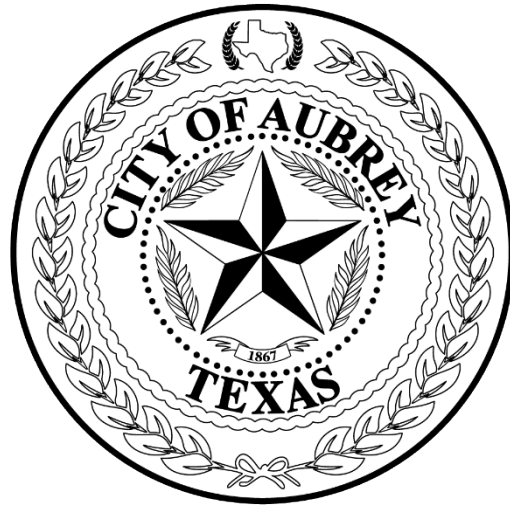


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 8, 2026
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.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the December 11, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the December 11, 2025 regular meeting.

New Business: New items requested for consideration.

3. Consider and make a recommendation to City Council on a Final Plat application for Lot 1, Block 1, AUB Office Addition. The plat proposes a replat of Lot 82, Block 23, Map of the Town of Aubrey, together with an adjacent triangular tract described in Volume 481, Page 131 of the Deed Records of Denton County, Texas. The property contains approximately 0.557 acres situated within the Dennis Cowan Survey, Abstract No. 304, City of Aubrey, Denton County, Texas. The purpose of the replat is to create a single lot and to dedicate a fire lane easement, water easement, and drainage and detention easement. *(Applicant: SHAP, LLC, 403 S. Main)*
4. Consider and make a recommendation to City Council regarding a Site Plan application for 403 S. Main Street, for office space use within Aubrey city limits. *(Applicant: SHAP, LLC)*

-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 _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to

contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 11, 2025
6:00 PM



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

Present: Kyle Kennedy, Candace Stone, Brittney Murray, Nicole Shaw

Absent: Christal Johnson, Marc Hendricks

Staff Present: City Attorney Patricia Adams, City Secretary Jenny Hicks, Assistant City Manager Leanne Wilson, Development Manager Shanda Guffee

Commissioner Brittany Murray offered the Invocation and Commissioner Kyle Kennedy led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the November 13, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the August 14, 2025 regular meeting.

P&Z Commissioner Kyle Kennedy made a motion to approve the consent items. (Excused absence: Marc Hendricks). P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

New Business: New items requested for consideration.

3. Consider and make a recommendation to City Council on a Preliminary Plat application for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Assistant City Manager Leanne Wilson provided information.

P&Z Commissioner Nicole Shaw made a motion to recommend approval of the preliminary plat with one condition. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

Condition: Aubrey Code of Ordinances, Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8: Requires front, side, and rear setback lines on the plat. The setback lines summary table appears inconsistent with the Development Agreement and must be corrected accordingly. (Reference a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail) with tubular steel, wrought iron or similar material fencing, and 15' corner lot setbacks).

4. Consider and make a recommendation to City Council on a Final Plat application for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Assistant City Manager Leanne Wilson provided information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the final plat with two conditions. P&Z Commissioner Brittney Murray seconded. Motion Passed (4:0). None opposed.

1. The Preliminary Plat shall be approved by City Council.
2. **Aubrey Code of Ordinances, Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8: Requires front, side, and rear setback lines on the plat. The setback lines summary table appears inconsistent with the Development Agreement and must be corrected accordingly. (Reference a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail with tubular steel, wrought iron or similar material fencing), and 15' corner lot setbacks).**
5. Consider and make a recommendation to City Council on an application for a Replat of the Sand Dollar Addition for three (3) lots, being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the City's Extraterritorial Jurisdiction of Aubrey ETJ, Denton County, Texas. (North Texas Natural Select

Materials, LLC)

Assistant City Manager Leanne Wilson provided information.

Scott McMann with North Texas Materials provided information.

P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the replat. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

6. Consider and make a recommendation to City Council regarding an application for an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)

Assistant City Manager Leanne Wilson provided information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the amending plat. P&Z Commissioner Nicole Shaw seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 6:14 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 8th day of January, 2026.

Brittney Murray, Commission Chair

ATTEST:

Jenny Hicks, City Secretary



Planning and Zoning Commission Meeting
Staff Report
January 8, 2026

Agenda Item

Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the December 11, 2025 regular meeting.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

Christal Johnson and Marc Hendricks from the December 11, 2025 meeting.

Financial Summary

Staff Recommended Action

Staff Recommended Motion

N/A



Planning and Zoning Commission Meeting
Staff Report
January 8, 2026

Agenda Item

Consider and make a recommendation to City Council on a Final Plat application for Lot 1, Block 1, AUB Office Addition. The plat proposes a replat of Lot 82, Block 23, Map of the Town of Aubrey, together with an adjacent triangular tract described in Volume 481, Page 131 of the Deed Records of Denton County, Texas. The property contains approximately 0.557 acres situated within the Dennis Cowan Survey, Abstract No. 304, City of Aubrey, Denton County, Texas. The purpose of the replat is to create a single lot and to dedicate a fire lane easement, water easement, and drainage and detention easement. (*Applicant: SHAP, LLC, 403 S. Main*)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

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

Application Date: December 9, 2025

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

General Retail, Zone "GR"

Current Use: Single Family Home. Proposed use is office space.

A Final Plat application was submitted for Lot 1, Block 1, AUB Office Addition. The plat proposes a replat of Lot 82, Block 23, Map of the Town of Aubrey, together with an adjacent triangular tract described in Volume 481, Page 131 of the Deed Records of Denton County, Texas. The property contains approximately 0.557 acres situated within the Dennis Cowan Survey, Abstract No. 304, City of Aubrey, Denton County, Texas. The purpose of the replat is to create a single lot and to dedicate a fire lane easement, water easement, and drainage and detention easement.

Water and sewer service will be provided by the city of Aubrey.

The final plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance and the Final Plat Checklist. The plat is in general compliance with the subdivision ordinance and checklist. Items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to remove outdated information related to a restaurant.
 2. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to address the contradiction in water tap sizes. Note shall be amended to remove tapping sleeves and shall include tapping saddles.
 3. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to reference permitting and compliance with TxDOT on long-side service bores.
-

4. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Backflow devices are required by code for irrigation and commercial water connections.

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

- A. Approve the Final Plat,
- B. Approve the Final Plat with conditions, or
- C. Deny the Final Plat.

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the Final Plat.



Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: O T AUBREY BLK 23 LOT 82 & ADJ TRIANGLE
 Total Number of Lots: 1 Total Acreage: 0.557 acres
 Property Location: 403 S. Main Street, Aubrey, TX-76227

Contact Information

Owner: SHAP LLC Phone #: 469-554-0390
 Address: 10812 CAPRI DR, MCKINNEY, TX -75072
 Email address: hanarealinvestments@gmail.com
 Applicant contact info: 469-554-0390
 Engineer/Surveyor: AKHILA REDDY GONDI Phone #: 469-331-8566
 Email address: areddy@triangle-engr.com

*****See submittal calendar on-line for application submittal dates. *****

FEES

Application Review Fee	\$500.00	
Preliminary Plat – Residential	\$550.00	Plus \$20.00 per lot
Preliminary Plat – Commercial	\$600.00	Plus \$25.00 per acre
Final Plat – Residential	\$650.00	Plus \$20.00 per lot
Final Plat – Commercial	\$700.00	Plus \$25.00 per acre
Minor Plat	\$500.00	
Replat - Residential	\$550.00	Plus \$20.00 per lot
Replat - Commercial	\$600.00	Plus \$25.00 per acre
Amended Plat	\$350.00	
Plat Vacation	\$250.00	Plus \$20.00 per lot
Plat filing (County recording)	\$200.00	
Legal notices (published)	\$150.00	Plus actual expenses
Professional fees for review of land use related permits	*see Special	*Requires deposit, and fee assessed to cover
as prepared by City's consultants	Fees section	reasonable and necessary expenses in review
(ex: Engineer, Planner, Attorney)	of ordinance	of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: 

Fees paid: _____

- ☐ Cash
☐ Check # _____

Receipt #: _____

Project #: _____

Date: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

- | | |
|--|---|
| ☒ Project name in lower right corner | ☐ 4 Copies of Plat (folded) for initial review by staff |
| ☒ Application form, fees, electronic copy/pdf | ☐ Engineer's summary report (Art. 2, Section 1.05 of Subdivision Ord. (how does property drain, grading) |
| ☐ Utility company letters | ☐ Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord. |
| ☐ ETJ affidavit or approval by city | ☒ North arrow |
| ☒ Vicinity map | ☐ Scale 1" = 200 figure & scale bar |
| ☒ Owner's name, address & phone | ☒ Size 24" x 36" |
| ☒ Surveyor/Engineer's name, address & phone | ☒ Boundary lines identified |
| ☒ Adjacent properties identified | ☒ Lots & blocks, acreage identified |
| ☒ Front building lines | ☐ Required signatures |
| ☒ Flood plain statement/boundary | ☒ Street dimensions |
| ☒ Lot/Alley dimensions | ☐ RPLS certificate |
| ☐ Metes & bounds | ☐ Match lines |
| ☒ Easements (drainage, utility, landscape, etc.) | ☒ Street names |
| ☒ Monuments, pins & B.M.'s set | ☐ Certified Tax certificate at time of recording |

Additional requirements for Preliminary Plats

- | | |
|---|---|
| ☐ Preliminary Drainage/Utility plans | ☐ Physical features |
| ☐ Street & road interconnect | ☐ Scale 1"= 200', 1"=100' |
| ☐ Contour lines | ☐ Match lines |
| ☐ Proposed street names | ☐ Proposed parks, trails, open space |

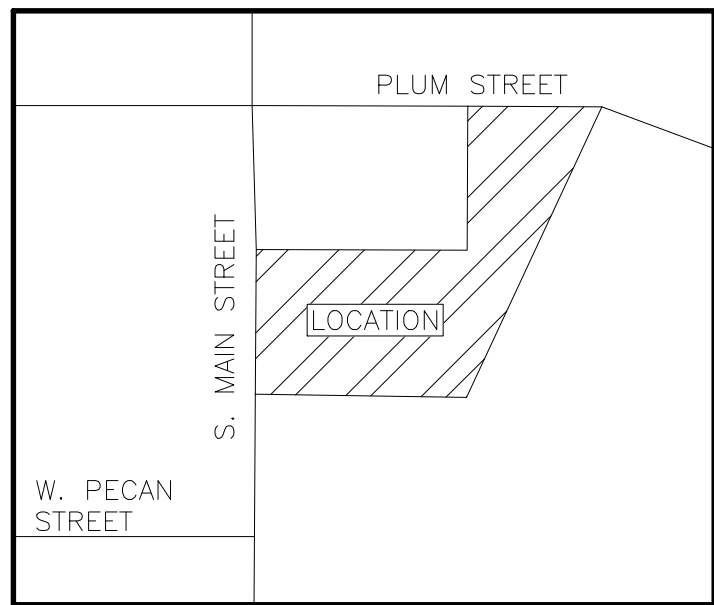
Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

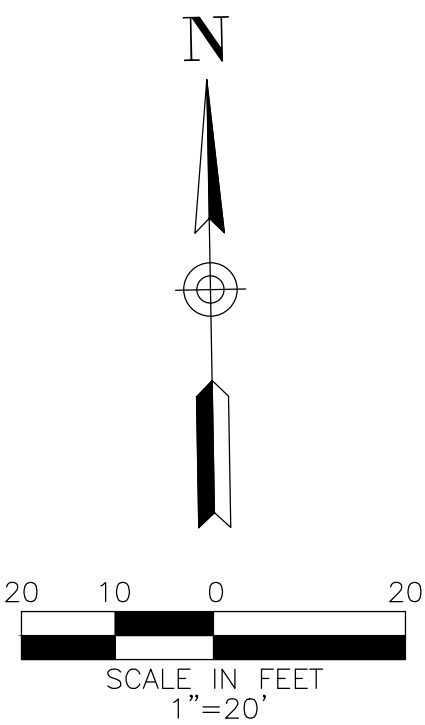
- ☐ Filing documents and recording fees
- ☒ 2 x 3 recording block
- ☐ Co. judge signature block (if in ETJ)
- ☐ Street & road interconnect
- ☐ Owners certificate
- ☐ Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00015063.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot out of a tract of land.
- 1 Lot for commercial use.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this _____ day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__.

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0265G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

LEGEND

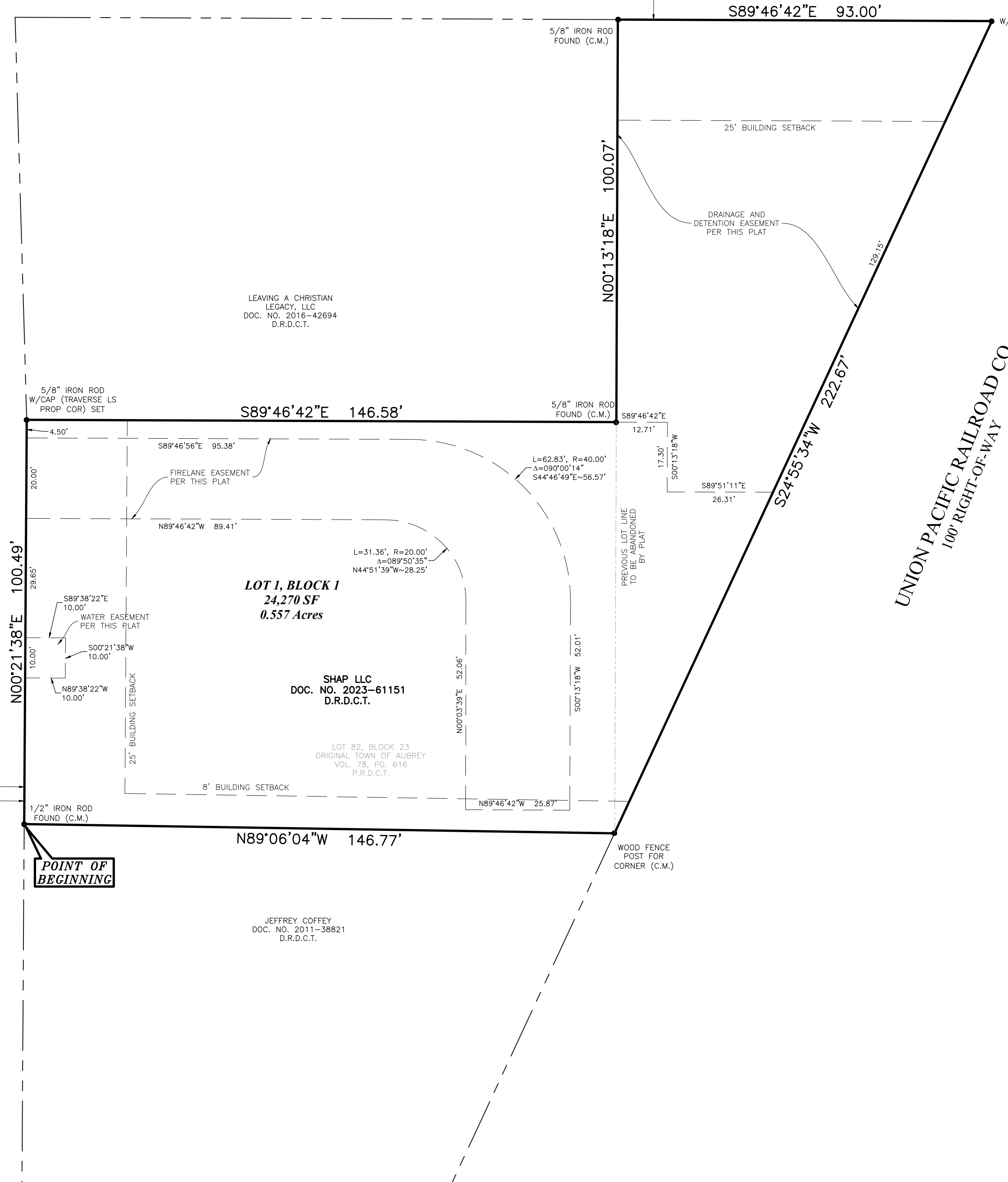
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
CAB. SLIDE CABINET AND SLIDE
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME AND PAGE
CIRS 5/8" INCH IRON ROD SET CAPPED "TRAVERSE LS PROP COR"

— SUBJECT PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - CENTERLINE OF ROAD

● FOUND/SET MONUMENT (SEE LABEL)

UTILITY PROVIDERS:
WATER / SEWER - TO BE PROVIDED BY CITY
ELECTRIC GAS - COSERV

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



CERTIFICATE OF APPROVAL:

Approved: _____

Mayor, City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas, hereby certifies that the foregoing plat of Aub Office Addition, on addition to the City of Aubrey, Texas, was submitted to the City Council on the _____ day of _____, 20____, and the council by formal action, then and there accepted the dedication of streets, utility easement and drainage easements as shown and set forth in and upon said plat and said council further authorized the Mayor to note the acceptance thereof by signing her name as herein above subscribed.

ATTEST this _____ day of _____, 20____.

City Secretary
City of Aubrey, Texas

OWNER/DEVELOPER
SHAP LLC
10812 Capri Drive,
McKinney, Texas 75072



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.794.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.26

Project No.: TR-93-24

STATE OF TEXAS
COUNTY OF DENTON

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

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

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

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

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

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

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

THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,270 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we SHAP LLC do hereby adopt this plat, designating the herein described property as AUB OFFICE ADDITION, an addition to the City of Aubrey, Denton County, Texas and do hereby dedicate to the public use forever the streets and easements as shown hereon.

Witness, my hand at _____, This _____ day of _____, 20____.

Signature - SHAP LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

FOR DENTON COUNTY
RECORDATION ONLY

REPLAT
LOT 1, BLOCK 1
AUB OFFICE ADDITION

BEING 0.557 ACRES
OUT OF THE DENNIS COWAN SURVEY
ABSTRACT NUMBER 304
CITY OF AUBREY, DENTON COUNTY, TEXAS
JUNE 2025

1 of 1



**Planning and Zoning Commission Meeting
Staff Report
January 8, 2026**

Agenda Item

Consider and make a recommendation to City Council regarding a Site Plan application for 403 S. Main Street, for office space use within Aubrey city limits. (*Applicant: SHAP, LLC*)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

Owner: SHAP, LLC

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

Application Date: December 9, 2025

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

General Retail, Zone "GR"

Current Use: Single Family Home. Proposed use is office space.

Per Aubrey's zoning ordinance (Chapter 14) Section 5Q2(a) prior to receipt of a building permit, properties greater than one (1) acre or within 200 ft of single-family platted development shall have their site plans reviewed by the Planning and Zoning Commission and City Council. The applicant has provided a complete application. This property is less than 1 acre (it is 0.557 acres) but is located within an existing single-family neighborhood. The owners desire to convert the existing 2,175 SF house into office space.

Water and sewer are provided by the City and connections will be provided along S. Main Street.

The applicant has provided a substantially complete application and the application packet was reviewed by staff, the City Engineer and City Planner. The Site Plan is in general compliance with the City Code of Ordinances. Items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. **CHAPTER 14; SECTION 23. G.1 (i) — NONRESIDENTIAL LANDSCAPE REQUIREMENTS.** The intent of the nonresidential landscape requirements is for the protection of healthy trees and vegetation and promoting the natural ecological, environmental, and aesthetic qualities of the city. This plan lacks tree preservation. This lot has many existing trees from 8" inches to 32" inches in diameter. The landscape plan shall be amended to include some preservation. The landscape plan shall be approved by the Development Manager prior to issuance of a building permit.
 2. **CHAPTER 14; SECTION 23. A.1 (e) (ii).** Part of the requirements for the "E" buffer zone include berms. The design includes the berm along E. Plum Street for the detention pond, but does not include a berm along S. Main Street. The site plan shall be amended to include the required berm. The site plan shall be approved by the Development Manager prior to issuance of a building permit.
 3. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to remove outdated information related to a restaurant.
 4. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to address the contradiction in water tap sizes. Note shall be amended to remove tapping sleeves and shall include tapping saddles.
-

5. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to reference permitting and compliance with TxDOT on long-side service bores.
6. **CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Backflow devices are required by code for irrigation and commercial water connections.
7. **CHAPTER 14; SECTION 23. A.1 (e) (ii).** The landscape Plan must be revised to accurately indicate the actual number of parking spaces and tree requirements for Buffer Type F. The landscape plan shall be approved by the Development Manager prior to issuance of a building permit.
8. **CHAPTER 10; ARTICLE 3, SECTION 6.02 - SIDEWALKS — A** minimum of a five-foot wide sidewalk is required along Main Street from property line to property line. A certificate of occupancy shall not be issued until the sidewalk is installed. Plans shall be updated and resubmitted.

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

- A. Approve the Site Plan,
 - B. Approve the Site Plan with conditions, or
 - C. Deny the Site Plan.
-

Financial Summary

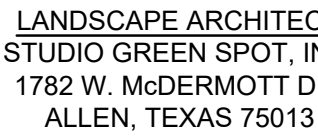
NA

Staff Recommended Action

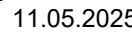
Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the Site Plan.



CHRIS@STUDIOGREENSPOT.COM

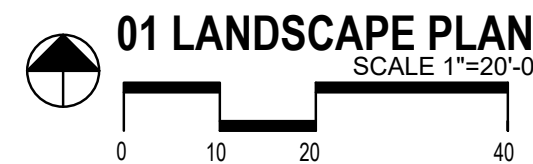


**SOUTH MAIN ST./W. PLUM ST.
CITY OF AUBREY, DENTON COUNTY, TEXAS**

CITY COMMENTS 11.15.2024
CITY COMMENTS 12.16.2024
CITY COMMENTS 01.17.2025
CITY COMMENTS 04.22.2025
CITY COMMENTS 06.26.2025
CITY COMMENTS 11.05.2025

SHEET NUMBER

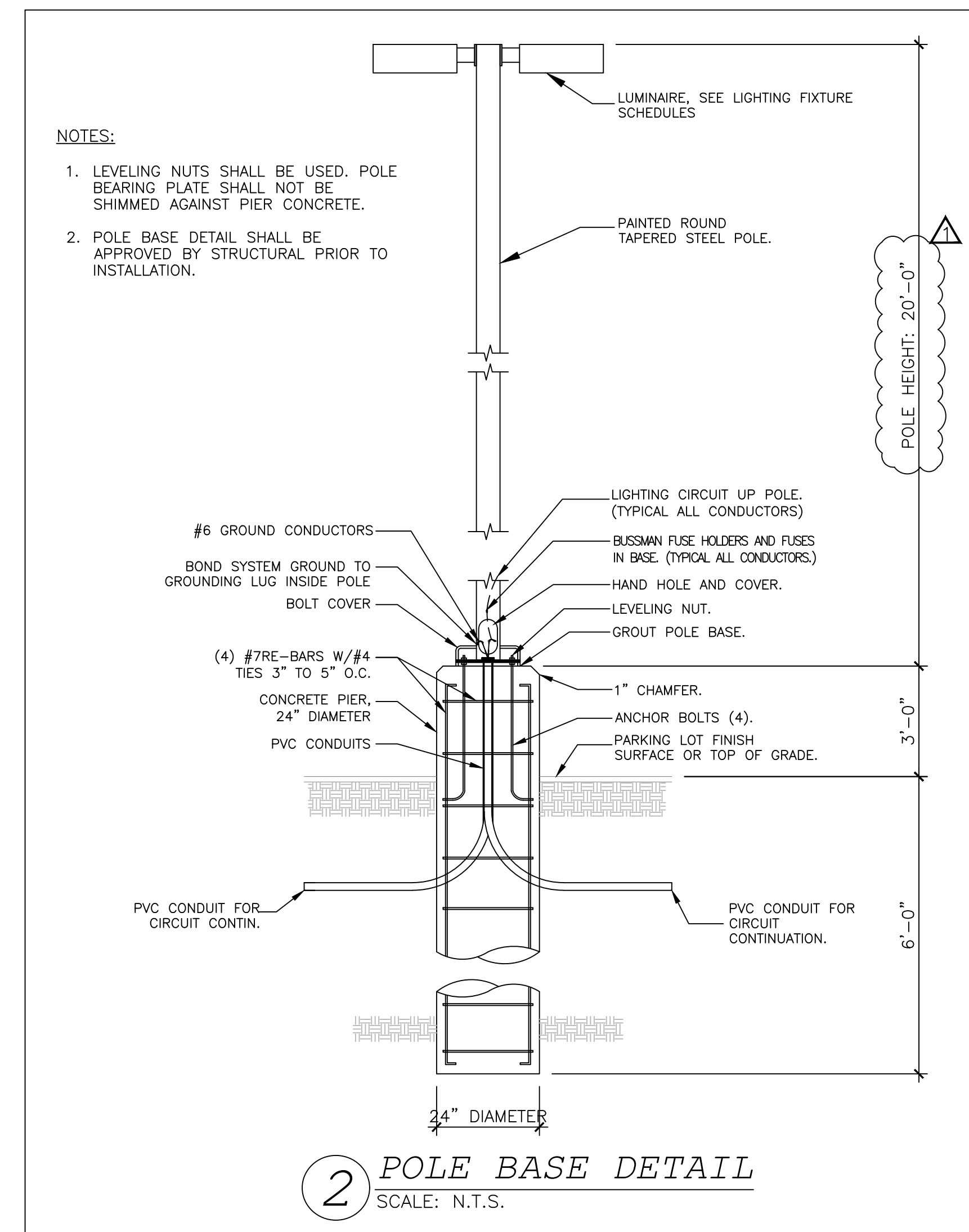
Page 16 of 5



TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	5	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 5' spread, 5' clear straight trunk
RO	2	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
CM	16	Crepe Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 8' ht., 4' spread, tree form
TY	7	Tree Yaupon	<i>Ilex vomitoria</i>	2" cal.	container, 8' ht., 4' spread, tree form
BC	8	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TS	102	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	container, 30" ht., 20" spread
RY	10	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container full, 12" spread
NRS	103	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM



Luminaire Schedule							
Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	Mounting Height
3	SA	SINGLE	NV-1-14-48L-1-40K8-HSS	1.000	156	12356	23 ft

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING THE SITE LIGHTING PHOTOMETRIC TESTING AND COMMISSIONING TO ENSURE THE ACTUAL PHOTOMETRIC READINGS ARE CONSISTENT WITH THOSE OF THE DESIGNED PHOTOMETRIC PLAN.

No.	DATE	REVISION	BY
1	11/07/2025	CITY COMMENTS	



NOV. 07, 2025

RESTAURANT
AUBREY, TEXAS

PROJECT No:	
DATE:	
DRAWN BY:	PL
CHECKED BY:	DV

SHEET #	REVISION #
---------	------------

E5.1

SITE DEVELOPMENT PLANS
FOR
OFFICE

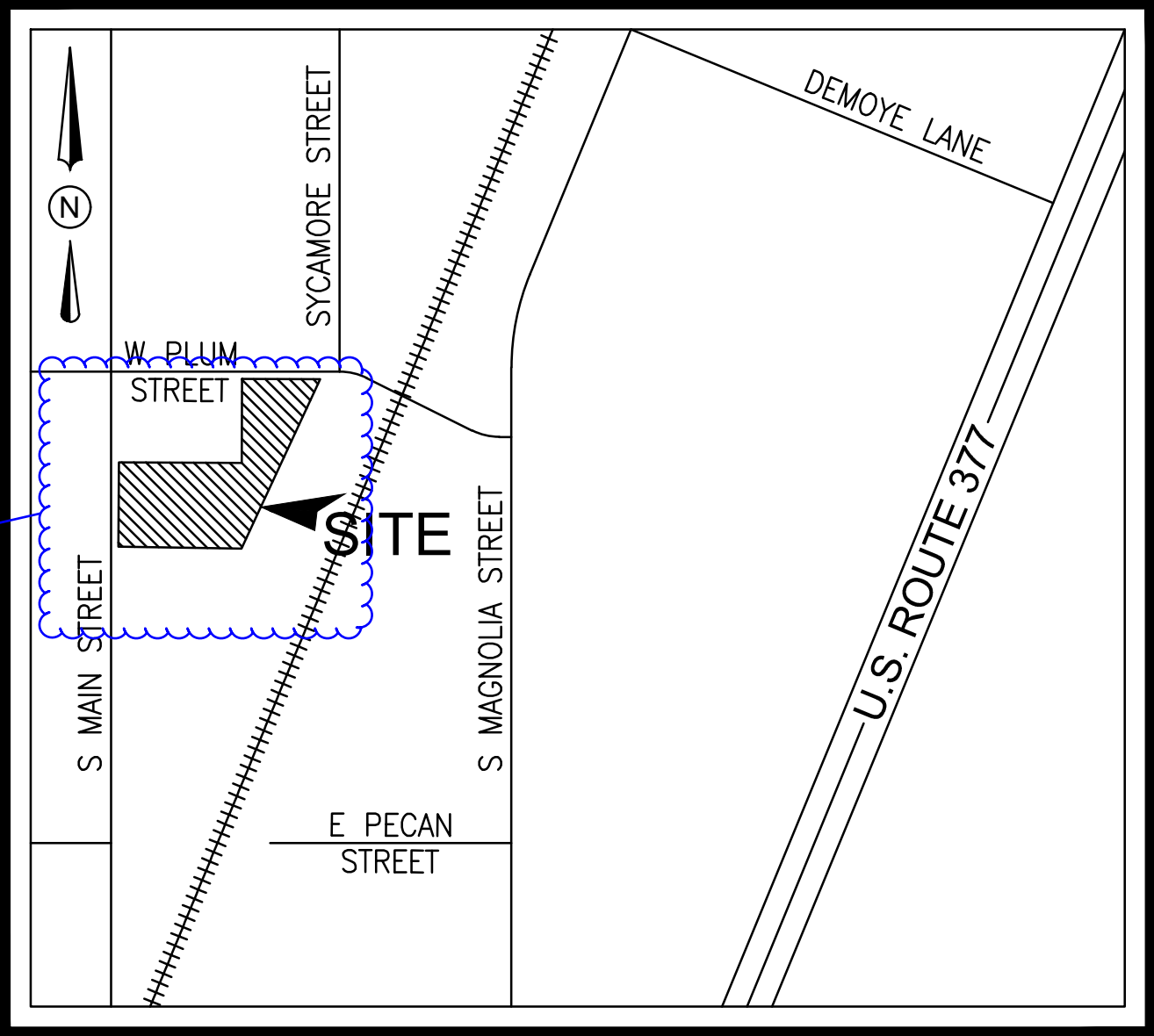
403 SOUTH MAIN STREET (FM 428)
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
0.557 ACRES

Table with 2 columns: Role (ENGINEER, SURVEYOR, OWNER/DEVELOPER) and Contact Information (Name, Address, Phone).

Per Chpt 14, Section 5. Q
2.a: site is less than 1
acre, BUT is located
within 200 ft of a platted
single-family residential
development.

Subject to review by P&Z -
approve, approve w
conditions, or disapprove
the site plan.

zoned GR = GENERAL
RETAIL.
WITHIN 200 FT OF SF 75
(ACROSS THE STREET)



VICINITY MAP
N.T.S.

Planner and Public Works Review
12-30-25
Review and provide amendment with
comments addressed.
Cate Ball, AICP
Steven Davis
Leanne Wilson, CPM

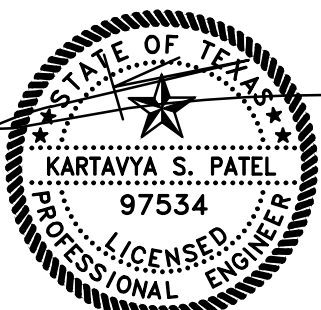
Fire review by Fire Marshall, Trent Bell
12-30-25
No objections noted

SHEET LIST TABLE with 2 columns: Sheet Number and Description. Lists sheets C-1.0 through PSET-RP.

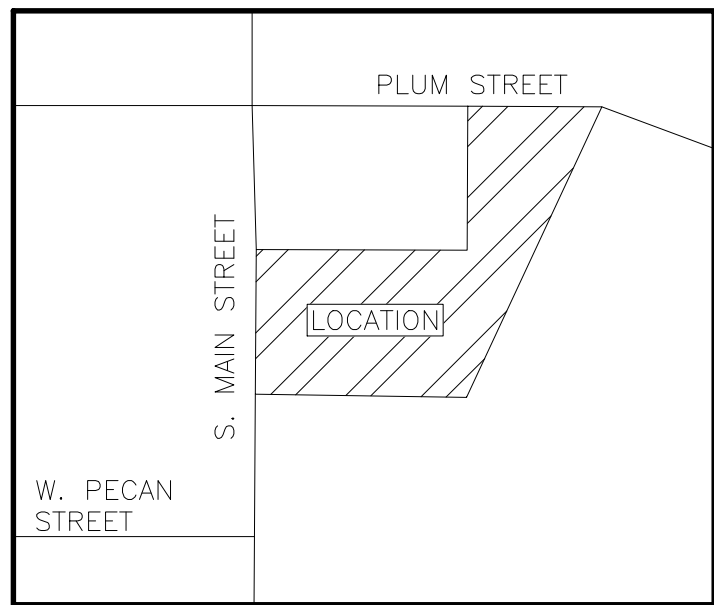
BHC Sixth Review
12-16-2025
Sixth review of the 403 S. Main St. Civil plan submittal. Our review is
for general compliance with the City of Aubrey development
requirements. It is based on the City's Code of Ordinances and Good
Engineering Practice, and does not relieve the design engineer of
their responsibilities as the Engineer of Record under the Texas
Engineering Practice Act.
Once the remaining comment is addressed we offer no further
objections. Resubmittal is not required.
Cooper Reinbold, P.E.
Chase Crawford, R.P.L.S.
James Jacobs, E.I.T



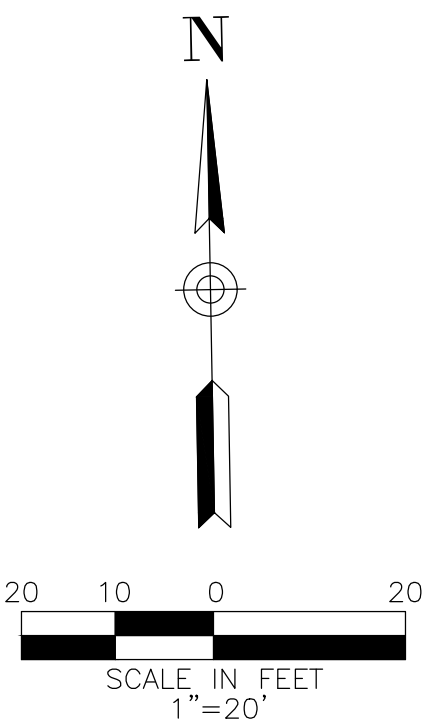
Table with 4 columns: NO., DATE, DESCRIPTION, BY. Shows submission history for the project.



COVER SHEET
OFFICE
403 SOUTH MAIN STREET (FM 428)
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304
TRIANGLE ENGINEERING LLC
Planning | Civil Engineering | Construction Management
P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
KP MLM 04-05-24 035-24 C-1.0
TX. P.E. FIRM #11525



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00015063.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot out of a tract of land.
- 1 Lot for commercial use.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____
STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this _____ day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__.

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0265G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

LEGEND

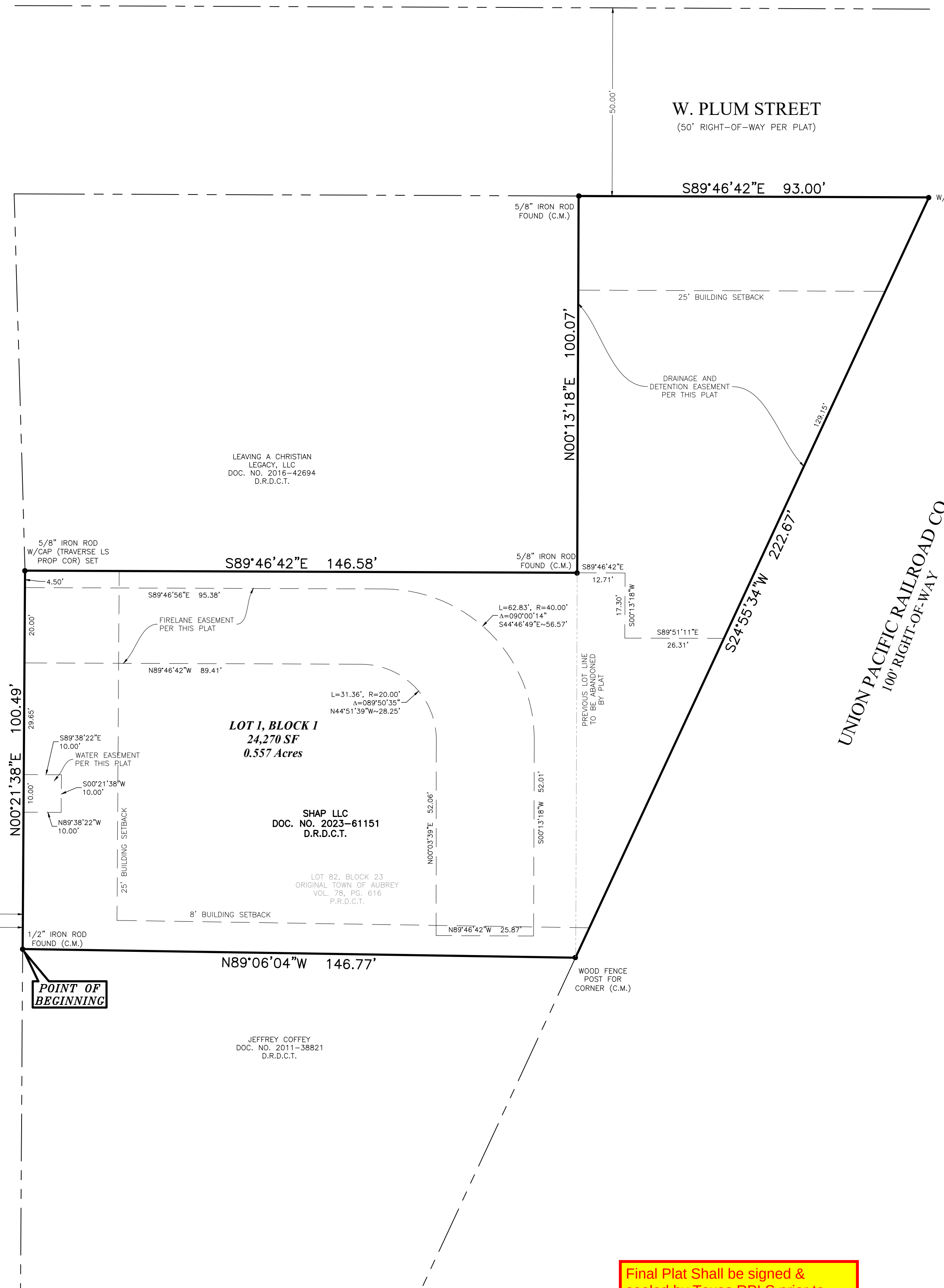
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
CAB. SLIDE CABINET AND SLIDE
DOC. NO. DOCUMENT NUMBER
VOL., PG. VOLUME AND PAGE
CIRS 5/8" INCH IRON ROD SET CAPPED "TRAVERSE LS PROP COR"

— SUBJECT PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - CENTERLINE OF ROAD

● FOUND/SET MONUMENT (SEE LABEL)

UTILITY PROVIDERS:
WATER / SEWER - TO BE PROVIDED BY CITY
ELECTRIC GAS - COSERV

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



Final Plat Shall be signed & sealed by Texas RPLS prior to recording final plat.

All other comments have been addressed.

CERTIFICATE OF APPROVAL:

Approved: _____

Mayor, City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas, hereby certifies that the foregoing plat of Aub Office Addition, on addition to the City of Aubrey, Texas, was submitted to the City Council on the _____ day of _____, 20____, and the council by formal action, then and there accepted the dedication of streets, utility easement and drainage easements as shown and set forth in and upon said plat and said council further authorized the Mayor to note the acceptance thereof by signing her name as herein above subscribed.

ATTEST this _____ day of _____, 20____.

City Secretary
City of Aubrey, Texas

OWNER/DEVELOPER
SHAP LLC
10812 Capri Drive,
McKinney, Texas 75072

TRaverse LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.794.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.06.26 Project No.: TR-93-24

STATE OF TEXAS
COUNTY OF DENTON

BEING all that certain lot, tract, or parcel of land situated in the Dennis Cowan Survey, Abstract Number 304, being all of that certain northwesterly corner of Jeffrey Coffey recorded in Document Number 2011-38821 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,270 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we SHAP LLC do hereby adopt this plat, designating the herein described property as AUB OFFICE ADDITION, an addition to the City of Aubrey, Denton County, Texas and do hereby dedicate to the public use forever the streets and easements as shown hereon.

Witness, my hand at _____, This _____ day of _____, 20____.

Signature - SHAP LLC Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

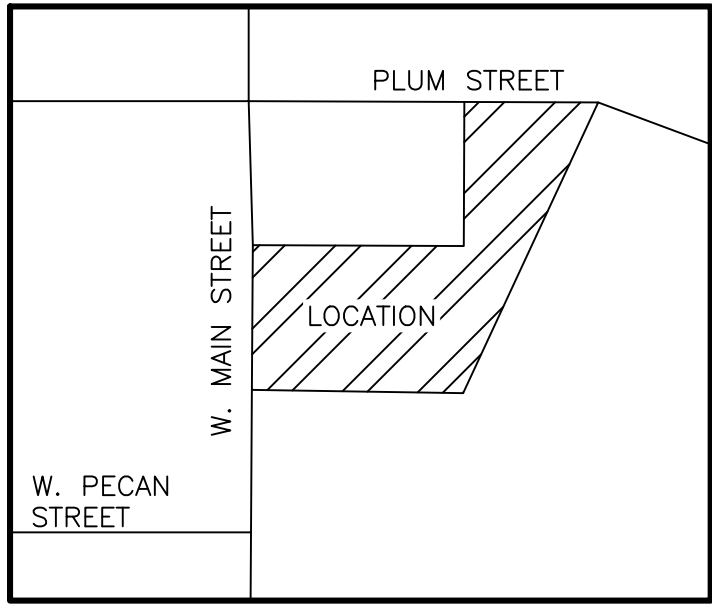
Notary Public in and for the State of Texas

FOR DENTON COUNTY
RECORDATION ONLY

REPLAT
LOT 1, BLOCK 1
AUB OFFICE ADDITION

BEING 0.557 ACRES
OUT OF THE DENNIS COWAN SURVEY
ABSTRACT NUMBER 304
CITY OF AUBREY, DENTON COUNTY, TEXAS
JUNE 2025

1 of 1

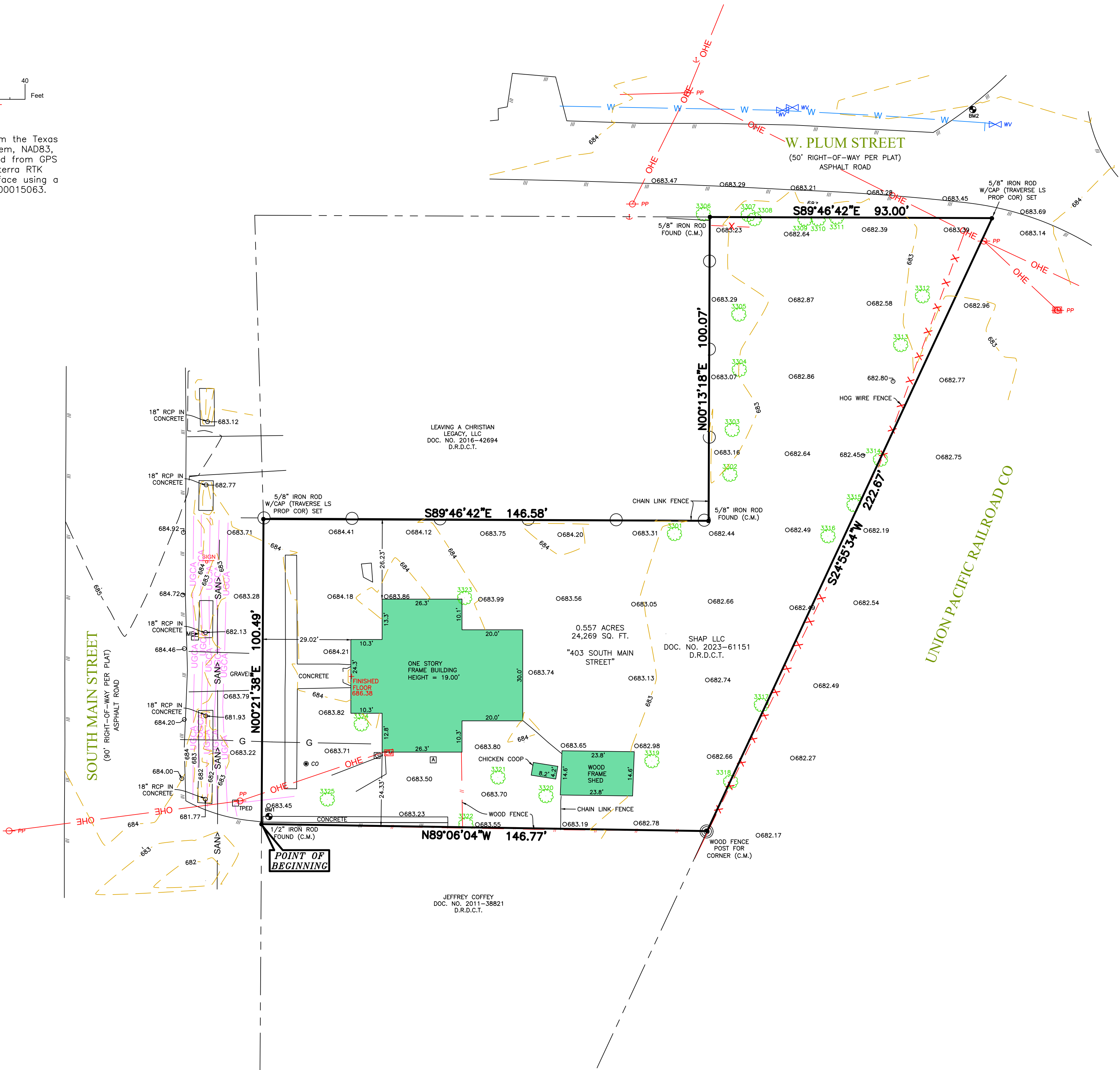
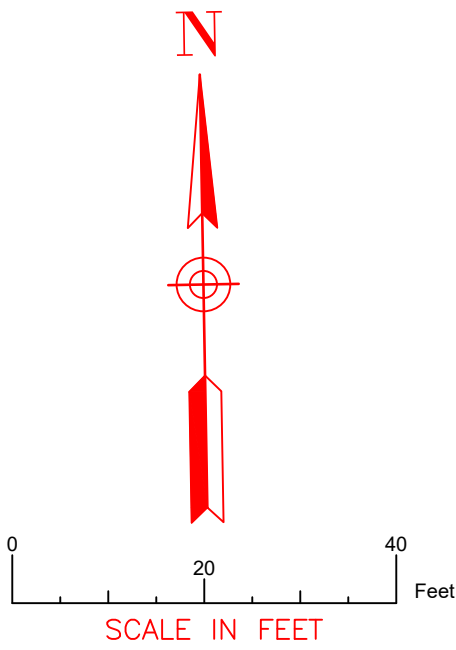


VICINITY MAP
NOT TO SCALE

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

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

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



LAND DESCRIPTION

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

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

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

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

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

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

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

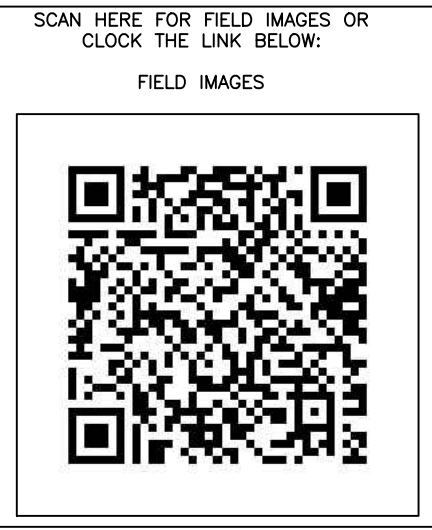
THENCE North 89 degrees 06 minutes 04 seconds West, in a westerly direction along the common line between said SHAP tract and Coffey tract, a distance of 146.77 feet to the POINT OF BEGINNING and containing 0.557 acres (24,269 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

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

Date of Plat or Map: 3-25-2024

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



ALTA/NSPS LAND TITLE SURVEY

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



Surveying | Construction Staking | Platting

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

BENCHMARK NOTES

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

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

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

FLOOD NOTES

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

GENERAL NOTES

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

GENERAL NOTES

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

PAVING NOTES

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

LINED CHANNELS

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

STORM SEWER

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

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TNRCC REQUIREMENTS
2. ALL SANITARY SEWER MAINS SHALL BE A MINIMUM OF 6" INSIDE DIAMETER. ALL SERVICE LINES SHALL BE A MINIMUM OF 4" INSIDE DIAMETER. PIPES 6 INCHES THROUGH 24 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 26.
3. PIPES LARGER THAN 24 INCHES SHALL BE CCFRPM, CENTRIFUGALLY CAST FIBER REINFORCED POLYMER MORTAR PIPE(HOBAS OR APPROVED EQUIVALENT) OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR. SHALL BE IN ACCORDANCE WITH ASTM STANDARDS D3262, D4161, D2412, D3681, D638.
4. MANHOLES SHALL BE CAST IN PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 6.7 2) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL VHS FORMATTED TAPE SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.

WATER

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

SCREENING WALLS

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

TRAFFIC SIGNS AND LIGHTING

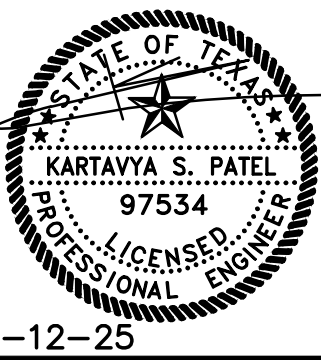
1. THE EXISTING SIGNS LOCATED ON PUBLIC CONSTRUCTION SITES ARE THE PROPERTY OF THE CITY OF AUBREY. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY.
2. PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING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

DETAILS

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



NO.	DATE	DESCRIPTION	BY
1	04–11–25	1st CITY SUBMITTAL	KP
2	09–17–25	2st CITY SUBMITTAL	KP
3	11–12–25	3rd CITY SUBMITTAL	IA
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11–12–25

GENERAL NOTES

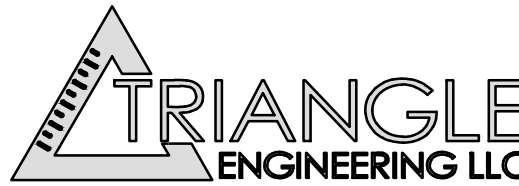
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403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304



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

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Planning | Civil Engineering | Construction Management

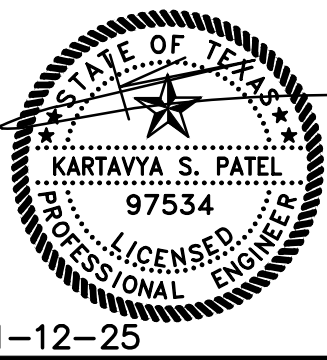
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.1
TX. P.E. FIRM #11525					

TXDOT GENERAL NOTES:

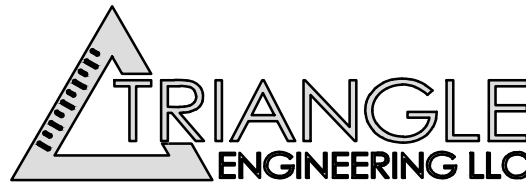
1. ALL CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY WELL REQUIRE COMPLICANCE TO 2014 TXDOT STANDARD SPECIFICATIONS, STANDARD PLAN, TXDOT ON-LINE MANUAL, AND THE TEXAS MAUNAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSINAL CIVIL ENGINEER LCESNSE TO PARCTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED PRIVATE DRIVEWAY CONNECTIONS TO THE STATE ROADWAY MEET OR EXCEED THE MINIMUM STOPPINGG SIGHT DISTANCE REQUIRED FOR A DESIGN SPEED OF **30** MILES PER HOUR, BASED ON THE MOST RECENT ON-LINE TXDOT ROADWAY DESIGN MANUAL REQUIREMENTS.
3. POSTED SPEED LIMIT IS **30** MILES PER HOUR.
4. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS OF NOVEMBER 1ST, 2014 AND SPECIFICATION ITMES LISED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE SATE RIGHT-OF-WAY.
5. TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TXDOT RIGHT-OF-WAY.
6. ALL DISTURBED RIGHT-OF-WAY MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
7. ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TXDOT AND MUNICIPALITY INSPECTORS.
8. NO CONSTRUCTION SHALL BE PERMITTED WITHIN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PRIOR TO TXDOT APPROVAL AND ISSUANCE OF PERMIT.
9. ANY UTILITY RELOCATION UNDER TXDOT RIGHT-OF-WAY REQUIRES SEPARATE **“UIR”** PERMIT.
10. ALL LANE CLOSURES SHALL TAKE PLACE BETWEEN **09:00am-3:30pm Monday thru Friday. NO LANE CLOSURES ARE ALLOWED DURING PEAK HOURS.**



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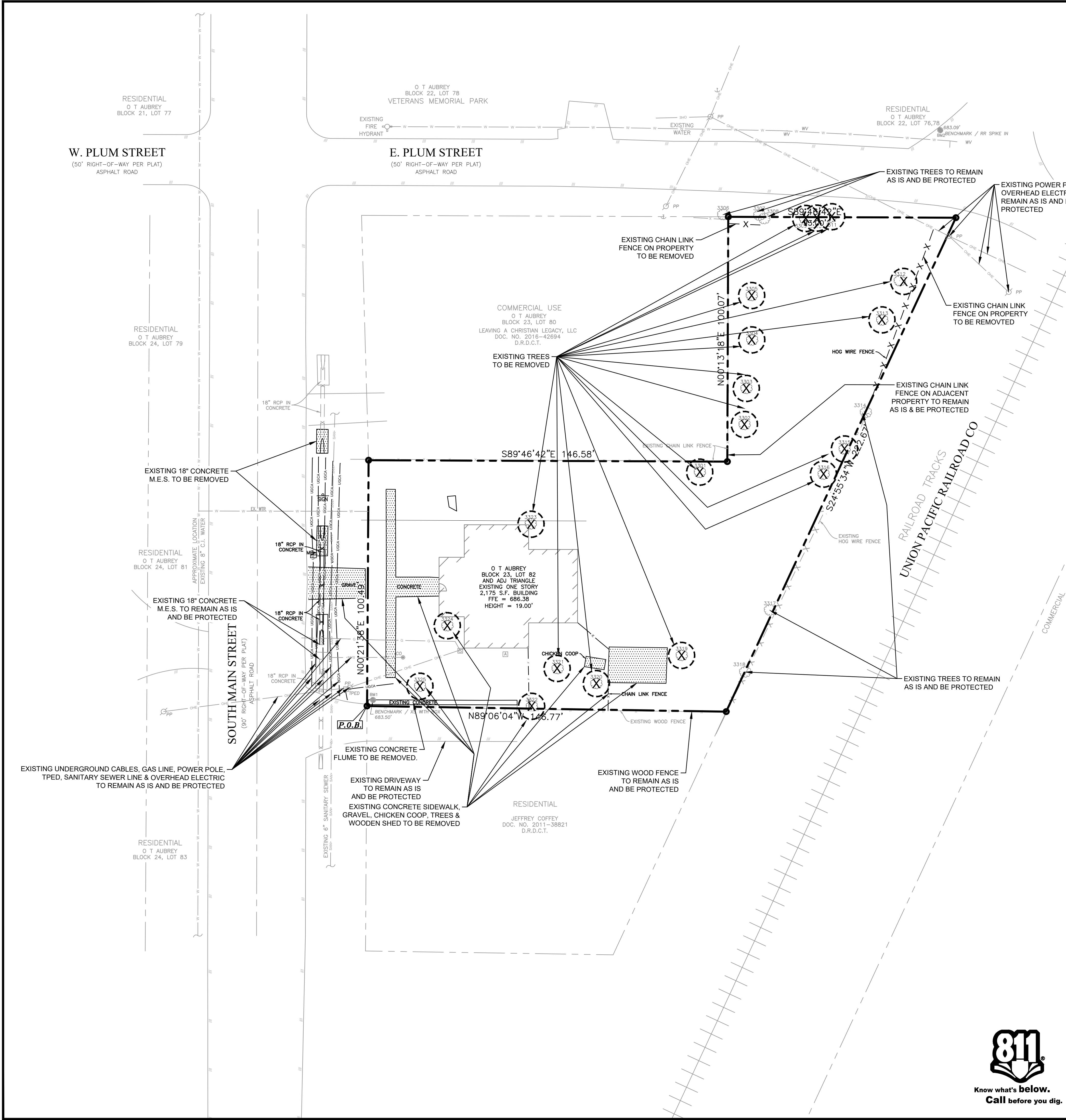


GENERAL NOTES
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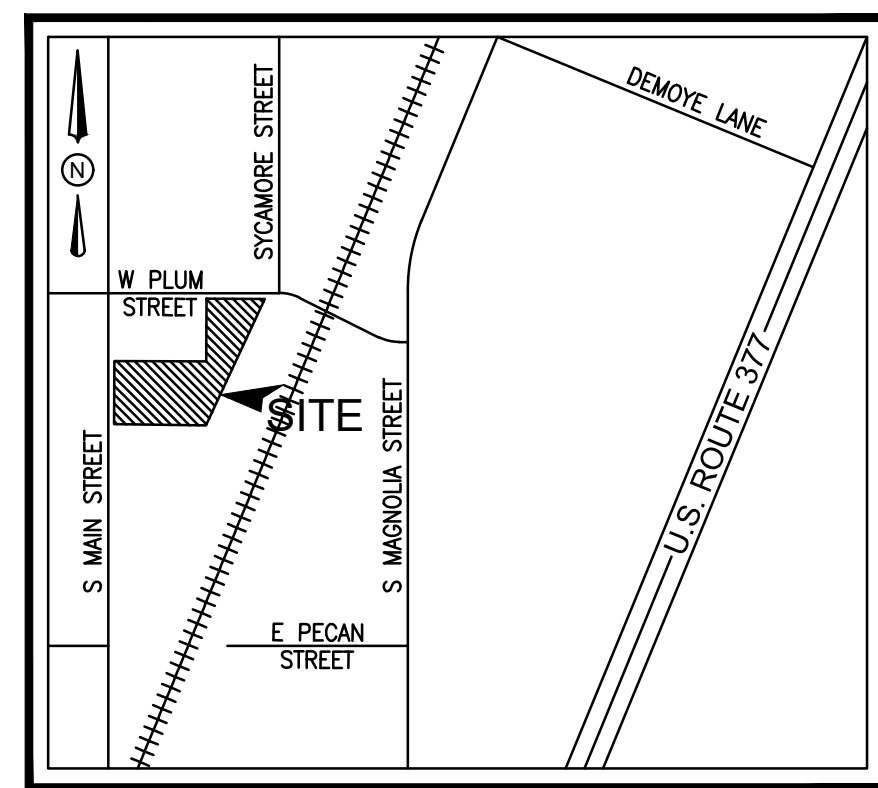
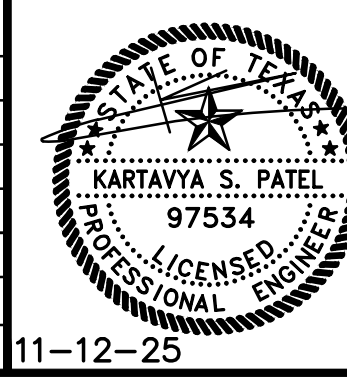
Planning		Civil Engineering		Construction Management	
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-1.2
TX. P.E. FIRM #11525					



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

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

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1	04-11-25	1st CITY SUBMITTAL	KP
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VICINITY MAP
N.T.S.

DEMOLITION GENERAL NOTES

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

DEMOLITION PLAN

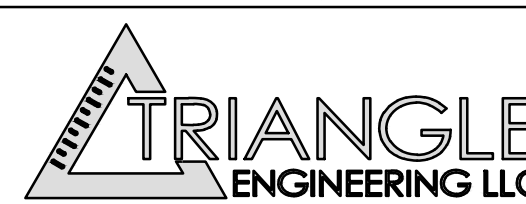
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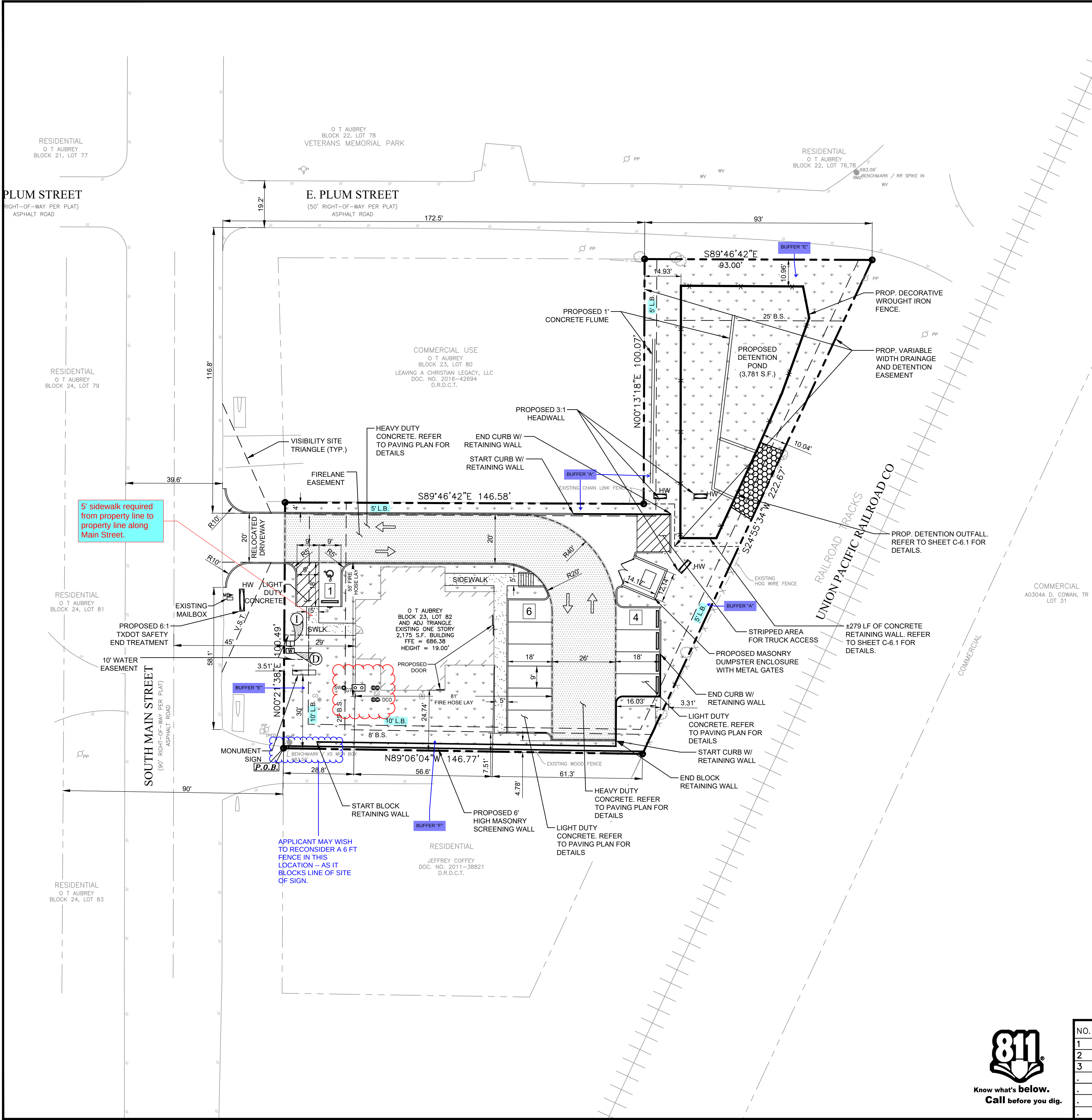


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KP	MLM	04-05-24	SCALE BAR	035-24	C-2.0
TX. P.E. FIRM #11525					





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

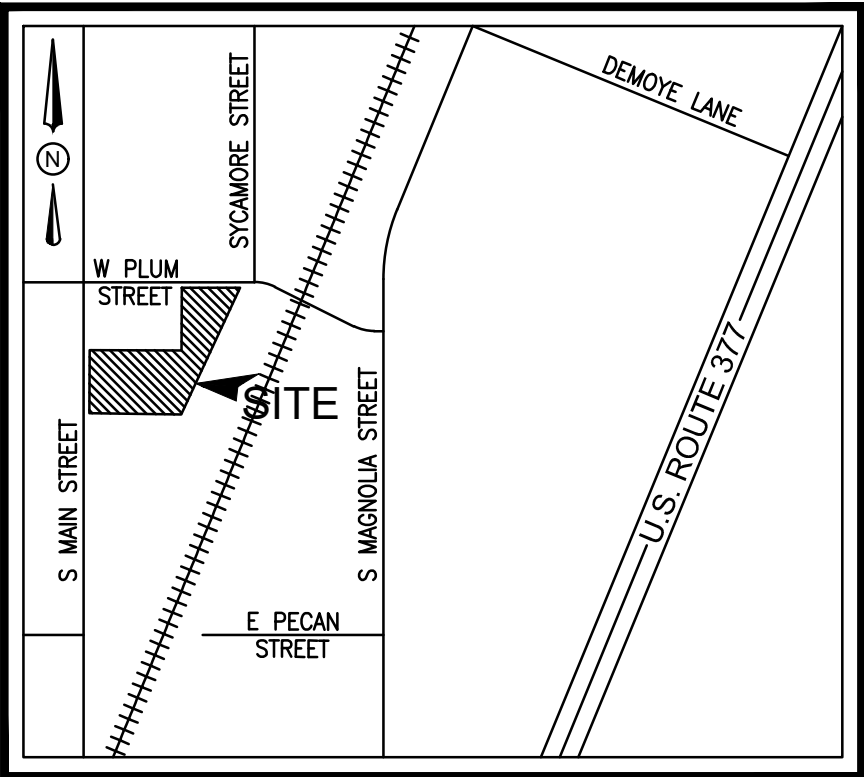
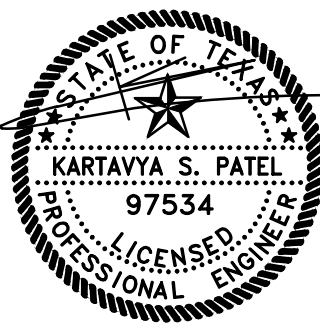
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	OFFICE
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	13,762 S.F. (56.70%)
PERVIOUS/LANDSCAPE AREA:	10,507 S.F. (43.3%)
REGULAR PARKING REQUIRED:	8 SPACES
1 SPACE PER 300 S.F.	
REGULAR PARKING PROVIDED:	10 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	11 SPACES

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

- CITY NOTES**
- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 - MECHANICAL, HEATING AND AIR-CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.

SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE BUFFER	L.B.

NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2nd CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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- VICINITY MAP**
N.T.S.
- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
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 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
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 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

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

SITE PLAN	
OFFICE	
403 SOUTH MAIN STREET (FM 428)	
CITY OF AUBREY	
DENTON COUNTY, TEXAS	
DENNIS COWAN SURVEY, ABSTRACT No. 304	
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013	
Planning	Civil Engineering
Construction Management	
P.E.	DES.
DATE	SCALE
PROJECT NO.	SHEET NO.
KP	MLM
04-05-24	SCALE BAR
035-24	
TX. P.E. FIRM #11525	
C-3.0	



PRECAST CONCRETE WHEEL STOP DETAIL

N.T.S.

BOLLARD DETAIL

N.T.S.

ACCESSIBLE PARKING EMBLEM DETAIL

N.T.S.

STOP BAR DETAIL

N.T.S.

TRAFFIC FLOW ARROW DETAIL

N.T.S.

ACCESSIBLE PARKING SIGN DETAIL

N.T.S.

BARRIER FREE RAMP DETAIL

N.T.S.

CURB W/RETAINING WALL DETAILS (TYPE 2)

N.T.S.

FIRE LANE DETAIL

N.T.S.

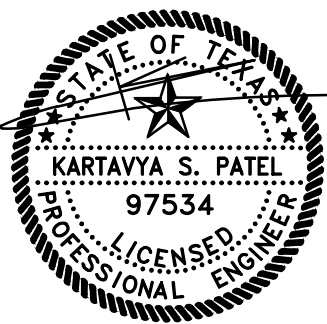
HANDRAIL DETAIL

N.T.S.

VARIABLE HEIGHT BLOCK RETAINING WALL

N.T.S.

NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
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SITE DETAILS

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

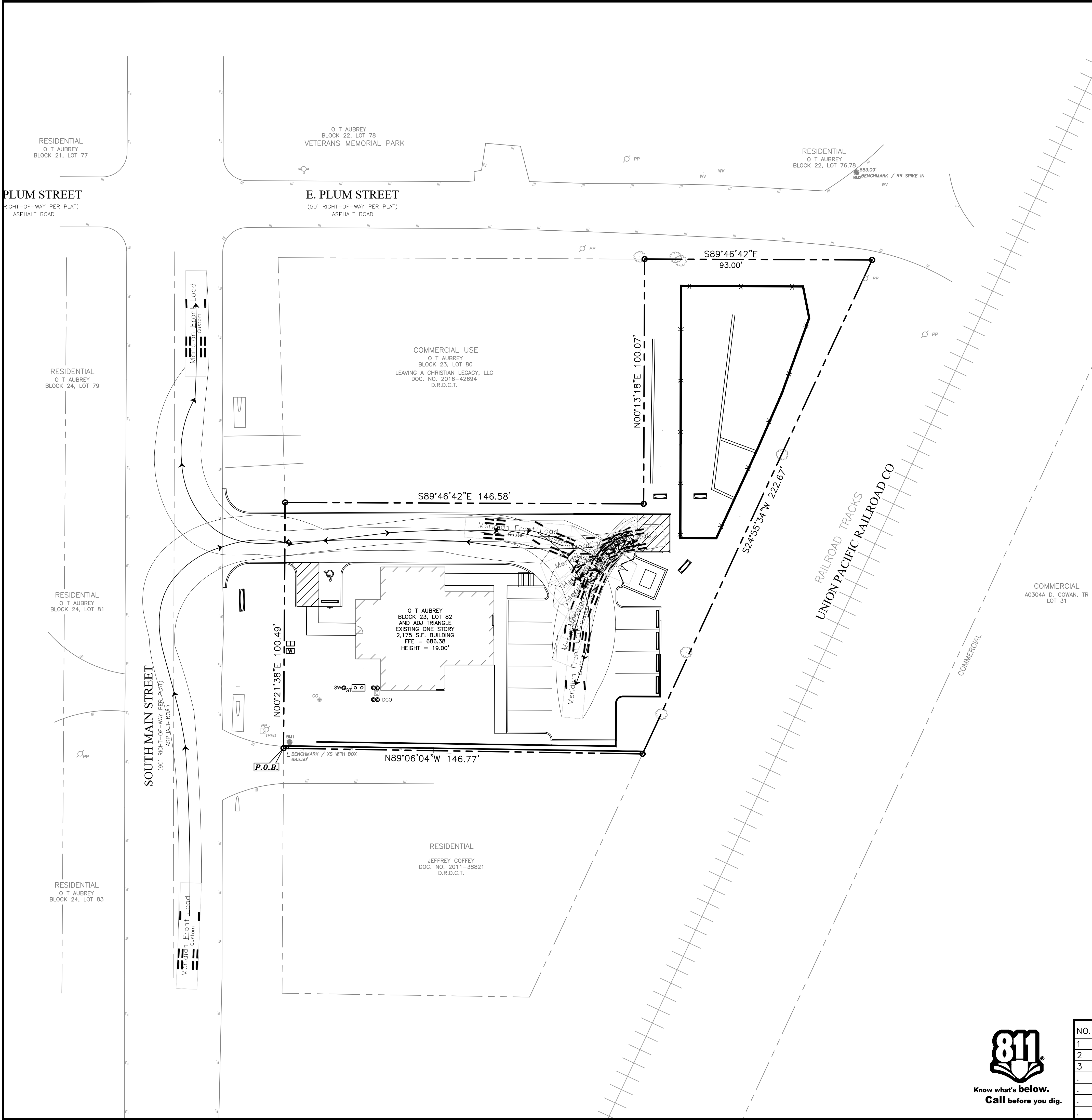
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Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-3.1

TX. P.E. FIRM #11525



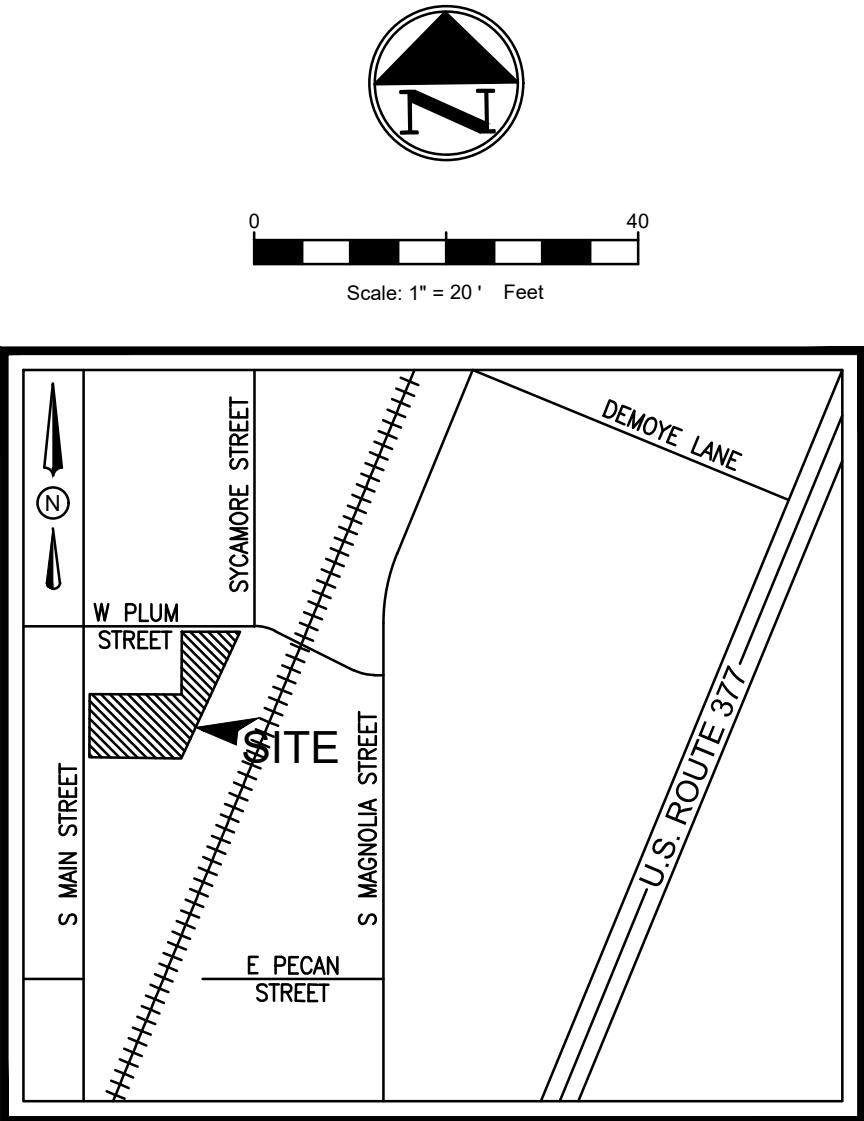
EXISTING LEGEND			
	BOUNDARY LINE		SET IRON ROD (AS NOTED)
	ADJOINER BOUNDARY LINE		FOUND IRON ROD (AS NOTED)
	EASEMENT LINE (AS NOTED)		"X" CUT FOUND
	WATER LINE		"X" CUT SET
	SANITARY SEWER LINE		WATER METER
	STORM DRAIN LINE (AS NOTED)		FIRE HYDRANT
	OVERHEAD ELECTRIC LINE		SANITARY SEWER MANHOLE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

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.557 ACRES (24,269 S.F.)
ZONING:	GR - GENERAL RETAIL
PROPOSED USE:	OFFICE
BUILDING AREA:	EXISTING 2,175 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	19'-0"
BUILDING COVERAGE:	8.9%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	13,762 S.F. (56.70%)
PERVIOUS/LANDSCAPE AREA:	10,507 S.F. (43.3%)
REGULAR PARKING REQUIRED:	8 SPACES
1 SPACE PER 300 S.F.	
REGULAR PARKING PROVIDED:	10 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	11 SPACES

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

CITY NOTES

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VICINITY MAP

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OWNER/DEVELOPER
JP&R MCKINNEY
2629 SHADOW GLEN DRIVE
PROSPER, TEXAS 76058
CONTACT: HARI NAMASIVAYAM
PHONE: 469-554-0390

GARBAGE TRUCK ROUTE- RIGHT

OFFICE
403 SOUTH MAIN STREET (FM 428)
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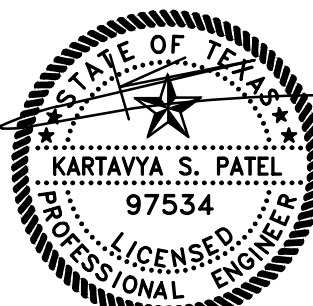
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-3.4
TX. P.E. FIRM #11525					

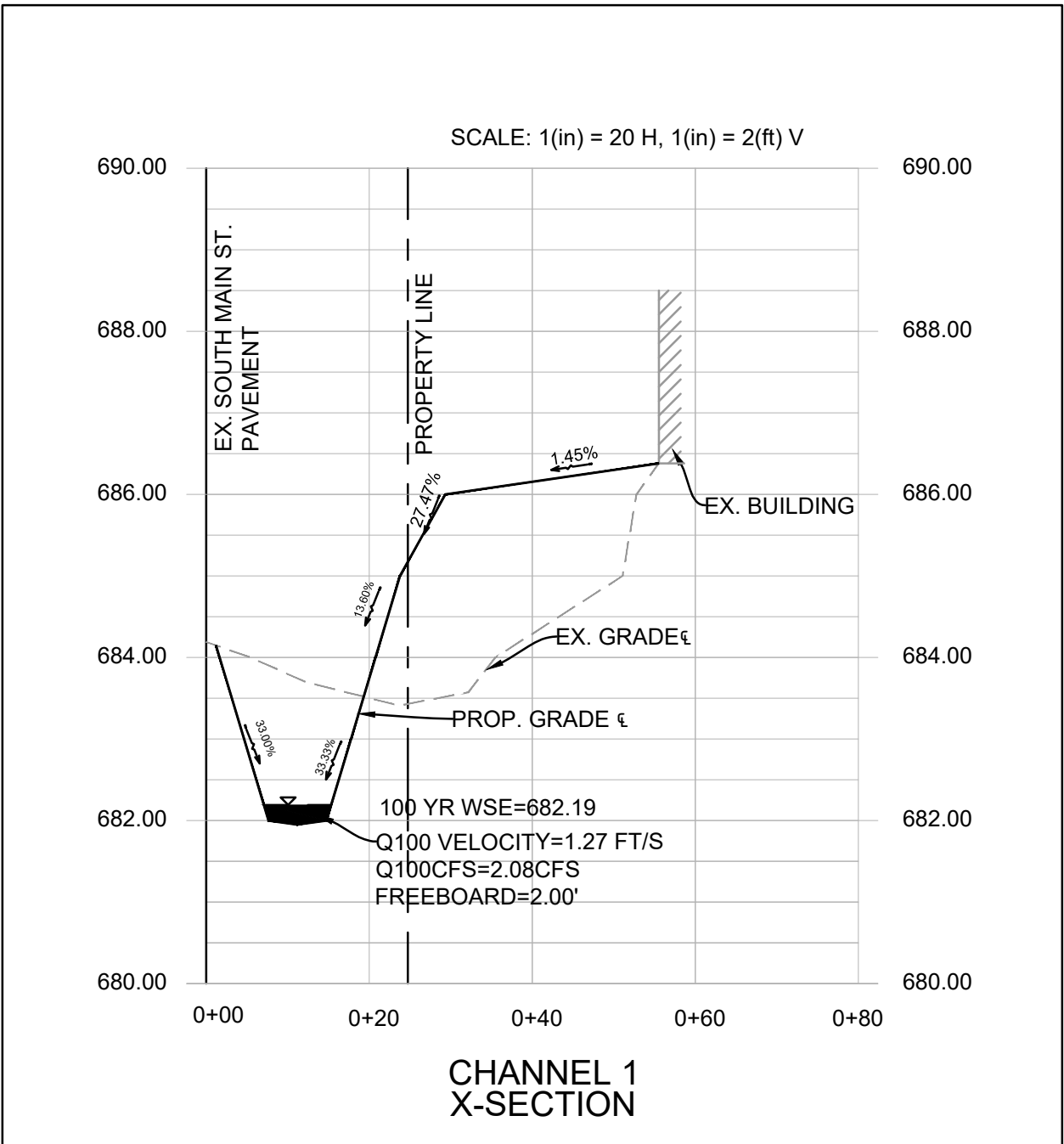
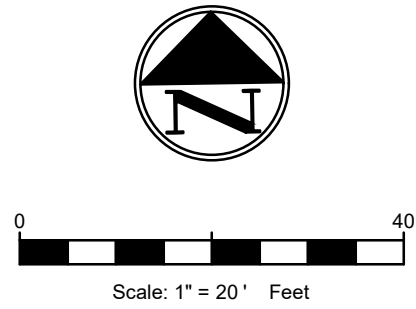
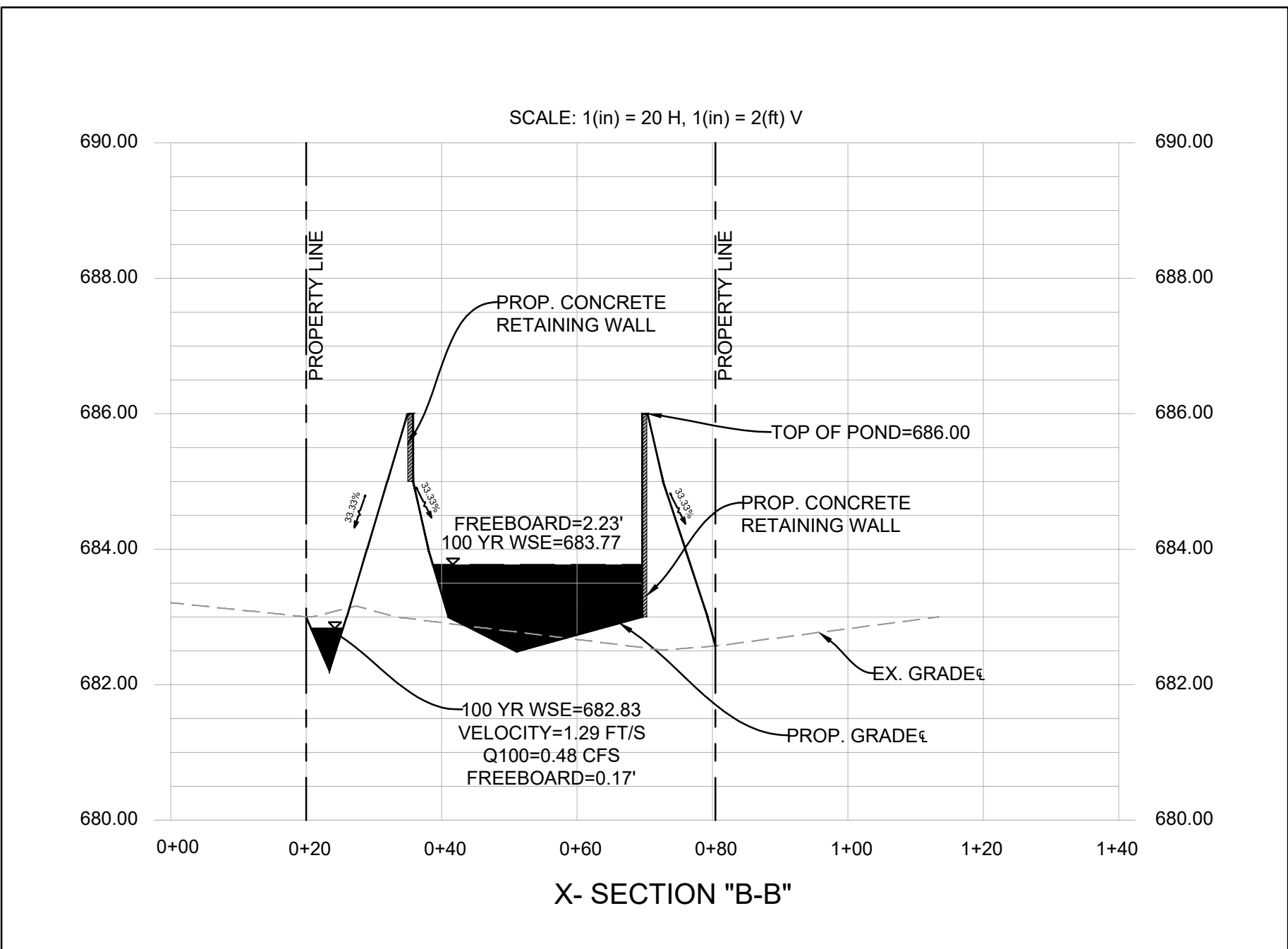
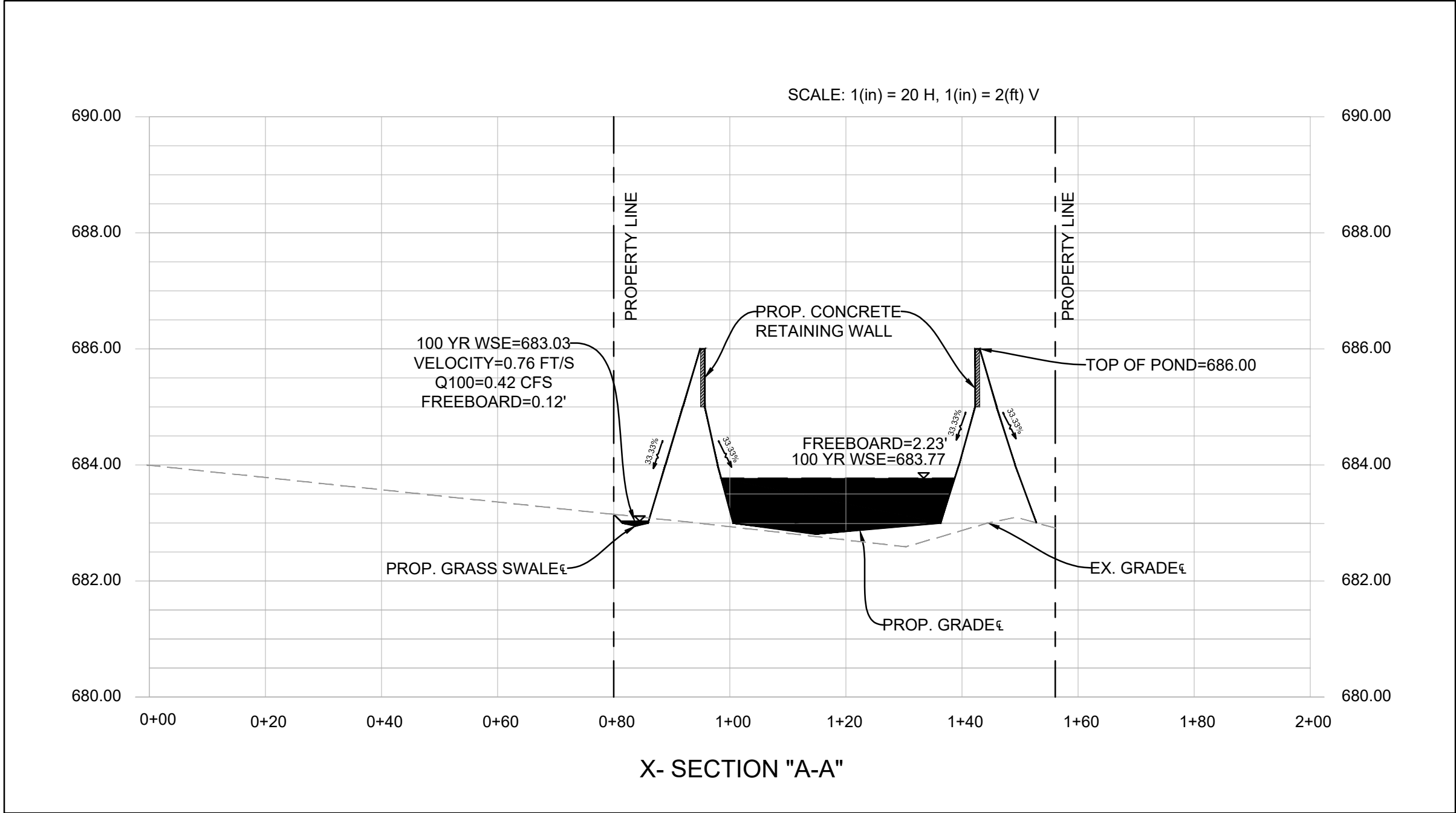


Know what's below.
Call before you dig.

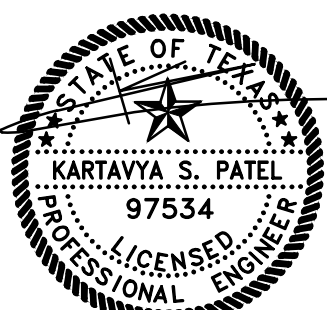
NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2st CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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11-12-25



NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2st CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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CROSS SECTIONS

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

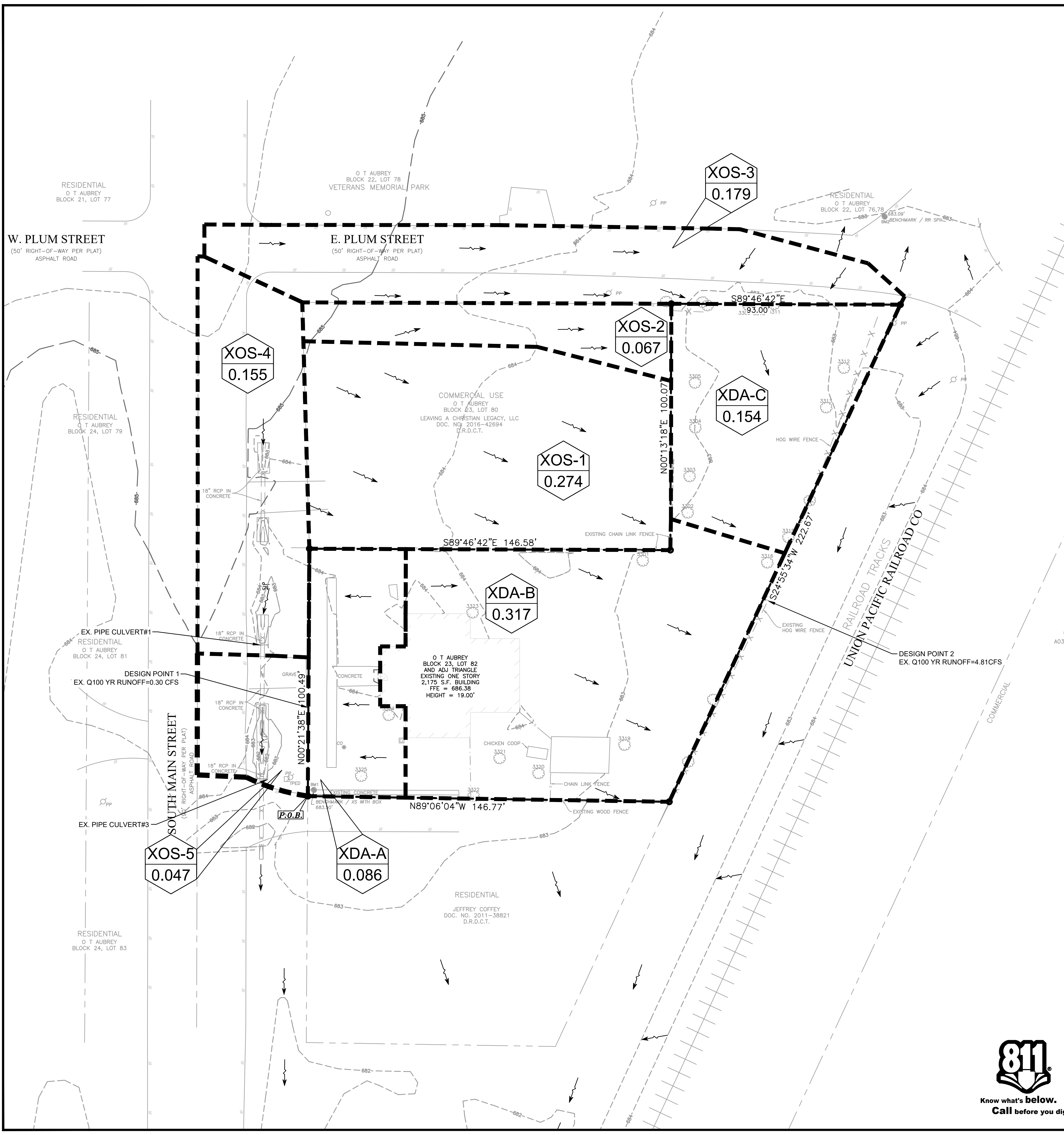
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Planning | Civil Engineering | Construction Management

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

TX. P.E. FIRM #11525



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

PRE-DRAINAGE LEGEND	
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
DRAINAGE DIVIDE	
DRAINAGE AREA NO.	XDA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	

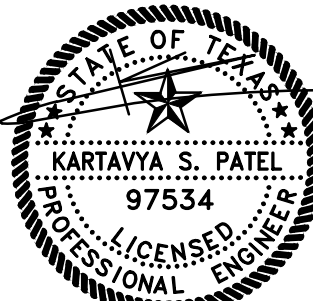
FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48121C0265G, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.

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

PRE-DRAINAGE OFF-SITE AREAS FLOWING TO PIPE CULVERT#1 & PIPE CULVERT#3													REMARKS
BASIN ID	OVERALL AREA (ac)	Tc (min)	2-YR STORM			10-YR STORM			100-YR STORM				
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)		
XOS-4	0.155	10	0.90	4.69	0.65	0.90	6.62	0.92	0.90	9.53	1.33	SHEET FLOWS TO PIPE CULVERT#1	
XOS-5	0.047	10	0.90	4.69	0.20	0.90	6.62	0.28	0.90	9.53	0.40	SHEET FLOWS TO PIPE CULVERT#3	
SUM TOTAL	0.202				0.85			1.20			1.73		

NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
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PRE-DRAINAGE PLAN

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

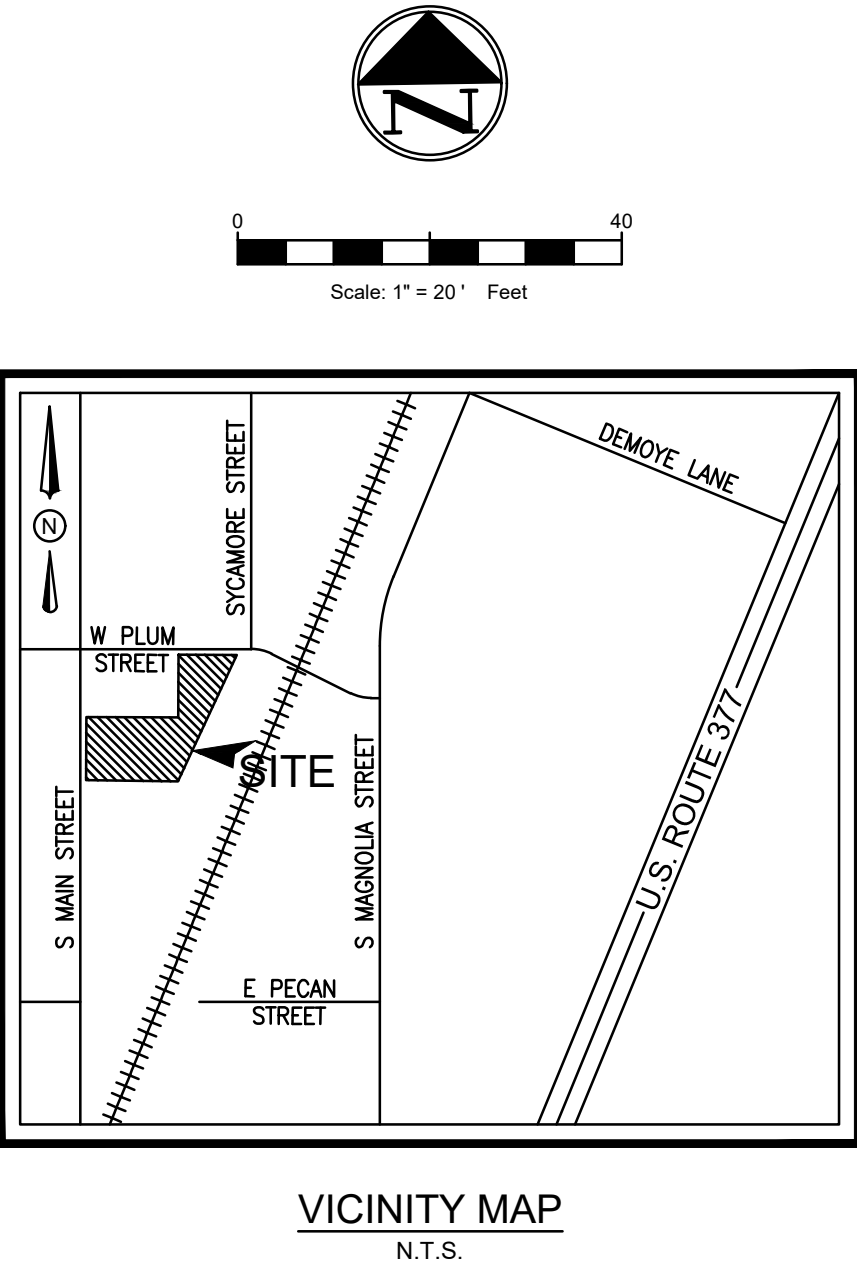
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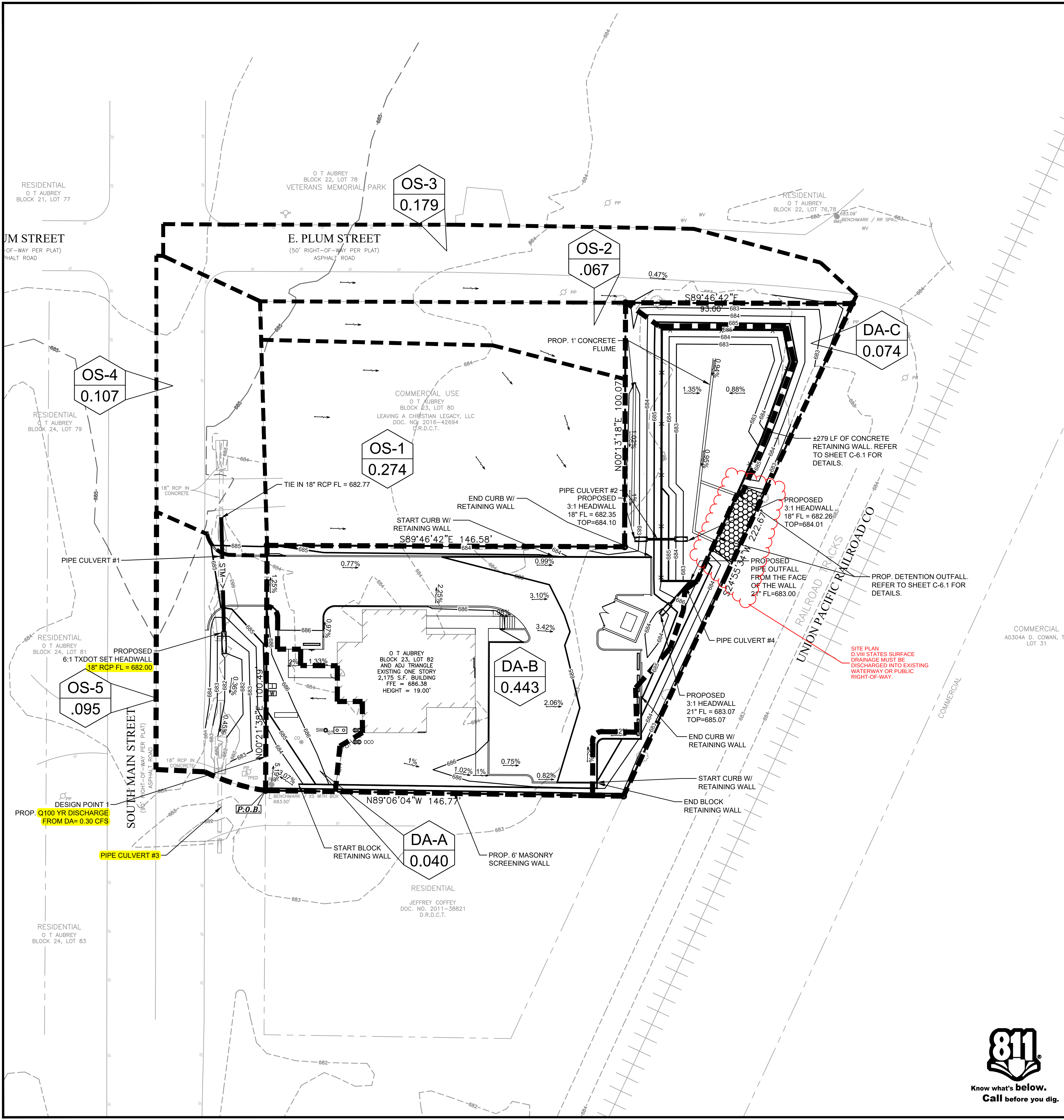
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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-5.0

TX. P.E. FIRM #11525





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

POST-DRAINAGE LEGEND			
EXISTING MINOR CONTOURS	---	454	---
EXISTING MAJOR CONTOURS	---	465	---
MINOR CONTOURS	---	464	---
MAJOR CONTOURS	---	465	---
DRAINAGE DIVIDE	---		---
HIGH POINT	HP	HP	HP
DRAINAGE AREA NO.			
DRAINAGE AREA ACREAGE			
DRAINAGE FLOW DIRECTION			

FLOOD PLAIN NOTE

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BENCHMARKS

BENCHMARK NO. 1
FROM THE MOST SOUTHWESTERLY CORNER NORTH 2.49 FEET THENCE EAST 2.43 FEET TO A "SQUARE CUT X" ON TOP OF CONCRETE ELEVATION = 683.50'

BENCHMARK NO. 2
FROM THE MOST NORTHEASTERLY CORNER NORTH 35.76 FEET THENCE WEST 36.60 FEET TO A RAILROAD SPIKE IN ASPHALT ELEVATION = 683.090'

POST-DRAINAGE AREAS														REMARKS
BASIN ID	OVERALL AREA (ac)	Tc (min)	2-YR STORM			10-YR STORM			100-YR STORM					
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)			
DA-A	0.040	10	0.80	4.69	0.15	0.80	6.62	0.21	0.80	9.53	0.30	SHEET FLOWS TO EX. DITCH ALONG SOUTH WEST		
DA-B	0.443	10	0.80	4.69	1.66	0.80	6.62	2.35	0.80	9.53	3.38	SHEET FLOWS TO PROP. PIPE CULVERT#4 AND EVENTUALLY DISCHARGES TO PROP. DETENTION POND.		
DA-C	0.074	10	0.80	4.69	0.28	0.80	6.62	0.39	0.80	9.53	0.56	SHEETS FLOWS TO SOUTH EAST		
OS-1	0.274	15	0.60	3.89	0.64	0.60	5.48	0.90	0.60	7.85	1.29	SHEETS FLOWS TO PROP. PIPE CULVERT#2 AND EVENTUALLY DISCHARGES TO PROP. DETENTION POND.		
OS-2	0.067	15	0.60	3.89	0.16	0.60	5.48	0.22	0.60	7.85	0.32	SHEETS FLOWS TO PROP. PIPE CULVERT#2 AND EVENTUALLY DISCHARGES TO PROP. DETENTION POND.		
OS-3	0.179	10	0.90	4.69	0.76	0.90	6.62	1.07	0.90	9.53	1.54	SHEETS FLOWS TO SOUTH EAST		
SUM TOTAL	1.077				3.64			5.14			7.39			

POST- DRAINAGE AREAS FLOWING TO PIPE CULVERT#1 & PIPE CULVERT#3															REMARKS
BASIN ID	OVERALL AREA (ac)	Tc (min)	2-YR STORM			10-YR STORM			100-YR STORM						
			C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)				
OS-4	0.107	10	0.90	4.69	0.45	0.90	6.62	0.64	0.90	9.53	0.92	SHEET FLOWS TO PIPE CULVERT#1			
OS-5	0.095	10	0.90	4.69	0.40	0.90	6.62	0.57	0.90	9.53	0.81	SHEET FLOWS TO PIPE CULVERT#3			
SUM TOTAL	0.202				0.85			1.20			1.73				

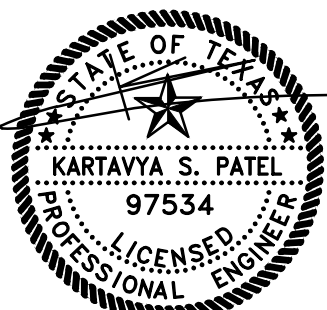
100-YR DISCHARGE COMPARISON		
DIRECTION	PRE-DRAINAGE RUNOFF(CFS)	POST-DRAINAGE RUNOFF(CFS)
TO WEST (DA-A)	0.3	0.3
TO EAST (DA-B+DA-C+OS-1+OS-2)	4.81	4.80*

*2.70 CFS(DISCHARGE FROM DETENTION POND)+0.56 (DA-C FLOW)+1.54 CFS(OS-3 OFF-SITE FLOW)=4.80 CFS.

NOTE:
1. POST DEVELOPMENT DISCHARGE FROM THE SITE DOES NOT EXCEED PRE-DEVELOPMENT DISCHARGE.
2. AN ABOVE GROUND DETENTION WITH FREEBOARD 2.23' HAS BEEN PROVIDED. PLEASE REFER TO SHEET C-6.1 FOR CALCULATIONS.
3. REFER TO SHEET C-6.2 FOR PIPE CULVERT REPORT.



NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2nd CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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POST-DRAINAGE PLAN

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE ENGINEERING LLC

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

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SCALE BAR	035-24	C-6.0

TX. P.E. FIRM #11525

DETENTION CALCUALTIONS-2YR									
ALLOWABLE RELEASE RATE EQUAL TO THE 2-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=3.89 @ Tc=15 MINS									
TOTAL SITE AREA:0.471 ACRES									
ALLOWABLE RUNOFF FROM SITE: (0.45 x3.89x 0.471+0.80(XOS-1+XOS-2) =1.62 CFS									
ALLOWABLE RELEASE FROM STORAGE AREA: (1.62 CFS - 0.28CFS BYPASS FLOW)								1.34	
AREA FLOW TO THE DETENTION POND: 0.784 ACRES									
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :									
TIME	C	I2	TOTAL AREA	Q	INFLOW		OUTFLOW		STORAGE
(Min)	Full Dev.	(2-Year)	(Acres)	(CFS)	(CF)		(CF)		(CF)
10	0.80	4.69	0.784	2.94	1,765		804		961
20	0.80	3.50	0.784	2.19	2,631		1,206		1,425
30	0.80	2.71	0.784	1.70	3,059		1,608		1,451
40	0.80	2.39	0.784	1.50	3,602		2,010		1,592
50	0.80	2.08	0.784	1.30	3,906		2,412		1,494
60	0.80	1.76	0.784	1.10	3,974		2,814		1,160
70	0.80	1.65	0.784	1.03	4,341		3,216		1,125
80	0.80	1.54	0.784	0.96	4,624		3,618		1,006
90	0.80	1.43	0.784	0.89	4,826		4,020		806
100	0.80	1.31	0.784	0.82	4,941		4,422		519
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.									
2 YEAR STORM EVENT @ 40 MIN. INFLOW=40 x 0.80 x2.39x 0.784x 60 =3,602 OUTFLOW= 0.5 x 50x1.34x 60 = 2,010									
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 3,602-2,010 CF = 1,592 CF PROPOSED DETENTION STORAGE VOLUME = 10,887 CF									

DETENTION CALCUALTIONS-100YR									
ALLOWABLE RELEASE RATE EQUAL TO THE 100-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=7.85 @ Tc=15 MINS									
TOTAL SITE AREA:0.471 ACRES									
ALLOWABLE RUNOFF FROM SITE: (0.45 x7.85 x 0.471+1.81(XOS-1+XOS-2) =3.27 CFS									
ALLOWABLE RELEASE FROM STORAGE AREA: (3.27 CFS - 0.56CFS BYPASS FLOW)									
AREA FLOW TO THE DETENTION POND: 0.784 ACRES									
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :									
TIME	C	I100	TOTAL AREA	Q	INFLOW		OUTFLOW		STORAGE
(Min)	Full Dev.	(100-Year)	(Acres)	(CFS)	(CF)		(CF)		(CF)
10	0.80	9.53	0.784	5.98	3,586		1,626		1,960
20	0.80	7.04	0.784	4.41	5,296		2,439		2,857
30	0.80	5.41	0.784	3.39	6,108		3,252		2,856
40	0.80	4.80	0.784	3.01	7,225		4,065		3,160
50	0.80	4.19	0.784	2.63	7,882		4,878		3,004
60	0.80	3.58	0.784	2.25	8,083		5,691		2,392
70	0.80	3.37	0.784	2.11	8,880		6,504		2,376
80	0.80	3.16	0.784	1.98	9,522		7,317		2,205
90	0.80	2.96	0.784	1.85	10,008		8,130		1,878
100	0.80	2.75	0.784	1.72	10,334		8,943		1,391
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN. OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.									
100 YEAR STORM EVENT @ 40 MIN. INFLOW=40 x 0.80 x4.80x 0.784x 60 =7,225 OUTFLOW= 0.5 x 50x2.71x 60 = 4,065									
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 7,225-4,065 CF = 3,160 CF PROPOSED DETENTION STORAGE VOLUME = 10,887 CF									

SPILLWAY OVERFLOW WEIR CALCULATIONS		
Using Weir Equation. Q=CLH^3/2		
SPILLWAY-"1"		
Weir coefficient, C=3.1		
lenth of opening, L=0.5'		
Post development Q100 = 5.55CFS		
Bottom of Pond = 682.20		
Spillway Emergency WSE = 683.77'		
L(ft)= 0.5	ft	
H(ft)= 2.23	ft	
Q= 5.16	cfs	
SPILLWAY-"2"		
Weir coefficient, C=3.1		
lenth of opening, L=0.5'		
Post development Q100 = 5.55CFS		
Bottom of Pond = 682.20		
Spillway Emergency WSE = 683.77'		
L(ft)= 0.5	ft	
H(ft)= 2.23	ft	
Q= 5.16	cfs	
Total Q= 10.32	cfs > 5.55cfs (OK)	

DETENTION POND OUTFLOW SUMMARY			
YEAR	Q ALLOWABLE	Q RELEASE	
2YEAR	1.34 CFS	1.34 CFS	
10YEAR	1.89 CFS	1.80 CFS	
100YEAR	2.71 CFS	2.69 CFS	

DETENTION POND				
Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sqft)	(cuft)	(cuft)
0.00	682.20	0	0.000	0.000
0.80	683.00	2,513	1,005	1,005
1.80	684.00	3,064	2,789	3,794
2.80	685.00	3,670	3,367	7,162
3.80	686.00	3,781	3,725	10,887

2 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.21	683	1005	1,592
	684	3794	

2-year Storm Event	
a) The required storage for 2-year is 1,592 CF.	
b) Interpolate the water surface elevation, 683.21 ft	
Using Weir Equation. Q=CLH^3/2	
Allowable discharge, Q=1.34cfs	
Orifice coefficient, C=0.6	
Opening A-1	
Pond Bottom Elev (ft)= 682.20	ft
h (ft)= 0.86	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.67	cfs
Opening A-2	
Pond Bottom Elev (ft)= 682.20	ft
h (ft)= 0.86	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.67	cfs
Total Q= 1.34	cfs < 1.34cfs (OK)

100 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.77	683	1005	3,160
	684	3794	

100-year Storm Event	
a) The required storage for 100-year is 3,160 CF.	
b) Interpolate the water surface elevation, 683.77 ft	
c) Sizing discharger regulator, orifice. Q=CA ² sq(2gh)	
Allowable discharge, Q=2.71cfs	
Orifice coefficient, C=0.6	
Opening A-1	
Pond Bottom Elev (ft)= 682.20	ft
h (ft)= 1.42	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.86	cfs
Opening A-2	
Pond Bottom Elev (ft)= 682.20	ft
h (ft)= 1.42	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.86	cfs
Opening B-1	
Opening Elev (ft)= 683.21	ft
h (ft)= 0.36	ft
L(ft)= 0.42	ft
H(ft)= 0.4	ft
Q= 0.49	cfs
Opening B-2	
Opening Elev (ft)= 683.21	ft
h (ft)= 0.36	ft
L(ft)= 0.42	ft
H(ft)= 0.4	ft
Q= 0.49	cfs
Total Q= 2.69	cfs<2.71 cfs (OK)

DETENTION CALCUALTIONS-10YR									
ALLOWABLE RELEASE RATE EQUAL TO THE 10-YEAR PEAK RUNOFF RATE PRIOR TO SITE DEVELOPMENT WHEN C=0.45, I=5.48 @ Tc=15 MINS									
TOTAL SITE AREA:0.471 ACRES									
ALLOWABLE RUNOFF FROM SITE: (0.45 x5.48 x 0.471+1.12(XOS-1+XOS-2) =2.28 CFS									
ALLOWABLE RELEASE FROM STORAGE AREA: (2.28 CFS - 0.39CFS BYPASS FLOW)									
AREA FLOW TO THE DETENTION POND: 0.784 ACRES									
STORM DURATION DATA & DETENTION POND SYSTEM CALCULATION :									
TIME	C	I10	TOTAL AREA	Q	INFLOW		OUTFLOW		STORAGE
(Min)	Full Dev.	(10-Year)	(Acres)	(CFS)	(CF)		(CF)		(CF)
10	0.80	6.62	0.784	4.15	2,491		1,134		1,357
20	0.80	4.92	0.784	3.09	3,703		1,701		2,002
30	0.80	3.80	0.784	2.38	4,290		2,268		2,022
40	0.80	3.36	0.784	2.11	5,062		2,835		2,227
50	0.80	2.93	0.784	1.84	5,506		3,402		2,104
60	0.80	2.49	0.784	1.56	5,622		3,969		1,653
70	0.80	2.34	0.784	1.47	6,154		4,536		1,618
80	0.80	2.18	0.784	1.37	6,572		5,103		1,469
90	0.80	2.03	0.784	1.27	6,875		5,670		1,205
100	0.80	1.88	0.784	1.18	7,060		6,237		823
REQUIRED STORAGE VOLUME = INFLOW - OUTFLOW									
INFLOW = STORM DURATION x RESPECTIVE PEAK DISCHARGE x 60 SEC./MIN.									
OUTFLOW = HALF OF THE RESPECTIVE INFLOW DURATION x CONTROL RELEASE DISCHARGE x 60 SEC./MIN.									
10 YEAR STORM EVENT @ 40 MIN.									
INFLOW=40 x 0.80 x3.36x 0.784x 60 =5,062									
OUTFLOW= 0.5 x 50x1.89x 60 = 2,835									
REQUIRED DETENTION SYSTEM STORAGE CAPACITY = INFLOW - OUTFLOW = 5,062-2,835 CF =2,227 CF									
PROPOSED DETENTION STORAGE VOLUME = 10,887 CF									

10 YR WATER SURFACE ELEVATION OF POND			
	x	y	REQUIRED VOL
683.44	683	1005	2,227
	684	3794	

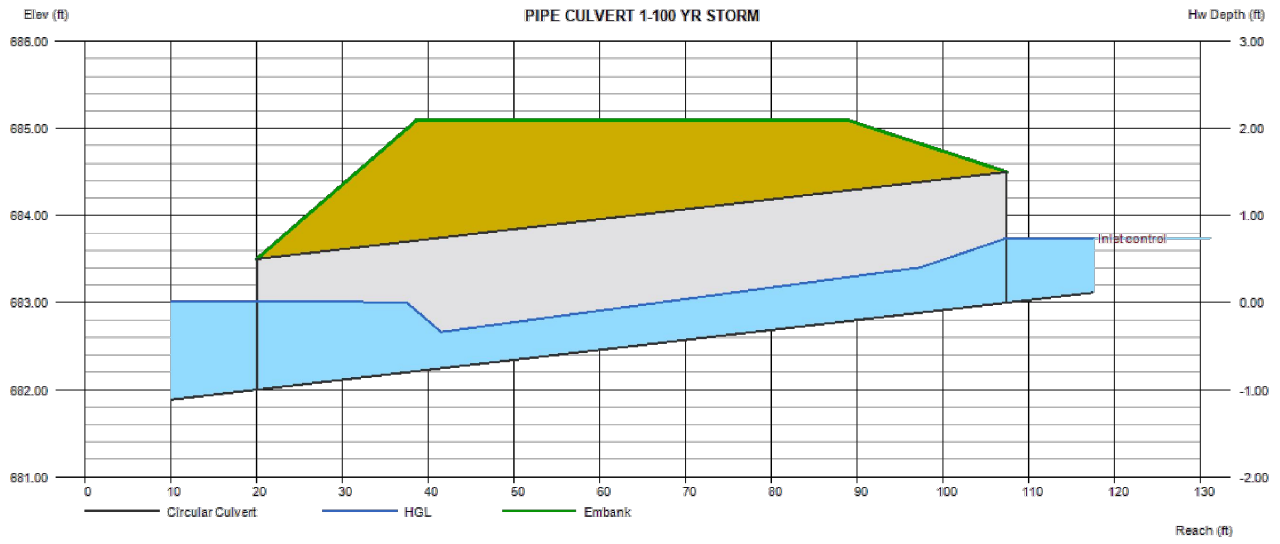
10-year Storm Event	
a) The required storage for 10-year is 2,227 CF.	
b) Interpolate the water surface elevation, 683.44ft	
c) Using Weir Equation. $Q=CLH^{3/2}$	
Allowable discharge, $Q=1.89\text{cfs}$	
Orifice coefficient, $C=0.6$	
Opening A-1	
Pond Bottom Elev.(ft)= 682.20	ft
h (ft)= 1.09	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.75	cfs
Opening A-2	
Pond Bottom Elev.(ft)= 682.20	ft
h (ft)= 1.09	ft
L(ft)= 0.5	ft
H(ft)= 0.3	ft
Q= 0.75	cfs
Opening B-1	
Weir coefficient, $C=3.1$	
Opening Elev.(ft)= 683.21	ft
L(ft)= 0.42	ft
H(ft)= 0.23	ft
Q= 0.14	cfs
Opening B-2	
Weir coefficient, $C=3.1$	
Opening Elev.(ft)= 683.21	ft
L(ft)= 0.42	ft
H(ft)= 0.23	ft
Q= 0.14	cfs
Total Q= 1.80	
cfs<1.89 cfs(OK)	

Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Apr 10 2025

PIPE CULVERT 1-100 YR STORM

Invert Elev Dn (ft)	= 682.00	Calculations	
Pipe Length (ft)	= 87.43	Qmin (cfs)	= 2.04
Slope (%)	= 1.14	Qmax (cfs)	= 11.50
Invert Elev Up (ft)	= 683.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	Highlighted	
Span (in)	= 18.0	Qtotal (cfs)	= 2.04
No. Barrels	= 1	Qpipe (cfs)	= 2.04
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 1.60
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.58
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 683.02
		HGL Up (ft)	= 683.54
Embankment		Hw Elev (ft)	= 683.74
Top Elevation (ft)	= 685.10	Hw/D (ft)	= 0.49
Top Width (ft)	= 50.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 25.61		

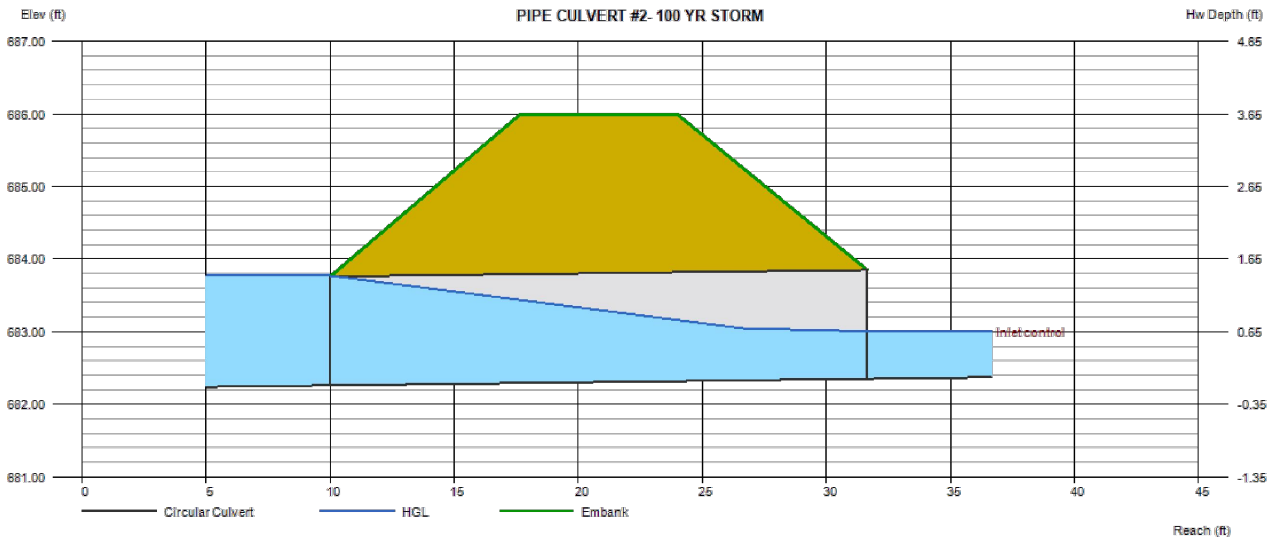


Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Apr 10 2025

PIPE CULVERT #2- 100 YR STORM

Invert Elev Dn (ft)	= 682.26	Calculations	
Pipe Length (ft)	= 21.65	Qmin (cfs)	= 1.61
Slope (%)	= 0.42	Qmax (cfs)	= 2.00
Invert Elev Up (ft)	= 682.35	Tailwater Elev (ft)	= 683.77
Rise (in)	= 18.0		
Shape	= Circular	Highlighted	
Span (in)	= 18.0	Qtotal (cfs)	= 1.61
No. Barrels	= 1	Qpipe (cfs)	= 1.61
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 0.91
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.34
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 683.77
		HGL Up (ft)	= 682.83
Embankment		Hw Elev (ft)	= 683.00
Top Elevation (ft)	= 686.00	Hw/D (ft)	= 0.44
Top Width (ft)	= 6.30	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.90		

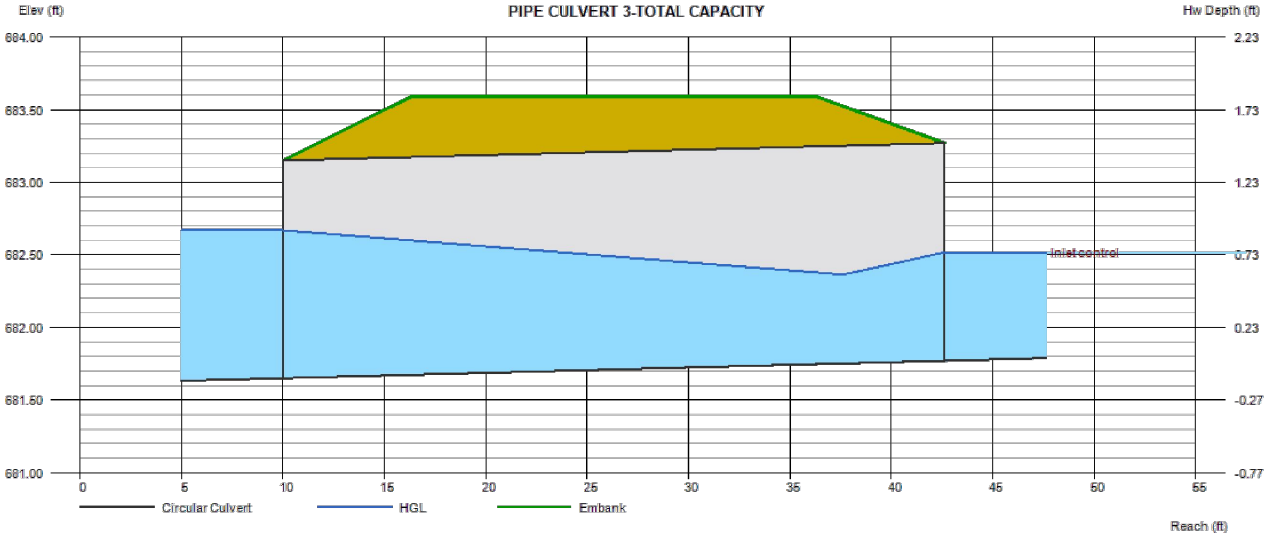


Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Apr 10 2025

PIPE CULVERT 3-TOTAL CAPACITY

Invert Elev Dn (ft)	= 681.65	Calculations	
Pipe Length (ft)	= 32.63	Qmin (cfs)	= 2.04
Slope (%)	= 0.37	Qmax (cfs)	= 15.00
Invert Elev Up (ft)	= 681.77	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	Highlighted	
Span (in)	= 18.0	Qtotal (cfs)	= 2.04
No. Barrels	= 1	Qpipe (cfs)	= 2.04
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 1.60
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.58
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 682.67
		HGL Up (ft)	= 682.31
Embankment		Hw Elev (ft)	= 682.52
Top Elevation (ft)	= 683.59	Hw/D (ft)	= 0.50
Top Width (ft)	= 20.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 15.00		

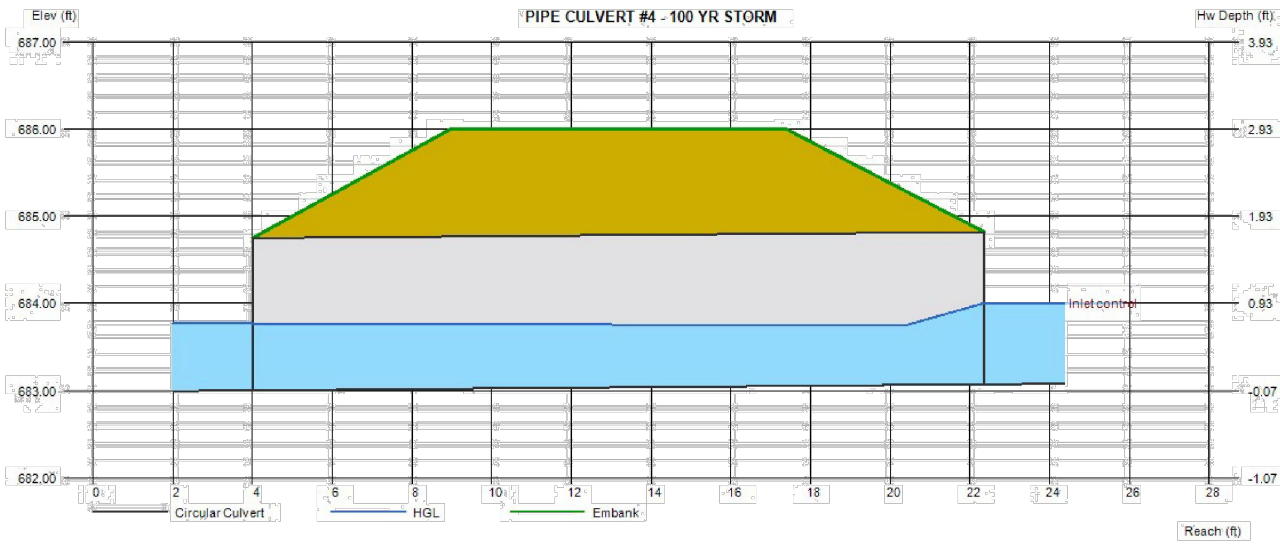


Culvert Report

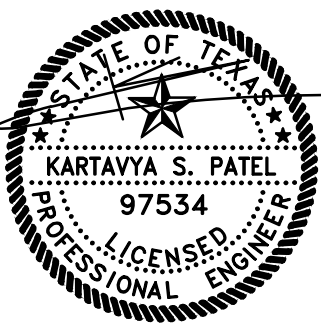
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 11 2025

PIPE CULVERT #4 - 100 YR STORM

Invert Elev Dn (ft)	= 683.00	Calculations	
Pipe Length (ft)	= 18.36	Qmin (cfs)	= 3.38
Slope (%)	= 0.38	Qmax (cfs)	= 4.00
Invert Elev Up (ft)	= 683.07	Tailwater Elev (ft)	= 683.77
Rise (in)	= 21.0		
Shape	= Circular	Highlighted	
Span (in)	= 21.0	Qtotal (cfs)	= 3.38
No. Barrels	= 1	Qpipe (cfs)	= 3.38
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 3.32
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.97
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 683.77
		HGL Up (ft)	= 683.74
Embankment		Hw Elev (ft)	= 684.00
Top Elevation (ft)	= 686.00	Hw/D (ft)	= 0.53
Top Width (ft)	= 8.44	Flow Regime	= Inlet Control
Crest Width (ft)	= 9.10		



NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2st CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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PIPE CULVERT CAPACITY CALCS

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

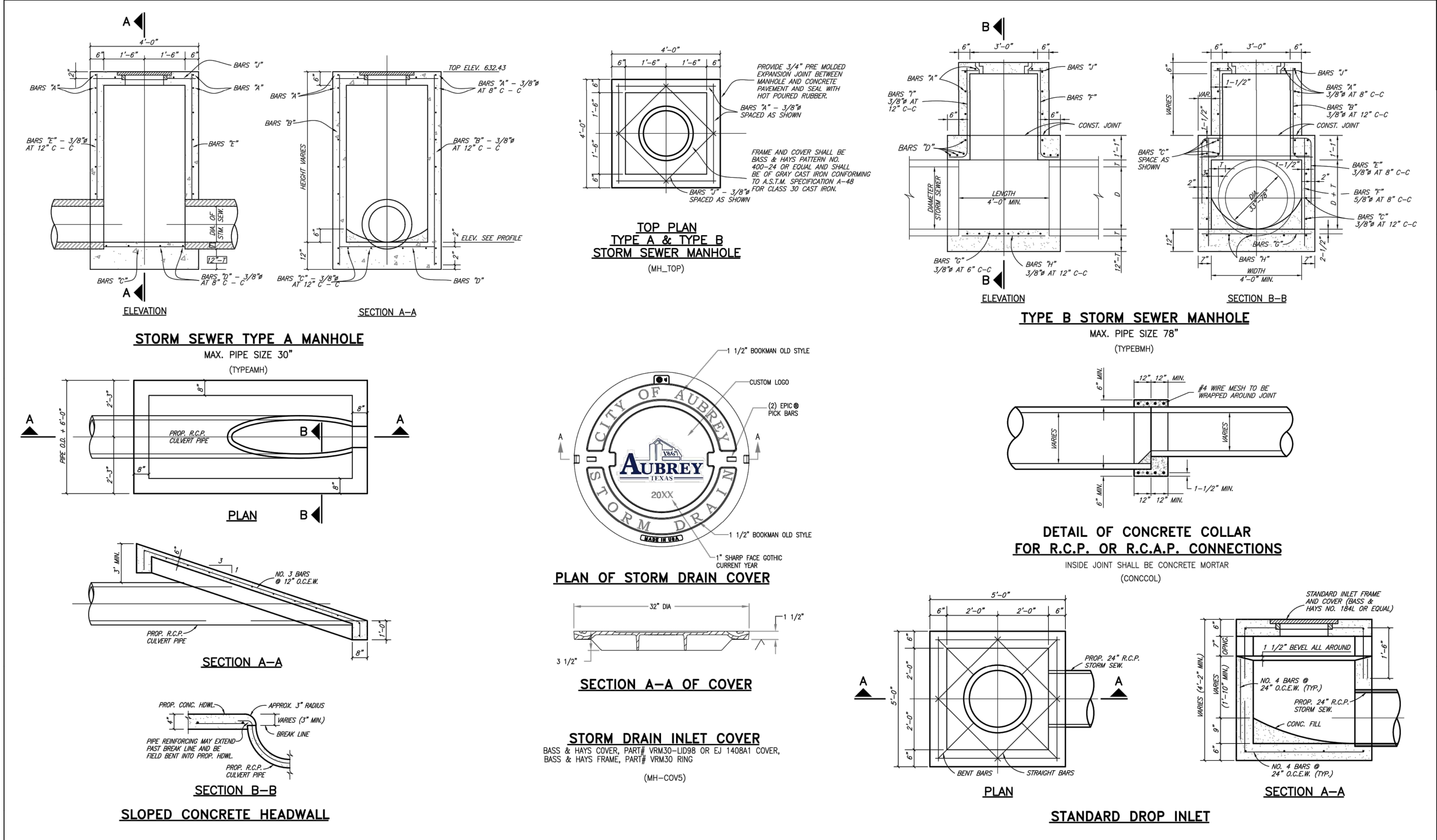
TRIANGLE
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W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-6.2

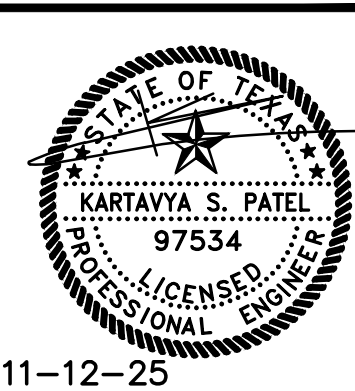
TX. P.E. FIRM #11525



					CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 15
					STANDARD CONSTRUCTION DETAILS STORM SEWER / INLET / DETAILS		

REVISED: 8/19/24 - NPandey H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-15.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

NO.	DATE	DESCRIPTION	BY
1	04-11-25	1st CITY SUBMITTAL	KP
2	09-17-25	2st CITY SUBMITTAL	KP
3	11-12-25	3rd CITY SUBMITTAL	IA
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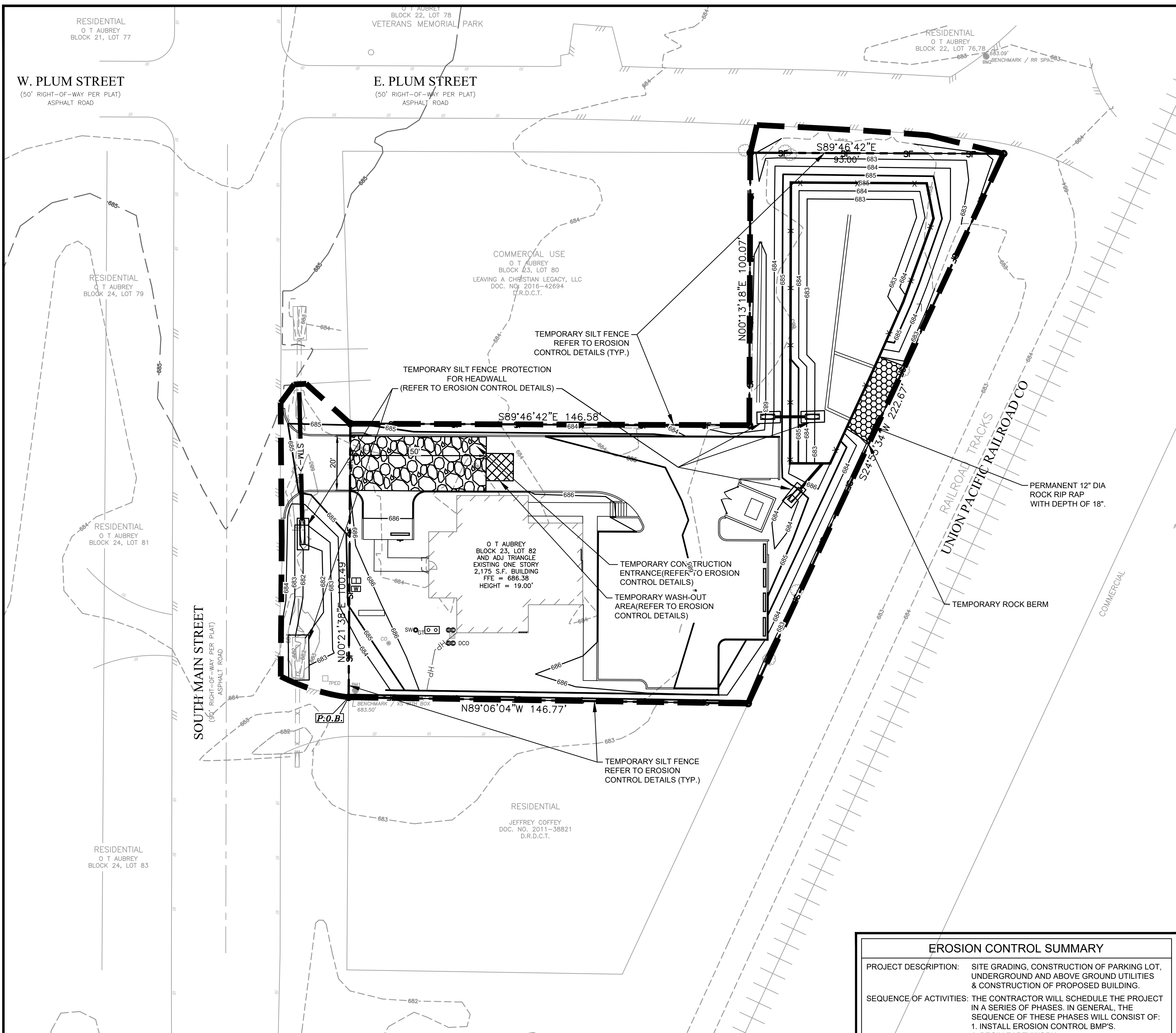


STORM SEWER DETAILS
OFFICE
403 SOUTH MAIN STREET (FM 428)
CITY OF AUBREY
DENTON COUNTY, TEXAS
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KP	MLM	04-05-24	SCALE BAR	035-24	C-6.3

TX. P.E. FIRM #11525



SURFACE STABILIZATION MEASURES

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

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

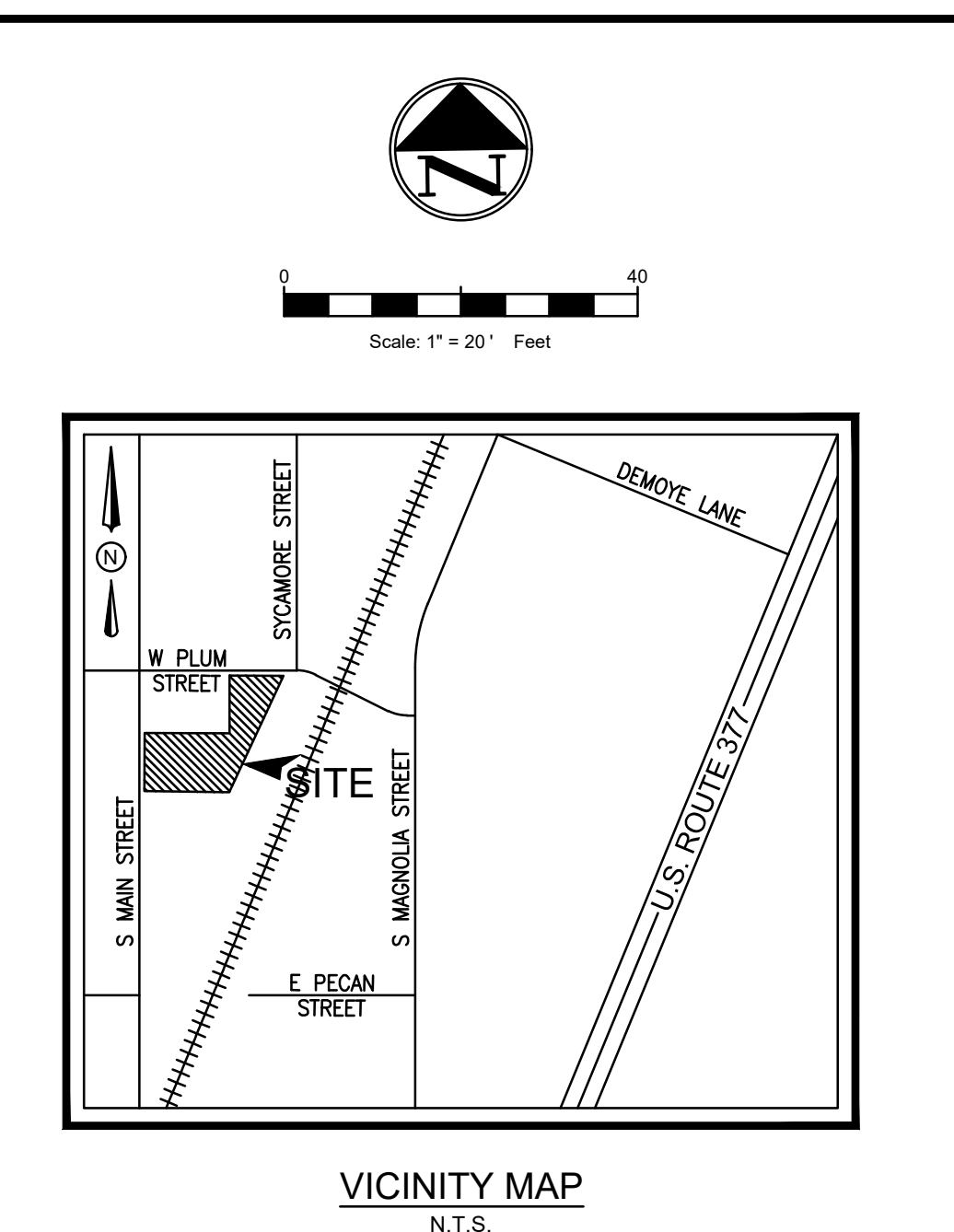
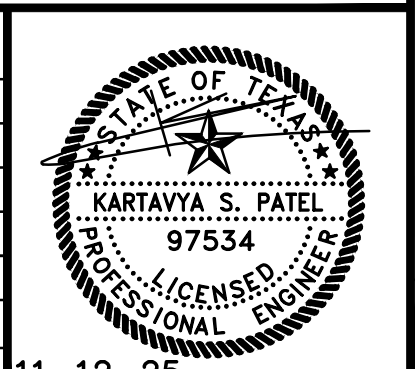
EROSION CONTROL SUMMARY	
PROJECT DESCRIPTION:	SITE GRADING, CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES & CONSTRUCTION OF PROPOSED BUILDING.
SEQUENCE/OF ACTIVITIES:	THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF: 1. INSTALL EROSION CONTROL BMPs. 2. BEGIN EARTHWORK 3. INSTALL WET AND DRY UTILITIES. 4. INSTALL STORM SEWER LINES AND INLETS. 5. BEGIN SITE GRADING. 6. INSTALL CURBS, DRIVEWAY AND PARKING LOT. 7. POUR BUILDING FOUNDATION PAD. 8. BEGIN VERTICAL BUILDING CONSTRUCTION. 9. INSTALL TREES, SHRUBS, ETC. AND RESTORE ALL DISTURBED VEGETATION. 10. REMOVAL OF EXISTING EROSION CONTROL BMPs & INSTALLATION OF PERMANENT EROSION CONTROL BMPs.
SOIL DISTURBING ACTIVITIES:	SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.
TOTAL PROJECT AREA:	0.557 ACRES
TOTAL DISTURBED AREA:	0.633 ACRES

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

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

- EROSION CONTROL GENERAL NOTES**
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 - MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 - EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MEASURES THAT PROVIDE A PROTECTIVE COVER MUST BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), OR AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 - A PERMANENT GROUND COVER, SUFFICIENT TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 - CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 - IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 - SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 - ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

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- EROSION CONTROL GENERAL NOTES**
- EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN.
 - THE STORM WATER POLLUTION PREVENTION PLAN (SWPP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
 - NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWPP3 AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED AND THEN INSPECTED.
 - THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
 - THE SITE SHALL BE INSPECTED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES SHOULD BE MADE AS NEEDED.
 - CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24" WIDE X 50' LONG X 6" DEEP. (3'-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE. THE CONCRETE WASHOUT AREA IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE.
- BMP MAINTENANCE NOTES**
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EROSION CONTROL PLAN

OFFICE

403 SOUTH MAIN STREET (FM 428)

CITY OF AUBREY

DENTON COUNTY, TEXAS

DENNIS COWAN SURVEY, ABSTRACT No. 304

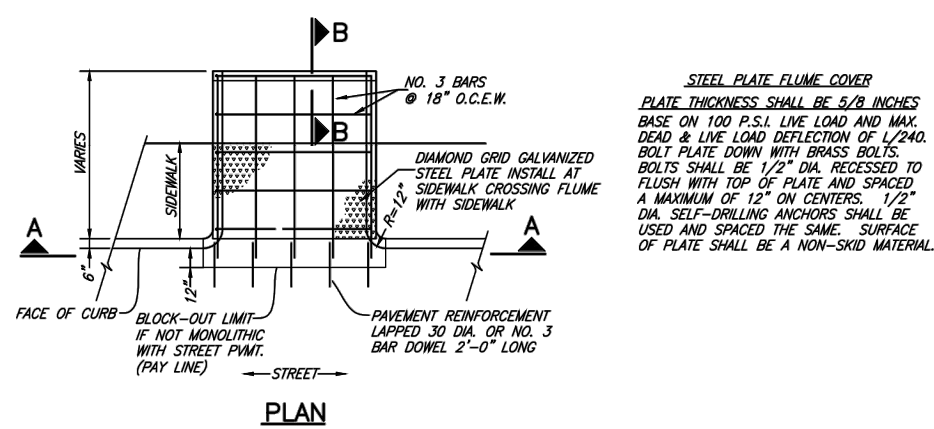
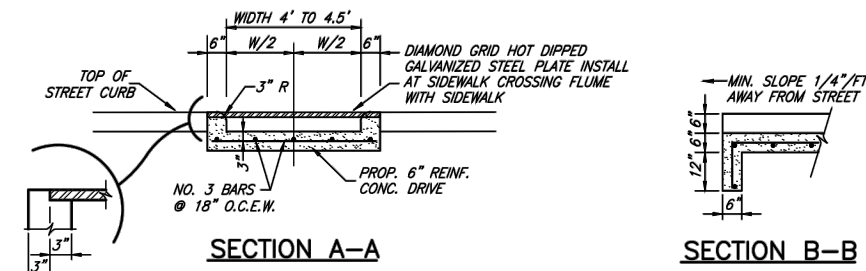
TRIANGLE ENGINEERING LLC

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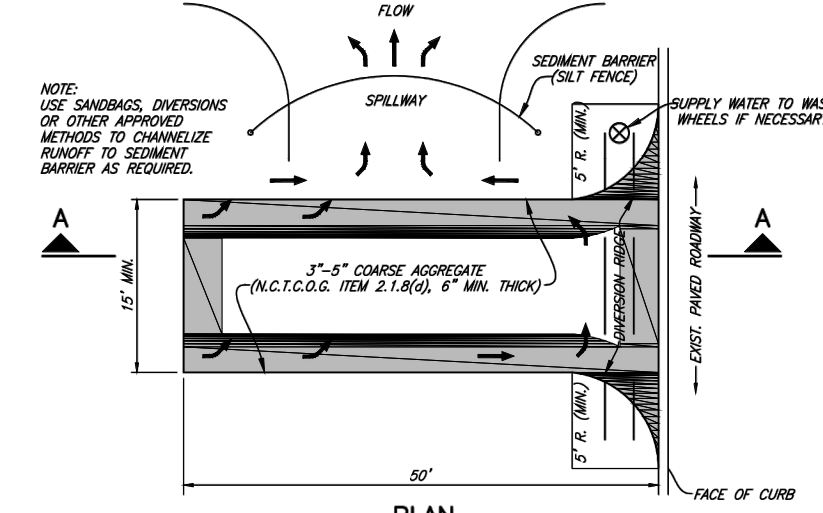
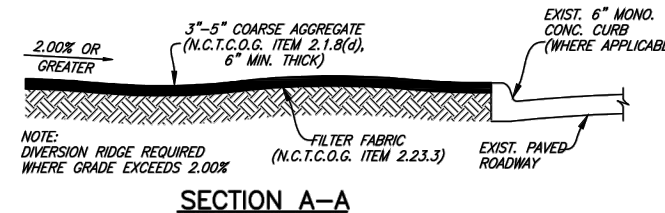
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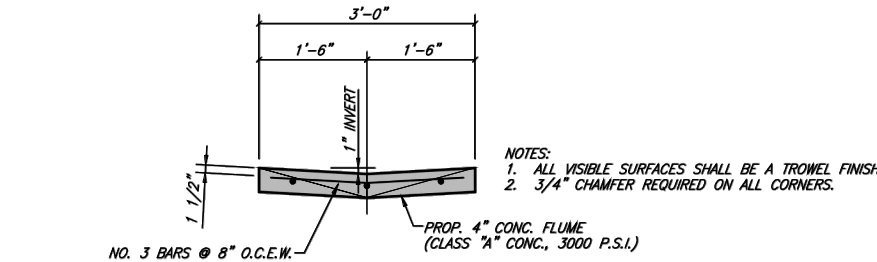
TX. P.E. FIRM #11525



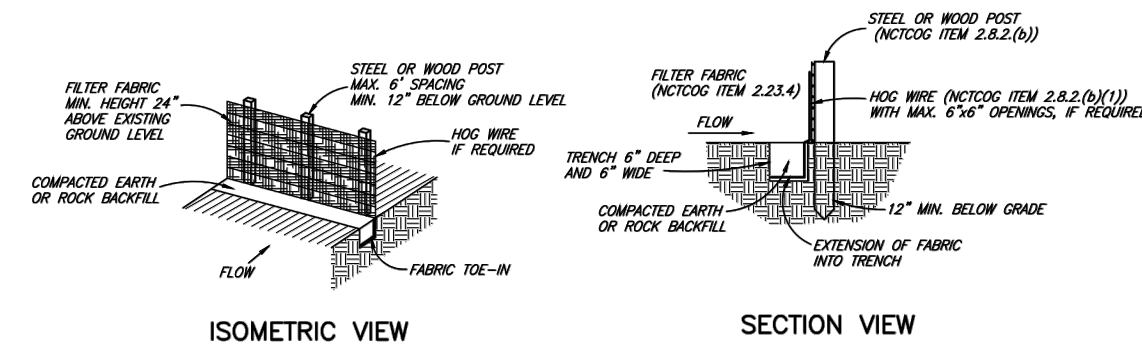
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(FLUME)



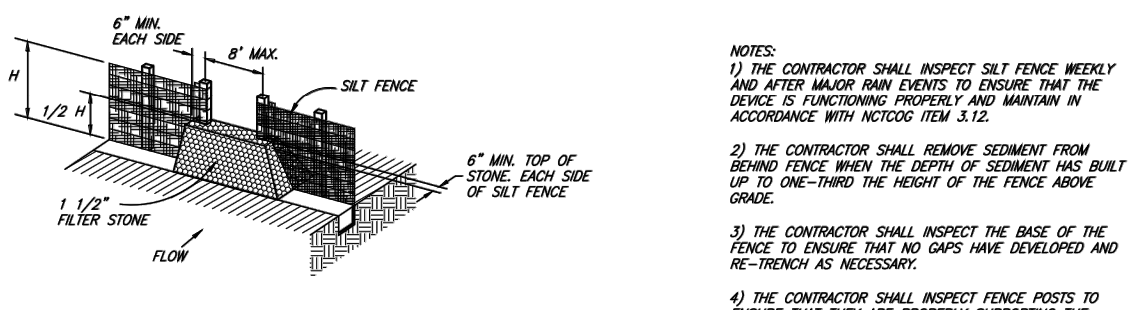
CONSTRUCTION ENTRANCE ROAD
FOR EROSION CONTROL
(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS
(FLUMES)



SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE
LOCATION AS CALLED FOR IN PLANS

EROSION CONTROL
(SILT-DTL)

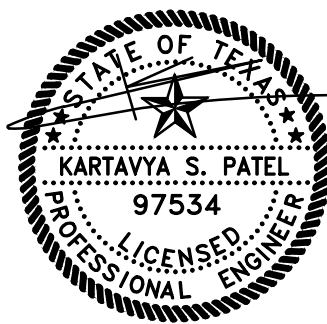


CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
CONCRETE FLUME / EROSION CONTROL

AUGUST, 2024

SHEET NO.
10

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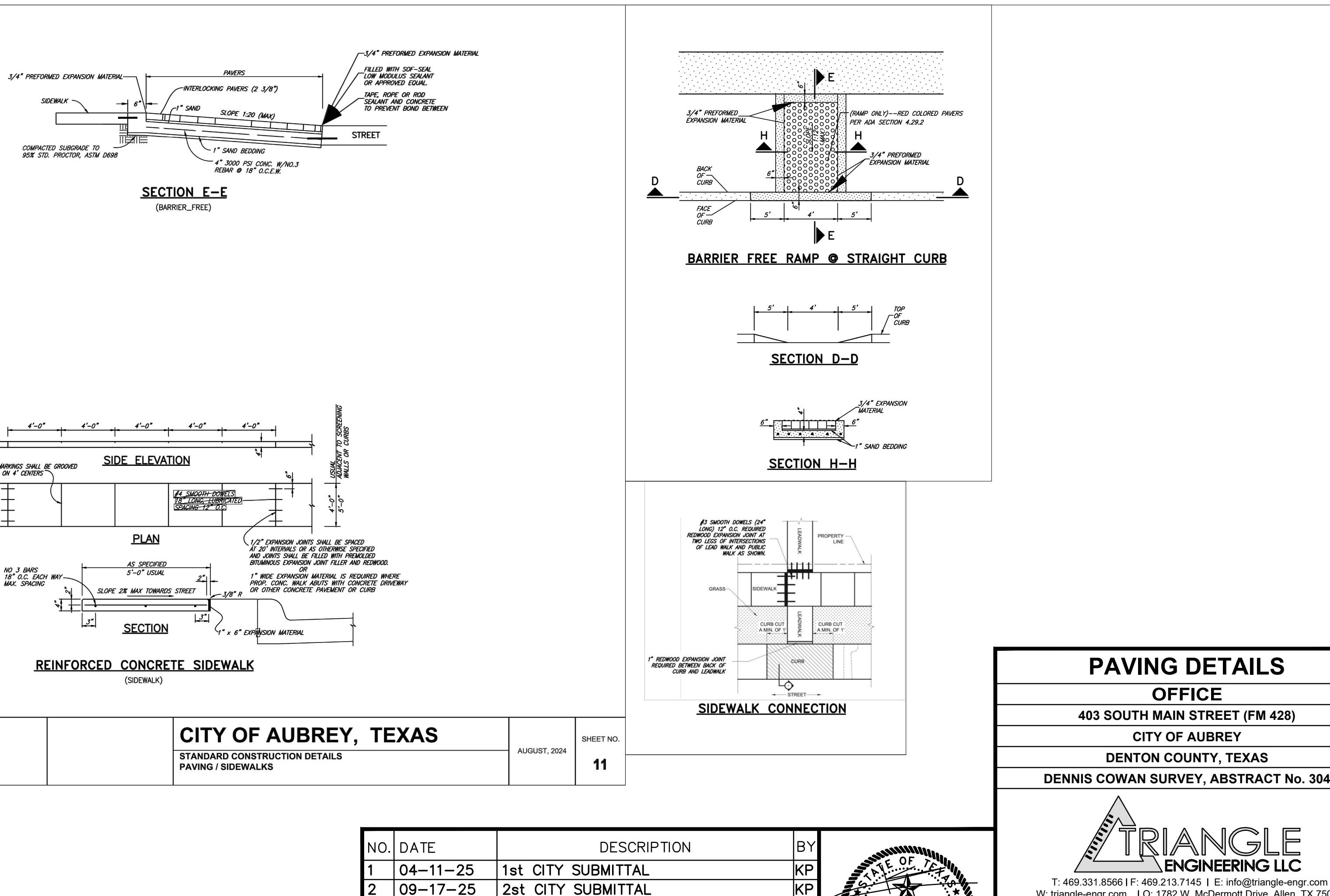
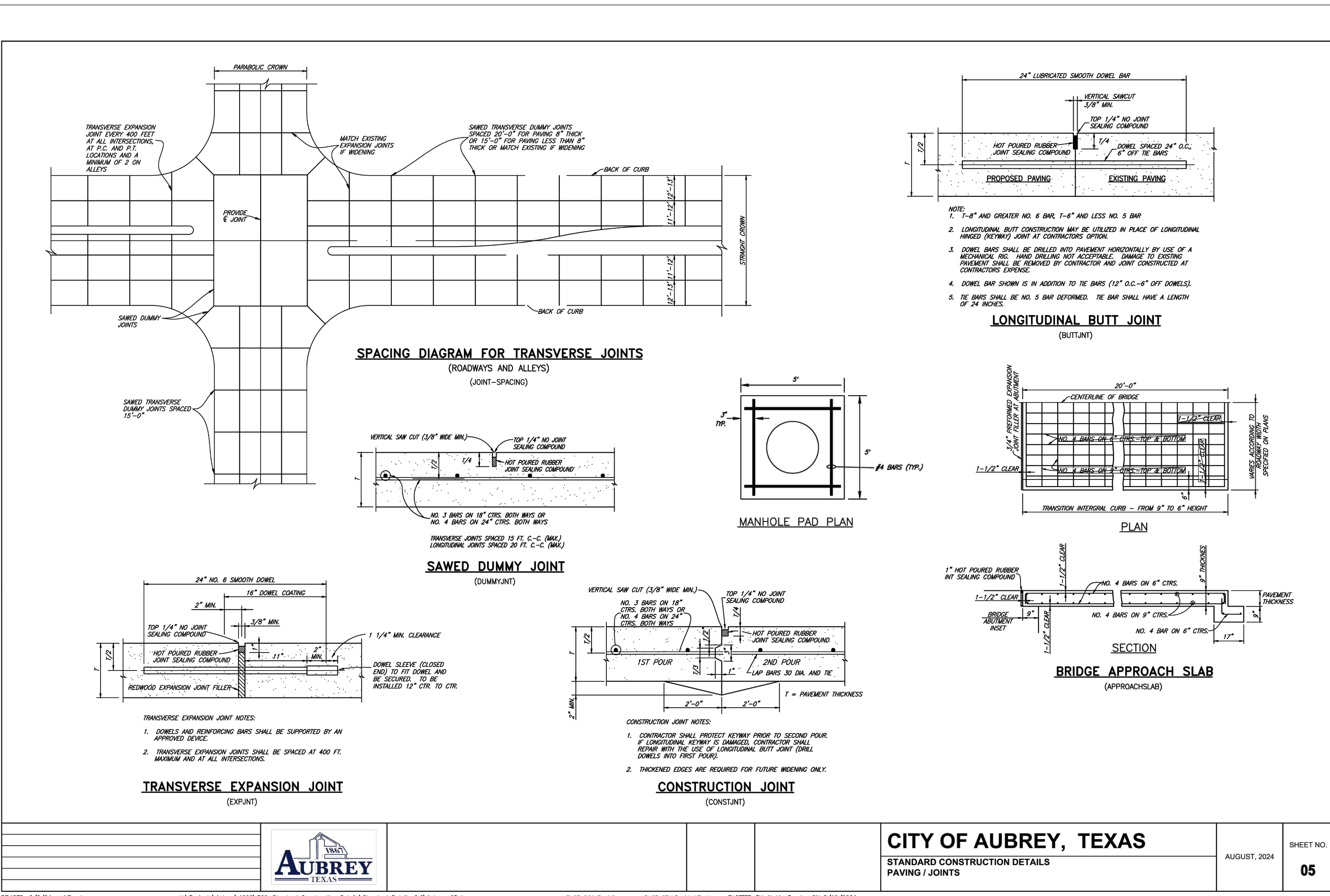
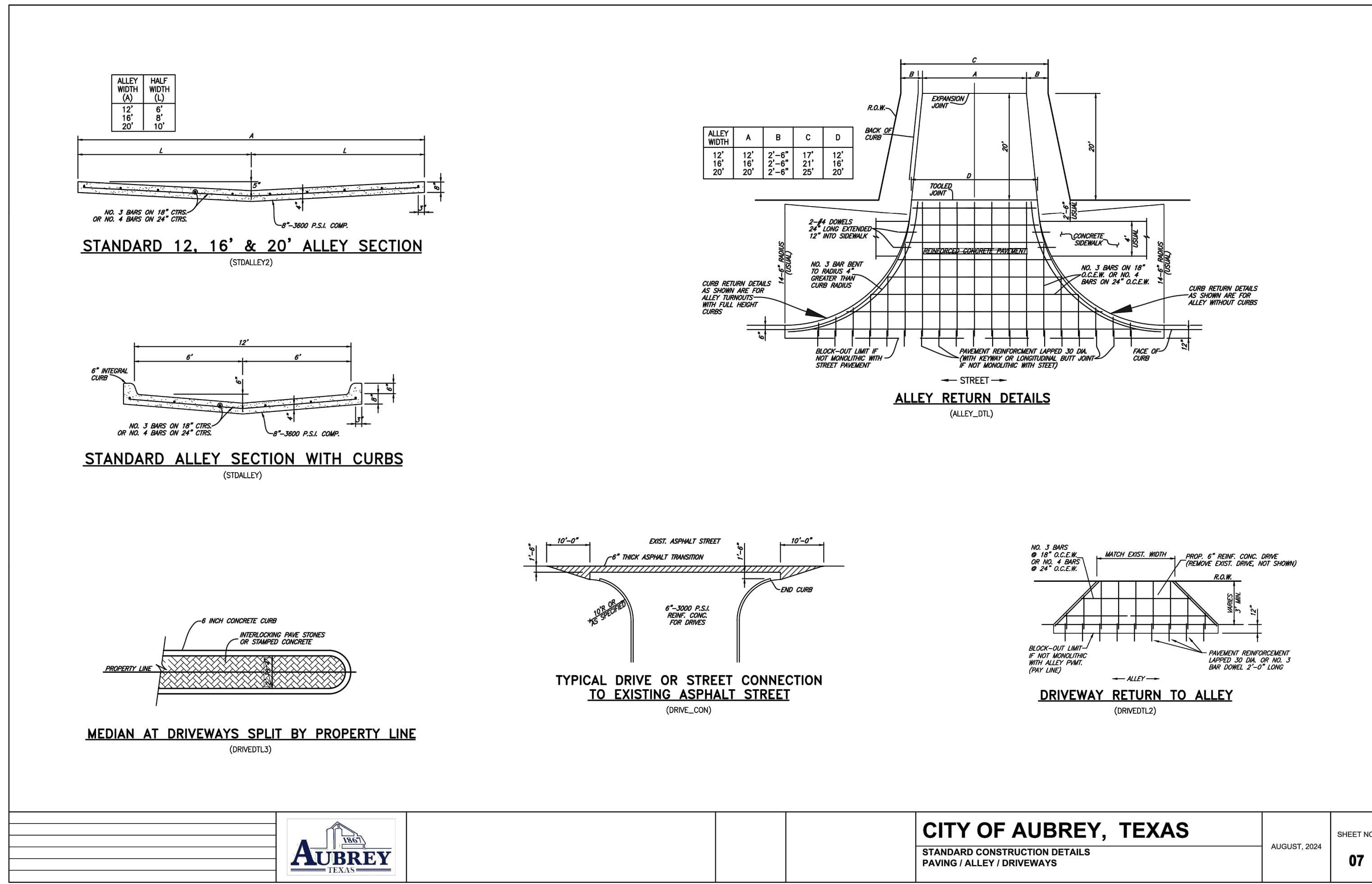
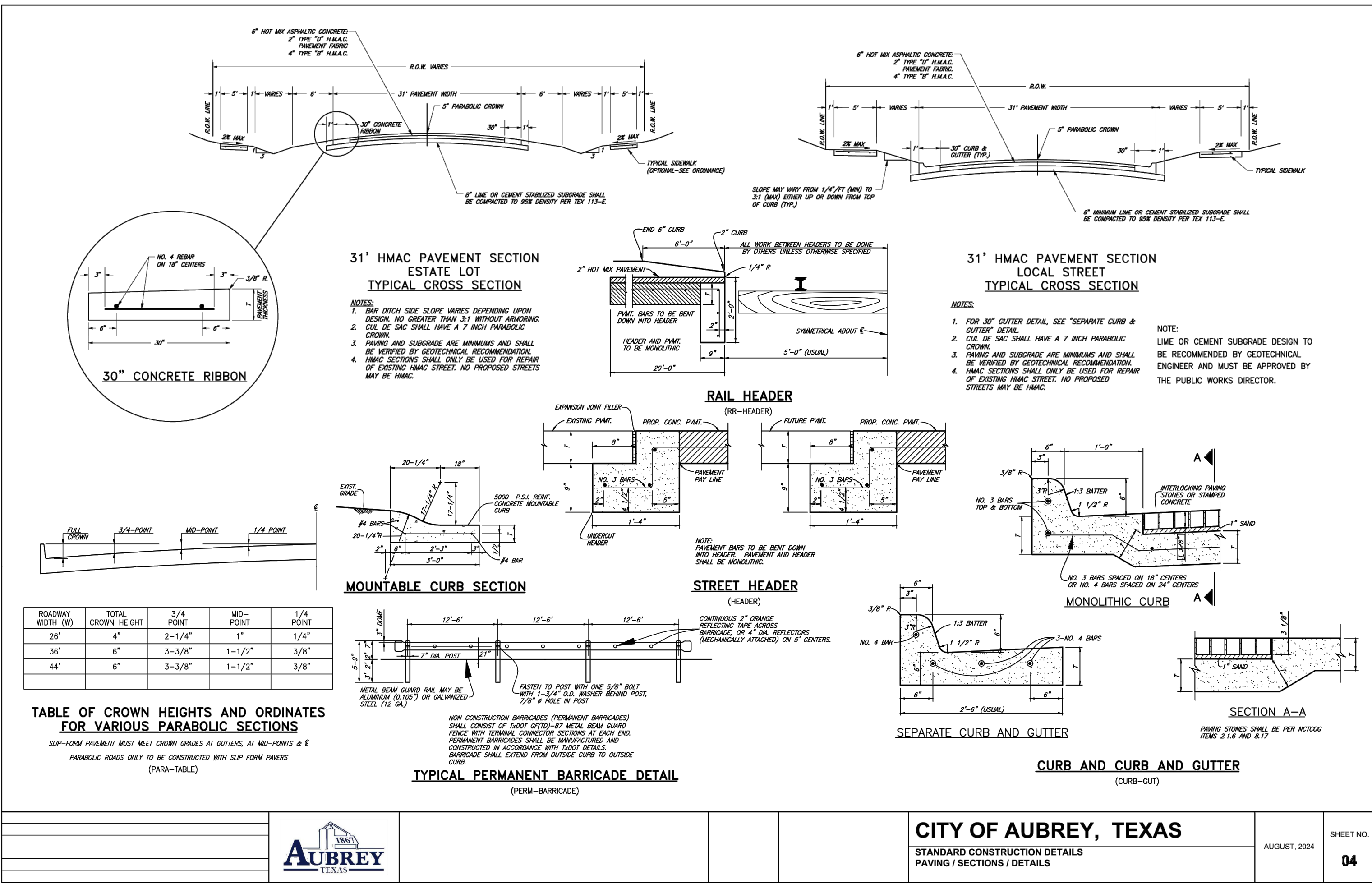
EROSION CONTROL DETAILS
OFFICE
403 SOUTH MAIN STREET (FM 428)
CITY OF AUBREY
DENTON COUNTY, TEXAS
DENNIS COWAN SURVEY, ABSTRACT No. 304

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PAVING DETAILS

OFFICE

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CITY OF AUBREY

DENTON COUNTY, TEXAS

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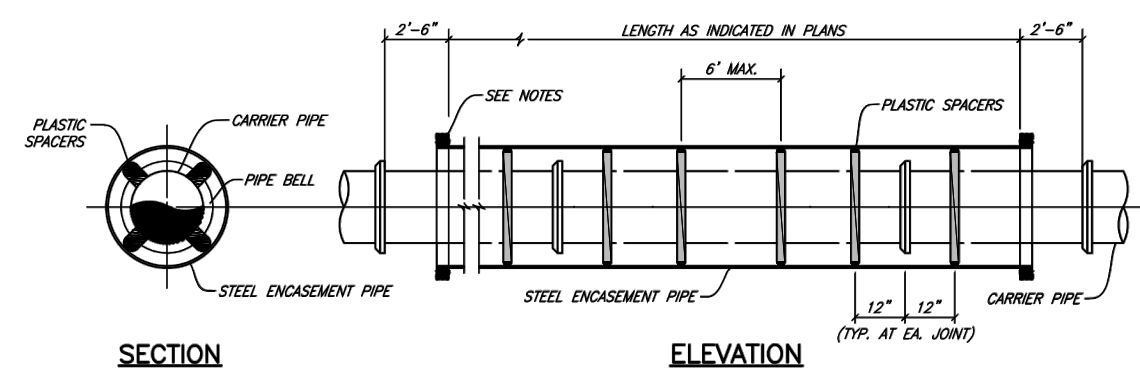
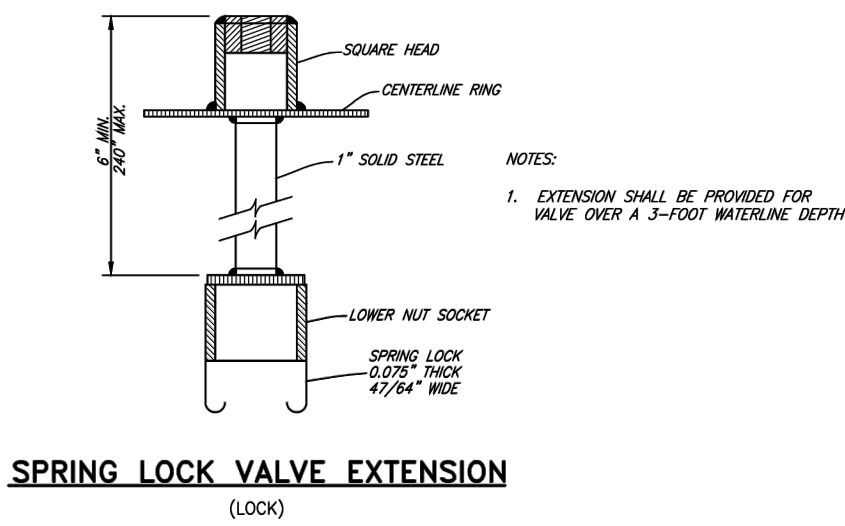
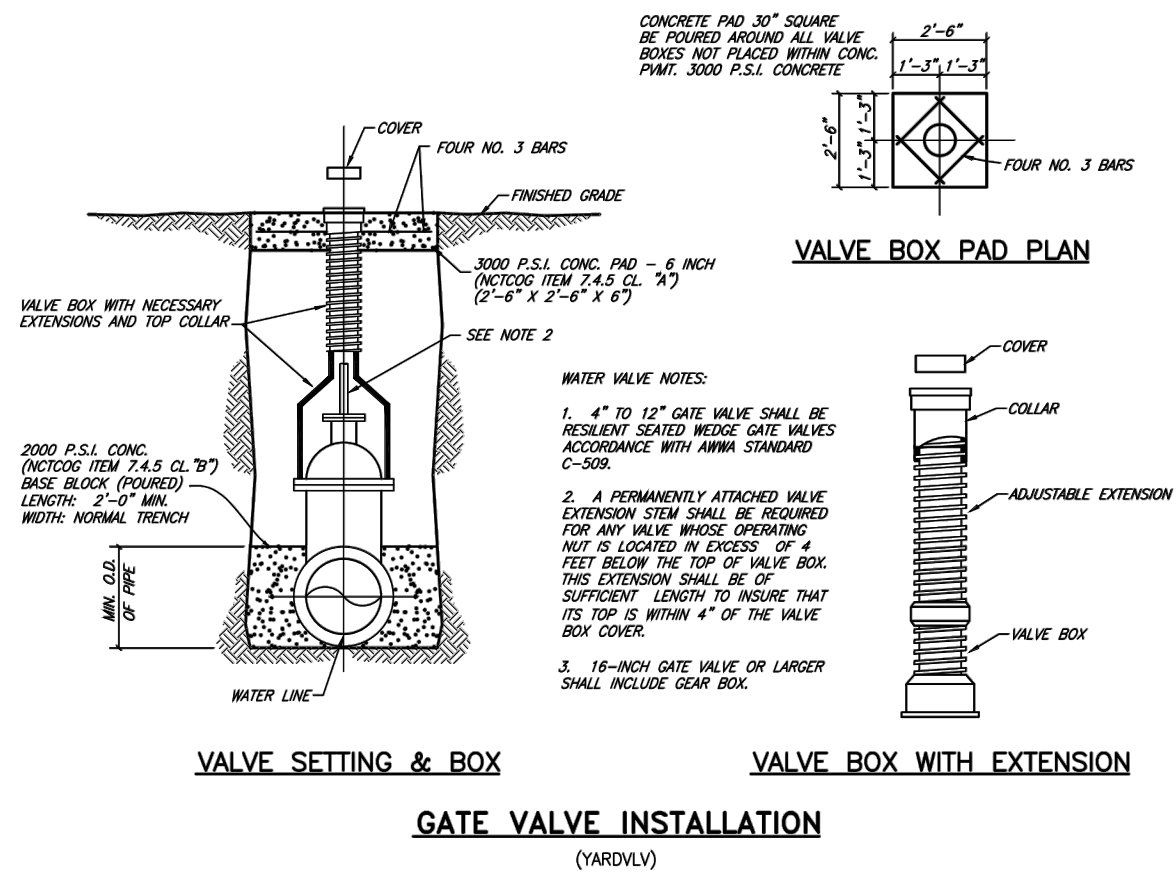
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TX. P.E. FIRM #11525

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ENCASED ROAD BORE

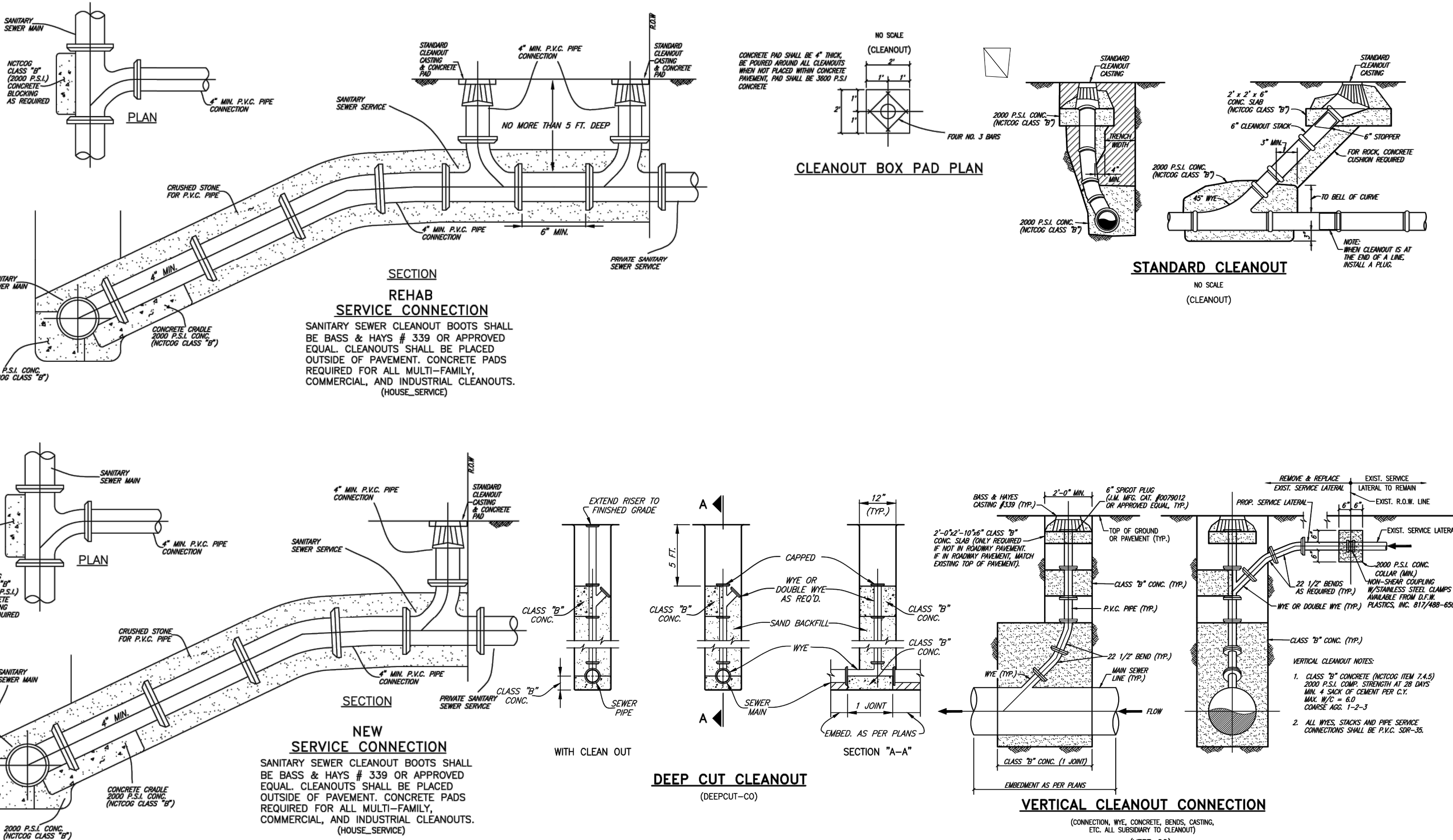
- NO SCALE
- NOTES:
- 1) PREFABRICATED PLASTIC SPACERS MUST
BE APPROVED BY THE OWNER.
- 2) CONTRACTOR SHALL PROVIDE SUPPORT
UNDER CARRIER PIPE TO MAINTAIN MIN. 1"
CLEARANCE BETWEEN PIPE BELL AND
ENCASMENT PIPE.
- 3) ENDS OF ENCASMENT PIPE SHALL BE
PLUGGED WITH BRICK AND MORTAR FOR
ROADWAY CROSSINGS. PLUGS SHALL BE
CONSTRUCTED WITH A DEEP HOLE.



CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER

AUGUST, 2024
SHEET NO.
19

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PLOT SCALE: 1:2
PLOT STYLE: 11x17.ctb
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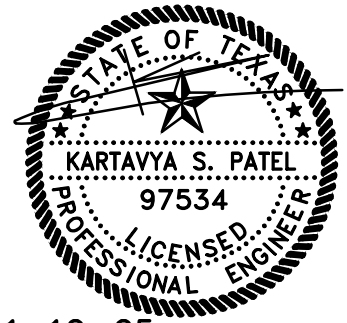


CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER

AUGUST, 2024
SHEET NO.
25

REVISED: 8/18/24 - NParady
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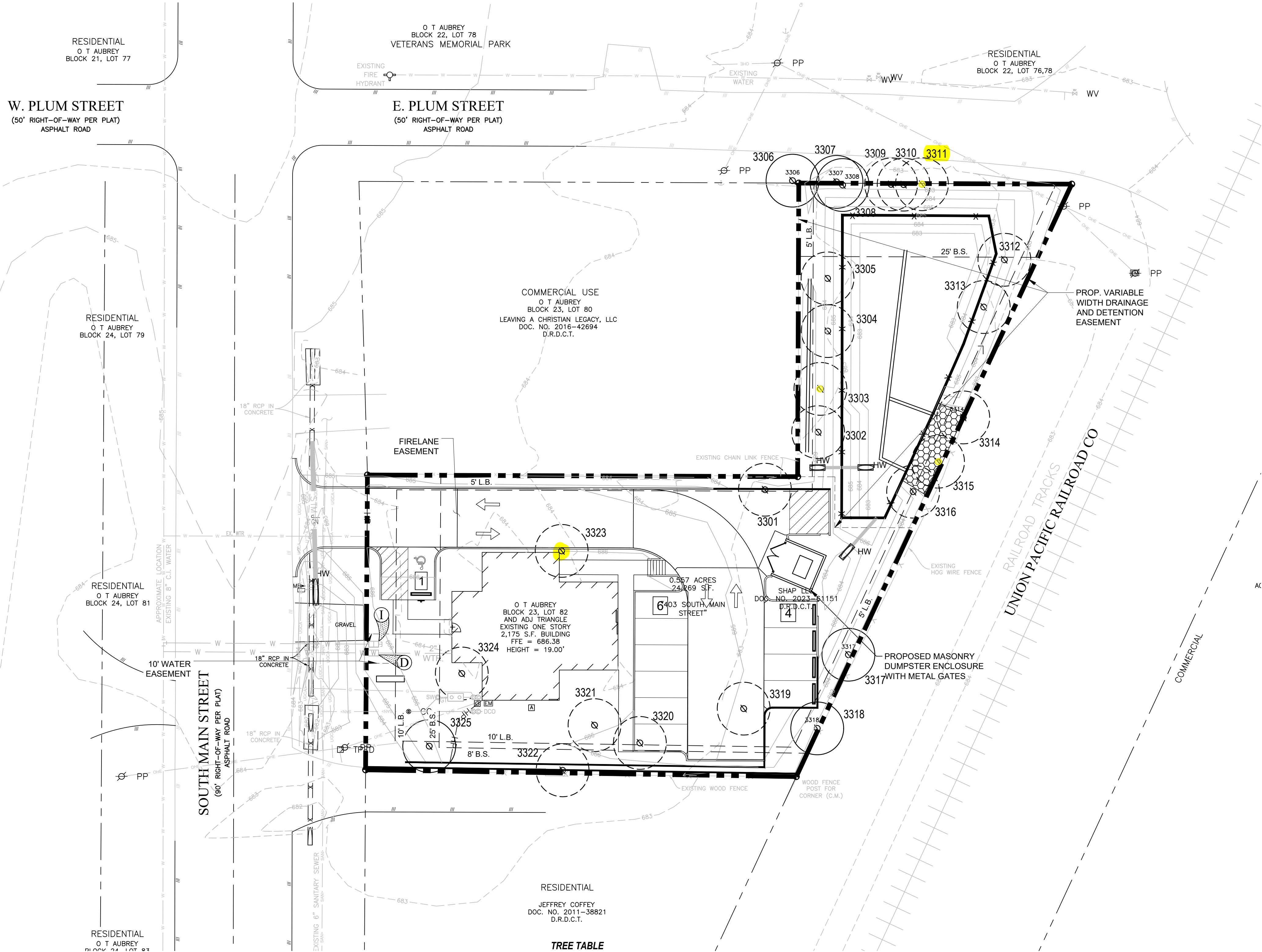
UTILITY DETAILS
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DENNIS COWAN SURVEY, ABSTRACT No. 304

TRIANGLE ENGINEERING LLC
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Planning | Civil Engineering | Construction Management

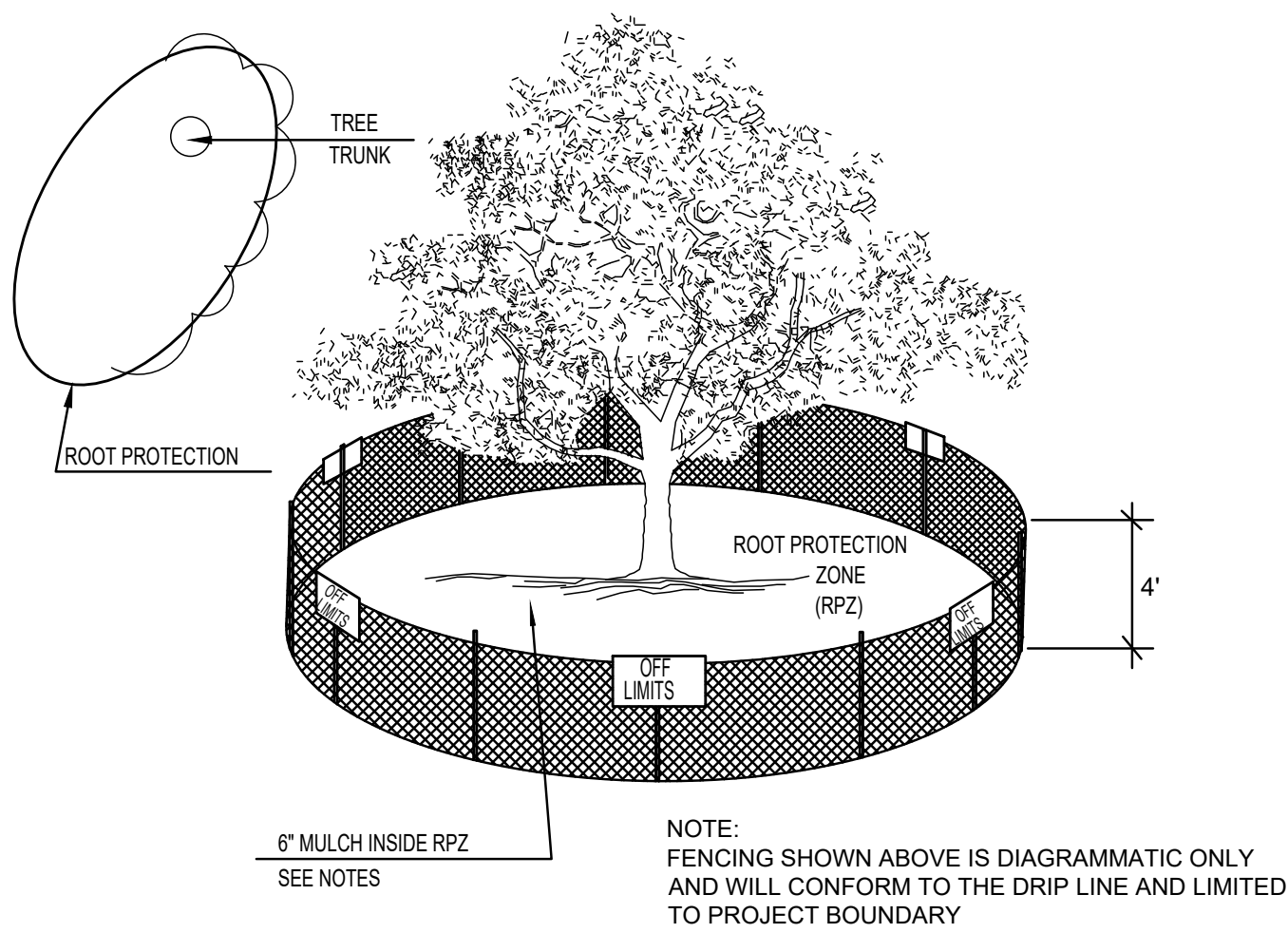
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	04-05-24	SEE SCALE BAR	035-24	C-9.1

TX. P.E. FIRM #11525



EXISTING TREE NOTES

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



01 TREE PROTECTION FENCE A NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

TREE TABLE

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

25 TREES EXISTING;
SAVING 28%

REMOVING 72% OF TREES.

NOTE - LANDSCAPE PLAN ONLY
REQUIRES A 3" CALIPER TREE
TO BE INSTALLED..

ALL EXISTING TREES ARE MUCH
BIGGER.

01 TREE REMOVAL PLAN
SCALE 1"=30'-0"

LANDSCAPE ARCHITECT
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SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
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RESTAURANT

NO LONGER

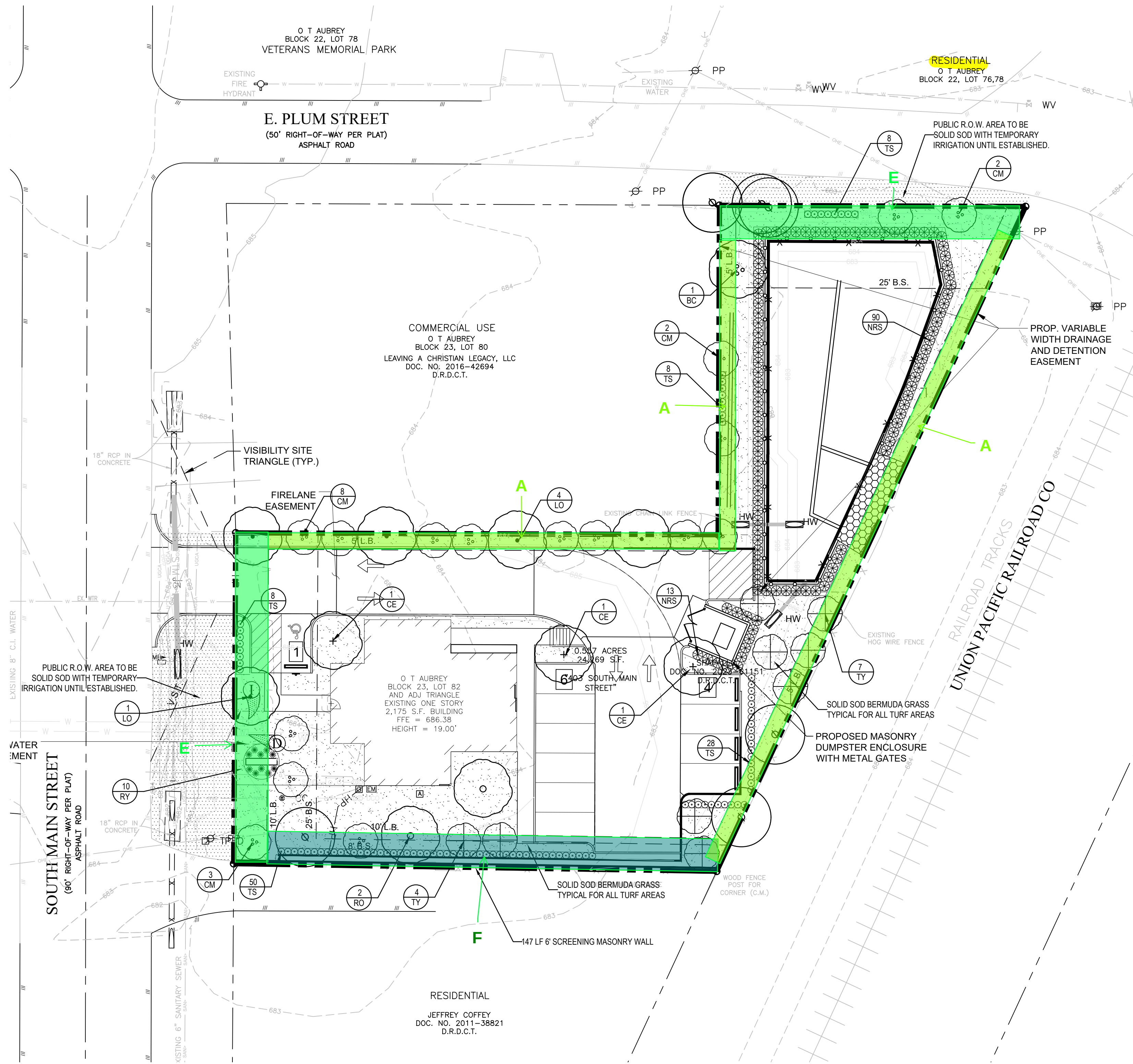
ISSUE:
CITY COMMENTS 12.16.2024
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CITY COMMENTS 06.26.2025
CITY COMMENTS 11.05.2025

DATE:
11.05.2025

SHEET NAME:
TREE REMOVAL PLAN

SHEET NUMBER:

L.1



SITE AREA: 24,270 S.F.
LANDSCAPE AREA: 13,762 S.F. (43.3 % OF TOTAL SITE)

BUFFER YARDS:

NORTH - (248 L.F.)
BUFFER TYPE: A
REQUIREMENTS:
5' BUFFER
PER 100 L.F.
1 CANOPY TREE
2 UNDERSTORY TREES
8 SHRUBS

REQUIRED:
(3) canopy trees
(5) understory trees
(20) shrubs

PROVIDED:
(3) canopy trees +
(2) existing trees to remain
(7) understory trees
(24) shrubs

RAILROAD - (223 L.F.)
BUFFER TYPE: F
REQUIREMENTS:
5' BUFFER
PER 100 L.F.
1 CANOPY TREE
2 UNDERSTORY TREES
8 SHRUBS

REQUIRED:
(3) canopy trees
(5) understory trees
(18) shrubs

PROVIDED:
(3) existing trees to remain
(7) understory trees
(33) shrubs

SOUTH - (146 L.F.)
BUFFER TYPE: F
REQUIREMENTS:
10' BUFFER
F2 SCREEN WALL (6' HT.)
PER 100 L.F.
2 CANOPY TREE
4 UNDERSTORY TREES
12 SHRUBS

REQUIRED:
(4) canopy trees
(6) understory trees
(24) shrubs

PROVIDED:
(3) canopy trees +
(1) existing tree to remain
(6) understory trees
(62) shrubs

S. MAIN ST. - (101 L.F.)
BUFFER TYPE: E
REQUIREMENTS:
10' BUFFER
B1 BERM
PER 100 L.F.
1 CANOPY TREE
2 UNDERSTORY TREES
8 SHRUBS

REQUIRED:
(1) canopy trees
(2) understory trees
(8) shrubs

PROVIDED:
(1) canopy tree +
(1) existing trees
(2) understory trees
(18) shrubs

30" HT. PARKING LOT SCREEN
PROVIDED:

PARKING LOT TREES- 1 TREE PER 10 SPACES- 22 SPACES
REQUIRED: 3 (3" cal. trees) PROVIDED: 3 (3" cal. trees)

DETENTION AREA 252 LF
REQUIRED: 1 CANOPY TREE AT 30 O.C. (9) CANOPY TREES
W/ EVERGREEN SCREENING
IRON FENCE
WALL RETAINING
PROVIDED: (8) CANOPY TREES (3) EXISTING TREES
(89) 3' HT EVERGREEN SCREEN
DECORATIVE IRON FENCE (REFERENCE CIVIL PLANS)
WALL RETAINING (REFERENCE CIVIL PLANS)

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

City of Aubrey Chapter 14, Section 23 (G) (b) (xiii) Maintenance Notes

1. General:The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.
2. Plant Replacement:The owner shall be responsible for replacing all plant materials which shows dead branching over 25 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the Certificate of Occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The Owner shall make such necessary replacements within 30 days of notification by the City.

PLANT MATERIAL SCHEDULE

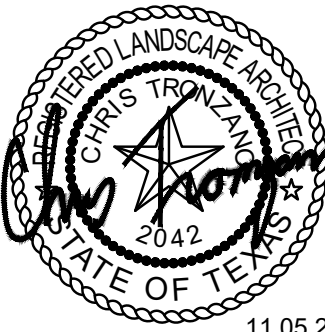
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	5	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	2	Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
CM	16	Crape Myrtle	Lagerstroemia indica	2" cal.	container, 8' ht., 4' spread, tree form
TY	7	Tree Yaupon	Ilex vomitoria	2" cal.	container, 8' ht., 4' spread, tree form
BC	8	Bald Cypress	Taxodium distichum	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TS	102	Texas Sage	Leucophyllum frutescens	5 gal.	container, 30" ht., 20" spread
RY	10	Red Yucca	Hesperaloe parvifolia	3 gal.	container full, 12" spread
NRS	103	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM



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11.05.2025

RESTAURANT

NO LONGER

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

ISSUE:

CITY COMMENTS 11.15.2024
CITY COMMENTS 12.16.2024
CITY COMMENTS 01.17.2025
CITY COMMENTS 04.22.2025
CITY COMMENTS 06.26.2025
CITY COMMENTS 11.05.2025

DATE:

11.05.2025

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.2

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RESIDENTIAL
O T AUBREY
BLOCK 21, LOT 77

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

O T AUBREY
BLOCK 22, LOT 78
VETERANS MEMORIAL PARK

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

RESIDENTIAL
O T AUBREY
BLOCK 24, LOT 79

RESIDENTIAL
O T AUBREY
BLOCK 24, LOT 81

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

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

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

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

Station Controller with
Approved Rain/Freeze Sensor
Verify Size and Location

Bubbler Valve--See
Chart for Pipe Sizing

RESIDENTIAL
O T AUBREY
BLOCK 22, LOT 76.78

BENCHMARK / RR SPIKE IN
WV

RAILROAD TRACKS
UNION PACIFIC RAILROAD CO

BUBBLER PIPING CHART

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

IRRIGATION LEGEND

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

SLEEVING NOTES

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

Water Pressure Calculations

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

Water Meter Components- Pressure Losses

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

Irrigation Zones Pressure Losses- (most remote zone)

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

IRRIGATION NOTES

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

DRIP IRRIGATION NOTES

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

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



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RESTAURANT

NO LONGER

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

ISSUE:

FOR APPROVAL 12.16.2024
CITY COMMENTS 04.22.2025

DATE:

08.01.2025

SHEET NAME:

IRRIGATION PLAN

SHEET NUMBER:

L.4

SECTION 02810 - IRRIGATION

PART 1 - GENERAL

1.1 SCOPE

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

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

1.2 RELATED WORK SPECIFIED ELSEWHERE

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

1.3 APPLICABLE STANDARDS

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

1.4 MAINTENANCE AND GUARANTEE

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

1.5 SUBMITTALS

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

1.6 TESTING

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

2.6 SCHEDULE 80 PVC NIPPLES

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

2.7 MATERIALS - See Irrigation Plan

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

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

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

3.2 PIPE INSTALLATION

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

3.3 PVC PIPE AND FITTING ASSEMBLY

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

3.4 COPPER TUBING AND FITTING ASSEMBLY

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

3.6 POP-UP SPRAY HEADS

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

3.6 VALVES

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

3.7 WIRING

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

3.8 AUTOMATIC SPRINKLER CONTROLS

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

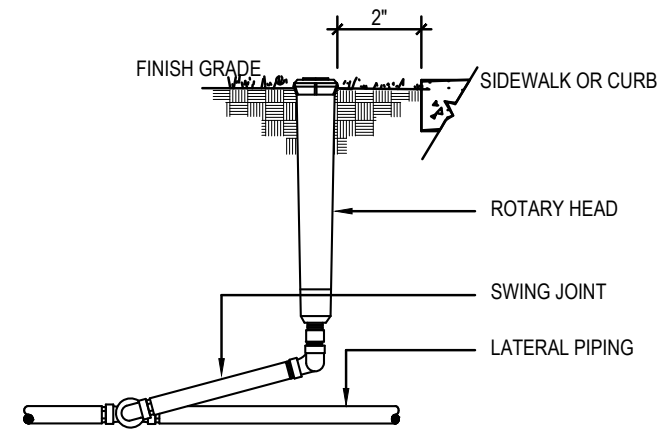
3.9 TESTING

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

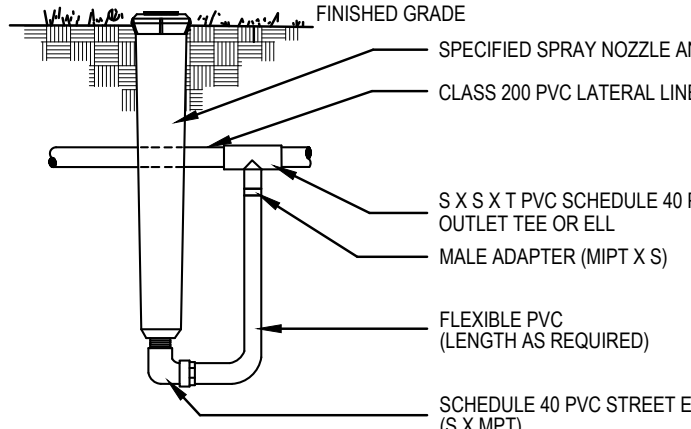
3.10 FINAL ADJUSTMENT

After installation has been completed, make final adjustment of sprinkler system in preparation for Landscape Architect's final inspection. Completely flush system to remove debris from lines and turning on system. Check sprinklers for proper operation and proper alignment for direction of flow. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment and top of each valve. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage.

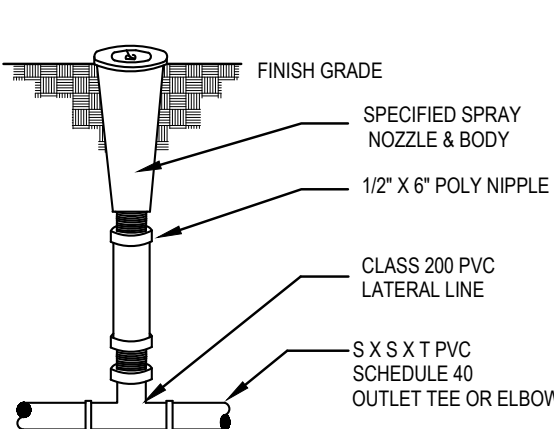
END OF SECTION



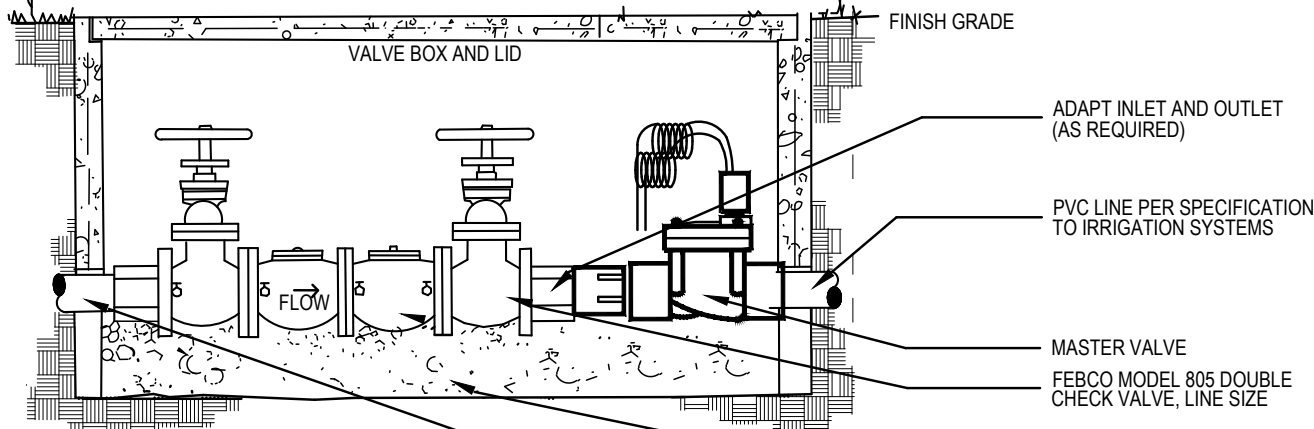
01 ROTARY HEAD



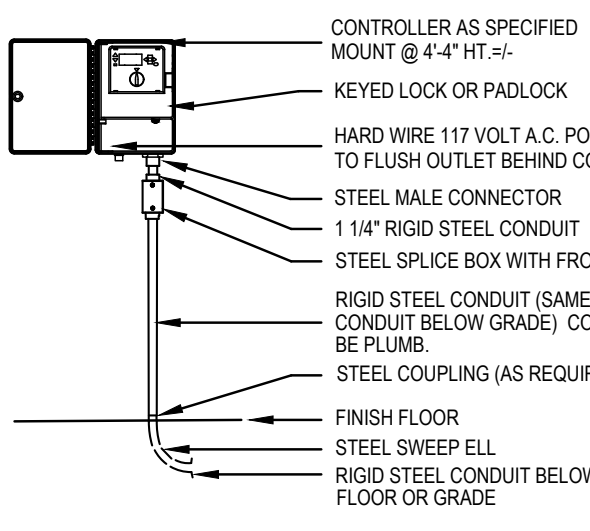
02 HIGH POP-UP SPRAY ASSEMBLY



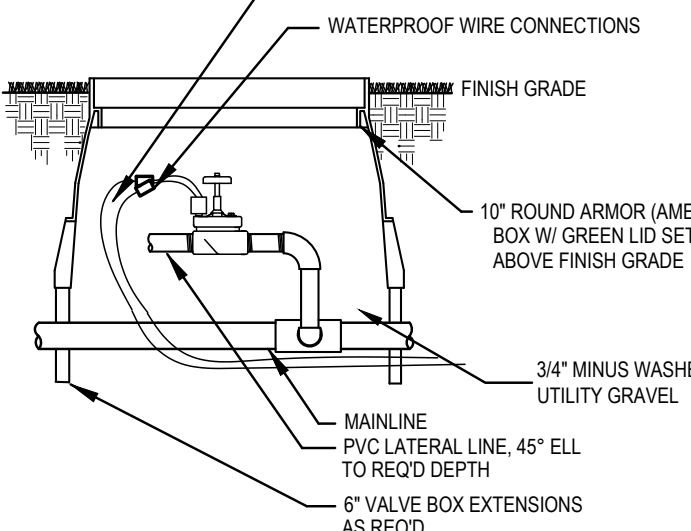
03 POP-UP LAWN SPRAY ASSEMBLY



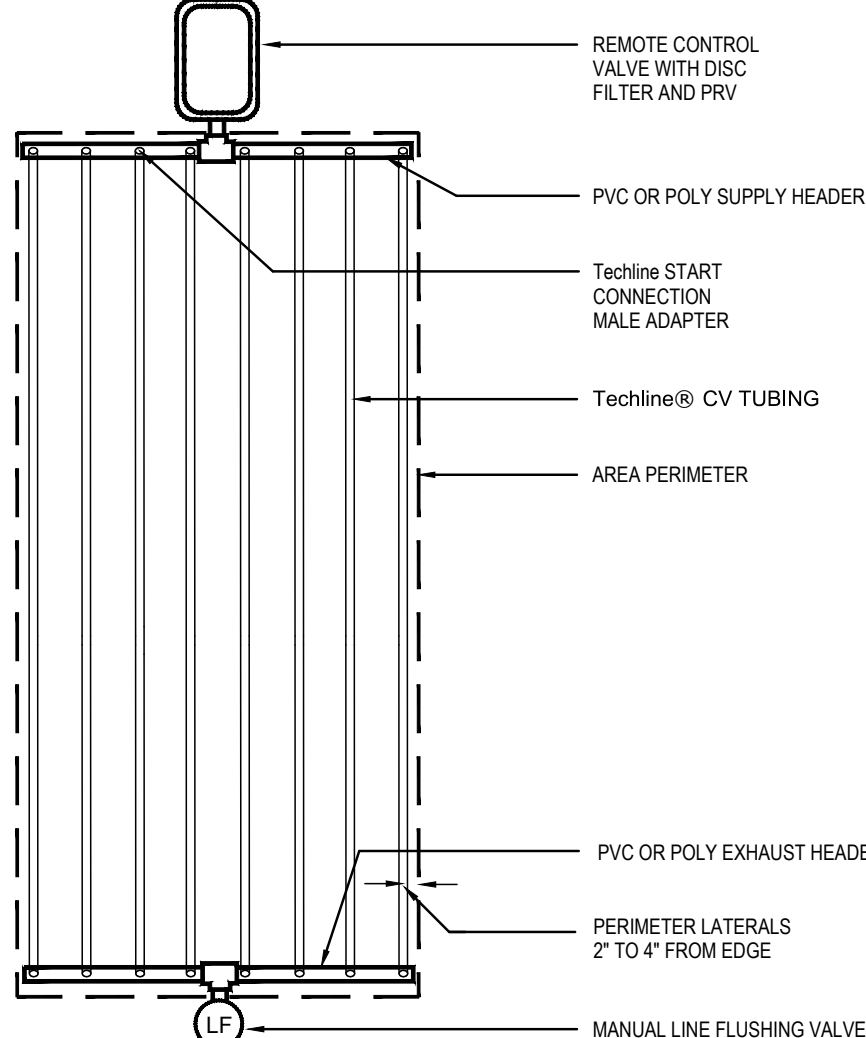
04 BACKFLOW PREVENTER



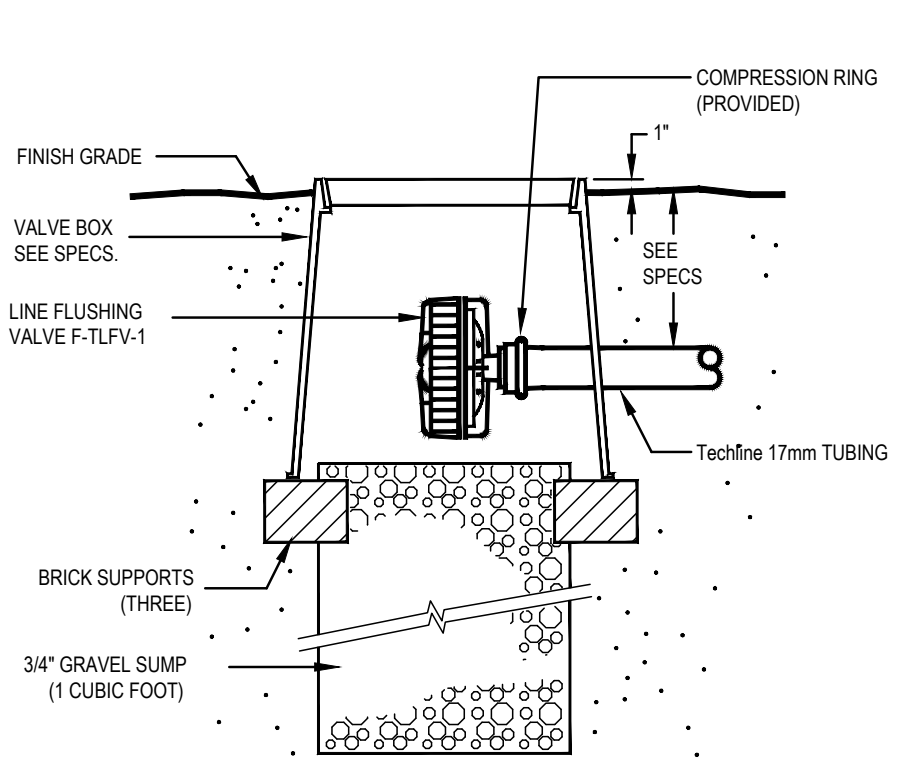
05 WALL MOUNTED CONTROLLER



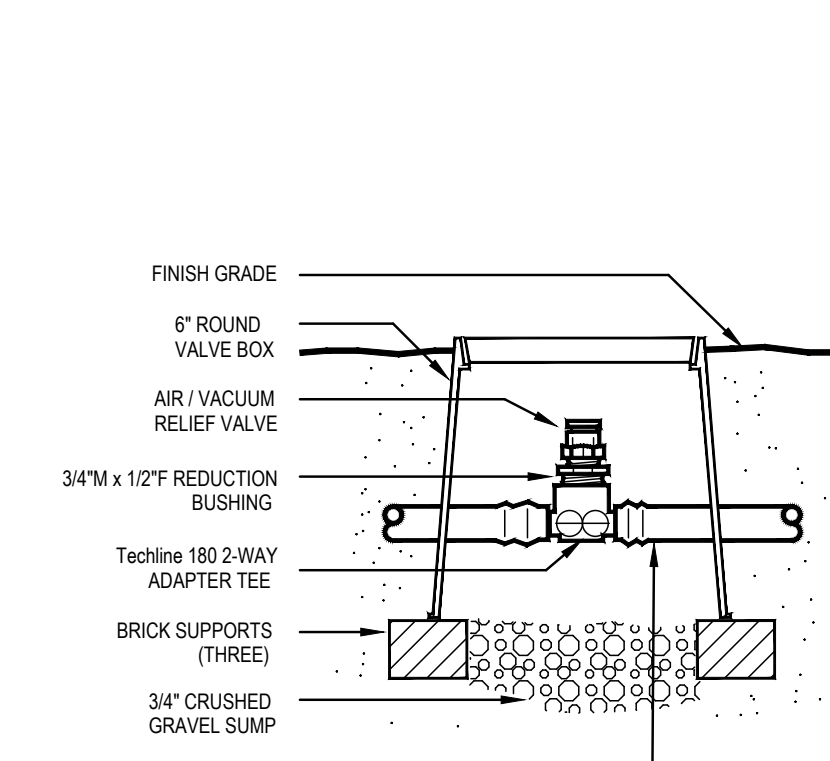
06 REMOTE CONTROL VALVE



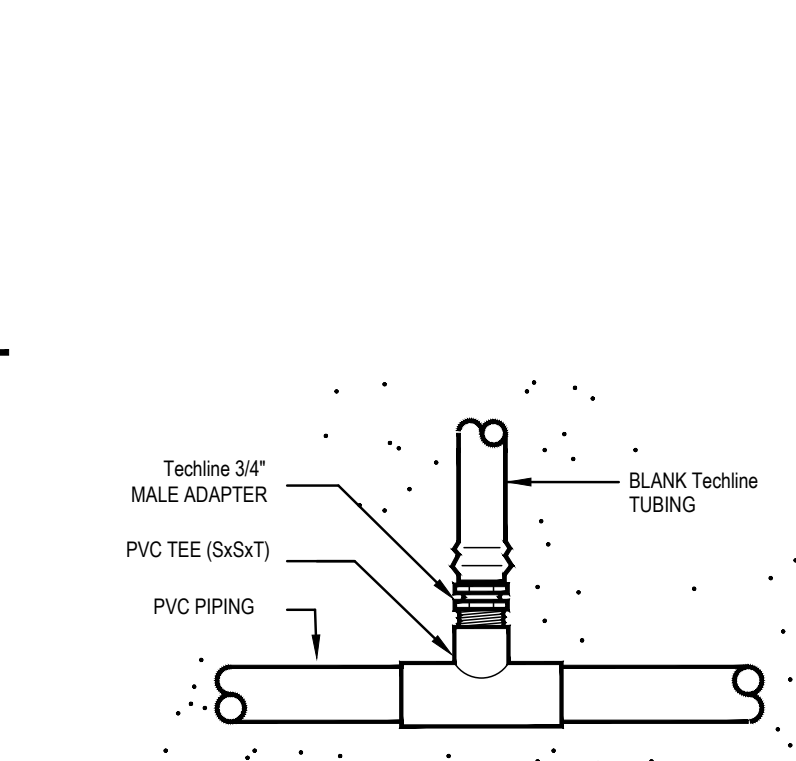
07 TechLine CV END FEED LAYOUT



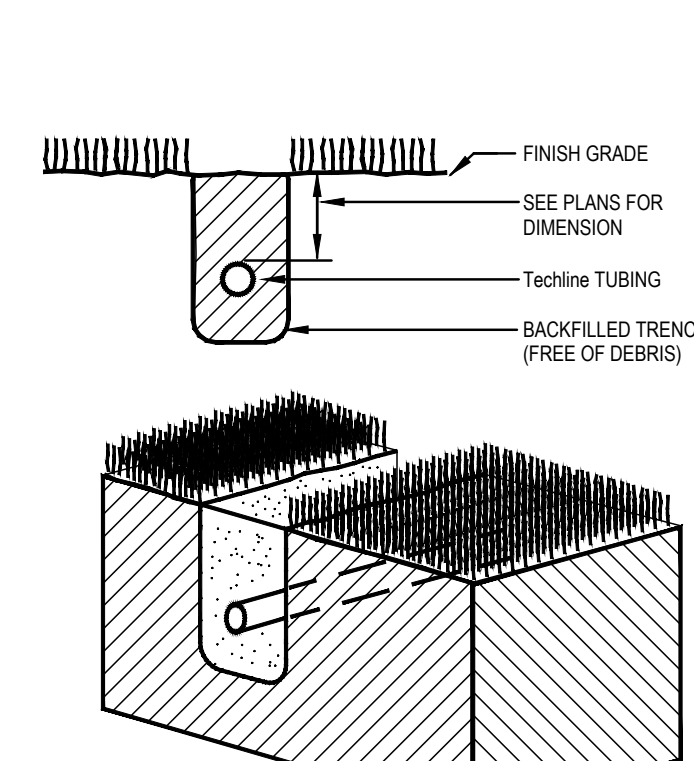
08 TechLine LINE FLUSHING VALVE



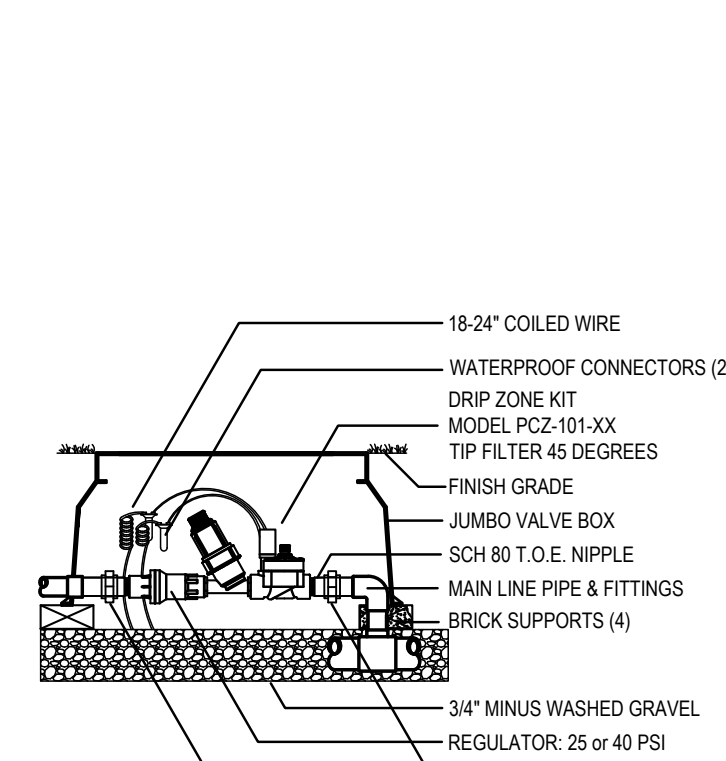
09 TechLine AIR/VACUUM RELIEF



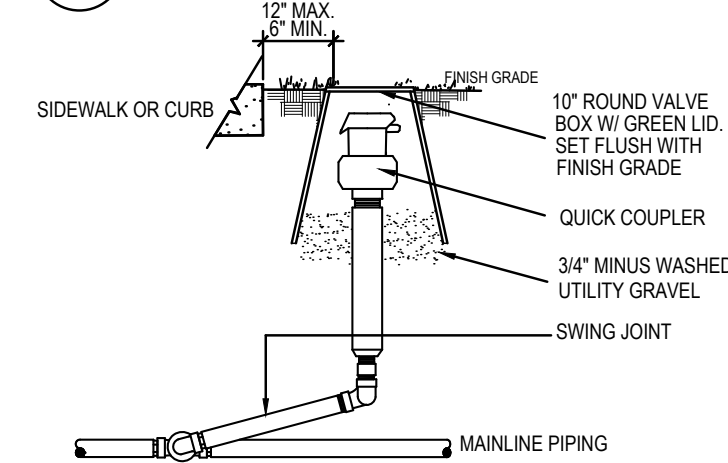
11 TechLine START CONNECTION



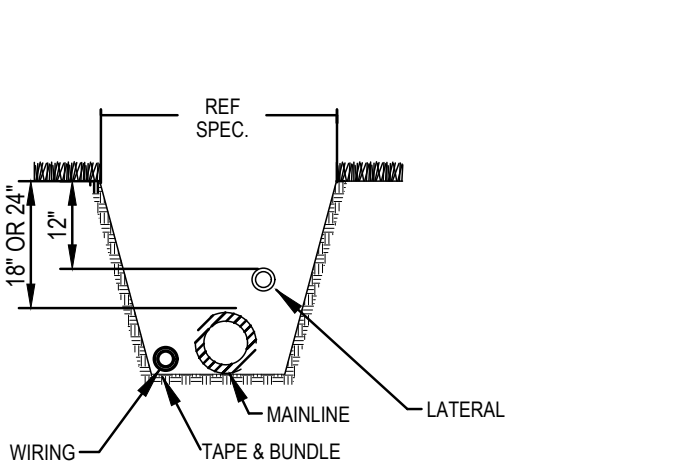
12 TechLine TRENCHING



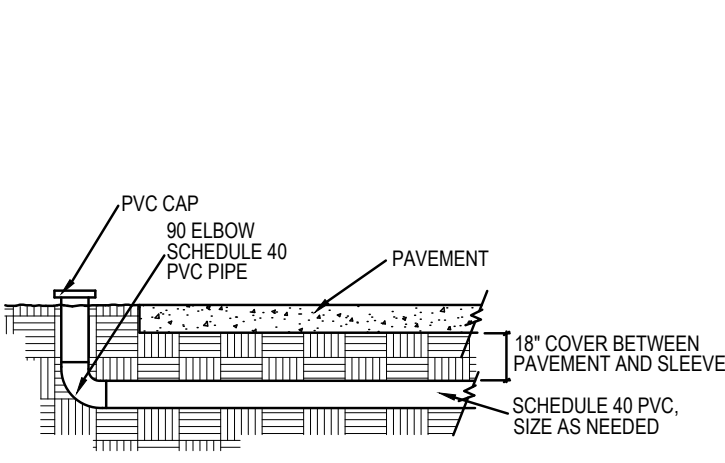
13 DRIP CONTROL VALVE



14 QUICK COUPLER



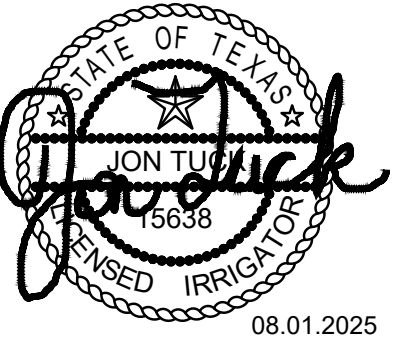
15 TRENCH DETAIL



16 SLEEVE DETAIL



LANDSCAPE ARCHITECT
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RESTAURANT

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CITY OF AUBREY, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:

08.01.2025

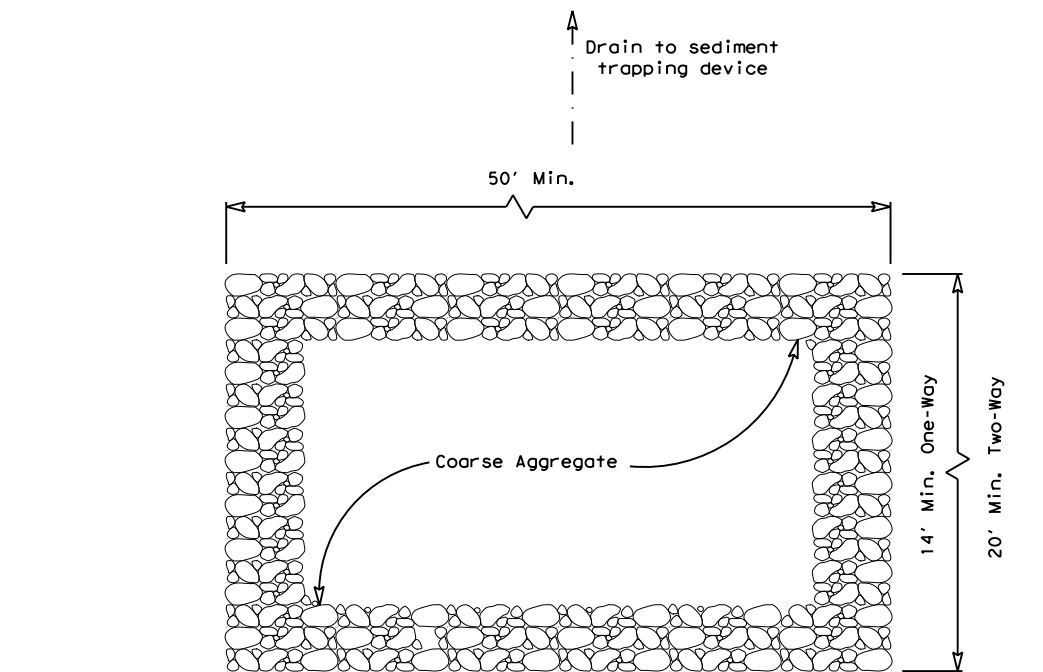
SHEET NAME:
IRRIGATION SPECIFICATIONS

SHEET NUMBER:

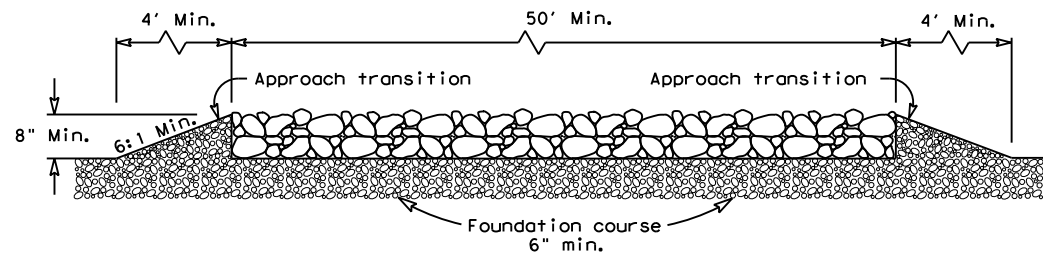
L.5

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DATE: \$DATES
FILE: \$FILES



PLAN VIEW

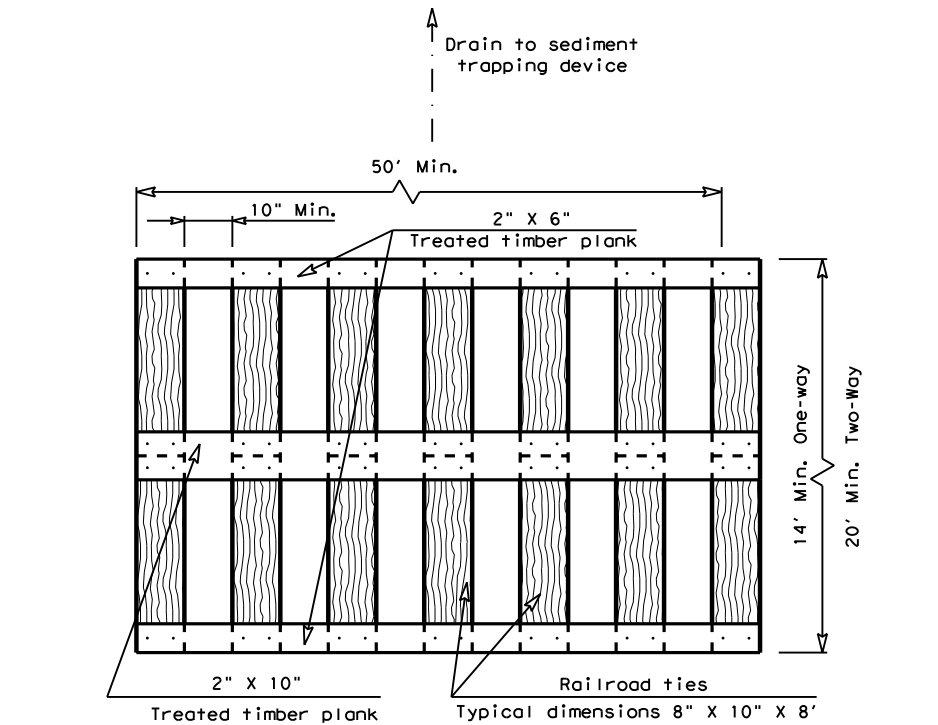


ELEVATION VIEW

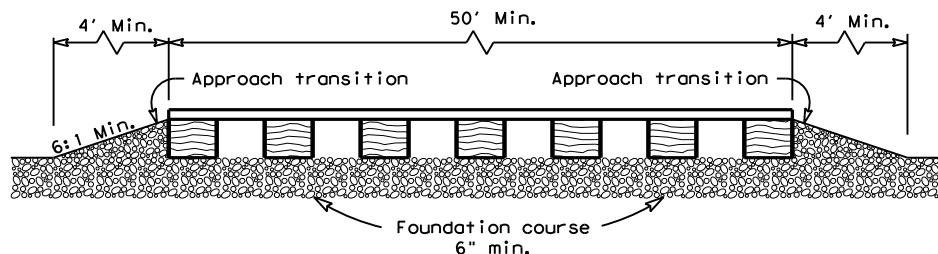
CONSTRUCTION EXIT (TYPE 1)
ROCK CONSTRUCTION (LONG TERM)

GENERAL NOTES (TYPE 1)

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other materials approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
7. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.



PLAN VIEW

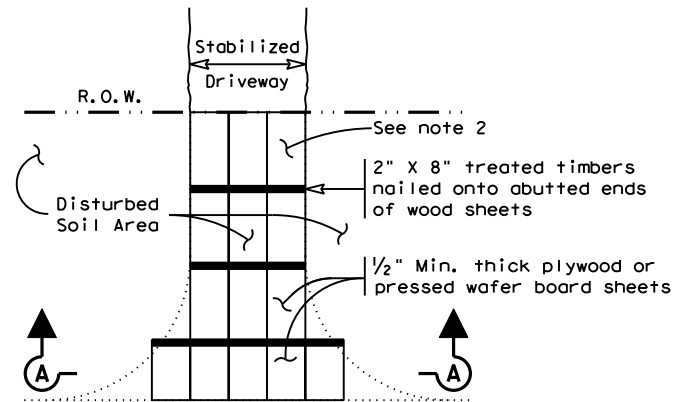


ELEVATION VIEW

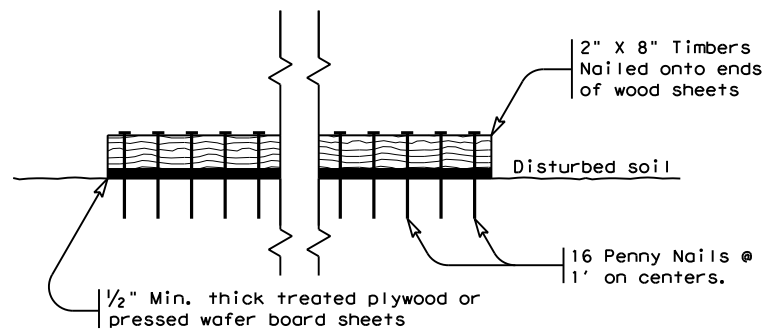
CONSTRUCTION EXIT (TYPE 2)
TIMBER CONSTRUCTION (LONG TERM)

GENERAL NOTES (TYPE 2)

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with 1/2" x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
8. Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.



PLAN VIEW



SECTION A-A
CONSTRUCTION EXIT (TYPE 3)
SHORT TERM

GENERAL NOTES (TYPE 3)

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

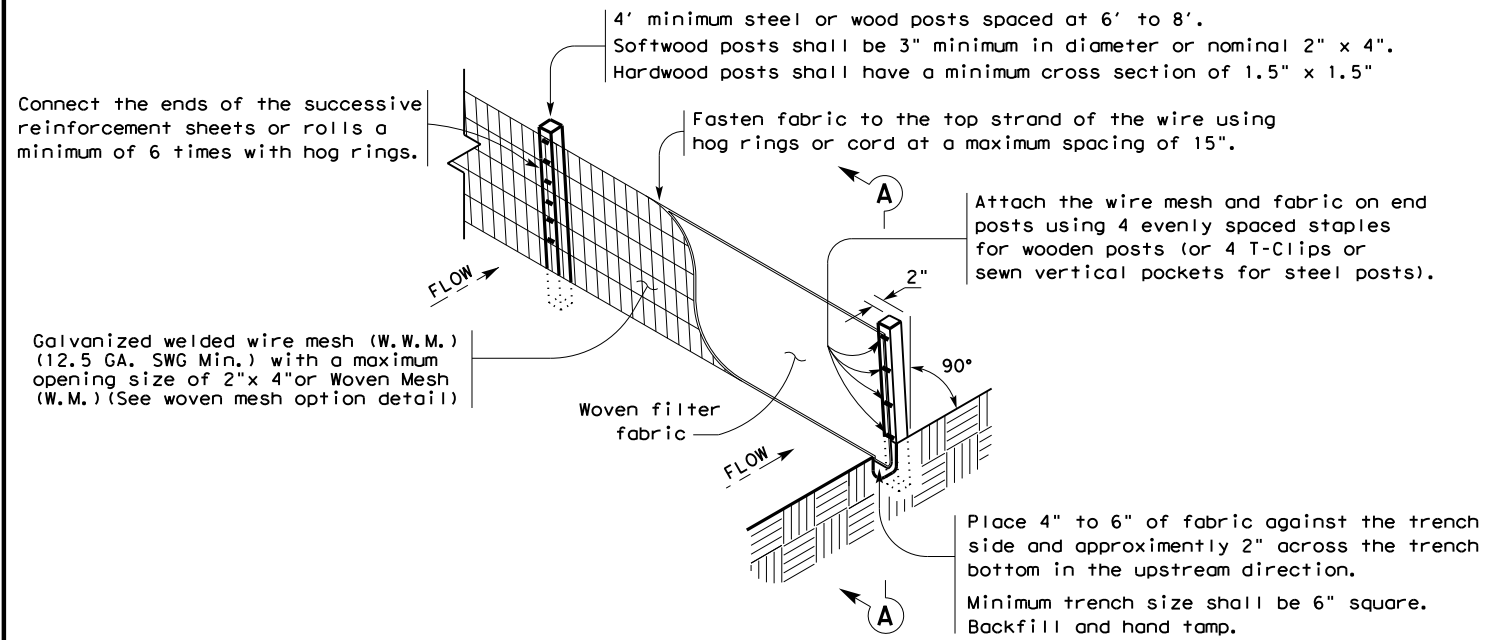


TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES
CONSTRUCTION EXITS
EC(3)-16

FILE: ec316	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS	\$CS\$	\$SS\$	\$JS\$	\$HWYS\$
	DIST	COUNTY	SHEET NO.	
\$DST\$	\$CTY\$	\$SEC\$	\$EA-16\$	

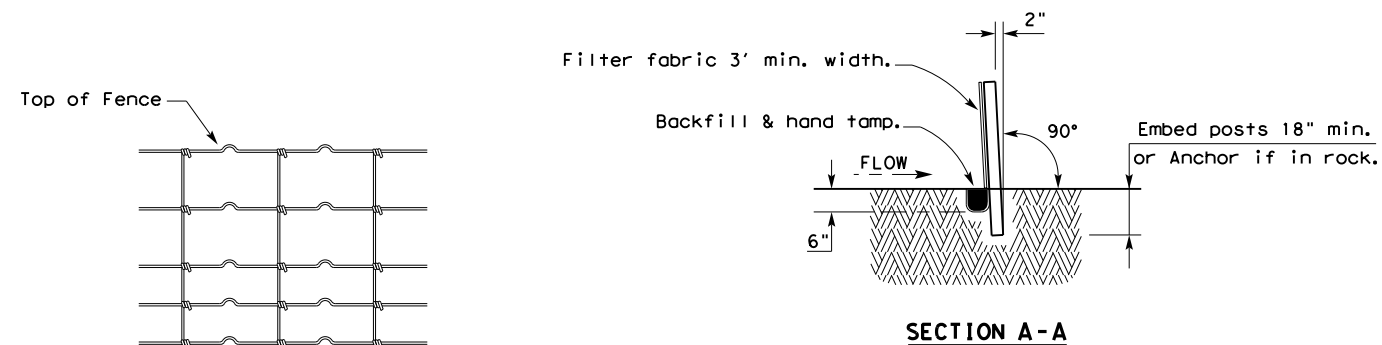
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DATE
FILE



TEMPORARY SEDIMENT CONTROL FENCE

SCF



HINGE JOINT KNOT WOVEN MESH (OPTION) DETAIL

Galvanized hinge joint knot woven mesh (12.5 GA. SWG Min.) requires a minimum of five horizontal wires spaced at a maximum of 12 inches apart and all vertical wires spaced at a maximum of 12 inches apart.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a maximum flow through rate of 100 GPM/FT². Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.

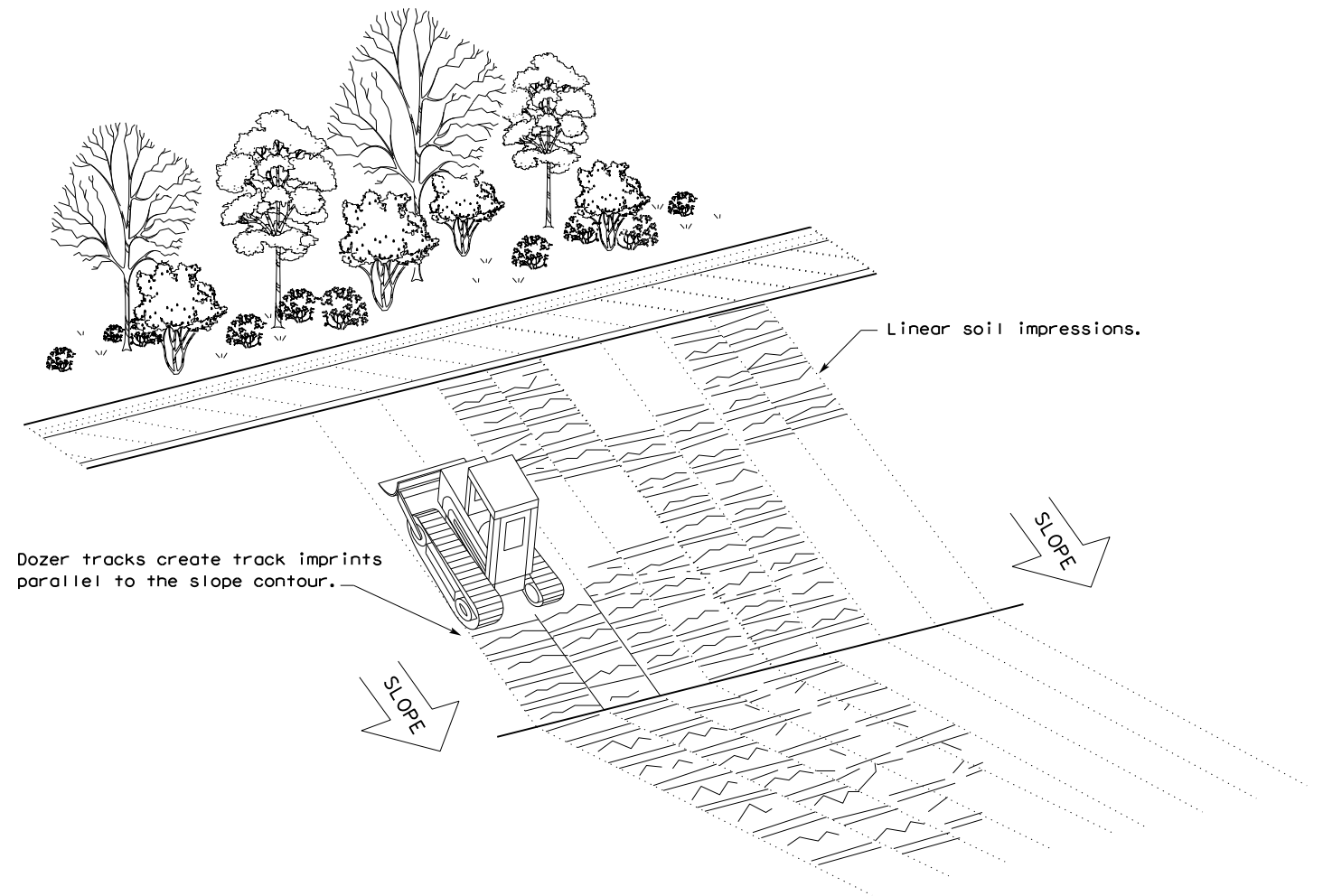
LEGEND

Sediment Control Fence

SCF

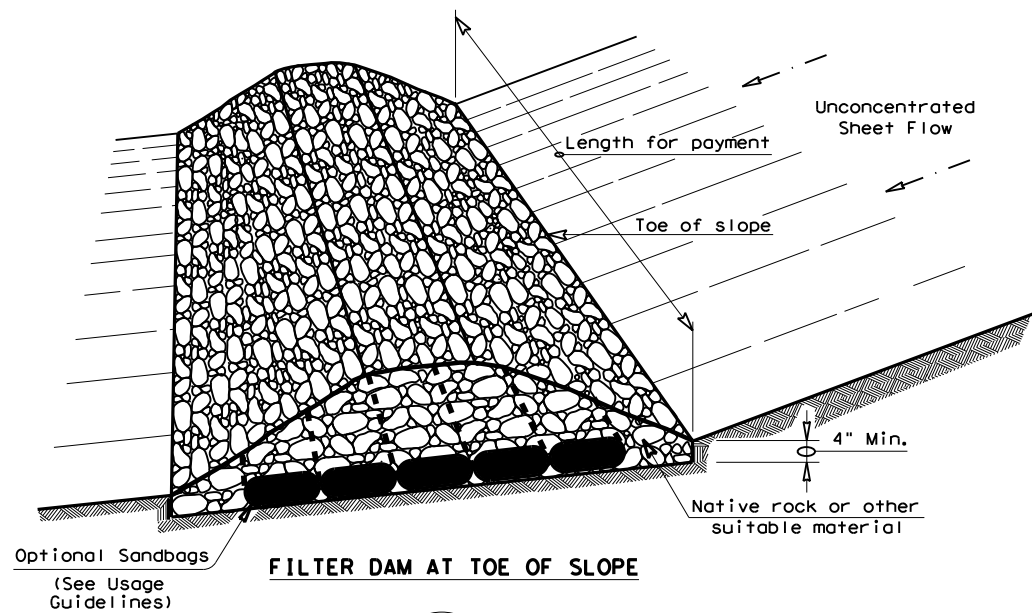
GENERAL NOTES

1. Vertical tracking is required on projects where soil distributing activities have occurred unless otherwise approved.
2. Perform vertical tracking on slopes to temporarily stabilize soil.
3. Provide equipment with a track undercarriage capable of producing linear soil impressions measuring a minimum of 12" in length by 2" to 4" in width by 1/2" to 2" in depth.
4. Do not exceed 12" between track impressions.
5. Install continuous linear track impressions where the minimum 12" length impressions are perpendicular to the slope or direction of water flow.



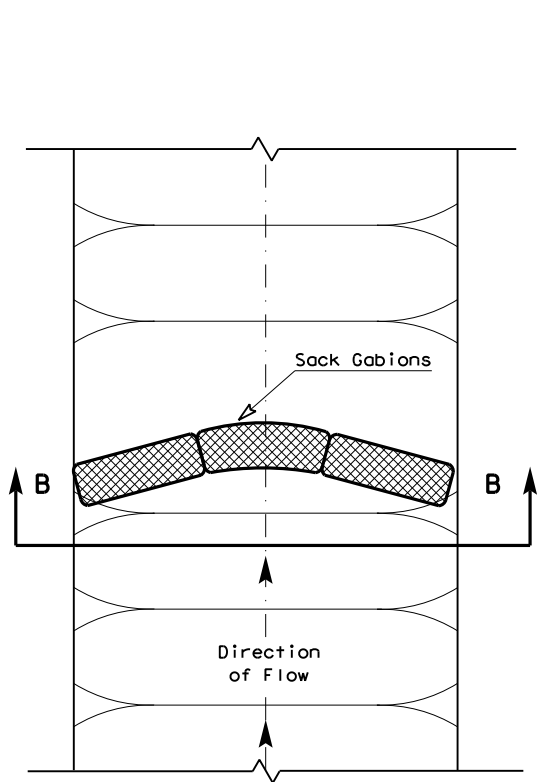
VERTICAL TRACKING

				Design Division Standard	
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES FENCE & VERTICAL TRACKING					
EC(1) - 16					
FILE: ec116	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS	
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY	
REVISIONS		DIST	COUNTY	SHEET NO.	

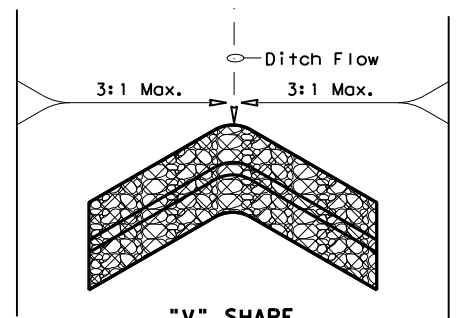


FILTER DAM AT TOE OF SLOPE

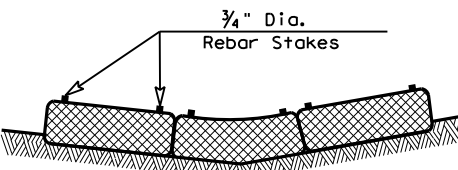
(RFD1)



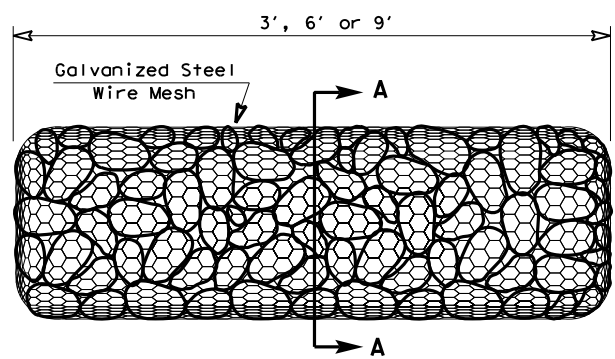
PLAN VIEW



**"V" SHAPE
PLAN VIEW**

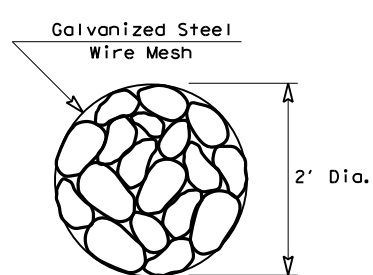


SECTION B-B

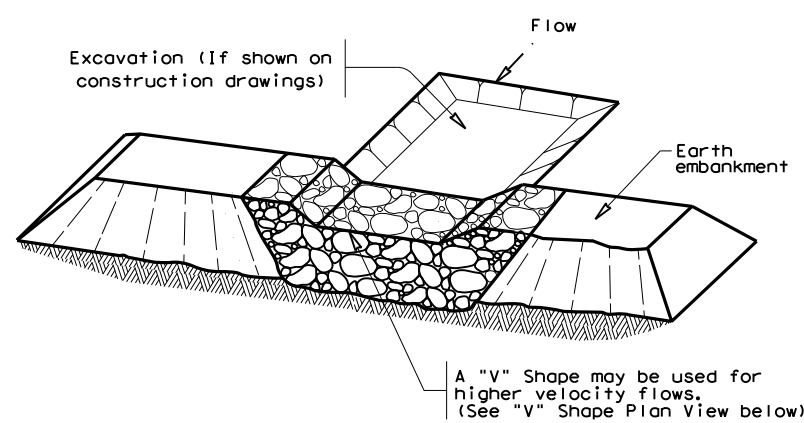


TYPE 4 (SACK GABIONS)

(RFD4)

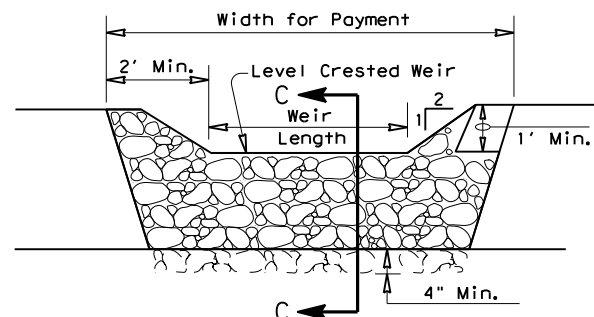


SECTION A-A

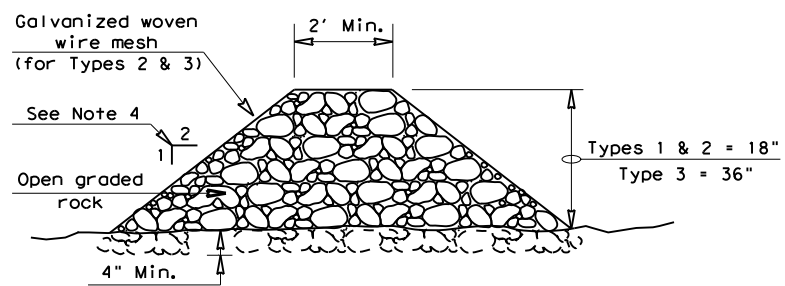


FILTER DAM AT SEDIMENT TRAP

(RFD1) OR (RFD2)



PROFILE



SECTION C-C

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT² of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

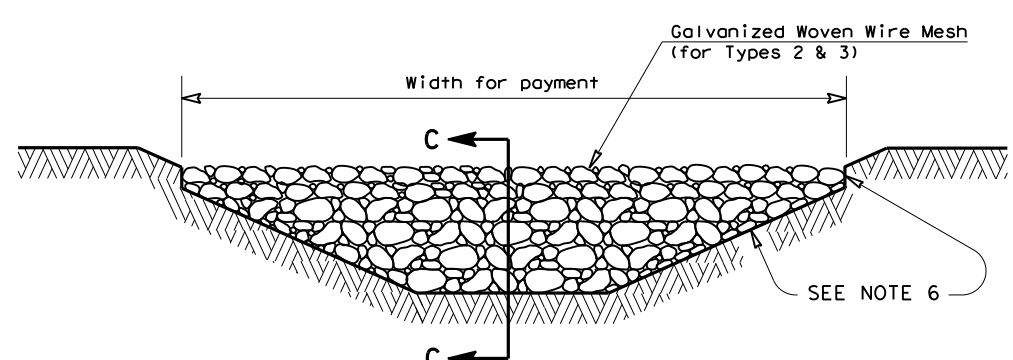
Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximately 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.



FILTER DAM AT CHANNEL SECTIONS

(RFD1) OR (RFD2) OR (RFD3)

GENERAL NOTES

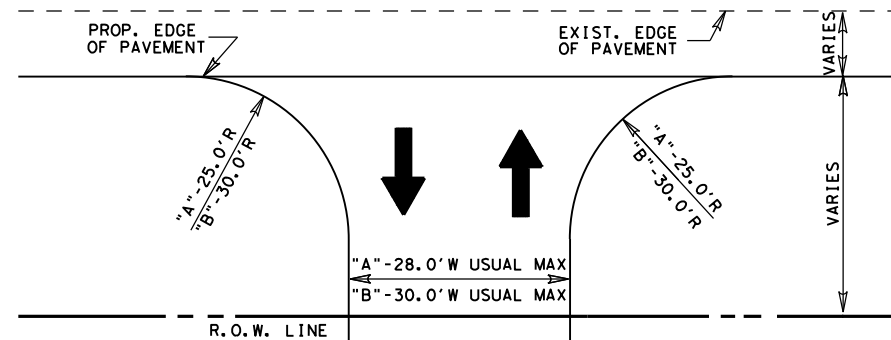
1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SW3P plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with 3/4" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 1/2" x 3 1/4".
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

PLAN SHEET LEGEND

- Type 1 Rock Filter Dam (RFD1)
Type 2 Rock Filter Dam (RFD2)
Type 3 Rock Filter Dam (RFD3)
Type 4 Rock Filter Dam (RFD4)

 Texas Department of Transportation				Design Division Standard	
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES ROCK FILTER DAMS EC (2) - 16					
FILE: ec216		DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
© TxDOT: JULY 2016		CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

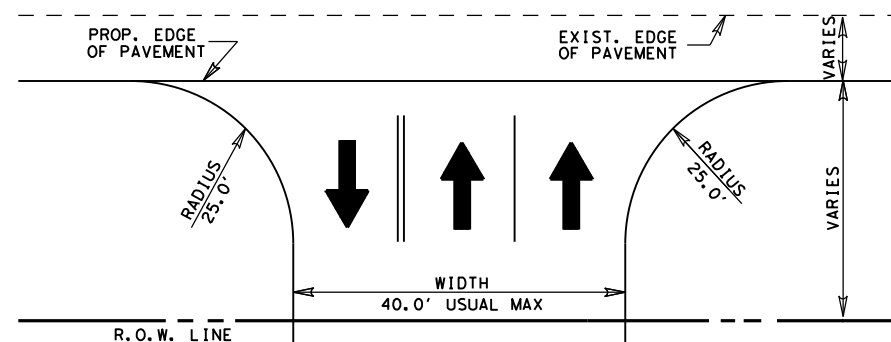
DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



"A"- ONE ENTRY LANE AND ONE EXIT LANE, FEWER THAN 4 LARGE VEHICLES PER HOUR

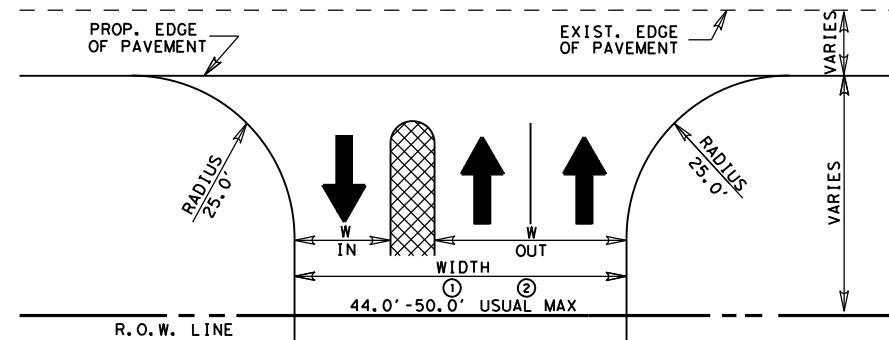
"B"- ONE ENTRY LANE AND ONE EXIT LANE, 4 OR MORE SINGLE UNIT VEHICLES^① PER HOUR

① - DRIVEWAY DESIGNS FOR LARGER VEHICLES WILL BE CONSIDERED ON A CASE BY CASE BASIS



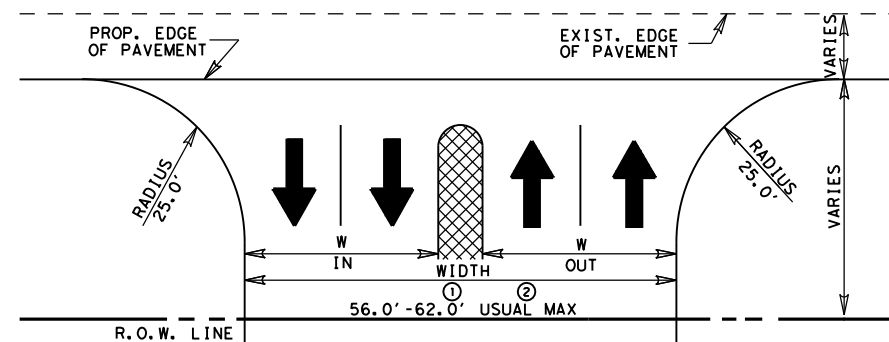
ONE ENTRY LANE AND TWO EXIT LANES (WITHOUT DIVIDERS)

DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



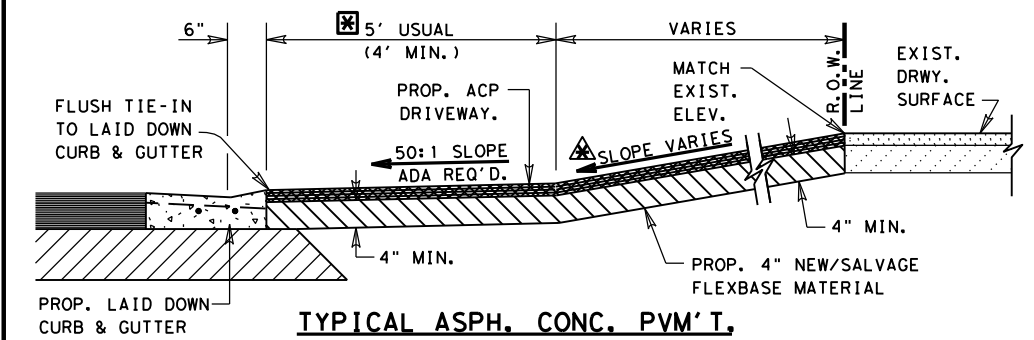
- ① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS
② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS

ONE ENTRY LANE AND TWO EXIT LANES (WITH A DIVIDER)

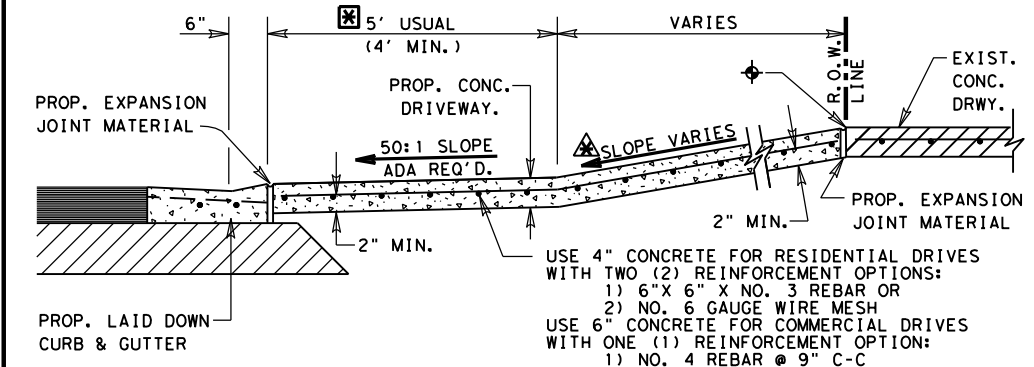


- ① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS
② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS

TWO ENTRY LANES AND TWO EXIT LANES (WITH A DIVIDER)



TYPICAL ASPH. CONC. PVM'T. DRIVEWAY SECTION
N. T. S.



TYPICAL CONCRETE DRIVEWAY SECTION
N. T. S.

CONCRETE SHALL BE SAW CUT TO THE LIMITS OF REMOVAL WHERE APPLICABLE.

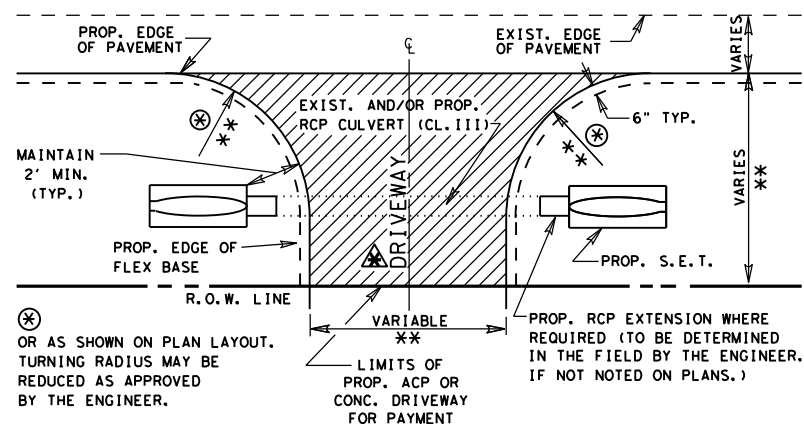
PROF./FUTURE SIDEWALK CROSSING LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. SEE P&P SHEETS FOR PROF. SIDEWALK LOCATION IF SIDEWALKS ARE INCLUDED AS PART OF PROJECT. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

ENTRANCE'S BASE AND SURFACING MAY BE EXTENDED BEYOND R.O.W. LINE AS REQUIRED TO MEET EXISTING GRADE IN A SATISFACTORY MANNER OF WHICH NO STEEPER THAN 12:1 FOR COMMERCIAL DRIVEWAY AND 8:1 FOR RESIDENTIAL DRIVEWAY SLOPE WILL BE CONSTRUCTED.

PROP. DWY ALGEBRAIC DIFFERENCE TABLE	
COMMERCIAL DRIVEWAYS @ A = 6% MAX.	
RESIDENTIAL DRIVEWAYS @ A = 8% MAX.	

PROPOSED DRIVEWAY SLOPE TABLE	
COMMERCIAL DRIVEWAYS @ 12:1 MAX.	
RESIDENTIAL DRIVEWAYS @ 8:1 MAX.	

PRIVATE AND COMMERCIAL DRIVES WITHOUT CURB & GUTTER

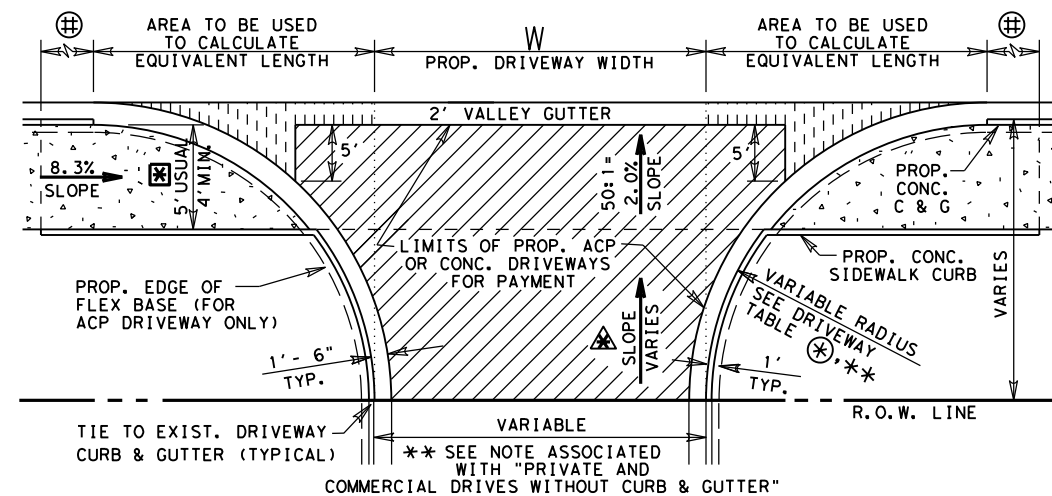


PLAN OF PRIVATE AND COMMERCIAL DRIVES

** FOR PRIVATE RESIDENTIAL DRIVES, TRY TO MATCH EXISTING WITH A MINIMUM WIDTH OF 12 FT. AND A MAXIMUM WIDTH OF 24 FT. WITH 15 FT. USUAL RADIUS. FOR COMMERCIAL DRIVES, USE ABOVE COMMERCIAL DRIVEWAY DETAILS.

SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES

SEE P&P SHEETS FOR LOCATIONS OF DRIVES
N. T. S.

PROF./FUTURE CONC. SIDEWALK LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

LIMITS OF SLOPE FOR PROP. CONC. CURB BASED ON 8.3% SLOPE FOR SIDEWALK.

SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

LF OF VALLEY GUTTER = W + X1 + X2		
WHERE X1 AND X2 MAY VARY DEPENDING ON RADIUS		
Prop. Driveway Radius	X1 or X2 (Sq Ft Area / 2')	Equivalent LF Length
5'	1	
8'	2	
10'	4	
12'	6	
15'	9	
18'	12	
20'	15	
22'	18	
25'	24	
28'	30	
30'	34	

SEE DRIVEWAY TABLE FOR LIMITS OF LAID DOWN CURB TO BE PAID FOR AS CURB AND GUTTER

DRIVEWAY TYPES

TY PB-1
EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 171#/SY ACP. (HMA-D PG 64-22 SAC B MEETING ITEM 340)

CONCRETE (RESIDENTIAL)
EXIST. PRIVATE DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" CONCRETE. TO BE PAID FOR BY THE SQ. YD.

CONCRETE (COMMERCIAL)
EXIST. BUSINESS DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 6" CONCRETE. TO BE PAID FOR BY THE SQ. YD.

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PHARR DISTRICT STANDARD

TEXAS DEPARTMENT OF TRANSPORTATION
DRIVEWAY DETAILS
PRIVATE
(RESIDENTIAL-COMMERCIAL)

REV. 08/22

DRIVEWAY2.DGN

FED. RD. DIV. NO.	PROJECT NO.	FILE NO.	SHEET NO.
6			
STATE	STATE DIST. NO.	COUNTY	CONT. SECT. JOB HIGHWAY NO.
TEXAS	21		

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act." No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

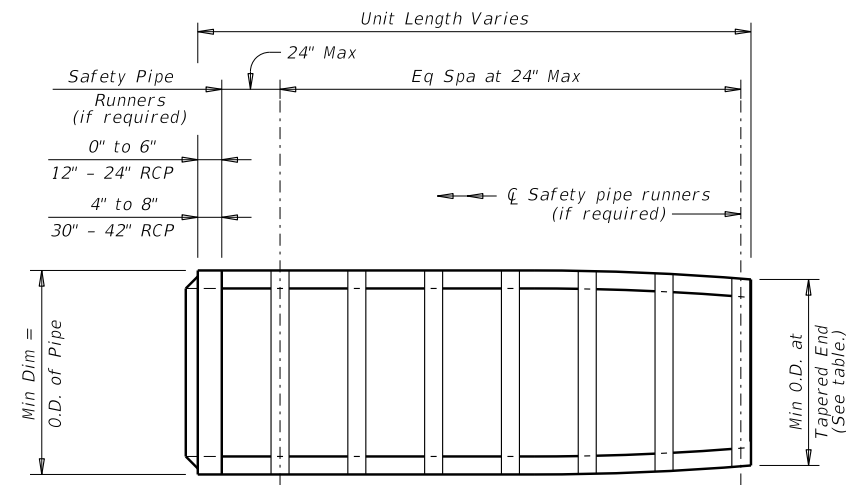
- 1 Slope as shown elsewhere in the plans. Slope of 6:1 or flatter is required for vehicle safety.
- 2 Provide cement stabilized bedding and backfill in accordance with the Item, "Excavation and Backfill for Structures." Bedding and backfill is considered subsidiary to the Item 467, "Safety End Treatment." When concrete riprap is specified around the safety end treatment, backfill as directed by Engineer.
- 3 Fill the top 4" of void between precast end treatments with concrete riprap. Concrete riprap is considered subsidiary to the Item 467, "Safety End Treatment."
- 4 Adjust clear distance between pipes to provide for the minimum distance between safety end treatments.
- 5 Safety pipe runners are required for multiple pipe culverts with more than two pipes.

REQUIREMENTS FOR CULVERT PIPES AND SAFETY PIPE RUNNERS

Pipe I.D.	Min Wall Thickness	Min O.D.	Min O.D. at Tapered End	Min Reinf Requirements (sq. in. per ft. of Pipe)	Max Slope	Min Length of Unit	Pipe Runner Requirements		Required Pipe Runner Sizes		
							Single Pipe	Multiple Pipe	Nominal Dia	O.D.	I.D.
12"	2"	16"	16"	0.07 Circ.	6:1	4' - 0"	No	(5)	3" STD	3.500"	3.068"
15"	2 1/4"	19 1/2"	19"	0.07 Circ.	6:1	5' - 8"	No	(5)	3" STD	3.500"	3.068"
18"	2 1/2"	23"	21 1/2"	0.07 Circ.	6:1	7' - 3"	No	(5)	3" STD	3.500"	3.068"
24"	3"	30"	27"	0.07 Circ.	6:1	10' - 6"	No	(5)	3" STD	3.500"	3.068"
30"	3 1/2"	37"	31"	0.18 Circ.	6:1	12' - 1"	No	Yes	4" STD	4.500"	4.026"
36"	4"	44"	36"	0.19 Ellip.	6:1	15' - 4"	Yes	Yes	4" STD	4.500"	4.026"
42"	4 1/2"	51"	41 1/2"	0.23 Ellip.	6:1	18' - 7"	Yes	Yes	4" STD	4.500"	4.026"

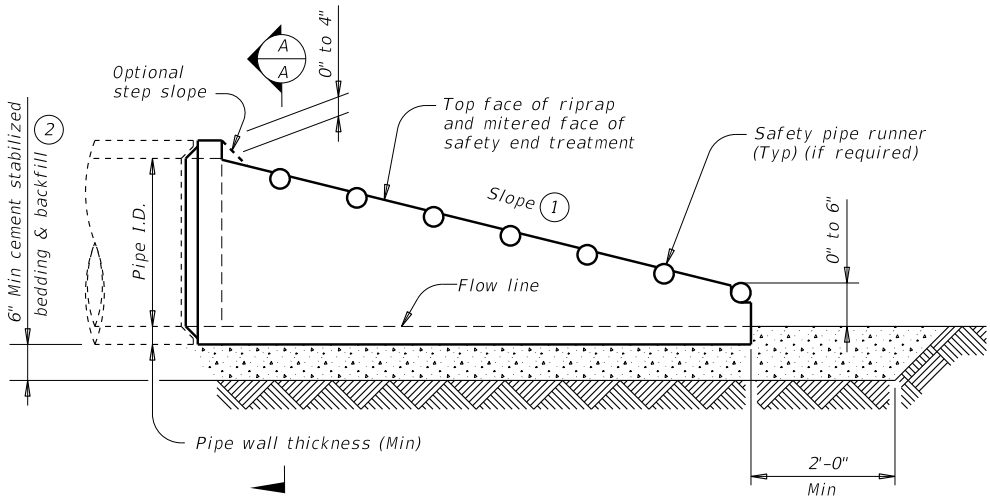
MATERIAL NOTES:
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Galvanize steel components except reinforcing steel after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:
Precast safety end treatment for reinforced concrete pipe (RCP) may be used for TYPE II end treatment as specified in Item 467, "Safety End Treatment."
When precast safety end treatment is used as a Contractor's alternate to mitered RCP, riprap will not be required unless noted otherwise on the plans.
Manufacture precast concrete end sections in accordance with Item 464, "Reinforced Concrete Pipe" and in accordance with ASTM Specification C-76, Class III, Wall B for circular pipe.
Provide precast concrete end sections with a spigot or bell end for compatibility to upstream or downstream end conditions with sufficient annular space to allow for grout, mortar, cold applied asphalt joint compound or pre-formed plastic gasket material.
Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.
Pipe runners are designed for a traversing load of 10,000 Lbs at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.



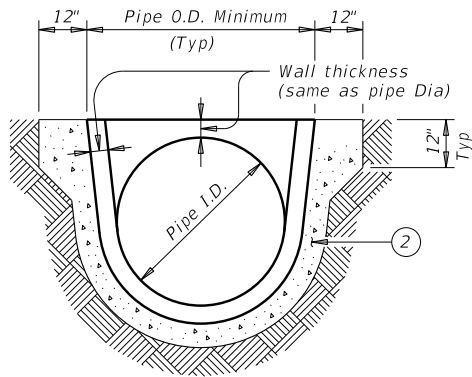
PLAN VIEW - 12" THRU 24"

(Showing spigot end connection.)

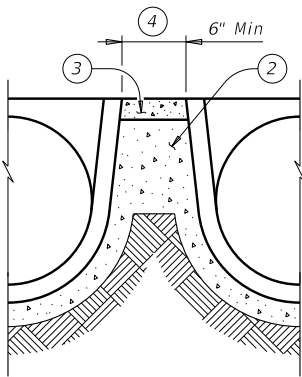


LONGITUDINAL ELEVATION - 12" THRU 24"

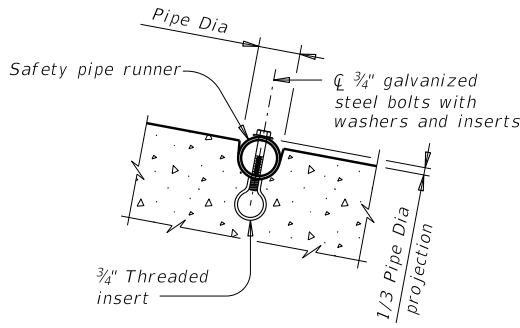
(Showing spigot end connection.)



SECTION A-A

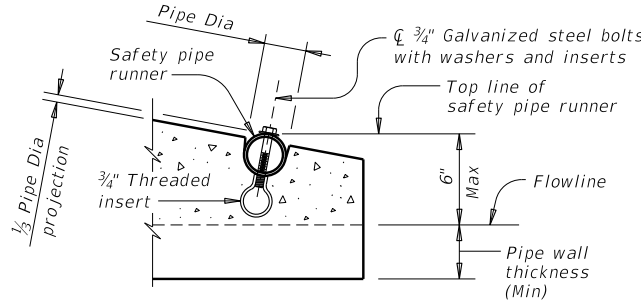


MULTIPLE PIPE INSTALLATION

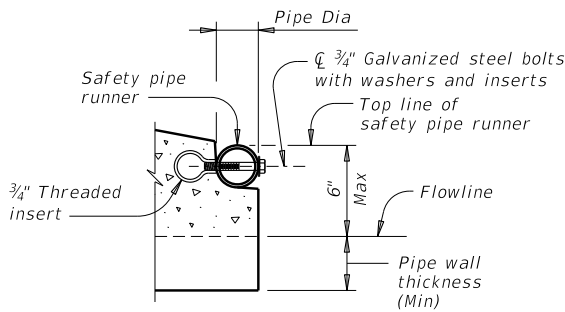


**INSTALLATION DETAIL FOR
SAFETY PIPE RUNNERS**

(If required)



OPTION A



OPTION B

**END DETAILS FOR INSTALLATION
OF SAFETY PIPE RUNNERS**

(If required)

					Bridge Division Standard	
PRECAST SAFETY END TREATMENT						
TYPE II ~ PARALLEL DRAINAGE						
PSET-RP						
FILE: CD-PSET-RP-20.dgn	DN: RLW	CK: KLR	DW: JTR	CK: GAF		
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY		
REVISIONS		DIST		COUNTY		SHEET NO.