

ORDINANCE NO. 25-2307

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, A HOME-RULE MUNICIPAL CORPORATION, AUTHORIZING THE CITY MANAGER, OR THEIR DESIGNEE, TO EXECUTE AN AGREEMENT FOR COST SHARING OF AN OFFSITE SEWER LINE WITH UCRP ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHEREIN UCRP ACQUISITIONS, LLC WILL PAY ITS PROPORTIONATE SHARE OF COSTS INVOLVING DESIGN, EASEMENT ACQUISITION, SURVEYING, ENGINEERING, POTHOLING, CONSTRUCTION, LEGAL FEES, AND OTHER ASSOCIATED MATTERS FOR AN OFFSITE SANITARY SEWER LINE GENERALLY LOCATED AT THE INTERSECTION OF HAMPTON ROAD AND NORTH MASCH BRANCH ROAD AND RUNNING SOUTH ALONG NORTH MASCH BRANCH ROAD, UNDER U.S. 380, AND CONNECTING TO AN EXISTING LINE NEAR JIM CHRISTAL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton (the “City”) and UCRP ACQUISITIONS, LLC (the “Developer”) mutually desire to enter into an agreement for the Developer’s proportionate share of costs involving design, easement acquisition, surveying, engineering, potholing, construction, legal fees, and all other associated matters for a sanitary sewer line (the “Agreement”); and

WHEREAS, Developer intends to develop and improve approximately 84.140 acres of land located north of US 380 and west of North I-35E within the city limits of Denton (the “Property”); and

WHEREAS, the City intends to construct Capital Improvement Project 13 - North Masch Sewer Line, a sewer line of approximately 9,114 linear feet, to serve the Property and the Hickory Creek Service Area (the “City Sewer Line”); and

WHEREAS, onsite and offsite easements are needed to ensure sanitary sewer line facilities are available to serve the Hickory Creek Service Area, as indicated in the City’s Wastewater Master Plan; and

WHEREAS, construction of the City Sewer Line will support economic activity and protect the public health, safety, and welfare; and

WHEREAS, to expedite the construction of the City Sewer Line, Developer has engaged Kimley-Horn & Associates, Inc. to design and provide engineering services for the City Sewer Line and Developer has already funded costs associated with such design and engineering for the City Sewer Line.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this Ordinance are true and correct and incorporated herein by reference.

SECTION 2. The City Manager or their designee is hereby authorized to execute the Agreement for Cost Sharing of Offsite Sewer Line attached hereto as Exhibit “A” and incorporated herein for all purposes, with UCRP ACQUISITIONS, LLC.

SECTION 3. The City Manager, or their designee, is authorized to carry out all duties and obligations to be performed by the City under the Agreement for Cost Sharing of Offsite Sewer Line, unless otherwise reserved in the Agreement for Cost Sharing of Offsite Sewer Line for City Council approval.

SECTION 4. Minor adjustments to the attached Agreement for Cost Sharing of Offsite Sewer Line by the City Manager or their designee, such as filling in blanks and minor clarifications or corrections, and any modifications made by City Council in the approval of this Ordinance are authorized.

SECTION 5. This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this Ordinance was made by _____ and seconded by _____. This Ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRED REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Christopher Mullina

Exhibit “A”

Agreement for Cost Sharing of Offsite Sewer Line

AGREEMENT FOR COST SHARING OF OFFSITE SEWER LINE

This Agreement for Cost Sharing of Offsite Sewer Line (this "Agreement") is entered into on the 23 day of April, 2026, to be effective as of the Effective Date (hereinafter defined), by and among the City of Denton, Texas (the "City") and UCRP ACQUISITIONS, LLC, a Texas limited liability company (the "Developer"). Developer and the City are sometimes collectively referred to herein as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, Developer is under contract to purchase that certain real property consisting of approximately 84.140 acres of land located south of FM 1173 and west of N I-35 in the City and described in **Exhibit "A"**, attached hereto (the "Harris Ranch Tract"); and

WHEREAS, Developer is in the process of developing and improving the Harris Ranch Tract and, in connection with the same, must secure onsite and offsite easements for the City; and

WHEREAS, onsite and offsite easements are needed to ensure sanitary sewer line facilities are available to serve the Hickory Creek service area from the City's Wastewater Master Plan; and

WHEREAS, the City intends to construct Capital Improvement Project 13 - North Masch Sewer Line, a sewer line of approximately 9,114 linear feet, the approved plans of which are attached hereto as **Exhibit "B"** (the "City Sewer Line"); and

WHEREAS, the City Sewer Line will be extended to serve the Harris Ranch Tract, as shown in **Exhibit "B"** attached hereto, and other property not owned by Developer, including future light industrial development to the south; and

WHEREAS, the City started procurement on February 25, 2026, and, as further provided in Section 2.1, intends to submit a contract to the Denton City Council for the City Sewer Line by June 16, 2026, in accordance with the City's Wastewater Master Plan; and

WHEREAS, Developer agreed to fund Developer's proportionate share of the cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees, and all other associated costs of the City Sewer Line (the "City Sewer Line Costs"); and

WHEREAS, the estimated total cost of Developer's proportionate share of the City Sewer Line Costs is included in **Exhibit "C"**, attached hereto; and

WHEREAS, the City and Developer desire to set forth, in writing, their understandings and agreement regarding the design, construction, and installation of the City Sewer Line as more fully set forth herein; and

WHEREAS, the Parties have determined and hereby represent that they are authorized and empowered to make, execute, and deliver this Agreement; that the terms, conditions and provisions of this Agreement are mutually agreeable to the Parties; and that they desire to enter into this Agreement for the purpose of setting forth terms and conditions upon which the City Sewer Line will be constructed and funded.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, benefits and obligations contained herein, the Parties hereby contract, covenant, and agree as follows:

ARTICLE I
FUNDING OF CITY SEWER LINE

1.1 Contribution. The estimated total cost of Developer's proportionate share of the City Sewer Line Costs is provided in **Exhibit "C"** attached hereto (the "Developer's Preliminary Share"). The Parties agree Developer's actual proportionate share of the City Sewer Line Costs (the "Developer's Share") will be finalized upon issuance of the Accounting Notice (as hereinafter defined). The Developer's Share shall be based on the percentage of the total flow of the basin attributable to the Harris Ranch Tract from the City Sewer Line's capacity and planned usage by the development, as detailed in **Exhibit "C"**, attached hereto.

1.2 Payment of Developer's Preliminary Share. Within forty-five (45) days following the City's issuance of a Notice to Proceed (as hereinafter defined) pursuant to Section 2.1, Developer shall pay to the City the Developer's Preliminary Share. The City hereby agrees to keep the Developer's Preliminary Share in a segregated project fund, separate and apart from any other funds of the City. The City shall use the Developer's Preliminary Share to pay for the City Sewer Line Costs attributable to the Harris Ranch Tract.

1.3 Closeout. After completion and acceptance of the City Sewer Line, the City will provide an account, including reasonable supporting documentation, of the final City Sewer Line Costs and notify Developer of the final calculation of the Developer's Share (the "Accounting Notice"). If the Developer's Share exceeds the Developer's Preliminary Share, Developer agrees to pay City the difference between the Developer's Share and the Developer's Preliminary Share within thirty (30) days of Developer's receipt of the Accounting Notice. If the Developer's Preliminary Share exceeds the Developer's Share, then the City agrees to refund the difference to Developer within thirty (30) days of the City's delivery of the Accounting Notice to Developer.

ARTICLE II
CITY SEWER LINE

2.1 Construction of the City Sewer Line. The Parties acknowledge and agree that the City Sewer Line has been designed, and the plans attached hereto as **Exhibit "B"** have been approved by the City. Subject to the conditions of this Agreement, the City shall publicly bid the construction and improvement of the City Sewer Line. The City shall then award the contract(s)

to the lowest qualified bidder. After selection of the lowest qualified bidder, the City shall administer the construction contract or contracts for the City Sewer Line in accordance with applicable federal, state, and local laws. A contract for construction of the City Sewer Line shall be submitted to the Denton City Council by June 16, 2026, and a notice to proceed ("Notice to Proceed") shall be issued within sixty (60) days of award of the contract. All costs associated with Developer's Share of the City Sewer Line Costs shall be funded in accordance with Article I herein.

2.2 Reservation of Capacity. The Parties agree that the City retains exclusive ownership of capacity in all the facilities under its ownership and control. The City will reserve capacity in the City Sewer Line to serve the Harris Ranch Tract, subject to the terms and conditions of this Agreement.

2.2.1 Upon the City's completion of construction of the City Sewer Line, the City will reserve 60,640 gallons per day of capacity in the City Sewer Line for Developer (the "Reserved Capacity"), as shown on **Exhibit "D"** attached hereto.

2.2.2 Developer acknowledges and agrees the Reserved Capacity provided by this Agreement runs with the land and shall be an appurtenance to the Harris Ranch Tract. Developer acknowledges that recordation of this Agreement in the real property records of Denton County within thirty (30) days of the Effective Date of this Agreement is required; otherwise, the Developer will not be entitled to the Reserved Capacity provided herein and the reservation will expire. Developer shall record this Agreement and provide a recorded copy to the City's Director of Development Services within the earlier of (1) thirty (30) days of the Effective Date of this Agreement, or (2) before any transfer of the Harris Ranch Tract or any of the Reserved Capacity provided in 2.2.1.

2.2.3 The Reserved Capacity, or any portion thereof, may only be assigned under Section 3.1 as part of a real estate transaction in which all, or a portion of, the Harris Ranch Tract is transferred. Developer must provide notice to the City indicating how much of the Reserved Capacity is being assigned ("Capacity Request"). The Capacity Request will be reviewed for written approval by the City Manager, or their designee, which approval shall not be unreasonably withheld or denied. Notwithstanding the foregoing, no Capacity Request or City approval shall be required for an assignment of all or a portion of the Reserved Capacity (a "Permitted Capacity Assignment") if (i) the assignment is to an affiliate of Developer, (ii) the assignment, taken together with any previous assignments of the Reserved Capacity by Developer, does not exceed the total amount of Reserved Capacity stated in Section 2.2.1, (iii) the assignee assumes Developer's obligations under this Agreement with respect to the portion of the Reserved Capacity assigned to such assignee, (iv) the assignment instrument states that Developer will not be released from its obligations under this Agreement notwithstanding such assignment, and (v) the Developer provides a copy of the executed assignment to the City promptly following execution of same. Any assignment that does not meet the conditions of a Permitted Capacity Assignment shall be deemed a Capacity Request that requires the City's approval as provided in this Section 2.2.3.

2.2.4 DEVELOPER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF DENTON FROM ANY AND ALL CLAIMS OF THIRD PARTIES ARISING OUT OF THE DEVELOPER'S TRANSFER OR ASSIGNMENT OF RESERVED CAPACITY UNDER THIS AGREEMENT TO DEVELOPER'S SUBSEQUENT PURCHASERS, SUCCESSORS, AND ASSIGNS. THIS SECTION 2.2.4 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND ANY ASSIGNMENT .

2.2.5 The City's reservation of the Reserved Capacity shall expire thirty (30) years from the Effective Date of this Agreement.

2.2.6 The obligation of the City to provide the Reserved Capacity is conditioned upon present rules, regulations, and statutes of the United States of America and the State of Texas and any court order that directly affects the City and its provision of wastewater transport and/or treatment services. Developer acknowledges that if the rules, regulations, and statutes of the United States of America and/or the State of Texas that are in effect upon the Effective Date of this Agreement are repealed, revised, or amended to such an extent that the City becomes incapable of, or is legally prevented from, providing the Reserved Capacity, then no liability of any nature is to be imposed upon the City as a result of the City's compliance with such legal or regulatory mandates.

ARTICLE III
MISCELLANEOUS

3.1 Assignability. This Agreement shall not be assigned by the City. Subject to the terms and conditions in Section 2.2 regarding assignment of the Reserved Capacity, Developer may assign this Agreement, in whole or in part, to a subsequent landowner or developer of the Harris Ranch Tract. Developer may only assign this Agreement upon written notice thereof to the City and with the written consent of the City Manager, or their designee, which approval shall not be unreasonably withheld or denied. Developer must ensure that its assignees agree to be bound by the terms of this Agreement. Notwithstanding the foregoing, no City approval shall be required for an assignment of this Agreement (a "Permitted Assignment") if (i) the assignment is to an affiliate of Developer, (ii) the assignee assumes Developer's obligations under this Agreement with respect to the portion of the Agreement assigned to such assignee, including the obligation to pay the proportionate share of Developer's Share, (iii) the assignment instrument states that Developer will not be released from its obligations under this Agreement notwithstanding such assignment, and (iv) the Developer provides a copy of the executed assignment to the City promptly following execution of same. Any assignment that does not meet the conditions of a Permitted Assignment shall require the City's approval as provided in this Section 3.1.

3.2 Amendments. This Agreement may be changed, amended, or modified only by written instrument with the consent of all Parties.

3.3 Default. In the event any Party (the "Non-Defaulting Party") reasonably believes that another Party (the "Defaulting Party") is in violation or default of any of the terms of this Agreement, the Non-Defaulting Party shall provide written notice of such default to the Defaulting Party with notice of the specific terms and conditions of the violation or default and the requirements to remedy such violation (each, a "Notice of Default").

Upon receipt of a Notice of Default, the Defaulting Party shall have thirty (30) days from the date of receipt of such Notice of Default to cure the alleged violation by taking appropriate actions. Such notice or cure period shall not be justification for the Non-Defaulting or Defaulting Party to cease any of the obligations that might not be the subject of the Notice of Default. In the event the Defaulting Party fails to cure an alleged violation of this Agreement within the cure period set out above, the violation or default shall be deemed a "Default" hereunder and the Non-Defaulting Party shall have the right to terminate and will retain any and all remedies available at law or in equity. Notwithstanding the foregoing, if the Defaulting Party has commenced curing any alleged Default within said thirty (30) day cure period and is diligently prosecuting the same, the cure period shall automatically be extended for an amount of time necessary to cure such Default, subject to additional extension for Force Majeure.

3.4 Termination. This Agreement shall terminate upon the City's completion of the construction of the City Sewer Line or as provided in Sections 3.3 or 3.17. The obligation of the City to provide the Reserved Capacity under this Agreement shall not survive termination due to Developer's default under Section 3.3. The City may also terminate this Agreement, and any capacity reservations contemplated herein, if the Developer (or its affiliates) is unable to purchase the entire Harris Ranch Tract within three (3) years from the Effective Date ("Deadline"); provided, however, that this Agreement shall not be terminated with respect to the portion of the Harris Ranch Tract purchased by Developer (or its affiliates under a Permitted Assignment) within such three (3) year period, and Developer's payment obligations under Article I to fund the Developer's Share of the City Sewer Line shall not be reduced. Notwithstanding any assignment of the Reserved Capacity or any other provision of this Agreement, if the Developer or its affiliates fail to purchase the entire Harris Ranch Tract by the Deadline, the Reserved Capacity shall be reduced in an amount that, in the sole discretion of the City Manager or their designee, is needed to serve the portions of the Harris Ranch Tract purchased by Developer or its affiliates.

3.5 Notice. Any notice, request, demand, instruction or other communication required or permitted to be given to any Party under this Agreement shall be in writing and shall be either (i) personally delivered to the parties named below by a commercial messenger service regularly retaining receipts for such delivery; (ii) sent by registered or certified mail, return receipt requested, effective upon deposit; (iii) delivered by a reputable overnight courier service, effective upon delivery thereof to the carrier; or (iv) sent by electronic mail with confirmation of transmission, and shall be addressed to the parties as listed below:

To the City:

City of Denton, Texas
City Manager
215 E. McKinney Street
Denton, TX 76201
Email: cmo@cityofdenton.com

With Copy to: City of Denton, Texas
City Attorney
215 E. McKinney Street
Denton, TX 76201
Email: legal@cityofdenton.com

To Developer: Urban Logistics Realty
13636 Neutron Rd
Dallas, TX 75244
Attn: Drew Feagin and David Heard
Email: dfeagin@ulrllc.com; dheard@ulrllc.com

3.6 Further Acts; Cooperation. Each of the Parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement; provided, however, that such documents and performance shall not increase either Party's obligations under this Agreement or decrease a Party's rights under this Agreement.

3.7 No Partnership; Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any owner-contractor, contractor-subcontractor, employer-employee, partnership, joint venture or other arrangement between or among any or all of the Parties hereto. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a Party hereto, and no such other person, firm, organization, or corporation shall have any right or cause of action hereunder.

3.8 Remedies. The Parties shall have all rights and remedies at law or in equity under this Agreement following a Default.

3.9 Governmental Immunity Not Waived. The City does not waive, nor shall it be deemed hereby to waive, any immunity or defense that would otherwise be available against claims made or arising from any act or omission resulting from this Agreement.

3.10 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and this Agreement can be amended only by written agreement signed by all of the Parties hereto. All prior agreements, covenants, representations, or warranties, whether oral or in writing, between the Parties are merged herein.

3.11 Severability. In case 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 any other provision of this Agreement, and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement. The Parties agree that they have equally participated in the

drafting of this Agreement with the assistance of legal counsel, and that neither party shall receive any benefit of interpretation of its terms on the basis of relative contribution to the drafting process.

3.12 Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas and venue for any action brought to enforce this Agreement shall be the state courts of Denton County, Texas.

3.13 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

3.14 Force Majeure.

3.14.1 In the event any Party is rendered unable by Force Majeure to carry out any of its obligations under this Agreement, in whole or in part, then the obligations of that Party, to the extent affected by the Force Majeure, shall be suspended during the continuance of the inability provided however, that due diligence is exercised to resume performance at the earliest practical time.

3.14.2 As soon as reasonably possible after the occurrence of the Force Majeure relied upon to suspend performance, the Party whose contractual obligations are affected thereby shall give written notice and full particulars of the Force Majeure to the other Party, shall provide weekly written updates describing its efforts to mitigate or cure the Force Majeure condition(s), and shall provide written notice at the time that the Force Majeure conditions have ceased. The cause, as far as possible, shall be remedied with all reasonable diligence.

3.14.3 The term "Force Majeure" includes acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, orders of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightening, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, restraints of government and civil disturbances, explosions, breakage or accidents to equipment, pipelines or canals, partial or complete failure of water supply, epidemic, pandemic, and any other incapacities of either Party to be able to perform, whether similar to those enumerated or otherwise, that are not within the control of the Party claiming the inability and that could not have been avoided by the exercise of due diligence and care.

3.15 INDEMNIFICATION.

THE DEVELOPER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES (COLLECTIVELY, THE "CITY INDEMNITEES"), HARMLESS FROM ANY LIABILITY FROM THIRD PARTY CLAIMS, ADMINISTRATIVE PROCEEDINGS OR LAWSUITS FOR JUDGMENTS, PENALTIES, FINES, COSTS, EXPENSES AND ATTORNEY'S

FEES FOR ACTUAL DAMAGES (BUT EXPRESSLY EXCLUDING CONSEQUENTIAL, SPECULATIVE OR OTHER SPECIAL DAMAGES), ACTUALLY INCURRED BY ANY CITY INDEMNITEES TO THE EXTENT ARISING OUT OF A BREACH OF THIS AGREEMENT BY THE DEVELOPER. THE INDEMNITY OBLIGATIONS IN THIS SECTION 3.15 SHALL TERMINATE UPON ANY TERMINATION OF THIS AGREEMENT, AND FURTHER, DEVELOPER'S AGGREGATE LIABILITY UNDER THIS SECTION 3.15 SHALL NOT EXCEED THE AMOUNT OF DEVELOPER'S SHARE.

3.16 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

3.17 Non-Appropriation. Notwithstanding any provisions contained herein, the obligations of the City under this Agreement are expressly contingent upon the availability of funding for each item and obligation contained herein. The City has appropriated funds for the project in the current fiscal year, however, the Developer shall not have a right of action against the City in the event the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the current or future fiscal years. If the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, the City, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice at the earliest possible time prior to the end of its fiscal year.

3.18 Effective Date. The Effective Date of this Agreement shall be the date signed by the last Party whose signature makes this Agreement fully executed.

3.19 Incorporation. The recitals in the preamble above are hereby incorporated in their entirety as if fully set out herein.

3.20 Form 1295 Certificate of Interested Parties. Prior to execution of this Agreement, Developer agrees to file with the City, pursuant to Texas Government Code Section 2252.908, a signed and completed Texas Ethics Commission ("TEC") Form 1295 and a certification of filing with the TEC, if required by law.

3.21 Statutory Verifications.

3.21.1 Pursuant to Section 2270.002 of the Texas Government Code, the Developer hereby (i) represents that it does not boycott Israel and (ii) subject to or as otherwise required by applicable federal law, including without limitation 50 U.S.C. Section 4607, agrees it will not boycott Israel during the term of this Agreement. As used in the

immediately preceding sentence, “boycott Israel” shall have the meaning given such term in Section 2270.001 of the Texas Government Code.

3.21.2 The Developer hereby represents that (i) it does not engage in business with Iran, Sudan, or any foreign terrorist organization and (ii) it is not listed by the Texas Comptroller under Section 2252.153 of the Texas Government Code as a company known to have contracts with or to provide supplies or services to a foreign terrorist organization. As used in the immediately preceding sentence, “foreign terrorist organization” shall have the meaning given such term in Section 2252.151 of the Texas Government Code.

3.21.3 Developer acknowledges that, in accordance with Chapter 2276 of the Texas Government Code, the City is prohibited from entering into a contract with a company for goods or services unless the contract contains written verification from the company that it (1) does not boycott energy companies and (2) will not boycott energy companies during the term of the contract. The terms “boycott energy company” and “company” shall have the meanings ascribed to those terms in Section 809.001 of the Texas Government Code. By signing this Agreement, Developer certifies that Developer’s signature provides written verification to the City that Developer (1) does not boycott energy companies and (2) will not boycott energy companies during the term of this Agreement. Failure to meet or maintain the requirements under this provision will be considered a material breach.

3.21.4 Developer acknowledges that in accordance with Chapter 2274 of the Texas Government Code, City is prohibited from entering into a contract with a company for goods or services unless the contract contains written verification from the company that it (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The terms “discriminate against a firearm entity or firearm trade association,” “firearm entity” and “firearm trade association” shall have the meanings ascribed to those terms in Chapter 2274 of the Texas Government Code. By signing this Agreement, Developer certifies that Developer’s signature provides written verification to the City that Developer (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. Failure to meet or maintain the requirements under this provision will be considered a material breach.

3.21.5 Notwithstanding any other provision of this Agreement to the contrary, the City of Denton may terminate this Agreement immediately without any further liability if the City of Denton determines, in its sole judgment, that this Agreement meets the requirements under Chapter 2275 of the Texas Government Code and Developer is, or will be in the future, (i) owned by or the majority of stock or other ownership interest of the company is held or controlled by individuals who are citizens of China, Iran, North Korea, Russia, or any other designated country; (ii) directly controlled by the Government of China, Iran, North Korea, Russia, or any other designated country; or (iii) is headquartered in China, Iran, North Korea, Russia, or any other designated country.

3.22 Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties and their successors and assigns.

3.23 Nonwaiver. A party's right in the future to demand strict compliance and performance under this Agreement is not diminished because, whether through decision or oversight, that party has not enforced a provision of this Agreement or has not enforced default, breach, or nonperformance in the past, whether periodically or for long duration. Also, a party's right in the future to demand strict compliance and performance with this Agreement is not diminished because, whether through decision or oversight, the other party has not enforced the same or a similar provision of this Agreement or does not enforce the same or a similar breach or nonperformance, whether periodically or for long duration. To the extent a right or benefit in this Agreement is expressly waived by a party such waiver will not be applied other than strictly in accordance with the conditions expressed in such express waiver and will not be implied to be continuing in nature. Failure by City to promptly enforce any termination right does not constitute a waiver of that right or any other right under this Agreement.

3.24 Survival of Certain Rights and Obligations. Notwithstanding any provision of this Agreement to the contrary and without limitation of any other provisions of this Agreement that specify survival of rights and obligations, Developer's obligation to pay Developer's Share shall survive the termination of this Agreement if this Agreement is terminated due to the City's completion of the construction of the City Sewer Line or as provided in Section 3.3.

3.25 Certification of Execution. The person or persons signing and executing this Agreement on behalf of the Developer, or representing themselves as signing and executing this Agreement on behalf of Developer, do hereby warrant and certify that he, she, or they have been duly authorized by the Developer to execute this Agreement on behalf of the Developer and to validly and legally bind the Developer to all terms, performances, and provisions herein set forth.

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Executed by the City and Developer to be effective on the Effective Date.

CITY OF DENTON
A Texas Municipal Corporation

By: _____

CASSEY OGDEN, INTERIM CITY MANAGER

Date Signed: _____

ATTEST:
INGRID REX, CITY SECRETARY

By: _____

THIS AGREEMENT HAS BEEN
BOTH REVIEWED AND APPROVED
as to financial and operational
obligations and business terms.

Signature

Title

Department

Date Signed: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

By: _____

DEVELOPER:

UCRP ACQUISITIONS, LLC,
a Texas limited liability company


By: 
Name: Aidan Casey
Title: COO
Date: 4/23/26

EXHIBIT "A"

Harris Ranch Tract Property Description

BEING a tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract Number 141, Robert Whitlock Survey, Abstract Number 1403, and Nathan Wade Survey, Abstract Number 1407, Denton County, Texas and being a portion of a called 75.492-acre tract of land described as "Parcel I" in the deed to Robert W. Harris Heritage Trust, recorded in Instrument Number 2012-139301, Official Records of Denton County, Texas, a portion of a called 7.937-acre tract of land described in the deed to Robert W. Harris, recorded in Instrument Number 93-R0043112, Official Records of Denton County, Texas, and a portion of a called 11.615-acre tract of land described as "Parcel I" and "Parcel II" in the deed to Robert Woodson Harris, recorded in Instrument Number 2012-139304, Official Records of Denton County, Texas and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "RPLS 4561" found for the westerly common corner of a called Parcel 23 in the right-of-way deed to the State of Texas, recorded in Instrument Number 2022-30410, Official Records of Denton County, Texas and a called Parcel 24 in the right-of-way deed to the State of Texas, recorded in Instrument Number 2022-71585, Official Records of Denton County, Texas, same being on the westerly right-of-way line of Interstate Highway 35 (a variable width right-of-way) and being at the beginning of a non-tangent curve to the left with a radius of 10,027.45 feet, a central angle of $04^{\circ}45'45''$, and a chord bearing and distance of South $10^{\circ}33'33''$ East, 833.23 feet;

THENCE along said westerly right-of-way line the following courses and distances:

In a southerly direction, along the westerly line of said Parcel 23, with said non-tangent curve to the left, an arc distance of 833.47 feet to a 1/2" iron rod with plastic cap stamped "TXDOT" found for the westerly common corner of said Parcel 23 and a called Parcel 22 described in the right-of-way deed to the State of Texas, recorded in Instrument Number 2022-165402, Official Records of Denton County, Texas same being on the northerly line of aforementioned 7.937-acre tract;

South $07^{\circ}28'19''$ East, departing said northerly line, along the westerly line of said Parcel 22, a distance of 466.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner on the common line of said 7.937-acre tract and Lot 1, Block A of Western Hills Business Park, an addition to the City of Denton, Texas according to the plat thereof, recorded in Cabinet H, Page 224, Plat Records of Denton County, Texas;

THENCE North $89^{\circ}41'21''$ West, departing the westerly right-of-way line of Interstate Highway 35, along said common line, a distance of 592.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for southeast corner of a called 1.205-acre Lease Tract described in the deed to Williams Communication, recorded in Volume 4603, Page 2241, Plat Recorded of Denton County, Texas;

THENCE North $00^{\circ}18'36''$ East, departing said common line, along the east line of said Lease Tract, over and across said 7.937-acre tract, a distance of 175.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lease Tract;

THENCE North 89°41'24" West, along the north line of said Lease Tract, continuing over and across said 7.937-acre tract and aforementioned 75.492-acre tract, a distance of 300.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lease Tract;

THENCE South 00°18'36" West, along the west line of said Lease Tract, continuing over and across said 75.492-acre tract, a distance of 175.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; from which a 1/2" iron rod found for the northeast corner of a called 91.692-acre tract of land described in the deed to BCOM Land, LLC, recorded in Instrument Number 2024-41140, Official Records of Denton County, Texas bears South 89°41'21" East, a distance of 46.80 feet, same being on the southerly line of said 75.492-acre tract and the northerly line of said 91.692-acre tract;

THENCE North 89°41'21" West, along the southerly line of said 75.492-acre tract, common to the northerly line of said 91.692-acre tract, the northerly line of a called 5.00-acre tract of land described in the deed to Kenneth Leroy Chambers and Beverly Graham Chambers, co-trustees of the Chambers Family Revocable Trust, recorded in Instrument Number 2014-108259, Official Records of Denton County, Texas, and the northerly line of a called 5.456-acre tract of land described in the deed to Southwestern Medical School Branch of The University of Texas, et al, recorded in Volume 2409, Page 635, Official Records of Denton County, Texas, a distance of 1,784.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set, from which a 5/8" iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of said 75.492-acre tract and on the easterly right-of-way of the Kansas City Southern Railroad, bears North 89°41'25" West, a distance of 215.79 feet;

THENCE departing the southerly line of said 75.492-acre tract and the northerly line of said 5.456-acre tract, over and across said 75.492-acre tract the following courses and distances:

North 03°44'39" West, a distance of 249.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 83°21'18" East, a distance of 92.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 04°03'39" West, a distance of 572.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°20'32" West, a distance of 458.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set on the westerly line of said 75.492-acre tract and on the easterly line of said Kansas City Southern Railroad;

THENCE North 16°05'54" West, along the common line of said Kansas City Southern Railroad and said 75.492-acre tract, a distance of 586.61 feet to a 1" iron rod found the northwest corner of said 75.492-acre tract and the southwest corner of a called 103.857-acre tract of land described as "Parcel 3" in the deed to Richard A. Harris, III and Lisa J. Harris, recorded in Instrument Number 2022-94020, Official Records of Denton County, Texas;


THENCE South 89°40'30" East, along the common line of said 75.492-acre tract and said Parcel 3, passing a 5/8" iron rod with plastic cap stamped "RPLS 4561" found for the southernmost southeast corner of said Parcel 3, at a distance of 2500.09 feet, continuing along the northerly line of said 75.492-acre tract common to the southerly line of a called 8.00-acre tract of land described in the deed to Lisa J. Harris Investment Trust, recorded in Instrument Number 2018-118132, Official Records of Denton County, Texas, a total distance of 2,518.80 feet to a 5/8" iron rod with plastic cap stamped "RPLS 4561" found for the northwest corner of a called 13.071-acre tract of land described in the deed to Robert A. Harris, JR., recorded in Instrument Number 93-R0043111, Official Records of Denton County, Texas, from which a 5/8" iron rod with plastic cap stamped "TXDOT" found bears South 89°40'33" East, a distance of 518.23 feet;

THENCE South 00°14'03" West, departing said common line, along the westerly line of said 13.071-acre tract and a northeasterly line of said 75.492-acre tract, a distance of 89.59 feet to a 5/8" iron rod with plastic cap stamped "RPLS 4561" found for the northwest corner of aforementioned Parcel I and Parcel II (a called 11.615-acre);

THENCE South 89°46'49" East, departing a northeasterly line of said 75.492-acre tract, along the northerly line of said Parcel I and Parcel II (a called 11.615-acre), a distance of 530.93 feet to the **POINT OF BEGINNING** and containing 3,665,157 square feet or 84.140 acres of land, more or less.

DEVELOPER:

UCRP ACQUISITIONS, LLC,
a Texas limited liability company

By: 
Name: Aidan Casey
Title: COO
Date: 4/23/26

FEES FOR ACTUAL DAMAGES (BUT EXPRESSLY EXCLUDING CONSEQUENTIAL, SPECULATIVE OR OTHER SPECIAL DAMAGES), ACTUALLY INCURRED BY ANY CITY INDEMNITEES TO THE EXTENT ARISING OUT OF A BREACH OF THIS AGREEMENT BY THE DEVELOPER. THE INDEMNITY OBLIGATIONS IN THIS SECTION 3.15 SHALL TERMINATE UPON ANY TERMINATION OF THIS AGREEMENT, AND FURTHER, DEVELOPER'S AGGREGATE LIABILITY UNDER THIS SECTION 3.15 SHALL NOT EXCEED THE AMOUNT OF DEVELOPER'S SHARE.

3.16 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

3.17 Non-Appropriation. Notwithstanding any provisions contained herein, the obligations of the City under this Agreement are expressly contingent upon the availability of funding for each item and obligation contained herein. The City has appropriated funds for the project in the current fiscal year, however, the Developer shall not have a right of action against the City in the event the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the current or future fiscal years. If the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, the City, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice at the earliest possible time prior to the end of its fiscal year.

3.18 Effective Date. The Effective Date of this Agreement shall be the date signed by the last Party whose signature makes this Agreement fully executed.

3.19 Incorporation. The recitals in the preamble above are hereby incorporated in their entirety as if fully set out herein.

3.20 Form 1295 Certificate of Interested Parties. Prior to execution of this Agreement, Developer agrees to file with the City, pursuant to Texas Government Code Section 2252.908, a signed and completed Texas Ethics Commission ("TEC") Form 1295 and a certification of filing with the TEC, if required by law.

3.21 Statutory Verifications.

3.21.1 Pursuant to Section 2270.002 of the Texas Government Code, the Developer hereby (i) represents that it does not boycott Israel and (ii) subject to or as otherwise required by applicable federal law, including without limitation 50 U.S.C. Section 4607, agrees it will not boycott Israel during the term of this Agreement. As used in the

immediately preceding sentence, “boycott Israel” shall have the meaning given such term in Section 2270.001 of the Texas Government Code.

3.21.2 The Developer hereby represents that (i) it does not engage in business with Iran, Sudan, or any foreign terrorist organization and (ii) it is not listed by the Texas Comptroller under Section 2252.153 of the Texas Government Code as a company known to have contracts with or to provide supplies or services to a foreign terrorist organization. As used in the immediately preceding sentence, “foreign terrorist organization” shall have the meaning given such term in Section 2252.151 of the Texas Government Code.

3.21.3 Developer acknowledges that, in accordance with Chapter 2276 of the Texas Government Code, the City is prohibited from entering into a contract with a company for goods or services unless the contract contains written verification from the company that it (1) does not boycott energy companies and (2) will not boycott energy companies during the term of the contract. The terms “boycott energy company” and “company” shall have the meanings ascribed to those terms in Section 809.001 of the Texas Government Code. By signing this Agreement, Developer certifies that Developer’s signature provides written verification to the City that Developer (1) does not boycott energy companies and (2) will not boycott energy companies during the term of this Agreement. Failure to meet or maintain the requirements under this provision will be considered a material breach.

3.21.4 Developer acknowledges that in accordance with Chapter 2274 of the Texas Government Code, City is prohibited from entering into a contract with a company for goods or services unless the contract contains written verification from the company that it (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. The terms “discriminate against a firearm entity or firearm trade association,” “firearm entity” and “firearm trade association” shall have the meanings ascribed to those terms in Chapter 2274 of the Texas Government Code. By signing this Agreement, Developer certifies that Developer’s signature provides written verification to the City that Developer (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) will not discriminate during the term of the Agreement against a firearm entity or firearm trade association. Failure to meet or maintain the requirements under this provision will be considered a material breach.

3.21.5 Notwithstanding any other provision of this Agreement to the contrary, the City of Denton may terminate this Agreement immediately without any further liability if the City of Denton determines, in its sole judgment, that this Agreement meets the requirements under Chapter 2275 of the Texas Government Code and Developer is, or will be in the future, (i) owned by or the majority of stock or other ownership interest of the company is held or controlled by individuals who are citizens of China, Iran, North Korea, Russia, or any other designated country; (ii) directly controlled by the Government of China, Iran, North Korea, Russia, or any other designated country; or (iii) is headquartered in China, Iran, North Korea, Russia, or any other designated country.

EXHIBIT "B"
City Sewer Line

Plotted By: Browning, Mason. Date: June 11, 2025. 08:33:39am. File Path: K:_civil\063248015 - baker tract offsite sewer\CAD\plotsheets\C-Genl-Notes.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT NOTES:

GENERAL CONSTRUCTION NOTES:

- GOVERNING SPECIFICATIONS REGARDING CONSTRUCTION AND MATERIALS FOR THIS PROJECT ARE CONTAINED WITHIN THE PROJECT MANUAL.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, AND THE SPECIFICATIONS CONTAINED WITHIN THE BID DOCUMENTS. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COST) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATION OF ALL UNDERGROUND PIPING, FRANCHISE UTILITIES AND OTHER UNDERGROUND STRUCTURES AND UTILITIES ARE BASED ON ORIGINAL CONSTRUCTION PLANS AND LIMITED FIELD SURVEY. THE CITY OF DENTON ASSUMES NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE FACILITIES OR TO SHOW THEM IN THEIR EXACT LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL AFFECTED UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS, TO VERIFY THE MATERIALS, LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OR PURCHASE OF MATERIAL AND TO PROVIDE ALL NECESSARY PIPE, FITTINGS AND APPURTENANCES TO MAKE ALL CONNECTIONS AS SHOWN IN THESE PLANS. SUCH VERIFICATION SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE PROJECT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR SHALL SAWCUT EXISTING CURB AND GUTTER, PAVEMENT, DRIVEWAYS, ALLEYS AND SIDEWALKS AT AREAS WHERE PAVEMENT OR CONCRETE IS TO BE REMOVED. SAWCUTS WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR THE RESPECTIVE ITEM.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT OR REMOVE AND REPLACE (WITH PRIOR APPROVAL OF AFFECTED PROPERTY OWNER) ANY TREES, SHRUBS, HEDGES, GUARDRAILS, FENCES, RETAINING WALLS, LANDSCAPING, BUILDINGS, WALKS, MAILBOXES, SPRINKLERS, ETC. IN OR NEAR PROPOSED CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED ON THE PLANS FOR REMOVAL AND/OR REPLACEMENT. USE ORANGE CONSTRUCTION FENCE TO PROTECT TREES/SHRUBS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISION FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, GAS MAINS, TELEPHONE CABLES, SANITARY SEWER LINES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, ALL OTHER UTILITIES, AND THE STRUCTURES BOTH ABOVE AND BELOW GROUND DURING CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES DONE TO SUCH EXISTING FACILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS.
- NO TREES MAY BE REMOVED OUTSIDE THE PERMANENT EASEMENT WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. THE CONTRACT AMOUNT WILL BE REDUCED BY \$5,000 FOR EACH TREE WHICH IS REMOVED WHERE NOT AUTHORIZED.
- THE PROPOSED IMPROVEMENTS AT TIMES WILL BE CONSTRUCTED CLOSE TO OTHER EXISTING UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, GAS MAINS, TELEPHONE CABLES, SANITARY SEWER LINES, WATER LINES, TV CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND DURING CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES DONE TO SUCH EXISTING FACILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS.
- NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE WILL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL, AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE CITY SO DIRECTS.
- THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER TO VERIFY CONDITION OF EXISTING IRRIGATION STRUCTURES. ALL IRRIGATION STRUCTURES AFFECTED BY CONSTRUCTION WILL BE REPAIRED TO A CONDITION AS GOOD OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION WITH NO SEPARATE PAY ITEM.
- ALL IMPROVEMENTS NOT SCHEDULED FOR REPLACEMENT DURING CONSTRUCTION WHICH ARE DAMAGED OR DESTROYED BY THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OF DENTON OR THE AFFECTED PROPERTY OWNER.
- THE CONTRACTOR SHALL RESTORE ALL UNPAVED VEGETATED AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. UNPAVED AREAS SHALL BE RESTORED WITH A SEASONALLY APPROPRIATE SEED MIX. IN AREAS WHERE SEEDING FAILS TO REESTABLISH VEGETATION, SOLID SOIL SHALL BE USED. CONTRACTOR IS EXPECTED TO MINIMIZE SOD REPLACEMENT BY LIMITING IMPACT TO EXISTING SODDED AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GENERAL SAFETY AT AND ADJACENT TO THE PROJECT AREA, INCLUDING THE PERSONAL SAFETY OF THE CONSTRUCTION CREW AND GENERAL PUBLIC AND THE SAFETY OF PUBLIC AND PRIVATE PROPERTY.
- CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE CONSIDERED SUBSIDIARY TO THE BASE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT OR REMOVE AND REPLACE ALL EXISTING ROADSIDE SIGNS IN OR NEAR THE PROPOSED CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED ON THE PLANS FOR REMOVAL AND/OR REPLACEMENT. THIS WORK WILL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL CONCRETE CURB AND GUTTER IN OR NEAR THE PROPOSED CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED ON THE PLANS FOR REMOVAL AND/OR REPLACEMENT.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SIDEWALK APPROACHES IN OR NEAR THE PROPOSED CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED ON THE PLANS FOR REMOVAL AND/OR REPLACEMENT.
- PREPARING ROW/REMOVAL OF EXISTING ITEMS TO BE DONE ONLY IN AREAS WHERE WORK IS OCCURRING.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS OF ORIGINAL PLANS. THIS WORK WILL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR IS TO ENSURE THAT ALL CONSTRUCTION ACTIVITY IS CONTAINED WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THE PLANS.
- THE CONTRACTOR'S PERSONNEL SHALL WEAR IDENTIFYING CLOTHING OR HATS AT ALL TIMES.
- THE CITY HAS ACQUIRED PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR MAY ACQUIRE ADDITIONAL TEMPORARY CONSTRUCTION EASEMENTS AT HIS OWN COST, IF HE SO CHOOSES. IF THE CONTRACTOR ACQUIRES ADDITIONAL TEMPORARY EASEMENTS, HE SHALL PROVIDE COPIES OF THE WRITTEN AGREEMENTS TO THE CITY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF THE USE OF ADDITIONAL TEMPORARY EASEMENTS OR WORK CONDUCTED ON PRIVATE PROPERTY AND/OR OUTSIDE THE PROJECTS EXTENTS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE TERMS AND CONDITIONS SET FORTH IN TEMPORARY CONSTRUCTION EASEMENTS. UNLESS GRANTED BY THE PROPERTY OWNER, INGRESS AND EGRESS TO THE WORK SITE SHALL BE ONLY THROUGH THE TEMPORARY CONSTRUCTION EASEMENTS, EXISTING UTILITY EASEMENTS OR R.O.W. IN THE AREAS WHERE NO CONSTRUCTION EASEMENTS ARE AVAILABLE, CONTRACTOR SHALL LIMIT ACTIVITIES TO WITHIN THE EXISTING UTILITY EASEMENT OR ROW.
- THE CONTRACTOR SHALL RECONSTRUCT IN PLACE AND WITH LIKE MATERIALS ANY DRIVES, ROADS, SIDEWALKS, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, FENCES, UTILITIES SERVICES, OR OTHER FACILITIES WHICH ARE REMOVED OR DAMAGED DURING CONSTRUCTION. UTILITIES SERVICES WHICH ARE CUT OR DAMAGED SHALL BE IMMEDIATELY REPAIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RELOCATION OR TEMPORARY SUPPORT OF POWER POLES. THIS IS TRUE EVEN IF THE PLANS DO NOT SHOW THE POLES IN QUESTION.
- EXCAVATION WITHIN 5 FEET OF AN EXISTING ELECTRIC POLE WILL REQUIRE POLE BRACING AND TRENCH SHORING. CONTACT DENTON MUNICIPAL ELECTRIC TO REQUEST POLE BRACING (940-349-7509). LEAD TIME FOR BRACING VARIES SO CONTRACTOR IS ADVISED TO CONTACT DME AT EARLIEST TIME POSSIBLE.
- CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF TPDES GENERAL PERMIT NO. 1XR150000 PART V.C AND PART VI WHICH GOVERN THE APPROPRIATE DISPOSAL PROCEDURES FOR CONCRETE TRUCK WASH OUT ON A CONSTRUCTION SITE.

UTILITY NOTES:

- THE LOCATION OF ALL WATER, SANITARY SEWER, TELEPHONE, FIBER-OPTIC, GAS, ELECTRIC AND CABLE TELEVISION UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN DERIVED FROM PUBLIC RECORD DOCUMENTS BURIED UTILITY LINES AND INFRASTRUCTURE MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. ACCURATE LOCATIONS AND SIZES OF BURIED UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AFTER CONSULTATION WITH THE RESPECTIVE UTILITY OWNERS OR PROPERTY OWNERS.
- THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND AND OVERHEAD FACILITIES AND BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AT ONCE OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT 811 AND THE UTILITY COMPANIES, AS WELL AS ANY OTHER UTILITY COMPANY WITH UTILITY LINES ENCOUNTERED IN THE FIELD, WHETHER THE UTILITY LINES ARE SHOWN IN THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO EXCAVATING.
- THERE MAY HAVE BEEN UTILITY IMPROVEMENTS WITHIN THE PROJECT LIMITS AFTER SURVEY WAS COMPLETED. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE EXISTING UTILITY CONFLICTS NOT SHOWN ON THE PLANS.

EROSION CONTROL:

- THE CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN AN EROSION CONTROL PLAN AND THE ASSOCIATED EROSION CONTROL MEASURES IN ACCORDANCE WITH THE GUIDELINES CONTAINED IN THESE PLANS.
- IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE ALL AFFECTED AREAS TO ORIGINAL CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND SIDEWALKS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY CLEAN STREETS AND CORRECT EROSION CONTROLS ON SITE TO PREVENT ADDITIONAL RELEASES OF MUD OR DELETERIOUS MATERIALS ONTO PUBLIC ROADWAYS OR PRIVATE PROPERTY.

HAULING EQUIPMENT:

- THE USE OF RUBBER-TIRED EQUIPMENT WILL BE REQUIRED FOR MOVING DIRT OR OTHER MATERIALS ALONG OR ACROSS PAVED SURFACES. WHERE THE CONTRACTOR DESIRES TO MOVE ANY EQUIPMENT NOT LICENSED FOR OPERATION ON PUBLIC HIGHWAYS, ON OR ACROSS PAVEMENT, THEY SHALL PROTECT THE PAVEMENT FROM DAMAGE AS DIRECTED/APPROVED BY THE PROJECT MANAGER.
- THROUGHOUT CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO CONDUCT THEIR HAULING OPERATIONS IN A MANNER SUCH THAT VEHICLES WILL NOT HAUL OVER PREVIOUSLY RECOMPACTED SUBGRADE OR COMPACTED BASE MATERIAL EXCEPT IN SHORT SECTIONS FOR DUMPING MANIPULATIONS.

WATER AND SANITARY SEWER NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER AND SEWER CONNECTIONS IN WORKING ORDER AT ALL TIMES. IN NO CASE SHALL SERVICES BE ALLOWED TO REMAIN OUT OF SERVICE OVERNIGHT.
- THE CONTRACTOR SHALL BE LIABLE FOR DAMAGES TO BUSINESSES, HOMES, OR BASEMENTS FROM BACKUP WHICH MAY RESULT DURING THE INSTALLATION OF NEW SEWER PIPE. THE CONTRACTOR WILL BE ALLOWED TO OPEN CLEAN OUTS WHERE AVAILABLE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH OPENING CLEAN OUTS AND FOR REPLACEMENT OF REMOVED CAPS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL PIPE DETECTION TAPE IN ACCORDANCE CITY OF DENTON SPECIFICATION 33 05 97.
- VERTICAL OR HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINES AT CROSSINGS MUST ADHERE TO TCEQ GUIDELINES FOUND IN TAC 290 OR 217.
- VERTICAL OR HORIZONTAL SEPARATION BETWEEN SANITARY SEWER OR WATER AND STORM DRAIN LINES MUST BE AT A MINIMUM OF 2' UNLESS SPECIFIED IN THE PLANS.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A PLAN TO THE CITY ON HOW TIE-INS BETWEEN EXISTING LATERALS AND THE NEW SANITARY SEWER SHALL BE COORDINATED. NO EXISTING LATERAL LINES WILL BE ALLOWED TO REMAIN UNCONNECTED TO THE COLLECTION SYSTEM OVERNIGHT. TEMPORARY TIE-IN WORK SHALL BE SUBSIDIARY TO THE COST OF PIPE INSTALLATION AND WILL NOT BE PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A PLAN ON HOW TO SUPPORT WATER, STORM DRAIN OR OTHER LINES THAT SPAN THE CONSTRUCTION TRENCH PRIOR TO BEGINNING ANY WORK OF THE PROJECT.
- SERVICE LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO VERIFY ACTUAL LOCATION IN FIELD PRIOR TO INSTALLING NEW SERVICE LINES. NO PAYMENT SHALL BE MADE FOR REINSTALLATION OF SERVICE LINES DUE TO CONTRACTOR OVERSIGHT OF THIS NOTE.
- EXISTING SERVICES MAY NOT MATCH TO SIZE OF NEW SERVICE LINES. CONTRACTOR SHALL SUPPLY CONNECTORS/ADAPTORS TO MAKE SERVICE SIZE TRANSITIONS AT NO ADDITIONAL COST.
- EXISTING IN-SERVICE MANHOLES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO IN-SERVICE MANHOLES CAUSED BY THE CONTRACTOR SHALL BE REMEDIED BY THE CONTRACTOR AT NO COST TO THE CITY.
- MAXIMUM ALLOWABLE JOINT DEFLECTION IS 1" FOR WATER PIPE.
- EXISTING AND PROPOSED WATER, SEWER, OR STORM DRAINAGE APPURTENANCES (IE, VALVE STACKS, MANHOLE FRAMES, ETC.) LOCATED IN PROPOSED STREET RECONSTRUCTION ZONES SHALL BE ADJUSTED TO MATCH THE GRADE OF STREET. THESE ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL WORK AND NOT PAID FOR SEPARATELY.

TRAFFIC CONTROL AND SAFETY:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GENERAL SAFETY AT AND ADJACENT TO THE PROJECT AREA, INCLUDING THE PERSONAL SAFETY OF THE CONSTRUCTION CREW AND GENERAL PUBLIC AND THE SAFETY OF PUBLIC AND PRIVATE PROPERTY.
- THE CONTRACTOR WILL PROVIDE, CONSTRUCT, AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THE CONTRACTOR SHALL KEEP THE ROADWAY CLEAN AND FREE OF DIRT OR OTHER MATERIALS. THE PROJECT MANAGER HAS THE RIGHT TO HALT CONSTRUCTION ACTIVITY UNTIL THE ROADWAY IS CLEANED TO THE SATISFACTION OF THE PROJECT MANAGER.
- TRAFFIC MUST BE HANDLED THROUGHOUT THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC WITH MINIMAL INCONVENIENCE TO THE PUBLIC, AS SHOWN IN THE PLANS OR AS DIRECTED/APPROVED BY THE PROJECT MANAGER.
- DO NOT STORE ANY CONSTRUCTION MATERIAL OR EQUIPMENT AT ANY LOCATION THAT WILL CONSTITUTE A HAZARD AND WILL ENDANGER TRAFFIC.
- THE CONTRACTOR WILL PROVIDE THREE (3) WEEKS ADVANCE NOTIFICATION TO THE CITY OF IMPENDING/UPCOMING CLOSURES FOR ALL TEMPORARY AND/OR PERMANENT VEHICULAR, BIKE OR PEDESTRIAN LANE, RAMP, CONNECTOR, FRONTAGE, SHOULDER, ETC. CLOSURES OR DETOURS.
- TEMPORARY DRAINAGE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- AT NO TIME SHALL TWO CONSECUTIVE INTERSECTING ROADWAYS BE CLOSED DURING CONSTRUCTION. CONTRACTOR SHALL LIMIT CLOSURE OF THE INTERSECTIONS TO MINIMIZE INCONVENIENCE TO PUBLIC.
- COVER PERMANENT SIGNS WITH APPROPRIATE MATERIAL IF NOT USED. THIS IS SUBSIDIARY TO THE TRAFFIC CONTROL BID ITEM(S).
- ADVANCE WARNING SIGNS AND LANE CLOSURES MUST BE MOVED UP PERIODICALLY IN ORDER TO KEEP UP WITH THE MOVING WORK ZONE. AS WORK PROGRESSES, THE LANE CLOSURE SIGNING AND APPROPRIATE BARRICADES MUST FOLLOW APPLICABLE STANDARDS.
- PROVIDE ALL-WEATHER ACCESS FOR LANDOWNERS AT EXISTING ROADS AND DRIVES AT ALL TIMES. PROPERTIES WHERE ACCESS TO EXISTING ROADS AND DRIVES IS INTERRUPTED MUST HAVE MULTIPLE INGRESS/EGRESS POINTS AVAILABLE OR ALTERNATE ACCESS MUST BE PROVIDED BY CONTRACTOR. ALL PROPERTIES OCCUPIED THAT WILL BE DENIED ACCESS TO THEIR DRIVEWAYS SHALL BE NOTIFIED BY THE CONTRACTOR TWO WORKING DAYS PRIOR TO THE CLOSURE OF THEIR ACCESS.
- THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST TO THE CITY FOR APPROVAL OF ALL AREAS TO BE USED FOR STAGING, MOBILIZATION, EQUIPMENT, AND MATERIAL STORAGE AND GENERAL PROJECT CONSTRUCTION MANAGEMENT. REQUESTS SHALL BE SUBMITTED TO THE CITY AT LEAST FIVE (5) DAYS PRIOR TO NOTICE TO PROCEED.
- THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE GUIDELINES CONTAINED IN THESE PLANS.
- ALL BARRICADES, WARNING SIGNS, LIGHT DEVICES, ETC. FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL INSTALL METAL PLATES OVER OPEN TRENCHES, UNCOVERED MANHOLES OR OPEN INLETS ADJACENT TO TRAFFIC OVERNIGHT OR WHEN NO WORK IS BEING PERFORMED FOR MULTIPLE DAYS.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING OR BARRIERS AROUND OPEN TRENCHES, UNCOVERED MANHOLES OR OPEN INLETS LOCATED OUTSIDE OF VEHICULAR TRAFFIC AREAS WHEN NO WORK IS OCCURRING OR OVERNIGHT.
- FOLLOW OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS AND WORK A SAFE DISTANCE FROM ALL POWER LINES. WHENEVER WORK IS TO BE PERFORMED NEAR OVERHEAD LINES, OSHA REQUIRES THAT WORKMEN AND ANY EQUIPMENT OR TOOLS BEING OPERATED OR HANDLED BE KEPT A SAFE DISTANCE FROM POWER LINES. OSHA ALSO REQUIRES THAT THE POWER LINES SHALL EITHER BE DE-ENERGIZED AND GROUNDED OR OTHER PROTECTIVE MEASURES SHALL BE TAKEN BEFORE WORK IS STARTED. OSHA HAS PRESCRIBED CERTAIN DISTANCES THAT WORKMEN, TOOLS, AND EQUIPMENT MUST BE KEPT FROM OVERHEAD LINES. 10 FEET IS THE DISTANCE FOR POWER LINES OF 50,000 VOLTS OR LESS. 11 FEET IS THE DISTANCE FOR POWER LINES OF 138,000 VOLTS.

FINAL CLEAN UP:

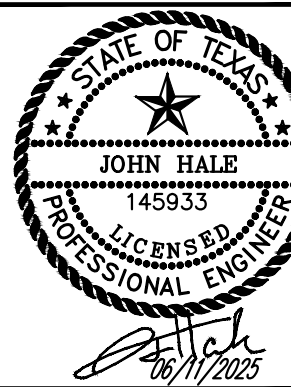
- UPON COMPLETION OF THE WORK AND BEFORE FINAL ACCEPTANCE AND FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL CLEAR AND REMOVE FROM THE SITE ALL SURPLUS AND DISCARDED MATERIALS AND DEBRIS OF EVERY KIND AND LEAVE THE ENTIRE PROJECT IN A SMOOTH, NEAT AND SIGHTLY CONDITION.

UTILITY COMPANIES:

ATMOS (LOCAL-GAS) 105 N. BRADSHAW DENTON, TX 76205 (940) 380-7470	CITY OF DENTON-COMMUNICATIONS (940) 349-7172	GRANDE COMMUNICATIONS 500 TITILE DR, SUITE 400 LEWISVILLE, TX 75056 (940) 270-7016 ATTN: CHRIS LANGSTON
ATMOS ENERGY 142 N. FM 730 BOYD, TX 76023 (940) 433-8902 ATTN: OMAR CAMPOS	CITY OF DENTON-ELECTRIC (940) 349-7509 EMERGENCY: (940) 349-8400 ATTN: DOUG BREON	VERIZON 2094 MCCOEE LEWISVILLE, TX 75077 (972) 318-0264
CHARTER CABLE 15100 TRINITY BLVD. FORT WORTH, TX 76155 (817) 298-3635	CITY OF DENTON-WATER UTILITIES (940) 349-7150 EMERGENCY: (940) 349-8400	EXPLORER/CITGO PIPELINE CO. 6846 S. CANTON SUITE 300 TULSA, OK 74136 (918) 493-5172 CHANCE GIPSON
CO-SERV 7701 S. STEMMONS CORINTH, TX 76210 (940) 321-7800 ATTN: JODY PADRON	TXDOT 2624 W. PRAIRIE DENTON, TX 76201 (940) 349-1414	TEXAS 811 (800) 344-8377
	AT&T 1460 ROUNDTABLE DALLAS, TX 76247 ATTN: ERIC WILLIAMS	

- THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Kimley»Horn
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 PHONE: 972-355-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-528



SCALE AS SHOWN
 DESIGNED BY JNC
 DRAWN BY JNC
 CHECKED BY JTH

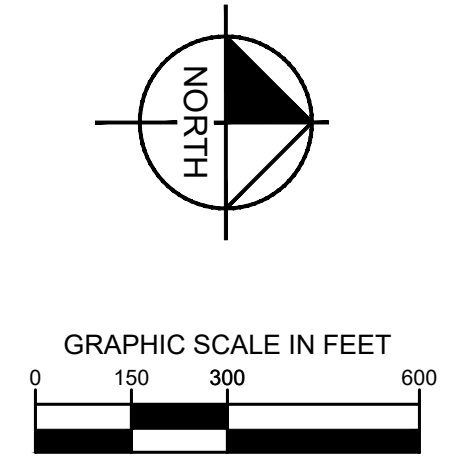
COD GENERAL NOTES

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS

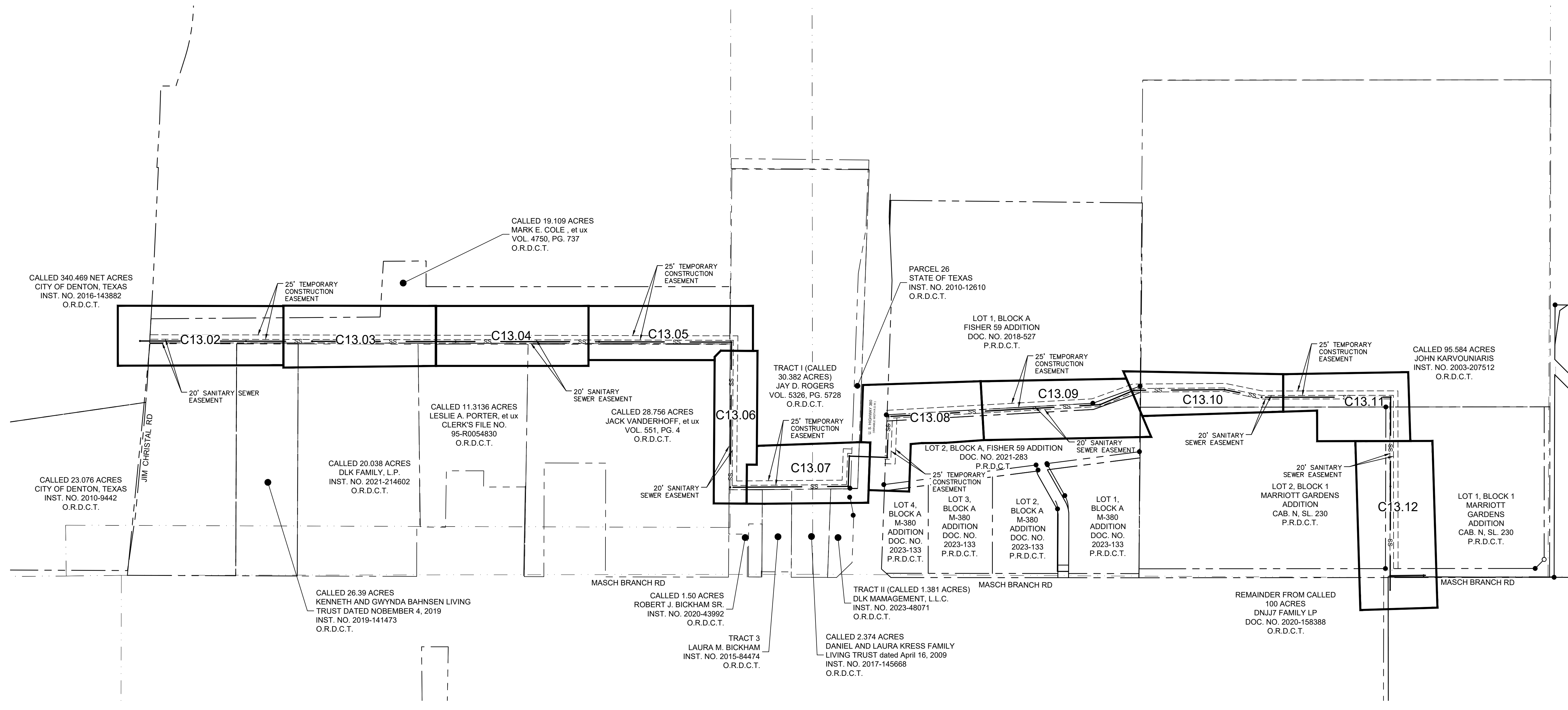
ENTERED BY	PROJECT #		 ENGINEERING SERVICES	<h1>STANDARD DETAILS</h1> GENERAL NOTES	DATE	SCALE	CERTIFICATION: THIS CITY OF DENTON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS HEREON, AND WHO CERTIFIES THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.	
DESIGNED BY	DATE	REVISION			JUL. 2024			HOR 1"= N.T.S.
CHECKED BY					SHEET No.			VER 1"= N.T.S.
PROJ. ENGR.					1 OF 25			
PATH	S:\Water Engineering\Engr\Design\Standard Details\General Notes\General Notes sht.1.dwg							

DATE 06/11/25
 PROJECT NO. 063248015
 SHEET NUMBER **C2.02**

REVISIONS
 No. DATE

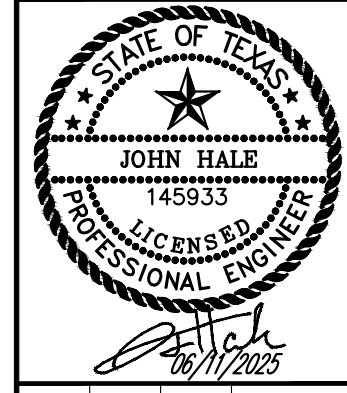


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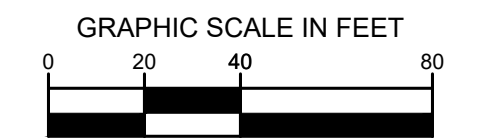
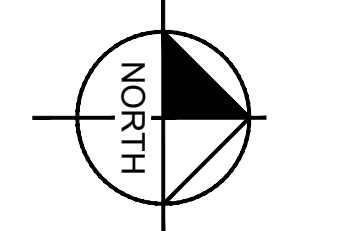
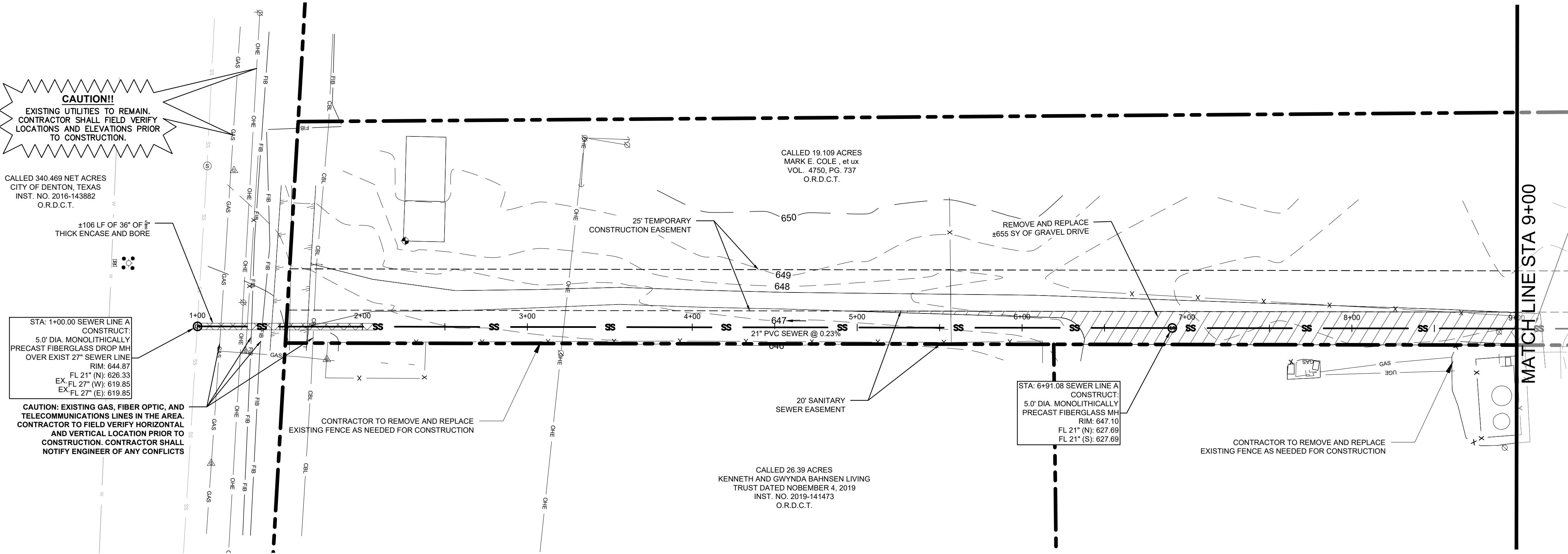
SCALE AS SHOWN	DESIGNED BY JNC	DRAWN BY JNC	CHECKED BY JTH
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SEWER INDEX SHEET

**BAKER TRACT
 OFFSITE SEWER
 CITY OF DENTON, TEXAS**

DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C13.01

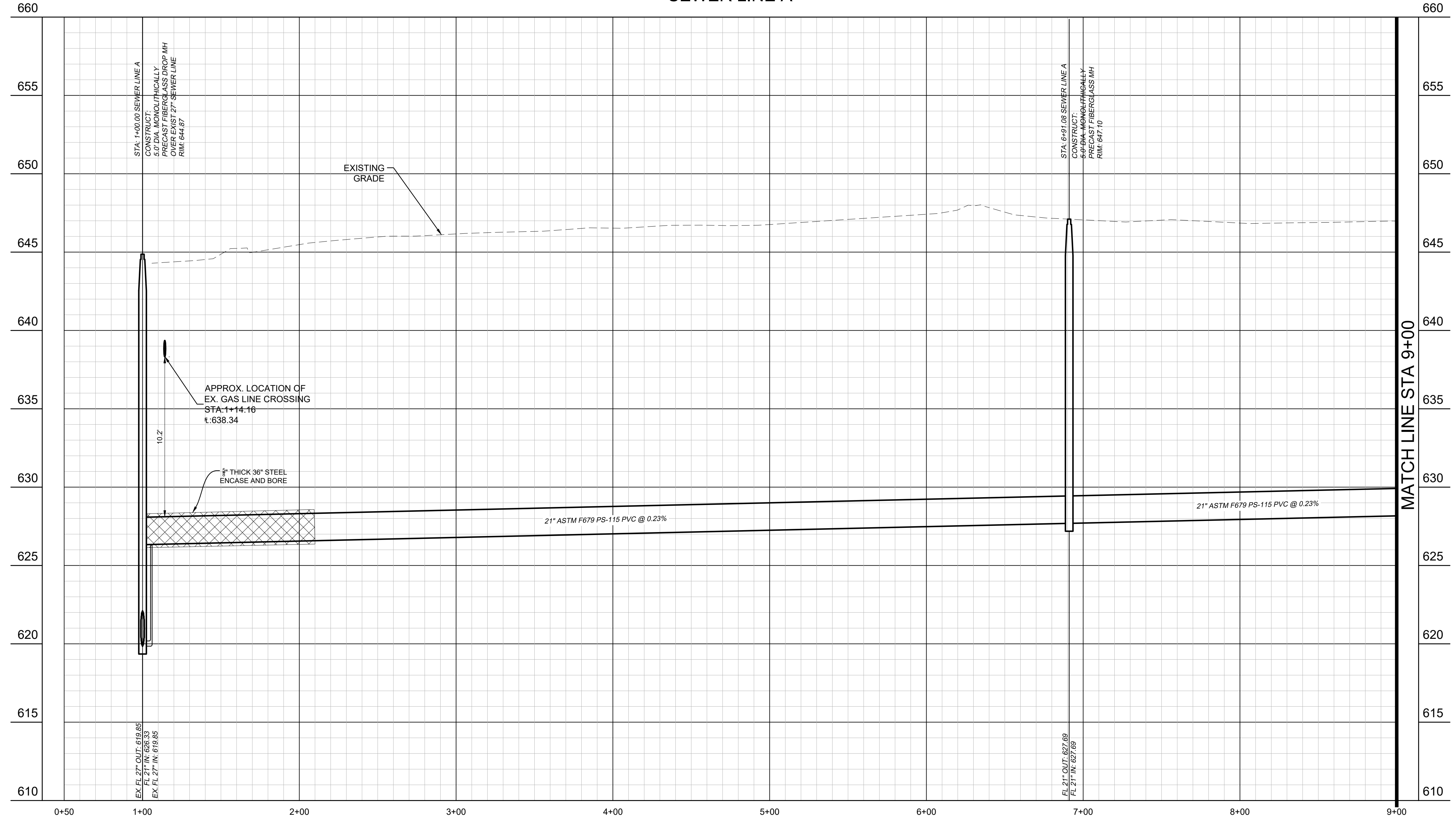
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LEGEND

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- GA --- EXISTING GAS LINE
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- ▨ REMOVE AND REPLACE GRAVEL DRIVE
- ▨ PAVEMENT IMPROVEMENTS PER MASCH BRANCH ROAD PLANS BY KIMLEY-HORN

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



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BENCHMARKS

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Site Benchmark - "X" SET, on concrete curb located ±950 feet north of W. University Drive (US Hwy 380) and ± 984 feet west of N. Masch Branch Road in entrance of Fisher 59 Food Supply. Elevation: 669.09'

Site Benchmark - "X" SET, on southeast corner of concrete curb inlet located ± 850 feet west of intersection at N. Masch Branch Road and W. University Drive (U.S. Hwy 380). Elevation: 6658.86'



DESIGNED BY	JNC
DRAWN BY	JNC
CHECKED BY	JTH
DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C13.02

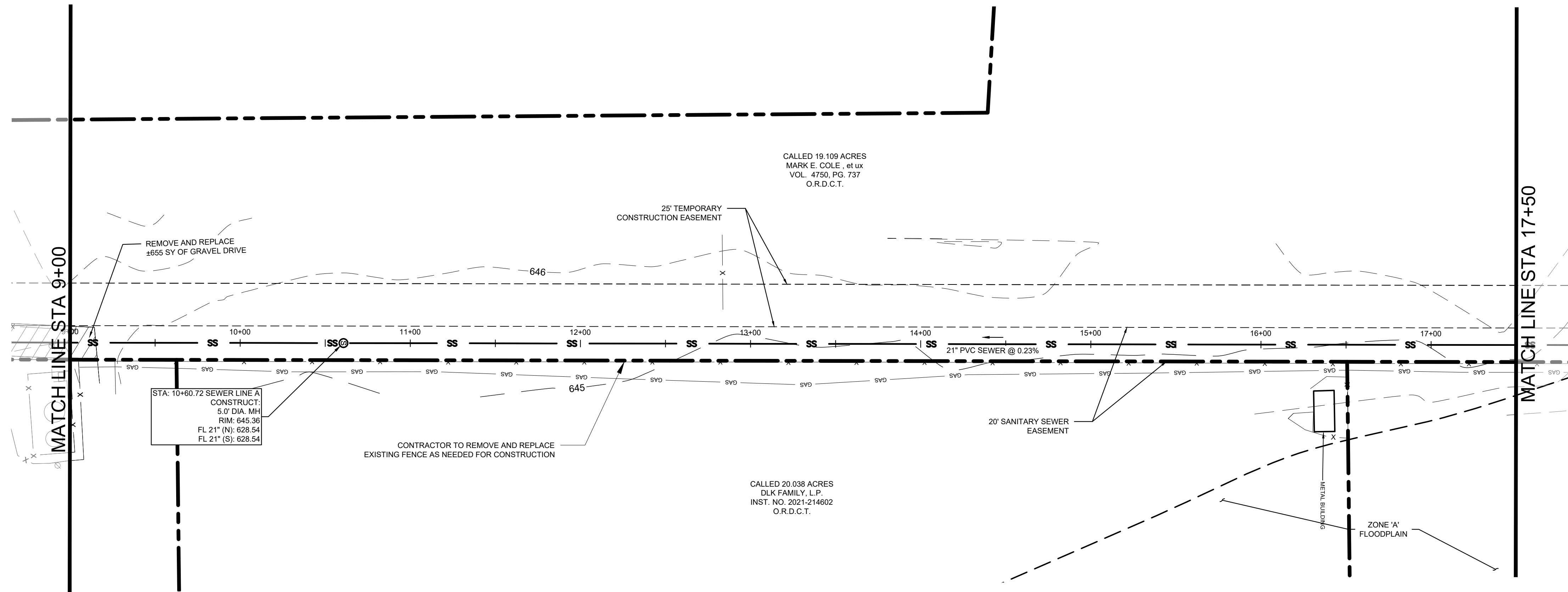
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BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS

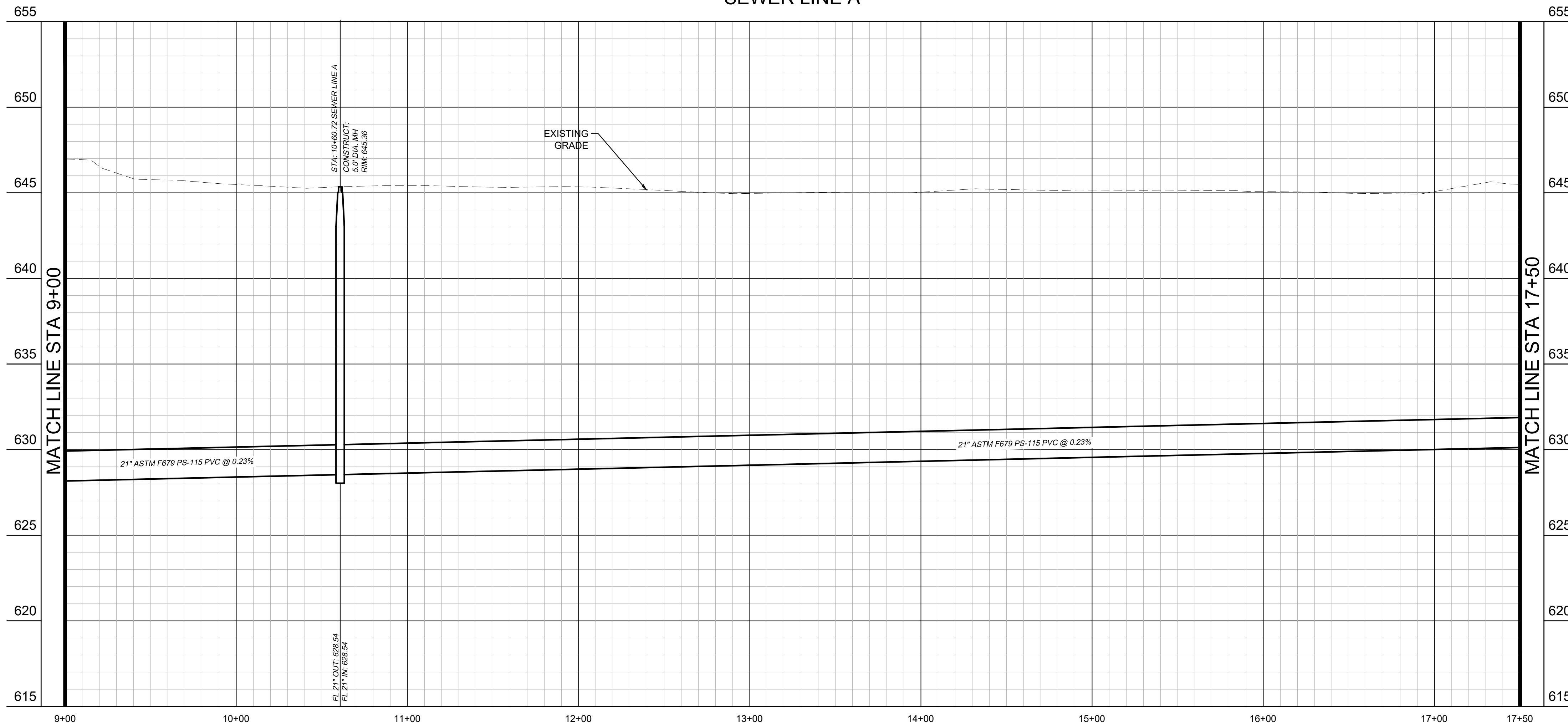
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 PHONE: 972-355-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
 JOHN HALE
 145833
 LICENSED PROFESSIONAL ENGINEER
 06/17/2025

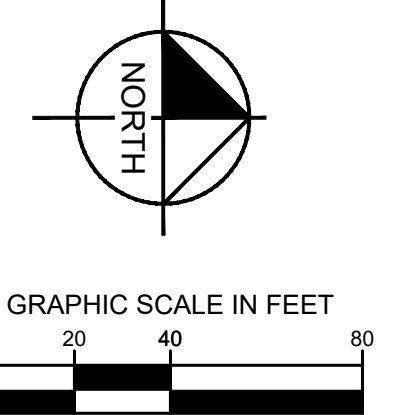
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PROFILE SCALE
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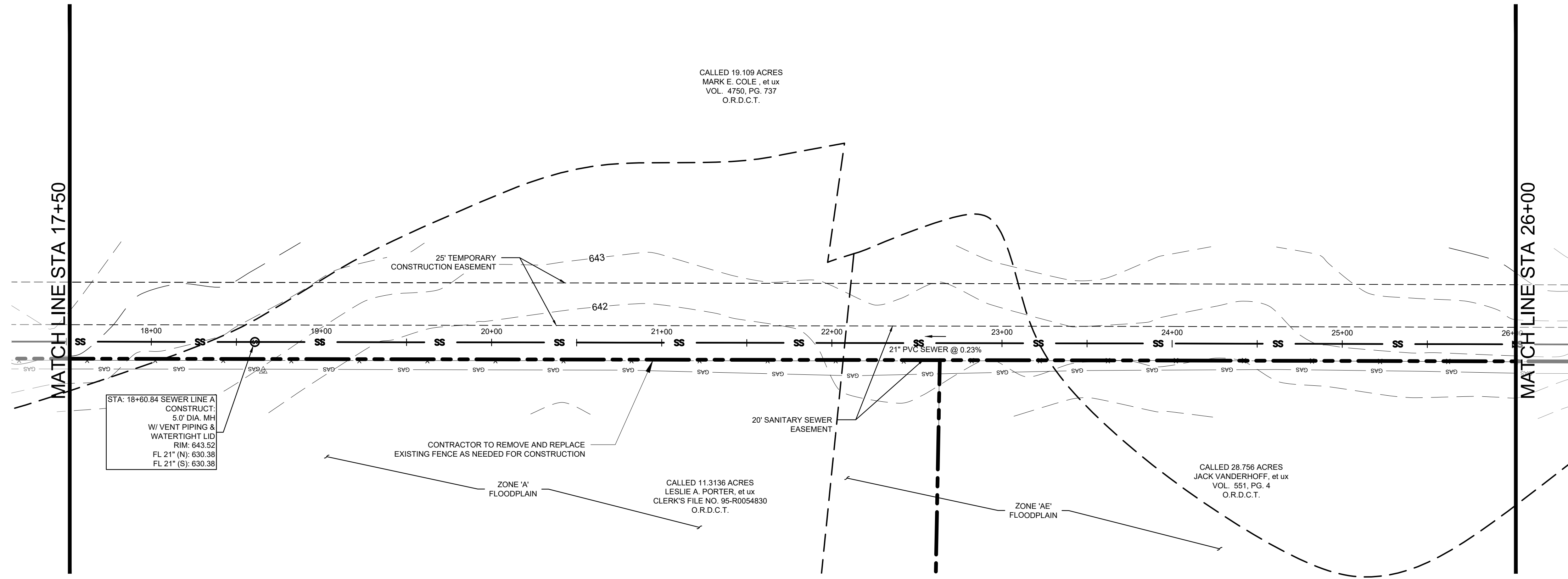
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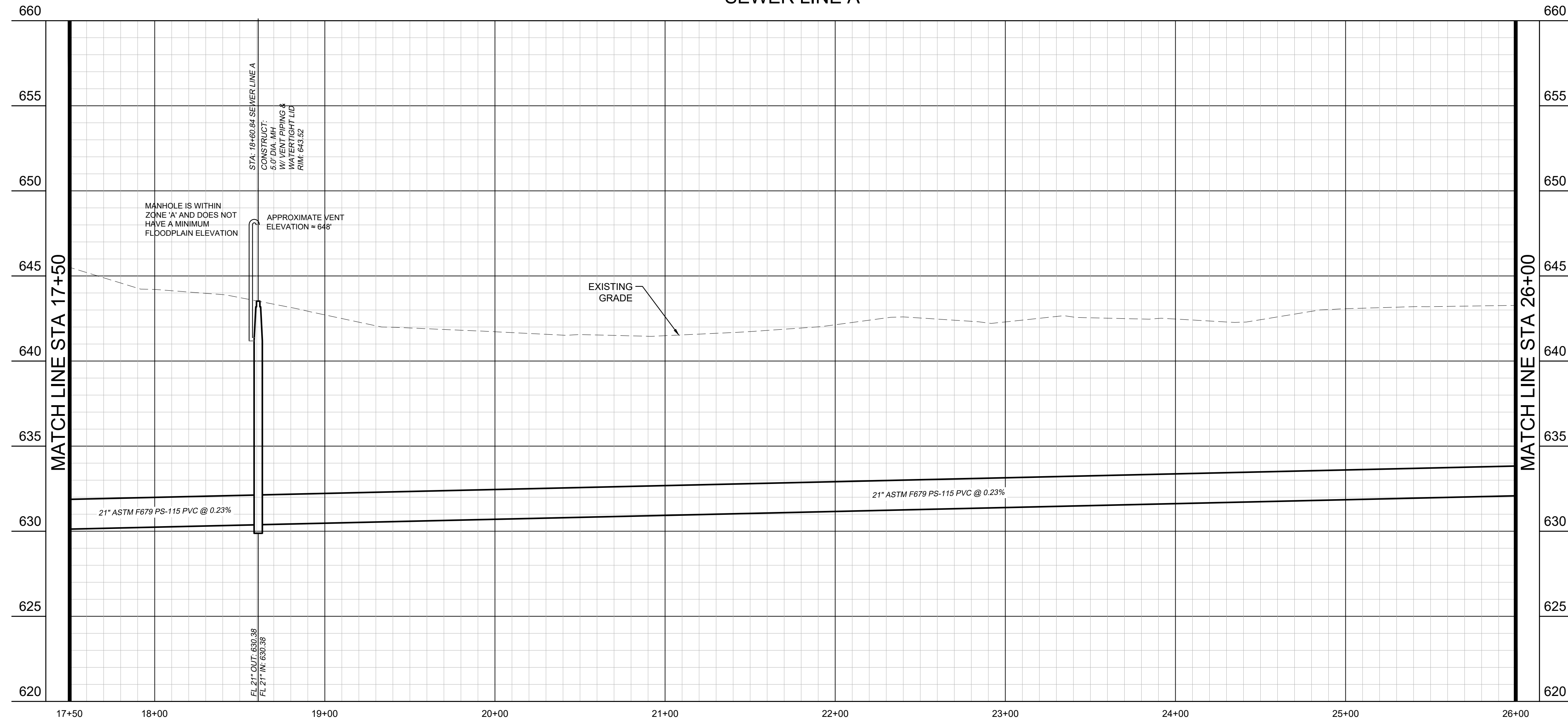


	DATE
	REVISIONS
	No.
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SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH	SEWER PLAN AND PROFILE
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	
DATE 06/11/25 PROJECT NO. 063248015 SHEET NUMBER C13.03	

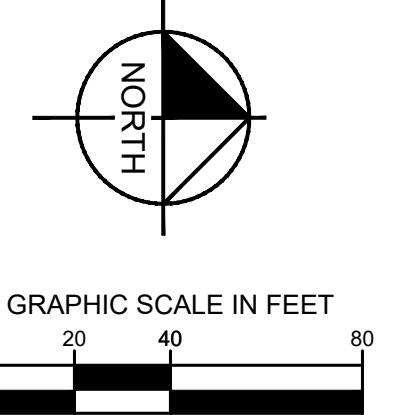
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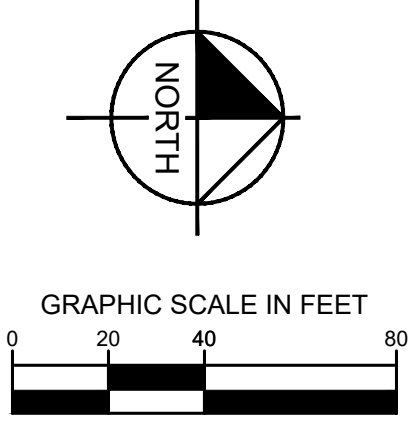
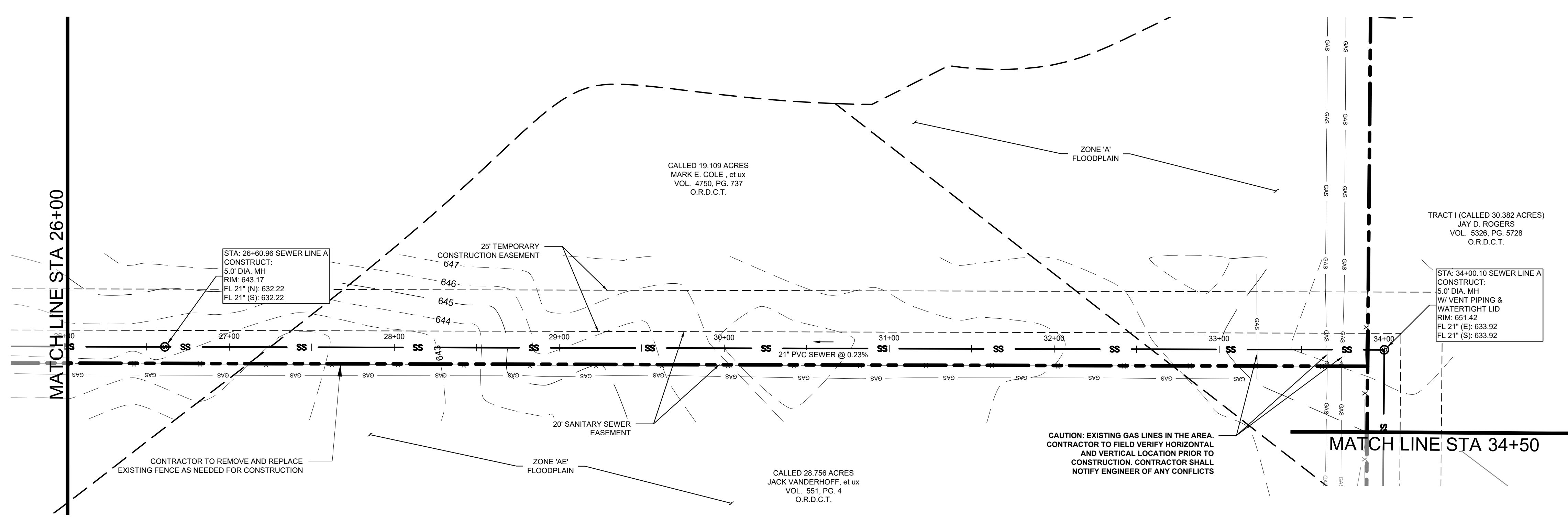
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SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH	SEWER PLAN AND PROFILE
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	
DATE 06/11/25	PROJECT NO. 063248015
SHEET NUMBER C13.04	
	REVISIONS No. DATE

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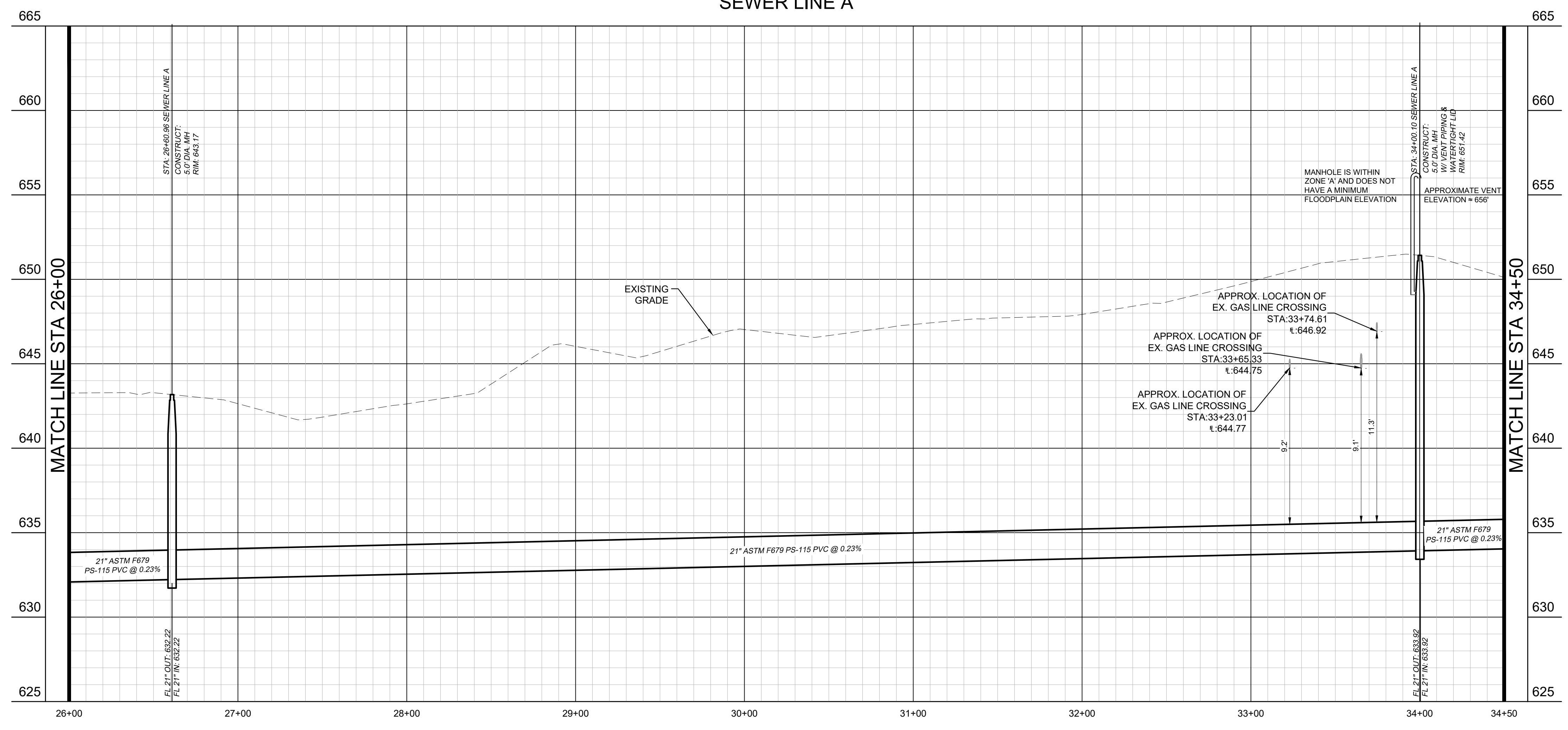


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DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C13.05

SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS

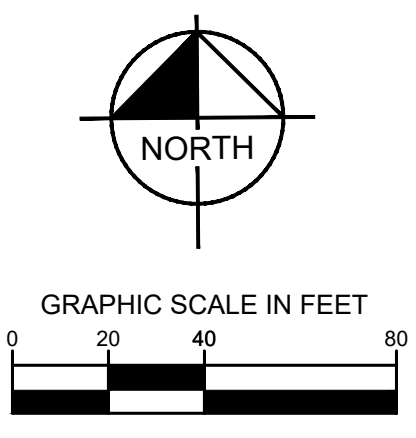
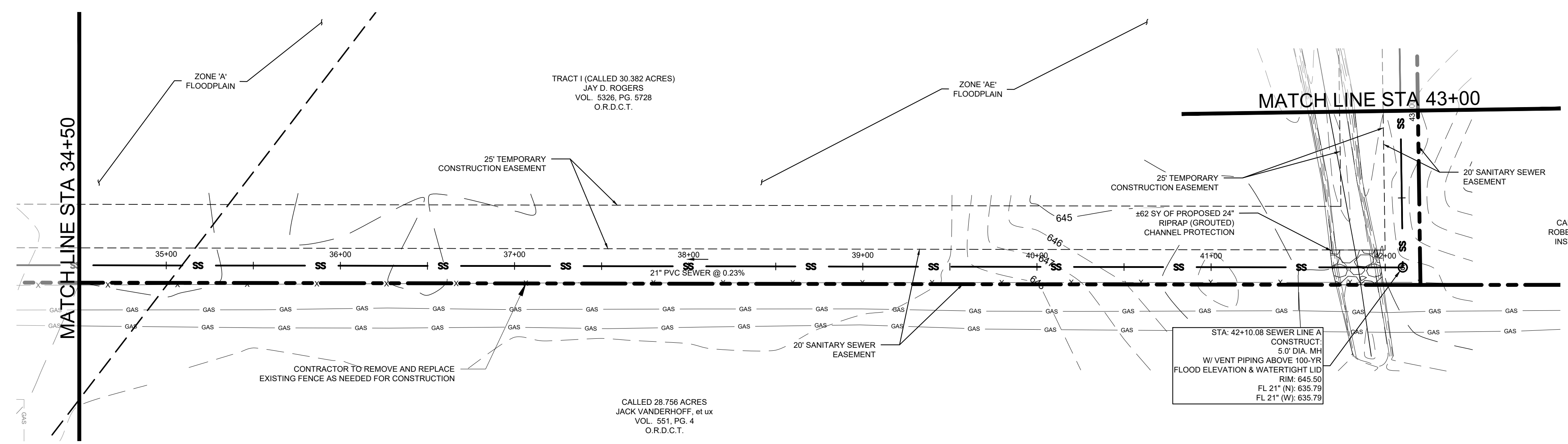
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STATE OF TEXAS
 JOHN HALE
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 LICENSED PROFESSIONAL ENGINEER
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SCALE AS SHOWN	DESIGNED BY	JNC
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No.	REVISIONS	DATE

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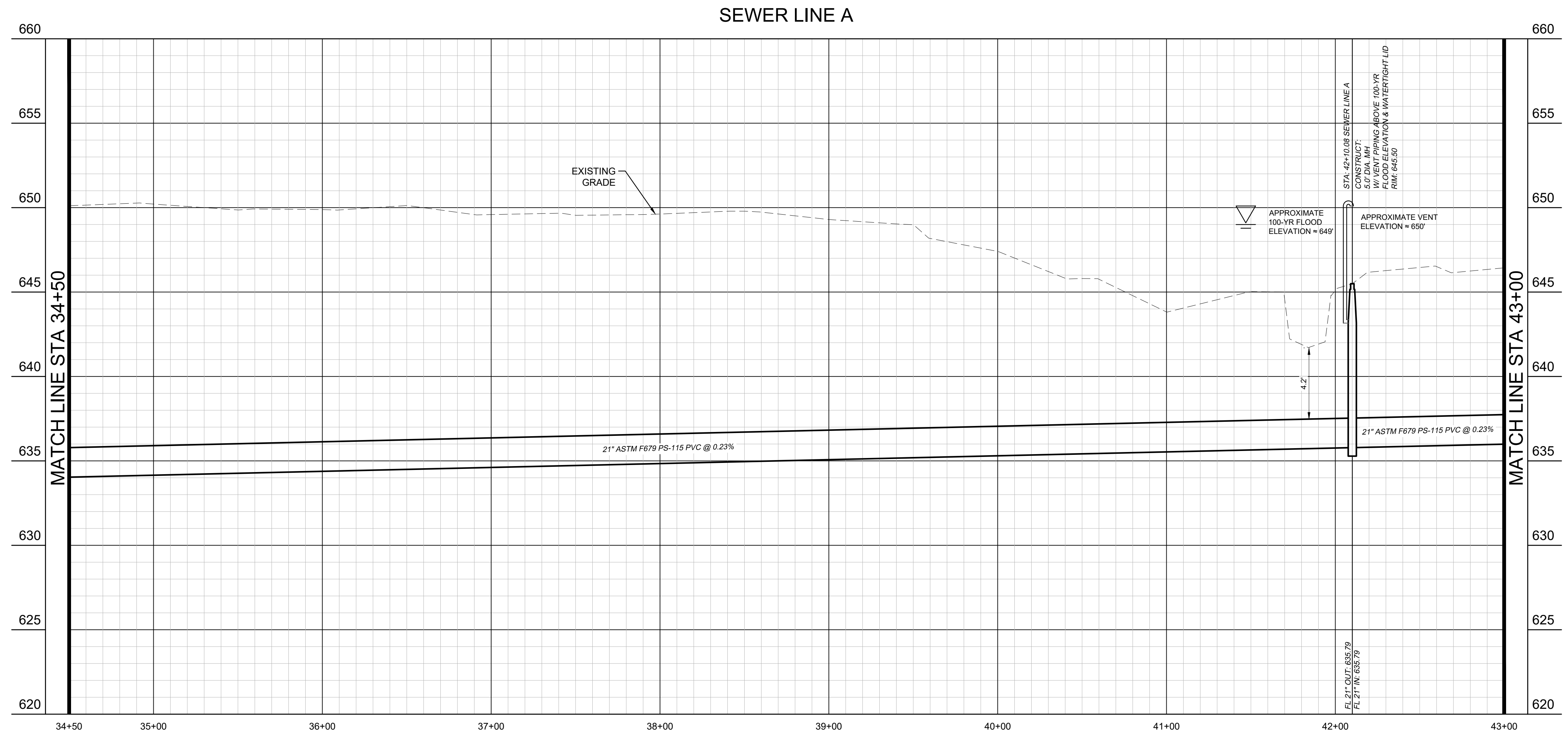


LEGEND

- PROPERTY LINE
- - - PROPOSED EASEMENT
- SS --- PROPOSED SANITARY SEWER LINE
- OP --- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- - - EXISTING FLOODPLAIN
- ABANDON IN PLACE
- ⊙ PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SAN. SWR. MANHOLE
- ⊙ EXISTING SIGN
- ▨ REMOVE AND REPLACE GRAVEL DRIVE
- ▨ PAVEMENT IMPROVEMENTS PER MASCH BRANCH ROAD PLANS BY KIMLEY-HORN

- UTILITY NOTES**
- REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
 - REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
 - MANHOLES 20' OR GREATER IN DEPTH SHALL BE MONOLITHICALLY PRECAST FIBERGLASS.
 - CONTRACTOR SHALL INSTALL VENT 1' ABOVE 100-YEAR FLOOD ELEVATION PER CITY OF DENTON DETAILS.
 - CONTRACTOR SHALL MATCH MANHOLE LID TO FINISHED GRADE.

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



BENCHMARKS

BM #61 - "⊙" SET, on concrete curb located ±47 feet northwest from intersection of N. Masch Branch Road and Hampton Road. Elevation: 676.76'

Site Benchmark - "⊙" SET, on concrete curb located ±950 feet north of W. University Drive (US Hwy 380) and ± 984 feet west of N. Masch Branch Road in entrance of Fisher 59 Food Supply. Elevation: 669.09'

Site Benchmark - "⊙" SET, on southeast corner of concrete curb inlet located ± 850 feet west of intersection at N. Masch Branch Road and W. University Drive (U.S. Hwy 380). Elevation: 6658.86'



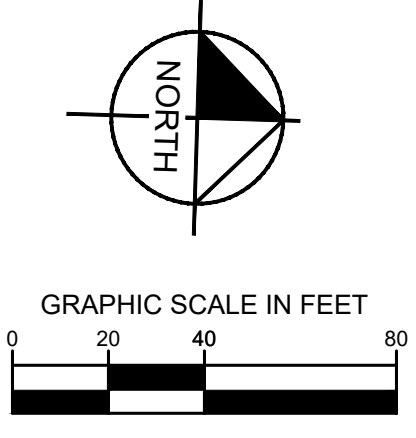
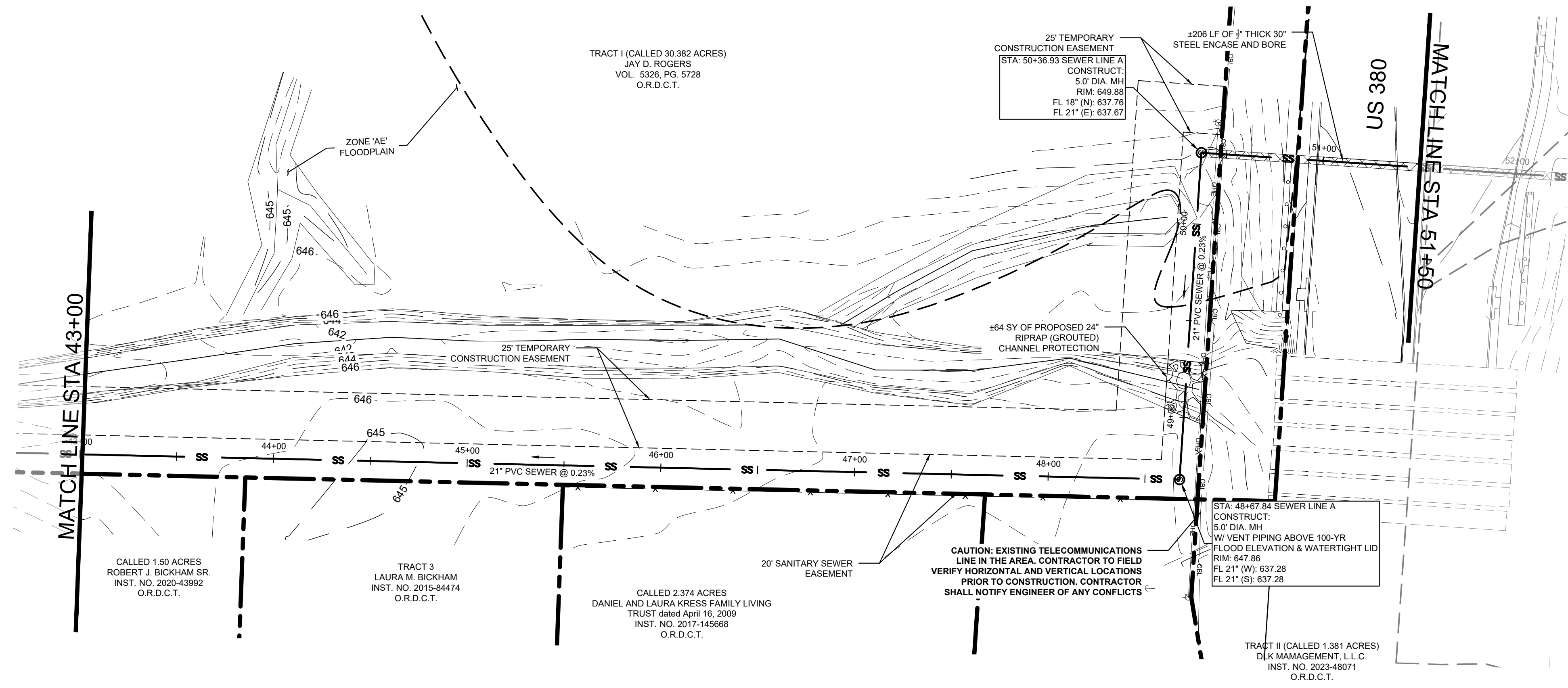
DESIGNED BY	JNC	DATE	06/11/25
DRAWN BY	JNC	PROJECT NO.	063248015
CHECKED BY	JTH	SHEET NUMBER	C13.06

SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS

Kimley»Horn
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-355-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Browning, Mason Date: June 11, 2025 08:27:10am File Path: K:\Yr... \063248015 - baker tract offsite sewer\CAD\plansheets\C-SWR - P&P.dwg
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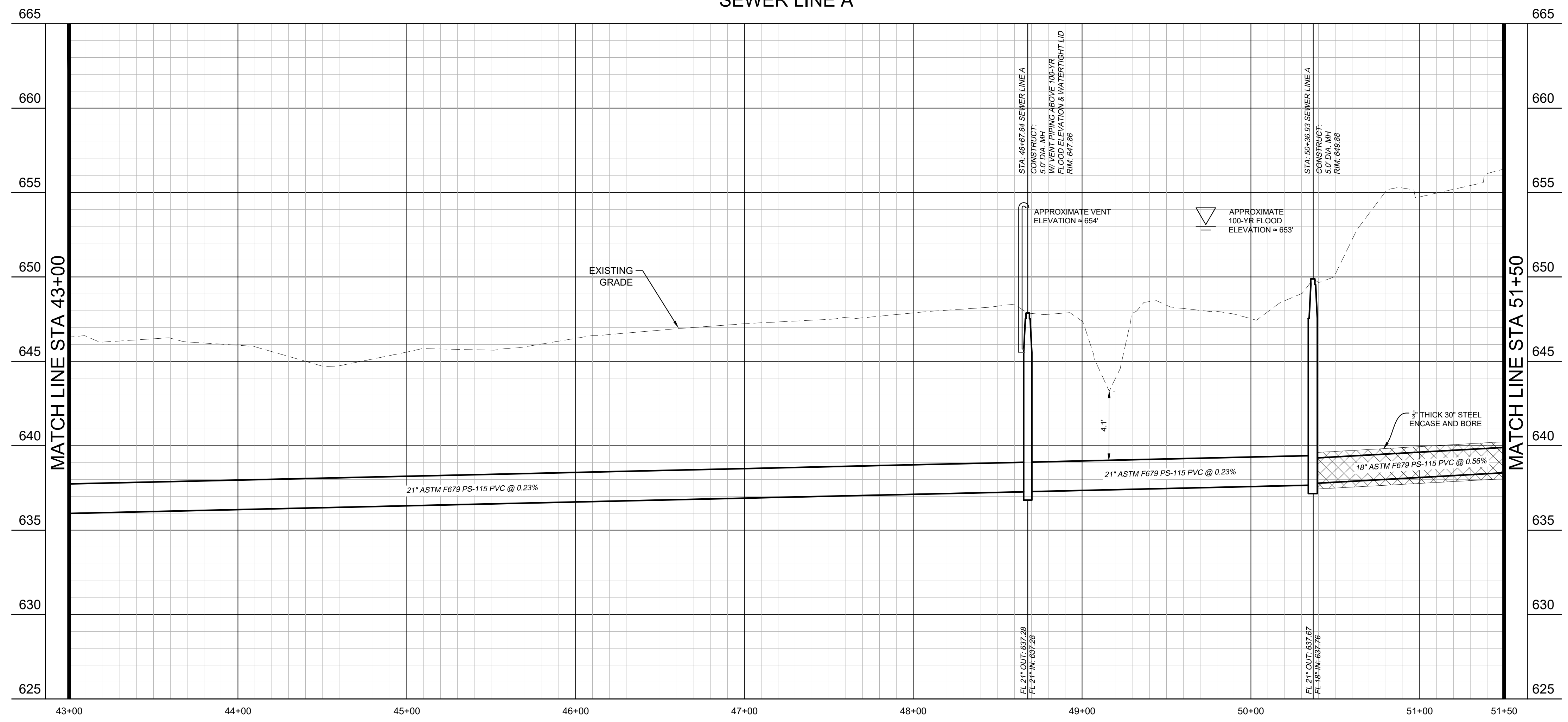
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SEWER LINE A

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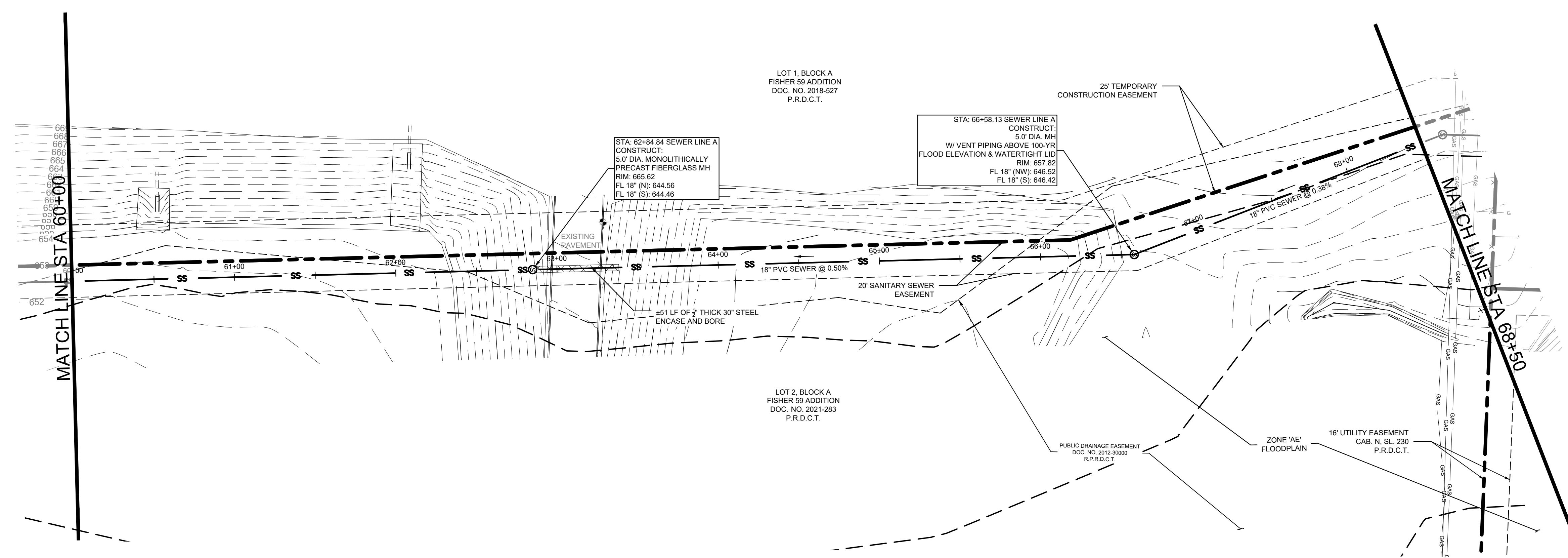
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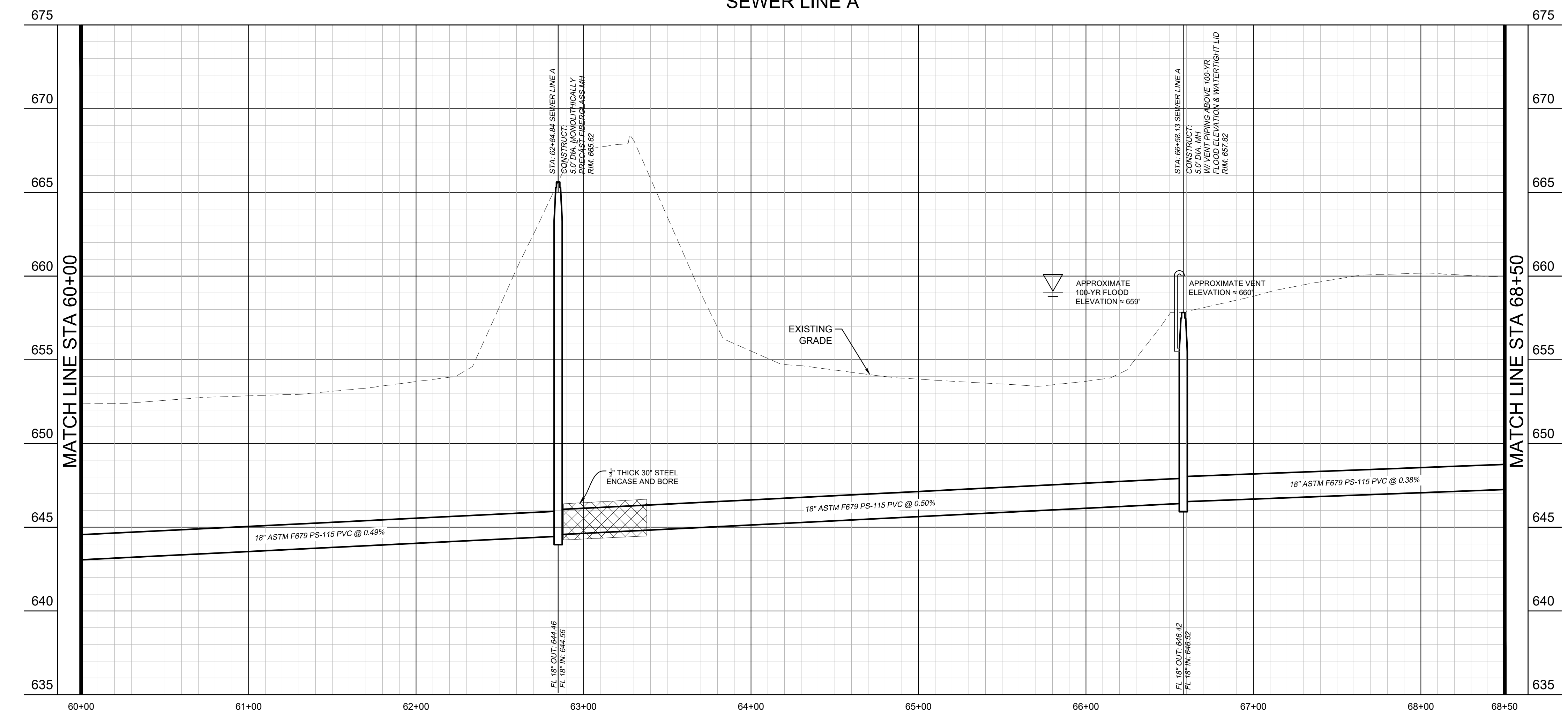


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<p>SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH</p>	<p>SEWER PLAN AND PROFILE</p>						
<p>BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS</p>	<p>DATE: 06/11/25 PROJECT NO.: 063248015 SHEET NUMBER: C13.07</p>						
<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE				<p>DATE</p>
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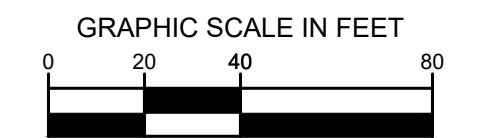
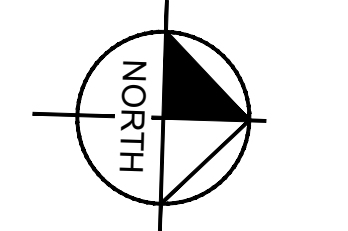
Plotted By: Browning, Mason Date: June 11, 2025 08:38:09am File Path: K:\Vri...chil\063248015 - baker tract offsite sewer\CAD\plansheets\C-SWR - P&P.dwg
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SEWER LINE A



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



LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FLOODPLAIN
	ABANDON IN PLACE
	PROPOSED SANITARY SEWER MANHOLE (SS MH)
	PROPOSED DOUBLE CLEAN-OUT
	PROPOSED CLEAN-OUT
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	EXISTING SAN. SWR. MANHOLE
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	REMOVE AND REPLACE GRAVEL DRIVE
	PAVEMENT IMPROVEMENTS PER MASCH BRANCH ROAD PLANS BY KIMLEY-HORN

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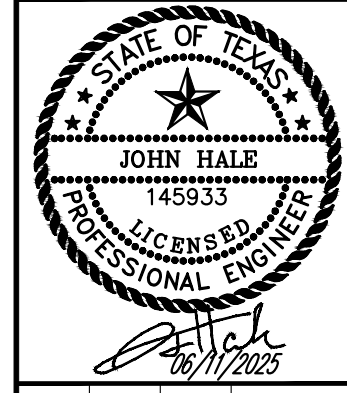
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No.	REVISIONS	DATE

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 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
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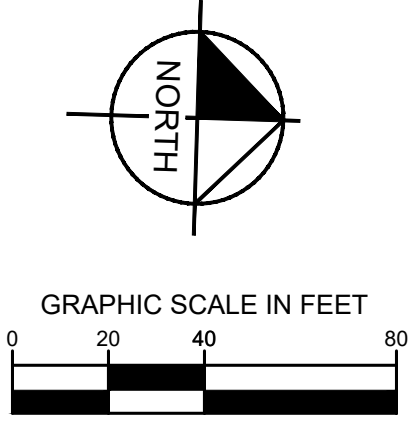
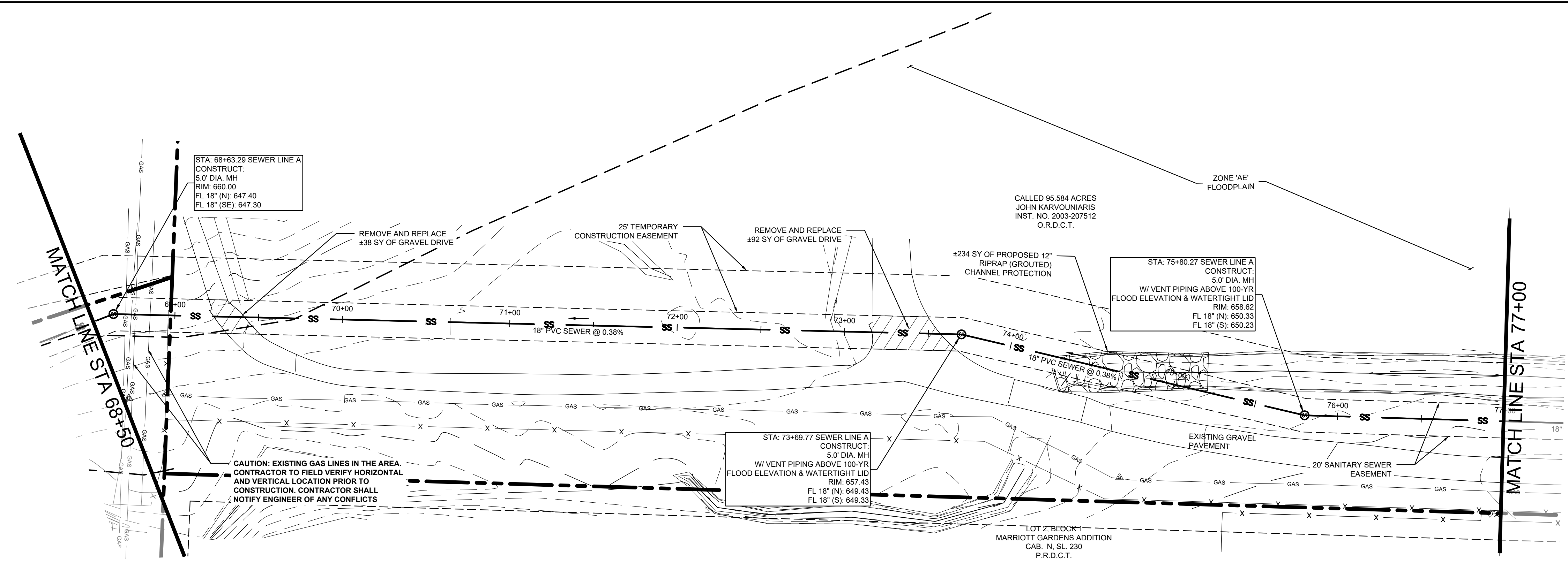
SCALE AS SHOWN	DESIGNED BY	CHECKED BY
JNC	JNC	JTH
DRAWN BY	JNC	

SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS

DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C13.09

Plotted By: Browning, Mason. Date: June 11, 2025. 08:38:41am. File Path: K:\Yr1_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-SWR - P&P.dwg
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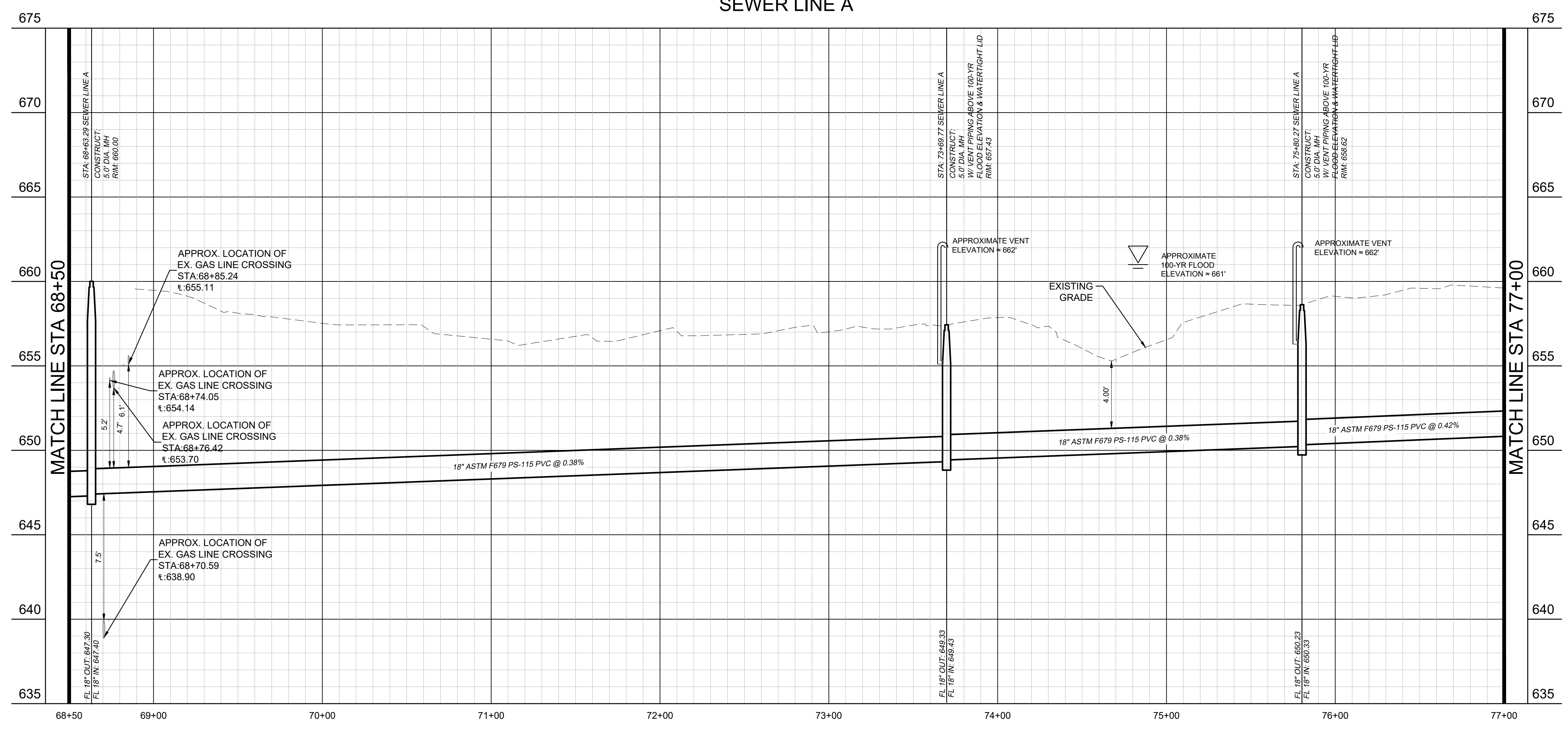


LEGEND

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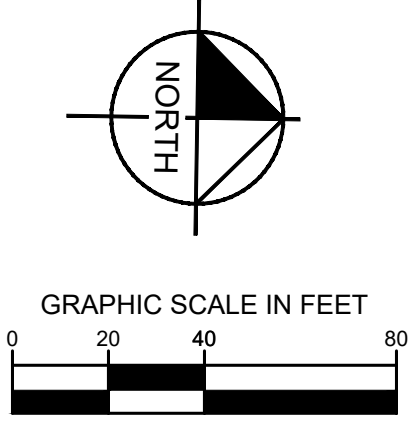
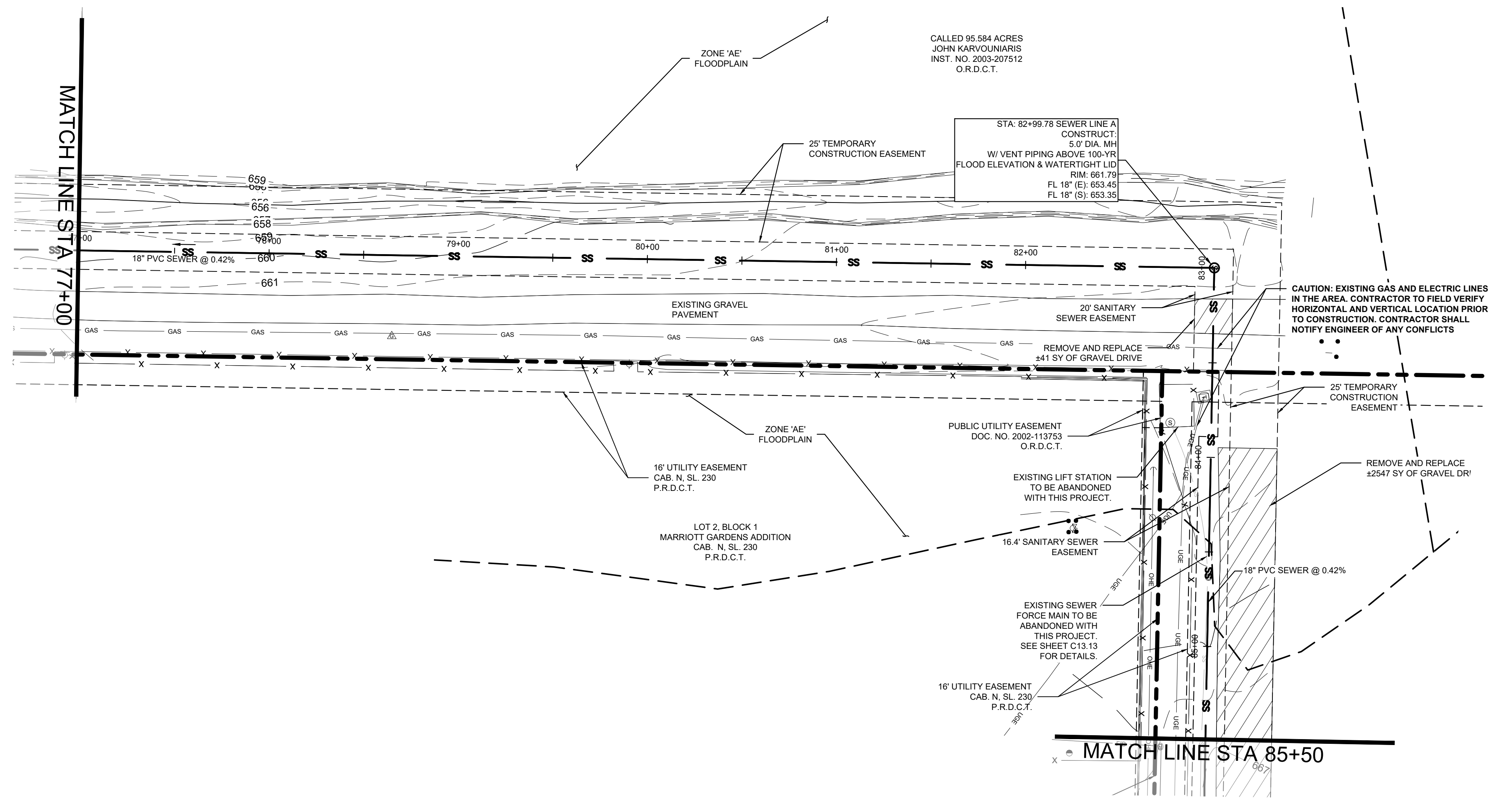
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<p>SCALE AS SHOWN</p>	<p>DESIGNED BY</p>
<p>JNC</p>	<p>DRAWN BY</p>
<p>JNC</p>	<p>CHECKED BY</p>
<p>JTH</p>	<p>JTH</p>
<p>SEWER PLAN AND PROFILE</p>	
<p>BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS</p>	
<p>DATE</p>	<p>06/11/25</p>
<p>PROJECT NO.</p>	<p>063248015</p>
<p>SHEET NUMBER</p>	<p>C13.10</p>
<p>REVISIONS</p>	<p>DATE</p>

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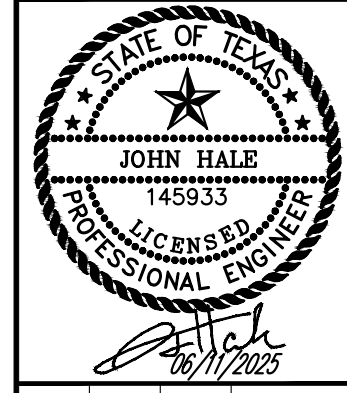
LEGEND

---	PROPERTY LINE
- - - -	PROPOSED EASEMENT
SS	PROPOSED SANITARY SEWER LINE
OP	EXISTING OVERHEAD POWER LINE
CBL	EXISTING CABLE LINE
GL	EXISTING GAS LINE
WL	EXISTING WATER LINE
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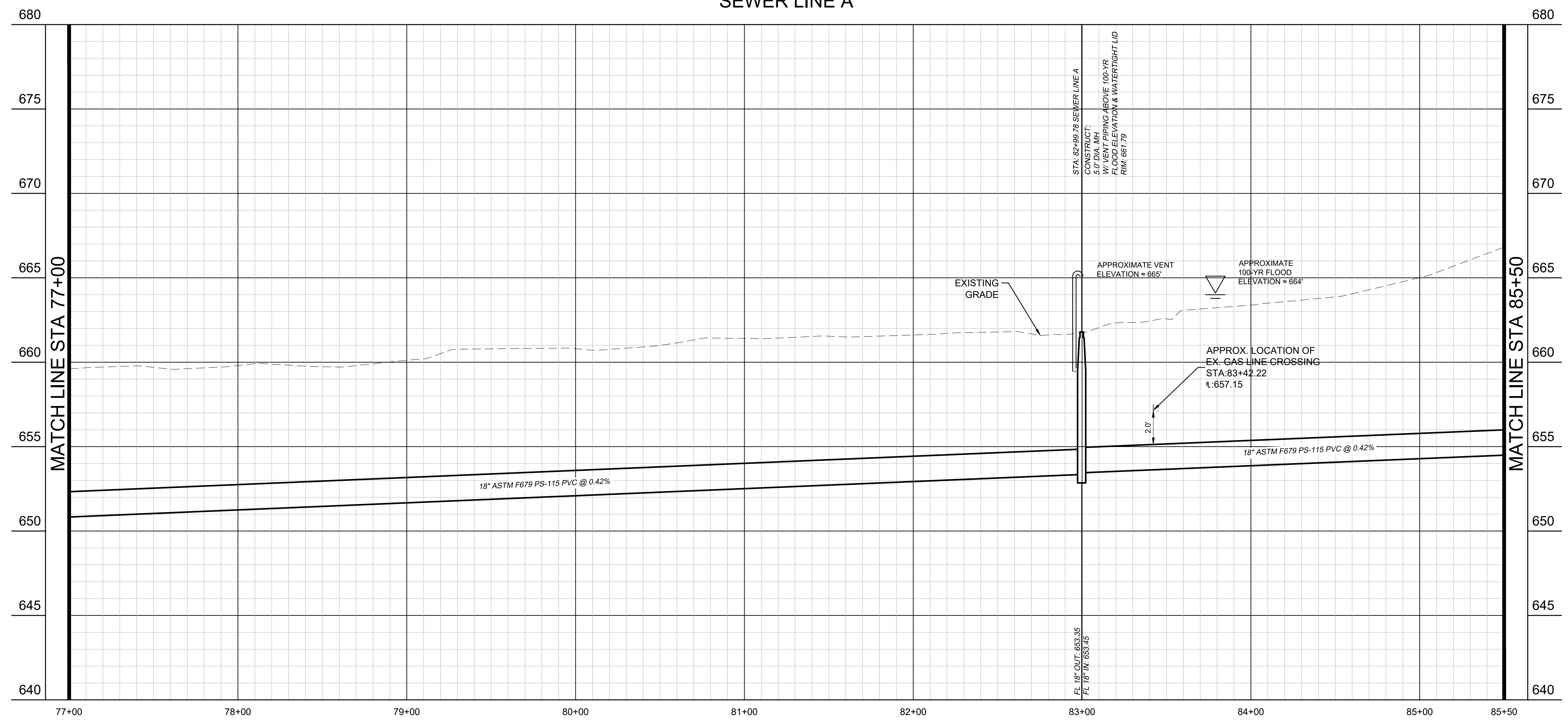
No.	REVISIONS	DATE

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 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928



SCALE AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

**SEWER LINE A**



**PROFILE SCALE**  
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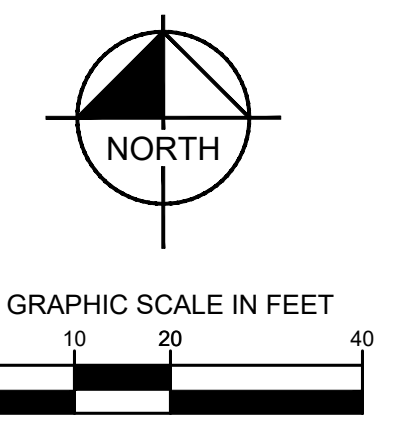
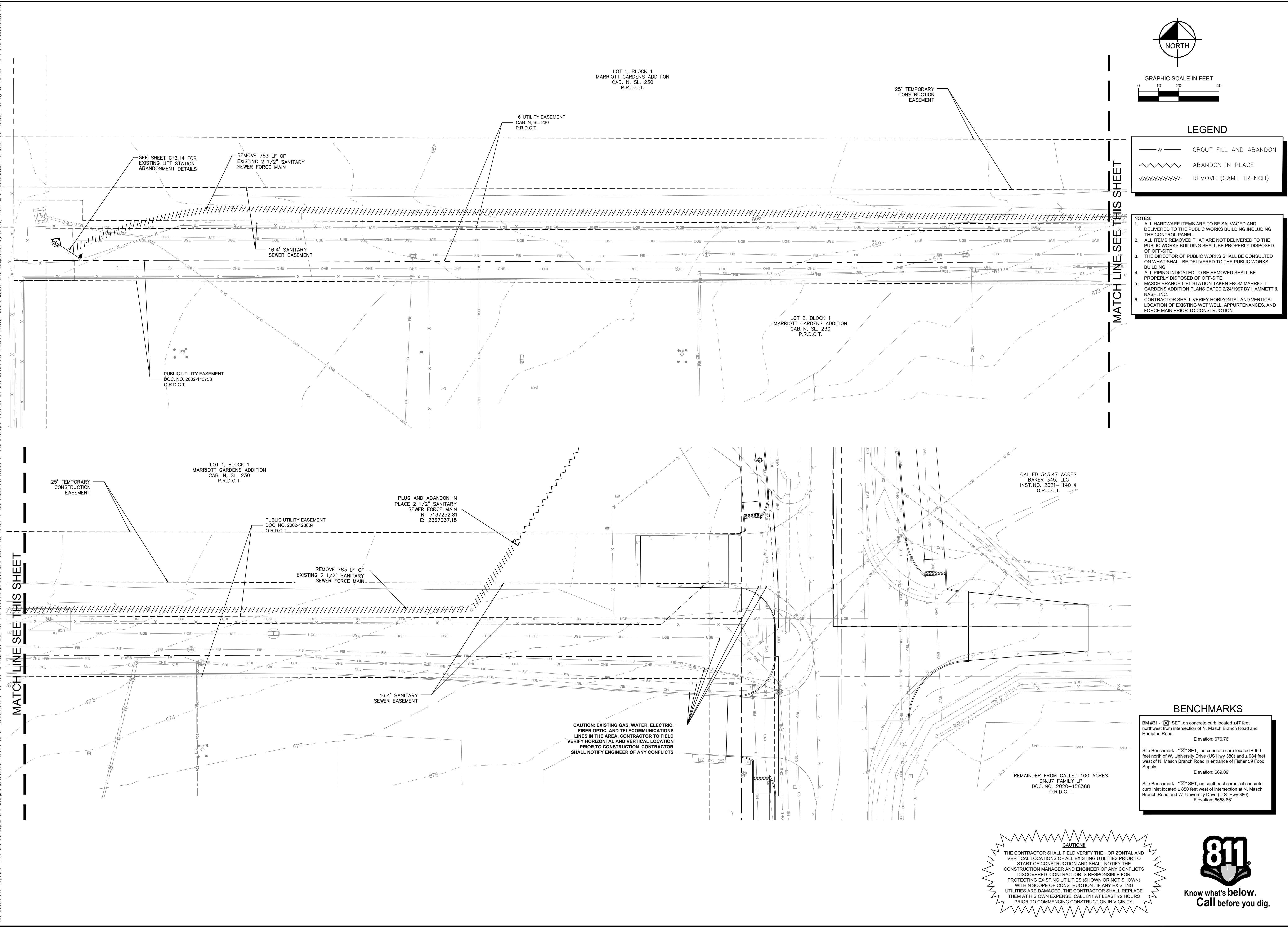
**SEWER PLAN AND PROFILE**

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

DATE: 06/11/25  
 PROJECT NO.: 063248015  
 SHEET NUMBER: C13.11



Plotted By: Browning, Mason Date: June 11, 2025 08:40:06am File Path: \\k:\proj\civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-13.dwg



**LEGEND**

	GROUT FILL AND ABANDON
	ABANDON IN PLACE
	REMOVE (SAME TRENCH)

- NOTES:**
- ALL HARDWARE ITEMS ARE TO BE SALVAGED AND DELIVERED TO THE PUBLIC WORKS BUILDING INCLUDING THE CONTROL PANEL.
  - ALL ITEMS REMOVED THAT ARE NOT DELIVERED TO THE PUBLIC WORKS BUILDING SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - THE DIRECTOR OF PUBLIC WORKS SHALL BE CONSULTED ON WHAT SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.
  - ALL PIPING INDICATED TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - MASCH BRANCH LIFT STATION TAKEN FROM MARRIOTT GARDENS ADDITION PLANS DATED 2/24/1997 BY HAMMETT & NASH, INC.
  - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING WET WELL, APPURTENANCES, AND FORCE MAIN PRIOR TO CONSTRUCTION.

**BENCHMARKS**

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**CAUTION!**  
 THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.



DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C13.13
REVISIONS	
No.	
DATE	

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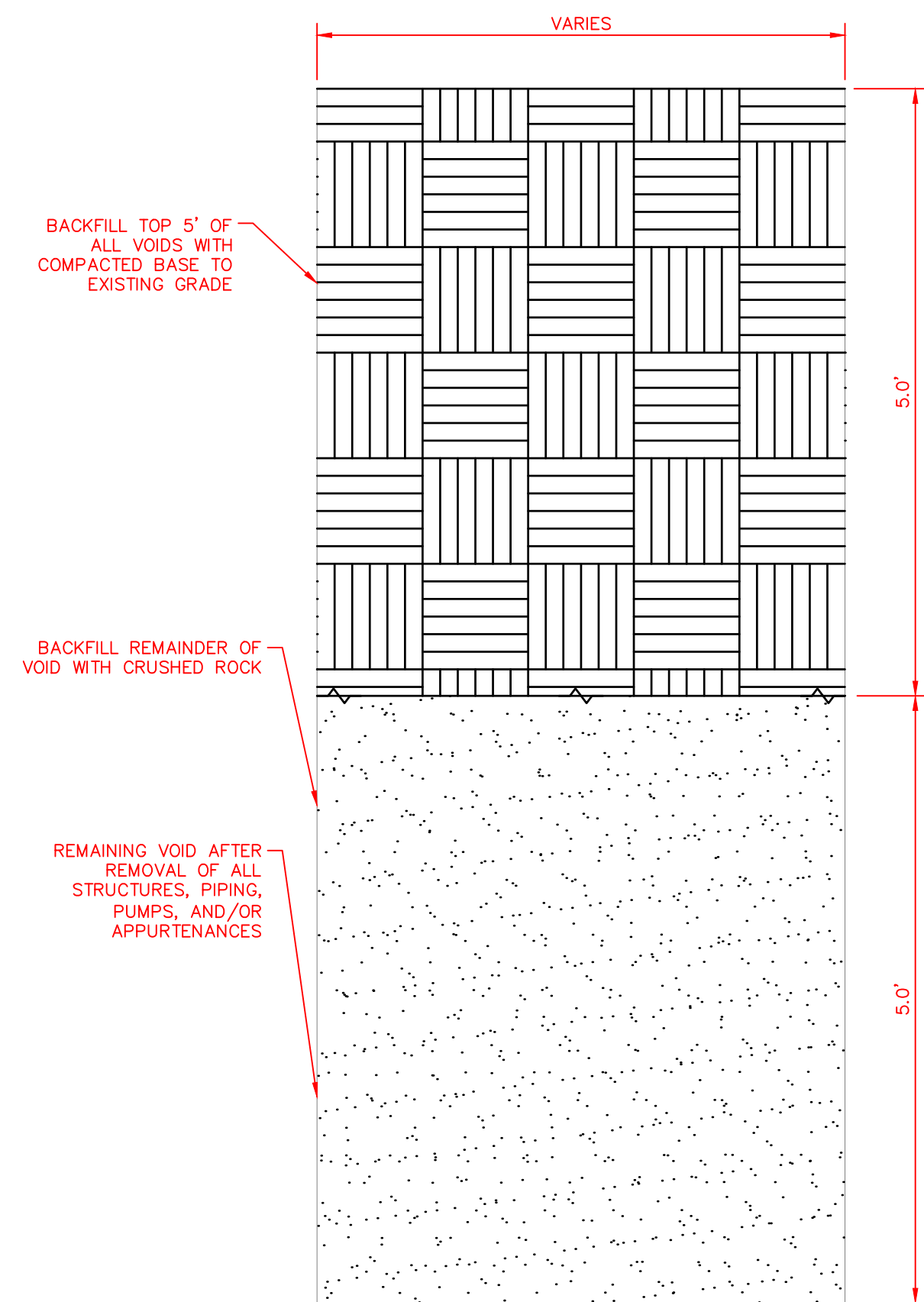
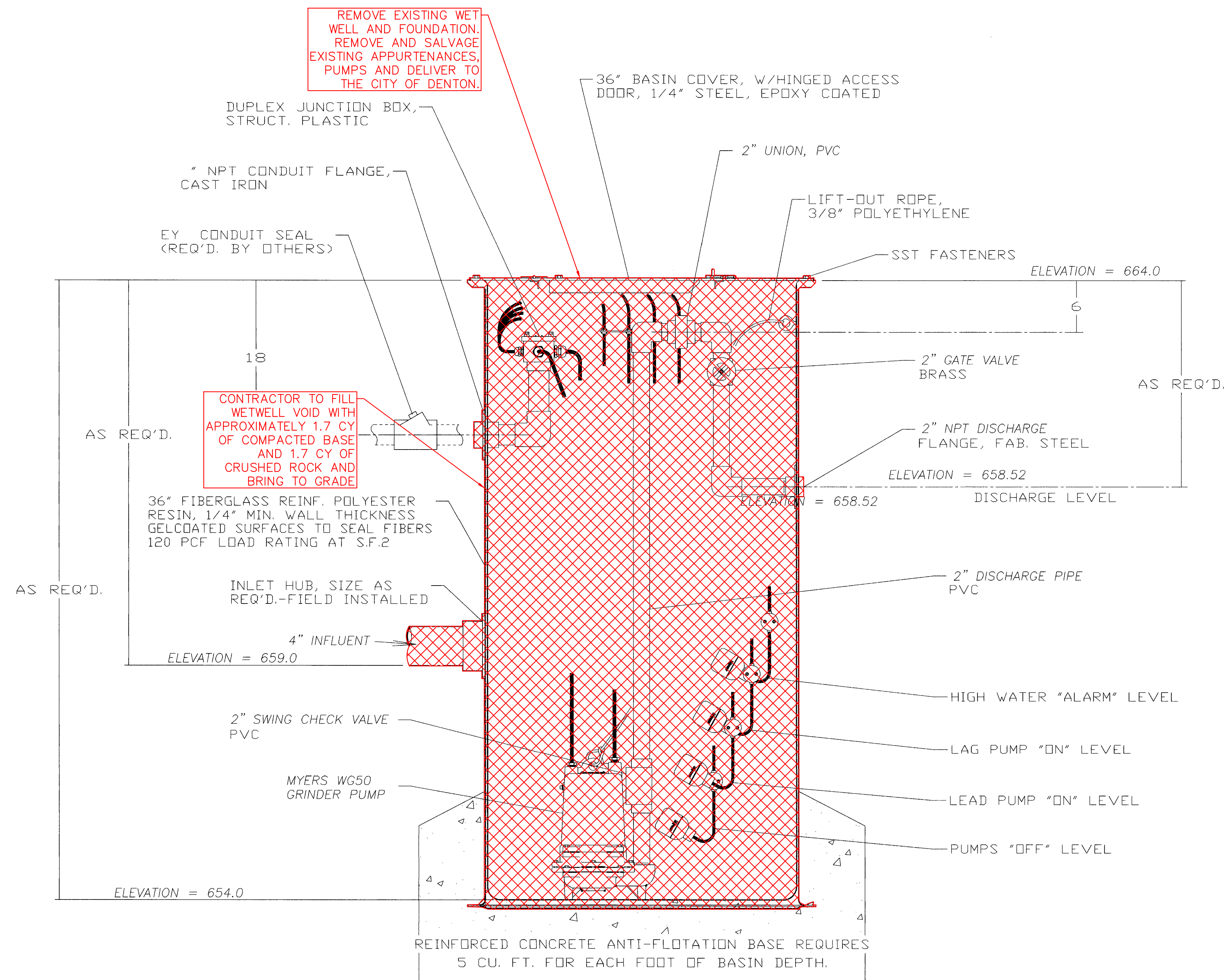
**STATE OF TEXAS**  
 JOHN HALE  
 145833  
 LICENSED PROFESSIONAL ENGINEER  
 06/11/2025

**SCALE**  
 AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

**LIFT STATION ABANDONMENT & SALVAGE PLAN**

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

Plotted By: Browning, Mason Date: June 11, 2025 08:40:16am File Path: K:\Yr... \063248015 - baker_tract_offsite_sewer\CAD\plansheets\C-Demo.dwg  
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1  
C13.14

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**CAUTION!**

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.



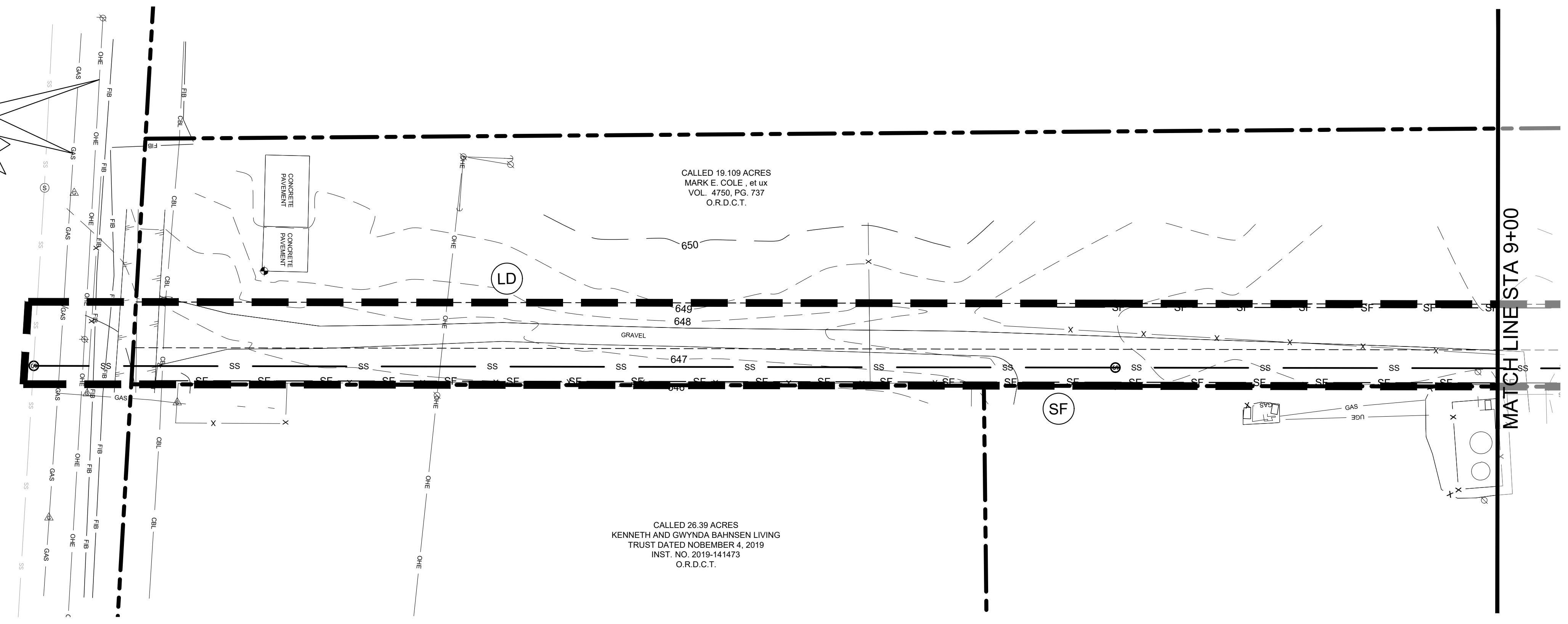
**SECTION A**  
SCALE: 1/8" = 1'

 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-355-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH	REVISIONS No. _____ DATE _____
<b>LIFT STATION &amp; ABANDONMENT &amp; SALVAGE PLAN</b>	
<b>BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS</b>	
DATE: 06/11/25 PROJECT NO.: 063248015 SHEET NUMBER: C13.14	

Plotted By: Browning, Mason Date: June 11, 2025 08:40:36am File Path: K:_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Erosion.dwg  
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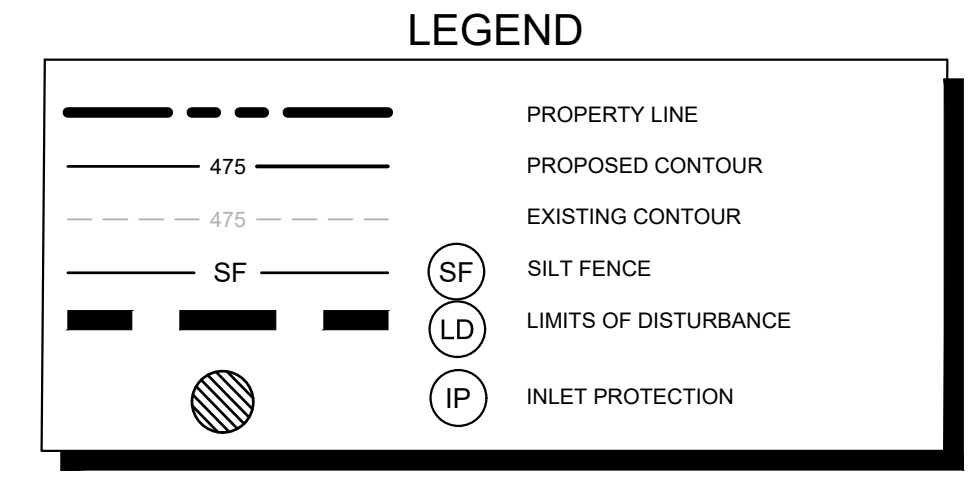
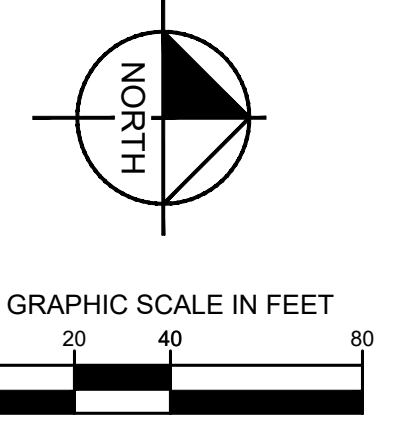
**CAUTION!!**  
 EXISTING UTILITIES TO REMAIN.  
 CONTRACTOR SHALL FIELD VERIFY  
 LOCATIONS AND ELEVATIONS PRIOR  
 TO CONSTRUCTION.

CALLED 340.469 NET ACRES  
 CITY OF DENTON, TEXAS  
 INST. NO. 2016-143882  
 O.R.D.C.T.



CALLED 19.109 ACRES  
 MARK E. COLE, et ux  
 VOL. 4750, PG. 737  
 O.R.D.C.T.

CALLED 26.39 ACRES  
 KENNETH AND GWYNDA BAHNSEN LIVING  
 TRUST DATED NOVEMBER 4, 2019  
 INST. NO. 2019-141473  
 O.R.D.C.T.



CONTRACTOR TO RESTORE GRADE TO EXISTING  
 CONDITIONS AFTER INSTALLATION OF SEWER LINE

**EROSION CONTROL  
 SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
  2. BEGIN CLEARING AND GRADING OF SITE.
  3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - LANDSCAPING AND SOIL STABILIZATION.**
1. REVEGETATE LOT AND PARKWAYS
  2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
- VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL  
 GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

**ROCK CHECK DAM:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

**CURB INLET/GRATE INLET/STORM INLET:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

**VEGETATIVE STABILIZATION REQUIREMENTS**

TEMPORARY SEEDING	SURFACE PREPARATION FOR TEMPORARY SEEDING
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.	1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
	2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
	3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.
	<b>APPLICATION</b>
	1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
	2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
	3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.
	*USE ONLY USDA CERTIFIED SEED.

TABLE 2  
 VEGETATION TABLE*

TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	3#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	9/1 - 9/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

BAKER TRACT  
 OFFSITE SEWER  
 CITY OF DENTON, TEXAS

EROSION CONTROL PLAN

DATE  
06/11/25

DESIGNED BY  
JNC

DRAWN BY  
JNC

CHECKED BY  
JTH

SCALE  
AS SHOWN

REVISIONS

DATE

SHEET NUMBER  
C17.01

PROJECT NO.  
063248015

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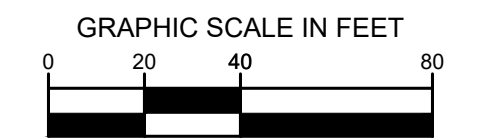
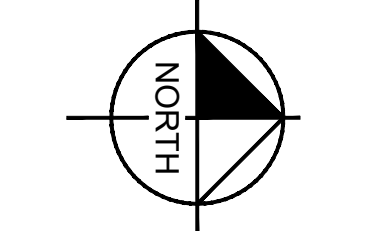
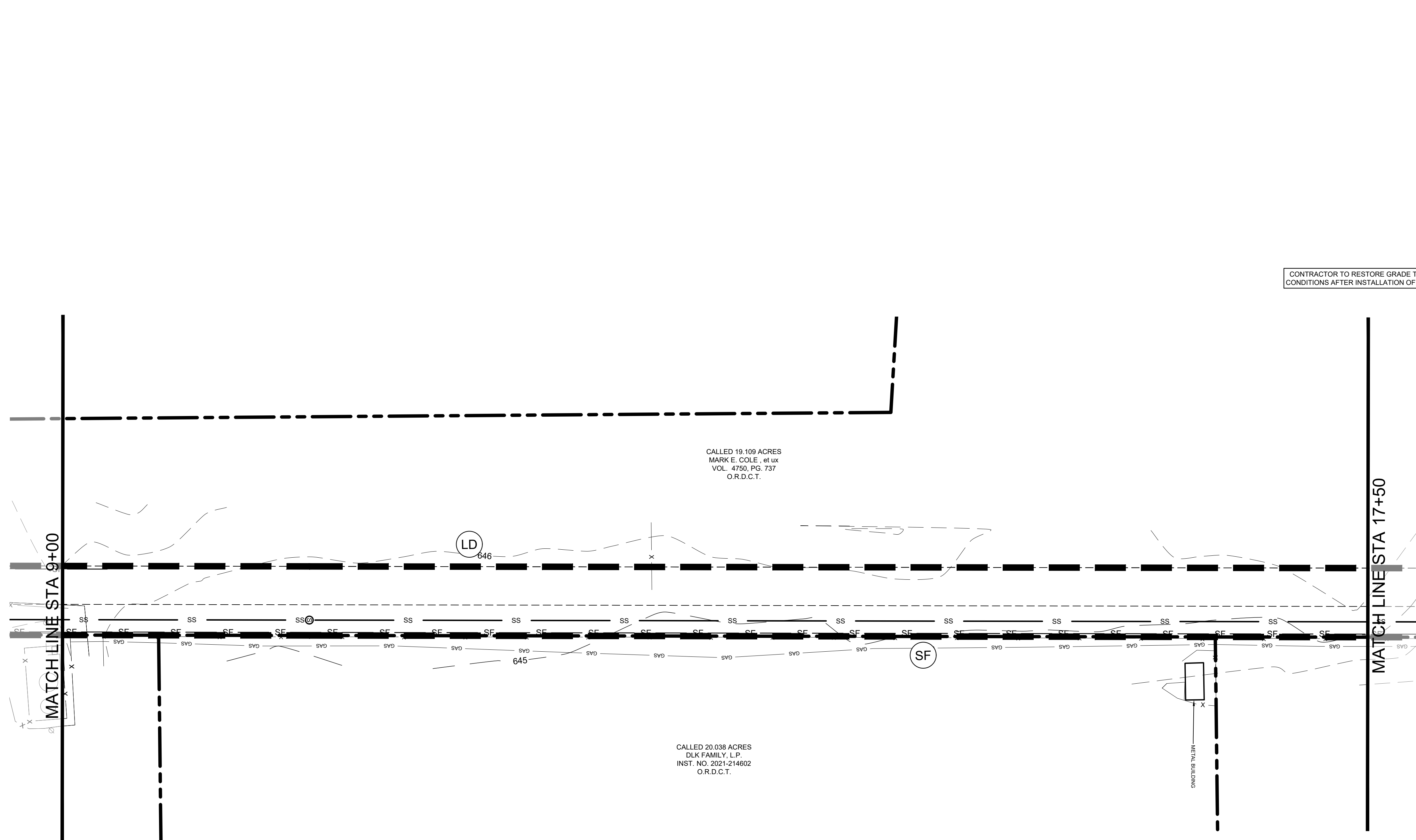
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DATE

DESIGNED BY  
JNC

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JNC

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**LEGEND**

---	PROPERTY LINE	---	PROPOSED CONTOUR
- - -	EXISTING CONTOUR	SF	SILT FENCE
---	475	LD	LIMITS OF DISTURBANCE
---	475	IP	INLET PROTECTION

CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

**EROSION CONTROL SCHEDULE AND PHASING**

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

**PHASE A - GRADING**

1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

**PHASE B - UTILITIES**

1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

**PHASE C - LANDSCAPING AND SOIL STABILIZATION.**

1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
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4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
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**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

**ROCK CHECK DAM:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

**CURB INLET/GRATE INLETWYIE INLET:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE. AND SHALL BE REPLACED AS NEEDED.

**VEGETATIVE STABILIZATION REQUIREMENTS**

TEMPORARY SEEDING	SURFACE PREPARATION FOR TEMPORARY SEEDING
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.	1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
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	3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.
	<b>APPLICATION</b>
	1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
	2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
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*USE ONLY USDA CERTIFIED SEED.

**TABLE 2  
VEGETATION TABLE***

TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	9/1 - 9/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

**Kimley»Horn**  
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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**STATE OF TEXAS**  
 JOHN HALE  
 145933  
 LICENSED PROFESSIONAL ENGINEER  
 06/17/2025

SCALE AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

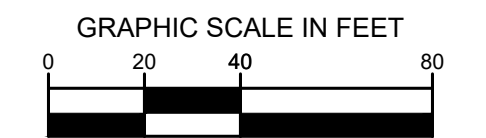
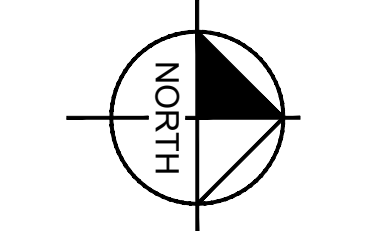
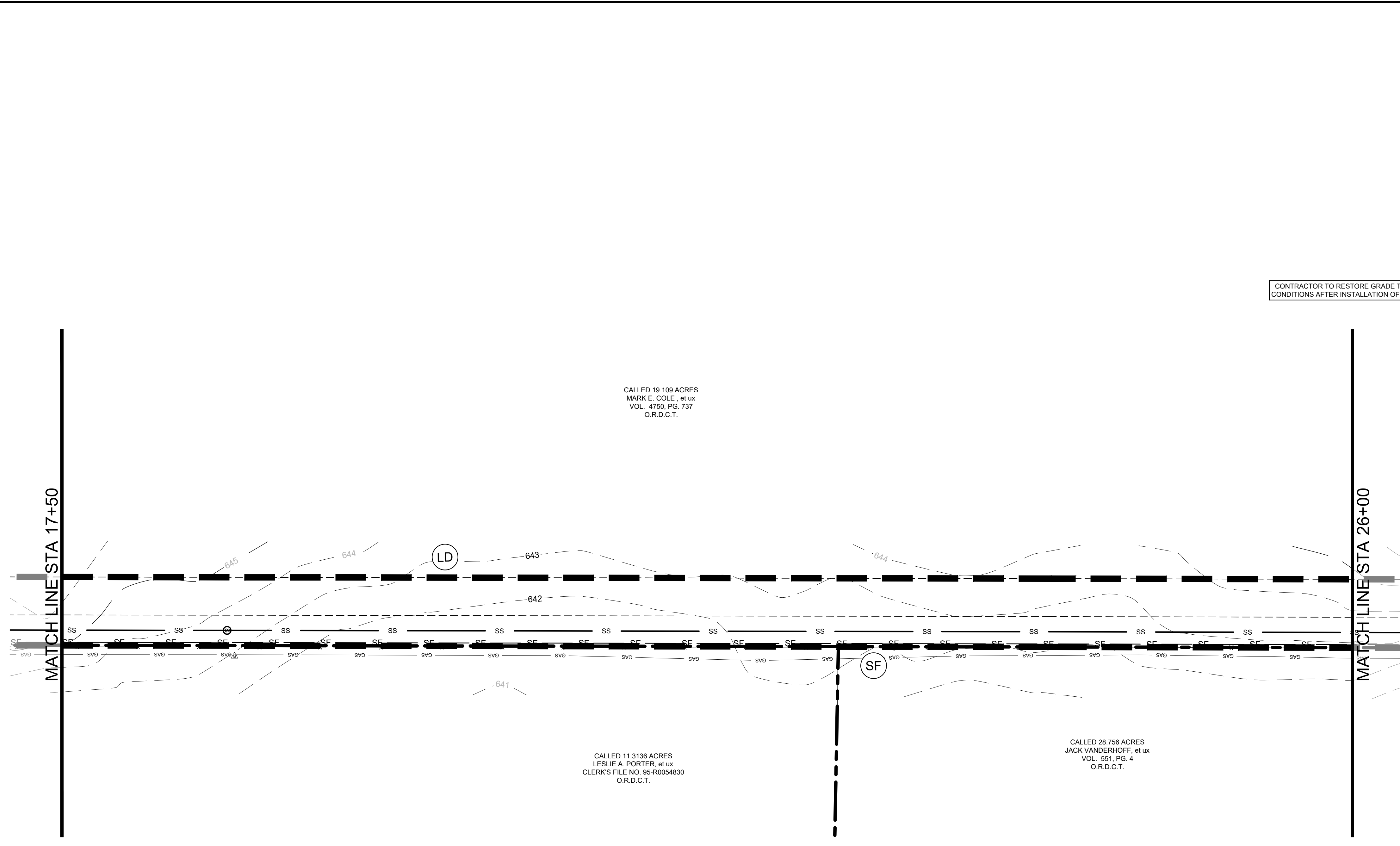
**EROSION CONTROL PLAN**

**BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS**

DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C17.02

No.	REVISIONS	DATE

Plotted By: Browning, Mason Date: June 11, 2025 08:40:56am File Path: K:_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg  
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**LEGEND**

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SILT FENCE
	LIMITS OF DISTURBANCE
	INLET PROTECTION

CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

**EROSION CONTROL SCHEDULE AND PHASING**

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

**PHASE A - GRADING**

1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

**PHASE B - UTILITIES**

1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

**PHASE C - LANDSCAPING AND SOIL STABILIZATION.**

1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.

VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE CITY. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

**ROCK CHECK DAM:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

**CURB INLET/GRATE INLETWYIE INLET:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

**VEGETATIVE STABILIZATION REQUIREMENTS**

**TEMPORARY SEEDING**

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

**TABLE 2**

TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	30#/ACRE	8/15 - 11/30
MILLET FOXTAIL	30#/ACRE	9/1 - 9/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

**SURFACE PREPARATION FOR TEMPORARY SEEDING**

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

**APPLICATION**

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

**Kimley»Horn**  
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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS  
 JOHN HALE  
 145933  
 LICENSED PROFESSIONAL ENGINEER  
 06/17/2025

SCALE AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

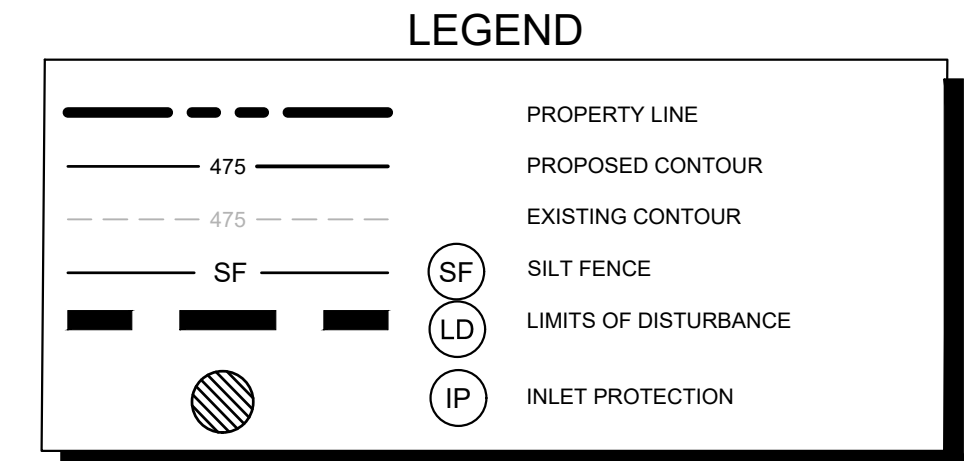
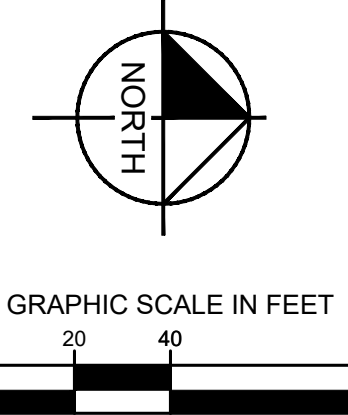
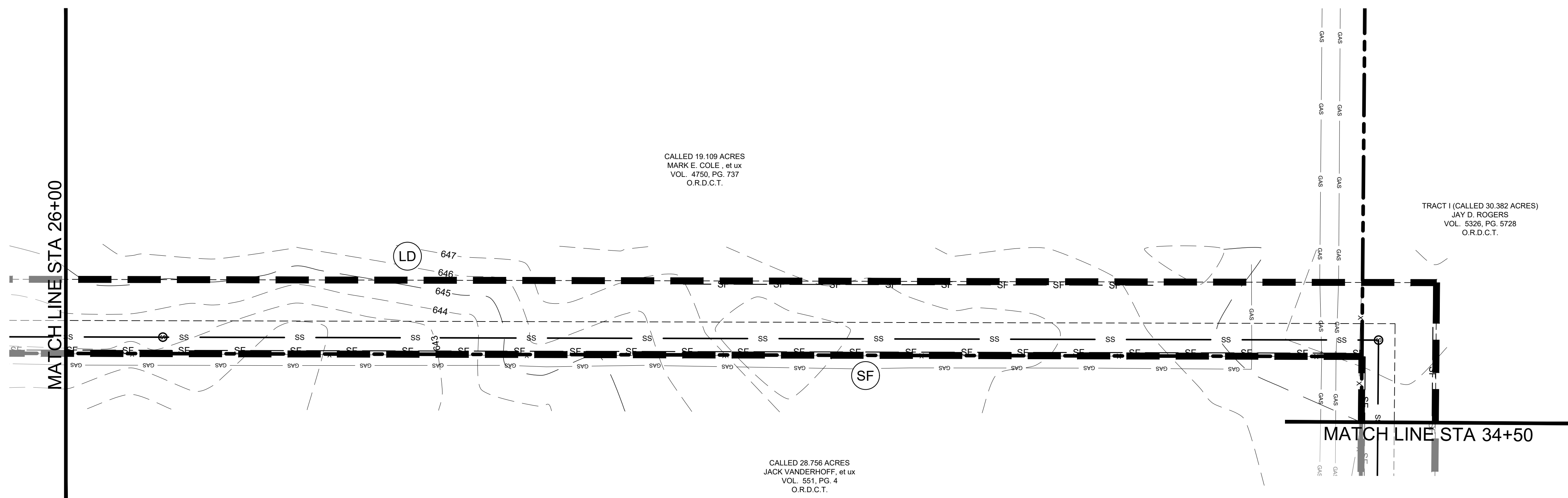
**EROSION CONTROL PLAN**

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

DATE: 06/11/25  
 PROJECT NO.: 063248015  
 SHEET NUMBER: C17.03

NO.	REVISIONS	DATE

Plotted By: Browning, Mason Date: June 11, 2025 08:41:05am File Path: K:\Vr\civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg  
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CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

**EROSION CONTROL SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
  - BEGIN CLEARING AND GRADING OF SITE.
  - SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  - INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - LANDSCAPING AND SOIL STABILIZATION**
- REVEGETATE LOT AND PARKWAYS
  - LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  - REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
- VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
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- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

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- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
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**BMP MAINTENANCE SCHEDULE**

- TEMPORARY STONE CONSTRUCTION ENTRANCE/EEXIT:**
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- SILT FENCE:**
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- ROCK CHECK DAM:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.
- CURB INLET/GRATE INLET/WYVE INLET:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

**VEGETATIVE STABILIZATION REQUIREMENTS**

TEMPORARY SEEDING	SURFACE PREPARATION FOR TEMPORARY SEEDING
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDDED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.	1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
	2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
	3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.
	<b>APPLICATION</b>
	1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
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*USE ONLY USDA CERTIFIED SEED.	

TABLE 2  
VEGETATION TABLE*

TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	9/1 - 9/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS  
 JOHN HALE  
 145933  
 LICENSED PROFESSIONAL ENGINEER  
 06/17/2025

SCALE AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

EROSION CONTROL PLAN

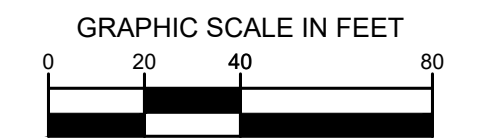
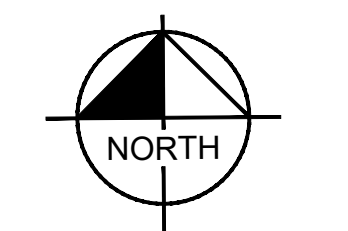
BAKER TRACT  
 OFFSITE SEWER  
 CITY OF DENTON, TEXAS

DATE 06/11/25  
 PROJECT NO. 063248015  
 SHEET NUMBER C17.04

REVISIONS

No. DATE

Plotted By: Browning, Mason Date: June 11, 2025 08:41:15am File Path: K:\Vr\c\l\063248015 - baker_tract_offsite_sewer_CAD\plansheets\C-Eros.dwg  
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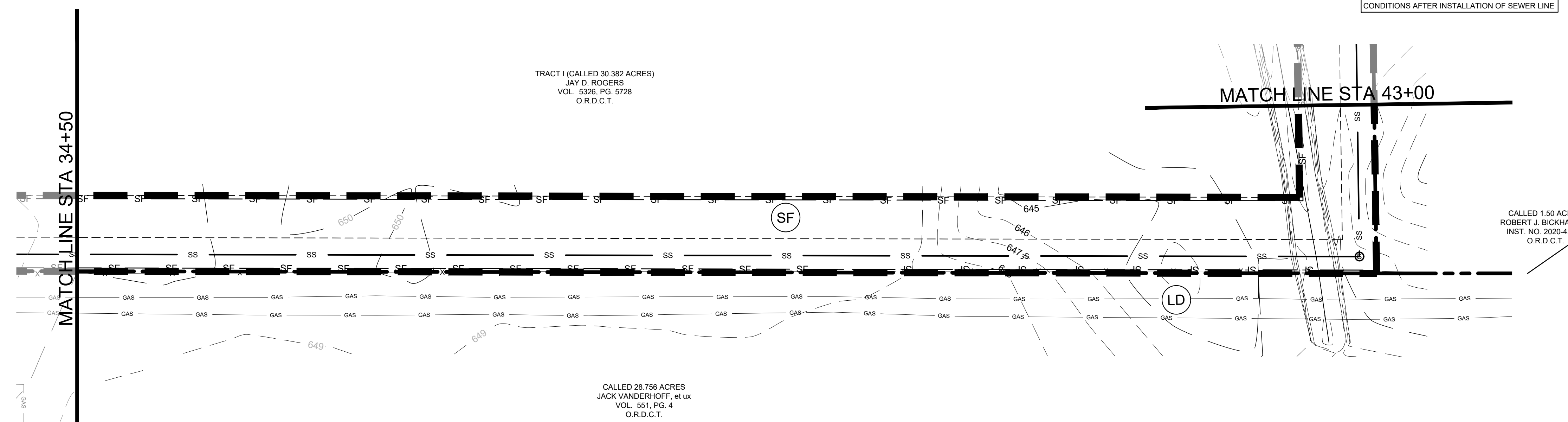


**LEGEND**

	PROPERTY LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SILT FENCE
	LIMITS OF DISTURBANCE
	INLET PROTECTION

**EROSION CONTROL SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
  2. BEGIN CLEARING AND GRADING OF SITE.
  3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - LANDSCAPING AND SOIL STABILIZATION**
1. REVEGETATE LOT AND PARKWAYS
  2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
- VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.



TRACT I (CALLED 30.382 ACRES)  
 JAY D. ROGERS  
 VOL. 5326, PG. 5728  
 O.R.D.C.T.

CALLED 1.50 ACRES  
 ROBERT J. BICKHAM SR.  
 INST. NO. 2020-43992  
 O.R.D.C.T.

CALLED 28.756 ACRES  
 JACK VANDERHOFF, et ux  
 VOL. 551, PG. 4  
 O.R.D.C.T.

**STANDARD EROSION CONTROL GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE CITY ENGINEER AND THE CITY ENGINEERING DIVISION.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

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**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

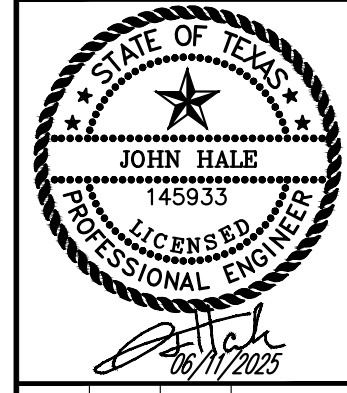
**VEGETATIVE STABILIZATION REQUIREMENTS**

TEMPORARY SEEDING	SURFACE PREPARATION FOR TEMPORARY SEEDING																		
ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.	1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING. 2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING. 3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.																		
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NO.	REVISIONS	DATE

**Kimley»Horn**

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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928



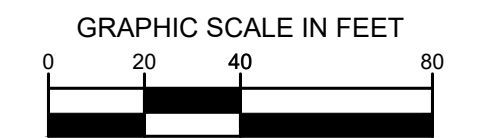
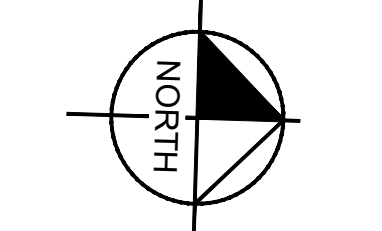
SCALE AS SHOWN	DESIGNED BY JNC	DRAWN BY JNC	CHECKED BY JTH
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**EROSION CONTROL PLAN**

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C17.05

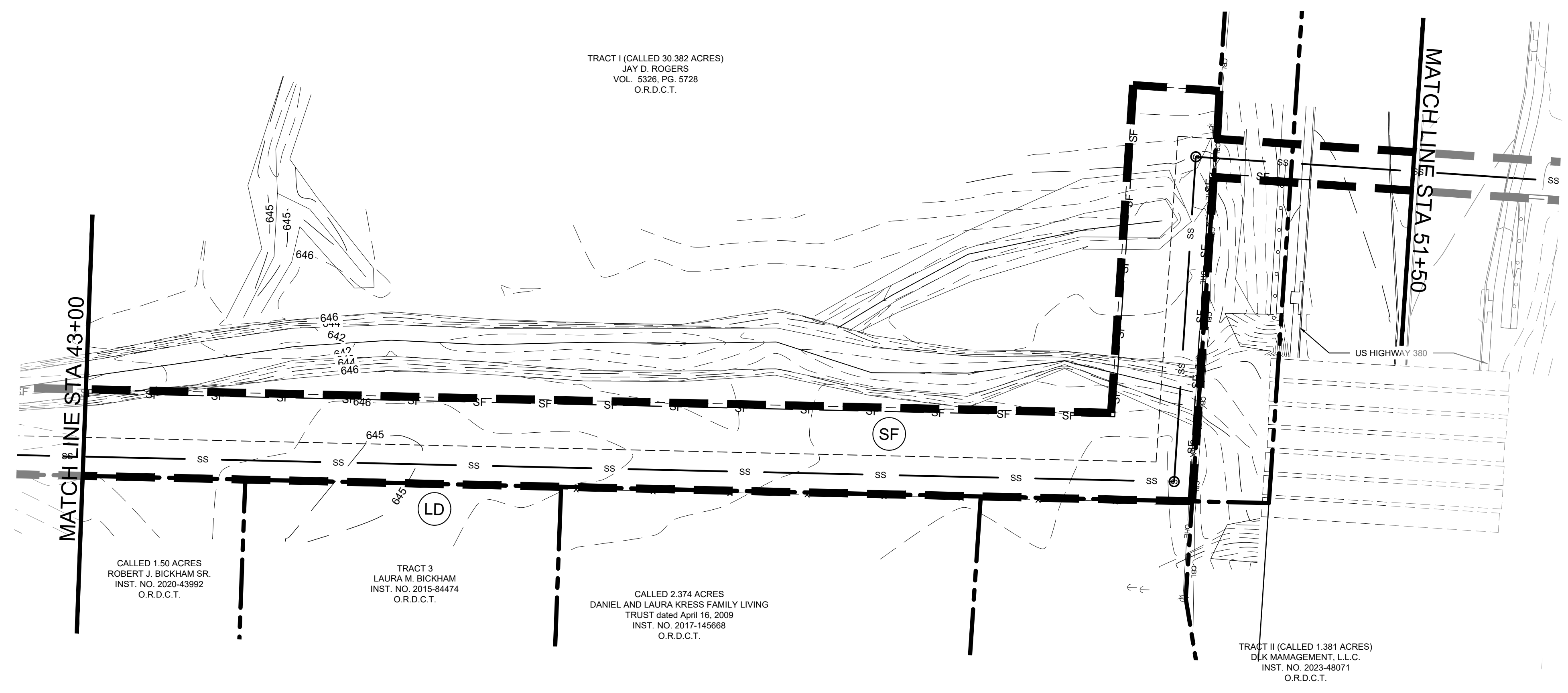
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**LEGEND**

	PROPERTY LINE		SILT FENCE
	475 PROPOSED CONTOUR		LIMITS OF DISTURBANCE
	475 EXISTING CONTOUR		INLET PROTECTION
	SF		

CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE



**EROSION CONTROL SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
  2. BEGIN CLEARING AND GRADING OF SITE.
  3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - LANDSCAPING AND SOIL STABILIZATION.**
1. REVEGETATE LOT AND PARKWAYS
  2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED.
- VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

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DATE: 06/11/25

PROJECT NO.: 062348015

SHEET NUMBER: C17.06

**BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS**

**EROSION CONTROL PLAN**

SCALE: AS SHOWN

DESIGNED BY: JNC

DRAWN BY: JNC

CHECKED BY: JTH

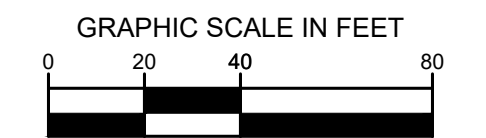
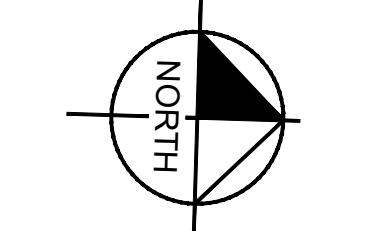
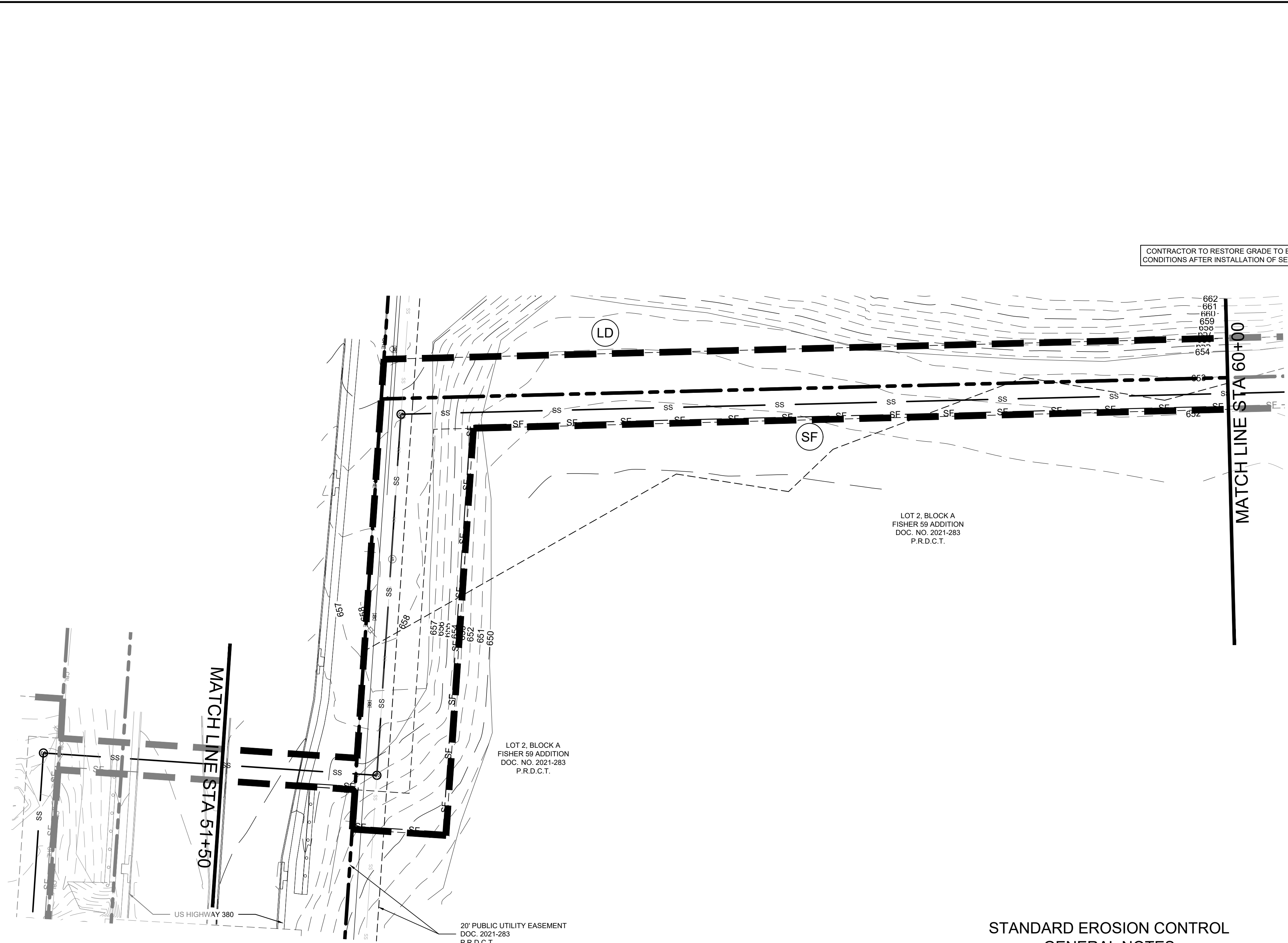
REVISIONS

No.	DATE

**Kimley»Horn**

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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-355-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

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**LEGEND**

---	PROPERTY LINE	---	PROPOSED CONTOUR
- - -	EXISTING CONTOUR	SF	SILT FENCE
○	LIMITS OF DISTURBANCE	LD	LIMITS OF DISTURBANCE
○	INLET PROTECTION	IP	INLET PROTECTION

CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

- EROSION CONTROL SCHEDULE AND PHASING**
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  - SEED AND REVEGETATE SLOPES WHERE SHOWN.
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**VEGETATIVE STABILIZATION REQUIREMENTS**

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**Kimley»Horn**  
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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS  
 JOHN HALE  
 145833  
 LICENSED PROFESSIONAL ENGINEER  
 06/17/2025

SCALE AS SHOWN  
 DESIGNED BY JNC  
 DRAWN BY JNC  
 CHECKED BY JTH

**EROSION CONTROL PLAN**

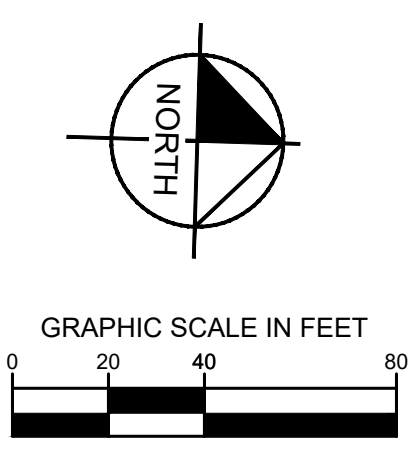
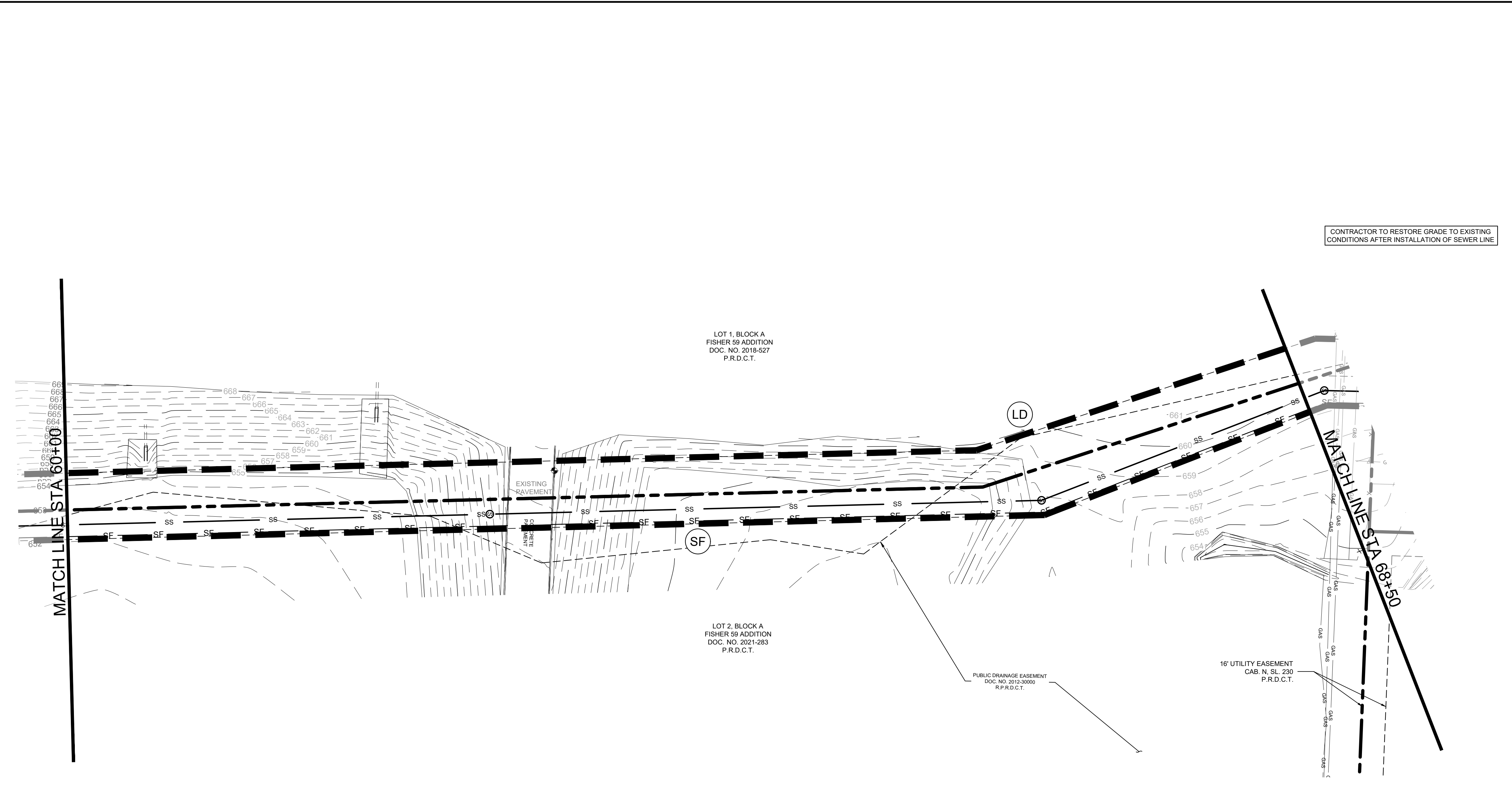
**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

DATE	06/11/25
PROJECT NO.	063248015
SHEET NUMBER	C17.07

REVISIONS

No.	REVISIONS	DATE

Plotted By: Browning, Mason Date: June 11, 2025 08:41:44am File Path: K:\Vr\civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg  
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**LEGEND**

---	PROPERTY LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
SF	SILT FENCE
LD	LIMITS OF DISTURBANCE
IP	INLET PROTECTION

CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

**EROSION CONTROL SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
  2. BEGIN CLEARING AND GRADING OF SITE.
  3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - LANDSCAPING AND SOIL STABILIZATION.**
1. REVEGETATE LOT AND PARKWAYS
  2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
  3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL GENERAL NOTES**

1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE CITY. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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**Kimley»Horn**  
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**STATE OF TEXAS**  
 JOHN HALE  
 145933  
 LICENSED PROFESSIONAL ENGINEER  
 06/17/2025

SCALE AS SHOWN  
 DESIGNED BY JNC  
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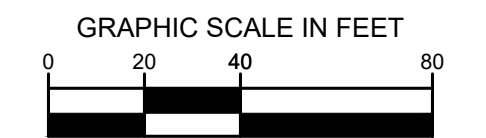
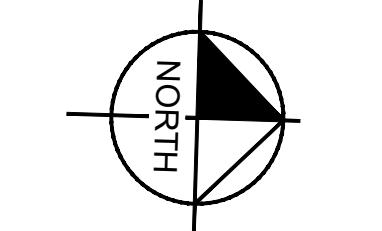
**EROSION CONTROL PLAN**

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

DATE: 06/11/25  
 PROJECT NO.: 063248015  
 SHEET NUMBER: C17.08

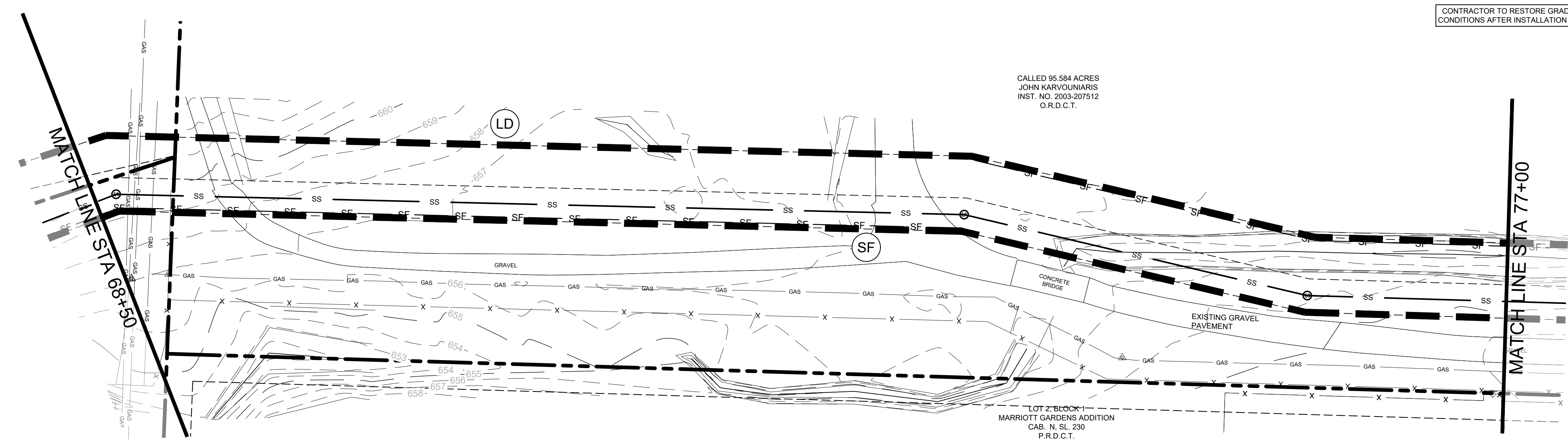
No.	REVISIONS	DATE

Plotted By: Browning, Mason Date: June 11, 2025 08:41:55am File Path: K:\Vr\civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg  
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**LEGEND**

	PROPERTY LINE		SILT FENCE
	475 PROPOSED CONTOUR		LIMITS OF DISTURBANCE
	475 EXISTING CONTOUR		INLET PROTECTION
	SILT FENCE		
	LIMITS OF DISTURBANCE		
	INLET PROTECTION		



CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE

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THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

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1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

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1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
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1. REVEGETATE LOT AND PARKWAYS
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3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

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DATE: 06/11/25

PROJECT NO: 063248015

SHEET NUMBER: C17.09

**BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS**

**EROSION CONTROL PLAN**

SCALE: AS SHOWN

DESIGNED BY: JNC

DRAWN BY: JNC

CHECKED BY: JTH

REVISIONS

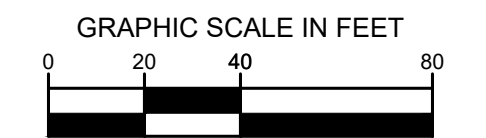
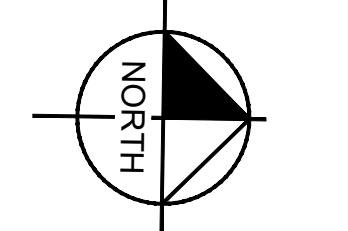
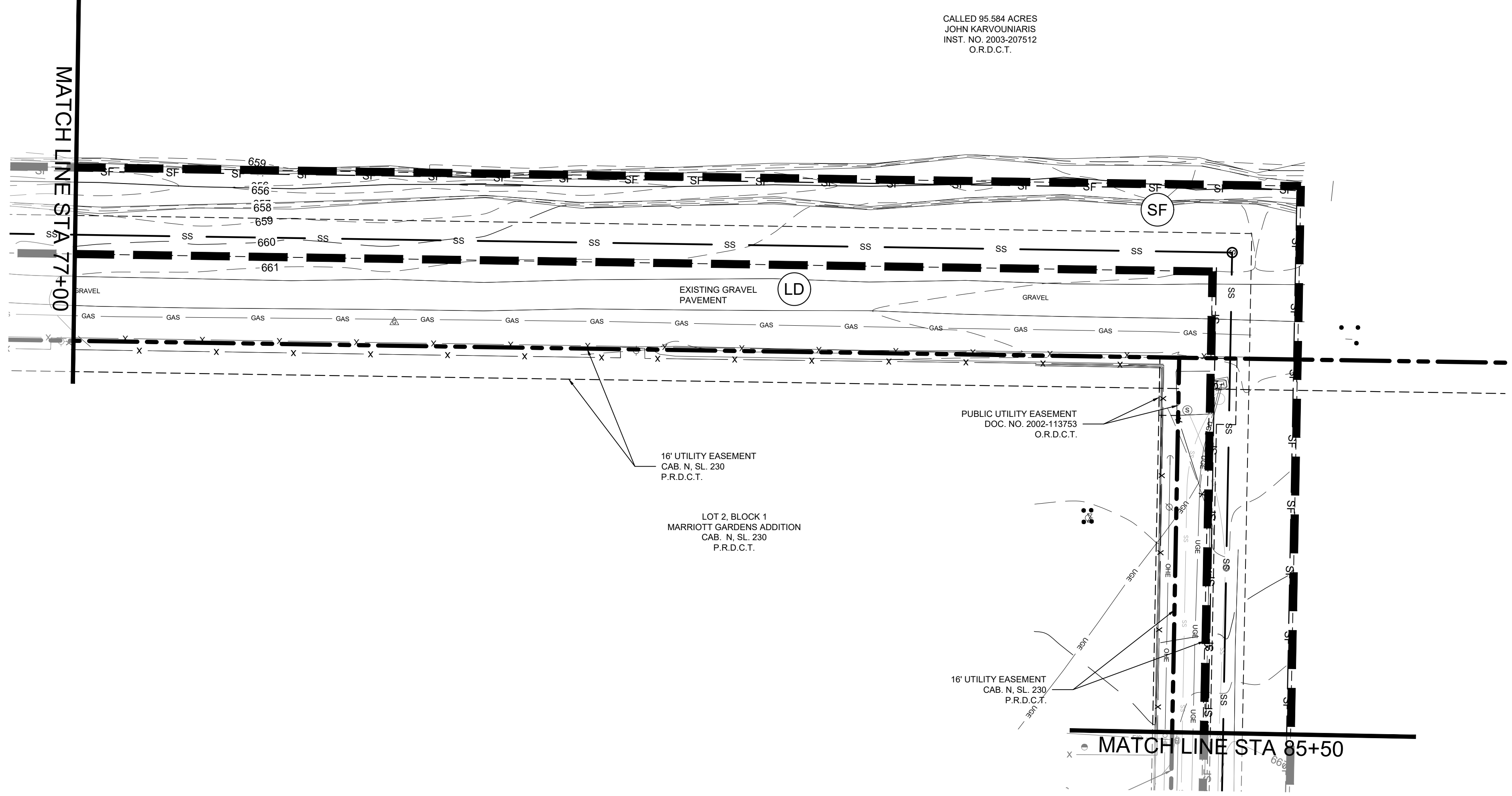
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**Kimley»Horn**

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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580  
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Browning, Mason Date: June 11, 2025 08:42:04am File Path: K:_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg  
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**LEGEND**

---	PROPERTY LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
SF	SILT FENCE
LD	LIMITS OF DISTURBANCE
IP	INLET PROTECTION

**EROSION CONTROL SCHEDULE AND PHASING**

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

**PHASE A - GRADING**

- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
- BEGIN CLEARING AND GRADING OF SITE.
- SEED AND REVEGETATE SLOPES WHERE SHOWN.

**PHASE B - UTILITIES**

- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

**PHASE C - LANDSCAPING AND SOIL STABILIZATION**

- REVEGETATE LOT AND PARKWAYS
- LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

**SITE MAP GENERAL NOTES**

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

**STANDARD EROSION CONTROL GENERAL NOTES**

- EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE CITY. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.

**BMP MAINTENANCE SCHEDULE**

**TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLOOSED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

**ROCK CHECK DAM:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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**VEGETATIVE STABILIZATION REQUIREMENTS**

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BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS

EROSION CONTROL PLAN

SCALE AS SHOWN  
DESIGNED BY JNC  
DRAWN BY JNC  
CHECKED BY JTH

Kimley»Horn

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6100 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
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TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS

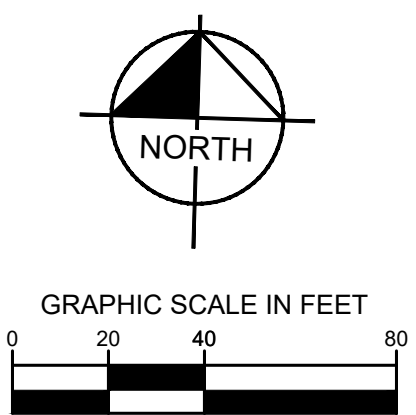
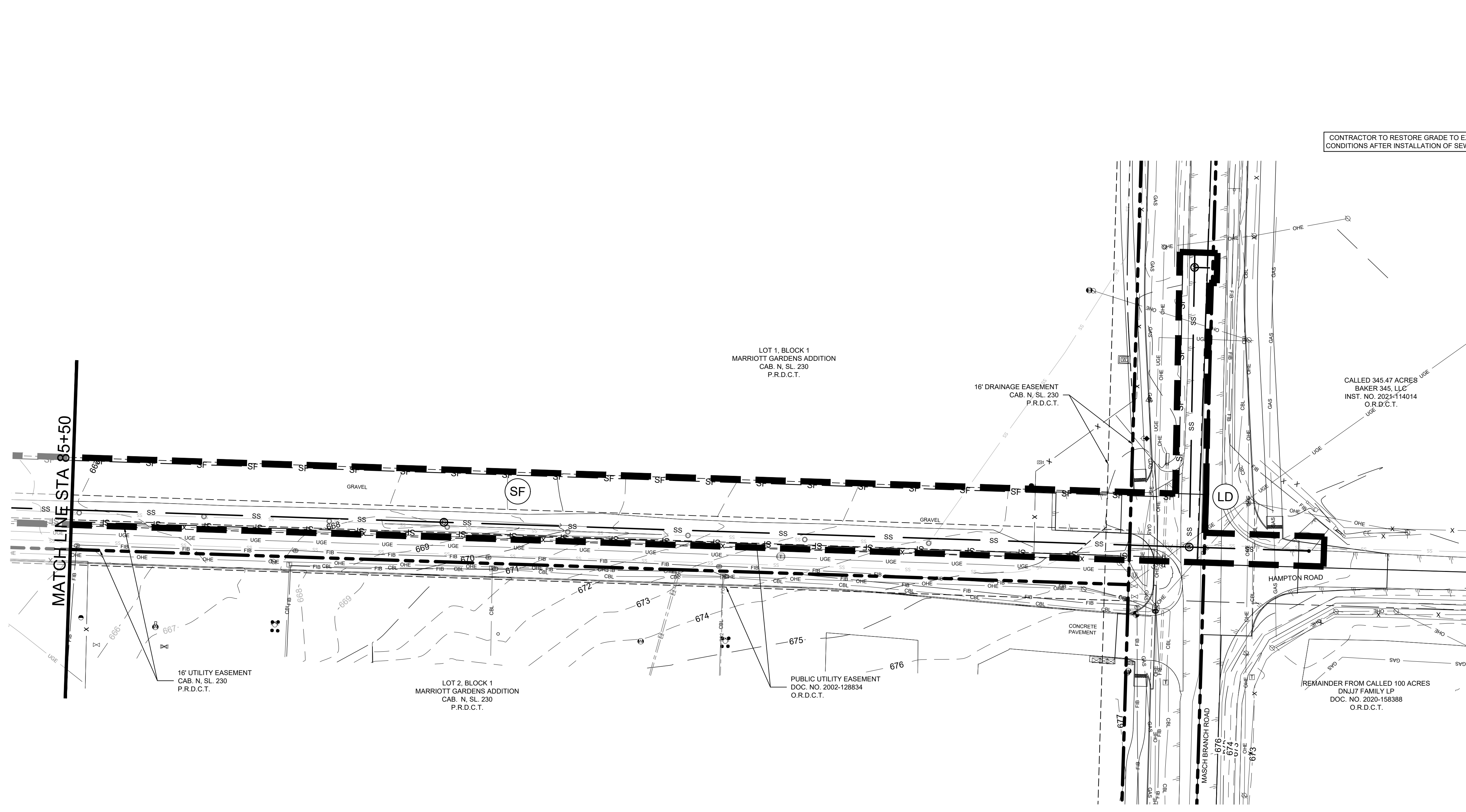
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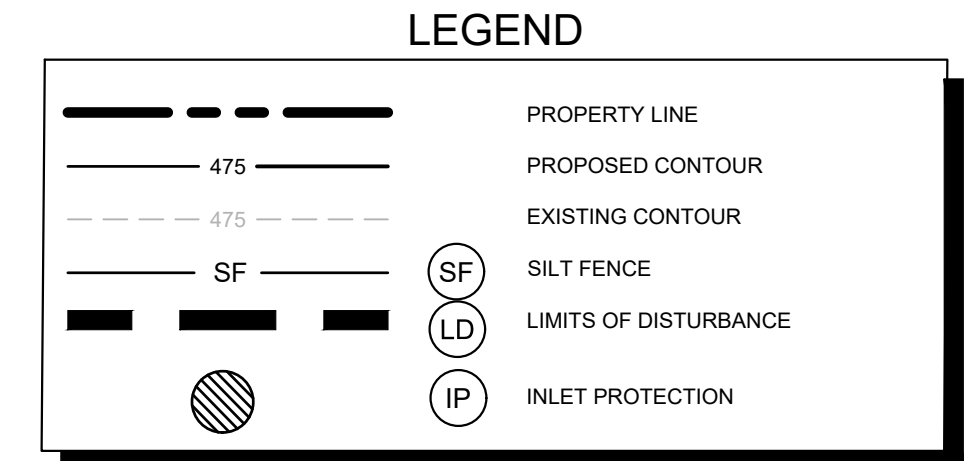
PROJECT NO.  
063248015

SHEET NUMBER  
**C17.10**

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CONTRACTOR TO RESTORE GRADE TO EXISTING CONDITIONS AFTER INSTALLATION OF SEWER LINE



**EROSION CONTROL SCHEDULE AND PHASING**

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
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  2. BEGIN CLEARING AND GRADING OF SITE.
  3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
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1. REVEGETATE LOT AND PARKWAYS
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**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

**STONE OVERFLOW STRUCTURE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLOOSED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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**CURB INLET/GRATE INLET/STORM INLET:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

**VEGETATIVE STABILIZATION REQUIREMENTS**

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DATE: 06/11/25

PROJECT NO.: 063248015

SHEET NUMBER: C17.11

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

**EROSION CONTROL PLAN**

**Kimley»Horn**

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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
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No.	REVISIONS	DATE

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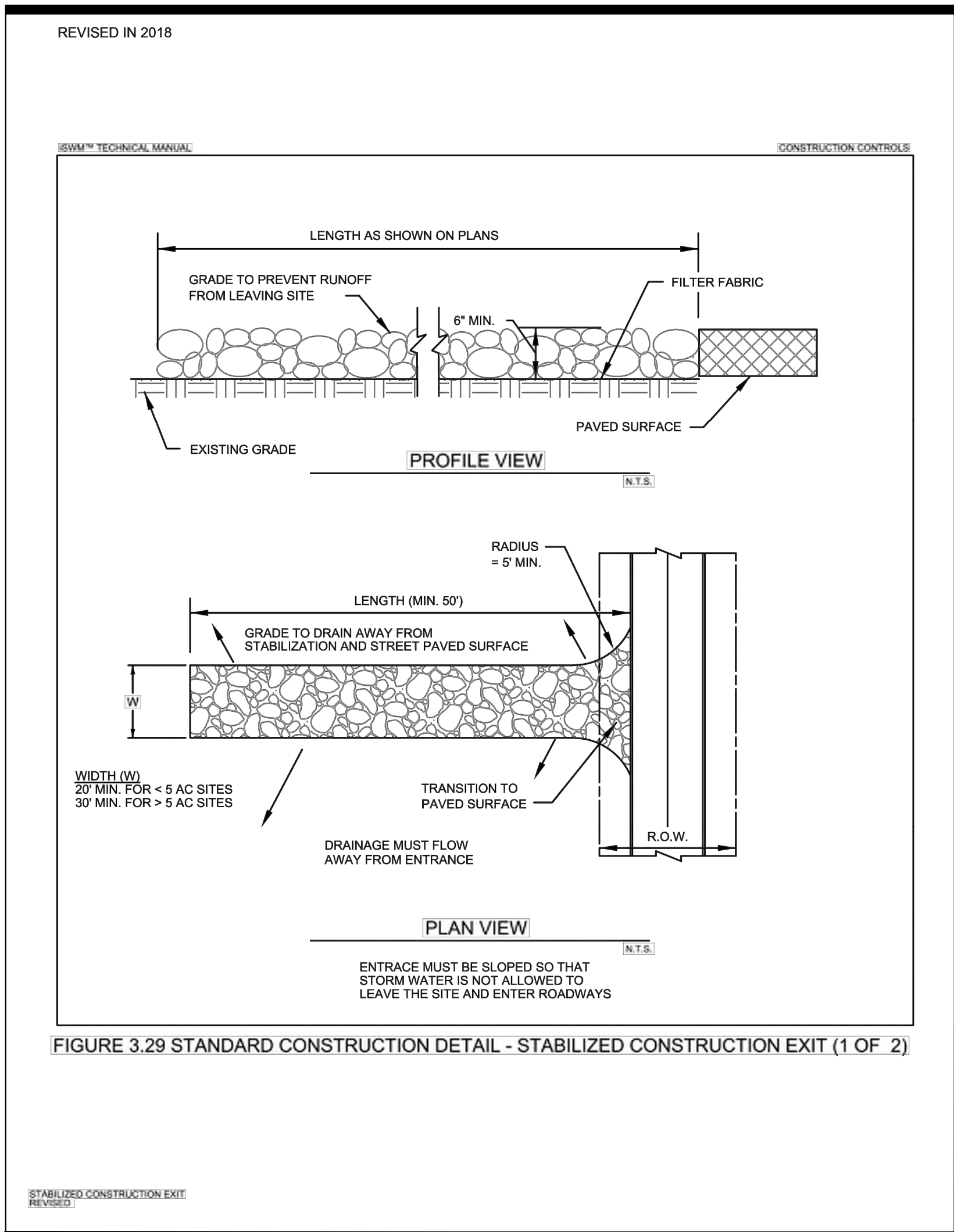


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

STABILIZED CONSTRUCTION EXIT  
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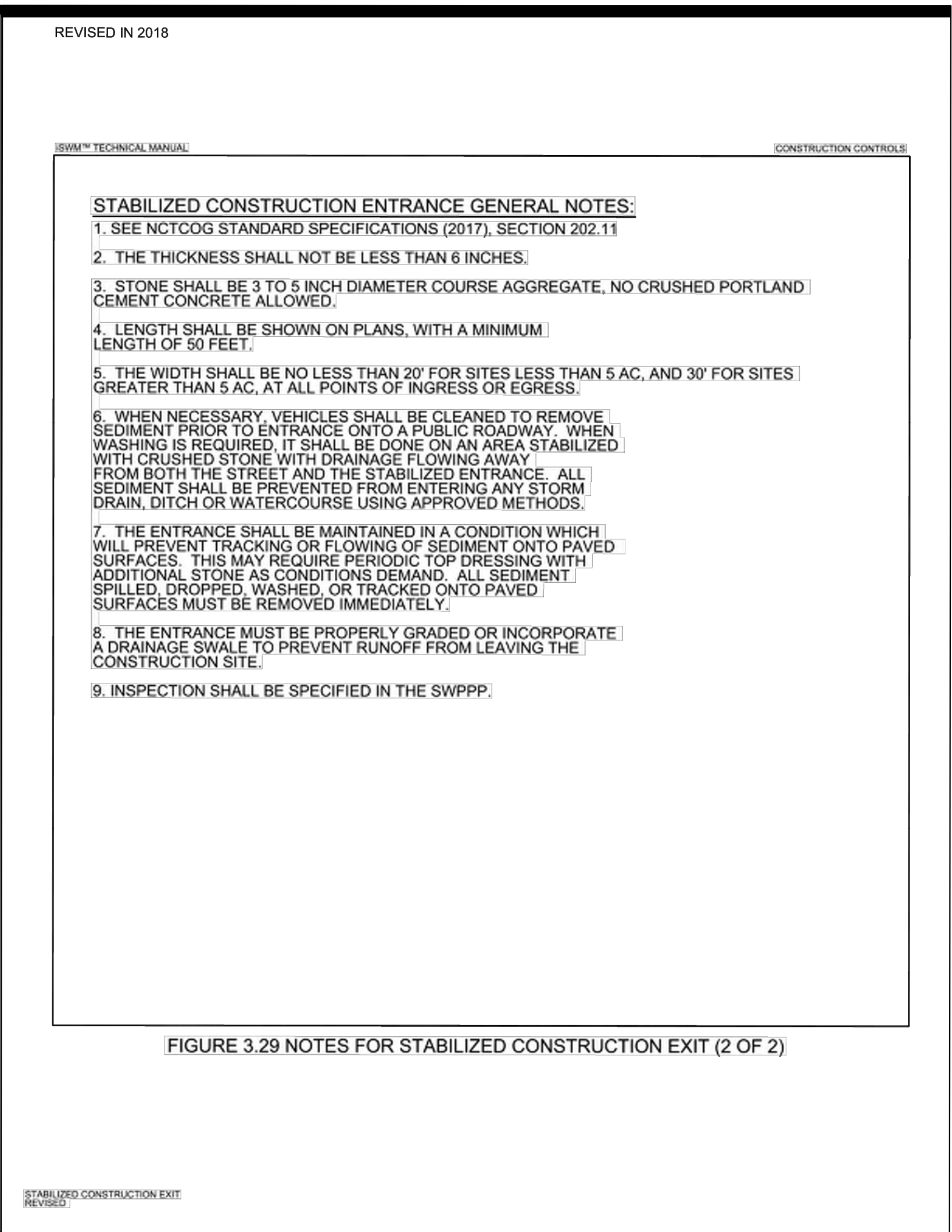


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

STABILIZED CONSTRUCTION EXIT  
REVISED

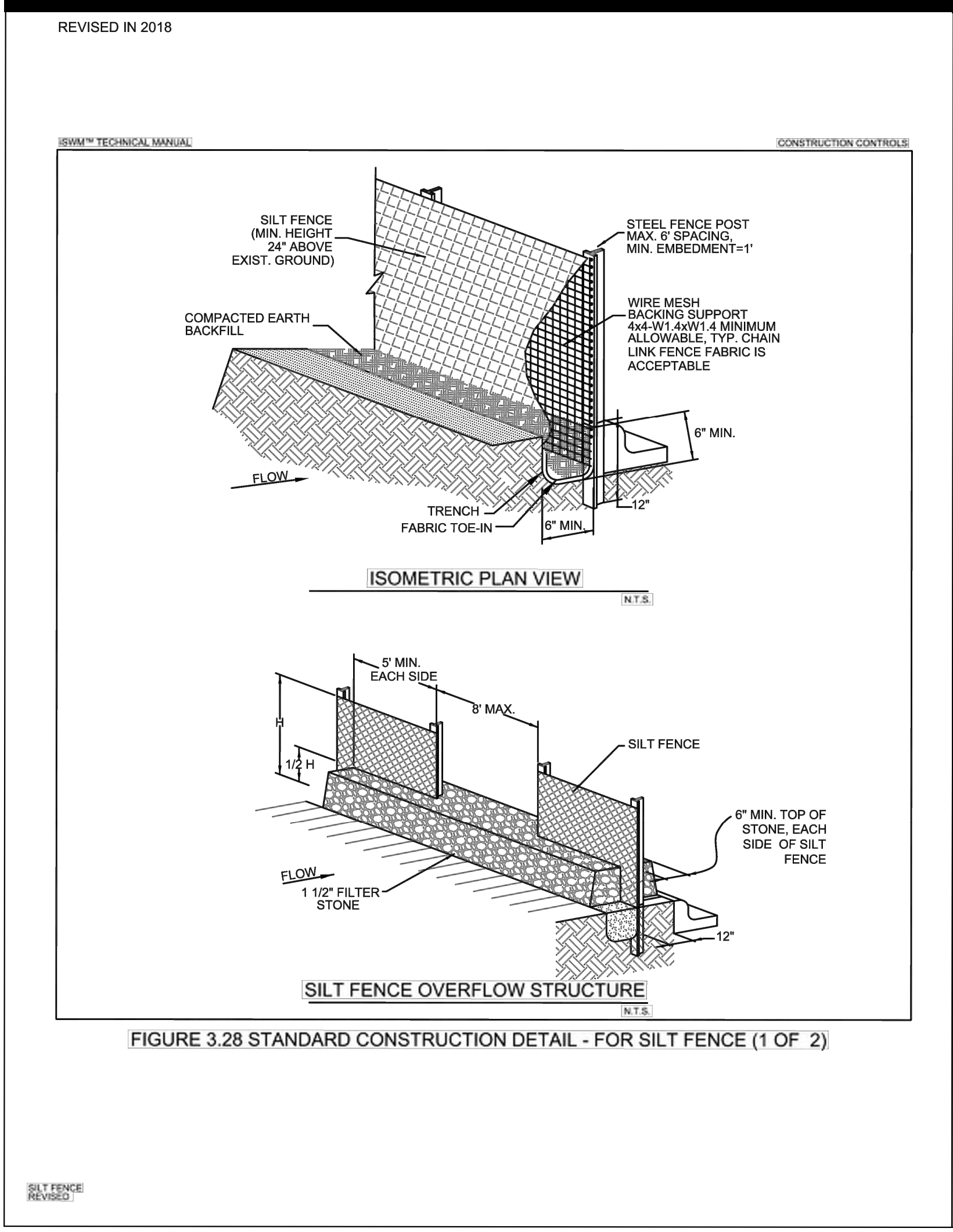


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

SILT FENCE  
REVISED

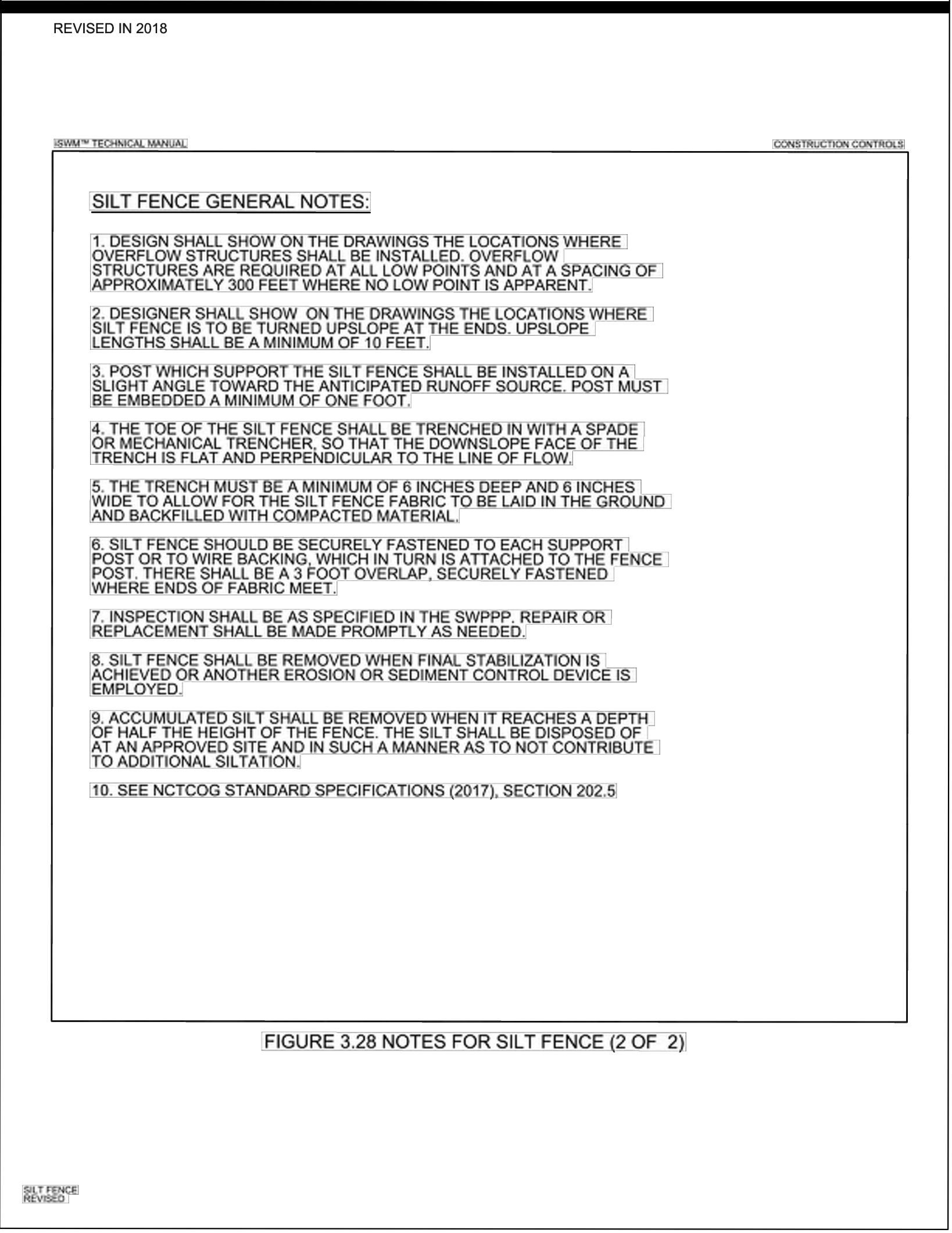


FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

SILT FENCE  
REVISED

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								No.	
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<b>BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS</b>								<b>EROSION CONTROL DETAILS</b>	
								DATE	06/11/25
								PROJECT NO.	063248015
								SHEET NUMBER	C17.12

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**PRE-CAST MANHOLE WITH LINING**

NOTES:  
 1. USE TRAFFIC RATED CASTINGS IN PAVED AREAS.  
 2. FIRST MAIN LINE JOINT TO BE 5' MIN. IN LENGTH.  
 3. USE APPROVED CASSETT OR SEALANT MATERIAL ON ALL JOINTS AND GRADE RINGS.  
 4. ALL NON-SHRINK GROUT TO BE CLASS "D".  
 5. LINER BY CITY APPROVED MANHOLE LINING COMPANIES ONLY PER SECTION 33.01.40.  
 6. PRECAST MANHOLES REQUIRE A 360° EXTERNAL WRAP AT JOINT CONNECTIONS PER SECTION 33.05.01.  
 7. GRADE RING MATERIAL PER SECTION 33.05.01.

**DROP MANHOLE**

NOTE:  
 USE TRAFFIC RATED CASTINGS IN PAVED AREAS

**CAST-IN-PLACE MANHOLE**

NOTES:  
 1. USE TRAFFIC RATED CASTINGS IN PAVED AREAS.  
 2. MANHOLE DIAMETER TO EXTEND FROM BASE TO BOTTOM OF CONE.  
 3. ALL NON-SHRINK GROUT TO BE CLASS D.  
 4. GRADE RING MATERIALS PER SECTION 33.05.01.

**SEWERLINE INTERSECTION**

NOTE:  
 REFER TO MANHOLE STANDARD DRAWINGS FOR ADDITIONAL DETAIL OF MANHOLE

**ABANDONMENT OF MANHOLE**

**MANHOLE FRAME AND COVER**

**WATERTIGHT MANHOLE COVER WITH CAM LOCKS AND GASKET**

**COMPOSITE WATERTIGHT MANHOLE COVER WITH CAM LOCKS AND GASKET**

NOTES:  
 1. THE ACCESS COVER LOCK IS DESIGNED AS A SECURITY BOLT REQUIRING A SPECIAL TOOL TO OBTAIN THE SQUARE WIRE BOLT AND LIFT THE COVER FROM THE FRAME. IT FUNCTIONS WITH OTHER THE STANDARD CAM LOCKS TO PREVENT THE COVER FROM BEING REMOVED UNLESS THE COVER IS FIRST OPENED BY THE SPECIAL TOOL.  
 2. STANDARD BOLT SIZE AND CAM COVER THREAD WITH A FLAT WASHER ON THE SIDE OF THE BOLT. PROTECTIVE COATING SHALL BE APPLIED TO BOTH STANDARD CAM LOCK REGION, OR EXTENDED RESPONSE CONSTRUCTION.  
 3. THE BOLT SHALL BE ASSEMBLED USING THE STANDARD STEEL IN MANUFACTURE THE BOTTOM NOT OF A STANDARD NOT THAT WILL BE TOGGLED TO 90° TO USE TO HOLD THE COVER FROM THE BOLT. A STAINLESS STEEL WASHER ARE USED TO PROVIDE CONSISTENT TURNING.  
 4. A 3/4" STAINLESS STEEL SET SCREW SET IN THROUGH HOLE IN THE COVER BEHINDS A SPECIAL SOCKET ATTACHED TO A 1" HANDLE USED TO 90° TURN THE BOLT AND LIFT OUT THE COVER.  
 5. THE BOLT HEAD IS PROTECTED BY A WEATHER RESISTANT PLASTIC BUSHING.  
 6. ALL CONCRETE MANHOLE COVERS SHALL NOT BE USED IN TRAFFIC AREAS.

**FIBERGLASS MANHOLE WITH STUBOUTS**

NOTES:  
 1. USE TRAFFIC RATED CASTINGS IN PAVED AREAS.  
 2. ALL NON-SHRINK GROUT TO BE CLASS D.  
 3. CONCRETE BENCH OR INVERT IS NOT ALLOWED.

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# STANDARD DETAILS

## WASTEWATER DETAILS

DATE  
JUL. 2024

SHEET No.  
5 OF 25

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VER 1" = N/A

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BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS

**CONSTRUCTION  
DETAILS**

DATE  
06/11/25

PROJECT NO.  
063248015

SHEET NUMBER  
**C18.01**

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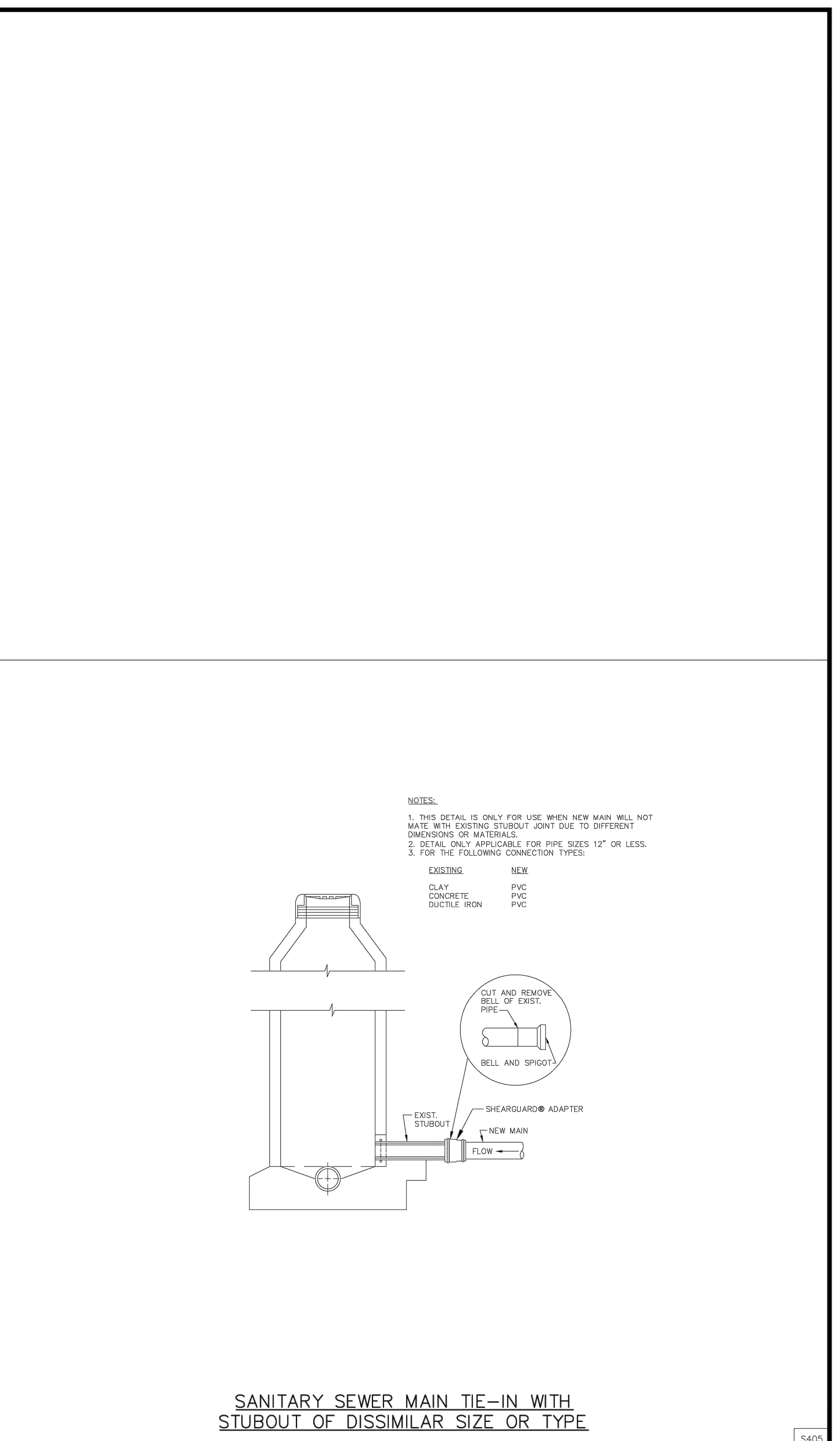
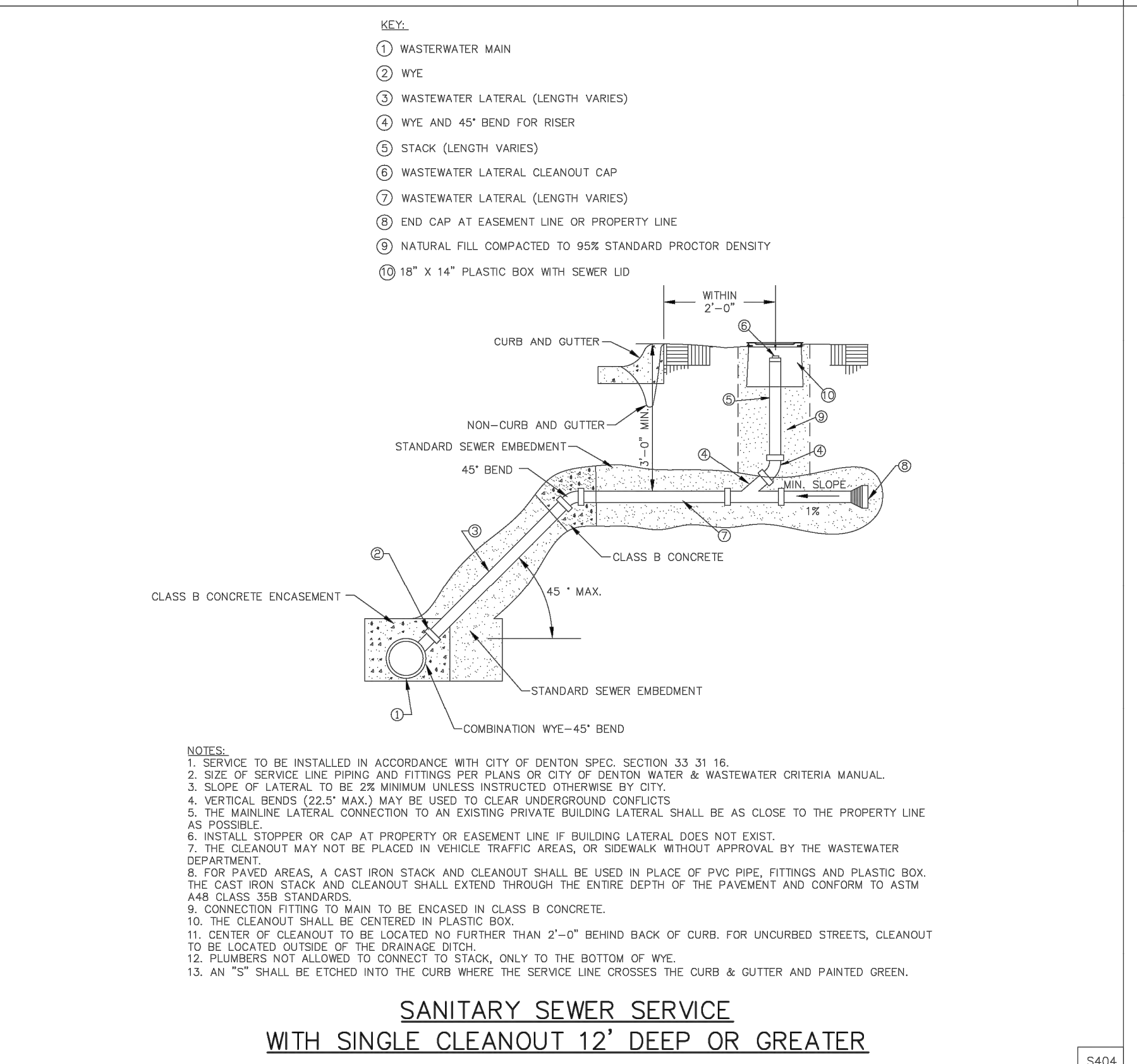
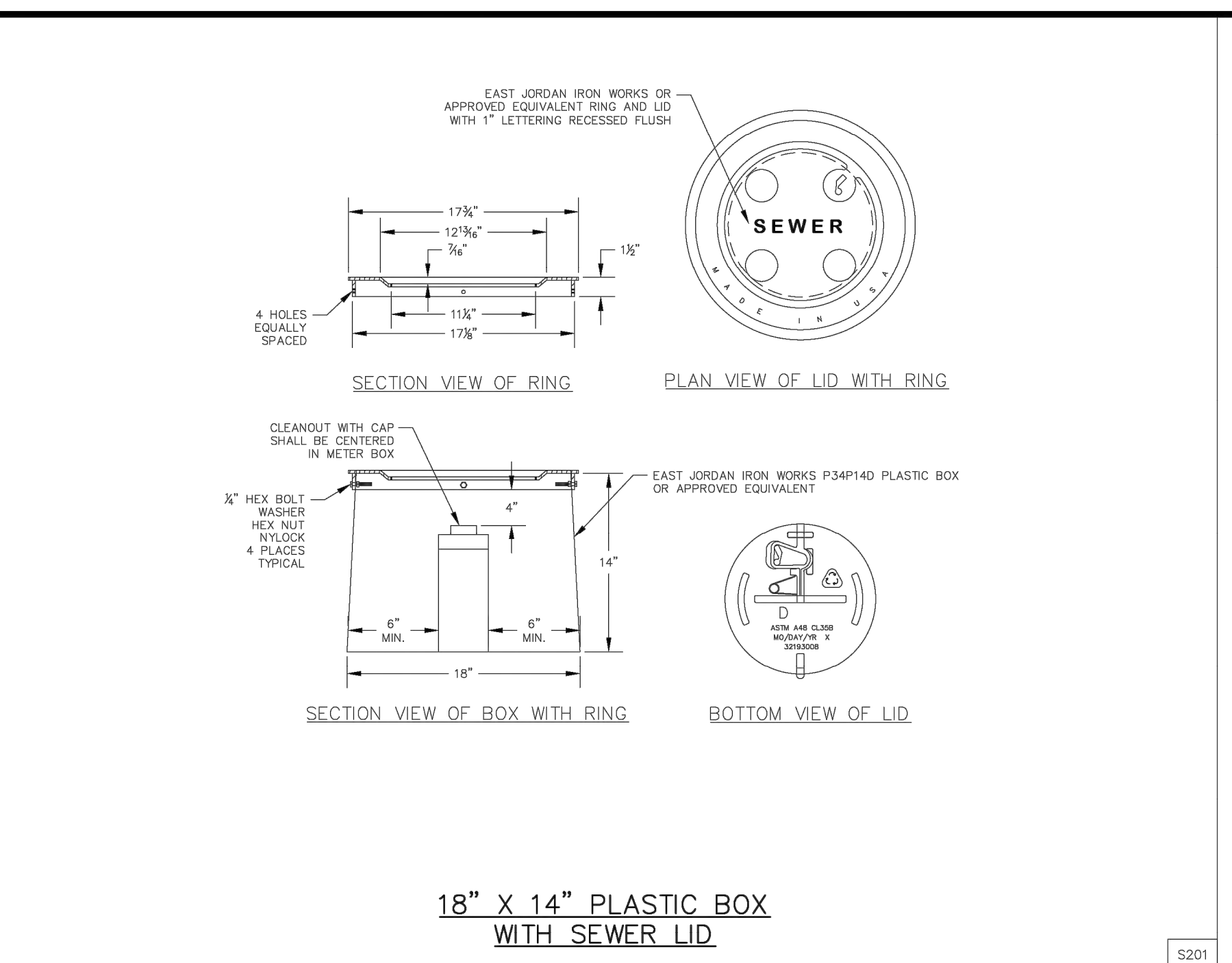
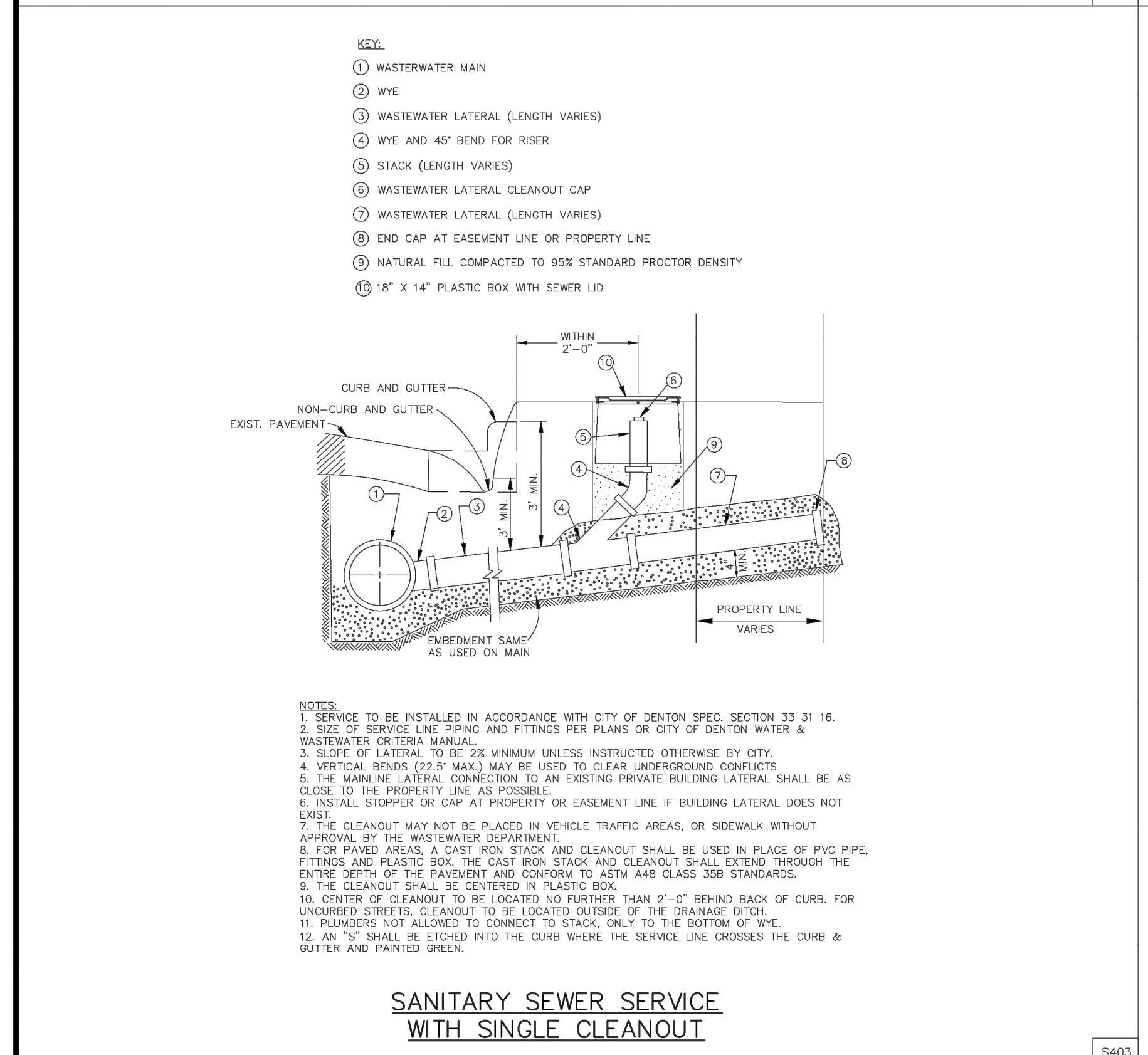
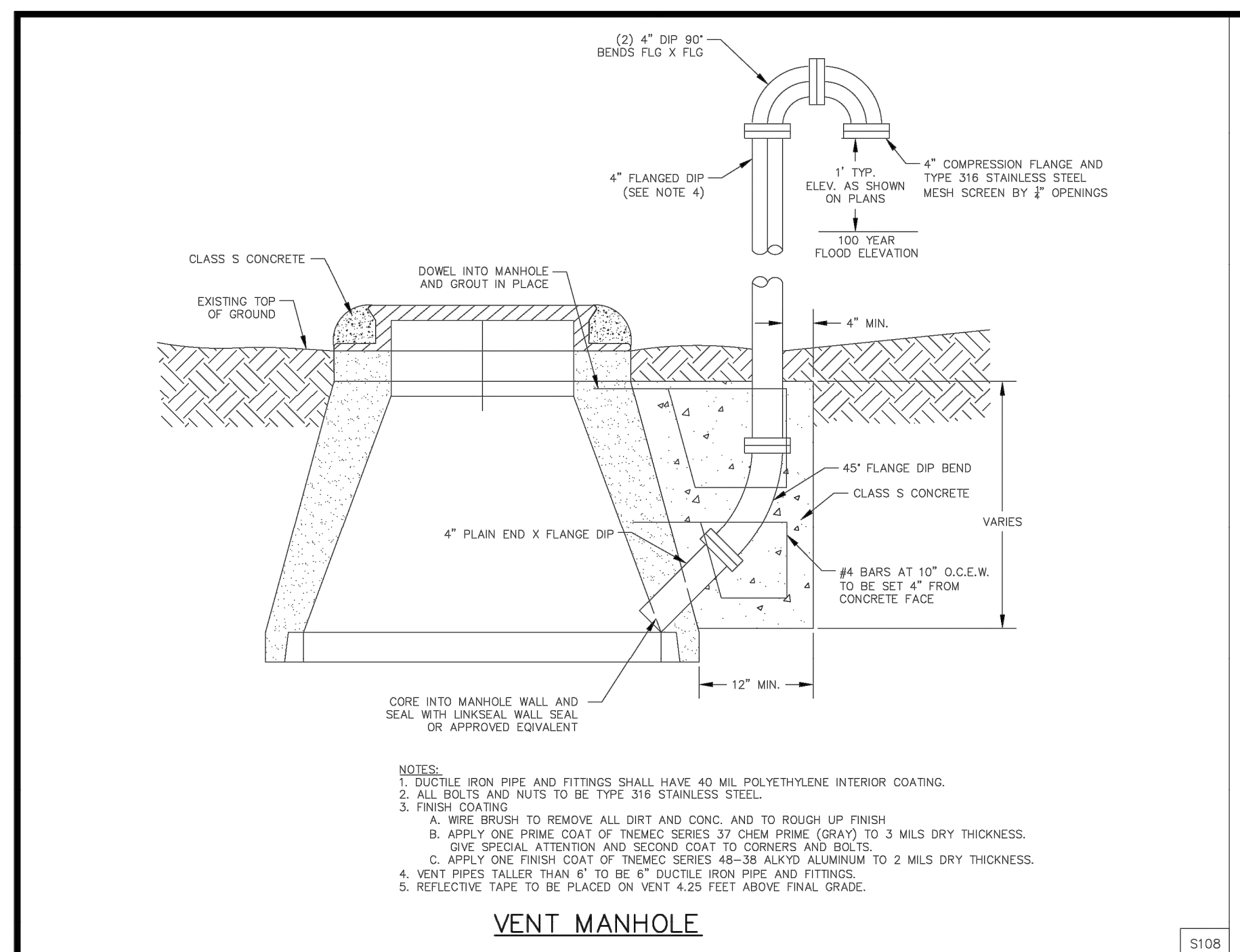
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# STANDARD DETAILS

## WASTEWATER DETAILS

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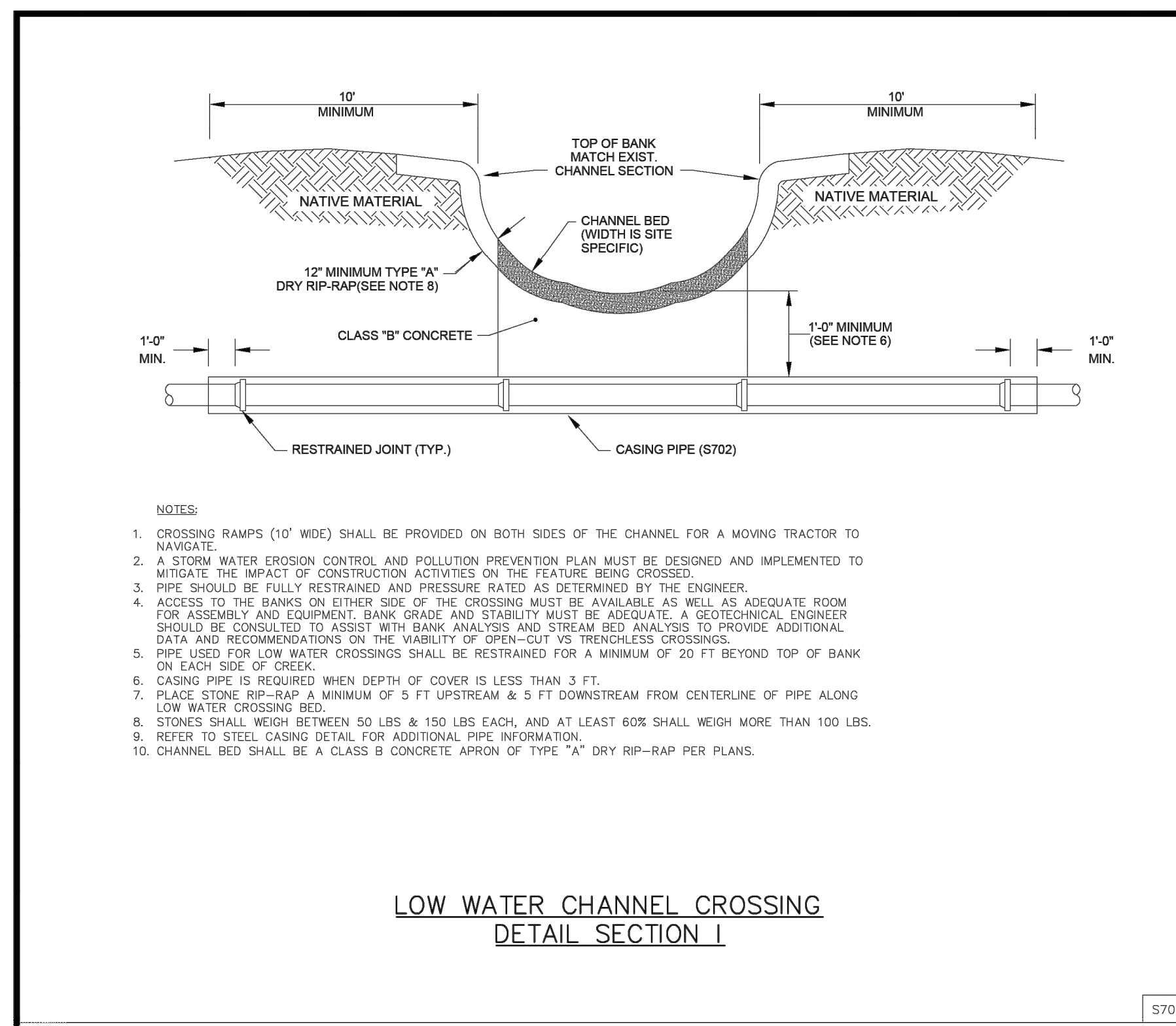
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 DRAWN BY JNC  
 CHECKED BY JTH

### CONSTRUCTION DETAILS

**BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS**

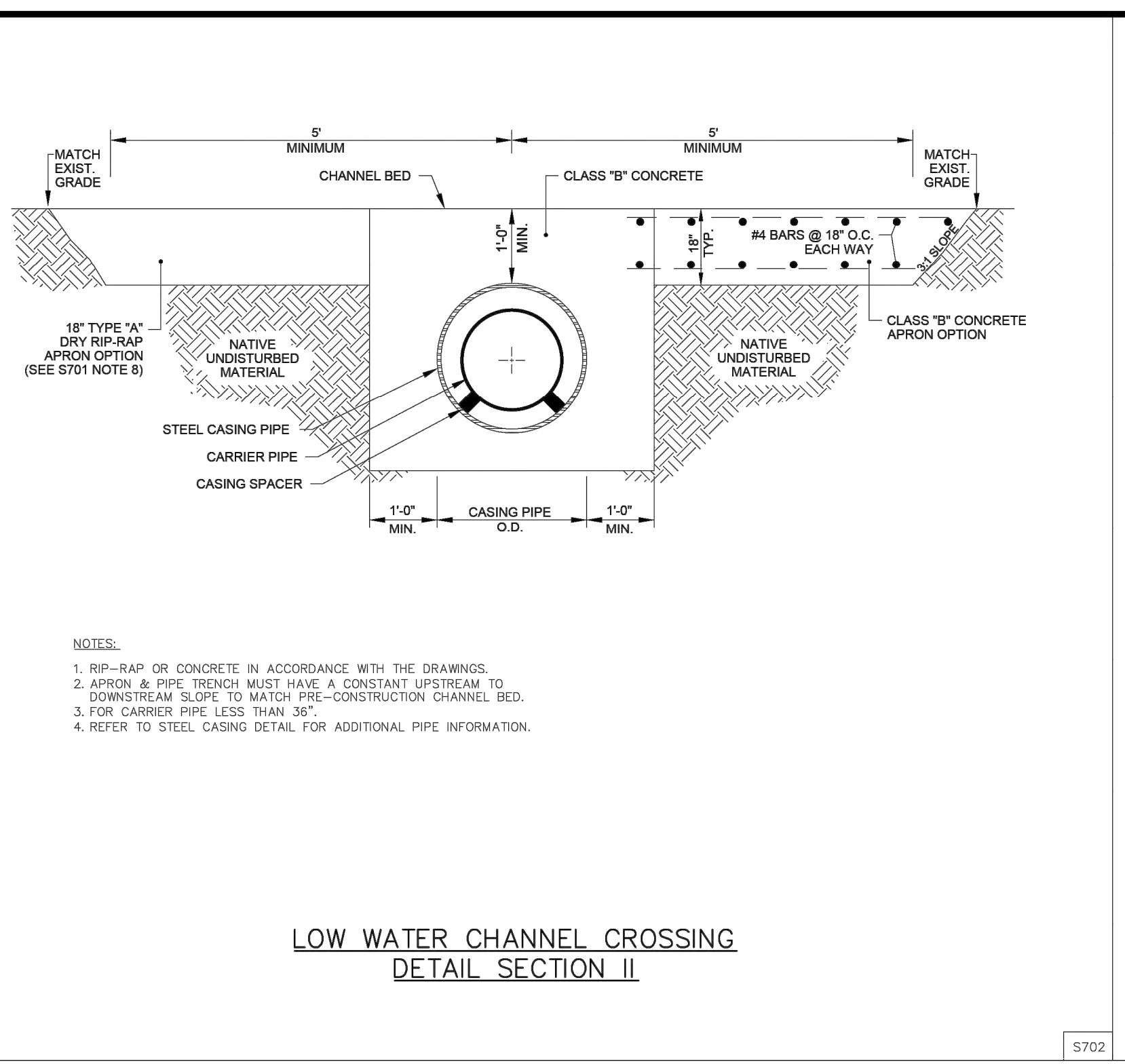
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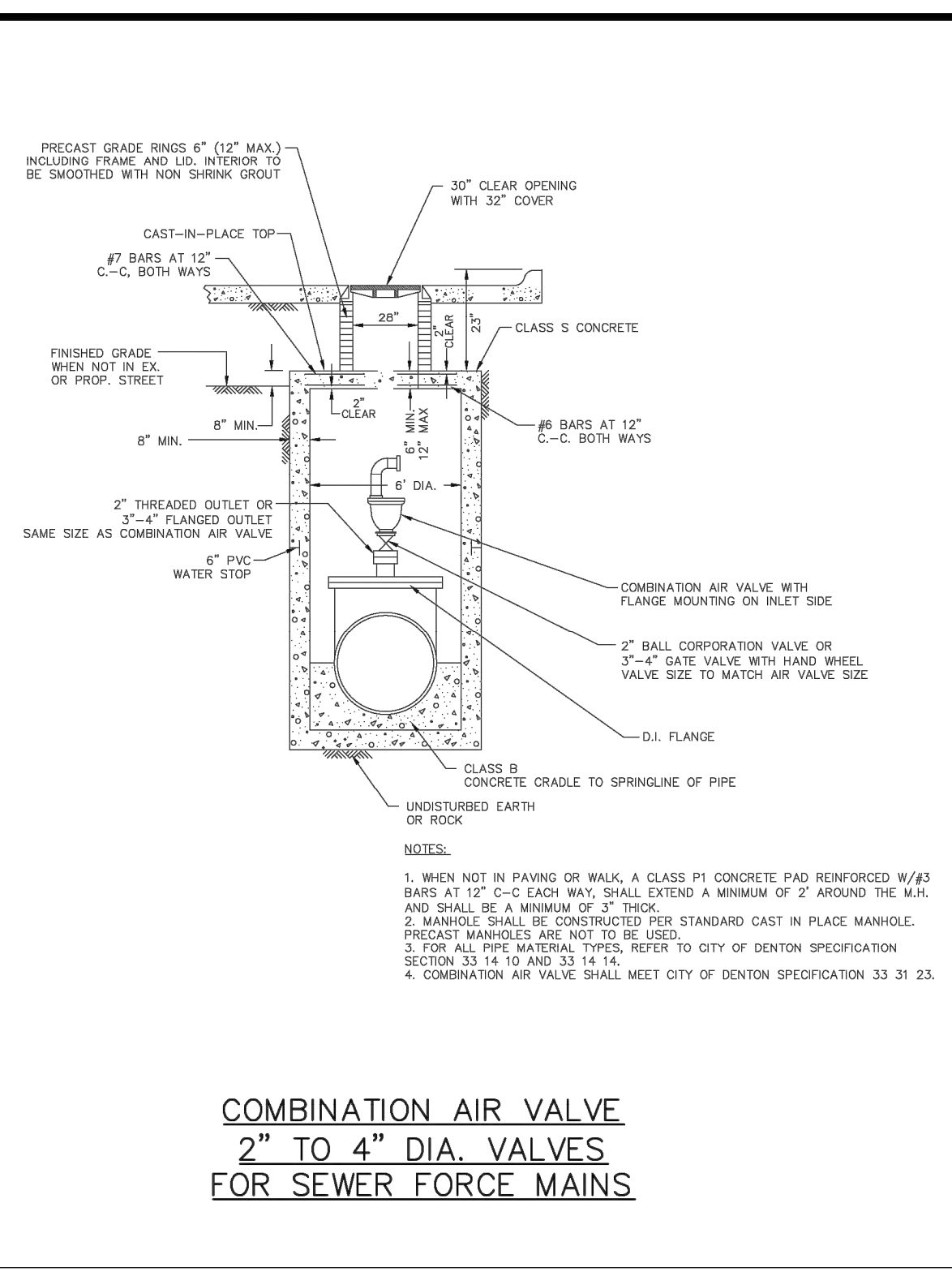
LOW WATER CHANNEL CROSSING  
DETAIL SECTION I

S701



LOW WATER CHANNEL CROSSING  
DETAIL SECTION II

S702



COMBINATION AIR VALVE  
2" TO 4" DIA. VALVES  
FOR SEWER FORCE MAINS

S803

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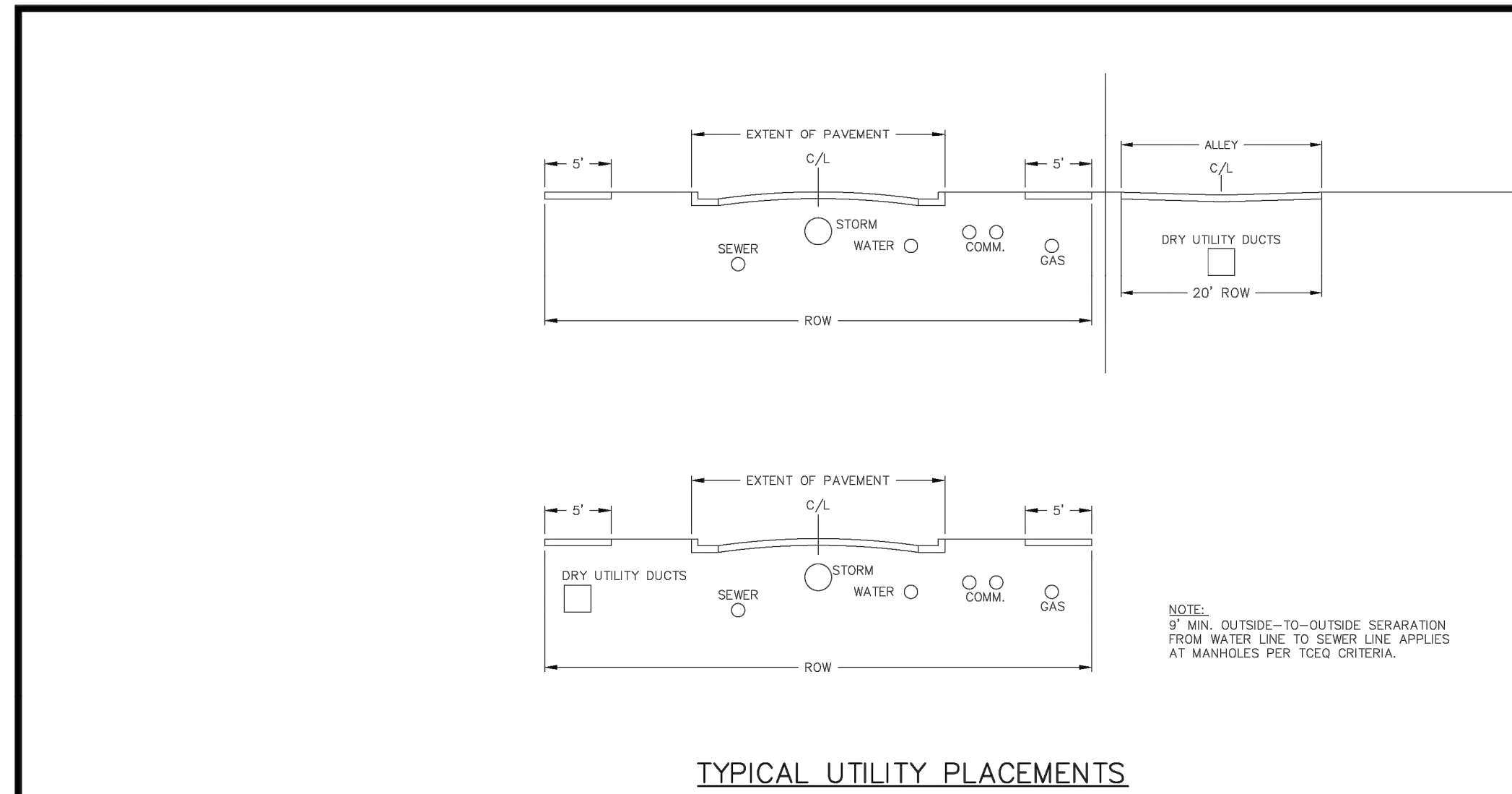
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SHEET No.	VER 1" = N/A
7 OF 25	

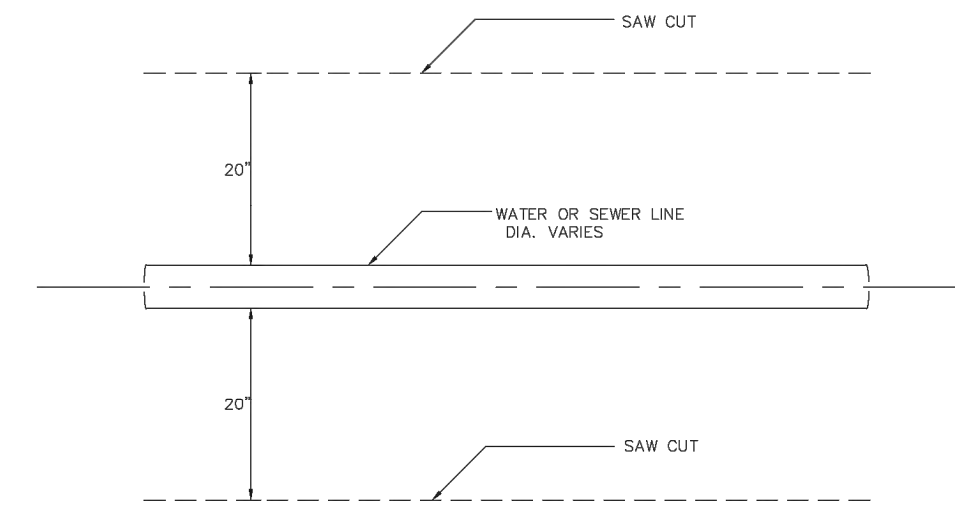
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DATE: 06/11/25 PROJECT NO.: 063248015 SHEET NUMBER: <b>C18.03</b>	

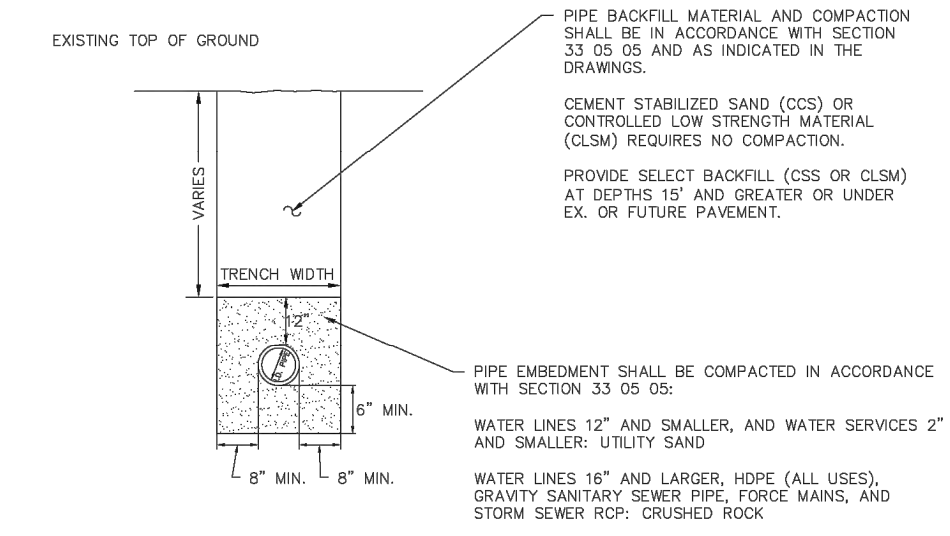
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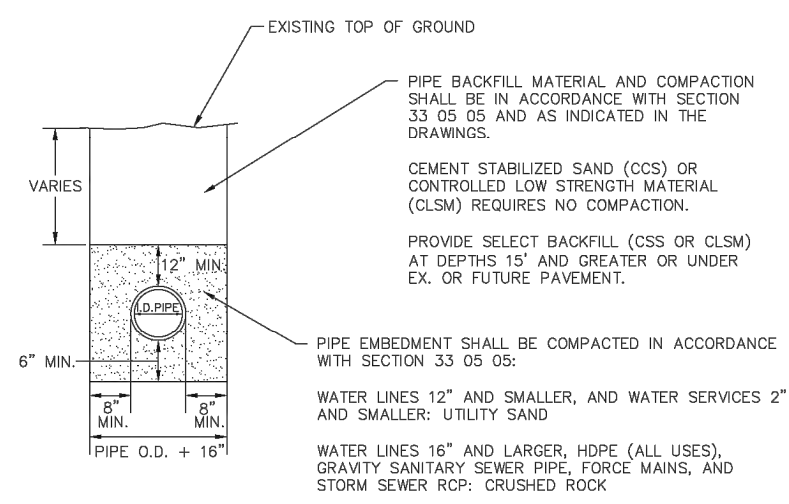
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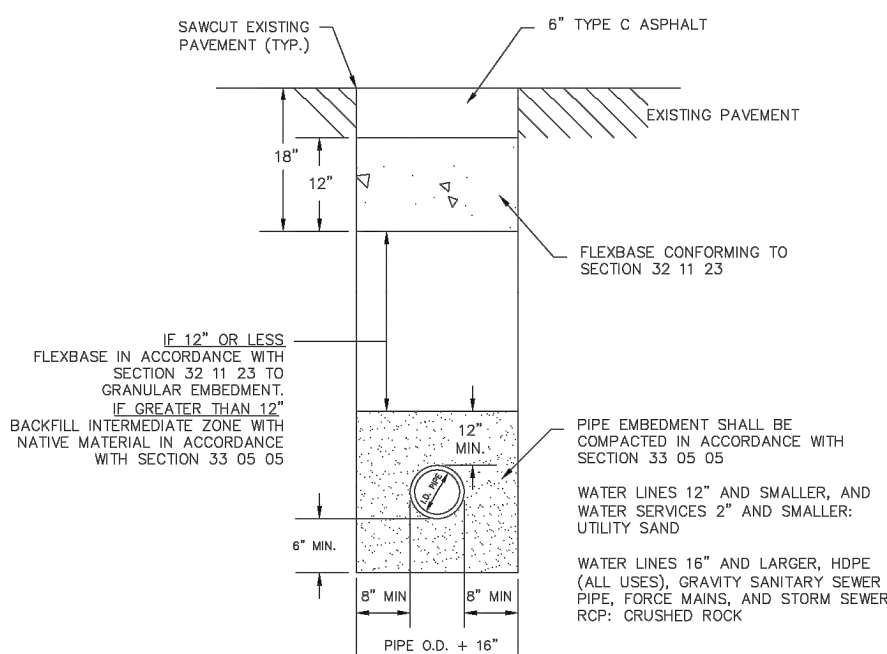
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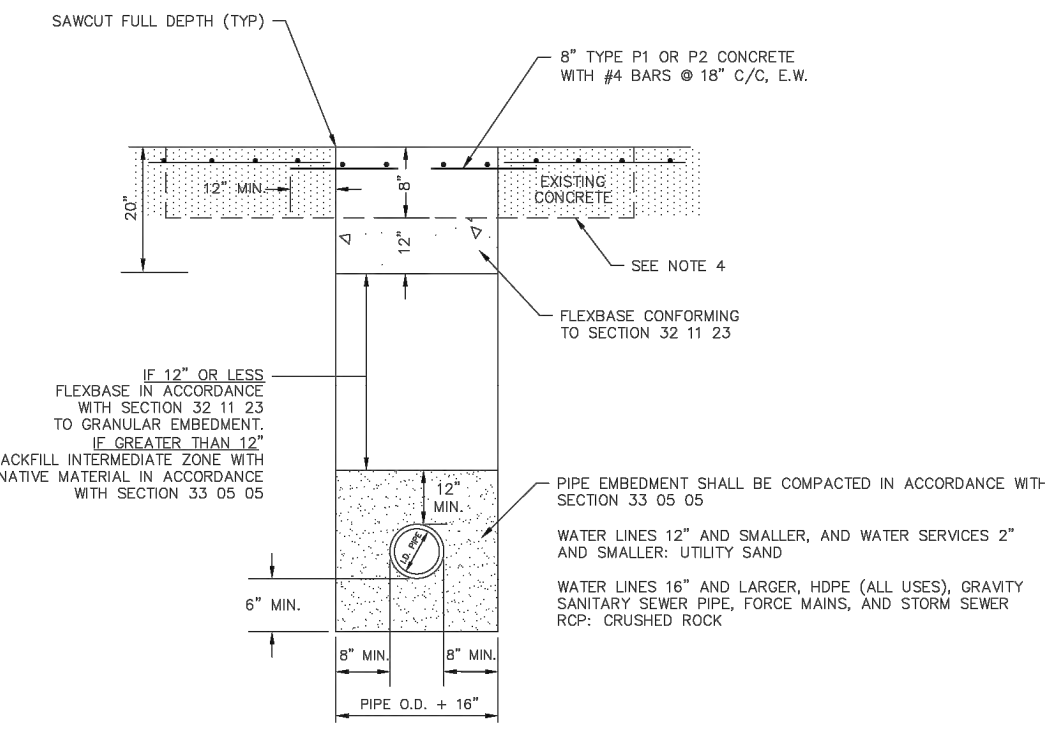
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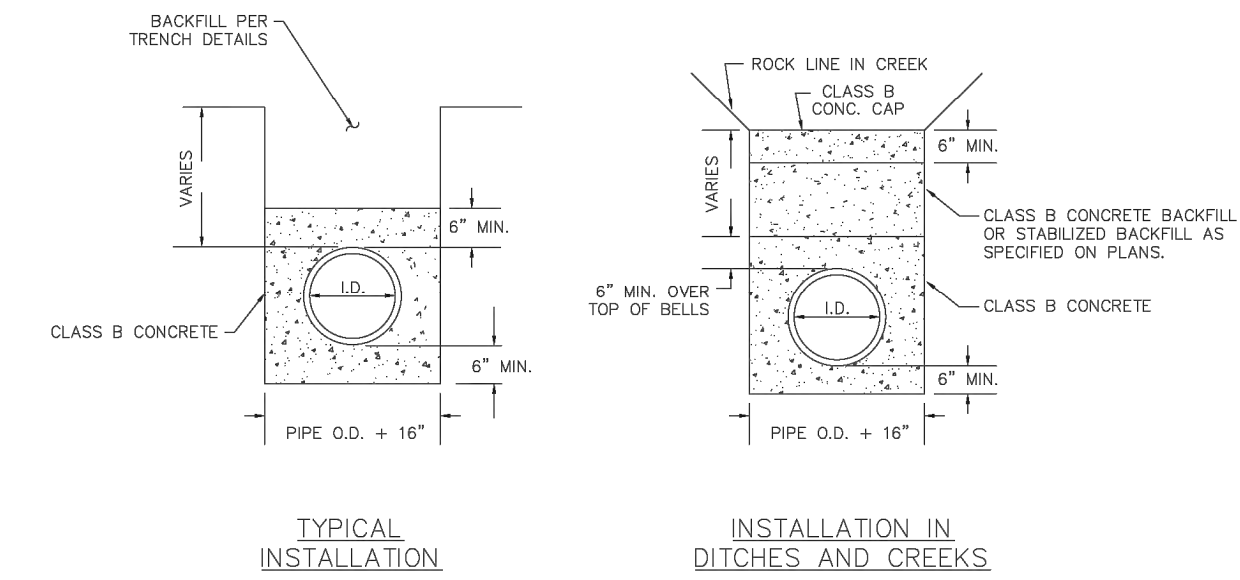
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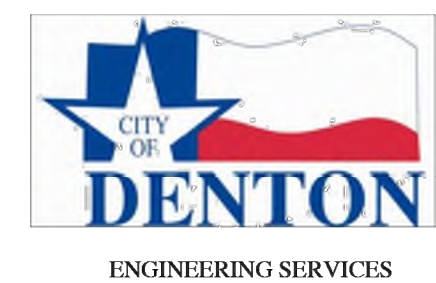


U203C



U204

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# STANDARD DETAILS

## WATER/WASTEWATER SHARED DETAILS

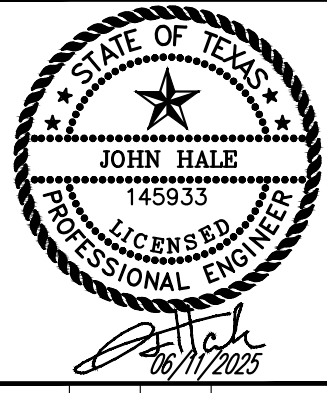
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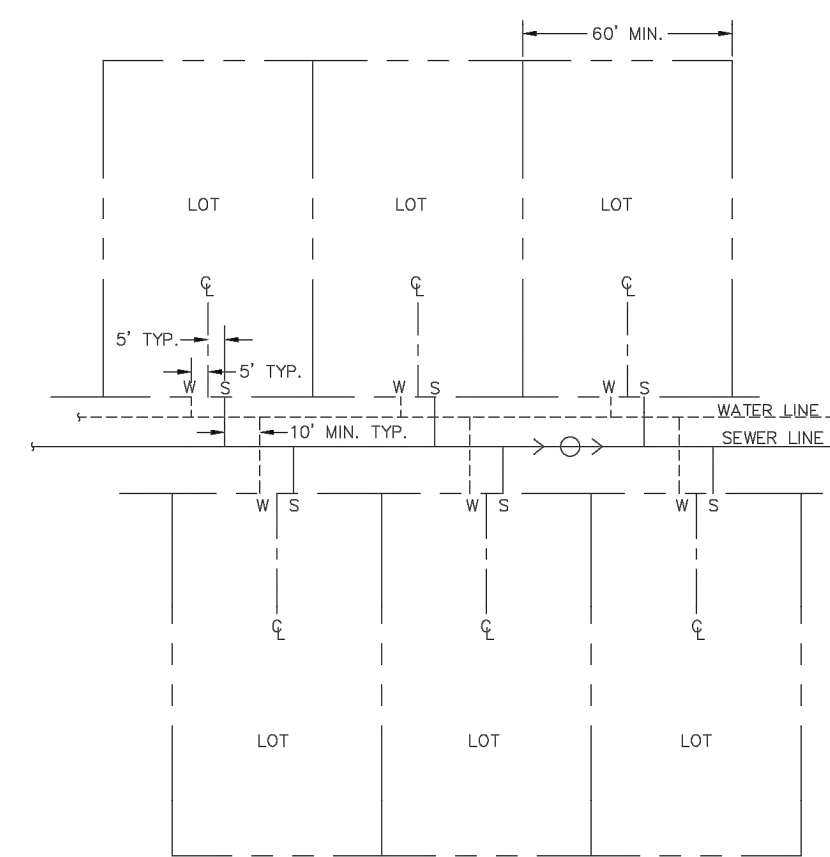
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### CONSTRUCTION DETAILS

BAKER TRACT  
OFFSITE SEWER  
CITY OF DENTON, TEXAS

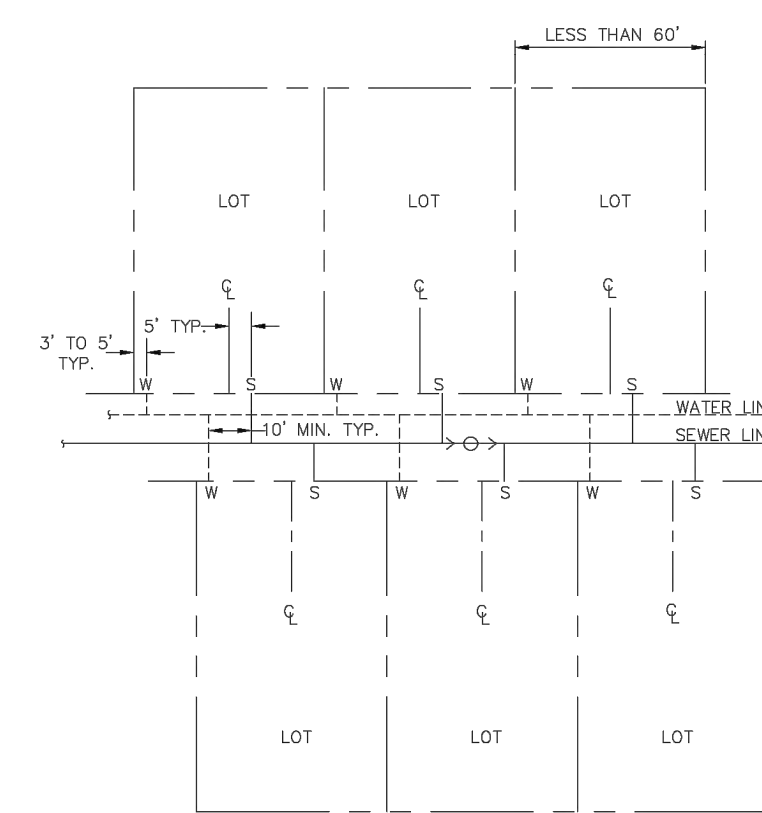
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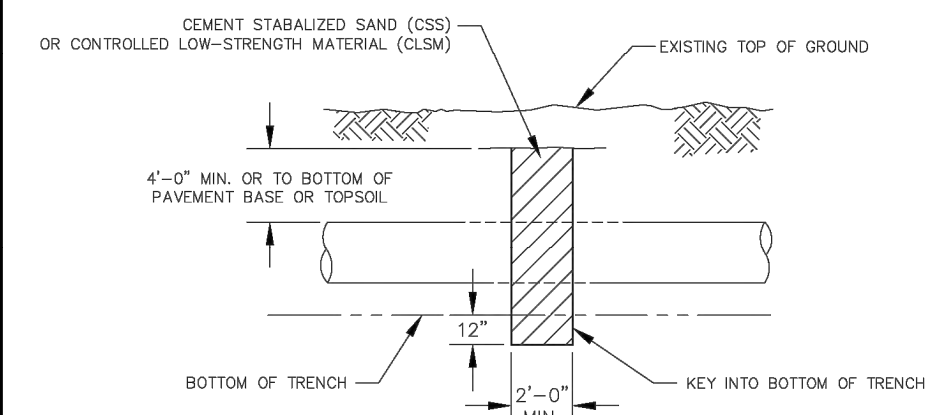
TYPICAL SERVICE LINE LAYOUT

U206A



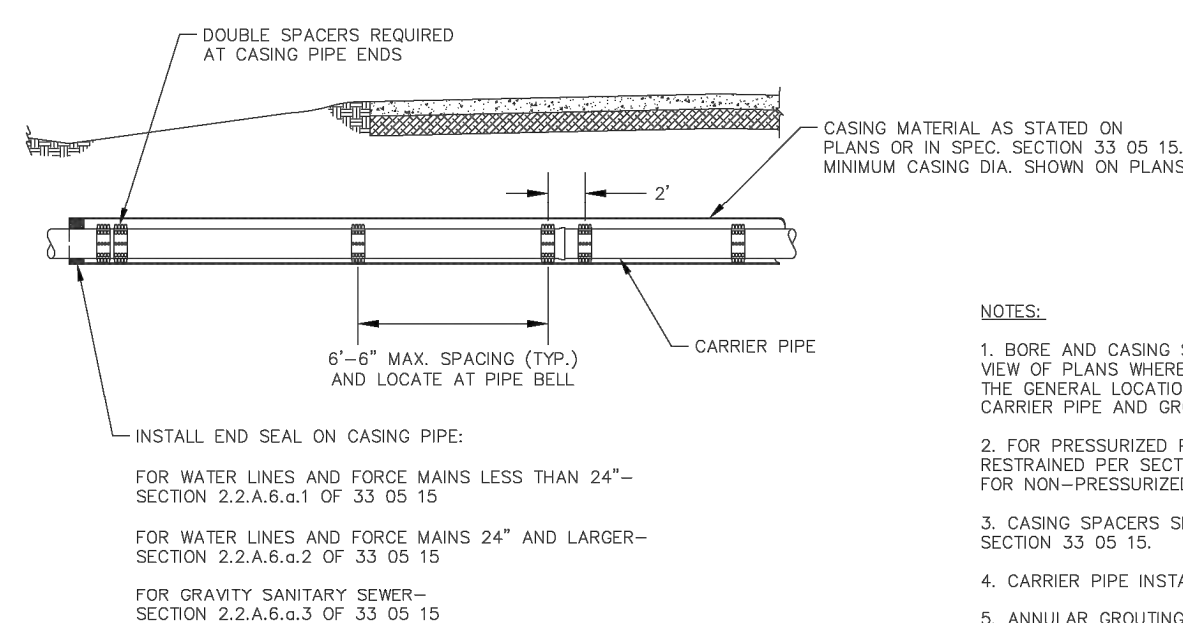
ALTERNATE SERVICE LINE LAYOUT  
*(FOR LOTS LESS THAN 60' WIDE)

U206B



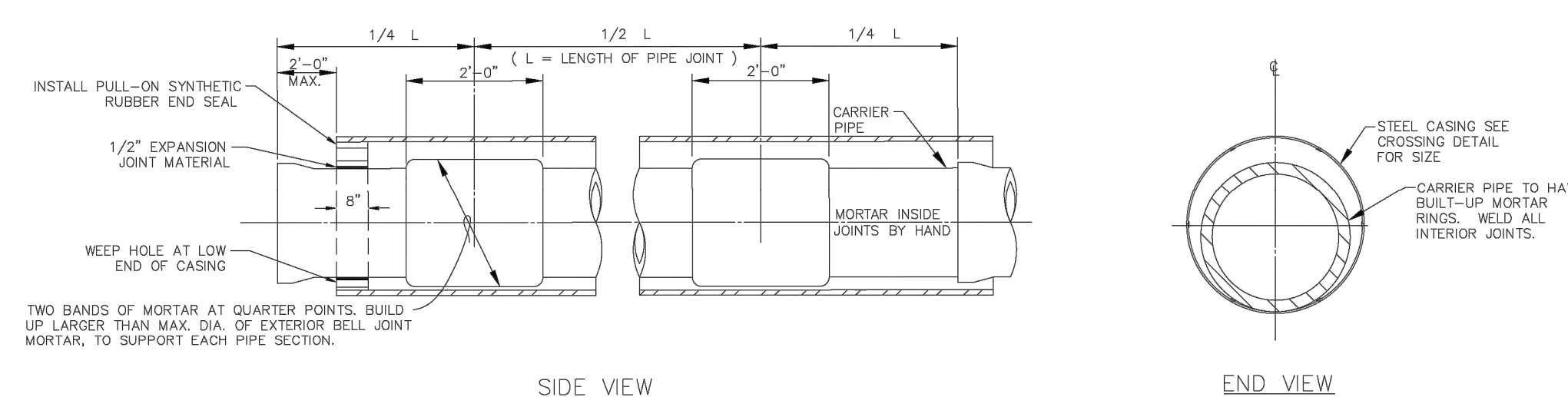
TRENCH DAM

U207



INSTALLATION IN STEEL CASING OR LINER PLATE  
FOR PVC AND DIP

U208A



INSTALLATION IN STEEL CASING  
FOR CONCRETE PRESSURE PIPE  
BAR-WRAPPED STEEL CYLINDER TYPE

U208B

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# STANDARD DETAILS

WATER/WASTEWATER SHARED DETAILS

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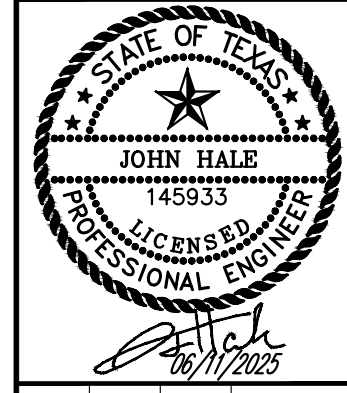
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## CONSTRUCTION DETAILS

BAKER TRACT  
 OFFSITE SEWER  
 CITY OF DENTON, TEXAS

DATE 06/11/25
PROJECT NO. 063248015
SHEET NUMBER C18.05

**EXHIBIT "C"**  
Estimated Costs and Proportionate Share

## EXHIBIT C

6/13/2025

	Baker Tract		Harris Tract		City of Denton		Total Est Cost	
6-9-25 OPC public	Offsite Sewer	\$ 484,522.02	9.95%	\$ 131,478.34	2.70%	\$ 4,253,567.65	87.35%	\$ 4,869,568.00
	Sewer easement acquisition (Cole, John K Budget)	\$ 35,710.55		\$ 9,690.30		\$ 313,499.15		\$ 358,900.00
	Kimley Design	\$ 38,093.28		\$ 10,336.87		\$ 334,416.85		\$ 382,847.00
	Legal	\$ 4,975.00		\$ 1,350.00		\$ 43,675.00		\$ 50,000.00
	<u>Closing Cost</u>	<u>\$ 1,492.50</u>		<u>\$ 405.00</u>		<u>\$ 13,102.50</u>		<u>\$ 15,000.00</u>
	<b>Total</b>	<b>\$ 564,793.34</b>		<b>\$ 153,260.51</b>		<b>\$ 4,958,261.15</b>		<b>\$ 5,676,315.00</b>

* Sewer line cost based off of Kimley OPC dated 6/9/25

* See attached percent usage memo for Baker tract from Kimley

* Does not include ESA mitigation

NOTE: This exhibit is the preliminary budget numbers submitted to the city 6-13-25. The current cost for easement acquisition is \$400,000. The other numbers shown are based off of OPC provided by Kimley Horn and reviewed by the city. This will be updated once bids are received for sewer line and final easement is acquired.

**EXHIBIT "D"**  
Reserved Capacity

