PLANNING & ZONING COMMISSION MEETING
TUESDAY, AUGUST 15, 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 July 25th and August 8th Council Meeting.

   a. Timberbrook Commercial Crossing (July 25th)
   b. Justin Town Square Preliminary Plat (July 25th)
   c. Justin Town Square Replat (July 25th)
   d. Ridgeview Gate Discussion (August 8th)
   e. Justin Self-Storage PD Amendment (August 8th)

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

D. Discuss Training Schedule

E. Discuss Tentative Schedule for Planning Phase I Deliverables.

F. Discuss Legislative Update Report

G. Discuss regular agenda items.

H. 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 August 15, 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 a recommendation to City Council regarding the appointment to membership of the Planning and Zoning Commission.

B. Consider and act upon a recommendation to City Council for a Preliminary Plat for LaDera Timberbrook described as Lot 1, Lot 2, Block A generally located northeast from Strader Lane and FM 407.

***All items can be pulled from consent for additional discussion by the Commission.**

5. FUTURE AGENDA ITEMS:

A. Meadowlands PH. 1

6. DEVELOPMENT UPDATE:

A. Development Update

7. 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.

8. 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 11th Day of August 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

From: Brittany Andrews
To: Matthew Cyr
Subject: FW: Online Form Submittal: Board, Commission & Committee Application
Date: Thursday, August 10, 2023 10:01:05 AM

Thank you,

Brittany Andrews, City Secretary TRMC
City of Justin
415 N. College Ave.
Justin, TX 76247

ATTENTION ELECTED OFFICIALS:

A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

This message is intended only for the named recipient. If you are not the recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, July 25, 2023 2:33 PM
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	Emily
Last Name	Krzyzek
Address	230 S Snyder Ave
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	230 S Snyder Ave

City	Justin
State	TX
Zip Code	76247
Phone Number	203-376-6695
Email Address	sunb6@aol.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	Northwest ISD
Education, Licenses, or Certifications	Master's Degree in Special Education
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	Yes
If yes, please specify	Past member of Planning and zoning
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,	I have previously served on planning and zoning. I have worked as a teacher at Northwest ISD for over 10 years.

and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	
List any additional information which you believe would be of value for the City Council to know about you.	I am very organized. I have lived in Justin for 17 years. I am committed to doing what is best for the citizens of this community.
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 obligation to any person or entity which might constitute a conflict of interest?	No
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.	Emily Krzyzek
Date of Submission	7/25/2023

Email not displaying correctly? View it in your browser.

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
August 15, 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 LaDera Timberbrook described as Lot 1, Lot 2, Block A generally located northeast from Strader Lane and FM 407.

APPLICANT: Cole Carpenter, McAdams

EXECUTIVE SUMMARY:

The Applicant is proposing a preliminary plat for the Milestone lot and the LaDera Lot.

On December 13, 2022, City Council approved a Planned Development request for LaDera Farms and Milestone Church. Milestone was approved for an approximately 47,000 square-foot Church off of FM 407 and LaDera was approved for an age restricted development located behind the Church.

The site is approximately 41 acres and is located on the frontage of FM 407 going north. The residential is to be 157 units (10 units to be duplexes), while the Church is approved for approximately 47,000 square-feet.

ACTION CONSIDERED:

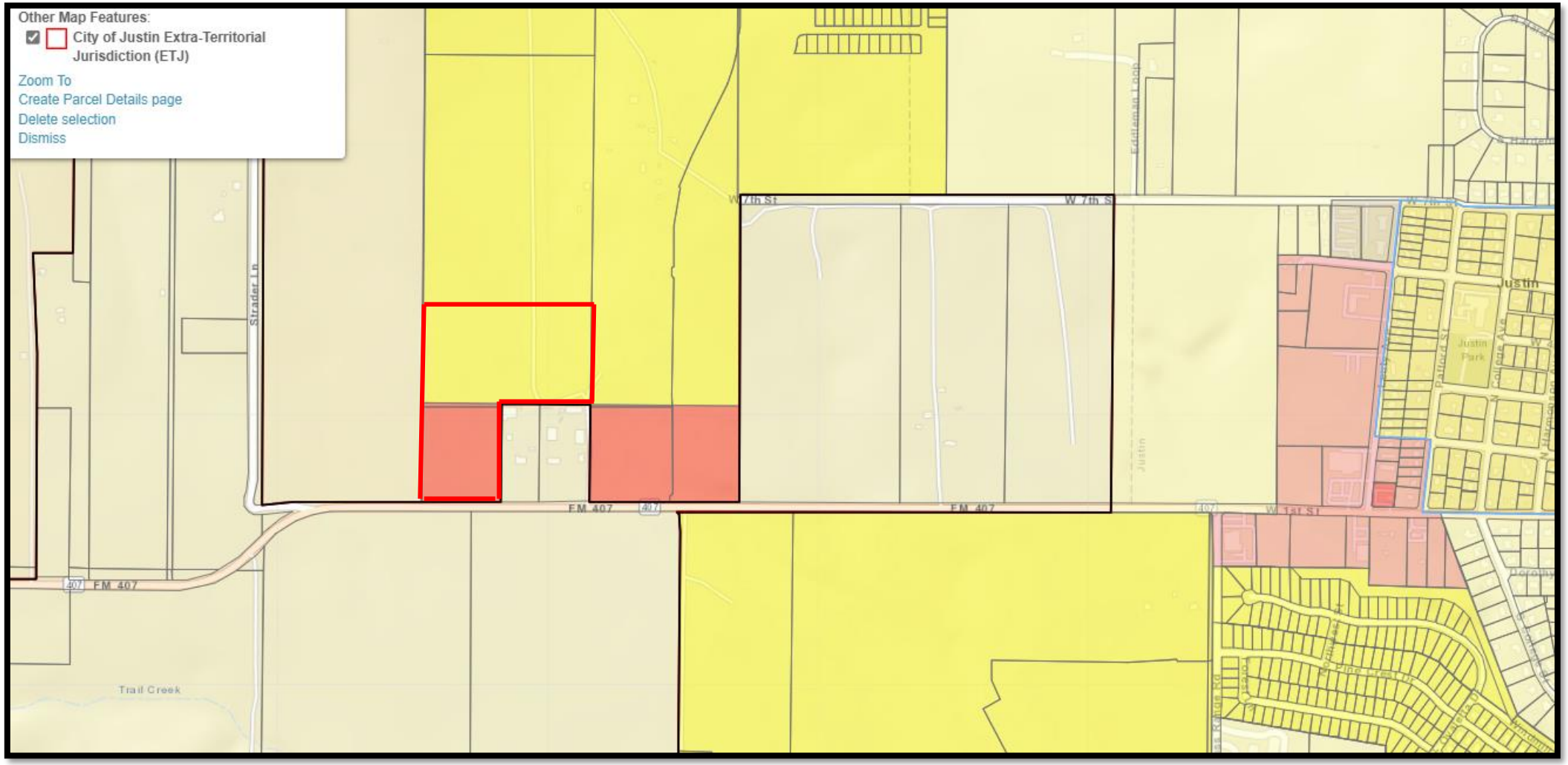
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends approval as presented based on the preliminary plat meeting all the requisite regulations. All pre-liminary drainage run-off, all easements, and lots have been reviewed by the Development Review Committee (which includes the City Engineer).

ATTACHMENTS:

(A) Map
(B) Supporting Documentation


Other Map Features:
City of Justin Extra-Territorial Jurisdiction (ETJ)
Zoom To
Create Parcel Details page
Delete selection
Dismiss
W 7th St
W 7th St
Strader Ln
FM 407
FM 407
FM 407
W 1st St
Justin
Justin
Justin Park
Trail Creek

LADERA TIMBERBROOK

TIMBERBROOK PARKWAY
CITY OF JUSTIN, TEXAS, 76247
DENTON COUNTY

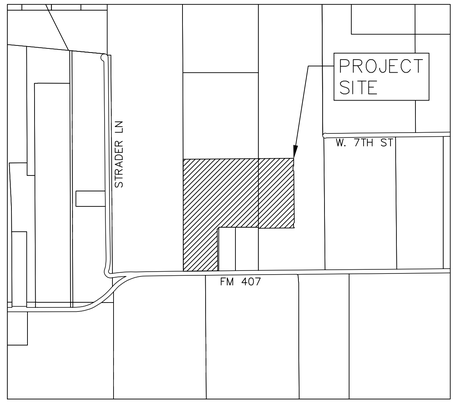
LADERA TIMBERBROOK
LOT 1 & 2, BLOCK A
in the
M. GARNETT SURVEY, ABSTRACT NO. 0439
41.217 ACRES
ZONING: PLANNED DEVELOPMENT - SINGLE FAMILY 2 (PD-SF2)

PRELIMINARY PLAT

PROJECT NUMBER: 2021310647
DATE: JULY 25, 2023

Sheet List Table

C0.00	COVER SHEET
C0.01	PRELIMINARY PLAT
C0.02	PRELIMINARY PLAT
C3.00	EXISTING DRAINAGE AREA MAP
C3.01	EXISTING DRAINAGE AREA CALCULATIONS
C3.02	PROPOSED DRAINAGE AREA MAP
C3.03	PROPOSED DRAINAGE AREA CALCULATIONS
C4.00	STORM WATER PLAN
C4.01	SEWER PLAN
C4.02	WATER PLAN
C7.00	STREET PLAN
C7.01	TYPICAL STREET SECTION



VICINITY MAP
N.T.S. 1"=1000'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CONTACT

JUSTIN LANSDOWNE
JLANSDOWNE@MCADAMSCO.COM
PHONE: 469.253.5379

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

INTEGRITY GROUP

PROJECT DIRECTORY

DEVELOPER
INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318

GEOTECHNICAL ENGINEER
BURGESS CONSTRUCTION CONSULTANTS, INC
25211 GROGANS MILL RD, SUITE 240
THE WOODLANDS, TEXAS, 77380
PHONE: 972.841.5438

STATE OF TEXAS
JUSTIN R. LANSDOWNE
127990
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2023	1ST SUBMITTAL
2	07.25.2023	2ND SUBMITTAL

PRELIMINARY PLAT FOR:

LADERA TIMBERBROOK

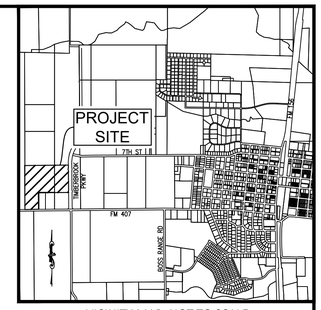
CITY OF JUSTIN, TEXAS, 76247

PROJECT NUMBER: 2021310647

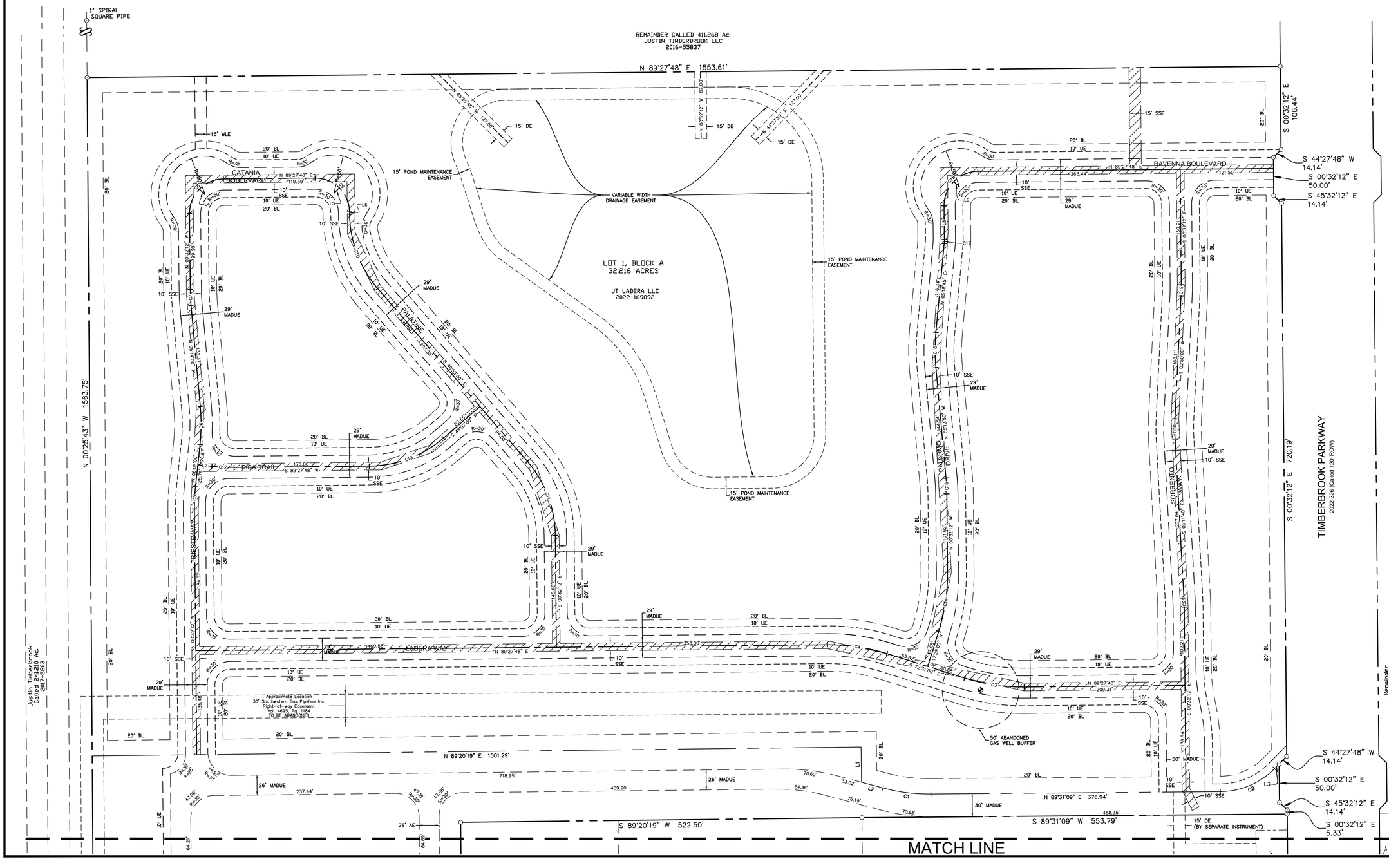
LEGEND

P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
AE	=	ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
MADUE	=	MUTUAL ACCESS, DRAINAGE, & UTILITY EASEMENT

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.



VICINITY MAP: NOT TO SCALE



McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

JT LADERA LLC
361 W. BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
PHONE: 817-430-3318

SURVEYOR

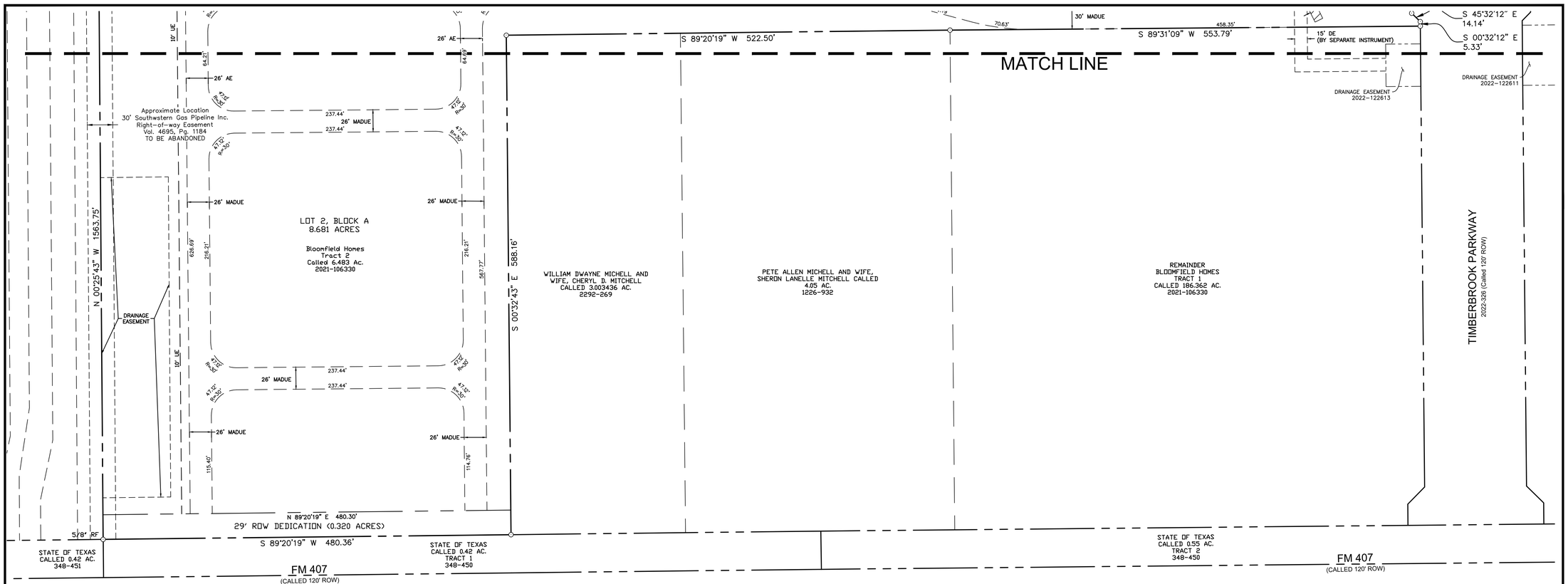
COLE CARPENTER, RPLS
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

PRELIMINARY PLAT
LADERA TIMBERBROOK
LOTS 1 & 2, BLOCK A
BEING 41.217 ACRES
OF LAND IN THE
MARGARET GARNETT SURVEY, ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	ITG 2021310647
FILENAME	2021310647 - PP
CHECKED BY	CC
DRAWN BY	AT
SCALE	1"=60'
DATE	07.25.2023

M:\Projects\ITG\2021\2021310647 Timberbrook\07-Geomatics\Survey\Plats\2021310647 PP.dwg, 7/25/2023 11:40:05 AM, Cara King



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS (Name of Individual), and (Name of 2nd Individual, if applicable), is/are the sole owner(s) of a tract of land located in the (Survey Name and Abstract Number), City of Justin, Denton County, Texas, according to the deed recorded in Volume XXX, Page XXX, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION
41.217 ACRES

Being all that certain lot, tract or parcel of land situated in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being all of that certain called 6.483 acre tract of land described as Tract 2 in deed in favor of Bloomfield Homes, LP, recorded in Document Number 2021-106330 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southwest corner of said Tract 2 and the southwest corner of said 411.268 acre tract, being the southeast corner of that certain called 241.210 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2017-5803 of the Real Property Records of Denton County, Texas, being the northwest corner of that certain called 1.04 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 450 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 0.42 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 451 of the Real Property Records of Denton County, Texas, and being on the north right-of-way line of F.M. 407 (90' right-of-way);

THENCE N 00°25'43" W, with the west line of said 411.268 acre tract and the west line of said Tract 2 passing at 589.13 feet the northwest corner of said Tract 2 and continuing for a total distance of 1563.75 feet to 1/2" capped rebar set "McAdams" from witch a 1" spiral square pipe on the west line of said 411.268 acre tract and the east line of said 241.210 acre tract bears N 00°25'43" W, 3878.3' and the northwest corner of said 411.268 acre tract and the northeast corner of said 241.210 acre tract bears N 00°25'43" W, 4058.56' from which a 1" spiral square pipe bears N 19°26'40" E, 5.6 feet;

THENCE N 89°27'48" E, 1553.61 feet to the west line of that certain called 186.362 acre tract of land described as Tract 1 in the aforementioned deed in favor of Bloomfield Homes, LP;

THENCE with the west line of said Tract 1 the following nine (9) calls:

S 00°32'12" E, 108.44 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 720.19 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 5.33 feet;

THENCE S 89°31'09" W, 553.79 feet with a north line of said Tract 1 to a 1/2" capped rebar found "Goodwin & Marshall" at the westerly northwest corner thereof, and being at a reentrant corner on the south line of said 411.268 acre tract and being the northwest corner of that certain called 4.05 acre tract of land described in deed in favor of Pete Allen Michell and wife, Sheron Lanelle Mitchell, recorded in Document Number Volume 1226, Page 392 of the Real Property Records of Denton County, Texas;

THENCE S 89°20'19" W, with the south line of said 411.268 acre tract and the north line of said 4.05 acre tract passing the northwest corner thereof and being the northeast corner of that certain called 3.003436 acre tract of land described in deed in favor of William Dwayne Michell and wife, Cheryl D. Mitchell recorded in Document Number Volume 2292, Page 269 of the Real Property Records of Denton County, Texas and continuing with the north line thereof a total distance of 522.50 feet to a 1/2" capped rebar found "Goodwin & Marshall" at the northwest corner thereof, being the northeast corner of the aforementioned Tract 2 and being at a reentrant corner on the south line of said 411.268 acre tract;

THENCE S 00°32'43" E, 588.16 feet with the west line of said 3.003436 acre tract, the east line of said Tract 2 and the south line of said 411.268 acre tract to a 5/8" rebar found at the southwest corner of said 3.003436 acre tract, the southeast corner of said Tract 2, the most westerly southeast corner of said 411.268 acre tract, and being on the north line of said F.M. 407;

THENCE S 89°20'19" W, 480.36 feet with the south line of said 411.268 acre tract, the south line of said Tract 2 and with the north line of said F.M. 407 to the POINT OF BEGINNING and containing approximately 41.217 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, (Name of Individual), and (Name of 2nd Individual, if applicable), do/does hereby adopt this plat designating the hereinabove described real property as Lot(s), Block(s) , (Addition Name), an addition to the City of Justin, Denton County, Texas, and do/does hereby dedicate to the publics use the streets, alleys, rights-of-way, and any other public areas shown on this plat. When there are multiple owners, each one should be identified with their individual lots, if applicable.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared (Affiant), [of (Corporation name, if applicable),] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said [partnership –or– individual, as applicable.]

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

_____
Notary Public, State of Texas

My Commission expires: _____

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 2023, to recommend approval of this plat by the City Council.

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 2023 to approve this plat for filing of record.

_____
Mayor, City of Justin

_____
Attest: City Secretary

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°39'41" E	45.91'
L2	S 75°05'30" E	28.87'
L3	N 44°27'48" E	8.42'
L4	S 45°32'12" E	10.00'
L5	S 44°27'48" W	10.00'
L6	S 00°32'12" E	2.96'
L7	S 83°54'00" E	24.16'
L8	N 00°32'12" W	43.99'
L9	S 45°32'12" E	10.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	235.00'	15°23'21"	63.12'	S 82°47'11" E, 62.93'
C2	100.00'	45°03'21"	78.64'	N 66°59'29" E, 76.63'
C3	250.00'	18°01'12"	78.63'	N 81°31'36" W, 78.30'
C4	250.00'	18°01'12"	78.63'	N 81°31'36" W, 78.30'
C5	250.00'	6°38'12"	28.96'	N 02°46'54" E, 28.94'
C6	250.00'	11°20'00"	49.45'	N 00°26'00" E, 49.37'
C7	250.00'	4°41'48"	20.49'	N 02°53'06" W, 20.49'
C8	44.50'	90°00'00"	69.90'	N 44°27'48" E, 62.93'
C9	44.50'	90°00'00"	69.90'	S 45°32'12" E, 62.93'
C10	150.00'	40°20'48"	105.63'	S 20°42'36" E, 103.46'
C11	150.00'	40°20'48"	105.63'	S 20°42'36" E, 103.46'
C12	250.00'	6°38'12"	28.96'	S 87°13'06" E, 28.94'
C13	150.00'	40°20'48"	105.63'	N 69°17'24" E, 103.46'
C14	250.00'	18°01'12"	78.63'	N 08°28'24" E, 78.30'
C15	250.00'	4°41'38"	20.48'	N 02°53'01" W, 20.48'
C16	250.00'	10°32'35"	46.00'	N 00°02'28" E, 45.94'
C17	50.00'	5°50'57"	5.10'	N 02°23'17" E, 5.10'
C18	44.50'	90°00'00"	69.90'	N 44°27'48" E, 62.93'
C19	250.00'	3°22'12"	14.70'	S 01°08'54" W, 14.70'
C20	250.00'	6°01'40"	26.30'	S 00°10'50" E, 26.29'
C21	250.00'	2°39'28"	11.60'	S 01°51'56" E, 11.60'

SURVEYOR'S STATEMENT

I, Cole Carpenter, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
COLE CARPENTER, RPLS 6892 7/25/23

_____
Cole Carpenter, RPLS
Texas Registration No. 6892

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

JT LADERA LLC
361 W. BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
PHONE: 817-430-3318

SURVEYOR

COLE CARPENTER, RPLS
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

PRELIMINARY PLAT
LADERA TIMBERBROOK
LOTS 1 & 2, BLOCK A
BEING 41.217 ACRES
OF LAND IN THE
MARGARET GARNETT SURVEY, ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	ITG 2021310647
FILENAME	2021310647 - PP
CHECKED BY	CC
DRAWN BY	AT
SCALE	1"=60'
DATE	07.25.2023

M:\Projects\ITG\2021\2021310647 Timberbrook\02-Geomatics\Survey\Plats\2021310647-PP.dwg, 7/25/2023 11:48:36 AM, Cole Kring



BENCHMARKS:

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILE NORTH OF THE CITY OF JUSTIN. N 7086177.13 E 2338373.36 Z 627.43

"X" FOUND IN CONCRETE AT THE INTERSECTION OF WRENWOOD DRIVE AND ELMWOOD DRIVE. N2334473.16 E 7087256.23 Z 680.57

LEGEND

FLOW ARROW

X — DRAINAGE AREA LABEL

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

INTEGRITY GROUP

LADERA TIMBERBROOK

PRELIMINARY PLAT
TIMBERBROOK PARKWAY
CITY OF JUSTIN, TEXAS 76247

STATE OF TEXAS
JUSTIN L. LANSDOWNE
121990
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2023	1ST SUBMITTAL
2	07.25.2023	2ND SUBMITTAL

PLAN INFORMATION

PROJECT NO.	2021310647
FILENAME	2021310647-G1.DWG
CHECKED BY	TL
DRAWN BY	EA
SCALE	200 SCALE
DATE	07.25.2023

SHEET

EXISTING DRAINAGE AREA MAP

C3.00

M:\Projects\FORT\2021\2021310647 TimberbrookV04-Production\Engineering\Preliminary plat\2021310647-G1.dwg, 7/25/2023 11:42:33 AM, Cara King

EXISTING Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	**Area**	**Acreage**	**Tc**	**C**	**I2**	**I5**	**I10**	I25	I50	I100	**Q2**	**Q5**	Q10	Q25	**Q50**	Q100	**Comments**
1	OS-1	69.08	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	211.40	258.20	291.82	339.16	375.48	414.81	Flow to New Development
2	OS-2	4.21	10	0.7	4.71	5.75	6.50	7.55	8.36	9.24	12.89	15.75	17.80	20.69	22.90	25.30	Flow to New Development
3	A	15.96	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	21.20	26.05	29.48	34.29	38.06	42.07	Flow to Pond
4	B	9.20	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	12.22	15.02	16.99	19.77	21.94	24.25	Flow off SW corner
5	C	8.59	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	11.42	14.02	15.87	18.45	20.49	22.65	Flow to ROW
6	D	2.20	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	2.92	3.59	4.06	4.73	5.25	5.80	Flow to ROW
7	E	0.08	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	0.11	0.13	0.15	0.17	0.19	0.21	Flow off NE Corner
8	F	4.78	12	0.30	4.43	5.44	6.16	7.16	7.95	8.79	6.35	7.80	8.83	10.27	11.40	12.60	Flow to Exist Storm
	Totals	**114.10**									**272.16**	**332.76**	**376.17**	**437.26**	**484.31**	**535.09**	

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

INTEGRITY GROUP

LADERA TIMBERBROOK
PRELIMINARY PLAT
TIMBERBROOK PARKWAY
CITY OF JUSTIN, TEXAS 76247

STATE OF TEXAS
JUSTIN S. LANSDOWNE
121990
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2023	1ST SUBMITTAL
2	07.25.2023	2ND SUBMITTAL

PLAN INFORMATION

PROJECT NO.	2021310647
FILENAME	2021310647-G1.DWG
CHECKED BY	TL
DRAWN BY	EA
SCALE	N/A
DATE	07.25.2023

SHEET

EXISTING DRAINAGE AREA CALCULATIONS

C3.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

BENCHMARKS:

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILE NORTH OF THE CITY OF JUSTIN. N 7086177.13 E 2338373.36 Z 627.43

"X" FOUND IN CONCRETE AT THE INTERSECTION OF WRENWOOD DRIVE AND ELMWOOD DRIVE. N2334473.16 E 7087256.23 Z 680.57

LEGEND

FLOW ARROW

X DRAINAGE AREA LABEL

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McAdams

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
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www.mcadamsco.com

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

INTEGRITY GROUP

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PRELIMINARY PLAT
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SCALE	100 SCALE
DATE	07.25.2023

SHEET

PROPOSED DRAINAGE AREA MAP

C3.02

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PROPOSED Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	**Area**	**Acreage**	**Tc**	**C**	**I_2**	**I_5**	**I_{10}**	**I_{25}**	**I_{50}**	**I_{100}**	**Q_2**	**Q_5**	**Q_{10}**	**Q_{25}**	**Q_{50}**	**Q_{100}**	**Comments**
1	A1	2.49	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	7.62	9.31	10.52	12.22	13.53	14.95	Inlet
1	A2	0.77	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.36	2.88	3.25	3.78	4.19	4.62	Inlet
1	A3	2.00	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	6.12	7.48	8.45	9.82	10.87	12.01	Inlet
1	A4	0.73	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.23	2.73	3.08	3.58	3.97	4.38	Inlet
1	A5	1.29	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	3.95	4.82	5.45	6.33	7.01	7.75	Inlet
1	A6	1.29	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	3.95	4.82	5.45	6.33	7.01	7.75	Inlet
1	A7	0.69	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.11	2.58	2.91	3.39	3.75	4.14	Inlet
1	A8	1.69	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	5.17	6.32	7.14	8.30	9.19	10.15	Inlet
1	A9	1.73	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	5.29	6.47	7.31	8.49	9.40	10.39	Inlet
1	A10	0.81	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.48	3.03	3.42	3.98	4.40	4.86	Grate
2	B1	1.09	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	3.34	4.07	4.60	5.35	5.92	6.55	Inlet
2	B2	0.49	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	1.50	1.83	2.07	2.41	2.66	2.94	Inlet
2	B3	0.71	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.17	2.65	3.00	3.49	3.86	4.26	Inlet
2	B4	0.70	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.14	2.62	2.96	3.44	3.80	4.20	Inlet
2	B5	0.68	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	2.08	2.54	2.87	3.34	3.70	4.08	Grate
1	C1	6.77	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	20.72	25.30	28.60	33.24	36.80	40.65	Flow to main pond
3	C2	1.07	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	3.27	4.00	4.52	5.25	5.82	6.43	Inlet
3	C3	1.74	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	5.32	6.50	7.35	8.54	9.46	10.45	Inlet
3	C4	1.17	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	3.58	4.37	4.94	5.74	6.36	7.03	Inlet
3	C5	2.43	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	7.44	9.08	10.27	11.93	13.21	14.59	Inlet
3	C6	1.91	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	5.84	7.14	8.07	9.38	10.38	11.47	Inlet
4	D1	7.46	10	0.65	3.90	4.85	5.50	6.41	7.14	7.91	18.91	23.51	26.66	31.08	34.65	38.37	Inlet
4	D2	1.13	10	0.65	3.90	4.85	5.50	6.41	7.14	7.91	2.86	3.56	4.04	4.71	5.25	5.81	Inlet
1	OS-1	69.08	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	211.40	258.20	291.82	339.16	375.48	414.81	Flow to main pond
1	OS-2	4.21	10	0.65	4.71	5.75	6.50	7.55	8.36	9.24	12.88	15.74	17.78	20.67	22.88	25.28	Flow to NE corner
	Totals	**114.13**									**344.75**	**421.55**	**476.53**	**553.95**	**613.55**	**677.92**	

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The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

INTEGRITY GROUP

LADERA TIMBERBROOK
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STATE OF TEXAS
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NOT FOR CONSTRUCTION

REVISIONS

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1	06.26.2023	1ST SUBMITTAL
2	07.25.2023	2ND SUBMITTAL

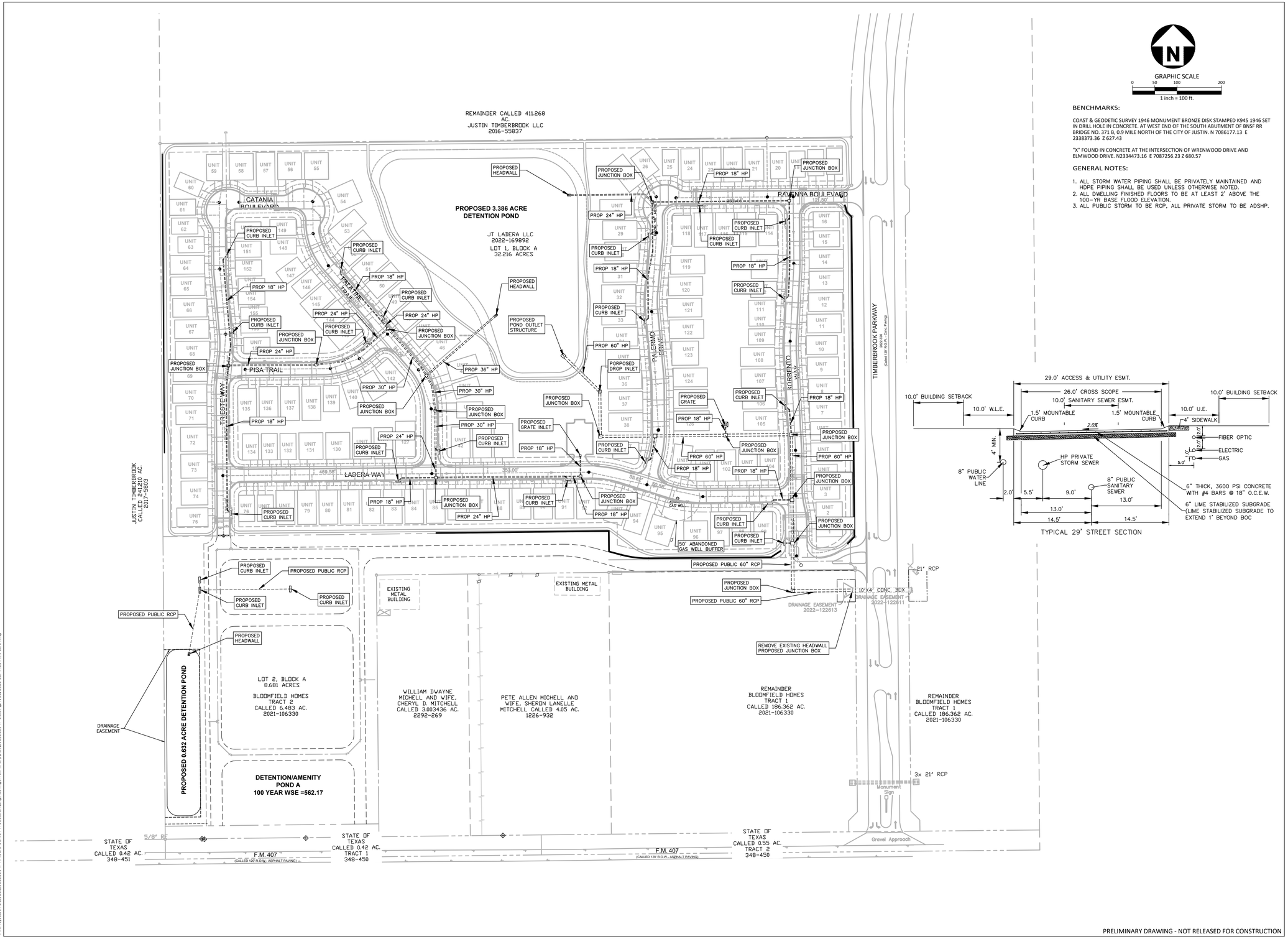
PLAN INFORMATION

PROJECT NO.	2021310647
FILENAME	2021310647-G2.DWG
CHECKED BY	TL
DRAWN BY	EA
SCALE	N/A
DATE	07.25.2023

SHEET

PROPOSED DRAINAGE AREA CALCULATIONS

C3.03



BENCHMARKS:

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILE NORTH OF THE CITY OF JUSTIN. N 7086177.13 E 2338373.36 Z 627.43

"X" FOUND IN CONCRETE AT THE INTERSECTION OF WRENWOOD DRIVE AND ELMWOOD DRIVE. N2334473.16 E 7087256.23 Z 680.57

GENERAL NOTES:

1. ALL STORM WATER PIPING SHALL BE PRIVATELY MAINTAINED AND HDPE PIPING SHALL BE USED UNLESS OTHERWISE NOTED.
2. ALL DWELLING FINISHED FLOORS TO BE AT LEAST 2' ABOVE THE 100-YR BASE FLOOD ELEVATION.
3. ALL PUBLIC STORM TO BE RCP, ALL PRIVATE STORM TO BE ADSHP.

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SCALE	100 SCALE
DATE	07.25.2023

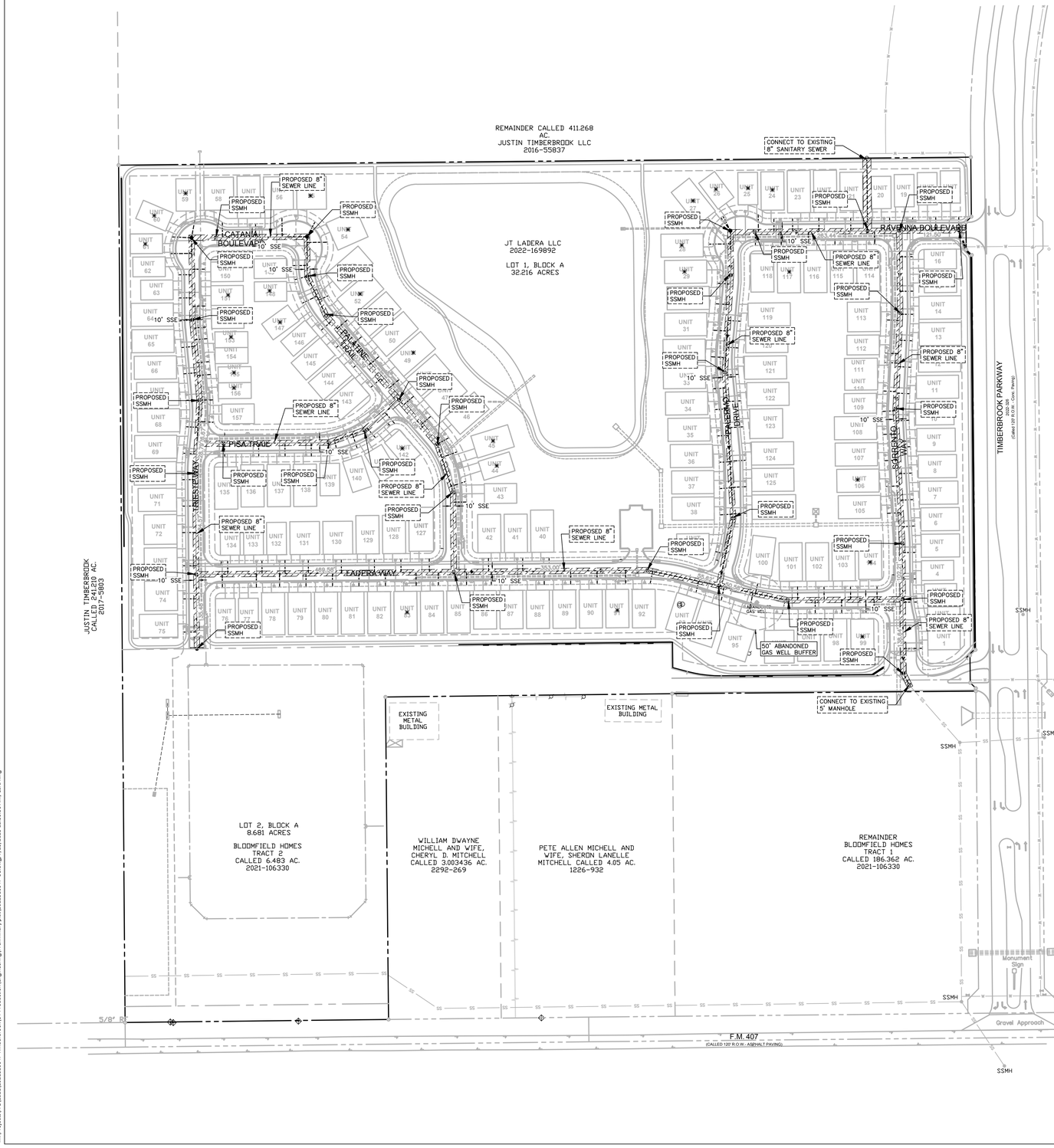
SHEET

STORM WATER PLAN

C4.00

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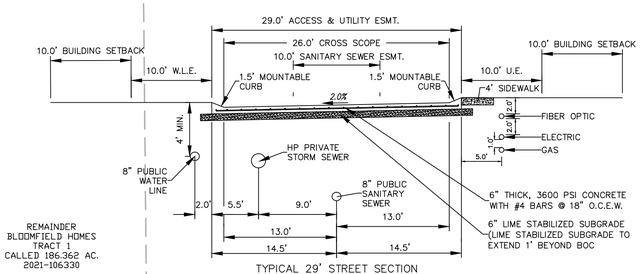
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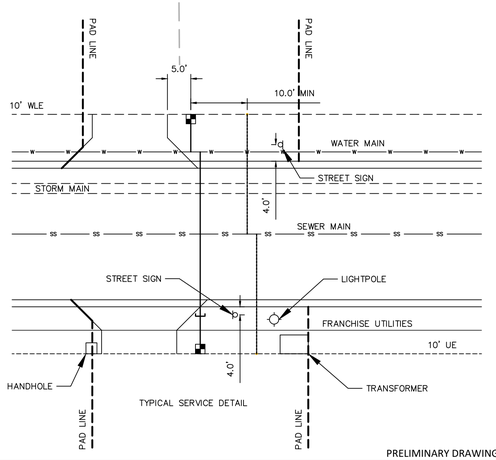
"X" FOUND IN CONCRETE AT THE INTERSECTION OF WRENWOOD DRIVE AND ELMWOOD DRIVE. N2334473.16 E 7087256.23 Z 680.57

GENERAL NOTES:

1. SANITARY SEWER A CITY OF JUSTIN UTILITY.
2. NO PEDESTALS, TRANSFORMERS, OR SIMILAR WILL BE ALLOWED IN THE CITY'S 10' WATER LINE EASEMENT. FRANCHISE UTILITIES SHALL BE ALLOWED TO CROSS WATERLINE EASEMENTS PERPENDICULARLY.
3. ALL DEAD END SEWER LINES LESS THAN 250' IN LENGTH TO END IN A CLEANOUT.
4. ALL SEWER SERVICES TO BE 4" CLEANOUTS UNLESS OTHERWISE NOTED.
5. CURB TO BE MARKED WITH DOUBLE LINE FOR ALL SEWER LATERAL LOCATIONS.
6. * RPRESENTS LOTS WITH NON-TYPICAL UTILITY SERVICES



TYPICAL 29' STREET SECTION



TYPICAL SERVICE DETAIL

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McAdams

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

INTEGRITY GROUP, LLC
361 W. BYRON NELSON BLCD., SUITE 104
ROANOKE, TEXAS, 76262
(917)-430-3318
JOHN DELIN

Integrity Group

LADERA TIMBERBROOK
PRELIMINARY PLAT
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CITY OF JUSTIN, TEXAS, 76247

STATE OF TEXAS — JUSTIN S. LANSDOWNE — 121990 — LICENSED PROFESSIONAL ENGINEER — 07.25.2023

REVISIONS

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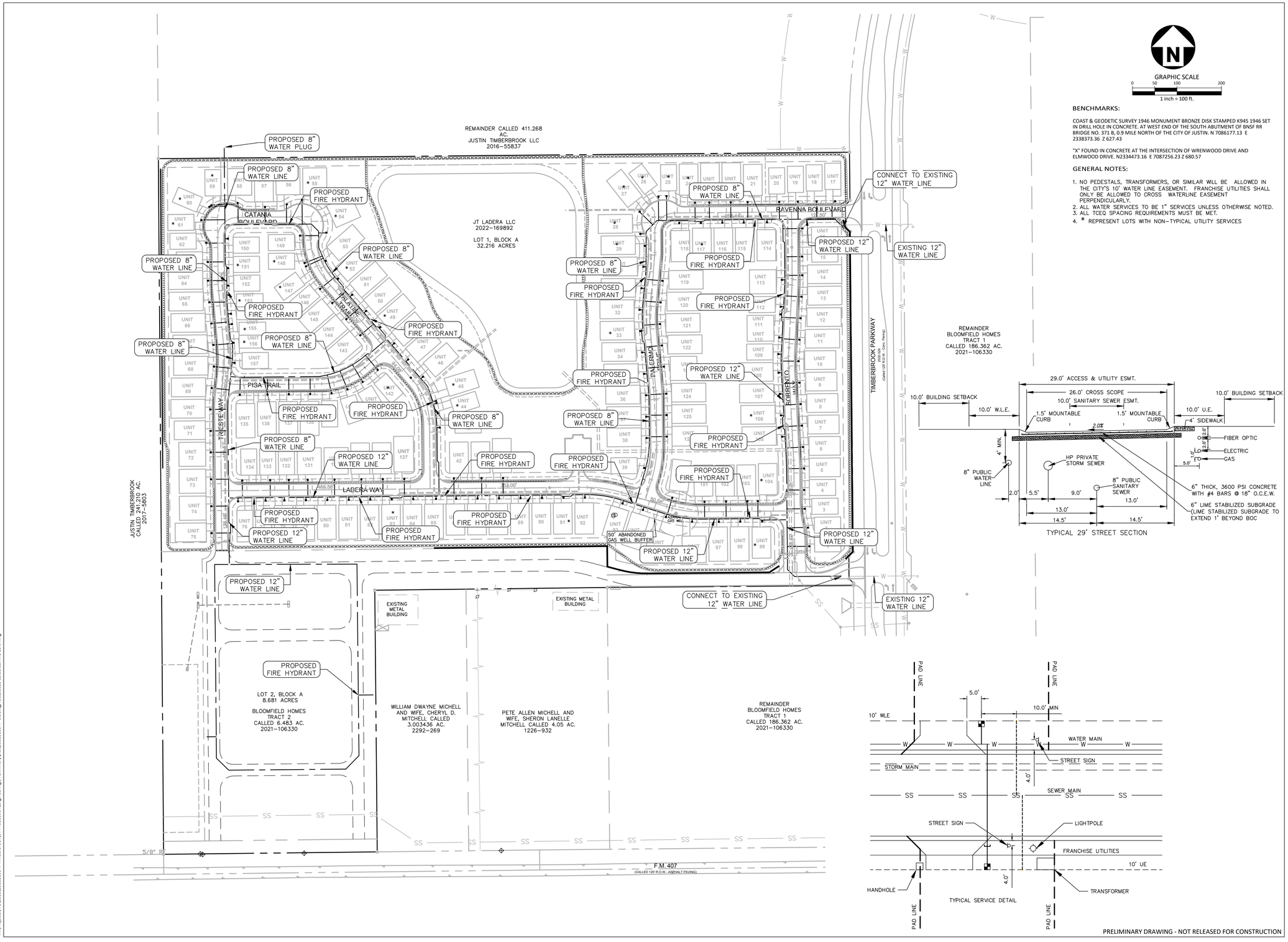
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FILENAME	2021310647-U3.DWG
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SCALE	100 SCALE
DATE	07.25.2023

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SEWER PLAN

C4.01

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GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

BENCHMARKS:

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILE NORTH OF THE CITY OF JUSTIN. N 7086177.13 E 2338373.36 Z 627.43

"X" FOUND IN CONCRETE AT THE INTERSECTION OF WRENWOOD DRIVE AND ELMWOOD DRIVE. N2334473.16 E 7087256.23 Z 680.57

GENERAL NOTES:

1. NO PEDESTALS, TRANSFORMERS, OR SIMILAR WILL BE ALLOWED IN THE CITY'S 10' WATER LINE EASEMENT. FRANCHISE UTILITIES SHALL ONLY BE ALLOWED TO CROSS WATERLINE EASEMENT PERPENDICULARLY.
2. ALL WATER SERVICES TO BE 1" SERVICES UNLESS OTHERWISE NOTED.
3. ALL TCEQ SPACING REQUIREMENTS MUST BE MET.
4. * REPRESENT LOTS WITH NON–TYPICAL UTILITY SERVICES

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Roanoke, Texas 76262

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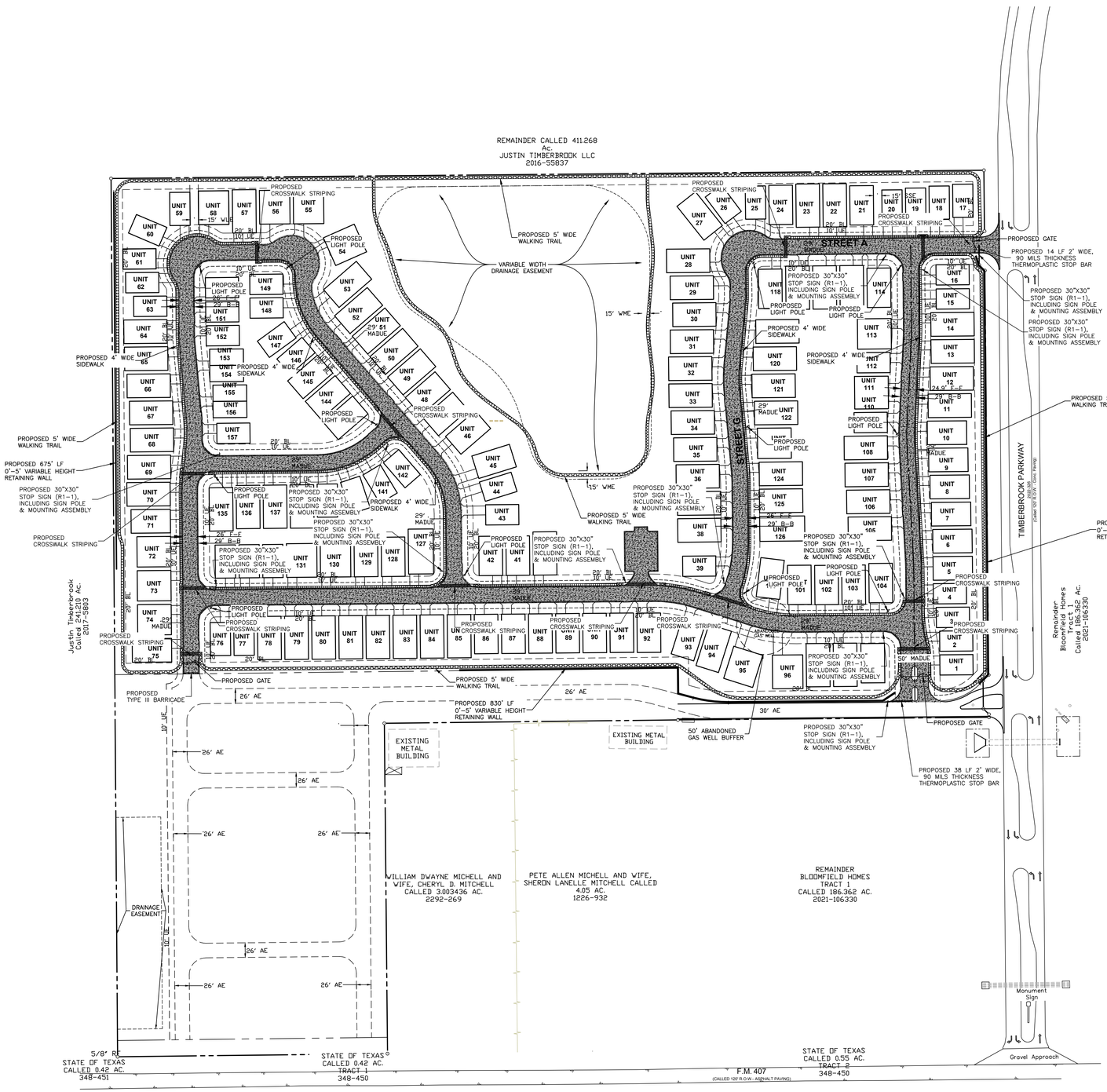
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WATER PLAN

C4.02

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GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

BENCHMARKS:

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LEGEND

- 6" THICK, 3600 PSI CONCRETE WITH #4 BARS @ 18" O.C.E.W.
- 5' WALKING TRAIL
- 4' SIDEWALK

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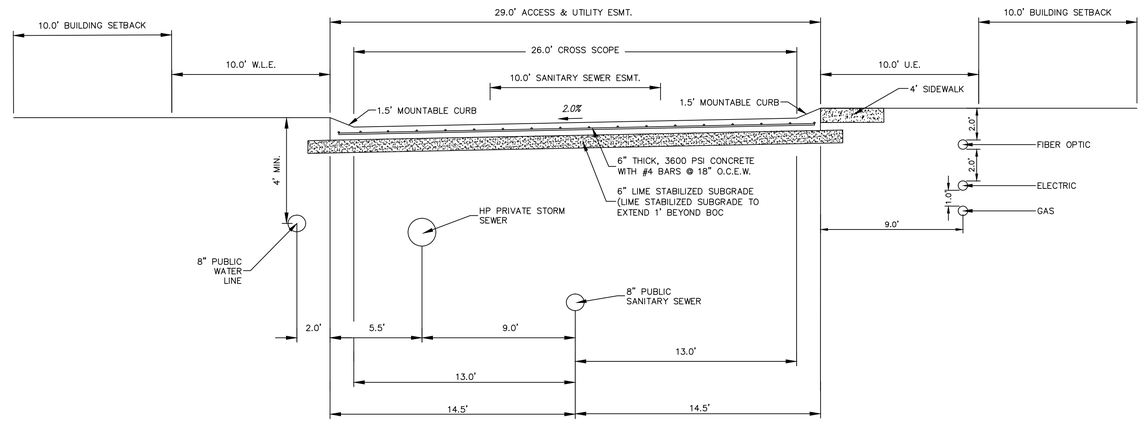
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STREET PLAN

C7.00

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TYPICAL 29' STREET SECTION

STREET SECTION - A

N.T.S

BENCHMARKS:

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILE NORTH OF THE CITY OF JUSTIN. N 7086177.13 E 2338373.36 Z 627.43

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JUSTIN S. LANSDOWNE
121990
LICENSED
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2023	1ST SUBMITTAL
2	07.25.2023	2ND SUBMITTAL

PLAN INFORMATION

PROJECT NO.	2021310647
FILENAME	2021310647-S1.DWG
CHECKED BY	TAL
DRAWN BY	JST
SCALE	N.A.
DATE	07.25.2023

SHEET

TYPICAL STREET SECTION

C7.01

M:\Projects\TX\D\2021\2021310647 Timberbrook\04-Production\Engineering\Preliminary plat\2021310647-S1.dwg, 7/25/2023 12:00:33 PM, Cara King