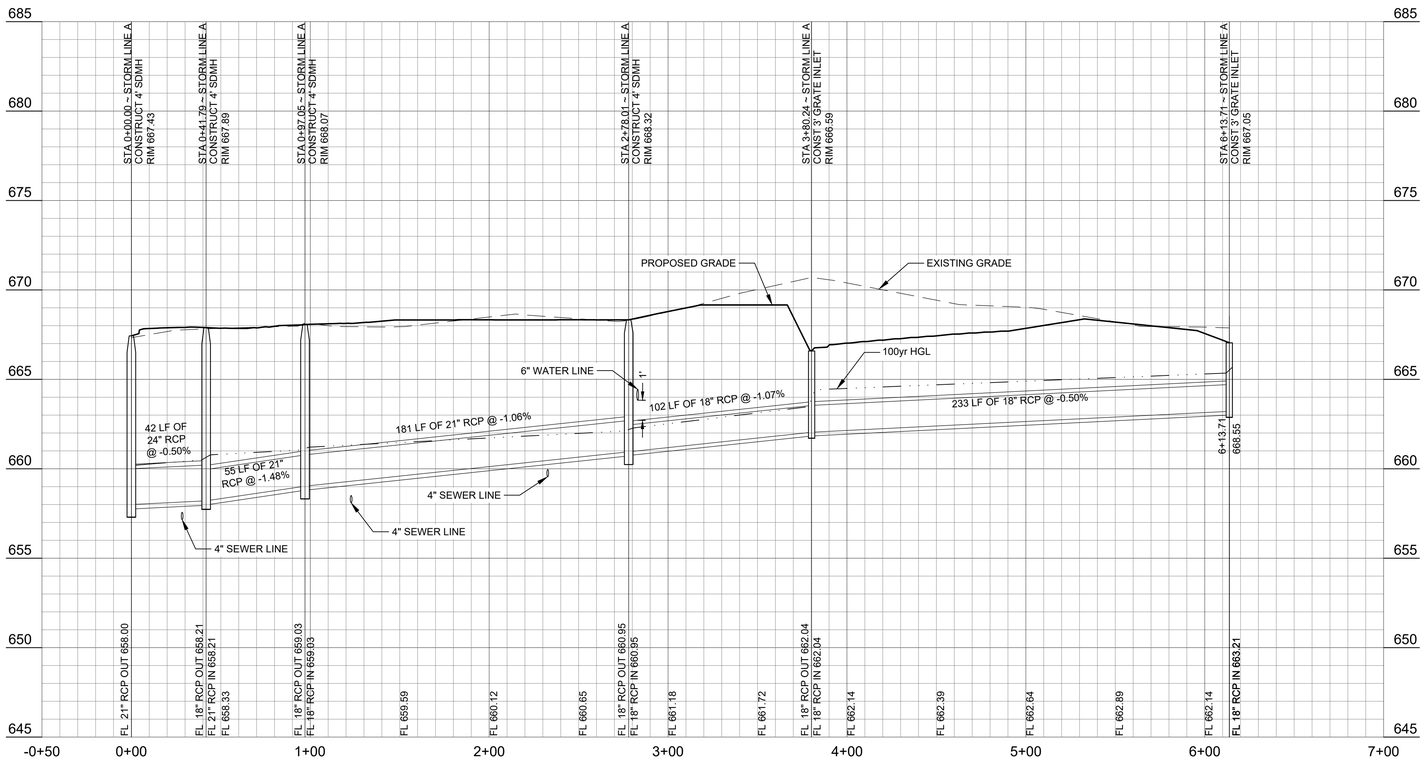
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

0 30 60 Feet

SCALE: 1"=30'



REDFEARN																															
RUNOFF COLLECTION POINT (Inlet or Manhole)								INCREMENTAL DRAINAGE																	HYDRAULIC GRADE						
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION	DISTANCE BETWEEN COLLECTION POINTS	DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C*Ci	INCREMENTAL "CA"	INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V"	STANDARD DS JUNCTION LOSS "k"	MINOR LOSS COEFF. "Kj"	VELOCITY HEAD (V2/2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP	INLET TOP ELEVATION
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL A																															
		INLET		SL A 1	613.00	380.00	233.00	2.32	0.30	0.70		0.70	10.00	100.00	9.53	6.63	0.00	1.00	18.00		3.75		1.50	0.22	1.03	664.42	0.93	665.35	0.00	0.33	665.68	667.03
		INLET		SL A 2	380.00	278.00	102.00	1.79	0.30	0.54		1.23	11.03	100.00	9.18	11.32	0.01	1.00	18.00		6.41		1.50	0.64	0.27	662.28	1.18	663.47	0.00	0.96	664.42	666.62
		MH 90°			278.00	97.00	181.00					1.23	11.30	100.00	9.09	11.21	0.01	1.00	21.00		4.66		0.50	0.34	0.65	661.21	0.91	662.11	0.00	0.17	662.28	
		MH 90°			97.00	42.00	55.00					1.23	11.95	100.00	8.88	10.94	0.00	1.00	21.00		4.55		0.50	0.32	0.20	660.78	0.26	661.05	0.00	0.16	661.21	
		MH 0°		OUTFALL	42.00		42.00	3.80	0.25	0.93		2.16	12.15	100.00	8.81	19.07	0.01	1.00	24.00		6.07		0.50	0.57	0.12	660.20	0.30	660.50	0.00	0.29	660.78	

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

STORM LINE A

C5.1

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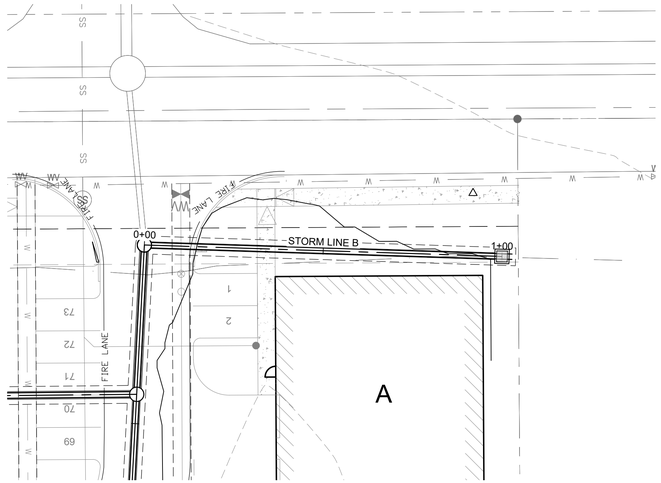

LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
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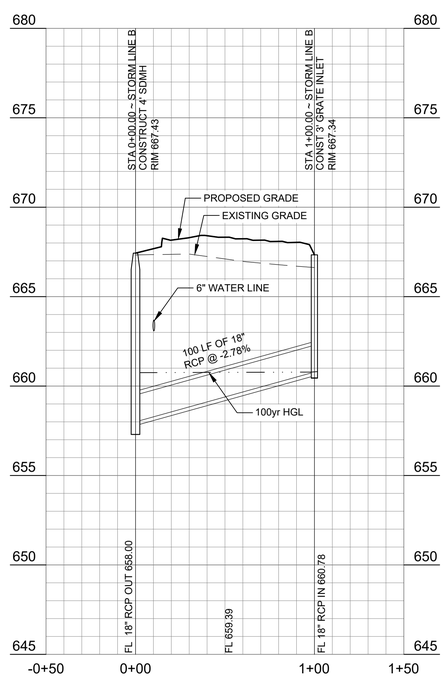

REDFEARN																																
RUNOFF COLLECTION POINT (Inlet or Manhole)							DISTANCE BETWEEN COLLECTION POINTS	INCREMENTAL DRAINAGE			INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V"	STANDARD DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "Kj"	VELOCITY HEAD (V2/2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	HYDRAULIC GRADE						INLET TOP ELEVATION
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION		DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C*Cf	INCREMENTAL "CA"																	DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL B																															
		INLET		SL B	100.00		100.00	0.64	0.30	0.19		0.19	10.00	100.00	9.53	1.83	0.00	1.00	18.00		1.04		1.50	0.02	1.61	660.75	0.03	660.78	0.00	0.02	660.81	667.34

THE PIPE IS IN PARTIAL FLOW ON THE UPSTREAM END OF THE SYSTEM

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
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Checked By: RH
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Issue Record

#	Description	Date

STORM LINE B

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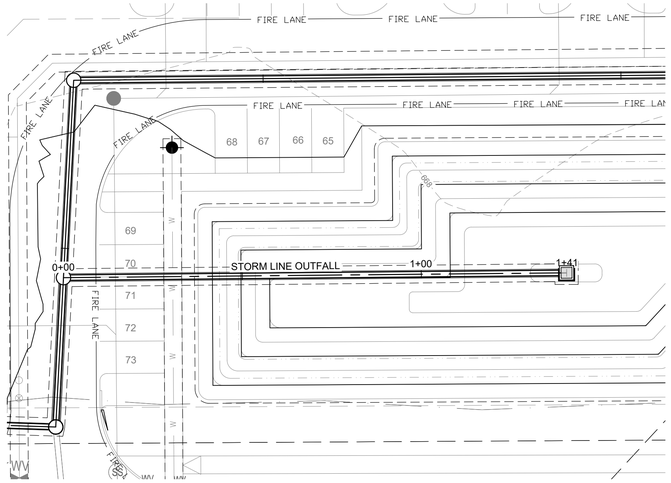

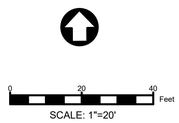

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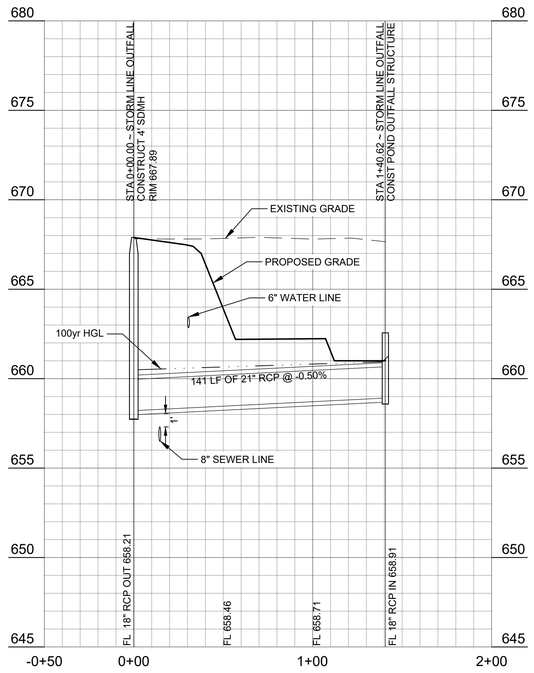
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE



REDFEARN

RUNOFF COLLECTION POINT (Inlet or Manhole)							DISTANCE BETWEEN COLLECTION POINTS	INCREMENTAL DRAINAGE			INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V"	STANDARD DS JUNCTION LOSS "k"	MINOR LOSS COEFF. "K"	VELOCITY HEAD (V2/2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	HYDRAULIC GRADE						INLET TOP ELEVATION
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION		DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C"Cf	INCREMENTAL "CA"																	DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	Outfall																															
		INLET		OUTFALL	141.00		141.00	3.80	0.25	0.93		0.93	10.00	100.00	9.53	8.88	0.00	1.00	21.00		3.69		1.50	0.21	0.64	660.50	0.44	660.94	0.00	0.32	661.26	667.00

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

STORM LINE POND OUTFALL

C5.3

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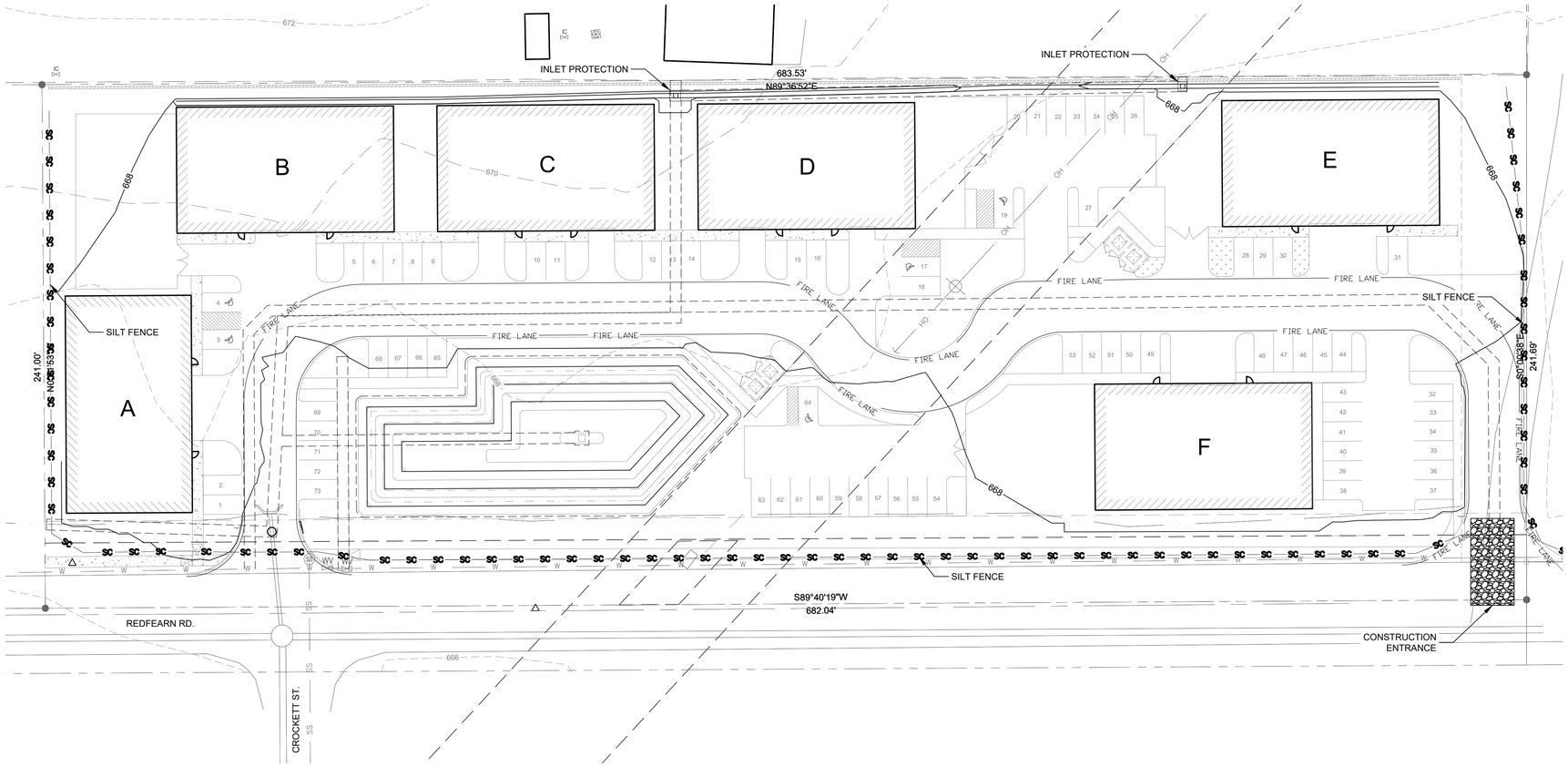

1 EROSION CONTROL PLAN

C6.0 SCALE: 1"=30'

0 30 60 Feet

LEGEND – EROSION CONTROL PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- SC — SC — SC — SC — SEDIMENT CONTROL BARRIER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- INLET PROTECTION

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING AND IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (NOI).
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE)
4. ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
5. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS OR MORE FREQUENTLY IF REQUIRED. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
6. SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN/TRAPS BEFORE IT IS 33% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
7. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
8. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR BERMUDA SOD IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
9. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
10. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. CONTRACTOR MUST ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

EROSION CONTROL PLAN

C6.0

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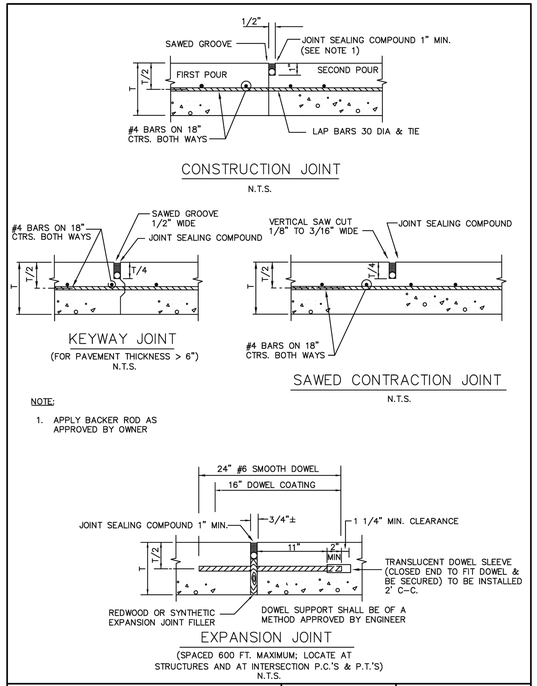
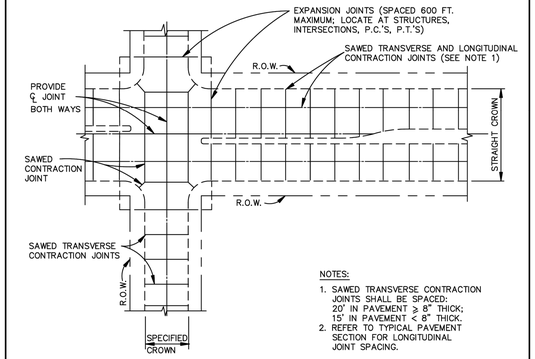
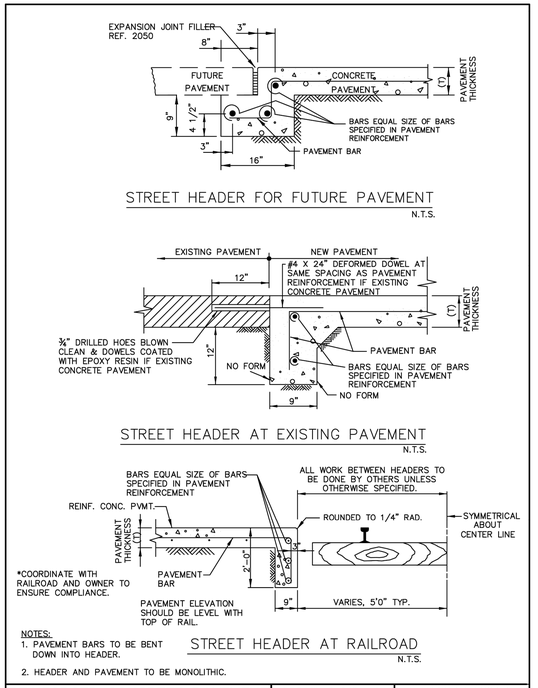


REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
JOINTS		DATE AUG '23	STANDARD DRAWING NO. 2050



REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
TRANSVERSE JOINT SPACING		DATE AUG '23	STANDARD DRAWING NO. 2060

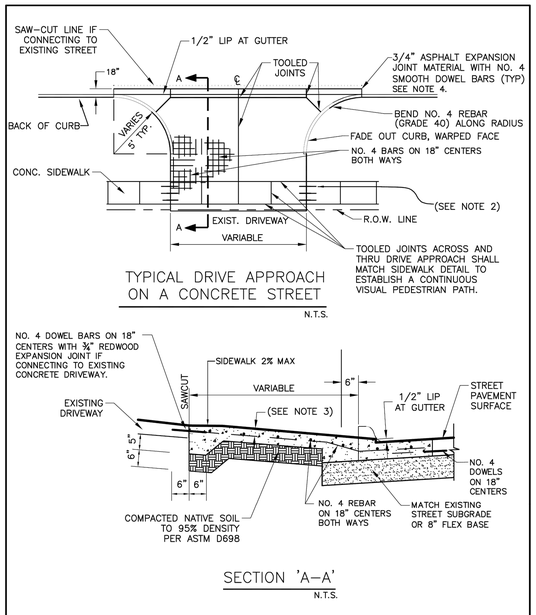


REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.	
STREET HEADERS		DATE AUG '23	STANDARD DRAWING NO. 2070

GENERAL NOTES:

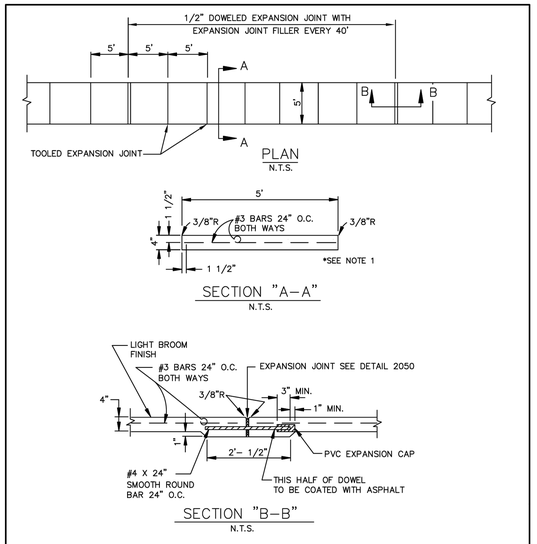
1. REINFORCED CONCRETE PAVEMENT:
   - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   - C. BAR LAPS SHALL BE 30 DIAMETERS.
   - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO MINIMUM DEPTH OF 6" FOR 2 LANE RESIDENTIAL ROAD AND 8" FOR ALL OTHERS. IF THE P.I. IS 15 OR GREATER, LIME SHALL BE USED, IF THE P.I. IS LESS THAN 15, CEMENT SHALL USED OR AS RECOMMENDED BY A GEOTECH ENGINEER. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW SATURATION P.I. (PH≥ 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   - B. WHERE THE IN PLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
   - C. WHERE SULFATES ARE PRESENT, CONSULT A GEOTECHNICAL ENGINEER FOR RECOMMEND SUBGRADE TREATMENT.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS AASHTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES (2012, 4TH EDITION) AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD):
   https: //mutcd.fhwa.dot.gov/resources/state_info/texas/tx.htm

PAVEMENT SYSTEMS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 301. 302. 303.	
GENERAL NOTES		DATE AUG '23	STANDARD DRAWING NO. 2110



SEE NOTES FOR 2150A

RESIDENTIAL DRIVE APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2	
ON A CONCRETE STREET		DATE AUG '23	STANDARD DRAWING NO. 2150C



NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE 2% MAX.
3. OTHER THAN 5'–0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER. IF LESS THAN 5' SIDEWALK IS USED, THE TOOLED JOINT IS TO MATCH THE WIDTH OF SIDEWALK.
4. SIDEWALK SHALL BE CLASS "C" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL–PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.
7. IF 5' WIDTH CANNOT BE ACHIEVED, MUST BE COMPLIANT WITH ADA AND PROWAG PASSING REQUIREMENTS.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2	
JOINTS AND SPACING		DATE AUG '23	STANDARD DRAWING NO. 2170

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/12/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

DETAILS

C7.0

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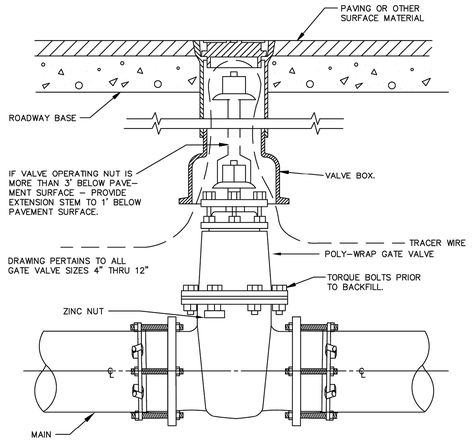
NOTE:

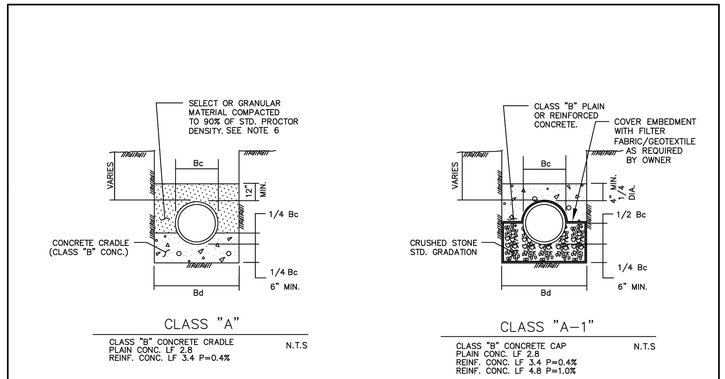
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



GATE VALVE BOX AND EXTENSION STEM

N.T.S.

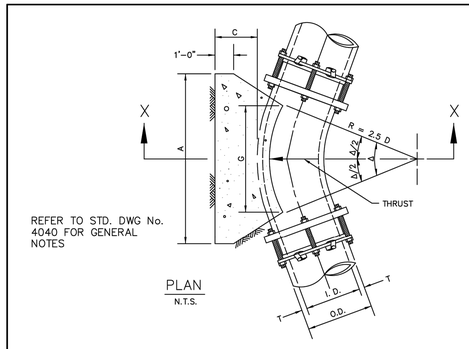
GATE VALVE 4" TO 12" BOX & EXTENSION STEM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.6	
		DATE AUG '23	STANDARD DRAWING NO. 4050



NOTES:

1. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc = OUTSIDE DIAMETER OF PIPE
5. Bd = TRENCH WIDTH
6. USE OF 95% DENSITY UNDER PAVED SURFACE AND 90% IN UNPAVED AREAS

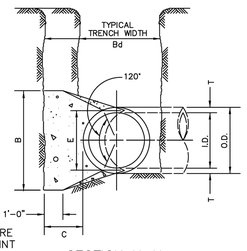
STANDARD DRAWING NO. 3010	EMBEDMENT CLASS "A" & "A-1"	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 504.5	
			DATE AUG '23	STANDARD DRAWING NO. 3010



REFER TO STD. DWG No. 4040 FOR GENERAL NOTES

PLAN

N.T.S.



NOTE: ALL FITTINGS REQUIRE A MEGALUG JOINT RESTRAINT IN CONCERT WITH THRUST BLOCKING OR IN REFERENCE TO STANDARD DRAWING 4040 FOR GENERAL NOTES.

SECTION X-X

N.T.S.

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010A

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

I.D. (IN.)	Δ = 11.25° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 22.50° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010B

I.D. (IN.)	Δ = 30° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 45° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

I.D. (IN.)	Δ = 67.50° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 90° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199 0	32.0	12.0	95.1

TABLE OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010C

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PRELIMINARY

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

C7.1

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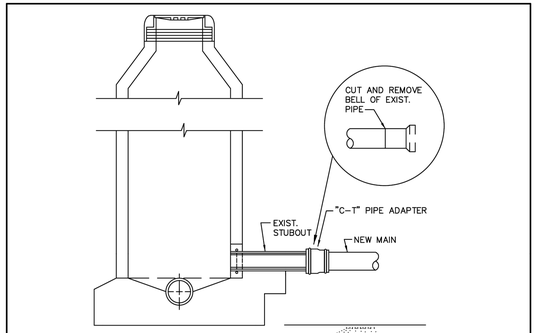
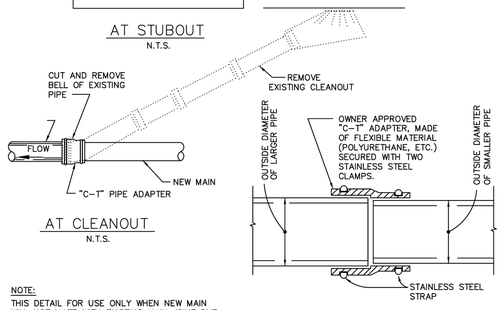


AT STUBOUT
N.T.S.

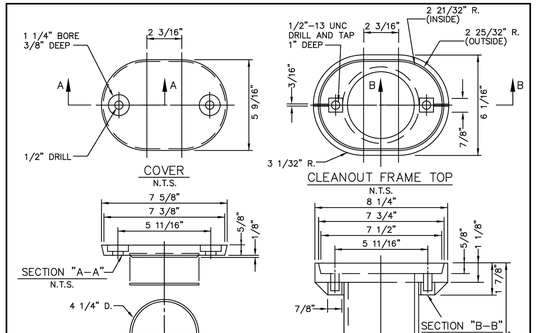


AT CLEANOUT
N.T.S.

"C-T" PIPE ADAPTER
N.T.S.

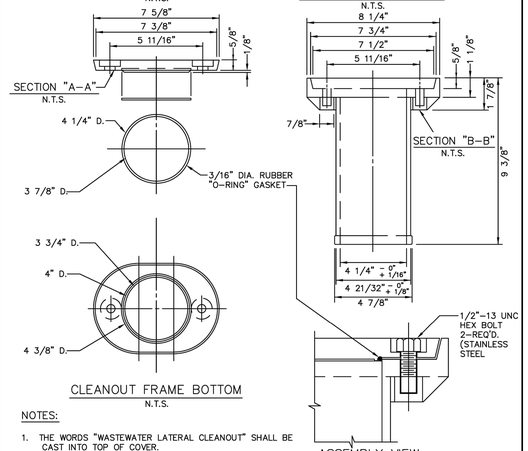
NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
AT CLEANOUT OR M.H. STUBOUT		DATE AUG '23	STANDARD DRAWING NO. 5010



COVER
N.T.S.

CLEANOUT FRAME TOP
N.T.S.

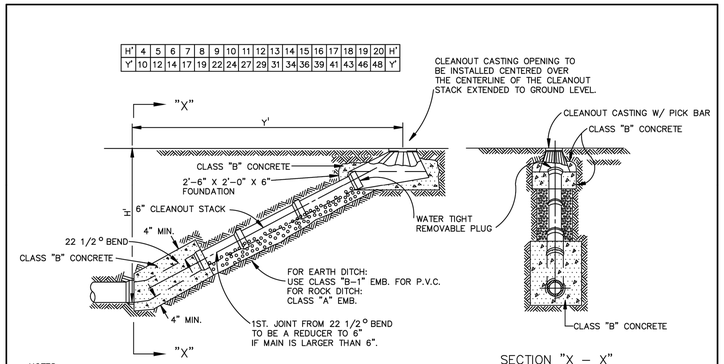


CLEANOUT FRAME BOTTOM
N.T.S.

ASSEMBLY VIEW
N.T.S.

NOTES:
1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON, P.V.C. OR ABS PLASTIC.

WASTEWATER LATERAL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
CLEANOUT FRAME & COVER		DATE AUG '23	STANDARD DRAWING NO. 5140

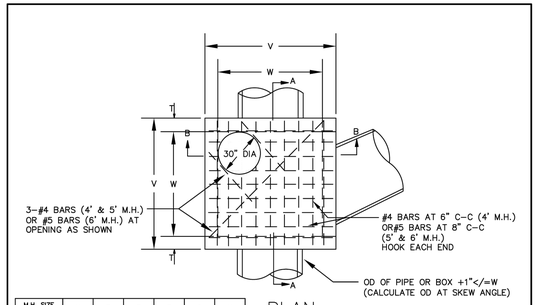


PROFILE VIEW
N.T.S.

SECTION "X - X"
N.T.S.

NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.
3. ONLY TO BE USED WITH EXPRESS CONSENT OF THE OWNER.

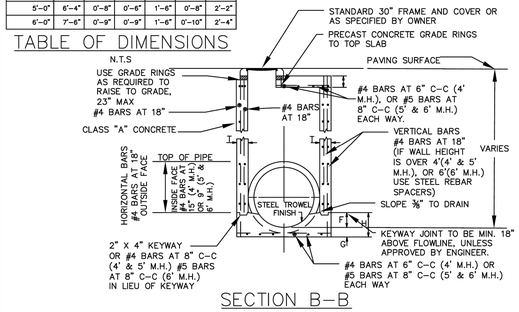
STANDARD DRAWING NO. 5110	WASTEWATER MAIN CLEANOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.2	
			DATE AUG '23	STANDARD DRAWING NO. 5110



PLAN
N.T.S

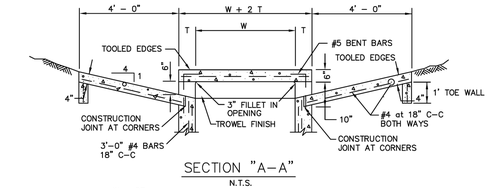
M.H. SIZE (W)	V	T	E	F	G	H
4'-0"	5'-4"	0'-8"	0'-6"	1'-6"	0'-6"	2'-0"
5'-0"	6'-4"	0'-8"	0'-6"	1'-6"	0'-8"	2'-2"
6'-0"	7'-6"	0'-9"	0'-9"	1'-6"	0'-10"	2'-4"

TABLE OF DIMENSIONS
N.T.S

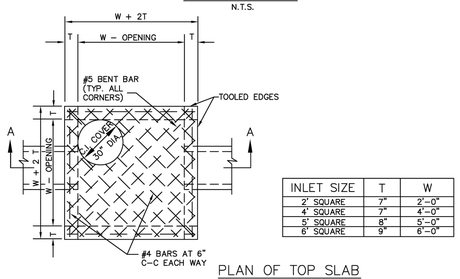


SECTION B-B
N.T.S

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1	
4', 5', OR 6' SQUARE		DATE AUG '23	STANDARD DRAWING NO. 6010A



SECTION "A-A"
N.T.S.



INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

PLAN OF TOP SLAB
N.T.S.

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "C" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" CLEAR OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTION OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. TOP SLAB MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.
7. PRECAST PRODUCTS MAY BE USED AT THE APPROVAL OF THE OWNER.
8. ALLOW 1" MIN CLEAR SPACE BETWEEN OD OF PIPE OR BOX AND INSIDE WALL OF INLET (OD OF PIPE OR BOX SHOULD ACCOUNT FOR SKEWED CONDITIONS).
9. DEPTHS OF GREATER THAN 10' NEED TO BE STRUCTURALLY ENGINEERED.

DROP INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
2', 4', 5', OR 6' SQUARE		DATE AUG '23	STANDARD DRAWING NO. 6040

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

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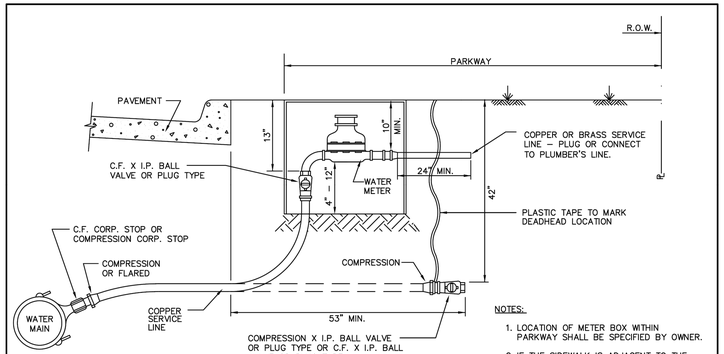
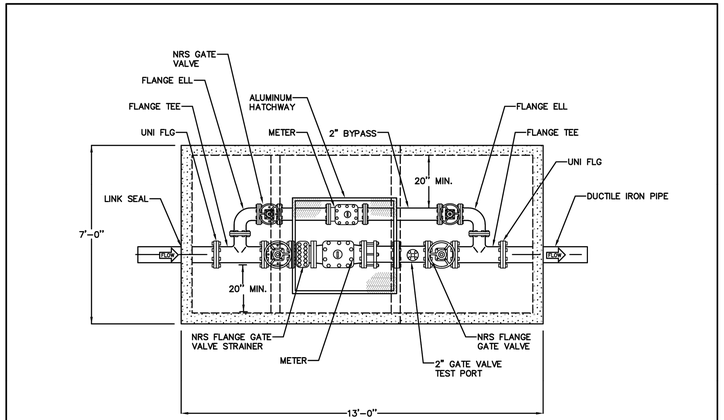
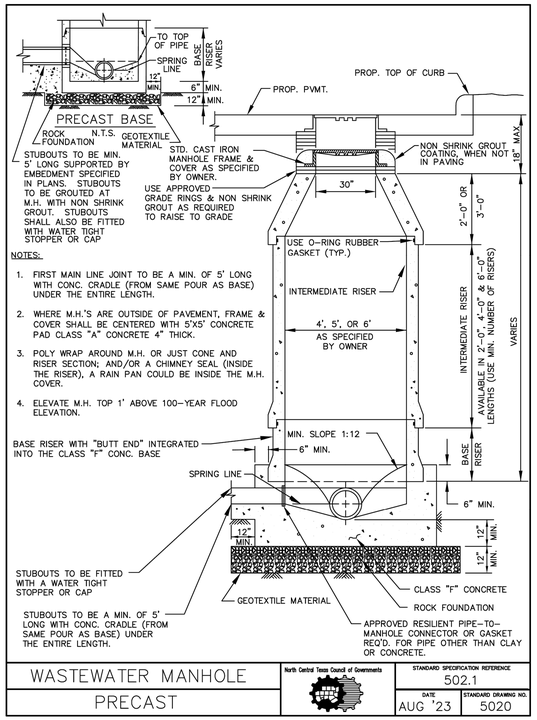


STANDARD DRAWING NO.	WATER SERVICE INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4130	3/4" OR 1" LINE		502.10	
			DATE: AUG '23	STANDARD DRAWING NO.: 4130

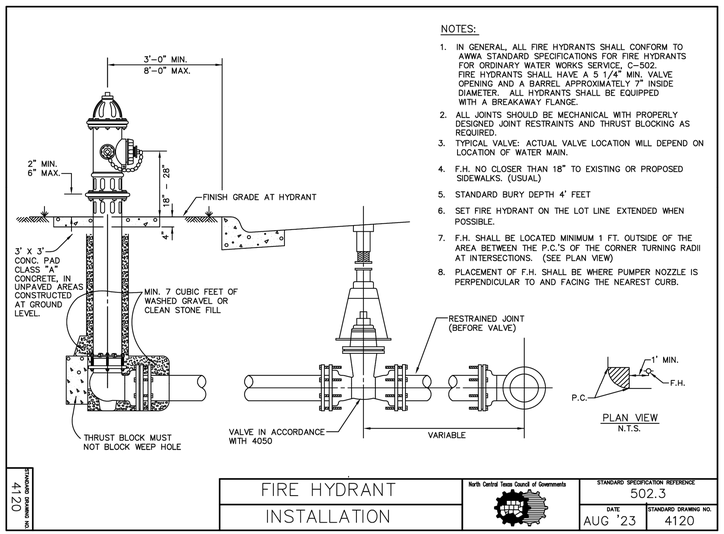


PLAN VIEW

STANDARD DRAWING NO.	4" METER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4150			502.10	
			DATE: AUG '23	STANDARD DRAWING NO.: 4150



STANDARD DRAWING NO.	WASTEWATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
5020	PRECAST		502.1	
			DATE: AUG '23	STANDARD DRAWING NO.: 5020



PLAN VIEW
N.T.S.

STANDARD DRAWING NO.	FIRE HYDRANT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4120	INSTALLATION		502.3	
			DATE: AUG '23	STANDARD DRAWING NO.: 4120

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/12/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

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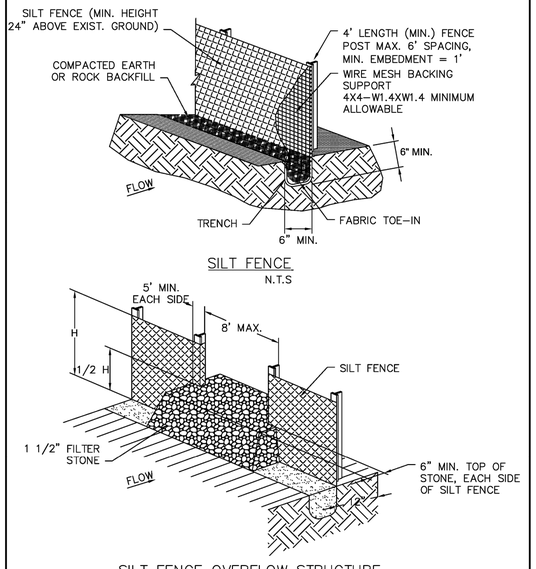


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5
		DATE AUG '23 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

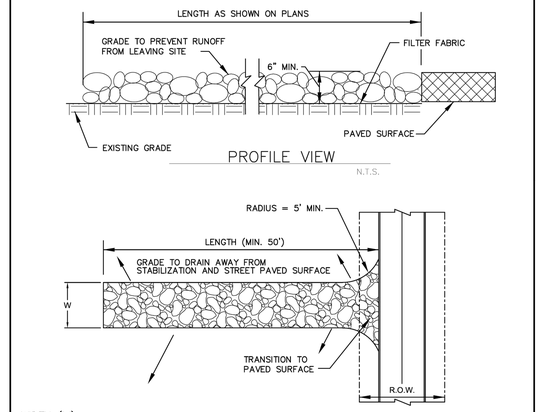
7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

SILT FENCE GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5
		DATE AUG '23 / STANDARD DRAWING NO. 1020B



EXIT MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

STABILIZED CONSTRUCTION EXIT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11
		DATE AUG '23 / STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION EXIT GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11

2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.

4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.

5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.

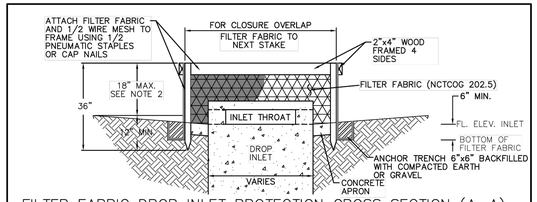
6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED EXIT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

8. THE EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION EXIT, GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11
		DATE AUG '23 / STANDARD DRAWING NO. 1070B



AREA INLET PROTECTION FILTER BARRIER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.14
		DATE AUG '23 / STANDARD DRAWING NO. 1190

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Fax 940-387-0830

PRELIMINARY
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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/12/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

DETAILS

C7.4

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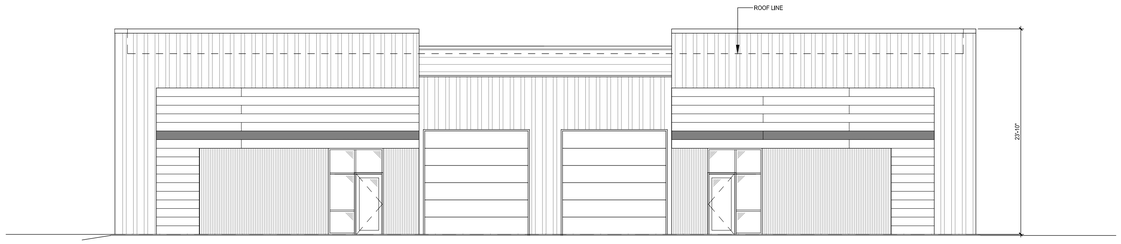
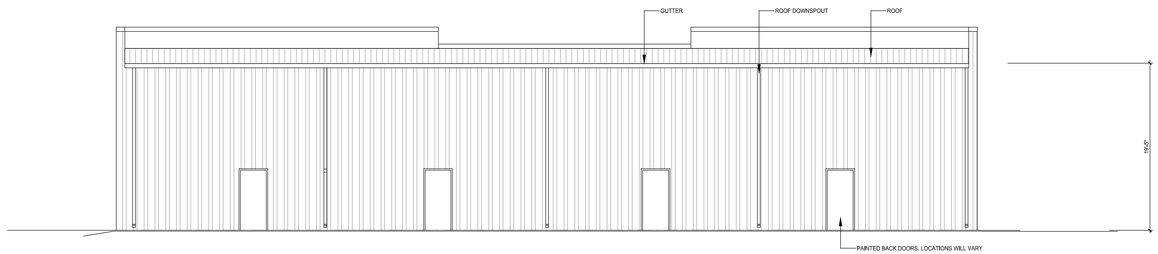


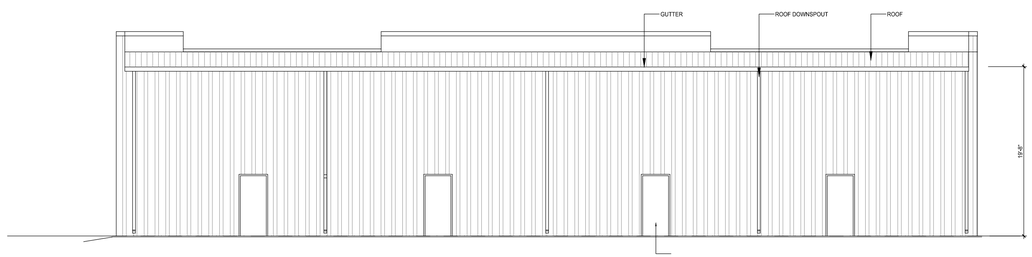
1 FAC-1 BUILDING TYPE #1 (FRONT) BUILDING ELEVATION

SCALE:1/8" = 1'-0"



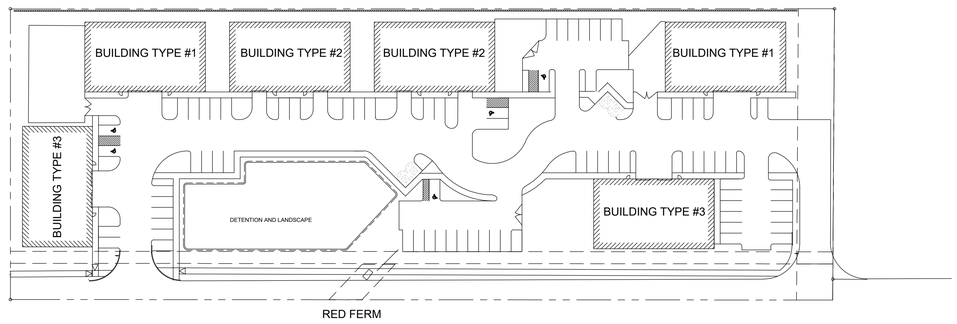
2 FAC-1 BUILDING TYPE #1 (BACK) BUILDING ELEVATION

SCALE:1/8" = 1'-0"



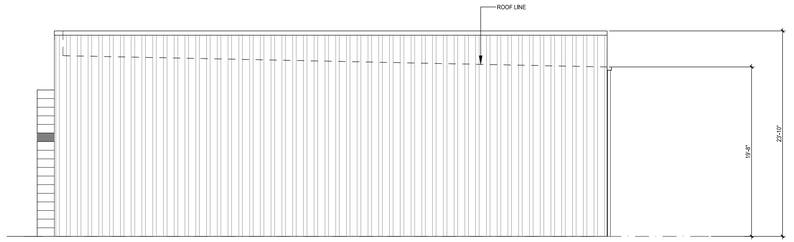
2 FAC-1 BUILDING TYPE #1 AND #2 (BACK) BUILDING ELEVATION

SCALE:1/8" = 1'-0"



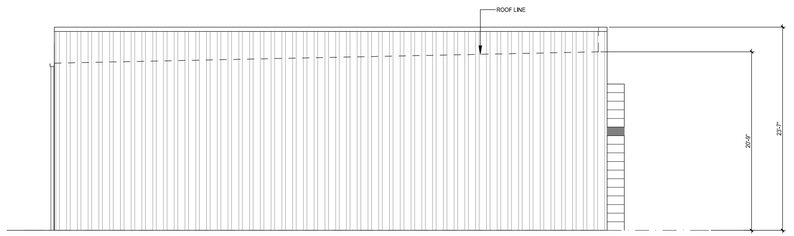
5 FAC-1 BUILDING TYPE SITE PLAN

SCALE: NONE



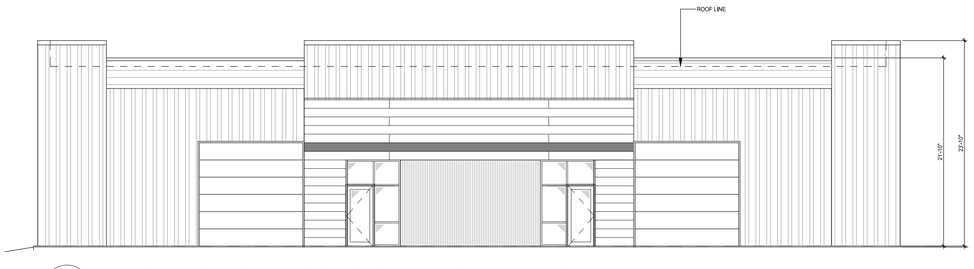
3 FAC-1 RIGHT SIDE #1 AND #2 ELEVATION

SCALE:1/8" = 1'-0"



4 FAC-1 LEFT SIDE #1 AND #2 ELEVATION

SCALE:1/8" = 1'-0"



5 FAC-1 BUILDING TYPE #2 (FRONT) BUILDING ELEVATION

SCALE:1/8" = 1'-0"

MATERIAL LEGEND

- WIDE RIB METAL SIDING
- MODULAR METAL SIDING, WOOD PATTERN WITH SINGLE GREEN BAND
- THIN RIB METAL SIDING
- HORI. METAL SIDING
- CONCRETE MASONRY UNITS SPLIT FACE (CMU) (VENEER)

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ARCHITECTS,
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ISSUED - 02/17/2025
LICENSE EXP. - 08/31/2025

FACADE PLAN
RED FERM ROAD
AUBREY, TX

Issued Date: 02/17/2025
Project No: 230304

Drawn By: R.KING, AIA
Checked By:
Designed By:

Issue Record		
#	Description	Date
1	REVIEW	10/28/2024
2	REVIEW	11/05/2024

FAC-1.1

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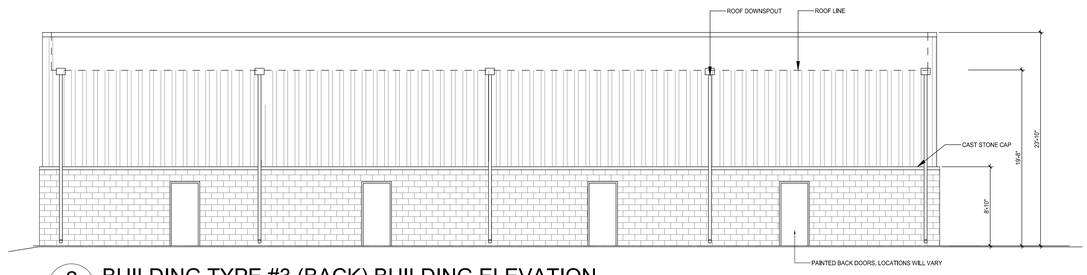
1 BUILDING TYPE #3 (FRONT) BUILDING ELEVATION

FAC-2

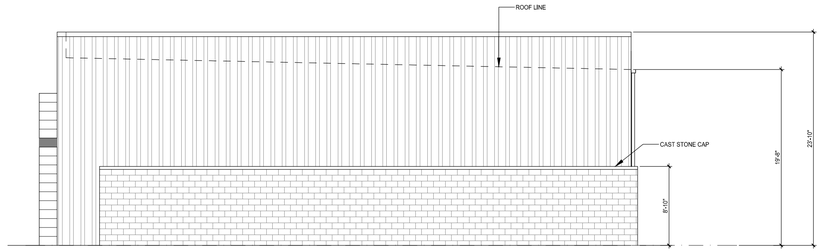
SCALE:1/8" = 1'-0"



2 BUILDING TYPE #3 (BACK) BUILDING ELEVATION

FAC-2

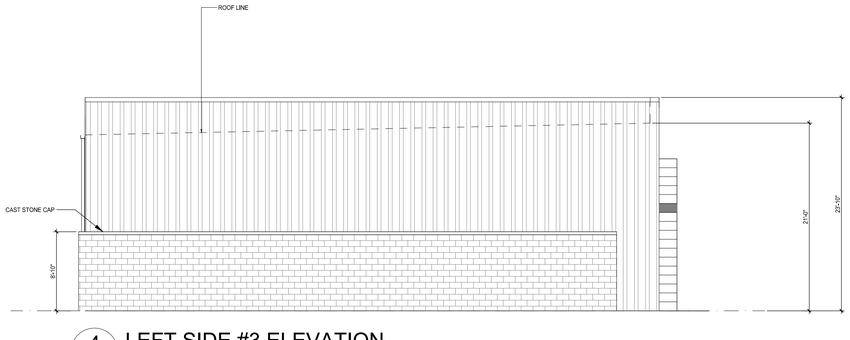
SCALE:1/8" = 1'-0"
BUILDING ELEVATION SQ. FOOTAGE = 3,063 SQ.FT.
BUILDING ELEVATION MASONRY SQ. FOOTAGE = 889 SQ.FT. = 29%



3 RIGHT SIDE #3 ELEVATION

FAC-2

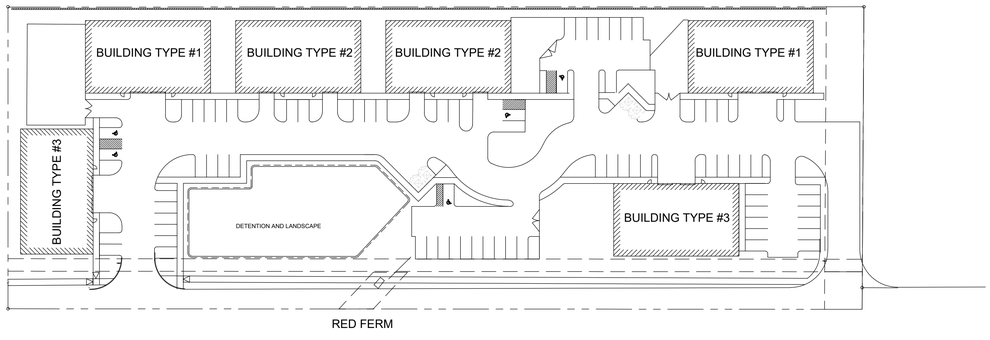
SCALE:1/8" = 1'-0"
BUILDING ELEVATION SQ. FOOTAGE = 2,010 SQ.FT.
BUILDING ELEVATION MASONRY SQ. FOOTAGE = 531 SQ.FT. = 26.4%



4 LEFT SIDE #3 ELEVATION

FAC-2

SCALE:1/8" = 1'-0"
BUILDING ELEVATION SQ. FOOTAGE = 2,010 SQ.FT.
BUILDING ELEVATION MASONRY SQ. FOOTAGE = 531 SQ.FT. = 26.4%



5 BUILDING TYPE SITE PLAN

A-DD-1

SCALE: NONE

MATERIAL LEGEND

- WIDE RIB METAL SIDING
- MODULAR METAL SIDING, WOOD PATTERN WITH SINGLE GREEN BAND
- THIN RIB METAL SIDING
- HORI. METAL SIDING
- CONCRETE MASONRY UNITS SPLIT FACE (CMU) (VENEER)

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ISSUED - 02/17/2025
LICENSE EXP. - 08/31/2025

FACADE PLAN
RED FERM ROAD
AUBREY, TX

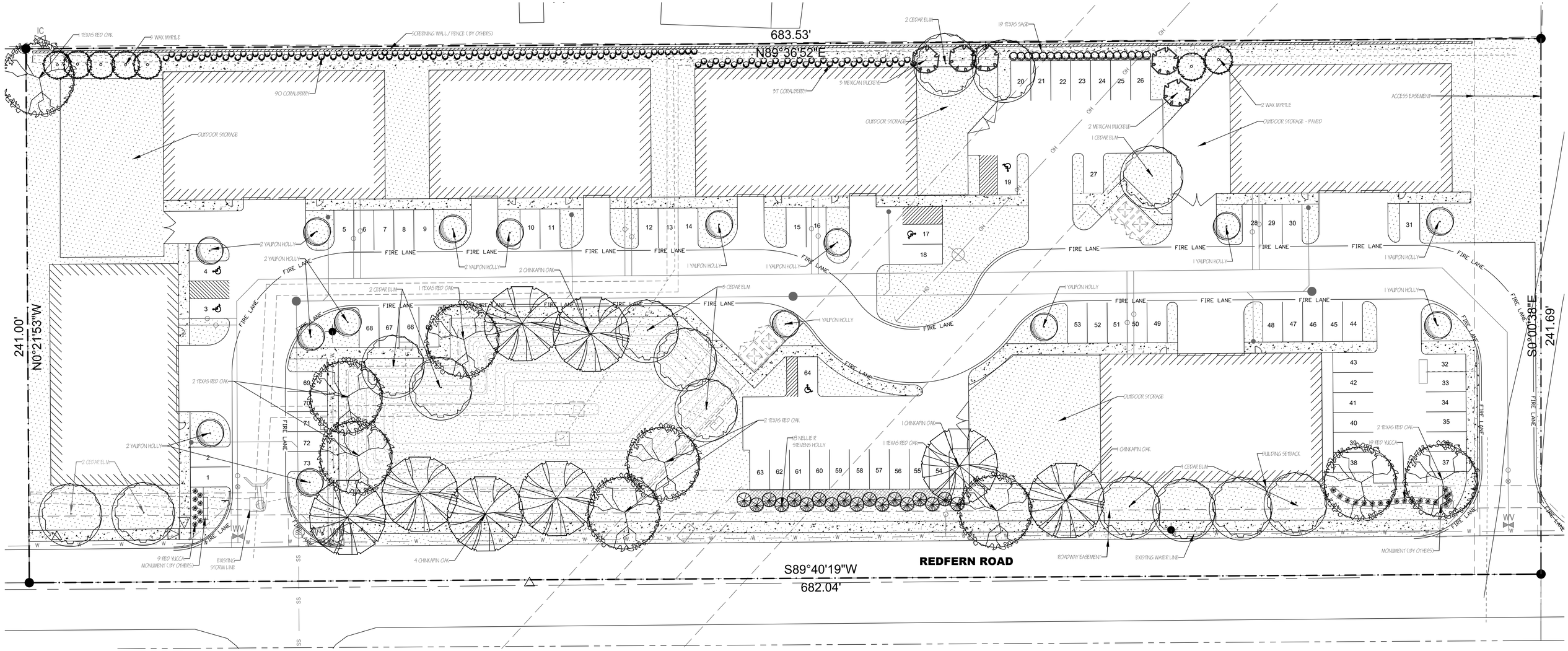
Issued Date: 02/17/2025
Project No: 230304

Drawn By: R.KING, AIA
Checked By:
Designed By:

Issue Record

#	Description	Date
1	REVIEW	10/28/2024
2	REVIEW	11/05/2024

FAC-2.1



Common Name	Botanical Name		Texas Native	Size	Qty	Remarks
Cedar Elm	*Ulmus crassifolia*	Tree	Yes	65 gal	14	3" cal min
Chinkapin Oak	*Quercus muhlenbergii*	Tree	Yes	65 gal	8	3" cal min
Coralberry	*Symphoricarpos orbiculatus*	Shrub	Yes	3 gal	127	Min 15" height at planting
Mexican Buckeye	*Ungnadia speciosa*	Small tree	Yes	10 gal	5	4' tall at planting
Nellie R Stevens Holly	*Ilex x attenuata 'Nellie R. Stevens'*	Shrub	No	7 gal	18	3' 6' tall at planting
Red Yucca	*Hesperaloe parviflora*	Shrub-like	Yes	5 gal	28	15" height at planting
Texas Red Oak	*Quercus texana*	Tree	Yes	65 gal	9	3" cal min
Texas Sage, Compact	*Leucophyllum frutescens 'Compactum'*	Shrub	Yes	5 gal	19	15" height at planting
Wax Myrtle	*Myrica cerifera*	Small tree	Yes	15 gal	7	1-3 trunk /6' tall at planting
Yaupon Holly	*Ilex vomitoria*	Small tree	Yes	15 gal	15	1-3 trunk /6' tall at planting
Decomposed Granite	*Brown color- 5.5" compacted to 4" depth*			sf	600	
Bermuda grass sod	*Tiff 419*			sf	55,145	
Metal Edging	*14 ga. green metal 4" size edging with stakes*			lin ft	522	

DECOMPOSED GRANITE
OHE OVERHEAD ELECTRIC
UNDERGROUND SANITARY SEWER
UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD

DRAWING KEY

PLANT LIST

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE INSPECTED BY THE CITY OF AUBREY.

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF AUBREY DEVELOPMENT SERVICES
107 S MAIN STREET
AUBREY, TEXAS 76227
940-442-9343

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

CITY OF AUBREY CODE OF ORDINANCES
CHAPTER 14A ZONING ORDINANCE
#7 SCREENING AND LANDSCAPING, CONSTRUCTION REGULATIONS, REQUIREMENTS, AND DESIGN CRITERIA
#23 SUPPLEMENTARY DISTRICT REGULATIONS, A. BUFFERS
DEVELOPMENT STANDARDS AS IDENTIFIED IN 'EXHIBIT C' OF THE DEVELOPMENT AGREEMENT

A. BUFFERYARDS
ADJACENT TO OTHER LAND USES (GR ADJACENT TO GR - NORTH)
NOTE: EAST & WEST ADJACENCY NOT DETERMINED)
'A' BUFFERYARD REQUIREMENTS (683 LIN FT)
5' WIDTH, 1 CANOPY, 2 ACCENT TREES, 8 SHRUBS PER 100 LIN FT
PROVIDED: 5' BUFFER WIDTH
SCREENING WALL/FENCE (BY OTHERS)
4 CANOPY TREES
12 ACCENT TREES
146 SHRUBS
ADJACENT TO REDFERN ROAD AS PER 'EXHIBIT C'
PROVIDED: 20' BUFFER WIDTH
16 CANOPY TREES
SHRUBS ABUTTING FRONT END PARKING

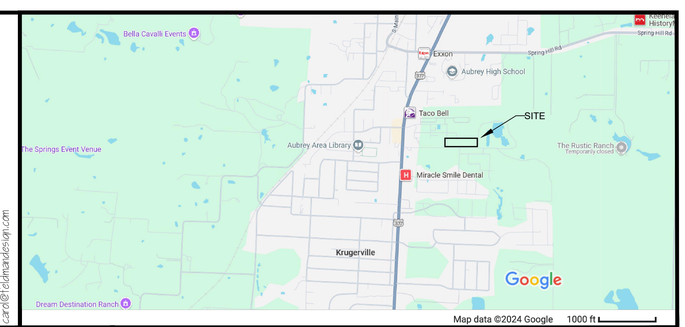
B. 1 CANOPY TREE PER 30 LIN FT OF PERIMETER RETENTION POND
RETENTION POND PERIMETER - 456 LIN FT
REQUIRED: 15 LARGE CANOPY TREES
PROVIDED: 15 LARGE CANOPY TREES

C. 1 TREE PER TERMINAL ISLAND OF PARKING ROWS
REQUIRED: 15 TREES
PROVIDED: 15 TREES

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

PLANTING PLAN
Scale: 1" = 20'
0 20' 40'

FELDMAN DESIGN STUDIOS
P. O. Box 832346, Richardson, Texas 75083
Mobile: 972-523-4944
carol@feldmandesign.com



STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

REVISIONS	
#	DATE
1.	11.18.24
2.	2.3.25
3.	3.25.25

CASE #18-16-SP (EXHIBIT D)

REDFERN ADDITION

3.62 ACRE TRAC

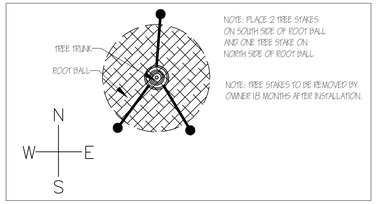
REDFERN RD & HIGH MEADOW DRIVE, TEXAS

DATE OF PREPARATION : 10/21/2024

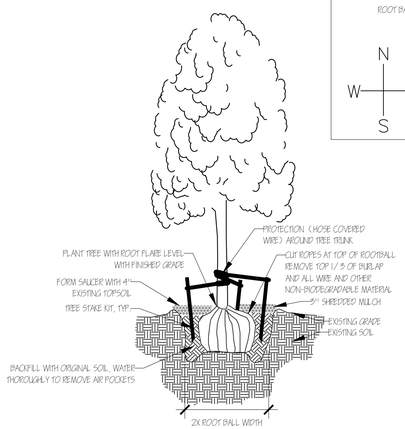
OWNER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS-76039 CONTACT: CRAIG G. JOHNSON PHONE # 972-388-5248 E-MAIL: cjohnson@maylar.com	KJE - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 EMAIL: inorfork@kje-us.com	FELDMAN DESIGN STUDIOS P.O. BOX 832346 RICHARDSON, TX-75083 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com

L1.01

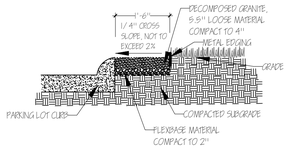
LANDSCAPE PLAN



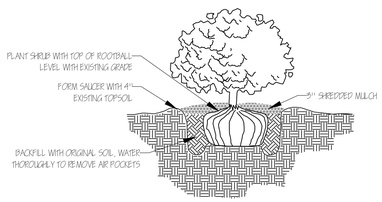
TREE STAKE DETAIL
Scale: 1/2"= 1'



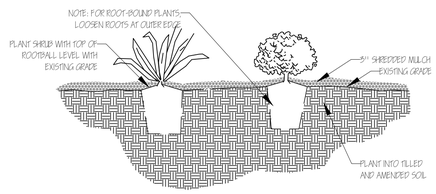
TREE PLANTING
Scale: Not to scale



DECOMPOSED GRANITE
Scale: 1/2"= 1'



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 – SOIL PREPARATION

PART 1 – GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

PART 1 – GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL, A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

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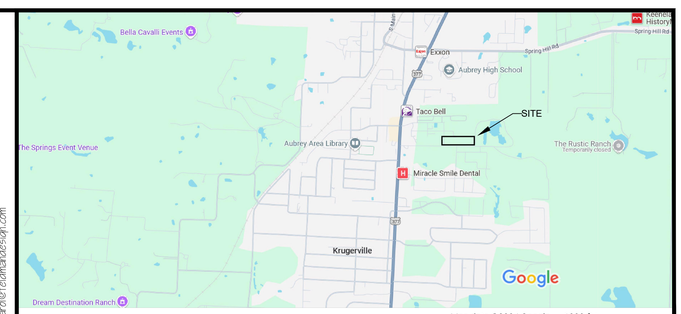


STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

REVISIONS	
#	DATE
1.	11.18.24
2.	2.3.25
3.	3.25.25

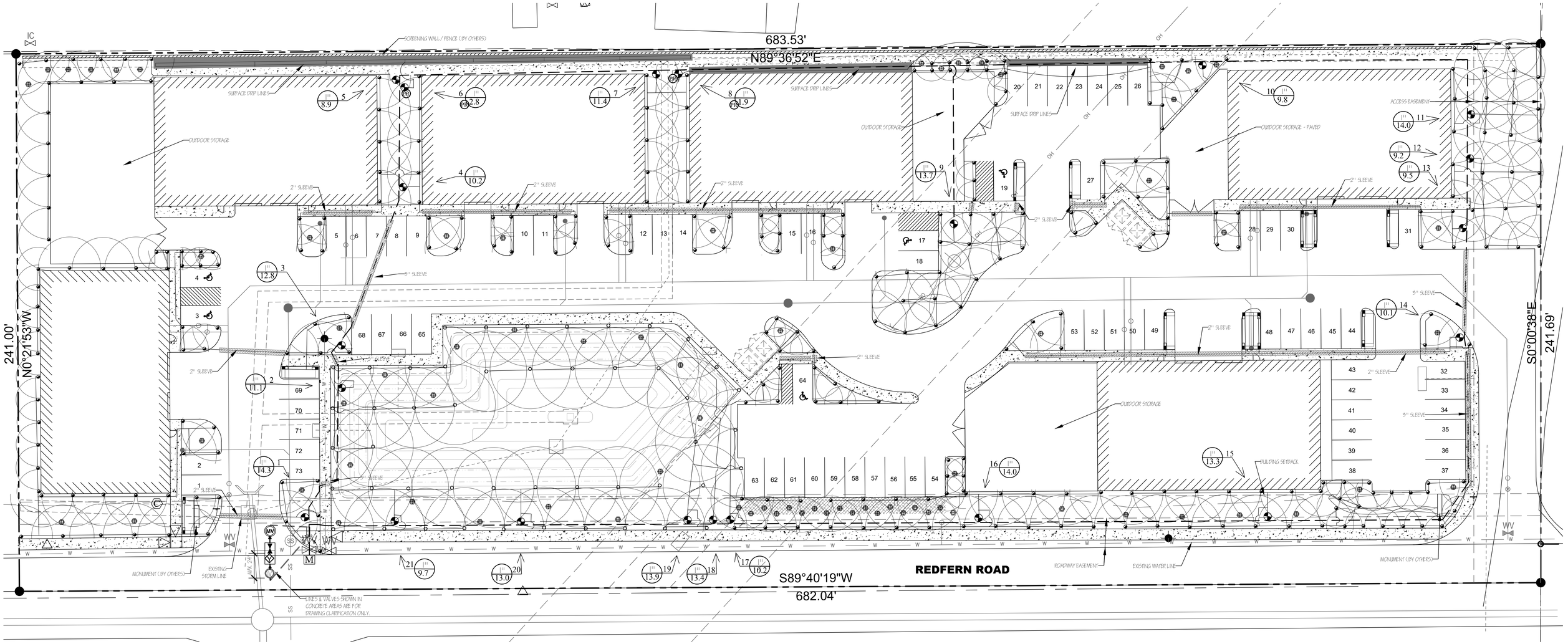
CASE #18-16-SP (EXHIBIT D)

REDFERN ADDITION
3.62 ACRE TRAC
REDFERN RD & HIGH MEADOW DRIVE, TEXAS

DATE OF PREPARATION : 10/21/2024

OWNER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS-76039 CONTACT: CRAIG G. JOHNSON PHONE # 972-388-5248 E-MAIL: cjohnson@maylar.com	KJE - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 EMAIL: inorfork@kje-us.com	FELDMAN DESIGN STUDIOS P.O. BOX 832346 RICHARDSON, TX-75083 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com

L1.02
LANDSCAPE DETAILS



LEGEND

- LOCATION OF PROPOSED TREES
- RAINBIRD 1806–SAM HEAD
  - – 14' R–VAN NOZZLE, P45, .32 Q, .63 H, 1.27 F GPM
  - – 18' R–VAN NOZZLE, P45, .5 Q, 1.01 H, 1.85 F GPM
- – 5X15' STRIP R–VAN NOZZLE, LCS, RCS, .24 H GPM
- – 5X30' STRIP R–VAN NOZZLE, SST, .48 F GPM
- NETAFIM TECHLINE CV DRIPPERLINE #TLVV4–18, 18" SPACING FOR ABOVE GROUND DRIP, #TLVV4–12, 12" SPACING FOR SUB–TERRAIN
- CLASS 200 PVC SLEEVE PIPES, AS MARKED
- CLASS 200 PVC MAINLINE PIPE, 1–1/4"
- CLASS 200 PVC LATERAL PIPE, 1" UNLESS MARKED
- PROPERTY LINE
- FEBCO DOUBLE CHECK VALVE ASSEMBLY – 850 1" D.C.A, INSTALLED PER CITY CODE
- INLINE WYE STRAINER
- ISOLATION VALVE, 1" SLIP BALL VALVE
- MASTER VALVE
- PRESSURE REGULATOR, NETAFIM
- 1" WATER METER
- WEATHERMATIC AUTOMATIC CONTROLLER WITH MINI–WEATHER STATION (RAIN & FREEZE SENSOR)
- RAINBIRD PEB SERIES ELECTRIC VALVE WITH FLOW CONTROL

CONTROL VALVE
ZONE NUMBER
VALVE SIZE
FLOW IN GAL. PER MINUTE (GPM)

47.2 PSI DESIGN PRESSURE THIS DESIGN

DESIGN BASED ON 55 PSI STATIC PRESSURE AT METER CONTRACTOR TO VERIFY BEFORE PROCEEDING – A PRESSURE REDUCTION VALVE TO BE INSTALLED ON THE DOWN–SIDE OF THE BACK FLOW DEVICE IF WATER PRESSURE EXCEEDS 65 PSI

IRRIGATION LAYOUT

Scale: 1"=20'

0 20' 40'

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF AUBREY DEVELOPMENT SERVICES
107 S MAIN STREET
AUBREY, TEXAS 76227
940-442-9343

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
P.O. BOX 13087, AUSTIN, TEXAS 78711-3087
WWW.TCEQ.STATE.TX.US

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE INSPECTED BY THE CITY OF AUBREY.

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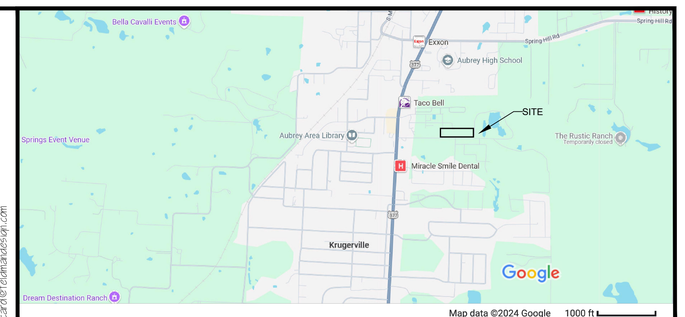


STATE OF TEXAS
CAROL FELDMAN
20245
LICENSED IRRIGATOR

These drawings have been prepared by or unuer the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

REVISIONS	
#	DATE
1.	11.18.24
2.	2.3.25
3.	3.25.25

CASE #18-16-SP (EXHIBIT D)

REDFERN ADDITION

3.62 ACRE TRAC

REDFERN RD & HIGH MEADOW DRIVE, TEXAS

DATE OF PREPARATION : 10/21/2024

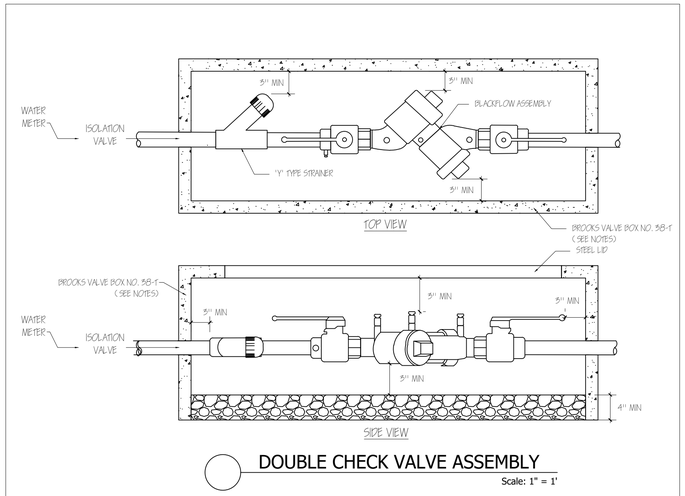
L2.01

IRRIGATION PLAN

OWNER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS-76039 CONTACT: CRAIG G. JOHNSON PHONE # 972-388-5248 E-MAIL: cjohnson@maylar.com	KJE - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 EMAIL: inorfork@kje-us.com	FELDMAN DESIGN STUDIOS P.O. BOX 832346 RICHARDSON, TX-75083 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com

SECTION 02810 -- IRRIGATION
NOTES

1. IRRIGATION SYSTEM MUST BE INSTALLED BY LICENSED IRRIGATOR.
2. IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED.
3. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO OWNER.
4. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE.
5. DRIP IRRIGATION SYSTEM IN BEDS TO BE INSTALLED AT GRADE WITH 2" MULCH FULLY COVERING ALL LINES.
6. DRIP IRRIGATION SYSTEM IN TURF AREAS IS TO BE INSTALLED SUBSURFACE. FILL TURF AREAS TO A GRADE DEPTH OF MINUS 6" AND LAY LINES. COVER WITH PLANTING SOIL & SOD SO THAT DRIP REMAINS BURIED 6" BELOW GRADE.
7. L.I.C. SHALL SELECT MPR SERIES SPRAY NOZZLES FOR 'HEAD-TO-HEAD' COVERAGE, ADJUSTED FOR MINIMUM OVERSPRAY ONTO WALLS, FENCES AND WALKS. NO OVERSPRAY INTO STREET IS PERMITTED.
8. IRRIGATOR MUST ABIDE BY THE CITY IRRIGATION CODES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   - 8.1. RAIN AND FREEZE SENSOR INSTALLED
   - 8.2. PURPLE PRIMER MUST BE USED ON ALL PVC JOINTS.
   - 8.3. IRRIGATION SYSTEM MUST MEET STATE INSTALLATION CODES (TCEQ).
   - 8.4. IRRIGATOR MUST REQUEST AN INSPECTION FROM THE CITY WHEN COMPLETE, AND MUST PROVIDE: COPY OF MAINTENANCE CHECKLIST REQUIRED BY TCEQ CODES AND COPY OF TEST RESULTS OF THE BACKFLOW PREVENTION ASSEMBLY.
   - 8.5. PLANS MUST BE ON SITE DURING INSTALLATION AND INSPECTION.
   - 8.6. DRIPLINES AND HEADS TO BE LOCATED FOUR (4") INCHES FROM FOUNDATION, PARKING LOTS, DRIVEWAY, ETC.
   - 8.7. AN 'AS-BUILT' DRAWING AND RUN SCHEDULE MUST BE PRODUCED AND A COPY GIVEN TO THE LANDOWNER.
   - 8.8. A PERMANENT STICKER WITH IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER AND THE DATE OF WARRANTY PERIOD SHALL BE AFFIXED TO EACH AUTOMATIC CONTROLLER INSTALLED BY THE IRRIGATOR
9. CONTRACTOR TO PROVIDE THE FOLLOWING FOR CITY INSPECTION:
   - 9.1. ALL REQUIRED VALVE BOXES SHALL BE INSTALLED, THE LID OF THE VALVE BOX SHALL BE LEFT OPEN UNTIL APPROVED BY THE CODE OFFICIAL.
   - 9.2. PIPING AN VALVES INCLUDING ISOLATION VALVES, WYE STRAINERS, BACKFLOW PREVENTERS, AND MASTER VALVES SHALL BE LEFT UNCOVERED FROM THE POINT OF CONNECTION TO A POINT OF THREE (3) FEET DOWN STREAM OF THE MASTER VALVE AND PRESSURIZED.
   - 9.3. ALL WIRING SPLICES SHALL BE LEFT UNCOVERED OR IF THERE ARE NO SPLICES WIRING MAY BE COVERED TO A POINT WITHIN TWO (2) FEET OF ANY VALVES.
   - 9.4. ALL ZONE VALVES AND MASTER VALVES SHALL NOT BE CONCEALED FOR A SPACE OF TWO (2) FEET AND UP AND DOWN STREAM OF THE VALVE. INCLUDING THE PIPING CONNECTIONS TO THE VALVE.
   - 9.5. THE LAST EMISSION DEVICE WITH THE GREATEST DEVELOPED LENGTH FROM THE POTABLE WATER SOURCE SHALL BE LEFT EXPOSED FOR A DISTANCE OF TWO (2) FEET FOR INSPECTION AND TESTING.



DOUBLE CHECK VALVE ASSEMBLY

Scale: 1" = 1'

NOTES:
1. A 'Y' TYPE STRAINER TO BE PLACED BEFORE A DOUBLE CHECK VALVE. THERE MUST BE CLEARANCE FOR THE STRAINER TO BE CLEANED PERIODICALLY.
2. VALVE BOX TO BE BROOKS NO. 38-T. 27½" X 18" X 12" WITH STEEL LID.
3. PROVIDE 4 INCHES OF GRAVEL AT THE BOTTOM OF THE VALVE BOX AND 3 INCHES OF CLEARANCE FROM THE GRAVEL TO THE DOUBLE CHECK VALVE. INSTALLER IS RESPONSIBLE TO ENSURE THAT THE INSTALLATION OF THE DOUBLE CHECK VALVE MEETS MANUFACTURE SPECIFICATIONS. THE DEVICE MUST BE ACESSIBLE FOR TESTING AN REPAIR.
4. TEST COCKS ON THE THE DOUBLE CHECK VALVE MUST BE THREADED, WATER-TIGHT, MADE OF NON-FERROUS MATERIAL AND MUST BE PLUGGED OR CAPPED.
5. DOUBLE CHECK VALVE 'Y' PATTERN ASSEMBLIES MUST BE INSTALLED SO THAT THE TEST COCKS ARE POINTED UP (SEE DRAWING).
6. THOROUGHLY FLUSH THE LINES PRIOR TO INSTALLATION OF THE ASSEMBLY.

LEGEND

- LOCATION OF PROPOSED TREES
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  - – 14' R-VAN NOZZLE, P45, .32 Q, .63 H, 1.27 F GPM
  - – 18' R-VAN NOZZLE, P45, .5 Q, 1.01 H, 1.85 F GPM
- – 5X15' STRIP R-VAN NOZZLE, LCS, RCS, .24 H GPM
- – 5X30' STRIP R-VAN NOZZLE, SST, .48 F GPM
- NETAFIM TECHLINE CV DRIPPERLINE #TLVV4-18, 18" SPACING FOR ABOVE GROUND DRIP, #TLVV4-12, 12" SPACING FOR SUB-TERRAIN
- CLASS 200 PVC SLEEVE PIPES, AS MARKED
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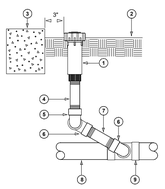
- PROPERTY LINE
- FEBCO DOUBLE CHECK VALVE ASSEMBLY – 850 1" D.C.A, INSTALLED PER CITY CODE
- INLINE WYE STRAINER
- (I) ISOLATION VALVE, 1" SLIP BALL VALVE
- (MV) MASTER VALVE
- (PR) PRESSURE REGULATOR, NETAFIM
- (M) 1" WATER METER
- (C) WEATHERMATIC AUTOMATIC CONTROLLER WITH MINI-WEATHER STATION (RAIN & FREEZE SENSOR)
- RAINBIRD PEB SERIES ELECTRIC VALVE WITH FLOW CONTROL

CONTROL VALVE
- ZONE NUMBER
- VALVE SIZE
- FLOW IN GAL. PER MINUTE (GPM)

47.2 PSI DESIGN PRESSURE THIS DESIGN
DESIGN BASED ON 55 PSI STATIC PRESSURE AT METER
CONTRACTOR TO VERIFY BEFORE PROCEEDING – A PRESSURE REDUCTION VALVE TO BE INSTALLED ON THE DOWN-SIDE OF THE BACK FLOW DEVICE IF WATER PRESSURE EXCEEDS 65 PSI

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION INSTALLATION MUST BE INSPECTED BY THE CITY OF AUBREY.

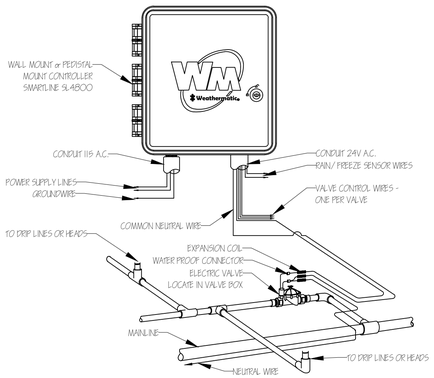


1. POP-UP SPRAY SPRINKLER.
2. FINISH GRADE.
3. CUR, SIDEWALK OR FOUNDATION.
4. PVC SCHEDULE 80 NIPPLE (6" MIN. LENGTH)
5. PVC T x T 900 ELL
6. MARLEXSTREET ELL
7. PVC SCHEDULE 80 NIPPLE (6" MIN. LENGTH)
8. LATERAL LINE PIPING.
9. LATERAL LINE PIPE FITTING.

NOTE: TEFLON TAPE ALL THREADED JOINTS.
NOTE: INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURE THAT ARE NOT IDENTIFIED HERE.

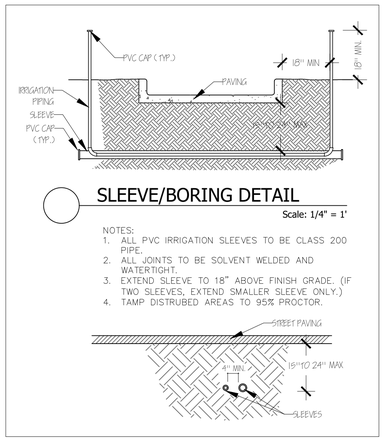
POP-UP SPRAY HEAD ON ARM

Not to Scale



WEATHERMATIC SL4800 SERIES CONTROLLER

Not to Scale



SLEEVE/BORING DETAIL

Scale: 1/4" = 1'

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. EXTEND SLEEVE TO 18" ABOVE FINISH GRADE. (IF TWO SLEEVES, EXTEND SMALLER SLEEVE ONLY.)
4. TAMP DISTRUBED AREAS TO 95% PROCTOR.

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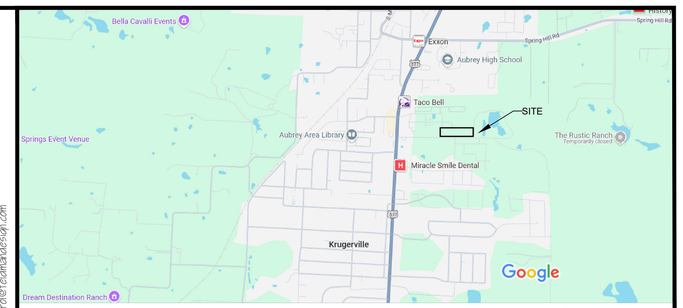

STATE OF TEXAS
CAROL FELDMAN
20245
LICENSED IRRIGATOR

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CASE #18-16-SP (EXHIBIT D)

REDFERN ADDITION

3.62 ACRE TRAC

REDFERN RD & HIGH MEADOW DRIVE, TEXAS

DATE OF PREPARATION : 10/21/2024

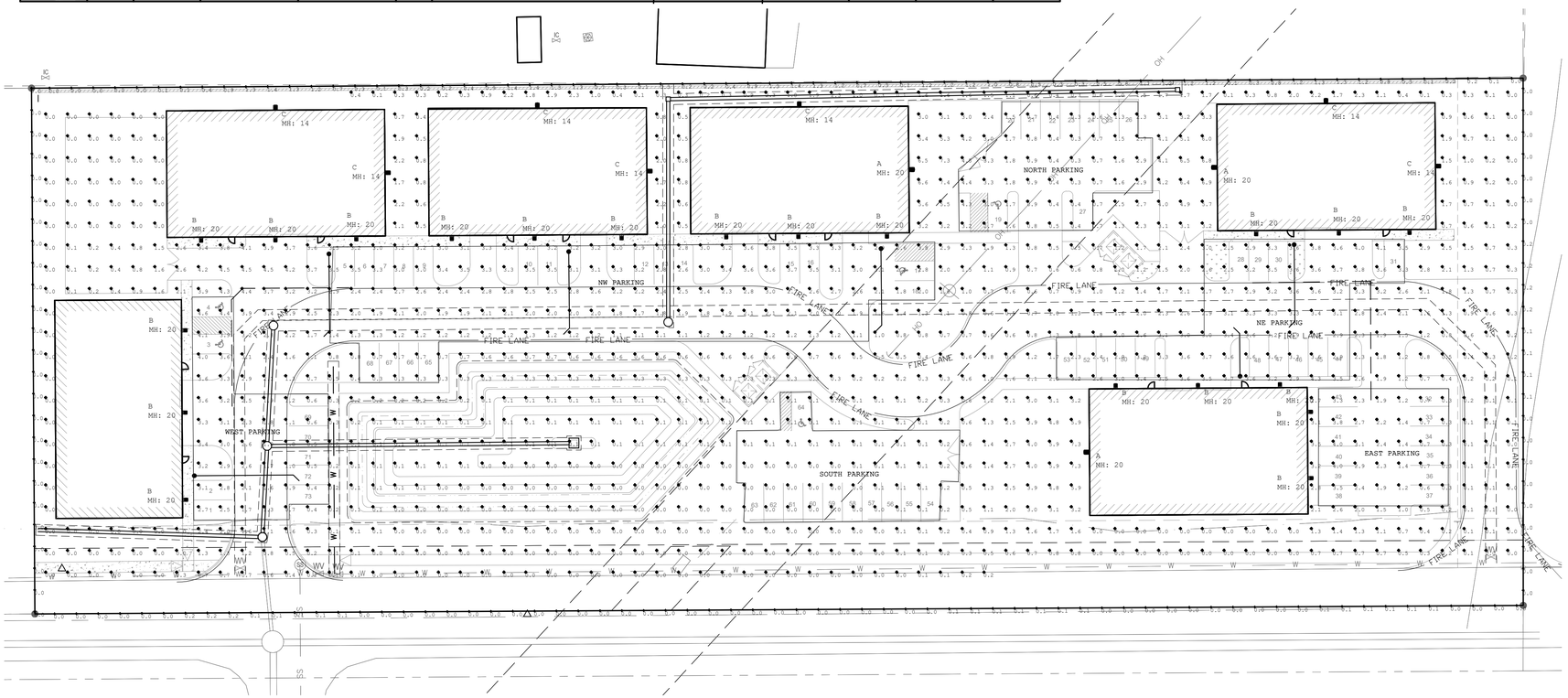
OWNER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
DTC INVESTMENTS MAYLAR LP 5151 BELTLINE RD, SUITE 100 DALLAS, TEXAS-76039 CONTACT: CRAIG G. JOHNSON PHONE # 972-388-5248 E-MAIL: cjohnson@maylar.com	KJE - US CROSS ROADS, TEXAS CONTACT: IAN NORFORK PHONE # 940-208-0177 EMAIL: inorfork@kje-us.com	FELDMAN DESIGN STUDIOS P.O. BOX 832346 RICHARDSON, TX-75083 CONTACT: CAROL FELDMAN PHONE # (972) 523-4944 E-MAIL: carol@feldmandesign.com

L2.02

IRRIGATION PLAN DETAILS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GIRD @ GRADE	Illuminance	Fc	1.32	7.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.26	1.4	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	1.81	4.0	0.3	6.03	13.33
NE PARKING	Illuminance	Fc	3.32	4.3	2.3	1.44	1.87
NORTH PARKING	Illuminance	Fc	1.47	4.4	0.3	4.90	14.67
NW PARKING	Illuminance	Fc	2.24	3.8	0.3	7.47	12.67
SOUTH PARKING	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
WEST PARKING	Illuminance	Fc	2.34	4.6	0.4	5.85	11.50

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts	BUG Rating	Lum. Watts
	3	A	Single	N.A.	0.950	VISIONAIRE VSX-II_T4_48LD_12_30K7_VOLT-WM @ 20' MTG. HT.	543.3	B3-U0-G3	181.1
	20	B	Single	N.A.	0.950	VISIONAIRE VSX-II_T4_32LD_5_30K7_VOLT-WM @ 20' MTG. HT.	1014	B2-U0-G2	50.7
	7	C	Single	N.A.	0.950	VISIONAIRE VSX-II_T2_16LD_3_30K7_CLS_VOLT-WM @ 14' MTG. HT.	114.8	B1-U0-G1	16.4



1 PHOTOMETRIC PLAN

E1.0

SCALE: 1"=30'

0 30 60 Feet

LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SAEED NAGHIAN, P.E. # 138411 ON 8/14/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES."

REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 2/5/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

PHOTOMETRIC PLAN

E1.0

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CITY OF AUBREY

ORDINANCE NUMBER 815-23

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT TO INCLUDE "GR"(GENERAL RETAIL) DISTRICT, "SC" (SHOPPING CENTER), "C" COMMERCIAL, AND "IND" (INDUSTRIAL) DISTRICT ("PD-815-23") AS THE ZONING CLASSIFICATION FOR AN APPROXIMATE 3.79 ACRE TRACT OF LAND LEGALLY DESCRIBED AS TRACT 136 (PREVIOUSLY TRACT 39C) OF THE F. TREVINO SURVEY, ABSTRACT 1243A, DENTON COUNTY, TEXAS, IDENTIFIED AS DENTON CAD ID 51650, AND BEING GENERALLY LOCATED ON THE NORTH SIDE OF REDFEARN ROAD AND EAST OF HIGHMEADOW DRIVE, CITY OF AUBREY, DENTON, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR PENALTIES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the property owners of a 3.79-acre tract of land, generally located on the north side of Redfearn Road, east of Highmeadow Drive, and situated in the F. Trevino Survey, Abstract No. 1243A, Tract 136 (previously Tract 39C), legally described and depicted in **Exhibit A**, attached hereto and incorporated herein (the "Property") made application to change the zoning of the Property from unzoned to Planned Development District to include "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, and "IND" (Industrial) District ("PD-815-23"); and

WHEREAS, the Property was recently annexed into the City boundaries and is currently unzoned; and

WHEREAS, the Development Standards and Concept Plan, as set forth in **Exhibit B** and **Exhibit C** attached hereto and incorporated herein, define the land uses and regulations for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Planned Development District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. The Zoning Ordinance of the City is amended to change the zoning of the Property from unzoned to Planned Development District to include "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, and "IND" (Industrial) District ("PD-815-23") as the zoning classification, subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing the Property except as may be modified by this Ordinance:

Exhibit B: Development Standards
Exhibit C: Concept Plan

SECTION 3. ZONING MAP. The official zoning map of the City shall be amended to reflect the change in zoning described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 24TH DAY OF OCTOBER, 2023.

APPROVED:

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Francisco Trevino Survey, Abstract Number 1243 and also being all of that called Tract 3 of land described in deed to Betty Marie Wilson, recorded in Document Number 2018-141479, Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said Tract 3, same being the Southeast corner of a tract of land described in deed to The Bridge Enrichment and Learning Center, LLC. recorded in Document Number 2017-79828, Property Records, Denton County, Texas;

THENCE South 00 degrees 01 minute 15 seconds West, a distance of 241.72 feet to a capped iron rod set stamped "KAZ";

THENCE South 89 degrees 40 minutes 10 seconds West, a distance of 682.15 feet to a capped iron rod set stamped "KAZ" at the Southeast corner of a tract of land described in deed to Michael D. Arnold, recorded in Instrument Number 2019-75240, Real Property, Records, Denton County, Texas;

THENCE North 00 degrees 19 minutes 50 seconds West, along the common line of said Tract 3, and said Arnold Tract, a distance of 241.72 feet to a 1/2 inch capped iron rod found in the South line of said Bridge Enrichment and Learning Center, LLC. tract, at the Northeast corner of said Arnold tract;

THENCE North 89 degrees 40 minutes 10 seconds East, along said South line, a distance of 683.63 feet to the POINT OF BEGINNING and containing 3.79 acres of land, more or less.

EXHIBIT A CONTINUED
PROPERTY LEGAL DEPICTION

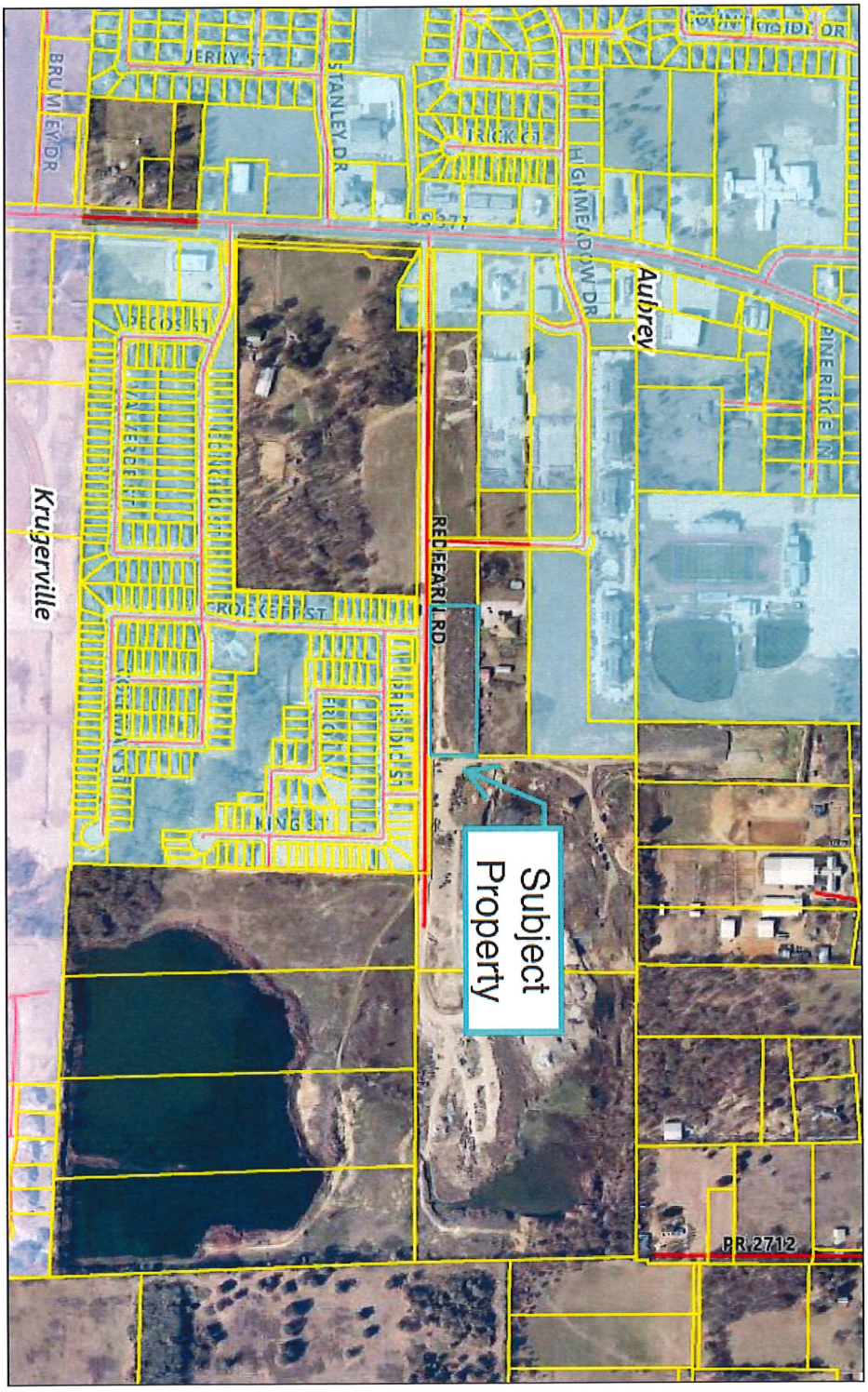


EXHIBIT B
DEVELOPMENT STANDARDS

I. Conceptual Plan – The conceptual plan includes the general layout of the development as shown on **Exhibit C**. If there is a conflict with the conceptual plan and the requirements contained within these Development Standards, then the Development Standards shall govern. The conceptual plan may be amended from time to time without triggering the requirement for rezoning provided it is consistent with the Development Standards contained herein.

II. Definitions – The definitions in Exhibit 14A, the "Zoning Ordinance" shall be applicable to this Planned Development District.

III. Authorized Land Uses

A. Uses shall be permitted in the same manner as uses within the "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, & "IND" (Industrial) District in the City's Zoning Ordinance, as may be amended, unless otherwise prohibited as set forth herein.

B. Conditional Uses and Specific Use Permits, as outlined within the "GR"(General Retail) District, "SC" (Shopping Center), "C" Commercial, & "IND" (Industrial) District in the City's Zoning Ordinance, and as may be amended, may be permitted pursuant to and in accordance with Section 6 of the Zoning Ordinance, unless otherwise prohibited as set forth herein.

C. The following uses shall be prohibited:

1. Amusement establishments, livestock exhibition halls, including fairgrounds, permanent carnivals, kiddie parks, and other similar outdoor amusement facilities;
2. Asphalt and concrete batching or ready-mix plants;
3. Automobile parking lots and structures
4. Concrete products casting;
5. Day Care
6. Gasoline and oil storage, wholesale;
7. Hotels, apartment hotels and motels
8. Hospitals and sanitariums
9. Milk and ice cream processing;
10. Motor freight terminals;
11. Mortuaries
12. Pumping stations
13. Public utility and public service uses such as: bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots; electric substations; gas regulator stations, mixing stations, and gate stations; radio and television towers; railroad passenger stations; and

telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;

14. Radar installations and towers;
15. Radio and television studios and stations;
16. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;
17. Restaurants
18. Shell egg business, candling, cartoning, and distributing;
19. Stadiums, auditoriums, and arenas, open or enclosed;
20. Storage yards not ancillary to main uses;
21. Theaters, indoor or outdoor
22. Trailer sales and rental, for use with private passenger motor vehicles; and
23. Weighing stations.

IV. Development Requirements – The regulations contained within the City's Zoning Ordinance for the "IND" (Industrial) District, as may be amended, shall be applicable to the development of the property with the following exceptions:

A. Landscape and Screening

1. A total of sixteen (16) canopy trees shall be required along Redfearn Road to meet the landscape buffer requirement along a right-of-way. No ornamental trees shall be required. Shrubs measuring three and a half (3 ½) feet tall shall be installed where parking fronts Redfearn Road as required by ordinance.
2. The Public Works Director may reduce the required landscaping along the perimeter and within the basin of a detention pond as long as the proposed landscaping meets the spirit and intent of the ordinance.
3. All other items shall meet minimum standards for landscaping and screening.

B. Building Design Standards – Owner will incorporate brick or stone on at least 25 percent of the front façade on buildings within 50 feet of Redfearn Road. Buildings not within 50 feet of Redfearn Road may be constructed with metal façade, with heights of 16' to 18' (feet), which will have two tone colors to be determined.

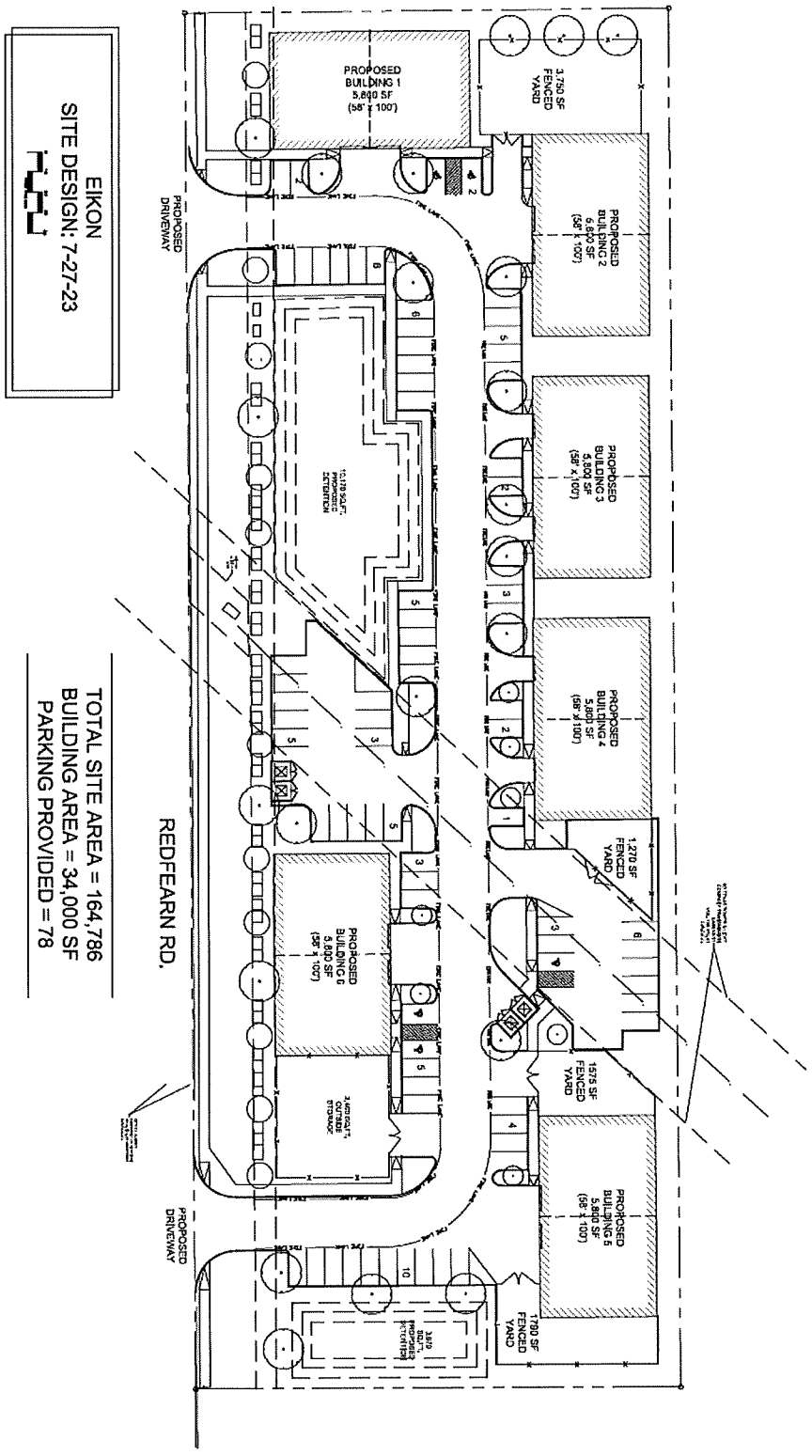
C. Parking – Parking shall be provided at a ratio of 1 per 500 square feet of floor area.

D. Signs – Two monument signs may be allowed within the Development. Each sign shall have a maximum area of 70 square feet and maximum height of 6 feet. The two monument signs shall be spaced a minimum of 250 feet apart.

E. Lighting – Each building will be lighted with down lights that provide illumination for security, but development will not have any pole lights. Each monument sign will have uplights.

V. Other Applicable Development Standards – Regulations contained within other chapters of the City of Aubrey's Code of Ordinances pertaining to the development of property including, but not limited to Building Regulations, Fire Prevention and Protection, Subdivision Regulations, and Utilities, shall be applicable to the Property except as otherwise provided in the Agreement.

EXHIBIT C
CONCEPT PLAN



THE POST-SIGNAL.
AFFIDAVIT OF PUBLICATION

Pilot Point Post-Signal
PO Box 249
(940) 686-2169

The attached notice was published 1 time(s) in the on the following date(s):

PUBLICATION DATES:
Nov. 3, 2023
Notice ID: RgV11onSg9aOYkxyYzK2
Notice Name: A ORDINANCE NO 815-23
PUBLICATION FEE: $60.06

Joe Fragano
For the Pilot Point Post-Signal

VERIFICATION
STATE OF TEXAS
COUNTY OF DENTON
Subscribed and sworn to me by Joe Fragano this day of November 30, 2023.

Abigail A
Signature
Notary In and For the State of Texas

ABIGAIL ALLEN
Notary Public, State of Texas
Comm. Expires 03-12-2024
Notary ID 132403175

CITY OF AUBREY
ORDINANCE NUMBER 815-23

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING FROM UNZONED TO PLANNED DEVELOPMENT DISTRICT TO INCLUDE "GR"(GENERAL RETAIL) DISTRICT, "SC" (SHOPPING CENTER), "C" COMMERCIAL, AND "IND" (INDUSTRIAL) DISTRICT ("PD-815-23") AS THE ZONING CLASSIFICATION FOR AN APPROXIMATE 3.79 ACRE TRACT OF LAND LEGALLY DESCRIBED AS TRACT 136 (PREVIOUSLY TRACT 39C) OF THE F. TREVINO SURVEY, ABSTRACT 1243A, DENTON COUNTY, TEXAS, IDENTIFIED AS DENTON CAD ID 51650, AND BEING GENERALLY LOCATED ON THE NORTH SIDE OF REDFEARN ROAD AND EAST OF HIGHMEADOW DRIVE, CITY OF AUBREY, DENTON, TEXAS, MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR AMENDING OFFICIAL ZONING MAP; PROVIDING FOR PENALTIES; PROVIDING A CUMULATIVE REPEALER/ SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON

THIS 24TH
DAY OF
OCTOBER,
2023.

APPROVED:
CHRIS RICH
MAYOR

ATTEST:
JENNY HICKS
CITY SECRETARY
N3-1tc

Planning and Zoning Commission Meeting
Staff Report
April 10, 2025

Agenda Item
Consider and make a recommendation to the City Council on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

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

Summary
The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement on September 28, 2023 and in accordance with the agreement, the property was annexed and zoned (PD-GR, SC, C, and IND uses) on October 24, 2023. The Site Plan is on the agenda along with this Preliminary Plat.

The Redfearn Addition Preliminary Plat consists of one (1) lot of 23.783 acres, Lot 1, Block A and the civil engineering plan set accompanies the Preliminary Plat. The Preliminary Plat identifies easements necessary for the development.

Engineer Review:
The City Engineer has reviewed the Site Plan engineering plans and the tailwater calculation is under review. Drainage shall comply with the City ordinances/requirements. Additionally, the plat exhibit requires edits to plat notes for applicability and proper jurisdiction (removing Denton County references).

Planner Review:
The plat exhibit review is attached to this agenda report and identifies required edits to satisfy the Subdivision Ordinance requirements and accuracy of the Preliminary Plat.

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

1. The City Engineer approval of the drainage information;
2. The Preliminary Plat exhibit review comments (Attachment 2) shall be completed and resubmitted by April 9, 2025

ACTION OPTIONS:
The Planning & Zoning Commission may recommend to the City Council:

1. Approval of the Preliminary Plat;
2. Approval of the Preliminary Plat with conditions (recommended); or
3. Denial of the Site Plan.

Attachments:

1. Location Map
2. Preliminary Plat
3. Civil Engineering Plan Set

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend the Redearn Addition Preliinary Plat for City Council approval subject to conditions.

REDFEARN
ADDITION
AUBREY CREEK
ESTATES
LOT 1
REDFEARN RD.
US HWY 377
AUBREY
CHAPARRALS

LEGAL DESCRIPTION OF LAND

STATE OF TEXAS §
COUNTY OF DENTON §

All that certain tract or parcel of land in the Francisco Trevino Survey, Abstract No. 1243, in Denton County, Texas and being all of a called 3.79 acre tract of land described in a General Warranty Deed to DTC Ventures, Inc., recorded in Document Number 2020-14873 of the Official Public Records of said county, said 3.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of said 3.79 acre tract of land, the southeast corner of Lot 2, Block A of The Bridge Enrichment Center Addition, an addition to the City of Aubrey, recorded in Document Number 2021-5 of the Plat Records of said county and in the west line of a called 53.549 acre tract of land described in a Warranty Deed to Weldon Wilson, recorded in Document Number 2009-248 of said Official Public Records, for the northeast corner herein described;

THENCE South 00°00'38" East, with the east line of said 3.79 acre tract and said west line of said 53.549 acre tract, a distance of 241.69 feet to a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said 3.79 acre tract and the northeast corner of the terminus right-of-way line of Redfearn Road, a 60-foot-wide public right-of-way, for the southeast corner herein described;

THENCE South 89°40'19" West, with the south line of said 3.79 acre tract and with the north right-of-way line of Redfearn Road, a distance of 682.04 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the southwest corner of said 3.79 acre tract and the southeast corner of Lot 2, Block A of The Arnold Addition, an addition to the City of Aubrey, recorded in Document Number 2020-426 of said Plat Records, for the southwest corner herein described;

THENCE North 00°21'53" West, with the west line of said 3.79 acre tract and the east line of said Lot 2 of the Arnold Addition, a distance of 241.00 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the northwest corner of said 3.79 acre tract, the northwest corner of said Lot 2 of The Arnold Addition and in the south line of said Lot 2 of said The Bridge Enrichment Center Addition, for the northwest corner herein described;

THENCE North 89°36'52" East, with the north line of said 3.79 acre tract and with said south line of said Lot 2 of The Bridge Enrichment Center Addition, a distance of 683.53 feet to the POINT OF BEGINNING and containing 3.783 acres (164,786 square feet) of land.

UTILITIES

ALL UTILITY PROVIDERS' NAMES, ADDRESSES AND PHONE NUMBERS OR WILL SERVE LETTERS.

IDENTIFY UTLITY PROVIDERS ELECTRIC, GAS, WATER & SS, TELEPHONE

EASEMENTS

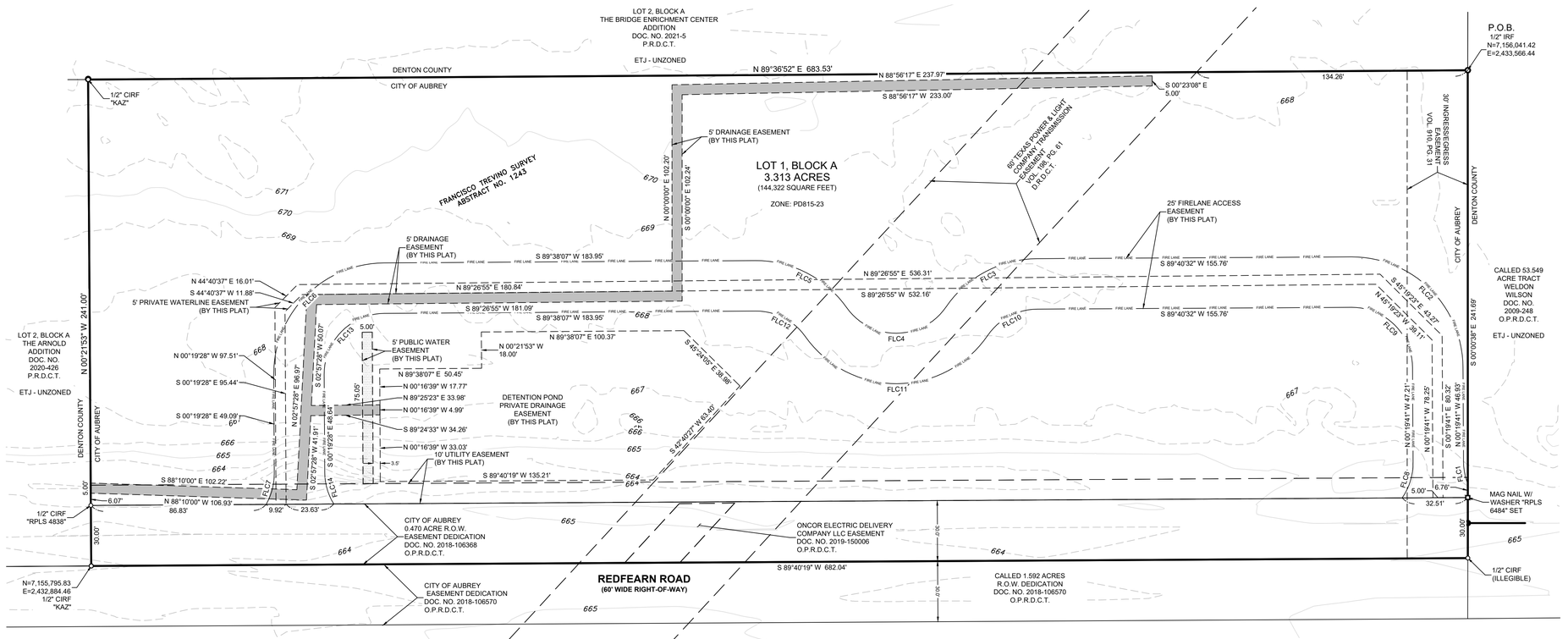
ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

DRAINAGE

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

THE CITY OF AUBREY 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 NY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.



FIRE LANE CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	11.11'	30.00'	21°13'10"	N10°56'15"W	11.05'
FLC2	86.39'	55.00'	89°59'48"	N45°19'35"W	77.78'
FLC3	53.02'	55.00'	55°14'07"	S62°03'28"W	50.99'
FLC4	49.25'	55.00'	51°18'52"	S89°36'50"W	49.25'
FLC5	50.92'	55.00'	53°02'09"	N62°47'18"W	50.92'
FLC6	77.75'	55.00'	80°59'51"	S44°39'20"W	77.75'
FLC7	15.77'	55.00'	16°25'44"	S14°54'34"W	15.77'
FLC8	18.19'	55.00'	18°57'08"	N17°19'09"E	18.19'
FLC9	42.43'	30.00'	81°00'48"	N45°19'35"W	42.43'
FLC10	27.81'	30.00'	53°06'07"	S62°03'28"W	27.81'
FLC11	90.30'	55.00'	94°05'52"	S89°36'50"W	90.30'
FLC12	27.78'	30.00'	53°04'09"	N62°47'18"W	27.78'
FLC13	42.41'	30.00'	81°00'35"	S44°39'20"W	42.41'
FLC14	16.26'	30.00'	31°03'04"	S16°03'04"E	16.26'

FLOODPLAIN

NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY, 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 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.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

AUBREY

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.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON§

I, the undersigned, a ANTHONY RAY CROWLEY, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
ANTHONY RAY CROWLEY, RPLS 6484 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20___.

PRELIMINARY
PRELIMINARY
PRELIMINARY
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.

NOTARY PUBLIC

_____ _____County, Texas

GENERAL

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

A DRIVEWAY CULVERT MUST BE OBTAINED FROM DEVELOPMENT SERVICES BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

THE CITY OF AUBREY DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

BEARINGS ARE BASED ON GPS OBERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

LOT IS FOR COMMERCIAL USE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMINTS.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

ZONING OF THE SUBJECT PROPERTY IS PD 815-23.

PROPERTY TO THE NORTH, EAST AND WEST SIDES ARE IN THE ETJ- UNZONED.

~~PROPERTY TO THE SOUTH IS ZONED PD 630-17.~~ ~~SF-1~~

OK TO REMOVE THIS

PRIVATE STREETS

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

ENGINEERING

WHEN ENGINEERING PLANS ARE PROVIDED, THE ENGINEER SHALL EXECUTE ON THE FACE OF THE PLAT THE FOLLOWING STATEMENT:
"I _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE CITY OF AUBREY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME."

MAINTENANCE

THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE Y CERTIFIES THAT THE FOREGOING P TO THE CITY OF AUBREY, TEXAS, WAS

_____ DAY O RMAL ACTION, THEN AND THER MENTS AND DRAINAGE EASEMENTS A AID COUNCIL FURTHER AUTHORIZED NG THEIR NAME AS HEREIN SUBSC

ATTEST THIS _____ DAY OF _____, ____

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

FRANCISCO ADD THE C

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

_____ day of _____, 20__

_____
Chris Rich, Mayor
City of Aubrey, Texas

PRELIMINARY PLAT
LOT 1, BLOCK A REDFEARN ADDITION
TOTAL OF 3.783 ACRES
(0.470 ACRES R.O.W. DEDICATION)
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS

Date: MARCH 2025	Drawn: LJG	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1

Owner:
DTC VENTURES, INC.
5720 LBJ FREEWAY
SUITE 490
DALLAS, TEXAS 75240

Developer:
EIKON
1405 W CHAPMAN DRIVE
SANGER, TEXAS 76266
(940) 387-0805

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:1004650
117 WEST ARCHER STREET
JACKSBORO, TEXAS 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING

CIVIL ENGINEERING PLANS

FOR

REDFEARN ADDITION

AUBREY, TEXAS

MARCH 2025

CITY PROJECT #:

KJE #: 230304

VICINITY MAP

SCALE: 1" = 400'

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7.1	DETAILS
7.2	DETAILS
7.3	DETAILS
7.4	DETAILS

ENGINEER

KJE
500 MOSELEY RD
CROSS ROADS, TX 76277
PHONE: 940-387-0805
FAX: 940-387-0830
(TBPE F-12214)

SURVEYOR

CROWLEY SURVEYING
117 WEST ARCHER STREET
JACKSBORO, TX 76458
PHONE: (469) - 850 - 2757

DEVELOPER/OWNER

DTC VENTURES, INC
1999 BRYAN ST, STE 900
DALLAS, TEXAS 75201
PHONE: (214) - 808 - 0080

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEVIN WARE, P.E. 93550 ON 03/25/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES."

REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

COVER

C0.0

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GENERAL NOTES

1. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL TEXAS 811.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT. CONTRACTOR IS TO CONSTRUCT GRAVITY LINES PROGRESSIVELY FROM DOWNSTREAM TO UPSTREAM; ANY EXCEPTIONS TO THIS MUST BE APPROVED BY THE ENGINEER, ANY GRADE DISCREPANCIES MUST BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC. AND SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
11. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16. THE CONTRACTOR SHALL:
    - A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
    - B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
    - C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
    - D. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
15. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE PLANS.
17. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
18. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
19. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
20. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
22. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48 HOURS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
23. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
24. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
25. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. SITE BOUNDARY AND TOPOGRAPHY WERE TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03, 2024.
6. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
7. CONCRETE AND FLEXBASE SECTION DESIGNS WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.

CONSTRUCTION NOTES

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS: SHALL BE 0.010 FT/FT.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND/OR ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
    - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
    - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
    - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
    - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
    - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EIKON CONSULTING GROUP.
3. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
4. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
5. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
6. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
7. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING, DATED 03, 2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
8. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES

1. REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
    - A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS
    - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
    - C. THE USE OF MISTING AS A CURING METHOD
    - D. THE USE OF WET BLANKETS AS A CURING METHOD
    - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)

    CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.
4. FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 75 CUBIC YARDS, ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
5. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
6. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
7. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON SUPERIOR PRODUCTS (800-745-3703) OR EQUAL:
    - A. AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH, TYPE R21, OR TYPE BBP
9. MASTER BUILDERS CONFILM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT, ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
15. ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
16. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
17. ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
18. MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

DEMOLITION NOTES

1. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY..
2. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
3. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
4. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
5. ALL CURBS, SIDEWALKS, PARKING LOT PAVING, AND STRIPING NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE COMMUNITY WATER CO. FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDING SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3' OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12. CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO POLE AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
13. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
14. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
15. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
16. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
17. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
18. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3000 P.S.I.
19. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
21. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
22. ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
23. ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
24. ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
25. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOIST AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
26. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
27. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN,) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVEN AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
6. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL B

LEGAL DESCRIPTION OF LAND

STATE OF TEXAS §
COUNTY OF DENTON §

All that certain tract or parcel of land in the Francisco Trevino Survey, Abstract No. 1243, in Denton County, Texas and being all of a called 3.79 acre tract of land described in a General Warranty Deed to DTC Ventures, Inc., recorded in Document Number 2020-14873 of the Official Public Records of said county, said 3.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of said 3.79 acre tract of land, the southeast corner of Lot 2, Block A of The Bridge Enrichment Center Addition, an addition to the City of Aubrey, recorded in Document Number 2021-5 of the Plat Records of said county and in the west line of a called 53.549 acre tract of land described in a Warranty Deed to Weldon Wilson, recorded in Document Number 2009-248 of said Official Public Records, for the northeast corner herein described;

THENCE South 00°00'38" East, with the east line of said 3.79 acre tract and said west line of said 53.549 acre tract, a distance of 241.69 feet to a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said 3.79 acre tract and the northeast corner of the terminus right-of-way line of Redfearn Road, a 60-foot-wide public right-of-way, for the southeast corner herein described;

THENCE South 89°40'19" West, with the south line of said 3.79 acre tract and with the north right-of-way line of Redfearn Road, a distance of 682.04 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the southwest corner of said 3.79 acre tract and the southeast corner of Lot 2, Block A of The Arnold Addition, an addition to the City of Aubrey, recorded in Document Number 2020-426 of said Plat Records, for the southwest corner herein described;

THENCE North 00°21'53" West, with the west line of said 3.79 acre tract and the east line of said Lot 2 of the Arnold Addition, a distance of 241.00 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the northwest corner of said 3.79 acre tract, the northwest corner of said Lot 2 of The Arnold Addition and in the south line of said Lot 2 of said The Bridge Enrichment Center Addition, for the northwest corner herein described;

THENCE North 89°36'52" East, with the north line of said 3.79 acre tract and with said south line of said Lot 2 of The Bridge Enrichment Center Addition, a distance of 683.53 feet to the POINT OF BEGINNING and containing 3.783 acres (164,786 square feet) of land.

UTILITIES

ALL UTILITY PROVIDERS' NAMES, ADDRESSES AND PHONE NUMBERS OR WILL SERVE LETTERS.

EASEMENTS

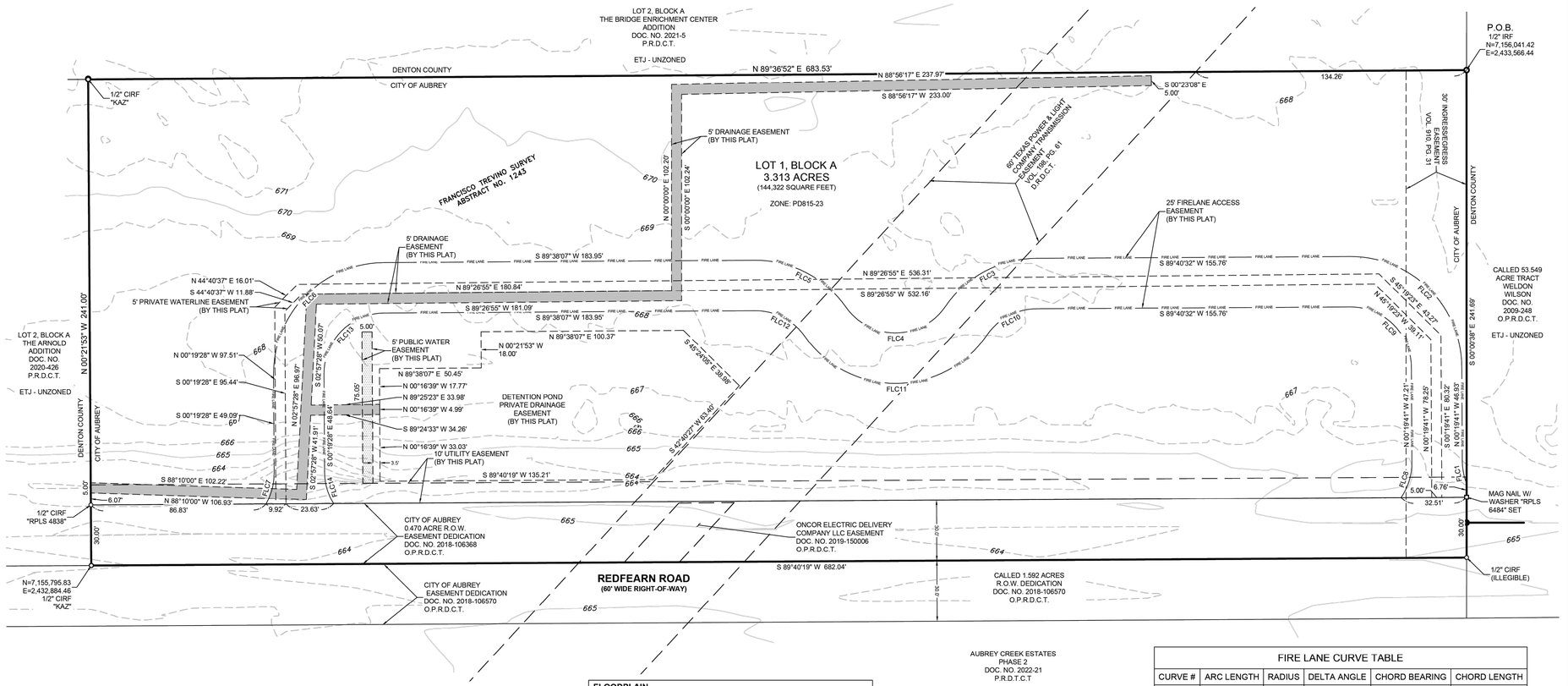
ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

DRAINAGE

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

THE CITY OF AUBREY 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 NY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.



FIRE LANE CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	11.11'	30.00'	21°13'10"	N10°56'15"W	11.05'
FLC2	86.39'	55.00'	89°59'48"	N45°19'35"W	77.78'
FLC3	53.02'	55.00'	55°14'07"	S62°03'28"W	50.99'
FLC4	57.78'	30.00'	110°20'52"	S89°36'50"W	49.25'
FLC5	52.94'	55.00'	55°09'09"	N62°47'18"W	50.92'
FLC6	86.36'	55.00'	89°57'35"	S44°39'20"W	77.75'
FLC7	15.95'	30.00'	30°28'04"	S14°54'34"W	15.77'
FLC8	18.48'	30.00'	35°17'38"	N17°19'09"E	18.19'
FLC9	47.12'	30.00'	89°59'48"	N45°19'35"W	42.43'
FLC10	28.92'	30.00'	55°14'07"	S62°03'28"W	27.81'
FLC11	105.93'	55.00'	110°20'52"	S89°36'50"W	90.30'
FLC12	28.88'	30.00'	55°09'09"	N62°47'18"W	27.78'
FLC13	47.10'	30.00'	89°57'35"	S44°39'20"W	42.41'
FLC14	16.47'	30.00'	31°27'13"	S16°03'04"E	16.26'

FLOODPLAIN

NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY, 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 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.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON§

I, the undersigned, a ANTHONY RAY CROWLEY, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
ANTHONY RAY CROWLEY, RPLS 6484 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20___.

NOTARY PUBLIC

_____ County, Texas

PRELIMINARY
PRELIMINARY
PRELIMINARY
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.

GENERAL

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

A DRIVEWAY CULVERT MUST BE OBTAINED FROM DEVELOPMENT SERVICES BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

THE CITY OF AUBREY DOES NOT APPROVE PLATS FOR PROPERTY LOCATED IN THEIR DIVISION 2 ETJ BASED ON AN ICA WITH DENTON COUNTY REGARDING PLATTING IN THE ETJ.

BEARINGS ARE BASED ON GPS OBERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

LOT IS FOR COMMERCIAL USE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMINTS.

THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

ZONING OF THE SUBJECT PROPERTY IS PD 815-23.

PROPERTY TO THE NORTH, EAST AND WEST SIDES ARE IN THE ETJ- UNZONED.

PROPERTY TO THE SOUTH IS ZONED PD 630-17.

PRIVATE STREETS

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

ENGINEERING

WHEN ENGINEERING PLANS ARE PROVIDED, THE ENGINEER SHALL EXECUTE ON THE FACE OF THE PLAT THE FOLLOWING STATEMENT:
"I _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE CITY OF AUBREY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME."

MAINTENANCE

THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.

APPROVED AND ACCEPTED:

_____
MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF LOT 1, BLOCK, REDFEARN ADDITION, AN ADDITION TO THE CITY OF AUBREY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL OF THE

_____ DAY OF _____, _____, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN SUBSCRIBED.

ATTEST THIS _____ DAY OF _____, ____

_____
CITY SECRETARY
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT

LOT 1, BLOCK A REDFEARN ADDITION

TOTAL OF 3.783 ACRES

(0.470 ACRES R.O.W. DEDICATION)

FRANCISO TREVINO SURVEY, ABSTRACT NO. 1243, CITY OF AUBREY, DENTON COUNTY, TEXAS

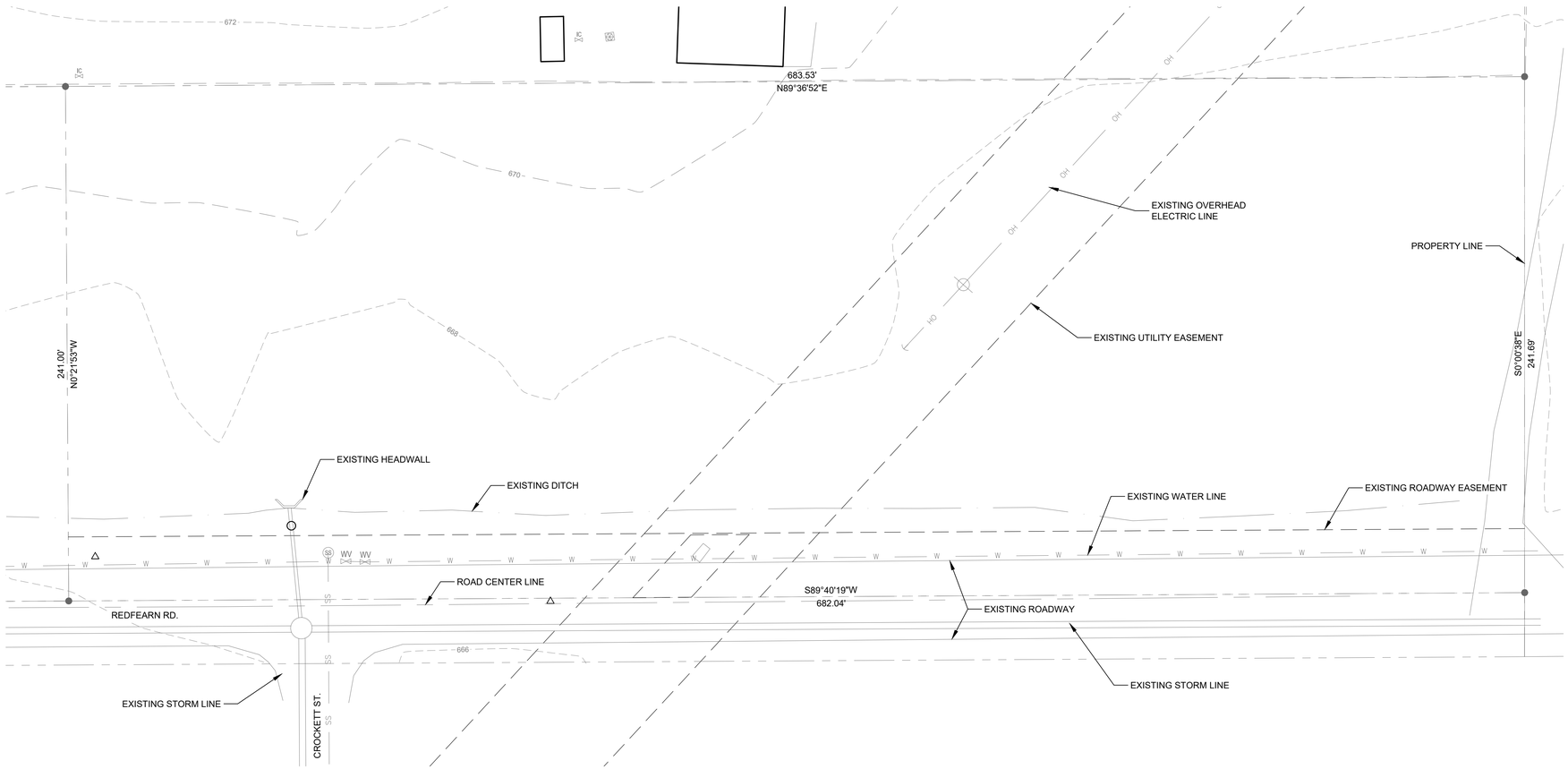
Date: MARCH 2025	Drawn: LJG	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1

Owner:
DTC VENTURES, INC.
5720 LBJ FREEWAY
SUITE 490
DALLAS, TEXAS 75240

Developer:
EIKON
1405 W CHAPMAN DRIVE
SANGER, TEXAS 76266
(940) 387-0805

ANTHONY RAY CROWLEY
R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:1004650
117 WEST ARCHER STREET
JACKSBORO, TEXAS 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

CROWLEY SURVEYING



LEGEND – EXISTING CONDITIONS & DEMOLITION PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- EXISTING TREE TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

1. DEMOLITION AREAS SHALL BE ADEQUATELY BARRICADED OR FENCED.
2. ASPHALT AND CONCRETE THAT IS DEMOLISHED SHALL BE DISPOSED OF LEGALLY.
3. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CROWLEY SURVEYING, DATED 03/24. EXISTING UTILITY LINES WERE TAKEN FROM SITE VISIT SURVEYED INFORMATION.
4. CONTRACTOR SHALL VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES PRIOR TO DEMOLITION.
5. UTILITY RELOCATIONS OR REMOVALS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK BEING PERFORMED. NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK.
6. UTILITY LINES, STRUCTURES, AND EQUIPMENT NOT SPECIFICALLY ADDRESSED IN THE PLANS SHALL BE CONSIDERED TO REMAIN IN PLACE. IN THE EVENT OF CONFLICTS WITH THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. NO WORK SHALL PROCEED UNTIL CONFLICTS ARE RESOLVED.
7. ALL CURBS, SIDEWALKS, PAVING, STRIPING, UTILITIES, ECT. NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED IF DAMAGED.

1 C0.2 **EXISTING CONDITIONS**

SCALE: 1"=30'

0 30 60 Feet

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEVIN WARE, P.E. 93550 ON 03/25/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES."

REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record		
#	Description	Date

EXISTING CONDITIONS

C0.2

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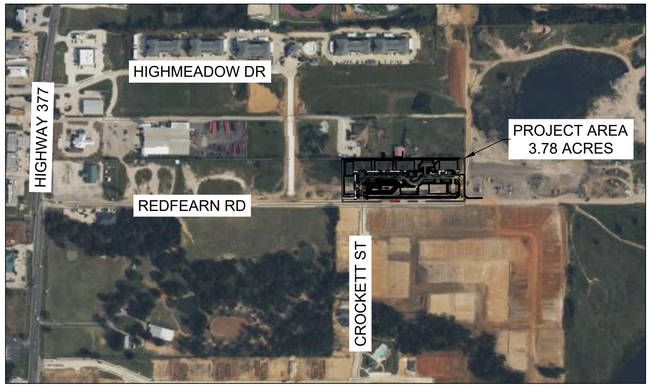
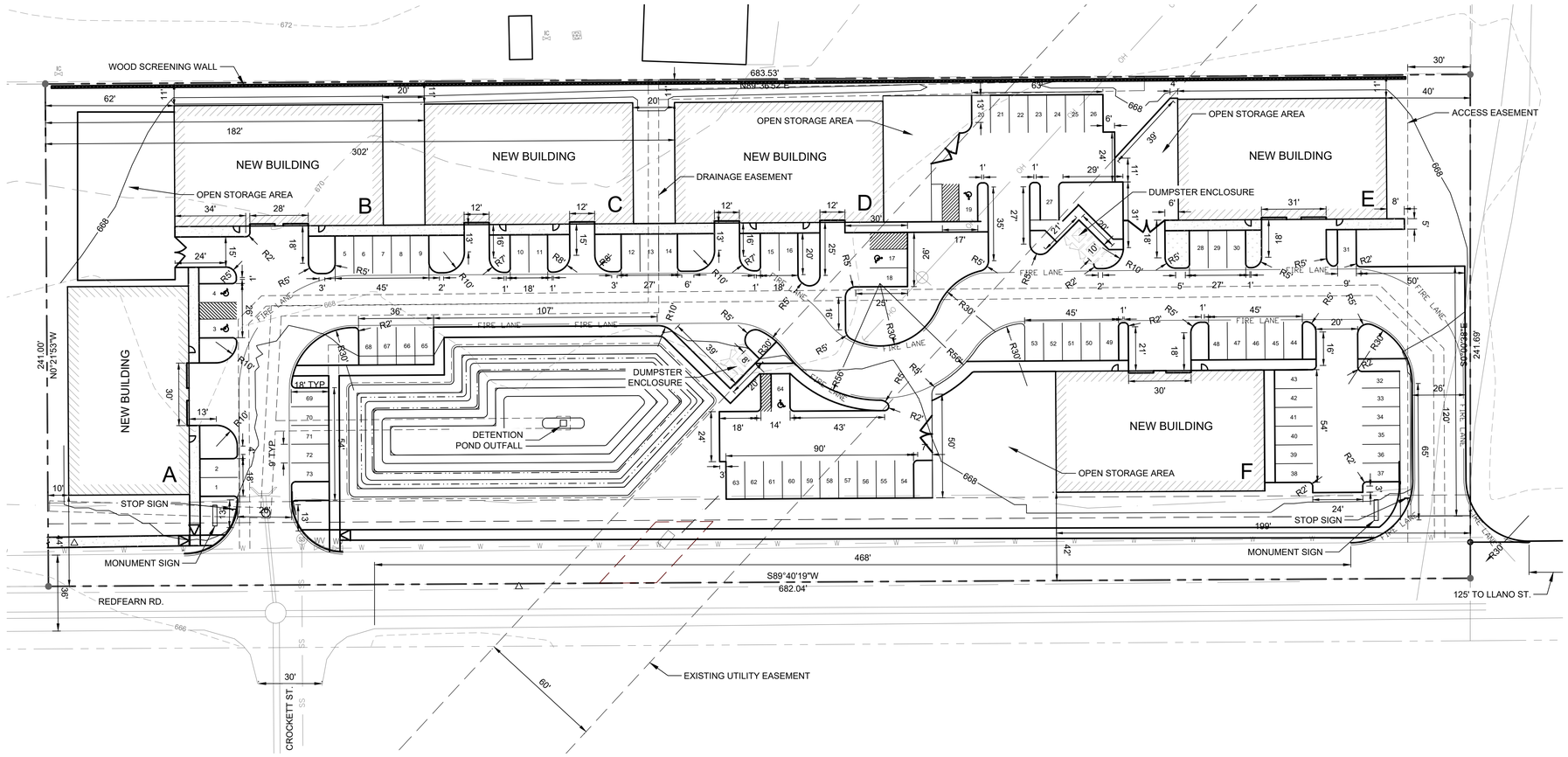


LOCATION MAP
SCALE: 1" = 400'



PROPOSED USE: WAREHOUSE
ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT
LOT AREA: 3.79 ACRES
BUILDING AREA: .8 ACRES SINGLE STORY BUILDING
(6 x 5800sqft = 34800 sqft)
LOT COVERAGE RATIO: 21.08% BUILDING AREA

ADJACENT LAND USE:
NORTH - COMMERCIAL (DAY CARE)
EAST - CONSTRUCTION SITE
SOUTH - RESIDENTIAL (SINGLE FAMILY)
WEST - COMMERCIAL (OPEN FIELD)

PARKING SPACES:
REQUIRED: 1 SPACE PER 500 sqft
34800 sqft / 500 sqft = 69.6 SPACES
PROPOSED: TOTAL = 73
NON-HANDICAP = 68
HANDICAP = 5

LOT 1 / BLOCK A
NO DRAINAGE EASEMENTS OR FLOOD PRONE AREA

1 SITE PLAN
C1.0 SCALE: 1"=30'
0 30 60 Feet

LEGEND – SITE PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

CONSTRUCTION NOTES

1. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE BASED ON TCEQ REQUIREMENTS DEPENDING ON THE SIZE OF THE PIPE.
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES, OR 18 INCHES GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR SANITARY SEWER INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.
10. FIRE LANES SHALL REMAIN OPEN / ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
11. FIRE LANES SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
12. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

SITE PLAN NOTES

1. ALL SIGNAGE IS APPROVED VIA SEPARATE PERMITTING PROCESS
2. DUMPSTER ENCLOSURES SHOULD NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. SCREENING OF THE DUMPSTERS SHALL BE OF THE SAME MASONRY MATERIAL AS THE PRIMARY STRUCTURE AND BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT. 8' SOLID METAL GATES (NEUTRAL IN COLOR) SHALL BE AFFIXED TO THE OPENING AND SHALL BE CLOSED AT ALL TIMES EXCEPT WHEN BEING SERVICED
3. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED TO COMPLY WITH ZONING ORDINANCE TO BLOCK VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING OR ADEQUATE LANDSCAPING
4. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY
5. ALL PARKING SPACES TO BE 9' X 18'
6. ALL STRIPING IN PARKING LOTS SHALL BE WHITE
7. HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT, NEON, OR GARISH
8. TRUNCATED DOME PADS WHERE THE SIDEWALK MEETS DRIVEWAY
9. BOLLARDS CAN BE CONCRETE OR CAST METAL AND SHALL BE OF DECORATIVE DESIGN WITH NO BOLD COLORS OR SLEEVES
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR GENERAL PUBLIC USE BY BUSINESSES, BOTH ON-SITE AND ADJACENT
11. ANY EXPOSED/BARE CONCRETE, SUCH AS RETAINING WALLS OR OTHER VERTICAL SITUATIONS, REQUIRE THE CONCRETE TO BE CLAD IN MASONRY OR RECEIVE OTHER STAFF-APPROVED TREATMENT
12. ANY EXISTING AGRICULTURAL FENCES MUST BE REMOVED

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/25/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

SITE PLAN

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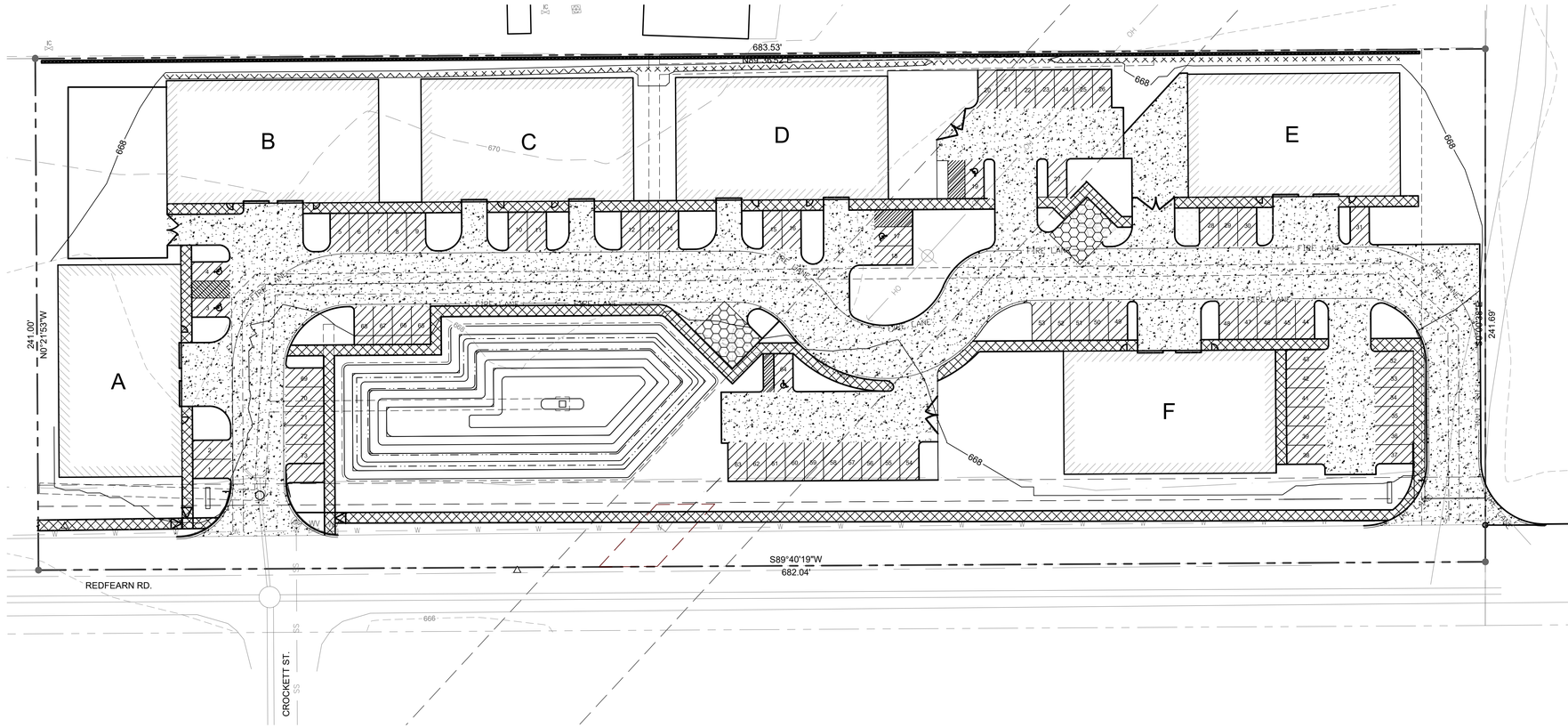

LEGEND – PAVING PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- SAWCUT
- EJ — EXPANSION JOINT

PAVING NOTES

1. REFER TO SOIL PREPARATION & GRADING" NOTES ON THE GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3,600 PSI, A MINIMUM OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% MAX CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 4" MAX SLUMP.
3. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURES SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. IN ADDITION TO MEMBRANE CURING COMPOUND, THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
   - A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS
   - B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
   - C. THE USE OF MISTING AS A CURING METHOD
   - D. THE USE OF WET BLANKETS AS A CURING METHOD
   - E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)

   CONCRETE SHALL NOT BE PLACED WHEN AIR TEMPERATURE IS LESS THAN 40°F AND FALLING, BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS 35°F AND RISING.
4. FOUR CONCRETE CYLINDERS SHALL BE MADE FOR EVERY 75 CUBIC YARDS, ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE TO HOLD. THE CONCRETE SLUMP, TEMPERATURE, AND AIR CONTENT SHALL BE MEASURED EVERY TIME A SET OF FOUR CYLINDERS IS MADE.
5. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
6. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
7. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE THE FOLLOWING DAYTON SUPERIOR PRODUCTS (800-745-3703) OR EQUAL:
   - A. AT CONCRETE PAVEMENT: (1/2 OF CONCRETE THICKNESS) HIGH, TYPE R21, OR TYPE BBP
9. MASTER BUILDERS CONFILM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.
10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE SURFACE. ALL SAWING OPERATIONS SHALL BE CONDUCTED AND COMPLETED WITHIN FIVE (5) TO EIGHT (8) HOURS AFTER CONCRETE PLACEMENT. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS IN CONCRETE PAVING SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY. ALL JOINTS SHALL BE SEALED WITH SEALANT.
15. ALL CONTROL, CONSTRUCTION AND EXPANSION JOINTS MUST BE SEALED WITH A JOINT SEALANT.
16. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM CITY, COUNTY OR STATE BEFORE CONSTRUCTION IN THE RIGHT-OF-WAY.
17. ALL DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
18. MANHOLES AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

PAVING RECOMENDATIONS

HEAVY DUTY CONCRETE PAVING - 8" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 16" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARFIED TO A DEPTH OF 8" WITH ROCKS AND VEGETATIVE DETRITIS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

MID DUTY PAVING - 6" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITIS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

LIGHT DUTY PAVING - 5" OF 3,600 PSI CONCRETE REINFORCED WITH #4 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITIS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

SIDEWALK PAVING - 4" OF 3,000 PSI CONCRETE REINFORCED WITH #3 BAR 18" O.C. IN BOTH DIRECTIONS OVER SUB-GRADE SCARFIED TO A DEPTH OF 6" WITH ROCKS AND VEGETATIVE DETRITIS REMOVED AND RE-COMPACTED TO 95% STANDARD PROCTOR +3 TO -1 OF OPTIMUM MOISTURE CONTENT. VERIFY WITH GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.

1 C2.0 **PAVING PLAN**
SCALE: 1"=30'
0 30 60 Feet

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

PAVING PLAN

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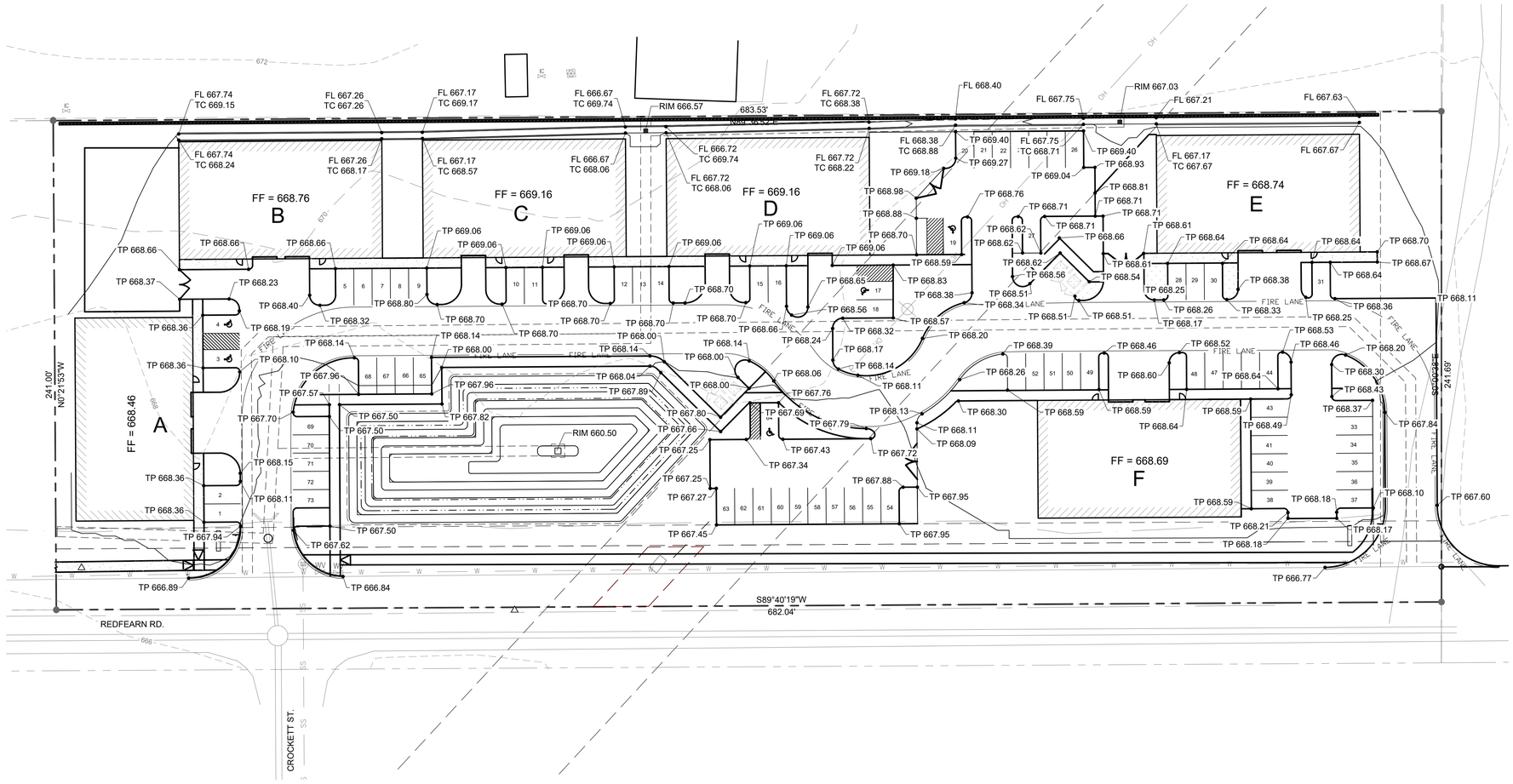
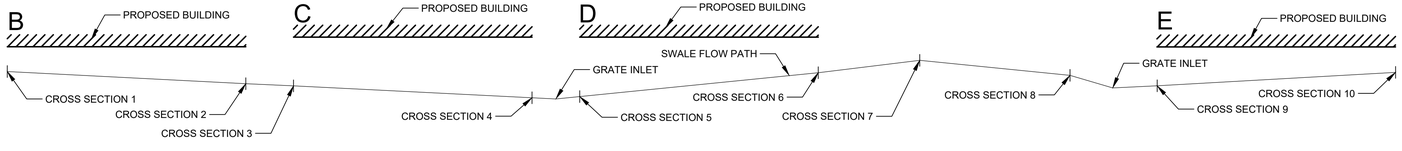


1 GRADING PLAN

C3.0 SCALE: 1"=30'

0 30 60 Feet



2 CONCRETE SWALE CROSS SECTION

C3.0 SCALE: 1"=30'

0 30 60 Feet

LEGEND – GRADING PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- ACCESSIBLE ROUTE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- TS TOP OF SIDEWALK ELEVATION
- TP BOTTOM OF GUTTER
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- TW TOP OF WALL ELEVATION
- FG FINISH GRADE ELEVATION
- TG TOP OF GRATE ELEVATION (INLET)
- FL FLOW LINE ELEVATION
- ME MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING.
2. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
3. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
4. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE GRADES AND CONTOURS SHOWN ON THIS PLAN REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY CROWLEY SURVEYING DATED 03/2024. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE TO TOP OF PAVEMENT OR GROUND, UNLESS OTHERWISE NOTED.

SOIL PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE SOIL BENEATH ALL PAVING SHALL BE TREATED AS FOLLOWS:
   - A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
   - B. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
   - C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT AT OR ABOVE OPTIMUM.
   - D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
   - E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY THE GEOTECHNICAL ENGINEER.
   - F. DENSITY AND MOISTURE CONTROL TESTS SHALL BE RUN PER EACH 5,000 SQUARE FEET.

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/25/2025
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GRADING PLAN

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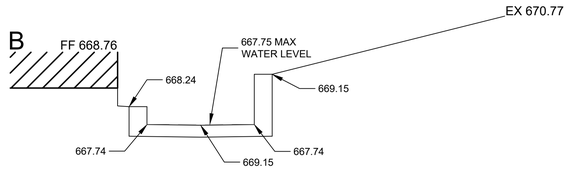
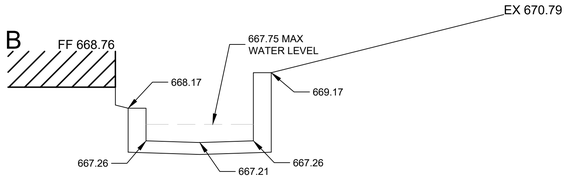


CROSS SECTION 1



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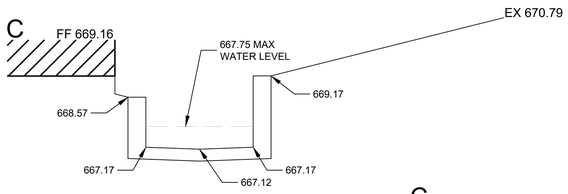

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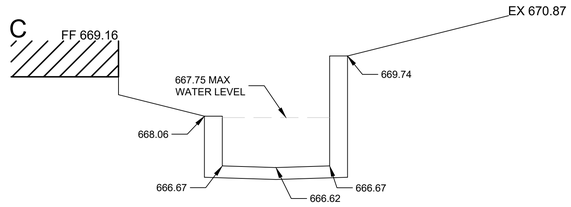

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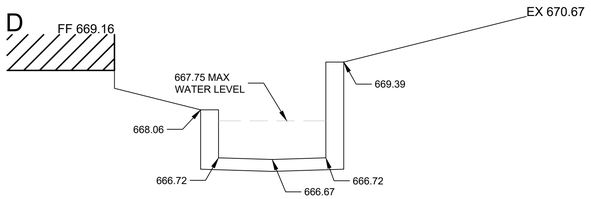

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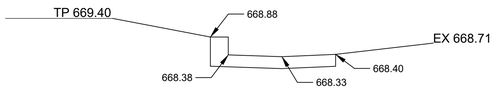

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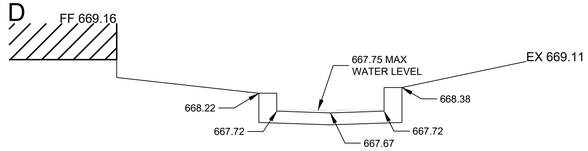

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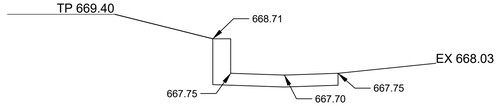

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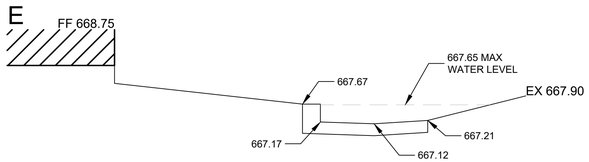

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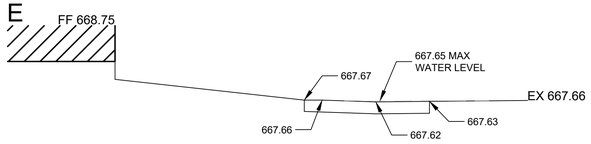

CROSS SECTION 10

CROSS SECTION 3,
MAX CFS - 11.85 CFS
100YR CFS - 1.17 CFS

CROSS SECTION 8,
MAX CFS - 1.68 CFS
100YR CFS - 1.29 CFS

CROSS SECTION 6,
MAX CFS - 4.14 CFS
100YR CFS - 1.12 CFS

CROSS SECTION 9,
MAX CFS - 2.73 CFS
100YR CFS - 1.63 CFS

1 C3.1 **SWALE CROSS SECTIONS**
SCALE: NOT TO SCALE

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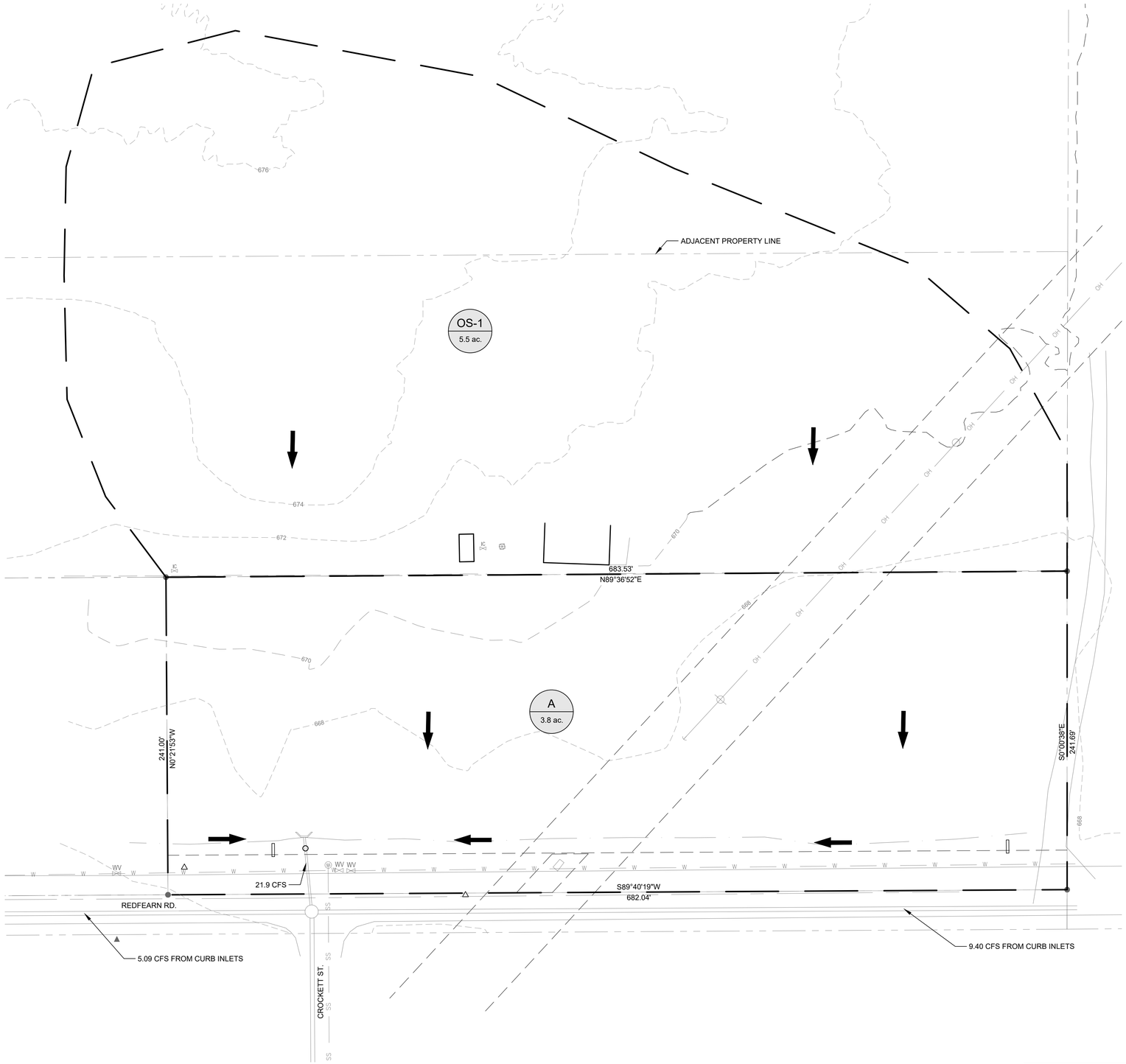
#	Description	Date

SWALE CROSS SECTIONS

C3.1



LEGEND – EXISTING DRAINAGE AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING DRAINAGE AREA BOUNDARY
- EXISTING DRAINAGE FLOW PATH
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW

A – DRAINAGE AREA
B –BASIN AREA (AC.)

1 C4.0 **EXISTING DRAINAGE AREA MAP**

SCALE: 1"=30'

0 30 60 Feet

Red Fearn Road Addition Runoff Calculations

Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)

Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

OS-1 WILL HAVE TO DETAIN IN THE FUTURE AND PROVIDE ADEQUATE OUTFALL.

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

EXISTING DRAINAGE AREA MAP

C4.0

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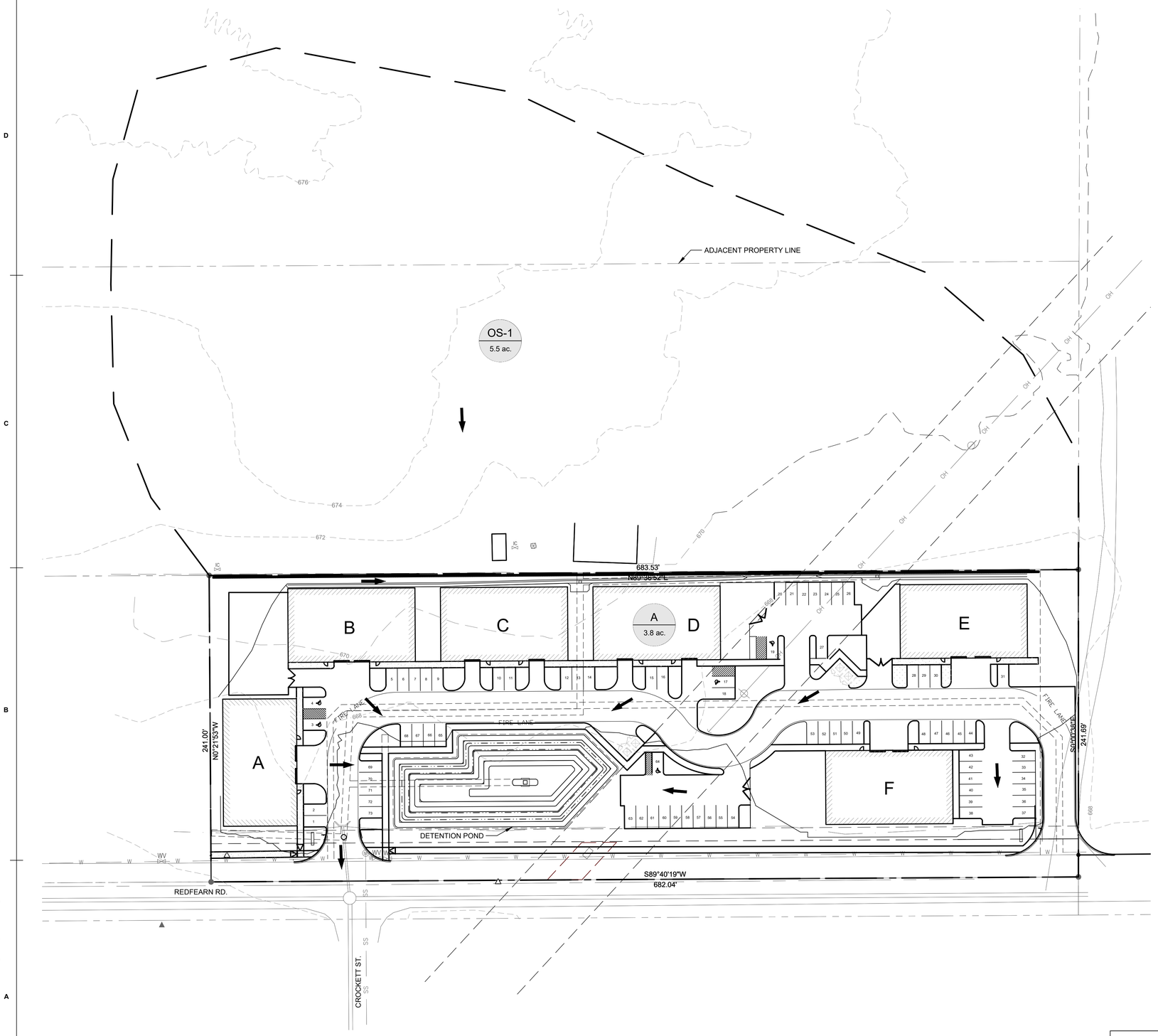

LEGEND – PROPOSED DRAINAGE AREA MAP

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING STORM SEWER LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GROUND COUNTOUR
- DRAINAGE BOUNDARY LINE
- DRAINAGE FLOW ARROW

A – DRAINAGE AREA
B – BASIN AREA (AC.)

1 PROPOSED DRAINAGE AREA MAP

C4.1 SCALE: 1"=30'

0 30 60 Feet

Red Fearn Road Addition Runoff Calculations

Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)

Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

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PROPOSED DRAINAGE AREA MAP

C4.1

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Red Fearn Road Addition Runoff Calculations														
Pre Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.85	1.00	13.0	A
A	3.8	0.30	15	4.75	6.4	5.48	6.2	6.73	1.00	7.7	7.85	1.00	8.9	Tx DOT
	9.3									18.8			21.9	

Red Fearn Road Addition Runoff Calculations														
Post Development Drainage Area Calculations (2, 10, 25 and 100-Year Design Frequency)														
Area Designation	Area (acres)	Runoff Coefficient C	Total Tc (Min)	I_2	Runoff Q_2 (cfs)	I_{10}	Runoff Q_{10} (cfs)	I_{25}	C_f	Runoff Q_{25} (cfs)	I_{100}	C_f	Runoff Q_{100} (cfs)	DESIGN POINT
OS-1	5.5	0.30	15	3.90	6.4	5.48	9.0	6.73	1.00	11.1	7.84	1.00	12.9	A
A	3.8	0.80	10	4.69	6.4	6.63	20.2	7.79	1.10	26.0	9.53	1.25	36.2	Tx DOT
	9.3									37.2			49.2	

DETENTION STAGE/STORAGE CALCULATIONS											
DESIGN POINT											
					Orifice - $Q=0.6(A)(2gh)^{0.5}$						
					Pipe Size (in) = 12.6			Times			
Elevation	Depth	Area	Storage	Storage	FL = 660.50			Number of	Existing	Compare Flow	Storm Event
			Provided	Required	Pipe Dia.	Head	Outflow Q	Openings	Flow		
(ft)	(ft)	(ft^2)	(ft^3)	(ft^3)	(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(yr)
660.50	0.00	40	0		1.05	0.00	0.0	1			
661.00	0.00	1,700	435		1.05	0.00	0.0	1			
662.00	1.50	2,900	2,735		1.05	0.98	0.0	1			
663.00	2.50	4,200	6,285		1.05	1.98	0.0	1			
663.25	**2.75**	**4,550**	**7,379**	**7,337**	**1.05**	**2.23**	**6.2**	**1**	**6.4**	**-0.2**	**2-yr**
664.00	3.50	5,600	11,185		1.05	2.98	7.2	1			
664.53	**4.03**	**6,395**	**14,364**	**14,358**	**1.05**	**3.50**	**7.8**	**1**	**7.7**	**0.1**	**25-yr**
665.00	4.50	7,100	17,535		1.05	3.98	8.3	1			
665.51	**5.01**	**7,967**	**21,377**	**21,364**	**1.05**	**4.48**	**8.8**	**1**	**8.9**	**-0.1**	**100-yr**
666.00	5.50	8,800	25,485		1.05	4.98	9.3	1			
667.00	6.50	10,600	35,185		1.05	5.98	10.2	1			

THE TAILWATER USED WAS 660.20 SHOWN ON THE CONSTRUCTION PLANS FOR AUBREY CREEK ESTATES PHASE 2

Weir Report

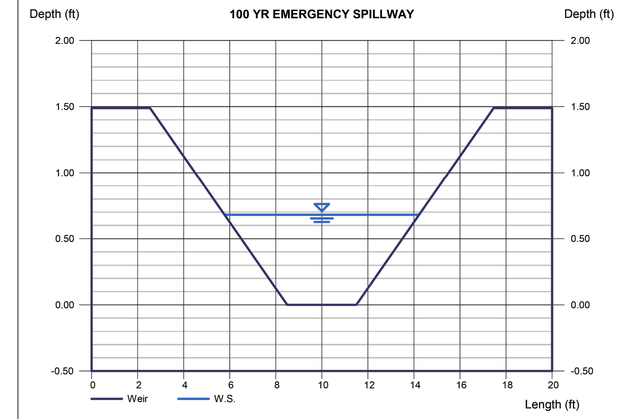
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

100 YR EMERGENCY SPILLWAY

Trapezoidal Weir
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 1.49
Side Slope (z:1) = 4.00

Highlighted
Depth (ft) = 0.68
Q (cfs) = 8.900
Area (sqft) = 3.89
Velocity (ft/s) = 2.29
Top Width (ft) = 8.44

Calculations
Weir Coeff. Cw = 3.10
Compute by: Known Q
Known Q (cfs) = 8.90



Modified Rational Method
2-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
15.0	3.89	0.30	1.00	3.80	4.4

Proposed Conditions

Tc (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
10.0	4.69	0.80	1.00	3.80	14.3

Check Various Storms

Time (min)	I_2 (in/hr)	C	c	A (ac.)	Q_2 (cfs)
10	4.69	0.80	1.00	3.8	14.3
20	3.47	0.80	1.00	3.8	10.5
30	2.71	0.80	1.00	3.8	8.2
40	2.40	0.80	1.00	3.8	7.3
50	2.09	0.80	1.00	3.8	6.4

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^3)
10	Inflow = 10 x 14.3 x 60 sec/min	=	8,555
	Outflow = 0.50 x 20 x 4.4 x 60 sec/min)	=	2,661
		Storage	5,894
20	Inflow = 20 x 10.5 x 60 sec/min	=	12,659
	Outflow = 0.50 x 30 x 4.4 x 60 sec/min)	=	5,322
		Storage	**7,337**
30	Inflow = 30 x 8.2 x 60 sec/min	=	14,829
	Outflow = 0.50 x 40 x 4.4 x 60 sec/min)	=	7,982
		Storage	6,847
40	Inflow = 40 x 7.3 x 60 sec/min	=	17,510
	Outflow = 0.50 x 50 x 4.4 x 60 sec/min)	=	10,643
		Storage	6,867
50	Inflow = 50 x 6.4 x 60 sec/min	=	19,061
	Outflow = 0.50 x 60 x 4.4 x 60 sec/min)	=	13,304
		Storage	5,757
Maximum Volume Required		**Cu-ft=**	**7,337**
		Acre-ft =	**0.17**

Modified Rational Method
25-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
15.0	6.43	0.30	1.00	3.80	7.3

Proposed Conditions

Tc (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
10.0	7.79	0.80	1.10	3.80	26.0

Check Various Storms

Time (min)	I_{25} (in/hr)	C	c	A (ac.)	Q_{25} (cfs)
10	7.79	0.80	1.10	3.8	26.0
20	5.77	0.80	1.10	3.8	19.3
30	4.45	0.80	1.10	3.8	14.9
40	3.94	0.80	1.10	3.8	13.2
50	3.44	0.80	1.10	3.8	11.5

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^3)
10	Inflow = 10 x 26 x 60 sec/min	=	15,630
	Outflow = 0.50 x 20 x 7.3 x 60 sec/min)	=	4,398
		Storage	11,232
20	Inflow = 20 x 19.3 x 60 sec/min	=	23,154
	Outflow = 0.50 x 30 x 7.3 x 60 sec/min)	=	8,796
		Storage	**14,358**
30	Inflow = 30 x 14.9 x 60 sec/min	=	26,785
	Outflow = 0.50 x 40 x 7.3 x 60 sec/min)	=	13,194
		Storage	13,591
40	Inflow = 40 x 13.2 x 60 sec/min	=	31,621
	Outflow = 0.50 x 50 x 7.3 x 60 sec/min)	=	17,592
		Storage	14,028
50	Inflow = 50 x 11.5 x 60 sec/min	=	34,510
	Outflow = 0.50 x 60 x 7.3 x 60 sec/min)	=	21,991
		Storage	12,519
Maximum Volume Required		**Cu-ft=**	**14,358**
		Acre-ft =	**0.33**

Modified Rational Method
100-year Storm Event - Detention Calculations

Allowable Discharge

Tc (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)
15.0	7.85	0.30	1.00	3.80	8.9

Proposed Conditions

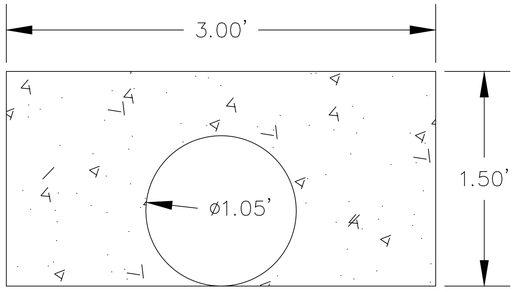
Tc (min)	I_{100} (in/hr)	C		A (ac.)	Q_{100} (cfs)
10.0	9.53	0.80	1.25	3.80	36.2

Check Various Storms

Time (min)	I_{100} (in/hr)	C	c	A (ac.)	Q_{100} (cfs)
10	9.53	0.80	1.25	3.80	36.2
20	7.04	0.80	1.25	3.80	26.8
30	5.41	0.80	1.25	3.80	20.6
40	4.80	0.80	1.25	3.80	18.2
50	4.19	0.80	1.25	3.80	15.9

Inflow = Storm Duration x Respective Peak Q x 60 sec/min
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min

Storm (min)			Volume (ft^2)
10	Inflow = 10 x 36.2 x 60 sec/min	=	21,728
	Outflow = 0.50 x 20 x 8.9 x 60 sec/min)	=	5,369
		Storage	16,359
20	Inflow = 20 x 26.8 x 60 sec/min	=	32,102
	Outflow = 0.50 x 30 x 8.9 x 60 sec/min)	=	10,739
		Storage	**21,364**
30	Inflow = 30 x 20.6 x 60 sec/min	=	37,004
	Outflow = 0.50 x 40 x 8.9 x 60 sec/min)	=	16,108
		Storage	20,896
40	Inflow = 40 x 18.2 x 60 sec/min	=	43,776
	Outflow = 0.50 x 50 x 8.9 x 60 sec/min)	=	21,478
		Storage	22,298
50	Inflow = 50 x 15.9 x 60 sec/min	=	47,766
	Outflow = 0.50 x 60 x 8.9 x 60 sec/min)	=	26,847
		Storage	20,919
Maximum Volume Required		**Cu-ft=**	**21,364**
		Acre-ft =	**0.49**



1 C4.2 **POND OUTFALL**
SCALE: NOT TO SCALE

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DENTON COUNTY, TEXAS

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CALCULATIONS

C4.2

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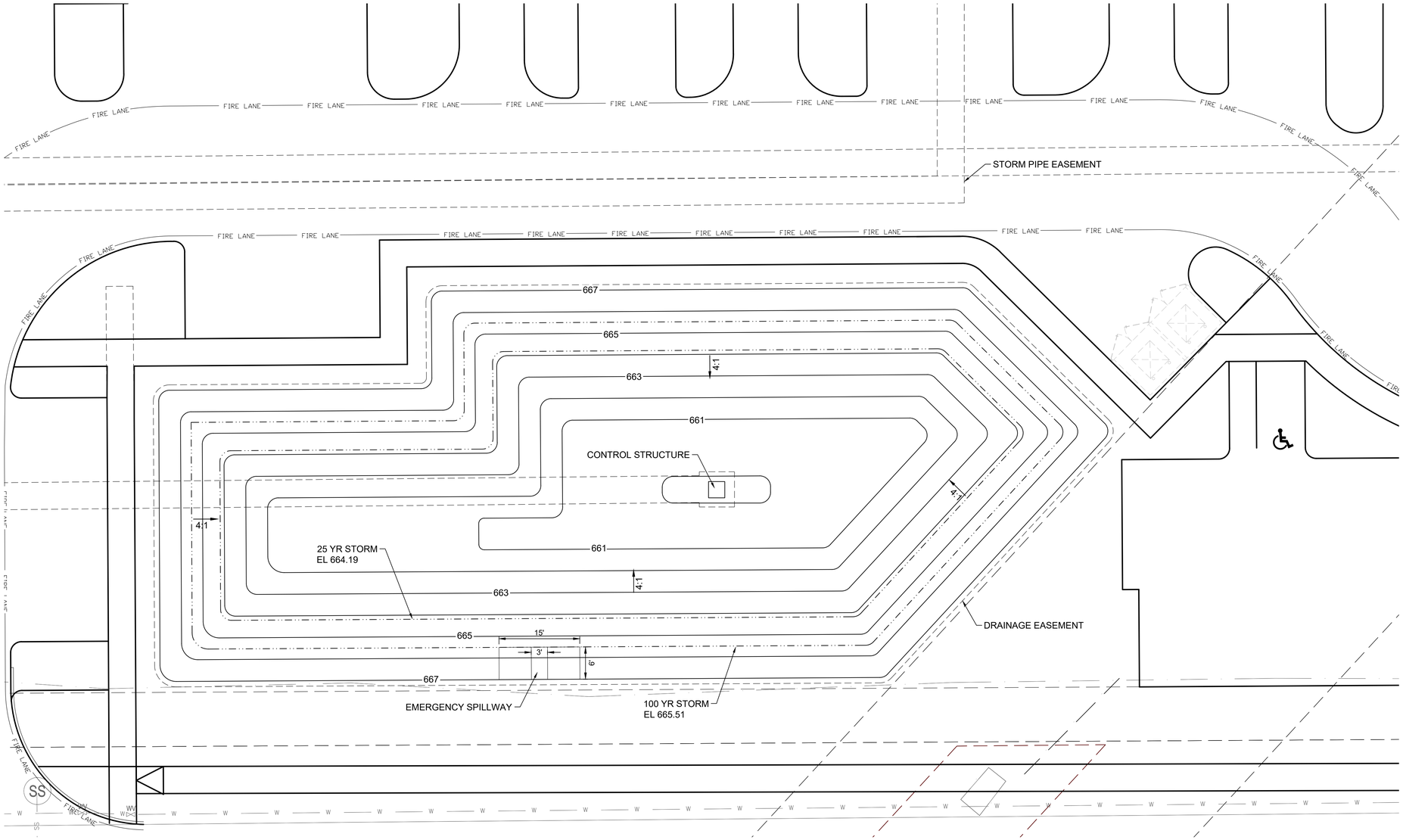

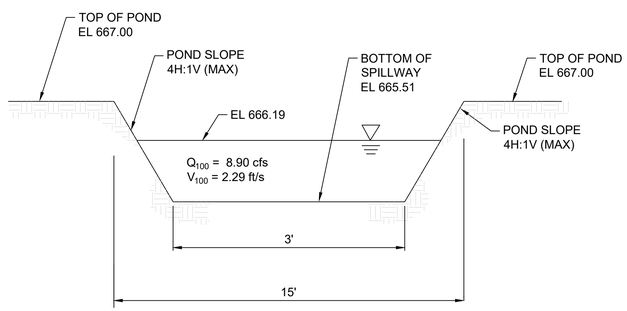

EMERGENCY SPILLWAY
N.T.S.

LEGEND – DETENTION POND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

1 C4.3 **DETENTION POND DESIGN**

SCALE: 1"=20'

0 10 20 Feet

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DETENTION POND DESIGN

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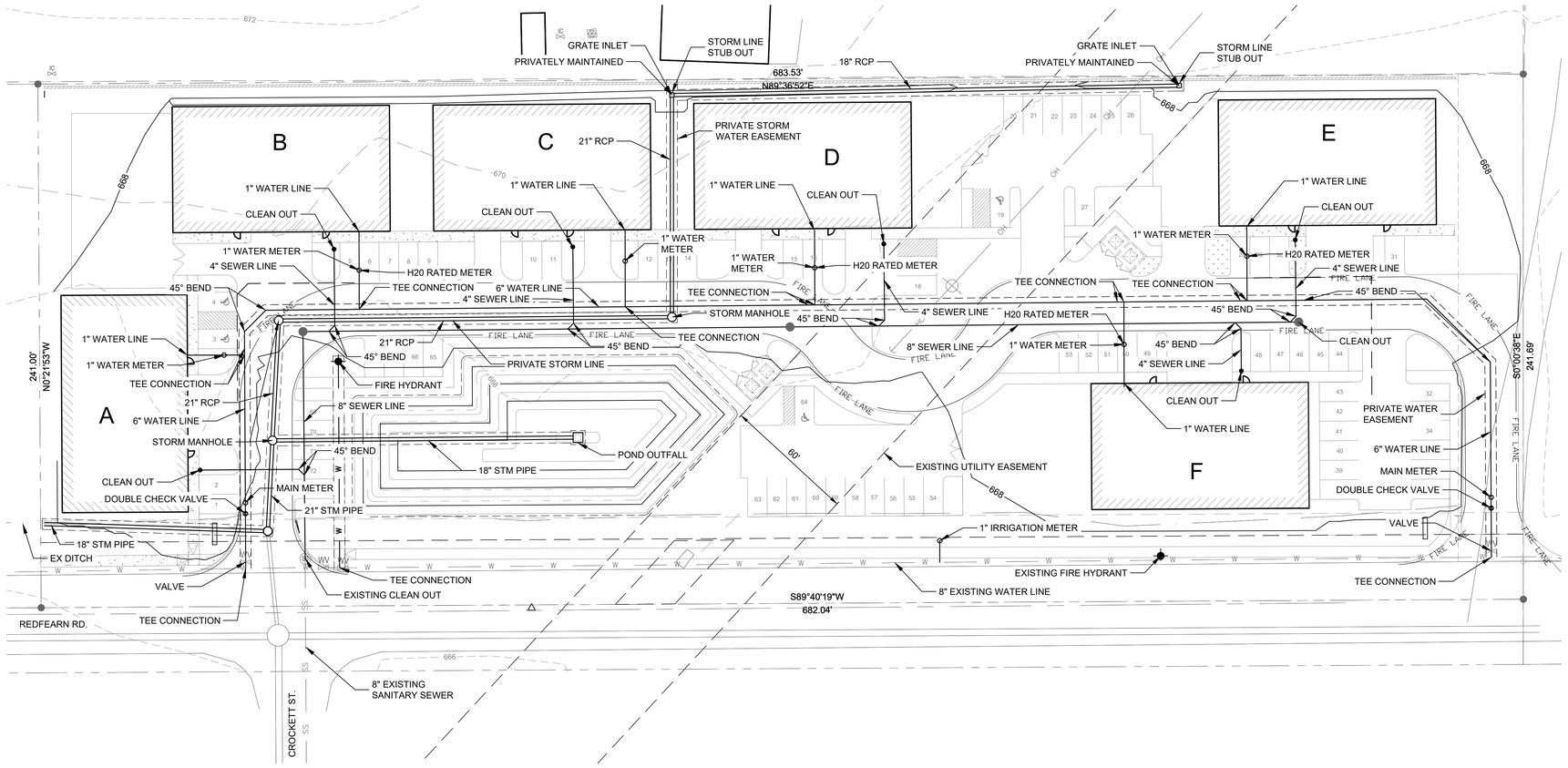

1 C5.0 **UTILITY PLAN**
SCALE: 1"=30'
0 30 60 Feet

NO GREASE AND SAND TRAPS
NO SAMPLING PITS
NO PRETREATMENT

LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
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- EX UGC — EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR COSTS INCURRED BY PROCEEDING WITH ELEVATIONS OF EXISTING UTILITIES THAT DIFFER FROM THOSE PRESENTED ON THESE PLANS. DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES, AGENCIES AND ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUBREY PUBLIC WORKS SPECIFICATIONS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF AUBREY FOR THE CONNECTIONS TO THE EXISTING WATER AND WASTEWATER MAINS.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTION MATERIALS SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND TO NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9. MATCH TOPS OF ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
10. UNDERGROUND TELEPHONE LINE SHALL BE IN 3" CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
11. CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS FROM BUILDING TO TRANSFORMER AND COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
12. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
13. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR, WHEN CROSSING PROVIDE 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
14. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
15. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND ARE TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
16. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3000 P.S.I.
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE TO TOP OF ALL WATERLINES.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. ACTUAL ROUTING OF ELECTRICAL SERVICE FROM THE EXISTING TRANSFORMER IS TO BE COORDINATED WITH THE ELECTRICAL UTILITY.
21. ACTUAL ROUTING OF GAS SERVICE FROM THE EXISTING GAS LINE TO THE TERMINUS POINT TO THE BUILDING IS TO BE COORDINATED WITH THE GAS UTILITY.
22. ACTUAL ROUTING OF TELEPHONE SERVICE FROM THE EXISTING TELEPHONE LINE TO THE BUILDING IS TO BE COORDINATED WITH THE TELEPHONE UTILITY.
23. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
24. CONTRACTOR SHALL COORDINATE ALL UTILITY POLE RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
25. CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHAL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/25/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

UTILITY PLAN

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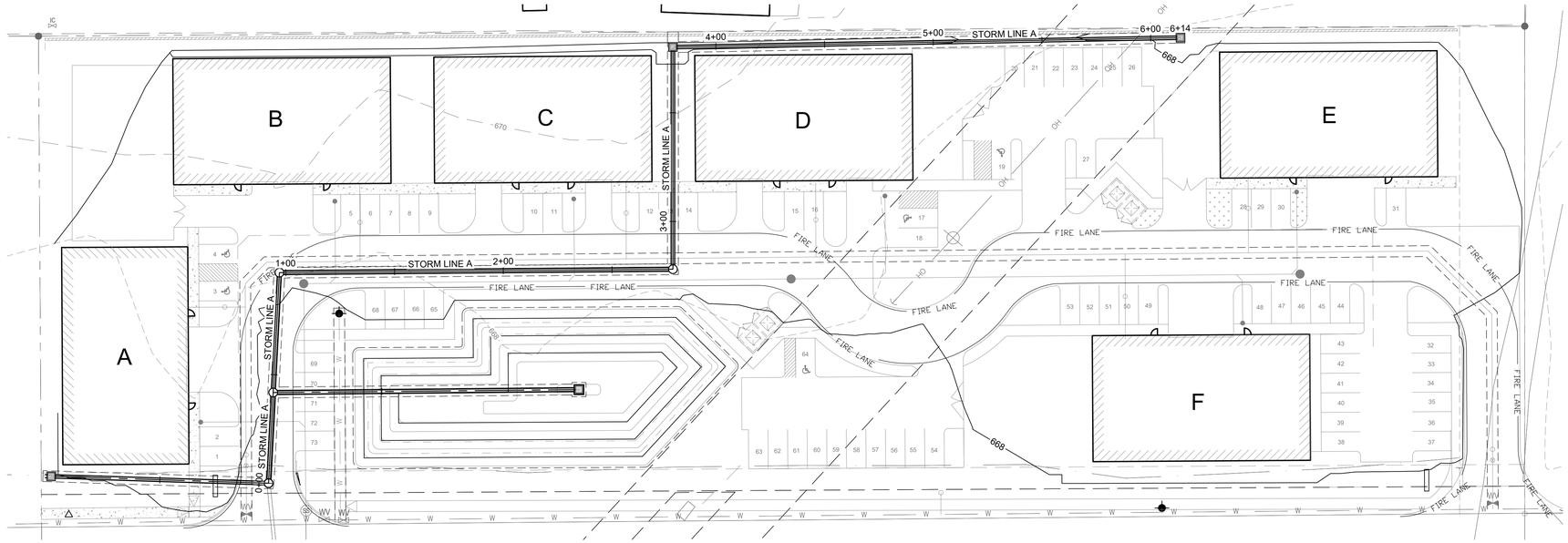
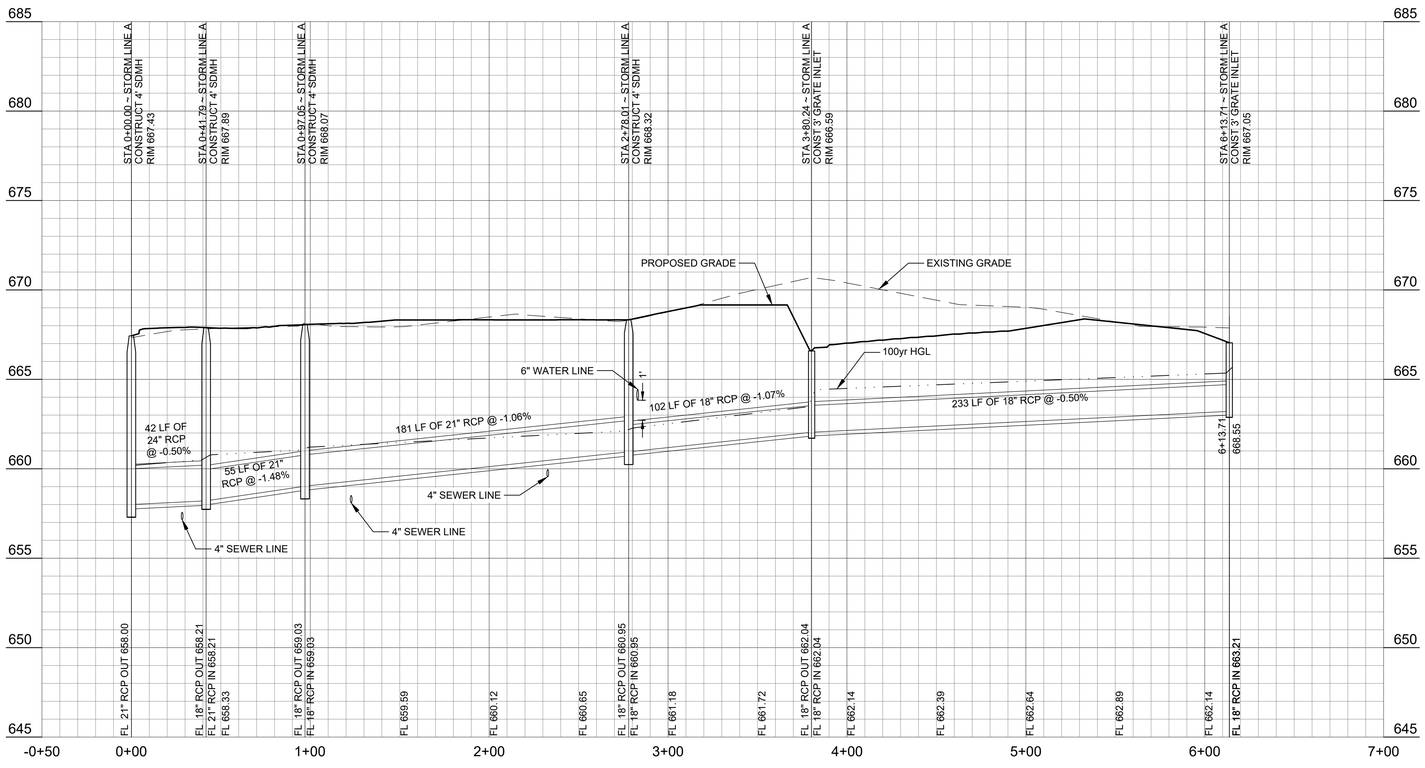


LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE

0 30 60 Feet

SCALE: 1"=30'



REDFEARN																														
RUNOFF COLLECTION POINT (Inlet or Manhole)								INCREMENTAL DRAINAGE																HYDRAULIC GRADE						
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION	DISTANCE BETWEEN COLLECTION POINTS	DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C*Ci	INCREMENTAL "CA"	INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V"	STANDARD DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "Kj"	VELOCITY HEAD (V2/2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP	INLET TOP ELEVATION
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL A																															
		INLET		SL A 1	613.00	380.00	233.00	2.32	0.30	0.70		0.70	10.00	100.00	9.53	6.63	0.00	1.00	18.00		3.75		1.50	0.22	1.03	664.42	0.93	665.35	0.00	0.33	665.68	667.03
		INLET		SL A 2	380.00	278.00	102.00	1.79	0.30	0.54		1.23	11.03	100.00	9.18	11.32	0.01	1.00	18.00		6.41		1.50	0.64	0.27	662.28	1.18	663.47	0.00	0.96	664.42	666.62
		MH 90°			278.00	97.00	181.00					1.23	11.30	100.00	9.09	11.21	0.01	1.00	21.00		4.66		0.50	0.34	0.65	661.21	0.91	662.11	0.00	0.17	662.28	
		MH 90°			97.00	42.00	55.00					1.23	11.95	100.00	8.88	10.94	0.00	1.00	21.00		4.55		0.50	0.32	0.20	660.78	0.26	661.05	0.00	0.16	661.21	
		MH 0°		OUTFALL	42.00		42.00	3.80	0.25	0.93		2.16	12.15	100.00	8.81	19.07	0.01	1.00	24.00		6.07		0.50	0.57	0.12	660.20	0.30	660.50	0.00	0.29	660.78	

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

STORM LINE A

C5.1

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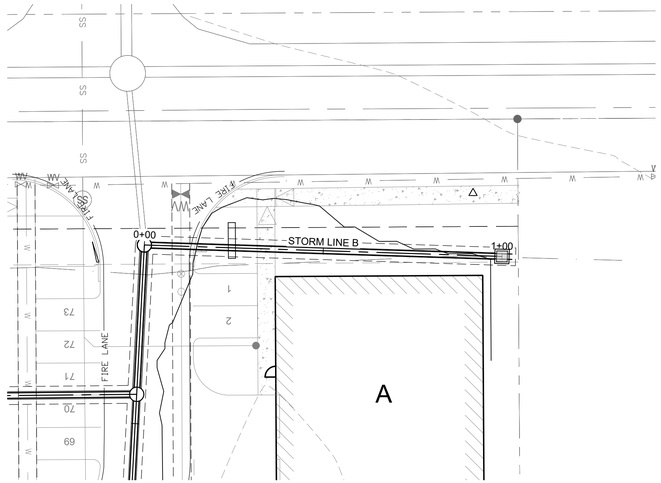

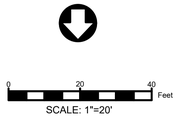

LEGEND – UTILITY PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EX STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
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- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
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- EXISTING ASPHALT PAVEMENT
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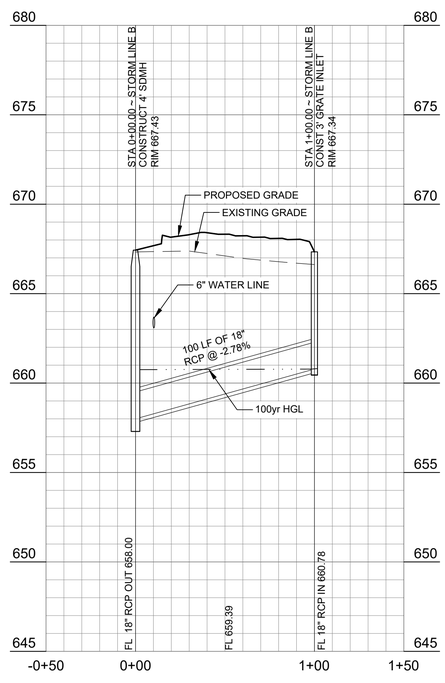
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE



REDFEARN																																
RUNOFF COLLECTION POINT (Inlet or Manhole)								INCREMENTAL DRAINAGE																	HYDRAULIC GRADE						
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION	DISTANCE BETWEEN COLLECTION POINTS	DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C*Cf	INCREMENTAL "CA"	INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S"	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB	RISE ONLY FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V"	STANDARD DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "Kj"	VELOCITY HEAD (V2/2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	DS HYD. GRADE	FRICTION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES	HYD. GRADE AFTER HYD. JUMP	INLET TOP ELEVATION
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
LINE	SL B																															
		INLET		SL B	100.00		100.00	0.64	0.30	0.19		0.19	10.00	100.00	9.53	1.83	0.00	1.00	18.00		1.04		1.50	0.02	1.61	660.75	0.03	660.78	0.00	0.02	660.81	667.34

THE PIPE IS IN PARTIAL FLOW ON THE UPSTREAM END OF THE SYSTEM

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

STORM LINE B

C5.2

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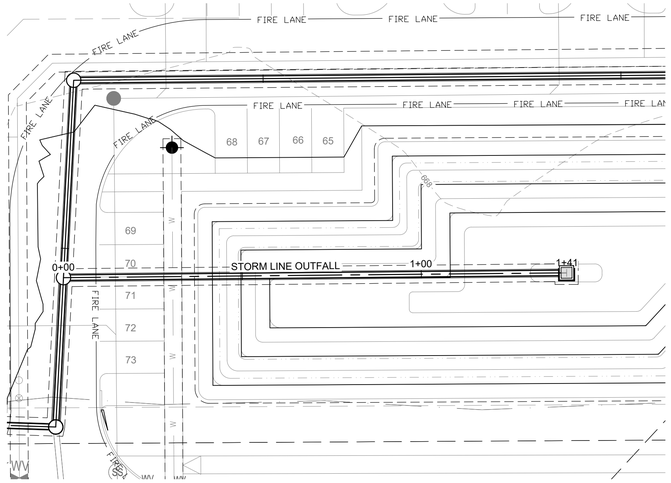
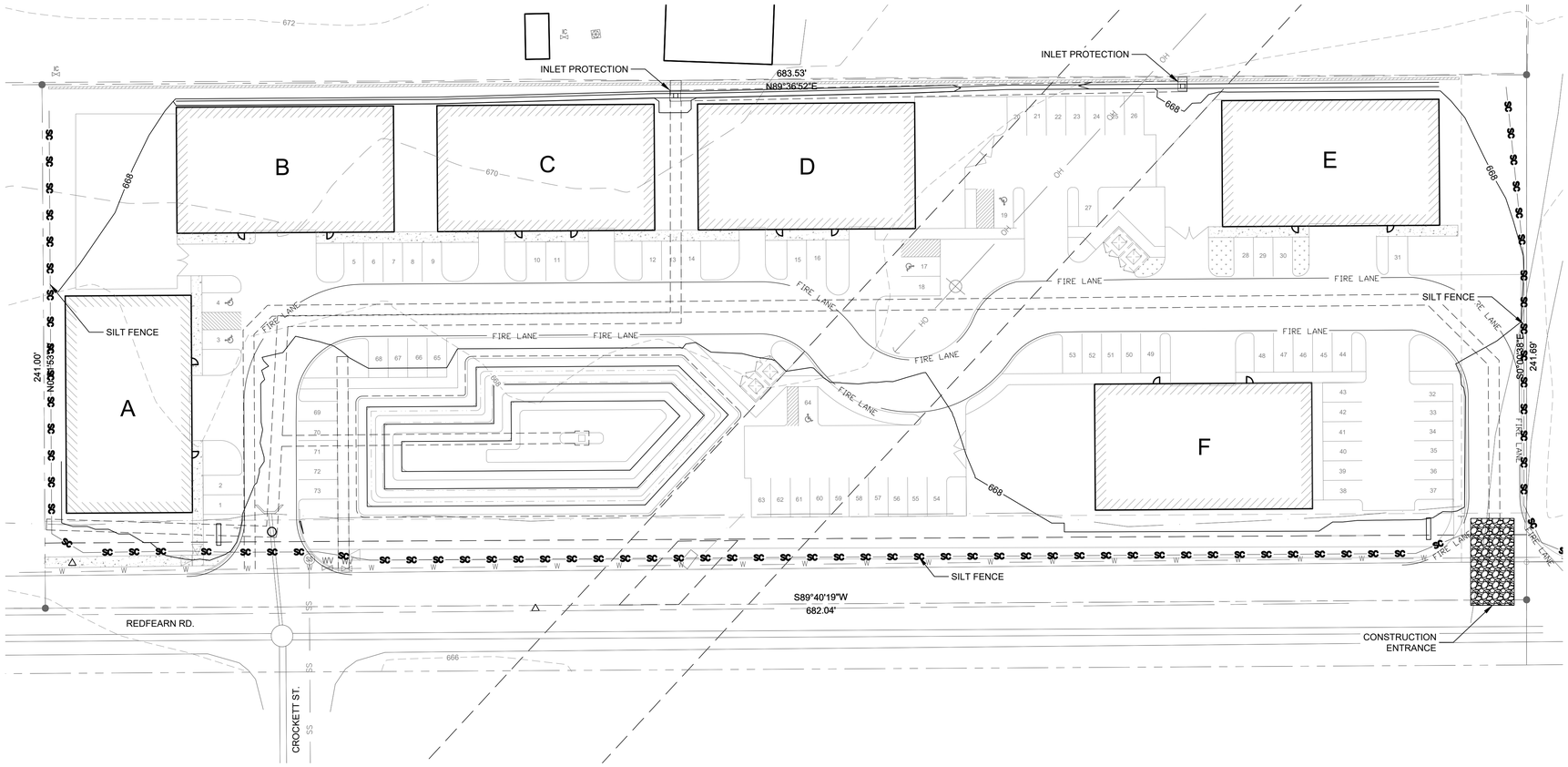

FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
FIRE LANE
68
67
66
65
69
70
71
72
73
0+00
STORM LINE OUTFALL
1+00
1+41
W
W
W



1 EROSION CONTROL PLAN

C6.0 SCALE: 1"=30'

0 30 60 Feet

LEGEND – EROSION CONTROL PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
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- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- SC — SC — SC — SC — SEDIMENT CONTROL BARRIER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- INLET PROTECTION

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING AND IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (NOI).
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE)
4. ALL EXPOSED AREAS SHALL BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
5. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS OR MORE FREQUENTLY IF REQUIRED. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
6. SEDIMENT SHALL BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN/TRAPS BEFORE IT IS 33% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
7. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
8. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR BERMUDA SOD IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
9. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
10. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. CONTRACTOR MUST ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.

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CITY OF AUBREY
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Issued Date:	3/25/2025
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EROSION CONTROL PLAN

C6.0

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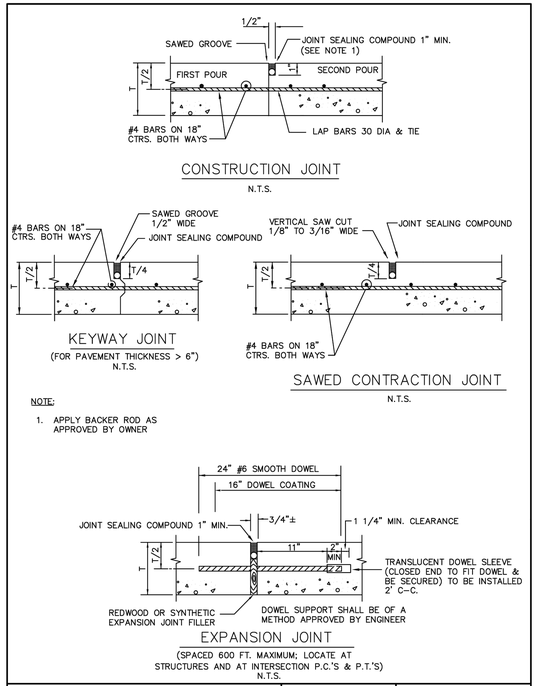
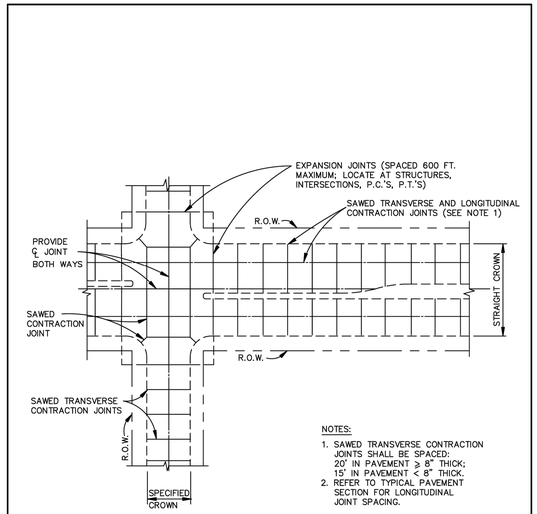
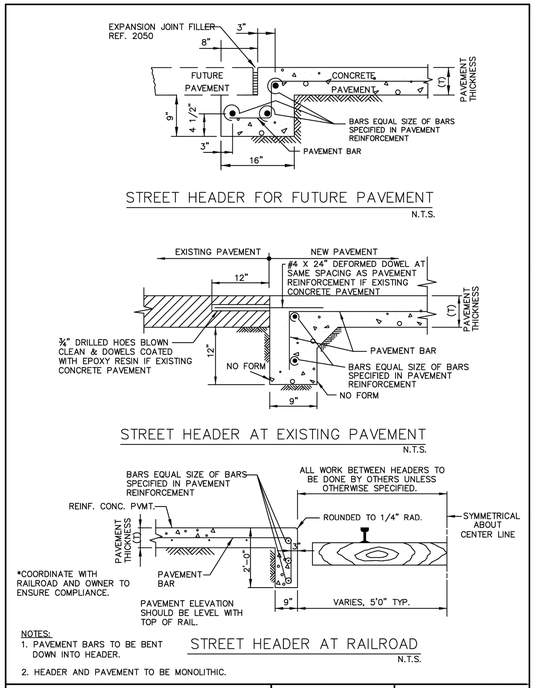


REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE AUG '23 / STANDARD DRAWING NO. 2050



REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE AUG '23 / STANDARD DRAWING NO. 2060

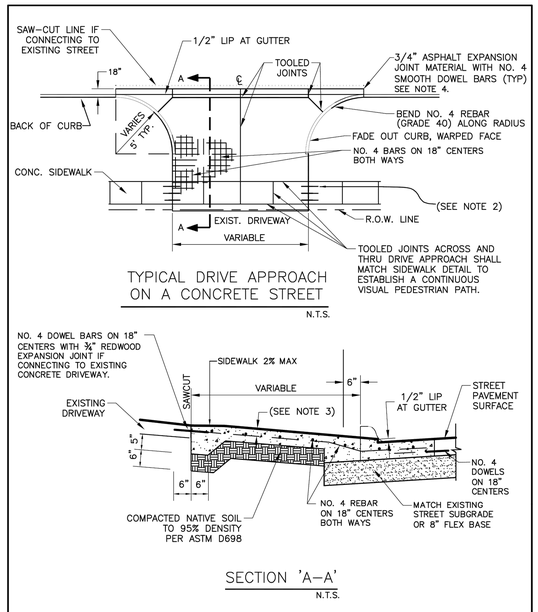


REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
STREET HEADERS		DATE AUG '23 / STANDARD DRAWING NO. 2070

GENERAL NOTES:

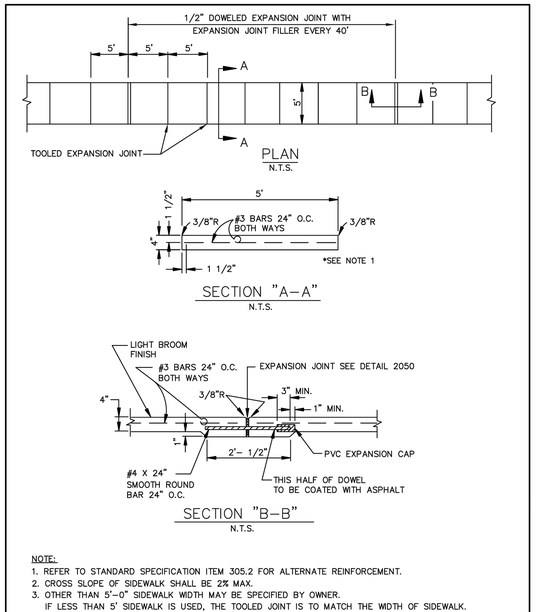
1. REINFORCED CONCRETE PAVEMENT:
   - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   - C. BAR LAPS SHALL BE 30 DIAMETERS.
   - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO MINIMUM DEPTH OF 6" FOR 2 LANE RESIDENTIAL ROAD AND 8" FOR ALL OTHERS. IF THE P.I. IS 15 OR GREATER, LIME SHALL BE USED, IF THE P.I. IS LESS THAN 15, CEMENT SHALL USED OR AS RECOMMENDED BY A GEOTECH ENGINEER. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW SATURATION P.I. (PH≥ 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
   - B. WHERE THE IN PLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
   - C. WHERE SULFATES ARE PRESENT, CONSULT A GEOTECHNICIAL ENGINEER FOR RECOMMEND SUBGRADE TREATMENT.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS AASHTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES (2012, 4TH EDITION) AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD):
   https: //mutcd.fhwa.dot.gov/resources/state_info/texas/tx.htm

PAVEMENT SYSTEMS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 301. 302. 303.
GENERAL NOTES		DATE AUG '23 / STANDARD DRAWING NO. 2110



SEE NOTES FOR 2150A

RESIDENTIAL DRIVE APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
ON A CONCRETE STREET		DATE AUG '23 / STANDARD DRAWING NO. 2150C



NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE 2% MAX.
3. OTHER THAN 5'–0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER. IF LESS THAN 5' SIDEWALK IS USED, THE TOOLED JOINT IS TO MATCH THE WIDTH OF SIDEWALK.
4. SIDEWALK SHALL BE CLASS "C" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL–PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.
7. IF 5' WIDTH CANNOT BE ACHIEVED, MUST BE COMPLIANT WITH ADA AND PROWAG PASSING REQUIREMENTS.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE AUG '23 / STANDARD DRAWING NO. 2170

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY
"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KEVIN WARE, P.E. 93550 ON 03/25/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES."

REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date:	3/25/2025
Project No:	230304
Drawn By:	KS
Checked By:	RH
Designed By:	KS

Issue Record

#	Description	Date

DETAILS

C7.0

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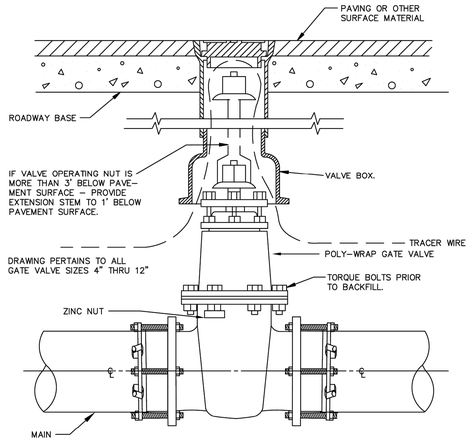
NOTE:

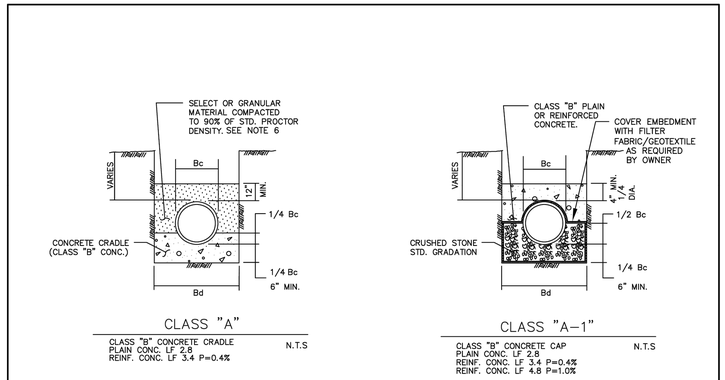
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



GATE VALVE BOX AND EXTENSION STEM

N.T.S.

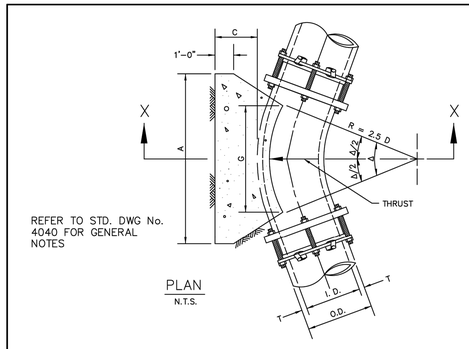
GATE VALVE 4" TO 12" BOX & EXTENSION STEM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.6	
		DATE AUG '23	STANDARD DRAWING NO. 4050



NOTES:

1. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc = OUTSIDE DIAMETER OF PIPE
5. Bd = TRENCH WIDTH
6. USE OF 95% DENSITY UNDER PAVED SURFACE AND 90% IN UNPAVED AREAS

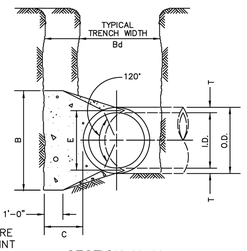
STANDARD DRAWING NO. 3010	EMBEDMENT CLASS "A" & "A-1"	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 504.5	
			DATE AUG '23	STANDARD DRAWING NO. 3010



REFER TO STD. DWG No. 4040 FOR GENERAL NOTES

PLAN

N.T.S.



NOTE: ALL FITTINGS REQUIRE A MEGALUG JOINT RESTRAINT IN CONCERT WITH THRUST BLOCKING OR IN REFERENCE TO STANDARD DRAWING 4040 FOR GENERAL NOTES.

SECTION X-X

N.T.S.

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010A

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

I.D. (IN.)	Δ = 11.25° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 22.50° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010B

I.D. (IN.)	Δ = 30° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 45° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

I.D. (IN.)	Δ = 67.50° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	Δ = 90° G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199 0	32.0	12.0	95.1

TABLE OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK AT PIPE BEND	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
		DATE AUG '23	STANDARD DRAWING NO. 4010C

KJE
www.kje-us.com
Texas Firm F-12214
ENGINEERS & ENVIRONMENTAL
KJE
500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830

PRELIMINARY

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REDFEARN ADDITION

CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

C7.1

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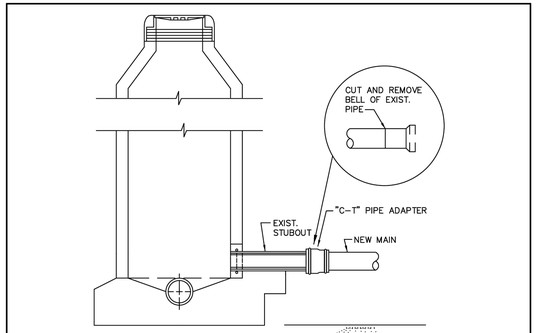
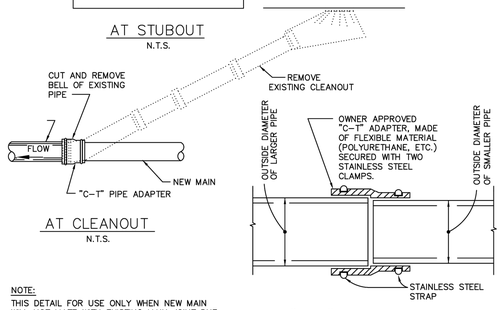


AT STUBOUT
N.T.S.

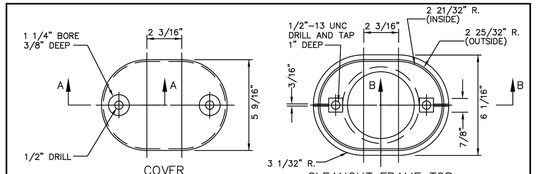


AT CLEANOUT
N.T.S.

NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

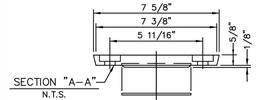
"C-T" PIPE ADAPTER
N.T.S.

WASTEWATER MAIN TIE-IN	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
AT CLEANOUT OR M.H. STUBOUT		DATE AUG '23	STANDARD DRAWING NO. 5010

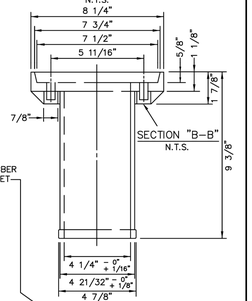


COVER
N.T.S.

CLEANOUT FRAME TOP
N.T.S.



SECTION "A-A"
N.T.S.



SECTION "B-B"
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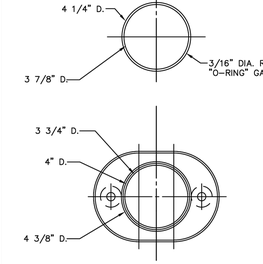
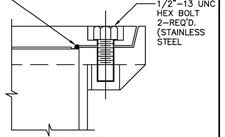


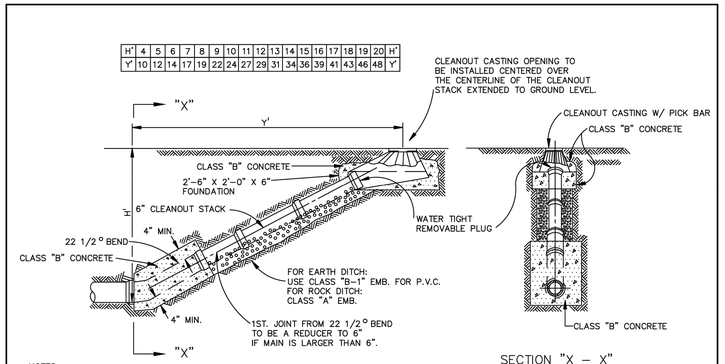
CLEANOUT FRAME BOTTOM
N.T.S.



ASSEMBLY VIEW
N.T.S.

NOTES:
1. THE WORDS "WASTEWATER LATERAL CLEANOUT" SHALL BE CAST INTO TOP OF COVER.
2. MATERIALS TO BE CAST IRON, P.V.C. OR ABS PLASTIC.

WASTEWATER LATERAL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.10	
CLEANOUT FRAME & COVER		DATE AUG '23	STANDARD DRAWING NO. 5140

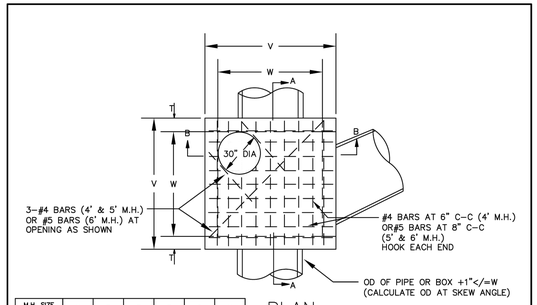


PROFILE VIEW
N.T.S.

SECTION "X - X"
N.T.S.

NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.
3. ONLY TO BE USED WITH EXPRESS CONSENT OF THE OWNER.

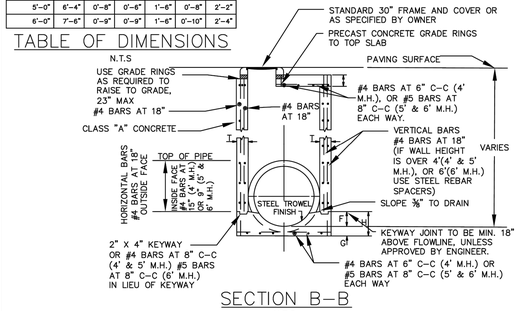
STANDARD DRAWING NO. 5110	WASTEWATER MAIN CLEANOUT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.2	
			DATE AUG '23	STANDARD DRAWING NO. 5110



PLAN
N.T.S

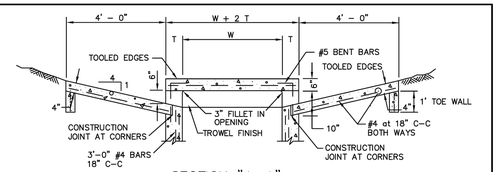
M.H. SIZE (W)	V	T	E	F	G	H
4'-0"	5'-4"	0'-8"	0'-6"	1'-6"	0'-6"	2'-0"
5'-0"	6'-4"	0'-8"	0'-6"	1'-6"	0'-8"	2'-2"
6'-0"	7'-6"	0'-9"	0'-9"	1'-6"	0'-10"	2'-4"

TABLE OF DIMENSIONS
N.T.S

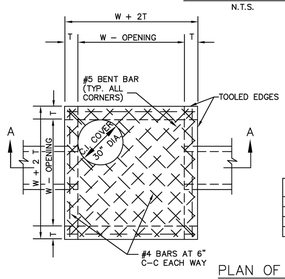


SECTION B-B
N.T.S

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.1.4.1	
4', 5', OR 6' SQUARE		DATE AUG '23	STANDARD DRAWING NO. 6010A



SECTION "A-A"
N.T.S.



INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

PLAN OF TOP SLAB
N.T.S.

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "C" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" CLEAR OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTION OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. TOP SLAB MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.
7. PRECAST PRODUCTS MAY BE USED AT THE APPROVAL OF THE OWNER.
8. ALLOW 1" MIN CLEAR SPACE BETWEEN OD OF PIPE OR BOX AND INSIDE WALL OF INLET (OD OF PIPE OR BOX SHOULD ACCOUNT FOR SKEWED CONDITIONS).
9. DEPTHS OF GREATER THAN 10' NEED TO BE STRUCTURALLY ENGINEERED.

DROP INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 702	
2', 4', 5', OR 6' SQUARE		DATE AUG '23	STANDARD DRAWING NO. 6040

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304

Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

C7.2

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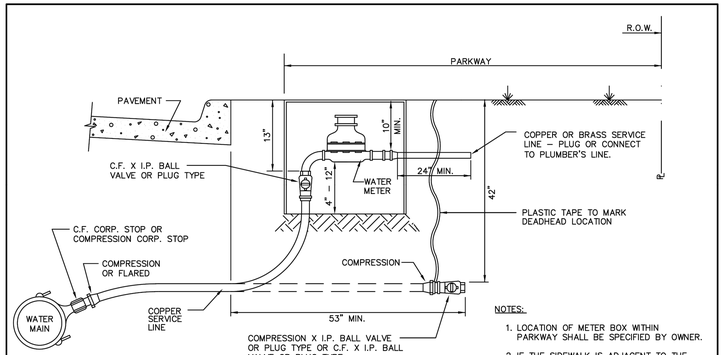
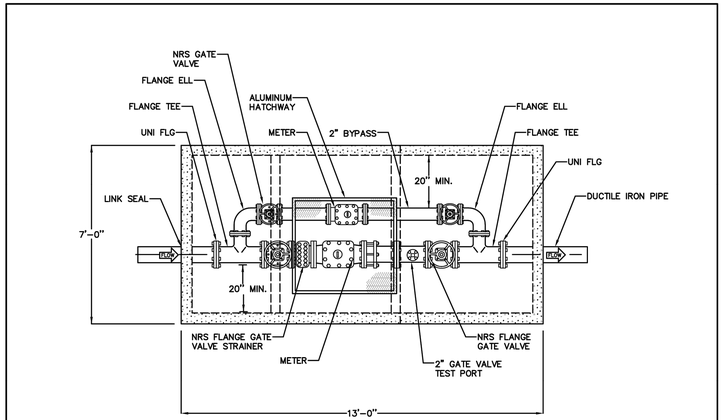
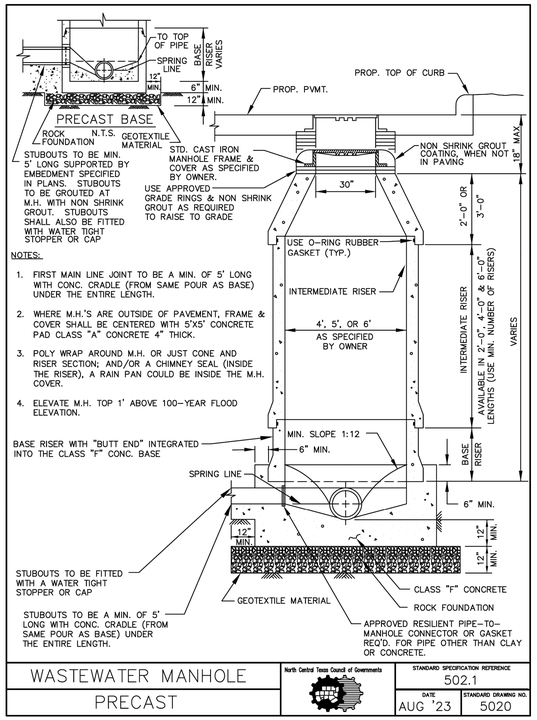


STANDARD DRAWING NO.	WATER SERVICE INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4130	3/4" OR 1" LINE		502.10	
			DATE: AUG '23	STANDARD DRAWING NO.: 4130

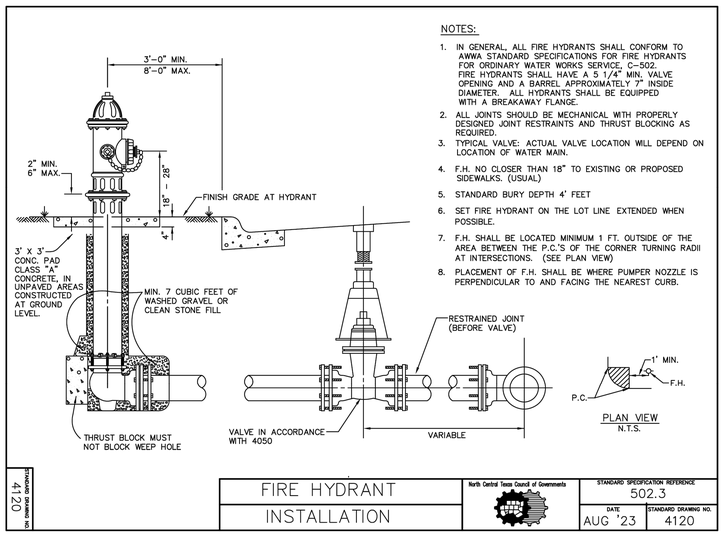


PLAN VIEW

STANDARD DRAWING NO.	4" METER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4150			502.10	
			DATE: AUG '23	STANDARD DRAWING NO.: 4150



STANDARD DRAWING NO.	WASTEWATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
5020	PRECAST		502.1	
			DATE: AUG '23	STANDARD DRAWING NO.: 5020



PLAN VIEW
N.T.S.

STANDARD DRAWING NO.	FIRE HYDRANT INSTALLATION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
4120			502.3	
			DATE: AUG '23	STANDARD DRAWING NO.: 4120

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CITY OF AUBREY
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Designed By: KS

Issue Record

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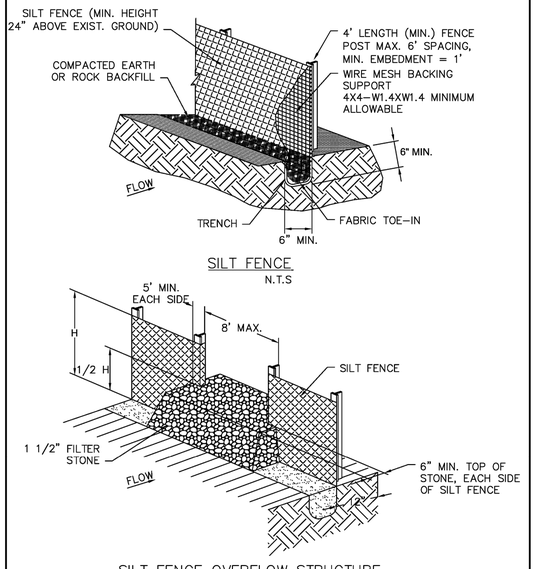


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5
		DATE AUG '23 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

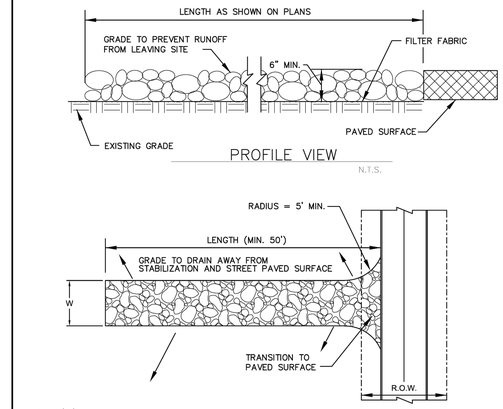
7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

SILT FENCE GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5
		DATE AUG '23 / STANDARD DRAWING NO. 1020B



EXIT MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

STABILIZED CONSTRUCTION EXIT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11
		DATE AUG '23 / STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION EXIT GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11

2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.

4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.

5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.

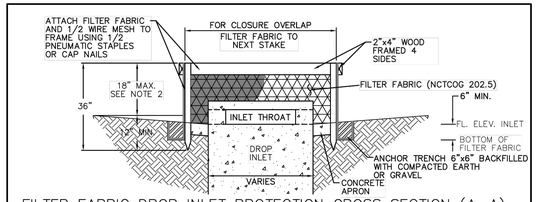
6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED EXIT. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

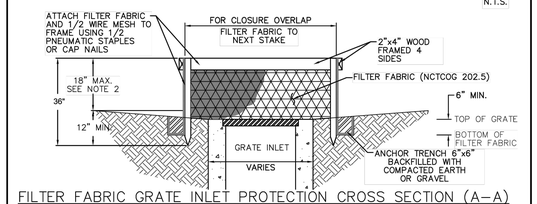
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

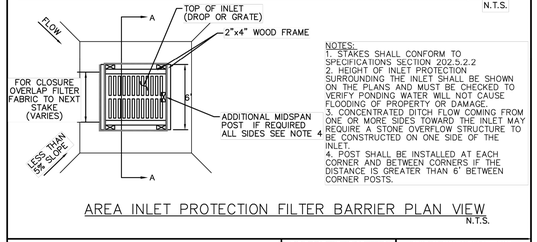
8. THE EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION EXIT, GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11
		DATE AUG '23 / STANDARD DRAWING NO. 1070B







AREA INLET PROTECTION FILTER BARRIER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.14
		DATE AUG '23 / STANDARD DRAWING NO. 1190

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REDFEARN ADDITION
CITY OF AUBREY
DENTON COUNTY, TEXAS

Issued Date: 3/25/2025
Project No: 230304
Drawn By: KS
Checked By: RH
Designed By: KS

Issue Record

#	Description	Date

DETAILS

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Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 13, 2025
6:00 PM

The meeting was called to order at 6:00 PM.

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

Absent: Chuck Fuller, Christal Johnson

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Executive Director of Operations Leanne Wilson, Development Manager Shanda Guffee, Planner Helen-Eve Beadle

Commissioner Tidwell offered the invocation, Commissioner Murray led the US Pledge of Allegiance, and Commissioner Kennedy led the Texas Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Hold a public hearing, consider, and make a recommendation to City Council regarding a request for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on approximately 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)

   City Planner Helen Eve Beadle provided information.

   The public hearing opened at 6:08 PM and closed at 6:08 PM. There were no speakers.

   P&Z Commissioner Kyle Kennedy made a motion to approve the zoning change

as presented. P&Z Commissioner Donald Smith seconded. Motion Passed (6:0). None opposed.

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

   Executive Director of Operations Leanne Wilson provided information.

   P&Z Commissioner Candace Stone made a motion to deny the site plan application. P&Z Commissioner Nicole Shaw seconded. Motion (6:0). None opposed.

   Denial reason: Per Chapter 10, Subdivision Ordinance, Article 1, Section 4, adequate public facilities for development is required. The City Engineer has determined that the drainage plans are not adequate nor comply with city-adopted standards.

2. Consideration and action on the minutes of the February 13, 2025 meeting.

   P&Z Commissioner Sina Tidwell made a motion to approve the minutes. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

The meeting was adjourned at 6:15 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 10th day of April, 2025.

_____

Sina Tidwell, Commission Chair

ATTEST:

_____

Jenny Hicks, City Secretary