



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
NOVEMBER 2, 2020
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on November 2, 2020 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency, specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting:

<https://us02web.zoom.us/j/81940821368?pwd=ajNILzFwaVRjaEthRG9NaUIYenBldz09>

Meeting ID: 819 4082 1368 Passcode: 947513 or dial 346/248-7799

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

- Online: An online speaker card may be found on the city's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.
- By phone: Please call 817/558-7447 ext. 2003 and provide your name, address, and question. Your question will be read by the City Secretary in the order they are received.

A. Call to Order and announce a quorum present.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

A. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s):

B. Discuss, consider, and possible action on appointment of the following positions for a one year term:

- Chairperson
- Vice-Chairperson

C. Discuss, consider, and take action on approval of meeting minutes from September 8, 2020.

D. Public hearing on the request to approve a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices.

- a. Staff Presentation
 - b. Owner's Presentation
 - c. Those in Favor
 - d. Those Against
 - e. Owner's Rebuttal
- E. Discuss, consider, and possible action on a request to approve a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices.
- F. Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street.
- G. Consider approval of the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47 single family residential lots and 2 open space lots.
- H. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA
(Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioners may, however, state an issue and a request that this issue be placed on a future agenda.)
- I. Adjourn.

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 30th day of October 2020 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
SEPTEMBER 08, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on September 08, 2020 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting

<https://us02web.zoom.us/j/88027590332?pwd=aFdhVUp2WGhHWVhUYzBHRS9SdXdUZz09>

Meeting ID: 872 2689 0369 Password: 349042 OR Dial

Planning & Zoning Commission Members Present: Robert Fleming, Chairman; John Mauldin, Place 1; Angela Kidd, Place 2; Michael Frazier, Place 3; Richard Connally, Place 4; Brent Gibson, Place 5; and Bryan Sears, Place 6;

Planning & Zoning Commission Members Absent: NA

City Staff Present: Aaron Maldonado, Development Services Director; and Alice Holloway, City Secretary

A. Call to Order and announce a quorum present.

The meeting was called to order at 6:30 p.m. and a quorum was announced.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. Discuss, consider, and take action on approval of meeting minutes from July 6, 2020.

Commissioner Connelly moved to approve the meeting minutes of July 20, 2020. Commissioner Gibson seconded the motion. The motion passed unanimously.

D. Public hearing on the request for zoning change from the Restricted Commercial District (C-1) to the Residential Single Family District (R-1) a 0.321 acre tract of land located in the College Addition, Lot 1 Block 3 locally known as 101 E. Twentieth (20th) St. Joshua, Johnson County, Texas 76058. The purpose of this request is to allow usage of the property as a Single Family Residential home.

- a. Staff Presentation
- b. Owner's Presentation
- c. Those in Favor
- d. Those Against
- e. Owner's Rebuttal

Commission Fleming opened the public hearing at 6:33pm.

Development Services Director Maldonado stated that this property was zoned Commercial back in 2008 and at one time was in the Heritage Overlay District. He stated that in June of 2020, Chapter 14 of the Zoning Code of Ordinance was changed and the property was taken out the the Heritage Overlay District.

Mr. Maldonado stated that the Future Land Use Plan s shown in the adopted Comprehensive Plan of the city designates this area as Residential Single Family. He stated that the proposed rezoning request complies with the Future Land Use Plan.

No comments from the public. Commissioner Fleming closed the public hearing at 6:34pm.

- E.** Discuss, consider, and take action on the request for zoning change from the Restricted Commercial District (C-1) to the Residential Single Family District (R-1) a 0.321 acre tract of land located in the College Addition, Lot 1 Block 3 locally known as 101 E. Twentieth (20th) St. Joshua, Johnson County, Texas 76058.

Commission Kidd moved to approve the request for zoning change from the Restricted Commercial District (C-1) to the Residential Single Family District (R-1) a 0.321 acre tract of land located in the College Addition, Lot 1 Block 3 locally known as 101 E. Twentieth (20th) St. Joshua, Johnson County, Texas 76058. Commission Mouldin seconded the motion. The motion passed unanimously.

- F.** FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA
(Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioners may, however, state an issue and a request that this issue be placed on a future agenda.)

- G.** Adjourn.

Commissioner Fleming adjourned the meeting at 6:36 p.m.

Robert Fleming
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: November 2, 2020



Planning & Zoning Commission Agenda November 02, 2020

Agenda Item: D& E Zoning Change (Action Item)

Agenda Description:

Conduct a public hearing and consider approving a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices.

Background Information:

A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 6, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

The proposed development of this property is to allow for a Starbucks establishment, a medical office, and small retail establishment. This proposal is for a multiuse structure consisting of 5,700 square feet. Of this total square footage, 2100 square feet is slated as a Starbucks with the remaining 3,600 square feet being used as medical offices and/or personal service or retail.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200ft. as required by law.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

- 1) Planned Development/Detailed Plan Application
- 2) Planning Consultant Staff Report
- 3) A3.3 Color Elevations
- 4) A3.4 Color Elevations
- 5) Site Photometric Plan
- 6) Development Standards
- 7) Site Plan

STAFF REPORT

To: Aaron Maldonado, Director of Development

From: Karen K. Mitchell, Planning Consultant

Date of Meeting: _____

RE: Conduct a public hearing and consider approving a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices.

HISTORY:

A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 6, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

ANALYSIS:

The proposed development of this property is to allow for a Starbucks establishment, a medical office, and small retail establishment. This proposal is for a multiuse structure consisting of 5,700 square feet. Of this total square footage, 2100 square feet is slated as a Starbucks with the remaining 3,600 square feet being used as medical offices and/or personal service or retail.

The applicant, via the proposed Development Standards will comply with most of the regulations in the Zoning Ordinance, however, there are a number of waivers (variances) to the provisions of the ordinance they are requesting as set forth in the Development Standards.

1. The Zoning Ordinance "The Ordinance" requires a masonry wall to be constructed between residential uses and nonresidential uses. There is a multifamily dwelling complex located behind this property with an existing six (6) foot wooden fence. The applicant is asking for a waiver to the masonry wall in order to keep the existing wooden fence in place.
2. The Ordinance requires that one (1) street tree be planted along all public street frontages in intervals of every 35 feet. As with almost all of the projects happening in this district, meeting this requirement along SH 174 has been nearly impossible due to the location of the existing water and wastewater lines and the fact that JCSUD will not allow trees to be located within their easements. We have worked with developers of nearby properties on meeting the purpose of this requirement by allowing the required street trees to go within TXDOT ROW with an executed agreement with the State. The event center, which was the last development, met the purpose of the requirement by adding a row of evergreen shrubs within a 10' utility easement, creating more of a living screen. However, because this is a retail establishment, the applicant opted out of that option. TXDOT has reviewed the landscape plan and has stated that they will enter into

this agreement with the applicant; however, the required shade trees will not be allowed, only crepe myrtles because the trees would be located within their "clear zone". The applicant has complied with this and meets the required number of trees, just not the species. The applicant understands that the City is to obtain a copy of the executed agreement between them and the State prior to a Certificate of Occupancy being issued.

Additionally, the applicant is requesting a modification to the required street trees along Joshua Station Blvd be reduced in order to show uniformity with the trees located along the north side of Joshua Station Blvd. So, instead of eight (8) trees, they would like to plant three (3) shade trees.

3. The Ordinance requires that one (1) shade tree be provided internal to the site for every 500 square feet of front yard setback as per Section 8.6.2.E of the Zoning Ordinance. The applicant is requesting a waiver to the required seven (7) trees and is planting five (5) shade trees, a total of thirteen (13) trees will be planted scattered throughout the site, internally.
4. The Ordinance requires that the utility and service areas be screened utilizing similar materials as the primary structure. The applicant is requesting this provision be modified to allow their screening as a wood fence.
5. This site has been overparked, according to the parking provisions as set forth within the Ordinance. The applicant is requesting to provide compact parking spaces behind the building and these spaces will be marked as such. Staff didn't believe this to be an issue since they meet the required number of standard parking spaces.
6. The Ordinance requires that there be an escape lane adjacent to the drive through lanes. The applicant believes, and staff has agreed, that the layout provides an opportunity for an escape lane before a vehicle drives up to the menu board. Because there is the opportunity to exit the property after the menu board prior to turning into the queue for the drive-through window, this should not be problematic.

Staff has reviewed the required Lighting Plan (photometric) and it meets the requirements of the Ordinance. Additionally, the applicant has placed a note on the Site Plan stating that signage will be obtained separately but will comply with the requirements of the Joshua Station Overlay District.

The applicant is showing a shared drive approach with the proposed lot to the south of this site. This shared approach will be noted as a shared access easement when this property is final platted.

The Ordinance requires cross access easements from one lot to the next. There is a shared access and utility easement along the back side of the property that meets this requirement. Additionally, as this entire area develops, the applicant is proposing shared access throughout the site by way of access from SH 174, west through the site and connecting around the development to Joshua Station Boulevard. Internally to the site, exits will connect to this new drive approaches separate from the primary intersection of Joshua Station Boulevard and SH 174 to avoid any queuing into these roads.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the final platting review process.

RECOMMENDATION: Staff recommends approval of the Detailed Site Plan and the following exhibits associated with it:

1. Building elevations
2. Landscape Plan
3. Photometric Plan
4. Development Standards

5. Site Plan

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|---|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☐ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Amending Plat |
| ☐ Replat | ☐ Planned Development Concept Plan | ☒ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: Joshua Station Addition

Project Address (Location): 1000 Block of S. Broadway, Joshua, TX 76058

C-1: Restricted Commercial

Existing Zoning: JSOD: Joshua St. Overlay Dist. Proposed Zoning: PD

Existing Use: Vacant Proposed Use: Commercial / Retail

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.2348

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. **See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.**

APPLICANT INFORMATION

Applicant: Jeff Martin Company: Connected Acquisition Services, LLC

Address: 2525 McKinnon Street, Suite 700 Tel: 214-572-0777 Fax: 214-572-0009

City: Dallas State: TX ZIP: 75201 Email: jmartin@theretailconnection.net

Property Owner: _____ Company: Joshua Type A Economic Development Corporation

Address: 101 South Main Street

Tel: _____ Fax: _____

City: Joshua State: TX ZIP: 75068 Email: _____

Key Contact: Dana King Company: Icon Architects

Address: 703 San Ysidro Trail

Tel: 979-255-6927 Fax: _____

City: Mansfield State: TX ZIP: 76063 Email: dlk-architect@outlook.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Daren Beck

Daren Beck (Oct 6, 2020 09:16 MDT)

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Daren Beck

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 8 day of October 2020

Notary Public

Signature [Signature]

Date: 10/8/20

For Departmental Use Only

Case No.: _____

Project Manager: _____

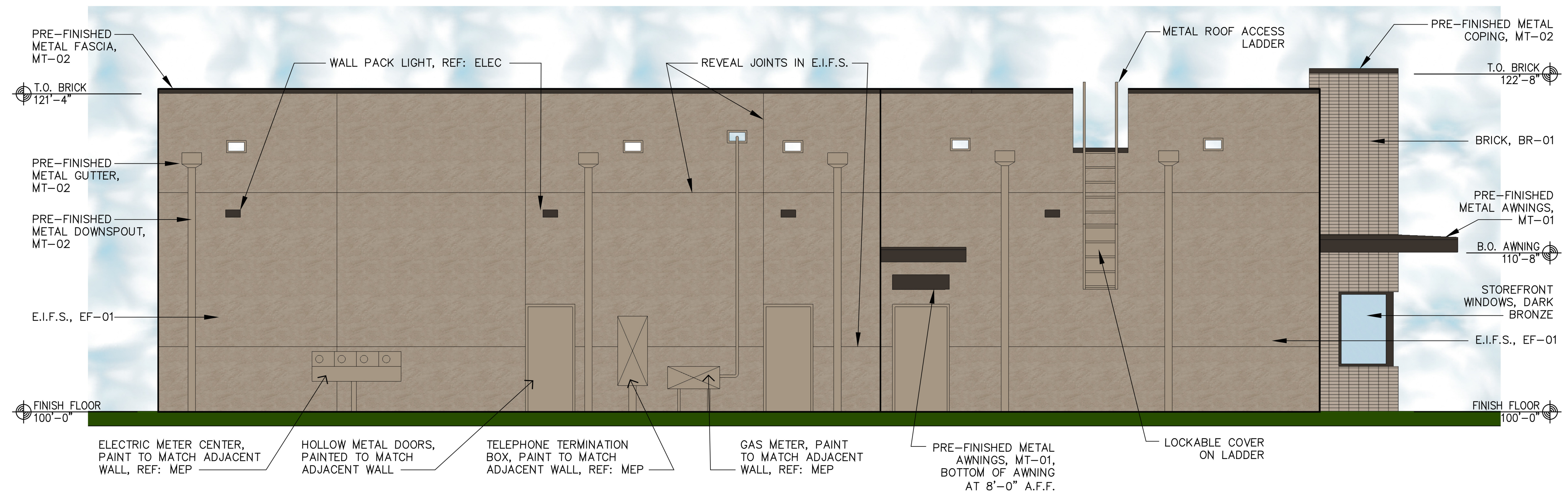
Total Fee(s): NC

Check No.: -

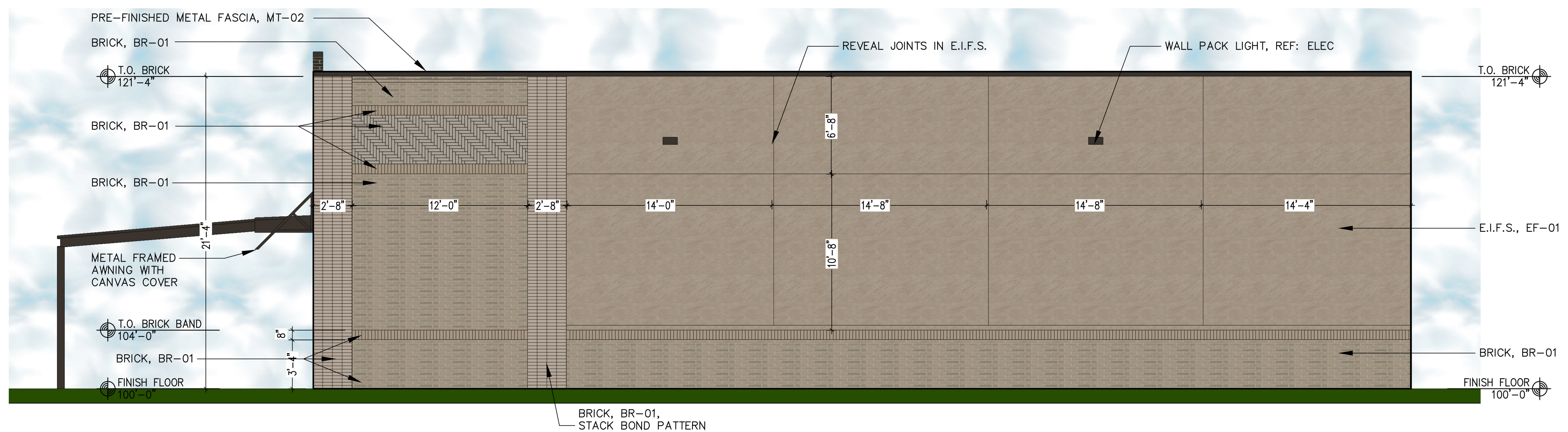
Date Submitted: 10-8-2020

Accepted By: JS

Date of Complete Application: _____



④ WEST ELEVATION
SCALE: 1/4" = 1'-0"



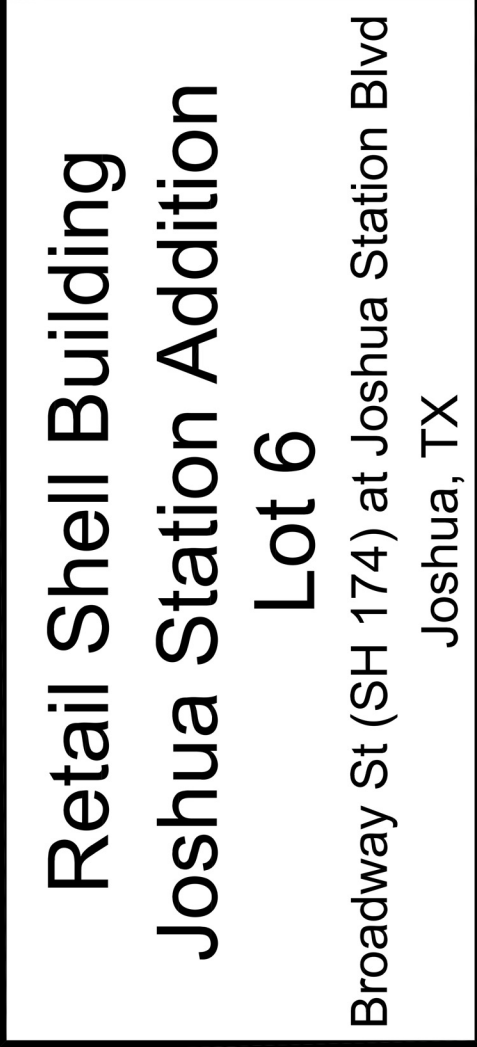
③ NORTH ELEVATION
SCALE: 1/4" = 1'-0"

9/11/20	ISSUED FOR REVIEW
09/25/20	ISSUED FOR REVIEW
10/8/20	ISSUED FOR REVIEW
10/16/20	ISSUED FOR REVIEW
REV.	REV.
REV.	REV.
REV.	REV.
REV.	REV.

COLOR
EXTERIOR
ELEVATIONS

PROJECT # 19-39	SHEET # : A3.4
DATE : 9/11/20	
DRAWN BY : DLK	OF

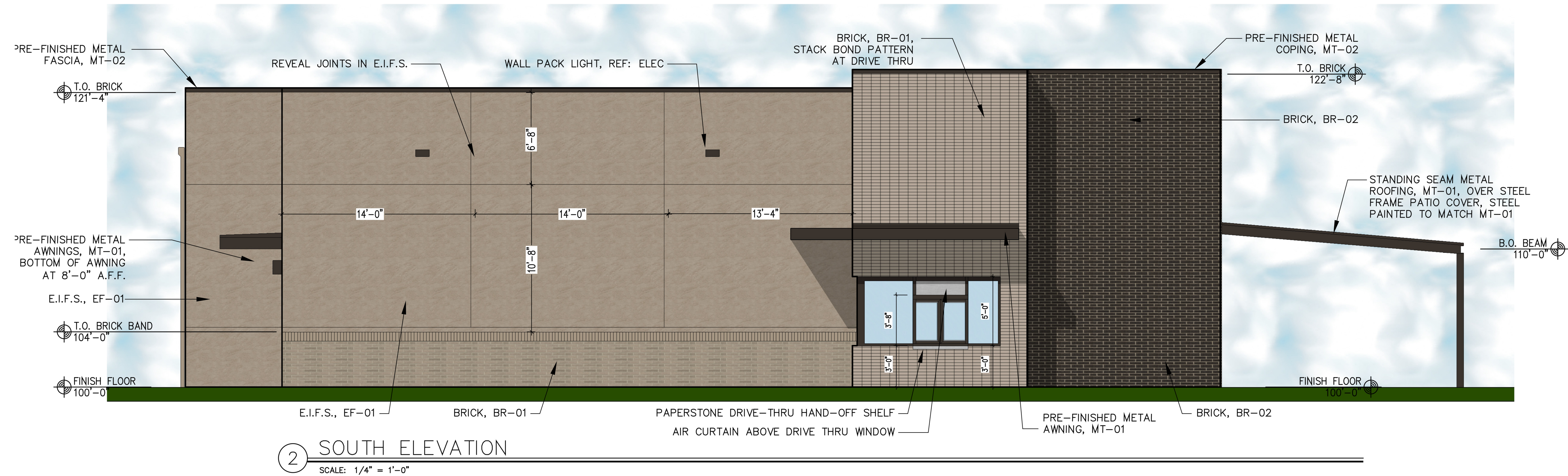
EXTERIOR ELEVATION MATERIALS:					
MARK	MATERIAL	MANUFACTURER	PRODUCT	COLOR	SIZE/COMMENTS
BR-01	BRICK	ACME	-	MARBLE GRAY	NOMINAL * VERIFY MORTAR COLOR W/ OWNER
BR-02	BRICK	ACME	-	ESPRESSO	NOMINAL * VERIFY MORTAR COLOR W/ OWNER
EF-01	EIFS SYSTEM	DRYVIT SYSTEMS, INC.	OUTSULATION PLUS	MATCH BR-01	SANDPEBBLE FINE FINISH
PT-01	PAINT - COLOR TO MATCH BR-02	SHERWIN WILLIAMS	-	-	-
PT-02	PAINT - COLOR TO MATCH BR-02	SHERWIN WILLIAMS	-	-	-
MT-01	METAL AWNING STANDING SEAM ROOF PANELS	BERRIDGE MANUFACTURING CO.	CEE-LOCK	DARK BRONZE	MATCH COLOR MATCH BR-02
MT-02	METAL CAP AND OTHER MISC. METAL	CARLISLE ROOFING	SECUREDGE 200 COPING/FASCIA	DARK BRONZE	MATCH COLOR MATCH BR-02



9/11/20	-	ISSUED FOR REVIEW
09/25/20	-	ISSUED FOR REVIEW
10/8/20	-	ISSUED FOR REVIEW
10/16/20	-	ISSUED FOR REVIEW
REV.		
REV.		
REV.		
REV.		



PROJECT #	SHEET # :
19-39	
DATE :	A3.3
9/11/20	
DRAWN BY :	
DLK	OF



Joshua Station Addition
Development Standards

Purpose: The purpose of the Planned Development District is to allow for new commercial/retail development located within the Joshua Station Overlay District on Lot 6 of Joshua Station Addition, containing 1.2348 acres, designated in the CR, Corridor-Retail Land Use Designation. The property, Lot 6, is located at the southwest corner of Joshua Station Blvd and State Highway 174.

Regulations:

This property shall comply with the provisions set forth in the Zoning and Subdivision Ordinances, as amended; as well as all other codes and ordinances within the City of Joshua, unless specifically set forth within these PD District Standards.

Section numbers reference the Chapter 14 “Zoning” of the Code of Ordinances of the City of Joshua, Texas, adopted on June 18th, 2020.

Area Regulations:

Lot Size: 1.2348 acres (53,789.58 sf)

Lot Width: 179.33 ft

Lot Depth: 300.06 ft

Building Height: 22’-8”

Lot Impervious Area: 44,724.66 sf

Lot Vegetated Area: 9,064.88 sf

Lot Coverage: 83.15%

Min. Setbacks –

- Front Street Setback – 20 ft
- Side Street Setback – 10 ft
- Side – 0 ft
- Rear – 0 ft

Variance Requested -

Section 6.18.9: Utility and Service Areas

D. A composite or wood board fence is permitted as screening device for back of building utility screening.

Variance Requested -

Section 6.18.11: Landscape Standards

- a. Required street trees along Joshua Station Blvd shall be planted every 35 feet. A reduction of six (6) trees is requested in order for the proposed three (3) trees to align with those on the north side of Joshua Station Blvd.
- b. Required street trees along Broadway (SH 174) cannot be located within the area as set forth in the JSOD regulations due to location of existing utilities. Required street trees will be planted within the TXDOT ROW, pursuant to an executed lease agreement with the State. A copy of said executed lease agreement shall be furnished to the City prior to obtaining a Certificate of Occupancy. Landscaping shall be in accordance with Landscape Plan provided as part of this Detailed Site Plan.
 - a. In accordance with the provisions set forth in the Zoning Ordinance:

Landscaping of Public Right-of-Way A. Any developer desiring to install and maintain landscaping materials and irrigation facilities within the City right-of-way or Texas Department of Transportation (TXDOT), must first enter into and execute a median right-of-way landscape and irrigation agreement.

Variance Requested -

Section 6.18.13: Lighting Standards For Nonresidential Land Use Types

D. Street Tree Lighting. Street tree lighting is not required.

Variance Requested -

Section 6.18.15: Screening Standards

A six (6) foot minimum to eight (8) foot maximum screen wall or wood fencing is required between residential uses and nonresidential uses. The property owner of the nonresidential use shall be responsible for construction and/or maintenance of the screening wall/fence. The required screen wall or fence shall be installed at time of development of the property.

For this section's requirement, a variance is requested to allow the existing fence on the west property line that separates the multi-family development from Lot 6 to remain as shown on the Detailed Site Plan.

Article 7 – Parking Requirements

Variance Requested -

Section 7.7 Off Street Stacking Requirements for Drive Through Facilities

B.

2. For each service lane of a drive-through restaurant, a minimum of six (6) spaces. The drive through lane with an escape point on Lot 6 of Joshua Station PD shall be as shown on the Lot 6 Site Plan incorporated as part of this Joshua Station Development Standards Ordinance.

Variance Requested -

Section 7.8 Design Standards

A. Parking Space Dimensions

3. Compact parking spaces – Compact Parking Spaces may be allowed only in the location as shown on the Detailed Site Plan and shall be measured no less than 9 feet wide by 16 feet in length. Compact Parking Spaces may only be located behind the building.

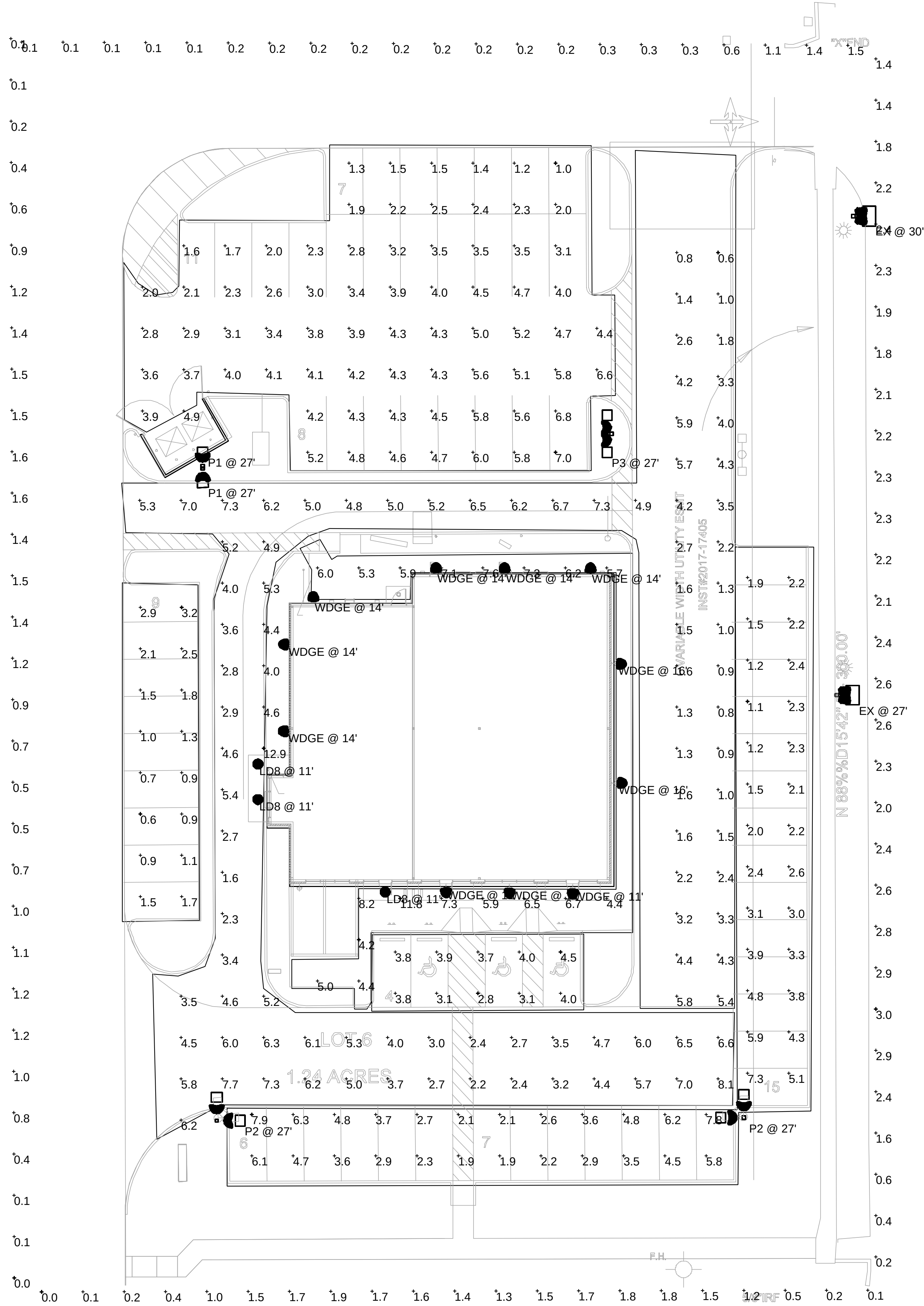
Article 8 - Landscape, Open Space and Tree Preservation

Variance Requested –

Section 8.6.2 Nonresidential And Residential Common Areas Landscaping Criteria

- A. D. One Shade Tree (minimum three (3) inch caliper) from the approved Tree List shall be planted for every five hundred (500) square feet of front yard setback.

For this section's requirement, a variance is requested to reduce the number of trees required from seven (7) to five (5) as shown on the Detailed Site Plan due to extensive easements within the property boundary.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building	+	6.4 fc	11.8 fc	4.2 fc	2.8:1	1.5:1
Drive Thru	+	4.1 fc	12.9 fc	0.6 fc	21.5:1	6.8:1
Parking #1	+	3.7 fc	7.0 fc	1.0 fc	7.0:1	3.7:1
Parking #2	+	1.5 fc	3.2 fc	0.6 fc	5.3:1	2.5:1
Parking #3	+	3.5 fc	7.9 fc	1.1 fc	7.2:1	3.2:1
Parking #4	+	3.7 fc	4.5 fc	2.8 fc	1.6:1	1.3:1
Perimeter	+	1.2 fc	3.0 fc	0.0 fc	N/A	N/A

Schedule													
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution
	P1	2	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-40-70CRI-IH			1	SLM-LED-24L-SIL-FT-40-70CRI-IH.ies	21304	0.92	189	100%	
	LD8	3	COOPER LIGHTING SOLUTIONS - PORTFOLIO (FORMERLY EATON)	LD8B30D010 ERB830840 8LBDW0B	PORTFOLIO 8 INCH DOUBLE WALL WASH DISTRIBUTION 60 DEGREE CUTOFF RECESSED DOWNLIGHT 80 CRI 4000 CCT WITH SPECULAR BLACK TRIM ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		1	LD8B30D010 ERB830840 8LBDW0B.ies	2756	0.92	27.1	100%	
	WDGE	11	Lithonia Lighting	WDGE2 LED P1 27K 80CRI VF	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE2_LED_P1_27K_80CRI_VF.ies	1166	0.92	9.81	100%	TYPE III, VERY SHORT, BUG RATING: B0 - U0 - G0
	P2	2	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-40-70CRI-IH			1	SLM-LED-24L-SIL-FT-40-70CRI-IH.ies	21304	0.92	378	100%	
	P3	1	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-40-70CRI-IH			1	SLM-LED-24L-SIL-FT-40-70CRI-IH.ies	25018	0.92	377.6	100%	
	EX	2	EXISTING	EXISTING	ROUND AREA LIGHT, ASYMMETRIC DISTRIBUTION, DROP LENS.	ONE 400 WATT CLEAR 87-37 PULSE START METAL HALIDE, VERTICAL BASE-UP POSITION.	1	KVR2_400M_AS_YDL_(PULSE_ST ART).ies	42000	1	456	56%	TYPE IV, SHORT, CUTOFF, BUG RATING: B4 - U3 - G4



703 San Ysidro Trail
Mansfield, Texas 76063
Phn: 817.946.7503
Email: icon-arch@outlook.com



2525 McKinnon Street
Suite 700
Dallas, Texas 75201
214 572-0777 ph.
214 572-0009 fax.

Retail Shell Building
Joshua Station Addition
Lot 6
Broadway St (SH 174) at Joshua Station Blvd
Joshua, TX

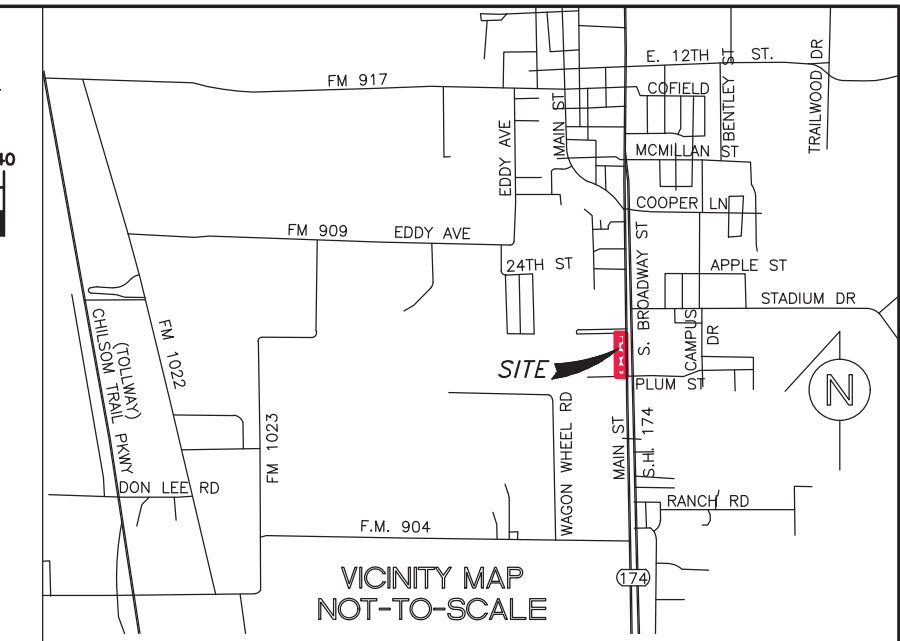
9/11/20 - ISSUED FOR REVIEW
9/25/20 - ISSUED FOR REVIEW
10/8/20 - ISSUED FOR REVIEW
10/16/20 - ISSUED FOR REVIEW
REV.
REV.
REV.
REV.

ELECTRICAL
SITE-PLAN
PHOTOMETRIC

PROJECT # : 19-39
DATE : 9-11-20
DRAWN BY : JVH
SHEET # : 5
E300
OF 6

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND MAINTAINING ALL SIGNS, BARRICADES, AND LIGHTING OR WARNING DEVICE(S) USED/REQUIRED WITH THIS WORK.
2. ALL CURB DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR AS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
3. ALL UNLABELED CURB RADII ARE 2.0 FEET.
4. CONTRACTOR TO VERIFY BUILDING LOCATION, DIMENSIONS AND ORIENTATION WITH ARCHITECTURAL PLANS AND COORDINATE WITH STRUCTURAL DIMENSIONAL CONTROL PLANS PRIOR TO BEGINNING CONSTRUCTION.
5. HANDICAP PARKING, SIDEWALKS AND RAMPS TO BE PROVIDED AND CONSTRUCTED PER ADA & TAS STANDARDS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, NO FLOOD PLAIN EXISTS ON THE SITE.
7. EXISTING TOPOGRAPHIC SURVEY AND LOCATION OF PHYSICAL FEATURES WERE OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY BLUE SKY SURVEYING AND MAPPING, CORPORATION, DATED JUNE 6, 2020.
8. REFERENCE DATUM: STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

ZONING: JSOD
LAND USE: MULTI FAMILY



811
Know what's below.
Call before you dig.

TEXAS ONE CALL
PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

UTILITY LOCATION NOTE:

THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

1. TOP OF THE CENTER OF A SANITARY SEWER MANHOLE LOCATED APPROX. 60 FEET SOUTHEAST FROM THE NORTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 902.56
2. TOP OF THE CENTER OF A SANITARY SEWER MANHOLE LOCATED APPROX. 38 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 895.92

BFR	BARRIER FREE RAMP (REF. ARCHITECTURAL FOR RAMPS AT BUILDING. SEE DETAIL 02/C11.1 FOR SITE RAMPS)
VAN	PROP. VAN ACCESSIBLE HC PARKING SPACE
	PROP. CURB
	FIRE LANE PAVEMENT STRIPING
	IRRIGATION SLEEVING
	4" REINFORCED CONCRETE SIDEWALK (SEE DETAIL 01/C11.1)
	LIGHT DUTY PAVEMENT 5" REINFORCED CONCRETE (SEE DETAIL 01/C11.0)
	MEDIUM DUTY PAVEMENT 6" REINFORCED CONCRETE (SEE DETAIL 01/C11.0)
	DUMPSTER TRAFFIC PAVEMENT 8" REINFORCED CONCRETE (SEE DETAIL 01/C11.0)
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
G	EXISTING GAS LINE
E	EXISTING UNDERGROUND ELECTRIC
T	EXISTING UNDERGROUND TELECOM
	EXISTING FIRE HYDRANT
	PROP. WATER LINE
	PROP. FIRE HYDRANT
	PROP. SANITARY SEWER LINE
	PROP. SANITARY MANHOLE
	PROP. STORM SEWER LINE
	PROP. CURB INLET
588	EXIST. CONTOUR AND ELEVATION
588	PROP. CONTOUR AND ELEVATION

FOR INTERIM REVIEW ONLY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND ARE NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT, BIDDING
OR CONSTRUCTION PURPOSES. THEY
WERE PREPARED BY OR UNDER THE
SUPERVISION OF:

MARK W. TAYLOR	104820
NAME	PE. NO.
DATE	10/16/20



urban | engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p (214) 252-1612 f

ZONED PD DETAILED SITE PLAN JOSHUA STATION ADDITION

PROPERTY DEVELOPER	
--------------------	--



2525 McKINNON STREET SUITE 700 DALLAS, TX 75201 P: 214-572-0777	PROPERTY ADDRESS:
	STATE HIGHWAY 174 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS 76058 GEORGE CASSELLAND SURVEY ABSTRACT NO. 173

DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
UEGi	UEGi	Oct 2020	1"=20'	OF		

NOTE:
CONTRACTOR TO COORDINATE CIVIL AND ARCHITECTURAL
DIMENSIONAL CONTROL TO LOCATE BUILDING. NOTIFY
ARCHITECT OF ANY DISCREPANCY PRIOR TO
CONSTRUCTION.

Plotted by: Mark Taylor Plot Date: 10/16/2020 1:19 PM

Drawing: P:\UEG\DESIGN\2020\20-10 TRC-JOSHUA STATION\CAD\Sheets\C2.0 - Site Plan.dwg Saved By: Mark Taylor Save Time: 10/16/2020 12:57 PM

THE RETAIL CONNECTION - JOSHUA STATION. JOSHUA. TX



**PLANNING & ZONING COMMISSION
NOVEMBER 2, 2020**

Agenda Item: F	Plat	(Action Item)
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Agenda Description:

Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street.

Background Information:

ZONING: C-1, Restricted Commercial

PROPOSED USE: 2043 SF- Domino's Pizza
1,791SF- Retail/Office

HISTORY: In 2016, this property, in combination with the property to the south (existing storage buildings) received an approved final plat. This plat was also known as American Jedi. After approval it was determined that Johnson County Special Utility District didn't have adequate water/wastewater facilities to service the site. This is what prompted the City to require approval from those utility providers PRIOR to approval of a plat. As such, the plat never was recorded.

In 2020, a new application was received for the undeveloped parcel, which is the subject of this approval. The applicant has been working with JCSUD and plans have been submitted for review. Prior to a Final Plat being approved on this property, the City will have to receive notification from JCSUD that the water/wastewater construction plans have been approved.

ANALYSIS: The application is for the development of a retail building consisting of 3,834 SF. The proposed use will be a Dominos Pizza with a Pick-up Window and a retail/office use for the remainder. The applicant is aware that they must submit a Site Plan detailing landscaping and all other requirements of the Zoning Ordinance prior to obtaining a building permit.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Director of Development Services

Staff recommends approval

Attachments:

1. Preliminary Plat
2. Staff Report (Karen Mitchell)
3. Drawings

STAFF REPORT

To: Chair and Members of the Planning and Zoning Commission

Via: Aaron Maldonado, Development Services Director

From: Karen K. Mitchell, Planning Consultant

Date of Meeting: November 2, 2020

RE: Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street.

Property Owner: JWP Pizza, dba Dominos Pizza, Bradley Mayhall, Representative
1080 Harwood Court
Hurst, Texas 76054

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TRANSPORTATION: Initially, the City requested that the applicant provide a shared drive approach with the property to the south (existing storage buildings); however, the applicant submitted a variance request to Texas Department of Transportation (TXDOT) to allow them to not meet the state's Access Management guidelines. Prior to the TxDOT District Engineer signing off on this request, the State wanted to make sure the City was in agreement. The City Engineer and City Manager have discussed this and agree with approval of the variance request. Below is the explanation from the applicant:

- As shown on the TxDOT Real Property Asset Map, Wilshire Blvd./Hwy 174 is designated as TxDOT ROW and the proposed driveway is to be built per the TxDOT Access Management Manual.
 - TxDOT is currently executing the required TxDOT Driveway Permit that is required to make the proposed connection to Hwy 174 as shown in the attached site plan.
 - A variance was received for the driveway spacing
- Fire Lane Access
 - The existing driveway to the self-storage/office property is not up to Fire Code standards.
 - The grade of the existing driveway is currently 13.7%.
 - The City of Joshua leaves it up to the Fire Code Official to make the maximum grade determination (10% in most municipalities).
 - Due to the existing finish floor elevations of the offices, the driveway cannot be replaced in order to be in compliance.
 - Radii of the existing driveway are not up to code.
 - The City of Joshua leaves it up to the Fire Code Official to make the minimum radii determination (25' is typical with a 20' width access lane)
- Tree Protection
 - The required fire access lane will require the removal of the existing 48.5" American Elm at the southwest corner of the property.
 - This will require the planting of 17 – 3" caliper trees for tree mitigation (this does not include what's required for regular landscaping).
 - This is not feasible for this 0.63-acre tract.
- Existing Use
 - The southern tract is currently being used as office space and self-storage. Below is a breakdown of approximate square footage and required parking (per City code) for this tract.
 - (2) 900 s.f. Offices requires 1 parking stall per 250 s.f. or a total of 8 parking-stalls.
 - (2) 2,000 s.f. Storage Units require 1 parking stall per 3,000 s.f. (assumed to be designated as mini-warehouse) or a total of 2 parking stalls.
 - The proposed cross-access easement would reduce the parking on the already non-compliant property to three (3) stalls.
 - With two office buildings with 1 employee each, this would allow parking for one customer at a time for the two offices and the self-storage units.
- Traffic Impact Analysis: The City Engineer has waived the requirement for a TIA due to the trips generated per day being less than 1000.

CROSS ACCESS EASEMENT:- The applicant proposes to dedicate a 24' wide cross-access easement to provide for future redevelopment north and south of the site.

WATER/WASTEWATER:- Johnson County Special Utility District is in the process of reviewing the proposed construction plans for this project.

SIDEWALKS: The applicant will be providing a sidewalk along N. Broadway in accordance with the standards and specifications of the City of Joshua.

TREE PRESERVATION: There are several protected trees on this site. The applicant has stated that no protected tree will be removed. If this changes during the site planning review process, the applicant may have to submit a fee in lieu of for tree mitigation.

RECOMMENDATION: This plat appears to meet the minimum requirements for a preliminary plat as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend approval.

City of Joshua Preliminary Plat Application

SUB-DIVISION NAME: American Jedi Addition

PROPOSED LEGAL DESCRIPTION: American Jedi Addition ACRES: 1.03 Acres

ZONING: C-1 PROPOSED USE: General Commercial

BEING PLATTED AS: LOTS: 1 BLOCKS: 1 PHASES: _____

CURRENT LEGAL DESCRIPTION: American Jedi Addition

TOTAL DENSITY (UNITS/ACRE): _____ AVERAGE LOT SIZE: 0.515

SURVEYOR: FW Surveying

EMAIL: chris@fwsurveying.com

ADDRESS: 107 E College St

PHONE: _____

CITY, STATE, & ZIP: Alvarado Tx, 76054

SIGNATURE: Christopher K. Bradley

DATE: 01/23/2020

DEVELOPER: JWP Pizza LLC

EMAIL: bradley.mayhall@texasdominos.com

ADDRESS: 1808 Harwood Court

PHONE: 817-966-2839

CITY, STATE, & ZIP: Hurst Tx, 76054

SIGNATURE: Bm Joo

DATE: 1/23/2020

ENGINEER: Dunaway Associates

EMAIL: Gwescott@dunawayassociates.com

ADDRESS: 550 Bailey Ave.

PHONE: 817-632-4760

CITY, STATE, & ZIP: Fort Worth Tx, 76107

SIGNATURE: J. W. With

DATE: 1/23/2020

NOTICE: The City of Joshua will no longer provide copies of plats to franchise utility companies. It will be the responsibility of the applicant to submit the plat to each of the utility companies for review and approval. The plat will not be filed without approval letters from each utility company being water/wastewater, electric, gas, & phone.

APPLICATION ACCEPTED AS COMPLETE BY CITY STAFF ON _____

APPLICANT SIGNATURE: Jared Roth

CITY STAFF SIGNATURE: _____

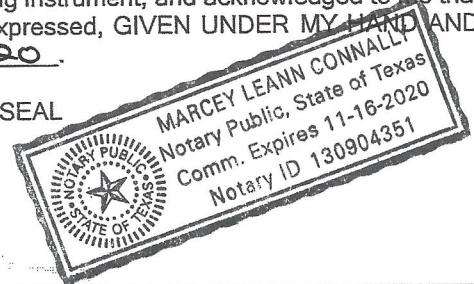
PROPERTY OWNER: JWP Pizza LLC EMAIL: bradley.mayhall@texasdominos.com
ADDRESS: 1808 Harwood Court PHONE: 817-966-2839
CITY, STATE, & ZIP: Hurst Tx, 76054

SIGNATURE: *Jerald Posten* DATE: 1-29-2020

STATE OF TEXAS §
COUNTY OF ~~JOHNSON~~ §
Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Jerald Posten, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of January, 2020.

NOTARY PUBLIC SIGNATURE: *Marcey Connally* SEAL



An application for a preliminary plat, replat or final plat shall be considered **ADMINISTRATIVELY COMPLETE** upon the occurrence of all of the following:

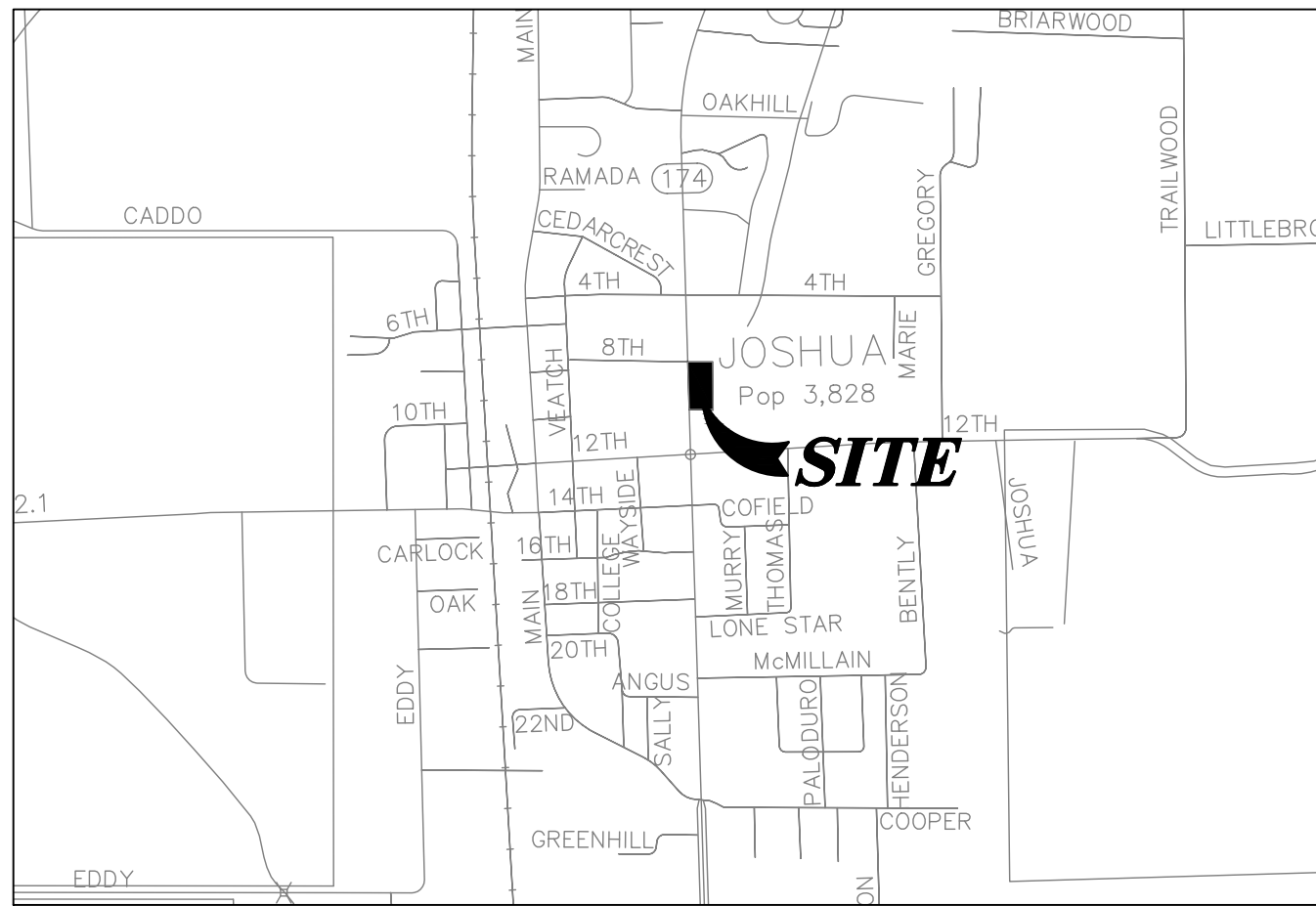
- (1) the City staff and the City Engineer have determined that the application for a preliminary plat, replat and/or final plat meets all requirements of applicable City ordinance so that it may be reviewed by the Planning and Zoning Commission or City Council;
- (2) the preliminary plat, replat and/or final plat has been placed on a duly posted agenda for the Planning and Zoning Commission or City Council; and
- (3) the Planning and Zoning Commission or City Council has taken action on the preliminary plat, replat and/or final plat.

The **FILING DATE** means the date a preliminary plat, replat or final plat is considered by the City to be administratively complete and is heard by either the Planning and Zoning Commission or City Council.

NOTES:

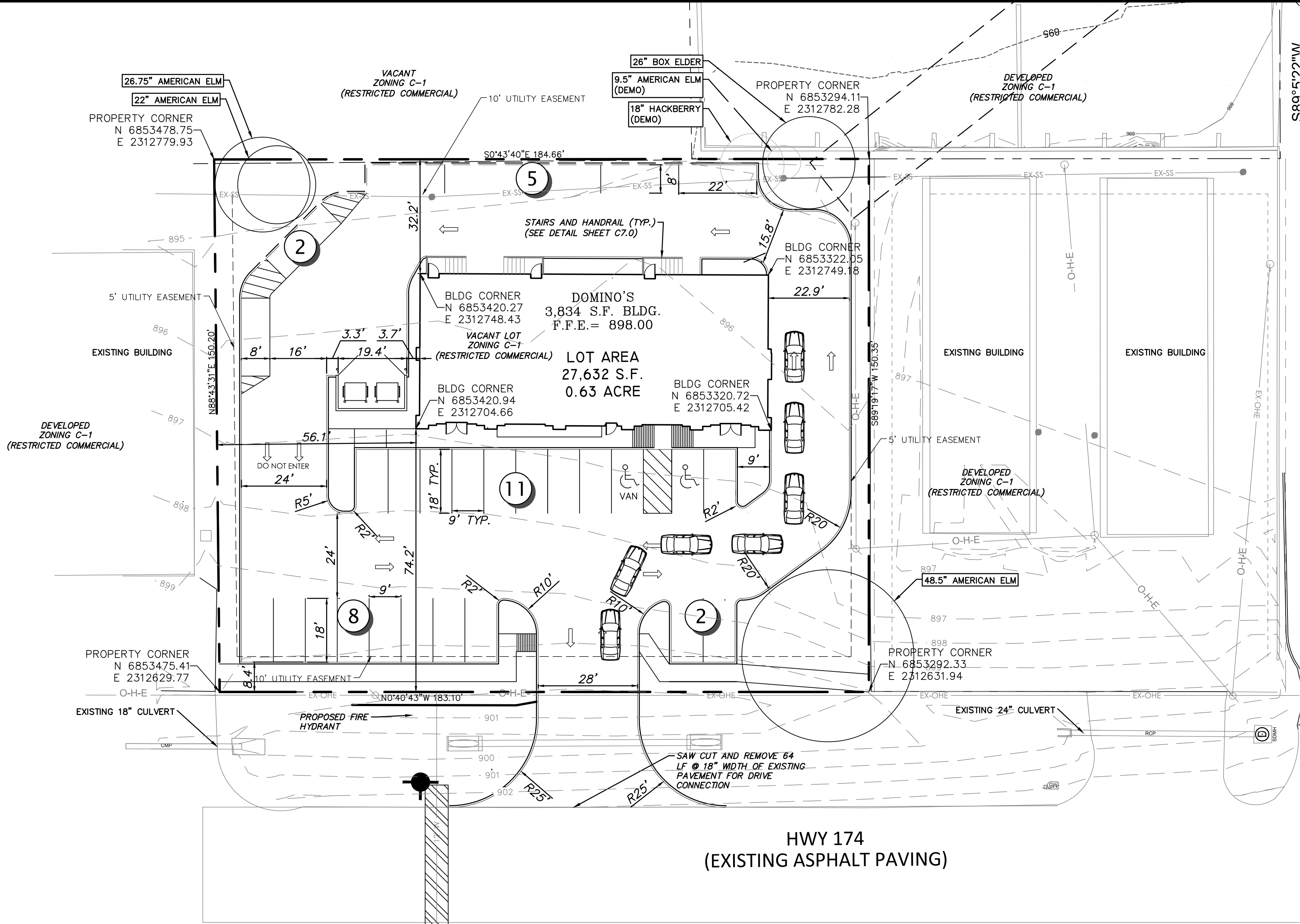
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DESIGNED BY: Greg Wescott
DRAWN BY: Greg Wescott
CHECKED BY: Greg Wescott
DATE: 12/22/20
PROJECT WITH: Jaden Pappas



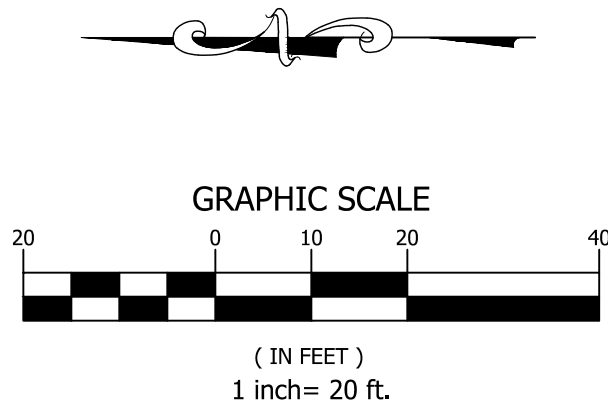
VICINITY MAP

NOT TO SCALE



HWY 174 (EXISTING ASPHALT PAVING)

TREE TABLE		
TREE TYPE	SIZE	DEMO
AMERICAN ELM	26.75"	N
AMERICAN ELM	22"	N
BOX ELDER	26"	N
HACKBERRY	18"	Y
AMERICAN ELM	9.5"	Y
AMERICAN ELM	48.5"	N



OWNER/DEVELOPER:

TANNER-MAYHALL, LLC
1808 HAYWOOD CT
HURST TEXAS, 76054
PHONE: (817) 829-3849
CONTACT: BRADLEY MAYHALL

ENGINEER:

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
FAX: (817) 632-4760
CONTACT: GREG WESCOTT, P.E.

WARNING TO CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

NOTIFY JCSUD FOR WATER/WASTEWATER LOCATIONS 817-760-5200

CRITICAL:

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC., ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

BENCHMARK: BENCHMARKS WERE NOT SET BY FORT WORTH SURVEYING AT THE TIME OF THE TOPOGRAPHIC SURVEY. CONTRACTOR IS TO CONTACT FORT WORTH SURVEYING FOR ADDITIONAL INFORMATION.

SITE LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- PROPOSED CURB
- PARKING COUNT

SITE PLAN SUMMARY

PARKING REQ'D: 1 / 150 SF = 28 SPACES

ADA PARKING REQUIRED: 2 SPACES

	PROPOSED
STANDARD PARKING PROVIDED	26
ACCESSIBLE PARKING PROVIDED	2
TOTAL PARKING PROVIDED	28
FRONT SETBACK	0
SIDE SETBACK	0
BACK SETBACK	0
LANDSCAPE REQ.	4,686 SF
LANDSCAPE PROVIDED	4,727 SF
DRIVE THRU STACKING REQ	7
DRIVE THRU STACKING PROVIDED	7
% OF SITE COVERED BY BUILDING	15.2
BUILDING HEIGHT	23' 8"
IMPERVIOUS AREA	29068 SF

NOTE:

ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE SPECIFIED.

SITE PLAN

DOMINO'S PIZZA
LOT 2 BLOCK 1
OF AMERICAN JEDI ADDITION

JOB NO.

B002888.001

DESIGNED BY:

LAN

DRAWN BY:

LAN

CHECKED BY:

GJW

DATE:

AUGUST 10, 2020

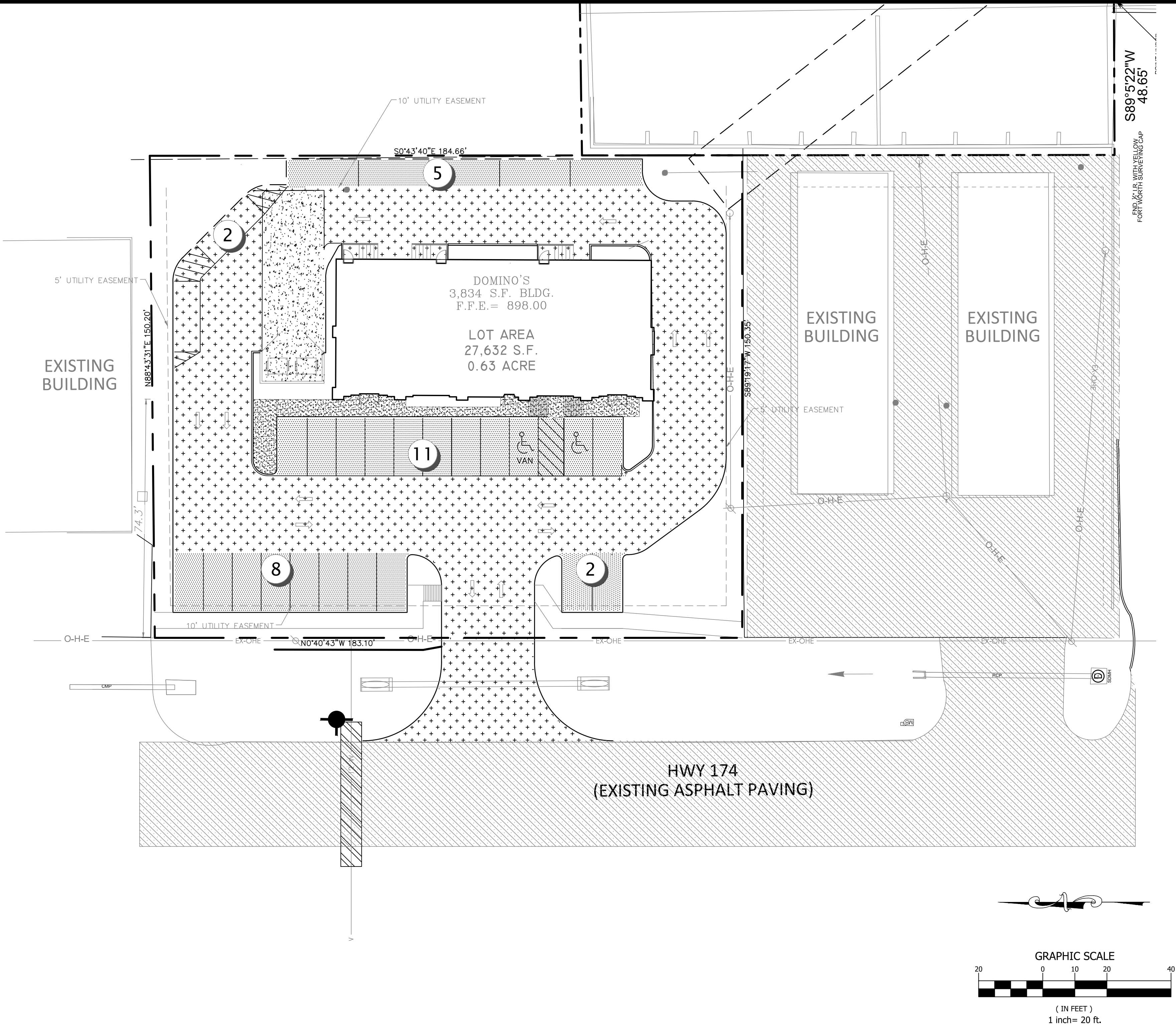
SHEET:

C-3.0

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.632.4760

Full Path: C:\projects\501010000\3000\001\CD\Drawings\paving\Sheet\paving Plan

DESIGNED: J. W. Scott, Inc.
DRAWN BY: J. W. Scott, Inc.
CHECKED BY: J. W. Scott, Inc.
DATE: 12/22/20
PROJECT: 501010000



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SITE LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	PROPOSED CURB
	RETAINING WALL
	PAVEMENT MARKING
	GARBAGE PAD PAVEMENT
	MEDIUM-DUTY PAVEMENT
	STANDARD-DUTY PAVEMENT
	SIDEWALK
	EXISTING PAVING
	PARKING COUNT

REFERENCE GESSNER ENGINEERING GEOTECHNICAL REPORT 16-0610

NOTE:

* 20% OF THE TOTAL LOT SHALL BE LANDSCAPED.

LANDSCAPE WHICH INCLUDES THE PLANTING OF NEW AND THE RETENTION OF EXISTING SHRUBS, TREES, AND FLOWERING PLANTS, IN ADDITION TO GRASS, MAY REDUCE THE LANDSCAPE REQUIREMENT TO 10% OF THE TOTAL LOT.

ALL DIMENSIONS ARE TO BE FACE OF CURB UNLESS OTHERWISE SPECIFIED.

PAVING PLAN

DOMINO'S PIZZA
LOT 1 BLOCK 1
OF AMERICAN JEDI ADDITION

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW AND NOT
INTENDED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
GREGORY J. WESCOTT
P.E.# 129263
9/28/2020

JOB NO. B002888.001
DESIGNED BY: LAN
DRAWN BY: LAN
CHECKED BY: GJW
DATE: AUGUST 10, 2020
SHEET: C-3.1

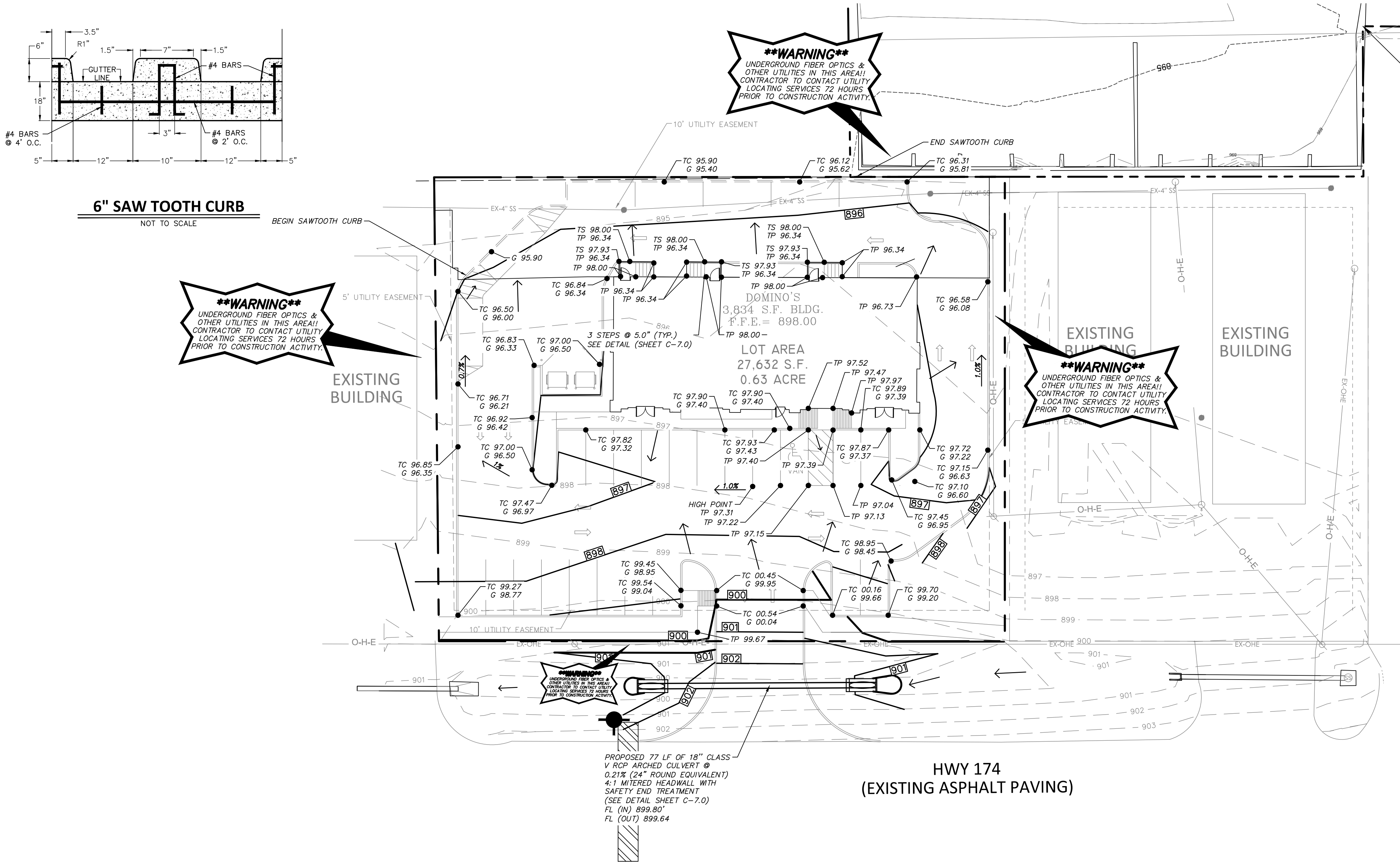
REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.333.1121
Fax: 817.333.1114

FULL PATH: C:\projects\501020800\2000\001\CD\Drawings\Grading\Sheet\Grading
 PLOT DATE: 9/28/2020 10:00:00
 PLOT BY: Greg Westcott
 PLOT AT: 12x42 IN
 PLOT WITH: Adobe PDF



RIP-RAP APRON MINIMUM

Class	D50 (in) Required				3.4
	D50 (in)	Apron Length, L (ft)	Apron Depth, H (ft)	Apron Width At End (ft)	
1	5	3	1.00	4.25	
2	6	3	0.95	4.25	
3	10	3.75	0.69	4.75	
4	14	4.5	0.63	5.25	
5	20	5.25	0.57	5.75	
6	22	6	0.57	6.25	

WARNING TO CONTRACTOR:
CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.
NOTIFY JCSUD FOR WATER/WASTEWATER LOCATIONS 817-760-5200

CRITICAL:
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

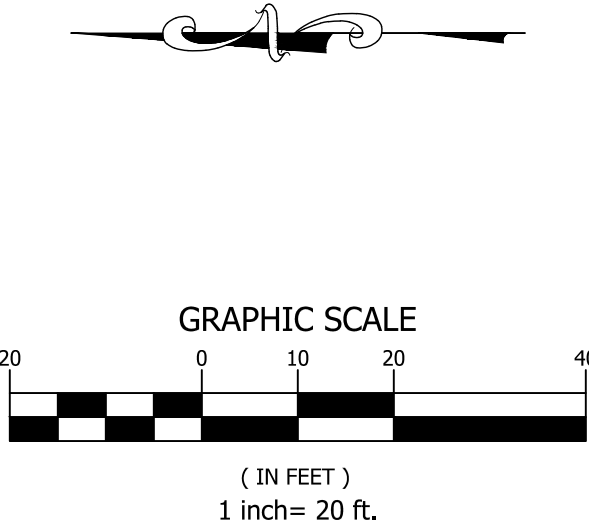
UTILITY RELOCATION NOTE:
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC., ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

CONTRACTOR ADVISORY:
THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

BENCHMARK: BENCHMARKS WERE NOT SET BY FORT WORTH SURVEYING AT THE TIME OF THE TOPOGRAPHIC SURVEY. CONTRACTOR IS TO CONTACT FORT WORTH SURVEYING FOR ADDITIONAL INFORMATION.

GRADING LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FLOW ARROW & GRADE
	PROPOSED CULVERT
TC	TOP OF CURB
G	GUTTER
TP	TOP OF PAVEMENT
FL	FLOW LINE
TS	TOP STEP
BS	BOTTOM STEP
TW	TOP OF WALL
BW	BOTTOM OF WALL
	100 - YR PONDING AREA

NOTE: ADA SPACES NOT TO EXCEED 2%



GRADING PLAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.333.1121
Fax: 817.333.1114

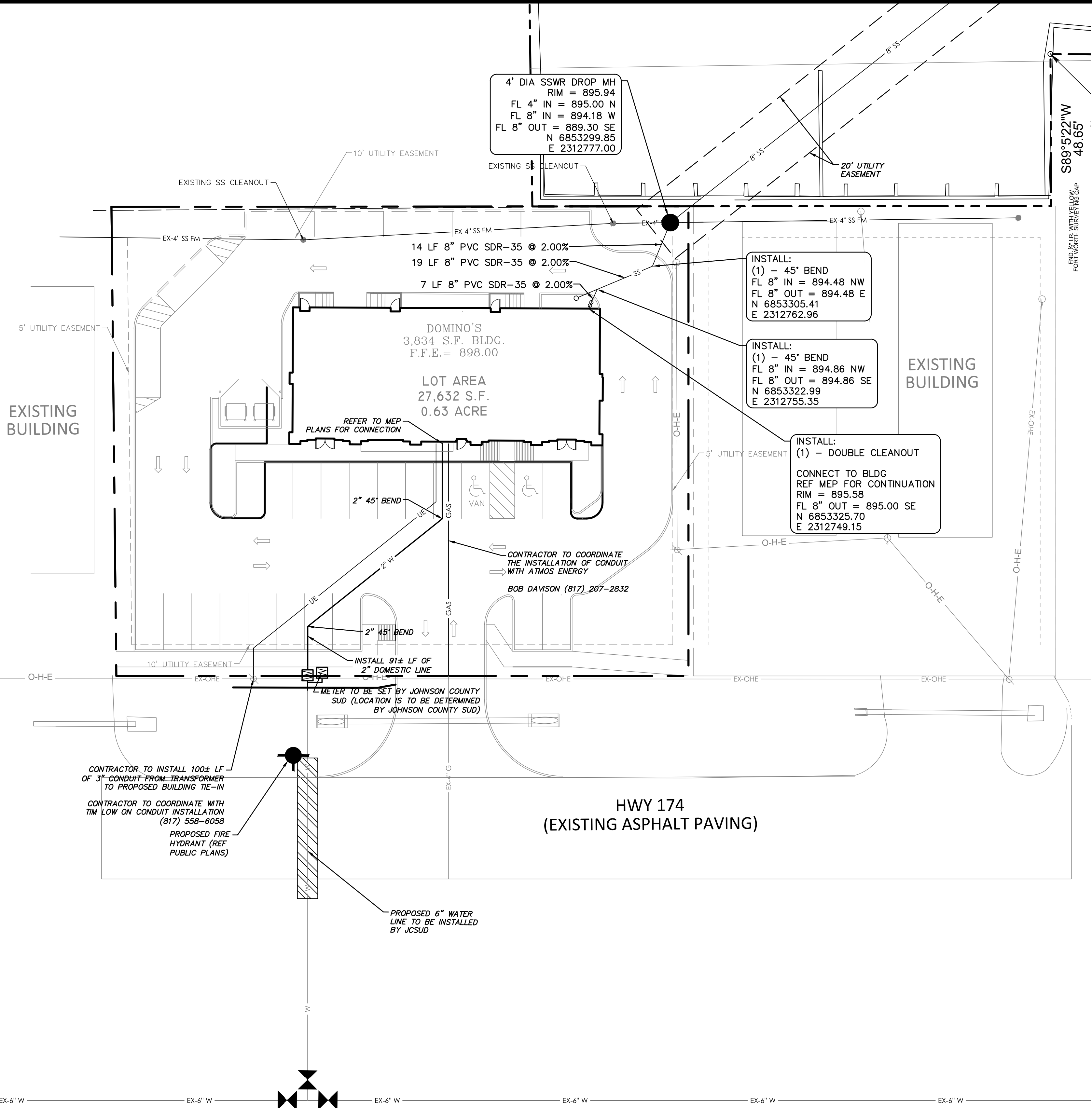
DOMINO'S
LOT 1, BLOCK 1
OF AMERICAN JEDI ADDITION

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
GREGORY J. WESCOTT
P.E.# 129263
9/28/2020

JOB NO. B002888.001
DESIGNED BY: LAN
DRAWN BY: LAN
CHECKED BY: GJW
DATE: AUGUST 10, 2020

SHEET: C-4.0

FULL PATH: C:\projects\50102888\2888\001\CD\Drawings\Utility Sheet\Utility
 DESIGNED BY: Greg Wescott
 CHECKED BY: Greg Wescott
 PLOTTED AT: 12:00 PM
 PLOTTED WITH: Adobe PDF



WARNING TO CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

NOTIFY JCSUD FOR WATER/WASTEWATER LOCATIONS 817-760-5200

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UTILITY RELOCATION NOTE:

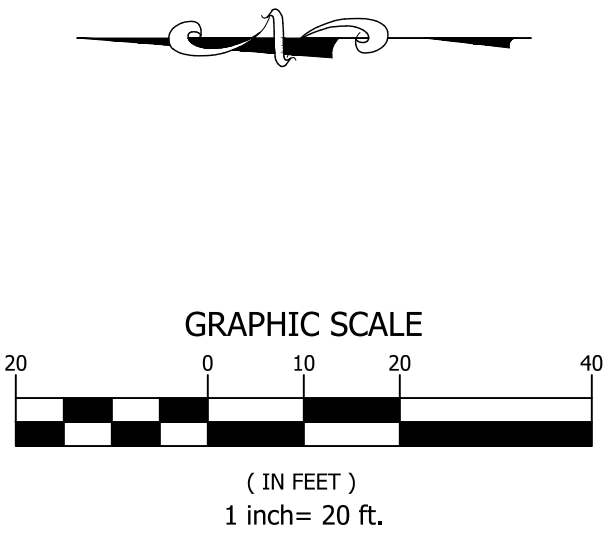
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BENCHMARK: BENCHMARKS WERE NOT SET BY FORT WORTH SURVEYING AT THE TIME OF THE TOPOGRAPHIC SURVEY. CONTRACTOR IS TO CONTACT FORT WORTH SURVEYING FOR ADDITIONAL INFORMATION.

UTILITY LEGEND	
---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED WATER LINE
---	PROPOSED FIRE WATER LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED GAS
---	EXISTING WATER LINE
---	PROPOSED WATER METER
---	PROPOSED BACKFLOW PREVENTION DEVICE
---	EXISTING FIRE HYDRANT
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER CLEANOUT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING OVERHEAD UTILITY
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS



UTILITY CONTACTS

ONCOR
817-558-6058

ATMOS ENERGY
BOB DAVISON
817-207-2832

REVISED

DESCRIPTION

NO.

DATE

UTILITY PLAN

DOMINO'S
LOT 1 BLOCK 1
OF AMERICAN JEDI ADDITION

PRELIMINARY
FOR REVIEW ONLY
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WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
GREGORY J. WESCOTT
P.E.# 129263
9/28/2020

JOB NO.

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

SHEET:

B002888.001

LAN

LAN

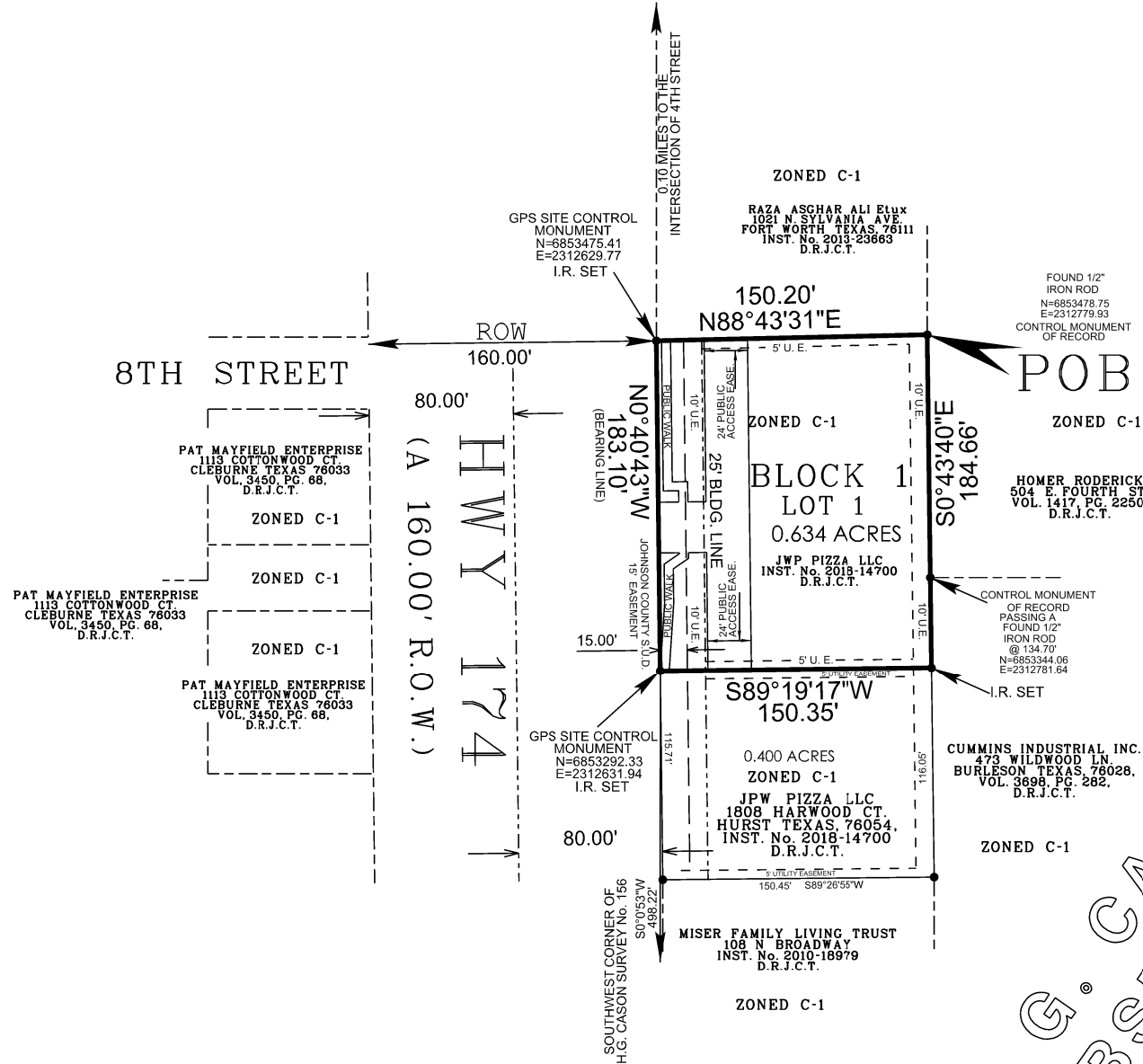
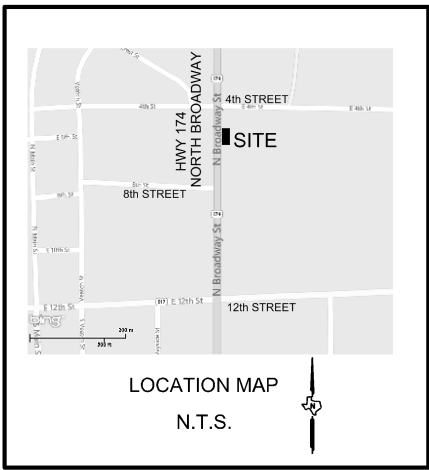
GJW

AUGUST 10, 2020

C-5.0

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.233.1121
Fax: 817.233.1114



- MAP LEGEND
- IR Iron Rod
 - BOUND BOUNDARY LINE
 - BC BACK OF CURB
 - EC EDGE OF ALL PAVEMENT TYPES
 - ⊙ LP LIGHT POLE
 - ⊙ FH FIRE HYDRANT
 - ⊙ WV WATER VALVE
 - ⊙ PP POWER POLE
 - ⊙ SDMH STORM DRAIN MANHOLE
 - ⊙ DLIT DECORATIVE LIGHT
 - ⊙ SSCD SANITARY SEWER CLEANOUT
 - ⊙ PLM PIPELINE MARKER
 - ⊙ PPT POWER POLE W/TRANSFORMER
 - ⊙ TP TELEPHONE PEDESTAL
 - ⊙ GUY GUIDE WIRE
 - ⊙ BCME BURIED CABLE MARKER ELECTRIC
 - ⊙ WM WATER METER
 - ⊙ ARV AIR RELEASE VALVE
 - ELI ELECTRIC LINE FEATURE AND OVERHEAD ELEC.
 - BUILDING SET BACK LINE
 - ESMT EASEMENT LINE ON PROPERTY

THIS PROPERTY IS CURRENTLY ZONED C-1 RESTRICTED COMMERCIAL AND PROPOSED USE IS FOR COMMERCIAL USE.

REFERENCE DATUM

- Bearings, Distances and Coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone Grid and based on the North American Datum of 1983.
- All corners set are 1/2" iron rods with yellow Fort Worth Surveying caps, unless otherwise noted.
- This property lies within the City Limits of Joshua Texas, but is not contiguous to the City Limit Lines.

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THIS PROPERTY BY SCALE DOES NOT APPEAR TO BE IN THE 100 YR. FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J DATED DECEMBER 4, 2012 FOR JOHNSON COUNTY, TEXAS. CURRENT PROPERTY LOCATION IS ZONED X.

CASE NUMBER: PP2020-01

STATE OF TEXAS
COUNTY OF JOHNSON

KNOW ALL MEN BY THESE PRESENTS; that JWP Pizza, LLC, is the owner of the following described property, to wit:

Being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas, and being part of that certain tract of land conveyed by deed to JWP PIZZA LLC, as recorded in Instrument No. 2018-14700, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod located at the Northeast corner of this the subject property, said iron rod also being the Southeast corner of that certain tract of land conveyed by deed to Raza Asghar Ali, as recorded in Inst. No. 2013-23663, of the Deed Records of Johnson County, Texas;

THENCE S 00°43'40" E along the East line of this tract, passing a found 1/2" iron rod at a distance of 134.70', and continuing in all a distance of 184.66' to a set 1/2" iron rod with yellow Fort Worth Surveying cap located at the Southeast corner of this tract, for a corner;

THENCE S 89°19'17" W along the South line of this tract a distance 150.35', to a set 1/2" iron rod with yellow Fort Worth Surveying cap, located on the East Right-of-Way line of Highway 174, (a 160.00' R.O.W.) for a corner;

THENCE N 07°40'43" W along the East Right-of-Way line of Highway 174 a distance of 163.10' to a set 1/2" iron rod with yellow Fort Worth Surveying cap, located at the Southwest corner of the Raza Asghar Ali tract, and the Northwest corner of this tract, for a corner;

THENCE N 88°43'31" E departing said East Right-of-Way line of Highway 174 and along the South line of the Ali tract a distance of 150.20', to the Place of Beginning, and containing 0.634 acres of land more or less.

NOTE:
No structure shall be constructed on any lot in this addition until such time as the owner has complied with all requirements of the Subdivision Ordinance of the City of Joshua Texas, regarding improvements with respect to the addition including the actual installation of streets, water, sewer, drainage structures, and storm sewer and alleys to conform to the specifications of the City of Joshua.

A waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

This property may be subject to changes related to impact fees, and the applicant should contact the City regarding any application fees due.

STATE OF TEXAS
COUNTY OF JOHNSON

I Bradley Mayhall the undersigned (agent) of the land shown on this plat, and designated herein as Lot 1, Block 1, American Jedi Addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the City of Joshua, Joshua Utility District, and any franchise utility company serving the City of Joshua, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Lot 2, Block 1, American Jedi Addition have been notified and signed this plat.

I (we) further acknowledges that the dedications and/ or exactions made hercin are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City.

Owner JWP Pizza LLC
(AGENT) BRADLEY MAYHALL

Signature of Party with
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF JOHNSON

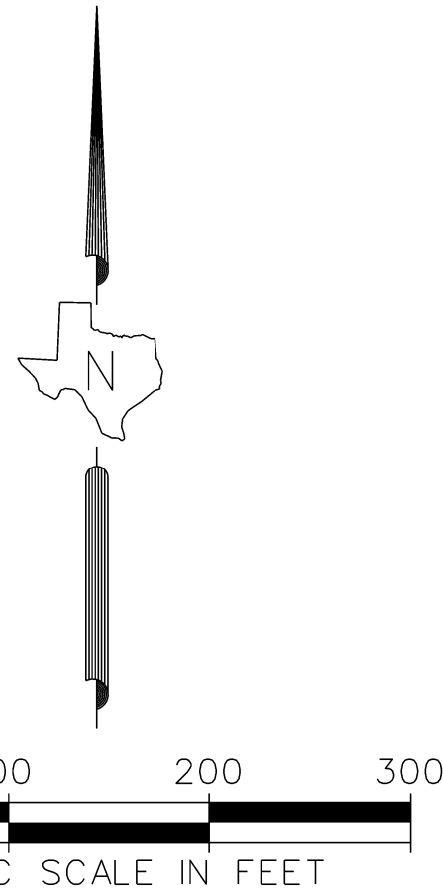
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY MAYHALL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, in and for the State of Texas
My Commission expires:

REVIEWED FOR PRELIMINARY APPROVAL:	
PLANNING & ZONING COMMISSION CHAIRMAN	DATE
ATTEST:	
CITY SECRETARY	DATE

APPROVED FOR PREPREATION OF FINAL PLAT:	
CITY MANAGER	DATE
ATTEST:	
CITY SECRETARY	DATE



I hereby certify that the above and foregoing plat of Lot 1 Block 1, American Jedi Addition the City of Joshua, Texas, was approved by the City Manager of the City of Joshua on the ____ day of _____, 2__.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Johnson County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua.

WITNESS OR HANDS, this ____ day of _____, 2__.

City Secretary

PLAT RECORDED IN:

VOLUME ____ PAGE ____ SLIDE ____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER KINNY BRADLEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN MARCH, 2018, REVISED AUGUST 2019, REVISED JANUARY 2020, MARCH 2020, AND THAT ALL CORNERS ARE AS SHOWN.

CHRISTOPHER KINNY BRADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5251

DATE: _____

FORT WORTH SURVEYING REG. NO. 100784-00
107 E. COLLEGE AVE.
ALVARADO, TEXAS, 76009
FIRM No. 100784-00
817-790-5900
chris@fwsurveying.com



DEVELOPER/OWNER:
JWP Pizza dba Domino's
1808 Harwood Court
Hurst Texas, 76054
PHONE: (817) 966-2839
Bradley Mayhall (Authorized Agent)
E-MAIL: Bradley.mayhall@texasdominos.com

PRELIMINARY PLAT AMERICAN JEDI ADDITION

LOT 1 BLOCK 1

CONSISTING OF 1 LOT
JWP PIZZA dbaDOMINO'S
Instrument No. 2018-14700
D.R.J.C.T.

BEING A 0.634 ACRE TRACT OF LAND SITUATED IN THE
H. G. CASON SURVEY, ABSTRACT NO. 156,
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.
PLAT PREPARED MARCH 27, 2018.

FORT WORTH SURVEYING
107 E. COLLEGE AVE.
ALVARADO, TEXAS, 76009
817-790-5900
FIRM No. 100784-00



PLANNING & ZONING COMMISSION
November 02, 2020

Agenda Item: G Preliminary Plat (Action Item)

Agenda Description:

Consider approval of the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47 single family residential lots and 2 open space lots.

Background Information:

Please see the attached Staff Report

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Director of Development Services

Staff recommends approval

Attachments:

1. Staff Report
2. Map
3. Preliminary Plat Application
4. Drawings

STAFF REPORT

To: Aaron Maldonado, Development Manager
From: Karen K. Mitchell, Planning Consultant
Date of Meeting:

Consider approval of the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47 single family residential lots and 2 open space lots.

HISTORY: This property is currently undeveloped was rezoned to the R-1, Single Family Residential District on September 02, 2019.

ANALYSIS:

The proposed preliminary plat is for 47 single family residential lots no less than ½ acres in size and two (2) open space lots.

UTILITIES:

Water: Water is to be provided by Johnson County Special Utility District (JCSUD). The applicant has submitted preliminary construction plans to JCSUD for review. No final plat will be approved until the City has received notice that JCSUD has approved the proposed construction plans.

Wastewater: The applicant is proposing On Site Sewer Facilities (OSSF) aka septic for each lot.

Transportation: This development proposes two (2) points of ingress/egress onto County Road 1023. They are proposing to dedicate approximately 30 feet of ROW totaling a little over ½ acre in size. They have been made aware that they will be responsible for perimeter road improvements and that sidewalks are required not only within the development but also on CR 1023. The applicant will need to submit these plans when they submit for Final Plat.

Drainage: There is an existing pond on this site that will be removed. A preliminary drainage plan indicates that storm water will drain to 2 onsite, in-line detention basins. The downstream basin would discharge into an existing creek at the development's south property line.

Tree Preservation: The applicant submitted a Tree Survey dated 09/10/2020. Below is what they are proposing:

1107 Protected Tree in caliper inches
335 caliper inches are exempt as they are in the ROW
235 caliper inches of protected trees to be saved
294 will be planted (2 per lot) (mitigated)
219 unmitigated @ \$10/caliper inch* = \$2,190.00 Fee in lieu of to be paid prior to Final Plat Recordation.

*The fee of \$10.00/caliper inch is not what is established in the City Fee Schedule. At the time of submittal, we didn't have a fee established; however, the City agreed to this amount for the Wildwood Development. In an effort to maintain consistency, this is the amount the applicant has agreed to.

Parkland Dedication: Total Appraised Value: \$385,710.00

47 Residential Lots x 2.75= 129.25 population

$129.25/100 = 1.2925$ (LAND DEDICATION REQUIRED)

$1.2925 \times \$16,768.69$ - Due in Parkland dedication fees to be paid prior to Final Plat recordation.

RECOMMENDATION: This preliminary plat appears to meet the minimum requirements as set forth in the Subdivision Ordinance. Recommend approval.

City of Joshua Preliminary Plat Application

SUB-DIVISION NAME: Highland Meadows
PROPOSED LEGAL DESCRIPTION: Part of Nuner & Casseland Survey, City of Joshua ACRES: 29.713
ZONING: R-1 PROPOSED USE: Single Family
BEING PLATTED AS: LOTS: 49 BLOCKS: 3 PHASES: 1
CURRENT LEGAL DESCRIPTION: 29.713 acres in the Dyer Nuner Survey, Abstract 643 and the George Casseland Survey, Abstract 173, City of Joshua, Johnson County, Texas.
TOTAL DENSITY (UNITS/ACRE): 1.6 AVERAGE LOT SIZE: 0.5

SURVEYOR: Topographic Land Surveyors EMAIL: erik.dumas@topographic.com
ADDRESS: 1400 Everman Pkwy., Suite 146 PHONE: 817-744-7512
CITY, STATE, & ZIP: Fort Worth, Texas 76140

SIGNATURE:  DATE: 11/11/2019

DEVELOPER: Topographic Land Surveyors EMAIL: Brian.Krafft@topographic.com
ADDRESS: 1400 Everman Pkwy. Suite 146 PHONE: 817-744-7512
CITY, STATE, & ZIP: Fort Worth, Texas 76140

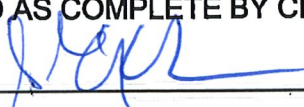
SIGNATURE:  DATE: 11/11/2019

ENGINEER: Topographic Land Surveyors EMAIL: erik.dumas@topographic.com
ADDRESS: 1400 Everman Pkwy. Suite 146 PHONE: 817-744-7512
CITY, STATE, & ZIP: Fort Worth, Texas 76140

SIGNATURE:  DATE: 11/11/2019

NOTICE: The City of Joshua will no longer provide copies of plats to franchise utility companies. It will be the responsibility of the applicant to submit the plat to each of the utility companies for review and approval. The plat will not be filed without approval letters from each utility company being water/wastewater, electric, gas, & phone.

APPLICATION ACCEPTED AS COMPLETE BY CITY STAFF ON _____

APPLICANT SIGNATURE: 

CITY STAFF SIGNATURE: _____

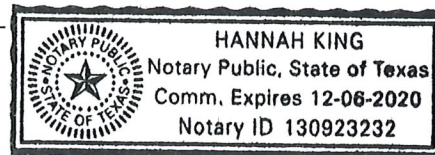
PROPERTY OWNER: Topographic Land Surveyors EMAIL: erik.dumas@topographic.com
ADDRESS: 1400 Everman Pkwy., Suite 146 PHONE: 817-744-7512
CITY, STATE, & ZIP: Fort Worth, Texas 76140

SIGNATURE:  DATE: 3/19/20

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared _____,
known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that
he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND
SEAL OF OFFICE, this the 19 day of March, 2020.

NOTARY PUBLIC SIGNATURE:  SEAL



An application for a preliminary plat, replat or final plat shall be considered
ADMINISTRATIVELY COMPLETE upon the occurrence of all of the following:

- (1) the City staff and the City Engineer have determined that the application for a preliminary plat, replat and/or final plat meets all requirements of applicable City ordinance so that it may be reviewed by the Planning and Zoning Commission or City Council;
- (2) the preliminary plat, replat and/or final plat has been placed on a duly posted agenda for the Planning and Zoning Commission or City Council; and
- (3) the Planning and Zoning Commission or City Council has taken action on the preliminary plat, replat and/or final plat.

The **FILING DATE** means the date a preliminary plat, replat or final plat is considered by the City to be administratively complete and is heard by either the Planning and Zoning Commission or City Council.

NOTES:

Reviewed for Preliminary Approval:

Planning & Zoning Commission Chairman

Date

Attest:

City Secretary

Date

Approved for Preparation of Final Plat:

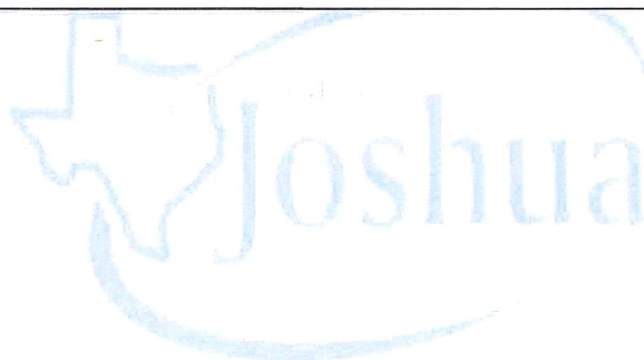
Mayor, City of Joshua

Date

Attest:

City Secretary

Date



City of Joshua

Preliminary Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application signed by Property Owner
- ☒ Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- ☒ Application Fee & Consultant Deposit
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) **Folded** Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- ☒ (1) **Folded** Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:
(City Engineer may waive the requirements for any of the following; however a **written request stating the reason(s)** for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
- ☒ Preliminary Drainage Study or written waiver request
- ☒ Preliminary Paving Plan or written waiver request
- ☒ Preliminary Water & Wastewater Utility Plans or written waiver request
- ☒ Traffic Impact Analysis or written waiver request
- ☒ A written statement signed by the subdivder stating the developer will comply with all City requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.

***** Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. *****

TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- _____ The case number in the lower left-hand corner of the plat. (The case number shall be provided by staff after the first submittal.)
- _____ North arrow, graphic and written scale in close proximity. The preferred scale is one inch (1") = one hundred feet (100').
- _____ Appropriate title, i.e., "Preliminary Plat", to include subdivision name, which shall not duplicate that of another subdivision, City, county, state, survey and abstract, total gross acreage, number of lots and date of preparation.
- _____ Name and address and phone number and email address of record owner(s), and subdivider, if different. Note volume and page of current deed record ownership.
- _____ Name, address and phone numbers and e-mail addresses of engineer, planner, and/or surveyor responsible for preparing the plat.
- _____ Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100'), to include owners across any adjacent ROW.

- _____ All adjacent platted property within one hundred feet (100') shown in dashed lines, labeling lot and block numbers, subdivision name, street names and plat record reference.
- _____ Location of City limit lines and/or extraterritorial jurisdiction lines.
- _____ Existing zoning noted on this tract and adjacent tracts and any proposed zoning labeled as such with appropriate setback lines.
- _____ All existing easements on or adjacent to this tract shown and labeled as to type and size.
- _____ The location of existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100') of the perimeter.
- _____ Legal description of the land to include the current owner's deed record reference, survey and abstract, county, state, point of beginning tied to survey corner or previously filed subdivision corner, or USGS monument.
- _____ Graphic depiction of all boundary lines shown in heavy lines with deed record dimensions or field surveyed dimensions if available. These should match legal description.
- _____ Existing ROW shown, labeled and dimensioned, i.e. public streets, highways, alleys, private drives, railroads, etc.
- _____ Permanent structures and uses within the subdivision that will remain.
- _____ Lots and blocks labeled with numbers in consecutive order.
- _____ Drainage, utility and pedestrian access easements labeled and dimensioned.
- _____ The proposed uses of the property and the proposed location of the uses on the tract(s) including uses to be dedicated for schools, parks, open spaces and other public uses, showing acreage.
- _____ Approximate flood plain and floodway limits shown.
- _____ The location and width of the proposed streets, roads, lots, alleys, easements, widening of existing thoroughfares, and other features, and their location in relation to platted streets, alleys and easements in adjacent subdivisions for a distance of one hundred feet (100') beyond the boundaries of the tract shall be shown consistent with the Thoroughfare Plan or other adopted plan for roads and streets.
- _____ Present physical features on the tract, including natural and artificial watercourses, ditches, ravines, culverts, and bridges.
- _____ A topographical map with contour intervals not greater than two feet with all elevations shown thereon tied to the sea level datum plane.
- _____ Profiles and cross sections of proposed streets and roads sufficient to ascertain that the preliminary plat proposals will function in accordance with the standards of the City.
- _____ A complete and corrected preliminary water and wastewater layout. This may be combined with the drainage study and should show all intended easements and other information required by the Design Standards.
- _____ A final drainage study which shall include all information specified in the Design Standards and support the drainage improvements proposed in the final construction documents. The final drainage study shall be prepared by an engineer and shall be signed, sealed, and dated by the person preparing the study. The City may waive the requirement of the final drainage study or may limit certain requirements where the City Engineer determines that such requirements are not necessary for review of the development.
- _____ The following certifications shall be placed on the preliminary plat:

126.0327.02495

A-84

CR-909

CR-909

CR-1023

CR-1023

12

126.0173.02090

126.0173.02080

126.0173.02060

126.0173.02040

126.0173.03230

126.0173.03200

126.0173.03290

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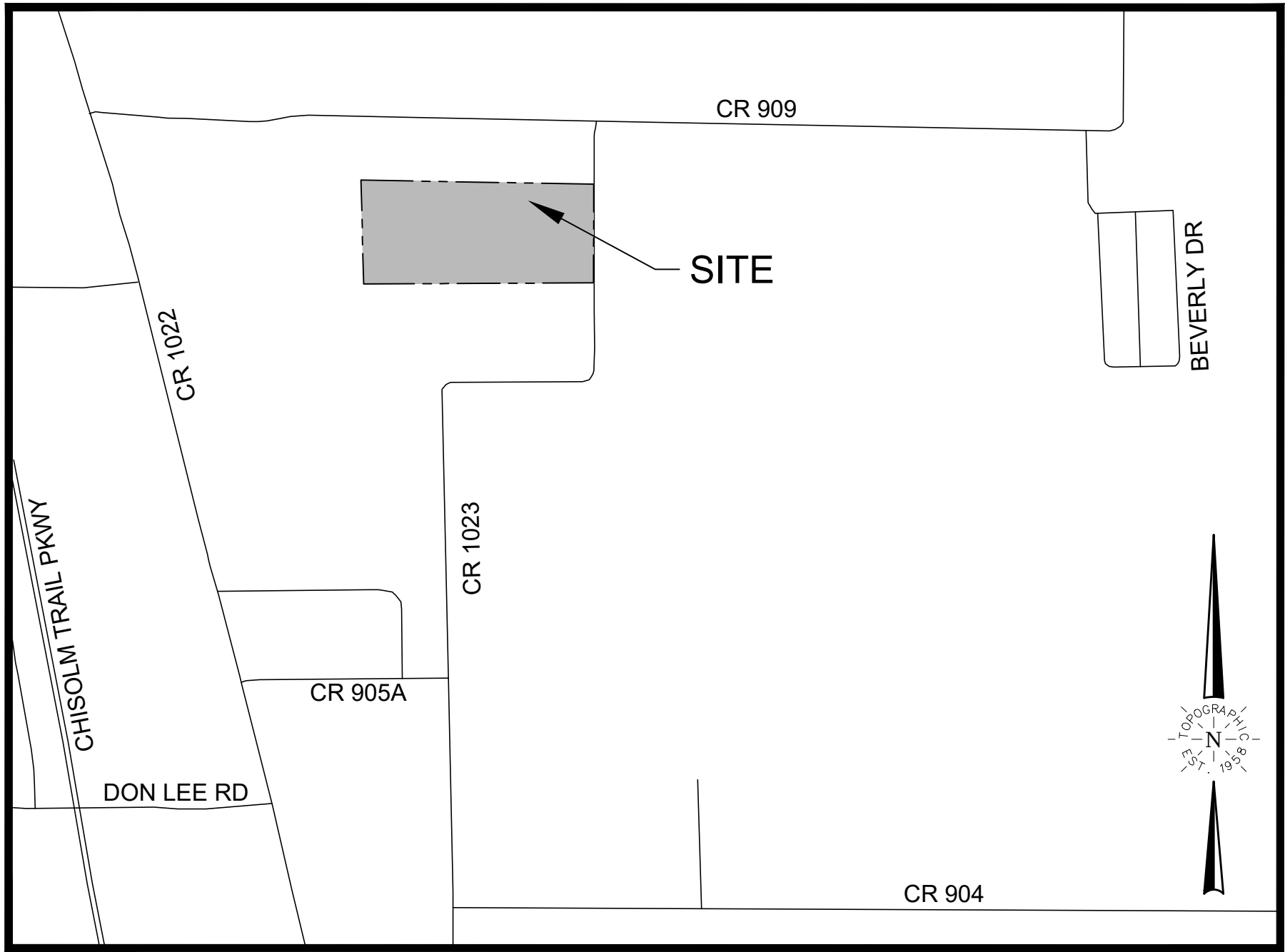
Highland Meadows
29.713 Acres
47 Single Family Residential Lots
2 Open Space Lots



PRELIMINARY CIVIL CONSTRUCTION PLANS

FOR

HIGHLAND MEADOWS



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
	PRELIMINARY PLAT
C-2.1	HIGHLAND MEADOWS DRIVE(STA. 0+00 TO 10+00)
C-2.1	HIGHLAND MEADOWS DRIVE(STA. 10+00 TO END)
C-2.3	QUIET MEADOWS DRIVE (STA. 0+00 TO 6+00)
C-2.4	QUIET MEADOWS DRIVE (STA. 6+00 TO 13+00)
C-2.4	QUIET MEADOWS DRIVE (STA. 13+00 TO END)
C-3.1	OVERALL GRADING PLAN
C-3.2-C-3.3	GRADING PLAN
C-4.1	PRE-DEVELOPMENT DRAINAGE MAP
C-4.2	POST DEVELOPMENT DRAINAGE MAP
C-4.3	DRAINAGE CALCULATIONS
C-5.1-C-5.2	WATER PLAN
C-6.1-C-6.3	CONSTRUCTION DETAILS

IN

JOSHUA, TEXAS

JOHNSON COUNTY

ENGINEER/SURVEYOR:

TOPOGRAPHIC LAND SURVEYORS
1400 EVERMAN PARKWAY, STE. 146
FORT WORTH, TEXAS 76140
CONTACT: COURTNEY COATES, P.E.
PHONE: 817-744-7512

OWNER:

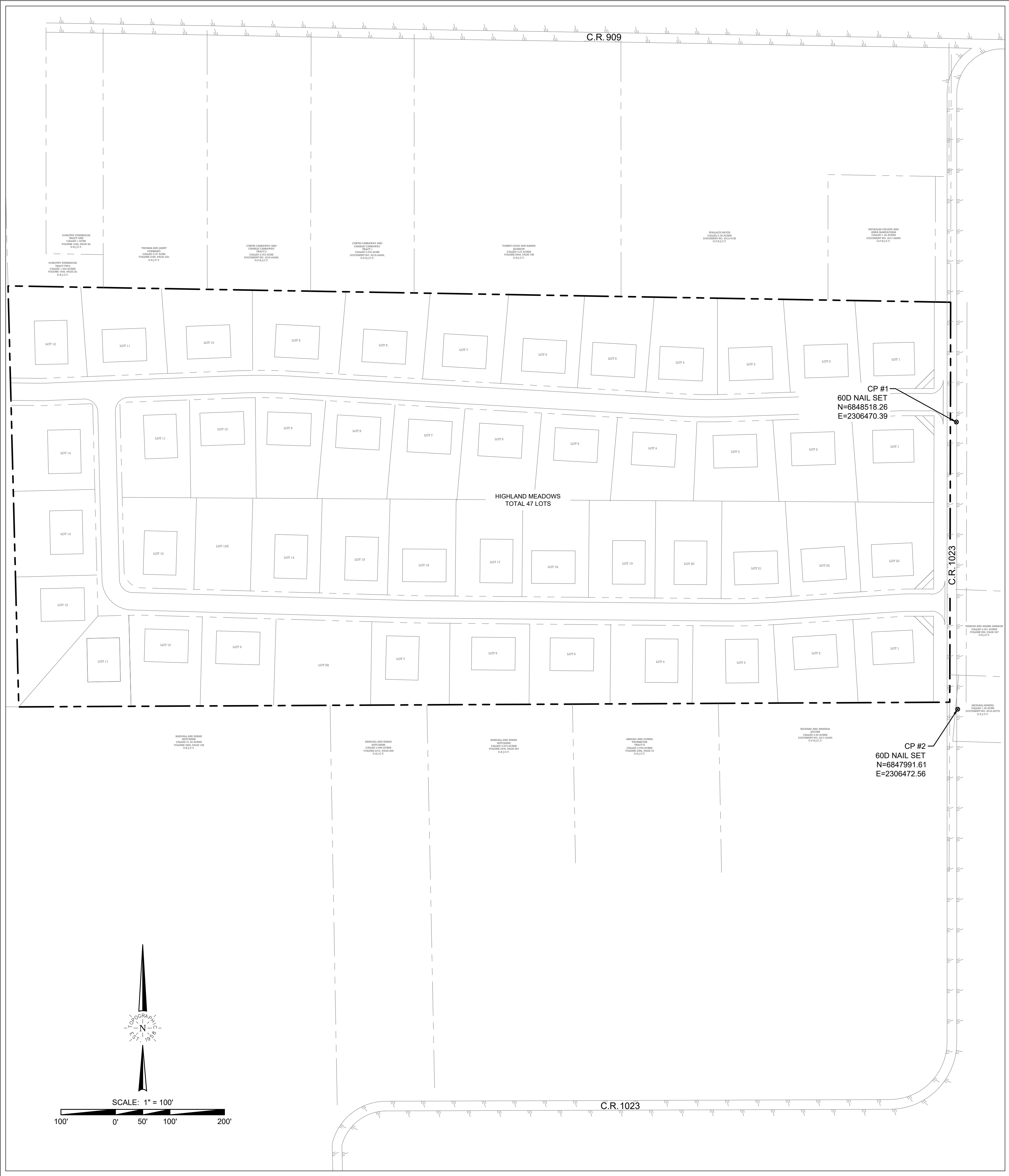
TOPOGRAPHIC, INC.
1400 EVERMAN PARKWAY, STE. 146
FORT WORTH, TEXAS 76140
817-744-7512



1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
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PERMIT SET
MARCH 2020





GENERAL NOTES:

1. THE EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THEIR LOCATIONS ARE APPROXIMATE AND NOT TO BE CONSIDERED AS ACCURATE NOR ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED EXISTING UTILITIES AT HIS EXPENSE.
3. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTROL POINTS ARE FURNISHED FOR THE CONTRACTOR'S USE TO STAKE THE PROPOSED IMPROVEMENTS. HE SHALL BE RESPONSIBLE FOR PROTECTING THESE POINTS AND TRANSFERRING THEM TO AN AREA OUTSIDE OF THE CONSTRUCTION LIMITS IF NECESSARY.
4. SOME SUGGESTED EROSION CONTROL MEASURES ARE SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STORM WATER POLLUTION PREVENTION PLAN AND SUBMITTING ALL REQUIRED TPDES DOCUMENTATION, INCLUDING N.O.I. AND N.O.T. FORMS, AND MEETING ALL REQUIREMENTS OF THE TCEQ REGULATIONS.
5. THE CONTRACTOR SHALL STRIP AND STOCKPILE 6 INCHES OF TOP SOIL FROM THE CONSTRUCTION AREA PRIOR TO EXCAVATION. UPON COMPLETION OF THE CONSTRUCTION, THE TOP SOIL SHALL BE SPREAD IN A WORKMANLIKE MANNER.
6. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON SITE AT THE DIRECTION OF THE OWNER/ENGINEER. LARGE ROCKS (3" & LARGER) SHALL BE HAULED OFF SITE AT THE CONTRACTOR'S EXPENSE. NO DEPOSITS ARE ALLOWED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN.
7. THE CONTRACTOR SHALL RETURN ALL EXCAVATED AREAS, FENCES, UTILITIES, PAVED AREAS, ETC., TO THEIR PRECONSTRUCTION CONDITION OR BETTER. THIS WORK SHALL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE ITEM.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL STORM WATER CONTROL, PUMPING, AND DEWATERING NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
9. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF JOSHUA (817-558-7447), A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
11. WATER LINES SHALL BE INSTALLED A MINIMUM 42" BELOW THE PROPOSED GRADE.
12. THE CONTRACTOR SHALL MAINTAIN A 2' SEPARATION DISTANCE BETWEEN WATER LINES AND STORM DRAINS.
13. WATER LINE CONSTRUCTION - THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OF THE NECESSARY FITTINGS, JOINT RESTRAINTS, BLOCKING AND INCIDENTAL AS REQUIRED TO CONSTRUCT THE LINES AS SHOWN ON THESE PLANS AND SPECIFICATIONS.
14. WATER LINE CONSTRUCTION - MECHANICAL JOINT PUSH-ON VALVES AND FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PVC SERIES, OR APPROVED EQUAL. THE CONTRACTOR SHALL RESTRAIN ANY PIPE JOINTS WITHIN 20' OF A FITTING UNLESS OTHERWISE SPECIFIED.
15. WATER LINE CONSTRUCTION - CONCRETE THRUST BLOCKING SHALL NOT BE REQUIRED ON FITTINGS WHERE MECHANICAL JOINT RESTRAINTS ARE USED, EXCEPT THAT DEAD-END LINES SHALL BE BLOCKED.
16. THE CONTRACTOR SHALL TERMINATE ALL SANITARY SEWER SERVICES AT THE PROPERTY LINE A MINIMUM OF 4' BELOW THE PROPOSED GRADE AS SHOWN IN THE PROFILES. THE CONTRACTOR SHALL ADHERE TO THE CITY OF CLEBURNE SUBDIVISION ORDINANCE RULES GOVERNING SEPARATION DISTANCES.
17. WATER SHALL NOT BE TAKEN FROM THE WATER MAINS WITHOUT PRIOR KNOWLEDGE AND APPROVAL FROM THE CITY OF JOHNSON COUNTY SUD.
18. THE CONTRACTOR SHALL INSTALL 3" LOCATOR TAPE. TURN UP AND CAP THE END OF ALL SANITARY SEWER SERVICE LINES.
19. ALL VALVE BOXES, MANHOLES, CLEAN OUTS OR OTHER APPURTENANCES REMAINING WITHIN THE CONSTRUCTION AREA SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AND ESTABLISHING GRASS IN THE AREAS OF DISTURBED SOIL. HYDROMULCHING OR SODDING MAY BE SUBSTITUTED, AT NO ADDITIONAL COST, FOR SEEDING AT THE CONTRACTOR'S OPTION. THE CONTRACTOR SHALL INSTALL A 4' WIDE EROSION CONTROL BLANKET ADJACENT TO THE EDGE OF PAVEMENT AND A 12' WIDE BLANKET ALONG THE CENTERLINE OF THE PROPOSED DRAINAGE CHANNELS.

UTILITY CONTACTS:

THE LOCATION AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UCS ELECTRIC1-817-556-4000
ATMOS ENERGY
(EMERGENCY).....1-866-322-8667
CITY OF JOSHUA
PUBLIC WORKS.....1-817-558-7447
JCSUD.....1-817-760-5200

BENCHMARKS:

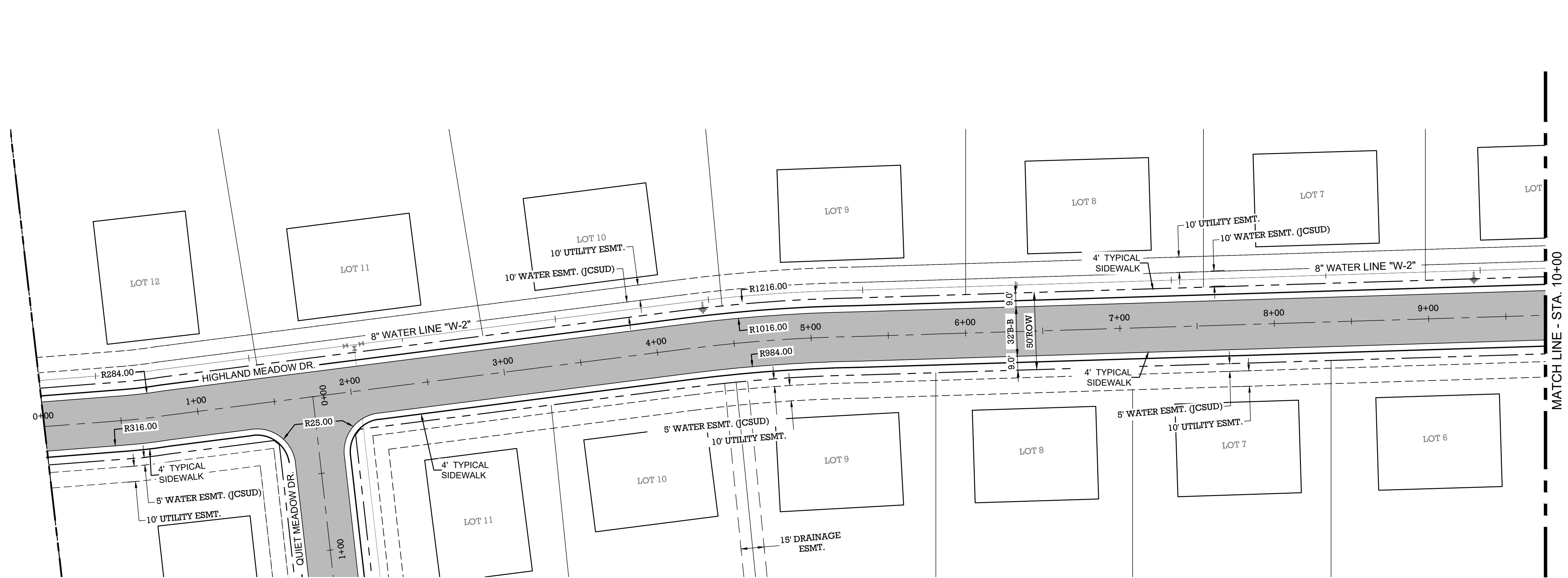
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60D NAIL SET ON THE NORTH EAST OF
COUNTY ROAD 1023.
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E=2306470.39
ELEV: 932.36

CP#2
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OF COUNTY ROAD 1023
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E=2306472.56
ELEV: 932.36

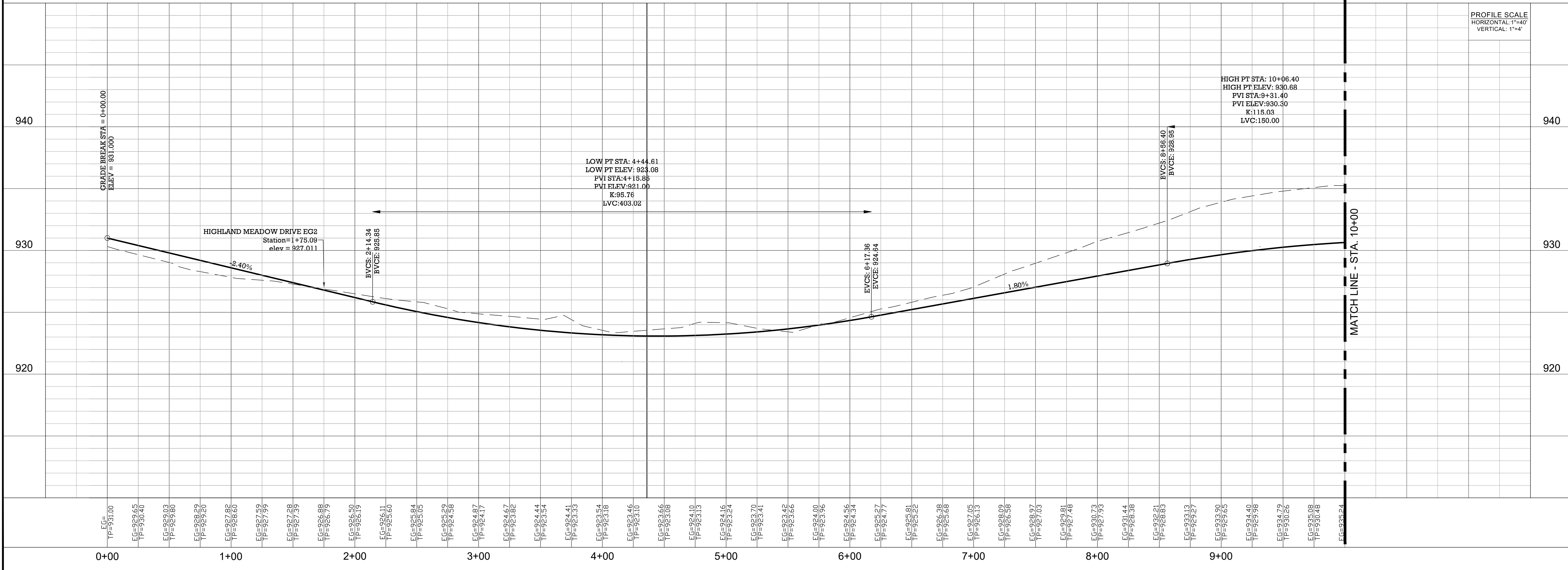
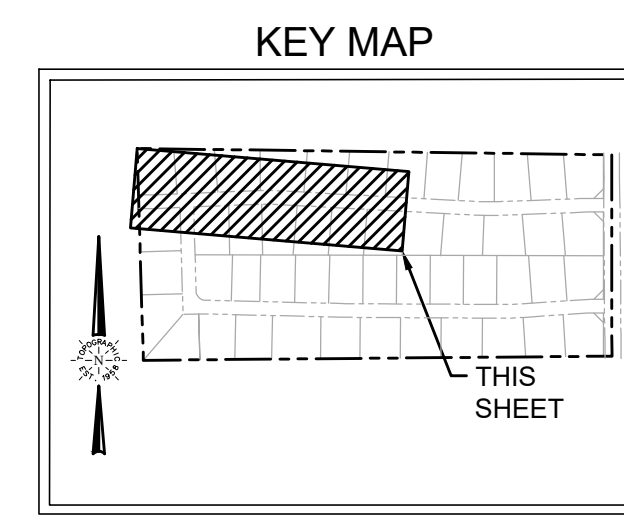
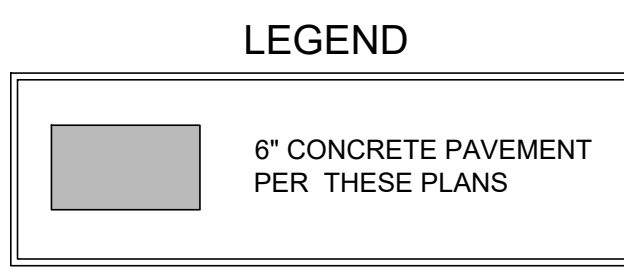
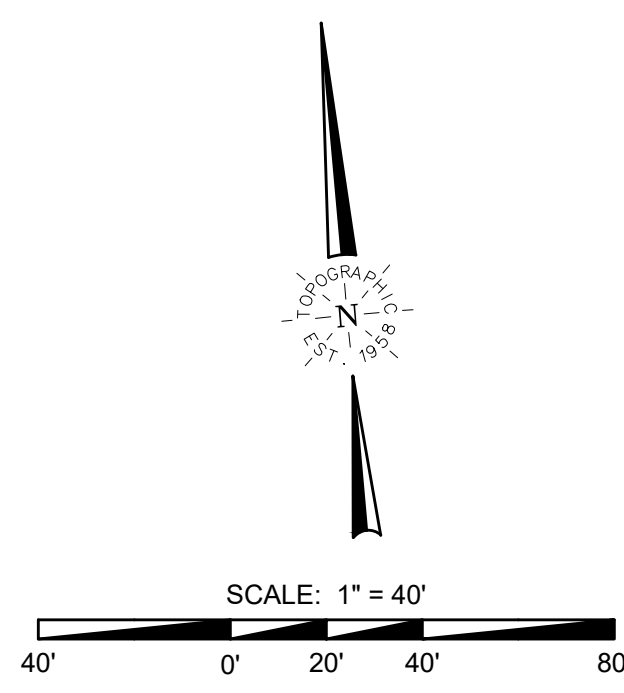
**HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
GENERAL NOTES**

NO.	DATE	REVISION DESCRIPTION





HIGHLAND MEADOWS DRIVE



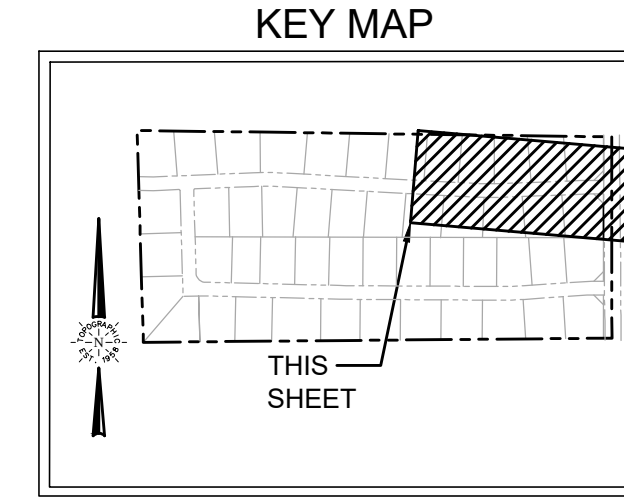
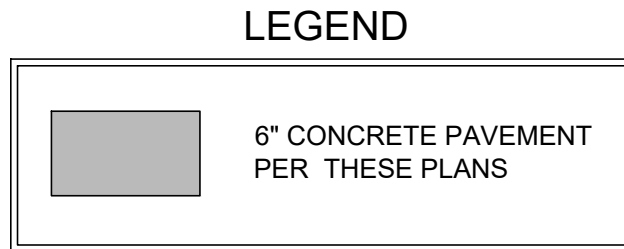
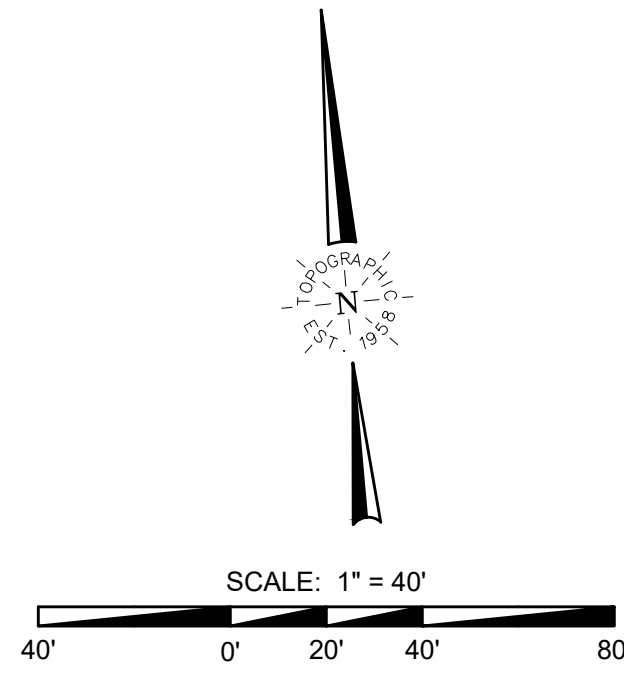
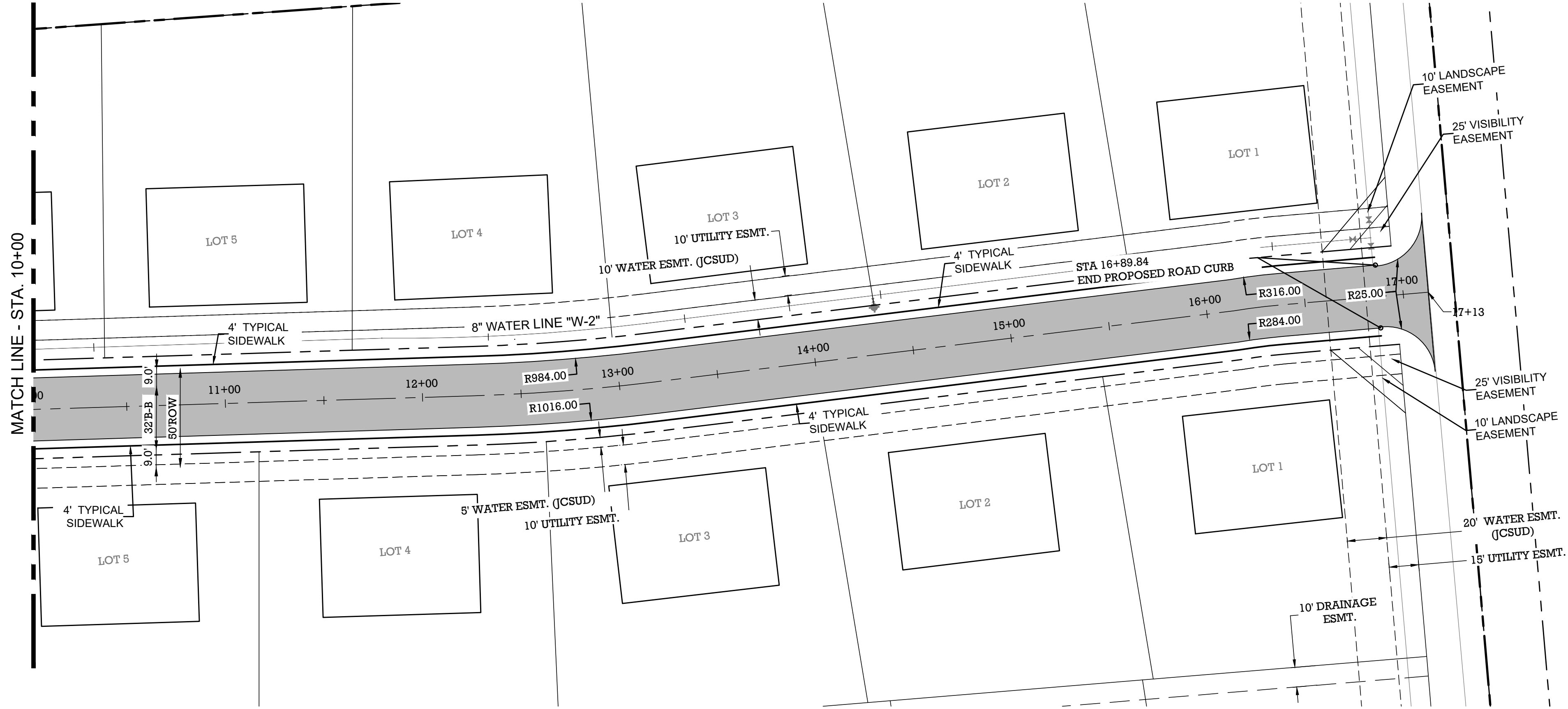
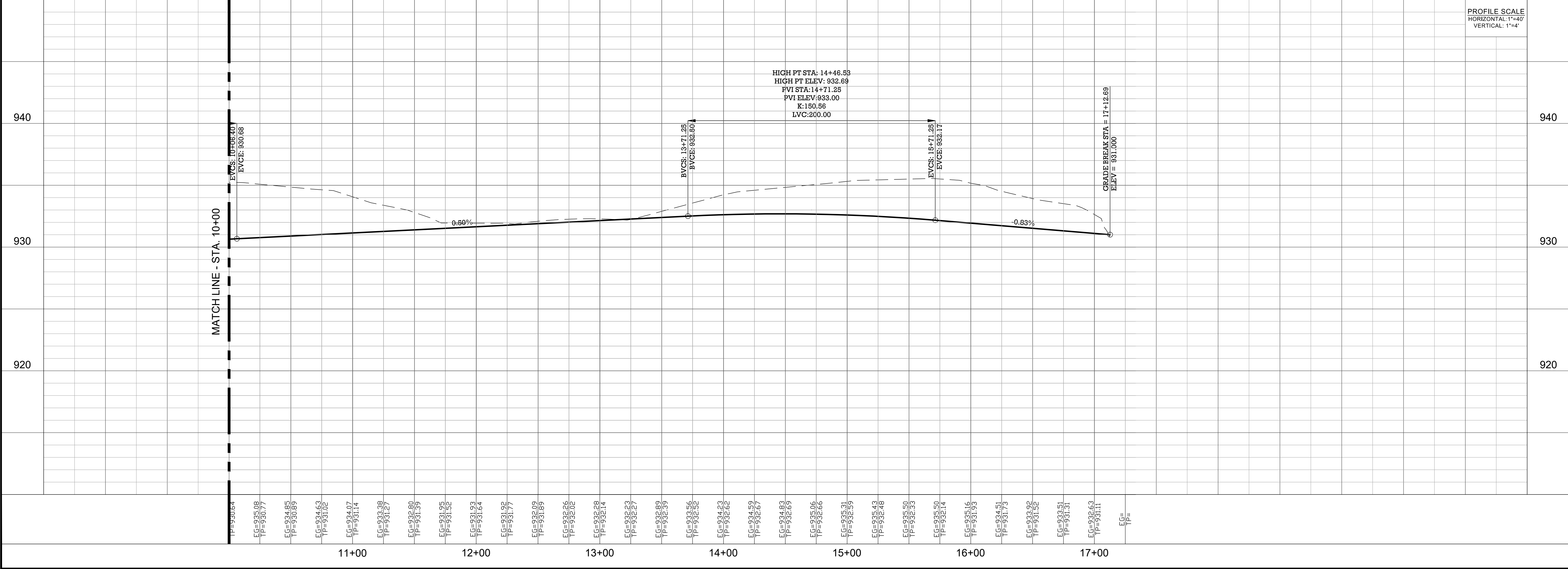
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HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
HIGHLAND MEADOWS DRIVE
(STA. 0+00 TO 10+00)

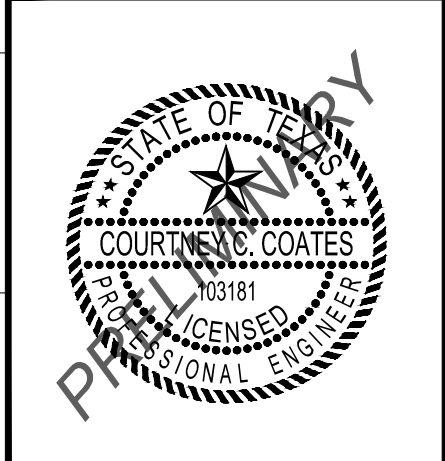
NO.	DATE	REVISION DESCRIPTION



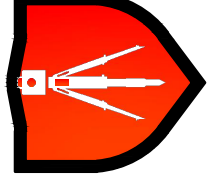


HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
HIGHLAND MEADOWS DRIVE
(STA. 10+00 TO END)

NO.	DATE	REVISION DESCRIPTION

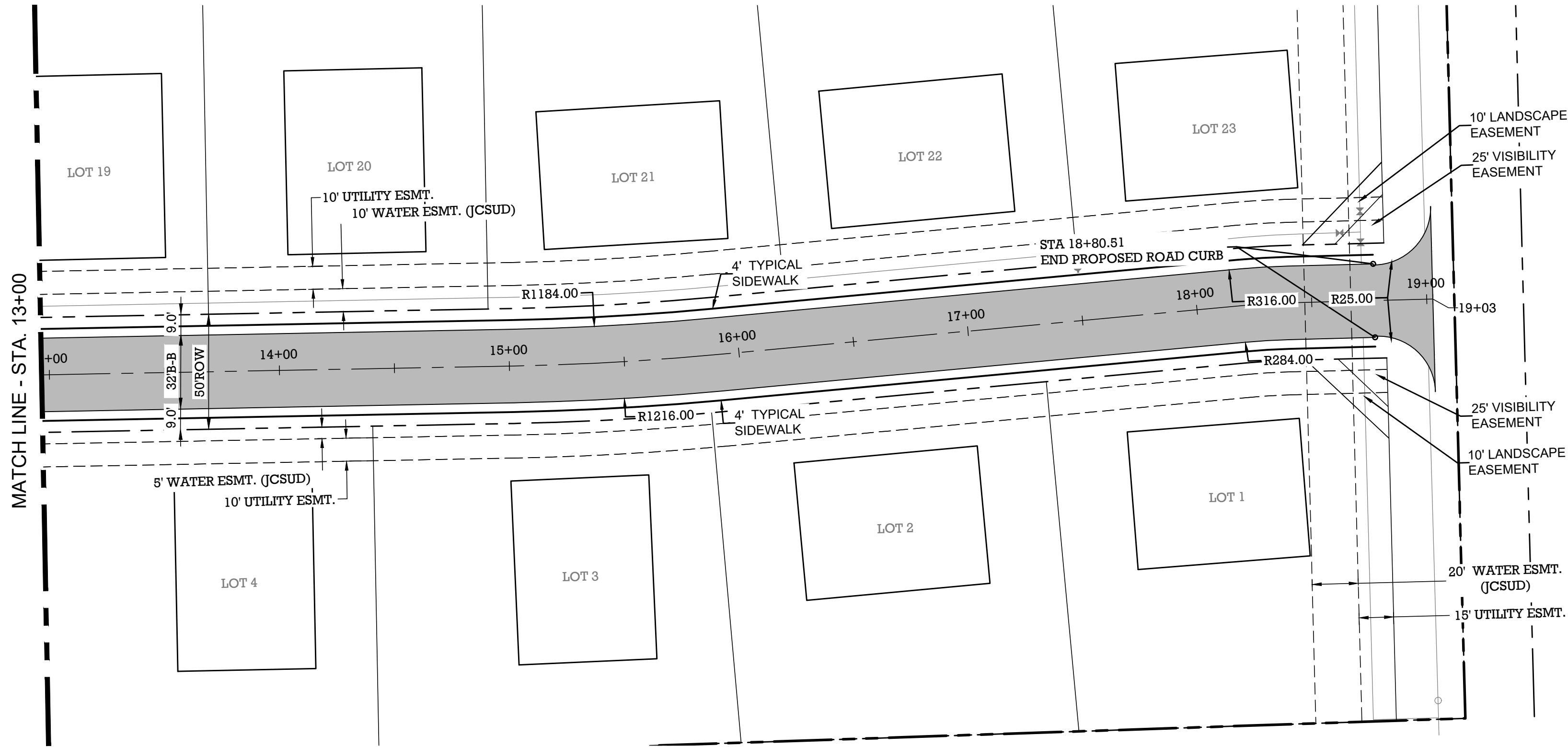


SHEET NO.
C-2.2

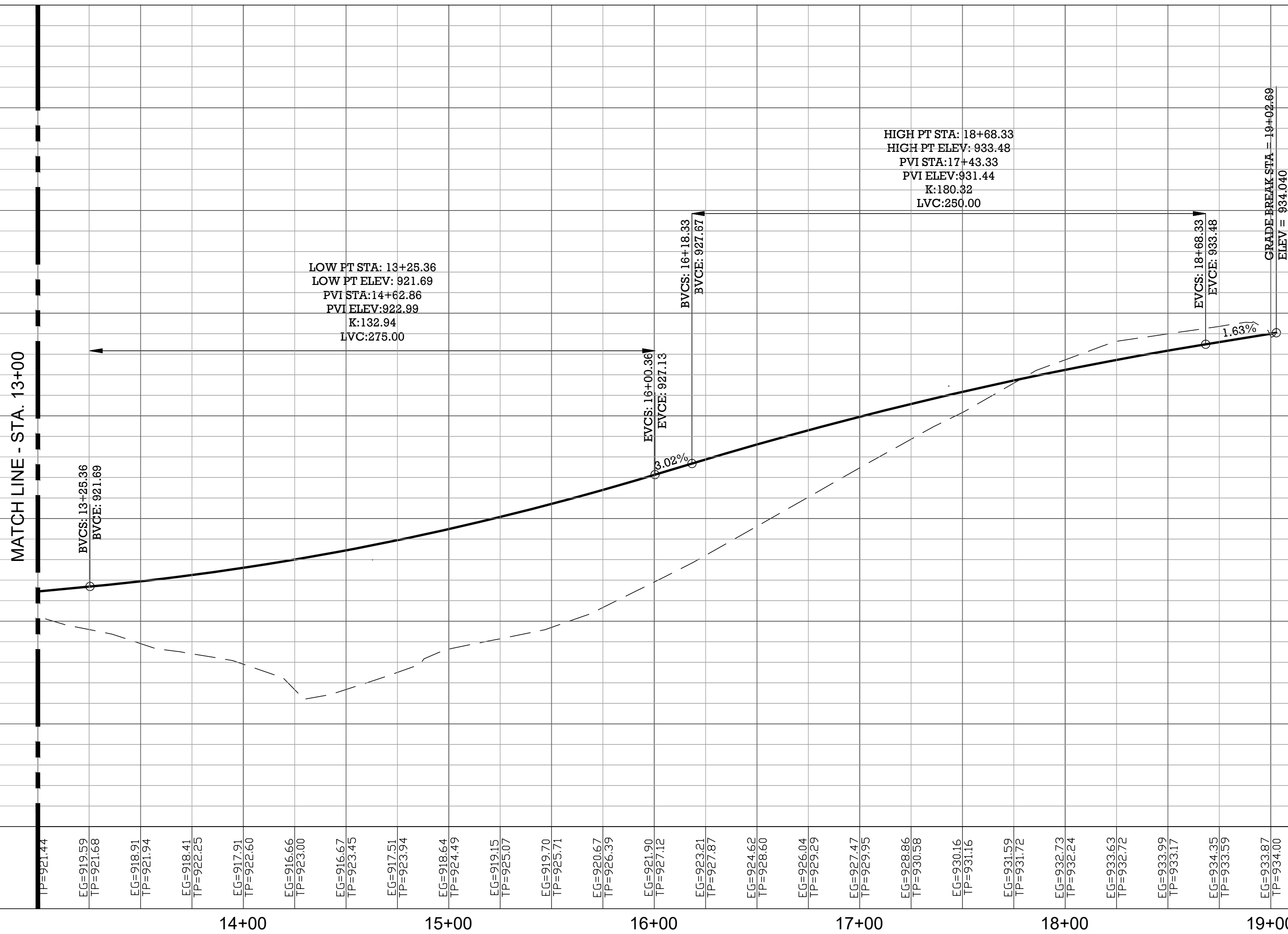
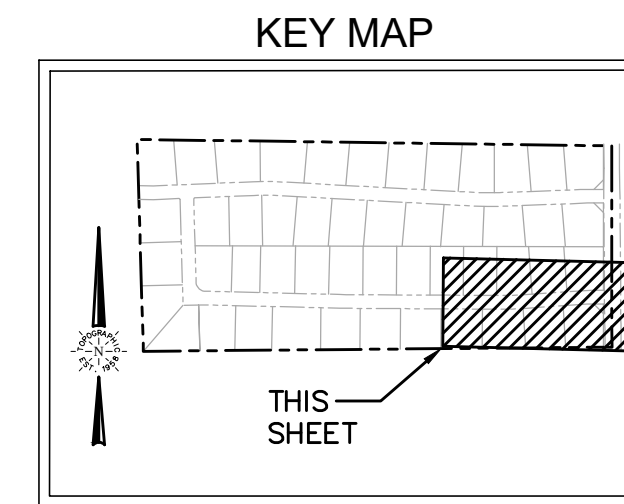
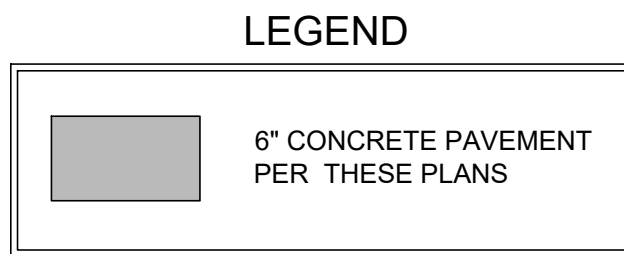
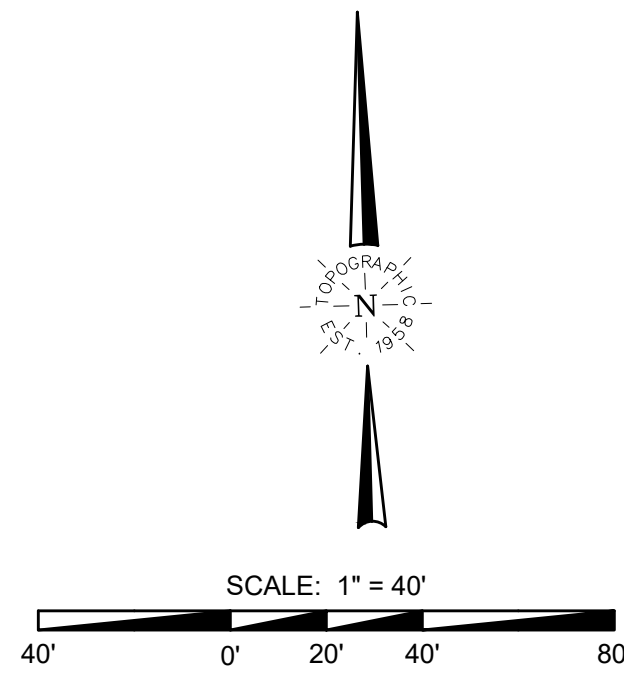


TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

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QUIET MEADOWS DRIVE

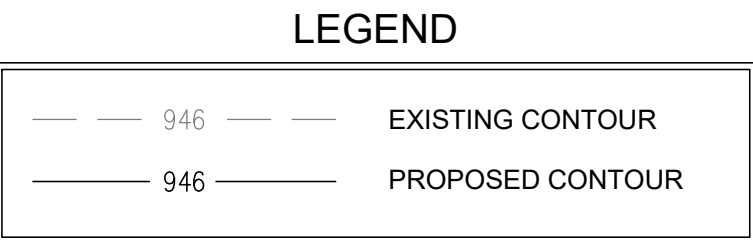


PROFILE SCALE
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'

HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
QUIET MEADOWS DRIVE
(STA. 13+00 TO END)

NO.	DATE	REVISION DESCRIPTION

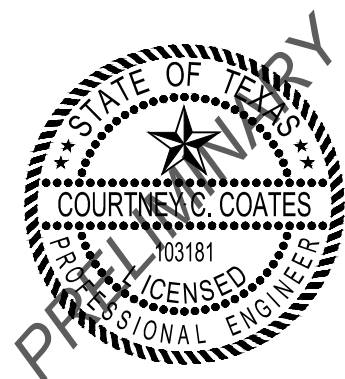




TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

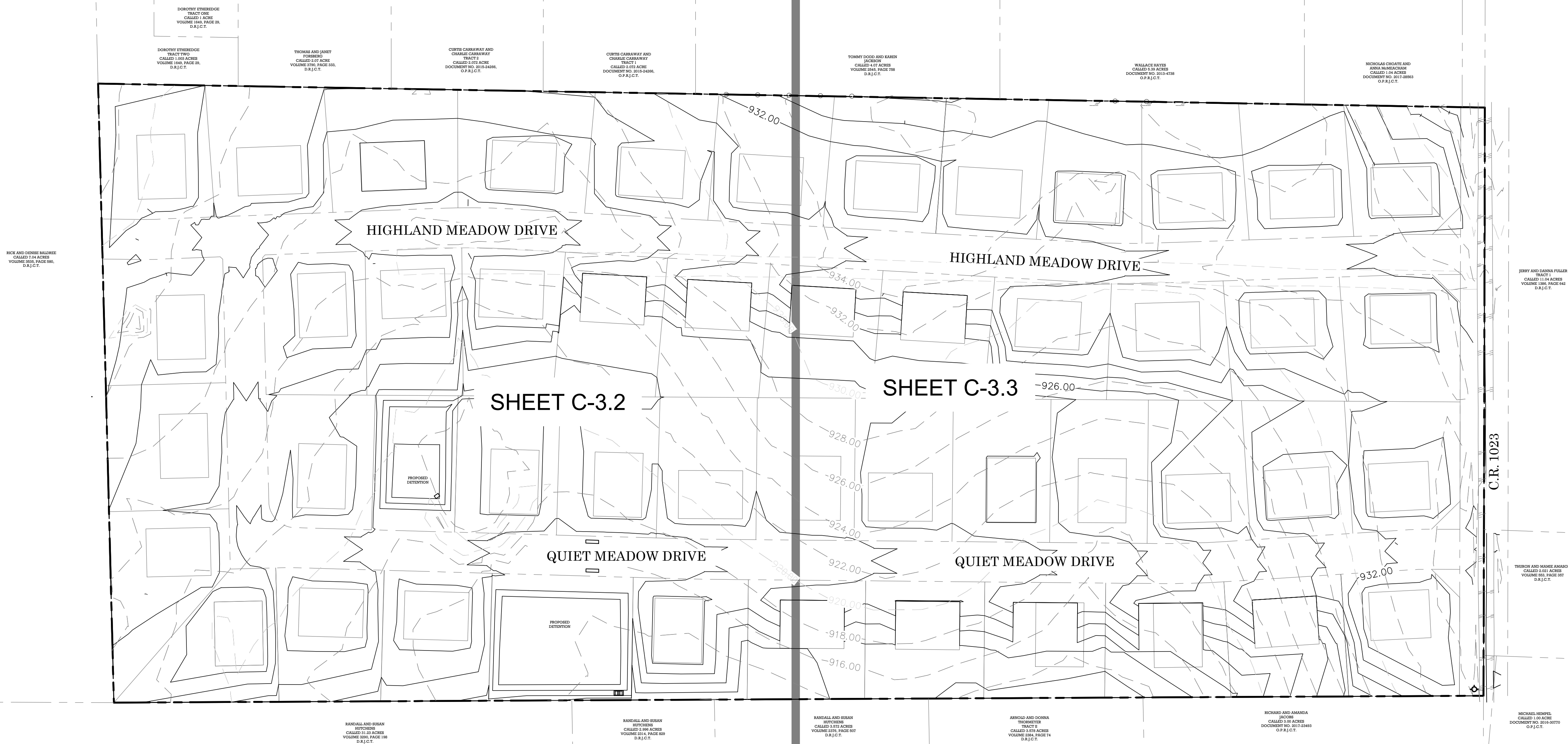
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
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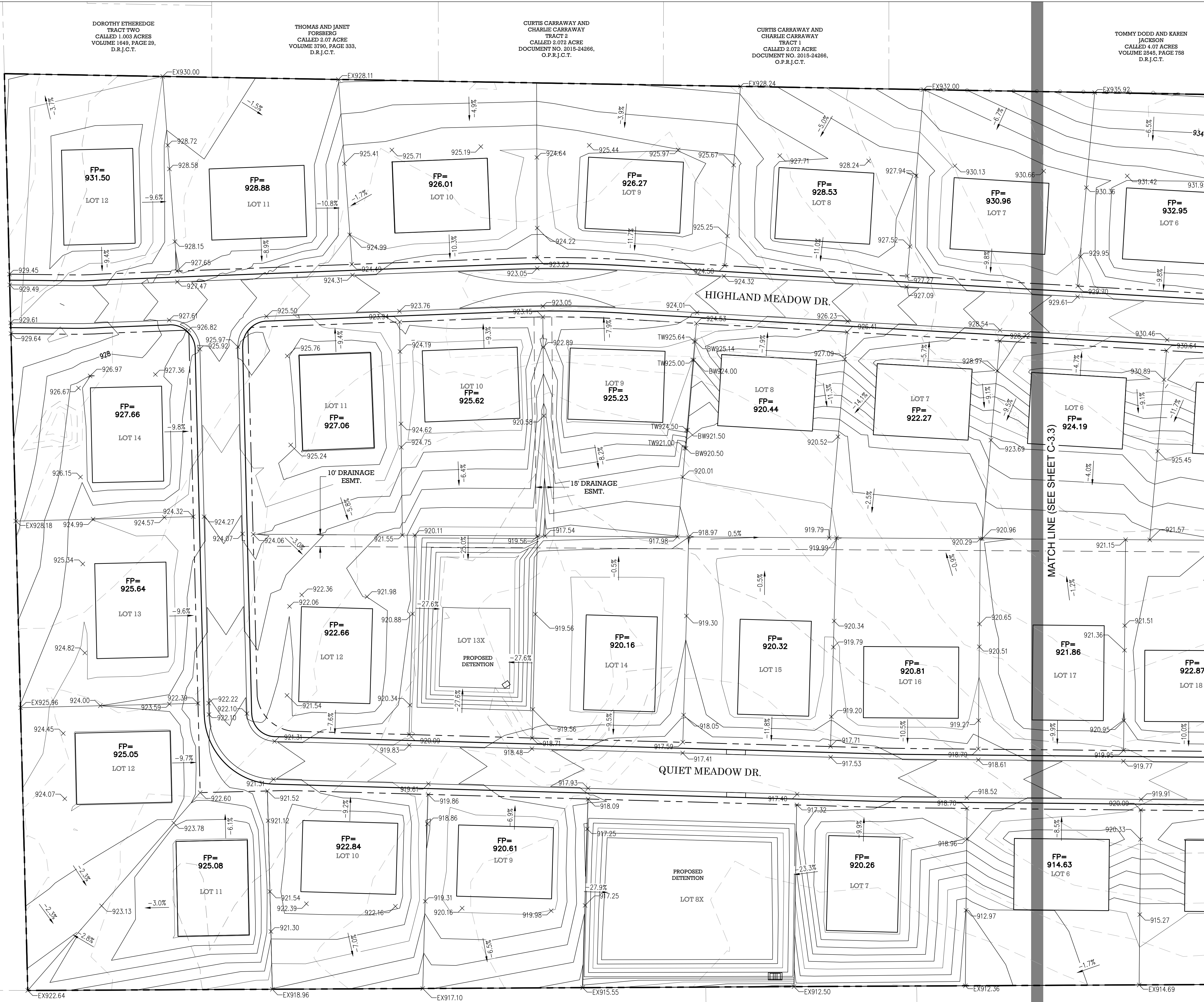
HIGHLAND MEADOWS CITY OF JOSHUA, TEXAS OVERALL GRADING MAP

[illegible]

SHEET NO.

C-3.1





SCALE: 1" = 40'

40' 0' 20' 40' 80'

LEGEND

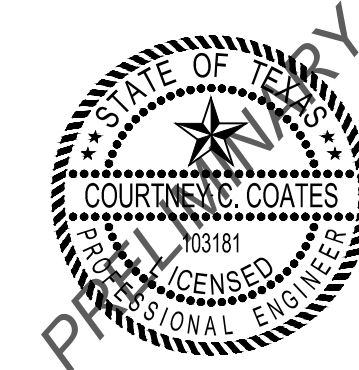
- 946 EXISTING CONTOUR
- 946 PROPOSED CONTOUR
- 932.83 PROPOSED ELEVATIONS
- EX932.83 EXISTING ELEVATIONS

KEY MAP

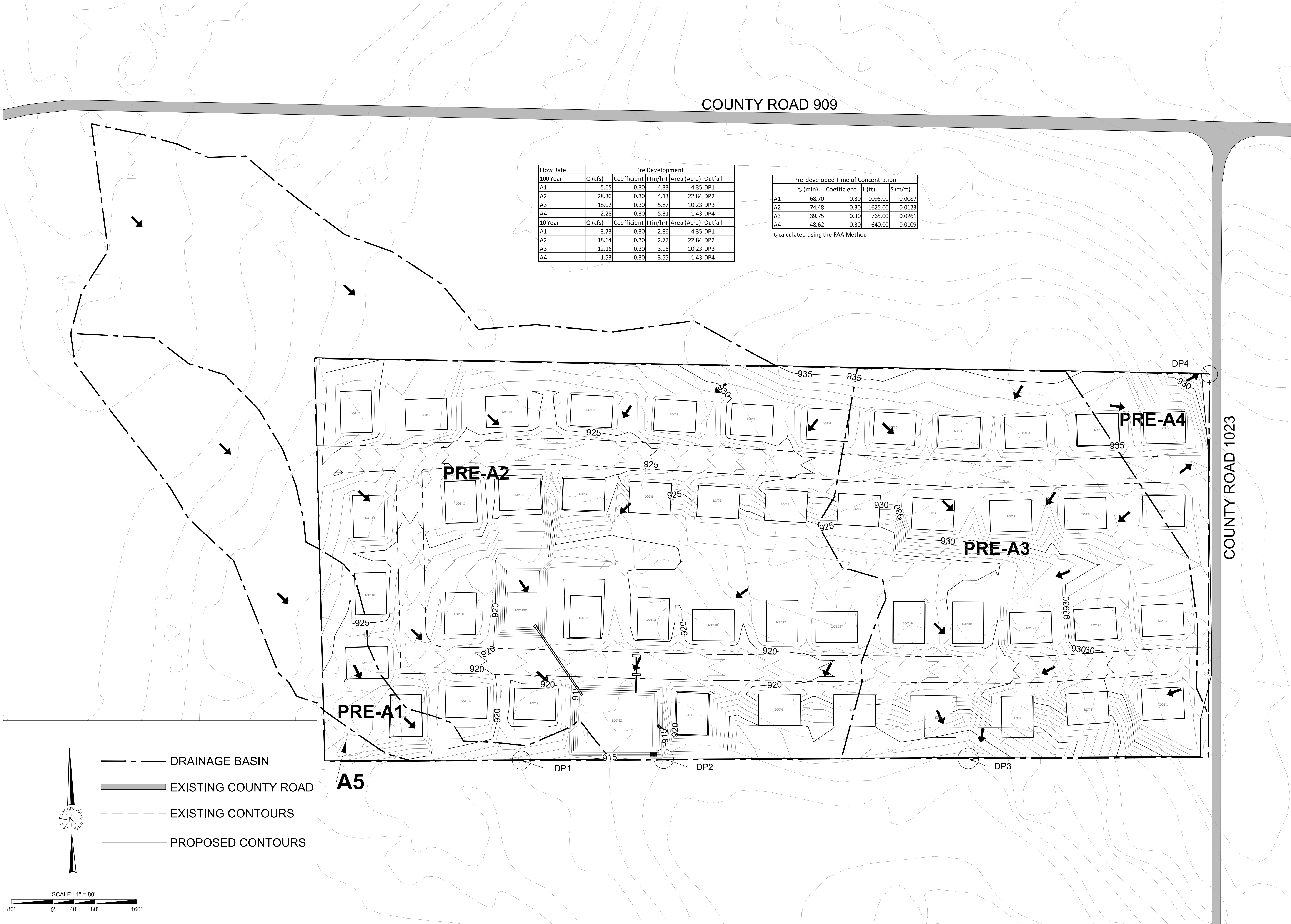
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
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HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
GRADING PLAN

NO.	DATE	REVISION DESCRIPTION



SHEET NO.
C-3.2



NO.	DATE	REVISION DESCRIPTION



COUNTY ROAD 909

COUNTY ROAD 1023

Post-developed Weighted C Value		
	Area (acres)	C Value
A-1 Developed	1.30	0.6
A-1 Undeveloped	3.05	0.3
Weighted C Value		0.390
A-2 Developed	21.04	0.6
A-2 Undeveloped	24.28	0.3
Weighted C Value		0.439

Rational Method Runoff Calculations						
Post Development						
Flow Rate	Q (cfs)	Coefficient	I (in/hr)	Area (Acre)	Outfall	
100 Year	7.09	0.39	4.18	4.35	DP1	
A1	56.59	0.44	4.18	30.77	DP2	
A2	8.45	0.60	6.87	2.05	DP3	
A3	6.24	0.60	6.09	1.71	DP4	
A4						
10 Year	Q (cfs)	Coefficient	I (in/hr)	Area (Acre)	Outfall	
A1	4.67	0.39	2.75	4.35	DP1	
A2	37.23	0.44	2.75	30.77	DP2	
A3	5.77	0.60	4.69	2.05	DP3	
A4	4.22	0.60	4.12	1.71	DP4	

Post-developed Time of Concentration				
t _c (min)	Coefficient	L (ft)	S (ft/ft)	
A1	53.28	0.39	1095.00	0.0050
A2	52.71	0.44	1625.00	0.0075
A3	21.36	0.60	465.00	0.0075
A4	26.99	0.60	640.00	0.0060

t_c calculated using the FAA Method

10-yr Detention Volume Calculations										
Storage Volume	10 Year	A1	A2	A3	A4					
Duration (min)	I _a (in/hr)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	
5.00	7.83	2866.08	13.28	26211.41	106.01	-1187.75	9.63	3051.29	8.02	
6.00	7.50	3237.75	12.72	29845.28	101.54	-1320.34	9.23	2770.58	7.68	
7.00	7.19	3556.49	12.20	33056.74	97.34	-1430.26	8.84	2519.07	7.37	
8.00	6.92	3844.69	11.74	36024.51	93.69	-1514.44	8.51	2309.64	7.09	
9.00	6.66	4087.09	11.30	38626.72	90.17	-1585.33	8.19	2116.43	6.82	
10.00	6.43	4307.10	10.91	41050.23	87.05	-1639.73	7.91	1952.45	6.59	
20.00	4.81	5316.20	8.16	55781.03	65.12	-1801.67	5.92	981.62	4.93	
30.00	3.88	5134.36	6.58	61007.59	52.53	-1719.62	4.77	570.05	3.97	
40.00	3.28	4402.85	5.56	61847.58	44.41	-1598.94	4.03	360.94	3.36	
50.00	2.86	3365.97	4.85	60250.58	38.72	-1482.85	3.52	240.89	2.93	
60.00	2.54	2084.80	4.31	56704.00	34.39	-1376.92	3.12	163.98	2.60	
V _i (Acre-ft)			0.12		1.42		-0.04		0.07	

100-yr Detention Volume Calculations										
Duration (min)	100 Year	A1	A2	A3	A4					
I _a (in/hr)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)	V _i (ft³)	Q _i (cfs)
5.00	10.89	3847.27	18.47	35741.63	147.44	-3024.60	13.39	5797.58	11.16	
6.00	10.48	4366.32	17.78	40891.63	141.89	-3227.83	12.89	5315.22	10.74	
7.00	10.11	4830.41	17.15	45602.97	136.88	-3389.93	12.44	4897.65	10.36	
8.00	9.76	5235.45	16.56	49843.17	132.14	-3524.67	12.00	4518.14	10.00	
9.00	9.44	5596.73	16.01	53734.06	127.81	-3632.05	11.61	4184.35	9.67	
10.00	9.14	5913.22	15.51	57267.52	123.74	-3718.98	11.24	3882.84	9.36	
20.00	7.03	7530.89	11.93	80254.80	95.18	-3955.14	8.65	2074.80	7.20	
30.00	5.77	7448.68	9.79	89676.21	78.12	-3782.79	7.10	1256.09	5.91	
40.00	4.93	6511.43	8.36	92274.06	66.75	-3537.71	6.06	818.70	5.05	
50.00	4.33	5085.59	7.35	90972.73	58.62	-3298.89	5.33	559.39	4.44	
60.00	3.87	3293.30	6.57	86747.03	52.40	-3079.81	4.76	390.54	3.96	
V _i (Acre-ft)			0.17		2.12		-0.09		0.13	

NO.	DATE	REVISION DESCRIPTION



SHEET NO.

C-4.2

DETENTION POND #1 STAGE STORAGE TABLE		
ELEVATION (FT)	DEPTH (FT)	STORAGE VOLUME (AC-FT)
913.7	0	0.00
913.8	0.1	0.00
913.9	0.2	0.01
914	0.3	0.02
914.1	0.4	0.03
914.2	0.5	0.04
914.3	0.6	0.05
914.4	0.7	0.07
914.5	0.8	0.08
914.6	0.9	0.10
914.7	1	0.11
914.8	1.1	0.13
914.9	1.2	0.15
915	1.3	0.16
915.1	1.4	0.18
915.2	1.5	0.20
915.3	1.6	0.22
915.4	1.7	0.23
915.5	1.8	0.25
915.6	1.9	0.27
915.7	2	0.29
915.8	2.1	0.31
915.9	2.2	0.33
916	2.3	0.35
916.1	2.4	0.37
916.2	2.5	0.39
916.3	2.6	0.41
916.4	2.7	0.43
916.5	2.8	0.45
916.6	2.9	0.48
916.7	3	0.50
916.8	3.1	0.52
916.9	3.2	0.55
917	3.3	0.57
917.1	3.4	0.59
917.2	3.5	0.62
917.3	3.6	0.64
917.4	3.7	0.67
917.5	3.8	0.69
917.6	3.9	0.72
917.7	4	0.75
917.8	4.1	0.77
917.9	4.2	0.80
918	4.3	0.83
918.1	4.4	0.85
918.2	4.5	0.88
918.3	4.6	0.91
918.4	4.7	0.94
918.5	4.8	0.97
918.6	4.9	1.00
918.7	5	1.03
918.8	5.1	1.06
918.9	5.2	1.09
919	5.3	1.12
919.1	5.4	1.15
919.2	5.5	1.19
919.3	5.6	1.22
919.4	5.7	1.25
919.5	5.8	1.28

DETENTION POND #2 STAGE STORAGE TABLE		
ELEVATION (FT)	DEPTH (FT)	STORAGE VOLUME (AC-FT)
912.5	0	0.00
912.6	0.1	0.00
912.7	0.2	0.01
912.8	0.3	0.03
912.9	0.4	0.05
913	0.5	0.08
913.1	0.6	0.12
913.2	0.7	0.15
913.3	0.8	0.18
913.4	0.9	0.22
913.5	1	0.25
913.6	1.1	0.29
913.7	1.2	0.32
913.8	1.3	0.36
913.9	1.4	0.40
914	1.5	0.43
914.1	1.6	0.47
914.2	1.7	0.51
914.3	1.8	0.55
914.4	1.9	0.59
914.5	2	0.62
914.6	2.1	0.66
914.7	2.2	0.71
914.8	2.3	0.75
914.9	2.4	0.79
915	2.5	0.83
915.1	2.6	0.87
915.2	2.7	0.92
915.3	2.8	0.96
915.4	2.9	1.00
915.5	3	1.05
915.6	3.1	1.09
915.7	3.2	1.14
915.8	3.3	1.18
915.9	3.4	1.23
916	3.5	1.28
916.1	3.6	1.32
916.2	3.7	1.37
916.3	3.8	1.42
916.4	3.9	1.47
916.5	4	1.52
916.6	4.1	1.57
916.7	4.2	1.62
916.8	4.3	1.67
916.9	4.4	1.72
917	4.5	1.78
917.1	4.6	1.83
917.2	4.7	1.88

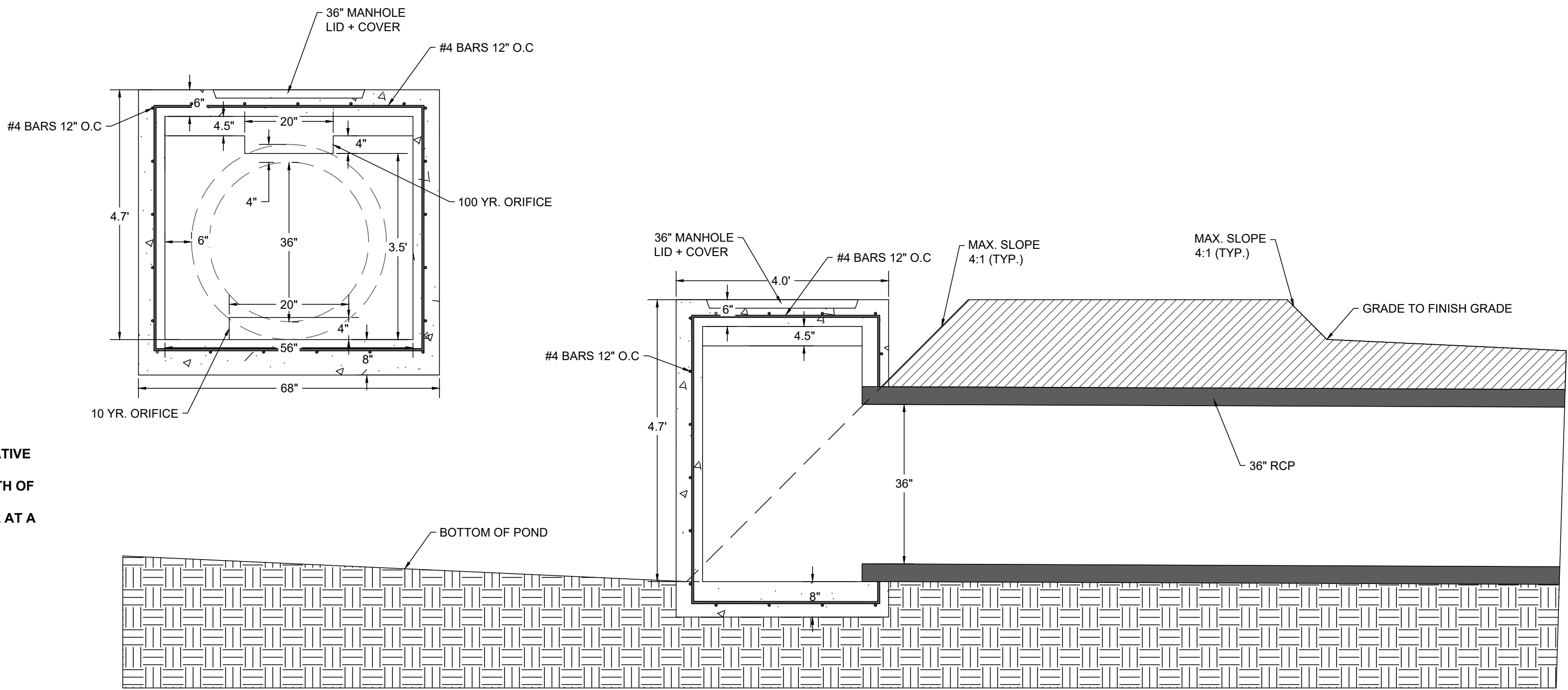
	Rectangular Orifice Calculation						
	Q (cfs)	C _o	A _o	g	H _o (ft)	Opening Width (in)	Opening Height (in)
10-year	8.44	0.6	0.94	32.2	3.5	27	5
100-year	9.89	0.6	0.94	32.2	4.8	27	5
	3.05	0.6	0.56	32.2	1.3	20	4
Overflow	16.47	0.6	3.00	32.2	1.3	72	6

Horizontal Broad-Crested Weir				
Q (cfs)	C	L	H	
Overflow	18.00	3	6	1

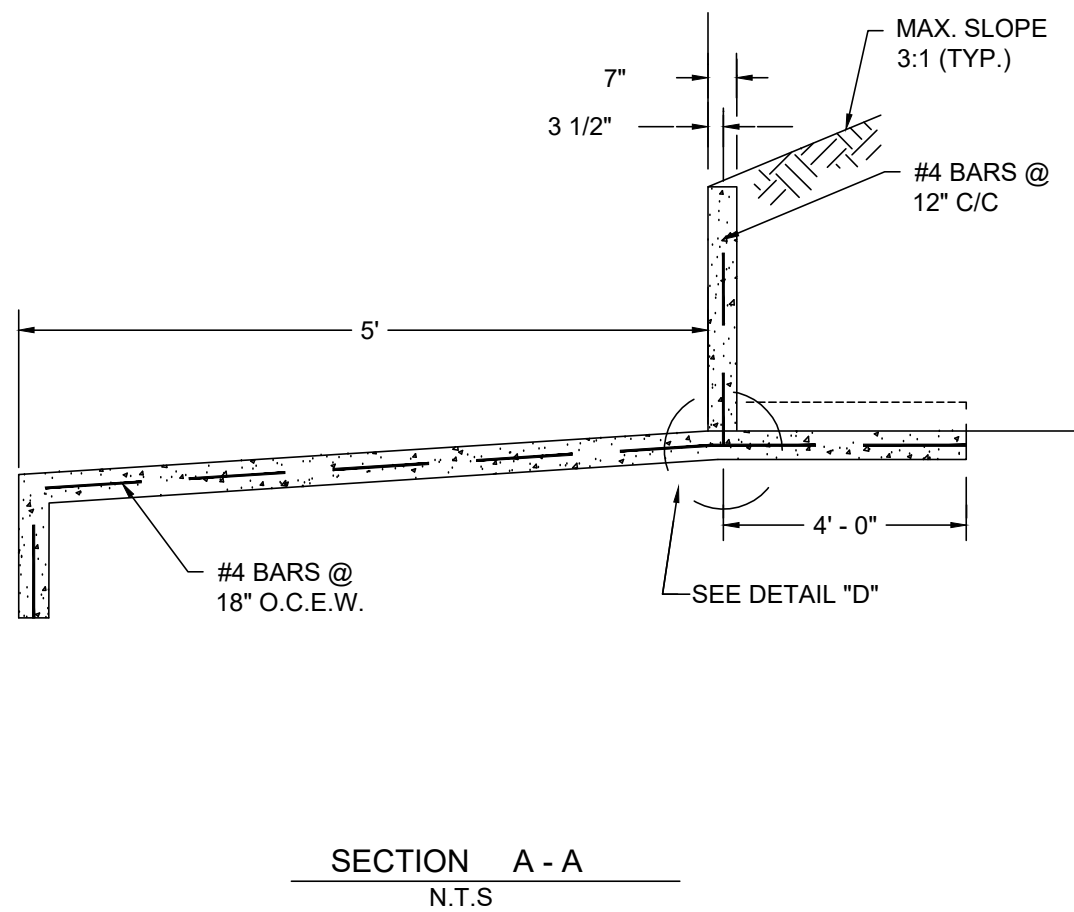
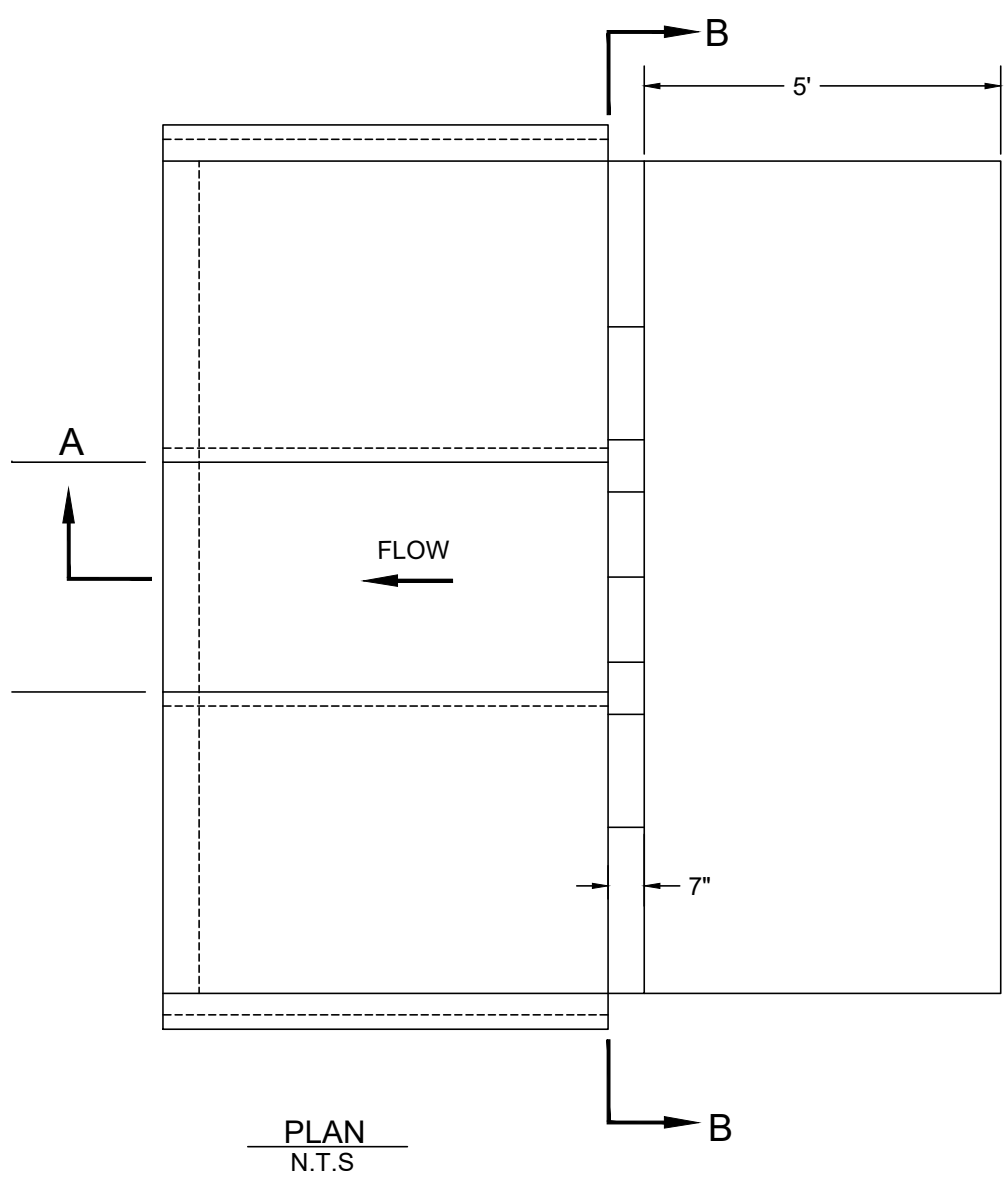
DETENTION POND #2 OUTLET CALCULATIONS

	V-Notch Weir Calculations				
	Θ (°)	H (ft)	C _e	k (ft)	Q (cfs)
10-year	45.00	2.00	0.58	0.0049	5.85
100-year	45.00	3.75	0.58	0.0049	28.10

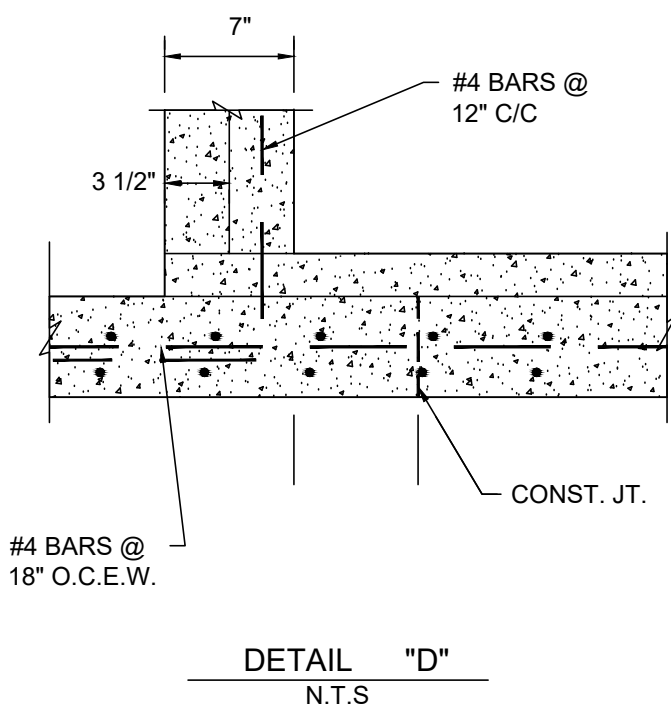
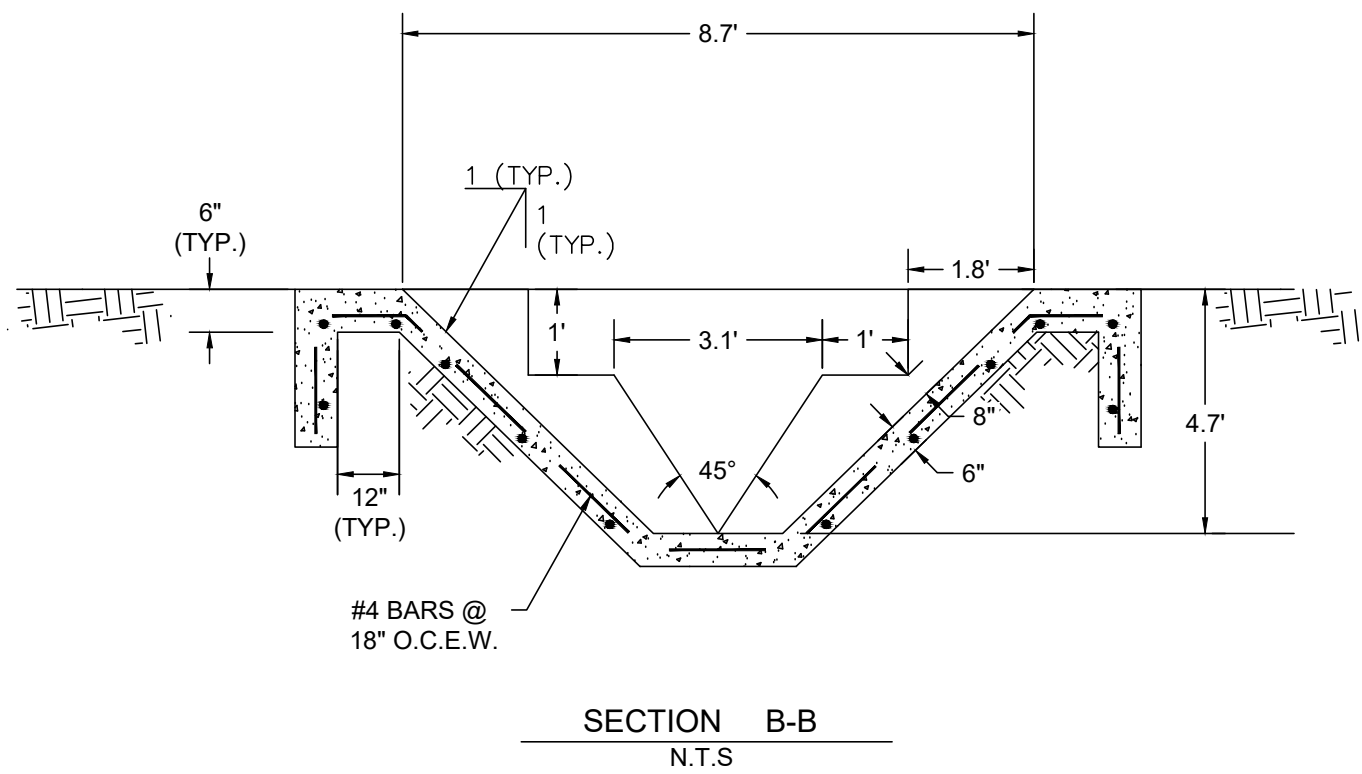
- NOTE:
- OUTLET PIPE BEDDING MATERIAL MUST CONSIST OF NATIVE EARTHEN SOIL, NOT GRANULAR BEDDING MATERIAL.
 - ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 - ALL CONCRETE SHALL BE REINFORCED WITH #4 REBAR AT A MINIMUM OF 12" ON CENTER BOTH HORIZONTALLY AND TRAVERSE.
 - CHAIRS OR ANOTHER APPROVED METHOD SHALL BE UTILIZED TO HOLD REINFORCEMENT AT 3" ABOVE COMPACTED SOIL.
 - FINISH SHALL BE A MEDIUM BROOM FINISH.
 - ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT +/- 3% OPTIMUM MOISTURE



DETENTION POND #1 OUTLET STRUCTURE



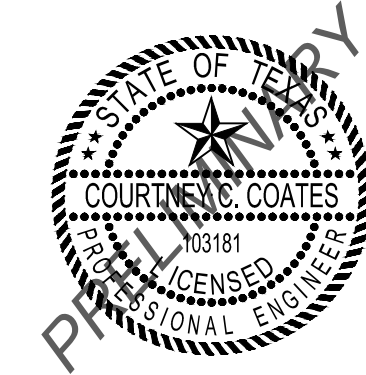
DETENTION POND #2 V-NOTCH WEIR



HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS
DRAINAGE CALCULATIONS

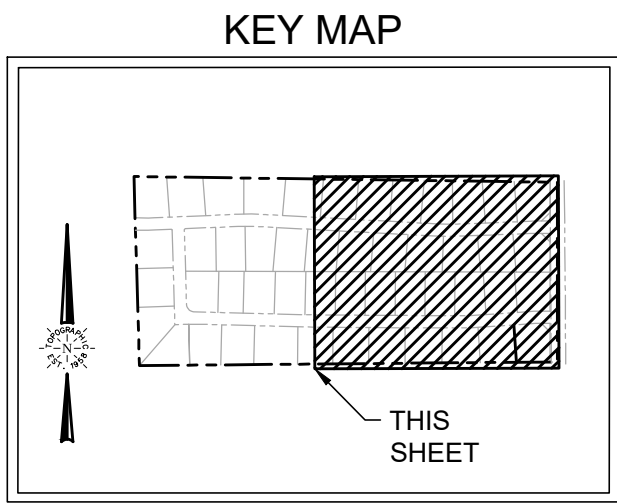
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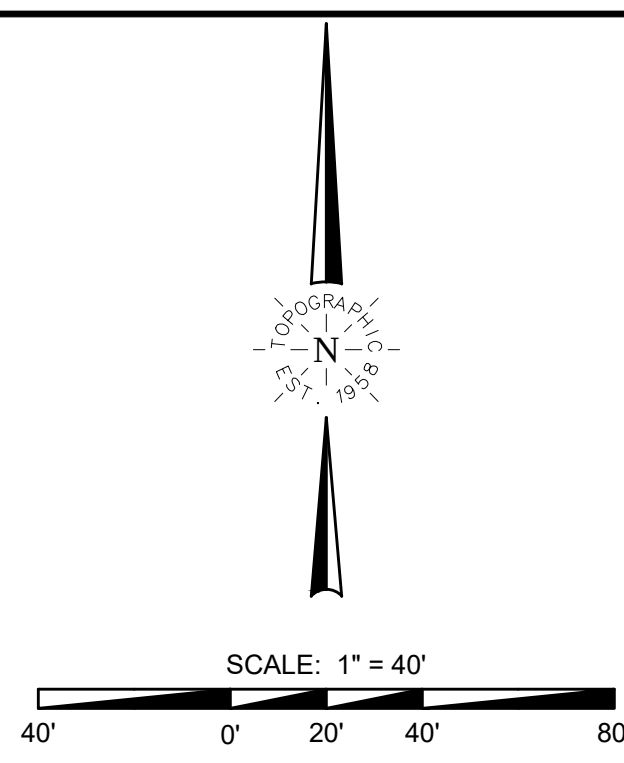
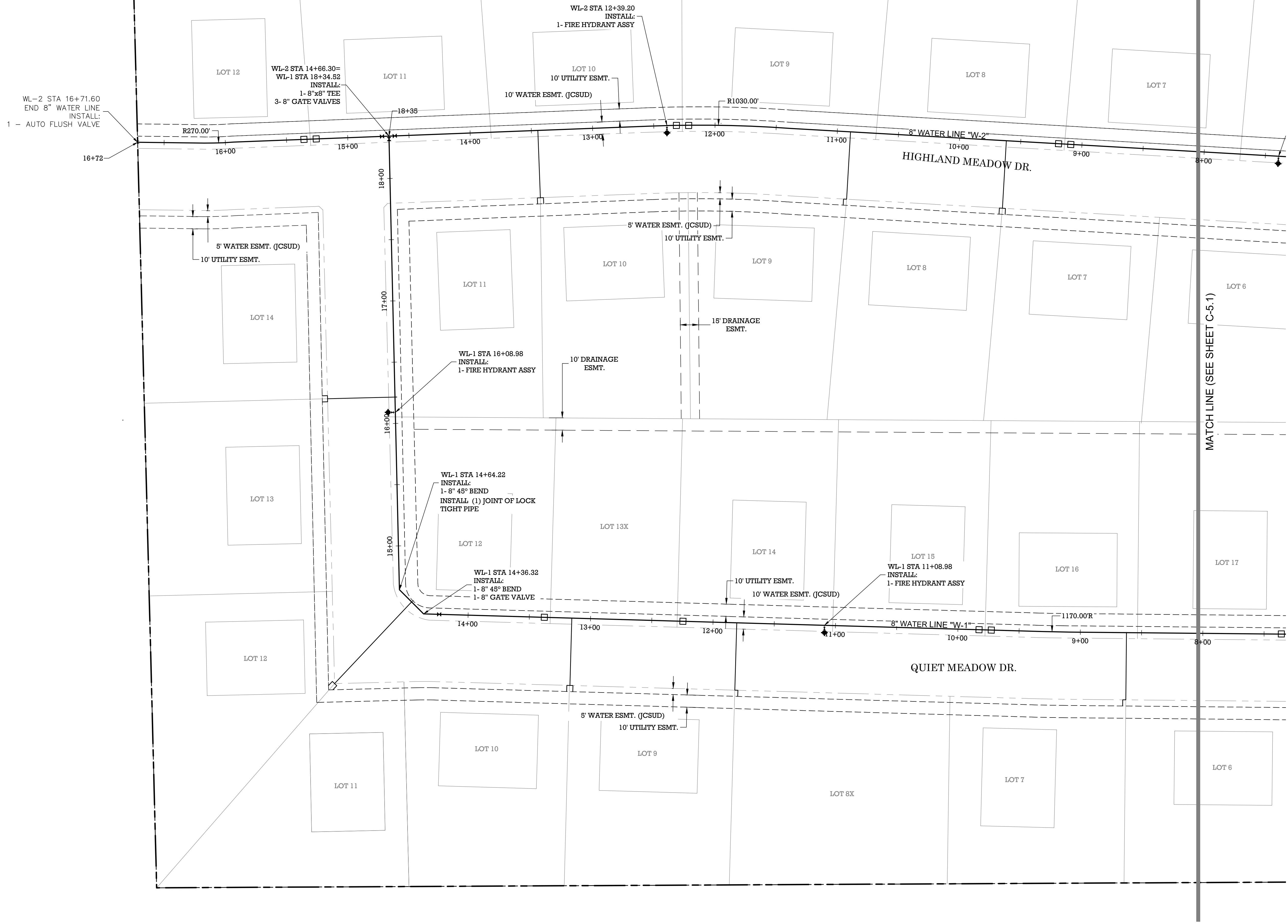
NO. DATE



SHEET NO.

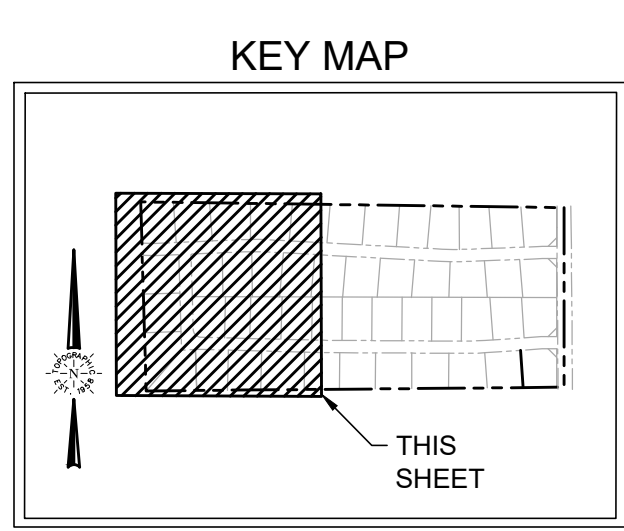
C-4.3





LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SERVICE
- PROPOSED LONG SERVICE



LOYALTY INNOVATION LEGACY

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HIGHLAND MEADOWS
CITY OF JOSHUA, TEXAS

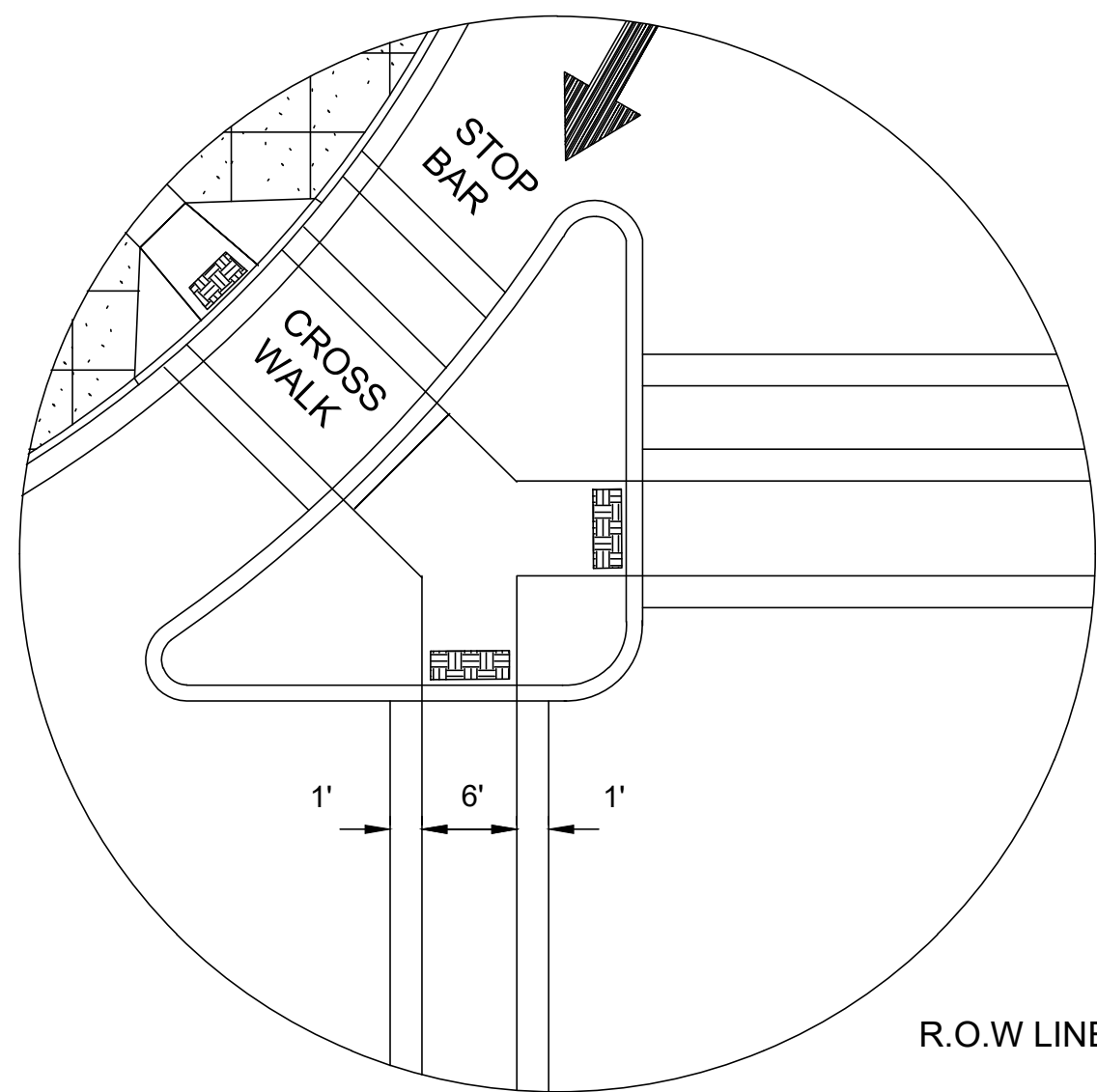
WATER PLAN

NO.	DATE	REVISION DESCRIPTION

PROFESSIONAL ENGINEER

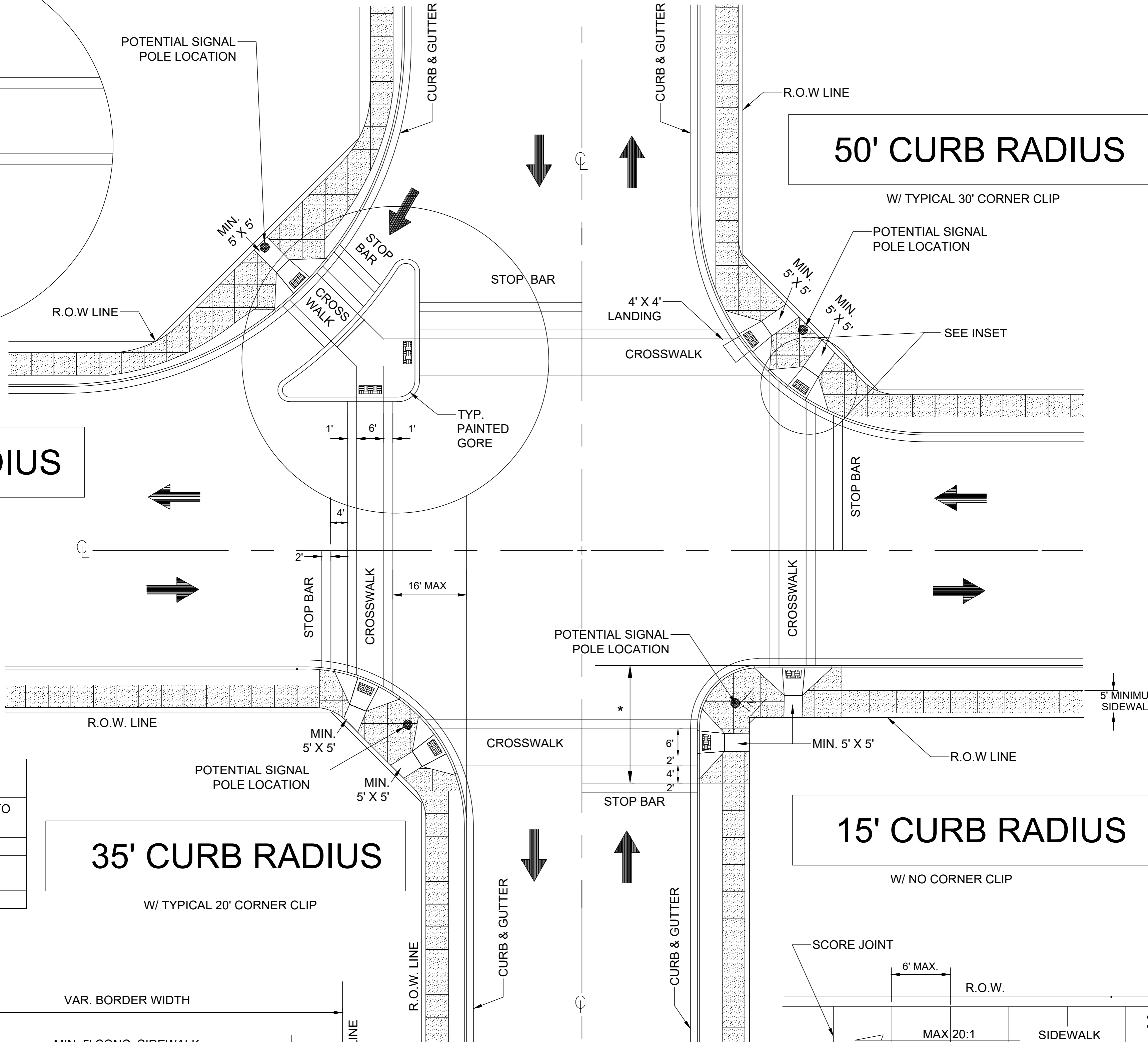
SHEET NO.

C-5.2



75' CURB RADIUS

W/ TYPICAL 45' CORNER CLIP



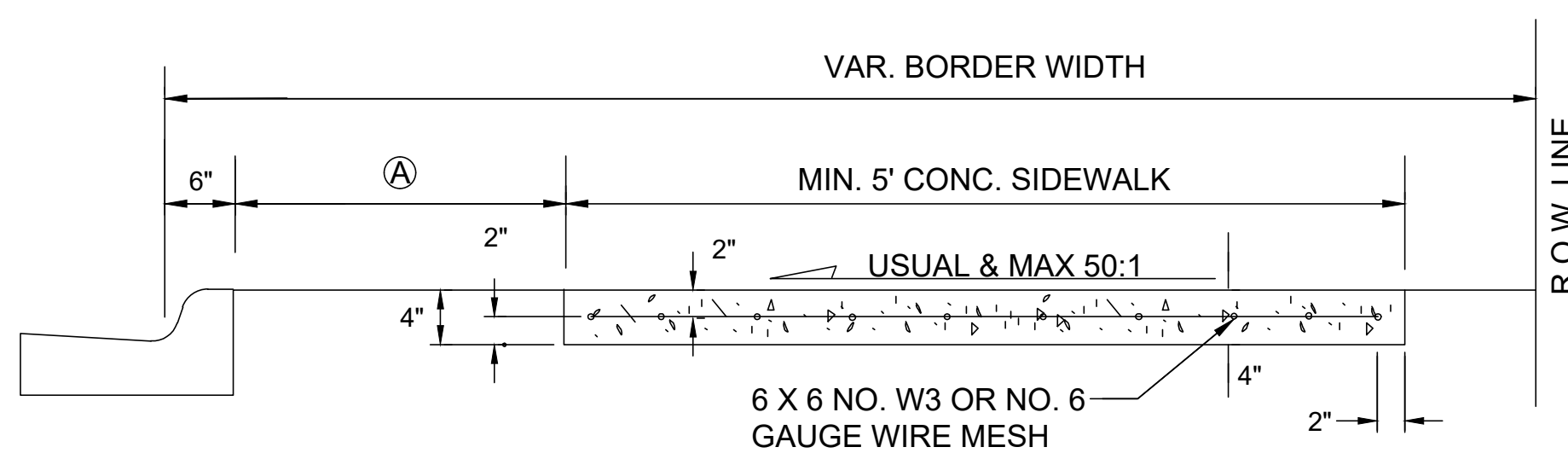
* FOR 90° INTERSECTION		
RADIUS	DISTANCE TO RAMP CONTROL	DISTANCE TO STOP BAR
5' R	10'	16'
10' R	15'	21'
15' R	20'	26'
>20' R	25'	30'

35' CURB RADIUS

W/ TYPICAL 20' CORNER CLIP

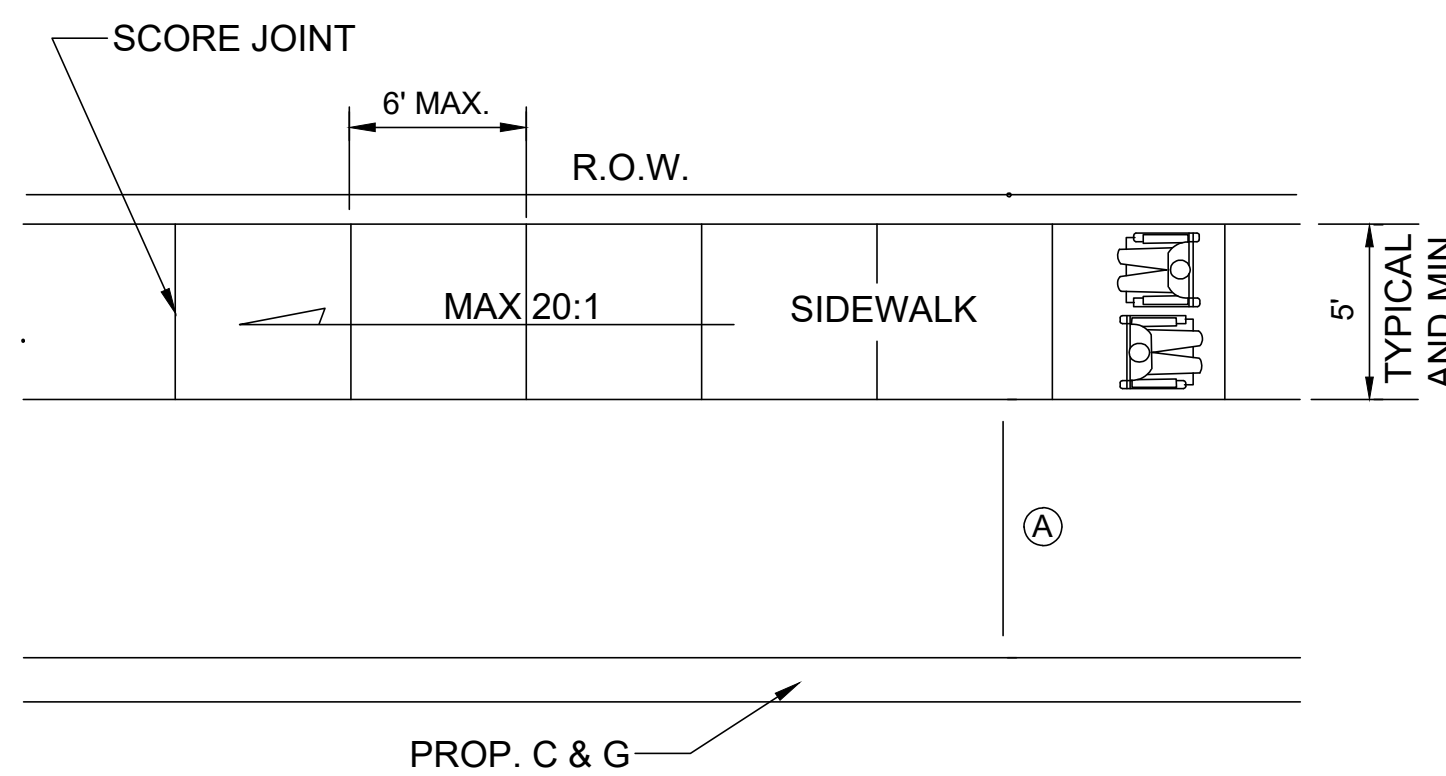
15' CURB RADIUS

W/ NO CORNER CLIP



TYPICAL CONC. SIDEWALK

TYPICAL WHEEL CHAIR RAMP LOCATION

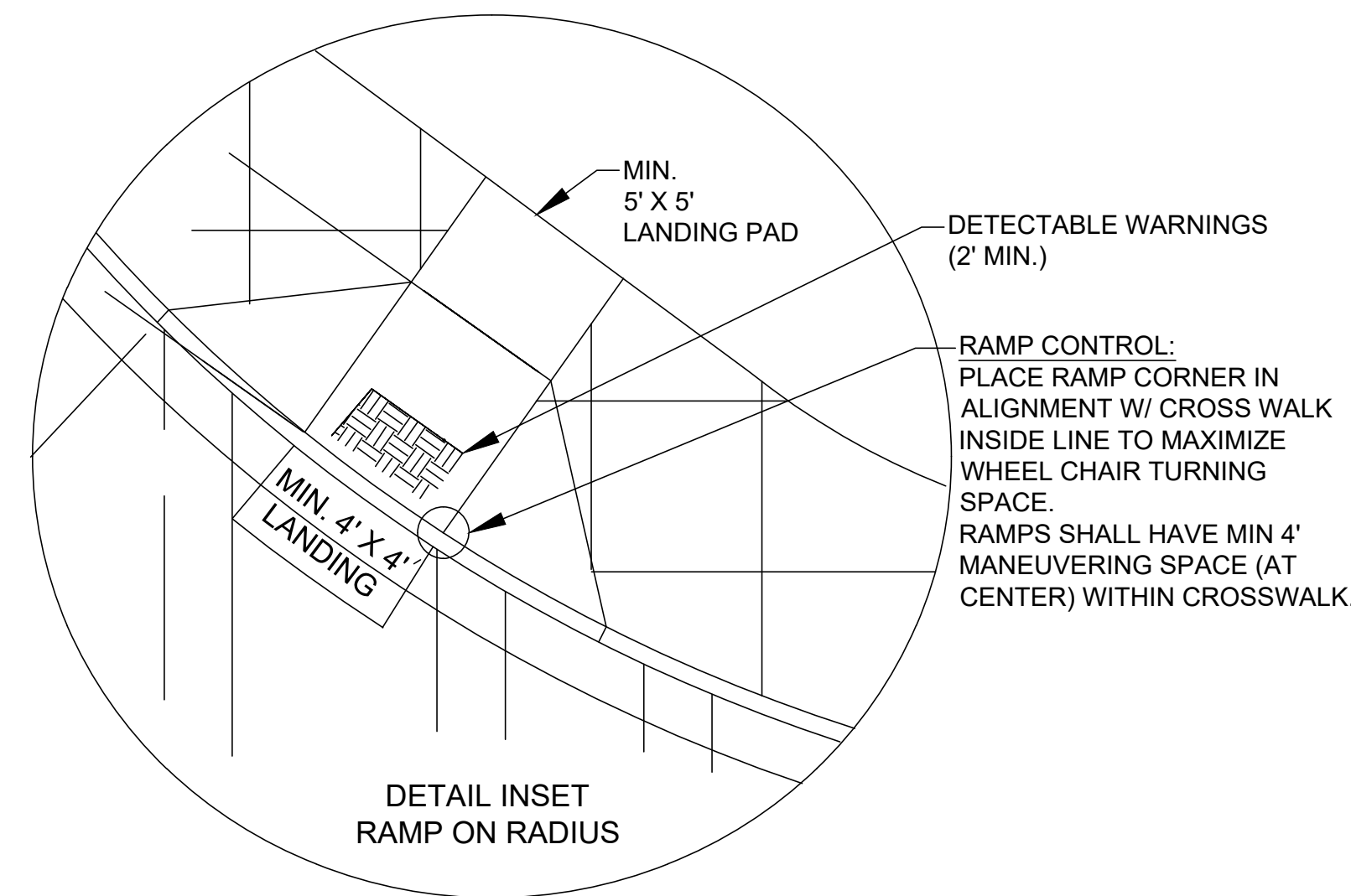


SCORE JOINTS 1/2" THICKNESS EXPANSION JOINT EVERY 30' JOINT IN CENTER OF SIDEWALK IF OVER 15' WIDE.

PLAN VIEW

GENERAL NOTES:

- ALL RAMPS SHALL HAVE A 5' X 5' LANDING PAD.
- RAMP CENTER TO BE PERPENDICULAR TO FACE OF CURB. A PERPENDICULAR RAMP MAY BE LOCATED WITHIN THE RADIUS OF A CURB LINE.
- SIDEWALK GRADE TO BE PARALLEL TO TOP OF CURB AND GUTTER UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER.
- SIDE WALK WIDTH AS SHOWN ELSEWHERE IN PLANS, MINIMUM WIDTH 5'. PROVIDE DROPPED CURBS AT INTERSECTIONS. ALL CONCRETE SHALL BE CLASS "A" PROPOSED SIDEWALKS TO MATCH EXIST. SIDEWALK.
- NO VERTICAL CHANGES SHALL EXCEED 1/4" IN ELEVATION AT ADJOINING SURFACES.
- TO PROVIDE ACCESS TO PEDESTRIAN BUTTON, SIDEWALK / LANDING PAD SHALL EXTEND AND/ OR ABUT TO SIGNAL POLE CONC. FOUNDATION.
- COLOR TEXTURIZED CONCRETE SHALL BE USED TO COLOR AREAS AT RAMPS. COLOR SHALL BE " BRICK RED " AS PER L.M. SCOFIELD COMPANY STANDINGS COLOR A-26 OR EQUAL. TO CURB RAMP ITEM
- IF THE DETAIL IS TO BE USED IN A PLAN SET, IT MUST BE SIGNED AND SEALED.
- DESIRABLE 3' OR GREATER FOR HIGH SPEED TRAFFIC. FOR BORDER WIDTHS OR 8' OR LESS, PLACE SIDEWALK ADJACENT TO CURB.

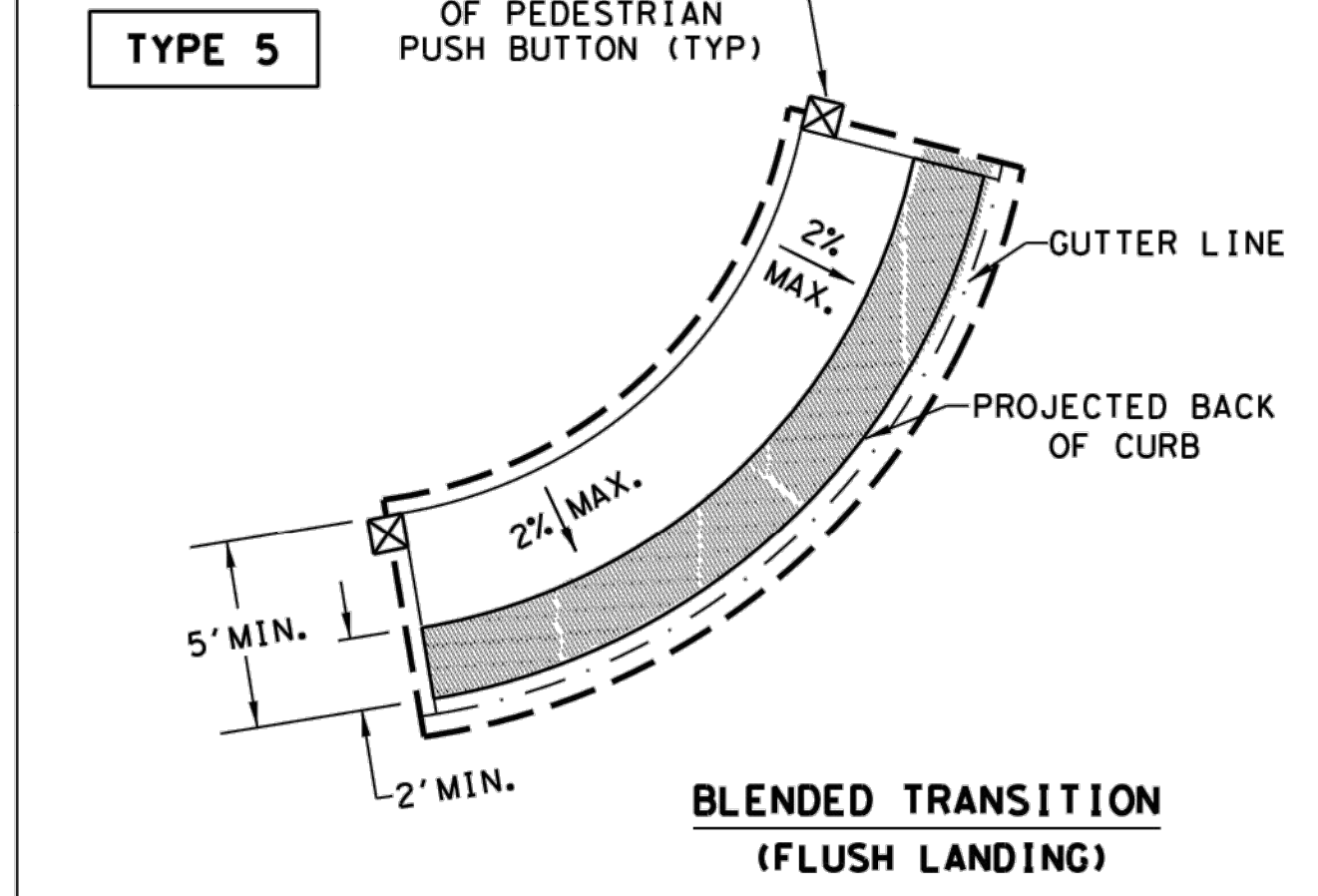
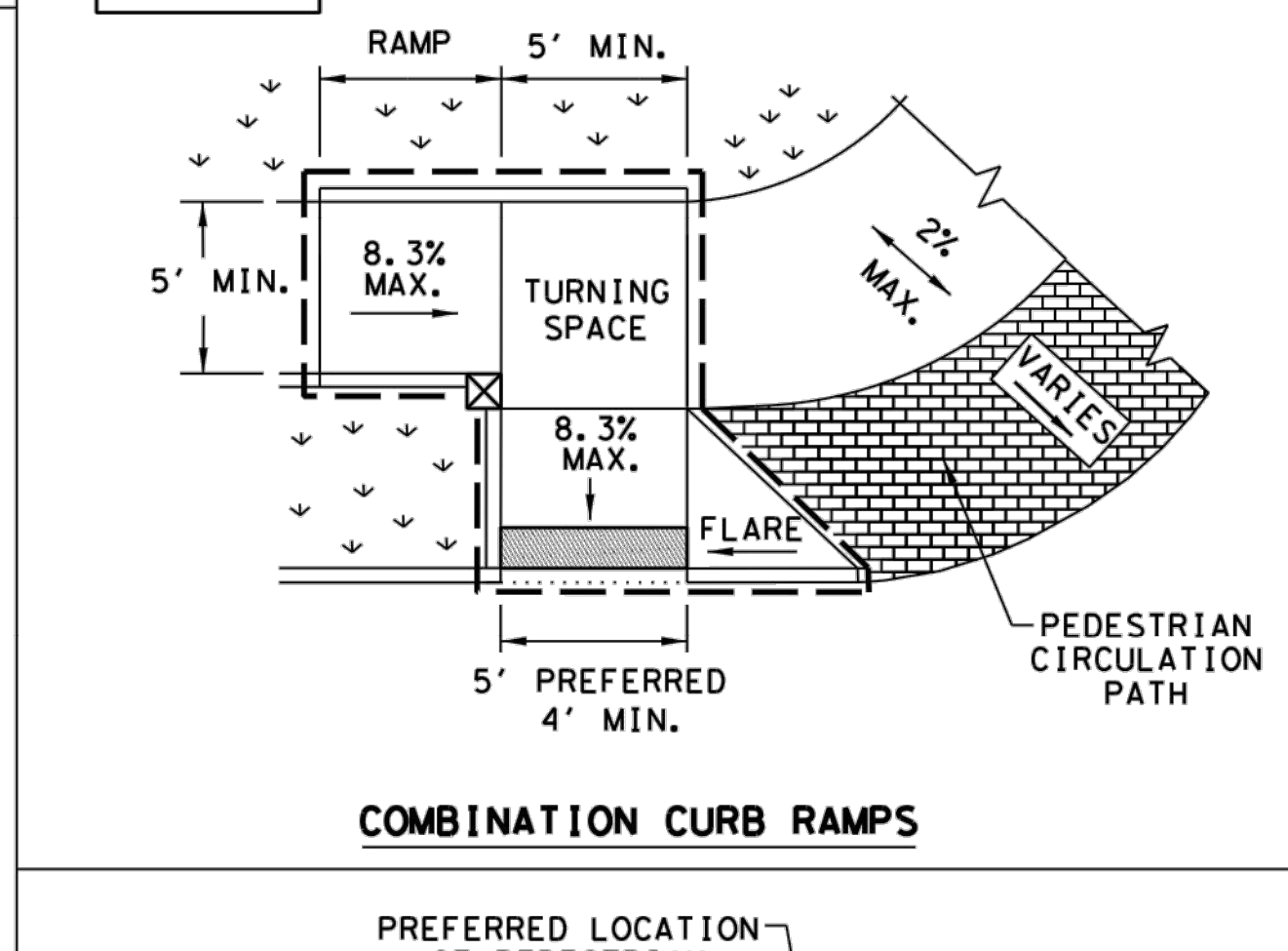
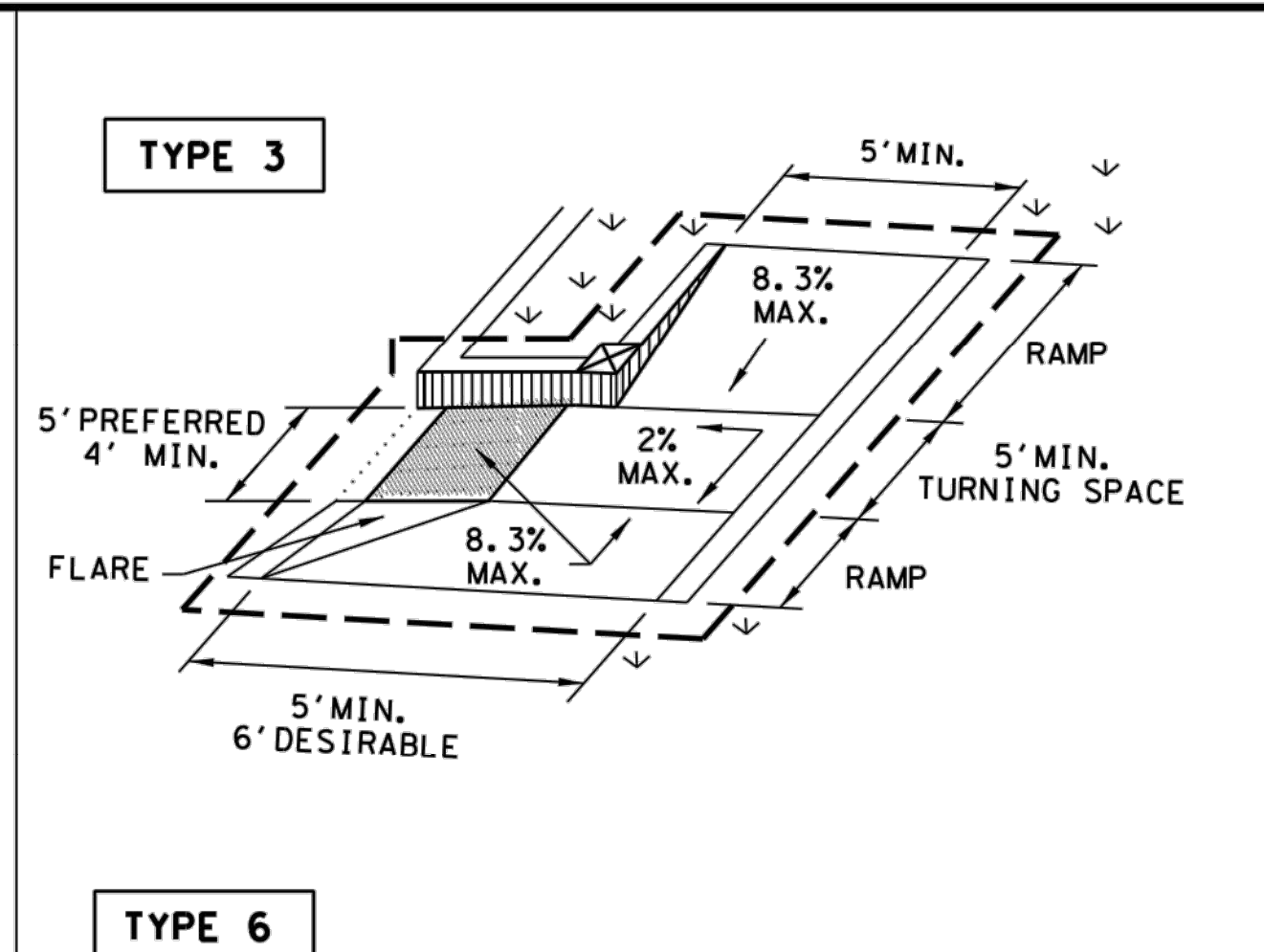
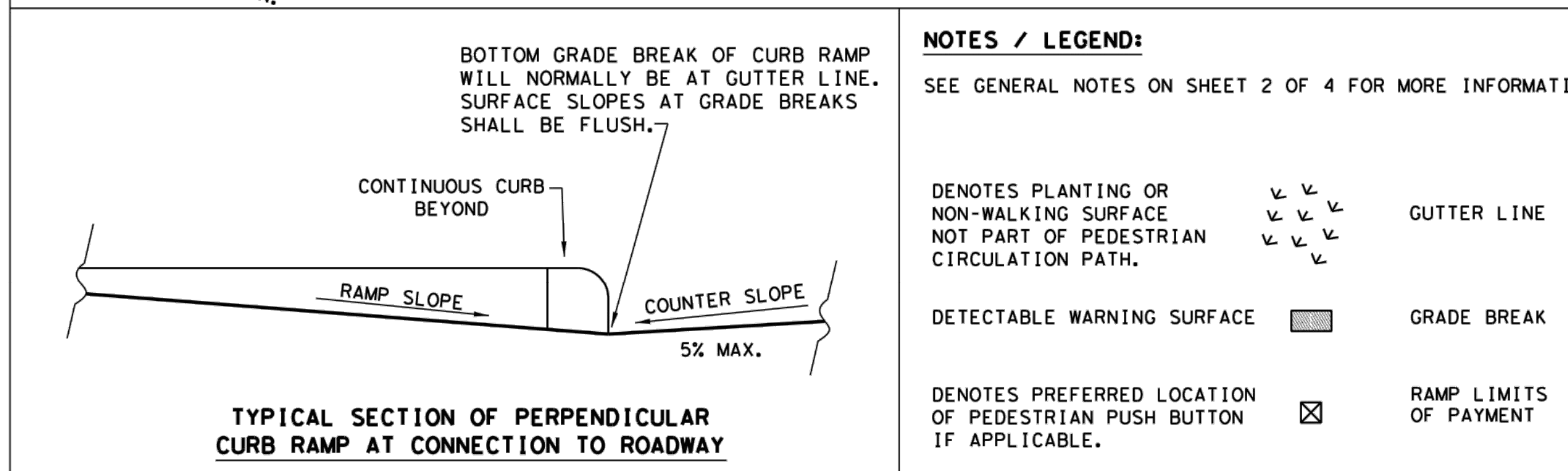
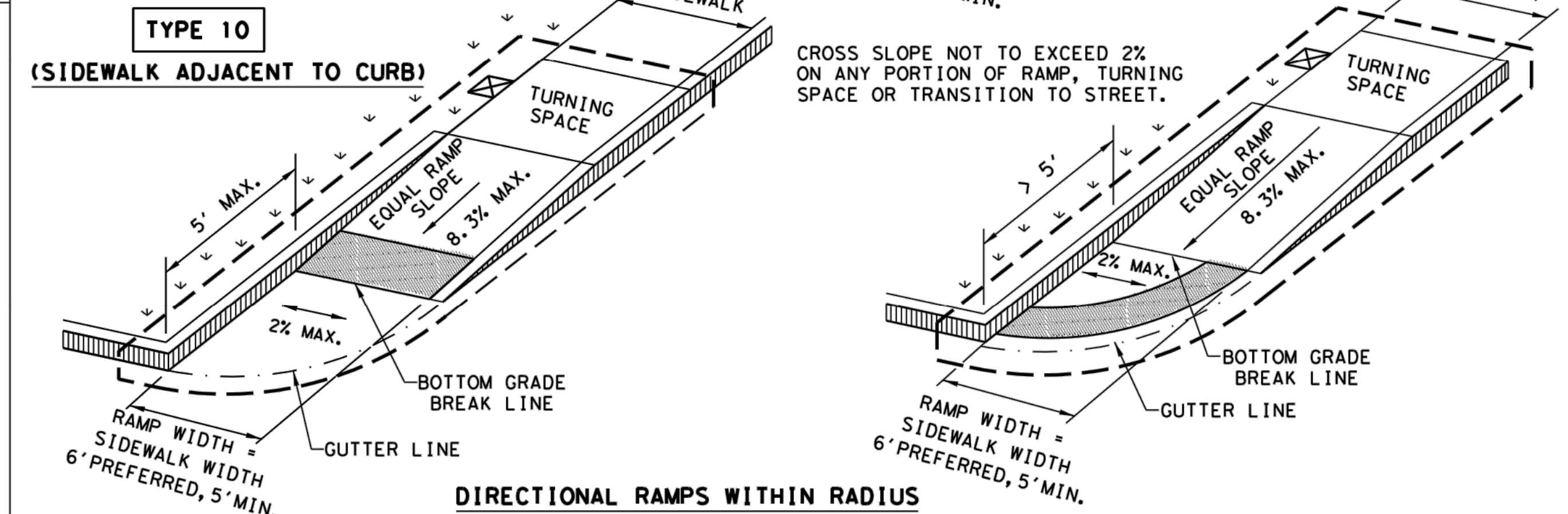
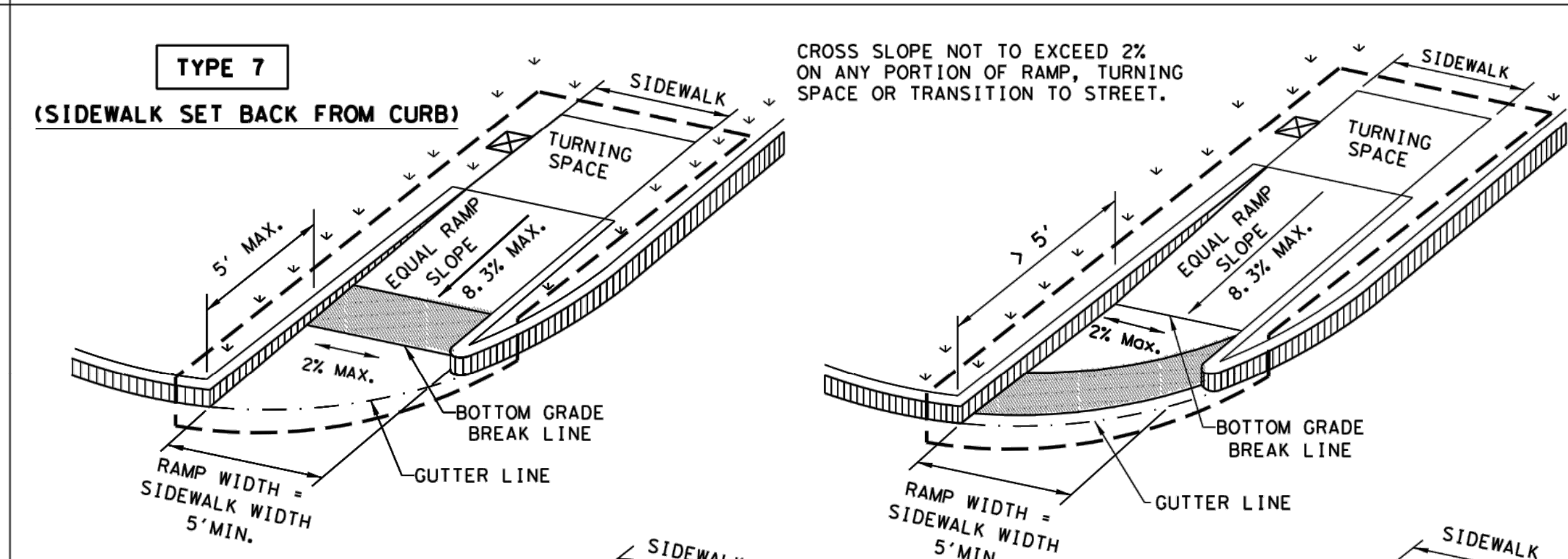
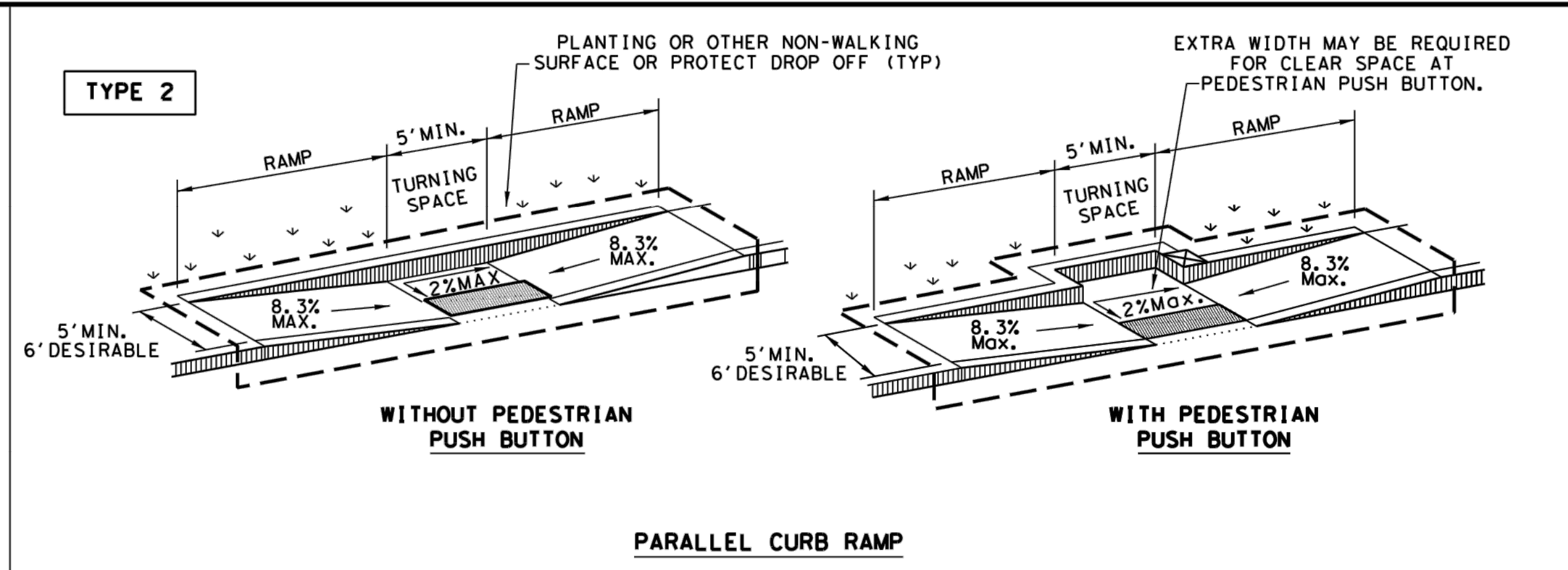
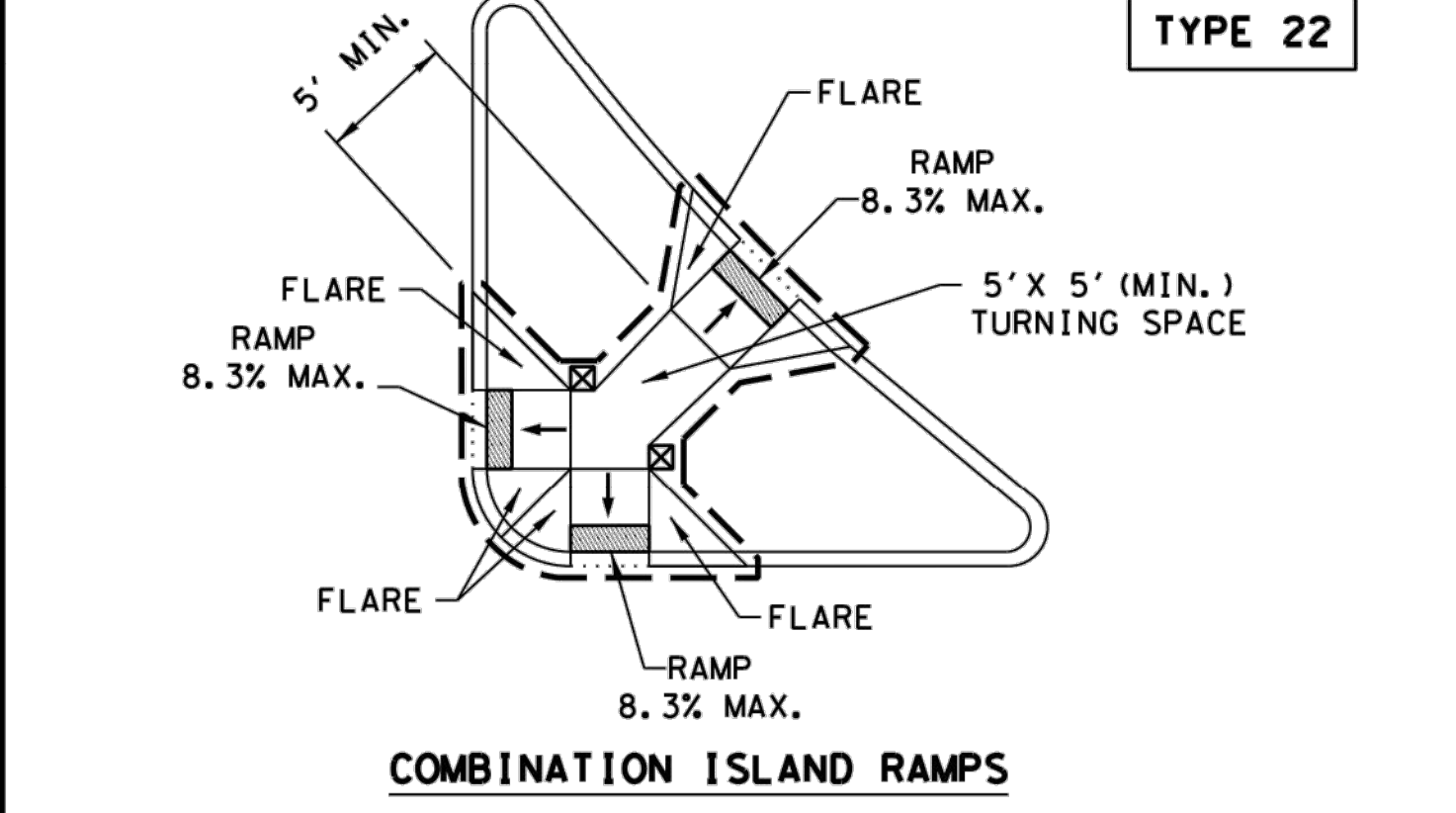
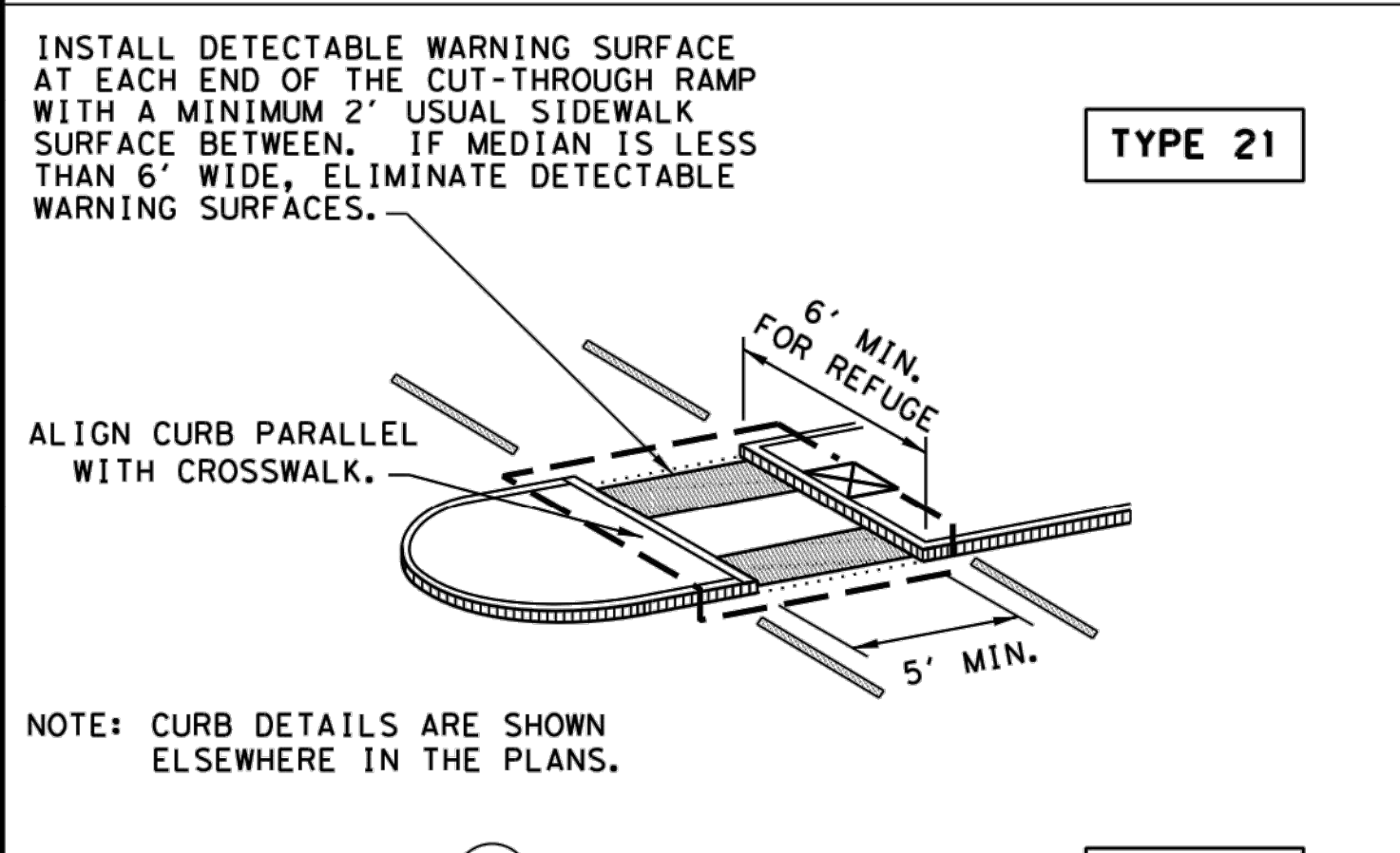
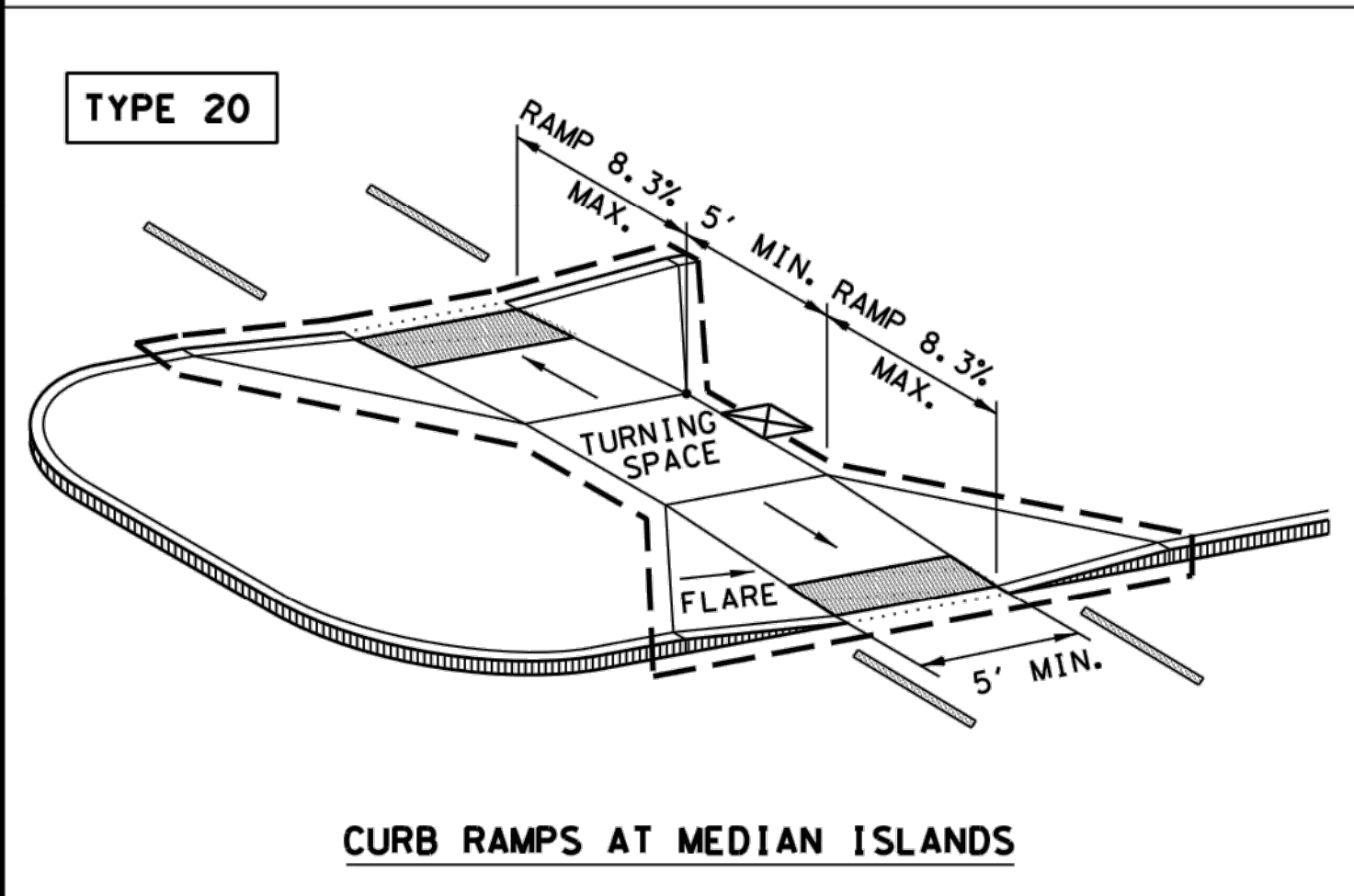
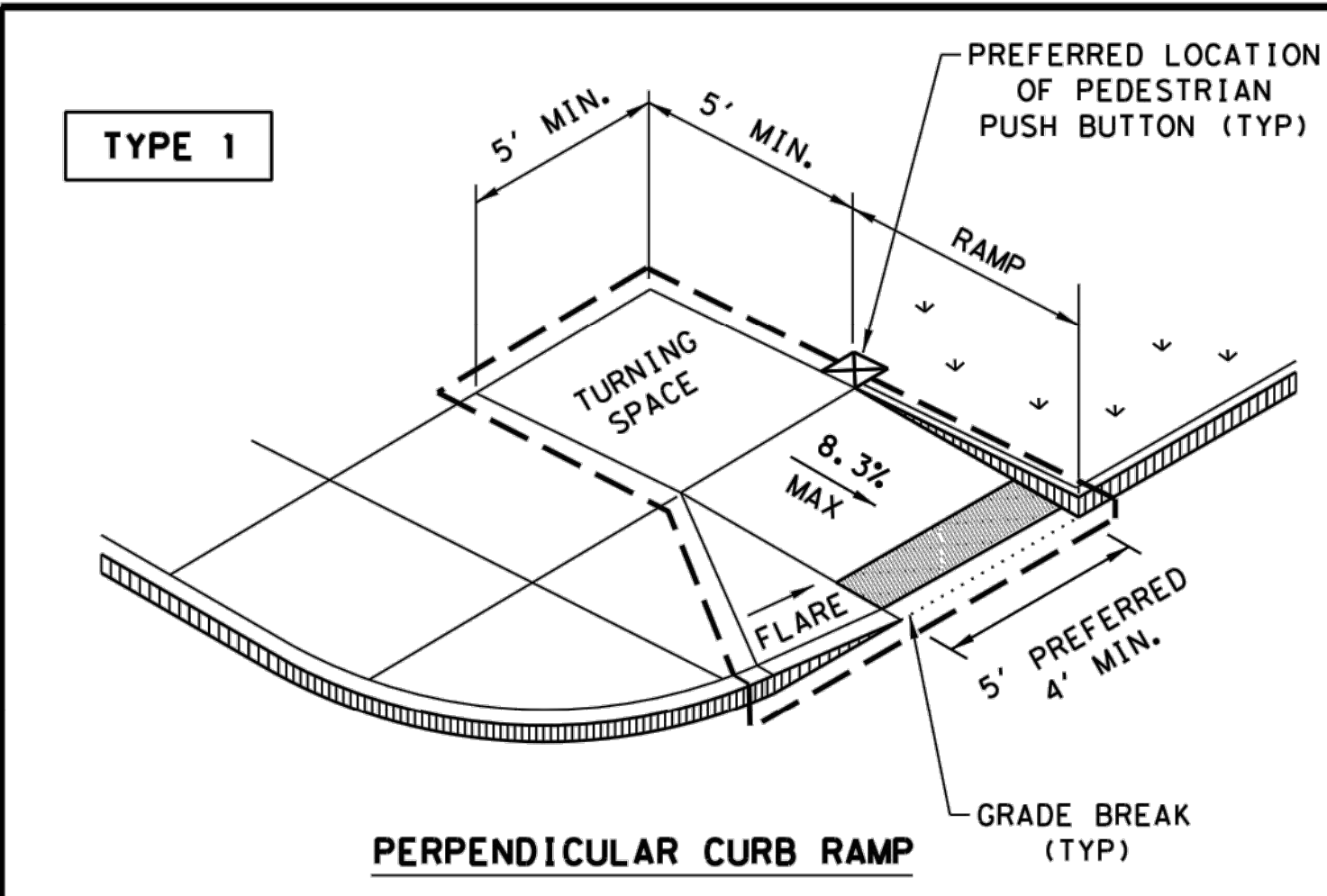


SIDEWALK & WHEELCHAIR RAMP DESIGN GUIDE

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		FILE NO.				SHEET NO.
6							
STATE	STATE DIST. NO.	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.	
TEXAS	21						

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DATE: FILE:



NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

TEXAS DEPARTMENT OF TRANSPORTATION

Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18

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REVISED 08, 2005

REVISED 06, 2012

REVISED 01, 2018

DIST COUNTY SHEET NO.

REVISION DESCRIPTION	NO.	DATE