

Exhibit D - DRC Comments

SU160602/S160601 – Specific Use Permit/Site Plan – National Stone Management Inc.

CURRENT PLANNING: Charles Lee, AICP, CBO (972) 237-8255

- M. 1. Add case number P160605 to the lower right hand corner of all new submittals.
- I. 2. This is a request for approval of a Final Plat creating one (1) non-residential lot on 12.03-acres located within the John Spoon Survey, Abstract Number 1326, City of Grand Prairie, Dallas County, Texas.
- I. 3. The property is located in City Council District No. 1, which represented by Councilwoman Jorja Clemson.
- I. 4. The property is currently zoned Light Industrial (LI)
- I. 6. The SUP/Site Plan application (SU160602) was submitted during the review cycle and tentatively scheduled for P & Z Commission on June 6, 2016 and is subsequent City Council review and action on June 21, 2016.
- M. 7. Add a 25' front building setback lines along 804 W. Shady Grove Road.
- M. 8. Add the aforementioned zoning designations to plat.
- M. 9. Add existing and proposed utility easements.
- I. 10. Sidewalks are required per Article 12 of UDC.
- I. 11. All future utilities are required to be buried.
- M. 12. Staff has identified items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The applicant may contact any member of staff to schedule a meeting to discuss any disputed issues or problems with the review process. If all issues are resolved, please bring three copies of the revised plans to be reviewed by staff at the Development Review Committee meeting held on May 26, 2016 at 9:30 AM in The Grand conference room of the Development Center, 206 W. Church Street, Grand Prairie, TX. (Attendance is mandatory).

ENGINEERING/FLOODPLAIN: Stephanie Griffin/Brent O'Neal (972) 237-8141

- M. 1. The map number in the Floodplain Statement should be 48113C0295K with an effective date of July 7, 2014. Add a reference to the Floodplain Statement for LOMR-F 15-06-3230A issued September 11, 2015 for the 9 acre parcel.
- M. 2. The 3 acre parcel is shown to be within the FEMA 1% annual chance (100-year) floodplain. A Letter of Map Revision is required to remove the property from the floodplain.
- M. 3. A floodplain development permit is required prior to any City permits being issued for development on this property. The floodplain development permit can be accessed at: http://70.128.162.44:8080/public/Engineering%20Standards/Permit_Forms/Floodplain_Permits/
- M. 4. The property is located outside the Corridor Development Certificate (CDC) area so a CDC permit is not required.
- M. 5. Proposed drainage system must comply with City Wide Drainage Master Plan Figure 3 Region BS01S as amended by approved drainage plans for Shady Grove

- Road, as-built file SD-241 with no more than 220 feet of the south half of the lot being served by the 78" RCP outfall main in Shady Grove Road;
- M. 6. City approved grading, drainage, and erosion control plans are required prior to approval of any final plat, earthwork or building permit for the property involving earth disturbing activities. Such plans shall include complete plans and profiles of all storm drainage facilities with hydrologic and hydraulic information designed to current standards as provided in the Drainage Design Manual as currently amended. Tie storm drain hydraulics to existing downstream storm drain and extend to upstream properties. Where applicable, drainage from site shall discharge into drainage easement and shall convey flow to stream without causing erosion or flooding (maximum downstream velocity 6 fps). 100-year overflow shall be conveyed to stream in drainage easement;

Note to applicant: Some comments below may not pertain to your development. Contact the Development Coordinator for clarification.

Approval of a project by the Planning and Zoning board, and/or City Council, does not release the Building Inspections Permit or Public Works Permit for construction.

It is the developer's responsibility to confirm with the Planning Department if the property is to be (re-platted, preliminary, and/or final) platted.

It is the developer's responsibility to submit all required escrow funds for third party drainage review for public improvements prior to construction plan submittal.

It is the developer's responsibility to confirm the submittal of plans for review to the Engineering Division.

It is the developer's responsibility to submit all required escrow funds for third party geotechnical and material testing for public improvements that are to be dedicated to the City prior to release of the construction permit.

It is the developer's responsibility to submit all required information to establish a pro-rata for water or wastewater prior to release of the construction permit.

Final engineering plans released for construction are required prior to the recording of the final plat.

It is the developer's responsibility to submit any required escrow funds for streets or sidewalks.

A preliminary drainage plan that meets City Code may be required. The plan shall address possible need for detention and provide preliminary storm drain layout and sizing for all lots.

Contractor/Owner shall not alter, impede, or redirect the surface flow of storm water runoff per State requirements and shall control erosion on the site per federal, state, and local requirements.

Grading, drainage, and erosion control plans, released for construction are required prior to filing the final plat. Such plans shall include complete plans and profiles of all storm drainage facilities with hydrologic and hydraulic information. Proposed storm drain hydraulics shall tie to existing downstream storm drain hydraulics. Where applicable, drainage from the site shall discharge into a drainage easement and shall convey flow to a stream without causing erosion or flooding. The 100-year overflow shall be conveyed in a drainage easement.

Delineate the fully developed floodplain on plats and drainage plans with flood elevations and minimum finished floor elevations for structures. Floodplains and/or maximum water surface elevation for bodies of water shall be dedicated as drainage right-of-way (ROW) or in a drainage easement upon the plat. Drainage ROW shall be dedicated fee simple to the City of Grand Prairie. Also provide cross sections showing that limits of drainage easement have a maximum 4:1 slope from the streambed. Proposed slopes greater than 4:1 must be supported by an engineered design and will be reviewed on a case-by-case basis by the Engineering Department. Any work within floodplain will require Floodplain Development Permit and, if applicable, FEMA approval.

Delineate any erosion hazard setback upon the plat.

Any future improvements may require investigation of the adequacy of the downstream drainage system to convey increased flows. Construction plans for downstream improvements shall be required if the downstream system is not adequate to convey the increased flows. Proposed flows shall be within drainage easements or ROW's with no erosive velocities. This may require detention or additional detention or other improvements.

Add a note to preliminary plats:

The subject property is (or, is not) located within the 100 year floodplain per FIRM Panel # _____, dated _____.

Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

Specify on plat that streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA).

Off-site detention ponds and appurtenances shall be within a drainage easement. A maintenance agreement shall be filed as separate instrument. The property owner or HOA shall be responsible for maintenance.

Owners or contractors must file a Notice of Intent (NOI) with the United States Environmental Protection Agency (USEPA) for storm water (general) management permits before beginning

site work on any tract which involves five (5) acres or more, or on any lot which is a portion of a tract which involves five (5) acres or more. Contractors must have submitted a NOI to the USEPA, with copies to the City's Environmental Services Department, at least two (2) days in advance of the start of the project. Contact the stormwater management office of the USEPA at (214) 665-7175 and the City of Grand Prairie Environmental Services Department at (972) 237-8055.

A plan which has been prepared and sealed by a licensed engineer showing storm water quality best management practices (BMPs) for construction activities must be submitted with building permit applications. BMPs must comply with North Central Texas COG BMP manual, Storm Water Quality Best Management Practices for Construction Activities. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055.

Provide statement on the plat for perpetual maintenance agreement for any existing ponds.

Specify minimum finished floor elevations on the preliminary plat for lots adjacent to the floodway.

Every source or potential source of contamination which is connected to (or has the capacity to cause a threat to) any public water supply within the City that is present in any commercial establishment must be equipped with protection that is required under the provisions of City Code Chapter 13 Article X. Any devices required must be shown on all plans submitted for review by the City. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055 to schedule inspections of any new or relocated cross-connection control devices.

The Environmental Services Department will require that a sample point be installed on the sanitary sewer line for commercial developments. The location and a drawing of the sample point must be shown on the plans submitted for review with your application for a building permit. Structure and location should meet the requirements of the department. Contact the City of Grand Prairie Environmental Services Department at (972) 237-8055. [City code 26-53]

The Environmental Services Department must review all manufacturing or industrial operations before construction is begun. [City code 26-51]

Impact fees for water and wastewater are set by ordinance and cannot be waived by staff. Pro-rata charges, impact fees, tap fees, and meter fees will be due prior to issuance of building permit.

All required escrow funds for public improvements shall be submitted by the developer. Most escrow funds are required to be in place prior to construction plan submittal.

Provide lighting plans for lights being installed within residential subdivisions and lights installed along the right-of-way of perimeter streets.

Plans for retaining walls (over 4' tall) and screening walls shall be site specific, prepared by an engineer licensed in the State of Texas, and submitted with construction plans.

The design engineer shall obtain approval from the Trinity River Authority for sewer connection to TRA lines and for any utilities crossing TRA lines.

The design engineer shall obtain approval from the Corp of Engineers for utilities that cross or run through Corp property.

Extension of water and sewer facilities that are needed to serve the development will be at the developer/owners expense.

The owner/developer shall make request for City participation in construction or funding of public infrastructure prior to the approval of final plat.

Provide water and sewer plans for new lots and a lot grading plan that meets current standards of the UDC.

All utility easements along street rights-of-way to be shown as 15' wide utility easements and show 7.5 foot utility easements along the rear of all lots. Side and rear lot easements may be modified or omitted upon request and if accepted by the Planning and Development Division. The design engineer and developer shall coordinate the proposed easements with franchise utilities and the City prior the submitting the final plat.

Offsite easements are required to be dedicated by separate instrument. The design engineer and developer shall coordinate the recordation of offsite easements with the City Right-of-way Agent. Documents for offsite easements shall be submitted with the civil design package to the Engineering Division and shall be deemed ready for recordation by the City Right-of-way Agent prior the filing the final plat and/or release of the plans for construction.

No signs or roof overhang are permitted to encroach in any easement per the UDC.

Lots with screening walls shall have a 5' wall easement adjacent to the property line and an adjacent 10' minimum utility easement. To avoid conflicts, these easements shall not overlap.

Dedication of right-of-way along street frontage shall be per the City of Grand Prairie Thoroughfare Plan. Dedication of corner clips at all street intersections shall be per the Transportation Division.

The design engineer shall be responsible for coordination and obtain all permits for access to, and construction within TxDOT right-of-way.

ENVIRONMENTAL SERVICES: Terri Blocker, (972) 237-8461

I. 1. ENVIRONMENTAL SERVICES HAS REQUESTED AN ADDITIONAL MEETING WITH THE APPLICANT. Comments are forth coming.

SUP

- M. 1. A noise study is required if the facility is within 300 feet of a residential area. The study must demonstrate that the proposed activity will comply with local noise standards.

Site Plan

- M. 1. **DRINKING WATER PROTECTION:** All new commercial establishments within the City of Grand Prairie must be equipped with appropriate cross connection device protection on the main waterline, fire line and irrigation lines.

Additional cross connections devices may be required under the provisions of City Code Chapter 13 Article X depending on how water will be used in the facility.

Any cross connection devices that are required must be shown on all plan submittals to building inspections. It is required that you provide the make model and location of the backflow preventer to be installed. Providing this information during first submission of building permits will speed up the permitting review process. Testing fees for backflow prevention devices must be paid prior to issuance of building permits.

- M. 2. **SAMPLE POINTS:** The Environmental Services Department requires a sample point be installed on the sanitary sewer line. The location and a sample point detail must be shown on the building plans submitted for review with your application for a building permit. Structure and location should meet the requirements of the department. Providing this information during first submission of building permits will speed up the permitting review process.

- M. 3. **HEALTH PERMITS REQUIRED:** Anyone wishing to operate a food or drinking establishment, food warehouse, child care center, grocery, public swimming pool, or convenience store must make application for a health permit and submit plans for review to the Environmental Services Department before construction is begun or before operation may begin within existing structures. Permits are non-transferable. These fees must be paid prior to issuance of building permits [city code 13-20].

- M. 4. **CONSTRUCTION ON FIVE OR MORE ACRES:** Before beginning site work on any tract which involves one (5) acres or more, or on any lot which is a portion of a tract which involves one (5) acres or more, owners or contractors must file a Notice of Intent (NOI) with the Texas Commission on Environmental Quality (TCEQ) for a construction storm water (general) permit. Contractors must have submitted a NOI to the TCEQ, and send a copy of application to the city's Environmental Services Department, at least two (2) days in advance of the start of the project.

A Storm Water Pollution Prevention Plan (SWP3) which has been prepared and sealed by a licensed engineer showing storm water quality best management practices (BMPs) for construction activities must be submitted with building permit applications. BMPs must comply with the North Central Texas COG BMP

manual, Storm Water Quality Best Management Practices for Construction Activities. Contact the City of Grand Prairie Environmental Services Department at (972)237-8055.

- M. 5. For development of a tract of land that is greater than one acre in area, the applicant must provide documents demonstrating compliance with Title 30, Part 1, Chapter 330, Subchapter T of the Texas Administrative Code relating to the use of land over closed municipal solid waste landfills. [This is a state requirement designed to prevent the development of buildings over old landfills \(known and unknown\).](#)
- M. 6. REFUSE CONTAINERS: During all phases of construction projects, all waste disposal services shall be contracted with Grand Prairie Disposal Company, J.C. Duncan. Commercial-type refuse containers (dumpsters and roll-offs) shall be placed at a location arranged in advance with the city's contractor, Grand Prairie Disposal Company, J.C. Duncan. If materials are to be recycled, they shall not be co-mingled with trash. All property owners or facility owners shall contact Grand Prairie Disposal Company at (817) 261-8812 [city code 26-105(a)]. Mechanical garbage and trash compactors shall conform to city code sections 29-74 and 26-75. The general contractor shall be held responsible for ensuring compliance with these city codes.
- M. 7. WATER WELLS: Please note any abandoned or currently used water wells on the preliminary and final plat. According to the City of Grand Prairie ordinance and the Texas Water Code Chapter 32 § 32.017, Plugging of Water Wells, owners of any property where an abandoned well is located must have the well plugged by a licensed well driller, holding a valid registration with the TCEQ. A permit will be required to abandon the well. In addition a copy of the well completion report must be supplied to the Environmental Services Department before any building permit will be issued.
- M. 9. NUISANCE: No operations or activities may result in creation of a nuisance as defined in city code 29-68(12) to (29). Specifically, no building, road or construction activity may cause water to stand and result in mosquito harborage.
- I. 10. MOSQUITO HARBORAGE: Property owners shall be responsible for all mosquito control activities on any body of water created as part of the site drainage plan. [city code 29-68(3)]
- I. 11. NOISE: All noise created during the construction and subsequent operational activities conducted on the subject property must comply with City Code Chapter 13, Article XIII, Sections 13-275 to 13-286. Construction must be limited the daytime hours between six o'clock a.m. and ten o'clock p.m. when constructing a building with 300 feet of a residence.

A Noise abatement study may be required on any new businesses which may affect residence that live within 300 feet.

All businesses must comply with City Code Chapter 13, Article XIII Noise Ordinance

- I. 12. **ILLEGAL STORM WATER RUNOFF:** Only rain water is allowed into the storm water system. Any wastewater generated from any swimming pool maintenance, commercial or industrial operations must be discharged to the sanitary sewer. All discharges into the sanitary sewer must comply with all federal, state, and local industrial discharge requirements [40 CFR part 122 and city code 26-40 to 26-69]
- M. 13. **WASH BAYS:** Wash bays must be covered to prevent storm water or surface runoff from entering the sanitary sewer system. (City code 26-45(a)(1))
- M. 14. **GREASE AND SAND TRAPS:** Grease and sand traps from automotive centers, service centers, and vehicle wash operations shall be connected to the sanitary sewer system [city code 26-41]
- M. 15. **VEHICLES IN THE FLOOD PLAIN:** Vehicles must not become flooded so that greases, oils, or other automotive fluids do not contaminate storm water. A bulk storage permit is required for these fluids [city code 29-150(22)].
- M. 16. **UNDERGROUND STORAGE TANKS:** Applicants for permits to install, repair, or remove underground or above ground storage tanks or their associated piping or any part thereof must contact the Texas Commission of Environmental Quality (TCEQ) **and** the City of Grand Prairie Environmental Services Department at (972)237-8055 prior to beginning work on the project.
- M. 17. **MANUFACTURING:** The Environmental Services Department must review all manufacturing or industrial operations before construction is begun. [City code 26-51]
- M. 18. **SPECIFIC COMMENTS:** All existing buildings and facilities must be upgraded to comply with current health and water quality standards before a new certificate of occupancy can be issued. These issues will be addressed during the building review process.
- M. 21. **DUMPSTER ENCLOSURE:** For new business customers seeking a certificate of occupancy or submitting a site layout, must adhere to requirements outlined in "Commercial Garbage Collection and Container Requirements, which may be accessed at: <http://www.gptx.org/index.aspx?page=1808>

BUILDING INSPECTIONS: Rob Ard, (972) 237-8230

- I. 1. No comments.

TXU ELECTRIC DELIVERY: Charles Lowe, (972) 216-8951

- I. 1. No comments.

ATMOS GAS: Stephen Mohr, 817-375-7920

- I. 1. No comments.

WATER UTILITIES: Dane Stovall, (972) 237-8563

- I. 1. No comments.

FIRE DEPARTMENT: Joel Anderson, (972) 237-8300

- M. 1. Site plan should also include existing and proposed fire hydrant locations.
- M. 2. Site plan shall contain fire lane concept and dimensions.
- M. 3. Gates shall have a Knox padlock.
- M. 4. Address to be posted per City Ordinance.

PARKS & RECREATION: Ken Unkart, (972) 237-8140

- I. 1. No comments.

CODE ENFORCEMENT DIVISION: Steve Collins, (972) 237-8041

- I. 1. No comments.

POST OFFICE: Scott Wright, (972) 393-6433

- I. 1. No comments.

TRANSPORTATION SERVICES: Daon Stephens, (972) 237-8319

- M. 1. Improve Shady Grove Road to handle commercial traffic.
- M. 2. Driveways need to be constructed in compliance with the City's Access Management Policy in Article 23 of the Unified Development Code (UDC)
- M. 3. Provide actual right-of-way for Shady Grove Road instead of "variable". Additional right-of-way may be required. Shady Grove is a M4U (Minor arterial, 4-lane, undivided) roadway on the City's Master Thoroughfare Plan (MTP) which requires 70' of right-of-way.
- M. 4. Construct sidewalks along Shady Grove.

AT&T: David Lucas (972) 660-0377

- I. 1. No comments.

TIME WARNER CABLE: Scott Allen, (214) 320-5429

- I. 1. No comments.

POLICE DEPARTMENT: Sgt. Eric Hansen, (972) 237-8906

- I. 1. No comments.