



**NOTICE OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS**

TUESDAY, NOVEMBER 7, 2023 AT 7:00 P.M.

LOCATION:

IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227

OR

VIRTUALLY by Zoom Meeting

<https://us02web.zoom.us/j/87557828714>

Meeting ID: 875 5782 8714

One tap mobile

+13462487799,,87557828714# US (Houston)

***Note: All applicants should attend in person.**

1. Call to Order.
2. Roll Call.
3. Citizens Input. (Items on the agenda and not on the agenda)
Please state your full name before speaking. Please limit your comments to three minutes in duration: you are restricted from passing your time or any portion of unused minutes to another citizen for comment.
4. Staff report on status of development projects.
5. Discuss and consider approval of September 5, 2023 meeting minutes.
6. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation on a request by applicant Ramon Aranda on behalf of owner Margarito Espinoza for the expansion of a special use permit to allow for outdoor retail sales for additional property recently acquired at 8801 US 380, Cross Roads, Denton County, Texas. (2023-1009-04SUP)
7. Discuss and consider a recommendation on a preliminary plat application for Oakview Addition, Phase II, for property located on the north side of Turner Road, within the Town of Cross Roads. (2023-0805-01PPLAT)
8. Discuss and consider a recommendation on a preliminary plat application for a 1.76 acre parcel located just to the East of 11911 US 380, within the Town of Cross Roads. (2023-1009-03PPLAT)
9. Planning & Zoning Commission requests for Future Agenda Items.
No Planning & Zoning Commission deliberation or discussion may take place during this agenda item.

Adjourn

Future Events and Meetings

All citizens are invited to participate; schedule may change.

- *Town Council Meeting – Thursday, November 16, 2023 at 6:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, December 5, 2023 at 7:00 p.m.*
- *Parks and Recreation Board Meeting – Wednesday, December 6, 2023 at 6:00 p.m.*

**A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.
NO ACTION BY THE TOWN COUNCIL WILL BE TAKEN AT THIS MEETING.**

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on or by Friday, November 3rd, 2023, at 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodation will be made to assist your needs.

Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2023.

_____, Title: Town Secretary



**NOTICE OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS**

TUESDAY, SEPTEMBER 5, 2023 AT 7:00 P.M.

LOCATION:

IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227

OR

VIRTUALLY by Zoom Meeting

1. Call to Order – **7:00 P.M.**
2. Roll Call: **Chairperson Lagano; Commissioners Bryant, Cook, Hodge, and Alternate Hampton**
3. Citizens Input. (Items on the agenda and not on the agenda)
None.
4. Staff report on status of development projects.
Town Administrator Gilbert stated yesterday was development submittal day. The applications received are being reviewed by Staff. Council denied the text amendment the Commission recommended in August.
5. Discuss and consider approval of August 1, 2023 meeting minutes.
**Motion to approve the August meeting minutes made by Cook;
Second by Bryant;
Passed unanimously.**
6. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation to the Town Council on an application by 720 & 380 LTD. to change the zoning from A-Agriculture to C-2 Commercial for a 1.76 acre parcel located just to the East of 11911 US 380, Cross Roads, Denton County, Texas. (2023-0807-04ZC)
Lagano opened the Public Hearing at 7:05 P.M.
 - **Drew Barclay, representative for Take 5 Oil Change, was available for questions.**
 - **Bryant requested a rendering, and Barclay displayed drawings.****Lagano closed the Public Hearing at 7:09 P.M.**

**Motion to approve the zone change from A-Agricultural to C-2 Commercial made by Cook;
Second by Bryant;
Passed unanimously.**
7. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation to the Town Council on an application by Ramon Aranda on behalf of property owner Margarito Espinoza to change the zoning from A-Agricultural and C-2 Commercial 2 for 1.63 acres of land generally located south of 8801 US 380, Cross Roads, Denton County, Texas. (2023-0807-02ZC)

Lagano opened the Public Hearing at 7:14 P.M.

- **Ramon Aranda, applicant, spoke about the request and was available for questions.**
- **Staff provided further explanation.**

Lagano closed the Public Hearing at 7:21 P.M.

**Motion to approve the zone change from A-Agricultural to C-2
Commercial made by Cook;
Second by Bryant;
Passed unanimously.**

8. Discussion on amendments to the Town of Cross Roads Comprehensive Zoning Regulations.
No discussion; item will be on a future agenda.
9. Planning & Zoning Commission requests for Future Agenda Items.
None.

Adjourn – 7:22 P.M.

Brian Lagano, Planning and Zoning Chair

Donna Butler, Town Secretary



PLANNING AND ZONING AGENDA BRIEFING SHEET

Item 6 p. 1 of 8

Meeting Date:

November 7, 2023

Agenda Item:

CONDUCT A PUBLIC HEARING, discuss and consider a recommendation on a request by applicant Ramon Aranda on behalf of owner Margarito Espinoza for the expansion of a special use permit to allow for outdoor retail sales for additional property recently acquired at 8801 US 380, Cross Roads, Denton County, Texas. (2023-1009-04SUP)

Prepared by:

Rodney Patterson, Building Official

Description:

On October 9, 2023, applicant Ramon Aranda, on behalf of owner, Margarito Espinoza, applied for a Special Use Permit (SUP) to allow for outdoor retail sales for additional property recently acquired which is located at 8801 US 380. The additional property was acquired without consulting Staff, resulting in illegal subdivision of lots. Staff has communicated to the applicant that it would not support expanding the SUP, as the primary reason for granting the SUP was due to the irregular shaped lot. With the newly acquired land, there are opportunities to develop the land at a higher and better use than outdoor sales and storage. The application was reviewed by Staff with comments provided to the applicant on October 30, 2023. A notice of public hearing was published in the paper on Sunday, October 26 & 28, 2023. Notice was also mailed to property owners within 200 feet of the subject property. As of the date the packet was published, no comments have been received.

A special use permit is discretionary in nature. The Commission should consider the impact for the use to determine if approval of the application is appropriate.

Recommended Action:

Staff recommends denial of the request for the expansion of the special use permit.

Attachments:

Staff Review – 10/23/23

Application for SUP



Town of Cross Roads

3201 US Hwy 380, Suite 105

Cross Roads, Texas 76227

940-365-9693 office | 469-375-5905 fax

Staff Review Comments

Project: Imperial Supply – Request for SUP
Location: Property adjacent to 8801 US Hwy 380
Date of Review: October 23, 2023
Reviewer: Rodney Patterson, Building Official
Recommendation: Staff is recommending denial of the request for an SUP for outdoor display and retail sales on 1.63 acres of land located adjacent to 8801 US Hwy 380.
Deadline to Submit Revisions or comments: NA

Comments:

The Town is in receipt of an application assigned Permit No 2023-1009-04SUP by applicant Ramon Aranda on behalf of property owner Margarito Espinoza to request the expansion of an existing Specific Use Permit (SUP) to allow for outdoor display and retail sales on a 1.63-acre tract of land currently zoned C2-Commerical 2. The Town's Zoning Regulations were amended on June 21, 2021 to provide for the opportunity to request outdoor retail sales through the SUP process.

The property is surrounded by the following current zoning designations:

North:	C2- Commercial 2	– US 380 and commercial buildings
East:	C2 Commercial with SUP and A-Agricultural	– Vacant land
South:	A-Agricultural	– Vacant land
West:	C2 Commercial with SUP and A-Agricultural	– Vacant land

Section 14.03.116 of the Town's Comprehensive Zoning Regulations provides that the Town Council, after recommendation by the Planning and Zoning Commission can consider conditions related to the operations, site development, parking, signage, and time limits as may be deemed necessary in order that such use will not seriously injure the appropriate use of neighboring property and will generally conform to the intent and purpose of the ordinance. This action is discretionary in nature.

Council had previously approved an SUP for 8801 US 380 to allow for outdoor display and retail sales, primarily due to the irregular shape of the property. Now that the property owner has acquired additional land to create a buildable site with more options, Staff is of the opinion that the SUP is not the highest and best use of the land and is, therefore, recommending denial.

TOWN OF CROSS ROADS
DEVELOPMENT APPLICATION

DATE: 10-06-2023

APPLICATION #: 2023-1009-04SUP

PROJECT: Imperial Supply

Before submitting an application, the applicant should consult with Town Staff to discuss the feasibility of the request and any additional requirements.

Applications are only received on the dates listed on the Submission Schedule.

DEVELOPMENT APPLICATION

____ Zone Change ____ Technical Site Plan ____ Grading X Miscellaneous

Land Owner Name MARGARITO ESPINOZA

Signature M. Espinoza

Owner Mailing Address 8801 E HWY 380, CROSSROADS, TX. 76227

Owner Contact Phone 817.994.6012

Email arandaconsultants@gmail.com

Applicant Name Ramon Aranda

Signature Ramon Aranda Digitally signed by Ramon Aranda
Date: 2023.10.06 12:16:56 -05'00'

Project Contact Mailing Address 2946 S SUNBECK CIR FARMERS BRANCH TX 75234

Project Contact Phone 972.754.1745

Email ARANDACONSULTANTS@GMAIL.COM

Proposed Project Name IMPERIAL SUPPLY

Location 8801 E. US HWY 380

Abstract, Lot, Block 803, TRACT II

DCAD ID 661529

Current Zoning C2Requested Zoning Sup

Number of Lots 1

Acres 1.63

REQUIRED SUBMISSION DOCUMENTS

1. Filing Fee; see page 6 of Master Fee Schedule.
2. Legal Description and plat of the subject site typed and attached separately or the subdivision name with lot and block number.
3. Map - A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
4. Site Plan (Commercial)
5. Drawings: one full, two 11x17
6. Electronic copy of all the above; this may be sent by email on submission day.

ADDITIONAL INFORMATION

Requesting a SUP for the remaining 1.63 Acres at 8801 E US HWY 380. SUP is being requested for outside storage on this property.

**Town of Cross Roads****3201 US 380, STE 105 • Cross Roads, Texas 76227 • 940.365.9693****PROFESSIONAL SERVICES DEPOSIT INFORMATION**

All submissions requiring the services of the Town Civil Engineer and/or the Town Attorney, including, but not limited to platting, construction plans and planned development applications, will be required to place a Professional Services Deposit at the time of project submission per Town of Cross Roads Code of Ordinances, Chapter 10, Article 9 FILING FEES AND CHARGES:

Sec. 10.09.001 Fee structure

- (a) The town shall determine the base fees and charges for plat review. The town council shall adopt a fee schedule.
- (b) Fees shall be charged on all plats, regardless of action taken by the planning and zoning commission and whether the plat is approved or denied by the town council.
- (c) If the amount deposited is less than the actual cost of reviewing and processing the plat, the balance shall be collected before final consideration of the plat. An administrative fee equal to fifteen percent (15%) of the total of the application fee and processing costs in excess of the original fee will be charged.
- (d) The town may also assess against the applicant, developer or subdivider additional costs incurred by the town for engineering fees and legal fees associated with the review and consideration of a plat in the amount incurred by the town. The payment of these additional fees shall be a condition of plat approval or a prerequisite to the acceptance of any improvements or the issuance of any building permits.

Sec. 10.09.002 Procedure

All fees or charges shall be paid in advance and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or charge has been paid to the town.

Applicants will be billed monthly for any professional services incurred in the previous month. The professional services deposit made at time of submission will be in an amount as indicated on the Town's fee schedule and will be used towards the last invoice incurred for the project. Applicant will be billed if last invoice exceeds the Professional Services Deposit. Any remaining balance upon project and invoice completion will be refunded to the applicant.

PROFESSIONAL SERVICES CONTACT INFORMATION

Name: Ramon Aranda

Email: arandaconsultants@gmail.com

Phone: 972.754.1745

Address: 2946 S Sunbeck Cir

Project: Imperial Supply

I have read and acknowledge the Professional Services Deposit Process.

Ramon Aranda

Digitally signed by Ramon Aranda
Date: 2023.10.06 12:17:12 -05'00'

10-6-23

Applicant's Signature

Date

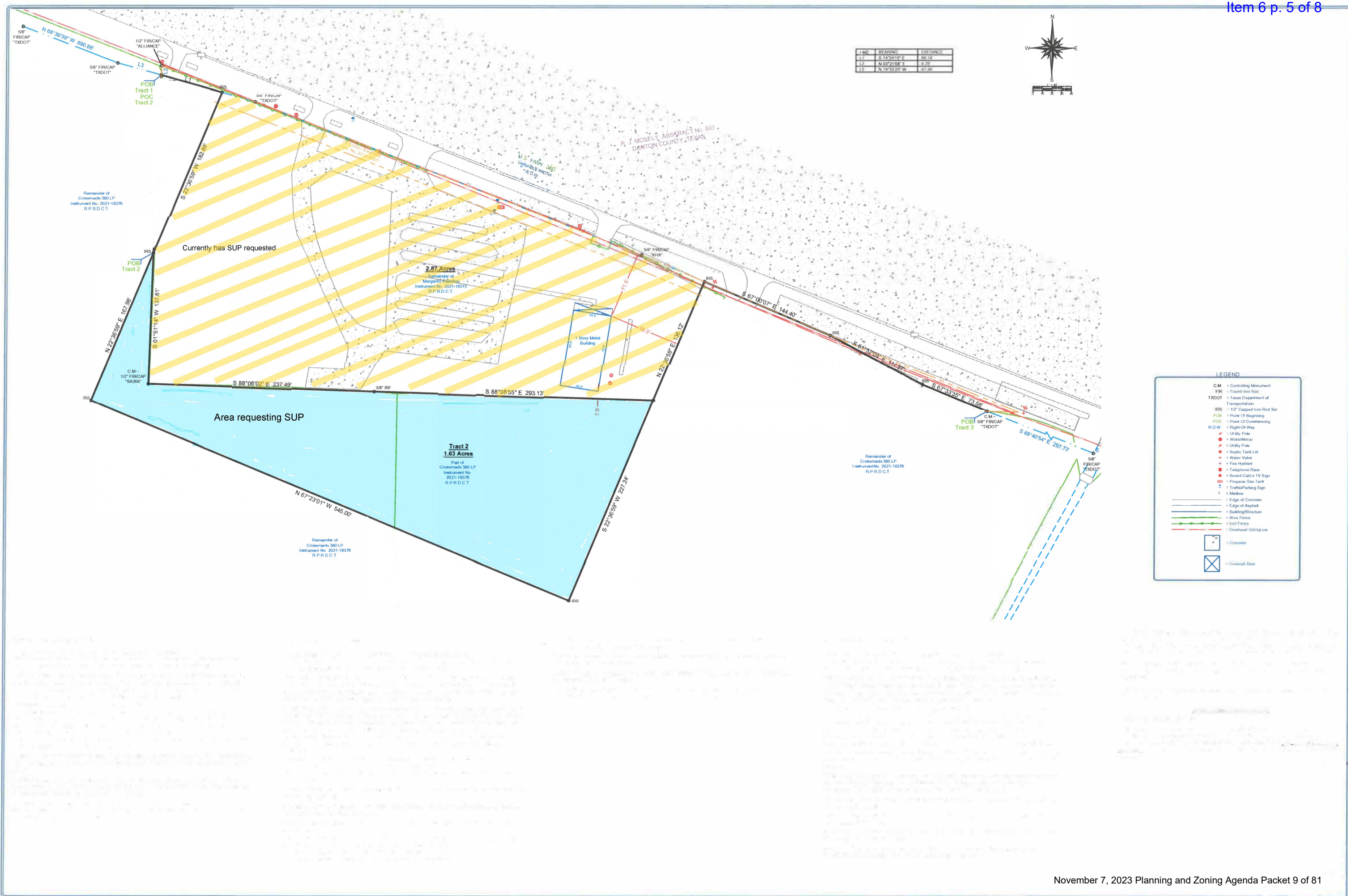
Town of Cross Roads' Use Only

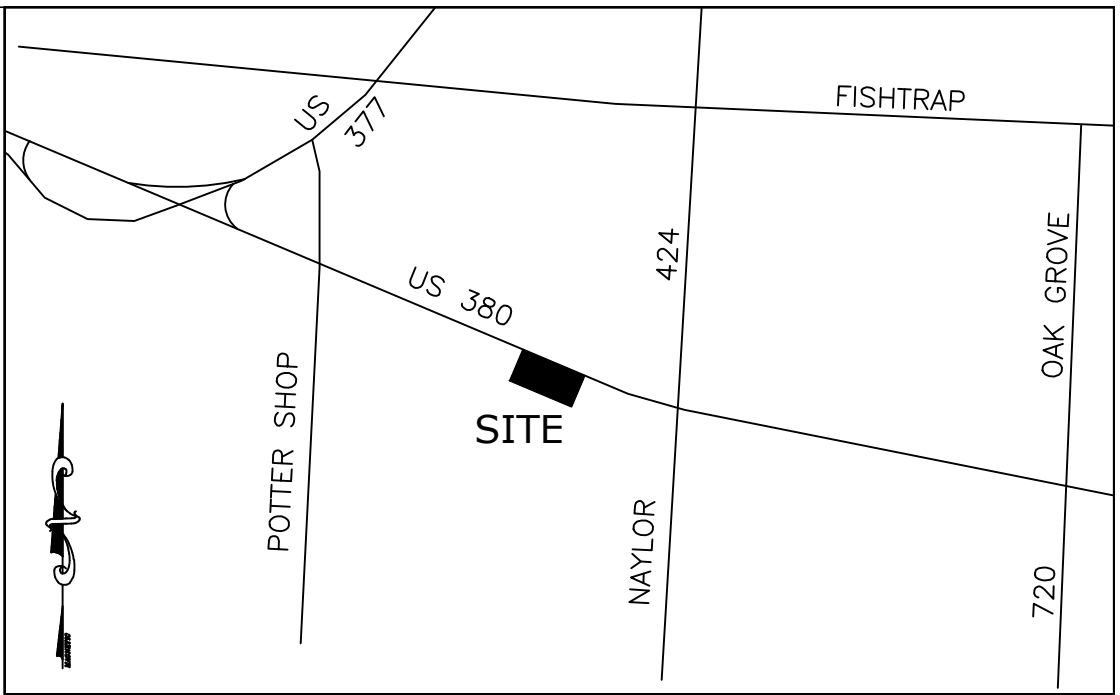
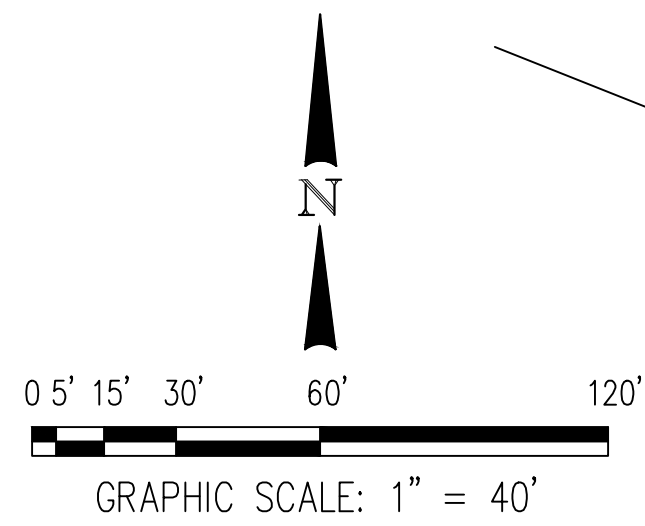
Date completed application received: _____

Amount Deposited: _____

Receipt Number: _____

Professional Services Deposit Number: _____





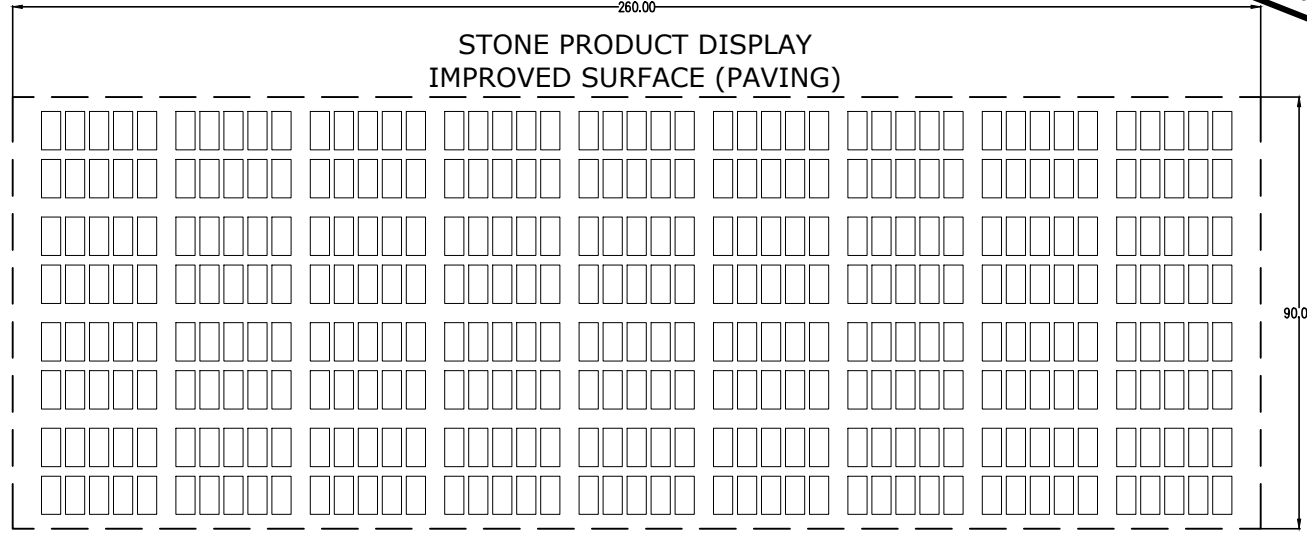
LOCATION MAP
(N.T.S.)

ZONED: COMMERCIAL 2 - C2

ZONED: AGRICULTURAL - A
POINT OF BEGINNING

8' HIGH MASONRY / WROUGHT IRON
SCREENING FENCE ALONG WEST SIDE
OF PROPERTY LINE

ZONED: COMMERCIAL 2 - C2



CROSSROADS 380 LP
113.85 ACRES
DOC.# 2021-19376
R.P.R.D.C.T.

LOT 1, BLOCK A
71,003 SQ. FT.
1.63 ACRES

ZONED: AGRICULTURAL - A

8' HIGH MASONRY / WROUGHT IRON
SCREENING FENCE ALONG SOUTH SIDE
OF PROPERTY LINE

ZONED: AGRICULTURAL - A

LANDSCAPE DATA:

TREES	RATIO	CALIPER	QUANTITY	SPECIES
STREET FRONTAGE TREES:	1/40'	3"	13	RED OAK & BALD CYPRESS
PARKING AREA TREES:	1/2000 SQ. FT.	2"	10 (1 EX.)	CREPE MIRTLE
PARKING SHRUBS:	1/30"	5 GAL.	15	BUFFORD HOLLY
BUILDING SHRUBS:	1/30"	5 GAL.	16	BUFFORD HOLLY

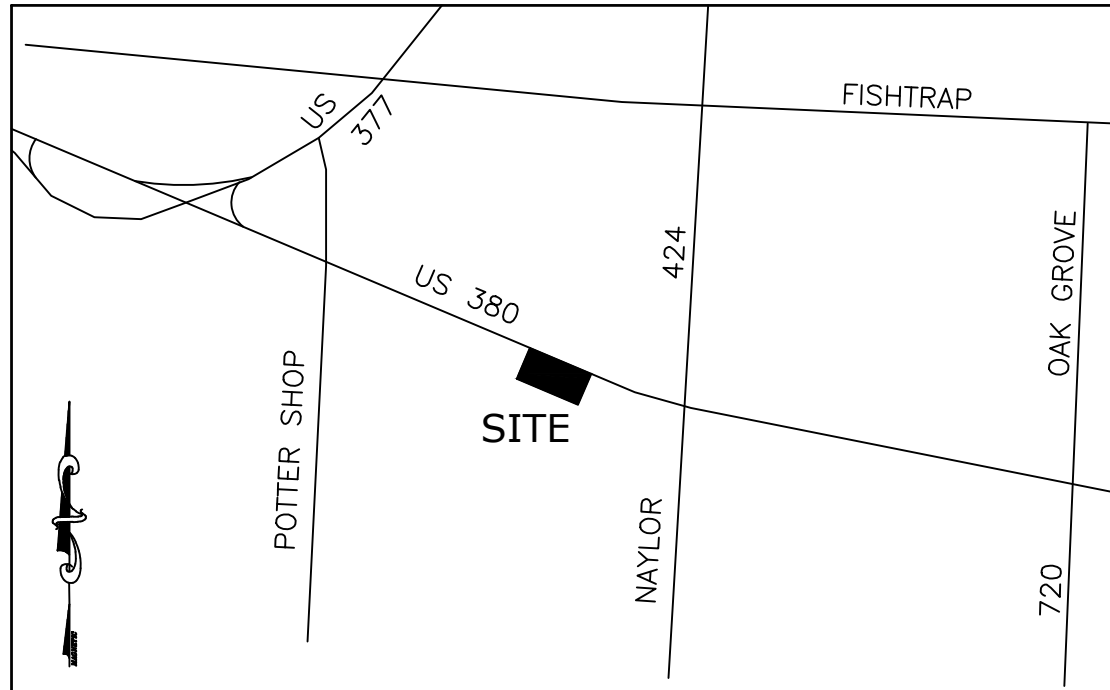
LAND USE STATEMENT
LAND USE REQUESTED: OUTSIDE STORAGE
LAND USE AREA: 71,003 SQ. FT (1.63 ACRES)
LOT 1, BLOCK A ESPINOZA ADDITION
EX. BUILDING AREA: 3256 SQ. FT.
OUTSIDE STORAGE AREA: 27240 SQ. FT.
PARKING REQUIRED: 1/200 = 16.28 SPACES
PARKING PROVIDED: 19 SPACES

SITE & LANDSCAPE PLAN
8801 E US HWY. 380



2608 SQUIRE PLACE
FARMERS BRANCH, TX
75234

(972) 754-1745
ranonaranda@hotmail.com



LOCATION MAP
(N.T.S.)

LEGAL DESCRIPTION

COMMENCING at capped 5/8 inch iron rod, stamped "TXDOT", found for a salient northeast corner of a tract of said Crossroads 380 LP tract, same being the northwest corner of a tract of land described in a deed to Margarito Espinoza, as recorded in Instrument No. 2021-16313, R.P.R.D.C.T., same being in the south line of U.S. Highway 380 (a variable width right-of-way), same from which a capped 5/8 inch iron rod, stamped "TXDOT", found in the common line of said Crossroads 380 LP tract and U.S. Highway 380 bears North 74 degrees 33 minutes 23 seconds West, a distance of 47.29 feet;

THENCE South 01 degrees 51 minutes 14 seconds West, with the line common to said Crossroads 380 LP and Espinoza tracts, a distance of 186.87 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for the westernmost north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE with the line common to said Crossroads 380 LP and Espinoza tracts, the following three (3) courses and distances:

- 1) South 01 degrees 51 minutes 14 seconds West, a distance of 137.61 feet to a capped 1/2 inch iron rod, stamped "SA268", found for corner;
- 2) South 88 degrees 06 minutes 02 seconds East, a distance of 237.49 feet to a 3/8 inch iron rod found for corner;
- 3) South 88 degrees 08 minutes 55 seconds East, a distance of 293.13 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner; same from which a capped 5/8 inch iron rod, stamped "TXDOT", found for the east corner of said Espinoza tract bears South 88 degrees 08 minutes 55 seconds East, a distance of 351.68 feet;

THENCE departing said common line and traversing over and across said Crossroads 380 LP tract, the following three (3) courses and distances:

- 1) South 22 degrees 36 minutes 59 seconds West, a distance of 227.24 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;
- 2) North 67 degrees 23 minutes 01 seconds West, a distance of 545.00 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;
- 3) North 22 degrees 36 minutes 59 seconds East, a distance of 167.98 feet to the **POINT OF BEGINNING** and containing a total of 1.63 acres of land, more or less.



PLANNING AND ZONING AGENDA BRIEFING SHEET

Item 7 p. 1 of 41

Meeting Date:

November 7, 2023

Agenda Item:

Discuss and consider a recommendation on a preliminary plat application for Oakview Addition, Phase II, for property located on the north side of Turner Road, within the Town of Cross Roads. (2023-0805-01PPLAT)

Prepared by:

Rodney Patterson, Building Official

Description:

Applicant Stefon Kenyon, on behalf of the owner Richard Floyd, submitted a preliminary plat application for Phase 2 of the Oak View Addition on September 5, 2023, to plat an un-platted tract of land totaling 16.79 acres located at the northeast corner of Moseley Road. and Turner Rd. to create 11 residential lots. The Town Engineer performed a technical review of the preliminary plat application and construction drawings on September 14, 2023. Comments were sent to the applicant and a subsequent re-submittal was made on September 22, 2023 with comments returned on September 29, 2023. A subsequent resubmittal was received on October 18, 2023 with comments returned on October 26, 2023. The Town Engineer has recommended approval contingent upon meeting the minor outstanding comments.

It should be noted that the name of the road should be changed to Turner Road. The application indicates Floyd Crossing which is what was on a replat from 2017, however, the road is addressed as Turner Road.

Recommended Action:

Staff recommends approval conditioned upon the Town Engineer's comments dated October 26, 2023 to include verification of ROW calculations, adding ineffective flow areas to model transitions, verification of HEC-RAS data on Sheet C-4.3 and the comments related to the channel on Sheet C-5.2.

Attachments:

Engineering Review – 10/26/2023
Application

CONSTRUCTION PLANS FOR OAKVIEW ADDITION PHASE II RESIDENTIAL DEVELOPMENT TOWN OF CROSSROADS DENTON COUNTY, TEXAS

ENGINEER
HSE HANNA
SURVEYING & ENGINEERING LLC.

11729 E FM 917
ALVARADO, TEXAS 76009
TEL: (682) 553-9474
CONTACT: SAM HANNA, P.E., RPLS
TEXAS ENGINEERING FIRM F-22119
TEXAS SURVEY FIRM 10194633

OWNER/DEVELOPER

RICHARD FLOYD
2019 MOSELEY RD
CROSS ROADS, TX 76227
PHONE: (940) 595-0311
EMAIL: 459FLOYD@GMAIL.COM



LOCATION MAP
(N.T.S.)

SHEET #	PAGE #	SHEET TITLE
C-0.0	1	COVER SHEET
C-1.0	2	GENERAL NOTES
-	3	PRELIMINARY PLAT - WEST
-	4	PRELIMINARY PLAT - EAST
C-2.0	5	SITE PLAN & DIMENSION CONTROL PLAN - WEST
C-2.1	6	SITE PLAN & DIMENSION CONTROL PLAN - EAST
C-3.0	7	GRADING PLAN - WEST
C-3.1	8	GRADING PLAN - EAST
C-4.0	9	EXISTING DRAINAGE AREA MAP
C-4.1	10	PROPOSED DRAINAGE AREA MAP
C-4.2	11	PROPOSED CONDITIONS MAP FOR FILL IN THE FLOODPLAIN
C-4.3	12	HEC-RAS SUMMARY COMPARISONS
C-5.0	13	OVERALL DRAINAGE CHANNEL PLAN
C-5.1	14	TYPICAL CHANNEL SECTION
C-5.2	15	CHANNEL-WEST AND NORTH - P&P
C-5.3	16	CHANNEL-EAST - P&P
C-5.4	17	CHANNEL-A&B - P&P
C-5.5	18	CHANNEL-C&D - P&P
C-5.6	19	CHANNEL-E&F - P&P
C-5.7	20	CHANNEL-G&H - P&P
C-5.8	21	CHANNEL-I&J - P&P
C-5.9	22	CHANNEL CALCULATIONS (1)
C-5.10	23	CHANNEL CALCULATIONS (2)
C-5.11	24	CHANNEL CALCULATIONS (3)
C-5.12	25	CHANNEL CALCULATIONS (4)
C-6.2	26	DRIVEWAY CULVERTMASTER CALCULATIONS (1)
C-6.3	27	DRIVEWAY CULVERTMASTER CALCULATIONS (2)
C-6.4	28	DRIVEWAY CULVERTMASTER CALCULATIONS (3)
C-6.5	29	DRIVEWAY CULVERTMASTER CALCULATIONS (4)
C-6.6	30	DRIVEWAY CULVERTMASTER CALCULATIONS (5)
C-6.7	31	DRIVEWAY CULVERTMASTER CALCULATIONS (6)
C-7.0	32	STORM P&P AND CALCULATIONS
C-8.0	33	EROSION CONTROL PLAN
C-8.1	34	EROSION CONTROL DETAILS
C-9.0	35	CONSTRUCTION DETAILS (1)
C-9.1	36	CONSTRUCTION DETAILS (2)
C-9.2	37	CONSTRUCTION DETAILS (3)
C-9.3	38	CONSTRUCTION DETAILS (4)

NOTE: CALL 811 TO CALL TEXAS 811 PRIOR TO ANY ON-SITE EXISTENTIAL CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, BOTH THOSE SHOWN AND NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON A COMBINATION OF FIELD SURVEY DATA, UTILITY OWNER RECORD DRAWINGS.

FLOOD PLAN NOTE:
ACCORDING TO THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), THERE IS A FIRM FLOODPLAIN WITHIN PROPERTY LINES.



FOR REVIEW ONLY
THIS DRAWING IS NOT
FOR CONSTRUCTION
CONSTRUCTION OF
UNDER THE SUPERVISION OF
SAMUEL HANNA
P.E. 109463
11729 E FM 917
ALVARADO, TX 76009
(682) 553-9474
HANNA SURVEYING AND ENGINEERING, LLC.
ENGINEERING FIRM NUMBER F-22119
SURVEYING FIRM NUMBER 10194633
SAM HANNA-SE.COM

HSE HANNA
SURVEYING & ENGINEERING LLC.

OAKVIEW ADDITION PHASE II
RESIDENTIAL DEVELOPMENT
TOWN OF CROSS
ROADS
DENTON COUNTY, TEXAS

COVER SHEET

DEVELOPER/OWNER
RICHARD FLOYD
2019 MOSELEY RD
CROSS ROADS, TX 76227

REVISION	DATE
1	

OCTOBER 2023

1 of 38
C-0.0
SHEET 1 OF 38
OCT. 18, 2023
PROJECT 22-158
SHEET 1 OF 38

Line #	Length	Direction
L1	15.53	S4° 03' 11.03"E
L2	32.69	S32° 35' 17.45"W
L3	23.08	N77° 41' 01.57"W
L4	19.61	S69° 08' 22.61"W
L5	33.77	S13° 15' 31.39"E
L6	21.50	S50° 08' 59.54"E
L7	28.01	S3° 32' 01.92"E
L8	74.41	S3° 41' 55.50"E
L9	87.43	S8° 21' 05.41"W
L10	84.31	S13° 31' 09.24"W
L11	16.88	S13° 46' 22.91"E

November 7, 2023 Planning a

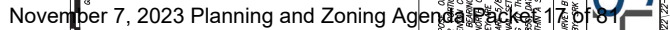
CLIENT:
RICHARD FLOYD
(940) 585-0311
459FLOTO@GMAIL.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA, PE, RPLS
11729 E FM 917
ALVARADO, TX 78009
PH: 682-553-9474
FAX NO. 10194633
SAM@HANNA-SE.COM

HSE HANNA
SURVEYING
& ENGINEERING LLC.



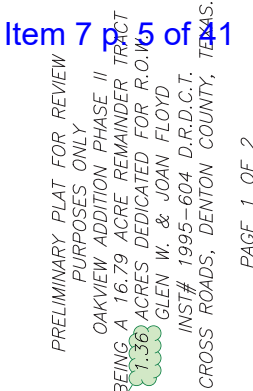
Parcel Line Table		
Line #	Length	Direction
L43	27.13	S85° 02' 37.80"W
L44	9.48	N89° 06' 32.99"E
L45	25.60	S81° 55' 55.35"E
L46	16.25	S44° 44' 08.21"E
L47	37.49	S18° 51' 55.17"E
L48	18.84	S21° 17' 42.76"W
L49	55.43	S86° 23' 19.42"E
L50	11.28	N11° 18' 31.51"W
L51	32.90	S46° 08' 56.52"E
L52	9.95	S39° 46' 13.24"E
L53	17.60	S17° 03' 33.85"W
L54	10.60	S34° 17' 40.98"E
L55	7.65	S37° 09' 46.25"E
L56	7.59	S31° 31' 28.76"E
L57	14.04	S30° 24' 17.72"E



HSE HANNA SURVEYING & ENGINEERING LLC.
FIELD SURVEYOR: AR DAWN BRYCE
DATE: 09/27/2023 PROJECT NO. 22-468
SCALE: 1" = 50' SAMHANNA-SEC0M

SUBMITTER:
SAM HANNA PE, APLS
AL090624-1 P. 78009
PH: 682-533-4474
FAX: 682-533-4474
WWW.SAMHANNA-SEC.COM

RICHARD FLOTT
(940) 395-0101
CFL@RICHARDFLOTT.COM







TRACT 77C, 78, 79
R.A. MOSELEY SURVEY, ABST. NO. 803



2022\22-658 - Floyd Crossroads\Drawings\Civil Drawings\1 - PROP.CONDITIONS MAP.dwg

REVISIONS	REASON	DATE
1		

DEVELOPER/OWNER:
2610 MOSLEY RD.
DALLAS, TEXAS 75227

OVERALL DRAINAGE CHANNEL PLAN

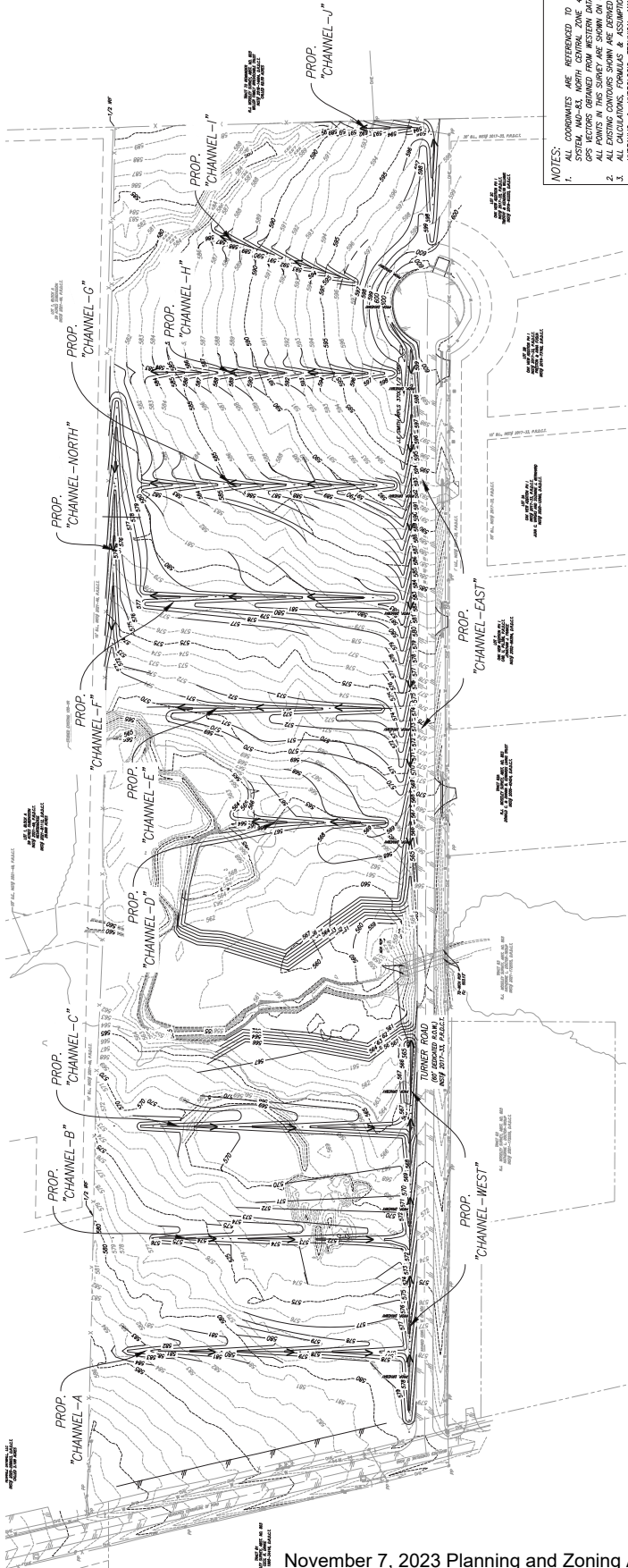
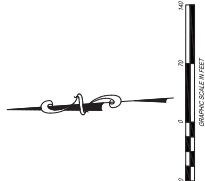
ONVIEW ADDITION PHASE II
RESIDENTIAL DEVELOPMENT
TOWN OF CROSS ROADS
DENTON COUNTY, TEXAS

HANNA
& ENGINEERING LLC.
ENGINEERING FIRM NUMBER E-22119
SURVEYING FIRM NUMBER 10194633
SAMHANNA-SE.COM
60009
ALBUQUERQUE, NM 87101
(505) 553-9274

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THIS DRAWING IS NOT TO BE
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FOR ANY OTHER PURPOSES. IT
IS THE PROPERTY OF HANNA
& ENGINEERING, LLC.
SIGNED: C. HANNA
DATE: 10/10/23

ISSUE DATE:
OCT. 18, 2023
PROJECT NO.:
22-158
SHEET NUMBER:
C-5.0

- SITE PLAN LEGEND**
- PROPERTY LINE
 - EXISTING ASPHALT
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING GAS
 - EXISTING STORM SEWER
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE CHANNEL E

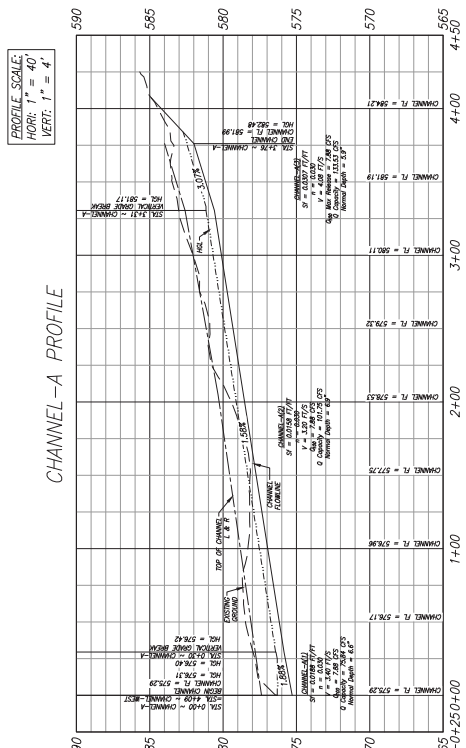
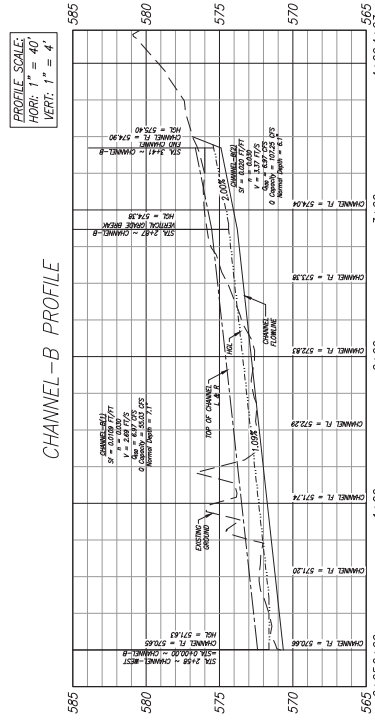
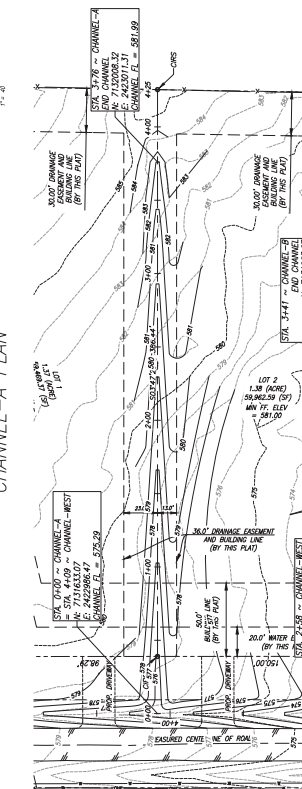
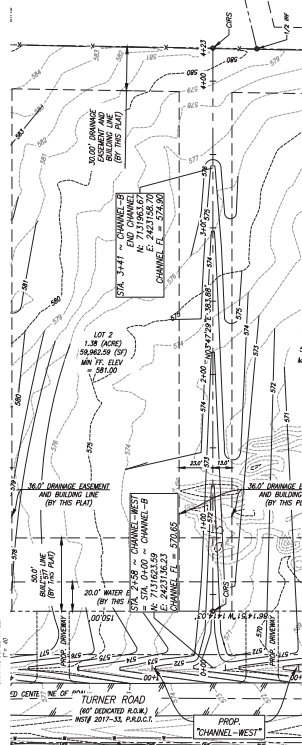
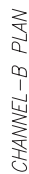
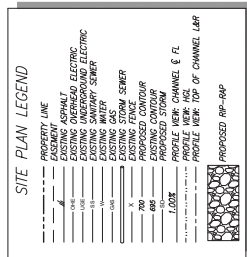


- NOTES:**
1. ALL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS DERIVED FROM THE HANNA & ENGINEERING, LLC SURVEY. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES.
 2. ALL EXISTING CONTOURS SHOWN ARE DERIVED FROM LEARN TINS DATA.
 3. ALL CALCULATIONS, FORMULAS & ASSUMPTIONS DERIVED FROM ISM, HYDROLOGIC & HYDROLOGIC TECHNICAL MANUAL, APRIL 2016, REC. 9/2014.



NOTES:

CONTRACTOR TO CALL TEXAS 811 PRIOR TO ANY ON-SITE EXCAVATION. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION/EXCAVATION. THESE PLANS, PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION, ARE NOT TO BE USED FOR ANY OTHER PURPOSES. EXISTING UTILITIES SHOWN ARE BASED ON A COMBINATION OF FIELD SURVEY DATA, UTILITY OWNER RECORD DRAWINGS.



CHANNEL - WEST FLOWMASTER CALCULATIONS

[illegible][illegible][illegible][illegible]

WYE INLET CALCULATIONS

[illegible][illegible]

Project Description		Design
Feature	Method	Normal Depth
Normal Depth		
Resistance Coefficient	0.025	
Left Side Slope	4:0.50 H:1 V	
Right Side Slope	2:1.00 H:1 V	
Bottom Width	2.00 ft	
Water Surface Elevation	7.00 ft	
Channel Depth	3.0 ft	
Normal Depth	3.0 ft	
Flow Area	4.50 ft ²	
Hydraulic Radius	4.21 ft	
Channel Slope	0.001 ft/ft	
Velocity	3.09 ft/s	
Discharge	13.82 ft ³ /s	
Normal Depth	3.0 ft	
Channel Depth	3.0 ft	
Channel Slope	0.001 ft/ft	
Channel Width	2.00 ft	
Channel Shape	Rectangular	
Channel Material	Grass	
Channel Elevation	7.00 ft	
Channel Slope	0.001 ft/ft	
Channel Width	2.00 ft	
Channel Shape	Rectangular	
Channel Material	Grass	
Channel Elevation	7.00 ft	
Channel Slope	0.001 ft/ft	
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Channel Material	Grass	
Channel Elevation	7.00 ft	
Channel Slope	0.001 ft/ft	
Channel Width	2.00 ft	
Channel Shape	Rectangular	
Channel Material	Grass	
Channel Elevation	7.00 ft	

[illegible]

CHANNEL-EAST FLOWMASTER CALCULATIONS

FILED		REVISION	DATE

[illegible]

DRIVEWAY CULVERTMASTER CALCULATIONS (1)	LOTION PHASE II DEVELOPMENT CROSS ROAD COUNTY, TEXAS
1516 LARRY OWENS 2910 MOSELEY RD. CROSS ROADS, TX 76227	

[illegible]

 HSE HANNA SURVEYING & ENGINEERING LLC. ENGINEERING FIRM NUMBER F-23 SHAWHANNA-SEC04	FOR REVIEW ONLY THIS DOCUMENT IS NOT TO BE USED FOR DESIGN REVIEW AND NOT CONSTRUCTION, MARKING OR PERMIT PURPOSES. IT IS THE PROPERTY OF HSE UNDER THE SIGNATURE OF: SAMUEL C. HANNA P.E. 1003 (862) 553-9474 ALHAMBRA, TX 76009 11729 E FM 917 HANNA SURVEYING AND ENGINEERING, LLC.
	ISSUE DATE: OCT. 18, 2023 PROJECT NO.: 22-003 SHEET NUMBER: 17 of 24

[illegible]

DRIVEWAY CULVERTMASTER CALCULATIONS (3)

DEVELOPER/OWNER
RICHARD FLOTH
2910 ROSSLEY RD.
CROSS ROADS, TX 76227

EDITION PHASE II
DEVELOPMENT
CROSS ROADS
COUNTY, TEXAS

HSE HANNA
SURVEYING & ENGINEERING L.L.C.

ENGINEERING FIRM NUMBER 101946
SAMPLING FIRM NUMBER 101946
SMBH/ANNA-SEC/CON

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THE
RESULTS OF THE
TESTS.

DATE: 11/29/17
PROJECT: 18-073
SHEET: 22-18
SHEET NUMBER: 18 OF 23

(800) 553-9474
ALVARD, TX 78009
11739 E. 1st
11739 E. 1st

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DATA AND
THE
RESULTS OF THE
TESTS.

DATE: 11/29/17
PROJECT: 18-073
SHEET: 22-18
SHEET NUMBER: 18 OF 23

	e
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[illegible][illegible]

Curvet Designer/Analyst Report DRIVEWAY CULVERT LOT-9									
Project Overview		Design		Discharge		3.00 cfs			
7.5% Discharge Allowed - Not Specified									
7.5% Discharge		2.25 cfs		Culvert Discharge		2.25 cfs			
7.5% Discharge		2.25 cfs							
7.5% Discharge		2.25 cfs							
7.5% Discharge		2.25 cfs							
7.5% Discharge		2.25 cfs							
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7.5% Discharge		2.25 cfs							
7.5% Discharge		2.25 cfs							
7.5% Discharge									

[illegible]

LOT 11 DRIVEWAY CULVERMASTER CALCULATIONS

Culvert Designer/Analyzer Report			
DRIVEWAY CULVERT LOT-11			
Analysis Component			
Storm Event	Design	Discharge	3.25 cfs
Design Discharge			
Design Discharge Method: User-Defined	3.25 cfs	Check Discharge	3.25 cfs
Hydraulic Conditions: Culvert Inlet			
Tailwater Elevation		592.25 ft	
Summary			
Name	Description	Discharge	Inlet Elevation
Culvert 1	12-in. Box Culvert	3.25 cfs	592.00 ft
Culvert 2	12-in. Box Culvert	3.25 cfs	592.00 ft
Total		3.25 cfs	592.00 ft

[illegible]

Culvert Designer/Analyzer Report		DRIVEWAY CULVERT LOT-11	
Component Data			
Inflow Component(s) Summary			
Discharge	0.00 cfs	Allocated VRT Elevation	602.18 ft
roadway width	13.00 ft	Overlapping Component	2.00 US
Use Profile	603.00 ft	Intersection Elevation	N/A
Component Coefficient (Cr)	0.00	Component Factor (Fp)	1.00
Design Conditions			
24 hr	24 hr	24 hr	24 hr
24 hr	603.25	603.25	603.25
24 hr	21.00	603.85	

[illegible]

52-626 • *Royd crossroads* - diversity cult cellu...
 1017123 12-43-39Mendley Systems, Incorporated
 Project Engineer: sara@hawaii-se.com
 CuiMaster v10.3 110.03.00.03
 Page 2 of 3

22-426 • Rayed crossroads • diversity culvert calcu...
10/17/23 • 12-43-3587 • Bentley Systems, Incorporated
Project Engineer: sae@hanna-se.com
CulvertMaster v10.3 (10.02.00.03)
Hanna Surveying And Engineering, LLC
1-203-756-1666
Hanna Methods Solution Center
Watkinson, CT 06795 USA

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SAMUEL C. HANNA
P.E. 10835

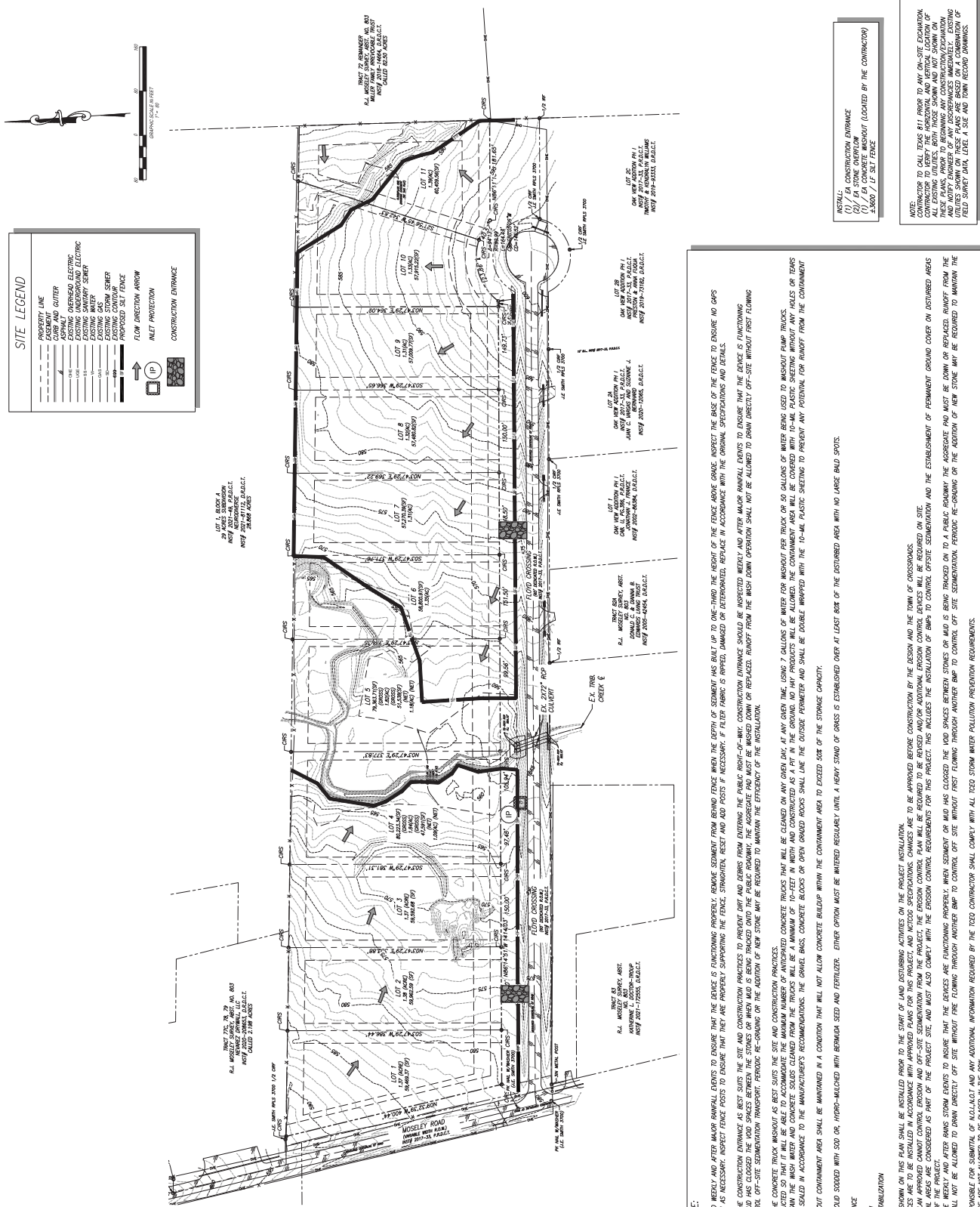
ISSUE DATE:

CONFIDENTIAL

4
90.9=77

C-6.7

31 of 38



MAINTENANCE SCHEDULE:

- THE FENCE SHOULD BE INSPECTED WEEKLY AND AFTER MAJOR RAINFALL EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. INSPECT THE BASE OF THE FENCE TO ENSURE NO GAPS OR CRACKS HAVE DEVELOPED. THE FENCE SHOULD BE MAINTAINED IN SUCH A MANNER THAT IT REMAINS EFFECTIVE AT ALL TIMES. THE FENCE SHOULD BE MAINTAINED IN SUCH A MANNER THAT IT REMAINS EFFECTIVE AT ALL TIMES. THE FENCE SHOULD BE MAINTAINED IN SUCH A MANNER THAT IT REMAINS EFFECTIVE AT ALL TIMES.

OUND STABILIZATION PLAN
DISTURBED AREA SHALL BE SOLID
SUGGESTED CONSTRUCTION SEQUENCE

PHASE 1 - GRADING
PHASE 2 - UTILITY CONSTRUCTION
PHASE 3 - LANDSCAPE / SOIL STABILIZATION

GENERAL NOTES:

[illegible]

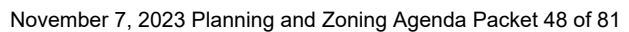
8. ALL LANDSCAPE DRAINS SHALL HAVE INLET PROTECTION.
RE-VEGETATE DISTURBED AREA WITHIN THE RIGHT OF WAY OF OAK CREST DR W AND THE DRAINAGE EASEMENT 100% WITH RESEEDING SOO AND ALL OTHER DISTURBED AREA WITH 85% SEEDING.

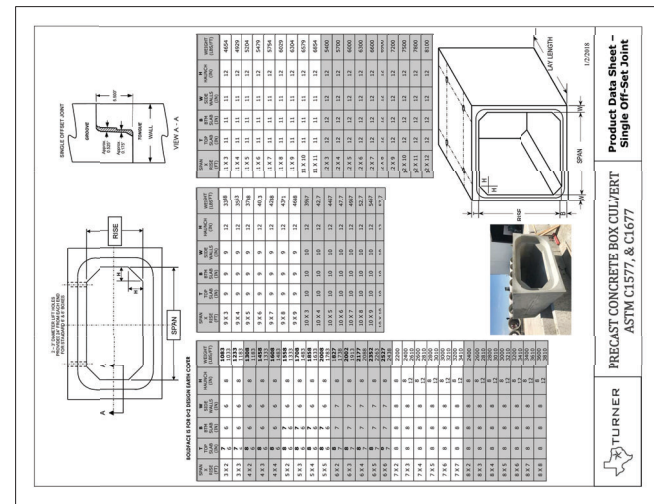
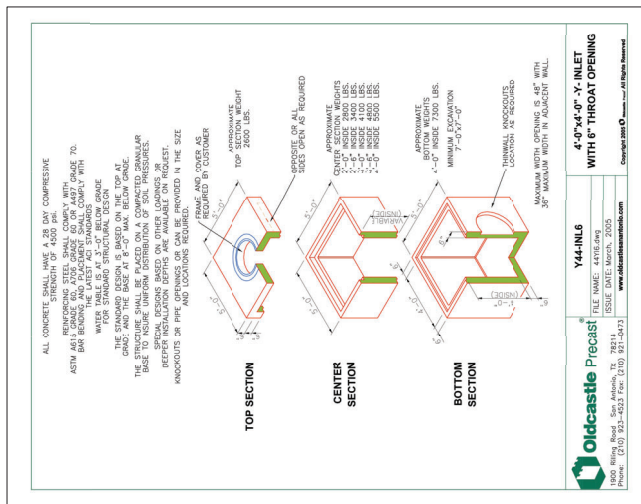
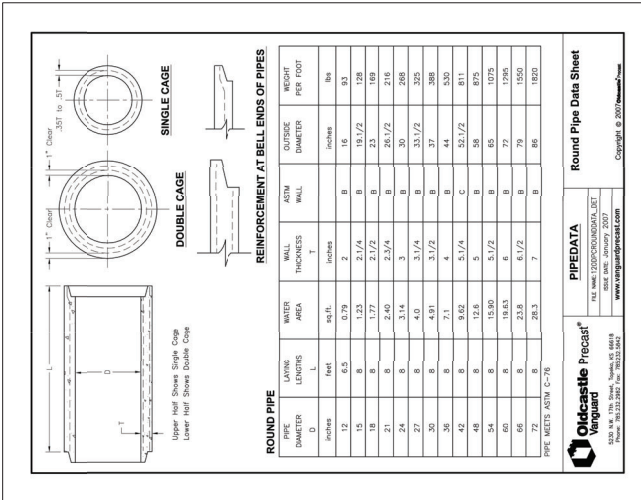
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HANNA
HS SURVEYING & ENGINEERING, LLC.

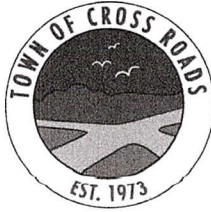
(289)	PERMITS FOR REMOVAL OF BUILDINGS ONLY THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT FOR INTERIOR OR CONSTRUCTION, BRACING OR PERMITS FOR BRACING OR PERMITS FOR BRACING OR UNDER THE SUPERVISION OF:	ISSUE DATE: OCT. 18, 2023	PROJECT NO.: 22-558	SHEET NUMBER C-9.0
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35 of 38





TOWN OF CROSS ROADS PLATTING APPLICATION



DATE: 07/28/2023

APPLICATION # _____

PROJECT: _____

Completed applications will be considered received on
the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary ☒Final ☐Replat ☐Administrative/Amending ☐

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name

Richard Floyd

Signature

Applicant Name

Stefan Kenyon

Signature

Project Contact Mailing Address

11729 E. FM 917 Alvarado, Tx 76009

Project Contact Phone

501-288-9298

Email

stefan@hanna-se.com

Proposed Project Name

Oakview Addition Phase II

Location

NE Corner of Moseley Rd
and Floyd Crossing

Lot/Block

Tract 82, Abst. 803

Abstract

R.J. Mosley

DCAD ID

38474

Number of Lots Created

11

REQUIRED SUBMISSION DOCUMENTS

Fee _____

Legal Description _____

Location Map _____

Drawings (1 full, 2 half) _____

Site Plan (Commercial) _____

Electronic copy of application _____

Electronic copy of drawings _____

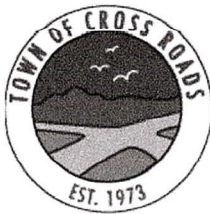
OTHER (Specify) _____

APPLICATION EXPLANATION

Explanation and Description of Request or Project

We are subdividing an approximately 16.79 acre tract of land into 11 lots.

Before submitting an application, the applicant should consult with the Town
Administrator to discuss the feasibility of the request and any additional requirements.

**Town of Cross Roads**

3201 US 380, STE 105 • Cross Roads, Texas 76227 • 940.365.9693

PROFESSIONAL SERVICES DEPOSIT INFORMATION

All submissions requiring the services of the Town Civil Engineer and/or the Town Attorney, including, but not limited to platting, construction plans and planned development applications, will be required to place a Professional Services Deposit at the time of project submission per Town of Cross Roads Code of Ordinances, Chapter 10, Article 9 FILING FEES AND CHARGES:

Sec. 10.09.001 Fee structure

- (a) The town shall determine the base fees and charges for plat review. The town council shall adopt a fee schedule.
- (b) Fees shall be charged on all plats, regardless of action taken by the planning and zoning commission and whether the plat is approved or denied by the town council.
- (c) If the amount deposited is less than the actual cost of reviewing and processing the plat, the balance shall be collected before final consideration of the plat. An administrative fee equal to fifteen percent (15%) of the total of the application fee and processing costs in excess of the original fee will be charged.
- (d) The town may also assess against the applicant, developer or subdivider additional costs incurred by the town for engineering fees and legal fees associated with the review and consideration of a plat in the amount incurred by the town. The payment of these additional fees shall be a condition of plat approval or a prerequisite to the acceptance of any improvements or the issuance of any building permits.

Sec. 10.09.002 Procedure

All fees or charges shall be paid in advance and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or charge has been paid to the town.

Applicants will be billed monthly for any professional services incurred in the previous month. The professional services deposit made at time of submission will be in an amount as indicated on the Town's fee schedule and will be used towards the last invoice incurred for the project. Applicant will be billed if last invoice exceeds the Professional Services Deposit. Any remaining balance upon project and invoice completion will be refunded to the applicant.

PROFESSIONAL SERVICES CONTACT INFORMATION

Name: Stefan Kenyon

Email: stefan@hanna-se.com

Phone: 501-288-9298

Address: 11729 E. FM 917 Alvarado, Tx 76009

Project: Oakview Addition Phase II

I have read and acknowledge the Professional Services Deposit Process.

Rich Floy 8-1-23
Applicant's Signature Date

Town of Cross Roads' Use Only

Date completed application received: _____

Amount Deposited: _____

Receipt Number: _____

Professional Services Deposit Number: _____



PLANNING AND ZONING AGENDA BRIEFING SHEET

Item 8 p. 1 of 28

Meeting Date:

November 7, 2023

Agenda Item:

Discuss and consider a recommendation on a preliminary plat application for a 1.76 acre parcel located just to the East of 11911 US 380, within the Town of Cross Roads. (2023-1009-03PPLAT)

Prepared by:

Rodney Patterson, Building Official

Description:

On September 9, 2023, applicant John Linton on behalf of landowner 720 & 380 LTD submitted a preliminary plat application for a 1.76 acre parcel located just to the East of 11911 US 380 also known as Lot 3, Block A, Greenway Cross Roads Addition. The purpose of the plat is to create a single commercial lot for the construction of a Take 5 vehicle maintenance facility. The Town Engineer performed a technical review of the preliminary plat application and construction drawings on October 19, 2023. Comments were sent to the applicant and staff is currently awaiting a re-submittal from the applicant.

Recommended Action:

Staff recommends denial of the preliminary plat based upon no response to comments from the applicant. Areas still to be addressed include but are not limited to: 10.04.002, 10.04.003 Drainage study, 10.04.004, 14.03.076 Setbacks.

Attachments:

Engineer's Drainage Comments – 10/17/23

Engineer's Plat Comments – 10/19/23

Application



October 17, 2023
AVO 43608.001

Ms. Kristi Gilbert
Town Administrator
Town of Cross Roads

Re: **Take 5 Oil Change Preliminary Plat – 1st Review Drainage**

Dear Ms. Gilbert,

Halff Associates, Inc. was requested by the Town of Cross Roads to provide a review of the drainage study in support of a preliminary plat for the Take 5 Oil Change located on US Highway 380. The submittal was prepared by Altar Group and dated October 9, 2023.

Please note that the submission was largely incomplete. Additional comments may be forthcoming after receipt of requested documents. Rules and Regulation citations have been provided on the markups. Our preliminary comments are as follows:

General

1. Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.
2. Please address construction plans comments provided separately. Please note, an accepted drainage study is required prior to plans acceptance.

Hydrology and Hydraulics:

1. Cover Sheet floodplain statement – Based off National Flood Hazard Layer, FEMA effective floodplains in area are Zone AE with Base Flood Elevations (BFE) (LOMR 12-06-0686P)
2. Fill/grading activities in floodplain will require floodplain/hydraulic analysis to demonstrate any impacts.
3. Please clarify what condition (existing or proposed) is shown in the calculation table on Sheet C-400.
4. Please provide supporting documentation and/or calculations for Time of Concentrations.
5. Verify intensities using DCSRR Table IV. 1-3.
6. Verify n-values for HDPE with DCSRR.
7. Multiple storm events must be analyzed when detention is required.
8. Provide additional hydraulic calculations for all required storm events. The 100-year storm should be used for design (DCSRR IV.2.1).
9. If appropriate, assume tailwater in hydraulic calculations.
10. Is culvert being provided under proposed driveway?
11. Will rip rap be provided for outfalls B1 and detention pond outfall? Please provide supporting calculations.
12. Please provide the following for the detention ponds:
 - a. Must be designed using the adjustment factor outlined in DCSRR IV.1.4. Please provide calculations.
 - b. Elevations vs. outflow
 - c. Hydraulic calculations for proposed storm drain outfall
 - d. Label slopes for proposed pond
13. Please provide existing runoff calculations for all storm events.
14. Please add flow arrows to existing conditions drainage area map.
15. Please provide comparison between existing and proposed runoff calculations.

Ms. Kristi Gilbert
October 17, 2023
Page 2 of 2

The Engineer shall revise the hydrologic study and/or plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (217) 937-3953.

Sincerely,
HALFF
TBPELS Firm No. 312



Parker C. Moore, P.E., CFM
Project Manager

Attachments:

- Plans markups

City Code: specific code cited
DCSRR: Denton County Subdivision Rules and Regulations
Clarification: missing information, unclear information, illegible notes, etc that prevents from deign verification.
BEP: Best engineering practices. Plans/calculations need to be prepared in accordance to good engineering practice and free from errors

PERMIT DOCUMENTS
FOR
TAKE 5 OIL CHANGE

**US HWY 380
CROSSROADS, TX 76227**

OCTOBER 2023

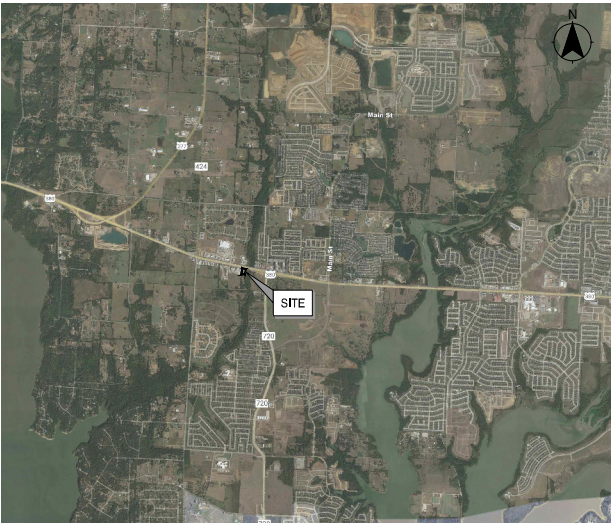
OWNER:
DRIVEN BRANDS, INC
CHURCH STREET, SUITE 700
CHARLOTTE, NC 28202
CONTACT: FAITH BURNETT
PHONE: 980-224-4537
E-MAIL: FAITH.BURNETT@DRIVENBRANDS.COM

ARCHITECT:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: JOHN LINTON
PHONE: 713-248-7752
E-MAIL: JOHN@ALTARGRP.COM

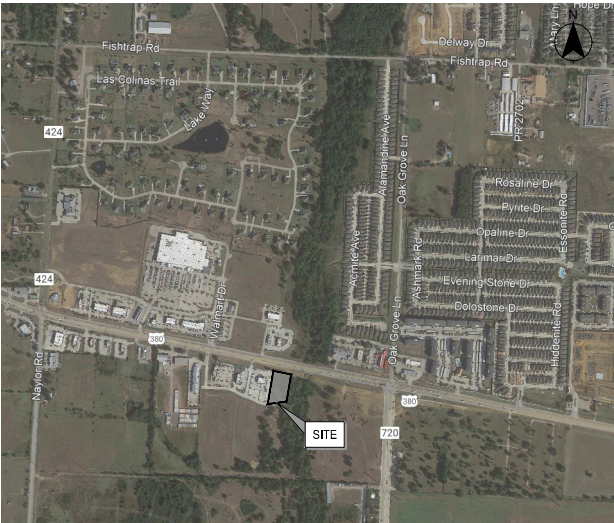
CIVIL ENGINEER:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TEXAS 77410
CONTACT: AUSTIN HAYNES
PHONE: 281-794-3015
E-MAIL: AUSTIN@ALTARGRP.COM

SURVEYOR:
BENCHMARK GROUP OF TEXAS
899 PRESIDENTAIL DRIVE, SUITE 110,
RICHARDSON, TX 75081
PHONE: 972-680-3037
E-MAIL: COMMBGT@GMAIL.COM

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC
FORT WORTH, TEXAS
PROJECT NUMBER: 95235047
REPORT DATE: MAY 25, 2023



LOCATION MAP
SCALE : 1" = 5,000'



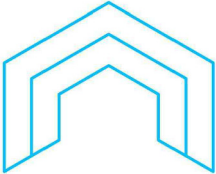
VICINITY MAP
SCALE : 1" = 1,000'

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL CONSTRUCTION NOTES
	SURVEY
C-030	DEMO PLAN
C-040	TREE REMOVAL PLAN
C-050	TREE REPLACEMENT PLAN
C-100	SITE PLAN
C-130	EROSION AND SEDIMENT CONTROL PLAN
C-131	EROSION AND SEDIMENT CONTROL PLAN DETAILS
C-200	PAVING PLAN
C-300	GRADING PLAN
C-400	DRAINAGE PLAN
C-401	EXISTING VS PROPOSED DRAINAGE PLAN
C-500	UTILITY PLAN
C-510	SITE PLAN DETAILS
C-520	PAVING DETAILS
C-530	DRAINAGE DETAILS
C-540	UTILITY DETAILS

Zone AE with BFEs (LOMR 12-06-0686P)



FLOOD PLAIN STATEMENT:
ACCORDING TO MAP NO. 48121C0405G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS DATED APRIL 18, 2011, THE SUBJECT TRACT IS SITUATED PARTIALLY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED).

ALTAR GROUP

ARCHITECTURE
ENGINEERING
PO BOX 1305
CYPRESS, TEXAS 77410



DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 761

[illegible]

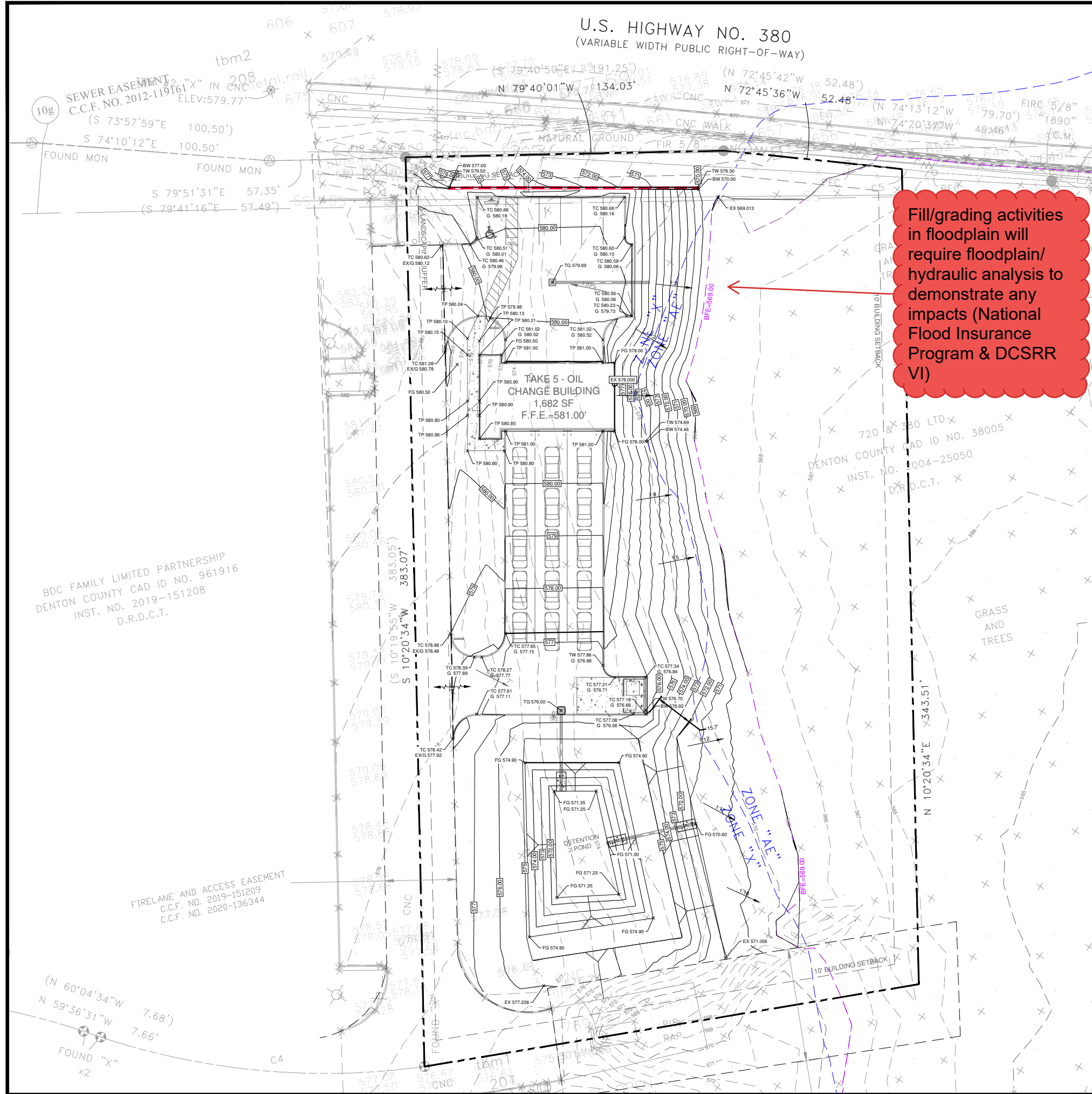
OWN BY: KC
CHECKED BY: AH
PROJECT NO.: XXXXXXXXXX
23-029

GRADING PLAN

HEET [REDACTED]
UMBER: 01000

NUMBER: 0-300
 ket 58 of 81

0000



Fill/grading activities in floodplain will require floodplain/hydraulic analysis to demonstrate any impacts (National Flood Insurance Program & DCSRR VI)

GRADING LEGEND

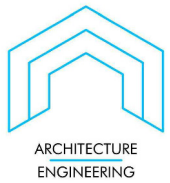
- | | |
|--|-------------------------|
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | LIMITS OF DISTURBANCE |
| | SWALE |
| | RETAINING WALL |
| | GRADE BREAK |
| | HIGH POINT |
| | FLOW DIRECTION |
| | PROPOSED SPOT ELEVATION |
| | EXISTING SPOT ELEVATION |
| | GRATE INLET |

GRADING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFERENCE TO THE "GENERAL TREE PROTECTION NOTES" SHALL BE FOR PROTECTION IN THE VICINITY OF EXISTING TREES.
3. **TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH BY THE GEOTECHNICAL ENGINEER. TESTING SHALL BE IN ACCORDANCE TO 92359047, DATED MAY 25, 2023, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
4. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROCKS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE 18 INCHES. THE ORDER OF STRIPPING SHALL BE TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL UNCLASSIFIED SUBGRADE AND TOPSOIL, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
6. **UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF THE EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBGRADE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBGRADE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES. ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. IF THE MOISTURE CONTENT IS MORE THAN 95% OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
7. **CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, ROCKS, AND OTHER UNDESIRABLE MATTER. ROCKS SHALL BE SMALLER THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15 INCHES TO 36 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36 INCHES TO 72 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 18 INCHES IN SIZE FROM 72 INCHES TO 144 INCHES OF PROPOSED SUBGRADE ELEVATION. FILL SHALL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE IN FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE LOADED BY THE CONTRACTOR TO THE SUBGRADE, COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES. EACH LAYER SHALL BE PROPERLY MOISTENED AND THE CONTRACTOR SHALL ATTEMPT TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
8. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
9. **GRADING ENTRANCES:** REFER TO THE BUILDING PLAN FOR COMPAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL FILL WITH ALL DAD AND LOCAL STATE GOVERNING AUTHORITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROADS.
10. **LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE 6 INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.
11. **UNCLASSIFIED EXCAVATION:** ALL FILL ASSOCIATED WITH CONSTRUCTION OF PAVEMENT TO FINISH CUT, FILL, HALL, IN HALL, AND DRIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:

- CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS
- LANDSCAPE GRADE SHALL NOT EXCEED A 3:1 SLOPE
- ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT STREET GRADES EXCEED 5% THEN THE SIDEWALK GRADE RUNNING SLOPE MAY MATCH STREET GRADES
- ALL ADA ACCESS ROUTES SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND A 2% MAXIMUM CROSS SLOPE
- ALL ADA PARKING SPACES AND ROUTING FROM PARKING LOT SHALL MAINTAIN 2% MAXIMUM SLOPE IN ALL DIRECTIONS



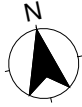
CONSULTANT



DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76227

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME: EXISTING & PROPOSED DRAINAGE PLAN

SHEET NUMBER: 0181



0 10 20 40
SCALE 1:20

DRAINAGE PLAN LEGEND

EXISTING PROPOSED
DRAINAGE AREA BOUNDARY
FLOW ARROW

AREA COVER TABLE

EXISTING CONDITIONS:	
BUILDING AREA	0 SF
PAVEMENT AREA	5,827 SF
TOTAL IMPERVIOUS PAVEMENT	5,827 SF
PERVIOUS COVER	70,734 SF
PROPOSED CONDITIONS:	
BUILDING AREA	1,682 SF
PAVEMENT AREA	16,742 SF
TOTAL IMPERVIOUS PAVEMENT	18,424 SF
PERVIOUS COVER	58,137 SF

*12,597 SF INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS.

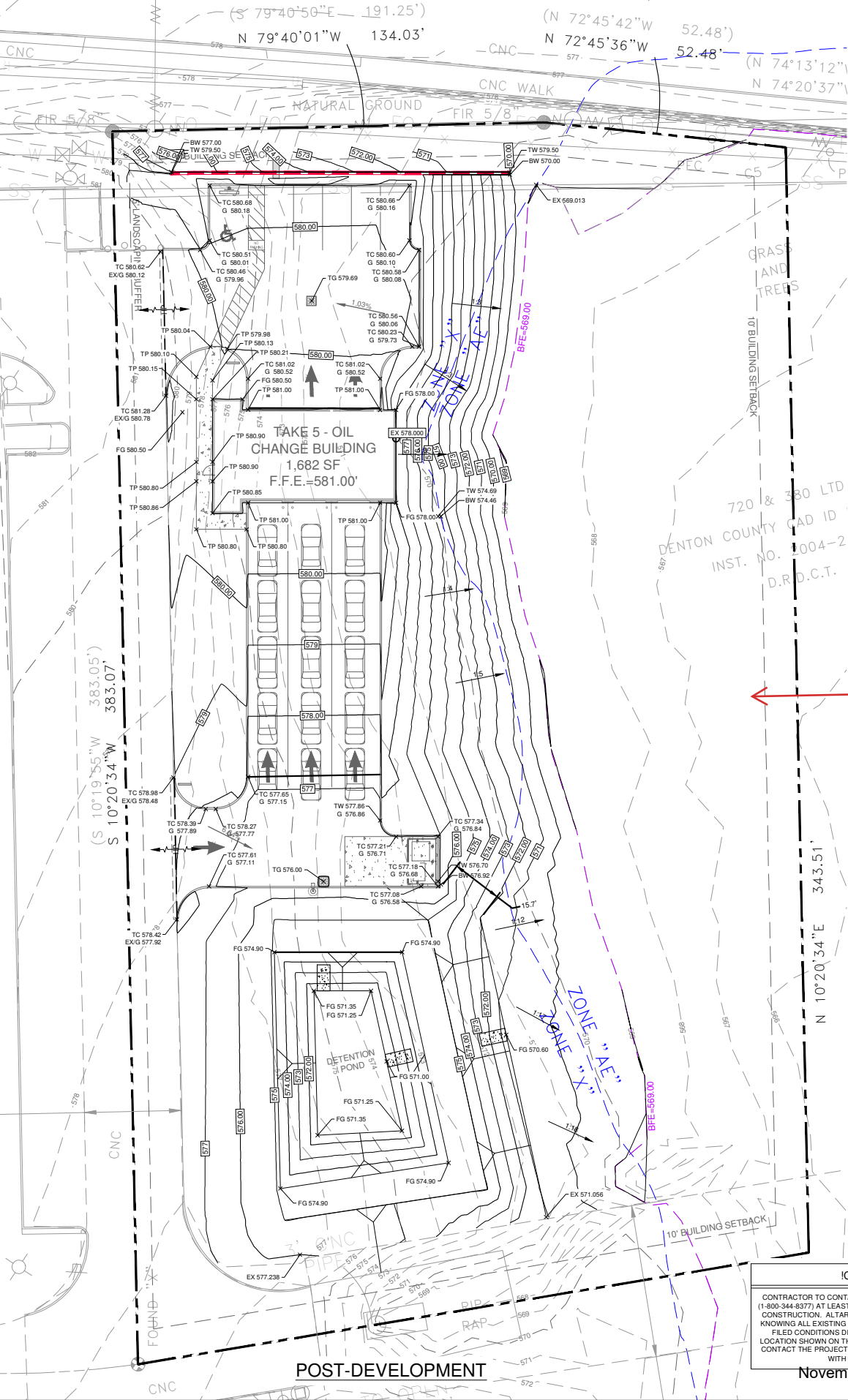
SEE SITE PLAN AND DEMO PLAN FOR MORE DETAILS

CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. ALTAR GROUP IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

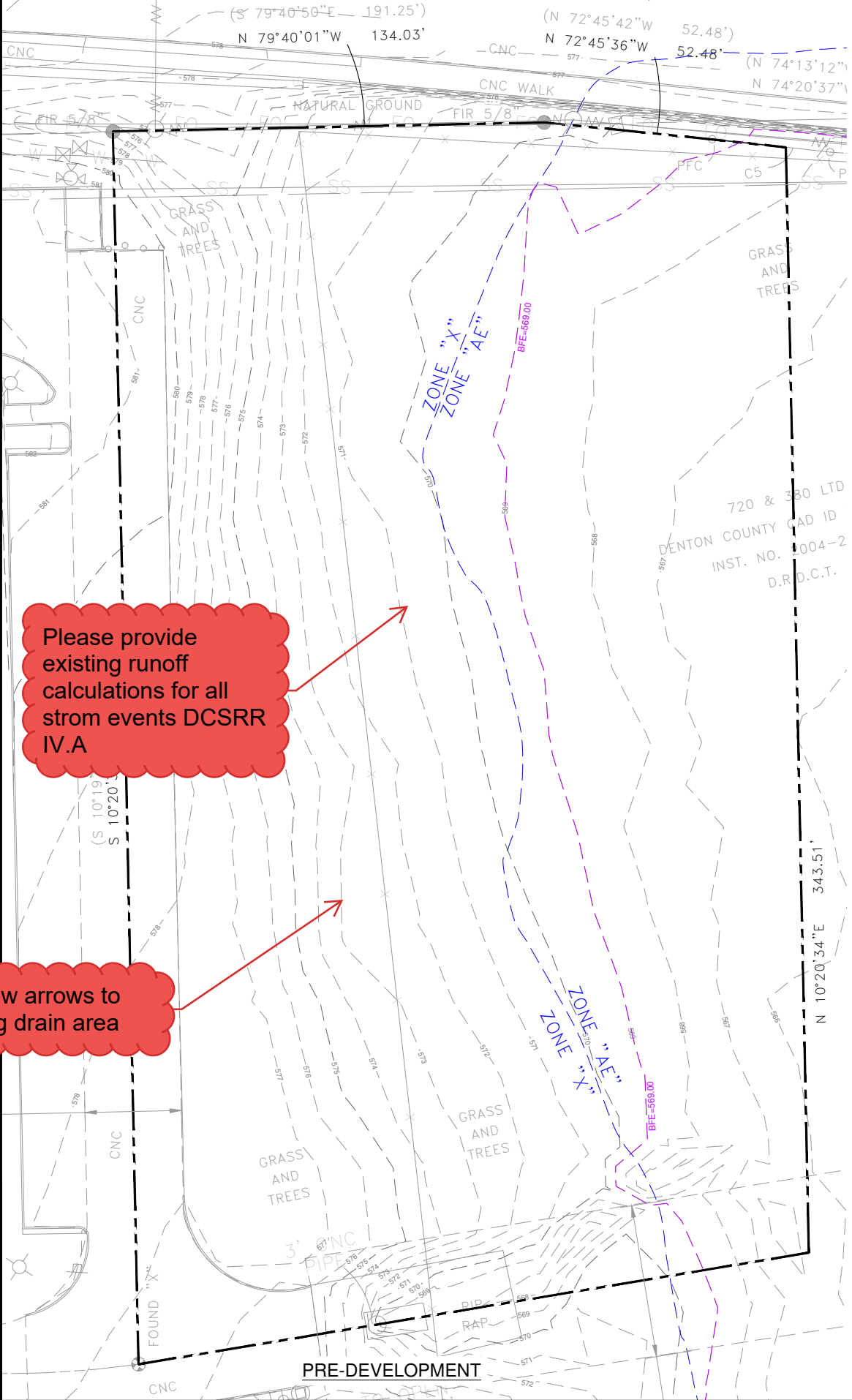


U.S. HIGHWAY NO. 380
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



POST-DEVELOPMENT

U.S. HIGHWAY NO. 380
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



PRE-DEVELOPMENT

Please provide existing runoff calculations for all storm events DCSRR IV.A

Add flow arrows to existing drain area

Please provide existing vs proposed runoff calculations and comparison DCSRR IV.4

PERMIT DOCUMENTS
FOR

TAKE 5 OIL CHANGE

Cross Roads

US HWY 380
CROSSROADS, TX 76227

OCTOBER 2023

OWNER:
DRIVEN BRANDS, INC.
10000 CROSSROADS SUITE 700
CHARLOTTE, NC 28202
CONTACT: FAITH BURNETT
PHONE: 980-224-4537
E-MAIL: FAITH.BURNETT@DRIVENBRANDS.COM

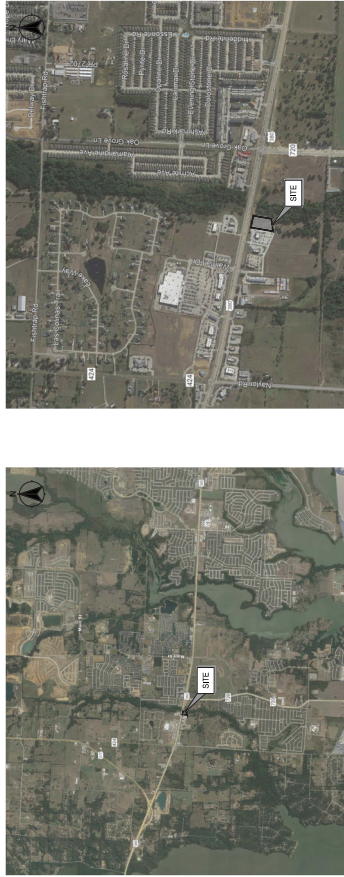
ARCHITECT:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: JOHN BURNETT
PHONE: 713-248-7752
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CIVIL ENGINEER:
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CYPRESS, TEXAS 77410
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PHONE: 281-794-3015
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SURVEYOR:
BENCHMARK GROUP OF TEXAS
899 PRESIDENTIAL DRIVE, SUITE 110,
FORT WORTH, TEXAS 76101
PHONE: 972-680-3037
E-MAIL: COMMBGT@GMAIL.COM

GEOTECHNICAL ENGINEER:
TERRACON CONSULTANTS, INC.
FORT WORTH, TEXAS
PROJECT NUMBER: 95235047
REPORT DATE: MAY 25, 2023

FLOOD PLAIN STATEMENT:
ACCORDING TO MAP NO. 48172 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BENTON COUNTY, TEXAS, AND THE CITY OF CROSSROADS, TEXAS, THE PROJECT SITE IS PARTIALLY WITHIN ZONE UNSHADED (AREA OF MINIMAL FLOOD HAZARD) AND ZONE A (MODERATE FLOOD ELEVATIONS DETERMINED).



LOCATION MAP
SCALE : 1" = 5,000'

VICINITY MAP
SCALE : 1" = 1,000'



Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL CONSTRUCTION NOTES
C-003	GRADE PLAN
C-030	EXISTING VS PROPOSED DRAINAGE PLAN
C-040	TREE REPLACEMENT PLAN
C-050	UTILITY PLAN
C-100	SITE PLAN
C-130	EROSION AND SEDIMENT CONTROL PLAN
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C-530	DRAINAGE DETAILS
C-540	UTILITY DETAILS

ALTAR GROUP



ARCHITECTURE
ENGINEERING

PO BOX 1305
CYPRESS, TEXAS 77410

BENCHMARK NOTE

413057

4r)

380
OF-W

NO. 3
RIGHT-
18'
3'12"W
2'37"W

52.48
52.48

5. HIGH
WIDTH
42"W
6"W

(VAN) $N \geq 2$

125')
4.03'

19 13
POSED 578
P.O.B.
NATUR
573
572

A hand-drawn map of a coastal area. The map is oriented with North (N) at the top. A line labeled 'CNC' runs horizontally across the middle. Below this line, there is a label 'FR' and a line labeled 'W-5MG'. To the right of 'W-5MG', there is a label '5.81' and a line labeled 'L26'. The map also shows some other lines and a small rectangular area at the bottom right.

IN QMC
579.77'
POSED
P.O.C.
50'
MON
57.35'
57.49' (57.35' - 0.14')

TBM #2 "X"
 ELEV
 PORT
 ASL 1
 59°E 100.2
 60°E 100.50
 FOUND
 79°51'31"E
 9°41'16"E

(S 73'57"4"
 S 74°10'12"
 MON
 S
 (S 7

00.99"
00.79")

34'11"E
49'33"E

S 79.
(S 79.)

US (NO:29), found on the

per an Q
fized PD (C
2,000), base

179.56")

79°49'33"E

(S)

a Global
d Geodetic
titude (N3.3
Datum of

(177)

...port from
...signation (Y
...th Americ

Element	Represents	Description	Notes
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3	3	3	3
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10	10	10	10
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97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

11

277.197

 $W_{10,81,6}$

(N)

LEGEND OF ALL SYMBOLS USED

VICINITY MAP
NOT TO SCALE

MANHOLE FLOW EXHIBIT

RM ELEV: 555.54'
BM ELEV: 555.54'
IR METAL PIPE 18" DIA. ELEV: 555.54'
GRASSY FLOW
PROPOSED FLOW
UNABLE TO OPEN
CHANNEL FLOW
RM ELEV: 566.09'

87°54'46"E
211.21'
87°54'46"E
211.21'
87°54'46"E
211.21'
87°54'46"E
211.21'

770 & 3801 LIDO
200005
DEDTM: 10, 2014-02-09
RM ELEV: 566.09'

ZONING INFORMATION

Zoned:
R-1 (Residential Single-Family)

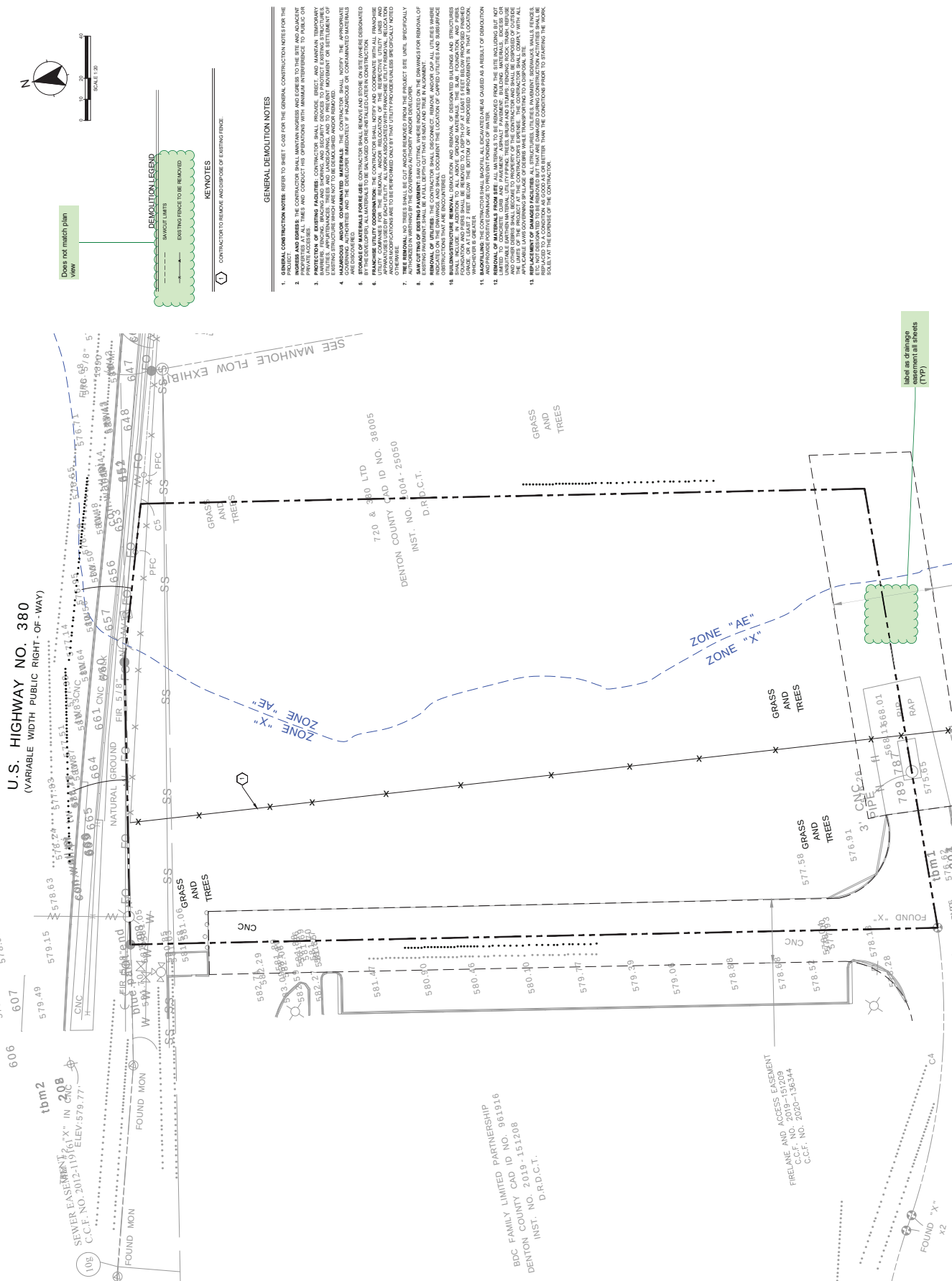
Use Permitted in this District:
1. Single-Family Detached Dwelling
2. Single-Family Attached Dwelling
3. Single-Family Detached Dwelling with Attached Garage
4. Single-Family Attached Dwelling with Attached Garage
5. Single-Family Detached Dwelling with Attached Garage and Attached Garage

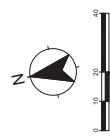
MEASURED CURVE TABLE

CURVE	DELTA	PIE	LENGTH	BEARING
C-1	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-2	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-3	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-4	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-5	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-6	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-7	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-8	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-9	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-10	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-11	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-12	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-13	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-14	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-15	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-16	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-17	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-18	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-19	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-20	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-21	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-22	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-23	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-24	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-25	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-26	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-27	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-28	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-29	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-30	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-31	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-32	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-33	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-34	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-35	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-36	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-37	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-38	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-39	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-40	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-41	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-42	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-43	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-44	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-45	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-46	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-47	142°02'30"	300.00'	79.86'	S 142°02'30" W
C-48	142°02'30"			

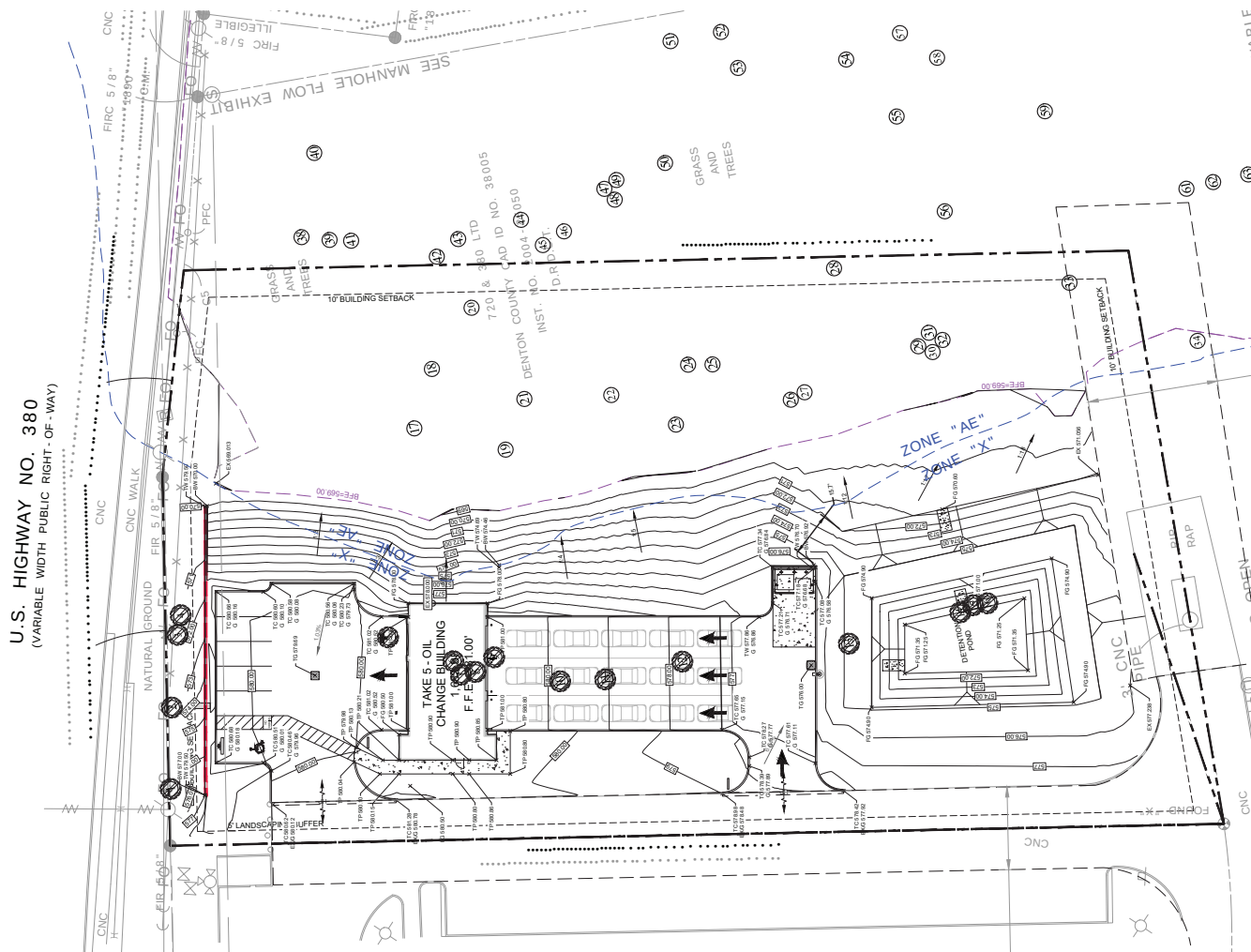
Map showing the location of the study site (SSMH) relative to the BENCH FLOW and the SSMH. The map includes a scale bar (0 to 1200 feet), a north arrow, and a legend. The legend indicates that the study site is located within the BENCH FLOW area. The map also shows the location of the study site relative to the SSMH and the BENCH FLOW.

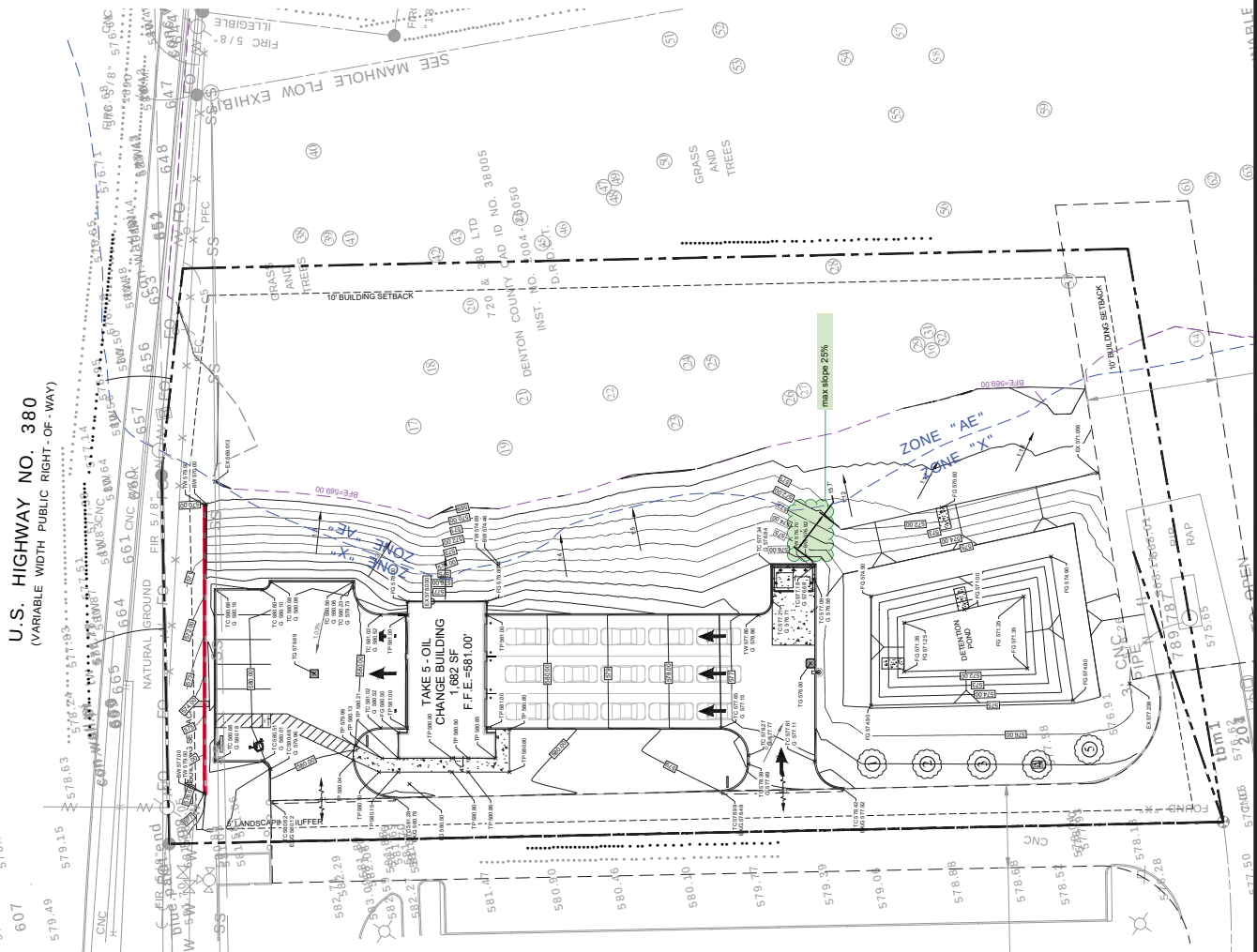
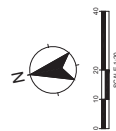
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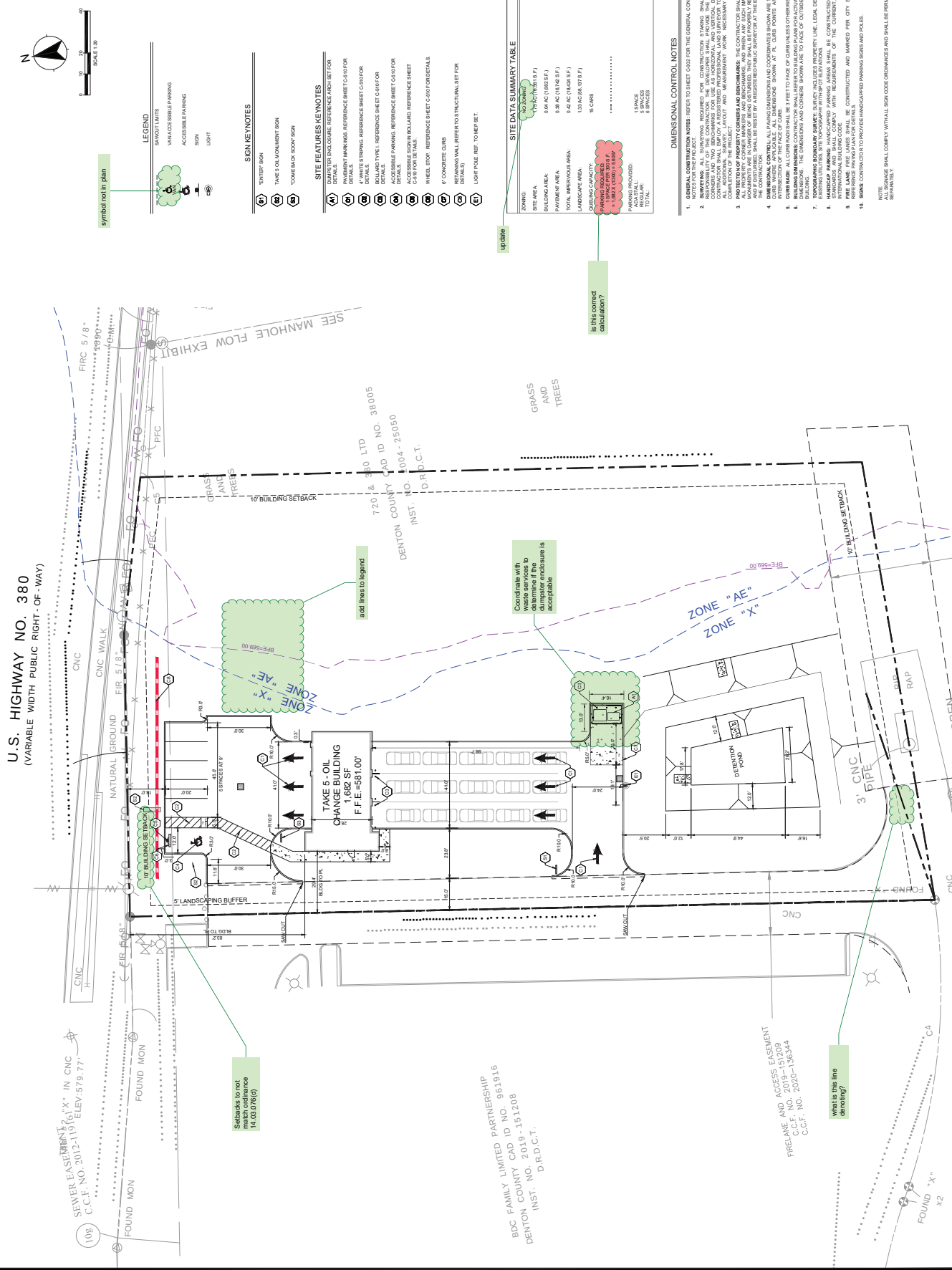
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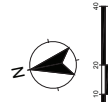


TREE DEMOLITION LEGEND			EXISTING TREE TO BE REMOVED		
					
TREES TO BE REMOVED					
TREE #	SPECIES	SIZE	TREE #	SPECIES	SIZE
1	ELM	21"	17	ELM	11"
2	ELM	13"	18	ELM	13"
3	POST OAK	12"	19	PECAN	24"
4	POST OAK	13"	20	ELM	20"
5	POST OAK	14"	21	ELM	20"
6	ELM	9"	22	PECAN	26"
7	ELM	9"	23	ELM	13"
8	ELM	9"	24	ELM	10"
9	ELM	17"	25	ELM	10"
10	ELM	10"	26	ELM	20"
11	ELM	10"	27	JANIPER	7"
12	ELM	14"	28	PECAN	14"
13	ELM	16"	29	ELM	12"
14	ELM	17"	30	POST OAK	12"
15	ELM	14"	31	ELM	9"
16	ELM	17"	32	ELM	9"
17	ELM	14"	33	ELM	17"
18	ELM	17"	34	PECAN	26"
19	ELM	14"	35	PECAN	30"
20	ELM	17"	36	POST OAK	14"
21	ELM	10"	37	PECAN	30"
22	ELM	10"	38	ELM	13"
23	ELM	11"	39	ELM	11"
24	ELM	13"	40	PECAN	12"
25	ELM	19"	41	ELM	19"
26	PREMIER OAK	10"	42	ELM	10"
27	ELM	22"	43	ELM	22"
28	PECAN	16"	44	PECAN	16"
29	PECAN	21"	45	PECAN	21"
30	PECAN	16"	46	PECAN	16"
31	ELM	10"	47	ELM	10"
32	ELM	14"	48	ELM	10"
33	ELM	17"	49	ELM	14"
34	ELM	17"	50	ELM	17"
35	ELM	18"	51	ELM	18"
36	ELM	16"	52	ELM	16"
37	ELM	16"	53	ELM	16"
38	ELM	13"	54	ELM	16"
39	ELM	13"	55	ELM	13"
40	PECAN	20"	56	ELM	16"
41	PECAN	20"	57	PECAN	20"
42	PECAN	20"	58	PECAN	20"
43	PECAN	20"	59	ELM	12"
44	PECAN	20"	60	PECAN	21"
45	PECAN	20"	61	ELM	10"
46	PECAN	20"	62	ELM	10"
47	PECAN	20"	63	ELM	10"
48	PECAN	20"			
49	PECAN	20"			
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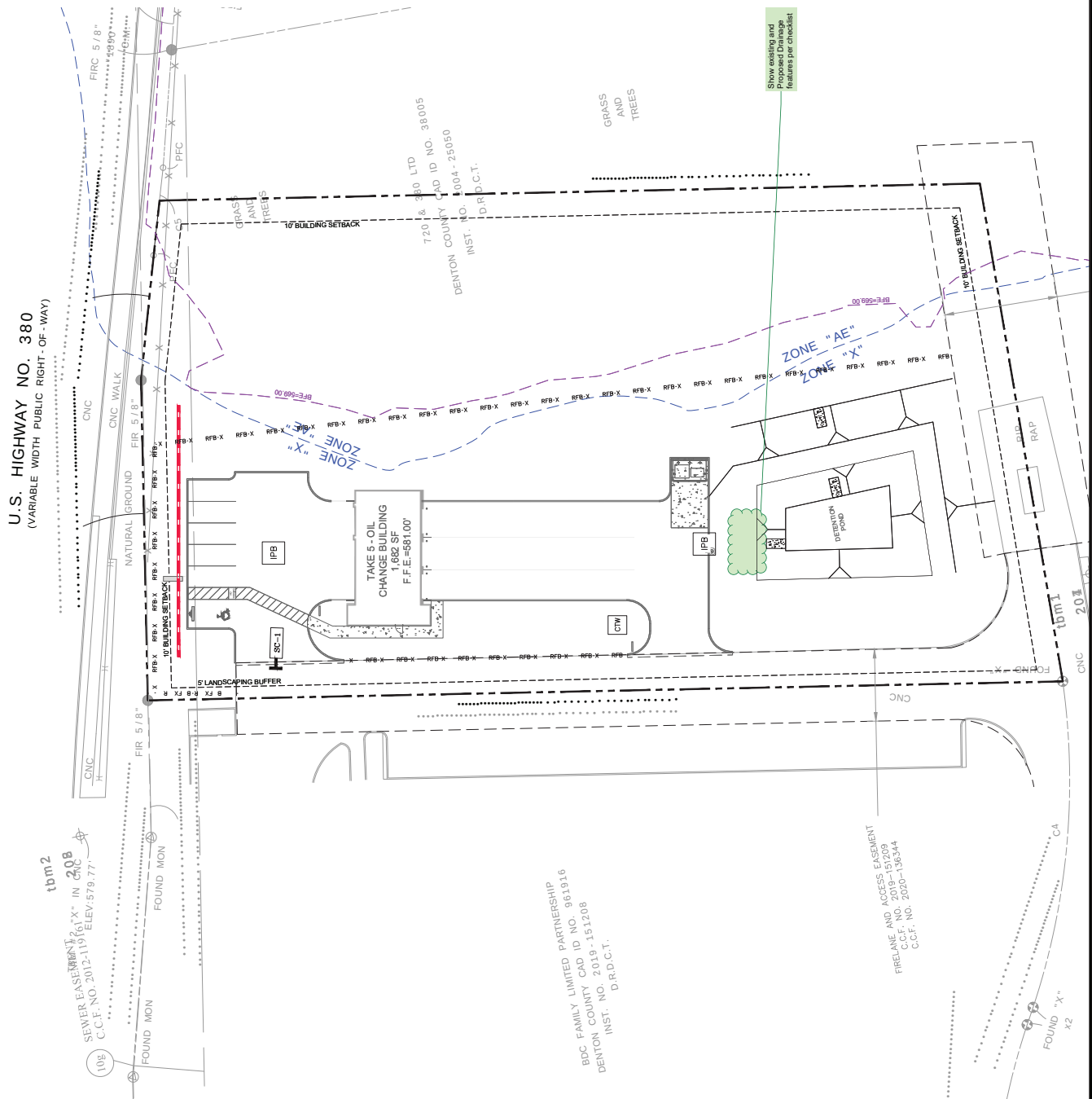


- LEGEND**
- X RFB
 - SC-1
 - CTW
 - IPB
 - Filter FABRIC FENCE
 - CONSTRUCTION ENTRANCE
 - CONCRETE TRUCK WASHOUT
 - INLET PROTECTION BARRIER (SEE SWPPP NOTE 6)

SWPPP NOTES

1. THE SWPPP SHALL BE MAINTAINED ON SITE AND SHALL BE AVAILABLE TO ALL PERSONNEL AT ALL TIMES.
2. CONTRACTOR TO PROVIDE CONSTRUCTION EROSION WATER POLLUTION PREVENTION PLAN AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
3. TEMPORARY SEEDING SHALL BE APPLIED TO AREAS WHERE ACTIVITY HAS CEASED FOR 14 DAYS OR MORE.
4. HYDROMULCHING SHALL BE APPLIED TO DISTURBED AREAS IF/WHEN COMPLETION OF CONSTRUCTION ACTIVITIES.
5. CONSTRUCTION SHALL BE CONDUCTED WITH COORDINATE LINES OR APPROVED EQUIVALENT OR EOD ANCHORED USING FOUR IN BY AN IN BY 1/4 GAUGE STEEL 1/2" UNPAID AREA AT THE TOP OF THE RETAINING WALL. SCALE OF 1 FOR STRIP AND FOR UNPAID AREA AT THE TOP OF THE RETAINING WALL. SCALE OF 1 FOR STRIP AND FOR UNPAID AREA AT THE TOP OF THE RETAINING WALL.
6. UTILIZE BOTH STAGE 1 AND STAGE 2 PRACTICES AS CONSTRUCTION PROCEEDS.

Soil stabilization post construction

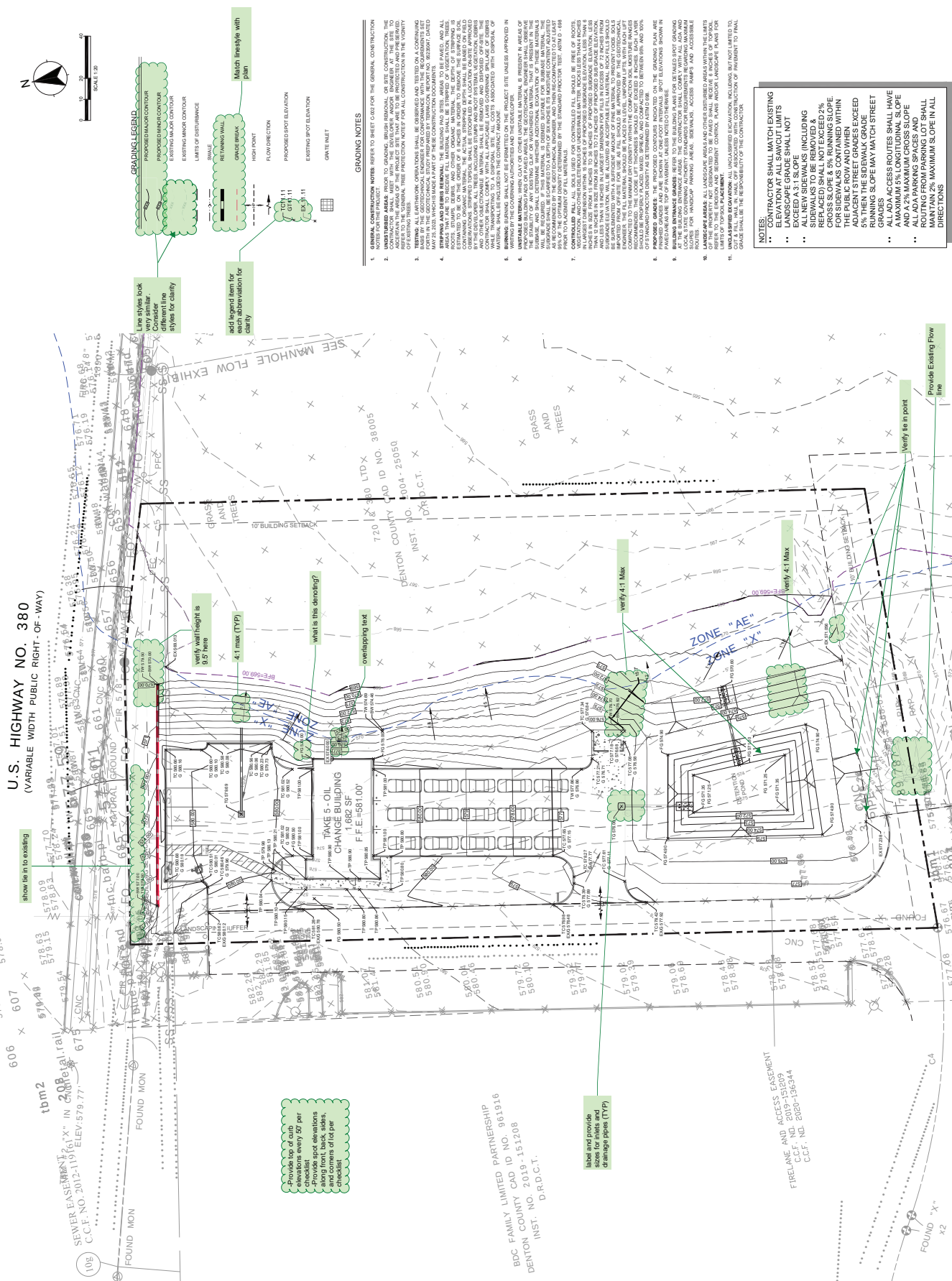


BDC FAMILY LIMITED PARTNERSHIP
BDC FAMILY LIMITED PARTNERSHIP
DENTON COUNTY CAD ID NO. 961916
INST. NO. 2019-151208
D.R.D.C.T.

FIRELINE AND ACCESS EASEMENT
C.C.F. NO. 2019-151209
C.C.F. NO. 2020-136344

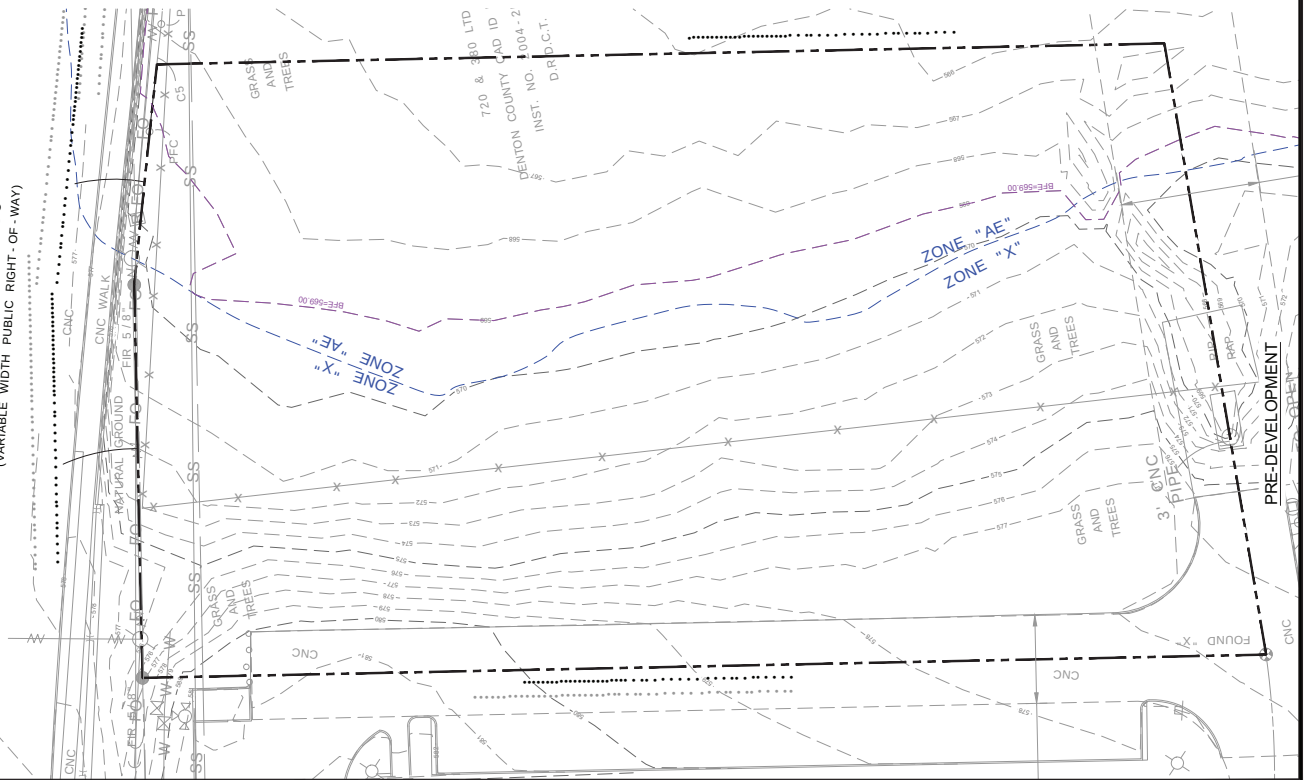
GENERAL NOTES: 1. MINIMUM LENGTHS AS SHOWN ON CONSTRUCTION DRAWINGS OR AS NOTED. 2. WORK AREA SHALL BE 8' WIDE. 3. FILL LENGTH, INCLUDING ALL POINTS OF PAVEMENT OR SURFACE CHANGES, SHALL BE 10' MINIMUM. 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, MINOR OR MINOR CHANGES SHALL BE 10' MINIMUM. 5. MINOR OR MINOR CHANGES SHALL BE 10' MINIMUM. 6. MINOR OR MINOR CHANGES SHALL BE 10' MINIMUM. 7. MINOR OR MINOR CHANGES SHALL BE 10' MINIMUM.	STABILIZED CONSTRUCTION ACCESS	REINFORCED FILTER FABRIC BARRIER	CONCRETE TRUCK WASHOUT AREA	SIGN DETAIL (OR EQUIVALENT)	INLET PROTECTION BARRIERS FOR STAGE II INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS	INLET PROTECTION BARRIERS FOR STAGE I INLETS
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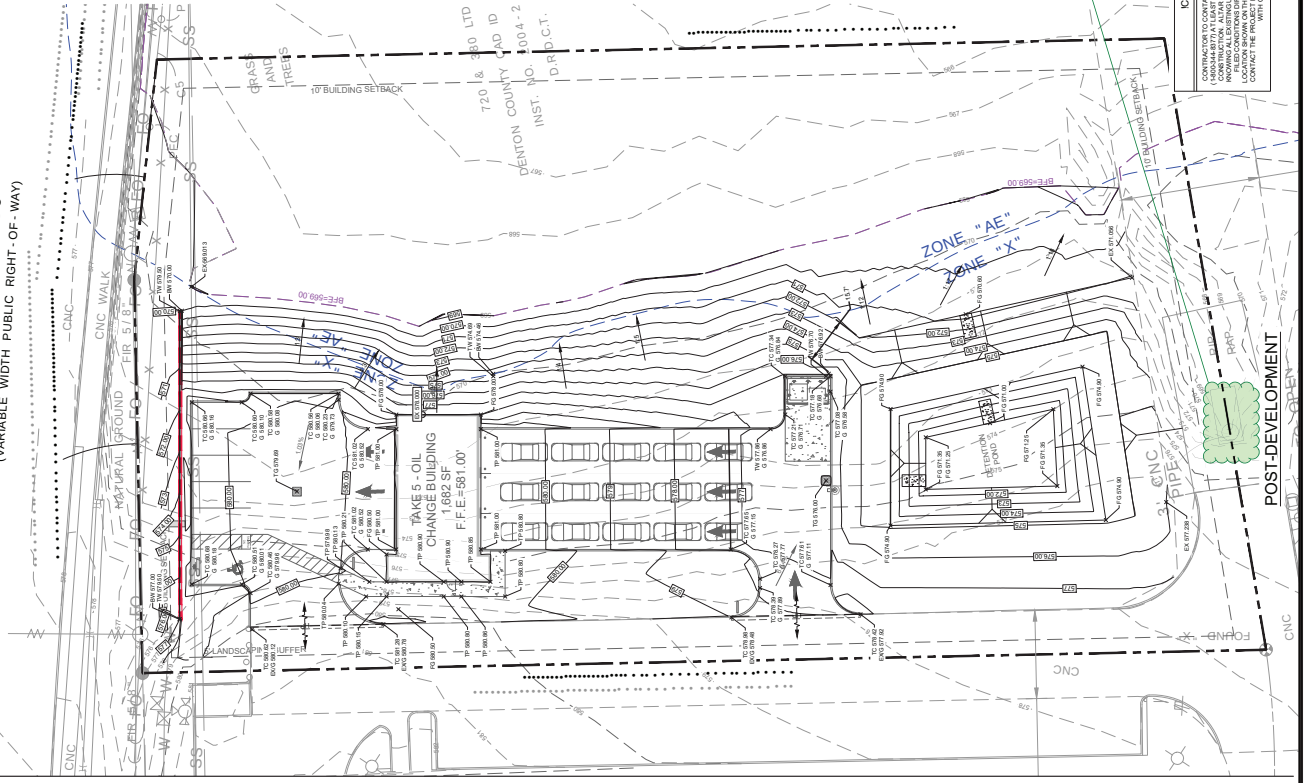


NOTES:	CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS
•	LANDSCAPE GRADE SHALL NOT EXCEED A 3:1 SLOPE
•	EXISTING SLOPES (INCLUDING SIDEWALKS) TO BE REMOVED & REPLACED SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN 10' OF A ROAD, SIDEWALKS EXCEED 2% CROSS SLOPE SHALL BE EXCEPTED
•	THEN THE SIDEWALK MATCH STREET RUNNING SLOPE MAY MATCH STREET GRADES
•	ALL ADA ACCESS ROUTES SHALL HAVE A 2% MAXIMUM CROSS SLOPE AND A 2% MAXIMUM CROSS SLOPE
•	ALL ADA PARKING SPACES AND ROUTING FROM PARKING LOT SHALL MAINTAIN 2% MAXIMUM SLOPE IN ALL DIRECTIONS

U.S. HIGHWAY NO. 380
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



U.S. HIGHWAY NO. 380
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



EXISTING PROVIDED



Does not match plan view

AREA COVER TABLE	
EXISTING CONDITIONS	
BUILDING AREA	0 SF
PAVEMENT AREA	5,827 SF
TOTAL IMPERVIOUS PAVEMENT	5,827 SF
PREVIOUS COVER	72,724 SF
PROPOSED CONDITIONS	
BUILDING AREA	1,882 SF
PAVEMENT AREA	9,742 SF
TOTAL IMPERVIOUS PAVEMENT	11,624 SF
PREVIOUS COVER	54,127 SF

*12,587 SF INCREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS.

SEE SITE PLAN AND DEMO PLAN FOR INSIDE DETAILS

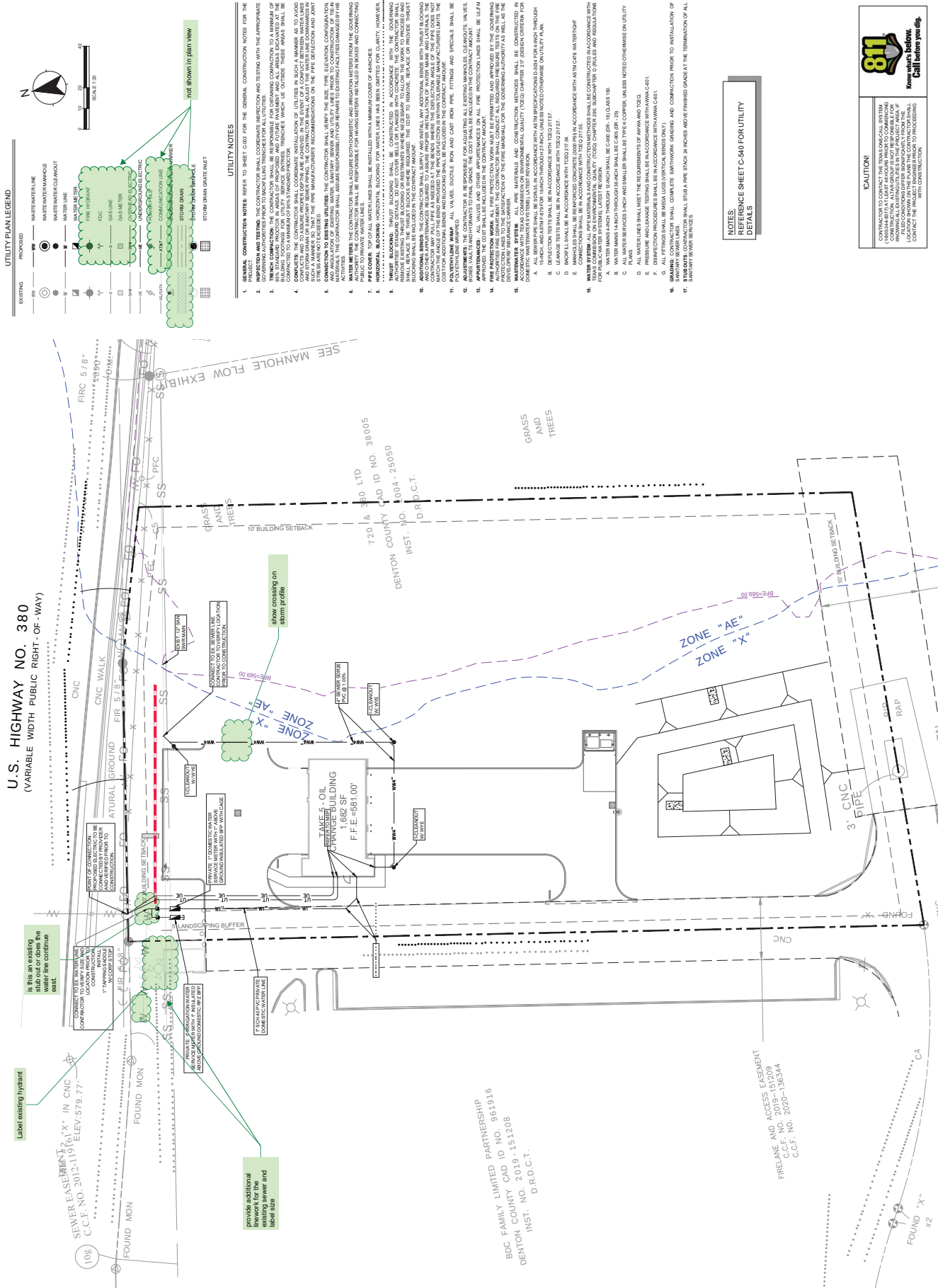


CAUTION
CONSTRUCTION OF THIS PROJECT MAY AFFECT EXISTING UTILITIES. A 1400MM DIA. 10' DEEP UTILITY WAS LOCATED IN THE PROJECT AREA. IF ANY OTHER UTILITIES ARE LOCATED IN THE PROJECT AREA, THE CONTRACTOR SHALL LOCATE AND MARK THEM PRIOR TO CONSTRUCTION. CONTACT THE UTILITY OWNERS WITH CONSTRUCTION.



DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76227

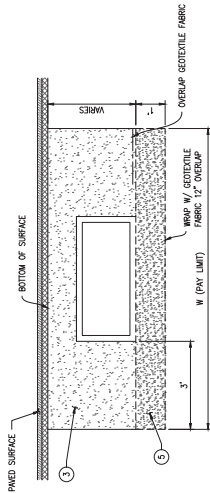
Item 8 of 12
DRAWN BY: KC
CHECKED BY: AN
PROJECT NO.: 23-029
SUBJECT NAME:
EXISTING & PROPOSED DRAINAGE PLAN
SHEET NUMBER: C-401



01 EMPLOYEE ACCESSIBLE VAN PARKING STRIPING 02 ACCESSIBLE PARKING LOGO	03 CURB RAMP 04 CURB RAMP NOTES	05 BOLLARD TYPE I 06 BOLLARD TYPE II (WITH PLASTIC CAP) 07 ACCESSIBLE SIGN IN BOLLARD 08 RETURN CURB BARRIER FREE RAMP 09 WHEEL STOP 10 FIRE LANE STRIPING 11 TYPICAL CROSSWALK 12 TRAFFIC FLOW ARROWS
01 EMPLOYEE ACCESSIBLE VAN PARKING STRIPING 02 ACCESSIBLE PARKING LOGO	03 CURB RAMP 04 CURB RAMP NOTES	05 BOLLARD TYPE I 06 BOLLARD TYPE II (WITH PLASTIC CAP) 07 ACCESSIBLE SIGN IN BOLLARD 08 RETURN CURB BARRIER FREE RAMP 09 WHEEL STOP 10 FIRE LANE STRIPING 11 TYPICAL CROSSWALK 12 TRAFFIC FLOW ARROWS

ALTA GROUP ARCHITECTURE ENGINEERING SEAL CONSULT. TAN	TAKE 5 OIL CHANGE DRIVEN BRANDS PROTOTYPE STORE # TAKE 5 OIL CHANGE US HWY 380 CROSS ROADS, TX 76227	Item 8 of 24 23-029 NAME: PROJECT NO.: 23-029 CHECKED BY: AN DRAWN BY: KC PAVING PLAN OF SHEET NUMBER: C-520
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 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TYPICAL BEDDING DETAIL FOR REINFORCED CONCRETE BOX CULVERT



GENERAL NOTES:

ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF CROSS
ROADS, TEXAS COUNTY-SPECIFICATIONS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

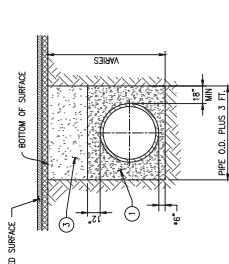
PIPE BEDDING SCHEDULE (RIGID PIPE)

PIPE SIZE (INCH)	T1 (INCH)
12"-30"	6"
36"-60"	12"
66"-96"	18"

LEGEND:

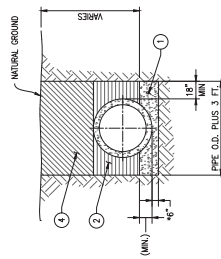
- BEDDING MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY).
- BACKFILL MATERIAL (QUALITY EXCAVATED OR SELECT MATERIAL OR SAND)
COMPACTED TO A DENSITY AT LEAST EQUAL TO SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).
- BACKFILL MATERIAL (BACKFILL SAND), COMPACTED TO 95% STANDARD PROCTOR
COMPACTED TO A DENSITY AT LEAST EQUAL TO THE SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).
- BACKFILL MATERIAL (QUALITY EXCAVATED OR SELECT MATERIAL)
COMPACTED TO A DENSITY AT LEAST EQUAL TO THE SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).
- 67 LIMESTONE W/ GEOTEXTILE FABRIC.

FLEXIBLE PIPE (CORRUGATED METAL, POLYVINYL CHLORIDE, AND POLYETHYLENE)

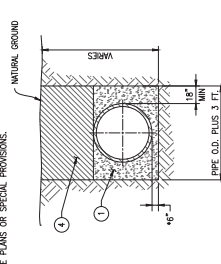


PIPE UNDER OR WITHIN 5 FEET OF STREET AND PAVED SURFACES.
NOT TO SCALE

* BEDDING UNDER PIPE SHALL BE 6" UNLESS OTHERWISE
SPECIFIED IN THE PLANS OR SPECIAL INSTRUCTIONS.

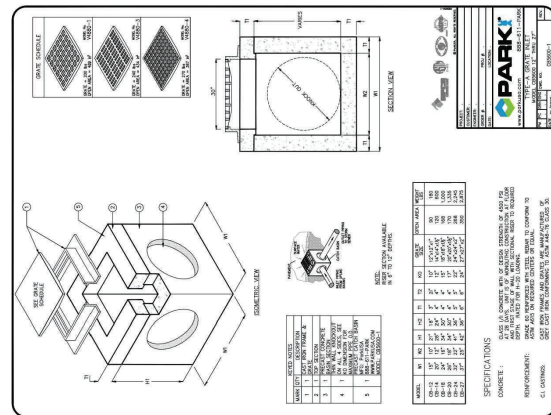


OPEN GROUND OUTSIDE LIMITS OF STREETS AND PAVED SURFACES.
NOT TO SCALE

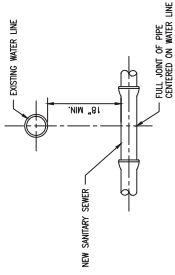


OPEN GROUND OUTSIDE LIMITS OF STREETS AND PAVED SURFACES.
NOT TO SCALE

STANDARD BEDDING AND BACKFILL DETAILS FOR STORM DRAINAGE CONDUIT



CAST IRON GRATE INLET AND JUNCTION BOX



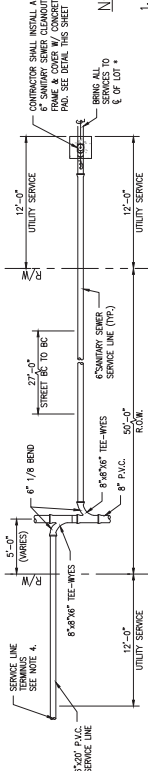
NEW SANITARY SEWER CROSSING
EXISTING WATER LINE
SCALE: 3/4"=1'-0"



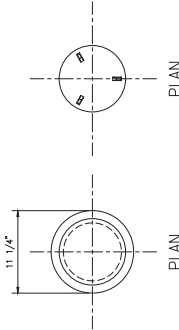
NEW SANITARY SEWER PARALLEL EXISTING WATER LINE
SCALE: 1/2"=1'-0"

NOTES:

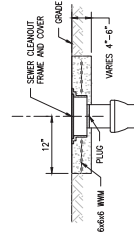
1. DEPARTMENT OF HEALTH AND HOSPITALS MUST APPROVE INSTALLATION METHOD IF VERTICAL AND HORIZONTAL SEPARATIONS BETWEEN SEWER AND WATER LINES CANNOT BE MET.
2. SEPARATION REQUIREMENTS SHOWN HERE DO NOT APPLY TO SERVICE CONNECTIONS - REFER TO PLUMBING CODE FOR APPLICABLE REQUIREMENTS.
3. SEWER CLEANOUT FRAME AND COVER SHALL MEET THE LATEST EDITION OF AASHTO M305.
4. IN NEW SUBDIVISIONS OR IN NEW SERVICE AREAS WHERE NEW SERVICE CONNECTIONS ARE REQUIRED, THE SEWER SERVICE SHALL BE INSTALLED PRIOR TO FINAL PLUMBING INSPECTION AND ACCEPTANCE. THE PLUMBING CONTRACTOR FOR EACH LOT SHALL INSTALL THE CLEANOUT AS SHOWN.
5. DOUBLE WYES ARE ONLY ALLOWED ON LOTS 50' WIDE OR LESS AND SHALL ONLY BE ON THOSE SERVICES CROSSING THE STREET. SERVICES NOT CROSSING THE STREET AND ON LOTS GREATER THAN 50' WIDE SHALL HAVE SINGLE WYES TO THE CENTER OF THE LOTS AS SHOWN.



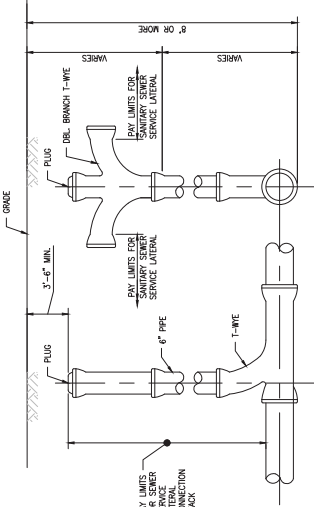
TYPICAL LOT SERVICE DETAIL
SCALE: 3/16"=1'-0"



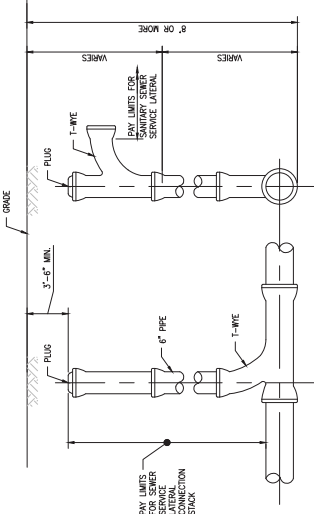
SEWER CLEANOUT FRAME AND COVER
EJW V-8503 OR APPROVAL EQUAL
SCALE: 1 1/2"=1'-0"



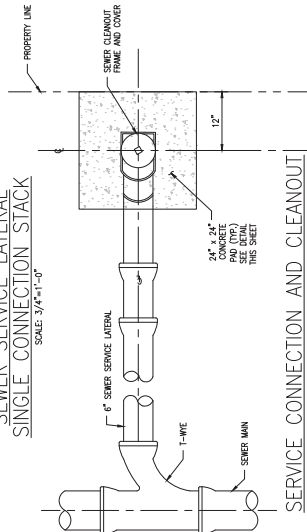
24"X24" CONCRETE PAD
(PRECAST CONCRETE PAD ACCEPTABLE)
SCALE: 1"=1'-0"



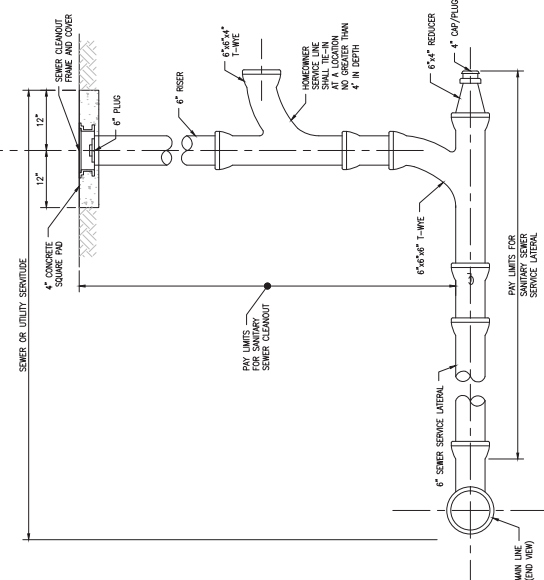
SEWER SERVICE LATERAL
DOUBLE CONNECTION STACK
SCALE: 3/4"=1'-0"



SEWER SERVICE LATERAL
SINGLE CONNECTION STACK
SCALE: 3/4"=1'-0"



SERVICE CONNECTION AND CLEANOUT
SCALE: 1"=1'-0"



SANITARY SEWER CLEANOUT (TO GRADE)
SCALE: 1"=1'-0"

TOWN OF CROSS ROADS PLATTING APPLICATION

DATE: 10-09-2023APPLICATION # 2023-1009-03PPLATPROJECT: TAKE 5 OIL CHANGE

Completed applications will be considered received on
the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary ☒Replat ☐Final ☐Administrative/Amending ☐

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name

720 + 380, Ltd.
by: TODD PETTY VP of GP

Signature

Applicant Name

JOHN D. LINTON

Signature

Project Contact Mailing Address

11615 CYPRESS ROAD,

Project Contact Phone

(713) 248-7752

Email

gabby@altargrp.com

Proposed Project Name

TAKE 5 OIL CHANGE

Location

Abuts east side of 11911 Us Hwy 380, Cross Roads, TX 76227

Lot/Block

LOT 3, BLOCK A

Abstract

662

DCAD ID

38005

Number of Lots Created

1

REQUIRED SUBMISSION DOCUMENTS

Fee \$4,540

Legal Description

LOT 3, BLOCK A, GREENWAY CROSS

Location Map

Drawings (1 full, 2 half)

Site Plan (Commercial)

Electronic copy of application

Electronic copy of drawings

OTHER (Specify)

APPLICATION EXPLANATION

Explanation and Description of Request or Project

Altar Group is requesting a Preliminary Plat for the proposed development for the Take 5 Oil Change facility with a 3-bay prototype facility.

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.



Town of Cross Roads

3201 US 380, STE 105 • Cross Roads, Texas 76227 • 940.365.9693

PROFESSIONAL SERVICES DEPOSIT INFORMATION

All submissions requiring the services of the Town Civil Engineer and/or the Town Attorney, including, but not limited to platting, construction plans and planned development applications, will be required to place a Professional Services Deposit at the time of project submission per Town of Cross Roads Code of Ordinances, Chapter 10, Article 9 FILING FEES AND CHARGES:

Sec. 10.09.001 Fee structure

- (a) The town shall determine the base fees and charges for plat review. The town council shall adopt a fee schedule.
- (b) Fees shall be charged on all plats, regardless of action taken by the planning and zoning commission and whether the plat is approved or denied by the town council.
- (c) If the amount deposited is less than the actual cost of reviewing and processing the plat, the balance shall be collected before final consideration of the plat. An administrative fee equal to fifteen percent (15%) of the total of the application fee and processing costs in excess of the original fee will be charged.
- (d) The town may also assess against the applicant, developer or subdivider additional costs incurred by the town for engineering fees and legal fees associated with the review and consideration of a plat in the amount incurred by the town. The payment of these additional fees shall be a condition of plat approval or a prerequisite to the acceptance of any improvements or the issuance of any building permits.

Sec. 10.09.002 Procedure

All fees or charges shall be paid in advance and no action of the planning and zoning commission or any other board or agency shall be valid until the fee or charge has been paid to the town.

Applicants will be billed monthly for any professional services incurred in the previous month. The professional services deposit made at time of submission will be in an amount as indicated on the Town's fee schedule and will be used towards the last invoice incurred for the project. Applicant will be billed if last invoice exceeds the Professional Services Deposit. Any remaining balance upon project and invoice completion will be refunded to the applicant.

PROFESSIONAL SERVICES CONTACT INFORMATION

Name: GABBY MCGINNIS

Email: gabby@altargrp.com

Phone: 713-534-3490

Address: 11615 SPRING CYPRESS RD., TOMBALL, TEXAS 77377

Project: Take 5 Oil Change Facility- Cross Roads, TX

I have read and acknowledge the Professional Services Deposit Process.

GABBY MCGINNIS

Applicant's Signature

10/2/2023

Date

Town of Cross Roads' Use Only

Date completed application received: _____

Amount Deposited: _____

Receipt Number: _____

Professional Services Deposit Number: _____