

AGREEMENT FOR WASTEWATER EASEMENT

This Agreement for sanitary sewer easement (this “**Agreement**”) is entered into on the 18 day of November, 2025, to be effective as of the Effective Date (hereinafter defined), by and among the City of Denton, Texas, a Texas Home Rule Municipal (the “**City**”) Crow-Billingsley Denton GHB, Ltd., a Texas limited partnership and Crow-Billingsley Denton LPB, Ltd., a Texas limited partnership, The Residences of Lake District No. 1, Ltd., a Texas limited partnership (collectively, “**Developer**”). Developer and the City are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

Recitals

WHEREAS, Developer is the owner of approximately 127.5099 acres of land south of US 380 and west of N. Masch Branch Road (the “**Property**”) in the City of Denton, Denton County, Texas, and being described on **Exhibit “A”** attached hereto and made a part hereof for all purposes; and

WHEREAS, The Property naturally drains to Stream DF-3, which is located west of South Masch Road and east of the Dry Fork Hickory Creek along the eastern portion of the Property; and

WHEREAS, Developer has requested wastewater service availability at the southwest corner of Masch Branch Road and US 380, in the City of Denton, Texas; and

WHEREAS, the City has approved a future public 21” gravity wastewater main (“**Improvement**”) that is to be installed generally along the Property and is located within the City’s Certificate of Convenience and Necessity No. 20072 (“**CCN**”); and

WHEREAS, the Improvement is based on Capital Improvement Project 13 recommended in the Wastewater Master Plan adopted via City Council Resolution No. 24-827 (“**Master Plan**”), attached hereto as **Exhibit “B”**; and

WHEREAS, in consideration of the Improvement being placed in the Property, Developer requests reservation of capacity; and

WHEREAS, upon completion of the capital project, wastewater service will be available for the Property based on the CCN, subject to the terms and conditions stated in this letter.

WHEREAS, in order for wastewater service to be provided to the Property and following the adopted Wastewater Master Plan, the City requires an easement through the Property for construction of the Improvements; and

WHEREAS, the City intends to construct, that certain sanitary sewer line, the approved plans

Agreement for Utility Easement - Page 1 of 9 Pages

of which are attached hereto as **Exhibit “C”** (the “City Sewer Line”), which will be extended to serve the Property, as shown in **Exhibit “C”** attached hereto, and other property not owned by Developer;

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

Definitions

“Easement” means the exclusive and perpetual right to use for the “Purposes” herein defined below, the 20-foot wide strip of land in, along, over, under, and across the “Property” or “Baker Tract” as described in the metes and bounds survey descriptions and depicted in survey maps to be attached to instruments in the form attached hereto as **Exhibit “D”**

“Grantee” means City of Denton, a Texas Home Rule Municipality

“Grantor” means the owner of fee-simple title to the “Property” or “Baker Tract”

“Purposes” means constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining wastewater pipelines, and all related facilities and appurtenances, respectively, in, along, upon, under, over and across said Easement, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, over and across the Easement to Grantee herein, its agents, employees, contractors, workmen and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities or any part thereof.

ARTICLE II

Easement and Reserved Capacity

1. Easement

A. City Responsibilities

- 1) Upon City’s completion of construction of the City Sewer Line, the City will reserve capacity in the City Sewer Line sufficient to serve 210.391 SFEs based on the development plan attached as **Exhibit “E”** (“Reserved Capacity”). The City reserves the right to reevaluate the Reserved Capacity to the extent the development plan materially changes from the Exhibit attached hereto.
- 2) The Reserved Capacity, or any portion thereof, may only be assigned as part of a real estate transaction in which the Property being served is itself transferred. Developer must provide notice to the City indicating how much of the Reserved Capacity is being assigned (“Capacity Request”). The Capacity Request shall be reviewed and approved in writing by the City, which approval shall not be unreasonably withheld or denied.

B. Developer Responsibilities

- 1) Upon the execution of this Agreement, Developer shall provide and have filed

of record with Denton County Clerk the Easement as shown on **Exhibit "D"** attached hereto.

- 2) Developer acknowledges that recordation of this Easement in the real property records of Denton County within 30 days of the execution of this Agreement is a prerequisite to the any rights to the Reserved Capacity. Failure to record the Easement within the time frame, will render this Agreement null and void. 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 30 days of the Effective Date of this Agreement or before any transfer of the Baker Tract or the EDUs provided in herein whichever is sooner.
- 3) Developer acknowledges and agrees the capacity provided by this Agreement runs with the land and shall be an appurtenance to the Baker Tract.
- 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.**

ARTICLE III

Miscellaneous

3.1 **Assignability.** This Agreement shall not be assigned by the City. Except as provided in Section 2.1.A.2, Developer may not assign this Agreement.

3.2 **Land Covenants.** All covenants, conditions, easements and agreements contained in this Agreement shall be and constitute covenants running with the land and shall bind and inure to the benefit of each Party, its successors and assigns.

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

3.4 **Termination.** This Agreement shall terminate upon the City's completion of the construction of the City Sewer Line; provided, however, the Reserved Capacity shall survive for the term set forth in Section 2.1.4 and the Easement as required by Section 2.1.B.2 shall survive indefinitely.

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
Sara Hensley, City Manager
215 E. McKinney Street
Denton, TX 76201

With Copy to: City of Denton, Texas
Mack Reinwand, City Attorney
215 E. McKinney Street
Denton, TX 76201

To Developer: Crow-Billingsley Denton GHB, Ltd.
Crow-Billingsley Denton LPB, Ltd.
The Residences of Lake District No. 1, Ltd.
1722 Routh Street, Suite 770
Dallas, Texas 75201
Attn: Bill Walker
Email: bwalker@billingsleyco.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.

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 for a breach or default under this Agreement.

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. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement.

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. If any Party is unable to perform an obligation under this Agreement (other than monetary obligations) by reason of Force Majeure, then the obligation of such Party, as appropriate, shall be extended or postponed for the period of the actual delay caused by such Force Majeure. The phrase "Force Majeure" shall mean the inability to perform a duty or an obligation due to causes or occurrences which are outside of the control of a Party is postponed and could not be avoided by the exercise of due care on the part of the Party, such as acts of God, pandemics, fires, floods, labor disputes or strikes.

3.15 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.

3.16 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 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.

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

3.18 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.

3.19 Statutory Verifications. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the

applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

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

CITY OF DENTON, TEXAS

BY: SARA HENSLEY
CITY MANAGER

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Sara Hensley, City Manager of the City of Denton, Texas, a Texas Home Ruled Municipal.

Notary Public, State of Texas

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

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

Signed by:
Charlie Rosendahl Charlie Rosendahl
053574243FE941B
SIGNATURE PRINTED NAME

Interim Director

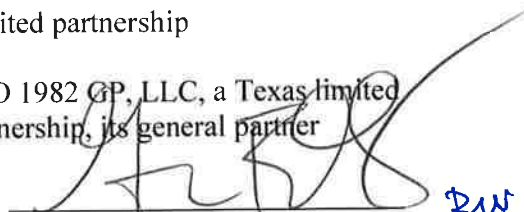
TITLE
Development Services

DEPARTMENT

DEVELOPER:

CROW-BILLINGSLEY DENTON GHB, LTD.,
a Texas limited partnership

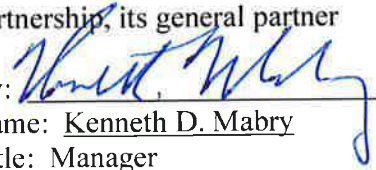
By: BCO 1982 GP, LLC, a Texas limited
partnership, its general partner

By: 
Name: George H. Billingsley
Title: Manager
Date: _____

BW
JAB

CROW-BILLINGSLEY DENTON LPB, LTD.,
a Texas limited partnership

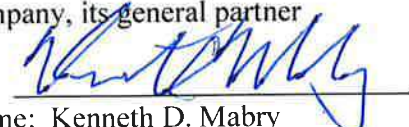
By: BCO 1980 GP, LLC, a Texas limited
partnership, its general partner

By: 
Name: Kenneth D. Mabry
Title: Manager
Date: _____

BM
JAB

THE RESIDENCES OF LAKE DISTRICT NO. 1,
LTD., a Texas limited partnership

By: BCO 1986 GP, LLC, a Texas limited liability
company, its general partner

By: 
Name: Kenneth D. Mabry
Title: Manager
Date: _____

BM
JAB

THE STATE OF TEXAS

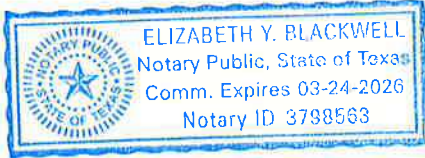
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COUNTY OF DALLAS

§

This instrument was acknowledged before me on November 18, 2025, by George H. Billingsley, Manager of BCO 1982 GP, LLC, a Texas limited liability company, in its capacity as general partner of CROW-BILLINGSLEY DENTON GHB, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Elizabeth Blackwell
Notary Public, State of Texas

THE STATE OF TEXAS

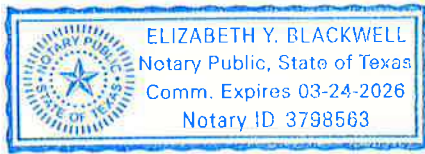
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COUNTY OF DALLAS

§

This instrument was acknowledged before me on November 18, 2025, by Kenneth D. Mabry, Manager of BCO 1980 GP, LLC, a Texas limited liability company, in its capacity as general partner of CROW-BILLINGSLEY DENTON LPB, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Elizabeth Blackwell
Notary Public, State of Texas

THE STATE OF TEXAS

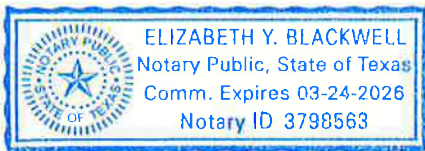
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COUNTY OF DALLAS

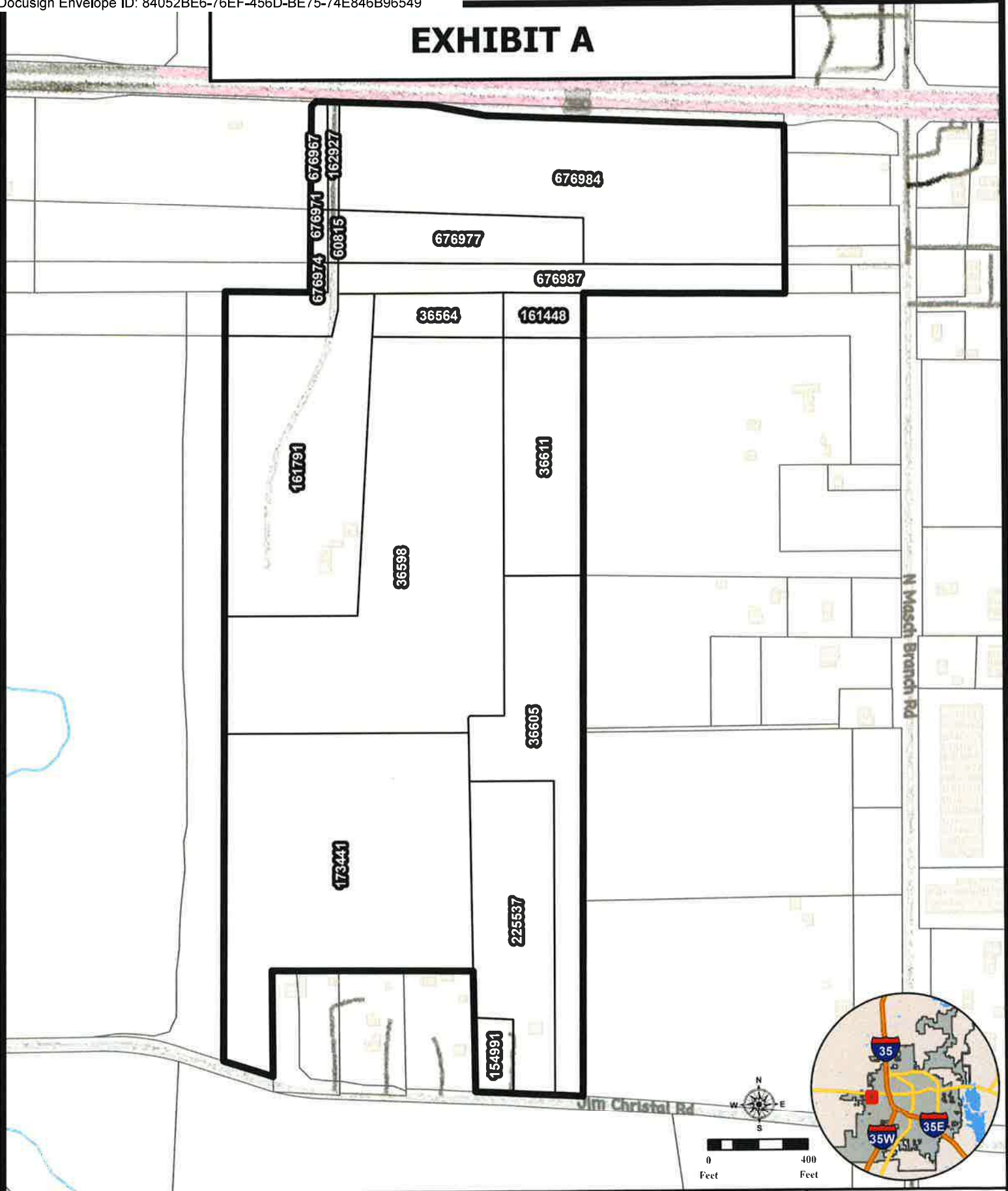
§

This instrument was acknowledged before me on November 18, 2025, by Kenneth D. Mabry, Manager of BCO 1980 GP, LLC, a Texas limited liability company, in its capacity as general partner of THE RESIDENCES OF AUSTIN RANCH NO. 1, LTD., a Texas limited partnership, on behalf of said limited liability company and limited partnership.



Elizabeth Blackwell
Notary Public, State of Texas

EXHIBIT A



Legend

- Property Boundary
- Property Parcels
- DCAD Parcels

Spatial Reference: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet
Author: Development Services GIS - 2930105
Date: 11/10/2025 10:35 AM
This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.



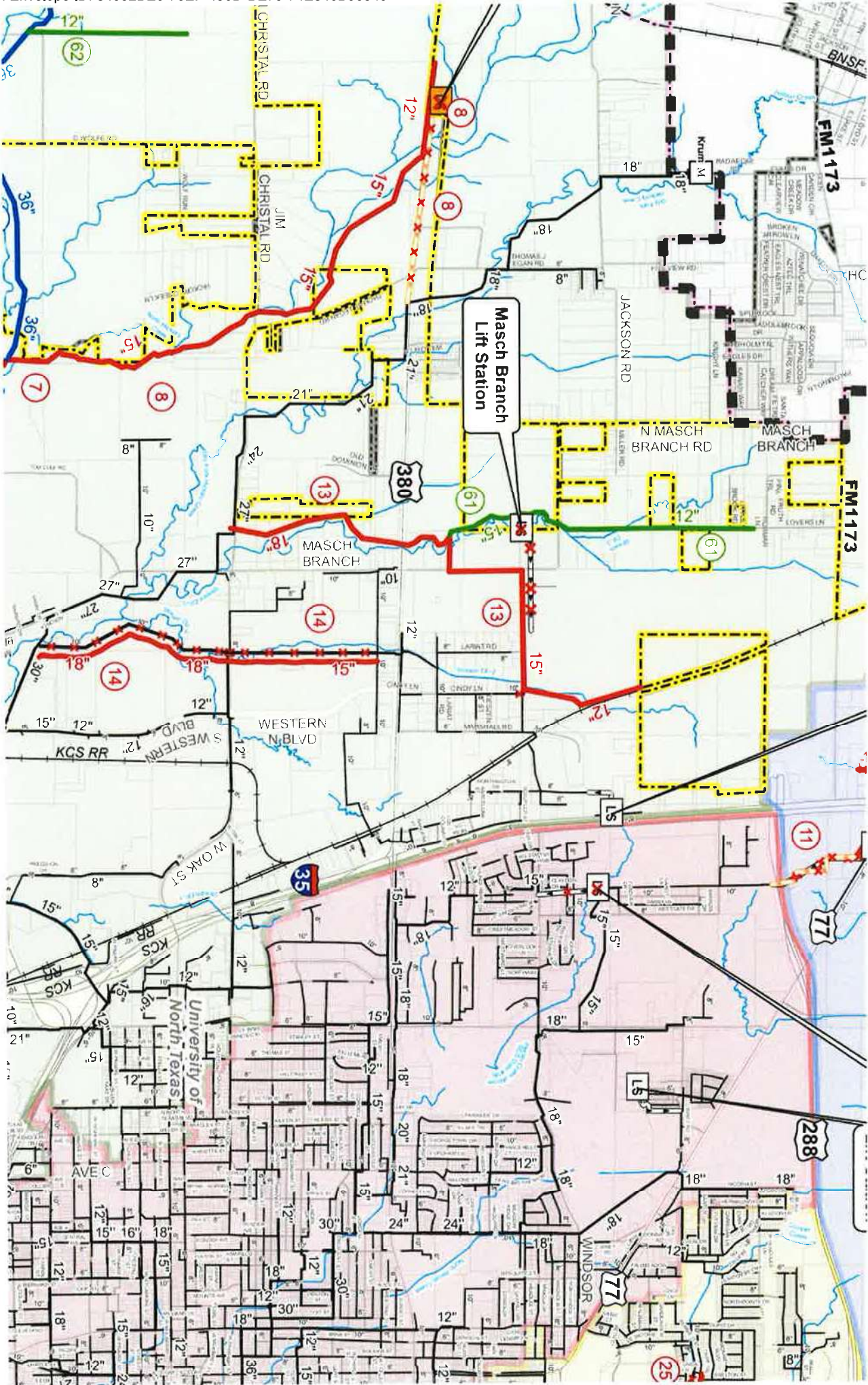


Exhibit B

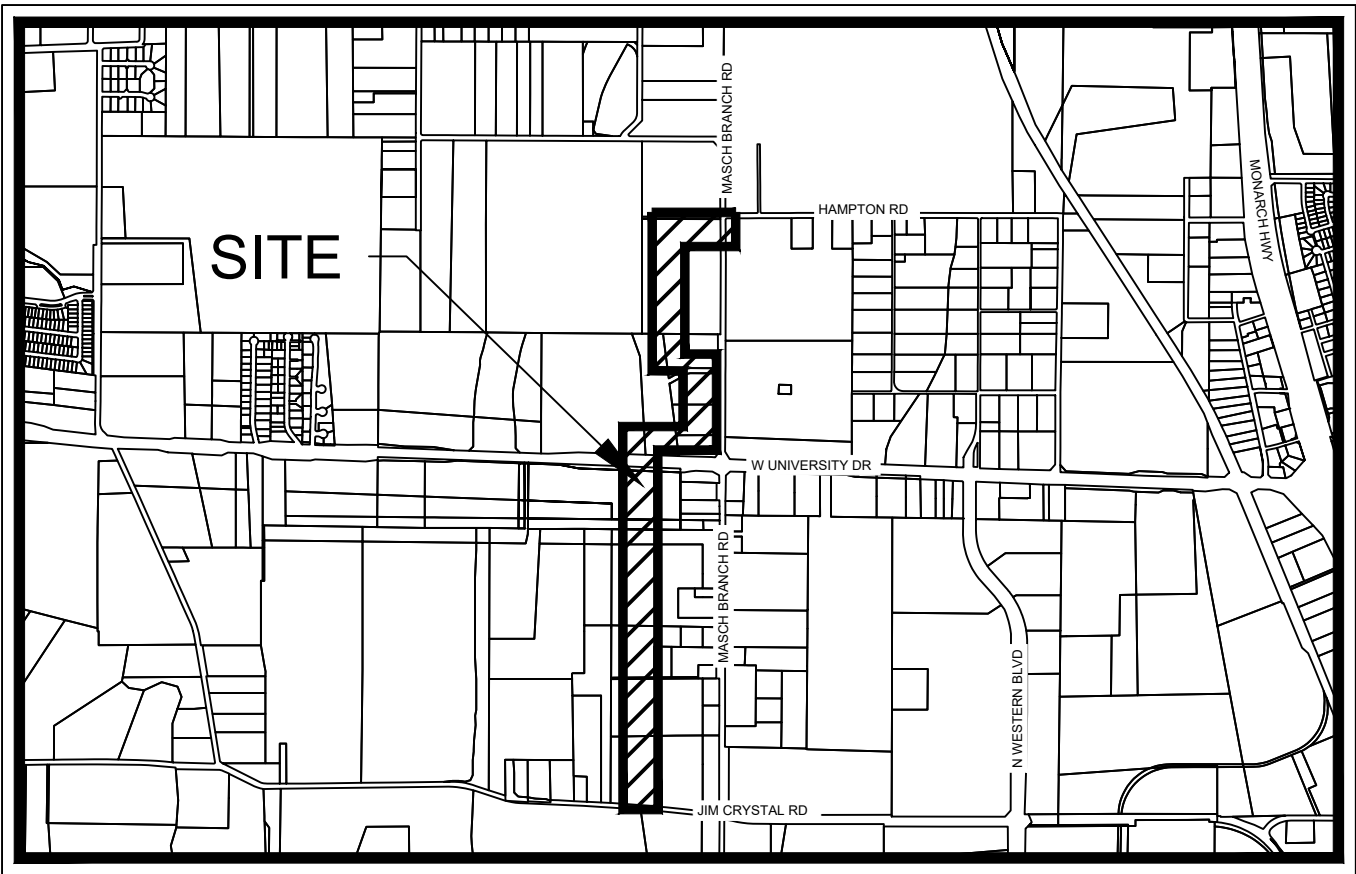
Exhibit C

CIVIL CONSTRUCTION PLANS FOR
BAKER TRACT OFFSITE SEWER

JIM CRISTAL ROAD TO HAMPTON ROAD
CITY OF DENTON
DENTON COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

40% SUBMITTAL - NOT FOR CONSTRUCTION.	02/03/2025
60% SUBMITTAL - NOT FOR CONSTRUCTION.	03/26/2025
90% SUBMITTAL - NOT FOR CONSTRUCTION.	04/21/2025
100% SUBMITTAL	06/11/2025



SITE LOCATION MAP
(NOT TO SCALE)

- NOTES:
- THE SITEWORK FOR THE PROJECT SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE NCTCOG - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST EDITION), THE CITY STANDARDS, AND ANY SPECIAL PROVISIONS ADOPTED BY THE CITY. CITY STANDARDS GOVERN OVER NCTCOG IN THE EVENT OF A CONFLICT.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
 - IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.



INDEX OF SHEETS

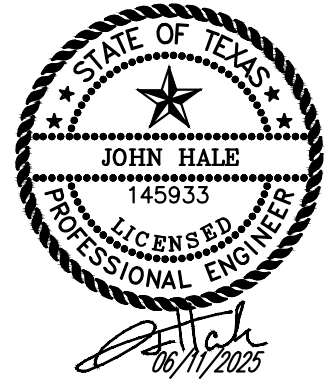
SHEET NO.	DESCRIPTION	DATE	REVISION
C1.01	COVER SHEET	06/11/2025	
C2.01	GENERAL NOTES	06/11/2025	
C2.02	COD GENERAL NOTES	06/11/2025	
C13.01	SEWER INDEX SHEET	06/11/2025	
C13.02	SEWER PLAN AND PROFILE	06/11/2025	
C13.03	SEWER PLAN AND PROFILE	06/11/2025	
C13.04	SEWER PLAN AND PROFILE	06/11/2025	
C13.05	SEWER PLAN AND PROFILE	06/11/2025	
C13.06	SEWER PLAN AND PROFILE	06/11/2025	
C13.07	SEWER PLAN AND PROFILE	06/11/2025	
C13.08	SEWER PLAN AND PROFILE	06/11/2025	
C13.09	SEWER PLAN AND PROFILE	06/11/2025	
C13.10	SEWER PLAN AND PROFILE	06/11/2025	
C13.11	SEWER PLAN AND PROFILE	06/11/2025	
C13.12	SEWER PLAN AND PROFILE	06/11/2025	
C13.13	LIFT STATION ABANDONMENT & SALVAGE PLAN	06/11/2025	
C13.14	LIFT STATION ABANDONMENT & SALVAGE PLAN	06/11/2025	
C17.01	EROSION CONTROL PLAN	06/11/2025	
C17.02	EROSION CONTROL PLAN	06/11/2025	
C17.03	EROSION CONTROL PLAN	06/11/2025	
C17.04	EROSION CONTROL PLAN	06/11/2025	
C17.05	EROSION CONTROL PLAN	06/11/2025	
C17.06	EROSION CONTROL PLAN	06/11/2025	
C17.07	EROSION CONTROL PLAN	06/11/2025	
C17.08	EROSION CONTROL PLAN	06/11/2025	
C17.09	EROSION CONTROL PLAN	06/11/2025	
C17.10	EROSION CONTROL PLAN	06/11/2025	
C17.11	EROSION CONTROL PLAN	06/11/2025	
C17.12	EROSION CONTROL DETAILS	06/11/2025	
C18.01	CONSTRUCTION DETAILS	06/11/2025	
C18.02	CONSTRUCTION DETAILS	06/11/2025	
C18.03	CONSTRUCTION DETAILS	06/11/2025	
C18.04	CONSTRUCTION DETAILS	06/11/2025	
C18.05	CONSTRUCTION DETAILS	06/11/2025	

ENGINEER
Kimley»Horn

6160 WARREN PARKWAY
SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: JOHN HALE, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

JUNE 2025



PROJECT NOTES:

GENERAL CONSTRUCTION NOTES:

1. GOVERNING SPECIFICATIONS REGARDING CONSTRUCTION AND MATERIALS FOR THIS PROJECT ARE CONTAINED WITHIN THE PROJECT MANUAL.
2. 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.
3. 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.
4. 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 UTILITIES PRIOR TO CONSTRUCTION OR PURCHASE OF MATERIAL AND TO PROVIDE ALL NECESSARY RIPS, 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 FILLS, AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE CITY SO DIRECTS.
11. 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.
12. 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.
13. 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 SOD SHALL BE USED. CONTRACTOR IS EXPECTED TO MINIMIZE SOD REPLACEMENT BY LIMITING IMPACT TO EXISTING SODDED AREA.
14. 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.
15. CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE CONSIDERED SUBSIDIARY TO THE BASE BID PRICE.
16. 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.
17. 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.
18. 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.
19. PREPARING ROW/REMOVAL OF EXISTING ITEMS TO BE DONE ONLY IN AREAS WHERE WORK IS OCCURRING.
20. 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.
21. THE CONTRACTOR IS TO ENSURE THAT ALL CONSTRUCTION ACTIVITY IS CONTAINED WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THE PLANS.
22. THE CONTRACTOR'S PERSONNEL SHALL WEAR IDENTIFYING CLOTHING OR HATS AT ALL TIMES.
23. 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 ADDITIONAL TEMPORARY EASEMENTS OR WORK CONDUCTED ON PRIVATE PROPERTY AND/OR OUTSIDE THE PROJECTS EXTENTS.
24. 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.
25. THE CONTRACTOR SHALL RECONSTRUCT IN PLACE AND WITH LIKE MATERIALS ANY DRIVES, ROADS, SIDEWALKS, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, FENCES, UTILITY SERVICES, OR OTHER FACILITIES WHICH ARE REMOVED OR DAMAGED DURING CONSTRUCTION. UTILITY SERVICES WHICH ARE CUT OR DAMAGED SHALL BE IMMEDIATELY REPAIRED.
26. 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.
27. 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.
28. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF TPDES GENERAL PERMIT NO. TXR150000 PART V.C. AND PART V.I WHICH GOVERN THE APPROPRIATE DISPOSAL PROCEDURES FOR CONCRETE TRUCK WASH OUT ON A CONSTRUCTION SITE.

UTILITY NOTES:

1. 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 BE EXISTING AND NOT SHOWN ON 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.
2. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS.
3. 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.
4. 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.
5. THERE MAY BE NEW UTILITY IMPROVEMENTS WITHIN THE PROJECT LIMITS AFTER SURVEY WAS COMPLETED. CONTRACTOR TO NOTIFY EMPLOYER IMMEDIATELY IF THERE ARE EXISTING UTILITY CONFLICTS NOT SHOWN ON THE PLANS.

EROSION CONTROL:

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

HAULING EQUIPMENT:

1. 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, OR ON ACROSS PAVEMENT, THE SHALL PROTECT THE PAVEMENT FROM DAMAGE AS DIRECTED/APPROVED BY THE PROJECT MANAGER.
2. 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:

1. 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.
2. 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 CLEAN-UP ASSOCIATED WITH OPENING CLEAN OUTS AND FOR REPLACEMENT OF REMOVED CAPS.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL PIPE DETECTION TAPE IN ACCORDANCE CITY OF DETROIT SPECIFICATION 33 05 97.
4. VERTICAL OR HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINES AT CROSSINGS MUST ADHERE TO TCEQ GUIDELINES FOUND IN TAC 290 OR 217.
5. 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.
6. 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 LATERALS 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.
7. 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.
8. 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.
9. EXISTING SERVICES MAY NOT MATCH TO SIZE OF NEW SERVICE LINES. CONTRACTOR SHALL FURNISH SUPPLY CONNECTORS/ADAPTORS TO MAKE SERVICE SIZE TRANSITIONS AT NO ADDITIONAL COST.
10. EXISTING IN-SERVICE MANHOLES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGES TO IN-SERVICE MANHOLES CAUSED BY THE CONTRACTOR SHALL BE REMEDIED BY THE CONTRACTOR AT NO COST TO THE CITY.
11. MAXIMUM ALLOWABLE JOINT DEFLECTION IS 1" FOR WATER PIPE.
12. EXISTING AND PROPOSED WATER, SEWER, OR STORM DRAINAGE APPURTENANCES (I.E., 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:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GENERAL SAFETY AT AND ADJACENT TO THE PROJECT AREA, INCLUDING THE PERSONAL SAFETY OF THE CONSTRUCTION WORKMEN, THE PUBLIC, AND THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY.
2. 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.
3. THE CONTRACTOR SHALL KEEP THE ROADWAY CLEAN AND FREE OF DIRT OR OTHER MATERIAL. THE PROJECT MANAGER HAS THE RIGHT TO HALT CONSTRUCTION ACTIVITY UNTIL THE ROADWAY IS CLEANED TO THE SATISFACTION OF THE PROJECT MANAGER.
4. TRAFFIC MUST BE HANDLED THROUGHOUT THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH THE PROJECT AREA AND AROUND PRIVATE PROPERTY, AS DIRECTED/APPROVED BY THE PROJECT MANAGER.
5. DO NOT STORE ANY CONSTRUCTION MATERIAL OR EQUIPMENT AT ANY LOCATION THAT WILL CONSTITUTE A HAZARD AND WILL ENDANGER TRAFFIC.
6. 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.
7. TEMPORARY DRAINAGE IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. AT NO TIME SHALL TWO CONSECUTIVE INTERSECTING ROADWAYS BE CLOSED DURING CONSTRUCTION. CONTRACTOR SHALL LIMIT CLOSURES OF THE INTERSECTIONS TO MINIMIZE CONVENIENCE.
9. COVER PERMANENT SIGNS WITH APPROPRIATE MATERIAL IF NOT USED. THIS IS SUBSIDIARY TO THE TRAFFIC CONTROL BID ITEM(S).
10. 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 CLOSURES, SIGNING AND BARRICADES MUST BE MOVED TO CONFORM WITH STANDARDS.
11. 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. CONSIDERATION WILL BE GIVEN TO THE REQUEST FOR ALTERNATE ACCESS TO THEIR DRIVELAYS. ACCESS MUST BE NOTIFIED BY THE CONTRACTOR TWO WORKING DAYS PRIOR TO THE CLOSURE OF THEIR ACCESS.
12. THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST TO THE CITY FOR APPROVAL OF ALL APPEALS TO THE CITY TO BE ADJACENT TO THE PROJECT AREA. MATERIAL STORAGE AND GENERAL PROJECT CONSTRUCTION MANAGEMENT REQUESTS SHALL BE SUBMITTED TO THE CITY AT LEAST FIVE (5) DAYS PRIOR TO NOTICE TO PROCEED.
13. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE GUIDELINES CONTAINED IN THESE PLANS.
14. ALL BARRICADES, WARNING SIGNS, LIGHTS, ETC. FOR THE GUIDANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC 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.
15. THE CONTRACTOR SHALL INSTALL METAL PLATES OVER OPEN TRENCHES, UNCOVERED MANHOLES AND OPEN INLETS ADJACENT TO TRAFFIC OVERNIGHT OR WHEN NO WORK IS BEING PERFORMED FOR MULTIPLE DAYS.
16. 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 BEING PERFORMED OVERNIGHT OR WHEN NO WORK IS BEING PERFORMED FOR MULTIPLE DAYS.
17. 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 BE KEPT AT A MINIMUM HAND-TO-TOOL DISTANCE OF 10 FEET FROM POWER LINES. OSHA 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 POWER LINES. 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:

1. 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) 106 N. BRADSHAW DENTON, TX 76205 (940) 380-7470	CITY DENTON-COMMUNICATIONS (940) 349-7172 CITY OF DENTON-ELECTRIC (940) 349-7509 EMERGENCY: (940) 349-8400 ATTN: DOUG BREON CITY OF DENTON-WATER UTILITIES (940) 349-7150 EMERGENCY: (940) 349-8400 EXPLORER CABLE 15100 TRINITY BLVD. FORT WORTH, TX 76155 (817) 298-3635	GRANDE COMMUNICATIONS 500 TITTLE DR. SUITE 400 LEWISVILLE, TX 75056 (940) 270-7016 ATTN: CHRIS LANGSTON VERIZON 2094 MCGEE LEWISVILLE, TX 75077 (972) 318-0264 EXPLORE/OTGO PIPELINE 6846 S. CANTON SUITE 30 TULSA, OK 74136 (918) 493-5172 CHANCE GIPSON
CO-SERV 7701 S. STEMMONS CORINTH, TX 76210 (940) 321-7800 ATTN: JODY PADRON	AT&T 1460 ROUNDTABLE DALLAS, TX 76247 ATTN: ERIC WILLIAMS	TEXAS 811 (800) 344-8377

- * 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.

[illegible]

Kimley»»Horn

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PHONE: 972-335-3580



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

COD GENERAL NOTES

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

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

C2.02

ENTERED BY		PROJECT #			STANDARD DETAILS	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. 1 OF 25				VER 1"= N.T.S.
PROJ. ENGR.										
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STANDARD DETAILS

GENERAL NOTES

DATE _____

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SHEET No.

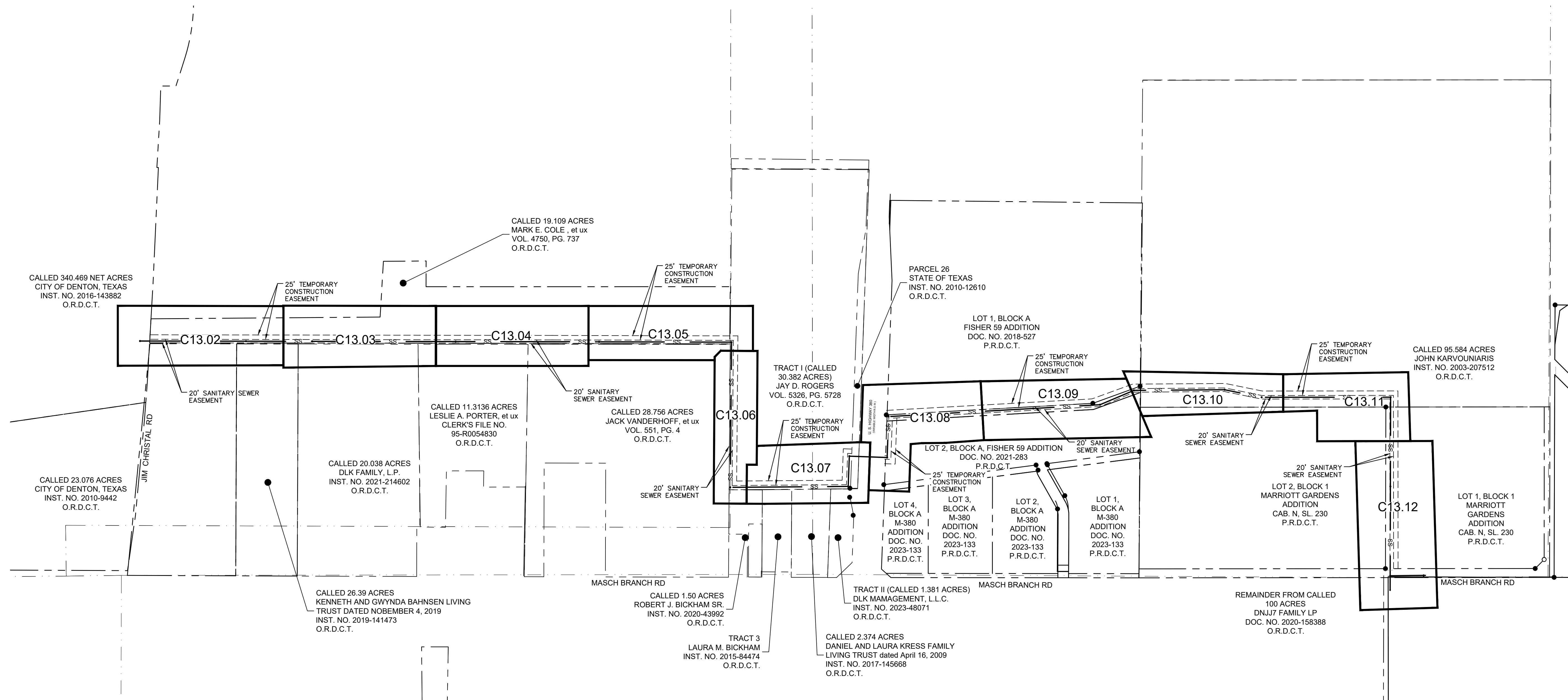
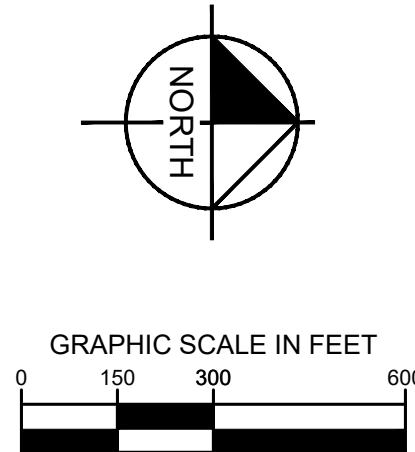
1 OF 25

SCALE

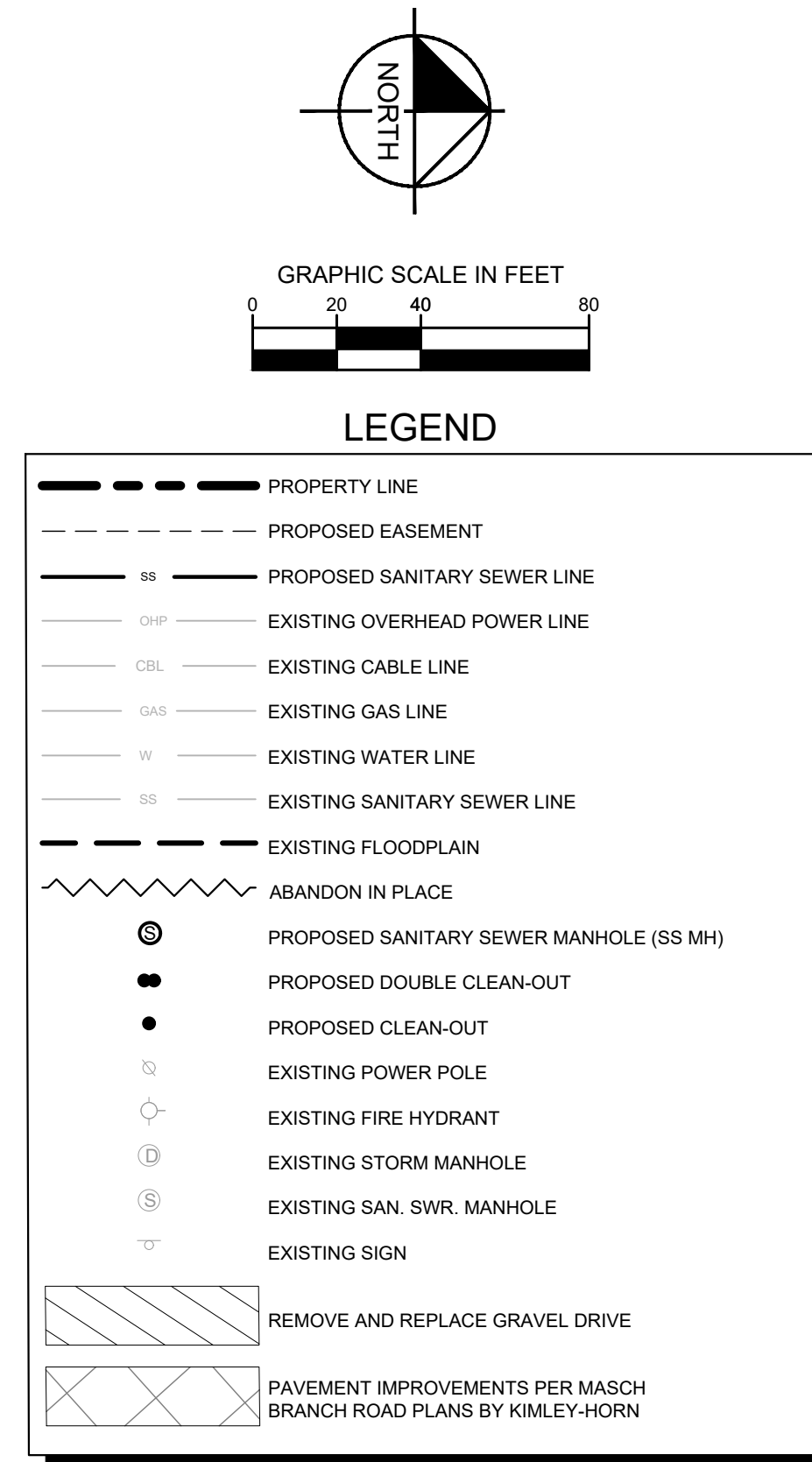
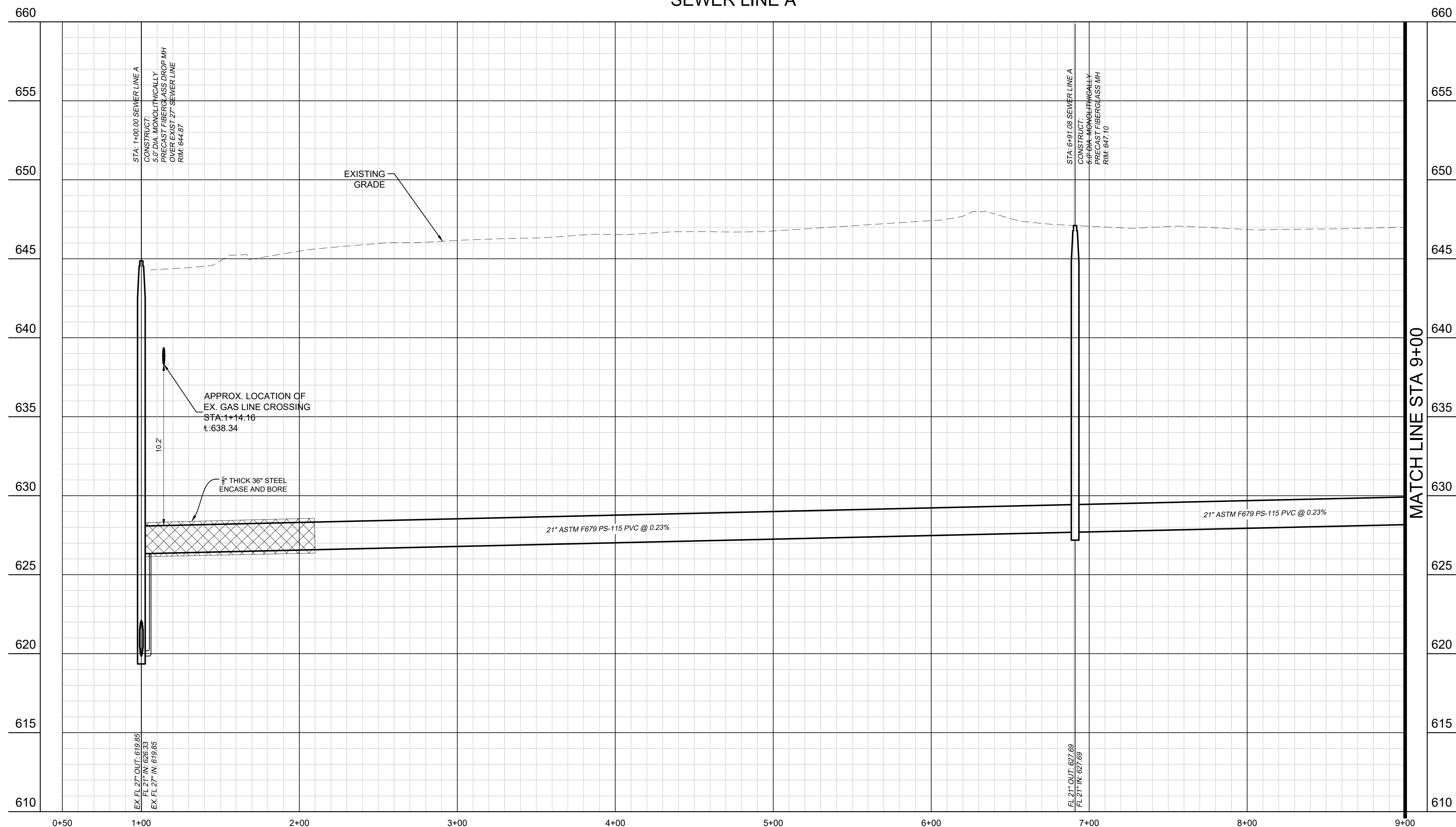
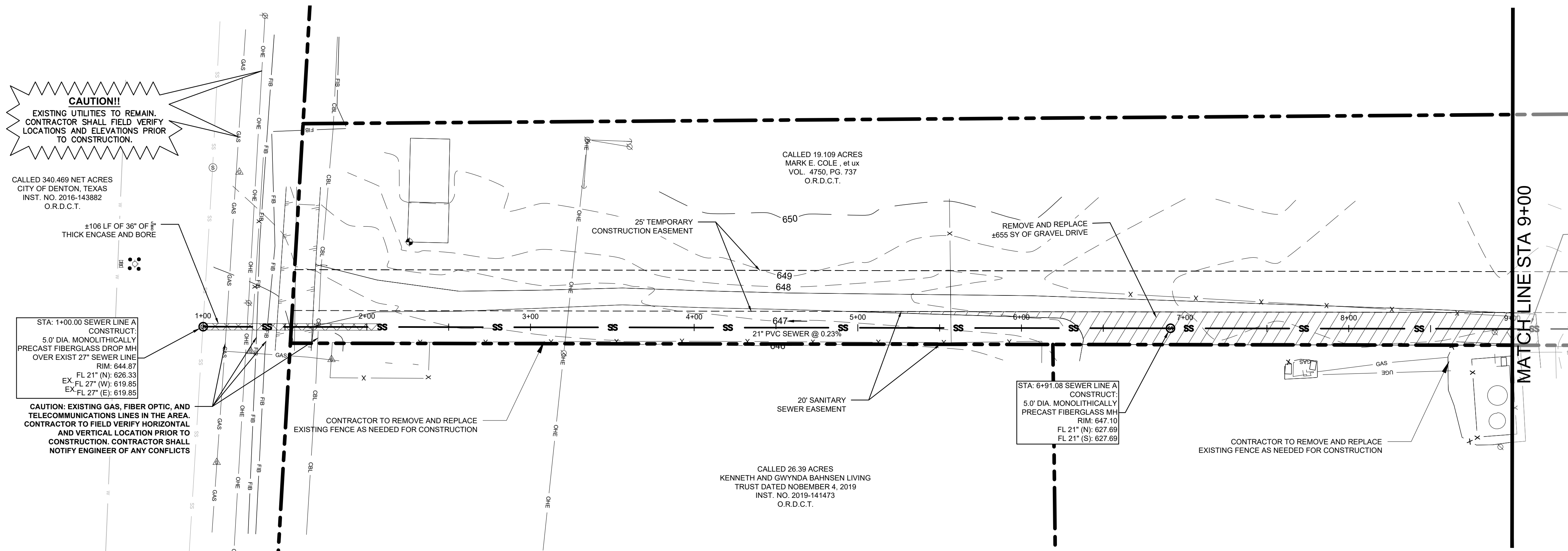
HOR 1"= N.T.S.

VFR 1" = N.T.S.

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 THAT
THE CONTENT OF THE DETAILS AND NOTES
HEREIN HAVE NOT BEEN ALTERED
AND ASSUMES RESPONSIBILITY FOR
APPROPRIATE USE OF THE
STANDARDS WITHIN THIS SHEET.



SCALE		BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	SEWER INDEX SHEET	STATE OF TEXAS PROFESSIONAL ENGINEER 45533 JOHN J. N. C. 06/11/2025	Kimley»Horn © 2025 KIMLEY-HORN ASSOCIATES, INC. 6180 WARREN PARKWAY, SUITE 200, FRESCO, TX 75034 PHONE: 972-355-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM E-928	No.	REVISIONS	DATE
AS SHOWN								
DESIGNED BY								
DRAWN BY								
CHECKED BY								
JTH								
DATE								
06/11/25								
PROJECT NO.								
063248015								
SHEET NUMBER								
C13.01								



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

BENCHMARKS

BM #61-1, "X" SET, on concrete curb located ±47 feet north, northeast from intersection of N. Masch Branch Road and Hampton Road.
Elevation: 676.76'

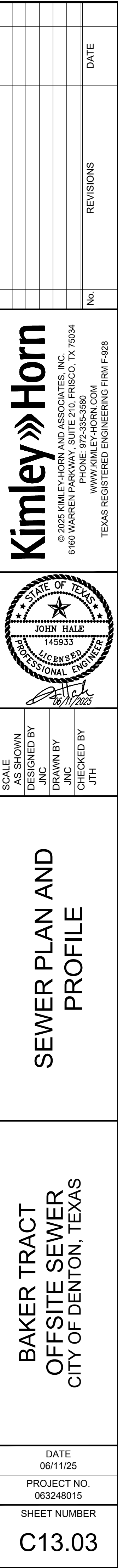
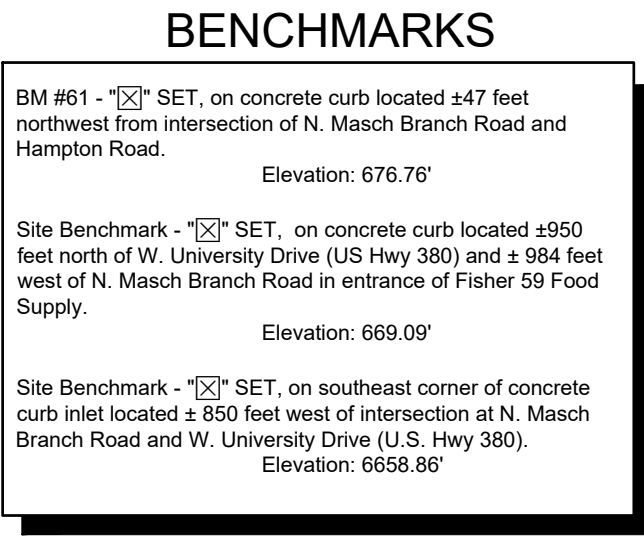
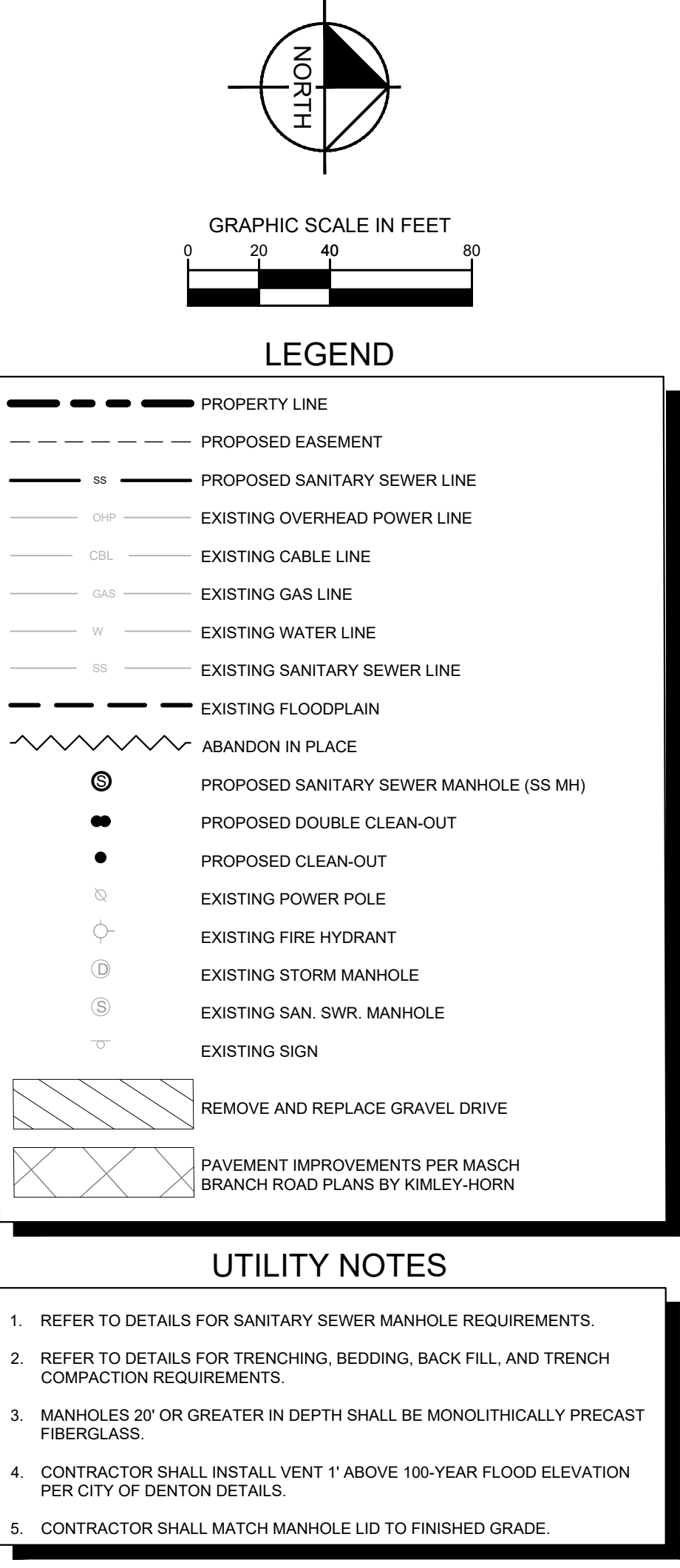
Site Benchmark - "X" SET, on concrete curb located ±950 feet north of W. University Drive (US Hwy 380) and ± 984 feet west of N. Masch Branch Road in entrance of Fisher 59 Food Supply.
Elevation: 669.09'

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'



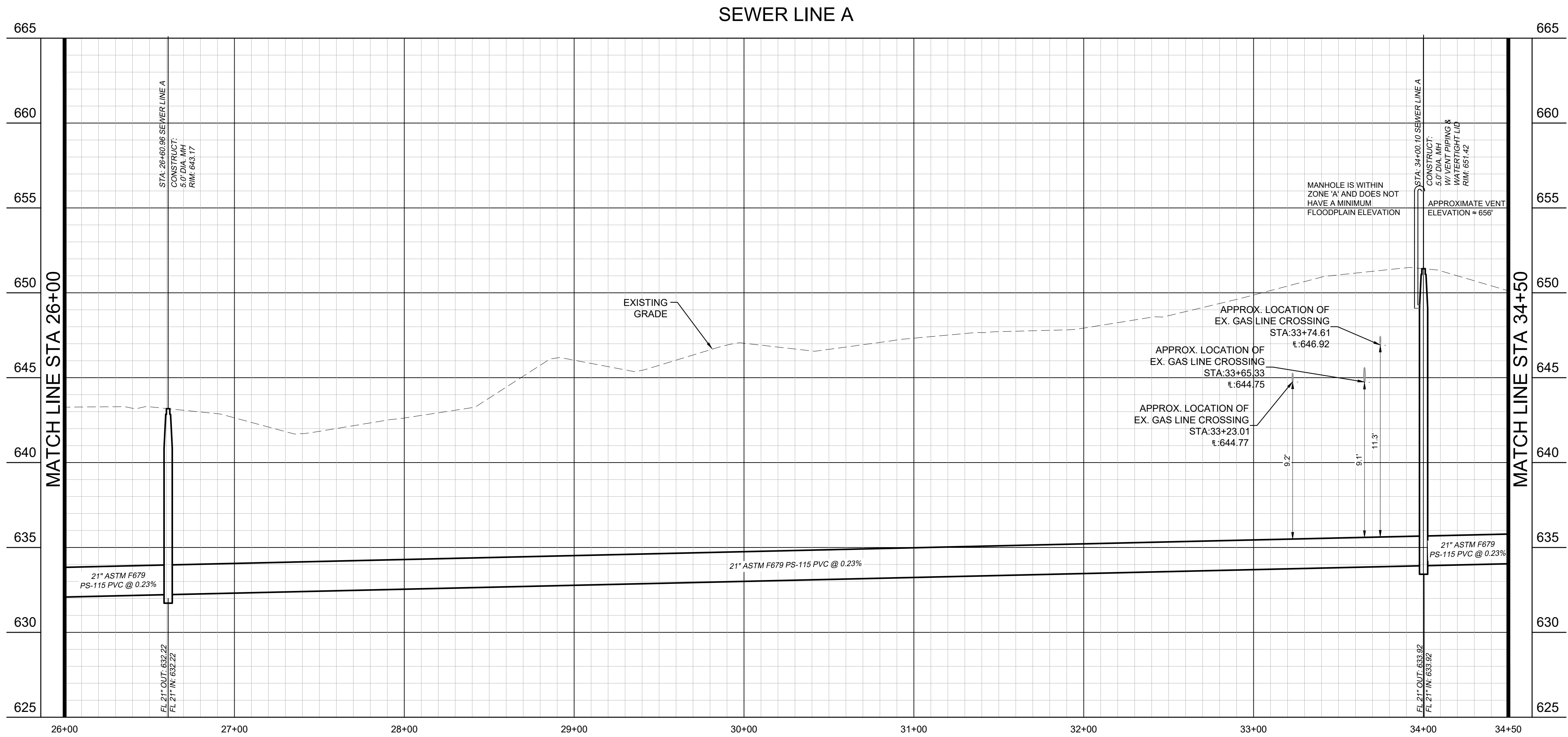
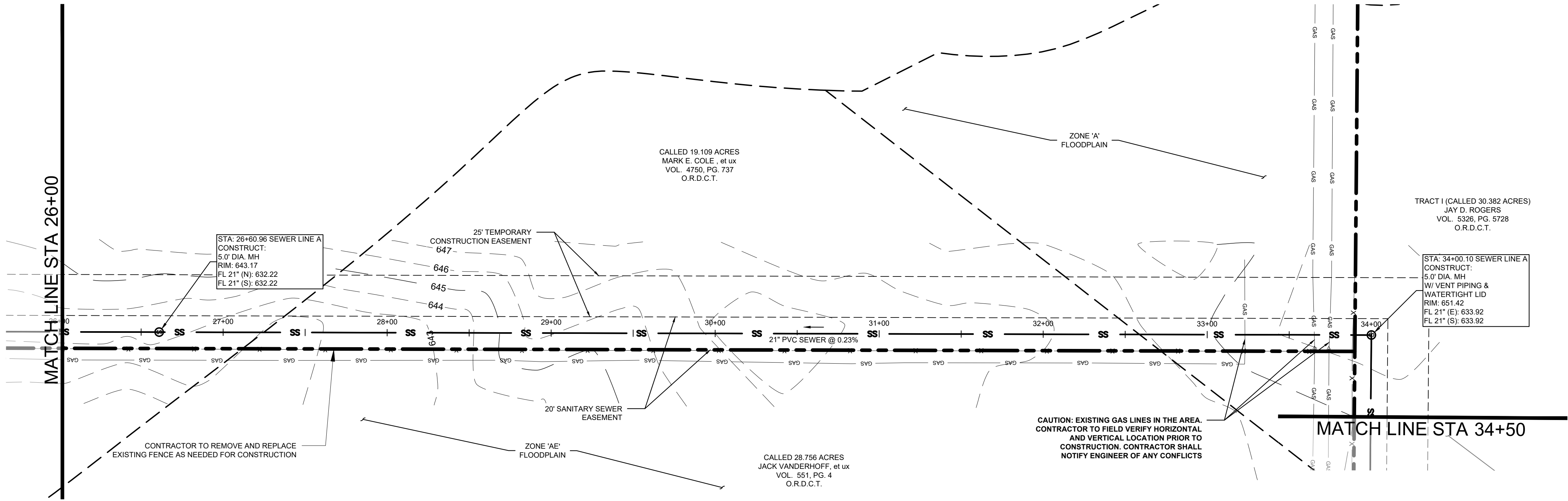
Know what's **below**.
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	SHEET NUMBER	C13.02
	PROJECT NO.	063248015
	DATE	06/11/25
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	SEWER PLAN AND PROFILE	SCALE AS SHOWN DESIGNED BY JNC. DRAWN BY JNC. CHECKED BY JTH
	Kimley»Horn © 2025 KIMLEY+HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM E-628	No. _____ REVISIONS _____ DATE _____

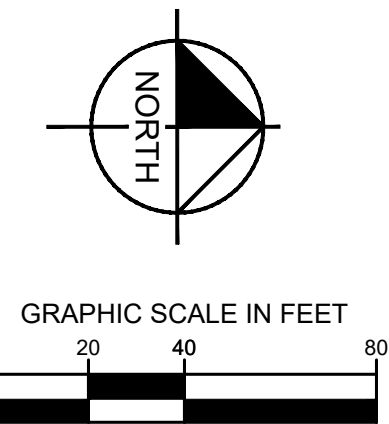


Plotted By: Browning, Mason Date: June 11, 2025 08:36:13am File Path: K:\Yri_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-SWR - P&P.dwg

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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
- 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.
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BENCHMARKS

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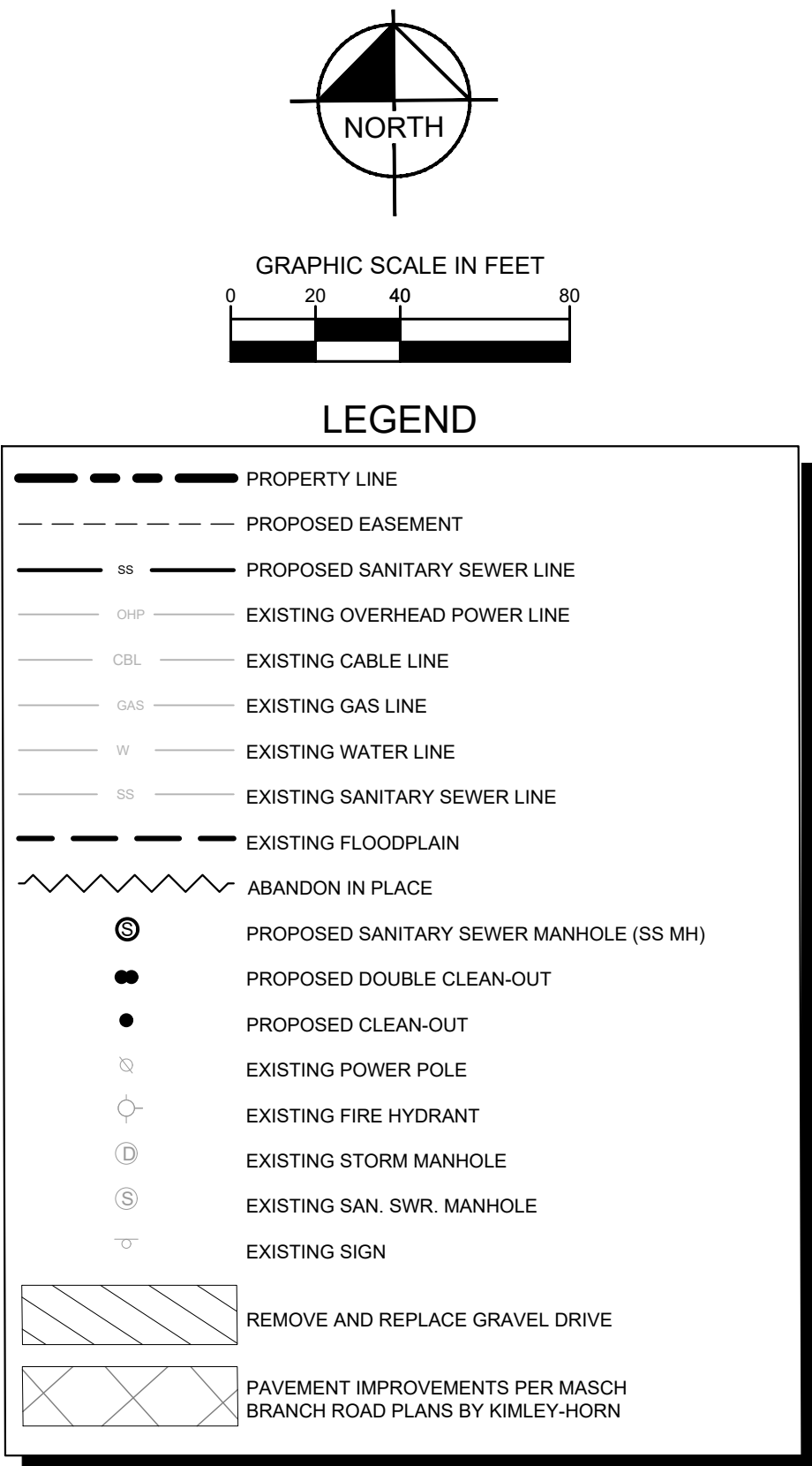
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Know what's below.
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DATE 06/11/25		REVISIONS	DATE
PROJECT NO. 063248015			
SHEET NUMBER C13.05			

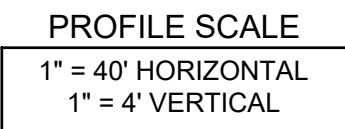
Kimley»Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-355-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

SEWER PLAN AND PROFILE

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



-

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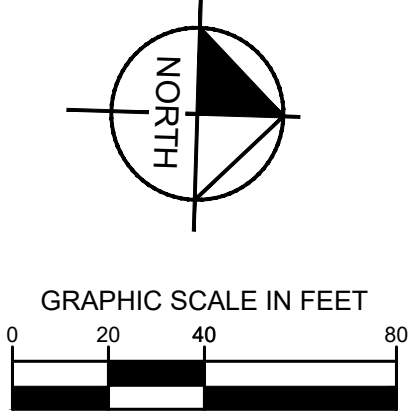
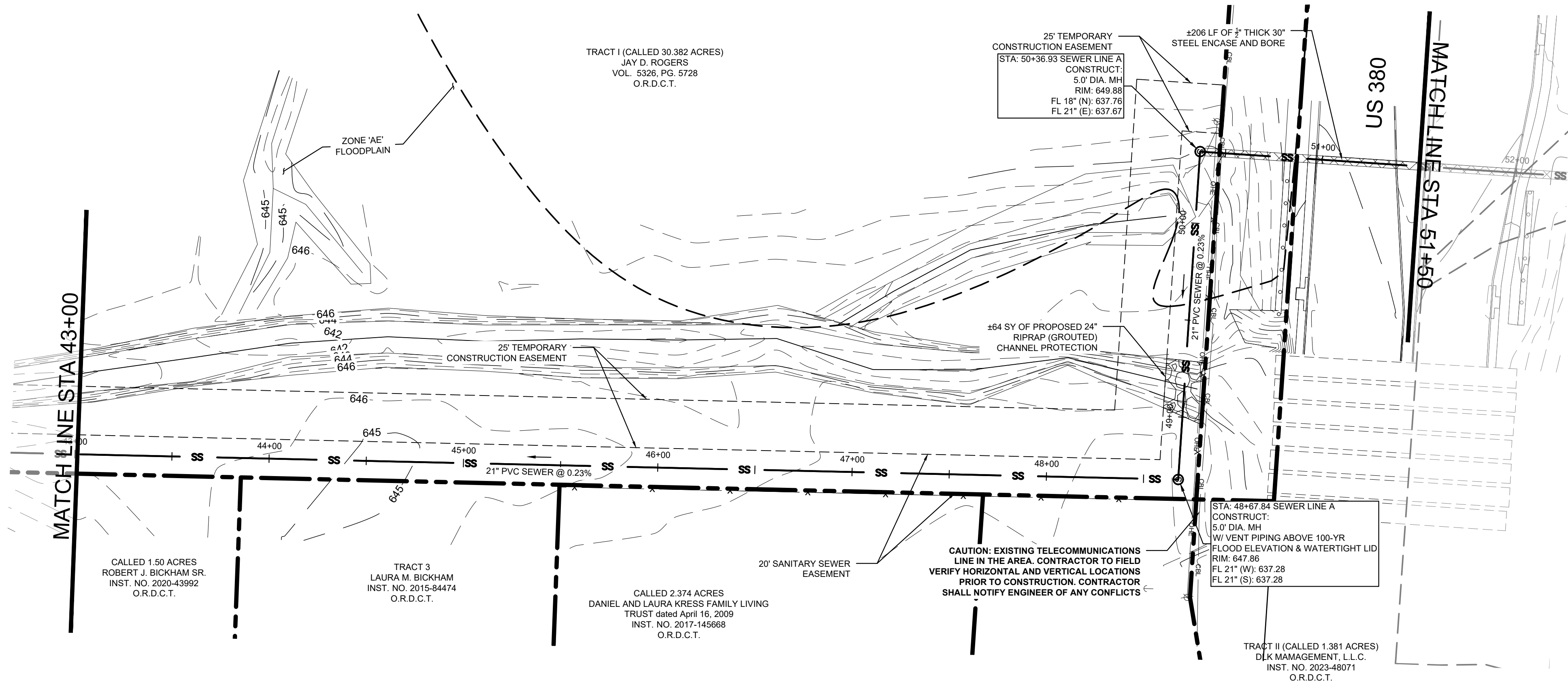
BM #61 - (X) SET, on concrete curb located ±47 feet northwest from intersection of N. Masch Branch Road and Hampton Road.
Elevation: 676.76'

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'



Plotted By: Browning, Mason Date: June 11, 2025 08:37:10am File Path: K:\Yri_civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-SWR - P&P.dwg
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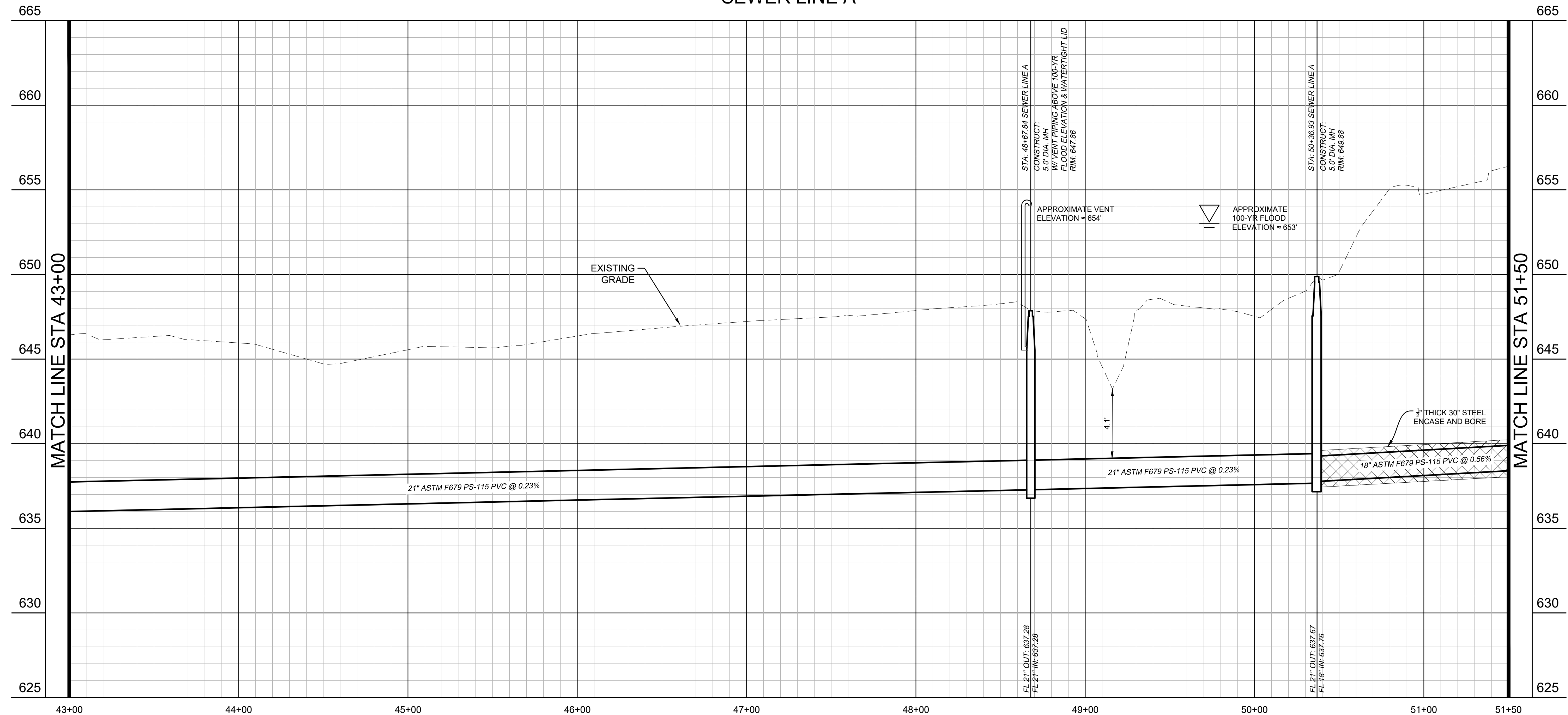
LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS PROPOSED SANITARY SEWER LINE
- OPP EXISTING OVERHEAD POWER LINE
- CBL EXISTING CABLE LINE
- GAS EXISTING GAS LINE
- W EXISTING WATER LINE
- SS 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.

SEWER LINE A



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

BENCHMARKS

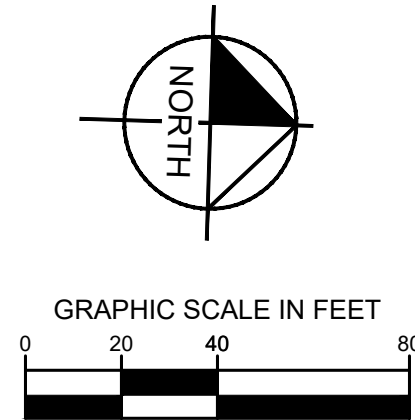
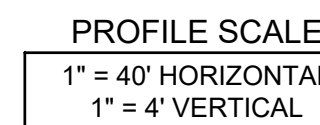
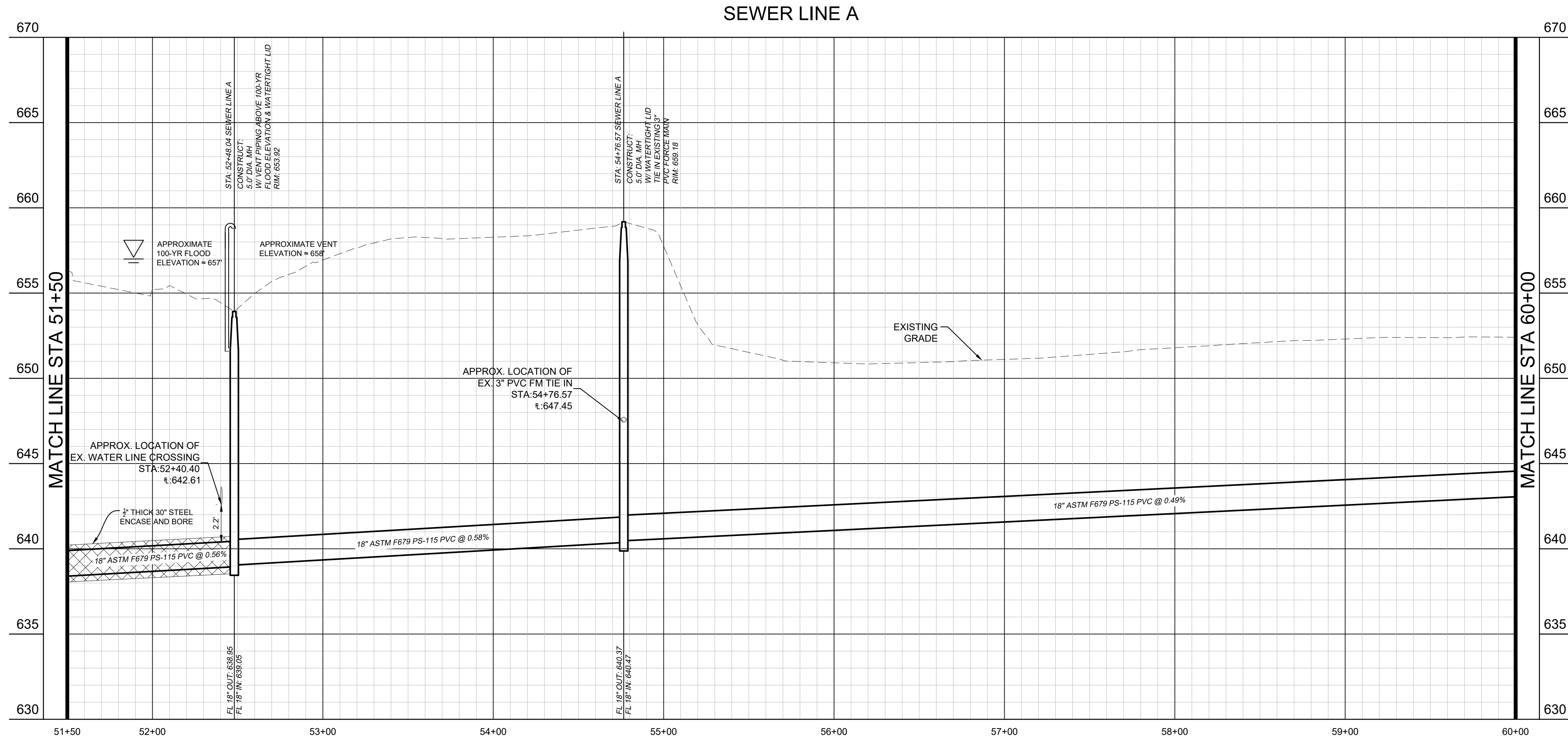
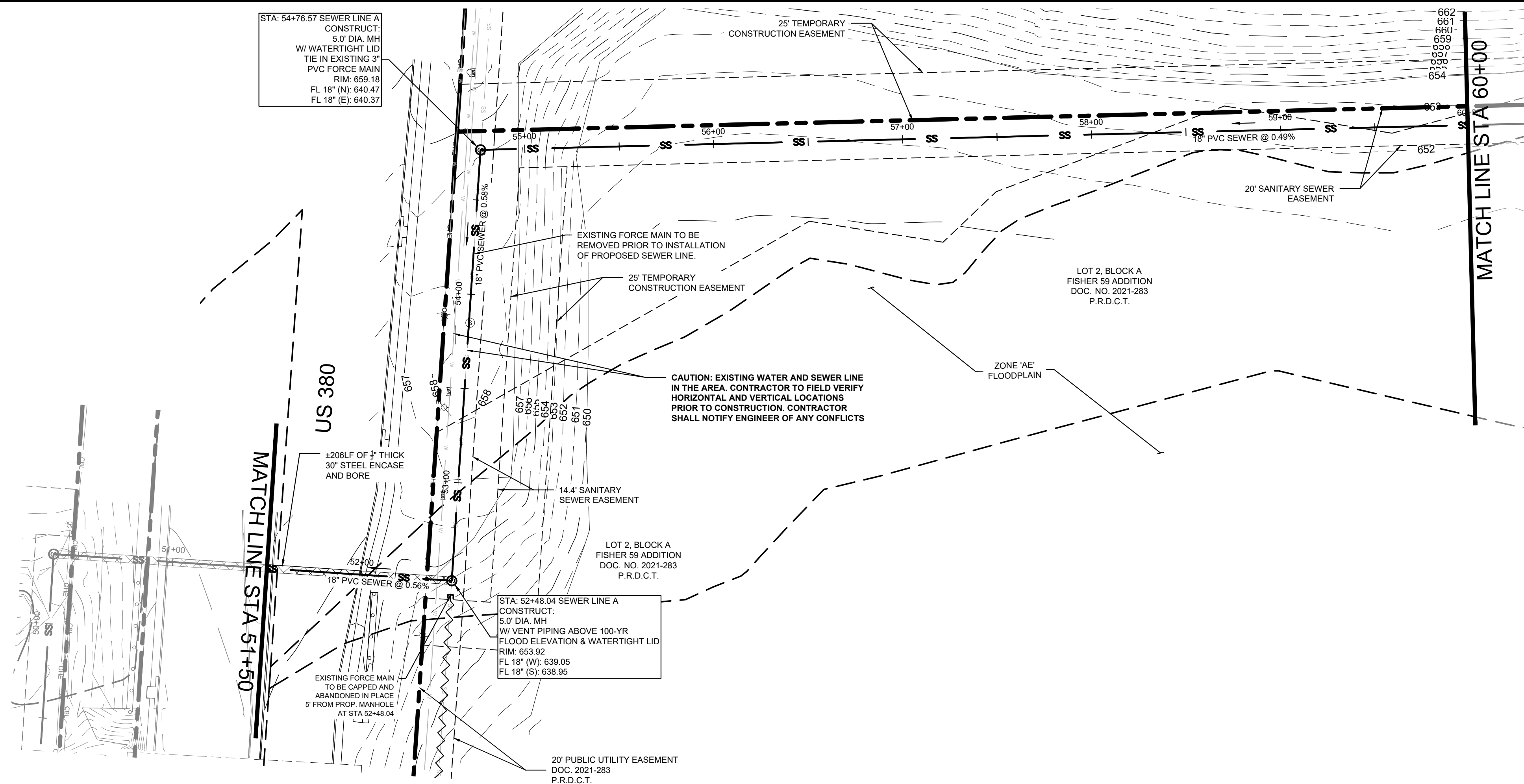
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DATE	
REVISIONS	
No.	
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SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH	SEWER PLAN AND PROFILE
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	
DATE 06/11/25	
PROJECT NO. 063248015	
SHEET NUMBER C13.07	



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
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	PROPOSED SANITARY SEWER MANHOLE (SS MH)
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	EXISTING SAN. SWR. MANHOLE
	EXISTING SIGN
	REMOVE AND REPLACE GRAVEL DRIVE
	PAVEMENT IMPROVEMENTS PER MASCH BRANCH ROAD PLANS BY KIMLEY-HORN

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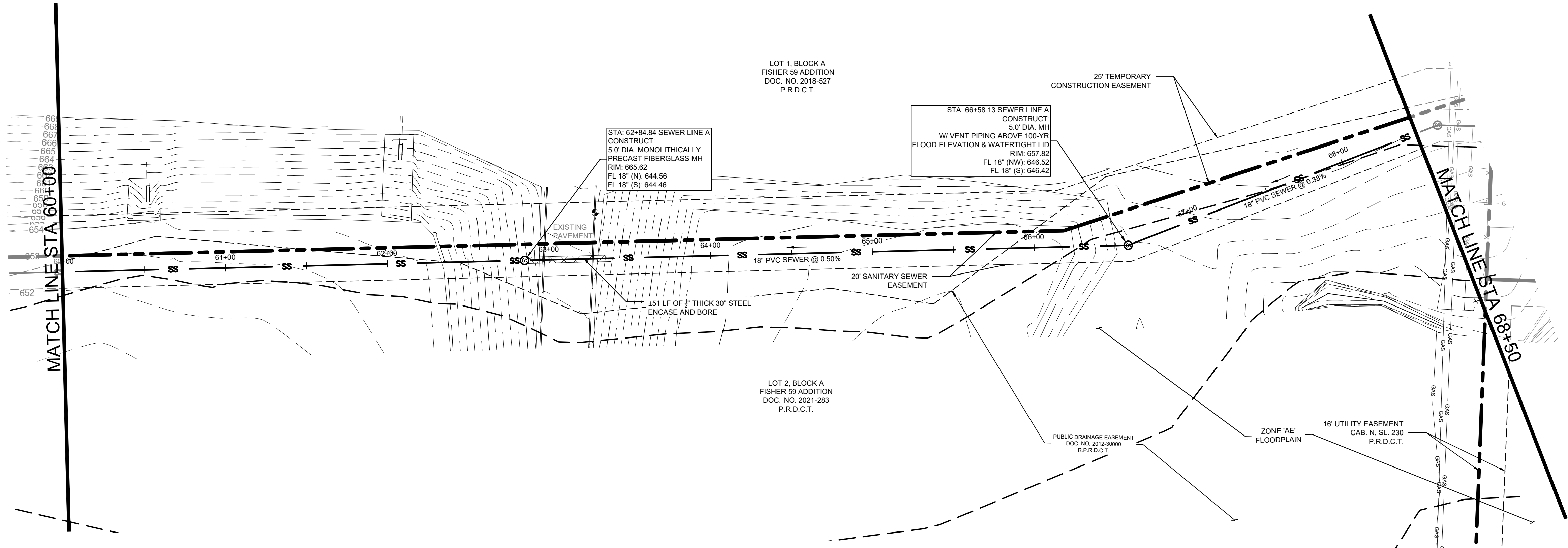
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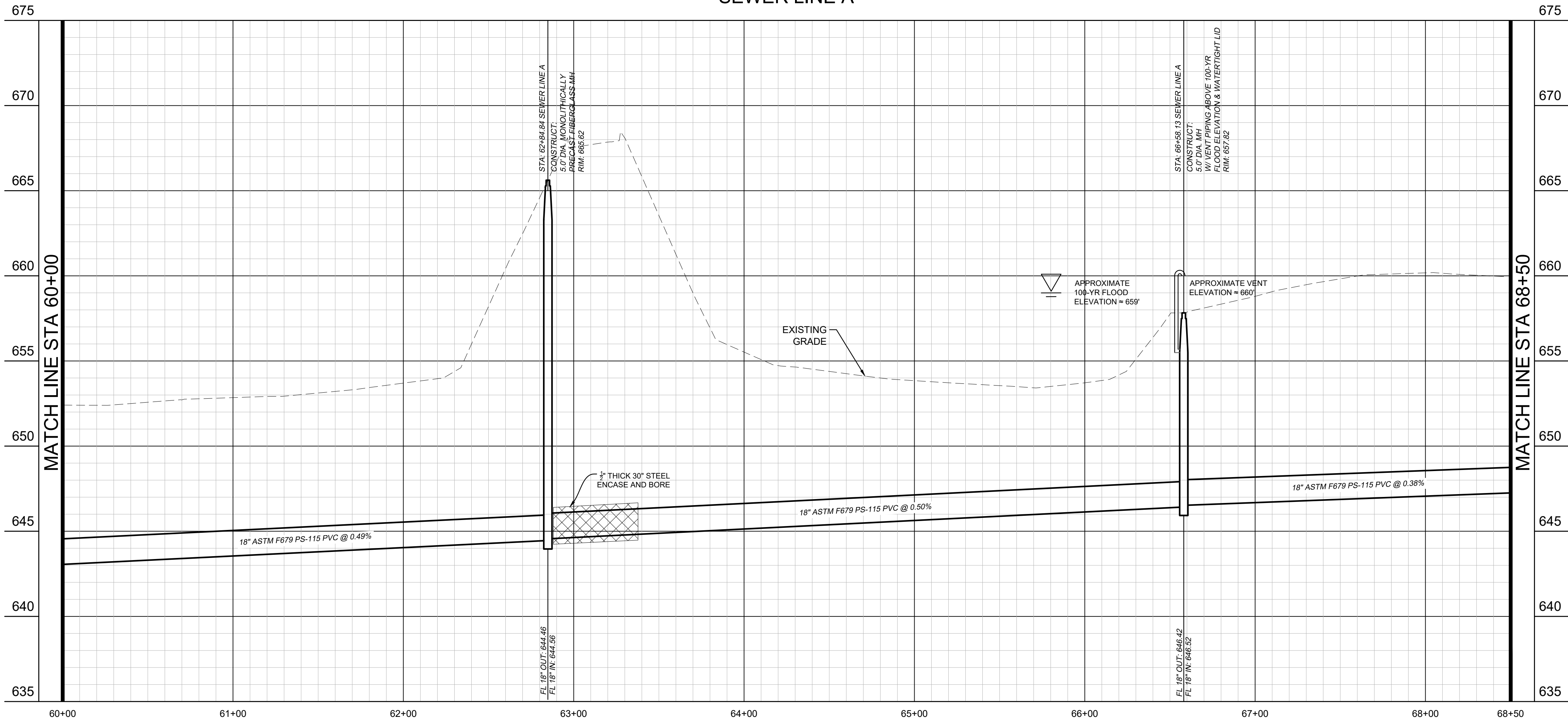
Know what's **below**.
Call before you dig.

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		SEWER PLAN AND PROFILE		SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH				Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-628		No. REVISIONS DATE	
SHEET NUMBER		PROJECT NO. 063248015		DATE 06/11/25							
C13.08											

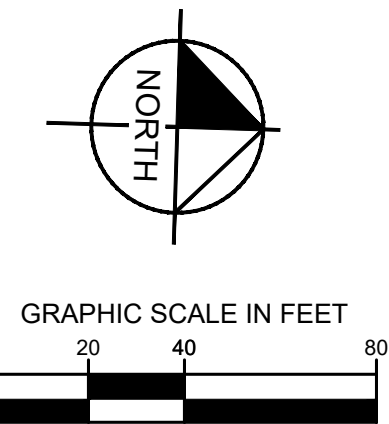
Plotted By: Browning, Moson Date: June 11, 2025 08:38:09am File Path: K:\Vri_civil\063248015 - baker tract offsite sewer\CAD plansheets\C-SWR - P&P.dwg
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SEWER LINE A



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



LEGEND

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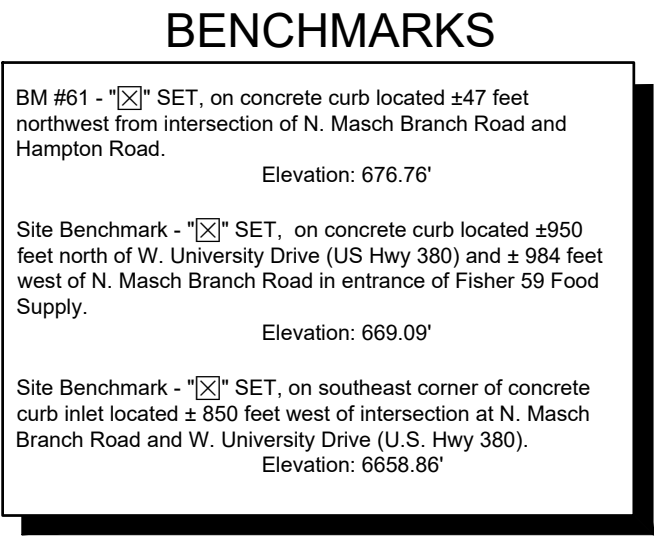
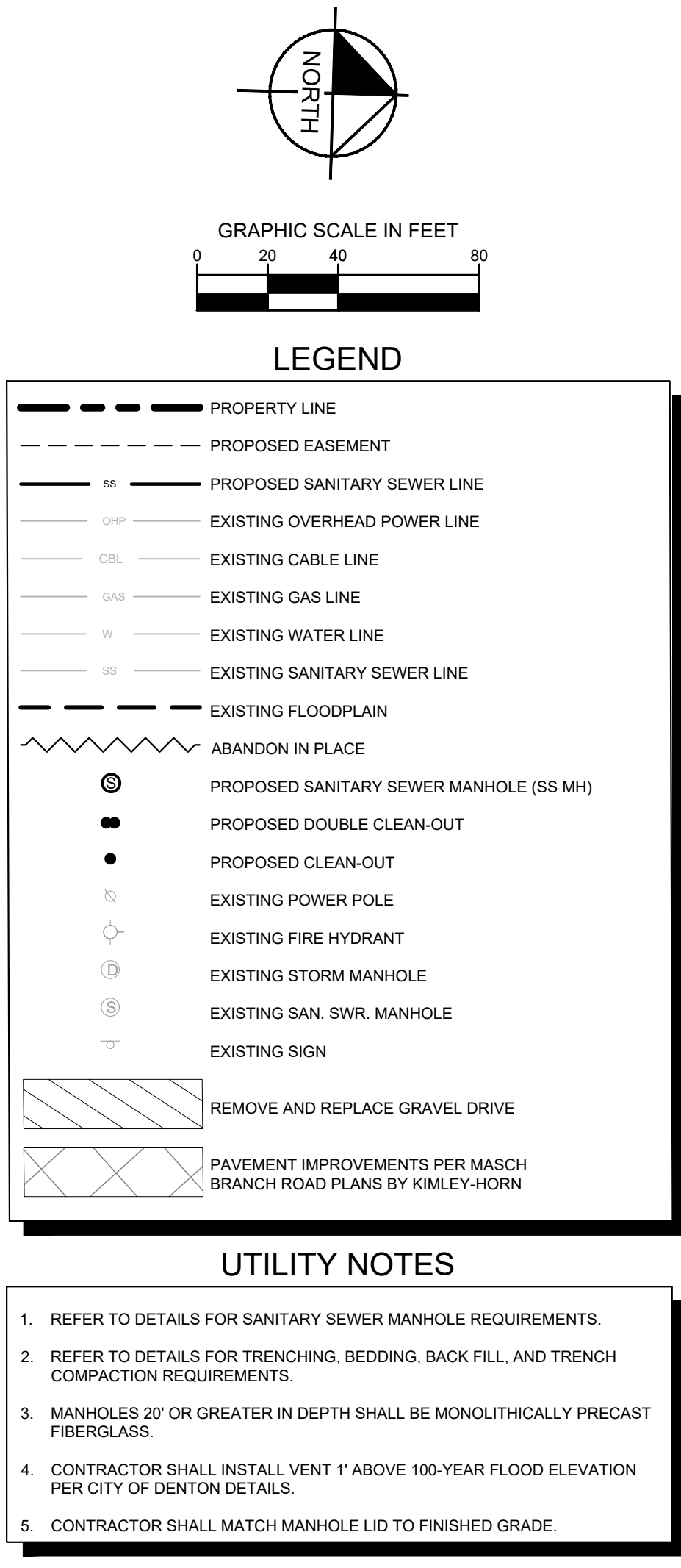
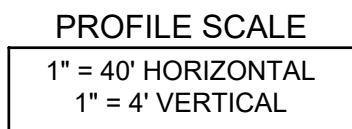
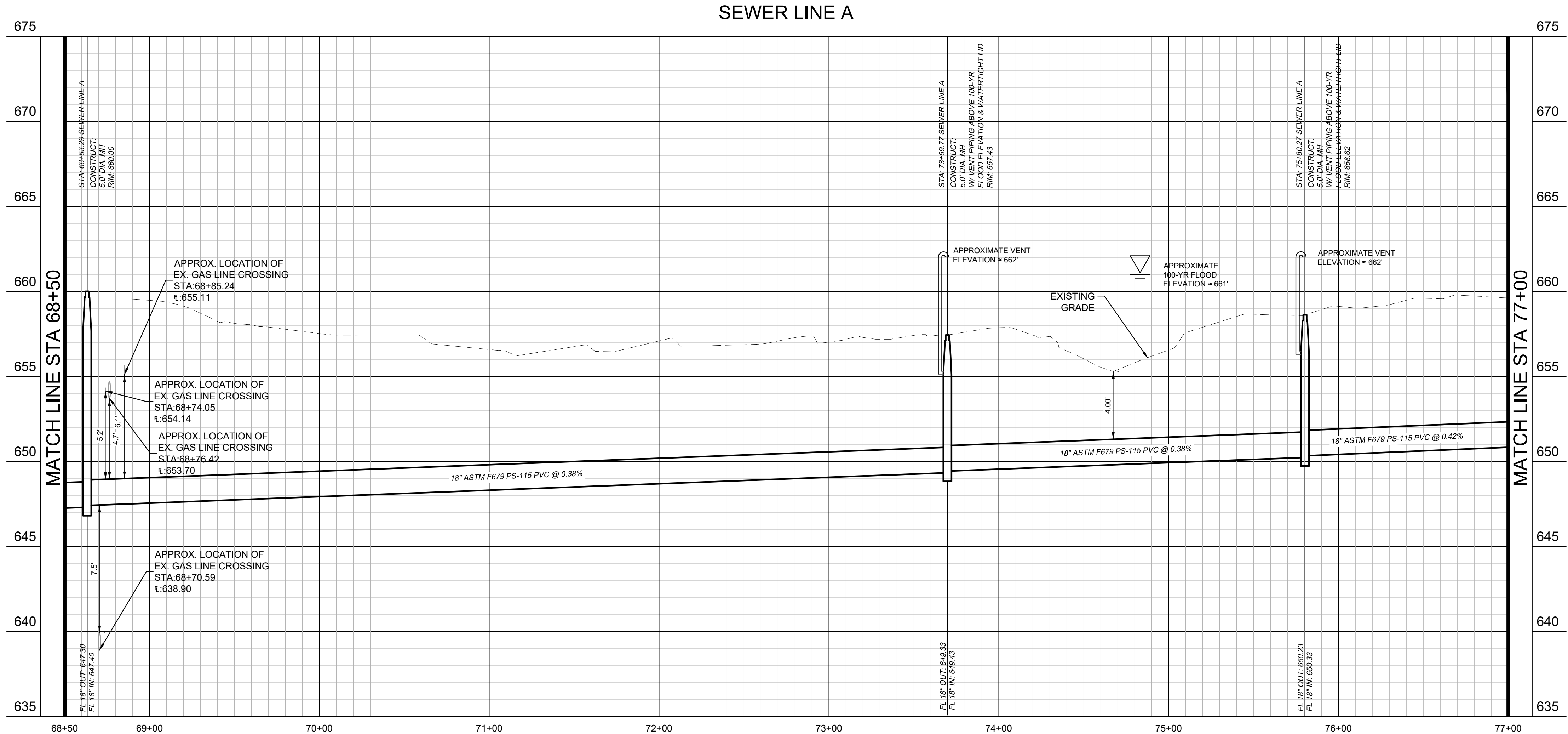
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/11/2025

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

SEWER PLAN AND PROFILE

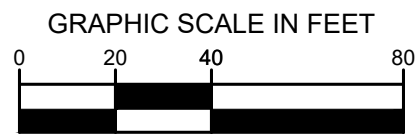
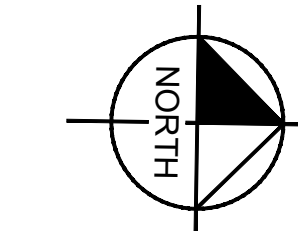
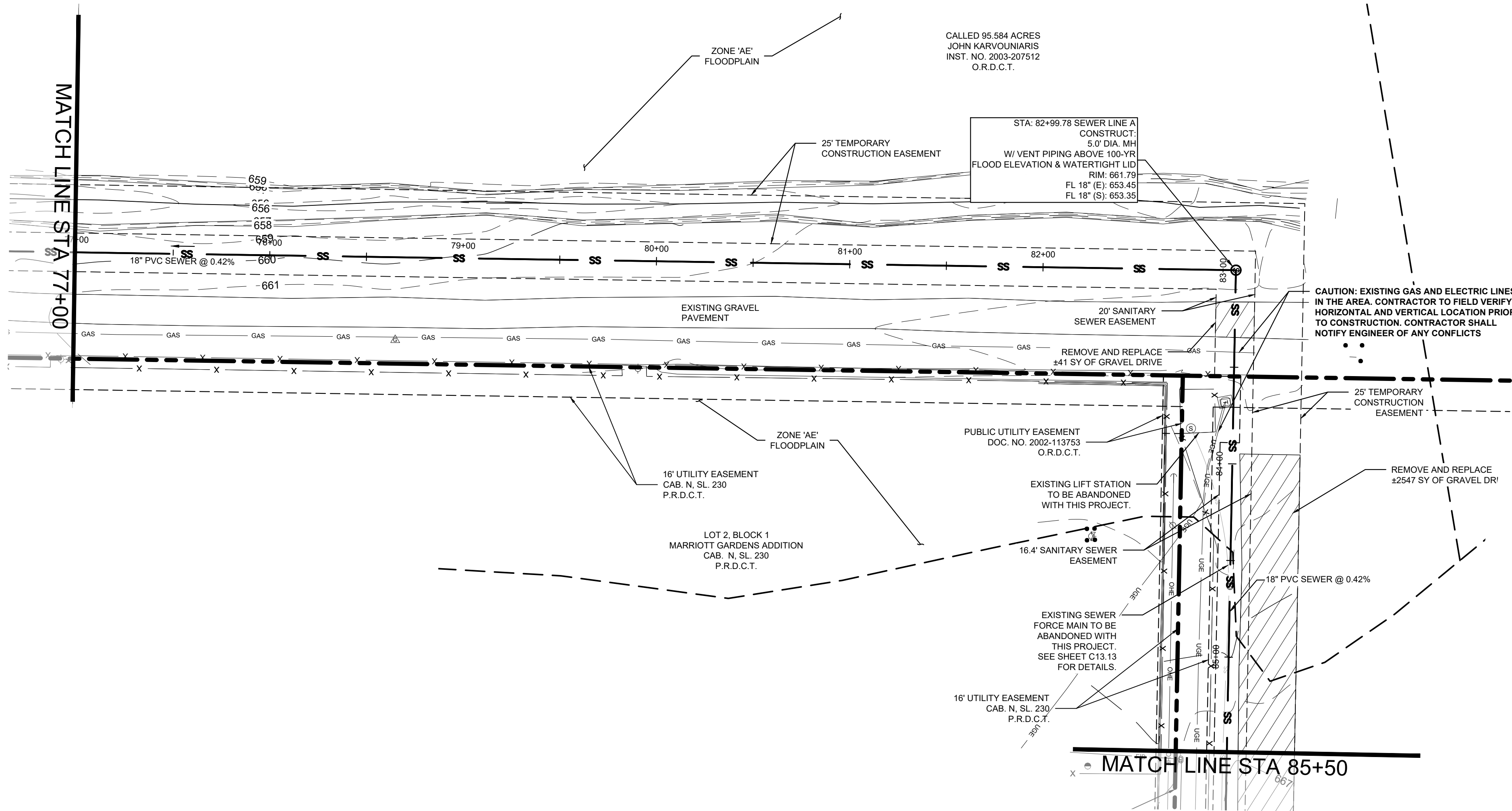
**BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS**

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

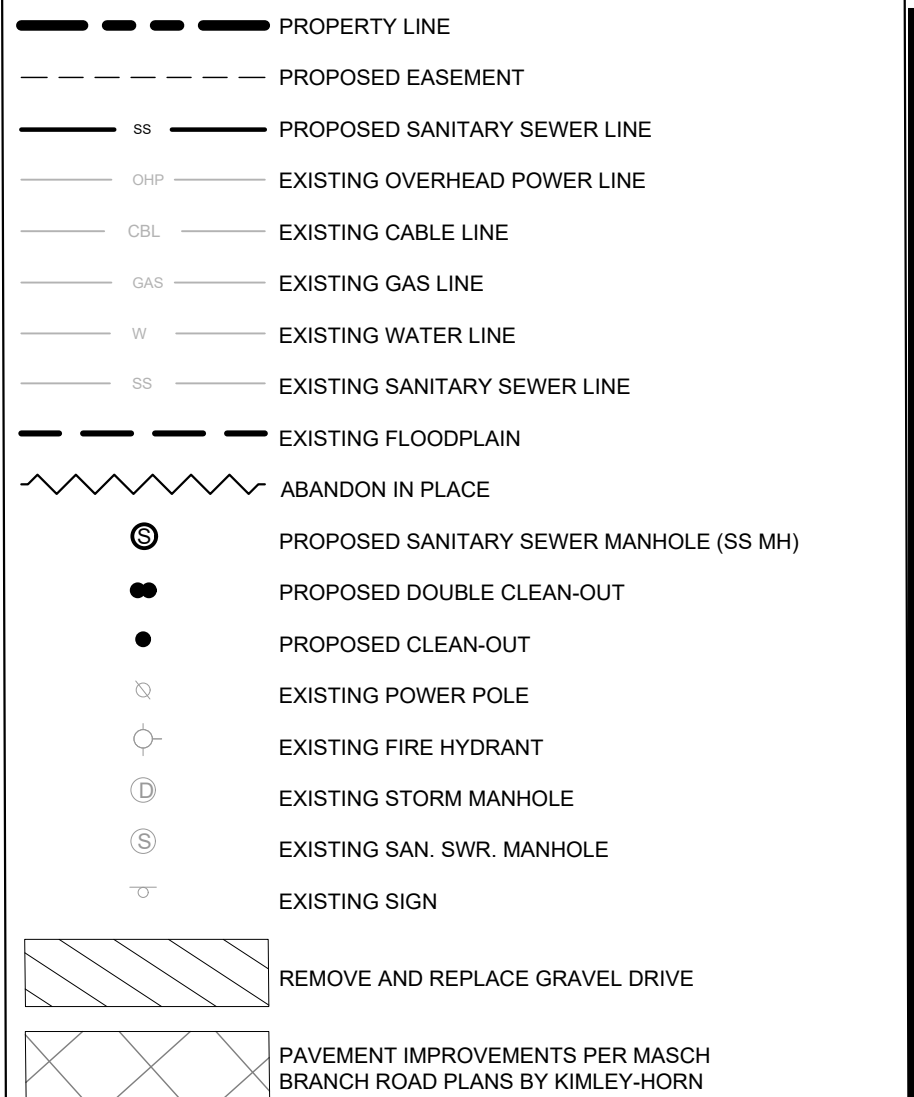


BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		SEWER PLAN AND PROFILE				Kimley»Horn 2025 KIMLEY HORN AND ASSOCIATES, INC. 6160 WATFORD PARKWAY, SUITE 100, DALLAS, TX 75234 PHONE: 972-355-3590 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM E-928		No.	REVISIONS	DATE
DATE 06/11/25	PROJECT NO. 063248015			SCALE AS SHOWN DESIGNED BY JOHN HALL DRAWN BY JNC CHECKED BY JTH						
SHEET NUMBER		C13.10								

Plotted By: Browning, Mason Date: June 11, 2025 08:39:10am File Path: K:\Yr Civil\063248015 - Baker Tract Offsite Sewer\CAD\plansheets\C-SWR - P&P.dwg
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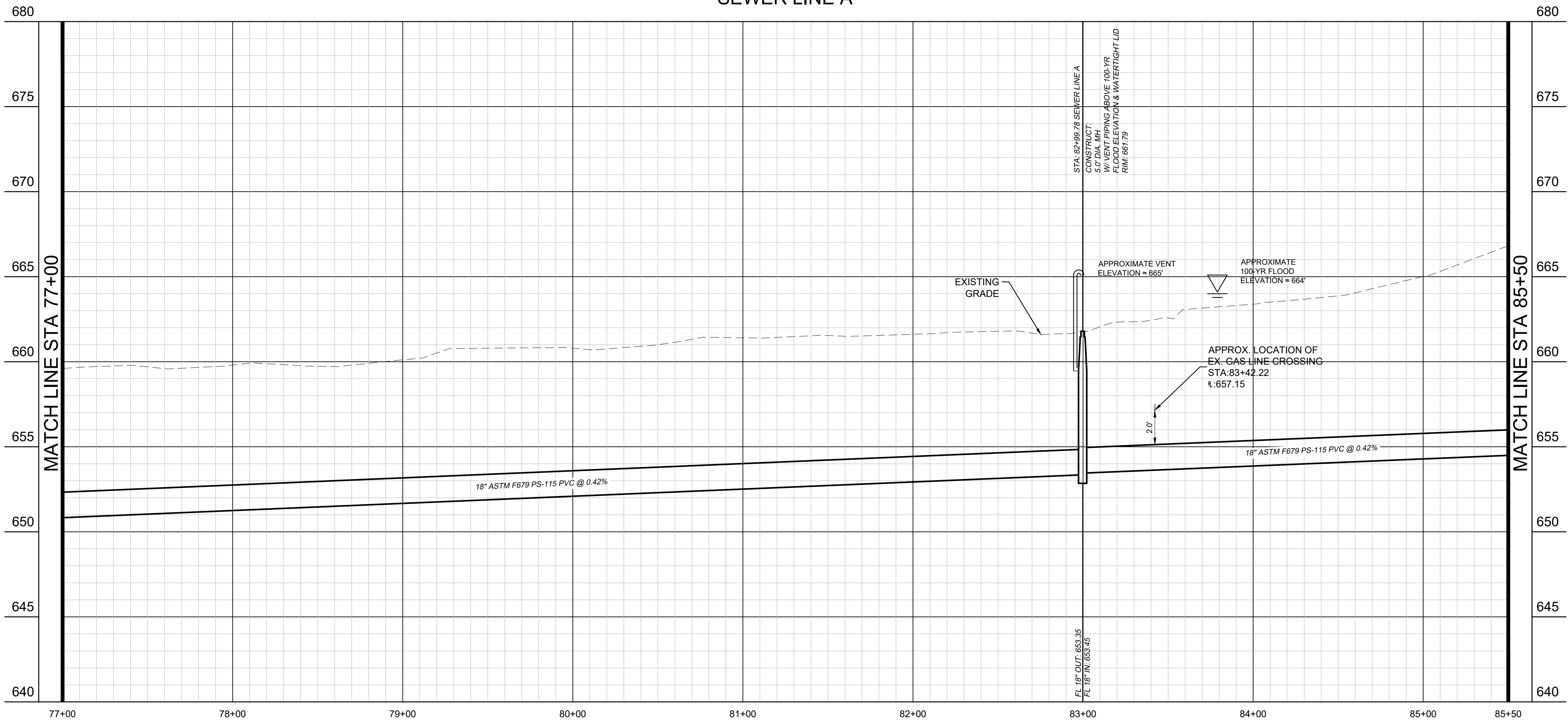


LEGEND



UTILITY NOTES

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BENCHMARKS

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Kimley»Horn		DATE	
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TEXAS REGISTERED ENGINEERING FIRM F-928		No.	
STATE OF TEXAS JOHN HALE 145933 LICENSED PROFESSIONAL ENGINEER 06/11/2025		DATE	
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		SHEET NUMBER	
SEWER PLAN AND PROFILE		C13.11	
SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH		PROJECT NO. 063248015	
DATE 06/11/25		SHEET NUMBER C13.11	



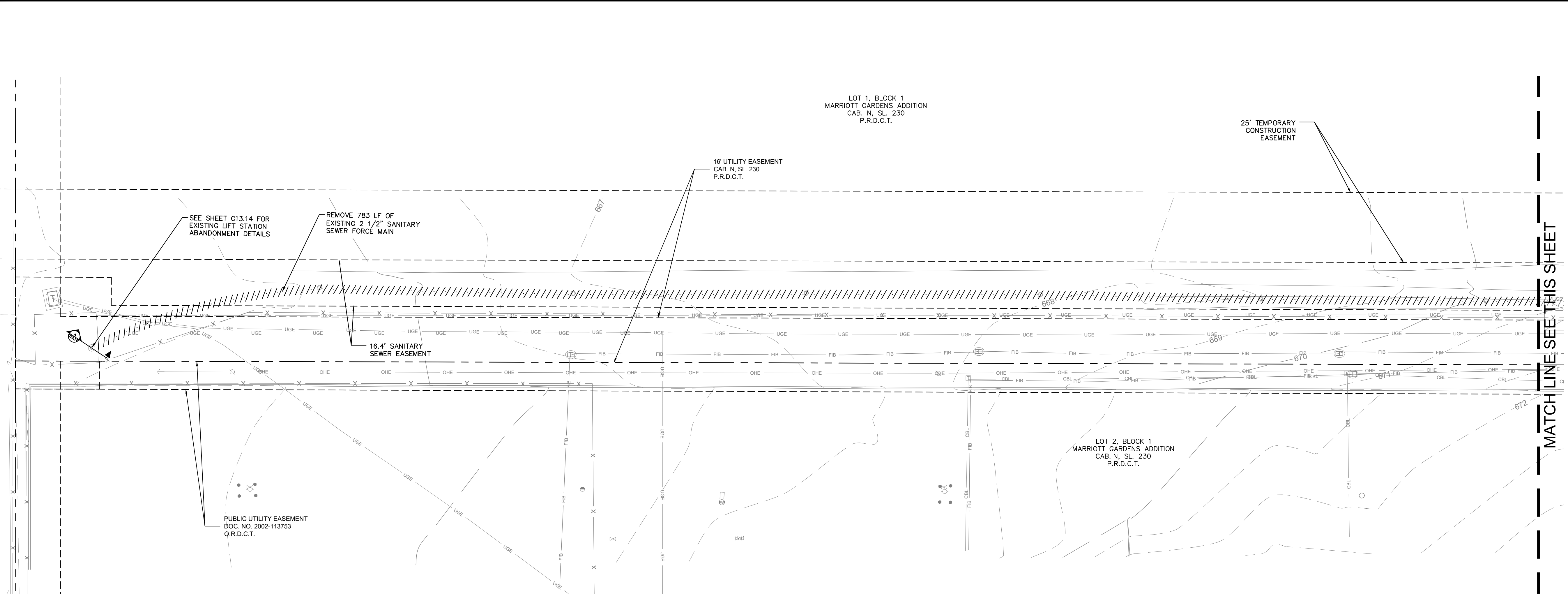
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06/11/25

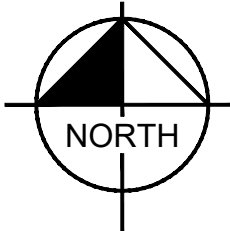
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063248015

SHEET NUMBER
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NORTH

GRAPHIC SCALE IN FEET

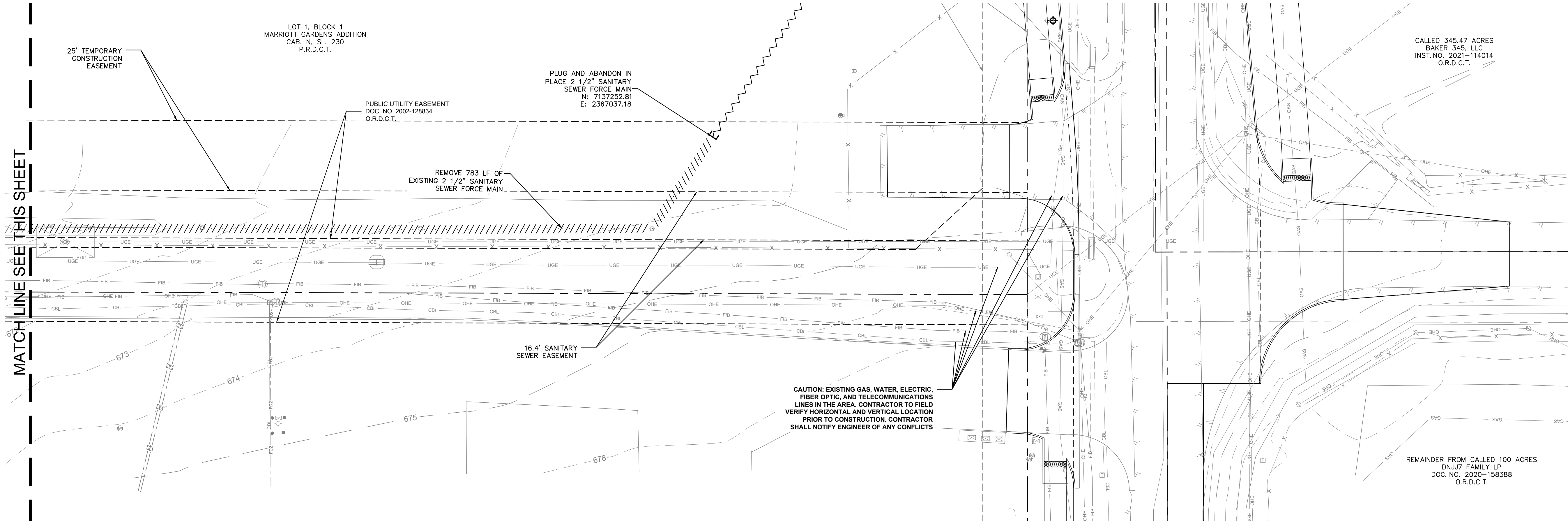
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LEGEND

- // — 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.



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Elevation: 6658.86'

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

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TEXAS REGISTERED ENGINEERING FIRM F-928

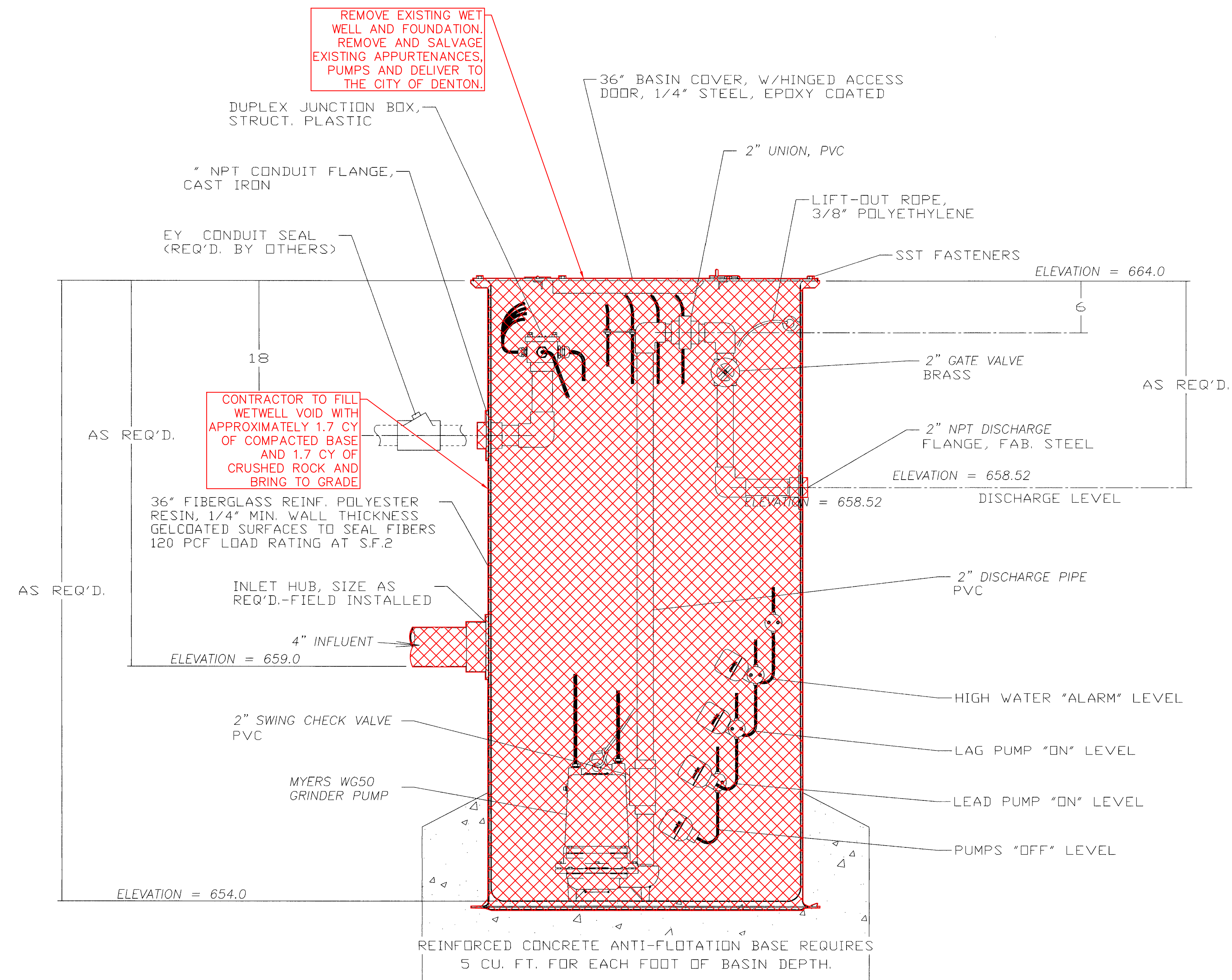
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/17/2025

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

**LIFT STATION
ABANDONMENT &
SALVAGE PLAN**

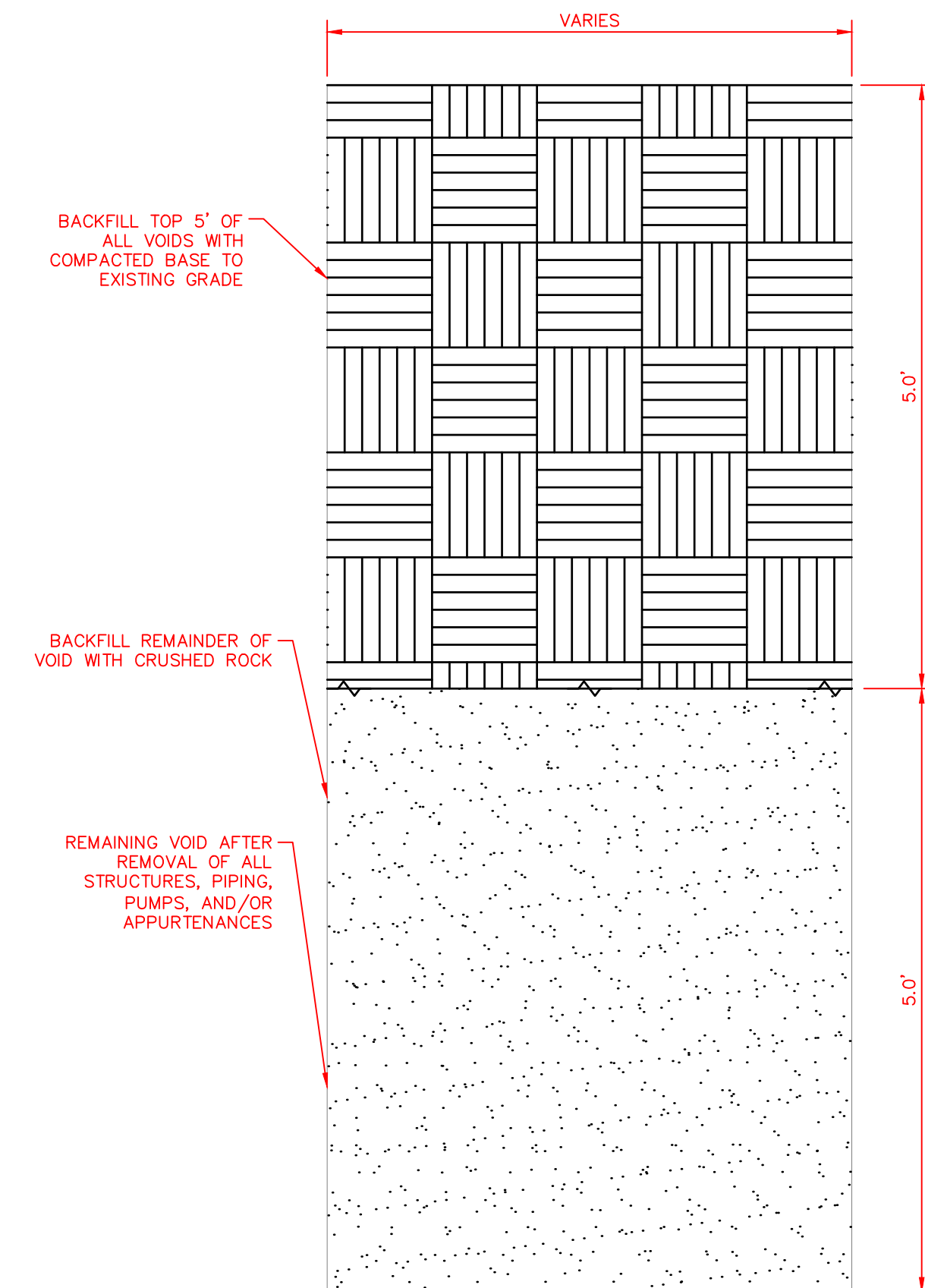
**BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS**

REVISIONS	DATE
No.	



SECTION A

SCALE: 1/8" = 1"



VOID BACKFILL DETAIL

SCALE: NOT TO SCALE

- NOTES:**
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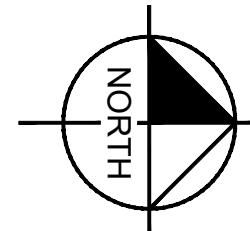
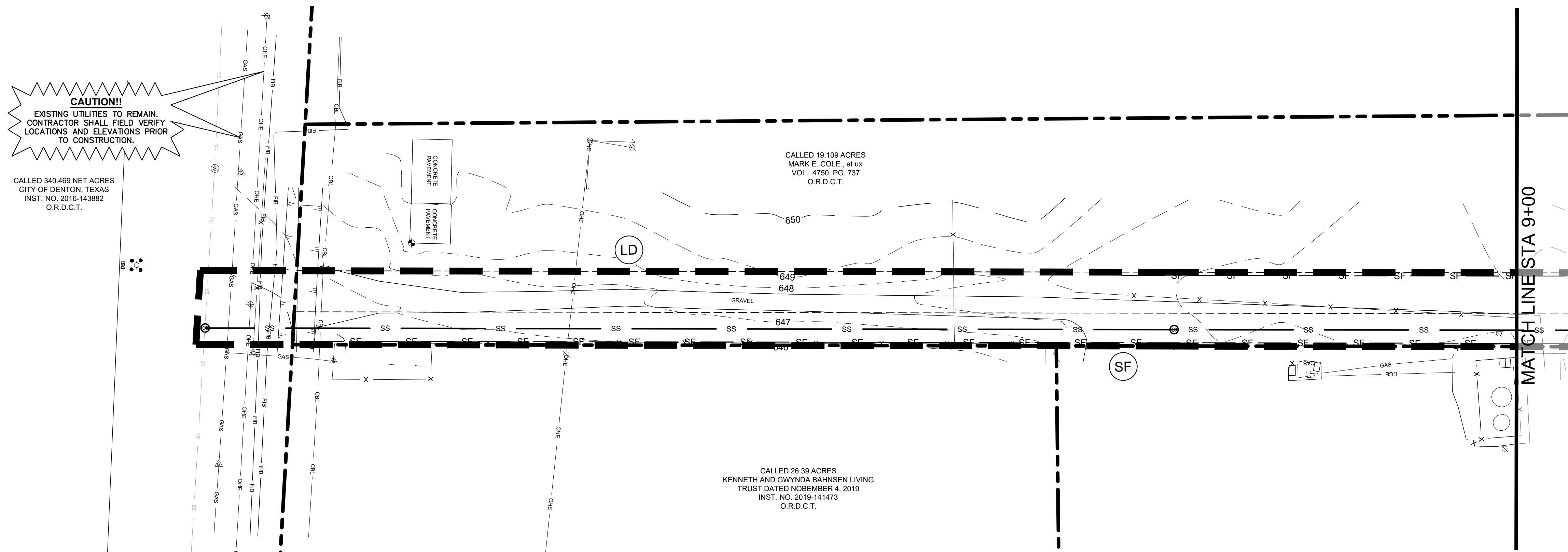
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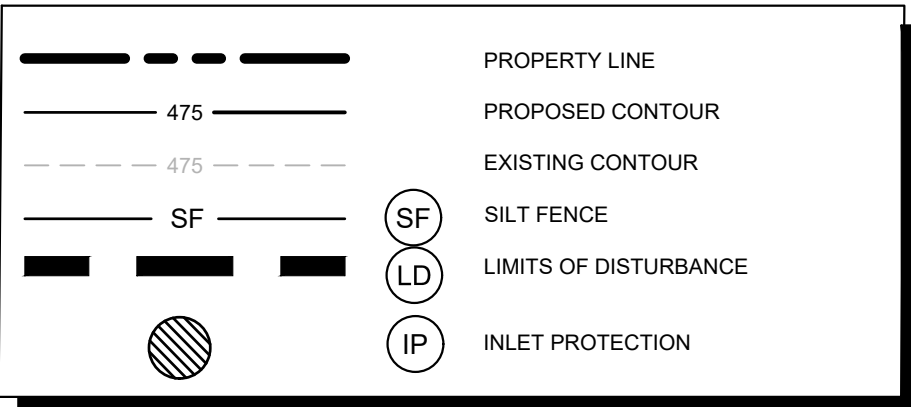
Know what's **below**.
Call before you dig.

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		LIFT STATION ABANDONMENT & SALVAGE PLAN		SCALE AS SHOWN DESIGNED BY JNC. DRAWN BY JNC. CHECKED BY JTH		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3980 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No. REVISIONS DATE
C13.14		SHEET NUMBER		PROJECT NO. 063248015		DATE 06/11/25	



GRAPHIC SCALE IN FEET

LEGEND



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.
- EROSION CONTROL 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 PRIOR TO 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 CONSTRUCTION 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 WITHIN THE DESIGN CAPACITY. IF THE DEVICES ARE DAMAGED BY STONES OR RUMBLE IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED. RUNOFF FROM THE AGGREGATE PAD SHALL BE DIVERTED TO THE STREET OR TO THE STREET DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO PREVENT THE AGGREGATE FROM BEING PERMITTED TO ENTER THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS 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 TO OBTAIN A CONSTRUCTION PERMIT FOR THE 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 DISLODGED 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 DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE 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 SEEDED 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
VEGETATION TABLE

TEMPORARY SEEDING		
SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
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

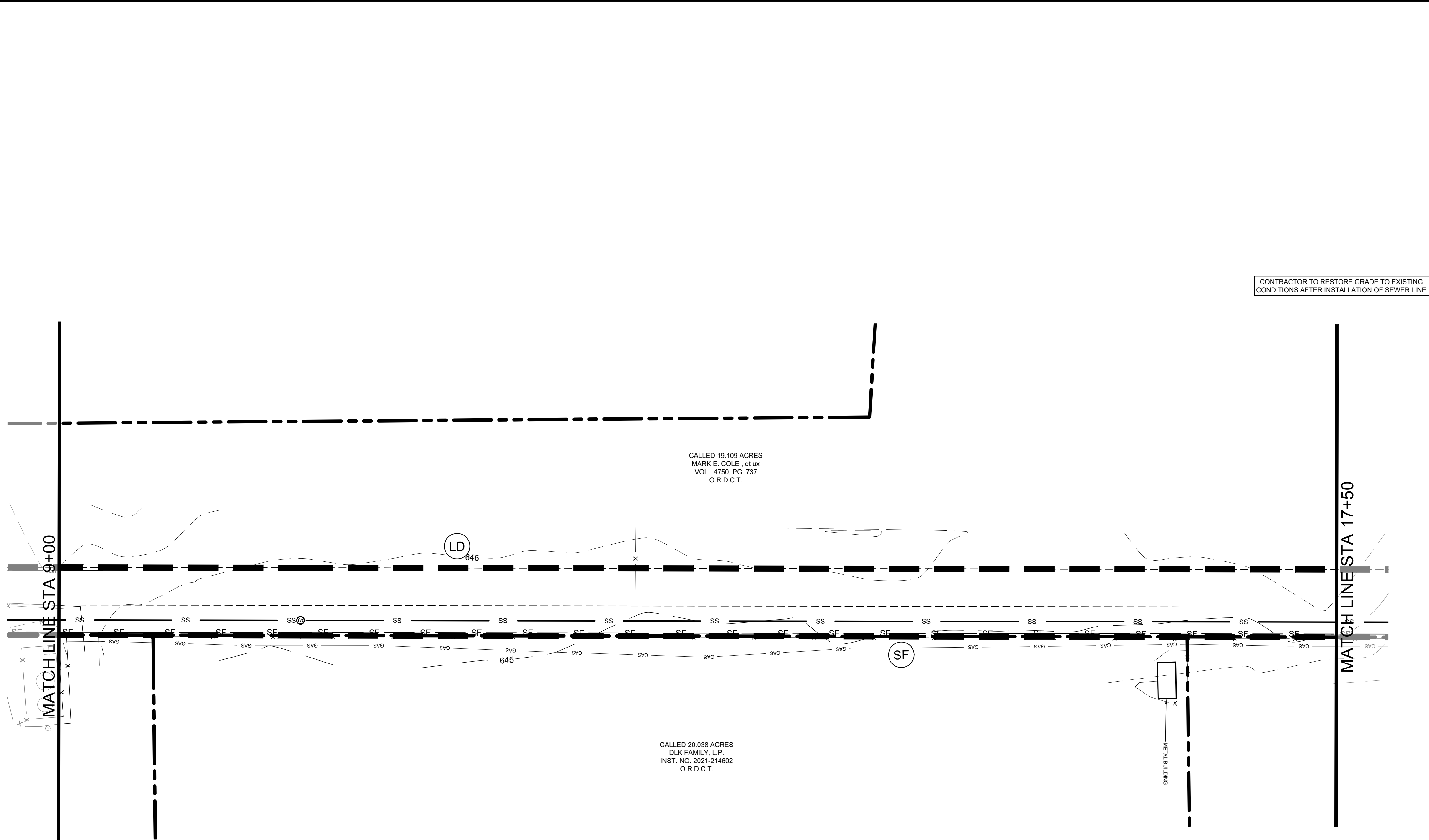
APPLICATION

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 SEEDING TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

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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

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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 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:

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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 DISLODGED 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		
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 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	25#/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.

REVISIONS		DATE
No.		

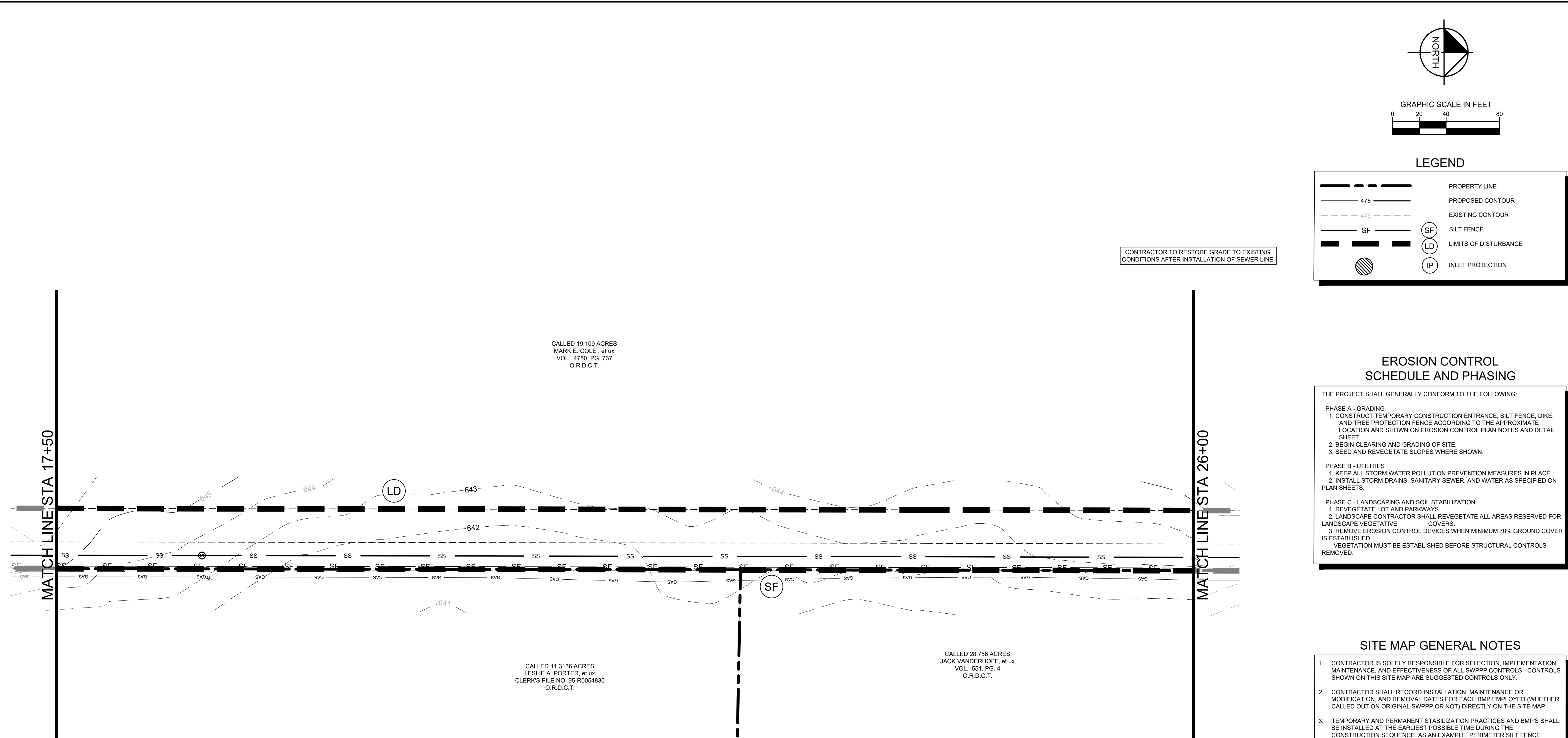
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

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

EROSION CONTROL PLAN

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

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



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 THIS CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
3. IF THE EROSION CONTROL PLAN APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE ADDITIONAL CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND AN 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 A DEVICES IS DAMAGED AND MUST BE REPLACED, THE EROSION CONTROL OR RUMD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE MATERIAL MUST BE WASHED DOWN OR RECOVERED. RUNOFF FROM THE WASHING OR MATERIAL TRACKED ONTO A PUBLIC ROADWAY SHALL BE DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO PREVENT POLLUTING THE PUBLIC ROADWAY. REPAIRS TO THE EROSION OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF NO I, NO T, AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ THAT THE SHALL COMPLY WITH THE TCEQ'S BEST MANAGEMENT PRACTICE (BMP) FOR STORMWATER POLLUTION PREVENTION REQUIREMENTS.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING			SURFACE PREPARATION FOR TEMPORARY SEEDING		
ALL DISTURBED AREAS WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS BEFORE BEING 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).			1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.		
2. REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO APPLICATION.			2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.		
			3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.		
			<u>APPLICATION</u>		
TABLE 2 TEMPORARY SEEDING TABLE 1			1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.		
TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES	2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.		
CRIMSON CLOVER	7#/AC	8/15 - 10/30	3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDING TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.		
MILK THISTLE	30#/AC	8/15 - 11/30			
RYEBGRASS ANNUAL	5#/AC	8/15 - 10/30			
SPRANGLETOP, GREEN	2.5#/AC	9/1 - 5/1			
TALL FESCUE	7#-10#/100 SF	2/1 - 5/1			
*USE ONLY USDA CERTIFIED SEED.					

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 ACCUMULATED. STONE STOPS ARE TO BE PLACED AT THE ENTRANCE BEING TRACKED OUTSIDE THE PUBLIC ROADWAY. ANOTHER FROM WASHDOWN SHALL BE PLACED TO FILTER THROUGH RUNOFF FROM PAVEMENT TO PREVENT THE FILTED THROUGHOUT RUNOFF BEYOND A B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED AS IT IS FUNCTIONING PROPERLY. 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 OVERTFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE 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 MISSING OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

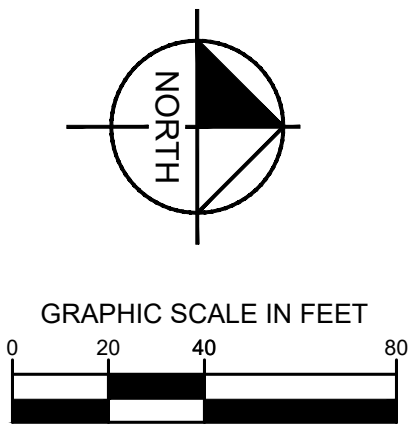
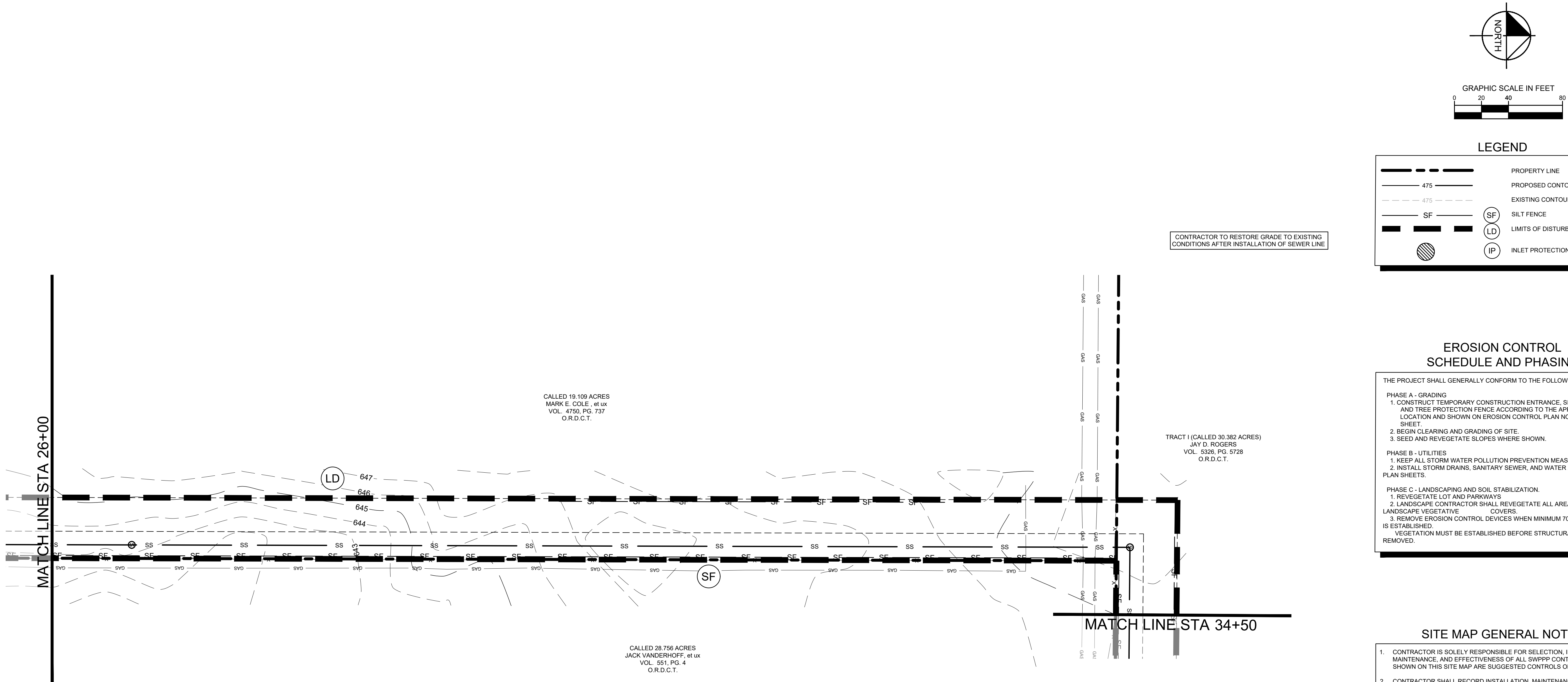
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CURB INLET/GRADE INLET/VEHICLE INLET:

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/GRADE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR MISSING OR MISSING STONE RIP-RAP AT BASE, AND SHALL BE REPLACED AS NEEDED.

BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		EROSION CONTROL PLAN		Kimley»Horn 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PKWY SUITE 200 DENTON, TX 76204 PHONE: 972-355-3590 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM E-928		No. _____ REVISIONS _____ DATE _____	
SCALE AS SHOWN DESIGNED BY JOHN HALL DRAWN BY JNC CHECKED BY JTH				DATE 06/11/25		PROJECT NO. 063248015	
SHEET NUMBER		C17.03					

Plotted By: Browning, Mason Date: June 11, 2025 08:41:05am File Path: K:\VrL\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.

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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.

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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.
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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 DAM HEIGHT. REPAIR DISLODGED 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 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 DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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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
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	25#/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.

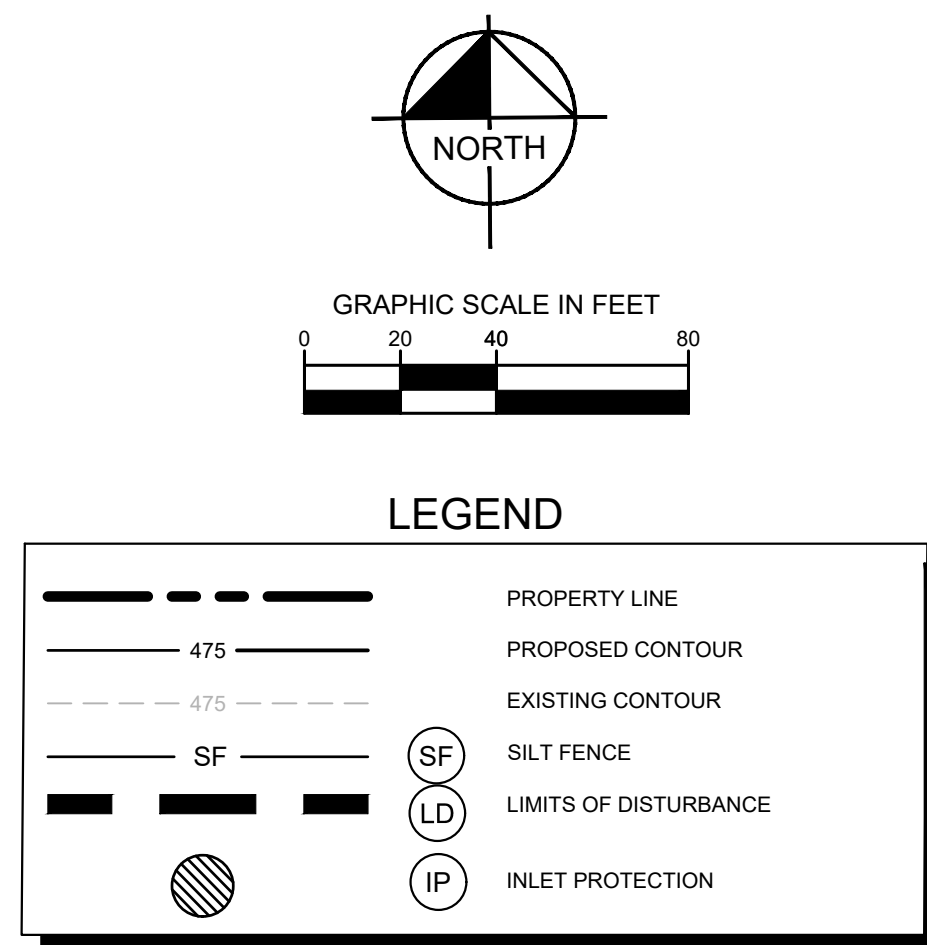
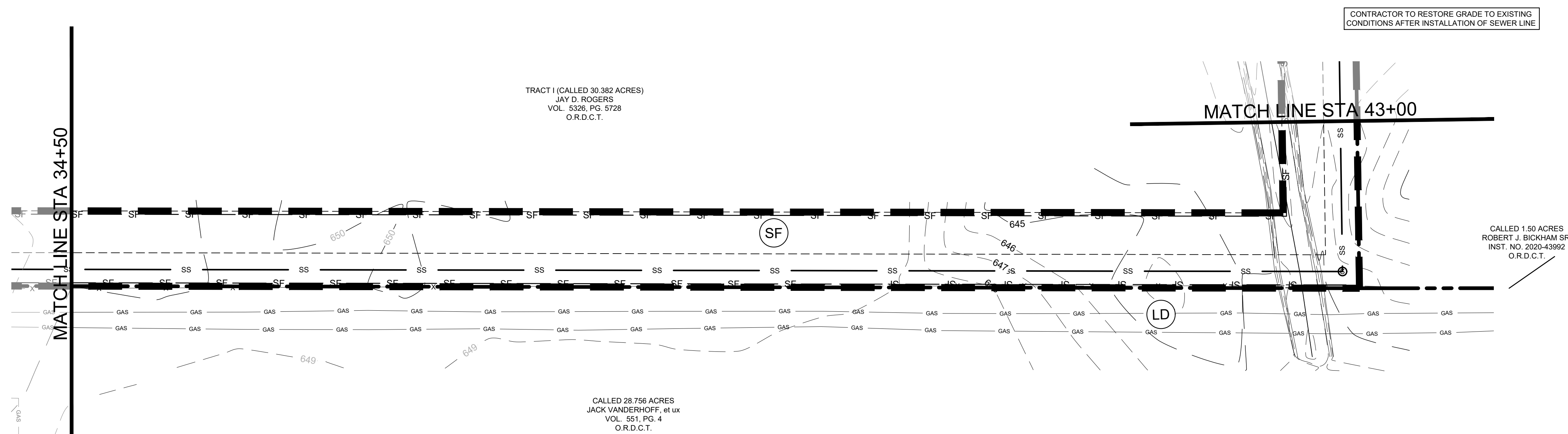
3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

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.



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. KEEP ALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - LANDSCAPING AND SOIL STABILIZATION

1. REVEGETATE LOT C 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 GRADING ACTIVITIES SHALL BE CONSIDERED 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 EROSION AND TRANSPORT. 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.

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1. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
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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 PROPER. WHEN SEDIMENTATION OCCURS, THE DEVICES SHALL BE MAINTAINED OR RUMD IS BEING TRACKED onto a PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE AGGREGATE PAD SHALL NOT BE ALLOWED TO ENTER THE STREET. DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP OR CONSTRUCTED OFF SITE SEDIMENTATION. PERIODIC REPAIR OR MAINTENANCE OF THE EROSION CONTROL DEVICES WILL BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF NO I, NO T, AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ TO OBTAIN A CONSTRUCTION PERMIT FOR THE CONTROL OF 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 IS OBSERVED. MUD SPILLS 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 LEAVING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM 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 INSIDE SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

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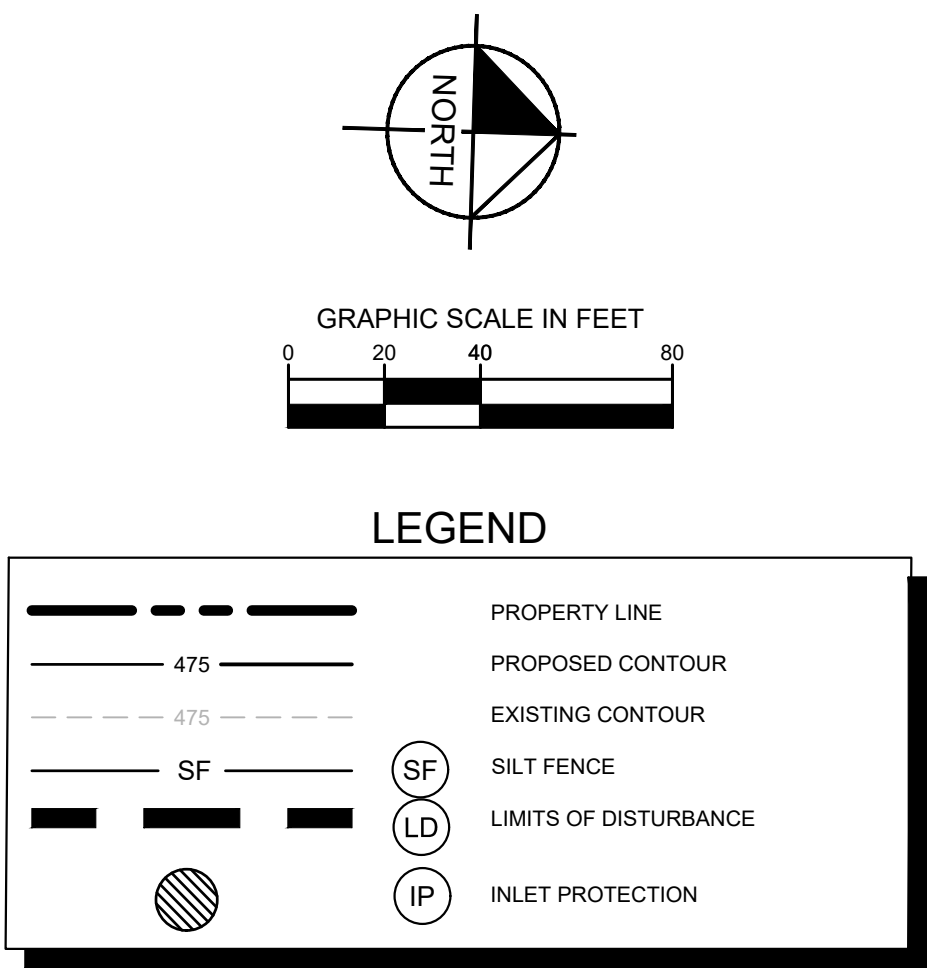
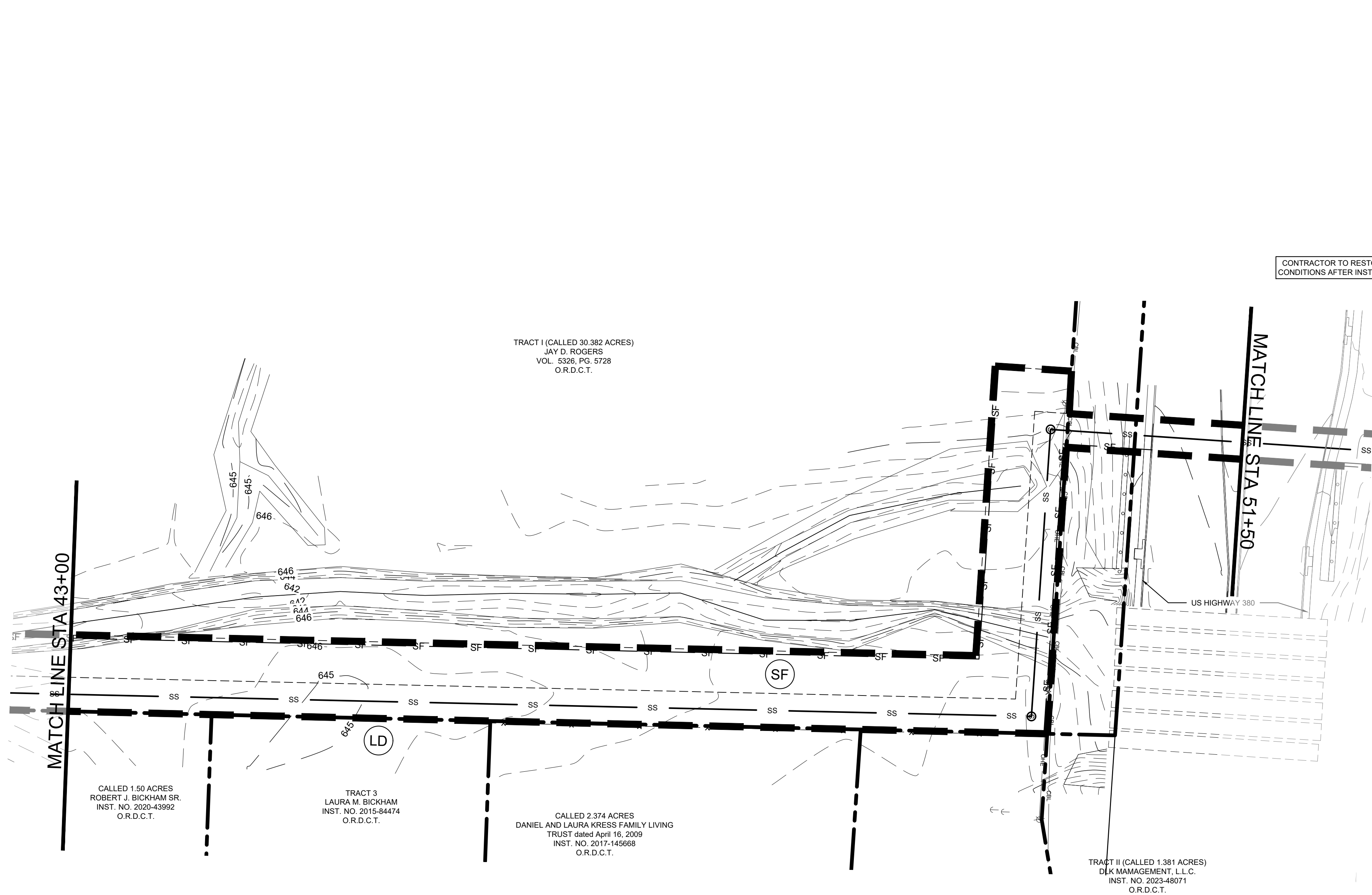
VEGETATIVE STABILIZATION REQUIREMENTS

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C17.05	SHEET NUMBER	BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS	EROSION CONTROL PLAN	SCALE AS SHOWN DESIGNED BY JKH DRAWN BY JKH JNC CHECKED BY JTH		Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6100 WARREN PARKWAY, SUITE 200, ARLING, TX 76010 PHONE: 972-335-3590 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-428	No.	REVISIONS	DATE
	PROJECT NO. 063248015								

Plotted By: Browning, Moson Date: June 11, 2025 08:41:25am File Path: K:\VrL\civil\063248015 - baker tract offsite sewer\CAD\plansheets\C-Eros.dwg

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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 C17.06							REVISIONS
							DATE

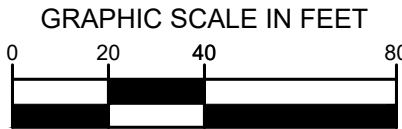
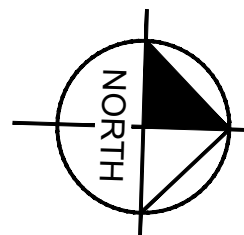
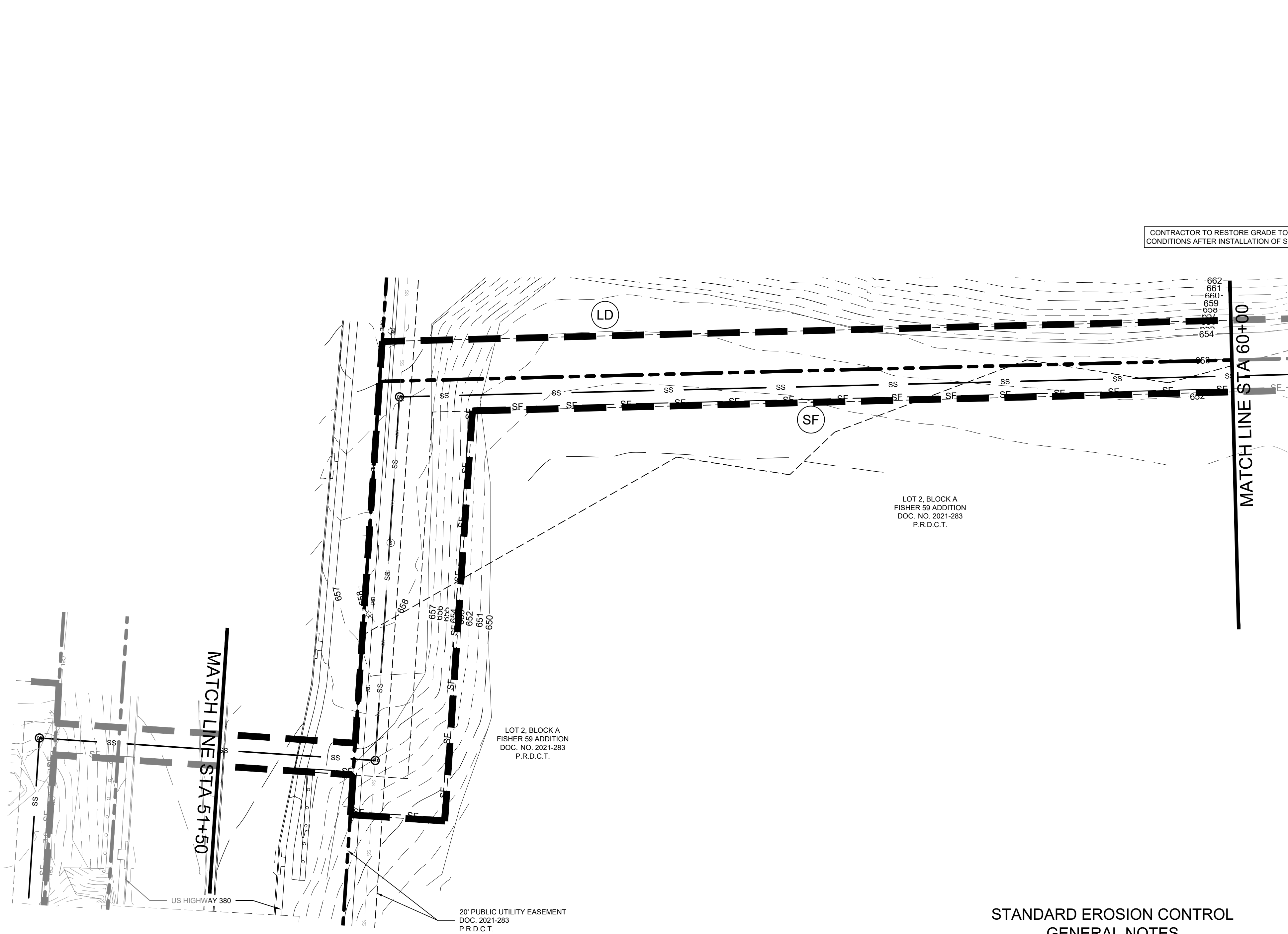
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JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/17/2025

Plotted By: Browning, Moson Date: June 11, 2025 08:41:34am File Path: K:\VrL\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

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.

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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 IN ACCORDANCE WITH THE 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.

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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 DAM HEIGHT. REPAIR DISLODGED 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 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 DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

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 SURROUNDING THE INLETS/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.

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VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDED 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
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	25#/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.

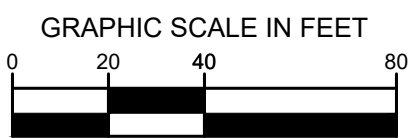
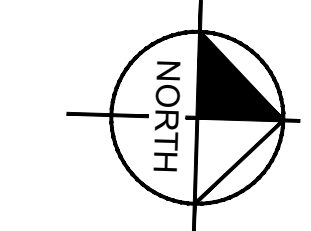
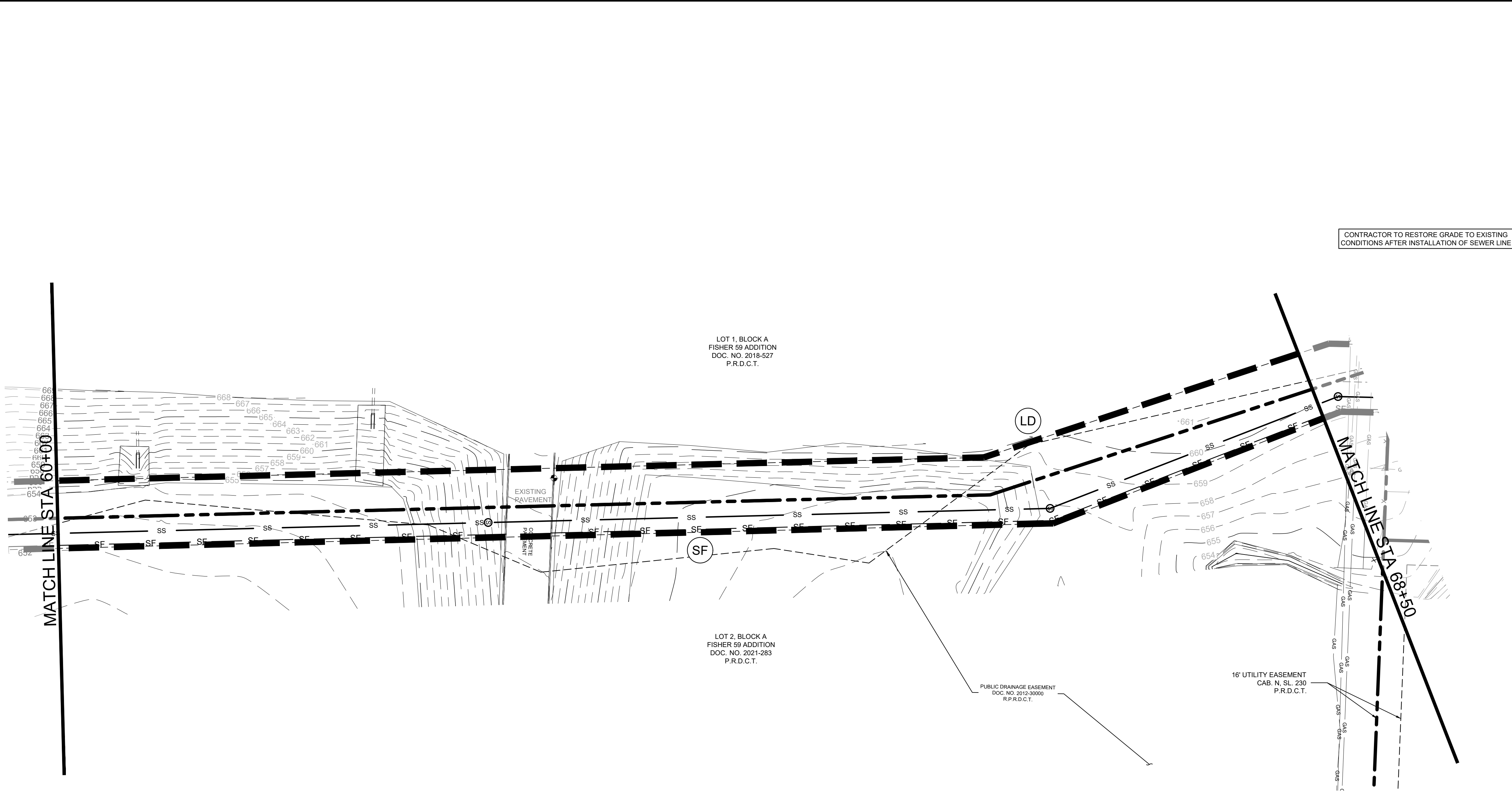
APPLICATION

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 SEEDED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

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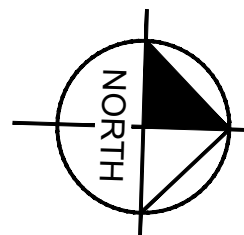
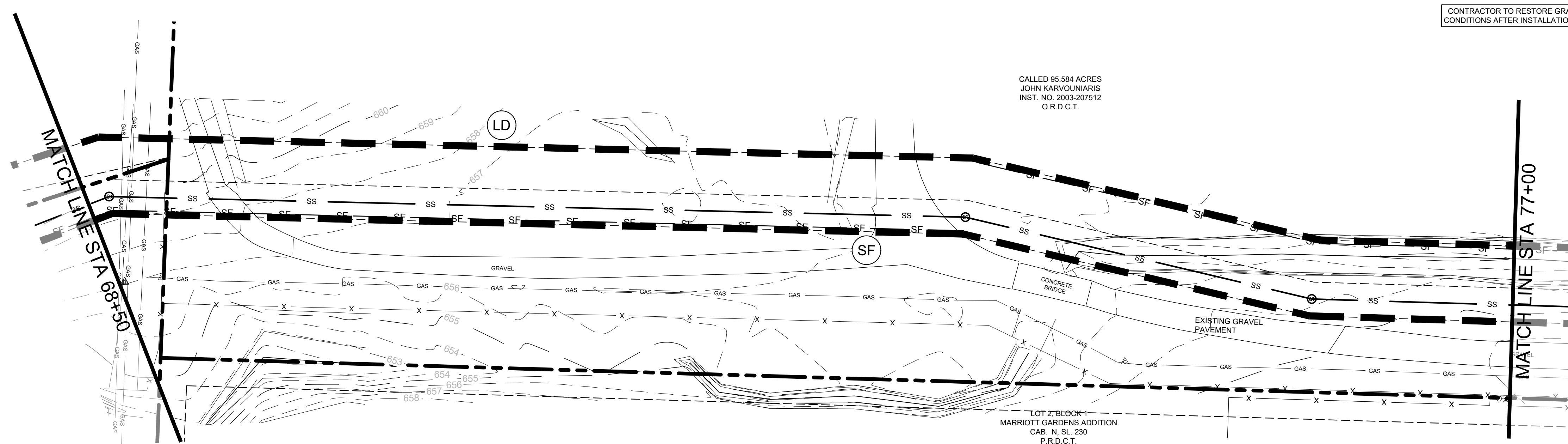
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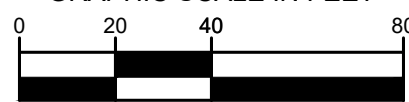
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Kimley»Horn		DATE	
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TEXAS REGISTERED ENGINEERING FIRM F-928		No.	
STATE OF TEXAS JOHN HALE 145933 LICENSED PROFESSIONAL ENGINEER 06/17/2025		DATE	
SCALE AS SHOWN DESIGNED BY JNC DRAWN BY JNC CHECKED BY JTH		PROJECT NO. 063248015	
EROSION CONTROL PLAN		SHEET NUMBER C17.08	
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		DATE 06/11/25	



GRAPHIC SCALE IN FEET



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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-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 DISLODGED 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 DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE 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 SEEDED 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
VEGETATION TABLE

TEMPORARY SEEDING		
<u>SPECIES</u>	<u>PLANTING RATE</u>	<u>PLANTING DATES</u>
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
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

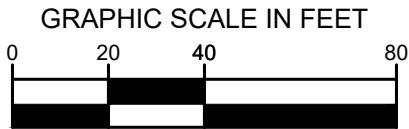
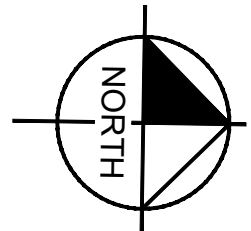
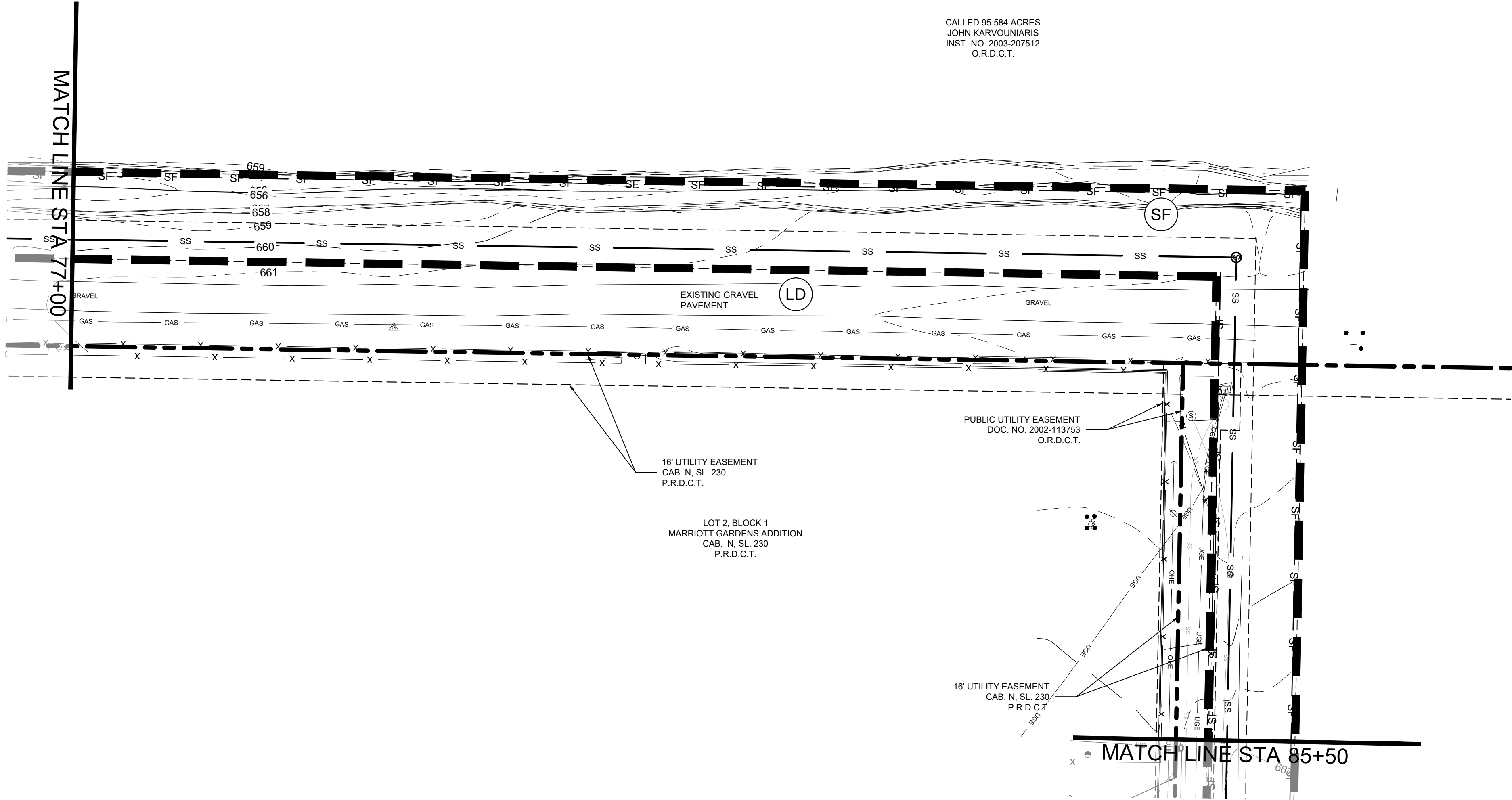
APPLICATION

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 SEED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

Plotted By: Browning, Moson Date: June 11, 2025 08:42:04am File Path: \\k:\proj\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**
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.

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 DISLODGED 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 DISLODGED 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.

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 STORMWATER POLLUTION PREVENTION REQUIREMENTS.

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
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	25#/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.

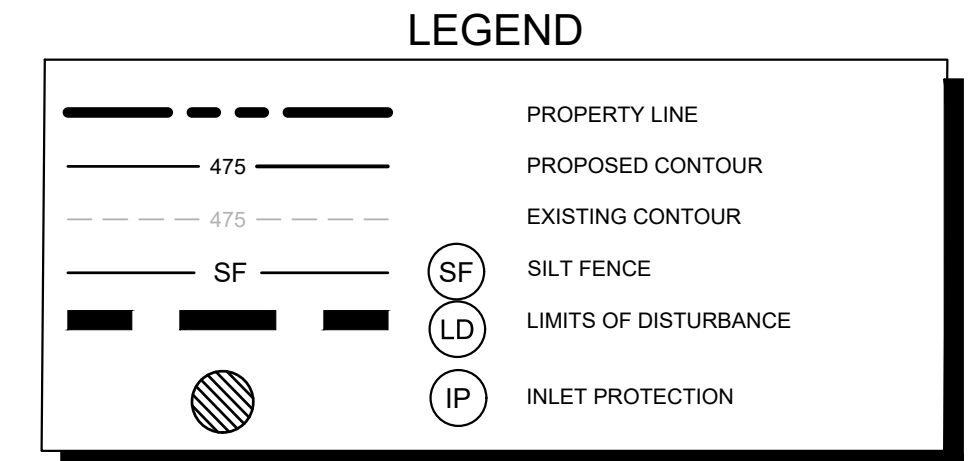
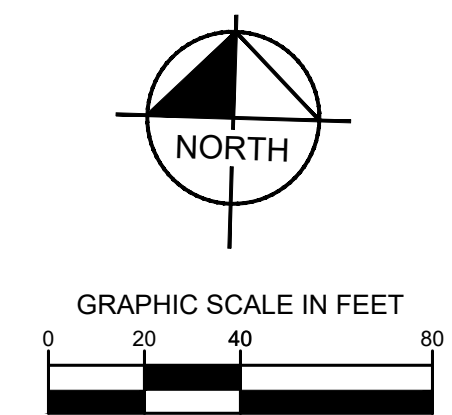
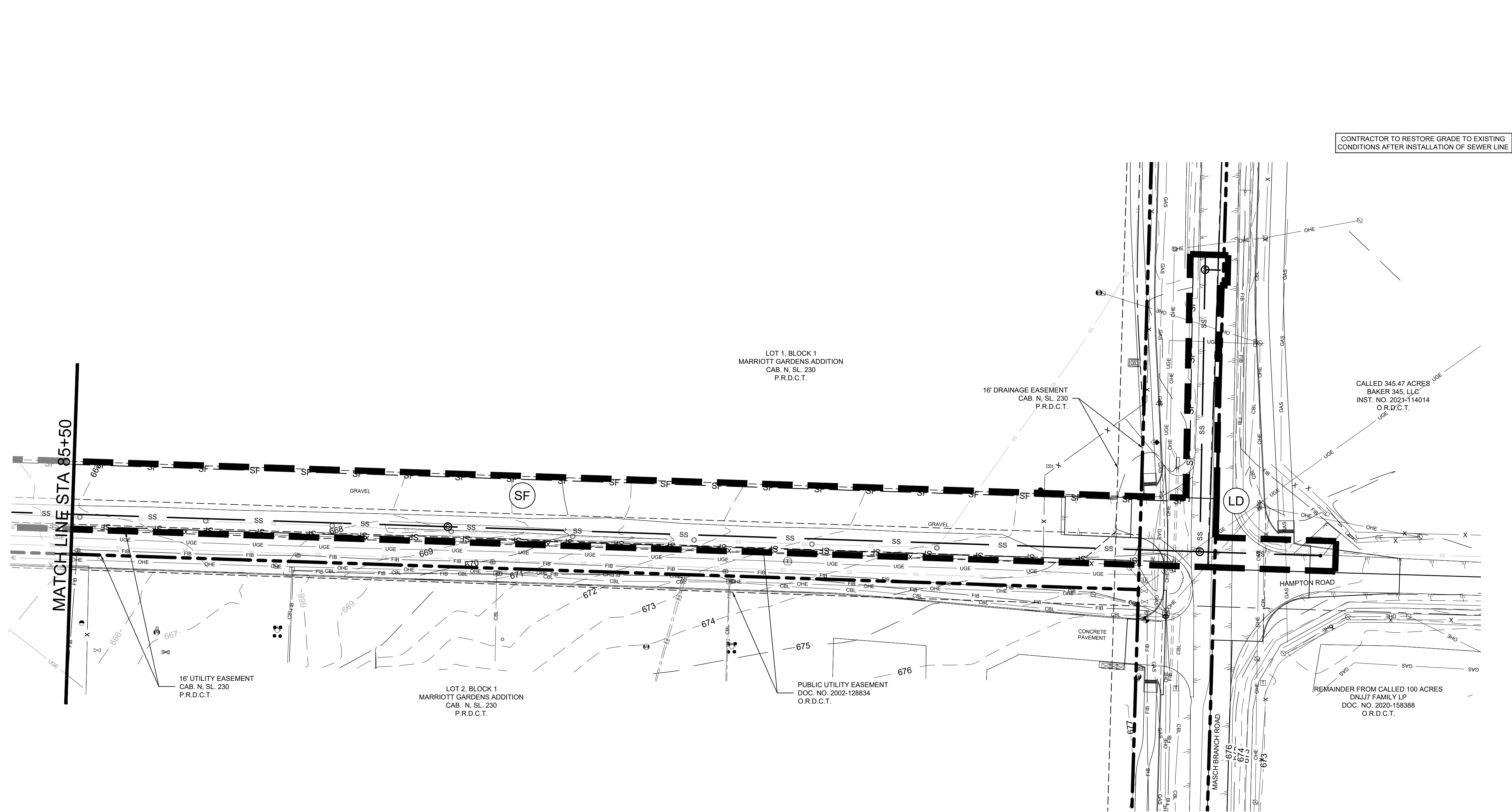
APPLICATION

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		DATE	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM		REVISIONS	
TEXAS REGISTERED ENGINEERING FIRM F-928		No.	
STATE OF TEXAS JOHN HALE 145933 LICENSED PROFESSIONAL ENGINEER 06/17/2025		DATE	
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 C17.10			



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 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 REFERENCED 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 REMOVE 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 SEASON. FOR EXAMPLE, A BERMER STABILIZATION PRACTICE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED THROUGH THE END OF THE CONSTRUCTION SEASON. 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 ADOPTED 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 AN ADDITIONAL EROSION CONTROL PLAN IS FUNCTIONING PROPERLY ON SITE.
4. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE EROSION CONTROL DEVICES ARE FUNCTIONING PROPERLY. IF SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD OR WASHED AREA SHALL BE REPAIRED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAGGATE DIRT OR MUD FIRST INTO THE EROSION CONTROL DEVICES. EROSION CONTROL OFF SITE SEDIMENTATION, PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF A T.O.I. N.O.T. AND AN ADDITIONAL SURETY BOND REQUIRED BY THE T.O.I. CONTRACTOR SHALL COMPLY WITH ALL T.CED 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 BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OR MUD IS TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM PAVED/PAVEMENT OPERATION SHALL BE FILTERED THROUGH ANOTHER 8" M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. 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 AND FOR SLOTTING, SPLITTING POSTS AND FILTER FABRIC. REPAIR 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 DISBURSED 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. DAM MUST BE REMOVED FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE DAM. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY AND REPAIR ANY DAMAGE TO THE CHANNEL DOWNSTREAM OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLETAIRY INLETT/W/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 INLETAIRY 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 REPAIRED AS NEEDED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPERARY 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
VEGETATION TABLE*

TEMPORARY SEEDING

SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	35#/ACRE	5/1 - 8/31
VIRGEANUS, ANNIAL	30#/ACRE	8/15 - 9/30
SPRINGTROP, GREEN	2.5#/ACRE	2/1 - 5/15
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/31

*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.

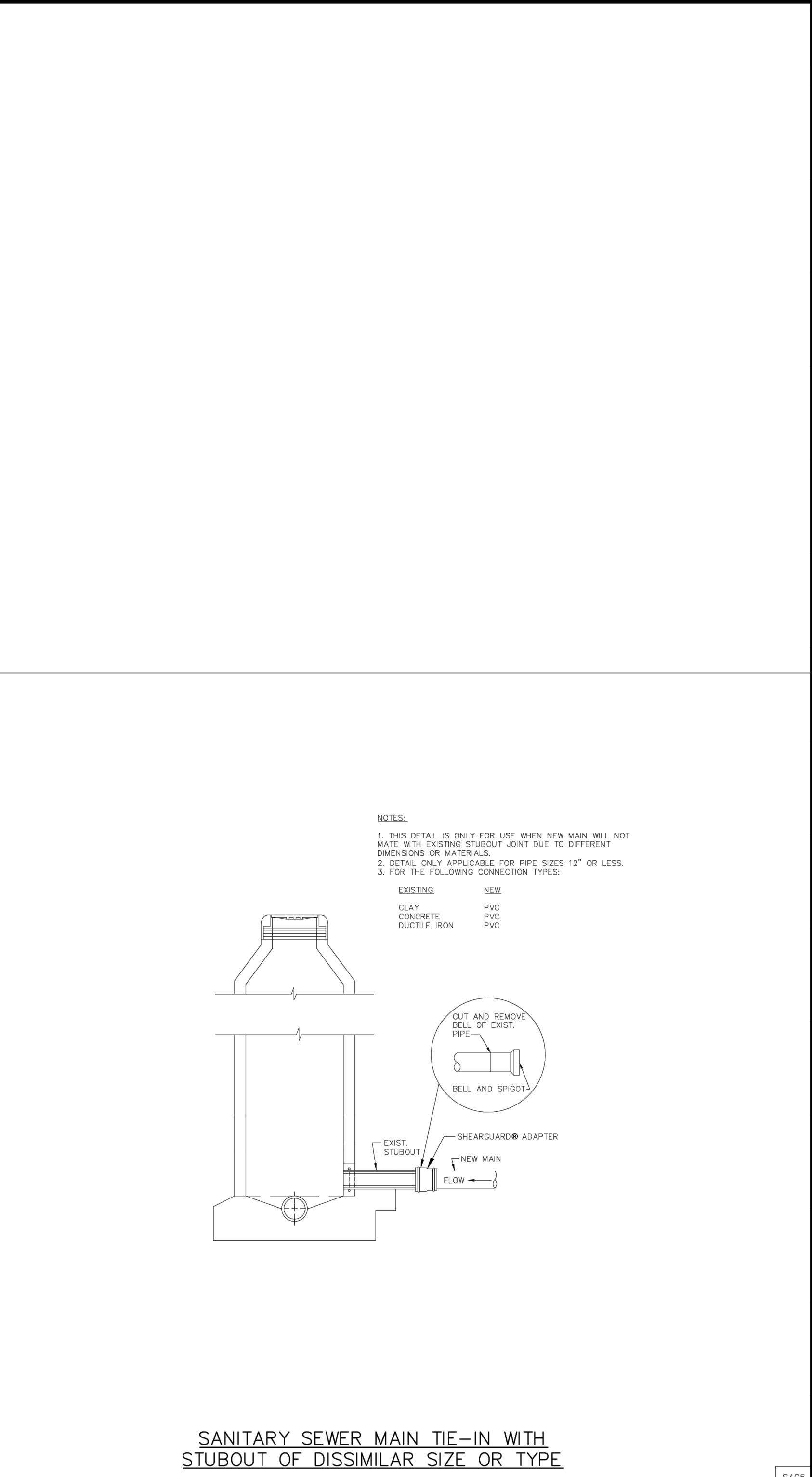
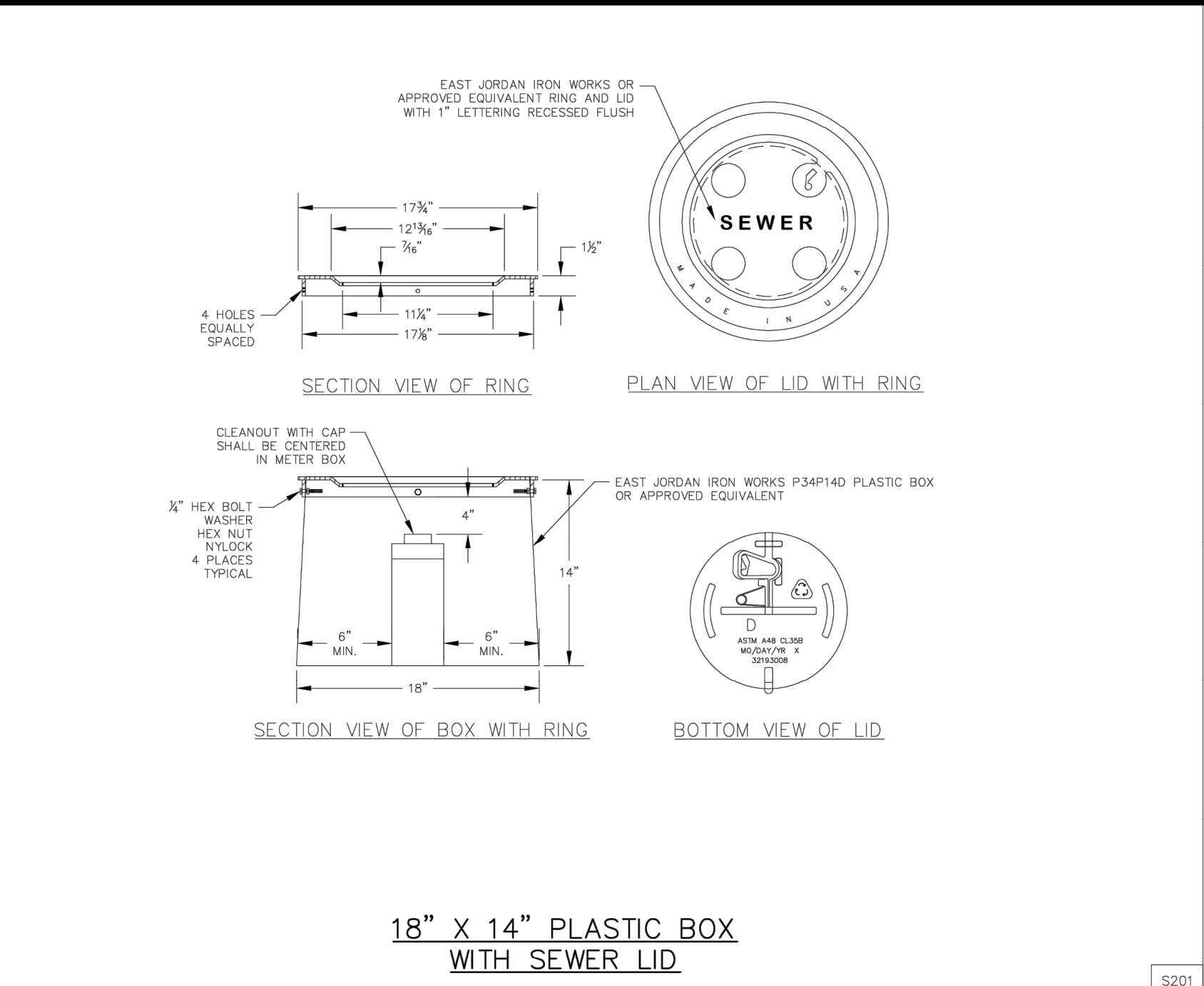
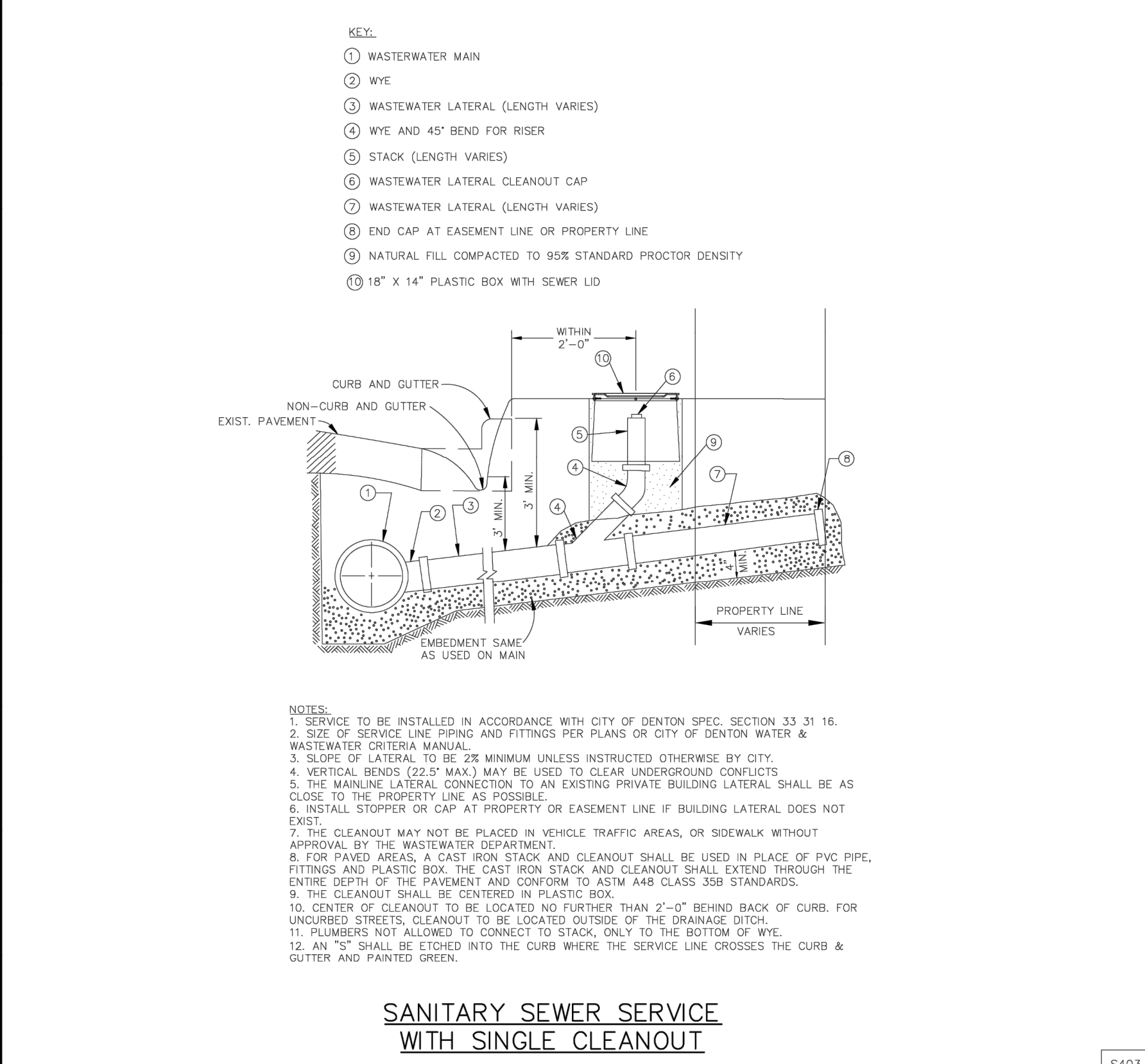
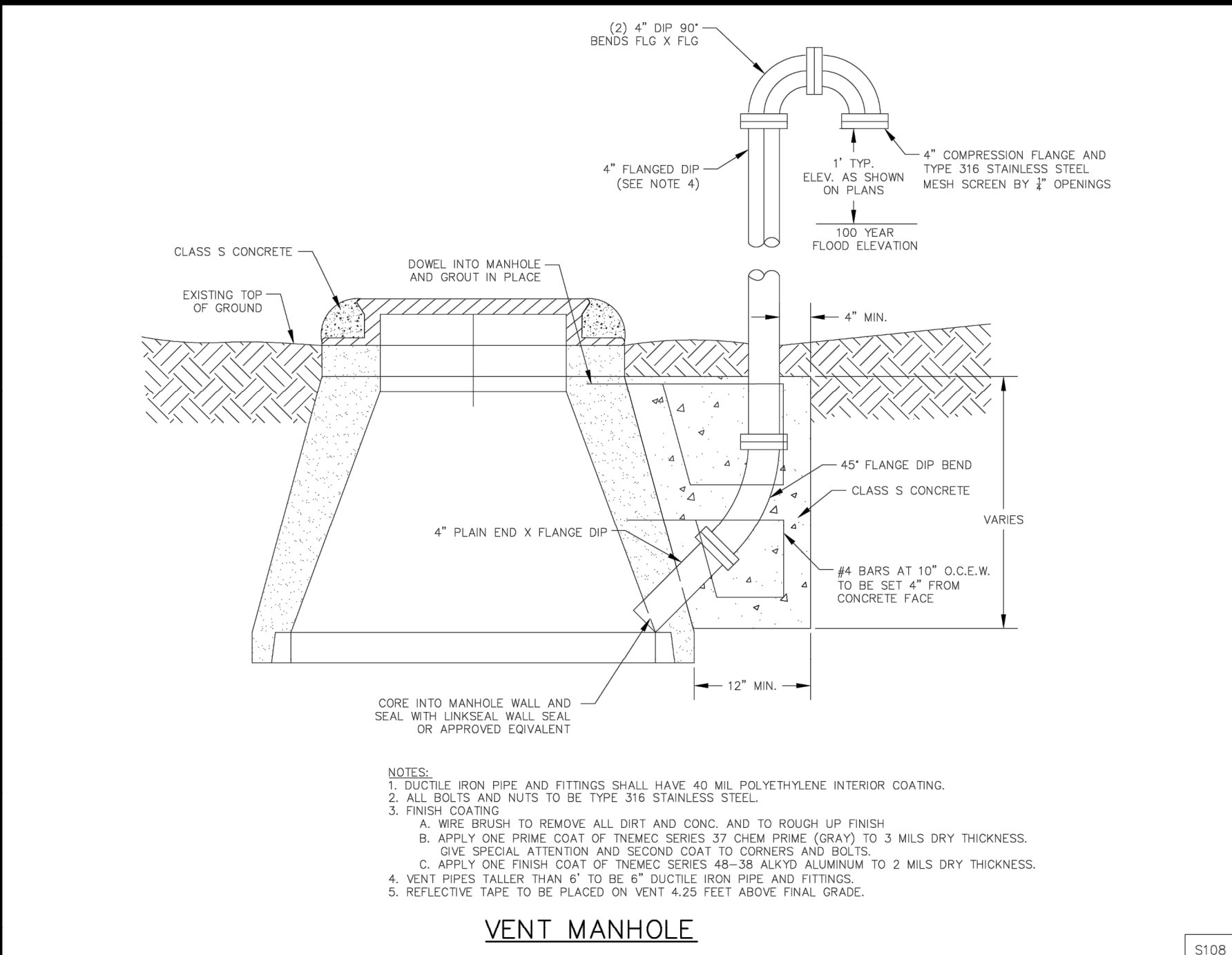
APPLICATION

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.

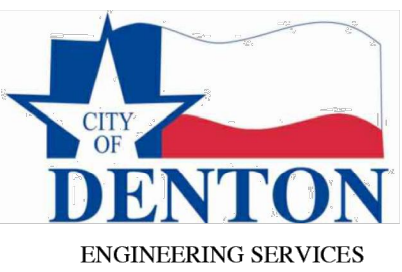
BAKER TRACT OFFSITE SEWER CITY OF DENTON, TEXAS		EROSION CONTROL PLAN		SCALE AS SHOWN DESIGNED BY JNC DRAWN BY HLS CHECKED BY JTH				Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 100, FRISCO, TX 75054 PHONE: 877-335-1588 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928		No. _____ REVISIONS _____ DATE _____	
SHEET NUMBER		PROJECT NO. 063248015		DATE 06/11/25		C17.11					

Plotted By: Browning, Mason Date: June 11, 2025 08:42:34am File Path: K:\Vri_civil\063248015 - baker tract offsite sewer\CAD plansheets\C-Const-Det1.dwg

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PROJ. ENGR.	
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STANDARD DETAILS

WASTEWATER DETAILS

DATE JUL. 2024	SCALE HOR 1"= N.T.S. VER 1"= N/A
SHEET No. 6 OF 25	

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.

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

145833

PROFESSIONAL ENGINEER

6/17/2025

SCALE

AS SHOWN

DESIGNED BY

JNC

DRAWN BY

JNC

CHECKED BY

JTH

CONSTRUCTION
DETAILS

BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

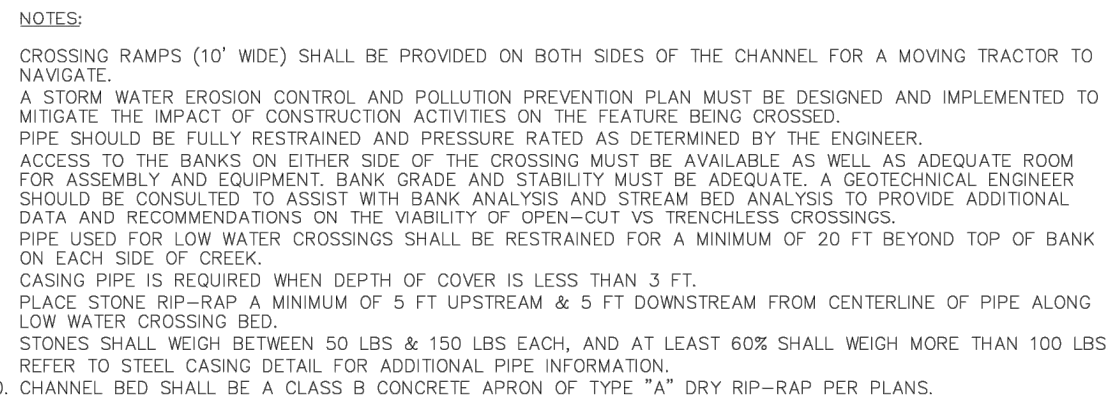
PROJECT NO.
063248015

SHEET NUMBER
C18.02

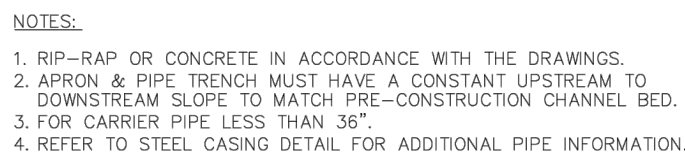
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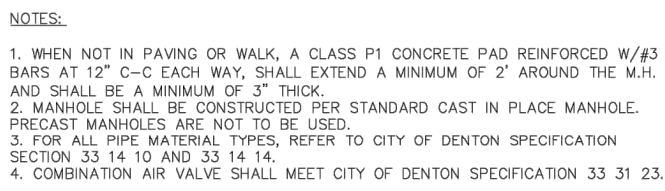
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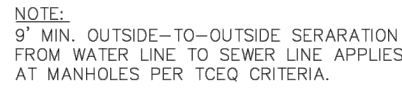
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CITY OF
DENTON
ENGINEERING SERVICES

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.

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



U101



CITY OF DENTON
ENGINEERING SERVICES

DATE
JUL. 2024

SHEET No.
8 OF 25

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

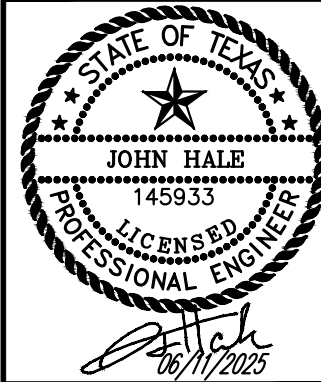
DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C18.04

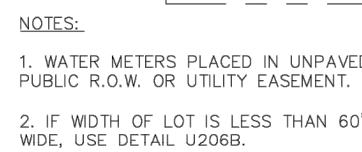
CONSTRUCTION DETAILS

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

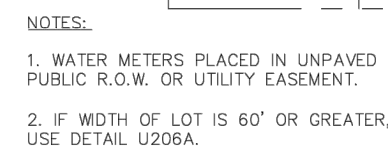


Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

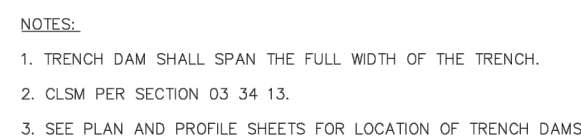
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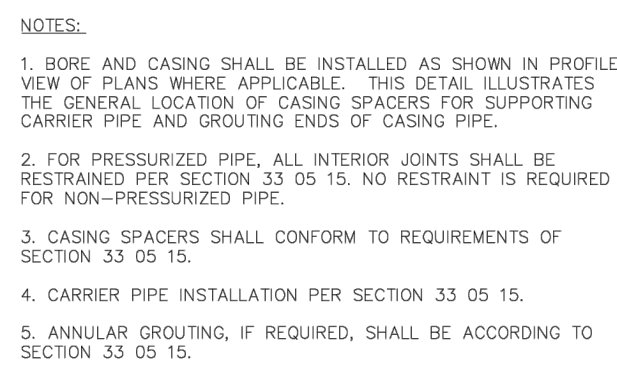
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U206E



U207



U208A



U208E



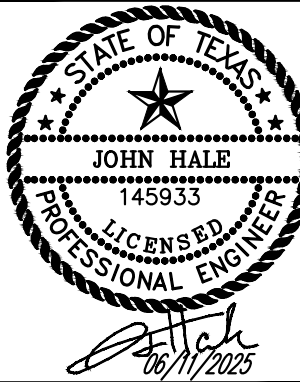
CITY OF
DENTON
ENGINEERING SERVICES

SHEET No.
9 OF 25

HOR 1"= N.T.S.
VER 1"= N/A

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



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

CONSTRUCTION DETAILS

BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER

C18.05

City Project:
City Project (JDE) Number:
Parcel Number:

Exhibit D

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WASTEWATER EASEMENT

**THE STATE OF TEXAS, §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §**

THAT CROW-BILLINGSLEY DENTON GHB, LTD., a Texas limited partnership ("Grantor"), of Denton County, whose mailing address is 1722 Routh Street, Suite 770, Dallas Texas 75201, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, BARGAIN, SELL and CONVEY unto the **City of Denton** ("Grantee") a perpetual wastewater easement (the "Easement") in, along, upon, under, over and across the following described property, owned by Grantor, and situated in Denton County, Texas, located in the Seferino Huizar Survey, Abstract Number 514 and G. Barb Survey, Abstract Number 208.

**EASEMENT AREA DESCRIBED IN EXHIBIT "A",
AND DEPICTED IN EXHIBIT "B"**

BOTH ATTACHED HERETO AND MADE A PART HEREOF

For the following purposes:

Constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining wastewater pipelines, and all related facilities and appurtenances, respectively, in, along, upon, under, over and across said Easement, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, over and across the Easement to Grantee herein, its agents, employees, contractors, workmen and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities or any part thereof.

City Project:
City Project (JDE) Number:
Parcel Number:

This Easement is subject to the following:

1. Structures. No buildings, fences, structures, signs, facilities, improvements or obstructions of any kind, or portions thereof, shall be constructed, erected, reconstructed or placed in, along, upon, under, over or across the Easement. Further, Grantor stipulates and acknowledges that the Grantee, in consideration of the benefits above set out, may remove from the Easement, such buildings, fences, structures, signs, facilities, improvements and other obstructions as may now or hereafter be found upon said Easement and dispose of any such buildings, fences, structures, signs, facilities, improvements or obstructions in any manner it deems appropriate without liability to Grantee.

2. Access. For the purpose of exercising and enjoying the rights granted herein, the Grantee shall have access to the Property Interest by way of existing public property or right-of-way.

3. Trees and Landscaping. No shrub or tree shall be planted upon the Property Interest or that may encroach upon the Property Interest. Grantee may cut, trim, or remove any shrubs or trees, or portions of shrubs or trees now or hereafter located within or that may overhang upon the Property Interest without liability to Grantee, including without limitation, the obligation to make further payment to Grantor.

4. Grantor's Rights. Grantor shall have the right, subject to the restrictions contained herein, to make use of the Property Interest for any purpose that does not interfere with the City's rights granted to it herein for the purposes granted.

5. Successors and Assigns. This grant and the provisions contained herein shall constitute covenants running with the land and shall be binding upon the Grantor and Grantee, and their heirs, successors and assigns.

Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

TO HAVE AND TO HOLD unto the said City of Denton as aforesaid for the purposes aforesaid the premise above described.

City Project:
City Project (JDE) Number:
Parcel Number:

Witness its hand, this _____ day of _____, 20____.

By: CROW-BILLINGSLEY DENTON GHB, LTD.,
a Texas limited partnership

By: _____

Print Name: _____

Print Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared _____

_____, _____ CROW-BILLINGSLEY
DENTON GHB, LTD., a Texas limited partnership, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for
the purposes and consideration therein expressed, in the capacity therein state and as the act and
deed of said CROW-BILLINGSLEY DENTON GHB, LTD., a Texas limited partnership.

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

Notary Public, State of _____

Printed name: _____

My commission expires: _____

City Project:
City Project (JDE) Number:
Parcel Number:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WASTEWATER EASEMENT

**THE STATE OF TEXAS, §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §**

THAT Mark E. Cole and wife, Linda J. Cole (collectively "Grantor"), of Denton County, whose mailing address is 6376 Jim Christal Road, Denton, Texas 76207-3614, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does by these presents GRANT, BARGAIN, SELL and CONVEY unto the **City of Denton** ("Grantee") a perpetual wastewater easement (the "Easement") in, along, upon, under, over and across the following described property, owned by Grantor, and situated in Denton County, Texas, located in the G. F. Meyers Survey, Abstract Number 1699.

**EASEMENT AREA DESCRIBED IN EXHIBIT "A",
AND DEPICTED IN EXHIBIT "B"**

BOTH ATTACHED HERETO AND MADE A PART HEREOF

For the following purposes:

Constructing, reconstructing, installing, repairing, relocating, operating, and perpetually maintaining wastewater pipelines, and all related facilities and appurtenances, respectively, in, along, upon, under, over and across said Easement, including without limitation, the free and uninterrupted use, liberty, passage, ingress, egress and regress, at all times in, along, upon, under, over and across the Easement to Grantee herein, its agents, employees, contractors, workmen and representatives, for the purposes set forth herein, including without limitation, the making additions to, improvements on and repairs to said facilities or any part thereof.

This Easement is subject to the following:

City Project:
City Project (JDE) Number:
Parcel Number:

1. Structures. No buildings, structures, signs, facilities, improvements or obstructions of any kind, or portions thereof, shall be constructed, erected, reconstructed or placed in, along, upon, under, over or across the Property. Further, Grantor stipulates and acknowledges that the Grantee, in consideration of the benefits above set out, may remove from the Property, such buildings, structures, signs, facilities, improvements and other obstructions as may now or hereafter be found upon said Property and dispose of any such buildings, structures, signs, facilities, improvements or obstructions in any manner it deems appropriate without liability to Grantee.

2. Agricultural Fences. Paragraph 1 above notwithstanding, there is currently existing barbed wire fence running along or through certain portions of the Property for agricultural purposes. Grantee agrees that the existing barbed wire fence may remain, and Grantor may maintain, replace and repair such barbed wire fence, until such time as the Property stops being used for agricultural purposes, and Grantee agrees, in the event it damages the existing fence during that time, to repair or replace it to its the same or better condition. No additional barbed wire fencing may be installed in the easement area except as needed for agricultural purposes and only with the prior written permission of Grantee, such permission not to be unreasonably withheld, conditioned, or delayed. In the event Grantor conveys any portion of the Property to another, Grantor may erect a new barbed wire fence on the new boundary of the Property as needed for agricultural purposes with the prior written permission of the Grantee, which permission will not be unreasonably withheld, conditioned, or delayed.

3. Non-agricultural Fences. Fencing and gates, other than barbed-wire fencing for agricultural purposes, may be erected parallel to the Facilities and along the boundary line of the Property provided that the City will have an agreeable means of accessing the Property without interruption. Fencing and gates, other than barbed-wire fencing for agricultural purposes, may be erected perpendicular to the Facilities however, Grantor shall be solely responsible for any damages to such perpendicular fencing or gates caused by City repair or maintenance activities related to the Facilities.

4. Access. For the purpose of exercising and enjoying the rights granted herein, the Grantee shall have access to the Property by way of existing public property or right-of-way. Additionally, Grantee may use the nearest existing gate to the easement and install its own lock to such gate. The parties agree to use the "double locking" system on existing gates and coordinate with Grantor to install such locks. Grantee agrees to close any existing gates upon entering and exiting the property to prevent any livestock from escaping the Property. Grantee may also install its own gate in the existing barbed wire fence or any future non-agricultural fence within its easement area. Such gate will be installed in such a fashion and with such braces as to maintain the strength of the existing barbed wire fence or future non-agricultural fence.

5. Trees and Landscaping. No shrub or tree shall be planted upon the Property Interest or that may encroach upon the Property Interest. Grantee may cut, trim, or remove any shrubs or trees, or portions of shrubs or trees now or hereafter located within or that may overhang upon the Property Interest without liability to Grantee, including without limitation, the obligation to make further payment to Grantor.

City Project:
City Project (JDE) Number:
Parcel Number:

6. Grantor's Rights. Grantor shall have the right, subject to the restrictions contained herein, to make use of the Property Interest for any purpose that does not interfere with the City's rights granted to it herein for the purposes granted.

7. Successors and Assigns. This grant and the provisions contained herein shall constitute covenants running with the land and shall be binding upon the Grantor and Grantee, and their heirs, successors and assigns.

Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition. No part of the easement property shall be used for permanent storage of excess construction material or construction equipment by the Grantee.

TO HAVE AND TO HOLD unto the said City of Denton as aforesaid for the purposes aforesaid the premise above described.

Witness our hands, this _____ day of _____, 20_____.

By: _____
Mark E. Cole

By: _____
Linda J. Cole

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Mark E. Cole.

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

Notary Public, State of _____
Printed name: _____
My commission expires: _____

THE STATE OF _____ §

City Project:
City Project (JDE) Number:
Parcel Number:

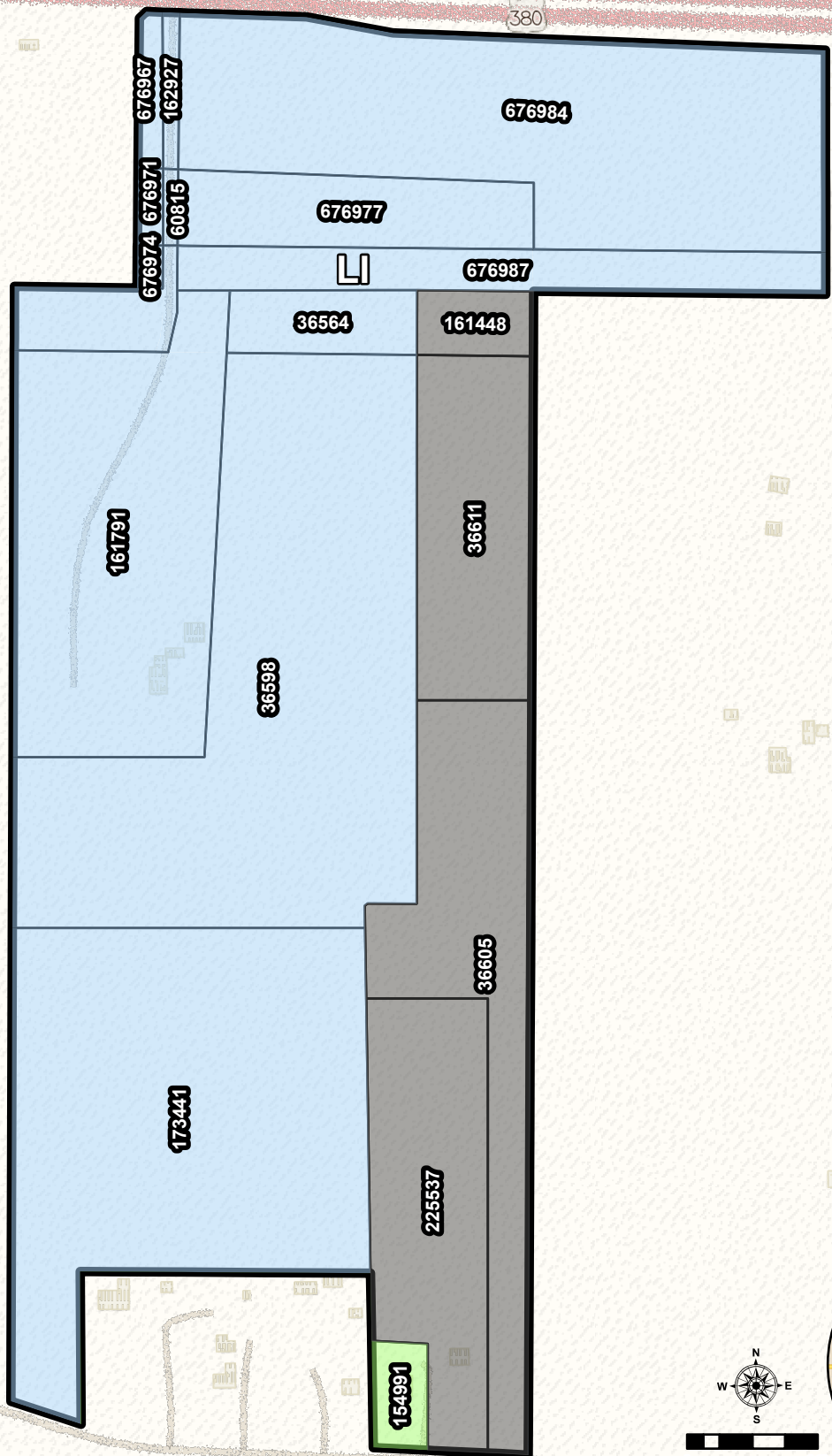
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____ ,
20_____ by Linda J. Cole.

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

Notary Public, State of _____
Printed name: _____
My commission expires: _____

EXHIBIT E



Legend



Property Boundary



Property Parcels

Current Zoning



RR - Residential Rural



LI - Light Industrial



ETJ

Spatial Reference: NAD 1983 StatePlane Texas

North Central FIPS 4202 Feet

Author: Development Services GIS - 2930105

Date: 12/8/2025 11:15 AM

This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.

