Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 11, 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 the minutes of the May 14, 2026 meeting.

2. Hold a public hearing, consider and make a recommendation to City Council regarding an amendment to Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)

3. Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

4. Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)

5. Consider and make a recommendation to City Council on a Site Plan application for Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and a recommendation regarding requested variances to the landscape buffering requirements along Betty Lane and to masonry requirements. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)

-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
Staff Report
June 11, 2026

Agenda Item
Consideration and action on the minutes of the May 14, 2026 meeting.

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

Summary

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve/approve with changes) the minutes.

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 14, 2026
6:00 PM

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

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

Absent: Marc Hendricks

Staff Present: City Attorney Marie Johnson, Assistant City Manager Leanne Wilson, Senior Planner Muzaib Riaz. Assistant to the City Manager Kacey Hagen

Commissioner Christal Johnson offered the Invocation and Commissioner Candace Stone led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

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

   P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

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)

   Senior Planner Muzaib Riaz provided information.

   The Public Hearing opened at 6:06 PM and closed at 6:07 PM.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the Zoning Ordinance Amendment for sign regulations. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

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)

   Senior Planner Muzaib Riaz provided information.

   The Public Hearing opened at 6:10 PM and closed at 6:11 PM.

   P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the comprehensive plan amendment to City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

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)

   Senior Planner Muzaib Riaz provided information.

   The Public Hearing opened at 6:14 PM and closed at 6:15 PM.

   P&Z Commissioner Candace Stone made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

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.

   Senior Planner Muzaib Riaz provided information.

   P&Z Commissioner Brittney Murray made a motion to recommend approval of

the Preliminary Plat to City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

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.

   Senior Planner Muzaib Riaz provided information.

   P&Z Commissioner Nicole Shaw made a motion to recommend approval of the Final Plat upon compliance with the conditions presented. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

   Condition: 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.

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.

   Senior Planner Muzaib Riaz provided information.

   P&Z Commissioner Christal Johnson made a motion to recommend approval of the Preliminary Plat as presented. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

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.

   Senior Planner Muzaib Riaz provided information.

   P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the Final Plat as presented. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:26 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 11th day of June, 2026.

_____
Brittney Murray, Commission Chair

ATTEST:

_____
Jenny Hicks, City Secretary

Planning and Zoning Commission Meeting
Staff Report
June 11, 2026

Agenda Item
Hold a public hearing, consider and make a recommendation to City Council regarding an amendment to Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)

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

Summary
The subject property is owned by the Aubrey Independent School District (AISD). The applicant seeks to amend the 2045 Comprehensive Plan to amend the Future Land Use Map designation for the subject property from Commercial and Residential (High Density) to Public/Institutional, to reflect the intended development of the AISD Administration Building on the site.

Current Future Land Use Designation: Commercial and Residential (High Density)
The subject property currently carries two future land use designations, with the western part of the property (approximately 1.06 acres) designated as Commercial and the remainder (approximately 5.59 acres) designated as Residential (High Density). The existing designations do not contemplate institutional or civic administrative office uses of the type proposed by the AISD.

Surrounding Land Uses and Designations
The lot is situated south-east of the intersection of East Highmeadow Drive and Betty Lane, with access provided via Betty Lane and the extension of Highmeadow Drive to the east boundary of the subject property. The subject property is an ideal location for this facility with close proximity to Aubrey High School, centralized location relative to the District attendance zone, and access to US 377. The surrounding land uses and designations are as follows:

- North: Apartments on approximately 8.5 acres (Kiron at Aubrey LTD) designated as Residential (High Density); Aubrey ISD Tract (approximately 6.25 acres) designated as Residential (Medium Density); and Aubrey ISD High School campus Tract (approximately 48.28 acres) designated as Public/Institutional.
- South: The Bridge Enrichment and Learning Center (approximately 5.25 acres) designated as Light Industrial.
- East: Undeveloped Weldon Wilson & Teresa Ann Wilson Tract (approximately 22.79 acres) designated as Residential (Medium Density).
- West: Betty Lane ROW; Undeveloped (approximately 1.12 acres) designated as Commercial.

Requested Future Land Use Designation: Public/Institutional

The applicant requests an amendment to the 2045 Comprehensive Plan Future Land Use Map to redesignate the approximately 6.65 acres subject property to Public/Institutional. The Public/Institutional land use designation is intended to accomodate government facilities, public administrative offices, schools, educational support facilities, and similar civic uses that serve the community. An AISD Administration Building is an ideal example of a Public/Institutional use.

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 rapid growth and the corresponding need for expanded public infrastructure and community services. The provision of adequate public institutional facilities - including school district administrative offices - is a core element of responsible growth management and supports the Plan's goals for community health, safety, and welfare.

The proposed Public/Institutional designation is consistent with the existing school district land uses immediately to the east, where Aubrey ISD currently maintains over 54 acres of school campus. The proposed amendment will:

- Eliminate an inconsistency between the current Future Land Use designations and the intended public institutional use.
- Align the Future Land Use Map with actual ownership and intended civic use of the property by a governmental entity.
- Support the District's need for expanded administrative office space as enrollment and operations continue to grow.
- Reinforce the concentration of institutional uses adjacent to the existing High School campus, which is consistent with sound land use planning principles.

Compatibility with Surrounding Area

Administrative office uses are generally compatible with surrounding land uses, which include a school, multifamily, and a day care facility, and have minimal impact on adjacent properties. The proximity of the subject property to the High School, which is also designated as Public/Institutional, ensures a very compatible and orderly development pattern in the surrounding area. The extension of Highmeadow Drive to the east property line as part of this development provides direct access to the City's thoroughfare network, including US 377.

Notification

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

Recommendation

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 Counci:

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

Attachments

1. Location/Notification Map
2. Comprehensive Plan Exhibit

3. Comprehensive Plan Application

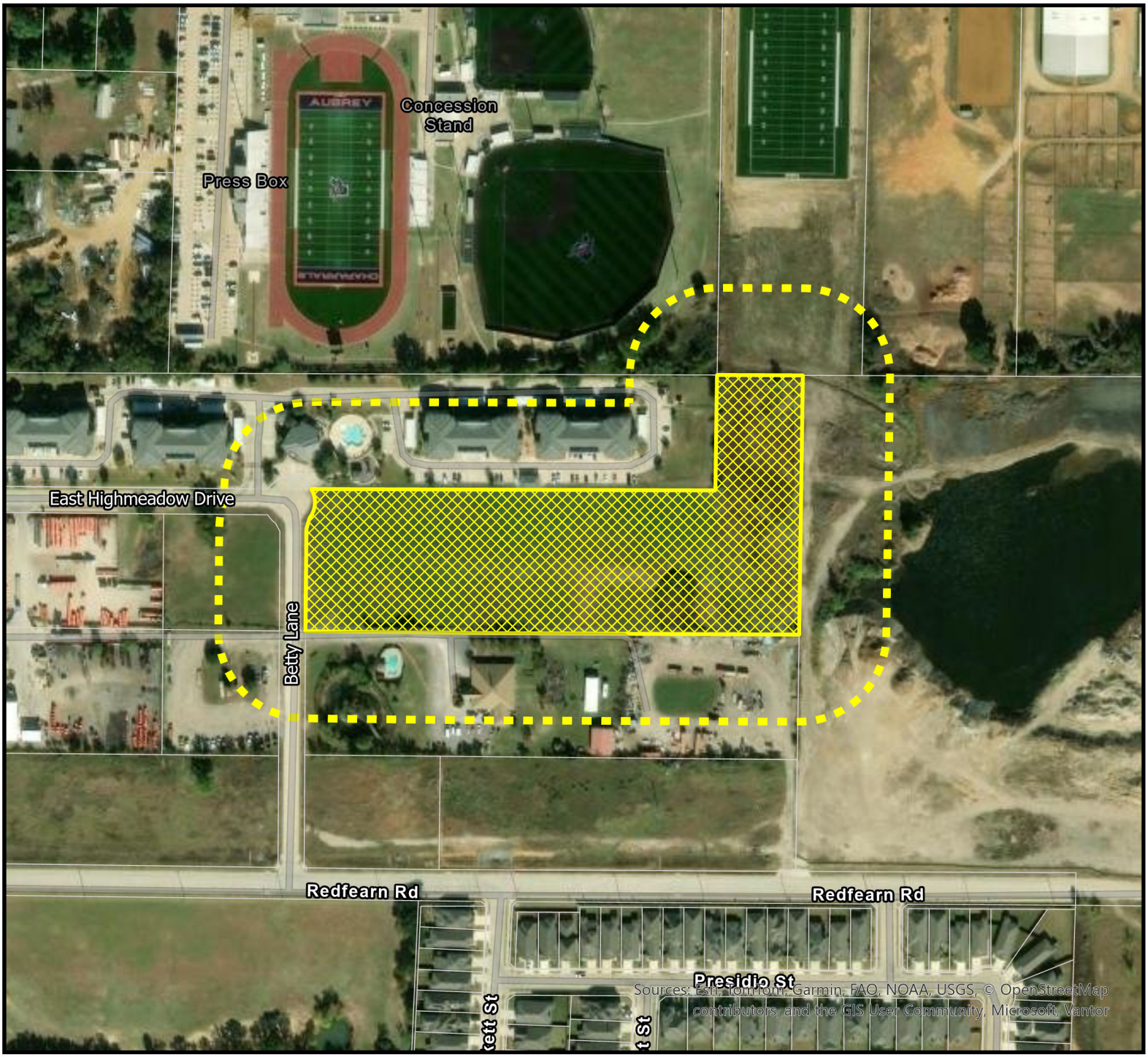
Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, table, or denial) of the comprehensive plan amendment application to City Council.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

Aubrey ISD



Feet 0 125 250 500 750 1000

Miles 0 0.03 0.07 0.13 0.2

Legend

- Aubrey ISD
- 200-foot Buffer
- Parcels

48.42 ACRES
2,108,979 SQ. FT.

TRACT 2
CALLED 48.3767 ACRES
AUBREY INDEPENDENT
SCHOOL DISTRICT
VOL. 1993, PG 35814
R.P.C.D.T.
USE: SCHOOL

F. TREVINO SURVEY
ABSTRACT NO. 1243

6.26 ACRES
272,837 SQ. FT.

TRACT 1
CALLED 6.250 ACRES
AUBREY INDEPENDENT
SCHOOL DISTRICT
VOL. 2023, PG 28514
O.R.D.C.T.
USE: SCHOOL

0 40 80 120
GRAPHIC SCALE
1"=40'

S 89°23'41" W 1065.56'

1/2" CRF "METROPLEX 10023300"

S 89°23'41" W 164.54'
N 89°23'41" E 164.54'

1/2" CRF

S 89°04'25" W 11'

8' BUILDING LINE

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2014-42
P.R.D.C.T.

EXISTING DETENTION POND

24' ACCESS EASEMENT

LOT 4R2-2
BLOCK A
0.835 AC
36,379 SQ. FT.

N 00°41'07" E 220.80'

8' BUILDING LINE

25' BUILDING LINE

LOT 6
BLOCK A
GARLAND WILSON ADDITION
DOC. NO. 2014-47
P.R.D.C.T.
USE: APARTMENT BUILDINGS

21.5'X34.6'
ONE STORY
BRICK
BUILDING

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2014-42
P.R.D.C.T.

1/2" CRF "METROPLEX 10023300"

N 89°32'34" E 768.82'

TBM X-CUT
N: 7156546.8
E: 2432633.9
ELEV: 675.2'

"X" CUT FOUND

HIGHMEADOW DRIVE
(50' ROW)

HIGHMEADOW DRIVE

50' ROW DEDICATION

25' BUILDING LINE

10' PUBLIC UTILITY EASEMENT

1/2" CRF "METROPLEX 10023300"

1/2" CRF "METROPLEX 10023300"

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2013-95889
P.R.D.C.T.

10' WATER EASEMENT

25' BUILDING LINE

10' PUBLIC UTILITY EASEMENT

45' WATER EASEMENT

24' ACCESS EASEMENT

6.65 ACRES
289,861 SQ. FT.

TRACT 3
LOT 4R2
BLOCK A
REPLAT OF LOT 4, BLOCK A BEING LOTS
4R1 THROUGH 4R2, BLOCK A
GARLAND WILSON ADDITION
DOC. NO. 2020-387
P.R.D.C.T.

LOT 4R2-1
BLOCK A
4.753 AC
207,052 SQ. FT.

LOT 4R1R
BLOCK A
GARLAND WILSON ADDITION
DOC. NO. 2020-387
P.R.D.C.T.
USE: UNDEVELOPED

BETTY LANE
(50' ROW)

N 00°19'20" W 184.02'

25' BUILDING LINE

10' WATER EASEMENT

WATER EASEMENT

24' ACCESS EASEMENT

24' ACCESS EASEMENT

10' WATER EASEMENT

8' BUILDING LINE

S 89°40'29" W 943.70'

1/2" IRF

TBM X-CUT
N: 7156276.1
E: 2432613.5
ELEV: 672.9'

CALLED 7.15 ACRES
THE BRIDGE ENRICHMENT &
LEARNING CENTER, LLC
DOC. NO. 2017-79826
R.P.R.D.C.T.

S 00°04'07" W 491.79'

CALLED 22.7900 ACRES
WELDON KEVIN & TERESA
ANN WILSON
DOC. NO. 2022-100361
R.P.R.D.C.T.

30' UTILITY & INGRESS EASEMENT
VOL. 910, PG. 37
VOL. 931, PG. 246
P.R.D.C.T.

25' BUILDING LINE

1/2" IRF

LEGAL DESCRIPTION

Tract 1:
Being a 6.26 Acre tract or parcel of land out of the F. Trevino Survey, Abstract Number 1243, situated in the City of Aubrey, Denton County, Texas, being all of a called 6.250 acre tract of land conveyed to Aubrey Independent School District, by deed of record in Volume 2023, Page 28514 of the Official Records, Denton County, Texas.

Tract 2:
Being a 48.42 acre tract or parcel of land out of the F. Trevino Survey, Abstract Number 1243, situated in the City of Aubrey, Denton County, Texas, being all of a called 48.3767 acre tract of land conveyed to Aubrey Independent School District, by deed of record in Volume 1993, Page 35814 of the Real Property Records, Denton County, Texas.

Tract 3:
Being Lot 4R2, Block A, an Addition to the City of Aubrey Denton County, Texas, according to the Plat thereof recorded under Document Number 2020-387, Plat Records, Denton County, Texas.

LEGEND

PROPERTY LINE

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

Comprehensive Plan Exhibit
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	Comp Exhibit.dwg	1" = 40'	
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-13-26	RLK. 25097	

May 13, 2026 - 9:18am User: chase

Project No._____

COMPREHENSIVE PLAN AMENDMENTS APPLICATION

1. **Site Details:**
General Street Location: Corner of Highmeadow & Betty Lane PID: 964441

Street Address: Aubrey ISD Administration Building

Lot, Block, & Subdivision Name: Lot 4R2, Block A

Legal Description: GARLAND WILSON ADDITION BLK A LOT 4R2

Acreage: 6.654

2. **Applicant:**
Name: Friends Consulting Group

Address: 429 Stonecrest Rd

City/State: Argyle, TX Zip: 76226

Office #:_____ Cell #: 903-278-2152 Fax #:_____

Email Address: scottniven@friendsconsultinggroup.com

3. **Property Owner:**
Name: Aubrey ISD

Address: 415 Tisdale

City/State: Aubrey ,TX Zip: 76227

Office #: 940.668.3900 Cell #:_____ Fax #: 940.290.6083

Email Address: info@aubreyisd.net

4. **Summarize the proposed development.**
This will be a new office building to house the School District's administration staff

5. **Present Zoning:** Shopping Center/MF **Present Land Use:** Commercial/Residential (high Density)

   Future Land Use Designation: Public/Institutional

6. **Attach:** Any additional maps, exhibits, drawings or pictures necessary to help explain the request.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Scott Niven

Applicant signature: Dr. Scott Niven

Owner Name (print or type): Aubrey ISD

Owner signature: Dr. Scott Niven Owner's Representative - FRIENDS Consulting

Planning and Zoning Commission Meeting
Staff Report
June 11, 2026

Agenda Item
Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

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

Summary
The subject property is an approximately 6.65 acre tract (Lot 4R2, Block A, Garland Wilson Addition) located south-east of the intersection of East Highmeadow Drive and Betty Lane in the City of Aubrey. The property is owned by Aubrey Independent School District (AISD) and carries split zoning of Shopping Center (SC) and Multifamily (MF). The applicant requests that the MF Zoning is removed, and the entire tract is zoned as SC to allow development of the proposed AISD Administration Building. This rezoning request is a companion to the Comprehensive Plan amendment, which proposes to change the Future Land Use designation to Public/Institutional to align with the intended construction of the AISD Administration Building.

Staff Analysis
Shopping Center (SC) District
The Shopping Center (SC) zoning district is intended to accommodate a broad range of retail, office, and service type uses that are of city-wide and regional significance. The SC district permits institutional and office uses consistent with the proposed Aubrey ISD Administration Building, such as banks and financial institutions, employment agencies, fraternal, philanthropic and eleemosynary uses. The SC district also allows uses that are not specifically listed but are similar in character to the ones listed, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of the property.

The 6.65 acre site is of sufficient size to accommodate the administration building, parking, and required landscaping and screening consistent with SC district standards. Upon establishment, the property will be subject to the dimensional and development standards of the SC district as set forth in the Zoning Ordinance, including applicable setbacks, building height, lot coverage, parking, landscaping, and screening standards.

The rezoning the entirety of the site as SC district would remove the administrative complexity resulting from split zoning hindering the permitting and development of a unified institutional facility. Based on the current existence of SC district on the portion of the site, it is the most appropriate district to accommodate the administrative office building while being compatible with adjacent and surrounding uses.

Consistency with the Aubrey 2045 Comprehensive Plan
The companion Comprehensive Plan Amendment to change the Future Land Use Plan designation to Public/Institutional, directly supports and is consistent with the SC Zoning District for Aubrey ISD

Administration Building. The subject property is situated immediately adjacent to the existing Aubrey High School campus, making this an appropriate location for expansion of District facilities.

Compatibility with Surrounding Properties
The proposed rezoning and institutional land use are compatible with the surrounding context:

- The property immediately north includes Aubrey ISD school facility, including Aubrey High School, making the proposed administrative use a natural extension of the school district campus.
- The proposed SC zoning is consistent with the existing SC designation already applied to a portion of the subject property.
- The properties west of the subject site, across Betty Lane, are also zoned SC, further enhancing the compatibility of the subject site to surrounding zoning and land uses.
- Adequate buffering and open space are provided, limiting impacts on adjacent multifamily and residential uses.
- The site has access to the city's thoroughfare network from the Highmeadow Drive extension, including to US 377.

Notifications
Notifications as required by the 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. Zoning Change Exhibit
3. Zoning Change Narrative Letter
4. Zoning Change Application

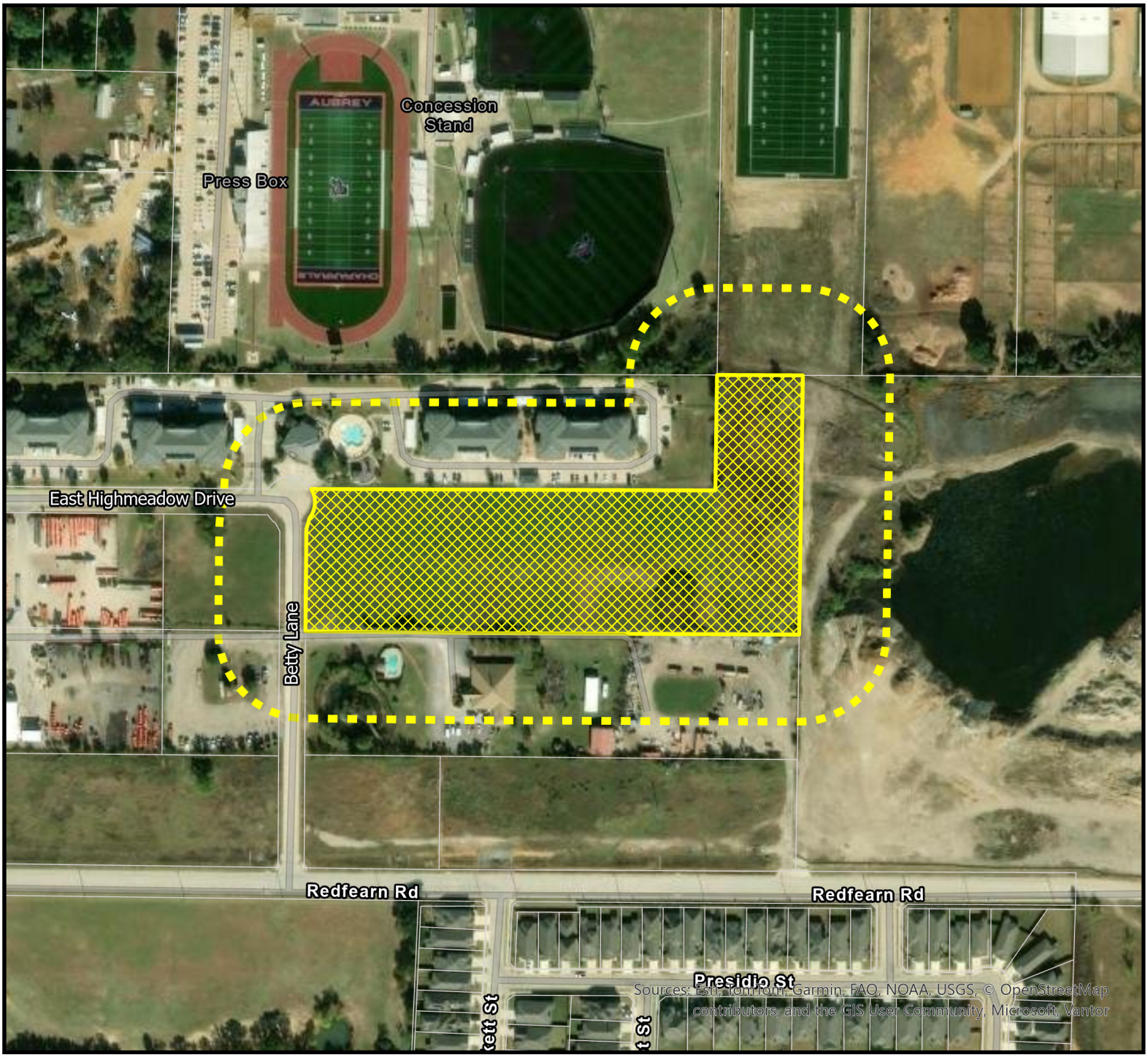
Financial Summary

Staff Recommended Action
Approve

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

200 FOOT PUBLIC HEARING NOTIFICATION MAP

Aubrey ISD

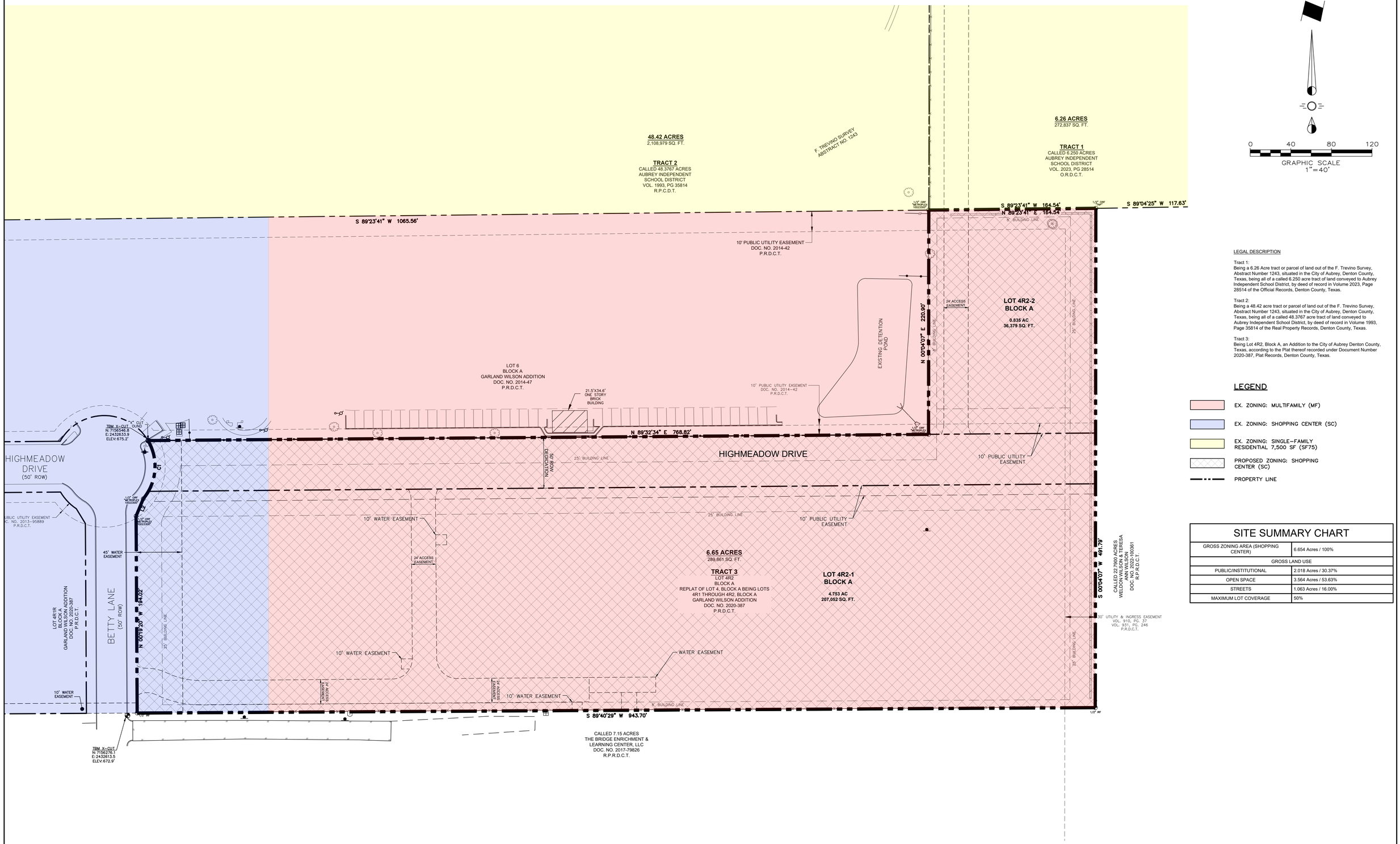


Feet 0 125 250 500 750 1000

Miles 0 0.03 0.07 0.13 0.2

Legend

- Aubrey ISD
- 200-foot Buffer
- Parcels



LEGAL DESCRIPTION

Tract 1:
Being a 6.26 Acre tract or parcel of land out of the F. Trevino Survey, Abstract Number 1243, situated in the City of Aubrey, Denton County, Texas, being all of a called 6.250 acre tract of land conveyed to Aubrey Independent School District, by deed of record in Volume 2023, Page 28514 of the Official Records, Denton County, Texas.

Tract 2:
Being a 48.42 acre tract or parcel of land out of the F. Trevino Survey, Abstract Number 1243, situated in the City of Aubrey, Denton County, Texas, being all of a called 48.3767 acre tract of land conveyed to Aubrey Independent School District, by deed of record in Volume 1993, Page 35814 of the Real Property Records, Denton County, Texas.

Tract 3:
Being Lot 4R2, Block A, an Addition to the City of Aubrey Denton County, Texas, according to the Plat thereof recorded under Document Number 2020-387, Plat Records, Denton County, Texas.

LEGEND

- EX. ZONING: MULTIFAMILY (MF)
- EX. ZONING: SHOPPING CENTER (SC)
- EX. ZONING: SINGLE-FAMILY RESIDENTIAL 7,500 SF (SF75)
- PROPOSED ZONING: SHOPPING CENTER (SC)
- PROPERTY LINE

SITE SUMMARY CHART

GROSS ZONING AREA (SHOPPING CENTER)	6.654 Acres / 100%
GROSS LAND USE	
PUBLIC/INSTITUTIONAL	2.018 Acres / 30.37%
OPEN SPACE	3.564 Acres / 53.63%
STREETS	1.063 Acres / 16.00%
MAXIMUM LOT COVERAGE	50%

May 13, 2026 - 9:19am User: chase

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

Zoning Exhibit

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	Zoning Change.dwg	1" = 40'	
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-13-26	RLK: 25097	

RLK ENGINEERING
111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

May 13, 2026

Shanda Guffee
City of Aubrey
107 S. Main St.
Aubrey, TX 76227

RE: Aubrey ISD Administration Building Rezoning Letter

Mrs. Guffee,

The purpose of the rezoning of this property is to bring the entirety of the lot under Shopping Center (SC) Zoning. This Zoning type will be more in line with the intent to building a new Aubrey ISD Administration Building on the site.

The Aubrey Independent School District is need of new and larger Administration office space as the District grows. The subject lot is an ideal location for this facility with close proximity to Aubrey High School, centralized location relative to the District attendance zone, and access to US 377.

Site Narrative:
Legal Description: Garland Wilson Addition Lot 4R2
Current Owner: Aubrey ISD
Proposed Owner: Aubrey ISD
Existing Zoning: Multi-Family (MF) & Shopping Center (SC)
Proposed Zoning: Shopping Center (SC)
Overall Property Size: 6.654
Proposed Building Size: 31,466 SF (2-Stories)
No. of Parking Stalls: 125
Projected Start Date: June 2026

The facility development will include the extension of Highmeadow Drive to the east property line of the subject lot. Onsite water and sewer lines will connect to City infrastructure and the City has provided a Will Serve letter.

If you have any questions regarding the purpose of the rezoning request, please let us know.

Cordially,

Rob Morse
RLK Engineering, Inc.
Firm No. 579

Zoning Change Application

Applicant's Name: Friends Consulting Group

Address: 429 Stonecrest Rd

City, State, Zip: Argyle, TX Phone #: 903-278-2152

PROPERTY INFORMATION

Property Owner: Aubrey ISD

Address: 415 Tisdale

City, State, Zip: Aubrey, TX Phone #: 940.668.0060

Address and/or location of requests:

Aubrey ISD Administration Building, Parcel ID 964441

Legal description: GARLAND WILSON ADDITION BLK A LOT 4R2

Existing zoning: Shopping Center/MF **Requested zoning**: Shopping Center

I certify that I am the owner of the property described above and that Friends Consulting Group is authorized to file this petition on my behalf.

Signature of Owner: Dr. Scott Niven Date: 5-13-26

Owner's Representative - FRIENDS Consulting

Signature of Applicant: Dr. Scott Niven Date: 5-13-26

FEES: Zone Change & Review Fee $700.00

Certified Letters $10.00 per letter x __ =

$_____

TOTAL

$_____

Paid: _____ Date: _____ Receipt #: _____

CHECKLIST OF SUBMITTED REQUIREMENTS:

1. Map of property, drawn to scale, with dimensions, adjacent properties within two hundred feet, streets and alleys, and all existing buildings on the subject property.

2. Legal description of the subject site – a copy of field note description typed and attached on a separate sheet AND the subdivision name with lot and block number.

3. A complete list of the property owners within two hundred feet.

Planning and Zoning Commission Meeting
Staff Report
June 11, 2026

Agenda Item
Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)

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

Summary
The applicant has submitted a Final Plat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, and 1.066 acres of Right-of-Way dedication, being a replat of Garland Wilson Addition, Lot 4R1 Through 4R2, Block A, to create two lots (Lot 4R2-1 & Lot 4R2-2) from Lot 4R2. The purpose of this replat is to construct Aubrey ISD Administration building on proposed Lot 4R2-1 (approximately 4.753 acres) and dedication of 1.066 acres of land for ROW dedication for Highmeadow Drive extension. The remainder Lot 4R2-2 (approximately 0.835 acres) will remain undeveloped at this time.

The applicant has submitted civil construction plans for utilities, paving, grading, drainage that are being under review. Access to the site will be from Highmeadow Drive extension and Betty Lane. Water and sewer service will be provided by the City of Aubrey. the plat also notes utility easements and fire lane and access easements to serve the proposed development.

The 25-foot Building Lines and 30' Utility and Ingress Easements that are within the proposed Highmeadow Drive extension ROW are also being abandoned through this replat.

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

Recommendation
The City Engineer and City Planner have reviewed the Replat and recommend approval subject to the following conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS:** That Civil Engineering Plans are approved prior to filing with Denton County, addressing Engineering comments regarding paving, submittal of a geotech report, grading, pre-development drainage area map, post-development drainage area map, drainage profiles, detention calculations, sanitary sewer profiles, and onsite details.
2. **EXHIBIT 10A, ARTICLE 2, SECTION 4.08 - REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT THE COUNTY:** That the plat is revised to address comments regarding abandonment of

25-foot Building Lines and 30-foot Utility & Ingress Easement within the Highmeadow Drive Right-of-Way.

Action Options
The Planning and Zoning Commission may:

1. Approve the Final Replat as presented (with conditions outlined above);
2. Approve the Final Replat as presented with additional conditions; or
3. Deny the Final Replat.

Attachments

1. Location Map
2. Final Replat
3. Engineer's Summary Report
4. City of Aubrey Will Serve Letter
5. Civil Engineering Plans
6. Replat Application

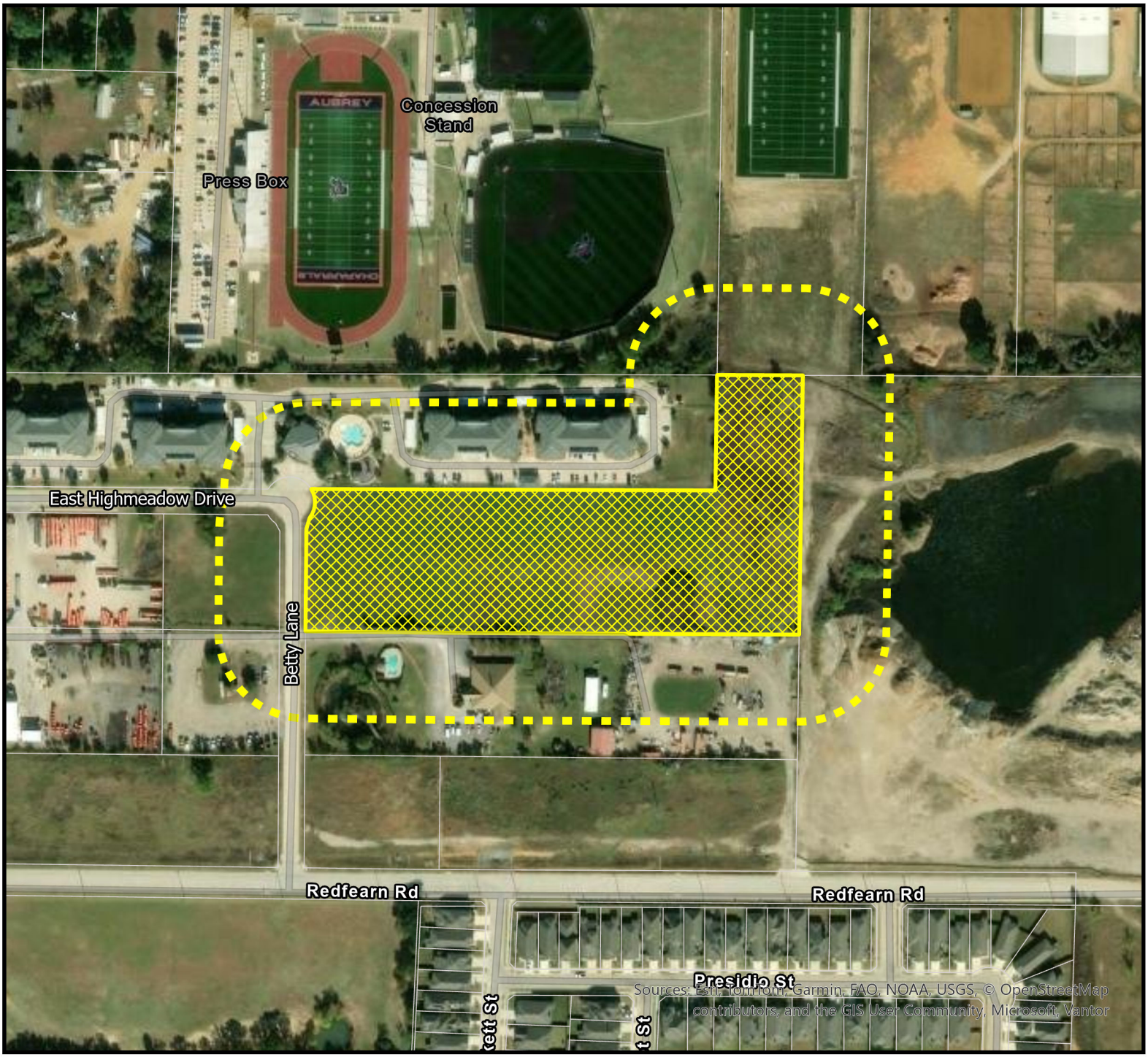
Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or denial) of the Garland Wilson Addition Final Replat, Lots 4R2-1 & 4R2-2, Block A.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

Aubrey ISD



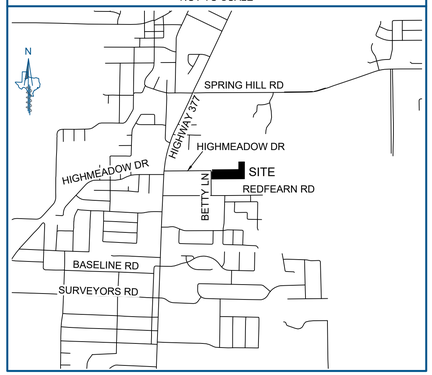
Feet 0 125 250 500 750 1000

Miles 0 0.03 0.07 0.13 0.2

Legend

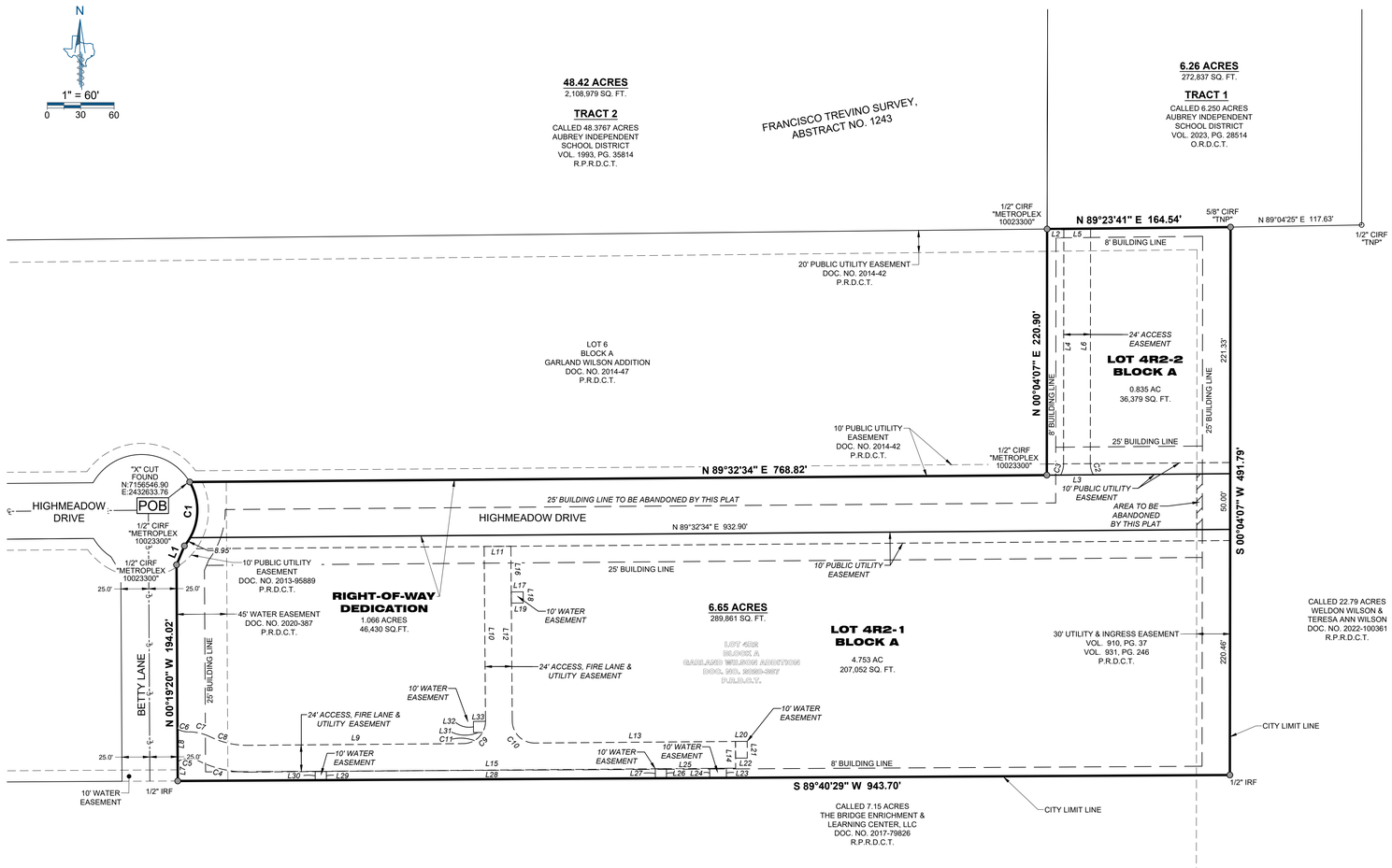
- Aubrey ISD
- 200-foot Buffer
- Parcels

VICINITY MAP
NOT TO SCALE



GENERAL PLAT NOTES

1. Electric service to be provided by CoServ Electric.
2. Water service to be provided by The City of Aubrey.
3. Sanitary sewer to be provided by The City of Aubrey.
4. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and does not constitute acceptance of same for maintenance purposes by City of Aubrey.
5. 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.
6. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
7. City of Aubrey, Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
8. 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.
9. Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
10. A driveway culvert permit must be obtained from the Development Services Department by the owner of each lot prior to the construction, installation or placement of any driveway access improvements within the dedicated right-of-way.
11. No construction, without written approval from City of Aubrey, Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
12. City of Aubrey, Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless City of Aubrey, Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
13. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "Eagle Surveying" unless otherwise noted.
14. The purpose of this plat is to create two (2) lots of record from one (1) lot of record and to dedicate easements and right-of-way.
15. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone (4202).
16. 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/or withholding of utilities and building permits.
17. This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480776 as shown on Map Number 48121C0265G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
18. There are no open spaces or HOA lots proposed hereon.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°36'32" E	18.42'
L2	N 89°23'41" E	15.00'
L3	S 89°32'34" W	29.36'
L4	N 00°04'07" E	211.12'
L5	N 89°23'41" E	24.00'
L6	S 00°04'07" W	211.23'
L7	N 00°19'20" W	17.44'
L8	N 00°19'20" W	29.16'
L9	N 89°32'34" E	193.30'
L10	N 00°27'26" W	156.78'
L11	N 89°32'34" E	24.00'
L12	S 00°27'26" E	156.78'
L13	N 89°32'34" E	180.05'
L14	S 00°19'31" E	24.00'
L15	S 89°32'34" W	437.29'
L16	S 00°27'26" E	41.00'
L17	N 89°32'34" E	10.70'
L18	S 00°27'26" E	10.00'
L19	S 89°32'34" W	10.70'
L20	N 89°40'29" E	10.50'
L21	S 00°19'31" E	15.00'
L22	S 89°40'29" W	10.50'
L23	S 00°27'26" E	8.63'
L24	N 00°27'26" W	8.60'
L25	S 89°31'33" W	38.72'
L26	S 00°19'31" E	8.50'
L27	N 00°19'31" W	8.50'
L28	S 89°32'18" W	295.10'
L29	S 00°19'31" E	7.80'
L30	N 00°19'31" W	7.80'
L31	S 89°32'34" W	8.00'
L32	N 00°27'26" W	10.00'
L33	N 89°32'34" E	10.81'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	61.33'	70°16'27"	N 04°40'47" E	57.55'
C2	20.07'	10.25'	29°15'34"	S 15°48'07" E	10.14'
C3	20.00'	10.29'	29°28'10"	N 14°48'25" E	10.18'
C4	100.00'	46.05'	26°23'04"	N 77°15'54" W	45.64'
C5	20.00'	19.44'	55°41'59"	S 88°04'38" W	18.69'
C6	20.00'	10.26'	29°24'05"	S 75°38'23" E	10.15'
C7	44.00'	20.17'	26°16'04"	S 77°12'23" E	20.00'
C8	76.00'	35.00'	26°23'04"	S 77°15'54" E	34.69'
C9	20.00'	31.42'	90°00'00"	N 44°32'34" E	28.28'
C10	20.00'	31.42'	90°00'00"	S 45°27'26" E	28.28'
C11	19.48'	20.73'	60°58'15"	N 59°41'19" E	19.77'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **PATRICK MALLON**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas administrative code and the ordinances of City of Aubrey, Denton County, 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

Patrick Mallon R.P.L.S. # 7170 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared **PATRICK MALLON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

LEGEND

PG	= PAGE	DOC. NO.	= DOCUMENT NUMBER
VOL	= VOLUME	O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
POB	= POINT OF BEGINNING	D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
IRF	= IRON ROD FOUND	R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
CIRS	= CAPPED IRON ROD SET		= AREA TO BE ABANDONED BY THIS PLAT
MNS	= MAG NAIL SET		
BM	= BENCHMARK		

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **AUBREY ISD**, is the owner of a 6.654 acre tract of land out of the Francisco Trevino Survey, Abstract Number 1243, situated in the City of Aubrey, Denton County, Texas, being all of Lot 4R2, Block A, Garland Wilson Addition, an addition of record in Document Number 2020-387, Plat Records of Denton County, Texas, and being all of a tract of land conveyed to Aubrey ISD by deed of record in Document Number 2025-139507 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a "X" cut found in the South line of Lot 6, Block A, of Garland Wilson Addition, an Addition of record in Document Number 2014-47 of said Plat Records, at the westerly most Northwest corner of said Lot 4R2;

THENCE, N89°32'34"E, along the South line of said Lot 6, Block A, a distance of 768.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "METROPLEX 10023300" found at the Southeast corner of said Lot 6, Block A;

THENCE, N00°04'07"E, along the East line of said Lot 6, Block A, a distance of 220.90 feet to a 1/2 inch iron rod with yellow plastic cap stamped "METROPLEX 10023300" found at the Northeast corner of said Lot 6, Block A, same being the Southwest corner of a called Tract 1, 6.250 acre tract of land conveyed to Aubrey Independent School District by deed of record in Volume 2023, Page 28514 of the Official Records of Denton County, Texas;

THENCE, N89°23'41"E, along the South line of said Tract 1, 6.250 acre tract of land, a distance of 164.54 feet to a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found, from which a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found at the northernmost Northeast corner of said Lot 4R2, same being the Southeast corner of said Tract 1, 6.250 acre tract, bears N89°04'25"E, a distance of 117.63 feet;

THENCE, S00°04'07"W, along the East line of said Lot 4R2, a distance of 491.79 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 4R2;

THENCE, S89°40'29"W, along the South line of said Lot 4R2, a distance of 943.70 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 4R2, in the East right-of-way line of Highmeadow Drive;

THENCE, N00°19'20"W, along the common line of the West line of said Lot 4R2 and the East right-of-way line of Highmeadow Drive, a distance of 194.02 feet to a 1/2 inch iron rod with yellow plastic cap stamped "METROPLEX 10023300" found;

THENCE, N22°36'32"E, a distance of 18.42 feet to a 1/2 inch iron rod with yellow plastic cap stamped "METROPLEX 10023300" found at the beginning of a tangent curve to the left;

THENCE along said tangent curve to the left having a radius of 50.00 feet, a chord bearing of N04°40'47"E, a chord length of 57.55 feet, a delta angle of 70°16'27", and an arc length of 61.33 feet to the **POINT OF BEGINNING** and containing an area of 6.654 Acres, or (289,861 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY ISD**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **GARLAND WILSON ADDITION, LOTS 4R2-1 and 4R2-2, BLOCK A**, an addition to the City of Aubrey, Texas, and does 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.

FIRE LANE EASEMENT STATEMENT:

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.

ACCESS EASEMENT STATEMENT:

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 my hand this the _____day of _____, 20 _____.

OWNER: **AUBREY ISD**

By: _____ _____
Signature Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____County

My Commission Expires: _____

JOB NUMBER	2512.059-03
DATE	02-12-2026
REVISION	05-26-2026
DRAWN BY	MMF

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr.
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
plattingdepartment@eaglesurveying.com

OWNER
Aubrey ISD
Contact: Eric Hough
415 Tisdell Lane
Aubrey, TX 76227
(940) 668-0060
ehough@aubreyisd.net

ENGINEERING
RLK Engineering
Contact: Rob Morse
111 W. Main Street
Allen, TX 75013
(972) 359-1733
rob@rlkengineering.com

FINAL PLAT
GARLAND WILSON ADDITION
LOTS 4R2-1 & 4R2-2, BLOCK A
1.066 ACRES RIGHT-OF-WAY DEDICATION

BEING A REPLAT OF
LOTS 4R1 THROUGH 4R2, BLOCK A
GARLAND WILSON ADDITION
RECORDED IN DOCUMENT NUMBER 2020-387,
P.R.D.C.T. OUT OF THE
FRANCISCO TREVINO SURVEY,
ABSTRACT NUMBER 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

PLAT PREPARED 02/12/2026

RLK ENGINEERING
111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

May 13, 2026

Shanda Guffee
City of Aubrey
107 S. Main St.
Aubrey, TX 76227

RE: Aubrey ISD Administration Building Replat Engineer's Summary Report

Mrs. Guffee,

This serves as the Engineer's Summary Report for the replat of the Garland Wilson Addition Lot 4R2 Block A property owned by Aubrey ISD.

The purpose of the proposed development is to construct a new Aubrey ISD Administration Building on a lot at the southeast corner of Highmeadow Drive and Betty Lane. As a part of the lot development, the property will be rezoned, Highmeadow Drive will be extended across the property, and a new 2-story 31,000 square foot building constructed. The dedication of the Highmeadow Drive extension will create two separate lots out of the original 6.654 acre lot. The new larger of the two lots to the south of Highmeadow Drive will be the site of the new Administration Building.

Site Details:
Existing Zoning: Multi-Family (MF) & Shopping Center (SC)
Proposed Zoning: Shopping Center (SC)
Overall Parent Lot Size: 6.654Ac. (Garland Wilson Addition Lot 4R2)
Two Remainder Lots: 4.753 Ac. (Lot 4R2-1) & 0.835 Ac. (Lot 4R2-2)
ROW Dedication: 1.066 Ac.
Land Use: School Administration Building
Proposed Building Size: 31,466 SF (2-Stories)
No. of Parking Stalls: 125

The development of the Highmeadow Drive Extension adds a public water line. The Administration Building site development adds a water line loop from the new Highmeadow Drive water line to the Betty Lane water line. Domestic and irrigation meters will connected to the onsite water line loop. The fire protection line for the building will also connect to the onsite water loop. Onsite sewer lines for the Administration Building will connect to an existing public manhole at the corner of the Highmeadow Drive and Betty Lane. The smaller 0.835 Ac Lot 4R2-2 will need to be served by a future sewer line to the east as it will be in different sewer basin. The City has provided a "Will Serve" letter for the Administration Building site related to water and sanitary sewer.

The majority of Lot 4R2-1 (Admin. Bldg.) and the entirety of Lot 4R2-2 drain to the east and onto the adjacent Weldon and Teresa Wilson tract. Lot 4R2-2 will remain undeveloped at this time but the development of Lot 4R2-1 will require a detention pond be constructed to limit the runoff to pre-development conditions. The new Highmeadow Drive extension will have a storm sewer system that will collect runoff from the lots and discharge to the Wilson tract.

At this time, no waivers/suspensions from provisions of the Subdivision regulations are being sought.

If you have any questions regarding the purpose of the Site Plan or need additional information, please let us know.

Cordially,

Rob Morse
RLK Engineering, Inc.
Firm No. 579

April 28, 2026

Rob Morse
RLK Engineering
111 W. Main St.
Allen, TX 75013

Re: Will-Serve Letter

To Whom It May Concern,

This letter serves to confirm that the City of Aubrey can provide utility services for the proposed development located at Parcel 964441, legally described as GARLAND WILSON ADDITION BLK A LOT 4R2.

This location is within the City of Aubrey's certified service area for retail sewer utility services. The City of Aubrey holds the exclusive right to provide retail sewer service within this territory under its Certificate of Convenience and Necessity (CCN) No. 20491 for sewer.

Additionally, the property lies within a dual CCN area shared by the City of Aubrey (CCN No. 11234) and Mustang Special Utility District (CCN No. 11856).

The City of Aubrey is willing to serve this property with sewer and water service.

If you have any questions or need additional information, please contact me at 940-440-9343.

Sincerely,

Shanda Guffee
Development Services Manager
City of Aubrey

CONSTRUCTION PLANS

AUBREY ISD ADMINISTRATION BUILDING

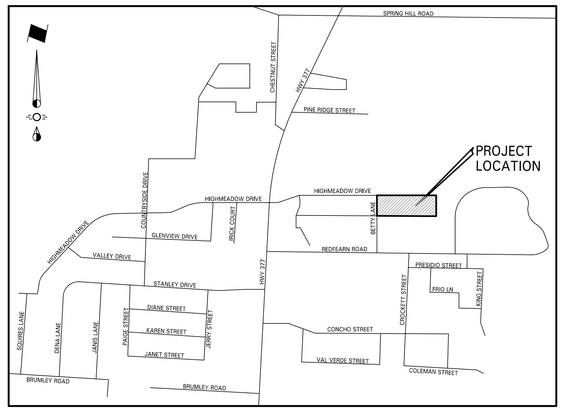
CITY OF AUBREY

DENTON COUNTY, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
--	COVER SHEET
--	FINAL PLAT
CSA1	SITE PLAN
CPVA1	PAVING PLAN
CGRA1	GRADING PLAN
CDRA1	PRE-DEVELOPED DRAINAGE AREA MAP
CDRA2	POST-DEVELOPED DRAINAGE AREA MAP
CDRA3	DRAINAGE PLAN
CDRA4	DRAINAGE PROFILES
CDRA5	DRAINAGE CALCULATIONS
CDRA6	DETENTION CALCULATIONS
CWSA1	WATER & SANITARY SEWER PLAN
CWSA2	SANITARY SEWER PROFILES
CERA1	EROSION CONTROL
CERA2	EROSION CONTROL NOTES
CERA3	EROSION CONTROL DETAILS
CDTA1	ONSITE DETAILS
CDTA2	ONSITE DETAILS
CDTA3	CITY DETAILS
CDTA4	CITY DETAILS
CDTA5	CITY DETAILS
CDTA6	CITY DETAILS
CDTA7	CITY DETAILS
CDTA8	CITY DETAILS
CDTA9	TxDOT DETAILS

Prepared For

Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Tel. 940 668-0060



VICINITY MAP

N.T.S.

Engineer

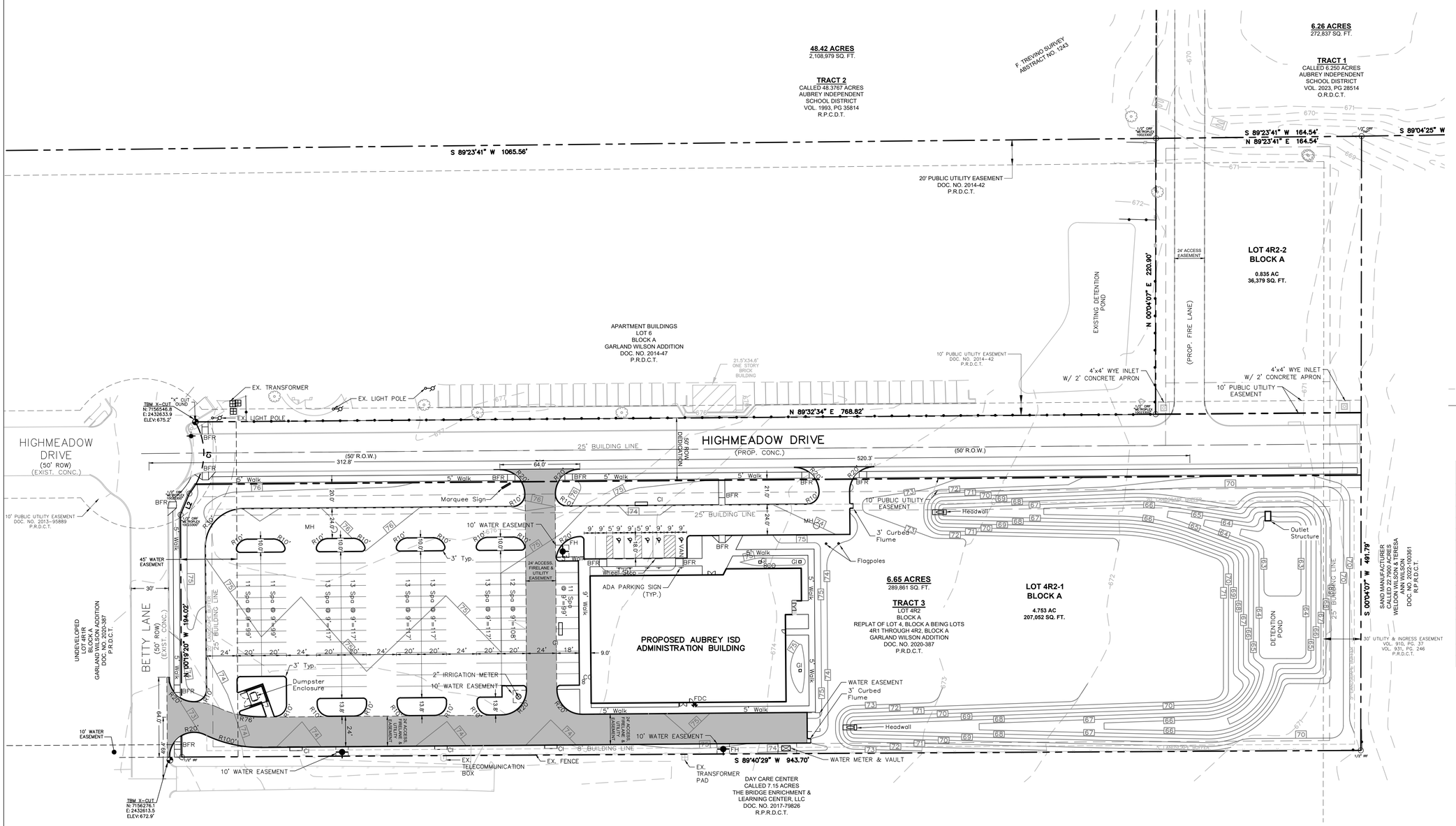
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax

Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
05-27-26

AUBREY ISD ADMINISTRATION BUILDING

May 27, 2026 - 5:32pm User: chase



LEGEND

	PROPOSED CONCRETE (FIRE LANE)
GI	GRATE INLET
CI	CURB INLET
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP
CO	CLEANOUT
MH	MANHOLE
	SIGN
672	EXISTING CONTOUR
67	PROPOSED CONTOURS

SITE SUMMARY CHART

ZONING	SHOPPING CENTER (SC)
PROPOSED USE	PUBLIC/INSTITUTIONAL
LOT SIZE NET	207,052 SF = 4.753 AC
LOT SIZE GROSS	207,052 SF = 4.753 AC
BUILDING SQUARE FOOTAGE	31,466 SF
NUMBER OF FLOORS	2
FIRST FLOOR SQUARE FOOTAGE	16,076 SF
SECOND FLOOR SQUARE FOOTAGE	15,390 SF
LOT COVERAGE	7.8% (16,076/207,052)
FLOOR AREA RATIO	0.152
BUILDING HEIGHT (MAX.)	38'-0"
PARKING REQUIRED (1 per 300 SF floor area)	105 spaces
PARKING PROVIDED	REG = 112 HC = 5 TOTAL = 117 spaces
ADA PARKING REQUIRED	5 spaces
ADA PARKING PROVIDED	5 spaces

SITE NOTES

1. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
2. Mechanical and heating and air-conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
3. The lighting for the subject property will be constructed and operated in conformance with the City of Aubrey Zoning Ordinance.

SITE PLAN
AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION

BEING 6.654 ACRES OF LAND OUT OF THE JAMES CP MELTON SURVEY, ABSTRACT NUMBER 802 DENTON COUNTY, TEXAS

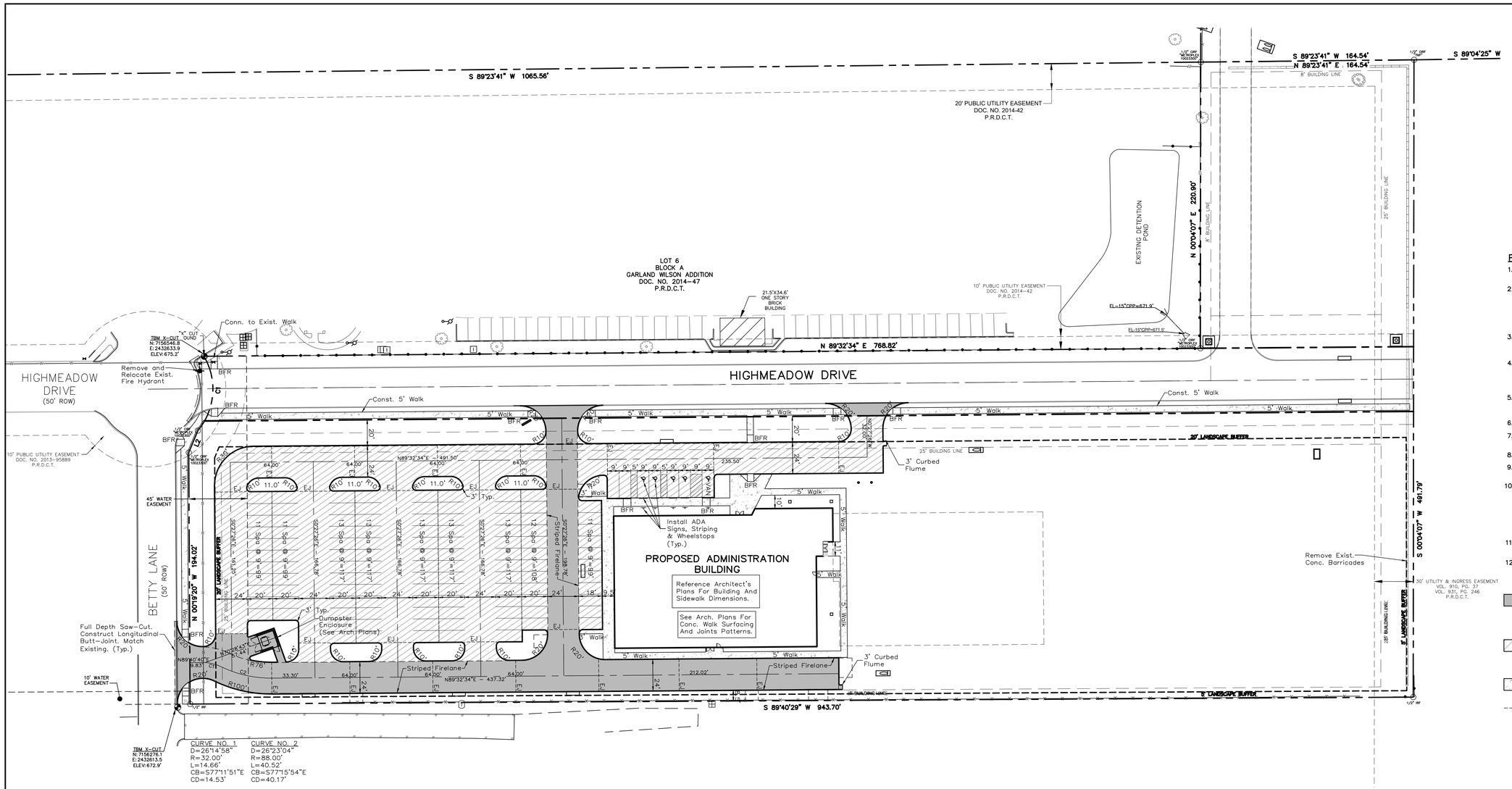
Prepared For:

Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:

RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733
Fax: 972.359.1833
Date: 05-27-26

May 27, 2026 - 5:32pm User: chase



PAVING NOTES

1. All materials and construction shall conform to the City of Aubrey Standards and Specifications.
2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report, #G26-2013 Prepared by Geotex Engineering, Dated March 17, 2026.
6. All dimensions are to face of curb unless otherwise noted.
7. Refer to Architectural Plans for exact building and related sidewalk dimensions.
8. All curb return radii are 3' unless otherwise noted.
9. All dimensions are perpendicular to the drive centerlines and/or property lines.
10. All fire lanes, striped per City of Aubrey standards, and fire hydrants shall be completed and in working order prior to vertical construction. Fire lane markings shall be as follows:: Curb Markings – Painted in red traffic paint from the top of the seam of the curb to a point even with the driving surface; Pavement Markings – Painted in red traffic paint six inches in width to show the boundaries of the lane. The words "NO PARKING – FIRE LANE" shall appear in four inch white letters at 25-foot intervals.
11. Reference City of Aubrey Standards for all public ADA Barrier Free Ramps (BFR).
12. All fire lanes shall be constructed per City of Aubrey Details.

LEGEND

- 7" 4000 psi, Reinforced Concrete Pavement (#4 Bars at 18" OCEW) over 8" Cement Stabilized Subgrade or 8" TxDOT Grade 1-2 Aggregate Base over 6" Compacted Subgrade. (Fire Lane and Dumpster) Geotex Engineering #G26-2013, March 17, 2026
- 6" 4000 psi, Reinforced Concrete Pavement (#4 Bars at 18" OCEW) over 8" Cement Stabilized Subgrade or 8" TxDOT Grade 1-2 Aggregate Base over 6" Compacted Subgrade. (Drives and Parking Areas) Geotex Engineering #G26-2013, March 17, 2026
- 4" 3000 psi, Reinforced Concrete Sidewalk (#3 Bars at 18" OCEW)
- EJ Expansion Joint

!!! CAUTION !!!
Existing Private Utility Lines On Site
Contractor To Verify Existing Utility Locations
Field Verify Both Location & Depth
Visibly Mark All Existing Utilities
Prior To Any Construction
These Markings Are To Be Maintained
And Remain During The Entire
Construction Process

Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companys
48 Hrs. Prior To Any Construction

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

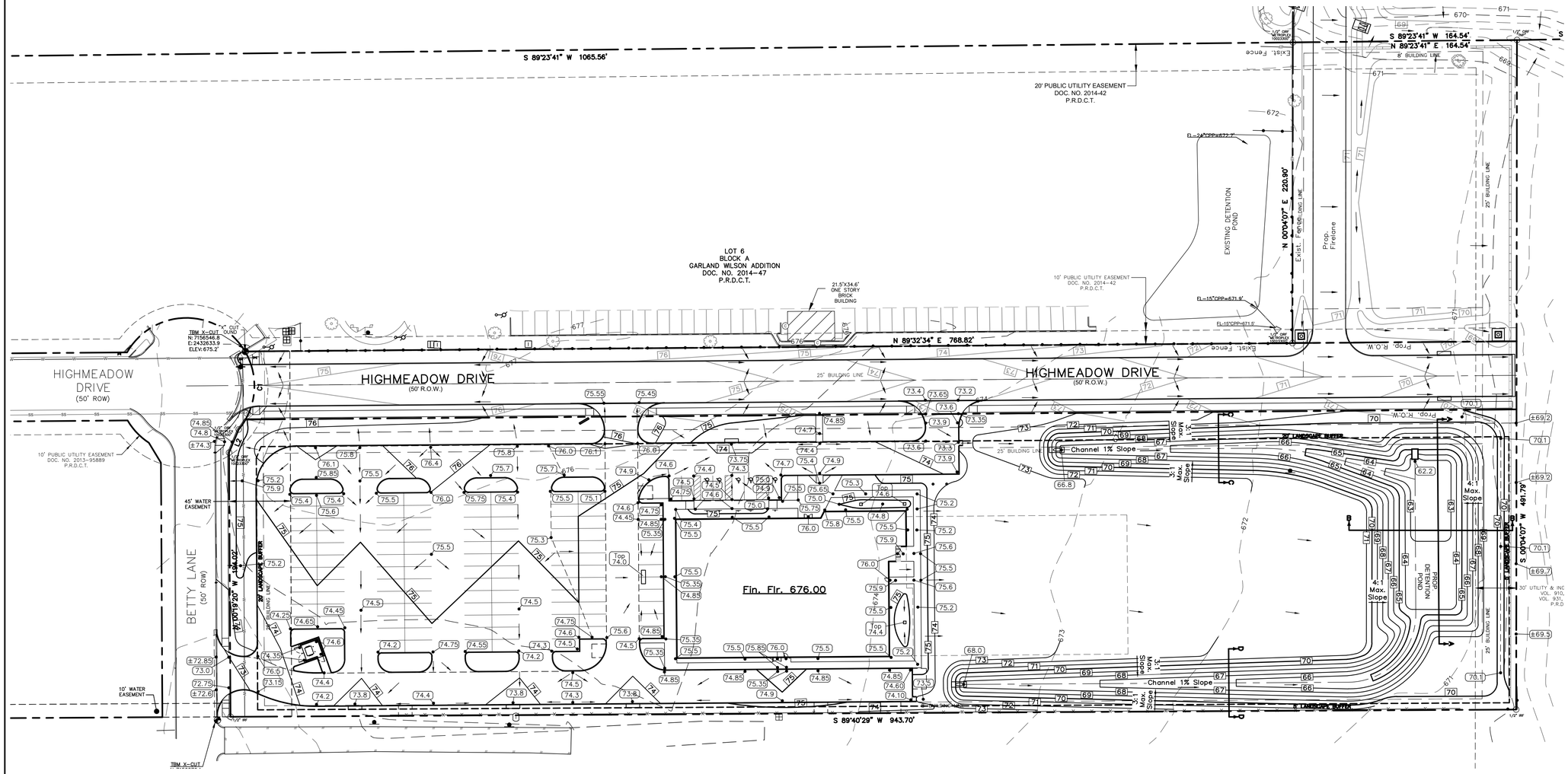
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
05-27-26

PAVING PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A PAV.dwg	1" = 40'	CPVA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase



0 40 80 120

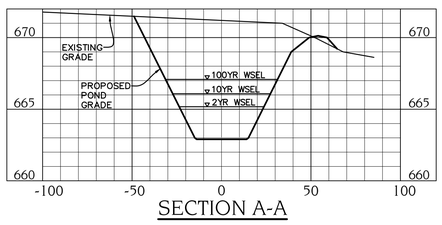
GRAPHIC SCALE
1"=40'

GRADING NOTES

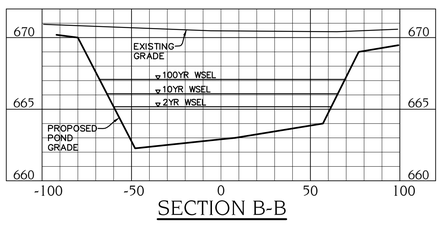
1. All materials and construction shall conform to the City Standards and Specifications, and North Central Texas Council of Governments Standard Specifications for Public Works Construction, Latest Edition.
2. Prior to starting construction, the Contractor shall make certain that all required permits 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.
3. In the event an item is not covered in the City's specs., the City Engineer's decision shall apply.
4. Contractor shall meet O.S.H.A requirements for trench safety.
5. Barricading, traffic control, and project signs shall conform To Texas Department of Transportation.
6. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable If necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving. All islands shall be crowned to allow positive drainage over top of curb,
7. The locations of underground utilities shown on this plan are based on field surveys and local utility company records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their utilities prior to starting construction. Any damage to existing utilities is to be repaired at Contractor's expense.
8. Proposed spot elevations are finished grade elevations.
9. All subgrade preparation shall be as directed in accordance with the Geotechnical Report, G26-2013, Prepared by Geotex Engineering, Dated March 17, 2026.
10. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
11. Any damage to adjoining property during construction shall be repaired to pre construction conditions or better at the expense of the Contractor.
12. Erosion control shall be in place prior to the disturbance of any existing surface.
13. All sidewalk slopes including crosswalks, shall not exceed the following ADA requirements
    1:20 longitudinal (along the walk)
    1:50 per foot transverse (across the walk)
14. All accessible parking space slopes including walks aisles, shall not exceed 2.0% or 1:50 in any direction.
15. It shall be the Contractor's responsibility to remove excess earthwork material from the site at no additional cost to the owner.
16. If additional earthwork material is required to achieve the grades indicated, it shall be imported by the Contractor at no additional cost to the owner.
17. Maximum slope shall not exceed 4:1.

LEGEND

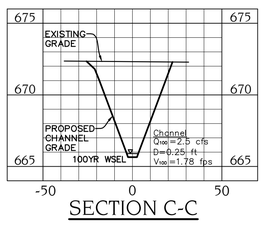
- XX.X / 37.21 — Proposed Spot Elevation
- Existing Spot Elevation
- 37 — Proposed Contour
- 537 — Existing Contour
- Direction of Flow



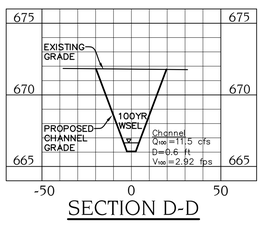
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

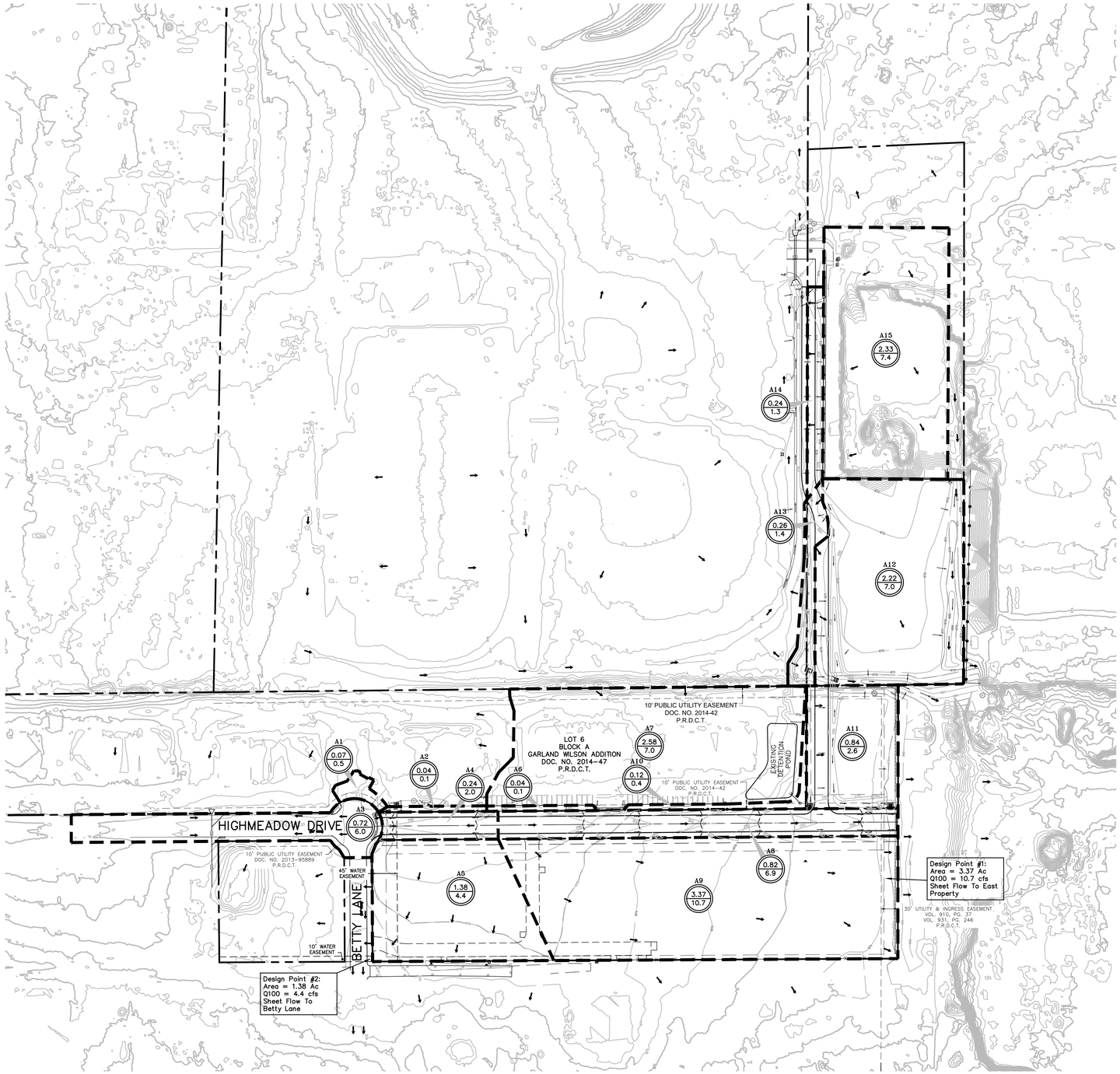
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

GRADING PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A GRAD.dwg	1" = 40'	CGRA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: Chase



0 100 200

GRAPHIC SCALE
1"=100'

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)	COLLECTION POINT
A1	0.07	1.00	0.80	10	9.24	0.5	SHEET FLOW TO HIGHMEADOW DR
A2	0.04	1.00	0.40	15	7.91	0.1	SHEET FLOW ONSITE SOUTH
A3	0.72	1.00	0.90	10	9.24	6.0	FLOWS TO INLET ON HIGHMEADOW DR
A4	0.24	1.00	0.90	10	9.24	2.0	FLOWS WEST TO A3
A5	1.38	1.00	0.40	15	7.91	4.4	SHEET FLOW OFFSITE SOUTHWEST
A6	0.04	1.00	0.40	15	7.91	0.1	SHEET FLOW TO A8
A7	2.58	1.00	0.30	10	9.24	7.0	EXISTING DETENTION POND RELEASE
A8	0.82	1.00	0.90	10	9.24	6.9	FLOW EAST TO INLET
A9	3.37	1.00	0.40	15	7.91	10.7	SHEET FLOW OFFSITE EAST
A10	0.12	1.00	0.40	15	7.91	0.4	SHEET FLOW TO A11
A11	0.84	1.00	0.40	15	7.91	2.6	FLOW TO WYE INLET
A12	2.22	1.00	0.40	15	7.91	7.0	FLOWS TO SOUTHEAST
A13	0.26	1.00	0.70	15	7.91	1.4	FLOWS TO CULVERT
A14	0.24	1.00	0.70	15	7.91	1.3	FLOWS TO FLUME EAST
A15	2.33	1.00	0.40	15	7.91	7.4	FLOWS TO SOUTH

PRE-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology: Rational Method
Q = C I A
C = VARIES
Cf = 1.00
I_{100} = VARIES (Per NOAA 14)
tc = VARIES

X.XX — Area In Acres
X.X — Q_{100} In cfs

PRE-DEVELOPMENT LEGEND

---746--- Existing Contour
Existing Drainage Divide
Flow Arrow

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
LICENSED PROFESSIONAL ENGINEER
05-27-26

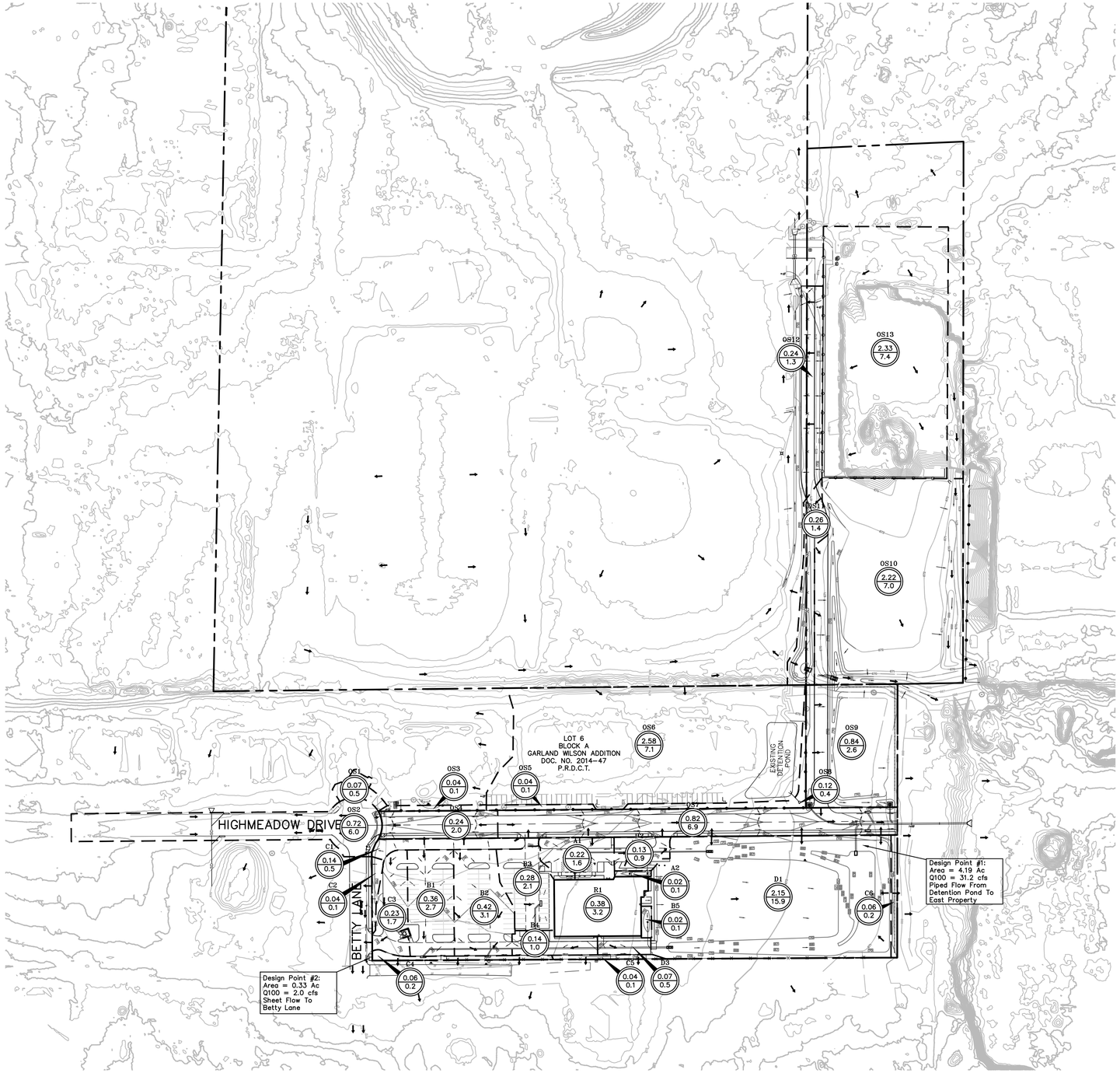
PRE-DEVELOPED DRAINAGE AREA MAP

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EDAM.dwg	1" = 100'	CDRA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase



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)	COLLECTION POINT
A1	0.22	1.00	0.80	10	9.24	1.6	LINE A
A2	0.02	1.00	0.40	10	9.24	0.1	LINE A
B1	0.36	1.00	0.80	10	9.24	2.7	LINE B
B2	0.42	1.00	0.80	10	9.24	3.1	LINE B
B3	0.28	1.00	0.80	10	9.24	2.1	LINE B
B4	0.14	1.00	0.80	10	9.24	1.0	LINE B
B5	0.02	1.00	0.40	10	9.24	0.1	LINE B
C1	0.14	1.00	0.40	10	9.24	0.5	FLOWS TO HIGHMEADOW DR
C2	0.04	1.00	0.40	10	9.24	0.1	FLOWS TO BETTY LANE
C3	0.23	1.00	0.80	10	9.24	1.7	FLOWS TO BETTY LANE
C4	0.06	1.00	0.40	10	9.24	0.2	FLOWS TO BETTY LANE
C5	0.04	1.00	0.40	10	9.24	0.1	FLOWS OFFSITE SOUTH
C6	0.06	1.00	0.40	10	9.24	0.2	FLOWS OFFSITE EAST
D1	2.15	1.00	0.80	10	9.24	15.9	DETENTION POND
D2	0.13	1.00	0.80	10	9.24	0.9	FLOWS TO D1
D3	0.07	1.00	0.80	10	9.24	0.5	FLOWS TO D1
OS1	0.07	1.00	0.80	10	9.24	0.5	FLOWS TO HIGHMEADOW DR
OS2	0.72	1.00	0.90	10	9.24	6.0	HIGHMEADOW DR STREET DRAINAGE
OS3	0.04	1.00	0.40	15	7.91	0.1	FLOWS TO OS4
OS4	0.24	1.00	0.90	10	9.24	2.0	FLOWS TO HIGHMEADOW DR
OS5	0.04	1.00	0.40	15	7.91	0.1	FLOWS TO OS7
OS6	2.58	1.00	0.30	10	9.24	7.1	EXISTING DETENTION POND
OS7	0.82	1.00	0.90	10	9.24	6.9	FLOWS TO CURB INLETS
OS8	0.12	1.00	0.40	15	7.91	0.4	FLOWS TO WYE INLET
OS9	0.84	1.00	0.40	15	7.91	2.6	FLOWS TO WYE INLET
OS10	2.22	1.00	0.40	15	7.91	7.0	FLOWS OFFSITE EAST
OS11	0.26	1.00	0.70	15	7.91	1.4	FLOWS TO OS10
OS12	0.24	1.00	0.70	15	7.91	1.3	FLOWS WEST TO CHANNEL
OS13	2.33	1.00	0.40	15	7.91	7.4	FLOWS TO OS10
R1	0.38	1.00	0.90	10	9.24	3.2	LINE B

0 100 200
GRAPHIC SCALE
1"=100'

POST-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology: Rational Method
Q = C I A
C = VARIES
Cf = 1.00
I_{100} = VARIES (Per NOAA 14)
tc = VARIES

X.XX / X.X — Area In Acres / Q_{100} In cfs

POST-DEVELOPMENT LEGEND

746 — Existing Contour
746 — Proposed Contour
Proposed Drainage Divide
Flow Arrow

Design Point Comparison Table					
	Pre Development		Post Development		
Design Point	Area (Acres)	Flow (cfs)	Area (Acres)	Flow (cfs)	Notes
#1	3.37	10.7	4.19	31.2	Sheet Flow to Betty Lane
#2	1.38	4.4	0.33	2.0	Flow to East

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

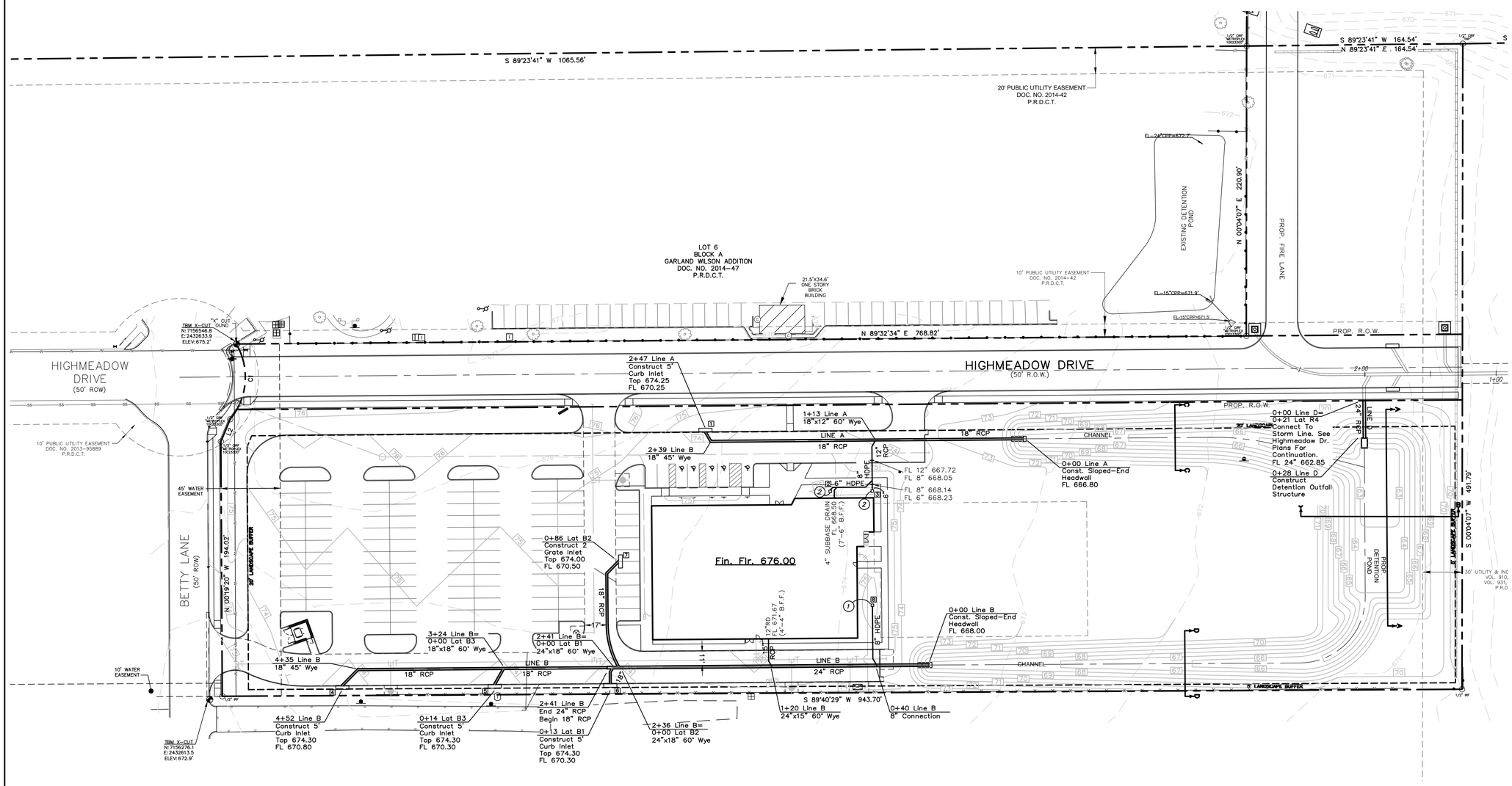
POST-DEVELOPED DRAINAGE AREA MAP

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A PDAM.dwg	1" = 100'	CDRA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase



DRAINAGE NOTES

1. All materials and construction shall conform to the City Standards and Specifications, and North Central Texas Council of Governments Standard Specifications for Public Works Construction, Latest Edition.
2. 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.
3. In the event an item is not covered in the City's specs., the City Engineer's decision shall apply.
4. Contractor shall meet O.S.H.A requirements for trench safety.
5. Barricading, traffic control, and project signs shall conform To Texas Department of Transportation.
6. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving. All islands shall be crowned to allow positive drainage over top of curb,
7. The locations of underground utilities shown on this plan are based on field surveys and local utility company records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their utilities prior to starting construction. Any damage to existing utilities is to be repaired at Contractor's expense.

NOTES BY SYMBOL " ◯ "

(1) *Const. No. 24 Catch Basin Top 674.40 FL 672.40*

(2) *Const. No. 12 Catch Basin Top 674.60 FL 673.60*

[#] *Inlet Number*

CAUTION EXISTING UTILITIES !!!!

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STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

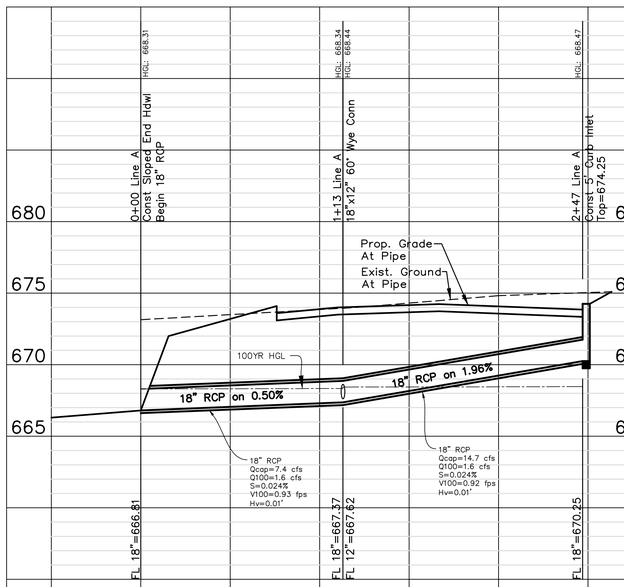
DRAINAGE PLAN

Aubrey ISD Administration Building

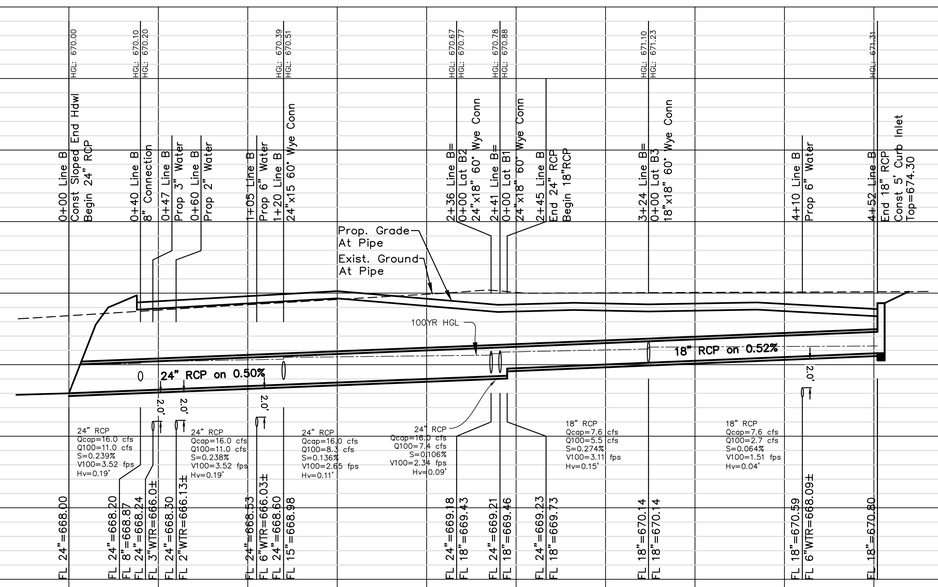
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DRNG.dwg	1" = 40'	CDRA3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

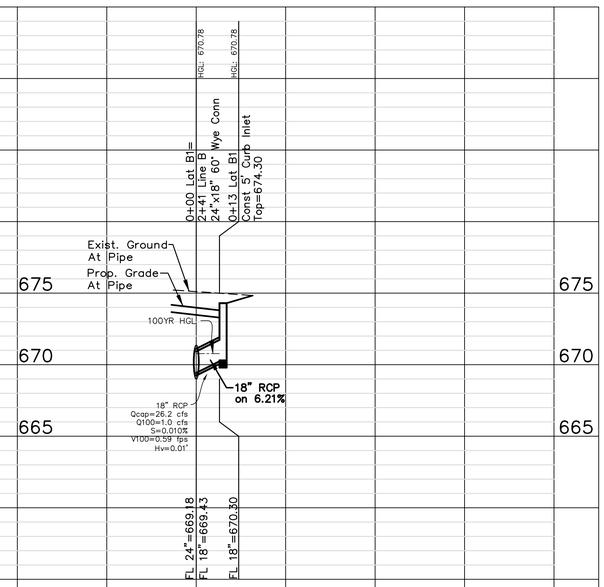
May 27, 2026 - 5:33pm User: chase



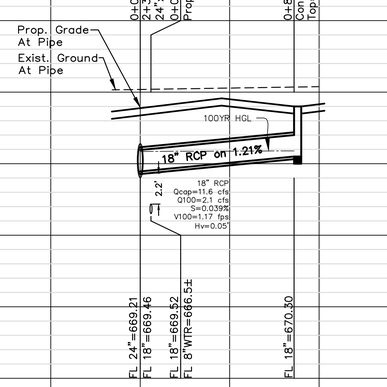
STORM SEWER LINE A



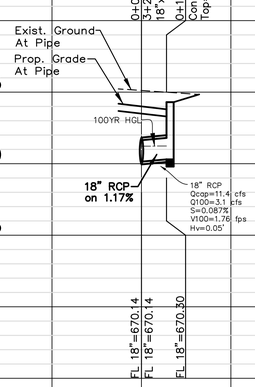
STORM SEWER LINE B



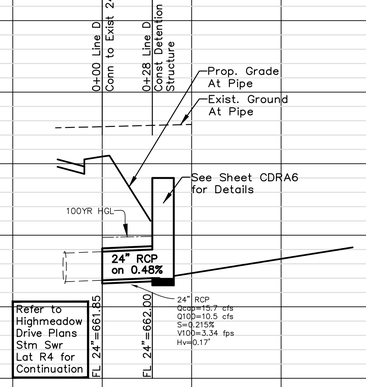
STORM SEWER LAT B1



STORM SEWER LAT B2



STORM SEWER LAT B3



STORM SEWER LINE D

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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ROBERT B. MORSE 98295 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS 05-27-26

DRAINAGE PROFILES

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DRNG PROFILES.dwg	1" = 40'	CDRA4
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK. 25097	

May 27, 2026 - 5:33pm User: chase

Hydraulic Calculations For Storm Lines

From	To	Pipe Length	Drainage Area Incremental No.	Drainage Area Total Area Area	Runoff 'C'	Cf	Incr. CA	Total CA	Time of Concentration Inlet Time	Time of Concentration Travel Time	Time of Concentration Total	100-Year Intensity "I"	100-Year Runoff "Q"	Inlet Carry Over	Inlet Carry Over "q"	Q Pipe	Pipe Size Diameter	n	Sf	HGL D/S	HGL U/S	Head Loss Calculations V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	KjV1^2/2g	Hk	Design HGL	Invert Elevation From	Invert Elevation To	Soffit Elevation From	Soffit Elevation To	Full Flow or Partial Flow	T/C or Ground Elev.	Comments
sta	sta	ft		acres	acres					min	min	min	in/hr	cfs	cfs	cfs	cfs	in		%	ft	ft	ft/s	ft/s	ft	ft	ft	ft	ft	ft	ft	ft	ft		ft	
1	2	3	4	5	6	7		8	9	10	11	12	13	14	15	16	17	18	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Line A																																				
113	247	134	A1	0.22	0.22	0.80	1.00	0.18	0.18	10.00	0.00	10.00	9.24	1.6	0	0	1.6	18	0.013	0.024%	668.44	668.47	0.00	0.92	0.00	0.01	0.60	0.00	0.10	668.57	667.37	670.40	668.87	671.90	Partial	674.50	Curb Inlet
0	113	113	A2	0.02	0.24	0.80	1.00	0.02	0.19	10.00	2.43	12.43	8.53	1.6	0	0	1.6	18	0.013	0.024%	668.31	668.34	0.92	0.93	0.01	0.01	0.60	0.01	0.10	668.44	666.81	667.37	668.31	668.87	Partial	674.00	Wye Connection
Line B																																				
324	452	128	B1	0.36	0.36	0.80	1.00	0.29	0.29	10.00	0.00	10.00	9.24	2.7	0	0	2.7	18	0.013	0.064%	671.22	671.31	0.00	1.51	0.00	0.04	0.60	0.00	0.10	671.41	670.14	670.80	671.64	672.30	Partial	673.50	Curb Inlet
245	324	79	Lat B3	0.42	0.78	-	-	0.34	0.62	10.00	1.42	11.42	8.81	5.5	0	0	5.5	18	0.013	0.274%	670.88	671.10	1.51	3.11	0.04	0.15	0.60	0.02	0.13	671.22	669.21	670.14	670.71	671.64	Partial	674.00	Wye Connection
236	245	9	Lat B2	0.28	1.06	-	-	0.22	0.85	11.42	0.42	11.84	8.69	7.4	0	0	7.4	24	0.013	0.106%	670.77	670.78	3.11	2.35	0.15	0.09	0.60	0.09	0.10	670.88	669.18	669.21	671.18	671.21	Partial	674.00	Wye Connection
120	236	116	Lat B1	0.14	1.20	-	-	0.11	0.96	11.84	0.06	11.90	8.68	8.3	0	0	8.3	24	0.013	0.136%	670.51	670.67	2.35	2.65	0.09	0.11	0.60	0.05	0.10	670.77	668.60	669.18	670.60	671.18	Partial	674.00	Wye Connection
40	120	80	R1	0.38	1.58	0.90	1.00	0.34	1.30	11.90	0.73	12.63	8.48	11.0	0	0	11.0	24	0.013	0.238%	670.20	670.39	2.65	3.51	0.11	0.19	0.60	0.07	0.13	670.51	668.20	668.60	670.20	670.60	Partial	674.00	Wye Connection
0	40	40	B5	0.02	1.60	0.80	1.00	0.02	1.32	12.63	0.38	13.01	8.38	11.0	0	0	11.0	24	0.013	0.239%	670.00	670.10	3.51	3.52	0.19	0.19	0.60	0.12	0.10	670.20	668.00	668.20	670.00	670.20	Partial	674.00	Grate Inlet
Lat B1																																				
0	13	13	B4	0.14	0.14	0.80	1.00	0.11	0.11	15.00	0.00	10.00	9.24	1.0	0	0	1.0	18	0.013	0.010%	670.78	670.78	0.00	0.59	0.00	0.01	0.60	0.00	0.10	670.88	669.43	670.30	670.93	671.80	Partial	673.50	Curb Inlet
Lat B2																																				
0	86	86	B3	0.28	0.28	0.80	1.00	0.22	0.22	15.00	0.00	10.00	9.24	2.1	0	0	2.1	18	0.013	0.039%	670.85	670.89	0.00	1.17	0.00	0.02	0.60	0.00	0.10	670.99	669.46	670.30	670.96	671.80	Partial	673.50	Grate Inlet
Lat B3																																				
0	14	14	B2	0.42	0.42	0.80	1.00	0.34	0.34	15.00	0.00	10.00	9.24	3.1	0	0	3.1	18	0.013	0.087%	671.22	671.23	0.00	1.76	0.00	0.05	0.60	0.00	0.10	671.33	670.14	670.30	671.64	671.80	Partial	673.50	Grate Inlet
Line D																																				
0	28	28	Detention Pond Outfall	3.37	3.37	0.34	1.00	1.14	1.14	10.00	0.00	10.00	9.24	10.5	0	0	10.5	24	0.013	0.215%	664.85	664.91	0.00	3.34	0.00	0.17	0.60	0.00	0.17	665.08	661.85	662.00	663.85	664.00	Full	665.20	Detention Outfall

CITY OF AUBREY, TEXAS - INLET DESIGN CALCULATION SPREADSHEET

Project: Aubrey Administartion Building Road Extension

All Inlets Curb Assumed 10% Blocked For Capacity
100-Year Frequency Flows
Pavement "n" = 0.0175

Runoff Caclulations														Gutter Capacity Calculations					Curb Inlet Calculations									Drop inlet Calculations		
Inlet Number	Area No.	Approx. Centerline Station	Paved Area (Ac.) 0.90	SFR-0.5 Area (Ac) 0.55	Open Area (Ac.) 0.40	Effective Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time Upstream Sta. (Min.)	Design Storm Freq. (Yrs.)	Intensity (I) (In/Hr.)	Flow "Q" (c.f.s.)	Carry Over (c.f.s.)	Total Flow "Qa" (c.f.s.)	Z 2% xSlope (1/xslope)	Z/"n"	Gutter Slope "S" (ft/ft)	Y (ft)	Ponded Width Y*Z (ft)	a (ft)	qL (c.f.s.)	Minimum Length Required Lr (ft)	Length Supplied La (ft)	La/Lr	a/Y	Q/Qa	Q= Qa*(Q/Qa)	Carryover (c.f.s.)	Head at Throat	Inlet Opening Length (ft)	Carryover (c.f.s.)
1	A1		0.22	0	0	0.8	0.176	0.176	10	100	9.24	1.6	0	1.6	-	-	-	-	-	-	0.7	1.1	5	4.61	-	1.0	1.6	0	-	-	-
2	A2		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0
3	A2		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0
4	B1		0.36	0	0	0.8	0.288	0.288	10	100	9.24	2.7	0	2.7	-	-	-	-	-	-	0.7	1.8	5	2.82	-	1.0	2.7	0	-	-	-
5	B2		0.42	0	0	0.8	0.336	0.336	10	100	9.24	3.1	0	3.1	-	-	-	-	-	-	0.7	2.1	5	2.41	-	1.0	3.1	0	-	-	-
6	B4		0.14	0	0	0.8	0.112	0.112	10	100	9.24	1.0	0	1.0	-	-	-	-	-	-	0.7	0.7	5	7.24	-	1.0	1.0	0	-	-	-
7	B3		0.28	0	0	0.8	0.224	0.224	10	100	9.24	2.1	0	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	26	0
8	B5		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0

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STATE OF TEXAS — ROBERT B. MORSE — 98295 — PROFESSIONAL ENGINEER — 05-27-26

DRAINAGE CALCULATIONS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DRNG PROFILES.dwg	1" = 40'	CDRA5
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

DETENTION POND CALCULATION SUMMARY – 100 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_{100} = 7.91 in/hr
Q_{100} = 10.7 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{100} = 9.24 in/hr
Q_{100} = 0.20 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 10.7 CFS – 0.2 CFS = 10.5 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 23,586 CF
100 YR WSEL = 667.10'

CIPOLETTI WEIR CALCULATION

For The 100 YR Event & Flowmaster, The Crest Length Can Be Determined.
Q = 3.367bH^(3/2)
Weir TW = 664.06 (Centroid)
Weir HW = 667.10 (100Yr WSEL)
Crest Elev. = 662.20
Q = 10.5 cfs
Solve for b
Crest Length = b = 0.319' = 3.8"

TOTAL DETENTION VOLUME PROVIDED

V = 23,586 CF @ 667.10'
23,586 CF = 23,586 CF
Vol Provided = Vol Required

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	11.23	0.94	37.6	11,291	15	4,708	6,583
10	9.24	1.54	31.0	18,580	20	6,278	12,302
15	7.91	1.98	26.5	23,869	25	7,847	16,022
20	6.96	2.32	23.3	27,986	30	9,416	18,570
30	5.66	2.83	19.0	34,173	40	12,555	21,618
40	4.82	3.21	16.2	38,765	50	15,694	23,071
50	4.22	3.52	14.1	42,419	60	18,833	23,586
60	3.77	3.77	12.6	45,457	70	21,972	23,486
70	3.41	3.98	11.4	48,064	80	25,110	22,953
80	3.13	4.17	10.5	50,350	90	28,249	22,101
90	2.89	4.34	9.7	52,390	100	31,388	21,002
120	2.38	4.76	8.0	57,473	130	40,804	16,669
180	1.79	5.38	6.0	64,929	190	59,637	5,292
360	1.09	6.52	3.6	78,730	370	116,136	(37,405)
					Required Storage Volume	23,586	cubic feet
						0.54	acre-feet

DETENTION POND CALCULATION SUMMARY – 10 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_{10} = 5.50 in/hr
Q_{10} = 7.40 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{10} = 6.50 in/hr
Q_{10} = 0.20 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 7.4 CFS – 0.2 CFS = 7.2 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 15,345 CF
10 YR WSEL = 666.10'

WATER SURFACE CALCULATION

Using The Crest Length Determined For The 100 YR Event, The 10YR Water Surface Can Be Calculated.
Q_{10} = 3.367bH^(3/2)
Weir TW = 663.14 (Depth In Pipe)
Crest Elev. = 662.20
Q_{10} = 7.20 cfs
Solve for H
H = 3.68'
Weir HW = Crest + H = 665.88

TOTAL DETENTION VOLUME PROVIDED

V = 14,072 CF @ 665.88'
14,072 CF < 15,345 CF
Vol Provided < Vol Required
92% of Req. Volume is Provided.

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	8.04	0.67	27.0	8,088	15	3,246	4,842
10	6.50	1.08	21.8	13,071	20	4,328	8,743
15	5.50	1.37	18.4	16,584	25	5,411	11,174
20	4.79	1.60	16.1	19,264	30	6,493	12,772
30	3.85	1.92	12.9	23,209	40	8,657	14,553
40	3.24	2.16	10.9	26,080	50	10,821	15,259
50	2.82	2.35	9.4	28,331	60	12,985	15,345
60	2.50	2.50	8.4	30,183	70	15,149	15,033
					Required Storage Volume	15,345	cubic feet
						0.35	acre-feet

DETENTION POND CALCULATION SUMMARY – 2 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_2 = 3.90 in/hr
Q_2 = 5.30 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{100} = 4.71 in/hr
Q_{100} = 0.10 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 5.3 CFS – 0.1 CFS = 5.2 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 9,921 CF
100 YR WSEL = 665.20'

WATER SURFACE CALCULATION

Using The Crest Length Determined For The 100 YR Event, The 2YR Water Surface Can Be Calculated.
Q_2 = 3.367bH^(3/2)
Weir TW = 662.99 (Depth In Pipe)
Crest Elev. = 662.20
Q_2 = 5.20 cfs
Solve for H
H = 2.97'
Weir HW = Crest + H = 665.17

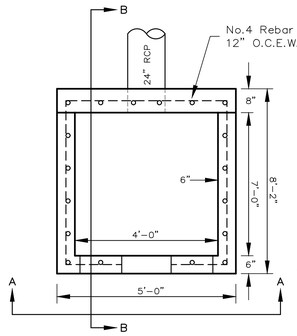
TOTAL DETENTION VOLUME PROVIDED

V = 9,660 CF @ 665.17'
9,660 CF < 9,921 CF
Vol Provided < Vol Required
97% of Req. Volume is Provided.

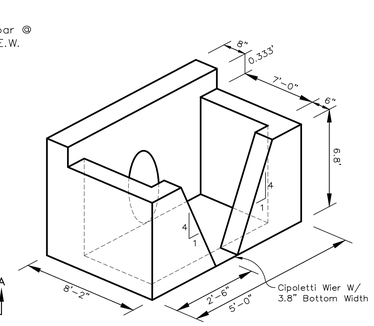
Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	6.02	0.50	20.2	6,055	15	2,321	3,734
10	4.71	0.78	15.8	9,469	20	3,094	6,374
15	3.90	0.98	13.1	11,767	25	3,868	7,899
20	3.35	1.12	11.2	13,471	30	4,641	8,829
30	2.64	1.32	8.8	15,916	40	6,189	9,727
40	2.19	1.46	7.4	17,657	50	7,736	9,921
50	1.89	1.57	6.3	19,004	60	9,283	9,721
60	1.67	1.67	5.6	20,103	70	10,830	9,273
					Required Storage Volume	9,921	cubic feet
						0.23	acre-feet

POND STAGE/STORAGE/DISCHARGE CHART

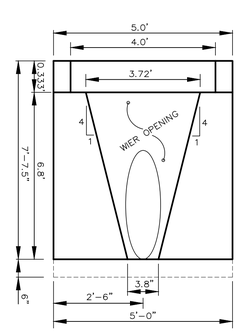
Pond Elevation	Accumulated Volume (cubic feet)	Discharge From Pond (cfs)	
662.20	0	0	
663	707	0.7	
664	3,715	2.3	
665	8,604	3.7	
665.17	9,660	5.2	2yr WSEL
665.87	14,072	7.2	10yr WSEL
666	14,818	6.8	
667	22,451	10.2	
667.1	23,586	10.5	100yr WSEL
668	31,620	13.9	



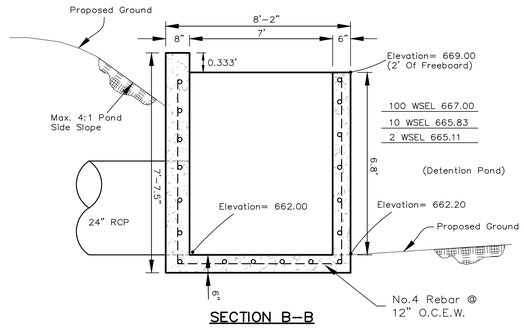
PLAN VIEW



ISOMETRIC METRIC VIEW



SECTION A–A



SECTION B–B

DETENTION POND OUTFALL STRUCTURE
N.T.S.

Note: Concrete Drainage Structures Shall Have A Compressive Strength Of 4200psi. Refer To Manufacturer For Steel Reinforcement. Also All Storm Structures Must Be Cladded.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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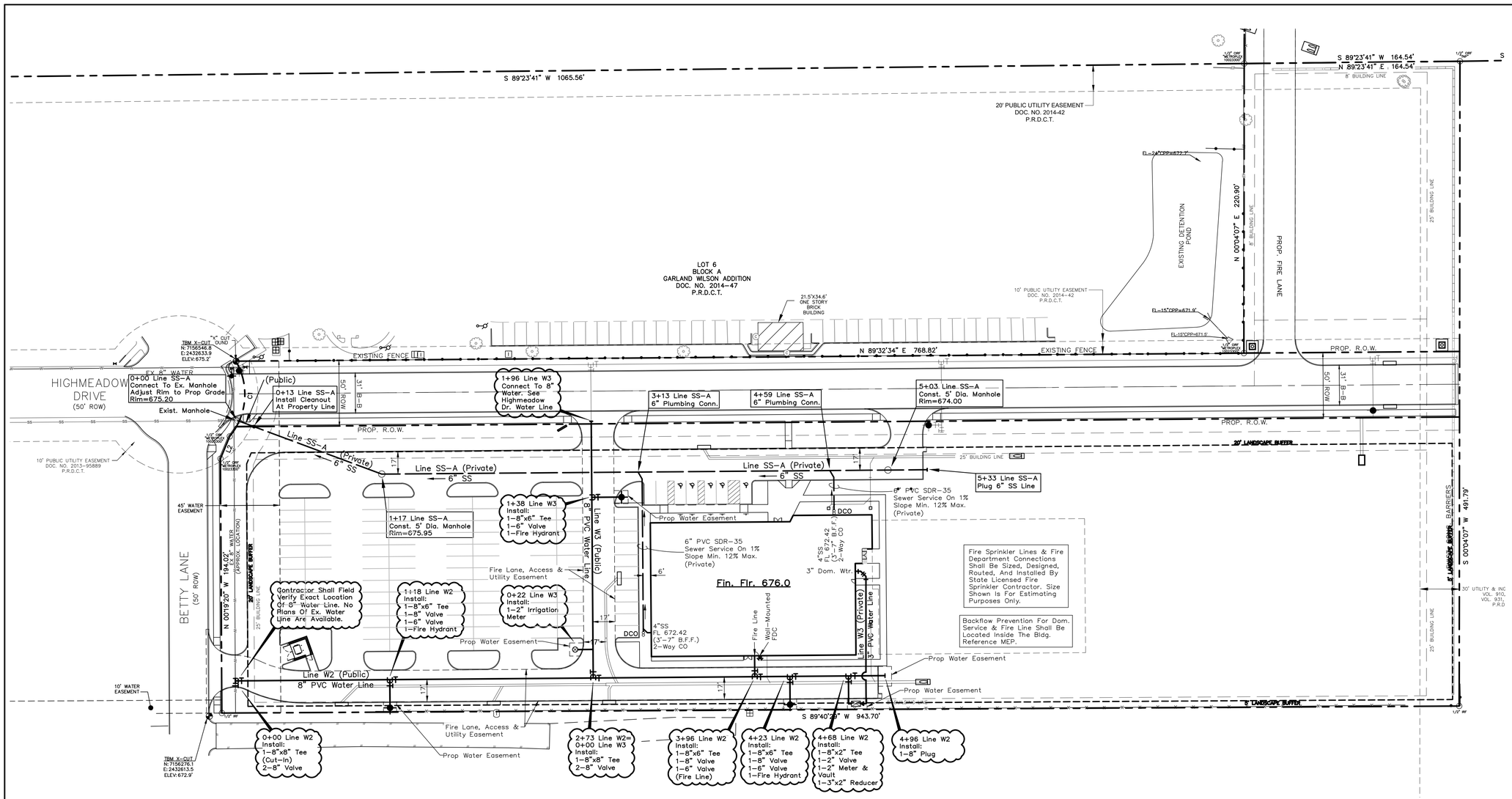
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS – ROBERT B. MORSE – 98295 – REGISTERED PROFESSIONAL ENGINEER – 05-27-26

DETENTION CALCULATIONS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETENTION CALCS.dwg	1" = 40'	CDRA6
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User chase



WATER & SANITARY SEWER NOTES

1. All materials and construction shall conform to the City of Aubrey standards and specifications and the North Texas Central Council of Governments Standard Specifications for Public Works Construction, Latest Revision.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with O.S.H.A. Standards.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the contractor to protect all public utilities in the construction of this project.
5. All water mains shall have a minimum cover of 48 inches.
6. All sanitary sewer lines shall be PVC SDR 35 pipe.
7. All waterline and sanitary sewer main crossings shall meet TCEQ regulation 290.44(e)(4)(B) for new utility installation.
8. Concrete blocking shall be provided on water mains at all tees, fire hydrants, joint restraint and bends per City standards.
9. Refer to Irrigation Plans for irrigation sleeving.
10. Contractor to be responsible for installation of vertical bends and blocking on water mains to clear proposed utilities and maintain minimum cover.

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Company
48 Hrs. Prior To Any Construction

!!! CAUTION !!!
Existing Private Utility Lines On Site
Contractor To Verify Existing Utility Locations
Field Verify Both Location & Depth
Visibly Mark All Existing Utilities
Prior To Any Construction
These Markings Are To Be Maintained
And Remain During The Entire
Construction Process

Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Contractor's responsibility to coordinate with the appropriate utility providers, parties, etc. to ensure that all sleeving is in place prior to placing permanent paving.

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

WATER & SANITARY SEWER PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A WTR.dwg	1" = 40'	CWWA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

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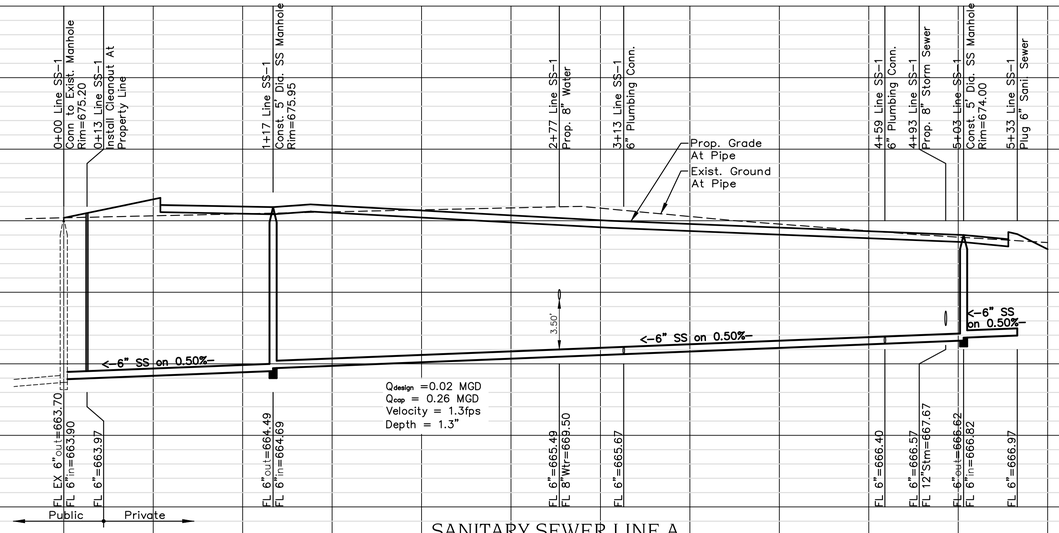

SANITARY SEWER LINE A

(PRIVATE)

Wastewater Flow Calculations:
Prop. 6" PVC @ 0.50% Slope
Admin Occupancy: 334
TCEQ Wastewater Loading: 20 gal/day/person
Peaking Factor: 5
Avg. Daily Flow = (334)x20 =
= 6,600 gal/day = 0.0067 MGD
Peak Daily Flow = 4,000 x 5 =
= 33,000 gal/day = 0.033 MGD
6" Wastewater Line Capacity = 0.26 MGD

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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Allen, Texas 75013
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Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
LICENSED PROFESSIONAL ENGINEER
05-27-26

SANITARY SEWER PROFILES

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A SANI SEWER PROFILES	dwg 1" = 40'	CWSA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

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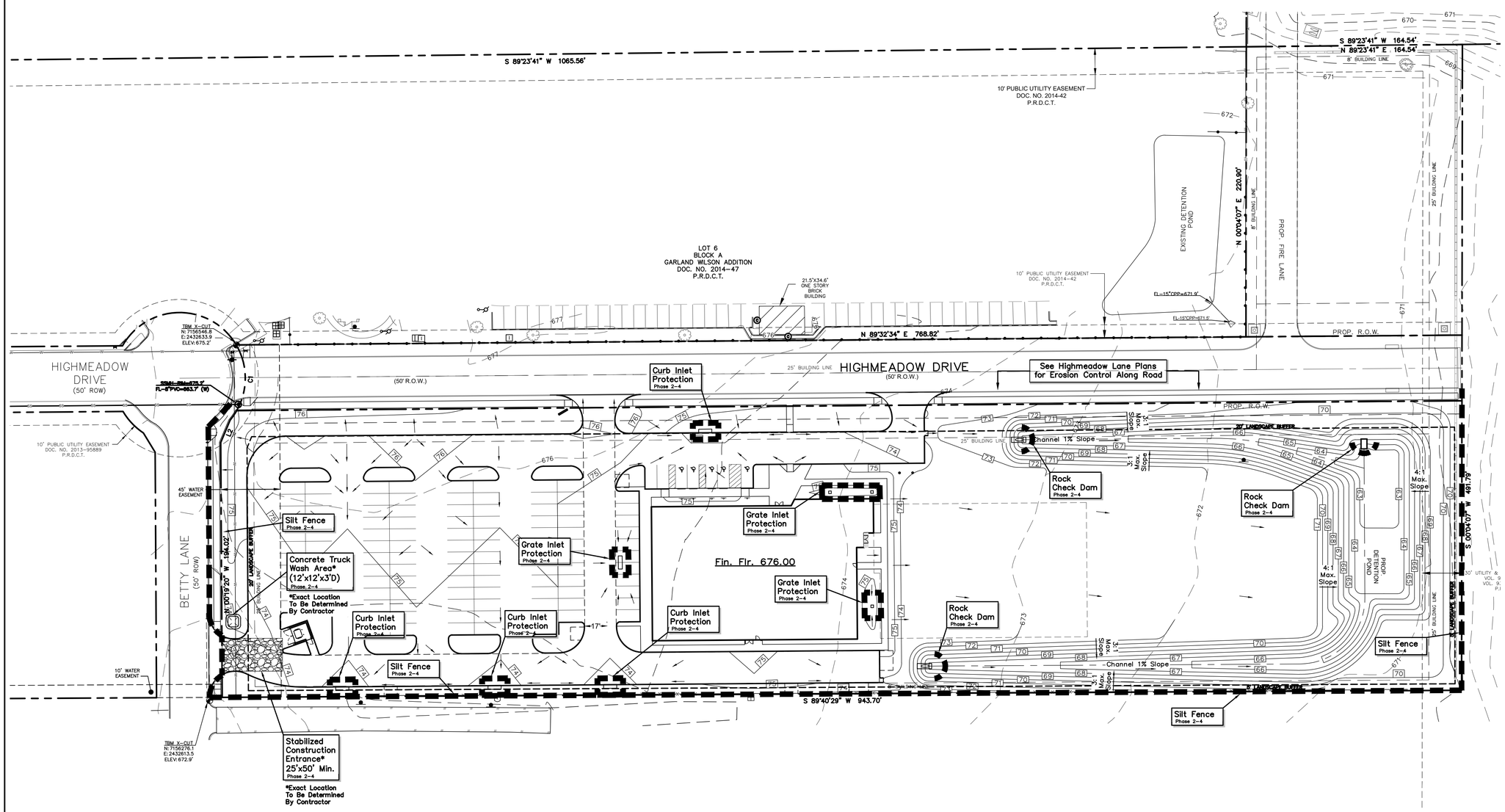

0 40 80 120

GRAPHIC SCALE
1"=40'

EROSION CONTROL 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 of Aubrey.
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. Off-site soil borrow and spoil areas are considered as part of the project site, and must also comply with the erosion control requirements for this project. This includes the installation of BMPs to control offsite sedimentation and the establishment of permanent ground cover on disturbed areas prior to final approval of the project.
5. 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 wash down operation shall not be allowed to drain directly off site without first lowing 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.
6. Contractor shall be responsible for submittal of N.O.I., N.O.T. and any additional information required by the E.P.A. Contractor shall comply with all E.P.A. storm water pollution prevention requirements.
7. Contractor shall control mud accumulation on all streets surrounding the project. No mud accumulation will be allowed in public streets.
8. No steel posts for silt fence within R.O.W.
9. All disturbed areas shall be revegetated prior to final acceptance.

CONSTRUCTION SCHEDULE AND PHASING

PHASE 1 Install Erosion Control BMP's (Silt Fencing/Construction Entrance)
PHASE 2 Grading Phase (Sediment Basin/Silt Fencing)
PHASE 3 Utility Installation Phase (Curb & Drop Inlet Protection/Silt Fencing)
PHASE 4 Paving/Building Phase – (Curb & Drop Inlet Protection/Silt Fencing)
PHASE 5 Soil Stabilization/Landscaping Phase – (Silt Fencing)

*Construction Schedule Shall Be at the Discretion Of the Contractor & DISD. Prior to Construction & Phasing, Erosion Control Devices (BMPS) Shall Be Installed as Shown and/or Directed By The City Inspectors.

No surface curb inlet protection to be used if site is occupied for school use.

Upon Soil Stabilization & Landscaping Completion Erosion Control Devices Shall Be Removed.

LEGEND

- Proposed Erosion Control Device
- 03 Proposed Contour
- 543 Existing Contour
- Stabilized Construction Entrance

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

ROBERT B. MORSE 98295 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS 05-27-26

EROSION CONTROL PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EROS.dwg	1" = 40'	CERA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

SANDBLASTING WASTE MANAGEMENT

DESCRIPTION

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and and federal regulations utilized at sites in which Sandblasting waste is present.

INSTALLATION/APPLICATION CRITERIA

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off-site migration problem which must be contained and collected to to prevent off-site migration or fines.

Operational Procedures

Use only inert, non-degradable sandblast media.
Use appropriate equipment for the job, do not over-blast.
Wherever possible, blast in a downward direction.
Install a wind sock or other wind direction instrument.
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.
Install dust shielding around sandblasting areas.
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
Non-hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.
Use sand fencing where appropriate in areas where blast media cannot be fully contained.
If necessary, install misting equipment to remove sandblast grit from the air - prevent runoff from misting operations from entering drainage systems.
Use vacuum grit collection systems where possible.
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

Educational Issues

Educate all on-site employees of potential dangers to humans and the environment from sandblast grit.
Instruct all on-site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.
Instruct operators and supervisors on current local, state, and federal regulations regarding fugitive dust and hazardous waste from sandblast grit.
Have weekly meetings with operators to discuss and reinforce proper operational procedures.
Establish a continuing education program to indoctrinate new employees.

Material Handling Recommendations

Sandblast media should always be stored under cover away from drainage structures.
Ensure that stored media or grit is not subject to transport by wind.
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or or suspected to contain hazardous components.
Capture and treat runoff which comes into contact with sandblasting material or waste.
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

Quality Assurance

Educate, and if necessary, discipline workers who violate procedures.
Take all reasonable precautions to ensure that sandblast grit is not transported off-site or into drainage facilities.

Requirements

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.
Operator and supervisor education program for those directly involved in sandblasting activities - instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting.
Proper sandblast equipment for the job.
Site-specific fugitive dust control and containment equipment.
Site-specific fugitive dust control procedure.
Compliance by supervisors and workers.

Costs

Minimal cost for training and monitoring.
Potential for significant cost for containment procedures on large jobs.
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

LIMITATIONS

Site specific solutions to sandblasting problems may be required.
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.

HAZARDOUS WASTE MANAGEMENT

DESCRIPTION

The hazardous waste management BMP addresses the problem of storm water polluted with hazardous waste through spills or other forms of contact. The objective of the Management Program is to minimize the potential of storm water contamination from common construction site hazardous wastes through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals. Suspected job-site contamination should be immediately reported to regulatory authorities and protective actions taken. The General Permit requires reporting of significant spills to the National Response Center (NRC) at (800)424-8802.

PRIMARY USE

These management practices along with applicable OSHA and EPA guidelines should be incorporated at all construction sites which use or generate hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide are present at most construction sites.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA

The hazardous waste management techniques presented here are based on proper recognition, handling, and disposal practices by construction workers and supervisors. Key elements of the management program are education, proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

Targeted Hazardous Waste Materials

Paints
Solvents
Stains
Wood preservatives
Cutting oils
Greases
Roofing tar
Pesticides
Fuel and lube oils
Lead based paints (Demolition)

Storage Procedures

Wherever possible, minimize use of hazardous materials.
Minimize generation of hazardous wastes on the job-site.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Designate a foreman or supervisor to oversee hazardous materials handling procedures.
Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
Store waste materials away from drainage ditches, swales, and catch basins.
Use containment berms in fueling and maintenance areas and where the potential for spills is high.
Ensure that adequate hazardous waste storage volume is available.
Ensure that hazardous waste collection containers are conveniently located.
Do not allow potentially hazardous waste materials to accumulate on the ground.
Enforce hazardous waste handling and storage procedures.
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

Disposal Procedures

Regularly schedule hazardous waste removal to minimize on-site storage.
Use only reputable, licensed hazardous waste haulers.

Education

Instruct workers in identification of hazardous waste.
Educate workers of potential dangers to humans and the environment from hazardous wastes.
Instruct workers on safety procedures for common construction site hazardous wastes.
Educate all workers on hazardous waste storage and disposal procedures.
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).
Establish a continuing education program to indoctrinate new employees.

Quality Assurance

Foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.
Educate, and if necessary, discipline workers who violate procedures.
Ensure that the hazardous waste disposal contractor is reputable and licensed.

Requirements

Job-site waste handling and disposal education and awareness program.
Commitment by management to implement hazardous waste management practices.
Compliance by workers.
Sufficient and appropriate hazardous waste storage containers.
Timely removal of stored hazardous waste materials.

Costs

Possible modest cost impact for additional hazardous storage containers.
Small cost impact for training and monitoring.
Potential cost impact for hazardous waste collection and disposal by licensed hauler - actual cost depends on type of material and volume.

LIMITATIONS

This practice is not intended to address site-assessments and pre-existing contamination.
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.
Demolition activities and potential pre-existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.
Contaminated soils are not addressed.
One part of a comprehensive construction site waste management program.

SOLID WASTE MANAGEMENT

DESCRIPTION

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

Targeted Solid Waste Materials

Paper and cardboard containers
Plastic packaging
Styrofoam packing and forms
Insulation materials (non-hazardous)
Wood pallets
Wood cuttings
Pipe and electrical cuttings
Concrete, brick, and mortar waste
Shingle cuttings and waste
Roofing tar
Steel (cuttings, nails, rust residue)
Gypsum board cuttings and waste
Sheathing cuttings and waste
Miscellaneous cutting and waste
Food waste
Demolition waste

Storage Procedures

Wherever possible, minimize production of solid waste materials.
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
Instruct construction workers in proper solid waste procedures.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
Store waste materials away from drainage ditches, swales and catch basins.
Do not allow trash containers to overflow.
Do not allow waste materials to accumulate on the ground.
Prohibit littering by workers and visitors.
Police site daily for litter and debris.
Enforce solid waste handling and storage procedures.

Disposal Procedures

If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
Use waste facilities approved by local jurisdiction.
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

Education

Educate all workers on solid waste storage and disposal procedures.
Instruct workers in identification of solid waste and hazardous waste.
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
Clearly mark on all solid waste containers which materials are acceptable.

Quality Control

Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
Discipline workers who repeatedly violate procedures.

Requirements

Jobsite waste handling and disposal education and awareness program.
Commitment by management to implement and enforce Solid Waste Management Program.
Compliance by workers.
Sufficient and appropriate waste storage containers.
Timely removal of stored solid waste materials.
Possible modest cost impact for additional waste storage containers.
Small cost impact for training and monitoring.
Minimal overall cost impact.

LIMITATIONS

Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

CONCRETE WASTE MANAGEMENT

DESCRIPTION

Concrete waste at construction sites comes in two forms; 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition and sawing. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS

A number of water quality parameters can be affected by introduction of concrete - especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of both cement and aggregate dust are also Generated from both fresh and demolished concrete waste:

Current Unacceptable Waste Concrete Disposal Practices

Dumping in vacant areas on the job-site.
Illicit dumping off-jobsite.
Dumping into ditches or drainage facilities.

Recommended Disposal Practices

Avoid unacceptable dumping practices listed above.
Develop predetermined, safe concrete disposal areas.
Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
Never dump waste concrete illicitly or without property owners knowledge and consent.
Treat runoff from storage area through the use of structural controls as required.

Education

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

Enforcement

The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

Demolition Practices

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements

Use predetermined disposal for waste concrete.
Prohibit dumping waste concrete anywhere but predetermined areas.
Assign predetermined truck and equipment washing areas.
Educate drivers and operators on proper disposal and equipment cleaning procedures.

Costs

Minimal cost impact for training and monitoring.
Concrete disposal cost depends on availability and distance to suitable disposal areas.
Additional costs involved in equipment washing could be significant.

LIMITATIONS

This concrete waste management program is one part of a comprehensive construction site management program.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

May 27, 2026 - 5:33pm User: chase

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
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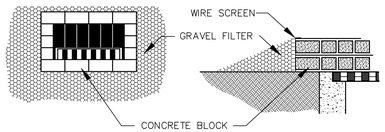
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
PROFESSIONAL ENGINEER
05-27-26

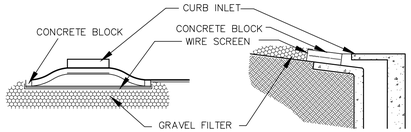
EROSION CONTROL NOTES
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 25097A EROS NOTES.dwg	DRAWING SCALE: 1" = 40'	SHEET: CERA2
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 05-27-26	PROJECT NUMBER: RLK: 25097	



DROP INLET PROTECTION

Do not completely block off public inlets with erosion control. Leave the top 2" of the inlet opening clear.



CURB INLET PROTECTION

INLET PROTECTION

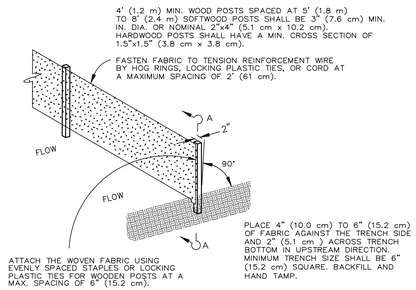
N.T.S.

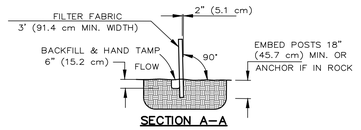
BLOCK AND GRAVEL PROTECTION

Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Opening in the blocks should face outward, not upward. Wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.

SILT FENCE

1. Wood 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 (e.g. pavement), weight fabric flap with washed gravel on uphill side to prevent flow under fence.
3. The trench must be a minimum of 6" deep and 6" 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 wood support post or to woven wire, which is then in turn attached to the wood fence post. There shall be a 6" double overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made weekly or after each rainfall event. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reaches a depth of 6". The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

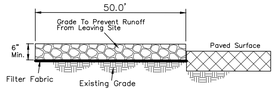




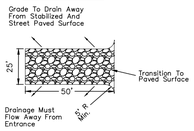
SECTION A–A

WIRE REINFORCED SILT FENCE

N.T.S.



PROFILE VIEW



PLAN VIEW

NOTES

1. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
2. 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.
3. The entrance shall 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.
4. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
5. Exact location of stabilized construction entrance shall be determined by contractor at time of construction.

STABILIZED CONSTRUCTION ENTRANCE

Location of stabilized construction entrance shall be determined by Contractor at time of construction.

*Location To Be Determined By Contractor

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

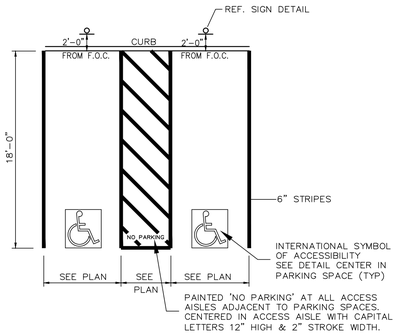
EROSION CONTROL DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

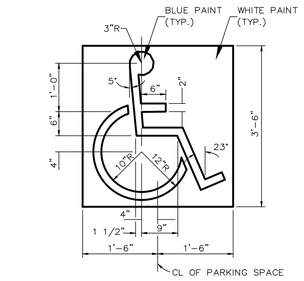
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EROS DETAILS.dwg	1" = 40'	CERA3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK 25097	

May 27, 2026 - 5:33pm User: chase



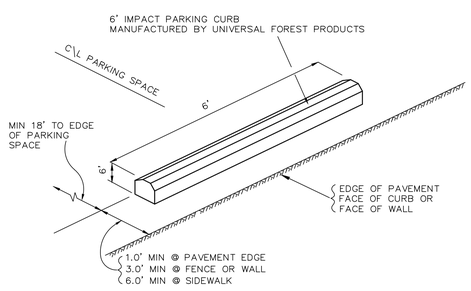
ACCESSIBLE STRIPING DETAIL

N.T.S.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (HANDICAP) DETAIL

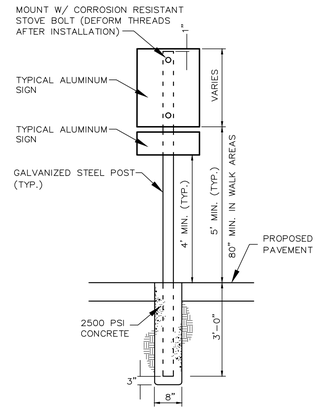
N.T.S.



1. PROVIDE ONE 6' IMPACT PARKING CURB PER PARKING SPACE 1 FEET FROM EDGE OF PAVEMENT AT LOCATIONS INDICATED ON THE PAVING PLAN.
2. THE PRECAST CONCRETE SAFETY CURB SHALL BE ATTACHED SECURELY TO THE CONCRETE PAVEMENT WITH EPOXY ADHESIVE AND #4 REBAR ANCHORED INTO THICKENED CONCRETE EDGE.

PRECAST CONCRETE WHEELSTOP

N.T.S.



ACCESSIBLE SIGN MOUNTING DETAIL

N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER – GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND – WHITE

ACCESSIBLE PARKING SIGN DETAIL

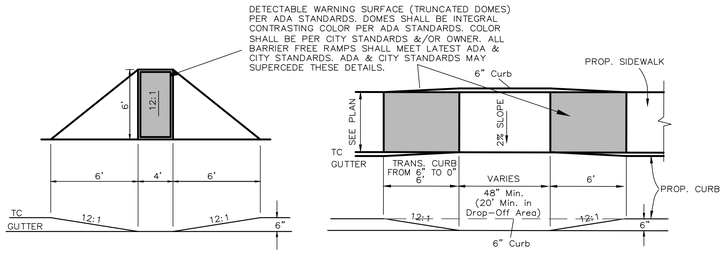
N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER – GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND – WHITE

VAN–ACCESSIBLE PARKING SIGN DETAIL

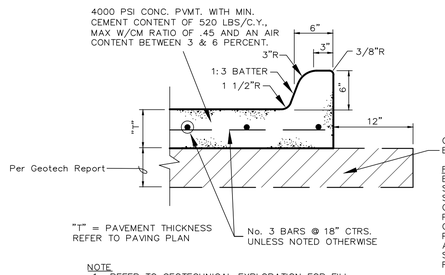
N.T.S.



BARRIER FREE CURB RAMP (ONSITE)

N.T.S.

THIS DETAIL APPLIES TO PRIVATE PROPERTY ONLY.
REF. CITY DETAILS FOR HC RAMPS WITHIN CITY R.O.W.



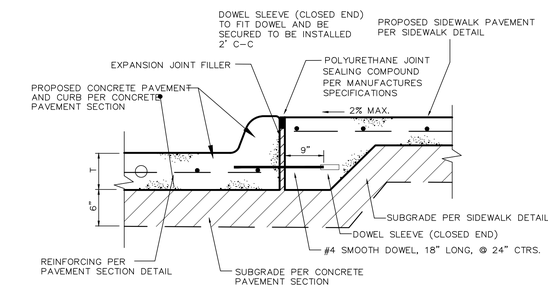
NOTE
1. REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.
2. SOLUBLE SULFATE TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. SULFATE RESISTANT CONCRETE MIX DESIGNS SHALL BE PROVIDED PER THAT REPORT SHOULD EXCESSIVE SULFATES BE PRESENT.

FOR CEMENT STABILIZED SUBGRADE:
ESTIMATED 4% CEMENT STABILIZED SUBGRADE, IN ACCORDANCE WITH TXDOT STANDARD SPECIFICATION ITEM 275 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AND A MOISTURE CONTENT AT OR ABOVE OPTIMUM. ACTUAL PERCENTAGE OF CEMENT NEEDED TO REACH A 7–DAY CURED UNCONFINED COMPRESSIVE STRENGTH OF 100 PSI. SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION.

FOR FLEXIBLE BASE SUBGRADE:
TxDOT TYPE A OR D AGGREGATE BASE PER TxDOT ITEM 247, GRADE 1–2, COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT SUFFICIENT TO ACHIEVE DENSITY, BUT WITH A MINIMUM OF 4% MOISTURE. AGGREGATE BASE TO BE PLACED OVER 6" COMPACTED SUBGRADE PER GEOTECH REPORT.

ON–SITE CONCRETE PAVEMENT SECTION

N.T.S.



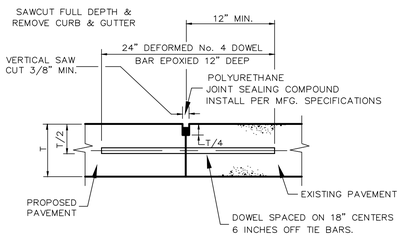
NOTE

REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

PRIVATE CURB/SIDEWALK CONNECTION DETAIL

N.T.S.

ONSITE PAVEMENT ONLY – NOT FOR PAVEMENT IN PUBLIC R.O.W.



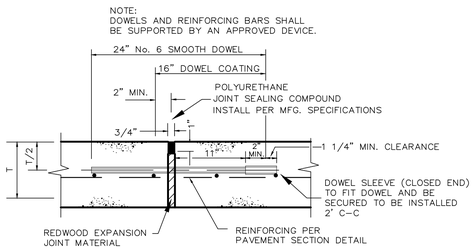
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

NOTES:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

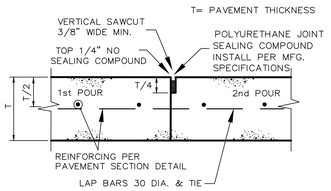
LONGITUDINAL BUTT JOINT

N.T.S.



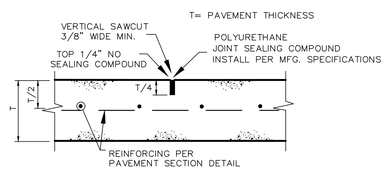
EXPANSION JOINT

N.T.S.



CONSTRUCTION JOINT

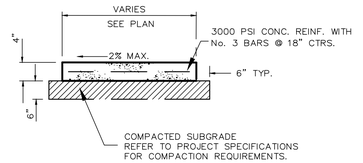
N.T.S.



SAWED DUMMY (CONTROL) JOINT

N.T.S.

MAXIMUM SPACING IS 15' CTRS. (TYP.)



ON–SITE SIDEWALK DETAIL

N.T.S.

NOTE:
LATEST CITY GENERAL DESIGN STANDARDS DETAILS TAKE PRECEDENCE IN CITY R.O.W.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

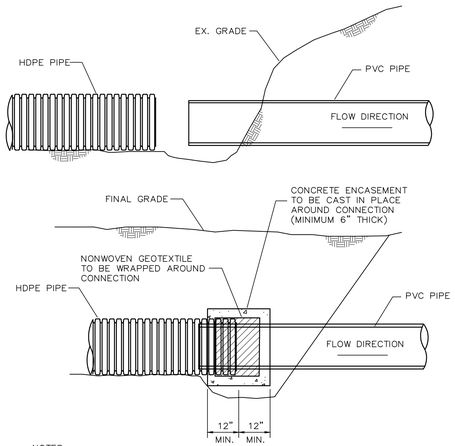
ONSITE DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK. 25097	

May 27, 2026 - 5:33pm User: chase

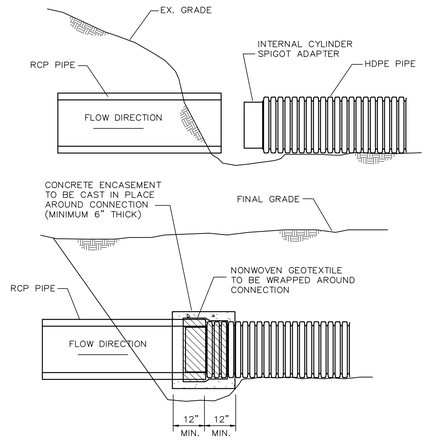


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INSIDE DIAMETER OF HDPE PIPE TO BE INSTALLED OVER OUTSIDE DIAMETER OF PVC PIPE A MINIMUM DISTANCE OF TWO TIMES THE HDPE DIAMETER.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR PVC BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/PVC PIPE CONNECTION DETAIL

(PVC PIPE UPSTREAM OF HDPE PIPE)

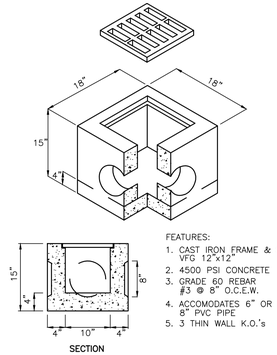


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INTERNAL CYLINDER ADAPTER TO BE WELDED TO ADS N-12, OUTSIDE DIAMETER TO BE INSERTED INTO INSIDE DIAMETER OF CONCRETE PIPE.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. IN LIEU OF AN INTERNAL CYLINDER, AN ADS WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO RCP.
8. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR RCP BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/RCP PIPE CONNECTION DETAIL

(RCP PIPE DOWNSTREAM OF HDPE PIPE)

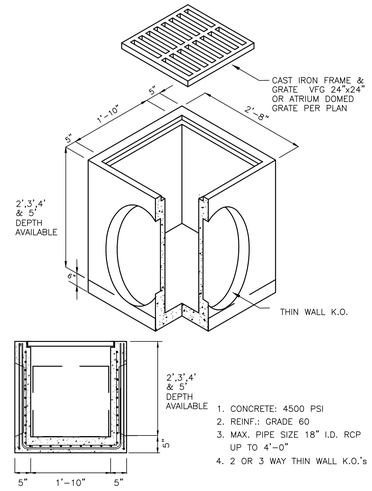


FEATURES:

1. CAST IRON FRAME & GRATE VFG 12"x12"
2. 4500 PSI CONCRETE
3. GRADE 60 REBAR #3 @ 8" O.C.E.W.
4. ACCOMODATES 6" OR 8" PVC PIPE
5. 3 THIN WALL K.O.'s

NO. 12 CATCH BASIN

N.T.S.



1. CONCRETE: 4500 PSI
2. REINF.: GRADE 60
3. MAX. PIPE SIZE 18" I.D. RCP UP TO 4'-0"
4. 2 OR 3 WAY THIN WALL K.O.'s

NO. 24 CATCH BASIN

N.T.S.

NOTE:
LATEST CITY GENERAL DESIGN STANDARDS DETAILS TAKE PRECEDENCE IN CITY R.O.W.

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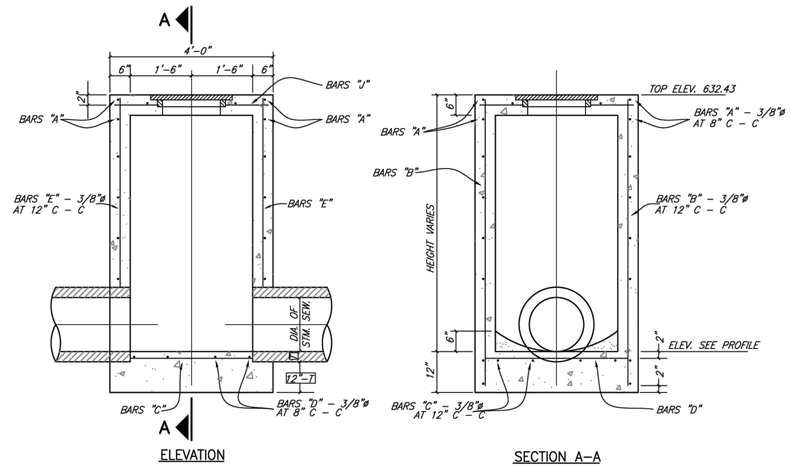
ONSITE DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

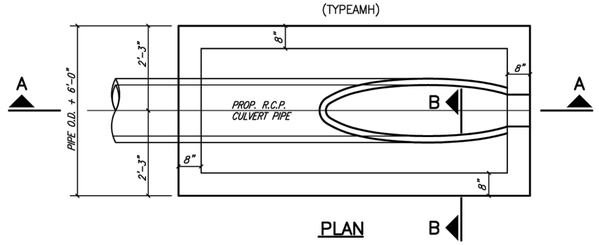


ELEVATION SECTION A–A

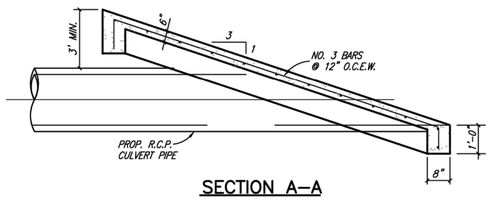
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

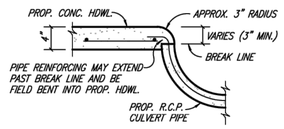
(TYPEAMH)



PLAN B

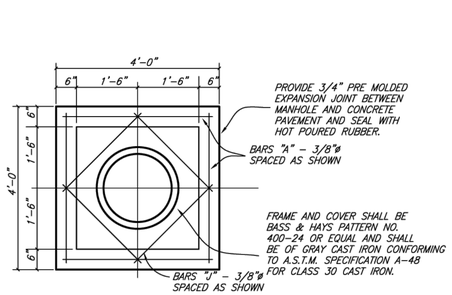


SECTION A–A



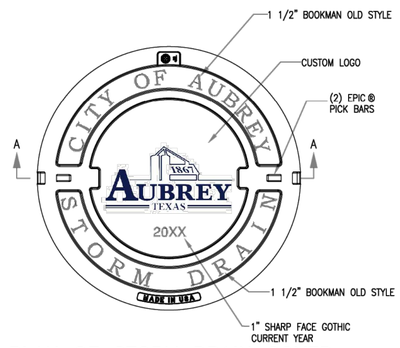
SECTION B–B

SLOPED CONCRETE HEADWALL

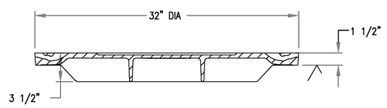


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



PLAN OF STORM DRAIN COVER

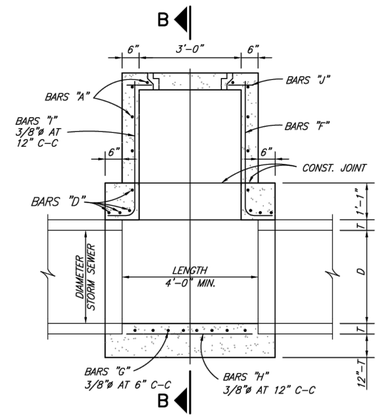


SECTION A–A OF COVER

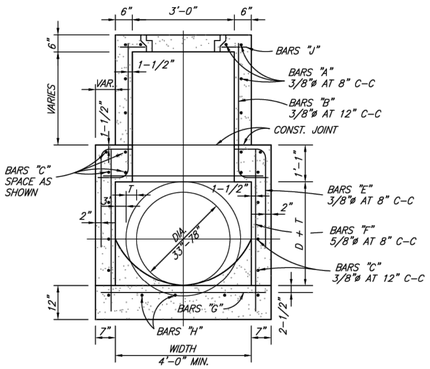
STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID98 OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

(MH–COV5)



ELEVATION

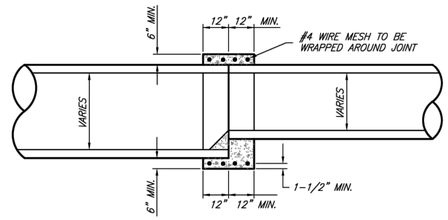


SECTION B–B

TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

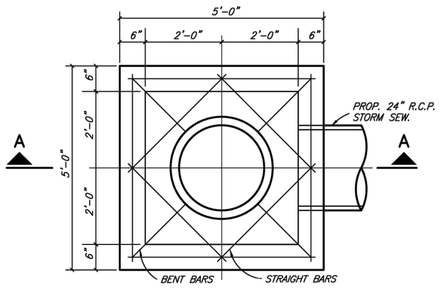
(TYPEBMH)



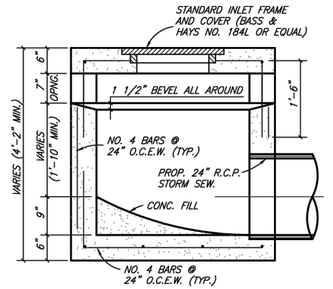
DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)



PLAN



SECTION A–A

STANDARD DROP INLET

	AUBREY 1867 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

May 27, 2026 - 5:33pm User: Chase

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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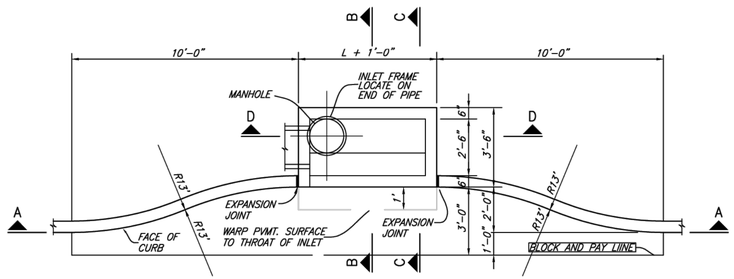
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

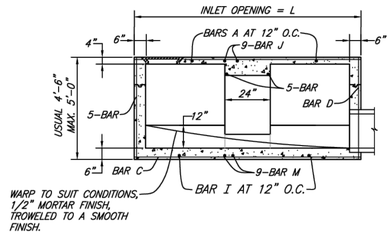
CITY DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA3
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 05-27-26	PROJECT NUMBER: RLK: 25097	



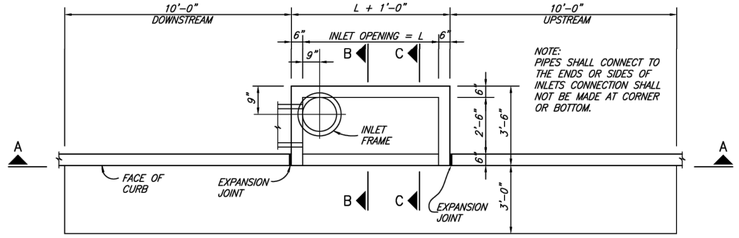
PLAN – RECESSED INLET

(REC–INT1)



SECTION A–A – STANDARD AND RECESSED INLETS

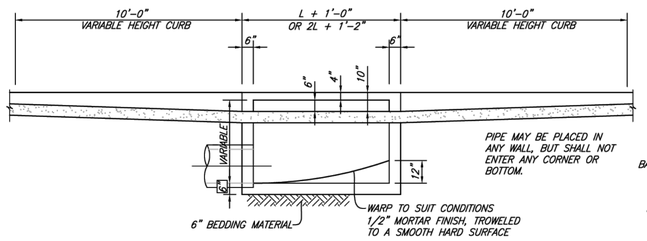
(SECT_A–A1)

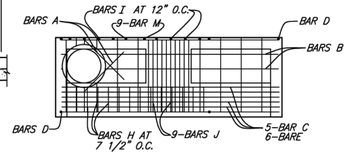


PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

(STDINLT1)





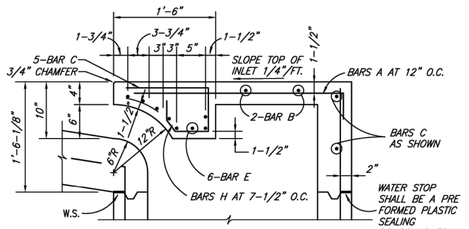
PLAN – STANDARD INLET

(PLAN_STDINL)

SECTION A–A–RECESSED AND STANDARD INLETS

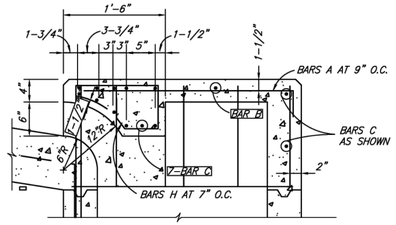
4, 6, 8, AND 10 FOOT INLETS

(PLAN–10)



SECTION C–C

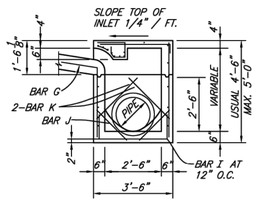
(SECT_C–C)



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION E–E

(SECT_E–E)

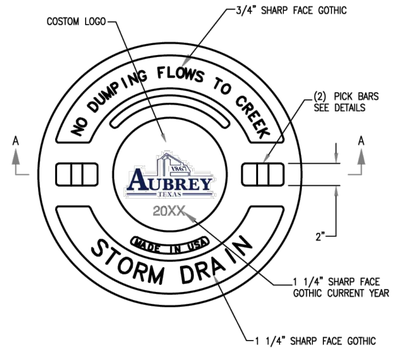


SECTION B–B

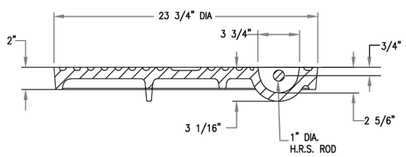
(SECT_B–B)

NOTES:

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 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 CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.



PLAN OF COVER

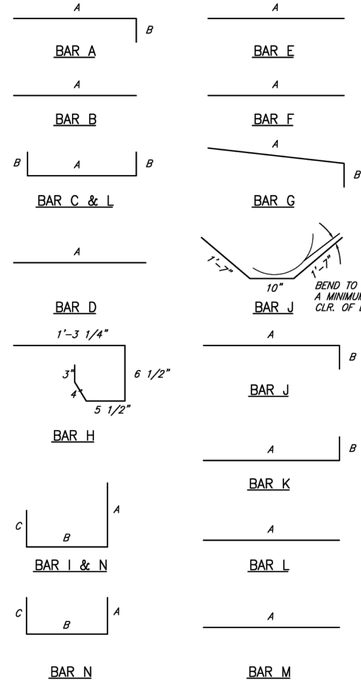


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER PART# 30024C82LID OR EJ 2023A COVER,
BASS & HAYS FRAME PART# 28024R RING

(MH–COV4)



BAR DIAGRAMS

(BARDIAG)

REINFORCING STEEL SCHEDULE

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS		
				A	B	C
4	A	3	6	3'–2"	0'–3"	–
	B	3	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	6	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
6	A	3	9	3'–2"	0'–3"	–
	B	3	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	9	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
8	A	3	12	3'–2"	0'–3"	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0'	1'–3"	–
	H	3	12	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
10	A	3	13	3'–2"	0'–3"	–
	B	3	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	5	6	10'–8"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS. 4', 6', 8' AND 10' INLETS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STORM SEWER / INLET

AUGUST, 2024

SHEET NO. 13

REVISED: 8/19/24 – NPandey

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PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

May 27, 2026 - 5:33pm User: chase

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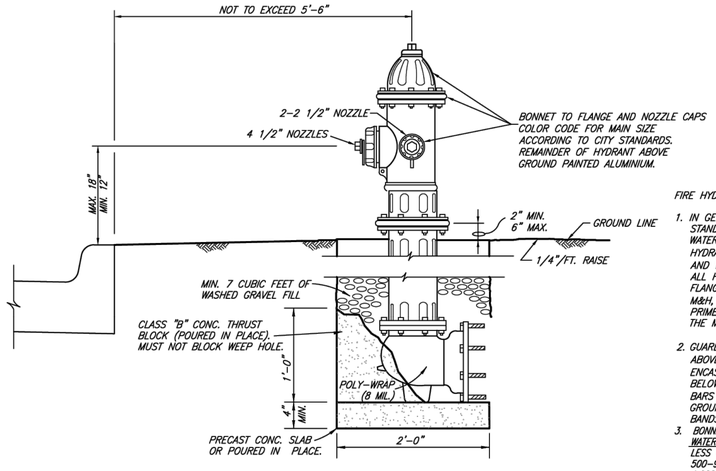
(972) 359-1833 Fax
Texas Registration No. 579

ROBERT B. MORSE 98295 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS 05-27-26

CITY DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

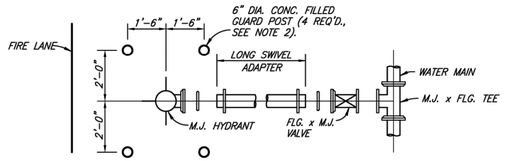
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA4
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 05-27-26	PROJECT NUMBER: RLK. 25097	



FIRE HYDRANT NOTES:

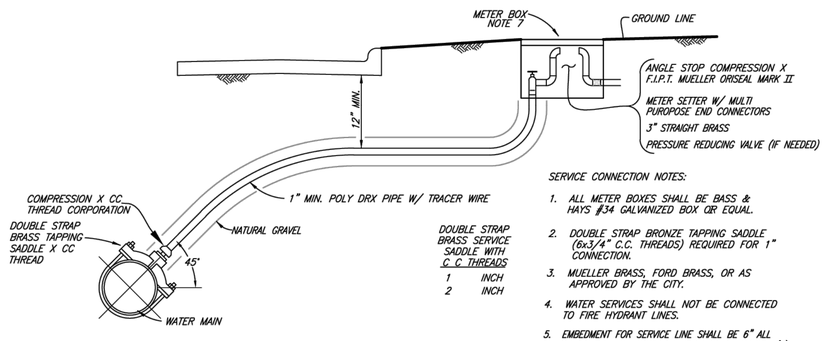
1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY, M&H, MUELLER, OR CLOW WITH 5" STORZ CONNECTOR, PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFRACTURER.
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 16" DIA. CONC. PIER TO A DEPTH OF 12" BELOW POST BOTTOM. REINF. CONC. PIER WITH 2 NO. 6 BARS (12" LONG) THRU POST INTO PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-2 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR

WATER MAIN CAP	COLOR
LESS THAN 500 G.P.M.	RED
500-999 G.P.M.	ORANGE
1,000-1,499 G.P.M.	GREEN
1,500 & GREATER G.P.M.	BLUE



TYPICAL FIRE HYDRANT INSTALLATION

(FIREHYD)



DOUBLE STRAP BRASS SERVICE SADDLE WITH C C THREADS

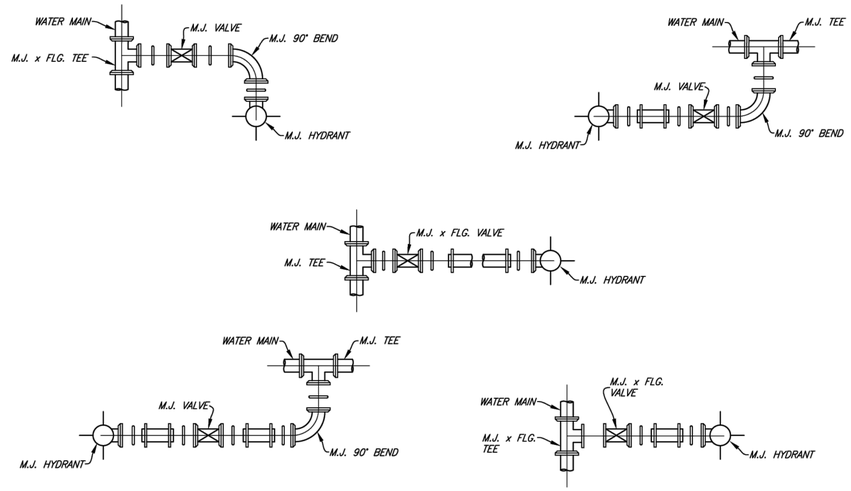
1	INCH
2	INCH

SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #34 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (6x3/4" 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 6" ALL AROUND OF NATURAL GRAVEL NCTCOG ITEM 2.1.8 (e).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 2" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE DFW37C-14-AF1MQF SMALL AUBREY , OR DFW65C-14-AF1MQF SMALL AUBREY AS REQUIRED BY THE CITY.

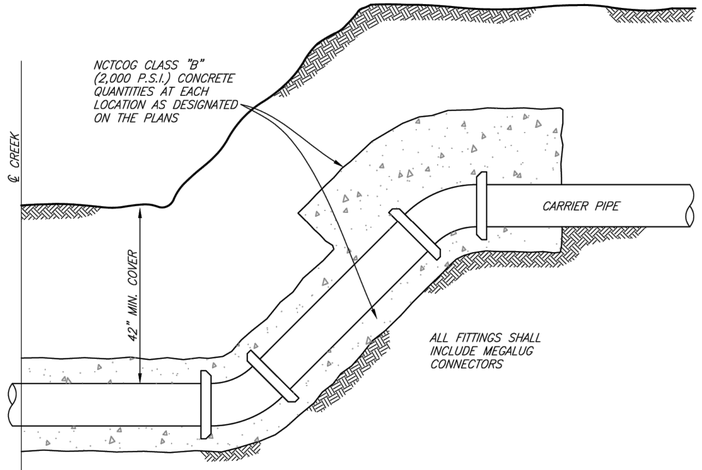
TYPICAL SERVICE CONNECTION WITH METER BOX

(WATERSVC)



TYPICAL FIRE HYDRANT INSTALLATION PLANS

(FH-PLANS)



HALF-SECTION

TYPICAL CREEK CROSSING

(CREEK_X)

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS WATER	AUGUST, 2024	SHEET NO. 18

REVISED: 8/19/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-18.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

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STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

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RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA5
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

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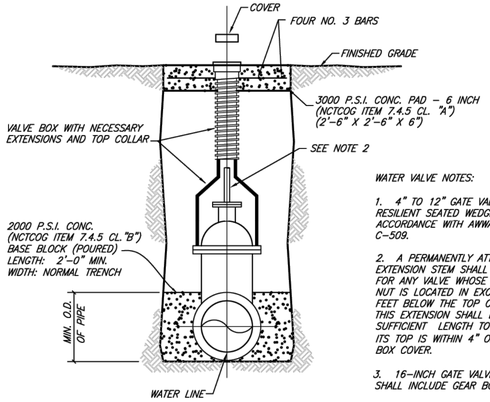
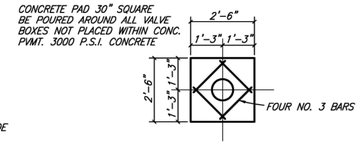


VALVE SETTING & BOX



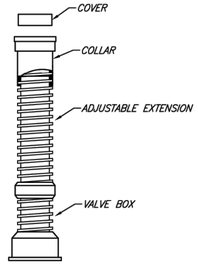
VALVE BOX PAD PLAN

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES 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. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.

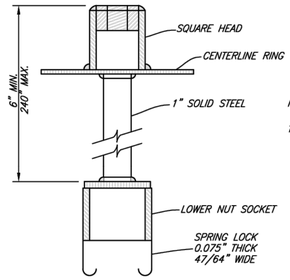
3. 16–INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.



VALVE BOX WITH EXTENSION

GATE VALVE INSTALLATION

(YARDVLV)

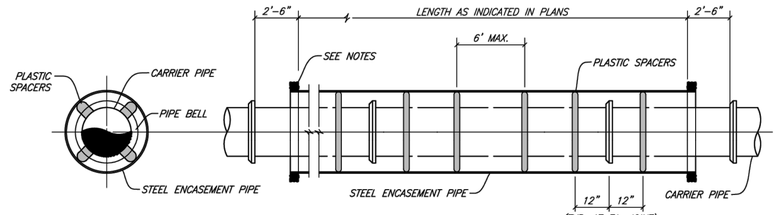


NOTES:

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 OWNER.
2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
WATER

AUGUST, 2024

SHEET NO. 19

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

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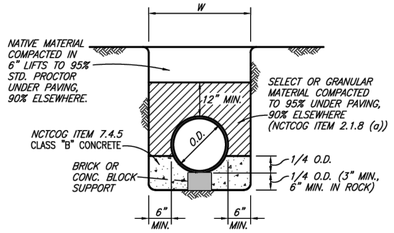
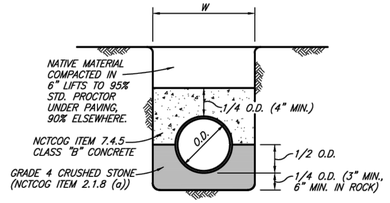


CLASS A EMBEDMENT

CONCRETE CRADLE

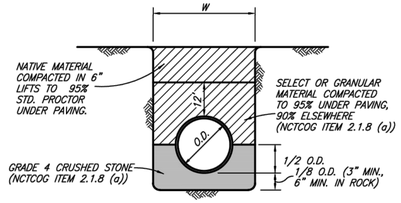
(CLASSA)



CLASS A–1 EMBEDMENT

CONCRETE CAP

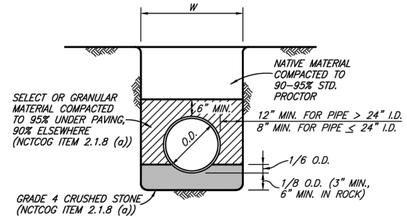
(CLASSA1)



CLASS B+ EMBEDMENT

STD PVC WATER

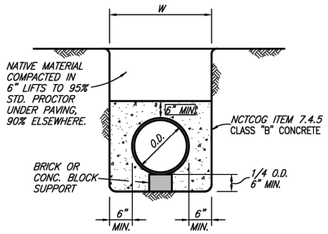
(CLASSBP)



CLASS C EMBEDMENT

STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER

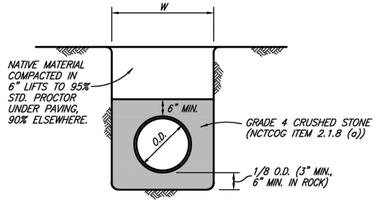
(CLASSC)



CLASS G EMBEDMENT

CONCRETE ENCASEMENT

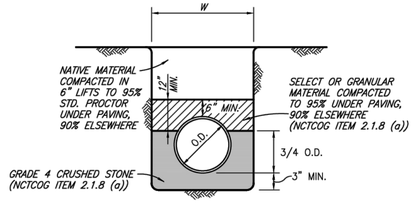
(CLASSG)



CLASS H EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. SEWER

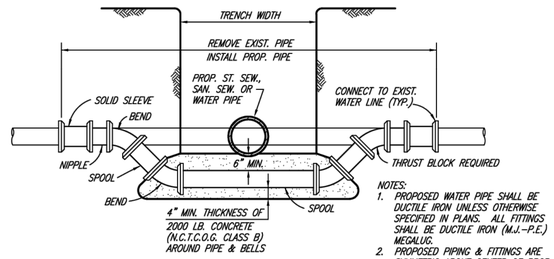
(CLASSH)



CLASS B–1 EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. WATER

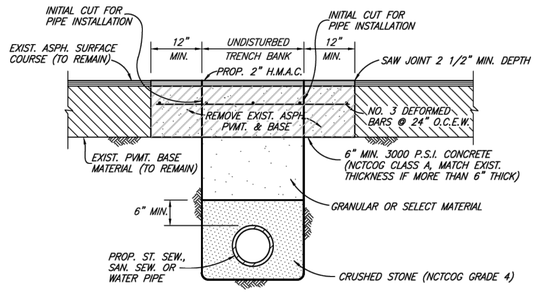
(CLASSB1)



NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.–P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS.

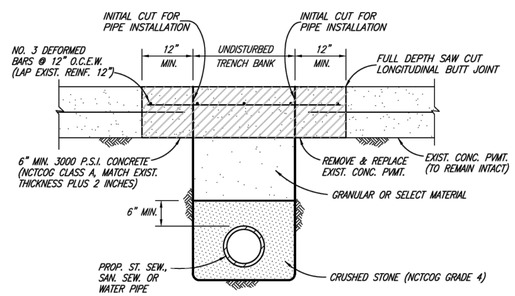
WATER MAIN LOWERING

(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 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

AUGUST, 2024

SHEET NO. 26

REVISED: 8/19/24 – NPandey

H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–26.dwg

PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

May 27, 2026 - 5:33pm User: chase

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

CITY DETAILS

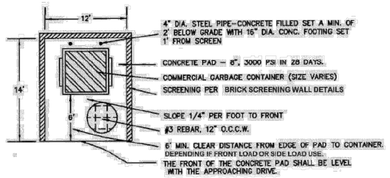
Aubrey ISD Administration Building

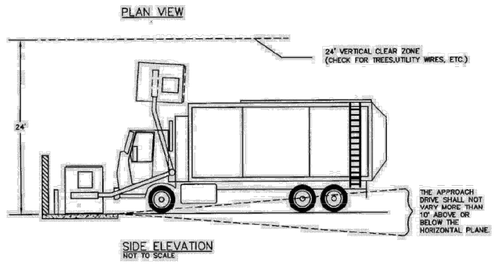
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA7
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

DUMPSTER ENCLOSURES

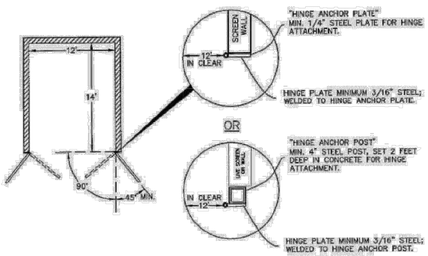
1. GARBAGE CONTAINERS ARE REQUIRED TO BE SCREENED ON ALL SIDES, AND CONSTRUCTED SO AS TO BE ACCESSIBLE TO GARBAGE TRUCKS. APPLICANTS SUBMITTING SITE PLANS WHICH INCLUDE THE SITING OF A GARBAGE DUMPSTER AND CONSTRUCTION OF THE REQUIRED ENCLOSURE SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MINIMUM STANDARDS ADOPTED BY THE CITY.
2. APPLICANTS SHOULD CONSULT SECTION 146–132 AND THE ATTACHED DRAWINGS FOR THE REQUIREMENTS OF DUMPSTER ENCLOSURES.
3. THE MINIMUM HEIGHT OF THE SCREENING DEVICE FOR GARBAGE, TRASH OR REFUSE CONTAINERS IS 7 FEET AND THE MAXIMUM HEIGHT IS 8– 4', EXCEPT FOR 'ML', 'MH' AND INDUSTRIAL 'PD' DISTRICTS WHERE THE MAXIMUM HEIGHT OF A SCREENING DEVICE IS 10 feet.
4. WHEN SITTING A DUMPSTER ENCLOSURE ON A PROPERTY, APPLICANTS SHOULD CONSIDER HOW EASILY A 32 FOOT LONG TRUCK CAN ENTER THE SITE, MANEUVER TO THE DUMPSTER, ACCESS IT (INCLUDING AT LEAST 40 FEET STRAIGHT FROM THE SCREENING GATES FOR BACKING), AND EITHER EXIT THE SITE OR MANEUVER TO THE NEXT DUMPSTER. FIRELANES PROVIDE ADEQUATE MANEUVERING LANES, BUT NOTE THAT ENCLOSURES CAN NOT BE LOCATED WITHIN FIRELANES. LOCATIONS THAT REQUIRE A TRUCK TO PERFORM EXCESSIVE BACKING (> 80 FEET) ARE DISCOURAGED.
5. SCREENING GATES ARE REQUIRED TO BE SOLID METAL AND SCREEN THE DUMPSTER FROM VIEW WHEN CLOSED. GATES SHOULD SWING OUT TO AN ANGLE GREATER THAN 180◦ AND CREATE AN OPENING AT LEAST 12 FEET WIDE FOR THE TRUCK TO ENTER THE ENCLOSURE. PINS SHOULD HOLD THE GATES OPEN WHILE THE DUMPSTER IS BEING ACCESSED. GATES SHOULD ALSO SWING CLEAR OF ALL FIRELANES.
6. BUFFERING (LANDSCAPING) IS REQUIRED AROUND SCREENING WALLS WHEREVER THEY ABUT A NON–PAVED SURFACE OR A REQUIRED LANDSCAPE AREA. ACCEPTABLE BUFFERING INCLUDES A ROW OF HOLLIES (NELLIE R. STEVENS, BURFORD, ETC.) ALONG THE SCREENING WALLS.
7. FOR MORE INFORMATION ABOUT THE MINIMUM STANDARDS FOR DUMPSTER ENCLOSURES, CONTACT THE PLANNING DEPARTMENT OR THE ENVIRONMENTAL WASTE DEPARTMENT.

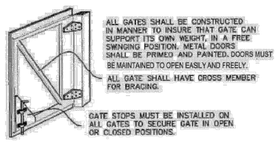




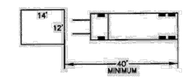
NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPEN GATES USED TO ENCLOSED CONTAINERS PRIOR TO COLLECTION.

PROPERTY OWNER/TENANT IS RESPONSIBLE FOR MAINTAINING DUMPSTER ENCLOSURES AND ADEQUATE ACCESS / EGRESS. DUMPSTER PADS MAY NOT BE LOCATED IN RIGHT OF WAY OR FIRE LANES.

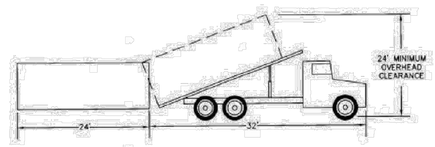


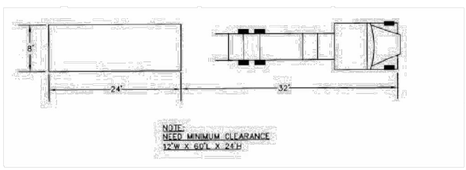


NOTE:
ENCLOSURES CONTAINING MULTIPLE DUMPSTERS;
2–DUMPSTERS W/O CENTER POST FOR GATES: 21 FT. GATE OPENING X 14 FT. DEEP
3 OR MORE DUMPSTERS–32 FT. IN CLEAR GATE OPENINGS W/ CENTER POST X 14 FT. DEEP

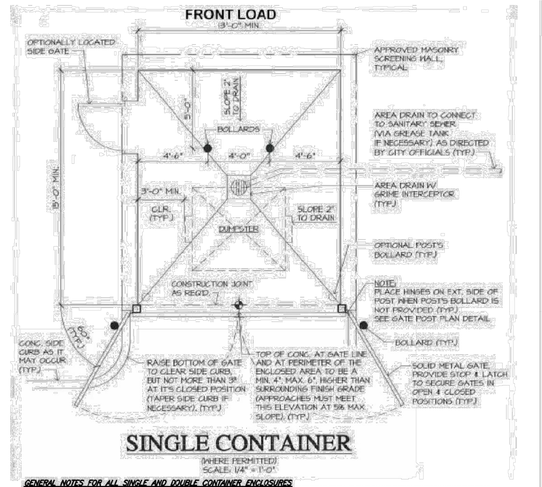


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.



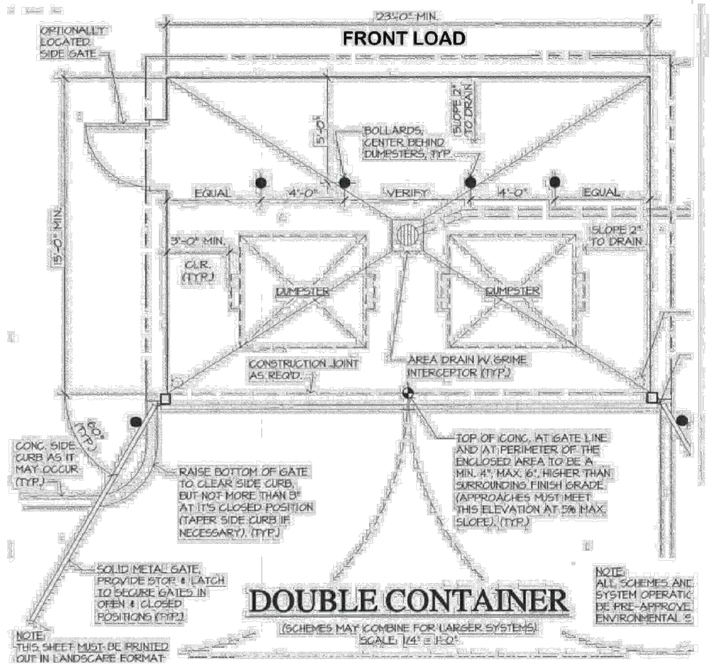


NOTE:
NEED MINIMUM CLEARANCE
12'W X 60'L X 24'H



GENERAL NOTES FOR ALL SINGLE AND DOUBLE CONTAINER ENCLOSURES

1. PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES AT (903) 484–4483 TO DISCUSS PROPER SIZE AND QUANTITY OF DUMPSTERS/COMPACTORS NEEDED TO ENSURE ADEQUATE STORAGE AND MEET COLLECTION AND SERVICE NEEDS.
2. PROVIDE A MINIMUM 40' LONG TRUCK APPROACH PLUS 50' SPACE FOR TRUCK MANEUVERING.
3. APPROACH AND ENCLOSED AREA TO BE A MINIMUM 7" THICK, REINFORCED CONCRETE PAVING.
4. A FREEZE PROOF HOSE BIB TO BE IN THE PROXIMITY OF THE ENCLOSURE AREA FOR WASHING AS REQUIRED.
5. WHEN USING TWO SETS OF DOUBLE GATES FOR DOUBLE CONTAINER ENCLOSURES, PROVIDE NO LESS THAN 10'–3" WIDE CLEAR OPENINGS AT DUMPSTERS.



NOTE:
THIS SHEET MUST BE PRINTED OUT IN LANDSCAPE FORMAT

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
DUMPSTER DETAILS

AUGUST, 2024

SHEET NO. 32

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–32.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

MISC. INFORMATION

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STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

CITY DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA8
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

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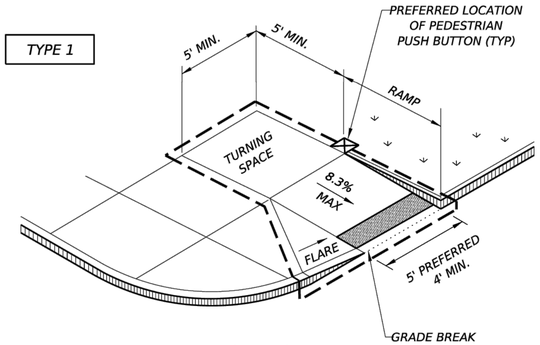
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

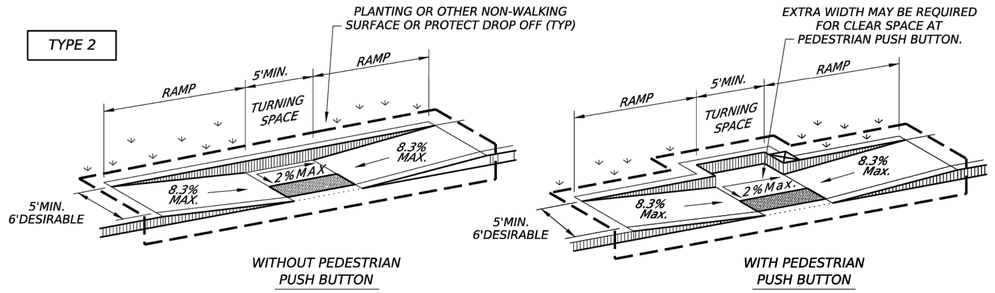
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

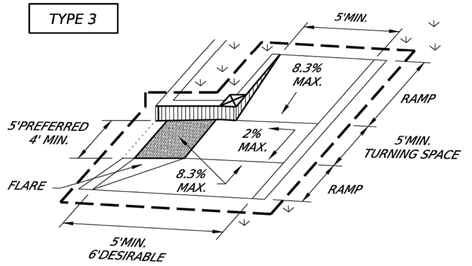


WITHOUT PEDESTRIAN PUSH BUTTON

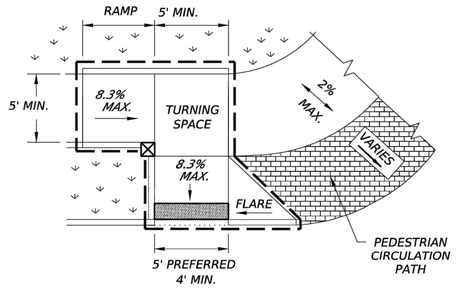
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

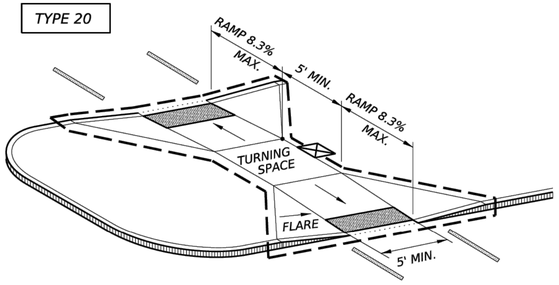


TYPE 6



COMBINATION CURB RAMPS

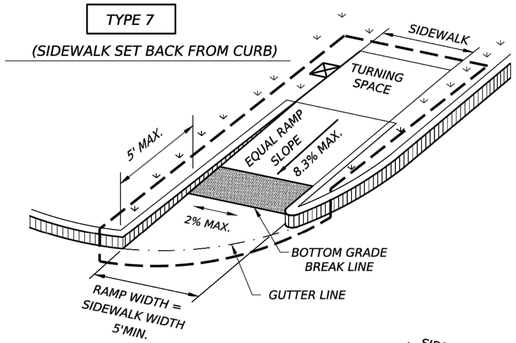
TYPE 20



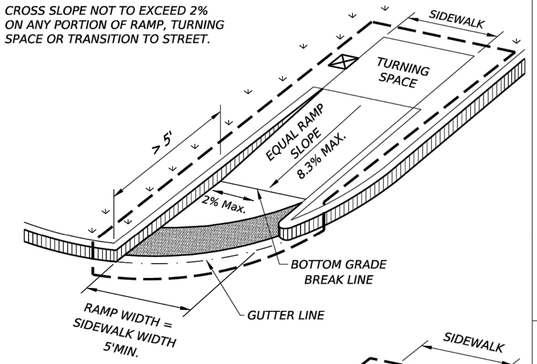
CURB RAMPS AT MEDIAN ISLANDS

TYPE 7

(SIDEWALK SET BACK FROM CURB)

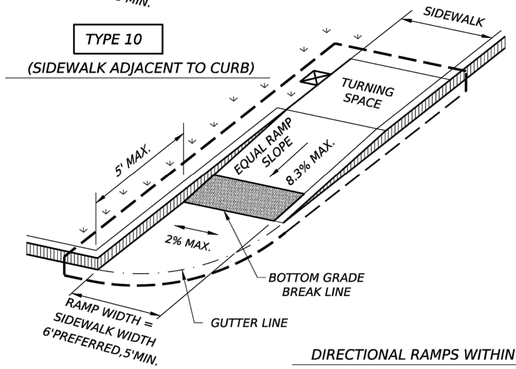


CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.

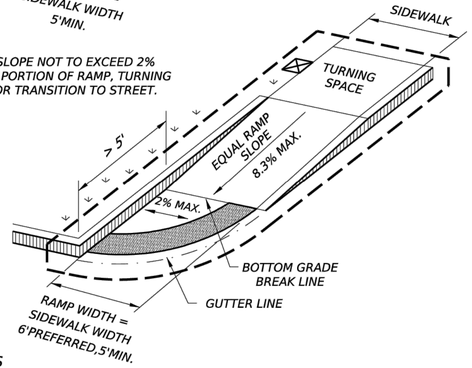


TYPE 10

(SIDEWALK ADJACENT TO CURB)

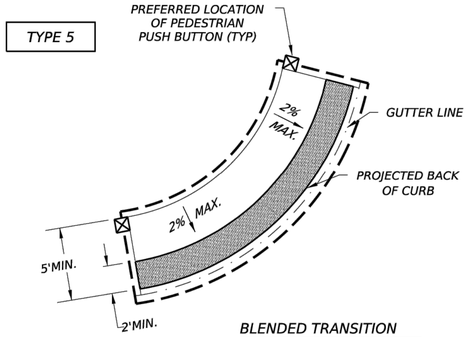


CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.



DIRECTIONAL RAMPS WITHIN RADIUS

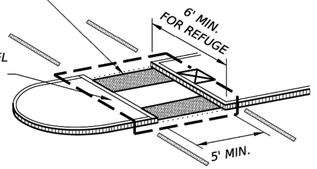
TYPE 5



BLENDED TRANSITION
(FLUSH LANDING)

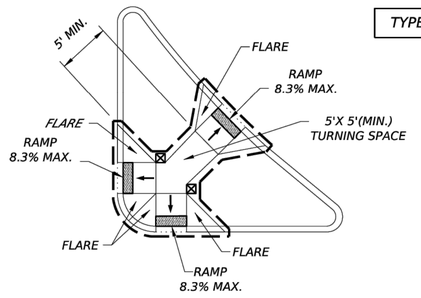
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 21



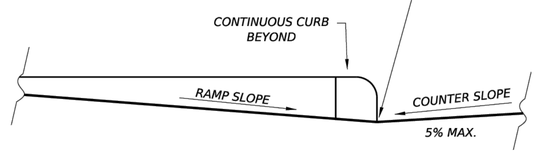
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

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.

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	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 08,2005	DIST	COUNTY		SHEET NO.
REVISED 06,2012				
REVISED 01,2018				

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

CITY DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA9
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

Plat Application

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

Description of Property

Subdivision Name: Garland Wilson Addition

Total Number of Lots: 2 Total Acreage: 6.654

Property Location: Aubrey ISD Administration Building, Parcel ID 964441

Contact Information

Owner: Aubrey ISD Phone #: 940.668.3900

Address: 415 Tisdale

Email address: info@aubreyisd.net

Applicant contact info: scottniven@friendsconsultinggroup.com

Engineer/Surveyor: Engineer: Rob Morse, RLK Engineering / Surveyor: Richard Spicer, Eagle Surveying Phone #: Engineer: 972-571-0362 / Surveyor: 940-222-3009

Email address: Engineer: rob@rlkengineering.com Surveyor: plattingdepartment@eaglesurveying.com

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

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

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

Owner's signature required to authorize plat application submittal: Dr. Scott Niven Owner's Representative - FRIEN

Fees paid:_____

- ○ Cash
- ○ Check # _____

Receipt #:_____

Project #:_____

Date: _____

Plat Application Checklist

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

Required for ALL Plats

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

Additional requirements for Preliminary Plats

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

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

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

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

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

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

Planning and Zoning Commission Meeting
Staff Report
June 11, 2026

Agenda Item
Consider and make a recommendation to City Council on a Site Plan application for Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and a recommendation regarding requested variances to the landscape buffering requirements along Betty Lane and to masonry requirements. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)

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

Summary
This is a companion application to the previous Aubrey ISD Comprehensive Plan Amendment, Rezoning, and Replat applications. the Site Plan is the next step in the development process. The applicant is proposing to develop the subject property with Aubrey ISD Administration Building. The proposal consists of:

- Lot Area of 4.753 acres for Lot 4R2-1, Block A, Garland Wilson Addition.
- a new two-story 31,466 square foot Aubrey ISD Administration Building.
- Lot coverage of 7.8% which meets the SC District requirement.
- Building Height of 38 feet which meets the SC District requirement.
- Total Parking of 117 spaces with 112 regular spaces and 5 ADA parking spaces, meeting the Zoning Ordinance requirement.
- Photometric Plan meeting the City of Aubrey Outdoor Lighting Requirements.
- Landscape Plan does not meet the landscape buffer requirement adjacent to the Betty Lane ROW. The applicant has provided the required trees within the Betty Lane ROW which is not acceptable.
- Building Elevation/Architectural Plans do not provide percentage breakdown of each proposed building material for each facade. Applicant is to revise the Building Elevation Plans to show the percentage breakdown of building materials which shall be 90% masonry and 75% brick.
- Civil Construction Plans, under review.

Applicant has provided revised Site Plan and Civil Construction/Engineering Plans to address City comments.

Engineer Review:
City Engineer has reviewed the revised Site Plan and Civil Construction/Engineering Plans and there are outstanding comments regarding easements, storm drains, paving, submittal of a geotech report, grading, pre-development drainage area map, post-development drainage area map, drainage profiles, detention calculations, sanitary sewer profiles, and onsite details. These comments have been provided to the applicant.

Planner Review:
City Planner has reviewed the revised Site Plan drawings and Civil Construction/Engineering Plans. There are outstanding comments regarding the following which have been provided to the applicant:

- Landscape Plans not meeting the landscape buffer requirement of trees (Exhibit 14A, Section 23.G.5(b) - Screening from Abutting Properties and Rights-of-Way) along the Betty Lane ROW; and
- Building Elevation/Architectural Plans not showing the percentage of building materials for each facade and not meeting the 90% masonry requirement as per the Nonresidential Design Standards (Exhibit 14A, Section 23.F - Nonresidential Design Standards) within the Zoning Ordinance.

Variance
The applicant has requested variance from Nonresidential Design Standards requiring 90% masonry.

Staff has reviewed the request and can support the variances due to:

1. The applicant is proposing less than 90% of masonry for the AISD Administration Building which does not adversely impact any current or future development. The buildings are still more than 50% masonry and brick and is in keeping with the spirit of the zoning regulations. The reduced masonry percentage will not adversely impact existing or future development, and any visual or functional impact on adjacent or surrounding land uses us expected to be minimal.

Recommendation
The Site Plan for Garland Wilson Addition, Lot 4R2-1, Block A is recommended for approval subject to the following conditions:

1. The Civil Construction/Engineering Plans are approved by the City Engineer.
2. The Landscape Plans are approved by the City Planner.
3. The Building Elevation/Architectural Plans are approved by the City Planner.
4. Variances for Building material requirement of 90% masonry be approved.
5. The Replat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, is filed with Denton County.

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

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

Attachments

1. Location Map
2. Site Plan
3. Landscape and Irrigation Plan
4. Lighting and Photometric Plan
5. Building Elevation Plans
6. Civil Plans
7. Site Plan Letter of Intent
8. Site Plan Application

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion

Motion to recommend Garland Wilson Addition, Lot 4R2-1, Block A, Site Plan for City Council (approval, approval with conditions, for denial).

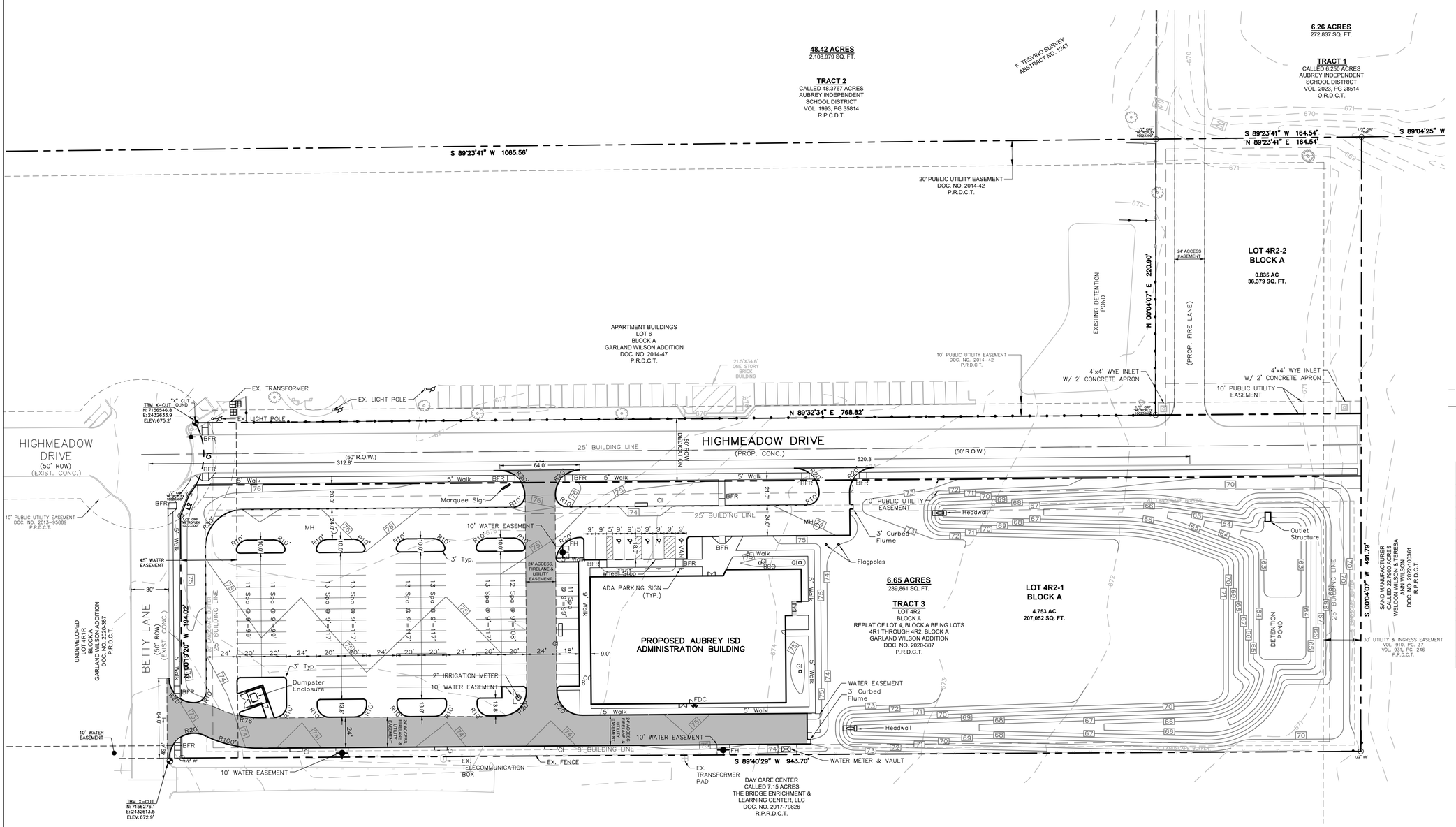
Aubrey ISD Administration Building

Legend

Aubrey ISD Parcel

0 0.05 0.1 0.2 Miles

N



LEGEND

	PROPOSED CONCRETE (FIRE LANE)
GI	GRATE INLET
CI	CURB INLET
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP
CO	CLEANOUT
MH	MANHOLE
	SIGN
672	EXISTING CONTOUR
67	PROPOSED CONTOURS

SITE SUMMARY CHART

ZONING	SHOPPING CENTER (SC)
PROPOSED USE	PUBLIC/INSTITUTIONAL
LOT SIZE NET	207,052 SF = 4.753 AC
LOT SIZE GROSS	207,052 SF = 4.753 AC
BUILDING SQUARE FOOTAGE	31,466 SF
NUMBER OF FLOORS	2
FIRST FLOOR SQUARE FOOTAGE	16,076 SF
SECOND FLOOR SQUARE FOOTAGE	15,390 SF
LOT COVERAGE	7.8% (16,076/207,052)
FLOOR AREA RATIO	0.152
BUILDING HEIGHT (MAX.)	38'-0"
PARKING REQUIRED (1 per 300 SF floor area)	105 spaces
PARKING PROVIDED	REG = 112 HC = 5 TOTAL = 117 spaces
ADA PARKING REQUIRED	5 spaces
ADA PARKING PROVIDED	5 spaces

SITE NOTES

1. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
2. Mechanical and heating and air-conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
3. The lighting for the subject property will be constructed and operated in conformance with the City of Aubrey Zoning Ordinance.

SITE PLAN
AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION

BEING 6.654 ACRES OF LAND OUT OF THE JAMES CP MELTON SURVEY, ABSTRACT NUMBER 802 DENTON COUNTY, TEXAS

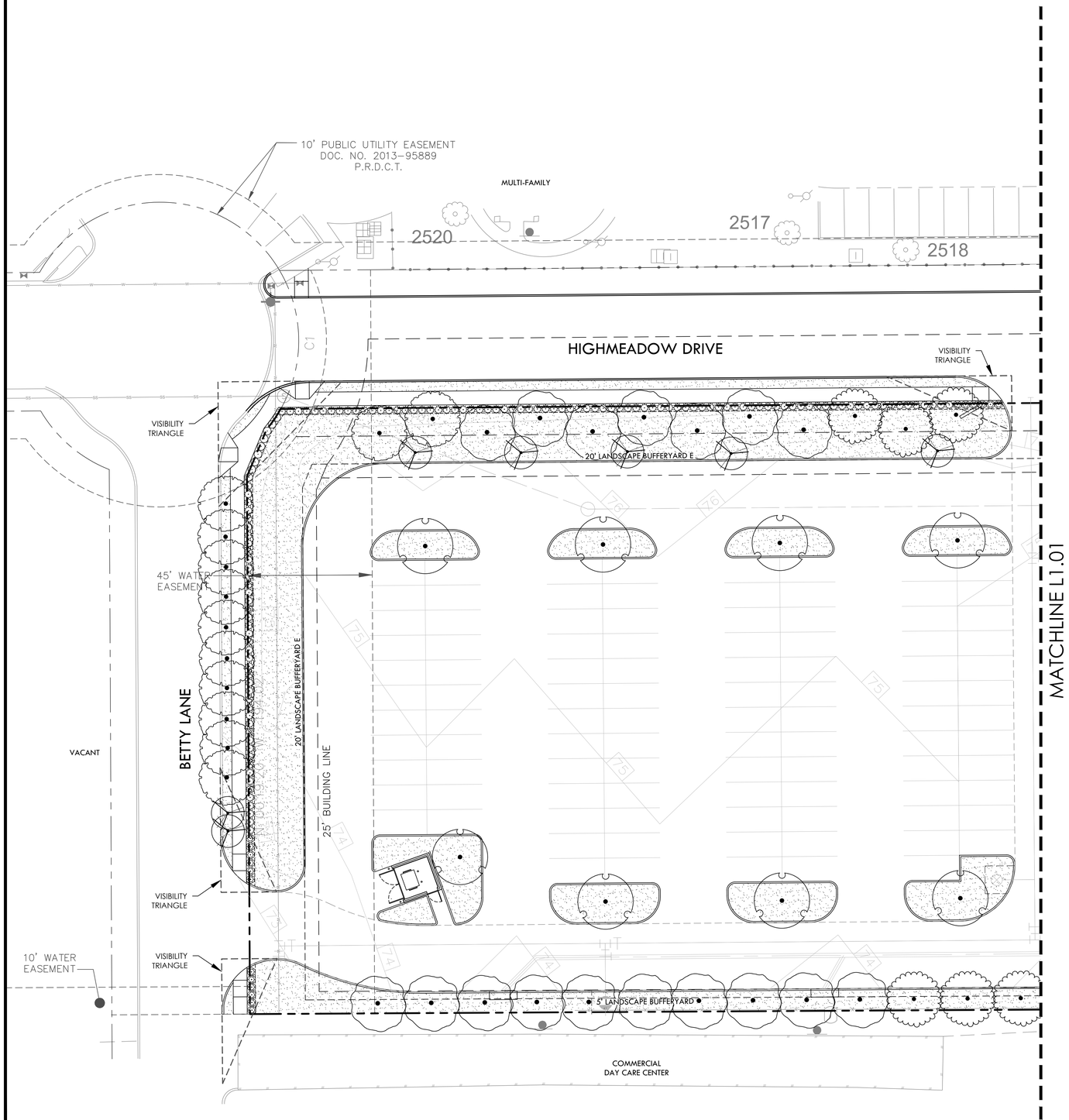
Prepared For:

Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:

RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733
Fax: 972.359.1833
Date: 05-27-26

May 27, 2026 - 4:20pm User: dan



LANDSCAPE DATA CHART

ZONING	SHOPPING CENTER
PROPOSED USE	PUBLIC/INSTITUTIONAL
SITE AREA	207,052 SF / 4.753 AC
BUILDING AREA	31,466 SF
NET SITE AREA	175,586 SF / 4.031 AC

	REQUIRED	PROVIDED
DETENTION POND LANDSCAPE / BASIC DRY POND		
ONE LARGE TREE FOR EVERY 30 LINEAR FEET OF THE PERIMETER 943 LF / 30 LF	31 LARGE TREES	31 LARGE TREES
ONE LARGE TREE FOR EVERY 100 SF OF BASIN AREA 2686 SF / 100 SF	27 LARGE TREES	27 LARGE TREES
PARKING LOT LANDSCAPE		
ISLAND WITH A TREE AT THE END OF EVERY PARKING ROW ALL PARKING SPACES TO BE WITHIN 100 FEET OF A TREE	11 LARGE TREES	11 LARGE TREES PROVIDED
SCREENING AT RIGHT OF WAY		
PARKING AREAS TO BE SCREENED AT RIGHT OF WAY HIGH MEADOW DRIVE & BETTY LANE	20' BUFFER	20' BUFFER
SCREENING EVERGREEN HEDGE WITH 24" SHRUBS HIGH MEADOW DRIVE 874 LF / 3' OC. BETTY LANE 192 LF / 3'OC	291 SHRUBS-CONTINUOUS HEDGE 64 SHRUBS-CONTINUOUS HEDGE	291 SHRUBS-CONTINUOUS HEDGE 64 SHRUBS-CONTINUOUS HEDGE
RIGHT OF WAY BUFFER TO HAVE ONE LARGE TREE FOR EVER 20 LF HIGH MEADOW DRIVE 874 LF / 20 LF BETTY LANE 192 LF / 20 LF	44 LARGE TREES 10 LARGE TREES	44 LARGE TREES 10 LARGE TREES PLACED IN RIGHT OF WAY UTILITY EASEMENT RUNS ALONG BETTY LANE
ONE SMALL TREE FOR EVERY FIVE LARGE TREES HIGHMEADOW DRIVE 44 LARGE TREES / 5 BETTY LANE 10 LARGE TREES / 5	9 SMALL TREES 2 SMALL TREES	9 SMALL TREES 2 SMALL TREES PLACED IN RIGHT OF WAY UTILITY EASEMENT RUNS ALONG BETTY LANE
PERIMETER BUFFER SOUTH & EAST PERIMETER BUFFER TO HAVE ONE LARGE TREE FOR EVERT 50 LF SOUTH BUFFER 944 LF / 50 LF EAST BUFFER 220 LF / 50 LF	10' BUFFER 19 LARGE TREES 4 LARGE TREES	10' BUFFER 19 LARGE TREES 4 LARGE TREES UTILITY EASEMENT RUNS ALONG EAST SIDE OF PROPERTY, TREES PLACED DIRECTLY WEST OF EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	MRE	MEXICAN REDBUD
LARGE TREES		
	CEE	CEDAR ELM
	QUE MUE	CHINKAPIN OAK
	LAO	LACEY OAK
	LIO	LIVE OAK
	SHO	SHUMARD OAK
SHRUBS		
	COB	CORALBERRY
	GOE	GOLDENEYE
	TSA	TEXAS SAGE
SOD/SEED		
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROSEED
ROCK/GRAVEL		
	ROC	ROCK COBBLE
		STEEL EDGING

FULL PLANT SCHEDULE ON SHEET L1.01

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
THE JAMES CP MELTON SURVEY,
ABSTRACT NUMBER 802
DENTON COUNTY, TEXAS

Prepared For:
Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:
RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733

Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN AREA A

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
TBPE: 817.335.1121
(TX REG. # 1114)

AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
ANITA M. BERRY
2953
STATE OF TEXAS
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L1.00

FULL PATH: P:\2017\00\01\17005\WIP\LA\Drawings\Plot Sheets\17005 Planting Plan

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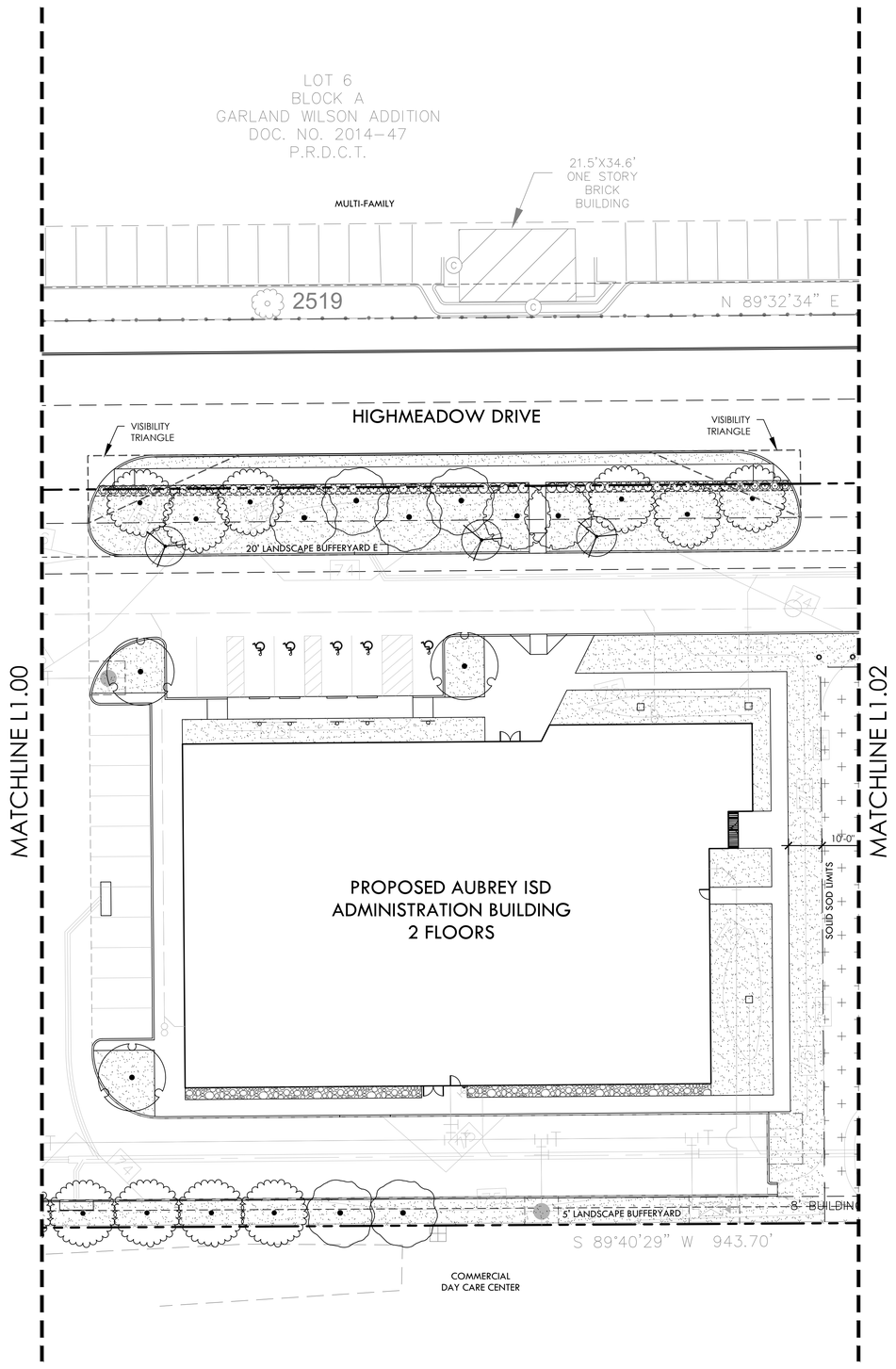
PLOTTED BY: Jeff Mabry
PLOTTED ON: Wednesday, May 27, 2026



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	HEIGHT	SPREAD
TREES								
	MRE	11	MEXICAN REDBUD	CERCIS CANADENSIS MEXICANA	3" CAL.	45 GAL	4' MIN. HT.	4'-6'
LARGE TREES								
	CEE	24	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	65 GAL	10'-12'	8'-10'
	QUE MUE	15	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3" CAL.	65 GAL	10'-12'	8'-10'
	LAO	30	LACEY OAK	QUERCUS LACEYI	3" CAL.	65 GAL	10'-12'	8'-10'
	LIO	45	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	65 GAL	10'-12'	8'-10'
	SHO	26	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL.	65 GAL	10'-12'	8'-10'

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	SPACING
SHRUBS								
	COB	36	CORALBERRY	SYMPHORICARPOS ORBICULATUS	3 GAL	24" MINIMUM	12"-14"	36" O.C.
	GOE	21	GOLDENEYE	VIGUIERA STENOLOBA	3 GAL	24" MINIMUM	12"-14"	36" O.C.
	TSA	298	TEXAS SAGE	LEUCOPHYLLUM CANDIDUM	3 GAL	24" MINIMUM	12"-14"	36" O.C.
SOD/SEED								
	BER	32,939 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA
	BEH	86,121 SF	BERMUDA GRASS HYDROSEED	CYNDON DACTYLON	HYDROMULCH	NA	NA	NA
ROCK/GRAVEL								
	ROC	499 SF	ROCK COBBLE	ROCK COBBLE	3"-5" STONES	NA	NA	NA

---------- STEEL EDGING

CITY OF AUBREY MAINTENANCE NOTE

GENERAL: THE OWNER, TENANT AND THE AGENT, IF ANY, SHALL BE JOINTLY AND SEVERABLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING, ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES THAT ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

PLANT REPLACEMENT: THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS WHICH SHOWS DEAD BRANCHING OVER 25 PERCENT OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. PLANT MATERIAL THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. THE OWNER SHALL MAKE SUCH NECESSARY REPLACEMENTS WITHIN 30 DAYS OF NOTIFICATION BY THE CITY.

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
THE JAMES CP MELTON SURVEY,
ABSTRACT NUMBER 802
DENTON COUNTY, TEXAS

Prepared For:
Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:
RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733

Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN AREA B

AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

ANITA M. BEARD
REGISTERED LANDSCAPE ARCHITECT
2953
STATE OF TEXAS
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L1.01

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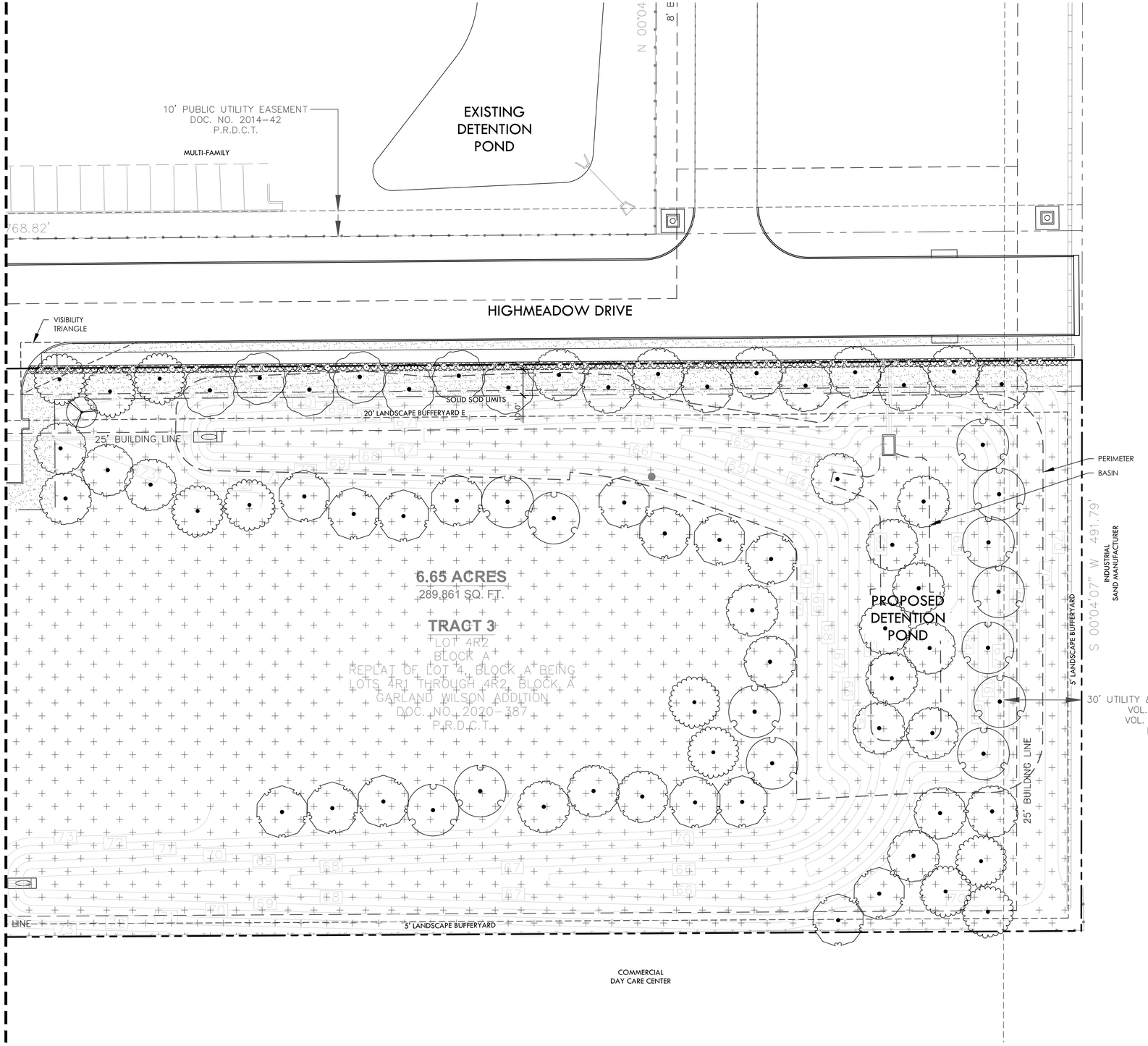
PLOTTED ON: Wednesday, May 27, 2026



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	MRE	MEXICAN REDBUD
LARGE TREES		
	CEE	CEDAR ELM
	QUE MUE	CHINKAPIN OAK
	LAO	LACEY OAK
	LIO	LIVE OAK
	SHO	SHUMARD OAK
SHRUBS		
	COB	CORALBERRY
	GOE	GOLDENEYE
	TSA	TEXAS SAGE
SOD/SEED		
	BER	BERMUDA GRASS
	BEH	BERMUDA GRASS HYDROSEED
ROCK/GRAVEL		
	ROC	ROCK COBBLE
		STEEL EDGING

FULL PLANT SCHEDULE ON SHEET L1.01

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
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Texas Registration #579
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Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN AREA C

AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG: F-1114)

REGISTERED LANDSCAPE ARCHITECT
ANITA M. BEARD
2953
STATE OF TEXAS
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L1.02

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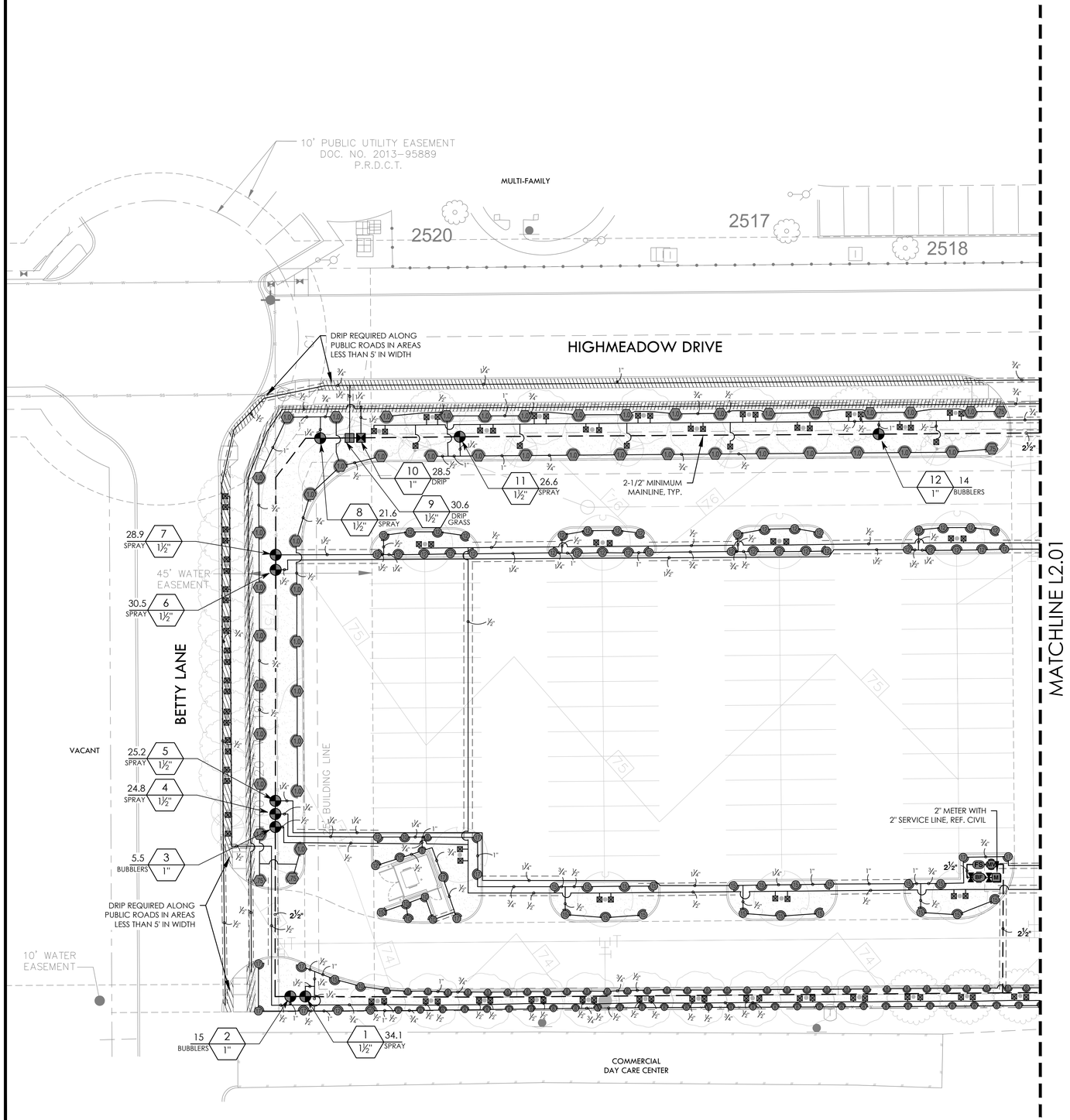
PLOTTED ON: Wednesday, May 27, 2026



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	SPRAY HEADS: HUNTER PROS-04-CV STRIP SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 8 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 10 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 12 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 15 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q H	SPRAY HEADS: HUNTER PROS-04-CV 17 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
25Q 50Q 50H 10H 10F 20F	BUBBLER:HUNTER PROS-04-MSBN 10F MULTI-STREAM BUBBLER, 25Q-QUARTER SPRAY, 4" POP-UP,50=0.5GPM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ROTOR: HUNTER PGJ-04-V .75 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE, WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 1.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 3.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 5.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE: HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN. INSTALL TWO WIRE DECODER IN EVERY VALVE PER MANUFACTUER'S RECOMMENDATION.
	DRIP VALVE: HUNTER ICZ-151-40 DRIP CONTROL ZONE KIT, 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X DUAL 1" OUTLETS. INSTALL TWO WIRE DECODER IN EVERY VALVE PER MANUFACTUER'S RECOMMENDATION.
	DRIP FLUSH VALVE: HUNTER AFV-B 1/2IN. AUTOMATIC FLUSH VALVE WITH 3/4IN. BARB CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.
	DRIP VACUUM VALVE: HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.
DI	DRIP INDICATOR: HUNTER ECO-ID ECO-ID: 1/2IN. FPT CONNECTION WITH 12 PSI-70 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.
	AREA TO RECEIVE DRIPLINE DRIP: HUNTER HDL-09-12-CV HDL-09-12-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	CONTROL VALVE: HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES. WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. INSTALL TWO WIRE DECODER IN EVERY VALVE PER MANUFACTUER'S RECOMMENDATION.
	SHUT OFF VALVE: LASCO/NIBCO PVC SCHEULE 40 BALL VALVE
MV	MASTER VALVE: HUNTER ICV 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE. GLOBE CONFIGURATION. WITH NPT THREADED INLET/OUTLET. FOR COMMERCIAL/MUNICIPAL USE. INSTALL TWO WIRE DECODER PER MANUFACTUER'S RECOMMENDATION.
BF	BACKFLOW RP2: WATTS 009 2" REDUCED PRESSURE BACKFLOW PREVENTER
C	CONTROLLER: HUNTER A2C-1200-M TWO WIRE 12-STATION CONTROLLER IN AN OUTDOOR GRAY STEEL WALL MOUNT ENCLOSURE. WIRE TO BE UF/TYPE TWU-600 VOLT COPPER, UF14, 3M DIRECT BURY SPLICE KIT, DBR/Y-6.
RP	RAIN/FREEZE SENSOR: HUNTER WIRELESS SOLR SYNC WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET, INCLUDE RECIEVER.
FS	FLOW SENSOR: HUNTER HFS-200 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
F	YYE STRAINER: FEBCO 650
M	WATER METER 2" ASSUMED STATIC PRESSURE OF 70 PSI.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 JM EAGLE- CRESLINE
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2-1/2" MINIMUM MAINLINE SIZE, JM EAGLE-CRESLINE
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVE TWO SIZES LARGER THAN PIPE/S RUNNING THROUGH IT.

Valve Callout
Valve Number
Valve Flow
Valve Size

THE IRRIGATION SYSTEM IS DESIGNED FOR A 2-WIRE DECODER SYSTEM. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, FULLY OPERATIONAL SYSTEM. THE CONTRACTOR SHALL INCLUDE ALL PARTS REQUIRED FOR THE 2-WIRE CONTROL SYSTEM INCLUDING WIRE CONNECTORS, DECODERS, PROPER GROUNDING, APPROVED 2-WIRE CABLE, AND LINE SURGE PROTECTION PER THE MANUFACTURER'S RECOMMENDATIONS. CONTACT THE HUNTER REPRESENTATIVE FOR ADDITIONAL INFORMATION.
JASON PYLE 817-308-9620, JASON.PYLE@HUNTERINDUSTRIES.COM

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
THE JAMES CP MELTON SURVEY,
ABSTRACT NUMBER 802
DENTON COUNTY, TEXAS

Prepared For:
Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:
RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733

Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

NO.	DATE	REVISIONS DESCRIPTION

IRRIGATION PLAN AREA A

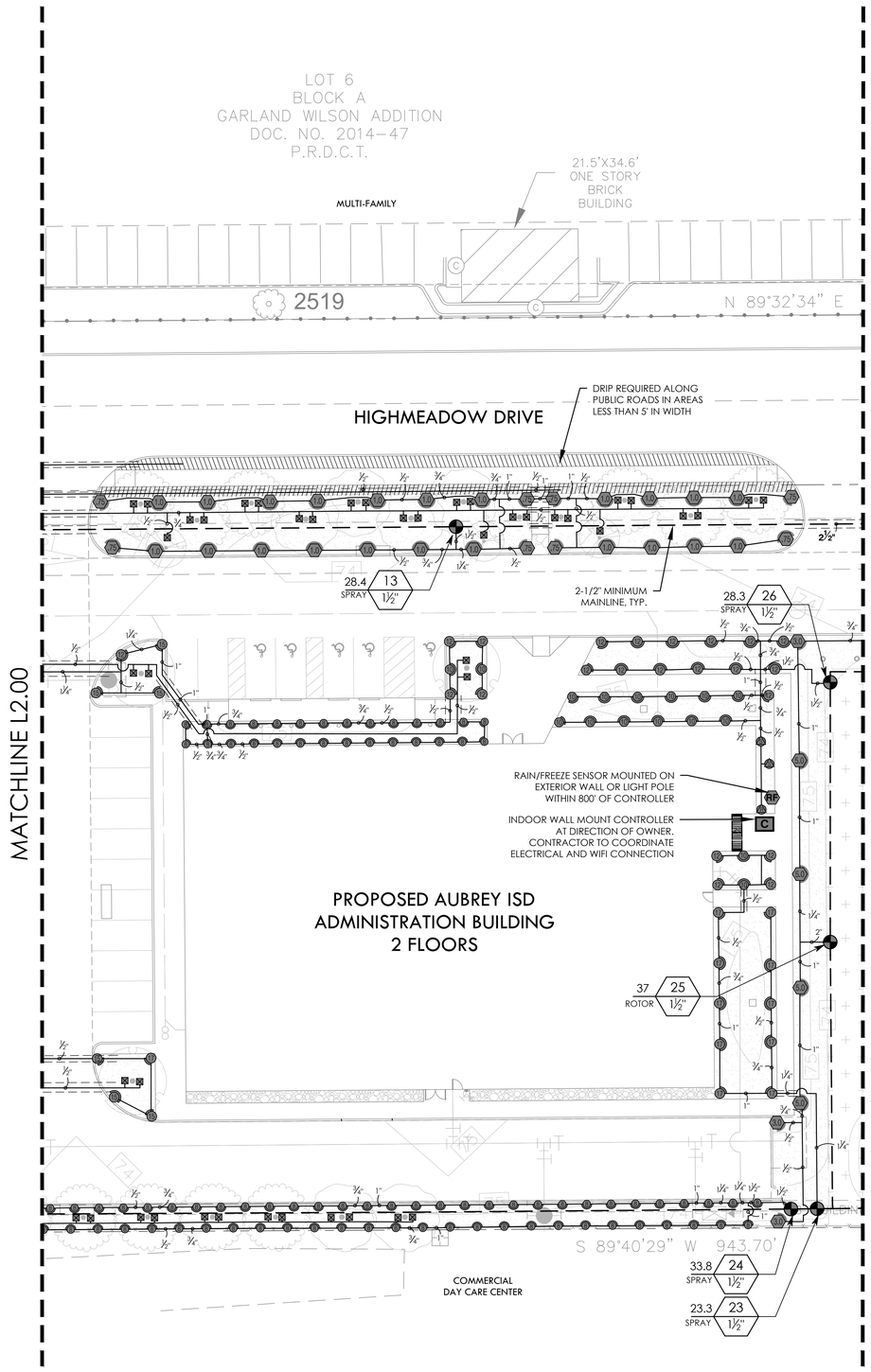
AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

STATE OF TEXAS
JANEL MOODY
20529
LICENSED
IRRIGATION
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L2.00

FILE PATH: P:\2017\00\17005\100\PLAN\drawings\Plot Sheets\17005-Irrigation Plan

FILENAME: 17005-Irrigation Plan.dwg
PLOTTED BY: Janel Moody
PLOTTED ON: Wednesday, May 27, 2026



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	SPRAY HEADS: HUNTER PROS-04-CV STRIP SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 8 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 10 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 12 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	SPRAY HEADS: HUNTER PROS-04-CV 15 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q H	SPRAY HEADS: HUNTER PROS-04-CV 17 SERIES TURF SPRAY, 4IN, POP-UP, PRS30 BODY, DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
25Q 50Q 5QH 10H 10F 20F	BUBBLER:HUNTER PROS-04-MSBN 10F MULTI-STREAM BUBBLER, 25Q-QUARTER SPRAY, 4" POP-UP,50=0.5GPM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ROTOR: HUNTER PGJ-04-V .75 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 1.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 3.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.
	ROTOR: HUNTER PGJ-04-V 5.0 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE: HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT, 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN. INSTALL TWO WIRE DECODER IN EVERY VALVE PER MANUFACTUER'S RECOMMENDATION.
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	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVE TWO SIZES LARGER THAN PIPE/S RUNNING THROUGH IT.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

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JASON PYLE 817-308-9620, JASON.PYLE@HUNTERINDUSTRIES.COM

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
THE JAMES CP MELTON SURVEY,
ABSTRACT NUMBER 802
DENTON COUNTY, TEXAS

Prepared For:
Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:
RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733

Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

NO.	DATE	REVISIONS DESCRIPTION

IRRIGATION PLAN AREA B

AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

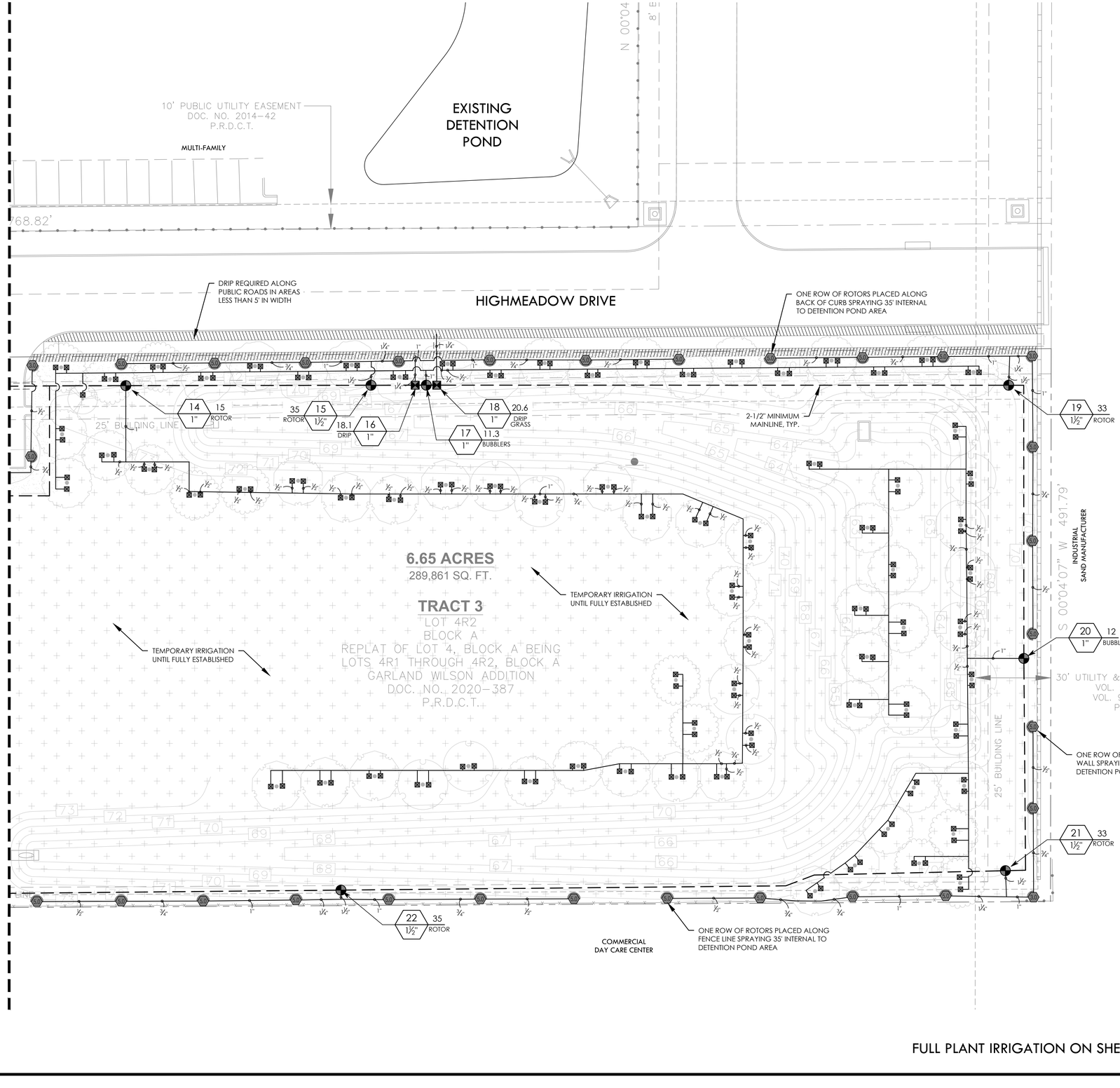
STATE OF TEXAS
JANEL MOODY
20529
LICENSED IRRIGATOR
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L2.01

FULL PATH: P:\2017\00\17005\002\PLAD\awings\Plot Sheets\17005 Irrigation Plan

FILENAME: J:\2017\00\17005\002\PLAD\awings\Plot Sheets\17005 Irrigation Plan.dwg
PLOTTED BY: Janel Moody
PLOTTED ON: Wednesday, May 27, 2026

THE IRRIGATION SYSTEM IS DESIGNED FOR A 2-WIRE DECODER SYSTEM. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, FULLY OPERATIONAL SYSTEM. THE CONTRACTOR SHALL INCLUDE ALL PARTS REQUIRED FOR THE 2-WIRE CONTROL SYSTEM INCLUDING WIRE CONNECTORS, DECODERS, PROPER GROUNDING, APPROVED 2-WIRE CABLE, AND LINE SURGE PROTECTION PER THE MANUFACTURER'S RECOMMENDATIONS. CONTACT THE HUNTER REPRESENTATIVE FOR ADDITIONAL INFORMATION.
JASON PYLE 817-308-9620, JASON.PYLE@HUNTERINDUSTRIES.COM



FULL PLANT IRRIGATION ON SHEET L2.01

NORTH

GRAPHIC SCALE
0 20 40
1 inch = 20'

AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION
BEING 6.654 ACRES OF LAND OUT OF
THE JAMES CP MELTON SURVEY,
ABSTRACT NUMBER 802
DENTON COUNTY, TEXAS

Prepared For:
Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060
Engineer:
RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733
Landscape
Dunaway
550 Bailey
Fort Worth, Texas 76107
Texas Registration #1114
Ph: 817.632.4783
Date: 05-27-2026

REVISIONS

NO.	DATE	DESCRIPTION

IRRIGATION PLAN AREA C

AUBREY ISD
NEW ADMINISTRATION BUILDING
AUBREY, TEXAS

STATE OF TEXAS
JANEL MOODY
20529
LICENSED IRRIGATOR
05/27/2026

JOB NO.	17005.002
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	AMB
DATE:	MAY 27, 2026
SHEET:	L2.02

FULL PATH: P:\17000\17005\002\PLA\Drawings\Plot Sheets\17005-Irrigation Plan

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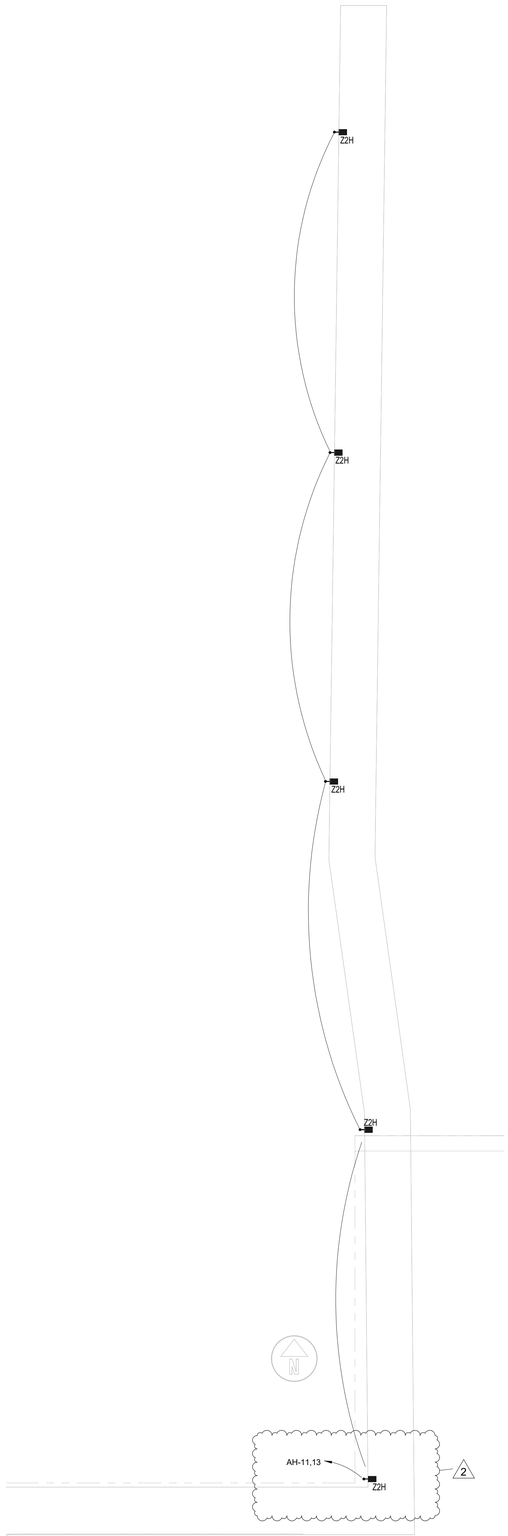
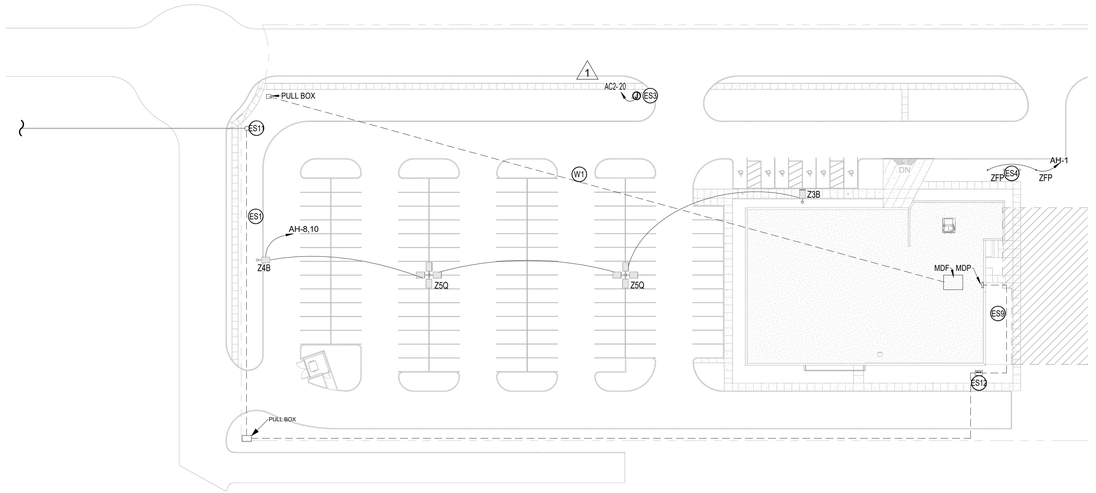
PLOTTED BY: Janel Moody
PLOTTED ON: Wednesday, May 27, 2026



1 ELECTRICAL SITE PLAN DRIVE EXTENSION
1" = 40'-0"



2 ELECTRICAL SITE PLAN
1" = 40'-0"

ELECTRICAL SITE PLAN NOTES

ES1	PROVIDE AND RUN UNDERGROUND TWO 4" CONDUITS FROM UTILITY TRANSFORMER TO ELECTRICAL SERVICE AT THE STREET. PROPOSED LOCATION IS SHOWN. VERIFY AND COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY PROVIDER.
ES3	SWITCH(ES) AT THIS LOCATION TO OPERATE AS THREE-WAY SWITCH(ES).
ES4	FLAG POLE. REFER TO FLAG POLE DETAIL.
ES9	PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM UTILITY TRANSFORMER LOAD SIDE TO ELECTRICAL SERVICE DISCONNECT(S). REFER TO RISER DIAGRAM FOR MORE INFORMATION.
ES11	APPROXIMATE LOCATION OF NEW RISER POLE FED FROM NEW OVERHEAD LINES FROM US 377. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY SERVICE PROVIDER. CONTRACTOR TO INCLUDE ANY ADDITIONAL COST FOR ADDED POWER LINES FROM UTILITY SERVICE PROVIDER IN BASE BID.
ES12	PAD MOUNTED UTILITY TRANSFORMER. PROVIDE PAD PER UTILITY SERVICE PROVIDER REQUIREMENTS.

ELECTRICAL SITE PLAN GENERAL NOTES

1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY LOCATION, CONDUCT TEST AND INSPECTIONS, COORDINATE WITH UTILITIES, OWNER'S REPRESENTATIVES, AND CHECK FOR ALL UNDERGROUND UTILITIES AND LINES BEFORE DITCHING TAKES PLACE. CONTRACTOR AND SUBCONTRACTORS PERFORMING THESE DUTIES SHALL BE RESPONSIBLE FOR ANY REPAIRS OF CUT OR DAMAGED LINES AND UTILITIES NOT SHOWN ON PLANS.
2. PROVIDE SEPARATE CONTACTORS FOR INDEPENDENT CONTROL OF EXTERIOR LIGHTING GROUPS PER LIGHTING CONTROL DETAIL.

TECHNOLOGY SITE PLAN NOTES

W1	PROVIDE AND RUN TWO 4" UNDERGROUND CONDUITS FOR NETWORK SERVICE ENTRY TO MDF. COORDINATE EXACT LOCATION WITH UTILITY COMPANY.

IN2 ARCHITECTURE
12222 Merit Drive Suite 1140 Dallas, TX 75251
972-427-1222 / www.in2arch.com

OWNER
AUBREY ISD
T 940-668-0060

ARCHITECT
IN2 ARCHITECTURE
T 972-427-1222

STRUCTURAL
DUNAWAY
T 214-234-4022

CIVIL
KLX ENGINEERING
T 972-359-1733

MEPT
EMA ENGINEERING
T 817-539-5566

ROOFING
PRICE CONSULTING
T 281-209-1724

AUBREY INDEPENDENT SCHOOL DISTRICT

AUBREY ISD NEW ADMINISTRATION BUILDING

Betty Lane Aubrey, TX 76227

KEY PLAN

PLAN NORTH
TRUE

DISCIPLINE

04/17/2026

CLIENT	IN2 PROJECT NUMBER
AUBREY ISD	2506
DATE	ISSUE
04/17/2026	FINAL SEALED CDs

REVISIONS

No.	Description	Date
1	Addendum 01	4/29/2026
2	CPR 01	5/12/2026

ELECTRICAL SITE PLAN

EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport | Fayetteville
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
DESIGN SOLVE ENHANCE www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

ES-101

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
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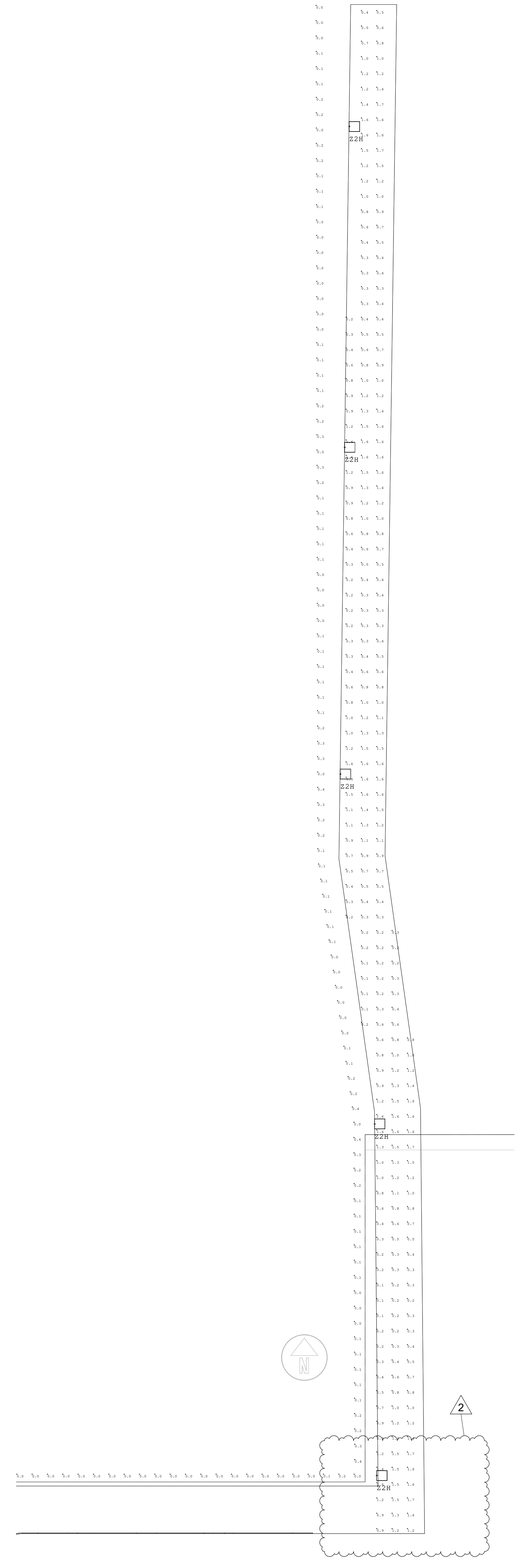
PROPERTY LINE	Illuminance	Fc	0.09	0.4	0.0	N.A.	N.A.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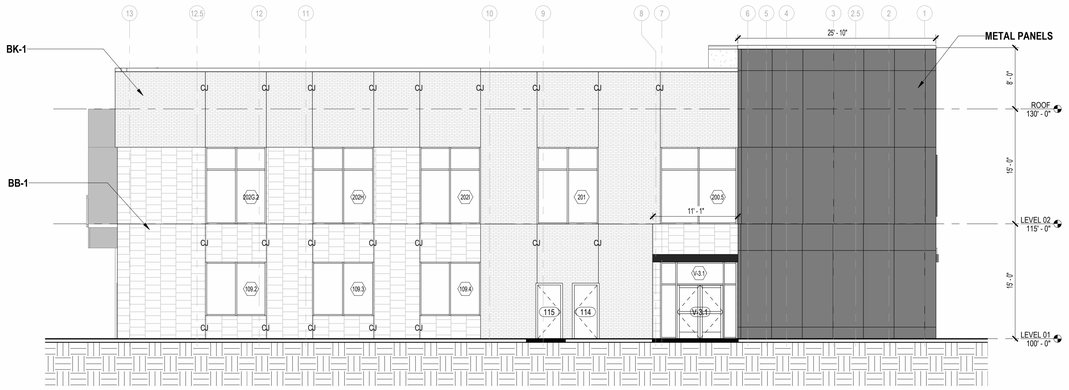
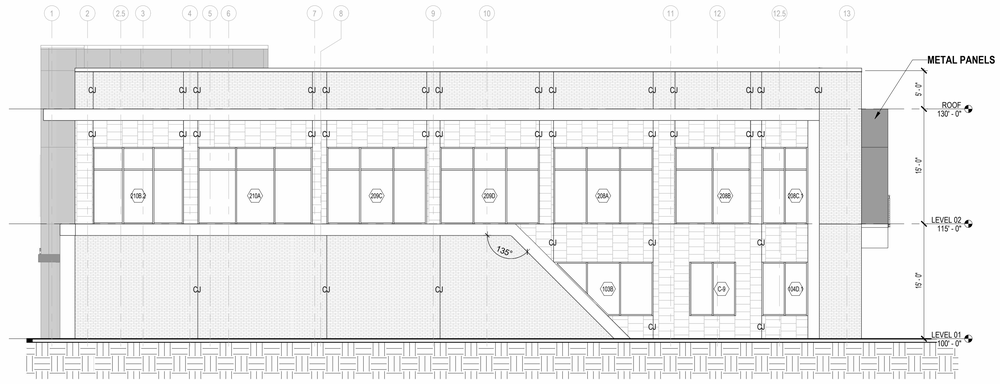
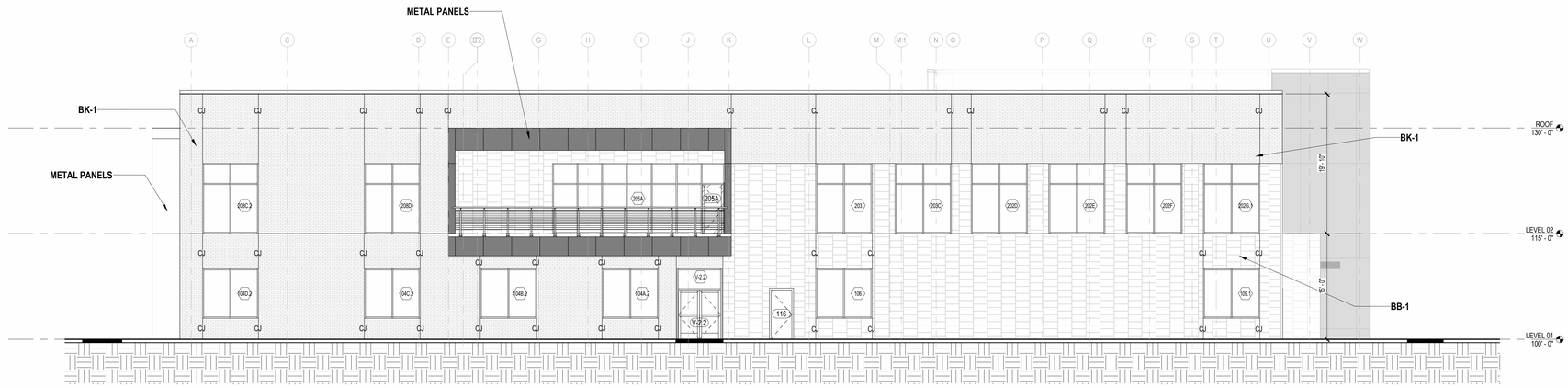
2.2 fc



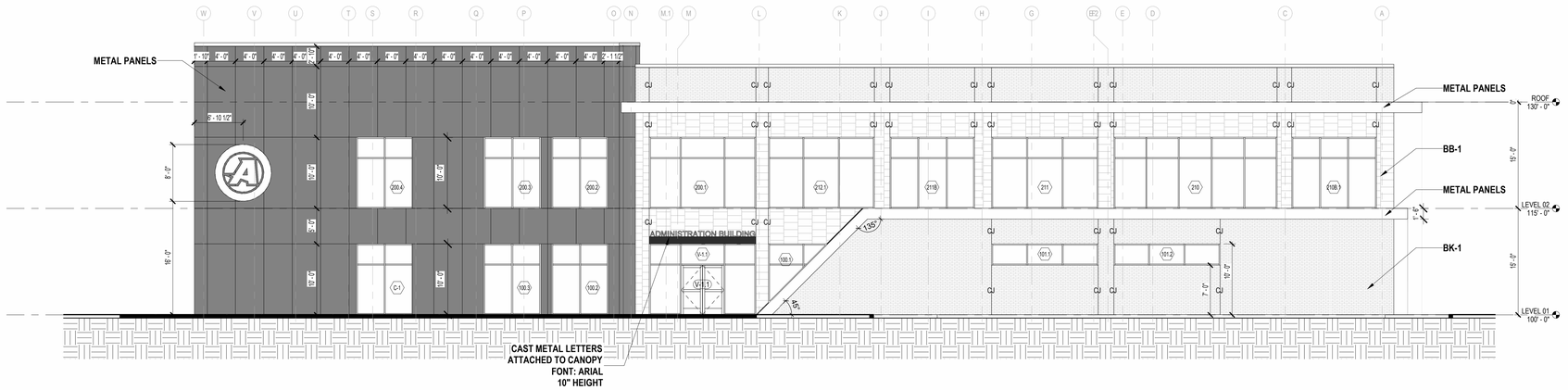
24 EAST ELEVATION
1/8" = 1'-0"



21 WEST ELEVATION
1/8" = 1'-0"



18 SOUTH ELEVATION
1/8" = 1'-0"



06 NORTH ELEVATION
1/8" = 1'-0"

IN2 ARCHITECTURE
12222 Merit Drive Suite 1140 Dallas, TX 75251
972-427-1222 / www.in2arch.com

OWNER
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T 214-224-9022

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RLK ENGINEERING
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MEPT
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ROOFING
PRICE CONSULTING
T 281-209-1724

AUBREY ISD NEW ADMINISTRATION BUILDING

Betty Lane Aubrey, TX 76227

KEY PLAN

PLAN NORTH

TRUE

DISCIPLINE

REGISTERED ARCHITECT
FRANK M. NIGRIDIN
15191
STATE OF TEXAS

04/17/2026

CLIENT	IN2 PROJECT NUMBER
AUBREY ISD	2506
DATE	ISSUE
04/17/2026	100% CONSTRUCTION DOCUMENTS

REVISIONS

No.	Description	Date

EXTERIOR ELEVATIONS

A-701

AUBREY INDEPENDENT SCHOOL DISTRICT
ADMINISTRATION BUILDING

ADMINISTRATION BUILDING

CONSTRUCTION PLANS

AUBREY ISD ADMINISTRATION BUILDING

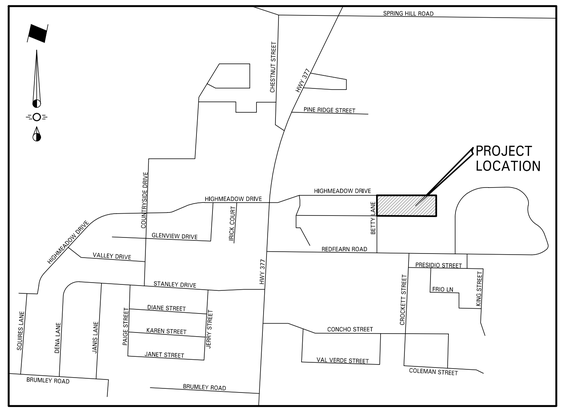
CITY OF AUBREY

DENTON COUNTY, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
--	COVER SHEET
--	FINAL PLAT
CSA1	SITE PLAN
CPVA1	PAVING PLAN
CGRA1	GRADING PLAN
CDRA1	PRE-DEVELOPED DRAINAGE AREA MAP
CDRA2	POST-DEVELOPED DRAINAGE AREA MAP
CDRA3	DRAINAGE PLAN
CDRA4	DRAINAGE PROFILES
CDRA5	DRAINAGE CALCULATIONS
CDRA6	DETENTION CALCULATIONS
CWSA1	WATER & SANITARY SEWER PLAN
CWSA2	SANITARY SEWER PROFILES
CERA1	EROSION CONTROL
CERA2	EROSION CONTROL NOTES
CERA3	EROSION CONTROL DETAILS
CDTA1	ONSITE DETAILS
CDTA2	ONSITE DETAILS
CDTA3	CITY DETAILS
CDTA4	CITY DETAILS
CDTA5	CITY DETAILS
CDTA6	CITY DETAILS
CDTA7	CITY DETAILS
CDTA8	CITY DETAILS
CDTA9	TxDOT DETAILS

Prepared For

Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Tel. 940 668-0060



VICINITY MAP

N.T.S.

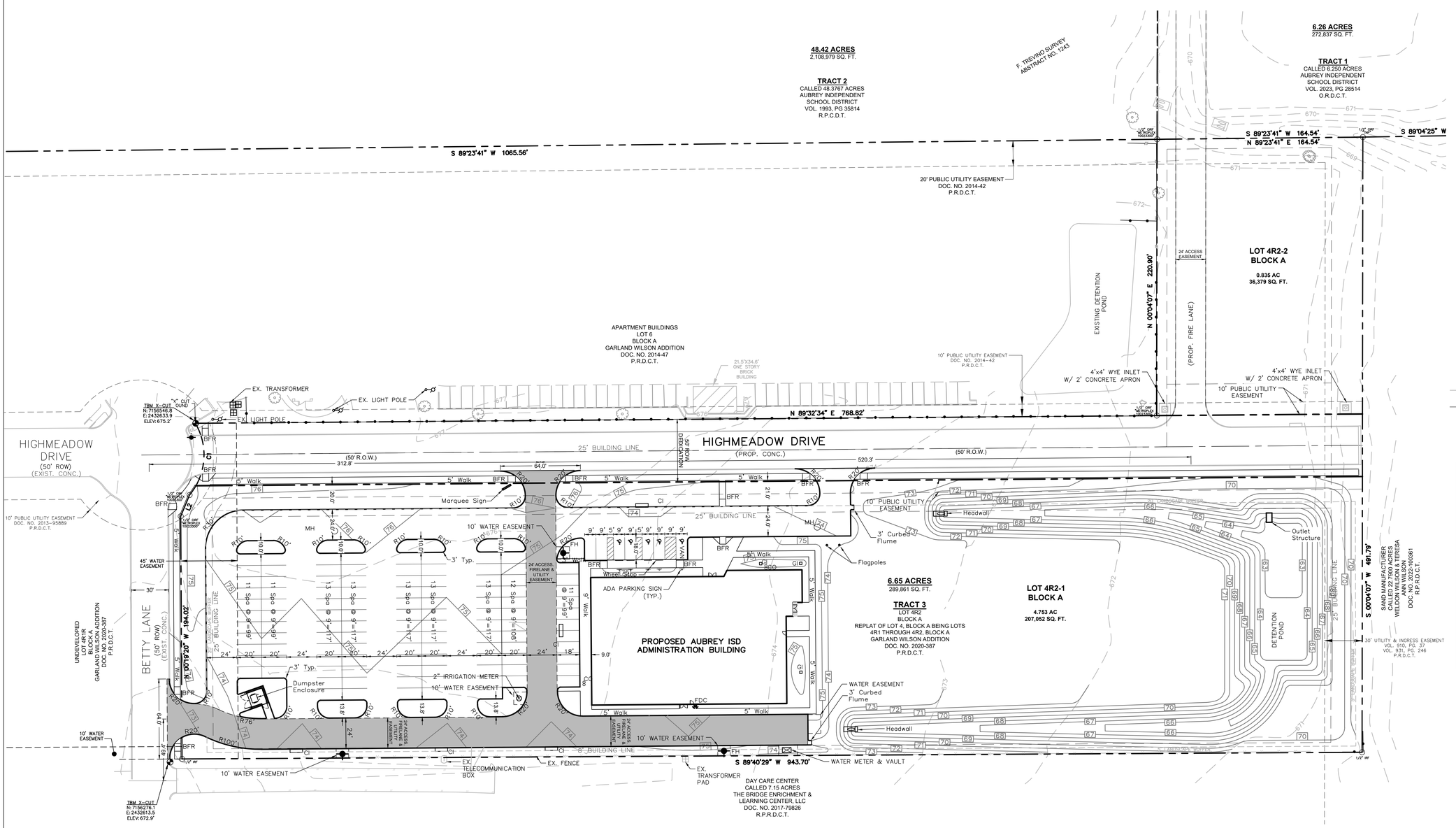
Engineer

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
05-27-26

AUBREY ISD ADMINISTRATION BUILDING

May 27, 2026 - 5:32pm User: chase



0 40 80 120

GRAPHIC SCALE
1"=40'

LEGEND

	PROPOSED CONCRETE (FIRE LANE)
GI	GRATE INLET
CI	CURB INLET
FH	FIRE HYDRANT
BFR	BARRIER FREE RAMP
CO	CLEANOUT
MH	MANHOLE
	SIGN
672	EXISTING CONTOUR
67	PROPOSED CONTOURS

SITE SUMMARY CHART

ZONING	SHOPPING CENTER (SC)
PROPOSED USE	PUBLIC/INSTITUTIONAL
LOT SIZE NET	207,052 SF = 4.753 AC
LOT SIZE GROSS	207,052 SF = 4.753 AC
BUILDING SQUARE FOOTAGE	31,466 SF
NUMBER OF FLOORS	2
FIRST FLOOR SQUARE FOOTAGE	16,076 SF
SECOND FLOOR SQUARE FOOTAGE	15,390 SF
LOT COVERAGE	7.8% (16,076/207,052)
FLOOR AREA RATIO	0.152
BUILDING HEIGHT (MAX.)	38'-0"
PARKING REQUIRED (1 per 300 SF floor area)	105 spaces
PARKING PROVIDED	REG = 112 HC = 5 TOTAL = 117 spaces
ADA PARKING REQUIRED	5 spaces
ADA PARKING PROVIDED	5 spaces

SITE NOTES

1. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
2. Mechanical and heating and air-conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
3. The lighting for the subject property will be constructed and operated in conformance with the City of Aubrey Zoning Ordinance.

SITE PLAN
AUBREY ADMINISTRATIVE BUILDING
1.066 ACRES RIGHT-OF-WAY DEDICATION

BEING 6.654 ACRES OF LAND OUT OF THE JAMES CP MELTON SURVEY, ABSTRACT NUMBER 802 DENTON COUNTY, TEXAS

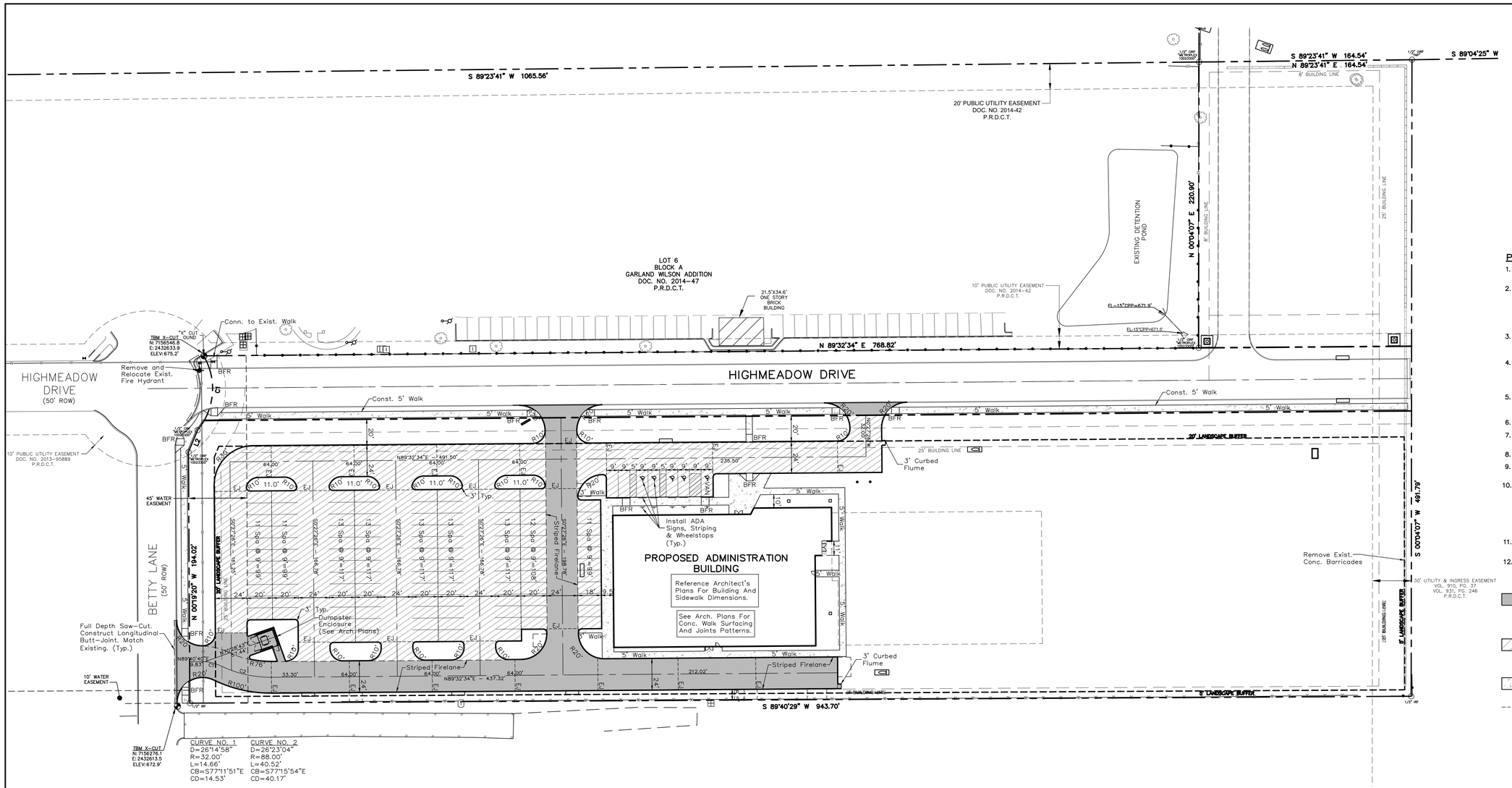
Prepared For:

Aubrey Independent School District
415 Tisdell Lane
Aubrey, Texas 76227
Ph: 940.668.0060

Engineer:

RLK Engineering, Inc.
111 West Main
Allen, Texas 75013
Texas Registration #579
Ph: 972.359.1733
Fax: 972.359.1833
Date: 05-27-26

May 27, 2026 - 5:32pm User: chase



PAVING NOTES

1. All materials and construction shall conform to the City of Aubrey Standards and Specifications.
2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report, #G26-2013 Prepared by Geotex Engineering, Dated March 17, 2026.
6. All dimensions are to face of curb unless otherwise noted.
7. Refer to Architectural Plans for exact building and related sidewalk dimensions.
8. All curb return radii are 3' unless otherwise noted.
9. All dimensions are perpendicular to the drive centerlines and/or property lines.
10. All fire lanes, striped per City of Aubrey standards, and fire hydrants shall be completed and in working order prior to vertical construction. Fire lane markings shall be as follows:: Curb Markings – Painted in red traffic paint from the top of the seam of the curb to a point even with the driving surface; Pavement Markings – Painted in red traffic paint six inches in width to show the boundaries of the lane. The words "NO PARKING – FIRE LANE" shall appear in four inch white letters at 25-foot intervals.
11. Reference City of Aubrey Standards for all public ADA Barrier Free Ramps (BFR).
12. All fire lanes shall be constructed per City of Aubrey Details.

LEGEND

- 7" 4000 psi, Reinforced Concrete Pavement (#4 Bars at 18" OCEW) over 8" Cement Stabilized Subgrade or 8" TxDOT Grade 1-2 Aggregate Base over 6" Compacted Subgrade. (Fire Lane and Dumpster) Geotex Engineering #G26-2013, March 17, 2026
- 6" 4000 psi, Reinforced Concrete Pavement (#4 Bars at 18" OCEW) over 8" Cement Stabilized Subgrade or 8" TxDOT Grade 1-2 Aggregate Base over 6" Compacted Subgrade. (Drives and Parking Areas) Geotex Engineering #G26-2013, March 17, 2026
- 4" 3000 psi, Reinforced Concrete Sidewalk (#3 Bars at 18" OCEW)
- EJ Expansion Joint

!!! CAUTION !!!
Existing Private Utility Lines On Site
Contractor To Verify Existing Utility Locations
Field Verify Both Location & Depth
Visibly Mark All Existing Utilities
Prior To Any Construction
These Markings Are To Be Maintained
And Remain During The Entire
Construction Process

Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companys
48 Hrs. Prior To Any Construction

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
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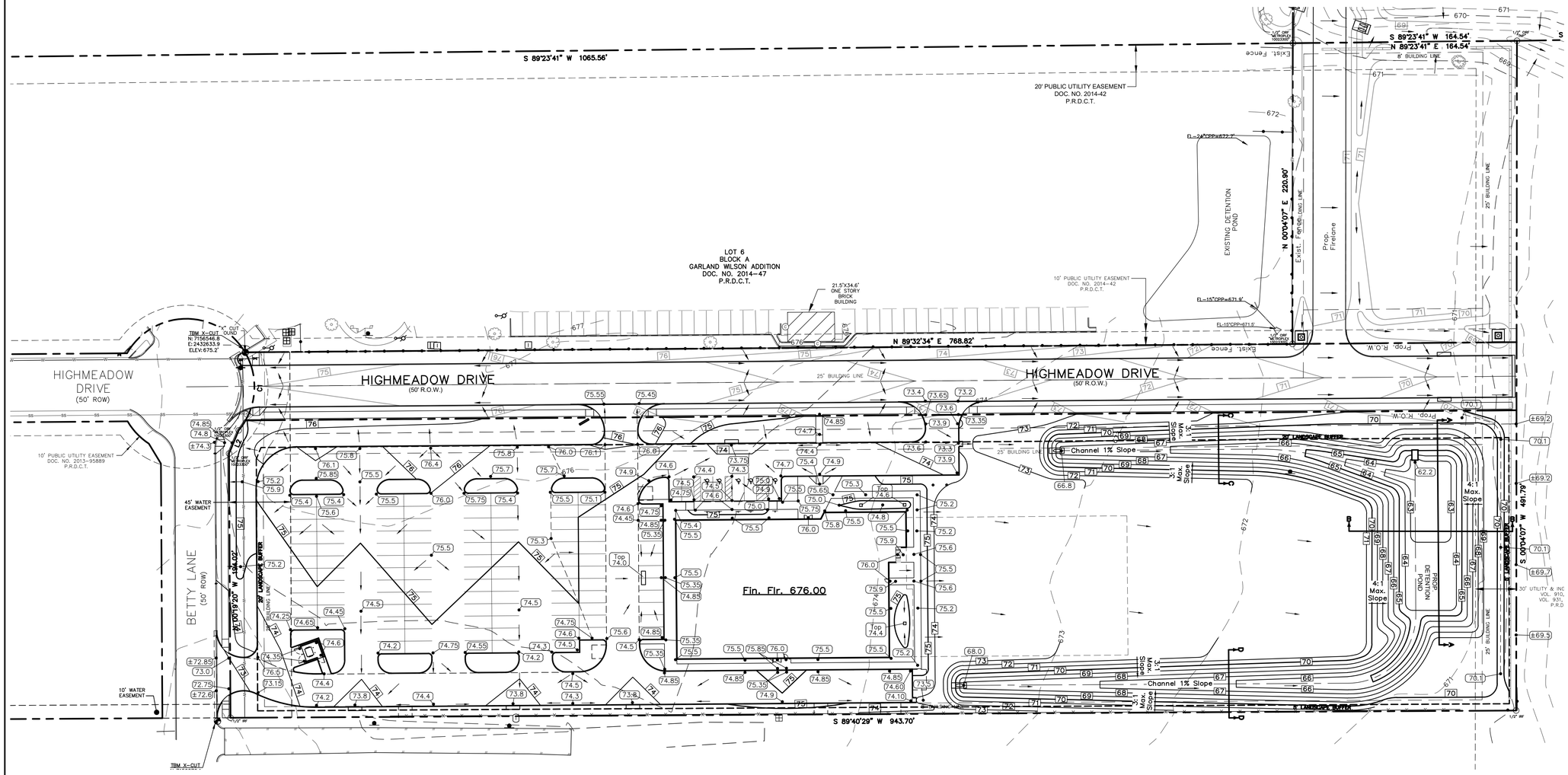
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
05-27-26

PAVING PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A PAV.dwg	1" = 40'	CPVA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase



0 40 80 120

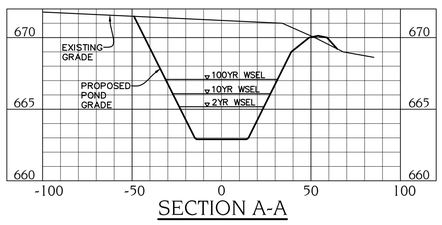
GRAPHIC SCALE
1"=40'

GRADING NOTES

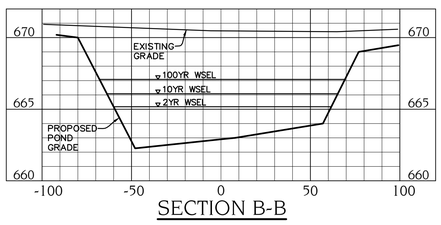
1. All materials and construction shall conform to the City Standards and Specifications, and North Central Texas Council of Governments Standard Specifications for Public Works Construction, Latest Edition.
2. Prior to starting construction, the Contractor shall make certain that all required permits 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.
3. In the event an item is not covered in the City's specs., the City Engineer's decision shall apply.
4. Contractor shall meet O.S.H.A requirements for trench safety.
5. Barricading, traffic control, and project signs shall conform To Texas Department of Transportation.
6. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable If necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving. All islands shall be crowned to allow positive drainage over top of curb,
7. The locations of underground utilities shown on this plan are based on field surveys and local utility company records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their utilities prior to starting construction. Any damage to existing utilities is to be repaired at Contractor's expense.
8. Proposed spot elevations are finished grade elevations.
9. All subgrade preparation shall be as directed in accordance with the Geotechnical Report, G26-2013, Prepared by Geotex Engineering, Dated March 17, 2026.
10. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
11. Any damage to adjoining property during construction shall be repaired to pre construction conditions or better at the expense of the Contractor.
12. Erosion control shall be in place prior to the disturbance of any existing surface.
13. All sidewalk slopes including crosswalks, shall not exceed the following ADA requirements
    1:20 longitudinal (along the walk)
    1:50 per foot transverse (across the walk)
14. All accessible parking space slopes including walks aisles, shall not exceed 2.0% or 1:50 in any direction.
15. It shall be the Contractor's responsibility to remove excess earthwork material from the site at no additional cost to the owner.
16. If additional earthwork material is required to achieve the grades indicated, it shall be imported by the Contractor at no additional cost to the owner.
17. Maximum slope shall not exceed 4:1.

LEGEND

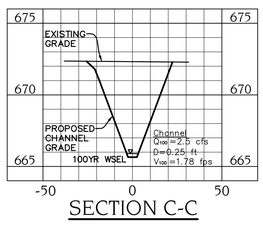
- XX.X / 37.21 — Proposed Spot Elevation
- Existing Spot Elevation
- 37 — Proposed Contour
- 537 — Existing Contour
- Direction of Flow



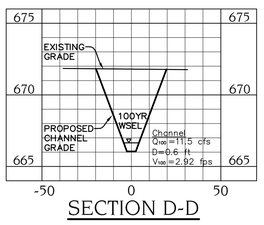
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

CAUTION EXISTING UTILITIES !!!!

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MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
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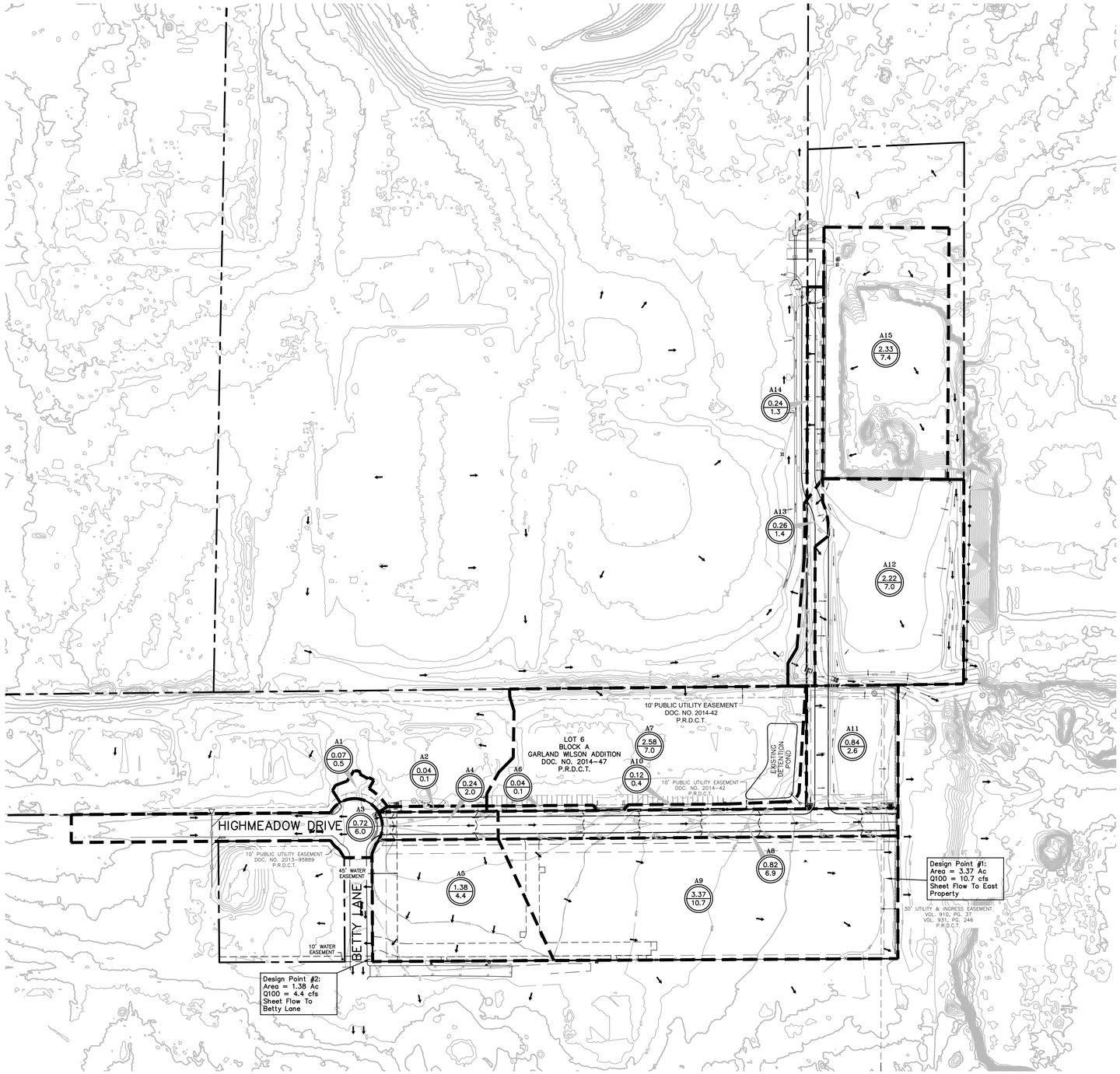
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — LICENSED PROFESSIONAL ENGINEER — 05-27-26

GRADING PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A GRAD.dwg	1" = 40'	CGRA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: Chase



0 100 200

GRAPHIC SCALE
1"=100'

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)	COLLECTION POINT
A1	0.07	1.00	0.80	10	9.24	0.5	SHEET FLOW TO HIGHMEADOW DR
A2	0.04	1.00	0.40	15	7.91	0.1	SHEET FLOW ONSITE SOUTH
A3	0.72	1.00	0.90	10	9.24	6.0	FLOWS TO INLET ON HIGHMEADOW DR
A4	0.24	1.00	0.90	10	9.24	2.0	FLOWS WEST TO A3
A5	1.38	1.00	0.40	15	7.91	4.4	SHEET FLOW OFFSITE SOUTHWEST
A6	0.04	1.00	0.40	15	7.91	0.1	SHEET FLOW TO A8
A7	2.58	1.00	0.30	10	9.24	7.0	EXISTING DETENTION POND RELEASE
A8	0.82	1.00	0.90	10	9.24	6.9	FLOW EAST TO INLET
A9	3.37	1.00	0.40	15	7.91	10.7	SHEET FLOW OFFSITE EAST
A10	0.12	1.00	0.40	15	7.91	0.4	SHEET FLOW TO A11
A11	0.84	1.00	0.40	15	7.91	2.6	FLOW TO WYE INLET
A12	2.22	1.00	0.40	15	7.91	7.0	FLOWS TO SOUTHEAST
A13	0.26	1.00	0.70	15	7.91	1.4	FLOWS TO CULVERT
A14	0.24	1.00	0.70	15	7.91	1.3	FLOWS TO FLUME EAST
A15	2.33	1.00	0.40	15	7.91	7.4	FLOWS TO SOUTH

PRE-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology: Rational Method
Q = C I A
C = VARIES
Cf = 1.00
I_{100} = VARIES (Per NOAA 14)
tc = VARIES

X.XX — Area In Acres
X.X — Q_{100} In cfs

PRE-DEVELOPMENT LEGEND

---746--- Existing Contour
Existing Drainage Divide
Flow Arrow

CAUTION EXISTING UTILITIES !!!!
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Allen, Texas 75013
(972) 359-1733 Off
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Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
05-27-26

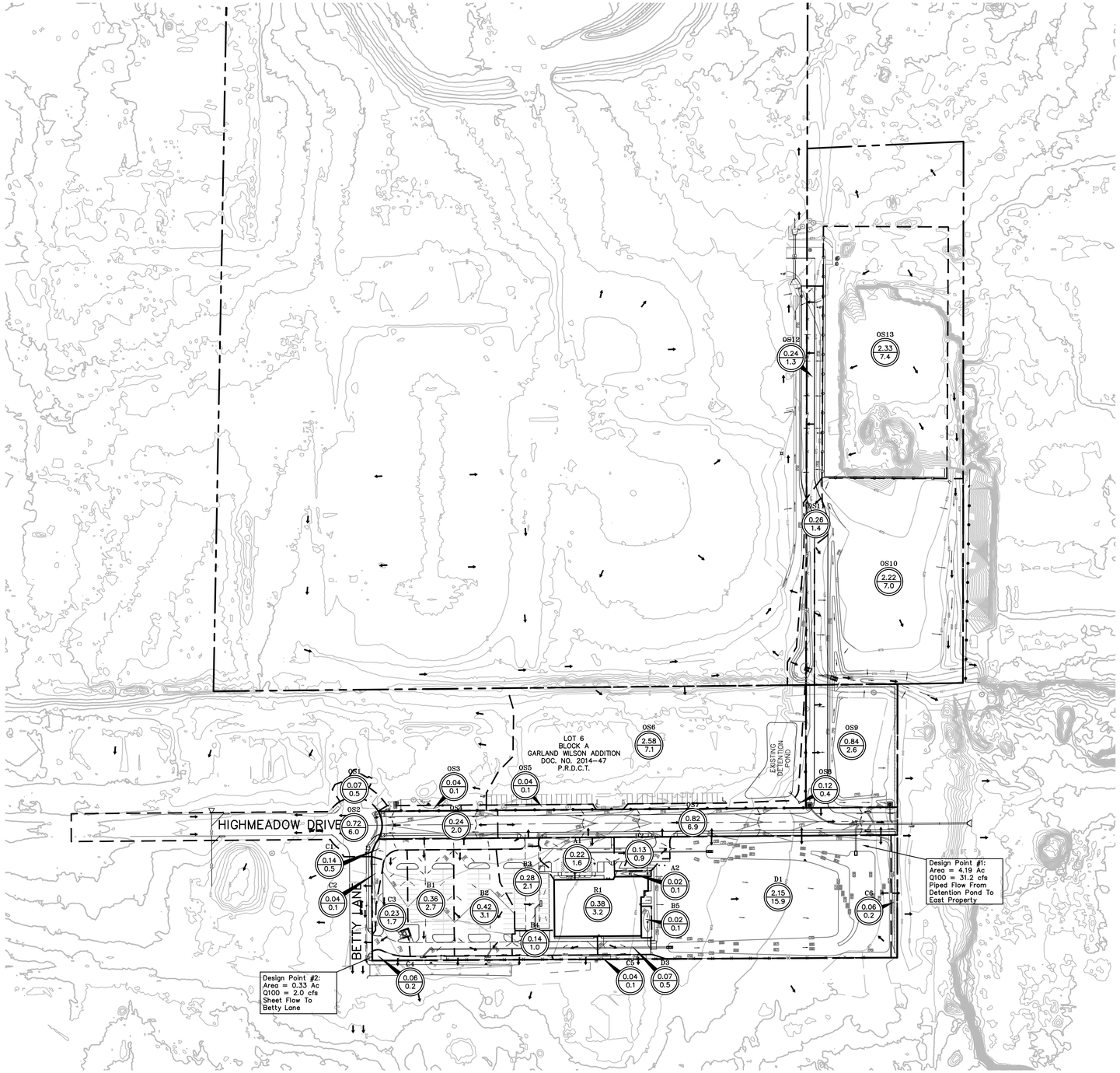
PRE-DEVELOPED DRAINAGE AREA MAP

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EDAM.dwg	1" = 100'	CDRA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase



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)	COLLECTION POINT
A1	0.22	1.00	0.80	10	9.24	1.6	LINE A
A2	0.02	1.00	0.40	10	9.24	0.1	LINE A
B1	0.36	1.00	0.80	10	9.24	2.7	LINE B
B2	0.42	1.00	0.80	10	9.24	3.1	LINE B
B3	0.28	1.00	0.80	10	9.24	2.1	LINE B
B4	0.14	1.00	0.80	10	9.24	1.0	LINE B
B5	0.02	1.00	0.40	10	9.24	0.1	LINE B
C1	0.14	1.00	0.40	10	9.24	0.5	FLOWS TO HIGHMEADOW DR
C2	0.04	1.00	0.40	10	9.24	0.1	FLOWS TO BETTY LANE
C3	0.23	1.00	0.80	10	9.24	1.7	FLOWS TO BETTY LANE
C4	0.06	1.00	0.40	10	9.24	0.2	FLOWS TO BETTY LANE
C5	0.04	1.00	0.40	10	9.24	0.1	FLOWS OFFSITE SOUTH
C6	0.06	1.00	0.40	10	9.24	0.2	FLOWS OFFSITE EAST
D1	2.15	1.00	0.80	10	9.24	15.9	DETENTION POND
D2	0.13	1.00	0.80	10	9.24	0.9	FLOWS TO D1
D3	0.07	1.00	0.80	10	9.24	0.5	FLOWS TO D1
OS1	0.07	1.00	0.80	10	9.24	0.5	FLOWS TO HIGHMEADOW DR
OS2	0.72	1.00	0.90	10	9.24	6.0	HIGHMEADOW DR STREET DRAINAGE
OS3	0.04	1.00	0.40	15	7.91	0.1	FLOWS TO OS4
OS4	0.24	1.00	0.90	10	9.24	2.0	FLOWS TO HIGHMEADOW DR
OS5	0.04	1.00	0.40	15	7.91	0.1	FLOWS TO OS7
OS6	2.58	1.00	0.30	10	9.24	7.1	EXISTING DETENTION POND
OS7	0.82	1.00	0.90	10	9.24	6.9	FLOWS TO CURB INLETS
OS8	0.12	1.00	0.40	15	7.91	0.4	FLOWS TO WYE INLET
OS9	0.84	1.00	0.40	15	7.91	2.6	FLOWS TO WYE INLET
OS10	2.22	1.00	0.40	15	7.91	7.0	FLOWS OFFSITE EAST
OS11	0.26	1.00	0.70	15	7.91	1.4	FLOWS TO OS10
OS12	0.24	1.00	0.70	15	7.91	1.3	FLOWS WEST TO CHANNEL
OS13	2.33	1.00	0.40	15	7.91	7.4	FLOWS TO OS10
R1	0.38	1.00	0.90	10	9.24	3.2	LINE B

0 100 200
GRAPHIC SCALE
1"=100'

POST-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology: Rational Method
Q = C I A
C = VARIES
Cf = 1.00
I_{100} = VARIES (Per NOAA 14)
tc = VARIES

X.XX / X.X — Area In Acres / Q_{100} In cfs

POST-DEVELOPMENT LEGEND

746 — Existing Contour
746 — Proposed Contour
Proposed Drainage Divide
Flow Arrow

Design Point Comparison Table					
	Pre Development		Post Development		
Design Point	Area (Acres)	Flow (cfs)	Area (Acres)	Flow (cfs)	Notes
#1	3.37	10.7	4.19	31.2	Sheet Flow to Betty Lane
#2	1.38	4.4	0.33	2.0	Flow to East

CAUTION EXISTING UTILITIES !!!!
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NOTE:
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REVISION	DATE	DESCRIPTION

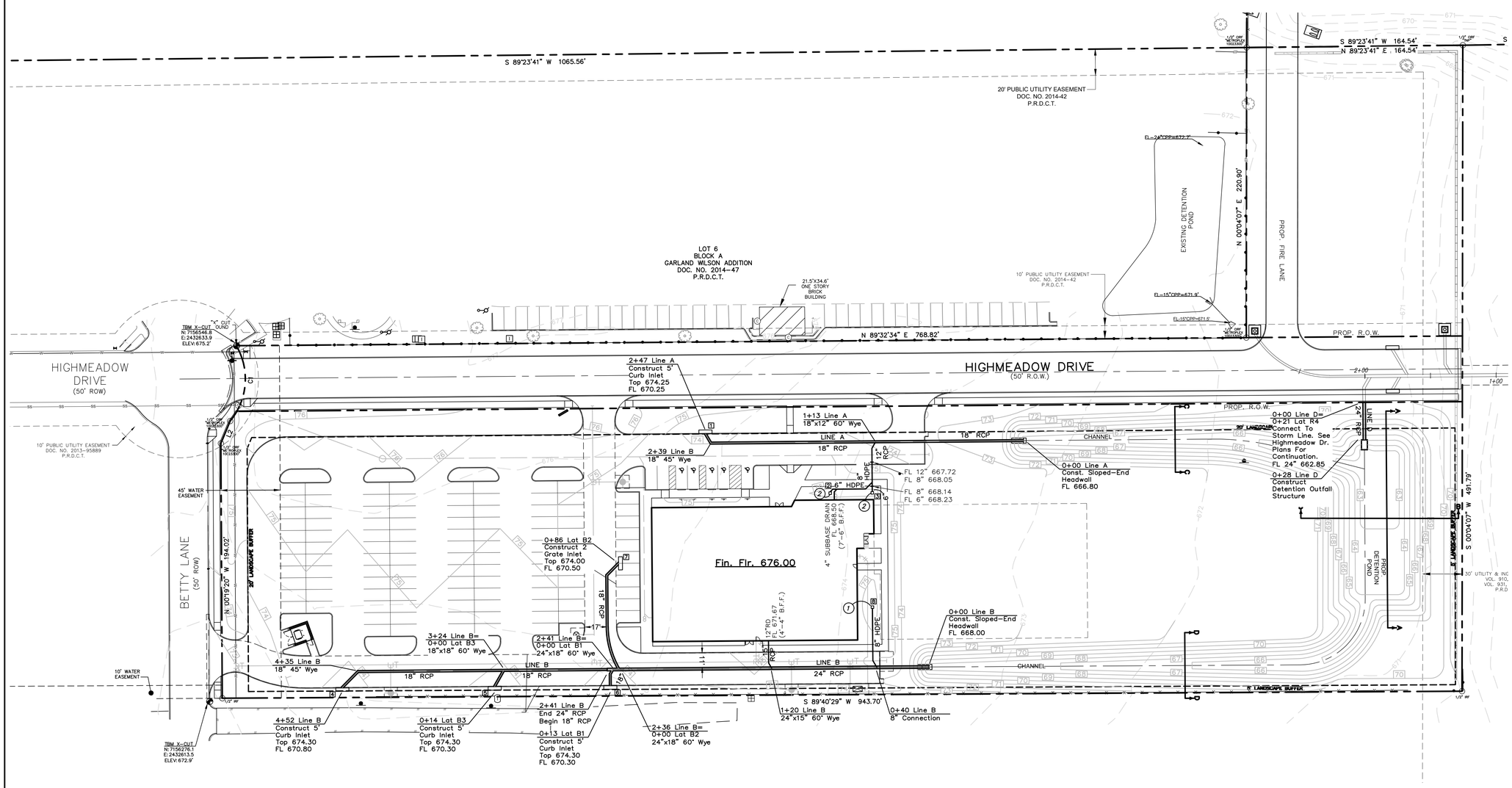
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

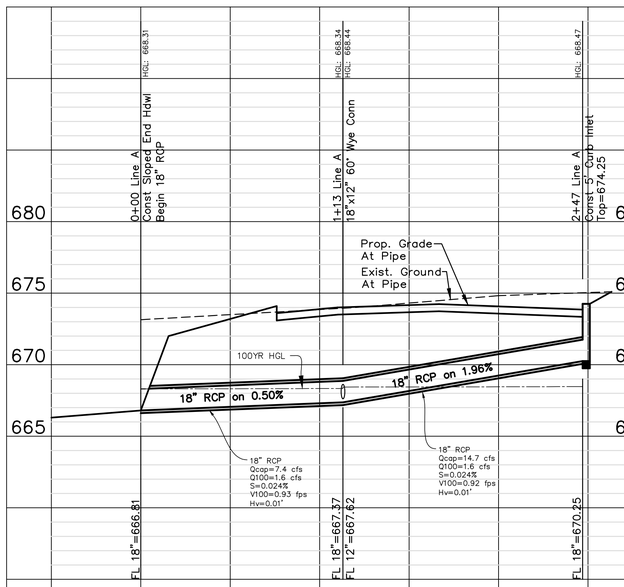
STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

POST-DEVELOPED DRAINAGE AREA MAP
Aubrey ISD Administration Building
Aubrey, TX 76227

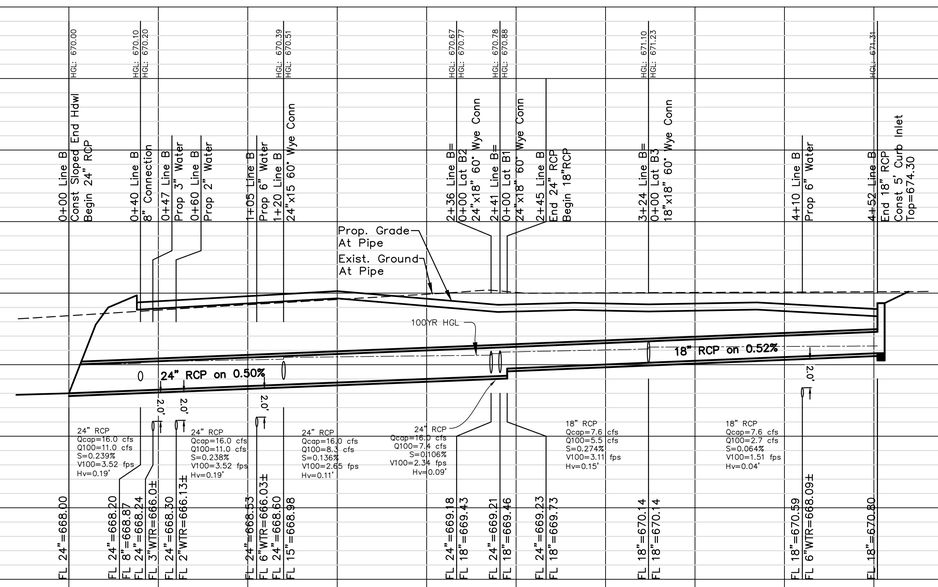
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A PDAM.dwg	1" = 100'	CDRA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:32pm User: chase


S 89°23'41" W 1065.56'
S 89°23'41" W 164.54'
N 89°23'41" E 164.54'
20' PUBLIC UTILITY EASEMENT
DOC. NO. 2014-42
P.R.D.C.T.
EXISTING DETENTION POND
N 00°04'07" E 220.90'
PROP. FIRE LANE
PROP. R.O.W.
LOT 6
BLOCK A
GARLAND WILSON ADDITION
DOC. NO. 2014-47
P.R.D.C.T.
21.5'X34.6'
ONE STORY
BRICK
BUILDING
10' PUBLIC UTILITY EASEMENT
DOC. NO. 2014-42
P.R.D.C.T.
N 89°32'34" E 768.82'
HIGHMEADOW DRIVE
(50' ROW)
HIGHMEADOW DRIVE
(50' R.O.W.)
TBM X-CUT
N: 7156546.8
E: 2432633.9
ELEV: 675.2'
10' PUBLIC UTILITY EASEMENT
DOC. NO. 2013-95889
P.R.D.C.T.
45' WATER EASEMENT
BETTY LANE
(50' ROW)
N 00°19'20" W 194.02'
20' LANDSCAPE BUFFER
10' WATER EASEMENT
TBM X-CUT
N: 7156276.1
E: 2432813.5
ELEV: 672.9'
2+47 Line A
Construct 5'
Curb Inlet
Top 674.25
FL 670.25
1+13 Line A
18"x12" 60° Wye
LINE A
18" RCP
2+39 Line B
18" 45° Wye
12" HDPE
FL 12" 667.72
FL 8" 668.05
6" HDPE
FL 8" 668.14
FL 6" 668.23
0+00 Line A
Const. Sloped-End
Headwall
FL 666.80
CHANNEL
0+00 Line D=
0+21 Lat R4
Connect To
Storm Line. See
Highmeadow Dr.
Plans For
Continuation.
FL 24" 662.85
0+28 Line D
Construct
Detention Outfall
Structure
24" RCP
LINE D
PROP. R.O.W.
20' LANDSCAPE BUFFER
S 00°04'07" W 491.76'
30' UTILITY & INC.
VOL. 910,
VOL. 931,
P.R.D
0+86 Lat B2
Construct 2'
Grate Inlet
Top 674.00
FL 670.50
18" RCP
Fin. Flr. 676.00
4" SUBBASE DRAIN
FL 666.40
(7'-6" B.F.F.)
12"RD
FL 671.67
(4'-4" B.F.F.)
6" HDPE
0+00 Line B
Const. Sloped-End
Headwall
FL 668.00
3+24 Line B=
0+00 Lat B3
18"x18" 60° Wye
2+41 Line B=
0+00 Lat B1
24"x18" 60° Wye
4+35 Line B
18" 45° Wye
LINE B
18" RCP
LINE B
24" RCP
CHANNEL
8' LANDSCAPE BUFFER
4+52 Line B
Construct 5'
Curb Inlet
Top 674.30
FL 670.80
0+14 Lat B3
Construct 5'
Curb Inlet
Top 674.30
FL 670.30
2+41 Line B
End 24" RCP
Begin 18" RCP
0+13 Lat B1
Construct 5'
Curb Inlet
Top 674.30
FL 670.30
2+36 Line B=
0+00 Lat B2
24"x18" 60° Wye
S 89°40'29" W 943.70'
1+20 Line B
24"x15" 60° Wye
0+40 Line B
8" Connection
1/2" IRF
1/2" IRS
1/2" IRF
1/2" IRF
1/2" IRF



STORM SEWER LINE A



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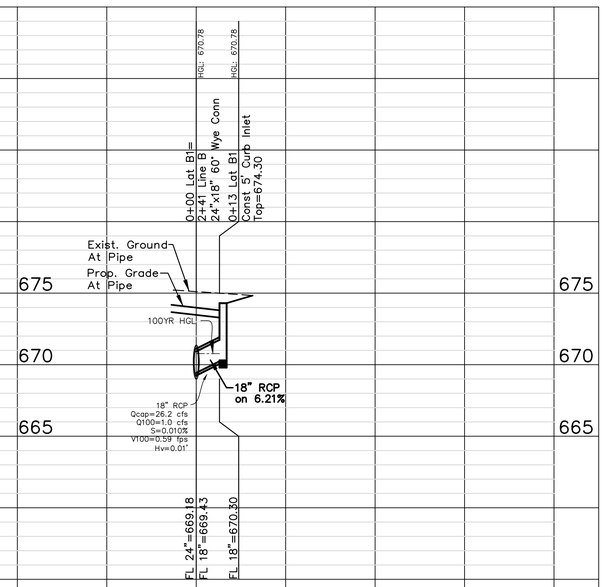
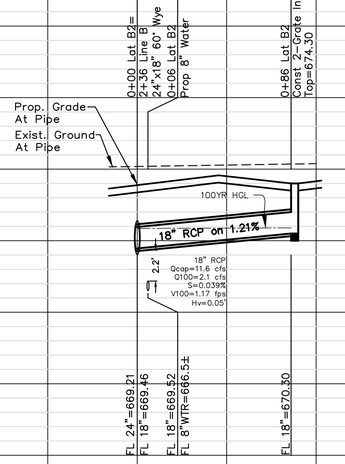
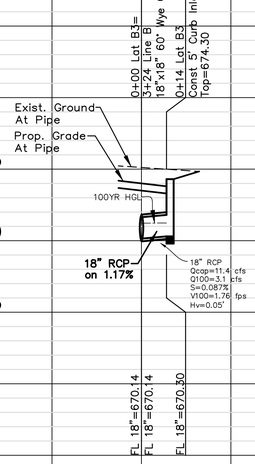


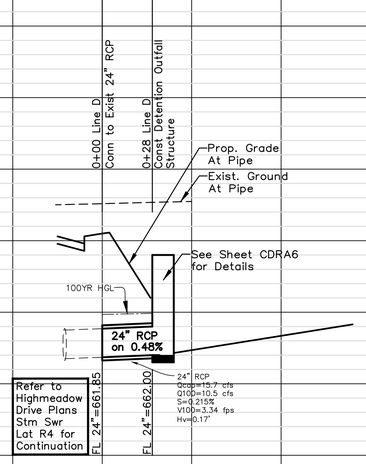
STORM SEWER LAT B1



STORM SEWER LAT B2



STORM SEWER LAT B3



STORM SEWER LINE D

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

ROBERT B. MORSE 98295 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS 05-27-26

DRAINAGE PROFILES

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DRNG PROFILES.dwg	1" = 40'	CDRA4
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK. 25097	

May 27, 2026 - 5:33pm User: chase

Hydraulic Calculations For Storm Lines

From	To	Pipe Length	Drainage Area Incremental No.	Drainage Area Total Area	Runoff 'C'	Cf	Incr. CA	Total CA	Time of Concentration Inlet Time	Time of Concentration Travel Time	Time of Concentration Total	100-Year Intensity "I"	100-Year Runoff "Q"	Inlet Carry Over	Inlet Carry Over "q"	Q Pipe	Pipe Size Diameter	n	Sf	HGL D/S	HGL U/S	Head Loss Calculations V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	KjV1^2/2g	Hk	Design HGL	Invert Elevation From	Invert Elevation To	Soffit Elevation From	Soffit Elevation To	Full Flow or Partial Flow	T/C or Ground Elev.	Comments
			Area																																
sta	sta	ft		acres						min	min	min	in/hr	cfs	cfs	cfs	cfs	in		%	ft	ft	ft/s	ft/s	ft	ft		ft	ft							
1	2	3	4	5	6	7		8	9	10	11	12	13	14	15	16	17	18	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Line A																																					
113	247	134	A1	0.22	0.22	0.80	1.00	0.18	0.18	10.00	0.00	10.00	9.24	1.6	0	0	1.6	18	0.013	0.024%	668.44	668.47	0.00	0.92	0.00	0.01	0.60	0.00	0.10	668.57	667.37	670.40	668.87	671.90	Partial	674.50	Curb Inlet
0	113	113	A2	0.02	0.24	0.80	1.00	0.02	0.19	10.00	2.43	12.43	8.53	1.6	0	0	1.6	18	0.013	0.024%	668.31	668.34	0.92	0.93	0.01	0.01	0.60	0.01	0.10	668.44	666.81	667.37	668.31	668.87	Partial	674.00	Wye Connection
Line B																																					
324	452	128	B1	0.36	0.36	0.80	1.00	0.29	0.29	10.00	0.00	10.00	9.24	2.7	0	0	2.7	18	0.013	0.064%	671.22	671.31	0.00	1.51	0.00	0.04	0.60	0.00	0.10	671.41	670.14	670.80	671.64	672.30	Partial	673.50	Curb Inlet
245	324	79	Lat B3	0.42	0.78	-	-	0.34	0.62	10.00	1.42	11.42	8.81	5.5	0	0	5.5	18	0.013	0.274%	670.88	671.10	1.51	3.11	0.04	0.15	0.60	0.02	0.13	671.22	669.21	670.14	670.71	671.64	Partial	674.00	Wye Connection
236	245	9	Lat B2	0.28	1.06	-	-	0.22	0.85	11.42	0.42	11.84	8.69	7.4	0	0	7.4	24	0.013	0.106%	670.77	670.78	3.11	2.35	0.15	0.09	0.60	0.09	0.10	670.88	669.18	669.21	671.18	671.21	Partial	674.00	Wye Connection
120	236	116	Lat B1	0.14	1.20	-	-	0.11	0.96	11.84	0.06	11.90	8.68	8.3	0	0	8.3	24	0.013	0.136%	670.51	670.67	2.35	2.65	0.09	0.11	0.60	0.05	0.10	670.77	668.60	669.18	670.60	671.18	Partial	674.00	Wye Connection
40	120	80	R1	0.38	1.58	0.90	1.00	0.34	1.30	11.90	0.73	12.63	8.48	11.0	0	0	11.0	24	0.013	0.238%	670.20	670.39	2.65	3.51	0.11	0.19	0.60	0.07	0.13	670.51	668.20	668.60	670.20	670.60	Partial	674.00	Wye Connection
0	40	40	B5	0.02	1.60	0.80	1.00	0.02	1.32	12.63	0.38	13.01	8.38	11.0	0	0	11.0	24	0.013	0.239%	670.00	670.10	3.51	3.52	0.19	0.19	0.60	0.12	0.10	670.20	668.00	668.20	670.00	670.20	Partial	674.00	Grate Inlet
Lat B1																																					
0	13	13	B4	0.14	0.14	0.80	1.00	0.11	0.11	15.00	0.00	10.00	9.24	1.0	0	0	1.0	18	0.013	0.010%	670.78	670.78	0.00	0.59	0.00	0.01	0.60	0.00	0.10	670.88	669.43	670.30	670.93	671.80	Partial	673.50	Curb Inlet
Lat B2																																					
0	86	86	B3	0.28	0.28	0.80	1.00	0.22	0.22	15.00	0.00	10.00	9.24	2.1	0	0	2.1	18	0.013	0.039%	670.85	670.89	0.00	1.17	0.00	0.02	0.60	0.00	0.10	670.99	669.46	670.30	670.96	671.80	Partial	673.50	Grate Inlet
Lat B3																																					
0	14	14	B2	0.42	0.42	0.80	1.00	0.34	0.34	15.00	0.00	10.00	9.24	3.1	0	0	3.1	18	0.013	0.087%	671.22	671.23	0.00	1.76	0.00	0.05	0.60	0.00	0.10	671.33	670.14	670.30	671.64	671.80	Partial	673.50	Grate Inlet
Line D																																					
0	28	28	Detention Pond Outfall	3.37	3.37	0.34	1.00	1.14	1.14	10.00	0.00	10.00	9.24	10.5	0	0	10.5	24	0.013	0.215%	664.85	664.91	0.00	3.34	0.00	0.17	0.60	0.00	0.17	665.08	661.85	662.00	663.85	664.00	Full	665.20	Detention Outfall

CITY OF AUBREY, TEXAS - INLET DESIGN CALCULATION SPREADSHEET

Project: Aubrey Administartion Building Road Extension

All Inlets Curb Assumed 10% Blocked For Capacity
100-Year Frequency Flows
Pavement "n" = 0.0175

Runoff Caclulations														Gutter Capacity Calculations					Curb Inlet Calculations									Drop inlet Calculations		
Inlet Number	Area No.	Approx. Centerline Station	Paved Area (Ac.) 0.90	SFR-0.5 Area (Ac) 0.55	Open Area (Ac.) 0.40	Effective Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time Upstream Sta. (Min.)	Design Storm Freq. (Yrs.)	Intensity (I) (In/Hr.)	Flow "Q" (c.f.s.)	Carry Over (c.f.s.)	Total Flow "Qa" (c.f.s.)	Z 2% xSlope (1/xslope)	Z/"n"	Gutter Slope "S" (ft/ft)	Y (ft)	Ponded Width Y*Z (ft)	a (ft)	qL (c.f.s.)	Minimum Length Required Lr (ft)	Length Supplied La (ft)	La/Lr	a/Y	Q/Qa	Q= Qa*(Q/Qa)	Carryover (c.f.s.)	Head at Throat	Inlet Opening Length (ft)	Carryover (c.f.s.)
1	A1		0.22	0	0	0.8	0.176	0.176	10	100	9.24	1.6	0	1.6	-	-	-	-	-	-	0.7	1.1	5	4.61	-	1.0	1.6	0	-	-	-
2	A2		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0
3	A2		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0
4	B1		0.36	0	0	0.8	0.288	0.288	10	100	9.24	2.7	0	2.7	-	-	-	-	-	-	0.7	1.8	5	2.82	-	1.0	2.7	0	-	-	-
5	B2		0.42	0	0	0.8	0.336	0.336	10	100	9.24	3.1	0	3.1	-	-	-	-	-	-	0.7	2.1	5	2.41	-	1.0	3.1	0	-	-	-
6	B4		0.14	0	0	0.8	0.112	0.112	10	100	9.24	1.0	0	1.0	-	-	-	-	-	-	0.7	0.7	5	7.24	-	1.0	1.0	0	-	-	-
7	B3		0.28	0	0	0.8	0.224	0.224	10	100	9.24	2.1	0	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	26	0
8	B5		0	0	0.02	0.4	0.008	0.008	10	100	9.24	0.1	0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	8	0

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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RLK ENGINEERING, INC.
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Allen, Texas 75013
(972) 359-1733 Off
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Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — PROFESSIONAL ENGINEER — 05-27-26

DRAINAGE CALCULATIONS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DRNG PROFILES.dwg	1" = 40'	CDRA5
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

DETENTION POND CALCULATION SUMMARY – 100 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_{100} = 7.91 in/hr
Q_{100} = 10.7 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{100} = 9.24 in/hr
Q_{100} = 0.20 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 10.7 CFS – 0.2 CFS = 10.5 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 23,586 CF
100 YR WSEL = 667.10'

CIPOLETTI WEIR CALCULATION

For The 100 YR Event & Flowmaster, The Crest Length Can Be Determined.
Q = 3.367bH^(3/2)
Weir TW = 664.06 (Centroid)
Weir HW = 667.10 (100Yr WSEL)
Crest Elev. = 662.20
Q = 10.5 cfs
Solve for b
Crest Length = b = 0.319' = 3.8"

TOTAL DETENTION VOLUME PROVIDED

V = 23,586 CF @ 667.10'
23,586 CF = 23,586 CF
Vol Provided = Vol Required

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	11.23	0.94	37.6	11,291	15	4,708	6,583
10	9.24	1.54	31.0	18,580	20	6,278	12,302
15	7.91	1.98	26.5	23,869	25	7,847	16,022
20	6.96	2.32	23.3	27,986	30	9,416	18,570
30	5.66	2.83	19.0	34,173	40	12,555	21,618
40	4.82	3.21	16.2	38,765	50	15,694	23,071
50	4.22	3.52	14.1	42,419	60	18,833	23,586
60	3.77	3.77	12.6	45,457	70	21,972	23,486
70	3.41	3.98	11.4	48,064	80	25,110	22,953
80	3.13	4.17	10.5	50,350	90	28,249	22,101
90	2.89	4.34	9.7	52,390	100	31,388	21,002
120	2.38	4.76	8.0	57,473	130	40,804	16,669
180	1.79	5.38	6.0	64,929	190	59,637	5,292
360	1.09	6.52	3.6	78,730	370	116,136	(37,405)
					Required Storage Volume	23,586	cubic feet
						0.54	acre-feet

DETENTION POND CALCULATION SUMMARY – 10 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_{10} = 5.50 in/hr
Q_{10} = 7.40 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{10} = 6.50 in/hr
Q_{10} = 0.20 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 7.4 CFS – 0.2 CFS = 7.2 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 15,345 CF
10 YR WSEL = 666.10'

WATER SURFACE CALCULATION

Using The Crest Length Determined For The 100 YR Event, The 10YR Water Surface Can Be Calculated.
Q_{10} = 3.367bH^(3/2)
Weir TW = 663.14 (Depth In Pipe)
Crest Elev. = 662.20
Q_{10} = 7.20 cfs
Solve for H
H = 3.68'
Weir HW = Crest + H = 665.88

TOTAL DETENTION VOLUME PROVIDED

V = 14,072 CF @ 665.88'
14,072 CF < 15,345 CF
Vol Provided < Vol Required
92% of Req. Volume is Provided.

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	8.04	0.67	27.0	8,088	15	3,246	4,842
10	6.50	1.08	21.8	13,071	20	4,328	8,743
15	5.50	1.37	18.4	16,584	25	5,411	11,174
20	4.79	1.60	16.1	19,264	30	6,493	12,772
30	3.85	1.92	12.9	23,209	40	8,657	14,553
40	3.24	2.16	10.9	26,080	50	10,821	15,259
50	2.82	2.35	9.4	28,331	60	12,985	15,345
60	2.50	2.50	8.4	30,183	70	15,149	15,033
					Required Storage Volume	15,345	cubic feet
						0.35	acre-feet

DETENTION POND CALCULATION SUMMARY – 2 YEAR

ALLOWABLE RELEASE TO DOWNSTREAM

A = 3.37 Ac (A9 From Pre-Dev DAM)
C = 0.40
Tc = 15 min
I_2 = 3.90 in/hr
Q_2 = 5.30 cfs

UNDETAINED TO DOWNSTREAM

A = 0.06 Ac (C6 From Pre-Dev DAM)
C = 0.40
Tc = 10 min
I_{100} = 4.71 in/hr
Q_{100} = 0.10 cfs

ALLOWABLE RELEASE FROM POND

ALLOWABLE RELEASE TO DOWNSTREAM – UNDETAINED RELEASE TO DOWNSTREAM = 5.3 CFS – 0.1 CFS = 5.2 CFS

TOTAL DETENTION VOLUME REQUIRED

V = 9,921 CF
100 YR WSEL = 665.20'

WATER SURFACE CALCULATION

Using The Crest Length Determined For The 100 YR Event, The 2YR Water Surface Can Be Calculated.
Q_2 = 3.367bH^(3/2)
Weir TW = 662.99 (Depth In Pipe)
Crest Elev. = 662.20
Q_2 = 5.20 cfs
Solve for H
H = 2.97'
Weir HW = Crest + H = 665.17

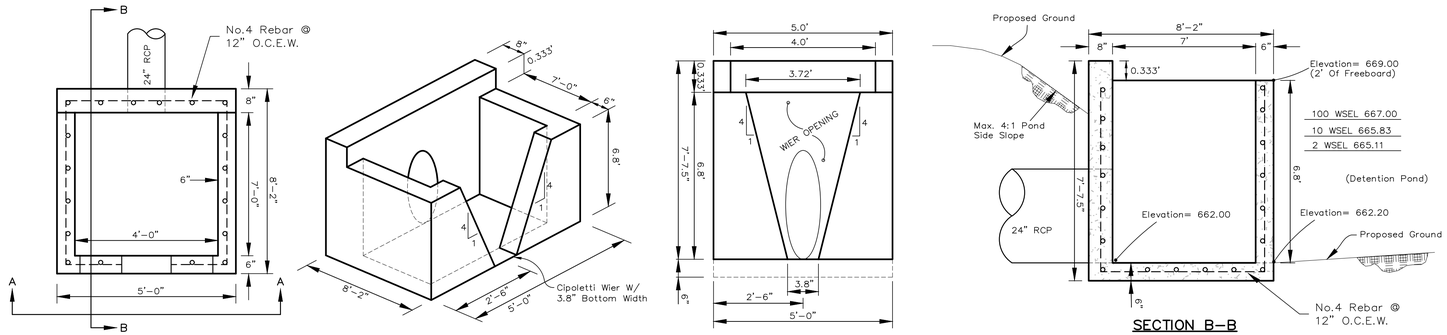
TOTAL DETENTION VOLUME PROVIDED

V = 9,660 CF @ 665.17'
9,660 CF < 9,921 CF
Vol Provided < Vol Required
97% of Req. Volume is Provided.

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
5	6.02	0.50	20.2	6,055	15	2,321	3,734
10	4.71	0.78	15.8	9,469	20	3,094	6,374
15	3.90	0.98	13.1	11,767	25	3,868	7,899
20	3.35	1.12	11.2	13,471	30	4,641	8,829
30	2.64	1.32	8.8	15,916	40	6,189	9,727
40	2.19	1.46	7.4	17,657	50	7,736	9,921
50	1.89	1.57	6.3	19,004	60	9,283	9,721
60	1.67	1.67	5.6	20,103	70	10,830	9,273
					Required Storage Volume	9,921	cubic feet
						0.23	acre-feet

POND STAGE/STORAGE/DISCHARGE CHART

Pond Elevation	Accumulated Volume (cubic feet)	Discharge From Pond (cfs)	
662.20	0	0	
663	707	0.7	
664	3,715	2.3	
665	8,604	3.7	
665.17	9,660	5.2	2yr WSEL
665.87	14,072	7.2	10yr WSEL
666	14,818	6.8	
667	22,451	10.2	
667.1	23,586	10.5	100yr WSEL
668	31,620	13.9	



PLAN VIEW | ISOMETRIC METRIC VIEW | SECTION A–A | SECTION B–B

DETENTION POND OUTFALL STRUCTURE
N.T.S.

Note: Concrete Drainage Structures Shall Have A Compressive Strength Of 4200psi. Refer To Manufacturer For Steel Reinforcement. Also All Storm Structures Must Be Cladded.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

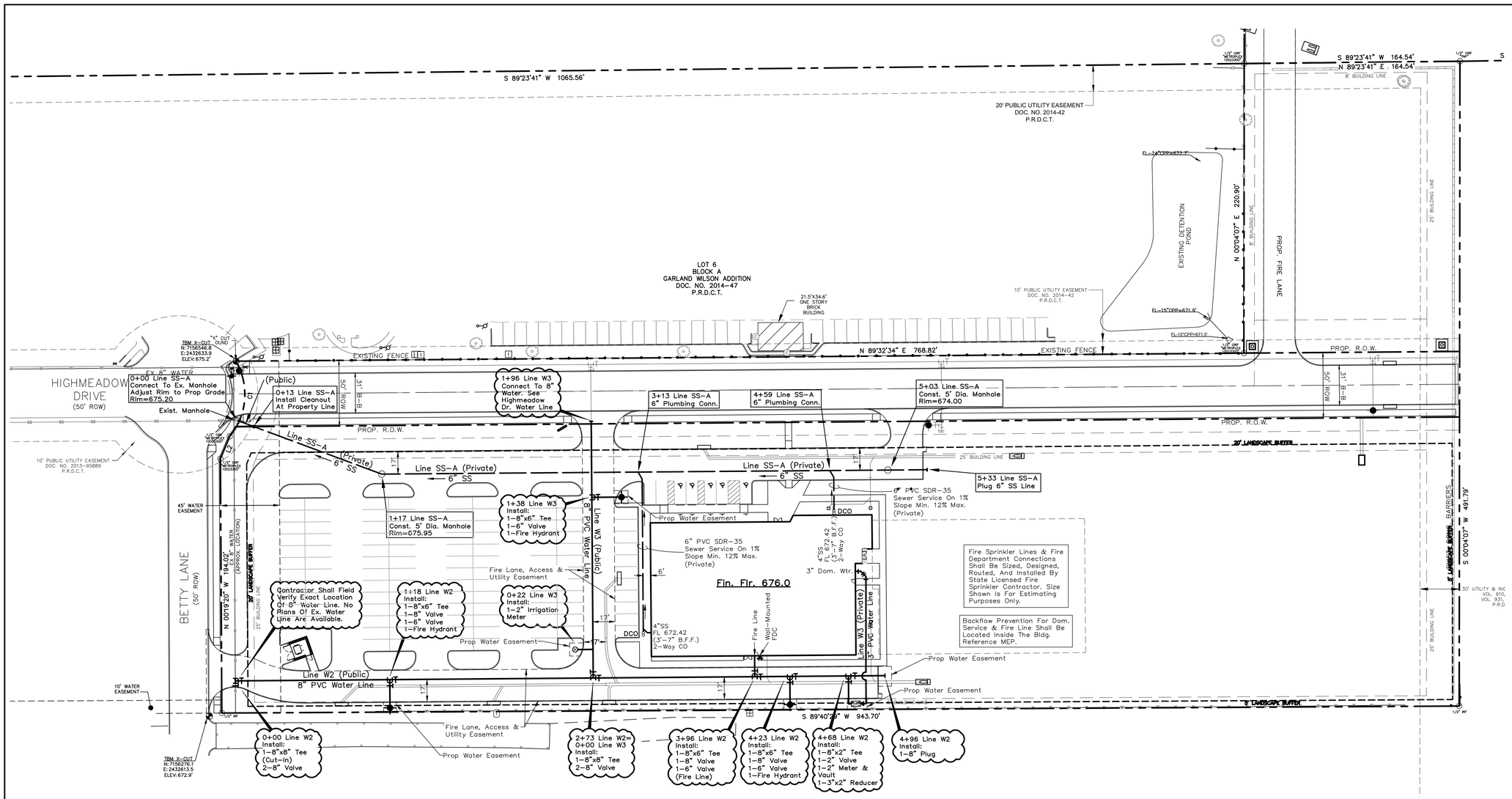
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS – ROBERT B. MORSE – 98295 – REGISTERED PROFESSIONAL ENGINEER – 05-27-26

DETENTION CALCULATIONS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETENTION CALCS.dwg	1" = 40'	CDRA6
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User chase



0 40 80 120

GRAPHIC SCALE
1"=40'

WATER & SANITARY SEWER NOTES

1. All materials and construction shall conform to the City of Aubrey standards and specifications and the North Texas Central Council of Governments Standard Specifications for Public Works Construction, Latest Revision.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with O.S.H.A. Standards.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the contractor to protect all public utilities in the construction of this project.
5. All water mains shall have a minimum cover of 48 inches.
6. All sanitary sewer lines shall be PVC SDR 35 pipe.
7. All waterline and sanitary sewer main crossings shall meet TCEQ regulation 290.44(e)(4)(B) for new utility installation.
8. Concrete blocking shall be provided on water mains at all tees, fire hydrants, joint restraint and bends per City standards.
9. Refer to Irrigation Plans for irrigation sleeving.
10. Contractor to be responsible for installation of vertical bends and blocking on water mains to clear proposed utilities and maintain minimum cover.

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Company
48 Hrs. Prior To Any Construction

!!! CAUTION !!!
Existing Private Utility Lines On Site
Contractor To Verify Existing Utility Locations
Field Verify Both Location & Depth
Visibly Mark All Existing Utilities
Prior To Any Construction
These Markings Are To Be Maintained
And Remain During The Entire
Construction Process

Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Contractor's responsibility to coordinate with the appropriate utility providers, parties, etc. to ensure that all sleeving is in place prior to placing permanent paving.

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
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Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
LICENSED PROFESSIONAL ENGINEER
05-27-26

WATER & SANITARY SEWER PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A WTR.dwg	1" = 40'	CWWA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

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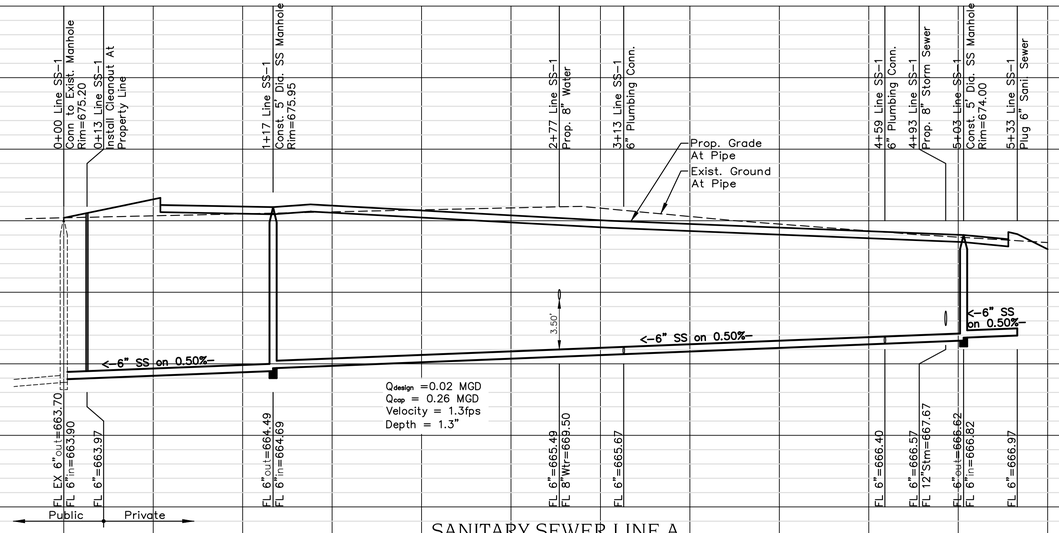

SANITARY SEWER LINE A

(PRIVATE)

Wastewater Flow Calculations:
Prop. 6" PVC @ 0.50% Slope
Admin Occupancy: 334
TCEQ Wastewater Loading: 20 gal/day/person
Peaking Factor: 5
Avg. Daily Flow = (334)x20 =
= 6,600 gal/day = 0.0067 MGD
Peak Daily Flow = 4,000 x 5 =
= 33,000 gal/day = 0.033 MGD
6" Wastewater Line Capacity = 0.26 MGD

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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STATE OF TEXAS
ROBERT B. MORSE
98295
LICENSED PROFESSIONAL ENGINEER
05-27-26

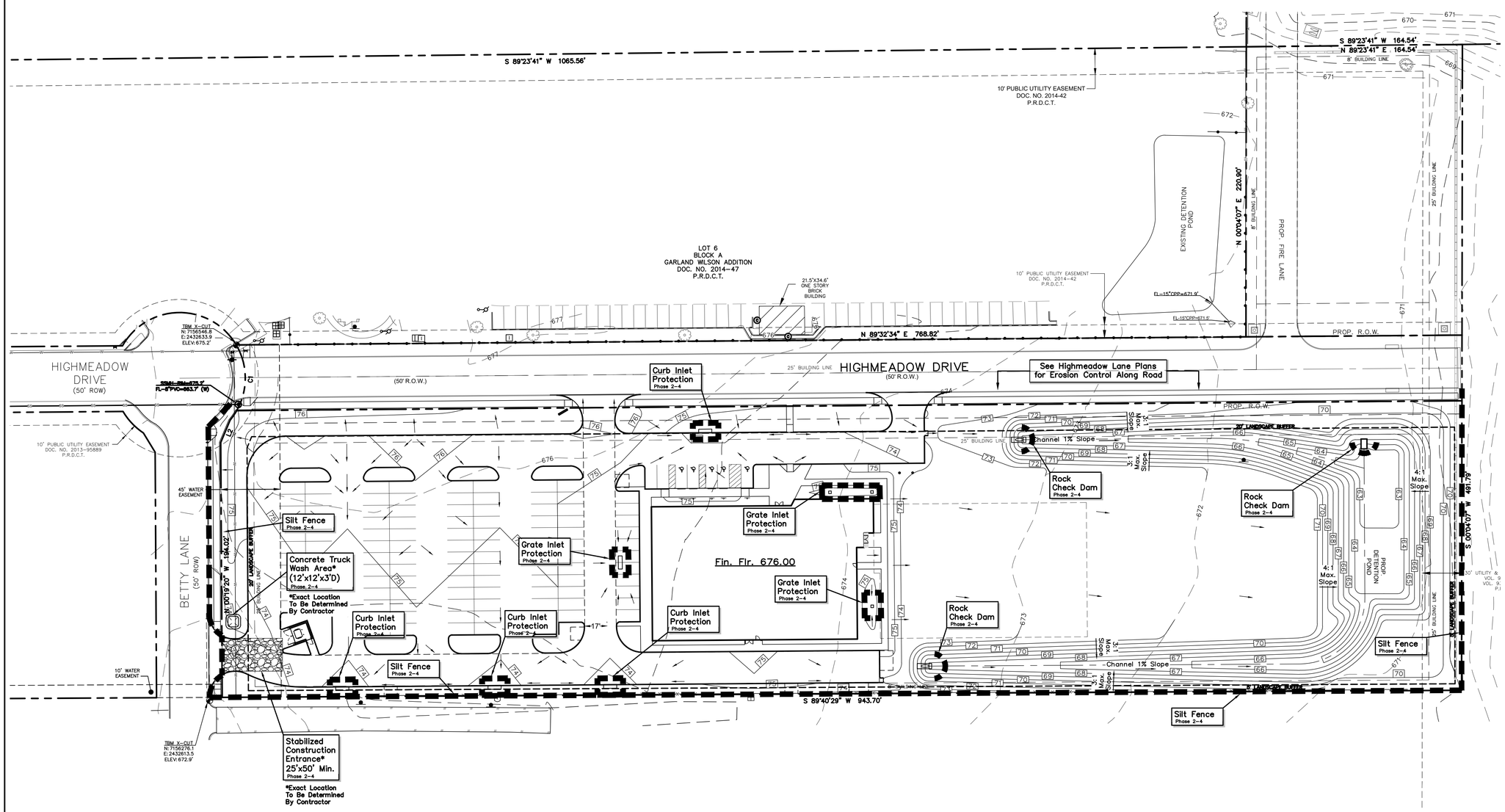
SANITARY SEWER PROFILES

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A SANI SEWER PROFILES	dwg 1" = 40'	CWSA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase



EROSION CONTROL 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 of Aubrey.
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. Off-site soil borrow and spoil areas are considered as part of the project site, and must also comply with the erosion control requirements for this project. This includes the installation of BMPs to control offsite sedimentation and the establishment of permanent ground cover on disturbed areas prior to final approval of the project.
5. 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 wash down operation shall not be allowed to drain directly off site without first lowing 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.
6. Contractor shall be responsible for submittal of N.O.I., N.O.T. and any additional information required by the E.P.A. Contractor shall comply with all E.P.A. storm water pollution prevention requirements.
7. Contractor shall control mud accumulation on all streets surrounding the project. No mud accumulation will be allowed in public streets.
8. No steel posts for silt fence within R.O.W.
9. All disturbed areas shall be revegetated prior to final acceptance.

LEGEND

- Proposed Erosion Control Device
- 03 — Proposed Contour
- 543 - - - Existing Contour
- Stabilized Construction Entrance

CONSTRUCTION SCHEDULE AND PHASING

PHASE 1	Install Erosion Control BMP's (Silt Fencing/Construction Entrance)
PHASE 2	Grading Phase (Sediment Basin/Silt Fencing)
PHASE 3	Utility Installation Phase (Curb & Drop Inlet Protection/Silt Fencing)
PHASE 4	Paving/Building Phase – (Curb & Drop Inlet Protection/Silt Fencing)
PHASE 5	Soil Stabilization/Landscaping Phase – (Silt Fencing)

*Construction Schedule Shall Be at the Discretion Of the Contractor & DISD. Prior to Construction & Phasing, Erosion Control Devices (BMPS) Shall Be Installed as Shown and/or Directed By The City Inspectors.

No surface curb inlet protection to be used if site is occupied for school use.

Upon Soil Stabilization & Landscaping Completion Erosion Control Devices Shall Be Removed.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

NOTE:
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MISC. INFORMATION	REVISION	DATE	DESCRIPTION

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Allen, Texas 75013
(972) 359-1733 Off
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Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
05-27-26

EROSION CONTROL PLAN
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EROS.dwg	1" = 40'	CERA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

SANDBLASTING WASTE MANAGEMENT

DESCRIPTION

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and and federal regulations utilized at sites in which Sandblasting waste is present.

INSTALLATION/APPLICATION CRITERIA

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off-site migration problem which must be contained and collected to to prevent off-site migration or fines.

Operational Procedures

Use only inert, non-degradable sandblast media.
Use appropriate equipment for the job, do not over-blast.
Wherever possible, blast in a downward direction.
Install a wind sock or other wind direction instrument.
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.
Install dust shielding around sandblasting areas.
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
Non-hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.
Use sand fencing where appropriate in areas where blast media cannot be fully contained.
If necessary, install misting equipment to remove sandblast grit from the air - prevent runoff from misting operations from entering drainage systems.
Use vacuum grit collection systems where possible.
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

Educational Issues

Educate all on-site employees of potential dangers to humans and the environment from sandblast grit.
Instruct all on-site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.
Instruct operators and supervisors on current local, state, and federal regulations regarding fugitive dust and hazardous waste from sandblast grit.
Have weekly meetings with operators to discuss and reinforce proper operational procedures.
Establish a continuing education program to indoctrinate new employees.

Material Handling Recommendations

Sandblast media should always be stored under cover away from drainage structures.
Ensure that stored media or grit is not subject to transport by wind.
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or or suspected to contain hazardous components.
Capture and treat runoff which comes into contact with sandblasting material or waste.
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

Quality Assurance

Educate, and if necessary, discipline workers who violate procedures.
Take all reasonable precautions to ensure that sandblast grit is not transported off-site or into drainage facilities.

Requirements

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.
Operator and supervisor education program for those directly involved in sandblasting activities - instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting.
Proper sandblast equipment for the job.
Site-specific fugitive dust control and containment equipment.
Site-specific fugitive dust control procedure.
Compliance by supervisors and workers.

Costs

Minimal cost for training and monitoring.
Potential for significant cost for containment procedures on large jobs.
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

LIMITATIONS

Site specific solutions to sandblasting problems may be required.
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.

HAZARDOUS WASTE MANAGEMENT

DESCRIPTION

The hazardous waste management BMP addresses the problem of storm water polluted with hazardous waste through spills or other forms of contact. The objective of the Management Program is to minimize the potential of storm water contamination from common construction site hazardous wastes through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals. Suspected job-site contamination should be immediately reported to regulatory authorities and protective actions taken. The General Permit requires reporting of significant spills to the National Response Center (NRC) at (800)424-8802.

PRIMARY USE

These management practices along with applicable OSHA and EPA guidelines should be incorporated at all construction sites which use or generate hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide are present at most construction sites.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA

The hazardous waste management techniques presented here are based on proper recognition, handling, and disposal practices by construction workers and supervisors. Key elements of the management program are education, proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

Targeted Hazardous Waste Materials

Paints
Solvents
Stains
Wood preservatives
Cutting oils
Greases
Roofing tar
Pesticides
Fuel and lube oils
Lead based paints (Demolition)

Storage Procedures

Wherever possible, minimize use of hazardous materials.
Minimize generation of hazardous wastes on the job-site.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Designate a foreman or supervisor to oversee hazardous materials handling procedures.
Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
Store waste materials away from drainage ditches, swales, and catch basins.
Use containment berms in fueling and maintenance areas and where the potential for spills is high.
Ensure that adequate hazardous waste storage volume is available.
Ensure that hazardous waste collection containers are conveniently located.
Do not allow potentially hazardous waste materials to accumulate on the ground.
Enforce hazardous waste handling and storage procedures.
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

Disposal Procedures

Regularly schedule hazardous waste removal to minimize on-site storage.
Use only reputable, licensed hazardous waste haulers.

Education

Instruct workers in identification of hazardous waste.
Educate workers of potential dangers to humans and the environment from hazardous wastes.
Instruct workers on safety procedures for common construction site hazardous wastes.
Educate all workers on hazardous waste storage and disposal procedures.
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).
Establish a continuing education program to indoctrinate new employees.

Quality Assurance

Foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.
Educate, and if necessary, discipline workers who violate procedures.
Ensure that the hazardous waste disposal contractor is reputable and licensed.

Requirements

Job-site waste handling and disposal education and awareness program.
Commitment by management to implement hazardous waste management practices.
Compliance by workers.
Sufficient and appropriate hazardous waste storage containers.
Timely removal of stored hazardous waste materials.

Costs

Possible modest cost impact for additional hazardous storage containers.
Small cost impact for training and monitoring.
Potential cost impact for hazardous waste collection and disposal by licensed hauler - actual cost depends on type of material and volume.

LIMITATIONS

This practice is not intended to address site-assessments and pre-existing contamination.
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.
Demolition activities and potential pre-existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.
Contaminated soils are not addressed.
One part of a comprehensive construction site waste management program.

SOLID WASTE MANAGEMENT

DESCRIPTION

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

Targeted Solid Waste Materials

Paper and cardboard containers
Plastic packaging
Styrofoam packing and forms
Insulation materials (non-hazardous)
Wood pallets
Wood cuttings
Pipe and electrical cuttings
Concrete, brick, and mortar waste
Shingle cuttings and waste
Roofing tar
Steel (cuttings, nails, rust residue)
Gypsum board cuttings and waste
Sheathing cuttings and waste
Miscellaneous cutting and waste
Food waste
Demolition waste

Storage Procedures

Wherever possible, minimize production of solid waste materials.
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
Instruct construction workers in proper solid waste procedures.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
Store waste materials away from drainage ditches, swales and catch basins.
Do not allow trash containers to overflow.
Do not allow waste materials to accumulate on the ground.
Prohibit littering by workers and visitors.
Police site daily for litter and debris.
Enforce solid waste handling and storage procedures.

Disposal Procedures

If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
Use waste facilities approved by local jurisdiction.
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

Education

Educate all workers on solid waste storage and disposal procedures.
Instruct workers in identification of solid waste and hazardous waste.
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
Clearly mark on all solid waste containers which materials are acceptable.

Quality Control

Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
Discipline workers who repeatedly violate procedures.

Requirements

Jobsite waste handling and disposal education and awareness program.
Commitment by management to implement and enforce Solid Waste Management Program.
Compliance by workers.
Sufficient and appropriate waste storage containers.
Timely removal of stored solid waste materials.
Possible modest cost impact for additional waste storage containers.
Small cost impact for training and monitoring.
Minimal overall cost impact.

LIMITATIONS

Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

CONCRETE WASTE MANAGEMENT

DESCRIPTION

Concrete waste at construction sites comes in two forms; 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition and sawing. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS

A number of water quality parameters can be affected by introduction of concrete - especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of both cement and aggregate dust are also Generated from both fresh and demolished concrete waste:

Current Unacceptable Waste Concrete Disposal Practices

Dumping in vacant areas on the job-site.
Illicit dumping off-jobsite.
Dumping into ditches or drainage facilities.

Recommended Disposal Practices

Avoid unacceptable dumping practices listed above.
Develop predetermined, safe concrete disposal areas.
Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
Never dump waste concrete illicitly or without property owners knowledge and consent.
Treat runoff from storage area through the use of structural controls as required.

Education

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

Enforcement

The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

Demolition Practices

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements

Use predetermined disposal for waste concrete.
Prohibit dumping waste concrete anywhere but predetermined areas.
Assign predetermined truck and equipment washing areas.
Educate drivers and operators on proper disposal and equipment cleaning procedures.

Costs

Minimal cost impact for training and monitoring.
Concrete disposal cost depends on availability and distance to suitable disposal areas.
Additional costs involved in equipment washing could be significant.

LIMITATIONS

This concrete waste management program is one part of a comprehensive construction site management program.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

May 27, 2026 - 5:33pm User: chase

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

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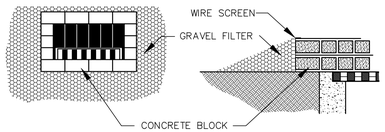
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
PROFESSIONAL ENGINEER
05-27-26

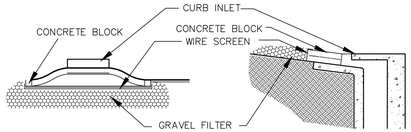
EROSION CONTROL NOTES
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 25097A EROS NOTES.dwg	DRAWING SCALE: 1" = 40'	SHEET: CERA2
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 05-27-26	PROJECT NUMBER: RLK: 25097	



DROP INLET PROTECTION

Do not completely block off public inlets with erosion control. Leave the top 2" of the inlet opening clear.



CURB INLET PROTECTION

INLET PROTECTION

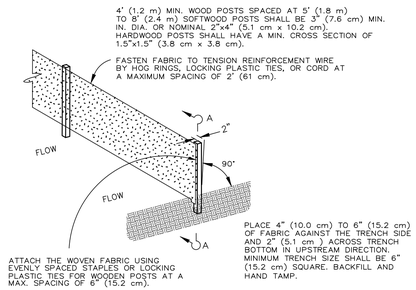
N.T.S.

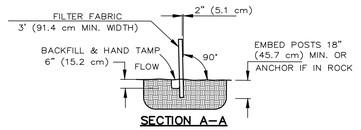
BLOCK AND GRAVEL PROTECTION

Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Opening in the blocks should face outward, not upward. Wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.

SILT FENCE

1. Wood 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 (e.g. pavement), weight fabric flap with washed gravel on uphill side to prevent flow under fence.
3. The trench must be a minimum of 6" deep and 6" 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 wood support post or to woven wire, which is then in turn attached to the wood fence post. There shall be a 6" double overlap, securely fastened where ends of fabric meet.
5. Inspection shall be made weekly or after each rainfall event. Repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
7. Accumulated silt shall be removed when it reaches a depth of 6". The silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation.

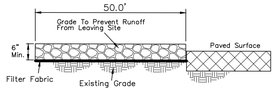




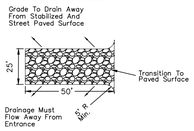
SECTION A–A

WIRE REINFORCED SILT FENCE

N.T.S.



PROFILE VIEW



PLAN VIEW

NOTES

1. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
2. 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.
3. The entrance shall 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.
4. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
5. Exact location of stabilized construction entrance shall be determined by contractor at time of construction.

STABILIZED CONSTRUCTION ENTRANCE

Location of stabilized construction entrance shall be determined by Contractor at time of construction.

*Location To Be Determined By Contractor

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
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Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

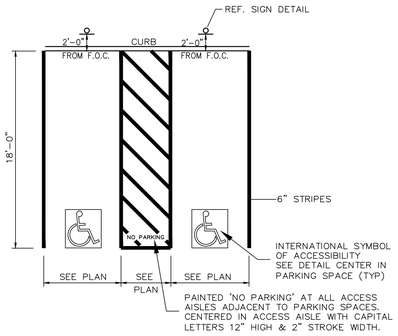
EROSION CONTROL DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

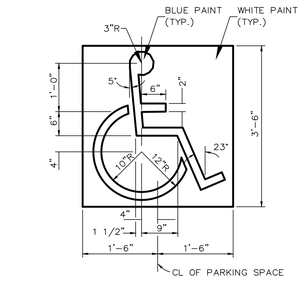
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A EROS DETAILS.dwg	1" = 40'	CERA3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK 25097	

May 27, 2026 - 5:33pm User: chase



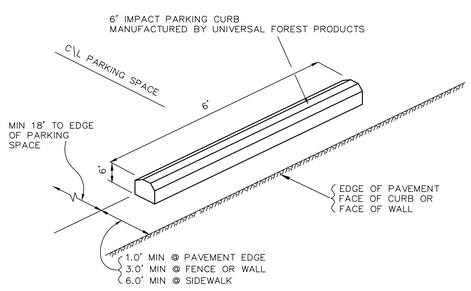
ACCESSIBLE STRIPING DETAIL

N.T.S.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (HANDICAP) DETAIL

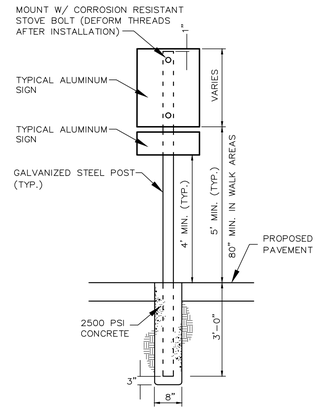
N.T.S.



1. PROVIDE ONE 6' IMPACT PARKING CURB PER PARKING SPACE 1 FEET FROM EDGE OF PAVEMENT AT LOCATIONS INDICATED ON THE PAVING PLAN.
2. THE PRECAST CONCRETE SAFETY CURB SHALL BE ATTACHED SECURELY TO THE CONCRETE PAVEMENT WITH EPOXY ADHESIVE AND #4 REBAR ANCHORED INTO THICKENED CONCRETE EDGE.

PRECAST CONCRETE WHEELSTOP

N.T.S.



ACCESSIBLE SIGN MOUNTING DETAIL

N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER - GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND - WHITE

ACCESSIBLE PARKING SIGN DETAIL

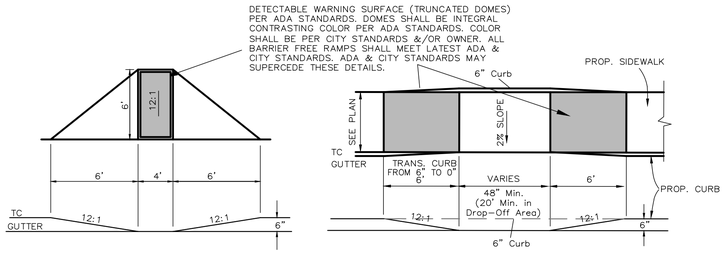
N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER - GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND - WHITE

VAN-ACCESSIBLE PARKING SIGN DETAIL

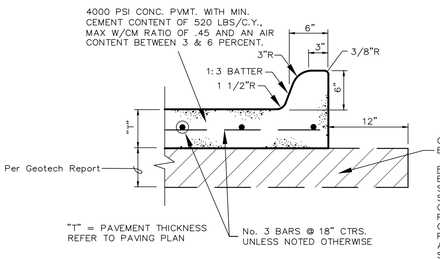
N.T.S.



BARRIER FREE CURB RAMP (ONSITE)

N.T.S.

THIS DETAIL APPLIES TO PRIVATE PROPERTY ONLY.
REF. CITY DETAILS FOR HC RAMPS WITHIN CITY R.O.W.



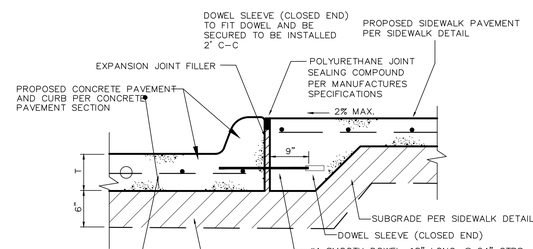
FOR CEMENT STABILIZED SUBGRADE:
ESTIMATED 4% CEMENT STABILIZED SUBGRADE, IN ACCORDANCE WITH TXDOT STANDARD SPECIFICATION ITEM 275. COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AND A MOISTURE CONTENT AT OR ABOVE OPTIMUM. ACTUAL PERCENTAGE OF CEMENT NEEDED TO REACH A 7-DAY CURED UNCONFINED COMPRESSIVE STRENGTH OF 100 PSI. SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION.

FOR FLEXIBLE BASE SUBGRADE:
TxDOT TYPE A OR D AGGREGATE BASE PER TxDOT ITEM 247, GRADE 1-2, COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT SUFFICIENT TO ACHIEVE DENSITY, BUT WITH A MINIMUM OF 4% MOISTURE. AGGREGATE BASE TO BE PLACED OVER 6" COMPACTED SUBGRADE PER GEOTECH REPORT.

NOTE
1. REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.
2. SOLUBLE SULFATE TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. SULFATE RESISTANT CONCRETE MIX DESIGNS SHALL BE PROVIDED PER THAT REPORT SHOULD EXCESSIVE SULFATES BE PRESENT.

ON-SITE CONCRETE PAVEMENT SECTION

N.T.S.

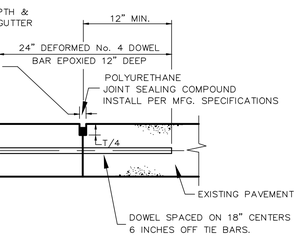


NOTE
REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

PRIVATE CURB/SIDEWALK CONNECTION DETAIL

N.T.S.

ONSITE PAVEMENT ONLY - NOT FOR PAVEMENT IN PUBLIC R.O.W.



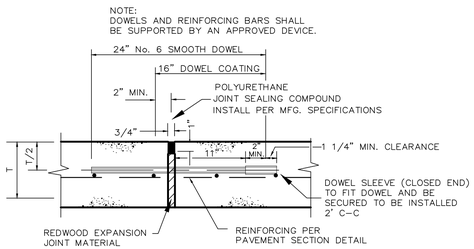
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

NOTES:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

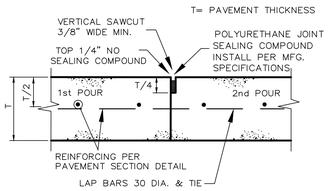
LONGITUDINAL BUTT JOINT

N.T.S.



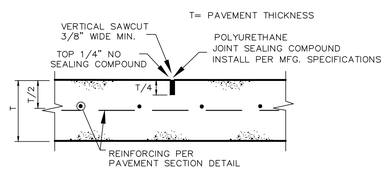
EXPANSION JOINT

N.T.S.



CONSTRUCTION JOINT

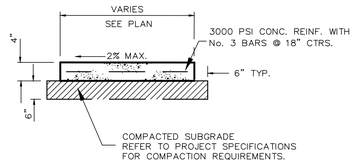
N.T.S.



SAWED DUMMY (CONTROL) JOINT

N.T.S.

MAXIMUM SPACING IS 15' CTRS. (TYP.)



ON-SITE SIDEWALK DETAIL

N.T.S.

NOTE:
LATEST CITY GENERAL DESIGN STANDARDS DETAILS TAKE PRECEDENCE IN CITY R.O.W.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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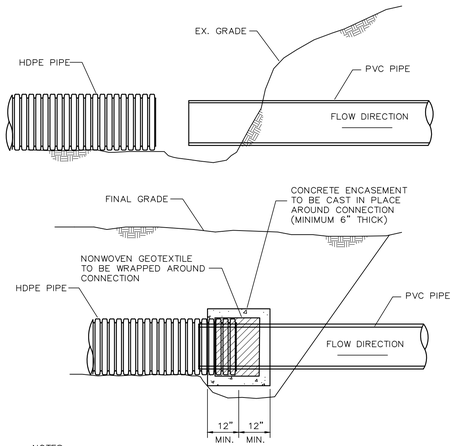
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

ONSITE DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK. 25097	

May 27, 2026 - 5:33pm User: chase

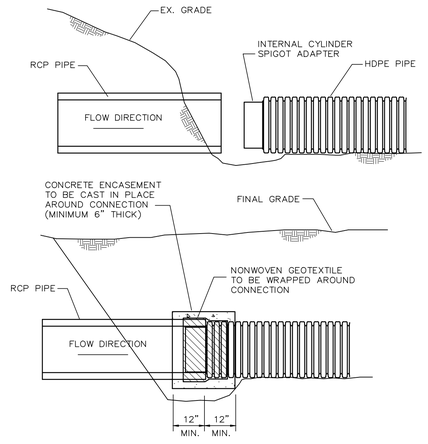


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INSIDE DIAMETER OF HDPE PIPE TO BE INSTALLED OVER OUTSIDE DIAMETER OF PVC PIPE A MINIMUM DISTANCE OF TWO TIMES THE HDPE DIAMETER.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR PVC BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/PVC PIPE CONNECTION DETAIL

(PVC PIPE UPSTREAM OF HDPE PIPE)

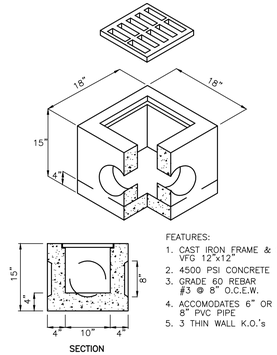


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INTERNAL CYLINDER ADAPTER TO BE WELDED TO ADS N-12, OUTSIDE DIAMETER TO BE INSERTED INTO INSIDE DIAMETER OF CONCRETE PIPE.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. IN LIEU OF AN INTERNAL CYLINDER, AN ADS WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO RCP.
8. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR RCP BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/RCP PIPE CONNECTION DETAIL

(RCP PIPE DOWNSTREAM OF HDPE PIPE)



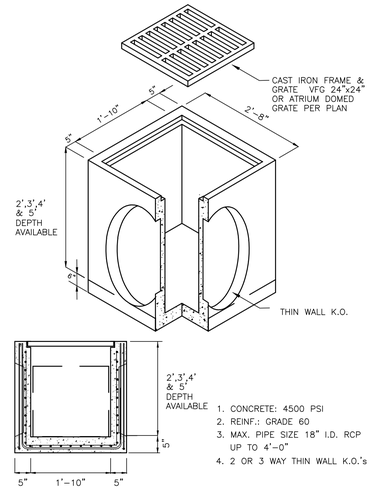
SECTION

FEATURES:

1. CAST IRON FRAME & GRATE VFG 12"x12"
2. 4500 PSI CONCRETE
3. GRADE 60 REBAR #3 @ 8" O.C.E.W.
4. ACCOMODATES 6" OR 8" PVC PIPE
5. 3 THIN WALL K.O.'s

NO. 12 CATCH BASIN

N.T.S.



1. CONCRETE: 4500 PSI
2. REINF.: GRADE 60
3. MAX. PIPE SIZE 18" I.D. RCP UP TO 4'-0"
4. 2 OR 3 WAY THIN WALL K.O.'s

NO. 24 CATCH BASIN

N.T.S.

NOTE:
LATEST CITY GENERAL DESIGN STANDARDS DETAILS TAKE PRECEDENCE IN CITY R.O.W.

MISC. INFORMATION

NOTE:

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REVISION	DATE	DESCRIPTION

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Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

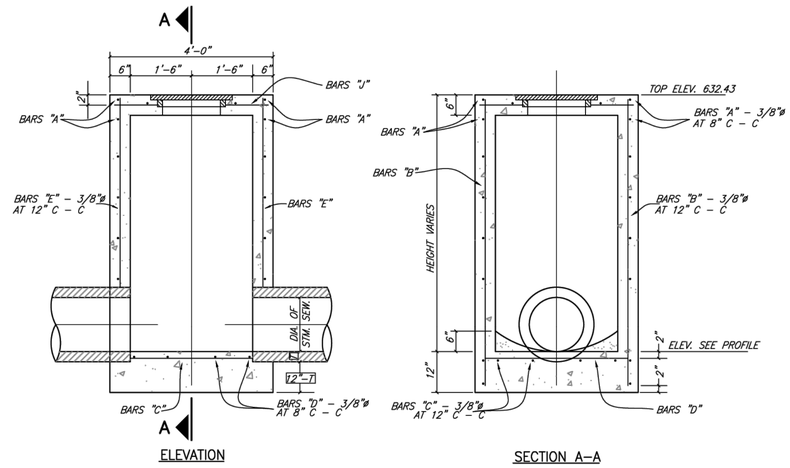
ONSITE DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

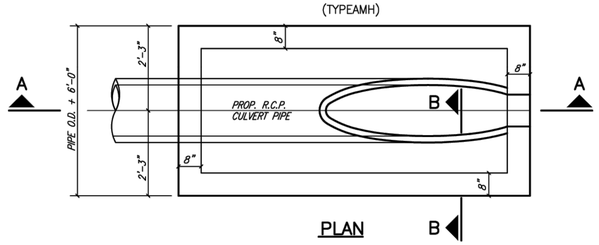


ELEVATION SECTION A–A

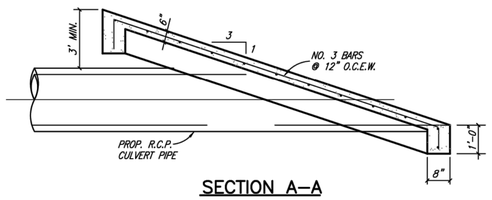
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

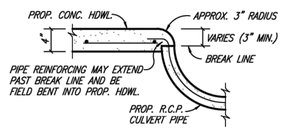
(TYPEAMH)



PLAN B

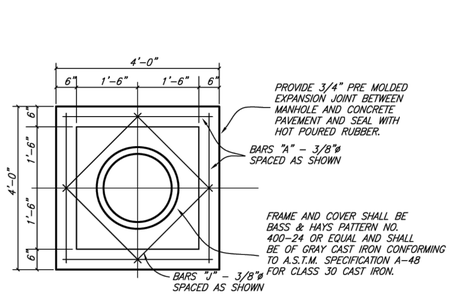


SECTION A–A



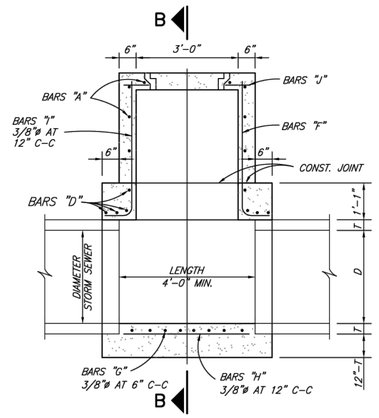
SECTION B–B

SLOPED CONCRETE HEADWALL

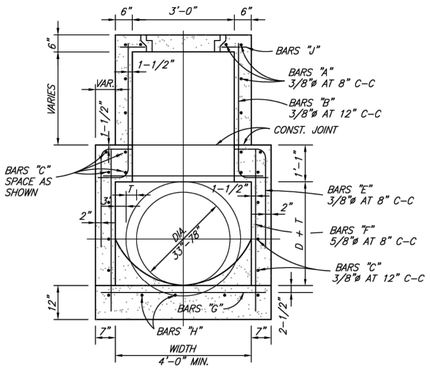


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



ELEVATION

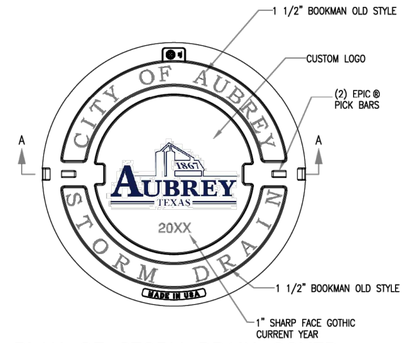


SECTION B–B

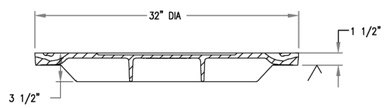
TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

(TYPEBMH)



PLAN OF STORM DRAIN COVER

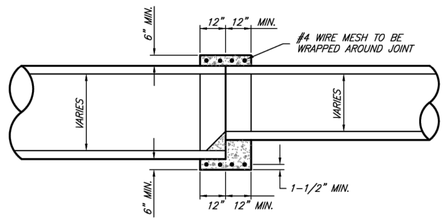


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID98 OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

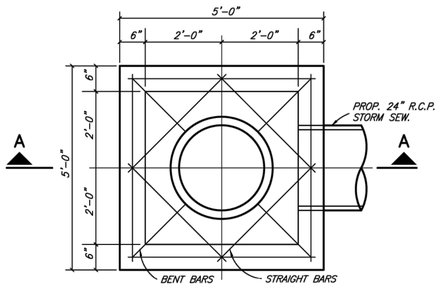
(MH–COV5)



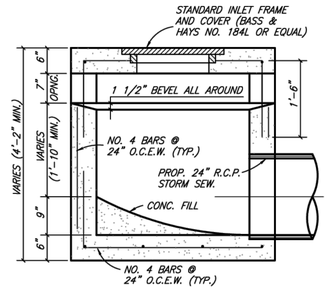
DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)



PLAN



SECTION A–A

STANDARD DROP INLET

	AUBREY 1867 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

May 27, 2026 - 5:33pm User: Chase

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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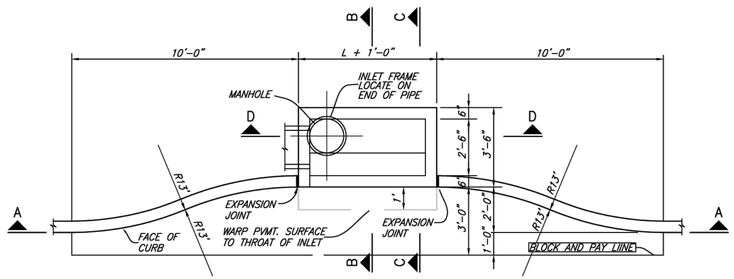
RLK ENGINEERING

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MOSSE · 98295 · LICENSED PROFESSIONAL ENGINEER · 05-27-26

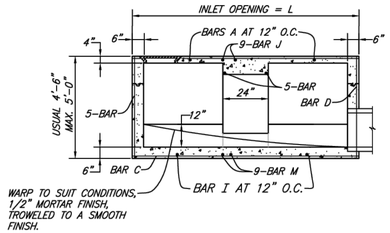
CITY DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA3
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 05-27-26	PROJECT NUMBER: RLK: 25097	



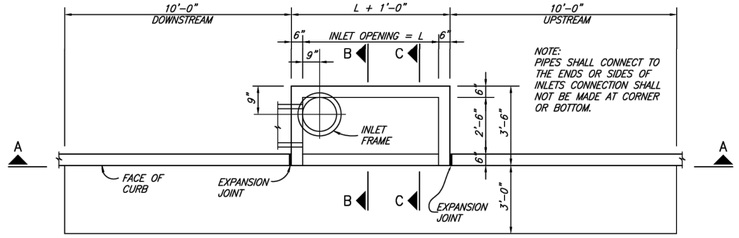
PLAN – RECESSED INLET

(REC–INT1)



SECTION A–A – STANDARD AND RECESSED INLETS

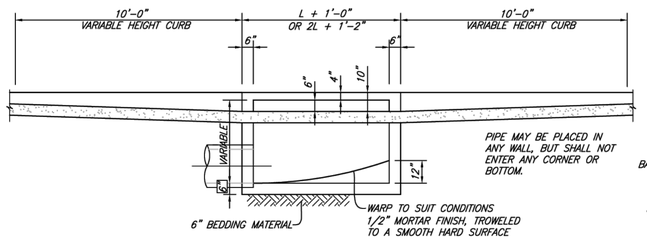
(SECT_A–A1)

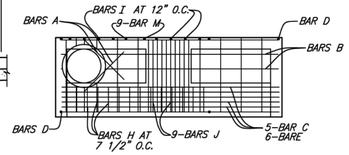


PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

(STDINLT1)





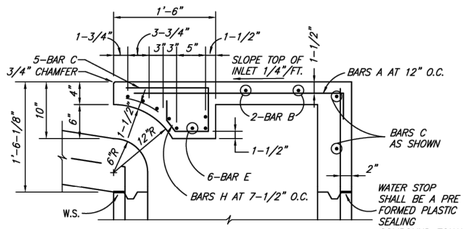
PLAN – STANDARD INLET

(PLAN_STDINL)

SECTION A–A–RECESSED AND STANDARD INLETS

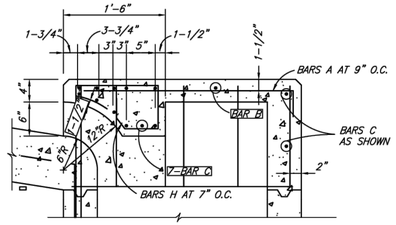
4, 6, 8, AND 10 FOOT INLETS

(PLAN–10)



SECTION C–C

(SECT_C–C)



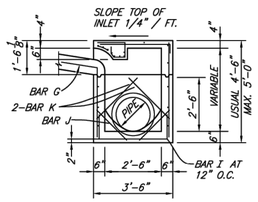
NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION E–E

(SECT_E–E)

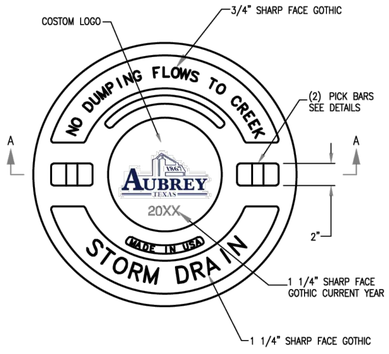
NOTES:

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 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 CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.

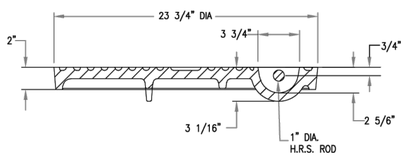


SECTION B–B

(SECT_B–B)



PLAN OF COVER

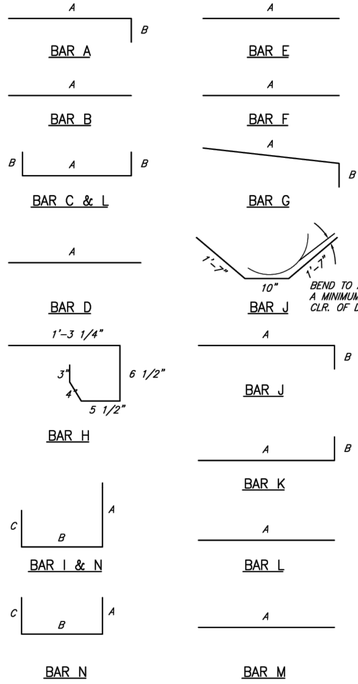


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER PART# 30024C82LID OR EJ 2023A COVER,
BASS & HAYS FRAME PART# 28024R RING

(MH–COV4)



BAR DIAGRAMS

(BARDIAG)

REINFORCING STEEL SCHEDULE

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS		
				A	B	C
4	A	3	6	3'–2"	0'–3"	–
	B	3	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	6	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
6	A	3	9	3'–2"	0'–3"	–
	B	3	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	9	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
8	A	3	12	3'–2"	0'–3"	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0'	1'–3"	–
	H	3	12	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
10	A	3	13	3'–2"	0'–3"	–
	B	3	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	5	6	10'–8"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS. 4', 6', 8' AND 10' INLETS

AUBREY TEXAS 1867

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STORM SEWER / INLET

AUGUST, 2024

SHEET NO. 13

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–13.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

May 27, 2026 - 5:33pm User: chase

MISC. INFORMATION

NOTE:

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Texas Registration No. 579

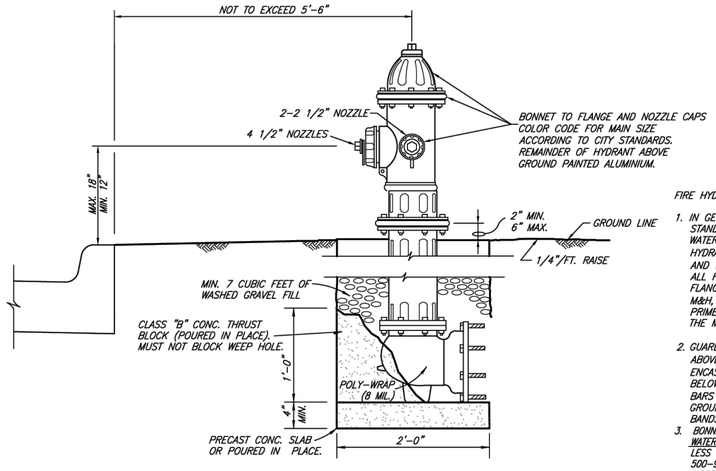
STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

CITY DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

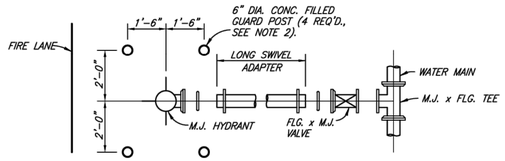
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA4
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK. 25097	



FIRE HYDRANT NOTES:

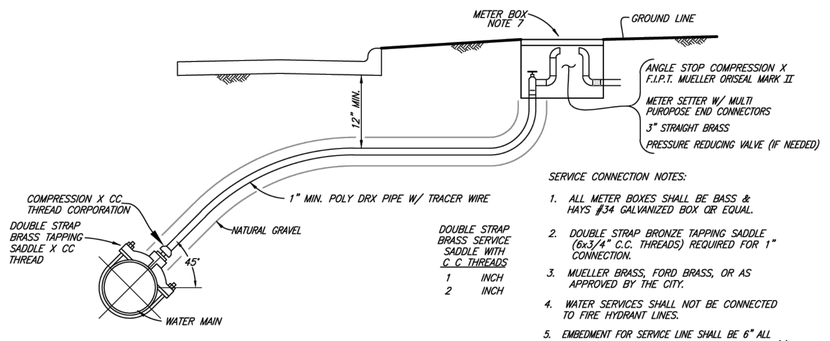
1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY, M&H, MUELLER, OR CLOW WITH 5" STORZ CONNECTOR, PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFRACTURER.
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 16" DIA. CONC. PIER TO A DEPTH OF 12" BELOW POST BOTTOM. REINF. CONC. PIER WITH 2 NO. 6 BARS (12" LONG) THRU POST INTO PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-2 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR

WATER MAIN CAP	COLOR
LESS THAN 500 G.P.M.	RED
500-999 G.P.M.	ORANGE
1,000-1,499 G.P.M.	GREEN
1,500 & GREATER G.P.M.	BLUE



TYPICAL FIRE HYDRANT INSTALLATION

(FIREHYD)



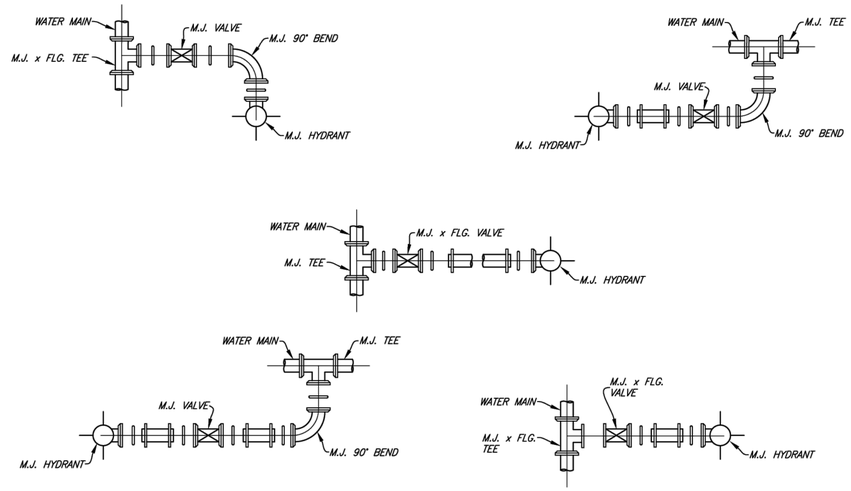
DOUBLE STRAP BRASS SERVICE SADDLE WITH C C THREADS	
1	INCH
2	INCH

SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #34 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (6x3/4" 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 6" ALL AROUND OF NATURAL GRAVEL NCTCOG ITEM 2.1.8 (e).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 2" MIN. PVC SCH. 40 PIPE
7. METER BOX SHALL BE DFW37C-14-AF1MQF SMALL AUBREY , OR DFW65C-14-AF1MQF SMALL AUBREY AS REQUIRED BY THE CITY.

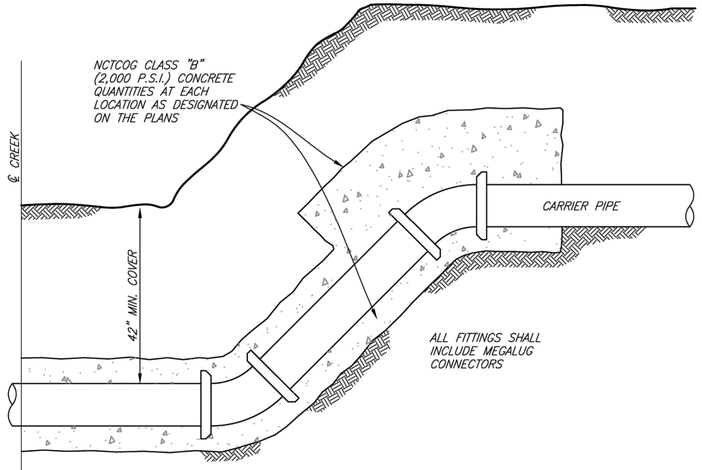
TYPICAL SERVICE CONNECTION WITH METER BOX

(WATERSVC)



TYPICAL FIRE HYDRANT INSTALLATION PLANS

(FH-PLANS)



HALF-SECTION
TYPICAL CREEK CROSSING

(CREEK_X)

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
WATER

AUGUST, 2024

SHEET NO. 18

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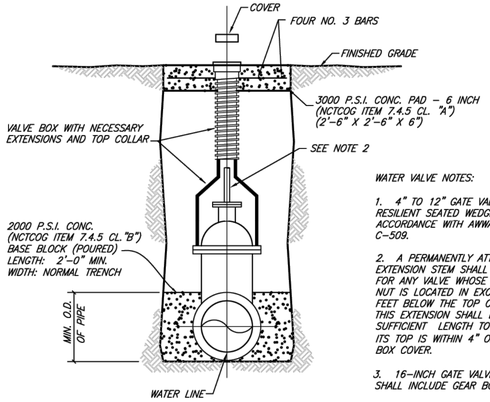
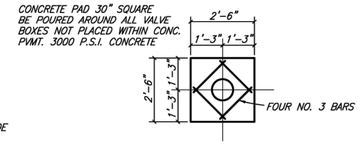


VALVE SETTING & BOX



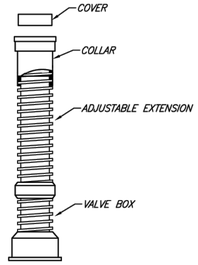
VALVE BOX PAD PLAN

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES 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. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.

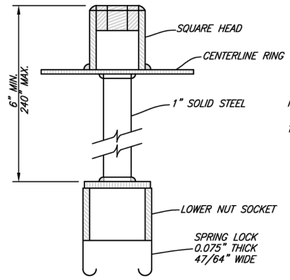
3. 16–INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.



VALVE BOX WITH EXTENSION

GATE VALVE INSTALLATION

(YARDVLV)

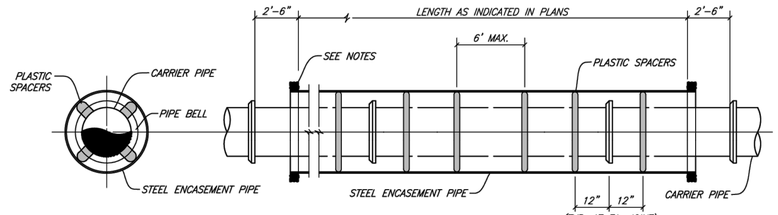


NOTES:

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 OWNER.
2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
WATER

AUGUST, 2024

SHEET NO. 19

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

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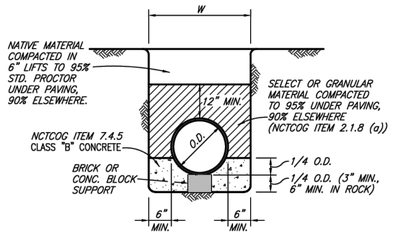
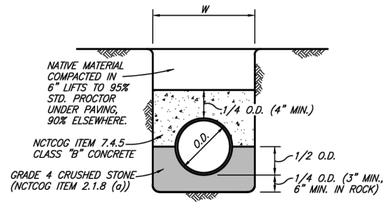


CLASS A EMBEDMENT

CONCRETE CRADLE

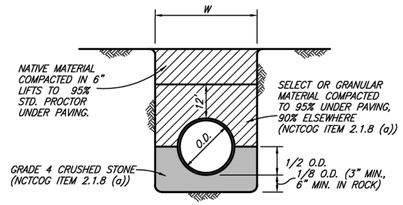
(CLASSA)



CLASS A–1 EMBEDMENT

CONCRETE CAP

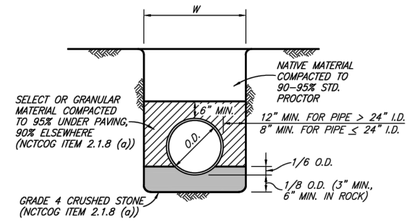
(CLASSA1)



CLASS B+ EMBEDMENT

STD PVC WATER

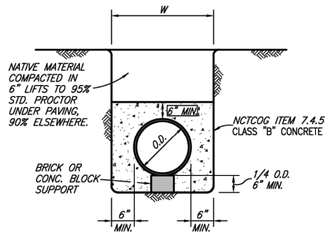
(CLASSBP)



CLASS C EMBEDMENT

STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER

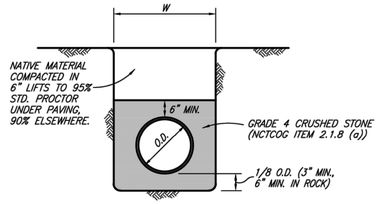
(CLASSC)



CLASS G EMBEDMENT

CONCRETE ENCASEMENT

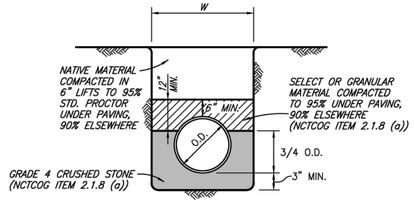
(CLASSG)



CLASS H EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. SEWER

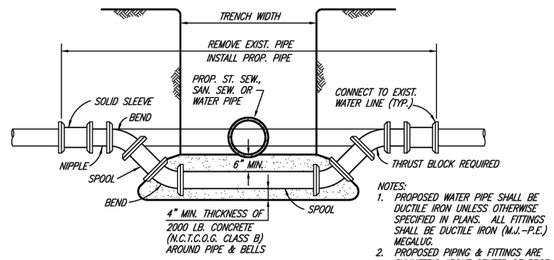
(CLASSH)



CLASS B–1 EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. WATER

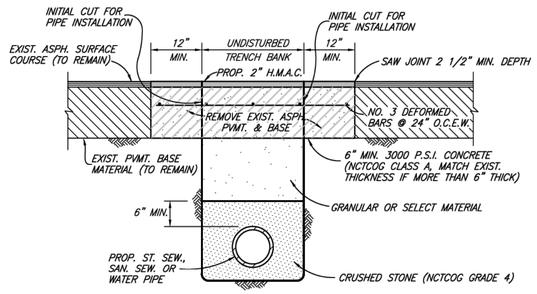
(CLASSB1)



NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.–P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS.

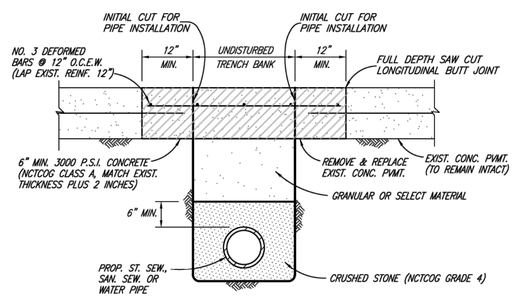
WATER MAIN LOWERING

(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)

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

AUGUST, 2024

SHEET NO. 26

REVISED: 8/19/24 – NPandey

H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–26.dwg

PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: Nabin Pandey ON 8/19/2024

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

ROBERT B. MORSE 98295 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 05-27-26

CITY DETAILS

Aubrey ISD Administration Building

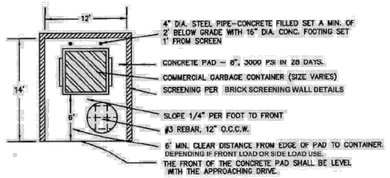
Aubrey, TX 76227

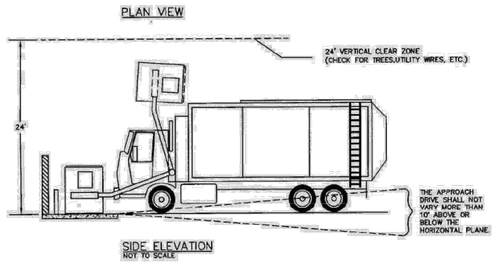
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA7
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

DUMPSTER ENCLOSURES

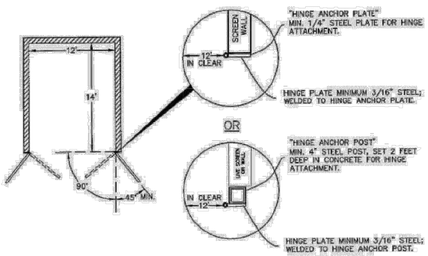
1. GARBAGE CONTAINERS ARE REQUIRED TO BE SCREENED ON ALL SIDES, AND CONSTRUCTED SO AS TO BE ACCESSIBLE TO GARBAGE TRUCKS. APPLICANTS SUBMITTING SITE PLANS WHICH INCLUDE THE SITING OF A GARBAGE DUMPSTER AND CONSTRUCTION OF THE REQUIRED ENCLOSURE SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MINIMUM STANDARDS ADOPTED BY THE CITY.
2. APPLICANTS SHOULD CONSULT SECTION 146–132 AND THE ATTACHED DRAWINGS FOR THE REQUIREMENTS OF DUMPSTER ENCLOSURES.
3. THE MINIMUM HEIGHT OF THE SCREENING DEVICE FOR GARBAGE, TRASH OR REFUSE CONTAINERS IS 7 FEET AND THE MAXIMUM HEIGHT IS 8– 4', EXCEPT FOR 'ML', 'MH' AND INDUSTRIAL 'PD' DISTRICTS WHERE THE MAXIMUM HEIGHT OF A SCREENING DEVICE IS 10 feet.
4. WHEN SITTING A DUMPSTER ENCLOSURE ON A PROPERTY, APPLICANTS SHOULD CONSIDER HOW EASILY A 32 FOOT LONG TRUCK CAN ENTER THE SITE, MANEUVER TO THE DUMPSTER, ACCESS IT (INCLUDING AT LEAST 40 FEET STRAIGHT FROM THE SCREENING GATES FOR BACKING), AND EITHER EXIT THE SITE OR MANEUVER TO THE NEXT DUMPSTER. FIRELANES PROVIDE ADEQUATE MANEUVERING LANES, BUT NOTE THAT ENCLOSURES CAN NOT BE LOCATED WITHIN FIRELANES. LOCATIONS THAT REQUIRE A TRUCK TO PERFORM EXCESSIVE BACKING (> 80 FEET) ARE DISCOURAGED.
5. SCREENING GATES ARE REQUIRED TO BE SOLID METAL AND SCREEN THE DUMPSTER FROM VIEW WHEN CLOSED. GATES SHOULD SWING OUT TO AN ANGLE GREATER THAN 180◦ AND CREATE AN OPENING AT LEAST 12 FEET WIDE FOR THE TRUCK TO ENTER THE ENCLOSURE. PINS SHOULD HOLD THE GATES OPEN WHILE THE DUMPSTER IS BEING ACCESSED. GATES SHOULD ALSO SWING CLEAR OF ALL FIRELANES.
6. BUFFERING (LANDSCAPING) IS REQUIRED AROUND SCREENING WALLS WHEREVER THEY ABUT A NON–PAVED SURFACE OR A REQUIRED LANDSCAPE AREA. ACCEPTABLE BUFFERING INCLUDES A ROW OF HOLLIES (NELLIE R. STEVENS, BURFORD, ETC.) ALONG THE SCREENING WALLS.
7. FOR MORE INFORMATION ABOUT THE MINIMUM STANDARDS FOR DUMPSTER ENCLOSURES, CONTACT THE PLANNING DEPARTMENT OR THE ENVIRONMENTAL WASTE DEPARTMENT.

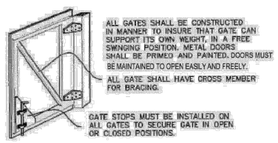




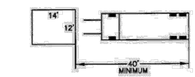
NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPEN GATES USED TO ENCLOSED CONTAINERS PRIOR TO COLLECTION.

PROPERTY OWNER/TENANT IS RESPONSIBLE FOR MAINTAINING DUMPSTER ENCLOSURES AND ADEQUATE ACCESS / EGRESS. DUMPSTER PADS MAY NOT BE LOCATED IN RIGHT OF WAY OR FIRE LANES.

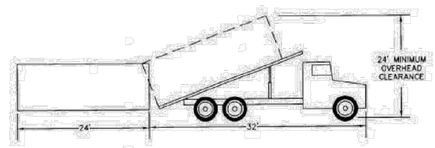


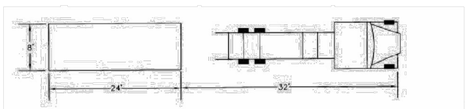


NOTE:
ENCLOSURES CONTAINING MULTIPLE DUMPSTERS:
2–DUMPSTERS W/O CENTER POST FOR GATES: 21 FT. GATE OPENING X 14 FT. DEEP
3 OR MORE DUMPSTERS–32 FT. IN CLEAR GATE OPENINGS W/ CENTER POST X 14 FT. DEEP

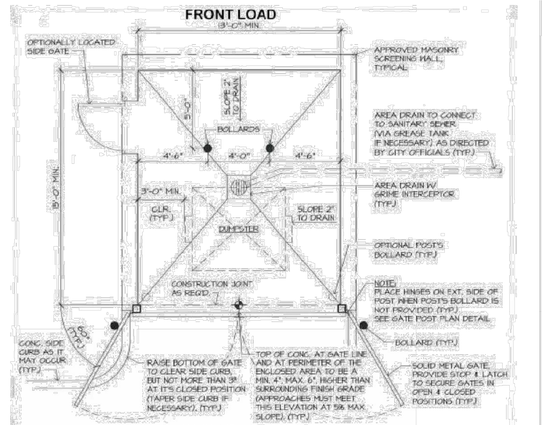


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.



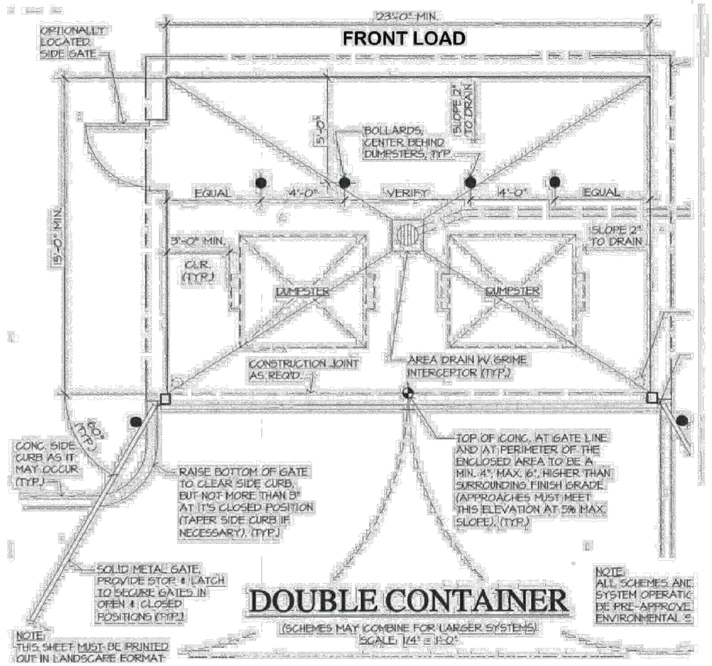


NOTE:
NEED MINIMUM CLEARANCE 12'W X 60'L X 24'H



GENERAL NOTES FOR ALL SINGLE AND DOUBLE CONTAINER ENCLOSURES

1. PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES AT (903) 464–4483 TO DISCUSS PROPER SIZE AND QUANTITY OF DUMPSTERS/COMPACTORS NEEDED TO ENSURE ADEQUATE STORAGE AND MEET COLLECTION AND SERVICE NEEDS.
2. PROVIDE A MINIMUM 40' LONG TRUCK APPROACH PLUS 50' SPACE FOR TRUCK MANEUVERING.
3. APPROACH AND ENCLOSED AREA TO BE A MINIMUM 7" THICK, REINFORCED CONCRETE PAVING.
4. A FREEZE PROOF HOSE BIB TO BE IN THE PROXIMITY OF THE ENCLOSURE AREA FOR WASHING AS REQUIRED.
5. WHEN USING TWO SETS OF DOUBLE GATES FOR DOUBLE CONTAINER ENCLOSURES, PROVIDE NO LESS THAN 10'–3" WIDE CLEAR OPENINGS AT DUMPSTERS.



NOTE:
THIS SHEET MUST BE PRINTED OUT IN LANDSCAPE FORMAT

	AUBREY 1867 TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS DUMPSTER DETAILS	AUGUST, 2024 / SHEET NO. 32

REVISED: 8/19/24 – NPandey | H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–32.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nabin Pandey ON 8/19/2024

May 27, 2026 - 5:33pm User: chase

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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RLK ENGINEERING, INC.
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Allen, Texas 75013
(972) 359-1733 Off
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Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 05-27-26

CITY DETAILS
Aubrey ISD Administration Building
Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA8
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

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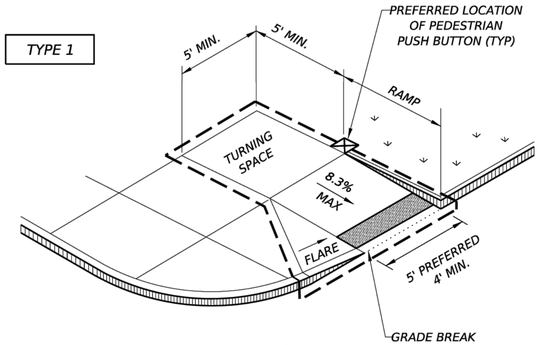
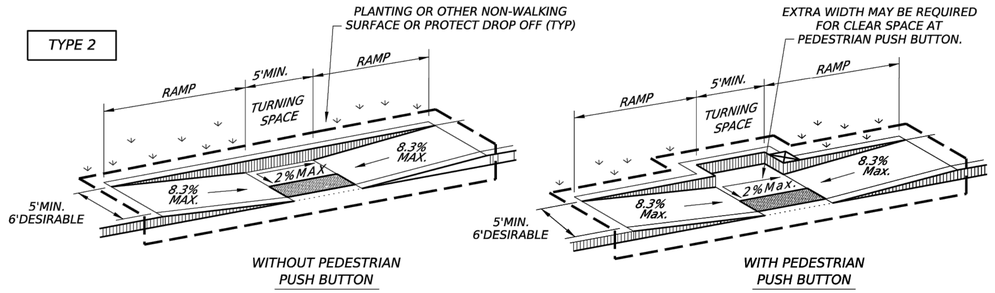
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

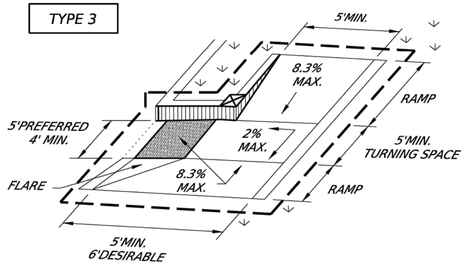


WITHOUT PEDESTRIAN PUSH BUTTON

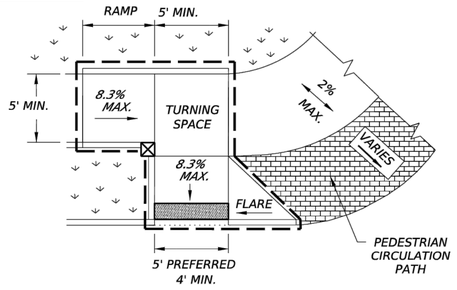
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

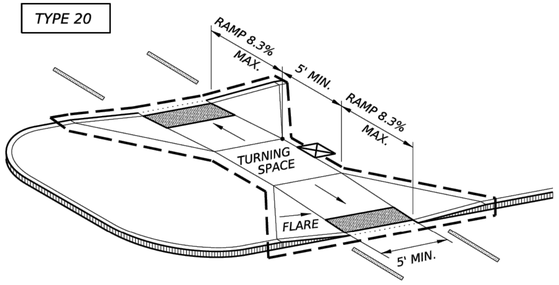


TYPE 6



COMBINATION CURB RAMPS

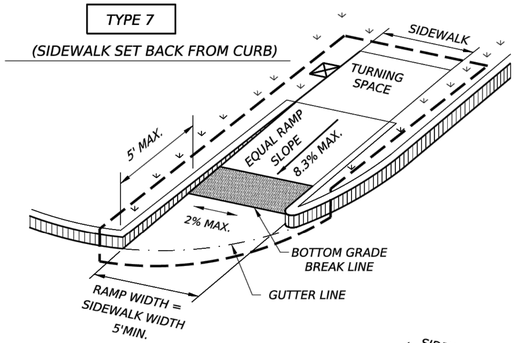
TYPE 20



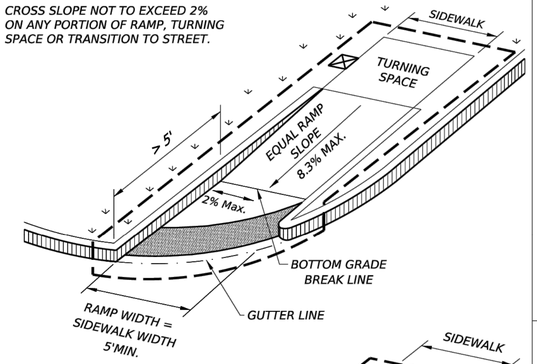
CURB RAMPS AT MEDIAN ISLANDS

TYPE 7

(SIDEWALK SET BACK FROM CURB)

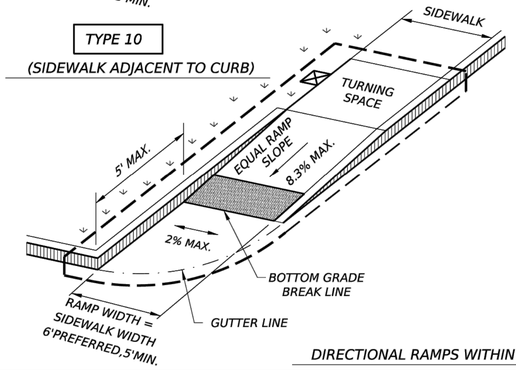


CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.



TYPE 10

(SIDEWALK ADJACENT TO CURB)



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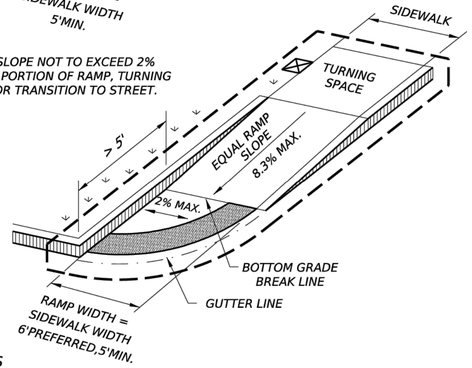
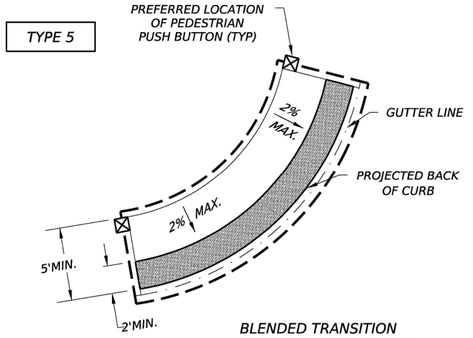


DIRECTIONAL RAMPS WITHIN RADIUS

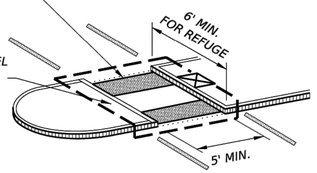
TYPE 5



BLENDED TRANSITION
(FLUSH LANDING)

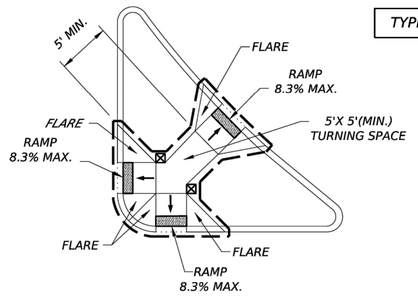
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 21



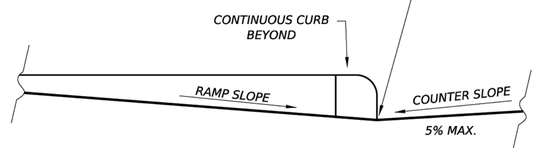
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

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.

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	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 08,2005	DIST	COUNTY		SHEET NO.
REVISED 06,2012				
REVISED 01,2018				

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 05-27-26

CITY DETAILS

Aubrey ISD Administration Building

Aubrey, TX 76227

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	25097A DETAILS.dwg	1" = 40'	CDTA9
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	05-27-26	RLK: 25097	

May 27, 2026 - 5:33pm User: chase

RLK ENGINEERING
111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

May 13, 2026

Shanda Guffee
City of Aubrey
107 S. Main St.
Aubrey, TX 76227

RE: Aubrey ISD Administration Building Site Plan Letter of Intent

Mrs. Guffee,

This serves as the Letter of Intent for the Aubrey ISD Administration Building Site Plan that has been submitted for review and approval. The purpose of this project is to develop a new Aubrey ISD Administration Building on a lot at the southeast corner of Highmeadow Drive and Betty Lane. As a part of the lot development, the property will be rezoned, Highmeadow Drive will be extended across the property, and a new 2-story 31,000 square foot building constructed.

Site Details:

Existing Zoning: Multi-Family (MF) & Shopping Center (SC)
Proposed Zoning: Shopping Center (SC)
Lot Size: 4.753 Ac. (Lot 4R2-1)
Proposed Building Size: 31,466 SF (2-Stories)
No. of Parking Stalls: 125

If you have any questions regarding the purpose of the Site Plan or need additional information, please let us know.

Cordially,

Rob Morse
RLK Engineering, Inc.
Firm No. 579

Site Plan Application

In Accordance with ORD 135-87, Section 5 and
ORD 496-13, Exhibit A, Adopted 03/19-2013

Property Owner (or representative): Aubrey ISD

Property Owner Address: 415 Tisdale

City: Aubrey State: TX Zip: 76227

Site Location Address: Aubrey ISD Administration Building, Parcel ID 964441

Description of Use: Office Building

Existing Zoning: Shopping Center/MF

Legal Description: GARLAND WILSON ADDITION BLK A LOT 4R2

Section 5.Q of the Zoning Ordinance requires approval of a site plan prior to issuance of any building permit for new nonresidential or multi-family construction, and for any substantial renovation, as defined in Section 23.F. A site plan is also required as part of a conditional use and specific use permit.

Site Plan Fee	$500.00

Dr. Scott Niven Owner's Representative - FRIENDS Consulting 5-13-26

Applicant Signature Date

For Office Use Only:

Date Application & Site Plan Received: _____

Date Fee Paid & Amount: _____

P&Z Public Hearing: _____

Administrative Approval Date: _____