AGREEMENT FOR COST SHARING OF OFFSITE SEWER LINE

This Agreement for Cost Sharing of Offsite Sewer Line (this "Agreement") is entered into on the 4th day of December, 2025, to be effective as of the Effective Date (hereinafter defined), by and among the City of Denton, Texas (the "City") and Denton JV, a joint venture between RM Squared Denton, LLC, and Baker 345, LLC (collectively, the "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 or developer of the approximately 352.71 acres of land located north of Hampton Road and east of Lovers Lane in the City and described in **Exhibit "A"**, attached hereto (the "Baker Tract"); and

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

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

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

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

WHEREAS, subject to Section 2.1, the City intends to start procurement within six (6) months and construction within one (1) year start construction of the City Sewer Line within the Effective Date of this Agreement, in accordance with the City's Wastewater Master Plan; and

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

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

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

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

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

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

ARTICLE I
FUNDING OF CITY SEWER LINE

1.1 Contribution. Developer's estimated proportionate share of the City Sewer Line Costs is provided in **Exhibit "C"** attached hereto. The Parties agree Developer's actual proportionate share of the City Sewer Line Costs will be finalized upon a final accounting of the City Sewer Line Costs following completion and acceptance in accordance with Section 1.3 herein and shall be based on the percentage of the total flow of the basin attributable to the Baker Tract from the City Sewer Line's capacity and planned usage by the development (the "Developer's Share"), as detailed in **Exhibit "C"** attached hereto.

1.2 Developer Incurred Costs. As of the Effective Date of this Agreement, Developer has already incurred certain costs associated with the City Sewer Line, as detailed in **Exhibit "D"** attached hereto (the "Incurred Costs"). The Parties hereby acknowledge that the Incurred Costs are greater than the current estimate of Developer's Share of the City Sewer Line Costs. Accordingly, the Parties hereby agree that Developer shall not be obligated to deposit any funds with the City or otherwise incur any additional costs associated with the City Sewer Line, unless and until it is determined during the closeout process detailed in Section 1.3 that the Developer's Share exceeds the Incurred Costs.

1.3 Closeout. After completion and acceptance of the City Sewer Line, the City will provide an account of the final City Sewer Line Cost and notify the Developer of the final calculation of Developer's Share (the "Accounting Notice"). If Developer's Share exceeds the Incurred Costs, Developer agrees to pay the difference between the Incurred Costs and Developer's Share within thirty (30) days of Developer's receipt of the Accounting Notice. If the Incurred Costs exceed the Developer's Share upon such final accounting, then the City agrees to

refund the difference to Developer within thirty (30) days of the City's delivery of the Accounting Notice to Developer.

ARTICLE II
CITY SEWER LINE

2.1 Construction of the City Sewer Line. The Parties acknowledge and agree that the City Sewer Line has been designed and the plans attached hereto as **Exhibit "B"** have been approved by the City. Subject to the conditions of this Agreement, the City shall publicly bid the construction and improvement of the City Sewer Line. The City shall then award the contract(s) to the lowest qualified bidder. After selection of the lowest qualified bidder, the City shall administer the construction contract or contracts for the City Sewer Line in accordance with applicable federal, state, and local laws. A contract for construction of the City Sewer Line shall be approved by the City within six (6) months of the Effective Date of this Agreement and a notice to proceed shall be issued within sixty (60) days of award of the contract. The Parties agree and acknowledge that no such public bid shall proceed until all requisite easements, as provided in Section 2.2 below, have been acquired, delivered, and accepted by the City.

All costs associated with Developer's Share of the City Sewer Line Costs shall be funded in accordance with Article I herein.

2.2 Easement Acquisition. Developer shall obtain all property rights and interests necessary to allow for the construction of the City Sewer Line. Any easements obtained by the Developer for the City Sewer Line shall be assigned to the City and the Developer warrants clear title to such easements from and against all lawful claims and demands of all persons claiming by, through, or under the Developer, subject however to all easements, covenants, conditions, reservations, restrictions and matters of record and any conditions that would be uncovered by an inspection of the easement area or an accurate survey of the same (collectively, the "Permitted Exceptions"), and will defend the City against any adverse claim made against such title, other than the Permitted Exceptions. The Parties hereby agree that all costs associated with such easement acquisition shall be included in the City Sewer Line Costs and Developer shall ultimately only be responsible for funding its proportionate share of such costs in accordance with Article I herein.

Developer shall use commercially reasonable efforts to obtain the easements contemplated by this section. Developer will submit written offer(s) to obtain the easements, based on fair market value of the property interest, to the property owner(s) from whom the property interest is being acquired. If Developer is unable to obtain such easements by private negotiation, the City agrees to consider acquiring such easements required for the City Sewer Line. The Developer must provide the City with a survey and metes and bounds description of the property to be acquired and pay the City for Developer's proportionate share of all costs of obtaining the easements.

Easements required over any portion of the Baker Tract in conjunction with the construction of the City Sewer Line shall be granted by Developer at no cost to the City.

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

2.3.1 Upon the City's completion of construction of the City Sewer Line, the City will reserve 224,000 gallons per day of capacity in the City Sewer Line for Developer (the "Reserved Capacity"), as shown on **Exhibit "E"** attached hereto.

2.3.2 Developer acknowledges and agrees the capacity provided by this Agreement runs with the land and shall be an appurtenance to the Baker Tract. Developer acknowledges that recordation of this Agreement in the real property records of Denton County within thirty (30) days of the Effective Date of this Agreement is required; otherwise, the Developer will not be entitled to the Reserved Capacity provided herein and the reservation will expire. Developer shall record this Agreement and provide a recorded copy to the City's Director of Development Services within the earlier of thirty (30) days of the Effective Date of this Agreement or before any transfer of (1) the Baker Tract or (2) any of the Reserved Capacity provided in 2.3.1.

2.3.3 The Reserved Capacity, or any portion thereof, may only be assigned under Section 3.1 as part of a real estate transaction in which the Baker Tract 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 will be reviewed for written approval by the City, which approval shall not be unreasonably withheld or denied.

2.3.4 **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.**

2.3.5 The reservation of the Reserved Capacity provided by this Agreement shall expire thirty (30) years from the effective date of this Agreement under Section 3.4 herein.

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

ARTICLE III

MISCELLANEOUS

3.1 Assignability. This Agreement shall not be assigned by the City. Except as provided in Section 2.3, Developer may assign this Agreement, in whole or in part, to a subsequent landowner or developer of the Baker Tract. Developer may only assign this agreement upon written notice thereof to the City and such assignee's agreement to be bound by the terms of this Agreement. The City must provide written approval and consent of any assignment made under this Section.

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

3.3 Default. In the event the City determines Developer is in violation or default of any of the terms of this Agreement, the City shall provide written notice of such default to Developer with notice of the specific terms and conditions of the violation or default and the requirements to remedy such violation (each, a "Notice of Default").

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

3.4 Termination. This Agreement shall terminate upon the City's completion of the construction of the City Sewer Line or as provided in Sections 2.3, 3.1, 3.3 or 3.16.

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: Denton JV
525 S. Loop 288, Suite 105
Denton, Texas 76205
Attn: Lee Ramsey
Email: lramsey@orisonholdings.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 City has appropriated funds for the project in the current fiscal year, however, the Developer shall not have a right of action against the City in the event the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding for any item or obligation from any source utilized to fund this Agreement or failure to budget or authorize funding for this Agreement during the current or future fiscal years. If the City is unable to fulfill its obligations under this Agreement as a result of lack of sufficient funding, or if funds become unavailable, the City, at its sole discretion, may provide funds from a separate source or may terminate this Agreement by written notice at the earliest possible time prior to the end of its fiscal year.

3.17 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: _____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
Title: _____

DEVELOPER:

DENTON JV

By: RM Squared Denton, LLC,
a Texas limited liability company

By: BLTJ Management, LLC,
a Texas limited liability company
its Manager

By: _____
Name: Brandon Martino
Title: President

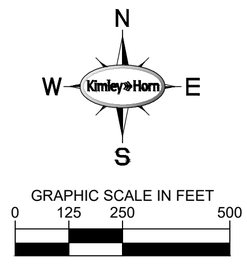
By: Baker 345, LLC
a Texas limited liability company

By: _____
Name: Robert J. Widmer, Jr.
Title: Secretary

EXHIBIT "A"

Developer Property Description

EXHIBIT A



GRAPHIC SCALE IN FEET
0 125 250 500

21.49 ACRES

331.22 ACRES

Baker Tract

Denton, Texas
October 2025

DWG NAME K:\FRI_CIVIL\063248001 - BAKER TRACT - RM SQUARED\TRANSFER-OUT\ORISON HOLDINGS\20251029 - ACREAGE EXHIBIT\ACREAGE EXHIBIT.DWG
LAST SAVED 10/31/2025 12:34 PM

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2023

EXHIBIT "B"

City Sewer Line

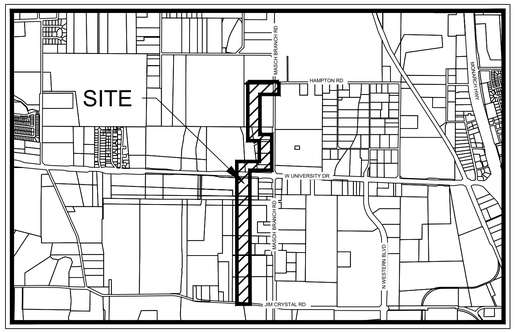
CIVIL CONSTRUCTION PLANS FOR BAKER TRACT OFFSITE SEWER

JIM CHRISTAL 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:
1. 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.
2. 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.
3. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.

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

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

INDEX OF SHEETS

STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
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

KH GENERAL NOTES

OVERALL:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:
1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:
1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:
1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:
1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:
1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:
1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:
1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:
1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
   b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX.	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

No.	REVISIONS	DATE

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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

GENERAL NOTES

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE 06/11/25
PROJECT NO. 063248015
SHEET NUMBER
C2.01

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 FACILITIES PRIOR TO CONSTRUCTION OR PURCHASE OF MATERIAL AND TO PROVIDE ALL NECESSARY PIPE, FITTINGS AND APPURTENANCES TO MAKE ALL CONNECTIONS AS SHOWN IN THESE PLANS. SUCH VERIFICATION SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE PROJECT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
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 FILL, 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 FOR THE PROJECT.
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 USE OF 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 VI 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 EXIST WHICH ARE NOT SHOWN ON THE PLANS. ACCURATE LOCATIONS AND SIZES OF BURIED UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AFTER CONSULTATION WITH THE RESPECTIVE UTILITY OWNERS OR PROPERTY OWNERS.
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 HAVE BEEN UTILITY IMPROVEMENTS WITHIN THE PROJECT LIMITS AFTER SURVEY WAS COMPLETED. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE EXISTING UTILITY CONFLICTS NOT SHOWN ON THE PLANS.

EROSION CONTROL:

1. THE CONTRACTOR SHALL PREPARE, IMPLEMENT, AND MAINTAIN AN EROSION CONTROL PLAN AND THE ASSOCIATED EROSION CONTROL MEASURES IN ACCORDANCE WITH THE GUIDELINES CONTAINED IN THESE PLANS.
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 IMMEDIATELY CLEAN STREETS AND CORRECT EROSION CONTROLS ON SITE TO PREVENT ADDITIONAL RELEASES OF MUD OR DELETERIOUS MATERIALS ONTO PUBLIC ROADWAYS OR PRIVATE PROPERTY.

HAULING EQUIPMENT:

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, ON OR ACROSS PAVEMENT, THEY 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 ALL 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 DENTON 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 LATERAL LINES WILL BE ALLOWED TO REMAIN UNCONNECTED TO THE COLLECTION SYSTEM OVERNIGHT. TEMPORARY TIE-IN WORK SHALL BE SUBSIDIARY TO THE COST OF PIPE INSTALLATION AND WILL NOT BE PAID FOR SEPARATELY.
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 SUPPLY CONNECTORS/ADAPTORS TO MAKE SERVICE SIZE TRANSITIONS AT NO ADDITIONAL COST.
10. EXISTING IN-SERVICE MANHOLES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO IN-SERVICE MANHOLES CAUSED BY THE CONTRACTOR SHALL BE REMEDIED BY THE CONTRACTOR AT NO COST TO THE CITY.
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 CREW AND GENERAL PUBLIC AND THE SAFETY OF 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 MATERIALS. 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 WITH MINIMAL INCONVENIENCE TO THE PUBLIC, AS SHOWN IN THE PLANS OR 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 CLOSURE OF THE INTERSECTIONS TO MINIMIZE INCONVENIENCE TO PUBLIC.
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 CLOSURE SIGNING AND APPROPRIATE BARRICADES MUST FOLLOW APPLICABLE 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 BY CONTRACTOR. ALL PROPERTIES OCCUPIED THAT WILL BE DENIED ACCESS TO THEIR DRIVEWAYS SHALL BE NOTIFIED BY THE CONTRACTOR TWO WORKING DAYS PRIOR TO THE CLOSURE OF THEIR ACCESS.
12. THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST TO THE CITY FOR APPROVAL OF ALL AREAS TO BE USED FOR STAGING, MOBILIZATION, EQUIPMENT, AND MATERIAL STORAGE AND GENERAL PROJECT CONSTRUCTION MANAGEMENT. REQUESTS SHALL BE SUBMITTED TO THE CITY AT LEAST FIVE (5) DAYS PRIOR TO NOTICE TO PROCEED.
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, LIGHT DEVICES, ETC. FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
15. THE CONTRACTOR SHALL INSTALL METAL PLATES OVER OPEN TRENCHES, UNCOVERED MANHOLES OR OPEN INLETS ADJACENT TO TRAFFIC OVERNIGHT OR WHEN NO WORK IS BEING PERFORMED FOR MULTIPLE DAYS.
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 OCCURRING OR OVERNIGHT.
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 BEING OPERATED OR HANDLED BE KEPT A SAFE DISTANCE FROM POWER LINES. OSHA ALSO REQUIRES THAT THE POWER LINES SHALL EITHER BE DE-ENERGIZED AND GROUNDED OR OTHER PROTECTIVE MEASURES SHALL BE TAKEN BEFORE WORK IS STARTED. OSHA HAS PRESCRIBED CERTAIN DISTANCES THAT WORKMEN, TOOLS, AND EQUIPMENT MUST BE KEPT FROM OVERHEAD LINES. 10 FEET IS THE DISTANCE FOR POWER LINES OF 50,000 VOLTS OR LESS. 11 FEET IS THE DISTANCE FOR POWER LINES OF 138,000 VOLTS.

FINAL CLEAN UP:

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

ATMOS ENERGY
142 N. FM 730
BOYD, TX 76023
(940) 433-8902
ATTN: OMAR CAMPOS

CHARTER CABLE
15100 TRINITY BLVD.
FORT WORTH, TX 76155
(817) 298-3635

CO-SERV
7701 S. STEMMONS
CORINTH, TX 76210
(940) 321-7800
ATTN: JODY PADRON

CITY OF 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

TXDOT
2624 W. PRAIRIE
DENTON, TX 76201
(940) 349-1414

AT&T
1460 ROUNDTABLE
DALLAS, TX 76247
ATTN: ERIC WILLIAMS

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

EXPLORER/CITGO PIPELINE CO.
6846 S. CANTON SUITE 300
TULSA, OK 74136
(918) 493-5172
CHANCE GIPSON

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.

ENTERED BY	PROJECT #	
DESIGNED BY	DATE	REVISION
CHECKED BY		
PROJ. ENGR.		
PATH S:\Water Engineering\Engr\Design\Standard Details\General Notes\General Notes sht.1.dwg		

CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS
GENERAL NOTES

DATE
JUL. 2024

SHEET No.
1 OF 25

SCALE
HOR 1"= N.T.S.
VER 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 THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

No.	REVISIONS	DATE

Kimley»Horn

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

STATE OF TEXAS
JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER
6/11/2025

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

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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

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

25' TEMPORARY CONSTRUCTION EASEMENT

PARCEL 26
STATE OF TEXAS
INST. NO. 2010-12610
O.R.D.C.T.

LOT 1, BLOCK A
FISHER 59 ADDITION
DOC. NO. 2018-527
P.R.D.C.T.

C13.02 C13.03 C13.04 C13.05 C13.06 C13.07 C13.08 C13.09 C13.10 C13.11 C13.12

20' SANITARY SEWER EASEMENT

CALLED 11.3136 ACRES
LESLIE A. PORTER, et ux
CLERK'S FILE NO.
95-R0054830
O.R.D.C.T.

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

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

CALLED 95.584 ACRES
JOHN KARVOUNIARIS
INST. NO. 2003-207512
O.R.D.C.T.

JIM CHRISTAL RD

CALLED 23.076 ACRES
CITY OF DENTON, TEXAS
INST. NO. 2010-9442
O.R.D.C.T.

CALLED 20.038 ACRES
DLK FAMILY, L.P.
INST. NO. 2021-214602
O.R.D.C.T.

LOT 2, BLOCK A, FISHER 59 ADDITION
DOC. NO. 2021-283
P.R.D.C.T.

LOT 4, BLOCK A M-380 ADDITION DOC. NO. 2023-133 P.R.D.C.T.

LOT 3, BLOCK A M-380 ADDITION DOC. NO. 2023-133 P.R.D.C.T.

LOT 2, BLOCK A M-380 ADDITION DOC. NO. 2023-133 P.R.D.C.T.

LOT 1, BLOCK A M-380 ADDITION DOC. NO. 2023-133 P.R.D.C.T.

LOT 2, BLOCK 1 MARRIOTT GARDENS ADDITION CAB. N, SL. 230 P.R.D.C.T.

LOT 1, BLOCK 1 MARRIOTT GARDENS ADDITION CAB. N, SL. 230 P.R.D.C.T.

MASCH BRANCH RD

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

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

TRACT 3
LAURA M. BICKHAM
INST. NO. 2015-84474
O.R.D.C.T.

TRACT II (CALLED 1.381 ACRES)
DLK MAMAGEMENT, L.L.C.
INST. NO. 2023-48071
O.R.D.C.T.

CALLED 2.374 ACRES
DANIEL AND LAURA KRESS FAMILY LIVING TRUST dated April 16, 2009
INST. NO. 2017-145668
O.R.D.C.T.

REMAINDER FROM CALLED 100 ACRES
DNJ7 FAMILY LP
DOC. NO. 2020-158388
O.R.D.C.T.

No.	REVISIONS	DATE

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

STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/11/25

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

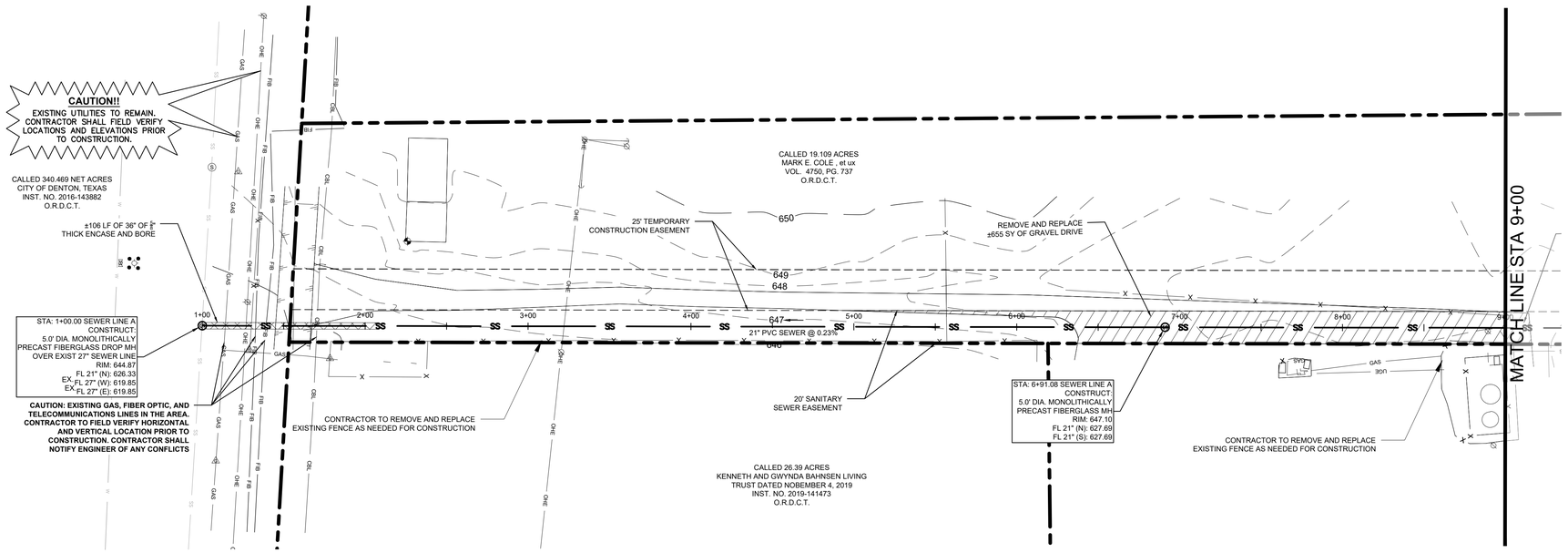
SEWER INDEX SHEET

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

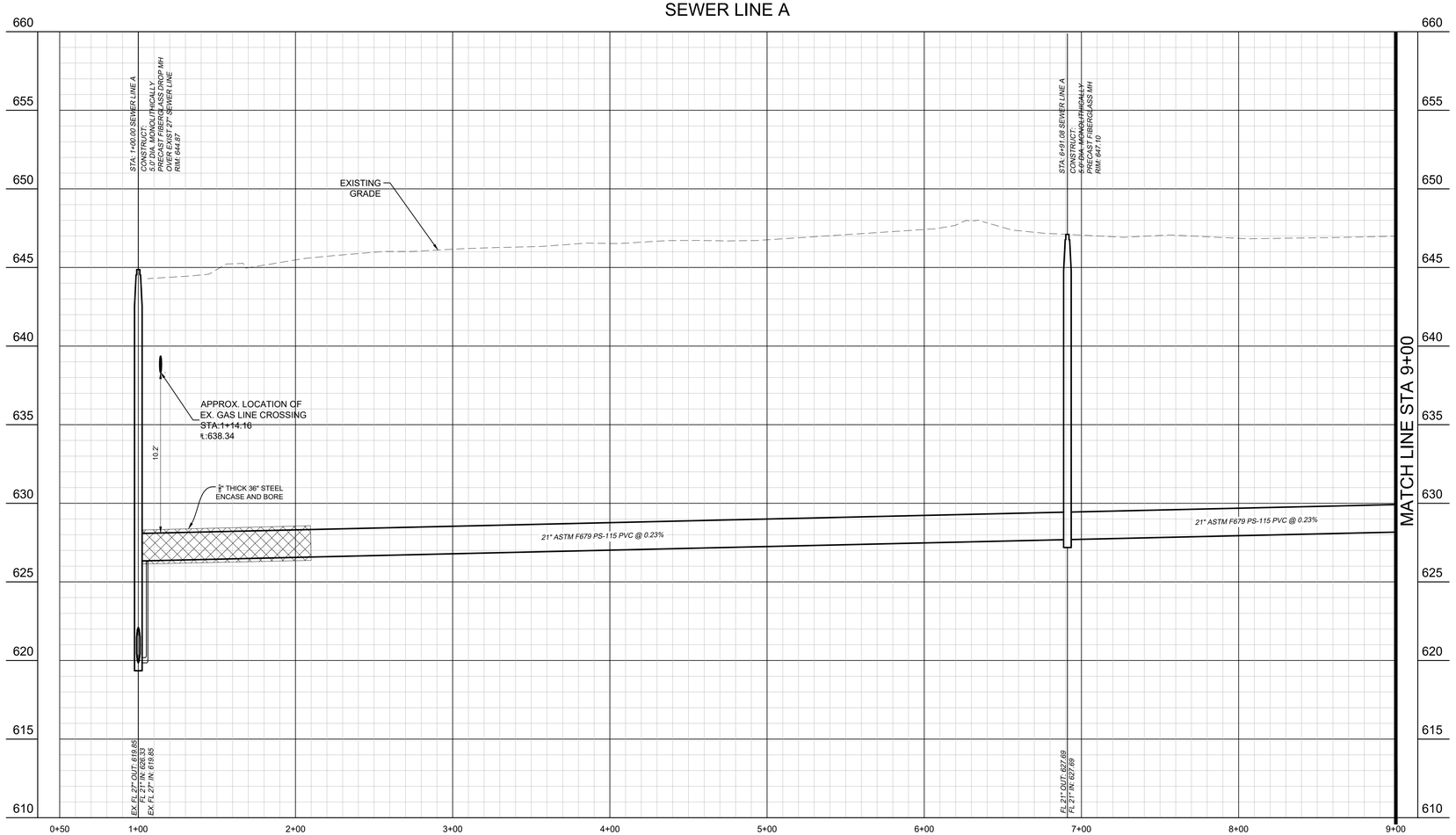
DATE
06/11/25

PROJECT NO.
063248015

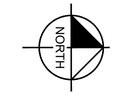
SHEET NUMBER
C13.01



SEWER LINE A



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



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- OHP — 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

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BENCHMARKS

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

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

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

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

No.	REVISIONS	DATE

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

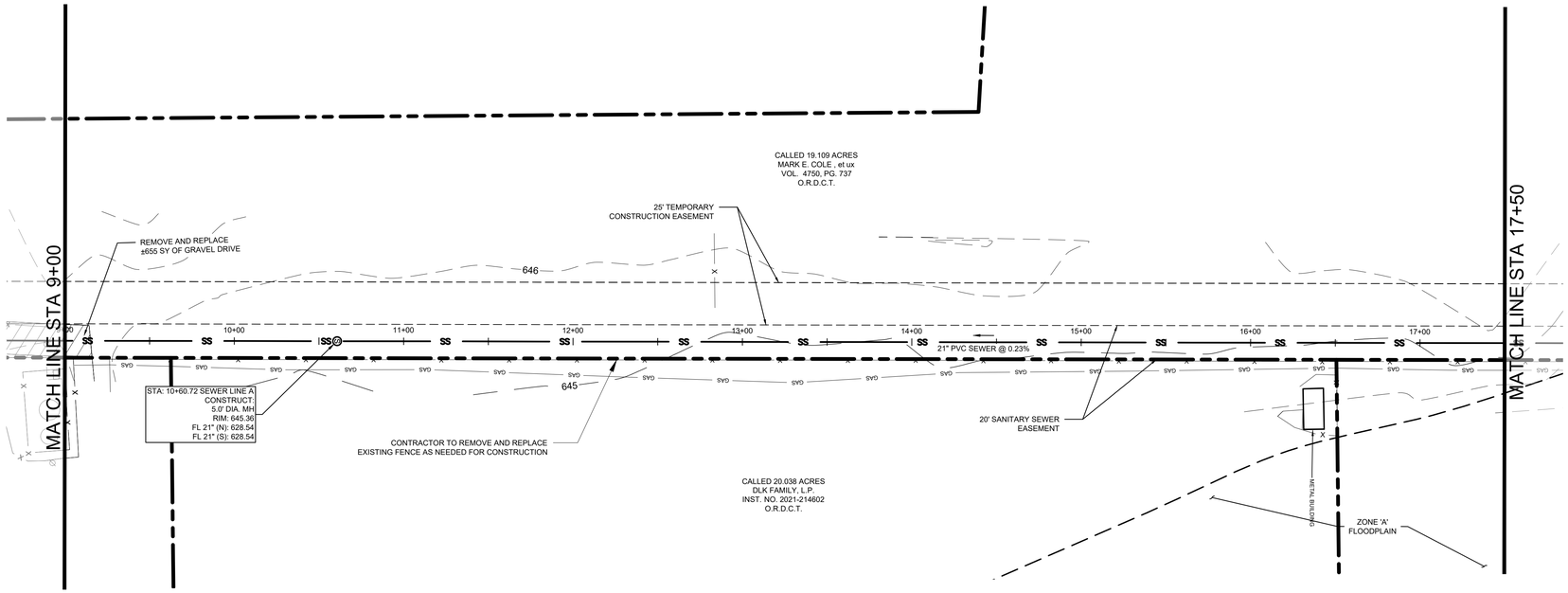
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
6/11/2025

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
C13.02



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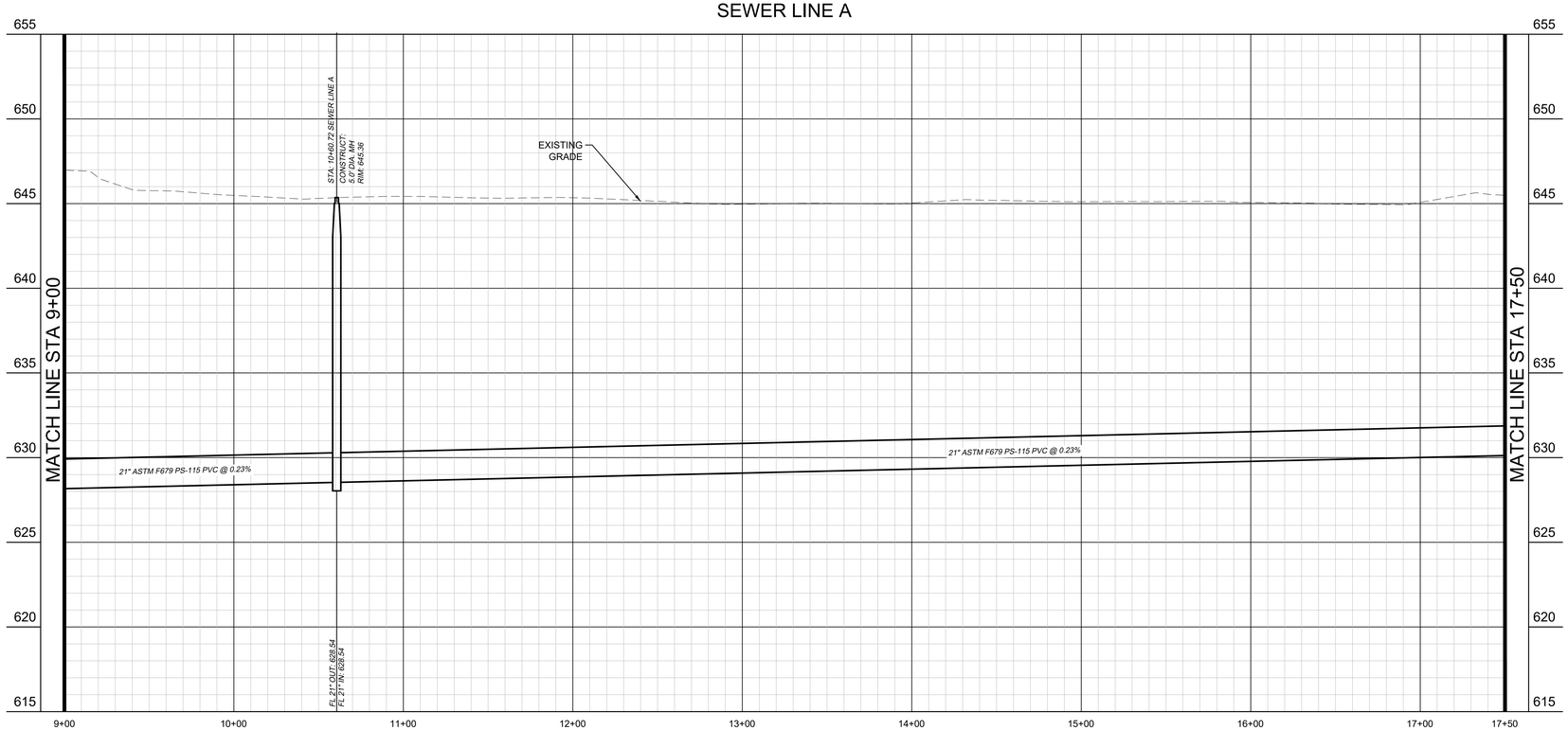

PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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- PROPOSED EASEMENT
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LICENSED PROFESSIONAL ENGINEER
6/11/2025

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

SEWER PLAN AND PROFILE

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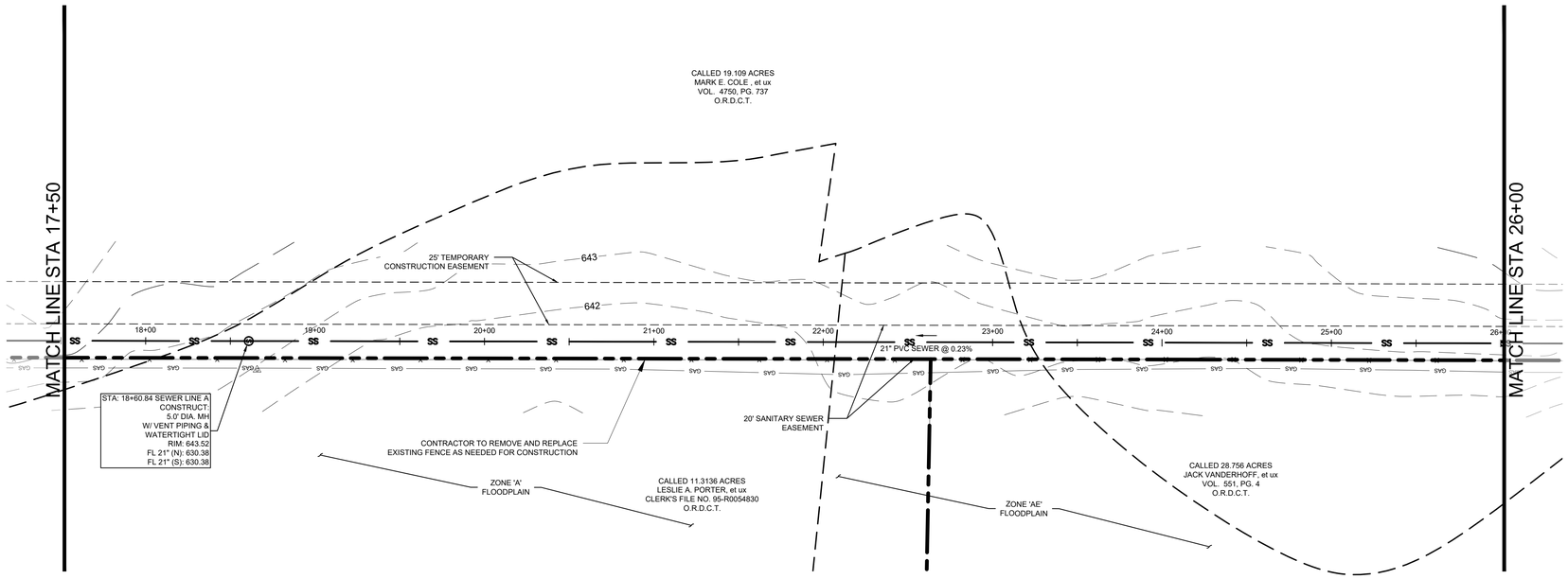
CITY OF DENTON, TEXAS

DATE 06/11/25
PROJECT NO. 063248015
SHEET NUMBER C13.03



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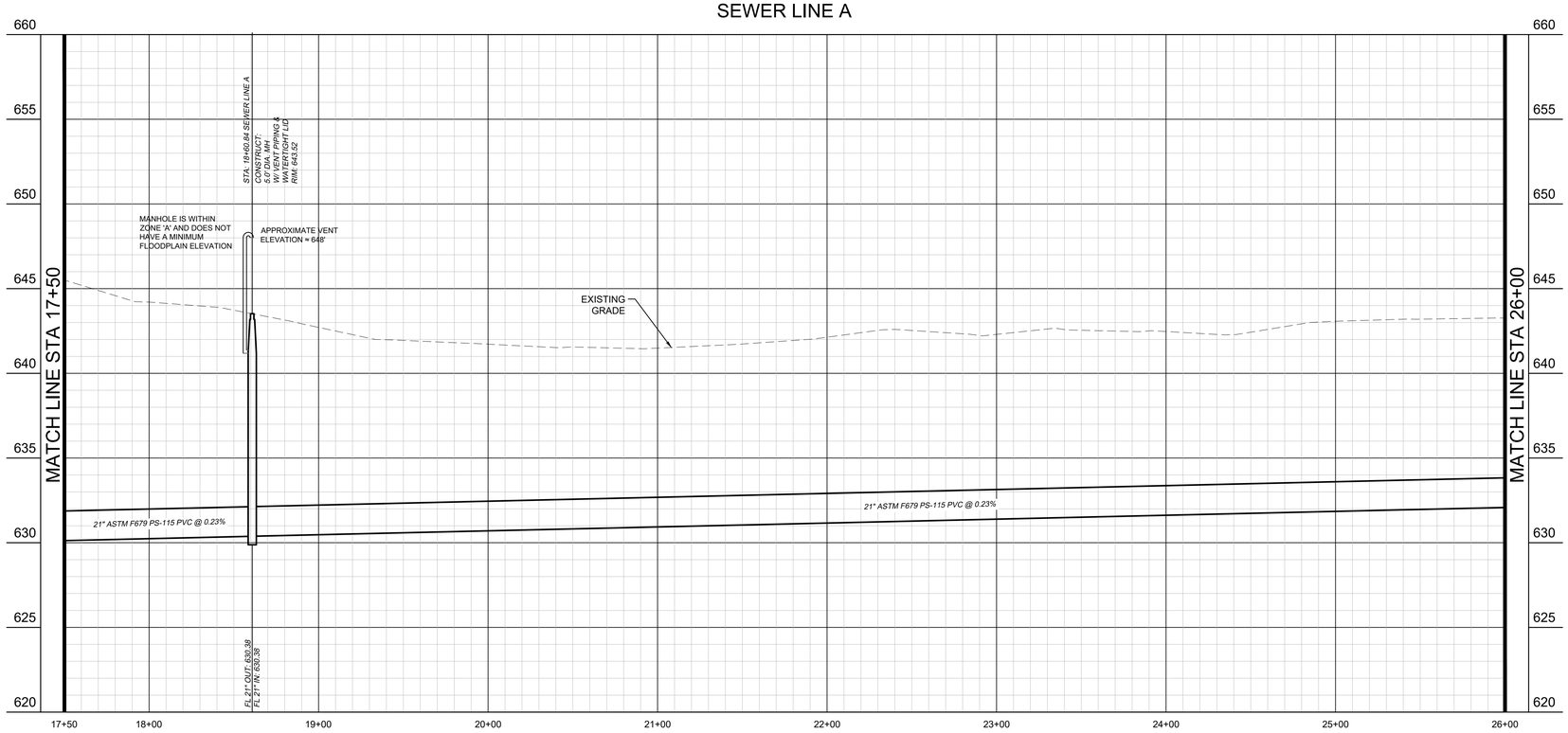

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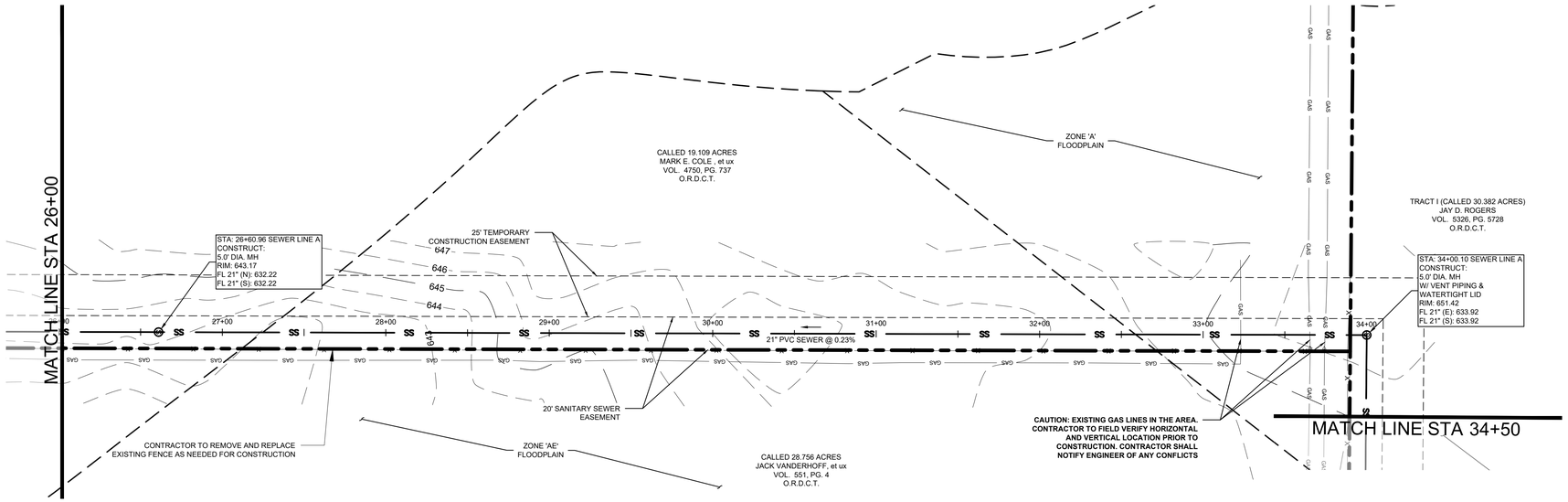
STATE OF TEXAS
JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER
06/11/2025

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: C13.04



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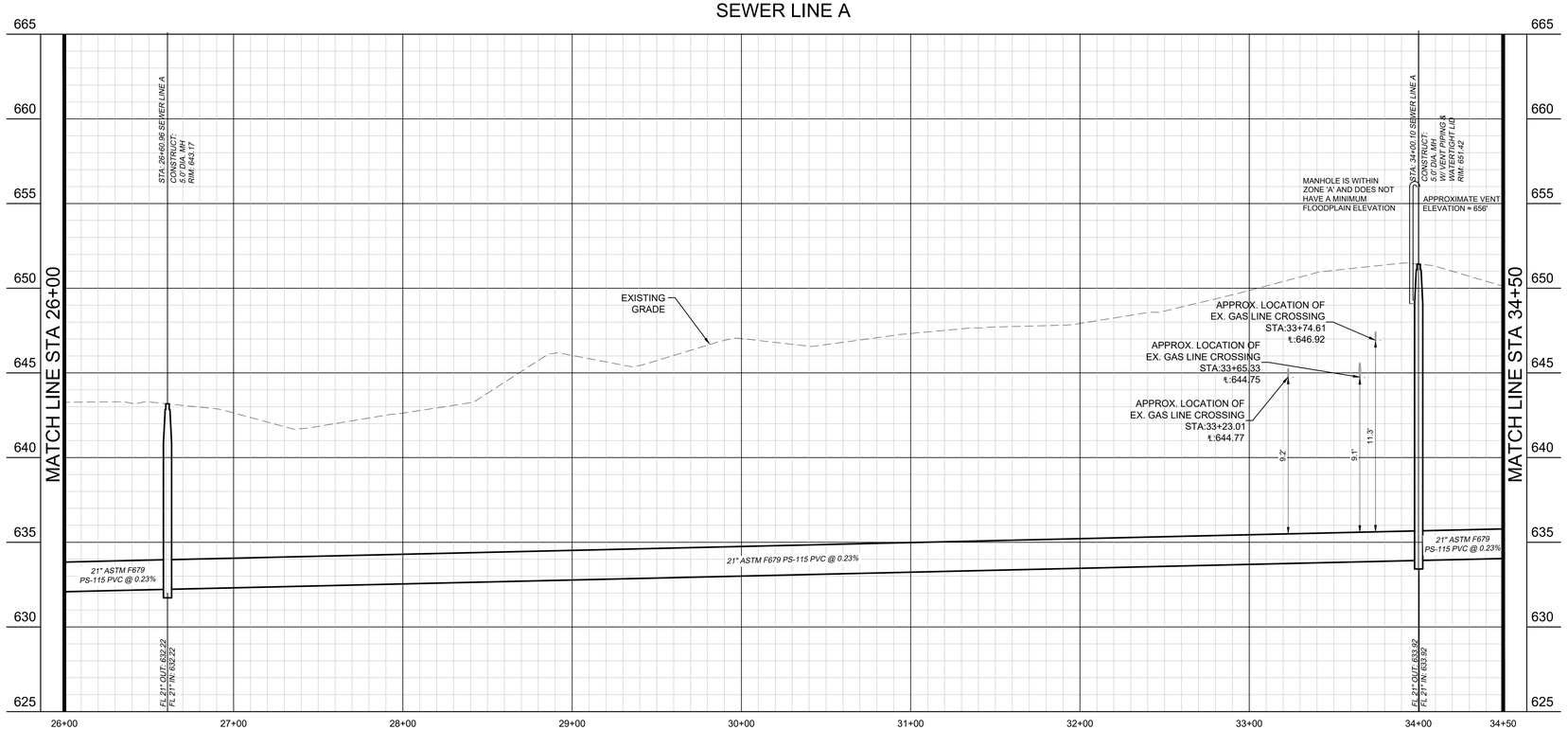

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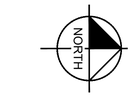

GRAPHIC SCALE IN FEET
0 20 40 80

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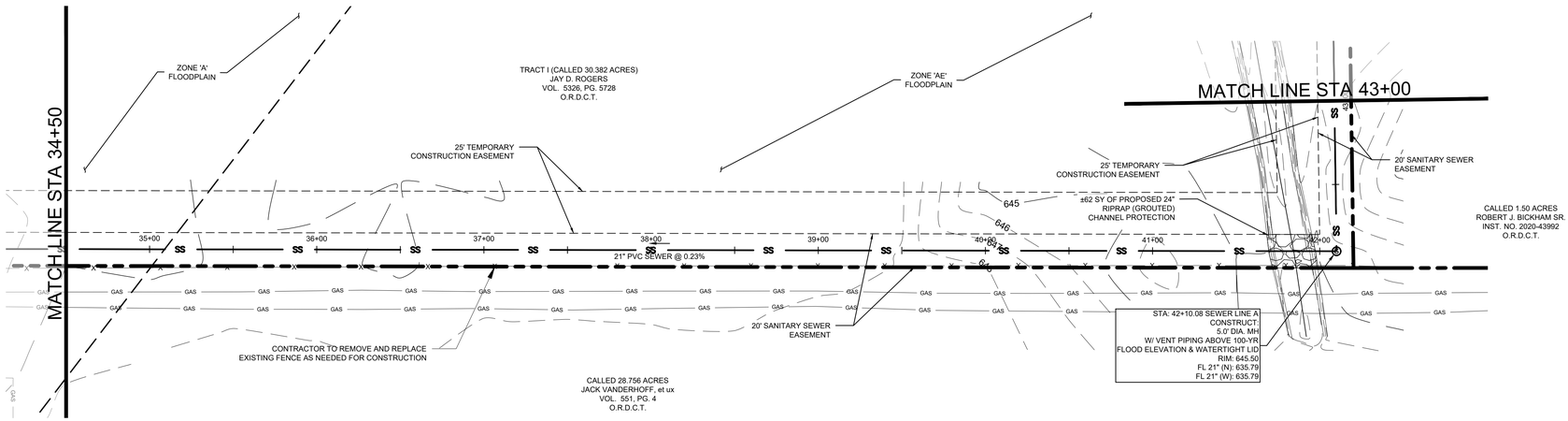
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/11/25

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 C13.05



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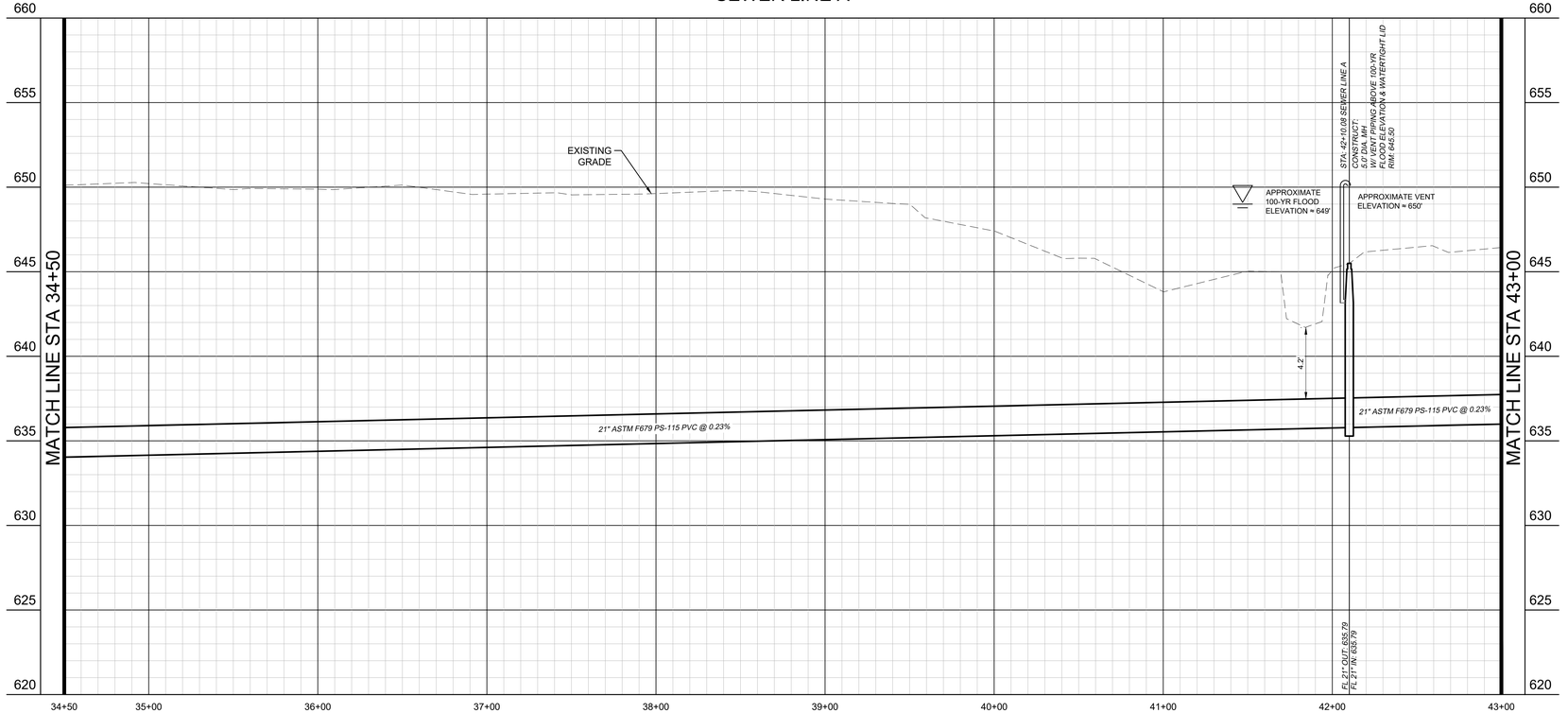

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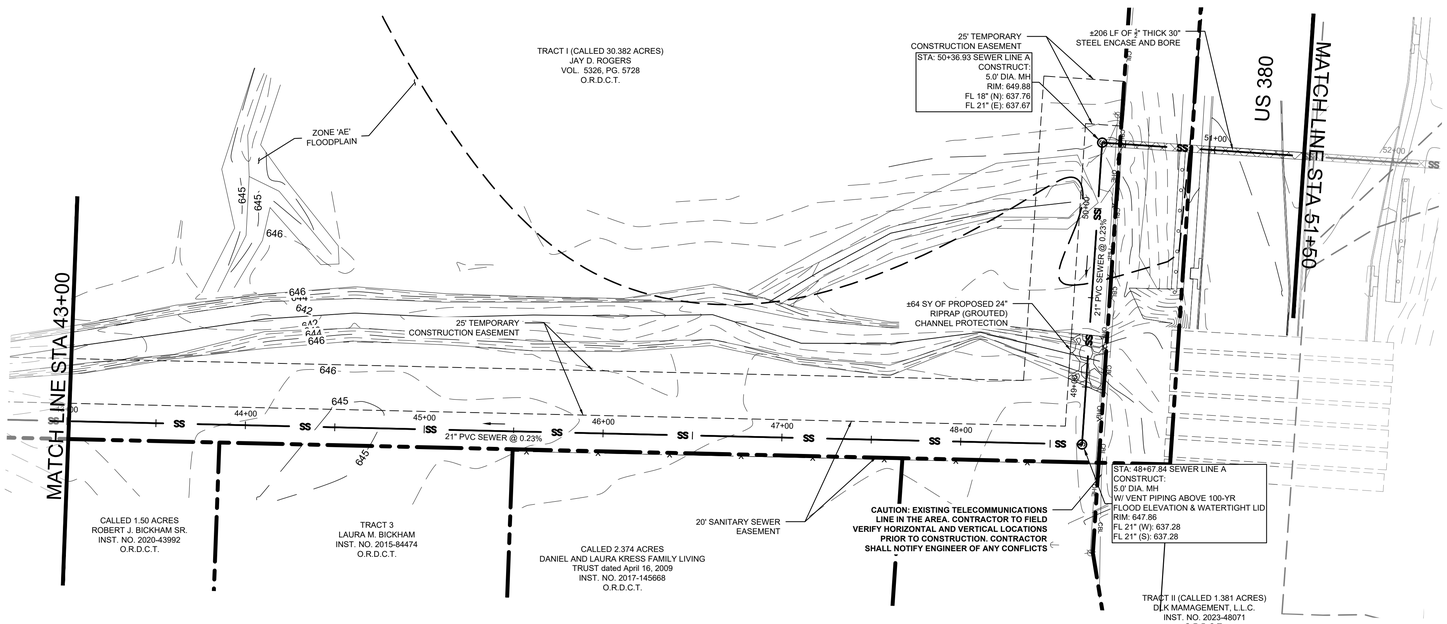
LICENSED PROFESSIONAL ENGINEER
06/11/2025

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

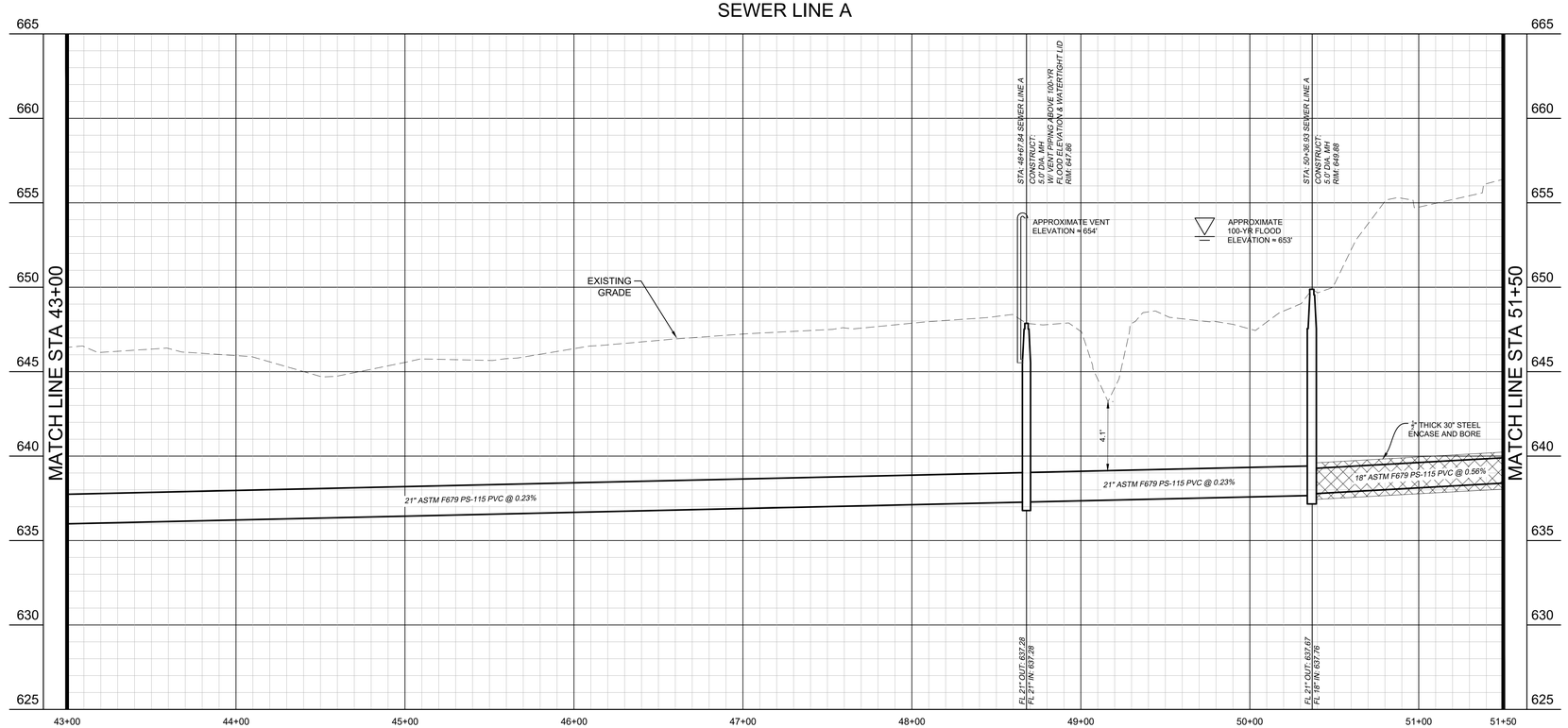
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

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



SEWER LINE A



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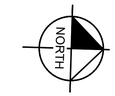

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6/11/2025

SCALE AS SHOWN
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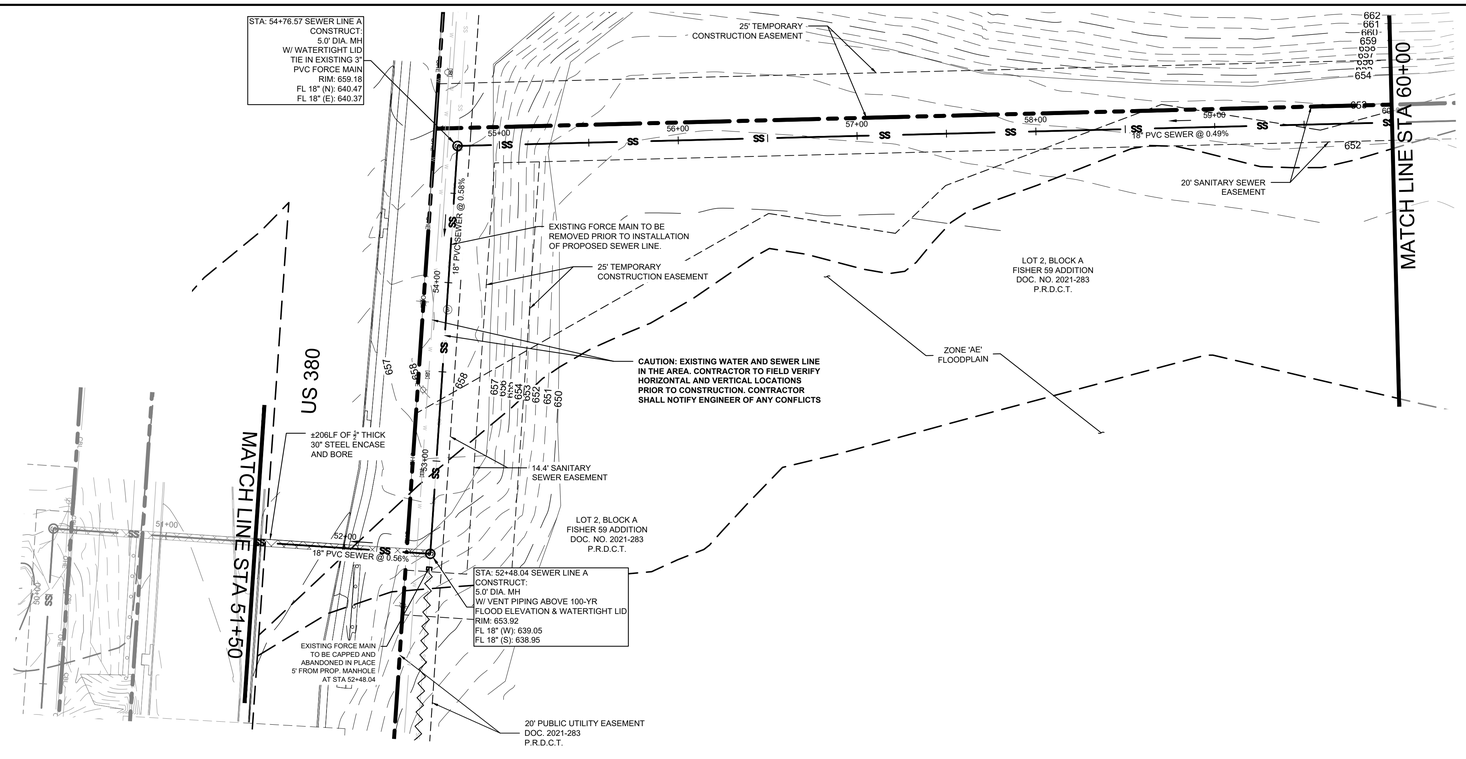
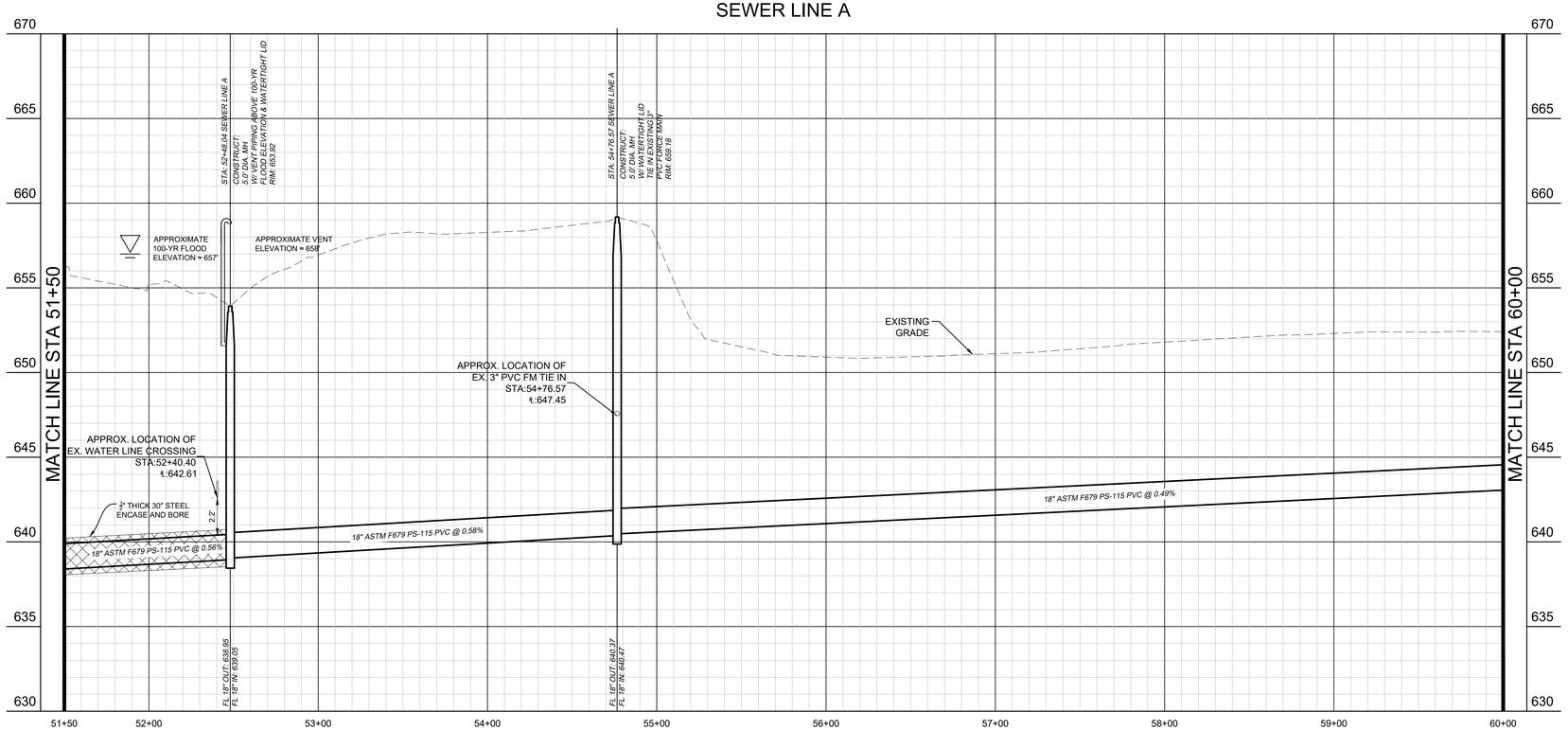
BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

SEWER PLAN AND PROFILE

DATE 06/11/25
PROJECT NO. 063248015
SHEET NUMBER C13.07



SEWER LINE A



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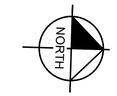

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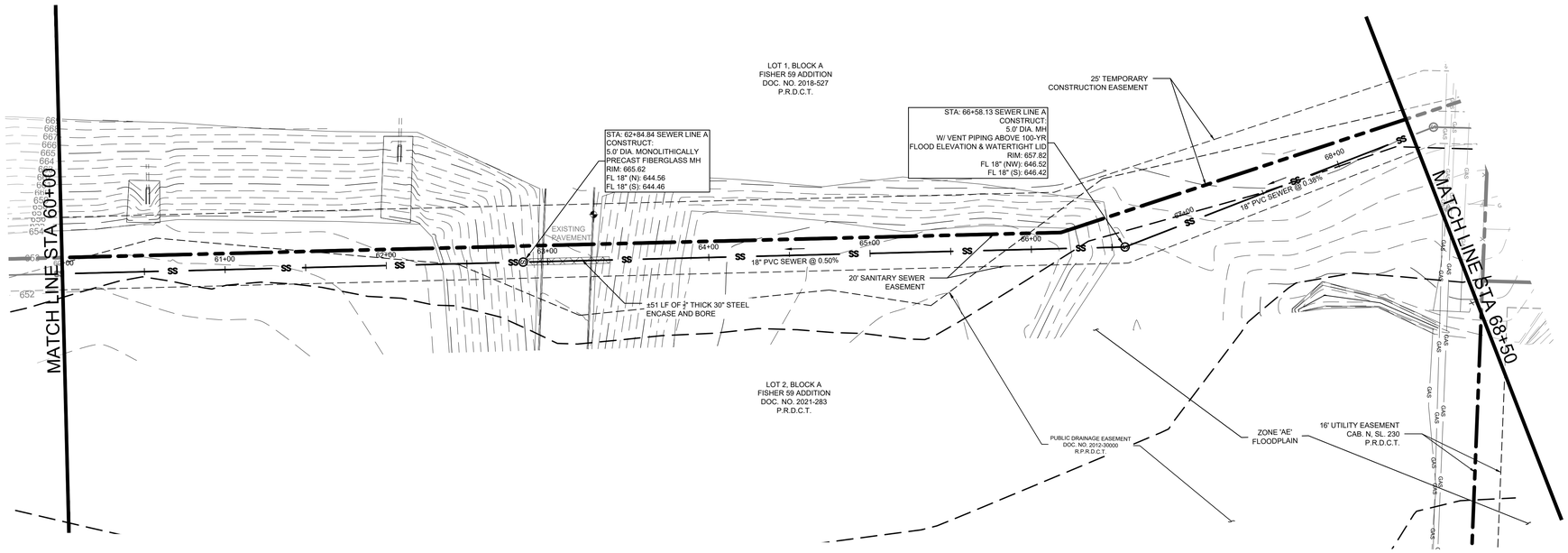
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C13.08



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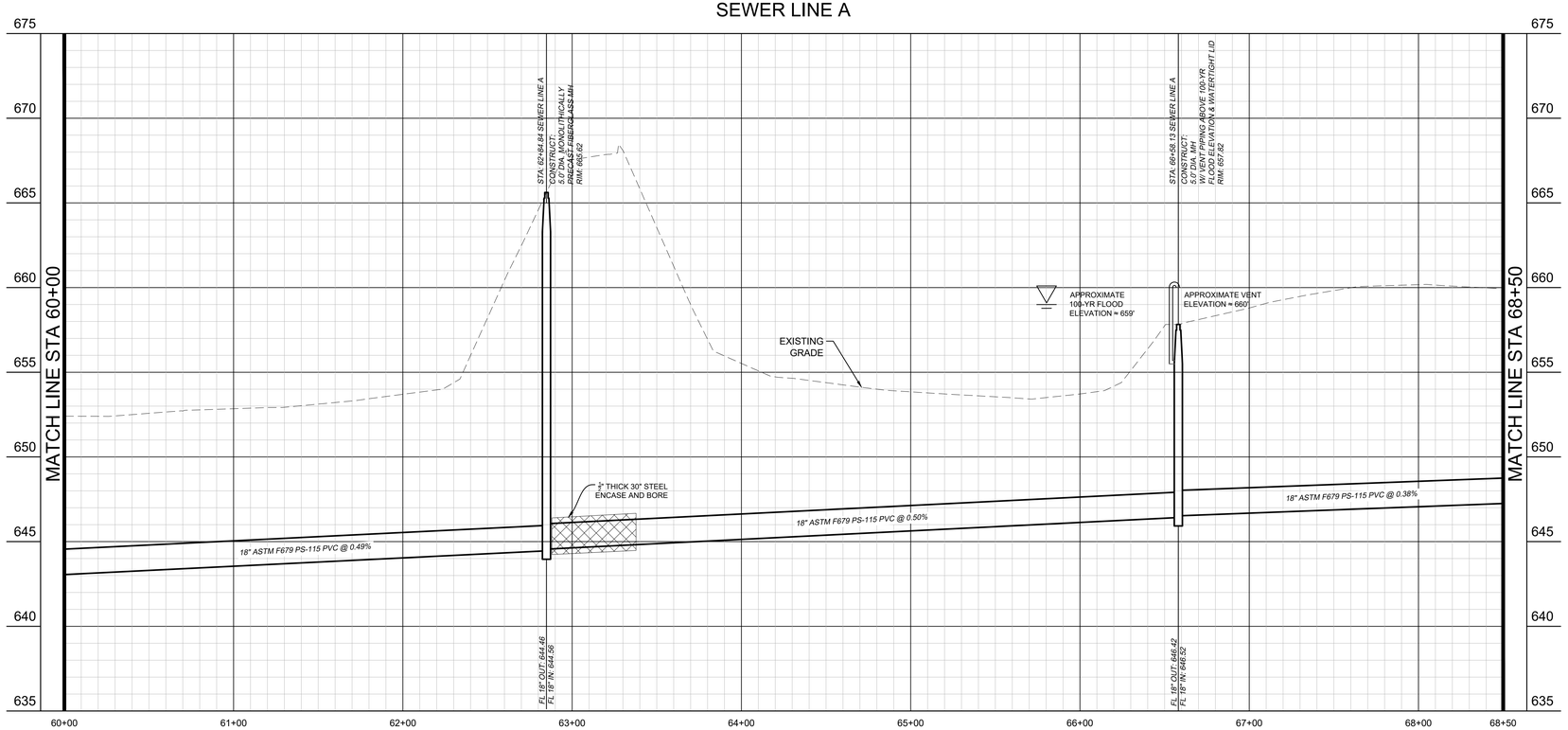

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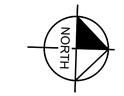

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- OHP — 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

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

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

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

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

No.	REVISIONS	DATE

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© 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

STATE OF TEXAS
JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER

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

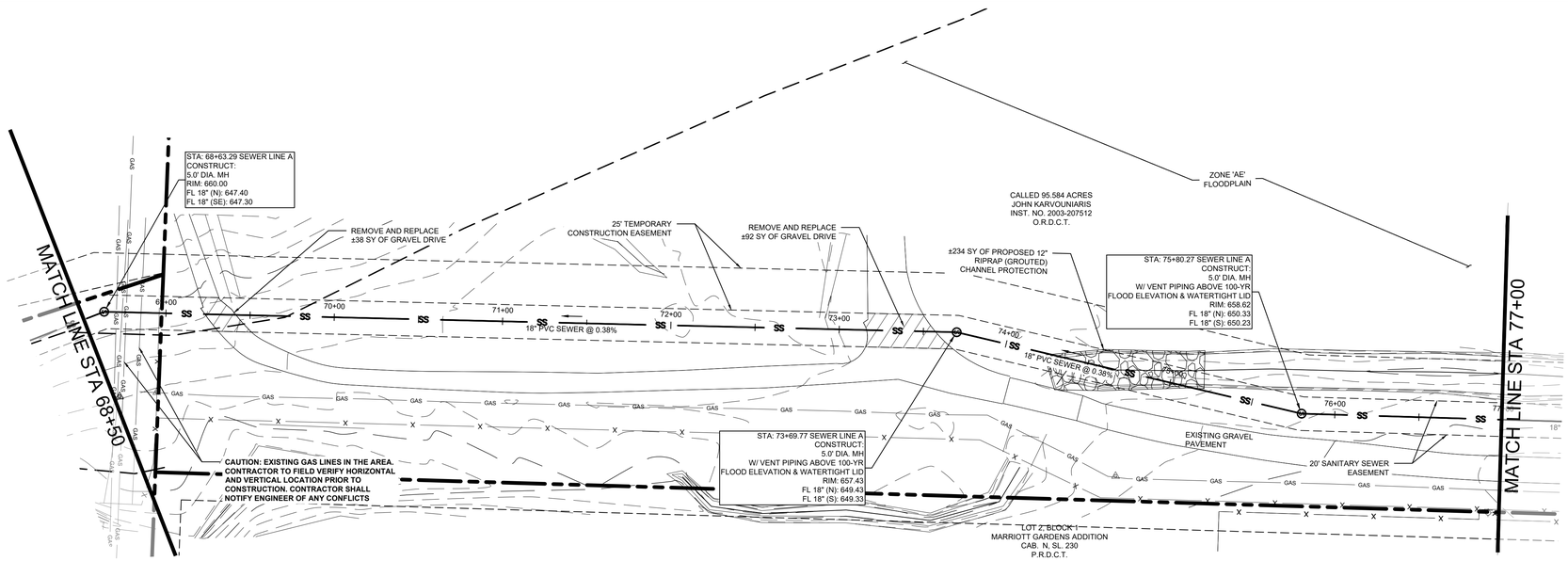
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

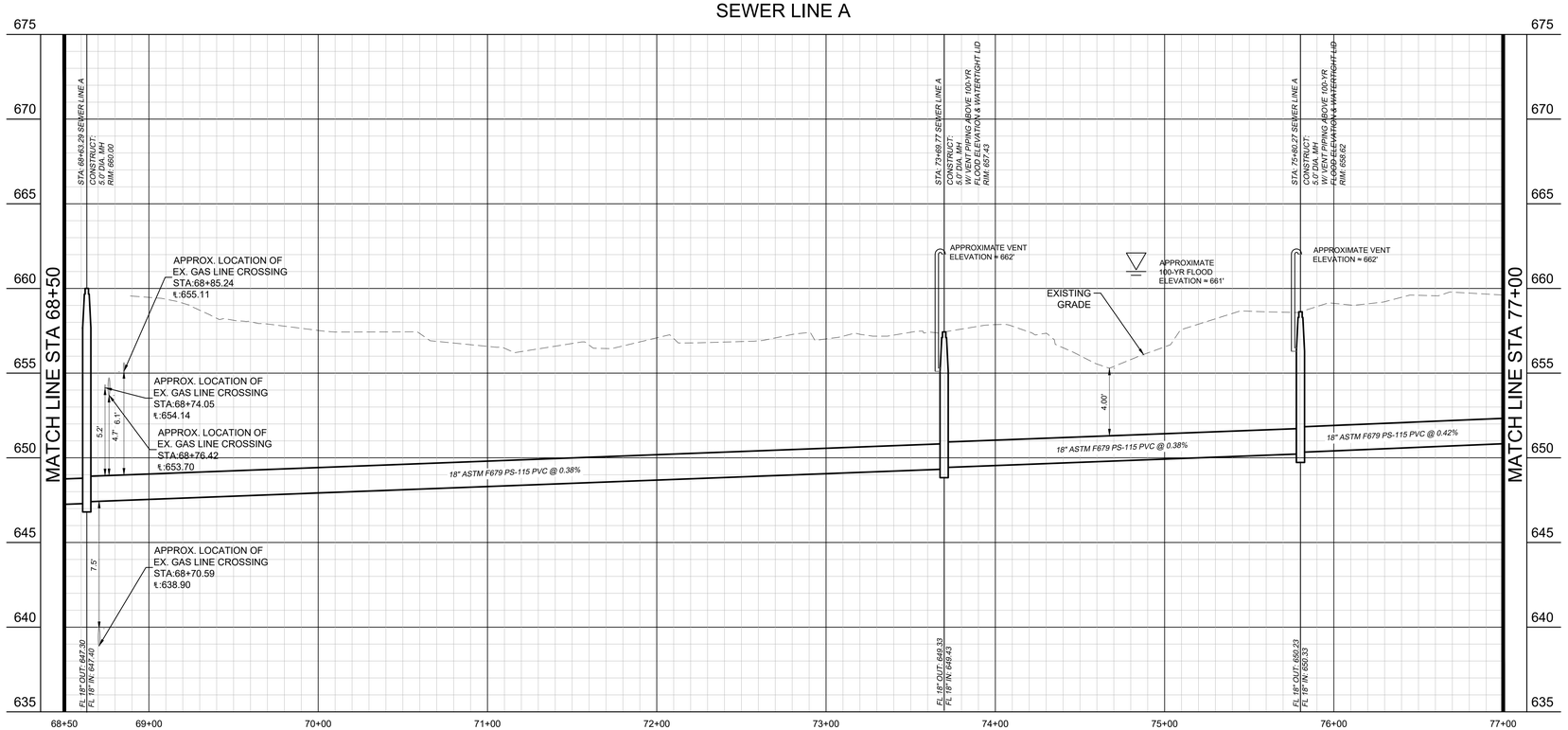
DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C13.09



SEWER LINE A



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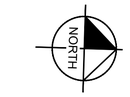

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STATE OF TEXAS
JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER
06/11/2025

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

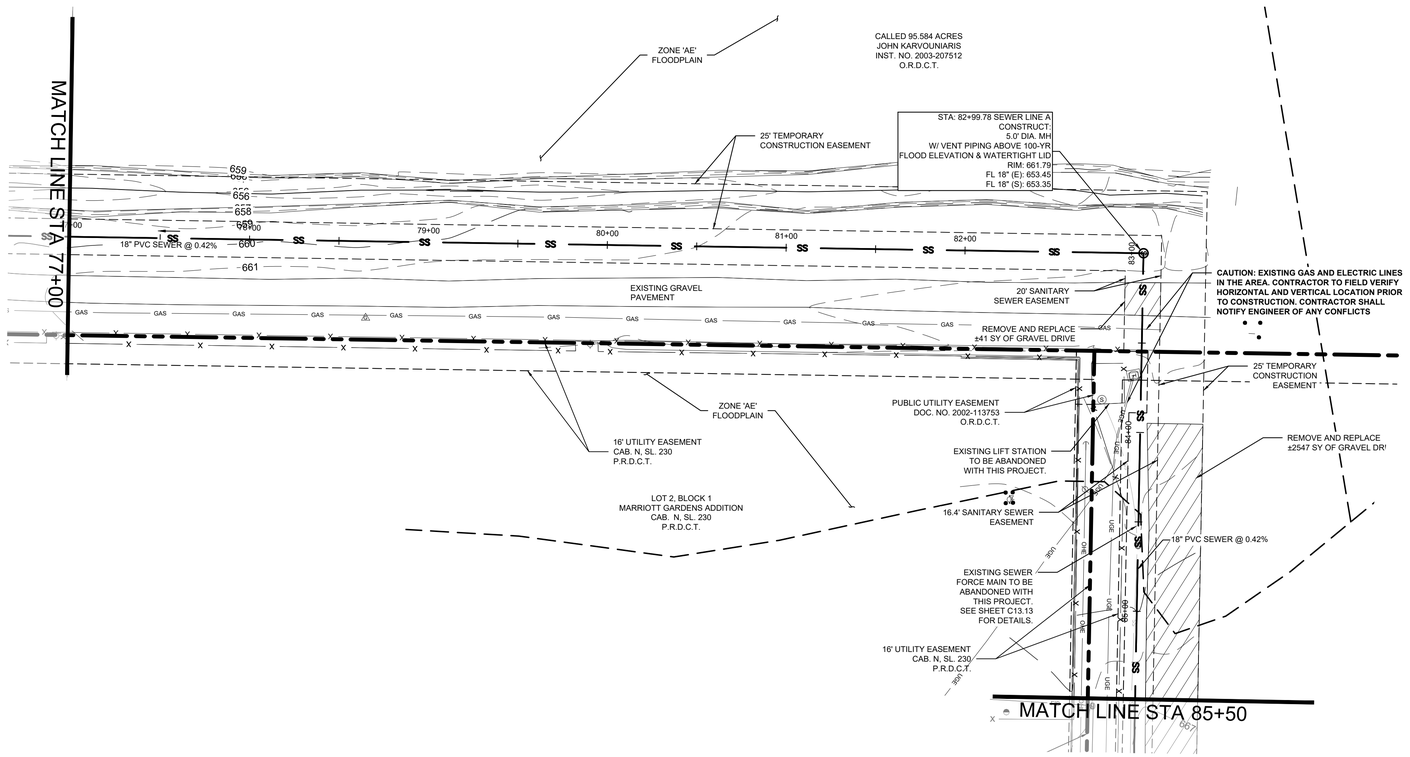
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

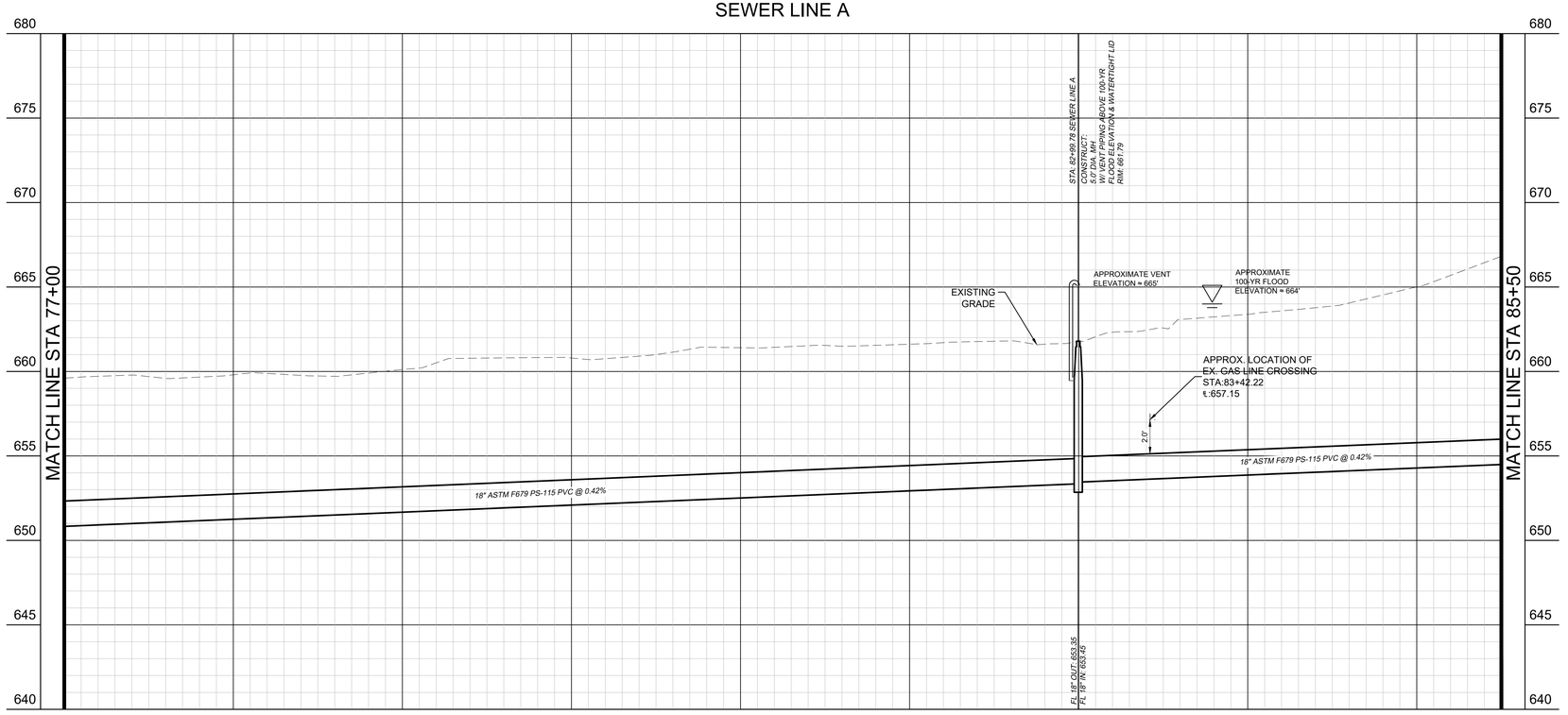
DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C13.10



SEWER LINE A



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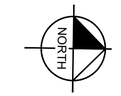

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06/11/2025

SCALE
AS SHOWN
DESIGNED BY
JNC
DRAWN BY
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CHECKED BY
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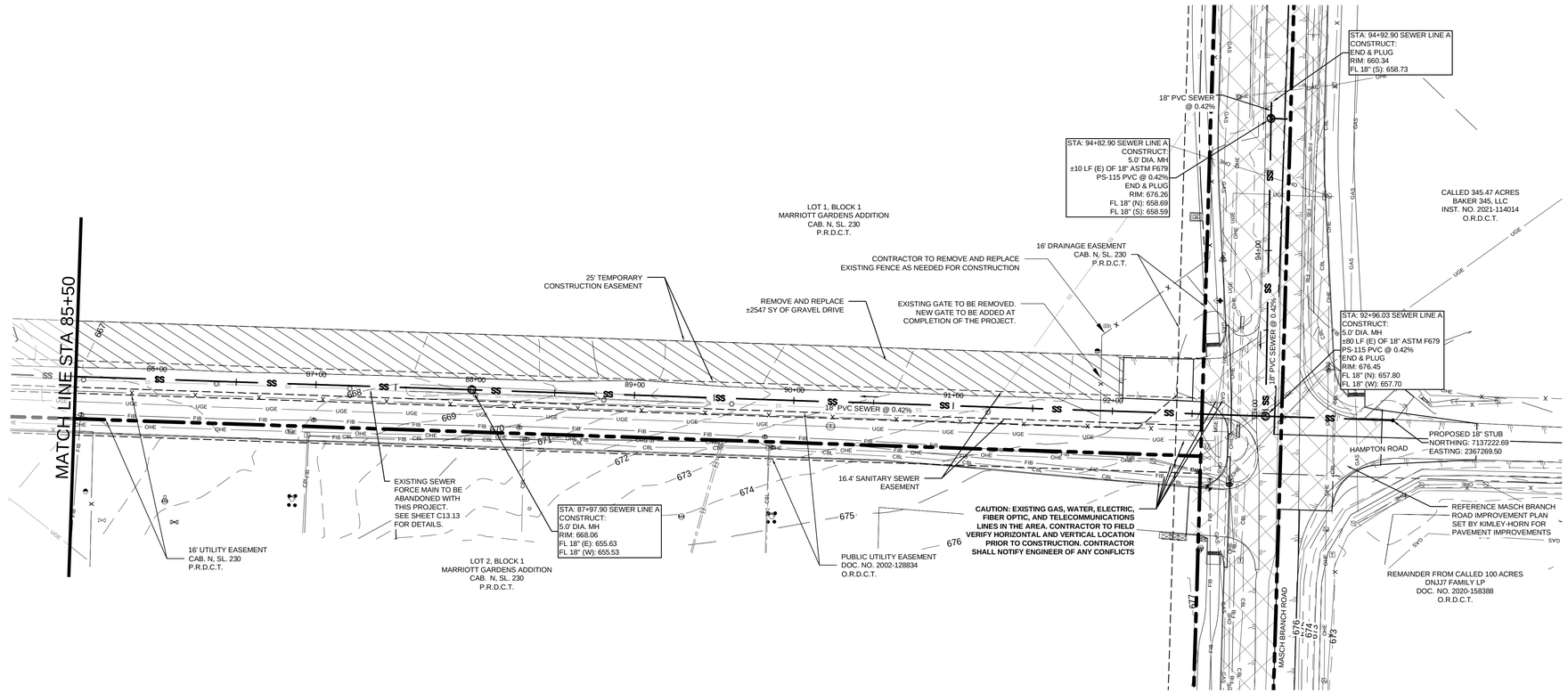
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

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



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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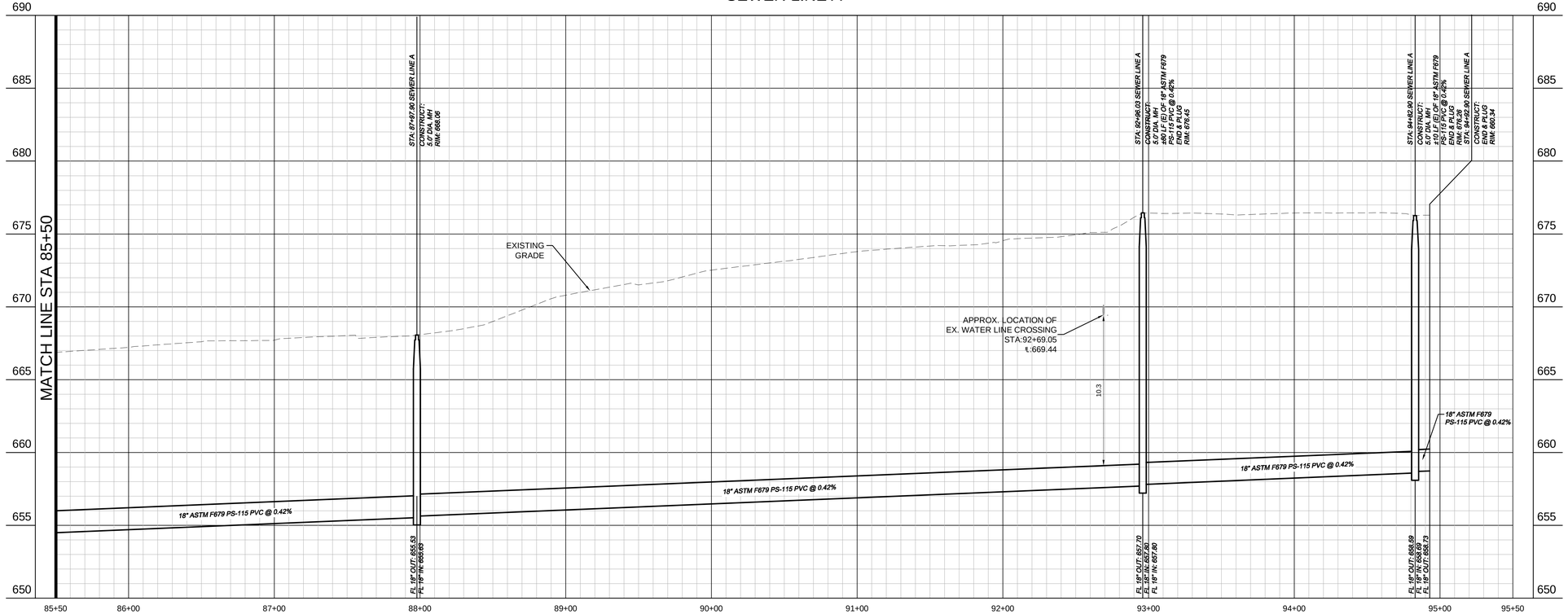
SEWER LINE A



PROFILE SCALE
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TEXAS REGISTERED ENGINEERING FIRM F-928

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

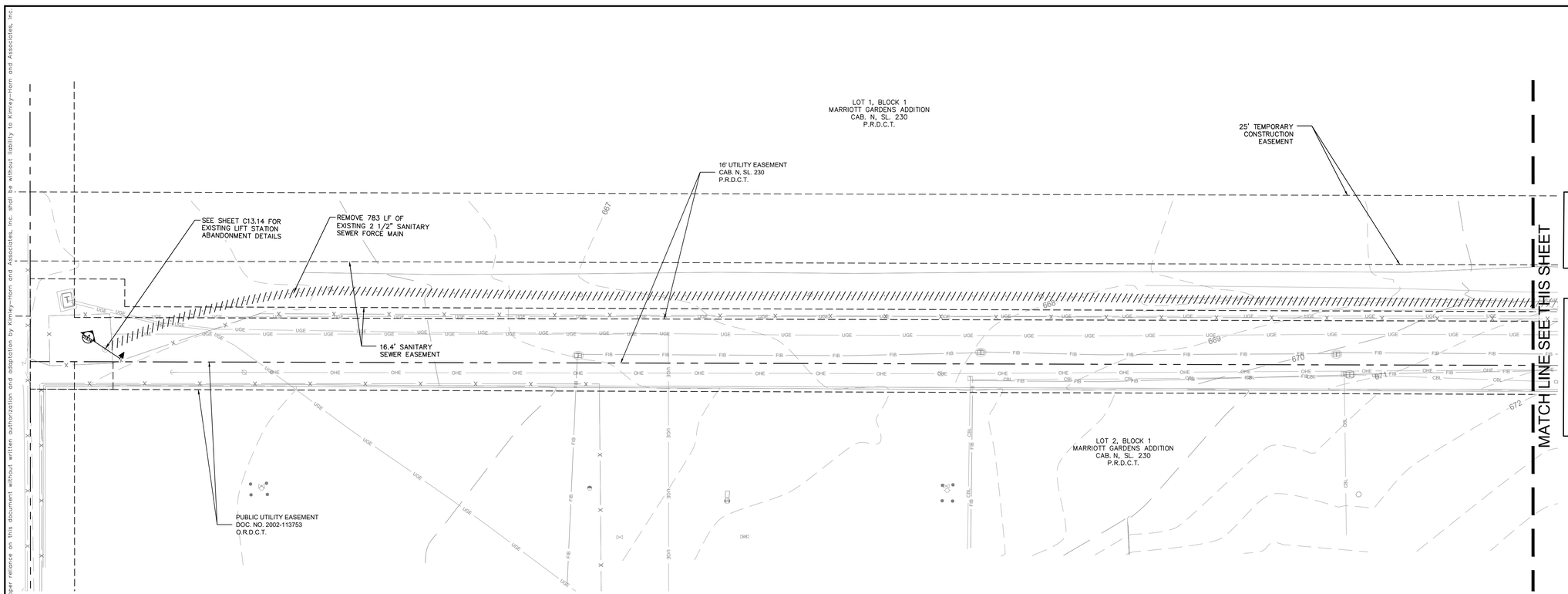
SCALE: AS SHOWN
DESIGNED BY: JNC
DRAWN BY: JNC
CHECKED BY: JTH

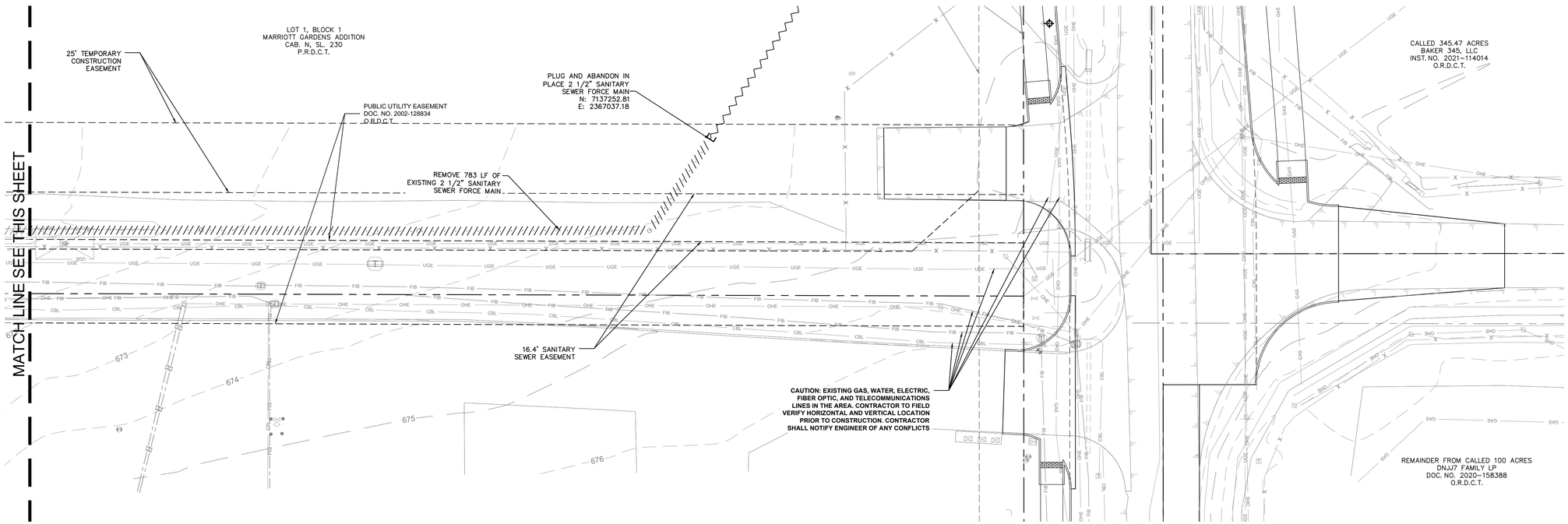
SEWER PLAN AND PROFILE

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE: 06/11/25
PROJECT NO.: 063248015
SHEET NUMBER: C13.12

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





NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

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

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

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JOHN HALE
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LICENSED PROFESSIONAL ENGINEER
06/11/2025

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

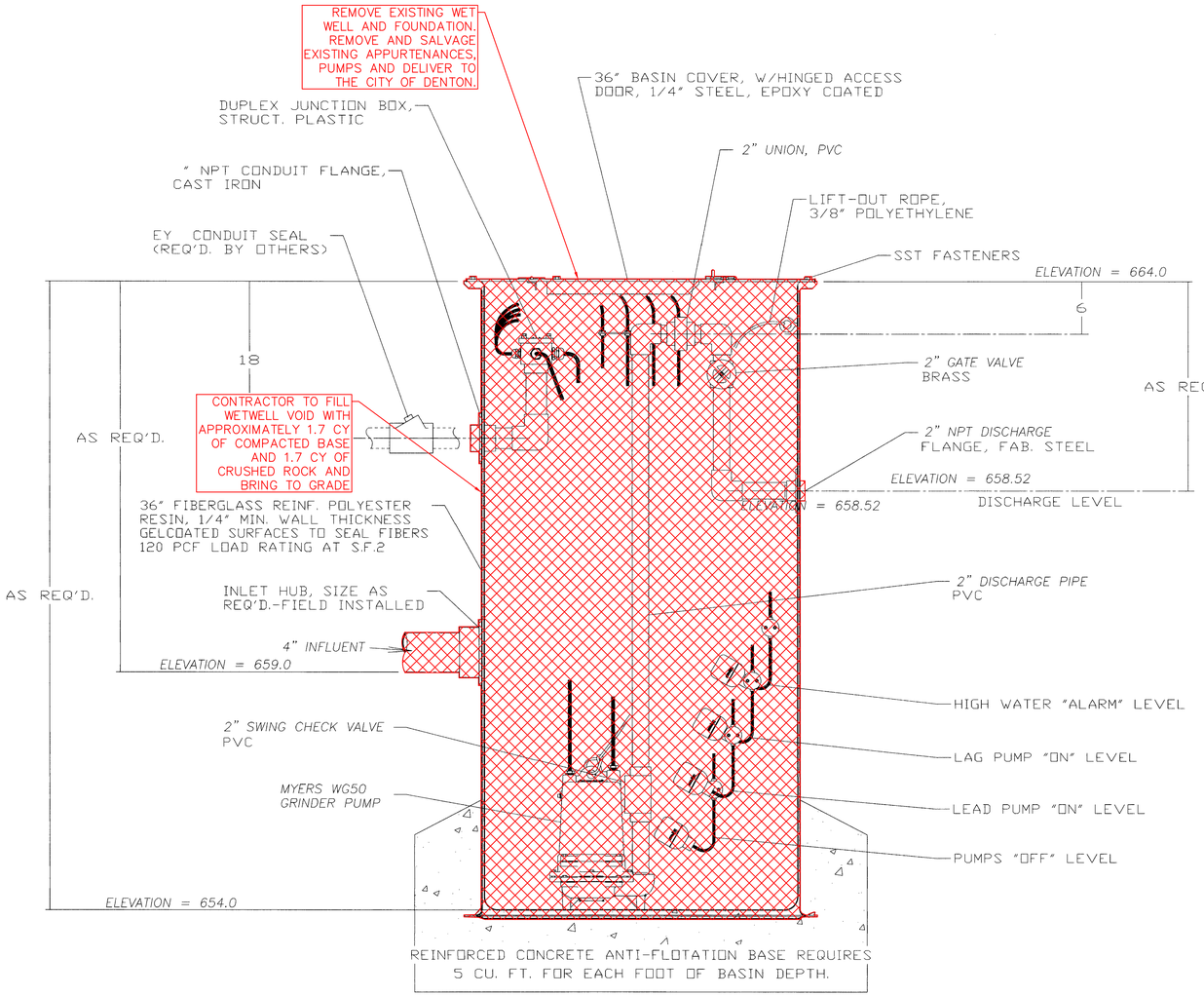
LIFT STATION ABANDONMENT & SALVAGE PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

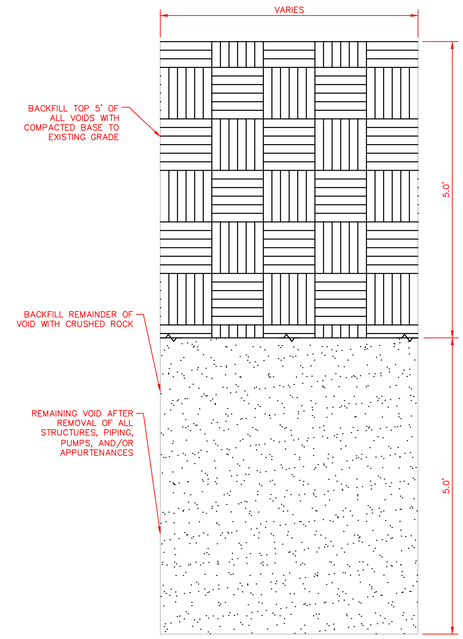
PROJECT NO.
063248015

SHEET NUMBER
C13.13



SECTION A

SCALE: 1/8" = 1"



1 C13.14

VOID BACKFILL DETAIL

SCALE: NOT TO SCALE

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6/11/2025

SCALE: AS SHOWN
DESIGNED BY: JNC
DRAWN BY: JNC
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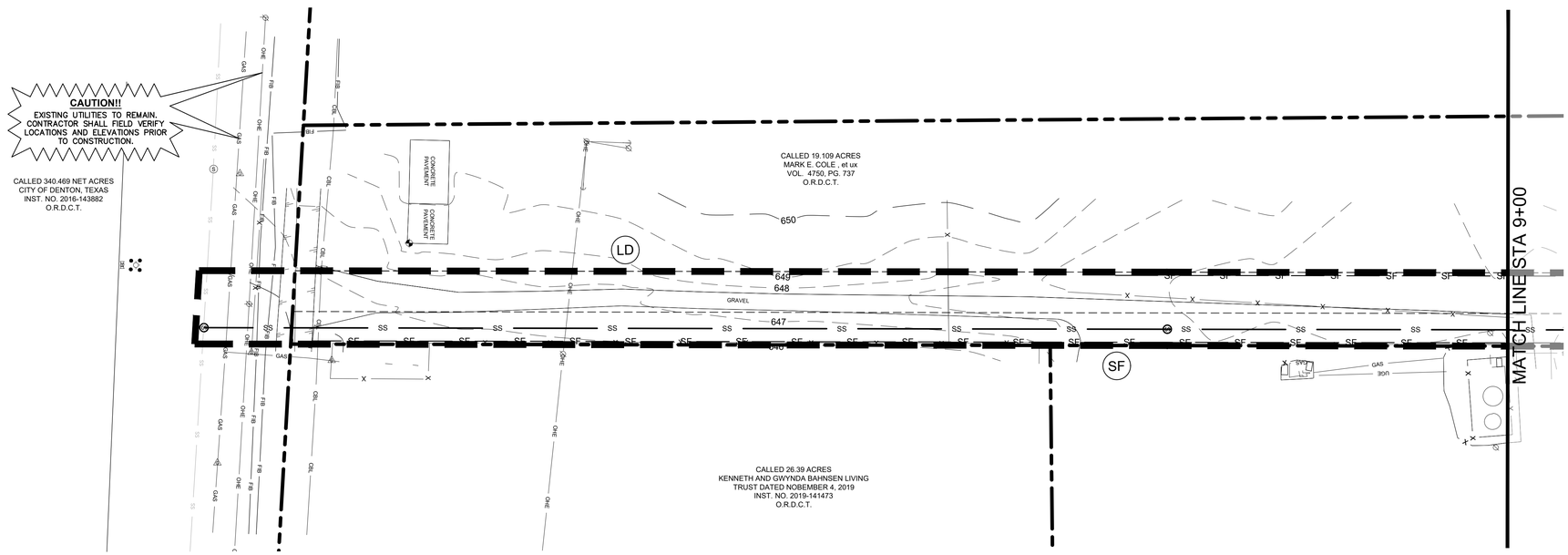
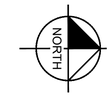
LIFT STATION ABANDONMENT & SALVAGE PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE: 06/11/25
PROJECT NO.: 063248015
SHEET NUMBER: C13.14





GRAPHIC SCALE IN FEET

0 20 40 80

LEGEND

	PROPERTY LINE
475	PROPOSED CONTOUR
475	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.
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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.
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.

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.
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SCALE
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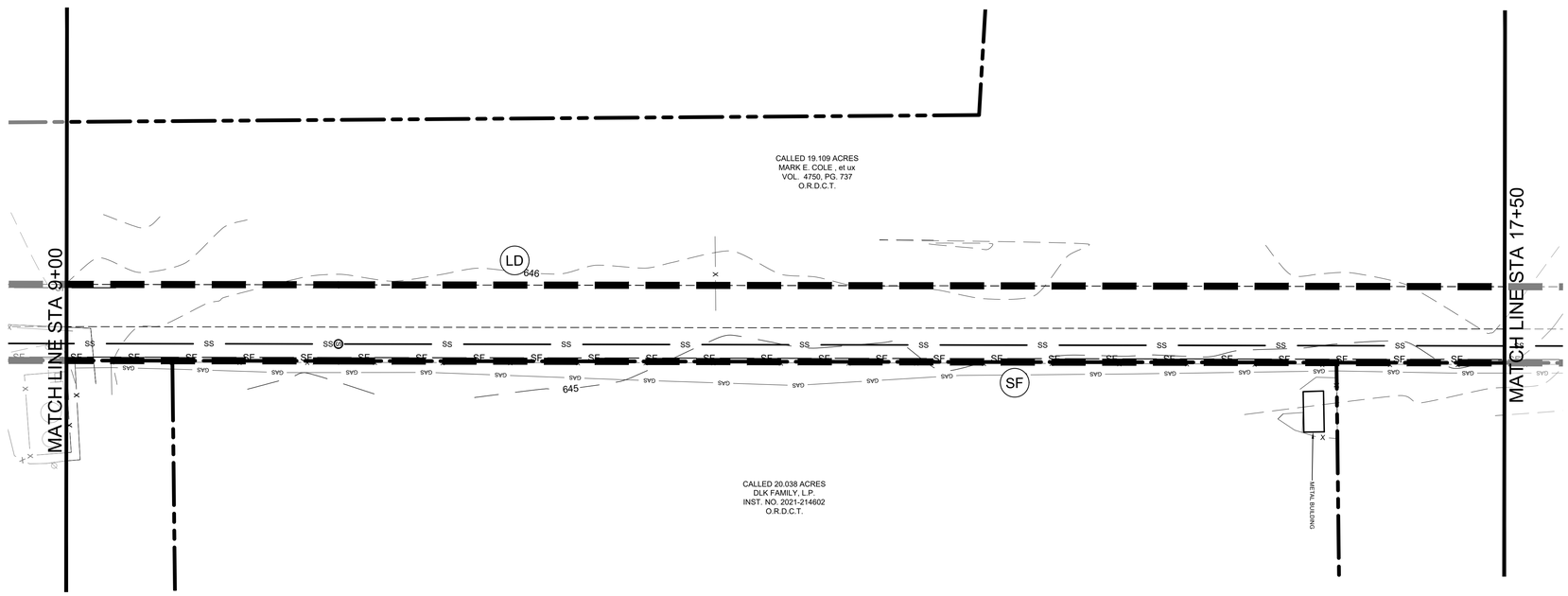
EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.01



NORTH

GRAPHIC SCALE IN FEET

0 20 40 80

LEGEND

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

EROSION CONTROL SCHEDULE AND PHASING

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1. REVEGETATE LOT AND PARKWAYS
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
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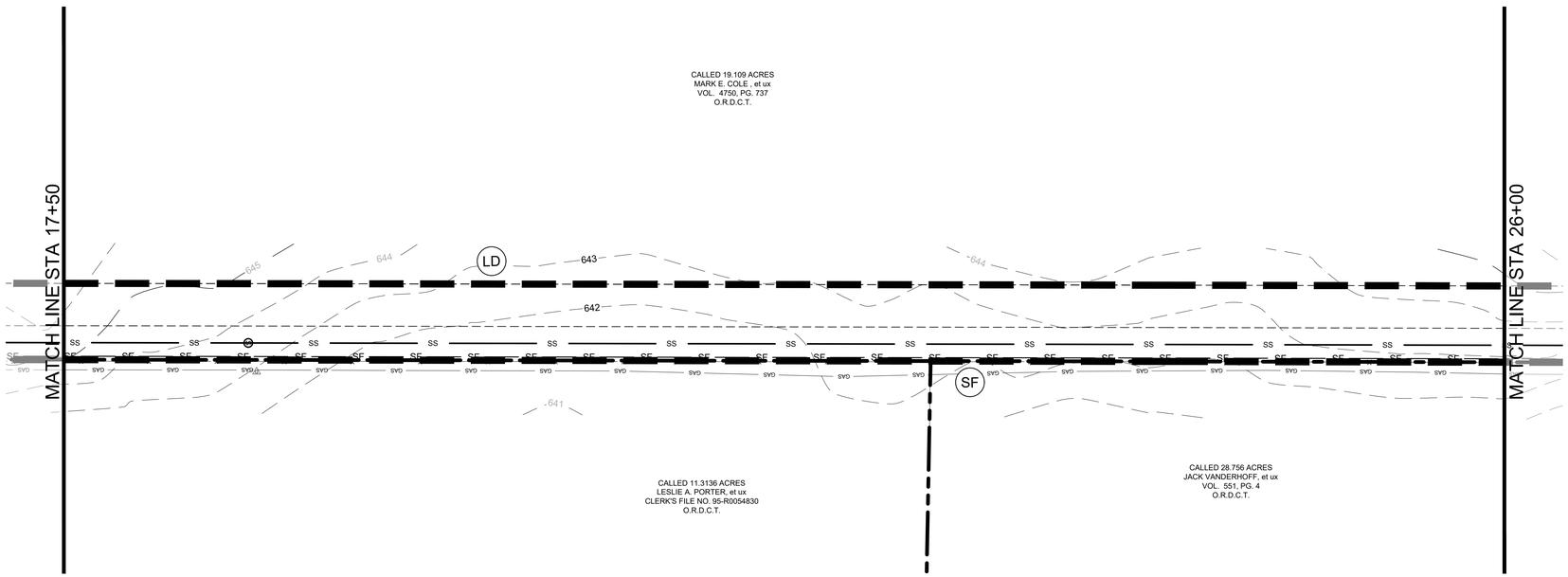
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/11/25

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

EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

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



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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

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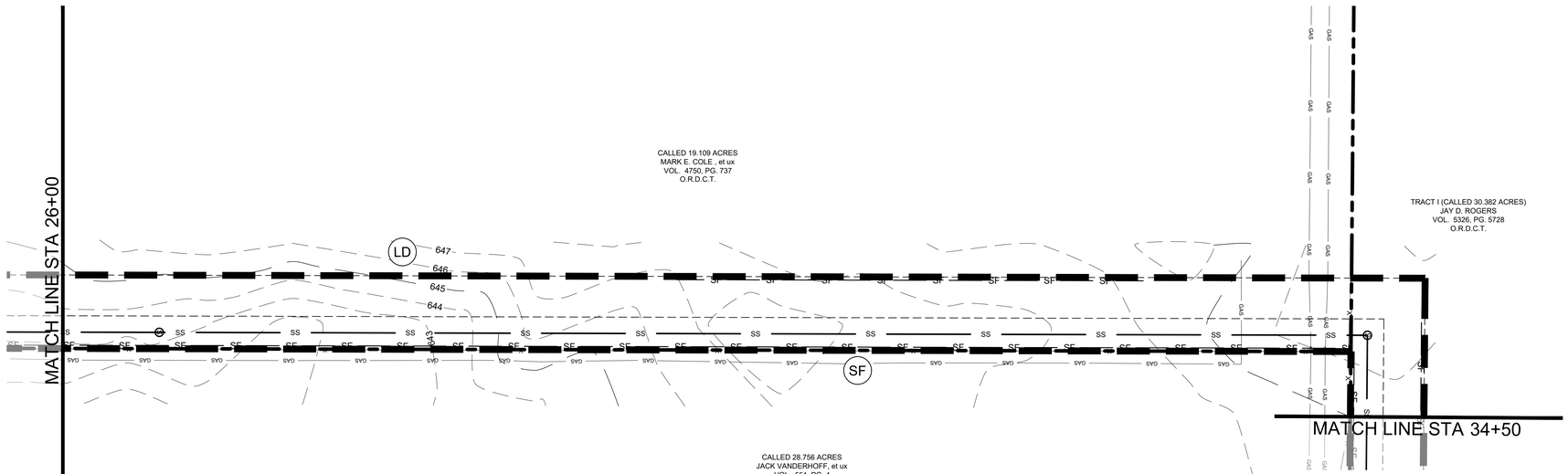
CITY OF DENTON, TEXAS

EROSION CONTROL PLAN

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



NORTH

GRAPHIC SCALE IN FEET

0 20 40 80

LEGEND

PROPERTY LINE	
475	PROPOSED CONTOUR
475	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.

STANDARD EROSION CONTROL GENERAL NOTES

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

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

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:

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ROCK CHECK DAM:

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TEXAS REGISTERED ENGINEERING FIRM F-928

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

SCALE
AS SHOWN
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JNC
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CHECKED BY
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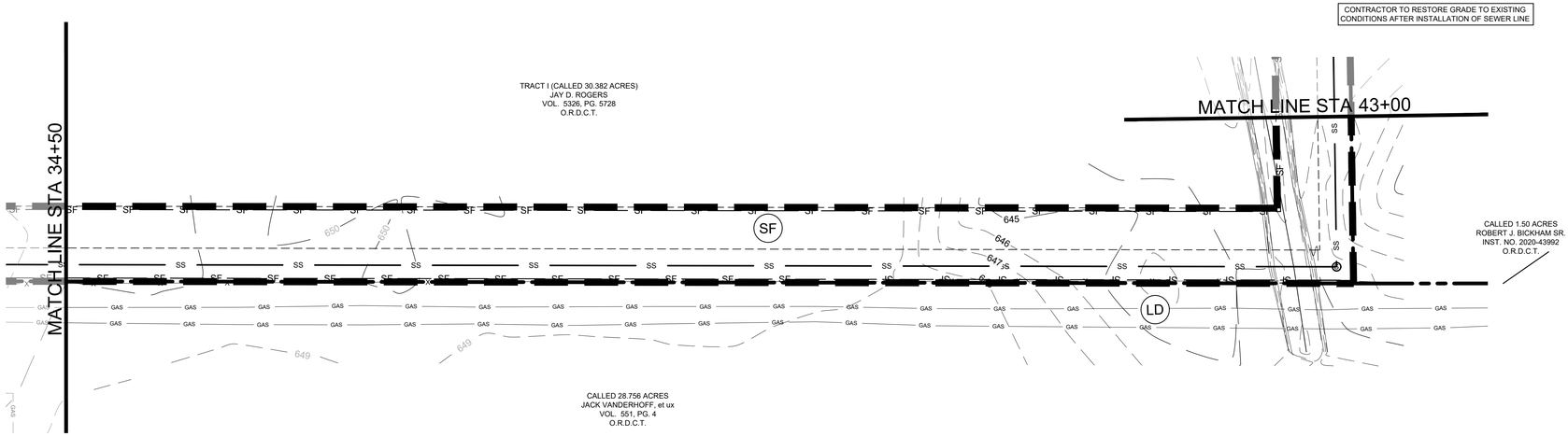

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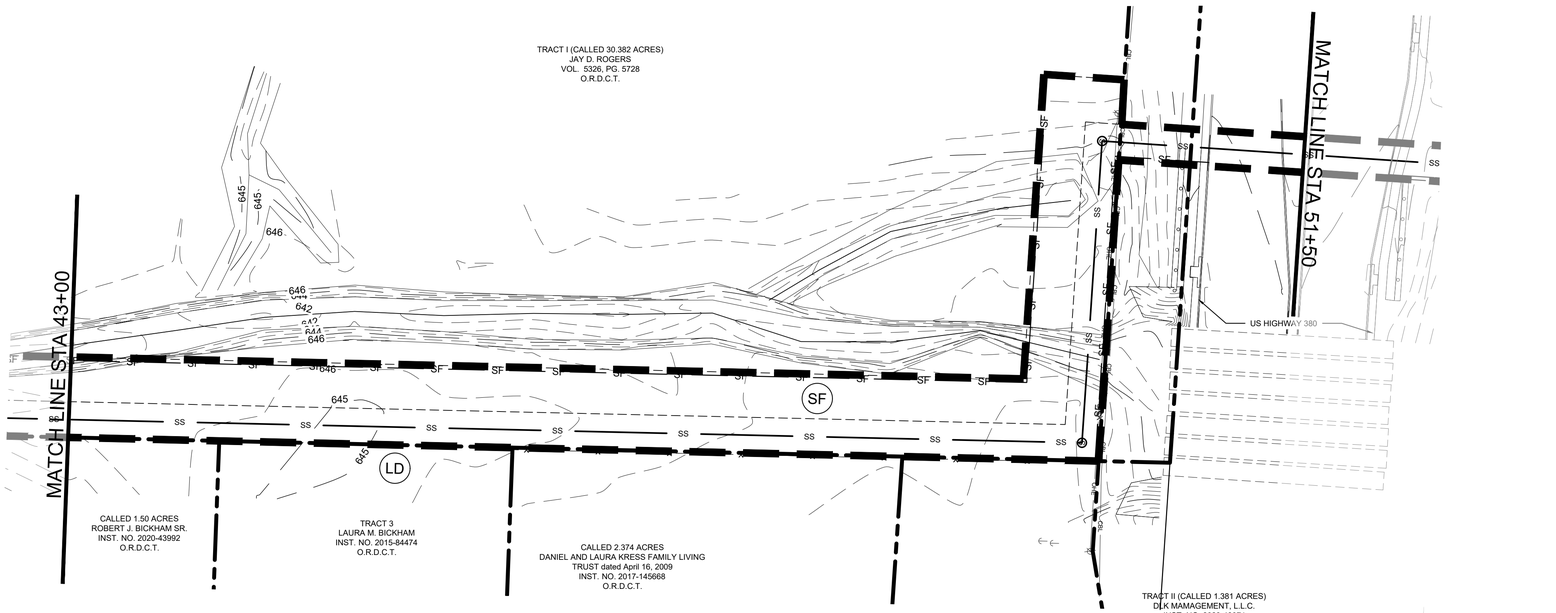

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INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED 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:

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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/WYE INLET:

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No.	REVISIONS	DATE

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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

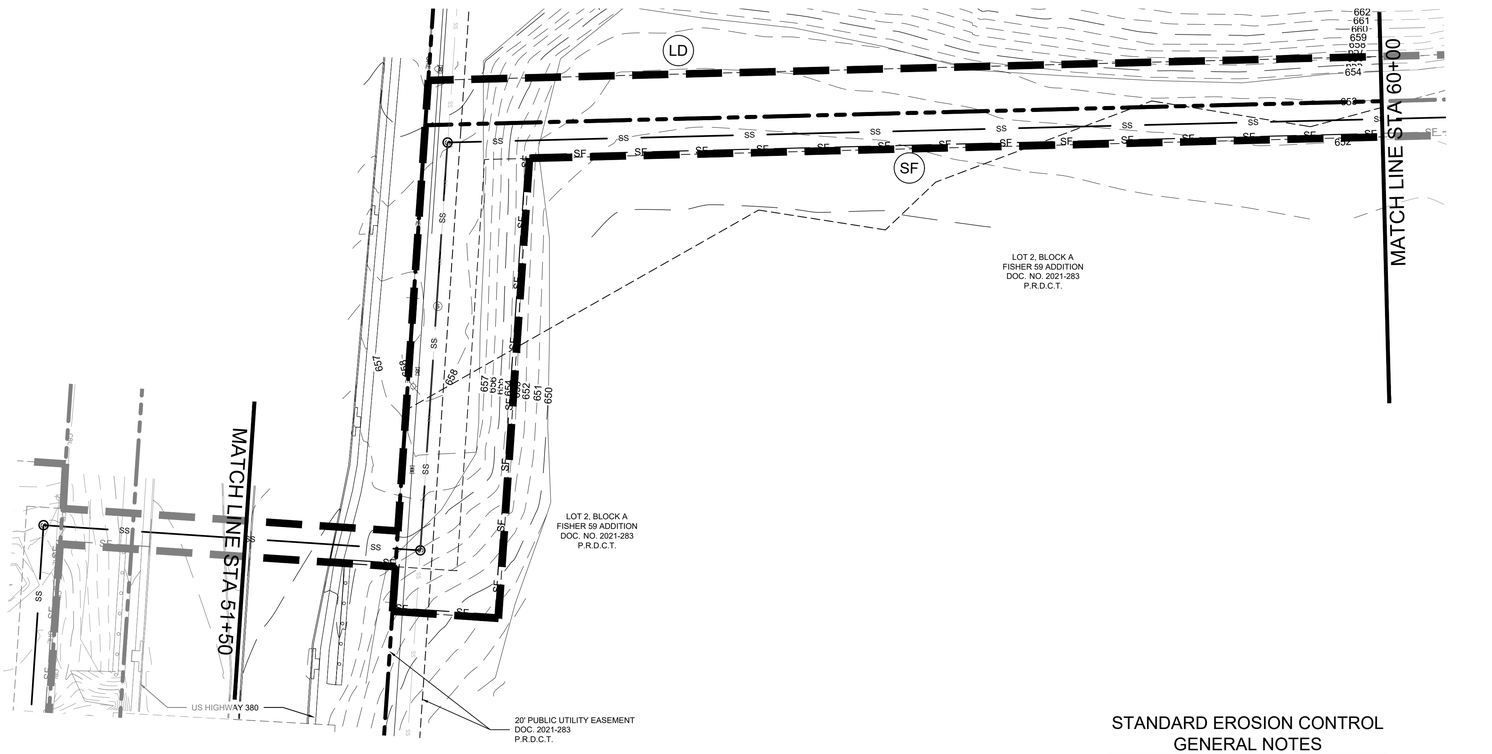
EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.06



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
475	PROPOSED CONTOUR
475	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.

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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. CONTRACTOR SHALL COMPLY WITH ALL 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 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	9/15 - 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.

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1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
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APPLICATION

1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
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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

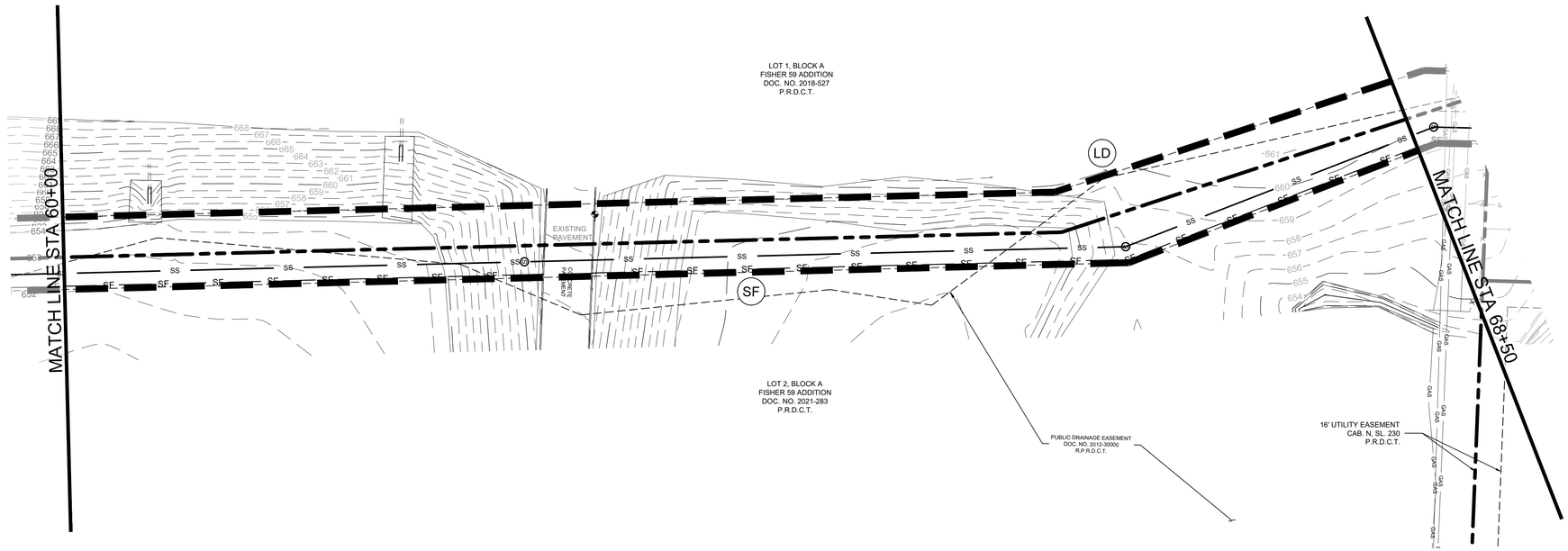
BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

EROSION CONTROL PLAN

DATE 06/11/25

PROJECT NO. 063248015

SHEET NUMBER C17.07



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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

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JOHN HALE
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SCALE: AS SHOWN
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CHECKED BY JTH

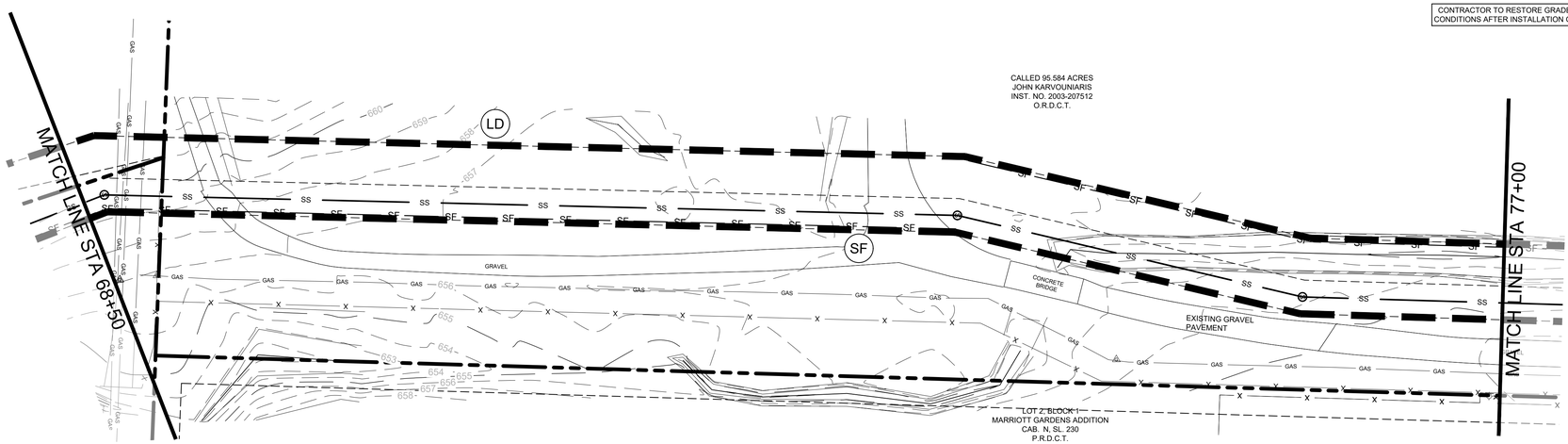
EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.08



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
475	PROPOSED CONTOUR
475	EXISTING CONTOUR
SF (SF)	SILT FENCE
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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.
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.

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

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.

No.	REVISIONS	DATE

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JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER
06/11/25

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

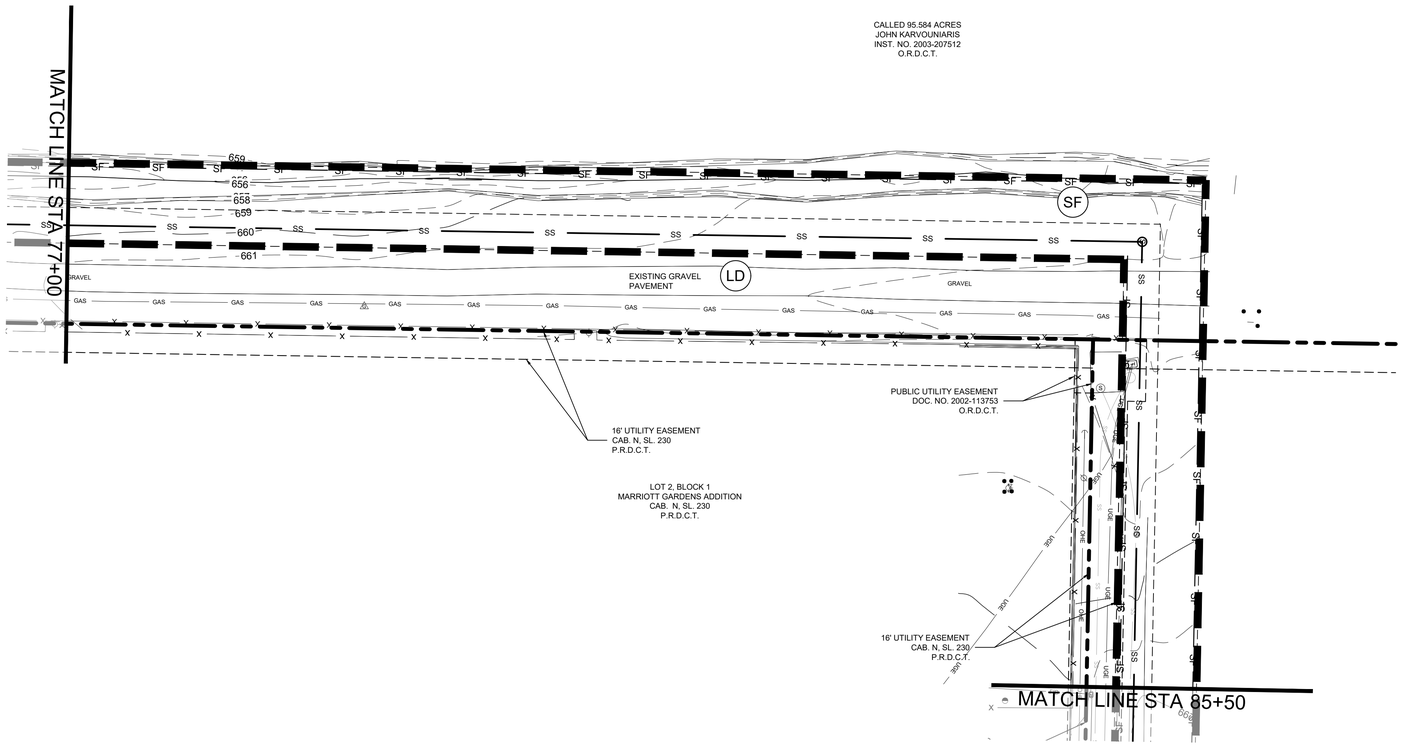
EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.09



GRAPHIC SCALE IN FEET

0 20 40 80

LEGEND

	PROPERTY LINE
475	PROPOSED CONTOUR
475	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.

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

STANDARD EROSION CONTROL GENERAL NOTES

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

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	9/15 - 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

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1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
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1. WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
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JOHN HALE
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LICENSED
PROFESSIONAL ENGINEER
06/11/2025

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

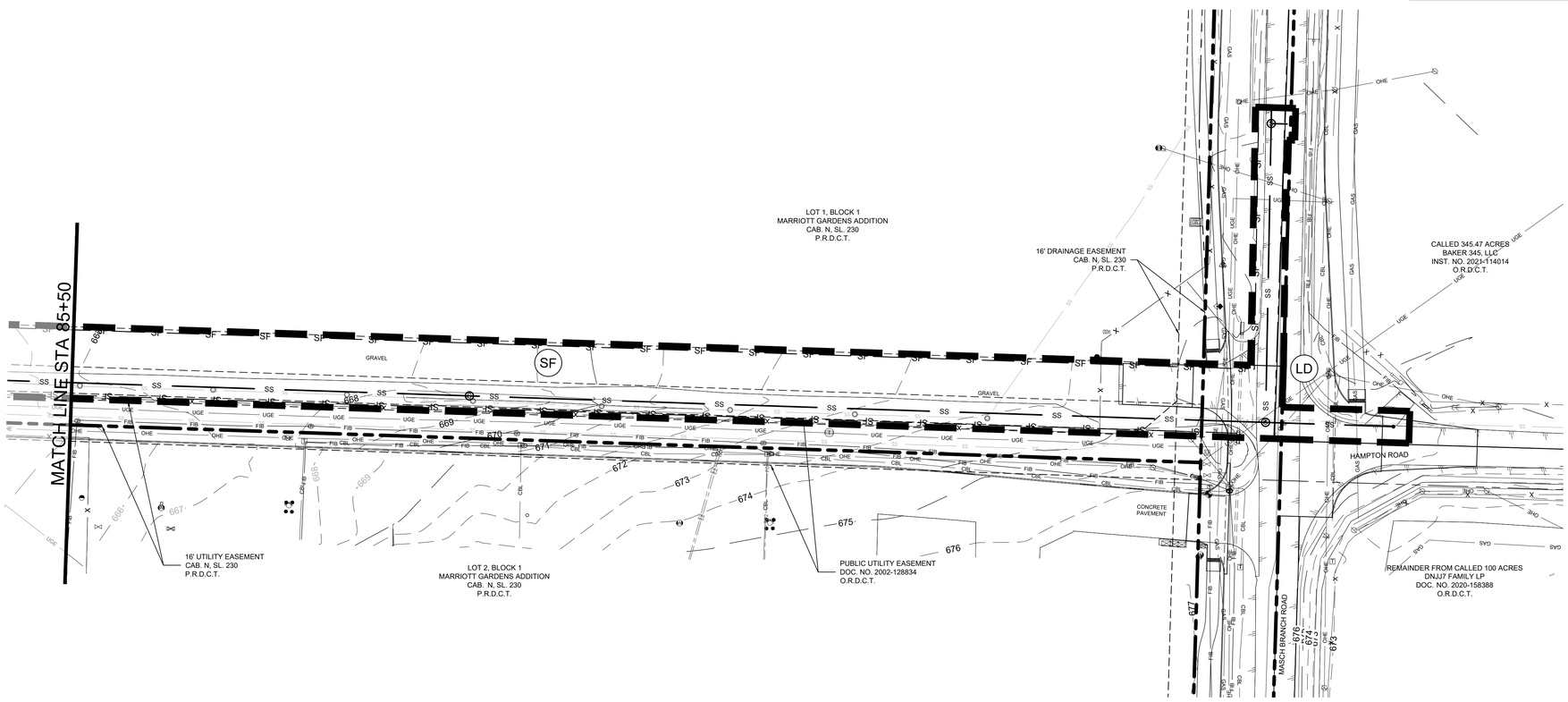
EROSION CONTROL PLAN

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.10



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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
475	PROPOSED CONTOUR
475	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.
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PHASE C - LANDSCAPING AND SOIL STABILIZATION.
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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
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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.

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SCALE
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JTH

EROSION CONTROL PLAN

BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.11

REVISED IN 2018

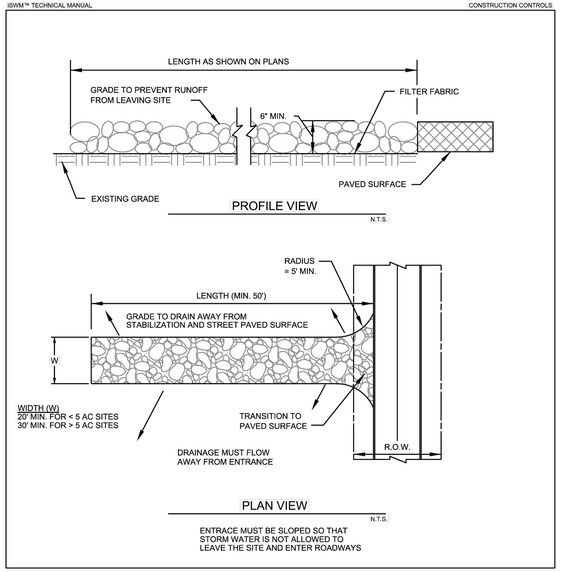

FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

REVISED IN 2018

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11

2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.

4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.

5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.

6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

8. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

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

REVISED IN 2018

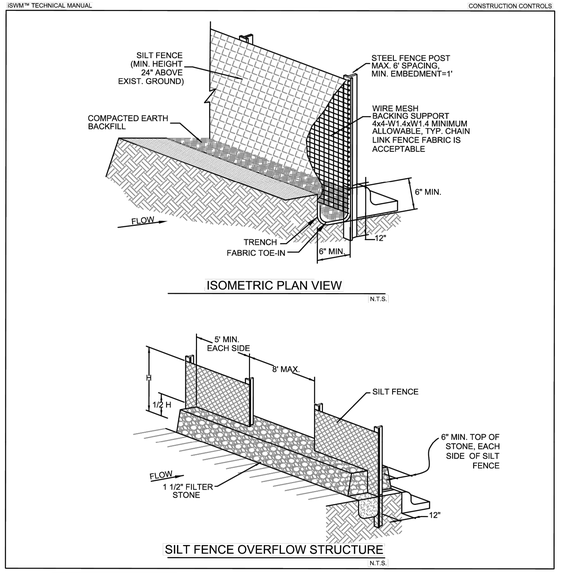

FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

REVISED IN 2018

SILT FENCE GENERAL NOTES:

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

No.	REVISIONS	DATE

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

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

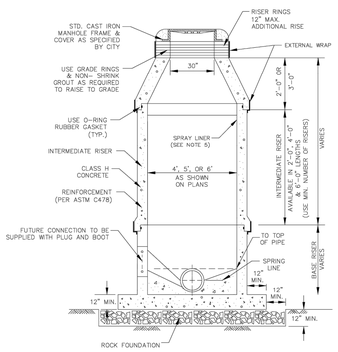
EROSION CONTROL DETAILS

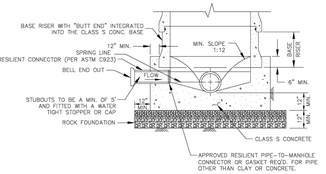
BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C17.12





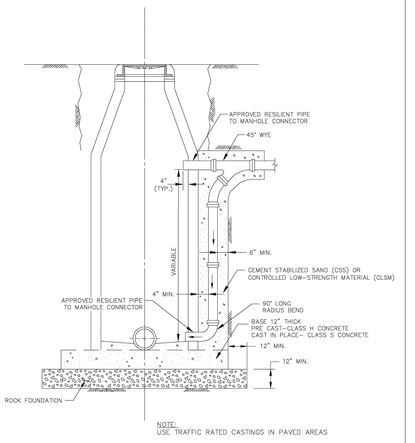
CAST-IN-PLACE BASE

NOTES:

1. USE TRAFFIC RATED CASTINGS IN PAVED AREAS.
2. FIRST MAIN LINE JOINT TO BE 5' MIN. IN LENGTH.
3. USE APPROVED GASKET OR SEALANT MATERIAL ON ALL JOINTS AND GRADE RINGS.
4. ALL NON-SHRINK GROUT TO BE CLASS "D".
5. LINER BY CITY APPROVED MANHOLE LINING COMPANIES ONLY PER SECTION 33 01 40.
6. PRECAST MANHOLES REQUIRE A 360° EXTERNAL WRAP AT JOINT CONNECTIONS PER SECTION 33 05 62.
7. GRADE RING MATERIAL PER SECTION 33 05 81.

PRE-CAST MANHOLE WITH LINING

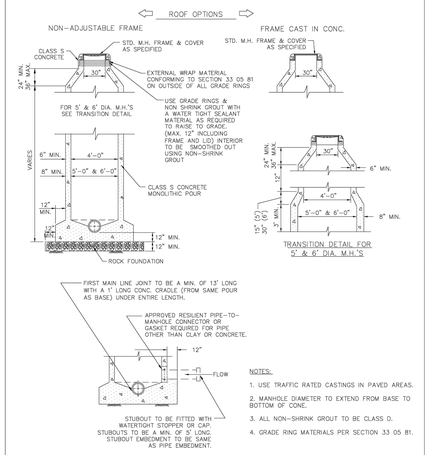
S101



NOTE:
USE TRAFFIC RATED CASTINGS IN PAVED AREAS

DROP MANHOLE

S102



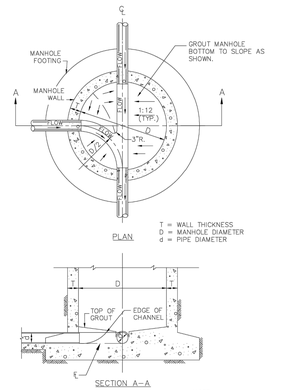
STUBOUT CONNECTION

NOTES:

1. USE TRAFFIC RATED CASTINGS IN PAVED AREAS.
2. MANHOLE DIAMETER TO EXTEND FROM BASE TO BOTTOM OF CONE.
3. ALL NON-SHRINK GROUT TO BE CLASS D.
4. GRADE RING MATERIALS PER SECTION 33 05 81.

CAST-IN-PLACE MANHOLE

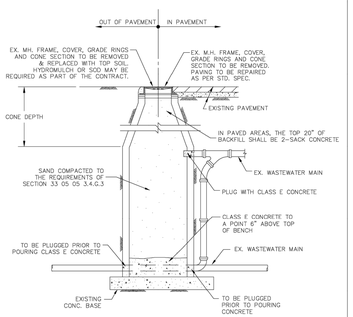
S103



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

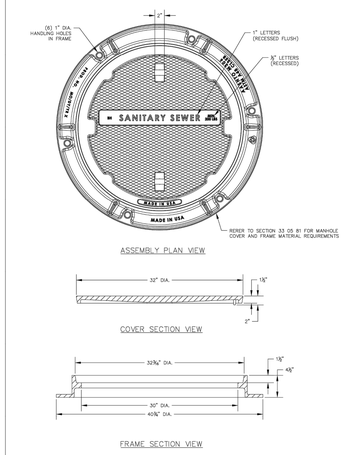
SEWERLINE INTERSECTION

S104



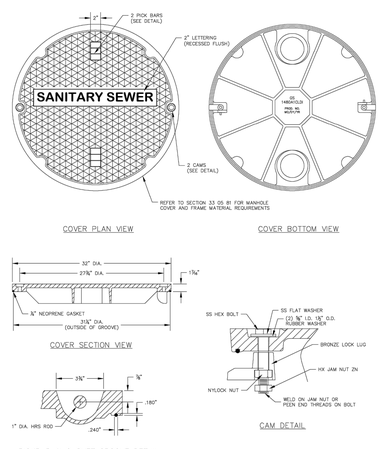
ABANDONMENT OF MANHOLE

S105



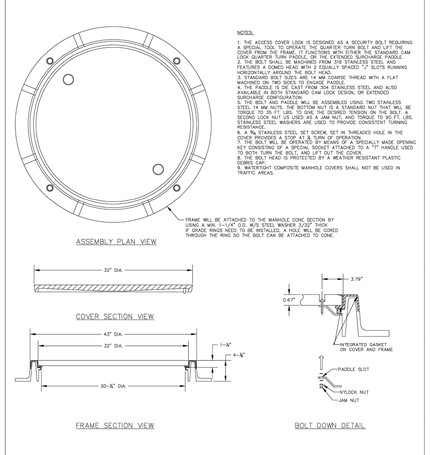
MANHOLE FRAME AND COVER

S106A



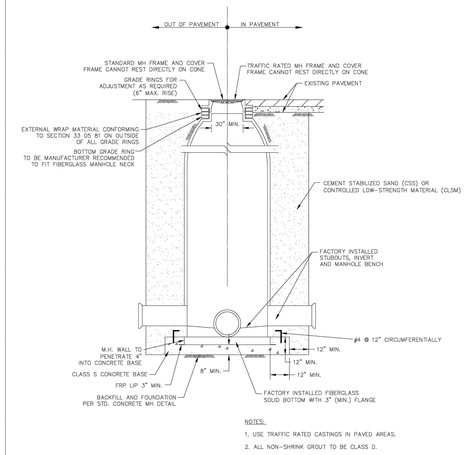
WATERTIGHT MANHOLE COVER WITH CAM LOCKS AND GASKET

S106B



COMPOSITE WATERTIGHT MANHOLE COVER WITH CAM LOCKS AND GASKET

S106C



NOTES:

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

FIBERGLASS MANHOLE WITH STUBOUTS

S107B

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DESIGNED BY	DATE	REVISION
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CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS

WASTEWATER DETAILS

DATE
JUL. 2024

SHEET No.
5 OF 25

SCALE
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 RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

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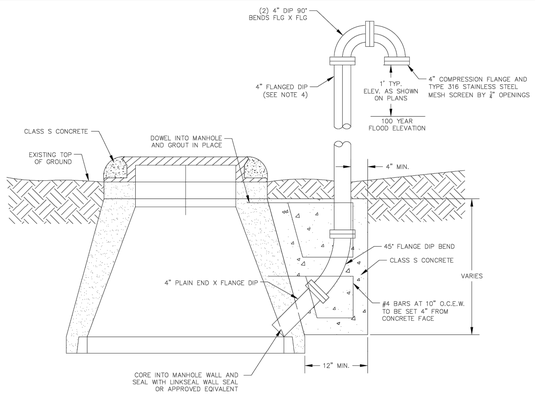
LICENSED PROFESSIONAL ENGINEER
06/11/2025

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

CONSTRUCTION DETAILS

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

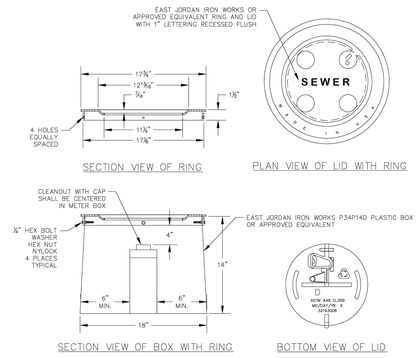
DATE 06/11/25
PROJECT NO. 063248015
SHEET NUMBER C18.01



NOTES:
1. DUCTILE IRON PIPE AND FITTINGS SHALL HAVE 40 MIL POLYETHYLENE INTERIOR COATING.
2. ALL BOLTS AND NUTS TO BE TYPE 316 STAINLESS STEEL.
3. FINISH COATING
   A. WIRE BRUSH TO REMOVE ALL DIRT AND CONC. AND TO ROUGH UP FINISH
   B. APPLY ONE PRIME COAT OF TNEMEC SERIES 37 CHEM PRIME (GRAY) TO 3 MILS DRY THICKNESS. GIVE SPECIAL ATTENTION AND SECOND COAT TO CORNERS AND BOLTS.
   C. APPLY ONE FINISH COAT OF TNEMEC SERIES 48-38 ALKYD ALUMINUM TO 2 MILS DRY THICKNESS.
4. VENT PIPES TALLER THAN 6' TO BE 6" DUCTILE IRON PIPE AND FITTINGS.
5. REFLECTIVE TAPE TO BE PLACED ON VENT 4.25 FEET ABOVE FINAL GRADE.

VENT MANHOLE

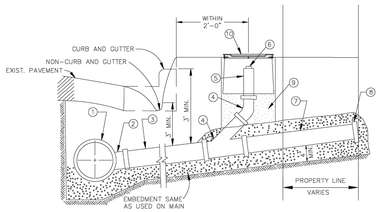
S108



18" X 14" PLASTIC BOX WITH SEWER LID

S201

KEY:
1. WASTERWATER MAIN
2. WYE
3. WASTEWATER LATERAL (LENGTH VARIES)
4. WYE AND 45° BEND FOR RISER
5. STACK (LENGTH VARIES)
6. WASTEWATER LATERAL CLEANOUT CAP
7. WASTEWATER LATERAL (LENGTH VARIES)
8. END CAP AT EASEMENT LINE OR PROPERTY LINE
9. NATURAL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
10. 18" X 14" PLASTIC BOX WITH SEWER LID

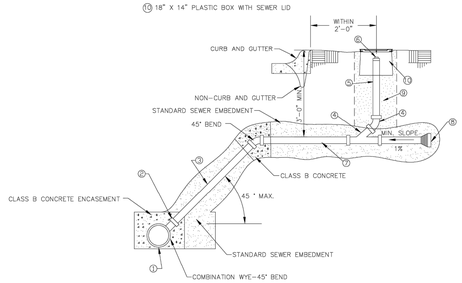


NOTES:
1. SERVICE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DENTON SPEC. SECTION 33 31 16.
2. SIZE OF SERVICE LINE PIPING AND FITTINGS PER PLANS OR CITY OF DENTON WATER & WASTEWATER CRITERIA MANUAL.
3. SLOPE OF LATERAL TO BE 2% MINIMUM UNLESS INSTRUCTED OTHERWISE BY CITY.
4. VERTICAL BENDS (22.5° MAX.) MAY BE USED TO CLEAR UNDERGROUND CONFLICTS
5. THE MAINLINE LATERAL CONNECTION TO AN EXISTING PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
6. INSTALL STOPPER OR CAP AT PROPERTY OR EASEMENT LINE IF BUILDING LATERAL DOES NOT EXIST.
7. THE CLEANOUT MAY NOT BE PLACED IN VEHICLE TRAFFIC AREAS, OR SIDEWALK WITHOUT APPROVAL BY THE WASTEWATER DEPARTMENT.
8. FOR PAVED AREAS, A CAST IRON STACK AND CLEANOUT SHALL BE USED IN PLACE OF PVC PIPE, FITTINGS AND PLASTIC BOX. THE CAST IRON STACK AND CLEANOUT SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE PAVEMENT AND CONFORM TO ASTM A48 CLASS 35B STANDARDS.
9. THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
10. CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURBED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
11. PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
12. AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

SANITARY SEWER SERVICE WITH SINGLE CLEANOUT

S403

KEY:
1. WASTERWATER MAIN
2. WYE
3. WASTEWATER LATERAL (LENGTH VARIES)
4. WYE AND 45° BEND FOR RISER
5. STACK (LENGTH VARIES)
6. WASTEWATER LATERAL CLEANOUT CAP
7. WASTEWATER LATERAL (LENGTH VARIES)
8. END CAP AT EASEMENT LINE OR PROPERTY LINE
9. NATURAL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
10. 18" X 14" PLASTIC BOX WITH SEWER LID



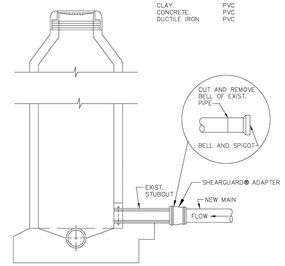
NOTES:
1. SERVICE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DENTON SPEC. SECTION 33 31 16.
2. SIZE OF SERVICE LINE PIPING AND FITTINGS PER PLANS OR CITY OF DENTON WATER & WASTEWATER CRITERIA MANUAL.
3. SLOPE OF LATERAL TO BE 2% MINIMUM UNLESS INSTRUCTED OTHERWISE BY CITY.
4. VERTICAL BENDS (22.5° MAX.) MAY BE USED TO CLEAR UNDERGROUND CONFLICTS
5. THE MAINLINE LATERAL CONNECTION TO AN EXISTING PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
6. INSTALL STOPPER OR CAP AT PROPERTY OR EASEMENT LINE IF BUILDING LATERAL DOES NOT EXIST.
7. THE CLEANOUT MAY NOT BE PLACED IN VEHICLE TRAFFIC AREAS, OR SIDEWALK WITHOUT APPROVAL BY THE WASTEWATER DEPARTMENT.
8. FOR PAVED AREAS, A CAST IRON STACK AND CLEANOUT SHALL BE USED IN PLACE OF PVC PIPE, FITTINGS AND PLASTIC BOX. THE CAST IRON STACK AND CLEANOUT SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE PAVEMENT AND CONFORM TO ASTM A48 CLASS 35B STANDARDS.
9. CONNECTION FITTING TO MAIN TO BE ENCASED IN CLASS B CONCRETE.
10. THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
11. CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURBED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
12. PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
13. AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

SANITARY SEWER SERVICE WITH SINGLE CLEANOUT 12' DEEP OR GREATER

S404

NOTES:
1. THIS DETAIL IS ONLY FOR USE WHEN NEW MAIN WILL NOT MATE WITH EXISTING STUBOUT JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS.
2. DETAIL ONLY APPLICABLE FOR PIPE SIZES 12" OR LESS.
3. FOR THE FOLLOWING CONNECTION TYPES:

EXISTING:	NEW:
CLAY	PVC
CONCRETE	PVC
DUCTILE IRON	PVC



SANITARY SEWER MAIN TIE-IN WITH STUBOUT OF DISSIMILAR SIZE OR TYPE

S405

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CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS
WASTEWATER DETAILS

DATE
JUL. 2024

SHEET No.
6 OF 25

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

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TEXAS REGISTERED ENGINEERING FIRM F-928

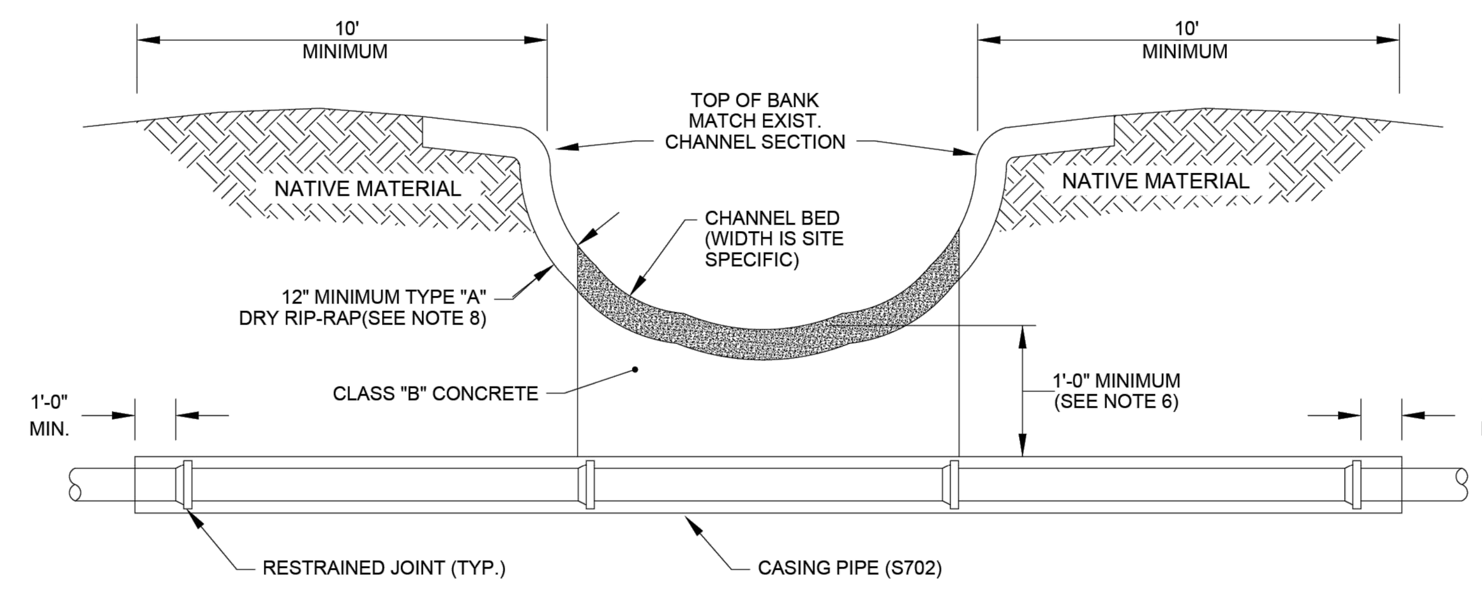
STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER
06/11/2025

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

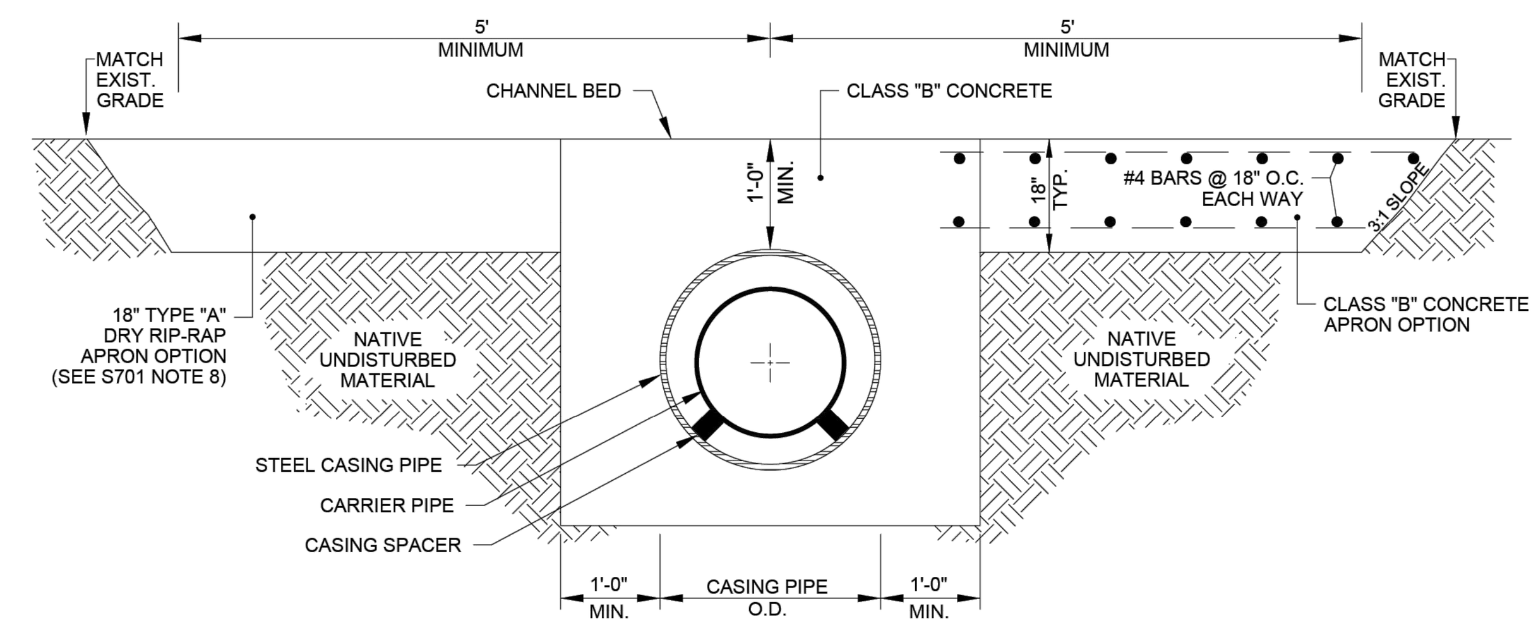


NOTES:

1. CROSSING RAMPS (10' WIDE) SHALL BE PROVIDED ON BOTH SIDES OF THE CHANNEL FOR A MOVING TRACTOR TO NAVIGATE.
2. A STORM WATER EROSION CONTROL AND POLLUTION PREVENTION PLAN MUST BE DESIGNED AND IMPLEMENTED TO MITIGATE THE IMPACT OF CONSTRUCTION ACTIVITIES ON THE FEATURE BEING CROSSED.
3. PIPE SHOULD BE FULLY RESTRAINED AND PRESSURE RATED AS DETERMINED BY THE ENGINEER.
4. ACCESS TO THE BANKS ON EITHER SIDE OF THE CROSSING MUST BE AVAILABLE AS WELL AS ADEQUATE ROOM FOR ASSEMBLY AND EQUIPMENT. BANK GRADE AND STABILITY MUST BE ADEQUATE. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED TO ASSIST WITH BANK ANALYSIS AND STREAM BED ANALYSIS TO PROVIDE ADDITIONAL DATA AND RECOMMENDATIONS ON THE VIABILITY OF OPEN-CUT VS TRENCHLESS CROSSINGS.
5. PIPE USED FOR LOW WATER CROSSINGS SHALL BE RESTRAINED FOR A MINIMUM OF 20 FT BEYOND TOP OF BANK ON EACH SIDE OF CREEK.
6. CASING PIPE IS REQUIRED WHEN DEPTH OF COVER IS LESS THAN 3 FT.
7. PLACE STONE RIP-RAP A MINIMUM OF 5 FT UPSTREAM & 5 FT DOWNSTREAM FROM CENTERLINE OF PIPE ALONG LOW WATER CROSSING BED.
8. STONES SHALL WEIGH BETWEEN 50 LBS & 150 LBS EACH, AND AT LEAST 60% SHALL WEIGH MORE THAN 100 LBS.
9. REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.
10. CHANNEL BED SHALL BE A CLASS B CONCRETE APRON OF TYPE "A" DRY RIP-RAP PER PLANS.

LOW WATER CHANNEL CROSSING
DETAIL SECTION I

S701

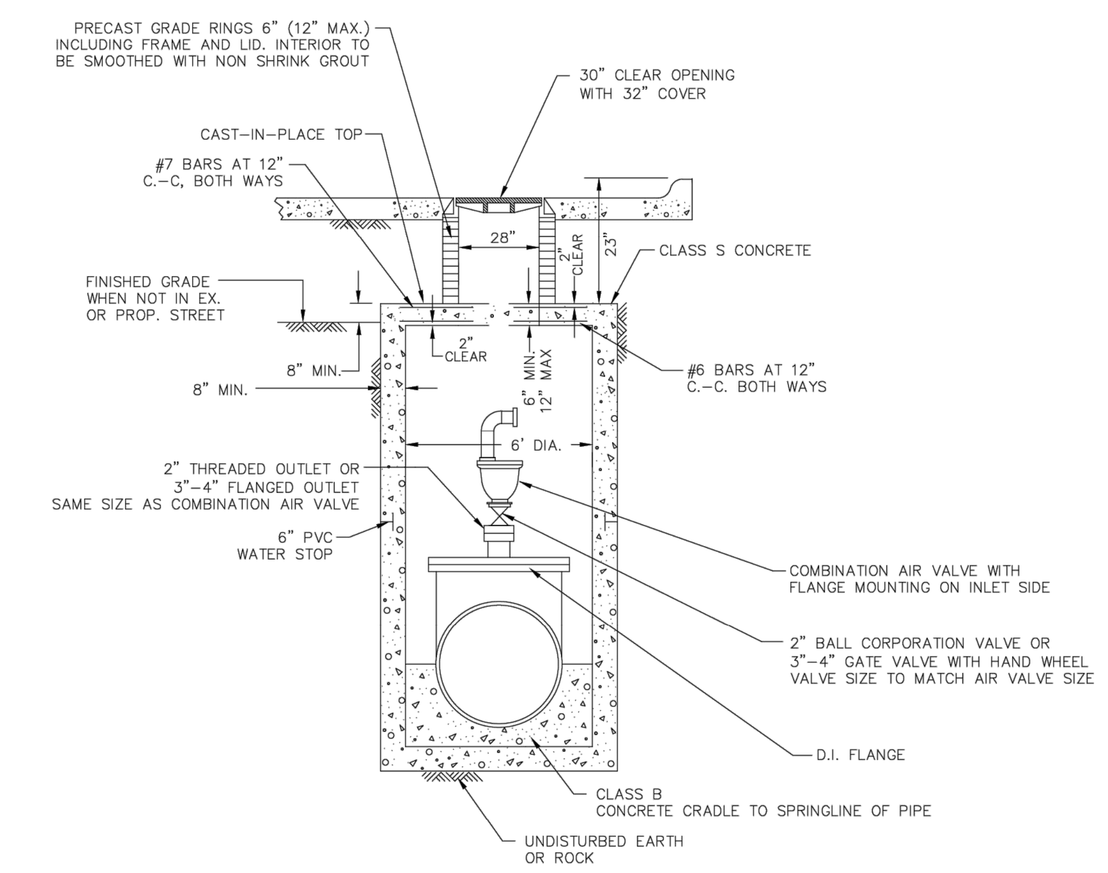


NOTES:

1. RIP-RAP OR CONCRETE IN ACCORDANCE WITH THE DRAWINGS.
2. APRON & PIPE TRENCH MUST HAVE A CONSTANT UPSTREAM TO DOWNSTREAM SLOPE TO MATCH PRE-CONSTRUCTION CHANNEL BED.
3. FOR CARRIER PIPE LESS THAN 36".
4. REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.

LOW WATER CHANNEL CROSSING
DETAIL SECTION II

S702



NOTES:

1. WHEN NOT IN PAVING OR WALK, A CLASS P1 CONCRETE PAD REINFORCED W/#3 BARS AT 12" C-C EACH WAY, SHALL EXTEND A MINIMUM OF 2' AROUND THE M.H. AND SHALL BE A MINIMUM OF 3" THICK.
2. MANHOLE SHALL BE CONSTRUCTED PER STANDARD CAST IN PLACE MANHOLE. PRECAST MANHOLES ARE NOT TO BE USED.
3. FOR ALL PIPE MATERIAL TYPES, REFER TO CITY OF DENTON SPECIFICATION SECTION 33 14 10 AND 33 14 14.
4. COMBINATION AIR VALVE SHALL MEET CITY OF DENTON SPECIFICATION 33 31 23.

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

S803

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CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS

WASTEWATER DETAILS

DATE	SCALE
JUL. 2024	HOR 1"= N.T.S.
SHEET No. 7 OF 25	VER 1"= N/A

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

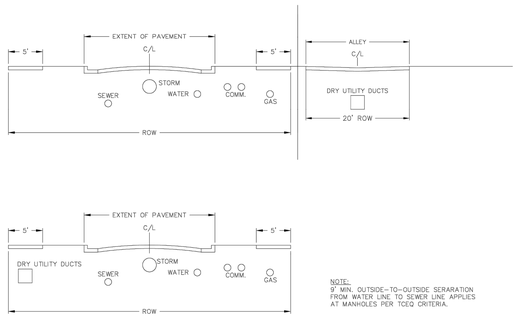
STATE OF TEXAS
JOHN HALE
145933
LICENSED
PROFESSIONAL ENGINEER
[illegible] 06/11/2025

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

CONSTRUCTION DETAILS

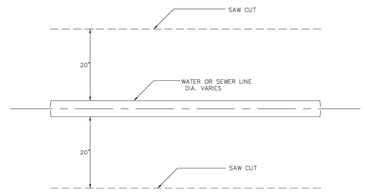
BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25
PROJECT NO.
063248015
SHEET NUMBER
C18.03



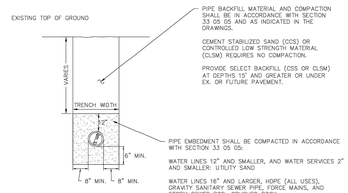
TYPICAL UTILITY PLACEMENTS

U101



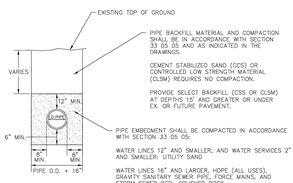
TYPICAL SAW-CUT

U102



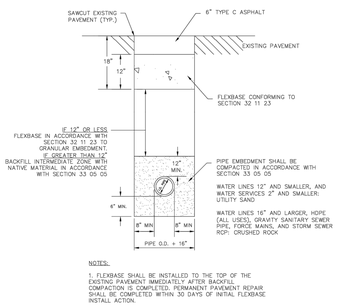
PROPOSED PAVEMENT TRENCH

U201



UNPAVED TRENCH

U202

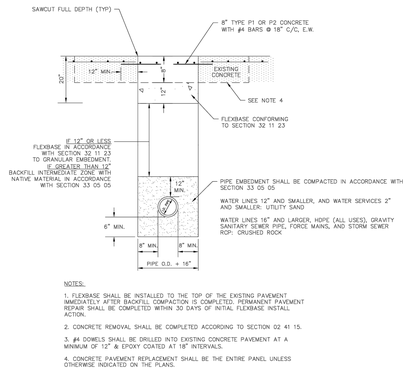


NOTES:

1. FLEXBASE SHALL BE INSTALLED TO THE TOP OF THE EXISTING PAVEMENT IMMEDIATELY AFTER BACKFILL COMPACTION IS COMPLETED. PERMANENT PAVEMENT REPAIR SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL FLEXBASE INSTALL ACTION.

EXISTING PAVEMENT TRENCH AND REPAIR ASPHALT

U203A



NOTES:

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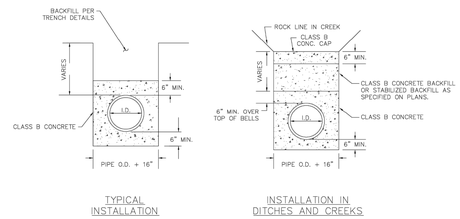
2. CONCRETE REMOVAL SHALL BE COMPLETED ACCORDING TO SECTION 02 41 15.

3. #4 DOWELS SHALL BE DRILLED INTO EXISTING CONCRETE PAVEMENT AT A MINIMUM OF 12" & EPOXY COATED AT 18" INTERVALS.

4. CONCRETE PAVEMENT REPLACEMENT SHALL BE THE ENTIRE PANEL UNLESS OTHERWISE INDICATED ON THE PLANS.

EXISTING PAVEMENT TRENCH AND REPAIR CONCRETE

U203C



TYPICAL INSTALLATION

INSTALLATION IN DITCHES AND CREEKS

CONCRETE ENCASEMENT FOR UTILITY LINES

U204

ENTERED BY	PROJECT #	
DESIGNED BY	DATE	REVISION
CHECKED BY		
PROJ. ENGR.		
PATH S:\Water Engineering\Engr\Design\Standard Details\water-wastewater shared drawings\Water-Wastewater Sht1-2.dwg		

CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS

WATER/WASTEWATER SHARED DETAILS

DATE
JUL. 2024

SHEET No.
8 OF 25

SCALE
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 RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

No.	REVISIONS	DATE

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STATE OF TEXAS
JOHN HALE
145933
LICENSED PROFESSIONAL ENGINEER

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

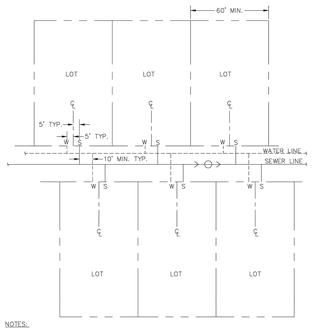
CONSTRUCTION DETAILS

BAKER TRACT
OFFSITE SEWER
CITY OF DENTON, TEXAS

DATE
06/11/25

PROJECT NO.
063248015

SHEET NUMBER
C18.04

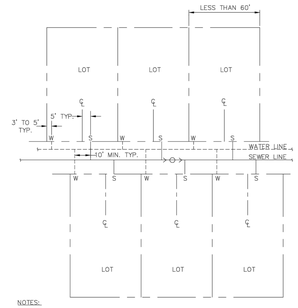


NOTES:

1. WATER METERS PLACED IN UNPAVED PUBLIC R.O.W. OR UTILITY EASEMENT.
2. IF WIDTH OF LOT IS LESS THAN 60' WIDE, USE DETAIL U206B.

TYPICAL SERVICE LINE LAYOUT

U206A

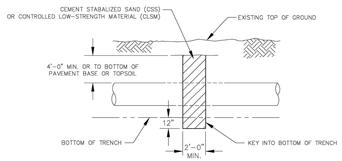


NOTES:

1. WATER METERS PLACED IN UNPAVED PUBLIC R.O.W. OR UTILITY EASEMENT.
2. IF WIDTH OF LOT IS 60' OR GREATER, USE DETAIL U206A.

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

U206B

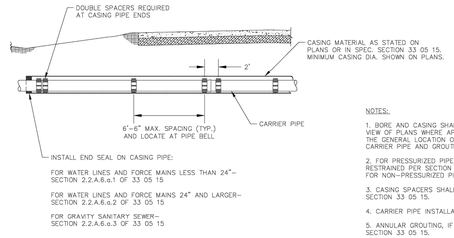


NOTES:

1. TRENCH DAM SHALL SPAN THE FULL WIDTH OF THE TRENCH.
2. CLSM PER SECTION 03 34 13.
3. SEE PLAN AND PROFILE SHEETS FOR LOCATION OF TRENCH DAMS.

TRENCH DAM

U207

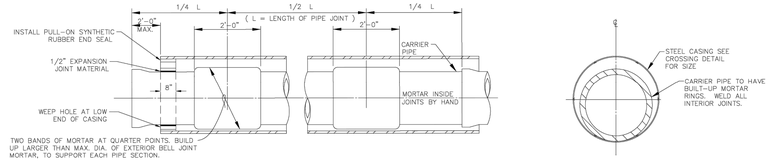


NOTES:

1. BORE AND CASING SHALL BE INSTALLED AS SHOWN IN PROFILE VIEW OF PLANS WHERE APPLICABLE. THIS DETAIL ILLUSTRATES THE GENERAL LOCATION OF CASING SPACERS FOR SUPPORTING CARRIER PIPE AND GROUTING ENDS OF CASING PIPE.
2. FOR PRESSURIZED PIPE, ALL INTERIOR JOINTS SHALL BE RESTRAINED PER SECTION 33 05 15. NO RESTRAINT IS REQUIRED FOR NON-PRESSURIZED PIPE.
3. CASING SPACERS SHALL CONFORM TO REQUIREMENTS OF SECTION 33 05 15.
4. CARRIER PIPE INSTALLATION PER SECTION 33 05 15.
5. ANNULAR GROUTING, IF REQUIRED, SHALL BE ACCORDING TO SECTION 33 05 15.

INSTALLATION IN STEEL CASING OR LINER PLATE FOR PVC AND DIP

U208A



SIDE VIEW

END VIEW

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

U208B

ENTERED BY	PROJECT #	
DESIGNED BY	DATE	REVISION
CHECKED BY		
PROJ. ENGR.		
PATH S:\Water Engineering\Engr\Design\Standard Details\water-wastewater shared drawings\Water-Wastewater Sht1-2.dwg		

CITY OF DENTON
ENGINEERING SERVICES

STANDARD DETAILS
WATER/WASTEWATER SHARED DETAILS

DATE
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SHEET No.
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06/11/2025

SCALE AS SHOWN
DESIGNED BY JNC
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CONSTRUCTION DETAILS

BAKER TRACT OFFSITE SEWER
CITY OF DENTON, TEXAS

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

EXHIBIT "C"

Estimated Costs and Proportionate Share

EXHIBIT C

6/13/2025

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

* Sewer line cost based off of Kimley OPC dated 6/9/25
* See attached percent usage memo for Baker tract from Kimley
* Does not include ESA mitigation

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

EXHIBIT "D"
Incurred Costs

Baker Sewer Costs to Date

As of 11/19/25

Kimley Horn - last invoice through Sept 2025	303,987.11
Easement Purchase - John Karvouniaris	100,000.00
Easement Purchase - Mark Cole	300,000.00
Total	**703,987.11**

EXHIBIT "E"

Reserved Capacity

EXHIBIT E

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LOT 12
BUILDING #9
57,600 SF

LOT 13
BUILDING #10
57,600 SF

LOT 11
BUILDING #8
60,800 SF

DET.

FUTURE LOOP 288

BUILDING #7
374,500 SF
LOT 10

DETENTION

BUILDING #5
272,800 SF
LOT 8

BUILDING #6
272,800 SF
LOT 9

BUILDING #4
122,200 SF
LOT 7

BUILDING #3
1,214,100 SF
LOT 6

BUILDING #2
858,000 SF
LOT 5

DETENTION

LOVERS LANE

DET.

BUILDING #1
279,300 SF
LOT 3

LOT 4
GAS WELL SITE

LOT 2

MASCH BRANCH ROAD

LOT 1

LOT 2
HAMPTON ROAD

Building Name	Total SF	Required Parking	Provided Parking
Building 1 (Warehouse)	237,405	68	
Building 1 (Office)	41,895	94	
Building 1 (Total)	**279,300**	**162**	**252**
Building 2 (Warehouse)	729,300	209	
Building 2 (Office)	128,700	286	
Building 2 (Total)	**858,000**	**495**	**497**
Building 3 (Warehouse)	1,031,985	295	
Building 3 (Office)	182,115	405	
Building 3 (Total)	**1,214,100**	**700**	**721**
Building 4 (Warehouse)	103,870	30	
Building 4 (Office)	18,330	41	
Building 4 (Total)	**122,200**	**71**	**371**
Building 5 (Warehouse)	231,880	67	
Building 5 (Office)	40,920	91	
Building 5 (Total)	**272,800**	**158**	**323**
Building 6 (Warehouse)	231,880	67	
Building 6 (Office)	40,920	91	
Building 6 (Total)	**272,800**	**158**	**324**
Building 7 (Warehouse)	318,325	91	
Building 7 (Office)	56,175	125	
Building 7 (Total)	**374,500**	**216**	**481**
Building 8 (Warehouse)	48,640	14	
Building 8 (Office)	12,160	28	
Building 8 (Total)	**60,800**	**42**	**140**
Building 9 (Warehouse)	46,080	14	
Building 9 (Office)	11,520	26	
Building 9 (Total)	**57,600**	**40**	**126**
Building 10 (Warehouse)	46,080	14	
Building 10 (Office)	11,520	26	
Building 10 (Total)	**57,600**	**40**	**127**

Building	Wastewater Source	Applicable Unit	Total Building Area	Warehouse (65%)	Packaging Plant (15%)	Office (20%)	Warehouse 1/3500 SF Pop/Unit (Parking Req.)	Packaging Plant 1/1000 SF Pop/Unit (Parking Req.)	Office 1/450 SF Pop/Unit (Parking Req.)	Population	Sewage Design Flow Per Unit (gpd)*	ADF* (gpd)	ADF (gpm)	Peaking Factor	PDF (gpd)	PDF (gpm)
1	Industrial	SF	279,300	181,545	41,895	55,860	52	42	125	219	20	4,380	3	4	17,520	12.2
2	Industrial	SF	858,000	557,700	128,700	171,600	160	129	382	671	20	13,420	9	4	53,680	37.3
3	Industrial	SF	1,214,100	789,165	182,115	242,820	226	183	540	949	20	18,980	13	4	75,920	52.7
4	Industrial	SF	122,200	79,430	18,330	24,440	23	19	55	97	20	1,940	1	4	7,760	5.4
5	Industrial	SF	272,800	177,320	40,920	54,560	51	41	122	214	20	4,280	3	4	17,120	11.9
6	Industrial	SF	272,800	177,320	40,920	54,560	51	41	122	214	20	4,280	3	4	17,120	11.9
7	Industrial	SF	374,500	243,425	56,175	74,900	70	57	167	294	20	5,880	4	4	23,520	16.3
8	Industrial	SF	60,800	39,520	9,120	12,160	12	10	28	50	20	1,000	1	4	4,000	2.8
9	Industrial	SF	57,600	37,440	8,640	11,520	11	9	26	46	20	920	1	4	3,680	2.6
10	Industrial	SF	57,600	37,440	8,640	11,520	11	9	26	46	20	920	1	4	3,680	2.6
										2,800					**224,000**	**155.6**

*Design Flows and Peaking Factor from City of Denton Design Criteria Manual (Section 6.3.1)

Denton, Texas
October 2024

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LAST SAVED 10/9/2024 2:31 PM

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
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