Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 14, 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.

New Business: New items requested for consideration.

1. Consideration and action on approving the minutes of the April 9, 2026 meeting.

2. Hold a public hearing, consider and take action to make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, to repeal Section 27, "Sign Regulations" and adopt a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Regulations)

3. Hold a public hearing, consider and take action to make a recommendation to City Council on an amendment to 2045 Comprehensive Plan of the City for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas and recently annexed, to amend the future land use designation for the property from "Rural Life" to "Public/Institutional". The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52432 (Aubrey Fire Station No. 4)

4. Hold a public hearing, consider, and take action to make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned on recently annexed parcel to General Retail (GR) on approximately 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas. The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52732 (Aubrey Fire Station No. 4)

5. Consider and take action to make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

6. Consider and take action to make a recommendation to City Council regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally

located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

7. Consider and take action to make a recommendation to City Council regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

8. Consider and take action to make a recommendation to City Council regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

-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.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
April 9, 2026
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 Marie Johnson, City Secretary Jenny Hicks, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

Brittney Murray offered the Invocation and Nicole Shaw led the Pledges 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 February 12, 2026 meeting.

2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the February 12, 2026 regular meeting.

   P&Z Commissioner Kyle Kennedy made a motion to approve the consent items. 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 the City Council regarding a Preliminary Plat application for Lots 1 & 2, Block A, and Lot 1, Block B, Solid Rock, being

approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas. The property is generally located West of Silverado Parkway, south of Frontier Parkway and north of FM 2931 and Liberty Road.

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Candace Stone made a motion to approve the preliminary plat as presented. P&Z Commissioner Nicole Shaw seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 6:05 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 14th day of May, 2026.

_____

Brittney Jimenez, Commission Chair

ATTEST:

_____

Jenny Hicks, City Secretary

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Hold a public hearing, consider and take action to make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, to repeal Section 27, "Sign Regulations" and adopt a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Regulations)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
The Sign Regulations for the City of Aubrey were originally adopted as a new section of the Zoning Ordinance in February 2010. An amendment to the Section 27 "Sign Regulations" within Exhibit 14A, "Zoning Ordinance" was made in June 2025 to repeal and replace the previous sign standards with a comprehensively revised and improved set of standards. Since the last amendment, the City has determined that sign regulations are more appropriately administered as a standalone chapter applicable citywide and within the City's Extraterritorial Jurisdiction (ETJ), rather than a section within the Zoning Ordinance. This determination is based on several policy and administrative considerations:

- Sign regulations apply both within the City's corporate limits and its Extraterritorial Jurisdiction (ETJ). Housing them within the Zoning Ordinance — which is primarily applicable within corporate boundaries of the City — creates potential ambiguity regarding ETJ enforcement authority. A standalone chapter eliminates this ambiguity.
- A standalone chapter is more easily located, referenced, and applied by City staff, applicants, and the public without navigating the Zoning Ordinance framework.
- Enforcement of sign standards should not be constrained by, the procedural or jurisdictional limits of the Zoning Ordinance.
- A standalone chapter within the Code of Ordinances makes the sign regulations more visible and accessible to residents, businesses, and the development community.

Relocation of Existing Sign Regulations to a new Chapter 17 of the Aubrey Code of Ordinances
In order to relocate sign regulations from Section 27, "Sign Regulations" of the Zoning Ordinance, to a new standalone Chapter 17, "Sign Regulations," of the Aubrey Code of Ordinances, the following action is needed and would be accomplished through the Ordinance:

- Section 27, "Sign Regulations," of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances is repealed in its entirety, and a new Chapter 17, "Sign Regulations," is adopted as a standalone chapter of the Aubrey Code of Ordinances.

The new Chapter 17 incorporates the full text of the existing sign regulations — previously codified as Section 27 of the Zoning Ordinance — transferred verbatim, with only technical amendments to update the article and

section numbers throughout to reflect the new Chapter 17 structure, and accordingly update all internal cross-references to reflect the new numbering.

This amendment is purely administrative in nature and does not impact the practical application and enforcement of the Sign Regulations of the City of Aubrey. No amendments to the content, standards, or requirements of the Sign Regulations are proposed at this time. The regulations will be transferred verbatim into the new chapter, with only technical amendments as are necessary to update the article and section numbers to reflect the new chapter.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, the City had not received any comments/responses in opposition to or in support of the proposed zoning ordinance amendment.

Recommendation
Staff recommends approval of the proposed Zoning Ordinance Amendment as presented.

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

1. Approve the zoning amendment as presented;
2. Approve the zoning amendment with conditions; or
3. Deny the zoning amendment.

Attachments

1. Proposed Sign Regulations
2. Existing Sign Regulations

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend *(approval, approval with conditions, table or denial)* of the Zoning Ordinance Amendment for Sign Regulations.

Chapter 17, “Sign Regulations”

ARTICLE 17.01. GENERAL PROVISIONS

§ 17.01.001. APPLICABILITY; PURPOSE AND INTENT.

The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

A. Safety. To promote the safety of persons and property by providing that signs do not:

(1) Create a hazard due to collapse, fire, decay, and/or abandonment;

(2) Obstruct firefighting or police observation; or

(3) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

B. Communication Efficiency. To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(1) Businesses and services may identify themselves;

(2) Motorists, pedestrians, and other persons may locate a business or service;

(3) Priority is given to the conveyance of public safety messages; and

(4) The right of free speech is preserved and exercised using signs.

C. Environmental Preservation and Aesthetics. To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(1) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(2) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(3) Do not create visual clutter to persons using the public rights-of-way;

(4) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(5) Are not detrimental to land or property values.

§ 17.01.002 DEFINITIONS.

For the purposes of this Chapter 17, Sign Regulations, the following words shall have the following definitions ascribed to them. Words not defined in this Chapter 17, Sign Regulations, shall be as defined in Chapter 14, Zoning, Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

(1) *Abandoned sign* means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

(2) *Advertising* means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

(3) *Attached sign* means any sign affixed to, applied on, or supported by any part of a building located on-premises.

(4) *Awning sign* means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in section 17.03.001(1), Permanent Signs Allowed in Downtown Area, Awning Signs.)

(5) *Balloon/floating device* means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

(6) *Bandit sign* means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

(7) *Banner sign* means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection 17.03.002(1), Temporary Signs in Downtown Area, Banner Signs.)

(8) *Billboard sign* means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

(9) *Builder promotional sign* means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection 17.03.005(1), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

(10) *Building* means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant

enough to prevent the spread of fire, each portion of such structure separated may be deemed as a separate building.

(11) *Building official* means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

(12) *Canopy sign* means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection 17.03.003(1), Permanent Signs, Canopy Signs.)

(13) *Cantilevered ground sign* means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection 17.03.003(2), Permanent Signs, Cantilevered Ground Signs.)

(14) *Certificate of occupancy* means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

(15) *Changeable electronic message/reader board sign* means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection 17.03.005(2), Miscellaneous or Temporary Signs, Changeable Electronic Message/ Reader Board Sign.)

(16) *City* means the City of Aubrey, Texas.

(17) *City Manager* means the City Manager or his designee or other City-authorized agent designated by the City Manager.

(18) *Conforming sign* means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

(19) *Construction sign* means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection 17.03.005(3), Miscellaneous or Temporary Signs, Construction Sign.)

(20) *Crown sign* means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection 17.03.003(3), Permanent Signs, Crown Signs.)

(21) *Development sign, temporary* means a temporary sign which advertises real estate, brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information

and restrictions in subsection 17.03.005(4), Miscellaneous or Temporary Signs, Development Sign.)

(22) *Drive-through order sign* means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection 17.03.003(4), Permanent Signs, Drive-Through Order Signs.)

(23) *Effective sign area* means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

(24) *Erect or install* means to build, construct, attach, hang, place, suspend, affix, paint, display, apply, assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

(25) *Exempt* means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

(26) *Facade* means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

(27) *Feather flag* means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

(28) *Flag* means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection 17.03.005(5), Miscellaneous or Temporary Signs, Flags.)

(29) *Flagpole* means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

(30) *Frame duration* means the time during which the frame continues a changeable message sign.

(31) *Garage sale* see yard sale.

(32) *Government/regulatory sign* means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

(33) *Graffiti* means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

(34) *Grand opening* means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

(35) *Human sign* means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

(36) *Illegal sign* means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

(37) *Illuminated sign* means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

(38) *Impounded sign* means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

(39) *Incidental sign* means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection 17.03.005(6), Miscellaneous or Temporary Signs, Incidental Signs.)

(40) *Inflatable sign* means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection 17.03.005(7), Miscellaneous or Temporary Signs, Inflatable Signs.)

(41) *Logo* means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

(42) *Mechanical sign* means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

(43) *Merchandise display* means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

(44) *Message transition* means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

(45) *Monument sign* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

(46) *Monument sign, multiple tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection 17.03.003(5), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

(47) *Monument sign, single tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection 17.03.003(6), Permanent Signs, Monument Signs - Single Tenant.)

(48) *Mural sign* means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions in subsection 17.03.001(2), Permanent Signs in Downtown Area, Mural Signs.)

(49) *Neglected sign* means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

(50) *Non-profit sign* means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/ or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(51) *Non-residential use* means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

(52) *Nonconforming sign* means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

(53) *Notice* means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

(54) *Obscene sign* means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

(55) *Off-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

(56) *On-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

(57) *Outdoor vending machine sign* means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection 17.03.005(9), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

(58) *Person* means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

(59) *Pole sign* means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design of the sign; or (2) less than 1/4 the width of the sign.

(60) *Political sign* means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection 17.03.005(10), Miscellaneous or Temporary Signs, Political Signs.)

(61) *Portable sign* means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

(62) *Premises* means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

(63) *Prohibited sign* means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

(64) *Projecting sign* means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection 17.03.001(3), Permanent Signs allowed in Downtown Area, Projecting Signs.)

(65) *Public informational sign* means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

(66) *Residential subdivision entrance sign (subdivision entry sign)* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection 17.03.004(1), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

(67) *Residential use* means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

(68) *Residential yard sign* means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection 17.03.005(14), Miscellaneous or Temporary Signs, Residential Yard Signs.)

(69) *Revolving sign* means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

(70) *Right-of-way* means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

(71) *Roof sign* means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign that is painted directly upon the roof or top of a building.

(72) *Scoreboard* means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection 17.03.005(11), Scoreboards.)

(73) *Searchlight* means any use of lighting intended to attract the general public by the waving or moving of light beams.

(74) *Section or this section* means these Sign Regulations unless the context otherwise specifically provides.

(75) *Sidewalk sign* means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection 17.03.002(2), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection 17.03.005(12), Miscellaneous and Temporary Signs, Sidewalk Signs.)

(76) *Sign* means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

(77) *Sign cabinet* means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

(78) *Strip center* means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

(79) *Subdivision* means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

(80) *Temporary development sign* means a sign that identifies a real estate project that is under construction.

(81) *Temporary sign* means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

(82) *Temporary, non-profit sign* means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(83) *Total sign area* means the total area of a sign including the display, framework, and base.

(84) *Unified development zone* means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

(85) *Unified sign plan* means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color, type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

(86) *Vacant building sign* means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

(87) *Vehicle* means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

(88) *Vehicular sign* means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection 17.03.005(13), Miscellaneous or Temporary Signs, Vehicular Signs.)

(89) *Wall sign* means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection 17.03.001(4), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection 17.03.003(7), Permanent Signs, Wall Signs.)

(90) *Wayfaring sign* means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection 17.03.001(5), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

(91) *Wind device* means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

(92) *Window sign* means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection 17.03.001(6), Permanent Signs allowed in Downtown Area, Window Signs.)

(93) *Yard/garage sale* means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection 17.03.005(15), Miscellaneous or Temporary Signs, Yard Sale Signs.)

(94) *Zoning districts* means the various use districts designated in the City's Zoning Ordinance.

(95) *Zoning sign* means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

§ 17.01.003. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Chapter 17, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to

Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

ARTICLE 17.02. ADMINISTRATION

§17.02.001 PERMIT REQUIRED.

(a) *Sign Permit Required.* No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/ regulatory sign, and a government/regulatory sign may be placed in the public right-of-way.

(b) *Application.* An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(1) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(2) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(3) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(4) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(5) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

(c) *Permit Fee.* Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will not be accepted without the permit fee paid in full.

(1) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(2) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) *Inspection.* The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) *Permit Expiration/Extension/Removal.* If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

§ 17.02.002. INTERPRETATION, ADMINISTRATION AND REVOCATION OF PERMIT.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

§ 17.02.003 PROHIBITED SIGNS.

The following signs are expressly prohibited:

(1) Abandoned signs;

(2) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(3) Billboard signs;

(4) Graffiti;

(5) Neglected signs;

(6) Balloon and air devices;

(7) Bandit signs;

(8) Human signs;

(9) Portable signs, unless specifically permitted within this section;

(10) Revolving signs;

(11) Mechanical signs;

(12) Pole signs;

(13) Roof signs;

(14) Vacant building signs;

(15) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(16) Obscene signs;

(17) LED, string or similar lighting outlining windows, doors, or other similar building features;

(18) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(19) Other prohibited signs:

a. Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

b. Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

c. Any sign that emits odor or visible matter;

d. Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

e. Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

f. Any sign located on private property without the consent of the owner of the premises;

g. Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

h. Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

i. Any sign supported by a fence, except as otherwise permitted in this section;

j. Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

k. Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county,

state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

l. Off-premises signs, unless specifically permitted within this section.

§17.02.004 NONCONFORMING SIGNS.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign regulations when and if the following occurs:

(1) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(2) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

(3) An alteration in the structure of sign support.

(4) A change in the mechanical facilities or type of illumination.

(5) A change in the material of the sign face.

(6) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(7) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(8) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(9) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign. A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch. 216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

§17.02.005 MAINTENANCE OF SIGNS/NEGLECTED AND ABANDONED SIGNS.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

§ 17.02.006 Removal of Signs in Violation.

(a) *Removal/Impoundment of Prohibited Signs.* All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(1) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written notification to do so.

(2) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(3) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(4) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(5) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(6) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(7) Bandit signs may be removed immediately by the City.

(b) *Failure to Comply.* It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) *Impounded Signs and Recovery.*

(1) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(2) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

§ 17.02.007 UNIFIED SIGN PLAN.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(1) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(2) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(3) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(4) Other information to illustrate the consistency and uniformity of the signs; and

(5) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as

otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

§ 17.02.008 WAIVERS AND APPEALS.

(a) *Sign Board.* All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) *Process.* Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) *Approval Standards.* When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(1) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(2) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(3) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(4) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(5) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) *Approval by the Sign Board.* In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) *Appeal.* If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) *Limitation on Reapplications.* When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

§ 17.02.009 PENALTY FOR VIOLATION OF SECTION 27, SIGN REGULATIONS.

(a) *Penalty for Violation.* Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) *Presumption of Ownership.* There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(1) The permit holder for the sign; or

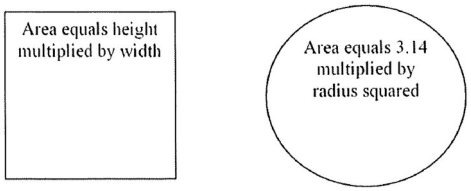
(2) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

(c) *Presumption Rebuttable.* The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

§ 17.02.010 SIGN MEASUREMENT.

(a) *Area.* The area of a sign shall be measured as follows:

(1) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.



(2) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(3) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(4) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(5) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) *Height.* The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

§ 17.02.011 CRITERIA FOR PERMISSIBLE SIGNS.

The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

ARTICLE 17.03. APPROVED SIGNS

§17.03.001 PERMANENT SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

(1) Awning Signs.

(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	
(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.	
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches	
(vi) Permit Required	Yes.	

(2) Murals.

(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	 *Image credit: Tyler, Texas*

(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.
(iv) Permit Required	Yes, location must be approved by the City Manager.
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.

(3) Projecting Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave	

	line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(4) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the	

	applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(5) Wayfaring Signs.

(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(6) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	

(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.

§17.03.002 TEMPORARY SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

(1) Banner Signs (Temporary).

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of	

	worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.
(viii) Duration	Each permit is valid for a two-week period.
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.
(x) Permit Required	Yes.

(2) Sidewalk Sign (Temporary).

(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	
(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.	
(iv) Design	No illumination is permitted.	
(v) Duration	The sign must be removed and placed indoors at the close of each business day.	
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.	

§17.03.003 PERMANENT SIGNS ALLOWED IN ALL OTHER NON-RESIDENTIAL DISTRICTS AND THE ETJ.

In addition to the signs listed in Section 17.03.001, the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(1) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(2) Cantilevered Ground Signs

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/ or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(3) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(4) Drive-Through Order Signs.

(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	
(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs		

(v) Design	One preview board and one order board shall be permitted for each drive-through/drive-up lane. Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.
(vi) Permit Required	Yes.

(5) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	
(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.	
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).	

(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(6) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.	
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.	
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.	
(viii) Permit Required	Yes.	

(7) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	

(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.
(viii) Permit Required	Yes. A sign reface requires a separate permit.

§17.03.004 PERMANENT SIGNS ALLOWED IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS AND THE ETJ (OTHER THAN THE PROPOSED DOWNTOWN AREA).

In addition to the signs listed in section 17.03.001, the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

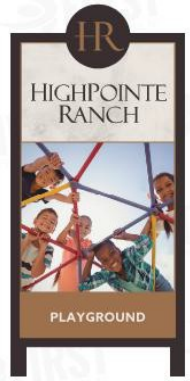
(1) Residential Subdivision Entrance Sign.

(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.	 
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.	
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.	
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.	
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.	
(viii) Permit Required	Yes.	
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.	

§17.03.005 Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.

In addition to the signs listed in section 17.03.001, the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(1) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(2) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped	

	with automatic dimming technology which adjusts the sign's brightness based on ambient light.
(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.
(v) Permit Required	Yes.

(3) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.

(vii) Permit Required	Yes

(4) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	
(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	
(viii) Permit Required	Yes	
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.	

(5) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.

(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non- residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(6) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches
(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.
(ix) Fees	No

(7) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	

	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.
(ii) Maximum Effective Sign Area	48 square feet
(iii) Maximum Height	30 feet
(iv) Maximum Number of Signs	One per premises per event
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.
(vi) Permit Required	Yes

(8) Non-Profit Signs (Temporary).

(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(9) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.

(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(10) Political Signs (Temporary Sign)

(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(11) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.

(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(12) Sidewalk Signs (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(13) Vehicular Signs.

(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used	

	as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(14) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of	2 per lot	

Signs	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above

(15) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

CHAPTER 14, "ZONING"
EXHIBIT 14A – ZONING ORDINANCE

§ 27. SIGN REGULATIONS.

A. APPLICABILITY; PURPOSE AND INTENT. The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

(1) Safety.To promote the safety of persons and property by providing that signs do not:

(a) Create a hazard due to collapse, fire, decay, and/or abandonment;

(b) Obstruct firefighting or police observation; or

(c) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

(2) Communication Efficiency.To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(a) Businesses and services may identify themselves;

(b) Motorists, pedestrians, and other persons may locate a business or service;

(c) Priority is given to the conveyance of public safety messages; and

(d) The right of free speech is preserved and exercised using signs.

(3) Environmental Preservation and Aesthetics.To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(a) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(b) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(c) Do not create visual clutter to persons using the public rights-of-way;

(d) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(e) Are not detrimental to land or property values.

B. DEFINITIONS.For the purposes of this Section 27, Sign Regulations, the following

words shall have the following definitions ascribed to them. Words not defined in this Section 27, Sign Regulations shall be as defined in Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

Abandoned sign means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

Advertising means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Attached sign means any sign affixed to, applied on, or supported by any part of a building located on-premises.

Awning sign means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in subsection E(1)(a), Permanent Signs Allowed in Downtown Area, Awning Signs.)

Balloon/floating device means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

Bandit sign means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

Banner sign means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection E(2)(a), Temporary Signs in Downtown Area, Banner Signs.)

Billboard sign means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

Builder promotional sign means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection E(5)(a), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

Building means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant enough to prevent the spread of fire, each portion of such structure separated may be

deemed as a separate building.

Building official means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

Canopy sign means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection E(3)(a), Permanent Signs, Canopy Signs.)

Cantilevered ground sign means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection E(3)(b), Permanent Signs, Cantilevered Ground Signs.)

Certificate of occupancy means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

Changeable electronic message/reader board sign means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection E(5)(b), Miscellaneous or Temporary Signs, Changeable Electronic Message/ Reader Board Sign.)

City means the City of Aubrey, Texas.

City Manager means the City Manager or his designee or other City-authorized agent designated by the City Manager.

Conforming sign means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

Construction sign means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection E(5)(c), Miscellaneous or Temporary Signs, Construction Sign.)

Crown sign means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection E(3)(c), Permanent Signs, Crown Signs.)

Development sign, temporary means a temporary sign which advertises real estate,

brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information and restrictions in subsection E(5)(d), Miscellaneous or Temporary Signs, Development Sign.)

Drive-through order sign means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection E(3)(d), Permanent Signs, Drive-Through Order Signs.)

Effective sign area means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

Erect or install means to build, construct, attach, hang, place, suspend, affix, paint, display, apply, assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

Exempt means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

Facade means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

Feather flag means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

Flag means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection E(5)(e), Miscellaneous or Temporary Signs, Flags.)

Flagpole means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

Frame duration means the time during which the frame continues a changeable message sign.

Garage sale see yard sale.

Government/regulatory sign means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

Graffiti means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

Grand opening means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

Human sign means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

Illegal sign means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

Illuminated sign means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

Impounded sign means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

Incidental sign means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection E(5)(f), Miscellaneous or Temporary Signs, Incidental Signs.)

Inflatable sign means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection E(5)(g), Miscellaneous or Temporary Signs, Inflatable Signs.)

Logo means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

Mechanical sign means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

Merchandise display means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

Message transition means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

Monument sign means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

Monument sign, multiple tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection E(3)(e), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

Monument sign, single tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection E(3)(f), Permanent Signs, Monument Signs - Single Tenant.)

Mural sign means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions

in subsection E(1)(b), Permanent Signs in Downtown Area, Mural Signs.)

Neglected sign means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

Non-profit sign means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/ or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Non-residential use means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

Nonconforming sign means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

Notice means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

Obscene sign means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

Off-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

On-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

Outdoor vending machine sign means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection E(5)(i), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

Person means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

Pole sign means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design

of the sign; or (2) less than 1/4 the width of the sign.

Political sign means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection E(5)(j), Miscellaneous or Temporary Signs, Political Signs.)

Portable sign means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

Premises means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

Prohibited sign means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

Projecting sign means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection E(1)(c), Permanent Signs allowed in Downtown Area, Projecting Signs.)

Public informational sign means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

Residential subdivision entrance sign (subdivision entry sign) means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection E(4)(a), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

Residential use means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

Residential yard sign means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection E(5)(n), Miscellaneous or Temporary Signs, Residential Yard Signs.)

Revolving sign means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

Right-of-way means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

Roof sign means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign

that is painted directly upon the roof or top of a building.

Scoreboard means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection E(5)(k), Scoreboards.)

Searchlight means any use of lighting intended to attract the general public by the waving or moving of light beams.

Section or this section means these Sign Regulations unless the context otherwise specifically provides.

Sidewalk sign means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection E(2)(b), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection E(5)(l), Miscellaneous and Temporary Signs, Sidewalk Signs.)

Sign means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

Sign cabinet means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

Strip center means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

Temporary development sign means a sign that identifies a real estate project that is under construction.

Temporary sign means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

Temporary, non-profit sign means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Total sign area means the total area of a sign including the display, framework, and base.

Unified development zone means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

Unified sign plan means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color,

type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

Vacant building sign means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

Vehicle means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

Vehicular sign means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection E(5)(m), Miscellaneous or Temporary Signs, Vehicular Signs.)

Wall sign means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection E(1)(d), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection E(3)(g), Permanent Signs, Wall Signs.)

Wayfaring sign means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection E(1)(e), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

Wind device means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

Window sign means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection E(1)(f), Permanent Signs allowed in Downtown Area, Window Signs.)

Yard/garage sale means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection E(5)(o), Miscellaneous or Temporary Signs, Yard Sale Signs.)

Zoning districts means the various use districts designated in the City's Zoning Ordinance.

Zoning sign means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

C. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Section 27, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section

as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

D. ADMINISTRATION.

(1) Permit Required.

(a) Sign Permit Required.No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/ regulatory sign, and a government/regulatory sign may be placed in the public right-of-way.

(b) Application.An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(i) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(ii) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(iii) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(iv) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(v) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

(c) Permit Fee.Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will

not be accepted without the permit fee paid in full.

(i) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(ii) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) Inspection.The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) Permit Expiration/Extension/Removal.If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

(2) Interpretation, Administration and Revocation of Permit.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

(3) Prohibited Signs.The following signs are expressly prohibited:

(a) Abandoned signs;

(b) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(c) Billboard signs;

(d) Graffiti;

(e) Neglected signs;

(f) Balloon and air devices;

(g) Bandit signs;

(h) Human signs;

(i) Portable signs, unless specifically permitted within this section;

(j) Revolving signs;

(k) Mechanical signs;

(l) Pole signs;

(m) Roof signs;

(n) Vacant building signs;

(o) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(p) Obscene signs;

(q) LED, string or similar lighting outlining windows, doors, or other similar building features;

(r) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(s) Other prohibited signs:

(i) Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

(ii) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

(iii) Any sign that emits odor or visible matter;

(iv) Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

(v) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

(vi) Any sign located on private property without the consent of the owner of the premises;

(vii) Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

(viii) Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

(ix) Any sign supported by a fence, except as otherwise permitted in this section;

(x) Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

(xi) Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county, state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

(xii) Off-premises signs, unless specifically permitted within this section.

(4) Nonconforming Signs.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign

regulations when and if the following occurs:

(i) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(ii) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

(iii) An alteration in the structure of sign support.

(iv) A change in the mechanical facilities or type of illumination.

(v) A change in the material of the sign face.

(vi) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(vii) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(viii) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(ix) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign.A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch. 216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

(5) Maintenance of Signs/Neglected and Abandoned Signs.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

(6) Removal of Signs in Violation.

(a) Removal/Impoundment of Prohibited Signs.All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(i) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written notification to do so.

(ii) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(iii) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(iv) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(v) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(vi) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(vii) Bandit signs may be removed immediately by the City.

(b) Failure to Comply.It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) Impounded Signs and Recovery.

(i) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(ii) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

(7) Unified Sign Plan.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(i) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(ii) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(iii) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(iv) Other information to illustrate the consistency and uniformity of the signs; and

(v) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified

development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

(8) Waivers and Appeals.

(a) Sign Board.All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) Process.Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) Approval Standards.When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(i) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(ii) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(iii) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(iv) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(v) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) Approval by the Sign Board.In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) Appeal.If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) Limitation on Reapplications.When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

(9) Penalty for Violation of Section 27, Sign Regulations.

(a) Penalty for Violation.Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the

maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) Presumption of Ownership.There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(i) The permit holder for the sign; or

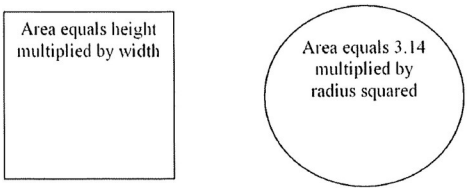
(ii) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

(c) Presumption Rebuttable.The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

(10) Sign Measurement.

(a) Area.The area of a sign shall be measured as follows:

(i) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.



(ii) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(iii) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(iv) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(v) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) Height.The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

(11) Criteria for Permissible Signs.The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

E. APPROVED SIGNS.

(1) Permanent Signs Allowed in Proposed Downtown Area.

(a) Awning Signs.

(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	

(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches
(vi) Permit Required	Yes.

(b) Murals.

(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	 Image credit: Tyler, Texas
(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.	
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.	
(iv) Permit Required	Yes, location must be approved by the City Manager.	
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.	

(c) Projecting Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(d) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(e) Wayfaring Signs.

(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(f) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	
(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.	
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.	
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.	

(2) Temporary Signs Allowed in Proposed Downtown Area.

(a) Banner Signs (Temporary).

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.	
(viii) Duration	Each permit is valid for a two-week period.	
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.	
(x) Permit Required	Yes.	

(b) Sidewalk Sign (Temporary).

(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	

(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.
(iv) Design	No illumination is permitted.
(v) Duration	The sign must be removed and placed indoors at the close of each business day.
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.

(3) Permanent Signs Allowed in All Other Non-Residential Districts and the ETJ. In addition to the signs listed in subsection E(1), the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(a) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(b) Cantilevered Ground Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(c) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(d) Drive-Through Order Signs.

(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	

(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs	One preview board and one order board shall be permitted for each drive-through/drive-up lane.	
(v) Design	Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.	
(vi) Permit Required	Yes.	

(e) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	
(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.	
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.	

(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).
(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(f) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.
(iii) Minimum Base Height	12 inches.
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.
(viii) Permit Required	Yes.





(g) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(4) Permanent Signs Allowed in Residential and Multi-Family Districts and the ETJ (Other Than the Proposed Downtown Area).In addition to the signs listed in subsection E(1), the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

(a) Residential Subdivision Entrance Sign.

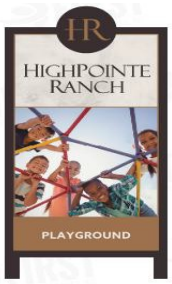
(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.
(iii) Minimum Base Height	12 inches.
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(viii) Permit Required	Yes.
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.





(5) Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.In addition to the signs listed in subsection E(1), the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(a) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(b) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped with automatic dimming technology which adjusts the sign's brightness based on ambient light.	
(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.	
(v) Permit Required	Yes.	

(c) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.
(vii) Permit Required	Yes

(d) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	
(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	

(viii) Permit Required	Yes
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.

(e) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.
(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non-residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(f) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches
(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(ix) Fees	No

(g) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	
	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.	
(ii) Maximum Effective Sign Area	48 square feet	
(iii) Maximum Height	30 feet	
(iv) Maximum Number of Signs	One per premises per event	
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.	
(vi) Permit Required	Yes	

(h) Non-Profit Signs (Temporary).

(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(i) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.
(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(j) Political Signs (Temporary Sign)

(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(k) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.
(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(l) Sidewalk Signs (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(m) Vehicular Signs.

(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(n) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of Signs	2 per lot	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above	

(o) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

(Ordinance 429-10, sec. 2.02, adopted 2/23/10; Ordinance 477-12 adopted 8/27/12; Ordinance 505-13 adopted 6/18/13; Ordinance 551-15 adopted 2/17/15; Ordinance 914-25 adopted 6/26/2025)

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Hold a public hearing, consider and take action to make a recommendation to City Council on an amendment to 2045 Comprehensive Plan of the City for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas and recently annexed, to amend the future land use designation for the property from "Rural Life" to "Public/Institutional". The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52432 (Aubrey Fire Station No. 4)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
The subject property is an approximately 10.00 acre tract situated along FM 2931 (a major arterial thoroughfare) in an area transitioning from rural land uses to suburban development. The property was recently annexed into the city of Aubrey by action of the Aubrey City Council on March 26, 2026. The annexation was initiated to accommodate the City's planned construction of Fire Station No. 4 and a centralized training facility to serve the growing areas of the community, particularly those accessible via FM 2931 in the eastern and northeastern portions of the City's service area.

Current Future Land Use Designation: Rural Life
The Aubrey 2045 Comprehensive Plan designates the subject property as "Rural Life". This designation is intended to preserve existing rural character, agricultural uses, and low-density development patterns in areas at the outer edges of the City's growth boundary. Typical uses consistent with the Rural Life designation include agricultural activities, rural residential development, and open space conservation. Institutional uses such as fire stations are not contemplated under this category.

Surrounding Land Uses and Designations
The property is located along FM 2931, a major arterial roadway that serves as a corridor for both existing and future growth. The surrounding area includes a mix of rural residential properties, agricultural tracts, and developing suburban neighborhoods characteristic of Aubrey's rapid growth pattern. The Comprehensive Plan designates areas in the vicinity for a range of future uses such as Residential (Medium Density), Parks, Recreation & Open Space, Floodplain, Public/Institutional, and Regional Commercial.

Requested Future Land Use Designation: Public/Institutional
The request is for an amendment to the Future Land Use Plan within the Aubrey 2045 Comprehensive Plan to change the Future Land Use designation from "Rural Life" to "Public/Institutional". The Public/Institutional land use designation is intended to accommodate government facilities, public safety infrastructure, schools, libraries, utilities, and similar civic uses that serve the community. Fire stations, training facilities, and other emergency services infrastructure are ideal examples of Public/Institutional uses.

Staff Analysis
Consistency with the Aubrey 2045 Comprehensive Plan

The Aubrey 2045 Comprehensive Plan serves as the guiding policy document for the City's long-range growth and development. The Plan recognizes Aubrey's growth and corresponding need for expanded public infrastructure and services. The provision of adequate public safety facilities — including fire stations — is a core element of responsible growth management and supports the plan's goals for community health, safety and welfare.

The subject property's current Rural Life designation reflects the area's historical character prior to Aubrey's recent growth and the March 2026 annexation.The proposed Public/Institutional designation is more appropriate given that the City has identified this specific site for a critical public safety and training facility. The Fire Station No. 4 when constructed, will:

- Reduce emergency response times to eastern and northeastern Aubrey.
- Provide dedicated training facility to support ongoing firefighter certification and skill development
- Position the City to accommodate continued growth in a responsible, proactive manner.

Compatibility with Surrounding Area
Fire stations and public safety facilities are generally compatible with a wide variety of surrounding land uses and have minimal impact on adjacent properties during normal operations. The FM 2931 corridor provides direct arterial access for emergency vehicle deployment without routing apparatus through residential streets. The 10-acre site provides adequate space to buffer training activities and station operations from the surrounding properties.

Notification
Notifications as required by Texas Local Government Code were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommmendation
Staff have reviewed the comprehensive plan amendment application and recommend it for approval.

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

1. Approve the comprehensive plan amendment application; or
2. Deny the comprehensive plan amendment application.

Attachments

1. Location/NotificationMap
2. Survey of the Property

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion

Motion to recommend *(approval, approval with conditions, table or denial)* of the comprehensive plan amendment application to City Council.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

8445 FM 2931, PILOT POINT, TX, 76258

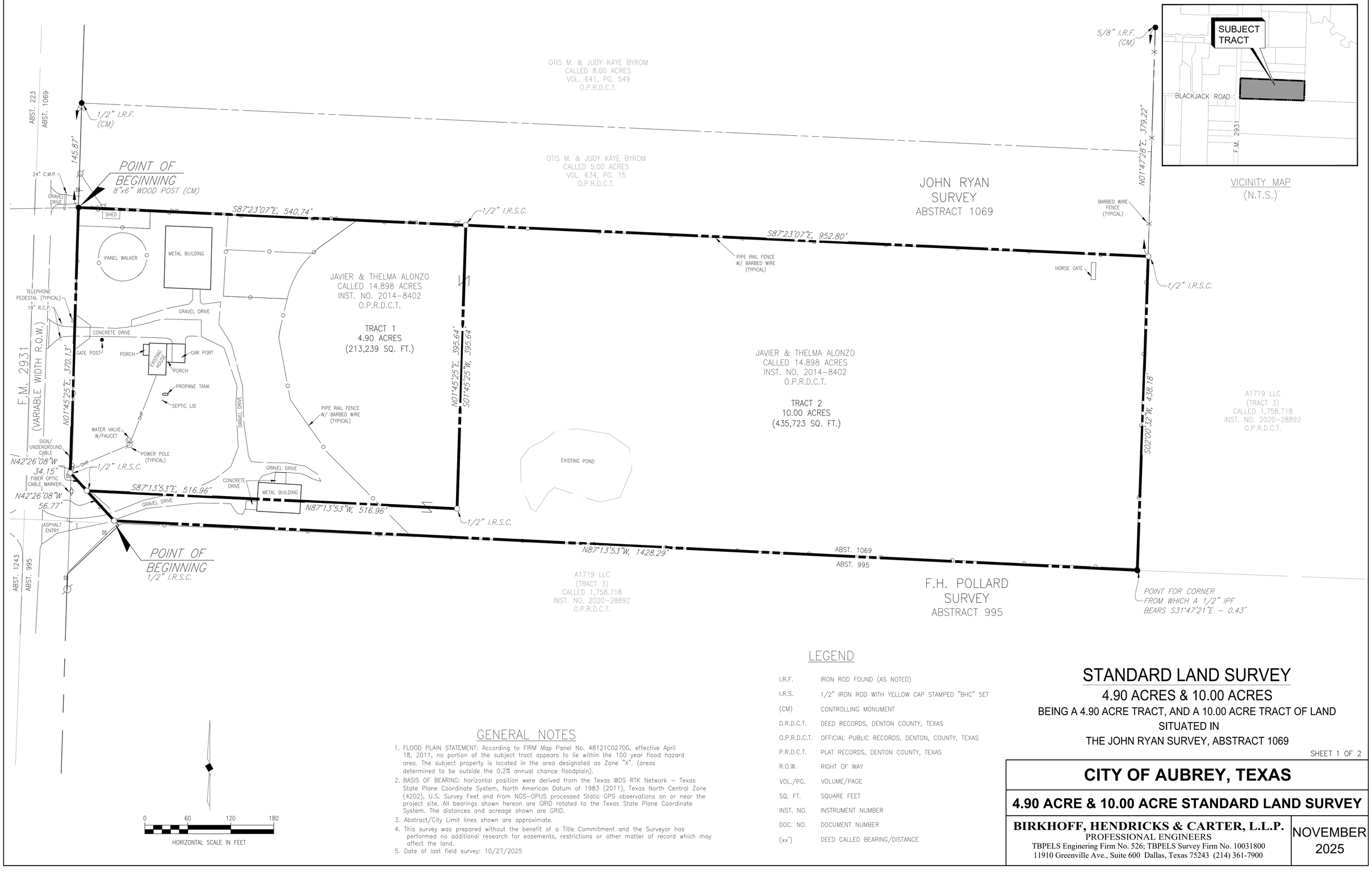


Legend

- 200-Foot Buffer
- Parcels
- Aubrey City Limits

N

0 250 500 1,000 Feet



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

LEGEND

I.R.F.	IRON ROD FOUND (AS NOTED)
I.R.S.	1/2" IRON ROD WITH YELLOW CAP STAMPED "BHC" SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL./PG.	VOLUME/PAGE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
(xx')	DEED CALLED BEARING/DISTANCE

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

SHEET 1 OF 2

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER
2025

Field Note Description

(TRACT 1 – 4.90 ACRES)

Being a 4.90 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 8 inch by 6 inch wooden fence post (Controlling Monument (CM)) found on the common northwest corner of said 14.898 acre Alonzo tract, and the southwest corner of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.), said wooden fence post also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way), from which a 1/2 inch iron rod (CM) found on the common northwest corner of said 5.00 acre Byrom tract, and the southwest corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 45 minutes 25 seconds East, a distance of 145.87 feet;

THENCE South 87 degrees 23 minutes 07 seconds East, departing the east right–of–way line of said F.M. 2931, and being along the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 540.74 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds West, departing the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, and being across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE North 87 degrees 13 minutes 53 seconds West, continuing across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931;

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 34.15 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the northernmost southwest corner of said 14.898 acre Alonzo tract;

THENCE North 01 degrees 45 minutes 25 seconds East, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 370.13 feet to the POINT OF BEGINNING and containing 4.90 acres of land (213,239 square feet), more or less.

(TRACT 1 – 10.00 ACRES)

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo tract, and the northwest corner of a called 1,758.718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in Instrument Number 2020–28892 (O.P.R.D.C.T.), said iron rod set also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way);

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 56.77 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE North 01 degrees 45 minutes 25 seconds East, continuing across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common north line of said 14.898 acre Alonzo tract, and the south line of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.);

THENCE South 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

THENCE South 02 degrees 00 minutes 32 seconds West, along the common east line of said 14.898 acre Alonzo tract, and the easternmost west line of said 1,758.718 acre A1719 LLC tract, a distance of 438.18 feet to a point for corner, said point being on the southeast corner of said 14.898 acre Alonzo tract, and an interior ell corner of said 1,758.718 acre A1719 LLC tract, from which a 1/2 inch iron pipe found bears South 31 degrees 47 minutes 21 seconds East, a distance of 0.43 feet;

THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of said 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435,723 square feet), more or less.

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

SURVEYOR'S CERTIFICATE

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1B, Condition IV, Standard Land Survey.

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

11/03/25

Chase Crawford, R.P.L.S. Date
Registered Professional Land Surveyor
State of Texas No. 6913

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER 2025

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Hold a public hearing, consider, and take action to make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned on recently annexed parcel to General Retail (GR) on approximately 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas. The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52732 (Aubrey Fire Station No. 4)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
The subject property is an approximately 10.00 acres tract situated along FM 2931 (a major arterial thoroughfare) in an area transitioning from rural land to suburban development. The subject site was recently annexed into the City of Aubrey by action of the Aubrey City Council on March 26, 2026. The annexation was initiated to accommodate the City's planned construction of Fire Station No. 4 and a centralized training facility to serve the growing areas of the community, particularly those accessible via FM 2931 in the eastern and northeastern portions of the City's service area. Upon annexation, the City is required to assign an appropriate zoning district classification consistent with the Comprehensive Plan. The request is to establish General Retail (GR) zoning district for the approximately 10.00 acre subject tract. This zoning change request is companion to the Comprehensive Plan Amendment, which proposes to change the Future Land Use designation from Rural Life to Public/Institutional to align with the intended use.

Staff Analyis
General Retail (GR) District
The General Retail (GR) zoning district is intended to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas to serve the community at a general scale. The GR district permits Government Uses as a principal permitted use by right. Government Uses, is defined in the Aubrey Zoning Ordinance as outlined below:

> *Government Use: Any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the govoernmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature. (§ 14A-4(48.1))*

A fire station and associated training facility constitutes a Government Use and is permitted by right in the General Retail (GR) district. The GR district's development standards are compatible with the building scale, site design, and operational characteristics of a fire station and training facility. Upon establishment, the property will be subject to the dimensional and development standards of the GR district as set forth in the

Zoning Ordinance, including applicable setbacks, building height, lot coverage, parking, landscaping, and screening standards. The 10-acre site is of sufficient size to accommodate the fire station building, training facilities, parking, and required landscaping and screening.

Consistency with the Aubrey 2045 Comprehensive Plan
The companion Comprehensive Plan Amendment proposes to change the Future Land Use Plan (FLUP) from Rural Life to Public/Institutional, which directly supports and is consistent with the proposed GR zoning for a Government Use.

Compatibility with Surrounding Properties
The subject property is bordered by properties within the City of Aubrey Extraterritorial Jurisdiction. Fire stations are inherently community-serving facilities and are generally compatible with a wide variety of surrounding land uses, including rural residential, agricultural, medium and high density residential, and developing commercial properties. The site has direct access from FM 2931 which is a major arterial avoiding impacts on interior residential streets. The 10-acre site provides sufficient area to incorporate appropriate buffers and screening as required by the Zoning ordinance.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommendation
Staff have reviewed the rezoning application and recommend it for approval.

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

1. Approve the rezoning application; or
2. Deny the rezoning application.

Attachments

1. Location/Notification Map
2. Survey of the Subject Site

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend *(approval, approval with conditions, table or denial)* of the rezoning application to the City Council.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

8445 FM 2931, PILOT POINT, TX, 76258

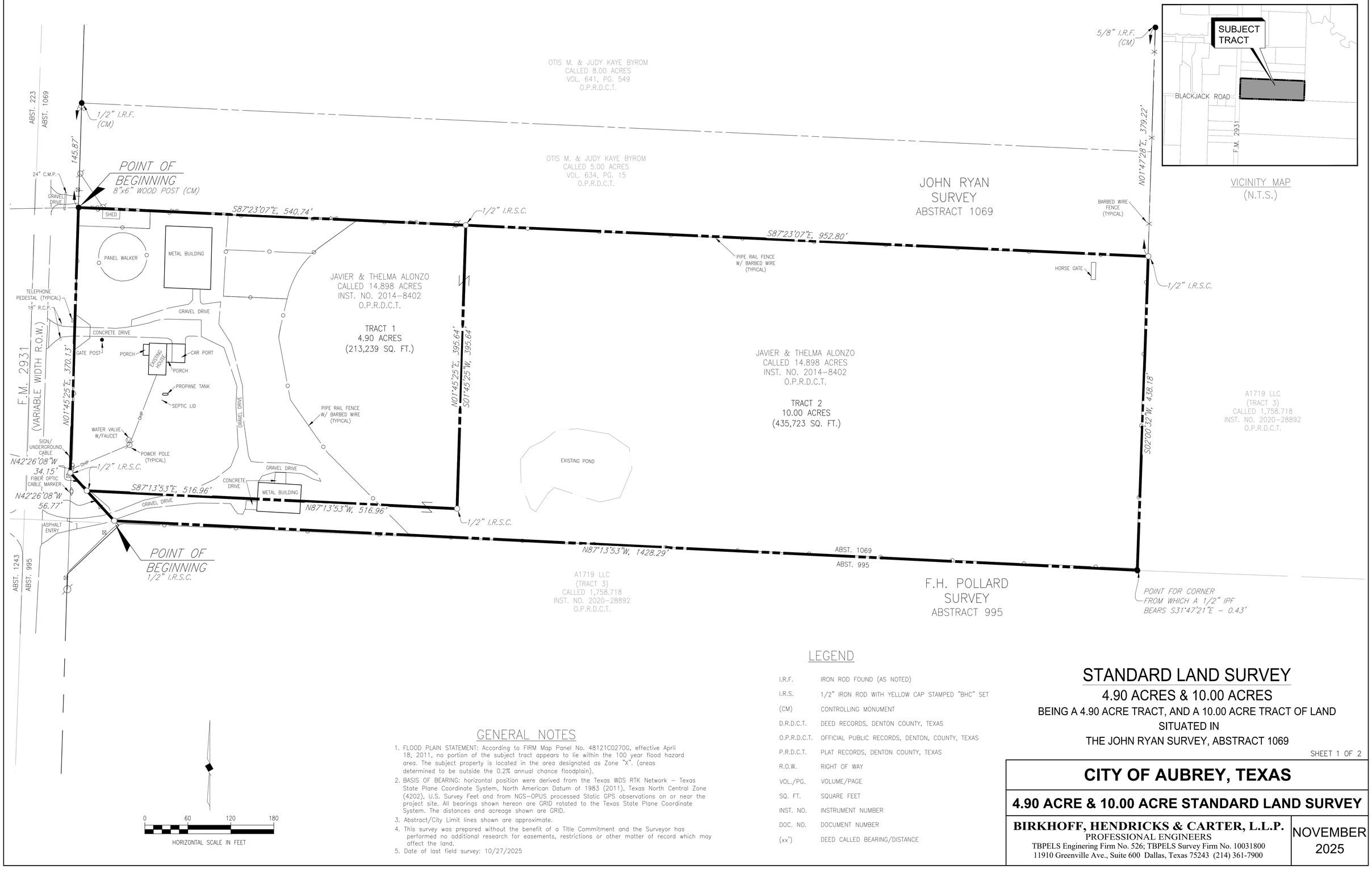


Legend

- 200-Foot Buffer
- Parcels
- Aubrey City Limits

N

0 250 500 1,000 Feet



GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

LEGEND

I.R.F.	IRON ROD FOUND (AS NOTED)
I.R.S.	1/2" IRON ROD WITH YELLOW CAP STAMPED "BHC" SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL./PG.	VOLUME/PAGE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
(xx')	DEED CALLED BEARING/DISTANCE

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

SHEET 1 OF 2

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER
2025

Field Note Description

(TRACT 1 – 4.90 ACRES)

Being a 4.90 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 8 inch by 6 inch wooden fence post (Controlling Monument (CM)) found on the common northwest corner of said 14.898 acre Alonzo tract, and the southwest corner of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.), said wooden fence post also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way), from which a 1/2 inch iron rod (CM) found on the common northwest corner of said 5.00 acre Byrom tract, and the southwest corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 45 minutes 25 seconds East, a distance of 145.87 feet;

THENCE South 87 degrees 23 minutes 07 seconds East, departing the east right–of–way line of said F.M. 2931, and being along the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 540.74 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds West, departing the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, and being across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE North 87 degrees 13 minutes 53 seconds West, continuing across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931;

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 34.15 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the northernmost southwest corner of said 14.898 acre Alonzo tract;

THENCE North 01 degrees 45 minutes 25 seconds East, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 370.13 feet to the POINT OF BEGINNING and containing 4.90 acres of land (213,239 square feet), more or less.

(TRACT 1 – 10.00 ACRES)

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo tract, and the northwest corner of a called 1,758.718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in Instrument Number 2020–28892 (O.P.R.D.C.T.), said iron rod set also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way);

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THENCE South 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

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THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of said 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435,723 square feet), more or less.

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
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3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

SURVEYOR'S CERTIFICATE

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1B, Condition IV, Standard Land Survey.

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

11/03/25

Chase Crawford, R.P.L.S. Date
Registered Professional Land Surveyor
State of Texas No. 6913

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER 2025

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Consider and take action to make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Aubrey Land JV LLC
Engineer: Kimley Horn (Mike Feather, PE)
Application Date: April 8, 2026
Location: The property is generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377.
Zoning: Planned Development District-Shopping Center (PD-SC)
Future Land Use Designation: Commercial
Current Use: Undeveloped

Chaparral Center is part of the Highpointe Ranch master planned community located at the northeast corner of US Highway 377 and FM 428 (Spring Hill Road). The property was zoned as a Planned Development District (PD) in September 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

A Preliminary Plat application was previously approved by City Council for the subject site on August 22, 2024, and a Final Plat application was previously approved on May 22, 2025. Since the approval, the applicant has received approval of the revised civil construction plans that change the lot configuration. This Preliminary Plat application shows the revised lot configuration consistent with the approved civil construction plans.

The Preliminary Plat illustrates 12 lots with 9 commercial lots and 3 right-of-way reservation lots. The plat provides for easements and right-of-way to serve the lots. Floodplain exists on the property (Lots 1, 3-9, & 12) and building permits will not be released until a Letter of Map Revision (LOMR), currently under review by FEMA, is approved. Individual site plan approvals will be required for each lot prior to building permits being issued.

The site will be served by access points to US 377. Ingress and egress points have been coordinated with TXDOT.

The anticipated development includes restaurants and service type uses along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Water and sewer service are provided by the City of Aubrey.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Final Plat and recommend it for approval.

Action Options
The Planning and Zoning Commission may:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions; or
3. Deny the Preliminary Plat.

Attachments

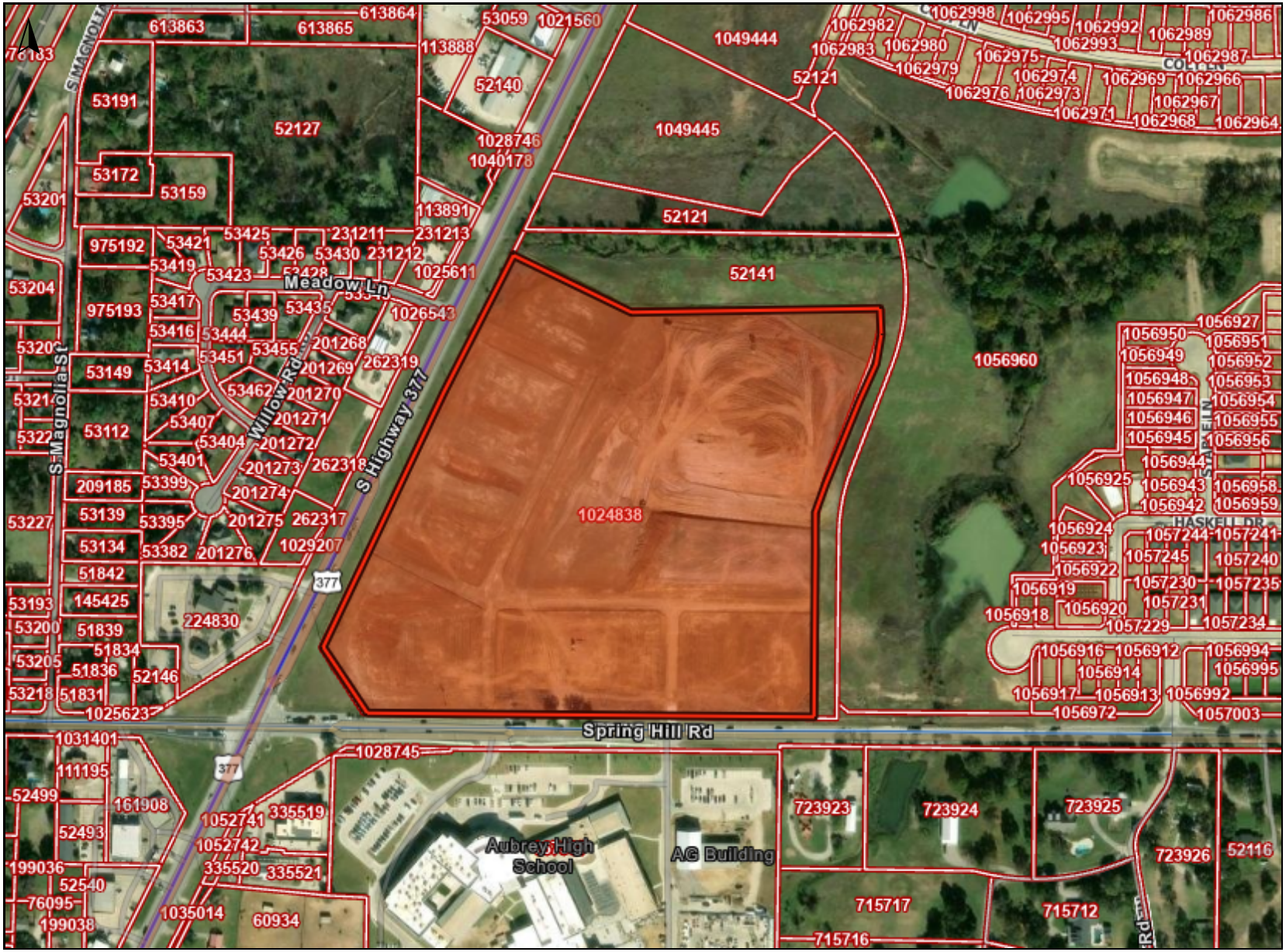
1. Location Map
2. PD Concept Plan
3. Preliminary Plat for Chaparral Center
4. Approved Civil Construction Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to approve the Chaparral Center Preliminary Plat as presented.

Location Map - Chaparral Center



Legend

DCAD (Property Lines)

Parcels



0 400 800 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

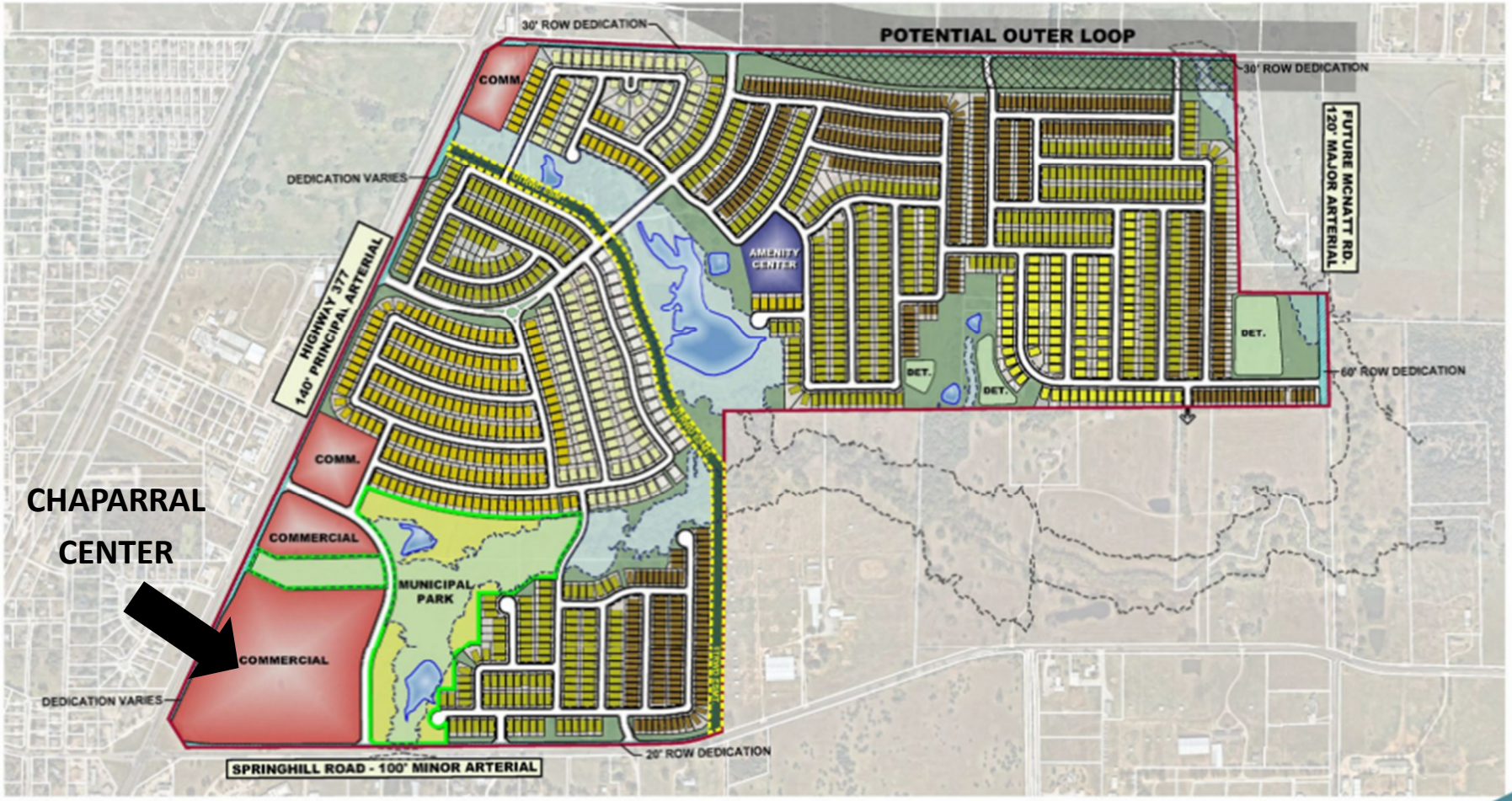
5/5/2026 11:25:41 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

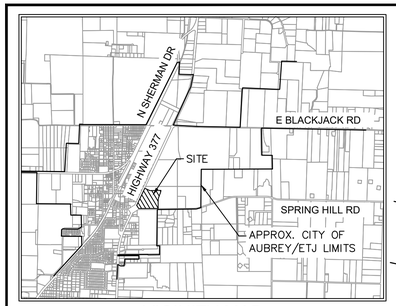
Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	25.5	5.1%
Right of Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.8	6.5%
Amenity Center	3.7	0.8%
Primary Elevation	4.5	0.8%
Total	458.8	100.0%

Potential Outer Loop (Out-Lot)

Lot Type Summary

50'	444	30.6%
52'	567	39.1%
55'	214	14.5%
62'	92	6.3%
65'	111	7.7%
75'	20	1.4%
Total	1,450	100.0%

Kimley»Horn



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985348.
16. Line and Curve table located on Sheet 2.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1, 3-9, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.

LEGEND

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

LINE TYPE LEGEND

BOUNDARY LINE

EASEMENT LINE

BUILDING LINE

PRELIMINARY PLAT

CHAPARRAL CENTER

27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 RIGHT OF WAY RESERVATIONS

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	05/05/2026	063451861	1 OF 2

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452805-AUBREY PAD DEVELOPMENT\DWG\063452805-PRELIMINARY PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 5/5/2026 1:26 PM LAST SAVED: 5/5/2026 1:24 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in a Special Warranty Deed to Aubrey Land JV, LLC, as recorded in Instrument No. 2024-116209 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 27.243 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1104.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.243 acre tract;

THENCE South 64°41'08" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the northerly line of said 27.243 acre tract, a distance of 321.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°02'19" East, continuing along the northerly line of said 27.243 acre tract, a distance of 645.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 27.243 acre tract, and at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 17°26'13", and a chord bearing and distance of South 11°48'40" West, 142.49 feet;

THENCE along the easterly line of said 27.243 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 143.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 190.64 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 191.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 27.243 acre tract, being on the northerly right-of-way line of said Springhill Road;

THENCE South 89°48'26" West, along the southerly line of said 27.243 acre tract and the northerly right-of-way line of said Springhill Road, a distance of 1,133.82 feet to the **POINT OF BEGINNING** and containing 27.243 (1,186,697 square feet) acres of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'	L73	S25°18'52"W	14.43'
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'	L74	N00°11'34"W	20.00'
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	0.388	16,884
LOT 11, BLOCK A	0.182	7,924
LOT 12, BLOCK A	0.643	28,007

PRELIMINARY PLAT

CHAPARRAL CENTER

27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 RIGHT OF WAY RESERVATIONS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	05/05/2026	063451861	2 OF 2

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452385-AUBREY PAD DEVELOPMENT\DWG\063452385-PRELIMINARY PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 5/5/2026 1:26 PM LAST SAVED: 5/5/2026 1:24 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

VOLUME 1 - CIVIL CONSTRUCTION DOCUMENTS
PAVING, GRADING, DRAINAGE AND UTILITY IMPROVEMENTS
FOR
CHAPARRAL CENTER
BY
DRT DEVELOPMENT
NORTHEAST CORNER OF US-377 AND SPRING HILL ROAD
AUBREY, DENTON COUNTY, TEXAS

AUBREY TEXAS 1907

City of Aubrey
Public Works Department

APPROVED FOR CONSTRUCTION
Conformed Set

City: Denise Rylander

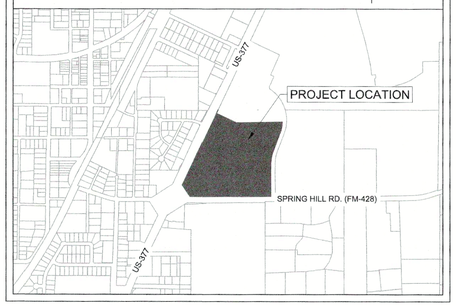
Date: 3/4/26

THESE PLANS SHALL BE ON THE JOB AT ALL TIMES

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/09/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/07/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/20/2025
FOURTH CITY SUBMITTAL -ISSUED FOR CONSTRUCTION	7/31/2025
PERMIT SET - CITY STAMPED	9/10/2025
REVISION 1 - END USER UPDATES -FOURTH SUBMITTAL -NOT FOR CONSTRUCTION	11/25/2025
REVISION 1 - END USER UPDATES -FIFTH SUBMITTAL -ISSUED FOR CONSTRUCTION	01/22/2026

VICINITY MAP N.T.S.



CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	CITY OF AUBREY GENERAL NOTES
C-004	FINAL PLAT
C-100	DIMENSION CONTROL, PAVING, AND STRIPING PLAN
C-101	PAVING DETAILS (1 OF 2)
C-102	PAVING DETAILS (2 OF 2)
C-200	GRADING PLAN (1 OF 4)
C-201	GRADING PLAN (2 OF 4)
C-202	GRADING PLAN (3 OF 4)
C-203	GRADING PLAN (4 OF 4)
C-300	EXISTING DRAINAGE AREA MAP
C-301	PROPOSED DRAINAGE AREA MAP
C-303	STORM PLAN
C-304	CHANNEL PLAN AND PROFILE (1 OF 3)
C-305	CHANNEL PLAN AND PROFILE (2 OF 3)
C-306	CHANNEL PLAN AND PROFILE (3 OF 3)
C-307	STORM PROFILES (1 OF 2)
C-308	STORM PROFILES (2 OF 2)
C-309	STORM CALCULATIONS
C-310	STORM DETAILS (1 OF 2)
C-311	STORM DETAILS (2 OF 2)
C-400	WATER PLAN
C-401	SANITARY SEWER PLAN
C-402	WATER PROFILES
C-403	SANITARY SEWER PROFILES (1 OF 2)
C-404	SANITARY SEWER PROFILES (2 OF 2)
C-405	UTILITY DETAILS (1 OF 3)
C-406	UTILITY DETAILS (2 OF 3)
C-407	UTILITY DETAILS (3 OF 3)
C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS (1 OF 2)
C-502	EROSION CONTROL DETAILS (2 OF 2)

OWNER

DRT DEVELOPMENT GROUP, LLC
8235 DOUGLAS AVENUE, SUITE 720
DALLAS, TX 75225
PHONE: 214 399 0445
CONTACT: TIM BAKER

ENGINEER

Kimley»Horn

203 W NASH ST. SUITE 100
TERRELL, TEXAS 75160
PHONE: 469-485-2998
CONTACT: MATTHEW A. LUCAS, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

JANUARY 2026

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

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

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
11-25-25

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

COVER SHEET

SHEET NUMBER
C-001

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
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LAST SAVED: 1/22/2026 3:55 PM
PLOTTED: 1/22/2026 3:56 PM
K:\TEX_CPO\064523805\DRT AUBREY PA\05\CAD\PHASE 1\PLANSHEETS
C-CAVR-SHEET (1).DWG - [C-001]

KHA GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF AUBREY STANDARDS (LATEST ADDITION), AND ANY SPECIAL PROVISIONS ADOPTED BY THE CITY OF AUBREY, THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF AUBREY (LATEST EDITION), THE PROJECT SPECIFICATION BOOK, AND THESE CONSTRUCTION PLANS. THE CITY OF AUBREY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE OWNER AND ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
3. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CITY. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY, ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE CITY AND NOTIFICATION TO THE ARCHITECT AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
9. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ADJUSTMENTS, RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES AS NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION FIELD STAKING, TESTING, AND CERTIFICATION UNLESS SPECIFIED OTHERWISE BY THE OWNER.
12. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED DUE TO THE CONSTRUCTION ACTIVITIES.
13. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN (SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS) TO THE CITY OF AUBREY PUBLIC WORKS DEPARTMENT FOR REVIEW PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.
14. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
15. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES OR ACCESSIBLE ACCESS ROUTES.
16. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION NOT INCLUDED WITH THIS SCOPE OF WORK SHALL BE REGRADED AND LANDSCAPED OR PAVED (TO WHATEVER CONDITION EXISTED BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME OR BETTER CONDITION THAN BEFORE AREA WAS DISTURBED.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONTOURS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
19. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TNRCC. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO CITY OF AUBREY.
21. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.
22. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE TAKEN OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
23. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
24. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
25. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
26. WATER LINES CROSSING STORM SEWER LINES AND SANITARY SEWER LINES SHALL BE IN CONFORMANCE WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SPECIFICATIONS.
27. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE STRUCTURES AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE CITY.
28. ALL FIRE HYDRANTS, FITTINGS, VALVES, AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARDS.
29. TOP RIM ELEVATIONS OF ALL SANITARY SEWER MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE.
30. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
31. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
32. CONTRACTOR TO ADJUST ALL GATE VALVE COVERS TO MATCH PROPOSED PAVING GRADES.
33. THE OPERATING NUT OF ALL GATE VALVES SHALL BE 2 FEET BELOW FINISH GRADE (MINIMUM).
34. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
35. REFER TO SWPPP REPORT AND EROSION CONTROL PLANS FOR APPLICABLE NOTES.
36. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
37. CONTRACTOR SHALL CONTACT THE CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THE CITY MAY REQUIRE.
38. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
39. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.
40. SIGNAGE RELATED TO SITE OPERATION OR SAFETY ARE NOT PART OF KIMLEY-HORN'S SCOPE AND ARE NOT INCLUDED IN THESE PLANS.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

STORM DRAINAGE

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
5. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
6. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATER TIGHT.
7. ALL OFFSITE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HDPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF AUBREY.
9. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
10. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF AUBREY STANDARD DETAILS.
11. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
13. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
14. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN PLANS AND CONDITIONS ENCOUNTERED IN THE FIELD.
15. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
16. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
17. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART P - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS.
18. ALL WYE CONNECTIONS AND PIPE BENDS LESS THAN 36" IN DIAMETER PS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
19. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
20. ALL STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP UNLESS OTHERWISE NOTED. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING.
21. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
22. FOR ADJUSTMENT OF AUBREY WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.

GRADING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDUMS, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
4. SEE STRUCTURAL SPECIFICATIONS FOR BUILDING PAD DETAILS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
6. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
7. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
8. EXISTING OFFSITE CONTOURS AS SHOWN ON THIS PLAN WERE TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY OTHERS. BASED ON THE BENCHMARK SHOWN, CONTRACTOR SHALL REFERENCE SAME BENCHMARK.
9. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
12. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
13. CONTRACTOR SHALL CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
14. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
15. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
16. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
17. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

PAVING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS (REFER TO ALPHA TESTING, INC REPORT, DATED DECEMBER 16, 2014). THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
11. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS. REFER TO GEOTECHNICAL REPORT AND CITY STANDARDS FOR REINFORCEMENT STEEL REQUIREMENTS AND USE MOST STRINGENT OF THE TWO. PAVEMENT MIX DESIGNS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR APPROVAL. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
12. FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR AND LABELED PER CITY STANDARDS.
13. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
14. THE WORDS "FIRE LANE" AND "NO PARKING" SHALL BE STENCILED IN FOUR (4) INCH HIGH WHITE LETTERS ALTERNATELY EVERY FIFTEEN (15) FEET ALONG THE RED FIRE LANE STRIPES PER CITY DETAIL.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990 AND TAS STANDARDS, LATEST EDITION.
16. REFERENCE CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
17. REFERENCE LANDSCAPE AND/OR PAVING PLANS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
18. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
19. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF AUBREY OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
20. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
21. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
23. CONTRACTOR RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS AND ACCESSIBLE ROUTES. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.
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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"X¼"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.
15. 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.

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS GENERAL NOTES	AUGUST, 2024	SHEET NO. **00**

REVISED: 5/29/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-00.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

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LAYOUT PLAN/CADPHASE I PLANSHEETS

No.	REVISIONS	DATE	BY
	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

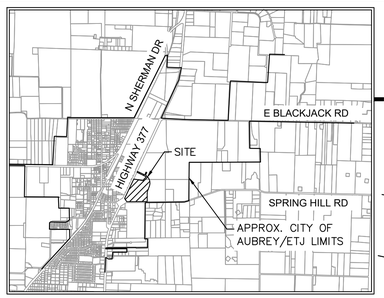
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CITY OF AUBREY
GENERAL NOTES

SHEET NUMBER
C-003



VICINITY MAP
SCALE: 1" = 4,000'

NORTH

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

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
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15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 3.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1-7, and 14, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.

LEGEND

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

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PHASE LINE
- BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

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

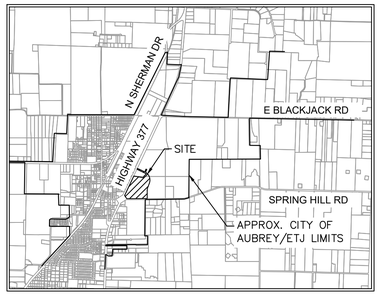
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	1 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452380S-AUBREY PAD DEVELOPMENT\DWG\063452380S-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 12/12/2026 4:04 PM LAST SAVED 12/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



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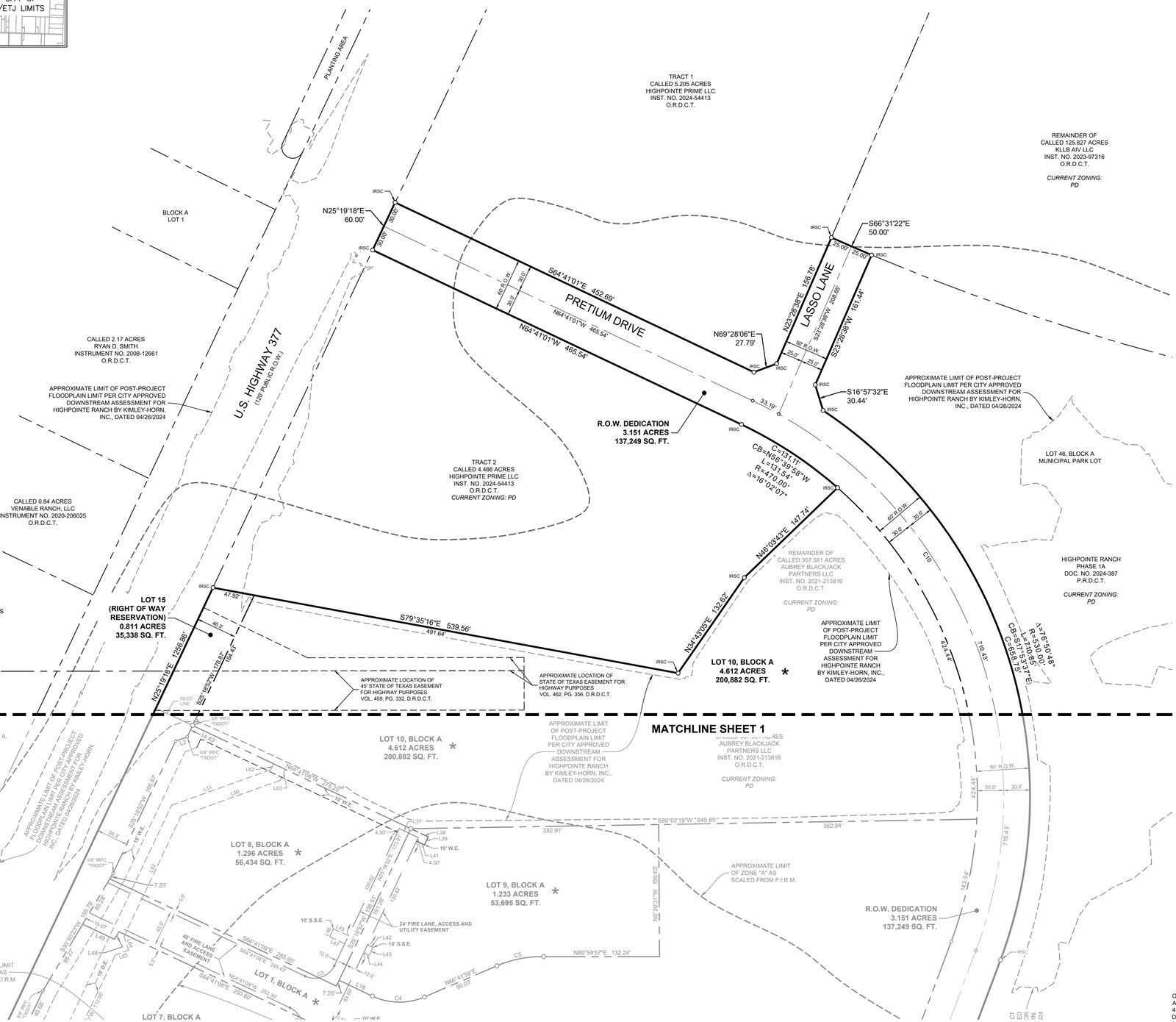


LEGEND

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

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PHASE LINE
	BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	2 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

DWG NAME: K:\FRI_SURVEY\063423805-AUBREY PAD DEVELOPMENT\DWG\063423805 FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, LLC AND AUBREY BLACKJACK PARTNERS, LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in Special Warranty Deed to Aubrey Land JV, LLC, recorded in Instrument No. 2024-116209 of the Official Records of Denton County, Texas, and a portion of a called 357.561 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Aubrey Blackjack Partners, LLC, recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 27.243 acre tract, the westerly line of said 357.561 acre tract, the westerly line of said Tract 2 and the easterly right-of-way line said U.S. Highway 377, a distance of 1,256.86 feet to a 5/8 iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 4.466 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime, LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 79°35'16" East, departing the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, and along the southerly line of said Tract 2, a distance of 539.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2;

THENCE North 34°43'05" East, along the easterly line of said Tract 2, a distance of 132.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 46°03'43" East, continuing along the easterly line of said Tract 2, a distance of 147.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract, same being at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 16°02'07", and a chord bearing and distance of North 56°39'58" West, 131.11 feet;

THENCE in a northwesterly direction, along the northerly line of said Tract 2, with said non-tangent curve to the left, an arc distance of 131.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 64°41'01" West, continuing along the northerly line of said Tract 2, a distance of 465.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, being on the westerly line of said 357.561 acre tract, same also being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 5.205 acre tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 64°41'01" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the southerly line of said Tract 1, a distance of 452.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for southernmost southeast corner of said Tract 1;

THENCE North 69°28'06" East, continuing along the southerly line of said Tract 1, a distance of 27.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

THENCE North 23°28'38" East, along the easterly line of said Tract 1, a distance of 156.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a westerly corner of a called 125.827 acre tract of land described in a Special Warranty Deed to KLLB AIV, LLC, recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas,

THENCE South 66°31'22" East, departing the easterly line of said Tract 1 and along the westerly line of said 125.827 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Highpointe Ranch Phase 1A, according to the plat thereof recorded in Document No. 2024-387 of the Plat Records of Denton County, Texas;

THENCE along the westerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

South 23°28'38" West, a distance of 161.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°57'32" East, a distance of 30.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of South 17°53'37" East, 658.75 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 169.06 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Highpointe Ranch Phase 1A, being on the northerly right-of-way line of said Springhill Road and the southerly line of aforesaid 357.561 acre tract;

THENCE South 89°48'26" West, along the northerly right-of-way line of said Springhill Road, the southerly line of said 357.561 acre tract, and the southerly line of said 27.243 acre tract, a distance of 1,193.82 feet to the **POINT OF BEGINNING** and containing 35.174 acres (1,532,158 square feet) of land, more or less.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'
L2	S70°18'52"W	14.14'
L3	N00°05'02"W	20.00'
L4	N08°34'56"E	77.50'
L5	N89°48'26"E	10.02'
L6	N25°18'52"E	15.23'
L7	S25°18'52"W	15.23'
L8	N25°18'52"E	17.60'
L9	N64°41'08"W	10.00'
L10	S64°41'22"E	10.98'
L11	N25°13'37"E	10.00'
L12	S64°41'22"E	11.00'
L13	S64°41'08"E	18.94'
L14	N25°18'52"E	10.00'
L15	S64°41'08"E	18.94'
L16	N89°48'26"E	12.50'
L17	S89°48'26"W	2.50'
L18	S64°41'08"E	42.08'
L19	S25°18'52"W	17.60'
L20	S64°40'16"E	18.99'
L21	N25°18'52"E	10.00'
L22	S64°40'16"E	18.99'
L23	S64°41'08"E	10.50'
L24	N25°33'09"E	10.00'
L25	S64°37'52"E	10.46'
L26	N44°48'26"E	13.90'
L27	S64°41'08"E	19.00'
L28	N25°18'52"E	10.00'
L29	S64°41'08"E	19.00'
L30	S89°49'23"W	11.00'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N00°11'34"W	10.00'
L32	N89°49'23"E	11.00'
L33	N45°11'34"W	10.00'
L34	S64°41'08"E	19.00'
L35	N25°18'52"E	10.00'
L36	S64°41'08"E	19.00'
L37	S64°41'08"E	24.00'
L38	S64°41'08"E	22.00'
L39	S25°18'52"W	10.00'
L40	S44°48'26"W	10.50'
L41	N64°41'08"W	10.00'
L42	S64°41'08"E	7.00'
L43	S25°18'52"W	10.00'
L44	N64°41'08"W	7.00'
L45	S64°41'08"E	19.00'
L46	N25°18'52"E	10.00'
L47	N64°41'08"W	19.00'
L48	S30°50'23"W	10.05'
L49	N64°41'08"W	40.19'
L50	N70°18'52"E	120.16'
L51	N70°18'52"E	120.16'
L52	S25°18'52"W	152.56'
L53	S70°18'52"W	36.51'
L54	N64°41'08"W	15.00'
L55	S19°41'08"E	8.69'
L56	S70°18'52"W	15.00'
L57	N64°41'08"W	19.00'
L58	N25°18'52"E	10.00'
L59	N19°41'08"W	23.69'
L60	S25°18'52"W	51.09'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N19°41'08"W	11.36'
L62	N25°18'52"E	7.54'
L63	S25°18'52"W	13.75'
L64	S19°41'08"E	16.19'
L65	S70°18'52"W	16.19'
L66	S64°41'08"E	19.00'
L67	S19°41'08"E	16.19'
L68	S70°18'52"W	16.19'
L69	S19°41'08"E	16.19'
L70	S70°18'52"W	16.19'
L71	S19°41'08"E	16.07'
L72	S69°35'22"W	16.28'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C9	20°43'21"	500.00'	180.84'	S10°10'07"W	179.85'
C10	85°12'48"	500.00'	743.63'	N22°04'37"W	676.96'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	4.612	200,882
LOT 15, BLOCK A	0.811	35,338
LOT 16, BLOCK A	0.570	24,808

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

Witness this _____ day of _____, _____.

BY: **AUBREY LAND JV, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

_____
Notary Public, State of Texas

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

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

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

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

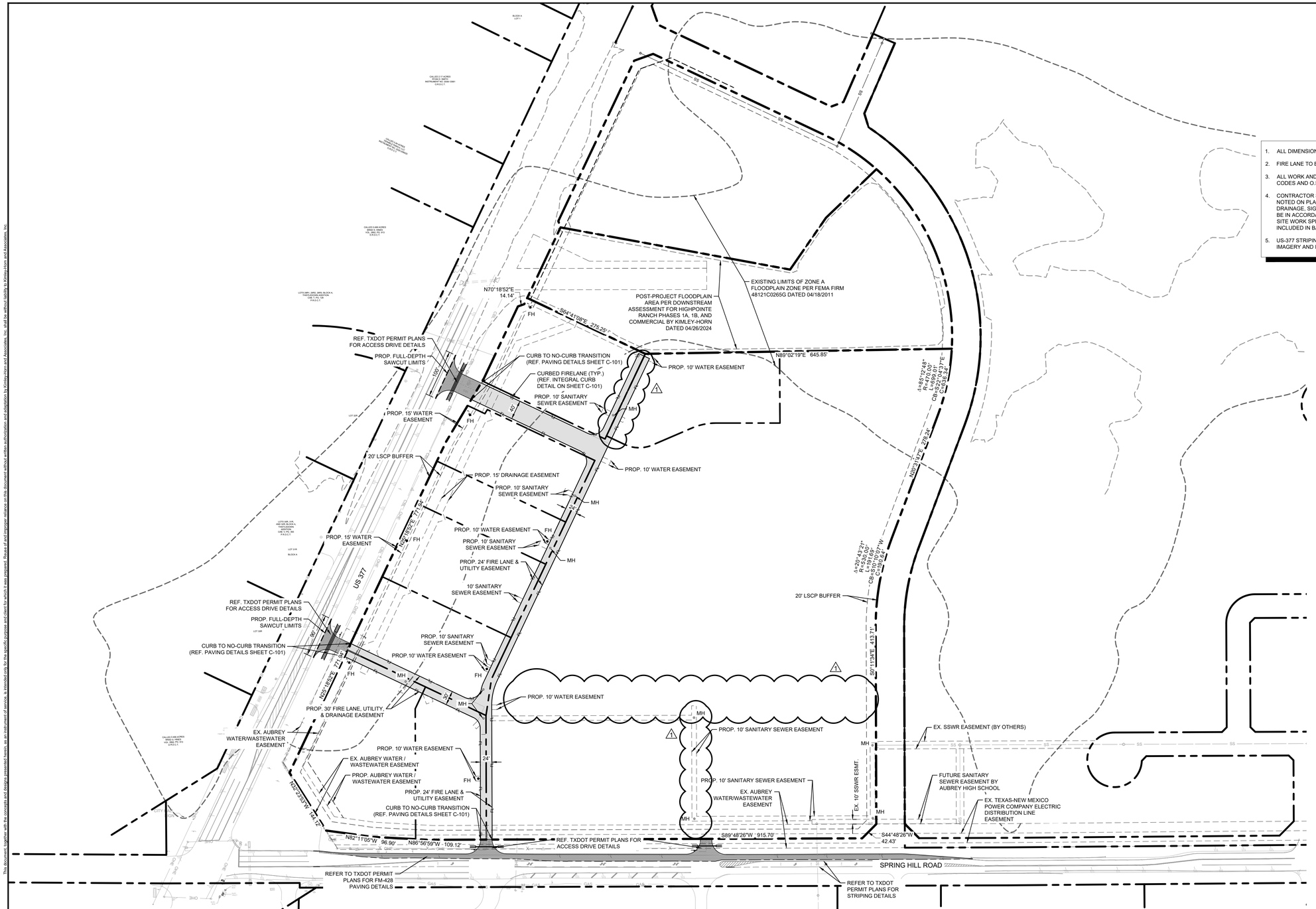
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	01/21/2026	063451861	3 OF 3

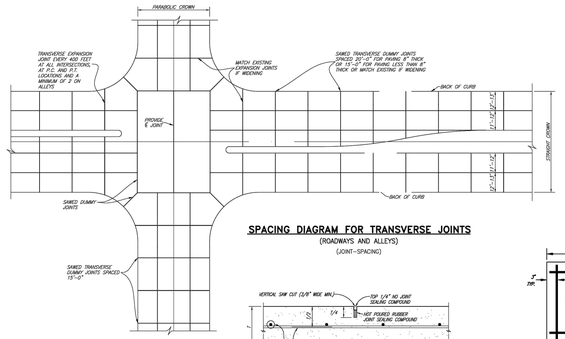
OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452385-AUBREY PAD DEVELOPMENT\DWG\063452385-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

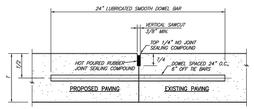

N70°18'52"E
14.14'
FH
S64°41'08"E 275.25'
N89°02'19"E 645.85'
EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011
POST-PROJECT FLOODPLAIN
AREA PER DOWNSTREAM
ASSESSMENT FOR HIGHPOINTE
RANCH PHASES 1A, 1B, AND
COMMERCIAL BY KIMLEY-HORN
DATED 04/26/2024
REF. TXDOT PERMIT PLANS
FOR ACCESS DRIVE DETAILS
PROP. FULL-DEPTH
SAWCUT LIMITS
CURB TO NO-CURB TRANSITION
(REF. PAVING DETAILS SHEET C-101)
CURBED FIRELANE (TYP.)
(REF. INTEGRAL CURB
DETAIL ON SHEET C-101)
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 10' WATER EASEMENT
PROP. 15' WATER
EASEMENT
20' LSCP BUFFER
PROP. 15' DRAINAGE EASEMENT
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 24' FIRE LANE &
UTILITY EASEMENT
10' SANITARY
SEWER EASEMENT
MH
US 377
PROP. 30' FIRE LANE, UTILITY,
& DRAINAGE EASEMENT
EX. AUBREY
WATER/WASTEWATER
EASEMENT
EX. AUBREY WATER /
WASTEWATER EASEMENT
PROP. AUBREY WATER /
WASTEWATER EASEMENT
N25°18'50"E 71.84'
N25°18'50"E 71.84'
N25°23'53"W 414.12'
N82°11'05"W 96.80'
N86°56'59"W 109.12'
S89°48'26"W 915.70'
S44°48'26"W
42.43'
REF. TXDOT PERMIT PLANS FOR
ACCESS DRIVE DETAILS
REFER TO TXDOT PERMIT
PLANS FOR FM-428
PAVING DETAILS
REFER TO TXDOT
PERMIT PLANS FOR
STRIPING DETAILS
SPRING HILL ROAD
A=85°17'48"
R=410.09'
CB=S22°58'31"E
C=694.34'
N00°34'14"E 278.24'
A=20°43'21"
R=53.40'
L=19.31'
CB=N10°07'07"W
C=19.20'
20' LSCP BUFFER
S01°11'34"E 413.71'
EX. SSWR EASEMENT (BY OTHERS)
EX. 10' SSWR ESMT.
PROP. 10' SANITARY SEWER EASEMENT
FUTURE SANITARY
SEWER EASEMENT BY
AUBREY HIGH SCHOOL
EX. TEXAS-NEW MEXICO
POWER COMPANY ELECTRIC
DISTRIBUTION LINE
EASEMENT
PROP. 10' WATER EASEMENT
PROP. 10' SANITARY SEWER EASEMENT
PROP. 10' WATER EASEMENT
PROP. 10' WATER EASEMENT
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 10' WATER EASEMENT
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 24' FIRE LANE &
UTILITY EASEMENT
CURB TO NO-CURB TRANSITION
(REF. PAVING DETAILS SHEET C-101)
PROP. 10' WATER EASEMENT
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 10' WATER EASEMENT
PROP. 10' SANITARY
SEWER EASEMENT
PROP. 24' FIRE LANE &
UTILITY EASEMENT
10' SANITARY
SEWER EASEMENT
PROP. 10' WATER EASEMENT
PROP.



SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

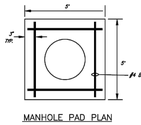
(JOINT-SPACING)



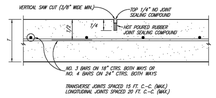
NOTES:
1. "1-#" AND SMOKER NO. 6 BAR, 1-#" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

(BUTTJNT)

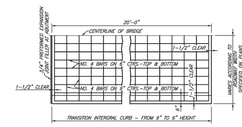


MANHOLE PAD PLAN

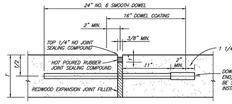


SAWED DUMMY JOINT

(DUMMYJNT)



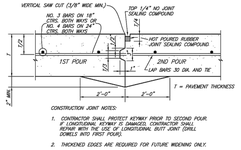
PLAN



TRANSVERSE EXPANSION JOINT NOTES:
1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT

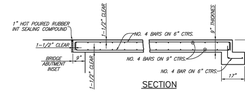
(EXPJNT)



CONSTRUCTION JOINT NOTES:
1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

(CONSTJNT)



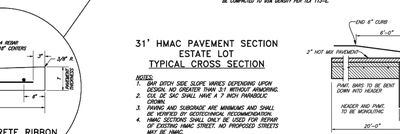
SECTION

BRIDGE APPROACH SLAB

(APPROACHSLAB)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 05
STANDARD CONSTRUCTION DETAILS PAVING / JOINTS		

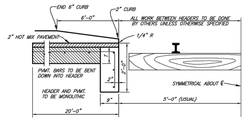
REVISED: 2/2/24 – NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-05.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



30" CONCRETE RIBBON

31' HMAC PAVEMENT SECTION ESTATE LOT TYPICAL CROSS SECTION

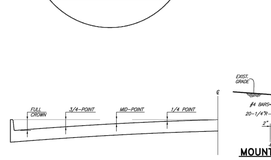
NOTES:
1. BAR DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN, NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

NOTES:
1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.



RAIL HEADER

(RR-HEADER)

MOUNTABLE CURB SECTION

STREET HEADER

(HEADER)

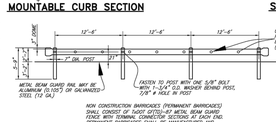
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

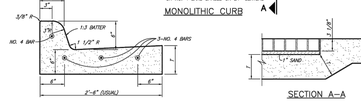
(PARA-TABLE)



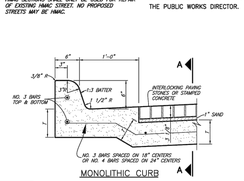
NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT SITED-87 METAL BEAM GUARD, TYPE III, MOUNTED ON TxDOT SITED-87 METAL POSTS. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL

(PERM-BARRICADE)



SEPARATE CURB AND GUTTER



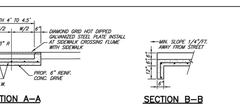
MONOLITHIC CURB

CURB AND CURB AND GUTTER

(CURB–GUT)

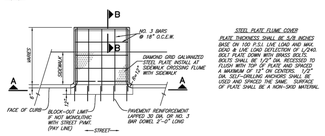
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 04
STANDARD CONSTRUCTION DETAILS PAVING / SECTIONS / DETAILS		

REVISED: 2/2/24 – NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-04.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



SECTION A–A

SECTION B–B



PLAN

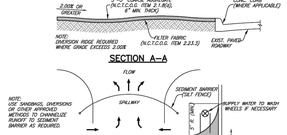
STEEL PLATE FLUME COVER PLATE THICKNESS SHALL BE SUS INCHES BASE ON 150 P.S.I. LIVE LOAD AND MAX. SEND & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. PLATE SHALL BE CUT AND FITTED TO FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. BRASS BOLTS SHALL BE USED. SHALL BE CAST, GRADED, MACHINED, GROUNDED, OF PLATE SHALL BE A NON-SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)



SECTION A–A

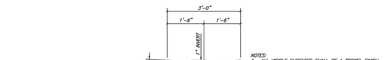


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

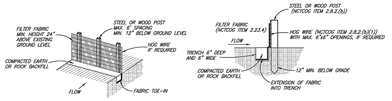
NO SCALE

(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS

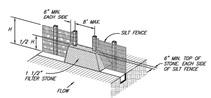
(FLUMESEC)



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

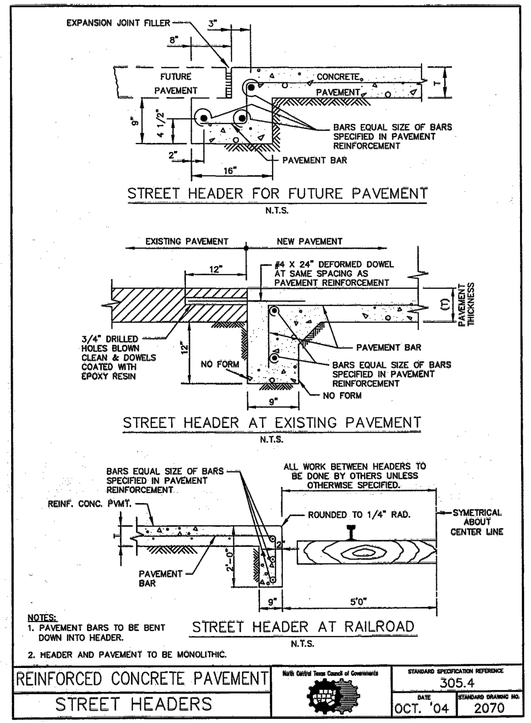
NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 2.12.
2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GROUND.
3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

(SILT–DTL)

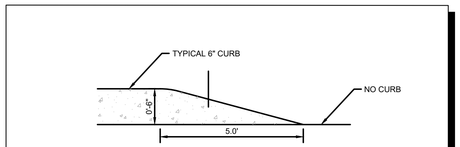
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 10
STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL		

REVISED: 4/26/24 – NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-10.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4	
STREET HEADERS		DATE OCT. '04	STANDARD DRAWING NO. 2070



CURB TO NO-CURB TRANSITION

N.T.S.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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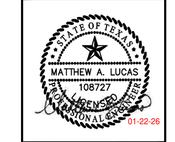

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS (1 OF 2)

SHEET NUMBER
C-101

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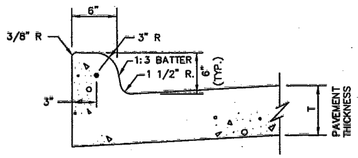
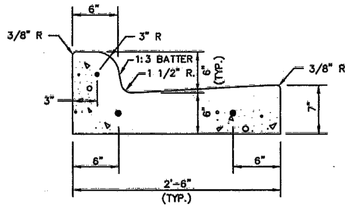
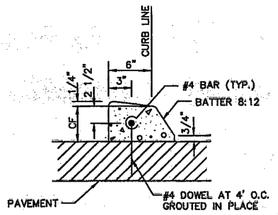


INTEGRAL CURB & GUTTER
N.T.S.



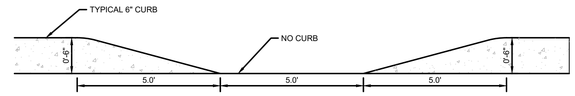
SEPARATE CURB & GUTTER
N.T.S.



DOWELED CURB
N.T.S.

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1	
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04	STANDARD DRAWING NO. 2120



5' CURB CUT
N.T.S.



FIRE LANE MARKING
N.T.S.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS
(2 OF 2)

SHEET NUMBER
C-102

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DWG NAME C-PAVING-DETAILS.DWG ; [24x36 (2)]

MATCHLINE, FOR CONTINUATION SEE SHEET C-203

MATCHLINE, FOR CONTINUATION SEE SHEET C-201

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

CAUTION
VERIFY DEPTH PRIOR TO CONSTRUCTION AND COORDINATE LOWERING OR PROTECTION AS REQUIRED BY UTILITY OWNER

LOT 30R

CALLED 0.466 ACRES
BRAD S. HINES
VOL. 2892, PG. 913
D.R.D.C.T.

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/20114

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011

LOT 5
1.19 ACRES

LOT 4
1.20 ACRES

LOT 3
1.79 ACRES

LOT 2
1.01 ACRES

FPE 672.00

FPE 679.00

FPE 681.00

FPE 682.00

FPE 680.50

PROP. ON-SITE DRAINAGE SWALE (MIN. SLOPE ± 1%)

PROP. 24' FIRE LANE
AND ACCESS EASEMENT

20' LSCP BUFFER

EX. AUBREY
WATER/WASTEWATER
EASEMENT

EX. TEXAS-NEW MEXICO
POWER COMPANY ELECTRIC
DISTRIBUTION LINE
EASEMENT

REFER TO TXDOT
PERMIT PLANS FOR
GRADING DETAILS OF
SPRING HILL ROAD
(FM-428)

SPRINGHILL ROAD

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TOP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
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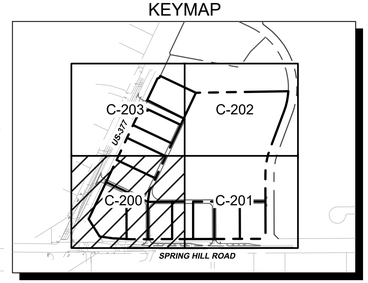
KEYMAP



BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN
(1 OF 4)

SHEET NUMBER
C-200

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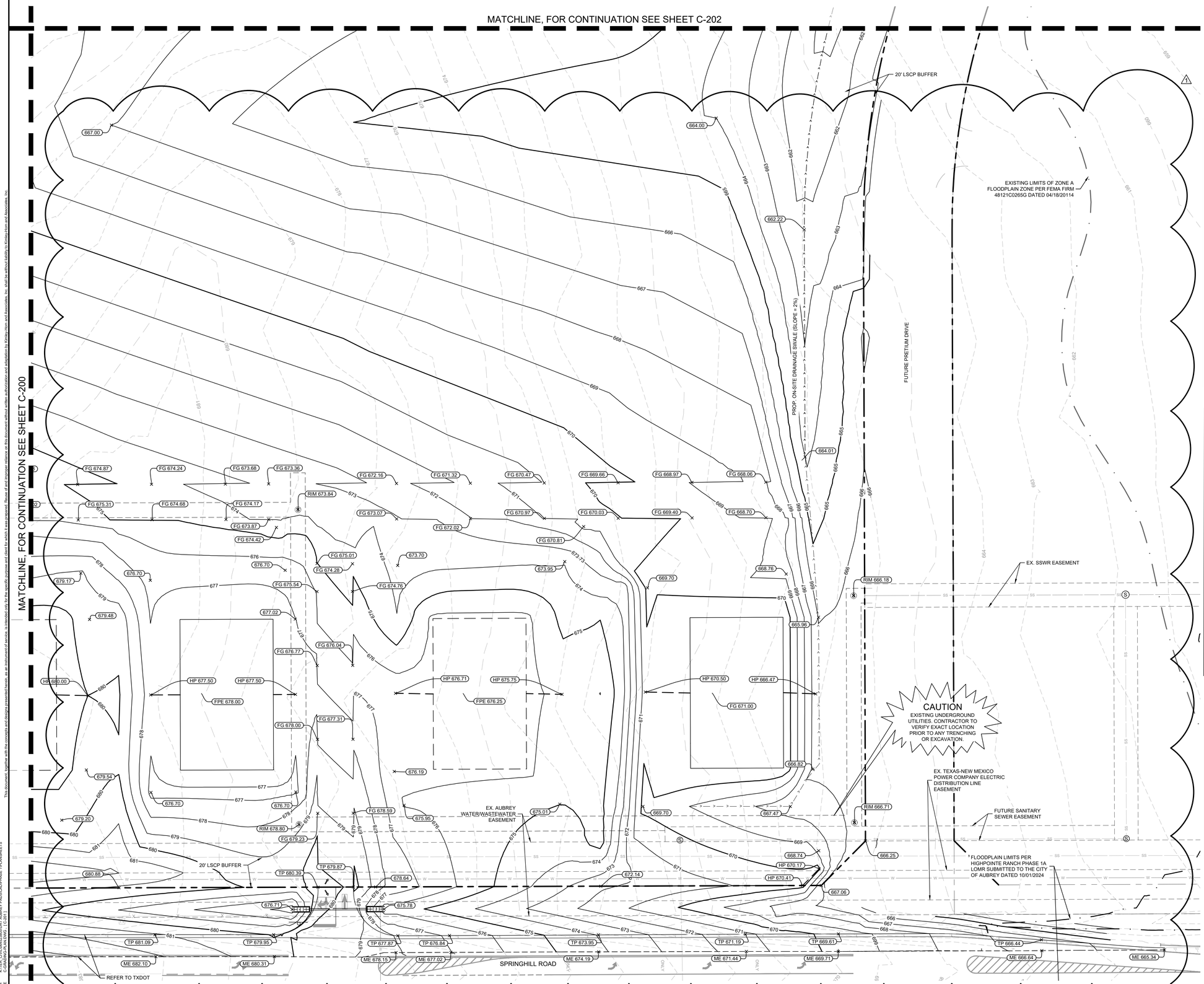
MATCHLINE, FOR CONTINUATION SEE SHEET C-200



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

GRADING GENERAL NOTES

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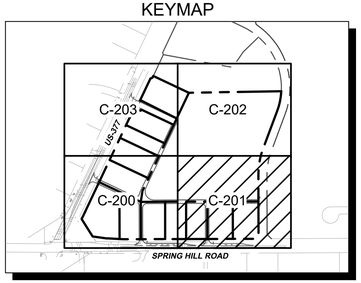

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
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SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (2 OF 4)

SHEET NUMBER
C-201

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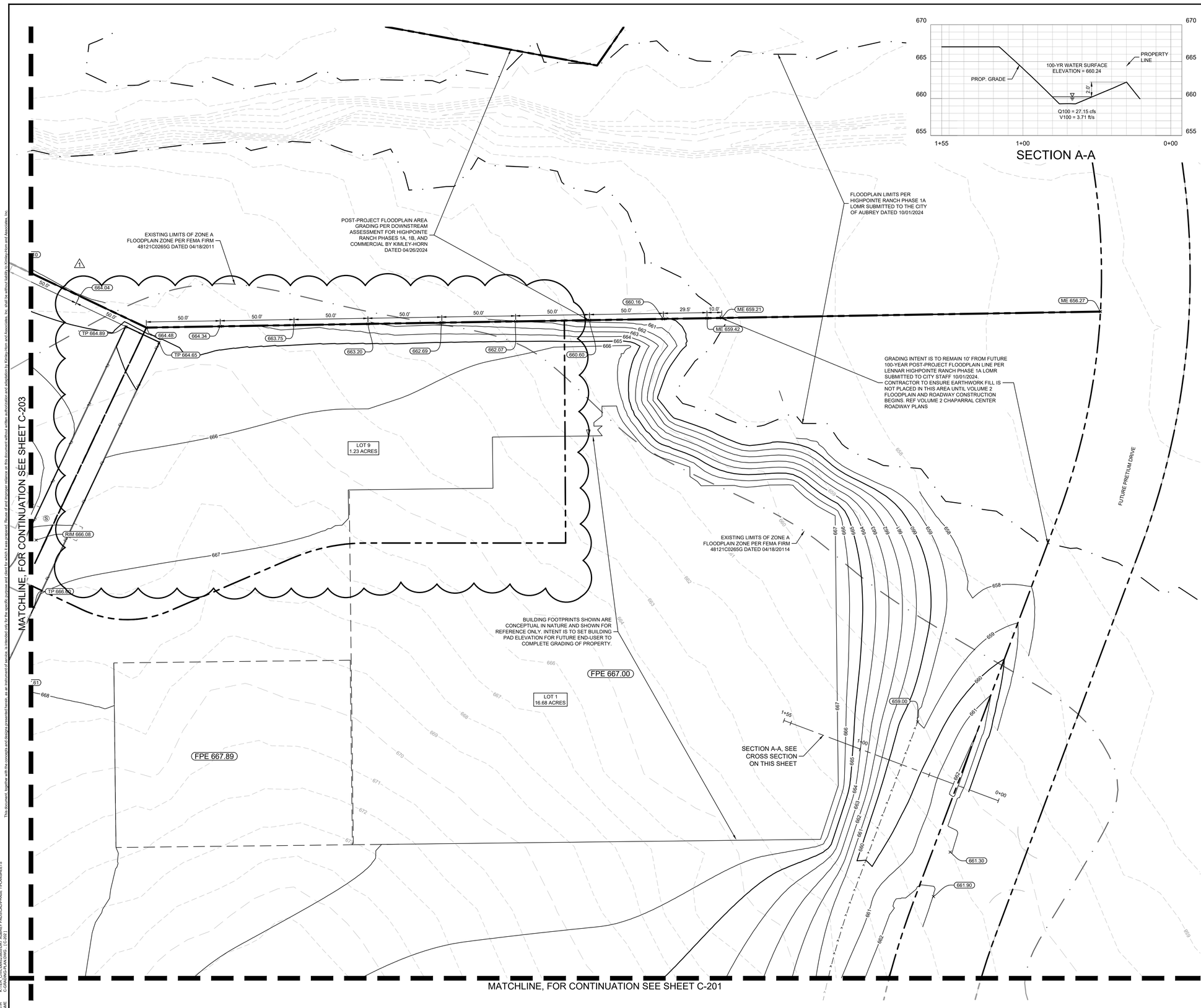

SECTION A-A

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
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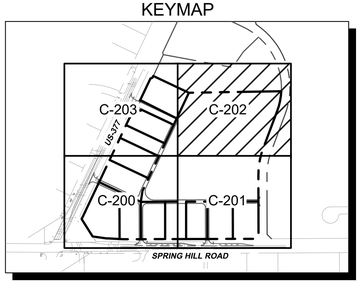

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203 W NASH ST.
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PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN
(3 OF 4)

SHEET NUMBER
C-202

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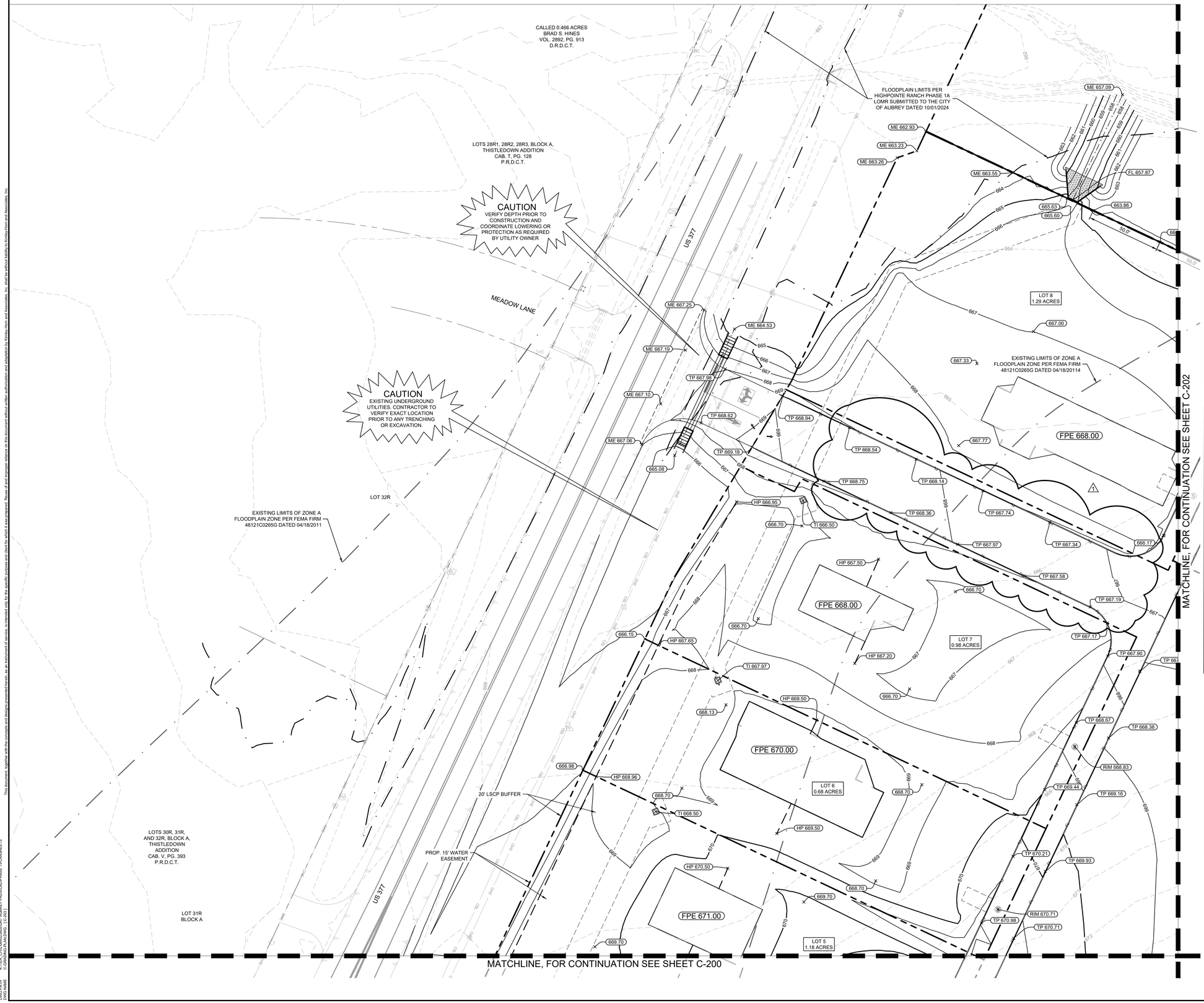

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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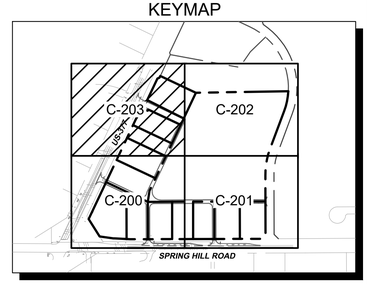
KEYMAP



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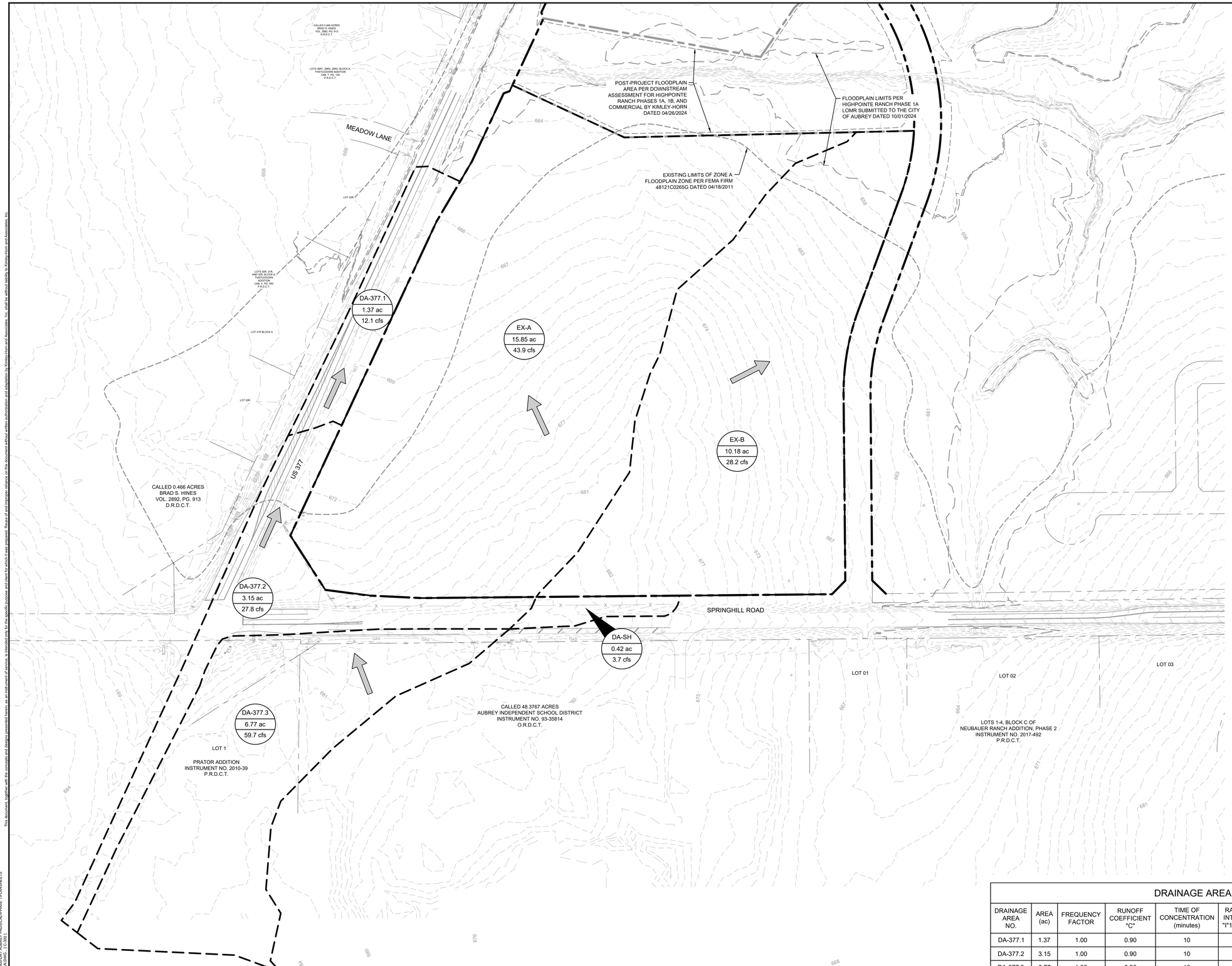
GRADING PLAN (4 OF 4)

SHEET NUMBER
C-203





GRAPHIC SCALE IN FEET
0 50 100 200

DRAINAGE GENERAL NOTES

EXISTING DRAINAGE MAP SHOWN PER DOWNSTREAM ASSESSMENT FOR HIGHPOINTE RANCH PHASES 1A, 1B, AND COMMERCIAL BY KIMLEY-HORN DATED 4/26/2024.

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING DRAINAGE DIVIDE
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
DA-377.1	1.37	1.00	0.90	10	9.80	12.1	TXDOT ROADSIDE DITCH
DA-377.2	3.15	1.00	0.90	10	9.80	27.8	TXDOT ROADSIDE DITCH
DA-377.3	6.77	1.00	0.90	10	9.80	59.7	TXDOT ROADSIDE DITCH
DA-SH	0.42	1.00	0.90	10	9.80	3.7	TXDOT ROADSIDE DITCH
EX-A	15.85	1.00	0.35	33	7.91	43.9	EX. FLOODPLAIN/CREEK TO NORTH
EX-B	10.18	1.00	0.35	22	7.91	28.2	EX. FLOODPLAIN/CREEK TO NORTH

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COLLECTOR ROAD
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AUBREY, DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-300

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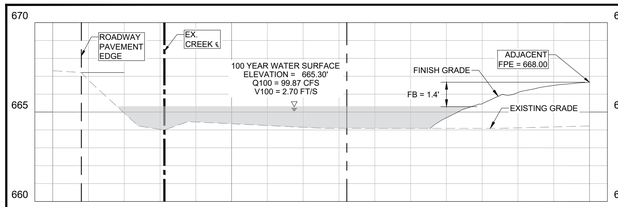

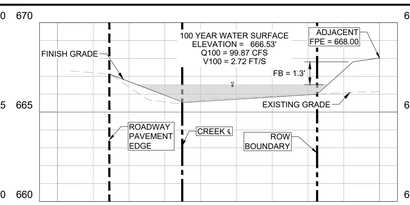

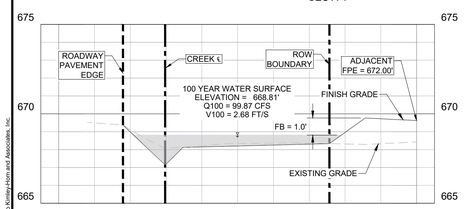

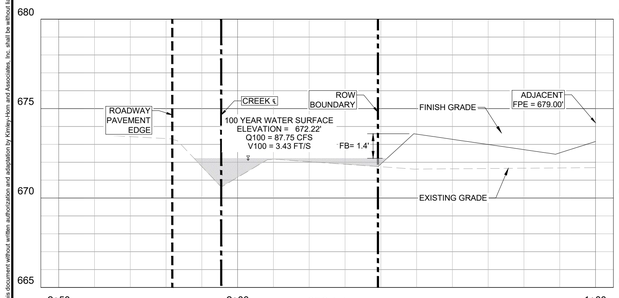

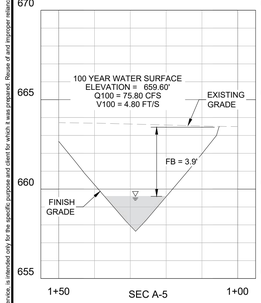

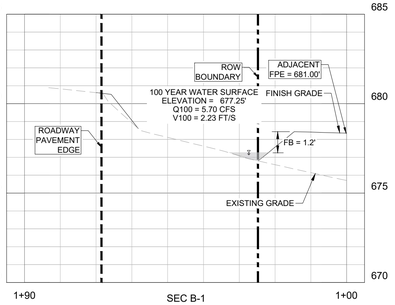

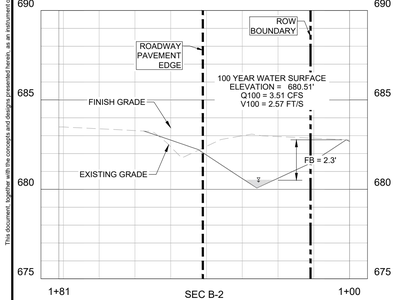

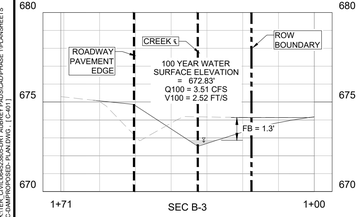

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.
4. DOWNSTREAM CREEK ANALYZED IN DOWNSTREAM ASSESSMENT BY HIGHPOINTE RANCHE SINGLE-FAMILY DEVELOPMENT COMPLETED BY OTHERS DATED 04/26/2024. THIS DOWNSTREAM ASSESSMENT CONSIDERED THE SITE TO BE FULLY-DEVELOPED WITH NO ON-SITE DETENTION REQUIRED.

LEGEND

X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
PROPERTY LINE
PROPOSED STORM PIPE
PROPOSED DRAINAGE DIVIDE
PROPOSED FLOW DIRECTION
555 PROPOSED CONTOUR
555 EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
DA-377.1	1.37	1.00	0.90	10	9.80	12.12
DA-377.2	3.05	1.00	0.90	10	9.80	26.86
DA-377.3	6.77	1.00	0.90	10	9.80	59.74
DA-377.4	0.13	1.00	0.90	10	9.80	1.15
DA-A.1	18.12	1.00	0.90	10	9.80	159.84
DA-A.2	0.95	1.00	0.90	10	9.80	8.38
DA-A.3	0.65	1.00	0.90	10	9.80	5.73
DA-A.4	1.13	1.00	0.90	10	9.80	9.96
DA-A.5	1.02	1.00	0.90	10	9.80	9.04
DA-A.6	1.73	1.00	0.90	10	9.80	15.23
DA-A.7	0.88	1.00	0.90	10	9.80	7.79
DA-A.8	0.50	1.25	0.80	10	8.80	4.42
DA-A.9	0.43	1.00	0.90	10	9.80	3.75
DA-B.1	0.62	1.00	0.90	10	9.80	5.43
DA-SH	0.40	1.00	0.90	10	9.80	3.51

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-301

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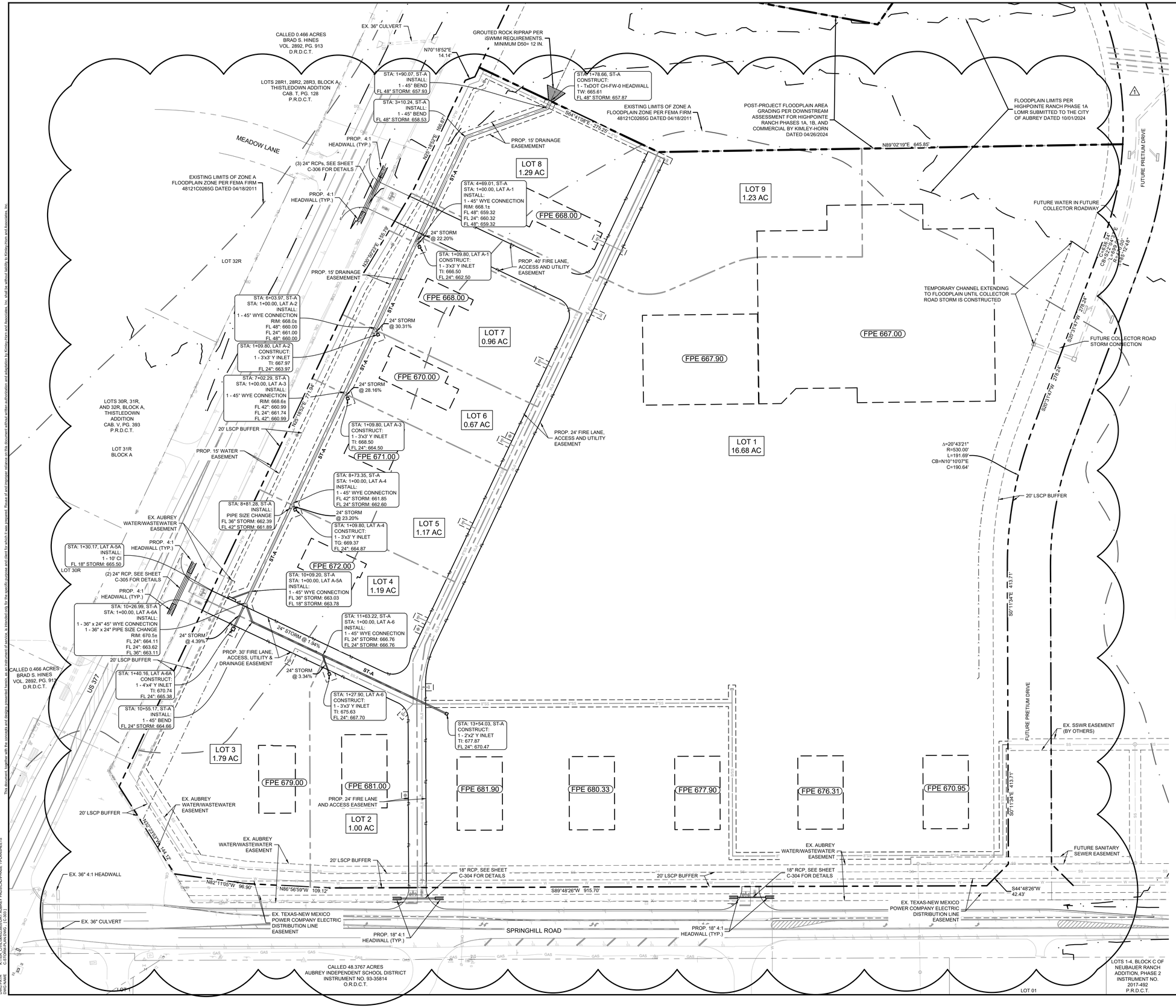

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- DRAINAGE ARROW
- SWALE
- HIGH POINT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAFETY END TREATMENT HEADWALL
- PROPOSED Y INLET
- CI — PROPOSED CURB INLET

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PLAN

SHEET NUMBER
C-303

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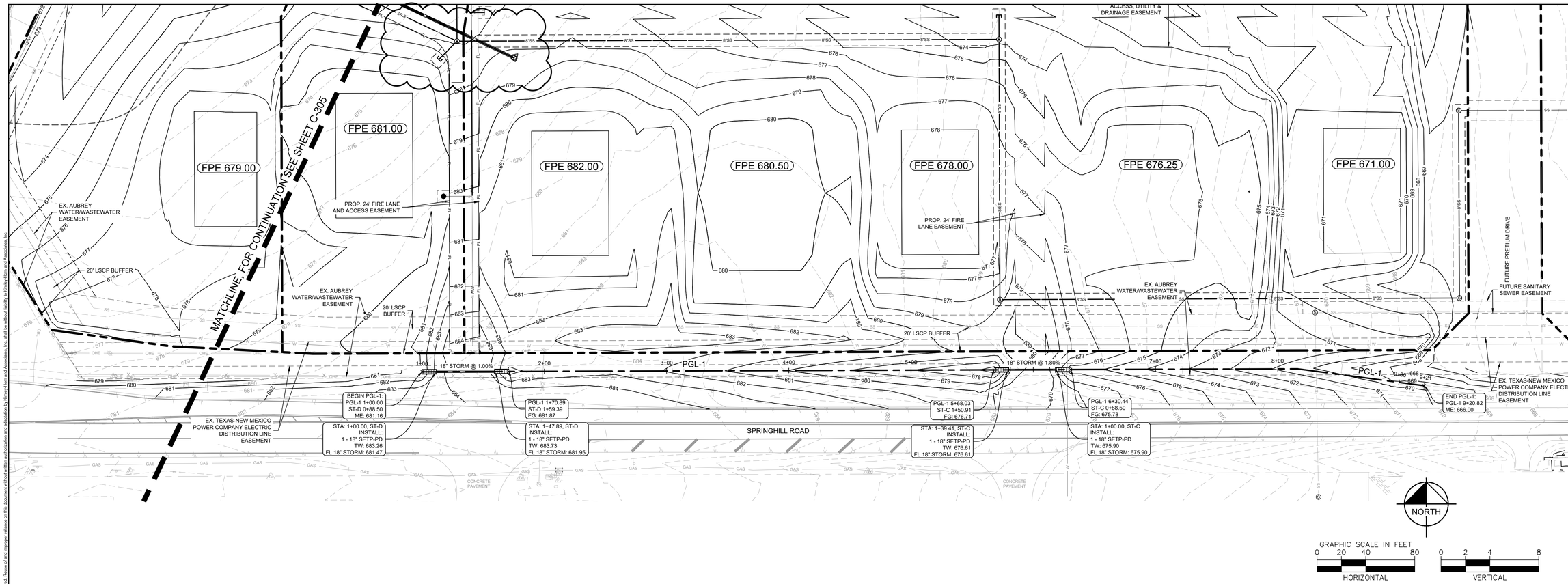
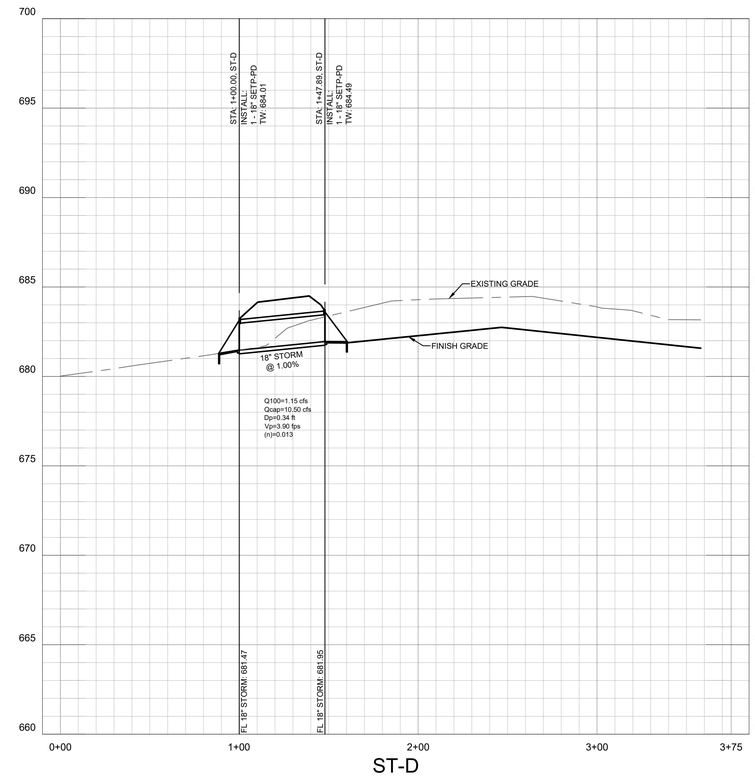
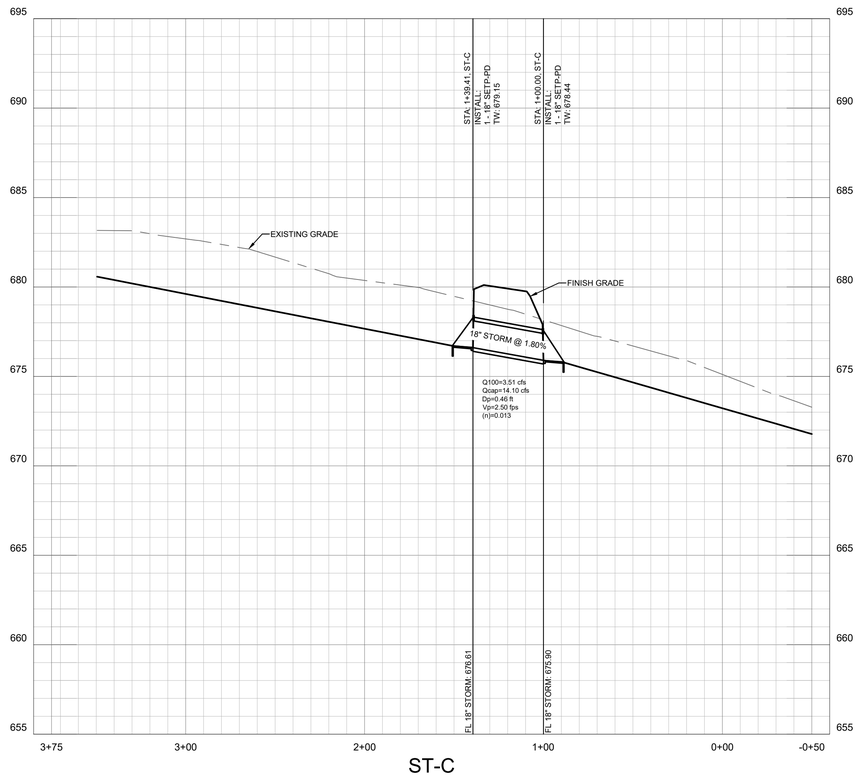
PLOT STYLE
DWG NAME







LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- 506.50 — TOP OF PAVEMENT ELEVATION
- THROAT 506.50 — Y INLET ELEVATION
- FPE 506.50 — FINISHED PAD ELEVATION
- ME 506.50 — MATCH EXISTING ELEVATION
- 596.00TW / 596.00BW — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DRAINAGE ARROW
- SWALE
- HIGH POINT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAFETY END TREATMENT HEADWALL
- PROPOSED Y INLET
- CI — PROPOSED CURB INLET

No.	REVISIONS	DATE	BY
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (1 OF 3)

SHEET NUMBER
C-304

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PLOT DATE 1/22/2026 12:23 PM
DWG NAME C-STORM PROFILES.DWG

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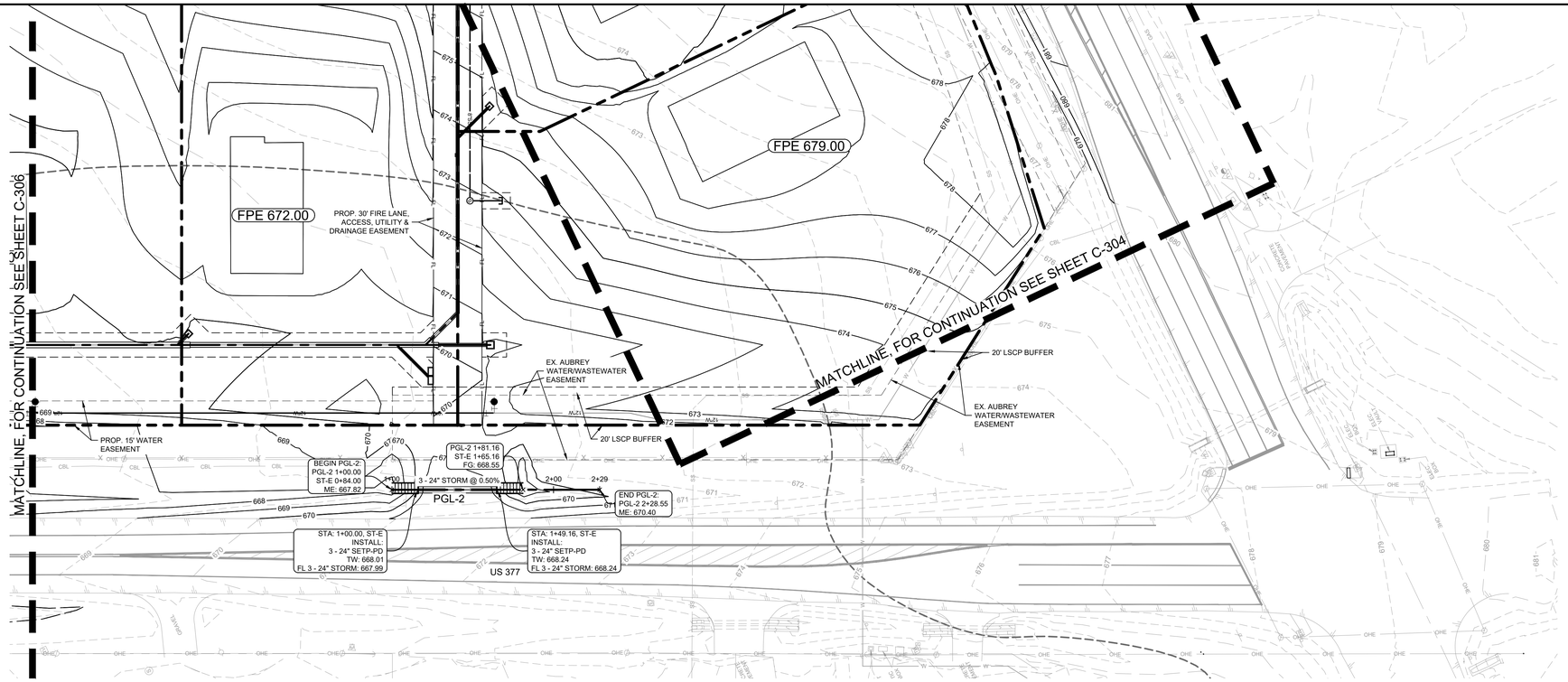

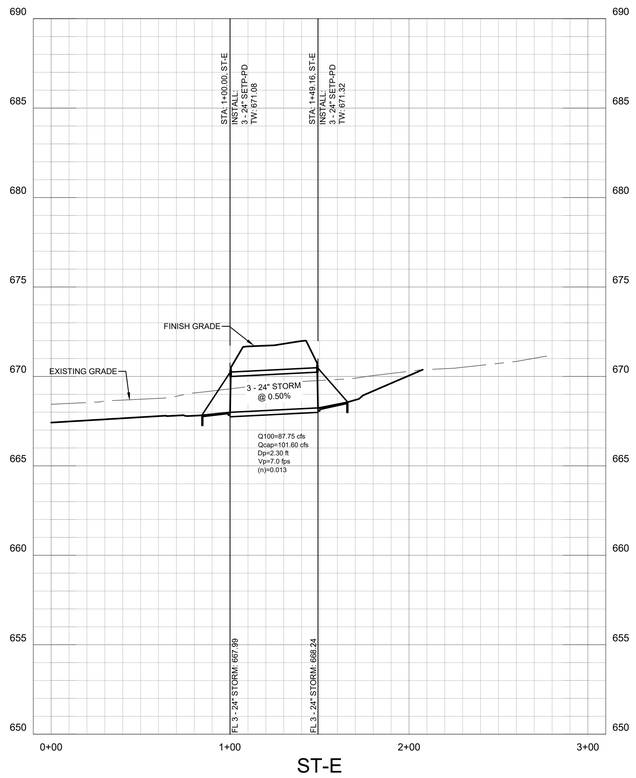

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HORIZONTAL
0 2 4 8
VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW / 596.00BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

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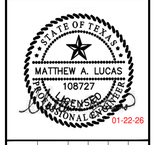

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

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CHANNEL PLAN AND PROFILE (2 OF 3)

SHEET NUMBER
C-305

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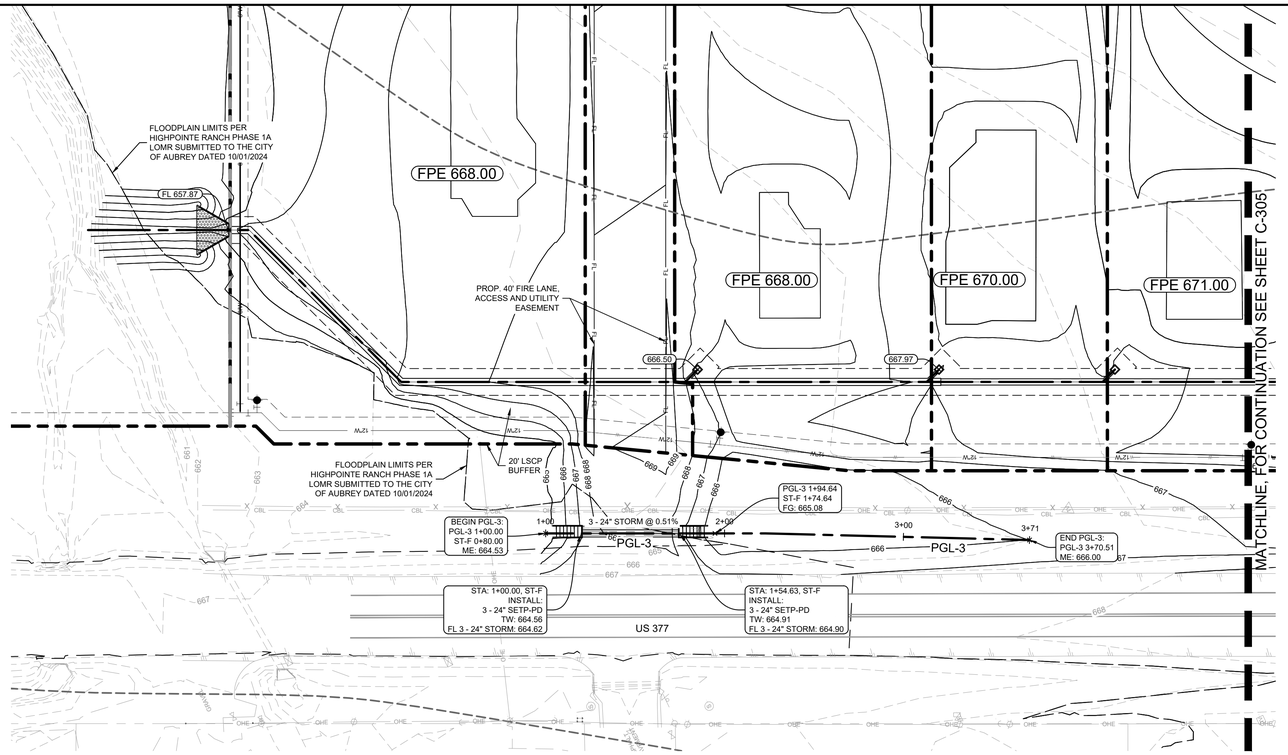

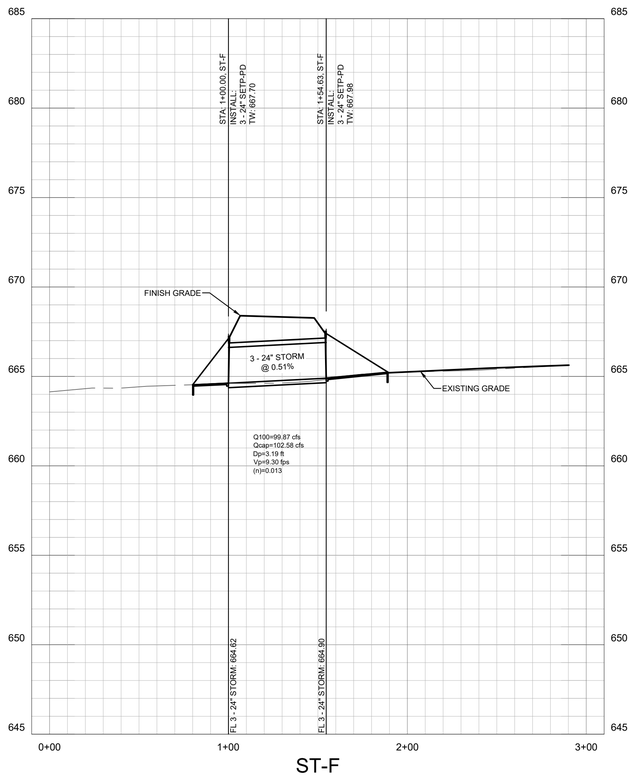



GRAPHIC SCALE IN FEET

0 20 40 80

HORIZONTAL

0 2 4 8

VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

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CHANNEL PLAN AND PROFILE (3 OF 3)

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C-306

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HORIZONTAL

0 2 4 8
VERTICAL

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108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

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DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

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STORM PROFILES (1 OF 2)

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C-307

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0 20 40 80
HORIZONTAL

0 2 4 8
VERTICAL

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01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

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STORM PROFILES (2 OF 2)

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C-308

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IMAGES
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PLOTTED ON 1/22/2026 12:25 PM
DWG NAME C-STORM PROFILES.DWG (C-308)

HYDRAULICS																				HGL COMPUTATIONS								Flow Type
STA. Dwstr.	STA. Upstr.	Connection ID	Upstr. Strc.	Dist.	FL Elev. Dwstr.	TP Elev. Dwstr.	FL Elev. Upstr.	TP Elev. Upstr.	Pipe Slope	Pipe Dia	RCB Width	RCB Height	Flow Area	Mng.'s	Q indiv.	Q design	Vel design	V cap	Q cap	Friction Slope	Friction loss	Velocity Head	Head loss Coeff.	Minor Losses	HGL El Dwstr.	HGL El Upstr.	HGL El Upstr.	Throat El.	
				ft					%	in	ft	ft	sf	(n)	cfs	cfs	fps	cfs	cfs	(s) ft/ft	ft	ft	(k)	ft			(inlet)		
Storm Line:	**ST-A**														**Total Flow in System =**	**64.77**											664.50		
1+78.66	1+90.07		45B	11.41	657.87	661.87	657.93	661.93	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.02	0.41	0.50	0.21	664.50	664.52	664.73	-	FULL FLOW
1+90.07	3+10.24		45B	120.17	657.93	661.93	658.53	662.53	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.24	0.41	0.50	0.21	664.73	664.97	665.18	-	FULL FLOW
3+10.24	4+69.01	LAT A-1	45Y	158.77	658.53	662.53	659.32	663.32	0.50%	48.00			12.57	0.013	8.4	64.77	5.2	8.1	101.6	0.0020	0.32	0.41	0.40	0.29	665.18	665.50	665.79	-	FULL FLOW
4+69.01	6+03.97	LAT A-2	45Y	134.96	659.32	663.32	660.00	664.00	0.50%	48.00			12.57	0.013	5.7	56.40	4.5	8.1	101.6	0.0015	0.21	0.31	0.40	0.14	665.79	666.00	666.14	-	FULL FLOW
6+03.97	6+23.64	LAT A-3	45Y	19.67	660.50	664.00	660.59	664.09	0.50%	42.00			9.62	0.013	10.0	50.67	5.3	7.4	71.1	0.0025	0.05	0.43	0.40	0.32	666.14	666.19	666.51	-	FULL FLOW
6+23.64	7+02.29	LAT A-4	45Y	78.65	660.59	664.09	660.99	664.49	0.50%	42.00			9.62	0.013	9.0	40.70	4.2	7.4	71.1	0.0016	0.13	0.28	0.40	0.21	666.51	666.64	666.85	-	FULL FLOW
7+02.29	8+73.35	LAT A-5	45Y	171.06	660.99	664.49	661.84	665.34	0.50%	42.00			9.62	0.013	4.4	31.67	3.3	7.4	71.1	0.0010	0.17	0.17	0.40	0.10	666.85	667.02	667.12	-	FULL FLOW
8+73.35	10+09.20	LAT A-6	45Y	135.85	662.34	665.34	663.02	666.02	0.50%	36.00			7.07	0.013	15.2	27.23	3.9	6.7	47.2	0.0017	0.23	0.23	0.40	0.14	667.12	667.34	667.48	-	FULL FLOW
10+09.20	10+26.99		45B	17.79	664.02	666.02	664.11	666.11	0.50%	24.00			3.14	0.013	0.0	12.00	3.8	5.1	16.0	0.0028	0.05	0.23	0.50	0.11	667.48	667.53	667.65	-	FULL FLOW
10+26.99	10+55.17	LAT A-7	45Y	28.18	664.11	666.11	664.66	666.66	1.94%	24.00			3.14	0.013	4.4	12.00	3.8	10.0	31.5	0.0028	0.08	0.23	0.40	0.19	667.65	667.73	667.92	-	FULL FLOW
10+55.17	11+63.22	LAT A-8	45Y	108.05	664.66	666.66	666.75	668.75	1.94%	24.00			3.14	0.013	3.8	7.59	~~2.4~~	10.0	31.5	~~0.0011~~	~~0.12~~	~~0.09~~	0.40	~~0.10~~	667.92	668.04	668.14	-	PARTIAL
11+63.22	13+54.03	DA-A.9	INLET	190.81	666.75	668.75	670.46	672.46	1.94%	24.00			3.14	0.013	3.8	3.79	~~1.2~~	10.0	31.5	~~0.0003~~	~~0.05~~	~~0.02~~	1.00	~~0.10~~	668.14	668.19	668.29	678.18	PARTIAL
Storm Line:	**LAT A-1**														**Total Flow in System =**	**8.38**											665.79		
1+00.00	1+09.80	DA-A.2	INLET	9.80	660.32	662.32	662.50	664.50	22.20%	24.00			3.14	0.013	8.4	8.38	2.7	33.9	106.6	0.0014	0.01	0.11	1.00	0.11	665.79	665.80	665.91	666.50	FULL FLOW
Storm Line:	**LAT A-2**														**Total Flow in System =**	**5.73**											666.14		
1+00.00	1+09.80	DA-A.3	INLET	9.80	661.00	663.00	663.97	665.97	30.31%	24.00			3.14	0.013	5.7	5.73	1.8	39.6	124.5	0.0006	0.01	0.05	1.00	0.10	666.14	666.15	666.25	667.97	FULL FLOW
Storm Line:	**LAT A-3**														**Total Flow in System =**	**9.96**											666.51		
1+00.00	1+09.80	DA-A.4	INLET	9.80	661.49	663.49	664.25	666.25	28.16%	24.00			3.14	0.013	10.0	9.96	3.2	38.2	120.0	0.0019	0.02	0.16	1.00	0.16	666.51	666.53	666.68	668.50	FULL FLOW
Storm Line:	**LAT A-4**														**Total Flow in System =**	**9.04**											666.85		
1+00.00	1+09.80	DA-A.5	INLET	9.80	662.35	664.35	664.62	666.62	23.20%	24.00			3.14	0.013	9.0	9.04	2.9	34.7	109.0	0.0016	0.02	0.13	1.00	0.13	666.85	666.86	666.99	669.37	FULL FLOW
Storm Line:	**LAT A-5**														**Total Flow in System =**	**4.44**											667.12		
1+00.00	1+30.17	DA-A.6	INLET	30.17	665.12	666.62	666.89	668.39	5.87%	18.00			1.77	0.013	4.4	4.44	~~2.5~~	14.4	25.4	~~0.0018~~	~~0.05~~	~~0.10~~	1.00	~~0.10~~	667.12	667.17	667.27	672.08	PARTIAL
Storm Line:	**LAT A-6**														**Total Flow in System =**	**15.23**											667.65		
1+00.00	1+40.16	DA-A.7	INLET	40.16	664.93	666.93	666.69	668.69	4.39%	24.00			3.14	0.013	15.2	15.23	~~4.8~~	15.1	47.4	~~0.0045~~	~~0.18~~	~~0.37~~	1.00	~~0.37~~	667.65	667.83	668.19	672.94	PARTIAL
Storm Line:	**LAT A-7**														**Total Flow in System =**	**4.41**											667.92		
1+00.00	1+27.90	DA-A.8	INLET	27.90	667.81	669.81	668.74	670.74	3.34%	24.00			3.14	0.013	4.4	4.41	~~1.4~~	13.2	41.3	~~0.0004~~	~~0.01~~	~~0.03~~	1.00	~~0.10~~	667.92	667.93	668.03	675.63	PARTIAL
Storm Line:	**ST-C**														**Total Flow in System =**	**3.51**											678.44		
1+00.00	1+39.41	DA-SH	INLET	39.41	675.90	677.40	676.61	678.11	1.80%	18.00			1.77	0.013	3.5	3.51	2.0	8.0	14.1	0.0011	0.04	0.06	1.00	0.10	678.44	678.48	678.58	679.15	FULL FLOW
Storm Line:	**ST-D**														**Total Flow in System =**	**1.15**											684.01		
1+00.00	1+47.89	DA-377.4	INLET	47.89	681.47	682.97	681.95	683.45	1.00%	18.00			1.77	0.013	1.2	1.15	0.7	5.9	10.5	0.0001	0.01	0.01	1.00	0.10	684.01	684.02	684.12	684.49	FULL FLOW
Storm Line:	**ST-E**														**Total Flow in System =**	**87.75**											671.32		
1+00.00	1+49.16	COMBO ST-E	INLET	49.16	669.31	673.31	669.56	673.56	0.50%	48.00			12.57	0.013	87.8	87.75	~~7.0~~	8.1	101.6	~~0.0037~~	~~0.18~~	~~0.76~~	1.00	~~0.76~~	671.32	671.50	672.26	671.08	PARTIAL
Storm Line:	**ST-F**														**Total Flow in System =**	**99.87**											667.70		
1+00.00	1+54.63	COMBO ST-F	INLET	54.63	667.70	671.70	667.98	671.98	0.51%	48.00			12.57	0.013	99.9	99.87	~~7.9~~	8.2	102.6	~~0.0048~~	~~0.26~~	~~0.98~~	1.00	~~0.98~~	667.70	667.96	668.94	667.98	PARTIAL

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C-STORM CALCS.DWG [C-309]

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM CALCULATIONS

SHEET NUMBER
C-309

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added For Each Add'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'-7 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
	15"	5'-3 1/2"	2'-9 1/2"	3'-4"	3'-10 1/2"	103	0.7	2'-2"	24	0.3
	18"	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
	21"	7'-2 1/2"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
	24"	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
	27"	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 1/2"	203	1.7	4'-4"	65	0.8
	33"	10'-10"	4'-8"	6'-4"	7'-3 1/2"	224	2.0	4'-8"	71	0.9
	36"	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 1/2"	249	2.2	5'-1"	81	1.0
	42"	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0"	298	2.8	5'-10"	97	1.3
	48"	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
	54"	17'-5 1/2"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
	60"	19'-2 1/2"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
	72"	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 1/2"	601	7.1	9'-4"	213	3.3
3:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
	15"	7'-1"	2'-9 1/2"	5'-0"	5'-9 1/2"	137	1.1	2'-2"	28	0.3
	18"	8'-6 1/2"	3'-1"	5'-9"	6'-7 1/2"	170	1.3	2'-8"	37	0.5
	21"	9'-8 1/2"	3'-4 1/2"	6'-6"	7'-6"	195	1.6	3'-1"	48	0.6
	24"	11'-0"	3'-9 1/2"	7'-3"	8'-4 1/2"	227	2.0	3'-7"	58	0.7
	27"	12'-2"	4'-1"	8'-0"	9'-2 1/2"	249	2.3	3'-11"	257	0.8
	30"	13'-4"	4'-4 1/2"	8'-9"	10'-1 1/2"	293	2.7	4'-4"	77	1.0
	33"	14'-5 1/2"	4'-8"	9'-6"	10'-11 1/2"	318	3.1	4'-8"	84	1.2
	36"	15'-7 1/2"	4'-11 1/2"	10'-2"	11'-10"	351	3.5	5'-1"	96	1.4
	42"	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 1/2"	432	4.5	5'-10"	119	1.7
	48"	21'-1 1/2"	6'-1 1/2"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
	54"	23'-3 1/2"	6'-8 1/2"	15'-2"	17'-5 1/2"	630	7.3	7'-6"	186	2.9
	60"	25'-5 1/2"	7'-3 1/2"	17'-0"	19'-7 1/2"	719	8.7	8'-3"	219	3.4
	66"	28'-1"	7'-10 1/2"	18'-6"	21'-4 1/2"	811	10.1	8'-9"	242	3.9
	72"	30'-4 1/2"	8'-5 1/2"	20'-0"	23'-1 1/2"	924	11.7	9'-4"	272	4.4
4:1	12"	7'-10 1/2"	2'-6"	5'-4"	6'-4"	148	1.1	1'-9"	24	0.3
	15"	9'-4"	2'-9 1/2"	6'-8"	7'-8 1/2"	181	1.5	2'-2"	32	0.4
	18"	10'-9 1/2"	3'-1"	7'-8"	8'-10 1/2"	221	1.9	2'-8"	42	0.5
	21"	12'-2 1/2"	3'-4 1/2"	8'-6"	9'-11"	260	2.3	3'-1"	55	0.7
	24"	13'-8 1/2"	3'-9 1/2"	9'-4"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-2"	4'-1"	10'-8"	12'-3 1/2"	334	3.3	3'-11"	77	1.0
	30"	16'-8 1/2"	4'-4 1/2"	11'-8"	13'-5 1/2"	385	3.8	4'-4"	89	1.3
	33"	18'-1 1/2"	4'-8"	12'-8"	14'-7 1/2"	425	4.5	4'-8"	101	1.4
	36"	19'-7"	4'-11 1/2"	13'-8"	15'-9 1/2"	472	5.1	5'-1"	115	1.7
	42"	22'-5 1/2"	5'-6 1/2"	15'-8"	18'-1"	583	6.5	5'-10"	141	2.1
	48"	26'-6 1/2"	6'-1 1/2"	18'-0"	20'-7 1/2"	730	8.3	6'-7"	175	2.8
	54"	29'-5"	6'-8 1/2"	20'-0"	23'-1 0 1/2"	875	10.7	7'-6"	226	3.6
	60"	32'-3 1/2"	7'-3 1/2"	22'-0"	26'-2"	996	12.7	8'-3"	264	4.3
	66"	35'-2 1/2"	7'-10 1/2"	24'-0"	28'-5 1/2"	1,140	14.9	8'-9"	300	4.9
	72"	38'-1 1/2"	8'-5 1/2"	26'-0"	30'-9 1/2"	1,297	17.3	9'-4"	334	5.6
6:1	12"	11'-2"	2'-6"	8'-6"	9'-9 1/2"	224	1.9	1'-9"	28	0.4
	15"	13'-2 1/2"	2'-9 1/2"	10'-0"	11'-6 1/2"	268	2.5	2'-2"	37	0.5
	18"	15'-2 1/2"	3'-1"	11'-6"	13'-3 1/2"	330	3.2	2'-8"	50	0.7
	21"	17'-2 1/2"	3'-4 1/2"	13'-0"	15'-0 1/2"	387	3.9	3'-1"	69	0.9
	24"	19'-4 1/2"	3'-9 1/2"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
	27"	21'-4 1/2"	4'-1"	16'-0"	18'-5 1/2"	512	5.7	3'-11"	96	1.4
	30"	23'-5 1/2"	4'-4 1/2"	17'-6"	20'-2 1/2"	593	6.7	4'-4"	110	1.7
	33"	25'-5 1/2"	4'-8"	19'-0"	21'-11 1/2"	675	7.8	4'-8"	127	2.0
	36"	27'-5 1/2"	4'-11 1/2"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
	42"	31'-6 1/2"	5'-6 1/2"	23'-6"	27'-1 1/2"	922	11.5	5'-10"	179	3.0
	48"	37'-3 1/2"	6'-1 1/2"	28'-0"	32'-4"	1,191	15.9	6'-7"	231	4.0
	54"	41'-1 1/2"	6'-8 1/2"	31'-0"	35'-9 1/2"	1,424	19.2	7'-6"	300	5.0
	60"	45'-4 1/2"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0

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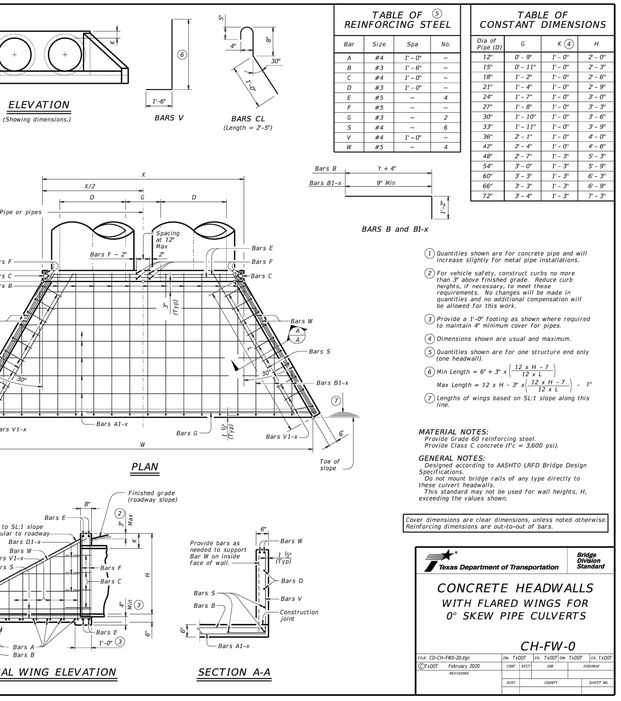

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	2'-6"
E	#5	~	4
F	#5	~	~
G	#3	~	6
S	#4	~	6
V	#4	1'-0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-0"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
33"	1'-11"	1'-0"	3'-9"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

BARS B and B1-x

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure and only (one headwall).

(6) Min Length = $6' + 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right)$

Max Length = $12 \times H - 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1'$

(7) Lengths of wings based on SL:1 slope along this face.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Maximum Wingwall Height Hw (9)	W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated (3) Quantities per ft of Wingwall Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.284
3'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
6'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
7'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	59.13	0.461
8'-0"	4'-4"	2'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.488
9'-0"	4'-8"	2'-2"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-2"	2'-6"	2'-0"	8"	#5	1'-0"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-2"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	2'-1"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
E	#5	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	4	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)		9.82	
Conc (CY/Ft)		0.037	

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	6	~
Reinf (Lb/Ft)		9.82	
Conc (CY/Ft)		0.074	

(1) Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

(2) Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.

(3) Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

(4) Recommended values of Slope are: 3:1, 4:1, & 6:1. Slope shall be 3:1 or flatter.

(5) When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, construction joints or grooved joints, oriented in the direction of flow, and shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.

(6) At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing bars shown as necessary.

(7) 3" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to ECD standard.

(8) For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(9) See "Table Of Maximum Wing Heights" for various slopes. Height is limited based on a 33'-6" maximum safety pipe runner length.

TABLE OF MAXIMUM (9) WING HEIGHTS (Hw max)

Side Slope	Hw max
3:1	11'- 5"
4:1	8'-10"
6:1	6'- 1"

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C - 0.250'
Lw = (Hw - 0.333') (SL)

For Cast-In-place culverts:
Ltw = (N) (S) + (N+1) (U)

For Precast culverts:
Ltw = (N) (2U+S) + (N-1) (0.500')

Lc = (Ltw) - (2U)
Atw = Lc
Total Wingwall Area (Two Wings ~ S.F.)
= (Hw + 0.333') (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal : 1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
Lc = Culvert Curb between Wings
Atw = Anchor Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

GENERAL NOTES:
Designed according to AASHTO LRFD Specifications.
The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the flow lines.
Pipe Runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
All reinforcing steel shall be Grade 60.
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.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 3/4" clear cover.
When structure is founded on solid rock, depth of bevels for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Table of Maximum Wall Heights for additional dimensions and information.
All bolts, nuts, washers, brackets, angles, and pipe runners are considered parts of the Safety End Treatment for payment.
Pipe Runners shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5L X52.
Bolts and nuts shall conform to ASTM A307. Steel plates shall conform to ASTM A36. All steel components, except reinforcing, shall be galvanized. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

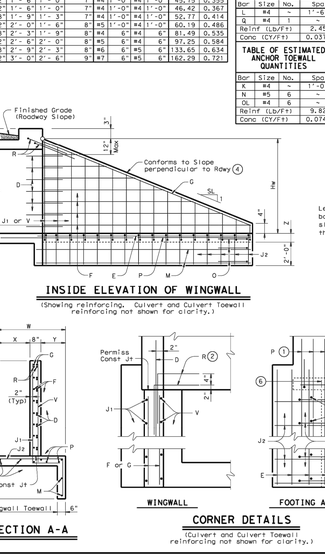

TABLE OF MAXIMUM (9) WING HEIGHTS (Hw max)

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3:1	11'- 5"
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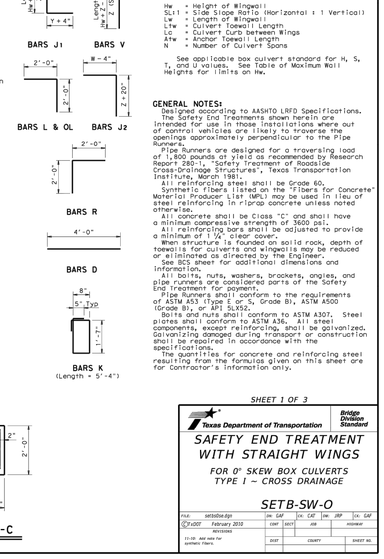

SHEET 1 OF 3

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
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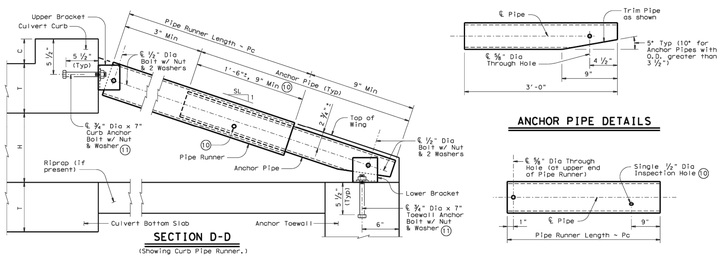
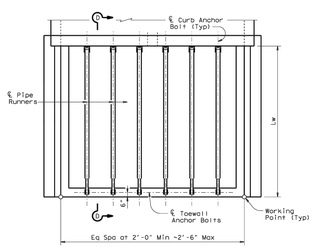
REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

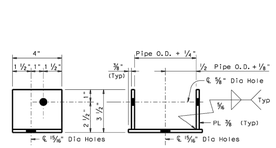


ANCHOR PIPE DETAILS

PIPE RUNNER DETAILS



PIPE RUNNER PLAN



Note: Upper and Lower Brackets shall match the required pipe diameters as shown in the table.

UPPER & LOWER BRACKET DETAILS

MAXIMUM PIPE RUNNER LENGTHS & REQUIRED PIPE RUNNER AND ANCHOR PIPE SIZES

Maximum Pipe Runner Length (Pc)	Required Pipe Runner Size Pipe Size	Pipe O.D.	Pipe I.D.	Required Anchor Pipe Size Pipe Size	Pipe O.D.	Pipe I.D.
9'-4"	3" STD	3.500"	3.068"	2" STD	2.375"	2.067"
19'-0"	4" STD	4.500"	4.026"	3" STD	3.500"	3.068"
33'-6"	5" STD	5.563"	5.047"	4" STD	4.500"	4.026"

(10) After Installation of Pipe Runner, the 1/2" inspection hole shall be utilized to ensure that the top of the Anchor Pipe with the Pipe Runner is adequate.

(11) At Contractor's option, an epoxy anchorage system may be used. Anchorage system chosen must be able to achieve an ultimate tensile resistance of 20 kips. Anchor diameter shall be 3/4". The Contractor must provide evidence to the Engineer that this can be achieved. Evidence of adequate tensile resistance can be based on the manufacturer's published values of ultimate tensile strength (anchor spacing and edge distance must be accounted for). Anchor installation, including hole size, drilling, and clean-out, must be in accordance with the manufacturer's recommendations.

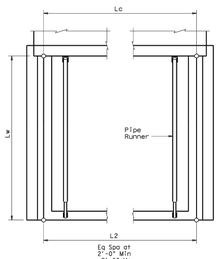
PIPE RUNNER DIMENSION CALCULATIONS:

Formulas:
Pc = (Lw) (K) - (1.688)

Pc = Pipe Runner Length
K = Constant Values for use in formulas
Slope SL:1
3:1 ~ 1.054
4:1 ~ 1.031
6:1 ~ 1.014

Culvert Station and/or Creek name followed by applicable end (Lt, Rt or Both) (12)	Lc (Ft)	L2 No. Spa	L2 Spa at (Ft)	L2 Overall Length (Ft)	Pipe Runner (Pc) No.	Pipe Runner (Pc) Length (Ft)	Pipe Runner (Pc) Size (3", 4" or 5")	Pipe Runner (Pc) Total (12) Length (Ft)	3'-0" Anchor Pipe Size (2", 3" or 4")	3'-0" Anchor Pipe Total (12) Length (Ft)

(12) Quantities shown are for one structure end if Lt or Rt. Quantities shown are for two structure ends if Both.



PIPE RUNNER LAYOUT

SPECIAL NOTE:
This tabular sheet is to be filled out by the culvert specifier and provides information for the construction details and quantities of Pipe Runners.

An Excel 97 spreadsheet to assist in completing this table can be downloaded from the Bridge Standards (English) web page on the TxDOT web site. The completed sheet shall be signed, sealed, and dated by a licensed Professional Engineer.

Note that the tabular quantities are given for estimating purposes only. It is likely that these quantities will change due to field conditions. Therefore, all dimensions shall be verified by the Contractor in the field prior to fabrication of the Safety End Treatment components.

SHEET 2 OF 3

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
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REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

SHEET 3 OF 3

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
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REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

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NO.	REVISIONS	DATE	BY
	END USER PLAN REVISIONS	1/22/2026	MJF

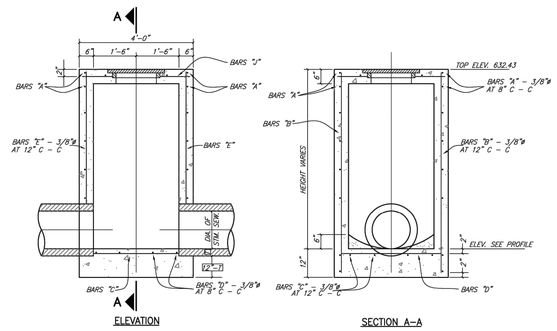
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM DETAILS (1 OF 2)

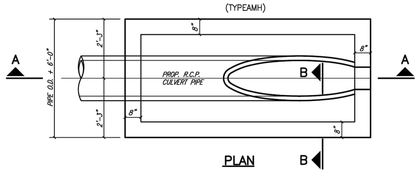
SHEET NUMBER C-310



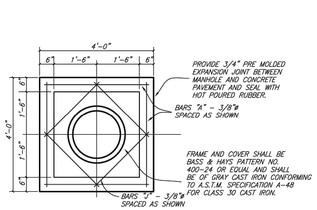
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

(TYPEAMH)

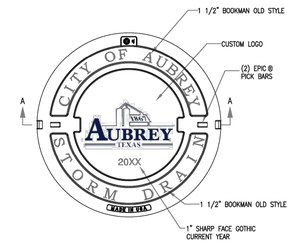


SLOPED CONCRETE HEADWALL

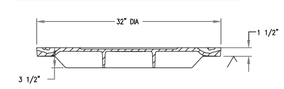


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



PLAN OF STORM DRAIN COVER

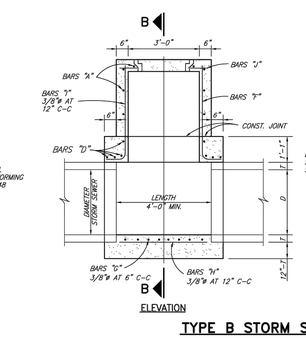


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID9B OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

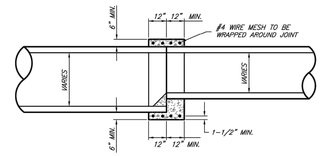
(MH–COV5)



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

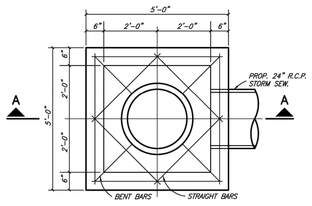
(TYPEBMH)

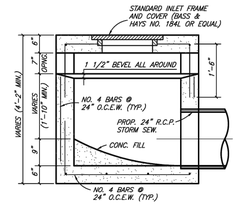


DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)





STANDARD DROP INLET

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

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

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM DETAILS
(2 OF 2)

SHEET NUMBER
C-311

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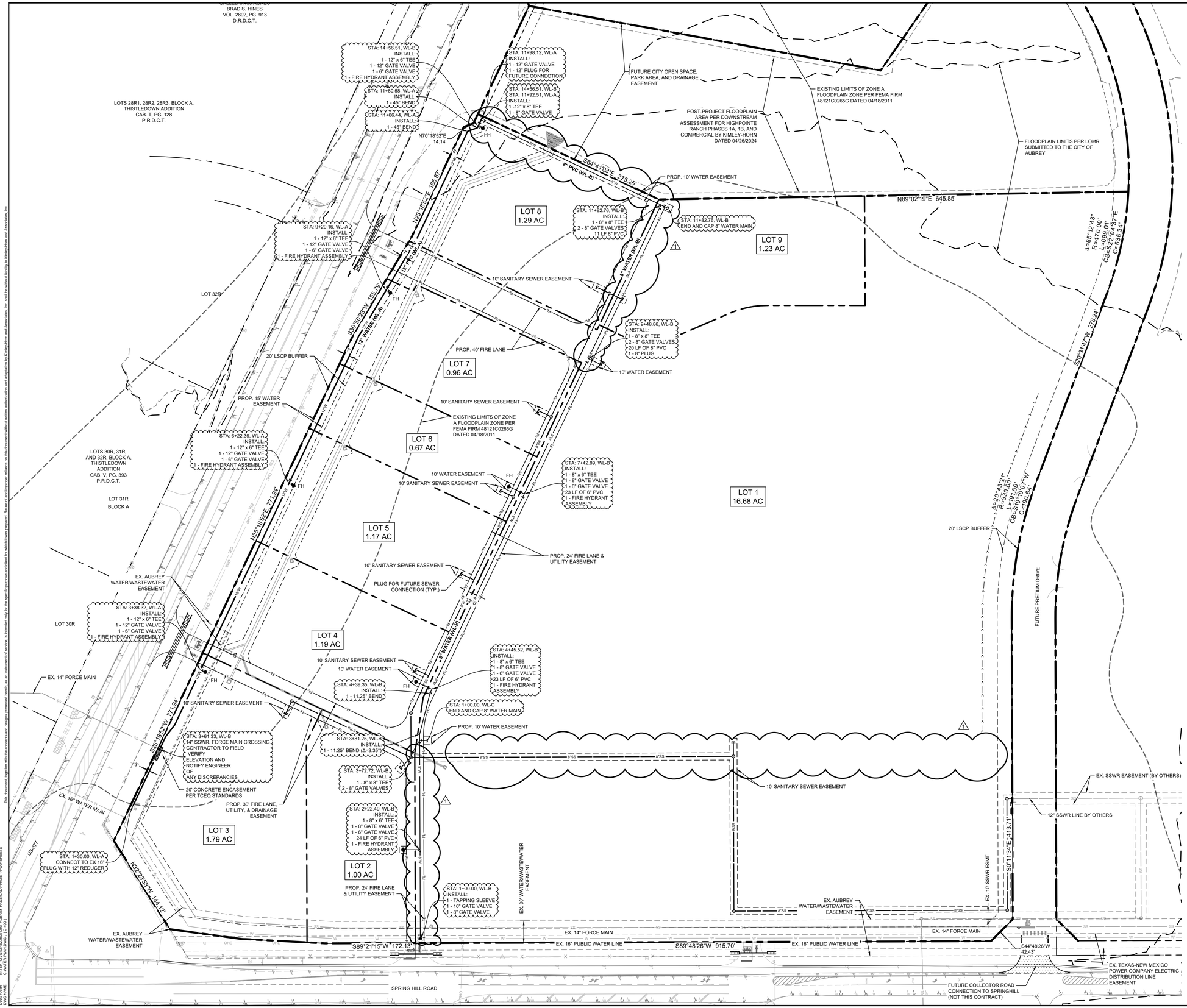

UTILITY LEGEND

- PROPERTY LINE
- 8" W — PROPOSED 8" PUBLIC WATER LINE
- 12" W — PROPOSED 12" PUBLIC WATER LINE
- 8" SS — PROPOSED 8" SANITARY LINE
- PROPOSED PHASE 1 STORM LINE
- PROPOSED PHASE 2 STORM LINE
- OHE — EXISTING POWER LINE
- EXISTING POWER POLE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY LINE
- EXISTING STORM
- JB — PROPOSED JUNCTION BOX
- CI — PROPOSED CURB INLET
- PROPOSED TYPE-Y INLET
- STMH — PROPOSED STORM MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- FH — PROPOSED FIRE HYDRANT

UTILITY NOTES

GENERAL NOTES
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES AND STANDARD CONSTRUCTION DETAILS FOR ALL WATER AND SANITARY SEWER REQUIREMENTS
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
3. FUTURE UTILITY AND DRAINAGE DESIGN SHALL BE DETERMINED BY THE END-USER OF EACH LOT.
4. GATE VALVES SHALL BE ASSUMED TO BE INCLUDED AT ALL CONNECTIONS TO EXISTING WATER, FIRE HYDRANT CONNECTIONS, TEE CONNECTIONS, AND STUBS FOR FUTURE CONNECTIONS.

SANITARY
1. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
2. REFER TO CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY MANHOLES AND CLEANOUTS.
3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
4. NO SEWER LINE SHALL BE LOCATED NEARER THAN 5' FROM ANY TREE OR STRUCTURE, NOR ANY CLOSER THAN 10' FROM ANY WATER SERVICE OR MAIN.
5. PIPE USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE PVC PIPE CONFORMING TO THE STANDARDS SPECIFICATIONS FOR CONSTRUCTION. THE WASTEWATER PIPELINE SHALL CONFORM TO ASTM D3034 FOR SEWER PIPES AND FITTINGS FROM 4" TO 15" IN DIAMETER AND SHALL HAVE A EARTH COVER OF 4'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFFNESS OF 115-PSI (SDR 26).

WATER
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
2. ALL FITTING SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
5. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
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STATE OF TEXAS
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CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

WATER PLAN

SHEET NUMBER
C-400

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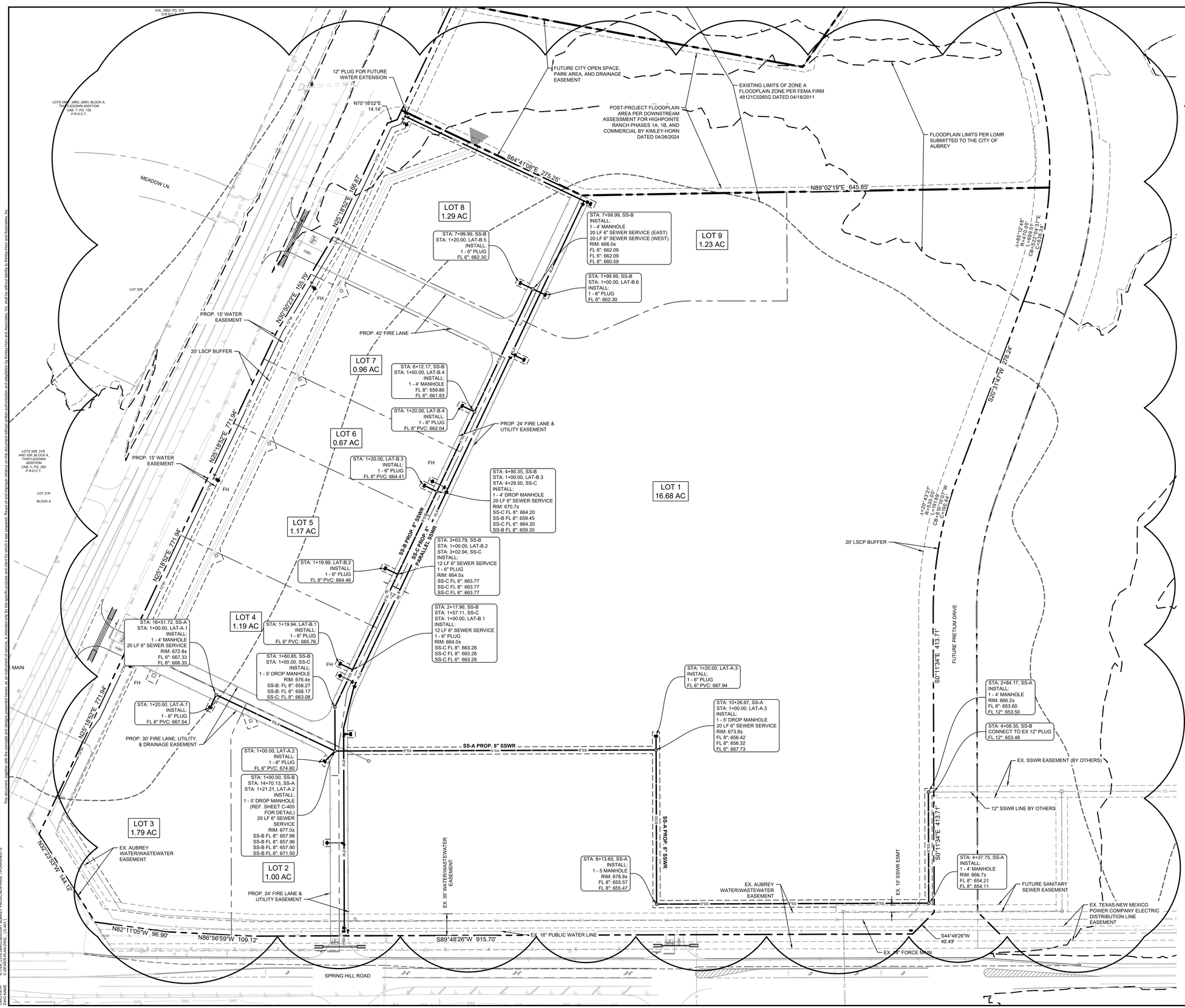
dbae | dbaty | dcarr | dEdbae | dEXJA | dSrm | dZA08 | dJEJLee | dSte-PRPROP | dDtrCalendar | dJH | dZaxSewer | Aubrey Pad Existing Zone A | Highpointe Post Floodplain | ViewPort-064523805 | dPhotoplan-PostYA
PAGSCAD/PHASE 1/PLANSHEETS



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

UTILITY LEGEND

	PROPERTY LINE
8" W	PROPOSED 8" PUBLIC WATER LINE
12" W	PROPOSED 12" PUBLIC WATER LINE
8" SS	PROPOSED 8" SANITARY LINE
	PROPOSED STORM LINE
OHE	EXISTING POWER LINE
	EXISTING POWER POLE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
	EXISTING STORM
JB	PROPOSED JUNCTION BOX
CI	PROPOSED CURB INLET
	PROPOSED TYPE-Y INLET
STMH	PROPOSED STORM MANHOLE
SSMH	PROPOSED SANITARY SEWER MANHOLE
FH	PROPOSED FIRE HYDRANT

UTILITY NOTES

GENERAL NOTES
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES AND STANDARD CONSTRUCTION DETAILS FOR ALL WATER AND SANITARY SEWER REQUIREMENTS
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
3. FUTURE UTILITY AND DRAINAGE DESIGN SHALL BE DETERMINED BY THE END-USER OF EACH LOT.
4. GATE VALVES SHALL BE ASSUMED TO BE INCLUDED AT ALL CONNECTIONS TO EXISTING WATER, FIRE HYDRANT CONNECTIONS, TEE CONNECTIONS, AND STUBS FOR FUTURE CONNECTIONS.

SANITARY
1. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
2. REFER TO CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY MANHOLES AND CLEANOUTS.
3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
4. NO SEWER LINE SHALL BE LOCATED NEARER THAN 5' FROM ANY TREE OR STRUCTURE, NOR ANY CLOSER THAN 10' FROM ANY WATER SERVICE OR MAIN.
5. PIPE USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE PVC PIPE CONFORMING TO THE STANDARDS SPECIFICATIONS FOR CONSTRUCTION. THE WASTEWATER PIPELINE SHALL CONFORM TO ASTM D3034 FOR SEWER PIPES AND FITTINGS FROM 4" TO 15" IN DIAMETER AND SHALL HAVE A EARTH COVER OF 3'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFNESS OF 115-PSI (SDR 26).

WATER
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
2. ALL FITTING SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. 4" THROUGH 12" DIAMETER WATER PIPELINES SHALL BE PVC PIPE CONFORMING TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. IN GENERAL, THE WATER PIPELINES SHALL BE AWWA STANDARD C-900 (MIN. DR 18 - CLASS 150) WITH CAST-IRON OUTSIDE DIMENSIONS, AND INSTALLED WITH A MIN. OF 4' OF COVER, UNLESS OTHERWISE APPROVED BY THE CITY.
5. 16" THROUGH 24" DIAMETER WATER LINES SHALL BE AWWA C905 (DR 18 - 235 PSI) OR DUCTILE IRON AWWA C151 (CLASS 150) WITH CEMENT MORTAR LINED INTERIOR AND POLYETHYLENE ENCASED EXTERIOR, AND INSTALLED WITH A MIN. OF 6' OF COVER.
6. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
7. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.
8. ALL WATER PIPE SHALL BE INSTALLED WITH A "TRACER TAPE" BLUE IN COLOR OVER THE TOP OF THE PIPE. THE TAPE SHALL BE TERRA TAPE "D" DETECTABLE AS SUPPLIED BY GRIFFOLYN CO., INC. OF HOUSTON, TEXAS OR APPROVED EQUAL. LOCATOR MARKER PADS SHALL BE INSTALLED AT 250 FEET ALONG WATER LINES.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

SHEET NUMBER
C-401

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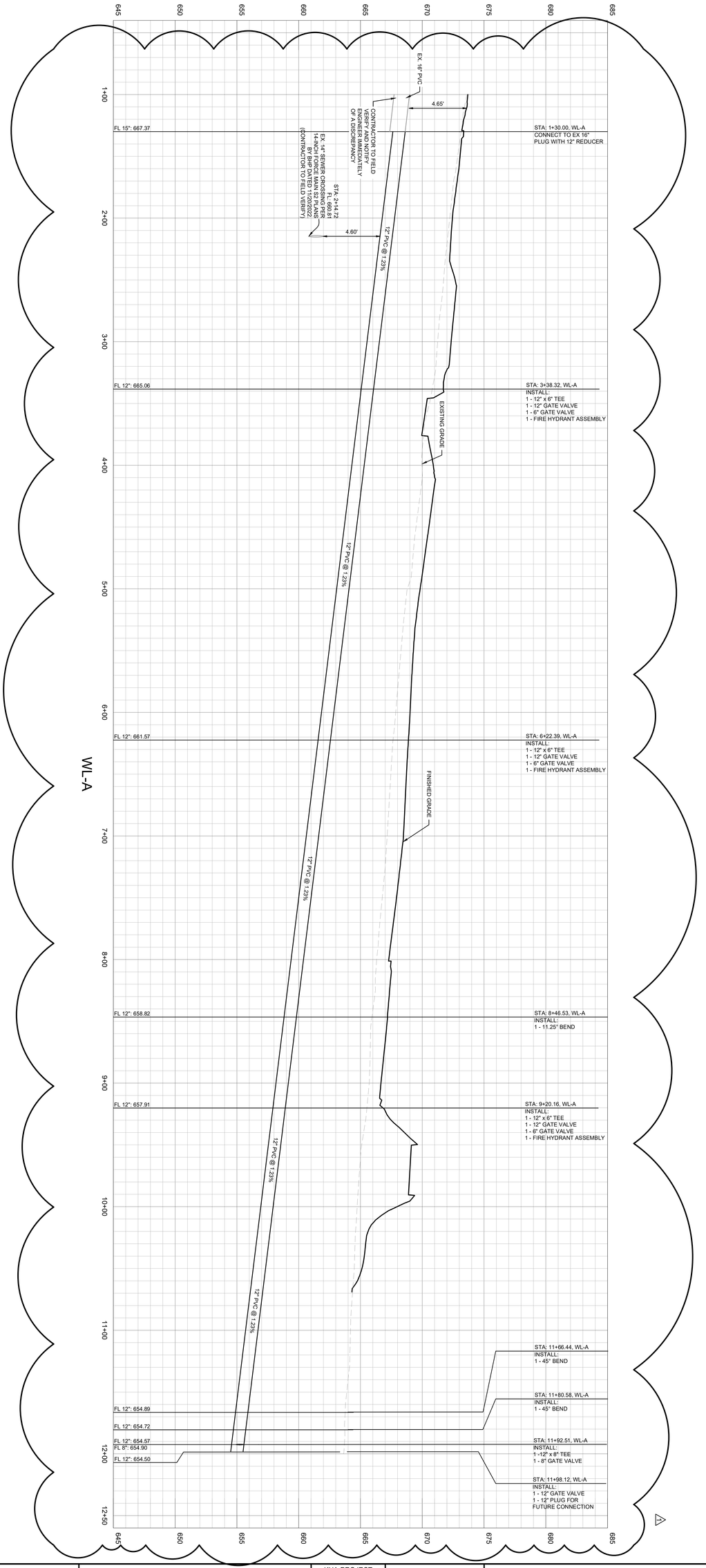

SHEET NUMBER C-402

WATER PROFILES

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805	
DATE 1/22/2026	
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

STATE OF TEXAS
MATTHEW A. LUCAS
108722
LICENSED PROFESSIONAL ENGINEER
01-22-26

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No.	REVISIONS	DATE	BY
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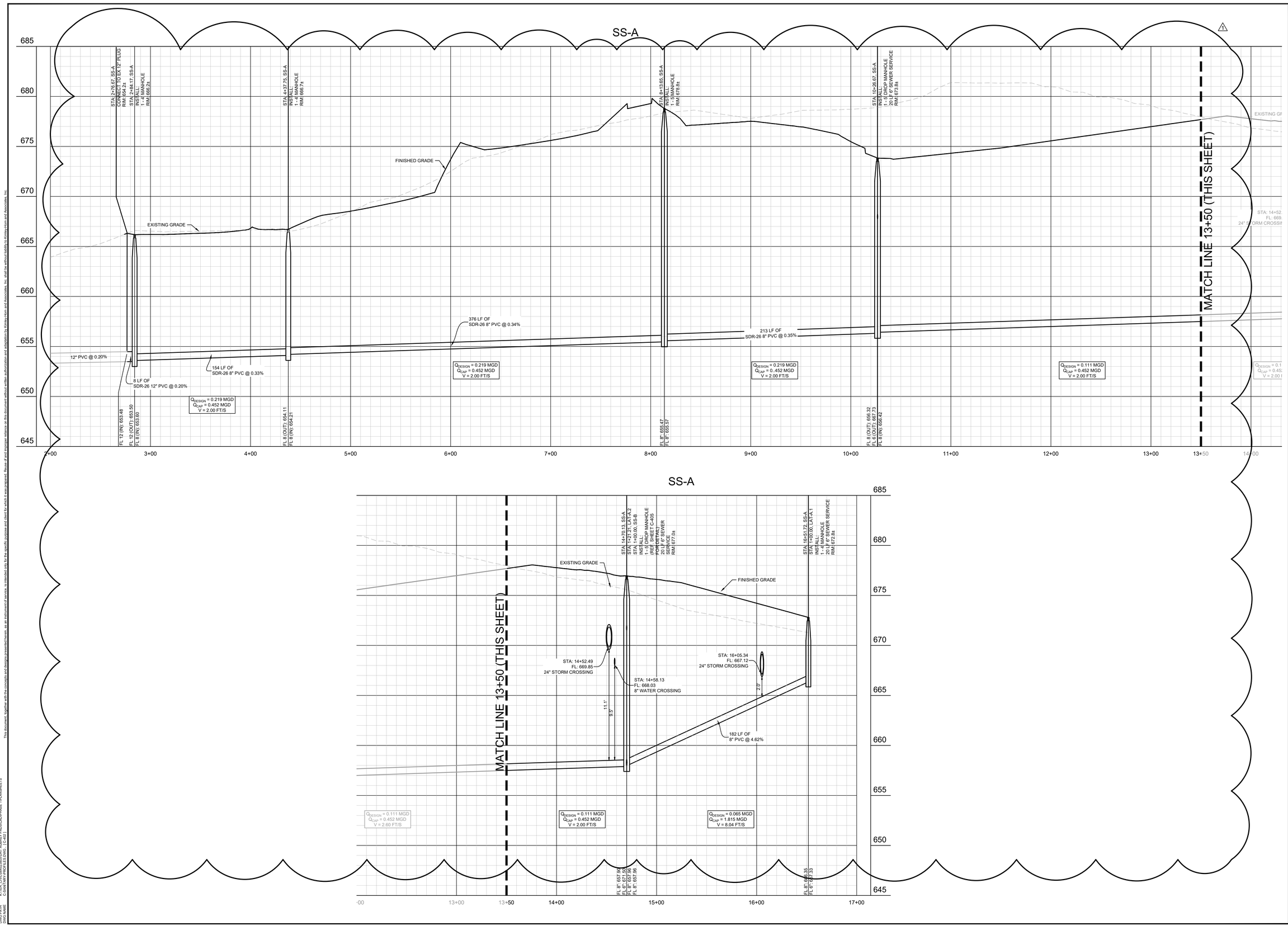

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1	END USER PLAN REVISIONS	1/22/2026	MJF

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DESIGNED BY MJF
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CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (1 OF 2)

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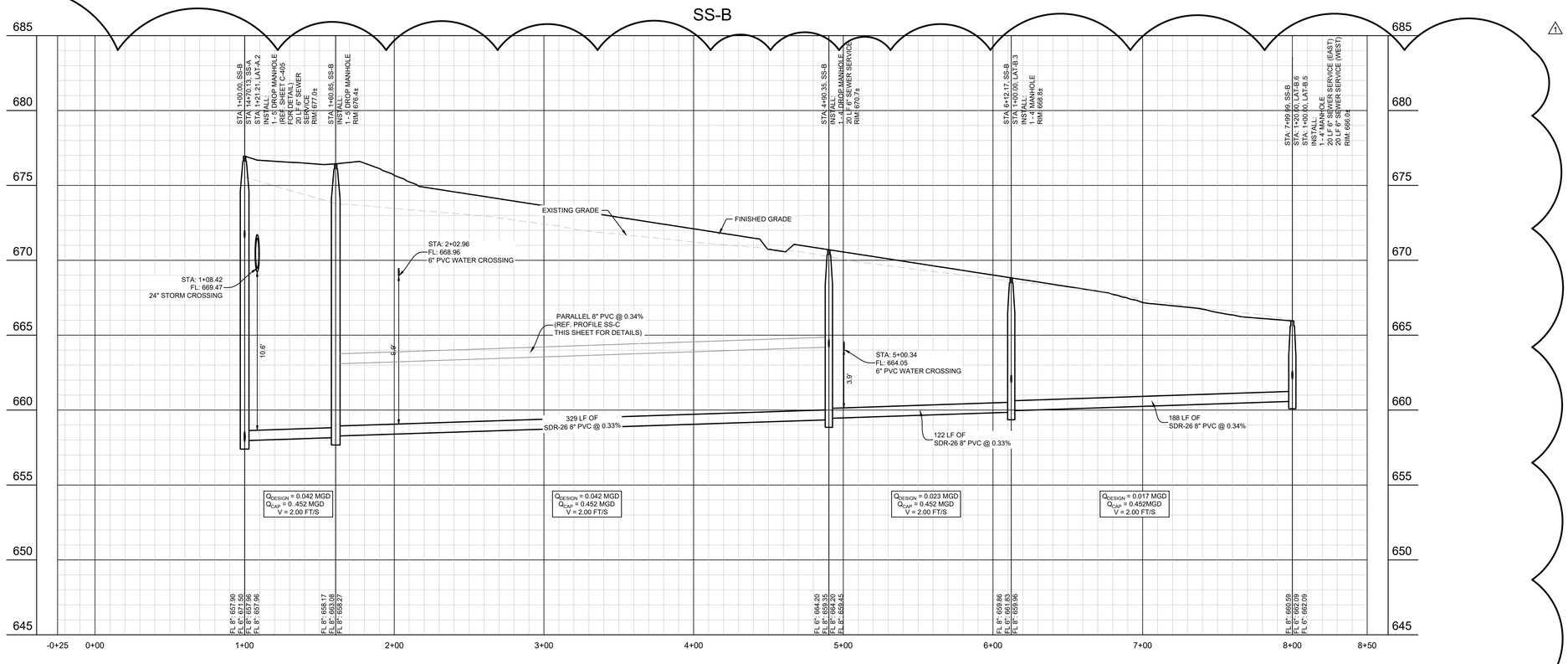

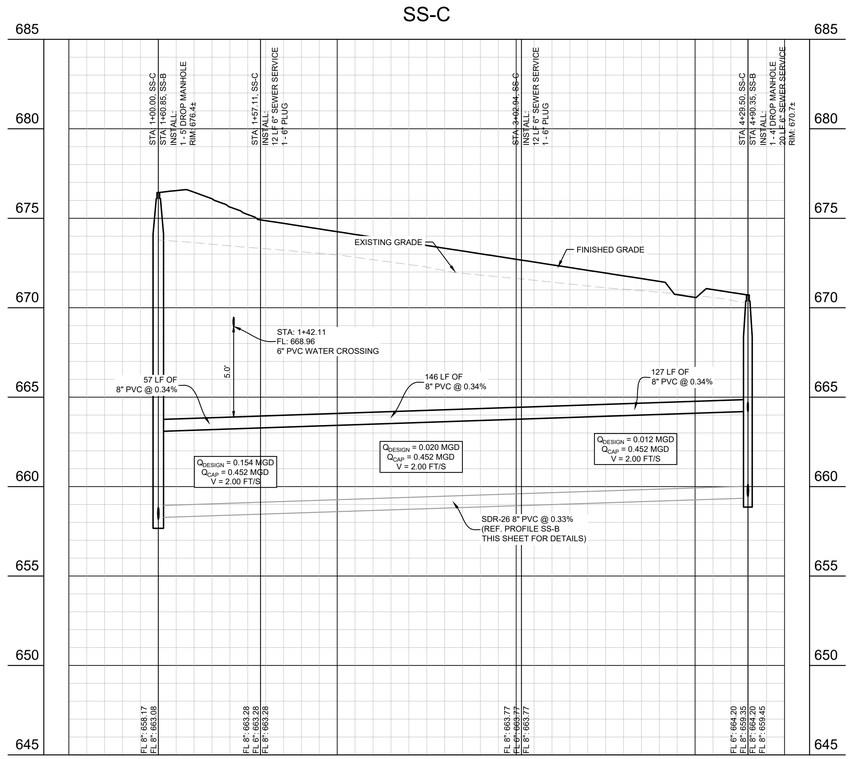

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
0 2 4 4
VERTICAL

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1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT
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DATE
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CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (2 OF 2)

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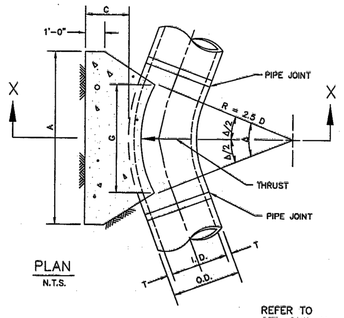
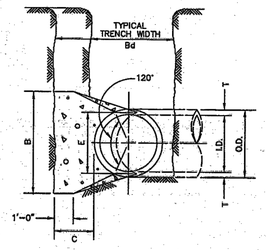


PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010A

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

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

TABLES OF DIMENSIONS AND QUANTITIES

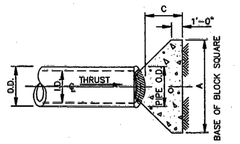
HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010B

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

	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	25.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

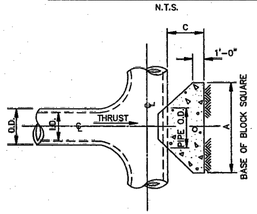
TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

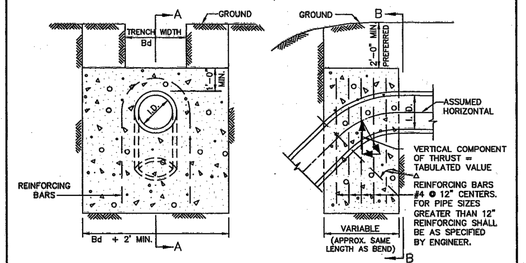
REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.8	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	419.0	8.5	20.5	72.3	14.5	41.9
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT TEES AND PLUGS		DATE OCT. '04	STANDARD DRAWING NO. 4020



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

Δ	11.25°		22.50°		30°		45°		67.50°		90°		Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.8	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4030

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 4040

BY	DATE	REVISIONS	No.
MJF	1/22/2026	END USER PLAN REVISIONS	1

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(1 OF 3)

SHEET NUMBER
C-405

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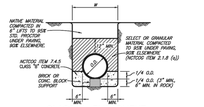
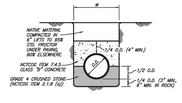
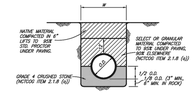


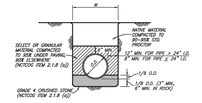
CLASS A EMBEDMENT
CONCRETE CRADLE
(CLASSA)



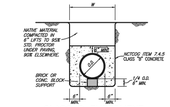
CLASS A-1 EMBEDMENT
CONCRETE CAP
(CLASSA1)



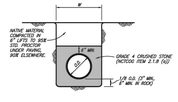
CLASS B+ EMBEDMENT
STD PVC WATER
(CLASSBP)



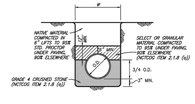
CLASS C EMBEDMENT
STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER
(CLASSC)



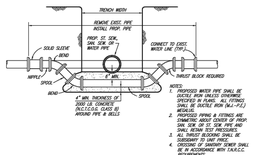
CLASS G EMBEDMENT
CONCRETE ENCASEMENT
(CLASSG)



CLASS H EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. SEWER
(CLASSH)

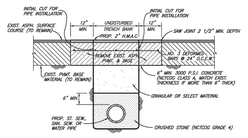


CLASS B-1 EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. WATER
(CLASSB1)

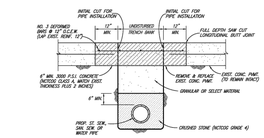


WATER MAIN LOWERING
(WMLOW)

NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED. ALL PIPE 12" AND LARGER SHALL BE DUCTILE IRON (AJ-FLEX) MECHANICAL.
2. ALL EXPOSED PIPING & FITTINGS ARE TO BE PAINTED ABOVE GRADE OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL BEAR TEST PRESSURES.
3. ALL WATER MAINS SHALL BE INSTALLED IN UNIT PRICES.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH TX.A.C.C. REQUIREMENTS.



ASPHALT STREET OR DRIVEWAY REPAIR
(ASPHPVMT)

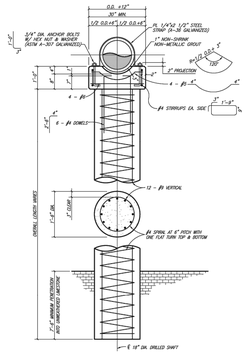


CONCRETE STREET OR DRIVEWAY REPAIR
(CONCPVMT)

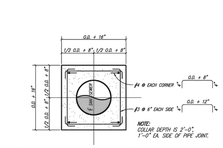
GRADE 4 CRUSHED STONE GRADUATION

SIEVE SIZE	% RETAINED
1-1/2 INCH	0
1 INCH	0-5
1/2 INCH	40-75
NO. 4	90-100
NO. 8	95-100

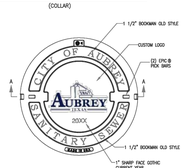
(CRU-STN)



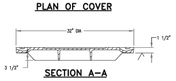
AERIAL CROSSING PIER & PIER CAP
(PIER)



AERIAL CROSSING CONCRETE COLLAR
(COLLAR)

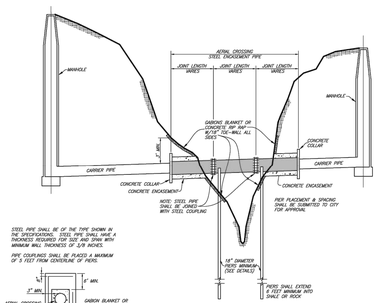


PLAN OF COVER



SECTION A-A

SANITARY SEWER COVER
BASS & HAYS CSMDL PART# WM30-LD97 OR EJ 1405A1 COVER
BASS & HAYS FRAME, PART# WM30 RING
(MH-COVE)



AERIAL CROSSING
(AERIAL-X)

STEEL PIPE SHALL BE OF THE TYPE SHOWN IN THE SPECIFICATIONS. STEEL PIPE SHALL HAVE A THICKNESS REQUIRED FOR SIZE AND SPAN WITH MINIMUM WALL THICKNESS OF 3/8 INCHES.

PIPE COUPLING SHALL BE PLACED A MAXIMUM OF 5 FEET FROM CENTERLINE OF PIERS.

BANK PROTECTION (TYP.)

NOTE:
ENGINEERING DESIGN SHALL BE SUBMITTED TO CITY FOR APPROVAL FOR USE FOR EACH CROSSING. PIERS SHALL BE PLACED AT MAXIMUM SPAN DISTANCE AS DICTATED BY ENGINEER'S DESIGN.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS (2 OF 3)

SHEET NUMBER
C-406

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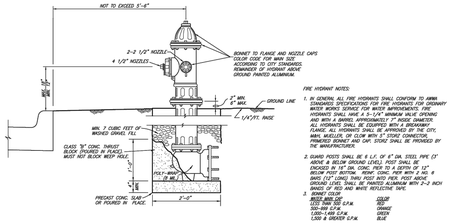
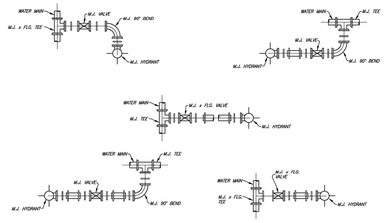


FIRE HYDRANT NOTES:

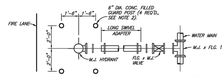
1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 LATEST REVISION. FOR PRIVATE AND TEMPORARY WATER WORKS SERVICE FOR WHICH APPROXIMATELY 400 GPM HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKABLE FLANGE AT THE GROUND LINE. HYDRANTS SHALL BE AS CITY, MMC, MUELLER, OR CLOW WITH 5" STORZ CONNECTION. PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURERS.
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 18" DIA. CONC. PIER TO A DEPTH OF 12". PAINT POST WITH TWO COATS OF RED PAINT AND ONE COAT BARS (12" LONG) SHALL POST AND PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-3 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR:

1500 GPM OR MORE	COLOR
1000 GPM TO 1499 G.P.M.	RED
500-999 G.P.M.	ORANGE
LESS THAN 500 G.P.M.	WHITE
1,000 & GREATER G.P.M.	BLUE



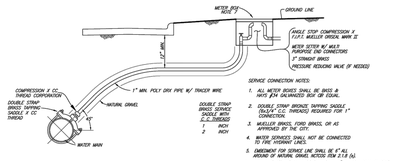
TYPICAL FIRE HYDRANT INSTALLATION PLANS

(YH-PLANS)



TYPICAL FIRE HYDRANT INSTALLATION

(YHDHYD)

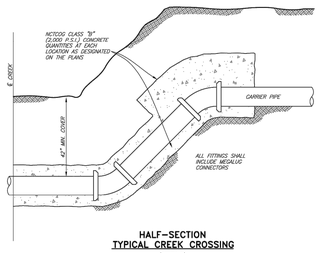


SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE 18X13 & MEET §34 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (SVDCP) C.C. THREADS REQUIRED FOR 1" CONNECTION.
3. MUELLER BRASS, FORD BRASS, OR AS APPROVED BY THE CITY.
4. WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
5. EMBEDMENT FOR SERVICE LINE SHALL BE 4" ALL AROUND OF NATURAL GRAVEL NOTED PER §18.5 (L).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 3" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE SPECIFIC-14-A-FLANGE SMALL AUBREY, OR SPWSS-14-A-FLANGE SMALL AUBREY AS REQUIRED BY THE CITY.

TYPICAL SERVICE CONNECTION WITH METER BOX

(WATERSVC)

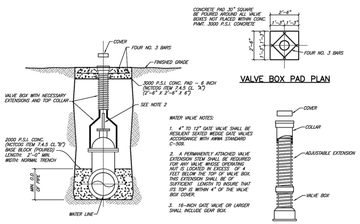


HALF-SECTION

TYPICAL CREEK CROSSING

(CREEK_X)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO.
STANDARD CONSTRUCTION DETAILS WATER		18



VALVE SETTING & BOX

WATER VALVE NOTES:

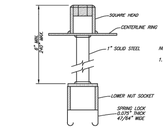
1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES IN ACCORDANCE WITH AWWA STANDARDS C509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE, WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THE EXTENSION STEM SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.
3. 16-INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.

VALVE BOX WITH EXTENSION

VALVE BOX PAD PLAN

GATE VALVE INSTALLATION

(YARDVLV)

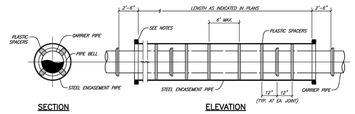


NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION

(LOCK)



SECTION ELEVATION

ENCASED ROAD BORE

NO SCALE

NOTES:

1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE CITY.
2) SPACERS SHALL BE PLACED TO SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE SEALED WITH CLOSED CELL FOAM OR EQUIVALENT CRUSHING. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

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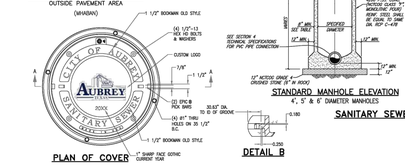
STANDARD CONSTRUCTION DETAILS WATER		19



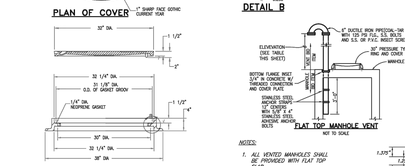
MANHOLE ABANDONMENT

OUTSIDE PAVEMENT AREA

(MHABAN)



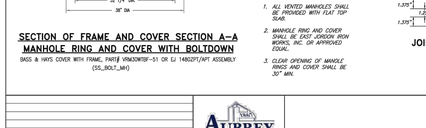
PLAN OF COVER



SECTION OF FRAME AND COVER SECTION A–A

MANHOLE RING AND COVER WITH BOLTDOWN

BASS & HAYS COVER WITH FRAME, PART# KRMONMBF-51 OR LJ 1482PT/PT ASSEMBLY (SS_BOLT_MH)



FLAT TOP MANHOLE VENT

NOT TO SCALE

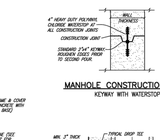
NOTES:

1. ALL VENTED MANHOLES SHALL BE PROVIDED WITH FLAT TOP SLAB.
2. MANHOLE RING AND COVER SHALL BE EAST JORDON IRON WORKS, INC. OR APPROVED EQUAL.
3. CLEAR OPENING OF MANHOLE RINGS AND COVER SHALL BE 30" MIN.

CONE TRANSITION

MANHOLE CONSTRUCTION JOINT

KEYWAY WITH WATERSTOP



MANHOLE NOTES:

NOTES FOR ALL NEW MANHOLES:

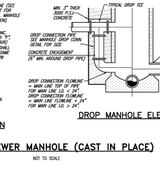
1. 1/2" OR LARGER MARK SHALL USE PRECAST MANHOLES. HOBBS BOLT-DOWN, GASKETED, WATERTIGHT, CAP-IN-PLACE, CO MANHOLES OR APPROVED EQUIVALENT.
2. 5/8" OR SMALLER CAN BE CONCRETE (PRETAR OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHOULD BE 48" IN DIAMETER FOR MAINS 15" AND SMALLER. DIAMETER SHOULD BE 60" FOR 15" AND LARGER.
4. MANHOLE SHALL BE PLUMB TO WITHIN 1" FOR EVERY 5 FT. OF VERTICAL DEPTH. PRESSURE OR CAST IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND WHERE MC 4 MAIN 18" O.D.C.W. AND 8" BUT POURED MONOLITHIC COLD JOINTS SHALL WIRE FORMED GROOVE OR REINFORCING DOWELS FOR SHEAR PROTECTION. CONSTRUCTION JOINTS SHALL HAVE HEAVY DUTY P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION OF THE FLOW OF THE MAIN. ALL MANHOLES SHALL BE WATERTIGHT.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CORKSHELF"
8. ALL MANHOLES SHOULD HAVE EITHER EXTERNAL DROPS INSTALLED IF THE DISTANCE IS GREATER THAN 18" BETWEEN INCOMING LINE AND THE FLOW LINE OF THE MANHOLE.

NOTES FOR NEW PRECAST MANHOLES:

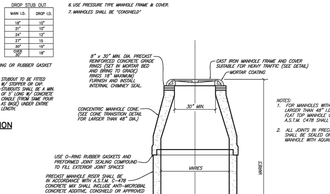
1. CHEC-PAK MANHOLES SHOULD BE WRAPPED WITH ONE LAYER OF CONSEAL CS-212 6" OF EXTERIOR JOINTS TO FLOWER BLOCK POSSIBLE MH
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 AND PROJECT SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR CLASS OF PIPE FOR MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE TOP JOINT OF EACH MANHOLE.
5. EACH JOINT SHALL BE SEALED WITH AN O-RING GESKIN AND SHALL BE WATERTIGHT. EACH JOINT SHALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.

STANDARD MANHOLE ELEVATION

4', 5' & 6' DIAMETER MANHOLES



DROP MANHOLE ELEVATION



NOTES:

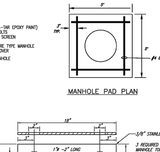
1. FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRECAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.
2. ALL JOINTS IN PRECAST MANHOLE SHALL BE SEALED ON OUTSIDE OF MANHOLE WITH ADJUSTED SHRINK SEAL

PRECAST CONCRETE MANHOLE

NOT TO SCALE

FLAT TOP MANHOLE VENT

NOT TO SCALE



MANHOLE PAD PLAN


18"
1/8" STAINLESS STEEL PLATE
1.25"
1.25"
1.25"

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

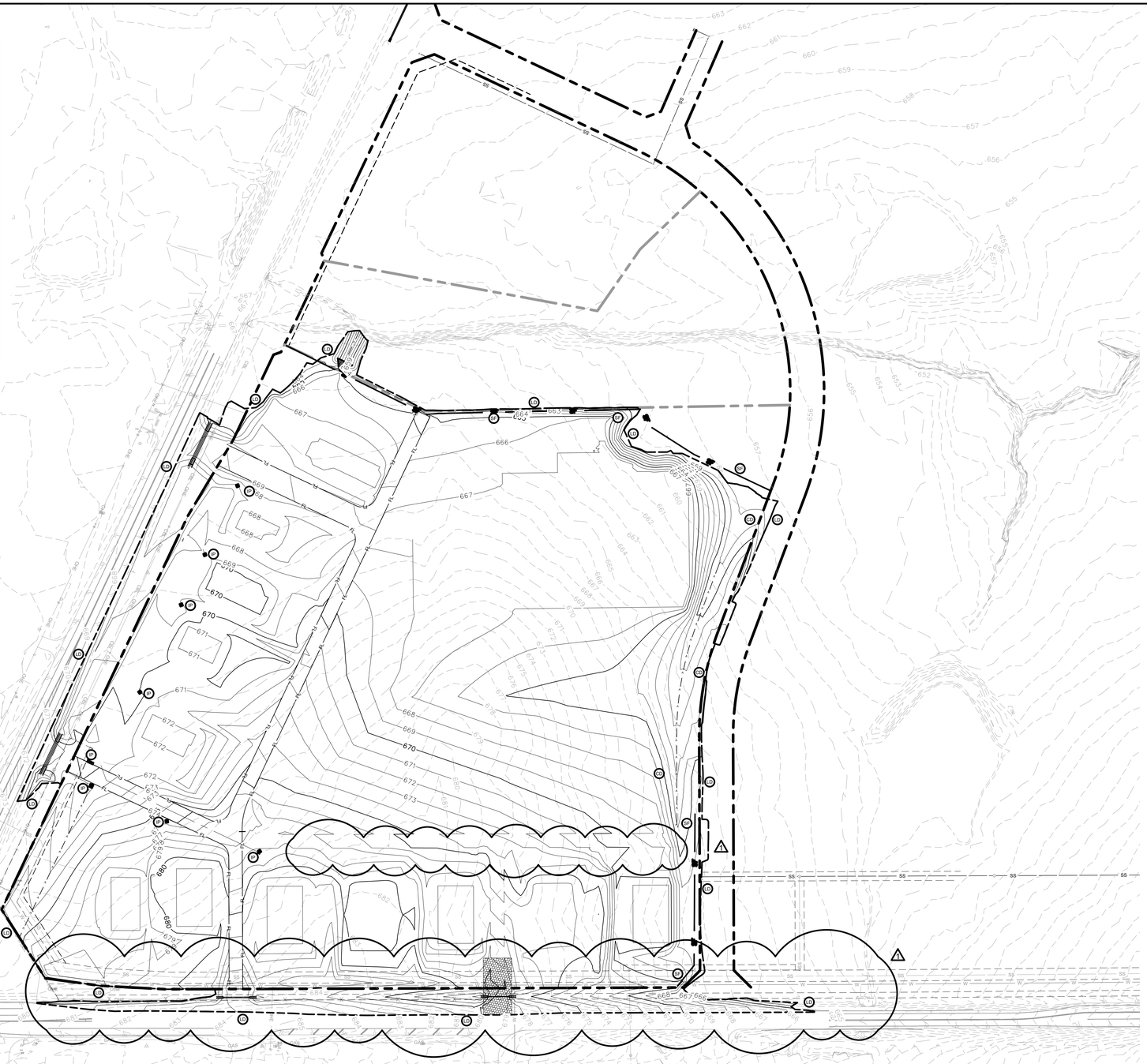
PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST- GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.

2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.

3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.

2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.

3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION HALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

TOTAL DISTURBED AREA

27.59 AC

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

BY	DATE	REVISIONS	No.
MJF	1/22/2026	END USER PLAN REVISIONS	1

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET NUMBER
C-500

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PLOT STYLE
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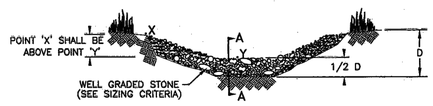
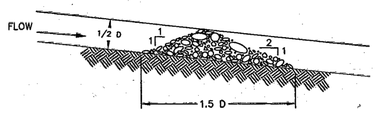
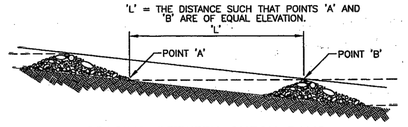
PADSCAPHASE I/PLANSHEETS



VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

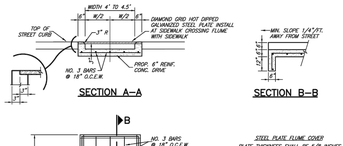
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060B

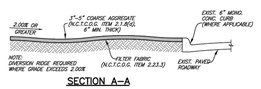


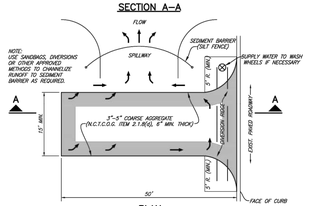
STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE 3/8 INCHES BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. BOLTS SHALL BE 1/2" DIA. RECESSED TO BE FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. SELF-DRILLING ANCHORS SHALL BE USED AND SPACED THE SAME. SURFACE OF PLATE SHALL BE A NON-SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)

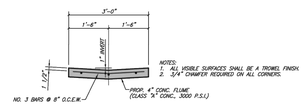




CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

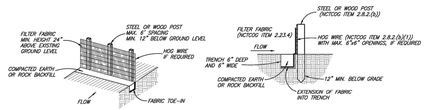
NO SCALE

(ENTRANCE)

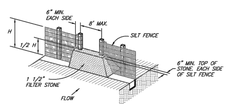


REINFORCED CONCRETE FLUME WITHOUT CURBS

(FLUMESEC)



SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 3.12.

2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.

4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

(SILT-DTL)

	AUBREY TEXAS			CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL	AUGUST, 2024	SHEET NO. 10

REVISED: 4/26/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–10.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

NO.	REVISIONS
	END USER PLAN REVISIONS
DATE	1/22/2026
BY	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (1 OF 2)

SHEET NUMBER
C-501

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
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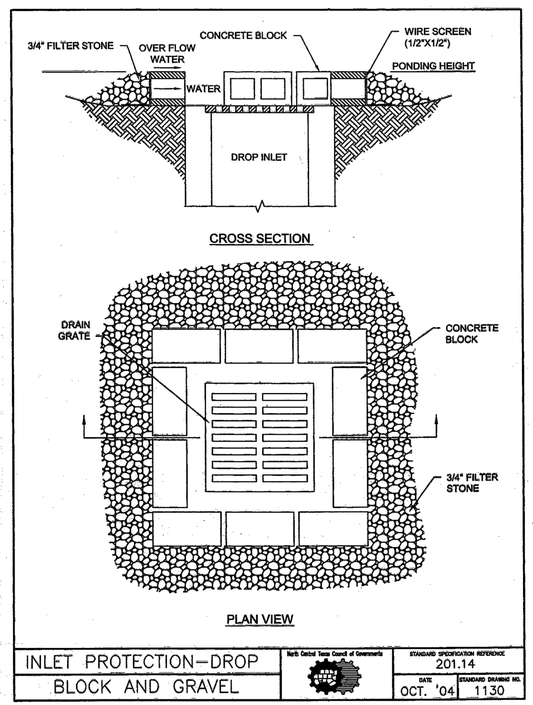
PLOT DATE
DWG NAME

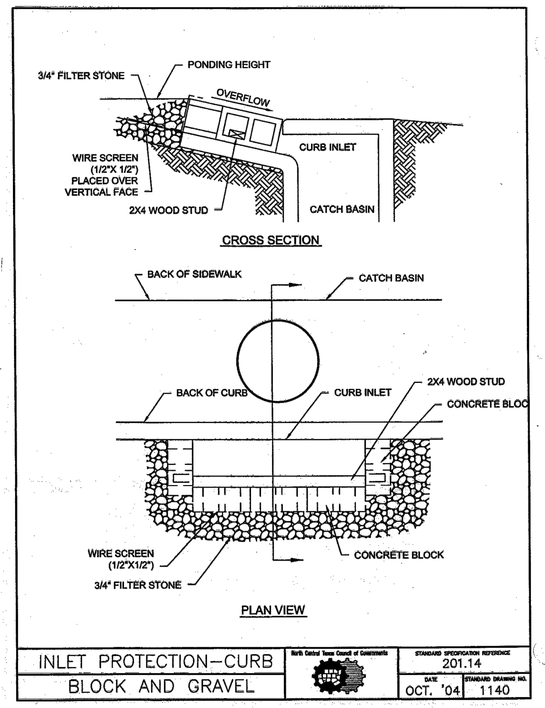


INLET PROTECTION–DROP BLOCK AND GRAVEL

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 201.14

DATE OCT. '04 | STANDARD DRAWING NO. 1130



INLET PROTECTION–CURB BLOCK AND GRAVEL

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 201.14

DATE OCT. '04 | STANDARD DRAWING NO. 1140

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (2 OF 2)

SHEET NUMBER
C-502

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IMAGES
XREFS
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PLOTTED BY PEREZ, GERARDO 1/22/2026 12:25 PM
DWG PATH K:\TEX_CIVIL\064523805-DRT AUBREY PADS\CAD\PHASE 1\PLANSHEETS
DWG NAME C-EROSION-DETAILS.DWG [C-502]

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Consider and take action to make a recommendation to City Council regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Aubrey Land JV LLC
Engineer: Kimley Horn (Mike Feather, PE)
Application Date: April 8, 2026
Location: The property is generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377.
Zoning: Planned Development District-Shopping Center (PD-SC)
Future Land Use Designation: Commercial
Current Use: Undeveloped

Chaparral Center is part of the Highpointe Ranch master planned community located at the northeast corner of US Highway 377 and FM 428 (Spring Hill Road). The property was zoned as a Planned Development District (PD) in September 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

A Final Plat application was previously approved by City Council for the subject site on May 22, 2025. Since the approval, the applicant has received approval of the revised civil construction plans that change the lot configuration. This Final Plat application shows the revised lot configuration consistent with the approved civil construction plans.

The Final Plat application illustrates 12 lots with 9 commercial lots and 3 right-of-way reservation lots. The plat provides for easements and right-of-way to serve the lots. Floodplain exists on the property (Lots 1, 3-9, & 12) and building permits will not be released until a Letter of Map Revision (LOMR), currently under review by FEMA, is approved. Individual site plan approvals will be required for each lot prior to building permits being issued.

The site will be served by access points to US 377. Ingress and egress points have been coordinated with TXDOT.

The anticipated development includes restaurant and service type uses along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Water and sewer service are provided by the City of Aubrey.

Staff Recommendation

The City Engineer and the City Planner have reviewed the Final Plat and recommend it for approval subject to the following conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.08(b) — REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT COUNTY:** Recording information for all easements that are filed or recorded as separate instruments shall be added to the Final Plat prior to filing of the Final Plat with Denton County.

Action Options
The Planning and Zoning Commission may:

1. Approve the Final Plat as presented (with conditions outlined above);
2. Approve the Final Plat with additional conditions; or
3. Deny the Final Plat.

Attachments

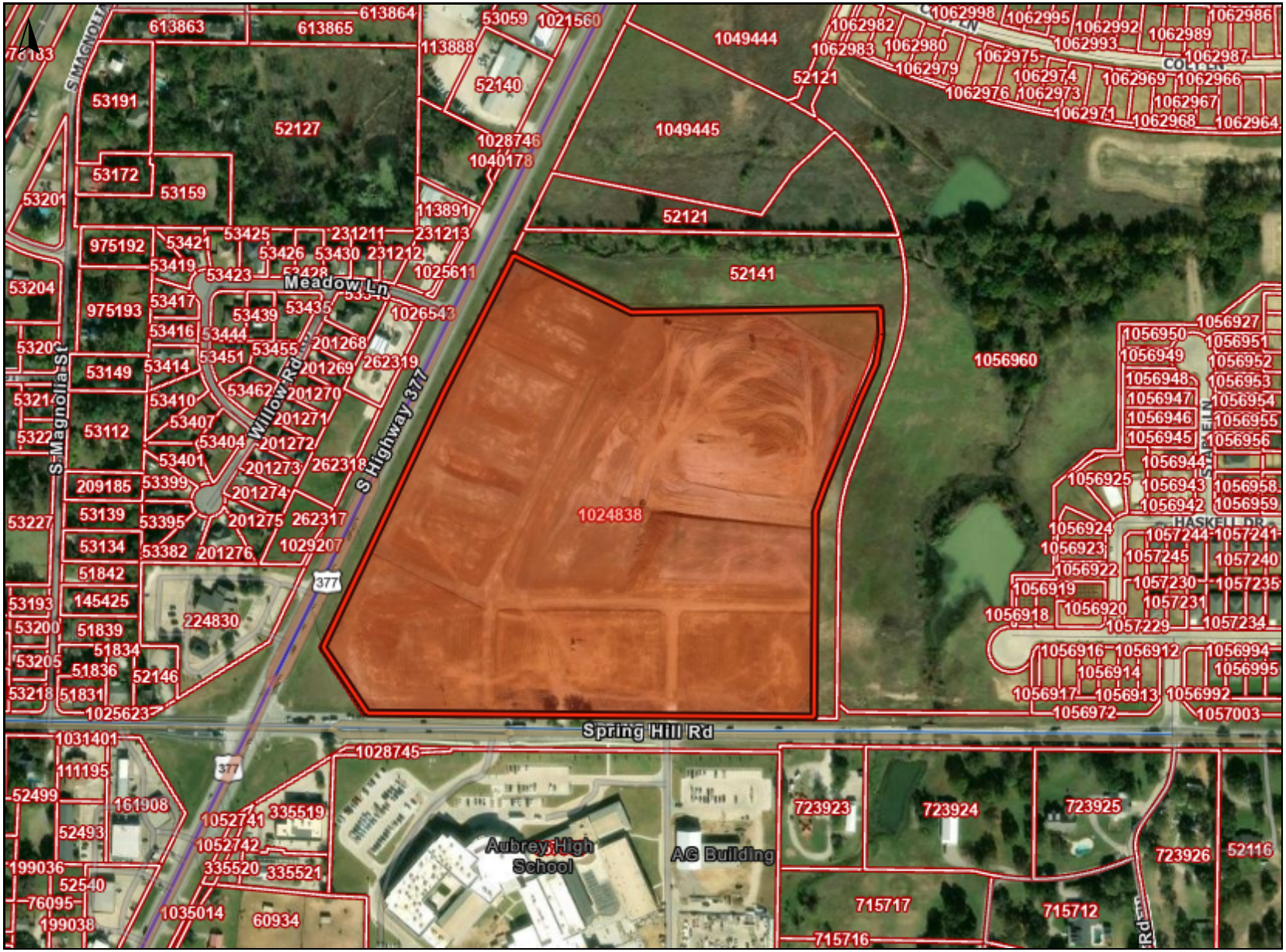
1. Location Map
2. PD Concept Plan
3. Final Plat for Chaparral Center
4. Approved Civil Construction Plans

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the Chaparral Center Final Plat, dependent upon compliance with conditions as presented.

Location Map - Chaparral Center



Legend

DCAD (Property Lines)

Parcels



0 400 800 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

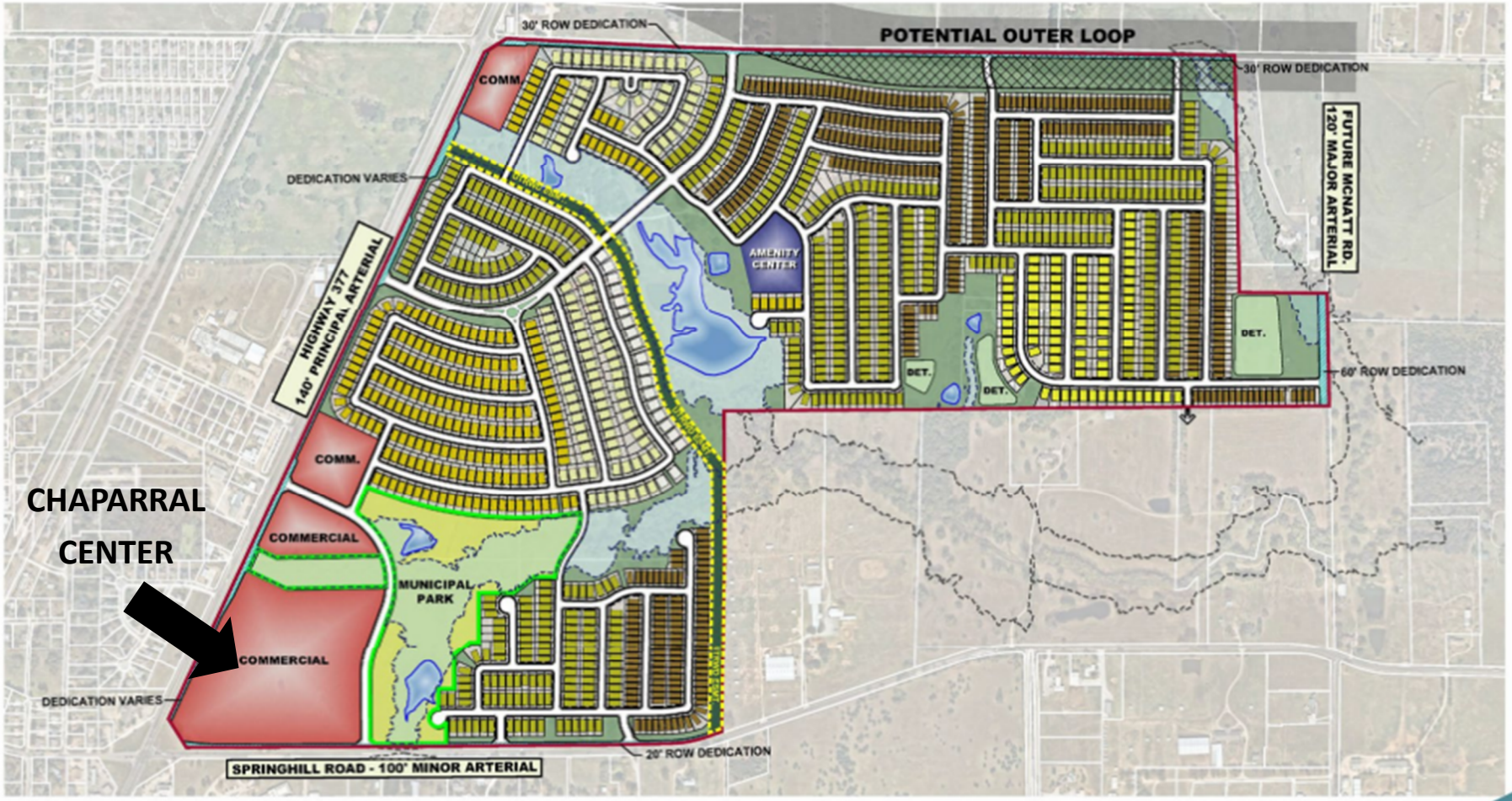
5/5/2026 11:25:41 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	39.5	8.3%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.3%
Municipal Park	29.9	6.3%
Amenity Center	3.2	0.7%
ROW Dedication	15.9	3.3%
Total	477.7	100.0%

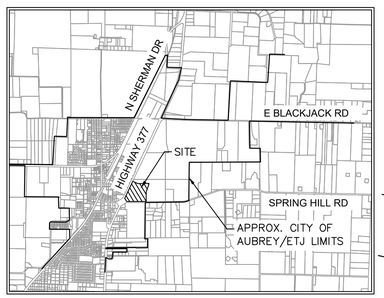
Potential Outer Loop (Overlay)

Lot Type Summary

60'	444	30.6%
70'	567	39.1%
75'	314	21.7%
80'	92	6.3%
85'	111	7.7%
75'	20	1.4%
Total	1,450	100.0%

GRAPHIC SCALE IN FEET
1" = 300'

Kimley»Horn



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
13. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 2.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1, 3-9, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.

LEGEND

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

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	EASEMENT LINE
— — —	BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 RIGHT OF WAY RESERVATIONS

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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	05/05/2026	063451861	1 OF 2

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452805-AUBREY PAD DEVELOPMENT\DWG\063452805-FINAL PLAT.DWG, PLOTTED BY GUNAWAN, SYLVIANA 5/5/2026 1:19 PM LAST SAVED: 5/5/2026 8:45 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in a Special Warranty Deed to Aubrey Land JV, LLC, as recorded in Instrument No. 2024-116209 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 27.243 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1104.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.243 acre tract;

THENCE South 64°41'08" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the northerly line of said 27.243 acre tract, a distance of 321.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°02'19" East, continuing along the northerly line of said 27.243 acre tract, a distance of 645.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 27.243 acre tract, and at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 17°26'13", and a chord bearing and distance of South 11°48'40" West, 142.49 feet;

THENCE along the easterly line of said 27.243 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 143.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 190.64 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 191.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 27.243 acre tract, being on the northerly right-of-way line of said Springhill Road;

THENCE South 89°48'26" West, along the southerly line of said 27.243 acre tract and the northerly right-of-way line of said Springhill Road, a distance of 1,133.82 feet to the **POINT OF BEGINNING** and containing 27.243 (1,186,697 square feet) acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

Witness this _____ day of _____, 20____.

BY: **AUBREY LAND JV, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 20____, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

_____
Notary Public, State of Texas

Witness this _____ day of _____, ____.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

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

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'	L73	S25°18'52"W	14.43'
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'	L74	N00°11'34"W	20.00'
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C7	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'
C8	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C9	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	0.388	16,884
LOT 11, BLOCK A	0.182	7,924
LOT 12, BLOCK A	0.643	28,007

FINAL PLAT
CHAPARRAL CENTER
27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 RIGHT OF WAY RESERVATIONS

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	05/05/2026	063451861	2 OF 2

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452300-AUBREY PAD DEVELOPMENT\DWG\063452380S-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/5/2026 1:19 PM LAST SAVED 5/5/2026 8:45 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

VOLUME 1 - CIVIL CONSTRUCTION DOCUMENTS
PAVING, GRADING, DRAINAGE AND UTILITY IMPROVEMENTS
FOR
CHAPARRAL CENTER
BY
DRT DEVELOPMENT
NORTHEAST CORNER OF US-377 AND SPRING HILL ROAD
AUBREY, DENTON COUNTY, TEXAS

AUBREY TEXAS 1907

City of Aubrey
Public Works Department

APPROVED FOR CONSTRUCTION
Conformed Set

City: Denise Rylander

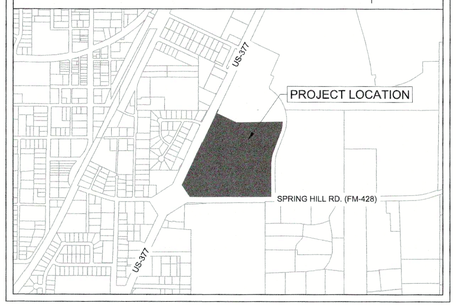
Date: 3/4/26

THESE PLANS SHALL BE ON THE JOB AT ALL TIMES

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/09/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/07/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/20/2025
FOURTH CITY SUBMITTAL -ISSUED FOR CONSTRUCTION	7/31/2025
PERMIT SET - CITY STAMPED	9/10/2025
REVISION 1 - END USER UPDATES -FOURTH SUBMITTAL -NOT FOR CONSTRUCTION	11/25/2025
REVISION 1 - END USER UPDATES -FIFTH SUBMITTAL -ISSUED FOR CONSTRUCTION	01/22/2026

VICINITY MAP N.T.S.



CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	CITY OF AUBREY GENERAL NOTES
C-004	FINAL PLAT
C-100	DIMENSION CONTROL, PAVING, AND STRIPING PLAN
C-101	PAVING DETAILS (1 OF 2)
C-102	PAVING DETAILS (2 OF 2)
C-200	GRADING PLAN (1 OF 4)
C-201	GRADING PLAN (2 OF 4)
C-202	GRADING PLAN (3 OF 4)
C-203	GRADING PLAN (4 OF 4)
C-300	EXISTING DRAINAGE AREA MAP
C-301	PROPOSED DRAINAGE AREA MAP
C-303	STORM PLAN
C-304	CHANNEL PLAN AND PROFILE (1 OF 3)
C-305	CHANNEL PLAN AND PROFILE (2 OF 3)
C-306	CHANNEL PLAN AND PROFILE (3 OF 3)
C-307	STORM PROFILES (1 OF 2)
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C-309	STORM CALCULATIONS
C-310	STORM DETAILS (1 OF 2)
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C-400	WATER PLAN
C-401	SANITARY SEWER PLAN
C-402	WATER PROFILES
C-403	SANITARY SEWER PROFILES (1 OF 2)
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C-405	UTILITY DETAILS (1 OF 3)
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C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS (1 OF 2)
C-502	EROSION CONTROL DETAILS (2 OF 2)

OWNER

DRT DEVELOPMENT GROUP, LLC
8235 DOUGLAS AVENUE, SUITE 720
DALLAS, TX 75225
PHONE: 214 399 0445
CONTACT: TIM BAKER

ENGINEER

Kimley»Horn

203 W NASH ST. SUITE 100
TERRELL, TEXAS 75160
PHONE: 469-485-2998
CONTACT: MATTHEW A. LUCAS, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

JANUARY 2026

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

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

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

COVER SHEET

SHEET NUMBER
C-001

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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K:\TER_CIVIL\064523805-DRT AUBREY PASS\CAD\PHASE 1\PLANSHEETS
C-COVR-SHEET.DWG [C-001]

KHA GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF AUBREY STANDARDS (LATEST ADDITION), AND ANY SPECIAL PROVISIONS ADOPTED BY THE CITY OF AUBREY, THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF AUBREY (LATEST EDITION), THE PROJECT SPECIFICATION BOOK, AND THESE CONSTRUCTION PLANS. THE CITY OF AUBREY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE OWNER AND ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
3. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CITY. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY, ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE CITY AND NOTIFICATION TO THE ARCHITECT AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
9. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ADJUSTMENTS, RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES AS NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION FIELD STAKING, TESTING, AND CERTIFICATION UNLESS SPECIFIED OTHERWISE BY THE OWNER.
12. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED DUE TO THE CONSTRUCTION ACTIVITIES.
13. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN (SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS) TO THE CITY OF AUBREY PUBLIC WORKS DEPARTMENT FOR REVIEW PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.
14. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
15. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES OR ACCESSIBLE ACCESS ROUTES.
16. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION NOT INCLUDED WITH THIS SCOPE OF WORK SHALL BE REGRADED AND LANDSCAPED OR PAVED (TO WHATEVER CONDITION EXISTED BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME OR BETTER CONDITION THAN BEFORE AREA WAS DISTURBED.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONTOURS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.
19. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TNRCC. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO CITY OF AUBREY.
21. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.
22. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE TAKEN OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
23. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
24. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
25. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
26. WATER LINES CROSSING STORM SEWER LINES AND SANITARY SEWER LINES SHALL BE IN CONFORMANCE WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SPECIFICATIONS.
27. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE STRUCTURES AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE CITY.
28. ALL FIRE HYDRANTS, FITTINGS, VALVES, AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARDS.
29. TOP RIM ELEVATIONS OF ALL SANITARY SEWER MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE.
30. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
31. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
32. CONTRACTOR TO ADJUST ALL GATE VALVE COVERS TO MATCH PROPOSED PAVING GRADES.
33. THE OPERATING NUT OF ALL GATE VALVES SHALL BE 2 FEET BELOW FINISH GRADE (MINIMUM).
34. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
35. REFER TO SWPPP REPORT AND EROSION CONTROL PLANS FOR APPLICABLE NOTES.
36. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
37. CONTRACTOR SHALL CONTACT THE CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THE CITY MAY REQUIRE.
38. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
39. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.
40. SIGNAGE RELATED TO SITE OPERATION OR SAFETY ARE NOT PART OF KIMLEY-HORN'S SCOPE AND ARE NOT INCLUDED IN THESE PLANS.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

STORM DRAINAGE

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
5. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
6. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATER TIGHT.
7. ALL OFFSITE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HDPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF AUBREY.
9. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
10. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF AUBREY STANDARD DETAILS.
11. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
13. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION.
14. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN PLANS AND CONDITIONS ENCOUNTERED IN THE FIELD.
15. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
16. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
17. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART P - "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS.
18. ALL WYE CONNECTIONS AND PIPE BENDS LESS THAN 36" IN DIAMETER PS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
19. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
20. ALL STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP UNLESS OTHERWISE NOTED. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING.
21. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
22. FOR ADJUSTMENT OF AUBREY WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.

GRADING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDUMS, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
4. SEE STRUCTURAL SPECIFICATIONS FOR BUILDING PAD DETAILS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
6. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
7. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
8. EXISTING OFFSITE CONTOURS AS SHOWN ON THIS PLAN WERE TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY OTHERS. BASED ON THE BENCHMARK SHOWN, CONTRACTOR SHALL REFERENCE SAME BENCHMARK.
9. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
12. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
13. CONTRACTOR SHALL CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
14. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
15. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
16. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
17. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

PAVING

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF AUBREY STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS (REFER TO ALPHA TESTING, INC REPORT, DATED DECEMBER 16, 2014). THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
11. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS. REFER TO GEOTECHNICAL REPORT AND CITY STANDARDS FOR REINFORCEMENT STEEL REQUIREMENTS AND USE MOST STRINGENT OF THE TWO. PAVEMENT MIX DESIGNS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR APPROVAL. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
12. FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR AND LABELED PER CITY STANDARDS.
13. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
14. THE WORDS "FIRE LANE" AND "NO PARKING" SHALL BE STENCILED IN FOUR (4) INCH HIGH WHITE LETTERS ALTERNATELY EVERY FIFTEEN (15) FEET ALONG THE RED FIRE LANE STRIPES PER CITY DETAIL.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990 AND TAS STANDARDS, LATEST EDITION.
16. REFERENCE CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
17. REFERENCE LANDSCAPE AND/OR PAVING PLANS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
18. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AUBREY STANDARD SPECIFICATIONS.
19. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF AUBREY OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
20. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
21. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
23. CONTRACTOR RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS AND ACCESSIBLE ROUTES. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.
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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"X[illegible]"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 RETRONREFLECTIVE 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.
15. 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.

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS GENERAL NOTES	AUGUST, 2024	SHEET NO. **00**

REVISED: 5/29/24 – NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-00.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

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DWG NAME: C:\NOTE-SHEET.DWG - [CITY OF AUBREY GENERAL NOTES]

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

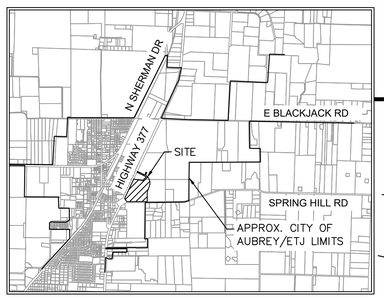
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CITY OF AUBREY
GENERAL NOTES

SHEET NUMBER
C-003



VICINITY MAP

SCALE: 1" = 4,000'

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Paving is permitted in drainage easements if approved through civil permitting process.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
7. Construction of public infrastructure not completed within two years of approval subject to current City of Aubrey Subdivision Rules and Regulations.
8. No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Sanitary Sewer to be provided by the City of Aubrey.
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14. All utilities and drainage structures are located in the right-of-way except as shown.
15. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.
16. Line and Curve table located on Sheet 3.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1-7, and 14, Block A until a Letter of Map Revision (LOMR) has been approved by FEMA.
18. All easements labeled in bold and without recording information are dedicated by this plat.

LEGEND

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

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PHASE LINE
- BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

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

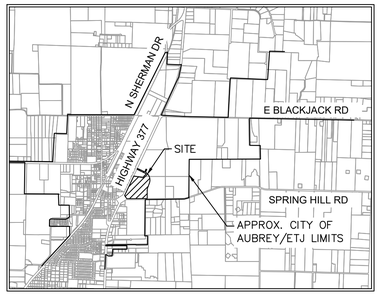
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	1 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452805-AUBREY PAD DEVELOPMENT\DWG\063452805-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 12/12/2026 4:04 PM LAST SAVED 12/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



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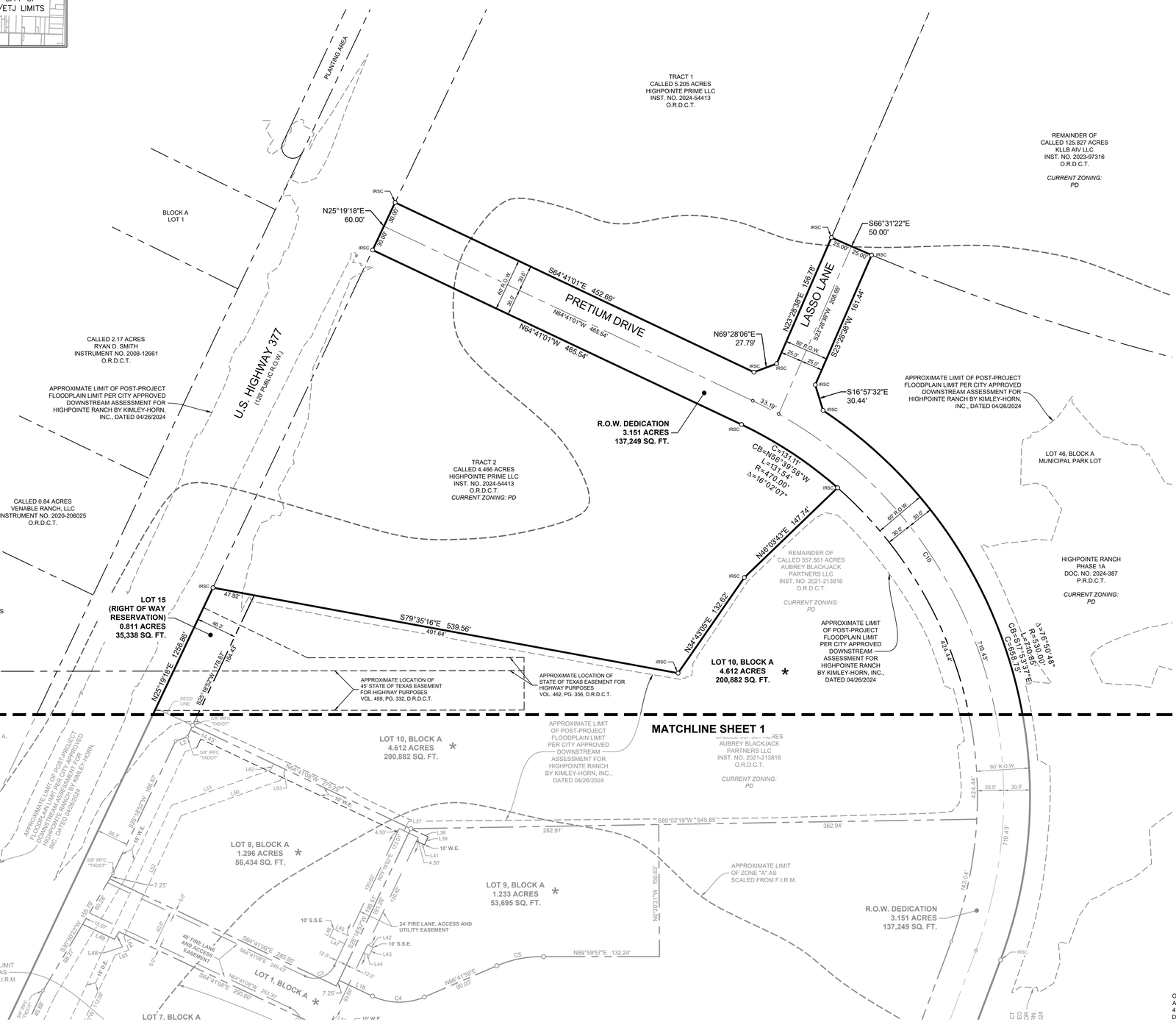

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LINE TYPE LEGEND

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	PHASE LINE
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FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
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Frisco, Texas 75034
Tel. No. (972) 335-3580
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1" = 60'	SG	KHA	01/21/2026	063451861	2 OF 3

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APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
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Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063423805-AUBREY PAD DEVELOPMENT\DWG\063423805 FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, LLC AND AUBREY BLACKJACK PARTNERS, LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in Special Warranty Deed to Aubrey Land JV, LLC, recorded in Instrument No. 2024-116209 of the Official Records of Denton County, Texas, and a portion of a called 357.561 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Aubrey Blackjack Partners, LLC, recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 27.243 acre tract, the westerly line of said 357.561 acre tract, the westerly line of said Tract 2 and the easterly right-of-way line said U.S. Highway 377, a distance of 1,256.86 feet to a 5/8 iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 4.466 acre tract of land described as Tract 2 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime, LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 79°35'16" East, departing the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, and along the southerly line of said Tract 2, a distance of 539.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract 2;

THENCE North 34°43'05" East, along the easterly line of said Tract 2, a distance of 132.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 46°03'43" East, continuing along the easterly line of said Tract 2, a distance of 147.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract, same being at the beginning of a non-tangent curve to the left with a radius of 470.00 feet, a central angle of 16°02'07", and a chord bearing and distance of North 56°39'58" West, 131.11 feet;

THENCE in a northwesterly direction, along the northerly line of said Tract 2, with said non-tangent curve to the left, an arc distance of 131.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 64°41'01" West, continuing along the northerly line of said Tract 2, a distance of 465.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, being on the westerly line of said 357.561 acre tract, same also being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along the westerly line of said 357.561 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 5.205 acre tract of land described as Tract 1 in a Special Warranty Deed with Vendor's Lien to Highpointe Prime LLC, recorded in Instrument No. 2024-54413 of the Official Records of Denton County, Texas;

THENCE South 64°41'01" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the southerly line of said Tract 1, a distance of 452.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for southernmost southeast corner of said Tract 1;

THENCE North 69°28'06" East, continuing along the southerly line of said Tract 1, a distance of 27.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

THENCE North 23°28'38" East, along the easterly line of said Tract 1, a distance of 156.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a westerly corner of a called 125.827 acre tract of land described in a Special Warranty Deed to KLLB AIV, LLC, recorded in Instrument No. 2023-97316 of the Official Records of Denton County, Texas,

THENCE South 66°31'22" East, departing the easterly line of said Tract 1 and along the westerly line of said 125.827 acre tract, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Highpointe Ranch Phase 1A, according to the plat thereof recorded in Document No. 2024-387 of the Plat Records of Denton County, Texas;

THENCE along the westerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

South 23°28'38" West, a distance of 161.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°57'32" East, a distance of 30.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 530.00 feet, a central angle of 76°50'48", and a chord bearing and distance of South 17°53'37" East, 658.75 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 710.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 470.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 169.06 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 169.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Highpointe Ranch Phase 1A, being on the northerly right-of-way line of said Springhill Road and the southerly line of aforesaid 357.561 acre tract;

THENCE South 89°48'26" West, along the northerly right-of-way line of said Springhill Road, the southerly line of said 357.561 acre tract, and the southerly line of said 27.243 acre tract, a distance of 1,193.82 feet to the **POINT OF BEGINNING** and containing 35.174 acres (1,532,158 square feet) of land, more or less.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'			
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'			
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C9	20°43'21"	500.00'	180.84'	S10°10'07"W	179.85'
C10	85°12'48"	500.00'	743.63'	N22°04'37"W	676.96'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	4.612	200,882
LOT 15, BLOCK A	0.811	35,338
LOT 16, BLOCK A	0.570	24,808

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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

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

Witness this _____ day of _____, _____.

BY: **AUBREY LAND JV, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

_____
Notary Public, State of Texas

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

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

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

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

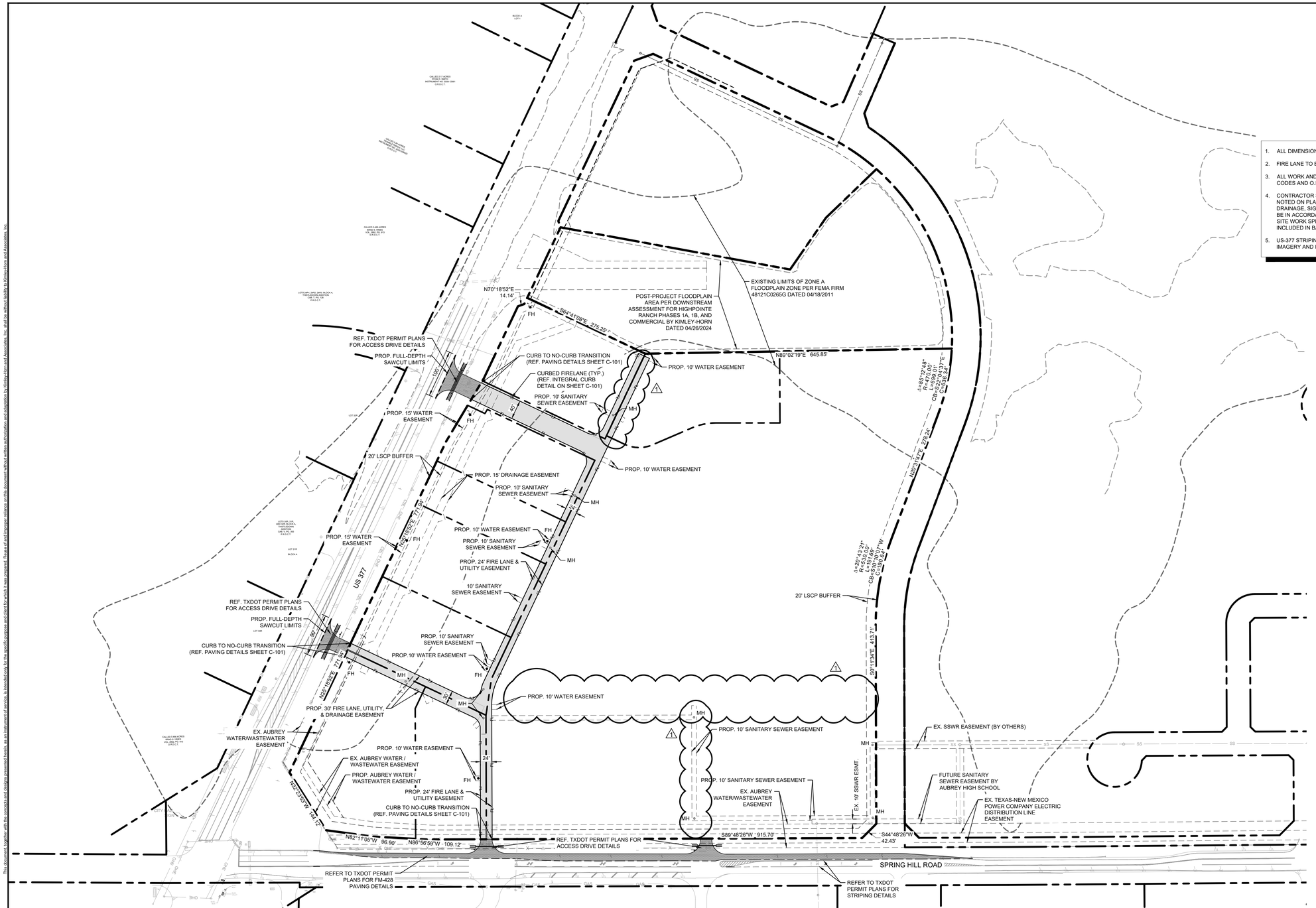
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	01/21/2026	063451861	3 OF 3

OWNER:
Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
Dallas, Texas 75225
Phone: 214-399-0445
Contact: Tim Baker

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

APPLICANT:
Kimley-Horn and Associates, Inc.
203 W. Nash Street, Suite 100
Terrell, Texas 75160
Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063452380-AUBREY PAD DEVELOPMENT\DWG\063452805-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



NOTES

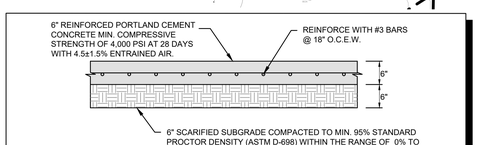
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANE TO BE CONSTRUCTED PER CITY OF AUBREY STREET STANDARDS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, TREES, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. US-377 STRIPING IS SHOWN FOR REFERENCE ONLY DRAWN IN BASED ON AERIAL IMAGERY AND IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY

LEGEND

	PROPERTY LINE
FL	PROPOSED FIRE LANE
FH	PROPOSED FIRE HYDRANT
CI	PROPOSED CURB INLET
WM	PROPOSED WATER METER
MH	PROPOSED SANITARY SEWER MANHOLE
STMH	PROPOSED STORM MANHOLE
	PROPOSED TYPE-Y INLET

PAVEMENT LEGEND

	6" ACCESS DRIVE PAVEMENT
	TXDOT DRIVEWAY (REF. TXDOT PLANS FOR DETAILS)



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

IN LIEU OF LIME TREATMENT OF THE PAVEMENT SUBGRADE, PAVEMENT SECTION THICKNESS CAN BE INCREASE BY 1 INCH. SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF AT LEAST 6" AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) WITHIN THE RANGE OF -1 TO +3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT.

ACCESS DRIVE PAVEMENT SECTION
N.T.S.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

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

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

DIMENSION CONTROL, PAVING, AND STRIPING PLAN

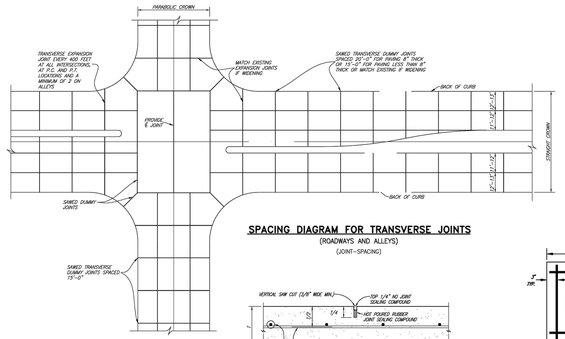
SHEET NUMBER
C-100

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES NOT USED

LAST SAVED 1/22/2026 10:23 AM
PLOTTED BY PEREZ, GERARDO (22232)
PLOT DATE 1/22/2026 10:23 AM
DWG NAME C:\DMCONTROL\PLAN.DWG

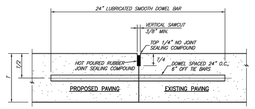
xlsh · dhcfp · xGrnt · xEdBase · xEcUtil · xNtsh · xPlnt · xDrn · xXdt · xZA36 · xPrjAdpan-PaintA · Highpointe Pond Floodplain · xBase · xNtsh_No RT 377 · xLdCnes



SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

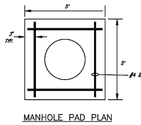
(JOINT-SPACING)



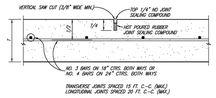
NOTES:
1. "T-8" AND SMOOTHER NO. 6 BAR, T-4" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

(BUTTJNT)



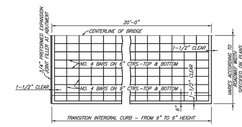
MANHOLE PAD PLAN



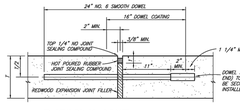
TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

(DUMMYJNT)



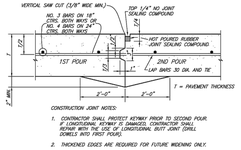
PLAN



TRANSVERSE EXPANSION JOINT NOTES:
1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT

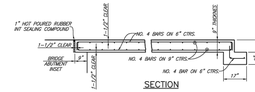
(EXPJNT)



CONSTRUCTION JOINT NOTES:
1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

(CONSTJNT)



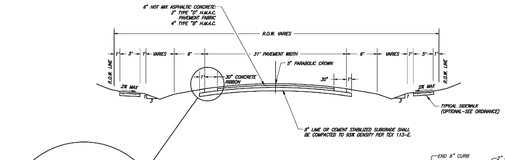
SECTION

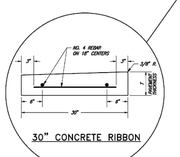
BRIDGE APPROACH SLAB

(APPROACHSLAB)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 05
STANDARD CONSTRUCTION DETAILS PAVING / JOINTS		

REVISED: 2/2/24 – NPonday | H:\Projects\Aubrey\A0001,360-Standard Construction Details\Standard Details 2.0\Aubrey-05.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024

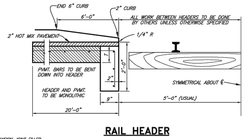




30" CONCRETE RIBBON

31' HMAC PAVEMENT SECTION ESTATE LOT TYPICAL CROSS SECTION

NOTES:
1. SAW BITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN, NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



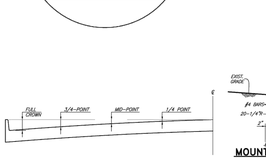
RAIL HEADER

(RR-HEADER)

31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

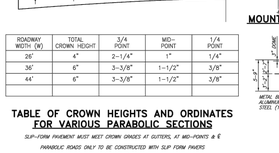
NOTES:
1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

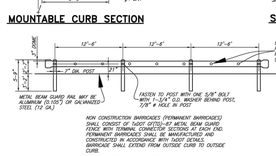


RAIL HEADER

(RR-HEADER)

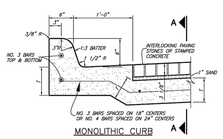


MOUNTABLE CURB SECTION



STREET HEADER

(HEADER)



MONOLITHIC CURB

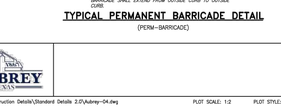
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

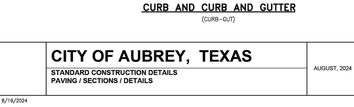
(PARA-TABLE)



NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT SITED-87 METAL BEAM GUARD, TxDOT SITED-88 METAL BEAM GUARD, OR TxDOT SITED-89 RAIL. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL

(PERM-BARRICADE)



SEPARATE CURB AND GUTTER

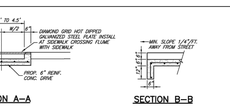
SECTION A–A

CURB AND CURB AND GUTTER

(CURB–GUT)

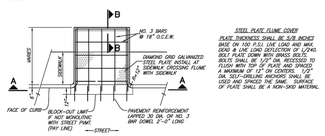
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 04
STANDARD CONSTRUCTION DETAILS PAVING / SECTIONS / DETAILS		

REVISED: 2/2/24 – NPonday | H:\Projects\Aubrey\A0001,360-Standard Construction Details\Standard Details 2.0\Aubrey-04.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



SECTION A–A

SECTION B–B



PLAN

REINFORCED CONCRETE FLUME WITH CURBS

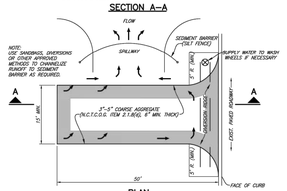
(FLUME)

STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE SUFFICIENT TO SUPPORT A UNIFORM LIVE LOAD OF 300 PSF WITH A DEFLECTION NOT TO EXCEED L/240 BASED ON 150 P.S.I. LIVE LOAD AND MAX. GEND & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. COUNTER SINK BOLT HEADS AND GRIND SMOOTH TO FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" GAP SHALL BE PROVIDED ON SIDES AND ENDS. GAP SHALL BE SPACED BEFORE CONCRETE POURED. TOP OF PLATE SHALL BE A NON-SKID MATERIAL.



SECTION A–A

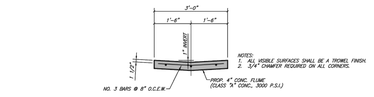


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

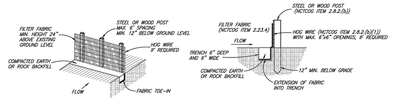
NO SCALE

(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS

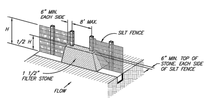
(FLUMESEC)



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

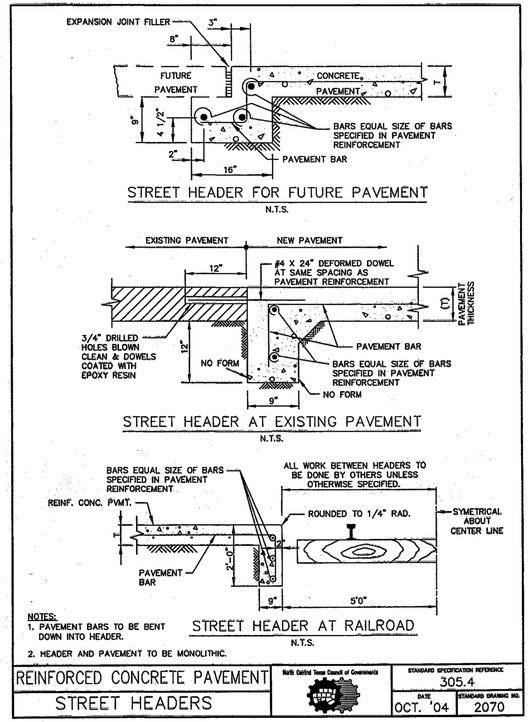
NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 2.12.
2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GROUND.
3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

(SILT–DTL)

CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 10
STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL		

REVISED: 4/26/24 – NPonday | H:\Projects\Aubrey\A0001,360-Standard Construction Details\Standard Details 2.0\Aubrey-10.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



STREET HEADER FOR FUTURE PAVEMENT

N.T.S.

STREET HEADER AT EXISTING PAVEMENT

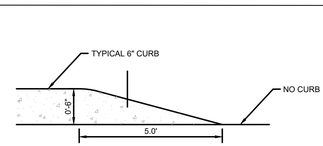
N.T.S.

NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD

N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4	
STREET HEADERS		DATE OCT. '04	STANDARD DRAWING NO. 2070



CURB TO NO-CURB TRANSITION

N.T.S.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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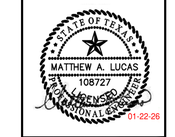

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS (1 OF 2)

SHEET NUMBER
C-101

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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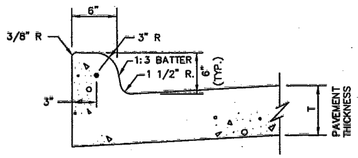
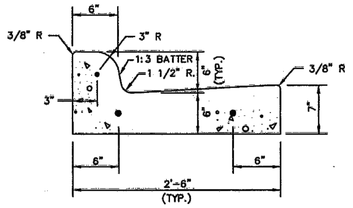
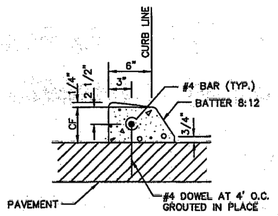


INTEGRAL CURB & GUTTER
N.T.S.



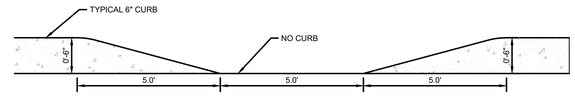
SEPARATE CURB & GUTTER
N.T.S.



DOWELED CURB
N.T.S.

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1	
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04	STANDARD DRAWING NO. 2120



5' CURB CUT
N.T.S.



FIRE LANE MARKING
N.T.S.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS
(2 OF 2)

SHEET NUMBER
C-102

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MATCHLINE, FOR CONTINUATION SEE SHEET C-203

MATCHLINE, FOR CONTINUATION SEE SHEET C-201

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

CAUTION
VERIFY DEPTH PRIOR TO CONSTRUCTION AND COORDINATE LOWERING OR PROTECTION AS REQUIRED BY UTILITY OWNER

LOT 30R

CALLED 0.466 ACRES
BRAD S. HINES
VOL. 2892, PG. 913
D.R.D.C.T.

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/20114

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011

LOT 5
1.19 ACRES

LOT 4
1.20 ACRES

LOT 3
1.79 ACRES

LOT 2
1.01 ACRES

FPE 672.00

FPE 679.00

FPE 681.00

PROP. ON-SITE DRAINAGE SWALE (MIN. SLOPE ± 1%)

PROP. 24' FIRE LANE
AND ACCESS EASEMENT

20' LSCP BUFFER

EX. AUBREY
WATER/WASTEWATER
EASEMENT

EX. TEXAS-NEW MEXICO
POWER COMPANY ELECTRIC
DISTRIBUTION LINE
EASEMENT

REFER TO TXDOT
PERMIT PLANS FOR
GRADING DETAILS OF
SPRING HILL ROAD
(FM-428)

SPRINGHILL ROAD

FPE 680.50

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

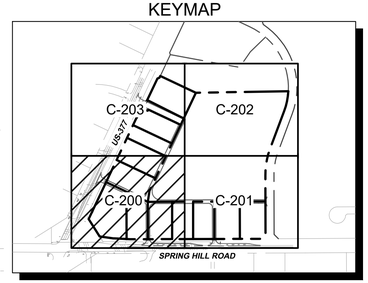
LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- TOP 506.50 — TOP OF PAVEMENT ELEVATION
- THROAT 506.50 — Y INLET ELEVATION
- FPE 506.50 — FINISHED PAD ELEVATION
- HP 506.50 — HIGH POINT ELEVATION
- ME 506.50 — MATCH EXISTING ELEVATION
- 596.00TW / 596.00BW — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DRAINAGE ARROW
- SWALE
- HIGH POINT

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

KEYMAP



BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (1 OF 4)

SHEET NUMBER
C-200

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MATCHLINE, FOR CONTINUATION SEE SHEET C-202

MATCHLINE, FOR CONTINUATION SEE SHEET C-200

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

20' LSCP BUFFER

EXISTING LIMITS OF ZONE A FLOODPLAIN ZONE PER FEMA FIRM 48121C0265G DATED 04/18/20114

PROP. ON-SITE DRAINAGE SWALE (SLOPE = 2%)

FUTURE PRETIUM DRIVE

EX. SSWR EASEMENT

EX. AUBREY WATER/WASTEWATER EASEMENT

EX. TEXAS-NEW MEXICO POWER COMPANY ELECTRIC DISTRIBUTION LINE EASEMENT

FUTURE SANITARY SEWER EASEMENT

FLOODPLAIN LIMITS PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY DATED 10/01/2024

SPRINGHILL ROAD

REFER TO TXDOT

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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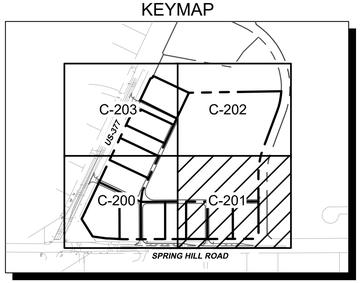
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

KEYMAP



BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (2 OF 4)

SHEET NUMBER
C-201

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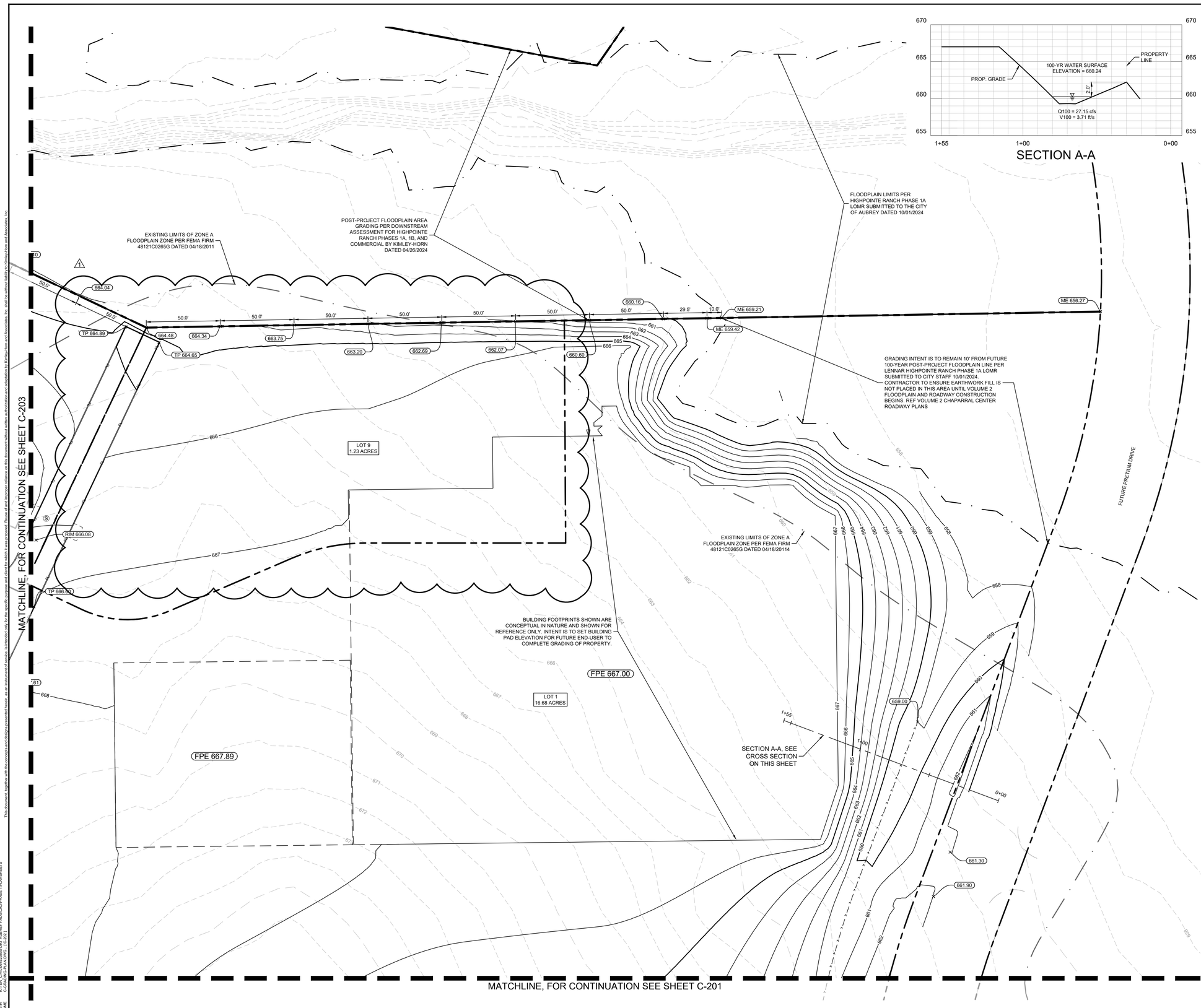

SECTION A-A

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
TP 506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
HP 506.50	HIGH POINT ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
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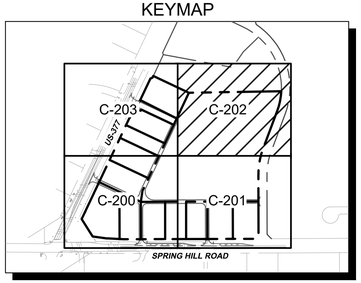
KEYMAP



BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (3 OF 4)

SHEET NUMBER
C-202

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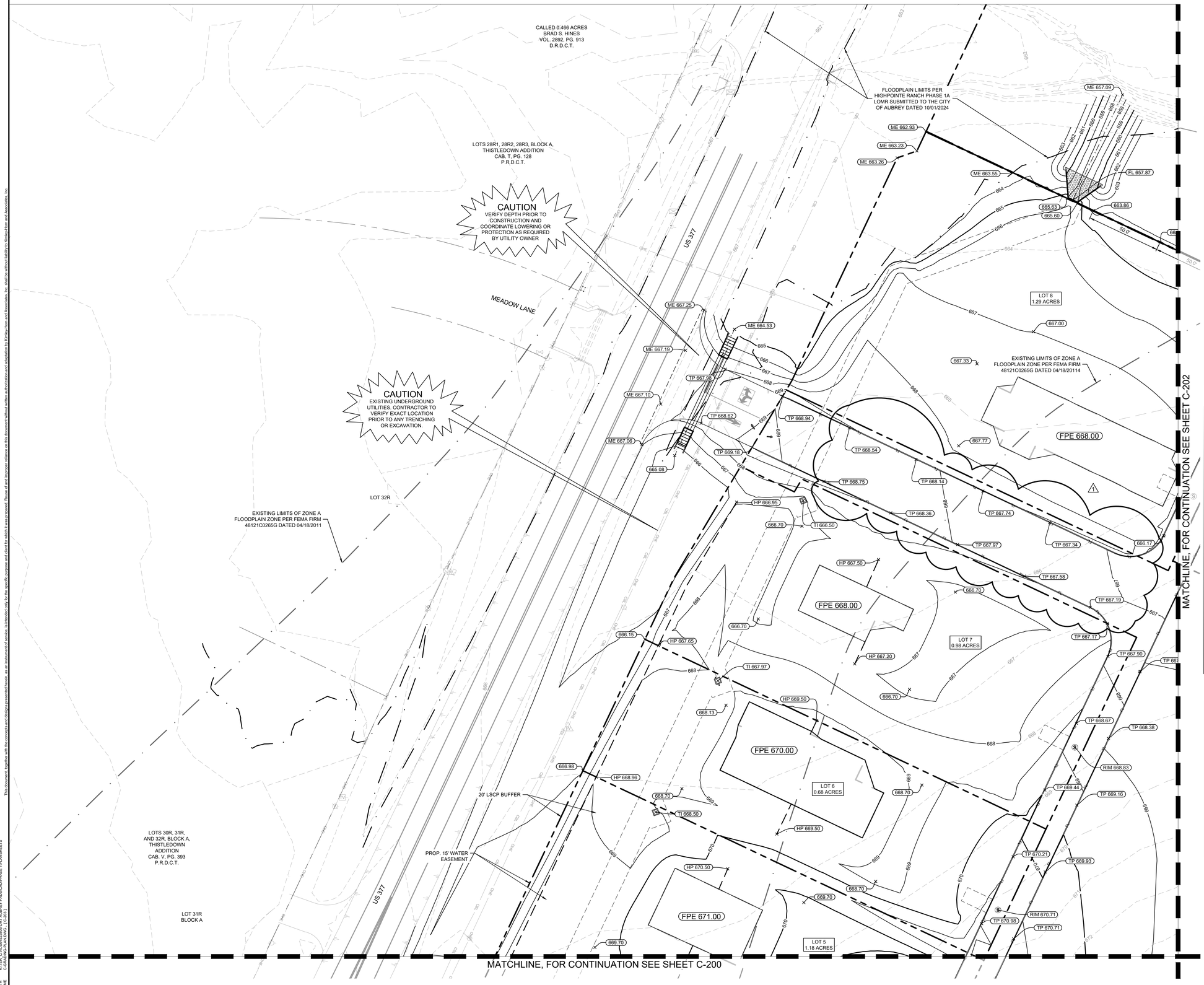

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- TP 506.50 — TOP OF PAVEMENT ELEVATION
- THROAT 506.50 — Y INLET ELEVATION
- FPE 506.50 — FINISHED PAD ELEVATION
- HP 506.50 — HIGH POINT ELEVATION
- ME 506.50 — MATCH EXISTING ELEVATION
- 596.00TW / 596.00BW — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DRAINAGE ARROW
- SWALE
- HIGH POINT

GRADING GENERAL NOTES

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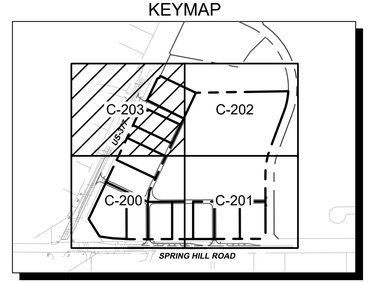
KEYMAP



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ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (4 OF 4)

SHEET NUMBER
C-203

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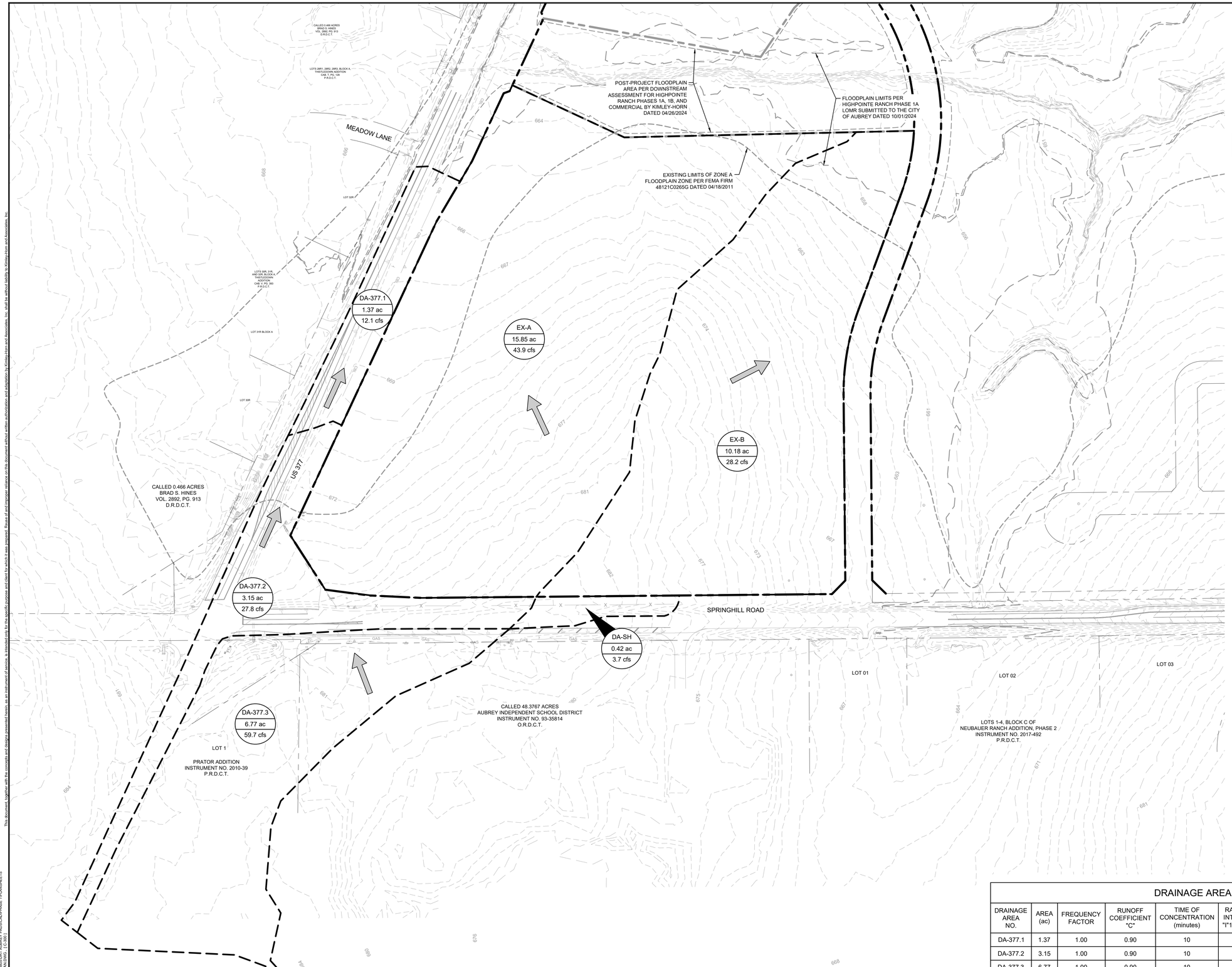



GRAPHIC SCALE IN FEET
0 50 100 200

DRAINAGE GENERAL NOTES

EXISTING DRAINAGE MAP SHOWN PER DOWNSTREAM ASSESSMENT FOR HIGHPOINTE RANCH PHASES 1A, 1B, AND COMMERCIAL BY KIMLEY-HORN DATED 4/26/2024.

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING DRAINAGE DIVIDE
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
DA-377.1	1.37	1.00	0.90	10	9.80	12.1	TXDOT ROADSIDE DITCH
DA-377.2	3.15	1.00	0.90	10	9.80	27.8	TXDOT ROADSIDE DITCH
DA-377.3	6.77	1.00	0.90	10	9.80	59.7	TXDOT ROADSIDE DITCH
DA-SH	0.42	1.00	0.90	10	9.80	3.7	TXDOT ROADSIDE DITCH
EX-A	15.85	1.00	0.35	33	7.91	43.9	EX. FLOODPLAIN/CREEK TO NORTH
EX-B	10.18	1.00	0.35	22	7.91	28.2	EX. FLOODPLAIN/CREEK TO NORTH

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
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01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
C-300

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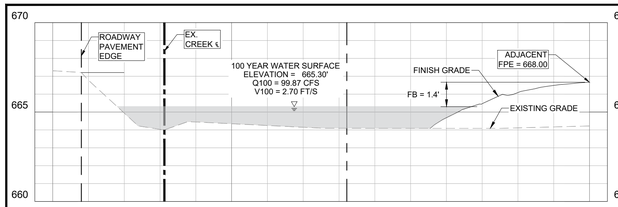
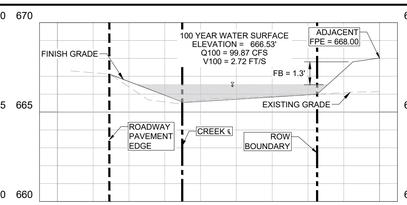


SEC A-1



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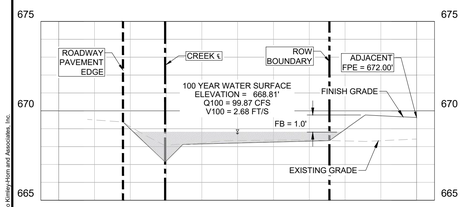

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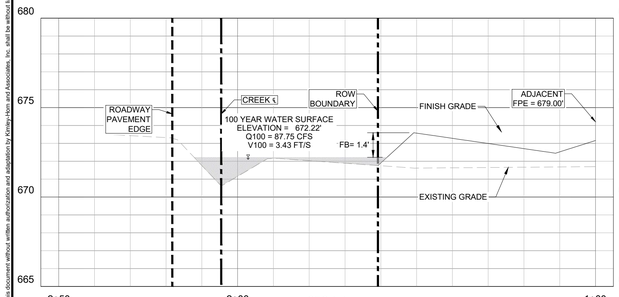

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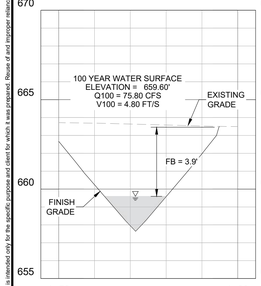

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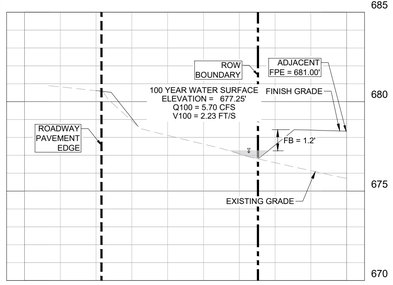

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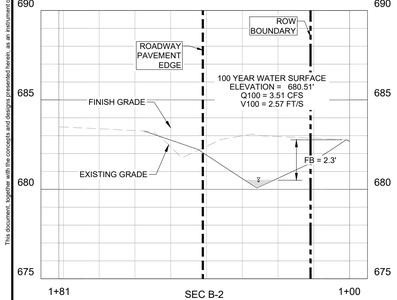
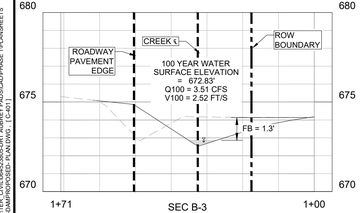


SEC B-2



SEC B-3

DRAINAGE GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE STORM DRAIN PLAN & PROFILE SHEETS FOR DETAILED INFORMATION ON STORM DRAIN LINES.
3. ALL STORM DRAIN LINES SHALL BE RCP, CLASS III UNLESS OTHERWISE NOTED.
4. DOWNSTREAM CREEK ANALYZED IN DOWNSTREAM ASSESSMENT BY HIGHPOINTE RANCHE SINGLE-FAMILY DEVELOPMENT COMPLETED BY OTHERS DATED 04/26/2024. THIS DOWNSTREAM ASSESSMENT CONSIDERED THE SITE TO BE FULLY-DEVELOPED WITH NO ON-SITE DETENTION REQUIRED.

LEGEND

X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
PROPERTY LINE
PROPOSED STORM PIPE
PROPOSED DRAINAGE DIVIDE
PROPOSED FLOW DIRECTION
555 PROPOSED CONTOUR
555 EXISTING CONTOUR

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
DA-377.1	1.37	1.00	0.90	10	9.80	12.12
DA-377.2	3.05	1.00	0.90	10	9.80	26.86
DA-377.3	6.77	1.00	0.90	10	9.80	59.74
DA-377.4	0.13	1.00	0.90	10	9.80	1.15
DA-A.1	18.12	1.00	0.90	10	9.80	159.84
DA-A.2	0.95	1.00	0.90	10	9.80	8.38
DA-A.3	0.65	1.00	0.90	10	9.80	5.73
DA-A.4	1.13	1.00	0.90	10	9.80	9.96
DA-A.5	1.02	1.00	0.90	10	9.80	9.04
DA-A.6	1.73	1.00	0.90	10	9.80	15.23
DA-A.7	0.88	1.00	0.90	10	9.80	7.79
DA-A.8	0.50	1.25	0.80	10	8.80	4.42
DA-A.9	0.43	1.00	0.90	10	9.80	3.75
DA-B.1	0.62	1.00	0.90	10	9.80	5.43
DA-SH	0.40	1.00	0.90	10	9.80	3.51

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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01-22-26

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DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-301

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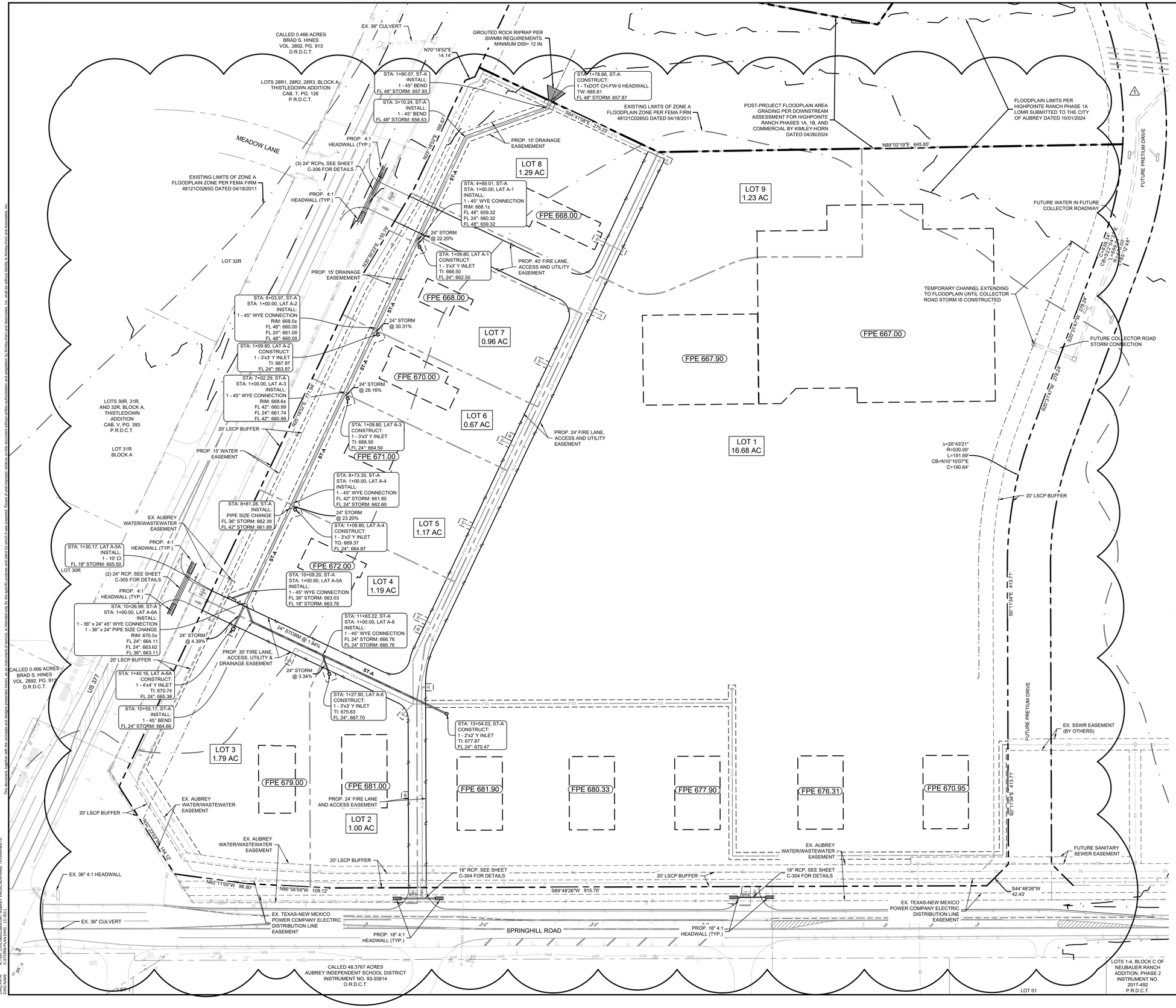

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- DRAINAGE ARROW
- SWALE
- HIGH POINT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAFETY END TREATMENT HEADWALL
- PROPOSED Y INLET
- CI — PROPOSED CURB INLET

GRADING GENERAL NOTES

1. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PLAN

SHEET NUMBER
C-303

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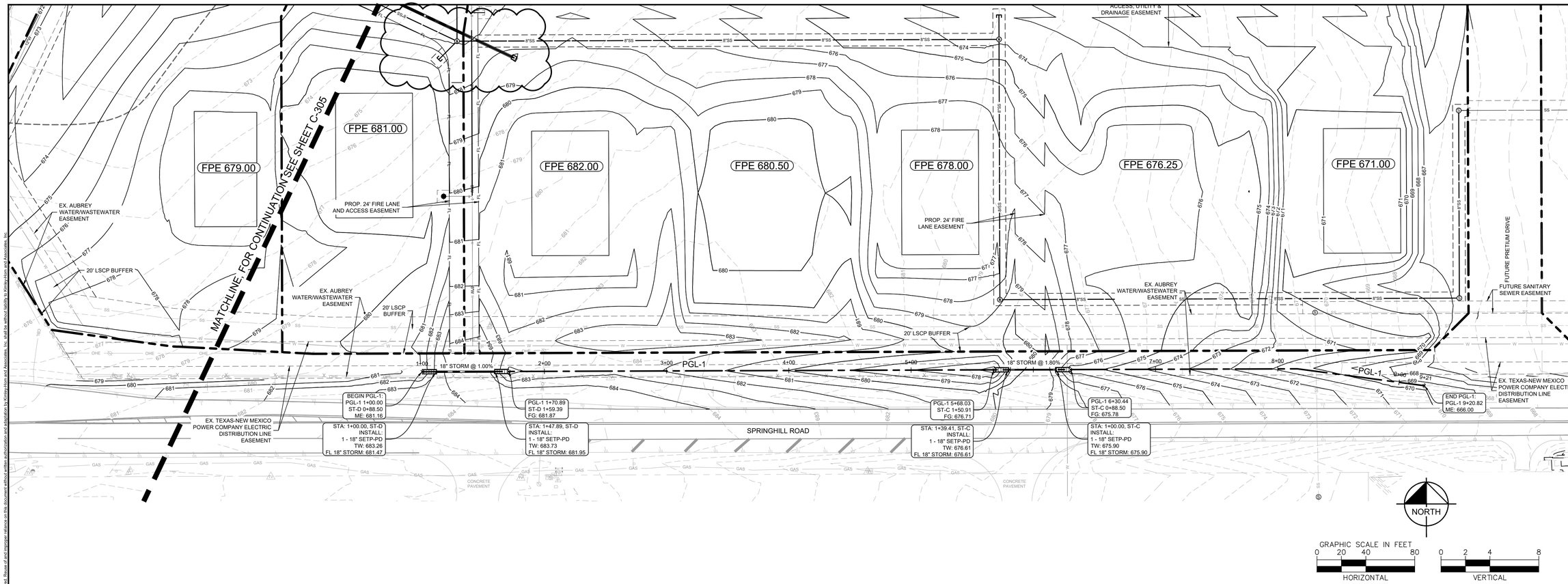

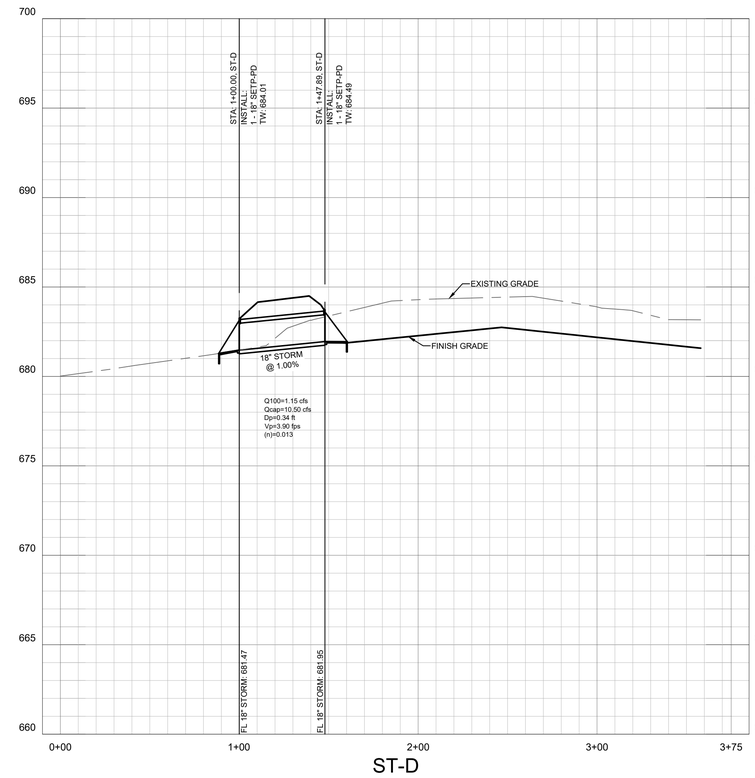

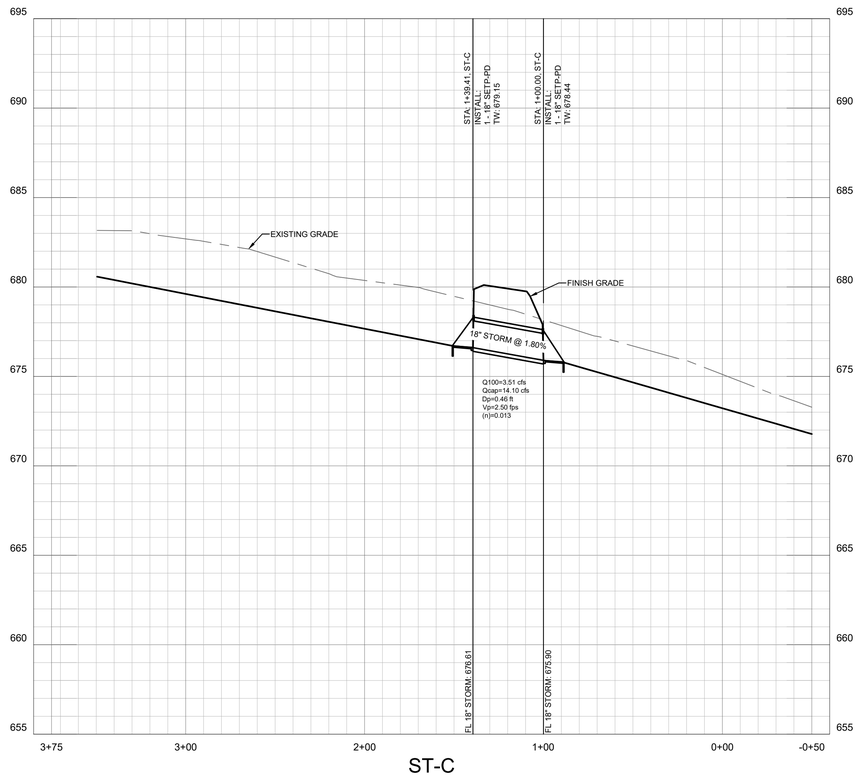

LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- 506.50 — TOP OF PAVEMENT ELEVATION
- THROAT 506.50 — Y INLET ELEVATION
- FPE 506.50 — FINISHED PAD ELEVATION
- ME 506.50 — MATCH EXISTING ELEVATION
- 596.00TW / 596.00BW — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- DRAINAGE ARROW
- SWALE
- HIGH POINT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SAFETY END TREATMENT HEADWALL
- PROPOSED Y INLET
- CI — PROPOSED CURB INLET

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CHAPARRAL CENTER
COLLECTOR ROAD
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AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (1 OF 3)

SHEET NUMBER
C-304

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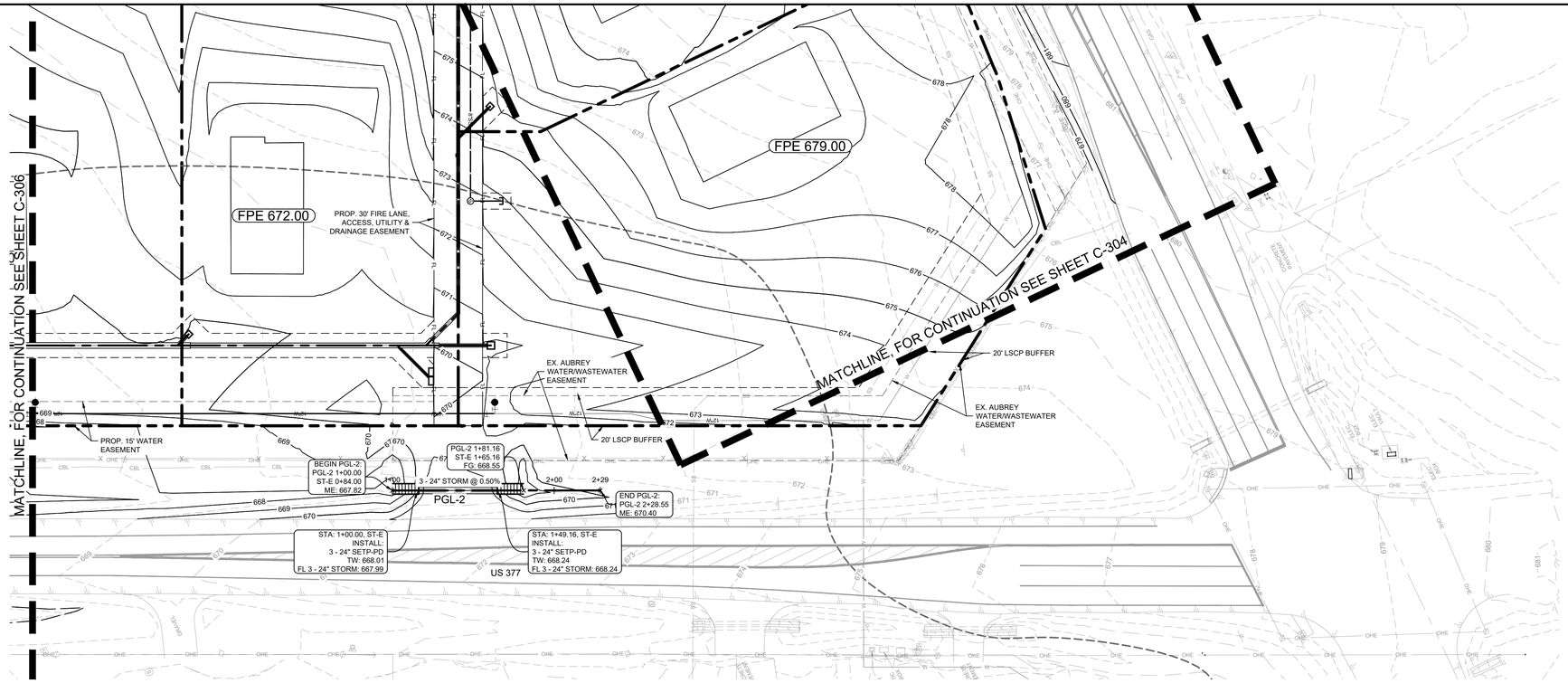

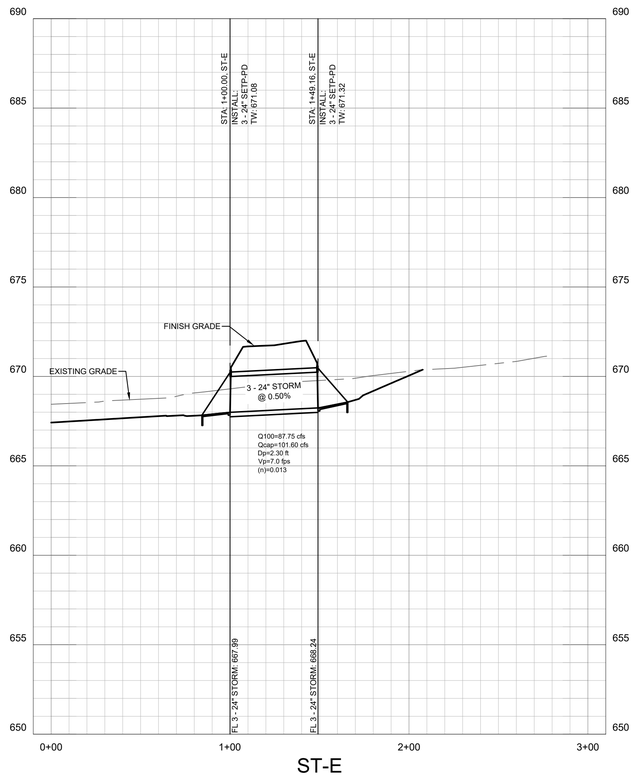

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
0 2 4 8
VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW / 596.00BW	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
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	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

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KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
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NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (2 OF 3)

SHEET NUMBER
C-305

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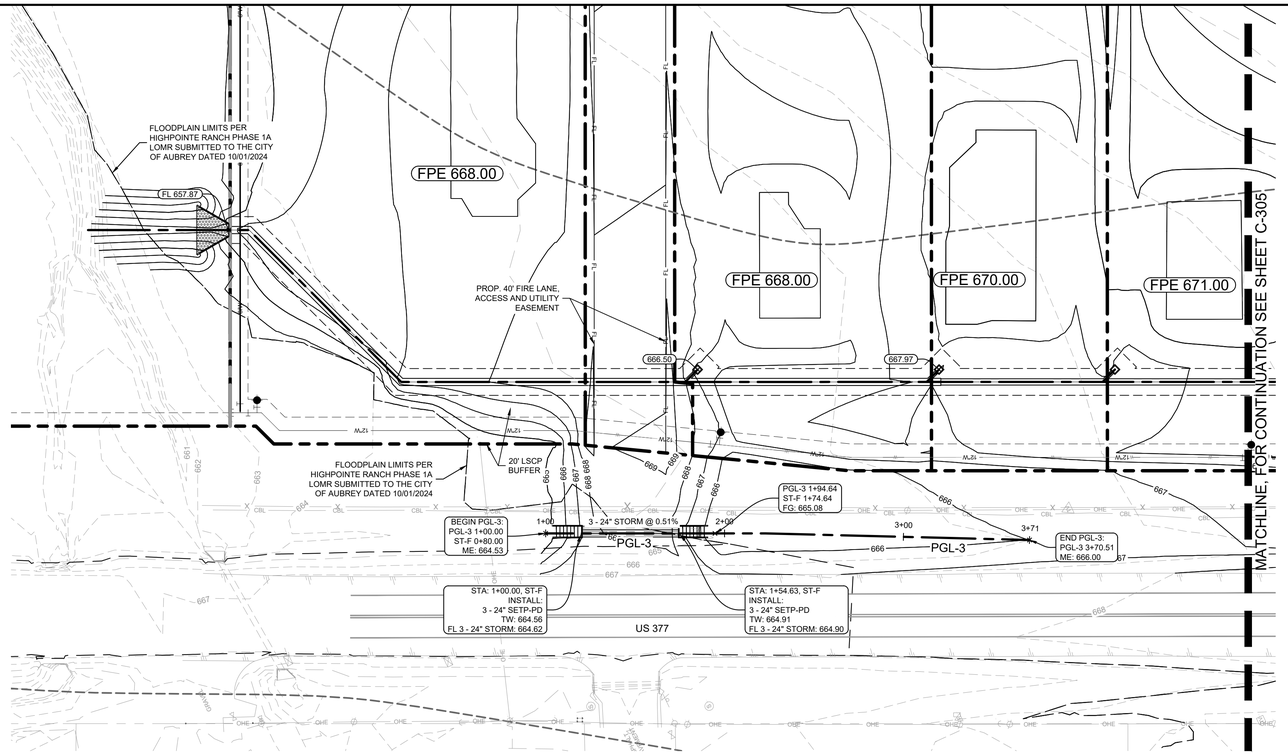

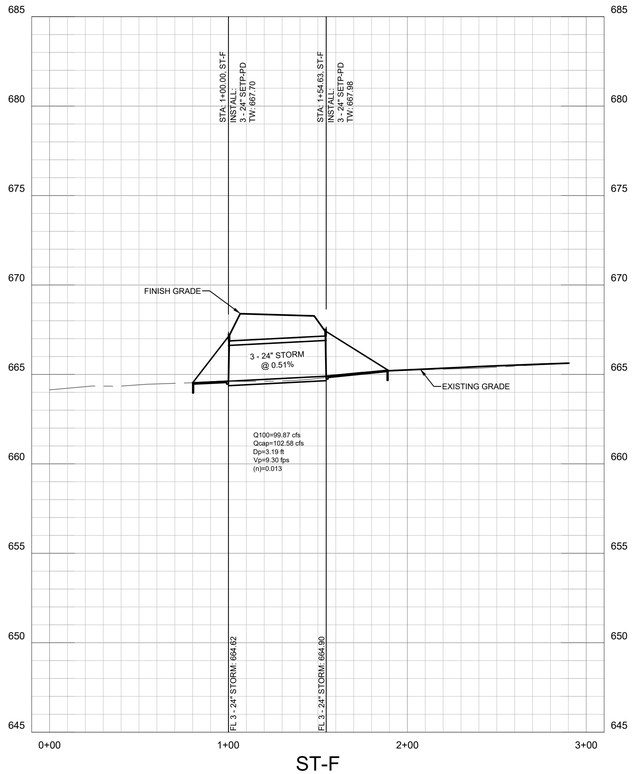



GRAPHIC SCALE IN FEET

0 20 40 80

HORIZONTAL

0 2 4 8

VERTICAL

LEGEND

	PROPERTY LINE
555	PROPOSED CONTOURS
555	EXISTING CONTOURS
506.50	TOP OF PAVEMENT ELEVATION
THROAT 506.50	Y INLET ELEVATION
FPE 506.50	FINISHED PAD ELEVATION
ME 506.50	MATCH EXISTING ELEVATION
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
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PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (3 OF 3)

SHEET NUMBER
C-306

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GRAPHIC SCALE IN FEET
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HORIZONTAL

0 2 4 8
VERTICAL

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DATE 1/22/2026
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DRAWN BY WV
CHECKED BY MAL

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STORM PROFILES (1 OF 2)

SHEET NUMBER
C-307

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GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY
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DESIGNED BY MJF
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NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PROFILES (2 OF 2)

SHEET NUMBER
C-308

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JOB NUMBER 064523805 | SHEET NUMBER C-308

HYDRAULICS																				HGL COMPUTATIONS								Flow Type
STA. Dwstr.	STA. Upstr.	Connection ID	Upstr. Strc.	Dist.	FL Elev. Dwstr.	TP Elev. Dwstr.	FL Elev. Upstr.	TP Elev. Upstr.	Pipe Slope	Pipe Dia	RCB Width	RCB Height	Flow Area	Mng.'s	Q indiv.	Q design	Vel design	V cap	Q cap	Friction Slope	Friction loss	Velocity Head	Head loss Coeff.	Minor Losses	HGL El Dwstr.	HGL El Upstr.	HGL El Upstr.	Throat El.	
				ft					%	in	ft	ft	sf	(n)	cfs	cfs	fps	cfs	cfs	(s) ft/ft	ft	ft	(k)	ft			(inlet)		
Storm Line:	**ST-A**														**Total Flow in System =**	**64.77**											664.50		
1+78.66	1+90.07		45B	11.41	657.87	661.87	657.93	661.93	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.02	0.41	0.50	0.21	664.50	664.52	664.73	-	FULL FLOW
1+90.07	3+10.24		45B	120.17	657.93	661.93	658.53	662.53	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.24	0.41	0.50	0.21	664.73	664.97	665.18	-	FULL FLOW
3+10.24	4+69.01	LAT A-1	45Y	158.77	658.53	662.53	659.32	663.32	0.50%	48.00			12.57	0.013	8.4	64.77	5.2	8.1	101.6	0.0020	0.32	0.41	0.40	0.29	665.18	665.50	665.79	-	FULL FLOW
4+69.01	6+03.97	LAT A-2	45Y	134.96	659.32	663.32	660.00	664.00	0.50%	48.00			12.57	0.013	5.7	56.40	4.5	8.1	101.6	0.0015	0.21	0.31	0.40	0.14	665.79	666.00	666.14	-	FULL FLOW
6+03.97	6+23.64	LAT A-3	45Y	19.67	660.50	664.00	660.59	664.09	0.50%	42.00			9.62	0.013	10.0	50.67	5.3	7.4	71.1	0.0025	0.05	0.43	0.40	0.32	666.14	666.19	666.51	-	FULL FLOW
6+23.64	7+02.29	LAT A-4	45Y	78.65	660.59	664.09	660.99	664.49	0.50%	42.00			9.62	0.013	9.0	40.70	4.2	7.4	71.1	0.0016	0.13	0.28	0.40	0.21	666.51	666.64	666.85	-	FULL FLOW
7+02.29	8+73.35	LAT A-5	45Y	171.06	660.99	664.49	661.84	665.34	0.50%	42.00			9.62	0.013	4.4	31.67	3.3	7.4	71.1	0.0010	0.17	0.17	0.40	0.10	666.85	667.02	667.12	-	FULL FLOW
8+73.35	10+09.20	LAT A-6	45Y	135.85	662.34	665.34	663.02	666.02	0.50%	36.00			7.07	0.013	15.2	27.23	3.9	6.7	47.2	0.0017	0.23	0.23	0.40	0.14	667.12	667.34	667.48	-	FULL FLOW
10+09.20	10+26.99		45B	17.79	664.02	666.02	664.11	666.11	0.50%	24.00			3.14	0.013	0.0	12.00	3.8	5.1	16.0	0.0028	0.05	0.23	0.50	0.11	667.48	667.53	667.65	-	FULL FLOW
10+26.99	10+55.17	LAT A-7	45Y	28.18	664.11	666.11	664.66	666.66	1.94%	24.00			3.14	0.013	4.4	12.00	3.8	10.0	31.5	0.0028	0.08	0.23	0.40	0.19	667.65	667.73	667.92	-	FULL FLOW
10+55.17	11+63.22	LAT A-8	45Y	108.05	664.66	666.66	666.75	668.75	1.94%	24.00			3.14	0.013	3.8	7.59	~~2.4~~	10.0	31.5	~~0.0011~~	~~0.12~~	~~0.09~~	0.40	~~0.10~~	667.92	668.04	668.14	-	PARTIAL
11+63.22	13+54.03	DA-A.9	INLET	190.81	666.75	668.75	670.46	672.46	1.94%	24.00			3.14	0.013	3.8	3.79	~~1.2~~	10.0	31.5	~~0.0003~~	~~0.05~~	~~0.02~~	1.00	~~0.10~~	668.14	668.19	668.29	678.18	PARTIAL
Storm Line:	**LAT A-1**														**Total Flow in System =**	**8.38**											665.79		
1+00.00	1+09.80	DA-A.2	INLET	9.80	660.32	662.32	662.50	664.50	22.20%	24.00			3.14	0.013	8.4	8.38	2.7	33.9	106.6	0.0014	0.01	0.11	1.00	0.11	665.79	665.80	665.91	666.50	FULL FLOW
Storm Line:	**LAT A-2**														**Total Flow in System =**	**5.73**											666.14		
1+00.00	1+09.80	DA-A.3	INLET	9.80	661.00	663.00	663.97	665.97	30.31%	24.00			3.14	0.013	5.7	5.73	1.8	39.6	124.5	0.0006	0.01	0.05	1.00	0.10	666.14	666.15	666.25	667.97	FULL FLOW
Storm Line:	**LAT A-3**														**Total Flow in System =**	**9.96**											666.51		
1+00.00	1+09.80	DA-A.4	INLET	9.80	661.49	663.49	664.25	666.25	28.16%	24.00			3.14	0.013	10.0	9.96	3.2	38.2	120.0	0.0019	0.02	0.16	1.00	0.16	666.51	666.53	666.68	668.50	FULL FLOW
Storm Line:	**LAT A-4**														**Total Flow in System =**	**9.04**											666.85		
1+00.00	1+09.80	DA-A.5	INLET	9.80	662.35	664.35	664.62	666.62	23.20%	24.00			3.14	0.013	9.0	9.04	2.9	34.7	109.0	0.0016	0.02	0.13	1.00	0.13	666.85	666.86	666.99	669.37	FULL FLOW
Storm Line:	**LAT A-5**														**Total Flow in System =**	**4.44**											667.12		
1+00.00	1+30.17	DA-A.6	INLET	30.17	665.12	666.62	666.89	668.39	5.87%	18.00			1.77	0.013	4.4	4.44	~~2.5~~	14.4	25.4	~~0.0018~~	~~0.05~~	~~0.10~~	1.00	~~0.10~~	667.12	667.17	667.27	672.08	PARTIAL
Storm Line:	**LAT A-6**														**Total Flow in System =**	**15.23**											667.65		
1+00.00	1+40.16	DA-A.7	INLET	40.16	664.93	666.93	666.69	668.69	4.39%	24.00			3.14	0.013	15.2	15.23	~~4.8~~	15.1	47.4	~~0.0045~~	~~0.18~~	~~0.37~~	1.00	~~0.37~~	667.65	667.83	668.19	672.94	PARTIAL
Storm Line:	**LAT A-7**														**Total Flow in System =**	**4.41**											667.92		
1+00.00	1+27.90	DA-A.8	INLET	27.90	667.81	669.81	668.74	670.74	3.34%	24.00			3.14	0.013	4.4	4.41	~~1.4~~	13.2	41.3	~~0.0004~~	~~0.01~~	~~0.03~~	1.00	~~0.10~~	667.92	667.93	668.03	675.63	PARTIAL
Storm Line:	**ST-C**														**Total Flow in System =**	**3.51**											678.44		
1+00.00	1+39.41	DA-SH	INLET	39.41	675.90	677.40	676.61	678.11	1.80%	18.00			1.77	0.013	3.5	3.51	2.0	8.0	14.1	0.0011	0.04	0.06	1.00	0.10	678.44	678.48	678.58	679.15	FULL FLOW
Storm Line:	**ST-D**														**Total Flow in System =**	**1.15**											684.01		
1+00.00	1+47.89	DA-377.4	INLET	47.89	681.47	682.97	681.95	683.45	1.00%	18.00			1.77	0.013	1.2	1.15	0.7	5.9	10.5	0.0001	0.01	0.01	1.00	0.10	684.01	684.02	684.12	684.49	FULL FLOW
Storm Line:	**ST-E**														**Total Flow in System =**	**87.75**											671.32		
1+00.00	1+49.16	COMBO ST-E	INLET	49.16	669.31	673.31	669.56	673.56	0.50%	48.00			12.57	0.013	87.8	87.75	~~7.0~~	8.1	101.6	~~0.0037~~	~~0.18~~	~~0.76~~	1.00	~~0.76~~	671.32	671.50	672.26	671.08	PARTIAL
Storm Line:	**ST-F**														**Total Flow in System =**	**99.87**											667.70		
1+00.00	1+54.63	COMBO ST-F	INLET	54.63	667.70	671.70	667.98	671.98	0.51%	48.00			12.57	0.013	99.9	99.87	~~7.9~~	8.2	102.6	~~0.0048~~	~~0.26~~	~~0.98~~	1.00	~~0.98~~	667.70	667.96	668.94	667.98	PARTIAL

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM CALCULATIONS

SHEET NUMBER
C-309

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TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added For Each Add'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'-7 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
	15"	5'-3 1/2"	2'-9 1/2"	3'-4"	3'-10 1/2"	103	0.7	2'-2"	24	0.3
	18"	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
	21"	7'-2 1/2"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
	24"	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
	27"	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 1/2"	203	1.7	4'-4"	65	0.8
	33"	10'-10"	4'-8"	6'-4"	7'-3 1/2"	224	2.0	4'-8"	71	0.9
	36"	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 1/2"	249	2.2	5'-1"	81	1.0
	42"	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0"	298	2.8	5'-10"	97	1.3
	48"	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
	54"	17'-5 1/2"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
	60"	19'-2 1/2"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
	72"	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 1/2"	601	7.1	9'-4"	213	3.3
3:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
	15"	7'-1"	2'-9 1/2"	5'-0"	5'-9 1/2"	137	1.1	2'-2"	28	0.3
	18"	8'-6 1/2"	3'-1"	5'-9"	6'-7 1/2"	170	1.3	2'-8"	37	0.5
	21"	9'-8 1/2"	3'-4 1/2"	6'-6"	7'-6"	195	1.6	3'-1"	48	0.6
	24"	11'-0"	3'-9 1/2"	7'-3"	8'-4 1/2"	227	2.0	3'-7"	58	0.7
	27"	12'-2"	4'-1"	8'-0"	9'-2 1/2"	249	2.3	3'-11"	257	0.8
	30"	13'-4"	4'-4 1/2"	8'-9"	10'-1 1/2"	293	2.7	4'-4"	77	1.0
	33"	14'-5 1/2"	4'-8"	9'-6"	10'-11 1/2"	318	3.1	4'-8"	84	1.2
	36"	15'-7 1/2"	4'-11 1/2"	10'-2"	11'-10"	351	3.5	5'-1"	96	1.4
	42"	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 1/2"	432	4.5	5'-10"	119	1.7
	48"	21'-1 1/2"	6'-1 1/2"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
	54"	23'-3 1/2"	6'-8 1/2"	15'-2"	17'-5 1/2"	630	7.3	7'-6"	186	2.9
	60"	25'-5 1/2"	7'-3 1/2"	17'-0"	19'-7 1/2"	719	8.7	8'-3"	219	3.4
	66"	28'-1"	7'-10 1/2"	18'-6"	21'-4 1/2"	811	10.1	8'-9"	242	3.9
	72"	30'-4 1/2"	8'-5 1/2"	20'-0"	23'-1 1/2"	924	11.7	9'-4"	272	4.4
4:1	12"	7'-10 1/2"	2'-6"	5'-4"	6'-4"	148	1.1	1'-9"	24	0.3
	15"	9'-4"	2'-9 1/2"	6'-8"	7'-8 1/2"	181	1.5	2'-2"	32	0.4
	18"	10'-9 1/2"	3'-1"	7'-8"	8'-10 1/2"	221	1.9	2'-8"	42	0.5
	21"	12'-2 1/2"	3'-4 1/2"	8'-6"	9'-11"	260	2.3	3'-1"	54	0.7
	24"	13'-8 1/2"	3'-9 1/2"	9'-4"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-2"	4'-1"	10'-8"	12'-3 1/2"	334	3.3	3'-11"	77	1.0
	30"	16'-8 1/2"	4'-4 1/2"	11'-8"	13'-5 1/2"	385	3.8	4'-4"	89	1.3
	33"	18'-1 1/2"	4'-8"	12'-8"	14'-7 1/2"	425	4.5	4'-8"	101	1.4
	36"	19'-7"	4'-11 1/2"	13'-8"	15'-9 1/2"	472	5.1	5'-1"	115	1.7
	42"	22'-5 1/2"	5'-6 1/2"	15'-8"	18'-1"	583	6.5	5'-10"	141	2.1
	48"	26'-6 1/2"	6'-1 1/2"	18'-4"	21'-1 1/2"	730	8.3	6'-7"	175	2.8
	54"	29'-5"	6'-8 1/2"	20'-8"	23'-10 1/2"	875	10.7	7'-6"	226	3.6
	60"	32'-3 1/2"	7'-3 1/2"	22'-8"	26'-2"	996	12.7	8'-3"	264	4.3
	66"	35'-2 1/2"	7'-10 1/2"	24'-8"	28'-5 1/2"	1,140	14.9	8'-9"	300	4.9
	72"	38'-1 1/2"	8'-5 1/2"	26'-8"	30'-9 1/2"	1,297	17.3	9'-4"	334	5.6
6:1	12"	11'-2"	2'-6"	8'-6"	9'-9 1/2"	224	1.9	1'-9"	28	0.4
	15"	13'-2 1/2"	2'-9 1/2"	10'-0"	11'-6 1/2"	268	2.5	2'-2"	37	0.5
	18"	15'-2 1/2"	3'-1"	11'-6"	13'-3 1/2"	330	3.2	2'-8"	50	0.7
	21"	17'-2 1/2"	3'-4 1/2"	13'-0"	15'-0 1/2"	387	3.9	3'-1"	69	0.9
	24"	19'-4 1/2"	3'-9 1/2"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
	27"	21'-4 1/2"	4'-1"	16'-0"	18'-5 1/2"	512	5.7	3'-11"	96	1.4
	30"	23'-5 1/2"	4'-4 1/2"	17'-6"	20'-2 1/2"	593	6.7	4'-4"	110	1.7
	33"	25'-5 1/2"	4'-8"	19'-0"	21'-11 1/2"	675	7.8	4'-8"	127	2.0
	36"	27'-5 1/2"	4'-11 1/2"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
	42"	31'-6 1/2"	5'-6 1/2"	23'-6"	27'-1 1/2"	922	11.5	5'-10"	179	3.0
	48"	37'-3 1/2"	6'-1 1/2"	28'-0"	32'-4"	1,191	15.9	6'-7"	231	4.0
	54"	41'-1 1/2"	6'-8 1/2"	31'-0"	35'-9 1/2"	1,424	19.2	7'-6"	300	5.0
	60"	45'-4 1/2"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0

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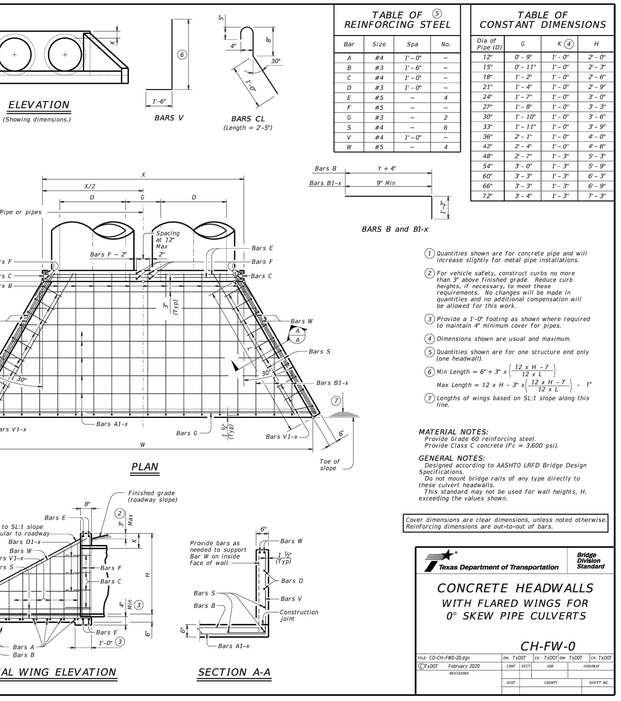

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	2'-6"
E	#5	~	4
F	#5	~	~
G	#3	~	6
S	#4	~	6
V	#4	1'-0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-0"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
33"	1'-11"	1'-0"	3'-9"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

BARS B and B1-x

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure and only (one headwall).

(6) Min Length = $6' + 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right)$

Max Length = $12 \times H - 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1'$

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation | Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS	DIST	COUNTY		SHEET NO.

DATE: FILE:

TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Maximum Wingwall Height Hw (9)	W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated (3) Quantities per ft of Wingwall Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.284
3'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
6'-6"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
7'-0"	3'-1"	2'-1"	1'-6"	7"	#4	1'-0"	#4	1'-0"	59.12	0.461
8'-0"	4'-1"	2'-2"	2'-0"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-1"	2'-2"	2'-3"	9"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-1"	2'-2"	2'-6"	10"	#5	1'-0"	#4	6"	97.25	0.584
11'-0"	5'-1"	2'-2"	2'-9"	11"	#5	6"	#4	6"	133.65	0.634
12'-0"	6'-1"	2'-1"	3'-0"	12"	#7	6"	#5	6"	162.29	0.721

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
E	#5	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	4	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.037

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	6	~
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.074

(1) Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.

(2) Adjust to fit as necessary to maintain 1 1/4" clear cover and 4" minimum between bars.

(3) Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.

(4) Recommended values of Slope are: 3:1, 4:1, & 6:1. Slope shall be 3:1 or flatter.

(5) When shown elsewhere on the plans, a 5" deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, construction joints or grooved joints, oriented in the direction of flow, and shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.

(6) At Contractor's option, Culvert Toewall may be ended flush with Upstream Toewall. Adjust reinforcing bars shown as necessary.

(7) 3" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to ECD standard.

(8) For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(9) See "Table Of Maximum Wing Heights" for various slopes. Height is limited based on a 33'-6" maximum safety pipe runner length.

TABLE OF (9) MAXIMUM WING HEIGHTS (Hw max)

Side Slope	Hw max
3:1	11'- 5"
4:1	8'-10"
6:1	6'- 1"

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C - 0.250' (9)
Lw = (Hw - 0.333') (SL)

For Cast-In-place culverts:
LTw = (N) (S) + (N+1) (U)

For Precast culverts:
LTw = (N) (2U+S) + (N-1) (0.500')

Lc = (LTw) - (2U)
ATw = Lc
Total Wingwall Area (Two Wings ~ S.F.)
= (Hw + 0.333') (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal : 1 Vertical)
Lw = Length of Wingwall
LTw = Culvert Toewall Length
Lc = Culvert Curb between Wings
ATw = Anchor Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

GENERAL NOTES:
Designed according to AASHTO LRFD Specifications.
The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Pipe Runners.
Pipe Runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
All reinforcing steel shall be Grade 60.
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.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 3/4" clear cover.
When structure is founded on solid rock, depth of bevel for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Table of Maximum Wall Heights for additional dimensions and information.
All bolts, nuts, washers, brackets, angles, and pipe runners are considered parts of the Safety End Treatment for payment.
Pipe Runners shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5L X52.
Bolts and nuts shall conform to ASTM A307. Steel plates shall conform to ASTM A36. All steel components, except reinforcing, shall be galvanized. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

SHEET 1 OF 3

Texas Department of Transportation | Bridge Division Standard

SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
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REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

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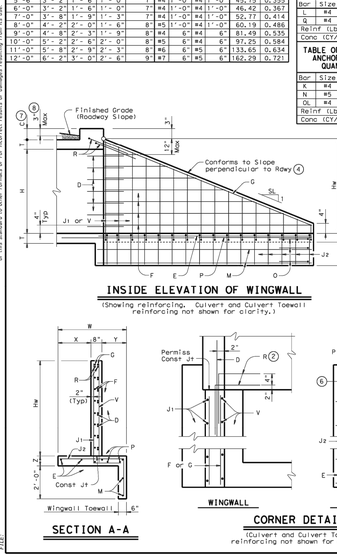
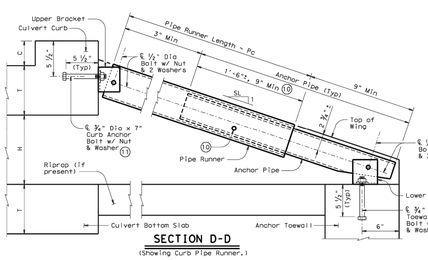
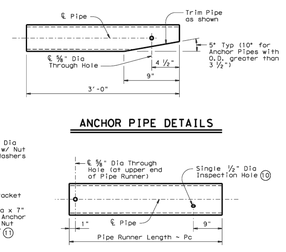
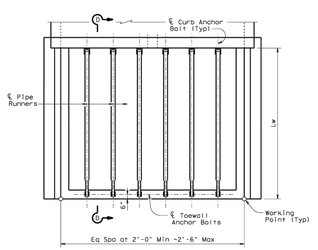
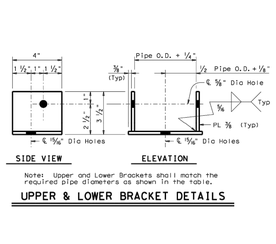










Note: Upper and Lower Brackets shall match the required pipe diameters as shown in the table.

MAXIMUM PIPE RUNNER LENGTHS & REQUIRED PIPE RUNNER AND ANCHOR PIPE SIZES

Maximum Pipe Runner Length (Pc)	Required Pipe Runner Size Pipe Size	Pipe O.D.	Pipe I.D.	Required Anchor Pipe Size Pipe Size	Pipe O.D.	Pipe I.D.
9'-4"	3" STD	3.500"	3.068"	2" STD	2.375"	2.067"
19'-0"	4" STD	4.500"	4.026"	3" STD	3.500"	3.068"
33'-6"	5" STD	5.563"	5.047"	4" STD	4.500"	4.026"

(10) After Installation of Pipe Runner, the ½" inspection hole shall be utilized to ensure that the top of the Anchor Pipe with the Pipe Runner is adequate.

(11) At Contractor's option, an epoxy anchorage system may be used. Anchorage system chosen must be able to achieve an ultimate tensile resistance of 20 kips. Anchor diameter shall be ¾". The Contractor must provide evidence to the Engineer that this can be achieved. Evidence of adequate tensile resistance can be based on the manufacturer's published values of ultimate tensile strength (anchor spacing and edge distance must be accounted for). Anchor installation, including hole size, drilling, and clean-out, must be in accordance with the manufacturer's recommendations.

PIPE RUNNER DIMENSION CALCULATIONS:

Formulas:
Pc = (Lw) (K) - (1.688)

Pc = Pipe Runner Length
K = Constant Values for use in formulas
Slope SL:1
3:1 ~ 1.054
4:1 ~ 1.031
6:1 ~ 1.014

SHEET 2 OF 3

Texas Department of Transportation | Bridge Division Standard

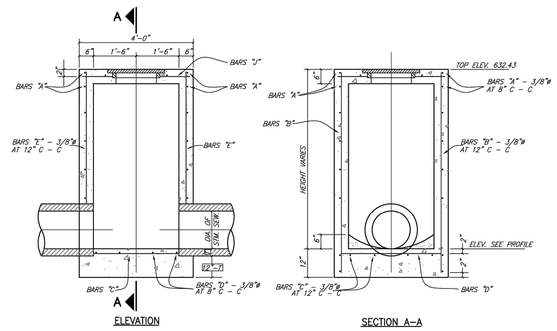
SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

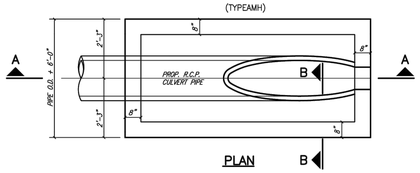
Culvert Station and/or Creek name followed by applicable end (Lt, Rt or Both) (12)	Lc (Ft)	L2 No. Spa	L2 Spa at (Ft)	L2 Overall Length (Ft)	Pipe Runner (Pc) No.	Pipe Runner (Pc) Length (Ft)	Pipe Runner (Pc) Size (3", 4" or 5")	Pipe Runner (Pc) Total (Ft) (12)	3'-0" Anchor Pipe Size (2",3" or 4")	3'-0" Anchor Pipe Total Length (Ft) (12)

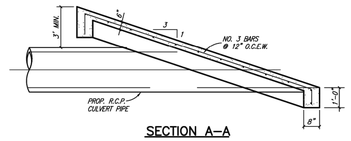


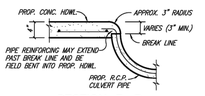
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

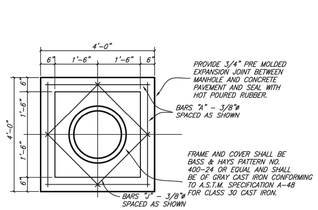
(TYPEAMH)





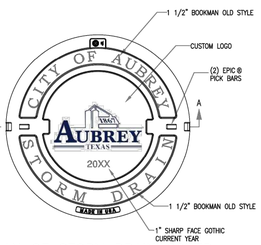


SLOPED CONCRETE HEADWALL

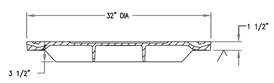


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



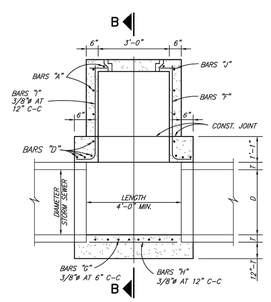
PLAN OF STORM DRAIN COVER

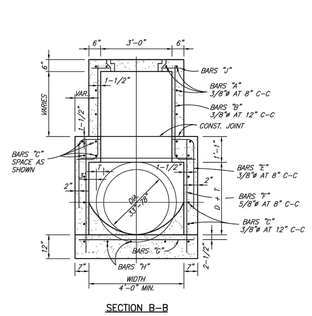


STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID9B OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

(MH–COV5)





TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

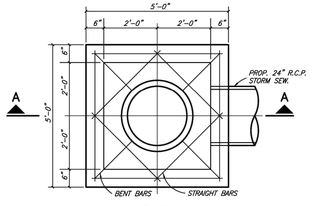
(TYPEBMH)

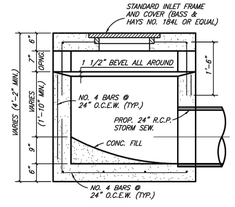


DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)





STANDARD DROP INLET

	AUBREY TEXAS				**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.	REVISIONS	DATE	BY
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM DETAILS
(2 OF 2)

SHEET NUMBER
C-311

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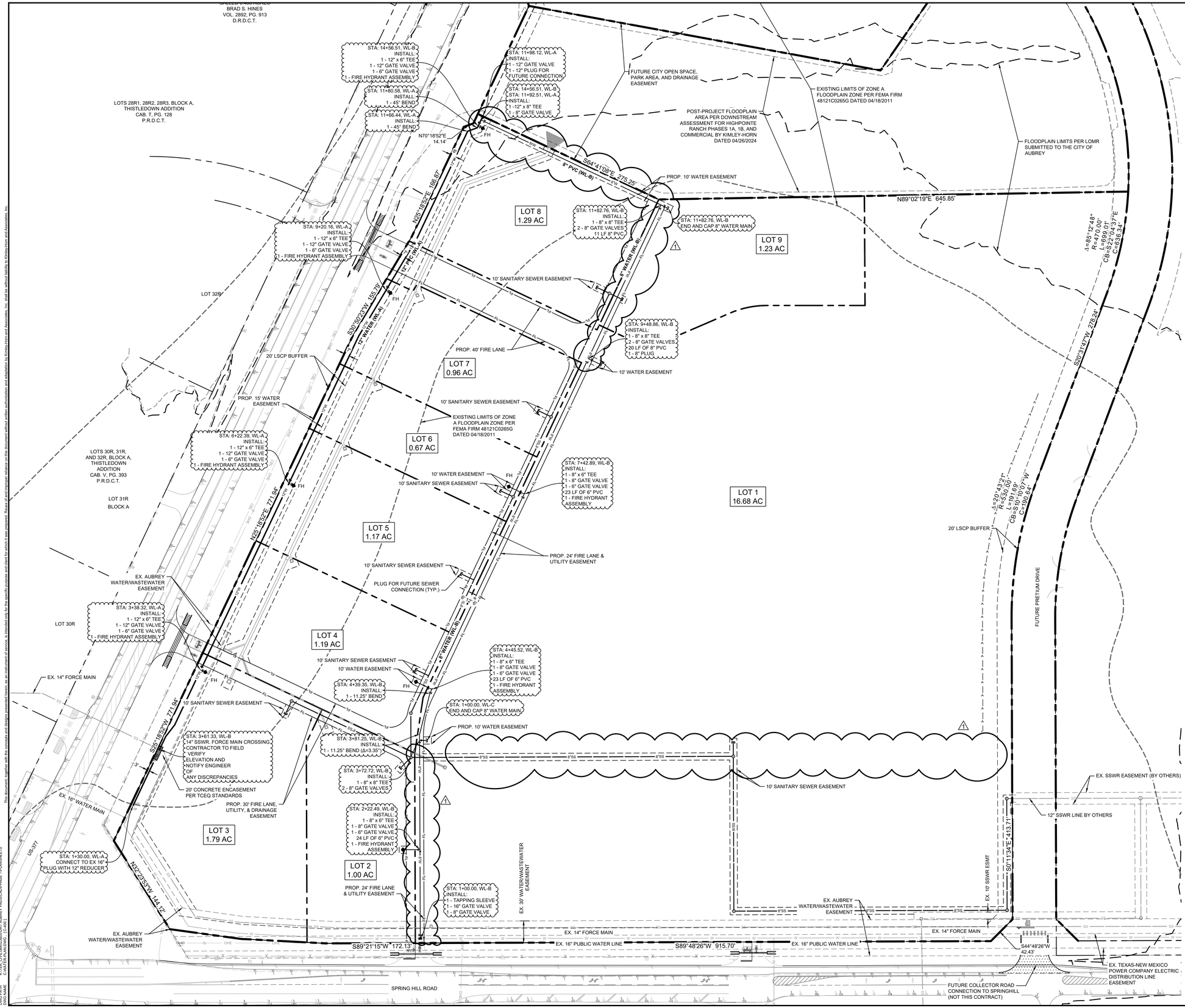
DWG NAME C-STORM DETAILS PHASE 2.DWG [C-311]



UTILITY LEGEND

- PROPERTY LINE
- 8" W — PROPOSED 8" PUBLIC WATER LINE
- 12" W — PROPOSED 12" PUBLIC WATER LINE
- 8" SS — PROPOSED 8" SANITARY LINE
- PROPOSED PHASE 1 STORM LINE
- PROPOSED PHASE 2 STORM LINE
- OHE — EXISTING POWER LINE
- EXISTING POWER POLE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY LINE
- EXISTING STORM
- JB — PROPOSED JUNCTION BOX
- CI — PROPOSED CURB INLET
- PROPOSED TYPE-Y INLET
- STMH — PROPOSED STORM MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- FH — PROPOSED FIRE HYDRANT

UTILITY NOTES

GENERAL NOTES
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES AND STANDARD CONSTRUCTION DETAILS FOR ALL WATER AND SANITARY SEWER REQUIREMENTS
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
3. FUTURE UTILITY AND DRAINAGE DESIGN SHALL BE DETERMINED BY THE END-USER OF EACH LOT.
4. GATE VALVES SHALL BE ASSUMED TO BE INCLUDED AT ALL CONNECTIONS TO EXISTING WATER, FIRE HYDRANT CONNECTIONS, TEE CONNECTIONS, AND STUBS FOR FUTURE CONNECTIONS.

SANITARY
1. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
2. REFER TO CITY OF AUBREY STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY MANHOLES AND CLEANOUTS.
3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
4. NO SEWER LINE SHALL BE LOCATED NEARER THAN 5' FROM ANY TREE OR STRUCTURE, NOR ANY CLOSER THAN 10' FROM ANY WATER SERVICE OR MAIN.
5. PIPE USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE PVC PIPE CONFORMING TO THE STANDARDS SPECIFICATIONS FOR CONSTRUCTION. THE WASTEWATER PIPELINE SHALL CONFORM TO ASTM D3034 FOR SEWER PIPES AND FITTINGS FROM 4" TO 15" IN DIAMETER AND SHALL HAVE A EARTH COVER OF 4'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFFNESS OF 115-PSI (SDR 26).

WATER
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
2. ALL FITTING SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
5. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

WATER PLAN

SHEET NUMBER
C-400

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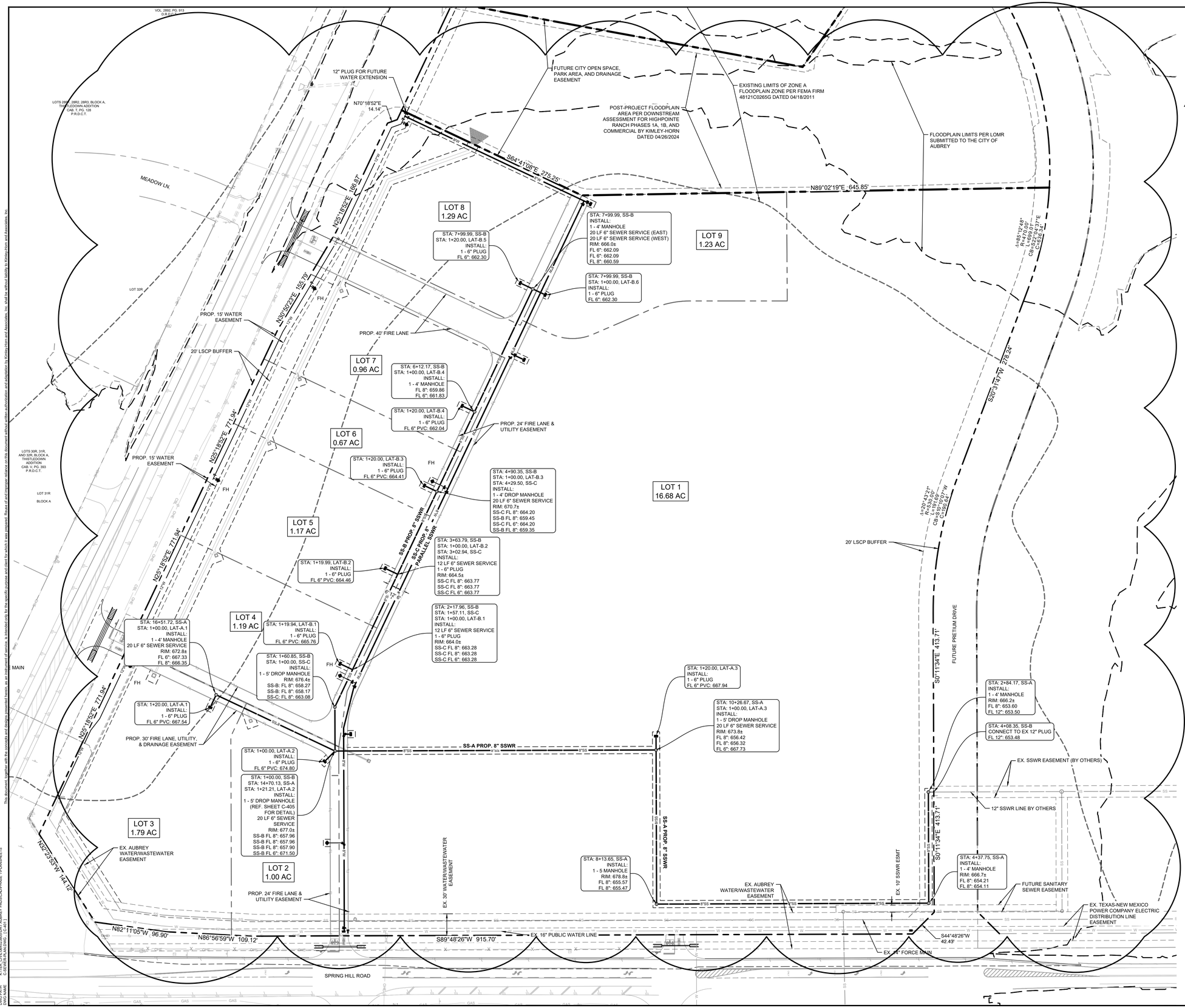

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3. THE MINIMUM WASTEWATER PIPELINE SIZE FOR ALL DEVELOPMENTS (OTHER THAN SERVICE LINES) SHALL BE 8".
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3. ALL GATE VALVES SHALL BE CONFORM TO AWWA C-509 STANDARDS MANUFACTURED BY MUELLER, OR AN APPROVED EQUAL WITH RESILIENT SEAT AND AMERICAN MADE FITTINGS AND VALVE BODIES ONLY AND SHALL CONFORM TO AND SHALL BE INSTALLED ACCORDING TO THE STANDARD SPECIFICATION FOR CONSTRUCTION.
4. 4" THROUGH 12" DIAMETER WATER PIPELINES SHALL BE PVC PIPE CONFORMING TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION. IN GENERAL, THE WATER PIPELINES SHALL BE AWWA STANDARD C-900 (MIN. DR 18 - CLASS 150) WITH CAST-IRON OUTSIDE DIMENSIONS, AND INSTALLED WITH A MIN. OF 4' OF COVER, UNLESS OTHERWISE APPROVED BY THE CITY.
5. 16" THROUGH 24" DIAMETER WATER LINES SHALL BE AWWA C905 (DR 18 - 235 PSI) OR DUCTILE IRON AWWA C151 (CLASS 150) WITH CEMENT MORTAR LINED INTERIOR AND POLYETHYLENE ENCASED EXTERIOR, AND INSTALLED WITH A MIN. OF 6' OF COVER.
6. ALL WATER SERVICES UNDER PAVEMENT SHALL BE SLEEVED IN A MIN. 2" DIAMETER SDR 21 PVC ENCASEMENT PIPE OR APPROVED EQUIVALENT.
7. FIRE HYDRANT ASSEMBLY INSTALLED PER CITY STANDARDS AND WITH A 6" GATE VALVE.
8. ALL WATER PIPE SHALL BE INSTALLED WITH A "TRACER TAPE" BLUE IN COLOR OVER THE TOP OF THE PIPE. THE TAPE SHALL BE TERRA TAPE "D" DETECTABLE AS SUPPLIED BY GRIFFOLYN CO., INC. OF HOUSTON, TEXAS OR APPROVED EQUAL. LOCATOR MARKER PADS SHALL BE INSTALLED AT 250 FEET ALONG WATER LINES.

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

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STATE OF TEXAS
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108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

SHEET NUMBER
C-401

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IMAGES
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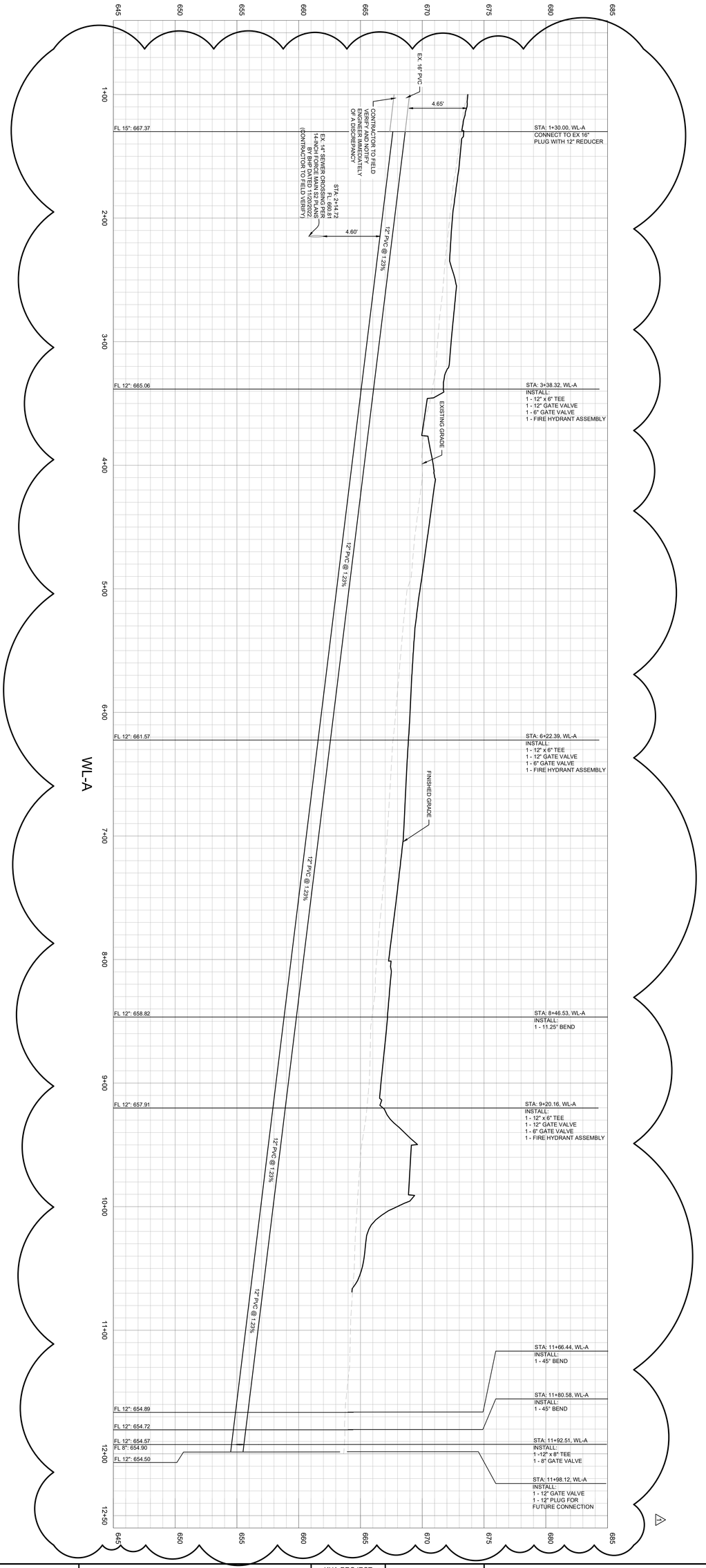

SHEET NUMBER C-402

WATER PROFILES

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

STATE OF TEXAS
MATTHEW A. LUCAS
108722
LICENSED PROFESSIONAL ENGINEER
01-22-26

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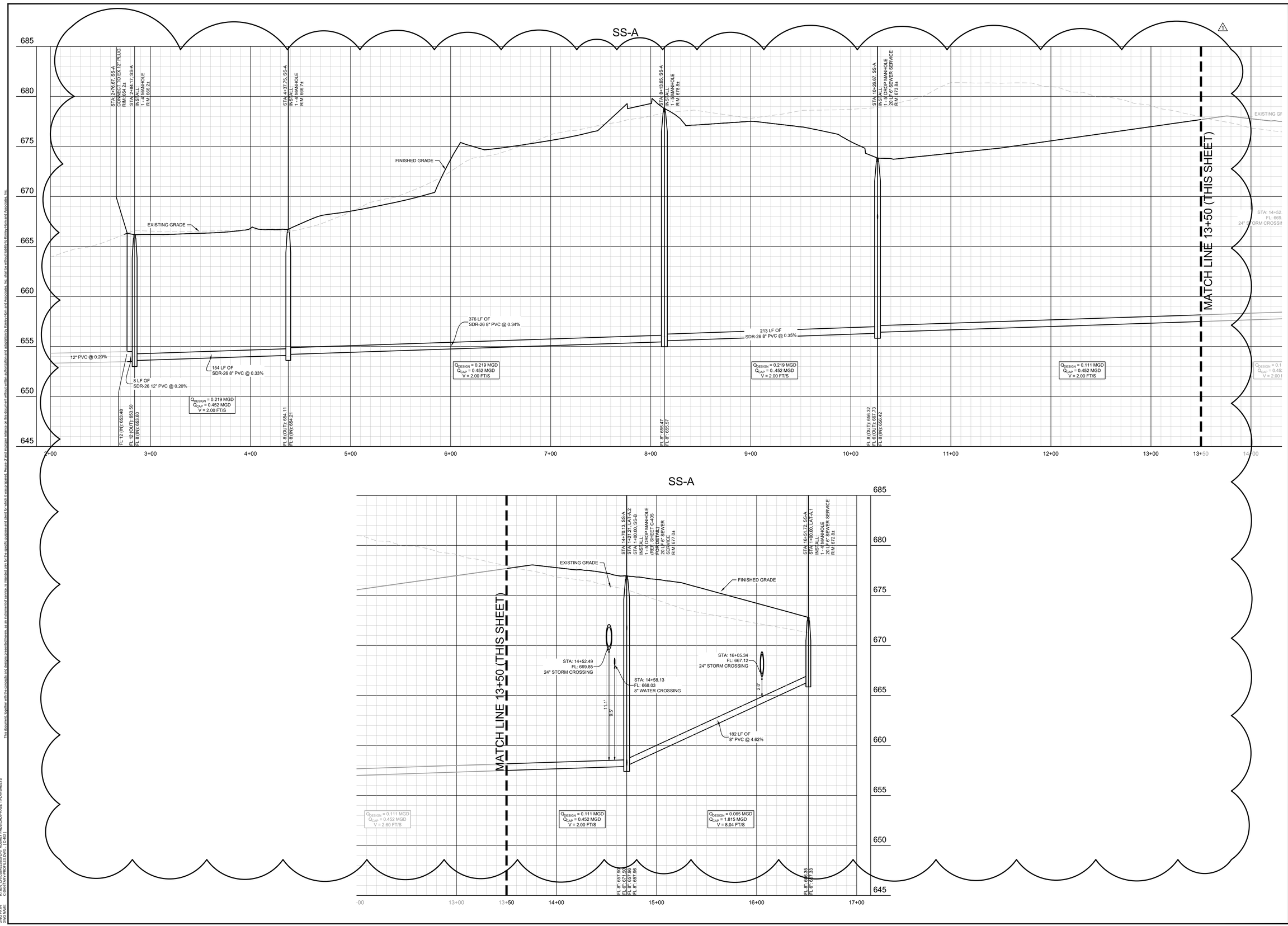

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DATE 1/22/2026
SCALE AS SHOWN
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DRAWN BY WV
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COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (1 OF 2)

SHEET NUMBER
C-403

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IMAGES
WIPES
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LAST SAVED 1/6/2026 1:13 PM
PLOTTED BY PEREZ, GRAMADO, 1/22/2026, 2:29 PM
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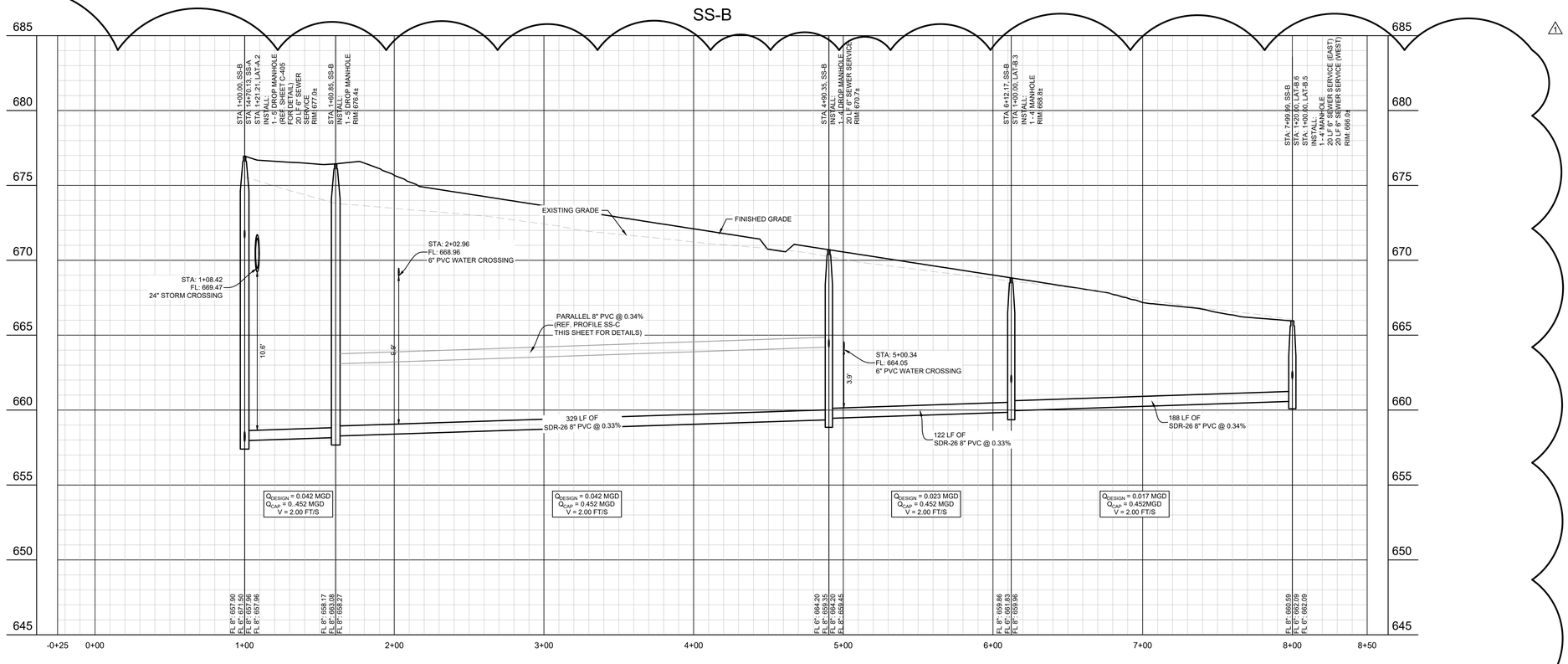
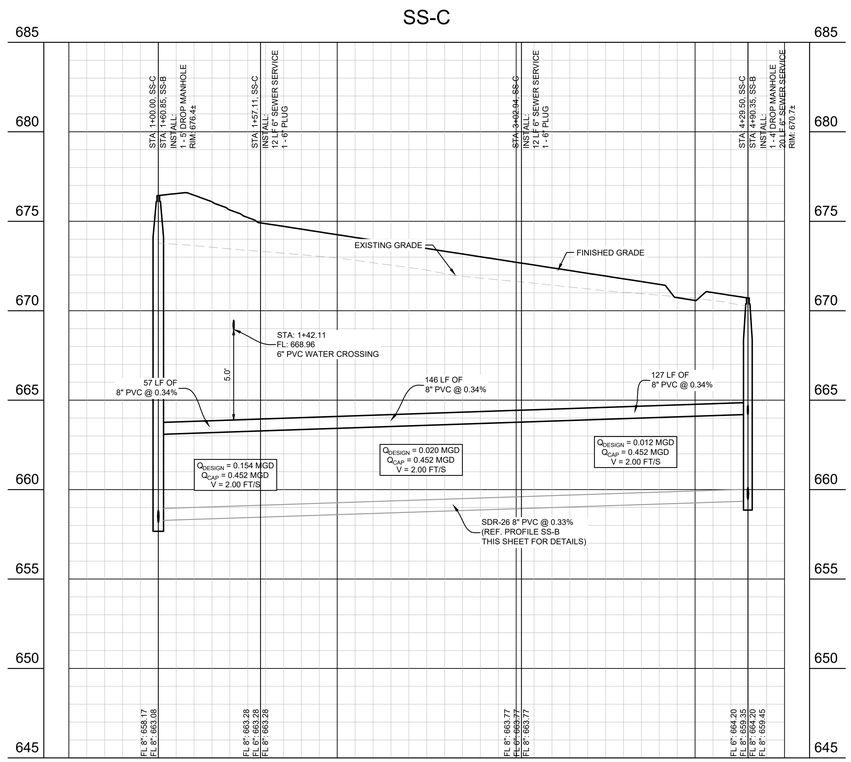
DWG NAME C-SANITARY-PROFILES.DWG [C-401]





GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
0 2 4 4
VERTICAL

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT
064523805
DATE
1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (2 OF 2)

SHEET NUMBER
C-404

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IMAGES
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LAST SAVED
1/6/2026 1:10 PM
PLOTTED BY
PEREZ, GRAMADO
PLOT DATE
1/22/2026 2:21 PM
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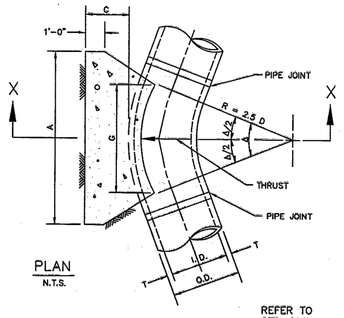
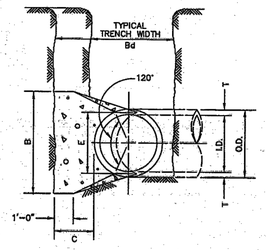
P:\TRPP\PHASE 1\ROADS\ADDPHASE 1\PLANSHEETS



PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010A

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

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

TABLES OF DIMENSIONS AND QUANTITIES

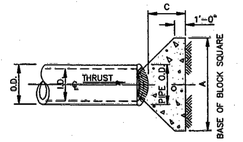
HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010B

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

	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	25.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

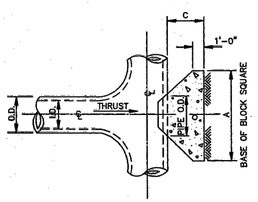
TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

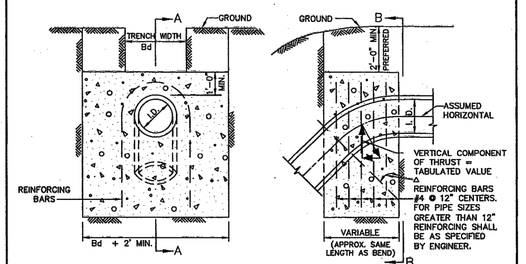
REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



PLAN OF TEE THRUST BLOCK
N.T.S.

I.D. (IN.)	THRUST (TONS)	C (FT.)	EARTH A (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.8	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	419.0	8.5	20.5	72.3	14.5	41.9
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT TEES AND PLUGS		DATE OCT. '04	STANDARD DRAWING NO. 4020



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

A →	11.25°		22.50°		30°		45°		67.50°		90°		← A
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.8	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4030

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 4040

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(1 OF 3)

SHEET NUMBER
C-405

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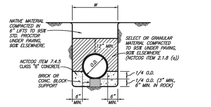
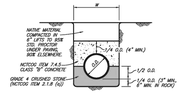
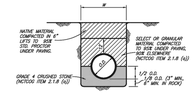


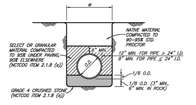
CLASS A EMBEDMENT
CONCRETE CRADLE
(CLASSA)



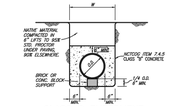
CLASS A-1 EMBEDMENT
CONCRETE CAP
(CLASSA1)



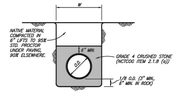
CLASS B+ EMBEDMENT
STD PVC WATER
(CLASSBP)



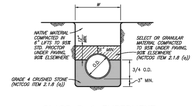
CLASS C EMBEDMENT
STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER
(CLASSC)



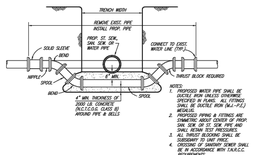
CLASS G EMBEDMENT
CONCRETE ENCASEMENT
(CLASSG)



CLASS H EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. SEWER
(CLASSH)

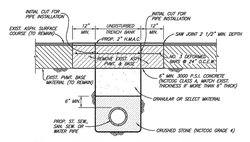


CLASS B-1 EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. WATER
(CLASSB1)

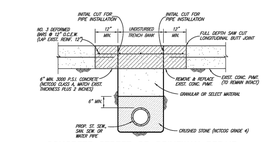


NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SHOWN ON PLANS. ALL PIPE SHALL BE DUCTILE IRON (ALL PIT) MEWS.IC.
2. ALL EXPOSED PIPING & FITTINGS ARE TO BE PAINTED ABOVE FLOWER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL BEGIN TEST PROCEDURES.
3. ALL WATER MAINS SHALL BE DISINFECTED IN UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH TX.A.C.C. REQUIREMENTS.

WATER MAIN LOWERING
(WMLOW)



ASPHALT STREET OR DRIVEWAY REPAIR
(ASPHPVMT)



CONCRETE STREET OR DRIVEWAY REPAIR
(CONCPVMT)

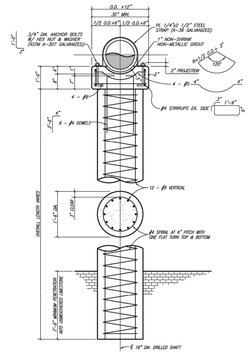
GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1-1/2 INCH	0
1 INCH	0-5
1/2 INCH	40-75
NO. 4	90-100
NO. 8	95-100

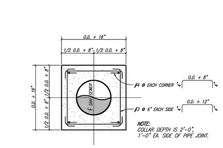
(CRU-STN)

	AUBREY TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS TYPICAL EMBEDMENT	AUGUST, 2024	SHEET NO. 26

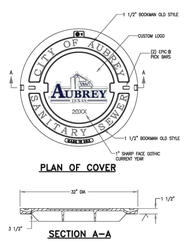
REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\40007\360-Standard Construction Details\Standard Details 2.0\Aubrey-26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024



AERIAL CROSSING PIER & PIER CAP
(PIER)



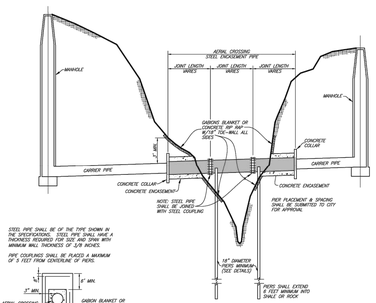
AERIAL CROSSING CONCRETE COLLAR
(COLLAR)



PLAN OF COVER

SECTION A-A

SANITARY SEWER COVER
BASS & HAYS COVER, PART# WM30-LD97 OR EJ 1405A1 COVER
BASS & HAYS FRAME, PART# WM30 RING
(MH-COVE)



AERIAL CROSSING
(AERIAL-X)

STEEL PIPE SHALL BE OF THE TYPE SHOWN IN THE SPECIFICATIONS. STEEL PIPE SHALL HAVE A THICKNESS REQUIRED FOR SIZE AND SPAN WITH MINIMUM WALL THICKNESS OF 3/8 INCHES.

PIPE COUPLING SHALL BE PLACED A MAXIMUM OF 5 FEET FROM CENTERLINE OF PIERS.

BANK PROTECTION (TYP.)

NOTE:
ENGINEERING DESIGN SHALL BE SUBMITTED TO CITY FOR APPROVAL FOR USE FOR EACH CROSSING. PIERS SHALL BE PLACED AT MAXIMUM SPAN DISTANCE AS DICTATED BY ENGINEER'S DESIGN.

	AUBREY TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS SANITARY SEWER	AUGUST, 2024	SHEET NO. 23

REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\40007\360-Standard Construction Details\Standard Details 2.0\Aubrey-23.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024

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1	END USER PLAN REVISIONS	1/22/2026 MJF

No.	REVISIONS	DATE	BY

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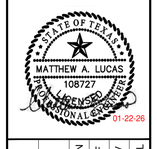
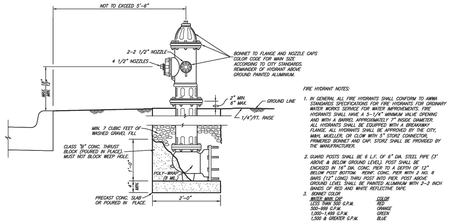


KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(2 OF 3)

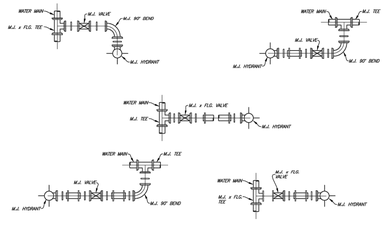
SHEET NUMBER
C-406



FIRE HYDRANT NOTES:

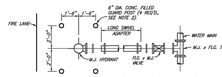
1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 LATEST REVISION. FOR PRIVATE AND TEMPORARY WATER WORKS SERVICE FOR WHICH APPROXIMATELY 400 GPM HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKABLE FLANGE AT THE GROUND LINE. HYDRANTS SHALL BE AS CITY, MMC, MUELLER, OR CLOW WITH 5" STORZ CONNECTION. PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURERS.
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 18" DIA. CONC. PIER TO A DEPTH OF 12". PLACE TOP OF POST 2' FROM BACK OF CURB OR 3' FROM BACK OF CURB (12" CONC). SHALL POST AND PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-3 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR:

1000 GPM OR MORE	COLOR
500-999 G.P.M.	RED
250-499 G.P.M.	ORANGE
LESS & GREATER G.P.M.	BLUE



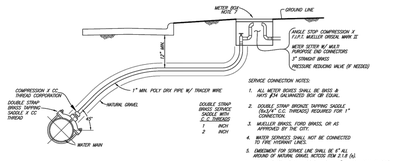
TYPICAL FIRE HYDRANT INSTALLATION PLANS

(YH-PLANS)



TYPICAL FIRE HYDRANT INSTALLATION

(YHDHYD)

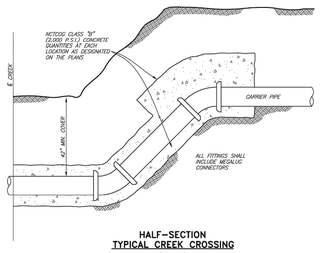


SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS 374 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (SVDCP) C.C. THREADS REQUIRED FOR 1" CONNECTION.
3. MUELLER BRASS, FORD BRASS, OR AS APPROVED BY THE CITY.
4. WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
5. EMBEDMENT FOR SERVICE LINE SHALL BE 4" ALL AROUND OF MATERIAL GRAVEL NOTED PER S.S.B (s).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 3" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE SPECIFIC-14-A-HTWDF SMALL AUBREY , OR SPWSS-14-A-HTWDF SMALL AUBREY AS REQUIRED BY THE CITY.

TYPICAL SERVICE CONNECTION WITH METER BOX

(WATERSVC)

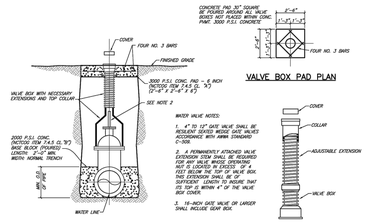


HALF-SECTION

TYPICAL CREEK CROSSING

(CREEK_X)

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER
AUGUST, 2024
SHEET NO. 18



VALVE SETTING & BOX

VALVE BOX WITH EXTENSION

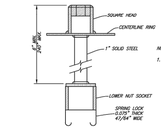
GATE VALVE INSTALLATION

(YARDVLV)

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES IN ACCORDANCE WITH AWWA STANDARD C-509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THE EXTENSION STEM SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.
3. 16-INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.

VALVE BOX PAD PLAN

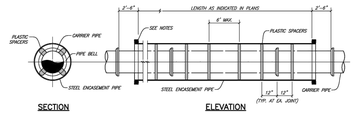


NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION

(LOCK)



SECTION ELEVATION

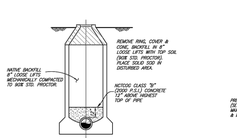
ENCASED ROAD BORE

NO SCALE

NOTES:

1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
2) SPACERS SHALL BE PLACED TO SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE SEALED WITH CLOSED CELL FOAM OR EQUIVALENT CRUSHING. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
WATER
AUGUST, 2024
SHEET NO. 19



MANHOLE ABANDONMENT

OUTSIDE PAVEMENT AREA

(MHABAN)

STANDARD MANHOLE ELEVATION

4', 5' & 6' DIAMETER MANHOLES

PLAN OF COVER

SECTION OF FRAME AND COVER SECTION A-A

MANHOLE RING AND COVER WITH BOLTDOWN

BASS & HAYS COVER WITH FRAME, PART# WMCW36F-51 OR LJ 1482PT/MT ASSEMBLY (SS_BOLT_MH)

FLAT TOP MANHOLE VENT

NOT TO SCALE

NOTES:

1. ALL VENTED MANHOLES SHALL BE PROVIDED WITH FLAT TOP SLAB.
2. MANHOLE RING AND COVER SHALL BE EAST JORDON IRON WORKS, INC. OR APPROVED EQUAL.
3. CLEAR OPENING OF MANHOLE RINGS AND COVER SHALL BE 30" MIN.

MANHOLE PAD PLAN

JOINT RESTRAINER STRAP FOR PRECAST MANHOLE

SEE SPECIFICATIONS FOR PRECAST MANHOLE REQUIREMENTS

NOT TO SCALE

MANHOLE CONSTRUCTION JOINT

KEYWAY WITH WATERSTOP

MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

STANDARD MANHOLE ELEVATION

4', 5' & 6' DIAMETER MANHOLES

DROP MANHOLE ELEVATION

DROP STUB OUT	
MAIN I.D.	DROP I.D.
18"	12"
21"	12"
24"	12"
27"	15"
30"	18"
36"	24"

NOTES:

1. FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRECAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.
2. ALL JOINTS IN PRECAST MANHOLE SHALL BE SEALED ON OUTSIDE OF MANHOLE WITH AQUAFLEX SHRINK SEAL.

PRECAST CONCRETE MANHOLE

NOT TO SCALE

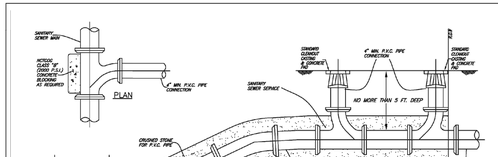
MANHOLE NOTES:

1. 12" OR LARGER MAINS SHALL USE PRECAST MANHOLES. HOBBS BOLT-DOWN, CAM-LOCK, CONSPAN, CAPEN SEAL, CO MANHOLES OR APPROVED EQUIVALENT.
2. 10" OR SMALLER CAN BE CONCRETE (PRETAB OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHOULD BE 48" IN DIAMETER FOR MAINS 10" AND SMALLER. DIAMETER SHOULD BE 60" FOR 12" AND LARGER.
4. MANHOLE SHALL BE PLUMB TO WITHIN 1" FOR EVERY 5 FT. OF VERTICAL DEPTH. PROCEDURE SHALL BE SET IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND WHERE MH. # MAIN 18" I.D.C.P. AND 8" SLIP POURED MONOLITHIC COLD JOINTS SHALL HAVE FORMED GROOVE OR REINFORCING DOWELS FOR SHEAR PROTECTION. CONSTRUCTION JOINTS SHALL HAVE HEAVY DUTY P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION OF THE CONCRETE POUR. ALL WATERSTOPS SHALL BE MANUFACTURED BY, OR APPROVED OR APPROVED EQUAL.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CORKSEAL".
8. ALL MANHOLES SHOULD HAVE EITHER EXTERNAL DROPS INSTALLED IF THE DISTANCE IS GREATER THAN 18" BETWEEN INCOMING LINE AND THE FLOW LINE OF THE MANHOLE.

NOTES FOR NEW PRECAST MANHOLES:

1. CHEC-TAIL MANHOLES SHOULD BE WRAPPED WITH CHEESE WRAP OR CONSEAL CS-212 OR EXTERIOR JOINTS TO FLOWER BLOCK POSSIBLE MH.
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 AND PROJECT SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR CLASS OF PIPE FOR MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE TOP JOINT OF PRECAST MANHOLES.
5. EACH CLIMB SHALL BE PROVIDED WITH AN O-RING DESIGN AND SHALL BE SEALED WITH A GROUT SMALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER / MANHOLES
AUGUST, 2024
SHEET NO. 24



REHAB

SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS. (HOUSE_SERVICE)

CLEANOUT BOX PAD PLAN

STANDARD CLEANOUT

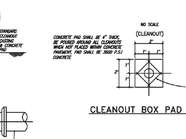
NO SCALE

(CLEANOUT)

NEW

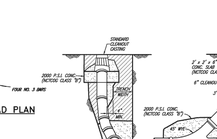
SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS. (HOUSE_SERVICE)



DEEP CUT CLEANOUT

(DEEPCUT-CO)



VERTICAL CLEANOUT CONNECTION

(CONNECTION, WYE, CONCRETE, BENDS, CASTING, ETC. ALL SUBSEQUENT TO CLEANOUT)

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER
AUGUST, 2024
SHEET NO. 25

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1/22/2026 10:00:00 AM
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1/22/2026	MJF	END USER PLAN REVISIONS	
DATE	BY	REVISIONS	No.

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(3 OF 3)

SHEET NUMBER
C-407

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

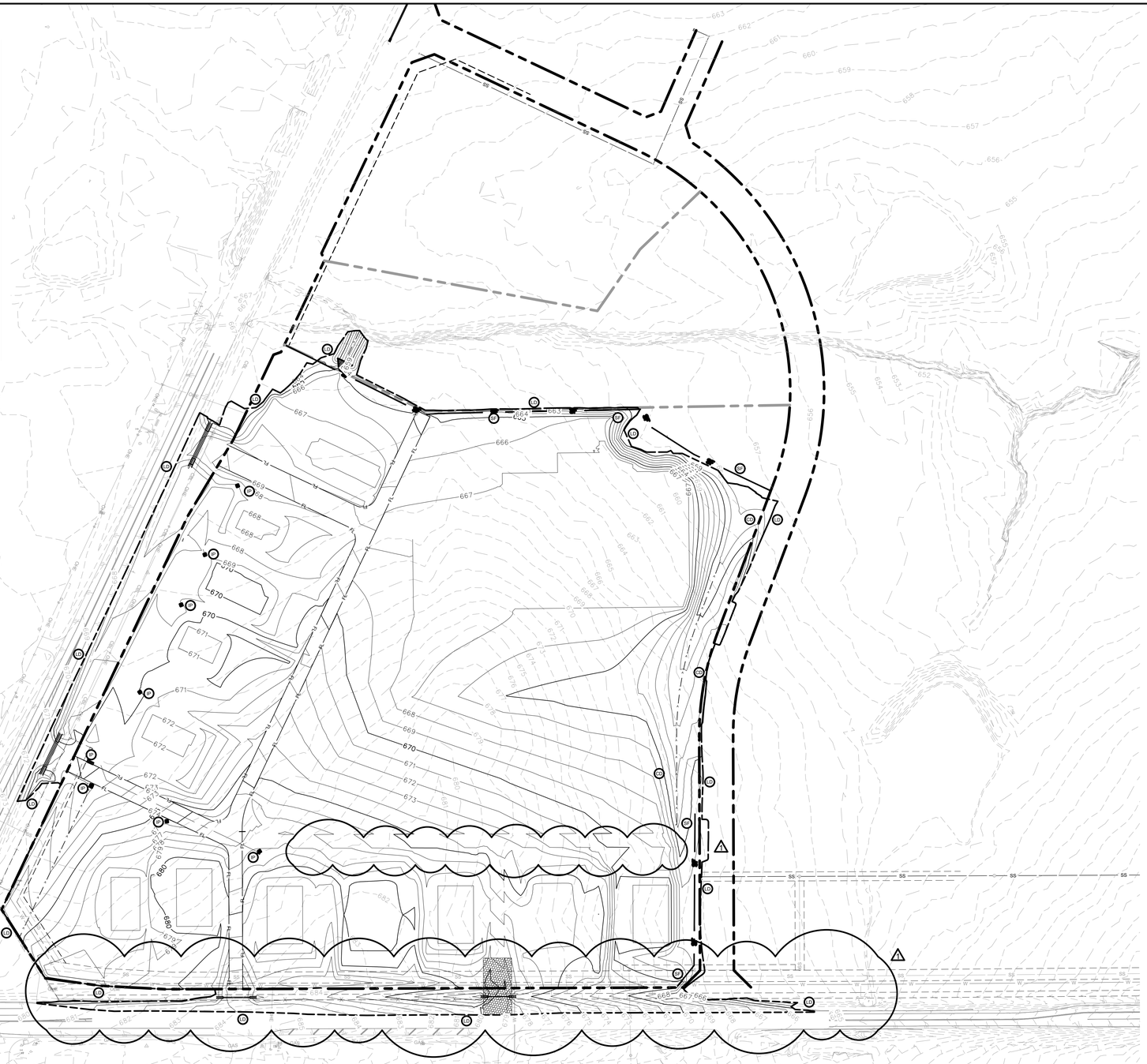
PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION.
1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



EROSION CONTROL LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SWALE
- (SF) SILT FENCE
- (LD) LIMITS OF DISTURBANCE
- (CE) CONSTRUCTION ENTRANCE/EXIT
- (IP) INLET PROTECTION
- (CD) ROCK CHECK DAM

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION HALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

TOTAL DISTURBED AREA

27.59 AC

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 3' EAST OF CONCRETE WALK, 3.8' SOUTH OF BACK OF CURB TO NORTH, 4.5' NORTH OF BACK OF CURB TO SOUTH.

ELEV: 676.28' (NAVD88)

BM #40 BOX CUT SET ON CONCRETE HEAD WALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.

ELEV: 667.73' (NAVD88)

BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED WITH FAST- GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TABLE 2
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
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108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET NUMBER
C-500

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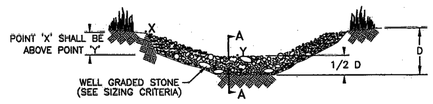
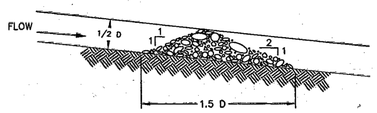
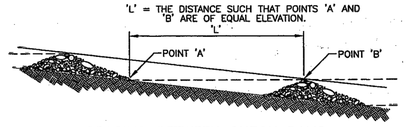


VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

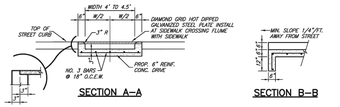
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

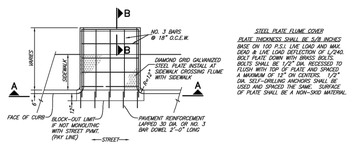
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060B



SECTION A–A

SECTION B–B



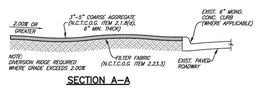
PLAN

STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE 3/8 INCHES BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. BOLTS SHALL BE 1/2" DIA. RECESSED TO BE FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. SELF-DRILLING ANCHORS SHALL BE USED AND SPACED THE SAME. SURFACE OF PLATE SHALL BE A NON-SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)



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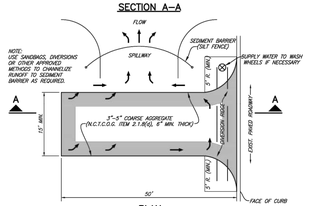
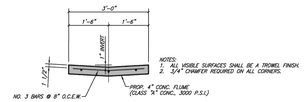


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

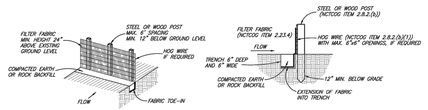
NO SCALE

(ENTRANCE)



REINFORCED CONCRETE FLUME WITHOUT CURBS

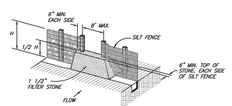
(FLUMESEC)



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 2.12.

2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.

4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

(SILT-DTL)

		CITY OF AUBREY, TEXAS		
		STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL	AUGUST, 2024	SHEET NO. 10

REVISED: 4/26/24 – NPandey

H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–10.dwg

PLOT SCALE: 1:2

PLOT STYLE: 11x17.ctb

PLOTTED BY: Nobin Pandey ON 8/19/2024

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No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

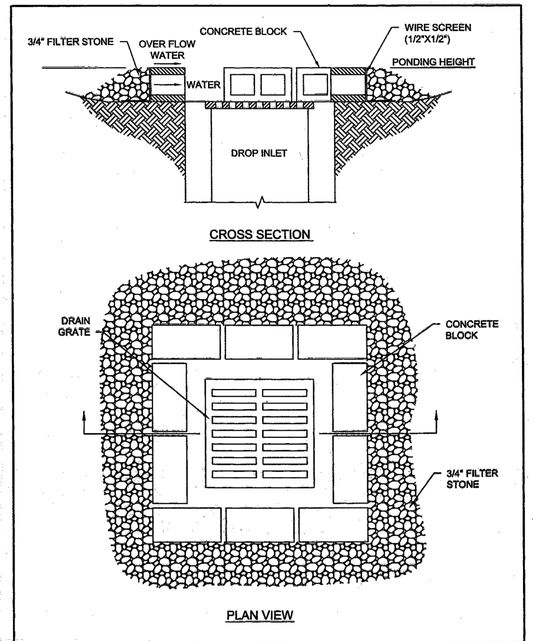
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (1 OF 2)

SHEET NUMBER
C-501

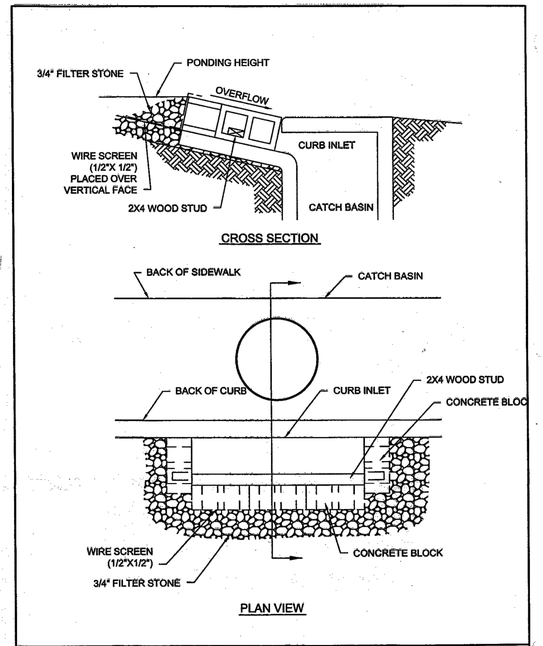


INLET PROTECTION–DROP BLOCK AND GRAVEL

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 201.14

DATE OCT. '04 | STANDARD DRAWING NO. 1130



INLET PROTECTION–CURB BLOCK AND GRAVEL

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 201.14

DATE OCT. '04 | STANDARD DRAWING NO. 1140

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (2 OF 2)

SHEET NUMBER
C-502

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED 12/19/2024 3:30 PM
PLOTTED BY PEREZ, GERARDO 1/22/2026 12:25 PM
DWG PATH K:\TEX_CIVIL\064523805-DRT AUBREY PADS\CAD\PHASE 1\PLANSHEETS
DWG NAME C-EROSION-DETAILS.DWG (C-502)

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Consider and take action to make a recommendation to City Council regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Horizon/Deer Creek Development Corp.
Engineer: JBI Partners, Inc (Tyler Perkins)
Application Date: April 8, 2026
Location: The subject site is generally located west of FM 1385 and south of Sandbrock Parkway.
Zoning: Located outside the City Limits within the City of Aubrey Extraterritorial Jurisdiction (ETJ). Development is governed by a Development Agreement with the City of Aubrey executed in July 2025.

The Preliminary Plat application for Sandbrock Ranch, Phase 16, is to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, for a total of 204 lots. The property is located outside the city limits in the City of Aubrey ETJ and is not zoned. Development is governed by a Development Agreement with the City executed in July 2005. The proposed lot sizes adhere to the approved Development Standards found in Exhibit D1 of this Development Agreement.

The site will have access from Sandbrock Parkway and Aubrey Parkway.

Utilities to be provided include electric service by CoServ and gas service by Atmos Energy. Water and sewer will be provided by Mustang Special Utility District (MSUD). Construction Plans for the proposed development have been approved by Mustang Special Utility District (MSUD) and have been reviewed and accepted by Denton County Municipal Utility District No. 6.

The storm water runoff within this project will be directed within the streets via curb and gutters to proposed curb inlets and drainage pipes. The infrastructure has been installed and is pending acceptance by Denton County MUD No. 6.

The preliminary plat was reviewed to evaluate compliance with the City of Aubrey Subdivision Ordinance and the Preliminary Plat Checklist. The plat is in general conformance with the subdivision ordinance and checklist.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Preliminary Plat application and recommend it for approval.

Action Options
The Planning and Zoning Commission may:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions;
3. Deny the Preliminary Plat.

Attachments

1. Location Map
2. Preliminary Plat for Sandbrock Ranch Phase 16
3. Approved Civil Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or denial) of the Preliminary Plat as presented.

Location Map - Sandbrock Ranch, Phase 16



Legend



0 500 1000 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

5/7/2026 11:05:17 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'

LINE TABLE		
NO.	BEARING	LENGTH
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'

LINE TABLE		
NO.	BEARING	LENGTH
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

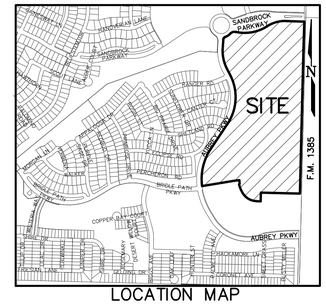
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

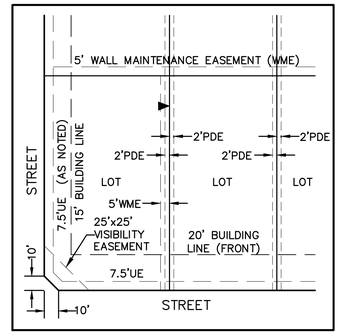
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005-86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT, EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS-OF-WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
13. MUSTANG SPECIAL UTILITY DISTRICT IS THE WATER/WASTER PROVIDER. (7985 FM2931, Aubrey, TX 76227), (940) 440-9561.
14. COSERV ELECTRIC IS THE ELECTRICAL PROVIDER. (7701 S STEMMONS FWY, CORINTH, TX 76210), (940) 321-7800.
15. ATMOS ENERGY IS THE NATURAL GAS PROVIDER. (106 N BRADSHAW ST, DENTON, TX 76205), (940) 380-7450.
16. LOT 1X, BLOCK I & LOT 1X, BLOCK J ARE DEDICATED TO DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 BY THIS PLAT.

FLOOD STATEMENT: According to Community Panel No, 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain). If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X;
BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X;
BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X;
BLOCK I, LOT 1X,
BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
Contact: Bryan Burchfiel
(972) 789–3500
bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E.
Contact: Billy M. Logsdon, Jr., R.P.L.S.
(972)248–7676
bcrenshaw@jbipartners.com
blogsdon@jbipartners.com

TBPELS No. F-438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT-OF-WAY LOT

MAY 06, 2026 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System - Texas North Central Zone No. 4202 - NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)
EV	ELECTRIC VAULT
TFMR	TRANSFORMER
EMH	ELECTRIC MANHOLE
ICV	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGN
CBMH	CABLE MANHOLE
EMP	ELECTRIC METER PANEL
UGLM	UNDER GROUND LINE MARKER
PED	PEDESTAL
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
LP	LIGHT POLE
WM	WATER METER
PRV	PRESSURE RELEASE VALVE
FH	FIREHYDRANT

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

Plotted by: jestrada Plot Date: 5/6/2026 3:12 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\xROS023PPT.dwg Saved By: jestrada Save Time: 5/6/2026 2:38 PM

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
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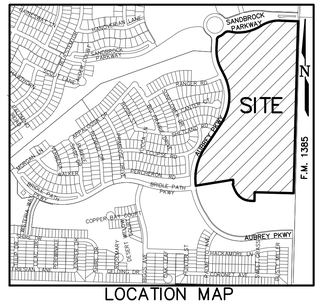
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'

LINE TABLE		
NO.	BEARING	LENGTH
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'

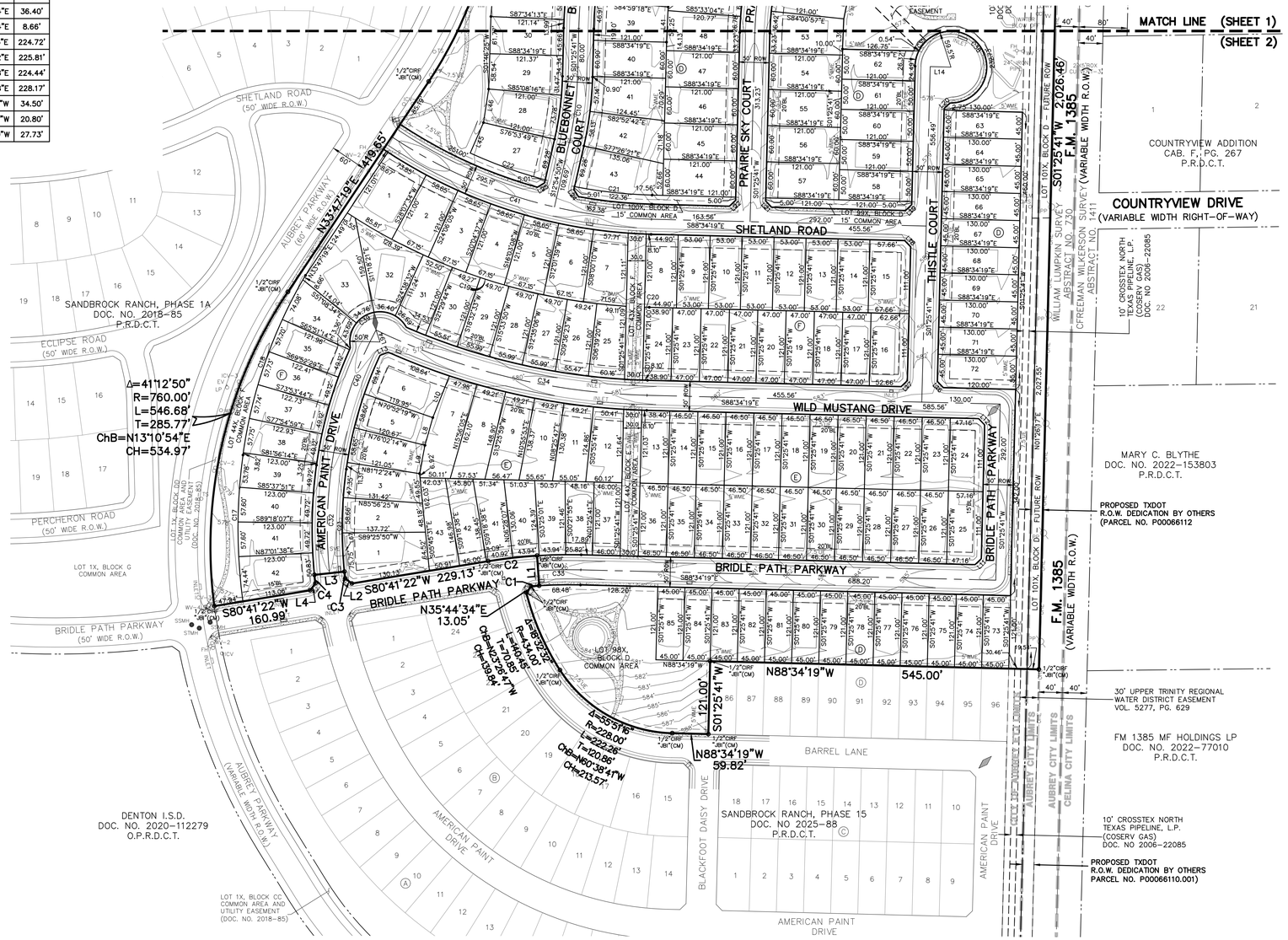
LINE TABLE		
NO.	BEARING	LENGTH
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'



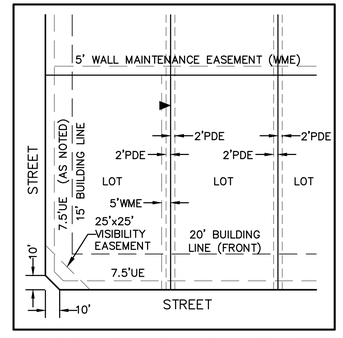
LOCATION MAP
(1" = 1,000')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)
EV	ELECTRIC VAULT
TFMR	TRANSFORMER
EMH	ELECTRIC MANHOLE
ICV	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGN
CBMH	CABLE MANHOLE
EMP	ELECTRIC METER PANEL
UGLM	UNDER GROUND LINE MARKER
PED	PEDESTAL
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
LP	LIGHT POLE
WM	WATER METER
PRV	PRESSURE RELEASE VALVE
FH	FIREHYDRANT



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

PRELIMINARY PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X;
BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X;
BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X;
BLOCK I, LOT 1X,
BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 06, 2026 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: Jestrada Plot Date: 5/6/2026 3:12 PM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\xROS023PPT.dwg Saved By: jestrada Save Time: 5/6/2026 2:38 PM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017-92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018-1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020-147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right-of-way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018-85, Plat Records, Denton County, Texas;

THENCE, along the west right-of-way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one-half inch iron rod with cap stamped "Tipton" found in the east line of said 3.691 acre tract;

THENCE, continuing along the west right-of-way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. 2025-88, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:

North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly along a curve to the left, a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds West and a chord distance of 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly along a curve to the left, having a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right-of-way line of said Sandbrock Ranch Phase 1A;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:

Northeasterly along a curve to the right, having a central angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;

Northeasterly along a curve to the right, having a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the **POINT OF BEGINNING** and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HORIZON/DEER CREEK DEVELOPMENT CORP., acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANDBROCK RANCH, PHASE 16, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this ____ day of _____, 2026.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003-R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972-219-1228 and www.utrwd.com.

2. No deep-rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90-degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

12. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

13. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

14. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

15. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Billy M. Logsdon, Jr., Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2026.

FOR PRELIMINARY USE ONLY

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026.

_____
Notary Public, State of Texas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

_____ day of _____, 2026.

_____
Chris Rich, Mayor
City of Aubrey, Texas

PRELIMINARY PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X;
BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X;
BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X;
BLOCK I, LOT 1X,
BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 06, 2026 Sheet 3 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–1	6,032	0.138
D–2	6,016	0.138
D–3	6,002	0.138
D–4	6,000	0.138
D–5	6,000	0.138
D–6	6,003	0.138
D–7	6,473	0.149
D–8	6,378	0.146
D–9	6,296	0.145
D–10	6,293	0.144
D–11	6,398	0.147
D–12	7,087	0.163
D–13	6,310	0.145
D–14	6,310	0.145
D–15	6,310	0.145
D–16	6,309	0.145
D–17	7,794	0.179
D–18	7,998	0.184
D–19	7,123	0.164
D–20	6,810	0.156
D–21	6,679	0.153

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–22	9,908	0.227
D–23	6,050	0.139
D–24	6,051	0.139
D–25	6,050	0.139
D–26	6,026	0.138
D–27	8,066	0.185
D–28	7,911	0.182
D–29	7,550	0.173
D–30	7,359	0.169
D–31	7,598	0.174
D–32	7,593	0.174
D–33	7,593	0.174
D–34	7,593	0.174
D–35	7,593	0.174
D–36	7,860	0.180
D–37	7,690	0.177
D–38	7,700	0.177
D–39	7,550	0.173
D–40	7,260	0.167
D–41	7,830	0.180
D–42	8,299	0.191

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–43	8,860	0.203
D–44	7,261	0.167
D–45	7,260	0.167
D–46	7,261	0.167
D–47	7,260	0.167
D–48	7,629	0.175
D–49	8,087	0.186
D–50	8,075	0.185
D–51	8,075	0.185
D–52	8,642	0.198
D–53	7,863	0.181
D–54	7,261	0.167
D–55	7,260	0.167
D–56	7,260	0.167
D–57	7,260	0.167
D–58	6,050	0.139
D–59	6,051	0.139
D–60	6,051	0.139
D–61	6,050	0.139
D–62	6,098	0.140
D–63	5,850	0.134

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–64	5,851	0.134
D–65	5,850	0.134
D–66	5,850	0.134
D–67	5,851	0.134
D–68	5,850	0.134
D–69	5,850	0.134
D–70	5,851	0.134
D–71	5,850	0.134
D–72	7,101	0.163
D–73	5,446	0.125
D–74	5,445	0.125
D–75	5,445	0.125
D–76	5,445	0.125
D–77	5,446	0.125
D–78	5,446	0.125
D–79	5,446	0.125
D–80	5,445	0.125
D–81	5,446	0.125
D–82	5,446	0.125
D–83	5,446	0.125
D–84	5,446	0.125

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–85	5,446	0.125
D–97X	583,225	13.389
D–98X	48,602	1.116
D–99X	3,530	0.081
D–100X	3,942	0.090
D–101X	46,881	1.076
E–1	10,426	0.239
E–2	7,178	0.165
E–3	6,764	0.155
E–4	6,446	0.148
E–5	6,415	0.147
E–6	9,033	0.207
E–7	8,977	0.206
E–8	8,168	0.187
E–9	7,507	0.172
E–10	6,995	0.161
E–11	6,625	0.152
E–12	6,794	0.156
E–13	5,627	0.129
E–14	5,627	0.129
E–15	5,627	0.129

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
E–16	5,627	0.129
E–17	5,627	0.129
E–18	5,627	0.129
E–19	5,627	0.129
E–20	5,627	0.129
E–21	5,627	0.129
E–22	5,627	0.129
E–23	5,627	0.129
E–24	6,867	0.158
E–25	6,867	0.158
E–26	5,627	0.129
E–27	5,627	0.129
E–28	5,627	0.129
E–29	5,627	0.129
E–30	5,627	0.129
E–31	5,627	0.129
E–32	5,627	0.129
E–33	5,627	0.129
E–34	5,627	0.129
E–35	5,627	0.129
E–36	5,627	0.129

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
E–37	5,566	0.128
E–38	5,602	0.129
E–39	5,793	0.133
E–40	6,010	0.138
E–41	6,345	0.146
E–42	6,423	0.147
E–43	6,976	0.160
E–44X	7,269	0.167
F–1	9,660	0.222
F–2	7,612	0.175
F–3	7,612	0.175
F–4	7,612	0.175
F–5	7,612	0.175
F–6	7,612	0.175
F–7	7,823	0.180
F–8	6,414	0.147
F–9	6,414	0.147
F–10	6,413	0.147
F–11	6,414	0.147
F–12	6,413	0.147
F–13	6,413	0.147

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–14	6,414	0.147
F–15	8,138	0.187
F–16	7,533	0.173
F–17	5,688	0.131
F–18	5,688	0.131
F–19	5,687	0.131
F–20	5,688	0.131
F–21	5,688	0.131
F–22	5,687	0.131
F–23	5,688	0.131
F–24	5,688	0.131
F–25	6,611	0.152
F–26	6,335	0.145
F–27	6,395	0.147
F–28	6,395	0.147
F–29	6,395	0.147
F–30	6,340	0.146
F–31	6,603	0.152
F–32	9,511	0.218
F–33	11,206	0.257
F–34	6,803	0.156

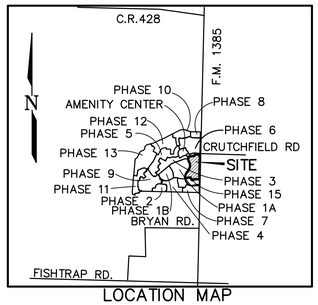
LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–35	6,527	0.150
F–36	6,549	0.150
F–37	6,564	0.151
F–38	6,572	0.151
F–39	6,598	0.151
F–40	6,601	0.152
F–41	6,601	0.152
F–42	8,270	0.190
F–43X	7,263	0.167
F–44X	20,946	0.481
G–1	9,206	0.211
G–2	8,464	0.194
G–3	8,466	0.194
G–4	8,466	0.194
G–5	8,465	0.194
G–6	8,038	0.185
G–7	7,231	0.166
G–8	7,231	0.166
G–9	8,385	0.192
G–10	7,240	0.166
G–11	6,075	0.139

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
G–12	6,075	0.139
G–13	6,075	0.139
G–14	6,416	0.147
G–15	6,892	0.158
G–16	6,840	0.157
G–17	6,840	0.157
G–18	6,745	0.155
G–19	7,726	0.177
H–1	8,350	0.192
H–2	7,201	0.165
H–3	7,201	0.165
H–4	7,201	0.165
H–5X	117,287	2.693
I–1	155,810	3.577
I–2	140,869	3.234
J–1	278,446	6.392

Plotted by: Jestrada Plot Date: 5/6/2026 3:12 PM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\xROS023PPT.dwg Saved By: jestrada Save Time: 5/6/2026 2:38 PM

CONSTRUCTION PLANS
FOR
SANDBROCK RANCH, PHASE 16
DENTON COUNTY MUD NO.6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



LOCATION MAP
(NOT TO SCALE)



Brittany Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
11.7.2024

TCEQ Log Number (Water): P-08072024-055
Approval Date: 10/07/2024
TCEQ Log Number (Wastewater): 0724/103
Approval Date: 08/01/2024

APPROVAL
Ken Skillman, P.E. 8NOV2024
MUSTANG S.U.D. DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, MUSTANG SPECIAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Denton County Municipal Utility District No. 6

These plans have been reviewed and accepted by Denton County Municipal Utility District No. 6. By approving these plans, the district does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.

By: _____
JBI Partners, Inc.

Date: 11.7.2024

SANDBROCK RANCH, PHASE 16
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OWNER/DEVELOPER
HORIZON/DEER CREEK
DEVELOPMENT CORP.
5760 LEGACY DRIVE, SUITE B3-388
PLANO, TEXAS 75024
(972) 789-3500

ENGINEER/SURVEYOR:
JBI PARTNERS, INC.
2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006
(972) 248-7676
TBPE No. F-438; TBPLS No. 10076000

JBI PARTNERS, INC – PROJECT # ROS023

SANDBROCK RANCH, PHASE 16

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

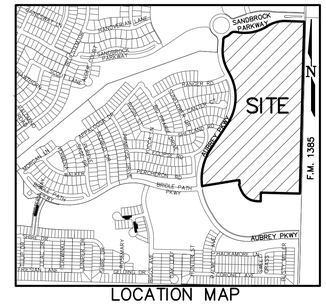
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'

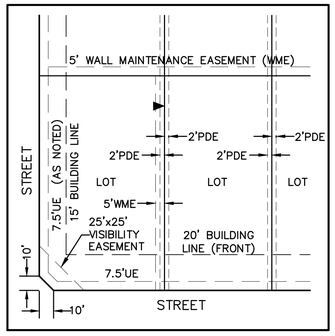
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005–86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS–OF–WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE–HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100–YEAR FLOOD ELEVATION.

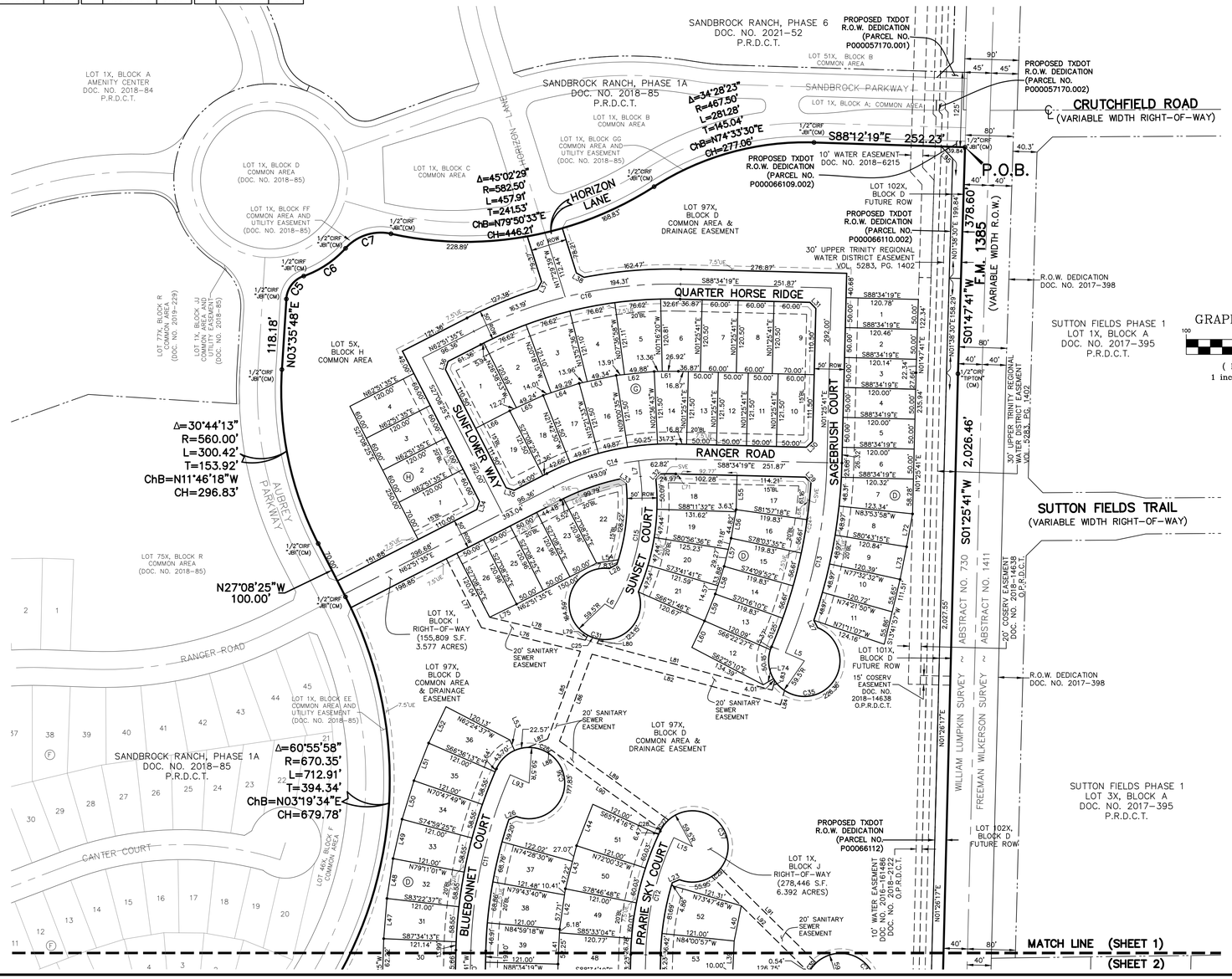
FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain), If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND	
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM–TO–MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◈	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388, Plano, Texas 75024 — (972) 789–3500

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300, Carrollton, Texas 75006 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System – Texas North Central Zone No. 4202 – NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

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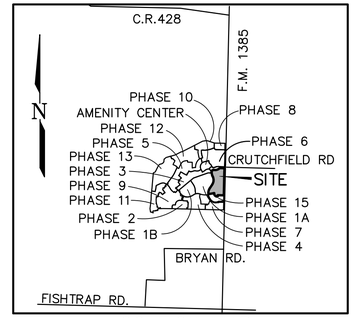
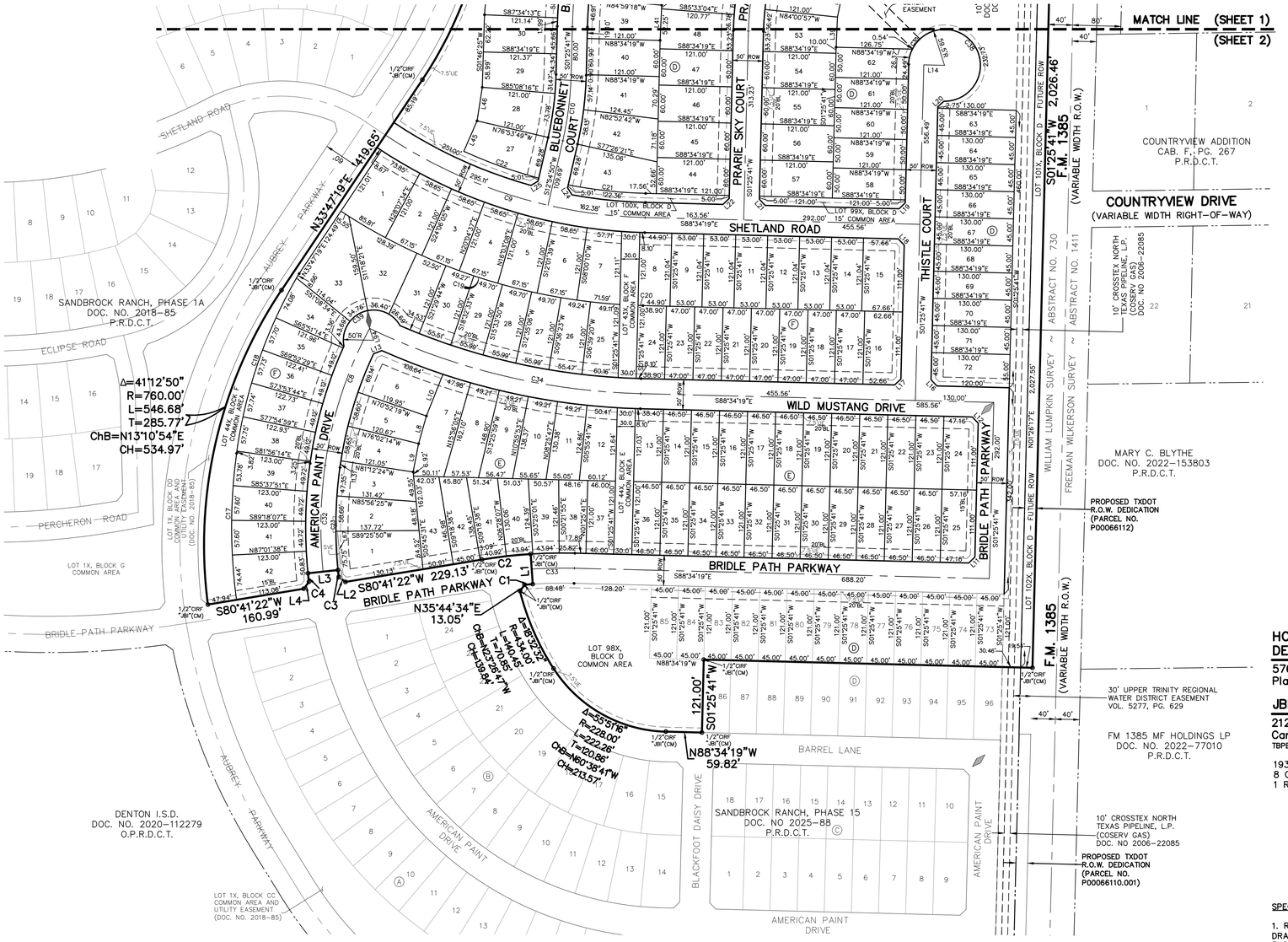
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'			
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			



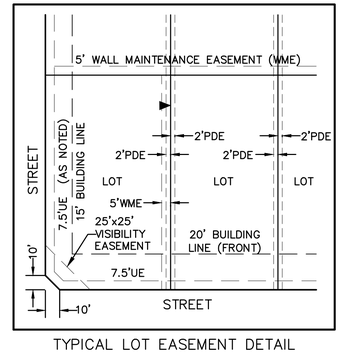
LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◇	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3-388 — (972) 789-3500
Plano, Texas 75024

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT-OF-WAY LOT

JUNE 03, 2025 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

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LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017–92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018–1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020–147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right–of–way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018–85, Plat Records, Denton County, Texas;

THENCE, along the east line of said 309.938 acre tract and the west right–of–way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one–half inch iron rod with cap stamped "Tipton" found for corner, said point being in the east line of said 3.691 acre tract;

THENCE, continuing along the west right–of–way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. _____–_____, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:
North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds and a chord distance of 81.37 feet;
South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left, through a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right–of–way line of said Sandbrock Ranch Phase 1A, the beginning of a curve to the right;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:
Along said curve to the right through an angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve turning to the right through a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner the beginning of a curve to the right;
Along said curve to the right through a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner. the beginning of a curve to the left;
Along said curve to the left through a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the POINT OF BEGINNING and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **HORIZON/DEER CREEK DEVELOPMENT CORP.**, acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **SANDBROCK RANCH, PHASE 16**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this _____ day of _____, 2024.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003–R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972–219–1228 and www.utrwd.com.

2. No deep–rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90–degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

11. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

12. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

13. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

14. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, William J. Johnson, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2024.

FOR PRELIMINARY USE ONLY
_____
William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of **Sandbrock Ranch, Phase 16,** an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2024, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this _____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
BNDY–4	2,573,911	59.089	D–23	6,050	0.139	D–45	7,260	0.167	D–67	5,850	0.134	D–100X	3,941	0.090	E–20	5,627	0.129	E–42	6,422	0.147	F–20	5,687	0.131	F–42	8,269	0.190	H–1	8,350	0.192
D–1	6,031	0.138	D–24	6,050	0.139	D–46	7,260	0.167	D–68	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–43	6,975	0.160	F–21	5,687	0.131	F–43X	7,262	0.167	H–2	7,200	0.165
D–2	6,015	0.138	D–25	6,050	0.139	D–47	7,260	0.167	D–69	5,850	0.134	D–171	6,679	0.153	E–22	5,626	0.129	E–44X	7,268	0.167	F–22	5,687	0.131	F–44X	20,945	0.481	H–3	7,200	0.165
D–3	6,002	0.138	D–26	6,026	0.138	D–48	7,628	0.175	D–70	5,850	0.134	E–1	10,426	0.239	E–23	5,626	0.129	F–1	9,659	0.222	F–23	5,687	0.131	G–1	9,205	0.211	H–4	7,200	0.165
D–4	6,000	0.138	D–27	8,065	0.185	D–49	8,087	0.186	D–71	5,850	0.134	E–2	7,178	0.165	E–24	6,867	0.158	F–2	7,611	0.175	F–24	5,687	0.131	G–2	8,463	0.194	H–5X	117,286	2.693
D–5	6,000	0.138	D–28	7,911	0.182	D–50	8,075	0.185	D–72	7,100	0.163	E–3	6,763	0.155	E–25	6,867	0.158	F–3	7,611	0.175	F–25	6,611	0.152	G–3	8,466	0.194			
D–6	6,003	0.138	D–29	7,550	0.173	D–51	8,075	0.185	D–73	5,445	0.125	E–4	6,446	0.148	E–26	5,627	0.129	F–4	7,611	0.175	F–26	6,335	0.145	G–4	8,466	0.194			
D–7	6,473	0.149	D–30	7,358	0.169	D–52	8,641	0.198	D–74	5,445	0.125	E–5	6,415	0.147	E–27	5,626	0.129	F–5	7,611	0.175	F–27	6,394	0.147	G–5	8,465	0.194			
D–8	6,378	0.146	D–31	7,597	0.174	D–53	7,863	0.181	D–75	5,445	0.125	E–6	9,032	0.207	E–28	5,627	0.129	F–6	7,611	0.175	F–28	6,394	0.147	G–6	8,037	0.185			
D–9	6,295	0.145	D–32	7,593	0.174	D–54	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–29	5,626	0.129	F–7	7,823	0.180	F–29	6,394	0.147	G–7	7,230	0.166			
D–10	6,292	0.144	D–33	7,593	0.174	D–55	7,260	0.167	D–77	5,445	0.125	E–8	8,167	0.187	E–30	5,626	0.129	F–8	6,413	0.147	F–30	6,339	0.146	G–8	7,230	0.166			
D–11	6,397	0.147	D–34	7,593	0.174	D–56	7,260	0.167	D–78	5,445	0.125	E–9	7,507	0.172	E–31	5,627	0.129	F–9	6,413	0.147	F–31	6,603	0.152	G–9	8,385	0.192			
D–12	7,086	0.163	D–35	7,593	0.174	D–57	7,260	0.167	D–79	5,445	0.125	E–10	6,995	0.161	E–32	5,627	0.129	F–10	6,413	0.147	F–32	9,510	0.218	G–10	7,240	0.166			
D–13	6,309	0.145	D–36	7,860	0.180	D–58	6,050	0.139	D–80	5,445	0.125	E–11	6,624	0.152	E–33	5,627	0.129	F–11	6,413	0.147	F–33	11,206	0.257	G–11	6,075	0.139			
D–14	6,309	0.145	D–37	7,689	0.177	D–59	6,050	0.139	D–81	5,445	0.125	E–12	6,793	0.156	E–34	5,627	0.129	F–12	6,413	0.147	F–34	6,802	0.156	G–12	6,075	0.139			
D–15	6,309	0.145	D–38	7,699	0.177	D–60	6,050	0.139	D–82	5,445	0.125	E–13	5,627	0.129	E–35	5,626	0.129	F–13	6,413	0.147	F–35	6,526	0.150	G–13	6,075	0.139			
D–16	6,309	0.145	D–39	7,550	0.173	D–61	6,050	0.139	D–83	5,445	0.125	E–14	5,626	0.129	E–36	5,626	0.129	F–14	6,413	0.147	F–36	6,549	0.150	G–14	6,415	0.147			
D–17	7,794	0.179	D–40	7,260	0.167	D–62	6,098	0.140	D–84	5,445	0.125	E–15	5,626	0.129	E–37	5,566	0.128	F–15	8,137	0.187	F–37	6,564	0.151	G–15	6,892	0.158			
D–18	7,997	0.184	D–41	7,830	0.180	D–63	5,850	0.134	D–85	5,445	0.125	E–16	5,626	0.129	E–38	5,601	0.129	F–16	7,532	0.173	F–38	6,572	0.151	G–16	6,840	0.157			
D–19	7,122	0.164	D–42	8,299	0.191	D–64	5,850	0.134	D–97X	583,224	13.389	E–17	5,627	0.129	E–39	5,793	0.133	F–17	5,687	0.131	F–39	6,597	0.151	G–17	6,840	0.157			
D–20	6,810	0.156	D–43	8,859	0.203	D–65	5,850	0.134	D–98X	48,601	1.116	E–18	5,627	0.129	E–40	6,010	0.138	F–18	5,687	0.131	F–40	6,600	0.152	G–18	6,744	0.155			
D–22	9,907	0.227	D–44	7,260	0.167	D–66	5,850	0.134	D–99X	3,530	0.081	E–19	5,626	0.129	E–41	6,344	0.146	F–19	5,687	0.131	F–41	6,600	0.152	G–19	7,726	0.177			

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

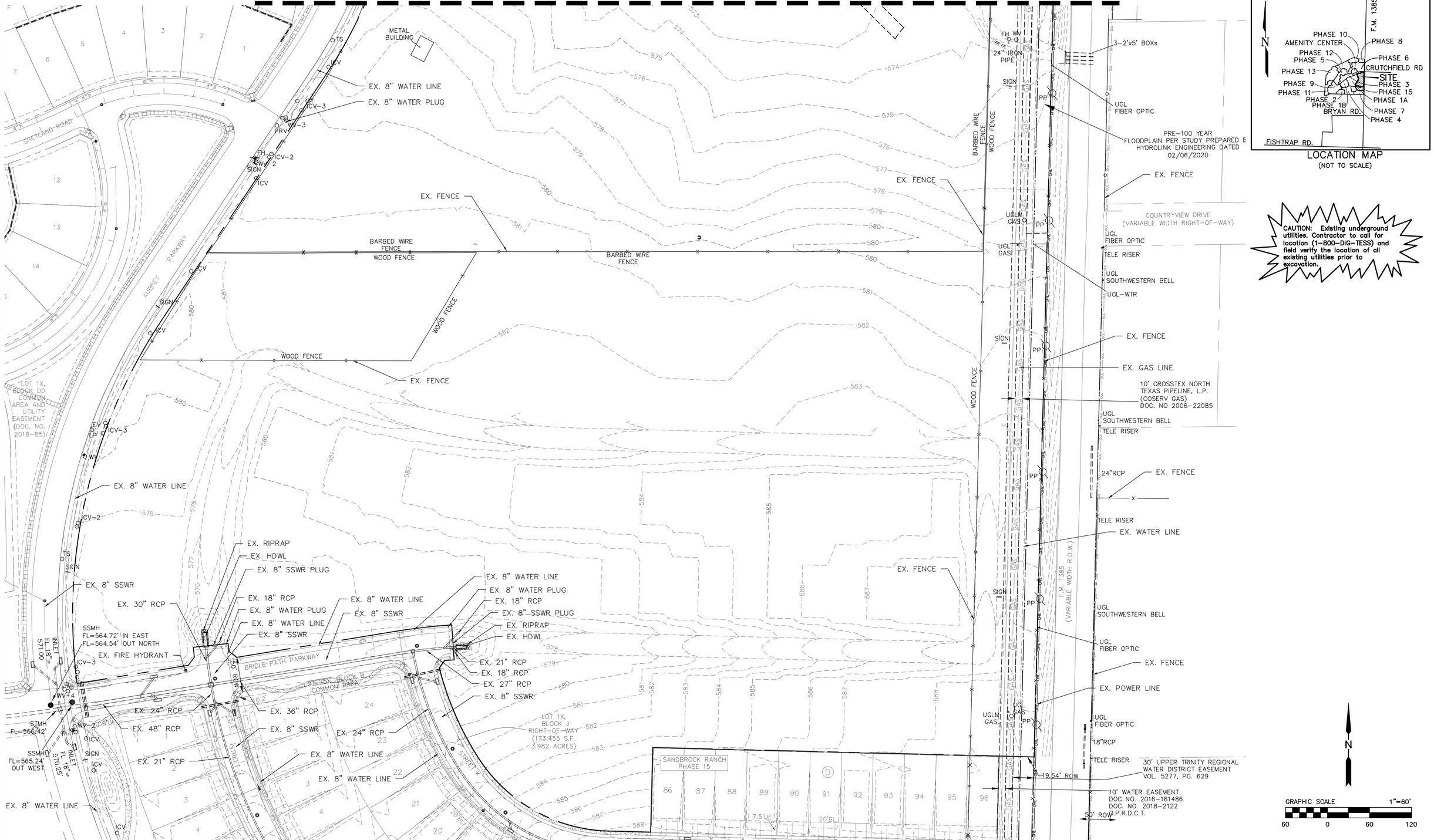
JUNE 03, 2025

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM
Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\sROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

MATCHLINE (SEE SHEET 0.02)



LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 0.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:39 PM
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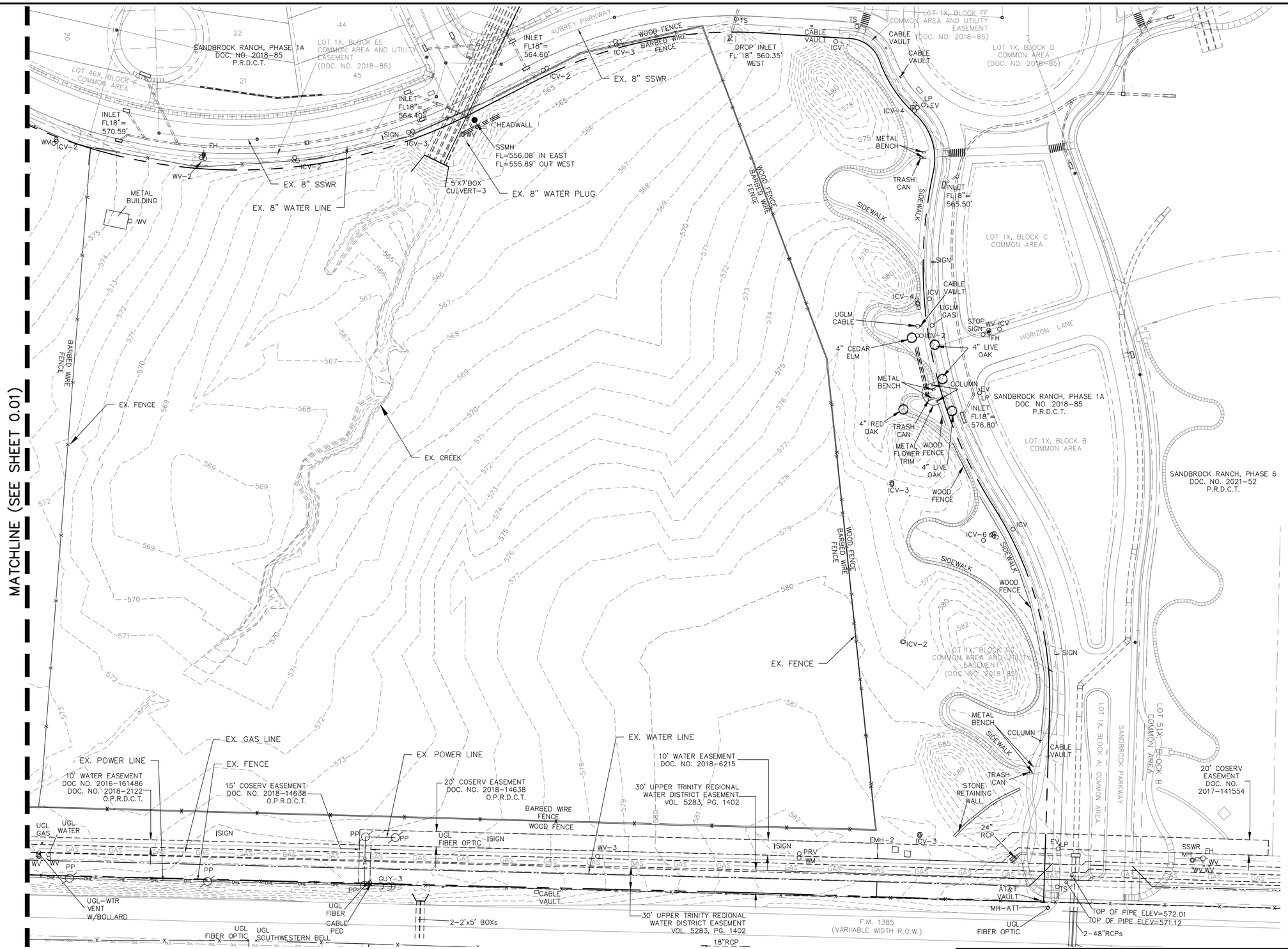

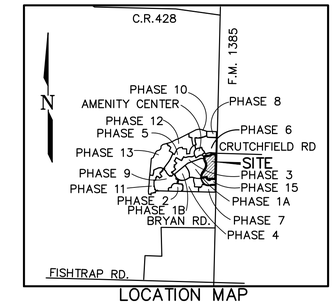

LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 0.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:40 PM
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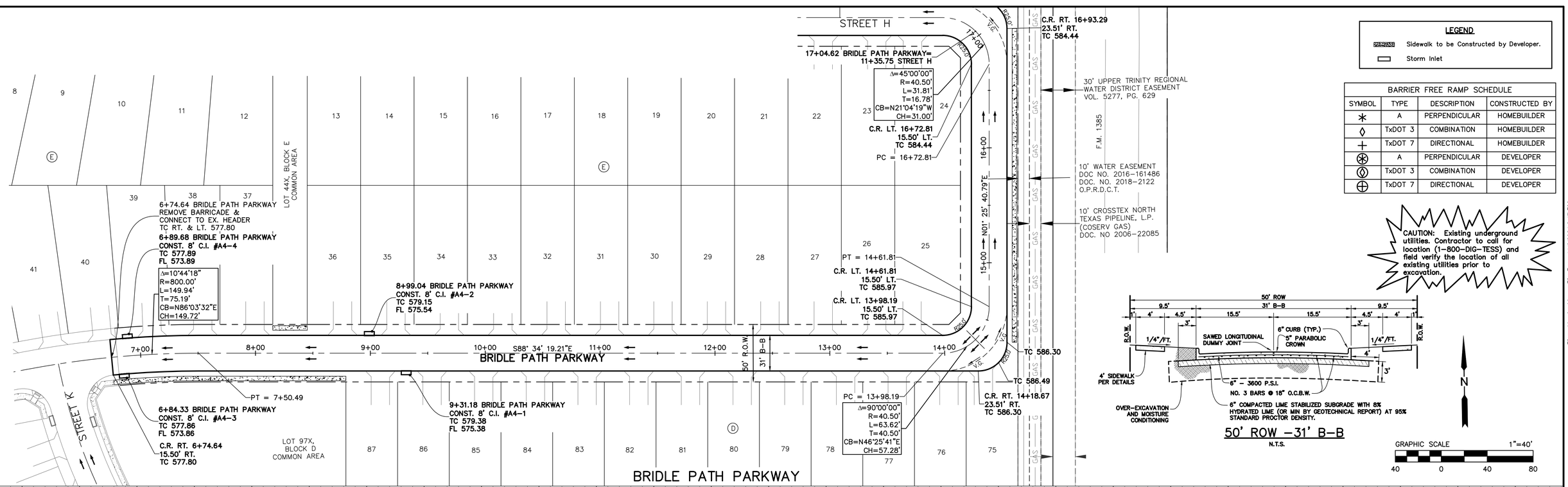

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:47 PM
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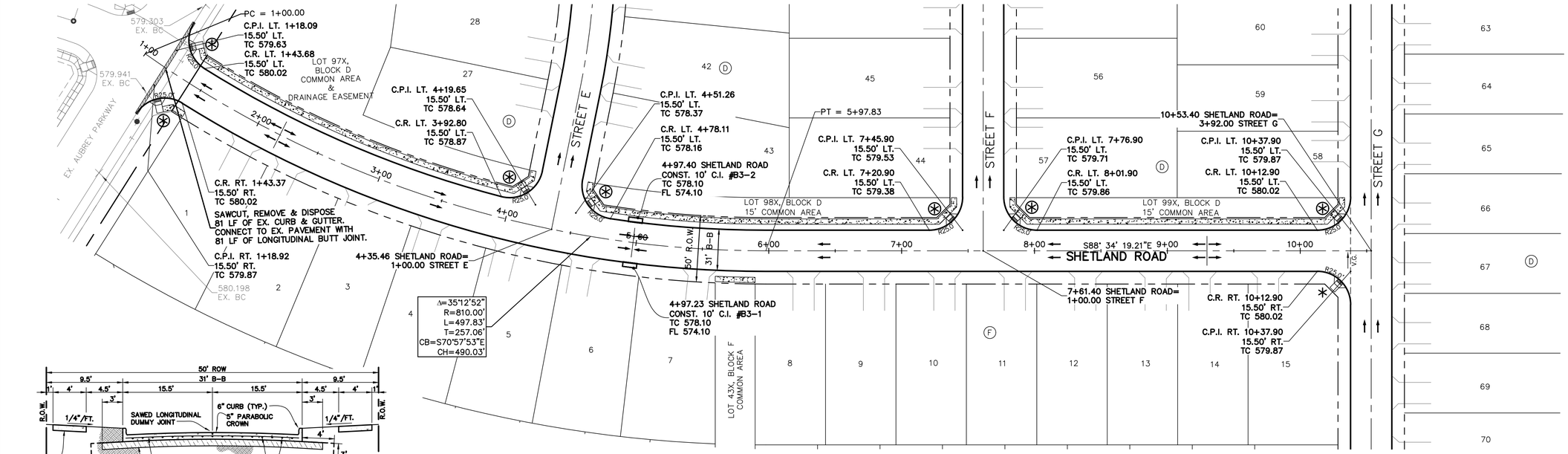


50' ROW -31' B-B

N.T.S.

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

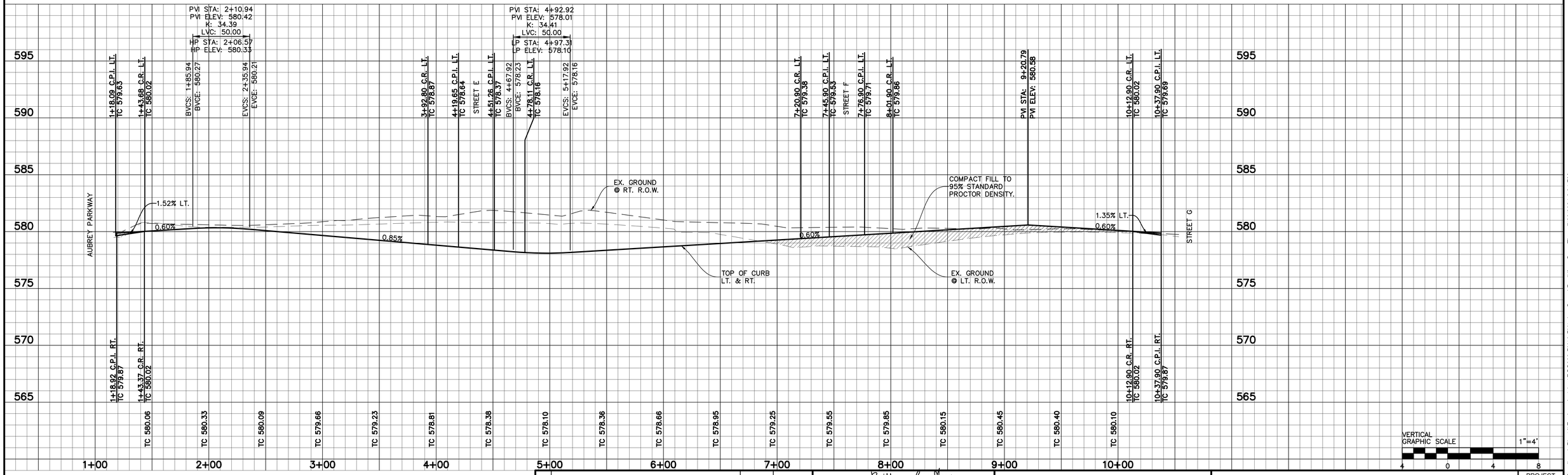
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

SHETLAND ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SHETLAND ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:48 PM

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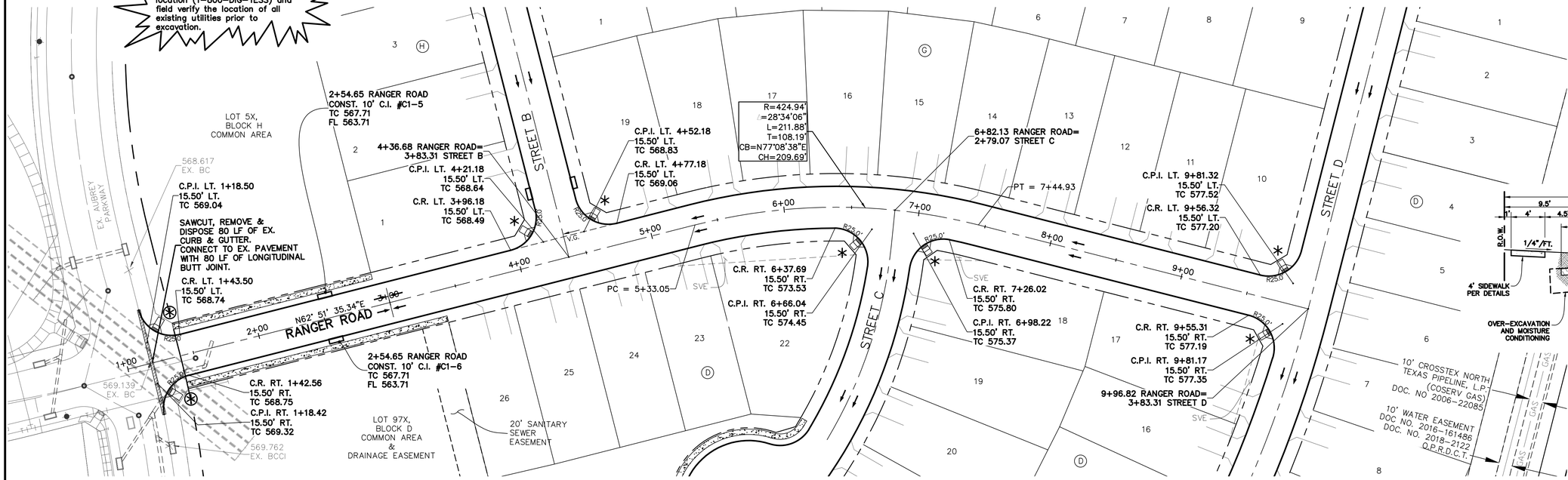
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

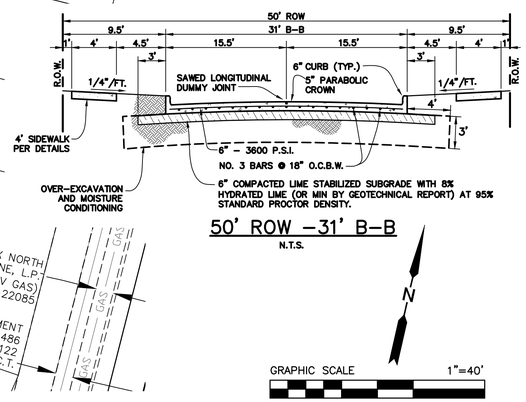
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER





50' ROW -31' B-B

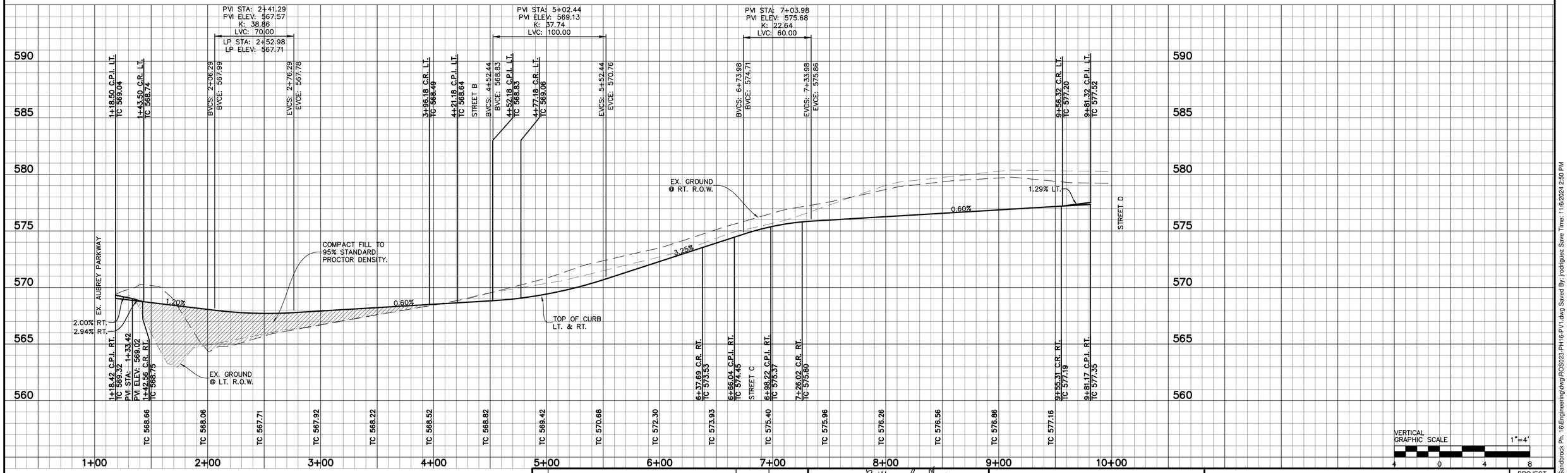
N.T.S.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

RANGER ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

RANGER ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.03

Plotted by: jrodriguez Plot Date: 11/6/2024 4:20 PM

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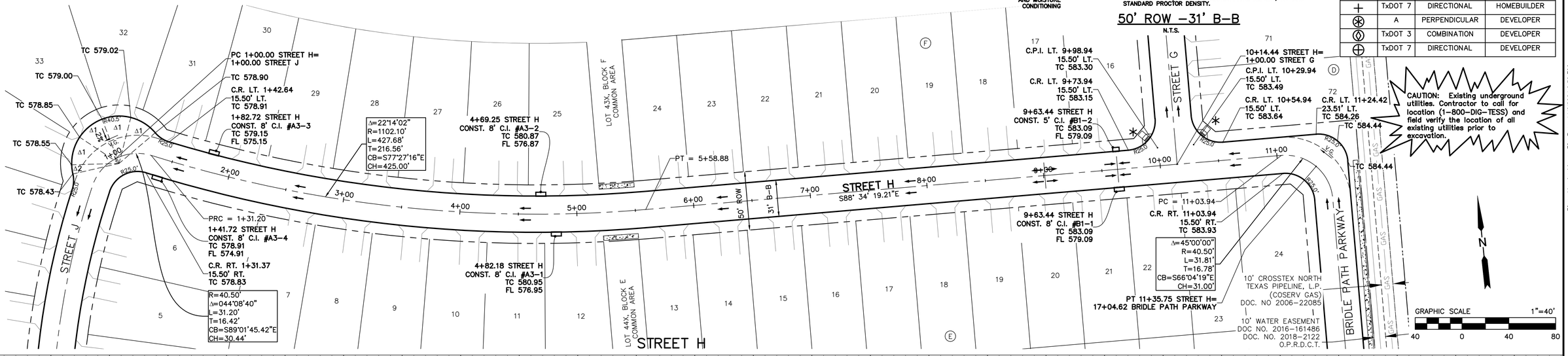
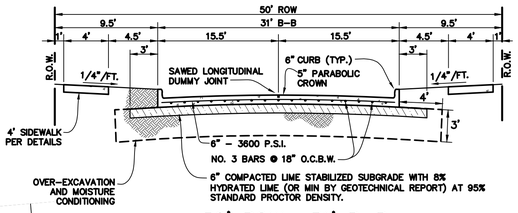
KNUCKLE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	35°22'04"	40.50'	25.00'	12.91'
Δ2	11°12'36"	40.50'	7.92'	3.97'





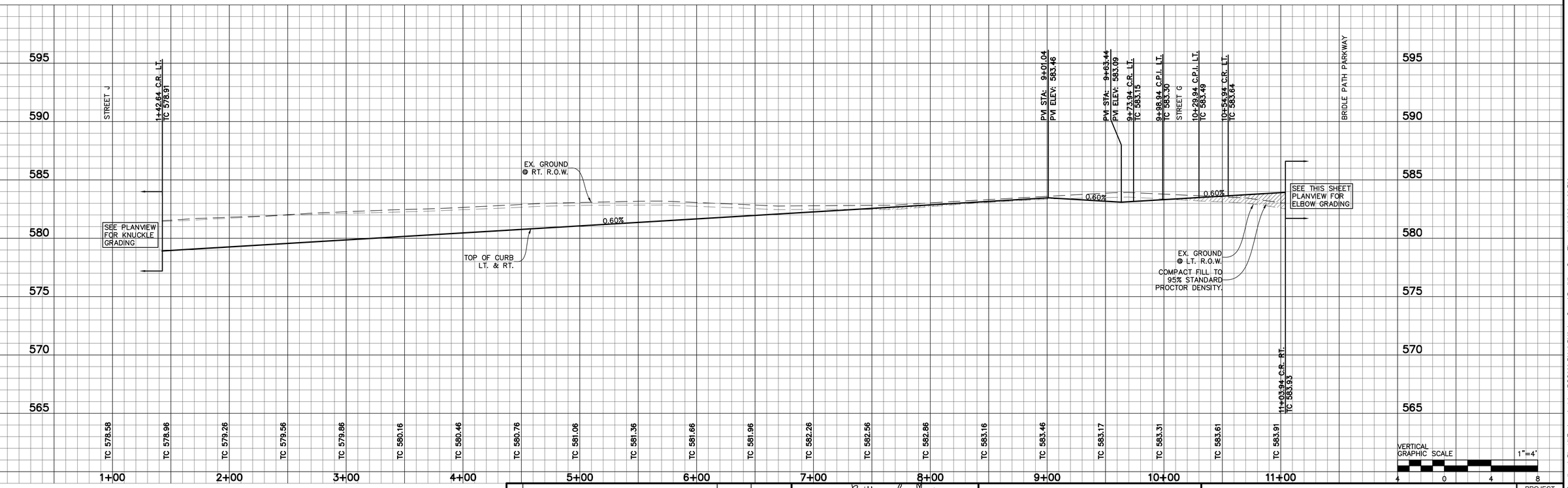
50' ROW -31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET H

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.04

Plotted by: jrodriguez Plot Date: 11/6/2024 2:53 PM

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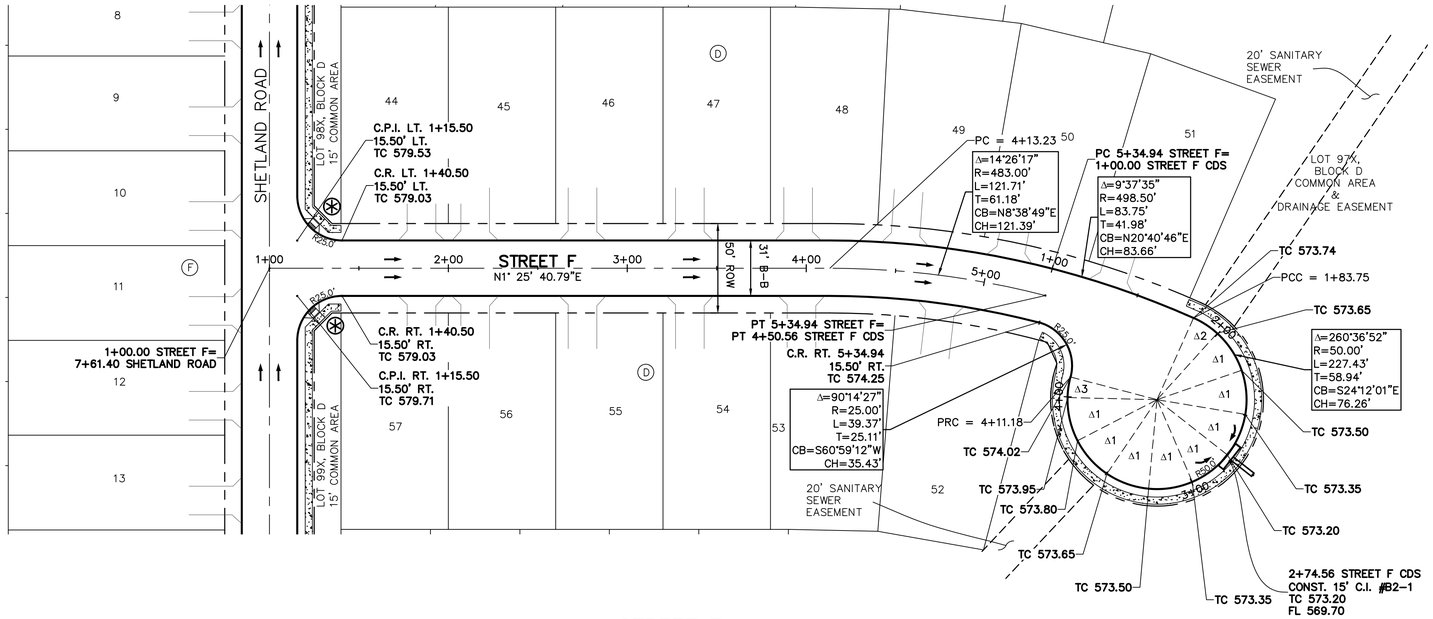
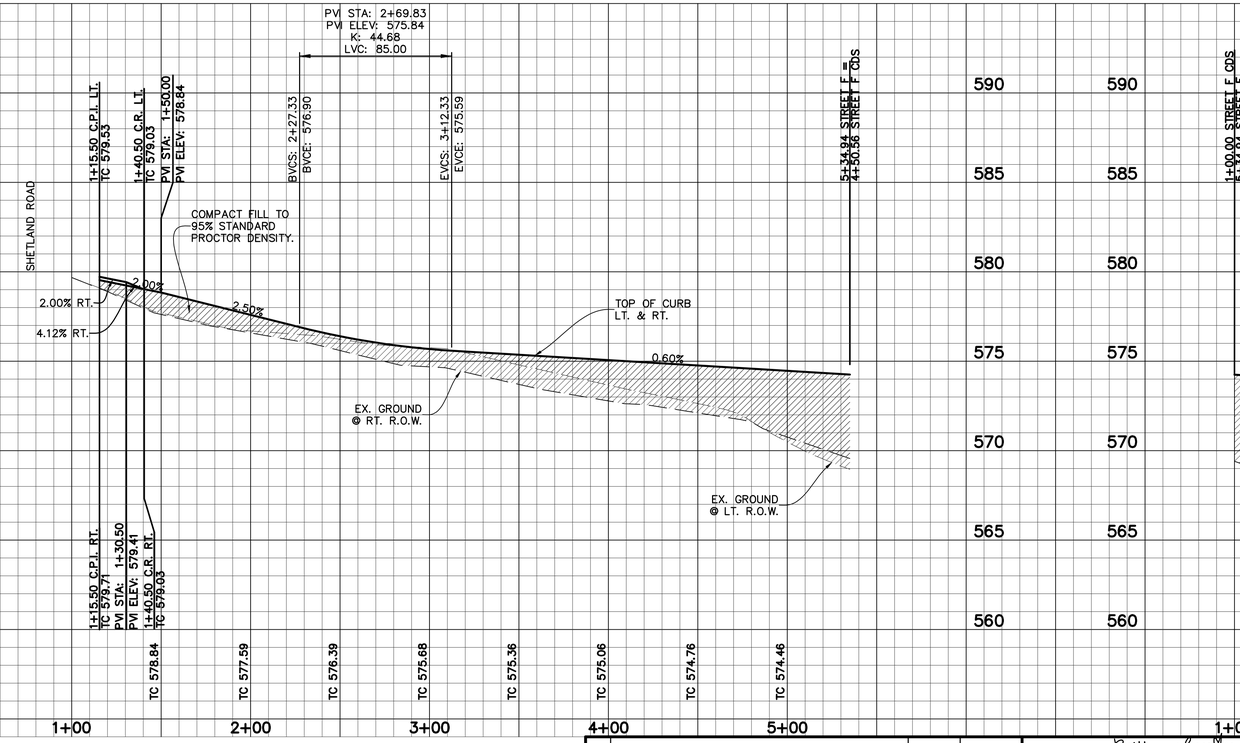
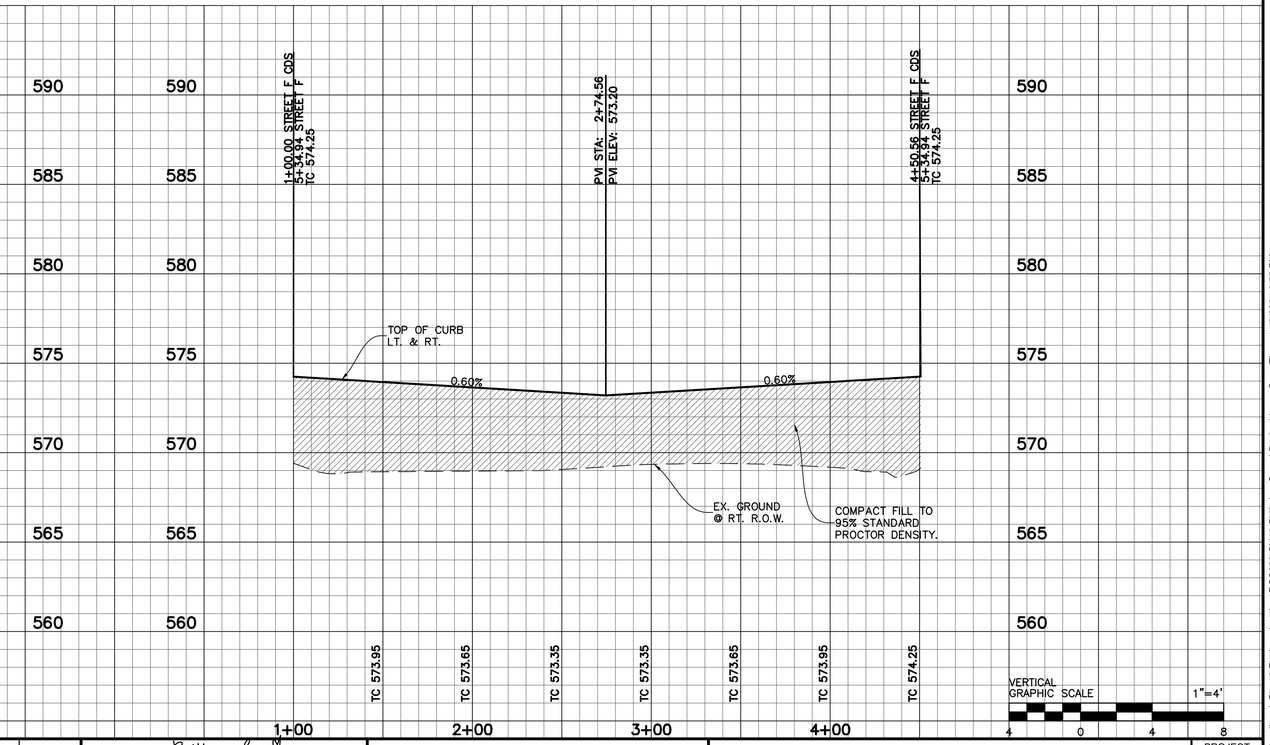
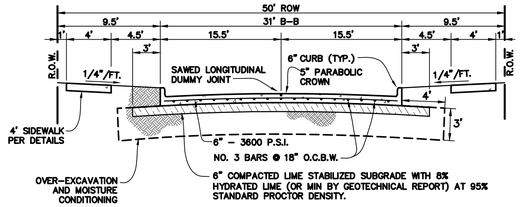


STREET F



STREET F CDS





50' ROW -31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊙	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	18°06'45"	50.00'	15.81'	7.97'
Δ3	13°19'08"	50.00'	11.62'	5.84'

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET F & STREET F CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.05

Plotted by: jrodriguez Plot Date: 11/6/2024 4:21 PM
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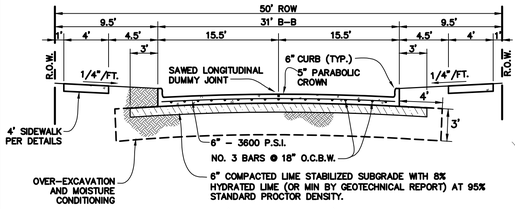
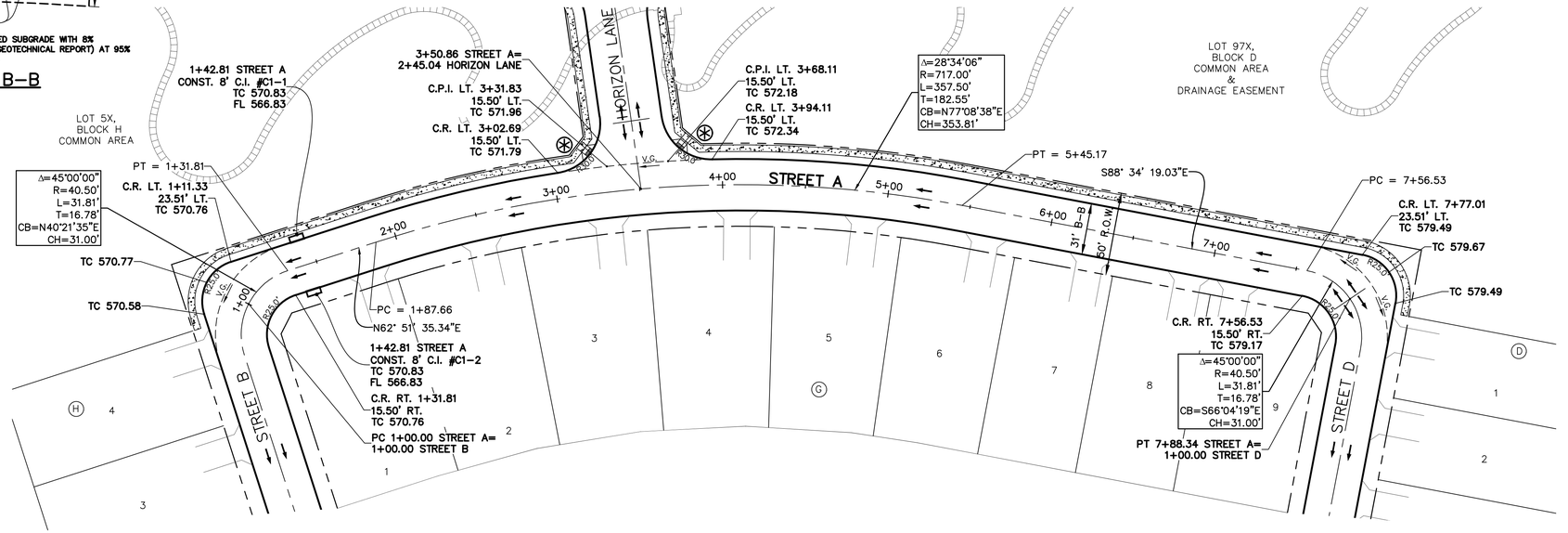
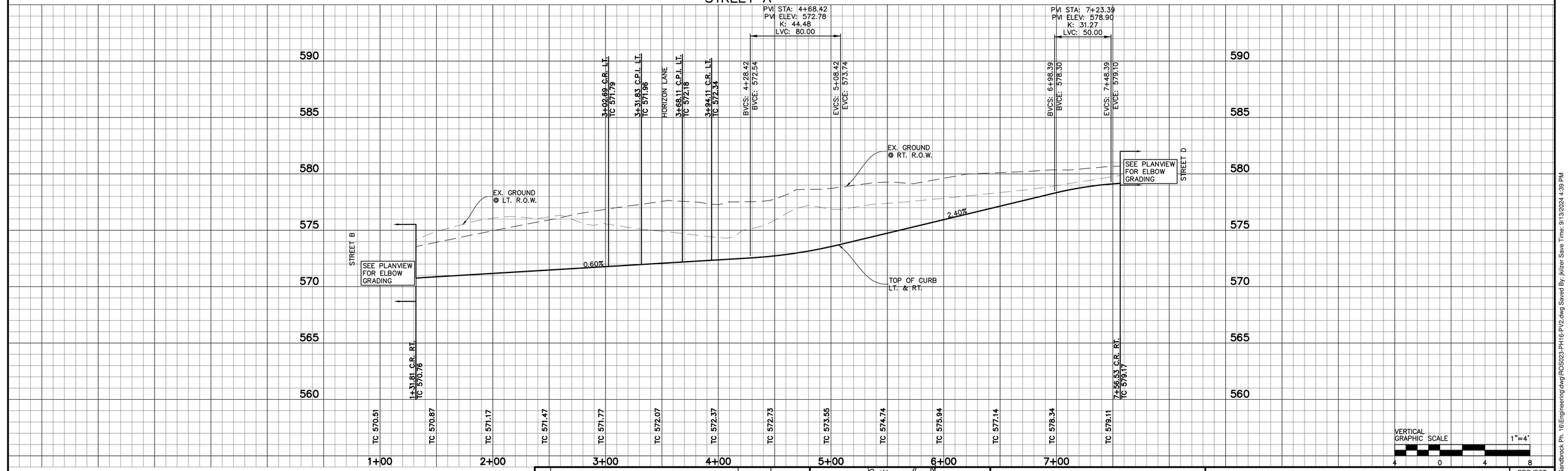


50' ROW -31' B-B

N.T.S.





BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET A

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.06

Plotted by: jrodriguez Plot Date: 11/6/2024 2:54 PM
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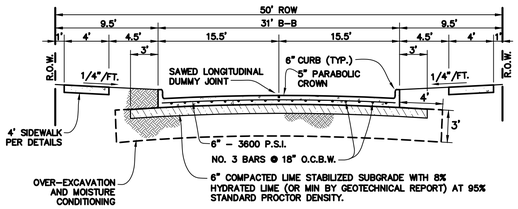
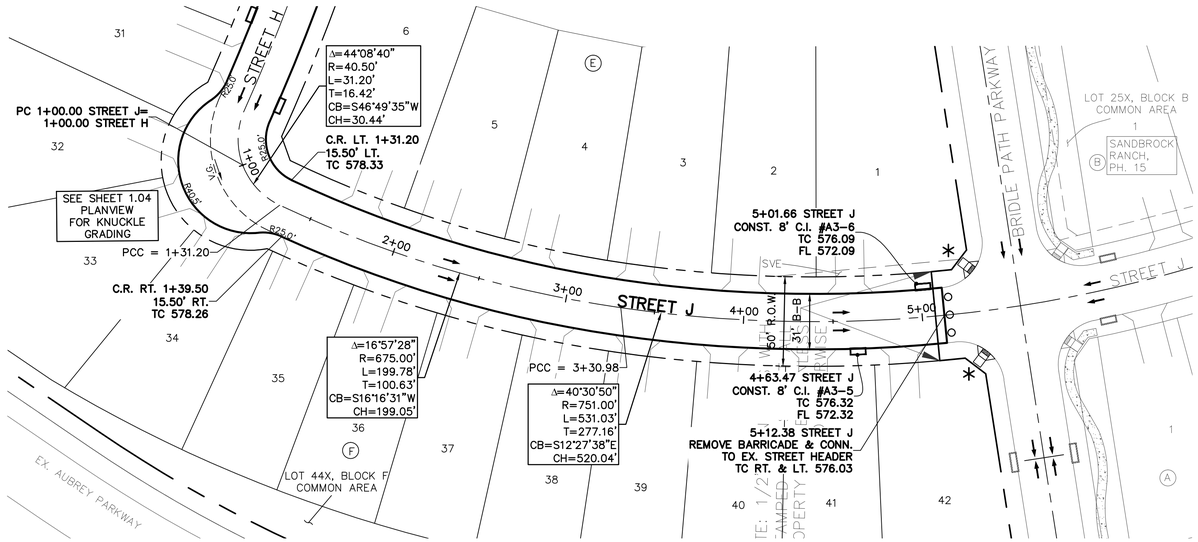


50' ROW -31' B-B

N.T.S.



STREET J



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET J

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.07

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

Plotted by: jrodriguez Plot Date: 11/6/2024 2:58 PM

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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	24°34'08"	50.00'	21.44'	10.89'
Δ3	11°39'34"	50.00'	10.17'	5.11'

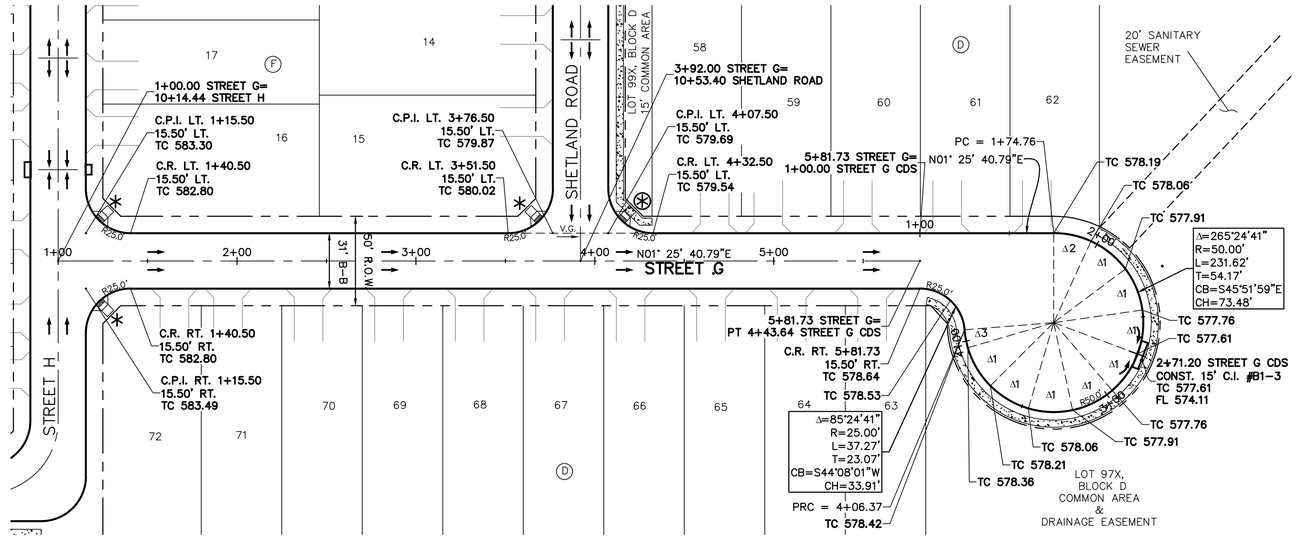
LEGEND

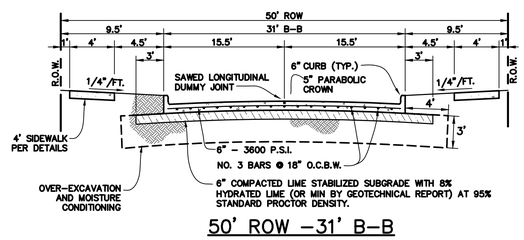
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





50' ROW -31' B-B

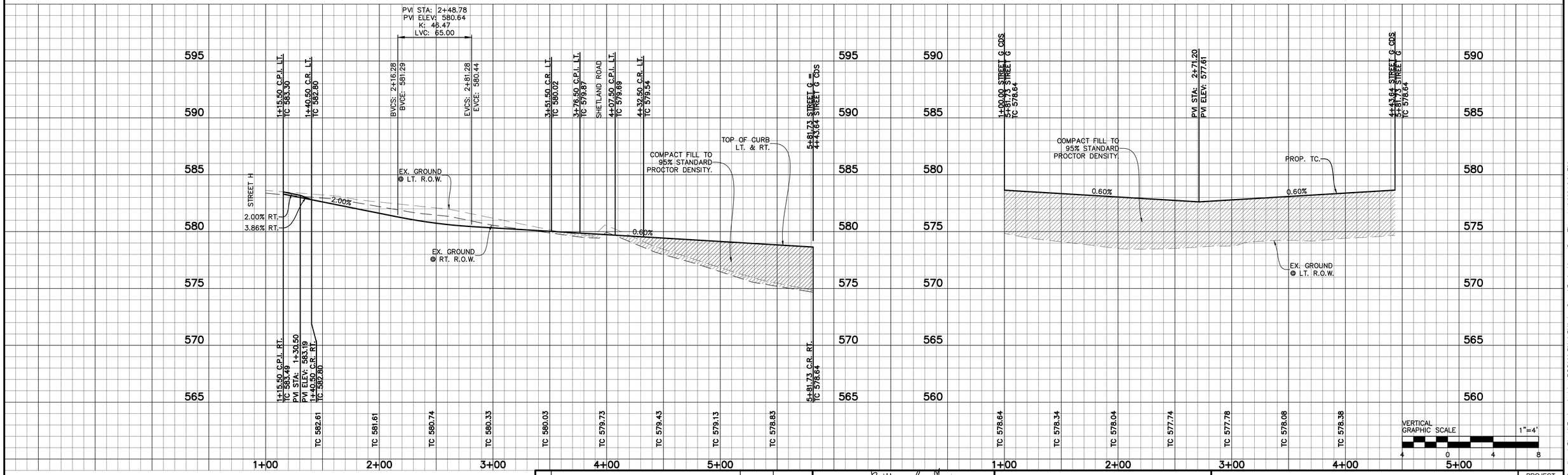
N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET G

STREET G CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET G & STREET G CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.08

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Plotted by: jrodriguez Plot Date: 11/6/2024 4:24 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	20°26'47"	50.00'	17.84'	9.02'
Δ3	12°52'57"	50.00'	12.24'	5.64'

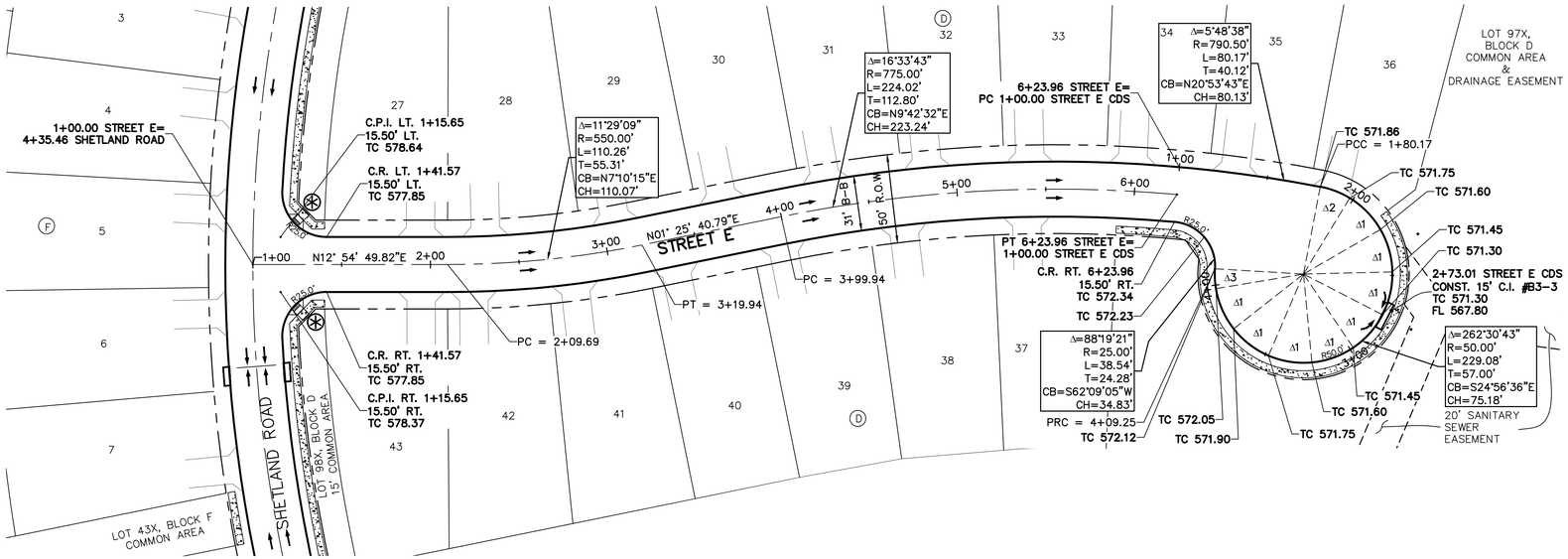
LEGEND

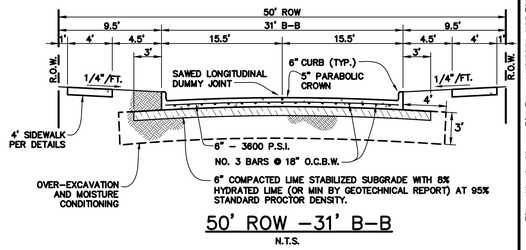
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





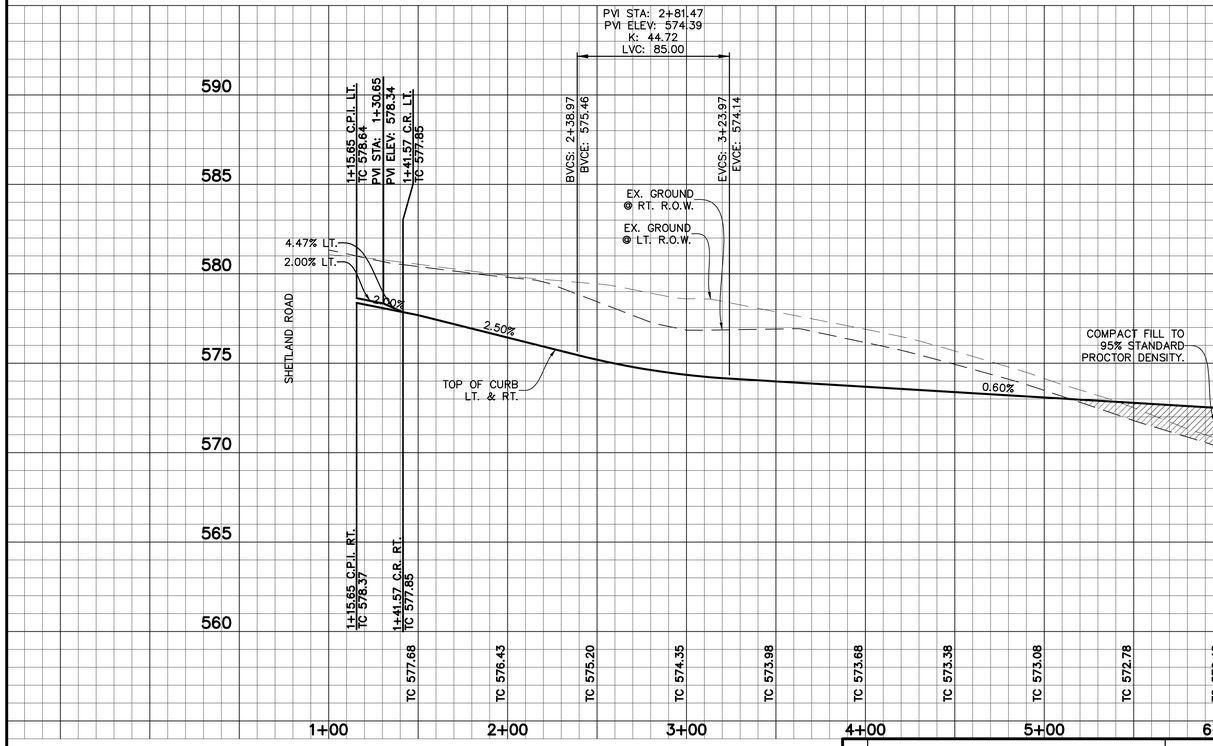
50' ROW -31' B-B

N.T.S.

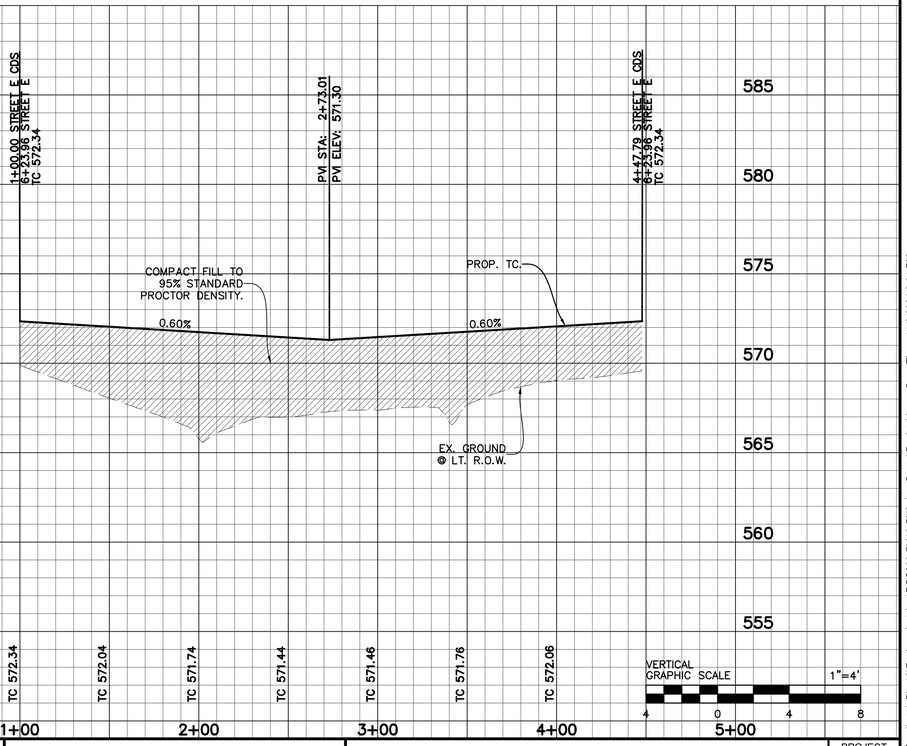
GRAPHIC SCALE 1"=40'

40 0 40 80

STREET E



STREET E CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET E & STREET E CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

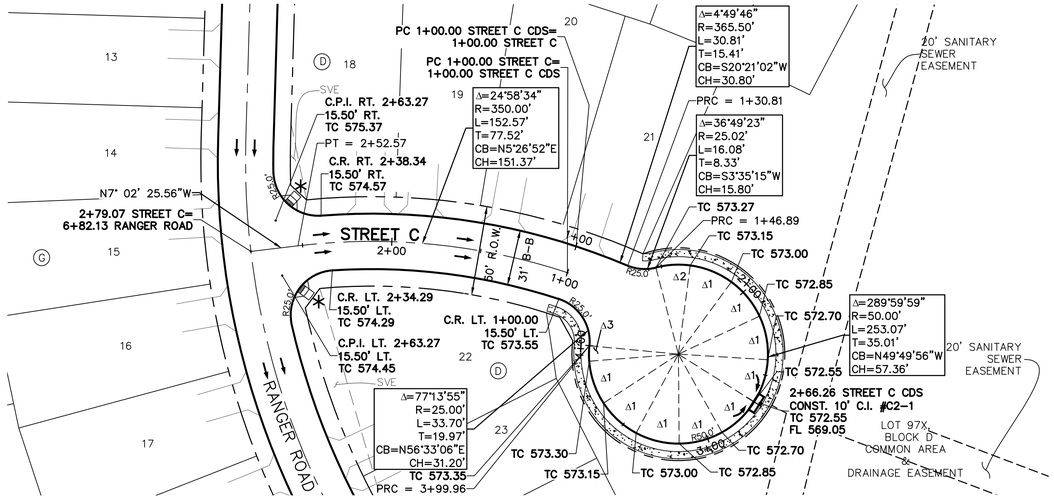
PROJECT NO. ROS023

SHEET NO. 1.09

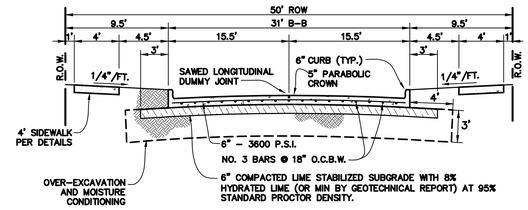
Plotted by: jrodriguez Plot Date: 11/6/2024 4:25 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV3.dwg Saved By: jrodriguez Save Time: 11/6/2024 3:01 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	22°11'53"	50.00'	19.37'	9.81'
Δ3	9°58'14"	50.00'	8.70'	4.36'



STREET C



50' ROW -31' B-B

N.T.S.

STREET C CDS

LEGEND

Sidewalk to be Constructed by Developer.

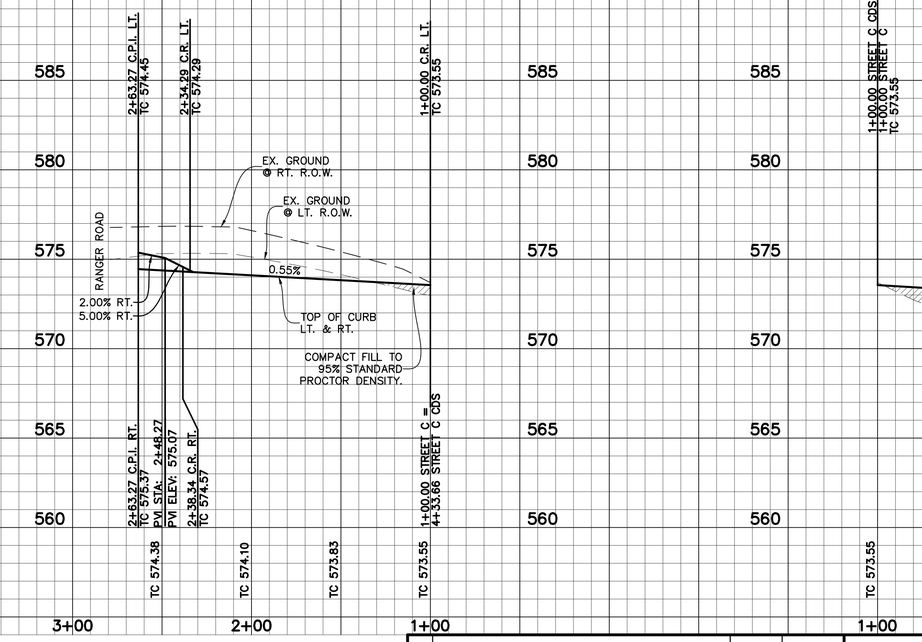
Storm Inlet

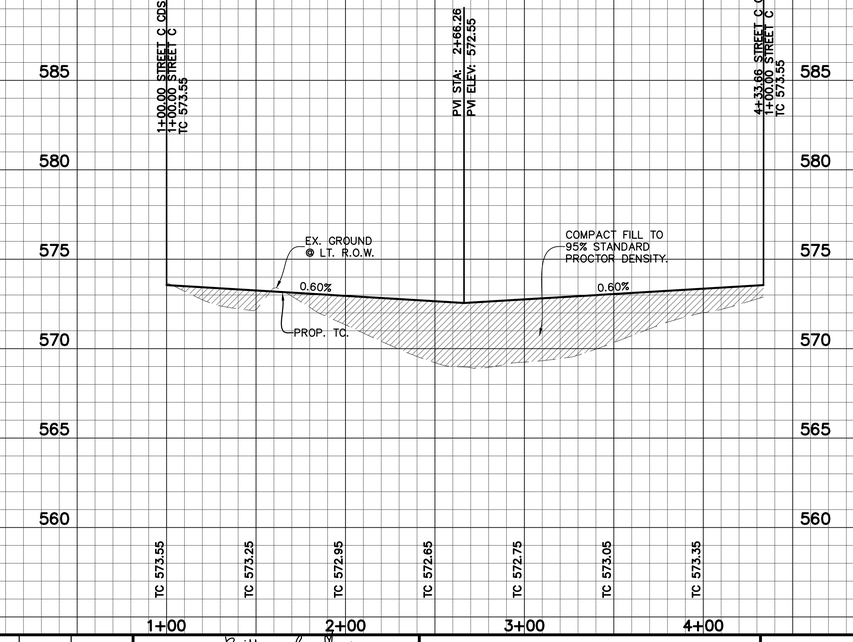
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET C & STREET C CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

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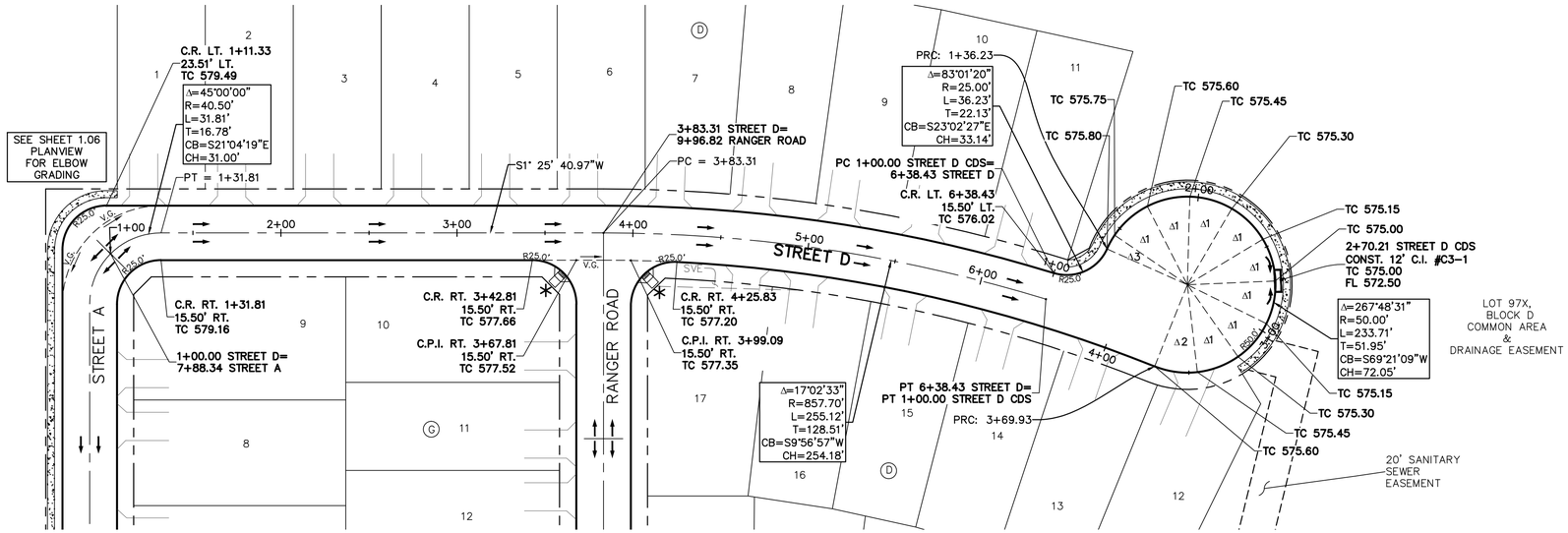
CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	28°19'47"	50.00'	24.72'	12.62'
Δ3	10°17'44"	50.00'	8.98'	4.50'

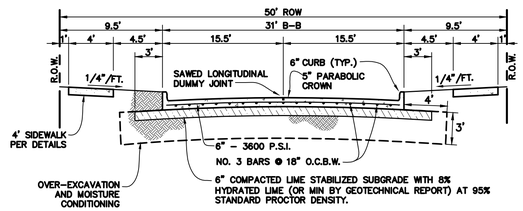
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



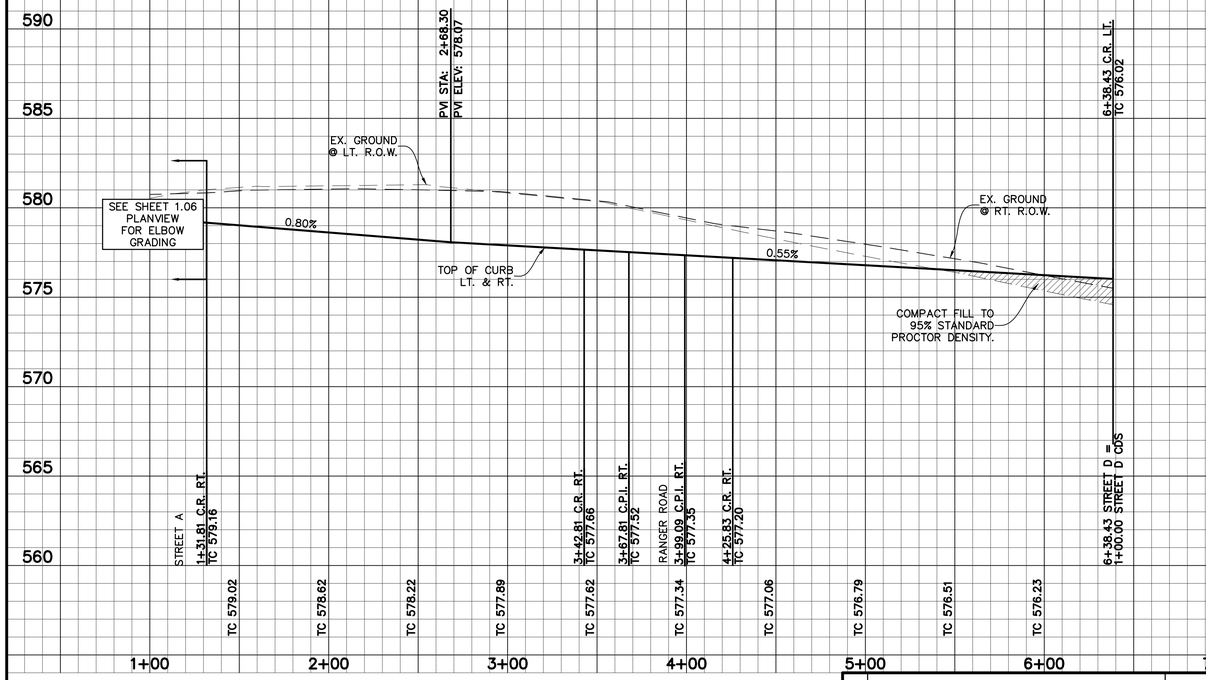


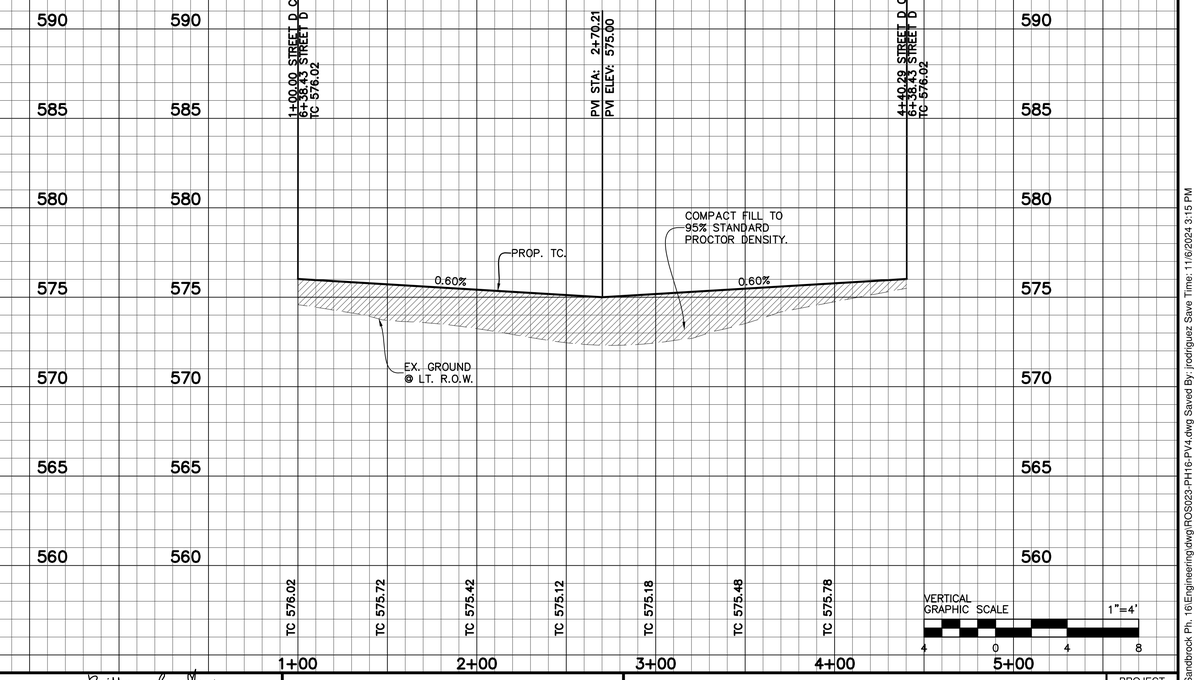
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET D & STREET D CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

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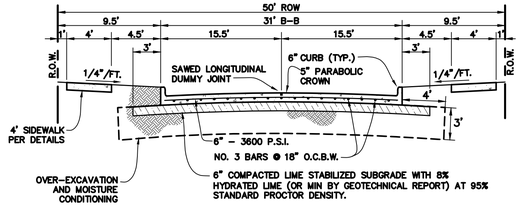


50' ROW - 31' B-B

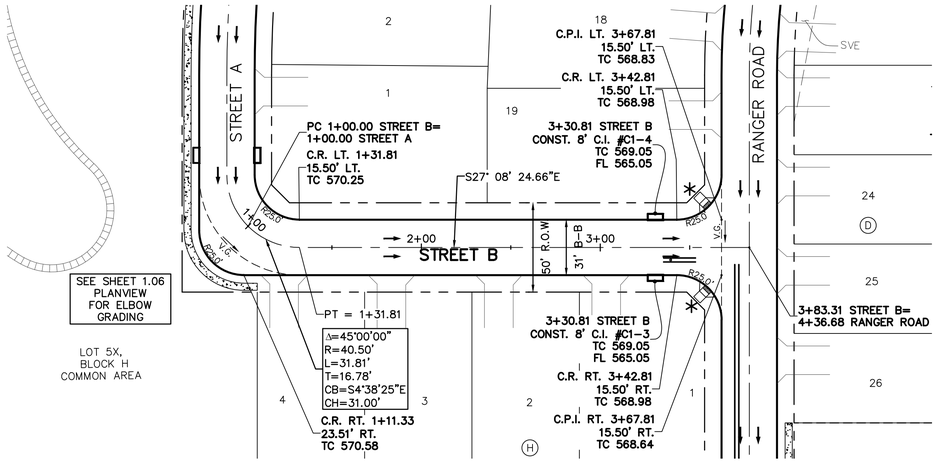
N.T.S.

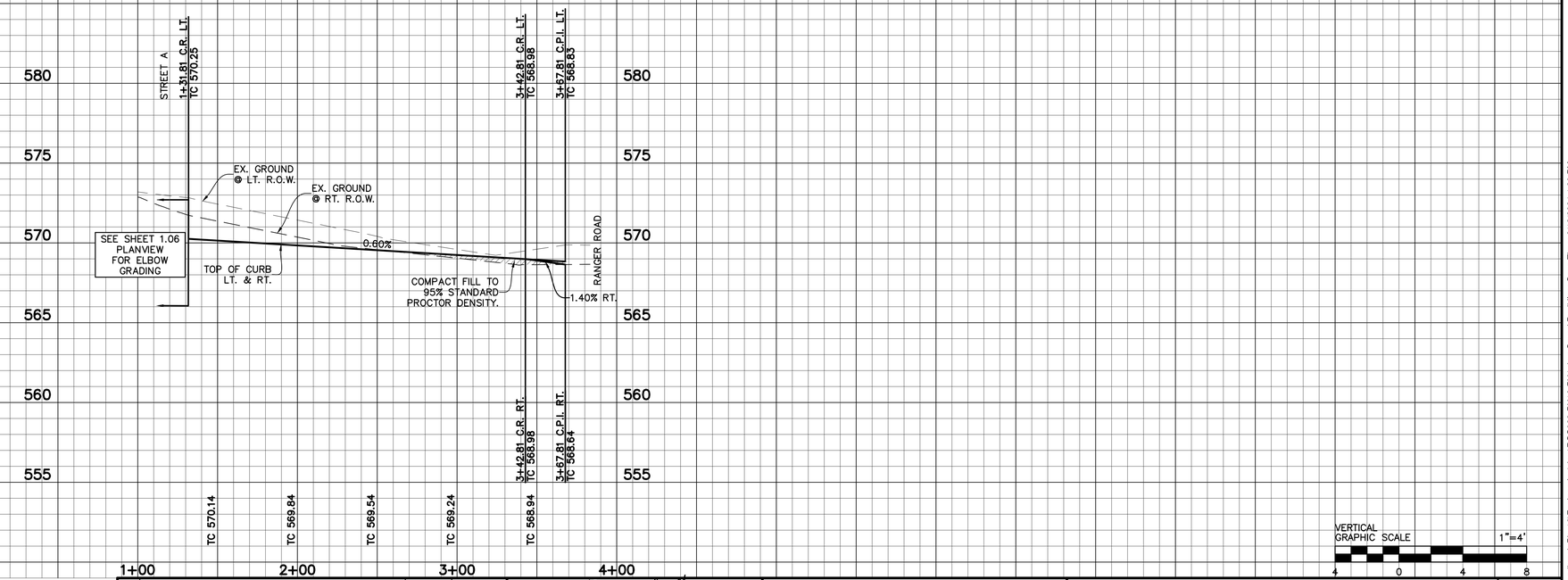
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊙	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

GRAPHIC SCALE 1"=40'

40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET B

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.12

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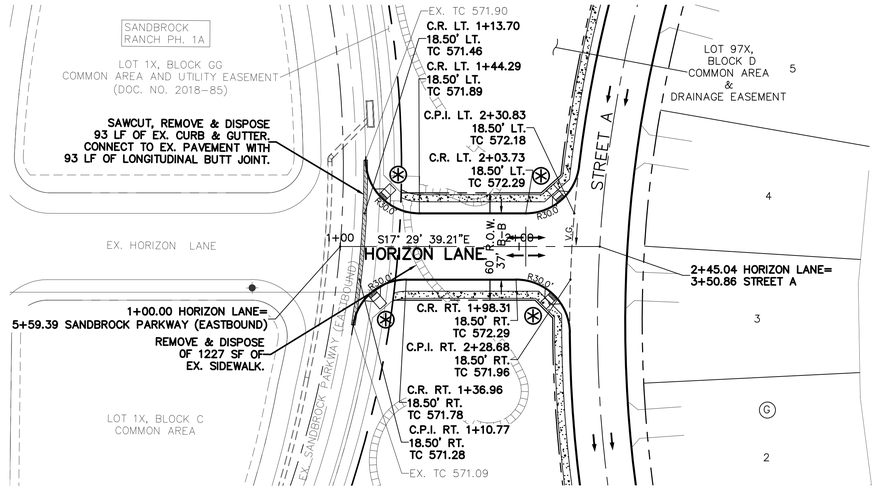
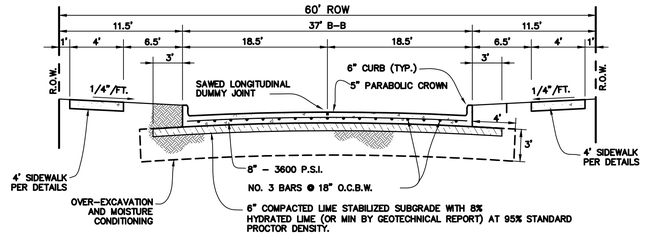
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

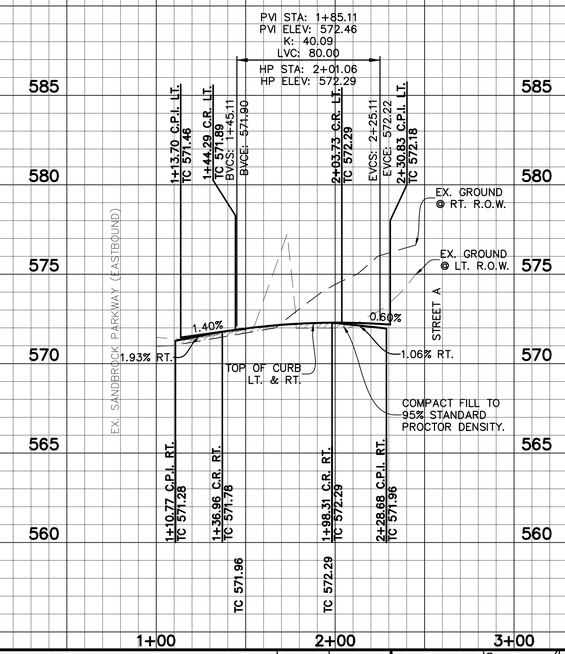




HORIZON LANE
60' ROW – 37' B-B

GRAPHIC SCALE 1"=40'
40 0 40 80

HORIZON LANE



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

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11.6.2024

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
HORIZON LANE
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.13

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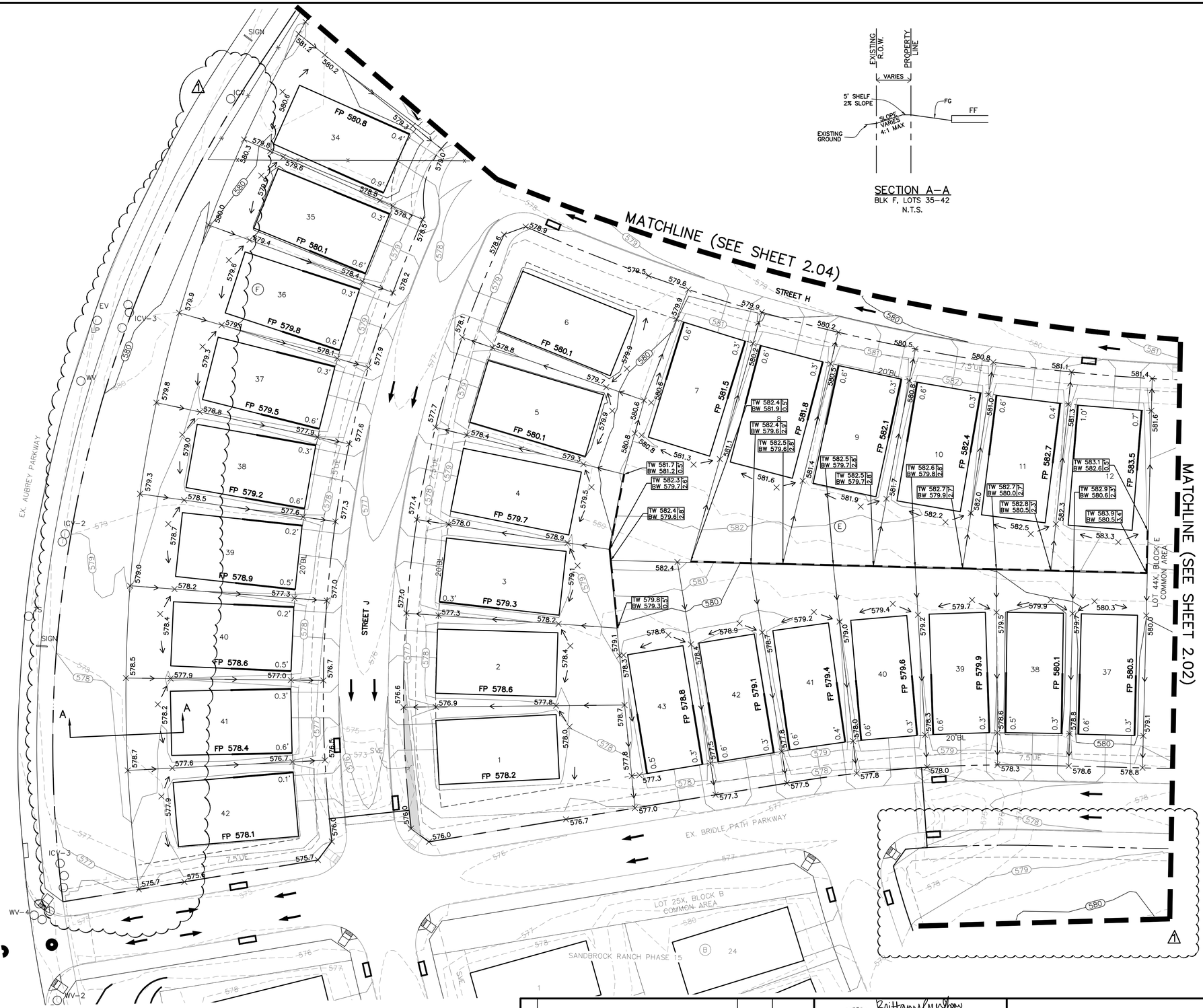
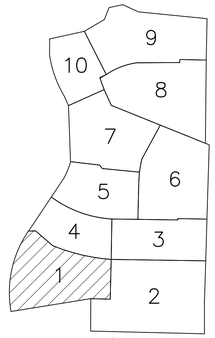


SECTION A–A
BLK F, LOTS 35–42
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:36 PM

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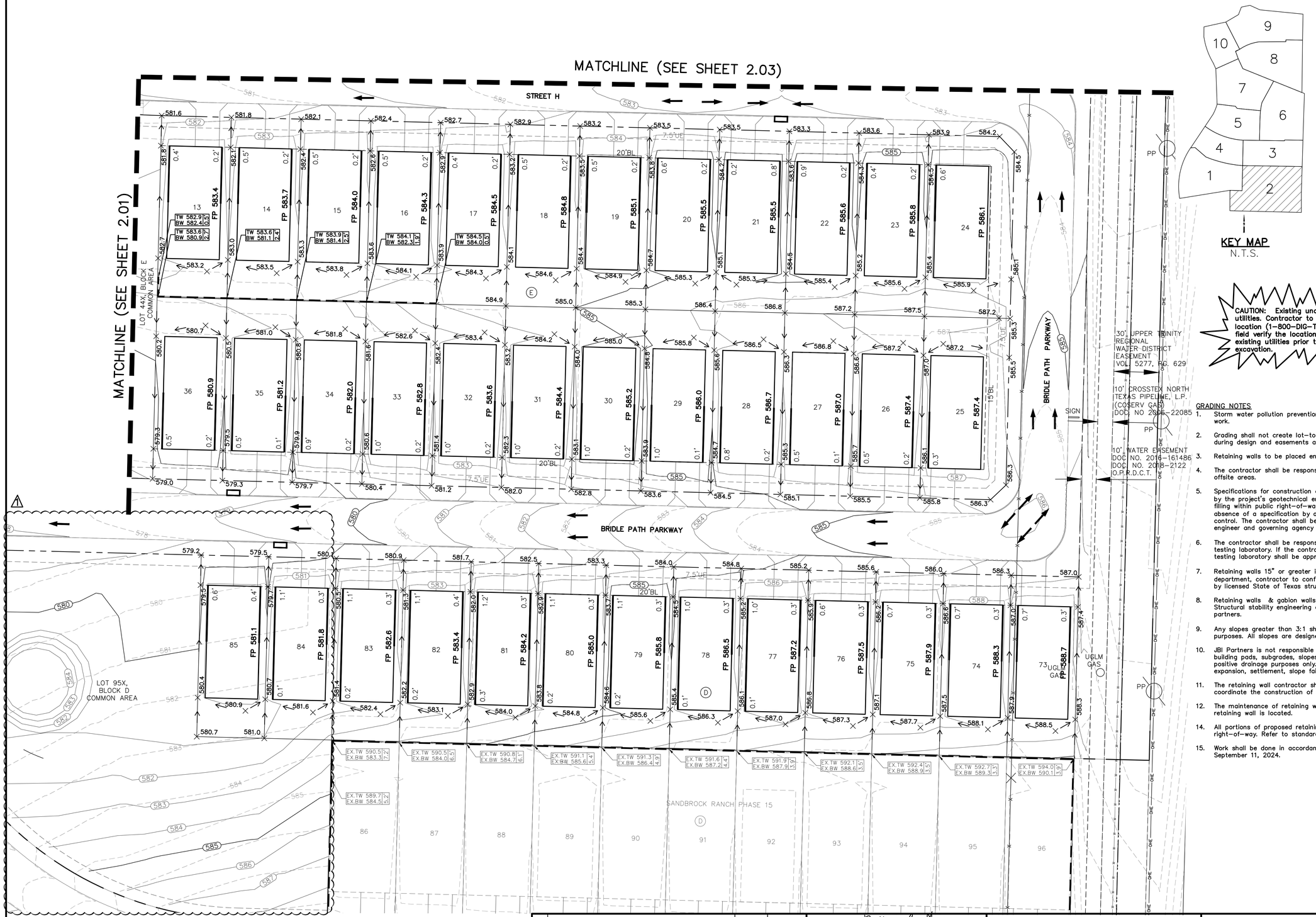

BENCHMARKS:

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GRADING NOTES

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2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
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9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
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12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right-of-way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
Brittany Crenshaw
10.9.2025

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.02

Plotted by: jrodriguez Plot Date: 10/9/2025 1:37 PM
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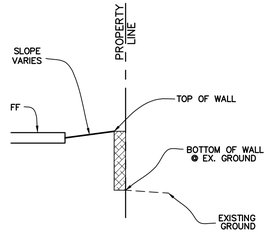
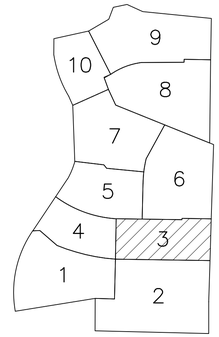


SECTION B–B
BLK D, LOTS 63–72
N.T.S.

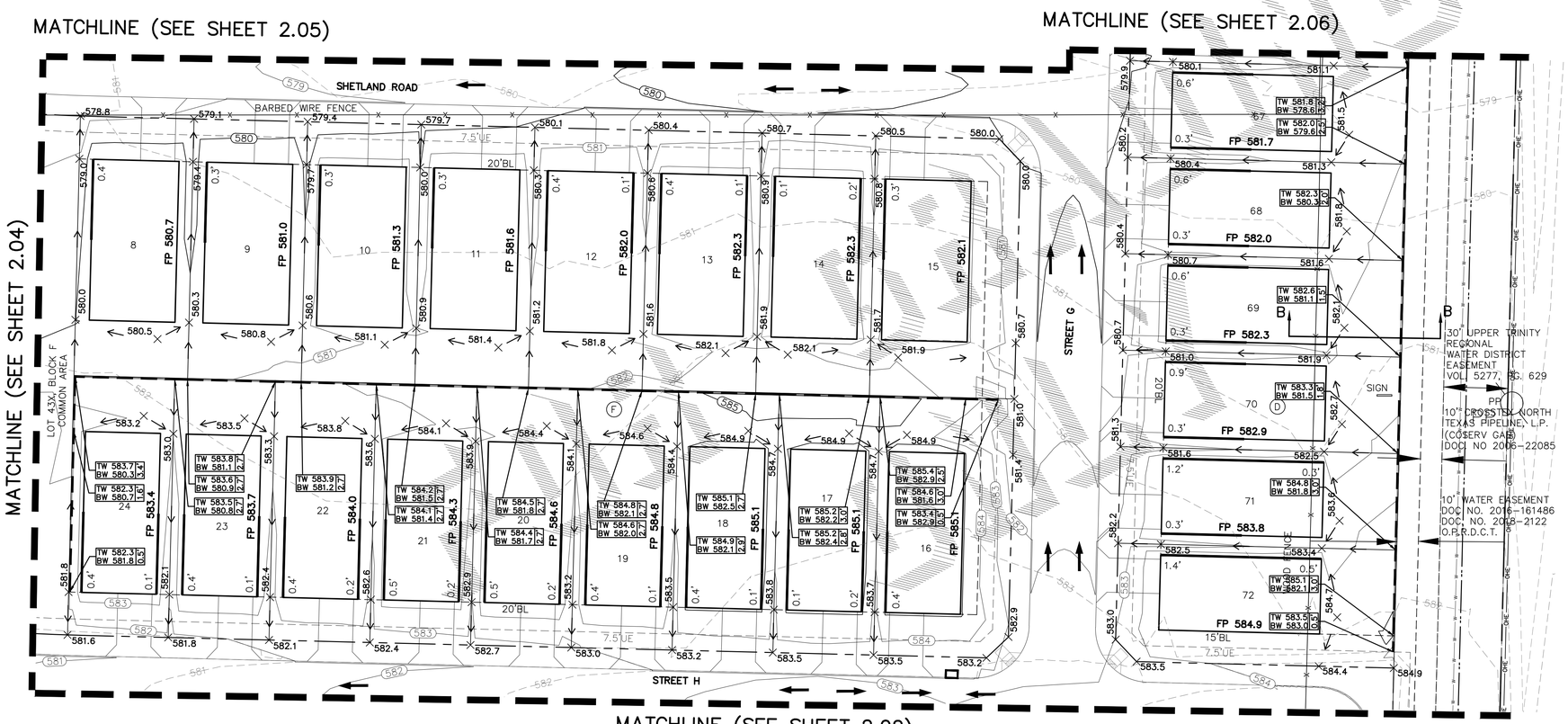


KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES
GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN



CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRADING NOTES

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N

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18
BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19
BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.03

Plotted by: jkilzer Plot Date: 9/16/2024 10:29 AM
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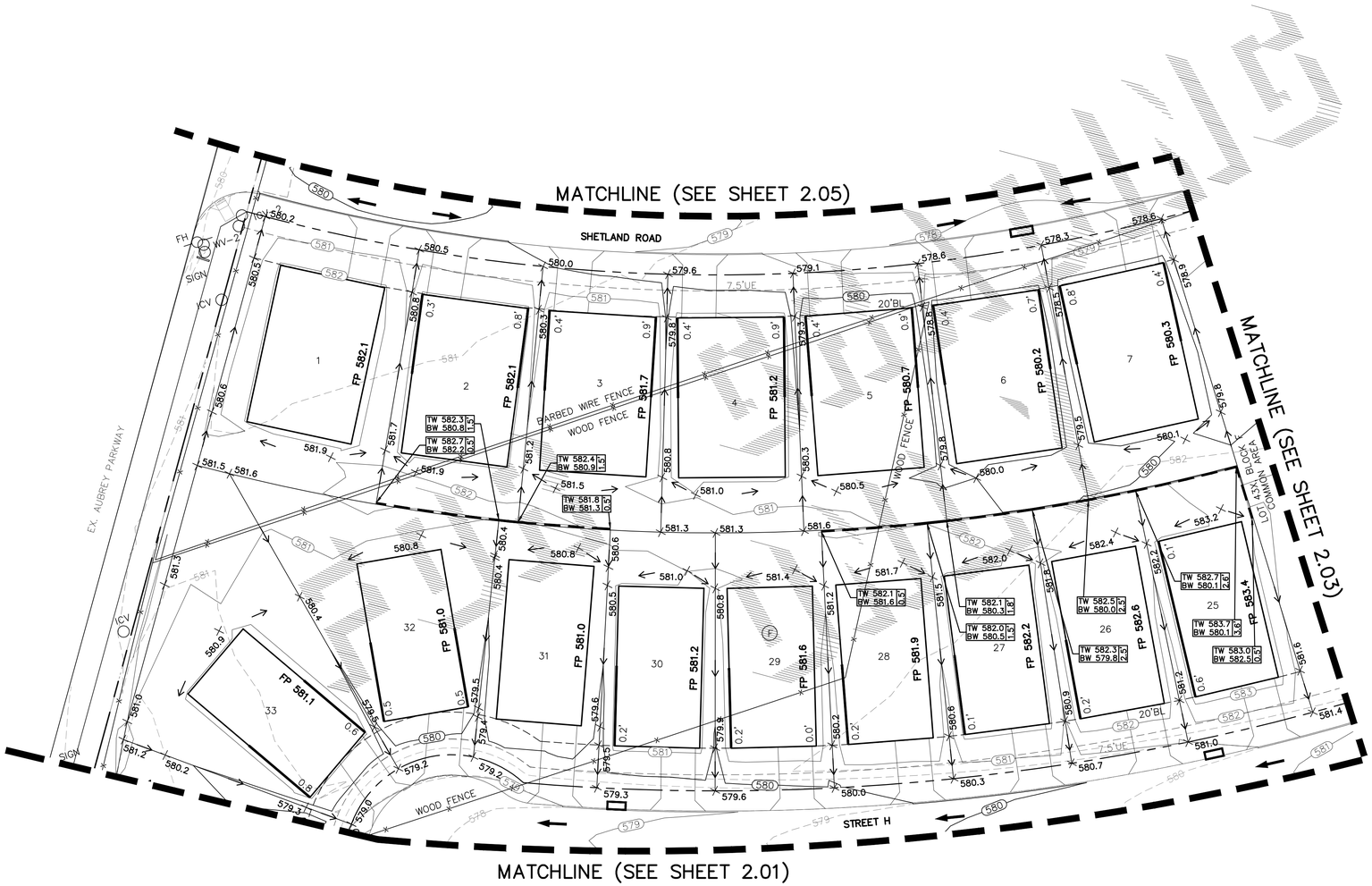

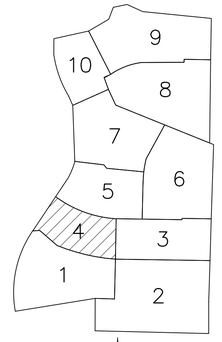

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 4

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.04

Plotted by: jkilzer Plot Date: 9/16/2024 10:30 AM
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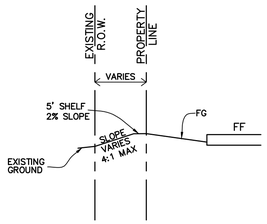
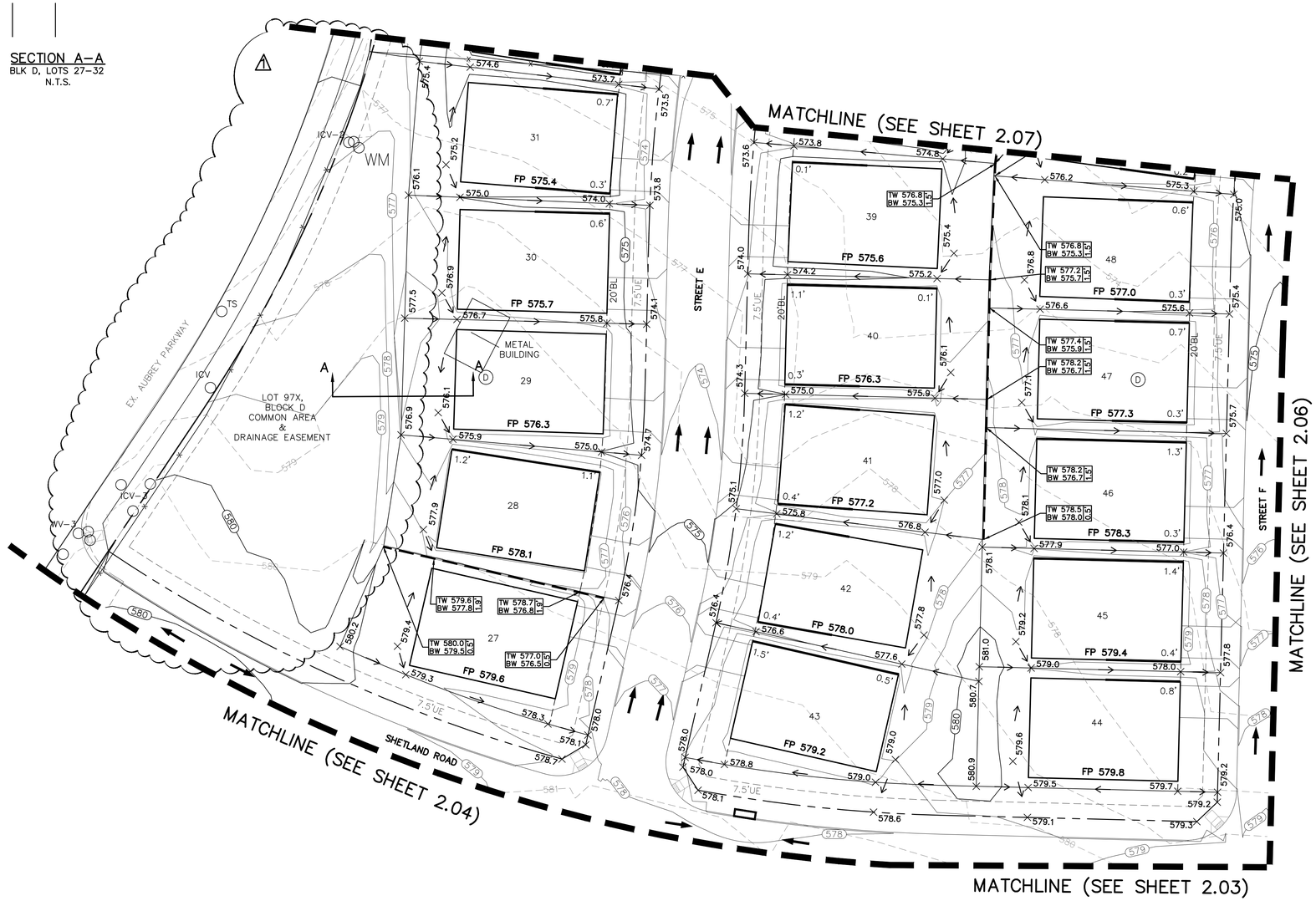
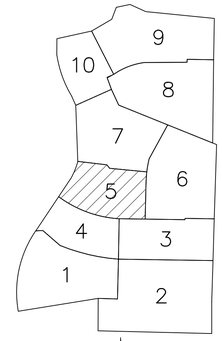


SECTION A–A
BLK D, LOTS 27–32
N.T.S.





KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:
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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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N

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30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

Brittany Day Crenshaw
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10.9.2025

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
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TBPE No. F-438
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GRADING PLAN
SHEET 5
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.05

Plotted by: jrodriguez Plot Date: 10/9/2025 1:38 PM
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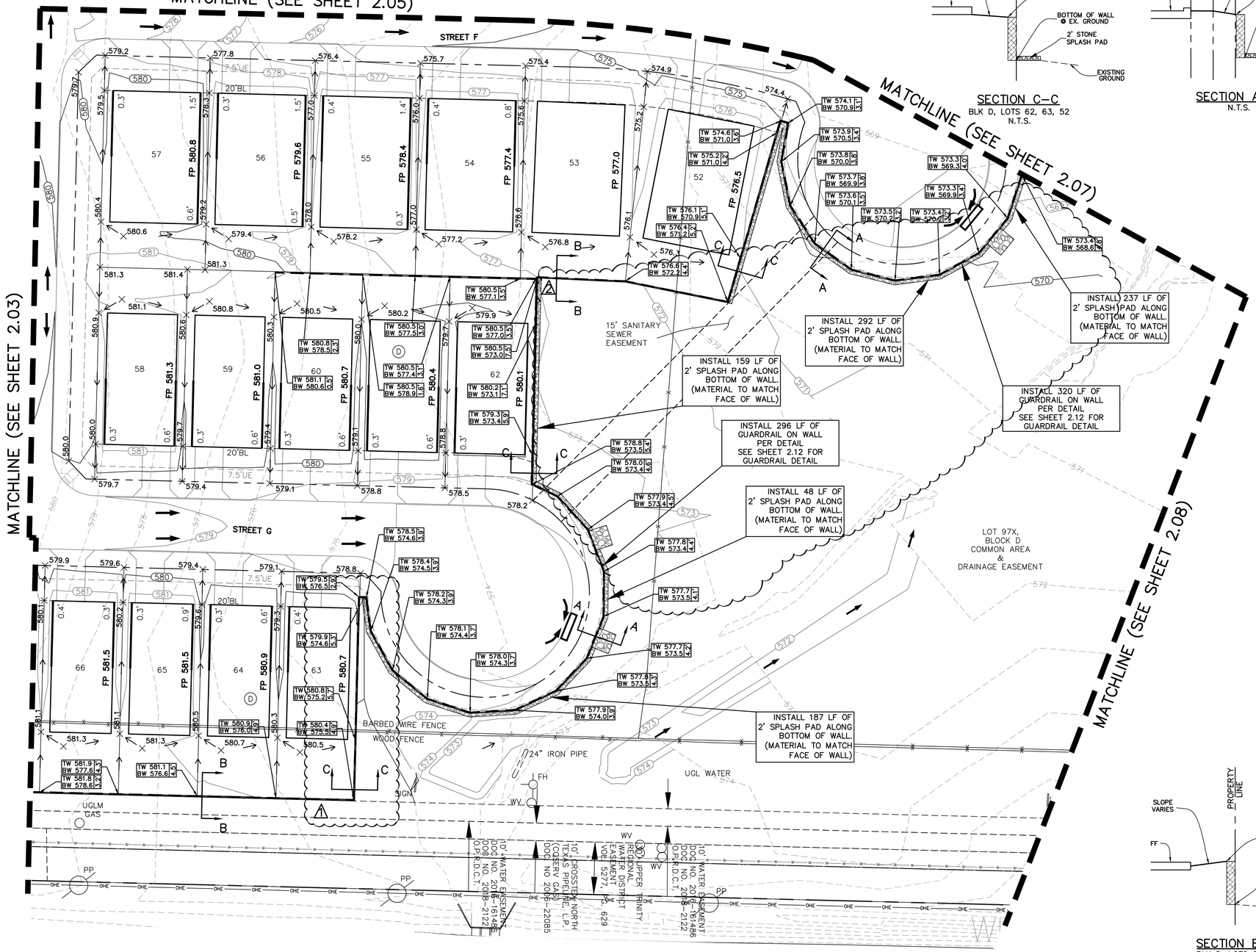

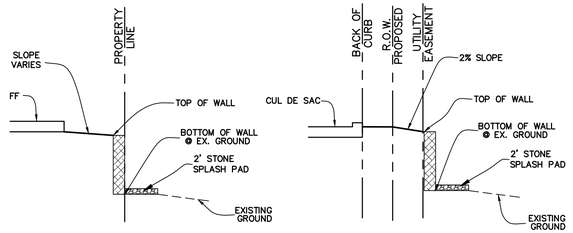

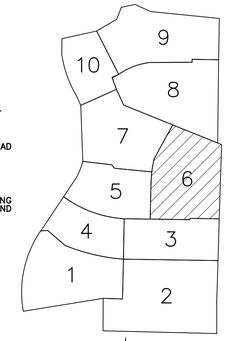

LEGEND

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N

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30 0 30 60

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	REVISED GRADING	JAR	10/09/25
1	REVISED WALL ELEVATIONS	JAR	12/5/24

Brittany Day Crenshaw

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 6

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.06

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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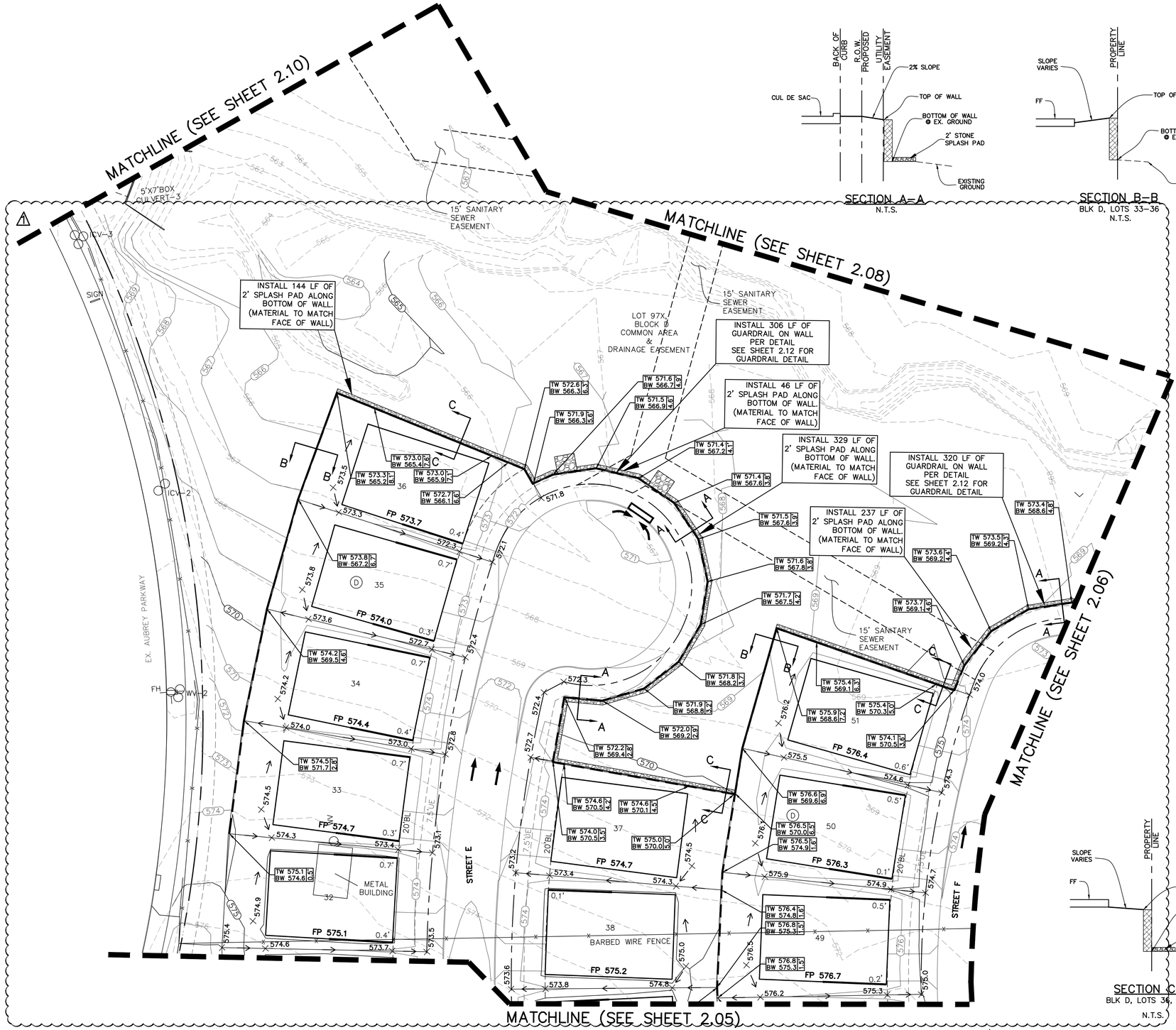

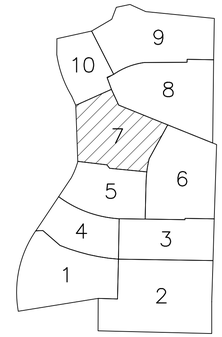

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right-of-way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
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GRADING PLAN
SHEET 7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.07

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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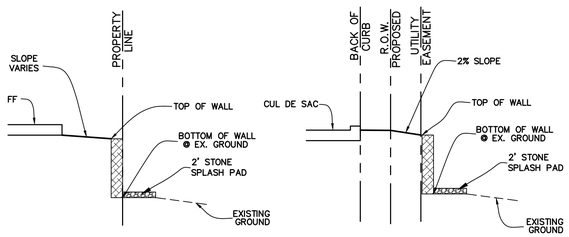
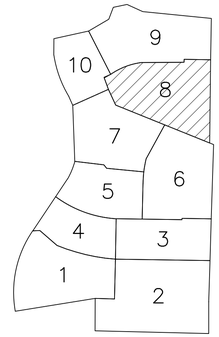


SECTION C-C
BLK D, LOTS 11, 12
N.T.S.

SECTION A-A
N.T.S.



KEY MAP
N.T.S.

LEGEND

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	EXISTING RETAINING WALL
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SECTION B-B
BLK D, LOTS 12, 24-26
N.T.S.

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

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TBPLS No. 10076000

GRADING PLAN
SHEET 8
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.08

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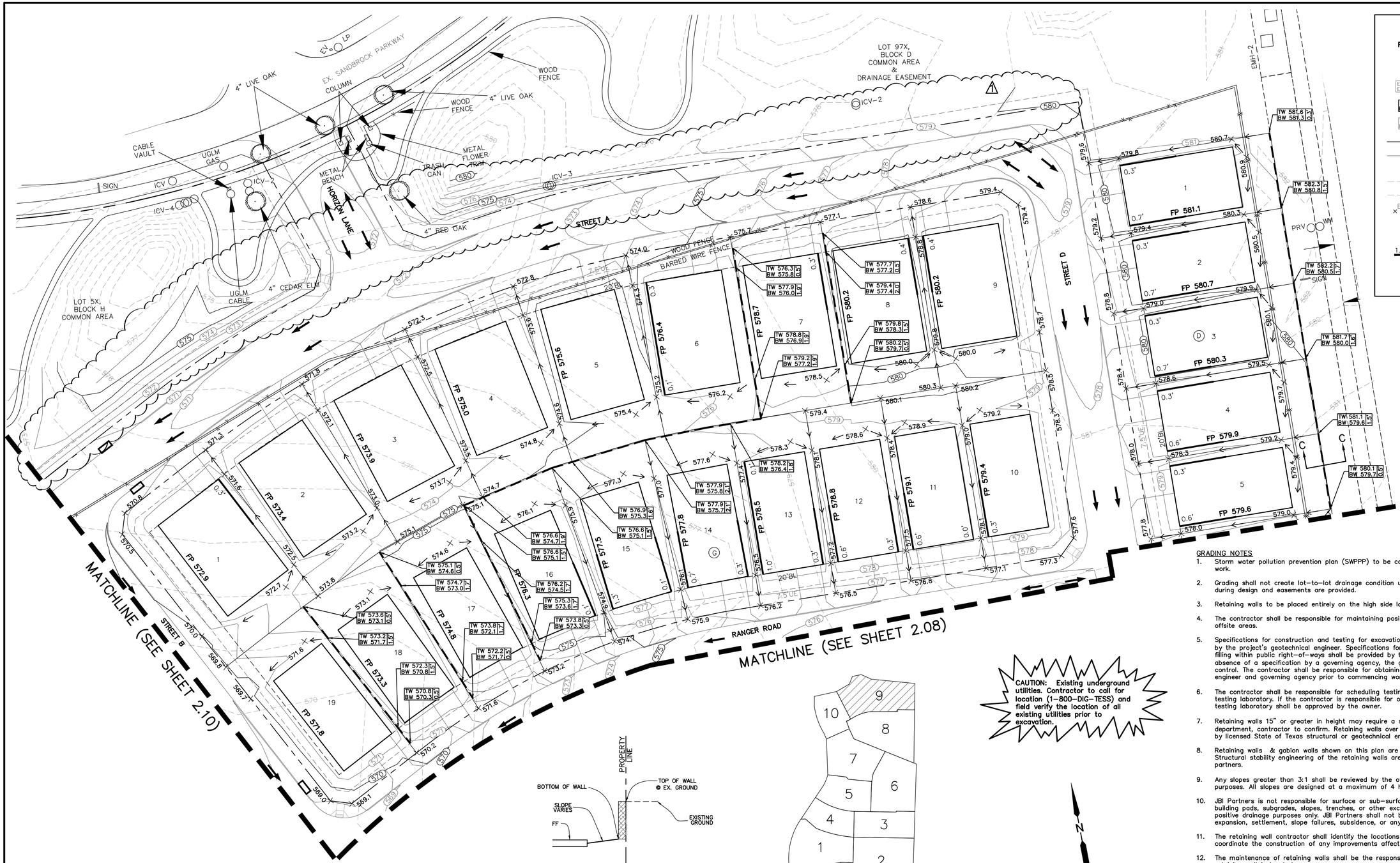

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SECTION C–C
BLK D, LOTS 1–5
N.T.S.

KEY MAP
N.T.S.

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30 0 30 60

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
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STATE OF TEXAS 131924 LICENSED PROFESSIONAL ENGINEER BRITTANY DAY CRENSHAW

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GRADING PLAN
SHEET 9
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.09

Plotted by: jrodriguez Plot Date: 10/9/2025 1:42 PM

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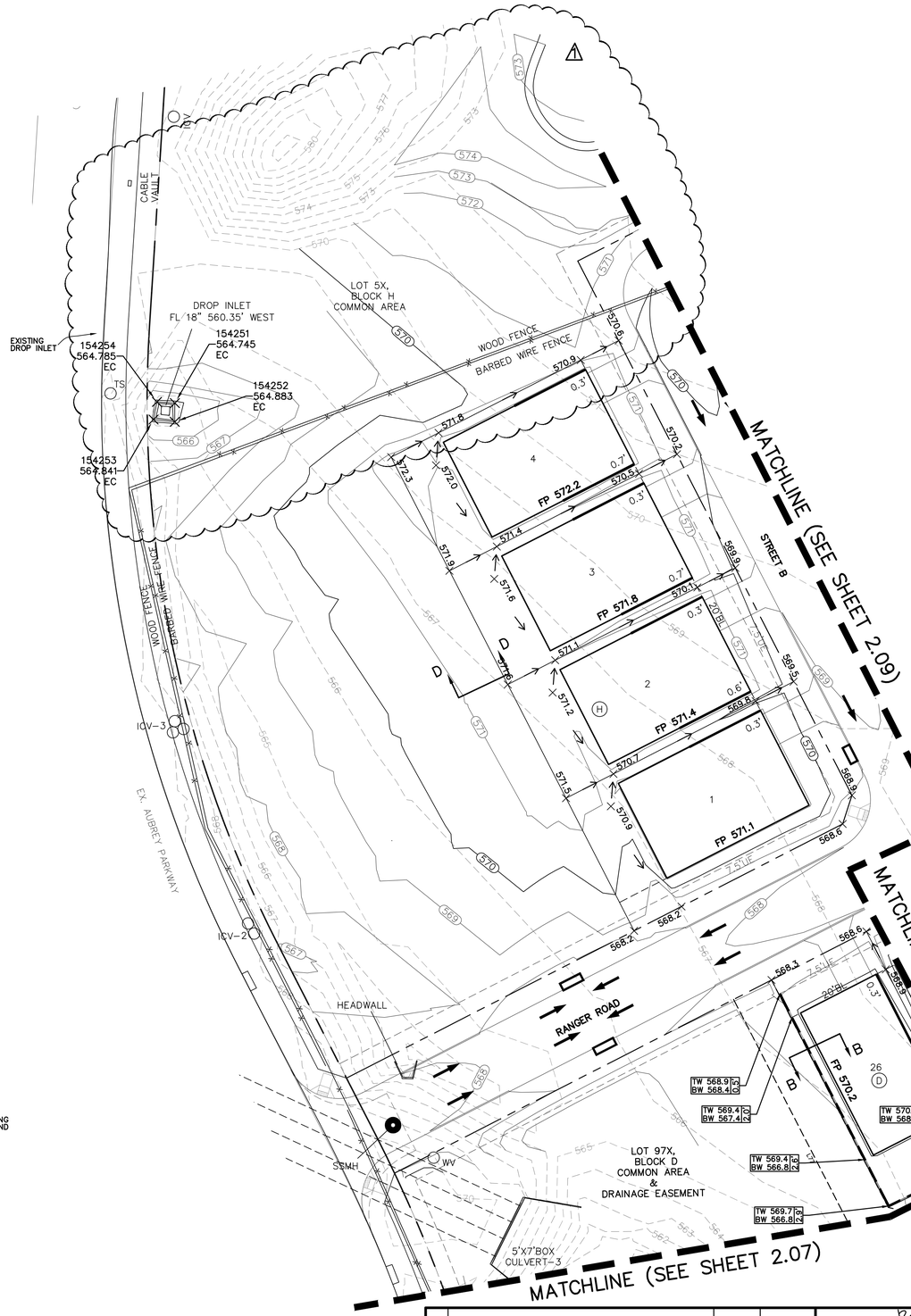
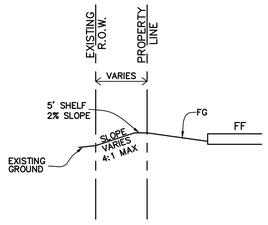
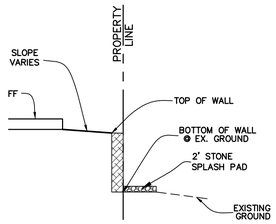
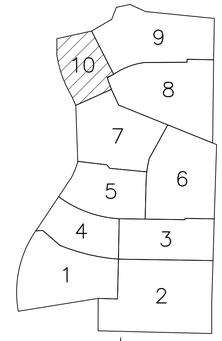




SECTION D–D
BLK H, LOTS 1–4
N.T.S.



SECTION B–B
BLK D, LOTS 11, 12
N.T.S.



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GRADING PLAN
SHEET 10
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.10

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM

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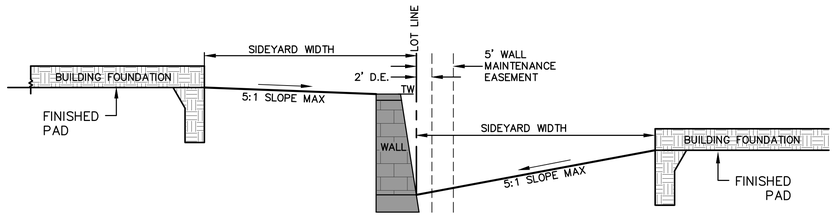
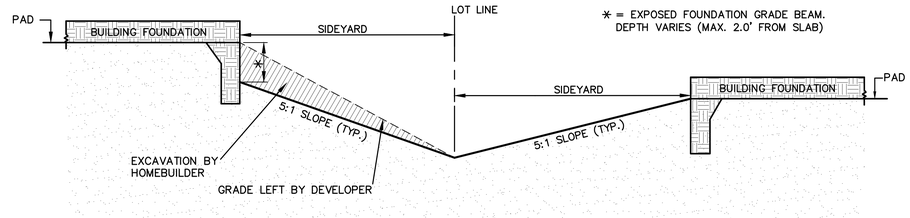


TYPICAL SECTION OF SIDEYARD SWALE W/ WALL

N.T.S.

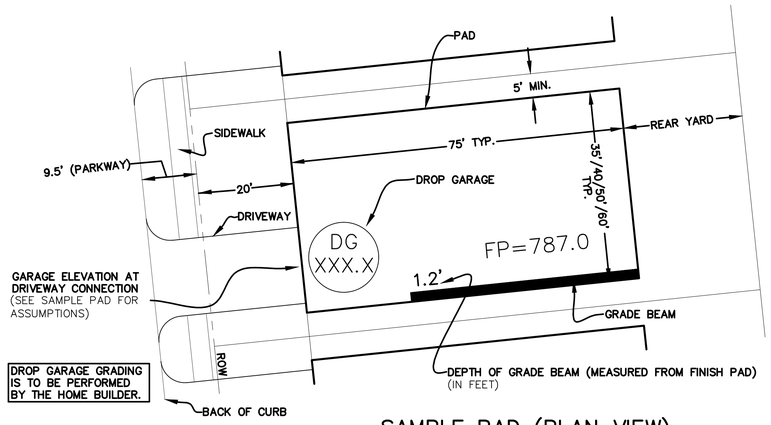


TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

N.T.S.

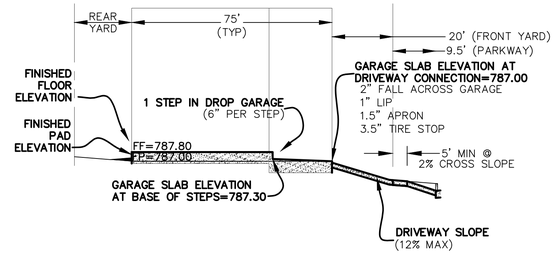
GUIDELINES FOR LOT GRADING and RETAINING WALLS

Drainage Types:	Type A = back to front, B = split drainage, C = front to back Lot to lot drainage is to be avoided, even if permissible by the City
Front Entry	No swales in the driveways with type C drainage Maximum 12% grade on driveway Maximum 12% grade on rear yard Maximum 15% grade in the side yard swales from front to back Minimum 1.25% grade in the side yard swales from front to back
Rear Yard swales	With type A drainage, rear swale = 8' from pad then around to side (Maximum rear yard slope from swale to rear property line = 12%)
Side Yards	Maximum slope from pad to swale = 20% Maximum side-yard retaining walls = 4' Maximum beam exposure (from top of slab to grade) = 2.0' Optional dropped brick ledges when exposure exceeds 1.4' (Do not use dropped brick ledges to reduce retaining wall height if retaining wall is required.)
Assumptions for Drop Garages	1" Garage lip 1.5" Garage Apron 1% Fall across garage for 20' 3.5" Tire stop 6" Step Maximum 2 step drop garage



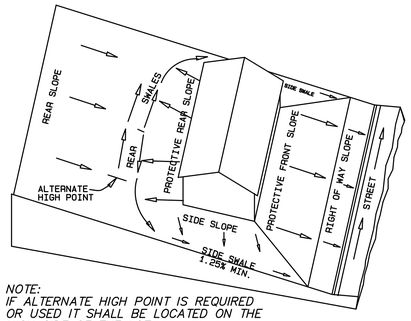
SAMPLE PAD (PLAN VIEW)

N.T.S.



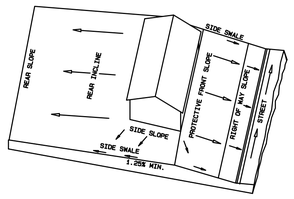
SAMPLE PAD (ELEVATION VIEW)

N.T.S.

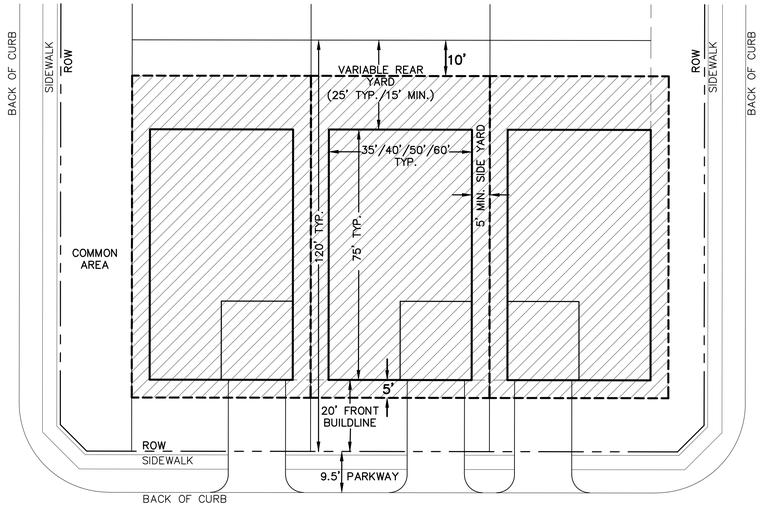


NOTE:
IF ALTERNATE HIGH POINT IS REQUIRED OR USED IT SHALL BE LOCATED ON THE HIGH SIDE OF THE LOT.

LOT GRADING TYPE A



LOT GRADING TYPE C



TYPICAL PHASE 15 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

⚠

SANDBROCK 16 DIRT NUMBERS

	Approx. Grading Area (Ac)	Cut (cu yd)	Fill (cu yd) Factor=1	NET (cu yd)	Import/Export	Lots	Avg. Pad Size (ft x ft)	MC Pad Size (sq ft)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	50% of Moisture Cond. (cu yd)	% Swell	Moisture Cond. (cu yd)	Utility Spoils (cu yd)	Front Yard Overcut (cu yd)	Cut (cu yd)	NET (cu yd)	Import/Export
		Unadjusted	*Unadjusted*	*Unadjusted*	*Unadjusted*			*(5' extra)*	*(Total @ 7 ft depth)*	*(Total @ 8 ft depth)*	*(Total @ 10 ft depth)*	*(Total @ 12 ft depth)*			*Swell*		*20 cu/lot*	*Adjusted*	*Adjusted*	*Adjusted*
						79	40x75	4,250	73,824	-	18,889	-	46,356		3,245					
SANDBROCK 16	43.5	22,851	27,650	4,799	IMPORT	51	50x75	5,100	15,867	-	73,667	-	44,767	7	3,134	6,908	5,300	45,684.92	**(18,035)**	EXPORT
						63	35x75	3,825	31,733	-	43,917	-	37,825		2,648					
TOTAL	43.5	22,851	27,650	4,799	IMPORT	193			121,424	-	136,472	-	128,948		9,026	6,908	5,300	45,685	**(18,035)**	EXPORT

NOTES & ASSUMPTIONS

(1) Adjusted cut accounts for the dirt produced from utility spoils, 50% of swell from pad moisture conditioning, & swell from from cut
(2) Utility spoils are multiplied by a factor of 0.3 & added to account for manholes & services
(3) 50% of pad moisture cond. taken into account (cu yd) for swell
(4) Estimated swell is 7%
(5) Export = Cut Import = Fill
(6) Moisture conditioning depths from Alpha recommendations in report G241757 dated 09-11-24 & Builder's Recommendations dated 09-11-24 shown on Moisture Conditioning plan

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.11

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM
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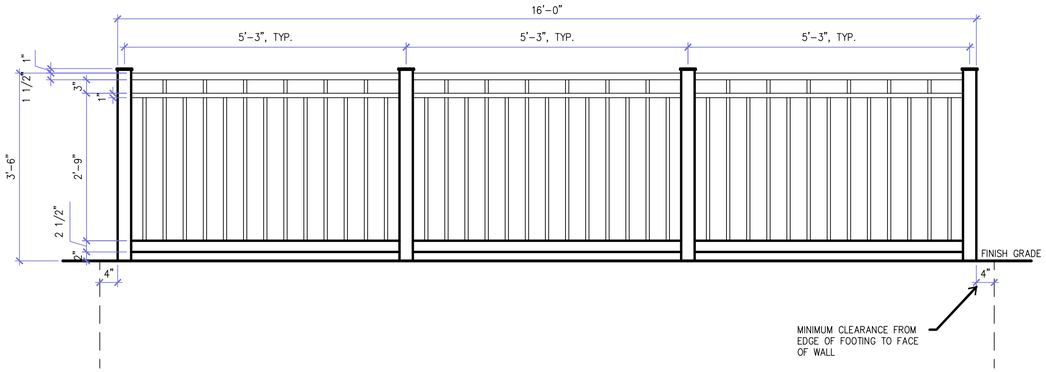
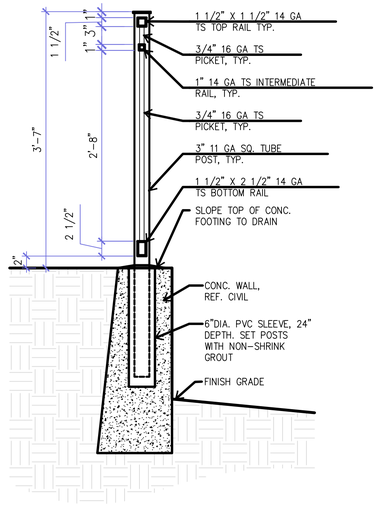


ELEVATION
SCALE: 3/4" = 1'-0"

NOTE:
1. ALL COMPONENTS TO BE WELDED TOGETHER AND EXPOSED WELDS TO BE GROUND SMOOTH
2. POLYSILOXANE SYSTEM; SOLVENT BASED:
   A. SEMI-GLOSS FINISH:
      A.A. 1ST COAT: S-W MACROPOXY 646 FAST CURE EPOXY)7.0-13.5 MILS. WET, 5.0-10.0 MILS. DRY PER COAT).
      A.B. 2ND COAT: S-W SHER-LOXANE 800, (5.0-7.0 MILS. WET, 4.0-6.0 MILS. DRY PER COAT).
      A.C. SQ 6258 TRICORN BLACK



SECTION
SCALE: 1" = 1'-0"

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GUARDRAIL DETAILS	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
10.9.2025

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FOR REFERENCE ONLY

JBI PARTNERS
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TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.12

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MATCHLINE (SEE SHEET 2.14)

EX. SHETLAND ROAD

SANDBROCK RANCH PHASE 1A

EX. ECLIPSE ROAD

EX. AUBREY PARKWAY

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

SHETLAND ROAD

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

LOT 98X, BLOCK D COMMON AREA

LOT 99X, BLOCK D COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018–85)

LOT 20X, BLOCK A COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 1X, BLOCK J RIGHT–OF–WAY (173,455 S.F. 3.982 ACRES)

SANDBROCK RANCH PHASE 15

F.M. 1385 (VARIABLE WIDTH R.O.W.)

10' WATER EASEMENT DOC NO. 2016–161486 DOC. NO. 2018–2122 O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006–22085

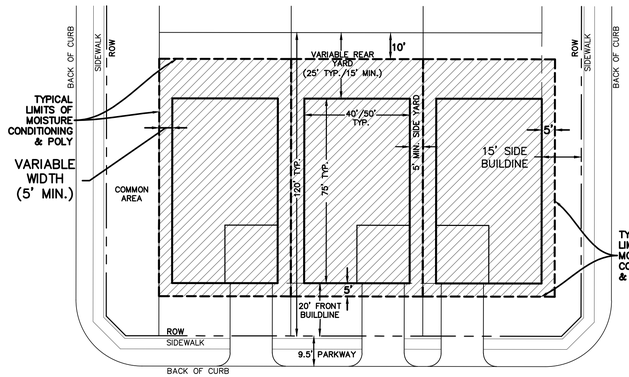
30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

RIP RAP

LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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9.16.2024

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 1 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.13

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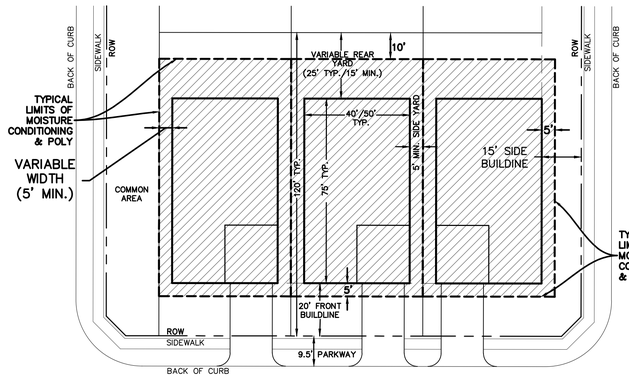
LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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TBPE No. F-438
TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 2 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.14

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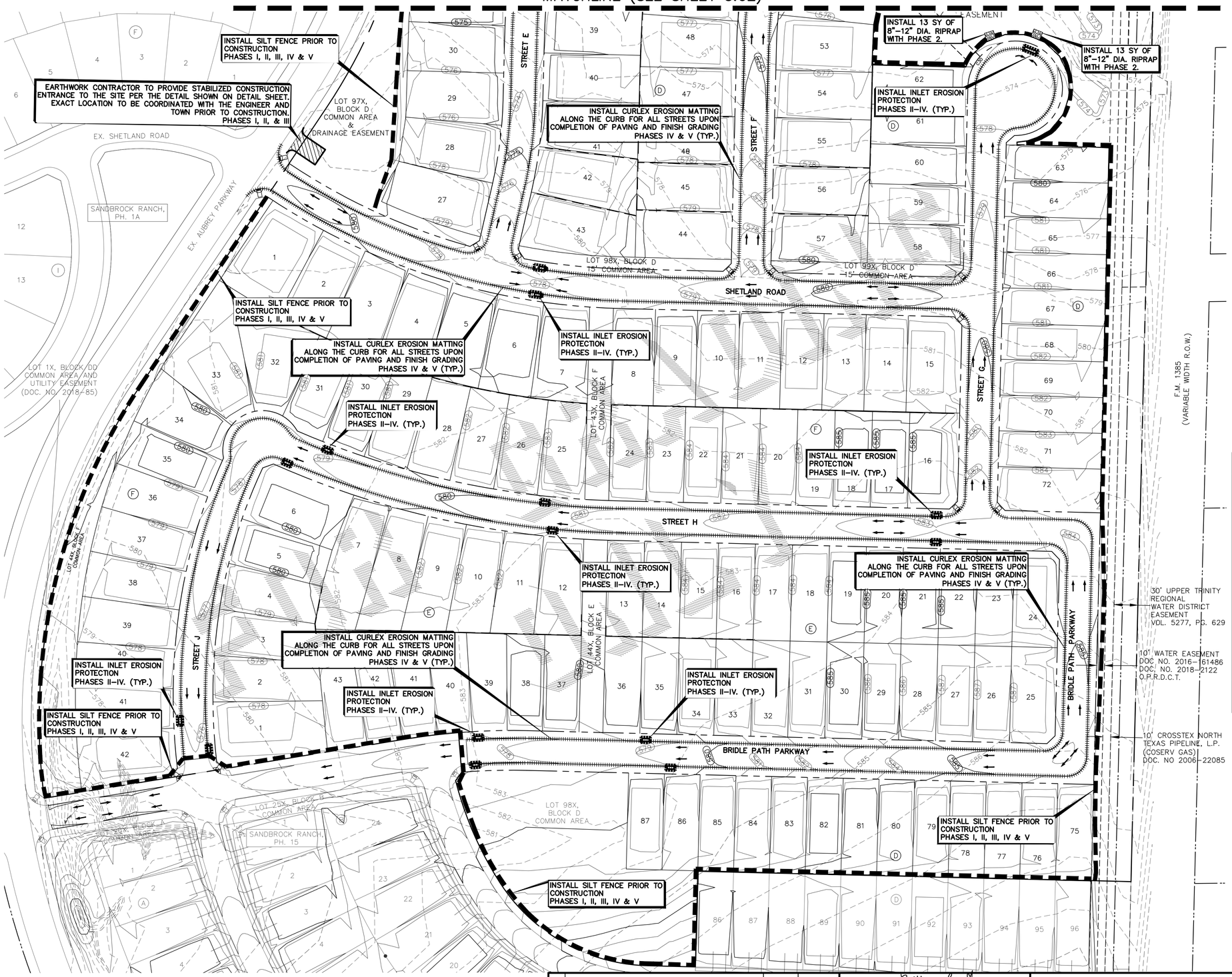

LEGEND

- EXISTING MAJOR CONTOUR ELEVATION
- EXISTING MINOR CONTOUR ELEVATION
- PROPOSED MAJOR CONTOUR ELEVATION
- PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.01

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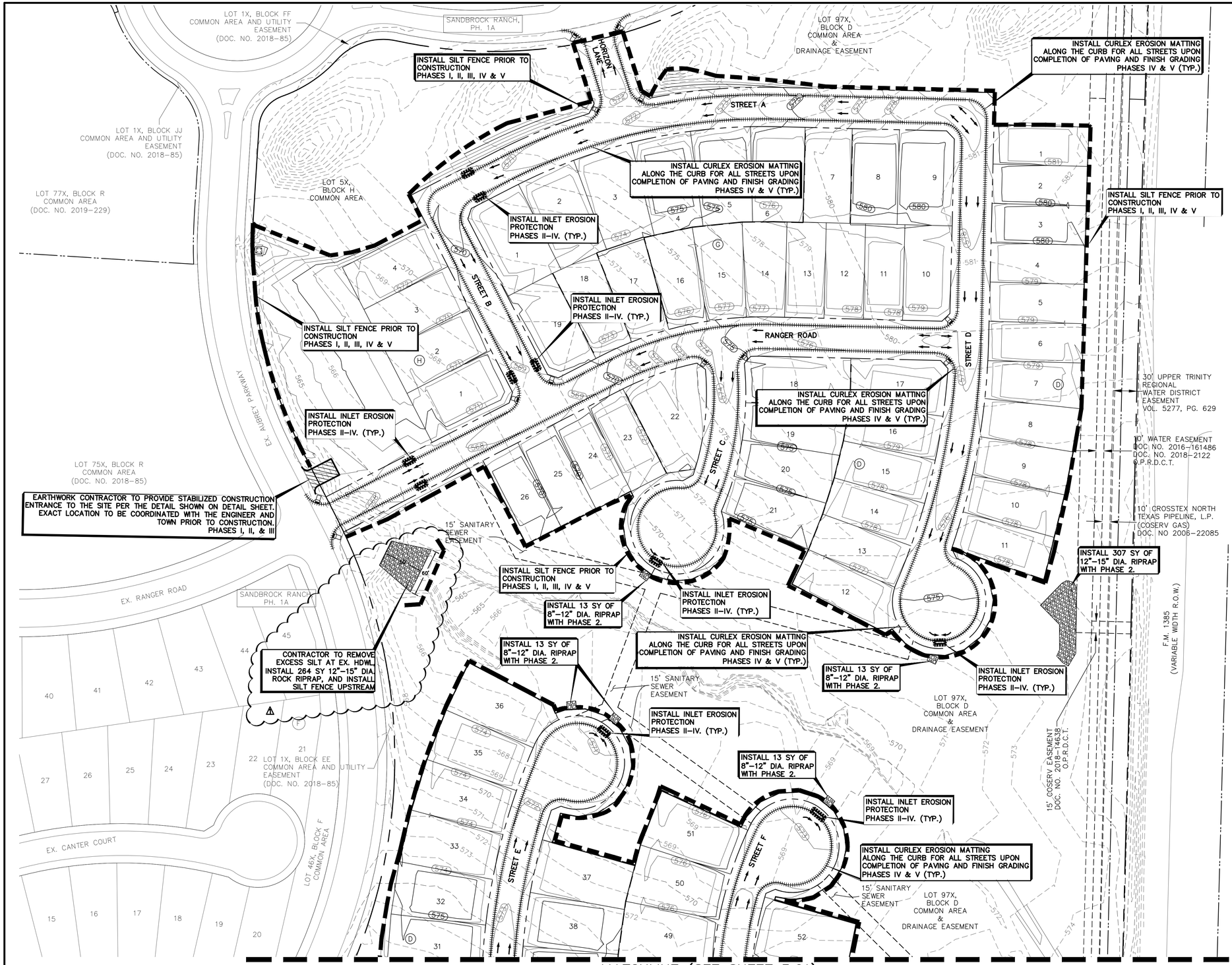

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	EXISTING HEADWALL EROSION CONTROL & CLEANUP	JAC	11/7/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.7.2024

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.02

Plotted by: jcourville Plot Date: 11/7/2024 12:57 PM

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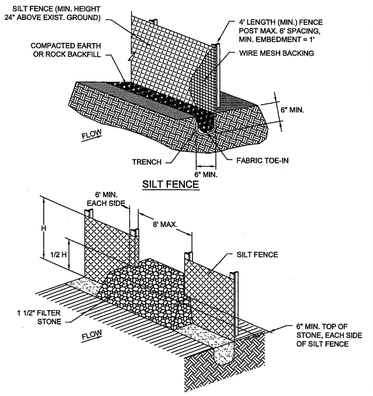
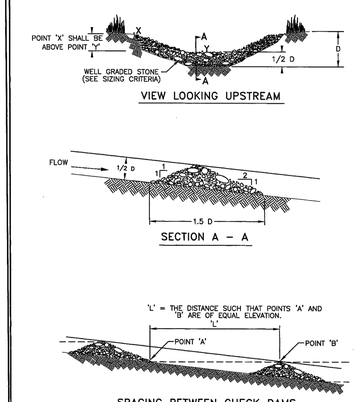


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B

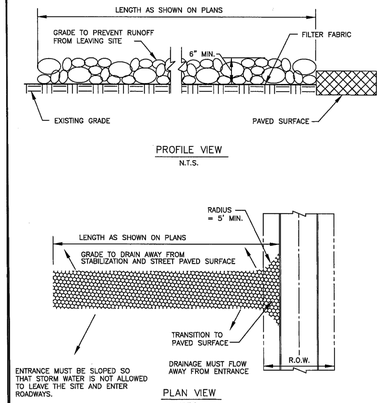


ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9
		DATE OCT. '04 / STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9
		DATE OCT. '04 / STANDARD DRAWING NO. 1060B

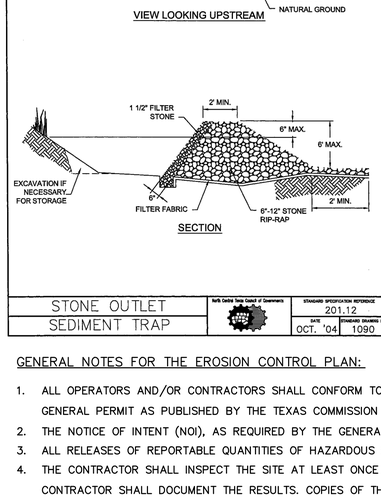


STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.10
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

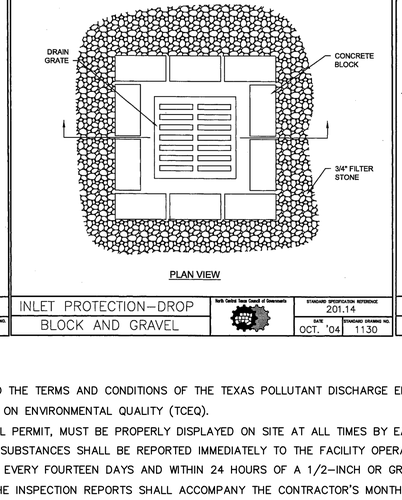
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

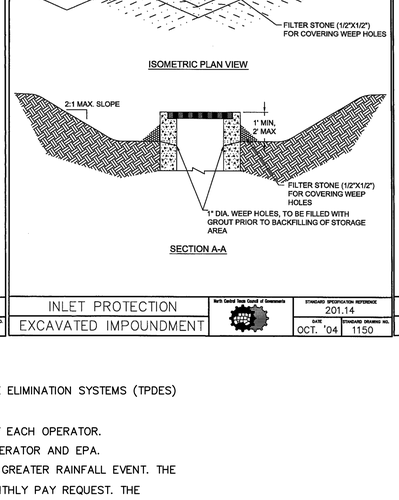
STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.11
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B



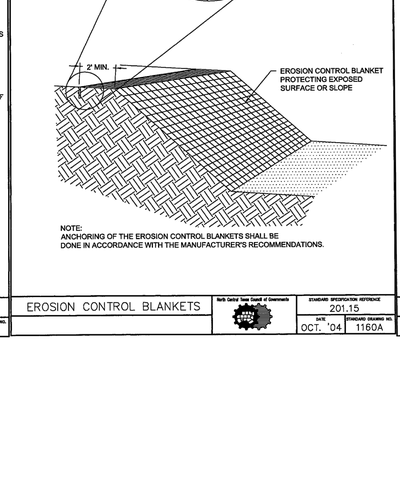
STONE OUTLET SEDIMENT TRAP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.12
		DATE OCT. '04 / STANDARD DRAWING NO. 1090



INLET PROTECTION–DROP BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1130



INLET PROTECTION EXCAVATED IMPOUNDMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1150



EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.
2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.
3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.
4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160B

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS (TPDES) GENERAL PERMIT AS PUBLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST ONCE EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A 1/2-INCH OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL DOCUMENT THE RESULTS. COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAY REQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARE PRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITY CONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HIS WORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESS PURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 3.03

Plotted by: jkilzer Plot Date: 9/13/2024 3:25 PM
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DRAINAGE THEORY

Rational Method: Q=C*I*A

- Q: FLOW [c.f.s.]
- C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]
  - Existing Ground 0.30
  - Residential 0.50
  - Road 0.90
- I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]
  - for T_c= 15 minutes I10: 5.50 in/hr
  - I100: 7.91 in/hr
- A: AREA [acres]

LEGEND

- Existing Contour
- Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.01

Plotted by: jrodriguez Plot Date: 11/6/2024 3:25 PM

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DRAINAGE THEORY

Rational Method: Q=C*I*A

Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]

for T_c= 15 minutes I10: 5.50 in/hr

I100: 7.91 in/hr

A: AREA [acres]

LEGEND

- 500 — Existing Contour
- 500 — Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
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- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
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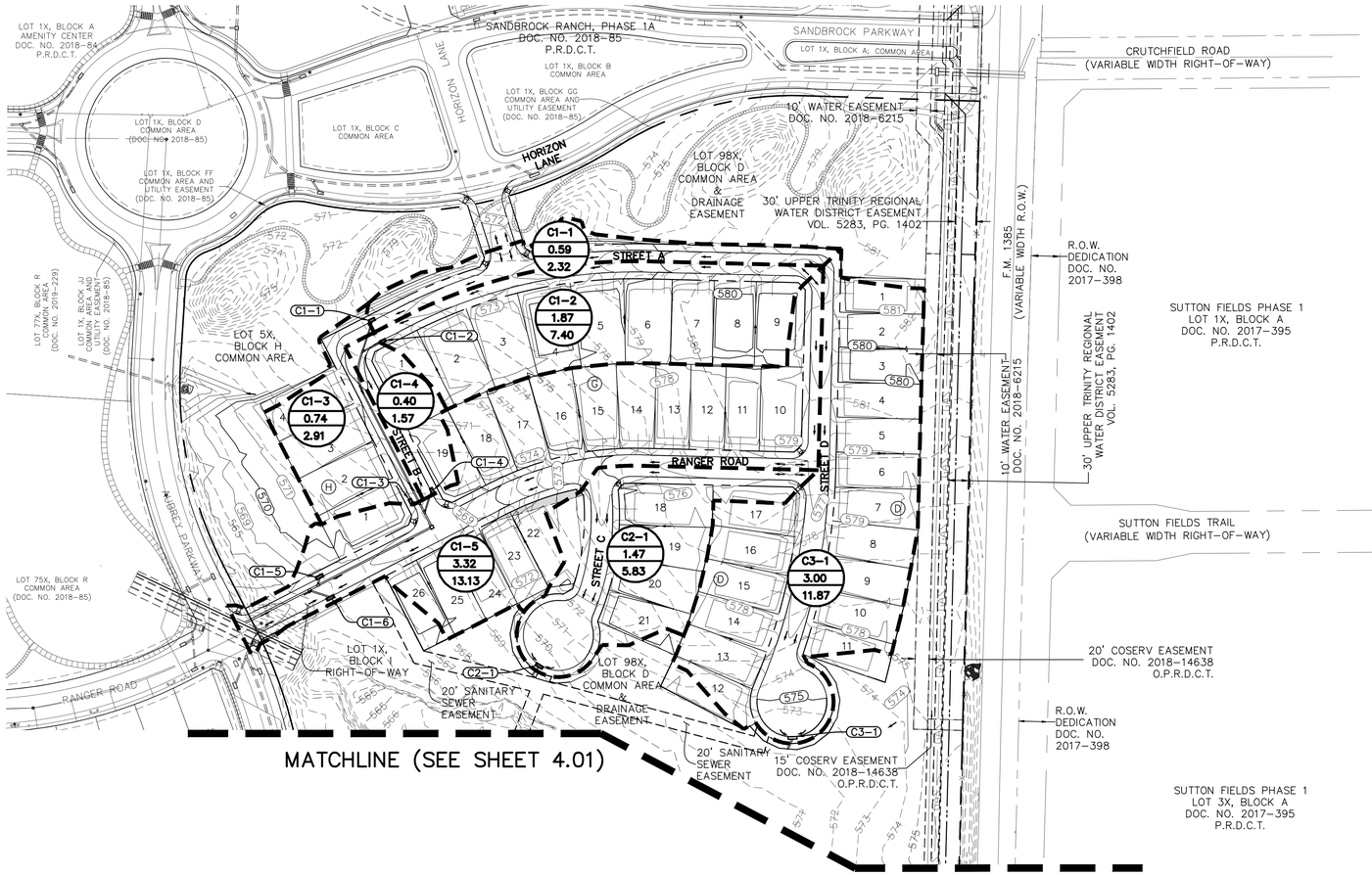

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

11.6.2024

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DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.02

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ON–GRADE INLET CALCULATIONS

Inlet Capacity Calculation Table

Inlet			Drainage Areas																																
Design Point	Inlet No.	Inlet Type	Area No.	Areas (acres)	Runoff "c"	Design Storm Frequency (yrs)	Conc. Time (min.)	Intensity (in/hr.)	Runoff (cfs)	Bypass Flow (cfs)	Bypass From	Bypass Flow & Runoff (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow to Inlet "Q" (cfs)	"SL" Street Long Slope (ft/ft)	Street Section (type)	Roadway Cross Slope "SX" (ft/ft)	Manning's Coefficient for Pavement "n"	Street Width (F-F) (ft)	Half Street Crown Capacity (cfs)	Half Street Curb Capacity (cfs)	Half Street Capacity to 1" Over Curb (cfs)	Gutter Cross Slope "SW" (ft/ft)	Width of Depressed Gutter "W" (ft)	Ratio of Flow "E0"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "Se" (%)	* Required Length "LT" (ft)	Length Provided "L" (ft)	Inlet Effciency "E"	Captured Flow "QT" (cfs)	Inlet Capacity (cfs)	Area Captured (acres)	Carryover Flow "q" (cfs)	Target Inlet	Comments
A3-1	**A3-1**	ONGC	A3-1	1.40	0.50	10	15	5.50	3.84			3.84	0.00	A3-2	**3.84**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.8	8	100.00%	3.8	8.0	**1.40**	0.0		A3-1-E10
				1.40	0.50	100	15	7.91	5.53			5.53	0.03	A3-2	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-1-E100
A3-2	**A3-2**	ONGC	A3-2	1.41	0.50	10	15	5.50	3.89			3.89	0.00	A3-1	**3.89**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.9	8	100.00%	3.9	8.0	**1.41**	0.0		A3-2-E10
				1.41	0.50	100	15	7.91	5.59			5.59	0.00	A3-1	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-2-E100
A3-3	**A3-3**	ONGC	A3-3	0.90	0.50	10	15	5.50	2.46			2.46	0.00	A3-4	**2.46**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.5	8	100.00%	2.5	8.0	**0.90**	0.0		A3-3-E10
				0.90	0.50	100	15	7.91	3.54			3.54	0.00	A3-4	**3.54**								13.68			0.378		0.100	3.5	8	100.00%	3.5	8.0	**0.90**	0.0		A3-3-E100
A3-4	**A3-4**	ONGC	A3-4	1.20	0.50	10	15	5.50	3.29			3.29	0.00	A3-3	**3.29**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.390	0.33	0.103	3.3	8	100.00%	3.3	8.0	**1.20**	0.0		A3-4-E10
				1.20	0.50	100	15	7.91	4.74			4.74	0.00	A3-3	**4.74**								13.68			0.345		0.094	4.7	8	100.00%	4.7	8.0	**1.20**	0.0		A3-4-E100
A3-5	**A3-5**	ONGC	A3-5	2.14	0.50	10	15	5.50	5.87			5.87	0.00	A3-6	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.345	0.33	0.094	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		A3-5-E10
				2.14	0.50	100	15	7.91	8.45			8.45	0.00	A3-6	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-5-E100
A3-6	**A3-6**	ONGC	A3-6	1.11	0.50	10	15	5.50	3.04			3.04	1.11	A3-5	**4.16**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.2	8	100.00%	4.2	8.0	**1.51**	0.0		A3-6-E10
				1.11	0.50	100	15	7.91	4.38			4.38	2.03	A3-5	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-6-E100
A4-1	**A4-1**	ONGC	A4-1	1.70	0.50	10	15	5.50	4.68			4.68	0.00	A4-2	**4.68**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.403	0.33	0.105	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		A4-1-E10
				1.70	0.50	100	15	7.91	6.73			6.73	0.00	A4-2	**6.73**								20.14			0.355		0.096	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		A4-1-E100
A4-2	**A4-2**	ONGC	A4-2	1.60	0.50	10	15	5.50	4.39			4.39	0.00	A4-1	**4.39**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.417	0.33	0.108	4.4	8	100.00%	4.4	8.0	**1.60**	0.0		A4-2-E10
				1.60	0.50	100	15	7.91	6.31			6.31	0.00	A4-1	**6.31**								20.14			0.402		0.105	6.3	8	100.00%	6.3	8.0	**1.60**	0.0		A4-2-E100
A4-3	**A4-3**	ONGC	A4-3	0.72	0.50	10	15	5.50	1.97			1.97	0.00	A4-4	**1.97**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.72**	0.0		A4-3-E10
				0.72	0.50	100	15	7.91	2.84			2.84	0.89	A4-4	**3.73**								13.68			0.345		0.094	3.7	8	100.00%	3.7	8.0	**0.94**	0.0		A4-3-E100
A4-4	**A4-4**	ONGC	A4-4	1.43	0.50	10	15	5.50	3.93			3.93	0.00	A4-3	**3.93**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	3.9	8	100.00%	3.9	8.0	**1.43**	0.0		A4-4-E10
				1.43	0.50	100	15	7.91	5.65			5.65	0.00	A4-3	**4.76**								13.68			0.345		0.094	4.8	8	100.00%	4.8	8.0	**1.20**	0.0		A4-4-E100
C1-1	**C1-1**	ONGC	C1-1	0.59	0.50	10	15	5.50	1.61			1.61	0.38	C1-2	**2.00**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.73**	0.0		C1-1-E10
				0.59	0.50	100	15	7.91	2.32			2.32	2.54	C1-2	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-1-E100
C1-2	**C1-2**	ONGC	C1-2	1.87	0.50	10	15	5.50	5.14			5.14	0.00	C1-1	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		C1-2-E10
				1.87	0.50	100	15	7.91	7.40			7.40	0.00	C1-1	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-2-E100
C1-3	**C1-3**	ONGC	C1-3	0.74	0.50	10	15	5.50	2.02			2.02	0.00	C1-4	**2.02**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.74**	0.0		C1-3-E10
				0.74	0.50	100	15	7.91	2.91			2.91	0.00	C1-4	**2.91**								13.68			0.345		0.094	2.9	8	100.00%	2.9	8.0	**0.74**	0.0		C1-3-E100
C1-4	**C1-4**	ONGC	C1-4	0.40	0.50	10	15	5.50	1.09			1.09	0.00	C1-3	**1.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	1.1	8	100.00%	1.1	8.0	**0.40**	0.0		C1-4-E10
				0.40	0.50	100	15	7.91	1.57			1.57	0.00	C1-3	**1.57**								13.68			0.345		0.094	1.6	8	100.00%	1.6	8.0	**0.40**	0.0		C1-4-E100

SAG INLET CALCULATIONS

Inlet No.	Area Designation	Areas (acres)	Runoff "c"	Conc. Time (min)	10-year Intensity (in/hr)	10-year Bypass From Area	10-year Bypass From Area	10-year Bypass Flow (cfs)	10-year Bypass Flow (cfs)	10-year Total Q (cfs)	100-year Intensity (in/hr)	100-year Bypass From Area	100-year Bypass From Area	100-year Bypass Flow (cfs)	100-year Bypass Flow (cfs)	100-year Total Q (cfs)	Street Slope	F-F	Half Street Capacity	Crossover (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow in Inlet (cfs)	Depth of Depress. "a" (ft)	Length of Inlet Opening L or P (ft)	Width of Depress. (ft)	Coeff (Weir or Orifice) Cw / Co	Depth of Flow at Opening "d" (ft)	Allowable Depth of Flow at Opening "d" (ft)	Capacity of Inlet per Foot of Length Q/L (cfs/ft)	Capacity of Inlet (cfs)	Carry - Over into Overflow (cfs)	Percent Q_{100} Captured by Inlet (%)	Notes	Effective Area Name	Effective Area (ac)
B1-1	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	8.0	1.5	2.30	0.20*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-2	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	5.0	1.5	2.30	0.25*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-3	B1-2	3.57	0.50	15.00	5.50					**9.82**	7.91					**14.12**	0.006	30	4.76	0.81	0.81		**14.12**	0.33	15.0	1.5	3.00	0.41*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-2-E100	**3.57**
B2-1	B2-1	3.16	0.50	15.00	5.50					**8.70**	7.91					**12.51**	0.006	30	4.76	6.25	6.25		**12.51**	0.33	15.0	1.5	3.00	0.38*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B2-1-E100	**3.16**
B3-1	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	8.0	1.5	2.30	0.37*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-2	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	5.0	1.5	2.30	0.46*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-3	B3-2	3.89	0.50	15.00	5.50					**10.71**	7.91					**15.40**	0.006	30	4.76	4.91	4.91		**15.40**	0.33	15.0	1.5	3.00	0.44*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-2-E100	**3.89**
C1-5	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C1-6	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C2-1	C2-1	1.47	0.50	15.00	5.50					**4.05**	7.91					**5.83**	0.006	30	4.76	1.07	1.07		**5.83**	0.33	10.0	1.5	2.30	0.34*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C2-1-E100	**1.47**
C3-1	C3-1	3.00	0.50	15.00	5.50					**8.25**	7.91					**11.87**	0.006	30	4.76	5.93	5.93		**11.87**	0.33	12.0	1.5	2.30	0.50*	0.50	1.00*	11.95*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C3-1-E100	**3.00**

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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11.6.2024

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DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.03

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PIPE CALCULATIONS

U/S Station	D/S Station	Pipe Length	U/S Structure	D/S Structure	CONTRIBUTING DRAINAGE AREA			Runoff "c"	Incremental cA	Total cA	Time of Concentration			Design Storm	Intensity	Incremental Runoff	Q Pipe	Pipe Size Diameter	Box Culvert Size		n	Sf	Head Loss Calculations								HGL		COMMENTS
					Incremental		Total Area				Time at Upstream Station	Flow Time	Time at Downstream Station						Width	Height			V1 (in)	V2 (out)	(V1^2)/2g	(V2^2)/2g	Headloss at Wye/Pipe Size Change	Bend Losses	Inlet/Manhole Loss Coefficient	Headloss at Inlet/Manhole	U/S	D/S	
					Name	Area																											
		(ft)				(ac)	(ac)				(min)	(min)	(min)	(yrs.)	(in/hr)	(cfs)	(cfs)	(in)	(ft)	(ft)		(ft/ft)	(ft/s)	(ft/s)	(ft)	(ft)	H_j (ft)	H_b (ft)	K_i	Hi (ft)	(ft)	(ft)	
STORM SEWER CALCULATIONS STM A3 (100-YR)																																
9+44.28	9+32.21	12.07	Inlet A3-1	45° Bend	A3-1-E100	1.41	1.41	0.50	0.70	0.70	15	0.09	15.09	100	7.91	5.6	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08			1.10	0.09	577.33	577.31	Partial Flow
9+32.21	9+05.45	26.76	45° Bend	45° Wye (Lat A3-2)	-	0.00	1.41	0.50	0.00	0.70	15.09	0.19	15.28	100	7.90	0.0	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08		0.01			577.30	577.27	Partial Flow
9+05.45	6+21.11	284.34	45° Wye (Lat A3-2)	Pipe Size Change	A3-2-E100	1.41	2.81	0.50	0.70	1.41	15.28	1.03	16.31	100	7.87	5.5	**11.09**	21			0.013	0.0049	2.31	4.61	0.08	0.33	0.25				577.02	575.63	Partial Flow
6+21.11	6+17.11	4.00	Pipe Size Change	45° Wye (Lat A3-3)	-	0.00	2.81	0.50	0.00	1.41	16.31	0.02	16.33	100	7.71	0.0	**11.09**	24			0.013	0.0024	4.61	3.53	0.33	0.19					575.63	575.62	Partial Flow
6+17.11	5+89.46	27.65	45° Wye (Lat A3-3)	45° Wye (Lat A3-4)	A3-3-E100	0.90	3.71	0.50	0.45	1.85	16.33	0.10	16.43	100	7.71	3.5	**14.54**	24			0.013	0.0041	3.53	4.63	0.19	0.33	0.14				575.48	575.36	Partial Flow
5+89.46	1+95.71	393.75	45° Wye (Lat A3-4)	Pipe Size Change	A3-4-E100	1.20	4.91	0.50	0.60	2.45	16.43	1.08	17.50	100	7.70	4.6	**19.15**	24			0.013	0.0072	4.63	6.10	0.33	0.58	0.24				575.12	572.30	Partial Flow
1+95.71	1+91.71	4.00	Pipe Size Change	45° Wye (Lat A3-5)	-	0.00	4.91	0.50	0.00	2.45	17.50	0.02	17.52	100	7.53	0.0	**19.15**	30			0.013	0.0022	6.10	3.90	0.58	0.24					572.30	572.29	Partial Flow
1+91.71	1+39.53	52.18	45° Wye (Lat A3-5)	45° Wye (Lat A3-6)	A3-5-E100	1.62	6.53	0.50	0.81	3.26	17.52	0.17	17.69	100	7.53	6.1	**25.26**	30			0.013	0.0038	3.90	5.15	0.24	0.41	0.17				572.11	571.92	Partial Flow
1+39.53	1+00.00	39.53	45° Wye (Lat A3-6)	Manhole (STM A1 & STM A2)	A3-6-E100	1.62	8.15	0.50	0.81	4.07	17.69	0.10	17.79	100	7.51	6.1	**31.34**	30			0.013	0.0058	5.15	6.39	0.41	0.63	0.22				571.69	571.46	Partial Flow
STORM SEWER CALCULATIONS STM A4 (100-YR)																																
4+13.72	4+03.90	9.82	Inlet A4-1	45° Bend	A4-1-E100	1.70	1.70	0.50	0.85	0.85	15	0.06	15.06	100	7.91	6.7	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12			1.10	0.13	575.56	575.55	Partial Flow
4+03.90	3+54.17	49.73	45° Bend	45° Wye (Lat A4-2)	-	0.00	1.70	0.50	0.00	0.85	15.06	0.30	15.35	100	7.90	0.0	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12		0.02			575.53	575.44	Partial Flow
3+54.17	1+58.09	196.08	45° Wye (Lat A4-2)	Pipe Size Change	A4-2-E100	1.60	3.30	0.50	0.80	1.65	15.35	0.60	15.96	100	7.86	6.3	**13.00**	21			0.013	0.0067	2.80	5.41	0.12	0.45	0.33				575.11	573.79	Partial Flow
1+58.09	1+54.09	4.00	Pipe Size Change	45° Wye (Lat A4-3)	-	0.00	3.30	0.50	0.00	1.65	15.96	0.02	15.98	100	7.77	0.0	**13.00**	27			0.013	0.0018	5.41	3.27	0.45	0.17					573.79	573.78	Partial Flow
1+54.09	1+45.01	9.08	45° Wye (Lat A4-3)	45° Wye (Lat A4-4)	A4-3-E100	0.94	4.24	0.50	0.47	2.12	15.98	0.04	16.02	100	7.76	3.7	**16.66**	27			0.013	0.0029	3.27	4.19	0.17	0.27	0.11				573.67	573.65	Partial Flow
1+45.01	1+00.00	45.01	45° Wye (Lat A4-4)	Manhole (STM A1)	A4-4-E100	1.20	5.44	0.50	0.60	2.72	16.02	0.14	16.16	100	7.76	4.7	**21.33**	27			0.013	0.0047	4.19	5.36	0.27	0.45	0.17				573.47	573.26	Partial Flow
STORM SEWER CALCULATIONS STM B1 (100-YR)																																
8+08.38	7+62.42	45.96	Inlet B1-1	45° Wye (Lat B1-2)	B1-1-E100	0.58	0.58	0.50	0.29	0.29	15	0.81	15.81	100	7.91	2.3	**2.28**	21			0.013	0.0002	0.95	0.95	0.01	0.01			1.10	0.02	575.61	575.61	Partial Flow
7+62.42	1+54.07	608.35	45° Wye (Lat B1-2)	Headwall	B1-1-E100	0.58	1.15	0.50	0.29	0.58	15.81	5.39	21.20	100	7.79	2.2	**4.52**	21			0.013	0.0008	1.88	1.88	0.05	0.05	0.00				575.61	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B1-3 (100-YR)																																
1+35.28	1+17.15	18.13	Inlet B1-3	Headwall	B1-2-E100	3.57	3.57	0.50	1.79	1.79	15	0.05	15.05	100	7.91	14.1	**14.12**	21			0.013	0.0079	5.87	5.87	0.54	0.54	0.00		1.10	0.59	575.25	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B2 (100-YR)																																
1+97.31	1+79.19	18.12	Inlet B2-1	Headwall	B2-1-E100	3.16	3.16	0.50	1.58	1.58	15	0.08	15.08	100	7.91	12.5	**12.51**	24			0.013	0.0031	3.98	3.98	0.25	0.25			1.10	0.27	571.26	571.20	Partial Flow
STORM SEWER CALCULATIONS STM B3 (100-YR)																																
8+82.56	8+22.90	59.66	Inlet B3-1	60° Wye (Lat B3-2)	B3-1-E100	1.41	1.41	0.50	0.71	0.71	15	0.43	15.43	100	7.91	5.6	**5.59**	21			0.013	0.0012	2.32	2.32	0.08	0.08			1.10	0.09	571.56	571.48	Partial Flow
8+22.90	1+77.83	645.07	60° Wye (Lat B3-2)	Headwall	B3-1-E100	1.41	2.83	0.50	0.71	1.41	15.43	2.32	17.75	100	7.85	5.5	**11.13**	21			0.013	0.0049	4.63	4.63	0.33	0.33	0.00				571.48	568.30	Partial Flow
STORM SEWER CALCULATIONS STM LAT B3-3 (100-YR)																																
1+87.87	1+69.74	18.13	Inlet B3-3	Headwall	B3-2-E100	3.89	3.89	0.50	1.95	1.95	15	0.05	15.05	100	7.91	15.4	**15.40**	21			0.013	0.0094	6.40	6.40	0.64	0.64			1.10	0.70	568.47	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C1 (100-YR)																																
7+24.59	6+82.62	41.97	Inlet C1-1	Pipe Size Change	C1-1-E100	1.23	1.23	0.50	0.61	0.61	15	0.25	15.25	100	7.91	4.9	**4.86**	18			0.013	0.0021	2.75	2.75	0.12	0.12			1.10	0.13	566.52	566.43	Partial Flow
6+82.62	6+78.62	4.00	Pipe Size Change	45° Wye (Lat C1-2)	-	0.00	1.23	0.50	0.00	0.61	15.25	0.03	15.29	100	7.87	0.0	**4.86**	21			0.013	0.0009	2.75	2.02	0.12	0.06	-0.03				566.46	566.46	
6+78.62	4+43.65	234.97	45° Wye (Lat C1-2)	Pipe Size Change	C1-2-E100	1.23	2.46	0.50	0.61	1.23	15.29	0.97	16.26	100	7.87	4.8	**9.69**	21			0.013	0.0037	2.02	4.03	0.06	0.25	0.19				566.27	565.39	Partial Flow
4+43.65	4+39.65	4.00	Pipe Size Change	45° Wye (Lat C1-3)	-	0.00	2.46	0.50	0.00	1.23	16.26	0.02	16.28	100	7.72	0.0	**9.69**	24			0.013	0.0018	4.03	3.08	0.25	0.15	-0.05				565.44	565.43	Partial Flow
4+39.65	4+25.65	14.00	45° Wye (Lat C1-3)	45° Wye (Lat C1-4)	C1-3-E100	0.74	3.19	0.50	0.37	1.60	16.28	0.06	16.34	100	7.72	2.8	**12.53**	24			0.013	0.0031	3.08	3.99	0.15	0.25	0.10				565.33	565.29	Partial Flow
4+25.65	4+02.65	23.00	45° Wye (Lat C1-4)	Manhole	C1-4-E100	0.40	3.59	0.50	0.20	1.80	16.34	0.09	16.43	100	7.71	1.5	**14.07**	24			0.013	0.0039	3.99	4.48	0.25	0.31	0.06				565.23	565.14	Partial Flow
4+02.65	2+23.12	179.53	Manhole	Pipe Size Change	-	0.00	3.59	0.50	0.00	1.80	16.43	0.67	17.09	100	7.70	0.0	**14.07**	24			0.013	0.0039	4.48	4.48	0.31	0.31			0.50	0.16	564.98	564.29	Partial Flow
2+23.12	2+19.12	4.00	Pipe Size Change	45° Wye (Lat C1-5)	-	0.00	3.59	0.50	0.00	1.80	17.09	0.02	17.12	100	7.60	0.0	**14.07**	30			0.013	0.0012	4.48	2.87	0.31	0.13	-0.09				564.38	564.37	Partial Flow
2+19.12	2+05.12	14.00	45° Wye (Lat C1-5)	45° Wye (Lat C1-6)	C1-5-E100	1.66	5.25	0.50	0.83	2.63	17.12	0.06	17.17	100	7.59	6.3	**20.37**	30			0.013	0.0025	2.87	4.15	0.13	0.27	0.14				564.23	564.20	Partial Flow
2+05.12	1+03.50	101.62	45° Wye (Lat C1-6)	RCB CONNECTION	C1-5-E100	1.66	6.91	0.50	0.83	3.46	17.17	0.31	17.48	100	7.58	6.3	**26.66**	30			0.013	0.0042	4.15	5.43	0.27	0.46	0.19				564.01	563.58	Partial Flow
STORM SEWER CALCULATIONS STM C2 (100-YR)																																
1+67.72	1+49.31	18.41	Inlet C2-1	Headwall	C2-1-E100	1.47	1.47	0.50	0.74	0.74	15	0.13	15.13	100	7.91	5.8	**5.83**	21			0.013	0.0014	2.42	2.42	0.09	0.09			1.10	0.10	568.32	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C3 (100-YR)																																
1+85.48	1+66.08	19.40	Inlet C3-1	Headwall	C3-1-E100	3.00	3.00	0.50	1.50	1.50	15	0.07	15.07	100	7.91	11.9	**11.87**	21			0.013	0.0056	4.93	4.93	0.38	0.38			1.10	0.42	572.69	572.58	Partial Flow

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
11.6.2024

Brittany Crenshaw

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TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.04

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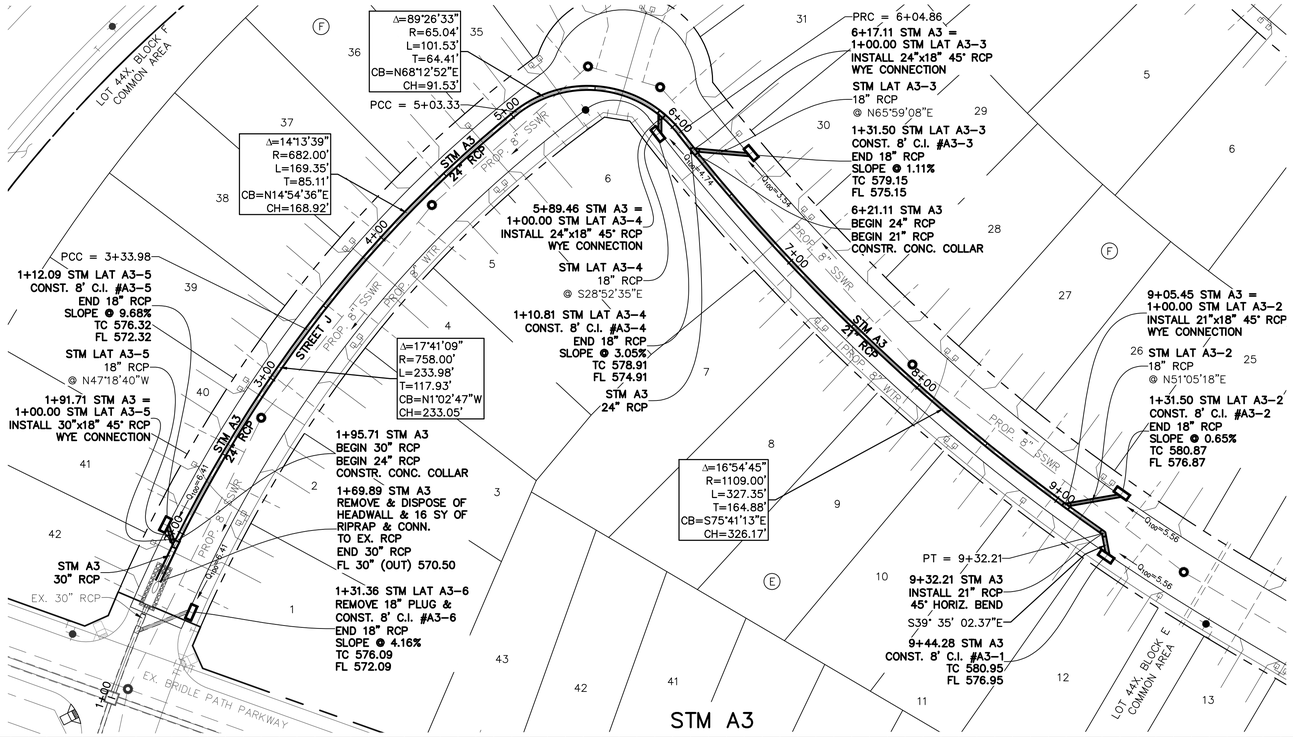

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
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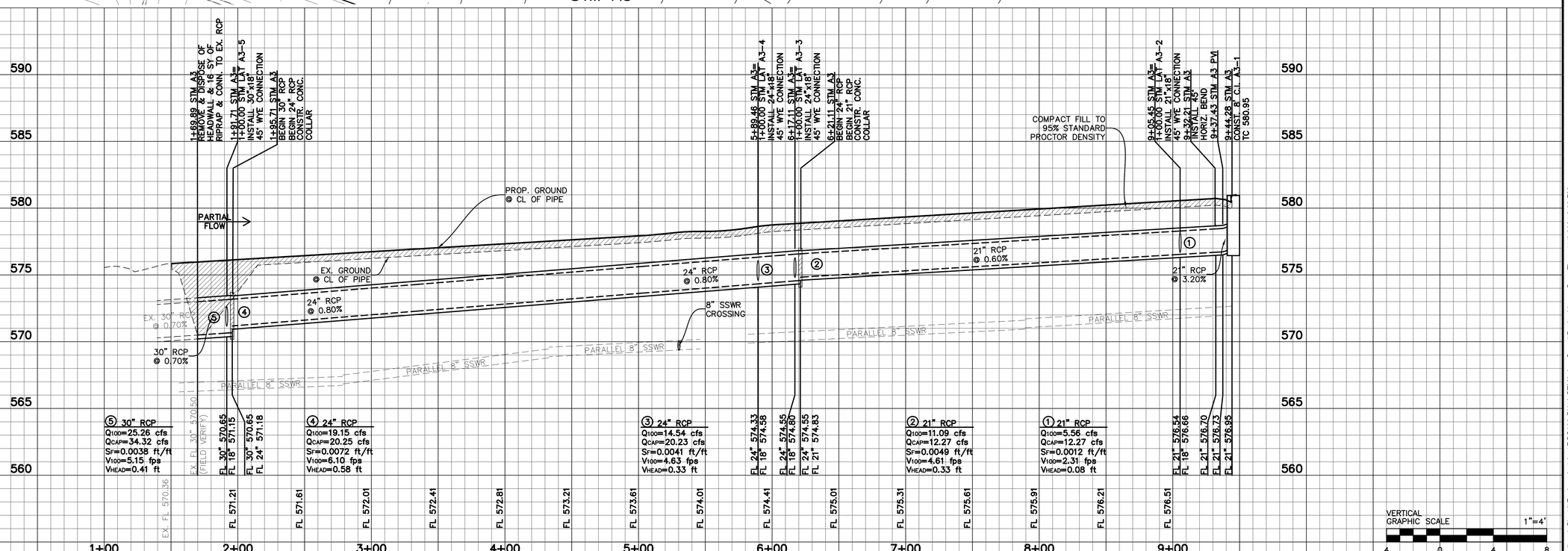

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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STORM SEWER PLAN & PROFILE
STM A3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.01

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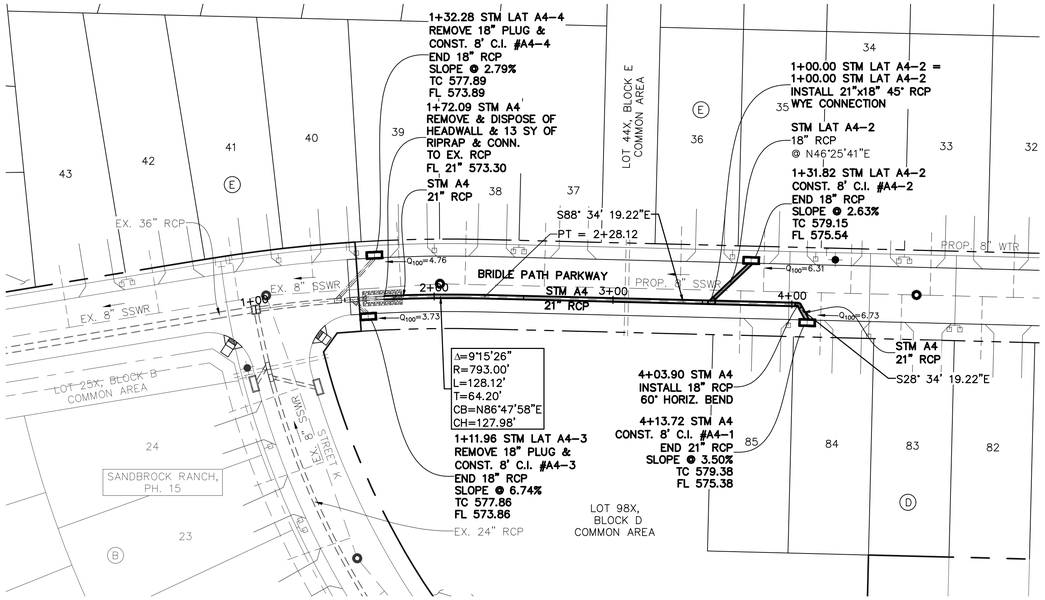

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- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
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- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
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N

GRAPHIC SCALE 1"=40'
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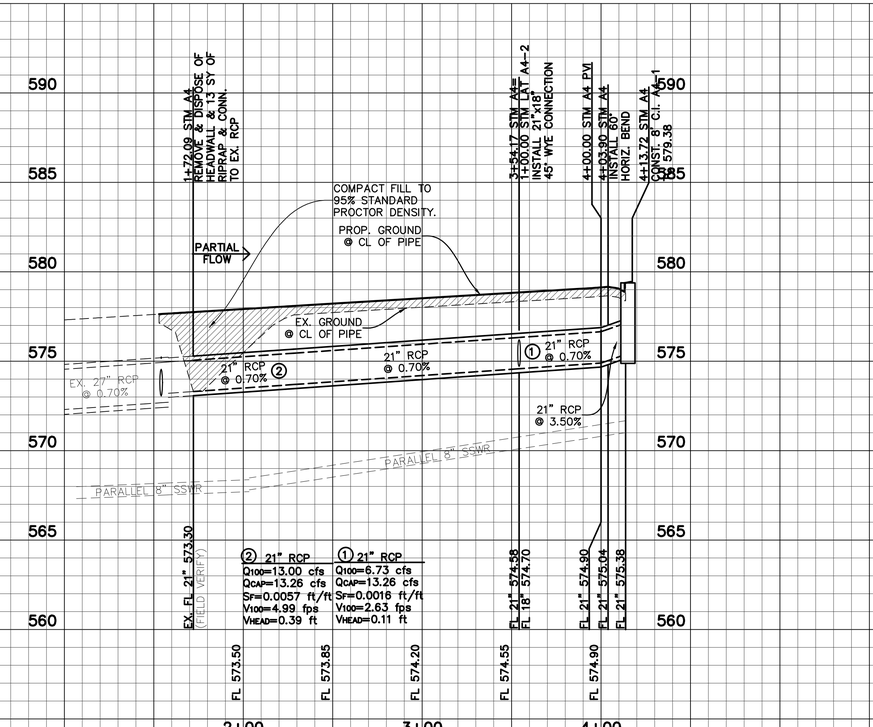
STM A4



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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STORM SEWER PLAN & PROFILE
STM A4
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.02

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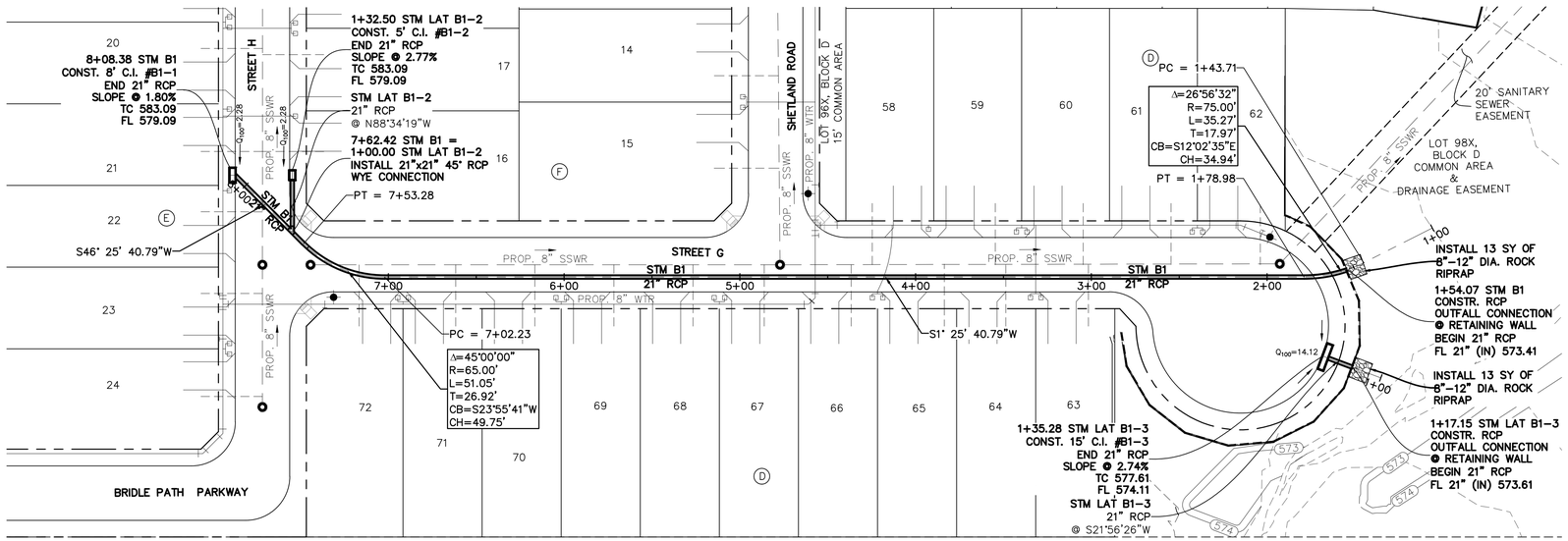

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- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
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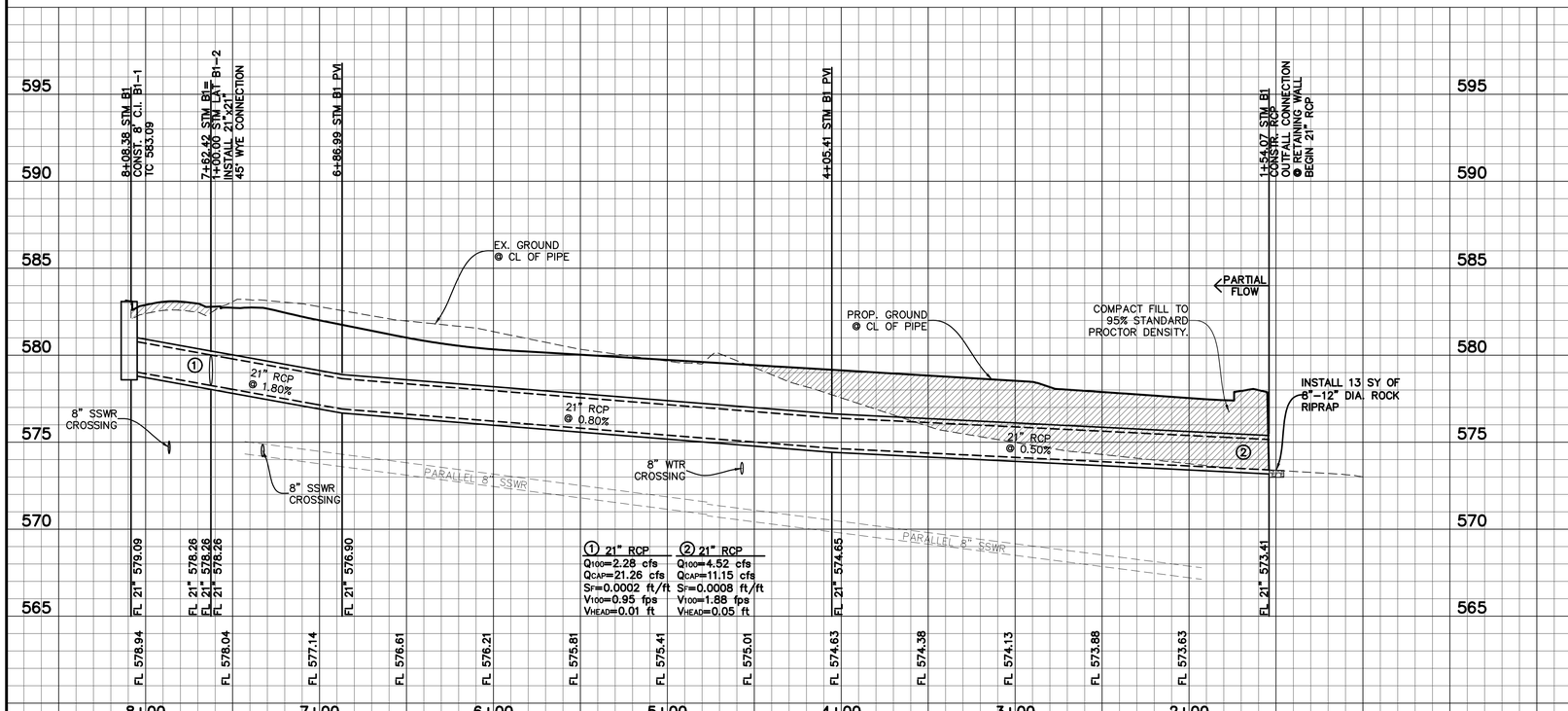
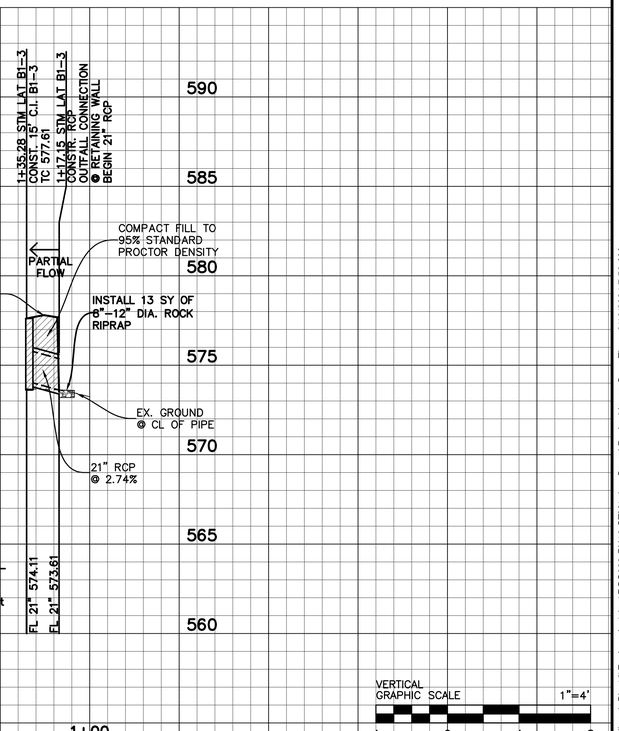
40 0 40 80

STM B1



STM LAT B1-3



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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STORM SEWER PLAN & PROFILE
STM B1 & LAT B1-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.03

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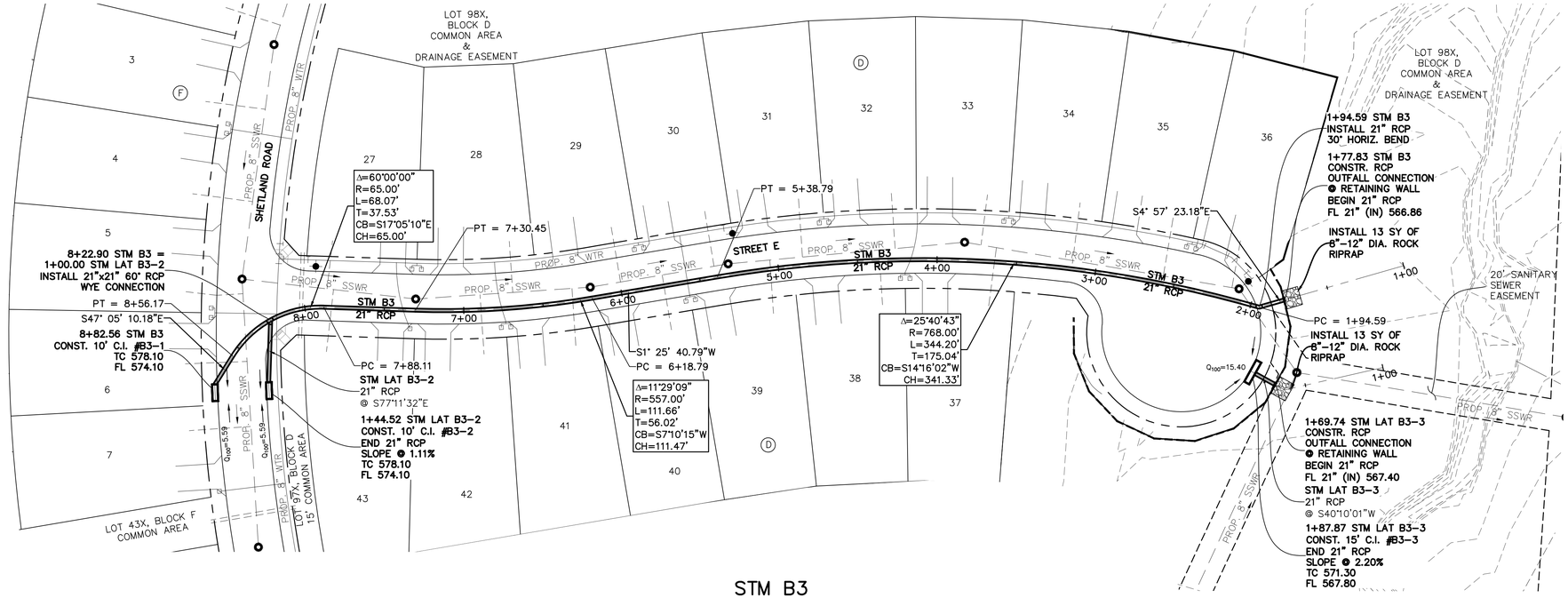

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

LEGEND

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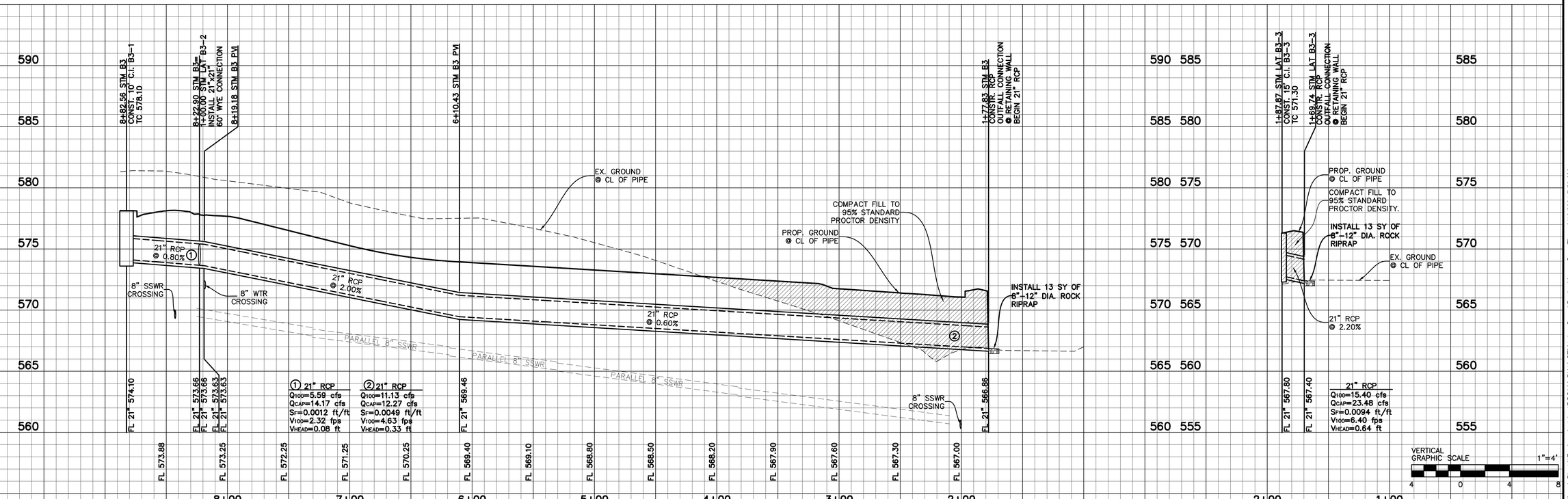

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STORM SEWER PLAN & PROFILE
STM B3 & LAT B3-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.04

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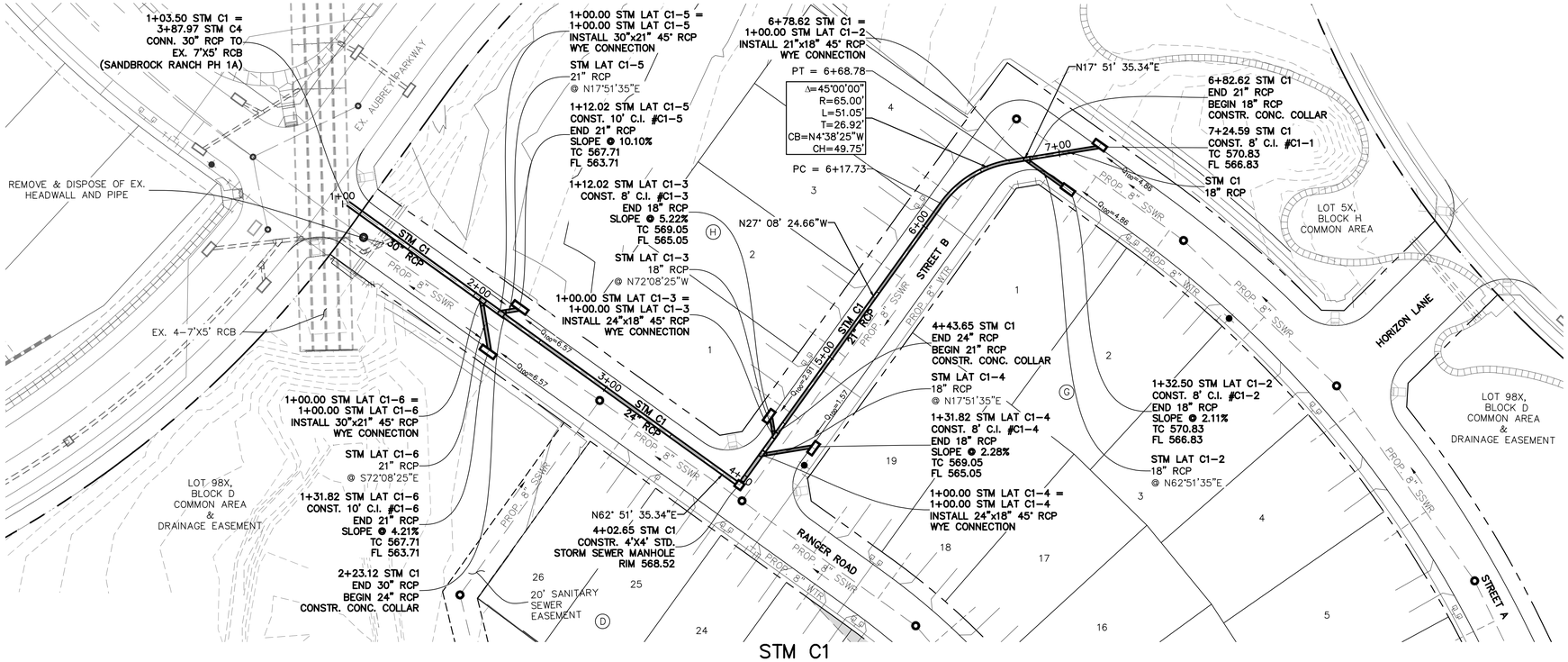
- PROP. WATER LINE

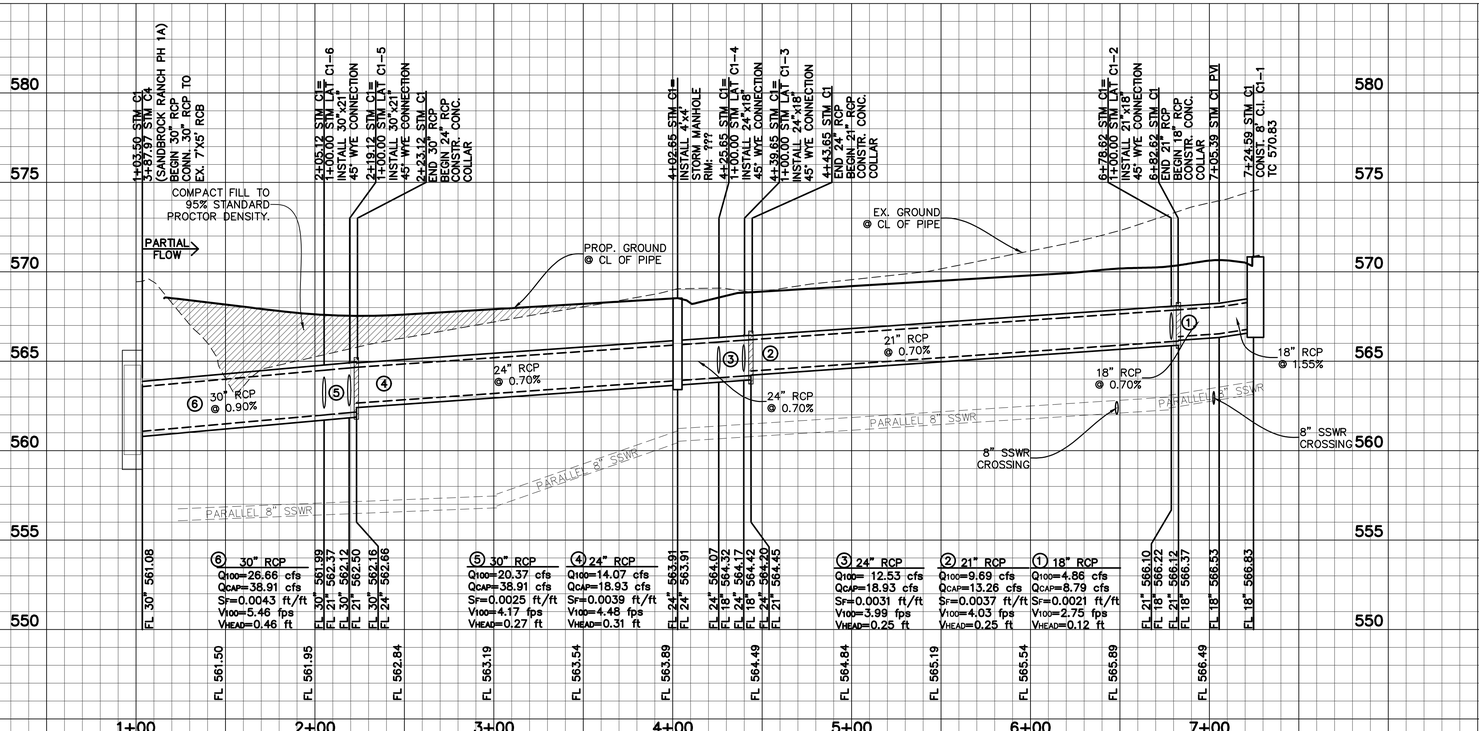
NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



STM C1

GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM C1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.05

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-STM2.dwg Saved By: jrodriguez Save Time: 8/16/2024 8:04 AM

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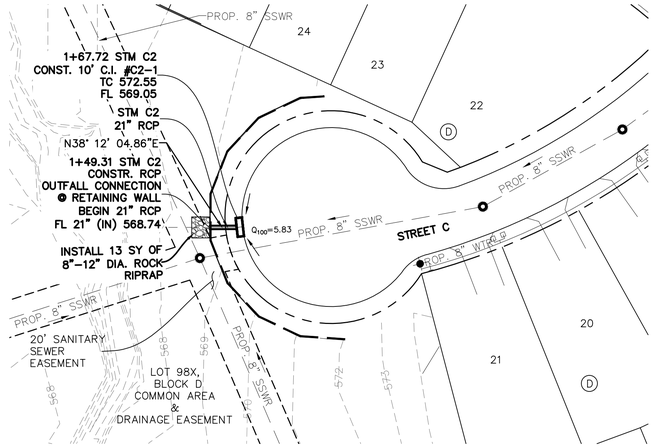
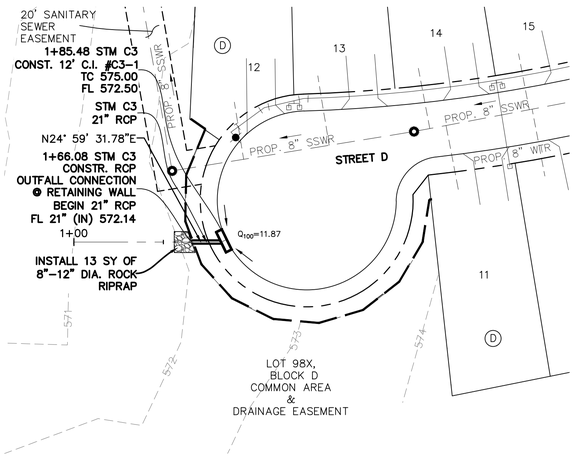
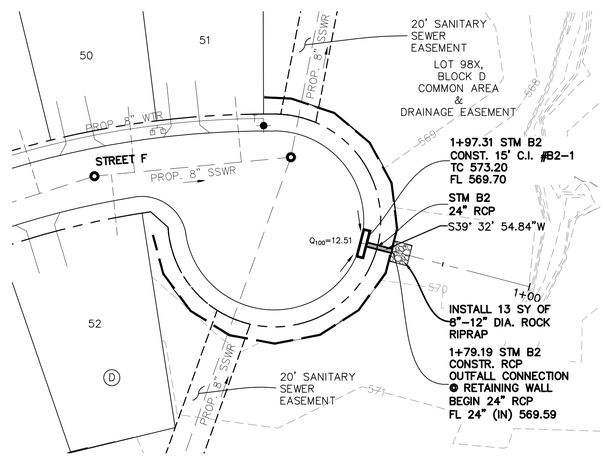


STM C2



STM C3



STM B2

LEGEND

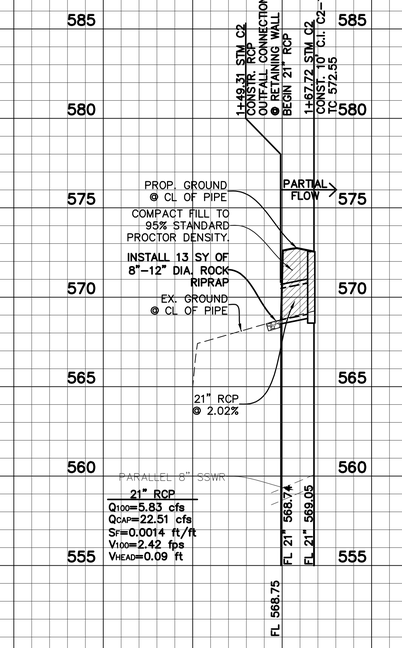
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

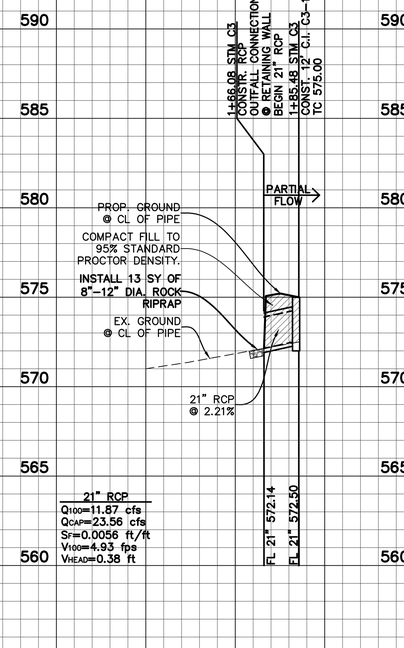
ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

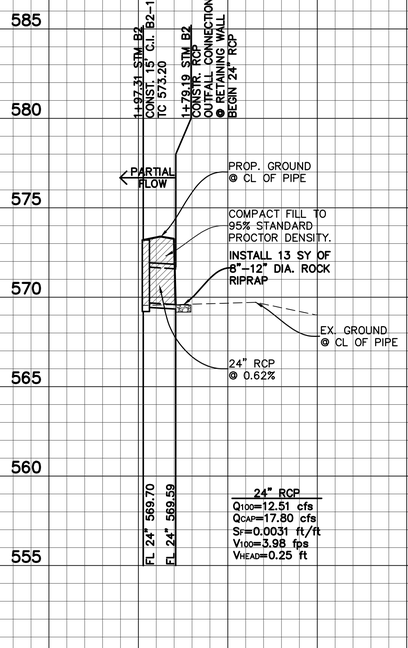
NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80







VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM C2, STM C3, & STM B2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:36 PM
Drawing: H:\Projects\ROS\023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-STM2.dwg Saved By: jrodriguez Save Time: 8/16/2024 8:04 AM

MATCHLINE (SEE SHEET 6.02)

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

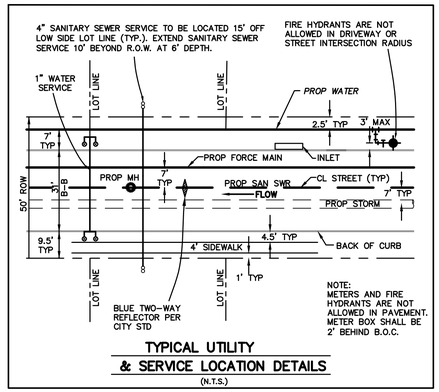
NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	RELOCATION OF EX. ARV	JAC	12/4/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 6.01

Plotted by: jcourville Plot Date: 12/4/2025 1:02 PM
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SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0			

NOTE:
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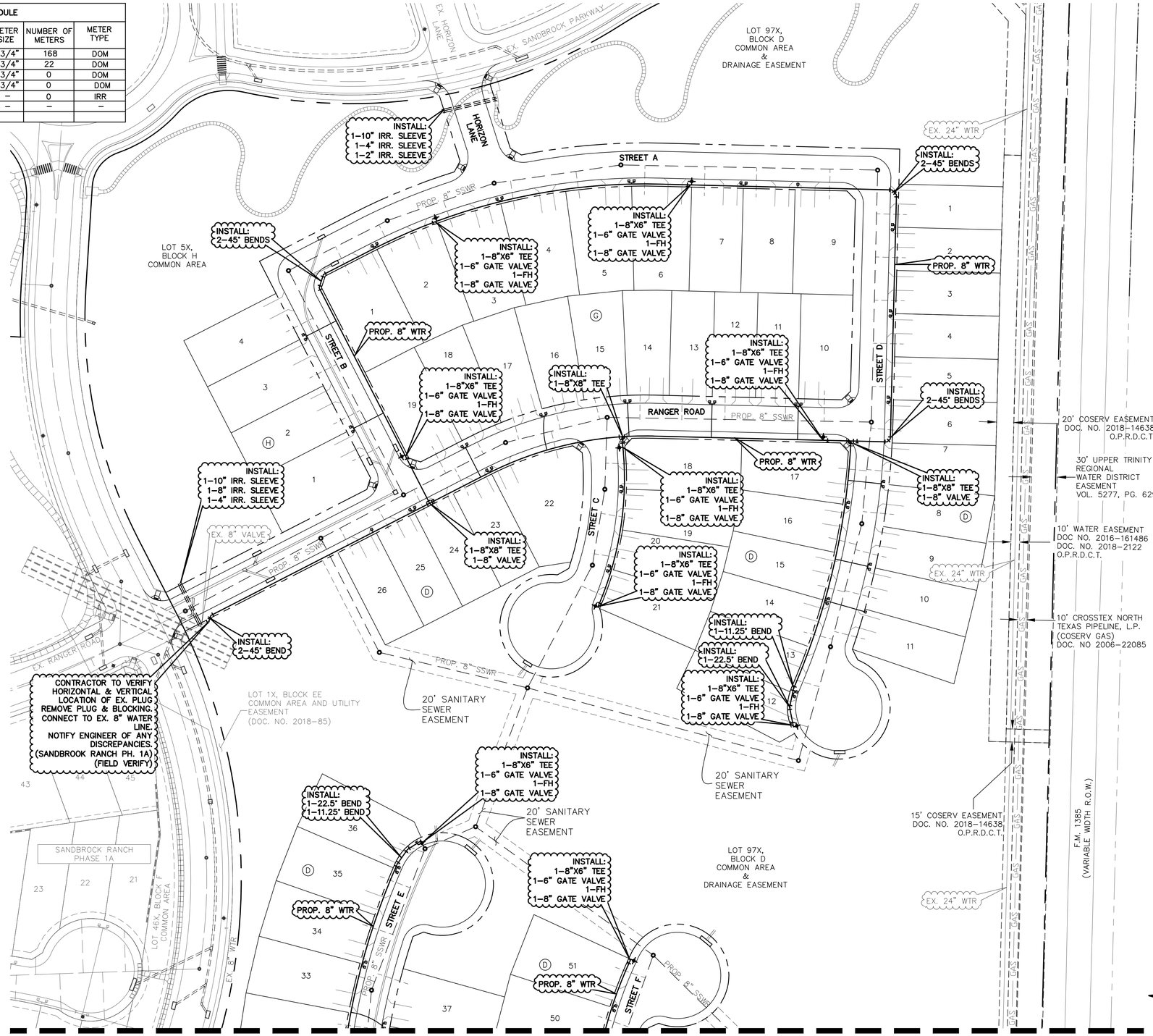
NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.



MATCHLINE (SEE SHEET 6.01)

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

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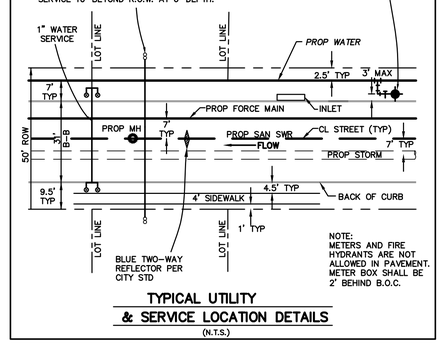
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

4" SANITARY SEWER SERVICE TO BE LOCATED 15' OFF LOW SIDE LOT LINE (TYP.). EXTEND SANITARY SEWER SERVICE 10' BEYOND R.O.W. AT 6' DEPTH.

FIRE HYDRANTS ARE NOT ALLOWED IN DRIVEWAY OR STREET INTERSECTION RADIUS



NOTE: METERS AND FIRE HYDRANTS ARE NOT ALLOWED IN PAVEMENT. METER BOX SHALL BE 2' BEHIND B.O.C.

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 6.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:48 PM
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SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

MATCHLINE (SEE SHEET 7.02)

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

EX. 8" WTR
EX. SHETLAND ROAD
EX. AUBREY PARKWAY
EX. 8" SSWR
EX. BRIDLE PATH PARKWAY
PROP. 8" WTR
PROP. 8" SSWR

LOT 1X, BLOCK DD
COMMON AREA AND
UTILITY EASEMENT
(DOC. NO. 2018-85)

LOT 98X, BLOCK D,
15' COMMON AREA

LOT 99X, BLOCK D,
15' COMMON AREA

LOT 43X, BLOCK F
COMMON AREA

LOT 44X, BLOCK F
COMMON AREA

LOT 44X, BLOCK E
COMMON AREA

LOT 25X, BLOCK B
COMMON AREA

LOT 98X,
BLOCK D
COMMON AREA

LOT 97X,
BLOCK D
COMMON AREA
& DRAINAGE EASEMENT

STREET E
STREET F
STREET G
STREET H
STREET J
SHETLAND ROAD
BRIDLE PATH PARKWAY

20' SANITARY
SEWER
EASEMENT BY PLAT

10+66.83 SS-6
CONST. 4' DIA. MH.
RIM: 580.00
FL 8" (OUT) = 571.98

9+45.54 SS-6
CONST. 4' DIA. MH.
RIM: 579.78
FL 8" (IN) = 570.95
FL 8" (OUT) = 570.85

4+88.55 SS-6
CONST. 4' DIA. MH.
RIM: 573.56
FL 8" (IN) = 565.11
FL 8" (OUT) = 565.01

5+76.54 SS-6
CONST. 4' DIA. MH.
RIM: 574.09
FL 8" (IN) = 566.35
FL 8" (OUT) = 566.25

6+86.61 SS-6
CONST. 4' DIA. MH.
RIM: 576.11
FL 8" (IN) = 567.88
FL 8" (OUT) = 567.78

7+96.62 SS-6
9+59.43 SS-7
CONST. 4' DIA. MH.
RIM: 578.50
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48
FL 8" (OUT) = 569.48

2+10.29 SS-7
CONST. 4' DIA. MH.
RIM: 574.29
FL 8" (IN) = 566.18
FL 8" (OUT) = 566.08

3+11.54 SS-7
CONST. 4' DIA. MH.
RIM: 574.90
FL 8" (IN) = 566.69
FL 8" (OUT) = 566.59

6+24.77 SS-7
1+00.00 SS-8
CONST. 5' DIA. MH.
RIM: 579.54
FL 8" (IN) = 568.04
FL 8" (IN) = 568.04
FL 8" (OUT) = 567.94

13+67.51 SS-2
CONST. 4' DIA. MH.
RIM: 577.51
FL 8" (IN) = 567.12
FL 8" (OUT) = 567.02

16+51.86 SS-2
3+92.01 SS-8
CONST. 4' DIA. MH.
RIM: 579.68
FL 8" (IN) = 570.87
FL 8" (OUT) = 570.77
FL 8" (OUT) = 570.77

WATER/WASTEWATER
CROSSING ENCASEMENTS PER
MSUD STANDARD DETAIL AND
TCEQ REQUIREMENTS

WATER/WASTEWATER
CROSSING ENCASEMENTS PER
MSUD STANDARD DETAIL AND
TCEQ REQUIREMENTS

WATER/WASTEWATER
CROSSING ENCASEMENTS PER
MSUD STANDARD DETAIL AND
TCEQ REQUIREMENTS

7+44.11 SS-1
CONST. 4' DIA. MH.
RIM: 578.29
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48

7+86.08 SS-1
CONST. 4' DIA. MH.
RIM: 578.67
FL 8" (IN) = 569.89
FL 8" (OUT) = 569.79

9+95.65 SS-1
CONST. 4' DIA. MH.
RIM: 579.97
FL 8" (IN) = 571.04
FL 8" (OUT) = 570.94

11+86.62 SS-1
CONST. 4' DIA. MH.
RIM: 581.11
FL 8" (IN) = 572.09
FL 8" (OUT) = 571.99

19+18.99 SS-2
CONST. 4' DIA. MH.
RIM: 582.81
FL 8" (OUT) = 574.35

6+27.44 SS-1
CONST. 4' DIA. MH.
RIM: 577.62
FL 8" (IN) = 568.90
FL 8" (OUT) = 568.80

4+74.95 SS-1
CONST. 4' DIA. MH.
RIM: 576.71
FL 8" (IN) = 566.83
FL 8" (OUT) = 566.73

3+53.88 SS-1
REMOVE PLUG & BLOCKING.
CONNECT TO EX. 8" SSWR.
FL 8" = 566.24
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)

4+43.61 SS-3
REMOVE PLUG & BLOCKING
CONNECT TO EX. 8" SSWR.
FL 8" = 567.53
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)

4+89.39 SS-3
CONST. 4' DIA. MH.
RIM: 578.03
FL 8" (IN) = 567.81
FL 8" (OUT) = 567.71

7+55.82 SS-3
CONST. 4' DIA. MH.
RIM: 580.24
FL 8" (IN) = 571.11
FL 8" (OUT) = 571.01

16+78.18 SS-1
CONST. 4' DIA. MH.
RIM: 583.31
FL 8" (IN) = 574.65
FL 8" (OUT) = 574.55

17+59.19 SS-1
CONST. 4' DIA. MH.
RIM: 583.80
FL 8" (OUT) = 575.06

12+10.62 SS-3
CONST. 4' DIA. MH.
RIM: 585.85
FL 8" (OUT) = 577.48

EX. 24" WTR

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085

10' WATER EASEMENT DOC NO. 2016-161486 DOC. NO. 2014-2122 O.P.R.D.C.T.

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

F.M. 1385 (VARIABLE WIDTH R.O.W.)

COUNTRYVIEW DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

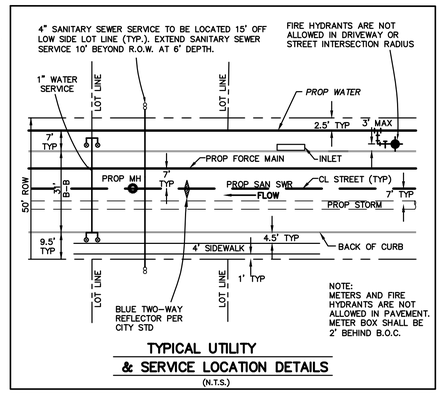
LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- ATYPICAL SEWER SERVICE

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY
& SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.01

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:18 PM

Plotted by: jrodriguez Plot Date: 11/6/2024 3:53 PM

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- ATYPICAL SEWER SERVICE

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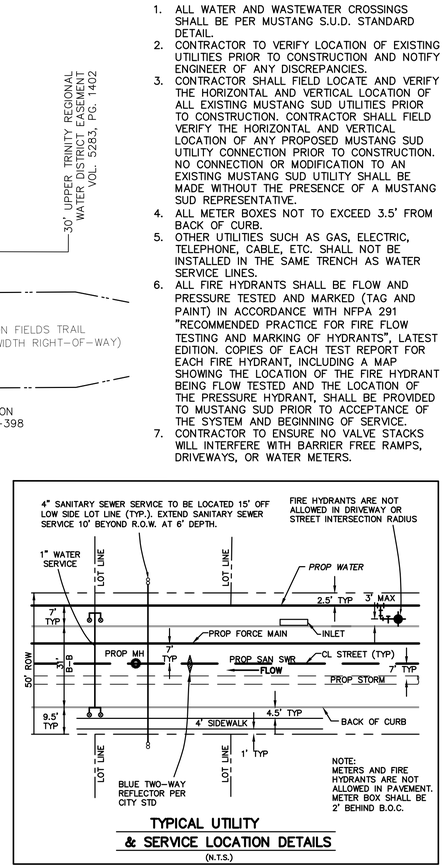

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

MATCHLINE (SEE SHEET 7.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

Brittany Day Crenshaw
STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
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TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 7.02

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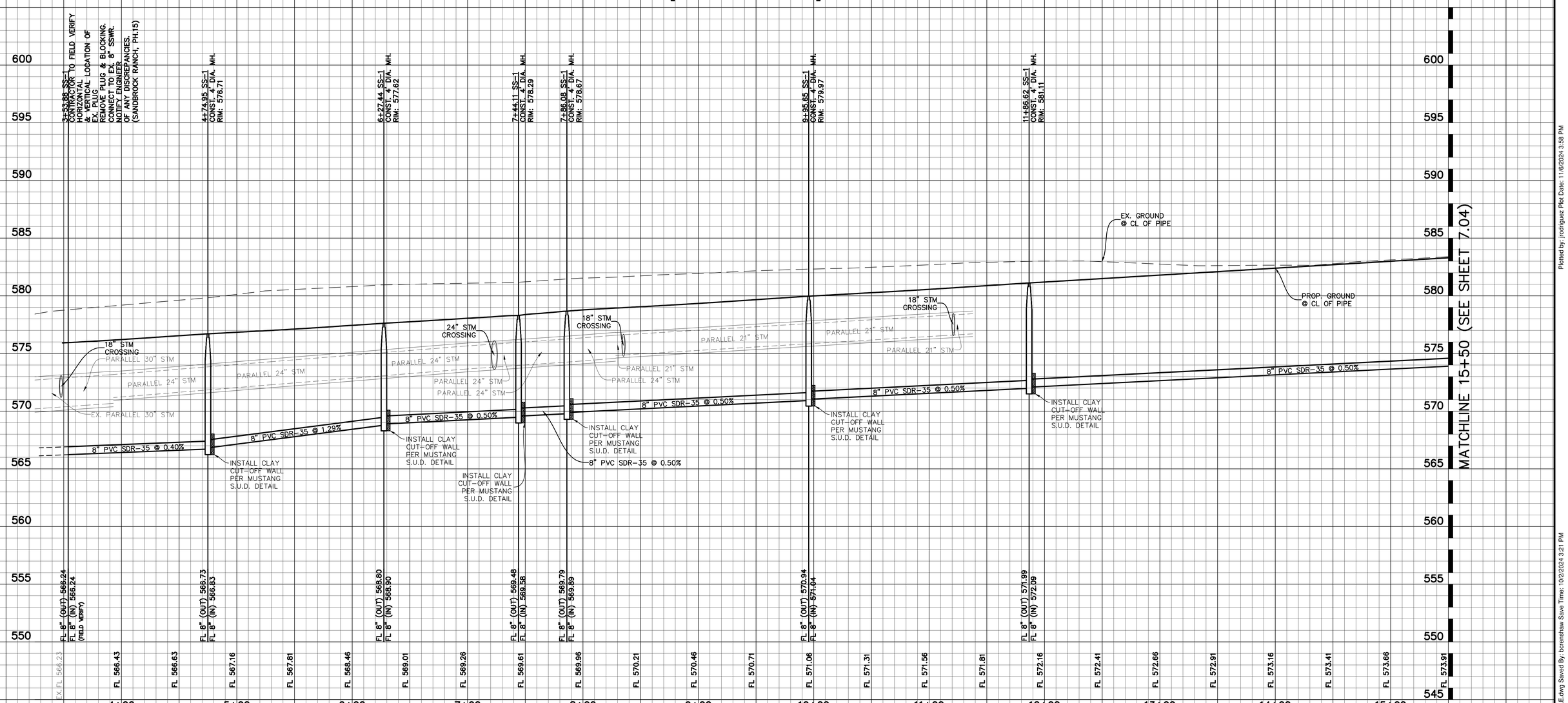

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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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SANITARY SEWER PROFILE
SS-1 [STA. START-15+50]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.03

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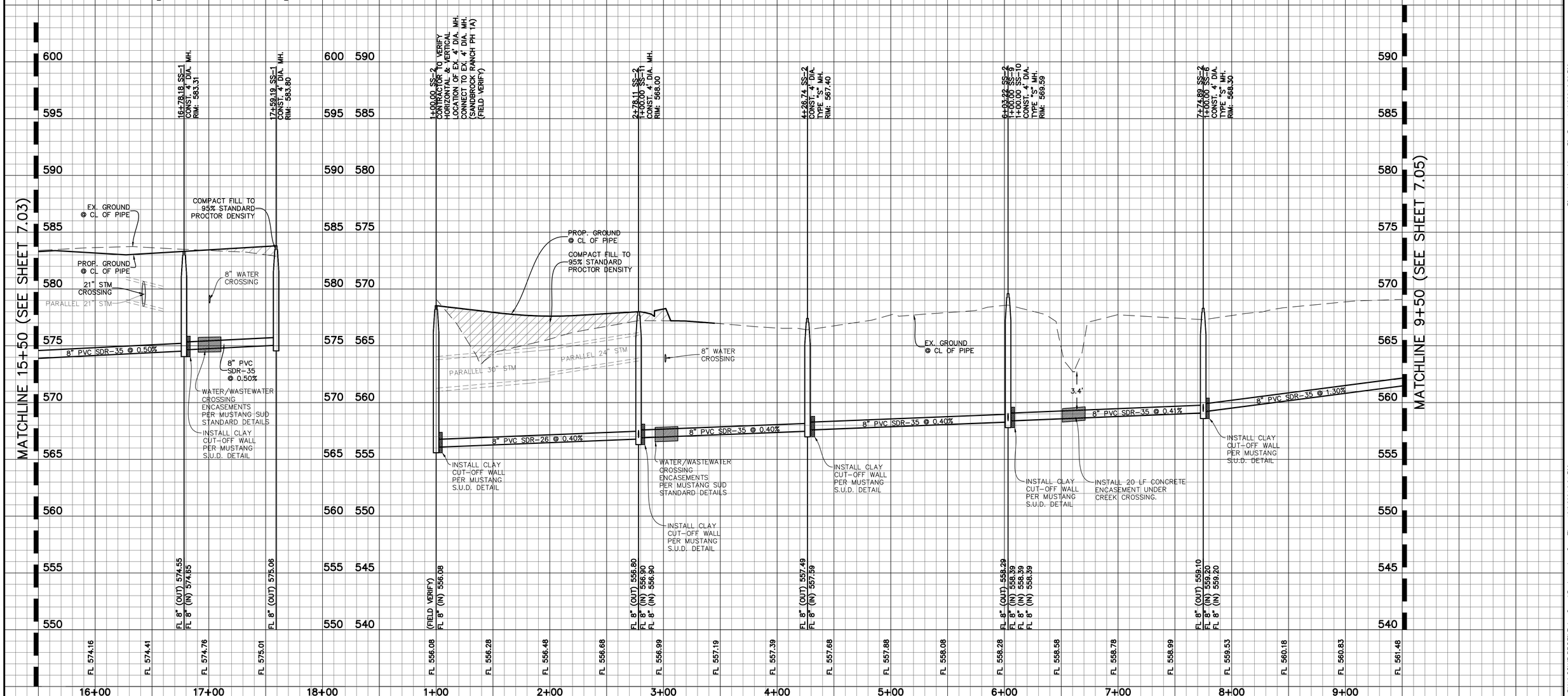

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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

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SANITARY SEWER PROFILE

SS-1 [STA. 15+50-END] & SS-2 [STA. START-9+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.04

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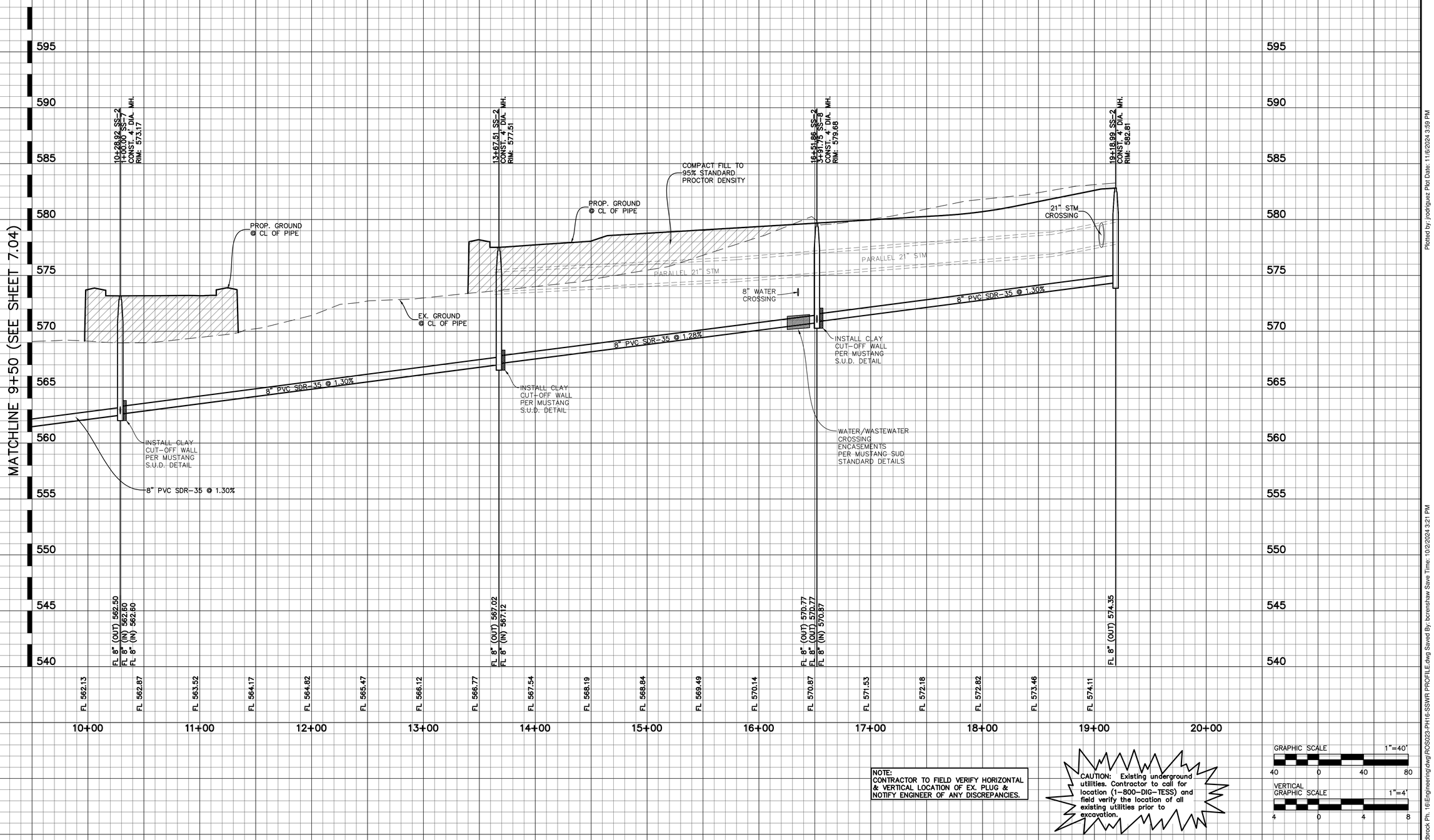

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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE
SS-2 [STA. 9+50-END]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.05

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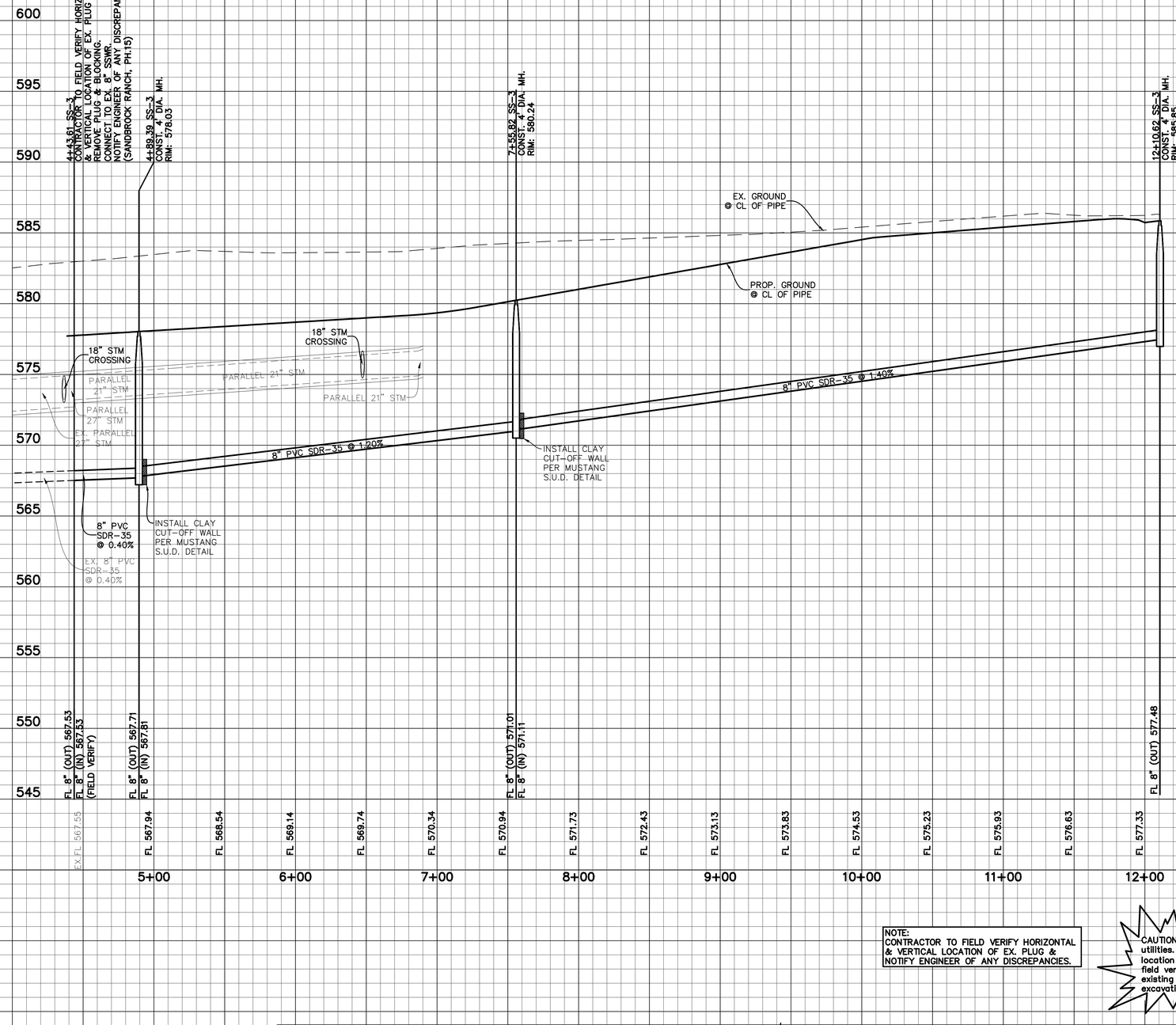
SS-3



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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE

SS-3

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.06

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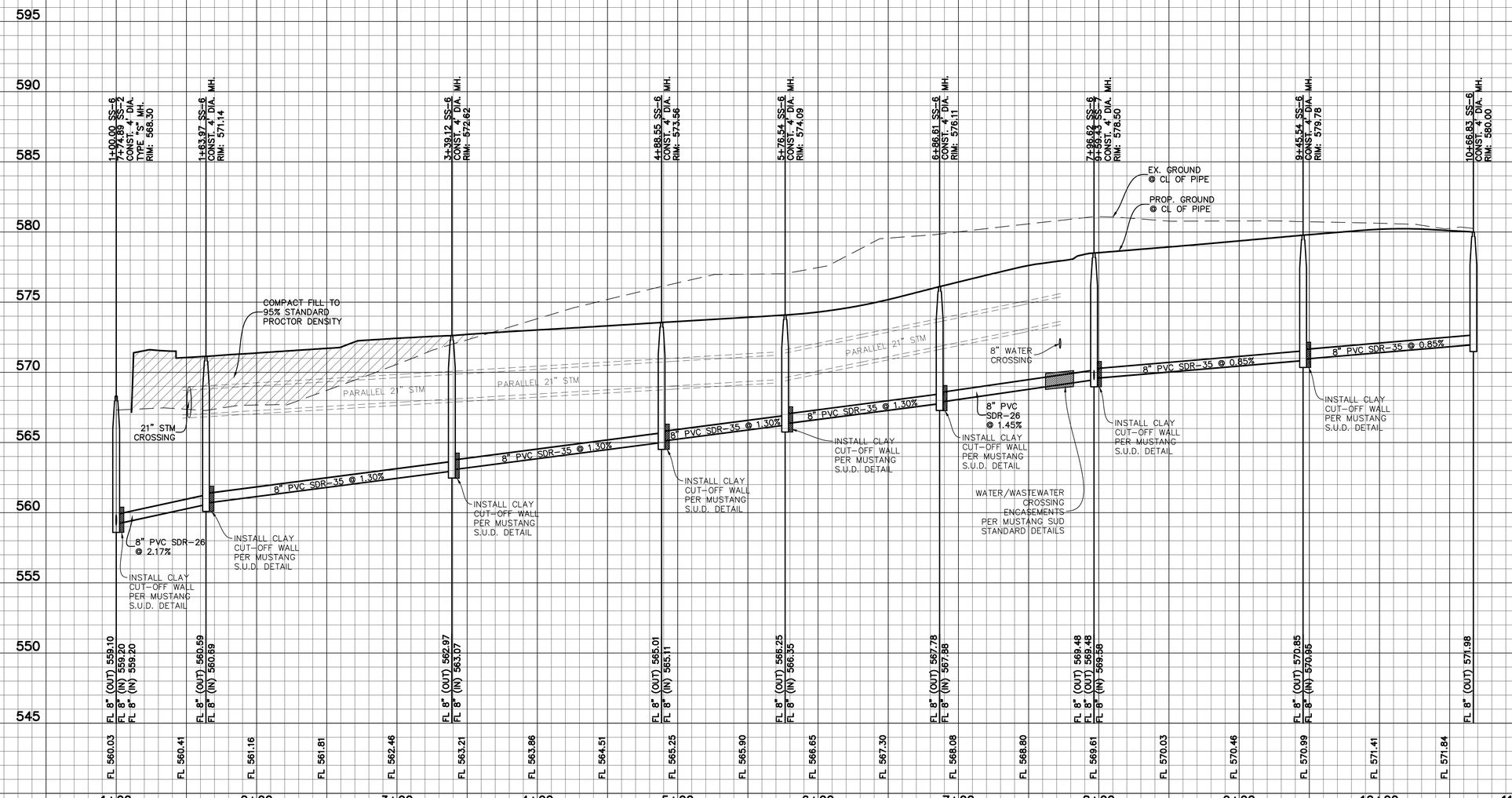

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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE
SS-6
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.07

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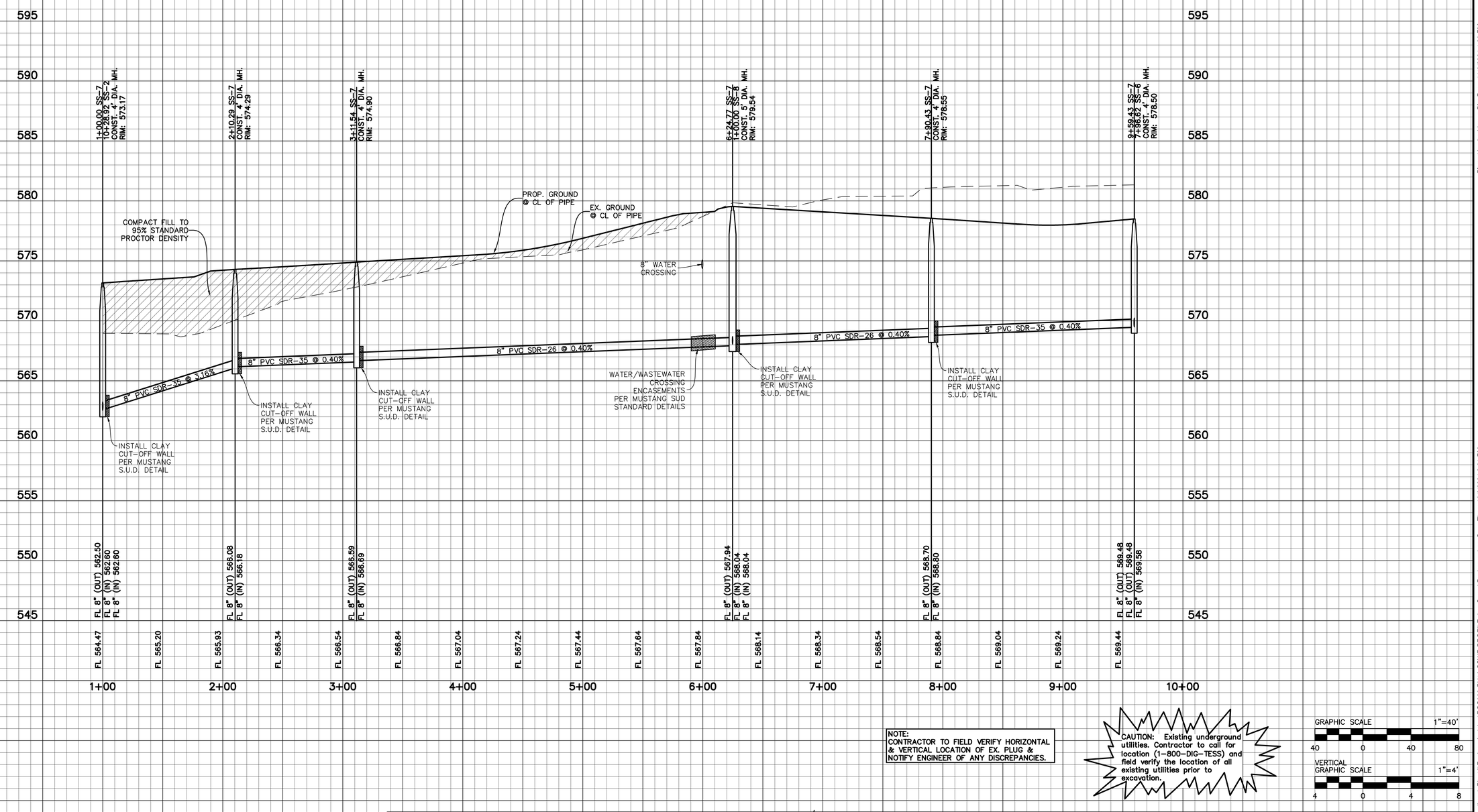
SS-7



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SANITARY SEWER PROFILE
SS-7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.08

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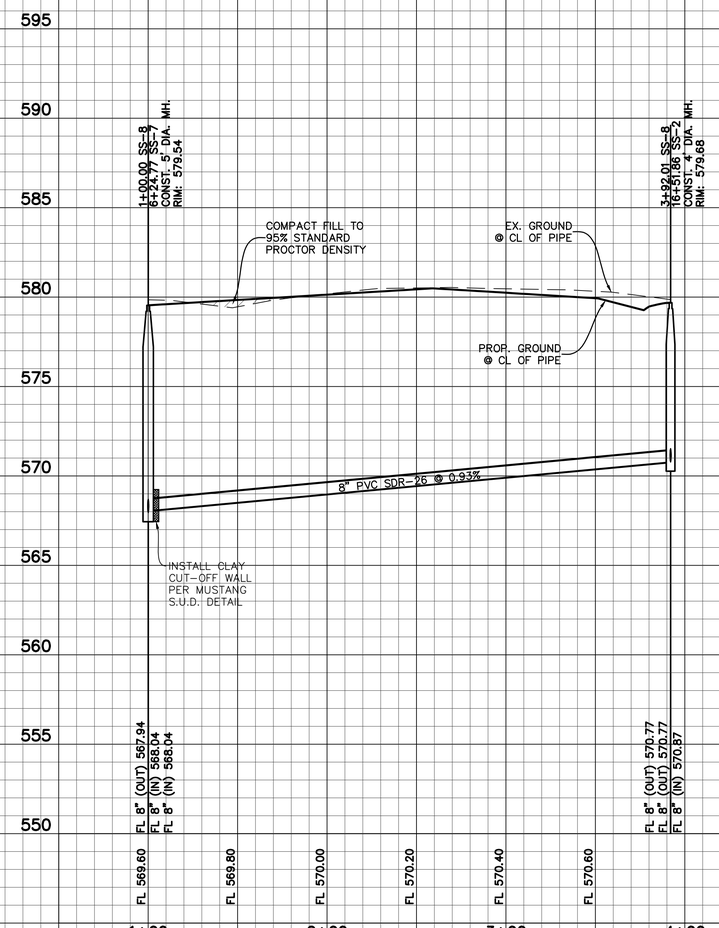
SS-8



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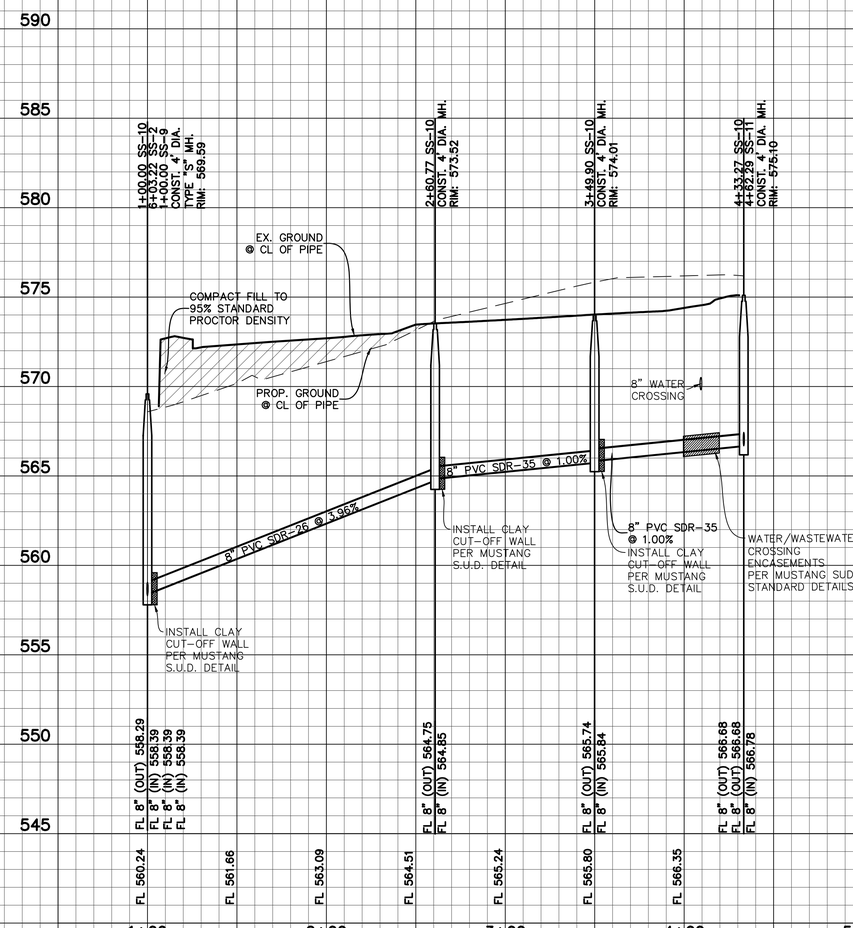

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SANITARY SEWER PROFILE

SS-8 & SS-10

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.09

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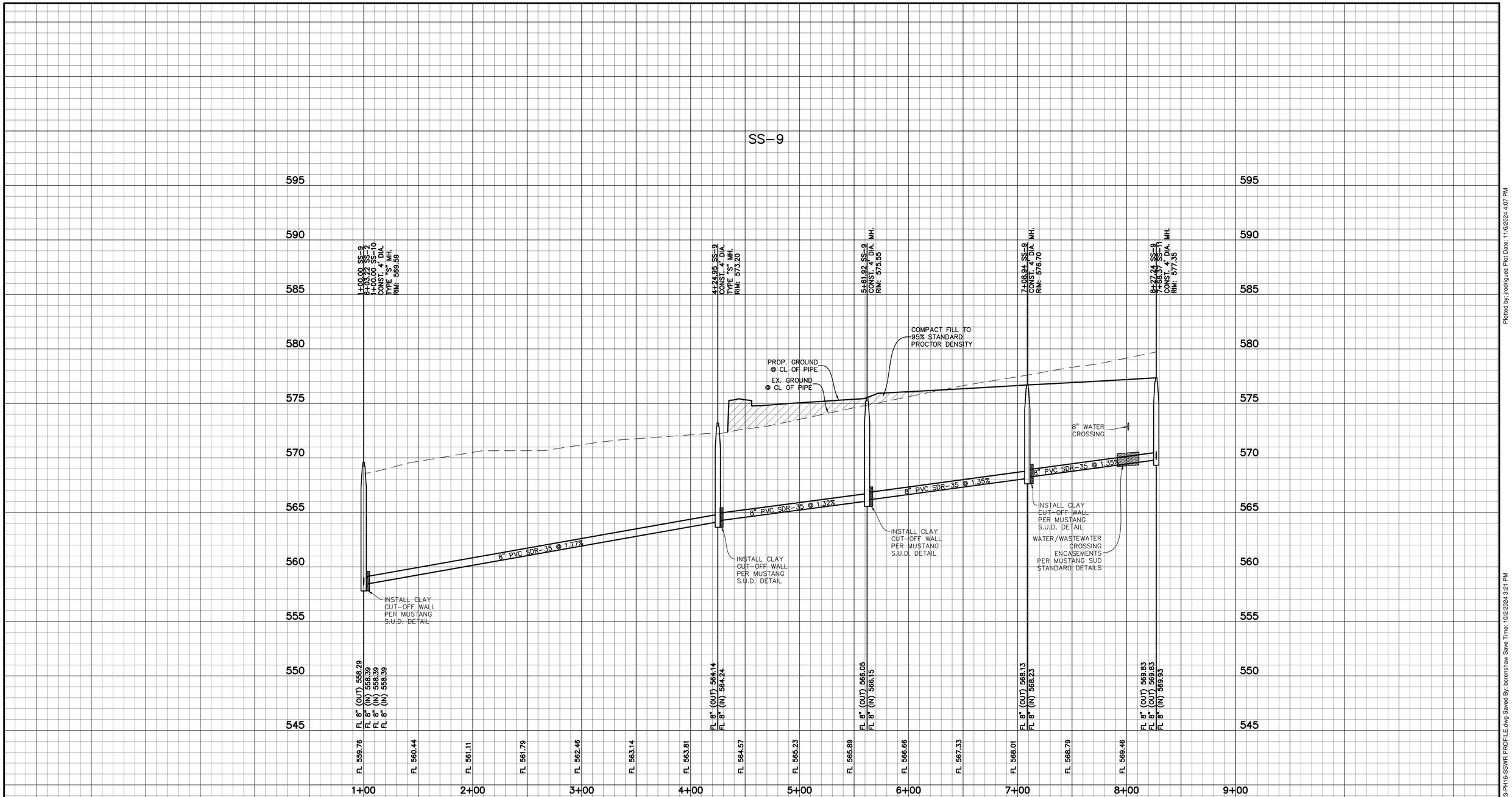

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Carrollton, Texas 75006
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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE
SS-9
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 7.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM
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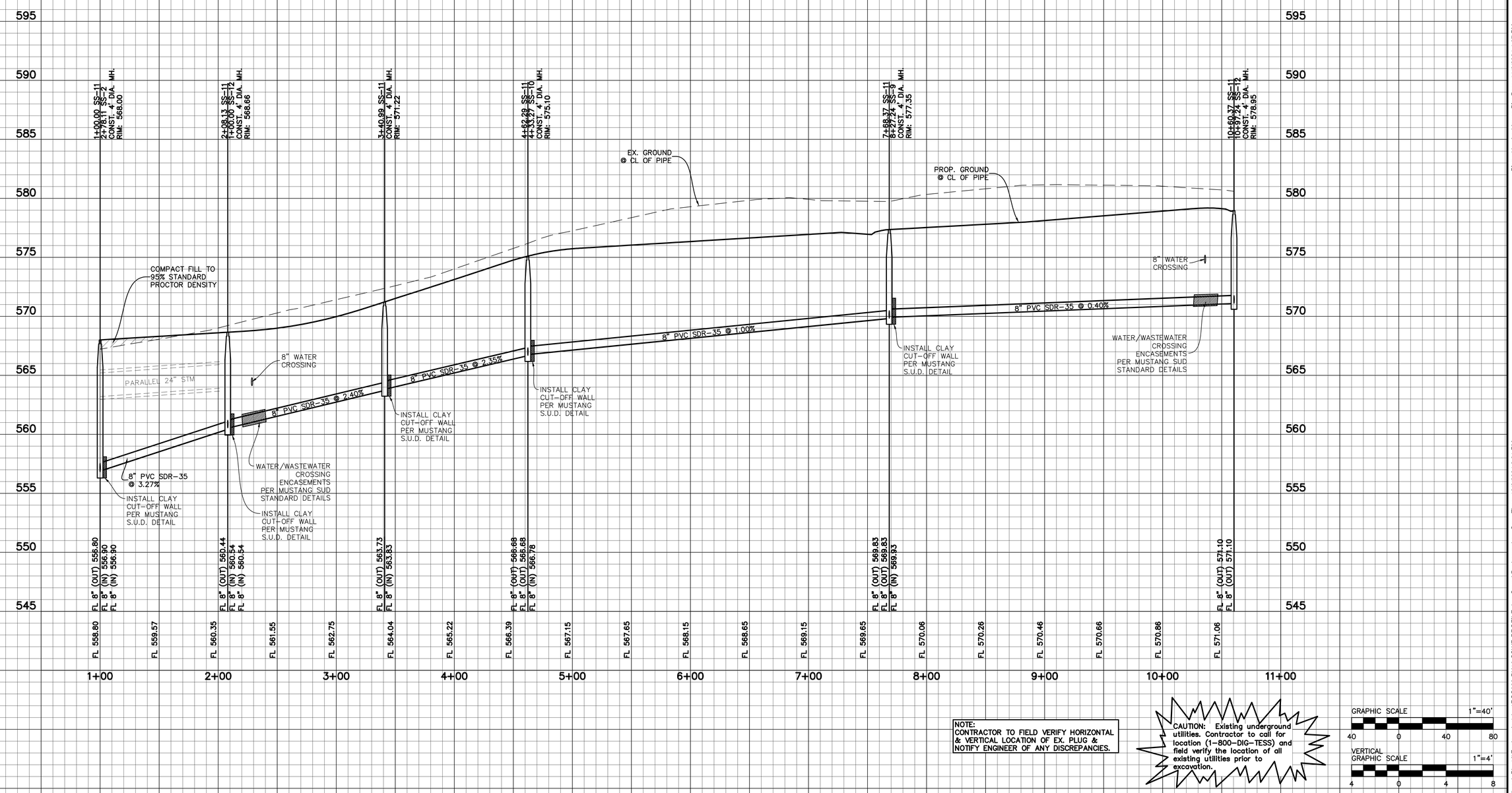
SS–11



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
11.6.2024

Brittany Crenshaw

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JBI PARTNERS
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE
SS–11
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM
Drawing: H:\Projects\ROS023 Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PROFILE.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:21 PM

SS–12

595
590
585
580
575
570
565
560
555
550
545

1+00.00 SS–12
21.08.13 SS–11
CONST. 4' DIA. MH.
RIM: 568.66

3+92.00 SS–12
CONST. 4' DIA. MH.
RIM: 570.05

5+20.28 SS–12
CONST. 4' DIA. MH.
RIM: 571.21

6+51.36 SS–12
CONST. 4' DIA. MH.
RIM: 572.00

7+99.71 SS–12
CONST. 4' DIA. MH.
RIM: 573.46

10+97.24 SS–12
10+66.37 SS–11
CONST. 4' DIA. MH.
RIM: 578.95

EX. GROUND
@ CL OF PIPE

PROP. GROUND
@ CL OF PIPE

21" STM
CROSSING

PARALLEL 24" STM

PARALLEL 21" STM

PARALLEL 21" STM

PARALLEL 21" STM

PARALLEL 21" STM

8" PVC SDR-35 @ 0.60%

8" PVC SDR-35 @ 0.60%

8" PVC SDR-35 @ 0.60%

8" PVC SDR-35 @ 0.60%

8" PVC SDR-35 @ 2.00%

INSTALL CLAY
CUT-OFF WALL
PER MUSTANG
S.U.D. DETAIL

INSTALL CLAY
CUT-OFF WALL
PER MUSTANG
S.U.D. DETAIL

INSTALL CLAY
CUT-OFF WALL
PER MUSTANG
S.U.D. DETAIL

INSTALL CLAY
CUT-OFF WALL
PER MUSTANG
S.U.D. DETAIL

INSTALL CLAY
CUT-OFF WALL
PER MUSTANG
S.U.D. DETAIL

FL 8" (OUT) 580.44
FL 8" (IN) 560.54
FL 8" (IN) 560.54

FL 8" (OUT) 562.30
FL 8" (IN) 562.40

FL 8" (OUT) 563.17
FL 8" (IN) 563.27

FL 8" (OUT) 564.06
FL 8" (IN) 564.16

FL 8" (OUT) 565.05
FL 8" (IN) 565.15

FL 8" (OUT) 571.10
FL 8" (OUT) 571.10

FL 560.55 | FL 560.85 | FL 561.15 | FL 561.45 | FL 561.75 | FL 562.05 | FL 562.45 | FL 562.75 | FL 563.05 | FL 563.45 | FL 563.75 | FL 564.07 | FL 564.45 | FL 564.75 | FL 565.13 | FL 566.16 | FL 567.16 | FL 568.16 | FL 569.16 | FL 570.16

1+00 | 2+00 | 3+00 | 4+00 | 5+00 | 6+00 | 7+00 | 8+00 | 9+00 | 10+00 | 11+00

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE
SS–12
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.12

Plotted by: jrodriguez Plot Date: 11/6/2024 4:08 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PROFILE.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:21 PM

MATCHLINE (SEE SHEET 8.01)

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

LOT 1X, BLOCK DD
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 99X,
BLOCK D
COMMON AREA
&
DRAINAGE EASEMENT

20' SANITARY
SEWER
EASEMENT

LOT 100X, BLOCK D
15' COMMON AREA

LOT 99X, BLOCK D
15' COMMON AREA

SHETLAND ROAD

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

LOT 43X, BLOCK F
COMMON AREA

LOT 44X, BLOCK F
COMMON AREA

LOT 44X, BLOCK E
COMMON AREA

LOT 25X, BLOCK B
COMMON AREA

LOT 98X,
BLOCK D
COMMON AREA

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

7.5'UE

STOP

REMOVE EX.
BARRICADE

10' CROSSTEX NORTH
TEXAS PIPELINE, L.P.
(COSERV GAS)
DOC. NO 2006-22085

10' WATER EASEMENT
DOC. NO.
2016-161486

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5277, PG. 629

SANDBROCK
RANCH,
PHASE 15

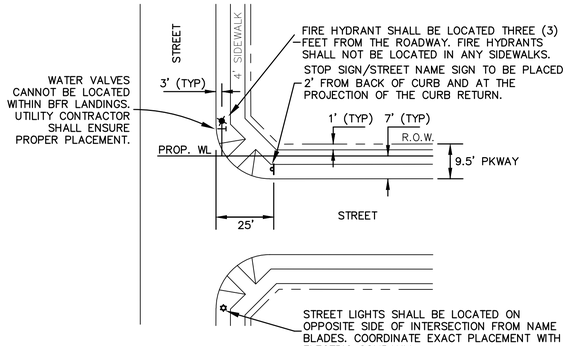
F.M. 1385
(VARIABLE WIDTH R.O.W.)

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/5/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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12.5.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 8.01

Plotted by: bcrenshaw Plot Date: 12/5/2024 10:31 AM
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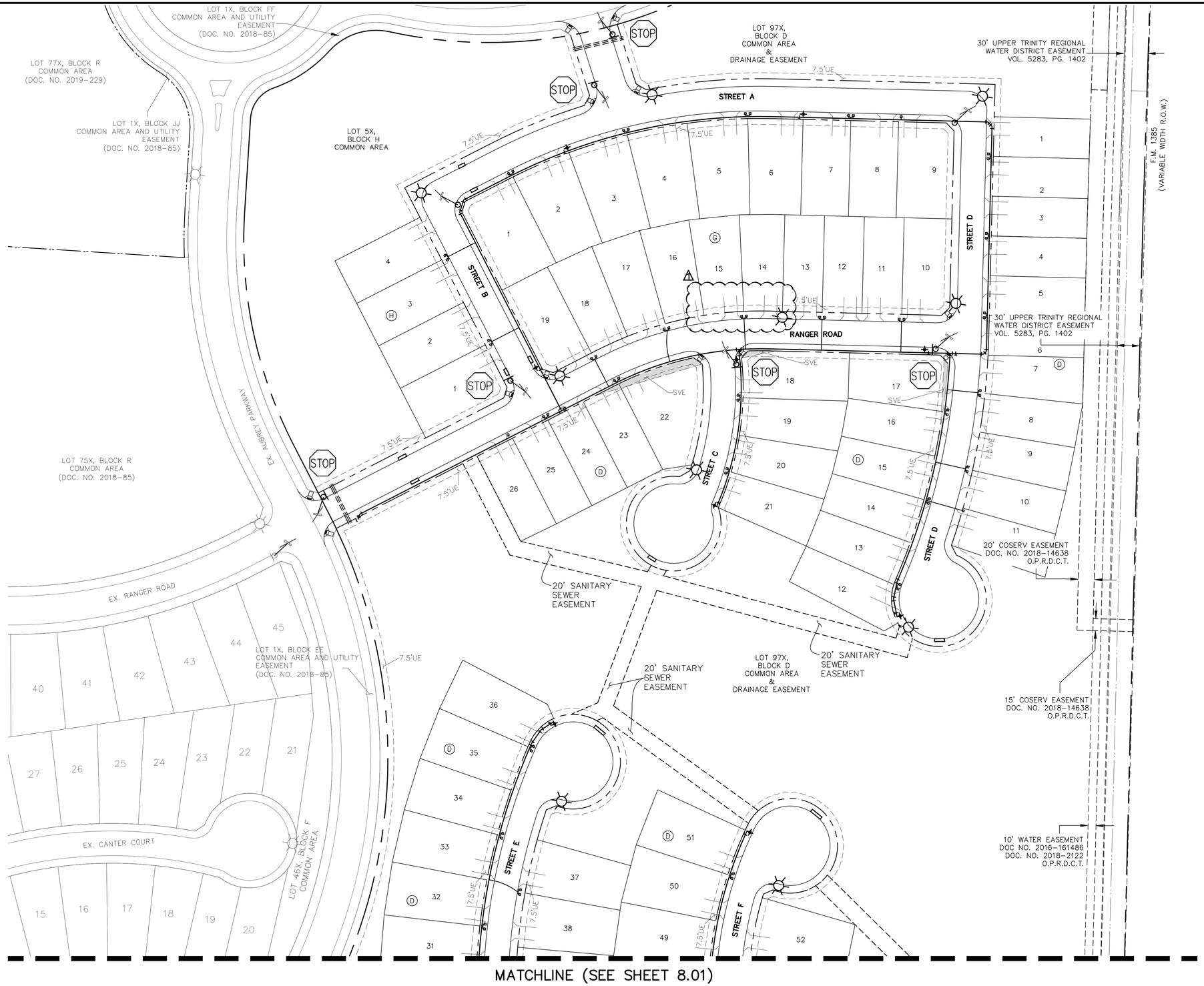
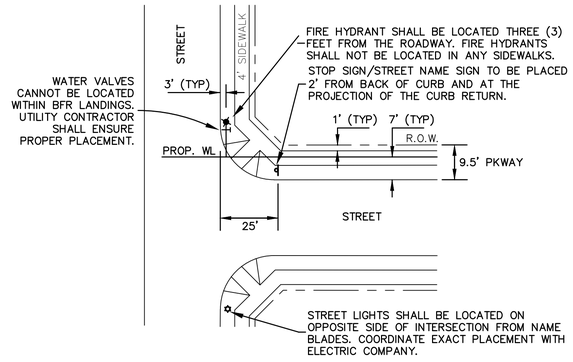


LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

MATCHLINE (SEE SHEET 8.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/04/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2024

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Suite 300
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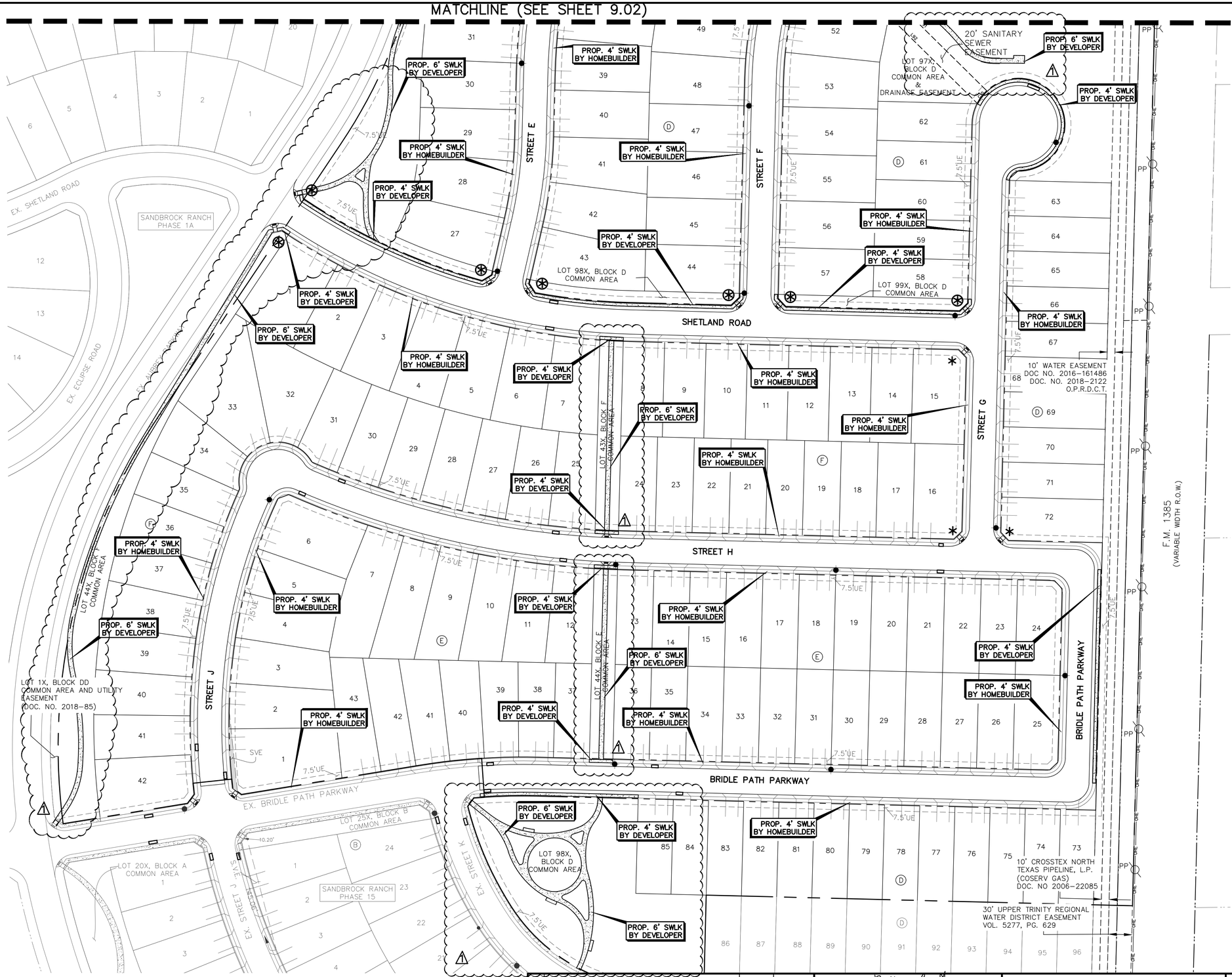
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 8.02

Plotted by: anoriega Plot Date: 12/4/2024 10:05 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SL.dwg Saved By: anoriega Save Time: 12/4/2024 10:01 AM

MATCHLINE (SEE SHEET 9.02)



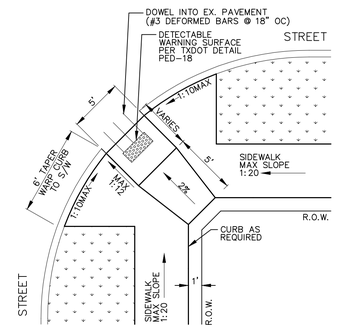
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Crenshaw

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JBI PARTNERS
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 9.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:47 PM
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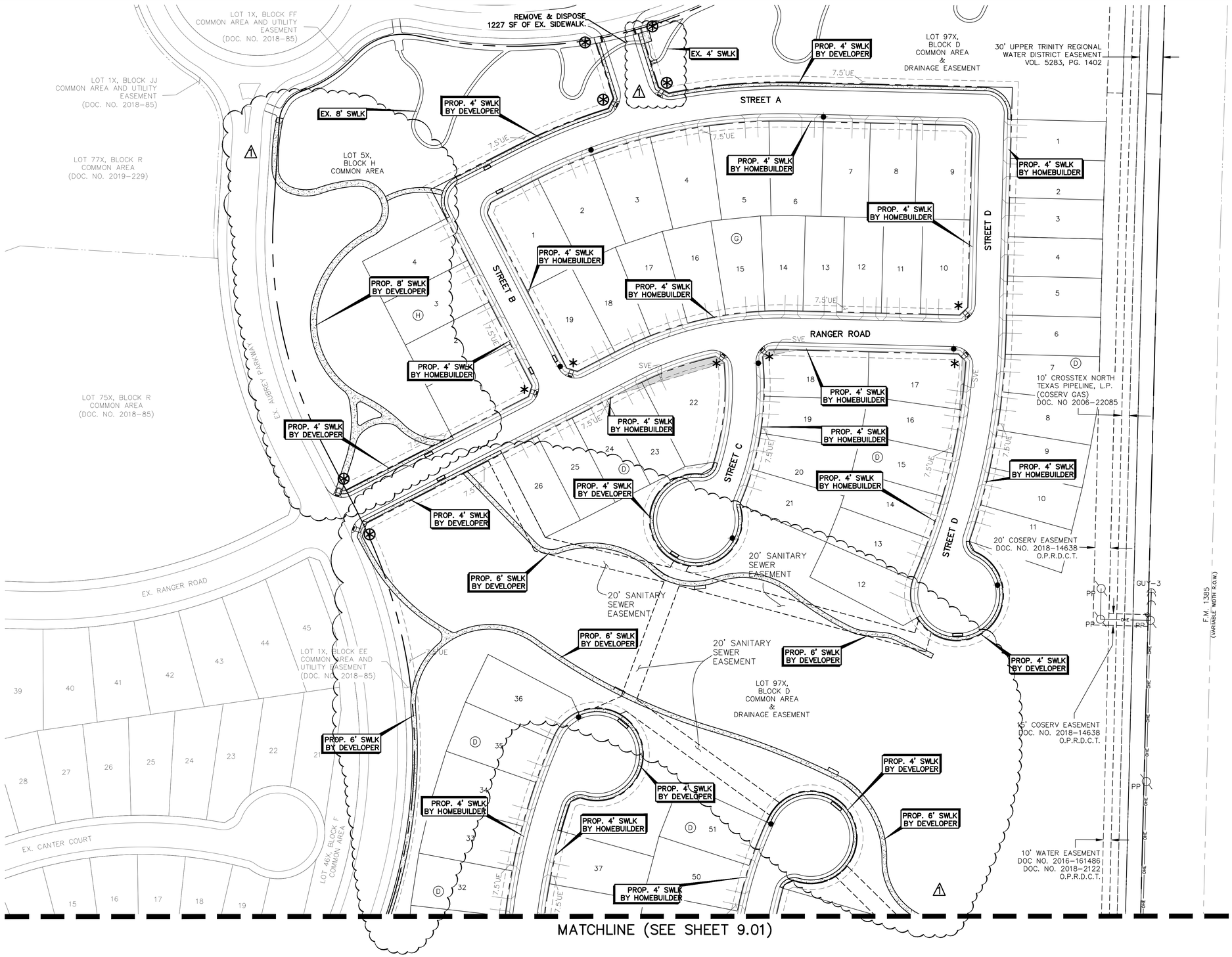


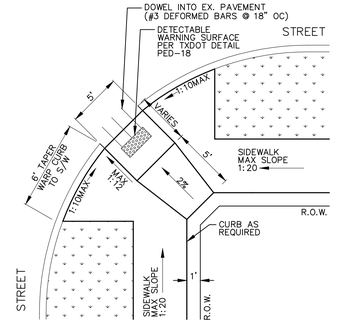
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊘	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18
BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19
BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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10.9.2025

JBI PARTNERS
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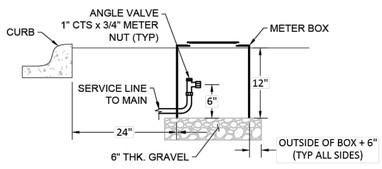
TBPE No. F-438
TBPLS No. 10076000

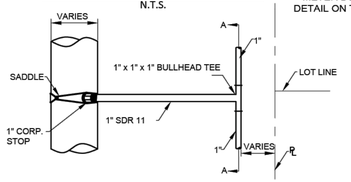
SIDEWALK PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 9,02

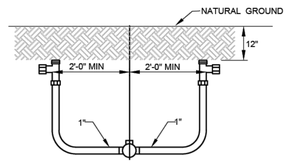
Plotted by: jrodriguez Plot Date: 10/9/2025 2:08 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SDWK PLAN.dwg Saved By: jrodriguez Save Time: 8/25/2025 4:30 PM



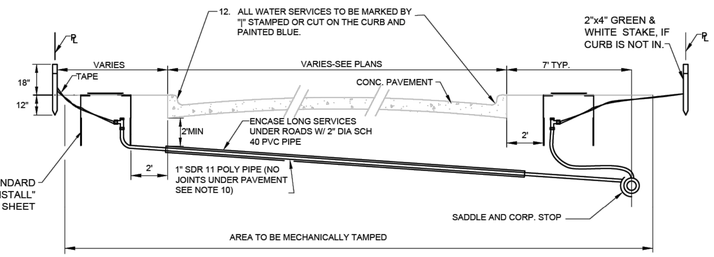
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE

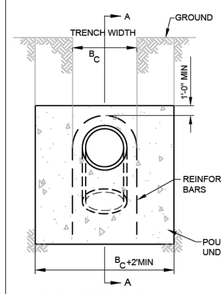


SECTION 'A - A' (ROTATED 90°)

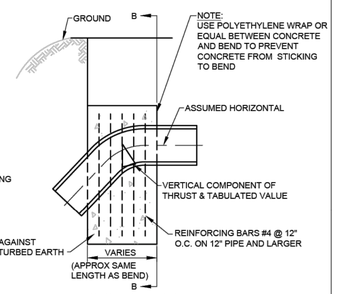


WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



ELEVATION B-B

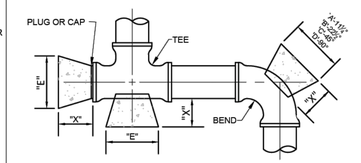


ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:
1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

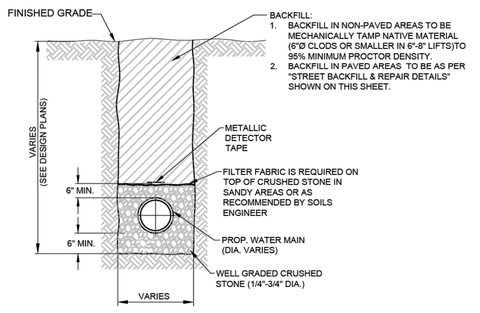
VERTICAL THRUST BLOCKS AT FITTINGS



PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

HORIZONAL THRUST BLOCK NOTES:
1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

HORIZONTAL THRUST BLOCKS AT FITTINGS

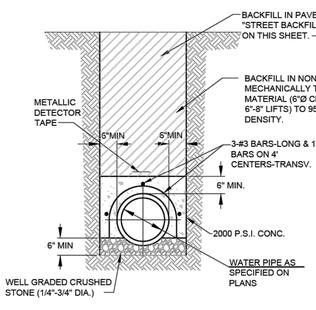


TYPICAL PIPE EMBEDMENT
N.T.S.

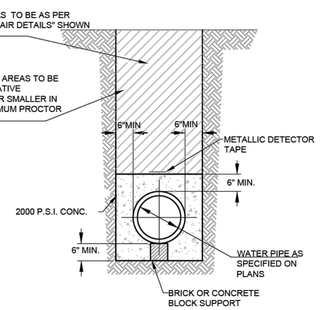
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

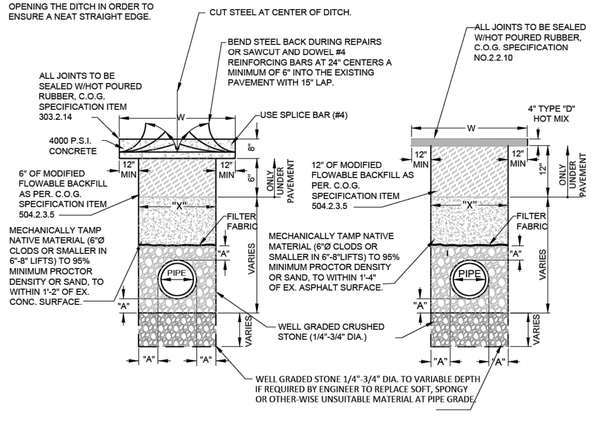


CONCRETE CAP DETAIL
N.T.S.

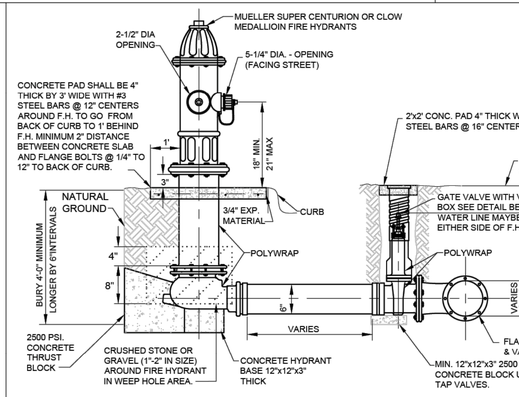


CONCRETE ENCASEMENT DETAIL
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

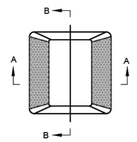


STREET BACKFILL AND REPAIR
N.T.S.

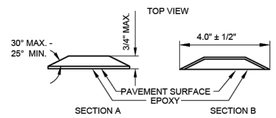


STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report

Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

NO.	REVISION	BY	DATE

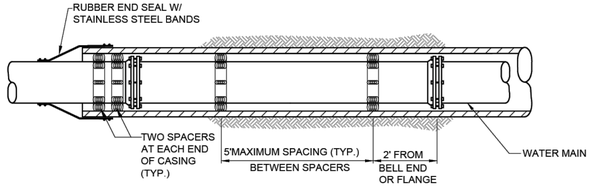
MUSTANG SPECIAL UTILITY DISTRICT

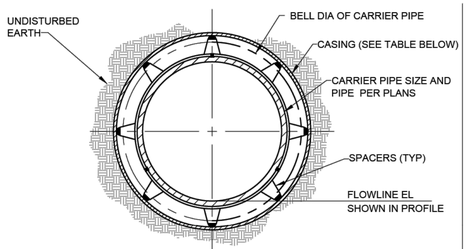
APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 1





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

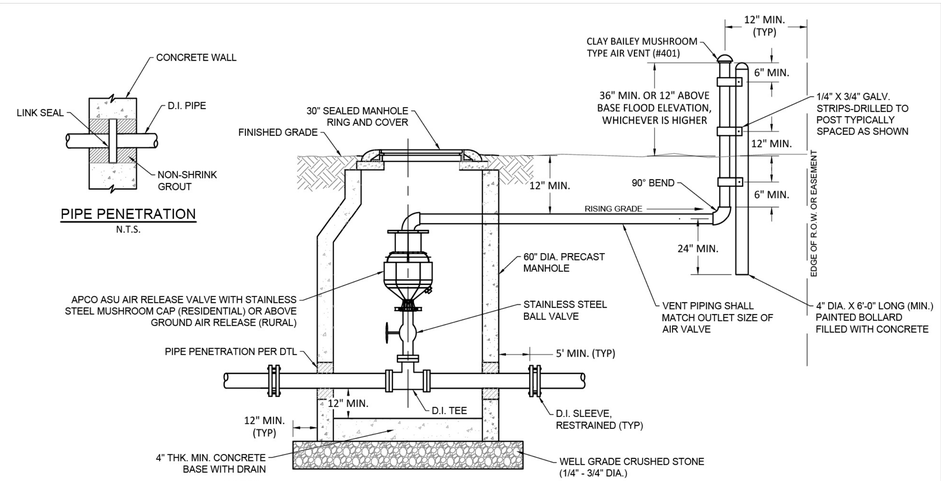
TYPICAL WATER PIPE CASING DETAIL

(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.

CASING SCHEDULE

WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

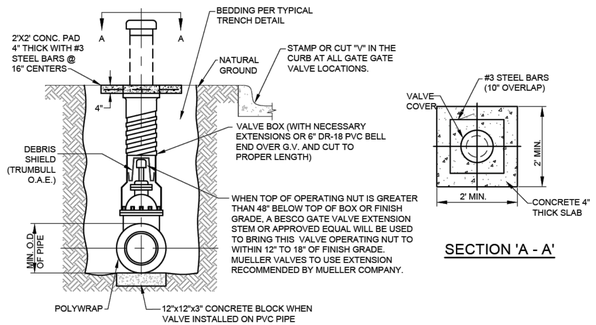


NOTES:

1. VENT PIPING SHALL BE GALVANIZED STEEL.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE AND FITTINGS SHALL BE PROTECTOR P401 LINED.

COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

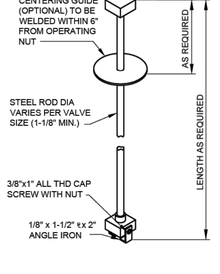
N.T.S.



SECTION 'A - A'

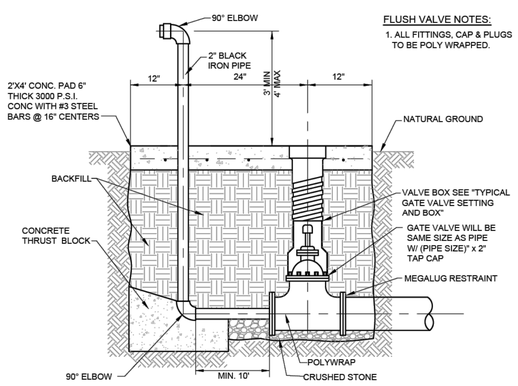
TYPICAL VALVE SETTING AND BOX

N.T.S.



VALVE EXTENSION STEM

N.T.S.

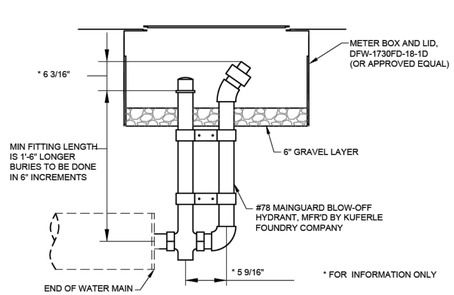


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

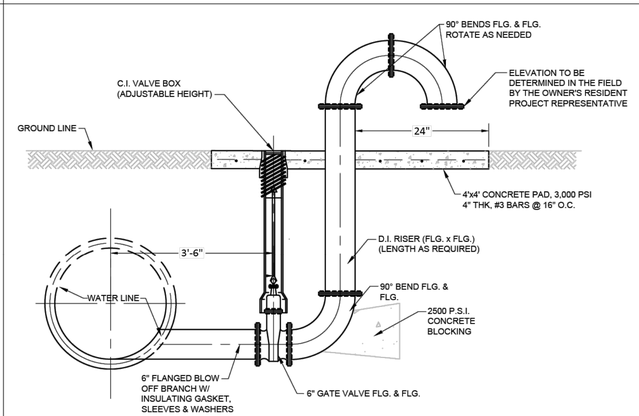
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

NO.	REVISION	BY	DATE

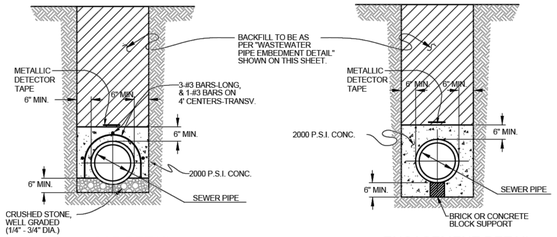
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 2

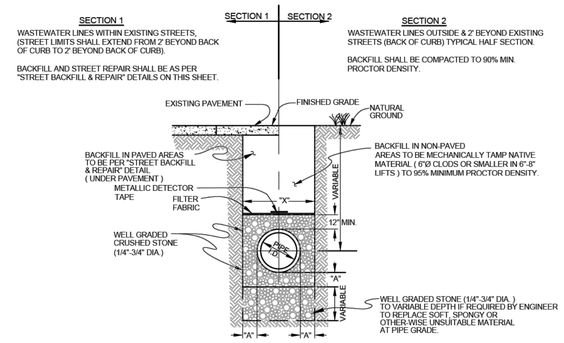


CAP DETAIL

N.T.S.

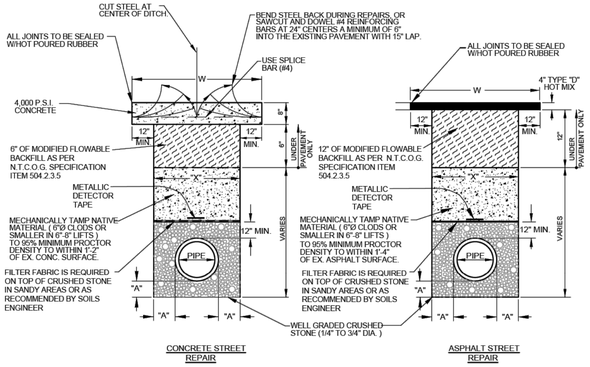
ENCASEMENT DETAIL

N.T.S.



WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35

N.T.S.



STREET BACKFILL & REPAIR

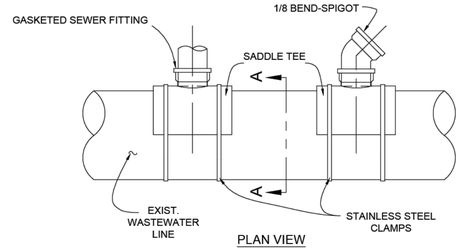
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

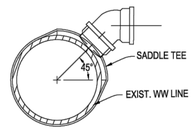
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

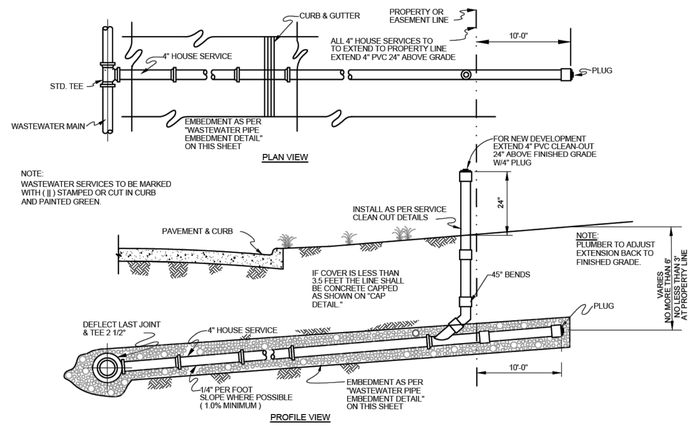


SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

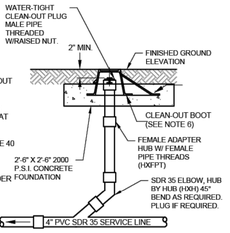
N.T.S.

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



STANDARD WASTEWATER SERVICE CONNECTION

N.T.S.

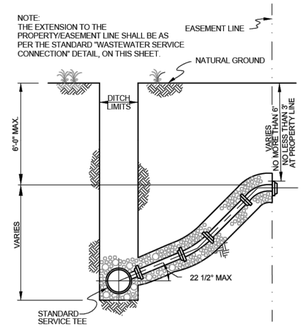


WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

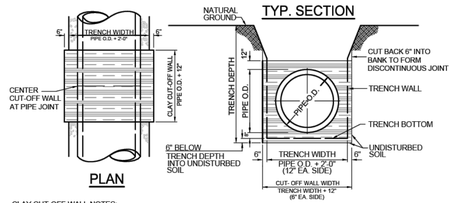
WASTEWATER SERVICE CLEAN-OUT DETAIL

N.T.S.



STANDARD DEEP CUT CONNECTION

N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL

N.T.S.

NO.	REVISION	BY	DATE

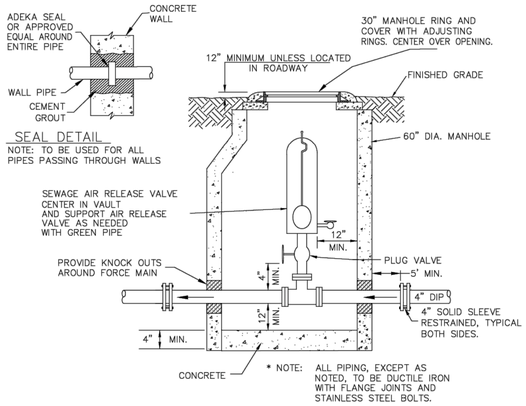
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (1 OF 2)

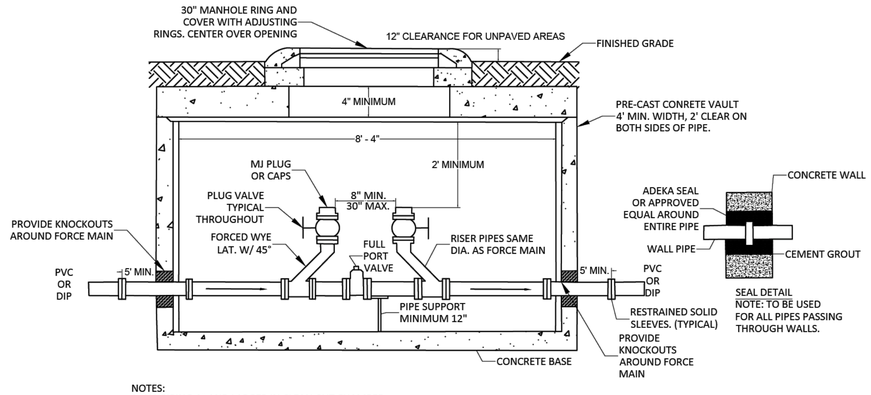
CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 3



SEWER AIR RELEASE VALVE

N.T.S.

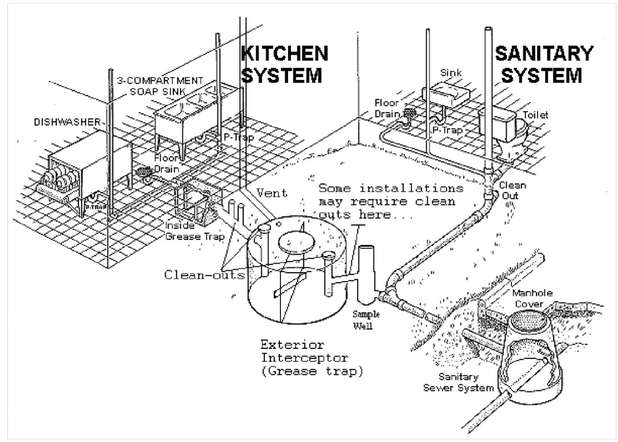


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-OUT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

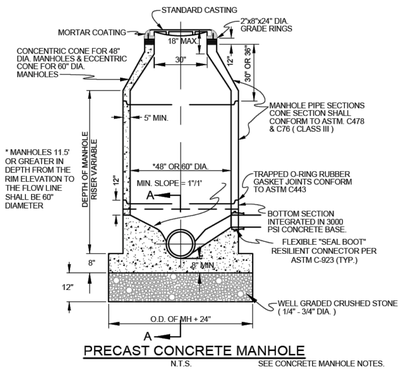
N.T.S.



Typical Plumbing Layout

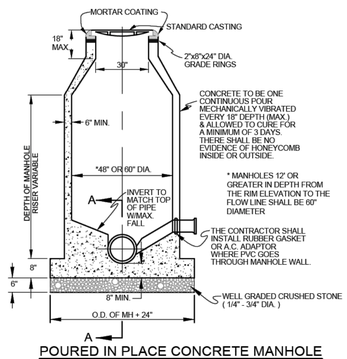
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



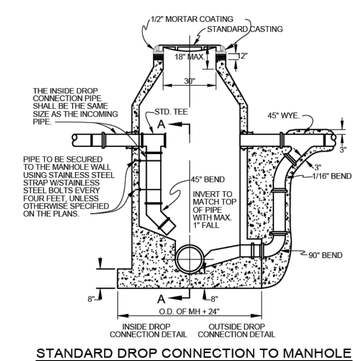
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



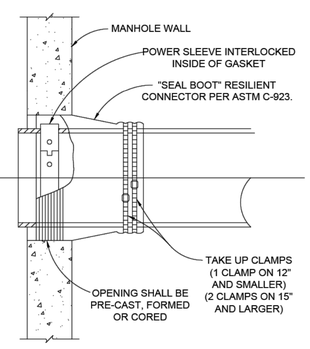
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

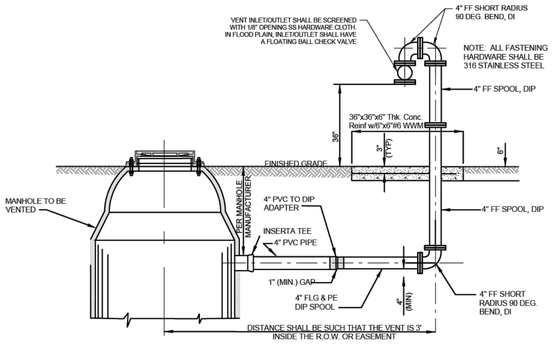


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

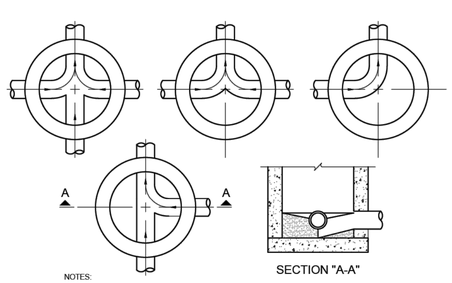
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

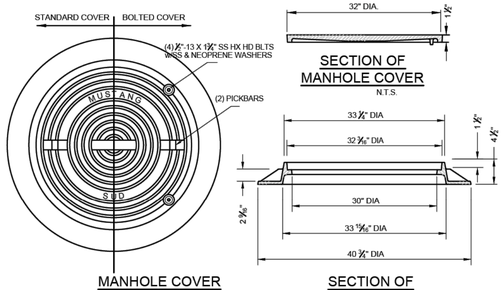
N.T.S.



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

NO.	REVISION	BY	DATE

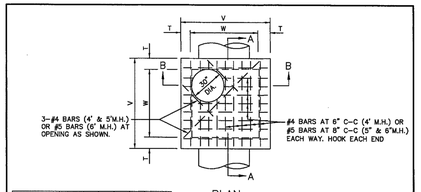
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

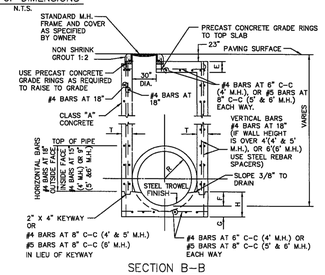
DET 4



PLAN
N.T.S.

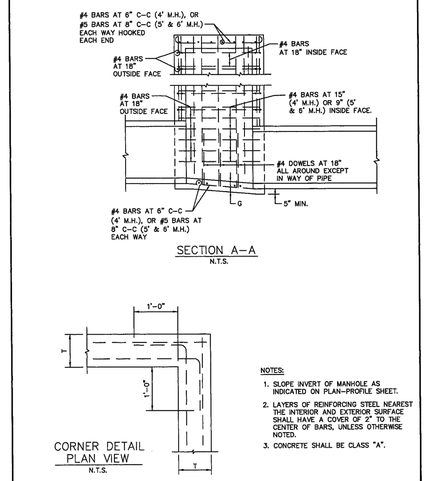
M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-4"	9"	8"	18"	10"	2'-2"

TABLE OF DIMENSIONS



SECTION B-B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010A

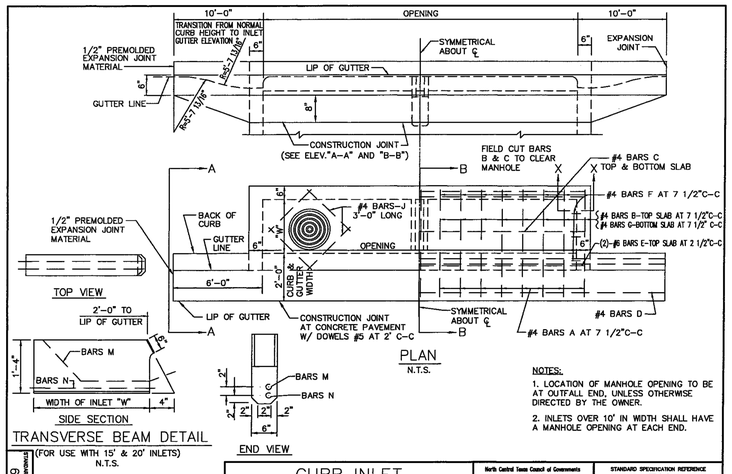


SECTION A-A
N.T.S.

CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

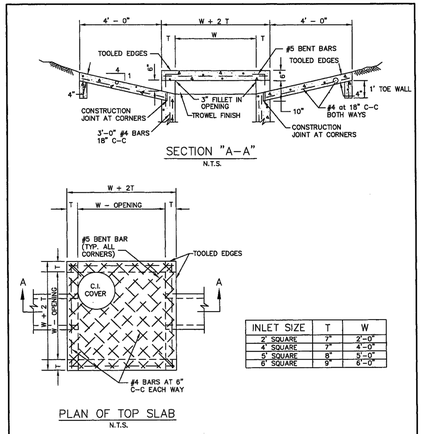
STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010B



NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

STANDARD DRAWING NO. 6020A	CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020A



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

PLAN OF TOP SLAB
N.T.S.

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

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6040

SECTION "B-B"
N.T.S.

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

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

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

STANDARD DRAWING NO. 6020B	CURB INLET CROSS SECTION & INLET THROAT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020B

STANDARD DRAWING NO. 6020C	CURB INLET REBAR & M.H. FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft									OPENING LENGTH "L" = 10ft									OPENING LENGTH "L" = 15 ft									OPENING LENGTH "L" = 20 ft								
		Widths "W" 3ft 4ft 5ft									Widths "W" 3ft 4ft 5ft									Widths "W" 3ft 4ft 5ft									Widths "W" 5ft 4ft 5ft								
		BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS
		C	D	E	J	F	F	F	A	B	G	F	F	F	A	B	G	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2	52	"	"	"	"	"	"	"	"
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	"	"	48	"	"	"	"	"	"	"	54	"	"
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7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"	60	"	"	"	"	"	"	"	68	"	"
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"	60	"	"	"	"	"	"	"	68	"	"
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"	60	"	"	"	"	"	"	"	68	"	"
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"	62	"	"	"	"	"	"	"	70	"	"
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"	62	"	"	"	"	"	"	"	70	"	"
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	"	"	64	"	"	"	"	"	"	"	72	"	"
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9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"	66	"	"	"	"	"	"	"	74	"	"
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"	66	"	"	"	"	"	"	"	74	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020D	CURB INLET BILL OF REINFORCING STEEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020D

PLAN VIEW END OF DRAIN PIPE
NOT TO SCALE

END TREATMENT OF DRAIN PIPE
NOT TO SCALE

NOTE:
REINFORCED HEADWALLS WITH #3 BARS @ 12" O.C.B.W. REINFORCING IS NOT SHOWN

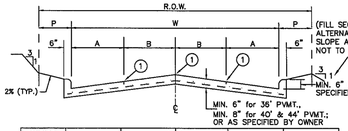
SLOPED HEADWALL DETAILS
NTS

STAINLESS STEEL STORM DRAIN MARKER TO BE INSTALLED ON ALL DISTRICT OWNED STORM DRAINS.
SOURCE FROM ALMETEK INDUSTRIES, INC. OR APPROVED EQUIVALENT.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

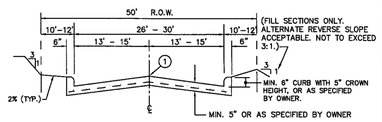
CONSTRUCTION DETAILS	PROJECT NO. ROS023
STORM SEWER	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 5
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: tperkins Plot Date: 8/19/2025 1:55 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 1\6\Engineering\dwg\ROS023-PH15-STM & WTR DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:29 AM



STREET WIDTH(W)	A	B	R.O.W. WIDTH	P	CROWN HEIGHT
36'	8'	10'	VARIES	VARIES	6"
40'	8' OR 10'	10' OR 12'	VARIES	VARIES	6"
44'	11'	11'	VARIES	VARIES	8"

FOUR TRAVEL LANES OR
TWO TRAVEL LANES & TWO PARKING LANES
N.T.S.



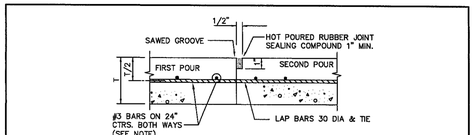
ONE TRAVEL LANE & TWO PARKING LANES
N.T.S.

① INDICATES SAWED LONGITUDAL CONTRACTION OR CONSTRUCTION JOINT.

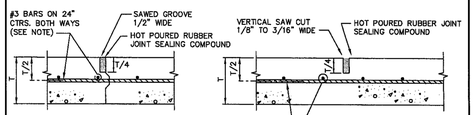
NOTES :

1. ALL REINFORCEMENT SHALL BE #3 BARS ON 24" CENTERS BOTH WAYS, EXCEPT WHERE NOTED.
2. ALTERNATE REINFORCEMENT SHALL BE #4 BARS ON 30" CENTERS BOTH WAYS.
3. PAVEMENT STRENGTH SHALL CONFORM TO CLASS "C" OR "PC" CONCRETE, OR AS SPECIFIED BY THE OWNER.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303
2- & 4-LANE UNDIVIDED THOROUGHFARE		DATE OCT. '04 / STANDARD DRAWING NO. 2030



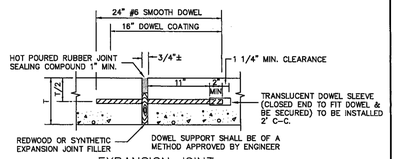
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

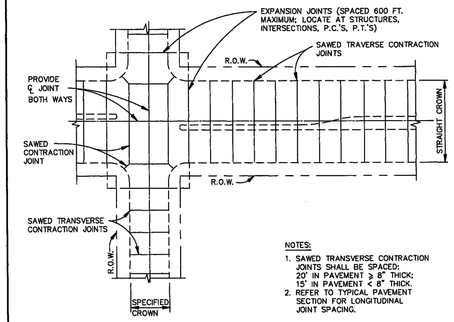
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE OCT. '04 / STANDARD DRAWING NO. 2050

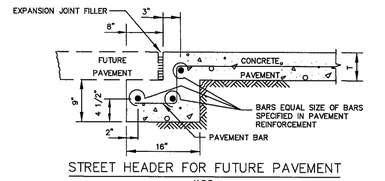


NOTES:

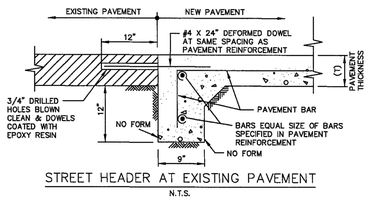
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

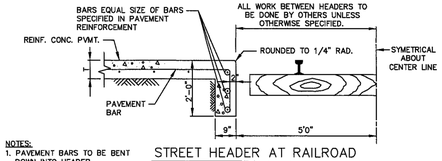
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2060



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



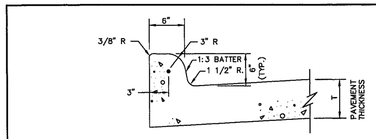
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



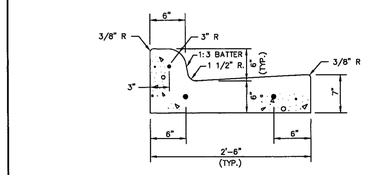
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

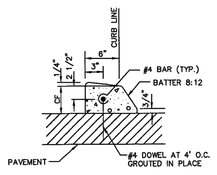
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



INTEGRAL CURB & GUTTER
N.T.S.



SEPARATE CURB & GUTTER
N.T.S.

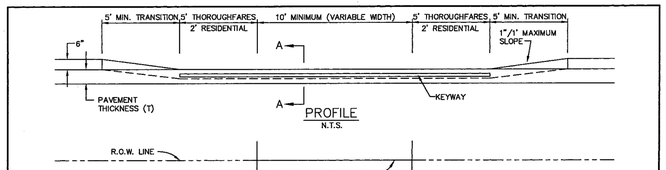


DOWELED CURB
N.T.S.

NOTES:

1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

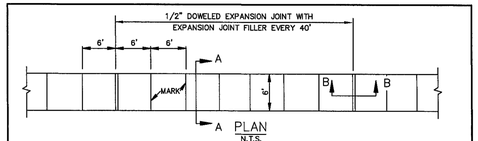
CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04 / STANDARD DRAWING NO. 2120

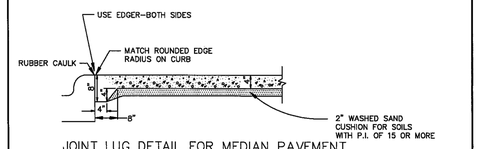


SEE NOTES, STANDARD DRAWING NO. 2150B.

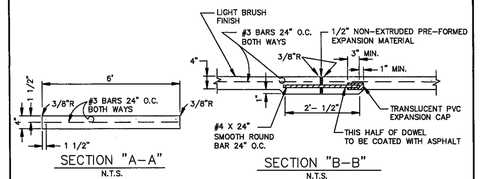
21504
TEXAS SHARED STANDARDS

DRIVEWAY APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
FLARED RETURN TYPE		DATE OCT. '04 / STANDARD DRAWING NO. 2150A





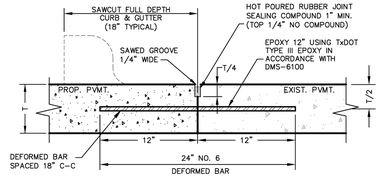
JOINT LUG DETAIL FOR MEDIAN PAVEMENT
OR SIDEWALK ADJACENT TO CURB
N.T.S.



NOTE:

1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2170



LONGITUDINAL BUTT JOINT

NOTES:

1. DEFORMED BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED DEFORMED BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE, PUSHING DEFORMED BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT/GEOTECHNICAL DESIGN.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO. ROS023
PAVING	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jrodriguez Plot Date: 10/8/2024 8:17 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM

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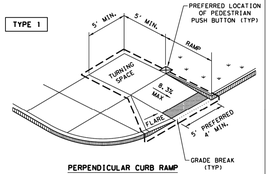
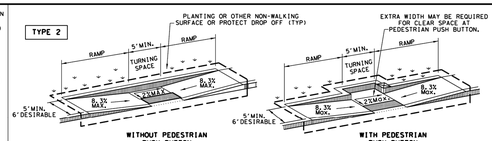
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

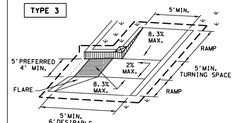


WITHOUT PEDESTRIAN PUSH BUTTON

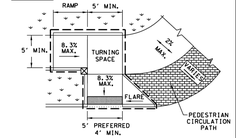
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

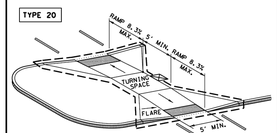


TYPE 6



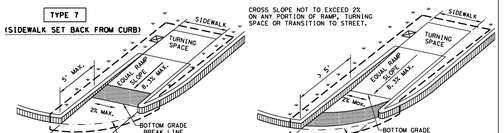
COMBINATION CURB RAMPS

TYPE 20

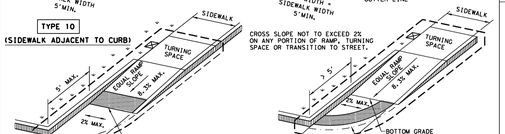


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)

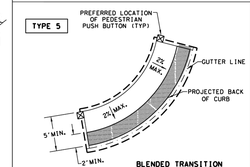


TYPE 10
(SIDEWALK ADJACENT TO CURB)



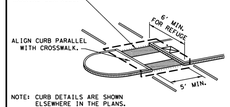
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



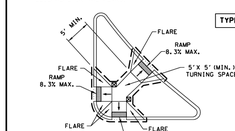
BLENDED TRANSITION
(FLUSH LANDING)

TYPE 21



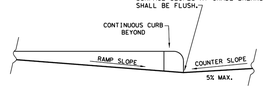
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



COMBINATION ISLAND RAMPS

BOTTOM GRADE BREAK OF CURB RAMP WILL NORMALLY BE AT GUTTER LINE. SURFACE SLOPES AT GRADE BREAKS SHALL BE FLUSH.



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

GUTTER LINE

DETECTABLE WARNING SURFACE

GRADE BREAK

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

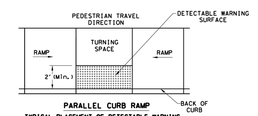
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

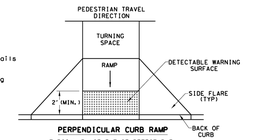
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable part to be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R405.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



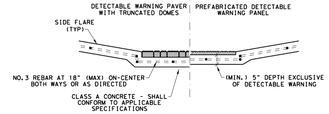
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.

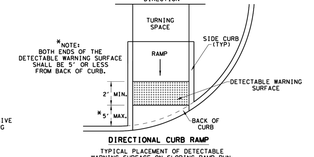


PERPENDICULAR CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
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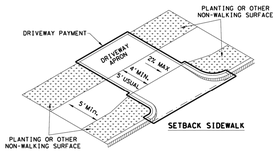
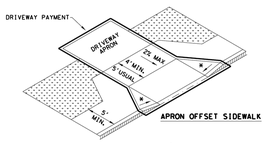
REVISIONS	DIST	COUNTY		SHEET NO.

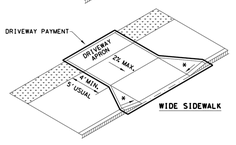
SIDEWALK TREATMENT AT DRIVEWAYS



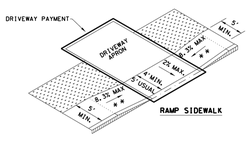
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



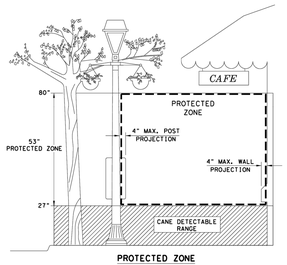
WIDE SIDEWALK



RAMP SIDEWALK

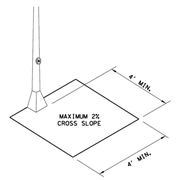
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

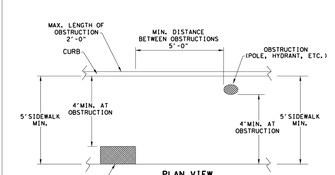


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



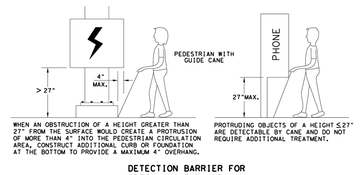
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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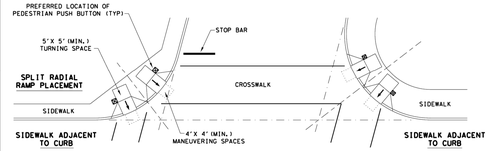
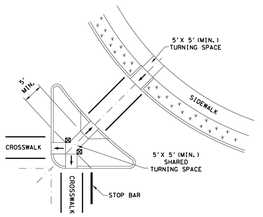
REVISIONS	DIST	COUNTY		SHEET NO.

TYPICAL CROSSING LAYOUTS

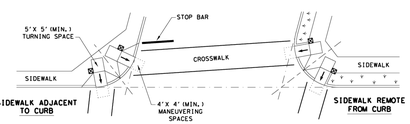
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



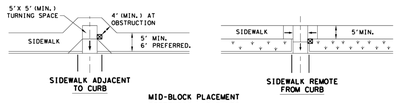
SKEWED INTERSECTION WITH "LARGE" RADIUS



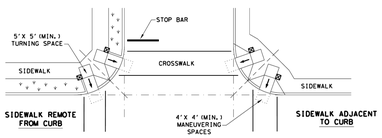
AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
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REVISIONS	DIST	COUNTY		SHEET NO.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

PAVING

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. DET 7

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM
Plotted by: jrodriguez Plot Date: 10/8/2024 8:18 AM

Planning and Zoning Commission Meeting
Staff Report
May 14, 2026

Agenda Item
Consider and take action to make a recommendation to City Council regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Horizon/Deer Creek Development Corp.
Engineer: JBI Partners, Inc (Tyler Perkins)
Application Date: April 8, 2026
Location: The subject site is generally located west of FM 1385 and south of Sandbrock Parkway.
Zoning: Located outside the City Limits within the City of Aubrey Extraterritorial Jurisdiction (ETJ). Development is governed by a Development Agreement with the City of Aubrey executed in July 2025.

The Final Plat application for Sandbrock Ranch, Phase 16, is to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, for a total of 204 lots. The Preliminary Plat for Sandbrock Ranch Phase 15 and 16 was approved by Aubrey City Council on March 28, 2024. Final Plat for Phase 15 was approved by City Council on March 6, 2025. The property is located outside of the City limits in the ETJ and is not zoned. Development is governed by a Development Agreement with the City executed in July 2005. The proposed lot sizes adhere to the approved Development Standards found in Exhibit D1 of this Development Agreement.

The site will have access from Sandbrock Parkway and Aubrey Parkway.

Utilities to be provided include electric service by CoServ and gas service by Atmos Energy. Water and sewer will be provided by Mustang Special Utility District (MSUD). Construction Plans for the proposed development have been approved by Mustang Special Utility District (MSUD) and have been reviewed and accepted by Denton County Municipal Utility District No. 6.

Storm water runoff within this project will be directed within the street via curb and gutters to proposed curb inlets and drainage pipes. The infrastructure has been installed and is pending acceptance by Denton County MUD No. 6.

The Final Plat was reviewed to evaluate compliance with the City of Aubrey Subdivision Ordinance and the Final Plat Checklist. The plat is in general conformance with the subdivision ordinance and checklist.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Final Plat application and recommend it for approval.

Action Options
The Planning and Zoning Commission may:

1. Approve the Final Plat;
2. Approve the Final Plat with conditions;
3. Deny the Final Plat.

Attachments

1. Location Map
2. Final Plat for Sandbrock Ranch Phase 16
3. Approved Civil Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or denial) of the Final Plat as presented.

Location Map - Sandbrock Ranch, Phase 16



Legend



0 500 1000 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

5/7/2026 11:05:17 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

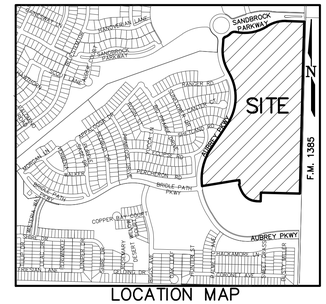
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

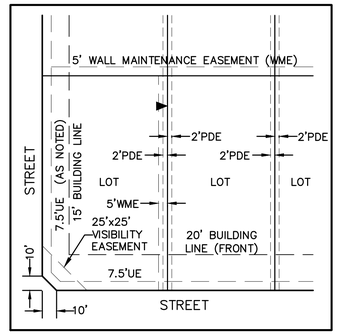
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005-86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS-OF-WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
13. MUSTANG SPECIAL UTILITY DISTRICT IS THE WATER/WASTER PROVIDER. (7985 FM2931, Aubrey, TX 76227), (940) 440-9561.
14. COSERV ELECTRIC IS THE ELECTRICAL PROVIDER. (7701 S STEMMONS FWY, CORINTH, TX 76210), (940) 321-7800.
15. ATMOS ENERGY IS THE NATURAL GAS PROVIDER. (106 N BRADSHAW ST, DENTON, TX 76205), (940) 380-7450.
16. LOT 1X, BLOCK I & LOT 1X, BLOCK J ARE DEDICATED TO DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 BY THIS PLAT.

FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain), If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F-438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT-OF-WAY LOT

MAY 05, 2026 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System - Texas North Central Zone No. 4202 - NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

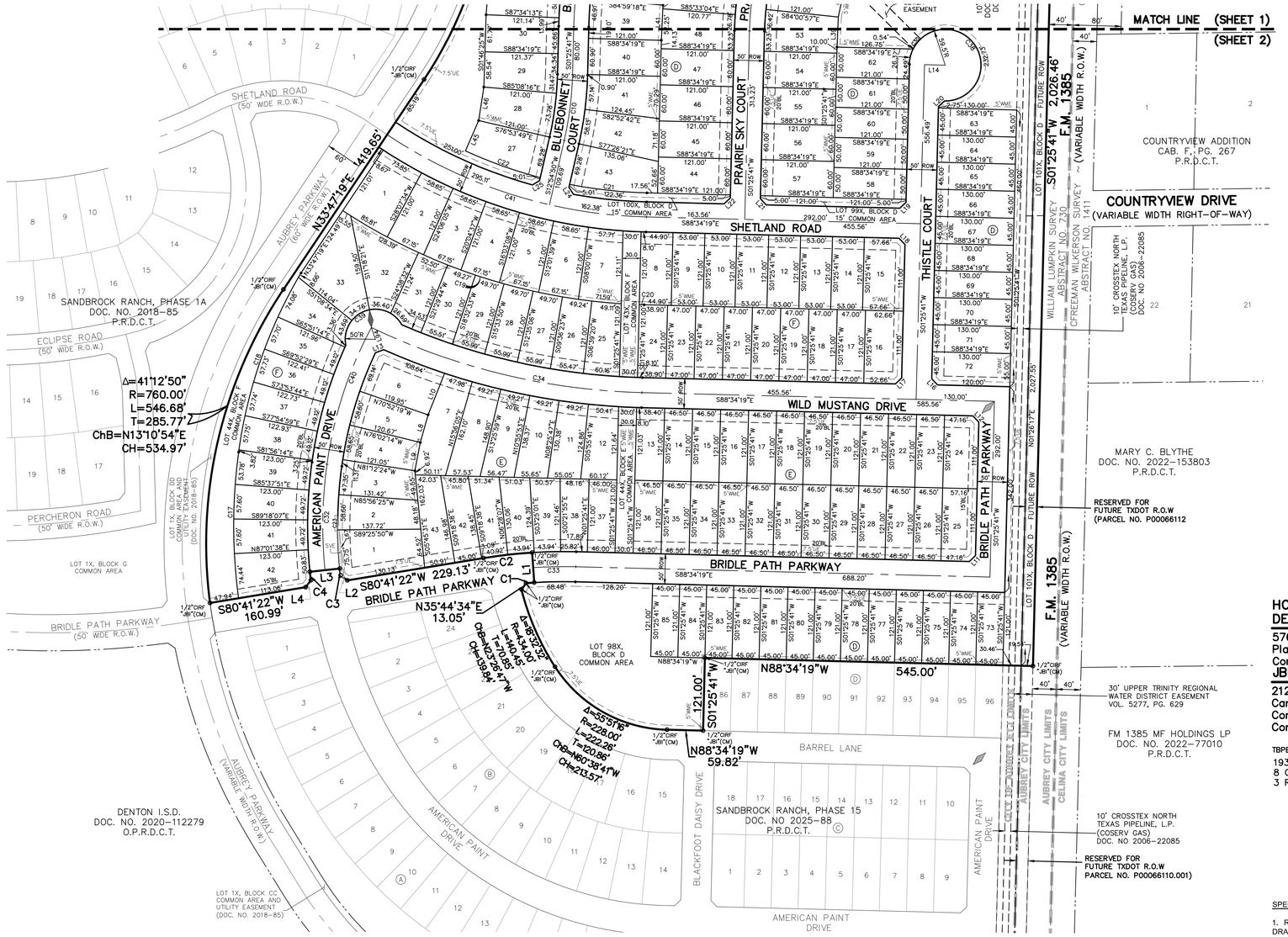
1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

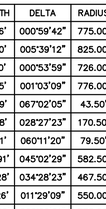
Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'	L95	N43°29'20"W	27.73'
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			





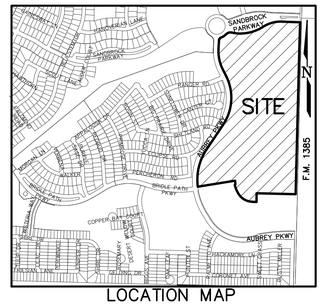
GRAPHIC SCALE

100 0 50 100

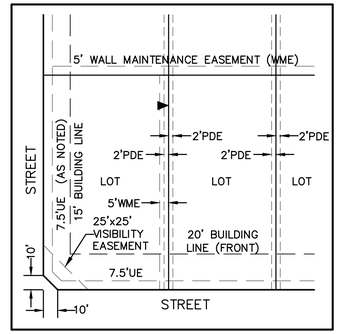
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

FINAL PLAT

SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 05, 2026 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\xROS023PT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017-92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018-1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020-147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right-of-way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018-85, Plat Records, Denton County, Texas;

THENCE, along the west right-of-way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one-half inch iron rod with cap stamped "Tipton" found in the east line of said 3.691 acre tract;

THENCE, continuing along the west right-of-way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. 2025-88, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:

North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly along a curve to the left, a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds West and a chord distance of 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly along a curve to the left, having a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right-of-way line of said Sandbrock Ranch Phase 1A;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:

Northeasterly along a curve to the right, having a central angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;

Northeasterly along a curve to the right, having a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the **POINT OF BEGINNING** and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HORIZON/DEER CREEK DEVELOPMENT CORP., acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANDBROCK RANCH, PHASE 16, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this ____ day of _____, 2026.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003-R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972-219-1228 and www.utrwd.com.

2. No deep-rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90-degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

12. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

13. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

14. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

15. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Billy M. Logsdon, Jr., Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2026.

FOR PRELIMINARY USE ONLY

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of Sandbrock Ranch, Phase 16, an addition to the City of Aubrey ETJ, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2026, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this ____ day of _____, 2026.

_____
Chris Rich, Mayor
City of Aubrey, Texas

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–1	6,032	0.138
D–2	6,016	0.138
D–3	6,002	0.138
D–4	6,000	0.138
D–5	6,000	0.138
D–6	6,003	0.138
D–7	6,473	0.149
D–8	6,378	0.146
D–9	6,296	0.145
D–10	6,293	0.144
D–11	6,398	0.147
D–12	7,087	0.163
D–13	6,310	0.145
D–14	6,310	0.145
D–15	6,310	0.145
D–16	6,309	0.145
D–17	7,794	0.179
D–18	7,998	0.184
D–19	7,123	0.164
D–20	6,810	0.156
D–21	6,679	0.153

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–22	9,908	0.227
D–23	6,050	0.139
D–24	6,051	0.139
D–25	6,050	0.139
D–26	6,026	0.138
D–27	8,066	0.185
D–28	7,911	0.182
D–29	7,550	0.173
D–30	7,359	0.169
D–31	7,598	0.174
D–32	7,593	0.174
D–33	7,593	0.174
D–34	7,593	0.174
D–35	7,593	0.174
D–36	7,860	0.180
D–37	7,690	0.177
D–38	7,700	0.177
D–39	7,550	0.173
D–40	7,260	0.167
D–41	7,830	0.180
D–42	8,299	0.191

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–43	8,860	0.203
D–44	7,261	0.167
D–45	7,260	0.167
D–46	7,261	0.167
D–47	7,260	0.167
D–48	7,629	0.175
D–49	8,087	0.186
D–50	8,075	0.185
D–51	8,075	0.185
D–52	8,642	0.198
D–53	7,863	0.181
D–54	7,261	0.167
D–55	7,260	0.167
D–56	7,260	0.167
D–57	7,260	0.167
D–58	6,050	0.139
D–59	6,051	0.139
D–60	6,051	0.139
D–61	6,050	0.139
D–62	6,098	0.140
D–63	5,850	0.134

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–64	5,851	0.134
D–65	5,850	0.134
D–66	5,850	0.134
D–67	5,851	0.134
D–68	5,850	0.134
D–69	5,850	0.134
D–70	5,851	0.134
D–71	5,850	0.134
D–72	7,101	0.163
D–73	5,446	0.125
D–74	5,445	0.125
D–75	5,445	0.125
D–76	5,445	0.125
D–77	5,446	0.125
D–78	5,446	0.125
D–79	5,446	0.125
D–80	5,445	0.125
D–81	5,446	0.125
D–82	5,446	0.125
D–83	5,446	0.125
D–84	5,446	0.125

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–85	5,446	0.125
D–97X	583,225	13.389
D–98X	48,602	1.116
D–99X	3,530	0.081
D–100X	3,942	0.090
D–101X	46,881	1.076
E–1	10,426	0.239
E–2	7,178	0.165
E–3	6,764	0.155
E–4	6,446	0.148
E–5	6,415	0.147
E–6	9,033	0.207
E–7	8,977	0.206
E–8	8,168	0.187
E–9	7,507	0.172
E–10	6,995	0.161
E–11	6,625	0.152
E–12	6,794	0.156
E–13	5,627	0.129
E–14	5,627	0.129
E–15	5,627	0.129

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
E–16	5,627	0.129
E–17	5,627	0.129
E–18	5,627	0.129
E–19	5,627	0.129
E–20	5,627	0.129
E–21	5,627	0.129
E–22	5,627	0.129
E–23	5,627	0.129
E–24	6,867	0.158
E–25	6,867	0.158
E–26	5,627	0.129
E–27	5,627	0.129
E–28	5,627	0.129
E–29	5,627	0.129
E–30	5,627	0.129
E–31	5,627	0.129
E–32	5,627	0.129
E–33	5,627	0.129
E–34	5,627	0.129
E–35	5,627	0.129
E–36	5,627	0.129

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
E–37	5,566	0.128
E–38	5,602	0.129
E–39	5,793	0.133
E–40	6,010	0.138
E–41	6,345	0.146
E–42	6,423	0.147
E–43	6,976	0.160
E–44X	7,269	0.167
F–1	9,660	0.222
F–2	7,612	0.175
F–3	7,612	0.175
F–4	7,612	0.175
F–5	7,612	0.175
F–6	7,612	0.175
F–7	7,823	0.180
F–8	6,414	0.147
F–9	6,414	0.147
F–10	6,413	0.147
F–11	6,414	0.147
F–12	6,413	0.147
F–13	6,413	0.147

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–14	6,414	0.147
F–15	8,138	0.187
F–16	7,533	0.173
F–17	5,688	0.131
F–18	5,688	0.131
F–19	5,687	0.131
F–20	5,688	0.131
F–21	5,688	0.131
F–22	5,687	0.131
F–23	5,688	0.131
F–24	5,688	0.131
F–25	6,611	0.152
F–26	6,335	0.145
F–27	6,395	0.147
F–28	6,395	0.147
F–29	6,395	0.147
F–30	6,340	0.146
F–31	6,603	0.152
F–32	9,511	0.218
F–33	11,206	0.257
F–34	6,803	0.156

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–35	6,527	0.150
F–36	6,549	0.150
F–37	6,564	0.151
F–38	6,572	0.151
F–39	6,598	0.151
F–40	6,601	0.152
F–41	6,601	0.152
F–42	8,270	0.190
F–43X	7,263	0.167
F–44X	20,946	0.481
G–1	9,206	0.211
G–2	8,464	0.194
G–3	8,466	0.194
G–4	8,466	0.194
G–5	8,465	0.194
G–6	8,038	0.185
G–7	7,231	0.166
G–8	7,231	0.166
G–9	8,385	0.192
G–10	7,240	0.166
G–11	6,075	0.139

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
G–12	6,075	0.139
G–13	6,075	0.139
G–14	6,416	0.147
G–15	6,892	0.158
G–16	6,840	0.157
G–17	6,840	0.157
G–18	6,745	0.155
G–19	7,726	0.177
H–1	8,350	0.192
H–2	7,201	0.165
H–3	7,201	0.165
H–4	7,201	0.165
H–5X	117,287	2.693
I–1	155,810	3.577
I–2	140,869	3.234
J–1	278,446	6.392

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388, Plano, Texas 75024 — (972) 789–3500
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300, Carrollton, Texas 75006 — (972)248–7676
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 05, 2026 Sheet 3 of 3

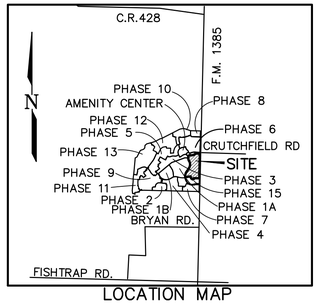
SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

CONSTRUCTION PLANS
FOR
SANDBROCK RANCH, PHASE 16
DENTON COUNTY MUD NO.6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



LOCATION MAP
(NOT TO SCALE)



Brittany Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
11.7.2024

TCEQ Log Number (Water): P-08072024-055
Approval Date: 10/07/2024
TCEQ Log Number (Wastewater): 0724/103
Approval Date: 08/01/2024

APPROVAL
Ken Skillman, P.E. 8NOV2024
MUSTANG S.U.D. DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, MUSTANG SPECIAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Denton County Municipal Utility District No. 6

These plans have been reviewed and accepted by Denton County Municipal Utility District No. 6. By approving these plans, the district does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.

By: _____
JBI Partners, Inc.

Date: 11.7.2024

SANDBROCK RANCH, PHASE 16
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SHEET NO.	DESCRIPTION
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OWNER/DEVELOPER
HORIZON/DEER CREEK
DEVELOPMENT CORP.
5760 LEGACY DRIVE, SUITE B3-388
PLANO, TEXAS 75024
(972) 789-3500

ENGINEER/SURVEYOR:
JBI PARTNERS, INC.
2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006
(972) 248-7676
TBPE No. F-438; TBPLS No. 10076000

JBI PARTNERS, INC – PROJECT # ROS023

SANDBROCK RANCH, PHASE 16

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

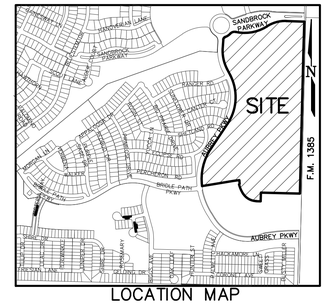
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'

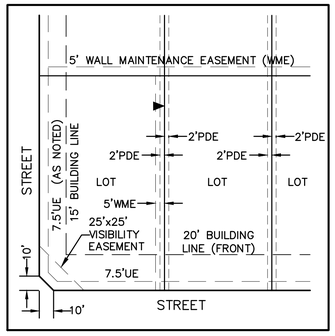
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005–86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS–OF–WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE–HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION (BFE) WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100–YEAR FLOOD ELEVATION.

FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain), If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM–TO–MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◈	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388, Plano, Texas 75024 — (972) 789–3500

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300, Carrollton, Texas 75006 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System – Texas North Central Zone No. 4202 – NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 1&\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
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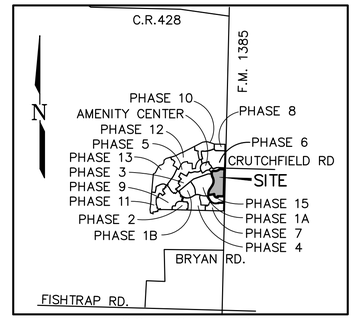
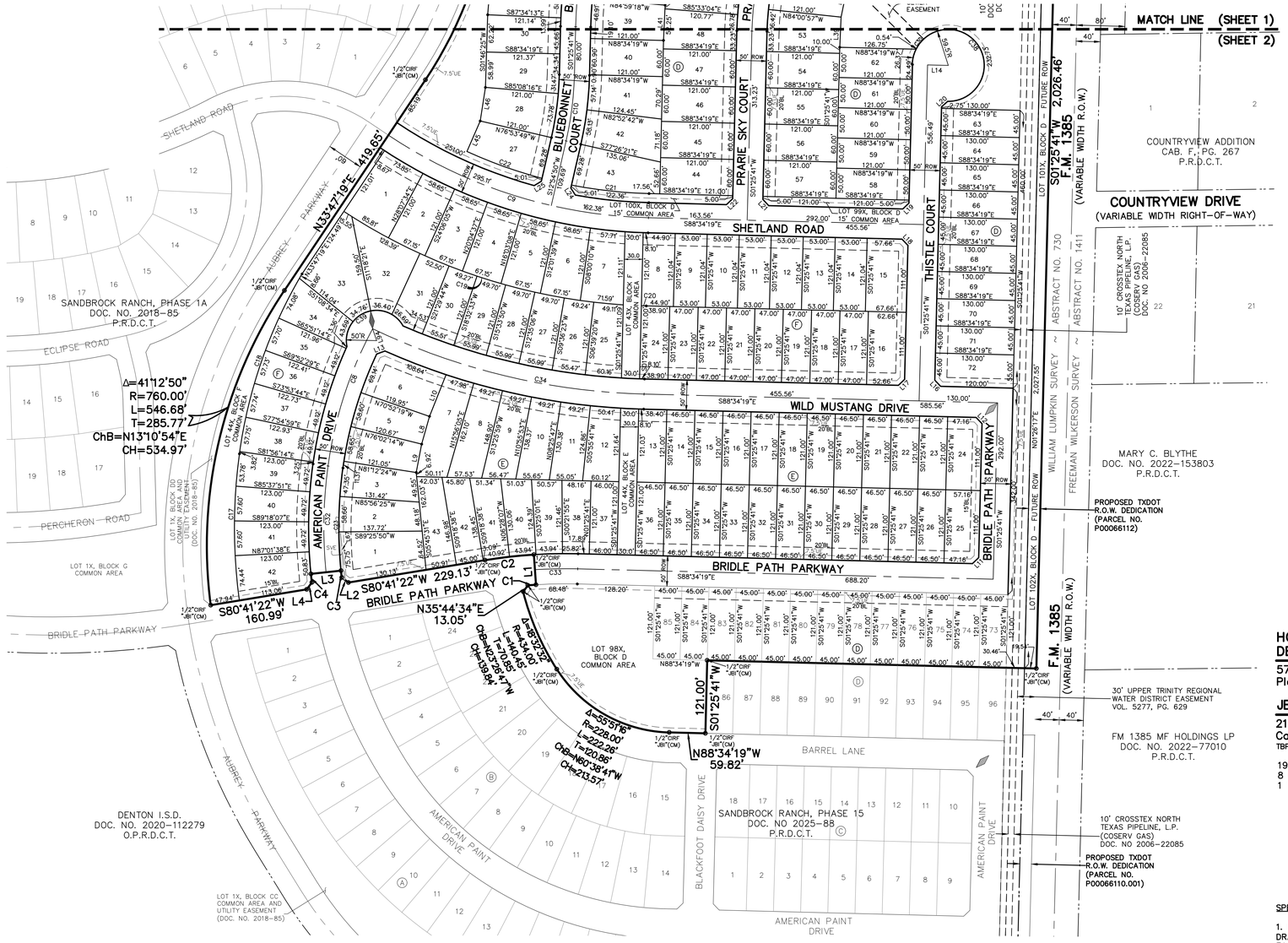
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'			
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			



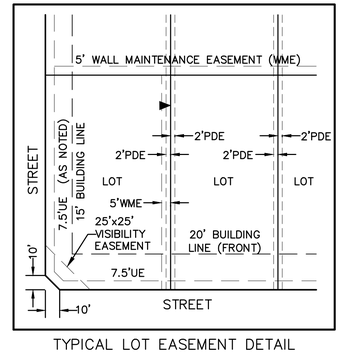
LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◇	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3-388 — (972) 789-3500
Plano, Texas 75024

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT-OF-WAY LOT

JUNE 03, 2025 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\vROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017–92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018–1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020–147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right–of–way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018–85, Plat Records, Denton County, Texas;

THENCE, along the east line of said 309.938 acre tract and the west right–of–way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one–half inch iron rod with cap stamped "Tipton" found for corner, said point being in the east line of said 3.691 acre tract;

THENCE, continuing along the west right–of–way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. _____–_____, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:
North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds and a chord distance of 81.37 feet;
South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left, through a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right–of–way line of said Sandbrock Ranch Phase 1A, the beginning of a curve to the right;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:
Along said curve to the right through an angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve turning to the right through a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner the beginning of a curve to the right;
Along said curve to the right through a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner. the beginning of a curve to the left;
Along said curve to the left through a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the POINT OF BEGINNING and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **HORIZON/DEER CREEK DEVELOPMENT CORP.**, acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **SANDBROCK RANCH, PHASE 16**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this _____ day of _____, 2024.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003–R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972–219–1228 and www.utrwd.com.

2. No deep–rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90–degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

11. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

12. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

13. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

14. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, William J. Johnson, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2024.

FOR PRELIMINARY USE ONLY
_____
William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of **Sandbrock Ranch, Phase 16,** an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2024, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this _____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
BNDY–4	2,573,911	59.089	D–23	6,050	0.139	D–45	7,260	0.167	D–67	5,850	0.134	D–100X	3,941	0.090	E–20	5,627	0.129	E–42	6,422	0.147	F–20	5,687	0.131	F–42	8,269	0.190	H–1	8,350	0.192
D–1	6,031	0.138	D–24	6,050	0.139	D–46	7,260	0.167	D–68	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–43	6,975	0.160	F–21	5,687	0.131	F–43X	7,262	0.167	H–2	7,200	0.165
D–2	6,015	0.138	D–25	6,050	0.139	D–47	7,260	0.167	D–69	5,850	0.134	D–171	6,679	0.153	E–22	5,626	0.129	E–44X	7,268	0.167	F–22	5,687	0.131	F–44X	20,945	0.481	H–3	7,200	0.165
D–3	6,002	0.138	D–26	6,026	0.138	D–48	7,628	0.175	D–70	5,850	0.134	E–1	10,426	0.239	E–23	5,626	0.129	F–1	9,659	0.222	F–23	5,687	0.131	G–1	9,205	0.211	H–4	7,200	0.165
D–4	6,000	0.138	D–27	8,065	0.185	D–49	8,087	0.186	D–71	5,850	0.134	E–2	7,178	0.165	E–24	6,867	0.158	F–2	7,611	0.175	F–24	5,687	0.131	G–2	8,463	0.194	H–5X	117,286	2.693
D–5	6,000	0.138	D–28	7,911	0.182	D–50	8,075	0.185	D–72	7,100	0.163	E–3	6,763	0.155	E–25	6,867	0.158	F–3	7,611	0.175	F–25	6,611	0.152	G–3	8,466	0.194			
D–6	6,003	0.138	D–29	7,550	0.173	D–51	8,075	0.185	D–73	5,445	0.125	E–4	6,446	0.148	E–26	5,627	0.129	F–4	7,611	0.175	F–26	6,335	0.145	G–4	8,466	0.194			
D–7	6,473	0.149	D–30	7,358	0.169	D–52	8,641	0.198	D–74	5,445	0.125	E–5	6,415	0.147	E–27	5,626	0.129	F–5	7,611	0.175	F–27	6,394	0.147	G–5	8,465	0.194			
D–8	6,378	0.146	D–31	7,597	0.174	D–53	7,863	0.181	D–75	5,445	0.125	E–6	9,032	0.207	E–28	5,627	0.129	F–6	7,611	0.175	F–28	6,394	0.147	G–6	8,037	0.185			
D–9	6,295	0.145	D–32	7,593	0.174	D–54	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–29	5,626	0.129	F–7	7,823	0.180	F–29	6,394	0.147	G–7	7,230	0.166			
D–10	6,292	0.144	D–33	7,593	0.174	D–55	7,260	0.167	D–77	5,445	0.125	E–8	8,167	0.187	E–30	5,626	0.129	F–8	6,413	0.147	F–30	6,339	0.146	G–8	7,230	0.166			
D–11	6,397	0.147	D–34	7,593	0.174	D–56	7,260	0.167	D–78	5,445	0.125	E–9	7,507	0.172	E–31	5,627	0.129	F–9	6,413	0.147	F–31	6,603	0.152	G–9	8,385	0.192			
D–12	7,086	0.163	D–35	7,593	0.174	D–57	7,260	0.167	D–79	5,445	0.125	E–10	6,995	0.161	E–32	5,627	0.129	F–10	6,413	0.147	F–32	9,510	0.218	G–10	7,240	0.166			
D–13	6,309	0.145	D–36	7,860	0.180	D–58	6,050	0.139	D–80	5,445	0.125	E–11	6,624	0.152	E–33	5,627	0.129	F–11	6,413	0.147	F–33	11,206	0.257	G–11	6,075	0.139			
D–14	6,309	0.145	D–37	7,689	0.177	D–59	6,050	0.139	D–81	5,445	0.125	E–12	6,793	0.156	E–34	5,627	0.129	F–12	6,413	0.147	F–34	6,802	0.156	G–12	6,075	0.139			
D–15	6,309	0.145	D–38	7,699	0.177	D–60	6,050	0.139	D–82	5,445	0.125	E–13	5,627	0.129	E–35	5,626	0.129	F–13	6,413	0.147	F–35	6,526	0.150	G–13	6,075	0.139			
D–16	6,309	0.145	D–39	7,550	0.173	D–61	6,050	0.139	D–83	5,445	0.125	E–14	5,626	0.129	E–36	5,626	0.129	F–14	6,413	0.147	F–36	6,549	0.150	G–14	6,415	0.147			
D–17	7,794	0.179	D–40	7,260	0.167	D–62	6,098	0.140	D–84	5,445	0.125	E–15	5,626	0.129	E–37	5,566	0.128	F–15	8,137	0.187	F–37	6,564	0.151	G–15	6,892	0.158			
D–18	7,997	0.184	D–41	7,830	0.180	D–63	5,850	0.134	D–85	5,445	0.125	E–16	5,626	0.129	E–38	5,601	0.129	F–16	7,532	0.173	F–38	6,572	0.151	G–16	6,840	0.157			
D–19	7,122	0.164	D–42	8,299	0.191	D–64	5,850	0.134	D–97X	583,224	13.389	E–17	5,627	0.129	E–39	5,793	0.133	F–17	5,687	0.131	F–39	6,597	0.151	G–17	6,840	0.157			
D–20	6,810	0.156	D–43	8,859	0.203	D–65	5,850	0.134	D–98X	48,601	1.116	E–18	5,627	0.129	E–40	6,010	0.138	F–18	5,687	0.131	F–40	6,600	0.152	G–18	6,744	0.155			
D–22	9,907	0.227	D–44	7,260	0.167	D–66	5,850	0.134	D–99X	3,530	0.081	E–19	5,626	0.129	E–41	6,344	0.146	F–19	5,687	0.131	F–41	6,600	0.152	G–19	7,726	0.177			

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
(972) 789–3500

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000
(972)248–7676

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM
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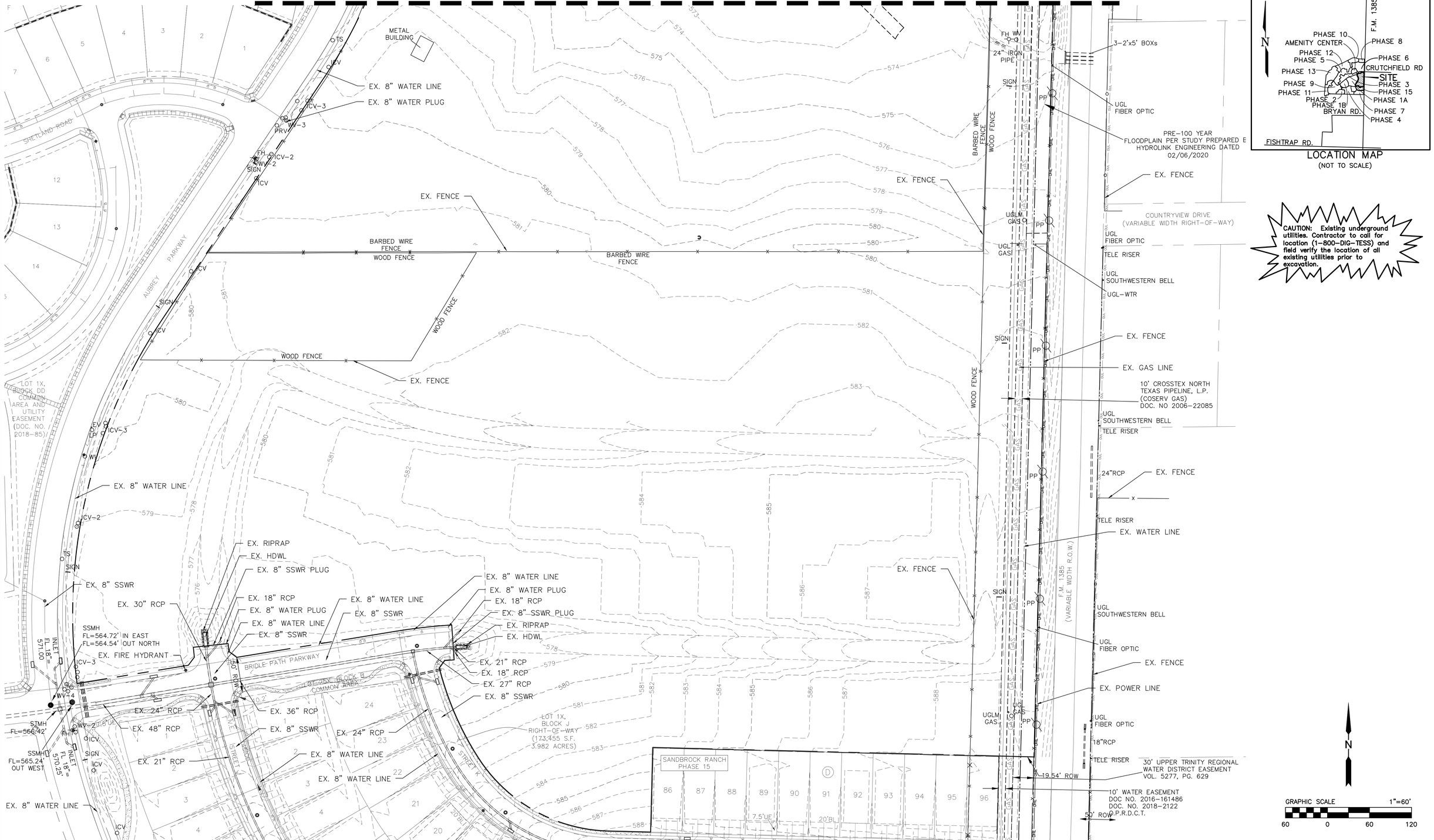
MATCHLINE (SEE SHEET 0.02)



LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 0.01

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MATCHLINE (SEE SHEET 0.01)

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

LOT 1X, BLOCK EE
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 46X, BLOCK F
COMMON AREA

AUBREY PARKWAY

INLET
FL18"=
564.60'

INLET
FL18"=
564.40'

INLET
FL18"=
570.59'

WOOD FENCE
BARBED WIRE
FENCE

EX. 8" SSWR

HEADWALL

SSMH
FL=556.08' IN EAST
FL=555.89' OUT WEST

5'X7'BOX
CULVERT-3

EX. 8" WATER PLUG

EX. 8" WATER LINE

EX. 8" SSWR

SIGN

WM

WV-2

EH

ICV-2

ICV-3

METAL
BUILDING

WV

EX. FENCE

EX. CREEK

BARBED WIRE
FENCE

DROP INLET
FL 18" 560.35'
WEST

TS

CABLE
VAULT

ICV

LOT 1X, BLOCK FF
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 1X, BLOCK D
COMMON AREA
(DOC. NO. 2018-85)

LP

EV

ICV-4

METAL
BENCH

TRASH
CAN

SIDEWALK

INLET
FL18"=
565.50'

LOT 1X, BLOCK C
COMMON AREA

UGLM
CABLE

UGLM
GAS

STOP
SIGN

WV

TFH

HORIZON LANE

4" CEDAR
ELM

4" LIVE
OAK

COLUMN

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

INLET
FL18"=
576.80'

4" RED
OAK

METAL
FLOWER
TRIM

WOOD
FENCE

LOT 1X, BLOCK B
COMMON AREA

SANDBROCK RANCH, PHASE 6
DOC. NO. 2021-52
P.R.D.C.T.

ICV-6

ICV-2

LOT 1X, BLOCK GG
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 1X, BLOCK A
COMMON AREA

SANDBROCK PARKWAY

LOT 51X, BLOCK B
COMMON AREA

CABLE
VAULT

STONE
RETAINING
WALL

24"
RCP

20' COSERV
EASEMENT
DOC. NO.
2017-141554

SSWR
MH

FH

EX. GAS LINE

EX. POWER LINE

EX. FENCE

10' WATER EASEMENT
DOC NO. 2016-161486
DOC. NO. 2018-2122
O.P.R.D.C.T.

15' COSERV EASEMENT
DOC. NO. 2018-14638
O.P.R.D.C.T.

EX. POWER LINE

20' COSERV EASEMENT
DOC. NO. 2018-14638
O.P.R.D.C.T.

BARBED WIRE
FENCE

WOOD FENCE

EX. WATER LINE

10' WATER EASEMENT
DOC. NO. 2018-6215

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5283, PG. 1402

UGL
GAS

UGL
WATER

UGL
FIBER OPTIC

ISIGN

PP

GUY-3

WV-3

PRV
WM

EMH-2

ICV-3

UGL-WTR
VENT
W/BOLLARD

UGL
FIBER
CABLE
PED

2-2'x5' BOXs

CABLE
VAULT

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5283, PG. 1402

F.M. 1385
(VARIABLE WIDTH R.O.W.)

18"RCP

AT&T
VAULT

MH-ATT

UGL
FIBER OPTIC

UGL
SOUTHWESTERN BELL

2-48"RCPs

TOP OF PIPE ELEV=572.01
TOP OF PIPE ELEV=571.12

C.R.428

F.M. 1385

PHASE 10
AMENITY CENTER
PHASE 12
PHASE 5
PHASE 13
PHASE 9
PHASE 11
PHASE 2
PHASE 1B
BRYAN RD.
PHASE 8
PHASE 6
CRUTCHFIELD RD
SITE
PHASE 3
PHASE 15
PHASE 1A
PHASE 7
PHASE 4
FISHTRAP RD.

LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 0.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:40 PM
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STREET H

17+04.62 BRIDLE PATH PARKWAY=
11+35.75 STREET H

Δ=45°00'00"
R=40.50'
L=31.81'
T=16.78'
CB=N21°04'19"W
CH=31.00'

C.R. LT. 16+72.81
15.50' LT.
TC 584.44

PC = 16+72.81

C.R. RT. 16+93.29
23.51' RT.
TC 584.44

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

F.M. 1385

10' WATER EASEMENT
DOC NO. 2016-161486
DOC. NO. 2018-2122
O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS)
DOC. NO 2006-22085

LOT 44X, BLOCK E
COMMON AREA

6+74.64 BRIDLE PATH PARKWAY
REMOVE BARRICADE &
CONNECT TO EX. HEADER
TC RT. & LT. 577.80

6+89.68 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-4
TC 577.89
FL 573.89

Δ=10°44'18"
R=800.00'
L=149.94'
T=75.19'
CB=N86°03'32"E
CH=149.72'

8+99.04 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-2
TC 579.15
FL 575.54

PT = 14+61.81
C.R. LT. 14+61.81
15.50' LT.
TC 585.97

C.R. LT. 13+98.19
15.50' LT.
TC 585.97

BRIDLE PATH PARKWAY

S88° 34' 19.21"E

50' R.O.W.
31' B-B

TC 586.30

TC 586.49

C.R. RT. 14+18.67
23.51' RT.
TC 586.30

PT = 7+50.49

6+84.33 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-3
TC 577.86
FL 573.86

C.R. RT. 6+74.64
15.50' RT.
TC 577.80

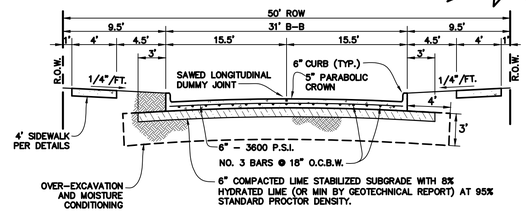
9+31.18 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-1
TC 579.38
FL 575.38

PC = 13+98.19
Δ=90°00'00"
R=40.50'
L=63.62'
T=40.50'
CB=N46°25'41"E
CH=57.28'

STREET K

LOT 97X,
BLOCK D
COMMON AREA

BRIDLE PATH PARKWAY



50' ROW -31' B-B
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

PVI STA: 9+39.10
PVI ELEV: 579.39
K: 43.31
LVC: 50.00

BVCS: 9+14.10
BVCE: 579.24

EVCS: 9+64.10
EVCE: 579.83

PVI STA: 12+44.02
PVI ELEV: 584.74

PVI STA: 15+90.65
PVI ELEV: 584.94

6+74.64 BRIDLE PATH PARKWAY
REMOVE BARRICADE &
CONNECT TO EX. HEADER
TC LT. & RT. 577.80

6+74.64 C.R. RT.
TC 577.80

13+98.19 C.R. LT.
TC 585.97

14+61.81 C.R. LT.
TC 585.97

16+72.81 C.R. LT.
TC 584.44

EX. GROUND @ RT. R.O.W.

EX. GROUND @ LT. R.O.W.

EX. TC @ 0.60%

0.60%

0.80%

1.75%

0.80%

0.60%

TOP OF CURB LT. & RT.

SEE THIS SHEET PLANVIEW FOR ELBOW GRADING.

SEE SHEET 1.04 PLANVIEW FOR ELBOW GRADING

COMPACT FILL TO 95% STANDARD PROCTOR DENSITY.

595 590 585 580 575 570 565

TC 577.96 TC 578.26 TC 578.56 TC 578.86 TC 579.16 TC 579.61 TC 580.46 TC 581.34 TC 582.21 TC 583.09 TC 583.97 TC 584.79 TC 585.19 TC 585.59 TC 585.99 TC 586.07 TC 585.67 TC 585.26 TC 584.88 TC 584.58 TC 584.23

7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:47 PM
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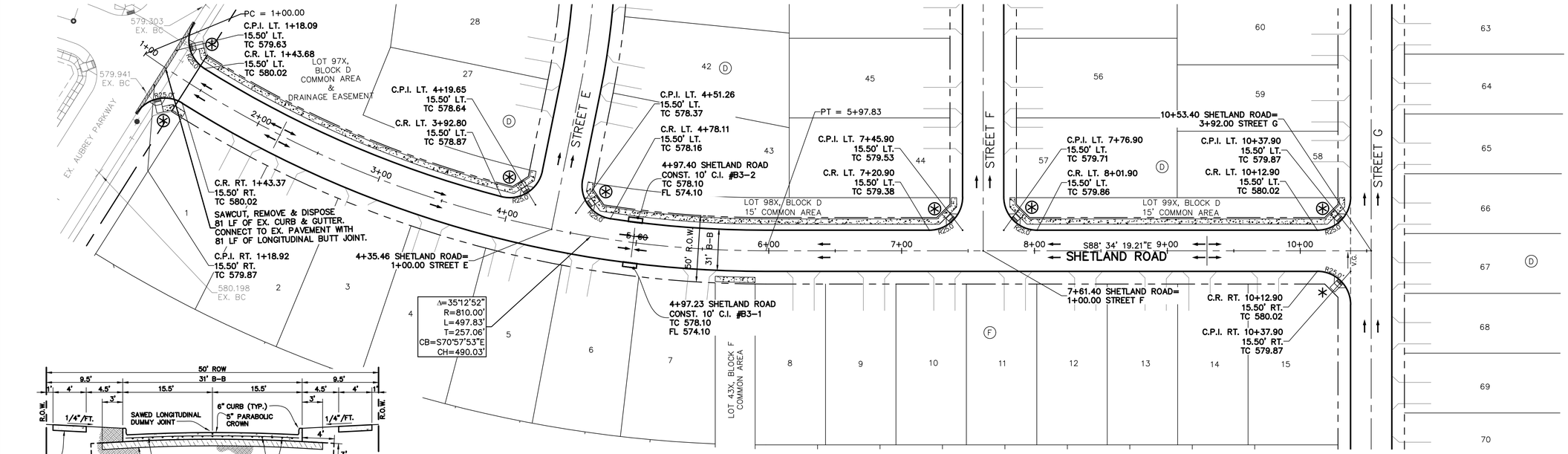


50' ROW -31' B-B

N.T.S.

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

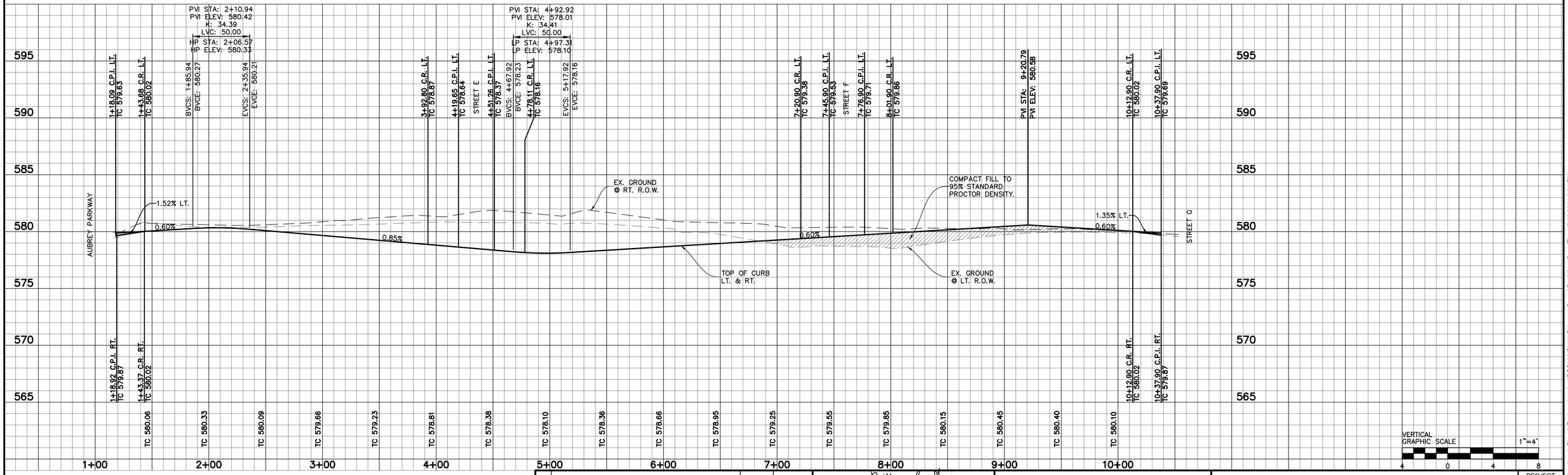
N

GRAPHIC SCALE 1"=40'

40 0 40 80

Plotted by: jrodriguez Plot Date: 11/6/2024 2:48 PM

SHETLAND ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SHETLAND ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.02

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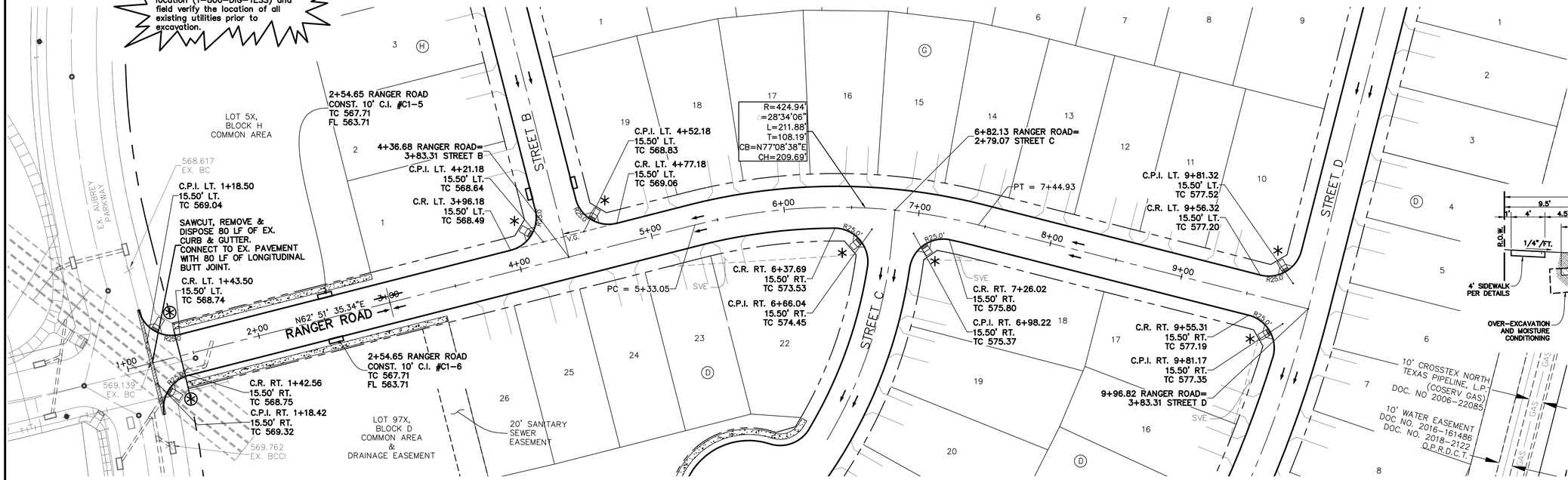
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

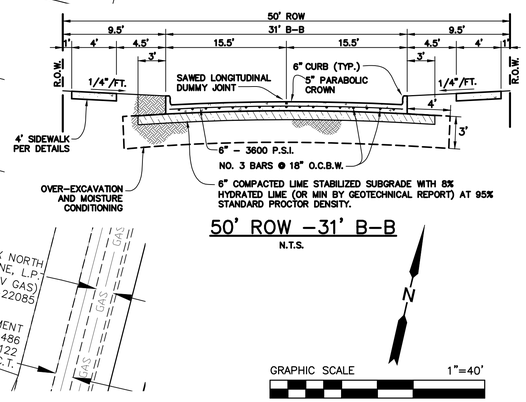
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER





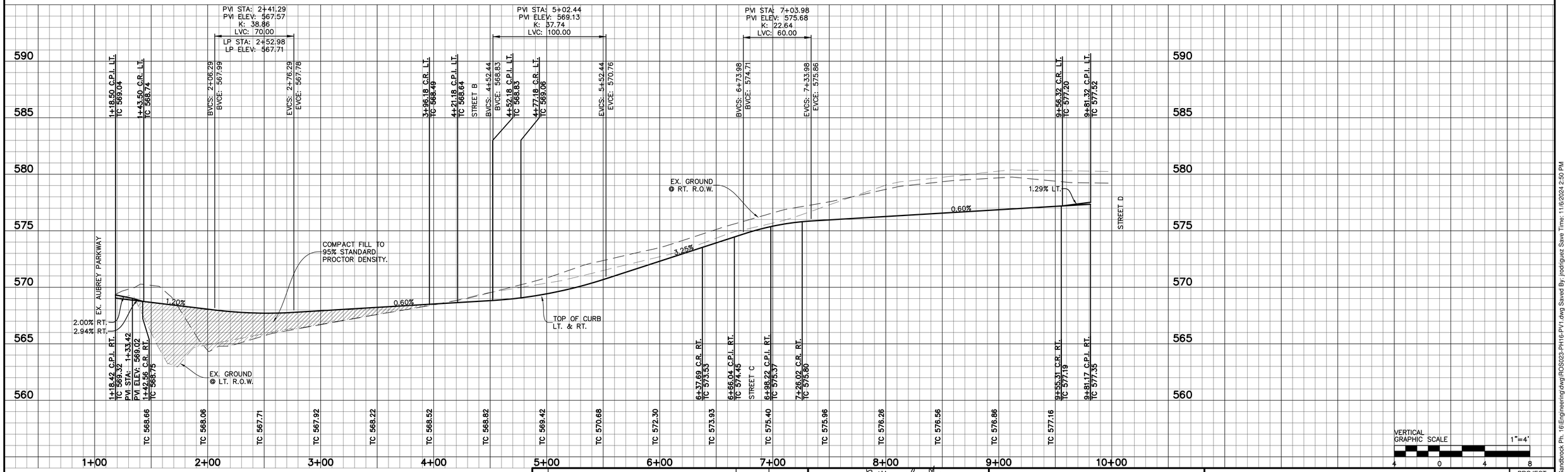
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

RANGER ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

RANGER ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.03

Plotted by: jrodriguez Plot Date: 11/6/2024 4:20 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV1.dwg Saved By: jrodriguez Save Time: 11/6/2024 2:50 PM

KNUCKLE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
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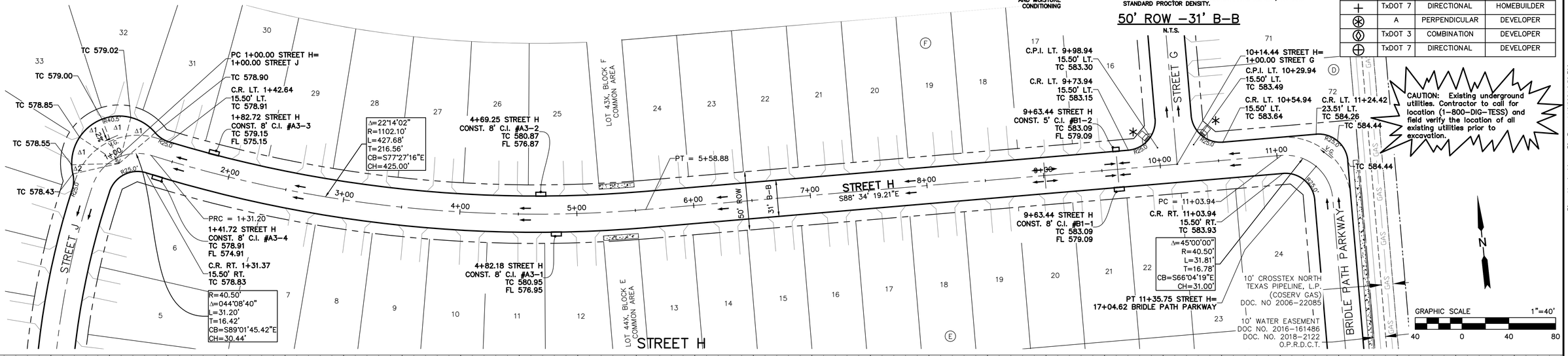
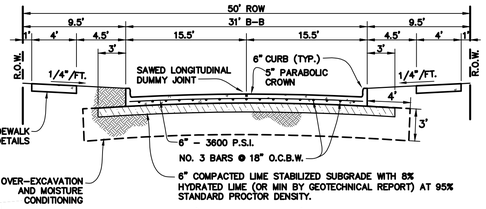
Δ2	11°12'36"	40.50'	7.92'	3.97'





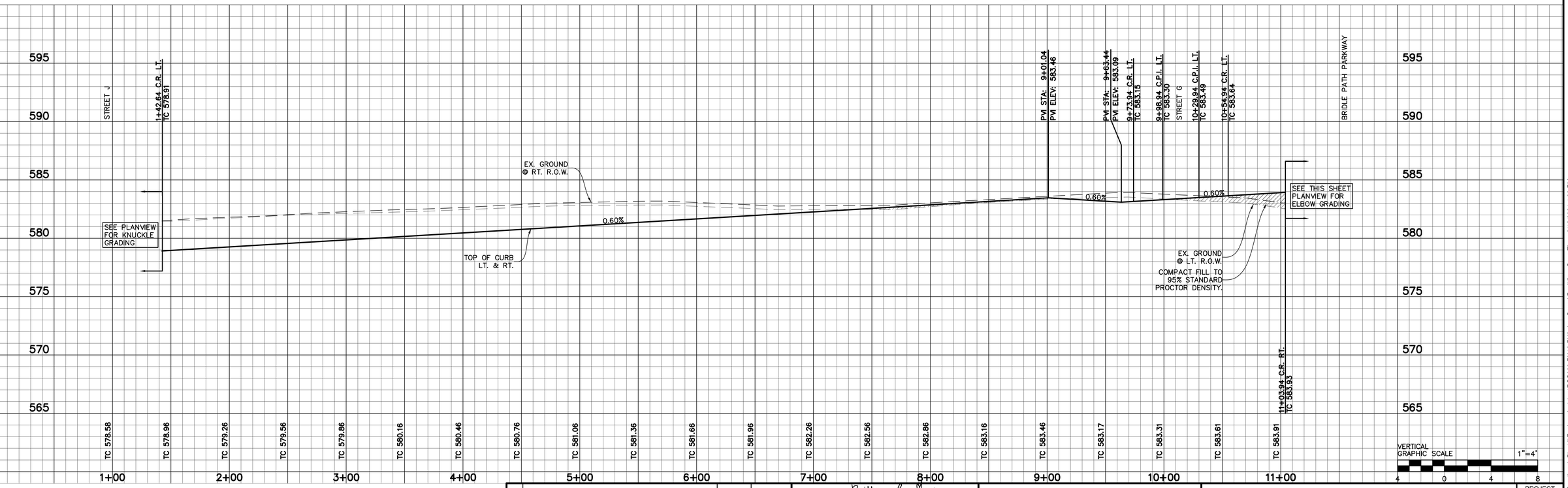
50' ROW -31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET H

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.04

Plotted by: jrodriguez Plot Date: 11/6/2024 2:53 PM

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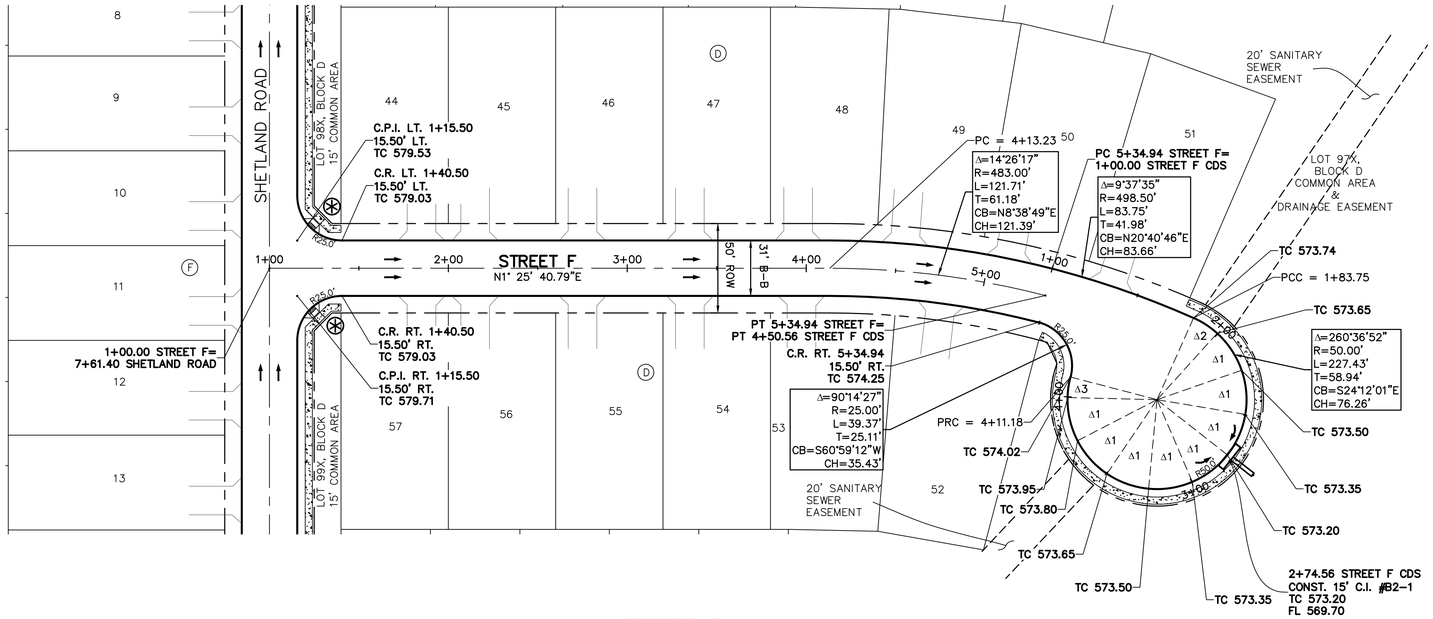
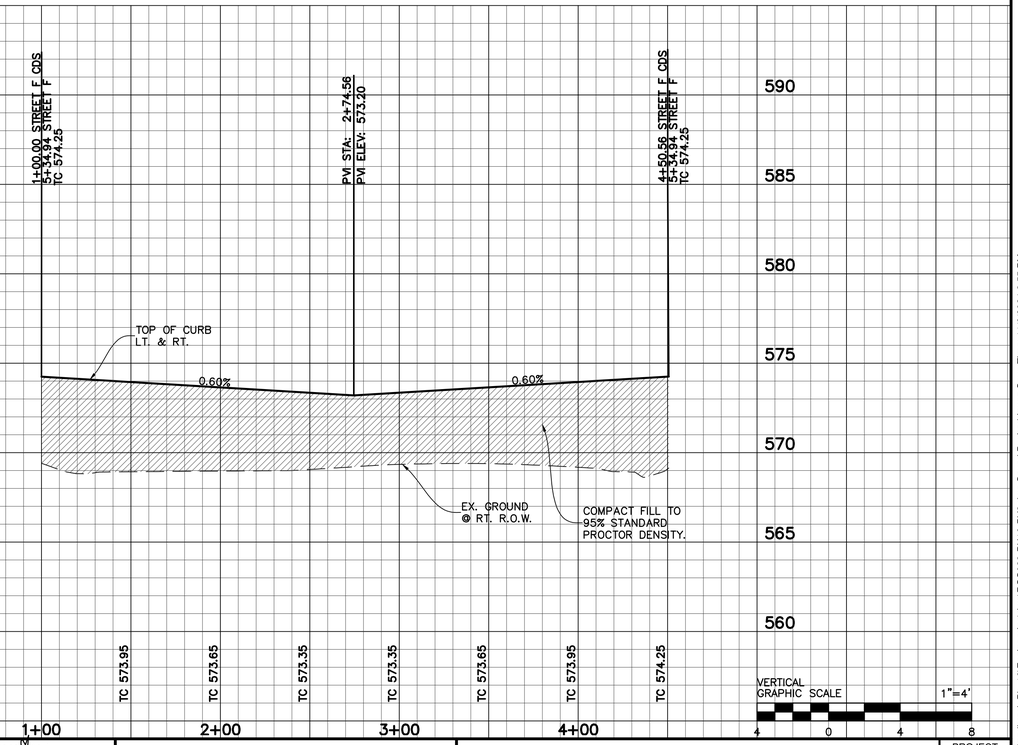
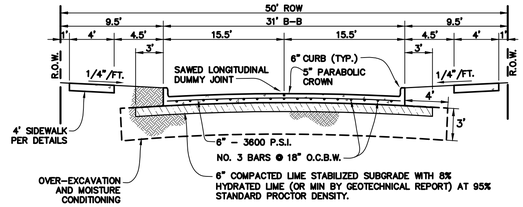


STREET F

STREET F CDS



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8



50' ROW –31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧆	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	18°06'45"	50.00'	15.81'	7.97'
Δ3	13°19'08"	50.00'	11.62'	5.84'

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
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PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET F & STREET F CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.05

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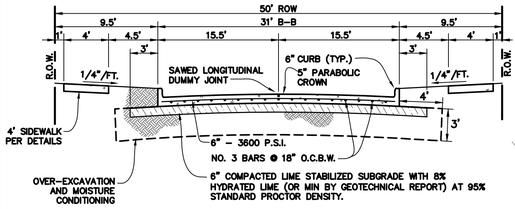
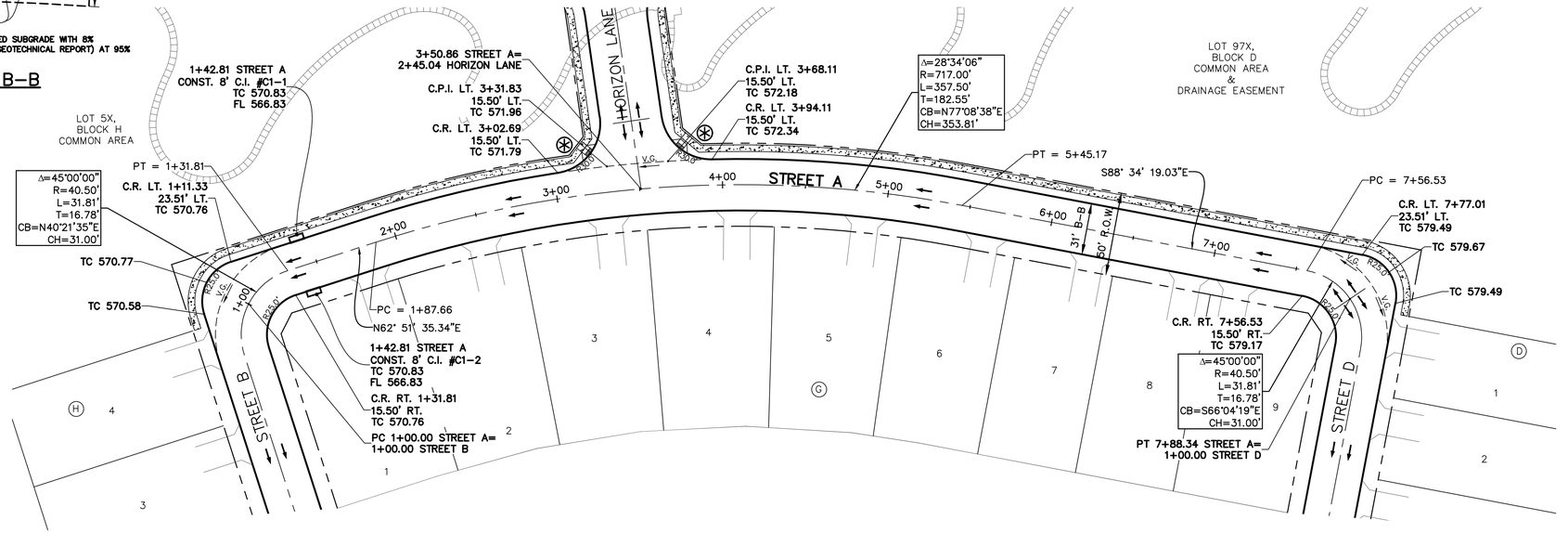
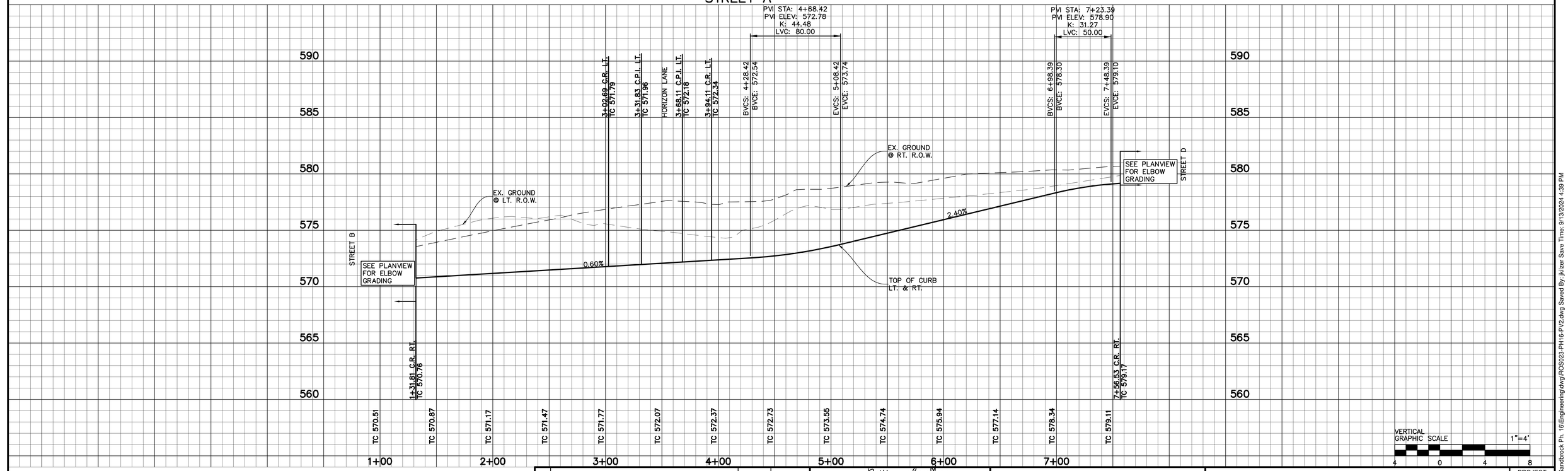


50' ROW -31' B-B

N.T.S.





LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET A

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.06

Plotted by: jrodriguez Plot Date: 11/6/2024 2:54 PM
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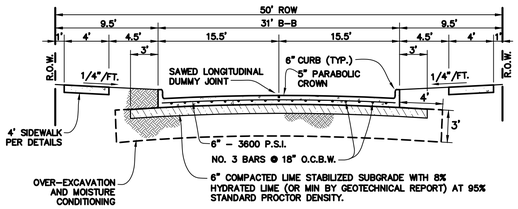
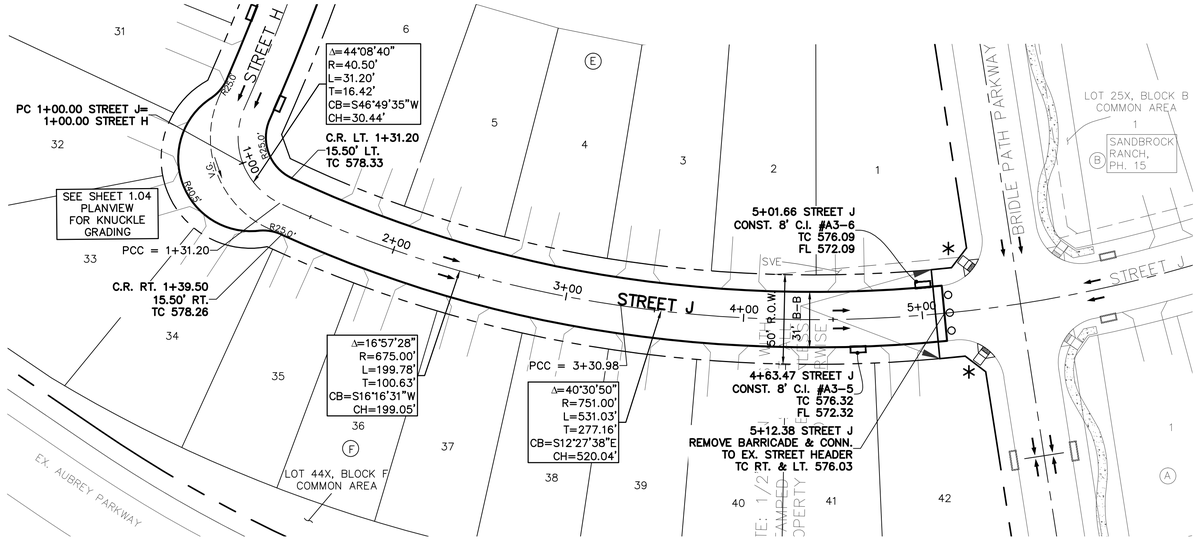
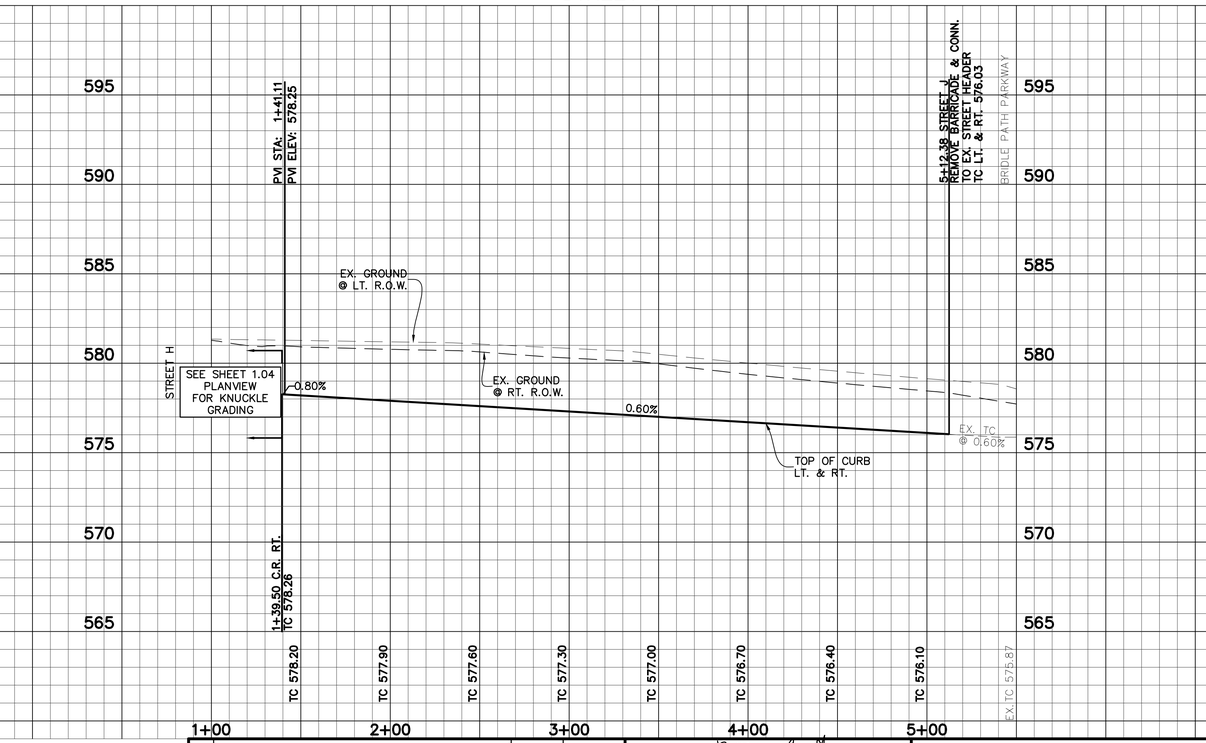


50' ROW -31' B-B

N.T.S.



STREET J



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET J

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.07

Plotted by: jrodriguez Plot Date: 11/6/2024 2:58 PM
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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	24°34'08"	50.00'	21.44'	10.89'
Δ3	11°39'34"	50.00'	10.17'	5.11'

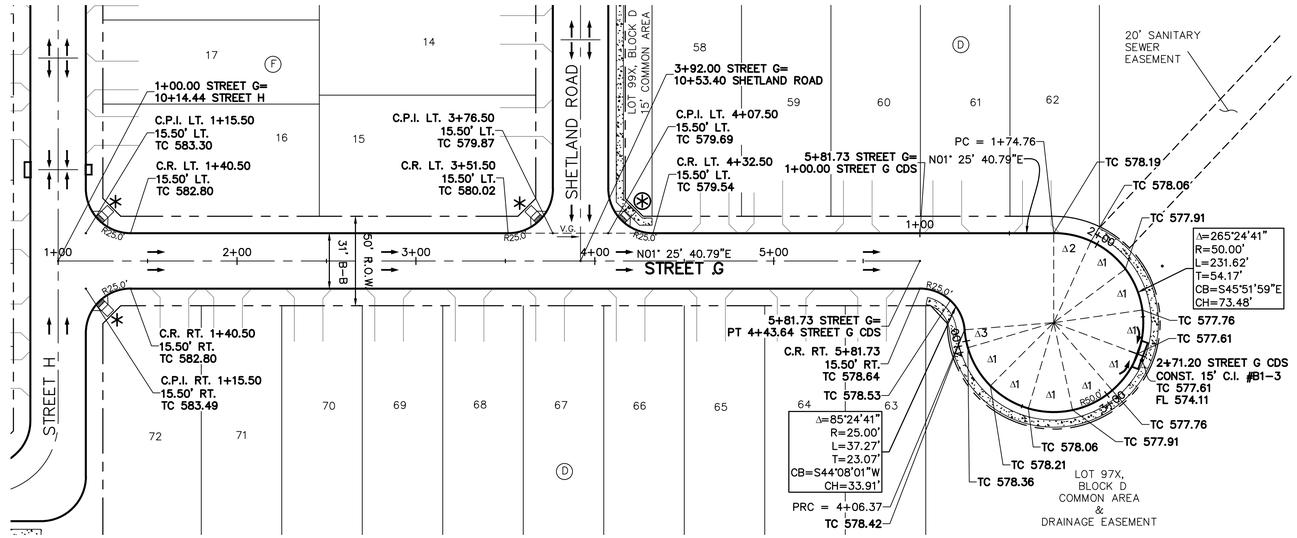
LEGEND

Sidewalk to be Constructed by Developer.

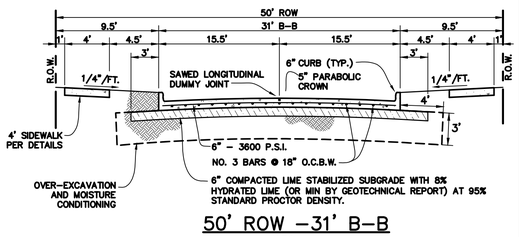
Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



STREET G



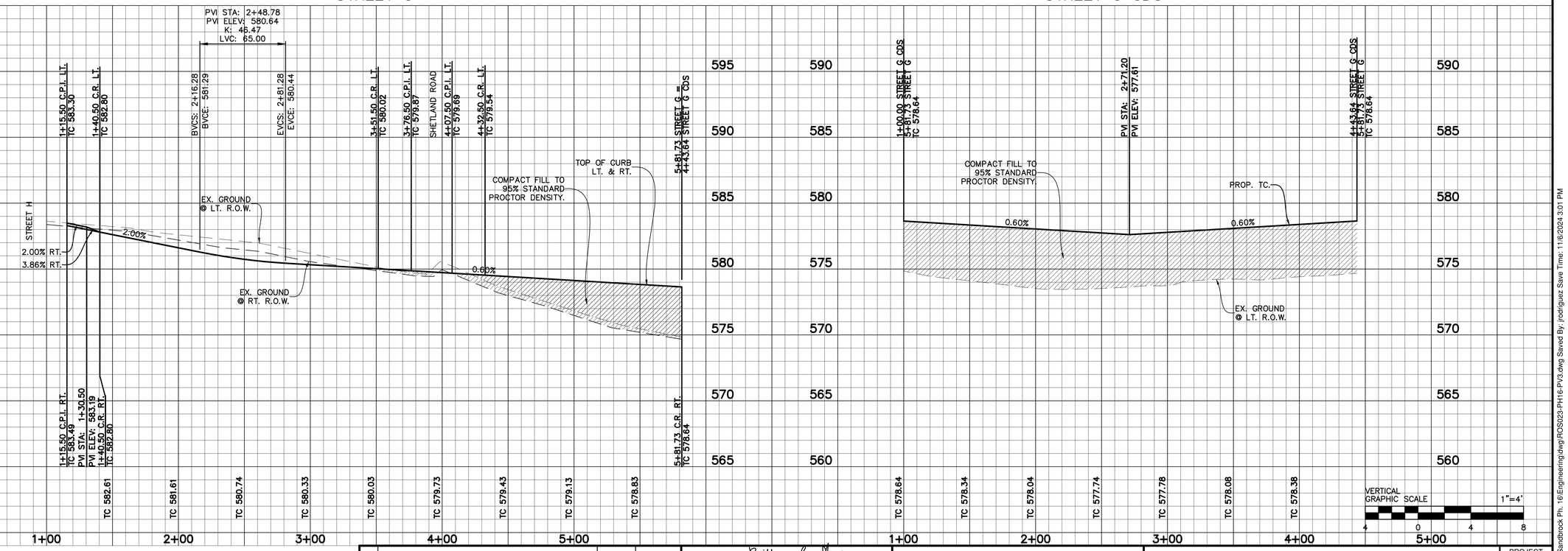
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET G CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET G & STREET G CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.08

Plotted by: jrodriguez Plot Date: 11/6/2024 4:24 PM

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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	20°26'47"	50.00'	17.84'	9.02'
Δ3	12°52'57"	50.00'	12.24'	5.64'

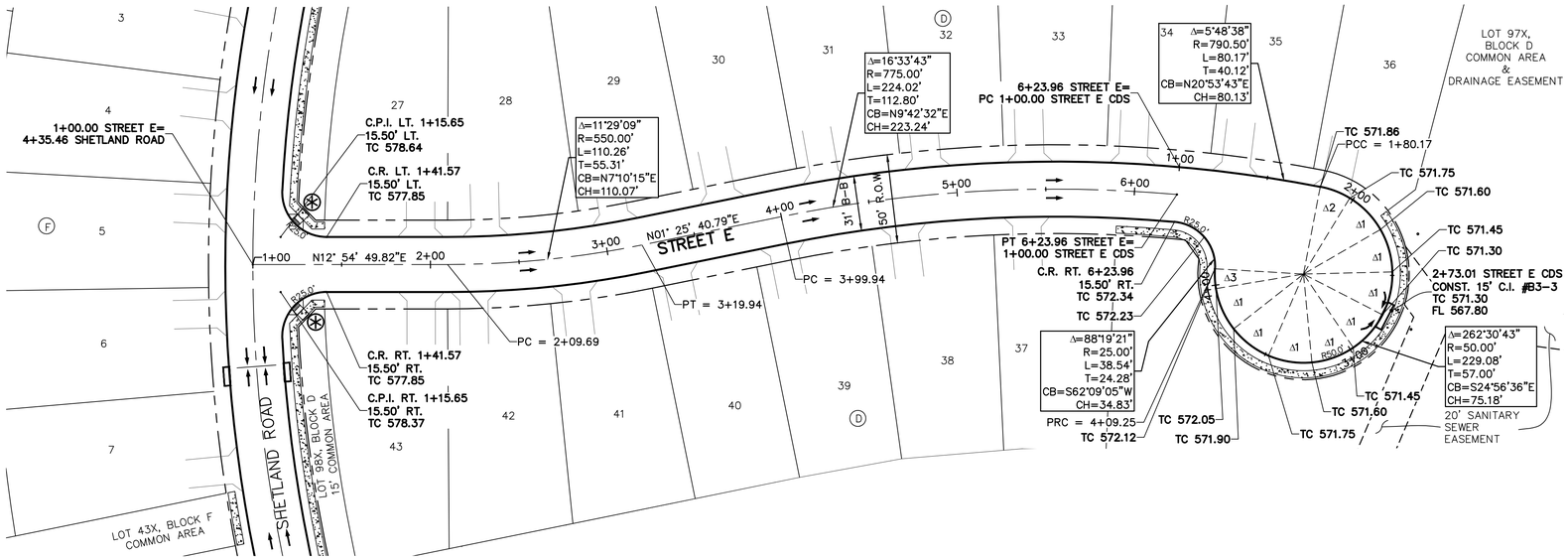
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

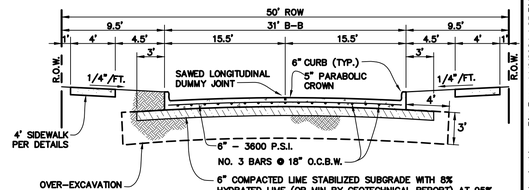
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧆	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



GRAPHIC SCALE 1"=40'

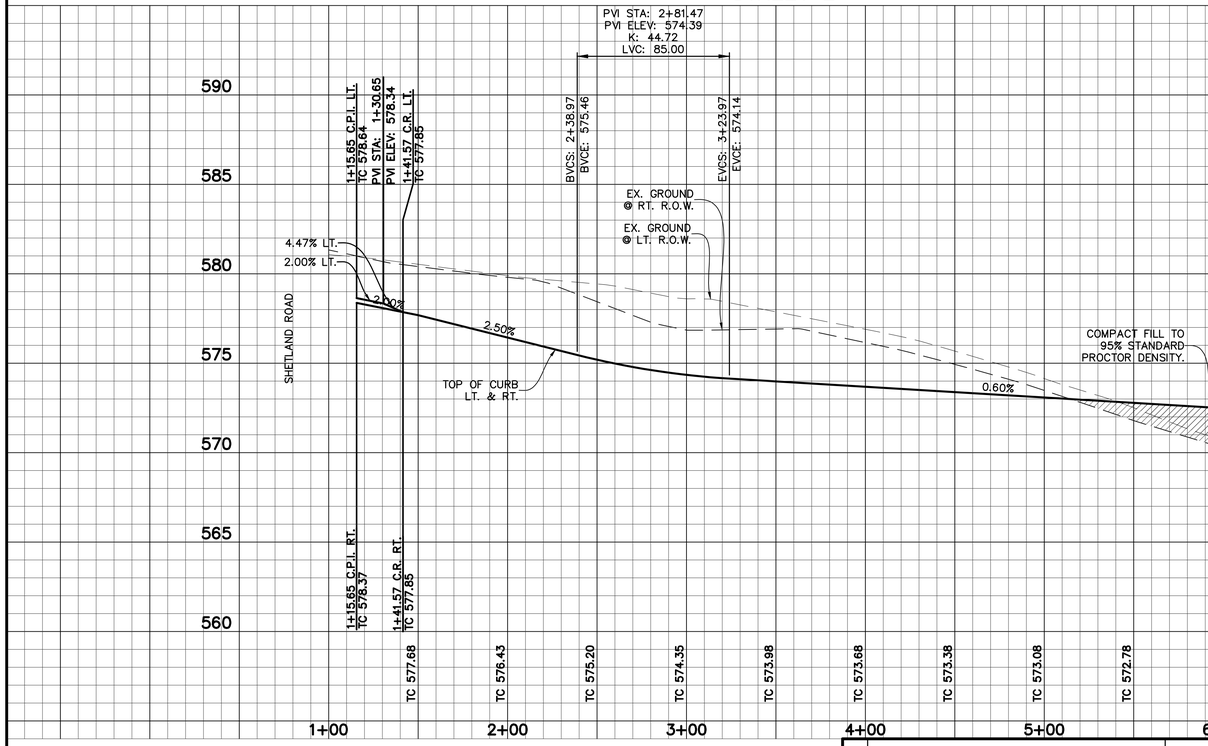
40 0 40 80



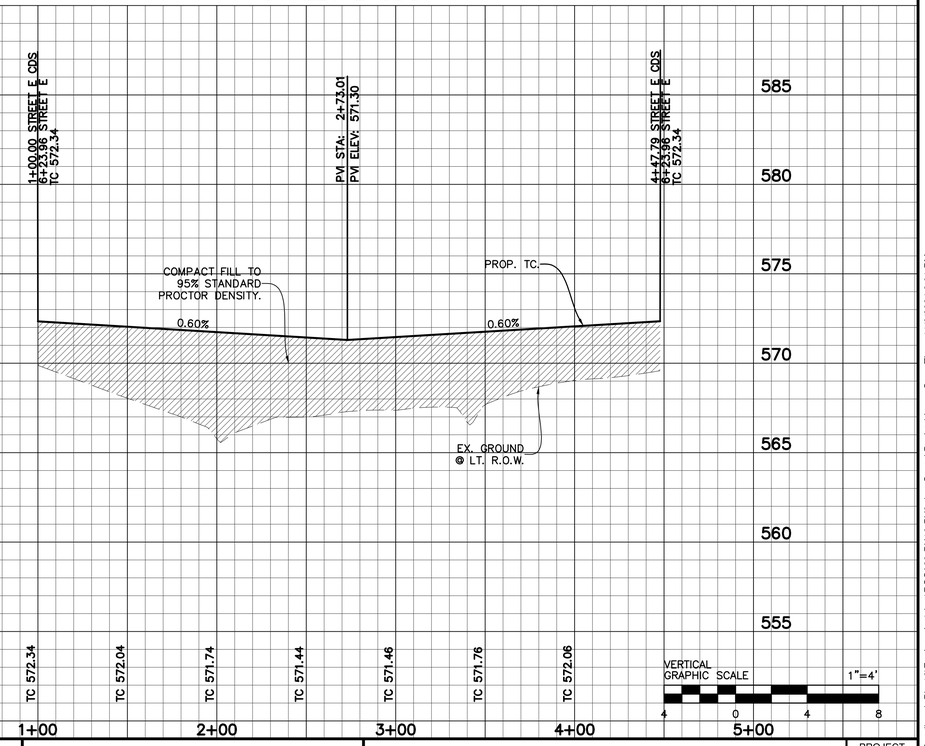
50' ROW -31' B-B

N.T.S.

STREET E



STREET E CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET E & STREET E CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.09

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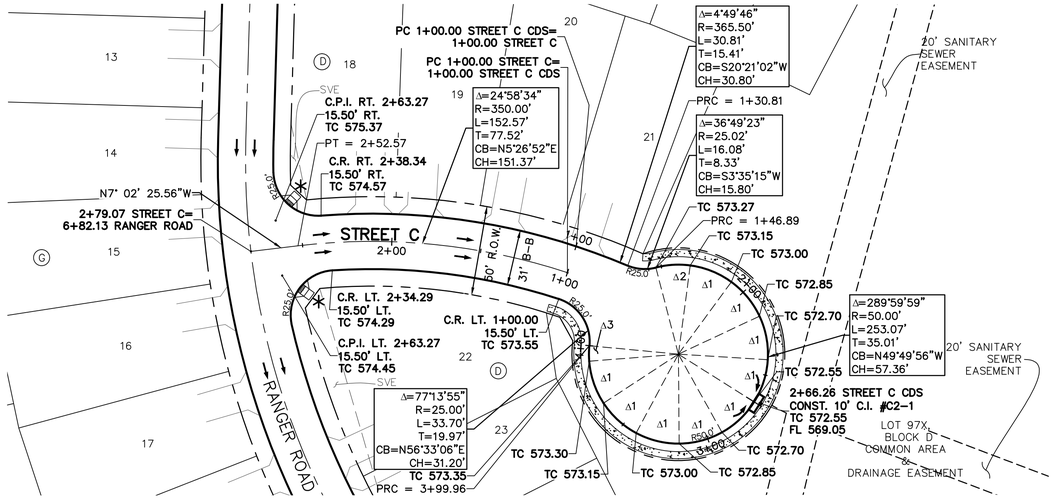
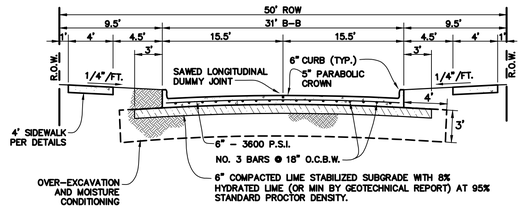
Plotted by: jrodriguez Plot Date: 11/6/2024 4:25 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	22°11'53"	50.00'	19.37'	9.81'
Δ3	9°58'14"	50.00'	8.70'	4.36'



STREET C



50' ROW -31' B-B

N.T.S.

STREET C CDS

LEGEND

Sidewalk to be Constructed by Developer.

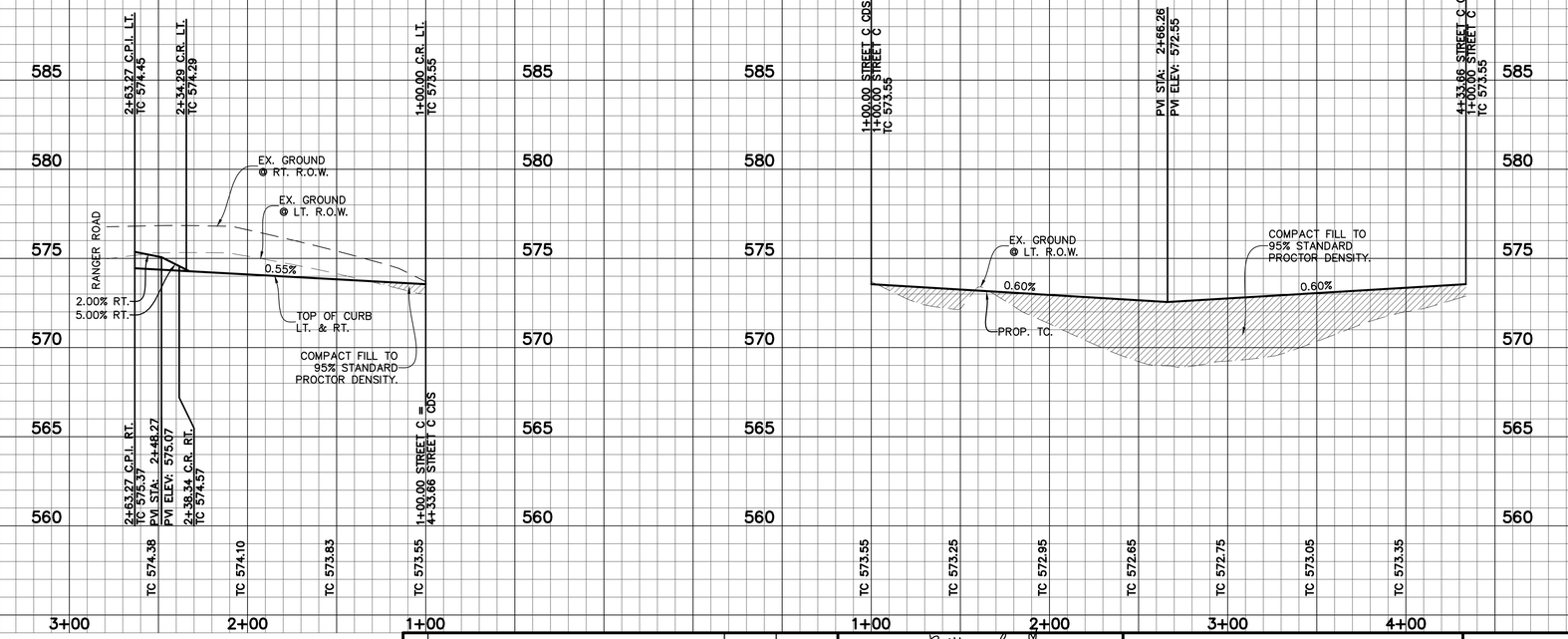
Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET C & STREET C CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV4.dwg Saved By: jrodriguez Save Time: 11/6/2024 3:15 PM

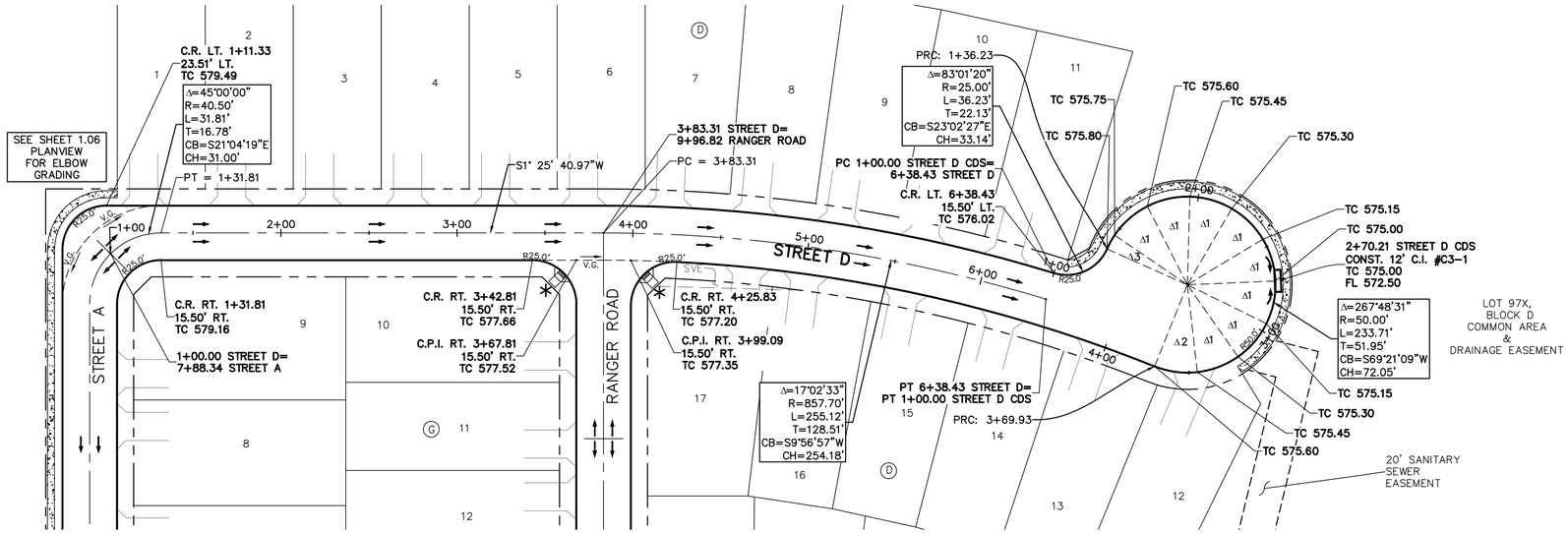
CUL–DE–SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	28°19'47"	50.00'	24.72'	12.62'
Δ3	10°17'44"	50.00'	8.98'	4.50'

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

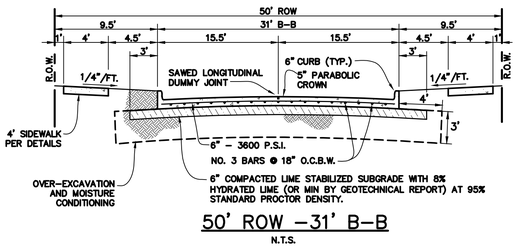
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



STREET D



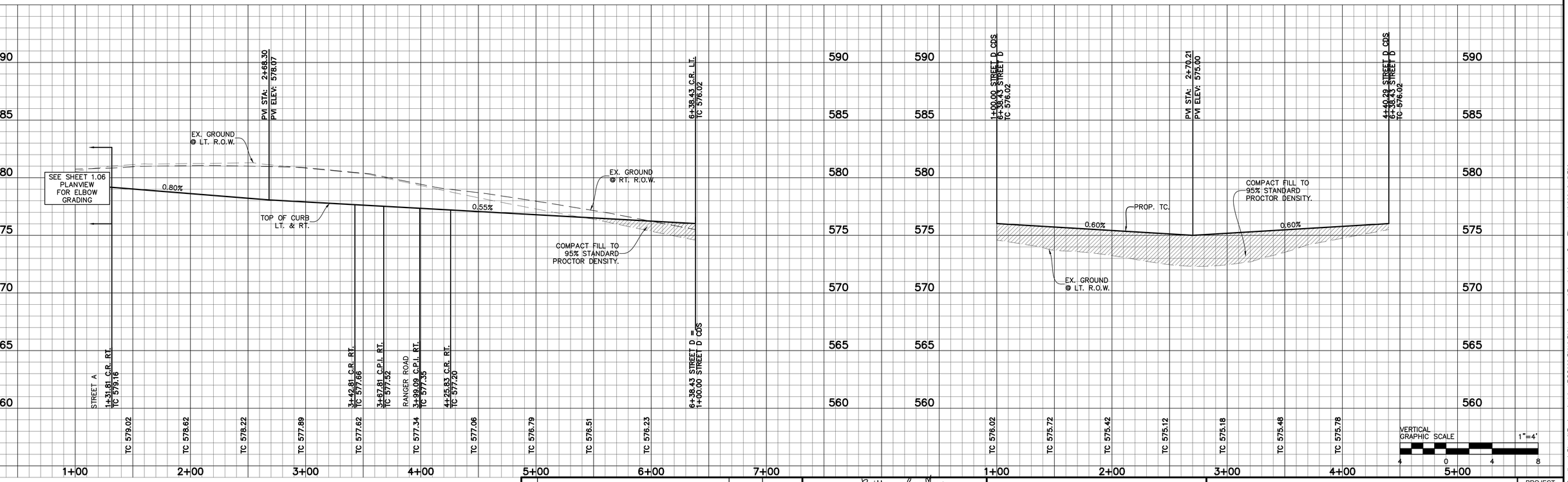
50' ROW –31' B–B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET D CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET D & STREET D CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

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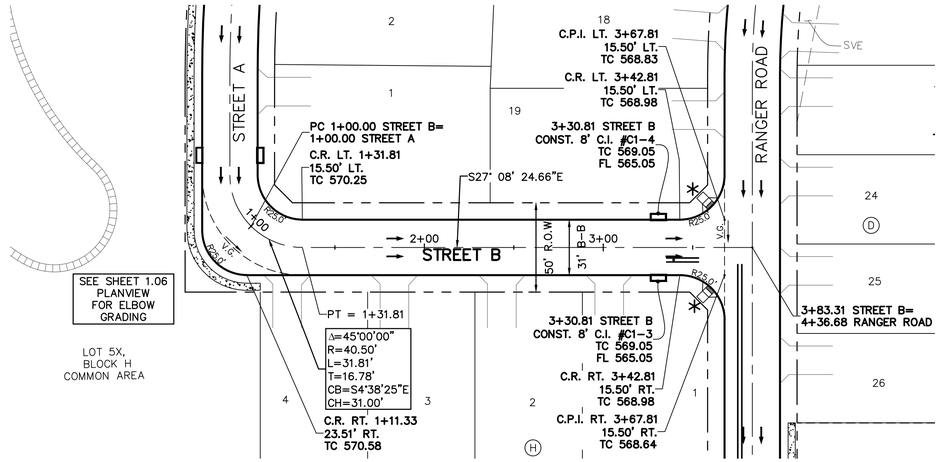
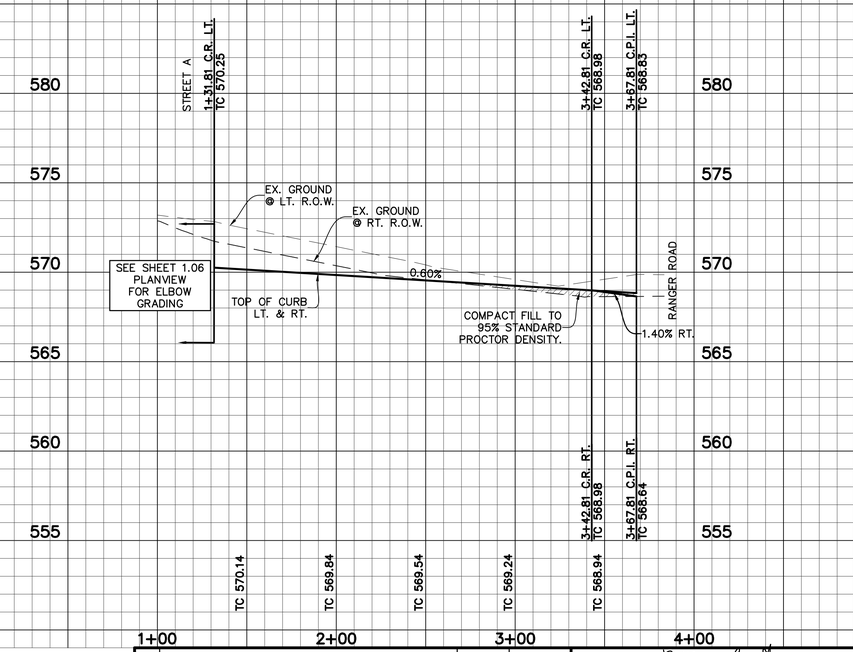
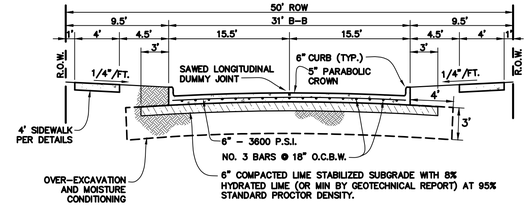




STREET B



50' ROW - 31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◇	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
✳	A	PERPENDICULAR	DEVELOPER
◇	TxDOT 3	COMBINATION	DEVELOPER
+	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL
GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET B

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.12

Plotted by: jrodriguez Plot Date: 11/6/2024 3:08 PM
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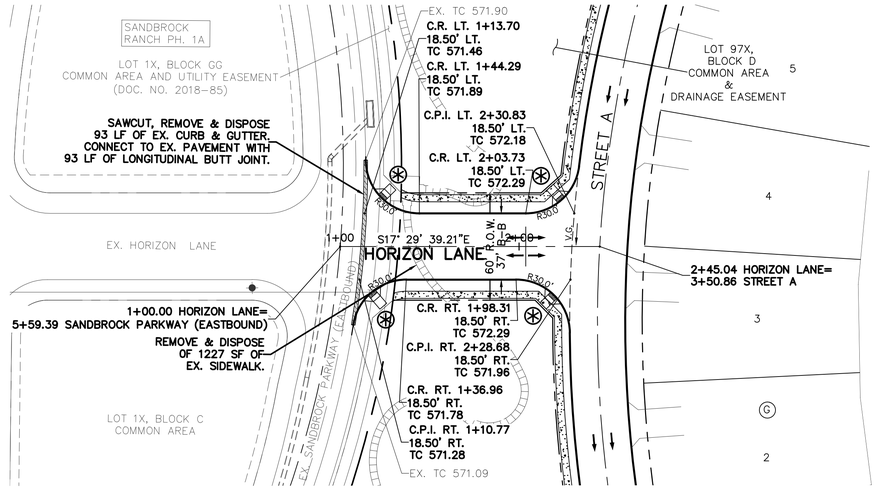
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

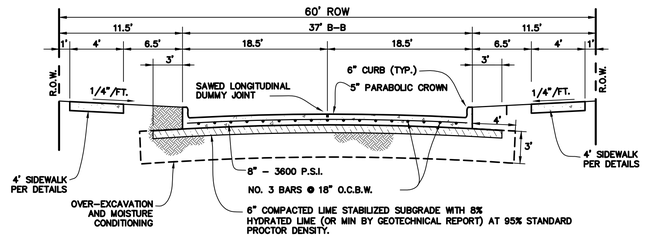
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

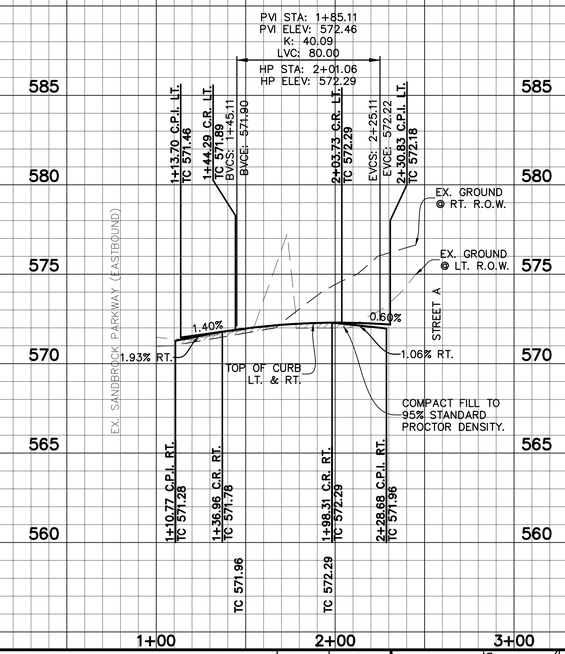


HORIZON LANE



HORIZON LANE
60' ROW - 37' B-B

GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL
GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
HORIZON LANE
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.13

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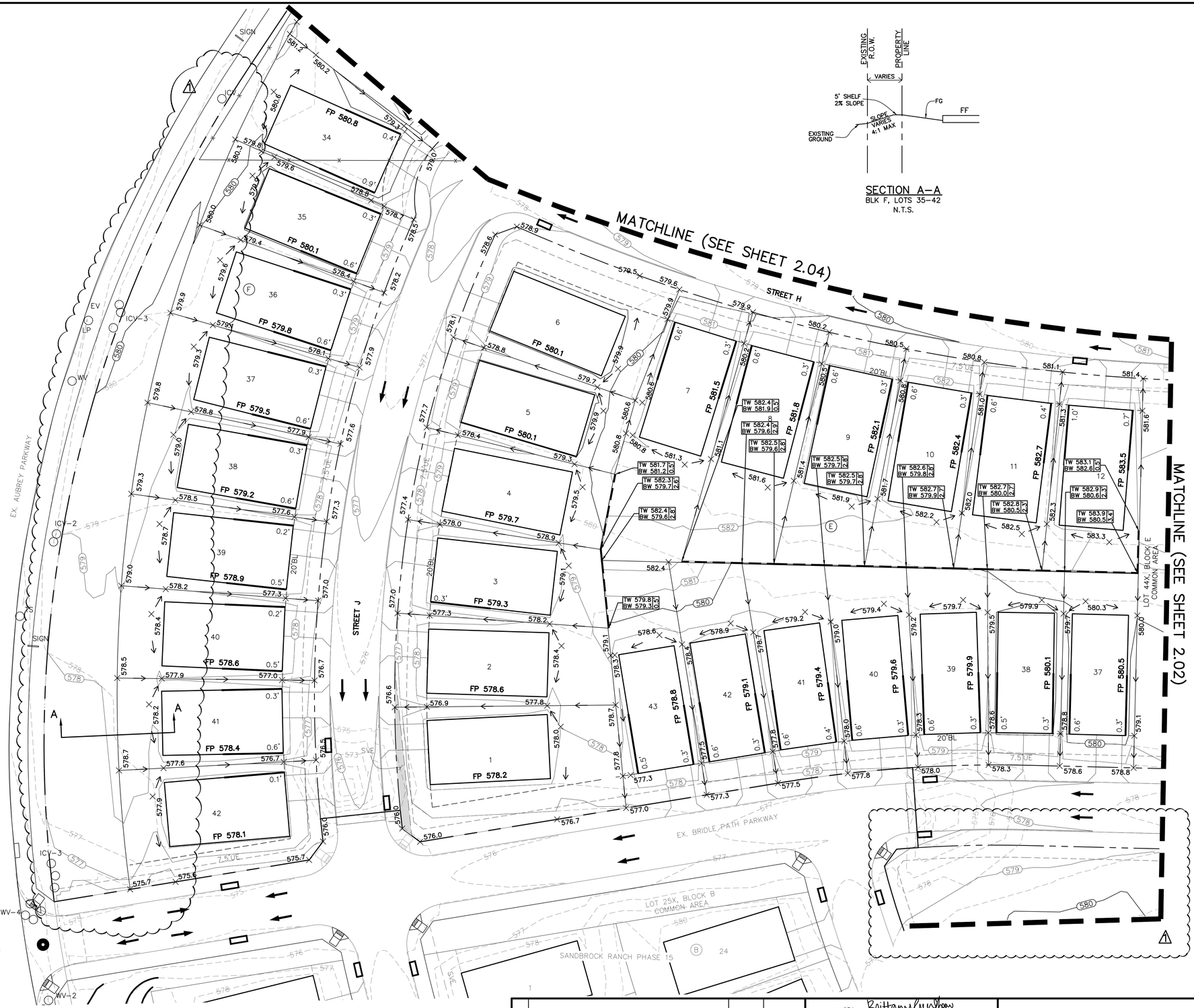
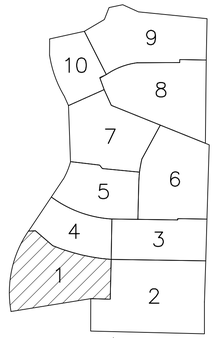


SECTION A–A
BLK F, LOTS 35–42
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:36 PM

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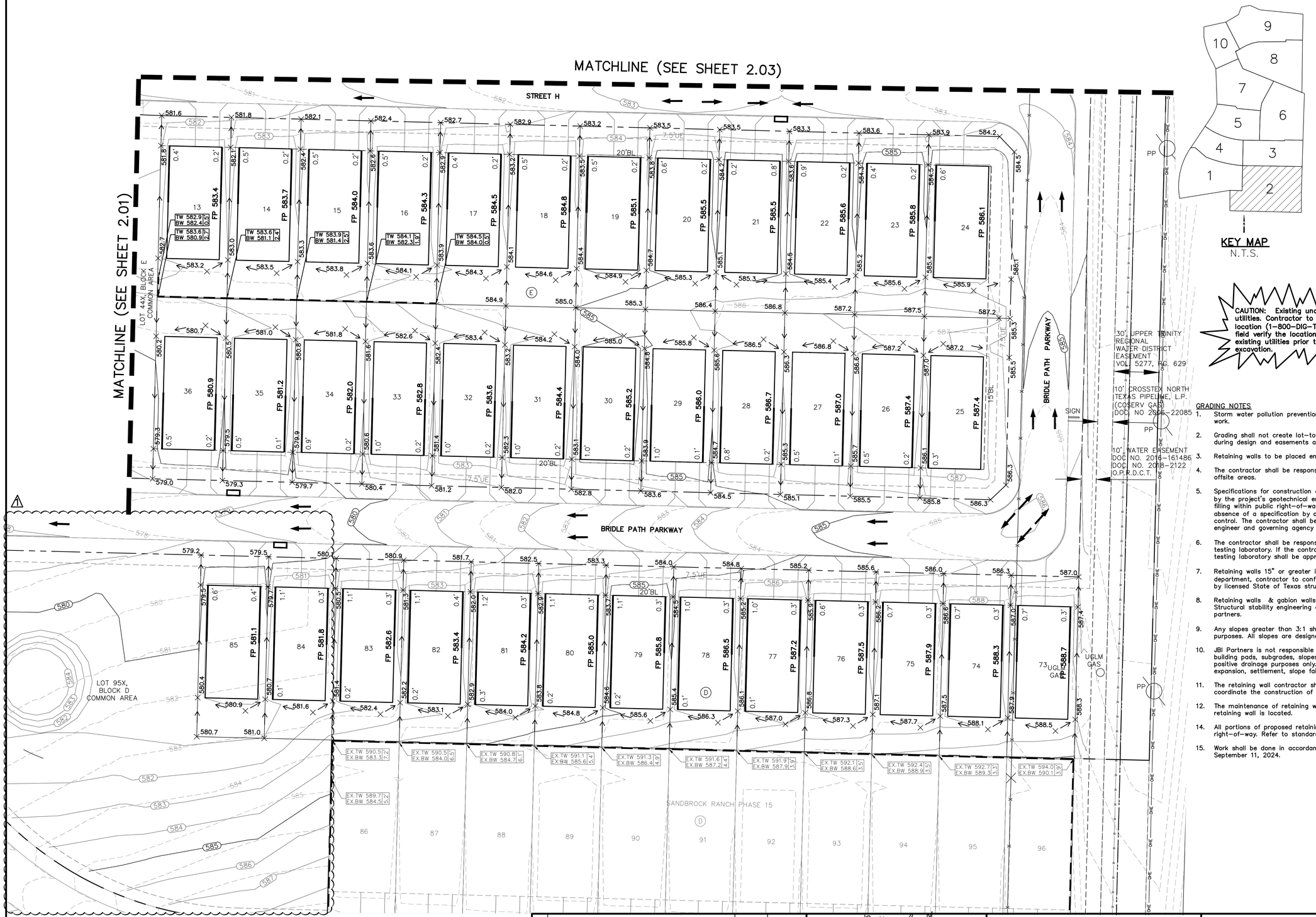

LEGEND

- FP 485.0 — FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EX.TW 560.1 / EX.BW 558.1 — EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
- TW 485.0 / BW 482.0 — ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
- TW 485.0 / BW 482.0 — FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
- 485 — PROPOSED MAJOR CONTOUR
- 484 — PROPOSED MINOR CONTOUR
- ×479.3 — PROPOSED GROUND ELEVATION
- 705 — EXISTING MAJOR CONTOUR
- 706 — EXISTING MINOR CONTOUR
- EX. 479.3 — EXISTING GROUND ELEVATION
- PROP. STORM DRAINAGE FLOW
- PROP. LOT DRAINAGE FLOW DIRECTION
- 1.0' — GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
- DG 485.0 — GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
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10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
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15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.02

Plotted by: jrodriguez Plot Date: 10/9/2025 1:37 PM
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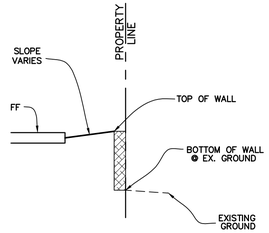
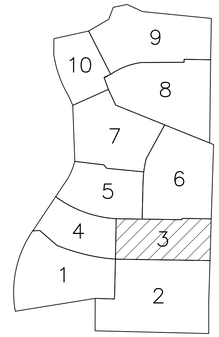


SECTION B–B
BLK D, LOTS 63–72
N.T.S.

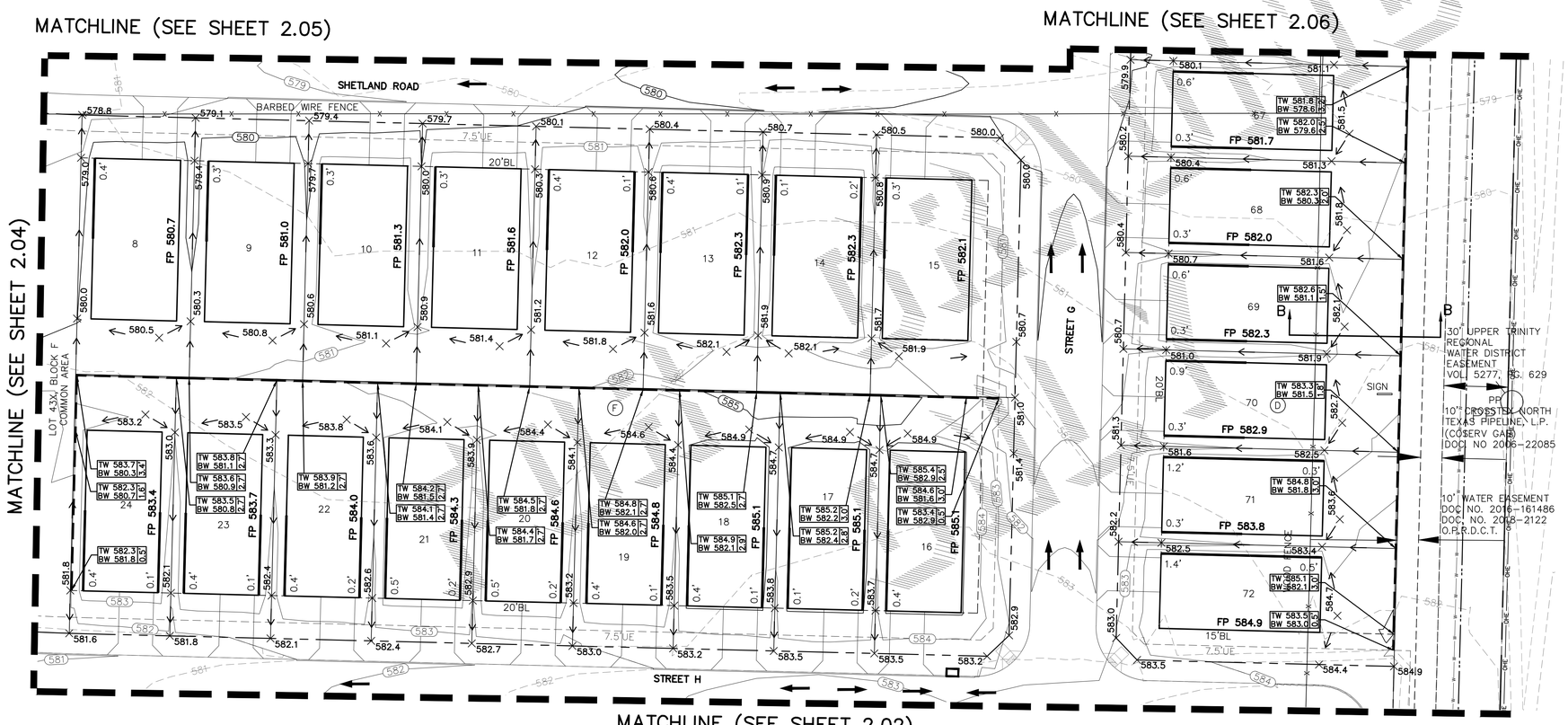


KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES
GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN



CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
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8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18
BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19
BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.03

Plotted by: jkilzer Plot Date: 9/16/2024 10:29 AM
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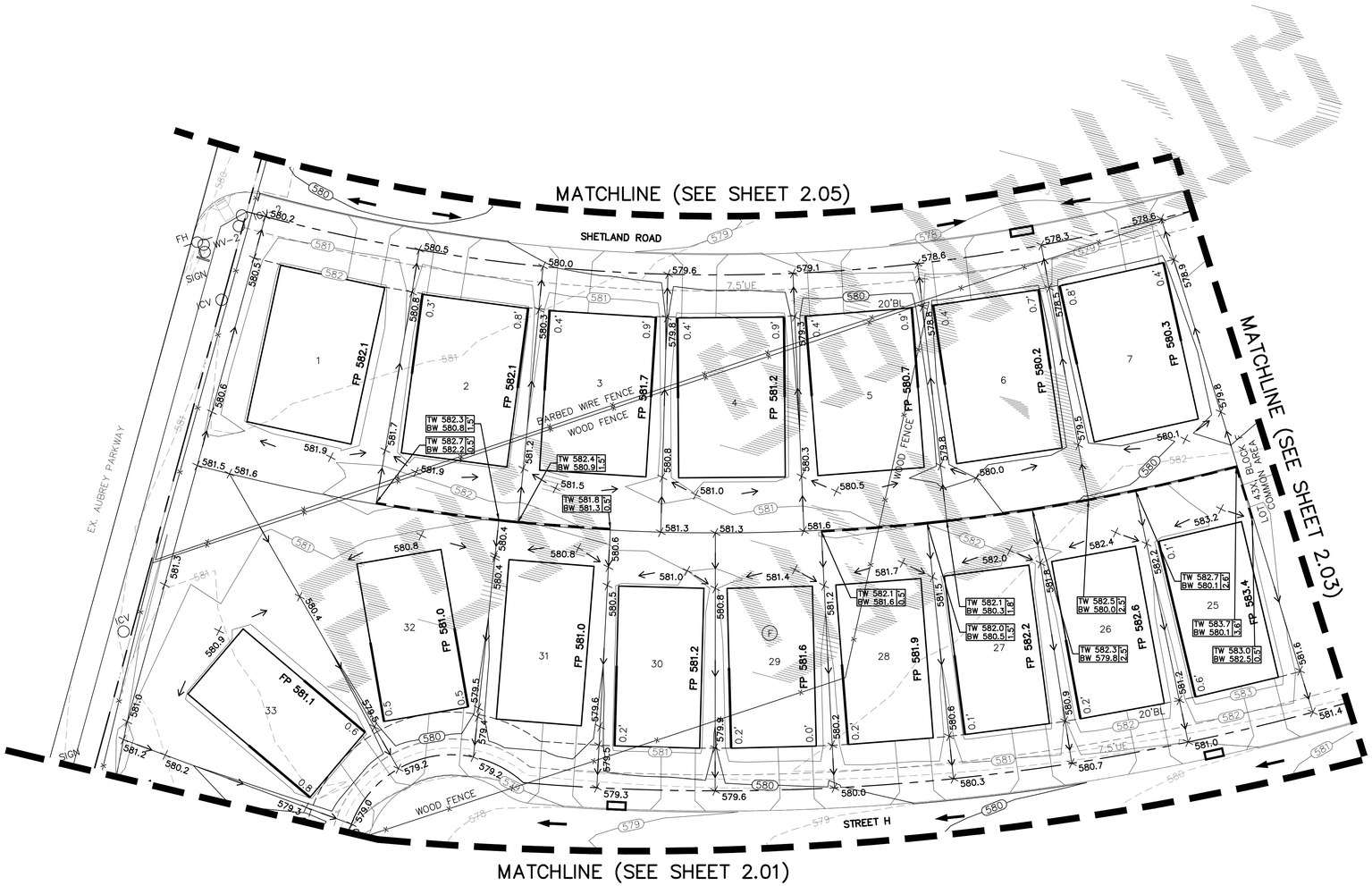

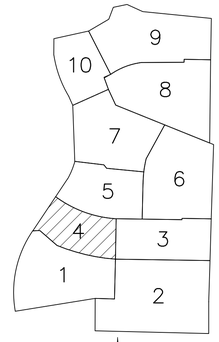

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
×EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 4

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.04

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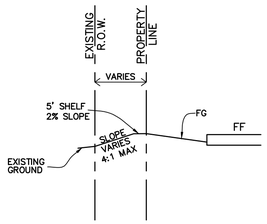
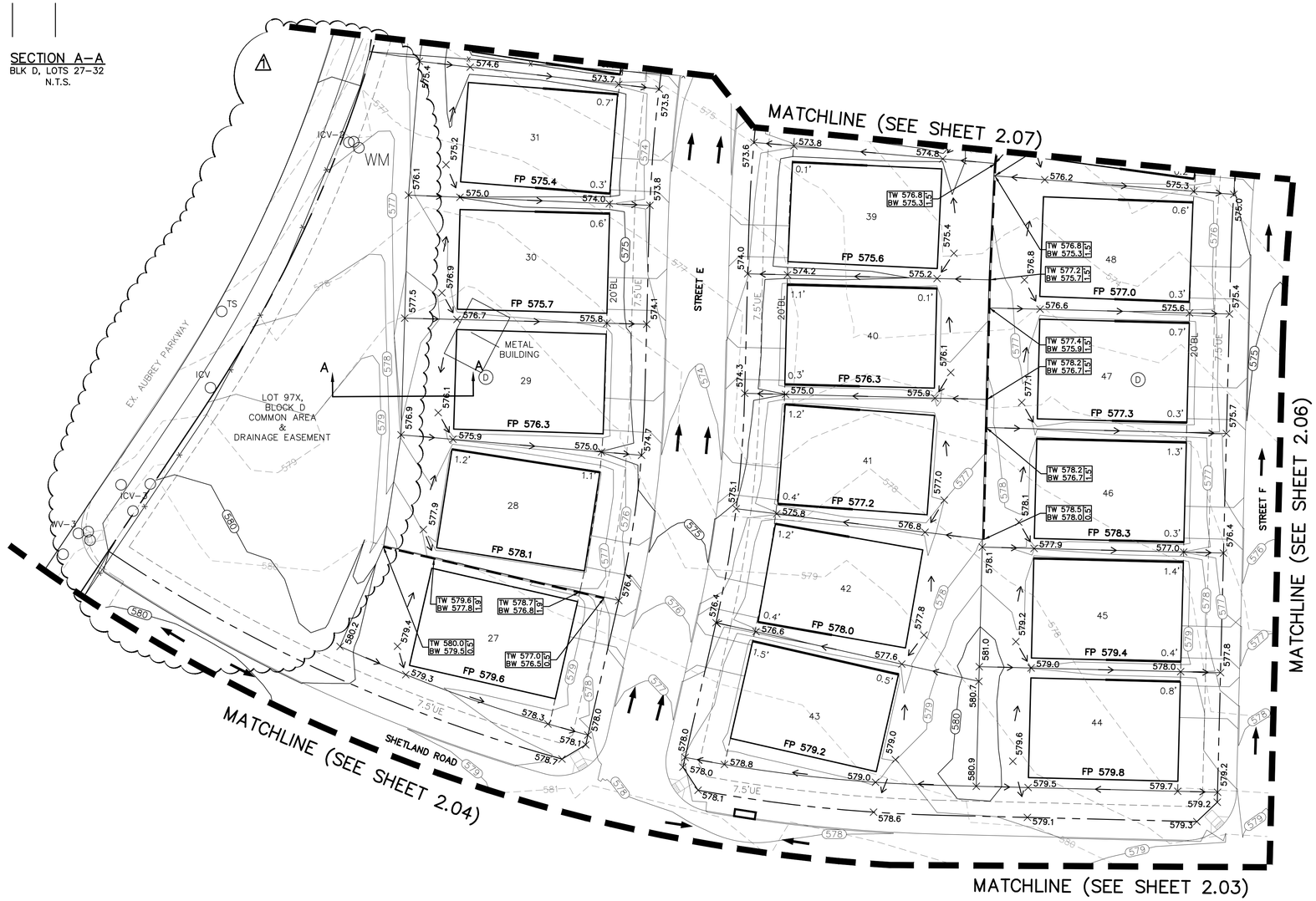
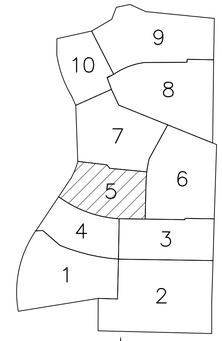


SECTION A–A
BLK D, LOTS 27–32
N.T.S.





KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
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CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:
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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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N

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 5
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.05

Plotted by: jrodriguez Plot Date: 10/9/2025 1:38 PM
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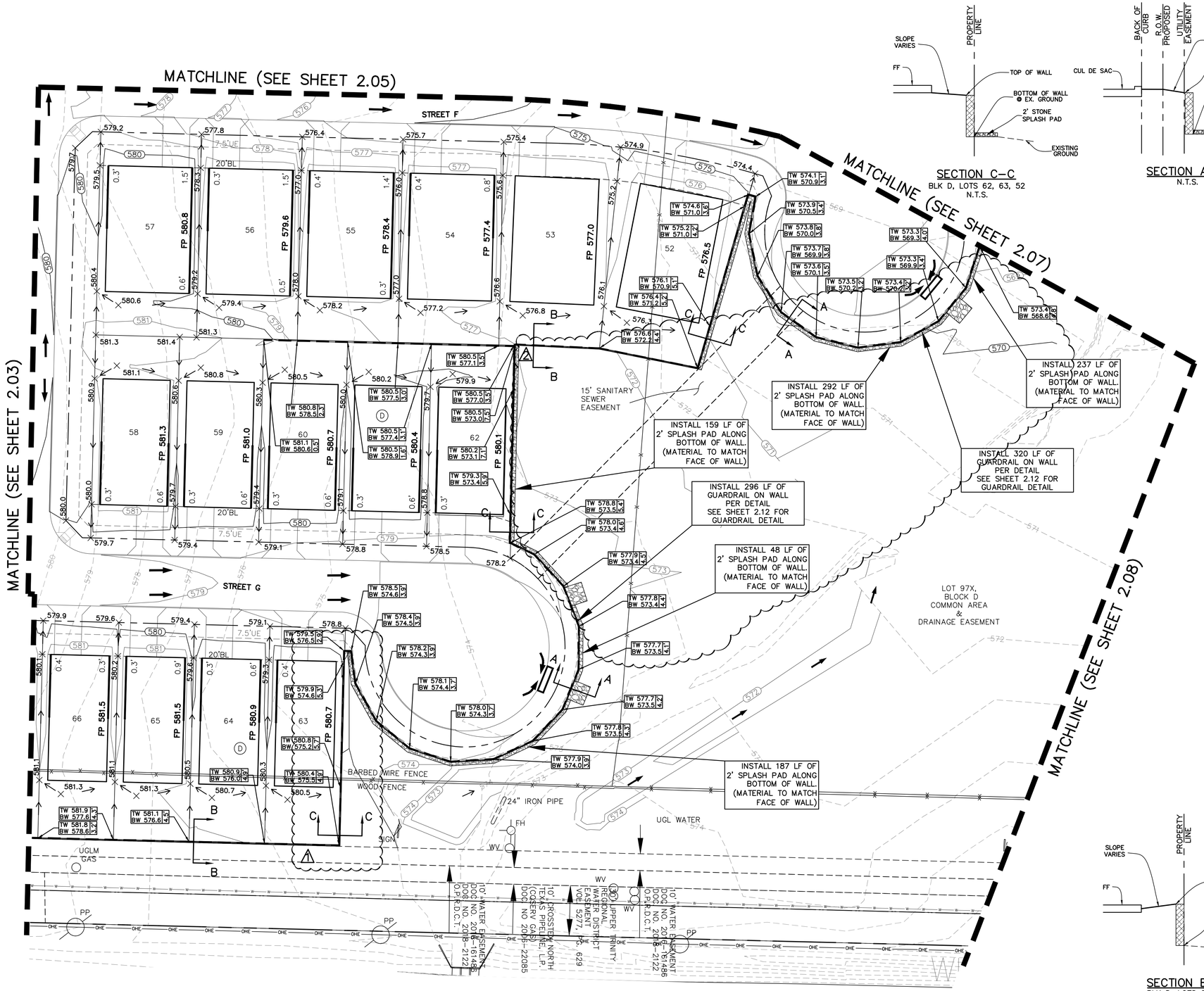
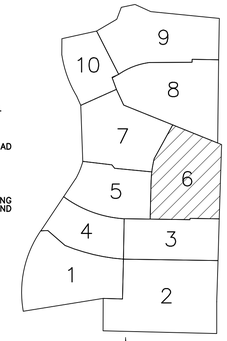


SECTION C–C
BLK D, LOTS 62, 63, 52
N.T.S.

SECTION A–A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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	PROP. STORM DRAINAGE FLOW
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SECTION B–B
BLK D, LOTS 63–72
N.T.S.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	REVISED GRADING	JAR	10/09/25
1	REVISED WALL ELEVATIONS	JAR	12/5/24

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
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GRADING PLAN
SHEET 6
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.06

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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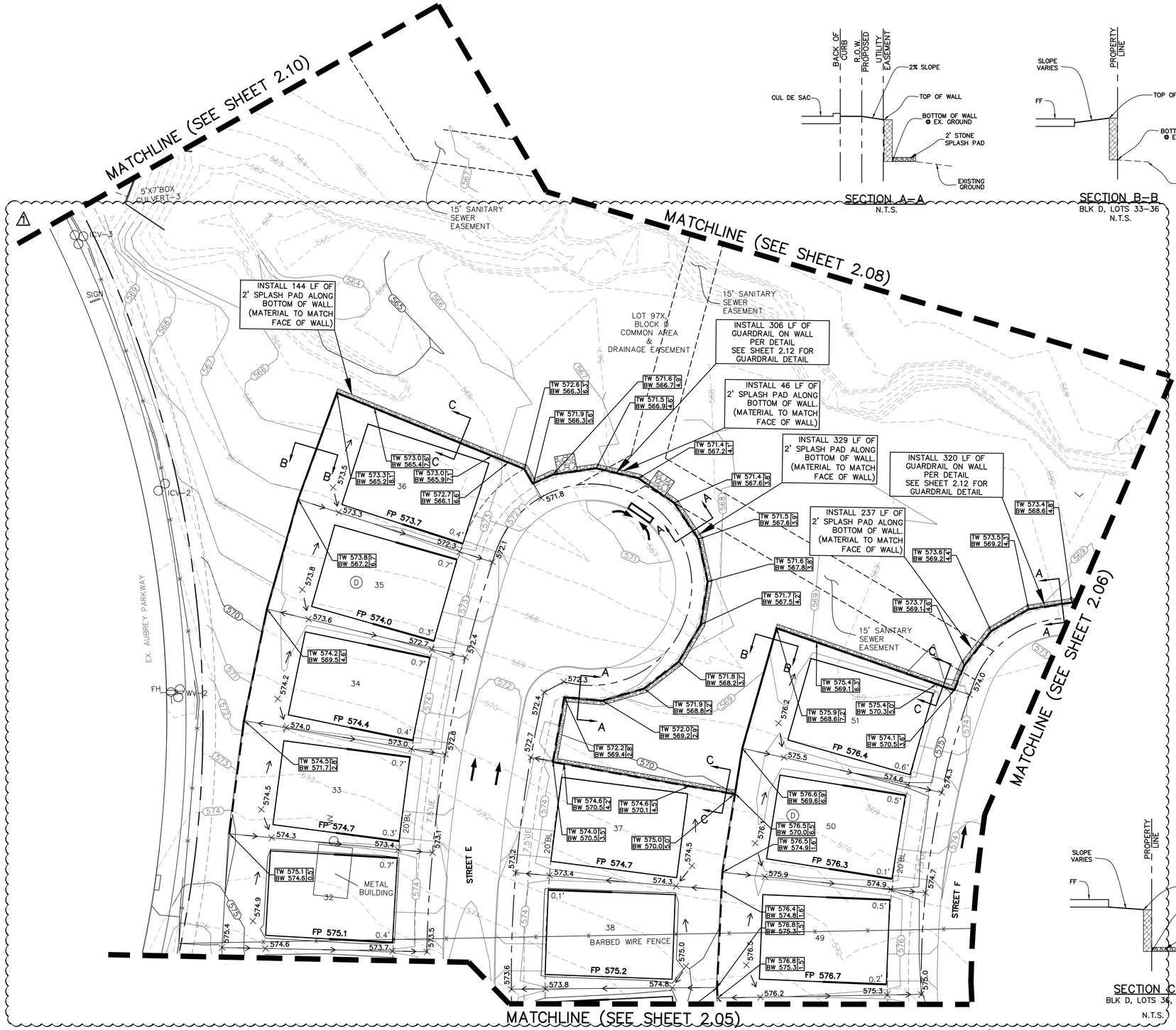

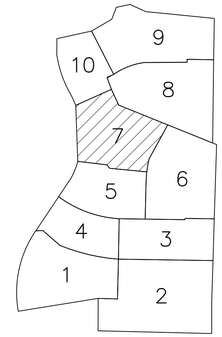

KEY MAP
N.T.S.

LEGEND

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	PROP. LOT DRAINAGE FLOW DIRECTION
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10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
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14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right-of-way. Refer to standard details for retaining wall details and specifications.
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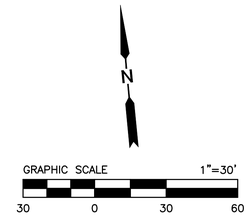

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.07

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-GR.dwg Saved By: jrodriguez Save Time: 10/9/2025 10:58 AM

GRADING NOTES

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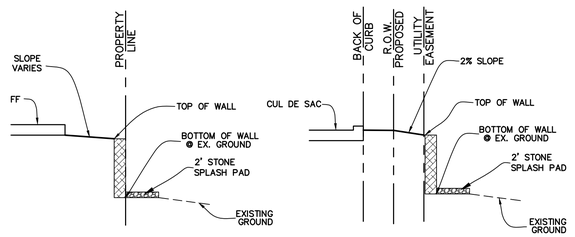
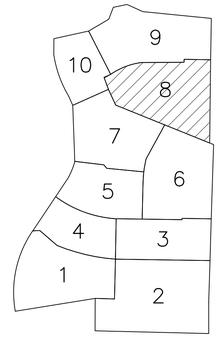


SECTION C-C
BLK D, LOTS 11, 12
N.T.S.

SECTION A-A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
×EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

SECTION B-B
BLK D, LOTS 12, 24-26
N.T.S.

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 8
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.08

Plotted by: jrodriguez Plot Date: 10/9/2025 1:41 PM

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LEGEND

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MATCHLINE (SEE SHEET 2.10)

MATCHLINE (SEE SHEET 2.08)

RANGER ROAD

HORIZON LANE

STREET A

STREET B

STREET D

EX. SANDBROCK PARKWAY

LOT 5X, BLOCK H COMMON AREA

LOT 97X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

SECTION C–C
BLK D, LOTS 1–5
N.T.S.

KEY MAP
N.T.S.

GRAPHIC SCALE 1"=30'
30 0 30 60

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BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 9
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.09

Plotted by: jrodriguez Plot Date: 10/9/2025 1:42 PM
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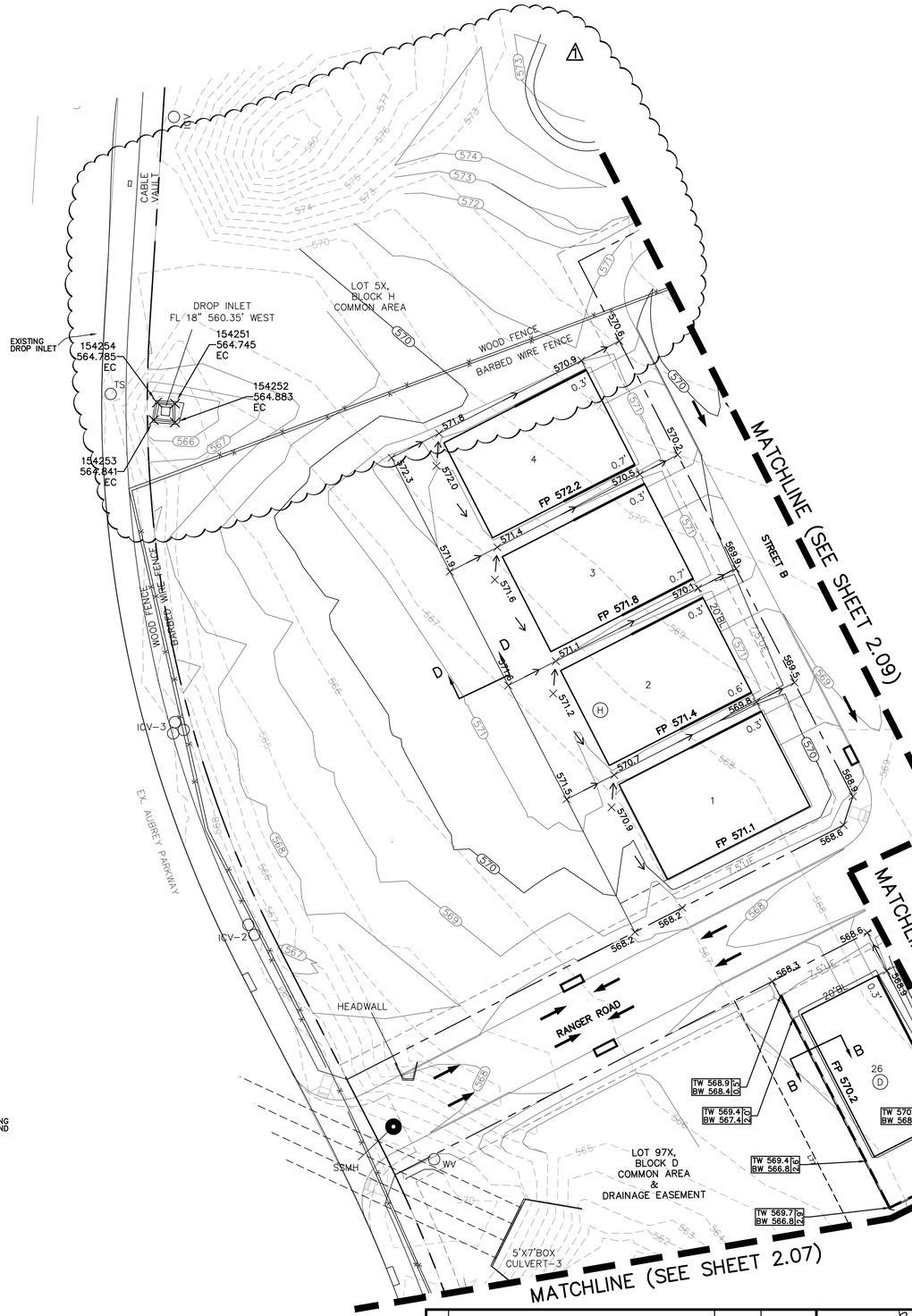
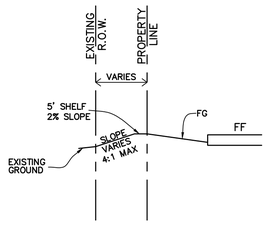
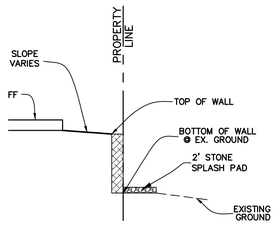
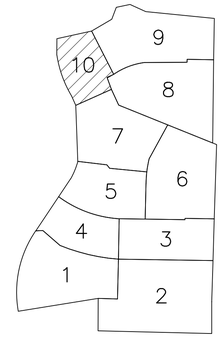




SECTION D–D
BLK H, LOTS 1–4
N.T.S.



SECTION B–B
BLK D, LOTS 11, 12
N.T.S.



KEY MAP
N.T.S.

LEGEND

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

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1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

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10.9.2025

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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 10
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.10

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM

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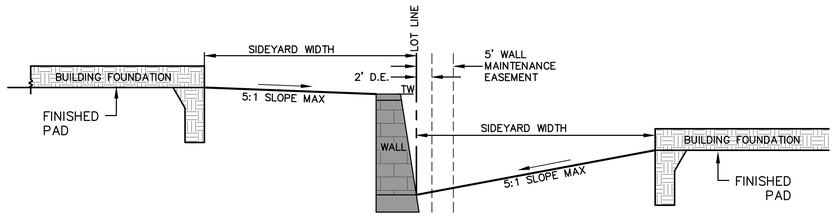
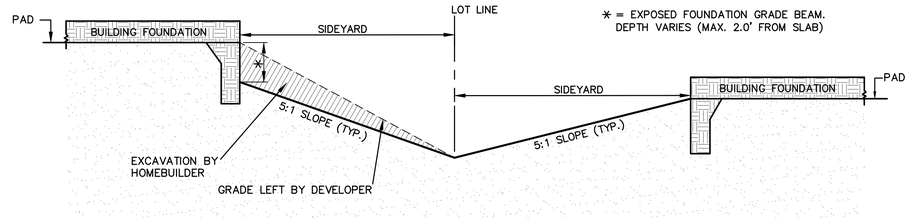


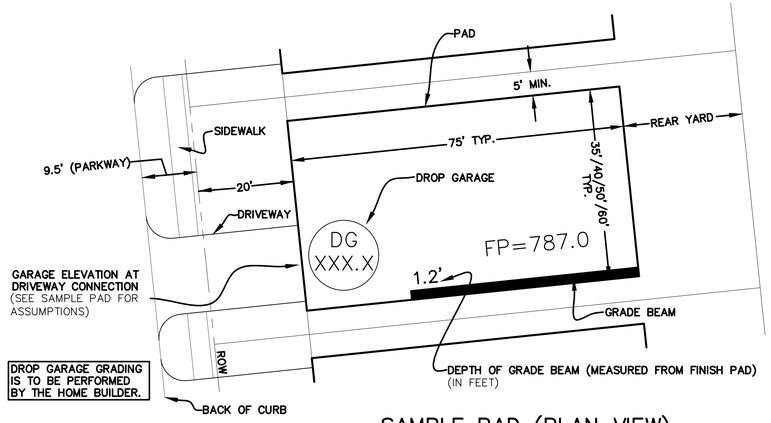
TYPICAL SECTION OF SIDEYARD SWALE W/ WALL

N.T.S.



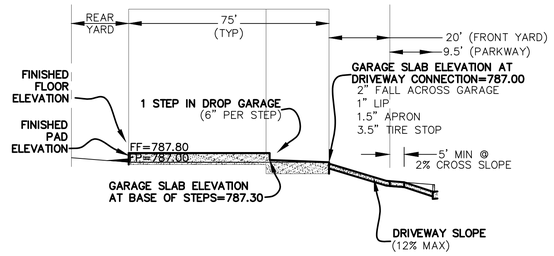
TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

N.T.S.



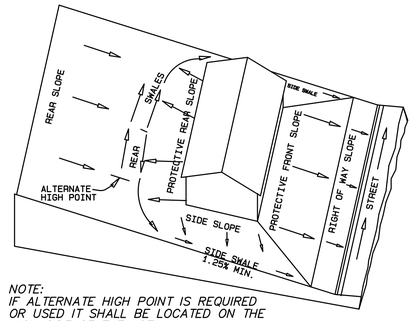
SAMPLE PAD (PLAN VIEW)

N.T.S.



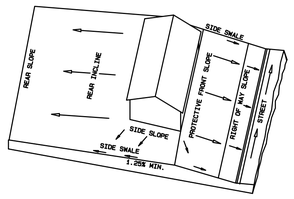
SAMPLE PAD (ELEVATION VIEW)

N.T.S.

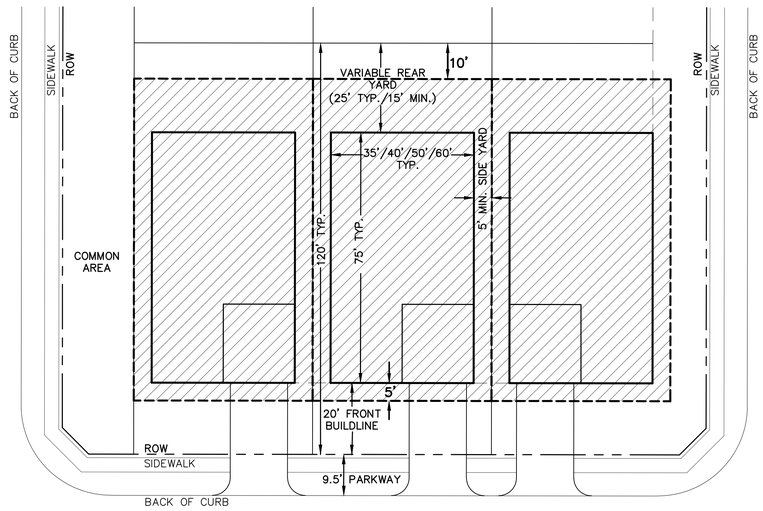


NOTE:
IF ALTERNATE HIGH POINT IS REQUIRED OR USED IT SHALL BE LOCATED ON THE HIGH SIDE OF THE LOT.

LOT GRADING TYPE A



LOT GRADING TYPE C



TYPICAL PHASE 15 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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GUIDELINES FOR LOT GRADING and RETAINING WALLS

Drainage Types:	Type A = back to front, B = split drainage, C = front to back Lot to lot drainage is to be avoided, even if permissible by the City
Front Entry	No swales in the driveways with type C drainage Maximum 12% grade on driveway Maximum 12% grade on rear yard Maximum 15% grade on front yard Minimum 1.25% grade in the side yard swales from front to back
Rear Yard swales	With type A drainage, rear swale = 8' from pad then around to side (Maximum rear yard slope from swale to rear property line = 12%)
Side Yards	Maximum slope from pad to swale = 20% Maximum side-yard retaining walls = 4' Maximum beam exposure (from top of slab to grade) = 2.0' Optional dropped brick ledges when exposure exceeds 1.4' (Do not use dropped brick ledges to reduce retaining wall height if retaining wall is required.)
Assumptions for Drop Garages	1" Garage lip 1.5" Garage Apron 1% Fall across garage for 20' 3.5" Tire stop 6" Step Maximum 2 step drop garage

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

SANDBROCK 16 DIRT NUMBERS

	Approx. Grading Area (Ac)	Cut (cu yd)	Fill (cu yd) Factor=1	NET (cu yd)	Import/Export	Lots	Avg. Pad Size (ft x ft)	MC Pad Size (sq ft)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	50% of Moisture Cond. (cu yd)	% Swell	Moisture Cond. (cu yd)	Utility Spoils (cu yd)	Front Yard Overcut (cu yd)	Cut (cu yd)	NET (cu yd)	Import/Export
		Unadjusted	*Unadjusted*	*Unadjusted*	*Unadjusted*			*(5' extra)*	*(Total @ 7 ft depth)*	*(Total @ 8 ft depth)*	*(Total @ 10 ft depth)*	*(Total @ 12 ft depth)*			*Swell*		*20 cu/lot*	*Adjusted*	*Adjusted*	*Adjusted*
						79	40x75	4,250	73,824	-	18,889	-	46,356		3,245					
SANDBROCK 16	43.5	22,851	27,650	4,799	IMPORT	51	50x75	5,100	15,867	-	73,667	-	44,767	7	3,134	6,908	5,300	45,684.92	**(18,035)**	EXPORT
						63	35x75	3,825	31,733	-	43,917	-	37,825		2,648					
TOTAL	43.5	22,851	27,650	4,799	IMPORT	193			121,424	-	136,472	-	128,948		9,026	6,908	5,300	45,685	**(18,035)**	EXPORT

NOTES & ASSUMPTIONS

(1) Adjusted cut accounts for the dirt produced from utility spoils, 50% of swell from pad moisture conditioning, & swell from from cut
(2) Utility spoils are multiplied by a factor of 0.3 & added to account for manholes & services
(3) 50% of pad moisture cond. taken into account (cu yd) for swell
(4) Estimated swell is 7%
(5) Export = Cut Import = Fill
(6) Moisture conditioning depths from Alpha recommendations in report G241757 dated 09-11-24 & Builder's Recommendations dated 09-11-24 shown on Moisture Conditioning plan

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.11

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM
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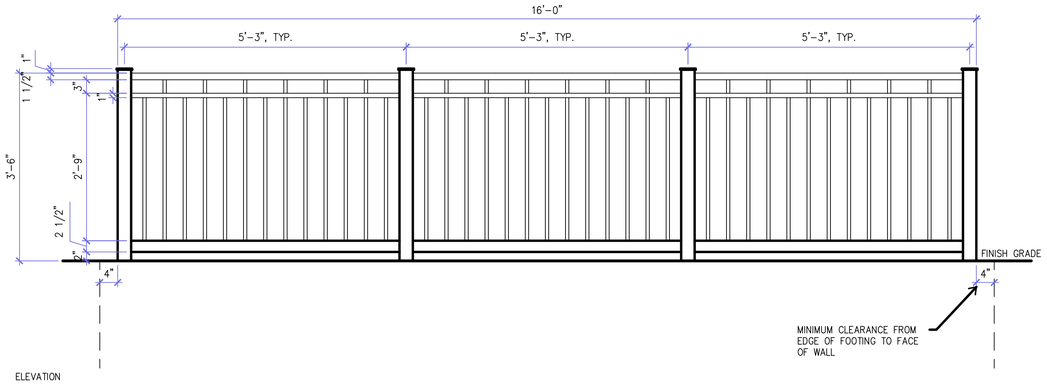
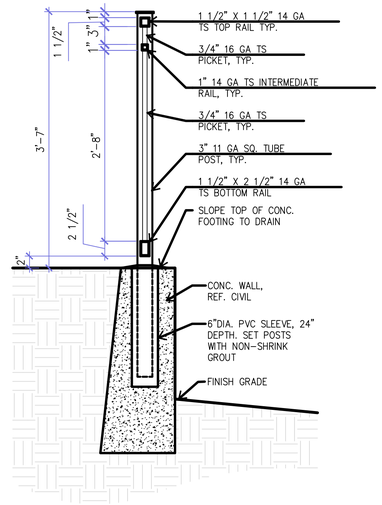


ELEVATION
SCALE: 3/4" = 1'-0"

NOTE:
1. ALL COMPONENTS TO BE WELDED TOGETHER AND EXPOSED WELDS TO BE GROUND SMOOTH
2. POLYSILOXANE SYSTEM; SOLVENT BASED:
   A. SEMI-GLOSS FINISH:
      A.A. 1ST COAT: S-W MACROPOXY 646 FAST CURE EPOXY)7.0-13.5 MILS. WET, 5.0-10.0 MILS. DRY PER COAT).
      A.B. 2ND COAT: S-W SHER-LOXANE 800, (5.0-7.0 MILS. WET, 4.0-6.0 MILS. DRY PER COAT).
      A.C. SQ 6258 TRICORN BLACK



SECTION
SCALE: 1" = 1'-0"

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GUARDRAIL DETAILS	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER
10.9.2025

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FOR REFERENCE ONLY

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TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.12

Plotted by: jrodriguez Plot Date: 10/9/2025 1:32 PM
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MATCHLINE (SEE SHEET 2.14)

EX. SHETLAND ROAD

SANDBROCK RANCH PHASE 1A

EX. ECLIPSE ROAD

EX. AUBREY PARKWAY

STREET E

STREET F

STREET G

STREET H

STREET J

BRIDLE PATH PARKWAY

SHETLAND ROAD

LOT 98X, BLOCK D COMMON AREA

LOT 99X, BLOCK D COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018–85)

LOT 20X, BLOCK A COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 1X, BLOCK J RIGHT–OF–WAY (173,455 S.F. 3.982 ACRES)

SANDBROCK RANCH PHASE 15

EX. BRIDLE PATH PARKWAY

EX. STREET J

EX. STREET K

RIP RAP

F.M. 1385 (VARIABLE WIDTH R.O.W.)

10' WATER EASEMENT DOC NO. 2016–161486 DOC. NO. 2018–2122 O.P.R.D.C.T.

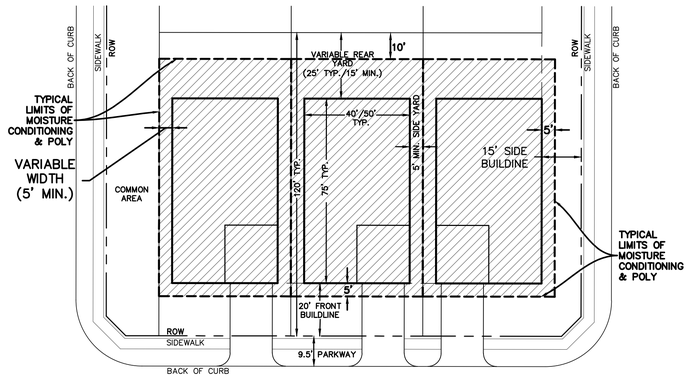
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERY GAS) DOC. NO 2006–22085

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
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Brittany Crenshaw

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9.16.2024

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TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 1 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.13

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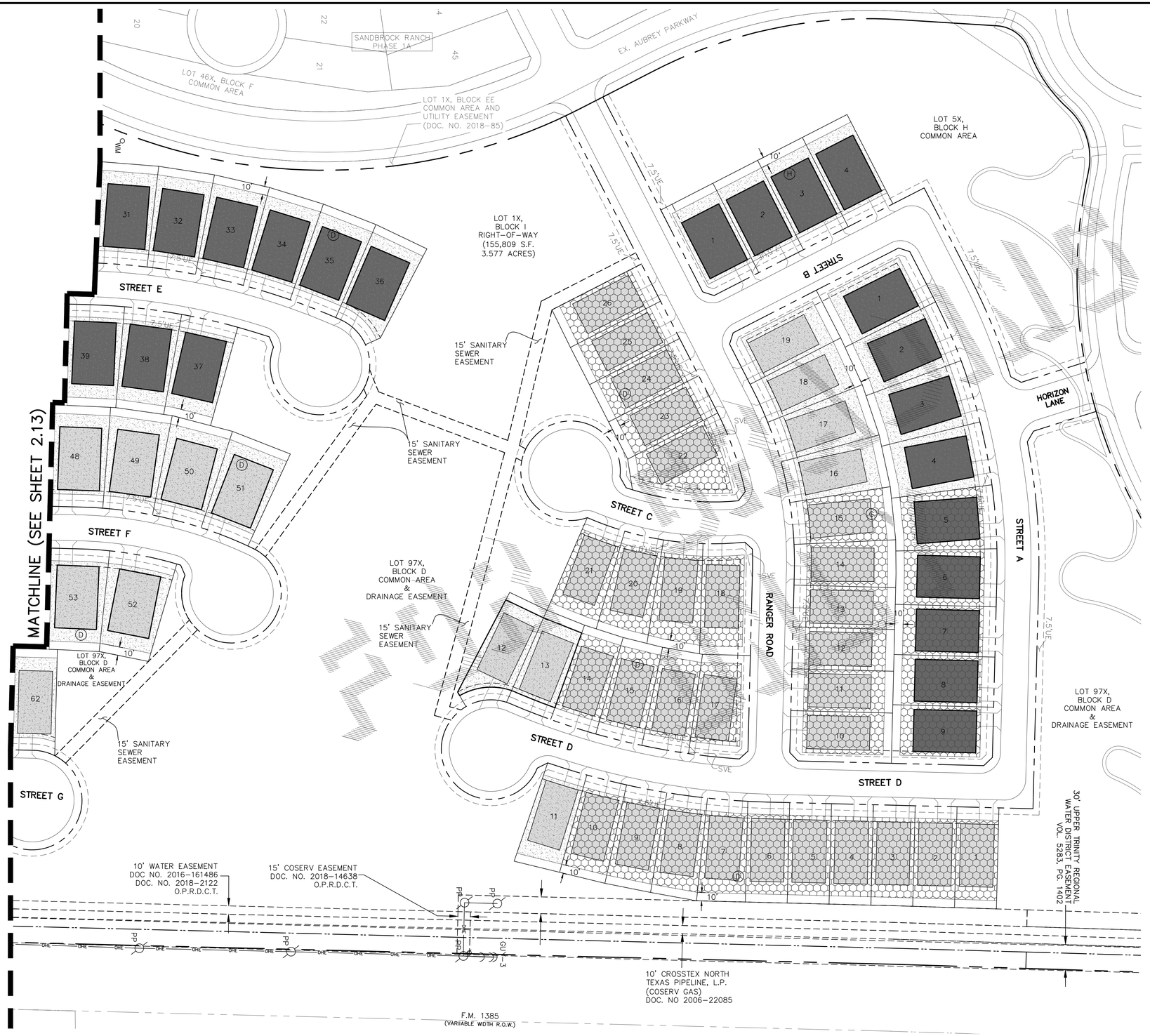
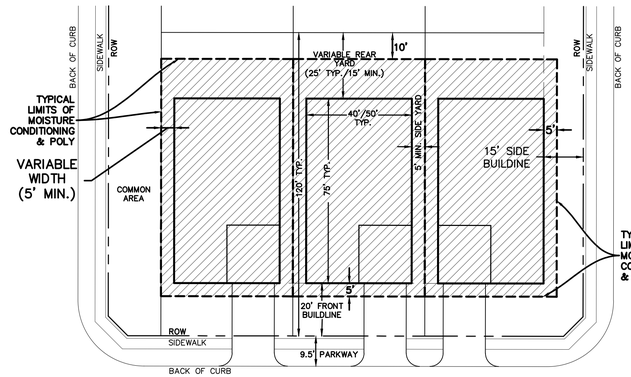


LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.14

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MATCHLINE (SEE SHEET 3.02)

INSTALL SILT FENCE PRIOR TO CONSTRUCTION PHASES I, II, III, IV & V

EARTHWORK CONTRACTOR TO PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO THE SITE PER THE DETAIL SHOWN ON DETAIL SHEET. EXACT LOCATION TO BE COORDINATED WITH THE ENGINEER AND TOWN PRIOR TO CONSTRUCTION. PHASES I, II, & III

LOT 97X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

SANDBROCK RANCH, PH. 1A

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018-85)

INSTALL CURLEX EROSION MATTING ALONG THE CURB FOR ALL STREETS UPON COMPLETION OF PAVING AND FINISH GRADING PHASES IV & V (TYP.)

INSTALL INLET EROSION PROTECTION PHASES II–IV. (TYP.)

INSTALL 13 SY OF 8"–12" DIA. RIPRAP WITH PHASE 2.

STREET E

STREET F

STREET G

STREET H

STREET J

SHETLAND ROAD

LOT 98X, BLOCK D 15' COMMON AREA

LOT 99X, BLOCK D 15' COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 45X, BLOCK E COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 26X, BLOCK A COMMON AREA

LOT 98X, BLOCK D COMMON AREA

SANDBROCK RANCH, PH. 15

BRIDLE PATH PARKWAY

INSTALL SILT FENCE PRIOR TO CONSTRUCTION PHASES I, II, III, IV & V

F.M. 1385 (VARIABLE WIDTH R.O.W.)

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

10' WATER EASEMENT DOC NO. 2016–61486 DOC. NO. 2018–2122 O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006–22085

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.01

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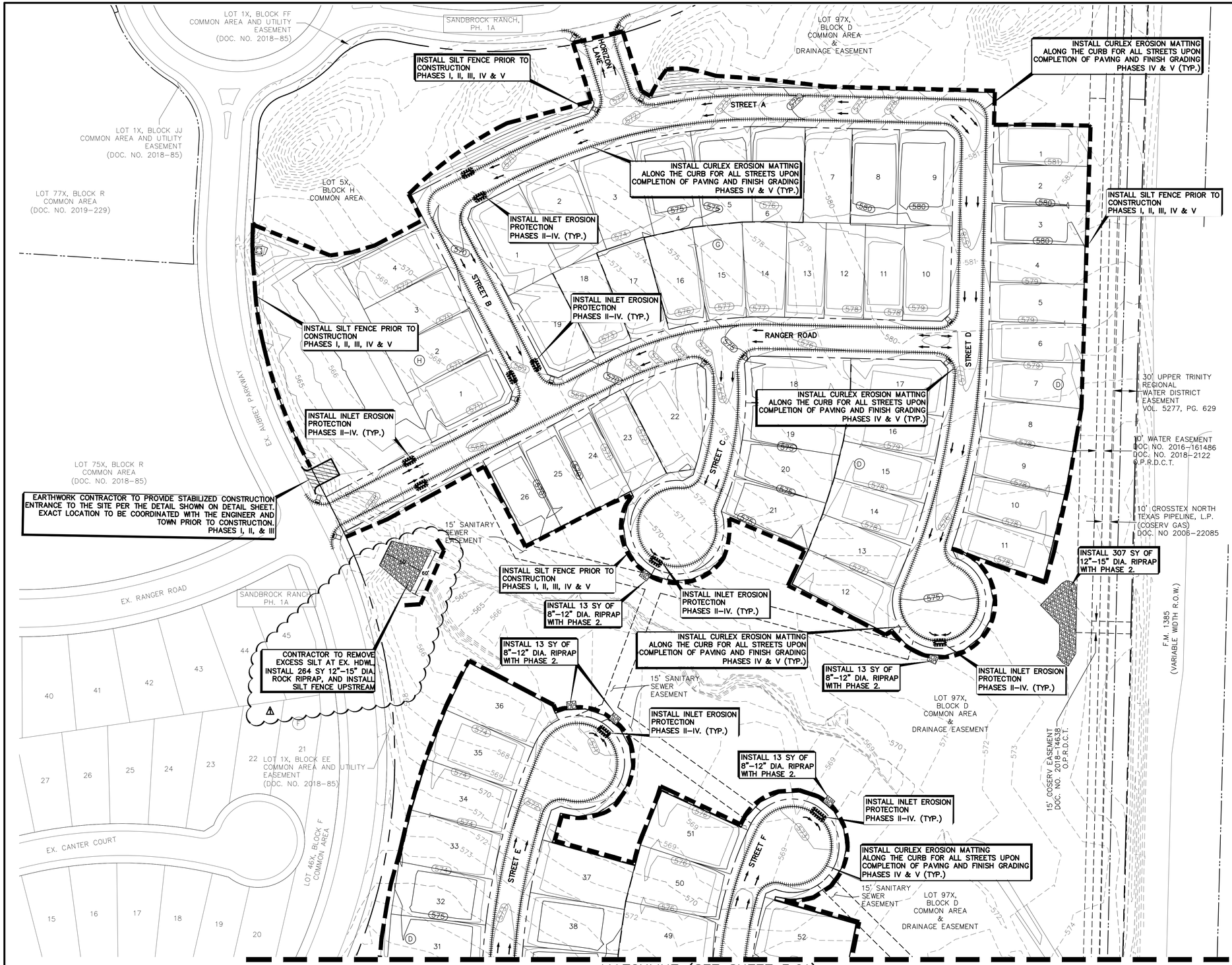

MATCHLINE (SEE SHEET 3.01)

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	EXISTING HEADWALL EROSION CONTROL & CLEANUP	JAC	11/7/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.7.2024

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.02

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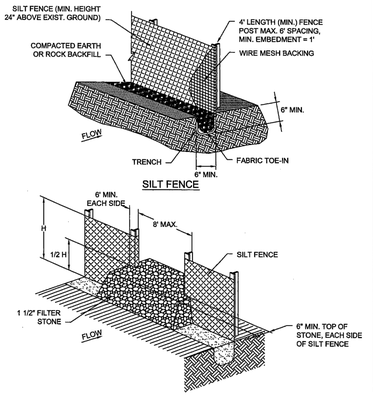
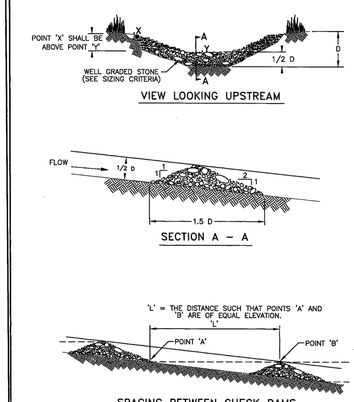


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B

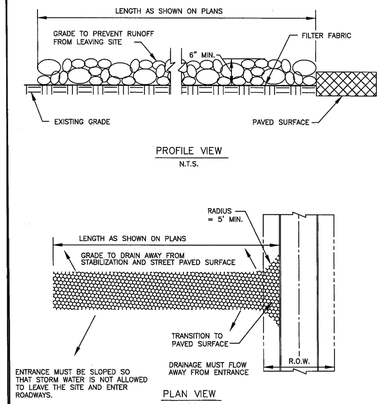


ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9
		DATE OCT. '04 / STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9
		DATE OCT. '04 / STANDARD DRAWING NO. 1060B

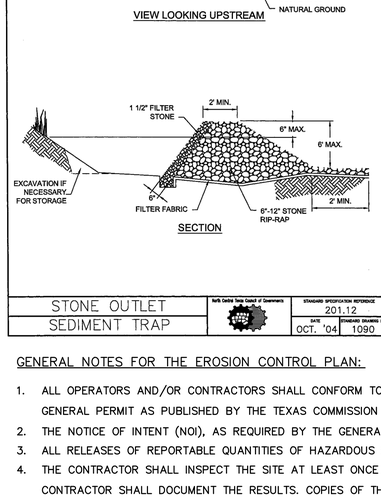


STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.10
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

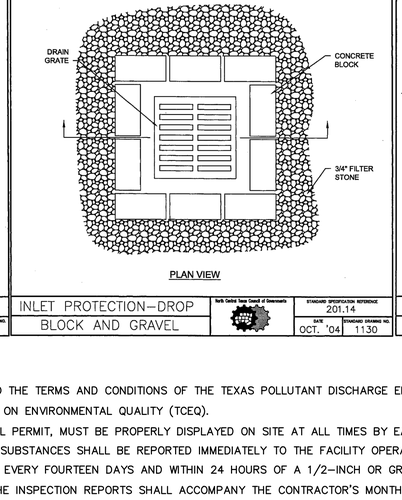
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

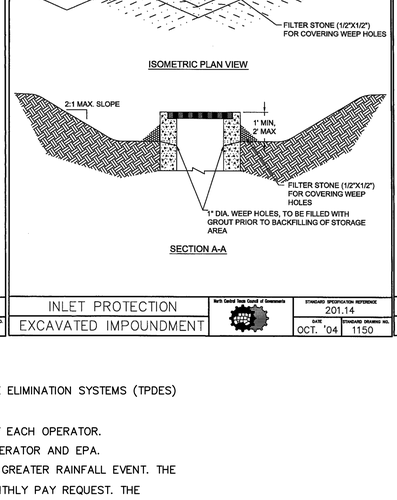
STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.11
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B



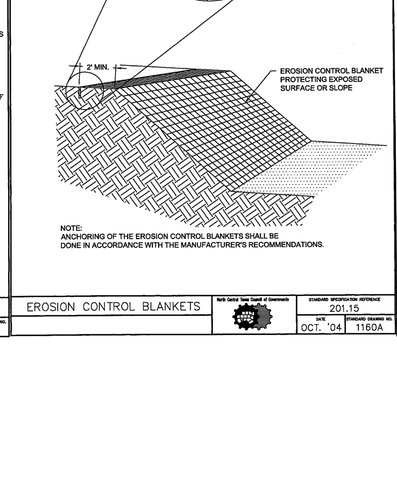
STONE OUTLET SEDIMENT TRAP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.12
		DATE OCT. '04 / STANDARD DRAWING NO. 1090



INLET PROTECTION–DROP BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1130



INLET PROTECTION EXCAVATED IMPOUNDMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1150



EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.
2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.
3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.
4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160B

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS (TPDES) GENERAL PERMIT AS PUBLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST ONCE EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A 1/2-INCH OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL DOCUMENT THE RESULTS. COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAY REQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARE PRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITY CONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HIS WORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESS PURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 3.03

Plotted by: jkilzer Plot Date: 9/13/2024 3:25 PM
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DRAINAGE THEORY

Rational Method: Q=C*I*A

Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]

for T_c= 15 minutes I10: 5.50 in/hr

I100: 7.91 in/hr

A: AREA [acres]

LEGEND

- Existing Contour
- Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow



RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.01

Plotted by: jrodriguez Plot Date: 11/6/2024 3:25 PM

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DRAINAGE THEORY

Rational Method: Q=C*I*A

Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

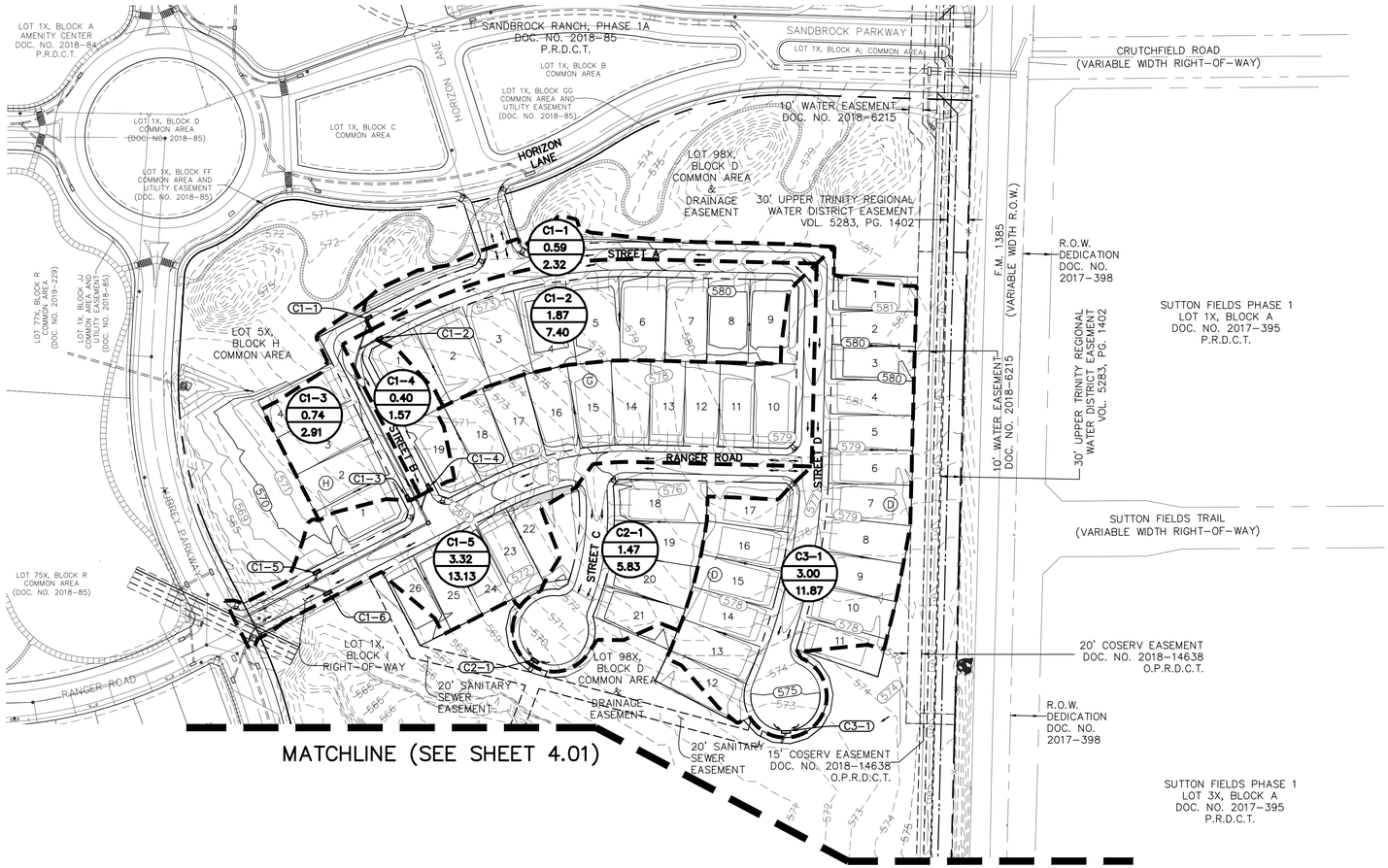
I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr] for T_c= 15 minutes

I10:	5.50 in/hr
I100:	7.91 in/hr

A: AREA [acres]

LEGEND

- 500 — Existing Contour
- (500) — Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow



RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

11.6.2024

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JBI PARTNERS
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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.02

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ON–GRADE INLET CALCULATIONS

Inlet Capacity Calculation Table

Inlet			Drainage Areas																																
Design Point	Inlet No.	Inlet Type	Area No.	Areas (acres)	Runoff "c"	Design Storm Frequency (yrs)	Conc. Time (min.)	Intensity (in/hr.)	Runoff (cfs)	Bypass Flow (cfs)	Bypass From	Bypass Flow & Runoff (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow to Inlet "Q" (cfs)	"SL" Street Long Slope (ft/ft)	Street Section (type)	Roadway Cross Slope "SX" (ft/ft)	Manning's Coefficient for Pavement "n"	Street Width (F-F) (ft)	Half Street Crown Capacity (cfs)	Half Street Curb Capacity (cfs)	Half Street Capacity to 1" Over Curb (cfs)	Gutter Cross Slope "SW" (ft/ft)	Width of Depressed Gutter "W" (ft)	Ratio of Flow "E0"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "Se" (%)	* Required Length "LT" (ft)	Length Provided "L" (ft)	Inlet Effciency "E"	Captured Flow "QT" (cfs)	Inlet Capacity (cfs)	Area Captured (acres)	Carryover Flow "q" (cfs)	Target Inlet	Comments
A3-1	**A3-1**	ONGC	A3-1	1.40	0.50	10	15	5.50	3.84			3.84	0.00	A3-2	**3.84**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.8	8	100.00%	3.8	8.0	**1.40**	0.0		A3-1-E10
				1.40	0.50	100	15	7.91	5.53			5.53	0.03	A3-2	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-1-E100
A3-2	**A3-2**	ONGC	A3-2	1.41	0.50	10	15	5.50	3.89			3.89	0.00	A3-1	**3.89**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.9	8	100.00%	3.9	8.0	**1.41**	0.0		A3-2-E10
				1.41	0.50	100	15	7.91	5.59			5.59	0.00	A3-1	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-2-E100
A3-3	**A3-3**	ONGC	A3-3	0.90	0.50	10	15	5.50	2.46			2.46	0.00	A3-4	**2.46**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.5	8	100.00%	2.5	8.0	**0.90**	0.0		A3-3-E10
				0.90	0.50	100	15	7.91	3.54			3.54	0.00	A3-4	**3.54**								13.68			0.378		0.100	3.5	8	100.00%	3.5	8.0	**0.90**	0.0		A3-3-E100
A3-4	**A3-4**	ONGC	A3-4	1.20	0.50	10	15	5.50	3.29			3.29	0.00	A3-3	**3.29**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.390	0.33	0.103	3.3	8	100.00%	3.3	8.0	**1.20**	0.0		A3-4-E10
				1.20	0.50	100	15	7.91	4.74			4.74	0.00	A3-3	**4.74**								13.68			0.345		0.094	4.7	8	100.00%	4.7	8.0	**1.20**	0.0		A3-4-E100
A3-5	**A3-5**	ONGC	A3-5	2.14	0.50	10	15	5.50	5.87			5.87	0.00	A3-6	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.345	0.33	0.094	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		A3-5-E10
				2.14	0.50	100	15	7.91	8.45			8.45	0.00	A3-6	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-5-E100
A3-6	**A3-6**	ONGC	A3-6	1.11	0.50	10	15	5.50	3.04			3.04	1.11	A3-5	**4.16**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.2	8	100.00%	4.2	8.0	**1.51**	0.0		A3-6-E10
				1.11	0.50	100	15	7.91	4.38			4.38	2.03	A3-5	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-6-E100
A4-1	**A4-1**	ONGC	A4-1	1.70	0.50	10	15	5.50	4.68			4.68	0.00	A4-2	**4.68**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.403	0.33	0.105	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		A4-1-E10
				1.70	0.50	100	15	7.91	6.73			6.73	0.00	A4-2	**6.73**								20.14			0.355		0.096	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		A4-1-E100
A4-2	**A4-2**	ONGC	A4-2	1.60	0.50	10	15	5.50	4.39			4.39	0.00	A4-1	**4.39**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.417	0.33	0.108	4.4	8	100.00%	4.4	8.0	**1.60**	0.0		A4-2-E10
				1.60	0.50	100	15	7.91	6.31			6.31	0.00	A4-1	**6.31**								20.14			0.402		0.105	6.3	8	100.00%	6.3	8.0	**1.60**	0.0		A4-2-E100
A4-3	**A4-3**	ONGC	A4-3	0.72	0.50	10	15	5.50	1.97			1.97	0.00	A4-4	**1.97**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.72**	0.0		A4-3-E10
				0.72	0.50	100	15	7.91	2.84			2.84	0.89	A4-4	**3.73**								13.68			0.345		0.094	3.7	8	100.00%	3.7	8.0	**0.94**	0.0		A4-3-E100
A4-4	**A4-4**	ONGC	A4-4	1.43	0.50	10	15	5.50	3.93			3.93	0.00	A4-3	**3.93**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	3.9	8	100.00%	3.9	8.0	**1.43**	0.0		A4-4-E10
				1.43	0.50	100	15	7.91	5.65			5.65	0.00	A4-3	**4.76**								13.68			0.345		0.094	4.8	8	100.00%	4.8	8.0	**1.20**	0.0		A4-4-E100
C1-1	**C1-1**	ONGC	C1-1	0.59	0.50	10	15	5.50	1.61			1.61	0.38	C1-2	**2.00**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.73**	0.0		C1-1-E10
				0.59	0.50	100	15	7.91	2.32			2.32	2.54	C1-2	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-1-E100
C1-2	**C1-2**	ONGC	C1-2	1.87	0.50	10	15	5.50	5.14			5.14	0.00	C1-1	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		C1-2-E10
				1.87	0.50	100	15	7.91	7.40			7.40	0.00	C1-1	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-2-E100
C1-3	**C1-3**	ONGC	C1-3	0.74	0.50	10	15	5.50	2.02			2.02	0.00	C1-4	**2.02**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.74**	0.0		C1-3-E10
				0.74	0.50	100	15	7.91	2.91			2.91	0.00	C1-4	**2.91**								13.68			0.345		0.094	2.9	8	100.00%	2.9	8.0	**0.74**	0.0		C1-3-E100
C1-4	**C1-4**	ONGC	C1-4	0.40	0.50	10	15	5.50	1.09			1.09	0.00	C1-3	**1.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	1.1	8	100.00%	1.1	8.0	**0.40**	0.0		C1-4-E10
				0.40	0.50	100	15	7.91	1.57			1.57	0.00	C1-3	**1.57**								13.68			0.345		0.094	1.6	8	100.00%	1.6	8.0	**0.40**	0.0		C1-4-E100

SAG INLET CALCULATIONS

Inlet No.	Area Designation	Areas (acres)	Runoff "c"	Conc. Time (min)	10-year Intensity (in/hr)	10-year Bypass From Area	10-year Bypass From Area	10-year Bypass Flow (cfs)	10-year Bypass Flow (cfs)	10-year Total Q (cfs)	100-year Intensity (in/hr)	100-year Bypass From Area	100-year Bypass From Area	100-year Bypass Flow (cfs)	100-year Bypass Flow (cfs)	100-year Total Q (cfs)	Street Slope	F-F	Half Street Capacity	Crossover (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow in Inlet (cfs)	Depth of Depress. "a" (ft)	Length of Inlet Opening L or P (ft)	Width of Depress. (ft)	Coeff (Weir or Orifice) Cw / Co	Depth of Flow at Opening "d" (ft)	Allowable Depth of Flow at Opening "d" (ft)	Capacity of Inlet per Foot of Length Q/L (cfs/ft)	Capacity of Inlet (cfs)	Carry - Over into Overflow (cfs)	Percent Q_{100} Captured by Inlet (%)	Notes	Effective Area Name	Effective Area (ac)
B1-1	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	8.0	1.5	2.30	0.20*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-2	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	5.0	1.5	2.30	0.25*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-3	B1-2	3.57	0.50	15.00	5.50					**9.82**	7.91					**14.12**	0.006	30	4.76	0.81	0.81		**14.12**	0.33	15.0	1.5	3.00	0.41*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-2-E100	**3.57**
B2-1	B2-1	3.16	0.50	15.00	5.50					**8.70**	7.91					**12.51**	0.006	30	4.76	6.25	6.25		**12.51**	0.33	15.0	1.5	3.00	0.38*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B2-1-E100	**3.16**
B3-1	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	8.0	1.5	2.30	0.37*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-2	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	5.0	1.5	2.30	0.46*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-3	B3-2	3.89	0.50	15.00	5.50					**10.71**	7.91					**15.40**	0.006	30	4.76	4.91	4.91		**15.40**	0.33	15.0	1.5	3.00	0.44*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-2-E100	**3.89**
C1-5	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C1-6	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C2-1	C2-1	1.47	0.50	15.00	5.50					**4.05**	7.91					**5.83**	0.006	30	4.76	1.07	1.07		**5.83**	0.33	10.0	1.5	2.30	0.34*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C2-1-E100	**1.47**
C3-1	C3-1	3.00	0.50	15.00	5.50					**8.25**	7.91					**11.87**	0.006	30	4.76	5.93	5.93		**11.87**	0.33	12.0	1.5	2.30	0.50*	0.50	1.00*	11.95*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C3-1-E100	**3.00**

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.6.2024

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TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.03

Plotted by: jrodriguez Plot Date: 11/6/2024 3:26 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-DAM.dwg Saved By: tperkins Save Time: 8/15/2024 1:04 PM

PIPE CALCULATIONS

U/S Station	D/S Station	Pipe Length	U/S Structure	D/S Structure	CONTRIBUTING DRAINAGE AREA			Runoff "c"	Incremental cA	Total cA	Time of Concentration			Design Storm	Intensity	Incremental Runoff	Q Pipe	Pipe Size Diameter	Box Culvert Size		n	Sf	Head Loss Calculations								HGL		COMMENTS
					Incremental		Total Area				Time at Upstream Station	Flow Time	Time at Downstream Station						Width	Height			V1 (in)	V2 (out)	(V1^2)/2g	(V2^2)/2g	Headloss at Wye/Pipe Size Change	Bend Losses	Inlet/Manhole Loss Coefficient	Headloss at Inlet/Manhole	U/S	D/S	
					Name	Area																											
		(ft)				(ac)	(ac)				(min)	(min)	(min)	(yrs.)	(in/hr)	(cfs)	(cfs)	(in)	(ft)	(ft)		(ft/ft)	(ft/s)	(ft/s)	(ft)	(ft)	H_j (ft)	H_b (ft)	K_i	Hi (ft)	(ft)	(ft)	
STORM SEWER CALCULATIONS STM A3 (100-YR)																																
9+44.28	9+32.21	12.07	Inlet A3-1	45° Bend	A3-1-E100	1.41	1.41	0.50	0.70	0.70	15	0.09	15.09	100	7.91	5.6	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08			1.10	0.09	577.33	577.31	Partial Flow
9+32.21	9+05.45	26.76	45° Bend	45° Wye (Lat A3-2)	-	0.00	1.41	0.50	0.00	0.70	15.09	0.19	15.28	100	7.90	0.0	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08		0.01			577.30	577.27	Partial Flow
9+05.45	6+21.11	284.34	45° Wye (Lat A3-2)	Pipe Size Change	A3-2-E100	1.41	2.81	0.50	0.70	1.41	15.28	1.03	16.31	100	7.87	5.5	**11.09**	21			0.013	0.0049	2.31	4.61	0.08	0.33	0.25				577.02	575.63	Partial Flow
6+21.11	6+17.11	4.00	Pipe Size Change	45° Wye (Lat A3-3)	-	0.00	2.81	0.50	0.00	1.41	16.31	0.02	16.33	100	7.71	0.0	**11.09**	24			0.013	0.0024	4.61	3.53	0.33	0.19					575.63	575.62	Partial Flow
6+17.11	5+89.46	27.65	45° Wye (Lat A3-3)	45° Wye (Lat A3-4)	A3-3-E100	0.90	3.71	0.50	0.45	1.85	16.33	0.10	16.43	100	7.71	3.5	**14.54**	24			0.013	0.0041	3.53	4.63	0.19	0.33	0.14				575.48	575.36	Partial Flow
5+89.46	1+95.71	393.75	45° Wye (Lat A3-4)	Pipe Size Change	A3-4-E100	1.20	4.91	0.50	0.60	2.45	16.43	1.08	17.50	100	7.70	4.6	**19.15**	24			0.013	0.0072	4.63	6.10	0.33	0.58	0.24				575.12	572.30	Partial Flow
1+95.71	1+91.71	4.00	Pipe Size Change	45° Wye (Lat A3-5)	-	0.00	4.91	0.50	0.00	2.45	17.50	0.02	17.52	100	7.53	0.0	**19.15**	30			0.013	0.0022	6.10	3.90	0.58	0.24					572.30	572.29	Partial Flow
1+91.71	1+39.53	52.18	45° Wye (Lat A3-5)	45° Wye (Lat A3-6)	A3-5-E100	1.62	6.53	0.50	0.81	3.26	17.52	0.17	17.69	100	7.53	6.1	**25.26**	30			0.013	0.0038	3.90	5.15	0.24	0.41	0.17				572.11	571.92	Partial Flow
1+39.53	1+00.00	39.53	45° Wye (Lat A3-6)	Manhole (STM A1 & STM A2)	A3-6-E100	1.62	8.15	0.50	0.81	4.07	17.69	0.10	17.79	100	7.51	6.1	**31.34**	30			0.013	0.0058	5.15	6.39	0.41	0.63	0.22				571.69	571.46	Partial Flow
STORM SEWER CALCULATIONS STM A4 (100-YR)																																
4+13.72	4+03.90	9.82	Inlet A4-1	45° Bend	A4-1-E100	1.70	1.70	0.50	0.85	0.85	15	0.06	15.06	100	7.91	6.7	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12			1.10	0.13	575.56	575.55	Partial Flow
4+03.90	3+54.17	49.73	45° Bend	45° Wye (Lat A4-2)	-	0.00	1.70	0.50	0.00	0.85	15.06	0.30	15.35	100	7.90	0.0	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12		0.02			575.53	575.44	Partial Flow
3+54.17	1+58.09	196.08	45° Wye (Lat A4-2)	Pipe Size Change	A4-2-E100	1.60	3.30	0.50	0.80	1.65	15.35	0.60	15.96	100	7.86	6.3	**13.00**	21			0.013	0.0067	2.80	5.41	0.12	0.45	0.33				575.11	573.79	Partial Flow
1+58.09	1+54.09	4.00	Pipe Size Change	45° Wye (Lat A4-3)	-	0.00	3.30	0.50	0.00	1.65	15.96	0.02	15.98	100	7.77	0.0	**13.00**	27			0.013	0.0018	5.41	3.27	0.45	0.17					573.79	573.78	Partial Flow
1+54.09	1+45.01	9.08	45° Wye (Lat A4-3)	45° Wye (Lat A4-4)	A4-3-E100	0.94	4.24	0.50	0.47	2.12	15.98	0.04	16.02	100	7.76	3.7	**16.66**	27			0.013	0.0029	3.27	4.19	0.17	0.27	0.11				573.67	573.65	Partial Flow
1+45.01	1+00.00	45.01	45° Wye (Lat A4-4)	Manhole (STM A1)	A4-4-E100	1.20	5.44	0.50	0.60	2.72	16.02	0.14	16.16	100	7.76	4.7	**21.33**	27			0.013	0.0047	4.19	5.36	0.27	0.45	0.17				573.47	573.26	Partial Flow
STORM SEWER CALCULATIONS STM B1 (100-YR)																																
8+08.38	7+62.42	45.96	Inlet B1-1	45° Wye (Lat B1-2)	B1-1-E100	0.58	0.58	0.50	0.29	0.29	15	0.81	15.81	100	7.91	2.3	**2.28**	21			0.013	0.0002	0.95	0.95	0.01	0.01			1.10	0.02	575.61	575.61	Partial Flow
7+62.42	1+54.07	608.35	45° Wye (Lat B1-2)	Headwall	B1-1-E100	0.58	1.15	0.50	0.29	0.58	15.81	5.39	21.20	100	7.79	2.2	**4.52**	21			0.013	0.0008	1.88	1.88	0.05	0.05	0.00				575.61	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B1-3 (100-YR)																																
1+35.28	1+17.15	18.13	Inlet B1-3	Headwall	B1-2-E100	3.57	3.57	0.50	1.79	1.79	15	0.05	15.05	100	7.91	14.1	**14.12**	21			0.013	0.0079	5.87	5.87	0.54	0.54	0.00		1.10	0.59	575.25	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B2 (100-YR)																																
1+97.31	1+79.19	18.12	Inlet B2-1	Headwall	B2-1-E100	3.16	3.16	0.50	1.58	1.58	15	0.08	15.08	100	7.91	12.5	**12.51**	24			0.013	0.0031	3.98	3.98	0.25	0.25			1.10	0.27	571.26	571.20	Partial Flow
STORM SEWER CALCULATIONS STM B3 (100-YR)																																
8+82.56	8+22.90	59.66	Inlet B3-1	60° Wye (Lat B3-2)	B3-1-E100	1.41	1.41	0.50	0.71	0.71	15	0.43	15.43	100	7.91	5.6	**5.59**	21			0.013	0.0012	2.32	2.32	0.08	0.08			1.10	0.09	571.56	571.48	Partial Flow
8+22.90	1+77.83	645.07	60° Wye (Lat B3-2)	Headwall	B3-1-E100	1.41	2.83	0.50	0.71	1.41	15.43	2.32	17.75	100	7.85	5.5	**11.13**	21			0.013	0.0049	4.63	4.63	0.33	0.33	0.00				571.48	568.30	Partial Flow
STORM SEWER CALCULATIONS STM LAT B3-3 (100-YR)																																
1+87.87	1+69.74	18.13	Inlet B3-3	Headwall	B3-2-E100	3.89	3.89	0.50	1.95	1.95	15	0.05	15.05	100	7.91	15.4	**15.40**	21			0.013	0.0094	6.40	6.40	0.64	0.64			1.10	0.70	568.47	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C1 (100-YR)																																
7+24.59	6+82.62	41.97	Inlet C1-1	Pipe Size Change	C1-1-E100	1.23	1.23	0.50	0.61	0.61	15	0.25	15.25	100	7.91	4.9	**4.86**	18			0.013	0.0021	2.75	2.75	0.12	0.12			1.10	0.13	566.52	566.43	Partial Flow
6+82.62	6+78.62	4.00	Pipe Size Change	45° Wye (Lat C1-2)	-	0.00	1.23	0.50	0.00	0.61	15.25	0.03	15.29	100	7.87	0.0	**4.86**	21			0.013	0.0009	2.75	2.02	0.12	0.06	-0.03				566.46	566.46	
6+78.62	4+43.65	234.97	45° Wye (Lat C1-2)	Pipe Size Change	C1-2-E100	1.23	2.46	0.50	0.61	1.23	15.29	0.97	16.26	100	7.87	4.8	**9.69**	21			0.013	0.0037	2.02	4.03	0.06	0.25	0.19				566.27	565.39	Partial Flow
4+43.65	4+39.65	4.00	Pipe Size Change	45° Wye (Lat C1-3)	-	0.00	2.46	0.50	0.00	1.23	16.26	0.02	16.28	100	7.72	0.0	**9.69**	24			0.013	0.0018	4.03	3.08	0.25	0.15	-0.05				565.44	565.43	Partial Flow
4+39.65	4+25.65	14.00	45° Wye (Lat C1-3)	45° Wye (Lat C1-4)	C1-3-E100	0.74	3.19	0.50	0.37	1.60	16.28	0.06	16.34	100	7.72	2.8	**12.53**	24			0.013	0.0031	3.08	3.99	0.15	0.25	0.10				565.33	565.29	Partial Flow
4+25.65	4+02.65	23.00	45° Wye (Lat C1-4)	Manhole	C1-4-E100	0.40	3.59	0.50	0.20	1.80	16.34	0.09	16.43	100	7.71	1.5	**14.07**	24			0.013	0.0039	3.99	4.48	0.25	0.31	0.06				565.23	565.14	Partial Flow
4+02.65	2+23.12	179.53	Manhole	Pipe Size Change	-	0.00	3.59	0.50	0.00	1.80	16.43	0.67	17.09	100	7.70	0.0	**14.07**	24			0.013	0.0039	4.48	4.48	0.31	0.31			0.50	0.16	564.98	564.29	Partial Flow
2+23.12	2+19.12	4.00	Pipe Size Change	45° Wye (Lat C1-5)	-	0.00	3.59	0.50	0.00	1.80	17.09	0.02	17.12	100	7.60	0.0	**14.07**	30			0.013	0.0012	4.48	2.87	0.31	0.13	-0.09				564.38	564.37	Partial Flow
2+19.12	2+05.12	14.00	45° Wye (Lat C1-5)	45° Wye (Lat C1-6)	C1-5-E100	1.66	5.25	0.50	0.83	2.63	17.12	0.06	17.17	100	7.59	6.3	**20.37**	30			0.013	0.0025	2.87	4.15	0.13	0.27	0.14				564.23	564.20	Partial Flow
2+05.12	1+03.50	101.62	45° Wye (Lat C1-6)	RCB CONNECTION	C1-5-E100	1.66	6.91	0.50	0.83	3.46	17.17	0.31	17.48	100	7.58	6.3	**26.66**	30			0.013	0.0042	4.15	5.43	0.27	0.46	0.19				564.01	563.58	Partial Flow
STORM SEWER CALCULATIONS STM C2 (100-YR)																																
1+67.72	1+49.31	18.41	Inlet C2-1	Headwall	C2-1-E100	1.47	1.47	0.50	0.74	0.74	15	0.13	15.13	100	7.91	5.8	**5.83**	21			0.013	0.0014	2.42	2.42	0.09	0.09			1.10	0.10	568.32	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C3 (100-YR)																																
1+85.48	1+66.08	19.40	Inlet C3-1	Headwall	C3-1-E100	3.00	3.00	0.50	1.50	1.50	15	0.07	15.07	100	7.91	11.9	**11.87**	21			0.013	0.0056	4.93	4.93	0.38	0.38			1.10	0.42	572.69	572.58	Partial Flow

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.04

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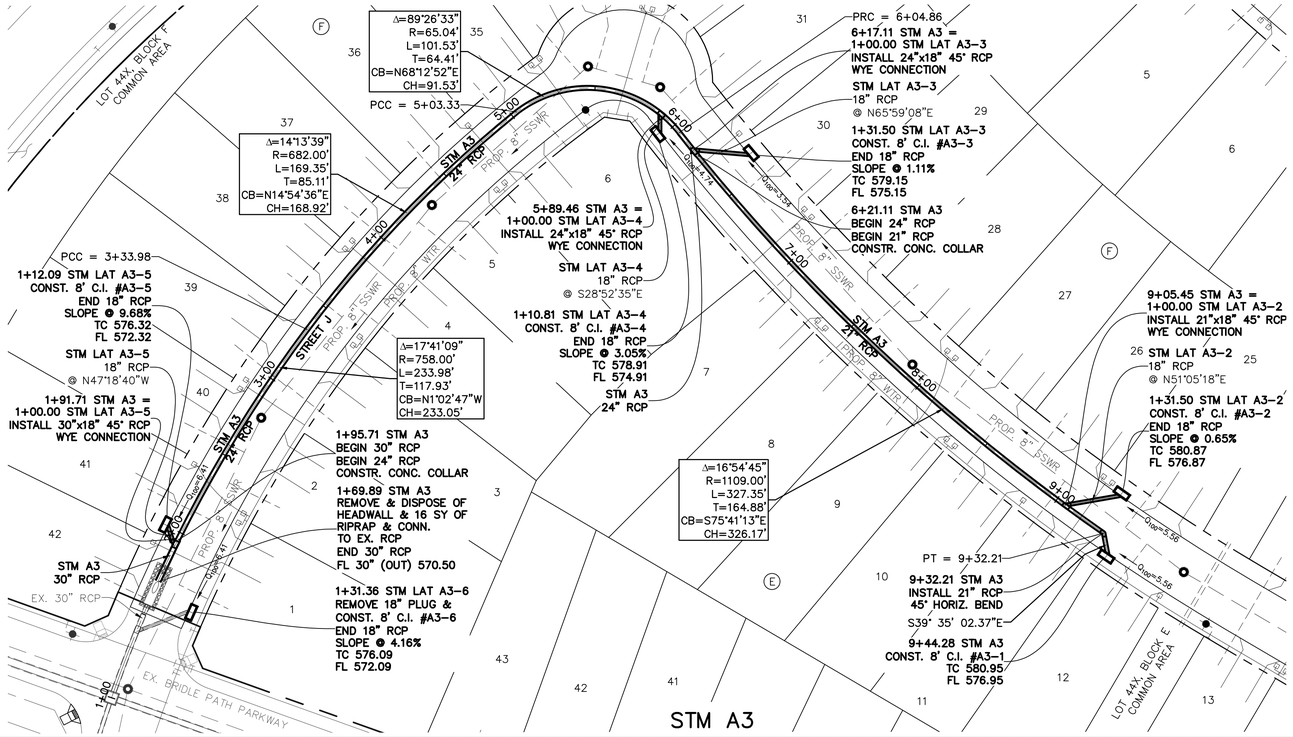


NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

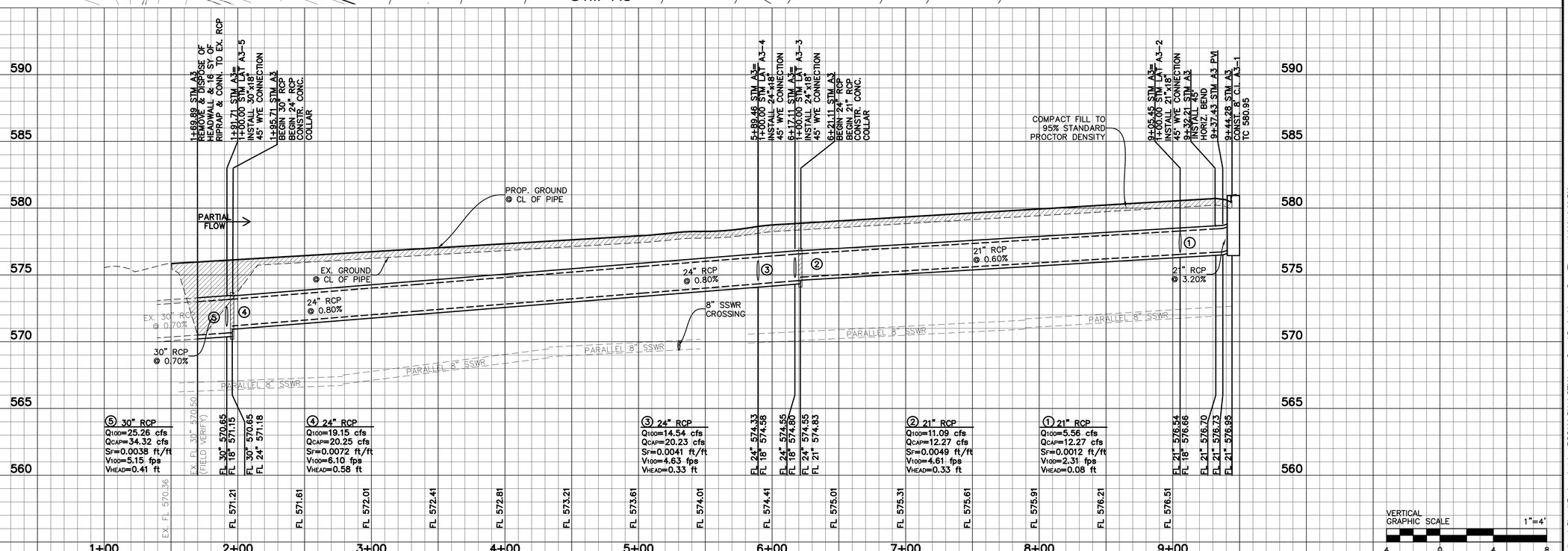
LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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STORM SEWER PLAN & PROFILE
STM A3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.01

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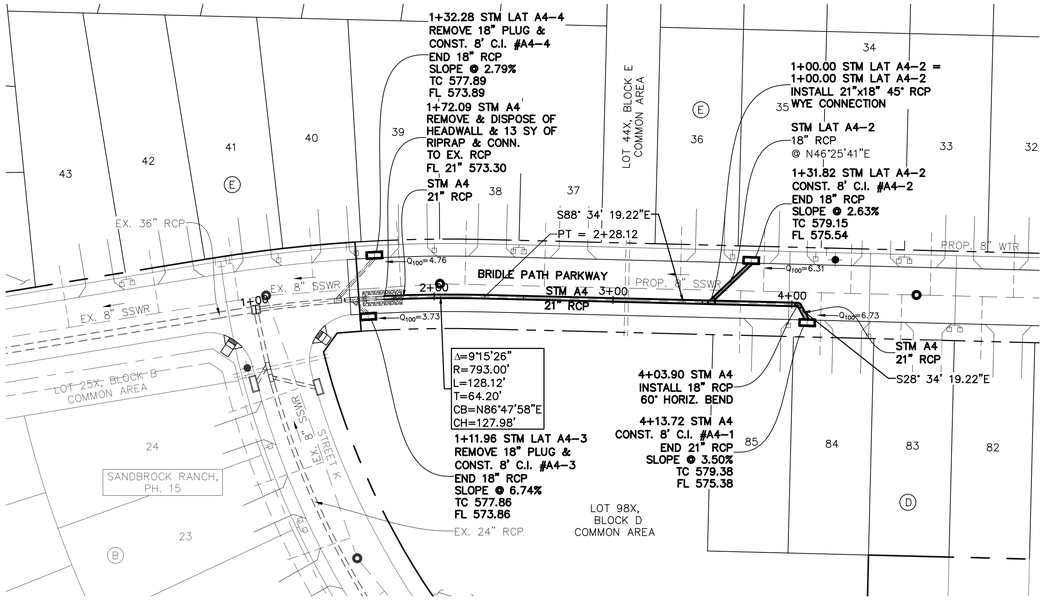

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LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'
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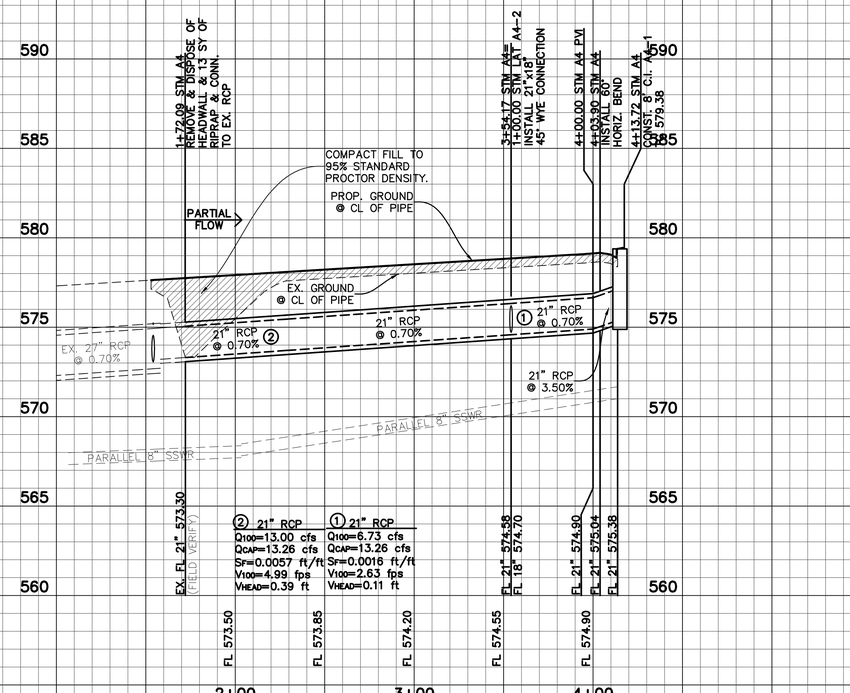
STM A4



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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PROFESSIONAL ENGINEER

Brittany Crenshaw
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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM A4
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.02

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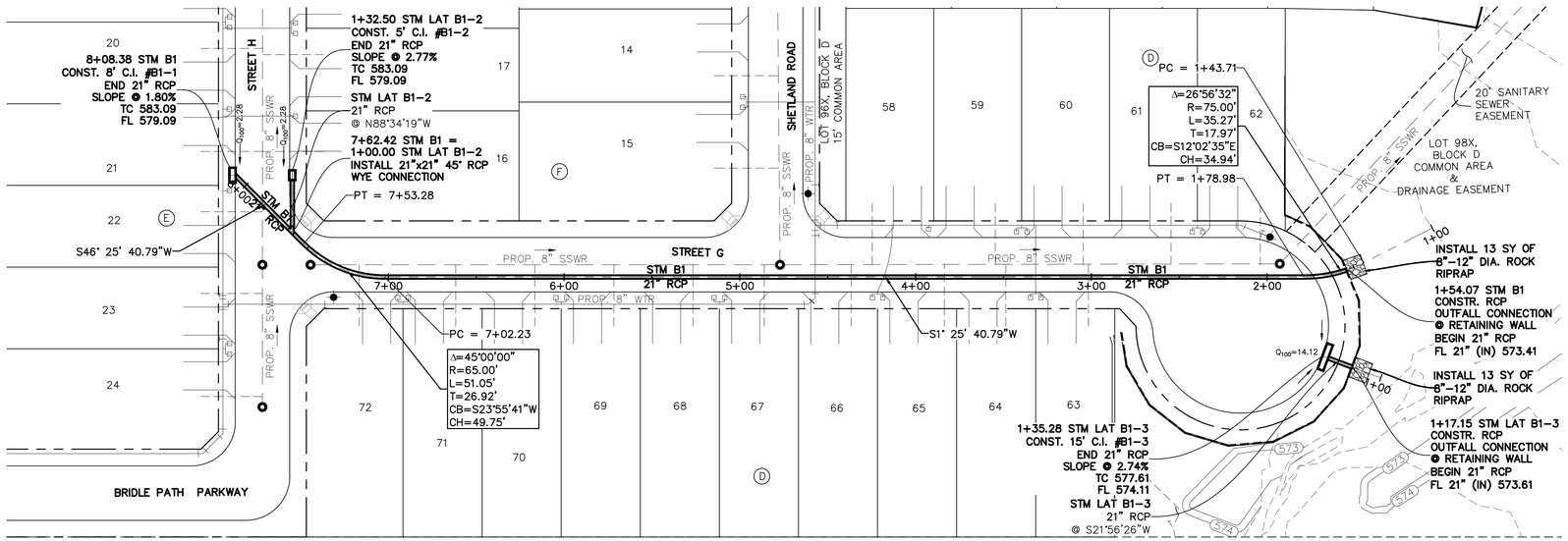

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LEGEND

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- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

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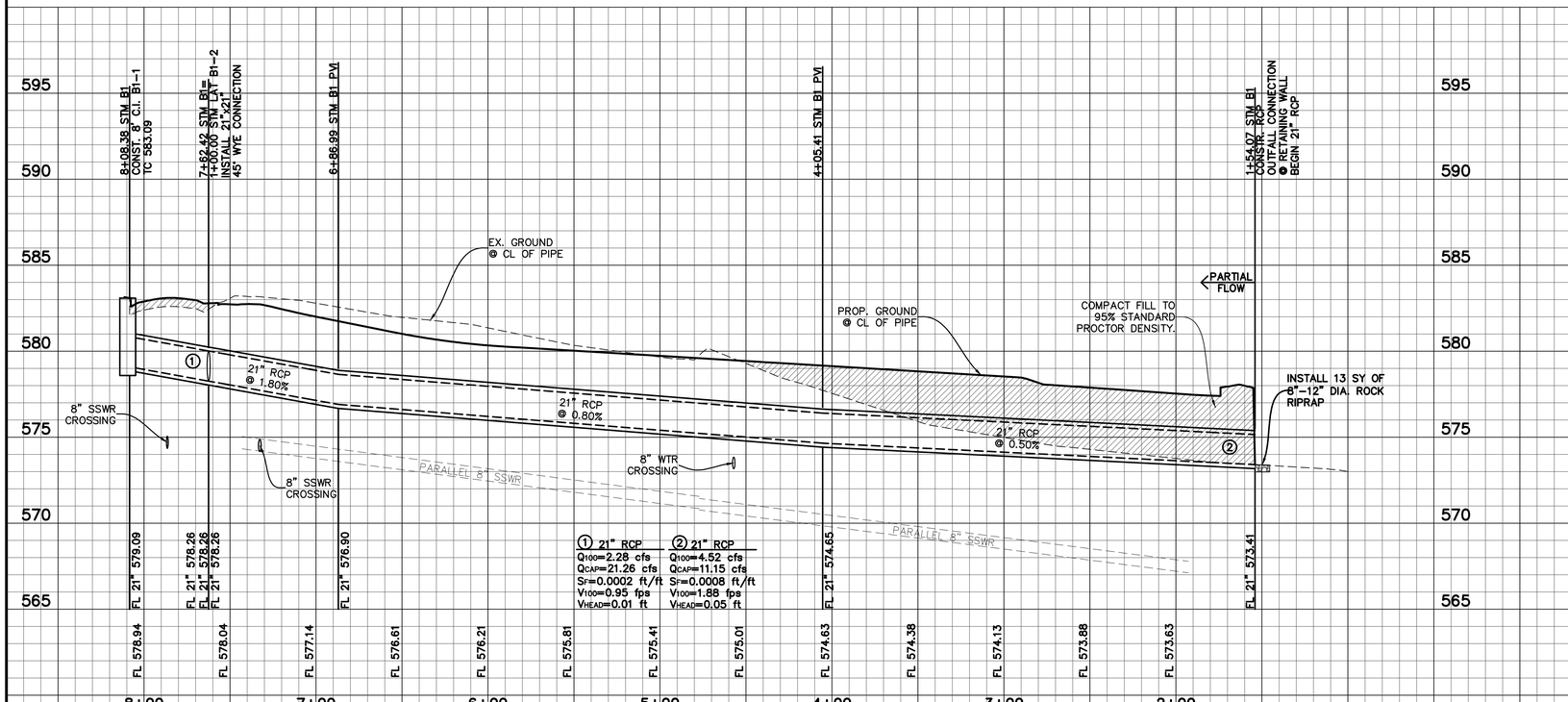
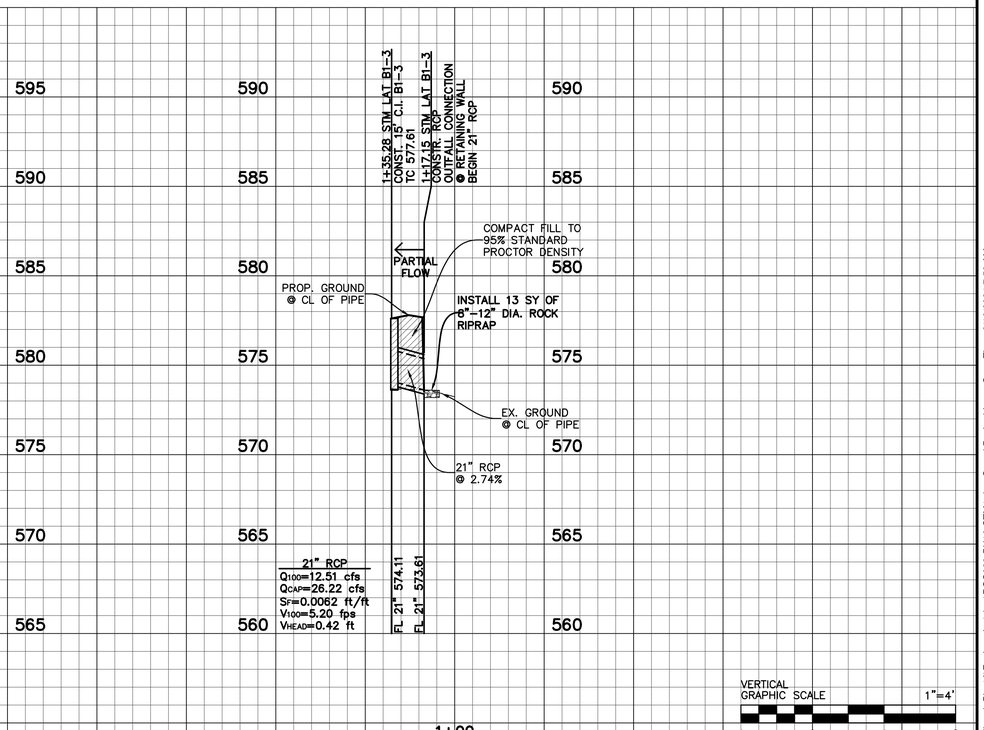
GRAPHIC SCALE 1"=40'
40 0 40 80

STM B1



STM LAT B1-3



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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STORM SEWER PLAN & PROFILE
STM B1 & LAT B1-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.03

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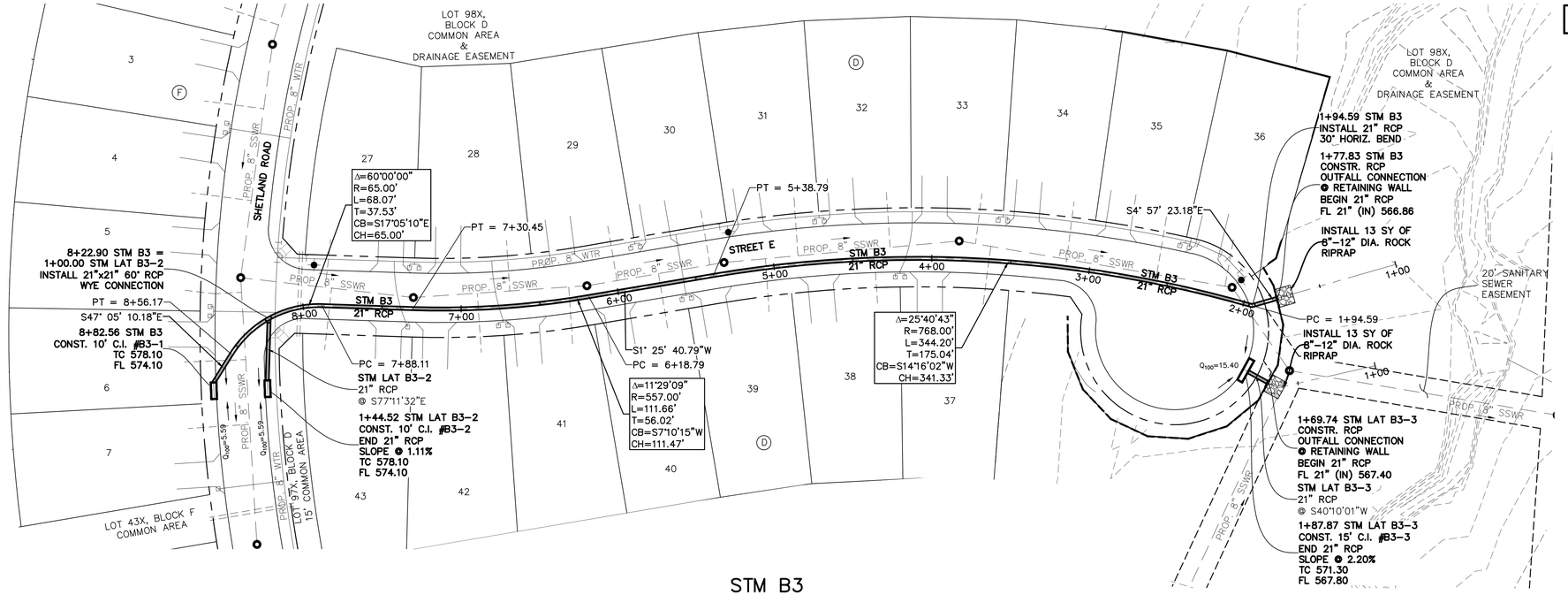

STM B3

STM LAT B3-3

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

LEGEND

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- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
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- EX. WATER LINE
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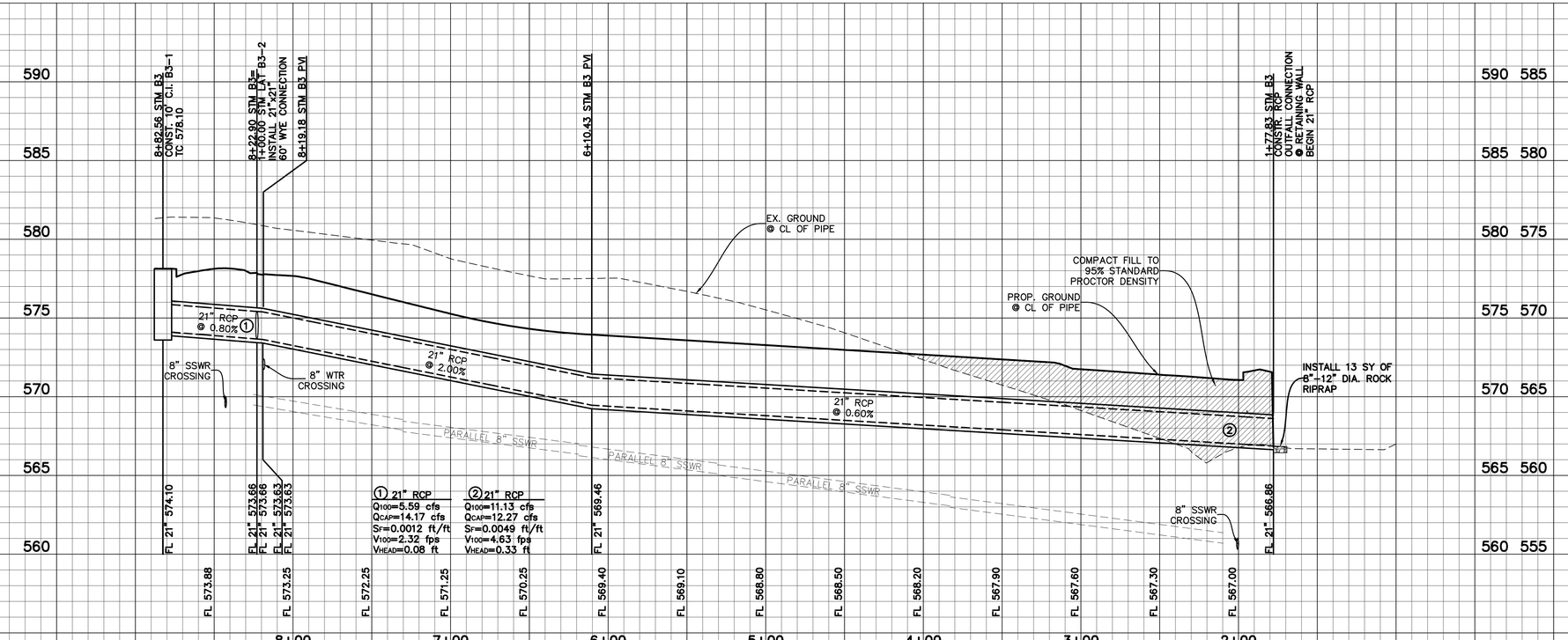

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

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STORM SEWER PLAN & PROFILE
STM B3 & LAT B3-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.04

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ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

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- EX. FIRE HYDRANT
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1+03.50 STM C1 = 3+87.97 STM C4
CONN. 30" RCP TO EX. 7'X5' RCB (SANDBROCK RANCH PH 1A)

REMOVE & DISPOSE OF EX. HEADWALL AND PIPE

EX. 4-7'X5' RCB

EX. AUBREY PARKWAY

1+00.00 STM LAT C1-5 = 1+00.00 STM LAT C1-5
INSTALL 30"x21" 45° RCP WYE CONNECTION

STM LAT C1-5
21" RCP
@ N17°51'35"E

1+12.02 STM LAT C1-5
CONST. 10' C.I. #C1-5
END 21" RCP
SLOPE @ 10.10%
TC 567.71
FL 563.71

1+12.02 STM LAT C1-3
CONST. 8' C.I. #C1-3
END 18" RCP
SLOPE @ 5.22%
TC 569.05
FL 565.05

STM LAT C1-3
18" RCP
@ N72°08'25"W

1+00.00 STM LAT C1-3 = 1+00.00 STM LAT C1-3
INSTALL 24"x18" 45° RCP WYE CONNECTION

1+00.00 STM LAT C1-6 = 1+00.00 STM LAT C1-6
INSTALL 30"x21" 45° RCP WYE CONNECTION

STM LAT C1-6
21" RCP
@ S72°08'25"E

1+31.82 STM LAT C1-6
CONST. 10' C.I. #C1-6
END 21" RCP
SLOPE @ 4.21%
TC 567.71
FL 563.71

2+23.12 STM C1
END 30" RCP
BEGIN 24" RCP
CONSTR. CONC. COLLAR

4+02.65 STM C1
CONSTR. 4'X4' STD. STORM SEWER MANHOLE
RIM 568.52

6+78.62 STM C1 = 1+00.00 STM LAT C1-2
INSTALL 21"x18" 45° RCP WYE CONNECTION

PT = 6+68.78
Δ=45°00'00"
R=65.00'
L=51.05'
T=26.92'
CB=N4°38'25"W
CH=49.75'
PC = 6+17.73

N27° 08' 24.66"W

N17° 51' 35.34"E

N62° 51' 35.34"E

6+82.62 STM C1
END 21" RCP
BEGIN 18" RCP
CONSTR. CONC. COLLAR

7+24.59 STM C1
CONST. 8' C.I. #C1-1
TC 570.83
FL 566.83

STM C1
18" RCP

4+43.65 STM C1
END 24" RCP
BEGIN 21" RCP
CONSTR. CONC. COLLAR

STM LAT C1-4
18" RCP
@ N17°51'35"E

1+31.82 STM LAT C1-4
CONST. 8' C.I. #C1-4
END 18" RCP
SLOPE @ 2.28%
TC 569.05
FL 565.05

1+00.00 STM LAT C1-4 = 1+00.00 STM LAT C1-4
INSTALL 24"x18" 45° RCP WYE CONNECTION

1+32.50 STM LAT C1-2
CONST. 8' C.I. #C1-2
END 18" RCP
SLOPE @ 2.11%
TC 570.83
FL 566.83

STM LAT C1-2
18" RCP
@ N62°51'35"E

STM C1
30" RCP
PROP. 8" SSWR
PROP. 8" WTR
PROP. 21" SSWR
PROP. 24" SSWR
PROP. 5" WTR
PROP. 5" SSWR
STREET B
RANGER ROAD
HORIZON LANE
STREET A
1+00
2+00
3+00
4+00
5+00
6+00
7+00
Q100=6.37
Q100=6.57
Q100=7.81
Q100=1.57
Q100=4.86
Q100=4.86

LOT 98X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

LOT 5X, BLOCK H COMMON AREA

LOT 98X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

(A) (B) (C) (D) (E) (F) (G) (H)

1 2 3 4 5 16 17 18 19 24 25 26

GRAPHIC SCALE 1"=40'
40 0 40 80

STM C1

1+03.50 STM C1 = 3+87.97 STM C4 CONN. 30" RCP TO EX. 7'X5' RCB (SANDBROCK RANCH PH 1A)
BEGIN 30" RCP
CONN. 30" RCP TO EX. 7'X5' RCB

2+05.12 STM C1 = 1+00.00 STM LAT C1-6
INSTALL 30"x21" 45° WYE CONNECTION

2+18.12 STM C1 = 1+00.00 STM LAT C1-5
INSTALL 30"x21" 45° WYE CONNECTION

2+23.12 STM C1
END 30" RCP
BEGIN 24" RCP
CONSTR. CONC. COLLAR

4+02.65 STM C1 = INSTALL 4'x4' STORM MANHOLE
RIM: ???

4+25.65 STM C1 = 1+00.00 STM LAT C1-4
INSTALL 24"x18" 45° WYE CONNECTION

4+39.65 STM C1 = 1+00.00 STM LAT C1-3
INSTALL 24"x18" 45° WYE CONNECTION

4+43.65 STM C1
END 24" RCP
BEGIN 21" RCP
CONSTR. CONC. COLLAR

6+78.62 STM C1 = 1+00.00 STM LAT C1-2
INSTALL 21"x18" 45° WYE CONNECTION

6+82.62 STM C1
END 21" RCP
BEGIN 18" RCP
CONSTR. CONC. COLLAR

7+05.39 STM C1 PVI

7+24.59 STM C1
CONST. 8' CI. C1-1
TC 570.83

COMPACT FILL TO 95% STANDARD PROCTOR DENSITY.

PARTIAL FLOW

PROP. GROUND @ CL OF PIPE

EX. GROUND @ CL OF PIPE

30" RCP @ 0.90%

24" RCP @ 0.70%

24" RCP @ 0.70%

21" RCP @ 0.70%

18" RCP @ 0.70%

18" RCP @ 1.55%

PARALLEL 8" SSWR

PARALLEL 8" SSWR

PARALLEL 8" SSWR

8" SSWR CROSSING

8" SSWR CROSSING

580 575 570 565 560 555 550

⑥ 30" RCP
Q100=26.66 cfs
QCAP=38.91 cfs
SF=0.0043 ft/ft
V100=5.46 fps
VHEAD=0.46 ft
FL 30" 561.08
FL 561.50

FL 30" 561.98
FL 21" 562.37
FL 30" 562.12
FL 21" 562.50
FL 30" 562.16
FL 24" 562.66
FL 561.95
FL 562.84

⑤ 30" RCP
Q100=20.37 cfs
QCAP=38.91 cfs
SF=0.0025 ft/ft
V100=4.17 fps
VHEAD=0.27 ft
FL 563.19

④ 24" RCP
Q100=14.07 cfs
QCAP=18.93 cfs
SF=0.0039 ft/ft
V100=4.48 fps
VHEAD=0.31 ft
FL 563.54

FL 24" 563.91
FL 24" 563.91
FL 563.89

FL 24" 564.07
FL 18" 564.32
FL 24" 564.17
FL 18" 564.42
FL 24" 564.20
FL 21" 564.45
FL 564.49

③ 24" RCP
Q100= 12.53 cfs
QCAP=18.93 cfs
SF=0.0031 ft/ft
V100=3.99 fps
VHEAD=0.25 ft
FL 564.84

② 21" RCP
Q100=9.69 cfs
QCAP=13.26 cfs
SF=0.0037 ft/ft
V100=4.03 fps
VHEAD=0.25 ft
FL 565.19

① 18" RCP
Q100=4.86 cfs
QCAP=8.79 cfs
SF=0.0021 ft/ft
V100=2.75 fps
VHEAD=0.12 ft
FL 565.54

FL 21" 566.10
FL 18" 566.22
FL 21" 566.12
FL 18" 566.37
FL 565.89

FL 18" 568.53
FL 18" 566.83
FL 566.49

1+00 2+00 3+00 4+00 5+00 6+00 7+00

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM C1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.05

Plotted by: jrodriguez Plot Date: 11/6/2024 3:33 PM
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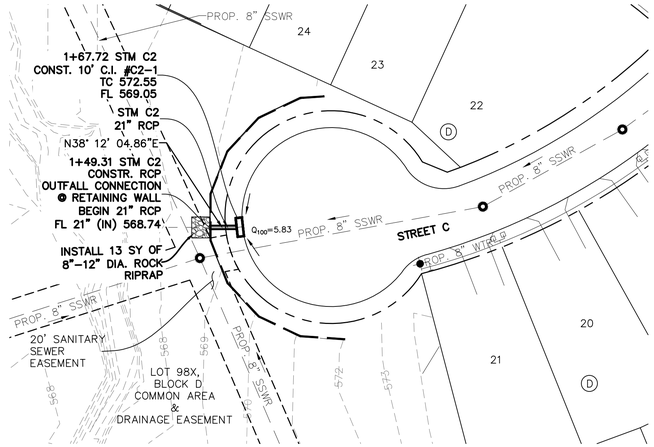
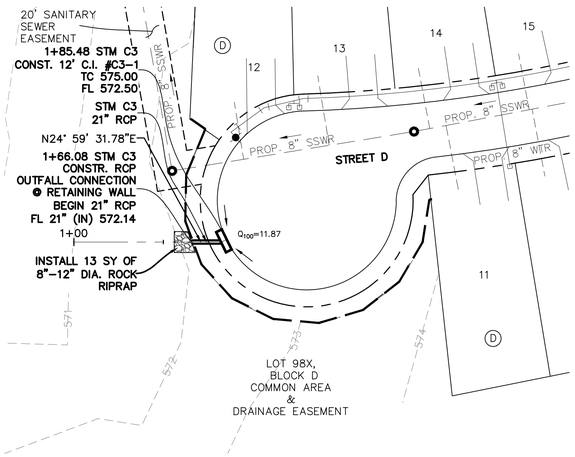


STM C2



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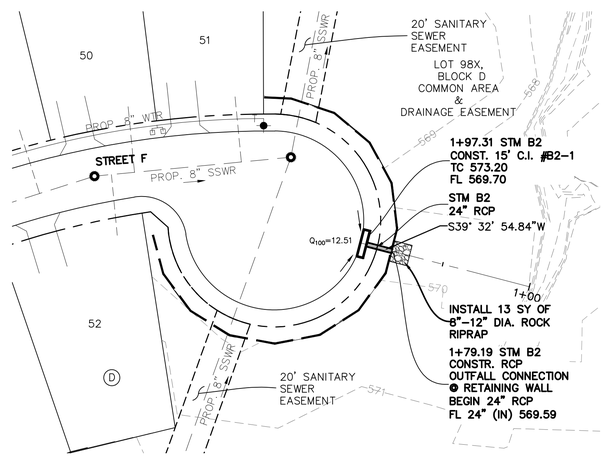


STM B2

LEGEND

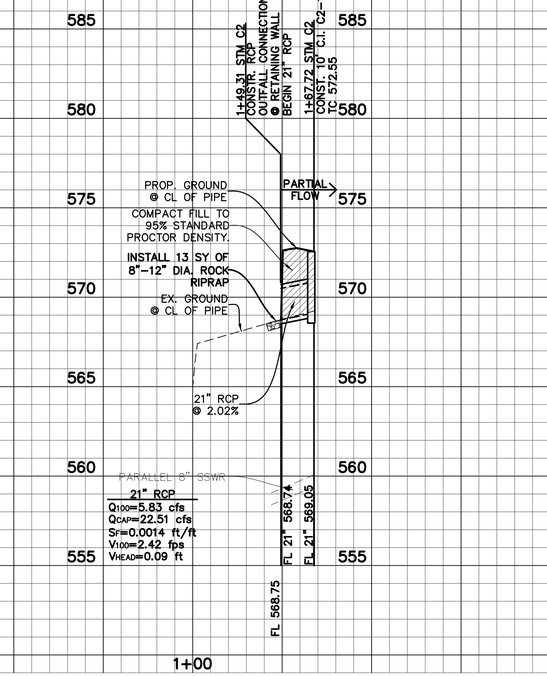
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

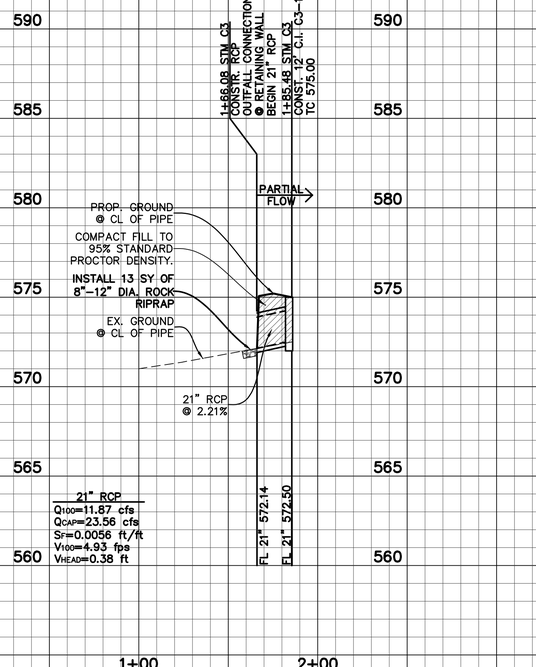
ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

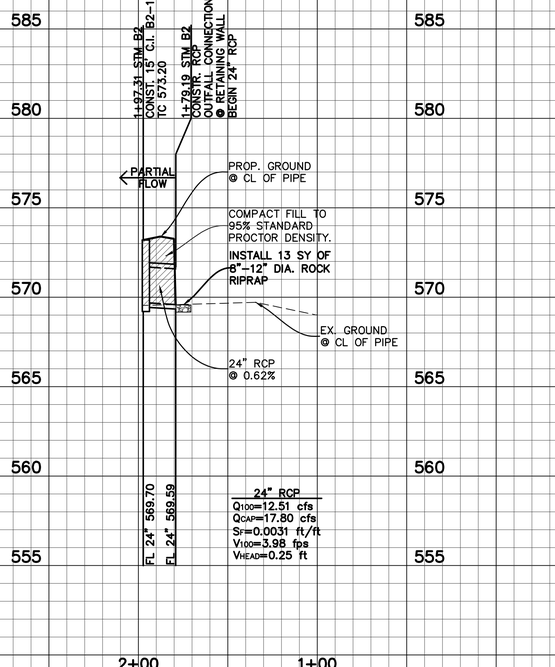
NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80







VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM C2, STM C3, & STM B2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:36 PM
Drawing: H:\Projects\ROS\023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-STM2.dwg Saved By: jrodriguez Save Time: 8/16/2024 8:04 AM

MATCHLINE (SEE SHEET 6.02)

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

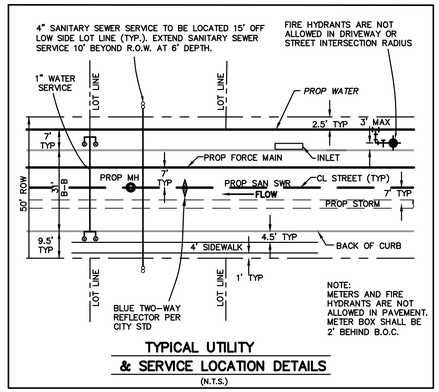
NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	RELOCATION OF EX. ARV	JAC	12/4/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

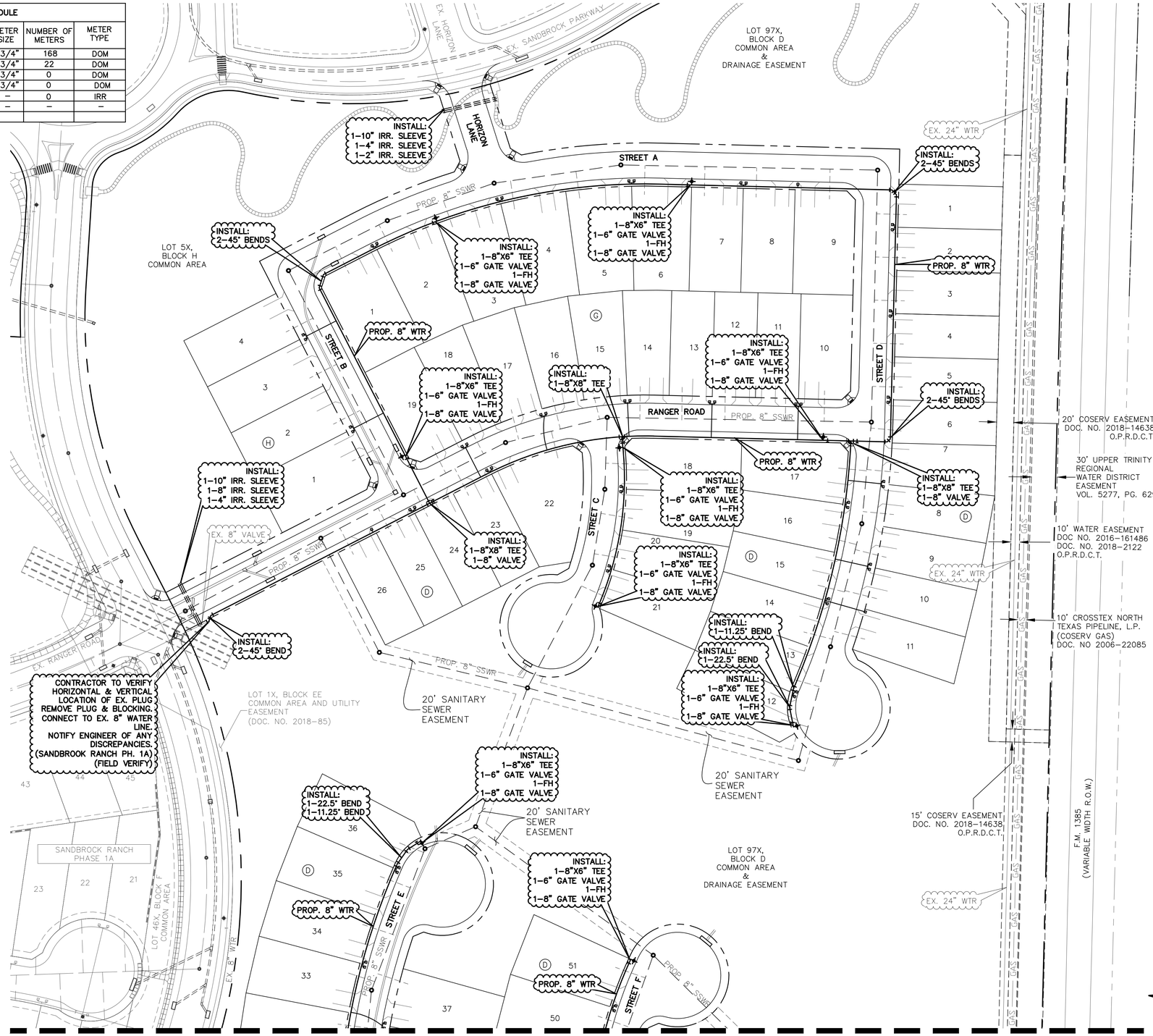
PROJECT NO. ROS023
SHEET NO. 6.01

Plotted by: jcourville Plot Date: 12/4/2025 1:02 PM
Drawing: H:\Projects\ROS023 Sandbrook Ph. 16\Engineering\dwg\ROS023-PH16-WTRPLAN.dwg Saved By: jcourville Save Time: 12/4/2025 12:57 PM

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0			

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.



MATCHLINE (SEE SHEET 6.01)

LEGEND

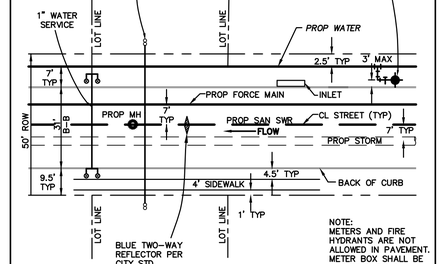
- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

4" SANITARY SEWER SERVICE TO BE LOCATED 15' OFF LOW SIDE LOT LINE (TYP.). EXTEND SANITARY SEWER SERVICE 10' BEYOND R.O.W. AT 6' DEPTH.

FIRE HYDRANTS ARE NOT ALLOWED IN DRIVEWAY OR STREET INTERSECTION RADIUS



NOTE: METERS AND FIRE HYDRANTS ARE NOT ALLOWED IN PAVEMENT. METER BOX SHALL BE 2' BEHIND B.O.C.

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 6.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:48 PM
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SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

MATCHLINE (SEE SHEET 7.02)

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

EX. 8" WTR
EX. SHETLAND ROAD
LOT 1X, BLOCK DD
COMMON AREA AND
UTILITY EASEMENT
(DOC. NO. 2018-85)
EX. AUBREY PARKWAY
EX. 8" WTR
PROP. 8" WTR
PROP. 8" SSWR
STREET E
STREET F
STREET G
STREET H
STREET J
SHETLAND ROAD
BRIDLE PATH PARKWAY
EX. BRIDLE PATH PARKWAY
EX. 8" SSWR
LOT 98X, BLOCK D, 15' COMMON AREA
LOT 99X, BLOCK D, 15' COMMON AREA
LOT 43X, BLOCK F COMMON AREA
LOT 44X, BLOCK F COMMON AREA
LOT 44X, BLOCK E COMMON AREA
LOT 25X, BLOCK B COMMON AREA
LOT 98X, BLOCK D COMMON AREA
LOT 97X, BLOCK D COMMON AREA & DRAINAGE EASEMENT
20' SANITARY SEWER EASEMENT BY PLAT
COUNTRYVIEW DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085
10' WATER EASEMENT DOC NO. 2016-161486 DOC. NO. 2014-2122 O.P.R.D.C.T.
30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629
F.M. 1385 (VARIABLE WIDTH R.O.W.)
EX. 24" WTR
GAS

2+10.29 SS-7
CONST. 4' DIA. MH.
RIM: 574.29
FL 8" (IN) = 566.18
FL 8" (OUT) = 566.08

4+88.55 SS-6
CONST. 4' DIA. MH.
RIM: 573.56
FL 8" (IN) = 565.11
FL 8" (OUT) = 565.01

5+76.54 SS-6
CONST. 4' DIA. MH.
RIM: 574.09
FL 8" (IN) = 566.35
FL 8" (OUT) = 566.25

10+66.83 SS-6
CONST. 4' DIA. MH.
RIM: 580.00
FL 8" (OUT) = 571.98

6+86.61 SS-6
CONST. 4' DIA. MH.
RIM: 576.11
FL 8" (IN) = 567.88
FL 8" (OUT) = 567.78

9+45.54 SS-6
CONST. 4' DIA. MH.
RIM: 579.78
FL 8" (IN) = 570.95
FL 8" (OUT) = 570.85

7+96.62 SS-6
9+59.43 SS-7
CONST. 4' DIA. MH.
RIM: 578.50
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48
FL 8" (OUT) = 569.48

WATER/WASTEWATER CROSSING ENCASEMENTS PER MSUD STANDARD DETAIL AND TCEQ REQUIREMENTS

3+11.54 SS-7
CONST. 4' DIA. MH.
RIM: 574.90
FL 8" (IN) = 566.69
FL 8" (OUT) = 566.59

6+24.77 SS-7
1+00.00 SS-8
CONST. 5' DIA. MH.
RIM: 579.54
FL 8" (IN) = 568.04
FL 8" (IN) = 568.04
FL 8" (OUT) = 567.94

13+67.51 SS-2
CONST. 4' DIA. MH.
RIM: 577.51
FL 8" (IN) = 567.12
FL 8" (OUT) = 567.02

16+51.86 SS-2
3+92.01 SS-8
CONST. 4' DIA. MH.
RIM: 579.68
FL 8" (IN) = 570.87
FL 8" (OUT) = 570.77
FL 8" (OUT) = 570.77

WATER/WASTEWATER CROSSING ENCASEMENTS PER MSUD STANDARD DETAIL AND TCEQ REQUIREMENTS

7+90.43 SS-7
CONST. 4' DIA. MH.
RIM: 578.55
FL 8" (IN) = 568.80
FL 8" (OUT) = 568.70

7+44.11 SS-1
CONST. 4' DIA. MH.
RIM: 578.29
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48

7+86.08 SS-1
CONST. 4' DIA. MH.
RIM: 578.67
FL 8" (IN) = 569.89
FL 8" (OUT) = 569.79

9+95.65 SS-1
CONST. 4' DIA. MH.
RIM: 579.97
FL 8" (IN) = 571.04
FL 8" (OUT) = 570.94

11+86.62 SS-1
CONST. 4' DIA. MH.
RIM: 581.11
FL 8" (IN) = 572.09
FL 8" (OUT) = 571.99

19+18.99 SS-2
CONST. 4' DIA. MH.
RIM: 582.81
FL 8" (OUT) = 574.35

6+27.44 SS-1
CONST. 4' DIA. MH.
RIM: 577.62
FL 8" (IN) = 568.90
FL 8" (OUT) = 568.80

4+74.95 SS-1
CONST. 4' DIA. MH.
RIM: 576.71
FL 8" (IN) = 566.83
FL 8" (OUT) = 566.73

3+53.88 SS-1
REMOVE PLUG & BLOCKING.
CONNECT TO EX. 8" SSWR.
FL 8" = 566.24
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)

4+43.61 SS-3
REMOVE PLUG & BLOCKING
CONNECT TO EX. 8" SSWR.
FL 8" = 567.53
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)

4+89.39 SS-3
CONST. 4' DIA. MH.
RIM: 578.03
FL 8" (IN) = 567.81
FL 8" (OUT) = 567.71

7+55.82 SS-3
CONST. 4' DIA. MH.
RIM: 580.24
FL 8" (IN) = 571.11
FL 8" (OUT) = 571.01

16+78.18 SS-1
CONST. 4' DIA. MH.
RIM: 583.31
FL 8" (IN) = 574.65
FL 8" (OUT) = 574.55

17+59.19 SS-1
CONST. 4' DIA. MH.
RIM: 583.80
FL 8" (OUT) = 575.06

12+10.62 SS-3
CONST. 4' DIA. MH.
RIM: 585.85
FL 8" (OUT) = 577.48

S05° 50' 30.44"W
S01° 27' 17.28"W
S07° 10' 15.30"W
N61° 03' 07.67"W
S17° 37' 14.65"W
N71° 10' 22.99"W
N82° 26' 04.92"W
N88° 34' 19.21"W
S07° 26' 38.85"W
S45° 20' 08.33"E
S01° 25' 40.79"W
S89° 03' 45.13"E
S01° 22' 13.64"W
S01° 22' 13.61"W
N76° 58' 48.65"E
S71° 18' 16.39"E
S81° 37' 11.08"E
S88° 32' 48.58"E
N19° 22' 17.80"E
N09° 42' 14.45"E
N02° 51' 07.65"W
N86° 08' 42.19"E
S88° 34' 19.21"E
S88° 34' 43.07"E
S88° 39' 51.95"E

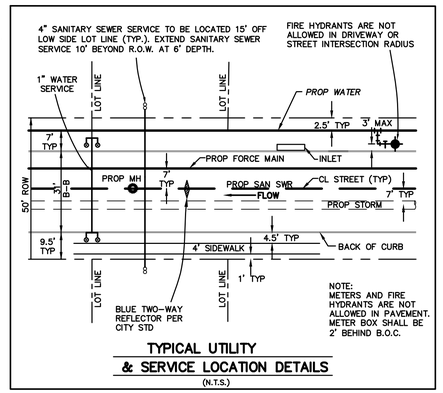
NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- ATYPICAL SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY
& SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.01

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:18 PM

Plotted by: jrodriguez Plot Date: 11/6/2024 3:53 PM

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
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LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
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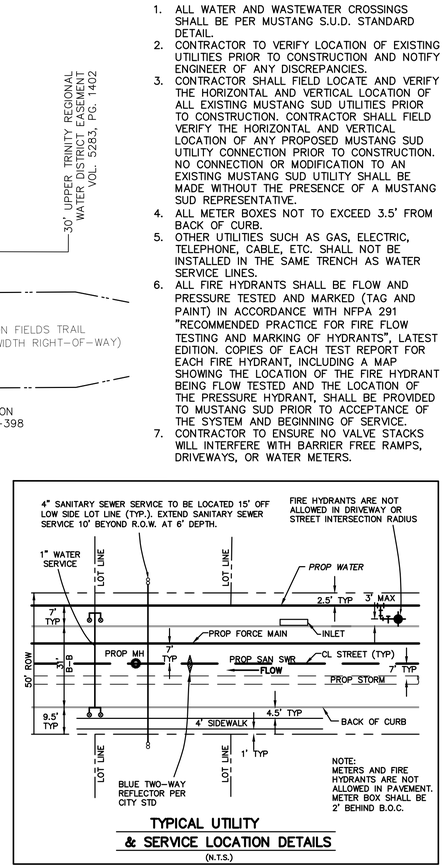

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

MATCHLINE (SEE SHEET 7.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

JBI PARTNERS
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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 7.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:56 PM
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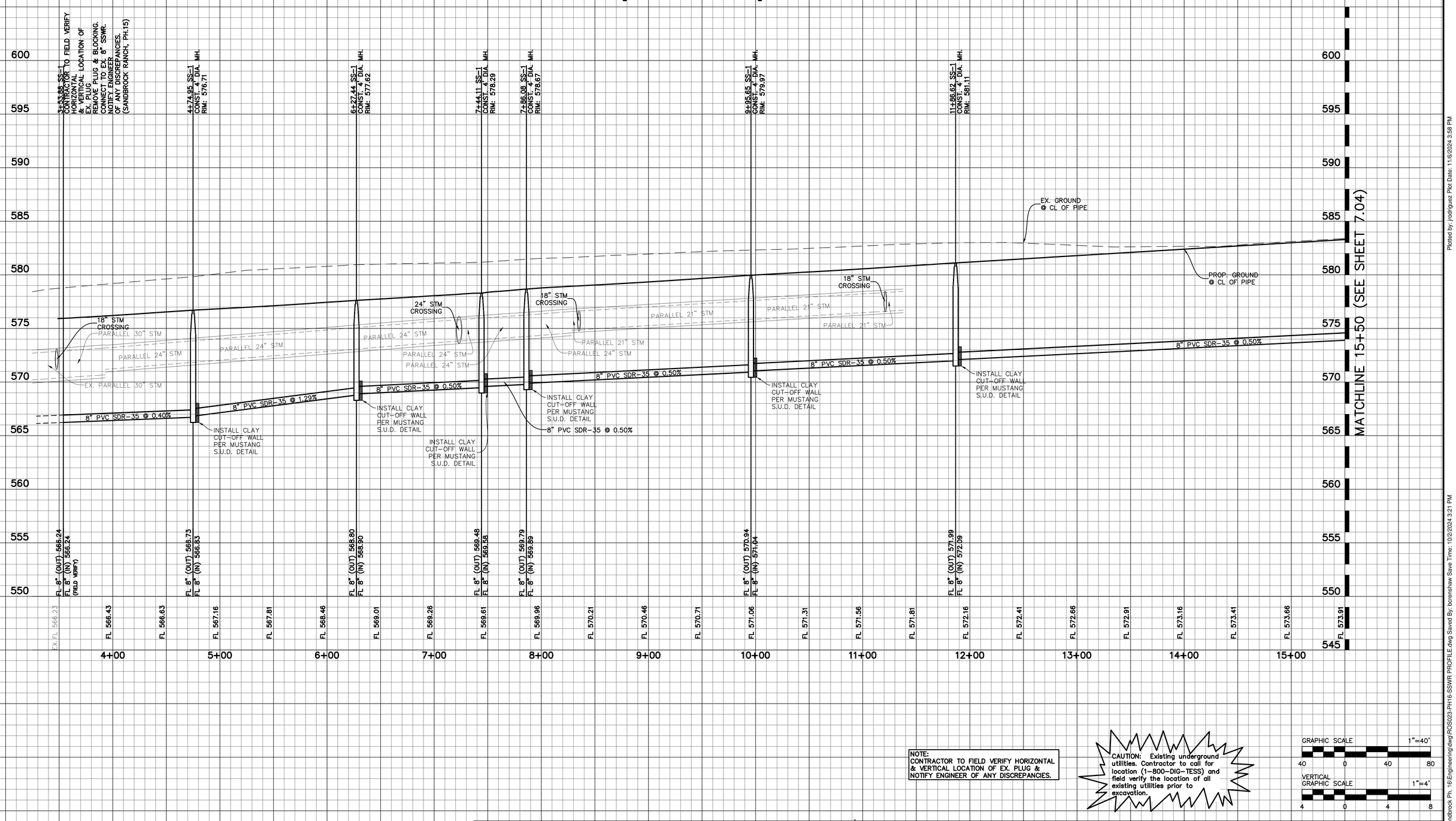

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE

SS-1 [STA. START-15+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.03

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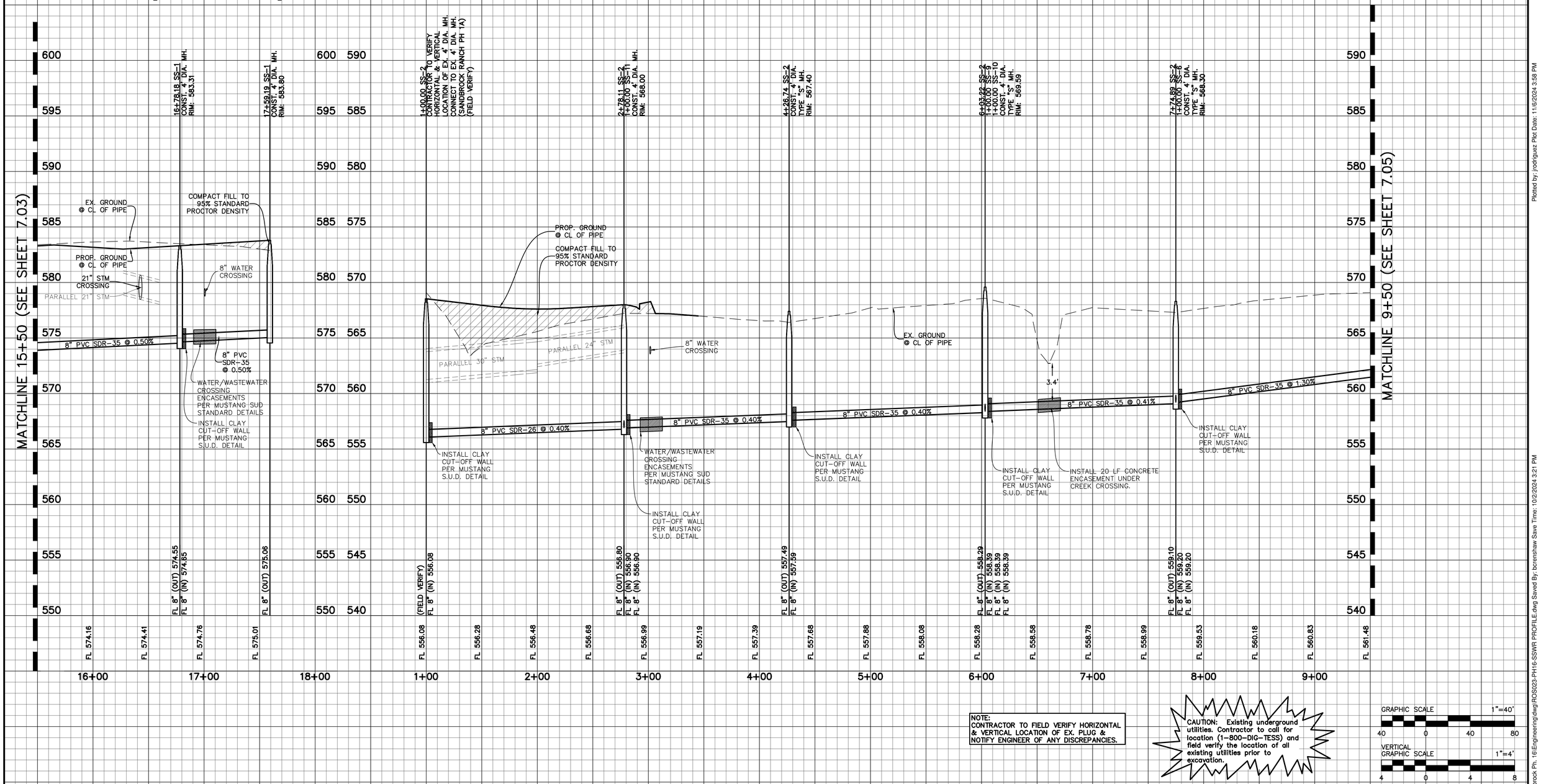
SS-2 [STA. START-10+50]



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4 0 4 8

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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SANITARY SEWER PROFILE

SS-1 [STA. 15+50-END] & SS-2 [STA. START-9+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.04

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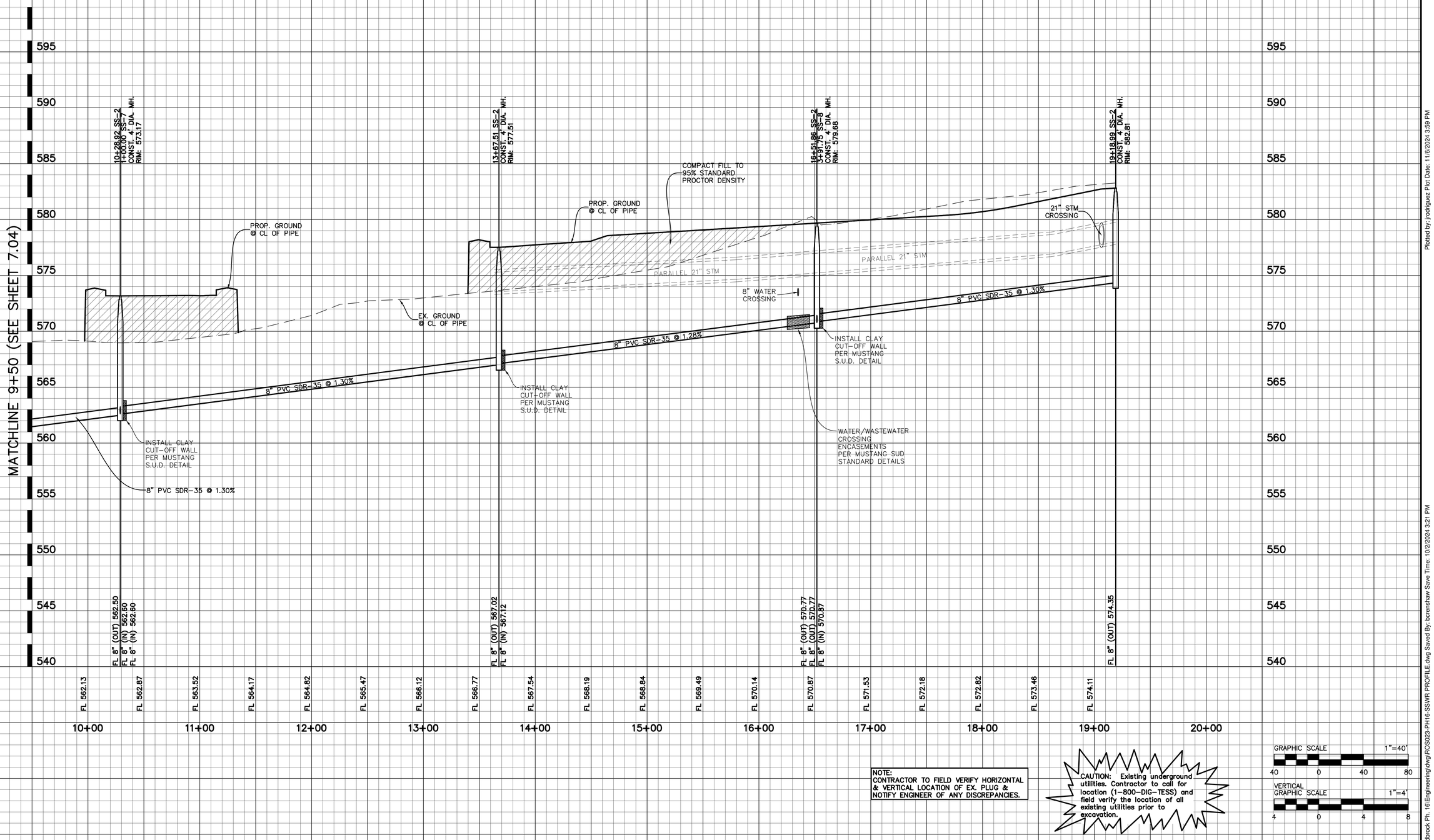

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VERTICAL GRAPHIC SCALE 1"=4'
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BENCHMARKS:

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SANITARY SEWER PROFILE
SS-2 [STA. 9+50-END]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.05

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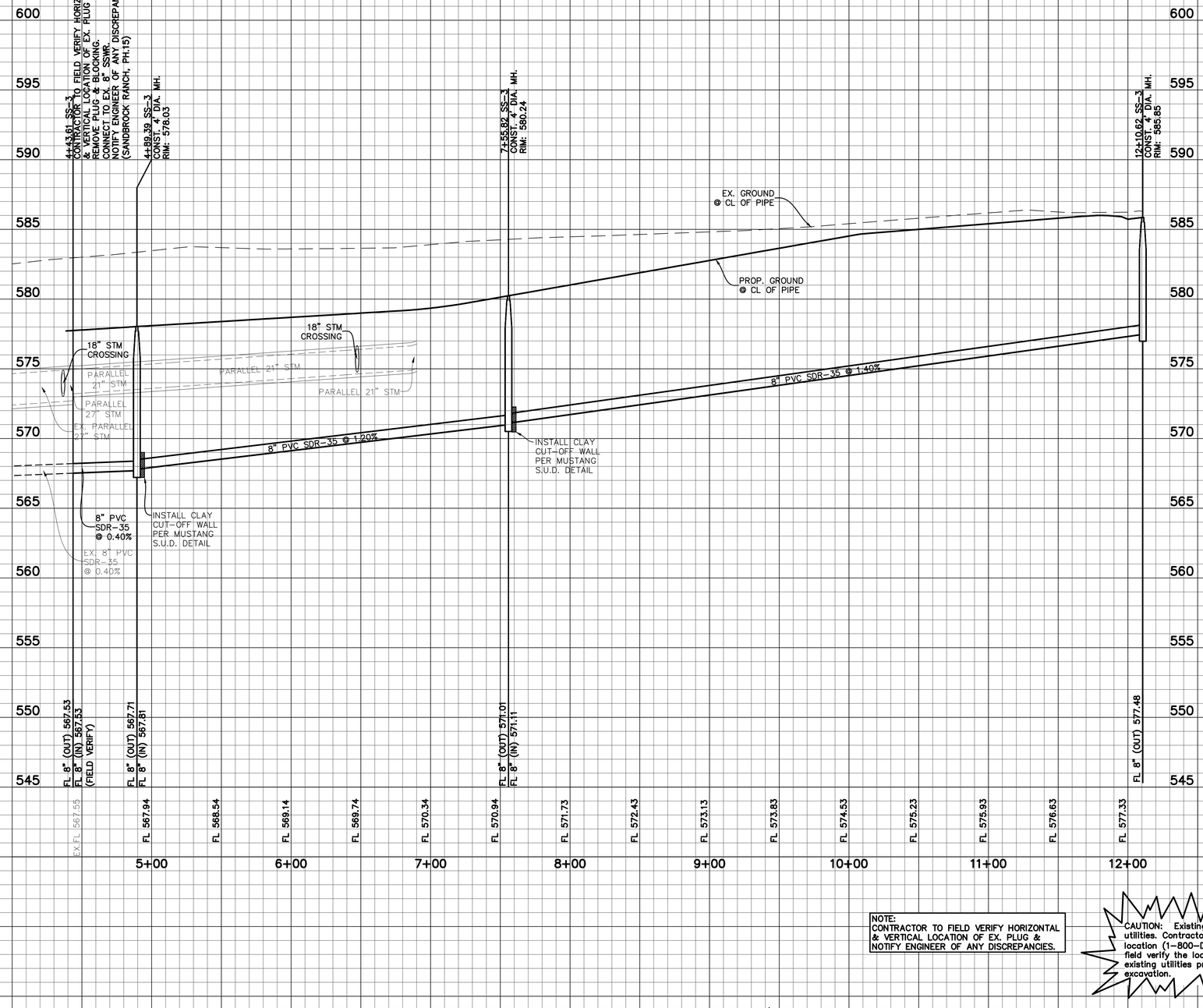
SS-3



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TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-3

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM

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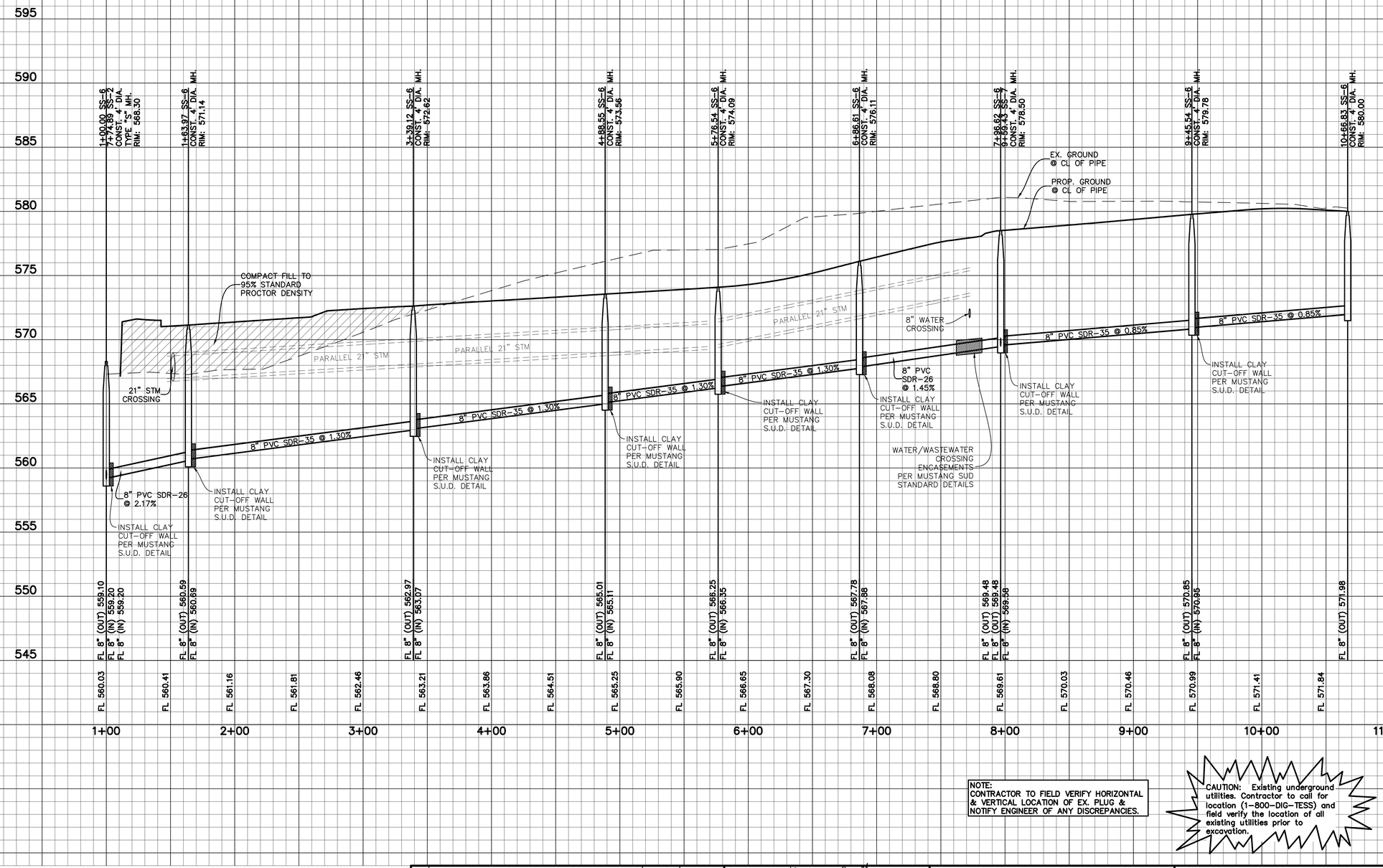
SS-6



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BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-6

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.07

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM
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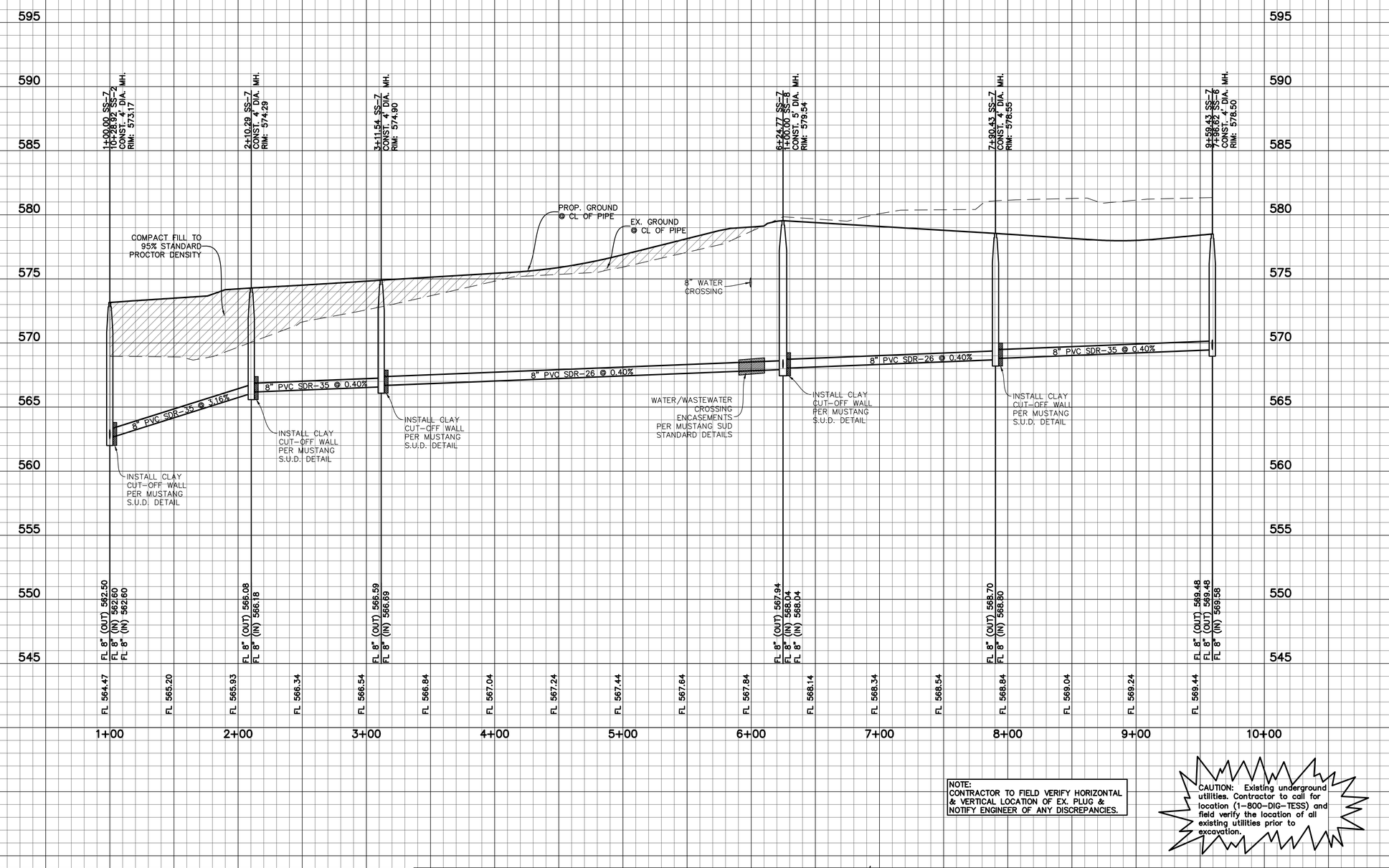
SS-7



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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SANITARY SEWER PROFILE
SS-7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.08

Plotted by: jrodriguez Plot Date: 11/6/2024 4:00 PM
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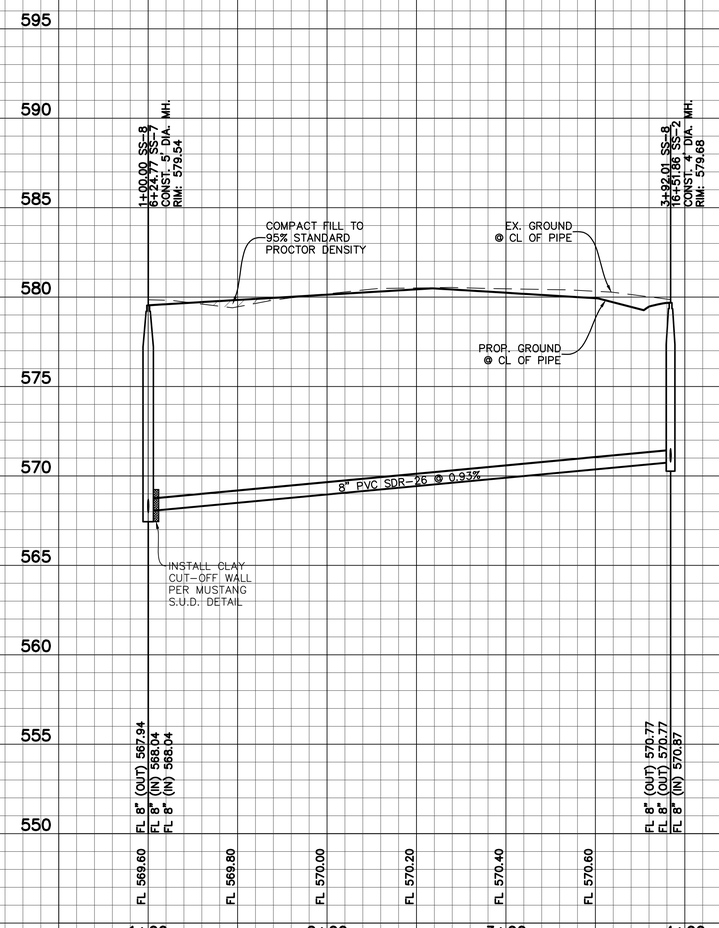
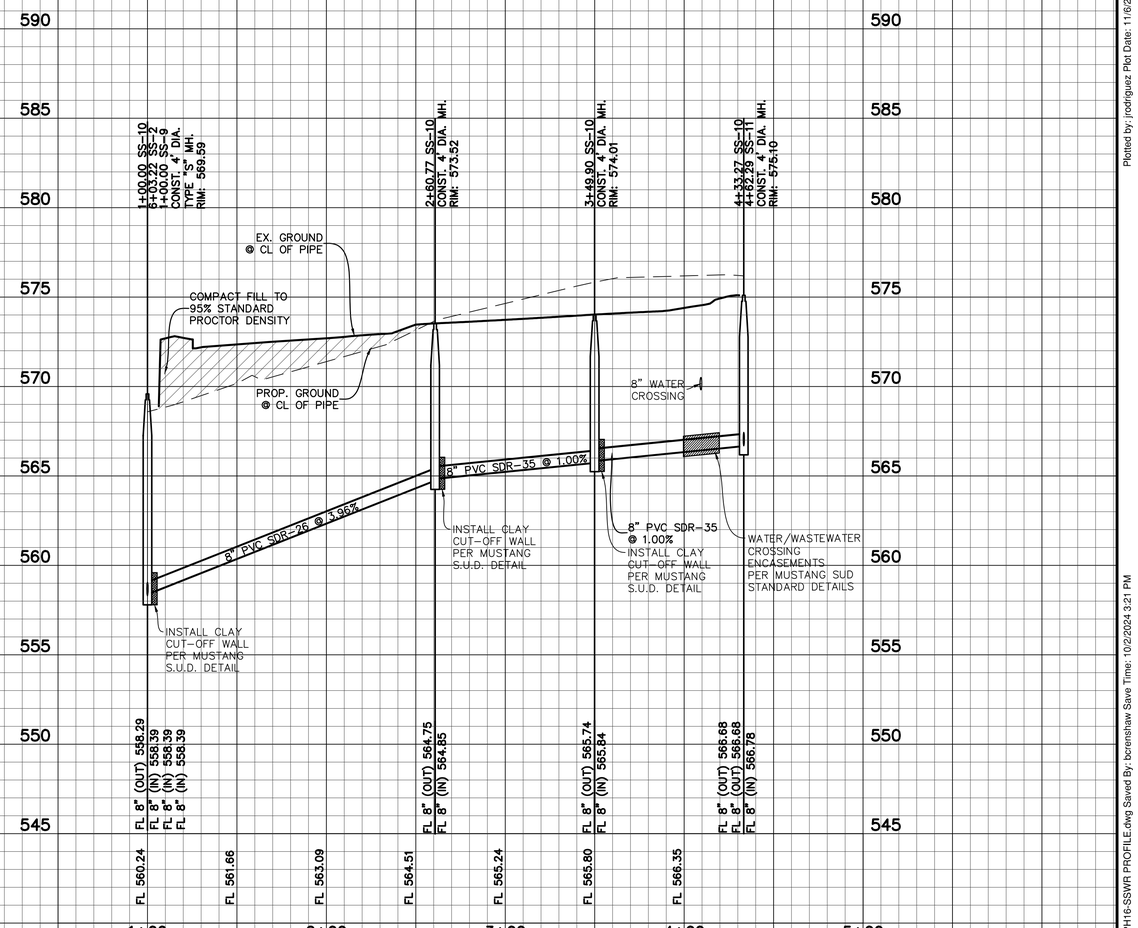
SS-8



SS-10



NOTE:
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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

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SANITARY SEWER PROFILE

SS-8 & SS-10

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.09

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM

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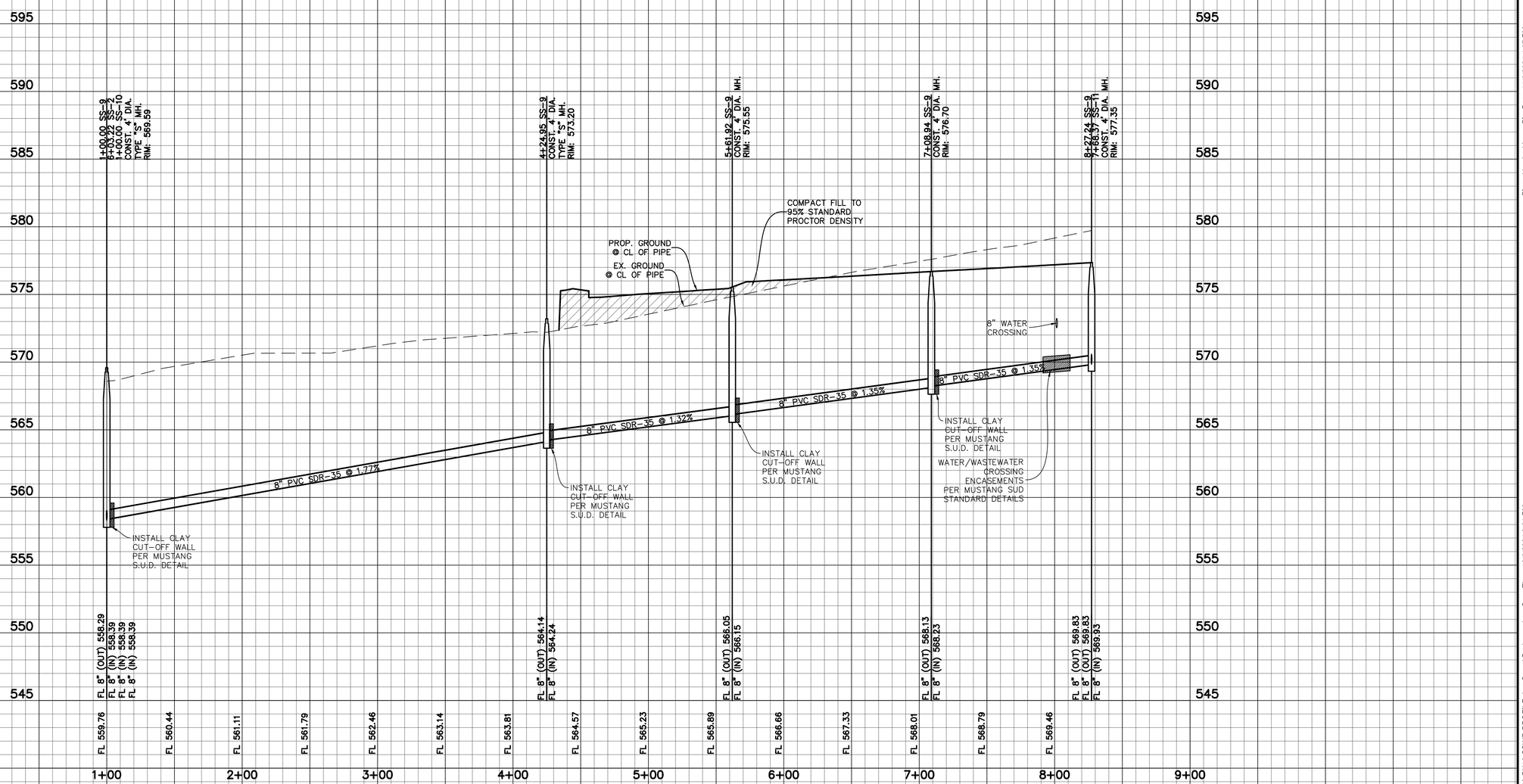
SS-9



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-9

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM
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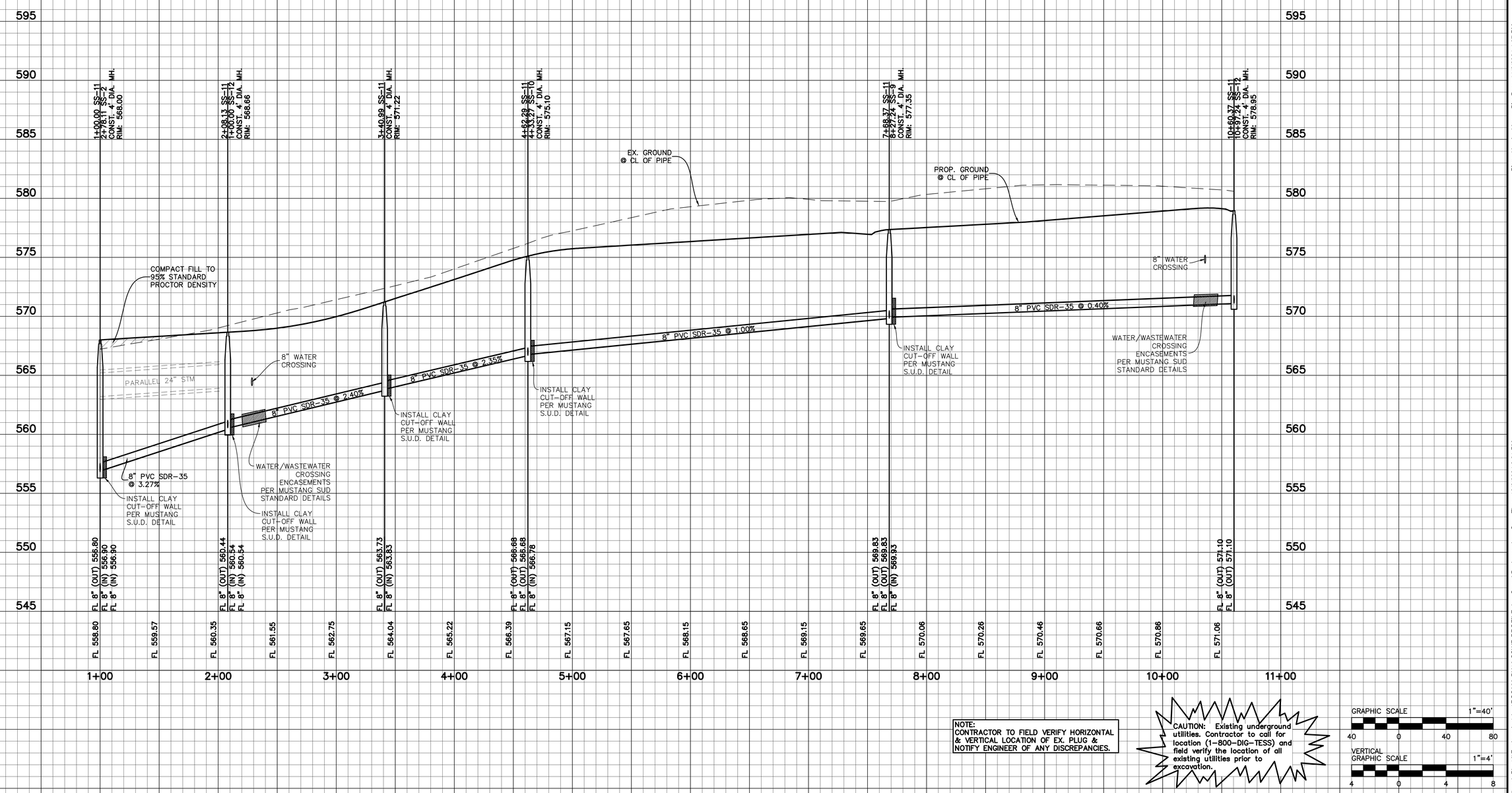
SS–11



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE
SS–11
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM
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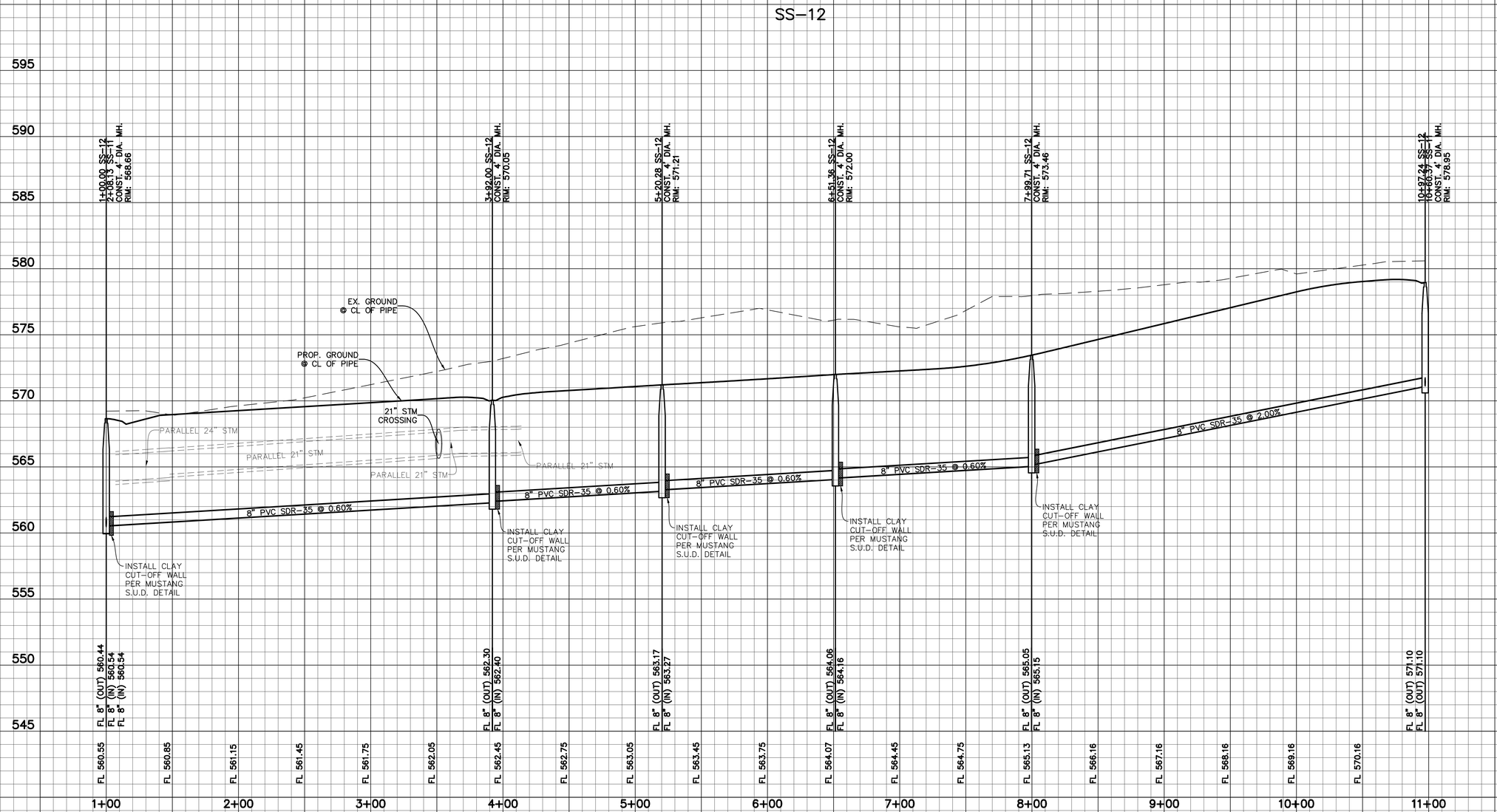
SS–12



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE

SS–12

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.12

Plotted by: jrodriguez Plot Date: 11/6/2024 4:08 PM
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MATCHLINE (SEE SHEET 8.01)

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

LOT 1X, BLOCK DD
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 99X,
BLOCK D
COMMON AREA
&
DRAINAGE EASEMENT

20' SANITARY
SEWER
EASEMENT

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

SHETLAND ROAD

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

LOT 100X, BLOCK D
15' COMMON AREA

LOT 99X, BLOCK D
15' COMMON AREA

LOT 43X, BLOCK F
COMMON AREA

LOT 44X, BLOCK F
COMMON AREA

LOT 44X, BLOCK E
COMMON AREA

LOT 25X, BLOCK B
COMMON AREA

LOT 98X,
BLOCK D
COMMON AREA

10' CROSSTEX NORTH
TEXAS PIPELINE, L.P.
(COSERV GAS)
DOC. NO 2006-22085

10' WATER EASEMENT
DOC. NO.
2016-161486

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5277, PG. 629

SANDBROCK
RANCH,
PHASE 15

F.M. 1385
(VARIABLE WIDTH R.O.W.)

7.5'UE

SVE

REMOVE EX.
BARRICADE

REMOVE EX.
BARRICADE

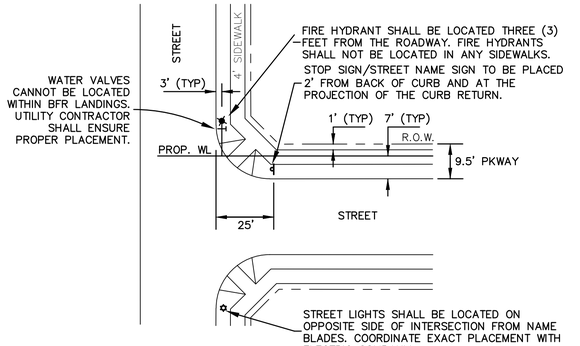
STOP

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/5/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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12.5.2024

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 8.01

Plotted by: bcrenshaw Plot Date: 12/5/2024 10:31 AM
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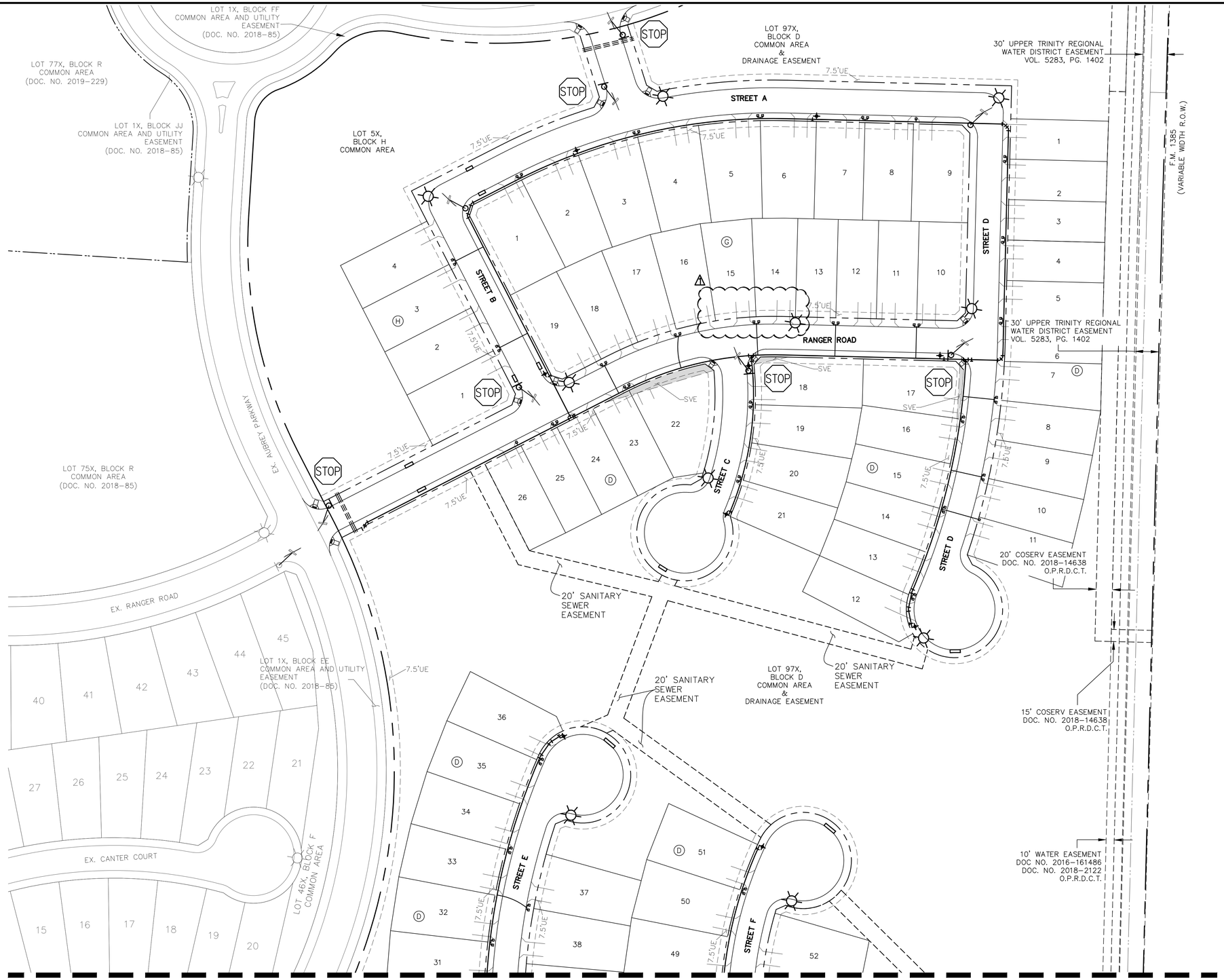


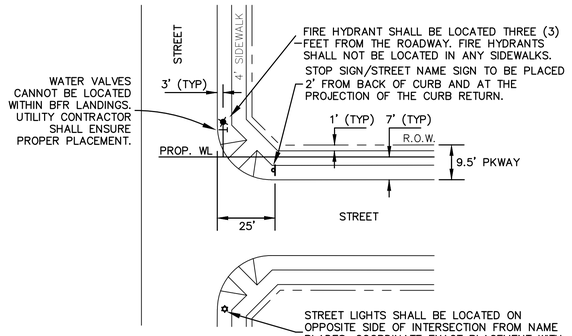
MATCHLINE (SEE SHEET 8.01)

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/04/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2024

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TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 8.02

Plotted by: anoriega Plot Date: 12/4/2024 10:05 AM
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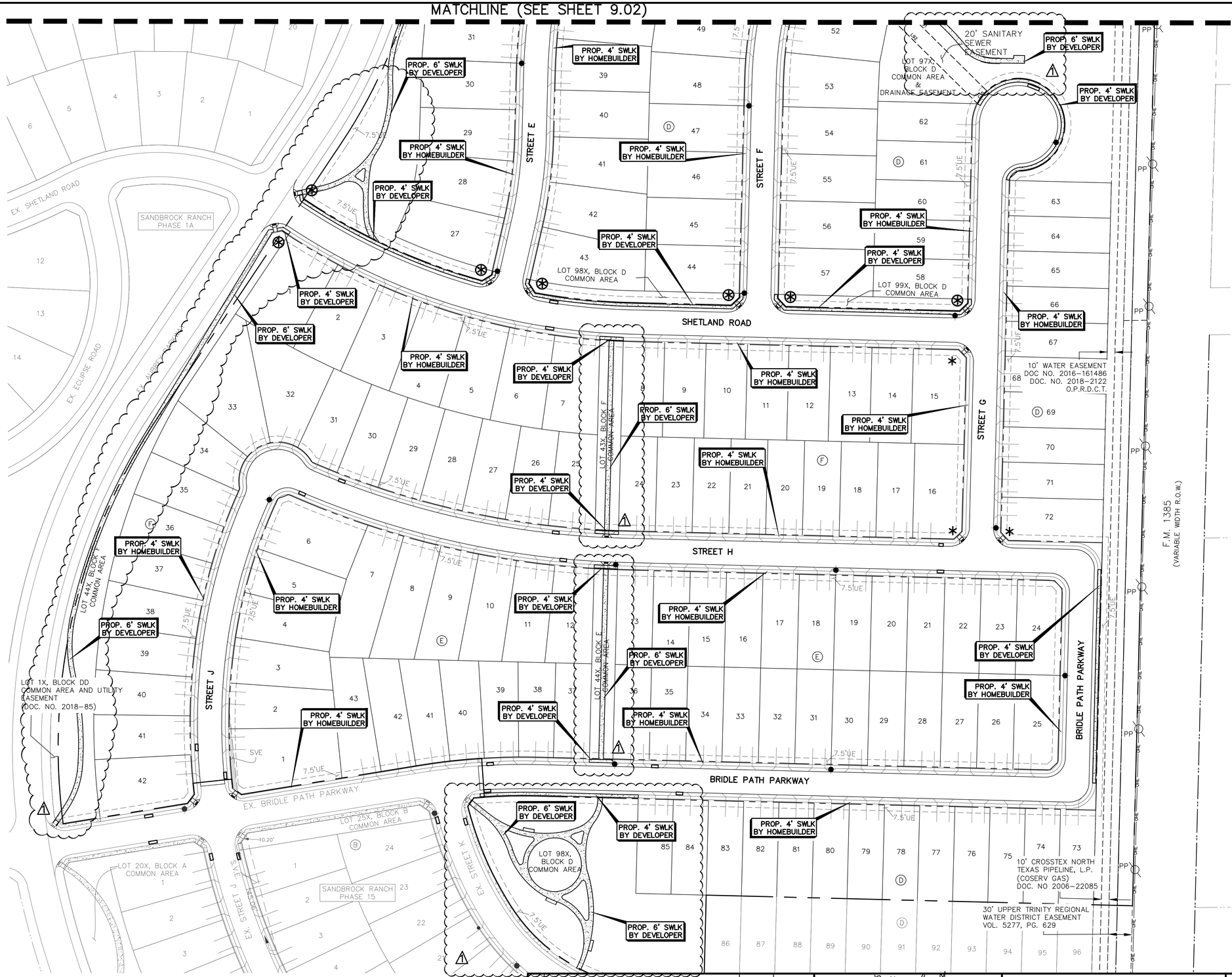
MATCHLINE (SEE SHEET 9.02)



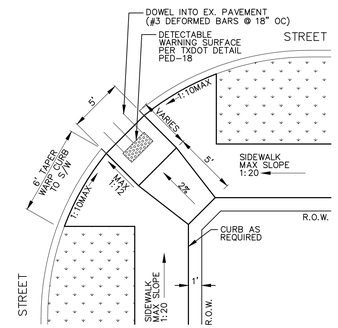
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Crenshaw

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 9.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:47 PM
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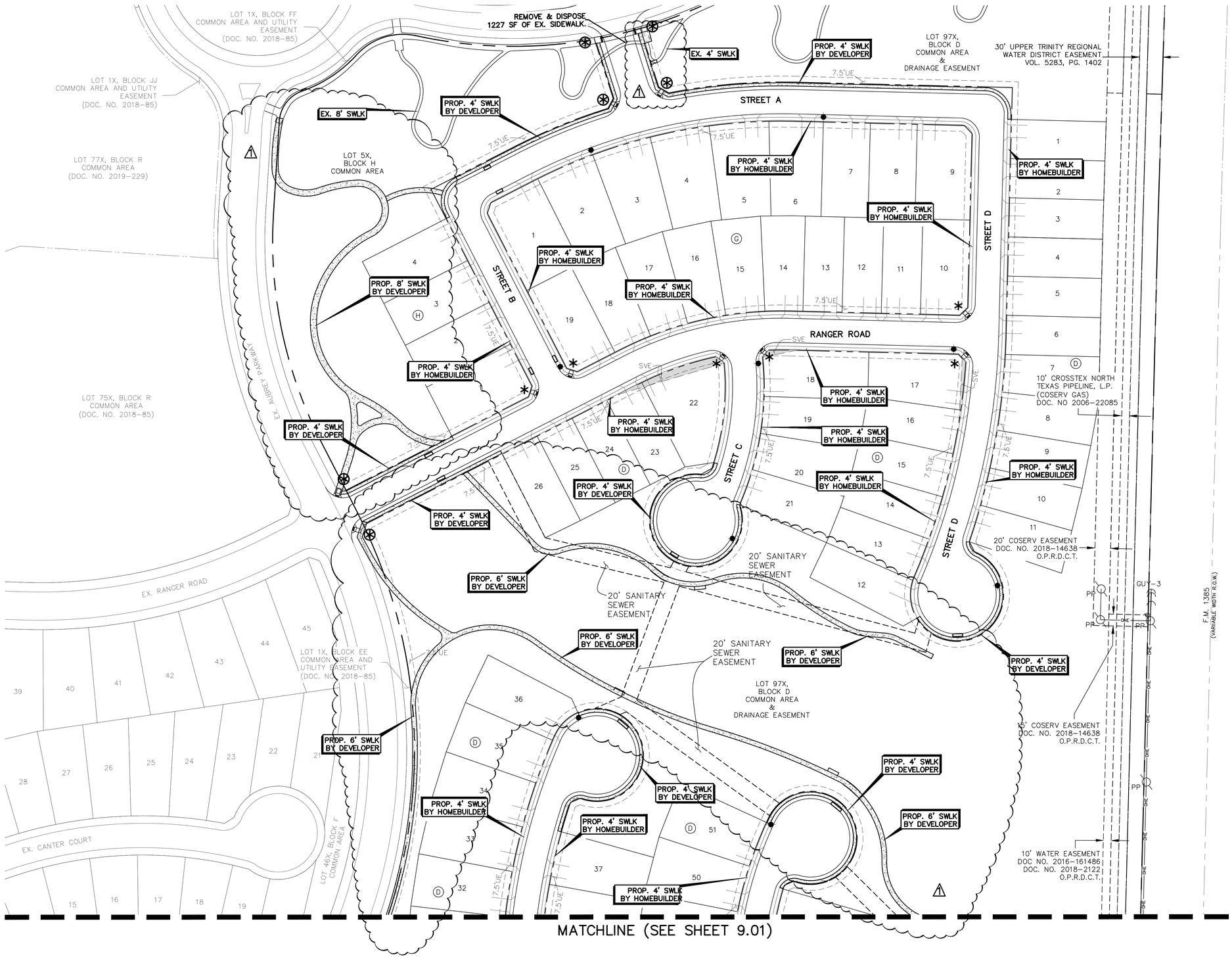


LEGEND

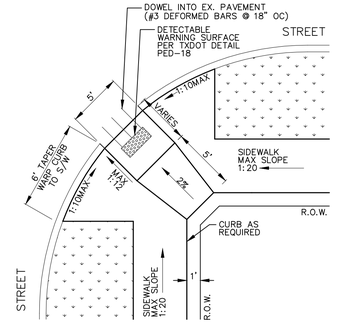
- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE

SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊘	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18
BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19
BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

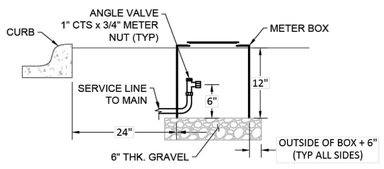
Brittany Day Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

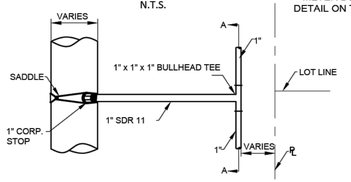
SIDEWALK PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 9,02

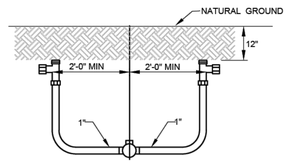
Plotted by: jrodriguez Plot Date: 10/9/2025 2:08 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SDWK PLAN.dwg Saved By: jrodriguez Save Time: 8/25/2025 4:30 PM



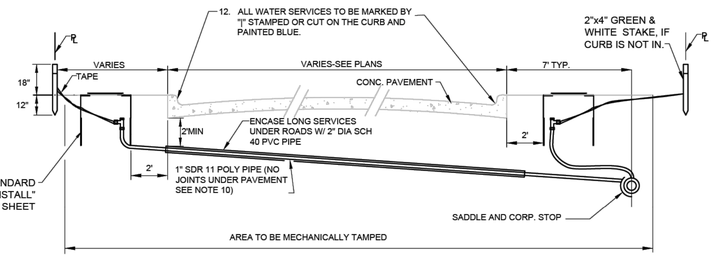
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE

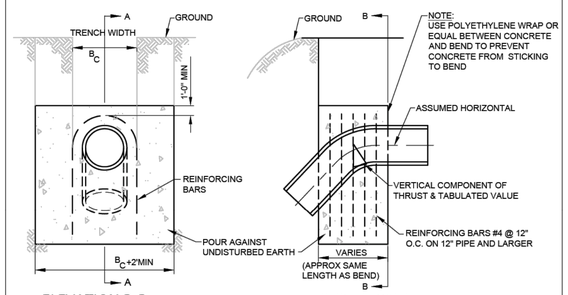


SECTION 'A - A' (ROTATED 90°)



WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



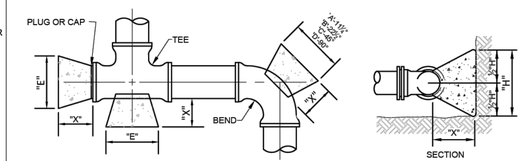
ELEVATION B-B

ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:
1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

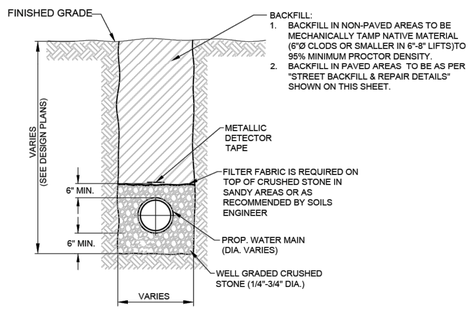
VERTICAL THRUST BLOCKS AT FITTINGS



PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

HORIZONAL THRUST BLOCK NOTES:
1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

HORIZONTAL THRUST BLOCKS AT FITTINGS

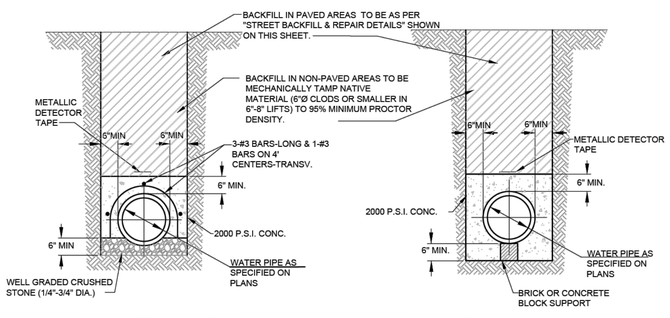


TYPICAL PIPE EMBEDMENT
N.T.S.

TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

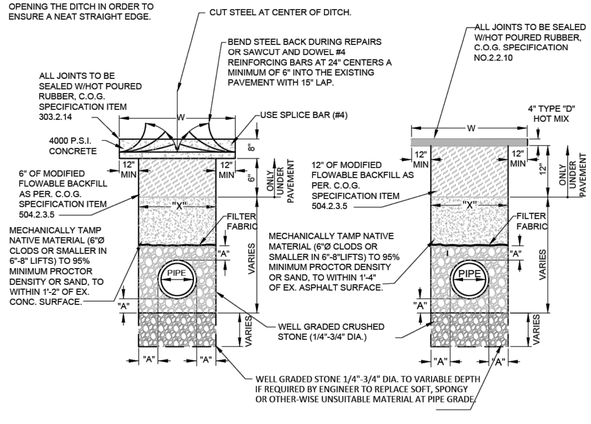
NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH. AND SOIL MATERIAL.



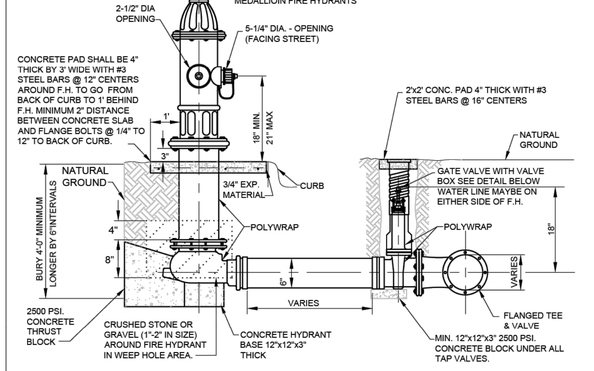
CONCRETE CAP DETAIL
N.T.S.

CONCRETE ENCASEMENT DETAIL
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

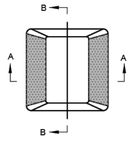


STREET BACKFILL AND REPAIR
N.T.S.

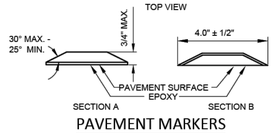


STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report

Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

NO.	REVISION	BY	DATE

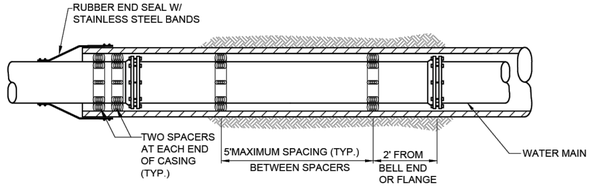
MUSTANG SPECIAL UTILITY DISTRICT

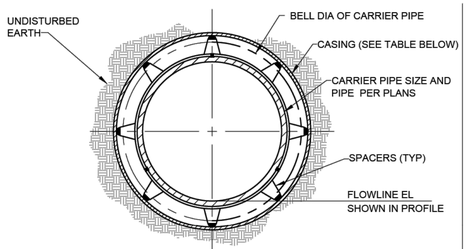
APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 1





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

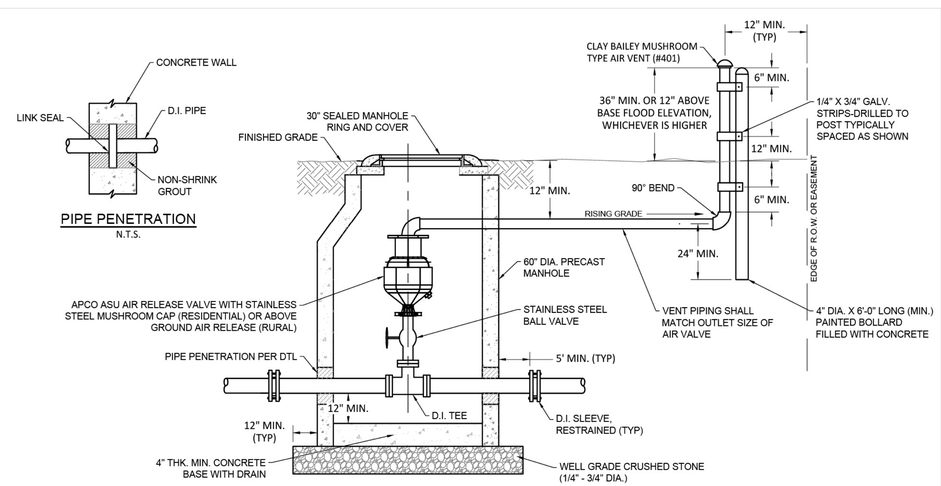
CASING SCHEDULE

WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

TYPICAL WATER PIPE CASING DETAIL

(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.

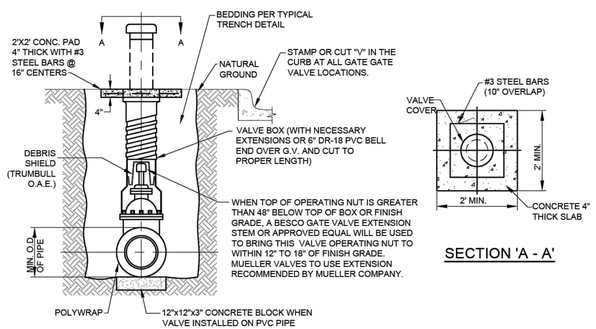


NOTES:

1. VENT PIPING SHALL BE GALVANIZED STEEL.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE AND FITTINGS SHALL BE PROTECTOR P401 LINED.

COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

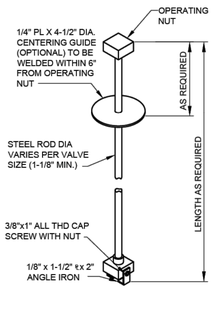
N.T.S.



SECTION 'A - A'

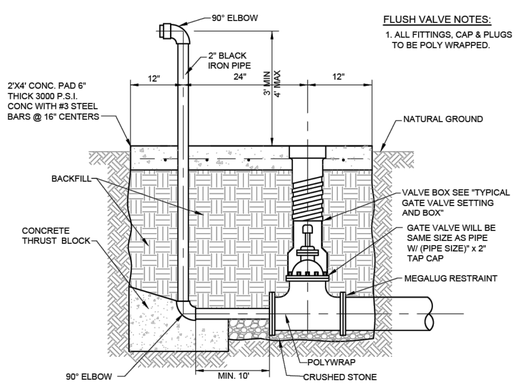
TYPICAL VALVE SETTING AND BOX

N.T.S.



VALVE EXTENSION STEM

N.T.S.

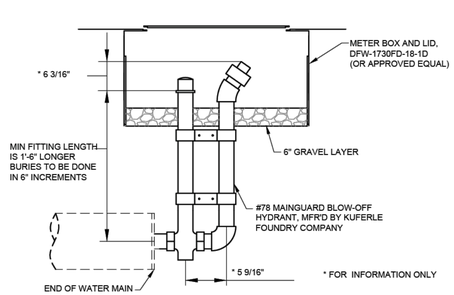


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

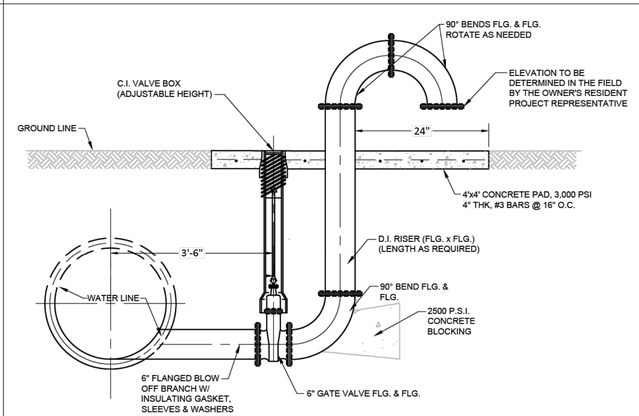
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

NO.	REVISION	BY	DATE

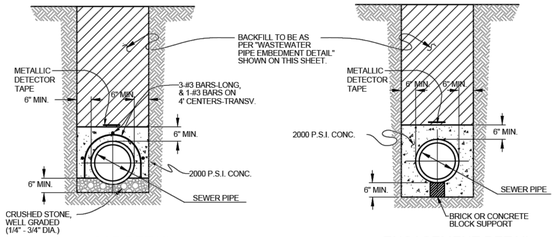
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 2

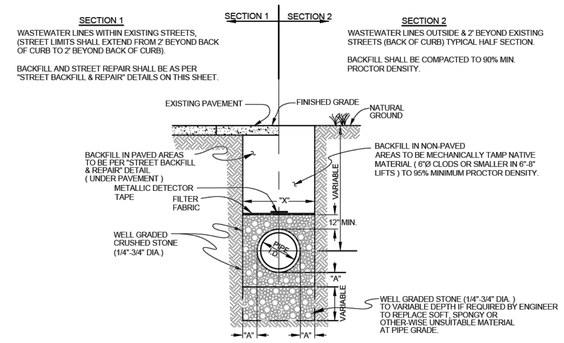


CAP DETAIL

N.T.S.

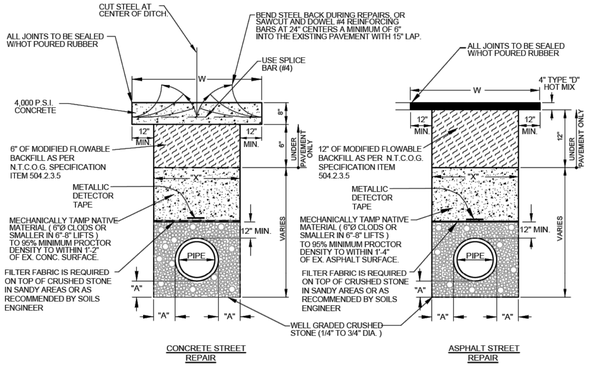
ENCASEMENT DETAIL

N.T.S.



WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35

N.T.S.



STREET BACKFILL & REPAIR

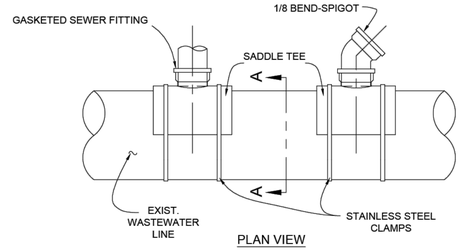
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

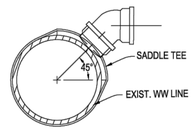
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

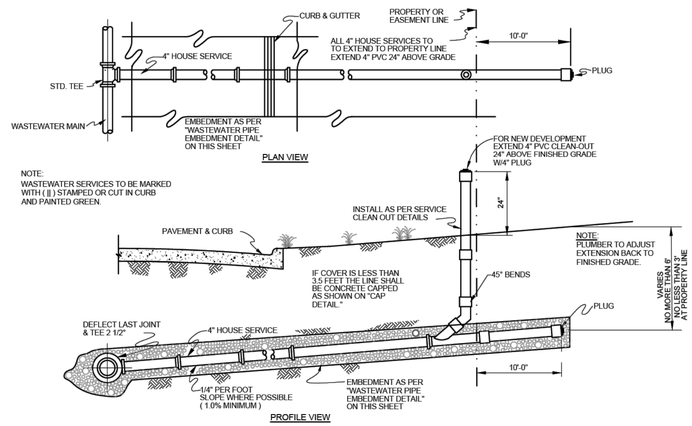


SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

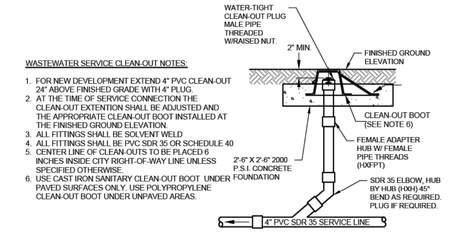
N.T.S.

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



STANDARD WASTEWATER SERVICE CONNECTION

N.T.S.

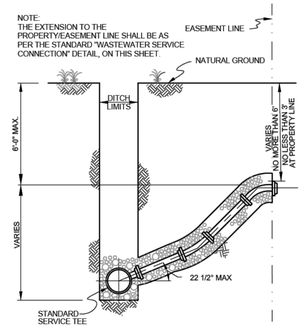


WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

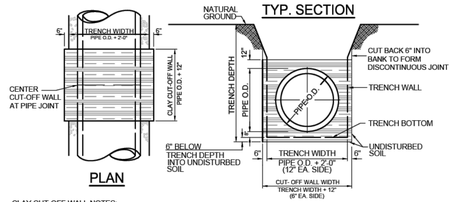
WASTEWATER SERVICE CLEAN-OUT DETAIL

N.T.S.



STANDARD DEEP CUT CONNECTION

N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL

N.T.S.

NO.	REVISION	BY	DATE

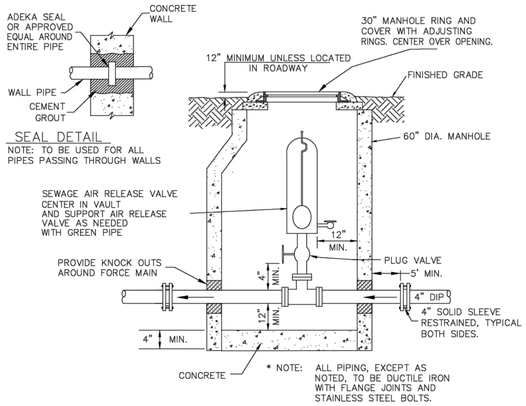
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (1 OF 2)

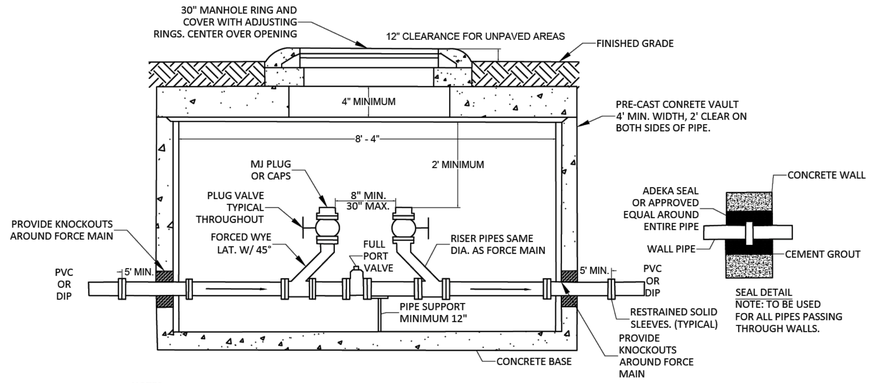
CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 3



SEWER AIR RELEASE VALVE

N.T.S.

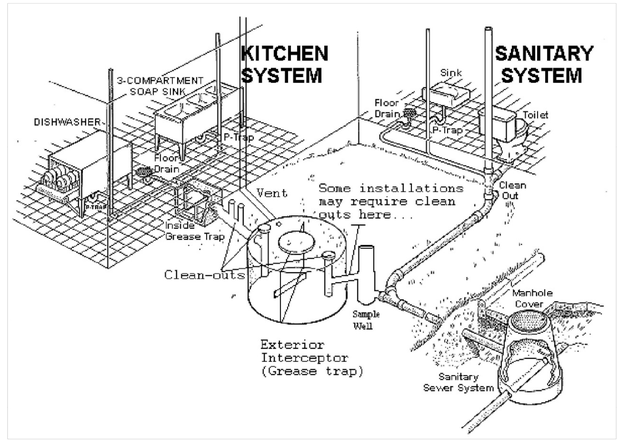


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-OUT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

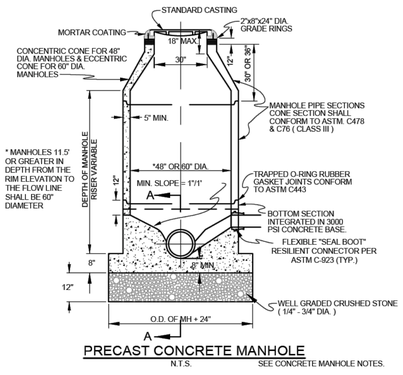
N.T.S.



Typical Plumbing Layout

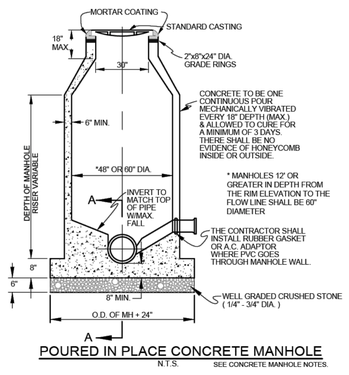
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



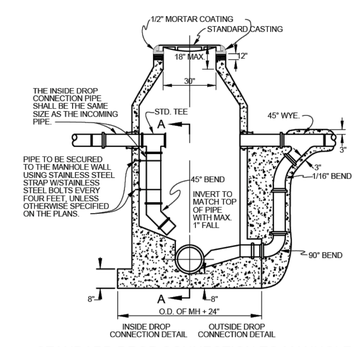
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



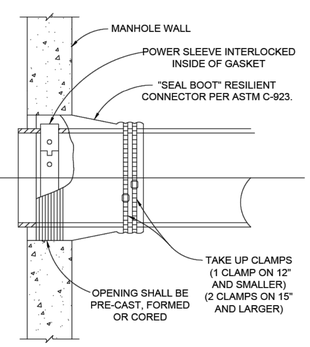
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

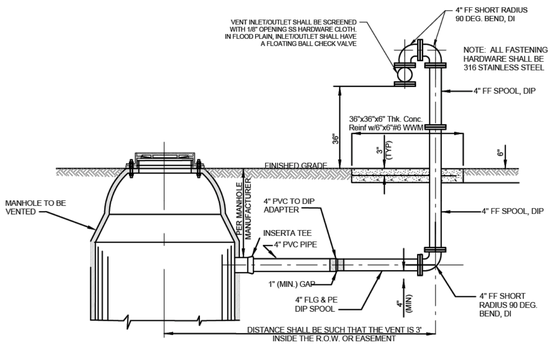


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

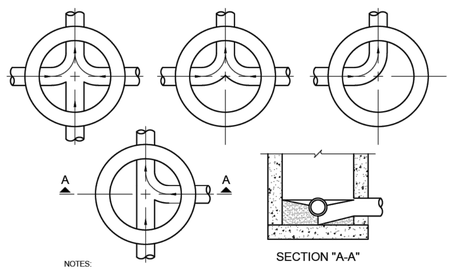
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

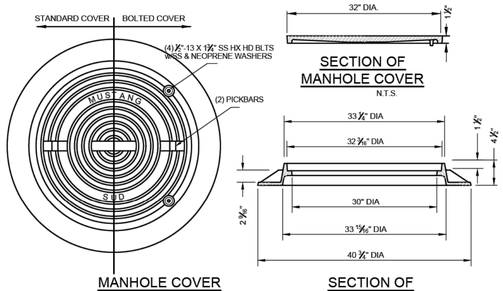
N.T.S.



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



MANHOLE COVER

N.T.S.

SECTION OF MANHOLE COVER

N.T.S.

SECTION OF MANHOLE RING

N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

NO.	REVISION	BY	DATE

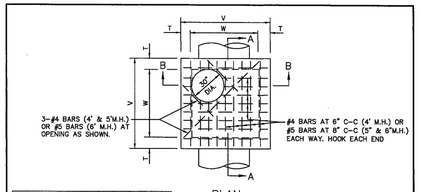
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

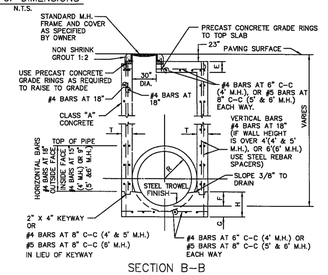
DET 4



PLAN
N.T.S.

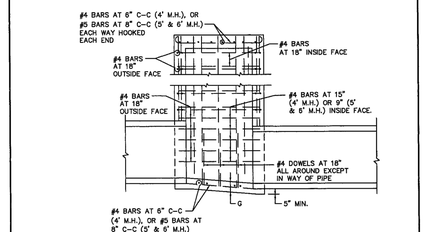
M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-4"	9"	8"	18"	10"	2'-2"

TABLE OF DIMENSIONS

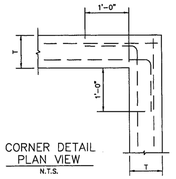


SECTION B-B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010A



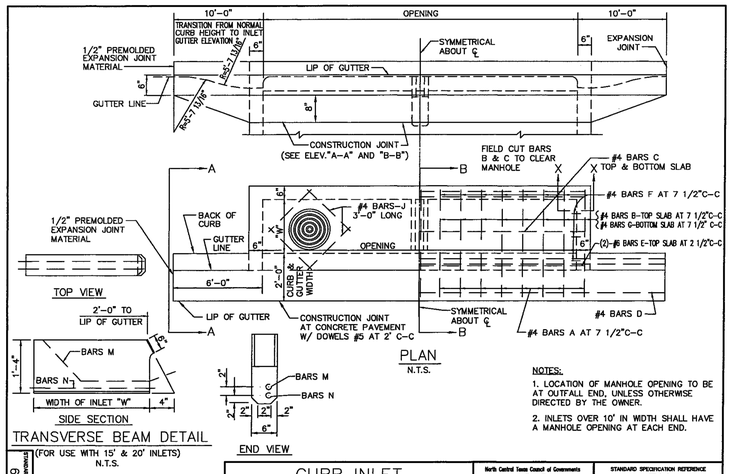
SECTION A-A
N.T.S.



CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

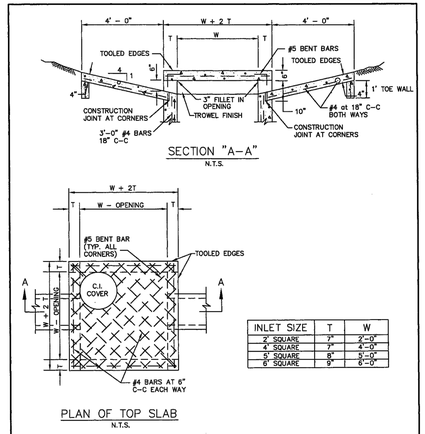
STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010B



NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

STANDARD DRAWING NO. 6020A	CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 DATE: OCT. '04 / STANDARD DRAWING NO.: 6020A



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

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 DATE: OCT. '04 / STANDARD DRAWING NO.: 6040

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

STANDARD DRAWING NO. 6020B	CURB INLET CROSS SECTION & INLET THROAT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 DATE: OCT. '04 / STANDARD DRAWING NO.: 6020B

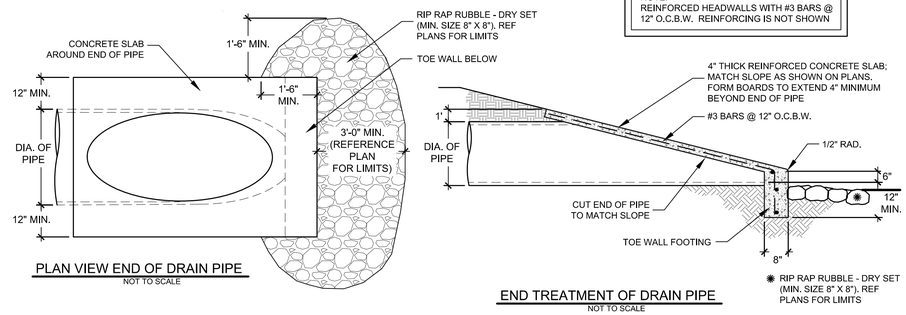
STANDARD DRAWING NO. 6020C	CURB INLET REBAR & M.H. FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 DATE: OCT. '04 / STANDARD DRAWING NO.: 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft Widths "W" 3ft 4ft 5ft			OPENING LENGTH "L" = 10ft Widths "W" 3ft 4ft 5ft			OPENING LENGTH "L" = 15 ft Widths "W" 3ft 4ft 5ft			OPENING LENGTH "L" = 20 ft Widths "W" 5ft 4ft 5ft		
		BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS A	BARS B	BARS G	BARS C	BARS B	BARS G
		C	D	E	J	F	F	A	B	G	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	44	"	"	"	"	44	"	"
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	48	"	"	"	"	48	"	"
4'-3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	48	"	"	"	"	48	"	"
4'-6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	50	"	"	"	"	50	"	"
4'-9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	50	"	"	"	"	50	"	"
5'-0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	50	"	"	"	"	50	"	"
5'-3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	52	"	"	"	"	52	"	"
5'-6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	52	"	"	"	"	52	"	"
5'-9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	54	"	"	"	"	54	"	"
6'-0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	54	"	"	"	"	54	"	"
6'-3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	54	"	"	"	"	54	"	"
6'-6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	56	"	"	"	"	56	"	"
6'-9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	56	"	"	"	"	56	"	"
7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	58	"	"	"	"	58	"	"
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	58	"	"	"	"	58	"	"
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	58	"	"	"	"	58	"	"
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	60	"	"	"	"	60	"	"
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	60	"	"	"	"	60	"	"
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	60	"	"	"	"	60	"	"
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	62	"	"	"	"	62	"	"
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	62	"	"	"	"	62	"	"
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	64	"	"	"	"	64	"	"
9'-3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	64	"	"	"	"	64	"	"
9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	66	"	"	"	"	66	"	"
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	66	"	"	"	"	66	"	"

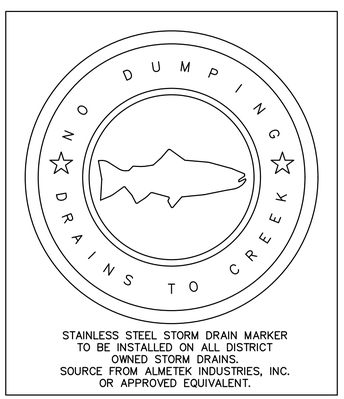
NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020D	CURB INLET BILL OF REINFORCING STEEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 DATE: OCT. '04 / STANDARD DRAWING NO.: 6020D



NOTE:
REINFORCED HEADWALLS WITH #3 BARS @ 12" O.C.B.W. REINFORCING IS NOT SHOWN

SLOPED HEADWALL DETAILS
NTS

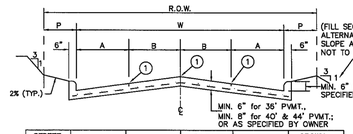


STAINLESS STEEL STORM DRAIN MARKER TO BE INSTALLED ON ALL DISTRICT OWNED STORM DRAINS.
SOURCE FROM ALMETEK INDUSTRIES, INC. OR APPROVED EQUIVALENT.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

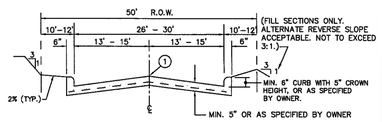
CONSTRUCTION DETAILS STORM SEWER	PROJECT NO. ROS023
SANDBROCK RANCH, PHASE 16 CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	SHEET NO. DET 5

Plotted by: tperkins Plot Date: 8/19/2025 1:55 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 1\6\Engineering\dwg\ROS023-PH1S-STM & WTR DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:29 AM



STREET WIDTH(W)	A	B	R.O.W. WIDTH	P	CROWN HEIGHT
36'	8'	10'	VARIES	VARIES	6"
40'	8' OR 10'	10' OR 12'	VARIES	VARIES	6"
44'	11'	11'	VARIES	VARIES	8"

FOUR TRAVEL LANES OR
TWO TRAVEL LANES & TWO PARKING LANES
N.T.S.



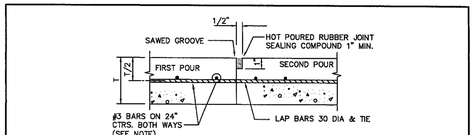
ONE TRAVEL LANE & TWO PARKING LANES
N.T.S.

① INDICATES SAWED LONGITUDAL CONTRACTION OR CONSTRUCTION JOINT.

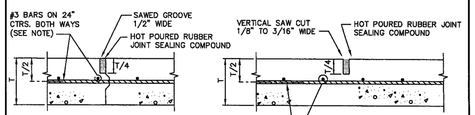
NOTES :

1. ALL REINFORCEMENT SHALL BE #3 BARS ON 24" CENTERS BOTH WAYS, EXCEPT WHERE NOTED.
2. ALTERNATE REINFORCEMENT SHALL BE #4 BARS ON 30" CENTERS BOTH WAYS.
3. PAVEMENT STRENGTH SHALL CONFORM TO CLASS "C" OR "PC" CONCRETE, OR AS SPECIFIED BY THE OWNER.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303
2- & 4-LANE UNDIVIDED THOROUGHFARE		DATE OCT. '04 / STANDARD DRAWING NO. 2030



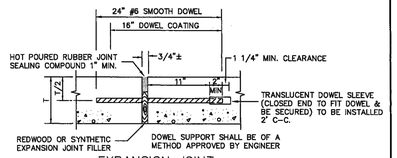
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

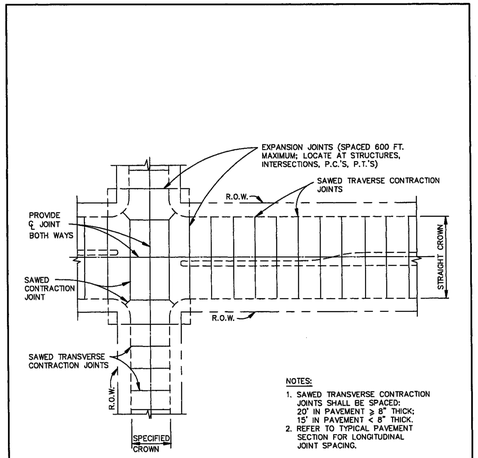
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE OCT. '04 / STANDARD DRAWING NO. 2050

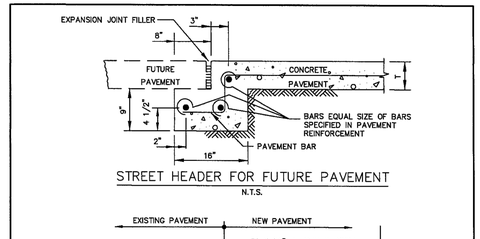


NOTES:

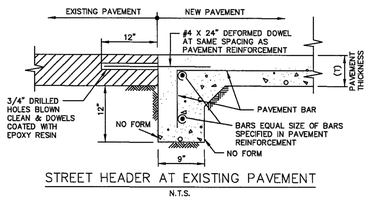
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

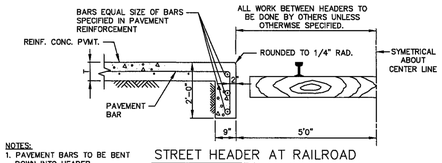
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2060



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



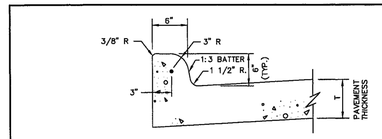
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



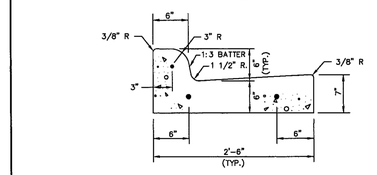
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

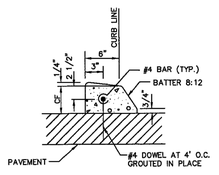
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



INTEGRAL CURB & GUTTER
N.T.S.



SEPARATE CURB & GUTTER
N.T.S.

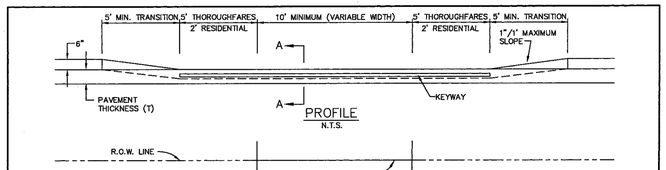


DOWELED CURB
N.T.S.

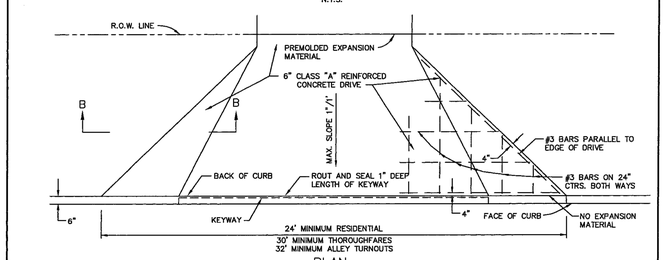
NOTES:

1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "CF" IS 6" UNLESS OTHERWISE SPECIFIED.
4. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
5. GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04 / STANDARD DRAWING NO. 2120



PROFILE
N.T.S.

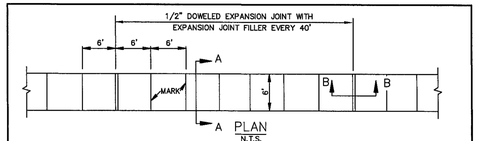


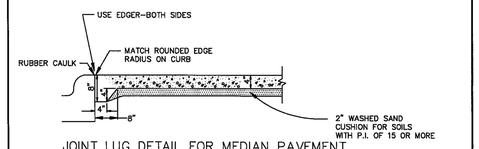
PLAN
N.T.S.

SEE NOTES, STANDARD DRAWING NO. 2150B.

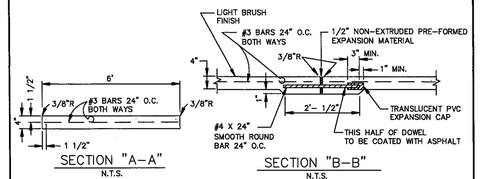
21504 (DRIVEWAY APPROACH)

DRIVEWAY APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
FLARED RETURN TYPE		DATE OCT. '04 / STANDARD DRAWING NO. 2150A





JOINT LUG DETAIL FOR MEDIAN PAVEMENT
OR SIDEWALK ADJACENT TO CURB
N.T.S.



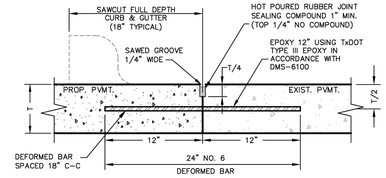
SECTION "A-A"
N.T.S.

SECTION "B-B"
N.T.S.

NOTE:

1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2170



LONGITUDINAL BUTT JOINT

NOTES:

1. DEFORMED BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED DEFORMED BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE, PUSHING DEFORMED BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT/GEOTECHNICAL DESIGN.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO. ROS023
PAVING	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jrodriguez Plot Date: 10/8/2024 8:17 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM

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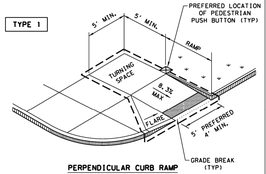
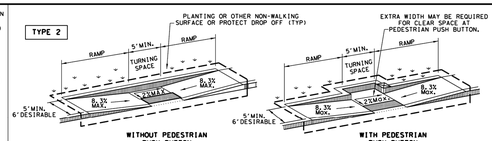
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

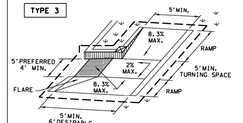


WITHOUT PEDESTRIAN PUSH BUTTON

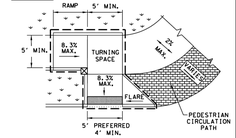
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

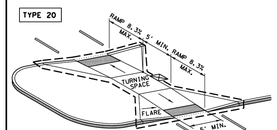


TYPE 6



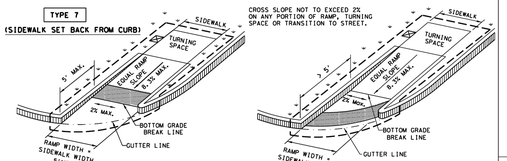
COMBINATION CURB RAMPS

TYPE 20

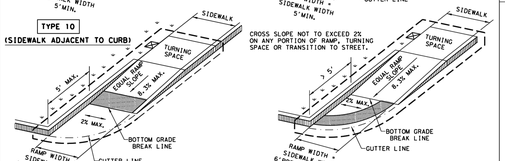


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)

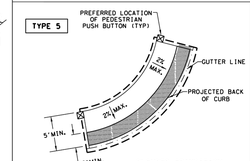


TYPE 10
(SIDEWALK ADJACENT TO CURB)



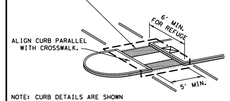
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



BLENDED TRANSITION
(FLUSH LANDING)

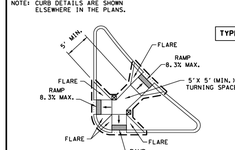
TYPE 21



INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK WIDTH BETWEEN RAMPS. MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

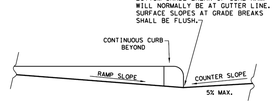
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



COMBINATION ISLAND RAMPS

BOTTOM GRADE BREAK OF CURB RAMP WILL NORMALLY BE AT GUTTER LINE. SURFACE SLOPES AT GRADE BREAKS SHALL BE FLUSH.



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK: VP	CK: KM	CK: FK & JG
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REVISIONS	DIST	COUNTY		SHEET NO.

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

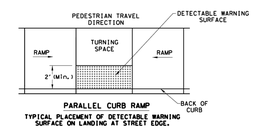
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

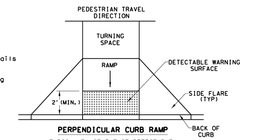
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable part to be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R405.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



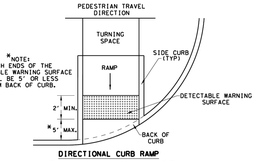
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP

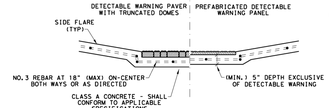
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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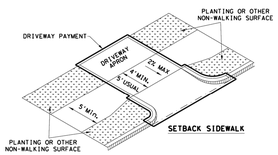
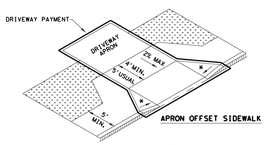
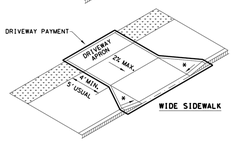
SIDEWALK TREATMENT AT DRIVEWAYS



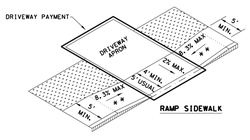
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



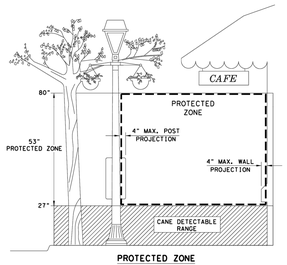
WIDE SIDEWALK



RAMP SIDEWALK

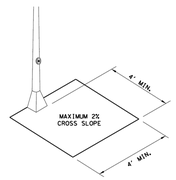
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

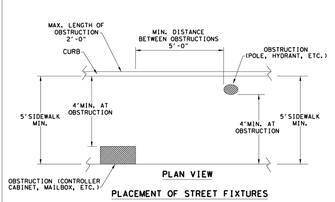


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



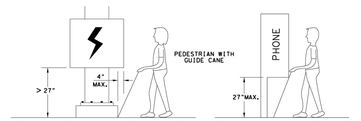
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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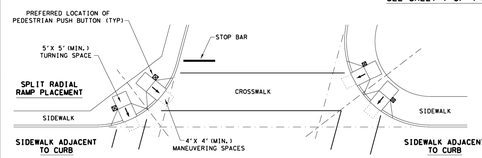
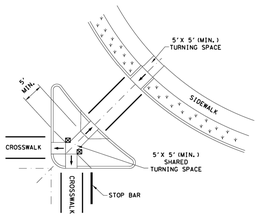
TYPICAL CROSSING LAYOUTS

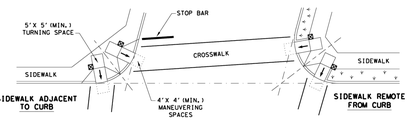
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



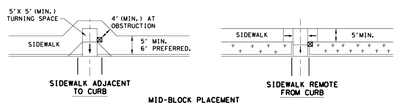
SKEWED INTERSECTION WITH "LARGE" RADIUS



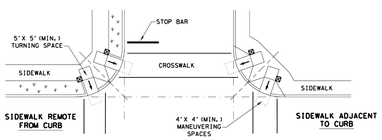
AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

PAVING

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. DET 7

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM
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