



AGENDA CITY COUNCIL MEETING

February 1, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, February 1, 2024, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to City Secretary Toshia Kimball prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

The Citizen Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City council cannot discuss issues raised or make any decisions, but may refer items to City Staff for research and possible inclusion on a future agenda.

1. Citizen Input.

Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest:

- A. Legacy 4-H Club Proclamation recognizing Legacy 4-H Club including team members Olivia Callagher, Elizabeth Esposito, Audrey and Lucie Rathgeb for their successful victory in the National FCS Quiz Bowl Competition. **(Presenter: Assistant City Manager Kent Souriyasak)**
- B. 2023 Mayoral Red Kettle Challenge Presentation by Mary Freeman, County Director of Community Relations for Denton and Collin County, Texas Division, North Texas Area Command, The Salvation Army. **(Presenter: City Manager Joni Clarke)**

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

- 3. Consent Agenda:
 - A. Approval of minutes of the January 18, 2024, City Council meeting.
 - B. Consider adopting Ordinance #2024-02-00996 ordering a general election to be held on May 4, 2024, for the purpose of electing the Mayor and two City Councilmembers for Seat No. 3 and Seat No. 4; ordering a special election for the City of Lucas, to be held on May 4, 2024, for the purpose of electing two City Councilmembers to fill vacancies for the unexpired terms for Seat No. 2 and Seat No. 6; and ordering a special election for the purpose of submitting Proposition A to the qualified voters of the City for the reauthorization of the one-half of one-percent (.50%) sales and use tax to provide revenue for maintenance and repair of municipal streets; designating location of polling place; ordering notice of election to be given as prescribed by law in connection with such election; authorizing election of joint election agreement; and providing for an effective date.

Regular Agenda

- 4. Consider the request by Sudhir Sakaria for preliminary plat for Sandalwood Estates an addition to the City of Lucas being all of a 25.103-acre tract of land situated in the Lewis P. Turner Survey, Abstract No. 901 and the J. Gray Survey Abstract No. 349 located on the North side of Parker Road, approximately 1/3-mile East of Lewis Lane. **(Presenter: Development Services Director Joe Hilbourn)**
- 5. Consider entering into a Development Agreement with Caliber Collision for roadway improvements to McGarity Lane and reimbursing impact fees in an amount not to exceed \$56,801 which represents the fees to be collected. **(Presenter: Development Services Director Joe Hilbourn)**

Executive Session

- 6. Executive Session:
 - A. The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult with the City Attorney regarding Aztec and Dayton roads.

- B. The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult with the City Attorney regarding Welborn Lane.
 - C. The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property.
 - D. The City Council will convene into executive session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters, to deliberate the appointment, employment, duties of a public officer - City Manager.
- 7. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
 - 8. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on January 26, 2024.

Toshia Kimball, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 01

Requester: Mayor Jim Olk

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

February 1, 2024

Requester: Mayor Jim Olk
City Manager Joni Clarke
Assistant City Manager Kent Souriyasak

Agenda Item Request

Items of Community Interest.

- A. Legacy 4-H Club Proclamation recognizing Legacy 4-H Club including team members Olivia Callagher, Elizabeth Esposito, Audrey and Lucie Rathgeb for their successful victory in the National FCS Quiz Bowl Competition.
- B. 2023 Mayoral Red Kettle Challenge Presentation by Mary Freeman, County Director of Community Relations for Denton and Collin County, Texas Division, North Texas Area Command, The Salvation Army.

Background Information

NA

Attachments/Supporting Documentation

1. Legacy 4-H Club Proclamation

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



Proclamation

WHEREAS, the Legacy 4-H Club is a non-profit organization committed to youth development providing local youth between the ages 8 and 18 with opportunities to learn life skills through social events, workshops, community service, hands-on educational experiences; and

WHEREAS, the Legacy 4-H Club was established 11 years ago by Tammy Duke and Kathrin Esposito who previously served as club managers and is currently managed by Marie Rathgeb and Lisa Mueller who oversee approximately 40 youth members;

WHEREAS, the youth members engage in a variety of projects including competitions at the county, district and state levels with current projects such as leadership, community service, agricultural identification, food and nutrition, horticulture, public speaking, among many more subjects; and

WHEREAS, the Legacy 4-H Club participates in the Family and Consumer Sciences (FCS) Quiz Bowl, a highly competitive team event which is part of the Food and Nutrition Project where four youth members have successfully been guided by Tammy Duke who devoted many hours to educating the youth with the necessary knowledge; and

WHEREAS, the Legacy 4-H Club won the FCS Quiz Bowl State Championships in 2019, 2022, and 2023, and placed a close second in 2021, in which teams must win their respective county and district events to qualify for state competition;

WHEREAS, this year, the Legacy 4-H Club went undefeated in a double elimination tournament of 17 teams in which the youth members earned the right to compete at the national competition hosted in San Antonio, Texas, where the proximity, reduced cost and timing has allowed the Legacy 4-H Club to compete nationally for the first time; and

WHEREAS, the national competition team members included Olivia Callagher, Elizabeth Esposito, Audrey Rathgeb and Lucie Rathgeb who were coached by Marie Rathgeb and Tammy Duke;

WHEREAS, the Legacy 4-H Club scored first place for the written component in the first round of the national competition and their first match resulted in a score of 19 to 6 victory over Tennessee which moved directly to the final round where they defeated Utah by a score of 39 to 11, becoming champions in the National FCS Quiz Bowl Competition; and

NOW, THEREFORE, I Jim Olk, Mayor of the City of Lucas, Texas, on behalf of the City Council extends congratulations and recognition of the Legacy 4-H Club including team members Olivia Callagher, Elizabeth Esposito, Audrey Rathgeb and Lucie Rathgeb for their successful victory in the National FCS Quiz Bowl Competition; and

PROCLAIMED this 1st day of February 2024.

Mayor Jim Olk



City of Lucas

Council Agenda Request

February 1, 2024

Requester: Mayor Jim Olk
City Attorney Joe Gorfida
City Secretary Toshia Kimball

Agenda Item Request

1. Consent Agenda:

- A. Approval of the minutes of the January 18, 2024 City Council meeting.
- B. Consider adopting Ordinance #2024-02-00996 ordering a general election to be held on May 4, 2024, for the purpose of electing the Mayor and two City Councilmembers for Seat No. 3 and Seat No. 4; ordering a special election for the City of Lucas, to be held on May 4, 2024, for the purpose of electing two City Councilmembers to fill vacancies for the unexpired terms for Seat No. 2 and Seat No. 6; and ordering a special election for the purpose of submitting Proposition A to the qualified voters of the City for the reauthorization of the one-half of one-percent (.50%) sales and use tax to provide revenue for maintenance and repair of municipal streets; designating location of polling place; ordering notice of election to be given as prescribed by law in connection with such election; authorizing election of joint election agreement; and providing for an effective date.

Background Information

NA

Attachments/Supporting Documentation

- 1. Minutes of the January 18, 2024 City Council meeting.
- 2. Ordinance #2024-02-00996 Calling for May 4, 2024 General and Special Election

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the Consent Agenda.

Motion

I make a motion to approve the Consent Agenda as presented.



City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember David Keer
Councilmember Debbie Fisher
Councilmember Phil Lawrence
Councilmember Dusty Kuykendall
Councilmember Tim Johnson (remote)

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens
Deputy Nick Noel

The regular City Council meeting was called to order at 6:30 pm.

Citizen Input

1. Citizen Input

There were no members of the public wishing to address the City Council.

Community Interest

2. Items of Community Interest.

Mayor Jim Olk gave items of community interest including:

- 2024 General Elections
- Preserving Lucas History

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of January 04, 2024 City Council meeting.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Councilmember Lawrence to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

4. Consider approving Ordinance #2024-01-00995, amending the City of Lucas Code of Ordinances by amending Chapter 2 titled “Animal Control” by amending Article 2.02 titled “Caring for Animals” by renaming Section 2.02.008 to “Nuisances” and by amending Section 2.02.008.

Staff is proposing amendments to Chapter 2 titled, “Animal Control” and related temporary signage at parks informing the public that dogs must be on a leash at all times, owners must have bags in

their possession to immediately remove waste and owners are required to pick up after their pet.

Mayor Olk asked if the regulations in the park were different than on private property? City Manager Joni Clarke stated currently while in the park dogs are required to be on a leash and in the community, they are allowed to be under voice control.

Mayor Olk proposed to strike, “in a city park” from Section 2.02.009.

Councilmember Lawrence advised that it would be difficult to cite a citizen if there is no signage.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Kuykendall to approve Ordinance # 2024-01-00995 as presented with the correction that Section 2.02.009 says, “Any dog in the corporate limits of the city while not on owners’ private property, shall be restrained by at least one of the following means:...” The motion passed unanimously by a 7 to 0 vote.

5. Review and approve “Policy#00-07 Vehicle and Personal Property Removal from Roadways” for Lucas Fire-Rescue.

Councilmember Fisher asked if this policy will be kept in the standard operating procedures manual. Fire Chief Stephens confirmed, yes.

Councilmember Lawrence asked if this is the type of policy that we have the leeway to write on our own or does it have to be blessed by legal?

Chief Stephens stated that the policy has to be blessed by City Council which has been blessed by legal.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve Policy#00-07 Vehicle and Personal Property Removal from Roadways. The motion passed unanimously by a 7 to 0 vote.

6. Consider rescheduling or cancelling the July 4, 2024, City Council meeting.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Councilmember Lawrence to approve cancelling the upcoming July 4, 2024 City Council Meeting. The motion passed unanimously by a 7 to 0 vote.

Executive Session

7. Executive Session:

- A. The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult with the City Attorney regarding Welborn Lane.**

City Council convened into Executive Session at 6:51 pm.

8. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

City Council reconvened from Executive Session at 7:19 pm. There was no action taken.

9. Adjournment.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Kuykendall, to adjourn the meeting at 7:19 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Mayor Jim Olk

Toshia Kimball, City Secretary



ORDINANCE NO. #2024-02-00996
[Calling for May 4, 2024 General and Special Elections]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 4, 2024, FOR THE PURPOSE OF ELECTING THE MAYOR AND TWO (2) CITY COUNCILMEMBERS FOR SEAT NO. 3 AND SEAT NO. 4; ORDERING A SPECIAL ELECTION FOR THE CITY OF LUCAS, TO BE HELD ON MAY 4, 2024, FOR THE PURPOSE OF ELECTING TWO CITY COUNCILMEMBERS TO FILL VACANCIES FOR THE UNEXPIRED TERMS FOR SEAT NO. 2 AND SEAT NO. 6; AND ORDERING A SPECIAL ELECTION FOR THE PURPOSE OF SUBMITTING PROPOSITION A TO THE QUALIFIED VOTERS OF THE CITY FOR THE REAUTHORIZATION OF THE ONE-HALF OF ONE-PERCENT (.50%) SALES AND USE TAX TO PROVIDE REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS; DESIGNATING LOCATION OF POLLING PLACE; ORDERING NOTICE OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW IN CONNECTION WITH SUCH ELECTION; AUTHORIZING EXECUTION OF JOINT ELECTION AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS COLLIN COUNTY, TEXAS, THAT:

SECTION 1. A General election is hereby ordered for May 4, 2024, for the purpose of electing the Mayor and two (2) Lucas City Councilmembers for Seat No. 3 and Seat No. 4, each such term being for a period of three (3) years; and, a Special election is hereby ordered for May 4, 2024, for the purpose of electing two (2) Councilmembers to fill the vacancies for the unexpired terms for Seat No. 2 and Seat No. 6. The filing period for the General Election shall begin January 17, 2024, and end on February 16, 2024, at 5:00 p.m., in accordance with State law. Applications for the Special Election may not be filed before the Special Election is ordered, and end on March 4, 2024, at 5:00 p.m., in accordance with State law.

SECTION 2. A Special Election is hereby ordered for May 4, 2024, for the purpose of submitting Proposition A to the qualified voters of the City for the reauthorization of the one-half of one-percent sales and use tax to continue providing revenue for maintenance and repair of municipal streets.

PROPOSITION A

The Proposition ballot language shall read:

"The reauthorization of the one-half of one-percent (.50%) sales and use tax within the City of Lucas, Texas, to continue providing revenue for maintenance and repair of municipal streets."

SECTION 3. Pursuant to the Joint Election Agreement, the Elections Administrator of Collin County shall serve as Elections Administrator for the election. Presiding Election Judges and Alternate Presiding Election Judges appointed to serve the authorized polling places and the early voting clerk and deputy early voting clerks shall be those election officials furnished by the Elections Administrator from the list of proposed election judges as required in the Elections Services Contract. The City Manager and City Secretary are hereby authorized to execute an Elections Services Contract with the Collin County Elections Department for the General Election on May 4, 2024. The City Secretary shall have further authority to approve any minor modifications as may be necessary in the best interest of the City. A voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for election day voting.

SECTION 4. Notice of the General and Special Elections shall be posted on the bulletin board used to post notice of the City Council meetings and be published in a newspaper of general circulation in the City. That said Notice must be published at least once, not earlier than the 30th day nor later than the 10th day, before Election Day as provided in Section 4.003(a)(1) of the Texas Election Code. A copy of the published Notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and the person posting the Notice shall make a record of the time of posting, starting date, and the place of posting.

SECTION 5. The entire City shall constitute one election precinct for this election and Lucas Community Center, located at 665 Country Club Road, Lucas, Texas is hereby designated the polling place. The election officers and maximum number of clerks for said polling place shall be determined and appointed in accordance with the provisions of the Contract.

On Election Day, the polls shall be open from 7:00 AM. to 7:00 P.M.

Early voting by personal appearance shall also be conducted at Lucas Community Center, located at 665 Country Club Road, Lucas, Texas. City of Lucas voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration. If the election services contract with the Collin County Elections Administrator revises the polling places listed previously, the City will utilize the polling places designated in said Election Services Contract, as the same may be amended from time to time.

Applications for ballot by mail shall be received and processed by the Collin County Elections Administrator, 2010 Redbud Boulevard, Suite 102, McKinney, Texas 75069. Applications for ballots by mail must be received no later than the close of business on April 23, 2024. The deadline for a Federal Post Card Application is the same as an application for a ballot by mail.

Early voting by personal appearance will be conducted on weekdays beginning Monday, April 22, 2024, and continuing through Friday, April 26, 2024, between 8 a.m. and 5 p.m.; Saturday, April 27, 2024, between 8 a.m. and 5 p.m.; Monday, April 29, 2024, and Tuesday, April 30, 2024, between 7 a.m. and 7 p.m. as provided in the Joint Election Agreement. Any qualified voter for the Joint Election may vote by personal appearance at either the main early voting location or at any of the branch locations.

SECTION 6. The City Secretary shall present the General and Special Elections returns to the City Council at a Council meeting for the canvassing of said elections in accordance with the Texas Election Code. The candidate for Mayor and Councilmember for Seat No. 3 and Councilmember for Seat No. 4; and Councilmember for the unexpired term for Seat No. 2 and Councilmember for the unexpired term for Seat No. 6 that receives a majority of valid votes by qualified voters at the election shall be declared elected. In the event no candidate receives a majority of all the votes cast for all the candidates for an office, a runoff election shall be ordered by the City Council in accordance with the Lucas City Charter and State law.

SECTION 7. The reauthorization of the one-half of the one percent (.50%) sales and use tax within the City of Lucas, Texas, to continue providing revenue for maintenance and repair of municipal streets must receive more than fifty percent (50%) of valid votes by qualified voters at the election to be declared as passed.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as law and charter in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF FEBRUARY 2024.**

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(01-24-2024:4892-8043-2287, v. 1)

Toshia Kimball, City Secretary



City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Sudhir Sakaria for preliminary plat for Sandalwood Estates an addition to the City of Lucas being all of a 25.103-acre tract of land situated in the Lewis P. Turner Survey, Abstract No. 901 and the J. Gray Survey Abstract No. 349 located on the North side of Parker Road, approximately 1/3-mile East of Lewis Lane.

Background Information

The property is currently zoned R-1. The subdivision proposes 20 lots, 19 are residential building lots, two are open space lots for detention. Civil construction plans were approved on January 04, 2024. A tree survey was submitted and a total of 214" of tree caliper will have to be mitigated at final plat/Entrance landscape stage. A Conditional Letter of Map Revision (CLOMR) has been submitted to the Federal Emergency Management Agency (FEMA), staff has a copy of the CLOMR and the flood study. The water main is looped. The entrance is split, and the cull de sac is over sized to mitigate a dead end exceeding 600', and more than 10 lots. Texas Department of Transportation (TxDOT) has approved both the road connection to Parker Road and the drainage being released into the TxDOT drainage system.

Attachments/Supporting Documentation

1. Preliminary Plat
2. Site Plan
3. Application
4. Checklist
5. Tree survey
6. Civil plans

Budget/Financial Impact

NA

Recommendation

1. The Planning and Zoning Commission recommended unanimously to recommend to the City Council to approve the preliminary plat.



City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 04

Motion

I make a motion to approve/deny a request by Sudhir Sakaria for preliminary plat for Sandalwood Estates an addition to the City of Lucas being all of a 25.103-acre tract of land situated in the Lewis P. Turner Survey, Abstract No. 901 and the J. Gray Survey Abstract No. 349.

NOTE: CONTOURS INSIDE SUBDIVISION BOUNDARY ARE SURVEYED ON THE GROUND AND CONTOURS OUTSIDE SUBDIVISION BOUNDARY ARE TAKEN FROM NCTCDG LIDAR CONTOURS AND ARE APPROXIMATE.

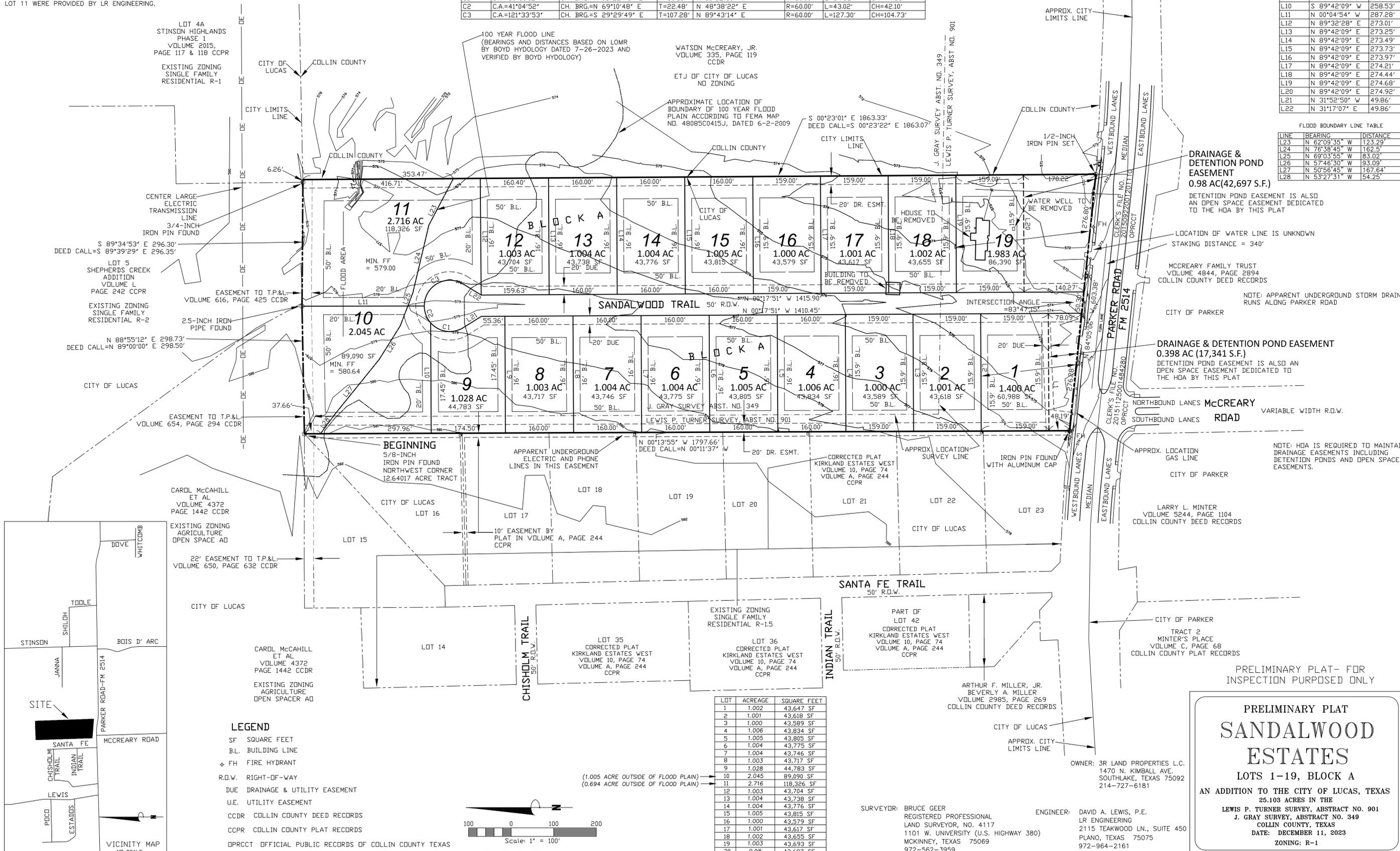
LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREA OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK
MINIMUM FINISH FLOOR ELEVATIONS AS SHOWN ON LOT 10 AND LOT 11 WERE PROVIDED BY LR ENGINEERING.

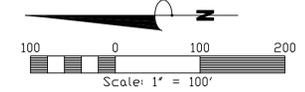
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	TANGENT DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=80°31'12"	CH. BRG.=N 08°22'46" E	T=50.81'	N 31°52'50" W	R=60.00'	L=84.32'	CH=77.55'
C2	C.A.=41°04'52"	CH. BRG.=N 69°10'48" E	T=22.48'	N 48°38'22" E	R=60.00'	L=43.02'	CH=42.10'
C3	C.A.=121°33'53"	CH. BRG.=S 29°29'49" E	T=107.28'	N 89°43'14" E	R=60.00'	L=127.30'	CH=104.73'

NUMBER	DIRECTION	DISTANCE
L1	S 89°42'09" W	274.60'
L2	S 89°42'09" W	274.42'
L3	S 89°42'09" W	274.24'
L4	S 89°42'09" W	274.06'
L5	S 89°42'09" W	273.87'
L6	S 89°42'09" W	273.69'
L7	S 89°42'09" W	273.51'
L8	S 89°42'09" W	273.32'
L9	S 89°42'09" W	273.14'
L10	S 89°42'09" W	258.53'
L11	N 00°04'54" W	287.28'
L12	N 89°32'28" E	273.01'
L13	N 89°42'09" E	273.25'
L14	N 89°42'09" E	273.49'
L15	N 89°42'09" E	273.73'
L16	N 89°42'09" E	273.97'
L17	N 89°42'09" E	274.21'
L18	N 89°42'09" E	274.44'
L19	N 89°42'09" E	274.68'
L20	N 89°42'09" E	274.92'
L21	N 31°52'50" W	49.86'
L22	N 31°17'07" E	49.86'

LINE	BEARING	DISTANCE
L23	N 62°09'35" W	123.29'
L24	N 78°38'45" W	162.15'
L25	N 69°03'55" W	83.02'
L26	N 57°46'30" W	93.09'
L27	N 50°56'45" W	167.64'
L28	N 53°27'31" W	54.25'



- LEGEND**
- SF SQUARE FEET
 - B.L. BUILDING LINE
 - FH FIRE HYDRANT
 - R.O.W. RIGHT-OF-WAY
 - DUE DRAINAGE & UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - CCDR COLLIN COUNTY DEED RECORDS
 - CCPR COLLIN COUNTY PLAT RECORDS
 - DPRCCT OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS



LOT	ACREAGE	SQUARE FEET
1	1.002	43,647 SF
2	1.001	43,618 SF
3	1.000	43,589 SF
4	1.006	43,834 SF
5	1.005	43,805 SF
6	1.004	43,775 SF
7	1.004	43,746 SF
8	1.003	43,717 SF
9	1.028	44,783 SF
10	2.045	89,090 SF
11	2.716	118,326 SF
12	1.003	43,704 SF
13	1.004	43,738 SF
14	1.004	43,776 SF
15	1.005	43,815 SF
16	1.000	43,579 SF
17	1.001	43,617 SF
18	1.002	43,655 SF
19	1.003	43,693 SF
20	0.98	42,697 SF
21	0.398	17,341 SF

(1.005 ACRE OUTSIDE OF FLOOD PLAIN)
(0.694 ACRE OUTSIDE OF FLOOD PLAIN)

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

PRELIMINARY PLAT- FOR INSPECTION PURPOSED ONLY

PRELIMINARY PLAT
SANDALWOOD ESTATES
LOTS 1-19, BLOCK A
AN ADDITION TO THE CITY OF LUCAS, TEXAS
25.103 ACRES IN THE
LEWIS P. TURNER SURVEY, ABSTRACT NO. 901
J. GRAY SURVEY, ABSTRACT NO. 349
COLLIN COUNTY, TEXAS
DATE: DECEMBER 11, 2023
ZONING: R-1

OWNER: 3R LAND PROPERTIES L.C.
1470 N. KIMBALL AVE.
SOUTHLAKE, TEXAS 75092
214-727-6181

SURVEYOR: BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959

ENGINEER: DAVID A. LEWIS, P.E.
LR ENGINEERING
2115 TEAKWOOD LN., SUITE 450
PLANO, TEXAS 75075
972-964-2161

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS WE, 3R LAND PROPERTIES L.C., are the owners of the property situated in the City of Lucas described as follows:

SITUATED in the Lewis P. Turner survey, abstract no. 901 and in the J. Gray survey, abstract no. 349, being a survey of the 12.576 acre tract described in a correction deed from Nelda Rae Owens and Myrna Marie Godier to 3R Land Properties, L. C., recorded as clerk's file no. 202200078425 of the Official Public Records of Collin County, Texas and a part of the 12.64017 acre tract described in a deed from Phillip E. Kennedy and wife, Margaret Jean Kennedy, to 3R Properties L.C. recorded in volume 5024, page 1136 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northwest corner of said 12.64017 acre tract and the northeast corner of the corrected plat of Kirkland Estates West recorded in volume 10, page 74 and volume A, page 244 of the Collin County plat records;

THENCE North 88°55'12" East, (Deed Call = North 89°00'00" East, 298.50 feet) with the north line of said 12.64017 acre tract, 298.73 feet to a 2.5-inch iron pipe found at the northeast corner of said 12.64017 acre tract and the northwest corner of said 12.576 acre tract;

THENCE South 89°34'53" East, (Deed Call = South 89°39'29" East, 296.35 feet) with the north line of said 12.576 acre tract, passing at 290.04 feet a 3/4-inch iron pin found and continuing in all, 296.30 feet to a point at the northeast corner of said 12.576 acre tract;

THENCE South 00°23'01" East, 1863.33 feet (Deed Call = South 00°23'22" East, 1863.07 feet) to a 1/2-inch iron pin set in the north right-of-way line of Parker Road(FM 2514), at the northeast corner of the 0.1715 acre tract recorded as clerk's file no. 20150922001201110;

THENCE North 84°05'06" West, with the north right-of-way line of said Parker Road and with the north line of said 0.1715 acre tract, passing at 298.10 feet, the northwest corner of said 0.1715 acre tract and the northeast corner of the 0.1458 acre tract recorded as clerk's file no. 20151125001484280, continuing with the north line of said 0.1458 acre tract, in all 603.38 feet to an iron pin found with aluminum cap at the northwest corner of said 0.1458 acre tract; same being in the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West.

THENCE North 00°13'55" West, (Deed Call = North 00°11'37" West) with the west line of said 12.64017 acre tract and the east line of said Kirkland Estates West, 1797.66 feet to the PLACE OF BEGINNING and containing 25.130 acres.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, 3R LAND PROPERTIES L.C., Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as SANDALWOOD ESTATES LOTS 1-19, BLOCK A, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, we agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;
- The homeowners' association shall have the authority to collect membership fees;
- As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas and attach a lien upon each individual lot for the prorated costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

By: Sudhir Sakaria, Managing Owner

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sudhir Sakaria, Managing Owner, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public in and for The State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bruce Geer, do hereby certify that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

PRELIMINARY—THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor No. 4117

STATE OF TEXAS:)
COUNTY OF COLLIN:)

Before me, the undersigned authority, a notary public in and for the state, on this day personally appeared Bruce Geer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.

Tommy Tolson, Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Scott Holden, Director of Public Works

Date

The Director of Development Services of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Joseph Hilbourn, Development Services Director

Date

Health Department Certification:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

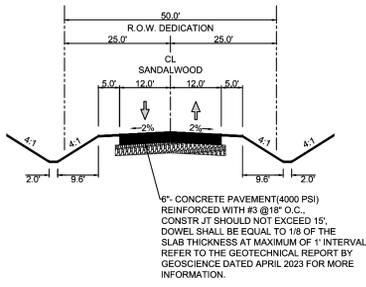
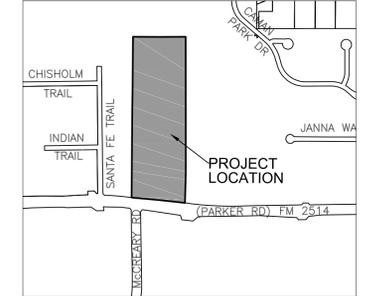
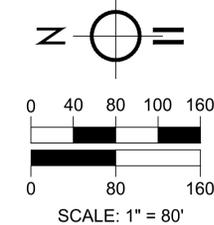
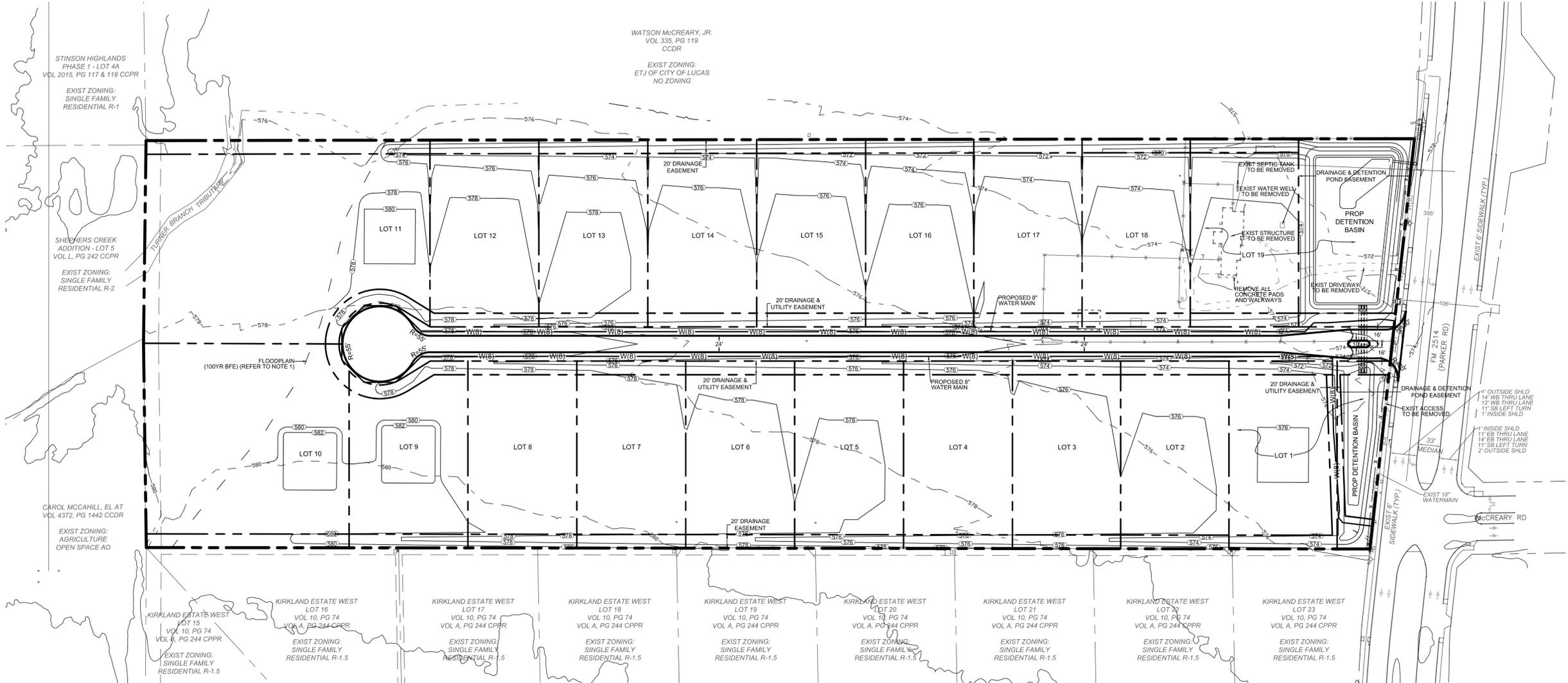
OWNER: 3R LAND PROPERTIES L.C.
1470 N. KIMBALL AVE.
SOUTHLAKE, TEXAS 75092
214-727-6181

SURVEYOR: BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY (U.S. HIGHWAY 380)
MCKINNEY, TEXAS 75069
972-562-3959

ENGINEER: DAVID A. LEWIS, P.E.
LR ENGINEERING
2115 TEAKWOOD LN., SUITE 450
PLANO, TEXAS 75075
972-964-2161

PRELIMINARY PLAT- FOR
INSPECTION PURPOSED ONLY

PRELIMINARY PLAT
SANDALWOOD
ESTATES
LOTS 1-19, BLOCK A
AN ADDITION TO THE CITY OF LUCAS, TEXAS
25.103 ACRES IN THE
LEWIS P. TURNER SURVEY, ABSTRACT NO. 901
J. GRAY SURVEY, ABSTRACT NO. 349
COLLIN COUNTY, TEXAS
DATE: DECEMBER 11, 2023
ZONING: R-1



- NOTES**
- FLOOD PLAIN (100YR BFE) IS BASED ON LOMR BY BOYD HYDROLOGY PLLC DATED 7/26/2023.

SITE DATA SUMMARY TABLE						
EXISTING ZONING: R1.5 (RE-ZONED TO R1, CITY OF LUCAS PLANNING AND ZONING)						
LOT	PROPOSED USE	LOT AREA		BUILDING SIZE (MAIN & ACCESSORY BUILDING)		BUILDING HEIGHT
		(SF)	(AC)	(SF)	(%)	
1	SINGLE-FAMILY RESIDENCE	60,988	1.4001	NOT TO EXCEED 13,094 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
2	SINGLE-FAMILY RESIDENCE	43,618	1.0013	NOT TO EXCEED 13,085 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
3	SINGLE-FAMILY RESIDENCE	43,589	1.0007	NOT TO EXCEED 13,076 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
4	SINGLE-FAMILY RESIDENCE	43,834	1.0063	NOT TO EXCEED 13,150 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
5	SINGLE-FAMILY RESIDENCE	43,805	1.0056	NOT TO EXCEED 13,141 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
6	SINGLE-FAMILY RESIDENCE	43,775	1.0049	NOT TO EXCEED 13,132 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
7	SINGLE-FAMILY RESIDENCE	43,746	1.0043	NOT TO EXCEED 13,123 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
8	SINGLE-FAMILY RESIDENCE	43,717	1.0036	NOT TO EXCEED 13,115 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
9	SINGLE-FAMILY RESIDENCE	44,783	1.0281	NOT TO EXCEED 13,434 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
10	SINGLE-FAMILY RESIDENCE	89,090	2.0452	NOT TO EXCEED 26,727 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
11	SINGLE-FAMILY RESIDENCE	118,326	2.7164	NOT TO EXCEED 35,497 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
12	SINGLE-FAMILY RESIDENCE	43,704	1.0033	NOT TO EXCEED 13,111 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
13	SINGLE-FAMILY RESIDENCE	43,738	1.0041	NOT TO EXCEED 13,121 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
14	SINGLE-FAMILY RESIDENCE	43,776	1.0050	NOT TO EXCEED 13,132 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
15	SINGLE-FAMILY RESIDENCE	43,815	1.0059	NOT TO EXCEED 13,144 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
16	SINGLE-FAMILY RESIDENCE	43,579	1.0004	NOT TO EXCEED 13,073 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
17	SINGLE-FAMILY RESIDENCE	43,617	1.0013	NOT TO EXCEED 13,085 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
18	SINGLE-FAMILY RESIDENCE	43,655	1.0022	NOT TO EXCEED 13,096 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES
19	SINGLE-FAMILY RESIDENCE	86,390	1.9832	NOT TO EXCEED 13,108 SF	NOT TO EXCEED 30% OF LOT	NOT TO EXCEED 35 FT OR TWO AND ONE-HALF STORIES

REV	DATE	DESCRIPTION

SITE PLAN
SANDALWOOD ESTATES
 LOTS 1 - 19, BLOCK A
 OUT OF THE
 LEWIS P TURNER SURVEY, ABSTRACT NO. 901; AND
 JOHN GARY SURVEY, ABSTRACT NO. 349
 COLLIN COUNTY, TEXAS

PROJECT OWNER(S) 3R LAND PROPERTIES L.C. 1470 N. KIMBALL AVE SOUTH LAKE TX 76092	SURVEYOR BRUCE GEER, R.P.L.S. 1101 W. UNIVERSITY DR (US 380) MCKINNEY TX 75069 PH: 972-562-3959	ENGINEER DAVID LEWIS, P.E. 2115 TEAKWOOD LN SUITE 450 PLANO TX 75075 PH: 972-964-2161 DATE: January 3, 2024
---	---	---



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: SANDALWOOD ESTATES

ITEM SUBMITTED	APPLICATION FEE
Site Plan \$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan)	_____
Tree Survey/Conservation Plan	<u>N/A</u>
Tree Removal & Site Clearing Permit \$250	_____
Architectural Plan \$250 + \$50 for any reviews or presentations of amended plans	_____
Landscape Plan \$200 + \$50 for any reviews or presentations of amended plans	_____
Park Site Dedication \$1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.03.122	_____
TOTAL FEES SUBMITTED	_____

Collin County Appraisal District Short Account Number(s): _____

Physical Location of Property: 7259 Parker Rd (northeast of McCreary Intersection)
(Address and General Location – approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Lewis P. Turner Survey, Abstract No. 901 (Tract 4 & 5), and J. Gary Survey, Abstract No. 349 (Tract 6 & 7)
(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)

Acreage: 25.13 (Total) Existing # of Lots/Tracts: 4 Existing Zoning: R1.5

OWNER'S NAME: 3R LAND PROPERTIES L.C. Contact Phone: 214-727-6181

Applicant/Contact Person: Sudhir Sakaria Title: Managing Owner

Company Name: 3R LAND PROPERTIES L.C.

Street/Mailing Address: 1470 N. Kimball Ave

City: Southlake State: TX Zip code: 76092

Phone: () 214-727-6181 Fax: () _____ Email Address: manakiinc@yahoo.com

ENGINEER/REPRESENTATIVE'S NAME: David Lewis, P.E. - LR Engineering

Contact Person: David Lewis, P.E. Title: Principal

Street/Mailing Address: 2115 Teakwood Ln, Suite 450

City: Plano State: TX Zip code: 75075

Phone: () 972-964-2161 Fax: () 972-964-2037 Email Address: engineering@lrtexas.com



NAME OF SUBDIVISION and/or PROJECT: SANDALWOOD ESTATES

****READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal)

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.

SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

Applicant agrees to pay any and all monies due to the City including but not limited to park pro rata fee, Tree Removal Permit fee, 3% of construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.

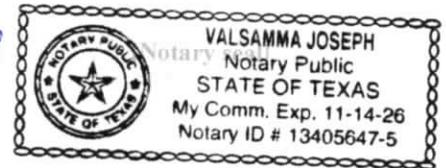
STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared SUDHIR SAKARIA the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Signature]
**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 20th day of June, 2023

Notary Public in and for the State of Texas: [Signature]



Official Use Only:	Action Taken
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Withdrew: Yes or No	Applicant Made a Written Withdrawal: Yes or No
	Date: _____



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

Project Name SANDALWOOD ESTATES Preparer BRUCE GEEB

This checklist is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided both directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. Plans are to be submitted complete in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes. If a preliminary plat is required, a Tree Survey/Preservation Plan is also required as part of the submittal requirements with and at the time of preliminary plat submittal. Refer to the Development Plan Application packet for the needed application and checklist.

- I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my plat application if not complete as determined by staff within the 30-day time period.
- The required number of copies of the preliminary plat and the approved engineering and construction plans for all public infrastructure improvements in accordance with the design standards of the City, to include all streets, water mains and services, sewer system and services, and drainage systems required to develop the proposed subdivision.
- The name, address and telephone number of the owner, the surveyor, and engineer responsible for the preparation of the final plat.
- The name of the subdivision and location map showing adjacent subdivisions, street names (which shall conform, whenever possible, to existing street names and be approved by the Post Office) and lot and blocks numbers in accordance with a systematic arrangement.
- An accurate boundary survey description of the property, with bearings and distances, referenced to survey lines, existing property descriptions and established subdivisions, and showing the lines of adjacent tracts, the layout, dimensions and names of adjacent streets and alleys and lot lines shown in dashed lines.
- Existing boundary of adjacent street, and alley rights-of-way and boundaries of right-of-way (ROW) dedication are indicated, street names are labeled, and ROW widths are dimensioned.
- Scale, north point, date, lot and block numbers.
- The name and location of adjacent subdivisions or unplatted tracts drawn to scale shown in ~~contour~~ **DASHED** lines and in sufficient detail to accurately show the existing streets, alleys and other features that may influence the layout and development of the propose subdivision. The abstract name and number, and name of the owner of the adjacent unplatted tracts should be shown.
- Exact location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimal fractions of feet, with the length of radii and of arcs of all curves, internal angles, points of curvatures, length and bearings of the tangents, and with all other surveyor information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- All lots on building sites shall conform to the minimum standards for area, width and depth prescribed by the zoning district or districts in which the subdivision is located and state the area size of each lot. Internal lot lines are clearly indicated, shown to scale, and labeled with bearings and distances.
- Building setback lines and the location of utility easements.
- Topographic information showing contour lines with intervals up to one (1') foot indicating the terrain, drainage pattern of the area, and the drainage basin areas within the proposed subdivision. Topographic information showing contour lines with intervals up to two (2) feet indicating the terrain, the drainage pattern of the area, and the drainage basin areas outside the boundaries of the proposed subdivision.
- The layout and dimensions of proposed storm drainage areas, easements and rights-of-way necessary for drainage within and outside the boundaries of the proposed subdivision.
- N/A** The location and purpose of all proposed parks or other areas offered for dedication to public use.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- The location of all existing property lines, buildings, sewer or water mains, storm drainage areas, water and wastewater facilities, fire hydrants, gas mains or other underground structures, easements of record or other existing features.
- The location, size and identification of any physical features of the property, including water courses, ravines, bridges, culverts, existing structures, drainage or other significant topographic features located on the property or within one hundred fifty feet (150') of the proposed subdivision.
- Copy of any deed restrictions, restrictive covenants, special use permit or planned development district ordinance regulating the property.
- The angle of intersection of the centerlines of all intersecting streets which are intended to be less than ninety (90°) degrees.
- In accordance with the city floodplain management regulations, of the Code of Ordinances, as amended, the floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the city shall be shown, where applicable. A notation shall be shown on the face of the preliminary plat stating: "Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots".
- Floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the City should be shown, where applicable.
- NA* For a preliminary plat of land located outside the city limits where sanitary sewer does not exist or where street improvement standards vary from those specified by the city, such differences shall be noted.
- A certificate of ownership and dedication of all streets, alleys, easements, parks and other land intended for public use, signed and acknowledged before a Notary Public by the owner and lien holders of the property, along with complete and accurate metes and bounds description of the land subdivided and the property dedicated to public use.
- Receipt showing all taxes on the subject property are paid.
- Certification by a surveyor, to the effect that the preliminary plat represents a survey made by the Surveyor, and that all the necessary survey monuments are correctly shown thereon.
- NA* A preliminary plat provided in multiple sheets shall include a key map showing the entire subdivision at smaller scale with lot and block numbers and street names on one (1) of the sheets or on a separate sheet of the same size.
- Copy of any proposed property owner or homeowners' association agreements, covenants and restrictions.
- Front and exterior side or corner setback lines are shown and labeled.
- Abstract lines, survey lines, county lines, school ISD boundary and corporate boundaries are shown and clearly labeled.
- A title block is provided in the lower right corner that includes large, boldly printed:

Per Flood
Study By
BOYD
HYDROLOGY

(Subdivision Name)
Preliminary Plat
Lot(s) _____, Block(s) _____ (survey, abstract and tract number)

If a replat, include:
Replat of Lot(s) _____, Block(s) _____

- A log of submittal/revision dates since submitted to the City.
- NA* The purpose of a replat or amending plat is stated on the face of the plat document.
- NA* If the proposal is a replat or amending plat, the existing lot numbers and block numbers or letters are shown as light dotted lines, with lot number designation followed by R for replats or an A for amending plats.
- Location of property lines, owner or subdivision name(s) and recording information of abutting properties is indicated. Unplatted property or any streets or alleys within a 500-foot radius of subject property are shown and identified/labeled as appropriate.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

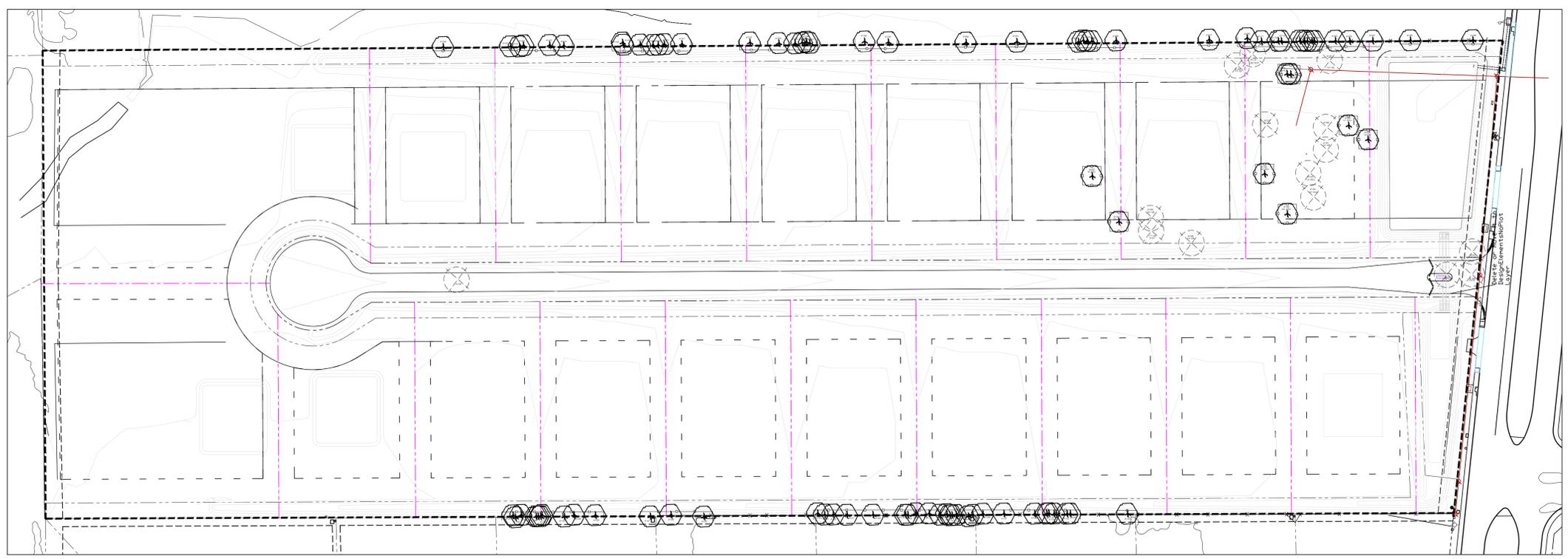
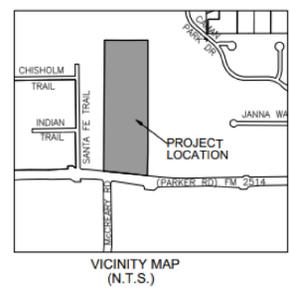
- Medians, median openings; turn lanes, deceleration/acceleration lanes and stacking distance is indicated within 200 feet of the property. The entire median, left-turn lane and/or deceleration lane and median opening serving a site is shown.
- Each lot is dimensioned, and the square footage of each lot is indicated.
- Each lot is numbered, and block groups are assigned a letter. Homeowner's association and other open space areas are identified with tract number.
- The location of existing underground and above ground utilities, flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- The location of existing structures or other features proposed to remain and those proposed for removal.
- Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose and County recording information.
- Location, dimension, and purpose of proposed easements are indicated by a medium-weight, dashed line. Required and proposed ingress/egress or access easements are shown, clearly labeled and tied down, as appropriate.
- Existing zoning is shown.
- Location and area of parks, drainage ways, creeks and open space is indicated and labeled.
- Legal description/metes and bounds description is included.
- Include any notes required by the various affected agencies/utilities.
- Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- Sites to be reserved or dedicated for parks, playgrounds and/or other public uses are indicated and labeled.
- Preliminary water plans are included with this submittal.
- Contours are indicated with intervals of two (2) feet for property five acres or less and five (5) feet for property more than five acres.
- A note is included that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
- A note shall be added to the plat stating: **"Preliminary Plat - For Inspection Purposes Only."**

} KNOWN
UTILITIES

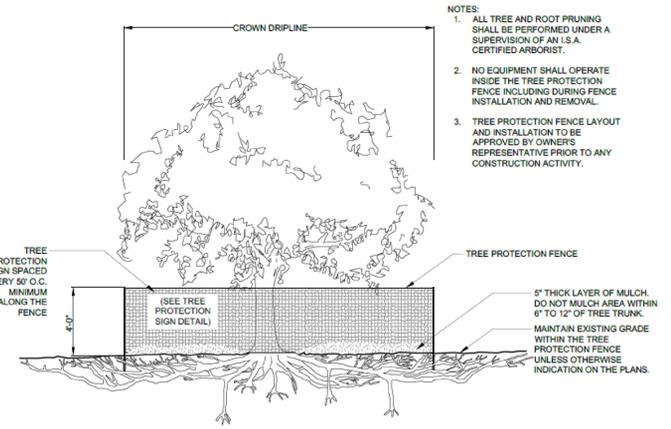
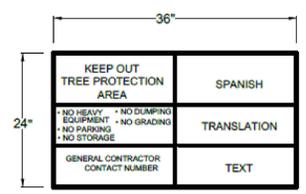
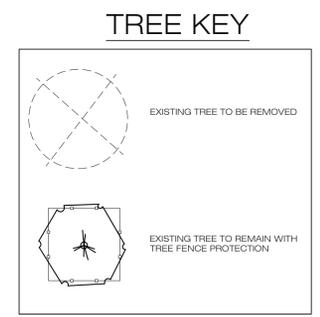
PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
JCL
DESIGN MANAGER:
JCL
PROJECT DATE:
100923
REVISION DATE:

EXISTING TREE CHART

TREE ID	TREE CALIPER AT DBH (in)	COMMON NAME	CONDITION	PRESERVE (P) OR REMOVE	CALIPER MITIGATION REQUIRED (in)
100	24	HACKBERRY	HEALTHY	P	0
101	32	HACKBERRY	HEALTHY	P	0
102	12	HACKBERRY	HEALTHY	P	0
103	10	HACKBERRY	HEALTHY	P	0
104	7	HACKBERRY	HEALTHY	P	0
105	8	HACKBERRY	HEALTHY	P	0
106	6	HACKBERRY	HEALTHY	P	0
107	11	HACKBERRY	HEALTHY	P	0
108	10	HACKBERRY	HEALTHY	P	0
109	8	HACKBERRY	HEALTHY	P	0
110	10	HACKBERRY	HEALTHY	P	0
111	7	HACKBERRY	HEALTHY	P	0
112	16	HACKBERRY	HEALTHY	P	0
113	7	HACKBERRY	HEALTHY	P	0
114	7	HACKBERRY	HEALTHY	P	0
115	13	HACKBERRY	HEALTHY	P	0
116	12	HACKBERRY	HEALTHY	P	0
117	6	HACKBERRY	HEALTHY	P	0
118	9	HACKBERRY	HEALTHY	P	0
119	13	HACKBERRY	HEALTHY	P	0
120	12	HACKBERRY	HEALTHY	P	0
121	12	HACKBERRY	HEALTHY	P	0
122	12	HACKBERRY	HEALTHY	P	0
123	7	HACKBERRY	HEALTHY	P	0
124	19	HACKBERRY	HEALTHY	P	0
125	36	COTTONWOOD	HEALTHY	P	0
126	12	CEDAR	HEALTHY	P	0
127	12	HACKBERRY	HEALTHY	P	0
128	17	HACKBERRY	HEALTHY	P	0
129	9	HACKBERRY	HEALTHY	P	0
130	7	HACKBERRY	HEALTHY	P	0
131	10	HACKBERRY	HEALTHY	P	0
132	9	HACKBERRY	HEALTHY	P	0
133	9	HACKBERRY	HEALTHY	P	0
134	8	HACKBERRY	HEALTHY	P	0
135	8	HACKBERRY	HEALTHY	P	0
136	6	HACKBERRY	HEALTHY	P	0
137	12	HACKBERRY	HEALTHY	P	0
138	9	CEDAR	HEALTHY	REMOVE	9
139	30	HACKBERRY	HEALTHY	P	0
140	8	HACKBERRY	HEALTHY	P	0
141	7	HACKBERRY	HEALTHY	P	0
142	14	HACKBERRY	HEALTHY	P	0
143	23	HACKBERRY	HEALTHY	P	0
144	18	HACKBERRY	HEALTHY	P	0
145	12	HACKBERRY	HEALTHY	P	0
146	22	HACKBERRY	HEALTHY	P	0
147	8	HACKBERRY	HEALTHY	P	0
148	8	HACKBERRY	HEALTHY	P	0
149	11	HACKBERRY	HEALTHY	P	0
150	16	HACKBERRY	HEALTHY	P	0
151	12	HACKBERRY	HEALTHY	P	0
152	27.5	HACKBERRY	HEALTHY	P	0
153	9	HACKBERRY	HEALTHY	P	0
154	15.5	HACKBERRY	HEALTHY	P	0
155	7	HACKBERRY	HEALTHY	P	0
156	6	HACKBERRY	HEALTHY	P	0
157	12	HACKBERRY	HEALTHY	P	0
158	28	HACKBERRY	HEALTHY	P	0
159	10	HACKBERRY	HEALTHY	P	0
160	13	HACKBERRY	HEALTHY	P	0
161	24	HACKBERRY	HEALTHY	P	0
162	11	FRUITLESS MULBERRY	HEALTHY	P	0
163	9	HACKBERRY	HEALTHY	P	0
164	6	HACKBERRY	HEALTHY	P	0
165	13	HACKBERRY	HEALTHY	P	0
166	24	HACKBERRY	HEALTHY	P	0
167	12	HACKBERRY	HEALTHY	P	0
168	13	AMERICAN ELM	HEALTHY	REMOVE	13
169	31	HACKBERRY	HEALTHY	P	0
170	16	COTTONWOOD	DECLINING	REMOVE	0
171	8	HACKBERRY	HEALTHY	P	0
172	10	HACKBERRY	HEALTHY	P	0
173	8	HACKBERRY	HEALTHY	P	0
174	24	HICKORY	HEALTHY	P	0
175	14	HICKORY	HEALTHY	P	0
176	9	HACKBERRY	HEALTHY	P	0
177	12	HACKBERRY	HEALTHY	P	0
178	6	COTTONWOOD	DECLINING	REMOVE	0
179	6	HACKBERRY	HEALTHY	P	0
180	8	HACKBERRY	HEALTHY	P	0
181	19	HACKBERRY	HEALTHY	REMOVE	19
182	9	HACKBERRY	HEALTHY	P	0
183	17	HACKBERRY	HEALTHY	P	0
184	10	HACKBERRY	HEALTHY	P	0
185	10	HACKBERRY	HEALTHY	P	0
186	14	HICKORY	HEALTHY	P	0
187	20	HACKBERRY	DECLINING	REMOVE	0
188	32	PECAN	HEALTHY	P	0
189	15	HACKBERRY	DEAD	REMOVE	0
190	11	SYCAMORE	HEALTHY	P	0
191	14	HACKBERRY	HEALTHY	REMOVE	14
192	15	HACKBERRY	HEALTHY	P	0
193	12	PECAN	HEALTHY	REMOVE	12
194	14	FRUITLESS MULBERRY	DECLINING	REMOVE	0
195	44	ASH	HEALTHY	P	0
196	14	HACKBERRY	HEALTHY	REMOVE	14
197	14	HACKBERRY	HEALTHY	REMOVE	14
198	32	HACKBERRY	HEALTHY	REMOVE	32
199	39	HACKBERRY	HEALTHY	P	0
200	8	CEDAR	HEALTHY	P	0
201	10	HACKBERRY	HEALTHY	REMOVE	10
202	6	HACKBERRY	HEALTHY	REMOVE	6
203	17	AMERICAN ELM	HEALTHY	REMOVE	17
TOTAL CALIPER INCH AT DBH TO BE MITIGATED:					160

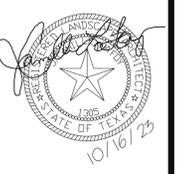


01 EXISTING TREE PLAN
SCALE: 1" = 80'-0"
TRUE NORTH



- NOTES:
- ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER A SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

SANDALWOOD ESTATES
TREE SURVEY & CONSERVATION PLAN
LUCAS, TX

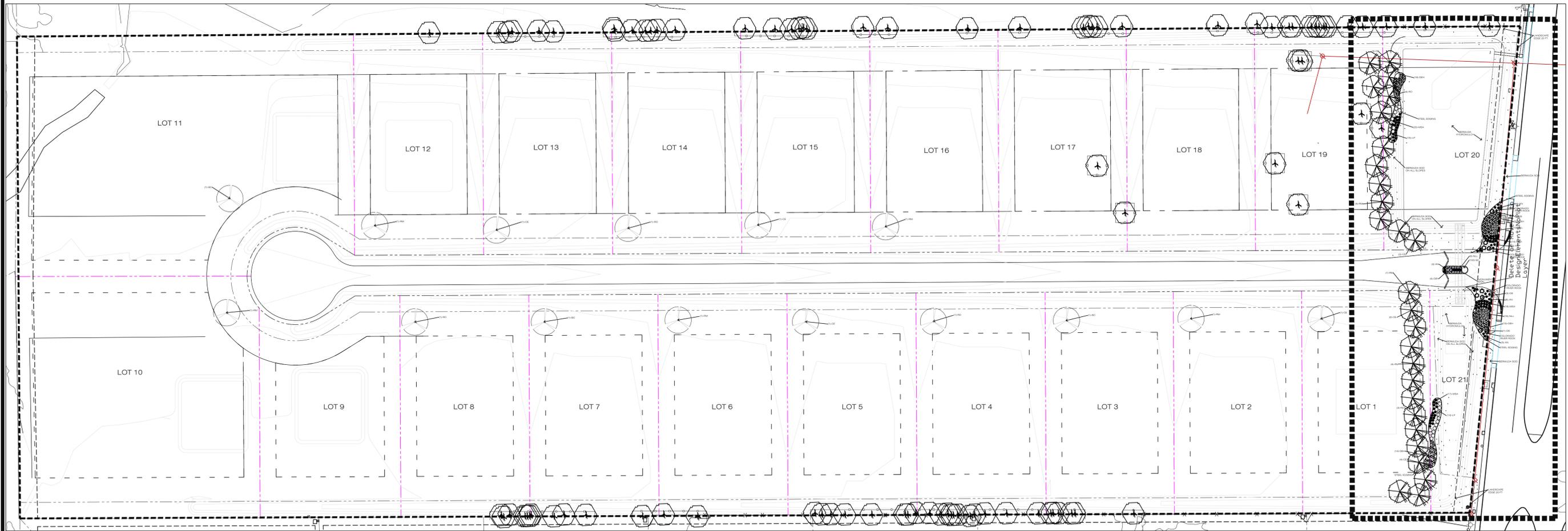
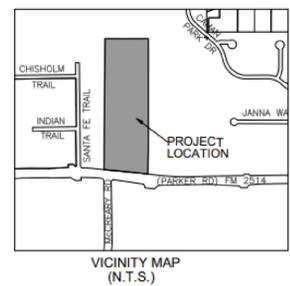


JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE #412
AUSTIN, TEXAS 78702

JOB NUMBER:
23140

SHEET NUMBER
L1.00

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
JCL
DESIGN MANAGER:
JCL
PROJECT DATE:
100923
REVISION DATE:



01 OVERALL LANDSCAPE PLAN
SCALE: 1" = 60'-0"
TRUE NORTH

SHEET NOTES:
REFER TO SHEET L1.02 FOR ENLARGED LANDSCAPE PLAN.

LANDSCAPE REQUIREMENTS

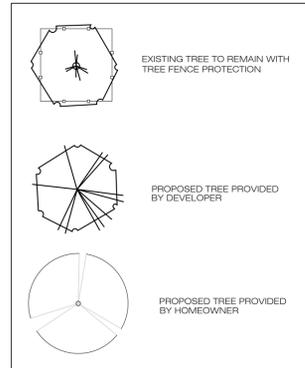
ZONE: R-1
Site - 1,093,042 s.f. or 25 ac.
City of Lucas - Article 3.18
Tree Conservation & Landscaping

Landscape Edge:
(1) Shade Tree and (8) Shrubs for every 20 l.f.**
Parker Rd. - 20' wide @ 531 l.f.
**Landscape edge is in TxDOT ROW. Trees are proposed along top of detention area.

Required	Provided
28 Trees	28 Trees
225 Shrubs	250 Shrubs

Tree Mitigation:
Mitigation Required - 160 cal. inches
(28) 4" trees - Landscape Edge = 112 cal. inches
(15) 4" trees - 1 tree ea. lot = 60 cal. inches
Mitigation Provided - 172 cal. inches

TREE KEY



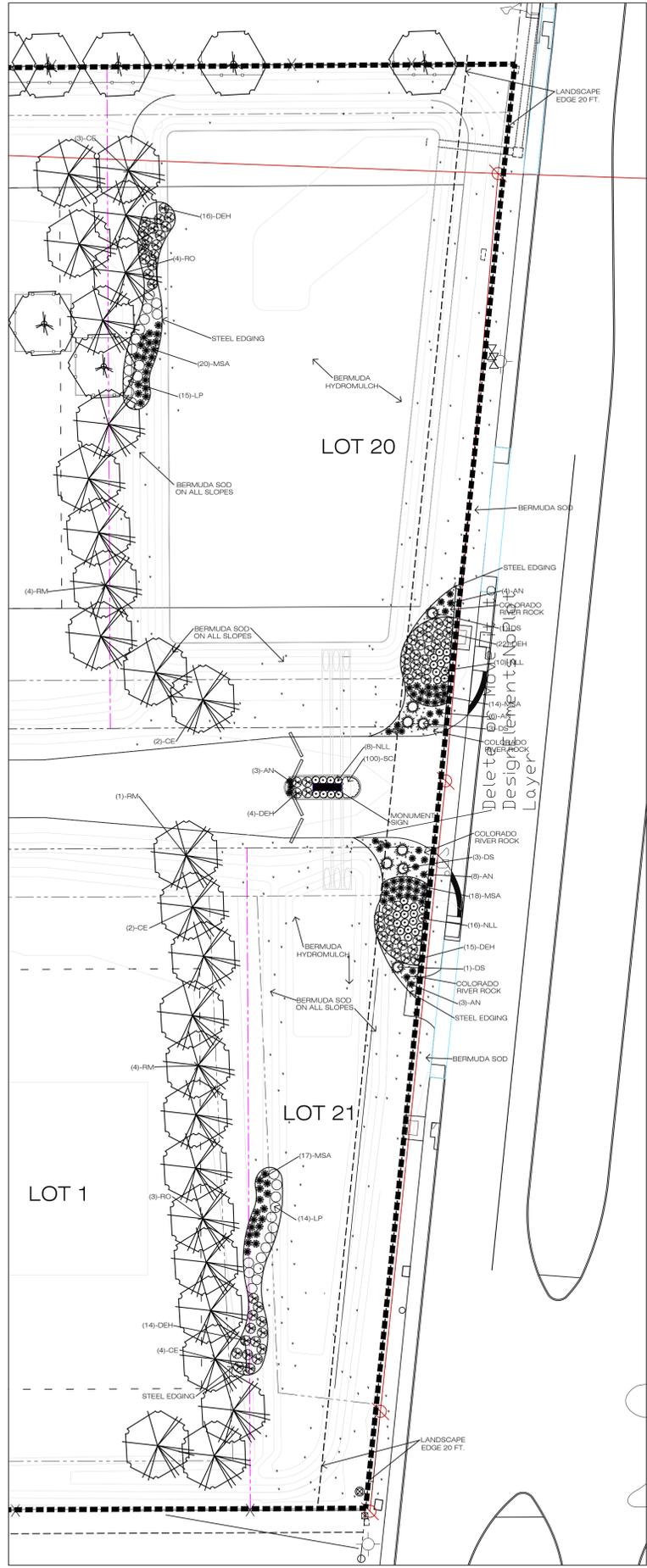
SANDALWOOD ESTATES
LANDSCAPE PLAN
LUCAS, TX



JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE
LUCAS, TX 76043
214-502-2829

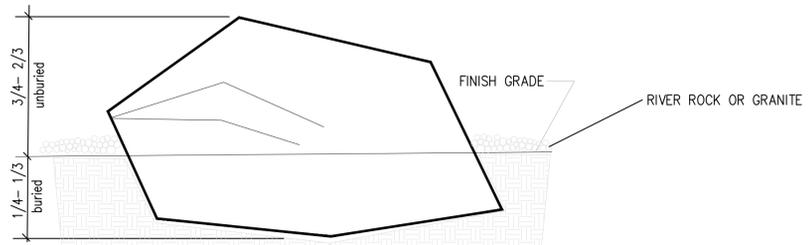
JOB NUMBER:
23140

SHEET NUMBER
L1.01

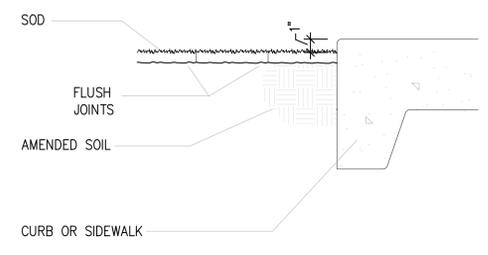


PLANT MATERIAL LIST

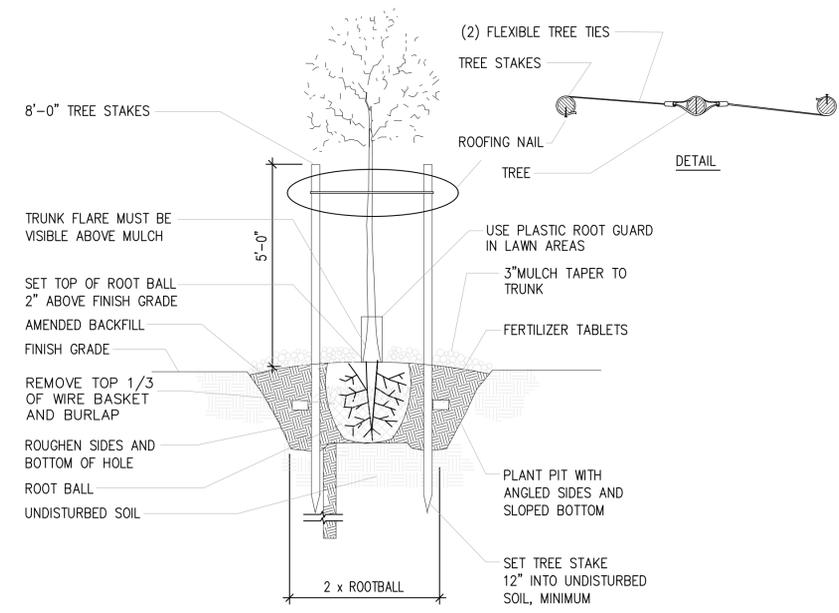
KEY	QUANTITY	LARGE TREES DESCRIPTION	SIZE
RM	16	ACER RUBRUM X 'AUTUMN GLORY' RED MAPLE	4" CAL., MIN. 4' SPD., MIN. 12 FT. HT.
CE	15	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12 FT. HT.
RO	10	QUERCUS RUBRA RED OAK	4" CAL., MIN. 4' SPD., MIN. 12 FT. HT.
BC	3	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPD., MIN. 12 FT. HT.
KEY	QUANTITY	LARGE SHRUBS DESCRIPTION	SIZE
LP	29	LOROPETALUM CHINENSE 'JAZZ HANDS' JAZZ HANDS LOROPETULUM	5 GAL., MIN. 24" HT.
DEH	71	DISTYLUM 'EMERALD HEIGHTS' EMERALD HEIGHTS DISTYLUM	5 GAL., MIN. 24" HT.
DS	8	DASYLIRON WHEELERI DESERT SPOON	5 GAL., MIN. 24" HT.
NLL	49	NANDINA DOMESTICA 'LEMON LINE' LEMON LINE NANDINA	5 GAL., MIN. 24" HT.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
AN	24	YUCCA GLORIOSA VARIEGATA VARIEGATED ADAMS NEEDLE	1 GAL., 10" HT.
MSA	69	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL., 10" HT.
KEY	QUANTITY	BLOOMING DESCRIPTION	SIZE
SC	100	SEASONAL COLOR	4" POT, 8" O.C.



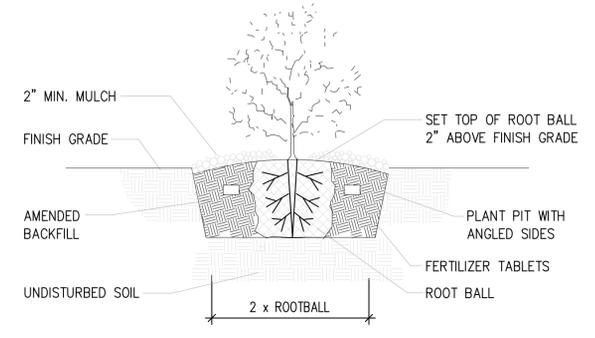
BOULDER PLACEMENT DETAIL
SCALE: NTS



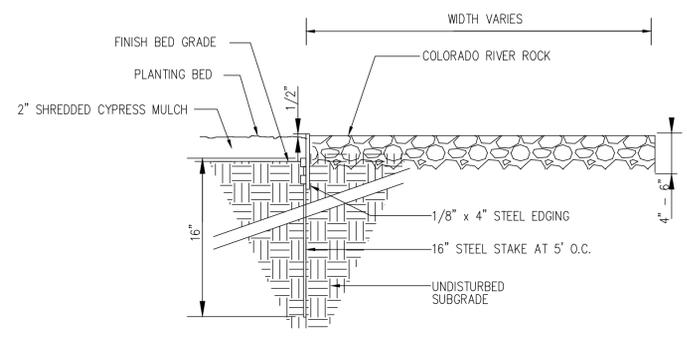
SOD INSTALLATION
SCALE: NTS



TREE PLANTING AND STAKING
SCALE: NTS



SHRUB PLANTING DETAIL
SCALE: NTS



STEEL EDGING DETAIL
SCALE: NTS

01 ENLARGED LANDSCAPE PLAN
SCALE: 1" = 30'-0"



DEVELOPMENT PLANS FOR SANDALWOOD ESTATES CITY OF LUCAS, TEXAS COLLIN COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

INDEX

1	COVER
2	DEMOLITION PLAN
3-4	PAVING PLAN
5	INGRESS & EGRESS LAYOUT PLAN
6	CUL-DE-SAC LAYOUT PLAN
7-8	GRADING PLAN
9-10	DETENTION BASIN LAYOUT PLAN
11	PROPOSED DITCH (WEST) - PLAN & PROFILE
12	PROPOSED DITCH (EAST) - PLAN & PROFILE
13	DAM - PRE-DEVELOPED
14	DAM - DEVELOPED
15	DETENTION BASIN SIZING CALCULATIONS
16	DAM - PROPOSED DITCHES
17	EROSION CONTROL PLAN
18	WATER PLAN
19-25	CONSTRUCTION DETAILS
26-29	TRAFFIC CONTROL STANDARDS

REV.	DATE	DESCRIPTION
01/22/23	-	CITY OF LUCAS - CIVIL PLANS (COLL COMMENTS 11/2/23)
01/22/23	-	CITY OF LUCAS - CIVIL PLANS (APPROVED PROJECT REVIEW)
01/22/23	-	CITY OF LUCAS - CIVIL PLANS (FINAL LAYOUT)

LR ENGINEERING
STRUCTURAL DESIGN & INSPECTION

2115 TAKWOOD LANE
SUITE 4650
PLANO, TEXAS 75075
PHONE 972-964-2101
FAX 972-964-2037
ENGINEERING@LRTEXAS.COM
FORM # F-15652



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERS, ARCHITECTS AND LAND SURVEYORS, STATE OF TEXAS.

SANDALWOOD ESTATES DEVELOPMENT
COVER SHEET
FM 2514 (PARKER RD)
LUCAS, TEXAS 75002
ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
OWNER(S): 3R LAND PROPERTIES

2022-0535B
SHEET
1



ADVANCED NOTICE: MINIMUM OF 2 WORKING DAYS BUT NOT MORE THAN 14 DAYS.
MARKS VALID: UP TO 14 DAYS

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LR ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHO'S NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF LR ENGINEERING IS STRICTLY PROHIBITED. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUGAS - CIVIL PLANS (COL COMMENTS 1/19/23)
2	01/03/24	CITY OF LUGAS - CIVIL PLANS (REVISED) (POST PERMIT)

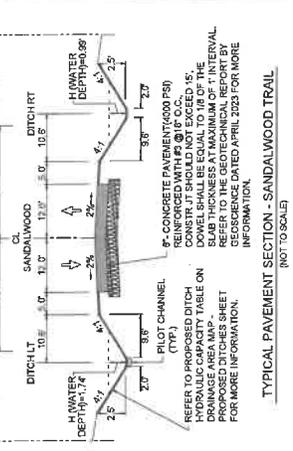
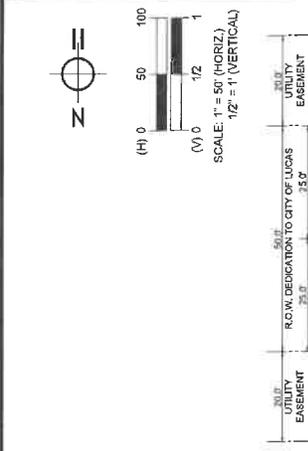
R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAKWOOD LANE
 SUITE #450
 PLANO, TEXAS 75075
 PHONE 972-984-2181
 FAX 972-984-2017
 ENGINEERING@RTEXAS.COM
 FIRM # F-15682



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAW ON 11/16/2023.

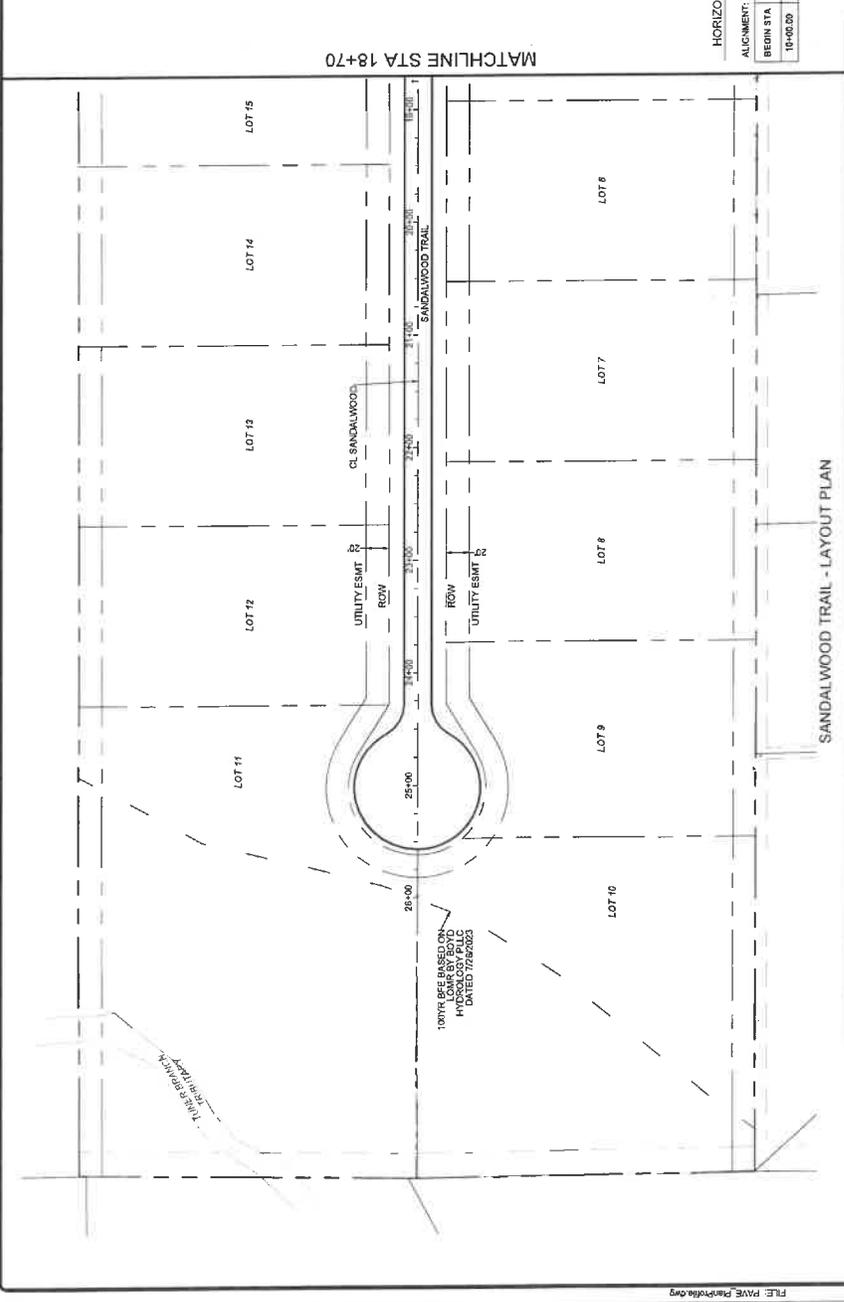
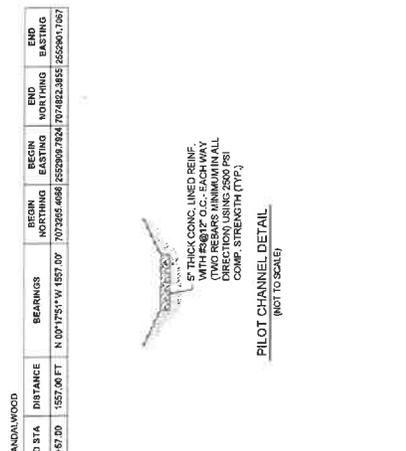
SANDALWOOD ESTATES DEVELOPMENT
 PAVING PLAN 1 OF 2
 FM 2514 (PARKER RD)
 LUGAS, TEXAS 75002
 ABS 0349 TRACT 4 & 5
 ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0535B
 SHEET
3



HORIZONTAL DATA

ALIGNMENT: CL SANDALWOOD	BEGIN STA	END STA	DISTANCE	BEARINGS	BEGIN NORTING	BEGIN EASTING	END NORTING	END EASTING
19+00.00	25+67.20	1557.00 FT	N 0°17'51\"/>					



SANDALWOOD TRAIL - PROFILE

PROF	EXIST	PROP	STA	ELEVATION
581	579.99	579.99	28+00	
580	579.46	579.46	25+00	
579	579.15	579.15	24+00	
578	578.97	578.97	24+00	
577	578.04	578.04	23+00	
576	578.81	578.81	22+00	
575	578.62	578.62	21+00	
574	578.14	578.14	21+00	
573	577.77	577.77	20+00	
572	577.29	577.29	19+00	

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF R ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT. WHOSE NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF R ENGINEERING IS STRICTLY PROHIBITED. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUCAS - CIVIL PLANS (TODT PERMIT)
2	12/15/23	CITY OF LUCAS - CIVIL PLANS (REMARKS)
3	12/15/23	CITY OF LUCAS - CIVIL PLANS (TODT PERMIT)

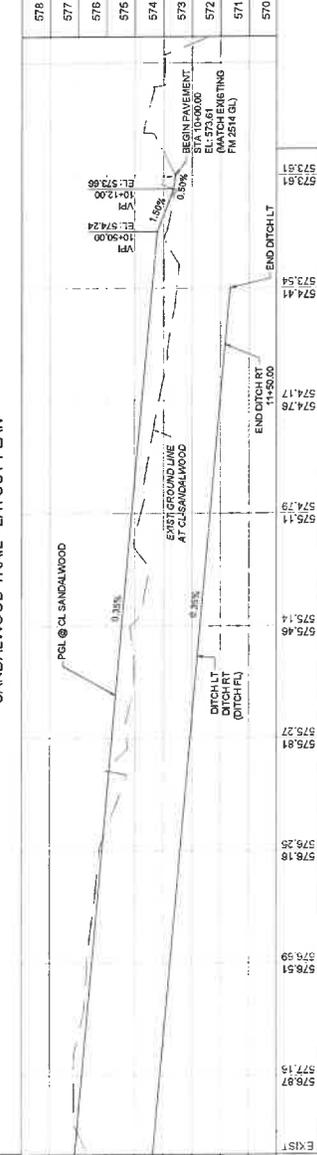
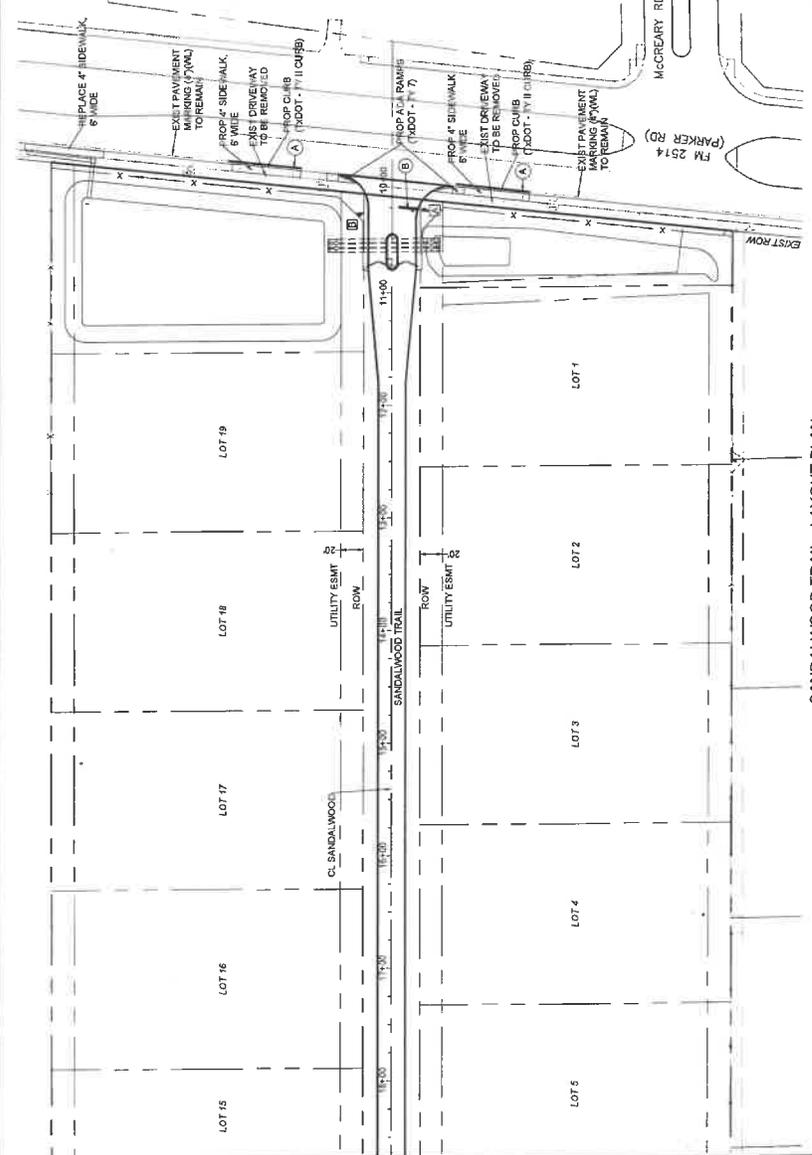
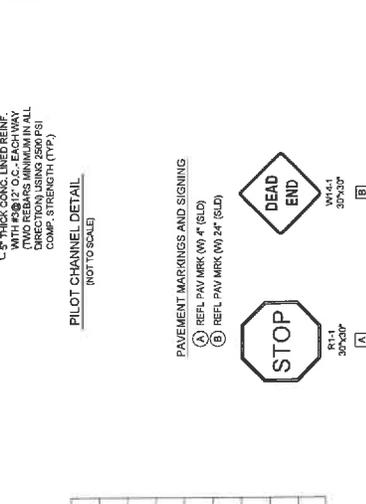
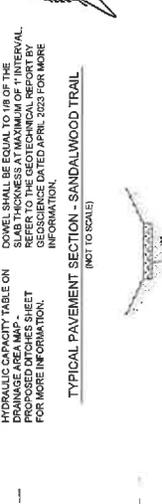
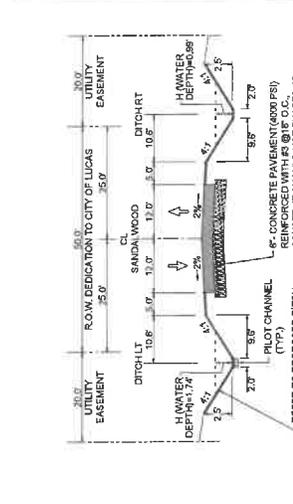
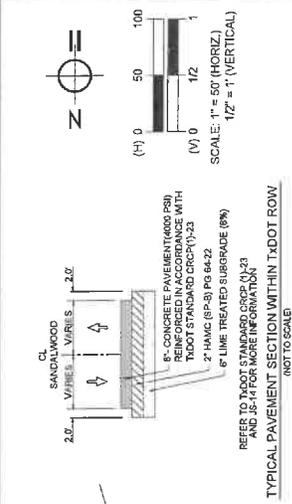
ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 SUITE #600
 PHONE 972-964-2181
 FAX 972-964-2037
 EMPLOYER@LRTKTXAS.COM
 2116 TEAWOOD LANE
 PLANO, TEXAS 75075
 FIRM # F-15652



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING ON 05/26/2023.

SANDALWOOD ESTATES DEVELOPMENT
 PAYING PLAN 2 OF 2
 FM 2514 (PARKER RD)
 LUCAS TRACT 4 & 5, ABS 0349 TRACT 6 & 7
 OWNERS: 3R LAND PROPERTIES

2022-05358
 SHEET
 4



THE DRAWING IS THE EXCLUSIVE PROPERTY OF ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN TRANSFERRED TO OUR CLIENT. MAKE SURE YOU ARE USING THESE PLANS. UNLIMITED USE OF THESE PLANS IS NOT PERMITTED. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ENGINEERING IS EXPRESSLY LIMITED TO SUCH USE. ALTERNATIONS BY ANY PARTY OTHER THAN US ARE NOT PERMITTED. ANY SUCH MODIFICATIONS ARE NOT PERMITTED. ANY SUCH MODIFICATIONS ARE NOT PERMITTED. ANY SUCH MODIFICATIONS ARE NOT PERMITTED.

REV	DATE	DESCRIPTION
1	12/15/23	ISSUED FOR PERMITS
2	12/15/23	REVISED PER COMMENTS
3	12/15/23	REVISED PER COMMENTS
4	12/15/23	REVISED PER COMMENTS
5	12/15/23	REVISED PER COMMENTS

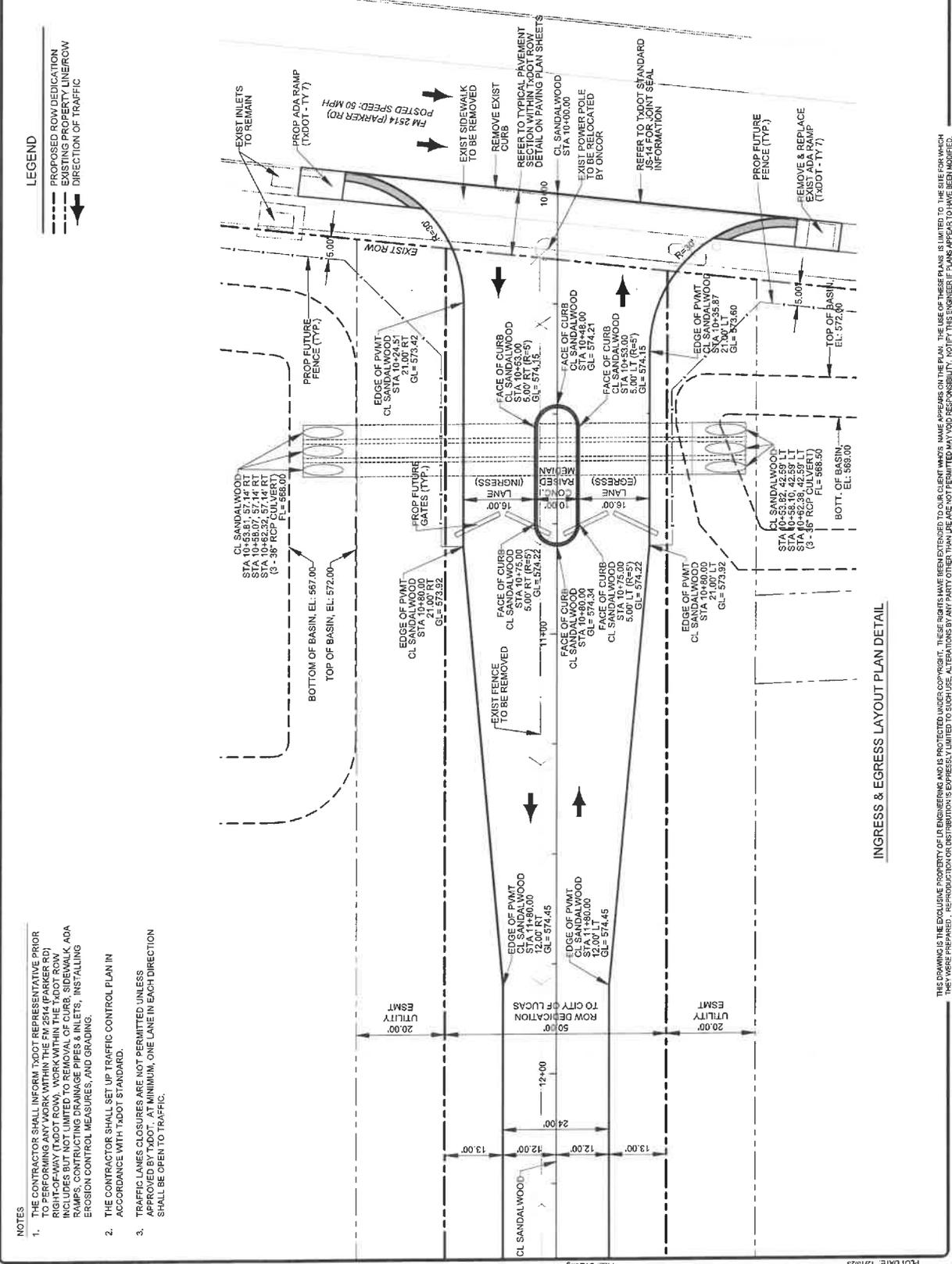
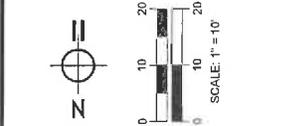
R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 PHONE 972-964-2161
 FAX 972-964-2037
 ENGINEERING@RTEKAS.COM
 SUITE #450
 1715 TEAKWOOD LANE
 PLANO, TEXAS 75075
 P.M.# 1-5853



THIS SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY THE STATE OF TEXAS ON 12/15/23

SANDALWOOD ESTATES DEVELOPMENT
 INGRESS & EGRESS LAYOUT PLAN
 FM 2514 (PARKER RD)
 LUCAS TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0535B
 SHEET
5



NOTES

- THE CONTRACTOR SHALL INFORM TxDOT REPRESENTATIVE PRIOR TO PERFORMING ANY WORK WITHIN THE FM 2514 (PARKER RD) RIGHT-OF-WAY (TODOT ROW), WORK WITHIN THE TxDOT ROW (CITY OF LUCAS - CIVIL PLANS (LOCAL COMMENTS 11/23)) ROWS, EXISTING SIDEWALK, ADA RAMP, EXISTING DRAINAGE PIPES & INLETS, INS/FALLING EROSION CONTROL MEASURES, AND GRADINGS.
- THE CONTRACTOR SHALL SET UP TRAFFIC CONTROL PLAN IN ACCORDANCE WITH TxDOT STANDARD.
- TRAFFIC LANES CLOSURES ARE NOT PERMITTED UNLESS APPROVED BY TxDOT. AT MINIMUM, ONE LANE IN EACH DIRECTION SHALL BE OPEN TO TRAFFIC.

INGRESS & EGRESS LAYOUT PLAN DETAIL

PLT DATE: 12/15/23
 PFE DTL.dwg

THE DRAWING IS THE EXCLUSIVE PROPERTY OF R ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHO'S NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. ACCEPTATIONS BY ANY PARTY OTHER THAN JLR ARE NOT PERMITTED WITHOUT RESPONSIBILITY. NO PART OF THIS ENGINEERING PLAN APPEAR TO HAVE BEEN MODIFIED.

REV	DATE	DESCRIPTION
1	8/1/23	CITY OF LUCAS - CIVIL PLANS (RESUBMIT)
2	10/15/23	CITY OF LUCAS - CIVIL PLANS (APPROVED 10/07/2023)
3	12/15/23	CITY OF LUCAS - CIVIL PLANS (COL COMMENTS 11/29/23)

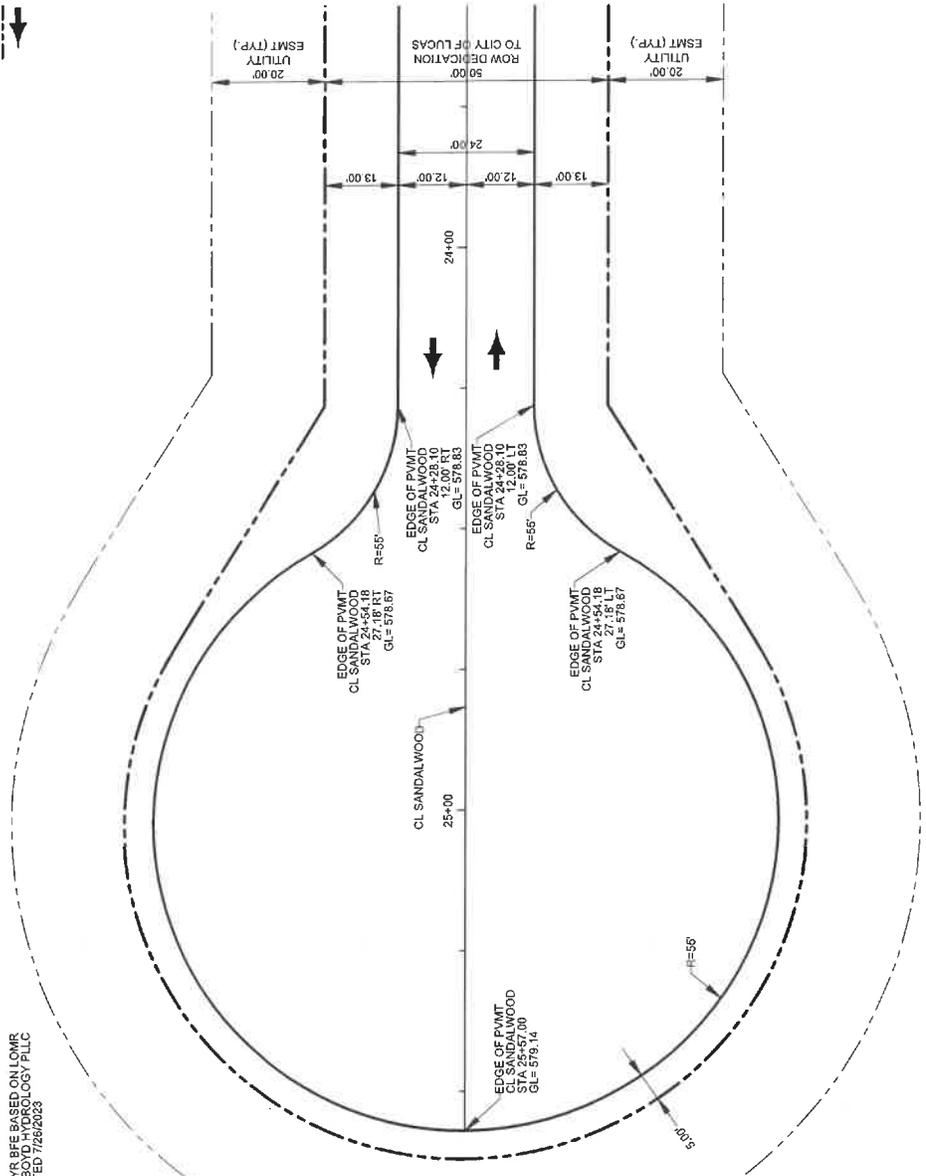
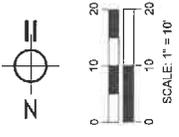
R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAMWOOD LANE
 SUITE #450
 PLANO, TEXAS 75075
 PHONE 972-984-2161
 FAX 972-984-2037
 ENGINEERING@RTEXAS.COM
 FIRM # F-15652



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANA A. LUCAS, ASKING OF LUCAS, INC.

SANDALWOOD ESTATES DEVELOPMENT
 CUL-DE-SAC LAYOUT PLAN
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0518B
 SHEET
6



100YR BFE BASED ON LOMR
 BY BOYD HYDROLOGY PLLC
 DATED 7/28/2023

CUL-DE-SAC LAYOUT PLAN DETAIL

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF R ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHOSE NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION WITHOUT THE WRITTEN PERMISSION OF R ENGINEERING IS STRICTLY PROHIBITED. ANY PARTY OTHER THAN R ENGINEERING IS NOT PERMITTED TO TAKE ANY RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

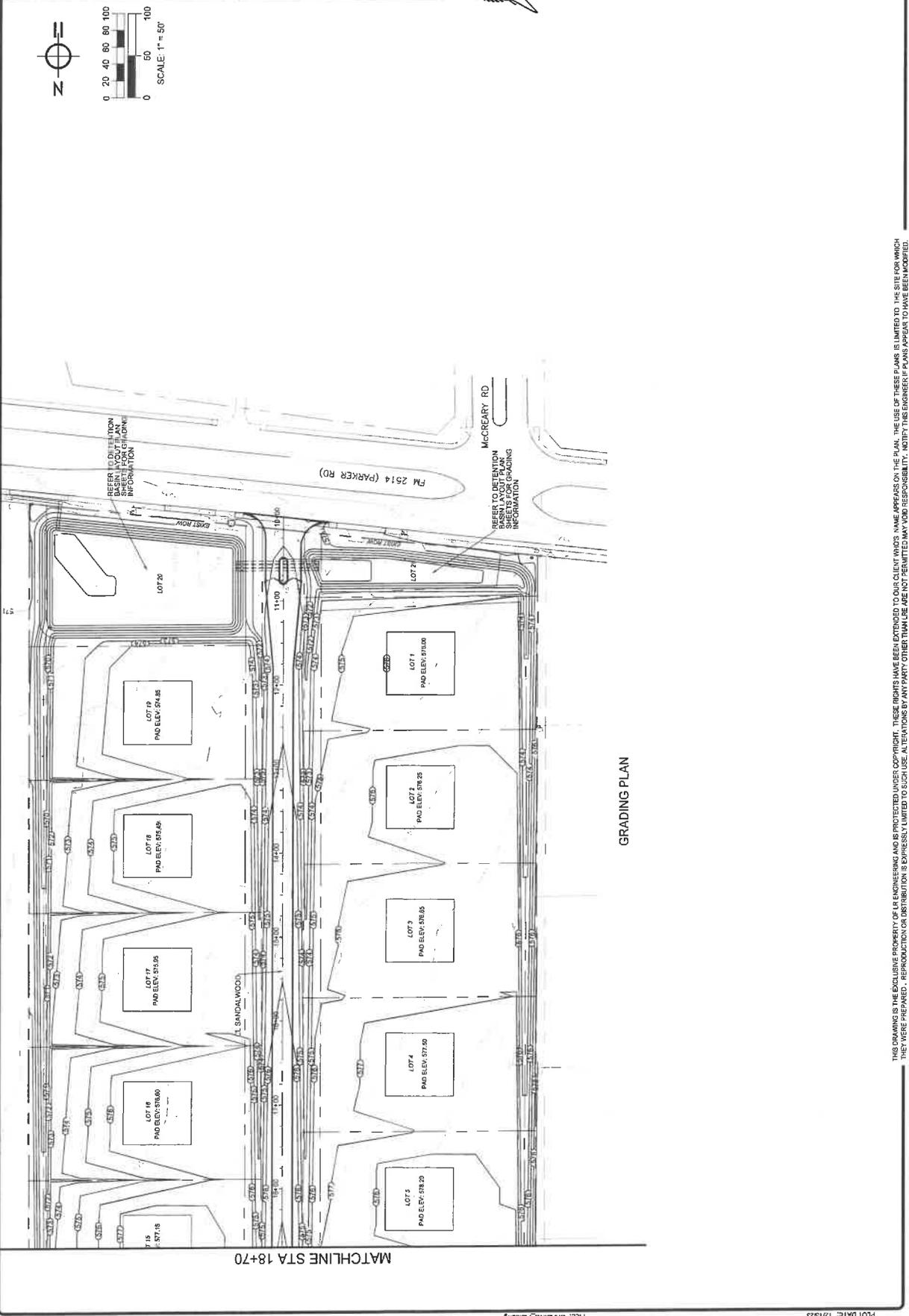
REV	DATE	DESCRIPTION
1	12/15/23	ISSUED FOR PERMITS
2	01/10/24	REVISED PER COMMENTS
3	01/10/24	REVISED PER COMMENTS
4	01/10/24	REVISED PER COMMENTS
5	01/10/24	REVISED PER COMMENTS
6	01/10/24	REVISED PER COMMENTS
7	01/10/24	REVISED PER COMMENTS
8	01/10/24	REVISED PER COMMENTS
9	01/10/24	REVISED PER COMMENTS
10	01/10/24	REVISED PER COMMENTS

R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAKWOOD LANE
 SUITE 8450
 PLANO, TEXAS 75075
 ENGINEERING@RTEAS.COM
 PHONE 972-984-2161
 FAX 972-984-2037
 FIRM # P-15852



SANDALWOOD ESTATES DEVELOPMENT
 GRADING PLAN 2 OF 2
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-05358
 SHEET
8



THIS DRAWING IS THE SOLE PROPERTY OF R ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENTS AND ARE NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF R ENGINEERING. ANY PARTIAL REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE AS AUTHORIZED BY R ENGINEERING. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES NOT SPECIFICALLY MENTIONED HEREIN.

REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUMAS - CIVIL PLANS (POOL COMMENTS 1/19/23)
2	01/23/24	CITY OF LUMAS - CIVIL PLANS (FINAL REVIEW)
3	02/13/24	CITY OF LUMAS - CIVIL PLANS (FINAL REVIEW)

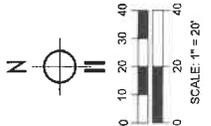
JR ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 PHONE 972-964-2151
 FAX 972-964-2077
 EMAIL ENGINEERING@JRETXAS.COM

215 TEMWOOD LANE
 SUITE 4605
 PLANO, TEXAS 75075
 FIRM # 1-8452



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERS ON 08/31/24.

OWNER(S): 3P LAND PROPERTIES
 TRACT 4 & 5, ABS 0349 TRACT 8 & 7
 DETENTION BASIN LAYOUT PLAN 2 OF 2
 SANDALWOOD ESTATES DEVELOPMENT



STAGE STORAGE

Elevation (ft)	Depth (ft)	Area (sf)	Vol (Cumulative) (cf)	Time (hr)
565.25	0	0	0	0.000
566.00	0.75	2,846.65	1,067.49	0.025
567.00	1.75	21,815.08	13,368.35	0.308
568.00	2.75	33,771.39	35,151.93	0.680
569.00	3.75	27,267.61	59,539.25	1.393
570.00	4.75	21,992.63	87,702.26	1.462
571.00	5.75	28,757.90	66,539.49	1.528
572.00	6.75	29,524.97	69,453.33	1.594
573.00	7.75	30,310.12	72,445.09	1.663
574.00	8.75	31,107.37	75,515.96	1.734
575.00	9.75	31,916.71	78,667.17	1.806
576.00	10.75	32,738.12	81,899.91	1.880
577.00	11.75	33,571.61	85,215.39	1.956
578.00	12.75	34,417.19	88,614.83	2.034
579.00	13.75	35,275.74	92,099.48	2.114
580.00	14.75	36,031.18	95,664.83	2.196
581.00	15.75	36,810.29	99,306.90	2.280
582.00	16.75	37,611.24	103,027.98	2.365
583.00	17.75	38,433.99	106,830.24	2.452
584.00	18.75	39,278.58	110,715.87	2.542
585.00	19.75	40,144.97	114,687.04	2.633
586.00	20.75	41,032.22	118,745.90	2.726
587.00	21.75	41,957.99	122,894.41	2.821
588.00	22.75	42,943.91	127,133.51	2.919
589.00	23.75	43,943.42	131,463.42	3.018
590.00	24.75	44,955.28	135,888.89	3.147
591.00	25.75	46,000.44	140,414.09	3.286
592.00	26.75	47,088.99	145,044.09	3.435
593.00	27.75	48,221.04	149,784.09	3.594
594.00	28.75	49,407.69	154,640.09	3.763
595.00	29.75	50,648.94	159,620.09	3.942
596.00	30.75	51,944.99	164,732.09	4.131
597.00	31.75	53,296.84	170,074.09	4.330
598.00	32.75	54,704.59	175,654.09	4.539
599.00	33.75	56,168.24	181,479.09	4.758
600.00	34.75	57,687.89	187,556.09	4.987
601.00	35.75	59,263.54	193,893.09	5.226
602.00	36.75	60,895.29	200,497.09	5.475
603.00	37.75	62,583.04	207,375.09	5.734
604.00	38.75	64,326.79	214,534.09	6.003
605.00	39.75	66,126.54	222,081.09	6.282
606.00	40.75	67,982.29	230,024.09	6.571
607.00	41.75	69,894.04	238,370.09	6.870
608.00	42.75	71,861.79	247,126.09	7.179
609.00	43.75	73,885.54	256,300.09	7.508
610.00	44.75	75,965.29	265,899.09	7.857
611.00	45.75	78,101.04	275,930.09	8.226
612.00	46.75	80,292.79	286,401.09	8.615
613.00	47.75	82,540.54	297,320.09	9.024
614.00	48.75	84,844.29	308,695.09	9.453
615.00	49.75	87,204.04	320,534.09	9.902
616.00	50.75	89,619.79	332,845.09	10.371
617.00	51.75	92,091.54	345,636.09	10.860
618.00	52.75	94,619.29	358,915.09	11.369
619.00	53.75	97,203.04	372,690.09	11.908
620.00	54.75	99,842.79	387,069.09	12.477
621.00	55.75	102,538.54	402,061.09	13.076
622.00	56.75	105,290.29	417,675.09	13.705
623.00	57.75	108,098.04	433,920.09	14.364
624.00	58.75	110,961.79	450,805.09	15.053
625.00	59.75	113,881.54	468,338.09	15.772
626.00	60.75	116,857.29	486,528.09	16.521
627.00	61.75	119,889.04	505,383.09	17.290
628.00	62.75	122,976.79	524,912.09	18.089
629.00	63.75	126,120.54	545,134.09	18.918
630.00	64.75	129,320.29	566,058.09	19.777
631.00	65.75	132,576.04	587,693.09	20.666
632.00	66.75	135,887.79	609,048.09	21.585
633.00	67.75	139,254.54	631,132.09	22.534
634.00	68.75	142,676.29	653,955.09	23.513
635.00	69.75	146,153.04	677,527.09	24.522
636.00	70.75	149,684.79	701,857.09	25.561
637.00	71.75	153,271.54	726,955.09	26.630
638.00	72.75	156,913.29	752,831.09	27.729
639.00	73.75	160,610.04	779,495.09	28.858
640.00	74.75	164,361.79	806,956.09	30.017
641.00	75.75	168,168.54	835,224.09	31.206
642.00	76.75	172,030.29	864,308.09	32.425
643.00	77.75	175,947.04	894,218.09	33.674
644.00	78.75	180,019.79	924,963.09	34.953
645.00	79.75	184,247.54	956,553.09	36.262
646.00	80.75	188,630.29	988,997.09	37.601
647.00	81.75	193,168.04	1022,305.09	38.970
648.00	82.75	197,860.79	1056,487.09	40.379
649.00	83.75	202,708.54	1091,553.09	41.828
650.00	84.75	207,711.29	1127,504.09	43.317
651.00	85.75	212,869.04	1164,350.09	44.846
652.00	86.75	218,181.79	1202,091.09	46.415
653.00	87.75	223,649.54	1240,737.09	48.024
654.00	88.75	229,272.29	1280,298.09	49.673
655.00	89.75	235,050.04	1320,773.09	51.362
656.00	90.75	240,982.79	1362,163.09	53.091
657.00	91.75	247,070.54	1404,477.09	54.860
658.00	92.75	253,313.29	1447,725.09	56.679
659.00	93.75	259,711.04	1491,917.09	58.548
660.00	94.75	266,263.79	1537,063.09	60.467
661.00	95.75	272,971.54	1583,174.09	62.436
662.00	96.75	279,834.29	1630,259.09	64.455
663.00	97.75	286,852.04	1678,327.09	66.524
664.00	98.75	294,024.79	1727,388.09	68.643
665.00	99.75	301,352.54	1777,451.09	70.812
666.00	100.75	308,835.29	1828,526.09	73.041
667.00	101.75	316,473.04	1880,623.09	75.330
668.00	102.75	324,265.79	1933,742.09	77.679
669.00	103.75	332,213.54	1987,893.09	80.088
670.00	104.75	340,316.29	2043,086.09	82.557
671.00	105.75	348,574.04	2099,330.09	85.086
672.00	106.75	357,086.79	2156,635.09	87.675
673.00	107.75	365,854.54	2215,001.09	90.324
674.00	108.75	374,877.29	2274,437.09	93.033
675.00	109.75	384,155.04	2334,953.09	95.802
676.00	110.75	393,687.79	2396,559.09	98.631
677.00	111.75	404,475.54	2459,265.09	101.520
678.00	112.75	415,518.29	2523,081.09	104.469
679.00	113.75	426,816.04	2588,017.09	107.478
680.00	114.75	438,368.79	2654,083.09	110.547
681.00	115.75	450,176.54	2721,289.09	113.676
682.00	116.75	462,239.29	2789,645.09	116.865
683.00	117.75	474,557.04	2859,161.09	120.114
684.00	118.75	487,129.79	2930,847.09	123.423
685.00	119.75	499,957.54	3003,713.09	126.792
686.00	120.75	513,040.29	3077,769.09	130.221
687.00	121.75	526,378.04	3153,025.09	133.710
688.00	122.75	540,070.79	3229,491.09	137.259
689.00	123.75	554,118.54	3307,167.09	140.868
690.00	124.75	568,521.29	3386,063.09	144.537
691.00	125.75	583,279.04	3466,189.09	148.266
692.00	126.75	598,391.79	3547,555.09	152.055
693.00	127.75	613,859.54	3630,171.09	155.904
694.00	128.75	629,682.29	3714,047.09	159.813
695.00	129.75	645,860.04	3800,193.09	163.782
696.00	130.75	662,392.79	3888,619.09	167.811
697.00	131.75	679,280.54	3979,335.09	171.900
698.00	132.75	696,523.29	4072,451.09	176.049
699.00	133.75	714,121.04	4167,977.09	180.258
700.00	134.75	732,073.79	4265,923.09	184.527
701.00	135.75	750,381.54	4366,299.09	188.856
702.00	136.75	769,045.29	4469,115.09	193.245
703.00	137.75	788,065.04	4574,381.09	197.694
704.00	138.75	807,440.79	4682,107.09	202.203
705.00	139.75	827,171.54	4792,303.09	206.772
706.00	140.75	847,258.29	4904,970.09	211.401
707.00	141.75	867,701.04	5019,117.09	216.090
708.00	142.75	888,500.79	5134,844.09	220.839
709.00	143.75	909,657.54	5252,161.09	225.648
710.00	144.75	931,171.29	5371,077.09	230.517
711.00	145.75	953,042.04	5491,603.09	235.446
712.00	146.75	975,269.79	5613,749.09	240.435
713.00	147.75	997,854.54	5737,525.09	245.484
714.00	148.75	1020,797.29	5862,941.09	250.593
715.00	149.75	1044,099.04	5989,997.09	255.762
716.00	150.75	1067,760.79	6118,703.09	260.991
717.00	151.75	1091,782.54	6249,059.09	266.280
718.00	152.75	1116,165.29	6381,075.09	271.629
719.00	153.75	1140,909.04	6514,751.09	277.038
720.00	154.75	1166,013.79	6650,097.09	282.507
721.00	155.75	1191,479.54	6787,113.09	288.036
722.00	156.75	1217,307.29	6925,809.09	293.625
723.00	157.75	1243,497.04	7066,195.09	299.274
724.00	158.75	1270,049.79	7208,271.09	304.983
725.00	159.75	1296,965.54	7351,947.09	310.752
726.00	160.75	1324,244.29	7497,223.09	316.581
727.00	161.75	1351,886.04	7644,109.09	322.470
728.00	162.75	1379,891.79	7792,605.09	328.419
729.00	163.75	1408,251.54	7942,711.09	334.428
730.00	164.75	1436,965.29	8094,427.09	340.497
731.00	165.75	1466,033.04	8247,753.09	346.626
732.00	166.75	1495,454.79	8402,699.09	352.815
733.00	167.75	1525,229.54	8559,265.09	359.064
734.00	168.75	1555,357.29	8717,451.09	365.373
735.00	169.75	1585,838.04	8877,267.09	371.7

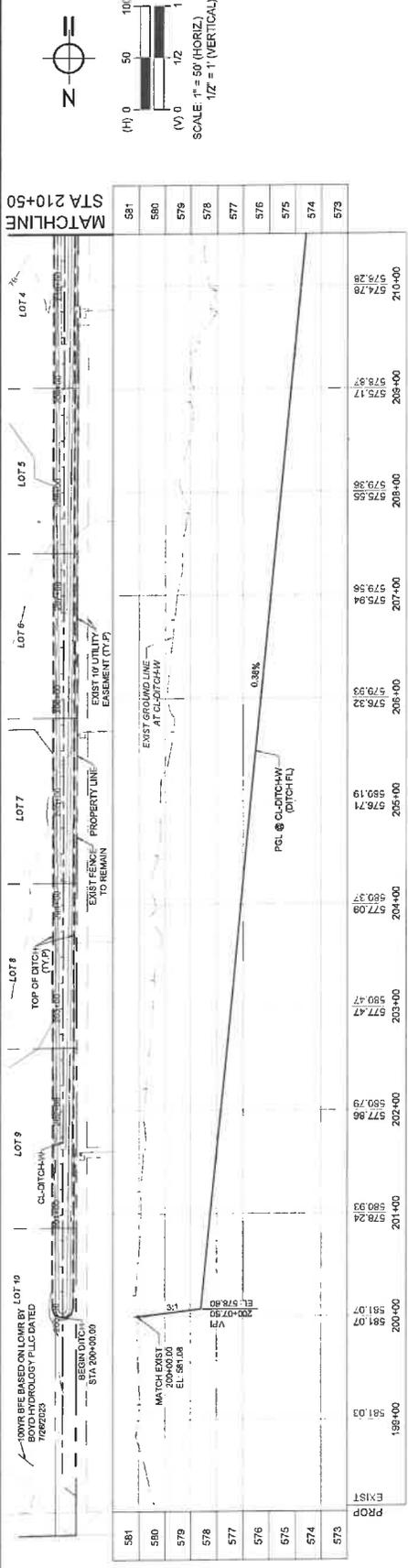
REV	DATE	DESCRIPTION
1	12/15/23	ISSUED FOR PERMITS
2	12/15/23	REVISED PER COMMENTS
3	12/15/23	REVISED PER COMMENTS
4	12/15/23	REVISED PER COMMENTS
5	12/15/23	REVISED PER COMMENTS
6	12/15/23	REVISED PER COMMENTS
7	12/15/23	REVISED PER COMMENTS
8	12/15/23	REVISED PER COMMENTS
9	12/15/23	REVISED PER COMMENTS
10	12/15/23	REVISED PER COMMENTS

ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAKWOOD LANE
 SUITE 4650
 PLANO, TEXAS 75075
 PHONE 972-964-2161
 FAX 972-964-2037
 ENGINEERING@LHTEXAS.COM
 FROM # 1-866-52

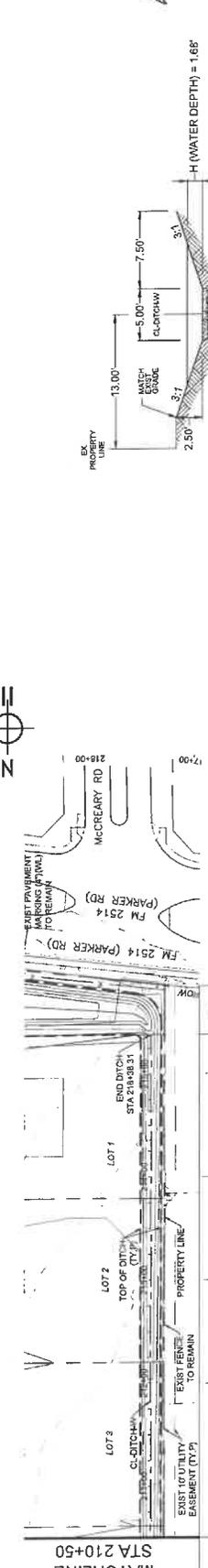


SANDALWOOD ESTATES DEVELOPMENT
 PROPOSED DITCH (WEST) - PLAN & PROFILE
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0535B
 SHEET
 11



STATION	PROP	EXIST
198+00	573	573
199+00	574	574
200+00	575	575
201+00	576	576
202+00	577	577
203+00	578	578
204+00	579	579
205+00	580	580
206+00	581	581
207+00	582	582
208+00	583	583
209+00	584	584
210+00	585	585



STATION	PROP	EXIST
198+00	573	573
199+00	574	574
200+00	575	575
201+00	576	576
202+00	577	577
203+00	578	578
204+00	579	579
205+00	580	580
206+00	581	581
207+00	582	582
208+00	583	583
209+00	584	584
210+00	585	585

PROPOSED WEST DITCH
 CL-DITCH-W
 STA 200+00.00 - 218+38.31
 (NOT TO SCALE)

REFER TO PROPOSED DITCH HYDRAULIC CAPACITY TABLE ON DRAINAGE AREA MAP - PROPOSED DITCHES SHEET FOR MORE INFORMATION.

PILOT CHANNEL DETAIL
 (NOT TO SCALE)

5" THICK CONC. LINED REINFORCED CONCRETE CHANNEL (TWO REBARS MINIMUM ALL DIRECTION) USING 2500 PSI COMP. STRENGTH (TYP.)

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LH ENGINEERING AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LH ENGINEERING. THESE REPORTS HAVE BEEN PREPARED TO OUR BEST KNOWLEDGE AND BELIEF AND ARE LIMITED TO SUCH USE. ALTERNATIONS BY ANY PARTY OTHER THAN LH ENGINEERING MAY VOID RESPONSIBILITY. NOTIFY THIS ENGINEER IF ANY REVISIONS ARE REQUIRED TO BE MADE TO THIS DRAWING.

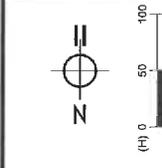
REV	DATE	DESCRIPTION
1	11/20/23	REVISED PER COMMENTS
2	11/20/23	REVISED PER COMMENTS
3	11/20/23	REVISED PER COMMENTS
4	11/20/23	REVISED PER COMMENTS
5	11/20/23	REVISED PER COMMENTS
6	11/20/23	REVISED PER COMMENTS
7	11/20/23	REVISED PER COMMENTS
8	11/20/23	REVISED PER COMMENTS
9	11/20/23	REVISED PER COMMENTS
10	11/20/23	REVISED PER COMMENTS
11	11/20/23	REVISED PER COMMENTS
12	11/20/23	REVISED PER COMMENTS

UR ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 PHONE 972-664-2151
 FAX 972-664-2037
 ENGINEERING@URTEXAS.COM
 PLANO, TEXAS 75076
 SUITE #450
 2118 TEMWOOD LANE
 FIRM # F-1652



SANDALWOOD ESTATES DEVELOPMENT
 PROPOSED DITCH (EAST) - PLAN & PROFILE
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0535B
 SHEET
 12



MATCHLINE
 STA 508+75

STATION	EXIST GROUNDLINE AT CL-DITCH	PROPOSED CL-DITCH	PROPOSED EAST DITCH
577	574.21	574.21	574.21
576	574.28	574.28	574.28
575	574.35	574.35	574.35
574	574.42	574.42	574.42
573	574.49	574.49	574.49
572	574.56	574.56	574.56
571	574.63	574.63	574.63
570	574.70	574.70	574.70
569	574.77	574.77	574.77
568	574.84	574.84	574.84
567	574.91	574.91	574.91
566	574.98	574.98	574.98
565	575.05	575.05	575.05
564	575.12	575.12	575.12
563	575.19	575.19	575.19
562	575.26	575.26	575.26
561	575.33	575.33	575.33
560	575.40	575.40	575.40
559	575.47	575.47	575.47
558	575.54	575.54	575.54
557	575.61	575.61	575.61
556	575.68	575.68	575.68
555	575.75	575.75	575.75
554	575.82	575.82	575.82
553	575.89	575.89	575.89
552	575.96	575.96	575.96
551	576.03	576.03	576.03
550	576.10	576.10	576.10
549	576.17	576.17	576.17
548	576.24	576.24	576.24
547	576.31	576.31	576.31
546	576.38	576.38	576.38
545	576.45	576.45	576.45
544	576.52	576.52	576.52
543	576.59	576.59	576.59
542	576.66	576.66	576.66
541	576.73	576.73	576.73
540	576.80	576.80	576.80
539	576.87	576.87	576.87
538	576.94	576.94	576.94
537	577.01	577.01	577.01
536	577.08	577.08	577.08
535	577.15	577.15	577.15
534	577.22	577.22	577.22
533	577.29	577.29	577.29
532	577.36	577.36	577.36
531	577.43	577.43	577.43
530	577.50	577.50	577.50
529	577.57	577.57	577.57
528	577.64	577.64	577.64
527	577.71	577.71	577.71
526	577.78	577.78	577.78
525	577.85	577.85	577.85
524	577.92	577.92	577.92
523	577.99	577.99	577.99
522	578.06	578.06	578.06
521	578.13	578.13	578.13
520	578.20	578.20	578.20
519	578.27	578.27	578.27
518	578.34	578.34	578.34
517	578.41	578.41	578.41
516	578.48	578.48	578.48
515	578.55	578.55	578.55
514	578.62	578.62	578.62
513	578.69	578.69	578.69
512	578.76	578.76	578.76
511	578.83	578.83	578.83
510	578.90	578.90	578.90
509	578.97	578.97	578.97
508	579.04	579.04	579.04
507	579.11	579.11	579.11
506	579.18	579.18	579.18
505	579.25	579.25	579.25
504	579.32	579.32	579.32
503	579.39	579.39	579.39
502	579.46	579.46	579.46
501	579.53	579.53	579.53
500	579.60	579.60	579.60
500+00	579.67	579.67	579.67
500+00	579.74	579.74	579.74
500+00	579.81	579.81	579.81
500+00	579.88	579.88	579.88
500+00	579.95	579.95	579.95
500+00	580.02	580.02	580.02
500+00	580.09	580.09	580.09
500+00	580.16	580.16	580.16
500+00	580.23	580.23	580.23
500+00	580.30	580.30	580.30
500+00	580.37	580.37	580.37
500+00	580.44	580.44	580.44
500+00	580.51	580.51	580.51
500+00	580.58	580.58	580.58
500+00	580.65	580.65	580.65
500+00	580.72	580.72	580.72
500+00	580.79	580.79	580.79
500+00	580.86	580.86	580.86
500+00	580.93	580.93	580.93
500+00	581.00	581.00	581.00
500+00	581.07	581.07	581.07
500+00	581.14	581.14	581.14
500+00	581.21	581.21	581.21
500+00	581.28	581.28	581.28
500+00	581.35	581.35	581.35
500+00	581.42	581.42	581.42
500+00	581.49	581.49	581.49
500+00	581.56	581.56	581.56
500+00	581.63	581.63	581.63
500+00	581.70	581.70	581.70
500+00	581.77	581.77	581.77
500+00	581.84	581.84	581.84
500+00	581.91	581.91	581.91
500+00	581.98	581.98	581.98
500+00	582.05	582.05	582.05
500+00	582.12	582.12	582.12
500+00	582.19	582.19	582.19
500+00	582.26	582.26	582.26
500+00	582.33	582.33	582.33
500+00	582.40	582.40	582.40
500+00	582.47	582.47	582.47
500+00	582.54	582.54	582.54
500+00	582.61	582.61	582.61
500+00	582.68	582.68	582.68
500+00	582.75	582.75	582.75
500+00	582.82	582.82	582.82
500+00	582.89	582.89	582.89
500+00	582.96	582.96	582.96
500+00	583.03	583.03	583.03
500+00	583.10	583.10	583.10
500+00	583.17	583.17	583.17
500+00	583.24	583.24	583.24
500+00	583.31	583.31	583.31
500+00	583.38	583.38	583.38
500+00	583.45	583.45	583.45
500+00	583.52	583.52	583.52
500+00	583.59	583.59	583.59
500+00	583.66	583.66	583.66
500+00	583.73	583.73	583.73
500+00	583.80	583.80	583.80
500+00	583.87	583.87	583.87
500+00	583.94	583.94	583.94
500+00	584.01	584.01	584.01
500+00	584.08	584.08	584.08
500+00	584.15	584.15	584.15
500+00	584.22	584.22	584.22
500+00	584.29	584.29	584.29
500+00	584.36	584.36	584.36
500+00	584.43	584.43	584.43
500+00	584.50	584.50	584.50
500+00	584.57	584.57	584.57
500+00	584.64	584.64	584.64
500+00	584.71	584.71	584.71
500+00	584.78	584.78	584.78
500+00	584.85	584.85	584.85
500+00	584.92	584.92	584.92
500+00	584.99	584.99	584.99
500+00	585.06	585.06	585.06
500+00	585.13	585.13	585.13
500+00	585.20	585.20	585.20
500+00	585.27	585.27	585.27
500+00	585.34	585.34	585.34
500+00	585.41	585.41	585.41
500+00	585.48	585.48	585.48
500+00	585.55	585.55	585.55
500+00	585.62	585.62	585.62
500+00	585.69	585.69	585.69
500+00	585.76	585.76	585.76
500+00	585.83	585.83	585.83
500+00	585.90	585.90	585.90
500+00	585.97	585.97	585.97
500+00	586.04	586.04	586.04
500+00	586.11	586.11	586.11
500+00	586.18	586.18	586.18
500+00	586.25	586.25	586.25
500+00	586.32	586.32	586.32
500+00	586.39	586.39	586.39
500+00	586.46	586.46	586.46
500+00	586.53	586.53	586.53
500+00	586.60	586.60	586.60
500+00	586.67	586.67	586.67
500+00	586.74	586.74	586.74
500+00	586.81	586.81	586.81
500+00	586.88	586.88	586.88
500+00	586.95	586.95	586.95
500+00	587.02	587.02	587.02
500+00	587.09	587.09	587.09
500+00	587.16	587.16	587.16
500+00	587.23	587.23	587.23
500+00	587.30	587.30	587.30
500+00	587.37	587.37	587.37
500+00	587.44	587.44	587.44
500+00	587.51	587.51	587.51
500+00	587.58	587.58	587.58
500+00	587.65	587.65	587.65
500+00	587.72	587.72	587.72
500+00	587.79	587.79	587.79
500+00	587.86	587.86	587.86
500+00	587.93	587.93	587.93
500+00	588.00	588.00	588.00
500+00	588.07	588.07	588.07
500+00	588.14	588.14	588.14
500+00	588.21	588.21	588.21
500+00	588.28	588.28	588.28
500+00	588.35	588.35	588.35
500+00	588.42	588.42	588.42
500+00	588.49	588.49	588.49
500+00	588.56	588.56	588.56
500+00	588.63	588.63	588.63
500+00	588.70	588.70	588.70
500+00	588.77	588.77	588.77
500+00	588.84	588.84	588.84
500+00	588.91	588.91	588.91
500+00	588.98	588.98	588.98
500+00	589.05	589.05	589.05
500+00	589.12	589.12	589.12
500+00	589.19	589.19	589.19
500+00	589.26	589.26	589.26
500+00	589.33	589.33	589.33
500+00	589.40	589.40	589.40
500+00	589.47	589.47	589.47
500+00	589.54	589.54	589.54
500+00	589.61	589.61	589.61
500+00	589.68	589.68	589.68
500+00	589.75	589.75	589.75
500+00	589.82	589.82	589.82
500+00	589.89	589.89	589.89
500+00	589.96	589.96	589.96
500+00	590.03	590.03	590.03
500+00	590.10	590.10	590.10
500+00	590.17	590.17	590.17
500+00	590.24	590.24	590.24
500+00	590.31	590.31	590.31
500+00	590.38	590.38	590.38
500+00	590.45	590.45	590.45
500+00</			

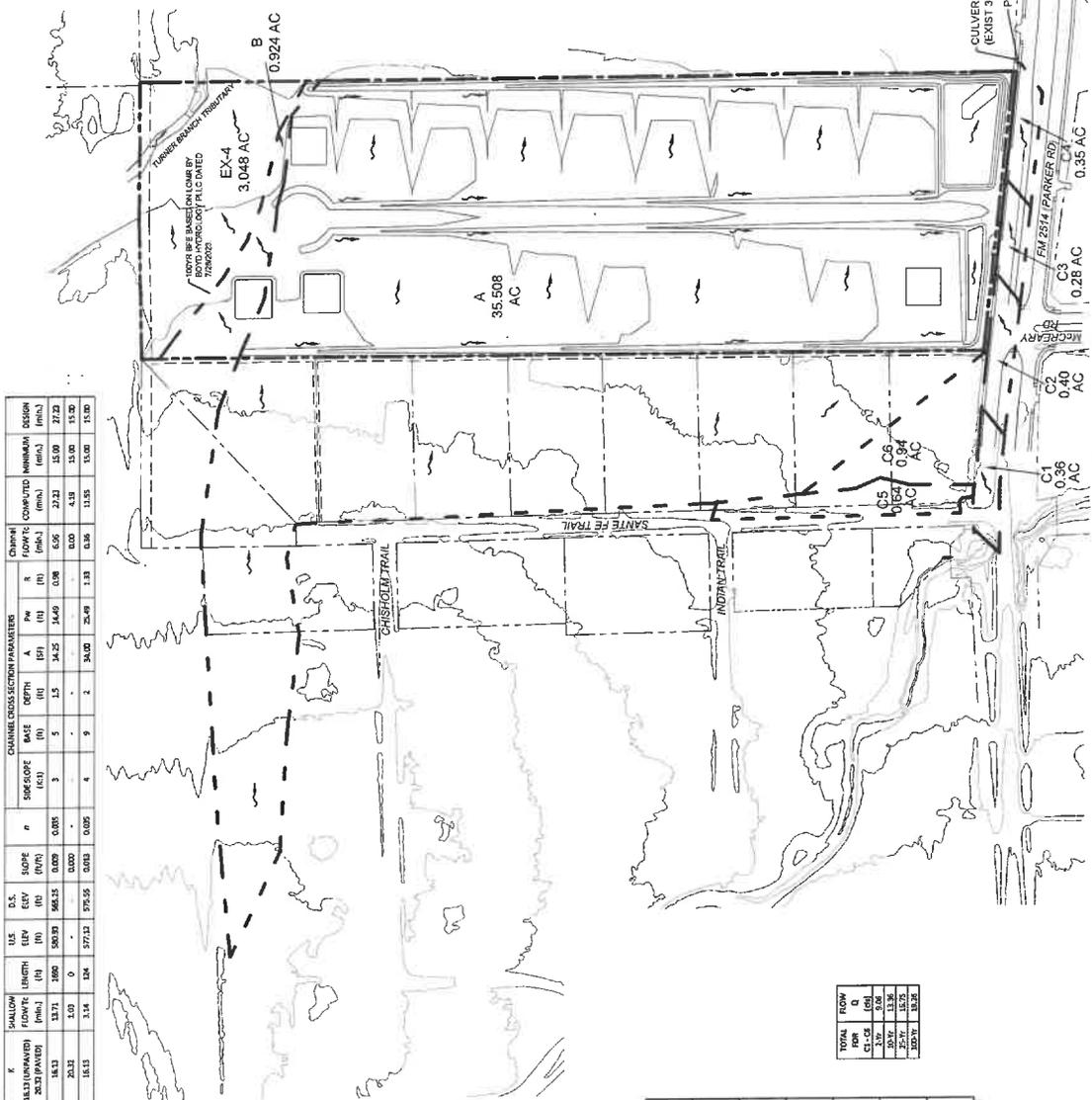
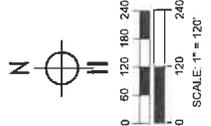
REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUCAS - CIVIL PLANS APPROVED (POST PERMIT)
2	12/15/23	CITY OF LUCAS - CIVIL PLANS (OOL COMMENTS 1/19/23)

R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 PHONE 972-964-2161
 FAX 972-964-2017
 SUITE #650
 PLANS 12/15/23
 2116 TEAWOOD LANE
 FIRM # F-15652



THE SEAL APPEARS ON THIS DOCUMENT HAS AUTHORIZED BY DAVID A. LEWIS ON 12/15/23
 SANDALWOOD ESTATES DEVELOPED
 DRAINAGE AREA MAP - DEVELOPED
 LUCAS TRACT 4 & 5: ABS 0349 TRACT 6 & 7
 ABS A0901 TRACT 4 & 5: ABS 0349 TRACT 6 & 7
 OWNERS(S): 3R LAND PROPERTIES

2022-05358
 SHEET
 14



CHANNEL CROSS SECTION PARAMETERS	SHALLOW		DEPT		SLOPE		US ELEV		D.S. ELEV		DEPTH		FLOW VELOCITY		DESIGN	
	LENGTH (ft)	WIDTH (ft)	DEPTH (ft)	SLOPE (ft/ft)	US ELEV (ft)	D.S. ELEV (ft)	DEPTH (ft)	VELOCITY (ft/s)	DESIGN VELOCITY (ft/s)	DESIGN FLOW (cfs)	DESIGN MINIMUM (ft/s)	DESIGN FLOW (cfs)	DESIGN VELOCITY (ft/s)	DESIGN FLOW (cfs)	DESIGN MINIMUM (ft/s)	DESIGN FLOW (cfs)
1	180	10	1.5	0.005	500.39	500.39	1.5	6.06	27.2	15.00	27.2	15.00	15.00	15.00	15.00	15.00
2	180	10	1.5	0.005	500.39	500.39	1.5	6.06	27.2	15.00	27.2	15.00	15.00	15.00	15.00	15.00

TIME OF CONCENTRATION
 TIME OF CONCENTRATIONS ARE DETERMINED BASED ON AVAILABLE ELEVATION DATA FROM RTCC AND FIELD TOPOGRAPHY SURVEY.

DA	LENGTH (ft)	REY (ft)	REY (ft)	SLOPE (ft/ft)	P_2	n	C_u
A	2900	50	50	0.010	0.10	4.70	0.55
B	100	50	50	0.010	0.10	4.70	0.55
EX-4	604	50	50	0.010	0.10	4.70	0.55

COEFFICIENT VALUES ARE BASED ON CITY OF LUCAS 5002 PARTICLE (0.0700).

FLOW COMPUTATION - DEVELOPED (UNDETAINED)

DESIGN STORM	TE	INTENSITY	AREA	RUNOFF	FLOW	NOTES
DA ID	FREQUENCY	(in/hr)	(sq ft)	(cfs)	(cfs)	
A	10-yr	7.13	35,508	0.55	19.46	DRAINAGE AREA DRAIN TO PROPOSED DETENTION BASIN.
B	10-yr	15.00	3,048	0.55	2.80	DRAINAGE AREA RUNOFF TO FLOOD PLAIN (DRAINAGE AREA 04-1).
EX-4	10-yr	15.00	3,048	0.55	2.80	FLOOD PLAIN DISCHARGE TO PARKER BRANCH TRIBUTARY.

UNDETAINED OFF-SITE FLOWS

DESIGN STORM	TE	INTENSITY	AREA	RUNOFF	FLOW	NOTES
DA ID	FREQUENCY	(in/hr)	(sq ft)	(cfs)	(cfs)	
10C1	10-yr	10.00	6,300	0.19	7.13	EXISTING ROAD PAVEMENT AREA OF FM 2514.
10C2	10-yr	10.00	4,000	0.30	3.04	EXISTING ROAD PAVEMENT AREA OF FM 2514.
10C3	10-yr	10.00	4,000	0.30	3.04	EXISTING ROAD PAVEMENT AREA OF FM 2514.
10C4	10-yr	10.00	4,000	0.30	3.04	EXISTING ROAD PAVEMENT AREA OF FM 2514.
10C5	10-yr	18.14	6,000	0.60	7.29	OFF-SITE RUNOFF FROM EXISTING OFF-SITE DEVELOPMENT (EXISTING).
10C6	10-yr	13.57	6,300	0.50	3.84	OFF-SITE RUNOFF FROM EXISTING OFF-SITE DEVELOPMENT (EXISTING).

DESIGN STORM	TE	INTENSITY	AREA	RUNOFF	FLOW	NOTES
DA ID	FREQUENCY	(in/hr)	(sq ft)	(cfs)	(cfs)	
TOTAL	10-yr	10.00	100,000	1.00	38.12	
	10-yr	10.00	100,000	1.00	38.12	

DRAINAGE AREA MAP - DEVELOPED (PROPOSED) CONDITIONS

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF R ENGINEERING AND ARE PROTECTED UNDER COPYRIGHT. THESE RIGHTS ARE EXTENDED TO OUR CLIENT WHOSE NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF R ENGINEERING. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUCAS - CIVIL PLANS (COL COMMENTS 1/13/23)
2	01/04/24	CITY OF LUCAS - CIVIL PLANS (APPROVED TPOD PERMIT)
3	01/04/24	CITY OF LUCAS - CIVIL PLANS (APPROVED TPOD PERMIT)

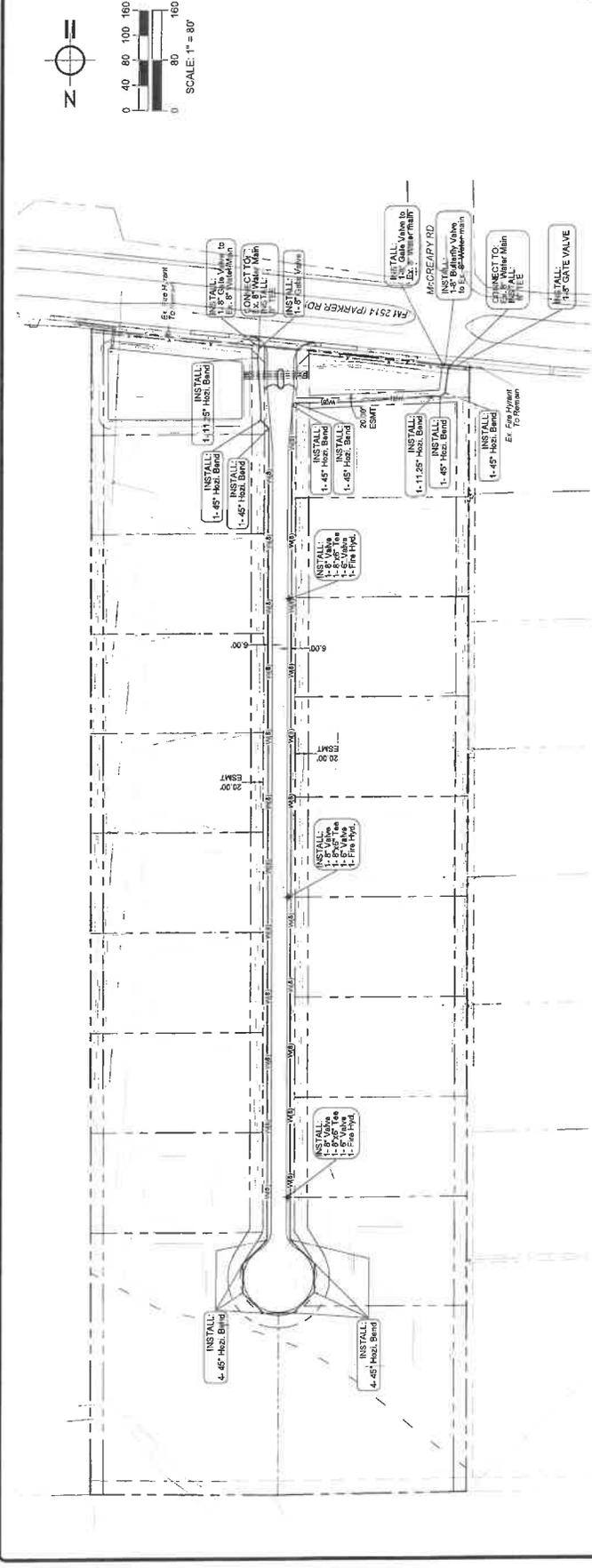
DESIGN HISTORY	
1	12/15/23
2	01/04/24
3	01/04/24

R ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAWOOD LANE
 SUITE 6600
 PLANO, TEXAS 75075
 PHONE 972-964-2161
 FAX 972-964-2031
 EMPLOYING@RTEKTXAS.COM
 FIRM # F-16652



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING EXAMINERS, STATE OF TEXAS.

SANDALWOOD ESTATES DEVELOPMENT
 WATER PLAN
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

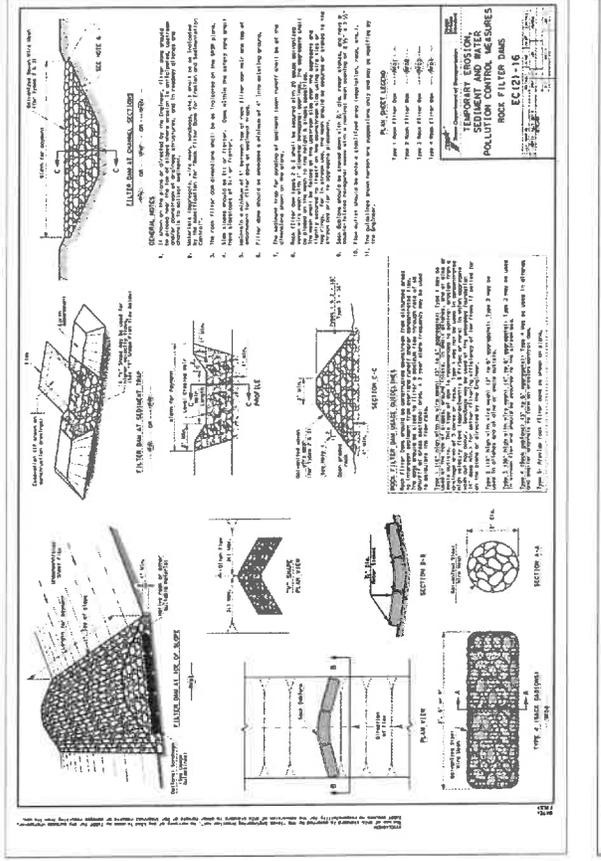
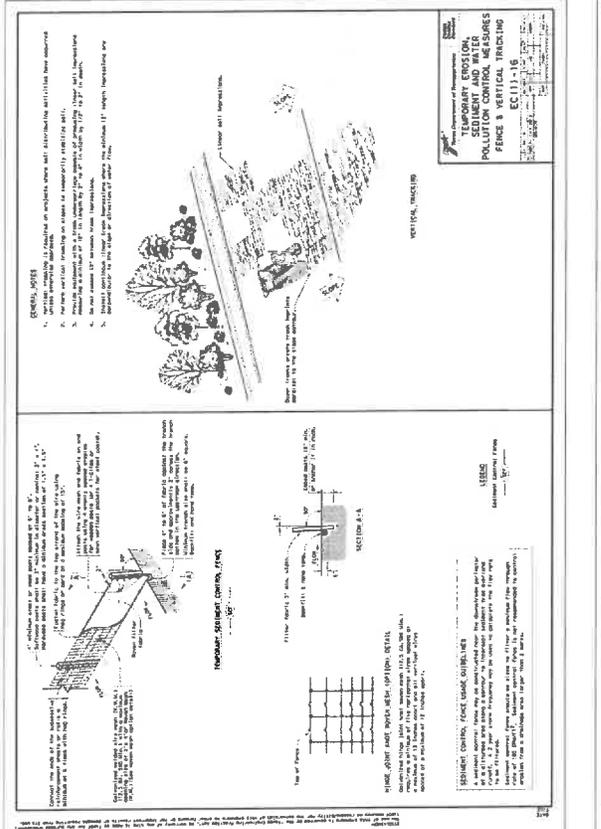
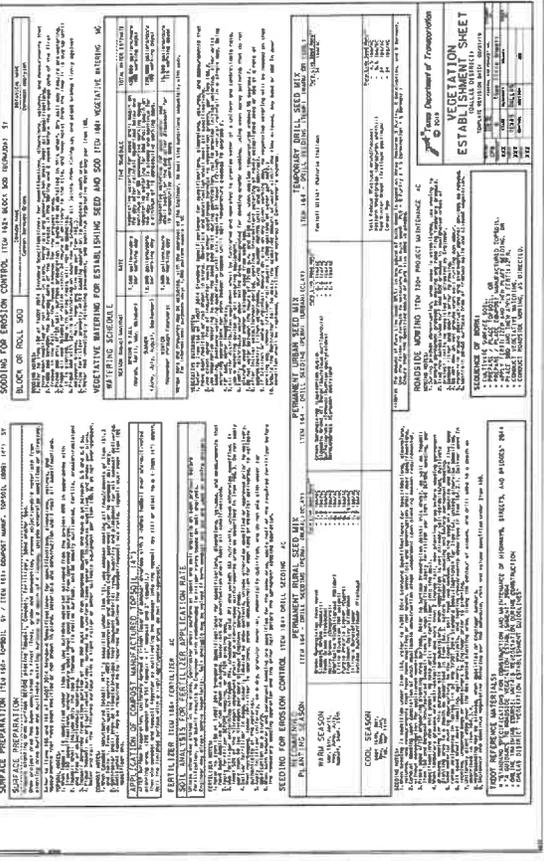
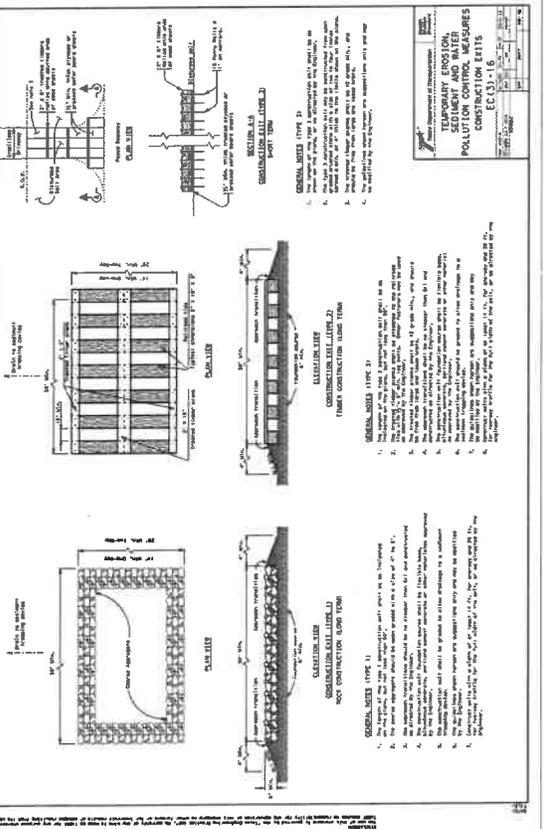


WATER PLAN

WATER NOTES

- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR GRADING. ANY DISCREPANCIES OR CONFLICT SHOULD BE INFORMED TO THE CONTRACTOR IMMEDIATELY.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR UTILITY OWNER REGARDING OF ANY DISCREPANCIES OR CONFLICTS. CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL A UTILITY CONFIRMATION FOR THE CONCERNING ITEM IS DISCUSSED WITH THE ENGINEER AND/OR UTILITY OWNER.
- ALL WATER MAIN DISTRIBUTION LINES AND FEEDER LINES SHALL BE PVC - AWWA C900 DR 18 UNLESS OTHERWISE NOTED TO BE OTHERWISE. ALL WATER MAIN DISTRIBUTION LINES AND FEEDER LINES SHALL BE IN BLUE COLOR, OR A BLUE TRACER WIRE AND TRACER WIRE SHALL BE INSTALLED IN THE BACKFILL MATERIAL OVER THE TOP OF THE LINES.
- IT IS RECOMMENDED THE CONTRACTOR TO SUBMIT PRODUCT SPECIFICATIONS AND DETAILS FOR AN APPROVAL PRIOR TO PURCHASING SUCH PRODUCTS.
- WATER LINES SHALL BE EMBEDDED IN TRENCHES SO AS TO PROVIDE A BACKFILL DEPTH OF NOT LESS THAN FIVE (5) FEET FROM THE PROPOSED SURFACE GROUND TO THE TOP OF THE PIPE. THE PIPE SHALL BE BACKFILLED WITH CLASS B+ EMBEDEDMENT AS PER THE NCTCOG STANDARDS.
- CONCRETE THRUST BLOCKS SHALL BE USED AT ALL TEES AND BENDS AND BE COMPUTED FOR 150 LB/SQ. IN. OF INTERNAL PRESSURE.
- CUTOFF VALVES SHALL BE RESINENT SEATED GATE VALVES.

THIS DRAWING IS THE SOLE PROPERTY OF R ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHOSE NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THIS WAS PREPARED. REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. ALTERATIONS BY ANY PARTY OTHER THAN US ARE NOT PERMITTED WITHOUT OUR WRITTEN CONSENT. ANY SUCH ALTERATIONS WILL BE AT YOUR RISK AND WE WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATIONS.



SANDALWOOD ESTATES DEVELOPMENT
CONSTRUCTION DETAILS 7 OF 7
LUCAS, TEXAS 75002
ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 8 & 7
OWNER(S): 3R LAND PROPERTIES



PR ENGINEERING
STRUCTURAL DESIGN & INSPECTION
PHONE 972-964-2161
FAX 972-964-8377
SUITE 400
PLANO, TEXAS 75075
ENGINEERING@PRTEXAS.COM
FIRM # F-16652

DESIGN HISTORY

REV	DATE	DESCRIPTION
01	12/15/20	CITY OF LUCAS - CIVIL PLANS (CIVIL COMMENTS 1/13/21)
02	12/15/20	CITY OF LUCAS - CIVIL PLANS APPROVED (NOT PREPARED)

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PR ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE DRAWINGS HAVE BEEN PREPARED TO SERVE A CLIENT AND ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF PR ENGINEERING IS EXPRESSLY LIMITED TO SUCH USE. A CLIENT'S LIABILITY IS LIMITED TO THE USE OF THESE DRAWINGS AS SUBMITTED TO THE CLIENT FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. A CLIENT'S LIABILITY IS LIMITED TO THE USE OF THESE DRAWINGS AS SUBMITTED TO THE CLIENT FOR WHICH THEY WERE PREPARED.

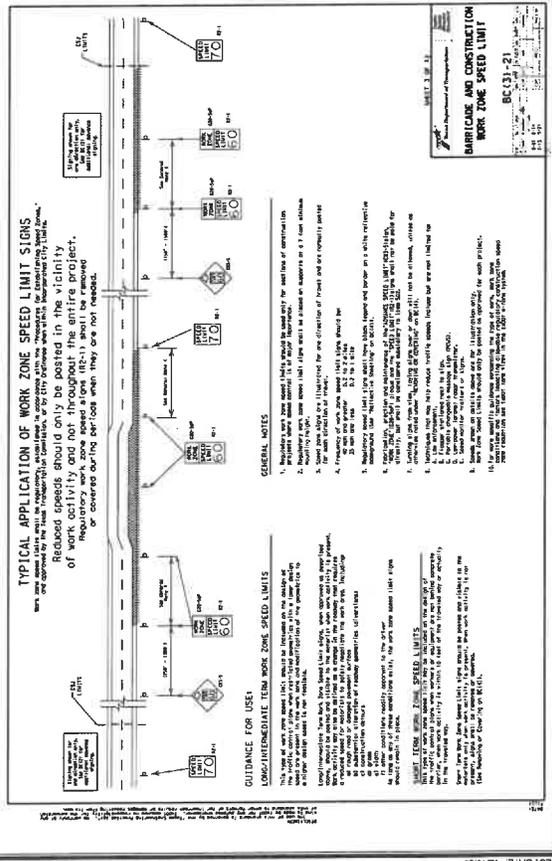
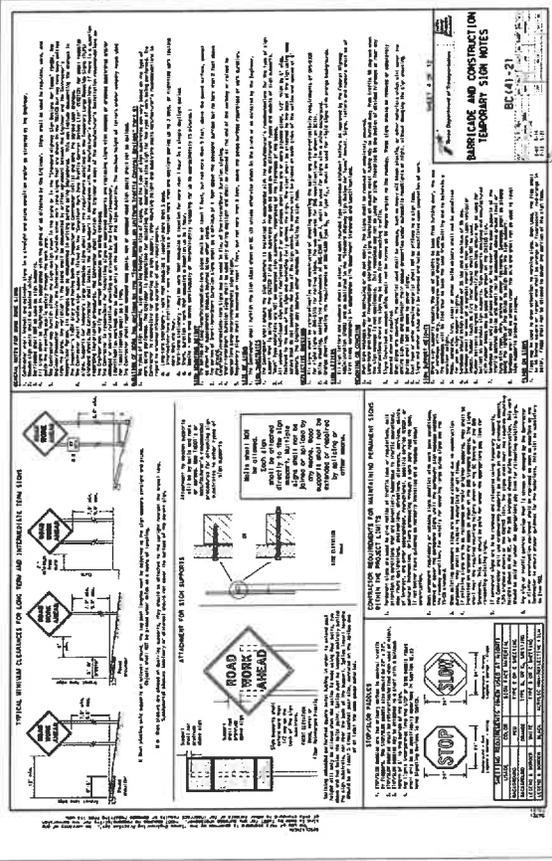
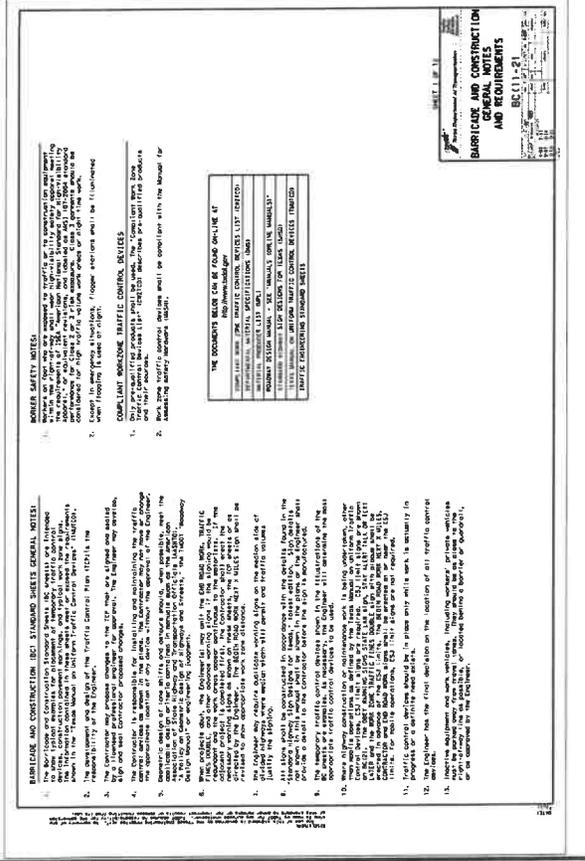
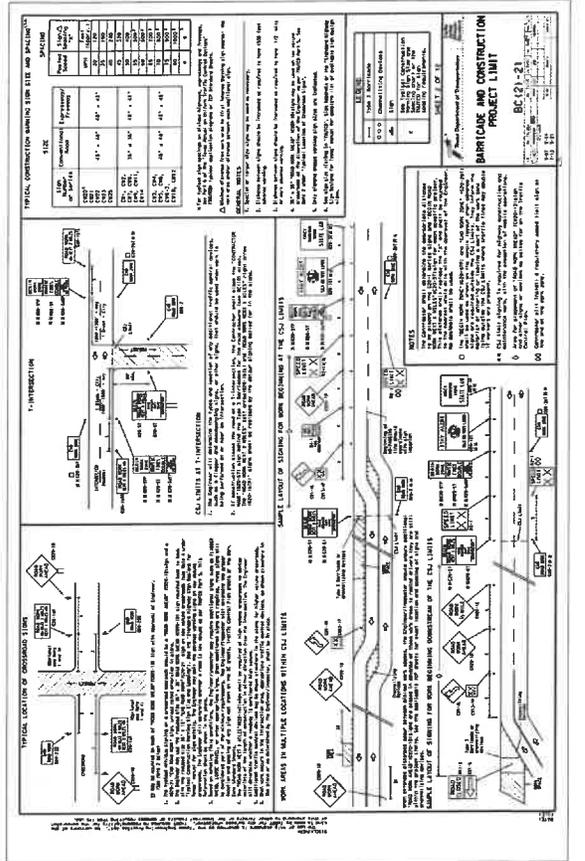
REV	DATE	DESCRIPTION
1	12/15/23	CITY OF LUCAS: CIVIL PLANS (LOCAL COMMENTS 1/23/23)
2	12/15/23	CITY OF LUCAS: CIVIL PLANS (APPROVED / NOOT PERMIT)
3	12/15/23	CITY OF LUCAS: CIVIL PLANS (APPROVED / NOOT PERMIT)

F ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 214 TREAWOOD LANE
 SUITE # 4505
 PLANO, TEXAS 75075
 PHONE 972-664-2161
 FAX 972-664-2037
 ENGINEERING@FENGINEERING.COM
 FIRM # F-15652



THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY ENGINEERING BOARD ON 05/28/2022
 SANDALWOOD ESTATES DEVELOPMENT
 TRAFFIC CONTROL STANDARDS 1 OF 4
 LUMS 2514 (PARKER RD)
 LUMS 7502
 LABS A0901 TRACT 4 & 5; ABS 0349 TRACT 8 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0538B
 SHEET
 26



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF F. ENGINEERING AND IS PROTECTED UNDER COPYRIGHT. THESE RIGHTS HAVE BEEN EXTENDED TO OUR CLIENT WHO'S NAME APPEARS ON THE PLAN. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. PERMISSION FOR OR DISTRIBUTION TO OTHER PARTIES IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION OF F. ENGINEERING. ANY UNAUTHORIZED USE OR MODIFICATION OF THESE PLANS IS STRICTLY PROHIBITED.

REV	DATE	DESCRIPTION
01	01/23/23	CITY OF LUCAS - CIVIL PLANS (PRELIMINARY)
02	01/23/23	CITY OF LUCAS - CIVIL PLANS (APPROVED FOR PERMIT)
03	01/23/23	CITY OF LUCAS - CIVIL PLANS (FOR COMMENTS 11/23/23)

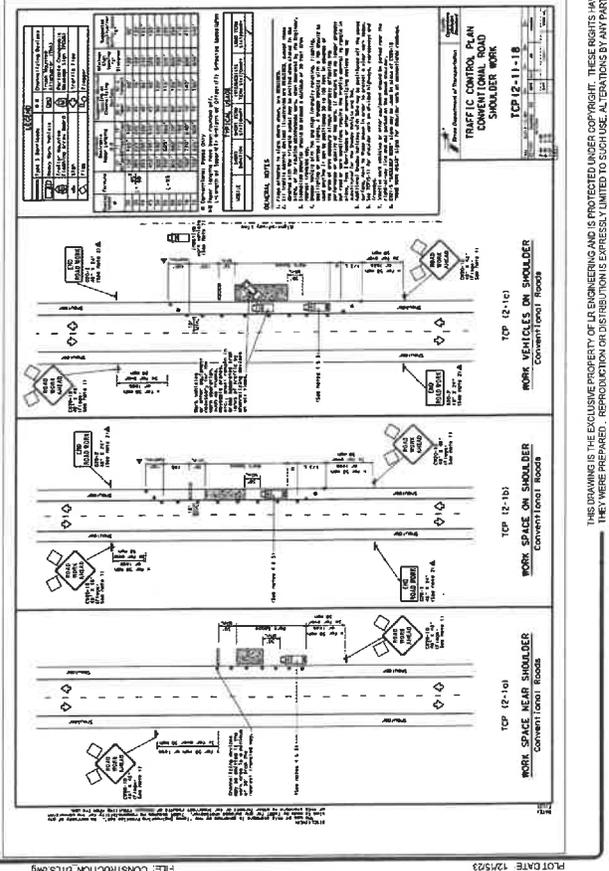
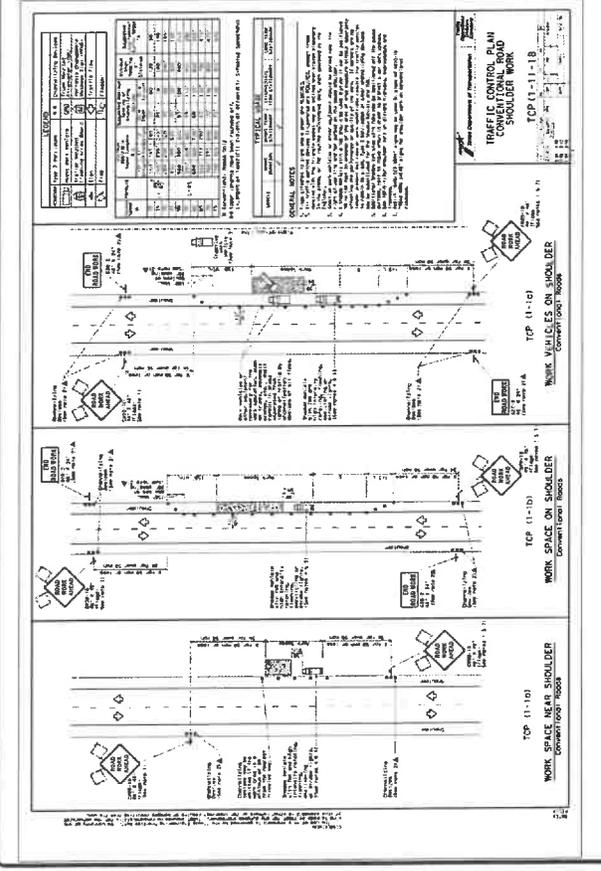
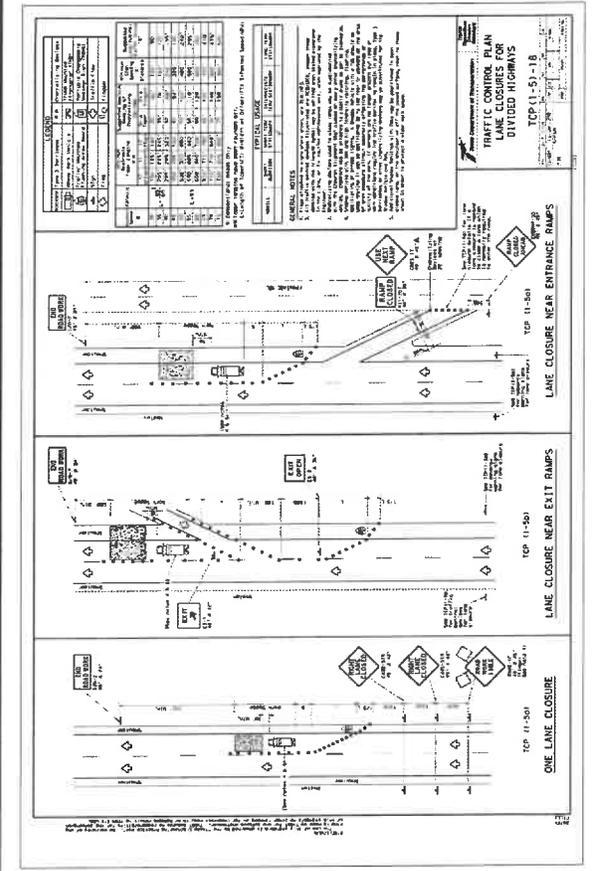
HA ENGINEERING
 STRUCTURAL DESIGN & INSPECTION
 2115 TEAWOOD LANE
 SUITE 100
 PLANO, TEXAS 75075
 PHONE 972-964-2151
 FAX 972-964-0371
 ENGINEERING@LUCAS.TX.COM
 FIRM # F-15652



THE SEAL APPEARS ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS ON 11/25/2023

SANDALWOOD ESTATES DEVELOPMENT
 TRAFFIC CONTROL STANDARDS 4 OF 4
 FM 2514 (PARKER RD)
 LUCAS, TEXAS 75002
 ABS A0901 TRACT 4 & 5; ABS 0349 TRACT 6 & 7
 OWNER(S): 3R LAND PROPERTIES

2022-0535B
 SHEET
29



THIS DRAWING IS THE SOLE PROPERTY OF HA ENGINEERING AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HA ENGINEERING. THE USE OF THESE PLANS IS LIMITED TO THE SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR DISTRIBUTION IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF HA ENGINEERING IS STRICTLY PROHIBITED. ANY OTHER PARTY USING THESE PLANS WITHOUT THE WRITTEN PERMISSION OF HA ENGINEERING WILL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY THAT MAY OCCUR.



City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider entering into a Development Agreement with Caliber Collision for roadway improvements to McGarity Lane and reimbursing impact fees in an amount not to exceed \$56,801 which represents the fees to be collected.

Background Information

Caliber Collision is proposing a 16,000 square foot auto body repair and paint shop located on McGarity Lane. The property is zoned commercial business. Commercial business does require approval of a specific use permit (SUP) for the proposed use.

Caliber Collision came forward to the Planning and Zoning commission on August 10, 2023, to request approval of an SUP for the use. The request was denied. There was significant citizen input in the decision. Caliber Collision has met with the surrounding property owners and is trying to address the concerns residents expressed. One of the main complaints was the condition of McGarity Lane, and additional traffic. Citizens also asked for better screening, and additional landscape. Attached are conceptual elevations showing screening, and a landscape plan showing landscape. Staff would recommend attaching those documents to the SUP if the development agreement is approved.

Attachments/Supporting Documentation

1. Proposed Development Agreement
2. Proposed Landscape plan
3. Proposed Expanded view of road improvements, and distance from adjoining properties.
4. Conceptual Elevations

Budget/Financial Impact

The City's participation cost would include the following:

The City will collect impact fees at time of permit in the amount of \$56,801, developer will receive reimbursement of the impact fees (\$56,801) when road improvements are accepted, and copies of competitive bids have been submitted to the City.

Recommendation

Staff recommends approving as presented.



Item No. 05

City of Lucas
City Council Agenda Request
February 1, 2024

Motion

I make a motion to approve/deny a Development Agreement with Caliber Collision for roadway improvements to McGarity Lane and reimbursing impact fees in an amount not to exceed \$56,801 which represents the fees to be collected.

STATE OF TEXAS

DEVELOPMENT AGREEMENT

COUNTY OF COLLIN

This Development Agreement ("Agreement") is executed this ___ day of _____, 2024 by and between the City of Lucas, Texas, a municipal corporation existing under the laws of the State of Texas ("City"), and Cross Development CC Lucas, LLC, a Texas limited liability company, duly qualified to transact business in the State of Texas ("Owner") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

RECITALS:

WHEREAS, Cross Development CC Lucas, LLC, is the owner of the certain property located in Lucas, Texas, as more fully described in Exhibit "A" attached hereto (the "Property"), and which Owner desires to develop the Property in accordance with this Agreement, the City's development regulations, and other applicable City ordinances, including the construction of public improvement; and

WHEREAS, Owner intends to develop the Property and to design and construct certain Roadway Facilities (as defined below), on and for the benefit of the Property; and

WHEREAS, in association with the construction of the Development, the Parties find it to be in their mutual benefit and interest that Owner construct or cause to be constructed the Roadway Facilities (as defined below); and

WHEREAS, Texas Local Government Code §212.071, as amended, authorizes municipalities to participate in the Owner's costs of construction of public improvements related to the development of subdivisions within the municipality without compliance with Chapter 252 of the Texas Local Government Code, as amended;

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein and other valuable consideration the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I
Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them in this Article I unless the context clearly indicates a different meaning:

"City" shall mean City of Lucas, Texas.

"City Engineer" shall mean City of Lucas City Engineer, or designee.

"Commencement of Construction" shall mean that: (i) the Construction Documents have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of Roadway Facilities; (ii) all necessary permits for the construction of the Roadway Facilities

pursuant to the Construction Documents therefore have been issued by all applicable governmental authorities; and (iii) grading of the Roadway Facilities has commenced.

"Completion of Construction" shall mean: (i) the Roadway Facilities have been substantially completed in accordance with the Construction Documents; and (ii) the respective Roadway Facilities have been accepted by City.

"Construction Documents" shall mean the plans and specifications submitted for the design, installation and construction of the Roadway Facilities, as approved by City Engineer.

"Owner" shall mean Cross Development CC Lucas, LLC, a Texas limited liability company, and any subsequent owner of any portion of the Property.

"Effective Date" shall mean the last date of execution of this Agreement.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, adverse market conditions, governmental approvals, laws, regulations, or restrictions, or other cause beyond the control of the Party.

"Property" shall mean the real property described on Exhibits "A" attached hereto.

"Roadway Facilities" shall mean the design and construction to resurface and widen McGarity Lane from the intersection of Angel Pkwy four hundred five (405) linear feet east plus an additional one hundred twenty (120) linear foot taper down from twenty-four (24) feet wide to existing width. The proposed base shall widen the roadway to twenty-four (24) feet wide with a sub-grade consisting of five percent (5%) cement stabilized base 6" deep. The pavement shall be a minimum of three (3) inches thick and twenty-four (24) feet wide of Type D asphalt concrete pavement (ACP), and a one foot (1) shoulder in accordance with the current City of Lucas Standard Construction Details and as depicted in Exhibit "B" in accordance with the Construction Documents.

Article II Term; Termination

The term of this Agreement shall commence on the Effective Date and shall continue until the Parties have fully satisfied all terms and conditions of this Agreement unless sooner terminated as provided herein.

Article III Roadway Facilities

3.1. Roadway Facilities. At the time building permits have been issued for the Owner's intended use as shown on the site plan attached hereto as Exhibit "C" (the "Site Plan"), Owner shall cause the Commencement of Construction of the Roadway Facilities. Owner shall cause the Completion of Construction to occur with 180 days after the Commencement of Construction. Subject to events of Force Majeure, Owner agrees to design and construct the Roadway Facilities in accordance with the applicable standards, ordinances, and regulations adopted by the City ("City of Lucas Standard Construction Details"). Owner shall submit plans for the design and construction of the Roadway Facilities ("Construction Plans") to the City Engineer for review and approval. Subject to extensions for delay or caused by events of Force Majeure and to the City's approval of the Approved Plans, Owner agrees, at Owner's sole cost, to construct or cause the construction of the Roadway Facilities. Upon Completion of Construction, Owner shall provide City with construction pay applications and maintenance bonds and

such other records as City may reasonably request to document the actual costs of the design and construction of the Roadway Facilities.

3.2. City's Participation. The City will calculate the impact fees in connection with the issuance of building permits to Owner for the construction costs of Roadway Facilities. The City agrees to be responsible for the cost of the Roadway Facilities in the amount not to exceed Owner's impact fee as calculated by the City (the "City's Cost Participation"). The Owner shall be responsible for any costs that exceed the City's Cost Participation. Upon the Completion of Construction, the City shall deliver the City's Costs Participation to the Owner within 120 days of acceptance of improvements.

Commented [AW1]: Didn't see specific timing on the reimbursement of costs for construction.

3.3. Maximum Participation. In no case shall the City Cost Participation to the Roadway Facilities exceed the amount calculated pursuant to Section 3.2, whether constructed by Owner or another party ("the Development Infrastructure"), unless the contracts for construction of the Development Infrastructure have been procured and entered into in compliance with the applicable competitive sealed bid procedures set forth in Chapter 252 of the Texas Local Government Code, as amended.

3.4. Development Requirements. The improvements shall be developed in accordance with the Site Plan and in accordance with the City of Lucas Development Regulations and other applicable City Ordinances in effect at the time the preliminary plat is filed and approved by the City Council.

Article IV General

4.1 Early Plat Recording. The Owner may record a final plat before the final public improvements are completed and accepted as approved by the City.

Article V Termination

5.1 This Agreement may be terminated by the mutual written agreement of the Parties. Either Party may terminate this Agreement if the other Party breaches any of the terms and conditions of this Agreement, and such breach is not cured by such Party within sixty (60) days after receipt of notice thereof.

Article VI Miscellaneous

6.1 Release. Upon the full and final satisfaction by City and Owner of their respective obligations contained herein, City and Owner shall execute and record, in the Deed Records of Collin County, a release of City and Owner from their obligations set forth herein.

6.2 Books and Records. Owner and City agree to make their respective books and records relating to the construction of the Project available for inspection by the other Party, until acceptance of the Project by City.

6.3 Indemnification/Hold Harmless. **OWNER DOES HEREBY RELEASE, INDEMNIFY AND HOLD HARMLESS CITY, ITS OFFICERS, AGENTS, EMPLOYEES, AND THIRD PARTY REPRESENTATIVES (COLLECTIVELY REFERRED TO AS "CITY") FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OF ANY KIND WHATSOEVER, STATUTORY OR OTHERWISE, PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE AND LAWSUITS AND JUDGMENTS, INCLUDING COURT COST, EXPENSES AND ATTORNEY'S FEES, AND ALL OTHER EXPENSES ARISING DIRECTLY OR INDIRECTLY FROM**

OWNER'S PERFORMANCE OF THIS AGREEMENT. THE FOREGOING RELEASE AND INDEMNITY SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

6.4 Project Plans. Except as otherwise provided herein, prior to Commencement of Construction, Owner shall submit all Construction Documents for all Roadway Facilities to City Engineer for review and approval.

6.5 Compliance with Laws. Except as otherwise provided herein, Owner shall fully comply with all local, state and federal laws, including all codes, ordinances and regulations applicable to this Agreement and the work to be done hereunder, which exist, or which may be enacted later by governmental bodies having jurisdiction or authority for such enactment.

6.6 Successors and Assigns. All obligations and covenants of the Owner under this Agreement shall be binding on Owner, its successors and permitted assigns. The Owner may not assign this Agreement without the prior written consent of the City, which shall not be unreasonably withheld.

6.7 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of all Parties hereto.

6.8 Limitation on Liability. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties. It is understood and agreed between the Parties that the Owner, in satisfying the conditions of this Agreement, has acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions.

6.9 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.10 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days after it is sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received when sent by courier or otherwise hand delivered.

If intended for Owner, to:

Cross Development CC Lucas, LLC
4317 Marsh Ridge Road
Carrollton, TX 75010

With copy to:

Byrd Campbell, P.A.
Attn: Andrew Ward
180 Park Avenue North, Suite 2A
Winter Park, FL 32789

If intended for City, to:

City of Lucas
Attn: Joni Clarke, City Manager
665 Country Club Road
Lucas, Texas 75002

With a copy to:

Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 NB. Akard
Dallas, Texas 75201

6.11 Entire Agreement. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary, agreements between the Parties and relating to the matters in this Agreement.

6.12 Governing Law. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in State District Court of Collin County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.13 Amendment. This Agreement may be amended by the mutual written agreement of the Parties.

6.14 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.15 Recitals. The recitals to this Agreement are incorporated herein and are found to be true and correct.

6.16 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

6.17 Exhibits. Any exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.18 Survival of Covenants. The representations, warranties, covenants, and obligations of Owner set forth in this Agreement shall survive termination.

6.19 Recordation of Agreement. An original of this Agreement shall be recorded in the Deed Records of Collin County, Texas.

6.20 Covenants Run With Property. The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on Owner and each and every subsequent owner of all or any portion of the Property but only during the term of such Party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors, heirs, and assigns of Owner which acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property.

6.21 Effective Date. The effective date of this Development Agreement shall be the date on which this Development Agreement is approved by the City Council of the City.

(signature page to follow)

EXECUTED as of the date first above written.

CITY:

CITY OF LUCAS, TEXAS

By: _____
Joni Clarke, City Manager

OWNER:

**CROSS DEVELOPMENT CC LUCAS, LLC, a
Texas limited liability company**

By: _____
Joe Dell, Executive Vice President

Approved as to Form:

By _____
Joseph J. Gorfida, Jr.
City Attorney
(10-20-15/73930)

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ___ day of _____, _____, by Joni Clarke, City Manager of City of Lucas, Texas, a municipal corporation on behalf of such municipal corporation.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ___ day of _____, _____, by Joe Dell, Executive Vice President of Cross Development CC Lucas, LLC, a Texas limited liability company, on behalf of the company.

Notary Public in and for the State of Texas

EXHIBIT "A"
Property

Tract 1:

WHEREAS Pennington Partners, LTD are the owners of a 1.742 acre tract of land situated in the William Snider Survey, Abstract Number 821, being a portion of a tract of land described in deed recorded in Volume 5184, Page 1102, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch rebar found for the southeast corner of 57 Ten Partners, LLC by deed recorded in Instrument Number 20220328000492830, Official Public Records, Collin County, Texas;

THENCE North 00 degrees 51 minutes 30 seconds West, with an east line of said 57 Ten tract, a distance of 5.48 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being THE POINT OF BEGINNING;

THENCE North 00 degrees 51 minutes 30 seconds West, with the east line of said 57 Ten tract, a distance of 201.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of said 57 Ten tract, same being the south right-of-way line of McGarity Lane;

THENCE North 89 degrees 23 minutes 14 seconds East, with the south line of said McGarity Lane, a distance of 378.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 00 degrees 36 minutes 46 seconds East, departing the south right-of-way line of said McGarity Lane, over, across and upon said Pennington Partners tract, a distance of 201.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

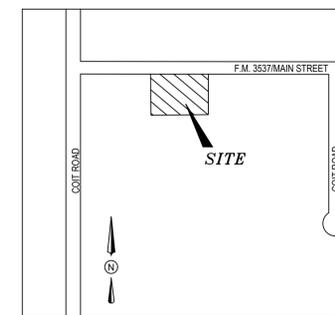
THENCE South 89 degrees 23 minutes 14 seconds West, over, across and upon said Pennington Partners tract, a distance of 377.14 feet to THE POINT OF BEGINNING and containing 75,891 square feet or 1.742 acres of land, more or less.

EXHIBIT "B"
 City of Lucas Standard Construction Details





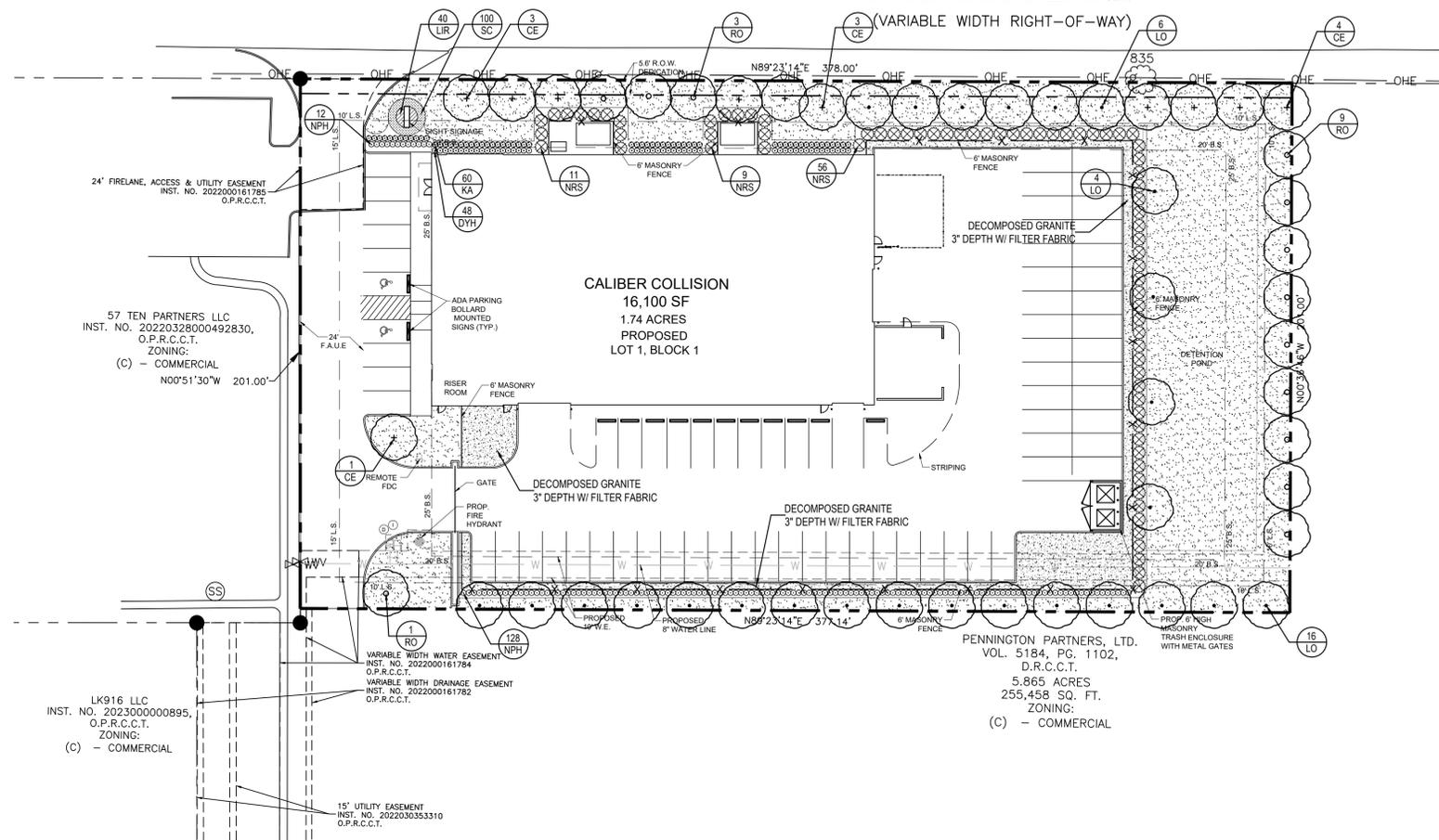
10.10.2023



VICINITY MAP
N.T.S.

G. WARD PAXTON FLP L, LTD.
CALLED 156.018 ACRES
DOC. NO. 20101220001392070
D.R.C.C.T.
(C) - COMMERCIAL

McGARITY LANE
(VARIABLE WIDTH RIGHT-OF-WAY)



CALIBER COLLISION
16,100 SF
1.74 ACRES
PROPOSED
LOT 1, BLOCK 1

PENNINGTON PARTNERS, LTD.
VOL. 5184, PG. 1102,
D.R.C.C.T.
5,865 ACRES
255,458 SQ. FT.
ZONING:
(C) - COMMERCIAL

01 LANDSCAPE PLAN
SCALE 1"=30'-0"



GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

SITE REQUIREMENT: 15% of gross lot (excluded ROW) to be landscape area
Site Area: 73,772.24 s.f.
Required: 11,065.84 s.f. (15%)
Provided: 25,397.01 s.f. (25%)

STREET FRONTAGE

Requirements: (1) shade tree and (8) shrubs per 20 l.f. of street frontage.

McGarity Lane (378 L.F.)

Required: (19) Trees
(152) Shrubs
Provided: (19) Trees
(42) Shrubs**
(108) Shrubs, 5 gal.

PARKING LOT PERIMETER EDGE

Requirements: (1) shade tree and (8) shrubs per 20 l.f. of perimeter length

East (170 L.F.)

Required: (9) Trees
(68) Shrubs
Provided: (9) Trees
(34**) Shrubs, 5' ht.

South (256 L.F.)

Required: (13) Trees
(104) Shrubs
Provided: (16) Trees
(128) Shrubs, 5 gallon

**5' HT. SHRUBS SUBSTITUTED FOR 5 GAL SHRUBS

PARKING LOT (11 spaces)

Requirements: One (1) tree for every 10 parking spaces.
5% of the total parking area to have landscape.
(7,000-49,999 s.f. - 5%)
Area: 7,529.86 s.f.

Required

(1) Trees
376.50 (5%)

Provided

(2) Trees
871.2 (12%)

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	26	Live Oak	<i>Quercus virginiana</i>	3" cal.	5' clear straight trunk
RO	13	Red Oak	<i>Quercus shumardii</i>	3" cal.	5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	48	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	container, 24" ht., 20" spread
KA	60	Kaleidoscope Abelia	<i>Abelia grandiflora 'Kaleidoscope'</i>	5 gal.	container, 18" ht., 18" spread
NPH	140	Needlepoint Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 18" ht., 18" spread
NRS	76	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	30 gal.	container, 5' ht., 48" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	40	Liriope 'Super Blue'	<i>Liriope muscari 'Super Blue'</i>	4" pots	container full, well rooted, 10" o.c.
SC	100	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	selection by owner, well rooted, 10" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	OWNER/DEVELOPER CROSS DEVELOPMENT 4336 MARSH RIDGE CARROLLTON, TEXAS 75010 CONTACT: JAKE SEATON PHONE: 727-348-1240
---	--

CALIBER COLLISION

McGarity Lane
Lucas, TEXAS

ISSUE:
FOR APPROVAL 10.10.2023

DATE:
10.10.2023

SHEET NAME:
LANDSCAPE PLAN

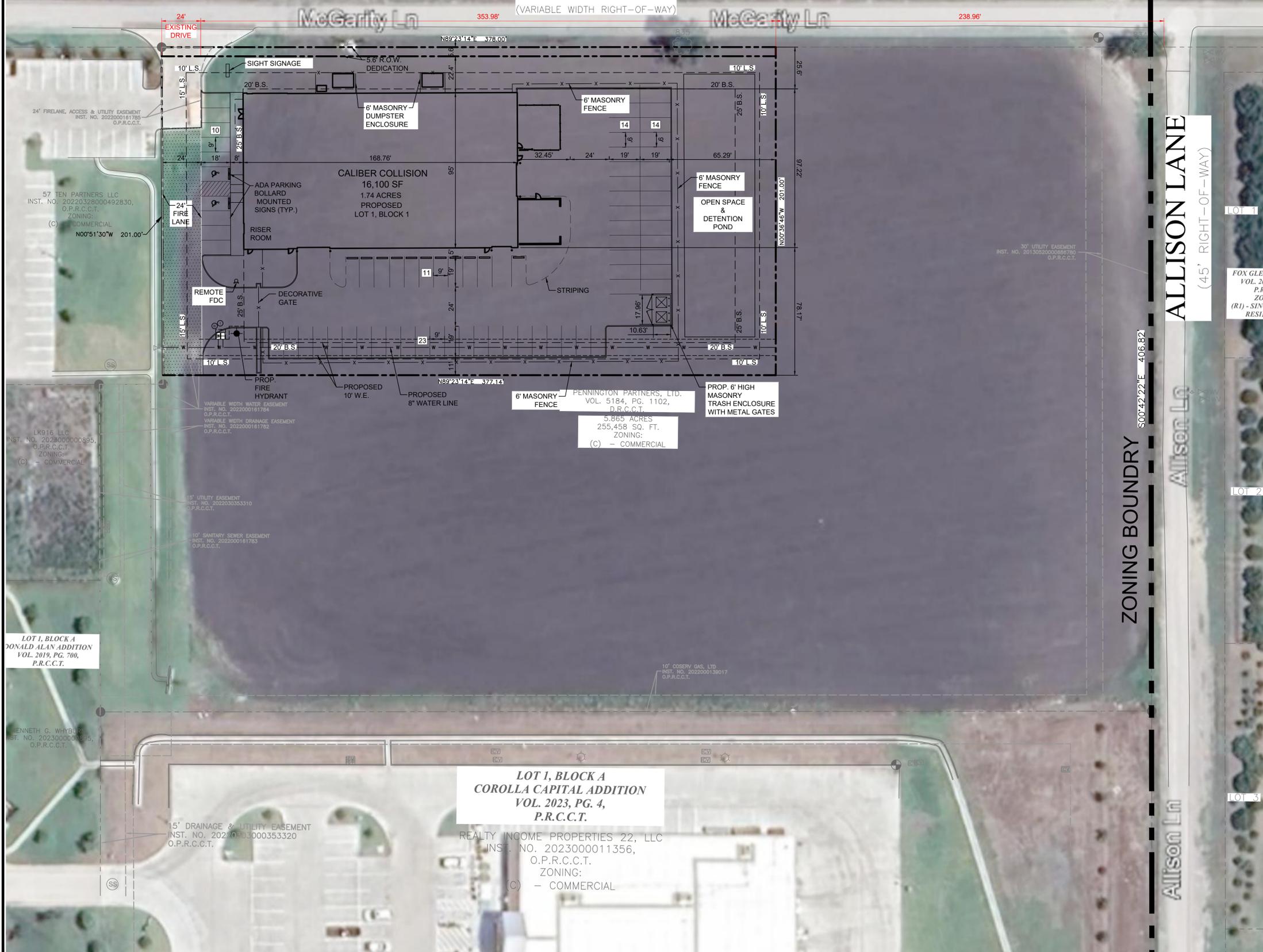
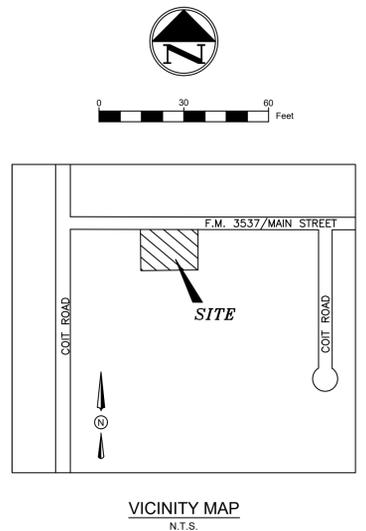
SHEET NUMBER:

L.1

G. WARD PAXTON FLP, L.L.D.
 CALLED 156.018 ACRES
 DOC. NO. 20101220001392070
 D.R.C.C.T.
 (C) - COMMERCIAL

McGARITY LANE
 (VARIABLE WIDTH RIGHT-OF-WAY)

(C) - COMMERCIAL (R1) - SINGLE FAMILY
 RESIDENTIAL



ALLISON LANE
 (45' RIGHT-OF-WAY)

ZONING BOUNDARY

FOX GLEN ADDITION,
 VOL. 2012, PG. 25,
 P.R.C.C.T.
 ZONING:
 (R1) - SINGLE FAMILY
 RESIDENTIAL

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

COMMERCIAL SITE DATA SUMMARY TABLE

GROSS SITE ACREAGE:	1.74 ACRES OR 75,794 S.F.	
EXISTING ZONING:	(C) COMMERCIAL	
PROPOSED ZONING:	(C) COMMERCIAL	
PROPOSED USE:	AUTOMOTIVE REPAIR MINOR	
BUILDING AREA:	16,100 S.F.	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	26'	
REGULAR PARKING REQUIRED:	16 PARKING SPACES	
REGULAR PARKING PROVIDED:	70 PARKING SPACES	
HANDICAP PARKING REQUIRED:	2 SPACE (1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	2 SPACE (1 VAN ACCESSIBLE)	
TOTAL PARKING INSIDE GATE:	62 PARKING SPACES	
TOTAL PARKING OUTSIDE GATE:	10 PARKING SPACES	
TOTAL PARKING PROVIDED:	72 PARKING SPACES	
IMPERVIOUS COVERAGE:	49,282 S.F. OR 65.10%	
PERVIOUS/LANDSCAPE AREA:	26,452 S.F. OR 34.90%	
ZONING REQUIREMENTS GC	REQUIRED	PROVIDED
FRONT YARD SETBACK	50'	50'
SIDE YARD SETBACK	20'	20'
REAR YARD SETBACK	25'	25'
MAXIMUM IMPERVIOUS COVER	65%	65%

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75224 CONTACT: GRAYSON CEBALLOS 940-395-6999
---	--

**LOT 1, BLOCK A
 COROLLA CAPITAL ADDITION
 VOL. 2023, PG. 4,
 P.R.C.C.T.**

REALTY INCOME PROPERTIES 22, LLC
 INST. NO. 2023000011356,
 O.P.R.C.C.T.
 ZONING:
 (C) - COMMERCIAL

**LOT 1, BLOCK A
 DONALD ALAN ADDITION
 VOL. 2019, PG. 700,
 P.R.C.C.T.**

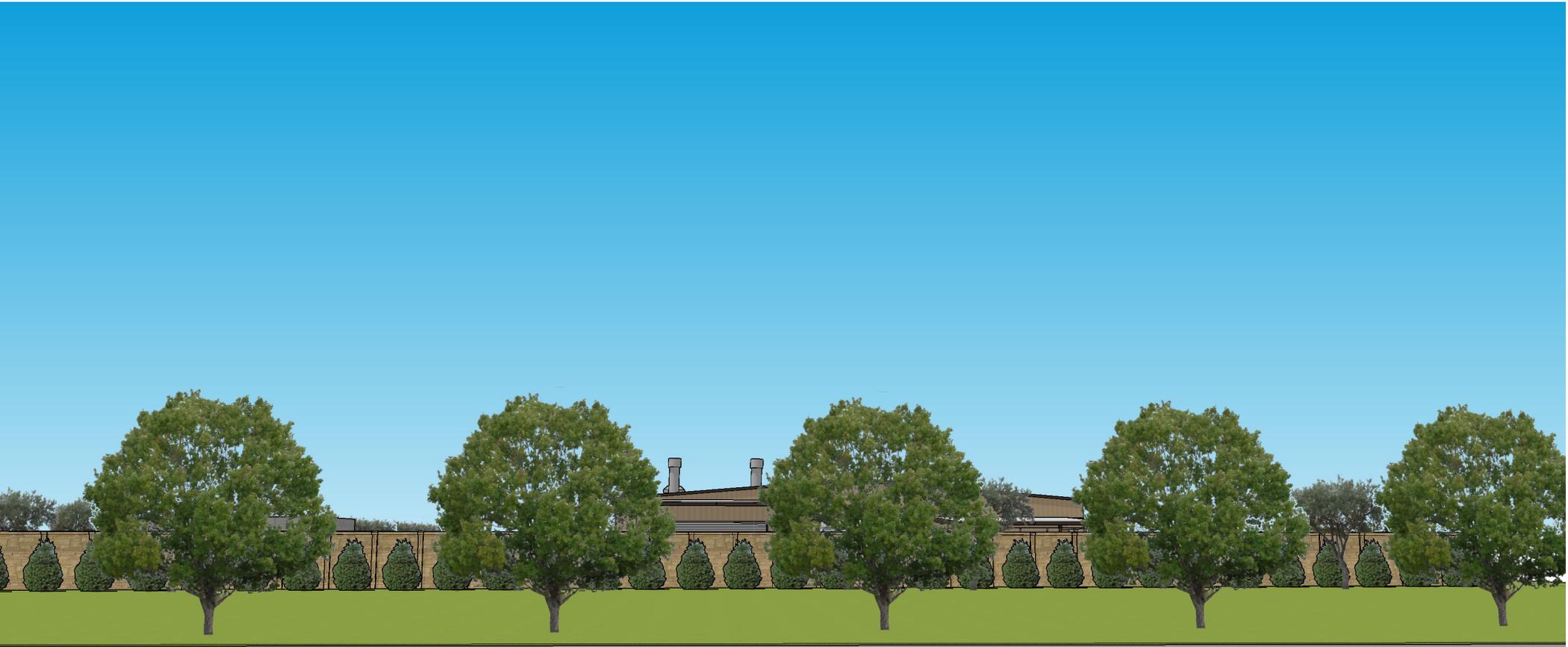
ENNETH C. WHYBURN
 INST. NO. 2023000006165,
 O.P.R.C.C.T.

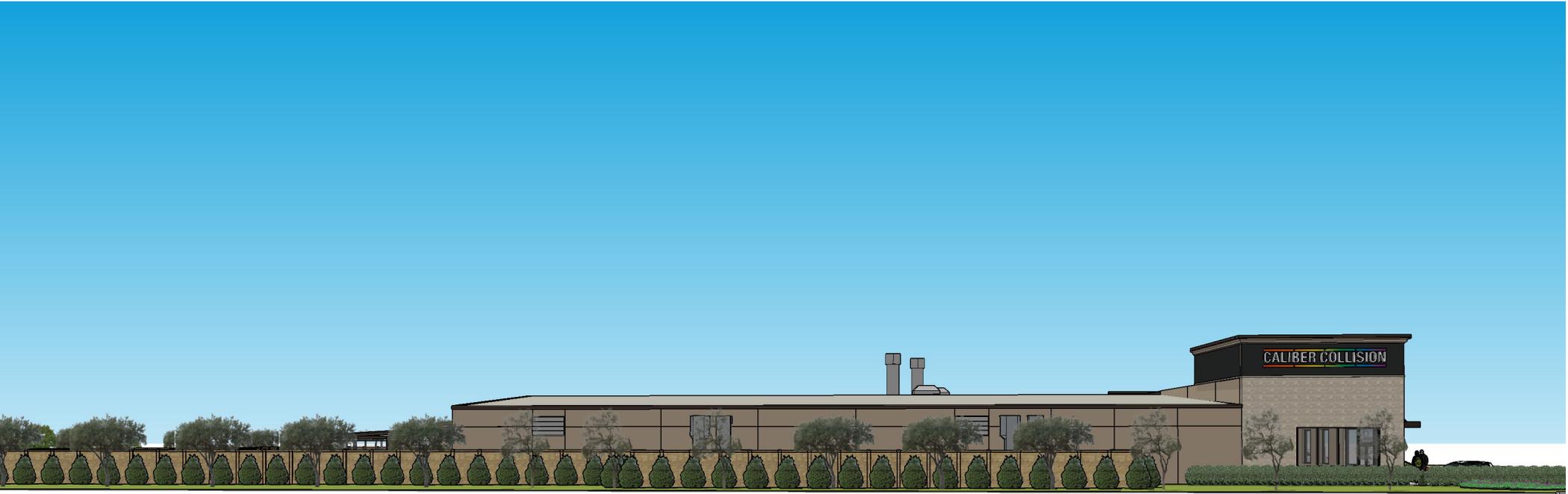
NO.	DATE	DESCRIPTION
1	10-30-23	1ST SUBMITTAL



DATE	PROJECT
10/30/23	035-23
P.E.	DESIGN
KP	JZ











City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 06

Requester: City Council

Agenda Item Request

Executive Session:

- A. The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult with the City Attorney regarding Aztec and Daytona roadways.
- B. The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, to consult with the City Attorney regarding Welborn Lane.
- C. The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property.
- D. The City Council will convene into executive session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters, to deliberate the appointment, employment, duties of a public officer - City Manager.

Background Information

The meeting is closed to the public as authorized by Section 551.071, 551.072, and 551.074 of the Texas Government Code.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

February 1, 2024

Item No. 07

Requester: City Council

Agenda Item Request

Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA