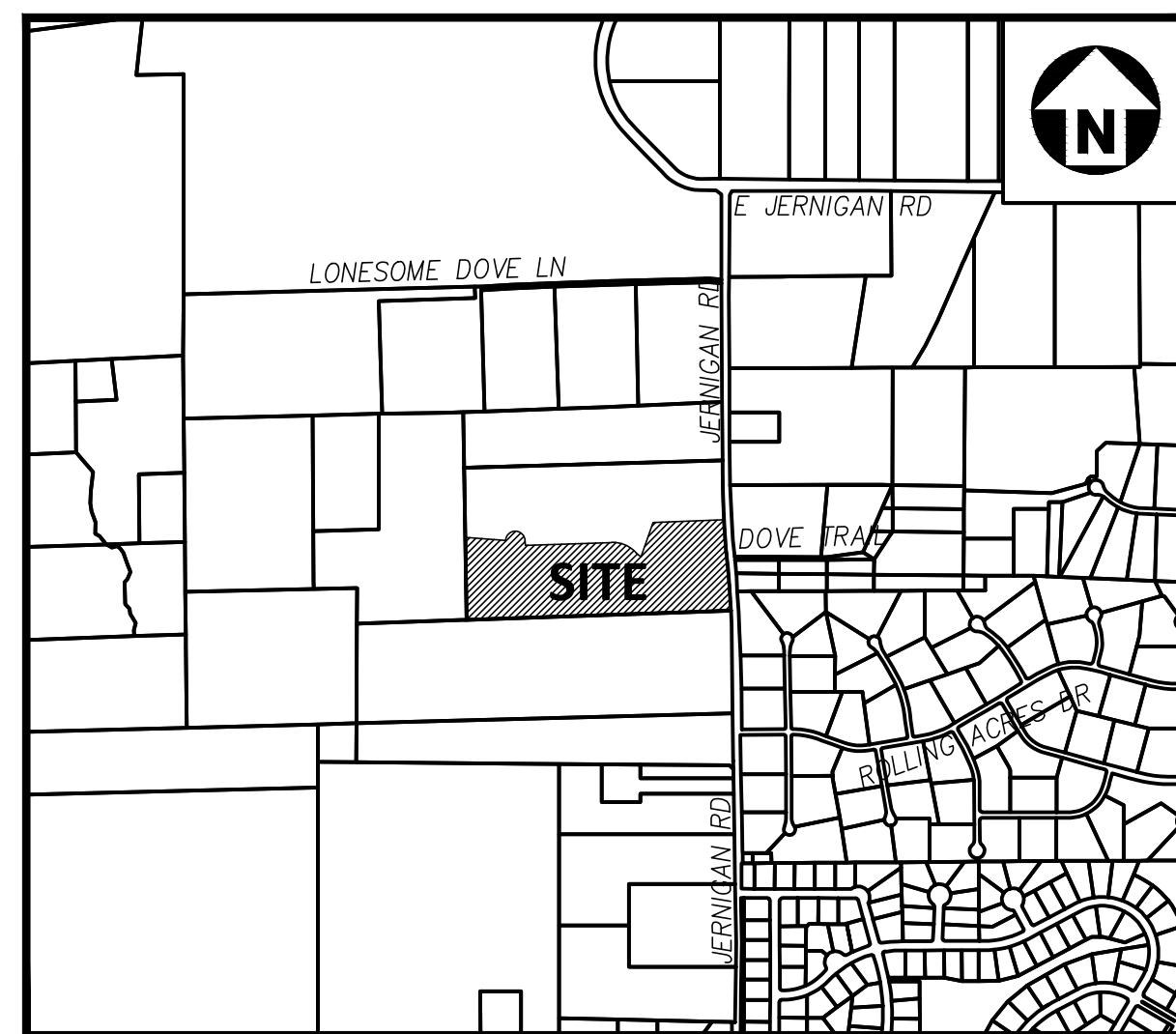


JERNIGAN ESTATES

545 JERNIGAN ROAD
TOWN OF COPPER CANYON
DENTON COUNTY, TOWN OF COPPER CANYON

JERNIGAN ESTATES
LOT 1-7X
in the
T&P R.R. CO. SURVEY, ABSTRACT NO. 1304
13.165 ACRES
ZONING: R2

PRELIMINARY PLAT
PROJECT NUMBER: PRB-23001
DATE: MARCH 18, 2024



VICINITY MAP
1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	PROJECT NOTES
C0.02	PRELIMINARY PLAT
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE, STRIPING, SIGNAGE & DIMENSION PLAN
C3.00	OVERALL GRADING PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C3.03	GRADING PLAN
C3.04	GRADING PLAN
C3.05	GRADING PLAN
C3.06	GRADING PLAN
C3.07	CHANNEL PROFILES
C3.08	STREET AND CHANNEL CROSS-SECTIONS
C3.09	POND GRADING PLAN
C4.00	OVERALL WATER PLAN
C4.01	WATER PLAN
C6.00	EROSION CONTROL PLAN
C6.01	EROSION CONTROL DETAILS
C8.00	PAVEMENT & SIGNAGE STANDARD DETAILS
C8.10	WATER STANDARD DETAILS
C8.20	STORM DRAIN STANDARD DETAILS
C8.30	EROSION CONTROL STANDARD DETAILS
C8.40	SIGNING DETAILS AND TRAFFIC CONTROL NOTES
C8.50	LOCAL RESIDENTIAL PAVEMENT & PAVEMENT MARKINGS



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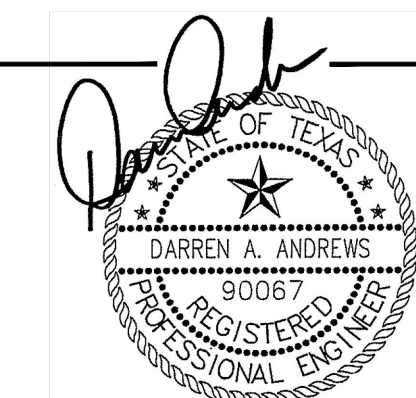
APPLICANT

PERCISION BUILDERS, INC.
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(817) 371-4848
MICHAEL CANNADAY

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PROJECT DIRECTORY



03/18/2024

REVISIONS

NO. DATE DESCRIPTION

PRELIMINARY PLAT FOR:

JERNIGAN ESTATES
TOWN OF COPPER CANYON, TEXAS, 75077
PROJECT NUMBER: PRB-23001

GENERAL NOTES:

1. THE TERM MUNICIPALITY REFERS TO THE TOWN OF COPPER CANYON.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST

IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.

17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
21. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
22. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
23. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
24. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
25. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
26. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
27. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
28. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
29. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE

TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

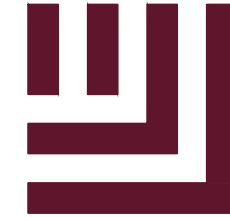
TEXAS ACCESSIBILITY STANDARDS/AMERICAN WITH DISABILITIES ACT REQUIREMENTS

1. THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
2. THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5%, UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25%, MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
3. SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
4. LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
6. CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
7. TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
8. ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
9. A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 - 9.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - 9.2. THE WORDS "NO PARKING" PAINTED ON ANY SURFACE AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
 - 9.2.1. IN ALL CAPITAL LETTERS
 - 9.2.2. WITH A LETTER HEIGHT OS AT LEAST 12 INCHES AND A STROKE WIDTH OF AT LEAST 2 INCHES; AND
 - 9.2.3. CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
 - 9.3. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
 - 9.3.1. AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - 9.3.2. BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
 - 9.3.3. BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
 - 9.3.4. BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

TOWN OF COPPER CANYON UTILITY CONTACTS

CROSS TIMBERS WATER SUP. BUILDING INSPECTIONS DEPT.	(940) 584-0780 (214) 957-7188
CO-SERV	(800) 274-4014
TXU GAS COM.	(800) 460-3030
TCI CABLE	(972) 539-0053
FRONTIER	(800) 921-8101
GRANDE COMMUNICATIONS	(877) 238-6891
TXU GAS COMPANY	(800) 460-3030
REPUBLIC WASTE SERVICES	(469) 451-3721

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McAdams

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Lewisville, Texas 75056

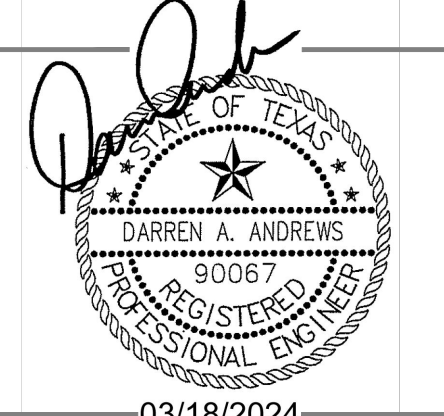
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APPLICANT

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FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

JERNIGAN ESTATES
CONCEPTUAL PLAN
545 JERNIGAN ROAD
TOWN OF COPPER CANYON,
DENTON COUNTY, TEXAS, 75077



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-CS1.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE N/A
DATE 03. 18. 2024

SHEET

PROJECT NOTES

C0.01

OWNER

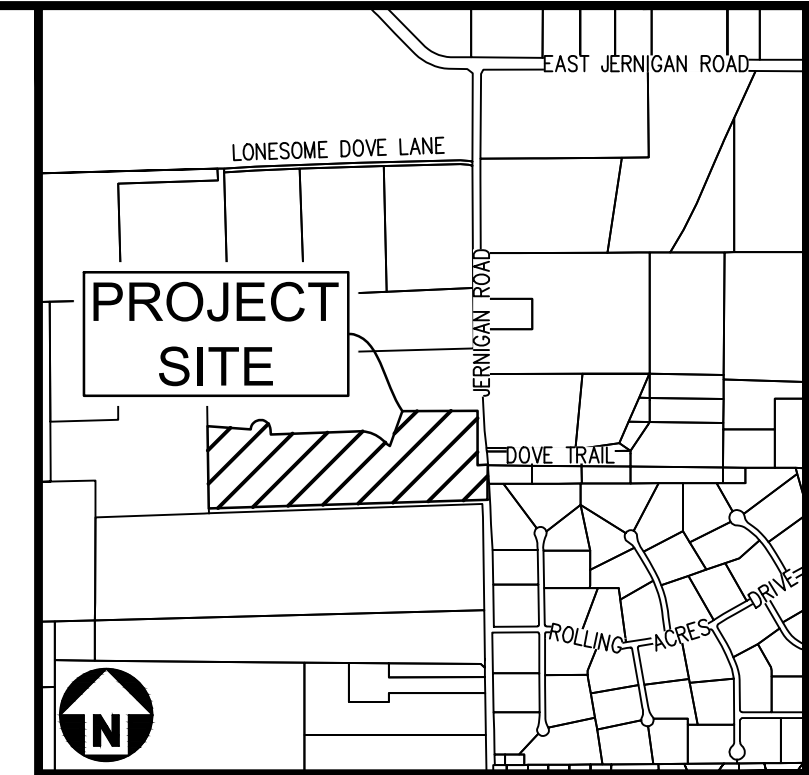
MICHAEL CANNADAY
545 JERNIGAN ROAD
COPPER CANYON, TEXAS
PHONE: 817. 371. 4848

SURVEYOR

MCADAMS
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ROANOK, TEXAS, 76262
EMAIL: mpaine@mcadamsco.com

**PRELIMINARY PLAT
JERNIGAN ESTATES
LOT 1-7X
13.165 ACRES**

TEXAS & PACIFIC RAILWAY SURVEY ABSTRACT NO. 1304
TOWN OF COPPER CANYON, DENTON COUNTY, TEXAS



OWNER'S DEDICATION AND CERTIFICATE

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS I, Michael Cannaday, am the owner of all that certain lot, tract or parcel of land situated in the Texas & Pacific Railway Survey, Abstract Number 1304, Town of Copper Canyon, Denton County, Texas, and being part of that certain called 26.642 acre tract of land described in deed in favor of Parminder Pal Singh and Sukhdeep Kaur, Husband and Wife, recorded in Document 2020-99561 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:
COMMENCING at a 5/8" rebar found on the south side of a cross tie fence post at the southwest corner of said 26.642 acre tract, and being the southwest corner of that certain called 0.853 acre tract of land described in deed in favor of Lawrence Johnson and Carla Johnson recorded in Instrument Number 2023-119164 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain called 15.014 acre tract of land described as First Tract in deed in favor of Lawrence Johnson and wife Carla Jane Johnson recorded in Document Number 1993-62939 of the Real Property Records of Denton County, Texas, and being the north line of that certain called 36.98 acre tract of land described in deed in favor of Armit Dhameja and Ruchi Dhameja, husband and wife, recorded in Document Number 2020-68826 of the Real Property Records of Denton County, Texas;
THENCE N 01°01'10" W, 25.60 feet with the west line of said 26.642 acre tract, the west line of said 0.853 acre tract and the east line of said 15.014 acre tract to a 1/2" capped rebar set (MCADAMS);
THENCE S 85°55'25" W, 219.21 feet a 1/2" capped rebar set (MCADAMS) at the beginning of a non tangent curve to the right;
THENCE with the arc of said non tangent curve to the right having a radius of 50.00 feet, a central angle of 174°02'25" and an arc length of 151.88 whose chord bears S 88°54'12" E, 99.86 feet to a 1/2" capped rebar set (MCADAMS);
THENCE S 01°53'00" E, 24.00 feet to a 1/2" capped rebar set (MCADAMS);
THENCE N 88°07'00" E, 450.00 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;
THENCE with the arc of said curve to the right having a radius of 163.00 feet, a central angle of 48°33'00" and an arc length of 138.12 feet whose chord bears S 67°36'30" E, 134.02 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a reverse curve to the left;
THENCE with the arc of said reverse curve to the left having a radius of 137.00 feet, a central angle of 152°22'27" and an arc length of 36.76 feet whose chord bears S 51°01'13" E, 36.65 feet to a 1/2" capped rebar set (MCADAMS);
THENCE N 19°24'00" E, 187.46 feet to a 1/2" capped rebar set (MCADAMS);
THENCE N 87°40'00" E, 423.62 feet to a magnetic nail with shiner set (MCADAMS) in Jernigan Road (a public roadway, no record found) on the east line of said 26.642 acre tract and the west line of Tucker Farm, an addition to Denton County, Texas, according to the plat thereof recorded in Document Number 2019-3 of the Real Property Records of Denton County, Texas, from which a 1/2" rebar found at the northwest corner of said Tucker Farm bears N 00°02'00" W, 191.58 feet;
THENCE S 00°02'00" E, with the east line of said 26.642 tract and the west line of said Tucker Farm passing at 193.0 feet a 1/2" capped rebar found (G&A) at the southwest corner of said Tucker Farm, being the northwest corner of that certain called 0.110 acre tract of land described in deed in favor of Philip Harold Tripp recorded in Instrument Number 2021-113558 of the Real Property Records of Denton County, Texas, continuing with the east line of said 0.110 acre tract, passing at 211.0 feet a 5/8" rebar found at the southwest corner of said 0.110 acre tract, being the northwest corner of that certain called 0.992 acre tract of land described in said deed in favor of Philip Harold Tripp, continuing with the west line of said 0.992 acre tract a total distance of 284.06 feet to a 5/8" rebar found at the most westerly southwest corner of said 0.992 acre tract;
THENCE N 85°35'00" E, 52.42 feet continuing with the east line of said 26.462 acre tract and the west line of said 0.992 acre tract to a 1/2" rebar found, being the most easterly northeast corner of said 26.462 acre tract;
THENCE S 00°38'00" W, 101.23 feet continuing with the east line of said 26.462 acre tract and the west line of said 0.992 acre tract to a 5/8" rebar found at the southwest corner of said 0.992 acre tract;
THENCE S 00°12'00" E, 81.53 feet continuing with the east line of said 26.642 acre tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner of the aforementioned 0.853 acre tract, from which a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 26.462 acre tract and the southwest corner of said 0.853 acre tract bears S 00°12'00" E, 25.00 feet;
THENCE S 88°14'45" W, 529.26 feet with the north line of said 0.853 acre tract to a 1/2" capped rebar set (MCADAMS);
THENCE S 88°07'00" W, 877.00 feet continuing with the north line of said 0.853 acre tract to the POINT OF BEGINNING and containing approximately 13.165 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, Michael Cannaday, do hereby adopt this plat designating the hereinabove described property as JERNIGAN ESTATES, an addition to the Town of Copper Canyon, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Copper Canyon. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Copper Canyon and public utility entities shall at all times have the full right on ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and adding to or removing all of parts their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the Town of Copper Canyon, Texas.
WITNESS MY HAND THIS _____ day of _____, 2024.

Michael Cannaday
Owner

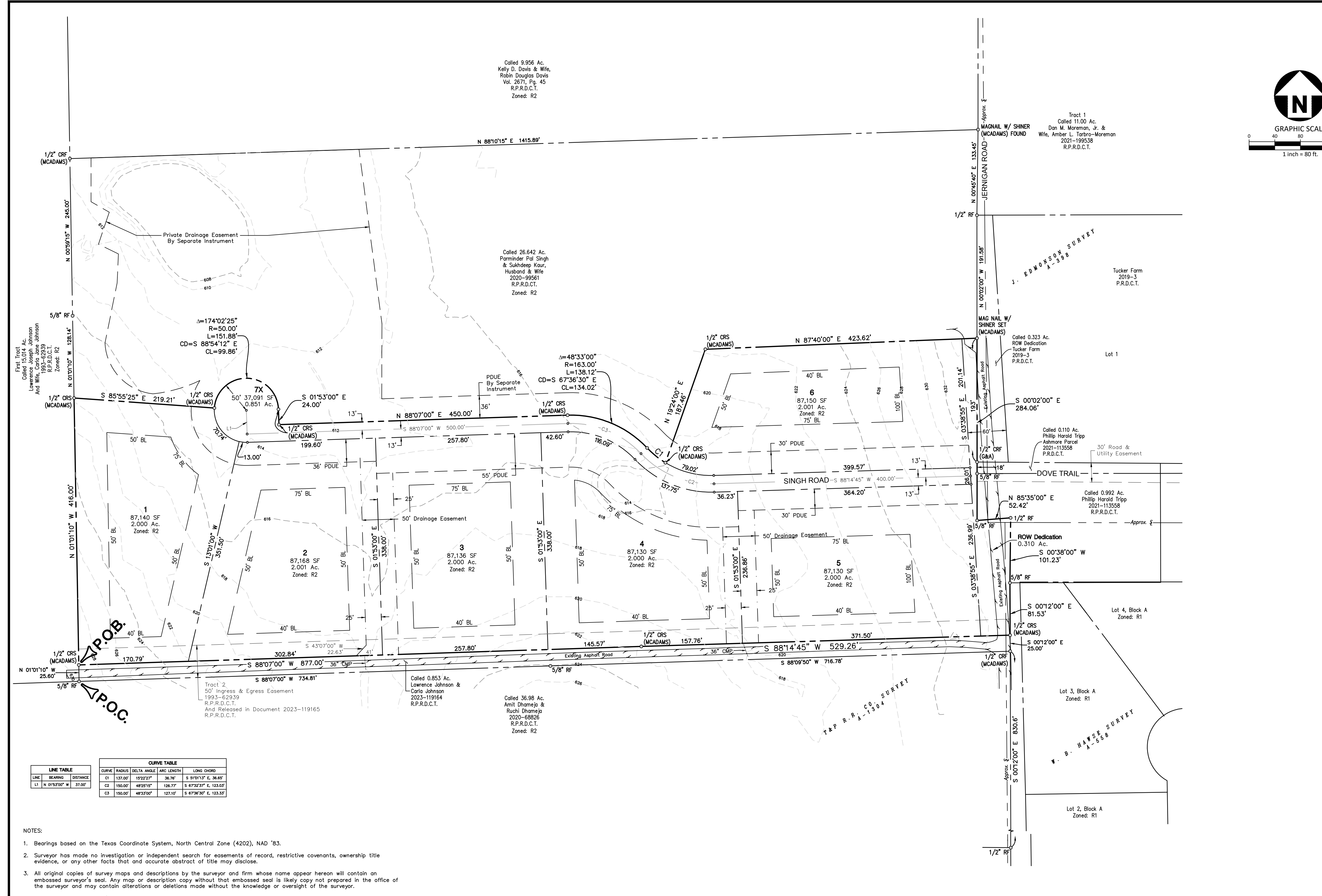
STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Cannaday, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public State of Texas
My commission expires the _____ day of _____, _____.

PROJECT INFORMATION

PROJECT NO. PRB-23001
FILENAME PRB23001.F1
CHECKED BY MP
DRAWN BY AT
SCALE 1"=80'
DATE 2024.03.18



LINE TABLE		CURVE TABLE						
LINE	BEARING	CHORD	DELTA ANGLE	ARC LENGTH	LONG CHORD			
LI	N 01°01'10" W	37.60'	C1	127.00'	152°22'	36.76'	S 51°01'13" E	36.89'
			C2	150.00'	48°33'00"	128.12'	S 67°36'30" E	134.02'
			C3	150.00'	48°33'00"	127.10'	S 67°36'30" E	133.33'

- NOTES:
- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
 - All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 - According to Community/Panel No. 48121C05300, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
This flood statement shall not create liability on the part of the surveyor.
 - No flood zone area analysis has been performed by MCADAMS on the subject property.
 - Field work performed during the month of September, 2023.
 - No proposed structures are within 1,000 feet from existing oil or gas well.

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- DRDCT = DEED RECORDS DENTON COUNTY, TEXAS
- OPDRCT = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- PRDCT = PLAT RECORDS DENTON COUNTY, TEXAS
- R1 = RESIDENTIAL 1 ACRE MINIMUM
- R2 = RESIDENTIAL 2 ACRE MINIMUM
- SL = SURVEY LINE
- BL = BUILDING LINE
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- PDUE = PUBLIC DRAINAGE & UTILITY EASEMENT
- CMP = CORRUGATED METAL PIPE
- WM = WATER METER
- VV = VENTILATION VAULT
- BL = BOUNDARY LINE
- AL = ADJOINER LINE
- SL = SURVEY ABSTRACT LINE
- DE = DRAINAGE EASEMENT
- PDUE = PUBLIC DRAINAGE & UTILITY EASEMENT
- EX = EXISTING EASEMENT
- SS = EXISTING STORM STRUCTURE
- AS = EXISTING ASPHALT ROAD
- VW = VARIABLE WIDTH PUBLIC DRAINAGE & UTILITY EASEMENT BY SEPARATE INSTRUMENT

PRELIMINARY PLAT
Approved for preparation of Final Plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission, Town of Copper Canyon, Texas

Chairman _____ Date _____

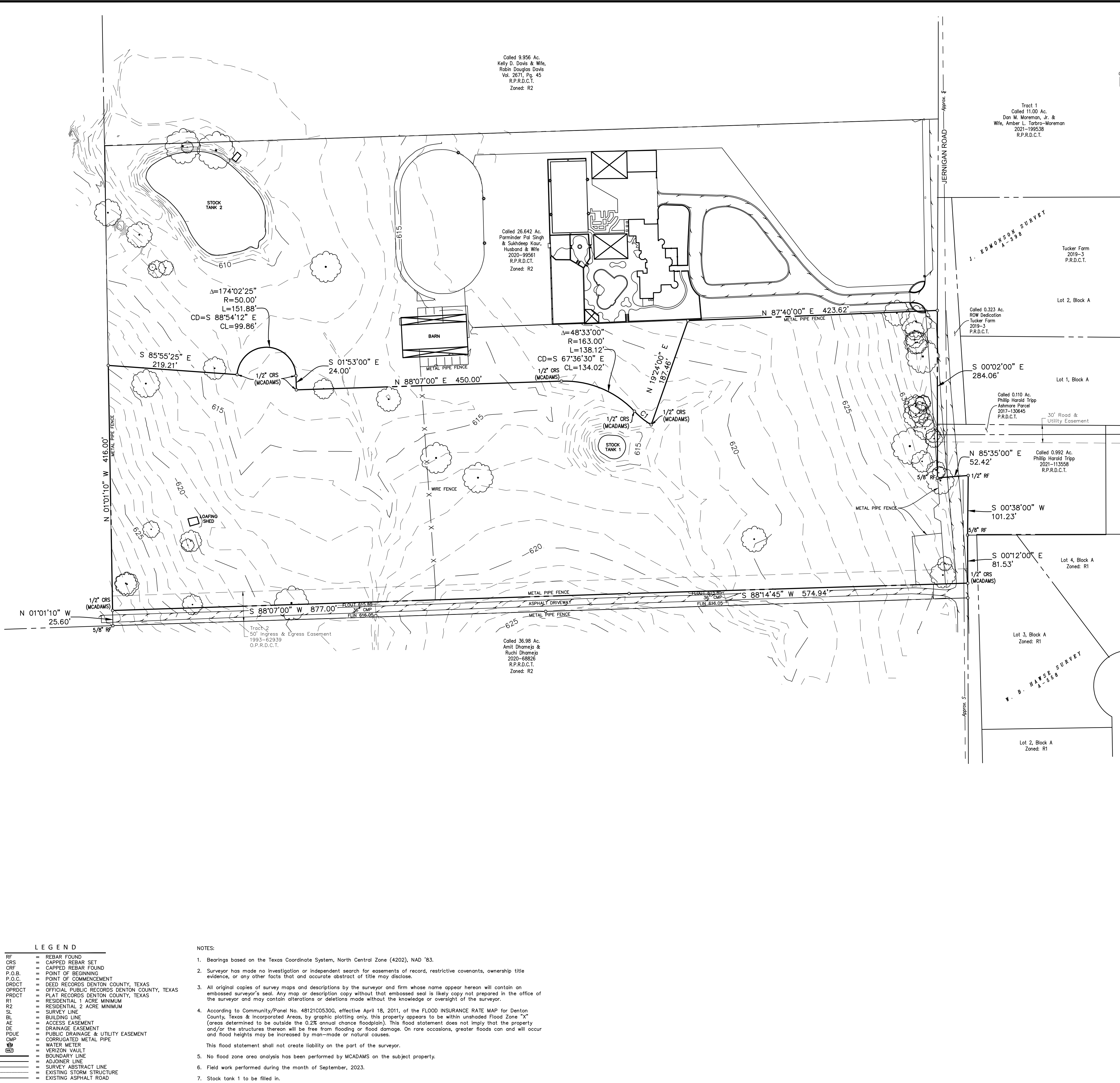
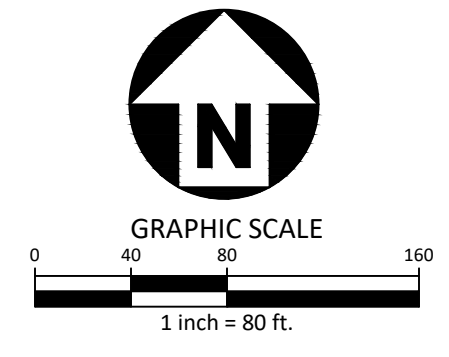
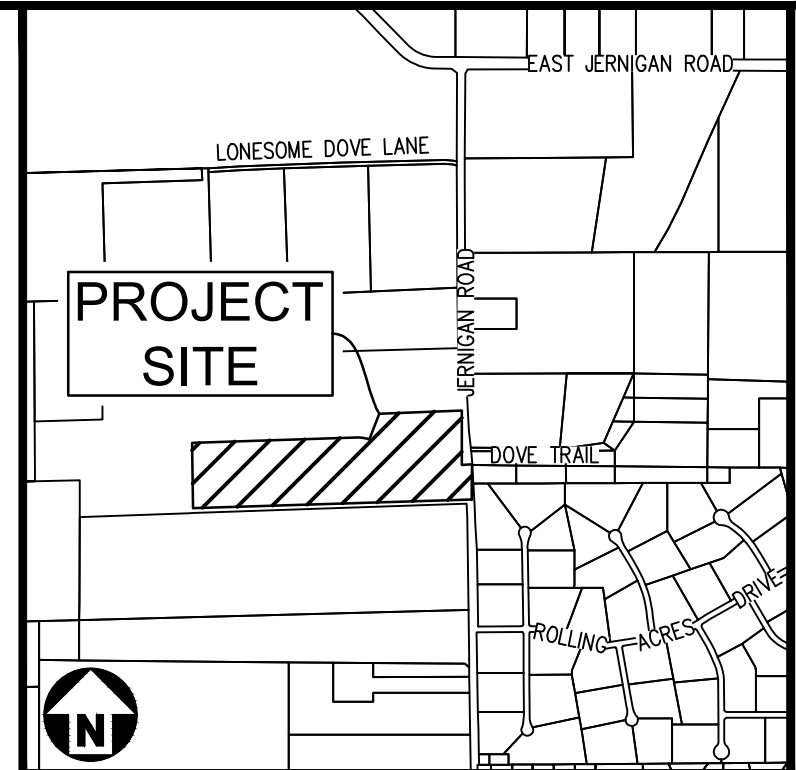
APPROVED BY: Town Council, Town of Copper Canyon, Texas

Mayor _____ Date _____

ATTEST:

Town Secretary _____ Date _____

SURVEYOR'S STATEMENT
KNOW ALL MEN BY THESE PRESENTS:
That I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Copper Canyon.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Mark Paine, RPLS 5078 03/18/2024
Texas Registration No. 5078



OWNER
MICHAEL CANNADAY
545 JERNIGAN ROAD
COPPER CANYON, TEXAS
PHONE: 817. 371. 4848

SURVEYOR
MCADAMS
MARK PAINE, RPLS 5078
201 COUNTRY VIEW DRIVE
ROANOKE, TEXAS, 76262
EMAIL: mpaine@mcadamsco.com

EXISTING CONDITIONS SURVEY
JERNIGAN ESTATES
LOT 1-6, BLOCK A
12.433 ACRES
TEXAS & PACIFIC RAILWAY SURVEY ABSTRACT NO. 1304
TOWN OF COPPER CANYON, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	PRB-23001
FILENAME	PRB23001 EXISTING CONDITIONS EXHIBIT
CHECKED BY	MP
DRAWN BY	TJS
SCALE	1"=80'
DATE	2024.03.04

LEGEND

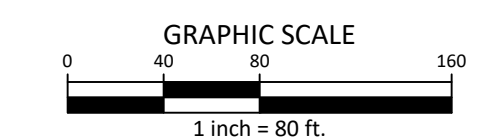
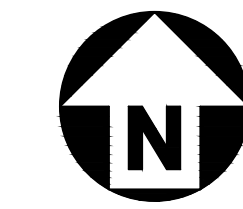
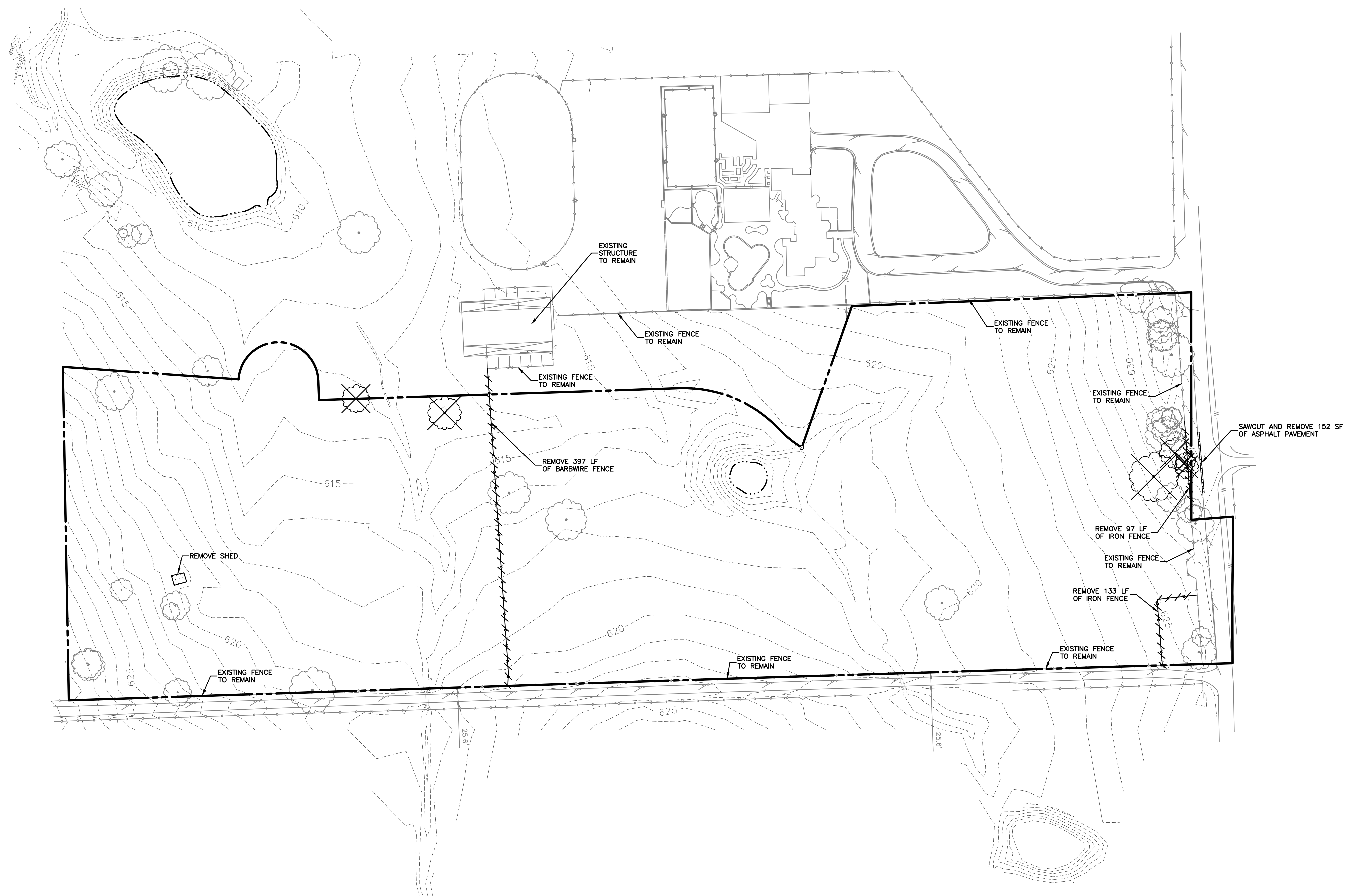
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SA	= SURVEY ABSTRACT LINE
SS	= EXISTING STORM STRUCTURE
AS	= EXISTING ASPHALT ROAD

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This flood statement shall not create liability on the part of the surveyor.
- No flood zone area analysis has been performed by MCADAMS on the subject property.
- Field work performed during the month of September, 2023.
- Stock tank 1 to be filled in.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 5/26/24

M:\Projects\PRB\PRB23001\04-Production\Engineering\Final\Plat & Engineering Documents\SHEET3\PRB23001-DM1.dwg, 3/26/2024, 10:56:22 AM, Kevin Vo



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

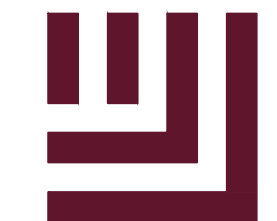
TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

GENERAL NOTES:

- 1. REMOVE ALL INCIDENTALS ON SITE.
- 2. CONTRACTOR SHALL RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, FENCES AND SITE DEBRIS OFFSITE.

LEGEND

	EXISTING FENCE TO BE REMOVED
	AREA TO BE REMOVED
	TREES TO BE REMOVED
	TREES TO REMAIN



MCADAMS

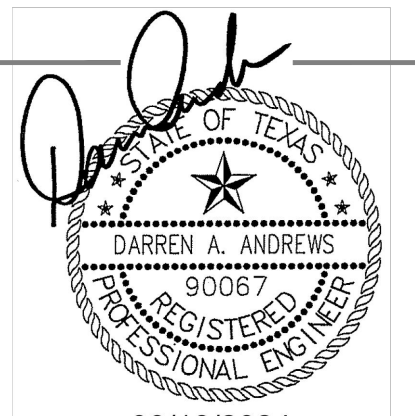
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972.436.9712
fax 972.436.9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

APPLICANT

PRECISION BUILDERS, INC.
4931 LONG PRAIRE ROAD, SUITE 200
FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

JERNIGAN ESTATES
FP/ED
545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

REVISIONS		
NO.	DATE	DESCRIPTION

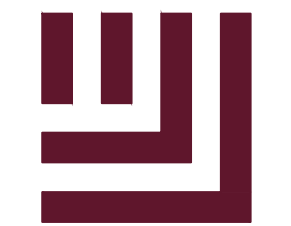
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-DM1.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE 1" = 80'
DATE 03.18.2024

SHEET

DEMOLITION PLAN

C1.01



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

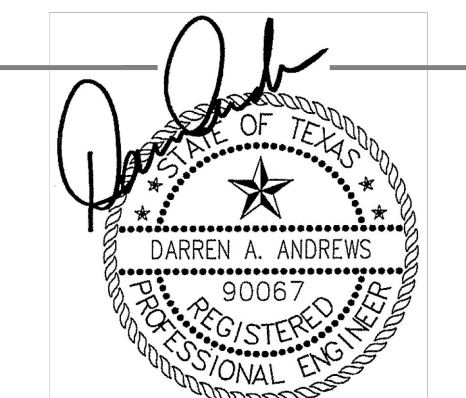
phone 972.436.9712
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FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

**JERNIGAN ESTATES
FP/ED
545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077**



03/18/2024

REVISIONS

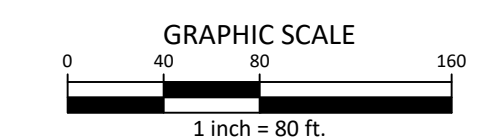
NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
 FILENAME PBR23001-S1.DWG
 CHECKED BY DAA
 DRAWN BY RC
 SCALE 1" = 80'
 DATE 03.18.2024

SHEET

**SITE, STRIPING,
SIGNAGE & DIMENSION
PLAN
C2.00**



BENCHMARKS:

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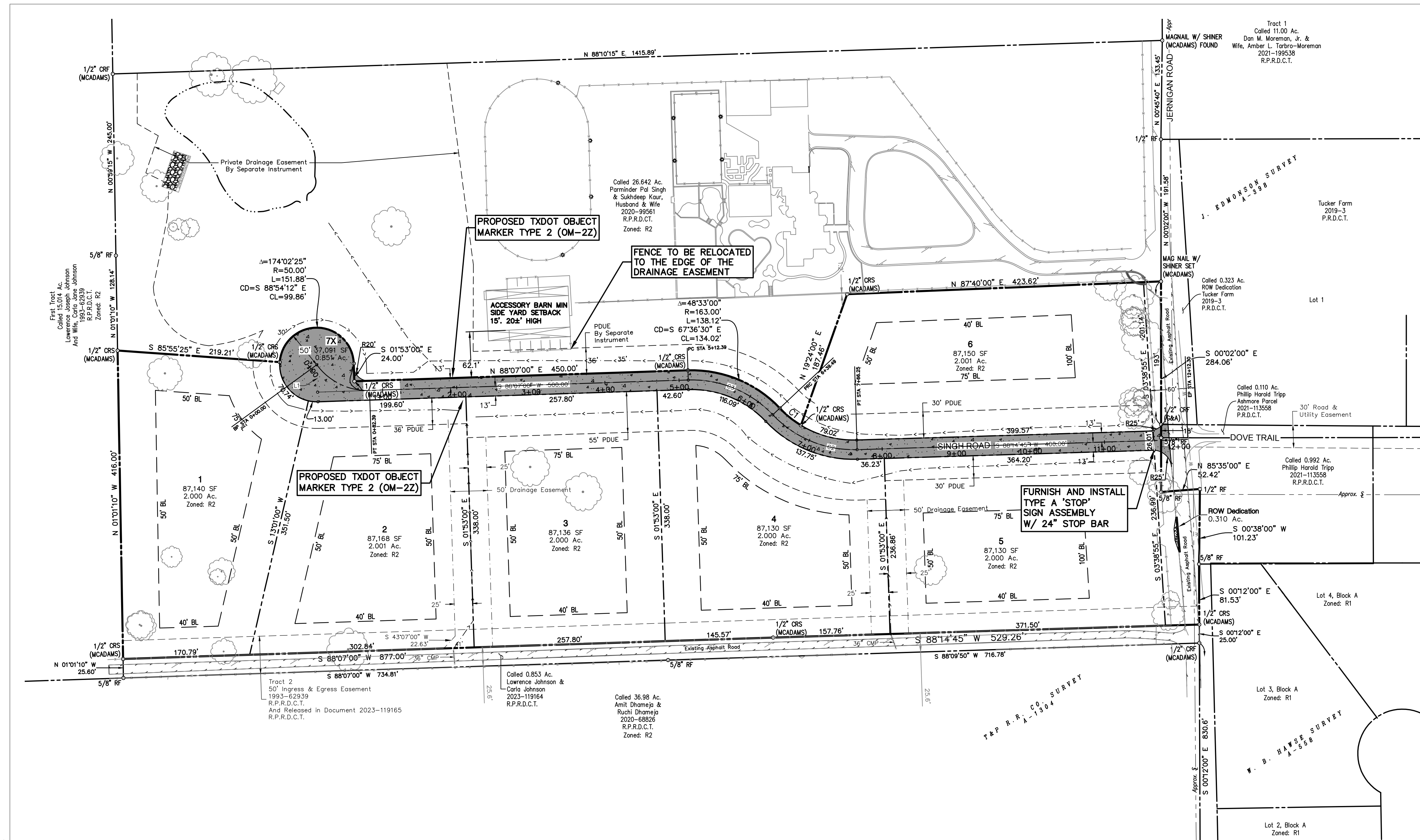
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GENERAL NOTES:

1. THE TOWN OF COPPER CANYON CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON PLANS OR NOT.
2. CONTRACTOR SHALL RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, FENCES AND SITE DEBRIS OFFSITE.
3. EXPANSION JOINTS AT INTERSECTION AND AT MINIMUM 600 FOOT INTERVALS FOR PAVEMENT.
4. SAW CUT AT 15-, 17.5- AND 20-FOOT INTERVALS FOR 6-INCH, 7-INCH AND 8-INCH PAVEMENTS RESPECTIVELY.

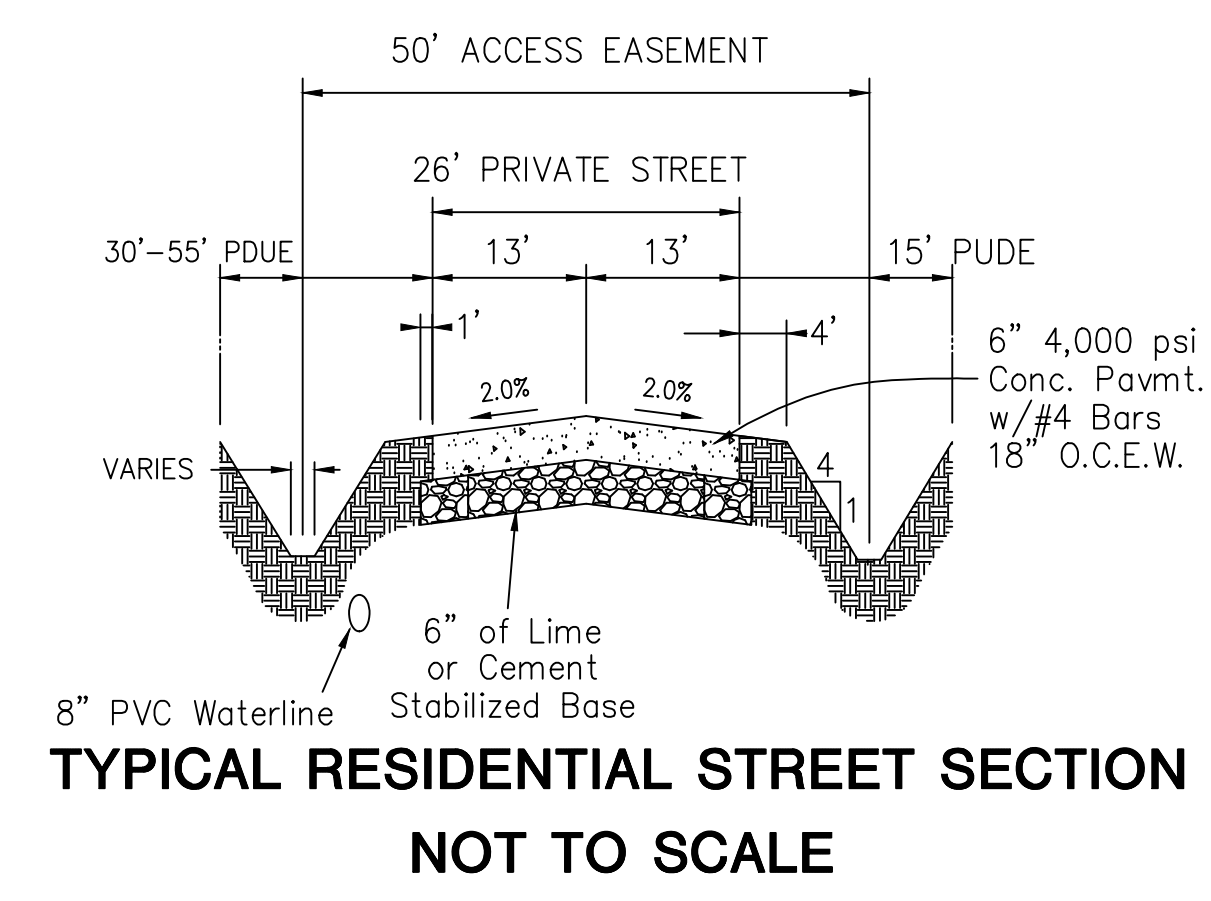
LEGEND

RESIDENTIAL PAVEMENT:
 6" 4,000 PSI CONC. PAVEMENT W/ #4 BARS
 @ 18" O.C.E.W. ON STABILIZED SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY & EXTENDED 1' PAST EDGE OF CONCRETE.
 (REFER TO GEOTECH REPORT FOR SUBGRADE DEPTH AND ANY ADDITIONAL SPECIFICATIONS)

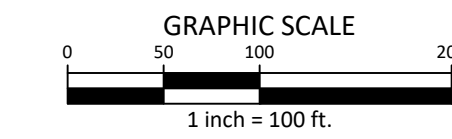
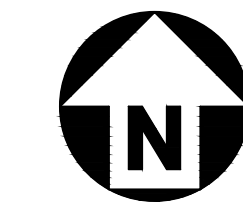


Site Summary Table

Site Address	545 Jerigan Rd, Copper Canyon, TX 75077
County	Denton
Project Name	JERNIGAN ESTATES
Zoning District	RESIDENTIAL 2 Ac. Min (R2)
Proposed Use	RESIDENTIAL
Site Area	13.165 Acres (573,467.4 SF)
Impervious Area	37,997 SF
Impervious %	6.63%



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BENCHMARKS:

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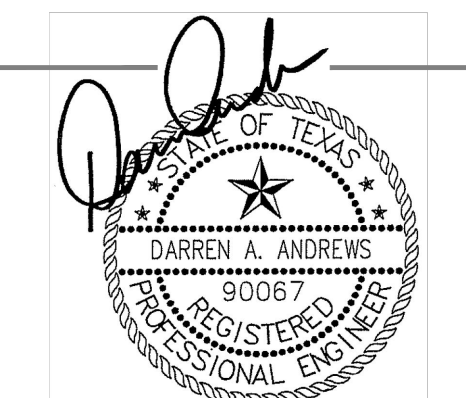
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03/18/2024

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-OAG1.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE 1" = 100'
DATE 03.18.2024

SHEET

**OVERALL GRADING
PLAN
C3.00**

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION

SHEET C3.05
DETAIL 1

SHEET C3.03

SHEET C3.06
DETAIL 4

SHEET C3.04

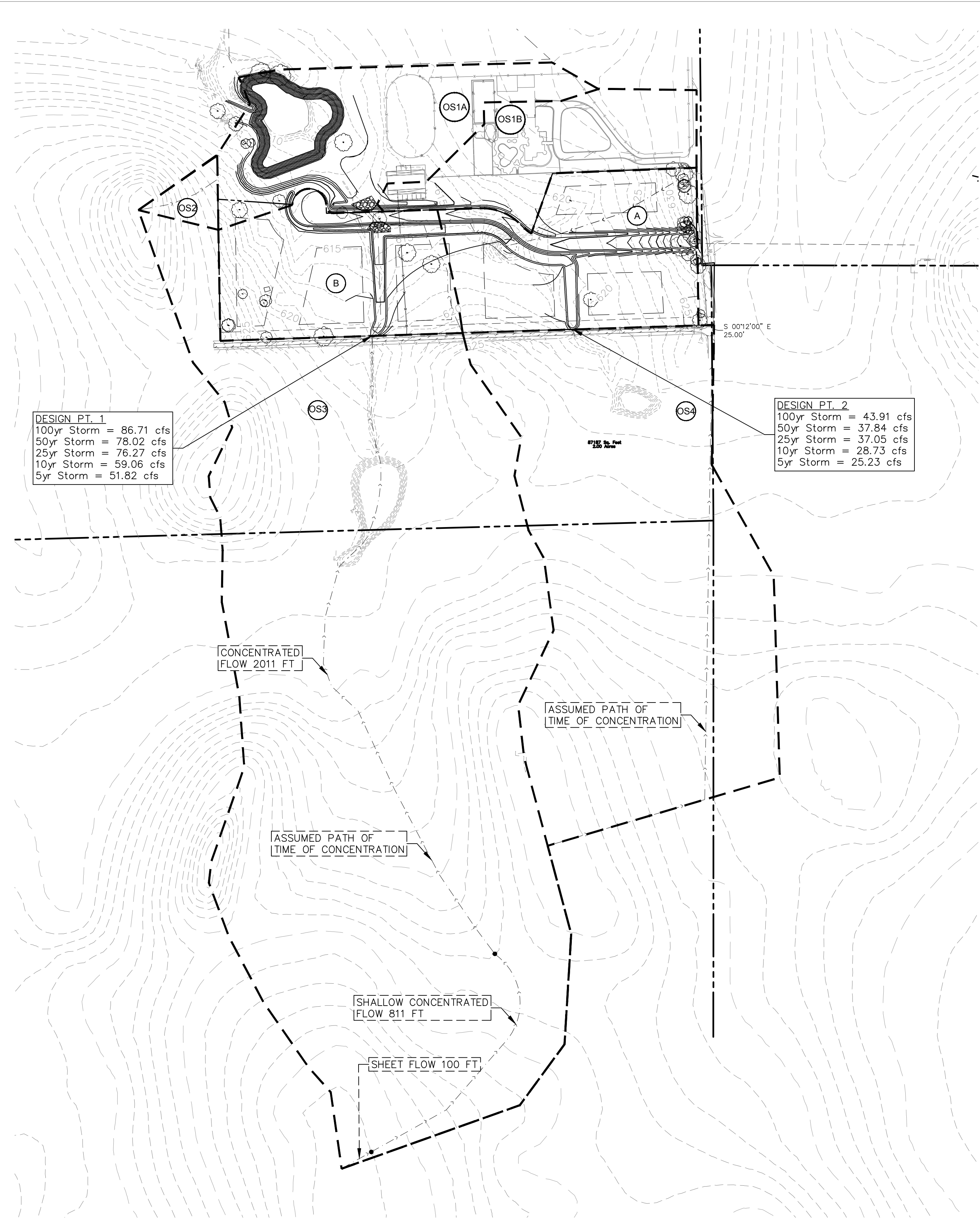
SHEET C3.05
DETAIL 2

SHEET C3.06
DETAIL 3

87187 Sq. Feet
2.00 Acres

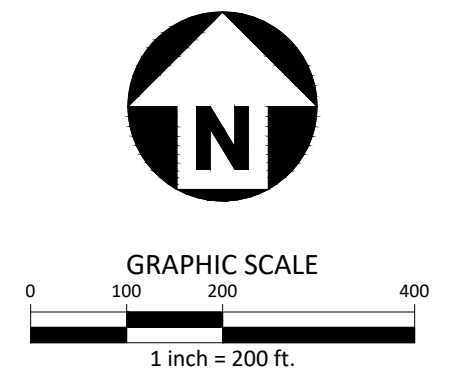
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M:\Projects\PRB\PRB23001\04-Production\Engineering\Final\Plat & Engineering Documents\Sheet\PRB23001-G1-DA.dwg, 3/15/2024 4:36:26 PM, Kevin Vo



LEGEND

- - - - - TIME OF CONCENTRATION PATH
- EXISTING DRAINAGE BOUNDARY
- 625----- EXISTING CONTOUR



BENCHMARKS:

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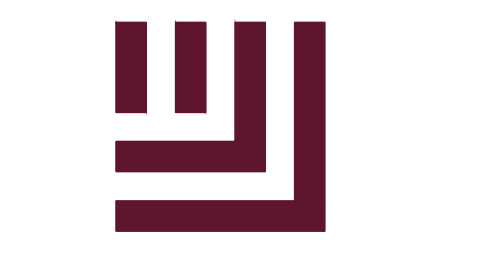
1. OFFSITE CONTOURS ARE BASED ON USGS MAPPING AND ONLY USED FOR DRAINAGE PATTERNS.

FOR DETAILED HYDRAULIC AND HYDROLOGY INFORMATION PLEASE SEE DRAINAGE STUDY FOR JERNIGAN ESTATES DONE BY MCADAMS DATED MARCH 4th, 2024.

DESIGN PT. 1
 100yr Storm = 86.71 cfs
 50yr Storm = 78.02 cfs
 25yr Storm = 76.27 cfs
 10yr Storm = 59.06 cfs
 5yr Storm = 51.82 cfs

DESIGN PT. 2
 100yr Storm = 43.91 cfs
 50yr Storm = 37.84 cfs
 25yr Storm = 37.05 cfs
 10yr Storm = 28.73 cfs
 5yr Storm = 25.23 cfs

EXISTING															Comments
Area	Acreage	Tc (mins)	C	CxA	I _s	I ₁₀	I ₂₅	I ₅₀	I ₁₀₀	Q _s	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀	
A	6.95	15	0.30	2.09	4.85	5.50	6.41	7.14	7.91	10.11	11.47	14.70	17.87	16.49	SHEET FLOW TO EXISTING POND
B	5.82	15	0.30	1.75	4.85	5.50	6.41	7.14	7.91	8.47	9.60	12.31	14.96	13.81	SHEET FLOW TO EXISTING SWALE THEN TO EXISTING POND
OS1A	7.00	20	0.30	2.10	4.21	4.79	5.60	6.27	6.96	8.84	10.06	12.94	13.17	14.62	RUNOFF FROM NORTH ADJACENT PROPERTY TO POND
OS1B	4.66	20	0.52	2.42	4.21	4.79	5.60	6.27	6.96	10.19	11.60	14.92	15.18	16.85	RUNOFF FROM NORTH ADJACENT PROPERTY TO POND
OS2	0.57	10	0.30	0.17	5.75	6.50	7.55	8.36	9.24	0.99	1.12	1.43	1.44	1.59	RUNOFF FROM WEST ADJACENT PROPERTY TO POND
OS3	48.25	27	0.30	14.48	3.58	4.08	4.79	5.39	5.99	51.82	59.06	76.27	78.02	86.71	RUNOFF FROM SOUTH ADJACENT PROPERTY TO POND
OS4	22.01	24	0.30	6.60	3.82	4.35	5.10	5.73	6.65	25.23	28.73	37.05	37.84	43.91	RUNOFF FROM SOUTH ADJACENT PROPERTY TO POND
Totals	95.26			29.60						115.65	131.64	169.62	178.48	193.99	
Weighted "C"	0.31														



McADAMS

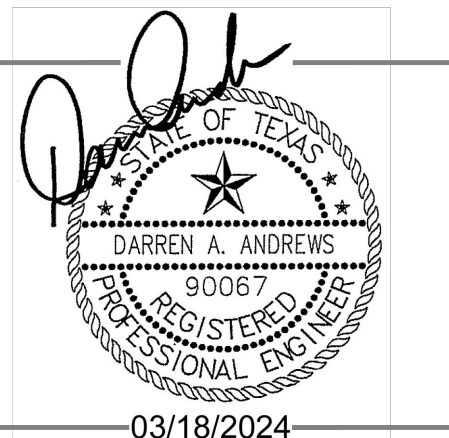
The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
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phone 972.436.9712
 fax 972.436.9715
 TBPE: 19762 TBPLS: 10194440
 www.mcadamsco.com

APPLICANT

PRECISION BUILDERS, INC.
 4931 LONG PRAIRE ROAD, SUITE 200
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 (817) 371-4848
 MICHAEL CANNADAY

JERNIGAN ESTATES
 FP/ED
 545 JERNIGAN ROAD
 TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024
REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
 FILENAME PBR23001-G1-DA.DWG
 CHECKED BY DAA
 DRAWN BY KV
 SCALE 1" = 200'
 DATE 03.18.2024

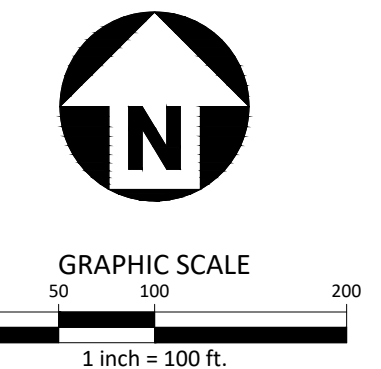
SHEET

EXISTING DRAINAGE AREA MAP

C3.01

PROPOSED														Comments	
Area	Acreage	Tc (mins)	C	CxA	I ₅	I ₁₀	I ₂₅	I ₅₀	I ₁₀₀	Q ₅	Q ₁₀	Q ₂₅	Q ₅₀		Q ₁₀₀
A	2.49	15	0.52	1.30	4.85	5.50	6.41	7.14	7.91	6.29	7.13	9.14	11.11	10.25	SHEET FLOW FROM LOT 6 AND NEW DRIVEWAY TO BAR DITCH
B	5.59	15	0.47	2.63	4.85	5.50	6.41	7.14	7.91	12.75	14.46	18.53	22.52	20.79	SHEET FLOW FROM LOT 4 AND 5 TO BAR DITCH
C	4.68	15	0.47	2.20	4.85	5.50	6.41	7.14	7.91	10.67	12.10	15.51	18.85	17.40	SHEET FLOW FROM LOT 1, 2, AND 3 TO BAR DITCH
OS1A	7.00	20	0.30	2.10	4.21	4.79	5.60	6.27	6.96	8.84	10.05	12.93	13.16	14.61	SHEET FLOW TO POND
OS1B	4.66	20	0.52	2.42	4.21	4.79	5.60	6.27	6.96	10.19	11.60	14.92	15.18	16.85	SHEET FLOW FROM ADJACENT PROPERTY TO DITCH
OS2	0.57	10	0.30	0.17	5.75	6.50	7.55	8.36	9.24	0.99	1.12	1.43	1.44	1.59	SHEET FLOW FROM ADJACENT PROPERTY TO EXISTING POND
OS3	48.25	27	0.30	14.48	3.58	4.08	4.79	5.39	5.99	51.82	59.06	76.27	78.02	86.71	FLOW FROM ADJACENT PROPERTY TO WEST DITCH
OS4	22.01	24	0.30	6.60	3.82	4.35	5.10	5.73	6.65	25.23	28.73	37.05	37.84	43.91	FLOW FROM ADJACENT PROPERTY TO EAST DITCH
Totals	95.26														
Weighted "C"			31.90												
										126.78	144.25	185.78	198.12	212.11	

FOR DETAILED HYDRAULIC AND HYDROLOGY INFORMATION
PLEASE SEE DRAINAGE STUDY FOR JERNIGAN ESTATES DONE
BY MCADAMS DATED MARCH 4th, 2024.



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

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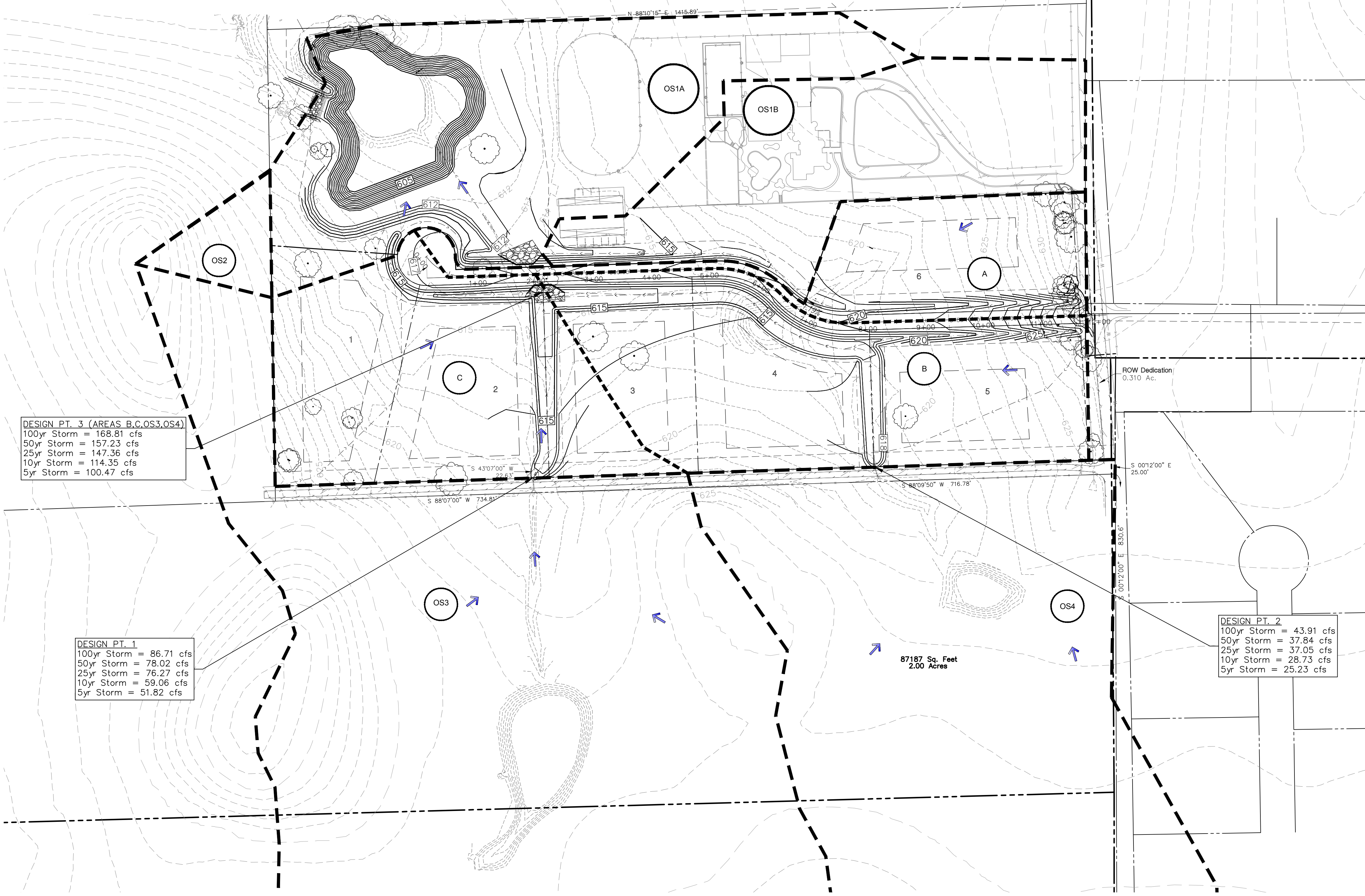
APPLICANT

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(817) 371-4848
MICHAEL CANNADAY

JERNIGAN ESTATES
FP/ED
545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077

LEGEND

	PROPOSED DRAINAGE BOUNDARY
	EXISTING DRAINAGE BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONTOUR

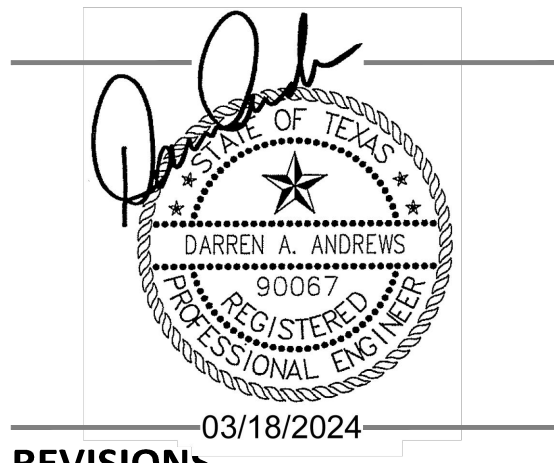


DESIGN PT. 3 (AREAS B,C,OS3,OS4)
100yr Storm = 168.81 cfs
50yr Storm = 157.23 cfs
25yr Storm = 147.36 cfs
10yr Storm = 114.35 cfs
5yr Storm = 100.47 cfs

DESIGN PT. 1
100yr Storm = 86.71 cfs
50yr Storm = 78.02 cfs
25yr Storm = 76.27 cfs
10yr Storm = 59.06 cfs
5yr Storm = 51.82 cfs

DESIGN PT. 2
100yr Storm = 43.91 cfs
50yr Storm = 37.84 cfs
25yr Storm = 37.05 cfs
10yr Storm = 28.73 cfs
5yr Storm = 25.23 cfs

87187 Sq. Feet
2.00 Acres



03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

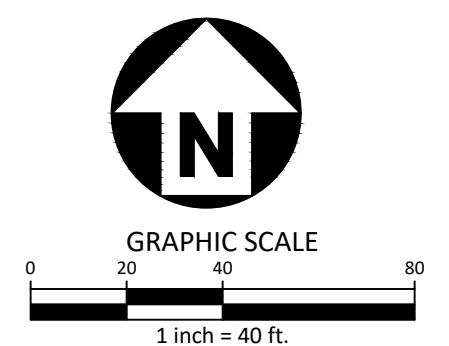
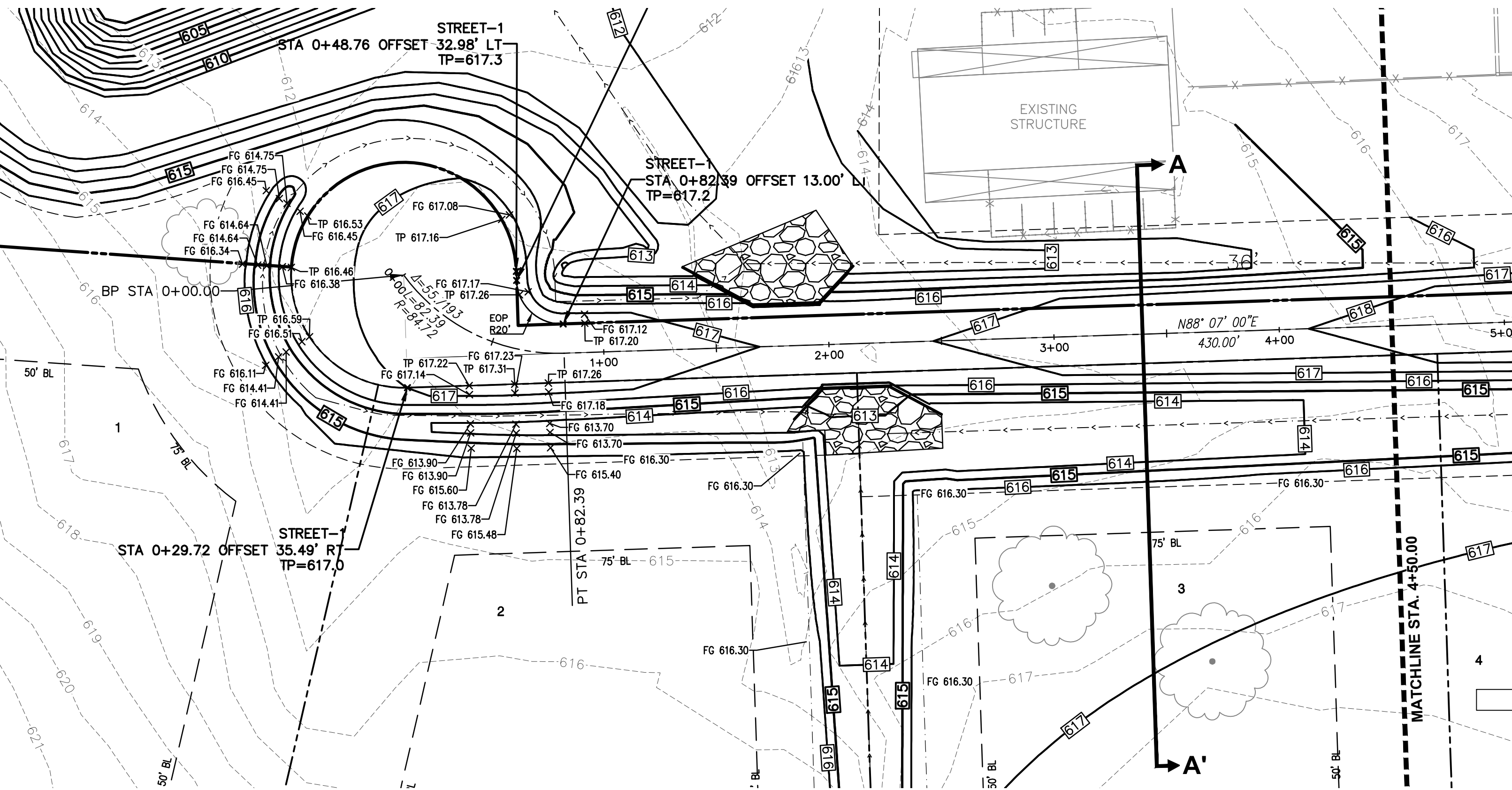
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-G1-DA.DWG
CHECKED BY DAA
DRAWN BY KV
SCALE 1" = 100'
DATE 03.18.2024

SHEET

PROPOSED DRAINAGE AREA MAP

C3.02



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

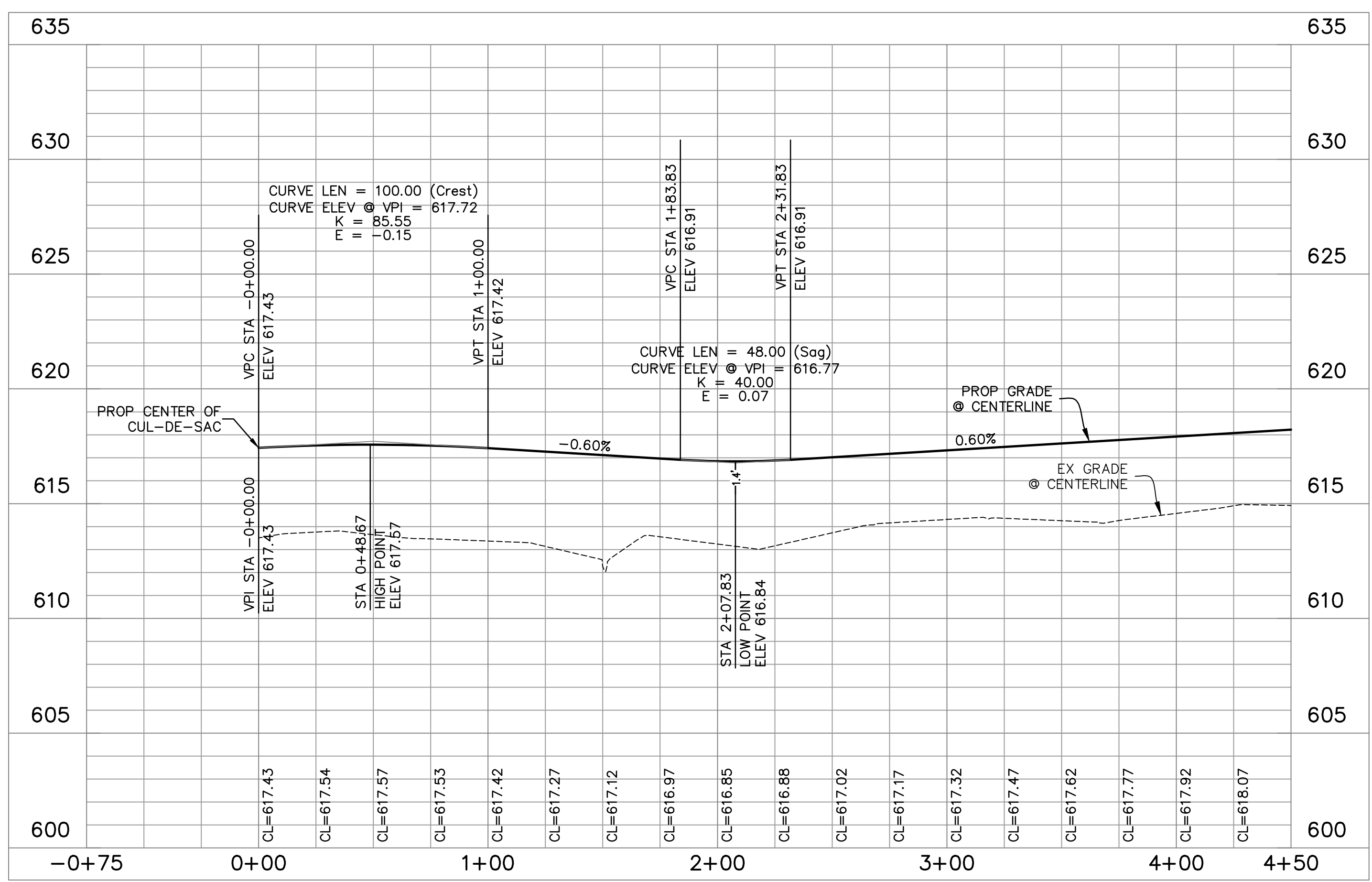
TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

GENERAL NOTES:

1. GRADING ONLY IS BEING SUBMITTED WITH THESE PLANS

LEGEND

- 620 — PROPOSED MAJOR CONTOUR
- 621 — PROPOSED MINOR CONTOUR
- - - 625 - - - EXISTING CONTOUR
- x TP 617.01 PROPOSED TOP OF PAVEMENT
- x FG 617.10 PROPOSED FINISHED GRADE
- x TW 617.21 PROPOSED TOP OF WALL
- x BW 617.20 PROPOSED BOTTOM OF WALL



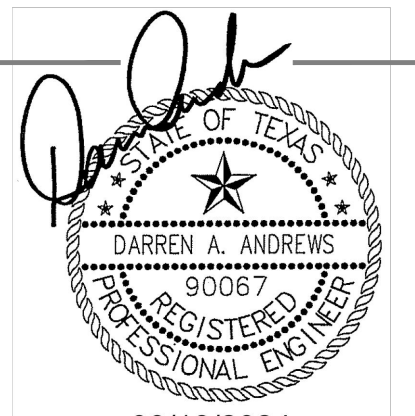
The John R. McAdams Company, Inc.
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phone 972. 436. 9712
 fax 972. 436. 9715
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 (817) 371-4848
 MICHAEL CANNADAY

JERNIGAN ESTATES
 FP/ED
 545 JERNIGAN ROAD
 TOWN OF COPPER CANYON, TEXAS, 75077



REVISIONS

NO.	DATE	DESCRIPTION

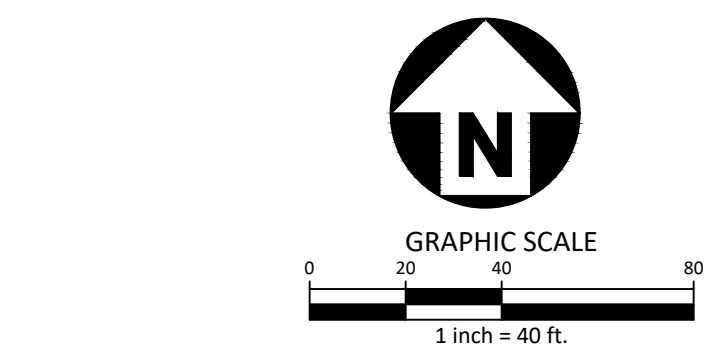
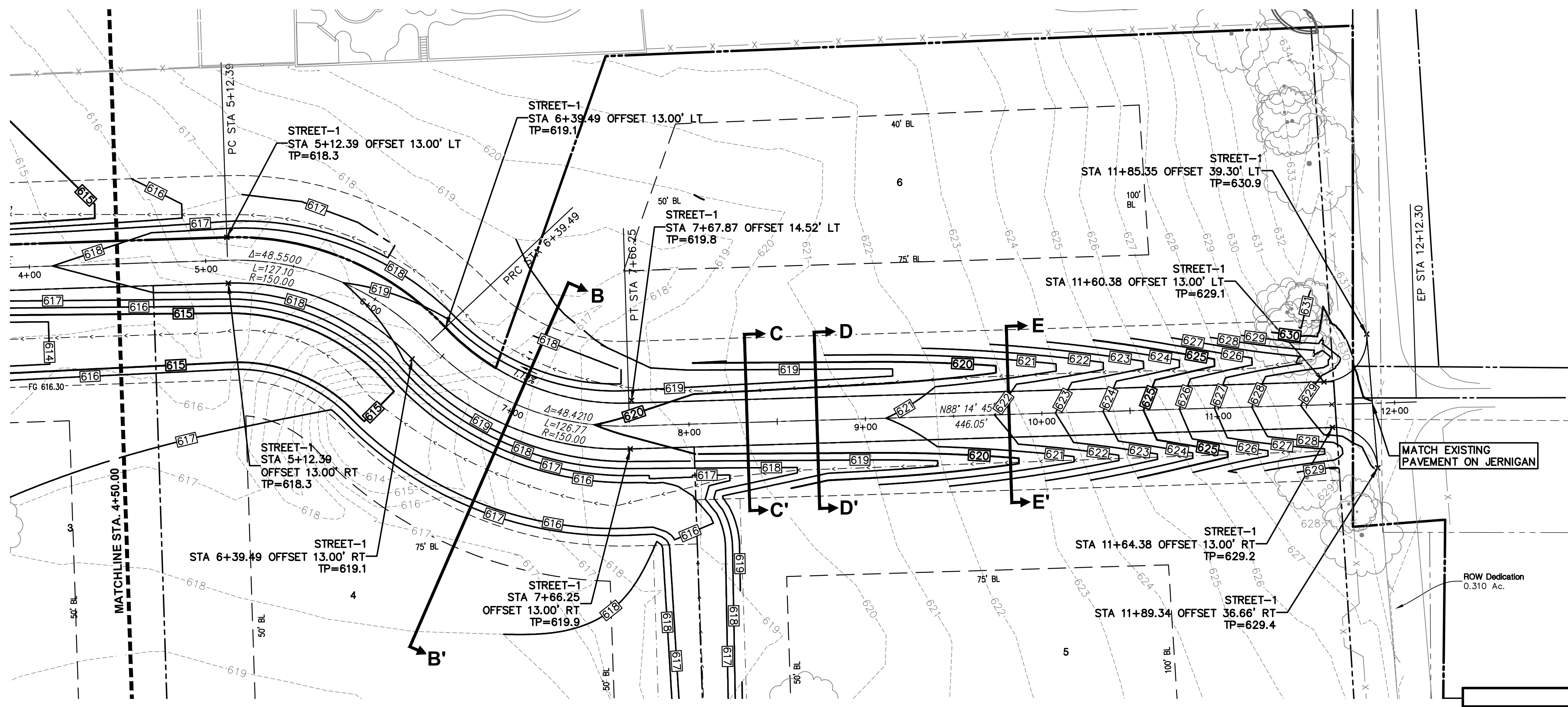
PLAN INFORMATION

PROJECT NO. PRB-23001
 FILENAME PBR23001-G2.DWG
 CHECKED BY DAA
 DRAWN BY RC
 SCALE 1"=40'
 DATE 03. 18. 2024

SHEET

GRADING PLAN

C3.03



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

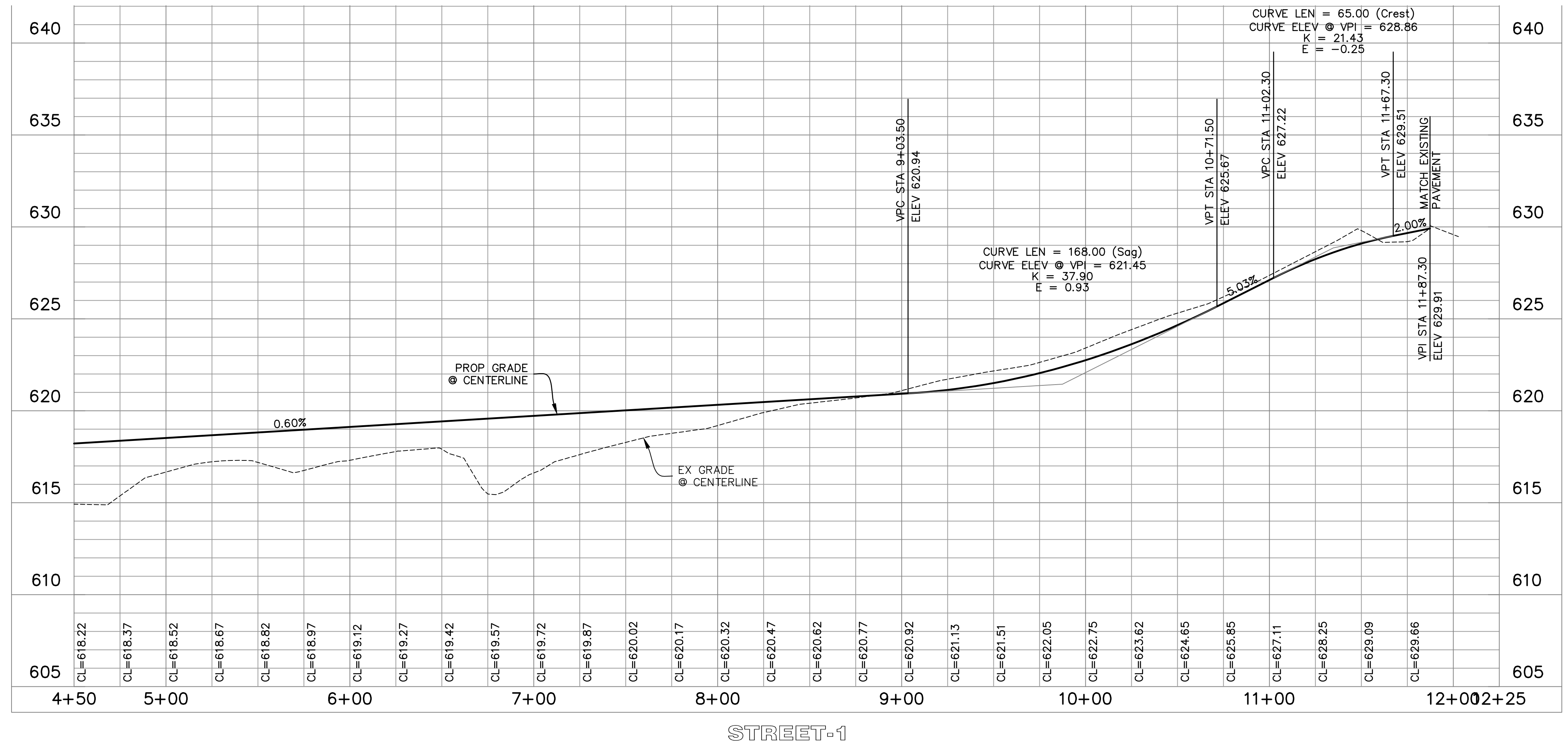
TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

GENERAL NOTES:

1. GRADING ONLY IS BEING SUBMITTED WITH THESE PLANS

LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONTOUR



McADAMS

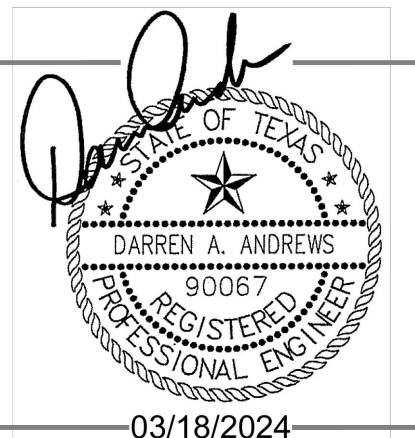
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03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

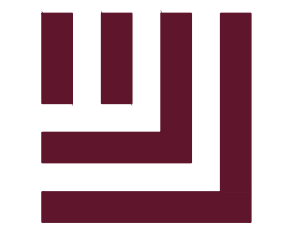
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-G2.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE 1"=40'
DATE 03.18.2024
SHEET

GRADING PLAN

C3.04

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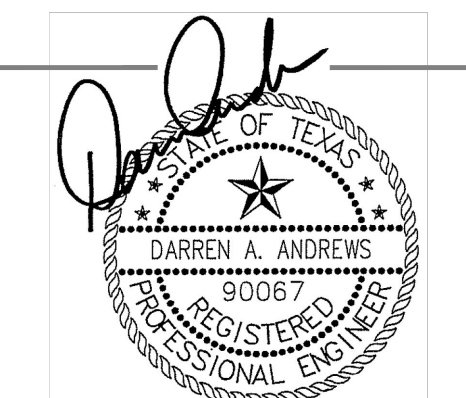
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REVISIONS

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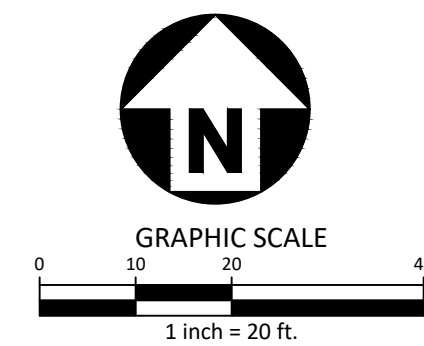
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-G2.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE 1"=20'
DATE 03.18.2024

SHEET

GRADING PLAN

C3.05



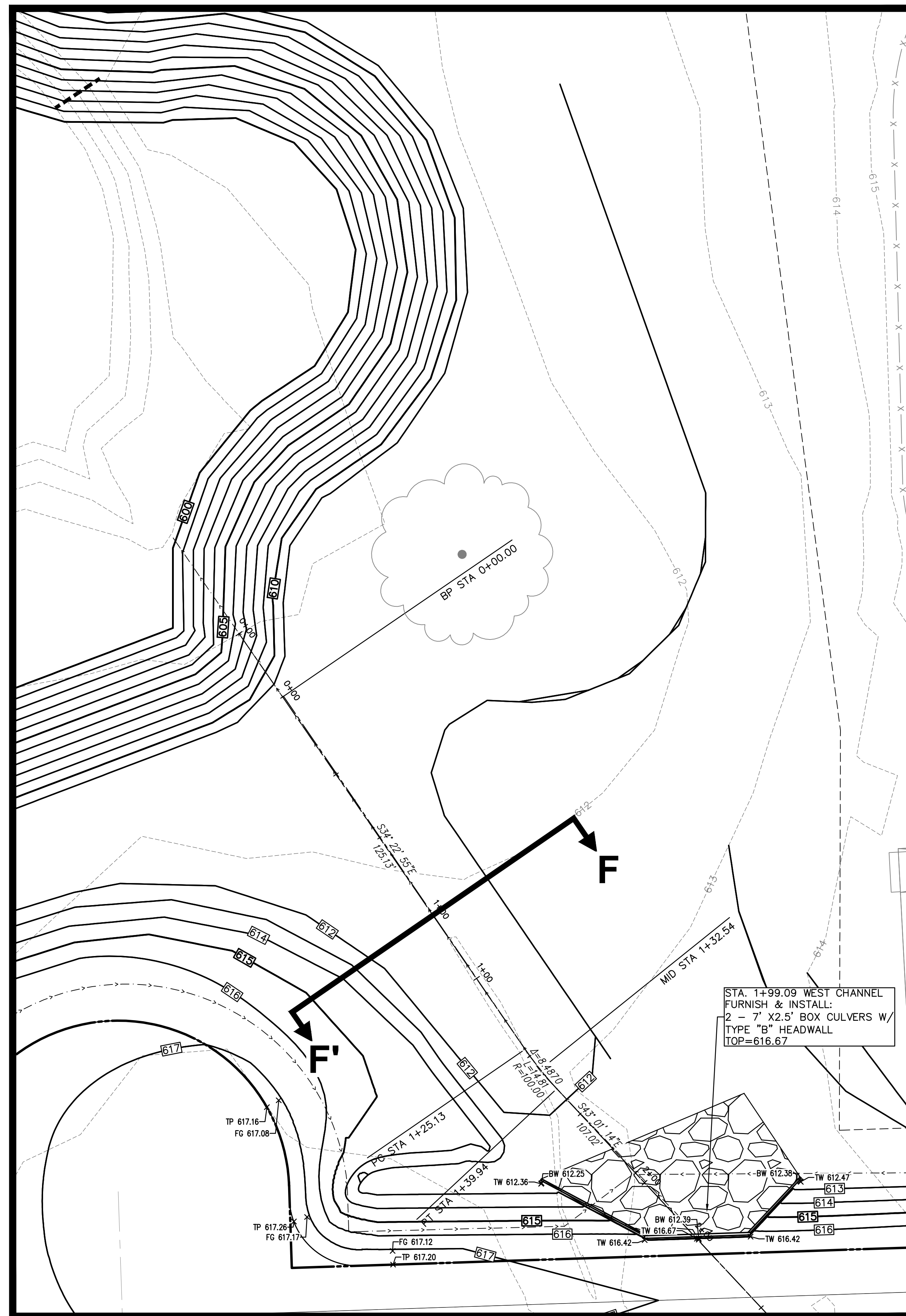
BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7081303.010 E: 2399310.941 ELEVATION: 626.85

TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

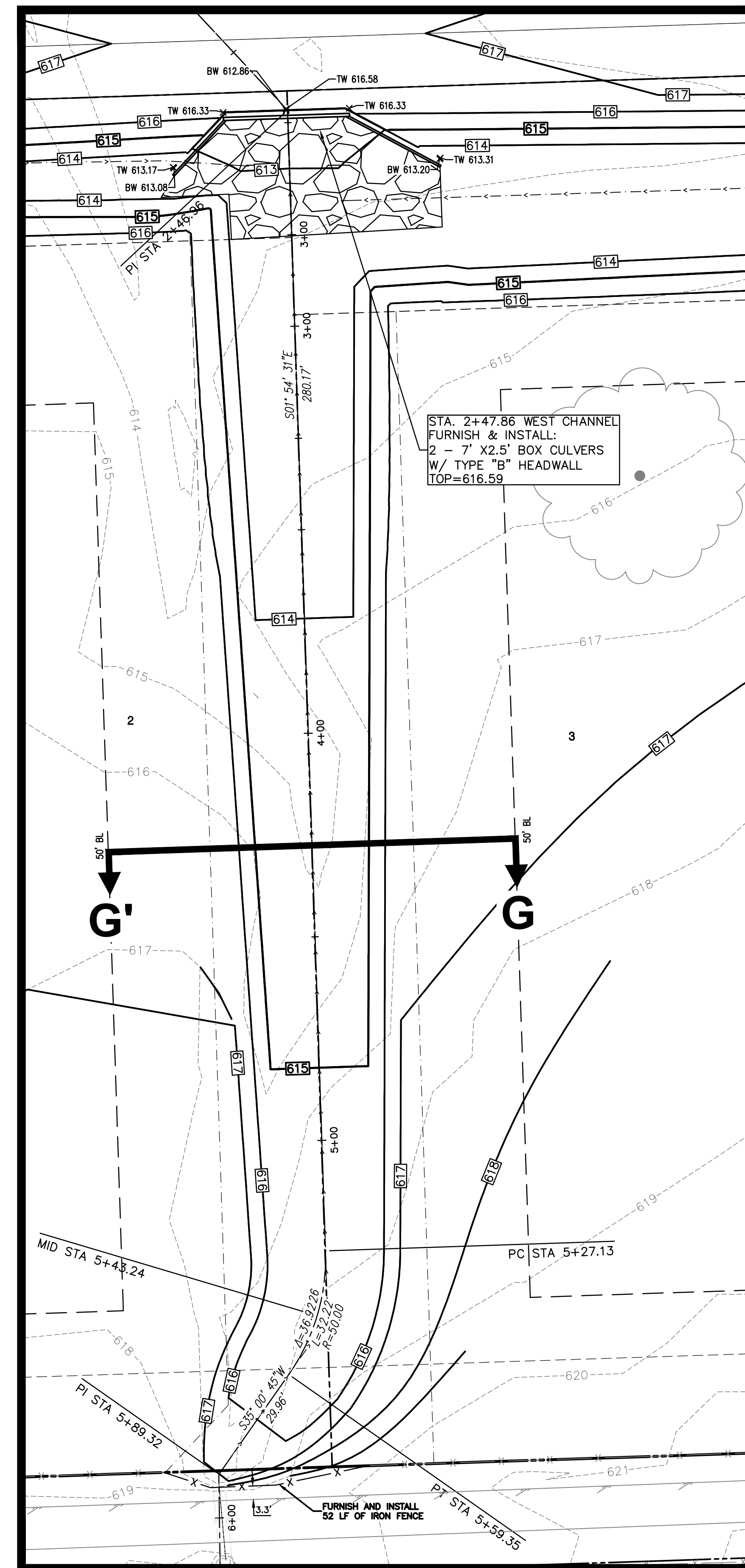
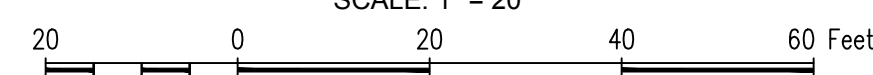
LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- X TP 617.01 PROPOSED TOP OF PAVEMENT
- X FG 617.10 PROPOSED FINISHED GRADE
- X TW 617.21 PROPOSED TOP OF WALL
- X BW 617.20 PROPOSED BOTTOM OF WALL



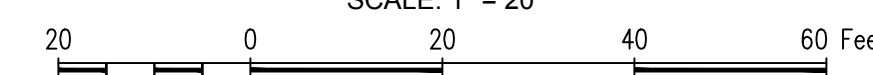
DETAIL 1: WEST CHANNEL

SCALE: 1" = 20'



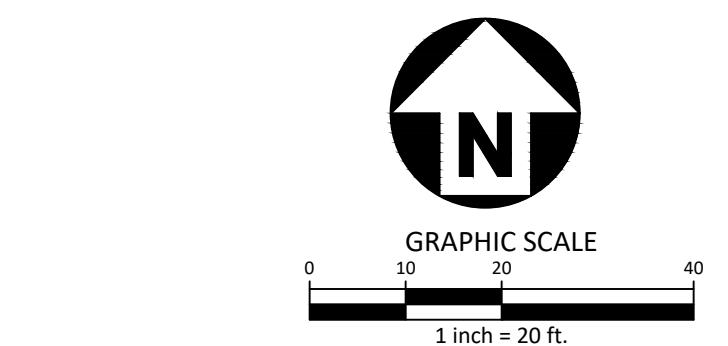
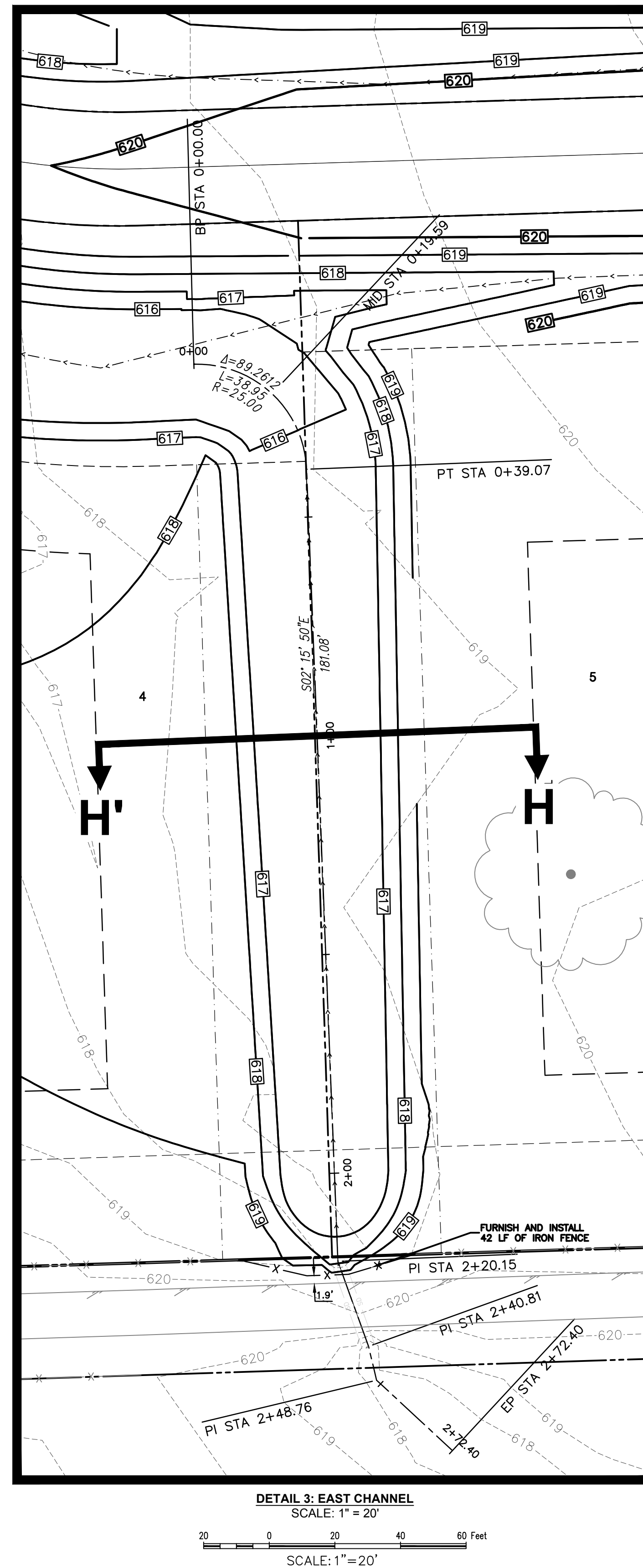
DETAIL 2: WEST CHANNEL

SCALE: 1" = 20'



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BENCHMARKS:

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LEGEND

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONTOUR

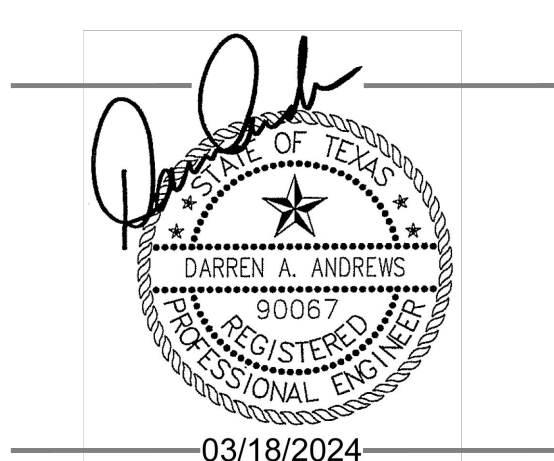
McADAMS
The John R. McAdams Company, Inc.
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03/18/2024

REVISIONS

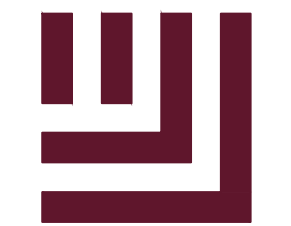
NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	PRB-23001
FILENAME	PBR23001-G2.DWG
CHECKED BY	DAA
DRAWN BY	RC
SCALE	1"=20'
DATE	03. 18. 2024

GRADING PLAN

C3.06



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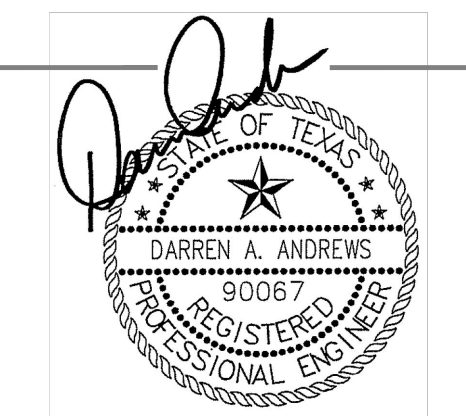
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03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

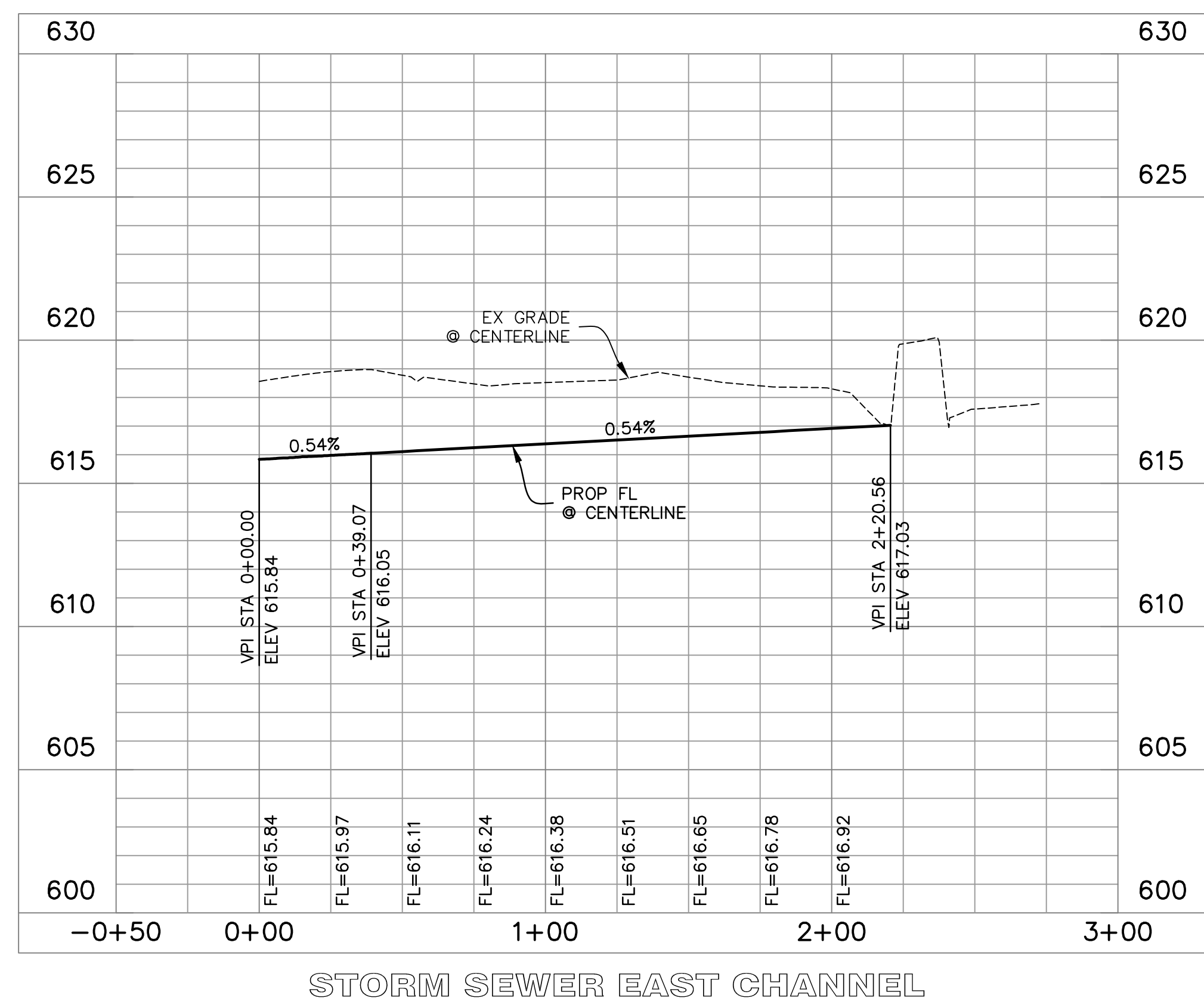
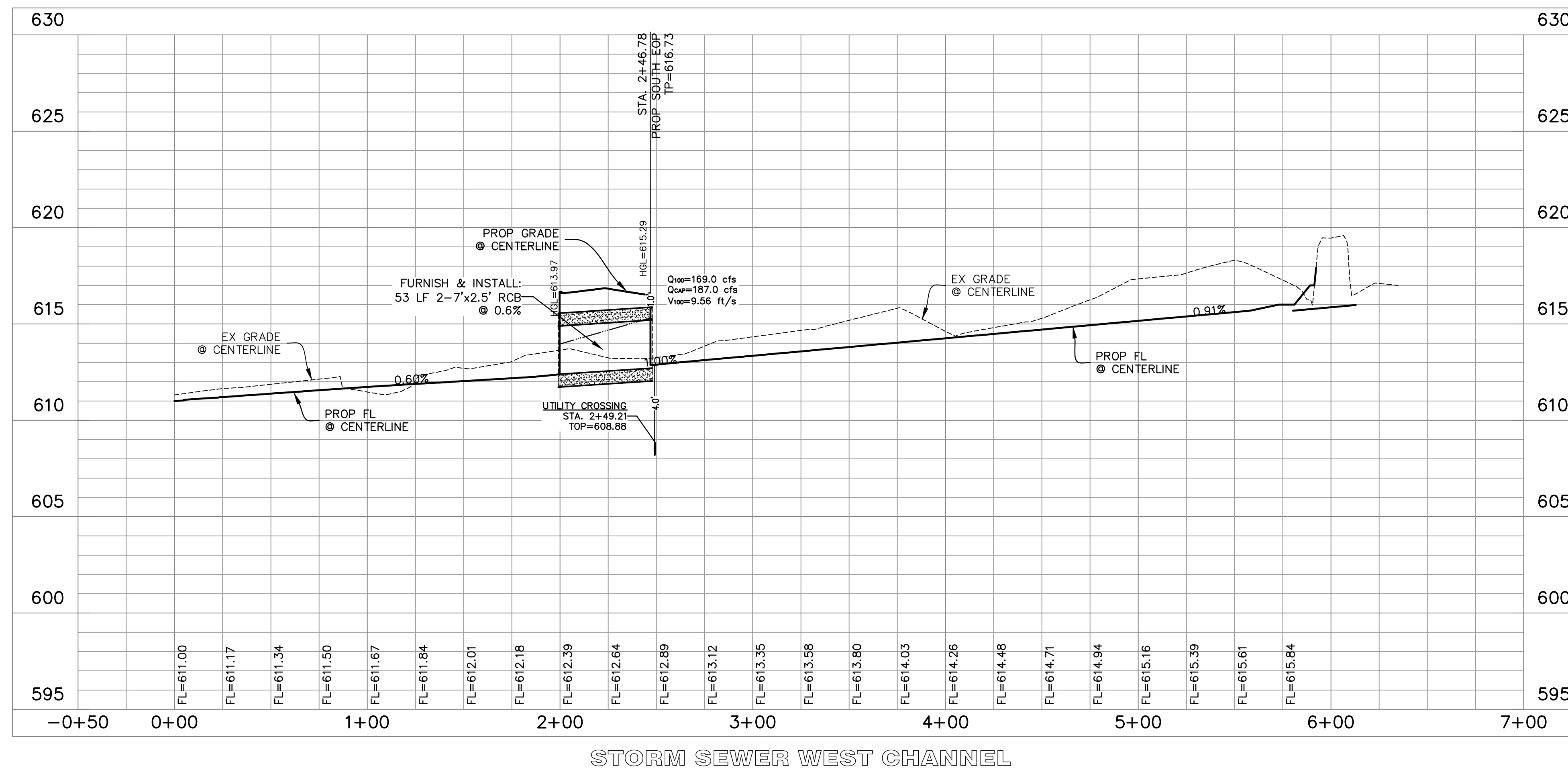
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 FILENAME PBR23001-G2.DWG
 CHECKED BY DAA
 DRAWN BY RC
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 DATE 03.18.2024

SHEET

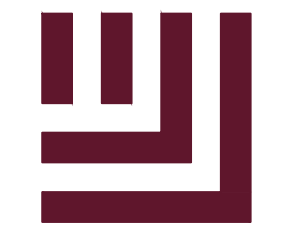
CHANNEL PROFILES

C3.07

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION



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4400 State Highway 121, Suite 800
Lewisville, Texas 75056

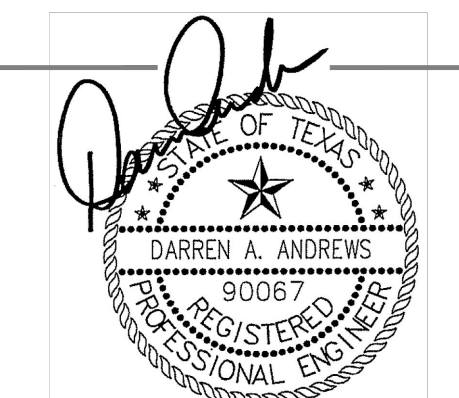
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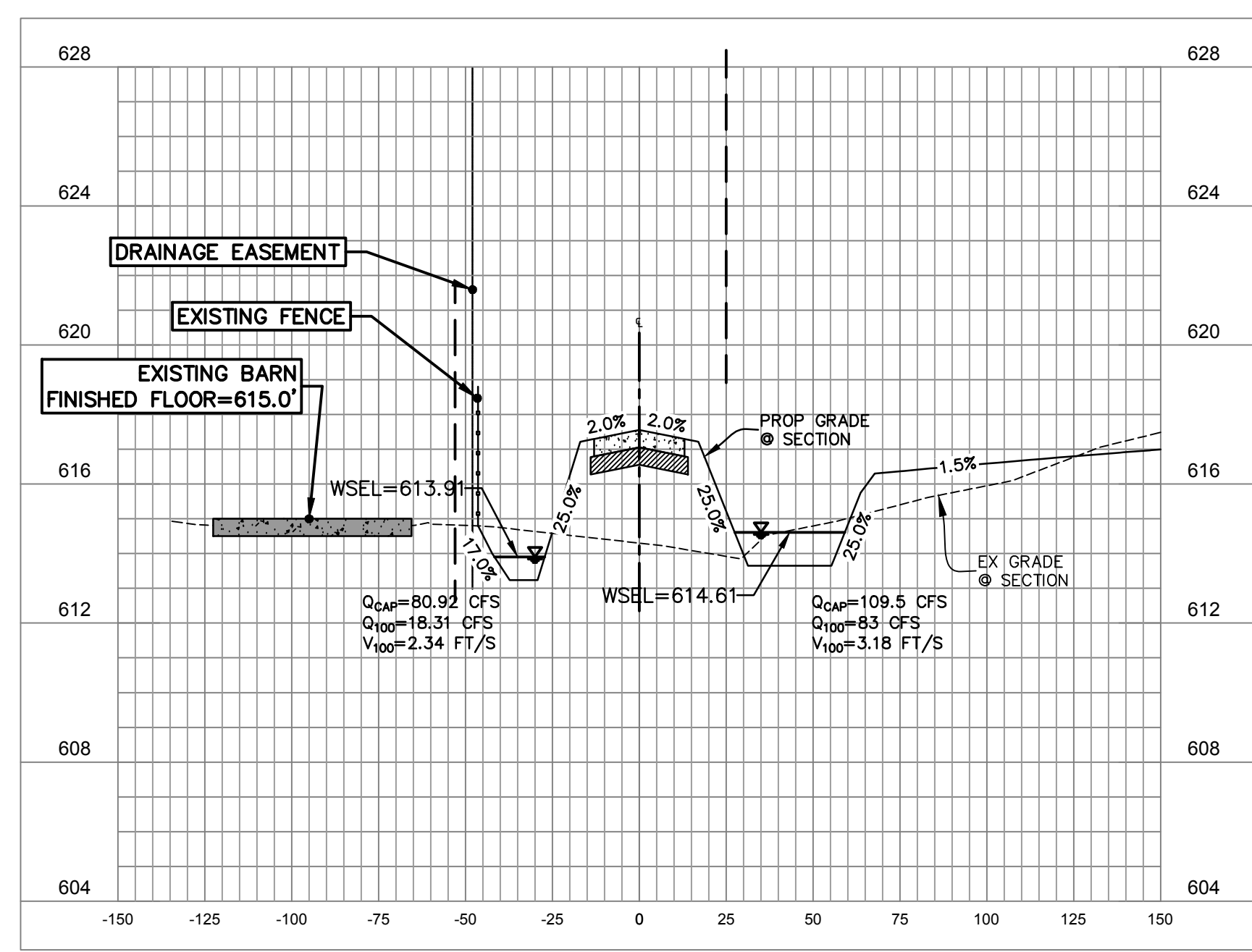
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-G2.DWG
CHECKED BY DAA
DRAWN BY RC
SCALE H:1"=40', V:1"=4'
DATE 03.18.2024

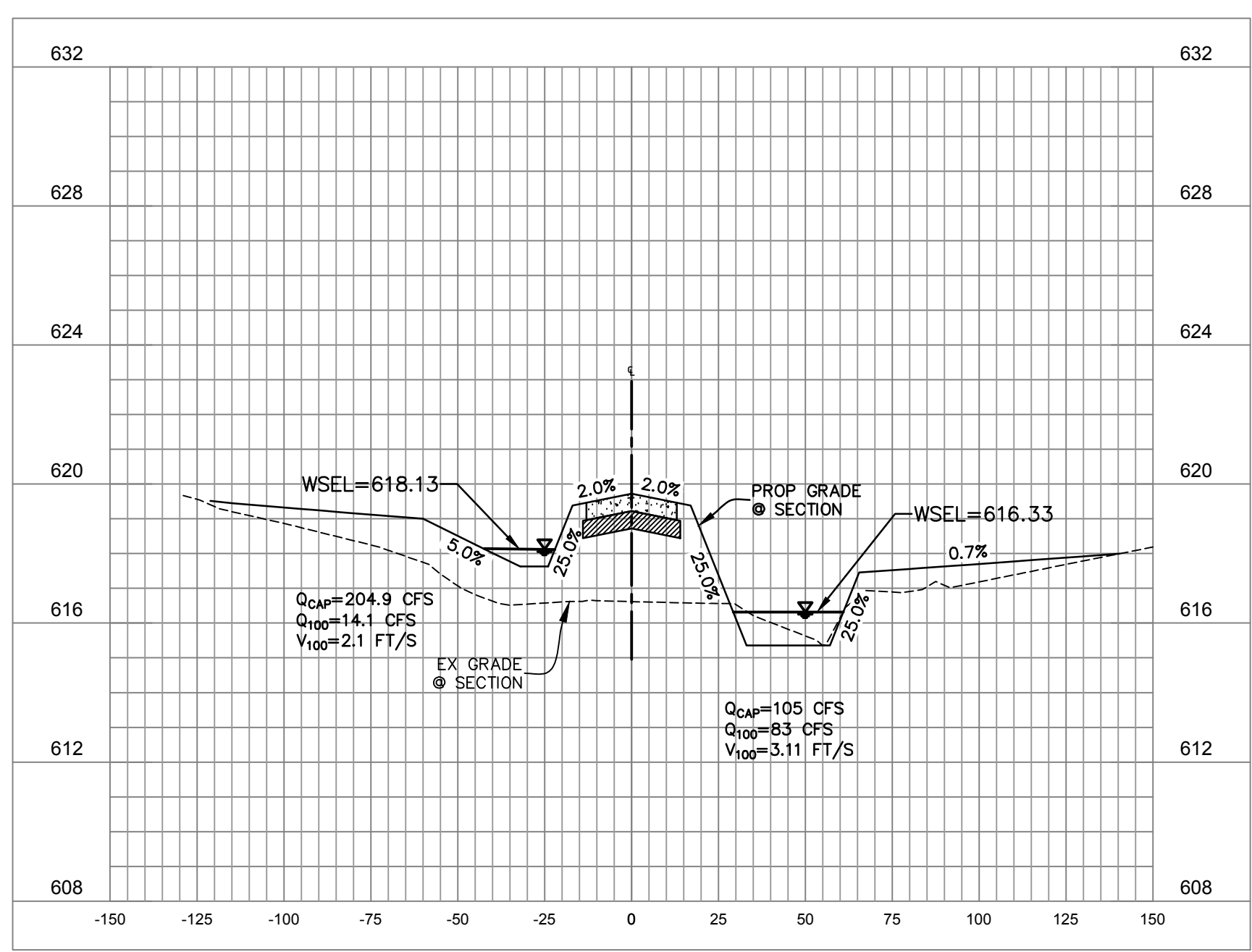
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STREET AND CHANNEL CROSS-SECTIONS
C3.08

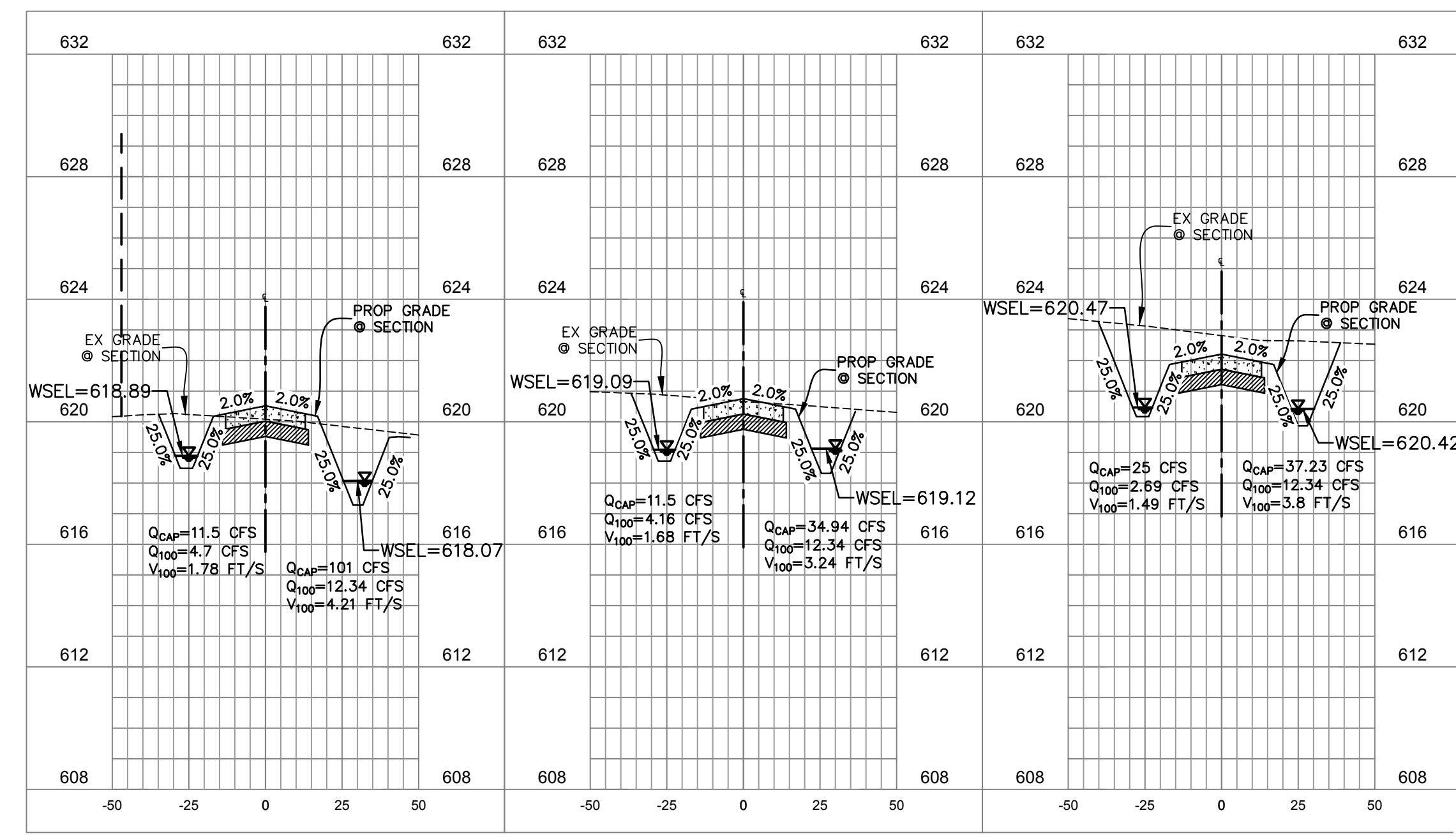
PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION



CROSS-SECTION A-A'



CROSS-SECTION B-B'



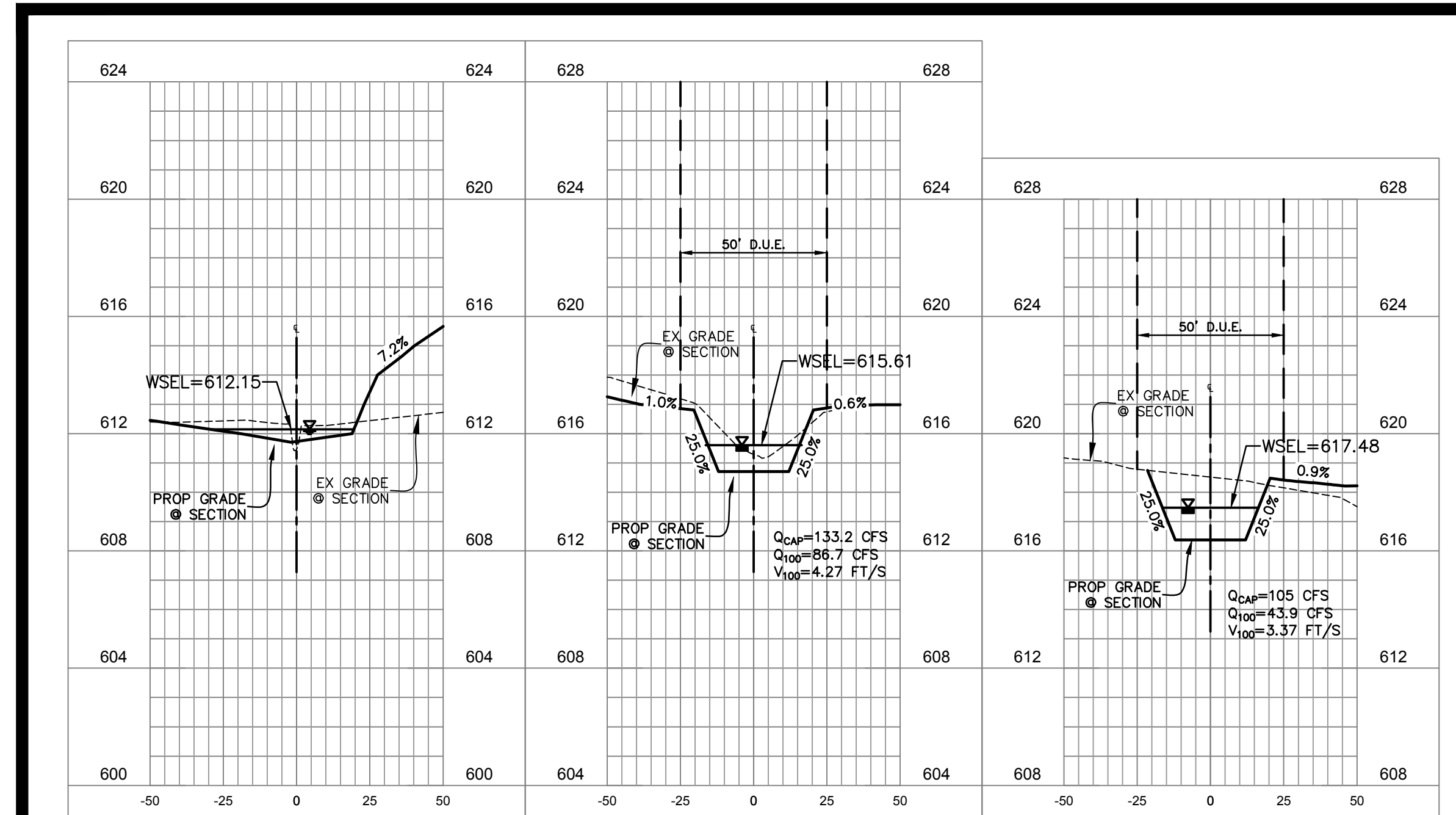
CROSS-SECTION C-C'

CROSS-SECTION D-D'

CROSS-SECTION E-E'

STREET CROSS-SECTIONS

- 6" THICK, 4,000 PSI CONCRETE W/ #4 BARS @ 18" O.C.E.W.
- 6" LIME STABILIZED SUBGRADE COMPACTED TO 95% STD PROCTOR DENSITY



CROSS-SECTION F-F'

CROSS-SECTION G-G'

CROSS-SECTION H-H'

CHANNEL CROSS-SECTIONS

M:\Projects\PRB\PRB23001\04-Production\Engineering\Final\Plat & Engineering Documents\SHEETS\SHEETS\PRB23001-G2.dwg, 3/15/2024 4:30:48 PM, Kevin Vo



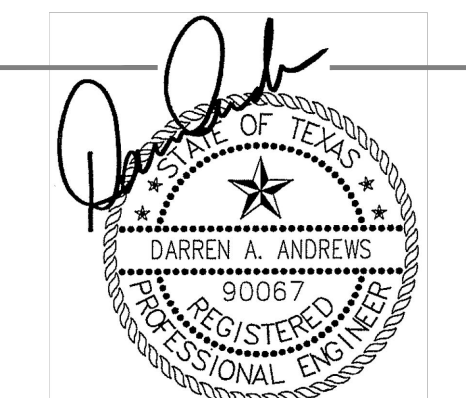
McADAMS
The John R. McAdams Company, Inc.
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TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

APPLICANT

PRECISION BUILDERS, INC.
4931 LONG PRAIRE ROAD, SUITE 200
FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

**JERNIGAN ESTATES
FP/ED
545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077**



03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

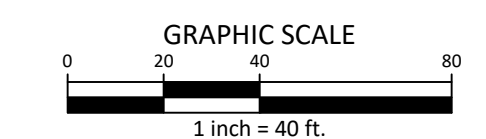
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-G1-POND.DWG
CHECKED BY DAA
DRAWN BY DJ
SCALE 1" = 40'
DATE 03.18.2024

SHEET

POND GRADING PLAN

C3.09



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

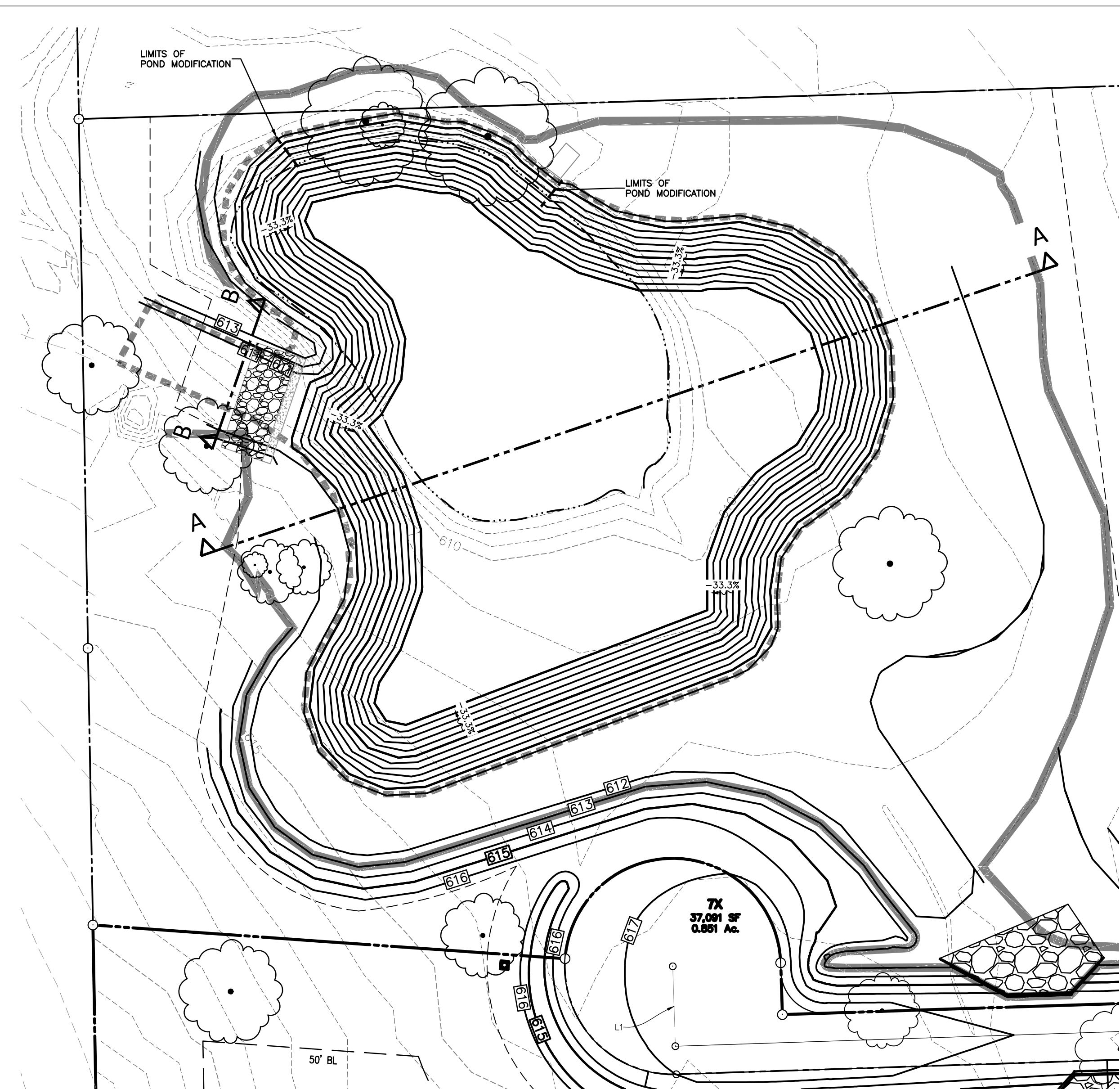
GENERAL NOTES:

1. THE TOWN OF COPPER CANYON ENGINEERING STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. WEIR CALCULATIONS BASED ON $Q = C L H^{1.5}$; $C = 3$
3. FOR DETAILED HYDRAULIC AND HYDROLOGY INFORMATION PLEASE SEE DRAINAGE STUDY FOR JERNIGAN ESTATES DONE BY MCADAMS DATED MARCH 4th, 2024.

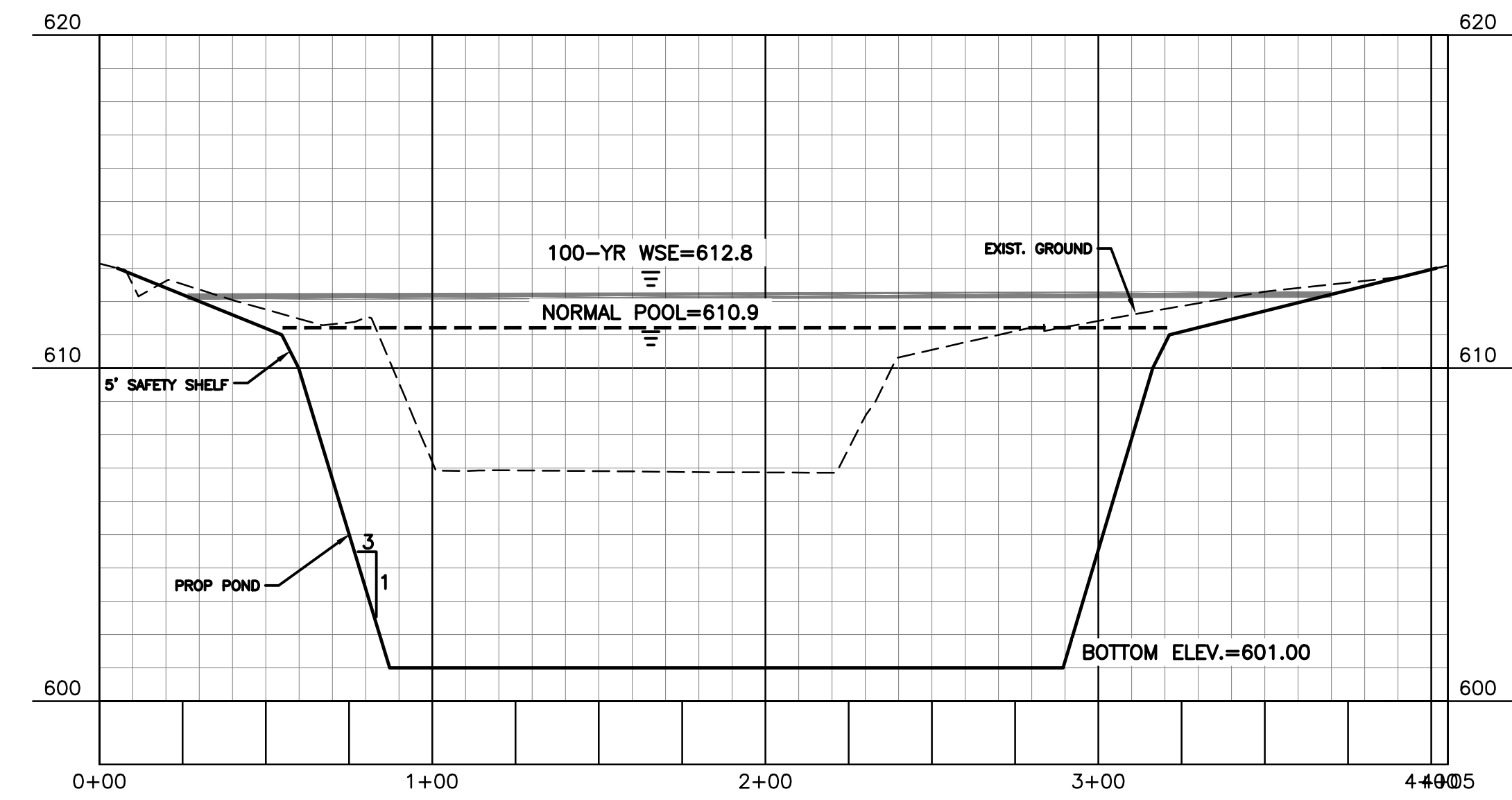
LEGEND

- 620 PROPOSED MAJOR CONTOUR
- 621 PROPOSED MINOR CONTOUR
- 625 EXISTING CONTOUR
- PROPOSED NORMAL WSE
- PROPOSED 100-YR WSE

FOR DETAILED HYDRAULIC AND HYDROLOGY INFORMATION PLEASE SEE DRAINAGE STUDY FOR JERNIGAN ESTATES DONE BY MCADAMS DATED MARCH 4th, 2024.



WEST POND CROSS SECTION A-A



Existing Condition Rating Curve from Pond Pack			
Elev (ft)	Flow (cfs)	storage (cf)	storage (ac ft)
611.40	0.00	0.00	0.00
611.45	0.86	4851.54	0.11
611.50	2.57	9703.08	0.22
611.55	5.00	14554.62	0.33
611.60	8.12	19406.16	0.45
611.65	11.94	24257.70	0.56
611.70	16.47	29109.24	0.67
611.75	21.73	33960.78	0.78
611.80	27.74	38812.32	0.89
611.85	34.52	43663.86	1.00
611.90	42.10	48515.40	1.11
611.95	50.49	53366.94	1.23
612.00	59.71	58218.48	1.34
612.05	69.80	63070.02	1.45
612.10	80.76	67921.56	1.57
612.15	92.62	72773.10	1.68
612.20	105.40	77624.64	1.80
612.25	119.13	82476.18	1.91
612.30	133.81	87327.72	2.03
612.35	149.47	92179.26	2.14
612.40	166.13	97030.80	2.26
612.45	183.81	101882.34	2.37
612.50	202.53	106733.88	2.49
612.55	222.30	111585.42	2.60
612.60	243.14	116436.96	2.72
612.65	265.07	121288.50	2.83
612.70	288.11	126140.04	2.95
612.75	312.59	131001.58	3.06
612.80	338.61	135863.12	3.18
612.85	366.20	140724.66	3.29
612.90	395.40	145586.20	3.41
612.95	426.26	150447.74	3.52
613.00	458.84	155309.28	3.64

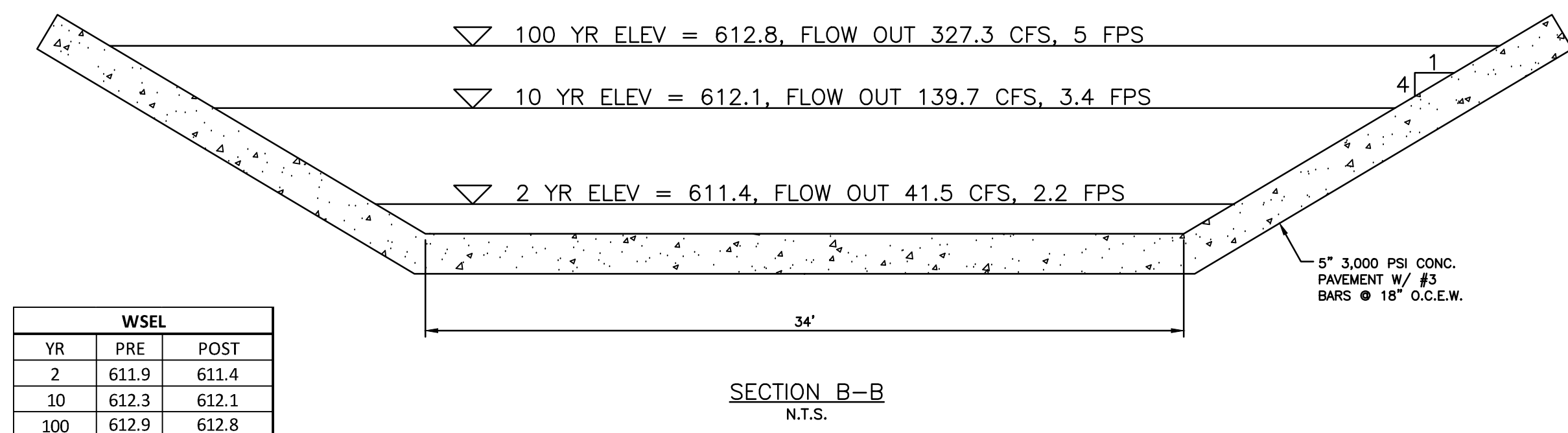
Weir 1 Rating Curve from Pond Pack	
Elev (ft)	Flow (cfs)
611.40	0.00
611.45	0.86
611.50	2.57
611.55	5.00
611.60	8.12
611.65	11.94
611.70	16.47
611.75	21.73
611.80	27.74
611.85	34.52
611.90	42.10
611.95	50.49
612.00	59.71
612.05	69.80
612.10	80.76
612.15	92.62
612.20	105.40
612.25	119.13
612.30	133.81
612.35	149.47
612.40	166.13
612.45	183.81
612.50	202.53
612.55	222.30
612.60	243.14
612.65	265.07
612.70	288.11
612.75	312.59
612.80	338.61
612.85	366.20
612.90	395.40
612.95	426.26
613.00	458.84

Weir 2 Rating Curve from Pond Pack	
Elev (ft)	Flow (cfs)
611.40	0.00
611.45	0.00
611.50	0.00
611.55	0.00
611.60	0.00
611.65	0.00
611.70	0.00
611.75	0.00
611.80	0.00
611.85	0.00
611.90	0.00
611.95	0.00
612.00	0.00
612.05	0.00
612.10	0.00
612.15	0.00
612.20	0.00
612.25	0.00
612.30	0.00
612.35	0.00
612.40	0.00
612.45	0.00
612.50	0.00
612.55	0.00
612.60	0.00
612.65	0.00
612.70	0.00
612.75	0.32
612.80	1.04
612.85	2.16
612.90	3.73
612.95	5.76
613.00	8.30

Proposed Condition Rating Curve from Pond Pack			
Elev (ft)	Flow (cfs)	storage (cf)	storage (ac ft)
610.90	0.00	0.00	0.000000
610.95	1.15	3594.57	0.082520
611.00	3.25	7189.14	0.165040
611.05	6.00	10783.71	0.247560
611.10	9.29	14378.29	0.330080
611.15	13.03	17972.86	0.412600
611.20	17.21	21567.43	0.495120
611.25	21.78	25162.00	0.577640
611.30	26.72	28756.57	0.660160
611.35	32.03	32351.14	0.742680
611.40	37.67	35945.71	0.825200
611.45	43.64	39540.28	0.907720
611.50	49.94	43134.85	0.990240
611.55	56.55	46729.42	1.072760
611.60	63.46	50323.99	1.155280
611.65	70.68	53918.56	1.237800
611.70	78.19	57513.13	1.320320
611.75	85.99	61107.70	1.402840
611.80	94.08	64702.27	1.485360
611.85	102.44	68296.84	1.567880
611.90	111.09	71891.41	1.650400
611.95	120.02	75485.98	1.732920
612.00	129.21	79080.55	1.815440
612.05	138.68	82675.12	1.897960
612.10	148.42	86269.69	1.980480
612.15	158.43	89864.26	2.063000
612.20	168.71	93458.83	2.145520
612.25	179.24	97053.40	2.228040
612.30	190.05	100647.97	2.310560
612.35	201.11	104242.54	2.393080
612.40	212.44	107837.11	2.475600
612.45	224.03	111431.68	2.558120
612.50	235.87	115026.25	2.640640
612.55	247.98	118620.82	2.723160
612.60	260.34	122215.39	2.805680
612.65	272.97	125809.96	2.888200
612.70	285.84	129404.53	2.970720
612.75	299.30	133000.10	3.053240
612.80	313.41	136595.67	3.135760
612.85	328.19	140191.24	3.218280
612.90	343.66	143786.81	3.300800
612.95	359.85	147382.38	3.383320
613.00	376.81	150977.95	3.465840

Weir 1 Rating Curve from Pond Pack	
Elev (ft)	Flow (cfs)
610.90	0.00
610.95	1.15
611.00	3.25
611.05	6.00
611.10	9.29
611.15	13.03
611.20	17.21
611.25	21.78
611.30	26.72
611.35	32.03
611.40	37.67
611.45	43.64
611.50	49.94
611.55	56.55
611.60	63.46
611.65	70.68
611.70	78.19
611.75	85.99
611.80	94.08
611.85	102.44
611.90	111.09
611.95	120.02
612.00	129.21
612.05	138.68
612.10	148.42
612.15	158.43
612.20	168.71
612.25	179.24
612.30	190.05
612.35	201.11
612.40	212.44
612.45	224.03
612.50	235.87
612.55	247.98
612.60	260.34
612.65	272.97
612.70	285.84
612.75	299.30
612.80	313.41
612.85	328.19
612.90	343.66
612.95	359.85
613.00	376.81

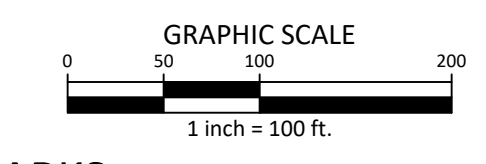
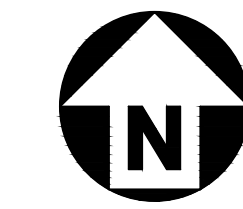
Weir 2 Rating Curve from Pond Pack	
Elev (ft)	Flow (cfs)
610.90	0.00
610.95	0.00
611.00	0.00
611.05	0.00
611.10	0.00
611.15	0.00
611.20	0.00
611.25	0.00
611.30	0.00
611.35	0.00
611.40	0.00
611.45	0.00
611.50	0.00
611.55	0.00
611.60	0.00
611.65	0.00
611.70	0.00
611.75	0.00
611.80	0.00
611.85	0.00
611.90	0.00
611.95	0.00
612.00	0.00
612.05	0.00
612.10	0.00
612.15	0.00
612.20	0.00
612.25	0.00
612.30	0.00
612.35	0.00
612.40	0.00
612.45	0.00
612.50	0.00
612.55	0.00
612.60	0.00
612.65	0.00
612.70	0.00
612.75	0.32
612.80	1.04
612.85	2.16
612.90	3.73
612.95	5.76
613.00	8.30



WSEL		
YR	PRE	POST
2	611.9	611.4
10	612.3	612.1
100	612.9	612.8

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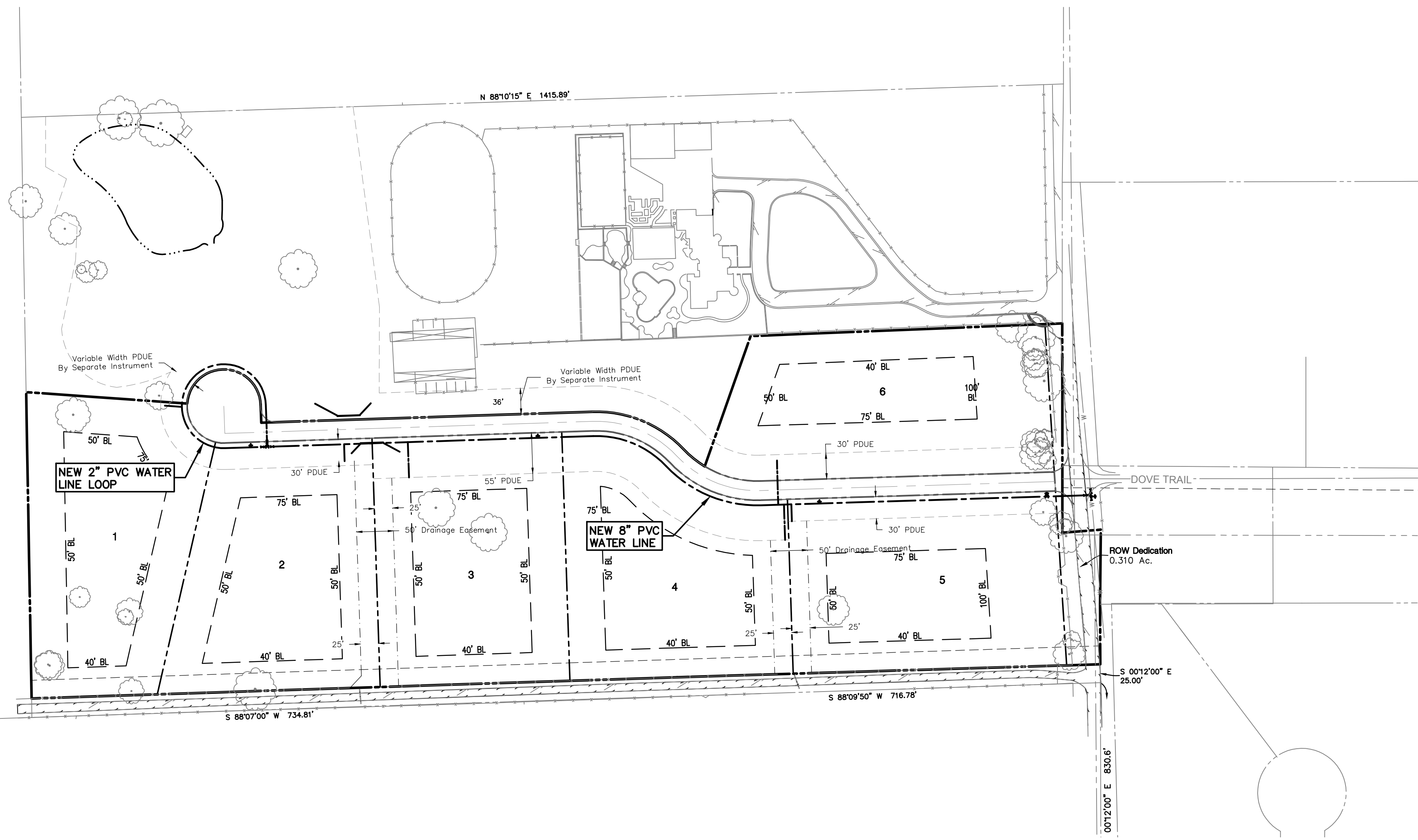
BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

TBM #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 7081303.010 E: 2399259.267 ELEVATION: 634.72

GENERAL NOTES:

1. TOWN OF COPPER CANYON CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL WATER MAIN SHALL HAVE MINIMUM COVER OF 48 INCHES PER TOWN STANDARDS.
3. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.



MCADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

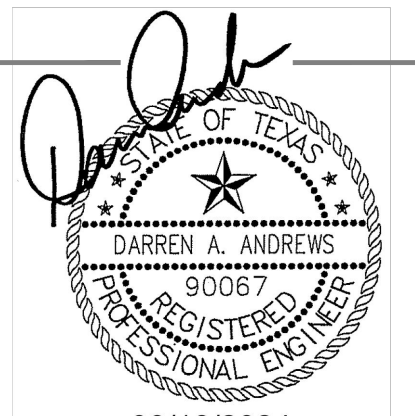
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TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

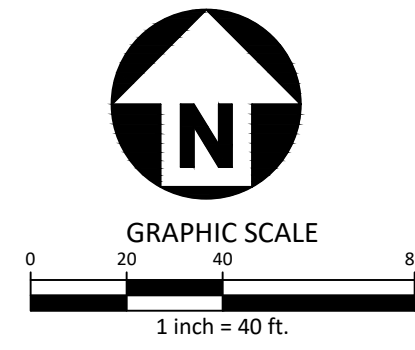
PLAN INFORMATION

PROJECT NO. PRB-23001
 FILENAME PBR23001-OAU1-WATER.DWG
 CHECKED BY DAA
 DRAWN BY DJ
 SCALE 1" = 100'
 DATE 03.18.2024

SHEET

OVERALL WATER PLAN

C4.00



BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

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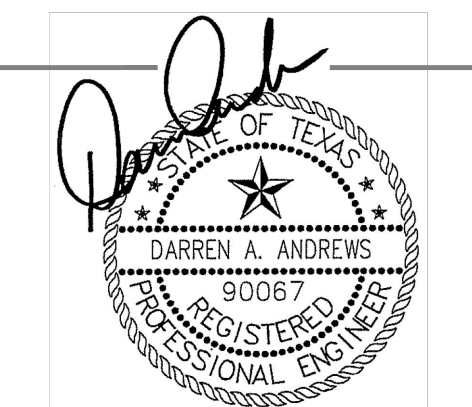
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545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-U1-WATER.DWG
CHECKED BY DAA
DRAWN BY DJ
SCALE 1" = 40'
DATE 03.18.2024

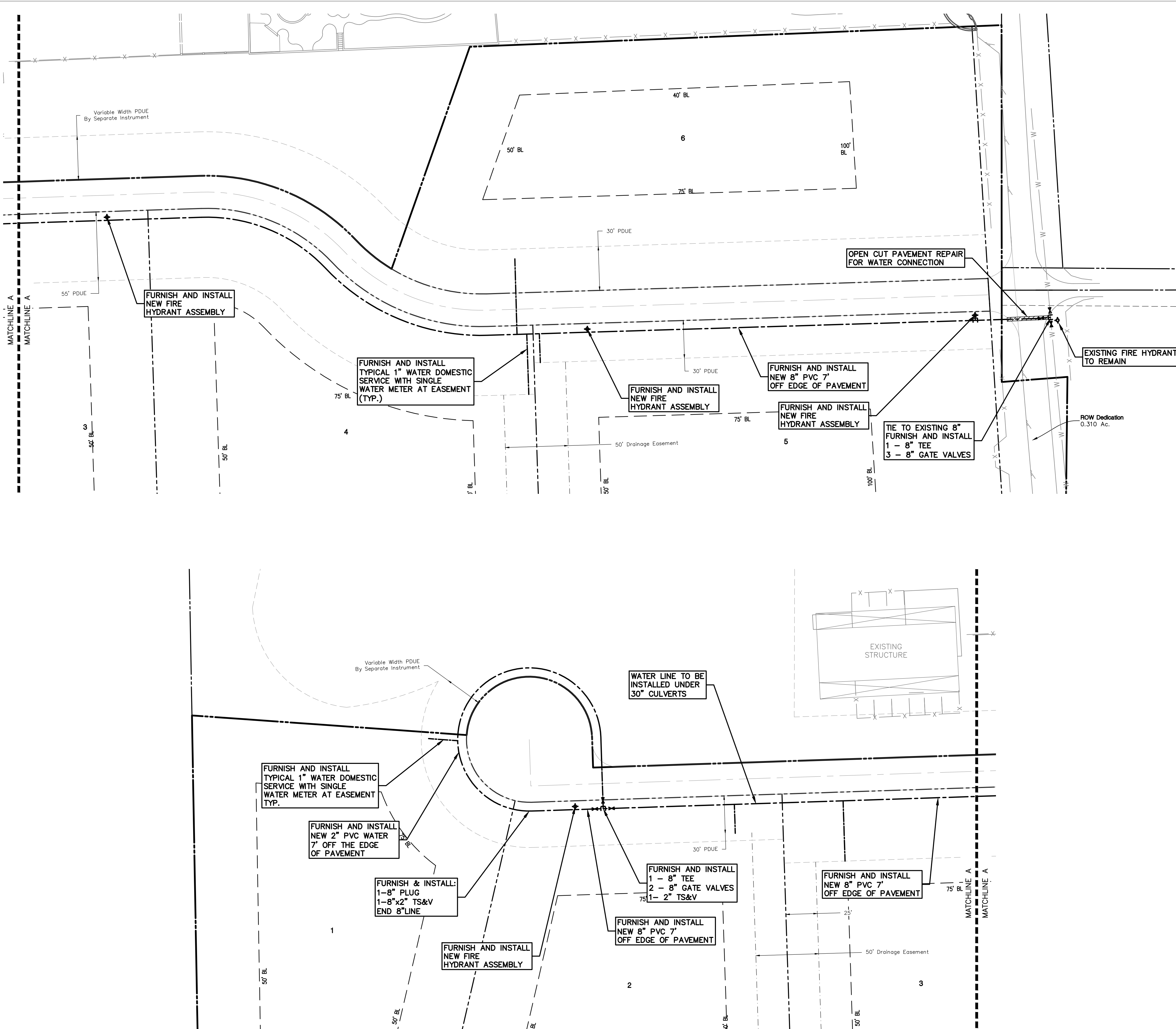
SHEET

WATER PLAN

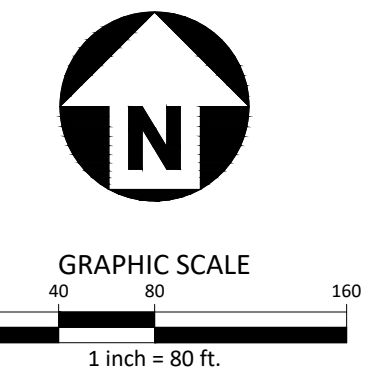
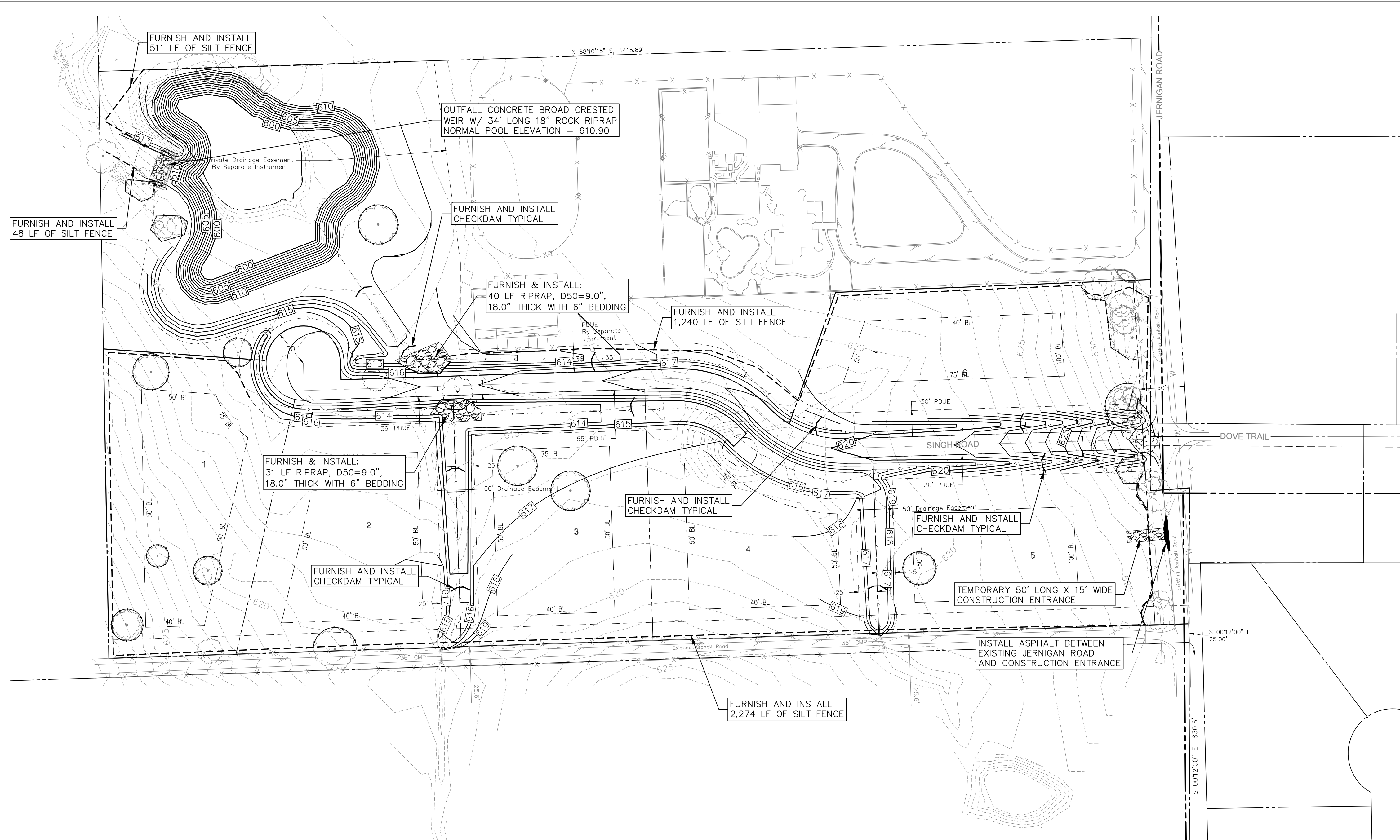
C4.01

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION

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BENCHMARKS:

TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85

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GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED TO COMPLY WITH NPDES REQUIREMENTS OR TCEQ GENERAL CONSTRUCTION PERMIT REQUIREMENTS.
2. ROCK FILTER DAMS TO BE INSTALLED 10 FEET DOWN-STREAM OF OUTFALL.
3. TREES SHALL BE PROTECTED WITH TREE PROTECTION FENCE UNLESS DEMOLISHED PER SHEET C1.01.

LEGEND

- SILT FENCE
- RIP RAP
- CONSTRUCTION ENTRANCE
- CHECK DAM
- TREE PROTECTION FENCE



McADAMS

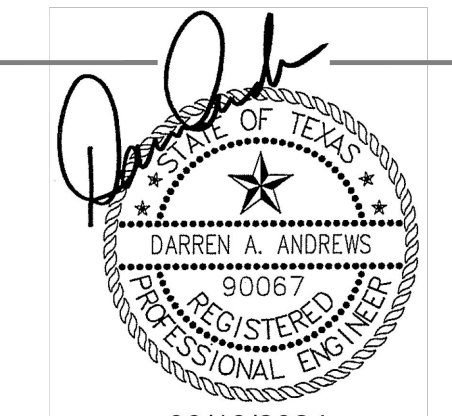
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545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-EC1.DWG
CHECKED BY DAA
DRAWN BY DJ
SCALE 1" = 80'
DATE 03.18.2024

SHEET

EROSION CONTROL PLAN

C6.00

Erosion / Sedimentation Control Notes:

- THE CONTRACTOR MUST FOLLOW ALL CURRENT FEDERAL, STATE AND LOCAL AUTHORITY REGULATIONS. THE EROSION/SEDIMENTATION CONTROL PLAN, PROVIDED IN THE CONSTRUCTION DOCUMENTS, SHOWS THE MINIMUM REQUIRED BMP MEASURES TO PROTECT THE SITE. ADDITIONAL TEMPORARY BMP MEASURES MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER, DUE TO CONSTRUCTION MEANS AND METHODS UNDER THE CONTROL OF THE GENERAL CONTRACTOR. SEVERAL OF THESE SUCH ITEMS, BY NO MEANS ALL-INCLUSIVE, INCLUDE: SCHEDULING/PHASING OF WORK, LOCATION OF ON AND OFF-SITE STORAGE AREAS, STOCKPILE LOCATIONS, UNFORESEEN WORK OUTSIDE CONSTRUCTION LIMITS, TRUCK/HAUL ROUTES AND ETC. THE PLAN MAY BE MODIFIED BY THE CONTRACTOR, WITH THE OWNER'S REPRESENTATIVE AND/OR GOVERNMENT'S PERMISSION, IN ORDER TO PREVENT CONSTRUCTION DEBRIS AND RUN-OFF FROM LEAVING THE SITE AND VIOLATING THE GENERAL PERMIT.
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION.)
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE SEDIMENT AND EROSION SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY THE FEDERAL, STATE, TRIBAL OR LOCAL OFFICIALS. CHANGES TO THE PLAN SHALL BE APPROVED BY THE ENGINEER, THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITIES INSPECTING THE SITE.
- IF OFF-SITE BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND THE EROSION CONTROL PLAN UPDATED BY THE CONTRACTOR TO SHOW LOCATION OF SUCH SITES. OFF-SITE BORROW AND SPOIL AREAS ARE TO BE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH REQUIREMENTS IN NOTE THREE ABOVE. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THIS PROJECT.
- THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT AND THE LOCAL GOVERNING AUTHORITY'S (MS4) DESIGN GUIDE STANDARDS FOR TREE AND NATURAL AREA PROTECTION. REFER TO PLAN, NOTES, DETAILS AND SPECIFICATIONS.
- PRIOR TO BEGINNING ANY SOIL DISTURBING ACTIVITIES ON SITE, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT(S)/OWNER'S REP., AND THE LOCAL GOVERNING AUTHORITY (MS4) AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES. THE CONTRACTOR SHALL NOTIFY THE ABOVE NOTED PARTIES AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
- CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF THE PROJECT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ENGINEER OR THE LOCAL GOV. AUTHORITY. SHOULD THE ENGINEER/OWNER NOT AGREE WITH THE LEVEL OF MAINTENANCE, THE A/E/OWNER SHALL HAVE THE OPTION OF WITHHOLDING SCHEDULED PAYMENTS UNTIL SUCH TIME AS SATISFACTION IS REACHED.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATION OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, OWNER'S REP., GOV. AUTHORITY OR AN ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. MINOR CHANGES MAY BE MADE AS FIELD REVISIONS BY THE CONTRACTOR, AND ANY CHANGES NOTED ON PLAN.
- ALL CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR DURING CONSTRUCTION AT LEAST ONCE EVERY 7 CALENDAR DAYS ON THE SAME DAY OF THE WEEK (MONDAY OR TUESDAY) AND THE NECESSARY MODIFICATIONS COMPLETED. CONTRACTOR SHALL ALSO INSPECT ALL CONTROL MEASURES AFTER FINAL STABILIZATION (PRENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED ON THE SITE WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER).

- IF STOCKPILES ARE REQUIRED ON SITE, INSTALL SEDIMENT FENCING/BARRIER CONTROL AT TOE OF SLOPE. DURING WET WEATHER SEASON, STOCKPILES SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL. THICKNESS AND HELD TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES OR OTHER APPROVED METHODS.
- SOIL RETENTION BLANKETS SHALL BE INSTALLED ON ALL GRADED EARTH SLOPES 6:1 AND STEEPER.
- ALL DISTURBED EARTH SHALL BE PERMANENTLY SODDED TO MATCH EXISTING GRASS WHEN THE PROJECT IS COMPLETED. THE SPECIFIC PLANT MATERIAL PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 01 TO SEPTEMBER 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
- PROTECT TREES AS INDICATED ON PLAN, BY PLACING FENCING AT THE TREE'S DRIP LINE AT A MINIMUM. ADDITIONAL PROTECTIVE MEASURES MAY BE NEEDED. REFER TO NOTES AND/OR DETAILS.
- AS INLETS ARE CONSTRUCTED ON SITE, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED TO PROTECT AGAINST CONSTRUCTION RUN-OFF FROM ENTERING STORM SEWER SYSTEM.
- CONTRACTOR SHALL NOT CLEAN VEHICLES ON SITE UNLESS A CLEANING/WASH STATION FOR SEDIMENT CONTROL IS CONSTRUCTED.
- CONTRACTOR SHALL USE APPROPRIATE SEDIMENT CONTROL WHILE DEWATERING ON SITE. A SEDIMENT TANK OR SUMP PIT DEWATERING STRUCTURE MAY BE USED.
- CONTRACTOR SHALL HAVE ADDITIONAL FILTER DIKES AVAILABLE TO INSTALL ON SITE, AS REQUIRED FOR UNFORESEEN EMERGENCY USE DURING CONSTRUCTION, WHERE ADDITIONAL EROSION/SEDIMENTATION PROTECTION IS NEEDED.
- PRIOR TO FINAL ACCEPTANCE BY THE OWNER/OWNER REP., ANY HAUL ROADS AND/OR WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND RE-VEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR FURTHER INVESTIGATION.
- IF THE EROSION CONTROL PLANS, AS APPROVED, CANNOT CONTROL EROSION AND OFF SITE SEDIMENTATION, IT IS REQUIRED, BY THE GENERAL TCEQ PERMIT, THAT THE PLAN BE REVISED AND ADDITIONAL EROSION CONTROL DEVICES BE INSTALLED. ADDITIONAL TEMPORARY BMP MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE ENGINEER/OWNER OR GOV. AUTHORITY HAS THE AUTHORITY TO DIRECT THE CONTRACTOR TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH TCEQ RULES AND PERMIT REGULATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE SCHEDULES WITH SUBCONTRACTORS FOR INSTALLATION AND REMOVAL OF SEDIMENT CONTROLS WITH THE ENGINEER'S/OWNER'S AND GOV. AUTHORITY'S APPROVAL.

Tree and Natural Area Protection Notes:

ALL PRESERVED TREES AND NATURAL AREAS SHOWN ON PLAN, TO BE PRESERVED, SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. ALTERNATIVELY, NOTICES PROHIBITING DISTURBANCES MAY BE POSTED SO LONG AS ENFORCEMENT IS ADEQUATE.

PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO PLANS.

PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.

EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN THE TREE DRIP LINES.

PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

- SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
- ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING.
- WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
- OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRES.

EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED.
- WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
- WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.

ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

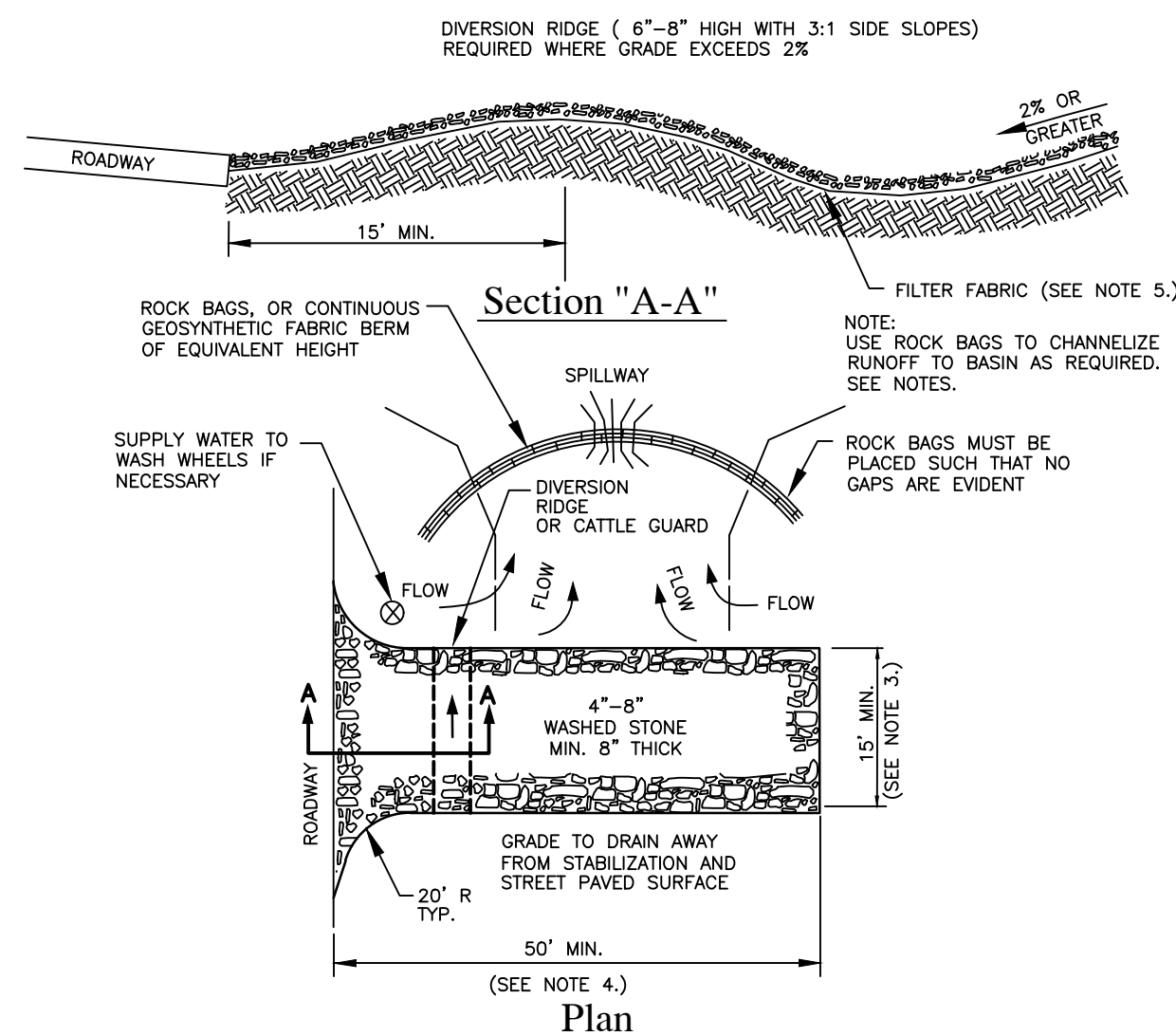
ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.)

ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES).

CONSTRUCTION ACTIVITY INCLUDING PARKING SHALL BE CONFINED TO THE PROJECT LIMITS SHOWN ON THESE PLANS.



CRITERIA:

STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED SUCH THAT DRAINAGE ACROSS THE ENTRANCE IS DIRECTED TO A CONTROLLED, STABILIZED OUTLET ON SITE WITH PROVISIONS FOR STORAGE, PROPER FILTRATION, AND REMOVAL OF WASH WATER.

THE ENTRANCE MUST BE SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE ON ROADWAYS.

MINIMUM WIDTH OF ENTRANCE SHALL BE 15 FEET.

STONE SHALL BE PLACED IN A LAYER OF AT LEAST 12-INCHES THICKNESS. THE STONE SHALL BE A MINIMUM OF 3 TO 5 INCH COARSE AGGREGATE.

PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

THE GEOTEXTILE FABRIC MUST MEET THE FOLLOWING MINIMUM CRITERIA:

TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES, 300-LBS. PUNCTURE STRENGTH, ASTM D4833 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEOTEXTILES, GEOMEMBRANES, AND RELATED PRODUCTS, 120-LBS. MULLEN BURST RATING, ASTM D3756 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 600-PSI. APPARENT OPENING SIZE, ASTM D4751 TEST METHOD FOR DETERMINING APPARENT OPENING SIZE OF A GEOTEXTILE, U.S. SIEVE NO. 40 (MAX)

WHEN NECESSARY, VEHICLES MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PAVED ROADS, STREETS, OR PARKING LOTS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A CONSTRUCTED WHEEL WASH FACILITY THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN OR OTHER SEDIMENTATION/FILTRATION DEVICE.

MINIMUM DIMENSIONS FOR THE ENTRANCE SHALL BE AS FOLLOWS:

Tract Area	Avg. Tract Depth	Min. Width of Entrance	Min. Depth of Entrance
< 1 Acre	100 feet	15 feet	20 feet
< 5 Acres	200 feet	20 feet	50 feet
> 5 Acres	> 200 feet	25 feet	75-100 feet

MAINTENANCE REQUIREMENTS:

CONSTRUCTION ENTRANCES SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPDES CONSTRUCTION GENERAL PERMIT, APPENDIX A). WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

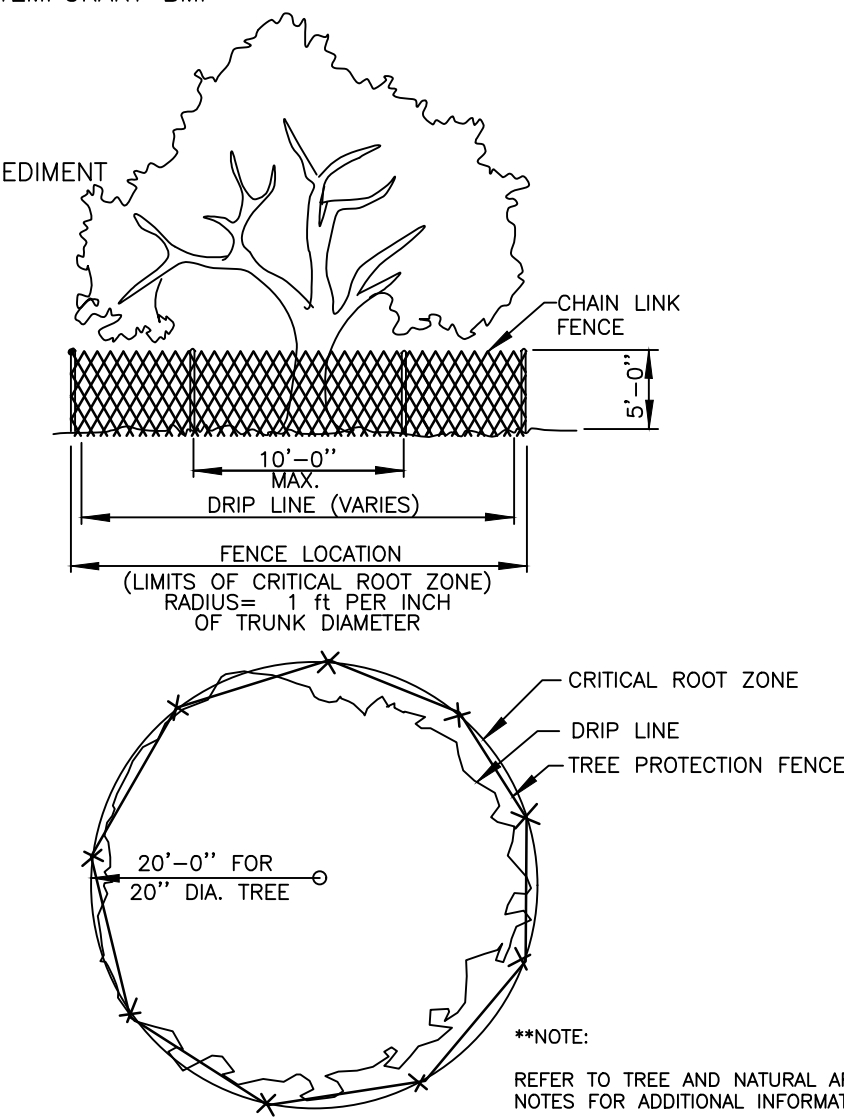
IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT EFFECTIVELY REMOVING SEDIMENT FROM WHEELS THEN A WHEEL WASH SHOULD BE CONSIDERED.

SPECIFICATION SPECIFICATIONS:

FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.10 STABILIZED CONSTRUCTION ENTRANCE.

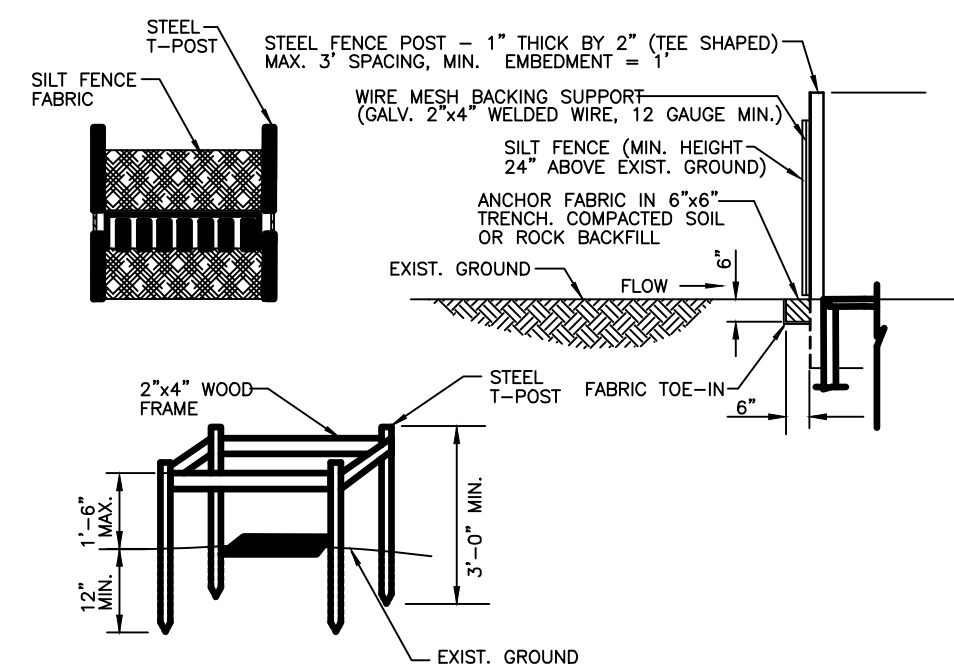
01 Stabilized Construction Entrance/Exit

N.T.S.



02 Tree Protection Details

N.T.S.

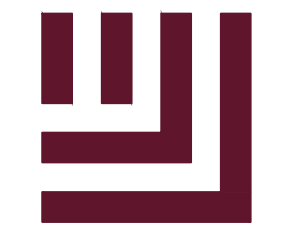


NOTES:

- SPACE METAL STAKES EVENLY AROUND THE PERIMETER OF THE INLET AT A MAXIMUM OF 3 FEET. METAL STAKES SHALL BE A MIN. OF 4 FEET LONG AND DRIVEN INTO THE GROUND A MIN. OF 12 INCHES DEEP.
- PROVIDE A WOODEN FRAME WITH 2x4-INCH WOOD STRIPS, AROUND THE CREST OF THE OVERFLOW AREA AT A MAXIMUM OF 1.5 FEET ABOVE THE DROP INLET CREST FOR STABILITY.
- ANCHORE FABRIC IN 6"x6" TRENCH AND BACKFILL WITH COMPACTED SOIL.
- FASTEN FABRIC SECURELY BY STAPLES OR WIRE TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
- CONSTRUCTION OF A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE WILL BE REQUIRED IF BYPASS FLOW OCCURS.
- THIS INLET PROTECTION SHALL BE USED WHERE SLOPES ARE MODERATE, 5% OR LESS, AND WHERE THE FLOWS DO NOT EXCEED ONE C.F.S. THIS METHOD IS NOT FOR INLETS RECEIVING CONCENTRATED FLOWS (E. HIGHWAYS OR STREETS)

03 Silt Fence Gate Inlet Protection

N.T.S.



McADAMS

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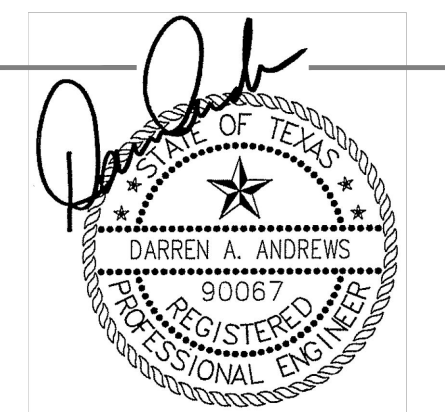
phone 972.436.9712
fax 972.436.9715
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www.mcadamsco.com

APPLICANT

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MICHAEL CANNADAY

JERNIGAN ESTATES
FP/ED
545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

REVISIONS

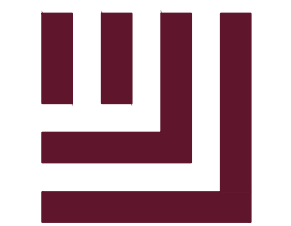
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PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-EC1.DWG
CHECKED BY DAA
DRAWN BY DJ
SCALE N.T.S.
DATE 03.18.2024

SHEET

EROSION CONTROL
DETAILS
C6.01



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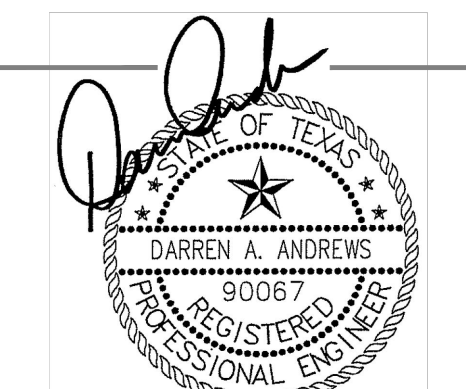
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03/18/2024

REVISIONS

Table with columns: NO., DATE, DESCRIPTION

PLAN INFORMATION

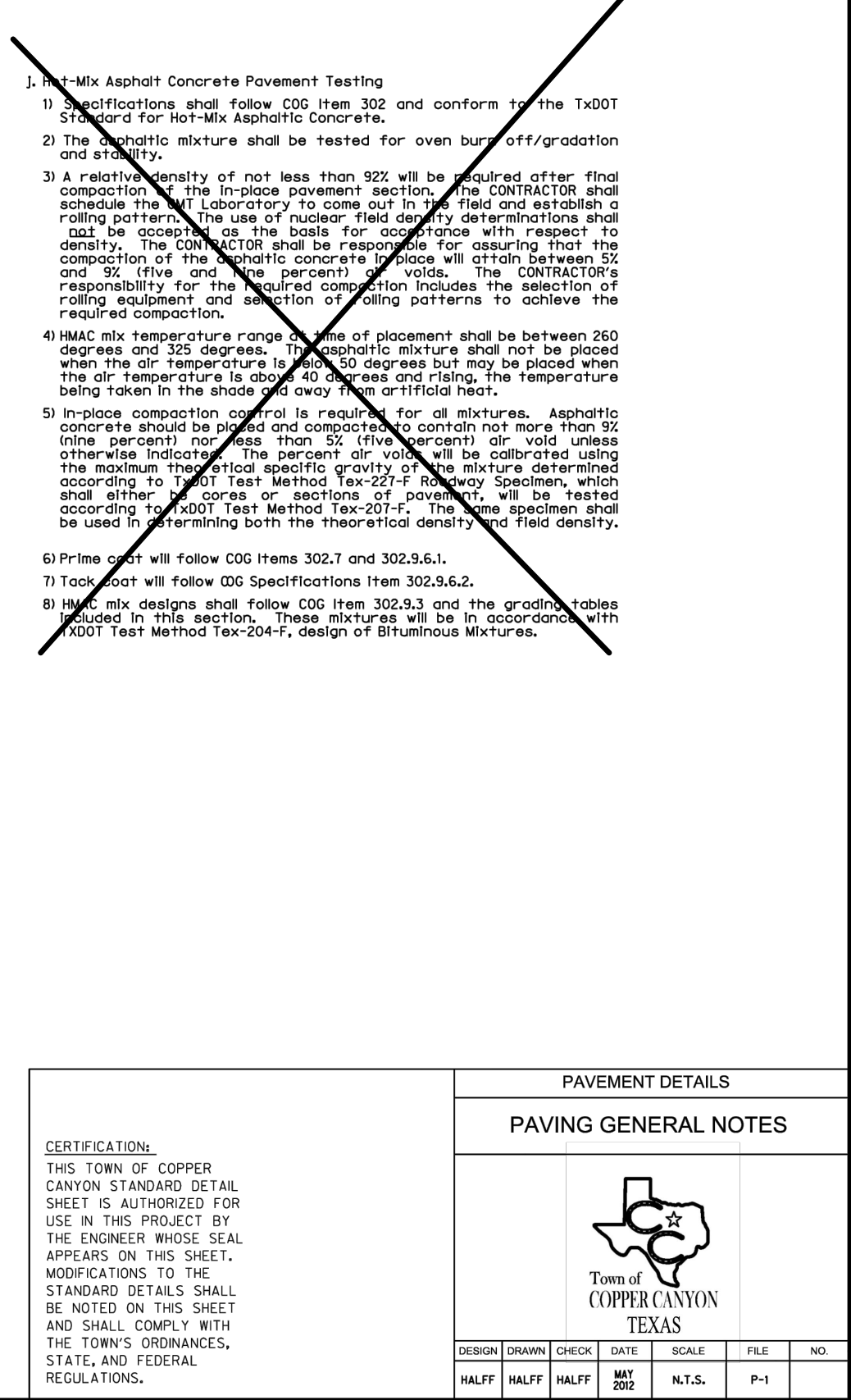
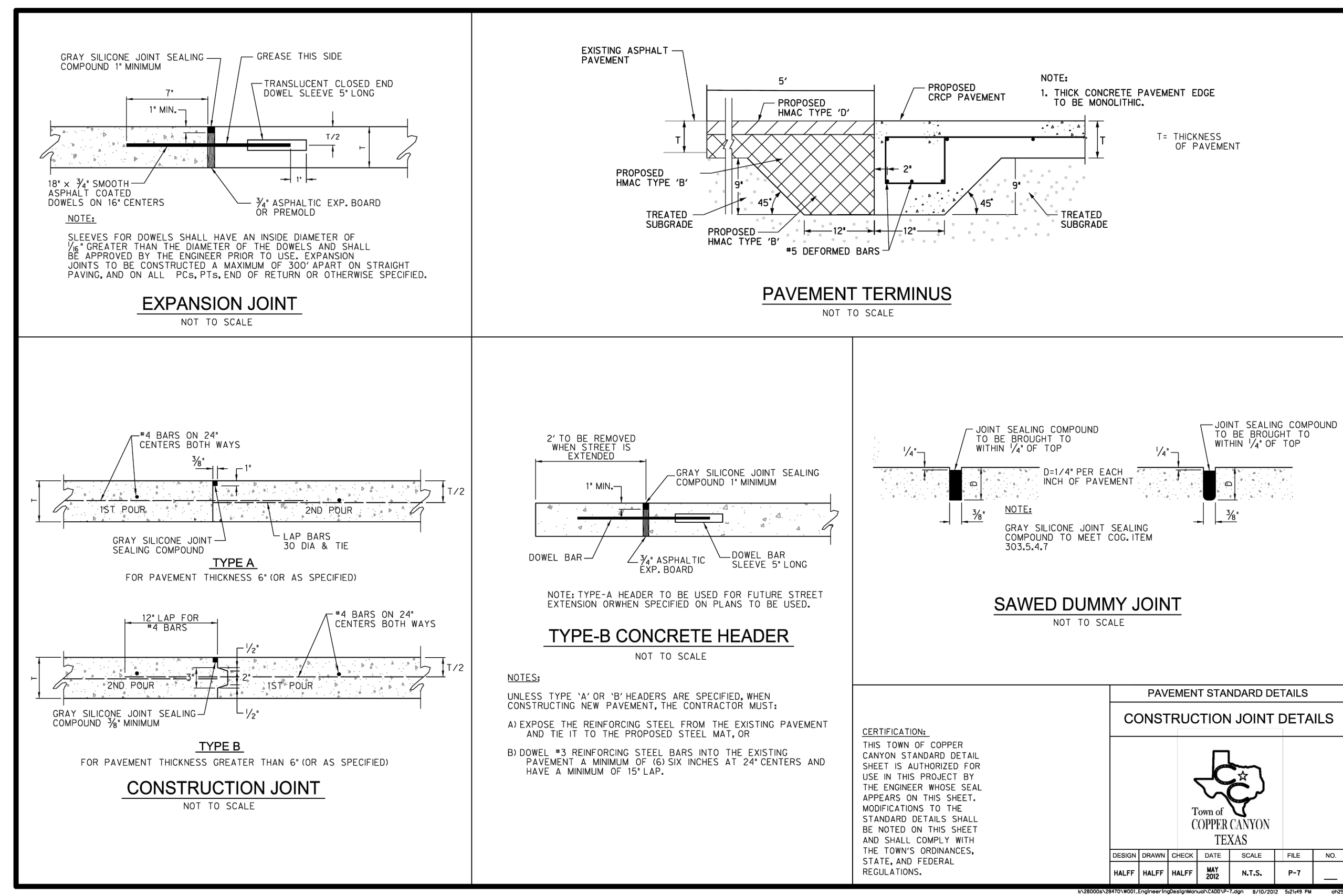
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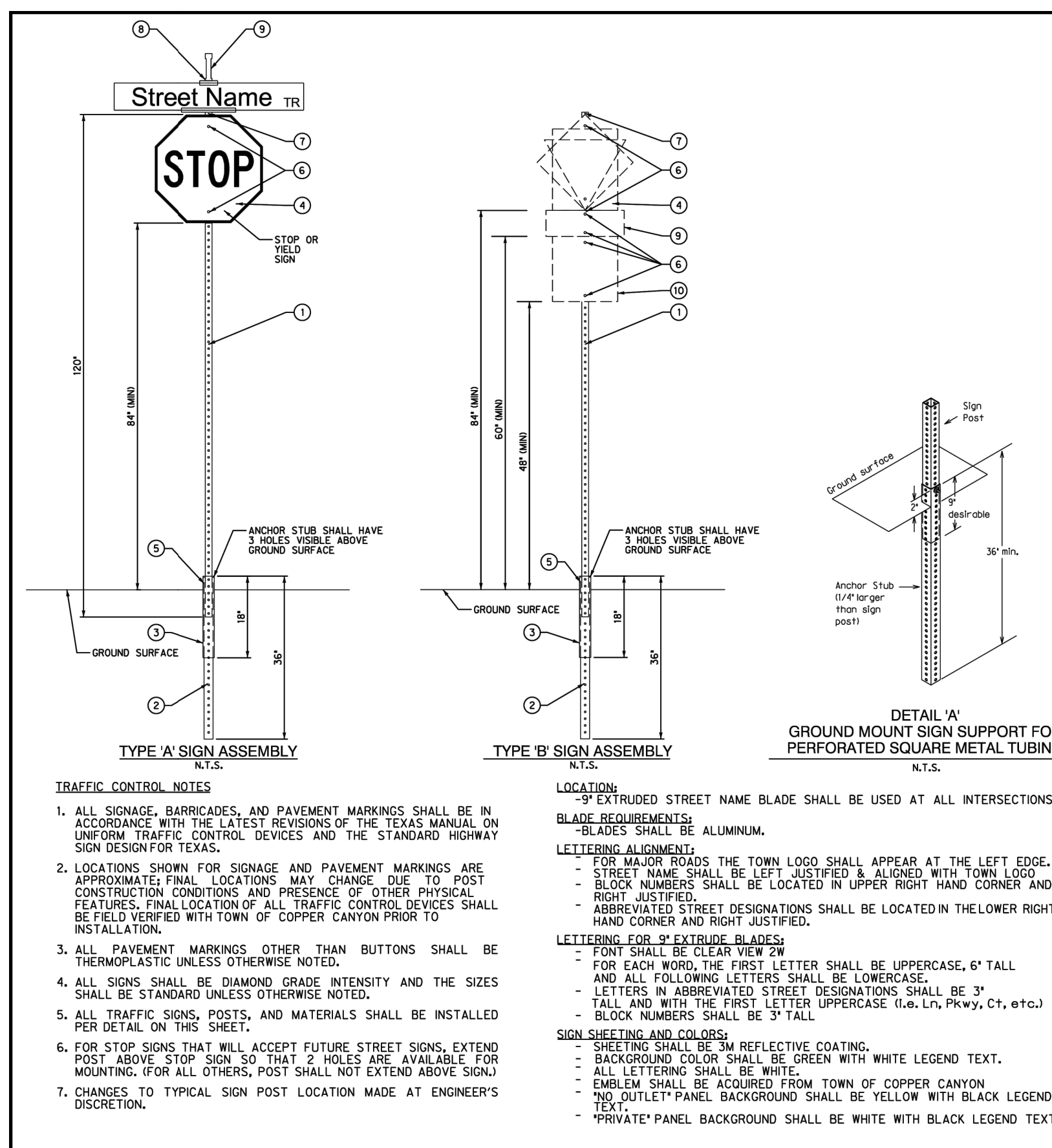
PAVEMENT & SIGNAGE
STANDARD DETAILS

C8.00

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION

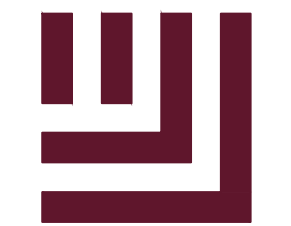


PAVING GENERAL NOTES
1. All construction shall be in accordance with the standard specifications and details of the Town of Copper Canyon and the Fourth Edition of the Standard Specifications for Public Works Construction - North Central Texas Council of Governments...



Tables for Pavement Standard Details (Paving General Notes, Construction Joint Details, Traffic Control Notes) and Certifications.

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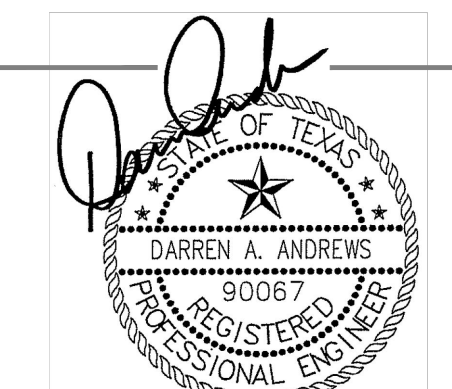
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03/18/2024

REVISIONS

Table with columns: NO., DATE, DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-D1.DWG
CHECKED BY DAA
DRAWN BY DJ
SCALE N.T.S.
DATE 03.18.2024

SHEET

WATER STANDARD
DETAILS

C8.10

Standard Fire Hydrant Detail, Dimensions of Concrete for Vertical Thrust Blocks at Fittings, and Horizontal Thrust Blocking at Fittings. Includes diagrams of hydrant components and tables for thrust block dimensions.

Pavement Markers (Reflectorized), Standard Fire Hydrant Detail, Typical Gate Valve Setting and Box, and Gate Valve Extension Stem. Includes diagrams of marker types and valve components.

Water Pipe Line Non-Paved Area Embedment Detail (12" Dia. and Smaller), Street Backfill & Repair, and Meter Box Detail. Includes diagrams of pipe embedment, street repair, and meter box construction.

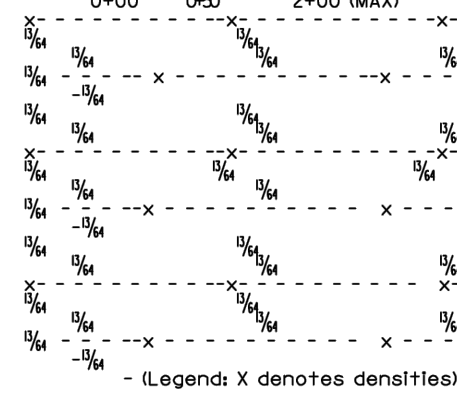
Water Service Detail and Meter Box Detail. Includes diagrams of water service lines and meter box installation.

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STORM DRAIN GENERAL NOTES

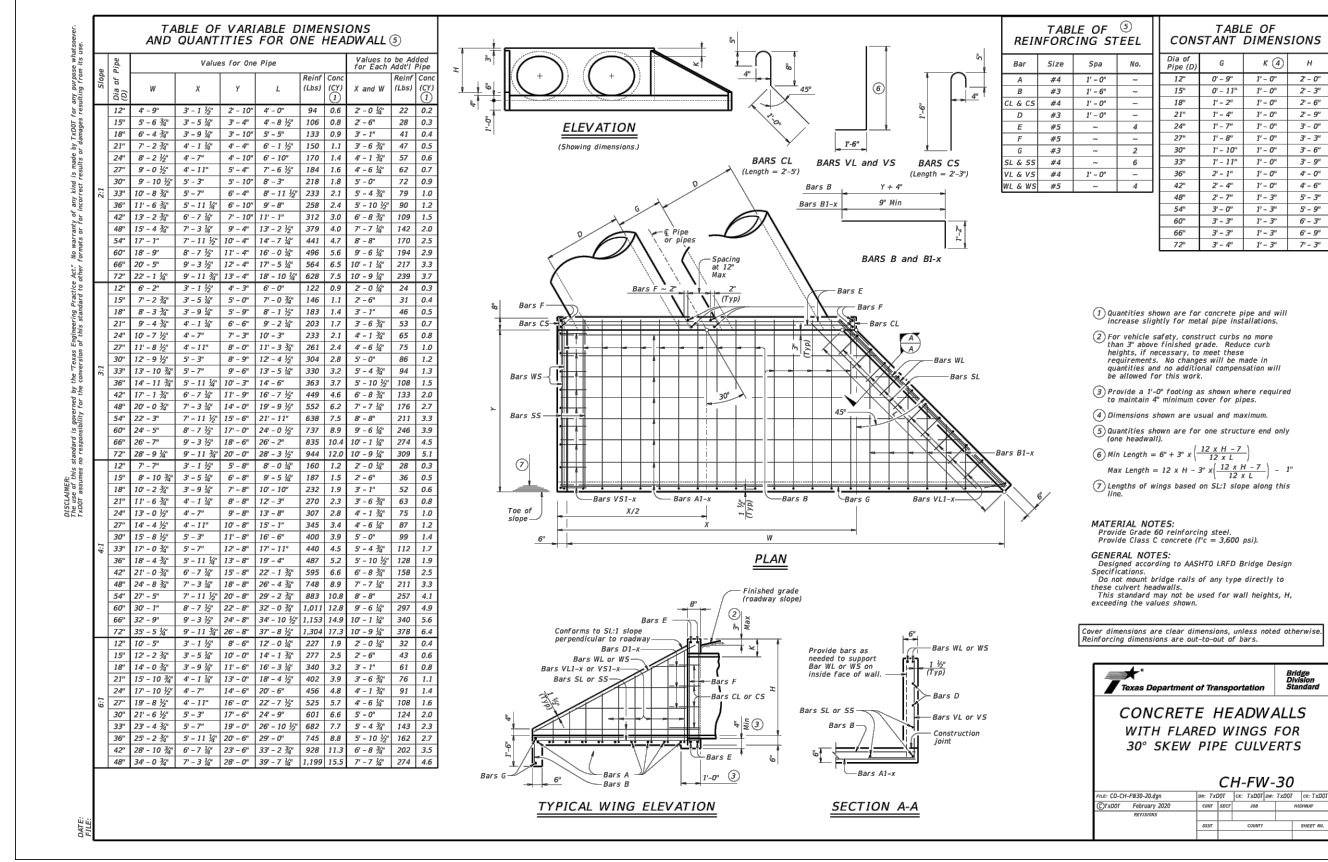
- All construction shall be in accordance with the standard specifications of the Town of Copper Canyon and the Fourth Edition of the "Standard Specifications for Public Works Construction - North Central Texas" herein referred to as "COG" specifications. Copies may be obtained from the North Central Texas Council of Governments, 616 Six Flags Drive, Suite 200, Arlington, Texas 76010-5888, (817) 640-3300.
- Storm drain lines shall be installed per COG Item 508 specifications.
- Only Reinforced Concrete Pipe (RCP) or Reinforced Concrete Box (RCB) is approved for use in public right-of-way or easements.
- For pipes, embedment shall be per the Street Backfill & Repair detail on the Backfill / Embedment Standard Detail. For box culverts, embedment shall be per the Box Culvert Embedment detail on the Backfill / Embedment Standard Detail.
Note that flowable backfill is only required below areas to be paved.
- The CONTRACTOR shall seal all joints on closed conduits with Omni-Flex joint seals, or equal unless approved otherwise by the Town.
- All concrete to be used in pre-cast products for reinforced concrete pipes or boxes shall come from plants certified by the National Precast Concrete Association.
- The CONTRACTOR shall use only pre-fabricated fittings on new construction projects. Field connections shall be made only to existing pipe with Town approval. The connection shall be a smooth connection and concrete wrapped on the outside and inside.
- Concrete collars shall be constructed per the Concrete Collar Details on the Headwalls & Pipe Culverts Standard Detail at all storm drain size and at grade changes or in curves where the joint is being pulled more than recommended by the manufacturer. Please refer to the details on the Headwalls & Pipe Culverts Standard Detail and COG Item 508.3.4.1 specifications.
- All inlets shall be poured in place. Precast inlets, junction boxes, manholes, and headwalls are not allowed without prior approval from Town Engineer.
- Bottoms, tops, and variable height curb to be separate pours (3 pours) for curb inlets.
- Curb inlet bottoms shall be poured prior to any paving.
- Ring and cover on curb inlets to be located directly over the outlet pipe.
- Concrete shall be made with a minimum of 5 sacks of cement and have a minimum compressive strength of 3500 PSI at 28 days.
- All reinforcing steel shall be new, neat, billet-steel per ASTM designation A-615, Grade 60, and shall be detailed and placed for ACI Manuals SP-88 and its latest additions. All reinforcing steel shall have minimum 15 inch lap splices, unless noted otherwise on the plans.
- The CONTRACTOR shall use a liquid membrane-forming curing compound per COG Item 502.3.3.1.1.
- All exposed surfaces shall have 3/4-inch chamfer.
- All closed conduits shall be television inspected.
- The CONTRACTOR shall be responsible for notifying the Town Inspector at least 24 hours prior to any required testing.
 - Soil and material testing technicians shall provide written proof of having minimum of two (2) years of related field experience.
 - The CONTRACTOR shall coordinate all testing activities with the Town Inspector and shall facilitate required testing throughout the construction period. The Inspector shall be present during all testing.
 - The Town shall make final decision as to the validity of all testing results.
 - The CONTRACTOR shall be responsible for ensuring that materials to be tested are in compliance with all plans and specifications prior to testing. All materials found not to be in compliance with the plans and specifications before and after testing shall be removed and replaced at the CONTRACTOR'S expense.
 - All costs associated with the retesting of work that fails to meet the specifications required in the contract documents shall be borne by the CONTRACTOR. For Town projects, retesting cost shall be withheld from pay requests submitted by the CONTRACTOR, this cost will be passed on the Town's cost with no additional markup. A letter of acceptance will not be issued until all testing deficiencies are addressed and all related cost paid.

- The Town Inspector shall be notified of concrete placement 24 hours in advance for steel and form inspection.
 - One set of four cylinders (2-7 day, 2-28 day) for cast-in-place concrete shall be made for every day that concrete is placed (ASTM C-31). Air, slump, and temperature tests shall be taken for every set of cylinders made. Concrete with a temperature above 95 degrees will be rejected. Additional cylinders and/or tests may be requested at the Inspector or ENGINEER'S discretion. Exterior forms shall not be removed for a minimum of 24 hours unless approved by Inspector or ENGINEER. Sulfate resistant concrete shall be used for all manholes.
- h. Backfill and Density Testing**
- All trenches shall be backfilled in accordance with standard details and mechanically compacted with approved vibratory methods in accordance with COG Item 504.5.3.2.1 and paragraph 3) below unless otherwise stated on the plans or in the specifications.
 - Densities shall conform to standard trench details, COG Item 504.5.3.2.1 and Paragraph 3) below unless otherwise stated on the plans or in the specifications. Proctor samples shall be taken for all classifications of soil on site. Atterberg Limits shall be determined on all Proctor samples. No "boholing" will be allowed. Densities shall be taken on all storm drain laterals within the Right-of-Way and shall conform to Paragraph 3) below and COG Item 504.5.3.2.1, unless otherwise stated on the plans or in the specifications. Backfill adjacent to all structures shall be compacted manually and density tested on every lift.
 - Mechanical Tamping of Backfill
 - All ditch lines and bore pits shall be mechanically tamped.
 - Backfill, other than select fill, may consist of on-site or off-site inorganic soils and should be placed in loose lifts 6-inches - 8-inches in thickness (not to exceed 12-inches) and should be mechanically compacted to 98 percent of the maximum dry density as defined by ASTM D-698 (Standard Proctor) procedures under existing and proposed pavement, and to 95 percent standard Proctor procedures elsewhere. The moisture content of the fill at the time of compaction shall be between minus 2% of optimum to four percentage points above the proctor optimum value.
 - All backfill material to be select native material, 6" diameter, close and smole, unless directed otherwise on the plans or in the specifications and to be mechanically tamped and density controlled as described in Paragraph b) above.
 - Water Jetting is not permitted.
 - Densities shall be taken every one (1) lift at staggered locations not to exceed 200 feet increments. Offset fifty (50) feet every other lift.
 - Densities may be taken at typical locations as shown below; also, densities will be taken at random locations and at the geotechnician's discretion.



CERTIFICATION:
THIS TOWN OF COPPER CANYON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. MODIFICATIONS TO THE STANDARD DETAILS SHALL BE NOTED ON THIS SHEET AND SHALL COMPLY WITH THE TOWN'S ORDINANCES, STATE, AND FEDERAL REGULATIONS.

STORM DRAIN STANDARD DETAILS					
STORM DRAIN GENERAL NOTES					
DESIGN	DRAWN	CHECK	DATE	SCALE	FILE NO.
HALF	HALF	HALF	03/18/2024	N.T.S.	SD-1



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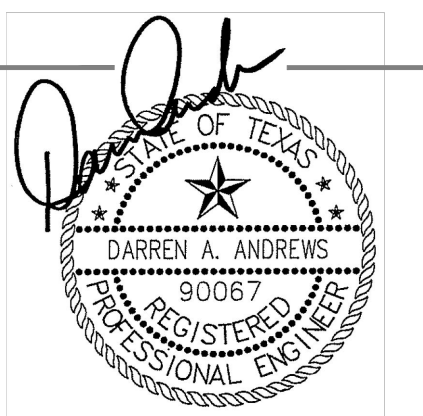
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(817) 371-4848
MICHAEL CANNADAY

JERNIGAN ESTATES

FP/ED

545 JERNIGAN ROAD
TOWN OF COPPER CANYON, TEXAS, 75077



03/18/2024

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NO.	DATE	DESCRIPTION
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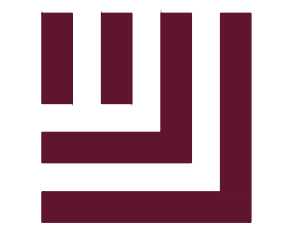
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FILENAME PBR23001-D1.DWG
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**STORM DRAIN
STANDARD DETAILS**

C8.20



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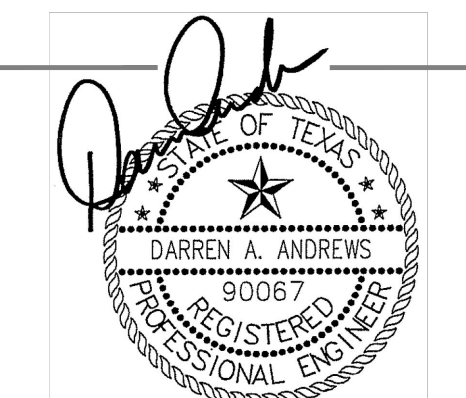
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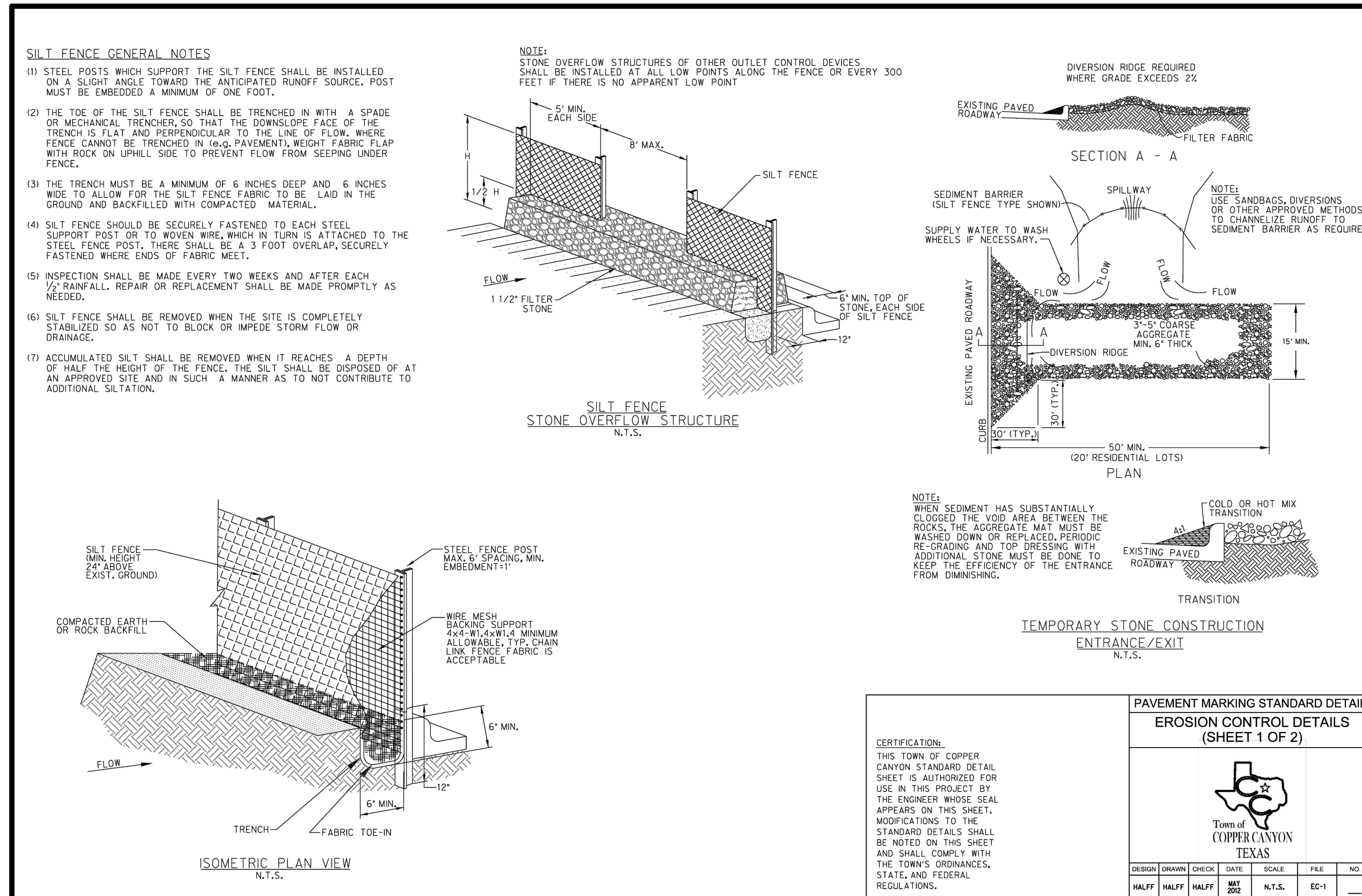
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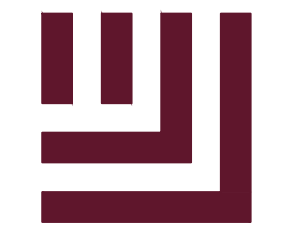
**EROSION CONTROL
STANDARD DETAILS**

C8.30

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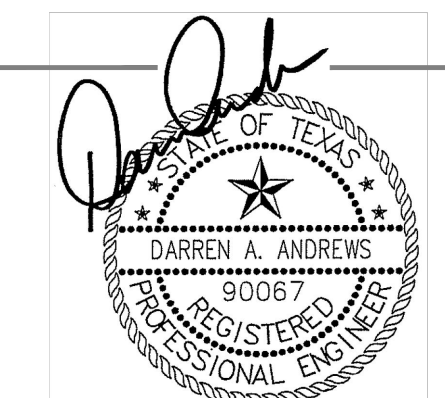
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**SIGNING DETAILS AND
TRAFFIC CONTROL
NOTES
C8.40**

TYPE 'A' SIGN ASSEMBLY
N.T.S.

TYPE 'B' SIGN ASSEMBLY
N.T.S.

DETAIL 'A'
GROUND MOUNT SIGN SUPPORT FOR PERFORATED SQUARE METAL TUBING
N.T.S.

TRAFFIC CONTROL NOTES

- ALL SIGNAGE, BARRICADES, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARD HIGHWAY SIGN DESIGN FOR TEXAS.
- LOCATIONS SHOWN FOR SIGNAGE AND PAVEMENT MARKINGS ARE APPROXIMATE; FINAL LOCATIONS MAY CHANGE DUE TO POST CONSTRUCTION CONDITIONS AND PRESENCE OF OTHER PHYSICAL FEATURES. FINAL LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE FIELD VERIFIED WITH TOWN OF COPPER CANYON PRIOR TO INSTALLATION.
- ALL PAVEMENT MARKINGS OTHER THAN BUTTONS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL BE DIAMOND GRADE INTENSITY AND THE SIZES SHALL BE STANDARD UNLESS OTHERWISE NOTED.
- ALL TRAFFIC SIGNS, POSTS, AND MATERIALS SHALL BE INSTALLED PER DETAIL ON THIS SHEET.
- FOR STOP SIGNS THAT WILL ACCEPT FUTURE STREET SIGNS, EXTEND POST ABOVE STOP SIGN SO THAT 2 HOLES ARE AVAILABLE FOR MOUNTING. (FOR ALL OTHERS, POST SHALL NOT EXTEND ABOVE SIGN.)
- CHANGES TO TYPICAL SIGN POST LOCATION MADE AT ENGINEER'S DISCRETION.

LOCATION:
- 9" EXTRUDED STREET NAME BLADE SHALL BE USED AT ALL INTERSECTIONS.

BLADE REQUIREMENTS:
- BLADES SHALL BE ALUMINUM.

LETTERING ALIGNMENT:
- FOR MAJOR ROADS THE TOWN LOGO SHALL APPEAR AT THE LEFT EDGE. STREET NAME SHALL BE LEFT JUSTIFIED & ALIGNED WITH TOWN LOGO.
- BLOCK NUMBERS SHALL BE LOCATED IN UPPER RIGHT HAND CORNER AND RIGHT JUSTIFIED.
- ABBREVIATED STREET DESIGNATIONS SHALL BE LOCATED IN THE LOWER RIGHT HAND CORNER AND RIGHT JUSTIFIED.

LETTERING FOR 9" EXTRUDED BLADES:
- FONT SHALL BE CLEAR VIEW 24
- FOR EACH WORD, THE FIRST LETTER SHALL BE UPPERCASE, 6" TALL AND ALL FOLLOWING LETTERS SHALL BE LOWERCASE.
- LETTERS IN ABBREVIATED STREET DESIGNATIONS SHALL BE 3" TALL AND WITH THE FIRST LETTER UPPERCASE (i.e., Lrv, Pkwy, Ct, etc.)
- BLOCK NUMBERS SHALL BE 3" TALL

SIGN SHEETING AND COLORS:
- SHEETING SHALL BE 3M REFLECTIVE COATING.
- BACKGROUND COLOR SHALL BE GREEN WITH WHITE LEGEND TEXT.
- ALL LETTERING SHALL BE WHITE.
- EMBLEM SHALL BE ACQUIRED FROM TOWN OF COPPER CANYON.
- NO OUTLET PANEL BACKGROUND SHALL BE YELLOW WITH BLACK LEGEND TEXT.
- PRIVATE PANEL BACKGROUND SHALL BE WHITE WITH BLACK LEGEND TEXT.

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STOP SIGN ASSEMBLY (W/ STREET NAME SIGN ON TOP)	
MATERIALS	QUANTITY
① 10 FOOT (120 INCH) - SIGN POST - 1-3/4" X 1-3/4" PERFORATED SQUARE METAL TUBING	1
② 3 FOOT (36 INCH) - ANCHOR STUB - 2" X 2" PERFORATED SQUARE METAL TUBING	1
③ 1.5 FOOT (18 INCH) - REINFORCING SLEEVE - 2-1/4" X 2-1/4" PERFORATED SQUARE METAL TUBING	1
④ 24" X 24" OR 30" X 30" STOP SIGN - 0.080" THICK ALUMINUM HIGH INTENSITY PRISMATIC	1
⑤ SQUARE POST CORNER BOLT	1
⑥ JUMBO HEAD DRIVE REVIT - 3/8" DIAM., 1/2" LENGTH, 1" HEAD DIAMETER -	2
⑦ 1-3/4" SQUARE POST CAP W/ 12" EXTRUDED BLADE HOLDER	1
⑧ 12" CROSS EXTRUDED BLADE HOLDER	1
⑨ 9" EXTRUDED BLADE STREET NAME MARKER	2

TRAFFIC SIGN ASSEMBLY	
MATERIALS	QUANTITY
① 10 FOOT (120 INCH) - SIGN POST - 1-3/4" X 1-3/4" PERFORATED SQUARE METAL TUBING	1
② 3 FOOT (36 INCH) - ANCHOR STUB - 2" X 2" PERFORATED SQUARE METAL TUBING	1
③ 1.5 FOOT (18 INCH) - REINFORCING SLEEVE - 2-1/4" X 2-1/4" PERFORATED SQUARE METAL TUBING	1
④ TOP TRAFFIC SIGN	1
⑤ SQUARE POST CORNER BOLT	1
⑥ JUMBO HEAD DRIVE REVIT - 3/8" DIAM., 1/2" LENGTH, 1" HEAD DIAMETER -	2
⑦ 1-3/4" SQUARE POST CAP W/ 5-1/2" EXTRUDED BLADE HOLDER	1
⑧ 5-1/2" CROSS EXTRUDED BLADE HOLDER	1
⑨ MIDDLE TRAFFIC SIGN	1
⑩ BOTTOM TRAFFIC SIGN	1

PAVEMENT STANDARD DETAILS SIGNING DETAILS & TRAFFIC CONTROL NOTES	
DESIGN	HALF
DRAWN	HALF
CHECK	HALF
DATE	03/18/2024
SCALE	N.T.S.
FILE	P-18
NO.	0001

MINOR STREET - NO OUTLET (FRONT)
N.T.S.

MINOR STREET - NO OUTLET (BACK)
N.T.S.

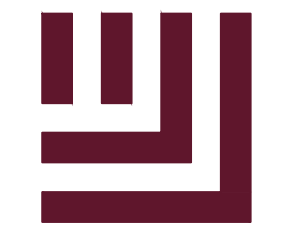
STREET NAME BLADE SIGNS - MINOR STREET AND ROADS
N.T.S.

STREET NAME BLADE SIGNS - MAJOR STREETS AND ROADS
N.T.S.

CERTIFICATION:
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PAVEMENT STANDARD DETAILS SIGNING DETAILS & TRAFFIC CONTROL NOTES	
DESIGN	HALF
DRAWN	HALF
CHECK	HALF
DATE	03/18/2024
SCALE	N.T.S.
FILE	P-18
NO.	0001

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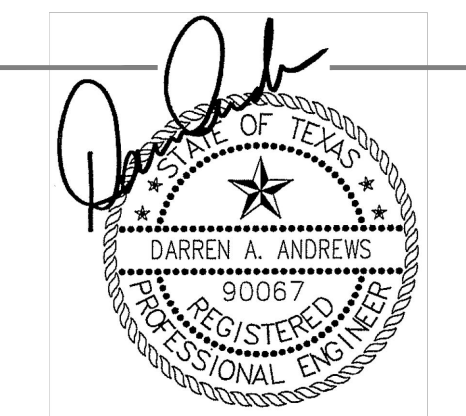
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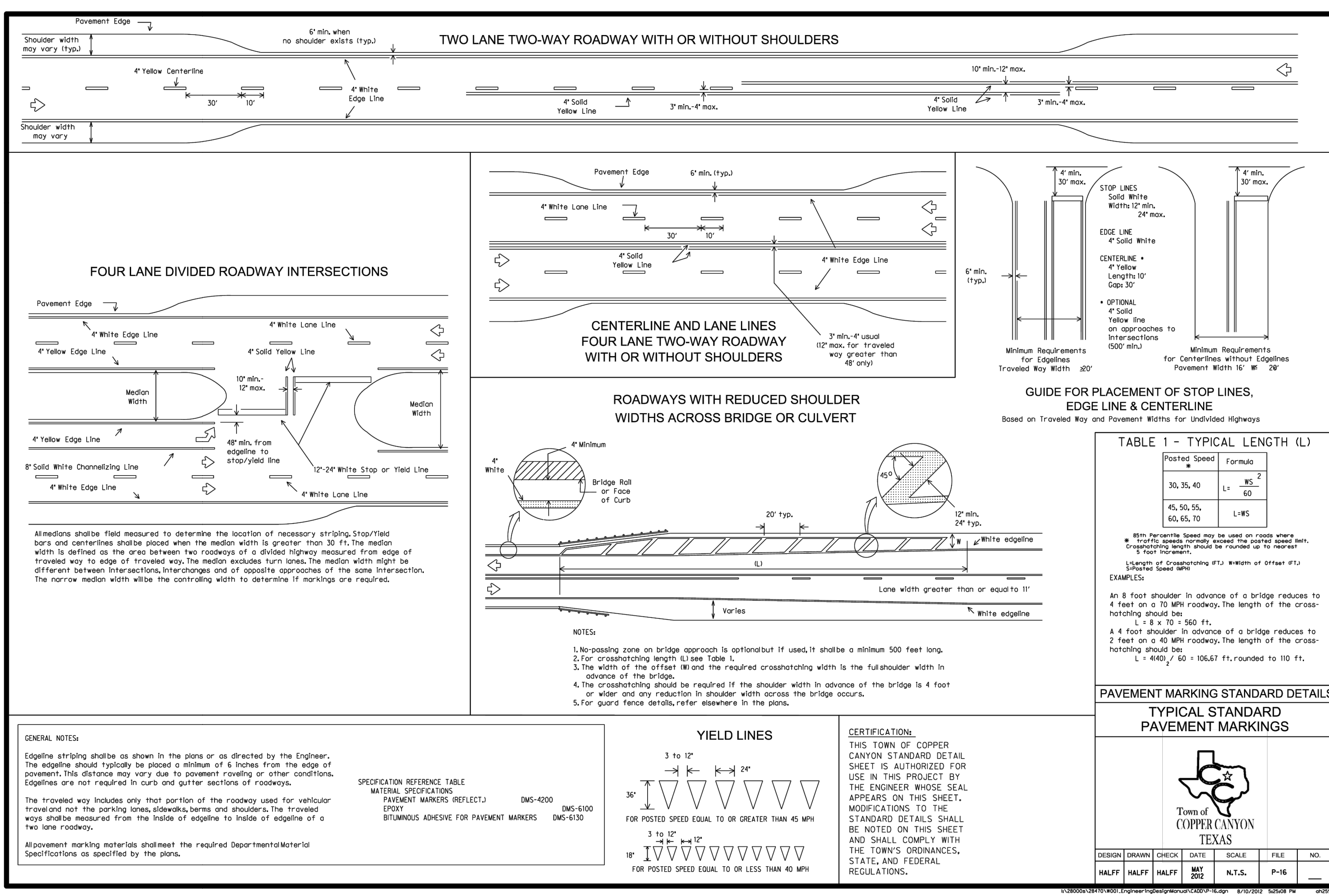
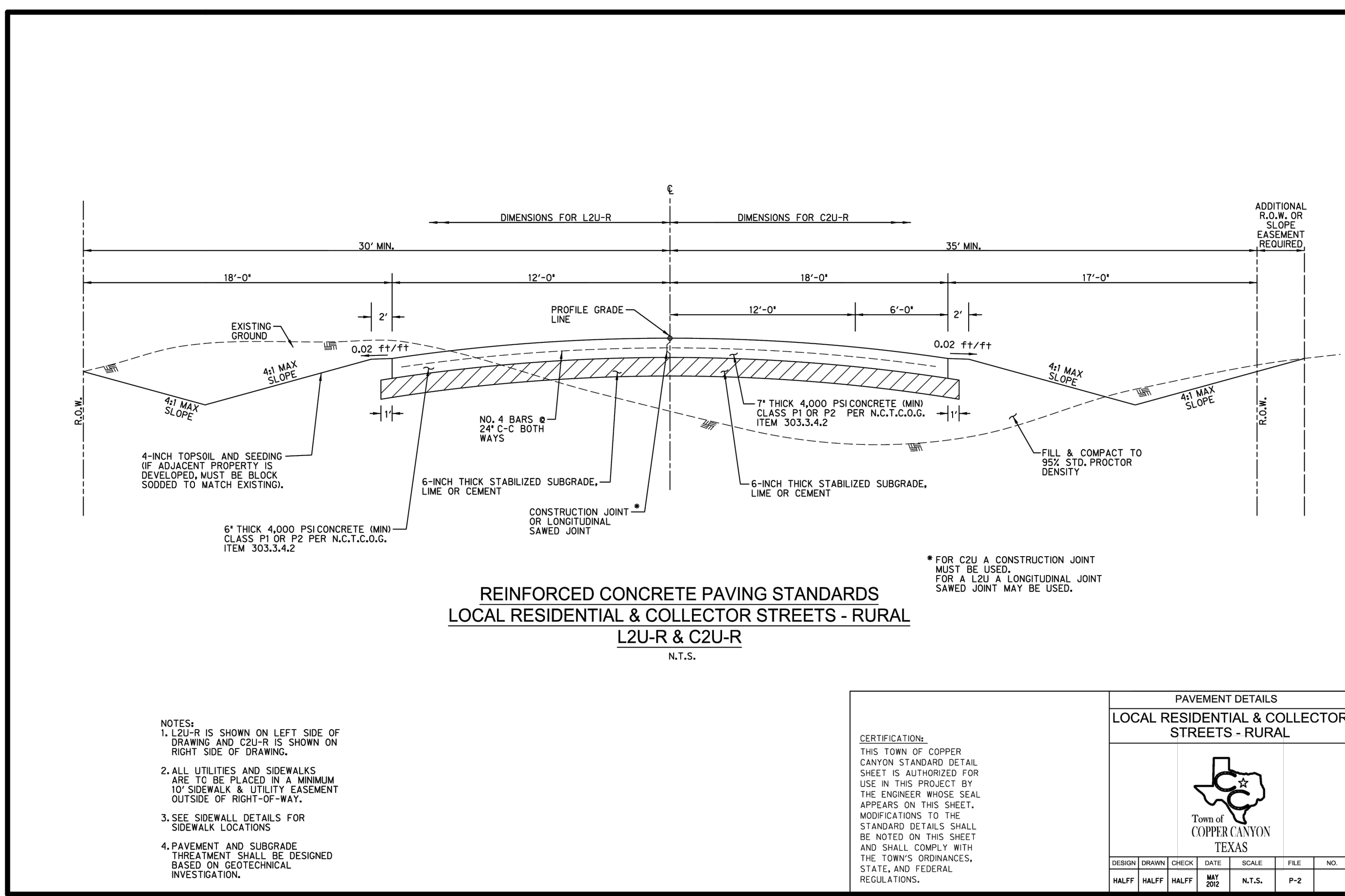
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LOCAL RESIDENTIAL
PAVEMENT &
PAVEMENT MARKINGS
C8.50

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