



**City of New Fairview**  
**Planning & Zoning Commission Special Meeting**  
**999 Illinois Lane**  
**Monday, April 24, 2023, at 6:30 pm**

1. **Call to Order and Determination of Quorum**
2. **Pledge to the Flags.**
  - A. **United States of America**
  - B. **Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.**
3. **Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city planning and zoning issues, projects, or policies to briefly address the Commission. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens the opportunity to speak, there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from discussing or taking action on any item not listed on the posted agenda.
4. **Work Session:**
5. **New Business:** All matters listed in New Business will be discussed and considered separately.
  - A. **Receive and consider approval of the minutes for the January 9, 2023, meeting.**
  - B. **Hold a public hearing and consider a recommendation for an Ordinance for Specific Use Permit of Recreational Vehicle Storage on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, Wise County, Texas. The property is currently zoned "M" Manufacturing and generally located west of Graham Road.**
6. **Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. **Adjournment**

I, the undersigned authority, do hereby certify the above notice of the meeting of the Planning and Zoning Commission of New Fairview, is a true and correct copy of the said notice that I posted on the official posting place at New Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and

readily accessible to the general public at all times, and on its website, said notice being posted this 21<sup>st</sup> day of April, 2023 at 5:00 PM at least 72 hours proceeding the meeting time.

*Susan Greenwood*

Susan Greenwood, Assistant City Secretary



SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at [citysecretary@newfairview.org](mailto:citysecretary@newfairview.org) for further information.



City of New Fairview  
Planning & Zoning Commission Special Meeting  
Regular Meeting  
999 Illinois Lane  
Monday, January 9, 2023, at 6:00 pm

STATE OF TEXAS  
COUNTY OF WISE  
CITY OF NEW FAIRVIEW

THE CITY COUNCIL CONVENED INTO A CITY COUNCIL MEETING THE SAME BEING OPEN TO THE PUBLIC, THE 9th DAY OF JANUARY IN THE NEW FAIRVIEW CITY HALL AND NOTICE OF SAID MEETING GIVING THE TIME PLACE AND SUBJECT THEREFORE HAVING BEEN POSTED AS PRESCRIBED BY ARTICLE 5 OF THE TEXAS GOVERNMENT CODE WITH THE FOLLOWING

MEMBERS PRESENT:

PLANNING & ZONING COMMISSIONERS

Commissioner Julie Burger  
Commissioner Lisa Cabrera  
Commissioner Sarah Adams  
Commissioner Denis Sansoucie (6:24 pm)

ABSENT

Commissioner Rebecca McPherson

CITY STAFF

John Cabrales Jr, City Administrator  
Susan Greenwood, Court Administrator/Assistant City Secretary  
Steven Cook, City Planner (Virtually)  
Katelyn Goertz (Intern)  
Rik Adamski, Ash + Lime

1. Call to Order and Determination of Quorum (**Meeting called to order by Commissioner Julie Burger at 6:03 PM; Roll Call with the above-mentioned names.**)
2. **Pledge to the Flags.**
  - A. United States of America
  - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
3. **Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city issues, projects, or policies to briefly address the Planning and Zoning Commission. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens the opportunity

to speak, there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from discussing or acting on any item not listed on the posted agenda.

**4. Work Session:**

- A. Receive an update and hold a discussion on the Comprehensive Plan and the work done by the University of North Texas Department of Public Administration, Ash+ Lime and Antero Group.

**The Commissioners received an update and presentation from Rik Adamski, with Ash + Lime on the Comprehensive Plan. Commissioner Julie Burger stated that the citizens of New Fairview would not want townhouses, she also mentioned that we could not attract businesses due to not having any access to water, and she loved the idea of John Cabrales Jr. working on Keeping New Fairview Beautiful. John Cabrales Jr, the City Administrator stated there are a lot of grants available to city and the importance of the citizens survey related to the grants.**

**5. New Business:** All matters listed in New Business will be discussed and considered separately.

- A. Receive and consider approval of the minutes for the December 12, 2022, meeting.

**Motion: Commissioner Lisa Cabrera**

**Second: Commissioner Denis Sansoucie**

**Vote: All in Favor**

**Result: Motion to approve the December 12, 2022, minutes.**

**6. Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

7.

**8. Adjournment**

**Motion: Commissioner Julie Burger**

**Second: Commissioner Lisa Cabrera**

**Vote: All in Favor**

**Result: Planning and Zoning adjourned the meeting at 7:32 pm.**

**MINUTES APPROVED ON THIS 6th DAY OF FEBRUARY 2023**



*Susan Greenwood*

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Julie Burger, Commissioner

Susan Greenwood, Assistant City Secretary

This facility is wheelchair accessible; parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at [citysecretary@newfairview.org](mailto:citysecretary@newfairview.org) for further information.





**Planning and Zoning Commission**  
**AGENDA MEMO**

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Prepared By: Stephen Cook, Senior Planner, Dunaway

April 24, 2023

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**Public Hearing for Specific Use Permit of Recreational Vehicle Storage**

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**DESCRIPTION:**

Hold a public hearing and consider a recommendation for an Ordinance for Specific Use Permit of Recreational Vehicle Storage on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, Wise County, Texas. The property is currently zoned “M” Manufacturing and generally located west of Graham Road.

**PLANNING AND ZONING ACTION REQUESTED:**

Receive public input regarding the request for the approval of a Specific Use Permit for a Recreational Vehicle Storage Facility in the “M” Manufactured zoning district and consider a RECOMMENDATION OF APPROVAL of Ordinance No. 202305-01-109.

**BACKGROUND INFORMATION:**

Donna and Jack Raymond own approximately 5.04 acres of land within the “M” Manufacturing zoning district at the north end of Graham Road on the west side. They are asking to improve the property to provide a Recreational Vehicle Storage Facility. This use is allowed with a Specific Use Permit in the “M” Manufacturing zoning district.

The property has access to the north end of Graham Road. With the development of the property, the owners intend to dedicate additional right-of-way for the eventual northern extension of Graham Road. They are not proposing to construct any additional portion of Graham Road. The storage facility will have a drive approach from Graham Road with a controlled gate access to the business located fifty (50’) feet from the right-of-way to allow recreational vehicles to fully depart the road before the gate entry.

The surface in which the RVs will be stored is proposed to be a three (3”) inch recycled asphalt improved surface with a six (6”) crushed base on a compacted subgrade to handle the weight of the vehicles. They have provided potential site parking and turning movements for the storage

of approximately twenty-seven (27) vehicles. The site will feature an onsite solid waste container which will have a concrete masonry unit screening wall in compliance with the fence ordinance. Landscaping will be installed along the frontage of the property to the Graham Road right-of-way. The developer intends to plant grass and five (5) live oak trees in compliance with the landscape ordinance. Drainage will be handled through an on-site detention area on the north side of the property.

For security, the property will be fenced with an eight (8') foot ornamental fence and elevated lighting. A photometric plan has been provided by the developer to ensure where lighting will be located. The intended lighting will be flat LED luminaires which point directly to the pavement and not into the sky and are dark sky approved instruments.

**FINANCIAL CONSIDERATION:**

This development will generate a higher property tax than what is currently being generated.

**RECOMMENDED MOTIONS:**

I move to **Recommend/Not Recommend** an Ordinance for Specific Use Permit of Recreational Vehicle Storage on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, Wise County, Texas, generally located west of Graham Road.

**ATTACHMENT(S):**

1. Zoning Ordinance No. 202305-01-109, with exhibits

**ORDINANCE NO. 202305-01-109**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A RECREATIONAL VEHICLE STORAGE FACILITY IN THE "M" MANUFACTURING ZONING DISTRICT LOCATED ON 5.04 ACRES WITHIN BLOCK 51 OF THE SMITH COUNTY LAND SURVEY, ABSTRACT NO. 744, 459 GRAHAM ROAD, NEW FAIRVIEW, TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on April 24, 2023, in conjunction with a Specific Use Permit case for a Recreational Vehicle Storage Facility located within the "M" Zoning District, and has rendered a recommendation to the City Council with respect to this case; and,

**WHEREAS**, the City Council has conducted a public hearing on May 1, 2023, and has considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of New Fairview and that any foreseeable negative impacts of the proposed use have been mitigated through design restrictions or other set condition.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS, THAT:**

**SECTION 1**

**ALLOWED USES.** A Recreational Vehicle Storage Facility and conditions as shown on the site plan and associated drawings of Exhibit A (attached hereto and made a part hereof) shall be permitted at on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, 459 Graham Road, New Fairview, Texas.

**SECTION 2**

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 3**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 4**

All rights or remedies of the City of New Fairview, Texas, are expressly saved as to any and all violations of the city's zoning ordinance, as amended, or any other ordinance affecting zoning and land use thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 5**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6**

The City Secretary of the City of New Fairview, Texas, is hereby directed to publish in the official newspaper of the City of New Fairview, the caption, penalty clause, publication clause, and effective date clause of this Ordinance for two (2) days as required by section 52.012 of the Texas Local Government Code.

**SECTION 12**

This Ordinance shall take effect from and after its date of passage and publication in accordance with law, and it is so ordained.

PASSED AND APPROVED ON THIS 1st DAY OF MAY, 2023.

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John Taylor, Mayor

ATTEST:

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Brook Boller, City Secretary





**\*OWNER'S CERTIFICATE AND DEDICATION \***

STATE OF TEXAS §  
 COUNTY OF WISE §

WHEREAS, Donna J. Reynolds and Jack C. Reynolds are the owner of all that certain 5.024 acre tract of land situated in Block 51 of the Smith County Land Survey, Abstract Number 744, Wise County, Texas and being all of a called 5.0 acre tract of land described in a Warranty Deed to Donna J. Reynolds and Jack C. Reynolds, recorded in Document Number 2011-6129 of the Official Public Records of said county, and said 5.024 acre tract of land is being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rebar found for the northeast corner of said Reynolds tract, the northwest corner of a called 5.00 acre tract described in a General Warranty Deed to Benito Suarez and Veronica Suarez, recorded in Document Number 201803888 of said Official Public Records and in the south line of a tract of land described in a Warranty Deed to Ones Clough Ranch Limited Partnership, recorded in Volume 693, Page 656 of the Deed Records of said county, for the northeast corner herein described;

THENCE South 00°19'59" East, with the common line of said Reynolds tract and said Suarez tract, a distance of 400.38 feet to a 1/2 inch iron rebar found for the southwest corner of said Suarez tract and the northwest corner of Graham Road, a 60 foot wide right-of-way and the beginning of a curve to the left, with a radius of 621.30 feet and a chord which bears South 02°17'29" East, a distance of 59.18 feet;

THENCE along said curve to the left and the common line of said Reynolds tract and the west right-of-way line of said Graham Road, with a central angle of 05°27'34" and an arc distance of 59.20 feet to a 1/2 inch iron rebar with cap (illegible) found for the southeast corner of said Reynolds tract and the east corner of a called 11.30 acre tract of land described in a Warranty Deed to Valente Galaviz, recorded in Volume 1426, Page 536 of the Deed Records of said County, for the southeast corner herein described;

THENCE South 89°16'37" West, with the common line of said Reynolds tract and said Galaviz tract, a distance of 470.18 feet to a 1/2 inch iron rebar found for the southwest corner of said Reynolds tract, for the southwest corner herein described;

THENCE North 01°21'20" West, continuing with said common line of the Reynolds tract and the Galaviz tract, a distance of 467.14 feet to a 1/2 inch iron rebar with cap stamped "Steadham 4281" found for the northwest corner of said Reynolds tract, the northeast corner of said Galaviz tract and said south line of said Ones Clough Ranch Limited Partnership tract, for the northwest corner herein described;

THENCE South 89°48'42" East, with the common line of said Reynolds tract and said Ones Clough Ranch Limited Partnership tract, a distance of 476.50 feet to the POINT OF BEGINNING and containing 5.024 acres (218,851 square feet) of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK 1, REYNOLDS ADDITION, an addition to the City of New Fairview, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, I, my successors and assigns hereby waive a claim, damage, or cause of action that I may have as result of the dedication of exactions made herein.

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Donna J. Reynolds \_\_\_\_\_ DATE

STATE OF TEXAS §  
 COUNTY OF WISE §

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Donna J. Reynolds, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

I, the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK 1, REYNOLDS ADDITION, an addition to the City of New Fairview, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, I, my successors and assigns hereby waive a claim, damage, or cause of action that I may have a s result of the dedication of exactions made herein.

WITNESS, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Jack C. Reynolds \_\_\_\_\_ DATE

STATE OF TEXAS §  
 COUNTY OF WISE §

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Jack C. Reynolds, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

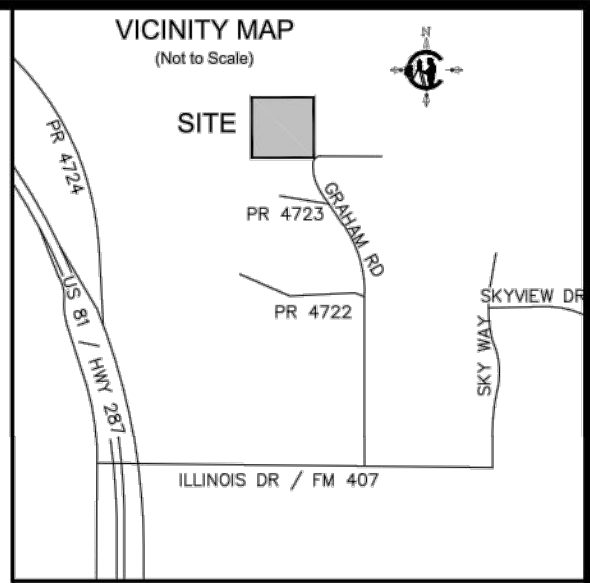
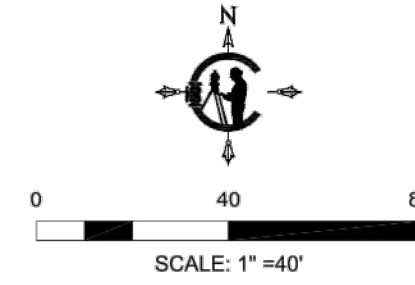
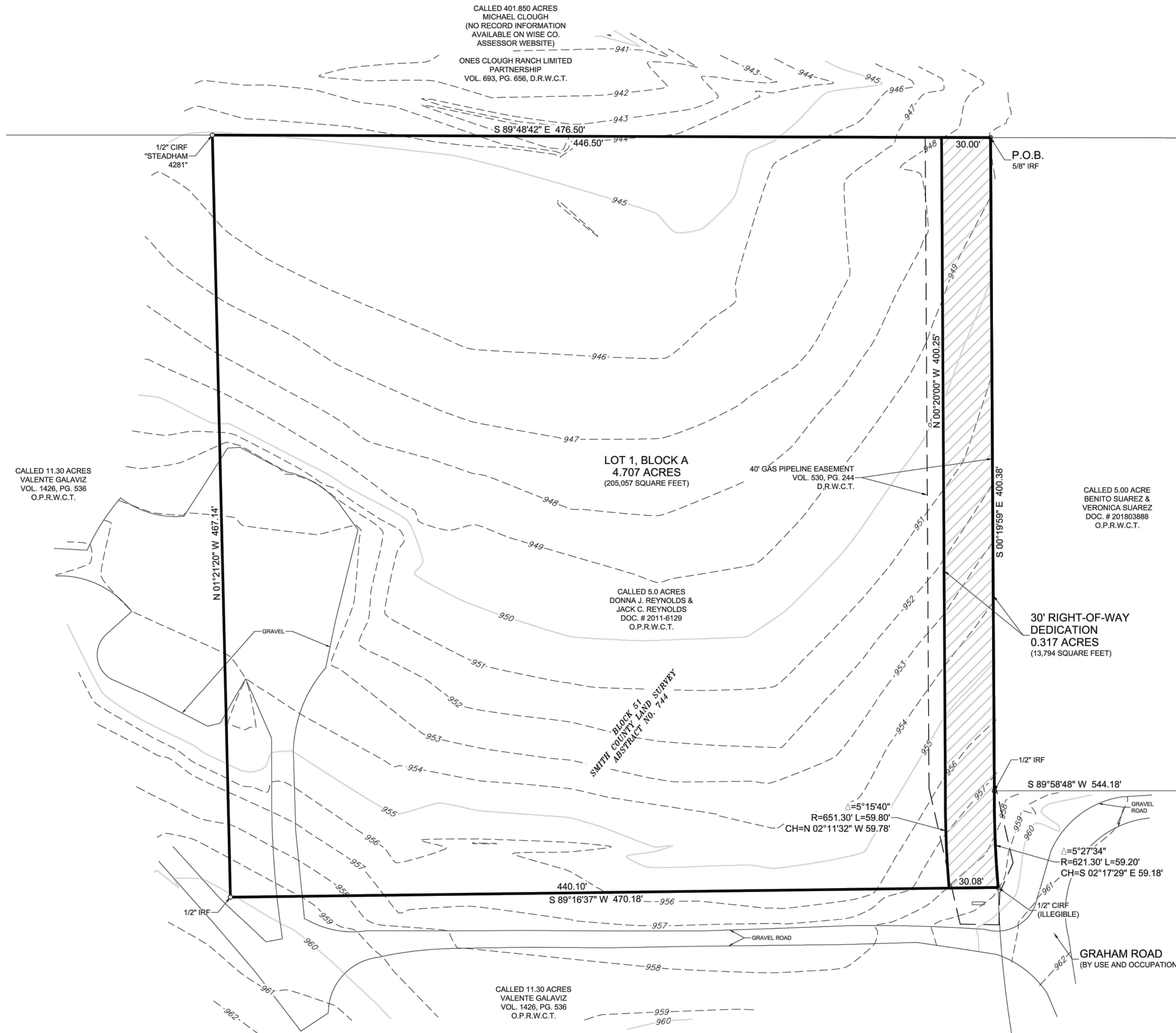
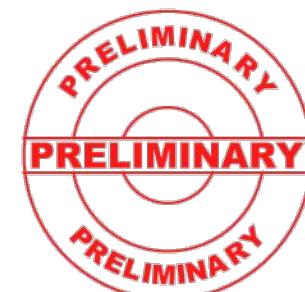
Notary Public in and for the State of Texas

**\*SURVEYOR'S CERTIFICATE \***

KNOW ALL MEN BY THESE PRESENTS:

That I, Anthony Ray Crowley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set under my personal supervision in September 2021 in accordance with the minimum standards for boundary surveys as specified by the Texas Board of Professional Land Surveying.

Anthony Ray Crowley, RPLS 6484  
 Registered Professional Land Surveyor



I hereby certify that the above and foregoing replat of LOT 1, BLOCK 1 OF REYNOLDS ADDITION an Addition to the City of New Fairview, Texas, was approved by the City Council of the City of New Fairview on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Wise County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of New Fairview.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

City Secretary

Recommended for final approval:

Planning & Zoning Commission

Approved:

Mayor, City of New Fairview, Texas

MINOR PLAT  
**REYNOLDS ADDITION**  
**5.04 ACRES**  
 BLOCK 51, SMITH COUNTY LAND SURVEY,  
 ABSTRACT NO. 744  
 NEW FAIRVIEW, WISE COUNTY, TEXAS

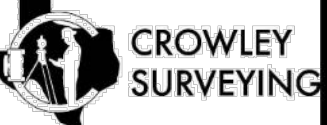
Flood Statement:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Fort Worth, Tarrant County, Texas, Map Number 48497C0500D, effective date 12/16/2011 and that map indicates that this property is within Flood Zone "X" and is not within a special food hazard area.

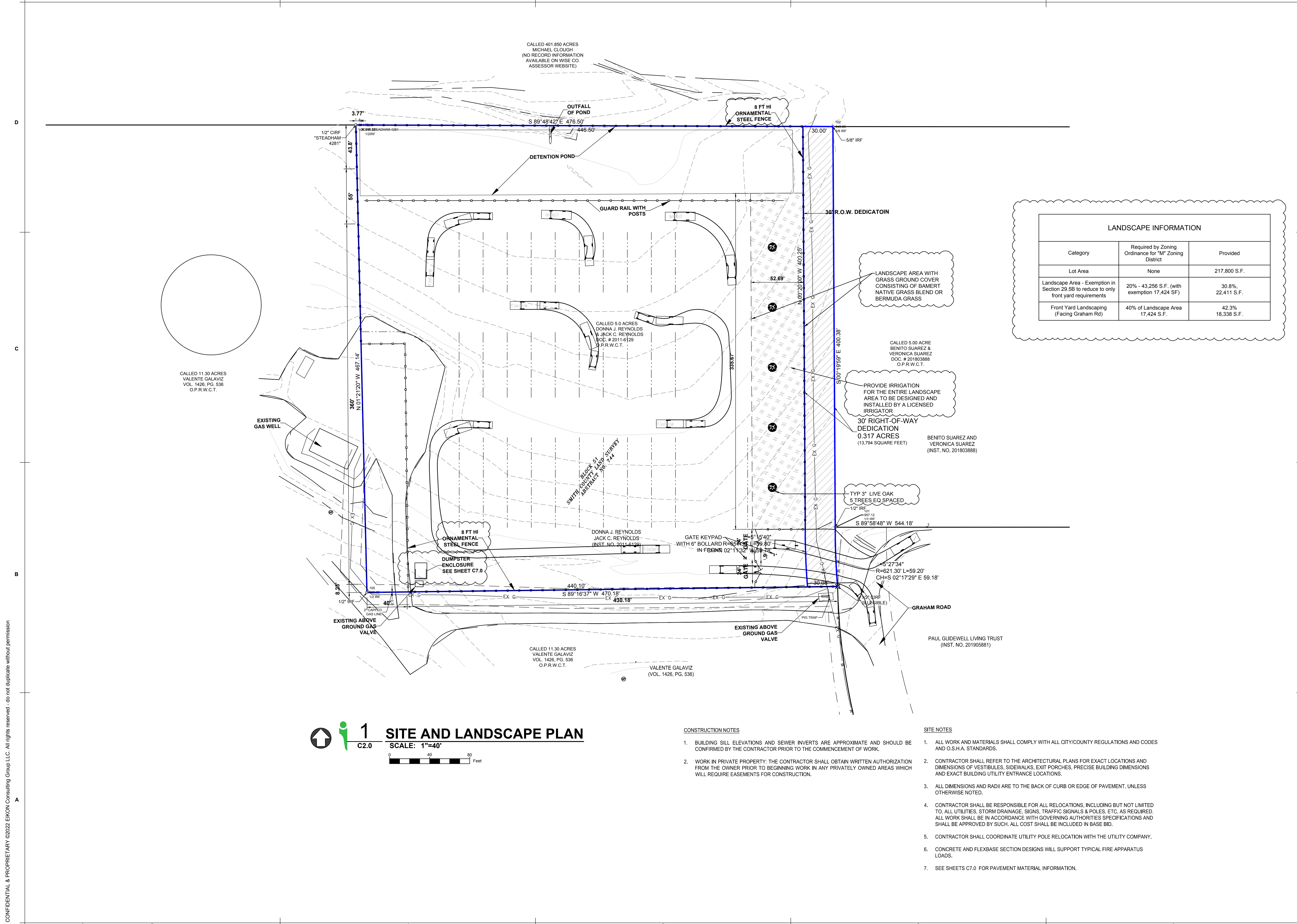
Basis of Bearings:

BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202

Date: October 2021	Drawn: LJJ	Checked: ARC	Scale: 1" = 40'	Sheet: 1 of 1
Owner: Donna J. Reynolds & Jack C. Reynolds 6708 Little Ranch Road North Richland Hills, TX 76182	Engineer: EIKON 1405 West Chapman Drive Sanger, TX 76266 (940) 458-7503	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10194203 4521 FM 2181, #230-484 CORINTH, TX, 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		







LANDSCAPE INFORMATION		
Category	Required by Zoning Ordinance for "M" Zoning District	Provided
Lot Area	None	217,800 S.F.
Landscape Area - Exemption in Section 29.5B to reduce to only front yard requirements	20% - 43,256 S.F. (with exemption 17,424 SF)	30.8%, 22,411 S.F.
Front Yard Landscaping (Facing Graham Rd)	40% of Landscape Area 17,424 S.F.	42.3%, 18,338 S.F.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID K. ISBELL 37838. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

3/14/2023

TDLR #

RV STORAGE GRAHAM ROAD  
 NEW FAIRVIEW  
 459 GRAHAM ROAD  
 NEW FAIRVIEW, TEXAS 76078

6/3/2021 9:10:20 AM

Issued Date:	07-5-22
Project No:	21065
Drawn By:	TGS
Checked By:	DKI
Designed By:	DKI

Issue Record		
#	Description	Date
11-17-2022	REVISION 1	
3-14-2023	REVISION 2	

**1 SITE AND LANDSCAPE PLAN**  
 C2.0  
 SCALE: 1"=40'  
 0 40 80 Feet

**CONSTRUCTION NOTES**

- BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
- CONCRETE AND FLEXBASE SECTION DESIGNS WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.
- SEE SHEETS C7.0 FOR PAVEMENT MATERIAL INFORMATION.

DESIGN DEVELOPMENT

SITE PLAN

C2.0

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**LEGEND - SITE PLAN**

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	BUILDING SETBACK
- - - -	EASEMENT
---	FIRE LANE STRIPING
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
EX G	EXISTING GAS LINE
EX OHE	EXISTING OVERHEAD ELECTRIC LINE
EX UGE	EXISTING UNDERGROUND ELECTRIC LINE
EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
EX UGC	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED ASPHALT PAVEMENT
---	EXISTING CONCRETE PAVEMENT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID K. ISBELL 37838. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

11/17/2022  
 TDLR #

RV STORAGE GRAHAM ROAD  
 NEW FAIRVIEW  
 459 GRAHAM ROAD  
 NEW FAIRVIEW, TEXAS 76078

6/3/2021 9:10:20 AM  
 Issued Date: 07-5-22  
 Project No: 21065

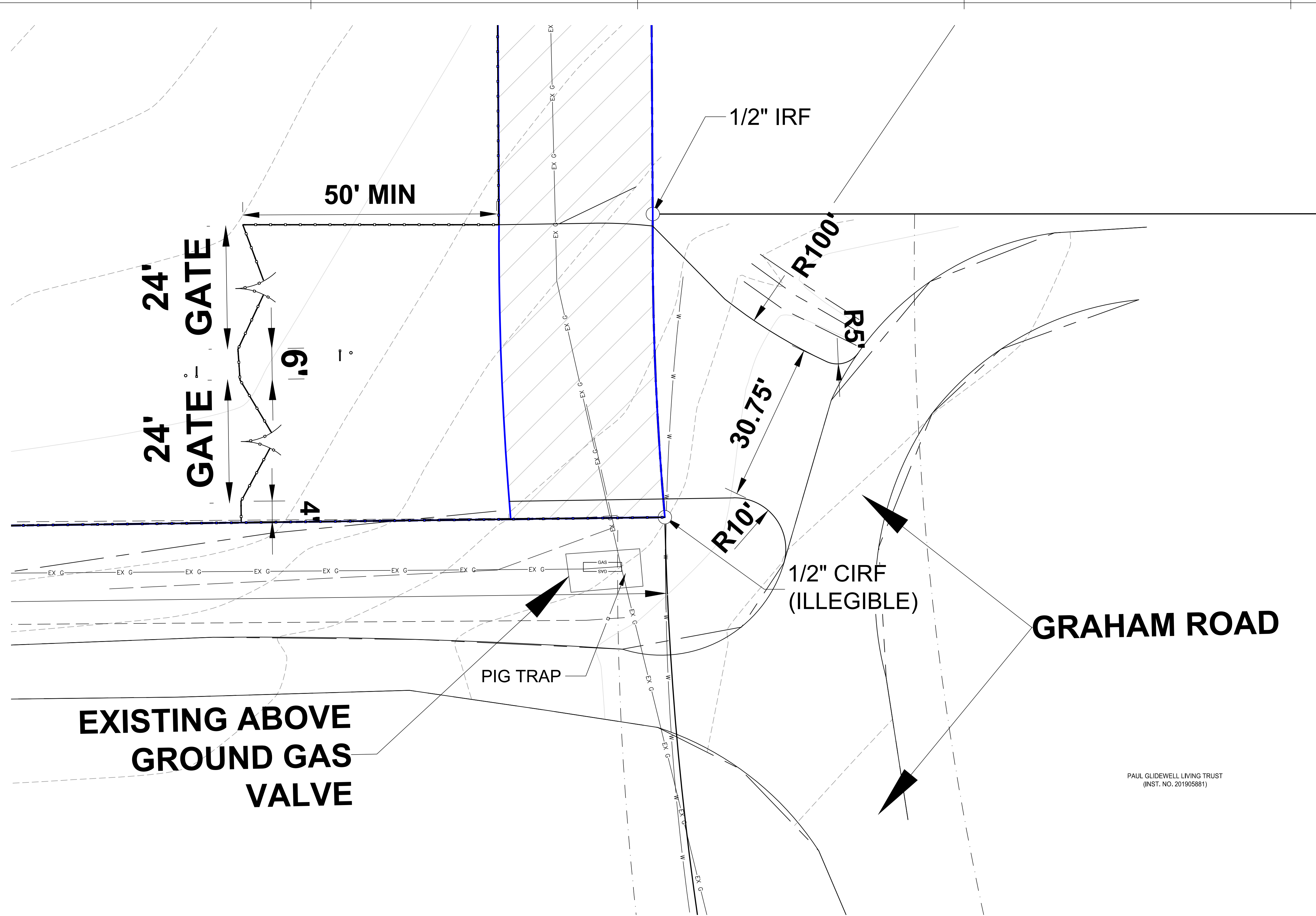
Drawn By: TGS  
 Checked By: DKI  
 Designed By: DKI

Issue Record		
#	Description	Date
1	11-17-2022 REVISION 1	
2	3-14-2023 REVISION 2	

DESIGN DEVELOPMENT

DRIVEWAY  
 SITE PLAN

C2.1



**1 DRIVEWAY SITE PLAN**  
 C2.1  
 SCALE: 1"=10'  
 0 10 20 Feet

**CONSTRUCTION NOTES**

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**SITE NOTES**

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11/17/2022  
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RV STORAGE GRAHAM ROAD  
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459 GRAHAM ROAD  
NEW FAIRVIEW, TEXAS 76078

6/3/2021 9:10:20 AM  
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Checked By: DKI  
Designed By: DKI

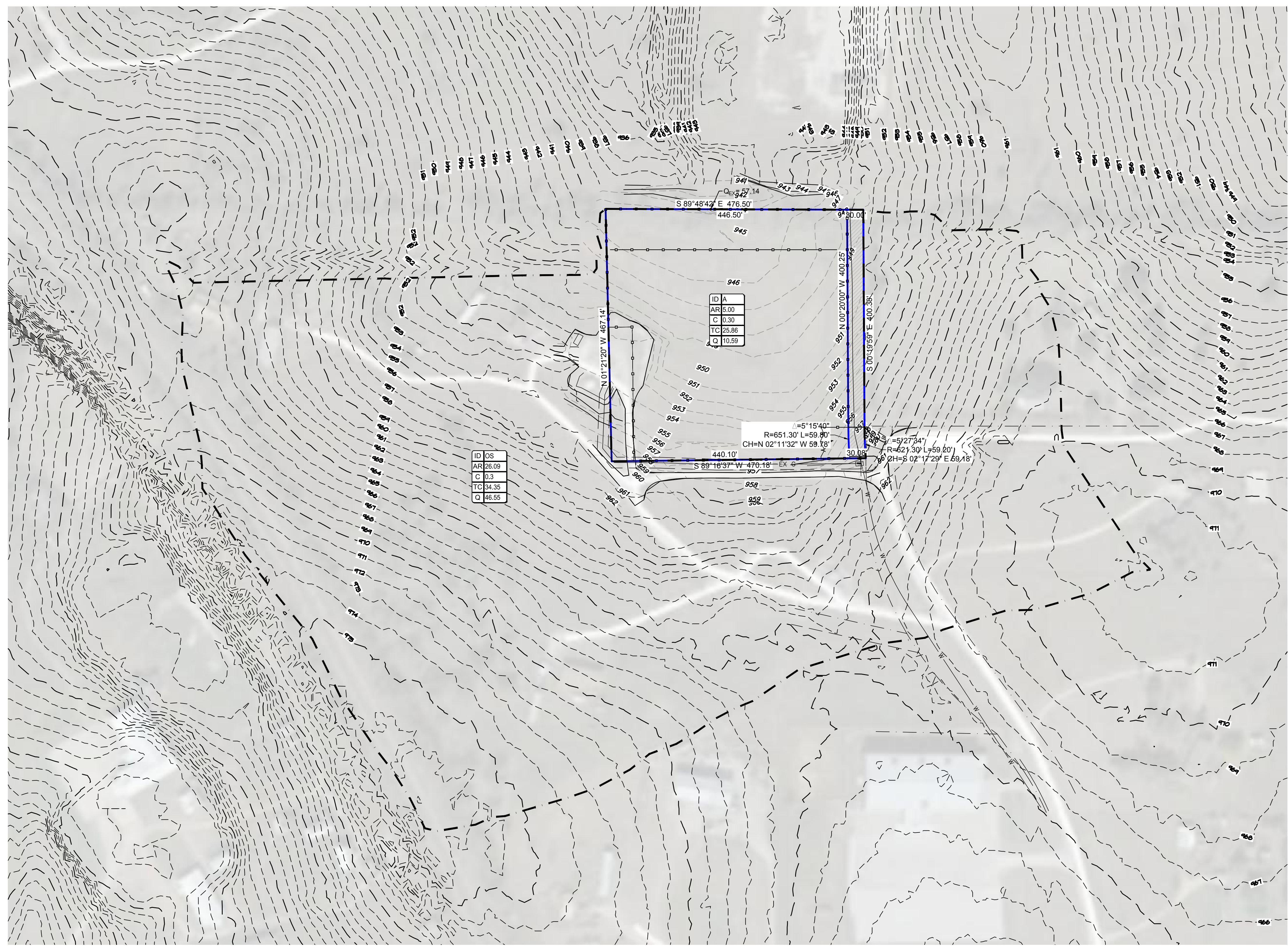
Issue Record		
#	Description	Date
11-17-2022	REVISION 1	
3-14-2023	REVISION 2	

DESIGN DEVELOPMENT

EXISTING DRAINAGE AREA MAP

C3.0

- LEGEND - EXISTING DRAINAGE AREA MAP**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - BUILDING SETBACK
  - EASEMENT
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING GAS LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING UNDERGROUND TELEPHONE LINE
  - EXISTING UNDERGROUND CABLE LINE
  - EXISTING CONCRETE PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - EXISTING DRAINAGE AREA BOUNDARY
  - EXISTING DRAINAGE FLOW PATH
- | ID | Drainage Area ID             |
|----|------------------------------|
| AR | SIZE (ACRES)                 |
| C  | RATIONAL "C"                 |
| TC | TIME OF CONCENTRATION (MINS) |
| Q  | PEAK 100-YR FLOW RATE (CFS)  |



ID	Drainage Area ID
AR	SIZE (ACRES)
C	RATIONAL "C"
TC	TIME OF CONCENTRATION (MINS)
Q	PEAK 100-YR FLOW RATE (CFS)

ID A  
 AR 5.00  
 C 0.30  
 TC 25.86  
 Q 10.59

ID OS  
 AR 26.09  
 C 0.3  
 TC 34.35  
 Q 46.55

**1 EXISTING DRAINAGE AREA MAP**  
SCALE: 1"=100'  
0 100 200 Feet

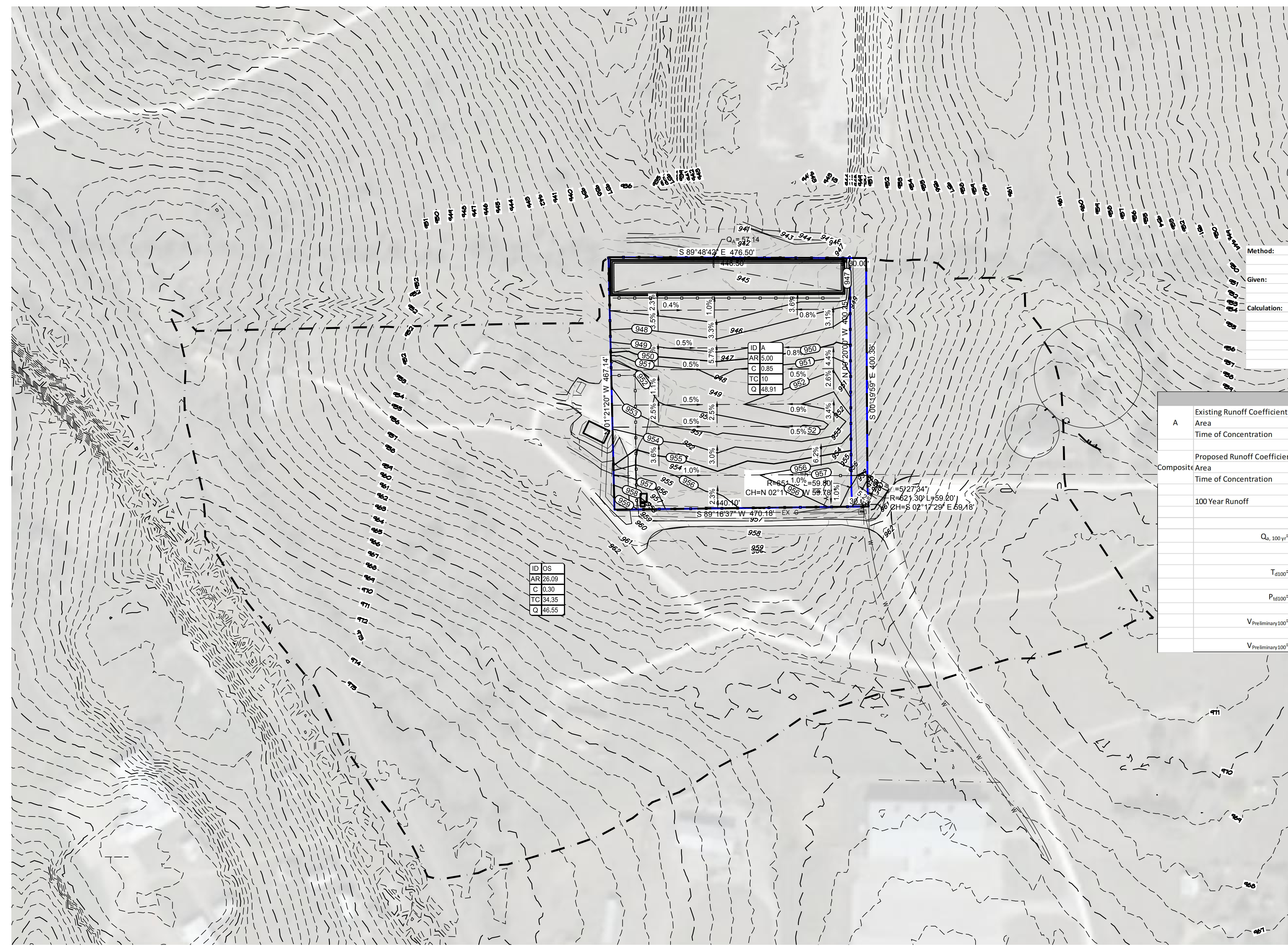
**Pre-Developed Runoff Rate**  
Site-PR drainage area is the proposed project.

Area ID	Area (acres)	Comp. C	S (%)	Tc <sup>1</sup> (min)	i <sup>2</sup> (in/hr)	Qallow (cfs)
A	5.00	0.30	2.29%	25.86	7.06	10.59
OS	26.09	0.30	2.94%	34.35	5.95	46.55
<b>TOTAL Ar</b>	<b>31.09</b>				<b>TOTAL Q</b>	<b>57.14</b>

where:  
 Q = peak discharge (cfs)  
 Tc = time of concentration (min)  
 C = Rational method runoff coefficient  
 S = average slope along distance "D", in percent (ft/100 ft)  
 i = 100yr Rainfall intensity (in/hr)

100-yr rainfall coeffs for Wise County, TX	
e	0.7730
b	108.00
d	8.20





**LEGEND - PROPOSED DRAINAGE AREA MAP**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING STORM SEWER LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE FLOW PATH

ID	DRAINAGE AREA ID
AR	SIZE (ACRES)
C	RATIONAL "C"
TC	TIME OF CONCENTRATION (MINS)
Q	PEAK 100-YR FLOW RATE (CFS)

--- PROPOSED CONCRETE PAVEMENT  
--- PROPOSED GROUND COUNTOUR

Method: Average-End Area Method  
Volume = 0.5 \* (Area 1 + Area 2) \* (Elev 2 - Elev 1)

Given: Outfall Flowline 943.59 ft  
Design Storage Volume 1.18 ac-ft

Elevation (ft)	Area (sf)	Incremental Volume		Total Volume	
		(cf)	(ac-ft)	(cf)	(ac-ft)
943.59	0	0	0.00	0	0.00
944.00	22,062	4,523	0.10	4,523	0.10
945.00	24,936	23,499	0.54	28,022	0.64
946.00	27,881	26,408	0.61	54,430	1.25

**Modified Rational Method**

Existing Runoff Coefficient	0.30	Proposed Runoff Coefficient	0.85
Area	5.00 Acres	Area	5.00 Acres
Time of Concentration	25.86 Min.	Time of Concentration	10.00 Min.
Proposed Runoff Coefficient	0.30	Proposed Runoff Coefficient	0.85
Area	5.00 Acres	Area	5.00 Acres
Time of Concentration	25.86 Min.	Time of Concentration	10.00 Min.
100 Year Runoff	10.59 CFS	100 Year Runoff	48.73 CFS

**Low Level**

C = 0.80	Openings in Concrete Walls
A = PI <sup>2</sup> /2	Area of pipe
g = 32.2	Acceleration of Gravity
h = H/2	Head
100 YR WSE	946
Outfall FL	943.75
Head = (946.00-943.75) - (0.81/2) =	1.83 ft
Q(allowable) =	46.55 Offsite pass through flow plus 10.59 Q from onsite Ex flow
	57.14 cfs
D(req.) = $\frac{4Q}{\pi C \sqrt{2gh}}$	$\frac{4(57.14 \text{ cfs})}{\pi(0.8) \sqrt{2(32.2 \frac{\text{ft}}{\text{s}^2})(1.83 \text{ ft})}}$
	= 2.89 ft = 34.72 in
Use 30" Restrictor	
Q = CA $\sqrt{2gh}$ = (0.8)(1.25 <sup>2</sup> ) $\pi\sqrt{2(32.2)(1.83)}$ =	42.67

**Use= 30" Restrictor**

**1 PROPOSED DRAINAGE AREA MAP**  
SCALE: 1"=100'  
0 100 200 Feet

- PROPOSED DETENTION WAS SIZED USING MODIFIED RATIONAL METHOD. A RESTRICTOR PIPE CALCULATION HAS BEEN PERFORMED AND SIZED TO RELEASE AT POST DEVELOPED FLOW. NO ADVERSE IMPACT TO DOWN STREAM CONVEYANCE IS ANTICIPATED.

Developed Runoff Rate  
Site-PR drainage area is the proposed project.

Area ID (acres)	Area (acres)	Comp. C	S (%)	Tc <sup>1</sup> (min)	i <sup>2</sup> (in/hr)	Qallow (cfs)
A	5.00	0.85	2.29%	10.00	11.47	48.91
OS	26.09	0.30	2.94%	34.35	5.95	46.55
TOTAL Ar	31.09					TOTAL Q 95.45

where:  
Q = peak discharge (cfs)  
Tc = time of concentration (min)  
C = Rational method runoff coefficient  
S = average slope along distance "D", in percent (ft/100 ft)  
i = 100yr Rainfall intensity (in/hr)

100-yr rainfall coeffs for Wise County, TX

e	0.7730
b	108.00
d	8.20

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11/17/2022

TDLR #

RV STORAGE GRAHAM ROAD  
NEW FAIRVIEW

459 GRAHAM ROAD  
NEW FAIRVIEW, TEXAS 76078

6/3/2021 9:10:20 AM  
Issued Date: 07-5-22  
Project No: 21065

Drawn By: TGS  
Checked By: DKI  
Designed By: DKI

Issue Record

#	Description	Date
1	11-17-2022 REVISION 1	
2	3-14-2023 REVISION 2	

DESIGN DEVELOPMENT

PROPOSED DRAINAGE AREA MAP





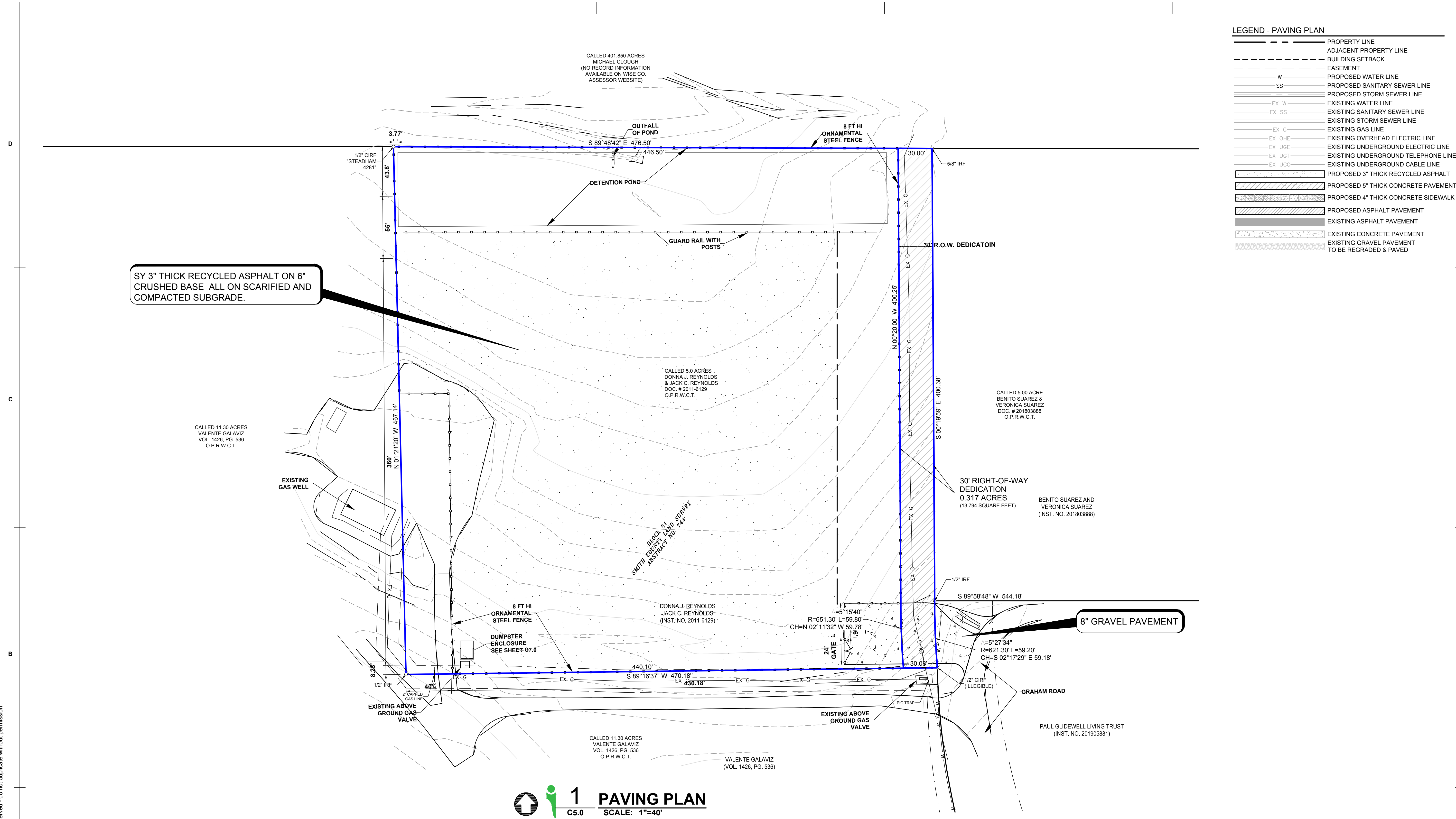


**LEGEND - PAVING PLAN**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
EX G	EXISTING GAS LINE
EX OHE	EXISTING OVERHEAD ELECTRIC LINE
EX UGE	EXISTING UNDERGROUND ELECTRIC LINE
EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
EX UGC	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED 3" THICK RECYCLED ASPHALT
---	PROPOSED 5" THICK CONCRETE PAVEMENT
---	PROPOSED 4" THICK CONCRETE SIDEWALK
---	PROPOSED ASPHALT PAVEMENT
---	EXISTING ASPHALT PAVEMENT
---	EXISTING CONCRETE PAVEMENT
---	EXISTING GRAVEL PAVEMENT TO BE REGRADED & PAVED

SY 3" THICK RECYCLED ASPHALT ON 6" CRUSHED BASE ALL ON SCARIFIED AND COMPACTED SUBGRADE.

8" GRAVEL PAVEMENT



**1 PAVING PLAN**  
 SCALE: 1"=40'  
 0 40 80 Feet

**ASPHALT PAVING NOTE**

- ASPHALT OVER CRUSHED LIMESTONE BASE (FLEXBASE)**
- SURFACE COURSE TO BE TXDOT ITEM 340, TYPE C OR D
  - ASPHALTIC BASE COURSE TO BE TXDOT ITEM 340, TYPE B
  - ASPHALT SHALL BE PLACED AND COMPACTED TO CONTAIN FROM 5 TO 9% AIR VOIDS.
  - THE TARGET DENSITY FOR ASPHALT LIFTS SHOULD BE 91 TO 95% OF MAXIMUM THEORETICAL SPECIFIC GRAVITY AS DETERMINED BY LABORATORY TESTING
  - THE FOLLOWING TESTS SHOULD BE RUN ON EACH DAY'S OPERATION:  
 IN PLACE FIELD DENSITY TESTS TO ESTABLISH ROLLING PATTERN  
 ONE EXTRACTION AND GRADATION TEST  
 ONE LABORATORY DENSITY AND STABILITY TEST  
 TWO CORES TO VERIFY THICKNESS & DENSITY
- CRUSHED LIMESTONE BASE**
- CRUSHED LIMESTONE BASE TO BE TXDOT ITEM 247, TYPE A, GRADE 2 OR BETTER. THE MATERIAL SHALL BE COMPACTED IN MAXIMUM LIFTS OF 6 INCHES TO AT LEAST 98% OF ASTM D 1557 (MODIFIED PROCTOR) WITHIN +/-3 PERCENTAGE POINTS OF OPTIMUM.

- SOIL PREPARATION UNDER ASPHALT PAVEMENT**
- REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS.
  - PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL.
  - PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO BETWEEN 95 AND 100% OF STANDARD PROCTOR AT A MOISTURE CONTENT AT OR ABOVE OPTIMUM.
  - DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY EIKON.
  - THE FOLLOWING TESTS SHALL BE RUN PER 5000 SQUARE FEET OR 300 LINEAR FEET:  
 • DENSITY AND MOISTURE CONTROL

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DESIGN DEVELOPMENT

PAVING PLAN

**C5.0**



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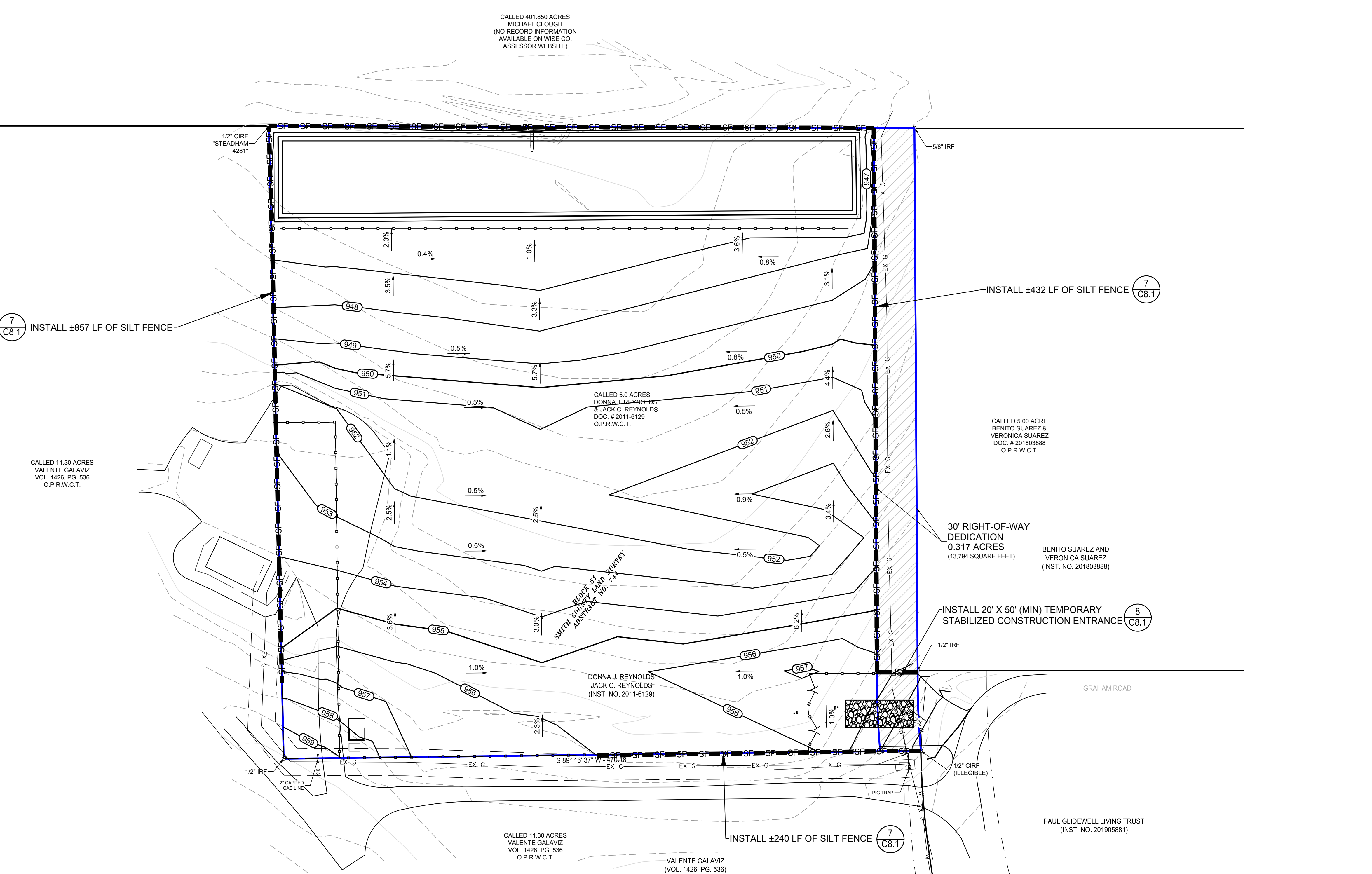
DESIGN DEVELOPMENT

EROSION CONTROL PLAN

C6.0

**LEGEND - EROSION CONTROL PLAN**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ..... BUILDING SETBACK
- EASEMENT
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN
- ▲ PROPOSED FIRE HYDRANT
- ▲ PROPOSED GATE VALVE
- ▲ PROPOSED WATER METER
- PROPOSED MANHOLE
- ▲ EXISTING FIRE HYDRANT
- ▲ EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- SEDIMENT CONTROL BARRIER
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- INLET PROTECTION



**1 EROSION CONTROL PLAN**  
 C6.0 SCALE: 1"=40'  
 0 40 80 Feet

- EROSION CONTROL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
  - EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONSTRUCTION. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
  - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN.) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
  - PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
  - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS

- PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVEN AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
- AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE SWPPP.
- THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 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.
- SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
- DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.
- FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.

- THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.
- WHERE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:  
 -TRIANGULAR SEDIMENT FILTER DIKE PER NCTCOG SPEC 1050A  
 -TEXAS POWER MULCH MULCH FILLED FILTER SOCK
- THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.
- THE CONTRACTOR SHALL SUBMIT A COPY OF THE SWPPP TO THE CITY PRIOR TO CONSTRUCTION.

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**TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:**

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE "A" RIP RAP, OR TIED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4" INCHES.
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.
7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

TRIANGULAR SEDIMENT FILTER DIKE  
 2022 21  
 OCT. '04 10504

**CROSS SECTION OF INSTALLATION OPTIONS**

1. TIE IN 6" MIN.
2. FABRIC SKIRT WEIGHTED WITH ROCK
3. TRENCHED IN 4"

**ISOMETRIC PLAN VIEW**

TRIANGULAR SEDIMENT FILTER DIKE  
 2022 21  
 OCT. '04 10504

**TRIANGULAR SEDIMENT FILTER DIKE**  
 C7.0 NOT TO SCALE

**TREE STAKING AND PLANTING DETAIL**  
 SCALE: NOT TO SCALE

**TREE STAKING AND PLANTING DETAIL**  
 C7.0 NOT TO SCALE

**DUMPSTER ENCLOSURE PLAN**  
 SCALE: 3/4"=1'-0"

**DUMPSTER ENCLOSURE DETAIL**  
 SCALE: 3/4"=1'-0"

**DUMPSTER ENCLOSURE DETAIL**  
 C7.0 NOT TO SCALE

**CROSS SECTION**  
 N.T.S.

**ISOMETRIC PLAN VIEW**  
 N.T.S.

**ROCK CHECK DAM GENERAL NOTES:**

1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK CHECK DAM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK CHECK DAM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

**ROCK CHECK DAM**  
 C7.0 NOT TO SCALE

**PLAN**

**SECTION**

**NOTES:**

1. Concrete shall be 3,000 PSI and conform to BCS Unified Specifications, Section 03 30 00
2. Reinforcing steel shall be Grade 60.

**SLOPED END TREATMENTS FOR CULVERTS AND STORM SEWERS**  
 C7.0 NOT TO SCALE

**SLOPED END TREATMENTS FOR CULVERTS AND STORM SEWERS**  
 C7.0 NOT TO SCALE

**PROFILE VIEW**  
 N.T.S.

**PLAN VIEW**  
 N.T.S.

**TEMPORARY STABILIZED CONSTRUCTION ENTRANCE**  
 C7.0 NOT TO SCALE

**TYPICAL 8 FT CHAIN LINK FENCE DETAIL**  
 NOT TO SCALE

**TYPICAL 8 FT CHAIN LINK FENCE DETAIL**  
 NOT TO SCALE

**SILT FENCE GENERAL NOTES:**

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

**SILT FENCE**  
 C7.0 NOT TO SCALE

**ENCLOSURE SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS**

**OWNER HAS THE OPTION TO USE A DIFFERENT STYLE OF FENCE AS LONG AS IT IS 8 FT TALL**

**SILT FENCE**  
 C7.0 NOT TO SCALE

**TYPICAL 8 FT CHAIN LINK FENCE DETAIL**  
 NOT TO SCALE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID K. ISBELL 37838. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

11/17/2022

RV STORAGE GRAHAM ROAD  
 NEW FAIRVIEW

459 GRAHAM ROAD  
 NEW FAIRVIEW, TEXAS 76078

6/3/2021 9:10:20 AM  
 Issued Date: 07-5-22  
 Project No: 21065

Drawn By: TGS  
 Checked By: DKJ  
 Designed By: DKJ

Issue Record

#	Description	Date
11-17-2022	REVISION 1	
3-14-2023	REVISION 2	

DESIGN DEVELOPMENT

SITE DETAILS

**C7.0**



Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Prevail LED

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

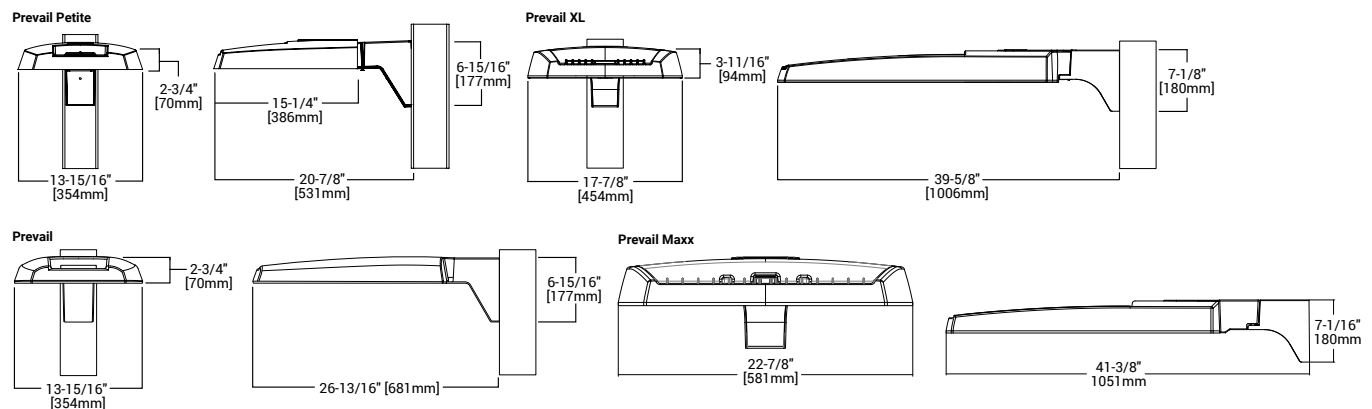
### Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

### Connected Systems

- WaveLinx

### Dimensional Details



NOTES:  
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
 2. IDA Certified for 3000K CCT and warmer only.

