



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

TUESDAY, FEBRUARY 6, 2024 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/81449077868>

Meeting ID: 814 4907 7868

One tap mobile

+13462487799,,81449077868# 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 January 2, 2024 meeting minutes.
6. Discuss and consider a recommendation to the Town Council on a preliminary plat application for a 1.76 acre parcel located just to the East of 11911 US 380, Cross Roads, Denton County, Texas. The purpose of this plat is to create a lot to develop a car care facility. (2023-1204-01PPLAT)
7. 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.

- *Parks and Recreation Board Meeting - Wednesday, February 7, 2024 at 6:00 p.m.*
- *Municipal Development District Meeting – Thursday, February 8, 2024 at 6:00 p.m.*
- *Town Council Meeting - Tuesday, February 20, 2024 at 6:00 p.m. – Moved to holiday*

- *Town Council Meeting – Monday, March 4, 2024 at 6:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, March 5, 2024 at 7:00 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, February 2nd, 2024, 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 _____, 2024.

_____, Title: Town Secretary



**NOTICE OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
TUESDAY, JANUARY 2, 2024 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 – **7:02 P.M.**
2. Roll Call: **Chairperson Lagano; Commissioners Cook, Hodge, Yip, and Alternate Commissioner Hampton. Bryant was absent.**
3. Citizens Input. (Items on the agenda and not on the agenda)
None.
4. Staff report on status of development projects.
No report.
5. Discuss and consider approval of November 7, 2023 meeting minutes.
Motion to approve November meeting minutes made by Cook;
Second by Lagano;
Passed 5 to 0.
6. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation to the Town Council on an application by Suresh Malepati on behalf of land owner Akhanda Rentals LLC. to change the zoning from A-Agriculture to C-2 Commercial for a 2.694 acre parcel located at 7301 Fishtrap Rd., Cross Roads, Denton County, Texas. (2023-1204-02ZC)

Chairperson Lagano opened the Public Hearing at 7:07 P.M.

- **Commission discussed concerns about changing zoning prior to having a decision on the request for a text amendment.**
- **Applicant was not present.**

Chair closed the Public Hearing at 7:08 P.M.

Motion to table to February 6th meeting made by Cook;

Second by Hampton;

Motion to table passed 5 to 0.

7. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation to the Town Council on an application by Raviteja Vesangi on behalf of land owner Akhanda Rentals LLC. to add an amendment to the Town of Cross Roads Code of Ordinances to provide a definition for an "Outdoor Restaurant" to include a permanent food truck. (2023-1204-03ZC)

Chairperson Lagano opened the Public Hearing at 7:13 P.M.

- **Applicant stated the intention was to offer Indian food in a traditional manor where it is not currently offered in this area.**
- **Commission asked about year round opening, whether they plan to attend events with the trailer, potential for indoor seating, profits, restrooms, number of employees.**
- **Applicant plans business to run year round, the trailer would not be mobile, plans to build structure for indoor seating, plans to build restrooms, expect approximately \$124K per month profit, have no plans for the existing house, planned to have gravel parking for 40 cars.**
- **Staff concerns: fixed food trucks in any zoning district need to have sufficient standards in place to address the proper handling of food, sufficient restrooms, cleaning facilities and other similar functions; properties that are serviced by septic systems must have sufficient room to provide parking, outdoor seating and other requirements that are not within the area used for on-site sanitary sewer service.**

Chair closed the Public Hearing at 7:29 P.M.

Motion to deny adding an amendment to the Town of Cross Roads Code of Ordinances to provide a definition for an “Outdoor Restaurant” to include a permanent food truck made by Cook;

Second by Hampton;

Motion to deny passed 5 to 0.

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. (2023-1204-01PPLAT)

Applicant requested 30-day waiver. No discussion or consideration at this meeting.

9. Planning & Zoning Commission requests for Future Agenda Items.

None.

Adjourn – 7:30 P.M.

Brian Lagano, Chairperson

Donna Butler, Town Secretary



PLANNING AND ZONING AGENDA BRIEFING SHEET

Meeting Date:

February 6, 2024

Agenda Item:

Discuss and consider a recommendation to the Town Council on a preliminary plat application for a 1.76 acre parcel located east of 11911 US 380, Cross Roads, Denton County, Texas. The purpose of this plat is to create a lot to develop a car care facility. (2023-1204-01PPLAT)

Prepared by:

Rodney Patterson, Building Official

Description:

On December 4, 2023, applicant John Linton on behalf of landowner 720 & 380 LTD submitted a preliminary plat application for a 1.76 acre parcel of land 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 December 15, 2023 several rounds of comments and resubmittals have been processed.

The applicant has submitted for a Letter of Map Amendment (LOMA) with Federal Emergency Management Agency (FEMA). Approval of the plat is contingent on receiving approval of the LOMA by FEMA. Additionally, the applicant has requested that they be permitted to pay the tree mitigation fee of \$150 per caliper inch of trees not mitigated. For this project, they are proposing to mitigate 68" of trees and reimbursing the Town for 176.5" of trees not mitigated. This would require the payment of \$26,475 into the Park Improvement Fund, if approved by the Town Council.

Recommended Action:

Staff recommends approval contingent upon receiving approval of the LOMA by FEMA and the Town Council approving the tree mitigation request.

Attachments:

Engineers Review Comments – January 29, 2024
Application

From: [Leigh Hollis](#)
To: [Donna Butler](#)
Cc: [Rodney Patterson](#)
Subject: RE: Take 5 Oil Review
Date: Monday, January 29, 2024 10:19:42 AM
Attachments: [image001.png](#)
[23-029 T5O CROSS ROADS, TX PLAT AND CIVIL RESUBMITTAL 20240126.pdf](#)

Notice: External Email

Donna,

We've completed the review for preliminary platting on Take 5 Oil Change. There are a couple of minor comments that we do not believe require a resubmittal. Here is a summary of the comments:

- 1) Delete some old linework for the pond easement.
- 2) Verify that the Town agrees to allow them to pay into the tree fund rather than provide the 150% of the caliper trees removed.
- 3) All acceptance is contingent on FEMA approval of the LOMA. If the LOMA is not approved, then we would more than likely end up back at preliminary platting.

The remainder of the comments previously provided to the applicant would transfer to the Final Plat. Please let me know if you have any questions or need anything else.

Thanks,

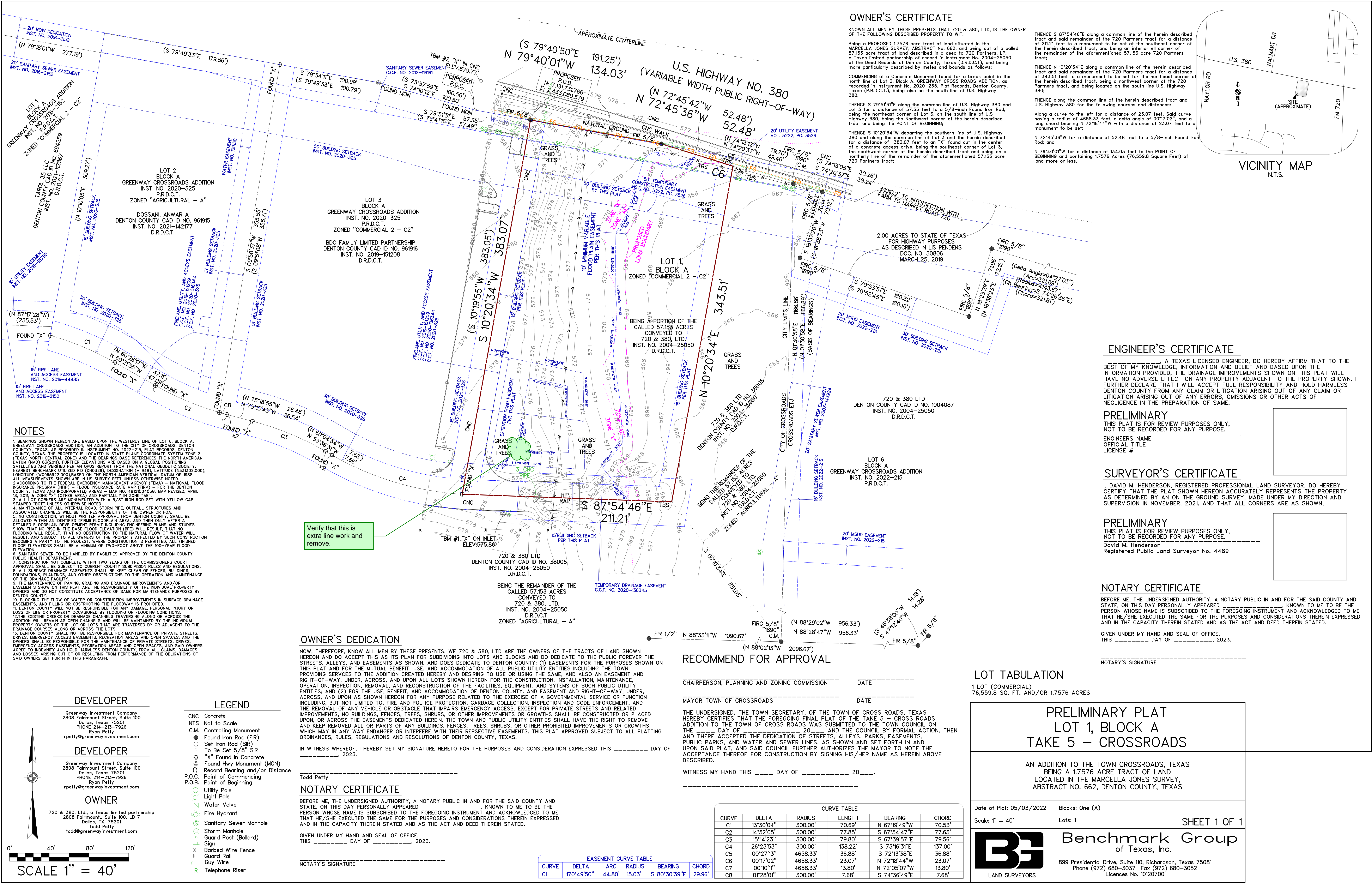
Leigh A. Hollis, PE
Senior Vice President

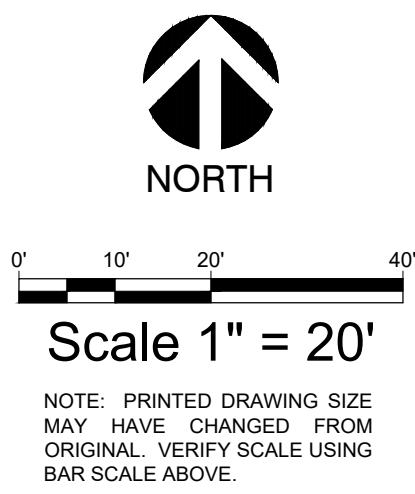
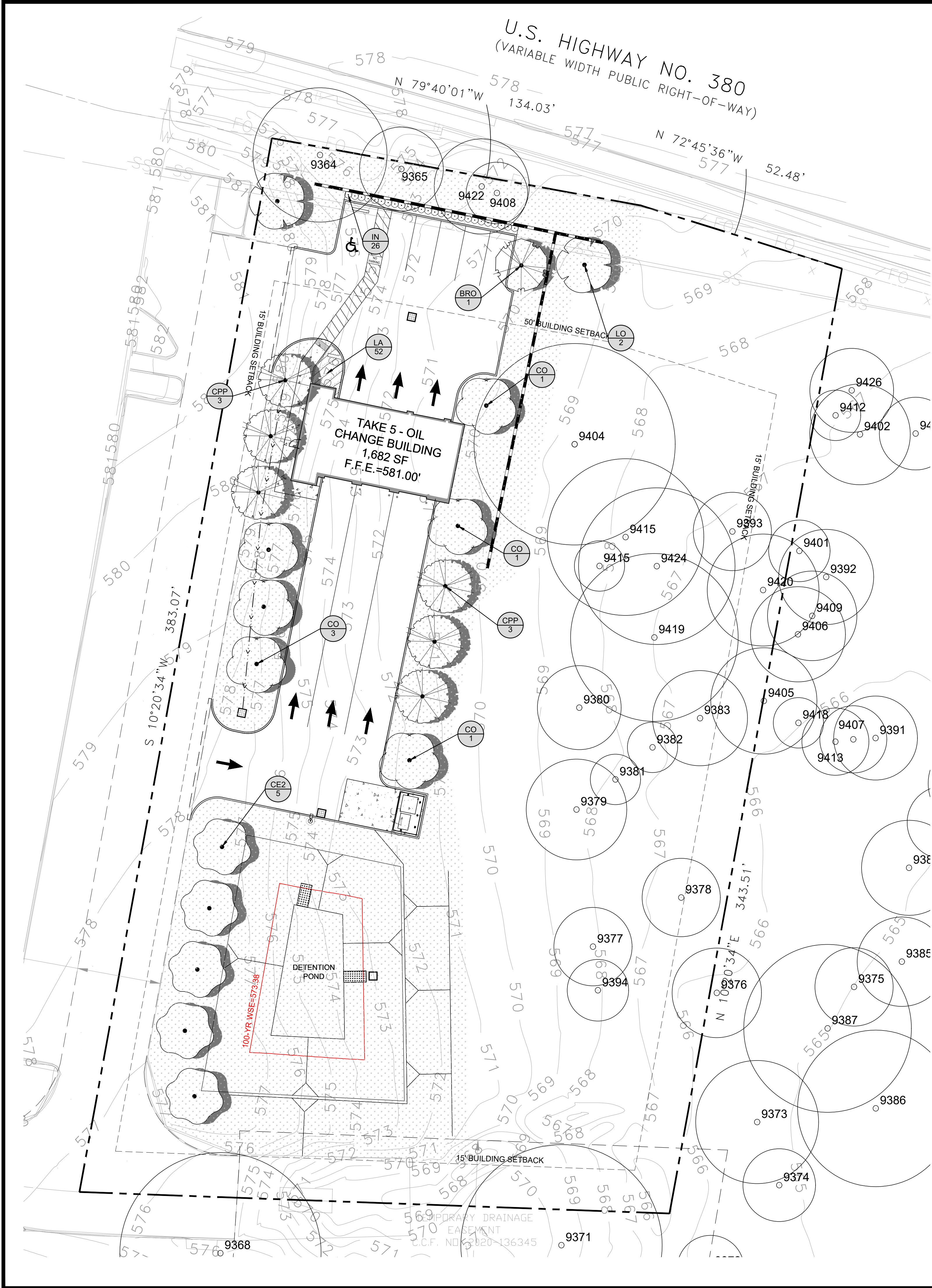
Halff
O: 817.764.7467
E: lhollis@halff.com

From: Donna Butler <d.butler@crossroadstx.gov>
Sent: Friday, January 26, 2024 2:30 PM
To: Leigh Hollis <lhollis@halff.com>
Cc: Rodney Patterson <r.patterson@crossroadstx.gov>
Subject: FW: Take 5 Oil Review

Leigh, below is the resubmittal from the applicants for Take 5 Oil Preliminary Plat. I think we need comments back by end of day Tuesday because the P&Z agenda will be posted Wednesday, the 31st.

Donna Butler, TRMC
Town Secretary





PLANT_SCHEDULE

2024-01-07 12:10

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	CPP	Chinese Pistache / Pistacia chinensis min. 14' ht.; mitigation tree	CONT.	4"Cal	6
	BRO	Burr Oak / Quercus macrocarpa min. 12' ht.; parking lot tree	CONT.	3"Cal	1
	CO	Chinquapin Oak / Quercus muhlenbergii min. 14' ht.; mitigation tree	CONT.	4"Cal	6
	LO	Live Oak / Quercus virginiana min. 12' ht.; street tree	CONT.	3"Cal	2
	CE2	Cedar Elm / Ulmus crassifolia min. 14' ht.; mitigation tree	CONT.	4"Cal	5
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	IN	Dwarf Yaupon / Ilex vomitoria 'Nana' 24" o.c.	3 gal		26
	SHRUB AREAS	CODE	COMMON / BOTANICAL NAME	SIZE	SPACING
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	18" o.c.	52
	GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod		21,125 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS - CROSS ROADS, TX.

TOTAL SITE AREA:	76,556 SF
LANDSCAPE AREA REQUIRED:	11,483 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	56,648 SF (74% OF SITE AREA)
PERIMETER LANDSCAPE	
LANDSCAPE EDGE:	10' LANDSCAPE EDGE PROVIDED
LANDSCAPE EDGE AREA (187 X 10):	1,870 SF
1,870 SF LANDSCAPE EDGE / 500:	6 TREES REQUIRED
	6 TREES PROVIDED (4 EXISTING + 2 PROPOSED)

INTERIOR	
LANDSCAPE AREA OF 7% PARKING AREA REQ'D:	241 SF LANDSCAPE AREA REQUIRED
3,436 SF x 7%:	450+ SF LANDSCAPE AREA PROVIDED
1 TREE PER LANDSCAPE ISLANDS:	1 TREE REQUIRED
	1 TREE PROVIDED

MITIGATION	
MITIGATION REQUIRED:	244.5"
MITIGATION PROVIDED (17-4" CALIPER):	68"
THE REMAINDER OF REQUIRED MITIGATION (176.5") TO BE PAID INTO TREE FUND AT A NEGOTIATED RATE TO BE DETERMINED BY THE TOWN OF CROSS ROADS.	

Verify Town has agreed to this

PLANTING NOTE:
LANDSCAPING/VEGETATION MUST BE PLANTED WITH CONSIDERATION FOR FUTURE GROWTH POTENTIAL. THIS INCLUDES TREES THAT MAY MATURE WITH AN OVERHANGING CANOPY, AS WELL AS LANDSCAPING THAT MAY BE PLANTED IN THE CURBED AREA WHERE GATES SWING OVER LANDSCAPED SPACE TO OPEN THE REQUIRED 120 DEGREES.

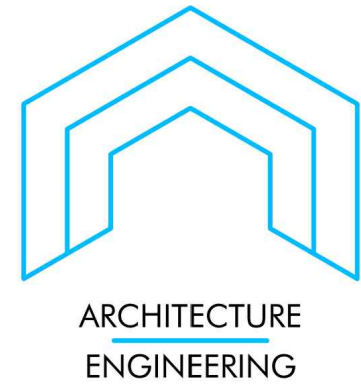
PLANTING AND IRRIGATION GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.



PROTOTYPE: 3 BAY
US HWY 380
CROSS ROADS, TX 76227

1 06/07/23 ISSUE FOR PERMIT

DRAWN BY: DR
CHECKED BY: RM

23-029

LANDSCAPE
PLANTING

LP-1

PERMIT DOCUMENTS

FOR

TAKE 5 OIL CHANGE

US HWY 380
CROSS ROADS, TX 76227

JANUARY 2024

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 PRESIDENTIAL 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
	PRELIMINARY PLAT
C-001	COVER SHEET
C-002	GENERAL CONSTRUCTION NOTES
	SURVEY
C-030	DEMO 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-402	DRAINAGE CALCULATIONS
C-500	UTILITY PLAN
C-501	SEWER PROFILES
C-502	STORM PROFILES
C-510	SITE PLAN DETAILS
C-520	PAVING DETAILS
C-530	DRAINAGE DETAILS
C-540	UTILITY DETAILS
C-541	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING
L-2	LANDSCAPE PLANTING DETAILS AND SPECS
TD	TREE DISPOSITION
TD-2	TREE DISPOSITION DETAILS AND SPECS

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 WITHIN ZONE X (AREAS OF MODERATE TO MINIMAL FLOOD HAZARD) AND PARTIALLY IN ZONE AE (AREAS THAT PRESENT A 1% ANNUAL CHANCE OF FLOODING). BFE=569, LOMR 12-08-0686P.



PO BOX 1305
CYPRESS, TEXAS 77410

MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.

PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT

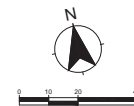
15. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL

25. **ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS:** ALL PRIVATE HAUL ROADS, ACCESS ROUTES, STAGING AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCED WORK ON THE PROJECT.


7. **WATER FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE

39. **RECORD DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER BEFORE REQUESTING FINAL PAYMENT.





LEGEND

	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	BASE FLOOD ELEVATION (BFE CONTOUR)
	FLOOD PLAIN LINE

SIGN KEYNOTES

- | | |
|----|--------------------------|
| S1 | "ENTER" SIGN |
| S2 | TAKE 5 OIL MONUMENT SIGN |
| S3 | "COME BACK SOON" SIGN |

SITE FEATURES KEYNOTES

- | | |
|----|--|
| A1 | DUMPER ENCLOSURE. REFERENCE ARCH SET FOR DETAILS. |
| C1 | PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS. |
| D1 | 4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS. |
| E1 | BOLLARD TYPE 1. REFERENCE SHEET C-510 FOR DETAILS. |
| F1 | ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS. |
| G1 | ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS. |
| H1 | WHEEL STOP. REFERENCE SHEET C-510 FOR DETAILS. |
| I1 | 6" CONCRETE CURB. |
| J1 | RETAINING WALL (REFER TO STRUCTURAL SET FOR DETAILS). |
| K1 | TRUNCATED DOME. |
| E1 | LIGHT POLE. REF. TO MEP SET. |

SITE DATA SUMMARY TABLE

ZONING:	C-2
SITE AREA:	1.75 AC (76,961 S.F.)
BUILDING AREA:	0.04 AC (1,682 S.F.)
PAVEMENT AREA:	0.38 AC (16,742 S.F.)
TOTAL IMPERVIOUS AREA:	0.42 AC (18,424 S.F.)
LANDSCAPE AREA:	1.33 AC (58,137 S.F.)
QUEUING CAPACITY:	15 CARS
PARKING REQUIRED:	
1 SPACE PER 300 S.F.	
= 1,682 x (1,000) = 5,6067	*****
PARKING PROVIDED:	
ADA STALL:	1 SPACE
REGULAR:	5 SPACES
TOTAL:	6 SPACES

DIMENSIONAL CONTROL NOTES

- [illegible]

NOTE:
ALL SIGNAGE SHALL COMPLY WITH ALL SIGN CODE ORDINANCES AND SHALL BE PERMITTED
SEPARATELY.

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DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76224

10/09/23	ISSUE FOR PERMIT
11/14/23	RE-ISSUE FOR PERMIT
12/22/23	RE-ISSUE FOR PERMIT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME:

SITE PLAN

SHEET NUMBER: **C-100**

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. MINIMUM LENGTH (S AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE). 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS. 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT. 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR ENLARGE STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA. 5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD. 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE. 7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC. <p>SC-1 SYMBOL</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES. 2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING. 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST. 4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH. <p>RFB SYMBOL</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER. 2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER. <p>IPB SYMBOL</p>
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT. 2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE. 3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS OR AS DIRECTED BY THE PROJECT SPECIFICATIONS. 4. CONCRETE WASHOUT PIT SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SHALE, DITCH, OR WATERWAY. 5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT. <p>CTW SYMBOL</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER. <p>IPB SYMBOL</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER. <p>IPB SYMBOL</p>

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DRIVEN BRANDS

PROTOTYPE STORE #

TAKE 5 OIL CHANGE

US HWY 380

CROSS ROADS, TX 76227

10/09/23 AS-BUILT FOR PERMIT

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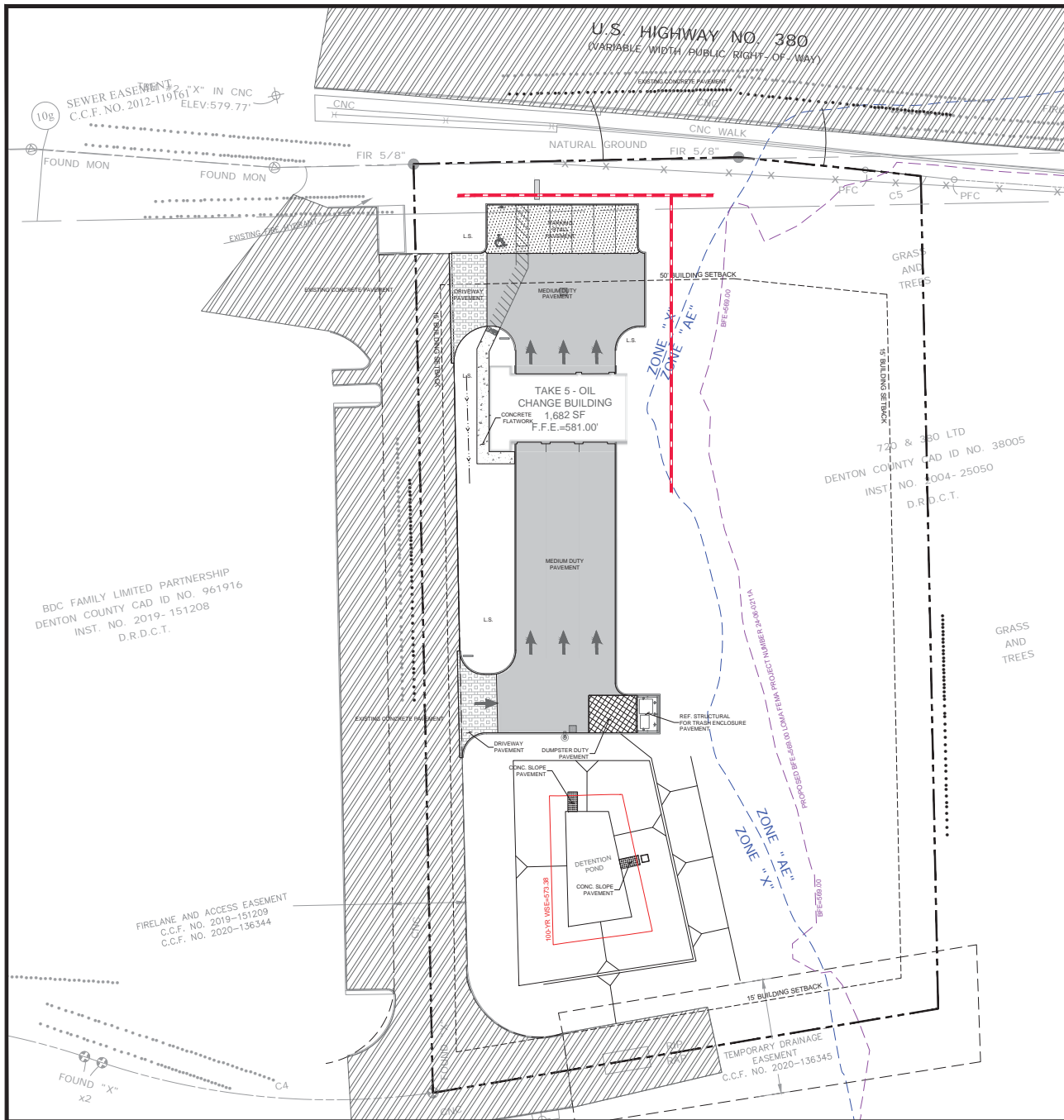
DRAWN BY: KC

CHECKED BY: AH

PROJECT NO.: 23-029

SHEET NAME: EROSION AND SEDIMENT CONTROL PLAN DETAILS

SHEET NUMBER: C-131



PAVING LEGEND	
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	MEDIUM DUTY PAVEMENT 8" 3,500 PSI REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698 WITHIN 0 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT).
	DRIVE WAY PAVEMENT 8" 4,000 PSI REINFORCED CONCRETE PAVEMENT W/ #4 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698 WITHIN 0 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT).
	SIDEWALK & PLANK 4" REINFORCED CONCRETE SIDEWALK PLANKWORK (3,500 PSI AT 28 DAYS) W/ #3 BARS @ 14" O.C.E.W. ON COMPACTED SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.
	CONCRETE DUTY PAVEMENT 8" 3,500 PSI REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698 WITHIN 0 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT).
	PARKING STALL PAVEMENT 8" 3,500 PSI REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698 WITHIN 0 TO +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT).
	CONCRETE SLOPE PAVEMENT

GENERAL PAVING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-500 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVING SHALL BE OF THE THICKNESS AND STRENGTH SHOWN ON THE PLAN. CONCRETE SHALL BE THE DESIRED STRENGTH AT 28 DAYS AND REINFORCED PER PAVING LEGEND AND GEOTECHNICAL REPORT.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KS DEFORMED REINFORCING STEEL. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 18" MAX. INTERVALS. REFERENCE LEGEND FOR REINFORCING SIZE AND SPACING.
- BAR CHAIRS:** ALL REINFORCING STEEL AND COWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- CONCRETE PAVEMENT CURING:** CONCRETE TO BE FLOAT FINISHED AND CURED FOR A MINIMUM OF 72 HOURS. MEMBRANE CURING TYPE 2, WHITE PORTLAND CEMENT, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH SECTION THE TEXAS HIGHWAY STANDARD SPECIFICATIONS, ITEM 1528.
- SUBGRADE PREPARATION:** SUBGRADE SHALL BE SHOARED TO A DEPTH OF 4 INCHES AND SHALL BE RECOMPACTED TO A MIN. OF 95% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN 0 TO +3% OPTIMUM MOISTURE CONTENT. REFER TO GEOTECHNICAL REPORT AND SUPPLEMENTAL TERRAIN REPORT NO. 202304-01 DATED MAY 26, 2023.
 - PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
 - PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR PRELINES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.
 - PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.
- PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- UNIFORMITY STABILIZED SUBGRADE:** IF REQUIRED FOR PAVEMENT SUBGRADE TREATMENT PER THE GEOTECHNICAL REPORT, HYDRATED LIME SHALL MEET THE REQUIREMENTS OF TxDOT ITEM 260. LIME TREATMENT USED AS SUBGRADE, LIME SHALL BE APPLIED AT THE MINIMUM RATE OF 6% BY WEIGHT, THOROUGHLY MIXED AND BLENDED WITH THE TOP 4 INCHES OF SUBGRADE AND UNIFORMITY COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR (ASTM D698) DETERMINED BY THAT TEST. THE ACTUAL AMOUNT OF LIME REQUIRED SHOULD BE CONFIRMED BY ADDITIONAL LABORATORY TESTS PRIOR TO CONSTRUCTION. LIME STABILIZATION SHALL EXTEND AT LEAST 1 FOOT BEYOND THE EDGE OF THE PAVEMENT AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- SAND CUSHION PROHIBITED:** THE USE OF LEVEL UP SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
- PAVEMENT REMOVAL:** BRICKMOUTH FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY A FULL-DEPTH SAWCUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT:** IN ALL INSTANCES WHERE THE CONTRACTOR CONNECTS PROPOSED CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT, AT LEAST 18 INCHES OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL BOWLS BARS PER THE DETAILS. PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURBS.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE AMERICAN DISABILITY ACT (ADA) OR THE:
 - SLOPED SIDEWALKS ADJACENT TO BUILDING SHALL NOT HAVE SLOPES GREATER THAN 5% OR 1:20 ALONG THE TRAVEL PATH AND A MAX 2% CROSS FILL. NO RAMPS SHALL BE USED ADJACENT TO BUILDING.
- PAVEMENT MARKINGS:** CONCRETE FOR HANDICAP RAMPS SHALL BE COLOR CONDITIONED "TILE RED" WITH A COLORING ADD MIXTURE SPECIFICALLY FOR USE IN CONCRETE. CONTRACTOR SHALL USE CHROMIX ADD MIXTURES OR EQUIVALENT AS MANUFACTURED BY L.M. SCHOFIELD STAIN COMPANY AT ALL SIDEWALKS AS NOTED ON PLAN.
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LINES SHALL BE STRIPPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. REFER TO THE DIMENSION CONTROL PLAN FOR EXACT PLACEMENT. ALL HANDCAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH ADA AND THE T&S STANDARDS. ALL PAVING SPACES SHOWN ON PROPOSED CONSTRUCTION SHALL BE MARKED WITH 4-INCH WIDE WHITE PAINTED PAVEMENT STRIPING.
 - IRRIGATION CONDUIT: ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE TWO 4-INCH SCHEDULE 40 PVC INSTALLED WITH A MINIMUM OF 24 INCHES OF COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUITS, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
 - PAVEMENT WARRANTY: CONTRACTOR WILL PROVIDE A 2-YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
 - PAVEMENT WITHIN TxDOT RIGHT-OF-WAY: ALL PAVEMENT CONSTRUCTION WITHIN TxDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF TxDOT STANDARDS AND SPECIFICATIONS. THE ABOVE NOTES PERTAIN TO ALL PAVEMENT LOCATED WITHIN THE PROPERTY BOUNDARY AND SHALL NOT PERTAIN TO CONSTRUCTION OF PAVEMENT WITHIN TxDOT RIGHT-OF-WAY.

PAVEMENT JOINTING NOTES

- PAVEMENT JOINT LAYOUT:** CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12 FEET O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 60 FEET. LEVEL UP SAND COURSE WILL NOT BE ALLOWED. IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE JOINTS DURING HIS PAVING OPERATIONS. ALL SAVED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING:** ALL CONSTRUCTION & CONTROL JOINTS SHALL BE BARN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE. BLOW DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE HOT POURED RUBBER SEALANT OR AN APPROVED EQUAL. CONFIGURATIONS TO BE SUBMITTED TO ENGINEER PRIOR TO PLACEMENT.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18 INCHES O.C.E.W. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

NOTES:
REFERENCE SHEET C-520 FOR PAVING
DETAILS



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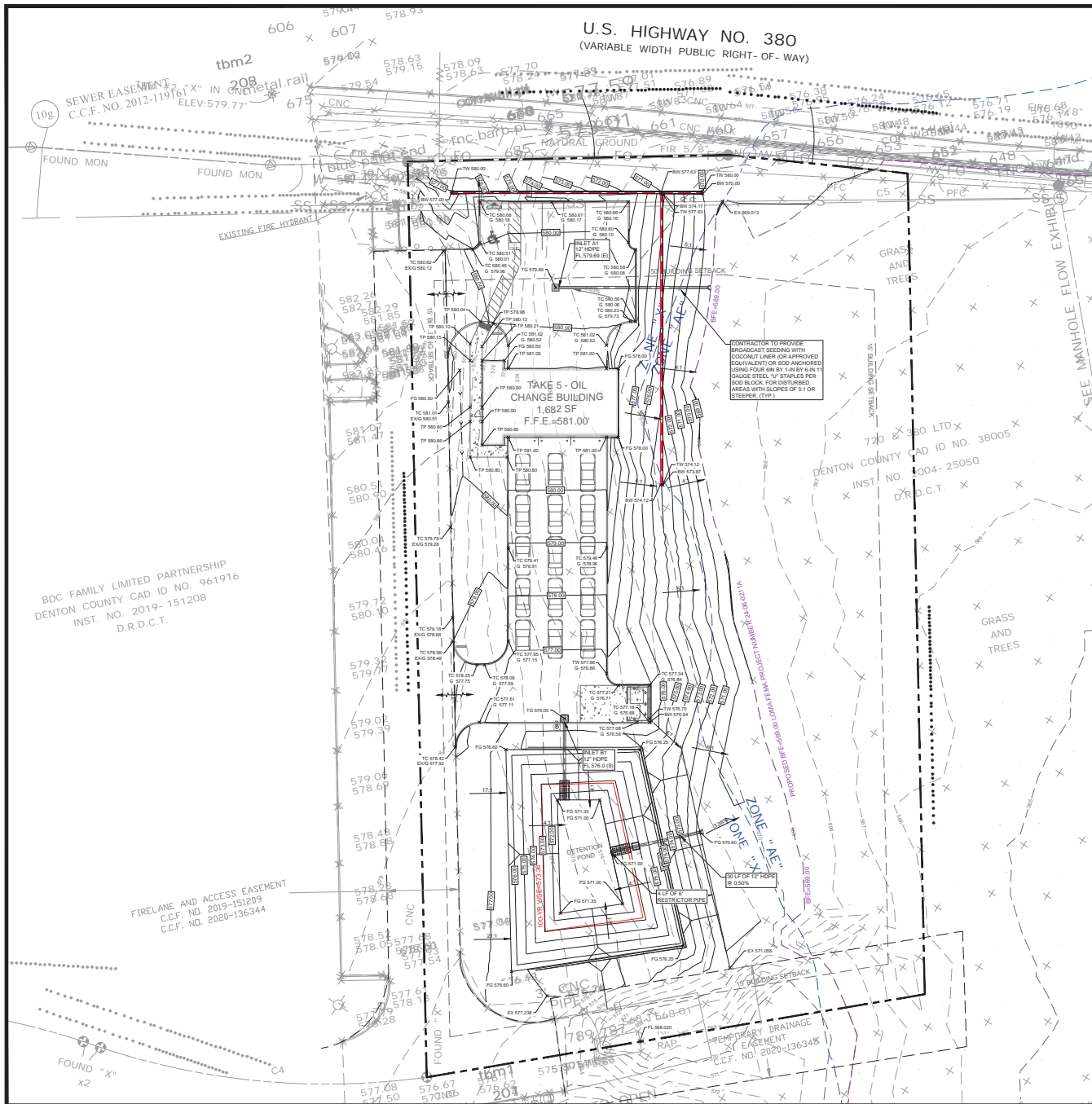


DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76227

10/09/23	ISSUE FOR PERMIT
11/14/23	ISSUE FOR PERMIT
12/12/23	ISSUE FOR PERMIT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME: PAVING PLAN

SHEET NUMBER: C-200



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
- FRESH GRADE SPOT ELEVATION
- GRATE INLET

GRADING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- 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. REFER TO THE "GENERAL SITE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY PREPARED BY TERRACON, REPORT NO. 2020047, DATED MAY 25, 2021, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- STRIPPING AND DESHED REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF 6 INCHES IN ORDER 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 TREES INCLUDING STUMPS AND ROOT SYSTEMS, 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 INCLUDED IN THE CONTRACT AMOUNT.
- BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- 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 ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBGRADE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THE MATERIAL IS DEEMED SUITABLE FOR SUBGRADE MATERIAL, THE SUBGRADE SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES. ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN BE COMPACTED TO AT LEAST 90% OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D-698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS 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, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72 INCHES FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOID. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MOIST, SPREAD, AND COMPACTED TO BETWEEN 90% AND 100% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D-698.
- 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.
- BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND LOCAL STATE GOVERNING AUTHORITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS, AND ACCESSIBLE ROUTES.
- 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.
- UNCLASSIFIED EXCAVATION:** ALL UNCLASSIFIED EXCAVATION, INCLUDING BUT NOT LIMITED TO, CUT & FILL, HAIL, IN, HAIL OFF ASSOCIATED WITH CONSTRUCTION OF PAVEMENT TO FINAL GRADE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

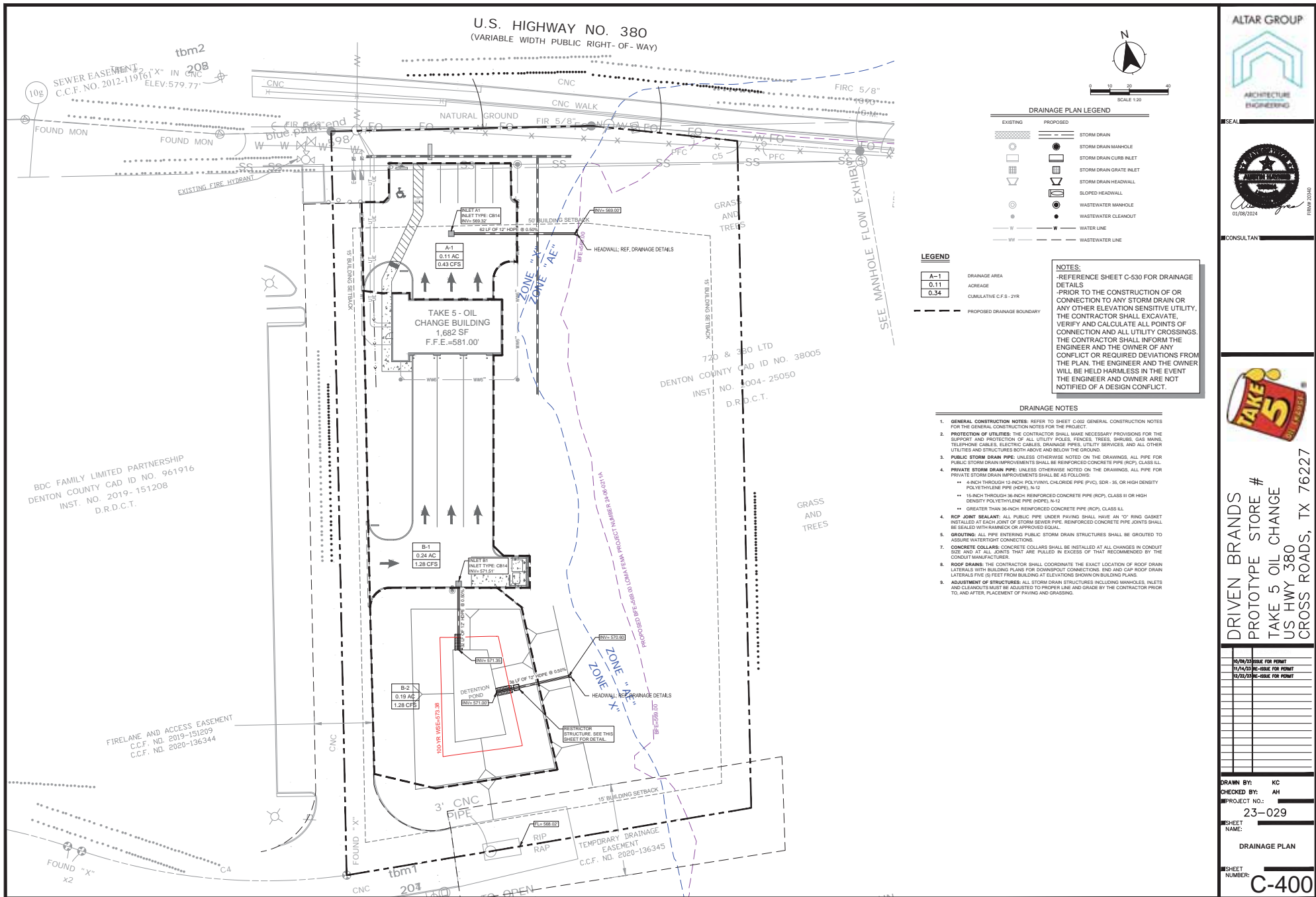
- NOTES:**
- CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS
 - LANDSCAPE GRADE SHALL NOT EXCEED A 4:1 SLOPE
 - ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT 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

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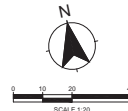
DRIVEN BRANDS
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CROSS ROADS, TX 76227

10/09/23 DATE FOR POINT
11/14/23 DATE FOR POINT
12/12/23 DATE FOR POINT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME: GRADING PLAN
SHEET NUMBER: C-300



Storm Sewer Calculations for Proposed 2 Year Frequency																					Proposed 100 Year Frequency									
Drainage Area	From Inlet	To Inlet	Area (sq. ft.)	Impervious Area (sq. ft.)	Area (ac)	Total Area (ac)	Runoff Coeff. C	CFA	Time of Conc. (min)	Intensity (in/hr)	Total Flow (cfs)	Pipe Length (ft)	Pipe Diameter (in)	Pipe Area (sq. ft.)	Pipe Slope (%)	Manning's Roughness	Design Capacity (cfs)	Design Velocity (fps)	Elev. Change (ft)	Drop of Bottom of Inlet (ft)	Up Stream Flowing (ft)	Down Stream Flowing (ft)	Actual Velocity (fps)	Hydraulic Gradient	Change in Head	Upstream Hydraulic Gradient	Downstream Hydraulic Gradient	Gutter Upstream		
A-1	A1	OUT	4984.79	4755.22	0.11	0.81	0.82	0.10	10.00	4.71	0.48	38	12	0.79	0.350%	0.011	2.50	3.18	0.14	0	571.14	573.00	0.61	0.0330%	0.01	572.01	572.00	579.89	579.89	
B-1	B1	ON LENTION	18620.00	11204.42	0.43	0.42	0.63	0.26	10.00	4.71	1.24	32	12	0.79	0.500%	0.015	2.99	3.80	0.16	0	571.51	573.35	1.58	0.0384%	0.03	572.38	572.35	576.00	576.00	



CONDITION	LENGTH OF SHEET FLOW (100 FT MAX)	SURFACE DESCRIPTION	OVERLAND ROUGHNESS COEFFICIENT	2-YR. 24-HR. RAINFALL DEPTH IN	SHEET FLOW			LENGTH OF SHALLOW CONCENTRATED FLOW	SURFACE DESCRIPTION	K	SHALLOW CONCENTRATED FLOW			TOTAL TIME OF CONCENTRATION	TOTAL TIME OF CONCENTRATION
					FT/FT	HR	MIN				ED FLOW	ED FLOW	ED FLOW		
EXISTING	100	WOODS LIGHT	0.4	3.99	0.0300	0.18	11.0	168	UNPAVED	16.13	0.0462	0.01	0.5	0.20	11.9
PROPOSED														0.17	10.0

PROPOSED POND STAGE-STORAGE				
ELEVATION	DEPTH	AREA	STORAGE	STORAGE
FT	FT	SQ FT	CU FT	AC-FT
571.0	0.0	1025	0	0
572.0	1.0	1802	3029	0.07
573.0	2.0	2776	6058	0.14
574.0	3.0	3659	9087	0.21
575.0	4.0	4543	12117	0.29
576.0	5.0	5426	15146	0.35
576.25	5.3	5647	16003	0.37

8,696 CF OF EXCESS VOLUME PROVIDED

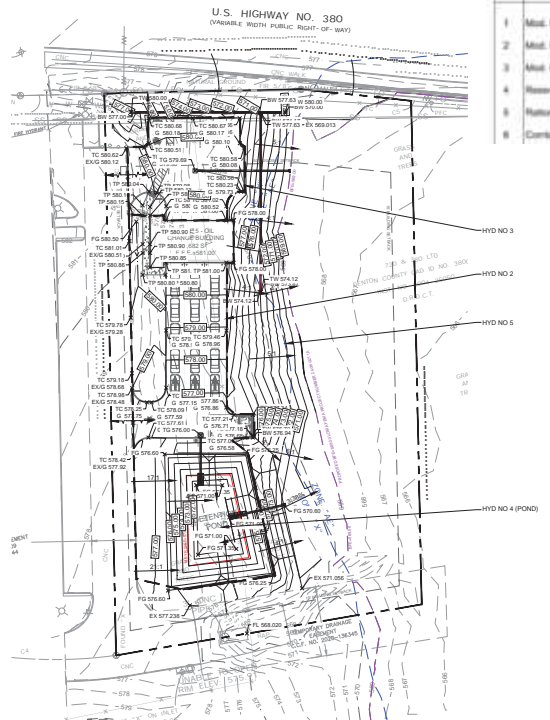
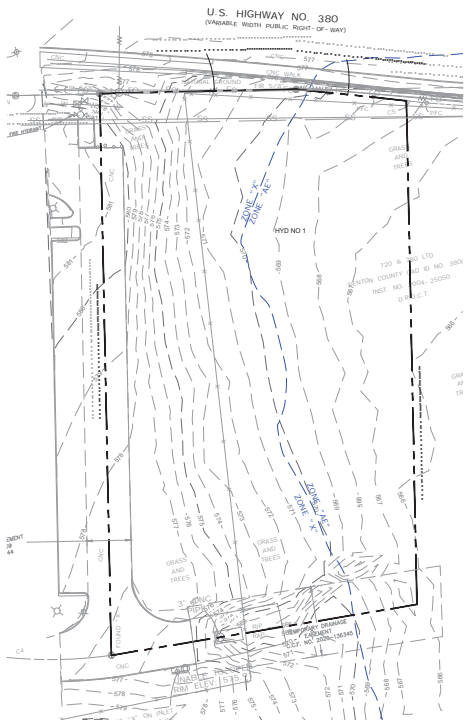
REQUIRED VOLUME CALCULATIONS		
Cs	0.30	-
Tc	10.00	min
I	9.24	in/hr
A	0.54	ac
Qa	1.50	cfs
Qa	1.50	cfs
C	0.68	-
A	0.54	ac
a	320.81	-
b	24.50	-
Qa	1.50	cfs
Tc	10.00	min
Vp(100)	2141.87	cu ft
P180	5.35	in
P1d	1.59	in
Vp(100)	2141.87	cu ft
Vmax	7206.91	cu ft

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hy(h)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Mod. Rational	---	---	2,436	---	3,026	3,432	3,886	4,415	4,878	EX
2	Mod. Rational	---	---	1,968	---	2,404	2,717	3,157	3,495	3,861	Post - To Pond
3	Mod. Rational	---	---	0,492	---	0,601	0,679	0,789	0,874	0,965	Post - Bypass
4	Reservoir	2	---	0,327	---	0,399	0,451	0,525	0,555	0,588	POND
5	Rational	---	---	1,723	---	2,108	2,379	2,704	3,061	3,381	Post - Undeveloped
6	Combine	3, 4, 5	---	2,398	---	2,825	3,311	3,848	4,260	4,708	Combined Flow

Runoff Comparison					
	2-yr	5-yr	10-yr	25-yr	50-yr
CFA					
Pre	2,436	3,036	3,432	3,986	4,415
Post	2,399	2,979	3,311	3,848	4,260
Delta	0.088	0.107	0.121	0.141	0.155

REFERENCE HYDROFLOW REPORT FOR ADDITIONAL INFORMATION



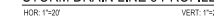
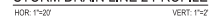
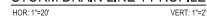
CONSULTANT



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

10/09/23 - DATE FOR PERMIT
11/14/23 - DATE FOR PERMIT
12/12/23 - DATE FOR PERMIT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME: DRAINAGE CALCULATIONS
SHEET NUMBER: C-402



Know what's below.
Call before you dig.

				<div> <div>ALTAR GROUP ARCHITECTURE ENGINEERING</div> <div>SEAL</div> <div> </div> <div>CONSULTANT</div> </div>
01	EMPLOYEE ACCESSIBLE VAN PARKING STRIPING	02	ACCESSIBLE PARKING LOGO	
		<div>03</div> <div>NOT USED</div>	<div>04</div> <div>NOT USED</div>	<div> </div> <div> <div>NOTES</div> <div>1. CONCRETE FOR ACCESSIBLE RAMPS SHALL BE COLOR CONDITIONED WITH A COLORING ADMIXTURE SPECIFICALLY FOR USE IN CONCRETE.</div> <div>2. COLOR CONDITIONED VISUAL WARNING AREA COLOR TO BE COORDINATED WITH OWNER.</div> </div>
05	BOLLARD TYPE I	06	BOLLARD TYPE II (WITH PLASTIC CAP)	
		<div>07</div> <div>ACCESSIBLE SIGN IN BOLLARD</div>	<div>08</div> <div>RETURN CURB BARRIER FREE RAMP</div>	<div> </div> <div> </div>
09	WHEEL STOP	10	FIRE LANE STRIPING	<div> <div>11</div> <div>TYPICAL CROSSWALK</div> </div> <div> <div>12</div> <div>TRAFFIC FLOW ARROWS</div> </div>

DRIVEN BRANDS

PROTOTYPE STORE #

TAKE 5 OIL CHANGE

US HWY 380

CROSS ROADS, TX 76227

10/09/23 DATE FOR PRINT

11/14/23 DATE FOR PRINT

12/12/23 DATE FOR PRINT

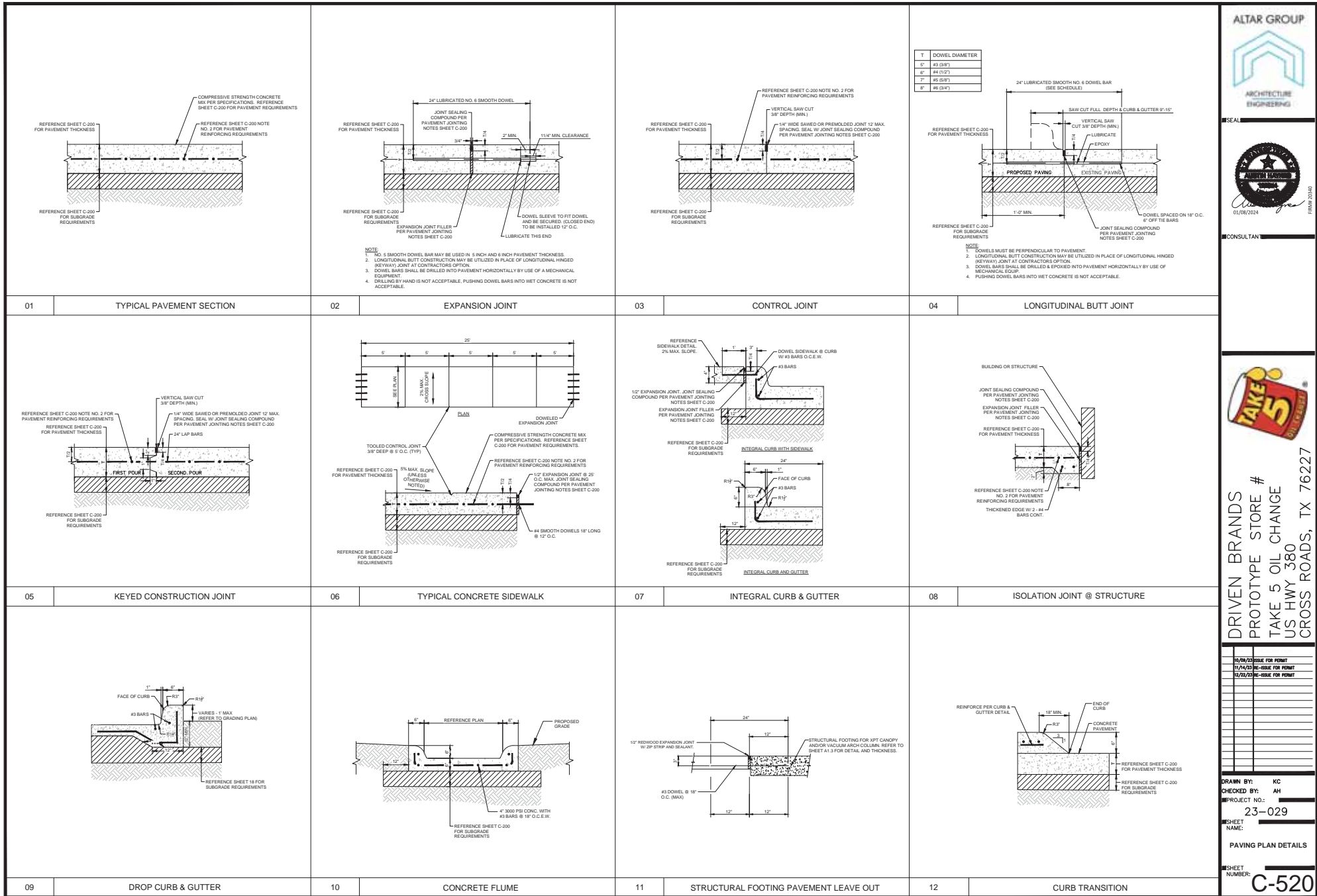
DRAWN BY: KC

CHECKED BY: AH

PROJECT NO.: 23-029

SHEET NAME: SITE PLAN DETAILS

SHEET NUMBER: C-510



CONSULTANT



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

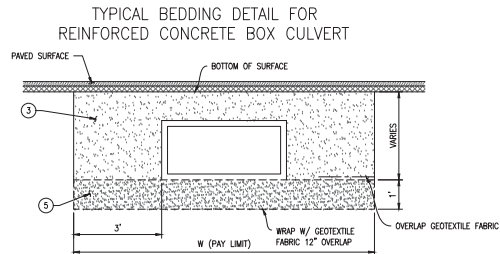
10/09/23 DATE FOR PRINT
11/14/23 RE-DATE FOR PRINT
12/12/23 RE-DATE FOR PRINT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME: PAVING PLAN DETAILS

SHEET NUMBER: C-520

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

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



GENERAL NOTES:

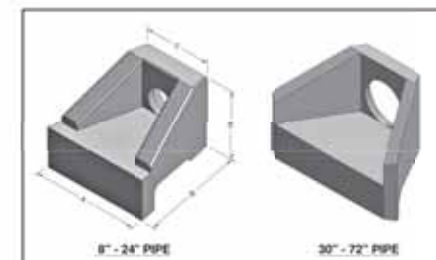
ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF CROSS
ROADS, DENTON COUNTY--"STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".

LEGEND:

- ① BEDDING MATERIAL, COMPACTED TO 95% STANDARD PROCTOR DENSITY. (NO DIRECT PAY).
- ② BACKFILL MATERIAL (QUALITY EXCAVATED OR SELECT MATERIAL OR SAND),
COMPACTED TO A DENSITY AT LEAST EQUAL TO SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).
- ③ BACKFILL MATERIAL (BACKFILL SAND), COMPACTED TO 90% STANDARD PROCTOR
- ④ BACKFILL MATERIAL (QUALITY EXCAVATION OR SELECT MANUAL),
COMPACTED TO A DENSITY AT LEAST EQUAL TO THE SURROUNDING UNDISTURBED SOIL. (NO DIRECT PAY).
- ⑤ 67 LIMESTONE W/ GEOTEXTILE FABRIC.

PIPE BEDDING SCHEDULE
(RIGID PIPE)

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



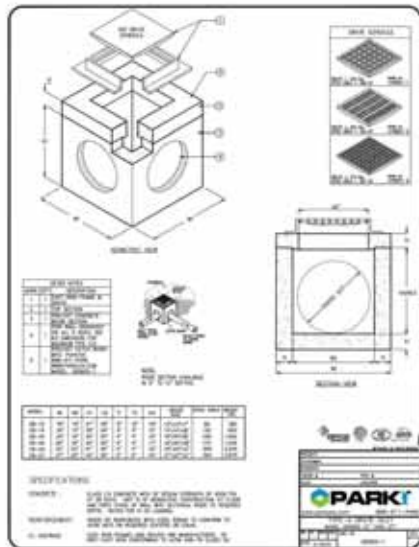
Pipe Size	A	B	C	D	Weight
12"	0.4	0.4	0.4	0.4	2,580.0
14"	0.6	0.6	0.6	0.6	3,090.0
16"	0.8	0.8	0.8	0.8	3,600.0
18"	1.0	1.0	1.0	1.0	4,110.0
20"	1.2	1.2	1.2	1.2	4,620.0
22"	1.4	1.4	1.4	1.4	5,130.0
24"	1.6	1.6	1.6	1.6	5,640.0
26"	1.8	1.8	1.8	1.8	6,150.0
28"	2.0	2.0	2.0	2.0	6,660.0
30"	2.2	2.2	2.2	2.2	7,170.0
32"	2.4	2.4	2.4	2.4	7,680.0
34"	2.6	2.6	2.6	2.6	8,190.0
36"	2.8	2.8	2.8	2.8	8,700.0
38"	3.0	3.0	3.0	3.0	9,210.0
40"	3.2	3.2	3.2	3.2	9,720.0
42"	3.4	3.4	3.4	3.4	10,230.0
44"	3.6	3.6	3.6	3.6	10,740.0
46"	3.8	3.8	3.8	3.8	11,250.0
48"	4.0	4.0	4.0	4.0	11,760.0
50"	4.2	4.2	4.2	4.2	12,270.0
52"	4.4	4.4	4.4	4.4	12,780.0
54"	4.6	4.6	4.6	4.6	13,290.0
56"	4.8	4.8	4.8	4.8	13,800.0
58"	5.0	5.0	5.0	5.0	14,310.0
60"	5.2	5.2	5.2	5.2	14,820.0
62"	5.4	5.4	5.4	5.4	15,330.0
64"	5.6	5.6	5.6	5.6	15,840.0
66"	5.8	5.8	5.8	5.8	16,350.0
68"	6.0	6.0	6.0	6.0	16,860.0
70"	6.2	6.2	6.2	6.2	17,370.0
72"	6.4	6.4	6.4	6.4	17,880.0
74"	6.6	6.6	6.6	6.6	18,390.0
76"	6.8	6.8	6.8	6.8	18,900.0
78"	7.0	7.0	7.0	7.0	19,410.0
80"	7.2	7.2	7.2	7.2	19,920.0
82"	7.4	7.4	7.4	7.4	20,430.0
84"	7.6	7.6	7.6	7.6	20,940.0
86"	7.8	7.8	7.8	7.8	21,450.0
88"	8.0	8.0	8.0	8.0	21,960.0
90"	8.2	8.2	8.2	8.2	22,470.0
92"	8.4	8.4	8.4	8.4	22,980.0
94"	8.6	8.6	8.6	8.6	23,490.0
96"	8.8	8.8	8.8	8.8	24,000.0
98"	9.0	9.0	9.0	9.0	24,510.0
100"	9.2	9.2	9.2	9.2	25,020.0

NOTE: SAME STANDARD BACK PROCESS ACCEPTS ANY PIPE TYPE FOR THE GIVEN SIZE

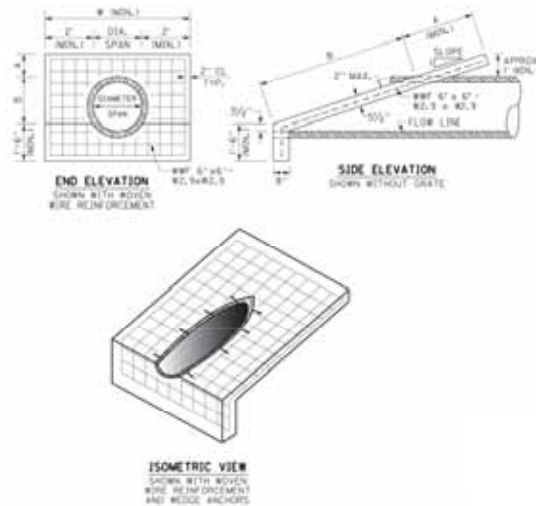


SPECIFICATIONS	W8X47 - See Chart
1. SLOPED & FLARED HEADWALL 8" - 72" PIPE	SLOPE: 1:10 HEAD: 10.0'

01	STANDARD BEDDING AND BACKFILL DETAILS FOR STORM DRAINAGE CONDUIT
----	--



03	CAST IRON GRATE INLET AND JUNCTION BOX
----	--



PIPE SIZE	DIMENSIONS AND CONCRETE QUANTITIES												GRATE HEIGHT
	3:1 SLOPE				4:1 SLOPE				6:1 SLOPE				
	A	B	C	CONC. YDS. (CU YD.)	A	B	C	CONC. YDS. (CU YD.)	A	B	C	CONC. YDS. (CU YD.)	
15"	3'	2'-7 1/2"	5'-2"	1.14	4'	3'-9 1/2"	5'-3"	0.93	6'	4'-7 1/2"	5'-4"	1.28	NO
18"	2'	2'-5 1/2"	6'-0"	0.85	4'	3'-7"	5'-3"	0.93	6'	4'-5 1/2"	5'-4"	1.48	NO
24"	3'	3'-0 1/2"	6'-10"	1.05	4'	3'-11"	6'-0"	1.37	6'	5'-0 1/2"	6'-0"	1.67	SEE C
30"	3'	3'-7 1/2"	6'-10"	1.43	4'	4'-10 1/2"	6'-0"	1.60	6'	5'-7 1/2"	6'-0"	2.19	SEE C

NOTE: CONCRETE QUANTITIES ARE LISTED FOR INFORMATIONAL PURPOSES ONLY.

• NOTES •

5. THE ENHANCEMENT FULL MASTERPIPE IS TO BE PLACED, COMPACTED, AND GRADED ABOVE THE PIPE BEFORE THE CONCRETE SLOPE IS PLACED. THE SLOPE SHALL BE PLACED TO THE TOP OF THE MASTERPIPE HEADWALL TO MATCH THE FINAL ENHANCEMENT SLOPE.
6. THE PIPE SHALL BE MEASURED AFTER THE CONCRETE SLOPE PAVING IS COMPLETED. THE SLOPE SHALL BE ADJUSTED TO THE CORRECT SLOPE AFTER MEASUREMENT AS CLOSE TO FLUSH WITH THE SLOPE PAVING AS POSSIBLE, AND NO CUTTING OR GRADING SHALL BE REQUIRED. SLOPE PAVING HAVING FINDING AND/OR CUTTING MAY BE NECESSARY.
7. THE DIMENSION 'A' IS BASED ON THE FINAL GRADED SLOPE. THE DIMENSION 'B' IS BASED ON THE CONCRETE SLOPE. THE CONCRETE SLOPE SHALL BE AT A SLOPE FOR THE LIMITED SLOPE. THE DIMENSION 'W' IS BASED ON THE LIMITED SLOPE. THE DIMENSION 'C' IS BASED ON THE LIMITED SLOPE. THE DIMENSIONS AND CONCRETE QUANTITIES MAY VARY BASED ON THE FINAL GRADED SLOPE, PIPE SACK, AND/OR TYPE OF PIPE.
8. WHEN PAVING REINFORCED CONCRETE SLOPE, THE MINIMUM CLEARANCE REQUIRED FOR THE SLOPE PAVING AND TIE WALL UTILIZES 2" CLEARANCE FROM ALL SIDES.
9. CONCRETE SLOPE SHALL BE 12" FOR ONE (1) HEADWALL.
10. AFTER THE PIPE HAS BEEN MEASURED, ANCHOR THE PIPE TO THE CONCRETE SLOPE PAVING BY CORE DRILLING AND INSTALLING AN ANCHOR WITH A DIMENSION 'A' AS SHOWN. THE ANCHOR EMBEDMENT IS 18" CENTERS ALONG THE SIDES OF THE PIPE.
11. THE 1/2" (3/8") STEEL ROD SHALL BE 18" LONG. THE ANCHOR RECOMMENDATION OF ANCHOR MANUFACTURE, NOTE STEEL, WOOD ANCHORS ARE NOT ALLOWED FOR REINFORCED CONCRETE.
12. THE FOLLOWING SLOPE SHALL BE USED FOR THE SLOPE WITH A LIMITED SLOPE:
- 3/4" DIAMETER PIPE ON GREATER THAN 50% SLOPE
- 1/2" DIAMETER PIPE ON GREATER THAN 25% SLOPE
- 1/2" DIAMETER PIPE ON GREATER THAN 10% SLOPE
- PIPE WITH GREATER THAN 50% DIAMETER,
- 1/2" DIAMETER PIPE ON GREATER THAN 25% SLOPE
- 1/2" DIAMETER PIPE ON GREATER THAN 10% SLOPE
13. ALL BOLTS AND HARDWARE SHALL BE RUST RESISTANT.
14. THE BOLT, NUT, STEEL ROD, OR STEEL PIPE HAS BEEN SPECIFIED IN ACCORDANCE WITH SECTION 332.

04 CONCRETE SLOPE

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DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76224

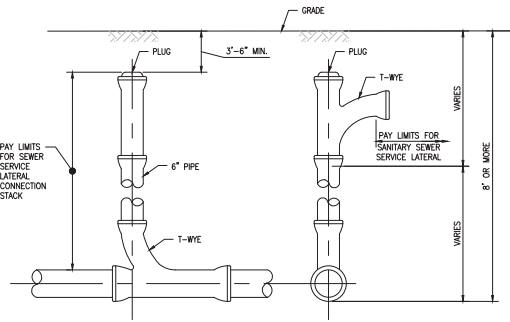
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11/14/23	RE-ISSUE FOR PERMIT
12/22/23	RE-ISSUE FOR PERMIT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: XXXXXXXXXX
23-029
SHEET XXXXXXXXXX
NAME: XXXXXXXXXX

DRAINAGE DETAILS

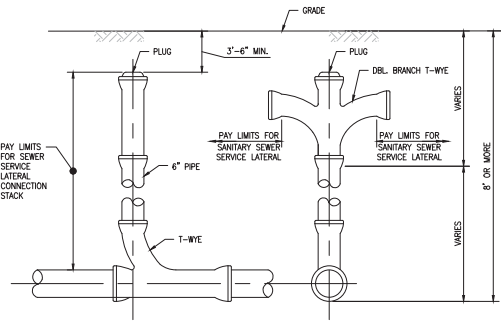
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C-530



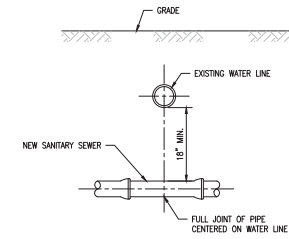
SIDE ELEVATION END ELEVATION

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

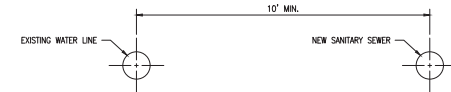


SIDE ELEVATION END ELEVATION

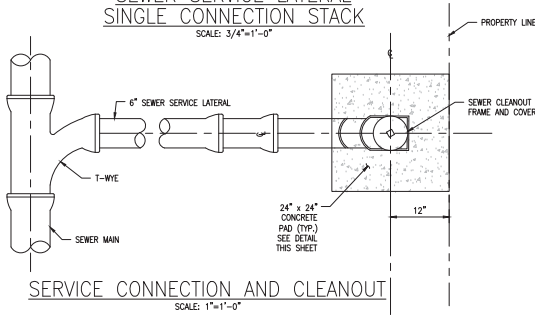
SEWER SERVICE LATERAL DOUBLE CONNECTION STACK
SCALE: 3/4"=1'-0"



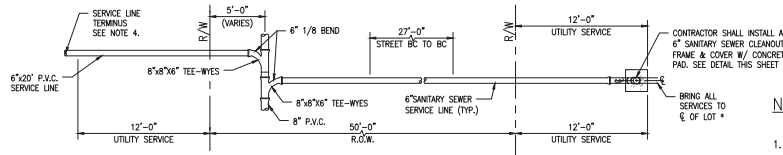
NEW SANITARY SEWER CROSSING EXISTING WATER LINE
SCALE: 3/4"=1'-0"



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



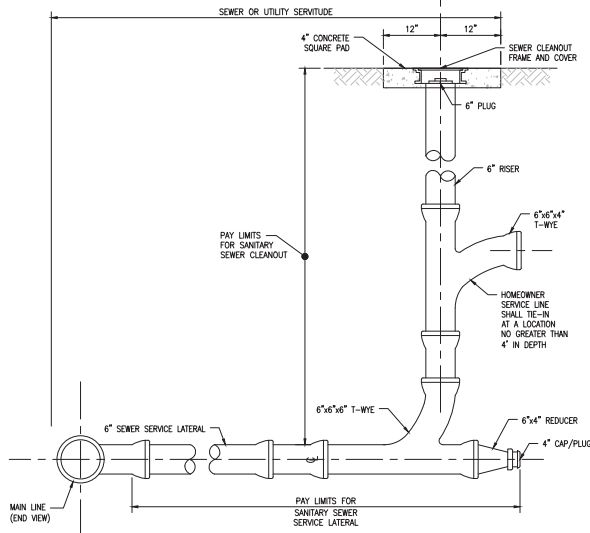
SERVICE CONNECTION AND CLEANOUT
SCALE: 1"=1'-0"



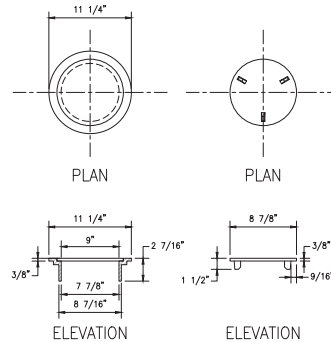
TYPICAL LOT SERVICE DETAIL
SCALE: 3/16"=1'-0"

NOTES:

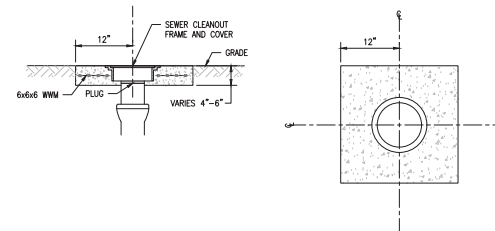
1. DEPARTMENT OF HEALTH AND HOSPITALS MUST APPROVE INSTALLTION METHOD IF VERTICAL AND HORIZONTAL SEPARATIONS BETWEEN SEWER AND WATER LINES CANNOT BE MET.
2. SEPARATION REQUIREMENTS SHOWN HERE DO NOT APPLY TO SERVICE CONNECTIONS - REFER TO PLUMBING CODE FOR APPLICABLE REQUIREMENTS.
3. SEWER CLEANOUT FRAME AND COVER SHALL MEET THE LATEST EDITION OF AASHTO M306.
4. IN NEW SUBDIVISIONS OR IN NEW SEWER SERVICE AREAS WHERE NEW SERVICE LATERAL CONNECTIONS ARE REQUIRED, THE SEWER SERVICE LATERAL TERMINATION SHALL BE STUBBED ABOVE GROUND AT THE BACK EDGE OF ALL SERVICES. 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.



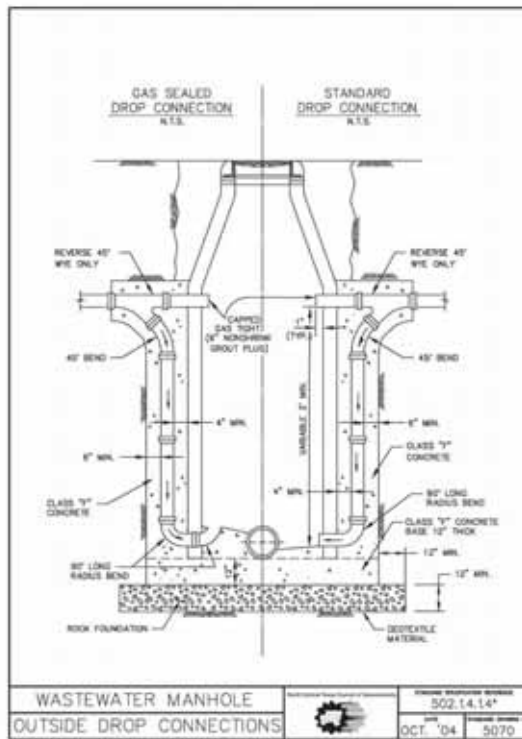
SANITARY SEWER CLEANOUT (TO GRADE)
SCALE: 1"=1'-0"



SEWER CLEANOUT FRAME AND COVER
EJ1W V-8503 OR APPROVAL EQUAL
SCALE: 1 1/2"=1'-0"



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



*Section 8 Standard Drawings as of October 2004. Reference number only has been updated for F18b. Edition Specifications, Public Works Construction Standards North Central Texas, Fifth Edition.



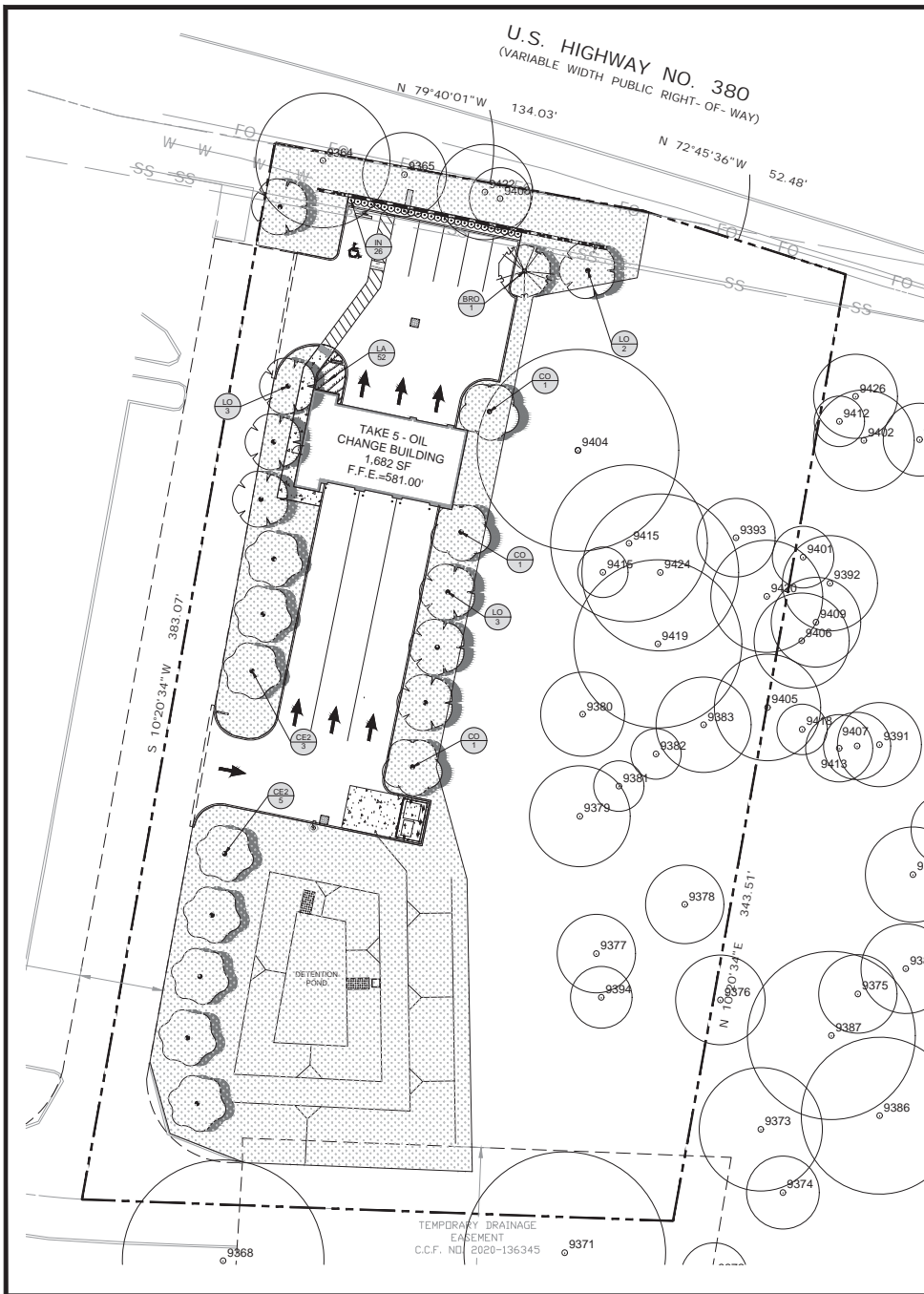
DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
US HWY 380
CROSS ROADS, TX 76227

10/09/23 AS-BUILT FOR PERMIT
11/14/23 AS-BUILT FOR PERMIT
12/22/23 AS-BUILT FOR PERMIT

DRAWN BY: KC
CHECKED BY: AH
PROJECT NO.: 23-029
SHEET NAME:

UTILITY DETAILS

SHEET NUMBER: C-541



PLANT SCHEDULE						2024-01-07 12:10	
TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY		
	LO	Live Oak / Quercus virginiana min. 14 ft.; mitigation tree		CONT. 4"Cal	6		
	BRO	Burr Oak / Quercus macrocarpa min. 12 ft.; parking lot tree		CONT. 3"Cal	1		
	CO	Chinquapin Oak / Quercus muhlenbergii min. 14 ft.; mitigation tree		CONT. 4"Cal	3		
	LO	Live Oak / Quercus virginiana min. 12 ft.; street tree		CONT. 3"Cal	2		
	CE2	Cedar Elm / Ulmus crassifolia min. 14 ft.; mitigation tree		CONT. 4"Cal	8		
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY		
	IN	Dwarf Yaupon / Ilex vomitoria 'Nana' 24" o.c.	3 gal		26		
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME	SIZE	SPACING	QTY		
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	18" o.c.	52		
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY		
	CD	Bermuda Grass / Cynodon dactylon 'Hl 419'	sod		21,125 sf		

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS - CROSS ROADS, TX.

TOTAL SITE AREA:	78,556 SF
LANDSCAPE AREA REQUIRED:	11,483 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	56,848 SF (74% OF SITE AREA)
PERIMETER LANDSCAPE	
LANDSCAPE EDGE:	10' LANDSCAPE EDGE PROVIDED
LANDSCAPE EDGE AREA (187 X 10):	1,870 SF
1,870 SF LANDSCAPE EDGE / 500:	6 TREES REQUIRED
	6 TREES PROVIDED (4 EXISTING + 2 PROPOSED)
INTERIOR	
LANDSCAPE AREA OF 7% PARKING AREA REQ'D:	241 SF LANDSCAPE AREA REQUIRED
3,436 SF x 7%:	450+ SF LANDSCAPE AREA PROVIDED
1 TREE PER LANDSCAPE ISLANDS:	1 TREE REQUIRED
	1 TREE PROVIDED
MITIGATION	
MITIGATION REQUIRED:	226.5' 68"
MITIGATION PROVIDED (17' - 4" CALIPER):	68"
THE REMAINDER OF REQUIRED MITIGATION (158.5') TO BE PAID INTO TREE FUND AT A NEGOTIATED RATE TO BE DETERMINED BY THE CITY OF CROSS ROADS.	

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PLANTING NOTE:
LANDSCAPING/VEGETATION MUST BE PLANTED WITH CONSIDERATION FOR FUTURE GROWTH POTENTIAL. THIS INCLUDES TREES THAT MAY MATURE WITH AN OVERHANGING CANOPY, AS WELL AS LANDSCAPING THAT MAY BE PLANTED IN THE CURBED AREA WHERE GATES SWING OVER LANDSCAPED SPACE TO OPEN THE REQUIRED 120 DEGREES.

PLANTING AND IRRIGATION GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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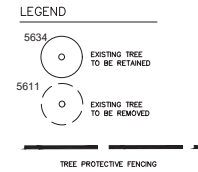
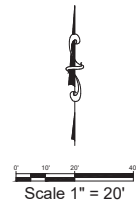
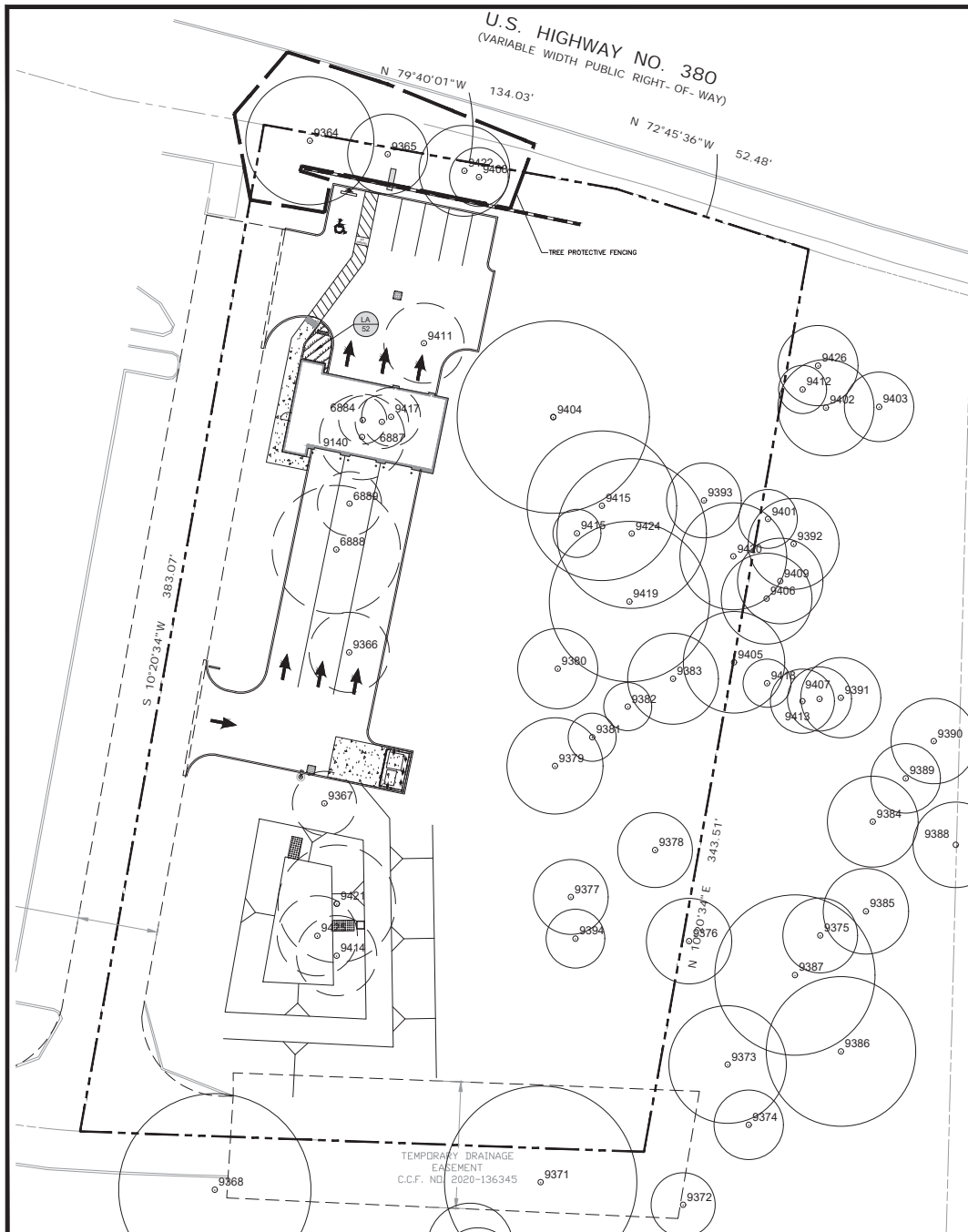
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LANDSCAPE
PLANTING

LP-1

DRAWN BY: DR

CHECKED BY: RM



TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STATE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS TO PROTECT SUCH TREES FROM DAMAGE. SUCH BARRIERS SHALL BE:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE TREE. ANY SUCH VIOLATION SHALL BE CONSIDERED A VIOLATION OF THE TREE REMOVAL PERMIT.
- (C) DURING THE CONSTRUCTION STATE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE EXPOSED SURFACE OF THE TRUNK OF ANY TREE OR ON THE GROUND WITHIN THE OUTSIDE PERIMETER OF THE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, FUELS, SOLVENTS, OR OTHER TOXIC SUBSTANCES WITHIN THE OUTSIDE PERIMETER OF THE CROWN OF THE TREE.
- (D) THE CONTRACTOR SHALL PERMIT ANY UNNECESSARY ROOTS OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR. THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE SPECIES OF THE SAME OR SIMILAR SPECIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (F) THE CITY ADMINISTRATOR MAY CONDUCT FIELD INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (G) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH OR OTHER VULNERABLE AREAS THAT THERE IS A SIGNIFICANT RISK OF DAMAGE TO SUCH AREAS, THE CITY MAY PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



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TREE DISPOSITION

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