PLANNING & ZONING COMMISSION MEETING
TUESDAY, JULY 18, 2023, 6:30 P.M.

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

B. Briefing regarding the June 27th and July 11th Council Meeting.

   a. LaDera Farms PD Amendment (June 27th)
   b. Speed Study FM 407 (June 13th and June 27th)
   c. Fee Schedule Amendment (June 13th and June 27th)
   d. Fence Amendments (June 13th and June 27th)

C. Discuss update on the Atmos Gas line extension to Justin Town Square.

D. Discuss Work Session Training Schedule.

E. Discuss regular agenda items.

F. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT:**

   In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

   To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday July 18, 2023, to mcyr@cityofjustin.com. Staff will

read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. CONSENT ITEMS:

A. Consider approval of the minutes for June 20th.

5. ACTION ITEMS:

A. Consider a recommendation to City Council regarding the appointment to and membership of the Planning and Zoning Commission.

B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7

6. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Replat for Justin Town Square legally described as Lots 1-7, Block 1, Lots 1-3, Block 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.

B. Consider and act upon a recommendation to City Council for a Replat for Justin Town Square legally described as Lots 1-7, Block 1, Lots 1-3, Block 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.

C. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council for a Site Plan with variance request to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

D. Consider and act upon a recommendation to City Council for a Site Plan with variance request to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

7. FUTURE AGENDA ITEMS:

A. Meadowlands PH. 1

8. DEVELOPMENT UPDATE:

A. Development Update

9. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

10. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 14th Day of July 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, JUNE 20, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
John Tinsley, David Beck, Tory Turner, and Scott Hill

Staff Present:
Matt Cyr, Director of Planning and Development Services

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

Chairman Beck called the workshop session to order at 6:30 p.m.

B. Briefing regarding the May 23rd and June 13th Council Meetings

a. Meadowlands Ph. II PD Amendment (May 23rd)
b. LaDera Farms PD Amendment (May 23rd and June 13th)
c. Timberbook Ph. 7-9 Preliminary Plat (June 13th)
d. Fee Schedule Amendment (June 13th)

Staff gave a brief update on actions taken during the May 23rd and June 13th Council Meetings.

C. Discuss update on the Atmos Gas line extension to Justin Town Square

Staff gave an update on the Development Flow Chart and how development processes work within the City.

D. Discuss Update on City Manager Selection

Staff gave a brief update on the Short Term Rental Ordinances. Staff gave the commission a chart that showed other cities that have adopted these ordinances in the metroplex.

E. Training Opportunities for the Commission

Staff gave the Commission an update on the gas line extension.

F. Discuss P&Z Meetings

Staff discussed the map that was provided to the Commission.

The Commission held a discussion regarding drainage easements that are maintained by the City.

G. Discuss regular agenda items.

The Commission asked about the items on the agenda.

H. Adjourn.

The work session adjourned at 7:27pm.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:30.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

John Tinsley, David Beck, Tory Turner, and Scott Hill

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, June 20, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck opened the floor to Public Comment at 7:32pm

Naomi Needer, 630 sunset Court Argyle, Texas, came forward.

Naomi asked the replat for 122 N. College Street and what the purpose was along with questions about lot size.

Matt Cyr responded that there would be a presentation at that specific item with additional details, which would answer her questions.

Chairman Beck closed the floor to Public Comment at 7:34pm.

4. CONSENT ITEMS:

A. Consider approval of the minutes for May 16, 2023.

Staff mentioned there was a minor error on the minutes, but had since corrected it.

Commissioner Tinsley motioned to approve the consent agenda.

Commissioner Hill seconded the motion.

The motion passed 4/0/0

5. ACTION ITEMS:

A. Consider and act upon a Final Plat for Timberbrook Ph. 6 legally described as LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38.

Staff gave a brief presentation on the item.

Jim Douglas from Douglas properties (Applicant) came forward.

Jim stated they moved the fire station further west based on conversations with the Fire Chief.

Chairman Beck asked if this would be utilized for model homes.

Jim Douglas responded that this was correct.

Chairman Beck asked about the private open space and how it would be utilized.

Jim Douglas stated that they would like to complete the discussion and plan on the future fire station before they move forward with any concept on the private open space.

Commissioner Hill motioned to approve the item as presented.

Commissioner Turner seconded the motion.

The motion passed 4/0/0.

6. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition.

Staff gave a brief presentation on the item.

Tom Knox (Applicant), 1054 Belvedere Drive Denton, Tx, Came forward to speak.

Tom stated that the proposed plat is for the purpose of splitting the lot into two lots. One lot would be designated for a Habitat for Humanity house.

Chairman Beck asked about the Oak Trees and if they would remain. The question was asked for Commissioner Cronberger who was unable to attend.

Tom responded that they would try to protect as many trees as possible. He followed up they have identified only one tree to not be saved.

Chairman Beck asked about the detached structure and if it would remain.

Tom responded that the plan was to remove the structure.

Chairman Beck opened the Public Hearing at 7:51pm

No one came forward.

Chairman Beck closed the Public Hearing at 7:51pm.

B. Consider and act upon a recommendation to City Council for a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

Commissioner Tinsley motioned to approve the item as presented.

Commissioner Turner seconded the motion.

The motion passed 4/0/0.

C. Conduct a Public Hearing to hear concerns for or against an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

Staff gave a brief presentation on the item.

Steve Bulleri (Applicant), 1404 North Corinth Street, Corinth TX, came forward to speak.

Commissioner Turner asked if the wall signage would be illuminated.

Steve responded that they would be illuminated.

Commissioner Turner asked the reason for the request.

Steve stated that advertising the building has been an issue. Monument signage would create an obstruction and visibility problem.

Commissioner Turner asked about the proximity of the wall sign to the residential neighborhood and if that would be a concern.

Steve responded that the sign would be approximately 620 feet away from the neighborhood and there was not a major concern.

Chairman Beck asked if the business was amenable to requiring a timer to turn off the sign at the close of operational hours.

Steve responded this is something they could inquire about with the owner as an option.

Chairman beck opened the Public Hearing at 8:02pm.

No one came forward.

Chairman Beck closed the Public Hearing at 8:02pm.

D. Consider and act upon a recommendation to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

Commissioner Turner made a motion to recommend approval with the condition the signage be turned off at the close of business hours and to work with Staff to identify the specific time.

Commissioner Hill seconded the motion.

The motion passed 4/0/0.

7. FUTURE AGENDA ITEMS:

A. Timberbrook Commercial
B. Meadowland PH1.
C. Justin Town Square Replat and Preliminary Plat

Staff gave a brief update on Future Agenda Items.

8. DEVELOPMENT UPDATE:

A. Discuss Development Update

Staff gave an update relating to development projects.

9. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

10. ADJOURNMENT:

Commissioner Turner motioned to adjourn the meeting

Commissioner Hill seconded the motion.

The motion passed 4/0/0

Chairman Beck adjourned the meeting at 8:17pm.

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 16th Day of June 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

Matthew Cyr

Subject: FW: Online Form Submittal: Board, Commission & Committee Application

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, June 21, 2023 10:42 AM
To: Brittany Andrews <bandrews@cityofjustin.com>; Abbey Reece <areece@cityofjustin.com>
Subject: Online Form Submittal: Board, Commission & Committee Application

Board, Commission & Committee Application

First Name	Denver
Last Name	Hill
Address	1227 Brookview Drive
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	1227 Brookview Drive
City	Justin
State	TX
Zip Code	76247
Phone Number	8176023466
Email Address	dscotthill4920@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes

Current Occupation/Employer	Commercial Airline Pilot / American Airlines
Education, Licenses, or Certifications	AAS - Aviation Support BA- History Airline Transport Pilot License with 12 type ratings.
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	Yes
If yes, please specify	I participated in the 2021 Home Rules Charter Committee. I am currently serving as the alternate commissioner for the Planning and Zoning Commission. I am very interested in filling the P&Z Commission's open Place 2 position.
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Planning and Zoning Commission
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	*Field not completed.*
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	I have several years of leadership experience in the aviation industry. I also have volunteered and served in the past with the City of Justin.
List any additional information which you believe would be of value for the City Council to know about you.	My family and I have lived in Justin for 12 years and currently reside in the new Timberbrook development. My wife and I plan on spending several more years in this wonderful community before my retirement.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any	No

obligation to any person or entity which might constitute a conflict of interest?	
Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)	No
Are there any criminal charges or proceedings pending against you?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Denver Hill
Date of Submission	6/21/2023

Email not displaying correctly? View it in your browser.

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 18, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Preliminary Plat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7

APPLICANT: Daniel Franklin-Baird, Hampton & Brown

EXECUTIVE SUMMARY: The Applicant is requesting a replat for the purpose of renaming the streets on the south side, adding additional utility easements for gas, and to plat the northern portion of the property.

ACTION CONSIDERED:

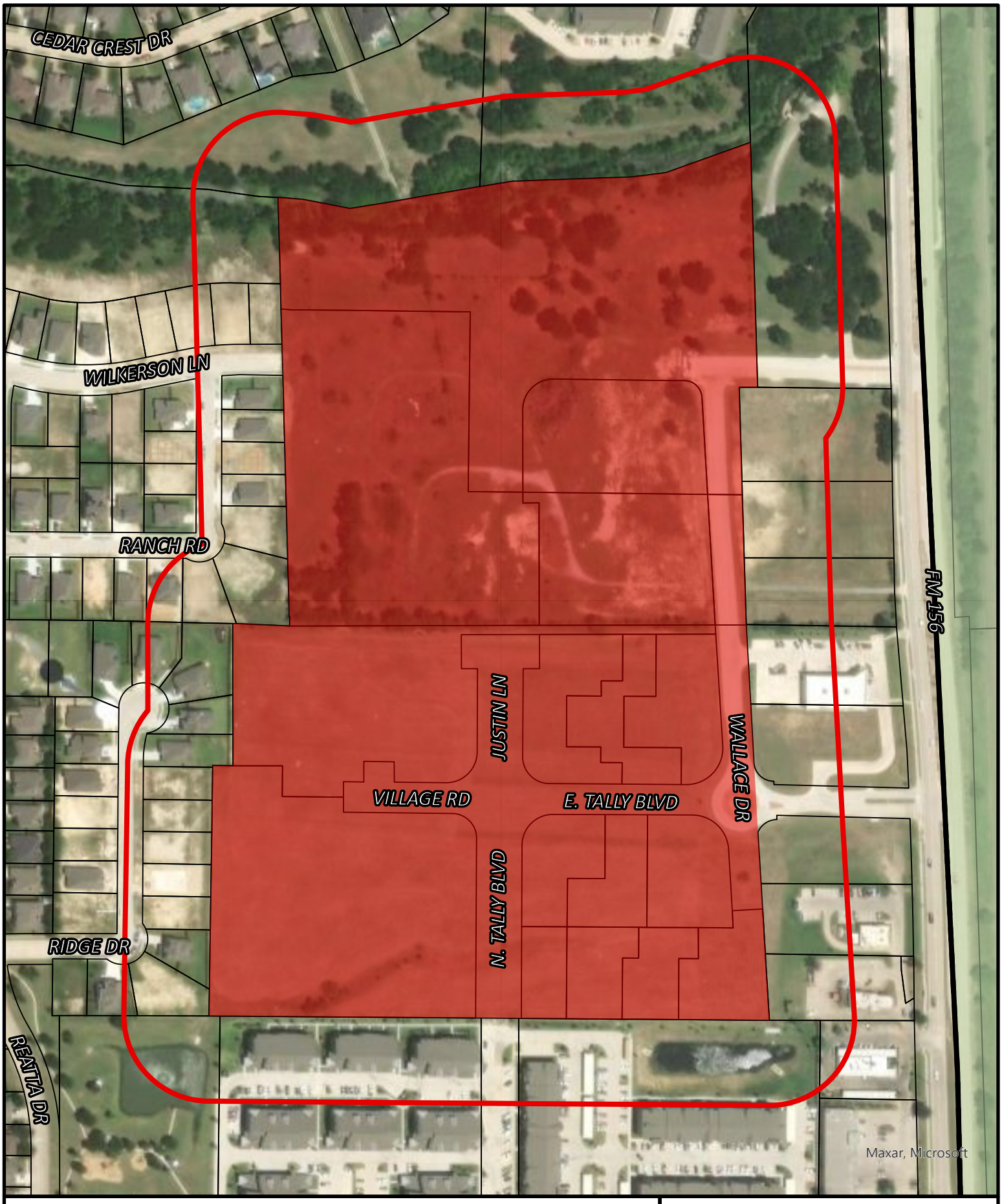
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends approval as presented based on the replat meeting all of the requisite regulations.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



Legend

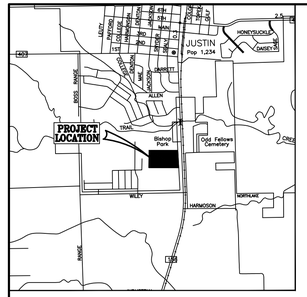
- Justin ETJ
- Justin City Limits
- Justin Town Square
- 200ft Notice Radius

0 120 240 360 US Feet

N

Justin Town Square Replat

Dated: 07/06/23



VICINITY MAP - NTS
JUSTIN, TEXAS

LEGEND

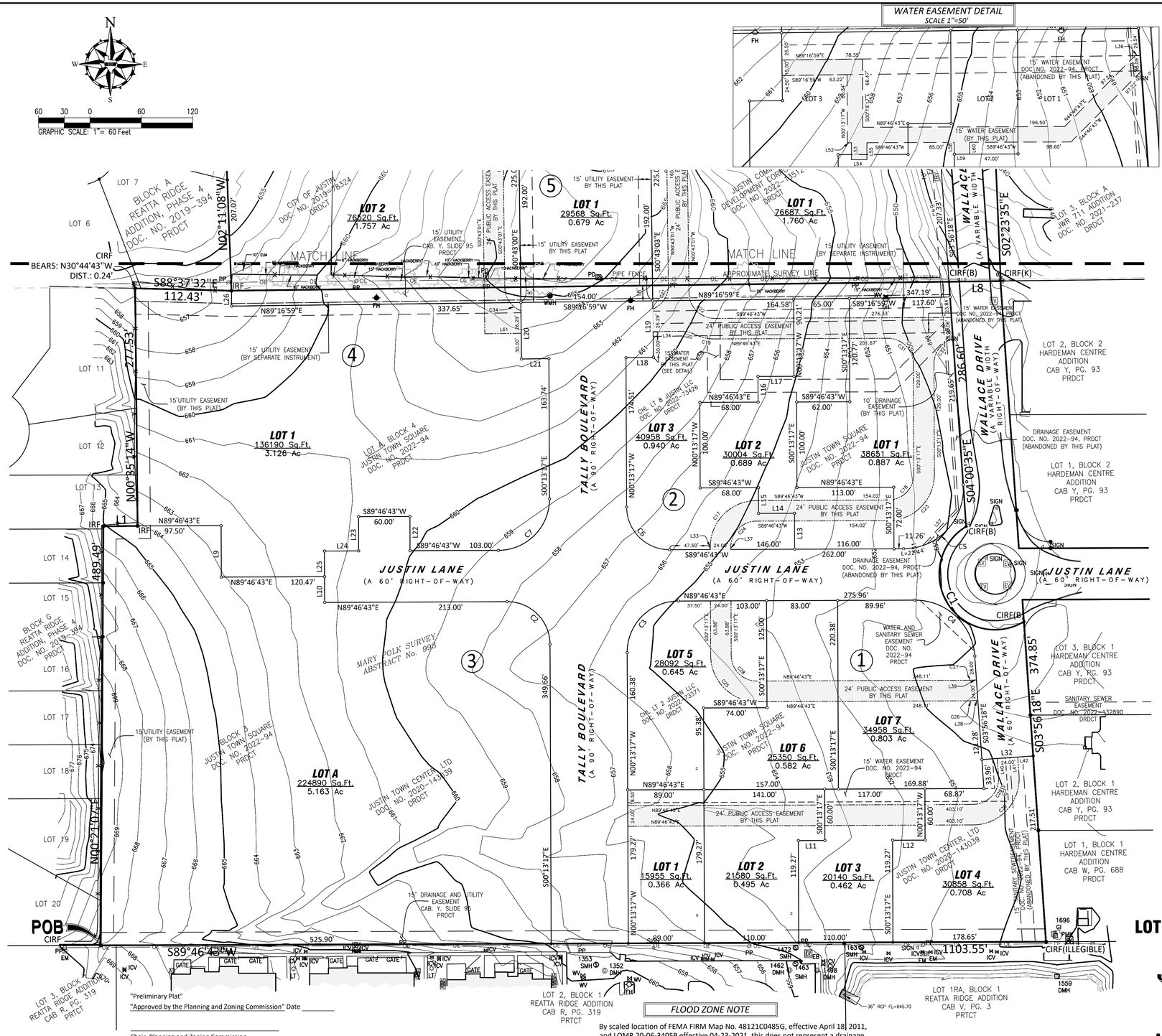
AC.....Air Conditioner
CIRF.....5/8" Capped Iron Rod Marked "RPLS 4838" Found
CIRF(B).....5/8" Capped Iron Rod Marked "BHB INC" Found
CIRF(K).....1/2" Capped Iron Rod Marked "KAZ" Found
CONC.....Concrete
DE.....Drainage Easement
D&UE.....Drainage and Utility Easement
DMH.....Drainage Manhole
DRDCT.....Deed Records, Denton County, Texas
EM.....Electric Manhole
ET.....Electric Transformer
EV.....Electric Vault
EW.....Edge of Water
FH.....Fire Hydrant
GI.....Grate Inlet
ICV.....Irrigation Control Valve
IRF.....1/2" Iron Rod Found
IRF(A).....5/8" Iron Rod Found
IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
LT.....Light Pole
OE.....Overhead Electric
PD.....Phone Pedestal
PP.....Power Pole
PRDCT.....Plat Records, Denton County, Texas
PV.....Phone Vault
RCP.....Reinforced Concrete Pipe
SMH.....Sanitary Sewer Manhole
TBM.....Temporary Benchmark
TYP.....Typical
UE.....Utility Easement
WMH.....Water Manhole
WV.....Water Valve

NOTES

1. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
2. Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
3. All Public Access Easements shall be maintained by the property owner. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete 'HMAC' or concrete) 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 of 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 and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." 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.
4. All corners set are 5/8" capped iron rods marked "BHB INC" unless otherwise noted.
5. All setbacks and zoning regulations shall be in conformance with Ordinance 739-22.

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302,
#10194146



Line Table		
Line #	Direction	Length
L1	N89°17'58"E	40.03
L2	S85°54'28"E	46.16
L3	N80°02'48"E	73.10
L4	N79°24'56"E	64.20
L5	N79°53'14"E	64.25
L6	N81°50'52"E	66.77
L7	S89°56'47"W	36.24
L8	S89°16'59"W	60.38
L9	N0°13'17"W	60.14
L10	S0°13'17"E	30.00
L11	S89°46'43"W	31.00
L12	S89°46'43"W	38.00
L13	N0°13'17"W	42.00
L14	S89°46'43"W	42.00
L15	N0°13'17"W	30.00
L16	N0°13'17"W	30.00
L17	N89°46'43"E	42.00
L18	N89°16'59"E	32.00
L19	N0°43'01"W	66.00
L20	S0°43'01"E	66.00
L21	N89°16'59"E	32.00
L22	N0°13'17"W	40.00

Line Table		
Line #	Direction	Length
L23	S0°13'17"E	40.00
L24	S89°46'43"W	40.00
L25	S0°13'17"E	30.00
L26	S0°43'01"E	18.00
L27	N0°43'01"W	33.00
L28	S89°16'59"W	32.00
L29	S89°16'59"W	32.00
L30	S0°43'01"E	33.00
L31	N89°02'43"E	20.80
L32	N86°03'42"E	60.00
L33	S0°13'17"E	3.00
L34	N89°16'59"E	33.37
L35	S89°16'59"W	42.50
L36	N89°16'59"E	5.09
L37	S0°13'17"E	3.00
L38	N86°03'42"E	6.74
L39	N86°03'42"E	6.74
L40	N3°56'18"W	21.66
L41	N3°56'18"W	21.66
L42	N86°03'54"E	18.00
L43	N3°56'18"W	15.98
L44	N3°56'18"W	15.00

Line Table		
Line #	Direction	Length
L45	S85°45'15"W	18.21
L46	N4°14'45"W	15.00
L47	N85°45'15"E	18.30
L48	N3°56'18"W	14.05
L49	S33°56'18"E	5.00
L50	N33°56'18"W	51.74
L51	N89°02'59"E	18.09
L52	S89°46'43"W	4.00
L53	N0°13'17"W	16.50
L54	S89°46'43"W	15.00
L55	S0°13'17"E	16.50
L56	N86°03'42"E	7.50
L57	S42°55'12"W	57.56
L58	N0°13'17"W	11.50
L59	S89°46'43"W	15.00
L60	S0°13'17"E	11.50
L61	N89°16'59"E	42.50
L62	S89°16'59"W	42.50

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	180°21'40"	65.00'	204.61'	S31°14'50"E	130.00'
C2	90°00'00"	50.00'	78.54'	S45°13'17"E	70.71'
C3	90°00'00"	60.00'	94.25'	N44°46'43"E	84.85'
C4	86°16'59"	70.00'	105.41'	S47°04'48"E	95.73'
C5	93°47'17"	70.00'	114.58'	S42°53'04"W	102.21'
C6	90°00'00"	50.00'	78.54'	N45°13'17"W	70.71'
C7	90°00'00"	60.00'	94.25'	S44°46'43"W	84.85'
C8	90°50'47"	60.00'	95.13'	N44°42'22"E	85.48'
C9	89°09'13"	50.00'	77.80'	S45°17'38"E	70.19'
C10	1°05'02"	370.00'	7.00'	S89°35'14"W	7.00'
C11	44°52'26"	60.00'	46.99'	N67°26'01"W	45.80'
C12	89°52'26"	67.00'	105.10'	N89°56'01"W	94.65'
C13	34°16'40"	48.00'	28.72'	S62°16'06"W	28.29'
C14	10°43'20"	238.00'	44.54'	S84°46'06"W	44.47'
C15	1°05'01"	430.00'	8.13'	N89°35'15"E	8.13'
C16	87°00'55"	35.00'	53.15'	S47°26'49"E	48.19'
C17	89°48'24"	54.09'	84.78'	S44°46'43"W	76.37'
C18	45°23'56"	30.00'	23.77'	S22°28'41"W	23.15'
C19	26°33'59"	54.00'	25.04'	S76°56'18"E	24.81'
C20	27°03'43"	32.00'	15.11'	S77°11'10"E	14.97'
C21	67°27'35"	30.00'	35.32'	N33°00'46"E	33.32'
C22	89°30'16"	30.00'	46.86'	N45°28'09"W	42.24'
C23	45°23'56"	54.00'	42.79'	S22°28'41"W	41.68'
C24	90°00'00"	30.00'	47.12'	S44°46'43"W	42.43'
C25	90°00'00"	54.00'	84.82'	S45°13'17"E	76.37'
C26	3°43'01"	44.00'	2.85'	N87°55'12"E	2.85'
C27	3°43'01"	20.00'	1.30'	N87°55'12"E	1.30'
C28	90°00'00"	30.00'	47.12'	S45°13'17"E	42.43'
C29	93°43'01"	30.00'	49.07'	N42°55'12"E	43.78'
C30	93°43'01"	54.00'	88.33'	N42°55'12"E	78.80'
C31	90°00'00"	30.00'	47.12'	S45°13'17"E	42.43'
C32	75°09'10"	30.00'	39.35'	S37°21'18"W	36.59'
C33	67°27'35"	30.00'	35.32'	N34°26'49"W	33.32'
C34	67°27'35"	30.00'	35.32'	S34°26'49"E	33.32'
C35	67°27'35"	30.00'	35.32'	S33°00'46"W	33.32'

"Preliminary Plat"
"Approved by the Planning and Zoning Commission" Date _____

Chair, Planning and Zoning Commission

Attest, City Secretary

"Approved by the City Council" Date _____

Mayor, City of Justin

Attest, City Secretary

FLOOD ZONE NOTE

By scaled location of FEMA FIRM Map No. 48121C0485G, effective April 18, 2011, and LOMR 20-06-3405P effective 04-23-2021, this does not represent a drainage study floodplain limits. the subject property lies within:

A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

Zone AE- Base flood elevations determined.

Zone A - No Base Flood Elevation Determined

Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

THE PURPOSE OF THIS REPLAT IS TO REVISE THE STREET NAMES FOR JUSTIN LANE AND TALLY BOULEVARD AND TO PLAT THE CITY OF JUSTIN AND JUSTIN COMMUNITY DEVELOPMENT CORPORATION TRACTS INTO SIX LOTS.

PRELIMINARY PLAT

LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, AND LOT 1, BLOCK 7

JUSTIN TOWN SQUARE

36.251 ACRES

BEING A REPLAT OF JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2022-94, PRDCT AND BEING ALL OF A TRACT OF LAND AS RECORDED IN DOC. NO. 2019-78324, DRDCT MARY POLK SURVEY, ABSTRACT NO. 993, MEP&P RR CO SURVEY, ABSTRACT NO. 207 CITY OF JUSTIN, DENTON COUNTY, TEXAS

JUNE 2023

Drawing: E:\Survey22\718 Wilkerson-Justin Town Center\Dwg\PRELIMINARY PLAT.dwg

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, JUSTIN TOWN CENTER, LTD, CHL LT 2 JUSTIN LLC, CHL LT 8 JUSTIN LLC, JUSTIN COMMUNITY CORPORATION and **THE CITY OF JUSTIN** are the owner of a tract of land situated within the Mary Polk Survey, Abstract No. 993, and the MEP&P RR CO Survey, Abstract No. 207**,** City of Justin, Denton County, Texas, same being all of Justin Town Square, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Document Number 2022-94, Plat Records, Denton County, Texas, (PRDCT), and being all of a remainder tract of land as described by deed to the City of Justin as recorded in Document Number 2019-78324, Deed Records, Denton County, Texas (DRDCT), and also being all of a tract of land as described by deed to Justin Community Development Corporation as recorded in Document Number 2022-135121, DRDCT, and being more particularly described by metes & bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a 5/8-inch capped iron rod marked "RPLS 4838" found (CIRF) for the southwest corner of Lot A, Block 3, of said Justin Town Square, same being the southeast corner of Lot 20, Block G, Reatta Ridge Addition, Phase 4, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Document Number 2019-394, PRDCT, and being in the north line of Lot 3, Block 1, Reatta Ridge Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet R, Page 319, PRTCT;

THENCE with the common line between the said Justin Town Square and said Reatta Ridge Addition, Phase 4 the following courses and distances:

North 00°21'07" East, a distance of 489.49 feet to a 1/2-inch iron rod found (IRF) for an ell corner in the said Justin Town Square, same being a re-entrant corner in Lot 13, Block G of said Reatta Ridge Addition, Phase 4;

North 89°17'58" East, a distance of 40.03 feet to an IRF for the southwest corner of Lot A, Block 4 of said Justin Town Square, same being an ell corner in said Lot 13;

North 00°35'14" West, a distance of 277.53 feet to a point for the northwest corner of said Lot A, Block 4, same being the northeast corner of Lot 11, Block G of the aforesaid Reatta Ridge Addition, Phase 4 from which a CIRF bears North 30°44'43" West, a distance of 0.24 feet;

South 88°37'32" East, a distance of 112.43 feet to a IRF for the southeast corner of Lot 7, Block A of said Reatta Ridge Addition, Phase 4, same being the southwest corner of the aforementioned City of Justin tract;

THENCE North 02°11'08" West, with the common line between said Justin Town Square and said Reatta Ridge Addition, Phase 4, a distance of 840.36 feet to a point in Trail Creek for the northwest corner of the said City of Justin Tract, same being the northeast corner of said Reatta Ridge Addition, Phase 4, and being in the south line of Lot 18R, Block 10, Buddy Hardeman Addition, Phase III, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet V, Slide 203, PRDCT;

THENCE with the common line between the said City of Justin tract and said Lot 18R, and with Trail Creek the following courses and distances:

South 85°54'28" East, a distance of 46.16 feet to a point;

South 79°42'47" East, a distance of 94.41 feet to a point;

North 80°02'48" East, a distance of 73.10 feet to a point;

North 79°24'56" East, a distance of 64.20 feet to a point;

North 79°53'14" East, a distance of 123.57 feet to a point for the southeast corner of said Lot 18R, same being the southwest corner of Lot 1, Block 1, Bishop Gardens, an addition to the City of Justin, Denton County, Texas as shown in Document Number 2015-236, PRDCT;

THENCE with the common line between the said City of Justin tract and said Bishop Gardens, and continuing with Trail Creek the following courses and distances:

North 79°53'14" East, a distance of 64.25 feet to a point;

North 87°21'02" East, a distance of 236.77 feet to a point;

North 81°50'52" East, a distance of 66.77 feet to a point;

North 69°44'30" East, a distance of 176.72 feet to a point for the northeast corner of the said City of Justin tract, same being the southeast corner of said Bishop Gardens, and being in the west line of a tract of land known as Bishop Park (no records found);

THENCE South 02°19'43" East, with the common line between the said City of Justin tract and said Bishop Park, a distance of 480.40 feet to a 1/2-inch capped iron rod marked "KAZ" found (CIRF(K)) for an ell corner in the said City of Justin tract, same being in the north line of Lot 1, Block A, JWR 711 Addition as recorded in Document Number 2021-237, PRDCT;

THENCE South 89°56'47" West, with the common line between the said City of Justin Tract and said JWR 711 Addition, a distance of 36.24 feet to a CIRF(K) for the northwest corner of said JWR 711 Addition;

THENCE South 02°23'35" East, continuing with the said common line, a distance of 467.74 feet to a CIRF(K) for the southeast corner of said JWR 711 Addition, same being the northwest corner of Lot 2, Block 2, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet Y, Page 93, PRDCT, and being the northeast corner of Wallace Drive (a 60' right-of-way);

THENCE South 89°16'59" West, with the common line between the said City of Justin tract and the north right-of-way line of said Wallace Drive, a distance of 60.38 feet to a 5/8-inch capped iron rod marked "BHB INC" found (CIRF(B)) for the northeast corner of the aforementioned Justin Town Square, same being the southeast corner of the aforementioned Justin Community Development Corporation tract, and being the northwest corner of Wallace Drive;

THENCE with the common line between said Justin Town Square and said Wallace Drive the following courses and distances:

South 04°00'35" East, a distance of 286.60 feet to an IRS;

along a non-tangent curve to the left having a central angle of 180°21'40", a radius of 65.00 feet, an arc length of 204.61 feet, and a chord which bears South 31°14'50" East, a distance of 130.00 feet to an IRS;

South 03°56'18" East, passing at a distance of 7.64 a point for the most westerly northwest corner of Lot 3, Block 1, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet Y, Page 93, PRDCT, and now continuing with the common line between said Justin Town Square, and said Hardeman Center Addition as recorded in Cabinet Y, Page 93, PRDCT, passing at a distance of 244.59 feet, an IRF for the southwest corner of said Hardeman Center Addition as recorded in Cabinet Y, Page 93, PRDCT, same being the northwest corner of Lot 1, Block 1, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Cabinet W, Page 688, PRDCT, and now continuing with the common line between said Justin Town Square, and said Lot 1, Block 1, Hardeman Centre Addition in all for a total distance of 374.85 feet to an IRF for the southwest corner of said Lot 1, Block 1, Hardeman Centre Addition, same being the southeast corner of said Justin Town Square, and being in the north line of Lot 1RA, Block 1, Reatta Ridge Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet V, Page 3, PRTCT;

THENCE South 89°46'43" West, with the common line between said Justin Town Square and said Lot 1RA, passing at a distance of 234.88 feet a point for the northwest corner of said Lot 1RA, same being the northeast corner of Lot 2, Block 1, of the aforementioned Reatta Ridge Addition as recorded in Cabinet R, Slide 319, PRTCT and now continuing with the common line between said Justin Town Square and said Reatta Ridge Addition as recorded in Cabinet R, Page 319, PRTCT in all for a total distance of 1103.55 feet to the **POINT OF BEGINNING,** containing 1,579,092 square feet or 36.251 acres more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT Justin Town Center, LTD, **CHL LT 2 Justin Limited Liability Company, CHL Lot 8 Justin Limited Liability Company**, and **The City of Justin** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1-7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3 AND LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, LOT 1, BLOCK 7, JUSTIN TOWN SQUARE**, an addition to the City of Justin, 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. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. 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 Justin's use thereof. The City of Justin 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 Justin 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 procuring permission from anyone.

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

WITNESS, my hand this the ____________________ day of __________________________, 2023.

By: Justin Town Center, LTD, CHL LT 2 Justin Limited Liability Company, and CHL LT 8 Justin Limitied Liability Company

____

Jim Lancaster, Authorized Agent

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 Jim Lancaster known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he or she 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 ______________________________, 2023.

____

Notary Public in and for ___________________ County

WITNESS, my hand this the ____________________ day of __________________________, 2023.

By: City of Justin

____

_____________Authorized Agent

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 acknowledge to me that he or she 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 ______________________________, 2023.

____

Notary Public in and for ___________________ County

WITNESS, my hand this the ____________________ day of __________________________, 2023.

By: Justin Community Development Corporation

____

_____________Authorized Agent

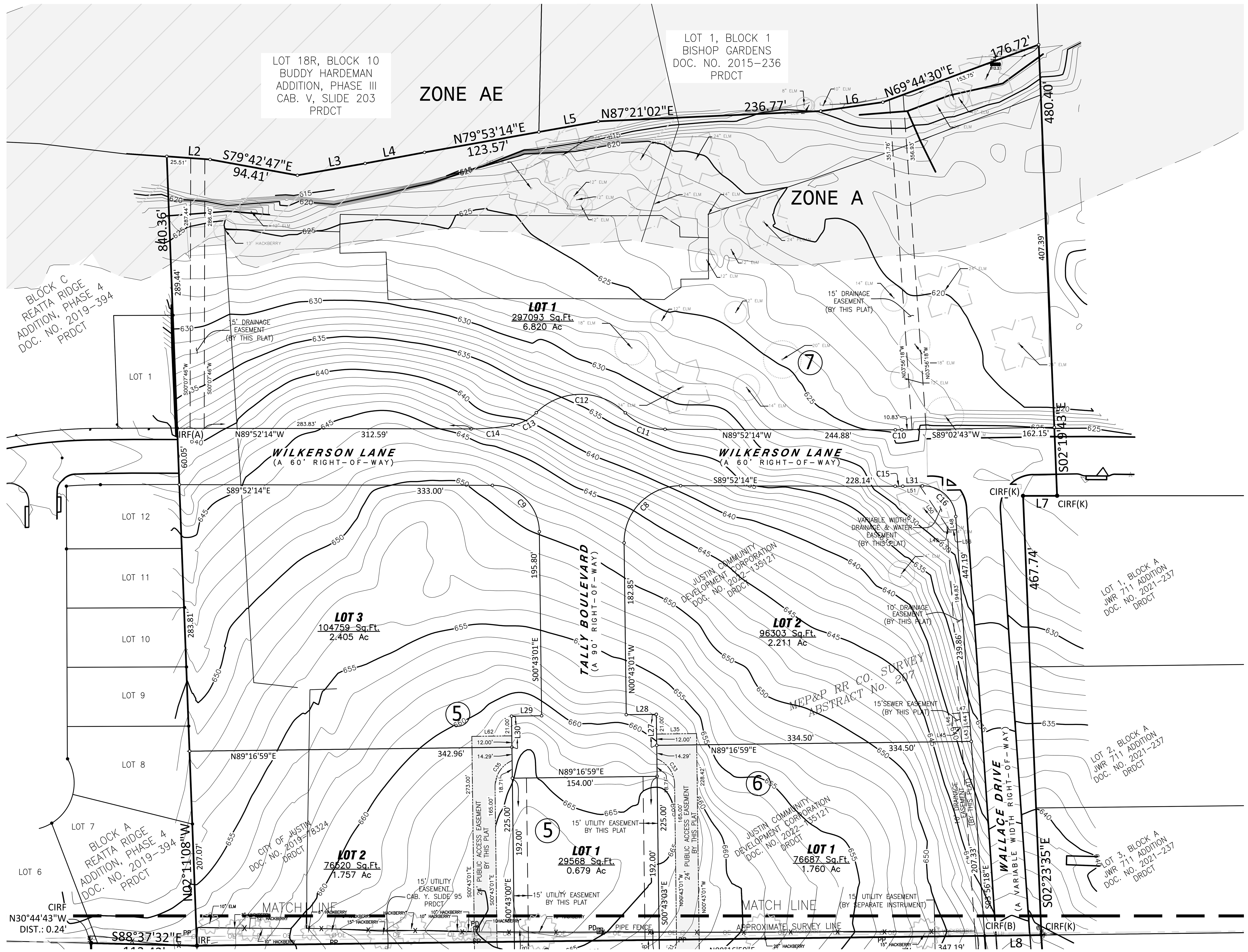
STATE OF TEXAS §
COUNTY OF _________________ **§**

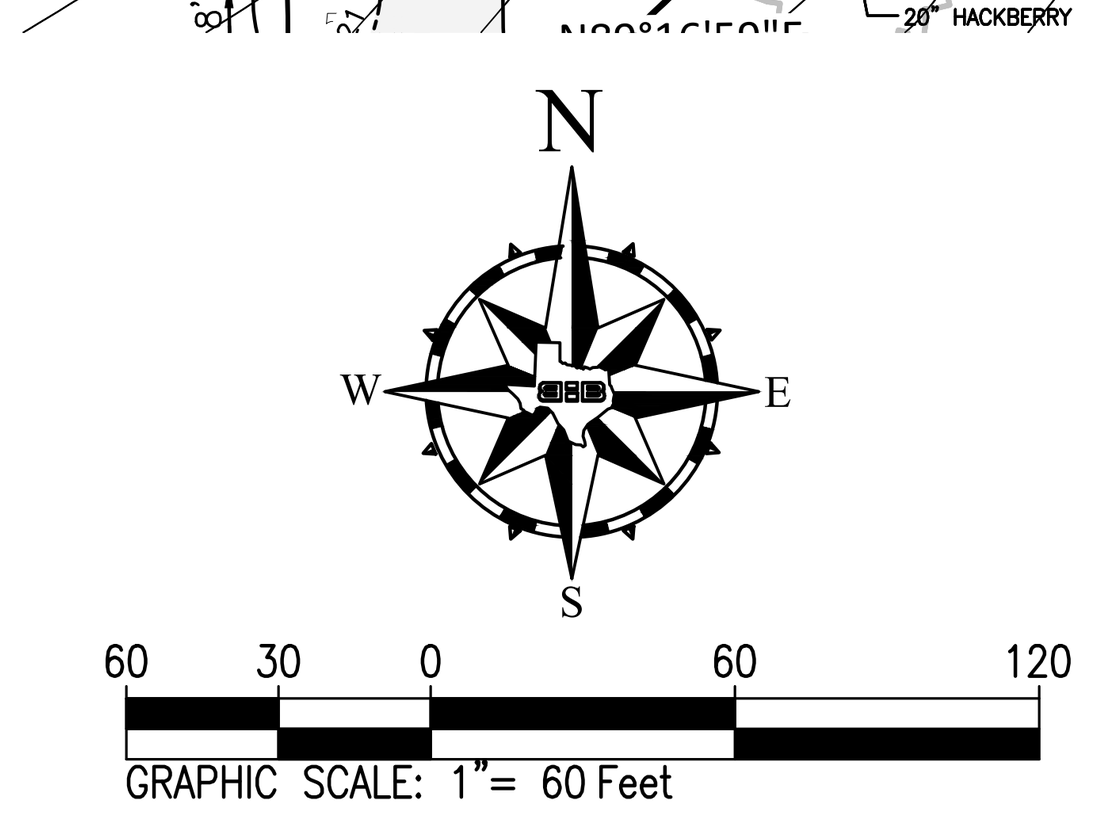
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____________ _____ known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he or she executed the same in the capacity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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this __________________ day of ______________________________, 2023.

____

Notary Public in and for ___________________ County





BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302, #10194146

PRELIMINARY PLAT

LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, AND LOT 1, BLOCK 7

JUSTIN TOWN SQUARE

36.251 ACRES

BEING A REPLAT OF JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2022-94, PRDCT AND BEING ALL OF A TRACT OF LAND AS RECORDED IN DOC. NO. 2019-78324, DRDCT

MARY POLK SURVEY, ABSTRACT NO. 993,
MEP&P RR CO SURVEY, ABSTRACT NO. 207
CITY OF JUSTIN, DENTON COUNTY, TEXAS
JUNE 2023

Drawing: E:\Survey22\718 Wilkerson–Justin Town Center\Dwg\PRELIMINARY PLAT.dwg

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 18, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Replat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7

APPLICANT: Daniel Franklin-Baird, Hampton & Brown

EXECUTIVE SUMMARY: The Applicant is requesting a replat for the purpose of renaming the streets on the south side, adding additional utility easements for gas, and to plat the northern portion of the property.

ACTION CONSIDERED:

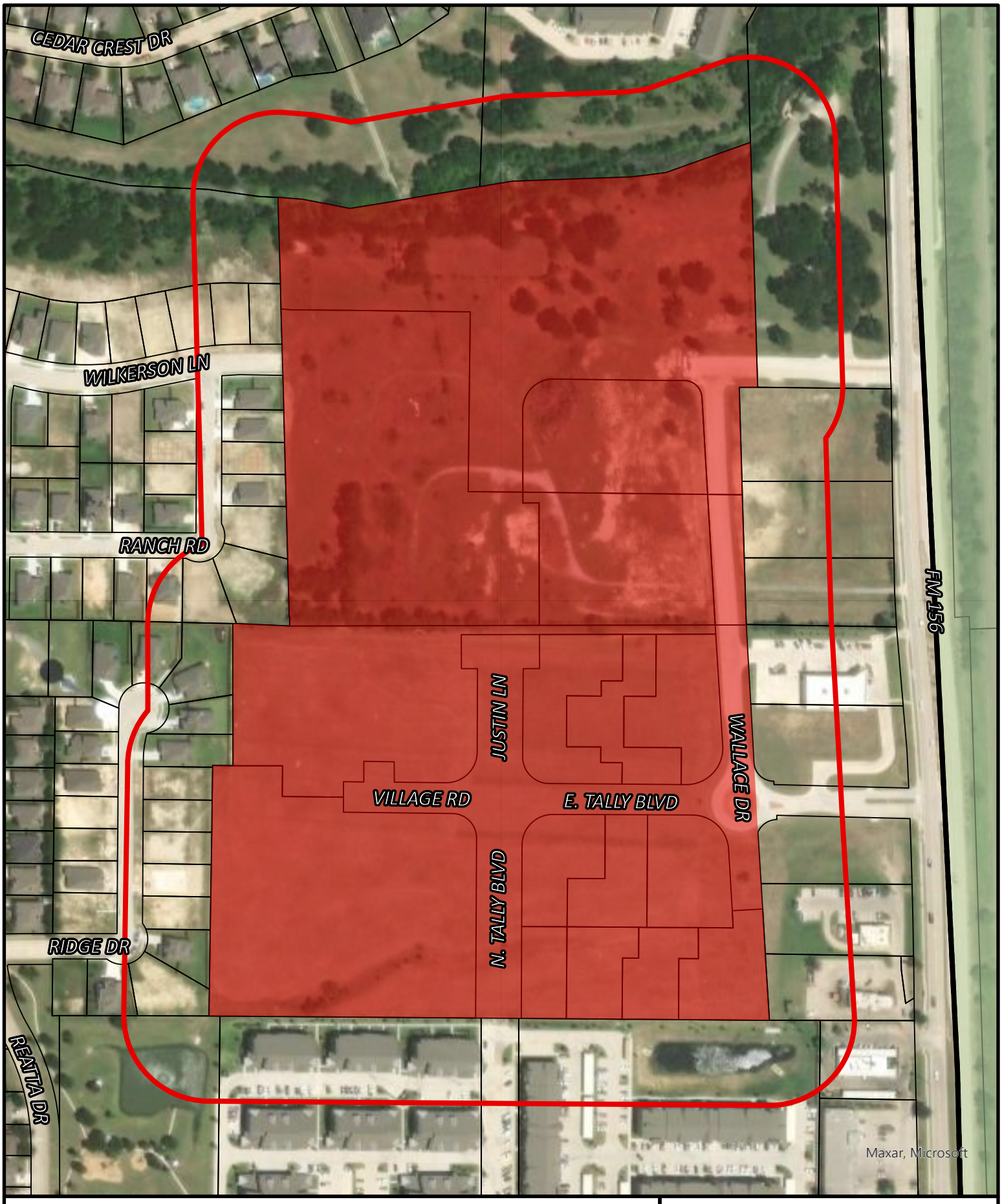
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends approval as presented based on the replat meeting all of the requisite regulations.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



Legend

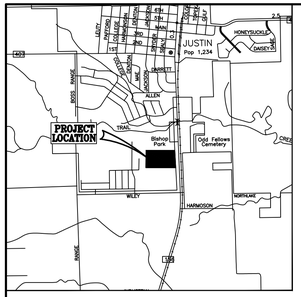
- Justin ETJ
- Justin City Limits
- Justin Town Square
- 200ft Notice Radius

0 120 240 360 US Feet

N

Justin Town Square Replat

Dated: 07/06/23



VICINITY MAP - NTS
JUSTIN, TEXAS



60 30 0 60 120

GRAPHIC SCALE: 1" = 60 Feet

LEGEND

CIRF.....5/8" Capped Iron Rod Marked "RPLS 4838" Found
CIRF(B).....5/8" Capped Iron Rod Marked "BHB INC" Found
CIRF(K).....1/2" Capped Iron Rod Marked "KAZ" Found
DRDCT.....Deed Records, Denton County, Texas
IRF.....1/2" Iron Rod Found
IRF(A).....5/8" Iron Rod Found
○ IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
PRDCT.....Plat Records, Denton County, Texas

NOTES

1. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.

2. Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

3. All Public Access Easements shall be maintained by the property owner. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete 'HMAC' or concrete) 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 of 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 and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." 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.

4. By scaled location of FEMA FIRM Map No. 48121C0485G, effective April 18, 2011, and LOMR 20-06-3405P effective 04-23-2021, this does not represent a drainage study floodplain limits. the subject property lies within:

   A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

   Zone AE- Base flood elevations determined.

   Zone A - No Base Flood Elevation Determined

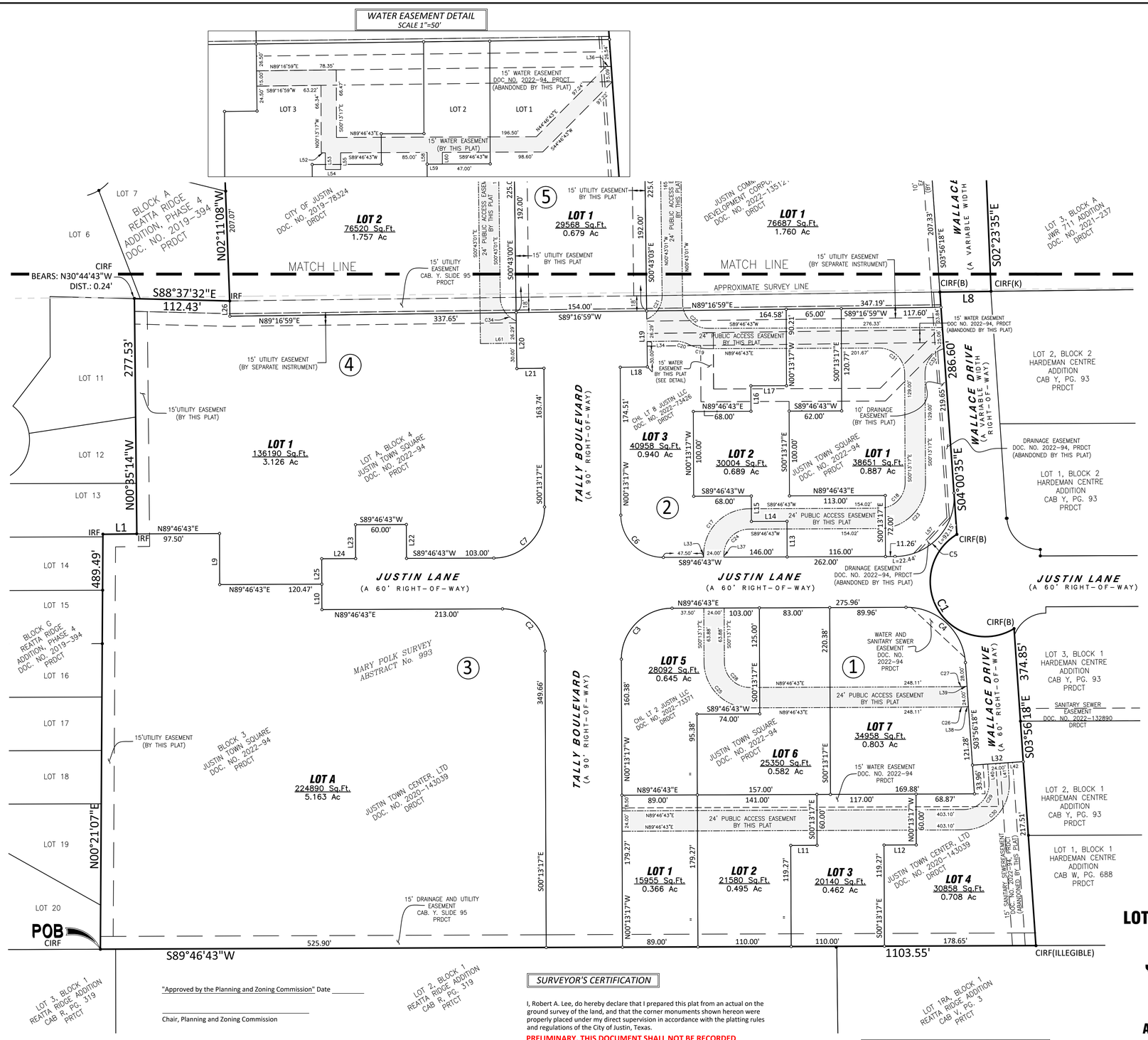
   Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

5. All corners set are 5/8" capped iron rods marked "BHB INC" unless otherwise noted.

6. All setbacks and zoning regulations shall be in conformance with Ordinance 739-22.

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302, #10194146



Line Table		
Line #	Direction	Length
L1	N89°17'58"E	40.03
L2	S85°54'28"E	46.16
L3	N80°02'48"E	73.10
L4	N79°24'56"E	64.20
L5	N79°53'14"E	64.25
L6	N81°50'52"E	66.77
L7	S89°56'47"W	36.24
L8	S89°16'59"W	60.38
L9	N0°13'17"W	60.14
L10	S0°13'17"E	30.00
L11	S89°46'43"W	31.00
L12	S89°46'43"W	38.00
L13	N0°13'17"W	42.00
L14	S89°46'43"W	42.00
L15	N0°13'17"W	30.00
L16	N0°13'17"W	30.00
L17	N89°46'43"E	42.00
L18	N89°16'59"E	32.00
L19	N0°43'01"W	66.00
L20	S0°43'01"E	66.00
L21	N89°16'59"E	32.00
L22	N0°13'17"W	40.00

Line Table		
Line #	Direction	Length
L23	S0°13'17"E	40.00
L24	S89°46'43"W	40.00
L25	S0°13'17"E	30.00
L26	S0°43'01"E	18.00
L27	N0°43'01"W	33.00
L28	S89°16'59"W	32.00
L29	S89°16'59"W	32.00
L30	S0°43'01"E	33.00
L31	N89°02'43"E	20.80
L32	N86°03'42"E	60.00
L33	S0°13'17"E	3.00
L34	N89°16'59"E	33.37
L35	S89°16'59"W	42.50
L36	N89°16'59"E	5.09
L37	S0°13'17"E	3.00
L38	N86°03'42"E	6.74
L39	N86°03'42"E	6.74
L40	N3°56'18"W	21.66
L41	N3°56'18"W	21.66
L42	N86°03'54"E	18.00
L43	N3°56'18"W	15.98
L44	N3°56'18"W	15.00

Line Table		
Line #	Direction	Length
L45	S85°45'15"W	18.21
L46	N4°14'45"W	15.00
L47	N85°45'15"E	18.30
L48	N3°56'18"W	14.05
L49	S33°56'18"E	5.00
L50	N33°56'18"W	51.74
L51	N89°02'59"E	18.09
L52	S89°46'43"W	4.00
L53	N0°13'17"W	16.50
L54	S89°46'43"W	15.00
L55	S0°13'17"E	16.50
L56	N86°03'42"E	7.50
L57	S42°55'12"W	57.56
L58	N0°13'17"W	11.50
L59	S89°46'43"W	15.00
L60	S0°13'17"E	11.50
L61	N89°16'59"E	42.50
L62	S89°16'59"W	42.50

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	180°21'40"	65.00'	204.61'	S31°14'50"E	130.00'
C2	90°00'00"	50.00'	78.54'	S45°13'17"E	70.71'
C3	90°00'00"	60.00'	94.25'	N44°46'43"E	84.85'
C4	86°16'59"	70.00'	105.41'	S47°04'48"E	95.73'
C5	93°47'17"	70.00'	114.58'	S42°53'04"W	102.21'
C6	90°00'00"	50.00'	78.54'	N45°13'17"W	70.71'
C7	90°00'00"	60.00'	94.25'	S44°46'43"W	84.85'
C8	90°50'47"	60.00'	95.13'	N44°42'22"E	85.48'
C9	89°09'13"	50.00'	77.80'	S45°17'38"E	70.19'
C10	1°05'02"	370.00'	7.00'	S89°35'14"W	7.00'
C11	44°52'26"	60.00'	46.99'	N67°26'01"W	45.80'
C12	89°52'26"	67.00'	105.10'	N89°56'01"W	94.65'
C13	34°16'40"	48.00'	28.72'	S62°16'06"W	28.29'
C14	10°43'20"	238.00'	44.54'	S84°46'06"W	44.47'
C15	1°05'01"	430.00'	8.13'	N89°35'15"E	8.13'
C16	87°00'55"	35.00'	53.15'	S47°26'49"E	48.19'
C17	89°48'24"	54.09'	84.78'	S44°46'43"W	76.37'
C18	45°23'56"	30.00'	23.77'	S22°28'41"W	23.15'
C19	26°33'59"	54.00'	25.04'	S76°56'18"E	24.81'
C20	27°03'43"	32.00'	15.11'	S77°11'10"E	14.97'
C21	67°27'35"	30.00'	35.32'	N33°00'46"E	33.32'
C22	89°30'16"	30.00'	46.86'	N45°28'09"W	42.24'
C23	45°23'56"	54.00'	42.79'	S22°28'41"W	41.68'
C24	90°00'00"	30.00'	47.12'	S44°46'43"W	42.43'
C25	90°00'00"	54.00'	84.82'	S45°13'17"E	76.37'
C26	3°43'01"	44.00'	2.85'	N87°55'12"E	2.85'
C27	3°43'01"	20.00'	1.30'	N87°55'12"E	1.30'
C28	90°00'00"	30.00'	47.12'	S45°13'17"E	42.43'
C29	93°43'01"	30.00'	49.07'	N42°55'12"E	43.78'
C30	93°43'01"	54.00'	88.33'	N42°55'12"E	78.80'
C31	90°00'00"	30.00'	47.12'	S45°13'17"E	42.43'
C32	75°09'10"	30.00'	39.35'	S37°21'18"W	36.59'
C33	67°27'35"	30.00'	35.32'	N34°26'49"W	33.32'
C34	67°27'35"	30.00'	35.32'	S34°26'49"E	33.32'
C35	67°27'35"	30.00'	35.32'	S33°00'46"W	33.32'

"Approved by the Planning and Zoning Commission" Date _____

Chair, Planning and Zoning Commission

Attest, City Secretary

"Approved by the City Council" Date _____

Mayor, City of Justin

Attest, City Secretary

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Justin, 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.

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 05-17-2023

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
May 17, 2023

THE PURPOSE OF THIS REPLAT IS TO REVISE THE STREET NAMES FOR JUSTIN LANE AND TALLY BOULEVARD AND TO PLAT THE CITY OF JUSTIN AND JUSTIN COMMUNITY DEVELOPMENT CORPORATION TRACTS INTO SIX LOTS.

FINAL PLAT

LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, AND LOT 1, BLOCK 7

JUSTIN TOWN SQUARE

36.251 ACRES

BEING A REPLAT OF JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2022-94, PRDCT AND BEING ALL OF A TRACT OF LAND AS RECORDED IN DOC. NO. 2019-78324, DRDCT MARY POLK SURVEY, ABSTRACT NO. 993, MEP&P RR CO SURVEY, ABSTRACT NO. 207 CITY OF JUSTIN, DENTON COUNTY, TEXAS

MAY 2023

Drawing: E:\Survey22\718 Wilkerson-Justin Town Center\Dwg\JUSTIN TOWN SQUARE REPLAT.dwg

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, JUSTIN TOWN CENTER, LTD, CHL LT 2 JUSTIN LLC, CHL LT 8 JUSTIN LLC, JUSTIN COMMUNITY CORPORATION and **THE CITY OF JUSTIN** are the owner of a tract of land situated within the Mary Polk Survey, Abstract No. 993, and the MEP&P RR CO Survey, Abstract No. 207, City of Justin, Denton County, Texas, same being all of Justin Town Square, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Document Number 2022-94, Plat Records, Denton County, Texas, (PRDCT), and being all of a remainder tract of land as described by deed to the City of Justin as recorded in Document Number 2019-78324, Deed Records, Denton County, Texas (DRDCT), and also being all of a tract of land as described by deed to Justin Community Development Corporation as recorded in Document Number 2022-135121, DRDCT, and being more particularly described by metes & bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a 5/8-inch capped iron rod marked "RPLS 4838" found (CIRF) for the southwest corner of Lot A, Block 3, of said Justin Town Square, same being the southeast corner of Lot 20, Block G, Reatta Ridge Addition, Phase 4, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Document Number 2019-394, PRDCT, and being in the north line of Lot 3, Block 1, Reatta Ridge Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet R, Page 319, PRTCT;

THENCE with the common line between the said Justin Town Square and said Reatta Ridge Addition, Phase 4 the following courses and distances:

North 00°21'07" East, a distance of 489.49 feet to a 1/2-inch iron rod found (IRF) for an ell corner in the said Justin Town Square, same being a re-entrant corner in Lot 13, Block G of said Reatta Ridge Addition, Phase 4;

North 89°17'58" East, a distance of 40.03 feet to an IRF for the southwest corner of Lot A, Block 4 of said Justin Town Square, same being an ell corner in said Lot 13;

North 00°35'14" West, a distance of 277.53 feet to a point for the northwest corner of said Lot A, Block 4, same being the northeast corner of Lot 11, Block G of the aforesaid Reatta Ridge Addition, Phase 4 from which a CIRF bears North 30°44'43" West, a distance of 0.24 feet;

South 88°37'32" East, a distance of 112.43 feet to a IRF for the southeast corner of Lot 7, Block A of said Reatta Ridge Addition, Phase 4, same being the southwest corner of the aforementioned City of Justin tract;

THENCE North 02°11'08" West, with the common line between said Justin Town Square and said Reatta Ridge Addition, Phase 4, a distance of 840.36 feet to a point in Trail Creek for the northwest corner of the said City of Justin Tract, same being the northeast corner of said Reatta Ridge Addition, Phase 4, and being in the south line of Lot 18R, Block 10, Buddy Hardeman Addition, Phase III, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet V, Slide 203, PRDCT;

THENCE with the common line between the said City of Justin tract and said Lot 18R, and with Trail Creek the following courses and distances:

South 85°54'28" East, a distance of 46.16 feet to a point;

South 79°42'47" East, a distance of 94.41 feet to a point;

North 80°02'48" East, a distance of 73.10 feet to a point;

North 79°24'56" East, a distance of 64.20 feet to a point;

North 79°53'14" East, a distance of 123.57 feet to a point for the southeast corner of said Lot 18R, same being the southwest corner of Lot 1, Block 1, Bishop Gardens, an addition to the City of Justin, Denton County, Texas as shown in Document Number 2015-236, PRDCT;

THENCE with the common line between the said City of Justin tract and said Bishop Gardens, and continuing with Trail Creek the following courses and distances:

North 79°53'14" East, a distance of 64.25 feet to a point;

North 87°21'02" East, a distance of 236.77 feet to a point;

North 81°50'52" East, a distance of 66.77 feet to a point;

North 69°44'30" East, a distance of 176.72 feet to a point for the northeast corner of the said City of Justin tract, same being the southeast corner of said Bishop Gardens, and being in the west line of a tract of land known as Bishop Park (no records found);

THENCE South 02°19'43" East, with the common line between the said City of Justin tract and said Bishop Park, a distance of 480.40 feet to a 1/2-inch capped iron rod marked "KAZ" found (CIRF(K)) for an ell corner in the said City of Justin tract, same being in the north line of Lot 1, Block A, JWR 711 Addition as recorded in Document Number 2021-237, PRDCT;

THENCE South 89°56'47" West, with the common line between the said City of Justin Tract and said JWR 711 Addition, a distance of 36.24 feet to a CIRF(K) for the northwest corner of said JWR 711 Addition;

THENCE South 02°23'35" East, continuing with the said common line, a distance of 467.74 feet to a CIRF(K) for the southeast corner of said JWR 711 Addition, same being the northwest corner of Lot 2, Block 2, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet Y, Page 93, PRDCT, and being the northeast corner of Wallace Drive (a 60' right-of-way);

THENCE South 89°16'59" West, with the common line between the said City of Justin tract and the north right-of-way line of said Wallace Drive, a distance of 60.38 feet to a 5/8-inch capped iron rod marked "BHB INC" found (CIRF(B)) for the northeast corner of the aforementioned Justin Town Square, same being the southeast corner of the aforementioned Justin Community Development Corporation tract, and being the northwest corner of Wallace Drive;

THENCE with the common line between said Justin Town Square and said Wallace Drive the following courses and distances:

South 04°00'35" East, a distance of 286.60 feet to an IRS;

along a non-tangent curve to the left having a central angle of 180°21'40", a radius of 65.00 feet, an arc length of 204.61 feet, and a chord which bears South 31°14'50" East, a distance of 130.00 feet to an IRS;

South 03°56'18" East, passing at a distance of 7.64 a point for the most westerly northwest corner of Lot 3, Block 1, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet Y, Page 93, PRDCT, and now continuing with the common line between said Justin Town Square, and said Hardeman Center Addition as recorded in Cabinet Y, Page 93, PRDCT, passing at a distance of 244.59 feet, an IRF for the southwest corner of said Hardeman Center Addition as recorded in Cabinet Y, Page 93, PRDCT, same being the northwest corner of Lot 1, Block 1, Hardeman Centre Addition, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Cabinet W, Page 688, PRDCT, and now continuing with the common line between said Justin Town Square, and said Lot 1, Block 1, Hardeman Centre Addition in all for a total distance of 374.85 feet to an IRF for the southwest corner of said Lot 1, Block 1, Hardeman Centre Addition, same being the southeast corner of said Justin Town Square, and being in the north line of Lot 1RA, Block 1, Reatta Ridge Addition, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet V, Page 3, PRTCT;

THENCE South 89°46'43" West, with the common line between said Justin Town Square and said Lot 1RA, passing at a distance of 234.88 feet a point for the northwest corner of said Lot 1RA, same being the northeast corner of Lot 2, Block 1, of the aforementioned Reatta Ridge Addition as recorded in Cabinet R, Slide 319, PRTCT and now continuing with the common line between said Justin Town Square and said Reatta Ridge Addition as recorded in Cabinet R, Page 319, PRTCT in all for a total distance of 1103.55 feet to the **POINT OF BEGINNING,** containing 1,579,092 square feet or 36.251 acres more or less;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT Justin Town Center, LTD, **CHL LT 2 Justin Limited Liability Company, CHL Lot 8 Justin Limited Liability Company**, and **The City of Justin** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOTS 1-7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3 AND LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, LOT 1, BLOCK 7, JUSTIN TOWN SQUARE**, an addition to the City of Justin, 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. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. 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 Justin's use thereof. The City of Justin 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 Justin 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 procuring permission from anyone.

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

WITNESS, my hand this the _____ day of _____, 2023.

By: Justin Town Center, LTD, CHL LT 2 Justin Limited Liability Company, and CHL LT 8 Justin Limitied Liability Company

_____
Jim Lancaster, Authorized Agent

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 Jim Lancaster known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he or she 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 _____, 2023.

_____
Notary Public in and for _____ County

WITNESS, my hand this the _____ day of _____, 2023.

By: City of Justin

_____
_____Authorized Agent

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 acknowledge to me that he or she 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 _____, 2023.

_____
Notary Public in and for _____ County

WITNESS, my hand this the _____ day of _____, 2023.

By: Justin Community Development Corporation

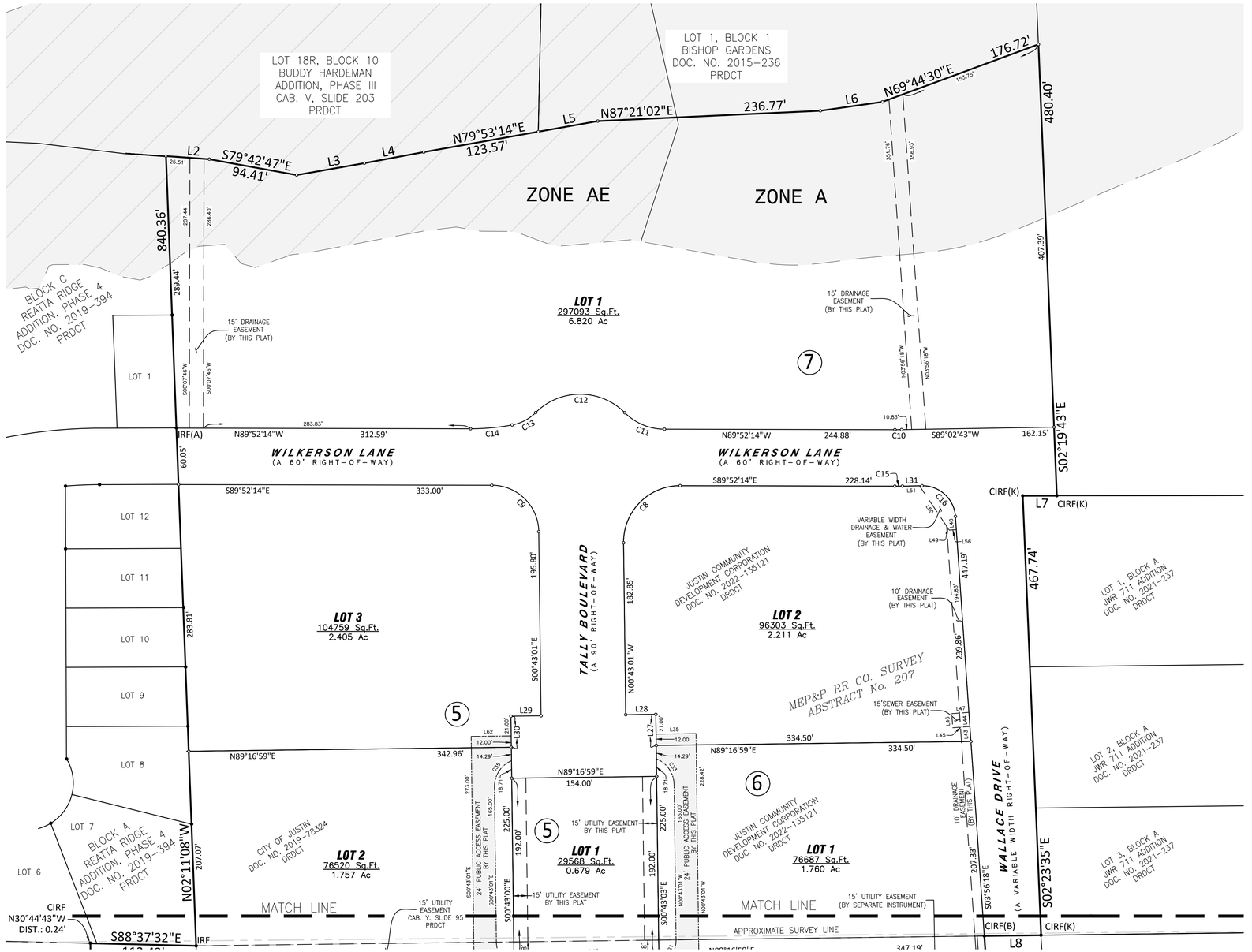
_____
_____Authorized Agent

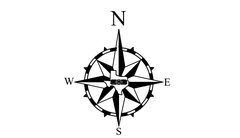
STATE OF TEXAS §
COUNTY OF _____§

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 acknowledge to me that he or she 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 _____, 2023.

_____
Notary Public in and for _____ County





FINAL PLAT

LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT 1, BLOCK 4, LOTS 1-3, BLOCK 5, LOTS 1-2, BLOCK 6, AND LOT 1, BLOCK 7

JUSTIN TOWN SQUARE

36.251 ACRES

BEING A REPLAT OF JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2022-94, PRDCT AND BEING ALL OF A TRACT OF LAND AS RECORDED IN DOC. NO. 2019-78324, DRDCT MARY POLK SURVEY, ABSTRACT NO. 993, MEP&P RR CO SURVEY, ABSTRACT NO. 207 CITY OF JUSTIN, DENTON COUNTY, TEXAS

MAY 2023

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302, #10194146

Drawing: E:\Survey22\718 Wilkerson-Justin Town Center\Dwg\JUSTIN TOWN SQUARE REPLAT.dwg

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 18, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Site Plan with variance request to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

APPLICANT: Steve Schreiber; Harrier Investment Group, LLC

EXECUTIVE SUMMARY: The Applicant is requesting a variance to encroach into the parking facilities. The Applicant would also like the Commission and Council to consider reducing the landscape buffer to 10'. According to section 52-204 the City may consider alternative buffer yards as prescribed in the ordinance.

ZONING: General Business (GB)

BACKGROUND: The Applicant submitted the Site Plan on 3/1/2023 and has been working with Staff to rectify all the requisite comments according to the Code of Ordinances. All departments have reviewed the Site Plan and signed off on the plan except for the variance request to encroach the landscape buffer to the west off Timberbrook Parkway. If the Applicant met all the requirements the plan could be approved administratively.

VARIANCE REQUEST:

The Applicant is requesting a variance to Sec. 52. 205. of the Code of Ordinances. The attachment is in the packet, however, the language reads as "A buffer yard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the buffer yard is maintained, and all other requirements of this section are met. Buffer yards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, **parking facilities** or trash dumpster locations."

ACTION CONSIDERED:

1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

JUSTIN
1887

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends reducing the west buffer to Option A (from 20' to 10') to reduce the encroachment into the parking facilities. Staff will have additional information to present to the Public and Governmental Bodies. The Commission and Council can only consider the variance request before them along with the request from the Applicant to seek an alternative Buffer option. The entire Site Plan Package has been submitted for informational purposes to the Commission and Council.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation (landscaping plan is L1, L2, &L3 at the end of the Site Plan Package)
(C) Ordinances



Legend

Justin ETJ

Justin City Limits

Timberbrook Crossing

200ft Notice Radius

0 75 150 225

US Feet

N

Timberbrook Crossing

Dated: 07/06/23

Sec. 52-201. Purpose.

(a) *Purpose and intent.* The purpose of this section is to provide minimum requirements for landscape and maintenance in newly developed and redeveloped properties, in accord with the goals and objectives of the city comprehensive plan. The intent of these requirements is to accomplish the following:

(1) Protect and promote the value and positive image of property, and enhance the general welfare and physical appearance of the city;

(2) Promote the healthy growth and maintenance of native and adapted trees and vegetation to aid in environmental and ecological protections, including air purification, temperature moderation, oxygen regeneration, groundwater recharge, storm water runoff management, and erosion control;

(3) Provide for landscape elements that are well-integrated into both public and private properties, serving to harmonize the appearance of streets, parking areas, buildings, and open space;

(4) Provide buffering of properties from adjacent roadways, particularly where low-density residential development is adjacent to non-residential development, or where any development or open space is adjacent to a thoroughfare or heavily trafficked perimeter street;

(5) Provide for the separation, screening, or buffering of incongruous or incompatible land-uses and intensity of activities, particularly between low-density residential and non-residential development, roadways, thoroughfares, or heavily trafficked perimeter streets;

(6) Reduce the negative effects of noise, dust, and reflected glare from paved surfaces; and

(7) Reduce light pollution and spillover to adjacent properties, the public right-of-way, and the night sky.

(b) *Applicability.* The requirements of this section shall apply to all new construction and all redevelopment that results in the replacement or expansion of more than 30 percent of the principal permitted use or structure. Buildings in existence on the effective date of the ordinance from which this division is derived shall be considered legally nonconforming. Pad-site developments or ground-lease developments shall meet the landscape and buffer requirements of subsections (d) and (e).

Additionally, any use requiring a PD zoning designation must comply with these landscape standards unless special provisions are included in the ordinance establishing the PD district.

The city code enforcement office or its designee shall administer and enforce the provisions of this section.

(c) *Definitions.* Refer to section 52-1 (Definitions) for all definitions applicable to this section.

(d) *Landscape buffers.* A landscape buffer yard shall provide visual separation of differing land uses, or between a land use and a public road, to reduce or eliminate the potential nuisance effects of noise, glare, signs, dust, litter, and unsightly areas or functions. Buffer yards without established grass or ground cover shall be seeded with grass or planted with ground cover, to ensure coverage within three years. The standards of this section provide for increases in the width and the opacity of the landscape buffer required per subsection (b).

(1) *Activities exempt from buffer yard requirements.*

a. Residential uses adjoining residential uses within any residential zoning district;

b. Non-residential uses adjoining non-residential uses of the same zoning classification;

c. Agricultural uses;

d. Any use, building, or structure for which only a change of use is requested, and which does not increase the existing building area.

(2) *Buffer yard location.*

a. A buffer yard shall be located within and along the outer perimeter of a lot or boundary line.

b. Buffer yard canopy trees shall not be planted within a water or sanitary sewer easement.

c. A buffer yard may overlap a drainage easement if plantings do not impede the flow of water within the easement.

d. A buffer yard shall not be located within any portion of an existing or dedicated public street or right-of-way.

(3) *Buffer yard requirements.*

a. Existing tree credit. An existing, mature canopy tree located within 20 feet of the property line, with a minimum of 25 percent of its radial drip line falling within a required buffer yard area, shall be granted credit toward reducing the required tree plantings as shown in Table 52-1. Tree diameter shall be measured as DBH ("diameter at breast-height") at approximately four and one-half feet above the natural ground level. Existing tree credit candidates shall be healthy and listed on the Recommended Canopy Tree List in Table 52-10.

Table 52-1: EXISTING TREE CREDITS

Tree Diameter (DBH)	Planting Requirement Reduction
From 2" to 6"	One canopy tree OR two understory trees
Up to 12"	Two canopy trees OR three understory trees
Up to 24"	Three canopy trees OR four understory trees
Greater than 24"	Four canopy trees OR four understory trees

b. Table 52-2 defines the buffer yard requirements. Required plant materials shall apply to a single buffer yard (i.e. corner lots shall provide two buffer yards, and may not apply plantings for one buffer yard toward the requirements for the second yard).

c. Tables 52-3 and 52-4 determine the type of buffer yard required between two adjacent parcels, or between a parcel and a roadway. Proposed buffer yard may require city approval.

Table 52-2: BUFFER YARD REQUIREMENTS (PER 100 LINEAR FEET)

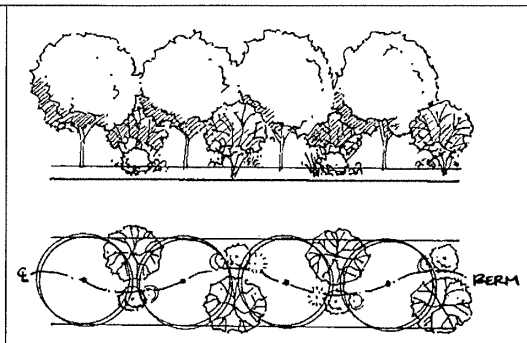
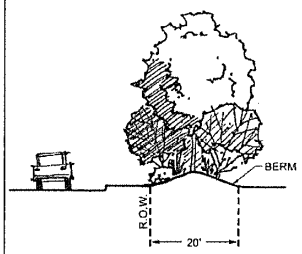
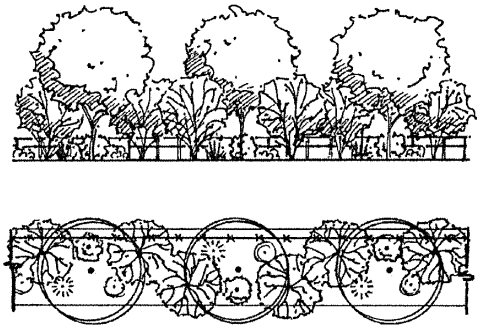
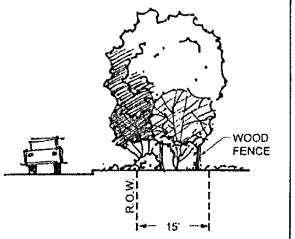
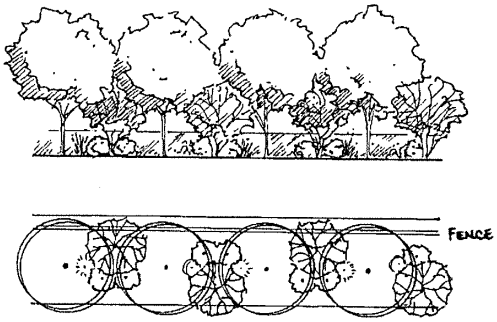
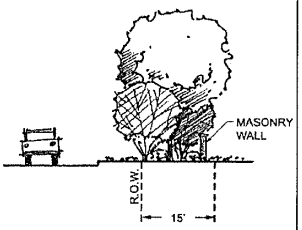
Buffer Yard 'E' • 20-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 10 screening shrubs • Min. 3-ft high berm required, with max. slope of 3:1		
Buffer Yard 'F1' • 15-foot min. width • Min. 3 canopy trees • Min. 6 understory trees • Min. 10 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		
Buffer Yard 'F2' • 15-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 12 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		

Table 52-3: BUFFER YARD REQUIREMENT MATRIX

Zoning of Developing Tract	Existing Adjacent Zoning				
	SF-LL, SF-1, SF-1A, SF2, 2F	MF	LR, GB	LI	MH
SF-OT	*	F1	F1	F2	F1
SF-LL, SF-1, SF-1A, SF-2, 2F	*	F2	F2	F2	F2
MF	F2	A	F2	F2	F2
LR, GB	F2	F2	A	B	F2
LI	F2	F2	F2	A	F1
MH	F2	D	A	F1	A

* No buffer yard required

Table 52-4: BUFFER YARD ROADWAY FRONTAGE MATRIX

Zoning of Developing Tract	Frontage Along Thoroughfares or Collector Roads	Frontage Along Residential Street
SF-LL, SF-1, SF-1A, SF-2	E, F1, or F2 (Incl. lots backing or siding to roadway)	*
SF-OT	E, F1, or F2	*
2F	E, F1, or F2	*
MF	D	D
LR, GB	E	E
LI	E	E
MH	C	D

* No buffer yard required

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52.205. Uses of buffer yards.

A buffer yard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the buffer yard is maintained, and all other requirements of this section are met. Buffer yards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, parking facilities or trash dumpster locations.

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52-204. Optional buffer yards.

The applicant may seek city approval of an optional buffer yard than is otherwise required, as shown in Table 52-6:

Table 52-6: OPTIONAL BUFFER YARDS

Buffer Yard Required	Optional Buffer Yard
A	B, C, D, E
B	C, D, F1
C	D, F1
D	F1
E	B, C, D
F1	F2
F2	None

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

SITE PLAN

FOR

TIMBERBROOK CROSSING

JUSTIN, TEXAS

PRESENTED BY:

TIMBERBROOK CROSSING, LLC

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

BENCHMARKS

BM NO. 1
"X" CUT IN CONCRETE LOCATED FROM THE INTERSECTION OF F.M. 407 & TIMBERBROOK PARKWAY, NORTHEAST ±79 FEET.
ELEV.=693.32

BM NO. 2
"X" CUT IN CONCRETE LOCATED FROM THE INTERSECTION OF F.M. 407 & TIMBERBROOK PARKWAY, NORTH ±699 FEET.
ELEV.=701.18

SITE INFORMATION

ZONING: PLANNED DEVELOPMENT GENERAL BUSINESS (PD-GB)
FEMA MAP ID: 48121C0485G
NOT LOCATED IN A FLOOD HAZARD ZONE

CONSULTANT CONTACT LIST:

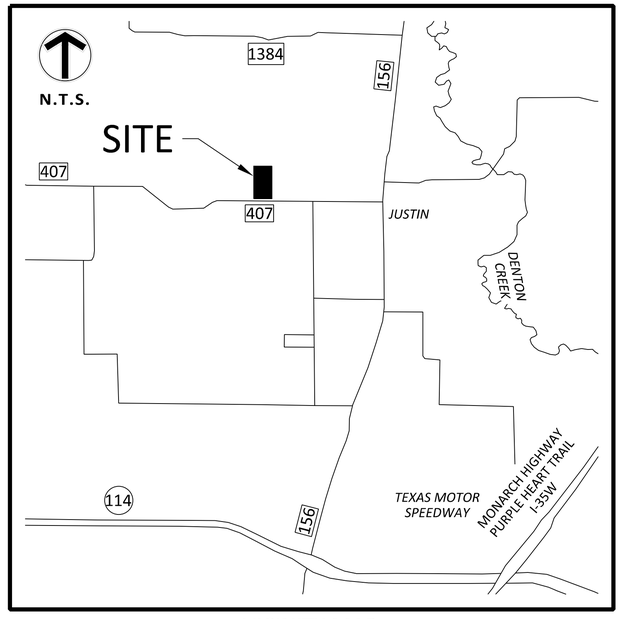
DEVELOPER/OWNER
TIMBERBROOK CROSSING, LLC
2819 EXCHANGE BLVD
SOUTHLAKE, TX 76092
TEL 252-626-5279
EMAIL: STEVE@HARRIERIG.COM
CONTACT: STEVE SCHREIBER

CIVIL ENGINEER
SAMBATEK
13355 NOEL ROAD, SUITE 1100
DALLAS, TX 75240
TEL 972-830-3192
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VICINITY MAP
NO SCALE

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CITY PERMIT NO. _____

NO	DATE	BY	CKD	APPR	COMMENT

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JHB
DESIGNED BY JHB
CHECKED BY CMM
PROJECT NO. 51315

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SHEET
C1.01

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GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY/TOWN STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATION ONSITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY DESIGN MANUALS AND STANDARDS. IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE CITY/TOWN DESIGN MANUALS AND STANDARDS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND PROJECT ENGINEER. THE CITY ENGINEER SHALL HAVE THE FINAL DECISION ON ALL CONSTRUCTION MATERIALS, METHODS AND PROCEDURES.
4. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
5. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
6. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
7. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
8. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
9. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
10. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
11. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
14. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
15. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
16. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
18. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
20. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIR HYDRANTS, ETC. CONTRACTOR TO ADJUST TO PROPOR GRADE PRIOR TO AND AFTER PLACING OF PERMENTNT PAVEING AND GRADING. UTILITIES MUST BE MAINTAINED AT PROPER GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
21. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
22. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
24. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND RELATED INSPECTION REPORTS.
25. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO FEWER THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
26. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
27. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY/TOWN INSPECTIONS.
28. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
29. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
30. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES FIVE FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN FIVE FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
31. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
32. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
33. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
34. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
35. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
36. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
37. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
38. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
39. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
40. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC. TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
41. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
42. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC. THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
43. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
44. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF CITY.
45. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
46. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
47. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
48. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
49. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
50. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
51. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
52. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
53. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING, INCLUDING THOSE LOCATED IN SOFTSCAPE AREAS.
54. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
55. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
56. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
57. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
58. CONTRACTOR SHALL PROVIDE ON-SITE PARKING FOR WORKERS AS NEEDED. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
59. CONTRACTOR SHALL PROVIDE A MAINTENANCE GUARANTEE (BOND) IN CONSTRUCTION DOCUMENTS FOR TWO YEARS.
60. 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.
61. 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.

DEMOLITION NOTES

1. THE CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
3. THE ENGINEER DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
4. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER;
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER;
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER;
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
6. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFFSITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
8. THE ENGINEER DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
9. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

PAVING NOTES

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT INCLUDING ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ONSITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. OWNER IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE TESTING AGENCY FOR REQUIRED TESTS. RETESTING DUE TO FAILED TESTS WILL BE PAID BY CONTRACTOR OR DEDUCTED FROM A PAY REQUEST.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (REMOVE FOR COMMERCIAL PROJECTS)
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF CITY AND GEOTECHNICAL STANDARDS.
16. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
17. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE TWO FEET.
18. CONTRACTOR SHALL SUBMIT A JOINTING PLAN AS A SHOP DRAWING TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
19. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT. ANY SAWCUTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND INCLUDED IN BASE BID.
20. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
21. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ONSITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
22. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
23. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2 PERCENT SLOPE IN ANY DIRECTION.
24. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.
25. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
26. ALL CONCRETE SHALL CONFORM TO CITY STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
27. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
28. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY IN 6-INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90 PERCENT STANDARD PROCTOR.
29. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
30. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
31. ALL STRIPES SHALL BE FOUR INCHES WIDE, UNLESS OTHERWISE NOTED.
32. DENSITIES MUST BE TAKEN MINIMUM EVERY 200 FEET PER LIFT AND SUBGRADE FOR STREET CONSTRUCTION.
33. CITY INSPECTOR MUST BE PRESENT FOR ALL TESTS.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) 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 BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFFSITE FLOWS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER. CONTRACTOR SHALL KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFFSITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFFSITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFFSITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFFSITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ONSITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A 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 FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS

NO	DATE	BY	CKD	APPR	COMMENT

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P.E. No. 143486 Date 04/25/2023

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DESIGN REVIEW	DESIGNED BY JHB
PERMIT SUBMITTAL	CHECKED BY CMM
CONSTRUCTION DOCUMENTS	PROJECT NO. 51315

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GENERAL NOTES
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JUSTIN, TEXAS

SHEET
C1.02

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GRADING NOTES

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD SIX INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECTS FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES FIVE FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR DETERMINES THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE SITUATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. CONTRACTOR SHALL REFER TO THE LANDSCAPING FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
31. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
32. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
33. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE ENGINEER IS OBTAINED.
34. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN NAXIMUM LIFTS OF SIX INCHES.
35. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5 PERCENT (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2 PERCENT.
36. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.

RETAINING WALL NOTES

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY AND ONLY INCLUDE LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL. BOTTOM OF WALL REFERS TO FINISHED GRADE AT THE FACE OF WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

DRAINAGE NOTES

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   a. RCP C-76, CLASS III
   b. ADS N-12
   c. HANCOR HI-Q
   d. CONTECH ALUMINIZED ULTRA FLOW
9. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
10. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18 INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
11. WHERE COVER EXCEEDS 20 FEET OR IS LESS THAN 2 FEET, CLASS IV RCP SHALL BE USED.
12. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
13. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
14. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS OR CITY SPECIFICATIONS.
15. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
16. USE 4-FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
17. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF CITY AND THE OWNER.
18. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
19. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF CITY SPECIFICATIONS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
20. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO CITY SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN CITY STANDARD SPECIFICATIONS.
21. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.

UTILITY NOTES

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OR CITY SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS OR CITY SPECIFICATIONS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE FIVE FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN NINE FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN NINE FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN NINE FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
   b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12 INCHES ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEANOUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF CITY,
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
31. WATER PIPE, MATERIAL AND FITTINGS:
   a. POTABLE WATER LINES SHALL CONFORM TO THE FOLLOWING MATERIAL REQUIREMENTS UNLESS OTHERWISE NOTED:
      i. FOR BUILDING SUPPLY - PVC PRESSURE PIPE 1 TO 3 INCHES IN DIAMETER SHALL CONFORM TO ASTM D 1785, OR ASTM 2737, AWWA C-901 AND TYPE (K) COPPER.
      ii. PVC PRESSURE PIPE GREATER THAN 4 INCHES AND UP TO 12 INCHES IN DIAMETER SHALL CONFORM TO AWWA C900 CLASS 305, DR 14,
   b. PIPE SHALL BE FURNISHED IN DUCTILE IRON EQUIVALENTS.
   c. MARKING TAPE SHALL BE APPLIED IN DITCH ONE FOOT ABOVE PIPE.
   d. MEGALUG PIPE RESTRAINTS SHALL BE USED WITH THRUST BLOCKS.
32. FIRE HYDRANTS SHALL BE PAINTED FIRE ENGINE RED OR PER CITY STANDARD SPECIFICATIONS. FIRE HYDRANTS, FITTINGS AND DETAILS SHALL HAVE CATHODIC PROTECTION.
33. ALL VALVES SHALL BE MARKED ON CURB WITH A "V" PAINTED IN BLUE.
34. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
35. SANITARY SEWER PIPE SHALL BE PVC SDR-26 ASTM 3034, HEAVY WALL GREEN IN COLOR, UNLESS OTHERWISE NOTED. SCHEDULE 35 IS NOT ALLOWED. MARKING TAPE SHALL BE APPLIED IN DITCH ONE FOOT ABOVE PIPE.
36. PRIOR TO TESTING, ALL SANITARY LINES MUST BE INSPECTED TO CITY STANDARD SPECIFICATIONS WITH A VIDEO SYSTEM AND A COPY OF THE TAPE SUBMITTED TO CITY FOR APPROVAL. AFTER APPROVAL OF THE TAPE,
37. DESIGNER CONTRACTOR TO FOLLOW TCEQ CHAPTER 217 DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS- SUBCHAPTER C: CONVENTIONAL COLLECTION SYSTEMS.
38. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
39. CONTRACTOR SHALL TIE A 1-INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
40. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS, AND PLUMBING CODE REQUIREMENTS.
41. CONTRACTOR SHALL BE RESPONSIBLE FOR CHLORINATION AND OBTAINING BACTERIOLOGICAL WATER SAMPLES FOR FIRE AND POTABLE WATER LINES PER TCEQ STDS. COPY OF FINAL RESULTS SHALL BE SUBMITTED TO CITY.
42. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
43. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
44. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF CITY OR CITY AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY IN ACCORDANCE WITH CITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
45. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF CITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
46. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED. THE UTILITY CONTRACTOR SHALL POUR A 24-INCH X 24-INCH X 6-INCH CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE, IF REQUIRED BY CITY.
47. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
48. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
49. WATER VALVE EXTENSIONS SHALL BE INSTALLED ONE FOOT BELOW GRADE.
50. WATER LEAK AND DISINFECTION TESTS FOR WATER SHALL BE DONE PER TCEQ REQUIREMENTS.
51. CITY INSPECTOR MUST BE PRESENT FOR ALL TESTS AND CONNECTIONS TO EXISTING UIILITIES.

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GENERAL NOTES 2

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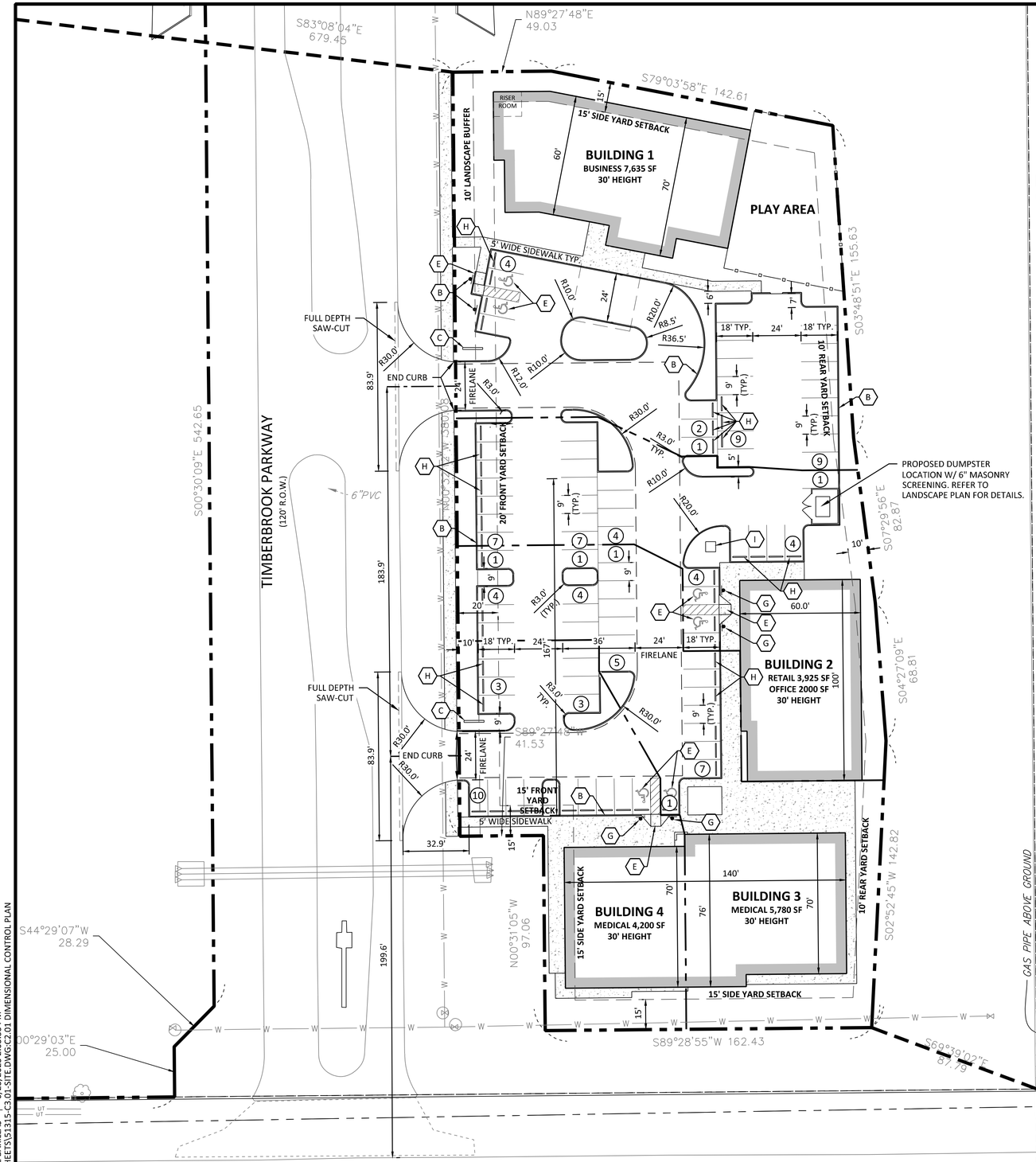
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LEGEND

PROPOSED	EXISTING	
	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
	CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
	EASEMENT LINE	CONCRETE PAVING
	BUILDING LINE	CONCRETE SIDEWALK
	RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	WETLAND	
	TREE LINE	
	SAW CUT LINE	
	FIRE LANE	

SIGN

BOLLARD

(##) REGULAR PARKING STALL COUNT

(1) KEYNOTE

DEVELOPMENT SUMMARY

COMMERCIAL

AREA		
GROSS SITE AREA	90,169 SF	2.07 AC
NET SITE AREA	90,169 SF	2.07 AC
LOT SUMMARY		
LOT 1 SIZE	14,511 SF	0.33 AC
LOT 1 FLOOR AREA	7,635 SF	0.18 AC
LOT 1 COVERAGE AREA		54.54%
LOT 2 SIZE	21,953 SF	0.50 AC
LOT 2 FLOOR AREA	5,925 SF	0.14 AC
LOT 2 COVERAGE AREA		28.0%
LOT 3 SIZE	20,326 SF	0.47 AC
LOT 3 FLOOR AREA	5,780 SF	0.13 AC
LOT 3 COVERAGE AREA		27.65%
LOT 4 SIZE	33,379 SF	0.77 AC
LOT 4 FLOOR AREA	4,200 SF	0.10AC
LOT 4 COVERAGE AREA		13.0%

SETBACKS	
FRONT YARD	20 FT
REAR YARD	10 FT
SIDE YARD	15 FT
ZONING	
EXISTING ZONING	PD-GB
PROPOSED ZONING	PD-GB

PARKING COUNT CALCULATIONS

MEDICAL	4/1000 SF
RETAIL	5/1000 SF
BUSINESS	3/1000 SF
BUILDING 1 (BUSINESS)	7,635 SF
TOTAL PARKING REQUIRED	25
TOTAL PARKING PROVIDED	25
BUILDING 2 (RETAIL)	3,925 SF
BUILDING 2 (OFFICE)	2,000 SF
BUILDING 2 (TOTAL)	5,925 SF
TOTAL PARKING REQUIRED	26
TOTAL PARKING PROVIDED	26
BUILDING 3 (MEDICAL)	5,780 SF
TOTAL PARKING REQUIRED	23
TOTAL PARKING PROVIDED	23
BUILDING 4 (MEDICAL)	4,200 SF
TOTAL PARKING REQUIRED	17
TOTAL PARKING PROVIDED	17
TOTAL PARKING REQUIRED	91
TOTAL PARKING PROVIDED	91

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. CONCRETE CURB AND GUTTER
C. MONUMENT SIGNS
D. CONCRETE SIDEWALK
E. ACCESSIBLE RAMP
F. ACCESSIBLE STALL STRIPING
G. ACCESSIBLE PARKING SIGN+
H. CONCRETE CURB STOP
I. TRANSFORMER

NOTE:
1. SIGNAGE SHALL BE PERMITTED SEPARATELY.

NORTH

SCALE 0 30 60 IN FEET

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DIMENSIONAL CONTROL PLAN

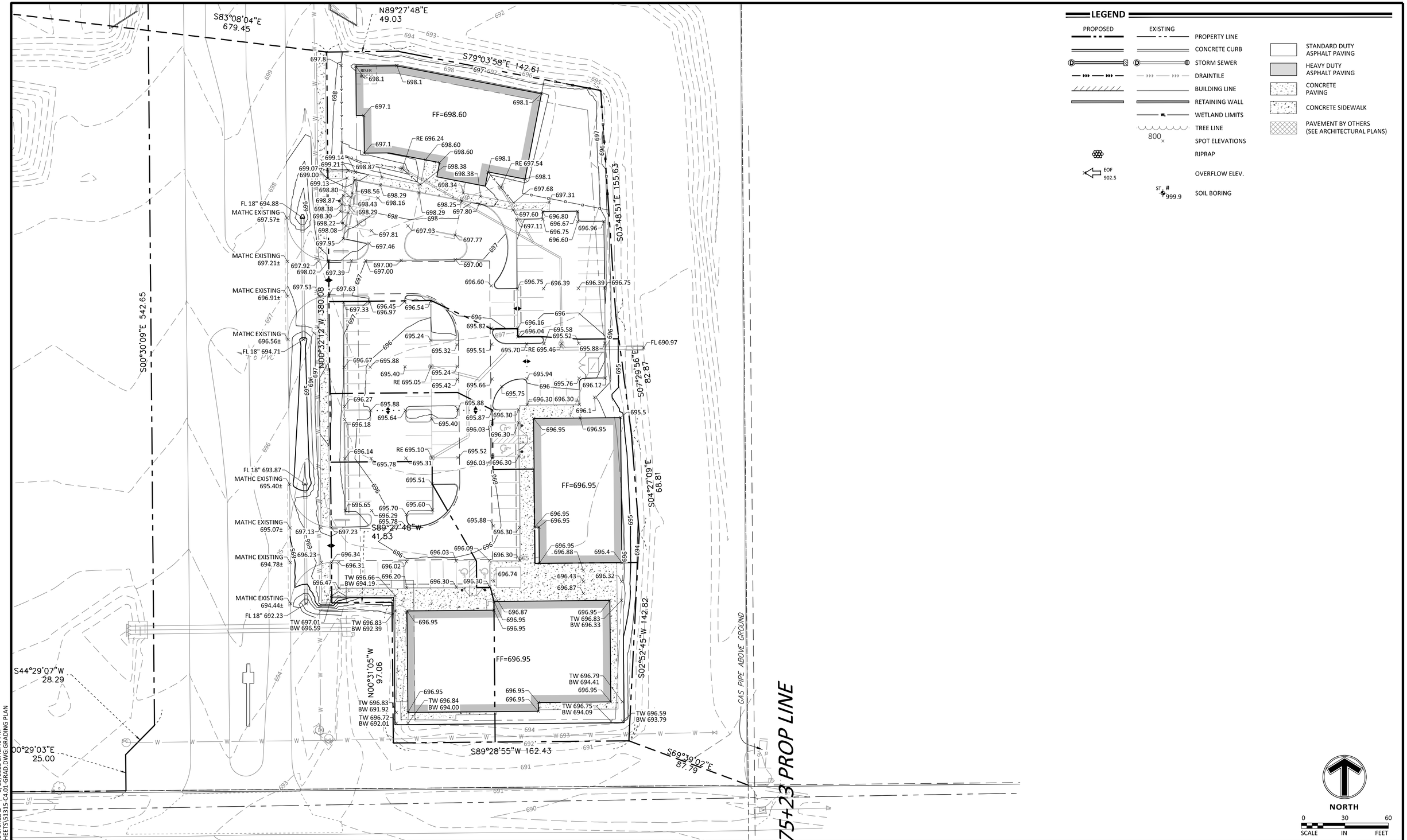
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LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
		TREE LINE
	800	SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

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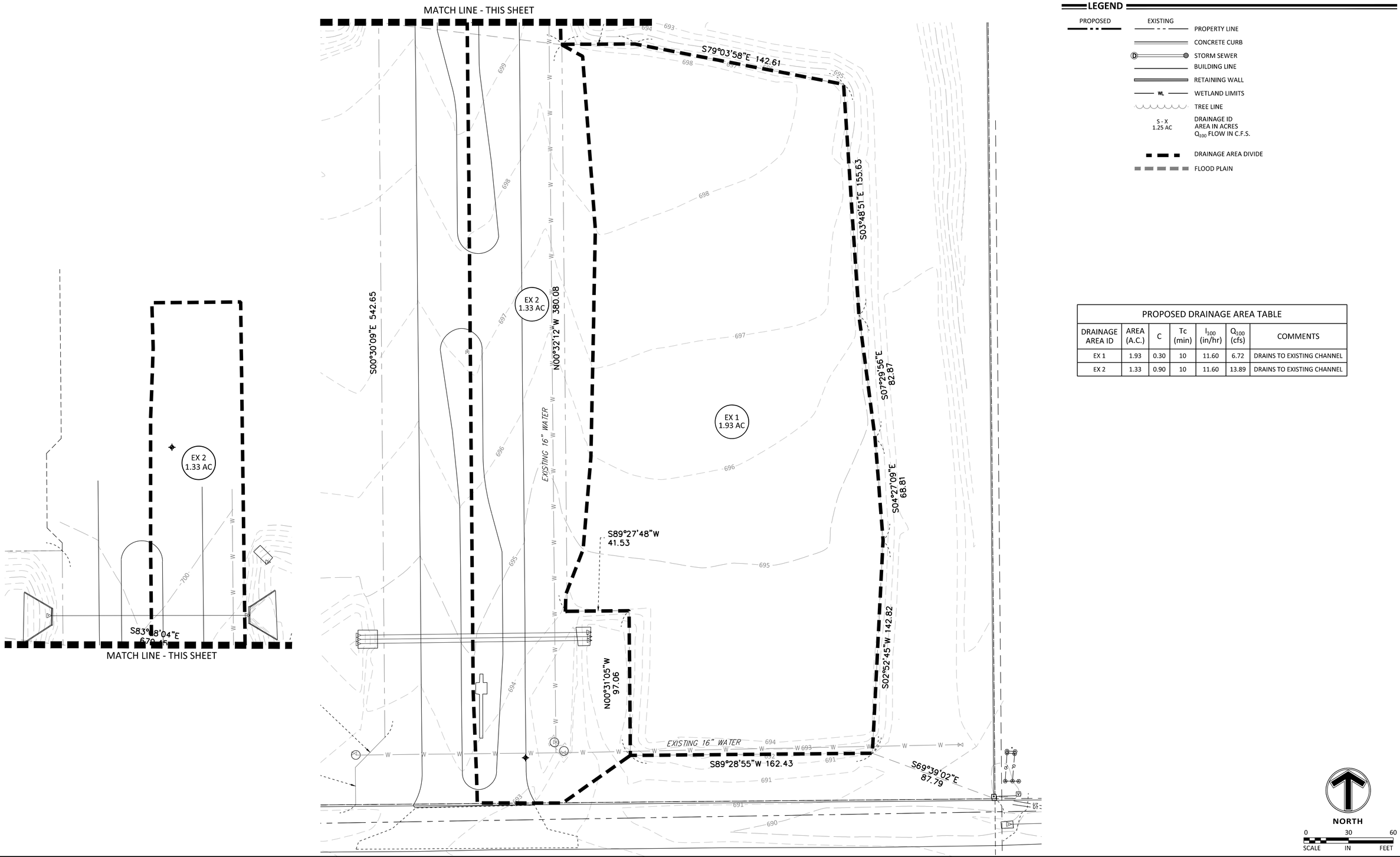
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GRADING PLAN

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LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
		STORM SEWER
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
		TREE LINE
S - X 1.25 AC		DRAINAGE ID AREA IN ACRES Q_{100} FLOW IN C.F.S.
		DRAINAGE AREA DIVIDE
		FLOOD PLAIN

PROPOSED DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (A.C.)	C	Tc (min)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
EX 1	1.93	0.30	10	11.60	6.72	DRAINS TO EXISTING CHANNEL
EX 2	1.33	0.90	10	11.60	13.89	DRAINS TO EXISTING CHANNEL

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EXISTING DRAINAGE AREA MAP

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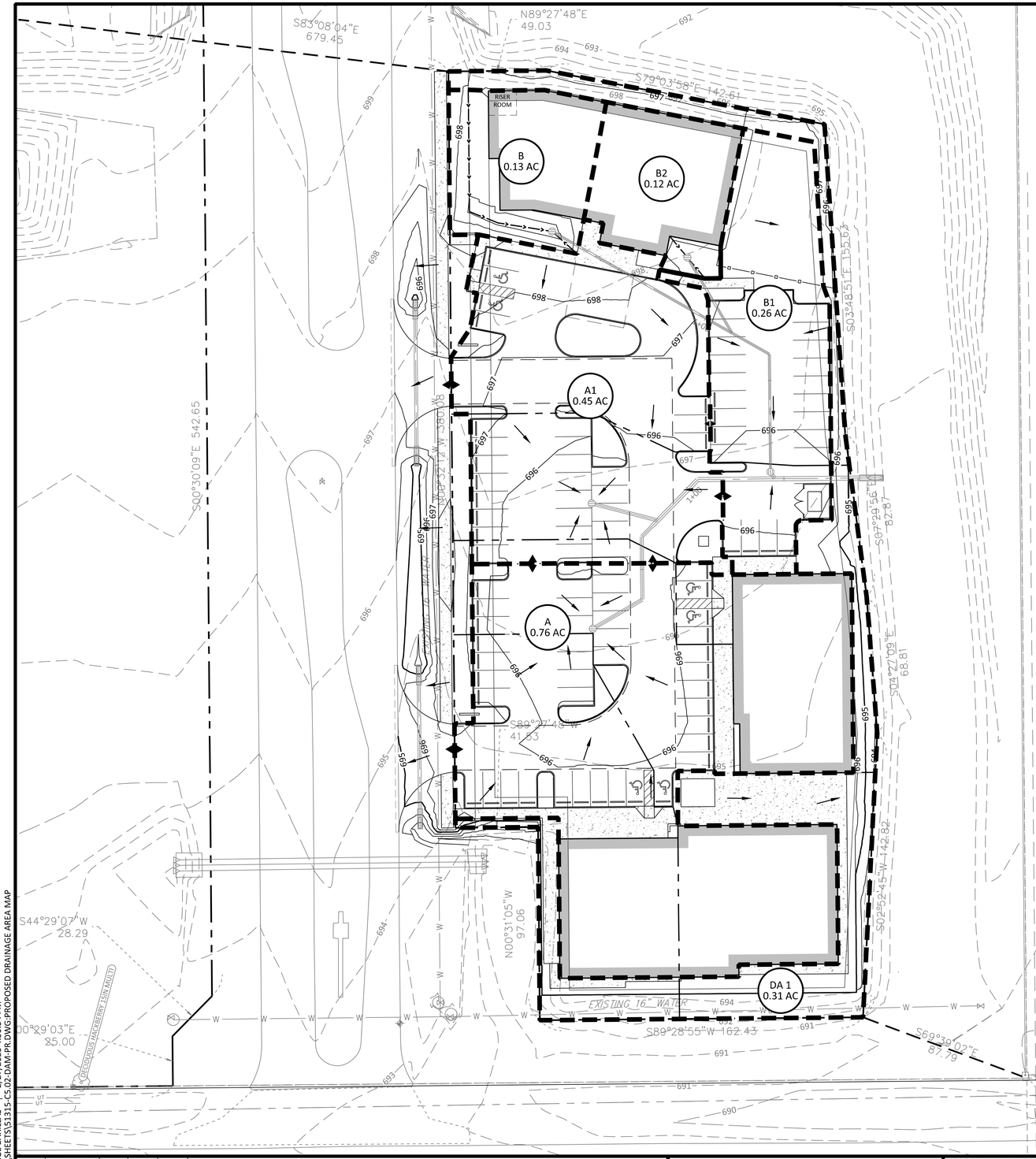
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LEGEND

PROPOSED / EXISTING

- PROPERTY LINE
- CONCRETE CURB
- STORM SEWER
- BUILDING LINE
- RETAINING WALL
- WETLAND LIMITS
- TREE LINE
- DRAINAGE ID (S - X / 1.25 AC / 1.50) — AREA IN ACRES, Q_{100} FLOW IN C.F.S.
- DRAINAGE AREA DIVIDE
- FLOOD PLAIN

PROPOSED DRAINAGE AREA TABLE

DRAINAGE AREA ID	AREA (A.C.)	C	Tc (min)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
A	0.76	0.90	10	11.60	7.93	
A1	0.45	0.90	10	11.60	4.70	
B	0.13	0.90	10	11.60	1.36	
B1	0.26	0.90	10	11.60	2.71	
B2	0.12	0.90	10	11.60	1.25	
DA 1	0.31	0.90	10	11.60	3.24	

NORTH

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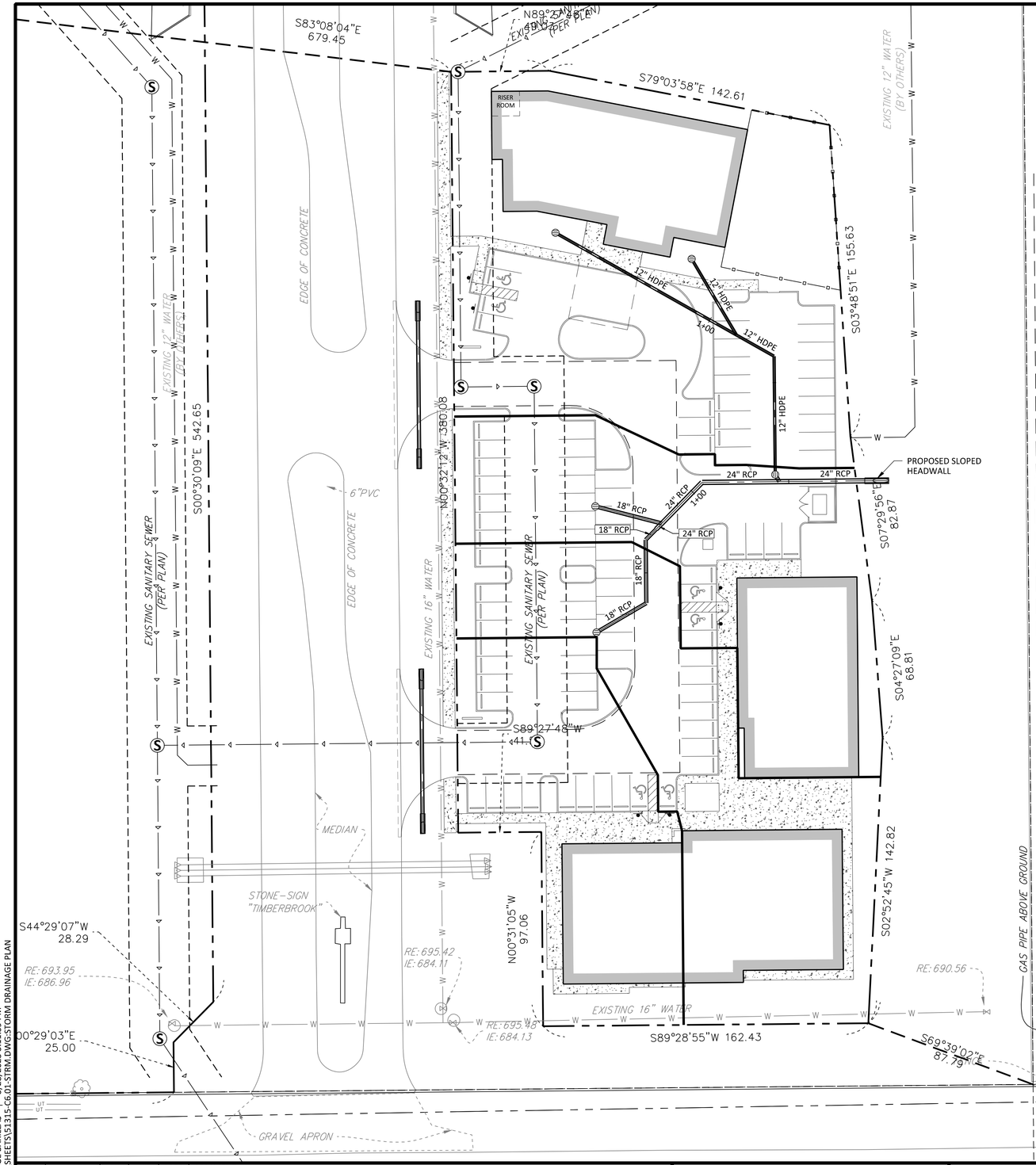
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PROPOSED DRAINAGE AREA MAP

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LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS	LS	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
W	W	WATERMAIN
GAS	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		PROPOSED INLET

RUNOFF COLLECTION POINT INFORMATION			DRAINAGE AREA INFORMATION																			
Up-stream STA (FT)	Down-stream STA (FT)	Distance Between STA (FT)	Area ID	Interc-epted Area "A" (AC)	Frequency Factor "K"	Runoff Coeff. "C"	Incre-mental "KCA"	Accum-ulated "KCA"	Time at Up-Stream STA (MIN)	Design Storm Freq-uency (YRS)	Rainfall Intensity "I" (IN/HR)	Storm Water Runoff "Q" (CFS)	Hydra-ulic Grade Slope "S" (FT/FT)	No. of Barrels (EA)	RCP Pipe Dia. (IN)	RCB Box Span (IN)	RCB Box Rise (FT)	Velocity "V" (FPS)	Head Loss Coeffi-cient "Kj"	Velocity Head Loss at Up-stream STA (FT)	Flow Time Betwee n STA (MIN)	Flow Time at Down-stream STA (MIN)	HYDRAULIC GRADIENT ELEVATIONS Up-stream (FT)	HYDRAULIC GRADIENT ELEVATIONS Down-stream (FT)
LINE SD-A																								694.52
1+93.94	1+65.07	28.87	A	0.76	1.00	0.90	0.68	0.68	10.0	100	9.20	6.3	0.0036	1	18	0	0	3.6	1.25	0.25	0.1	10.1	694.27	694.17
1+65.07	1+33.51	31.56			1.00	0.90	0.00	0.68	10.1	100	9.20	6.3	0.0036	1	18	0	0	3.6	0.20	0.04	0.1	10.2	694.13	694.02
1+33.51	1+26.02	7.49			1.00	0.90	0.00	0.68	10.2	100	9.20	6.3	0.0036	1	18	0	0	3.6	0.10	0.02	0.0	10.2	694.00	693.97
1+26.02	1+22.02	4.00			1.00	0.90	0.00	0.68	10.2	100	9.20	6.3	0.0008	1	24	0	0	2.0	0.20	0.01	0.0	10.2	693.96	693.95
1+22.02	0+93.24	28.78	A1	0.45	1.00	0.90	0.41	1.09	10.2	100	9.20	10.0	0.0020	1	24	0	0	3.2	N/A	0.06	0.2	10.4	693.90	693.84
0+93.24	0+54.68	38.56			1.00	0.90	0.00	1.09	10.4	100	9.20	10.0	0.0020	1	24	0	0	3.2	0.20	0.03	0.2	10.6	693.81	693.73
0+54.68	0+00.00	54.68	B	0.51	1.00	0.90	0.46	1.55	10.6	100	9.20	14.2	0.0040	1	24	0	0	4.5	N/A	0.11	0.2	10.8	693.62	693.40
LAT A-1																								694.15
1+33.51	0+00.00	133.51	A1	0.45	1.00	0.90	0.41	0.41	10.0	100	9.20	3.7	0.0013	1	18	0	0	2.1	1.25	0.09	1.1	11.1	694.07	693.90
LINE SD-B																								694.20
1+88.61	0+84.73	103.88	B	0.13	1.00	0.90	0.12	0.12	10.0	100	9.20	1.1	0.0009	1	12	0	0	1.4	1.25	0.04	1.3	11.3	694.16	694.07
0+84.73	0+63.19	21.54	B2	0.12	1.00	0.90	0.11	0.23	11.3	100	8.89	2.0	0.0032	1	12	0	0	2.5	N/A	0.06	0.1	11.4	694.01	693.94
0+63.19	0+04.08	59.11			1.00	0.90	0.00	0.23	11.4	100	8.89	2.0	0.0032	1	12	0	0	2.5	0.20	0.02	0.4	11.8	693.92	693.73
0+04.08	0+00.00	4.08	B1	0.26	1.00	0.90	0.23	0.46	11.8	100	8.89	4.1	0.0015	1	18	0	0	2.3	1.25	0.10	0.0	11.8	693.63	693.62

NORTH

SCALE 0 30 60 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

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STORM DRAINAGE PLAN
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

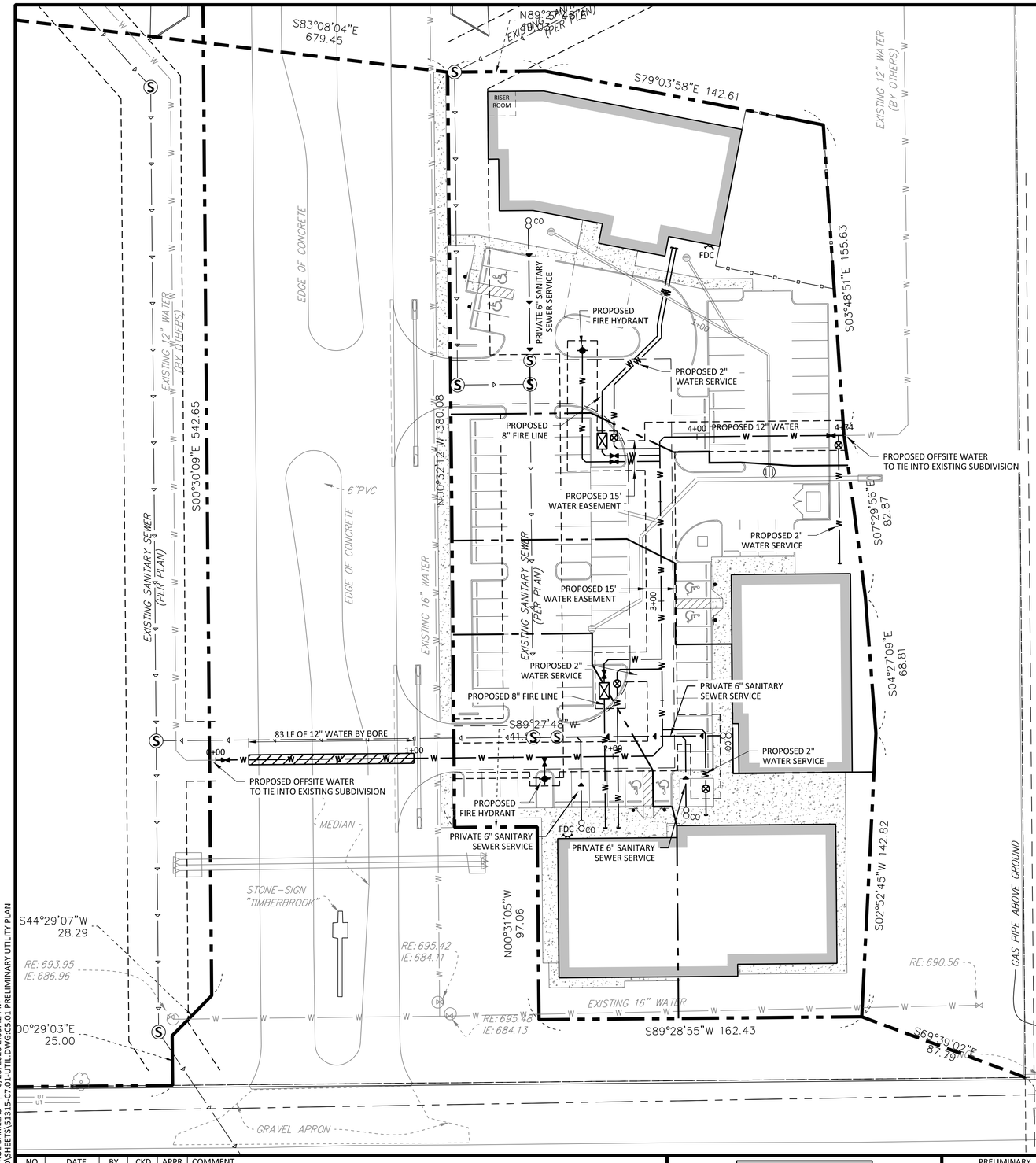
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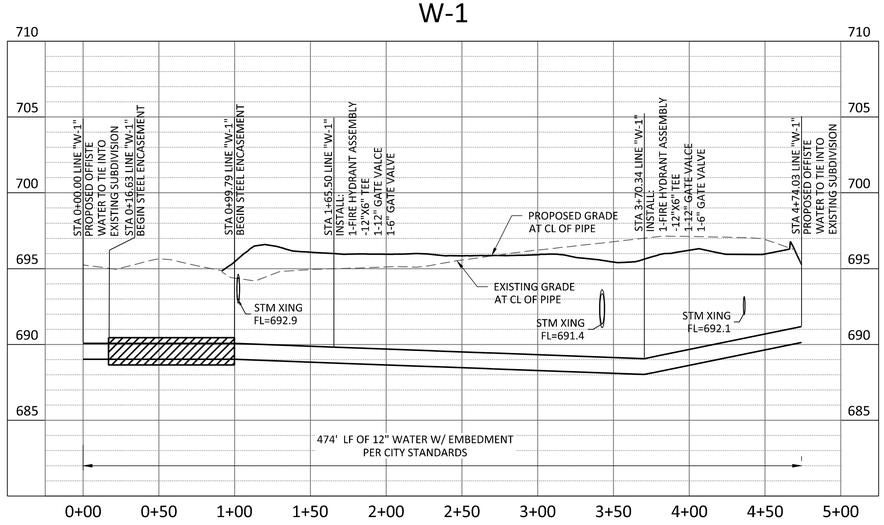
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LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS	LS	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
W	W	WATERMAIN
GAS	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		DOMESTIC WATER METER
		WATER VALVE
		DETECTOR CHECK VALVE

W-1



NORTH

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PRELIMINARY UTILITY PLAN

TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

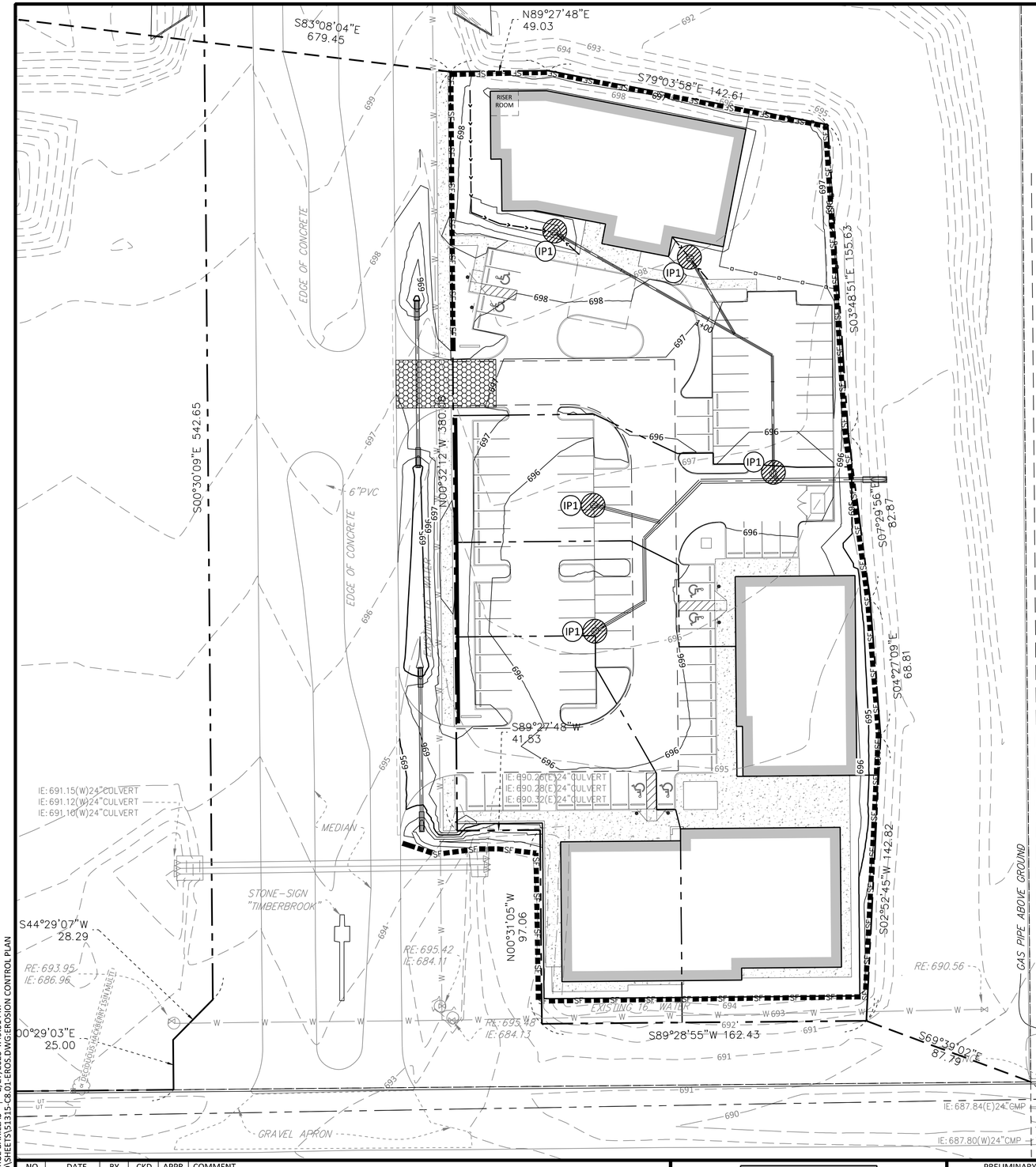
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CITY PERMIT NO. _____

TIMBERBROOK CROSSING

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LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST 5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

NORTH

0 30 60
SCALE IN FEET

CITY PERMIT NO. _____

TIMBERBROOK CROSSING

NO	DATE	BY	CKD	APPR	COMMENT

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EROSION CONTROL PLAN
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

SHEET
C6.01

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LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD

NORTH

0 30 60

SCALE IN FEET

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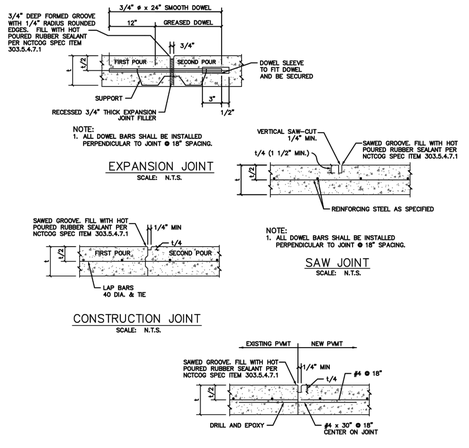
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SITE AERIAL OVERLAY

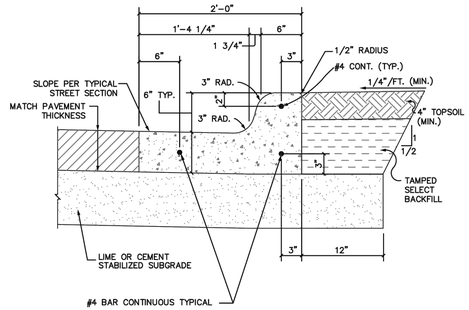
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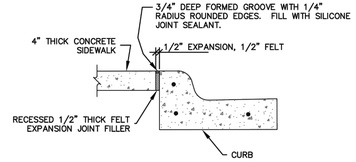
JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **CONCRETE PAVEMENT JOINTS**	DATE: 07/20/2021 **P-11**



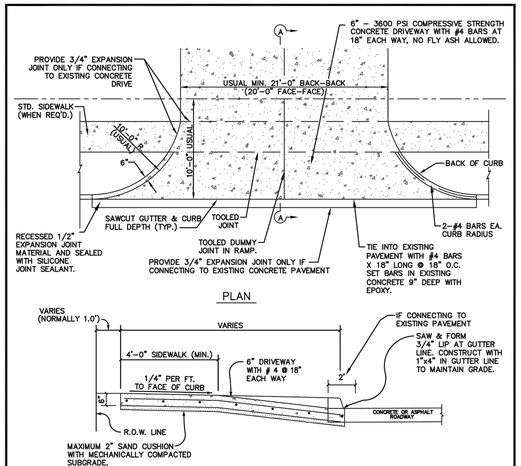
NOTE:

1. CONCRETE FOR CURB & GUTTER SHALL BE CLASS "C", NO FLY ASH ALLOWED.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **STANDARD CURB & GUTTER**	DATE: 07/20/2021 **P-12**



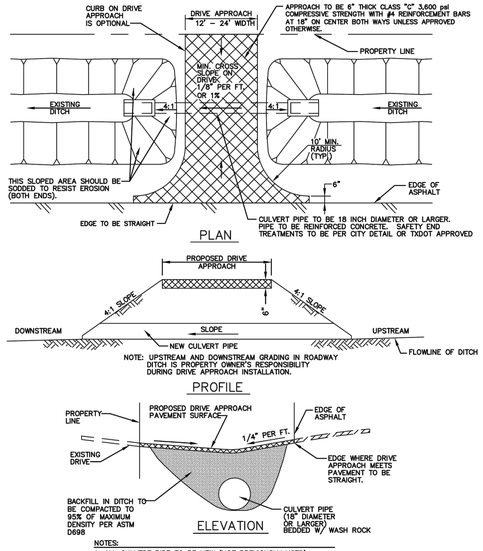
JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **CURB-TO-SIDEWALK CONNECTION**	DATE: 07/20/2021 **P-13**



NOTES:

1. MINIMUM THICKNESS OF DRIVEWAY IS 6". USE CLASS "C", 3600 PSI COMPRESSIVE STRENGTH CONCRETE WITH 5" MAXIMUM SLUMP, NO FLY ASH ALLOWED.
2. CONCRETE TO BE PLACED WITHIN 72 HOURS FROM THE TIME THE CURB & GUTTER IS SAWCUT.
3. SIDEWALK SECTION THRU DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH AND CONNECTED INTO ADJACENT SIDEWALK WITH 3/4" EXPANSION JOINT (#4 DOWEL BARS AT 18" C–C)
4. IF DRIVEWAY IS ON ASPHALT PAVED STREET, SAWCUT 2' OUT EXISTING CURB AND GUTTER AND REPLACE MONOLITHICALLY WITH DRIVEWAY.
5. CURB BOOT FIBER BOARDS SHALL BE USED AT TIE–IN TO EXISTING CURB.

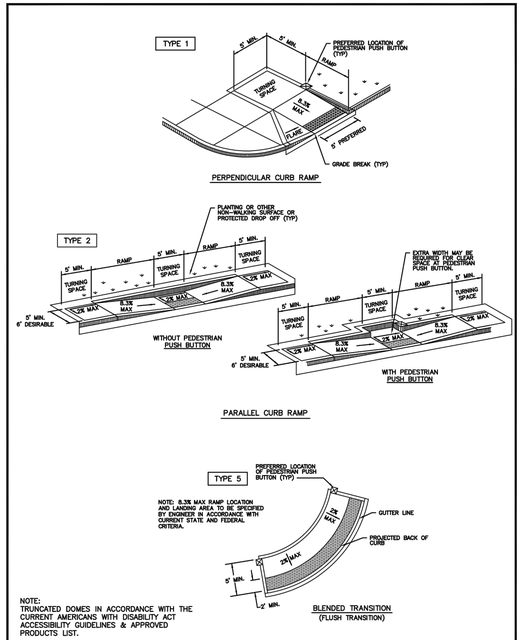
JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **URBAN COMMERCIAL DRIVEWAY APPROACH**	DATE: 07/20/2021 **P-18**



NOTES:

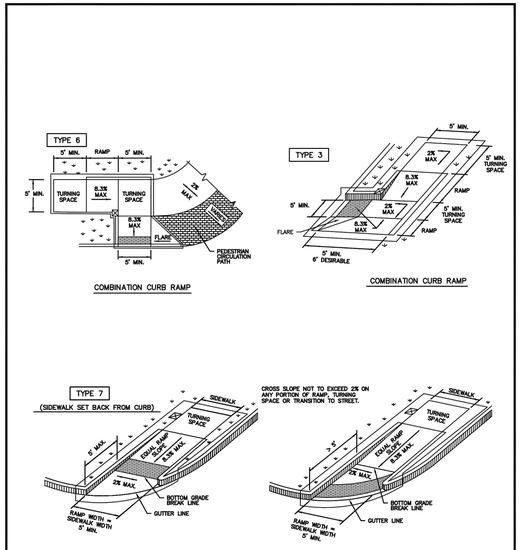
1. ALL CULVERT PIPE TO BE NEW (NOT PREVIOUSLY USED).
2. DIAMETER OF CULVERT PIPE TO BE DETERMINED BY THE DRAINAGE STUDY/ GRADING PLAN SUBMITTED WITH THE PLAT OR BUILDING PERMIT.
3. FUTURE MAINTENANCE OF THE DRIVE APPROACH AND CULVERT PIPE IS THE PROPERTY OWNER'S RESPONSIBILITY.
4. ALL DITCH GRADING UPSTREAM AND DOWNSTREAM OF THE PROPOSED DRIVEWAY CULVERT IS THE PROPERTY OWNER'S RESPONSIBILITY.
5. ENTIRE DITCH AREA TO BE COVERED WITH GRASS SOD OR BE STABILIZED WITH CURLEX TYPE PRODUCT AND SEEDED BEFORE FINAL ON DRIVE APPROACH IS SCHEDULED.
6. 2" SAND CUSHION

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **RURAL DRIVEWAY APPROACH WITH CULVERT**	DATE: 07/20/2021 **P-19**



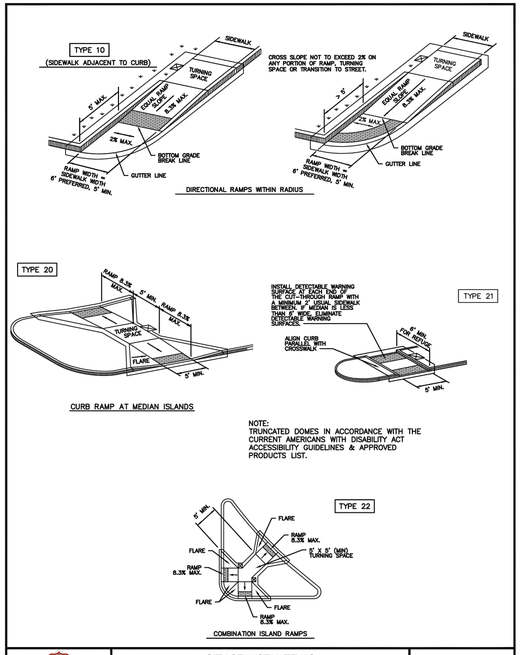
NOTE:
TRUNCATED DOMES IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES & APPROVED PRODUCTS LIST.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **WHEELCHAIR RAMP**	DATE: 07/20/2021 **P-20B**



NOTE:
TRUNCATED DOMES IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES & APPROVED PRODUCTS LIST.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **WHEELCHAIR RAMP**	DATE: 07/20/2021 **P-20C**



NOTE:
TRUNCATED DOMES IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES & APPROVED PRODUCTS LIST.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **WHEELCHAIR RAMP**	DATE: 07/20/2021 **P-20D**

NO	DATE	BY	CKD	APPR	COMMENT

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CONSTRUCTION DOCUMENTS	PROJECT NO. 51315

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STANDARD CITY DETAILS

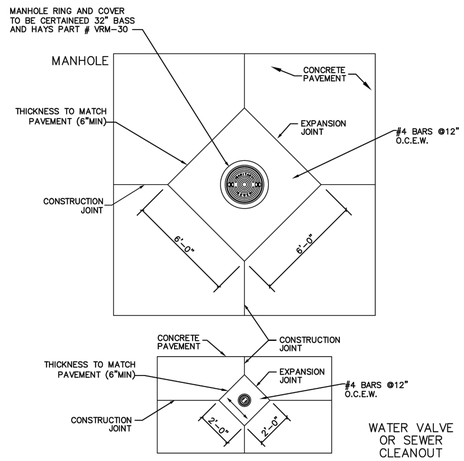
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JUSTIN, TEXAS

SHEET
C7.01

24.1S (LMS TECH) | JORGE BARILLAS | 2/27/2023 12:27:30 PM
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TIMBERBROOK CROSSING

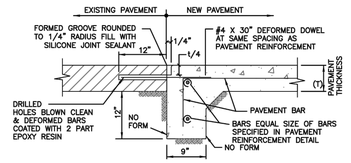
CITY PERMIT NO. _____



WATER VALVE OR SEWER CLEANOUT

NOTES:
1. ALL CONCRETE PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES.
2. MANHOLE BOXOUT REQUIRED FOR ALL MANHOLES (STORM AND SANITARY), VALVES, AND CLEANOUTS LOCATED IN THE STREET.
3. CONCRETE SHALL BE CLASS "C", NO FLY ASH.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **MANHOLE & WATER VALVE BOXOUT CONCRETE PAVEMENT**	DATE: 07/20/2021 **P-22**



NOTE:
ELIMINATE DEFORMED DOWEL WHERE EXISTING PAVEMENT SECTION IS ASPHALT.

PAVEMENT HEADER AT EXISTING PAVEMENT

NOTE:
1. ALL SAWCUTS SHALL BE FULL DEPTH CUTS. CONTRACTOR SHALL MAKE EFFORTS TO PROTECT CONCRETE EDGES. ANY LARGE SPALLED OR BROKEN EDGES SHALL BE REMOVED BY SAWCUTTING PAVEMENT PRIOR TO REPLACEMENT. COST FOR SAWCUTS SHALL BE INCIDENTAL TO PAVEMENT REMOVAL.

2. COST FOR INSTALLATION OF ALL JOINTS SHALL BE INCIDENTAL TO CONCRETE PAVEMENT CONSTRUCTION. CONCRETE PAVING EXPANSION JOINTS SHALL BE CONSTRUCTED AT 400 FOOT INTERVALS. SAWN JOINT SPACING SHALL NOT EXCEED 20 FEET FOR CONCRETE VEHICLE PAVEMENT. JOINTS SHALL BE SAWN AS SOON AS PRACTICAL AFTER CONCRETE IS PLACED (COMPRESSIVE STRENGTH SHALL REACH APPROXIMATELY 1,000 PSI), BUT NOT EXCEEDING 18 HOURS AFTER CONCRETE PLACEMENT. ALL CONCRETE VEHICLE PAVEMENT JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE STANDARD DETAILS. CONTRACTOR SHALL MATCH NEW PAVEMENT JOINTS WITH EXISTING ADJOINING PAVEMENT WHERE APPLICABLE.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **PAVING CONSTRUCTION DETAILS** **PAVEMENT HEADER AT EXISTING PAVEMENT**	DATE: 07/20/2021 **P-30**

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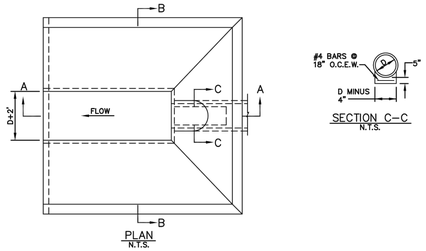
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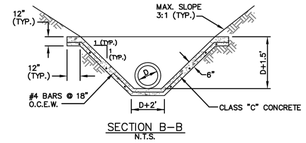
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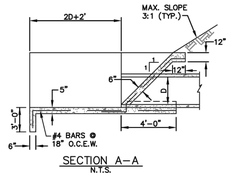


PLAN
N.T.S.

SECTION C–C
N.T.S.



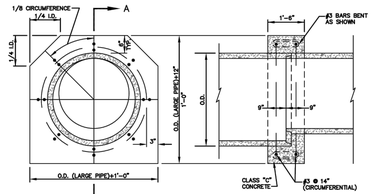
SECTION B–B
N.T.S.



SECTION A–A
N.T.S.

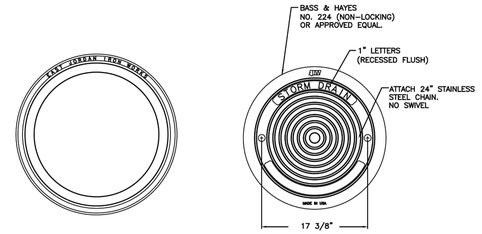
NOTE:
FOR PIPE DIAMETER, SEE PLAN AND PROFILE SHEET.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **CONCRETE CHANNEL APRON FOR STORM DRAIN WITH SLOPING HEADWALL**	**SD-09**



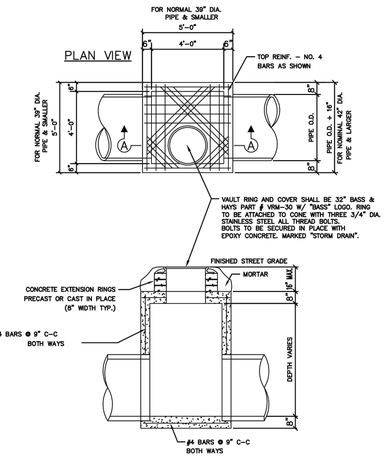
COUPLING OF R.C.C. PIPES OF DIFFERENT DIAMETERS

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **CONCRETE COLLAR**	**SD-10**



224 NO LOCK
W/ "BASS" LOGO
FRAME: 65 LBS (29kg)
COVER: 80 LBS (36kg)
UNIT: 145 LBS (65kg)

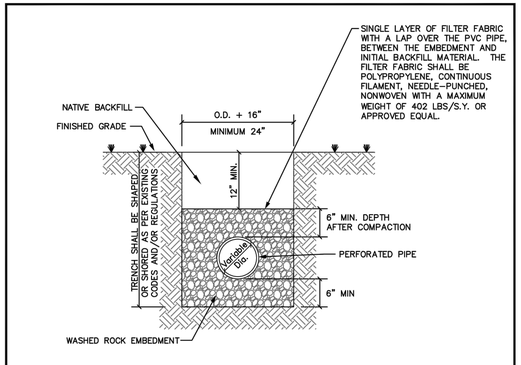
CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **RING AND COVER DETAIL**	**SD-15**



SECTION A–A

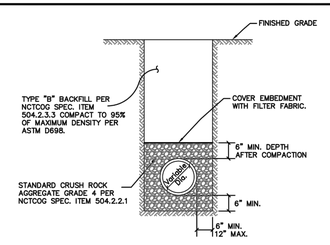
NOTES:
1. MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NCTCG ITEM 702.8 FOR CLASS "C" CONCRETE AND NCTCOG ITEM 303.2.9 FOR STEEL REINFORCEMENT, GRADE 60.
2. LARGER JUNCTION BOXES SHALL BE DESIGNED BY THE ENGINEER AND SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
3. SLOPE VAULT FLOOR WITH FROM SIDE AND CORNERS WITH NON–SHRINK GROUT TO DRAIN.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **STORM DRAIN VAULT**	**SD-16**

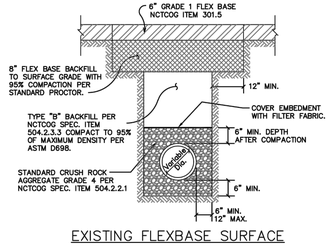


NOTES:
1. WHERE THE CONTRACTOR ENCOUNTERS UNDERGROUND WATER, A SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED, WITH THE DISCHARGE OF SAID SYSTEM BEING CARRIED TO THE NEAREST STORM DRAIN SYSTEM OR NATURAL WATER SHED SYSTEM.
2. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH A MINIMUM SIZE OF SIX (6) INCH DIAMETER TYPE PS–46 PVC PIPE, OR APPROVED EQUAL. THE PIPE SHALL MEET ALL CURRENT ASTM F758 REQUIREMENTS, AND SHALL HAVE GASKET TYPE JOINTS. ALL PIPES SHALL BE WHITE IN COLOR.
3. CLEANOUTS SHALL BE INSTALLED AT THE END OF EACH PIPING SYSTEM.
4. FRENCH DRAINS SHALL BE SHOWN ON ALL RECORD DRAWINGS.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **SUBSURFACE DRAIN**	**SD-17**



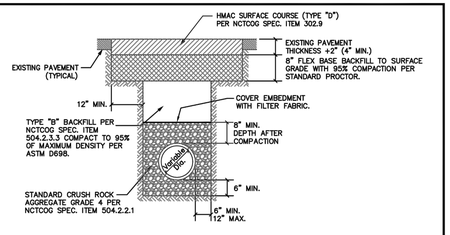
UNPAVED AND FUTURE PAVED AREAS



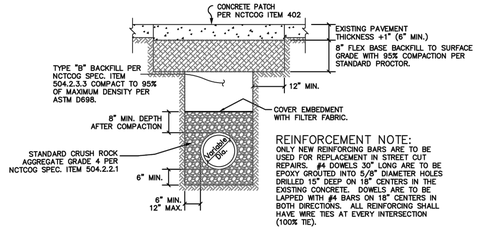
EXISTING FLEXBASE SURFACE

NOTES:
1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TxDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER NCTCOG SPEC. ITEM 504 AND SHALL BE COMPACTED PER NCTCOG SPEC ITEM 504.5.3.2. ROCKS GREATER THAN 4" IN DIA. SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW–CUT LINES PER NCTCOG SPEC ITEM 402.3.
4. A MAXIMUM OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. THE CRUSHED ROCK EMBEDMENT SHALL BE COVERED WITH A FILTER FABRIC.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **EMBEDMENT AND BACKFILL**	**SD-18**



EXISTING ASPHALT PAVEMENT

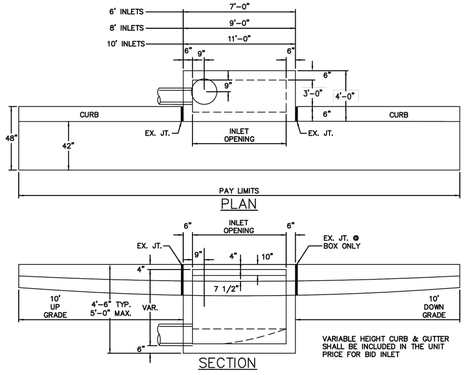


REINFORCEMENT NOTE:
ONLY NEW REINFORCING BARS ARE TO BE USED FOR REPLACEMENT IN STREET CUT REPAIRS. #4 DOWELS 30" LONG ARE TO BE EPOXY GROUTED INTO 5/8" DIAMETER HOLES DRILLED 15" DEEP ON 18" CENTERS IN THE EXISTING CONCRETE. DOWELS ARE TO BE LAPPED WITH #4 BARS ON 18" CENTERS IN BOTH DIRECTIONS. ALL REINFORCING SHALL HAVE WIRE TIES AT EVERY INTERSECTION (100% TIE).

EXISTING CONCRETE PAVEMENT

NOTES:
1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TxDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER NCTCOG SPEC. ITEM 504 AND SHALL BE COMPACTED PER NCTCOG SPEC ITEM 504.5.3.2. ROCKS GREATER THAN 4" IN DIA. SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW–CUT LINES PER NCTCOG SPEC ITEM 402.3.
4. A MAXIMUM OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. THE CRUSHED ROCK EMBEDMENT SHALL BE COVERED WITH A FILTER FABRIC.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **EMBEDMENT AND BACKFILL**	**SD-19**



SECTION
6,8,&10 FT INLETS
(SEE INLET THROAT DETAIL)

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
STORM DRAINAGE CONSTRUCTION DETAILS **STANDARD STORM DRAIN CURB INLET**	**SD-21**

NO	DATE	BY	CKD	APPR	COMMENT

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Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY	DRAWN BY JHB
DESIGN REVIEW	DESIGNED BY JHB
PERMIT SUBMITTAL	CHECKED BY CMM
CONSTRUCTION DOCUMENTS	PROJECT NO. 51315

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TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

STANDARD CITY DETAILS

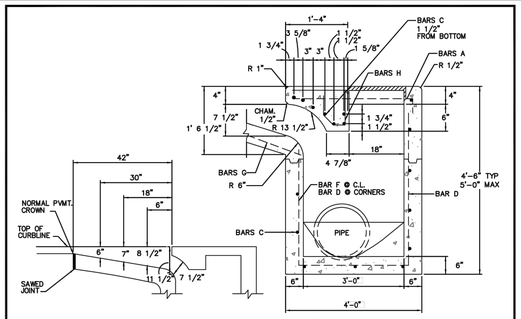
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

SHEET
C7.03

24.15 (LMS TECH) | JORGE BARILLAS | 2/27/2023 12:27:30 PM
L:\PROJECTS\51315\CAD\SHEETS\51315-C10.01-DTLS.DWG,STANDARD CITY DETAILS (3)

CITY PERMIT NO. _____

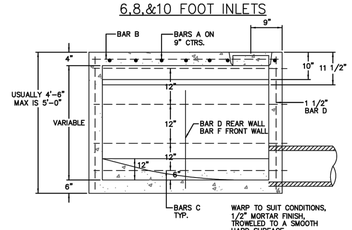
TIMBERBROOK CROSSING



INLET THROAT DETAIL

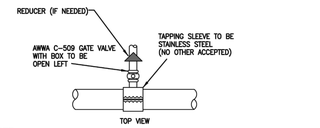
END VIEW
6,8,&10 FT. INLETS

END VIEW
6,8,&10 FOOT INLETS



FRONT VIEW
6,8,&10 FOOT INLETS

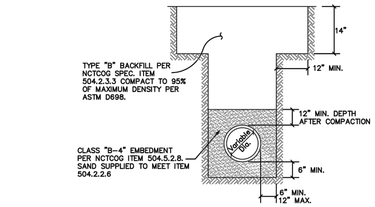
JUSTIN 1887	CITY OF JUSTIN, TEXAS **STORM DRAINAGE CONSTRUCTION DETAILS** **STORM DRAIN CURB INLET THROAT**	DATE: 07/20/2021 **SD-24**



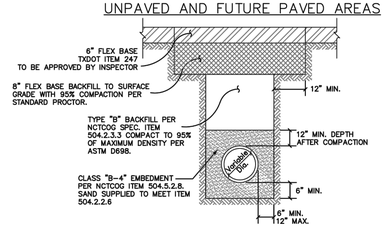
NOTE:
TAPPING SLEEVE AND VALVE ASSEMBLY APPLICABLE FOR ALL TAPS GREATER THAN 6"

6" DIAMETER OR GREATER
TAPPING SLEEVE & VALVE ASSEMBLY

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **TAPPING SLEEVE AND VALVE ASSEMBLY**	DATE: 07/20/2021 **W-01**



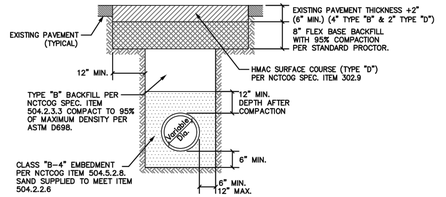
UNPAVED AND FUTURE PAVED AREAS



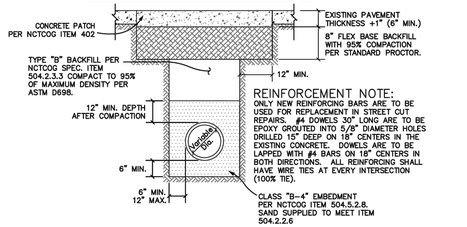
EXISTING FLEXBASE SURFACE

NOTES:
1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER NCTCOG SPEC. ITEM 504 AND SHALL BE COMPACTED PER NCTCOG SPEC ITEM 504.5.3.2. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER NCTCOG SPEC ITEM 402.3.
4. COATED TRACER WIRE SHALL BE INSTALLED IN THE EMBEDMENT MATERIAL ABOVE THE PVC PIPE WITH THE TRACER WIRE TERMINATING IN IN-LINE GATE VALVE BOXES ACCESSIBLE BY CITY STAFF. BLUE UNDERGROUND WATER LINE WARNING TAPE OF MIN. 4" WIDTH SHALL BE INSTALLED ABOVE THE EMBEDMENT MATERIAL.
5. A MAXIMUM OF 200-FEET OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **STANDARD WATER LINE EMBEDMENT & BACKFILL**	DATE: 07/20/2021 **W-03**



EXISTING ASPHALT PAVEMENT

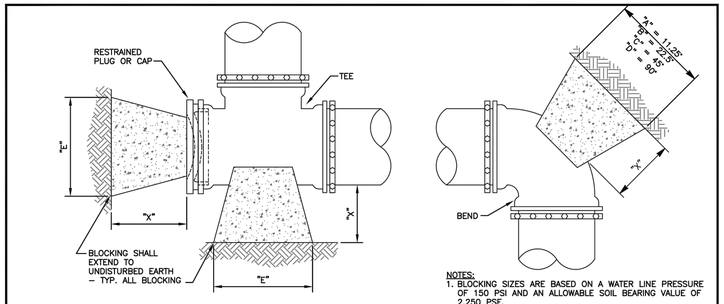


REINFORCEMENT NOTE:
ONLY NEW REINFORCING BARS ARE TO BE USED FOR REPLACEMENT IN STREET CUT OF REPAIRS. #4 DOWELS 30" LONG ARE TO BE EPOXY GROUTED INTO 5/8" DIAMETER HOLES DRILLED 15" DEEP ON 18" CENTERS IN THE EXISTING CONCRETE. DOWELS ARE TO BE LAPPED WITH #4 BARS ON 18" CENTERS IN BOTH DIRECTIONS. ALL REINFORCING SHALL HAVE WIRE TIES AT EVERY INTERSECTION (100% TIE).

EXISTING CONCRETE PAVEMENT

NOTES:
1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
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4. COATED TRACER WIRE SHALL BE INSTALLED IN THE EMBEDMENT MATERIAL ABOVE THE PVC PIPE WITH THE TRACER WIRE TERMINATING IN IN-LINE GATE VALVE BOXES ACCESSIBLE BY CITY STAFF. BLUE UNDERGROUND WATER LINE WARNING TAPE OF MIN. 4" WIDTH SHALL BE INSTALLED ABOVE THE EMBEDMENT MATERIAL.
5. A MAXIMUM OF 200-FEET OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
6. CLASS D CONCRETE SHALL BE PLACED TO THE EXISTING PAVEMENT SURFACE AND SHALL BE EXCAVATED TO THE SPECIFIED DEPTH PRIOR TO PAVEMENT REPAIR.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **STANDARD WATER LINE EMBEDMENT & BACKFILL**	DATE: 07/20/2021 **W-04**



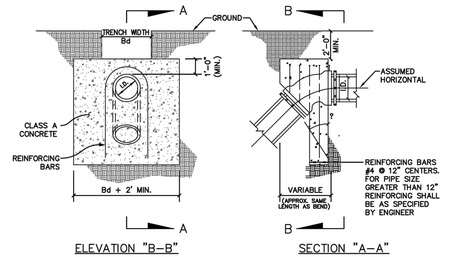
NOTES:
1. BLOCKING SIZES ARE BASED ON A WATER LINE PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING VALUE OF 2,250 PSF.
2. CLASS "A", 3,000 PSI, CONCRETE SHALL BE USED FOR ALL BLOCKING.
3. DIMENSIONS SHALL BE INCREASED FOR HIGHER LINE PRESSURES OR IF BEARING VALUE OF THE TRENCH SOIL IS LESS THAN 2,250 PSF.
4. ALL FITTINGS AND DUCTILE IRON PIPE SHALL BE WRAPPED WITH 8 MIL POLY PRIOR TO CONCRETE PLACEMENT.
5. USE UNI-FLANGE, MEGALUG, OR SIMILAR JOINT RESTRAINT GLANDS ON ALL FITTINGS.

HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" INCHES	"A" 11.25° BEND	"B" 22.5° BEND	"C" 45° BEND	"D" 90° BEND	"E" TEE & PLUG
6"	18"	12"	12"	13"	15"	15"
8"	18"	12"	13"	15"	16"	16"
10"	18"	13"	14"	16"	17"	17"
12"	18"	14"	15"	17"	18"	18"
16"	20"	16"	16"	18"	24"	24"

FOR PIPES LARGER THAN 16", FOLLOW PLAN SPECIFICATIONS

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **HORIZONTAL THRUST BLOCKING**	DATE: 07/20/2021 **W-06**



ELEVATION "B-B"

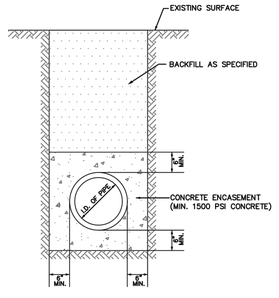
SECTION "A-A"

VERTICAL THRUST BLOCK TABLE

Δ	11.25°		22.50°		30.00°		45.00°		67.50°		90.00°		Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.8	1.8	4.8	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12

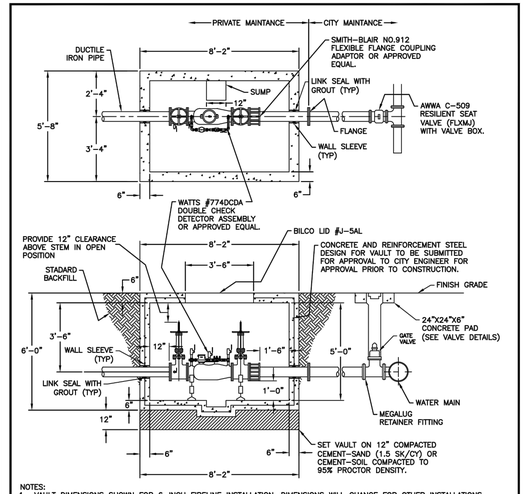
NOTES:
1. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.
3. ALL REBAR SHALL BE COMPLETELY ENCASED IN CONCRETE.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **VERTICAL THRUST BLOCKING**	DATE: 07/20/2021 **W-07**



NOTE:
1. WIDTH LIMITS CENTER 1 JOINT ON SEWER 10' MIN EACH WAY.
2. WATER MAIN SHALL BE WRAPPED WITH PLASTIC POLY WRAP.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **CONCRETE ENCASEMENT**	DATE: 07/20/2021 **W-08**



NOTES:
1. VAULT DIMENSIONS SHOWN FOR 6-INCH FIRELINE INSTALLATION. DIMENSIONS WILL CHANGE FOR OTHER INSTALLATIONS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF JUSTIN'S STANDARD SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING INSTALLATION.
4. ALL UNDERGROUND PIPE AND FITTINGS FOR FIRE LINE TO BE VISUALLY INSPECTED BY THE CITY UTILITY INSPECTOR AND TESTED PRIOR TO BEING BACKFILLED.
5. ALL PROPOSED TAPS ON THE EXISTING WATER MAINS FOR PROPOSED FIRE LINES SHALL BE COORDINATED WITH THE CITY UTILITY INSPECTOR.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 WITH A MAXIMUM SLUMP OF 4 INCHES.
7. ALL REINFORCING STEEL WILL BE CONTINUOUS AROUND THE CORNERS WITH A MINIMUM LAP OF 24 INCHES.
8. BILCO LID J-5AL (42"X42") OR APPROVED EQUAL SHALL BE INSTALLED IN TOP, CONTRACTOR SHALL FURNISH TWO (2) BILCO KEY WRENCHES WITH EACH INSTALLATION.
9. ALL DUCTILE IRON WATER PIPE SHALL MEET SPECIFICATION ANSI/AWWA-C150/A21.50, CLASS 50 WITH 8 MIL POLYETHYLENE TUBE WRAP AND CEMENT LINING ACCORDING TO ANSI/AWWA-C104/A21.4.
10. CONTRACTOR IS TO PROVIDE ADJUSTABLE SUPPORTS UNDER VALVES AND DETECTOR CHECK.
11. VAULT DEPTH SHALL BE A MINIMUM OF 4'-0".
12. THE CONTRACTOR IS TO SUPPLY THE CONSTRUCTION INSPECTOR WITH LITERATURE, TAGS AND INSPECTION APPROVAL FORMS.
13. THE DETECTOR CHECK SHALL BE INSPECTED BY A CERTIFIED FIRE LINE BACKFLOW INSPECTOR AND REPORTS SUBMITTED TO THE CONSTRUCTION INSPECTOR. THIS INSPECTION IS REQUIRED ON A YEARLY BASIS, BY OWNER.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **WATER CONSTRUCTION DETAILS** **DETECTOR CHECK VALVE INSTALLATION**	DATE: 07/20/2021 **W-09**

NO	DATE	BY	CKD	APPR	COMMENT

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Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JHB
DESIGNED BY JHB
CHECKED BY CMM
PROJECT NO. 51315

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STANDARD CITY DETAILS

TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

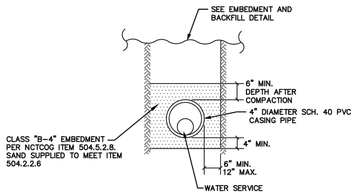
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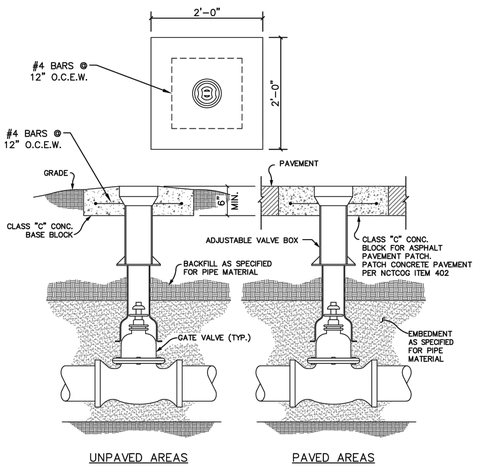
24.1S (LMS TECH) | JORGE BARILLAS | 2/27/2023 12:27:30 PM
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CITY PERMIT NO. _____

TIMBERBROOK CROSSING



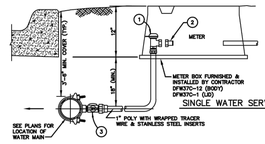
	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **SERVICE LINE CASING**	**W-10**



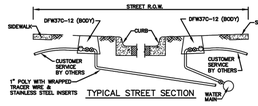
NOTES:
1. THE VALVE AND JOINT ASSEMBLIES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.
2. THE JOINT TYPE SHALL BE MECHANICAL JOINT UNLESS OTHERWISE SPECIFIED IN THE PLANS.
3. GATE VALVE SHALL BE RESILIENT SEAT TYPE WITH A NON RISING STEM AND A 2-INCH SQUARE OPERATOR. RESILIENT SEAT GATE VALVE SHALL CONFORM TO AWWA C509.
4. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WITH AN OPERATING NUT LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT ITS TOP IS WITHIN 18" – 24" OF VALVE BOX LID.
5. 16" AND LARGER GATE VALVES REQUIRE CONCRETE BLOCK UNDER THE VALVE BODY.
6. ALL VALVE COVERS SHALL BE PAINTED BLUE.
7. A "V" SHALL BE SAW CUT IN THE CURB AT ALL VALVE LOCATIONS.
7. ALL VALVE BOX EXTENSION SHALL BE DUCTILE IRON.

	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **GATE VALVE INSTALLATION**	**W-11**

ITEM NO.	QUANTITY SINGLE	QUANTITY DOUBLE	SIZE	DESCRIPTION	PART NUMBER FORD	PART NUMBER MUELLER
1	1	1	1"	KEY ANGLE SERVICE VALVE	KV43-342W-NL	H-14258N
2	1	–	5/8" X 3/4" @ 3/4", 2" LENGTH	FORD STRAIGHT METER COUPLING, MNS X MIP THREADS	C38-23-2-NL	N/A
3	1	–	1"	CORPORATION STOP CC THREADS	F1000-4-Q-NL	H-15008N



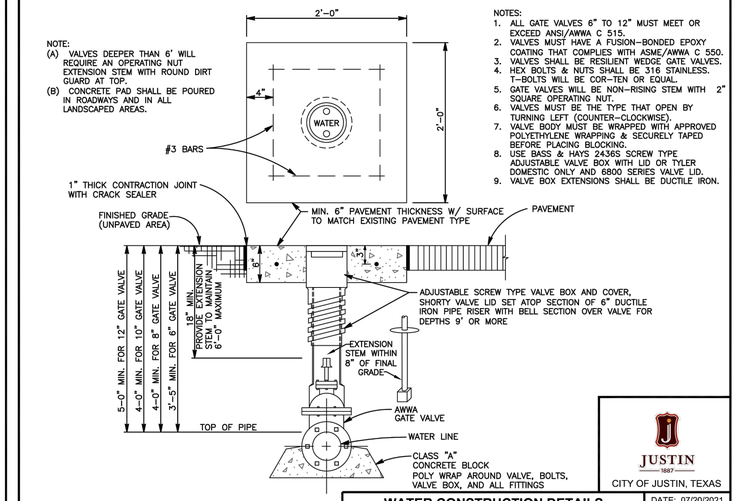
SINGLE WATER SERVICE SECTION



TYPICAL STREET SECTION

NOTES:
1. CONTRACTOR FURNISHES ALL PARTS LISTED AT HIS EXPENSE. ALL ITEMS SHALL BE INSTALLED BY CONTRACTOR.
2. RECESSED AMR HOLE IN METER BOX SHALL BE PLACED NEAREST THE STREET.
3. SERVICES ALONG ROADWAYS WITHOUT CURB AND GUTTER SHALL BE LOCATED A MINIMUM OF 18" BELOW THE DITCH FLOWLINE.
4. SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE AND ENCASED.
5. PE SHALL BE SNAKED IN.
6. CONTRACTOR SHALL FURNISH CITY WITH METER COUPLING PRIOR TO FINAL ACCEPTANCE.

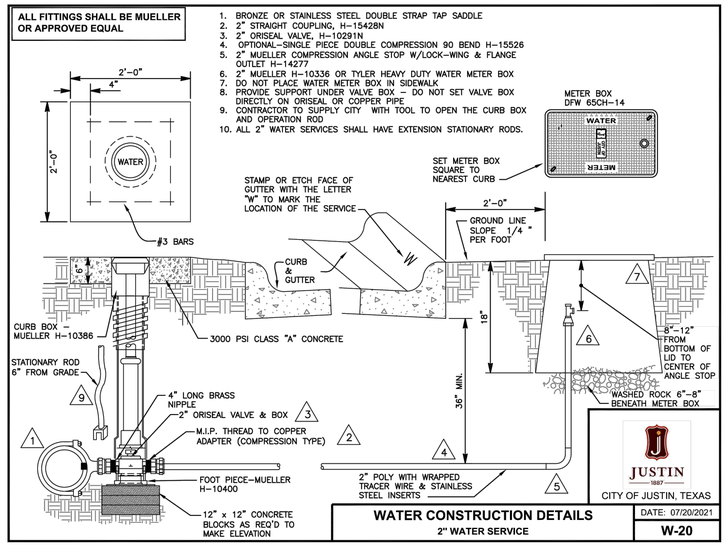
	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **WATER SERVICE ASSEMBLY**	**W-16**



NOTE:
(A) VALVES DEEPER THAN 6' WILL REQUIRE AN OPERATING NUT EXTENSION STEM WITH ROUND DIRT GUARD AT TOP.
(B) CONCRETE PAD SHALL BE POURED IN ROADWAYS AND IN ALL LANDSCAPED AREAS.

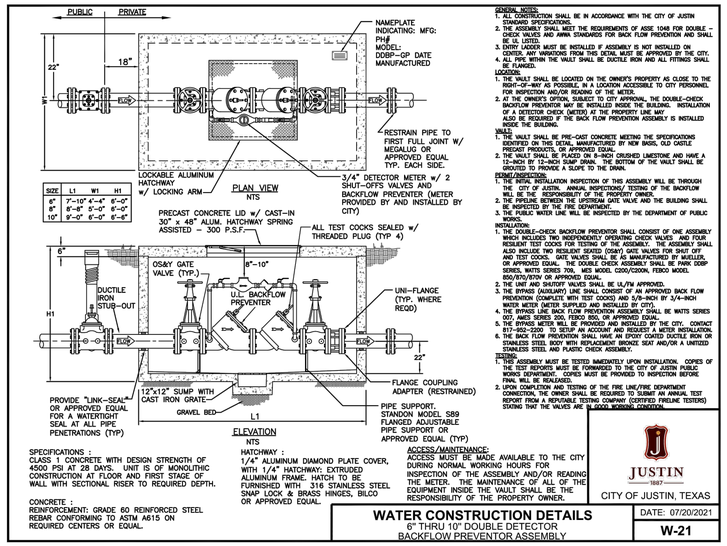
NOTES:
1. ALL GATE VALVES 6" TO 12" MUST MEET OR EXCEED ANSI/AWWA C 515.
2. VALVES MUST HAVE A FUSION-BONDED EPOXY COATING THAT COMPLIES WITH ASME/AWWA C 550.
3. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
4. HEX BOLTS & NUTS SHALL BE 316 STAINLESS. T-BOLTS WILL BE COR-TEN OR EQUAL.
5. GATE VALVES WILL BE NON-RISING STEM WITH 2" SQUARE OPERATING NUT.
6. VALVES MUST BE THE TYPE THAT OPEN BY TURNING LEFT (COUNTER-CLOCKWISE).
7. VALVE BODY MUST BE WRAPPED WITH APPROVED POLYETHYLENE WRAPPING & SECURELY TAPED BEFORE PLACING BLOCKING.
8. USE BASS & HAYS 2436S SCREW TYPE ADJUSTABLE VALVE BOX WITH LID OR TYLER DOMESTIC ONLY AND 6802 SERIES VALVE LID.
9. VALVE BOX EXTENSIONS SHALL BE DUCTILE IRON.

	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **6" THRU 12" GATE VALVES**	**W-18**



1. BRONZE OR STAINLESS STEEL DOUBLE STRAP TAP SADDLE
2. 2" STRAIGHT COUPLING, H-15428N
3. 2" ORISEAL VALVE, H-10291N
4. OPTIONAL–SINGLE PIECE DOUBLE COMPRESSION 90 BEND H-15526
5. 2" MUELLER COMPRESSION ANGLE STOP W/LOCK–WING & FLANGE OUTLET H-14277
6. 2" MUELLER H-10336 OR TYLER HEAVY DUTY WATER METER BOX
7. DO NOT PLACE WATER METER BOX IN SIDEWALK
8. PROVIDE SUPPORT UNDER VALVE BOX – DO NOT SET VALVE BOX DIRECTLY ON ORISEAL OR COPPER PIPE
9. CONTRACTOR TO SUPPLY CITY WITH TOOL TO OPEN THE CURB BOX AND OPERATION ROD
10. ALL 2" WATER SERVICES SHALL HAVE EXTENSION STATIONARY RODS.

	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **2" WATER SERVICE**	**W-20**



SPECIFICATIONS :
CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

CONCRETE :
REINFORCEMENT: GRADE 60 REINFORCED STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

HATCHWAY :
1/4" ALUMINUM DIAMOND PLATE COVER, WITH 1/4" HATCHWAY; EXTRUDED ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SNAP LOCK & BRASS HINGES, BILCO OR APPROVED EQUAL.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JUSTIN STANDARD SPECIFICATIONS.
2. THE ASSEMBLY SHALL MEET THE REQUIREMENTS OF ASSE 1048 FOR DOUBLE – CHECK VALVES AND AWWA STANDARDS FOR BACK FLOW PREVENTION AND SHALL BE UL LISTED.
3. ENTIRE ASSEMBLY MUST BE INSTALLED IF ASSEMBLY IS NOT INSTALLED ON DRAWINGS, ANY VARIATIONS FROM THIS DETAIL MUST BE APPROVED BY THE CITY.
4. ALL PIPE WITHIN THE VAULT SHALL BE DUCTILE IRON AND ALL FITTINGS SHALL BE FLANGED.

LOCATION:
1. THE VAULT SHALL BE LOCATED ON THE OWNER'S PROPERTY AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE, IN A LOCATION ACCESSIBLE TO CITY PERSONNEL FOR INSPECTION AND/OR READING OF THE METER.
2. AT THE OWNER'S OPTION, SUBJECT TO CITY APPROVAL, THE DOUBLE-CHECK BACKFLOW PREVENTOR MAY BE INSTALLED INSIDE THE BUILDING. INSTALLATION OF A DETECTOR CHECK (METER) AT THE PROPERTY LINE MAY ALSO BE REQUIRED IF THE BACK FLOW PREVENTION ASSEMBLY IS INSTALLED INSIDE THE BUILDING.

VAULT:
1. THE VAULT SHALL BE PRE-CAST CONCRETE MEETING THE SPECIFICATIONS IDENTIFIED ON THIS DETAIL, MANUFACTURED BY NEW BASIS, OLD CASTLE PRECAST PRODUCTS, OR APPROVED EQUAL.
2. THE VAULT SHALL BE PLACED ON 6-INCH CRUSHED LIMESTONE AND HAVE A 12-INCH BY 12-INCH SUMP DRAIN. THE BOTTOM OF THE VAULT SHALL BE GROUTED TO PROVIDE A SLOPE TO THE DRAIN.

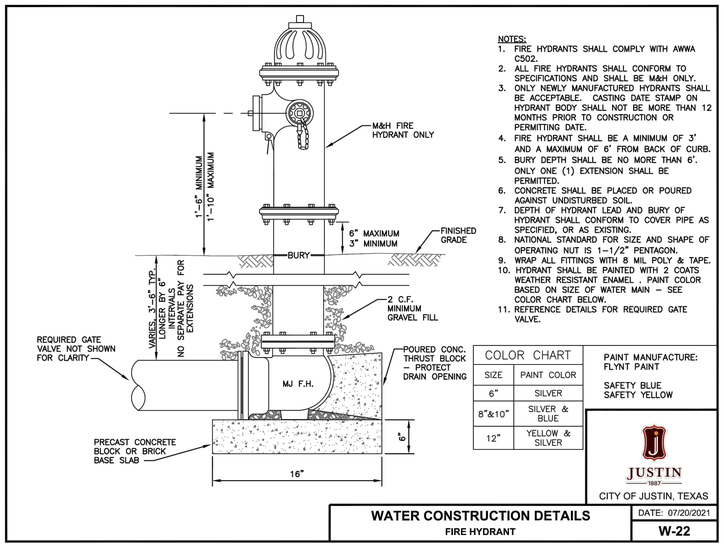
PERMIT/INSPECTION:
1. THE INITIAL INSTALLATION INSPECTION OF THIS ASSEMBLY WILL BE THROUGH THE CITY OF JUSTIN. ANNUAL RE-INSPECTION/TESTING OF THE BACKFLOW PREVENTER WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE PIPELINE BETWEEN THE DETECTOR GATE VALVE AND THE BUILDING SHALL BE INSPECTED BY THE FIRE DEPARTMENT.
3. THE PUBLIC WATER LINE WILL BE INSPECTED BY THE DEPARTMENT OF PUBLIC WORKS.

INSTALLATION:
1. THE DOUBLE-CHECK BACKFLOW PREVENTION SHALL CONSIST OF ONE ASSEMBLY WHICH INCLUDES TWO INDEPENDENTLY OPERATING CHECK VALVES AND FOUR RESILIENT TEST COCKS FOR TESTING OF THE ASSEMBLY. THE ASSEMBLY SHALL ALSO INCLUDE TWO RESILIENT SEATED (TYP.) GATE VALVES FOR SHUT-OFF PURPOSES. THE ASSEMBLY SHALL BE WATTS SERIES 709, MODEL 6200/2200, MANUFACTURED BY MUELLER, OR APPROVED EQUAL. THE DOUBLE CHECK ASSEMBLY SHALL BE FEBCO DCDP SERIES, WATTS SERIES 709, MODEL 6200/2200, PEBCO MODEL 850/870/870V OR APPROVED EQUAL.
2. THE UNIT AND SHUTOFF VALVES SHALL BE UL/FM APPROVED.
3. THE BYPASS (AUXILIARY) LINE SHALL CONSIST OF AN APPROVED BACK FLOW PREVENTION (COMPLETE WITH TEST COCKS) AND 5/8-INCH BY 3/4-INCH WATER METER (METER SUPPLIED AND INSTALLED BY CITY).
4. THE BYPASS LINE BACK FLOW PREVENTION ASSEMBLY SHALL BE WATTS SERIES 007, AMES SERIES 200, FEBCO 850, OR APPROVED EQUAL.
5. THE BYPASS METER WILL BE PROVIDED AND INSTALLED BY THE CITY. CONTACT 817-952-2200 TO SETUP AN ACCOUNT AND REQUEST A METER INSTALLATION.
6. THE BACK FLOW PREVENTION SHALL HAVE AN EPOXY COATED DUCTILE IRON OR STAINLESS STEEL BODY WITH REPLACEMENT BRONZE SEAT AND/OR A UNITIZED STAINLESS STEEL AND PLASTIC CHECK ASSEMBLY.

TESTING:
1. THE ASSEMBLY MUST BE TESTED IMMEDIATELY UPON INSTALLATION. COPIES OF THE TEST REPORTS MUST BE FORWARDED TO THE CITY OF JUSTIN PUBLIC WORKS DEPARTMENT. COPIES MUST BE PROVIDED TO INSPECTOR BEFORE FINAL WILL BE REALEASED.
2. UPON COMPLETION AND TESTING OF THE FIRE LINE/FIRE DEPARTMENT CONNECTION, THE OWNER SHALL BE REQUIRED TO SUBMIT AN ANNUAL TEST REPORT FROM A REPUTABLE TESTING COMPANY (CERTIFIED FIRELINE TESTERS) STATING THAT THE VALVES ARE IN GOOD WORKING CONDITION.

ACCESS/MAINTENANCE:
ACCESS MUST BE MADE AVAILABLE TO THE CITY DURING NORMAL WORKING HOURS FOR INSPECTION OF THE ASSEMBLY AND/OR READING THE METER. THE MAINTENANCE OF ALL OF THE EQUIPMENT INSIDE THE VAULT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** 6" THRU 10" DOUBLE DETECTOR BACKFLOW PREVENTOR ASSEMBLY	**W-21**



NOTES:
1. FIRE HYDRANTS SHALL COMPLY WITH AWWA C502.
2. ALL FIRE HYDRANTS SHALL CONFORM TO SPECIFICATIONS AND SHALL BE M&H ONLY.
3. ONLY NEWLY MANUFACTURED HYDRANTS SHALL BE ACCEPTABLE. CASTING DATE STAMP ON HYDRANT BODY SHALL NOT BE MORE THAN 12 MONTHS PRIOR TO CONSTRUCTION OR PERMITTING DATE.
4. FIRE HYDRANT SHALL BE A MINIMUM OF 3' AND A MAXIMUM OF 6' FROM BACK OF CURB.
5. BURY DEPTH SHALL BE NO MORE THAN 6'. ONLY ONE (1) EXTENSION SHALL BE PERMITTED.
6. CONCRETE SHALL BE PLACED OR POURED AGAINST UNDISTURBED SOIL.
7. DEPTH OF HYDRANT LEAD AND BURY OF HYDRANT SHALL CONFORM TO COVER PIPE AS SPECIFIED, OR AS EXISTING.
8. NATIONAL STANDARD FOR SIZE AND SHAPE OF OPERATING NUT IS 1-1/2" PENTAGON.
9. WRAP ALL FITTINGS WITH 8 MIL POLY & TAPE.
10. HYDRANT SHALL BE PAINTED WITH 2 COATS WEATHER RESISTANT ENAMEL . PAINT COLOR BASED ON SIZE OF WATER MAIN – SEE COLOR CHART BELOW.
11. REFERENCE DETAILS FOR REQUIRED GATE VALVE.

COLOR CHART	
SIZE	PAINT COLOR
6"	SILVER
8"&10"	SILVER & BLUE
12"	YELLOW & SILVER

PAINT MANUFACTURE: FLYNT PAINT
SAFETY BLUE
SAFETY YELLOW

	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
JUSTIN 1887	**WATER CONSTRUCTION DETAILS** **FIRE HYDRANT**	**W-22**

NO	DATE	BY	CKD	APPR	COMMENT

PRELIMINARY
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Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY	DRAWN BY JHB
DESIGN REVIEW	DESIGNED BY JHB
PERMIT SUBMITTAL	CHECKED BY CMM
CONSTRUCTION DOCUMENTS	PROJECT NO. 51315

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TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

STANDARD CITY DETAILS

TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

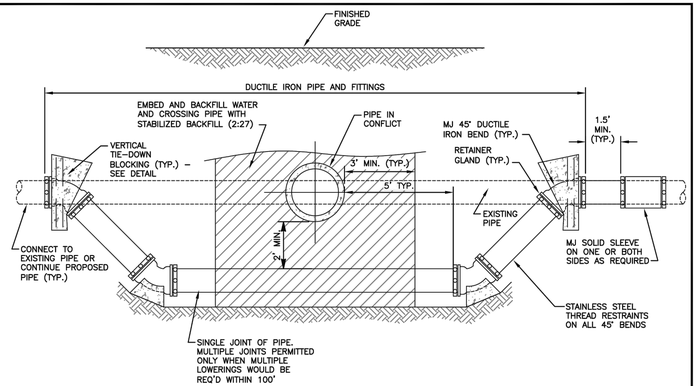
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CITY PERMIT NO. _____

TIMBERBROOK CROSSING



NOTES:
1. THIS DETAIL IS ONLY APPLICABLE FOR WATER LINES 12" AND SMALLER.
2. CLASS "A", 3,000 PSI, CONCRETE SHALL BE USED FOR ALL BLOCKING.
3. ALL FITTINGS AND DUCTILE IRON PIPE SHALL BE WRAPPED WITH 8 MIL POLY PRIOR TO CONCRETE PLACEMENT.
4. USE UNI-FLANGE, MEGALUG, OR SIMILAR JOINT RESTRAINT GLANDS ON ALL FITTINGS.
5. WATER LINES CROSSING BELOW A SANITARY SEWER SHALL BE CONSTRUCTED SUCH THAT CLEARANCES IN 30 TAC 290 ARE MAINTAINED.

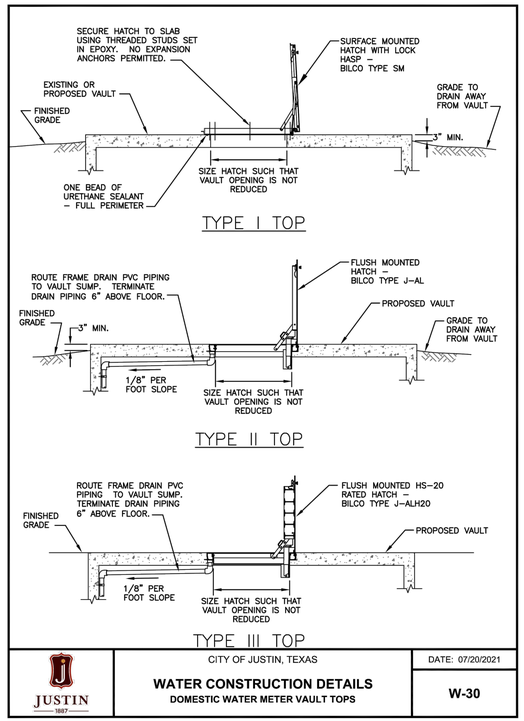
JUSTIN 1887

CITY OF JUSTIN, TEXAS

WATER CONSTRUCTION DETAILS
WATER LINE LOWERING

DATE: 07/20/2021

W-27



JUSTIN 1887

CITY OF JUSTIN, TEXAS

WATER CONSTRUCTION DETAILS
DOMESTIC WATER METER VAULT TOPS

DATE: 07/20/2021

W-30

NO	DATE	BY	CKD	APPR	COMMENT

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Sambatek

Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JHB
DESIGNED BY JHB
CHECKED BY CMM
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STANDARD CITY DETAILS

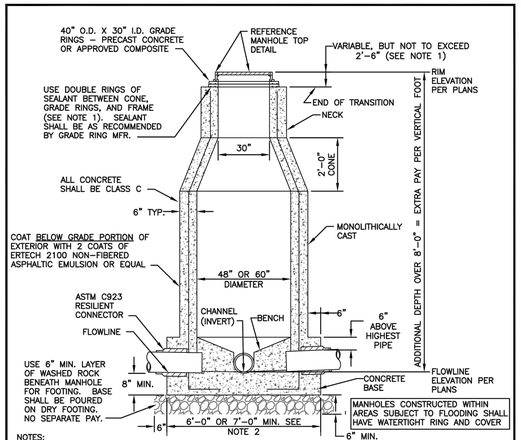
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

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C7.06

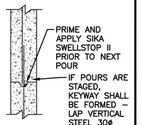
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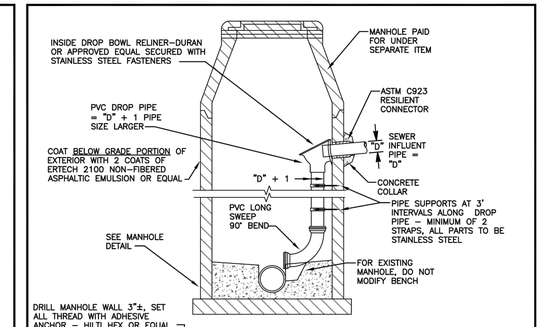


NOTES:
1. GRADE RINGS MAY BE USED TO ADJUST NECK 12" OR LESS. GRADE RINGS SHALL BE CONSTRUCTED BY MANUFACTURER IN STANDARD 2", 3", 6", 8" AND 12" HEIGHTS.
2. USE 60" INSIDE DIAMETER MANHOLES UNDER ANY OF THE FOLLOWING CIRCUMSTANCES:
   A. DEPTH FROM TOP OF COVER TO FLOWLINE OF MH IS 10' OR GREATER.
   B. PIPES INTO MANHOLE ARE 12" DIAMETER OR LARGER.
   C. MANHOLE IS A DROP MANHOLE.
3. SEE DETAILS FOR BENCH AND INVERT (CHANNEL) REQUIREMENTS.
4. SEE DETAILS FOR MANHOLE COLLAR REQUIREMENTS.
5. INSTALL APPROVED 7' HIGH FIBERGLASS MARKER WITHIN 12" OF PAD IN UNDEVELOPED AREAS – REFERENCE DETAIL.
6. ECCENTRIC CONES AND FLAT TOPS MAY BE USED IF REQUIRED BY OWNER.
7. CONCRETE FOOTER TO EXTEND 6" FROM EXTERIOR MANHOLE WALL.
8. RUB INTERIOR SURFACES (LESS BENCH) TO A SMOOTH FINISH USING A RICH GROUT MIX.
9. CONTRACTOR SHALL NOT REMOVE ANY FORMS UNTIL 24 HOURS AFTER CONCRETE IS PLACED. NO BACKFILL SHALL BEGIN UNTIL 96 HOURS AFTER CONCRETE IS PLACED.
6. PROTECTIVE CORROSION COATING SHALL BE INSTALLED INSIDE MANHOLE



JOINT DETAIL

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS STANDARD CAST IN PLACE MANHOLE	SS-01

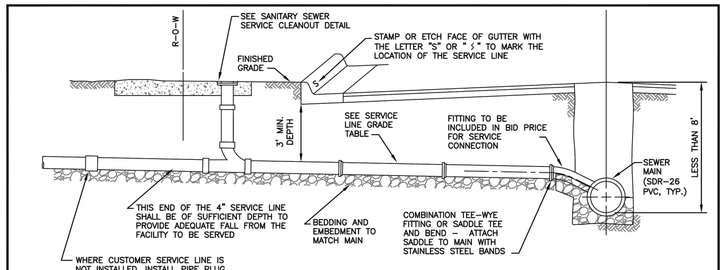


DROP PIPE SUPPORT

PLAN ELEVATION

NOTES:
1. DROP PIPE SHALL BE ONE SIZE LARGER THAN SEWER INFLUENT PIPE.
2. ALL STANDARD MANHOLE DETAILS APPLY TO MANHOLE DROP CONNECTION CONSTRUCTION.
3. ALL MANHOLES FOR DROP CONNECTIONS SHALL BE 60" DIAMETER.
4. NO DROP PIPING SHALL BE REQUIRED IF SEWER INFLUENT PIPE FLOWLINE IS 24" OR LESS ABOVE MAIN SEWER PIPE FLOWLINE OR IF MAIN SEWER PIPE BENCH IS HIGHER THAN SEWER INFLUENT FLOWLINE.
5. 6' DIAMETER MAHNOLE SHALL BE REQUIRED IF THE INFLUENT PIPE IS 10" OR GREATER IN DIAMETER, NO OUTSIDE DROP CONNECTIONS SHALL BE ALLOWED.
6. PROTECTIVE CORROSION COATING SHALL BE INSTALLED INSIDE MANHOLE
7. SEWER MAIN CONNECTIONS SHALL HAVE CONCRETE COLLAR AROUND RESILIENT CONNECTOR.

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS INSIDE MANHOLE DROP CONNECTION	SS-03

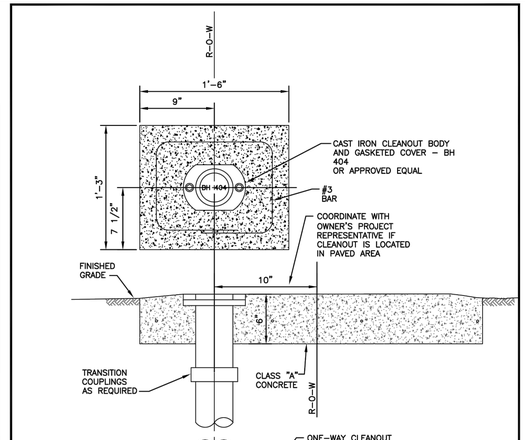


SERVICE LINE GRADE	
SERVICE SIZE	MINIMUM GRADE
4"	2.0%
6"	1.0%
8"	0.75%

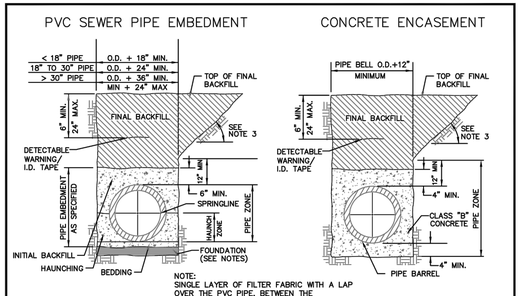
} SERVICES 6" AND LARGER REQUIRE THE INSTALLATION OF A MANHOLE TO CONNECT TO THE MAIN

NOTES:
1. SEWER SERVICE PIPE SHALL BE ASTM D3034, SDR 26.
2. FOR SEWER SERVICES WITH LESS THAN 2' OF CLEARANCE UNDER AN EXISTING OR PROPOSED STORM DRAIN, CENTER ONE SEGMENT OF PIPE UNDER THE STORM DRAIN AND CONCRETE ENCASE SERVICE PIPE 4' EITHER SIDE OF OUTSIDE WALL OF STORM DRAIN PIPE.

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS STANDARD SANITARY SEWER SERVICE CONNECTION	SS-04



JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS SANITARY SEWER ONE WAY SERVICE CLEANOUT	SS-06

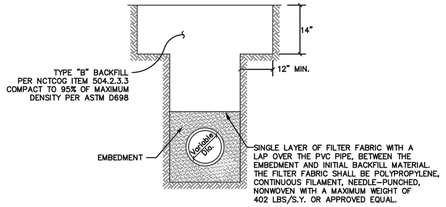


NOTE:
SINGLE LAYER OF FILTER FABRIC WITH A LAP OVER THE PVC PIPE, BETWEEN THE EMBEDMENT AND INITIAL BACKFILL MATERIAL. THE FILTER FABRIC SHALL BE POLYPROPYLENE, CONTINUOUS FILAMENT, NEEDLE–PUNCHED, NONWOVEN WITH A MAXIMUM WEIGHT OF 402 LBS/S.Y. OR APPROVED EQUAL.

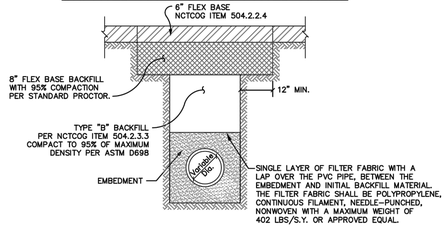
PVC SEWER PIPE EMBEDMENT CLASSES

	CLASS IA	CLASS IB	CLASS II	CLASS III
ASTM D 2321 MATERIAL CLASS	IA	IB	II	III
SECTION OF PIPE EMBEDMENT				
BEDDING	INSTALL IN 6" MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4" (6" IN ROCK CUTS).	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4" (6" IN ROCK CUTS).	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4" (6" IN ROCK CUTS).	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4" (6" IN ROCK CUTS).
HAUNCHING	INSTALL IN 6" MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.	INSTALL AND COMPACT IN 6" MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
INITIAL BACKFILL	INSTALL TO A MINIMUM OF 6" ABOVE PIPE CROWN.	INSTALL AND COMPACT TO A MINIMUM OF 6" ABOVE PIPE CROWN.	INSTALL AND COMPACT TO A MINIMUM OF 6" ABOVE PIPE CROWN.	INSTALL AND COMPACT TO A MINIMUM OF 6" ABOVE PIPE CROWN.
EMBEDMENT COMPACTION	PLACE AND WORK BY HAND TO INSURE ALL EXCAVATED VOIDS AND HAUNCH AREAS ARE FILLED. FOR HIGH DENSITIES USE VIBRATORY COMPACTORS.	MINIMUM DENSITY 85% STD. PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.	MINIMUM DENSITY 85% STD. PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.	MINIMUM DENSITY 90% STD. PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS. MAINTAIN MOISTURE CONTENT NEAR OPTIMUM.

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS SANITARY SEWER EMBEDMENT CLASSES	SS-07

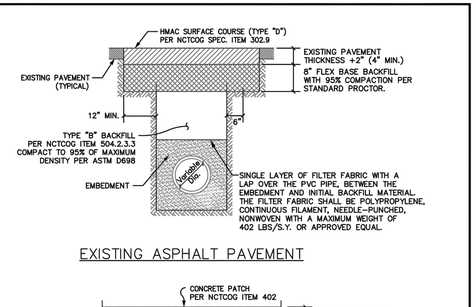


UNPAVED AND FUTURE PAVED AREAS

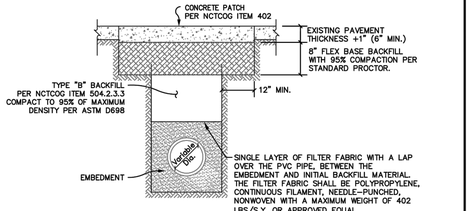


EXISTING FLEXBASE SURFACE

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS SANITARY SEWER FINAL BACKFILL & SURFACE REPLACEMENT	SS-10



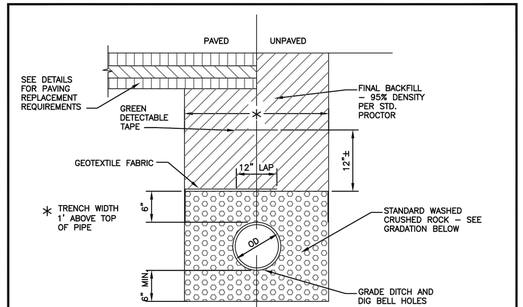
EXISTING ASPHALT PAVEMENT



EXISTING CONCRETE PAVEMENT

NOTES:
1. CLASS D CONCRETE SHALL BE PLACED TO THE EXISTING PAVEMENT SURFACE AND SHALL BE EXCAVATED TO THE SPECIFIED DEPTH PRIOR TO PAVEMENT REPAIR.
2. ONLY NEW REINFORCING BARS ARE TO BE USED FOR REPLACEMENT IN STREET CUT REPAIRS. #4 DOWELS 30" LONG ARE TO BE EPOXY GROUTED INTO 5/8" DIAMETER HOLES DRILLED 15" DEEP ON 18" CENTERS IN THE EXISTING CONCRETE. DOWELS ARE TO BE LAPPED WITH #4 BARS ON 18" CENTERS IN BOTH DIRECTIONS. ALL REINFORCING SHALL HAVE WIRE TIES AT EVERY INTERSECTION (100% TIE).

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS SANITARY SEWER FINAL BACKFILL & PAVEMENT REPLACEMENT	SS-11



TYPICAL PVC SANITARY SEWER MAIN

PIPE WITH BELLS	MIN. TRENCH WIDTH *	MAX. TRENCH WIDTH *
6"–30"	OD + 12"	OD + 16"
36" & LARGER	OD + 16"	OD + 24"

PIPE WITH SLEEVES SOCKETS OR COUPLINGS	MIN. TRENCH WIDTH *	MAX. TRENCH WIDTH *
4"–12"	OD + 12"	OD + 16"
15" & LARGER	OD + 16"	OD + 21"

STANDARD CRUSHED ROCK GRADATION

NOTE:
THIS GRADATION IS FOR GRADATION SIZE NUMBER 4 AS DEFINED IN ASTM C 33

RETAINED ON 1 – INCH SIEVE	0 – 5%
RETAINED ON 1/2 – INCH SIEVE	40 – 75%
RETAINED ON NO. 4 SIEVE	90 – 100%
RETAINED ON NO. 8 SIEVE	95 – 100%

JUSTIN	CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
	SANITARY SEWER CONSTRUCTION DETAILS SANITARY SEWER PIPE CLASS B EMBEDMENT	SS-12

NO	DATE	BY	CKD	APPR	COMMENT

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Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY	DRAWN BY JHB
DESIGN REVIEW	DESIGNED BY JHB
PERMIT SUBMITTAL	CHECKED BY CMM
CONSTRUCTION DOCUMENTS	PROJECT NO. 51315

Sambatek
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Engineering | Surveying | Planning | Environmental
TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

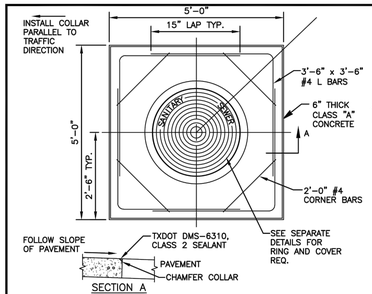
STANDARD CITY DETAILS
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

SHEET
C7.07

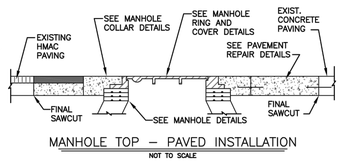
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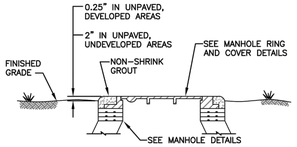
CITY PERMIT NO. _____
TIMBERBROOK CROSSING



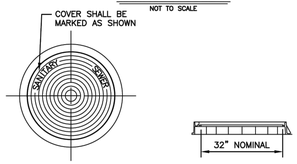
MANHOLE COLLAR
NOT TO SCALE



MANHOLE TOP – PAVED INSTALLATION
NOT TO SCALE



MANHOLE TOP – UNPAVED INSTALLATION
NOT TO SCALE



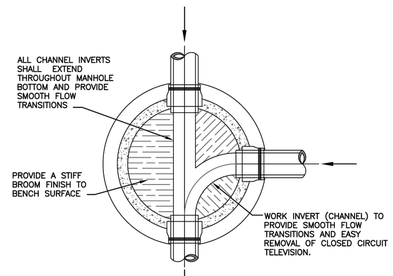
MANHOLE RING AND COVER
NOT TO SCALE

NOTES:
1. MANHOLE RINGS AND COVERS SHALL BE BASS & HAYS 32" MIN OR APPROVED EQUAL.
2. MANHOLE RINGS AND COVERS LOCATED IN THE 100-YEAR FLOOD PLAIN SHALL BE PAMTIGHT 32-INCH OR APPROVED EQUAL.

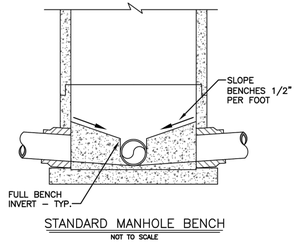
JUSTIN 1887

CITY OF JUSTIN, TEXAS

SANITARY SEWER CONSTRUCTION DETAILS MANHOLE TOPS	DATE: 07/20/2021 SS-13



TYPICAL INVERT (CHANNEL)
NOT TO SCALE



STANDARD MANHOLE BENCH
NOT TO SCALE

NOTES:
1. PRECAST MANHOLE SHOWN. DETAILS ALSO APPLY TO CAST IN PLACE MANHOLES.

JUSTIN 1887

CITY OF JUSTIN, TEXAS

SANITARY SEWER CONSTRUCTION DETAILS STANDARD MANHOLE INVERTS AND BENCHES	DATE: 07/20/2021 SS-14

NO	DATE	BY	CKD	APPR	COMMENT

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Sambatek
Engineer CONNOR MURRELL, P.E.
P.E. No. 143486 Date 04/25/2023

PRELIMINARY
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PROJECT NO. 51315

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STANDARD CITY DETAILS

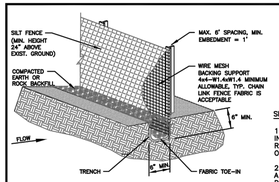
TIMBERBROOK CROSSING, LLC
TIMBERBROOK CROSSING
PRELIMINARY
JUSTIN, TEXAS

SHEET
C7.08

CITY PERMIT NO. _____

TIMBERBROOK CROSSING

24.1S (LMS TECH) | JORGE BARILLAS | 2/27/2023 12:27:30 PM
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SILT FENCE GENERAL NOTES:

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

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

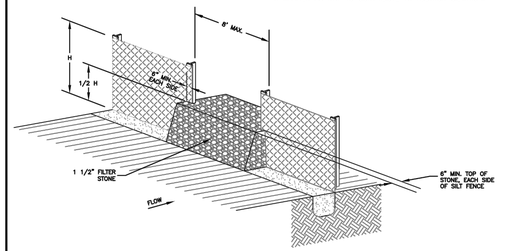
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FABRIC TO BE LAID IN THE GROUND AND BACK FILLED WITH COMPACTED MATERIAL.

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

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

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

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



CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
EROSION CONTROL DETAILS SILT FENCE STRUCTURES	E-01

ROCK BERM GENERAL NOTES:

1. USE ONLY OPEN GRADED ROCK 4–8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3–5 INCHES IN DIAMETER FOR OTHER CONDITIONS.

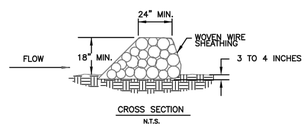
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.

3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

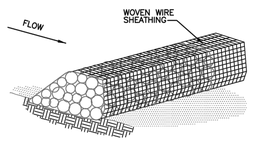
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.



CROSS SECTION
N.T.S.



CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
EROSION CONTROL DETAILS ROCK BERM	E-02

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.

2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.

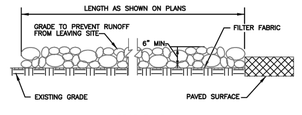
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

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

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

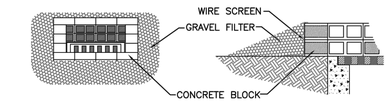
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



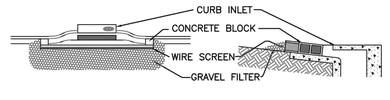
PROFILE VIEW
N.T.S.

PLAN VIEW
N.T.S.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
EROSION CONTROL DETAILS STABILIZED CONSTRUCTION ENTRANCE	E-03



DROP INLET PROTECTION
N.T.S.



INLET PROTECTION–BLOCK AND GRAVEL
N.T.S.

CITY OF JUSTIN, TEXAS	DATE: 07/20/2021
EROSION CONTROL DETAILS INLET PROTECTION	E-04

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P.E. No. 143486 Date 04/25/2023

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STANDARD CITY DETAILS

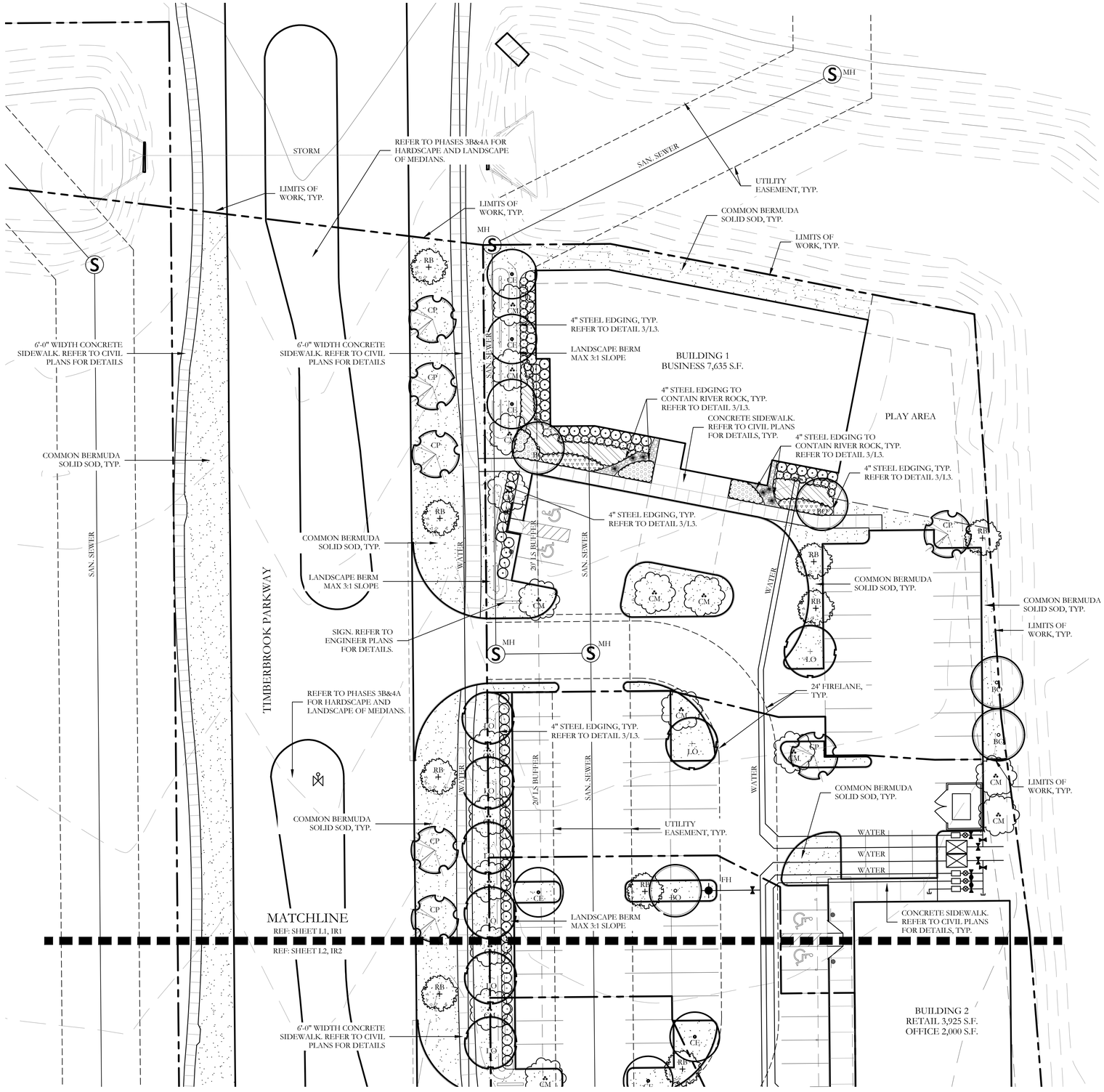
TIMBERBROOK CROSSING, LLC
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JUSTIN, TEXAS

SHEET
C7.09

CITY PERMIT NO. _____

TIMBERBROOK CROSSING

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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
CM		DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHITE II'	2" CALIPER	AS SHOWN
		ELAEAGNUS	ELAEAGNUS ANGUSTIFOLIA	5 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	5 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

STREET BUFFER REQUIREMENT			
STREET BUFFER REQUIREMENT - 20 FT. BUFFER REQUIRED AND PROVIDED			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
TIMBERBROOK PKWY		20 LF	20 LF
STREET BUFFER REQUIREMENT			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED BUFFER WIDTH	PROVIDED
4 CANOPY TREES PER 100LF 4 UNDERSTORY TREES PER 100LF	TIMBERBROOK PKWY - 299 LF	299 / 100 = 3 3 x 4 = 12 CANOPY TREES 3 x 4 = 12 UNDERSTORY TREES	12 CANOPY TREES 12 UNDERSTORY TREES
10 SCREENING SHRUBS PER 100LF	TIMBERBROOK PKWY - 299 LF	299 / 100 = 3 3 x 10 = 30 SCREENING SHRUBS	63 SCREENING SHRUBS
(NON-RESIDENTIAL) INTERIOR LANDSCAPE REQUIREMENT - BUILDING 1			
10% OF LOT AREA SHALL BE LANDSCAPED	.765 ACRES 33,379 SQ. FT.	33,379 SQ. FT x 0.10 = 3,337.90 SQ. FT	3,338.00 SQ. FT LANDSCAPED
1 CANOPY TREES PER 600 LF 1 UNDERSTORY TREES PER 300 LF 1 SHRUB PER 60 SQ. FT	8,336.07 SQ. FT. REQUIRED	3,338.00 / 600 = 6 CANOPY TREE 3,338.00 / 300 = 12 UNDERSTORY 3,338.00 / 60 = 56 SHRUBS	6 CANOPY TREES 12 UNDERSTORY TREES 56 SHRUBS
(NON-RESIDENTIAL) INTERIOR LANDSCAPE REQUIREMENT - BUILDING 2			
10% OF LOT AREA SHALL BE LANDSCAPED	.466 ACRES 20,325.44 SQ. FT.	20,326 SQ. FT x 0.10 = 2,032.60 SQ. FT	2,033 SQ. FT. LANDSCAPED
1 CANOPY TREES PER 600 LF 1 UNDERSTORY TREES PER 300 LF 1 SHRUB PER 60 SQ. FT	2,033 SQ. FT. REQUIRED	2,033.00 / 600 = 3 CANOPY TREE 2,033.00 / 300 = 7 UNDERSTORY 2,033.00 / 60 = 34 SHRUBS	3 CANOPY TREES 7 UNDERSTORY TREES 34 SHRUBS

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TIMBERBROOK CROSSING
CITY OF JUSTIN
DENTON COUNTY, TEXAS

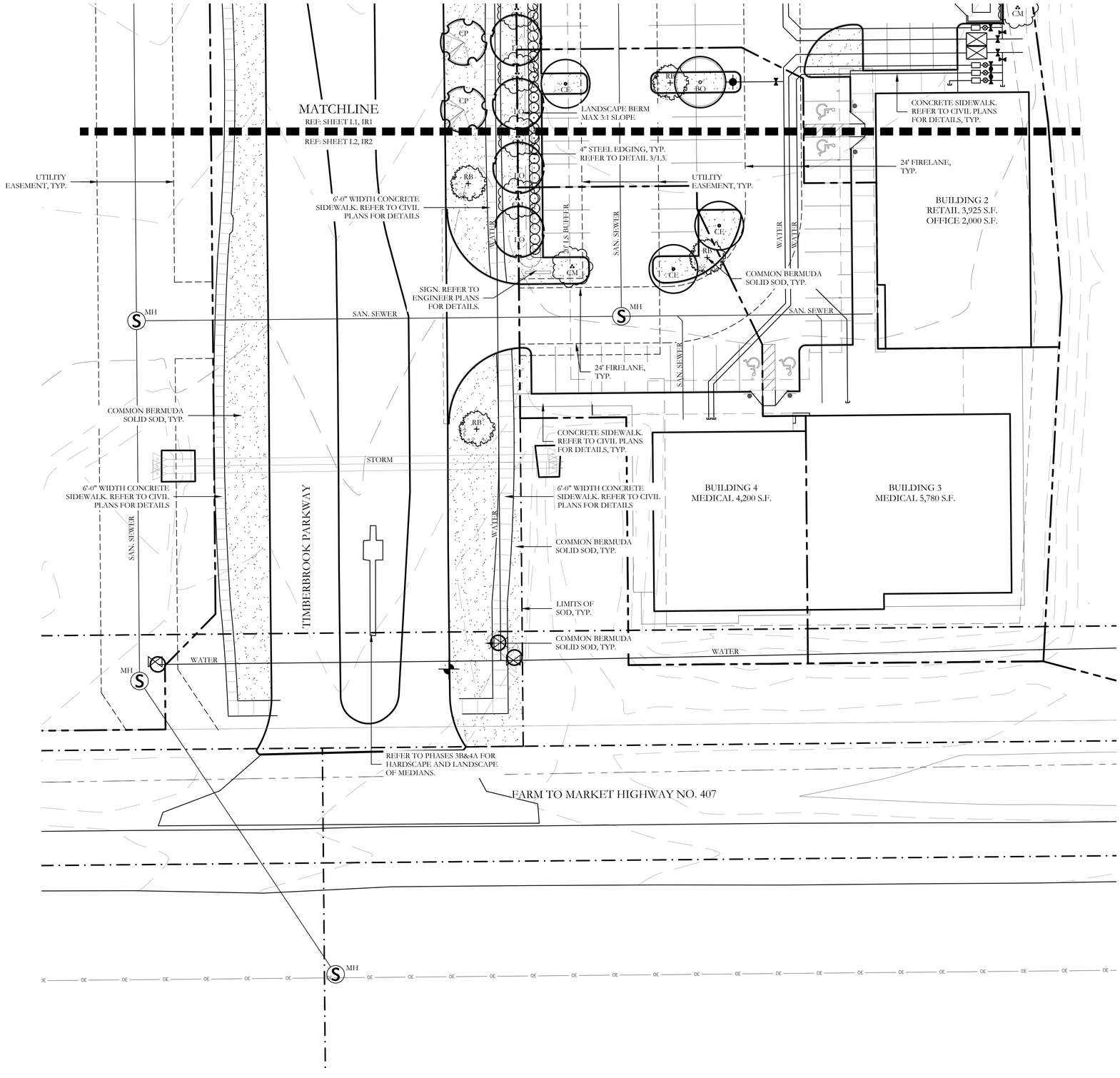
LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 28, 2023

SCALE:
1" = 20'
One Inch
JVC No DPI020A

L1 of 3

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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

STREET BUFFER REQUIREMENT

STREET BUFFER REQUIREMENT - 20 FT. BUFFER REQUIRED AND PROVIDED			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
TIMBERBROOK PKWY		20 LF	20 LF
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1 CANOPY TREES PER 600 LF 1 UNDERSTORY TREES PER 300 LF 1 SHRUB PER 60 SQ. FT	2,033 SQ. FT. REQUIRED	2,033.00 / 600 = 3 CANOPY TREE 2,033.00 / 300 = 7 UNDERSTORY 2,033.00 / 60 = 34 SHRUBS	3 CANOPY TREES 7 UNDERSTORY TREES 34 SHRUBS

N

20 10 0 20

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TIMBERBROOK CROSSING
CITY OF JUSTIN
DENTON COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

March 28, 2023

SCALE:
1" = 20'
One Inch
JVC No DPI020A

L2 of 3

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LANDSCAPE PROVIDED

PARKING LOT LANDSCAPING

A. PARKING AREAS BASED ON 20 SQ. FT. FOR EACH PARKING STALL PROVIDED

B. 92 PARKING STALLS x 20 SF = 1,840 SQ. FT. LANDSCAPE REQUIRED.
PROVIDED: 4,250 SQ. FT PERMANENT LANDSCAPE PROVIDED

C. 50% OF PLANTER ISLANDS IN PARKING AREA SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE.

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	8	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	5	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	7	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	10	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	17	DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHITE II'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	15	ELAEAGNUS	ELAEAGNUS ANGUSTIFOLIA	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	27	DWARF BURFORD HOLLY	ILEX CORNUTA' DWARF BURFORD'	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	36	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	3	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	40	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	220	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	40	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	540	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	25,310	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	155	3" DEPTH OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	AS SHOWN	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES

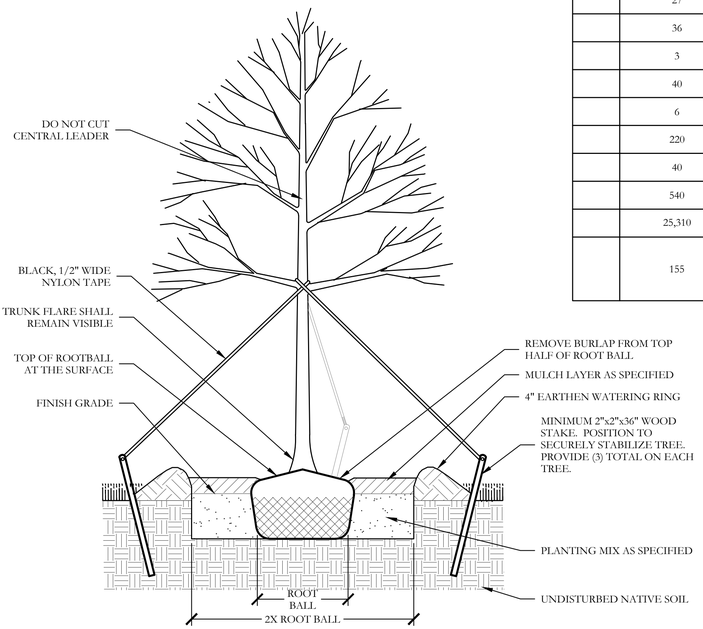
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

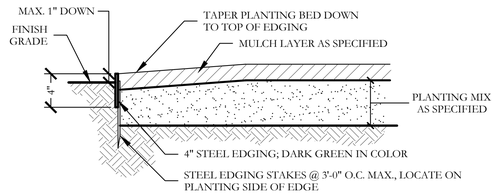
IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

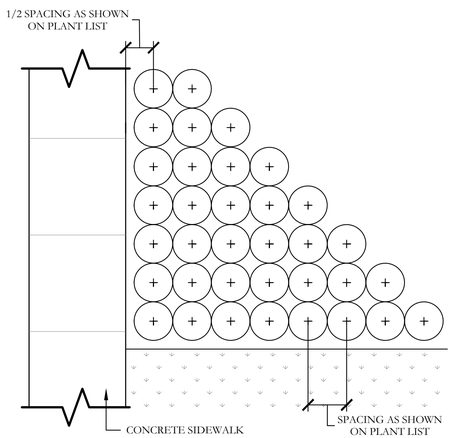
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

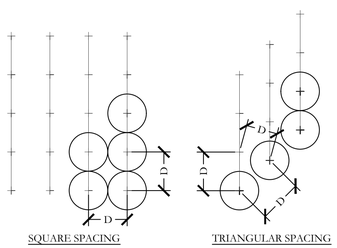


1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

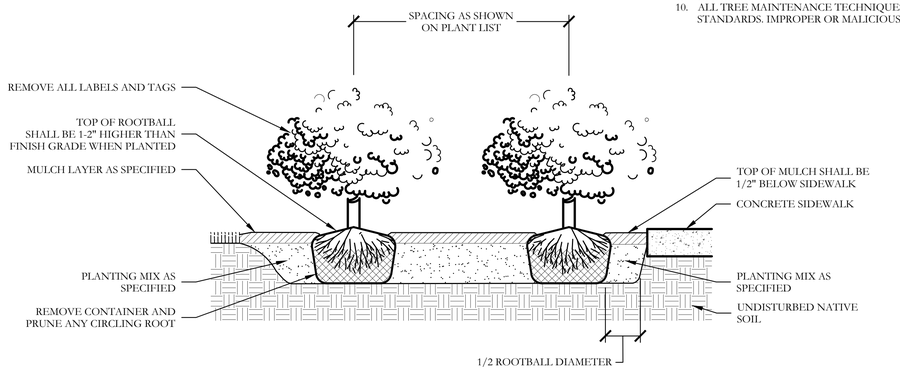


3 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TIMBERBROOK CROSSING
CITY OF JUSTIN
DENTON COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
March 28, 2023

SCALE:
REFER TO DETAILS
One Inch
JVC No DPI020A

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