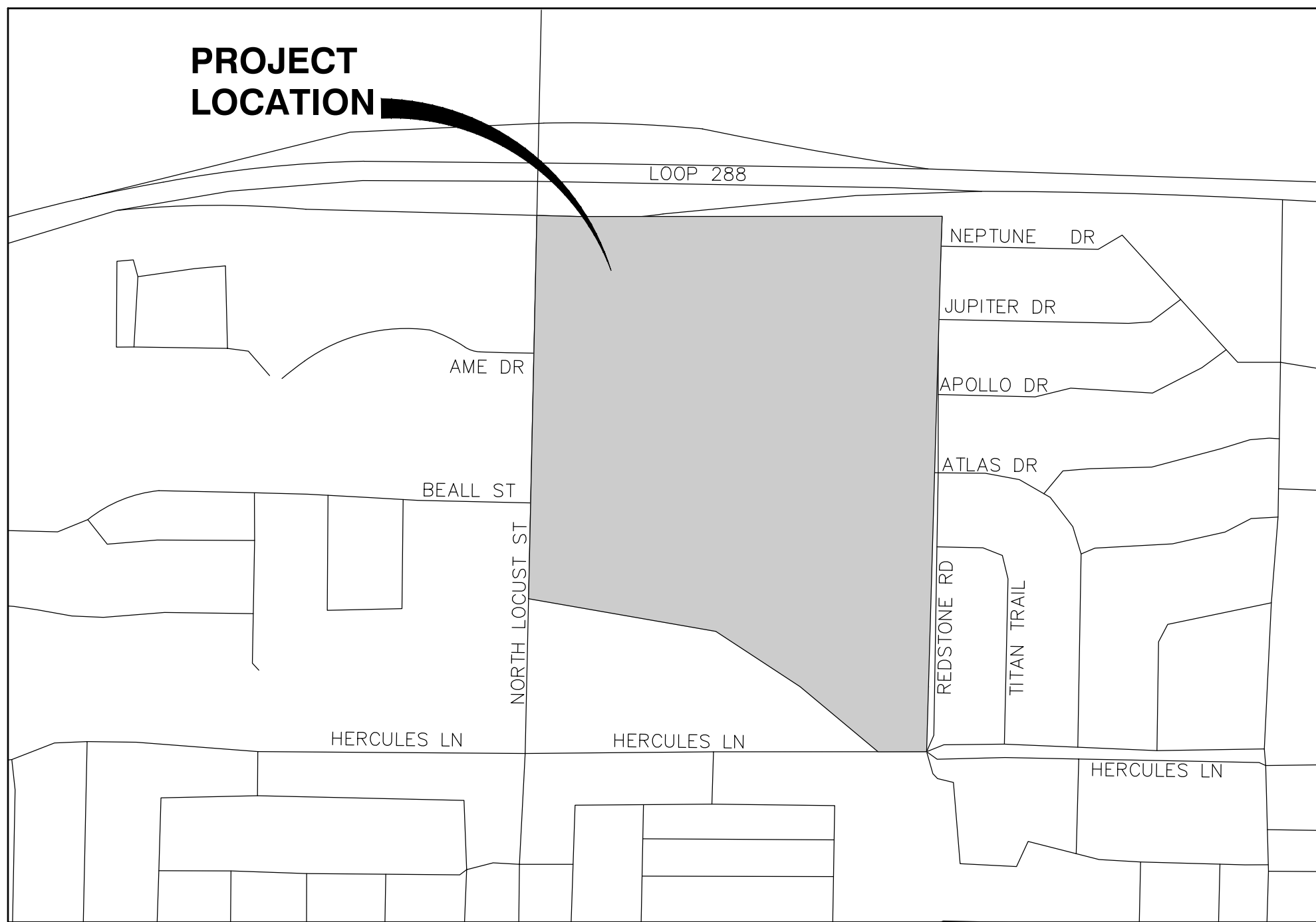


SPECIAL USE PERMIT PLANS
FOR
LANDMARK MULTIFAMILY

SH LOOP 288 & LOCUST DRIVE
CITY OF DENTON, DENTON COUNTY, TEXAS

EXISTING	STANDARD SYMBOLS	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM JUNCTION BOX & MANHOLE	
	CURB INLET	
	GRATE INLET	
	CLEANOUT	
	RIP RAP	
	GATE VALVE	
	FIRE HYDRANT	
	WATER METER	
	THRUST BLOCK & FITTING	
	STORM HEADWALL	
	STREET LIGHT	
	DIRECTION OF FLOW	
	DIRECTION OF OVERFLOW RELIEF	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	CONCRETE CURB	
	SIDEWALK	
	SUBJECT PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	EASEMENT LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	FENCE	
	SPOT ELEVATION	
	RETAINING WALL	



LOCATION MAP
N.T.S.

ABBREVIATIONS:

ADJ	ADJUST	GI	GRATE INLET	REM	REMOVAL
AGG	AGGREGATE GRAVEL	GV	GATE VALVE	ROW	RIGHT-OF-WAY
BC	BACK OF CURB	HDPE	HIGH DENSITY POLYETHYLENE	RR	RAILROAD
BFR	BARRIER FREE RAMP	HORZ	HORIZONTAL	RT	RIGHT
BLDG	BUILDING	HP	HIGH POINT	SAN	SANITARY SEWER
BOP	BOTTOM OF PIPE	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
BVC	BEGIN VERTICAL CURVE	HYD	FIRE HYDRANT	SHT	SHEET
BW	BOTTOM OF WALL	ICV	IRRIGATION CONTROL VALVE	SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	INL	INLET	STA	STATION
CI	CURB INLET	INV	INVERT	STD	STANDARD
CL	CENTERLINE	JB	JUNCTION BOX	STM	STORM SEWER
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE	STMH	STORM SEWER MANHOLE
CO	CLEANOUT	LOW	LOW POINT	SW	SIDEWALK
CONC	CONCRETE	LT	LEFT	SY	SQUARE YARDS
CONN	CONNECTION	MAX	MAXIMUM	T	TELEPHONE
CY	CUBIC YARD	MIN	MINIMUM	TB	THRUST BLOCK
D	DITCH	OS	OFFSET FROM CENTERLINE	TBR	TO BE REMOVED
DCO	DOUBLE CLEANOUT	P	PAVEMENT	TC	TOP OF CURB
DIA	DIAMETER	PC	POINT OF CURVE	TEMP	TEMPORARY
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVE	TF	TOP OF FOUNDATION
DOM	DOMESTIC	PI	POINT OF INTERSECTION	TI	TOP OF INLET
ELEV	ELEVATION	PL	PROPERTY LINE	TOP	TOP OF PIPE
EP	EDGE OF PAVEMENT	PP	POWER POLE	TP	TELEPHONE PEDESTAL
EVC	END VERTICAL CURVE	PROP	PROPOSED	TRANS	TRANSFORMER
EX	EXISTING	PT	POINT OF TANGENCY	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE PIPE	TYP	TYPICAL
FES	FLARED END SECTION	PVC	POINT OF VERTICAL CURVATURE	WM	WATER MAIN
FF	FINISHED FLOOR	PVI	POINT OF VERTICAL INTERSECTION	WSE	WATER SURFACE ELEVATION
FG	FINISHED GRADE	PVT	POINT OF VERTICAL TANGENCY	WV	WATER VALVE
FL	FLOW LINE	R	RADIUS		
FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE		

BENCHMARKS:

SOURCE BENCHMARK:
X
X
X

ELEVATION = XXX.XX



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Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

SHEET
NUMBER

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C1.0	OVERALL SITE PLAN
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C5.4	UTILITY PLAN
C5.5	UTILITY PLAN

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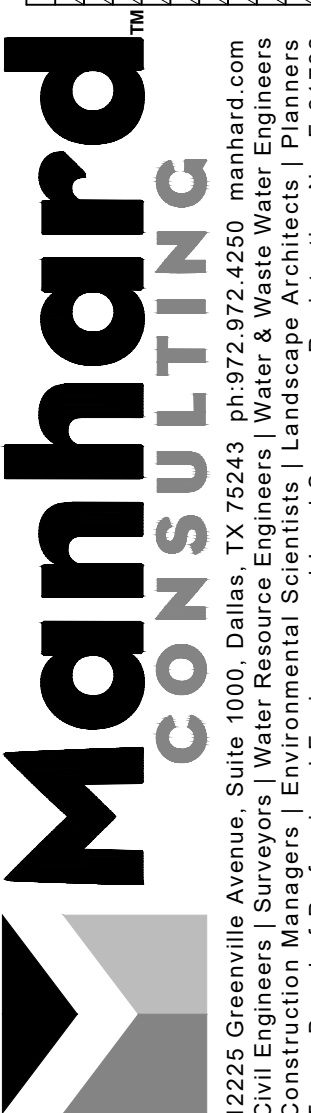
Sheet List Table



Know what's below.
Call before you dig.

NOTES:

- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY REALSEARCH OF TEXAS, LLC DATED APRIL 5TH, 2021. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.
- MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LANDMARK RESIDENTIAL
A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS
TITLE PAGE

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
BRIAN J. BRIDGEWATER, P.E.
TEXAS P.E. No. 98334
ISSUED THIS DATE:
10/13/2022

PROJ. MGR.: BB
PROJ. ASSOC.: ZS
DRAWN BY: BD
DATE: 10/13/2022

SHEET
C0.0
611.044007

PROJECT S21-0006

PENDING

Plot Date: 10/13/22 Draw Name: P:\611044 Landmark_Compacta\2027 Denton.MF_Development\Manhara_Plan_Sht_Drawing\Title_Page.dwg Updated By: Zsolt

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS (INCLUDING ALL NOTES), LOCAL, COUNTY, AND STATE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. 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 FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM TO ALL CITY DESIGN MANUALS AND STANDARDS. IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE CITY DESIGN MANUAL AND STANDARDS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND ENGINEER OF RECORD.
4. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, GEOTECHNICAL ENGINEER, AND ANY OTHER REVIEWING AUTHORITIES OR AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
5. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. UNLESS OTHERWISE SPECIFIED, NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
6. WHEREAS OFFSITE WORK IS REQUIRED, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN THE NECESSARY OFFSITE EASEMENTS AND APPROVALS PRIOR TO THE COMMENCEMENT OF THE OFFSITE AND RELEVANT ONSITE CONSTRUCTION ACTIVITIES.
7. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES NO LESS THAN 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, TO REQUEST EXACT LOCATION/IDENTIFICATION OF ALL UTILITIES IN THE AREA, WHETHER SHOWN ON PLANS OR NOT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. WHERE ABOVEGROUND APPURTENANCES OF ANY EXISTING UTILITIES ARE TO BE ADJUSTED FOR ANY REASON, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY AND ADJUSTING APPLICABLE APPURTENANCE TO FINAL GRADE AND ALIGNMENT FOR THE DEVELOPMENT AT NO ADDITIONAL COST TO THE OWNER.
9. THE LOCATION OF EXISTING UTILITIES, INCLUDING BOTH ABOVE AND SUBSURFACE FACILITIES, HAVE BEEN DETERMINED BY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO: SURVEY FIELD DATA, RECORD CONSTRUCTION AS-BUILT DRAWINGS, HISTORICAL RECORDS, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY BOTH VERTICAL AND HORIZONTAL LOCATION OF SAID UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND DETERMINE IF ANY CONFLICTS EXIST WITH ANY PROPOSED UTILITY CROSSINGS.
10. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR THE CREATION OF A TRENCH SAFETY PLAN AND SHALL SUBMIT TO THE APPROPRIATE CITY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OF THE TRENCH SAFETY PLAN WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
11. IF REQUIRED, ANY BONDS, DEVELOPMENT AGREEMENTS, AND THREE-WAY CONTRACTS ARE TO BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR IS TO INSPECT THE SITE DAILY AND IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED, OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT-OF-WAY, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY, IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE CONSTRUCTION SCHEDULE, INCLUDING DEMOLITION. WATER MAY BE USED AS A REDUCER.

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY REALSEARCH OF TEXAS, LLC ON APRIL 5TH, 2021. CONTRACTOR SHALL FIELD AND CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. EXISTING CONDITIONS AND DEMOLITION PLANS REPRESENT SITE CONDITIONS AS OF APRIL 5TH, 2021. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

TRAFFIC CONTROL NOTES:

1. WHEN NORMAL FUNCTIONS OF THE ROADWAY ARE SUSPENDED, IMPEDED OR OBSTRUCTED, A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE LATEST VERSION OF T.M.U.T.C.D., IS TO BE SUBMITTED AND APPROVED PRIOR TO THE CONSTRUCTION ACTIVITIES THAT CAUSE THE IMPEDANCE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE APPLICABLE ROADWAY AGENCY FOR PLACEMENT OF ANY TRAFFIC CONTROL DEVICES, LANE CLOSURES, AND DETOURS.
3. ANY PERMANENT SIGN OR EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE APPROVED TRAFFIC CONTROL PLAN SHALL BE COVERED, OBLITERATED OR REMOVED AS DIRECTED BY THE CITY ENGINEER. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR WILL REPLACE ALL PERMANENT TRAFFIC CONTROL DEVICES TO THE ORIGINAL STATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR WORK IS ACTIVE. ANY DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY, REGARDLESS OF TIME OF DAY.
5. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME AT THE END OF THE WORKDAY, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
6. ACCESS MUST BE MAINTAINED TO ALL DRIVEWAYS AND SIDE STREETS, OR AS INDICATED ON TRAFFIC CONTROL PLAN.

DEMOLITION NOTES:

1. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE IMMEDIATELY NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE TO ALL GOVERNING AGENCIES SPECIFICATIONS AND PROCEDURES. MATERIAL TO BE DISPOSED OF IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIALS.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
3. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
4. PRIOR TO ANY DEMOLITION ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE TO EXAMINE PHYSICAL CONDITIONS AND REVIEW DRAWINGS TO DEVELOP A DEMOLITION PLAN TO ACCOMPLISH INTENDED RESULTS DESCRIBED IN THE CONTRACT DOCUMENTS.
5. CONTRACTOR TO TAKE PHOTOGRAPHS PRIOR TO BEGINNING DEMOLITION TO SHOW EXISTING CONDITIONS OF THE SITE. PHOTOS ARE TO SHOW DAMAGE, IF ANY, ON ANY EXISTING STRUCTURES OR PAVEMENTS THAT MIGHT BE CONSTRUED AS DAMAGE CAUSED BY DEMOLITION OR CONSTRUCTION ACTIVITIES.
6. SAW CUTTING OF EXISTING PAVEMENT IS TO BE MADE IN A NEAT AND TRUE LINE TO REDUCE THE CHANCES OF UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN.
7. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND MAINTAINED AS REQUIRED THROUGH DEMOLITION.
8. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
9. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
15. ALL EXISTING FIELD DRAINAGE TILE OR STORM SEWERS ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.

PAVING NOTES:

1. UNLESS OTHERWISE NOTED, ALL PAVING SHALL ADHERE TO NCTCOG CLASS "C" CONCRETE, HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI.
2. UNLESS OTHERWISE NOTED, ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN A MAXIMUM OF 6" LIFTS OR PER APPROVED GEOTECHNICAL ENGINEERS REPORT. REFER TO STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR FILL BEING PLACED BENEATH BUILDING AREAS OR FOUNDATIONS.
3. REFER TO THE GEOTECHNICAL ENGINEERS REPORT FOR JOINT SPACING SPECIFICATIONS. IF NO SPECIFICATIONS ARE AVAILABLE, CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. UNLESS OTHERWISE NOTED, EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 90' EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE A MAXIMUM SPACING OF 15' EACH WAY.
4. IF PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE, OR AT THE END OF EACH DAY, A TRANSVERSE CONSTRUCTION JOINT SHALL BE USED.
5. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER IS TO BE INSTALLED INTEGRAL WITH THE PROPOSED PAVING WITH THE SAME COMPRESSIVE STRENGTH.
6. UNLESS OTHERWISE NOTED, ALL PAVEMENT REINFORCEMENT SHALL BE #3 BARS AT 18" ON CENTER, EACH WAY.
7. BAR LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS IN LENGTH.
8. PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS, MEP AND UTILITY COMPANIES PLANS AND LAYOUTS. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER OF RECORD.

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY UNLESS OTHERWISE NOTED.
3. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS AS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

GRADING NOTES:

1. NORMAL (EXISTING) DRAINAGE PATTERNS ARE TO BE MAINTAINED UNTIL ANY NEW DRAINAGE INFRASTRUCTURE IS INSTALLED AND OPERATIONAL. TEMPORARY DRAINAGE FACILITIES MAY BE REQUIRED PENDING COMPLETION OF PERMANENT FACILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL, REPLACE, OR MAINTAIN ANY NEEDED DRAINAGE FACILITIES, TEMPORARY OR PERMANENT.
2. GEOTECHNICAL REPORT SHALL SPECIFY REQUIREMENTS REGARDING FILL, COMPACTION AND MOISTURE CONTENT OF ANY ONSITE MATERIALS USED FOR CONSTRUCTION.
3. UNLESS OTHERWISE NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OPTIMUM MOISTURE CONTENT. FILL IS TO BE PLACED IN 6" LIFTS.
4. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
5. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.0% MAXIMUM IN ANY DIRECTION OR AS DIRECTED IN THE MOST CURRENT VERSION OF THE STATE, LOCAL AND FEDERAL GUIDELINES.
6. ACCESSIBLE PATHS SHALL BE CONSTRUCTED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
8. ALL GRADES LISTED ON GRADING PLAN OR ANY OTHER PLANS WITH THE ENGINEERING DRAWINGS ARE FINAL GRADE ELEVATIONS, UNLESS OTHERWISE NOTED. CONSTRUCTION TOLERANCE IS ±0.03' FOR ALL GRADES.
9. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL REFER TO THE EROSION CONTROL PLAN AND DETAILS FOR EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
11. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CALL TEXAS811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET HORIZONTALLY IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE NINE FEET OF CLEAR SEPARATION CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES SHALL APPLY:
 - A. WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS.
 - B. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ON LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - C. WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ON LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 - D. WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
 - E. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MINIMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D).
 - F. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER BY TWO FEET OR MORE AND EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTIONS (C) OR (D).
10. UNLESS OTHERWISE NOTED, ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE CLASS "A" (3000 PSI).
11. WATER AND SANITARY SEWER SERVICES ARE TO MEET PLUMBING CODE REQUIREMENTS.
12. TRENCHES ARE TO BE BACKFILLED WITH MATERIAL THAT IS MECHANICALLY COMPACTED IN 6" LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SPECIFIED.
13. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
14. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
15. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
16. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
17. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND SCHEDULE ANY INSPECTIONS OF THE UTILITIES WITH THE CITY PRIOR TO CONSTRUCTION OR INSTALLATION. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE CITY PRIOR COVERING AND BACKFILLING UTILITY TRENCHES.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES, CHARGES, AND CONNECTION COST FOR EACH UTILITY SERVICE.
20. FOLLOWING INSTALLATION, THE CONTRACTOR SHALL PROVIDE RECORDS OF ANY FIELD CHANGES AND VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS. FIELD CHANGES SHALL BE TIED DOWN BY DISTANCE TO LOT LINES OR PROPERTY LINES.
21. ALL GROUND OPENING FOR UTILITY INSTALLATION, INCLUDING BORE PITS, TRENCHES, INSPECTION HOLES, ETC., ARE TO BE BACKFILLED WITHIN 48 HOURS OF THE INSTALLATION OF THE UTILITY LINES. THE METHOD OF COMPACTION SHALL BE SUCH THAT A SOIL DENSITY EQUAL TO THAT EXISTING PRIOR TO THE START OF CONSTRUCTION WILL BE REQUIRED AS VERIFIED BY AN APPROVED TESTING LABORATORY. ANY EXCESS OR SURPLUS MATERIAL RESULTING DUE TO DISPLACEMENT OF UTILITY LINES AND CONDUIT SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO THE CITY.

STORM SEWER NOTES:

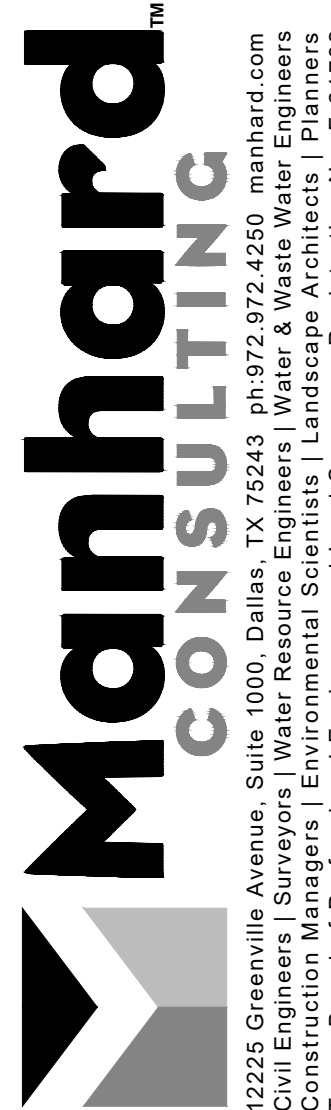
1. UNLESS OTHERWISE APPROVED BY THE CITY, ALL STORM SEWER PIPE AND STRUCTURES WITHIN THE RIGHT-OF-WAY OR FIRE LANES ARE REQUIRED TO BE REINFORCED CONCRETE PER CITY STANDARDS AND SPECIFICATIONS AND SHALL BE LAID ON A MINIMUM OF A COMPACTED CRUSHED STONE OR PEA GRAVEL CUSHION, SIX INCHES THICK BELOW THE BOTTOM OF THE PIPE SHELL. THE INITIAL BACKFILL OF SELECT MATERIAL OR FINE GRANULAR SHALL BE REQUIRED TO A MINIMUM OF THE SPRING LINE OF THE PIPE.
2. UNLESS OTHERWISE SPECIFIED, STORM SEWER PIPE MAY BE EITHER RCP C-78, CLASS III PIPE OR ADS N-12 PIPE.
3. UNLESS OTHERWISE SPECIFIED, ALL STORM SEWER STRUCTURES ARE TO BE "FORTERRA PIPE AND PRECAST" SIZED AS SHOWN, OR APPROVED EQUAL.
4. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS, IS REQUIRED ON ALL INLETS AND JUNCTION BOXES AND IS TO BE PLACED NEAR THE OUTLET PIPE.
5. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS
6. ALL CONCRETE FOR STORM SEWER AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG SPECIFICATIONS FOR CLASS "A" (3000 PSI) UNLESS OTHERWISE SPECIFIED.
7. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHING. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED WITHIN THESE PLANS AND APPROVED BY THE CITY.
2. ALL SANITARY SEWER PIPE THAT IS OWNED BY A MUNICIPALITY, BEING EITHER A CITY, COUNTY, OR MUNICIPAL UTILITY DISTRICT (PUBLIC MAIN) SHALL BE VC SDR-26, UNLESS OTHERWISE NOTED IN THESE PLANS. ALL OTHER SANITARY SEWER PIPE SHALL BE BASED ON THE FOLLOWING:
 - 2.1. WHERE DEPTH OF COVER OVER LINE IS LESS THAN TEN FEET, PVC SDR-35 SHALL BE USED.
 - 2.2. WHERE DEPTH OF COVER IS TEN FEET OR GREATER, PVC SDR-26 SHALL BE USED.
3. WHERE CONTINUATION OF A SANITARY SEWER SERVICE IS SPECIFIED WITHIN THESE PLANS, THE CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING THE END OF THE SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETE, CONTRACTOR IS TO MARK THE SERVICE PER CITY STANDARDS.
4. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
5. UNLESS OTHERWISE NOTED, EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
6. ALL TESTING OF SANITARY SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY STANDARDS AND SPECIFICATIONS.

WATER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED WITHIN THESE PLANS AND APPROVED BY THE CITY.
2. ALL WATER MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150. FIRE PROTECTION SERVICES SHALL BE PVC 900, DR 14, CLASS 200 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION ENGINEER.
3. ALL WATER MAIN, UNLESS OTHERWISE NOTED, SHALL BE A MINIMUM OF 48 INCHES BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
4. UNLESS OTHERWISE NOTED OR SHOWN, THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AT TWO FEET PAST THE BACK OF CURB LINE AND AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF CURB. EACH SERVICE LOCATION SHALL BE MARKED PER CITY STANDARDS AND SPECIFICATIONS.
5. ALL METER BOXES ARE TO BE LOCATED WITHIN NON-TRAFFIC AREAS, UNLESS OTHERWISE APPROVED BY THE CITY. IN THE FORMER CASE, THE METER BOX MUST CARRY, AT A MINIMUM AN H-20 LOADING RATING FOR THE LID.
6. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH CATCH VALVE. AFTER FINAL CLEANUP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH FINISHED GRADE.
7. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
8. ALL UNDERGROUND FIRE SERVICE UTILITY LINES REQUIRE A MINIMUM OF 10' HORIZONTAL SPACING FROM ALL OTHER UTILITIES AND 2' VERTICAL CLEARANCE WHEN CROSSING OTHER UTILITIES.



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GENERAL NOTES

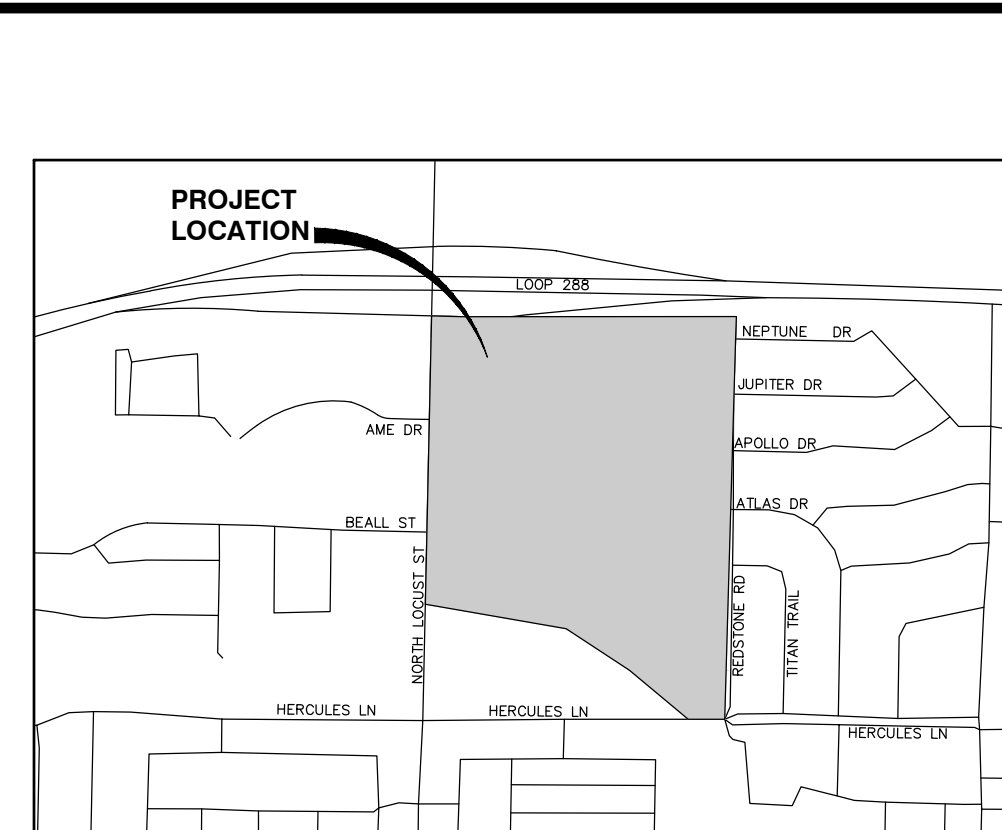
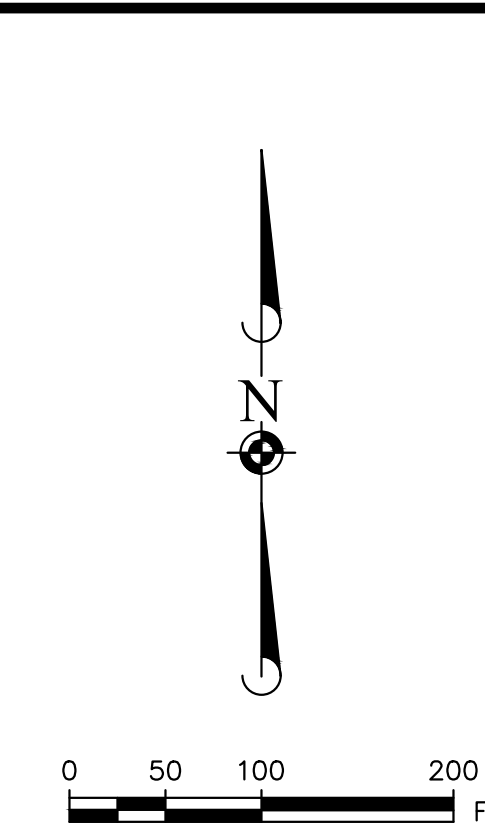
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TEXAS P.E. No. 98334
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10/13/2022











PROJ. MGR.: BB
PROJ. ASSOC.: ZS
DRAWN BY: ----
DATE: 10/13/2022

SHEET
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PROJECT S21-0006

PENDING



<u>LEGEND</u>	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FDC
	FIRE HYDRANT
	BARRIER FREE RAMP
	PROPERTY LINE
	ROW

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SITE BOUNDARY EXHIBIT

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DRAWN BY: ZS
DATE: 10/13/2022

SHEET

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DATE PREPARED: 09/13/2022	
PROJECT NAME: LANDMARK AT BEALL STREET SEC OF LOCUST AND LOOP 288	
LOT AREA:	1,584,405 S.F.
DEVELOPMENT IMPACT AREA:	1,552,422 S.F.
EXISTING ZONING:	SC
EXISTING USE:	AGRICULTURE
PROPOSED ZONING:	SC- SUP FOR MULTIFAMILY
PROPOSED USE:	MULTIFAMILY

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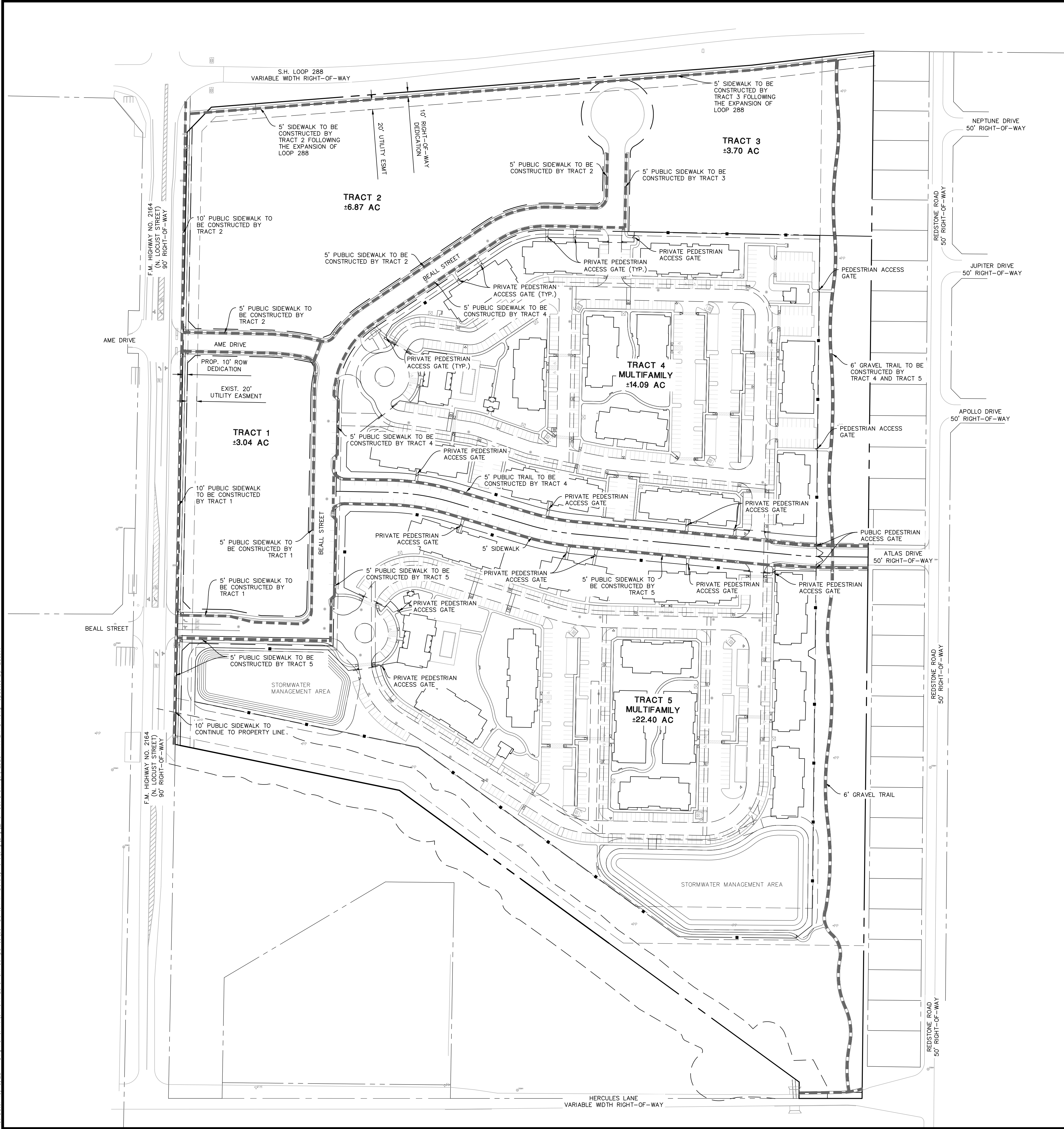
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PROJECT S21-0006

PENDING

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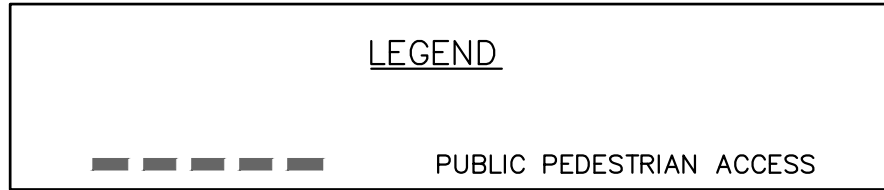
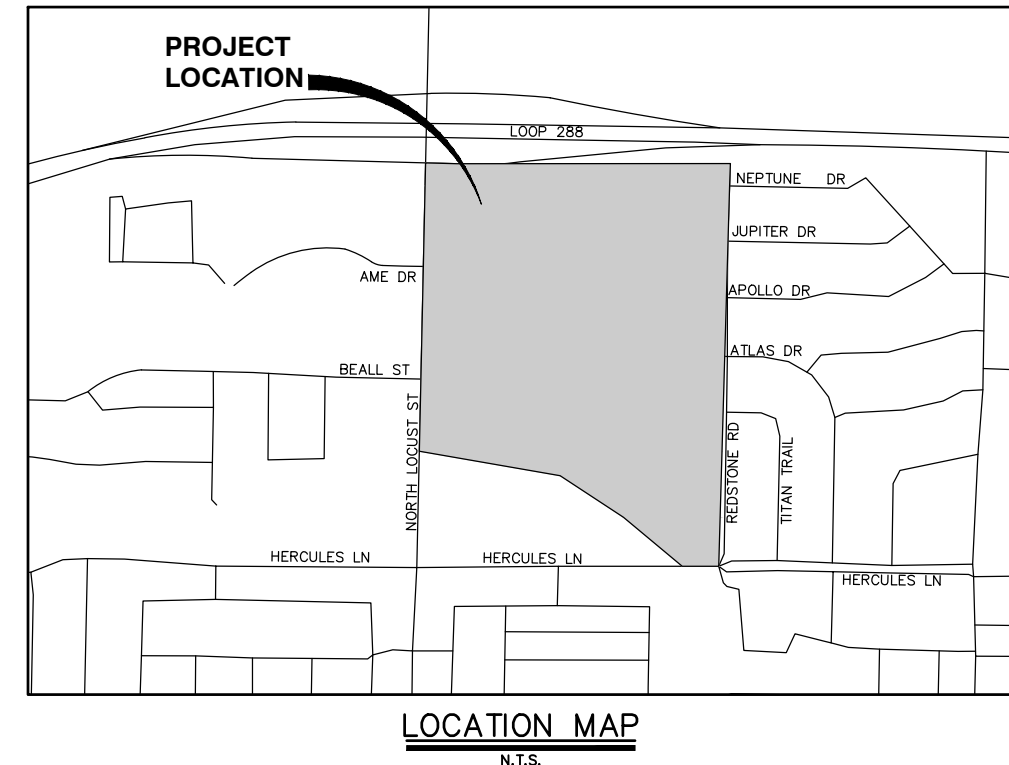
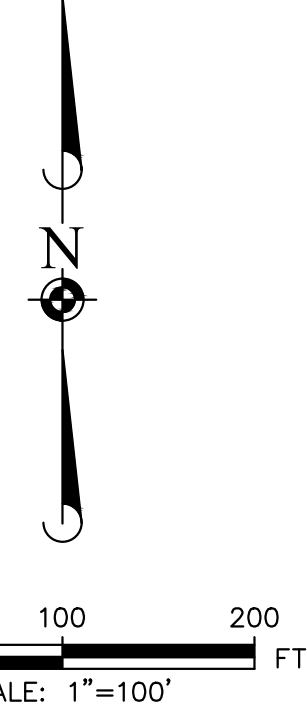
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PROJECT NAME:
LANDMARK AT BEALL STREET
SEC OF LOCUST AND LOOP 288
LOT AREA: 1,584,405 S.F.
DEVELOPMENT IMPACT AREA: 1,552,422 S.F.
EXISTING ZONING: SC
EXISTING USE: AGRICULTURE
PROPOSED ZONING: SC- SUP FOR MULTIFAMILY
PROPOSED USE: MULTIFAMILY

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PEDESTRIAN CIRCULATION PLAN

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PROJ. ASSOC.: ZS
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


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PROJECT S21-0006

PENDING

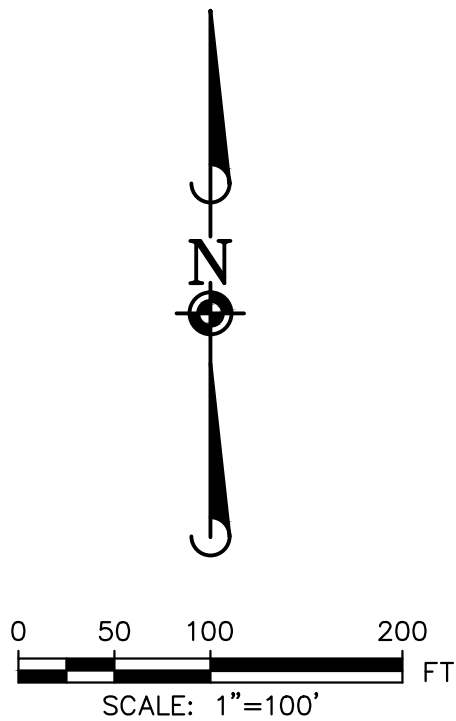
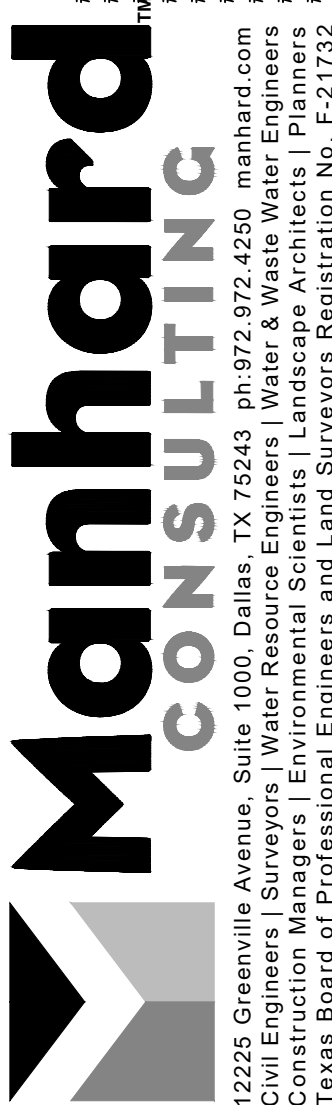


UTILITY LEGEND

	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FIRE HYDRANTS
	WATER FITTINGS
	GATE VALVES
	FDC

NOTES

1. REFER TO SHEET J GENERAL NOTES FOR GENERAL NOTES, PAVING NOTES, AND A COMPLETE LEGEND.
2. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
3. REFER TO STRUCTURAL PLANS FOR ALL BUILDING, DETACHED GARAGE, AND DUMPER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
4. THE CONTRACTOR HAS 14 DAYS TO INSTALL THE DRIVEWAY APPROACH AFTER REMOVING THE EXISTING CURB OR FACE A FINE OF \$500/DAY FOR EACH DAY IT IS NOT INSTALLED.
5. ALL SAWCUTS AND CONCRETE REMOVAL WITHIN 3" OF A JOINT SHALL BE REMOVED AND RECONSTRUCTED TO THE JOINT

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TXDOT ROW EXHIBIT

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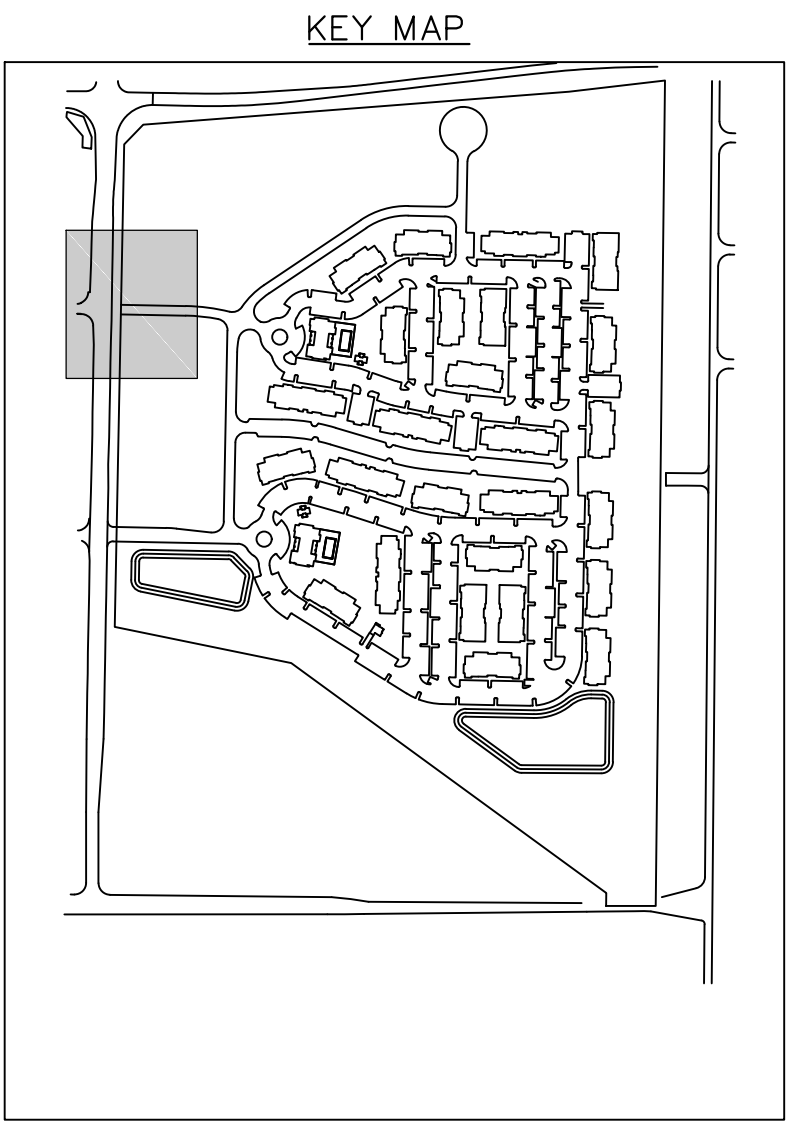
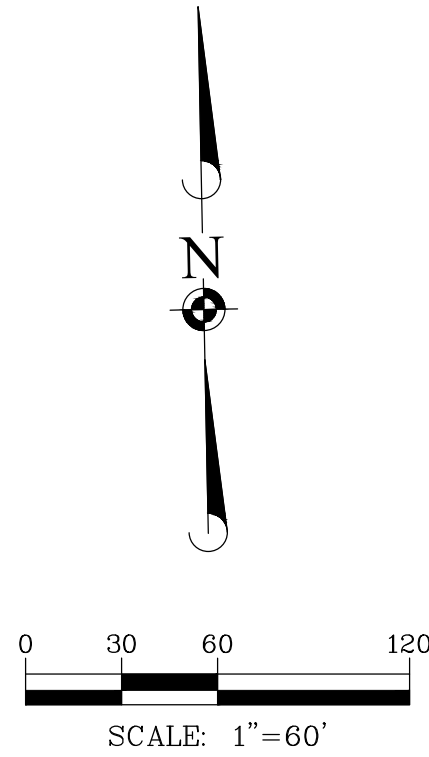
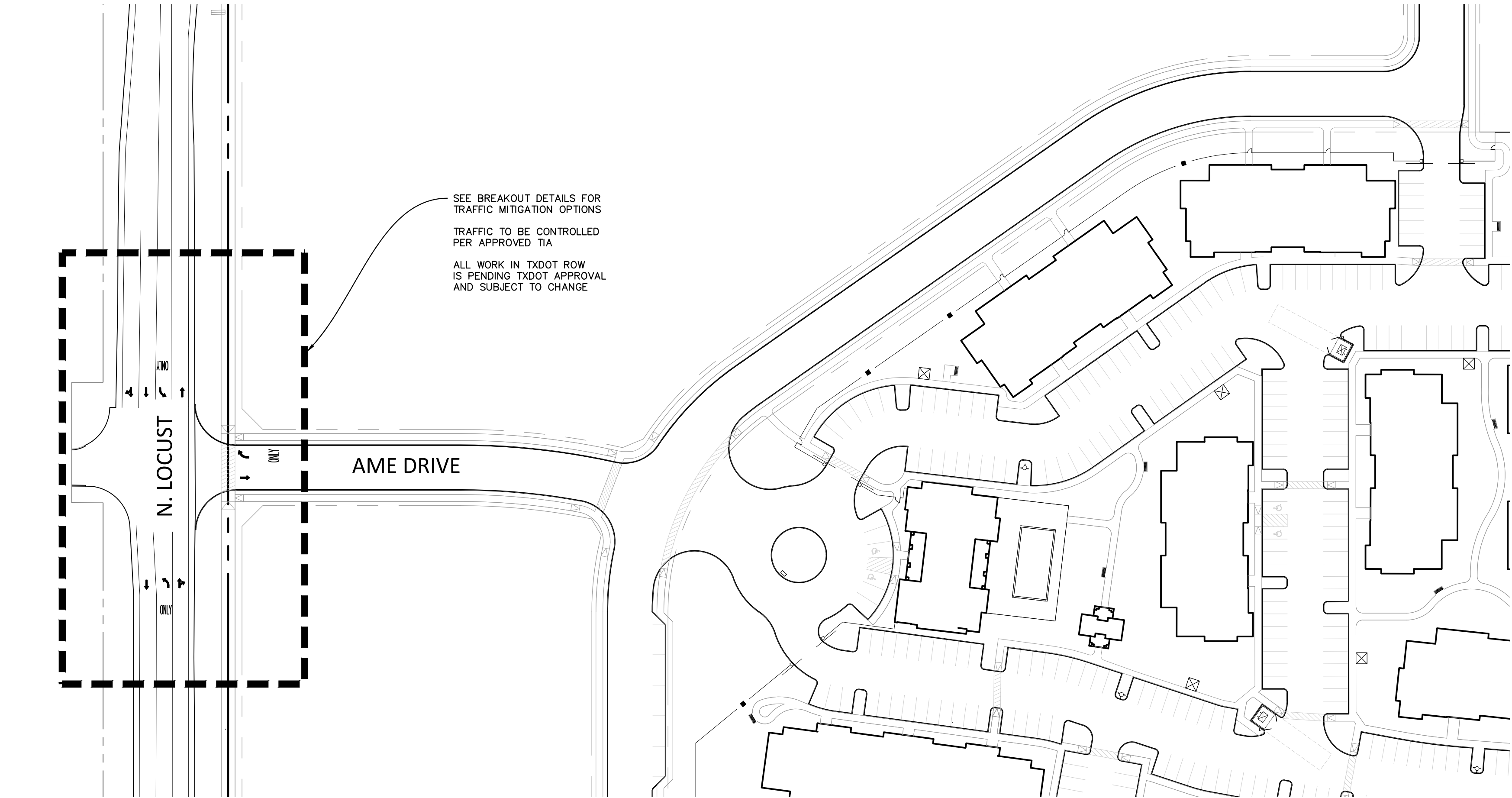
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PROJ. ASSOC.: ZS
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DATE: 10/13/2022

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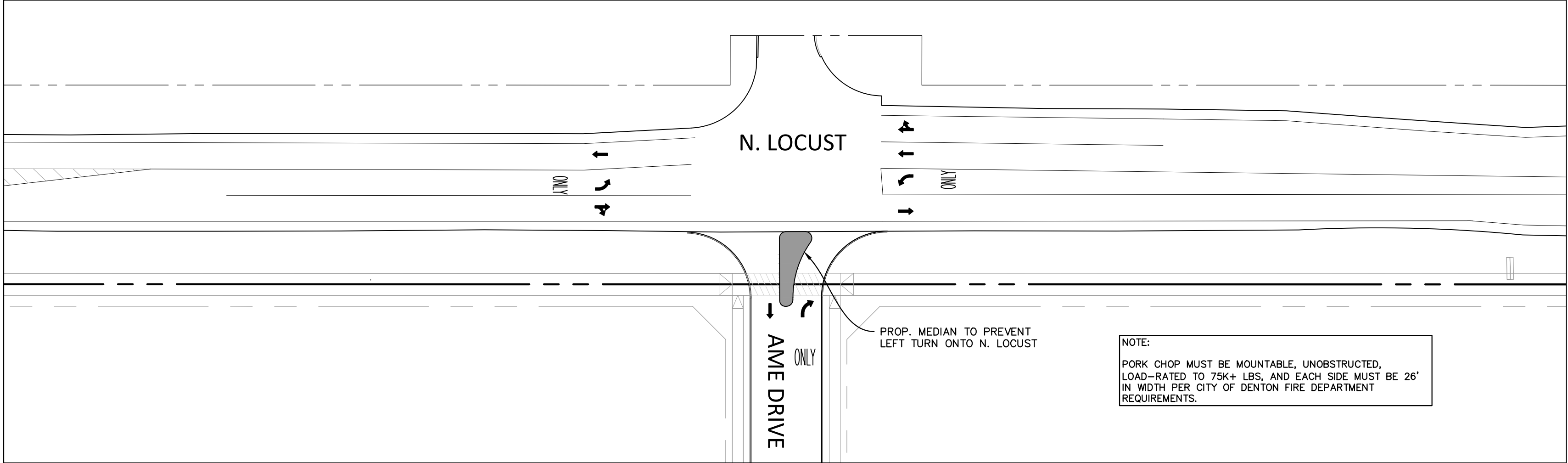
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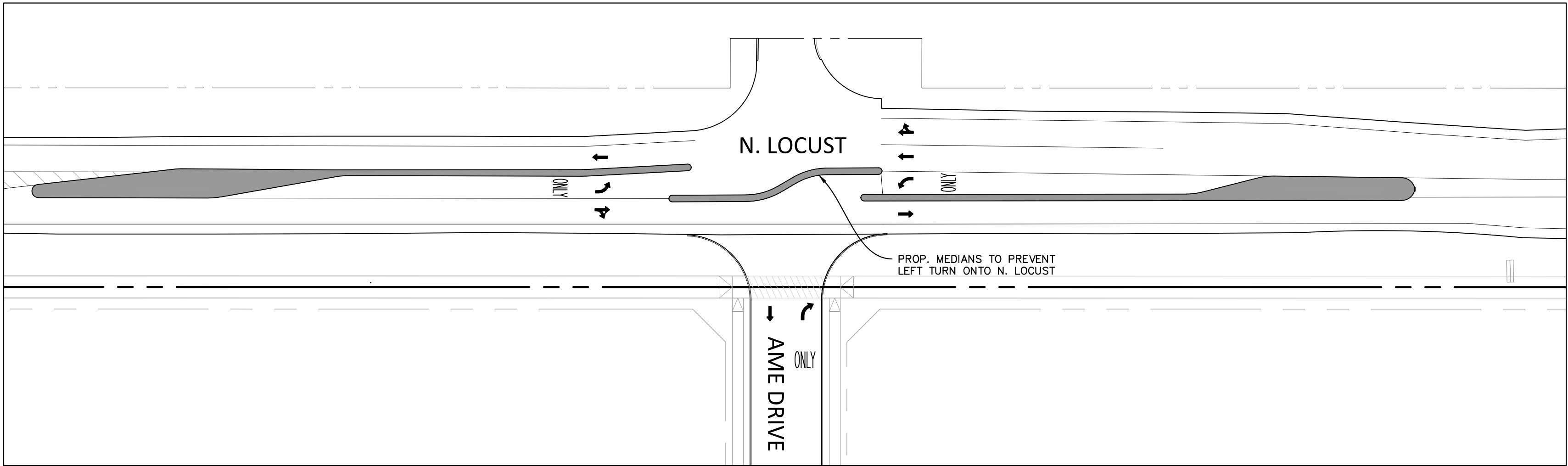


LEGEND	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FDC
	FIRE HYDRANT
	BARRIER FREE RAMP
	FIRE LANE

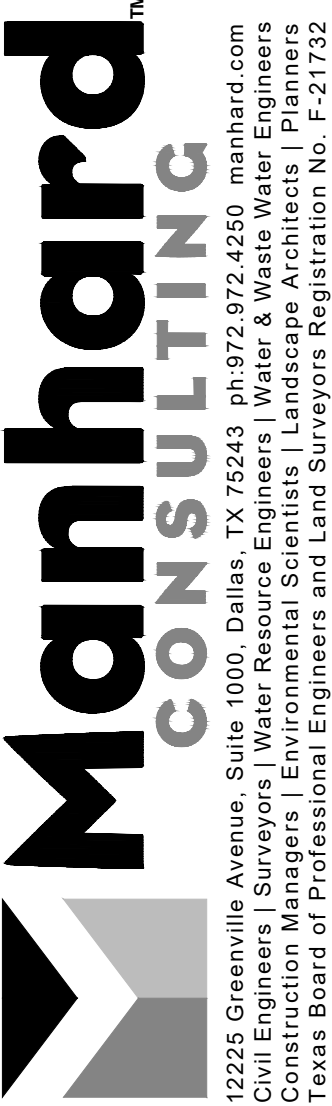
NOTE: ALTERNATIVE MITIGATION MEASURES FOR AME DRIVE MAY BE PROPOSED, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DENTON AND TXDOT IF NEITHER OF THE ALTERNATIVES SHOWN ARE ACCEPTABLE TO TXDOT.



TRAFFIC MITIGATION OPTION #1
DRIVEWAY PORKCHOP



TRAFFIC MITIGATION OPTION #2
TXDOT HOODED MEDIAN



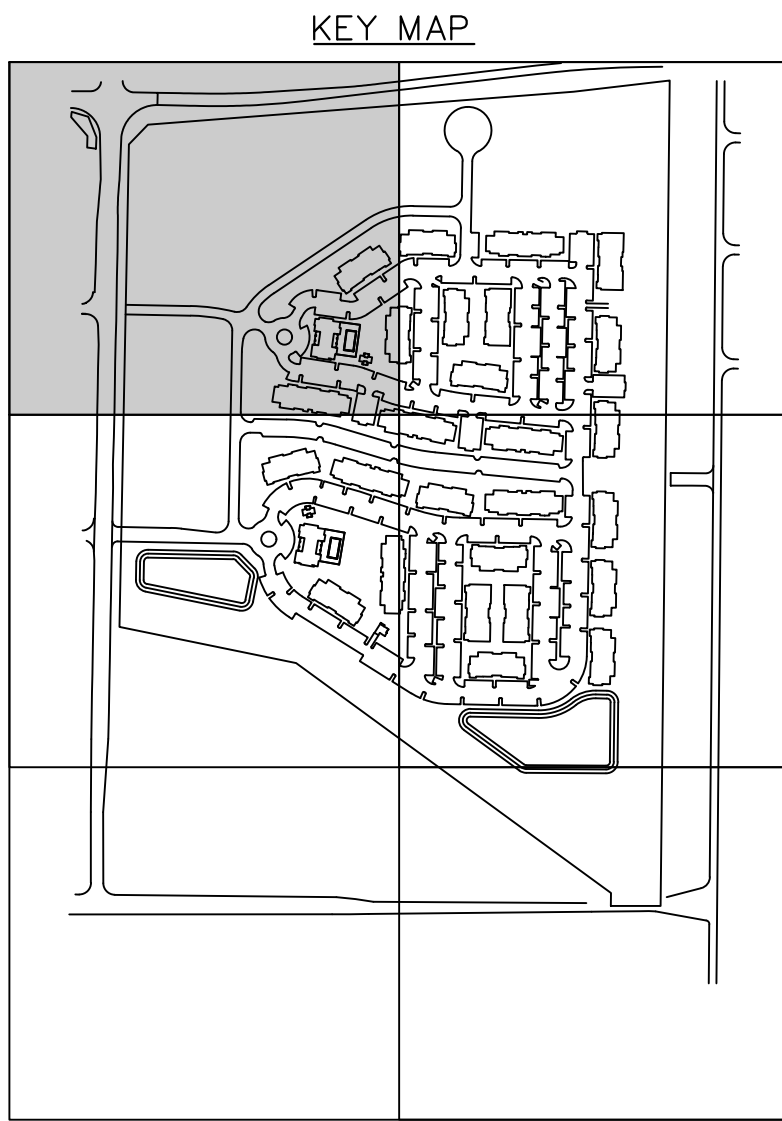
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AME & LOCUST TRAFFIC MITIGATION EXHIBIT

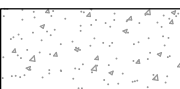
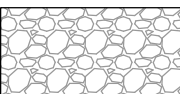


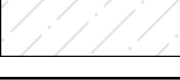
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DATE: 10/13/2022

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PAVING LEGEND

	<p>SIDEWALKS</p>
	<p>GRAVEL TRAIL</p>
	<p>PUBLIC ROAD</p>
	<p>FIRELANE</p>
	<p>POND NORMAL SURFACE ELEVATION</p>

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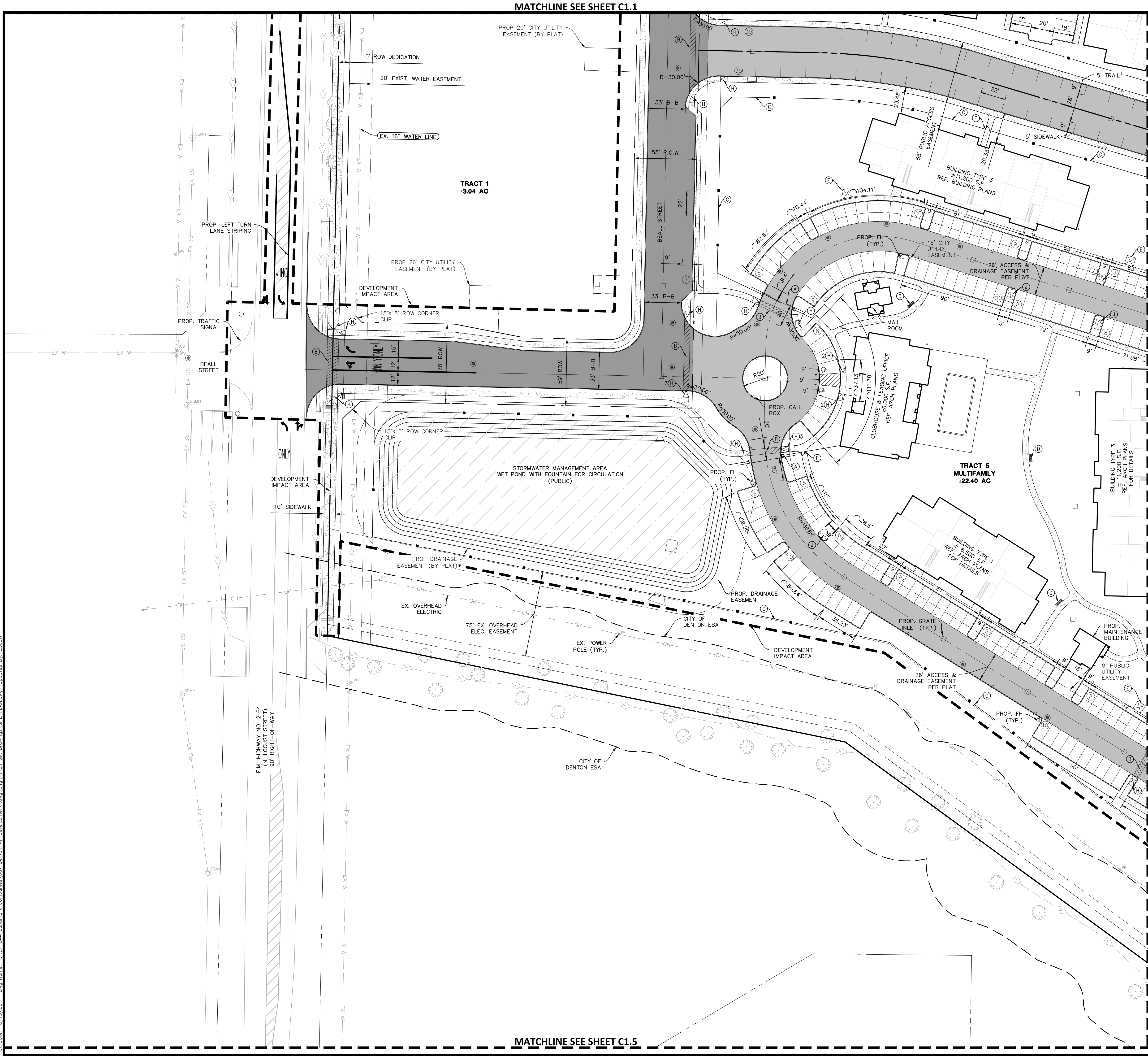
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Cons. Serv. Mgmt., Enviro. Impact, Land Use Planning, and Construction Management
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

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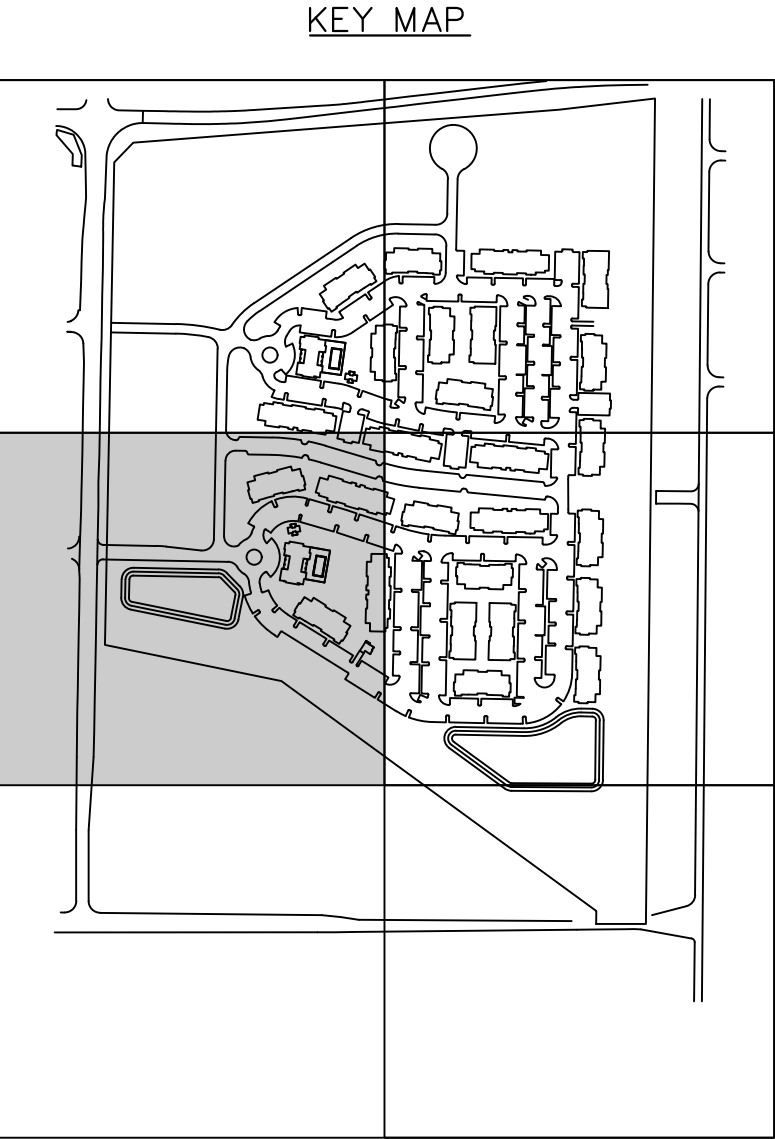
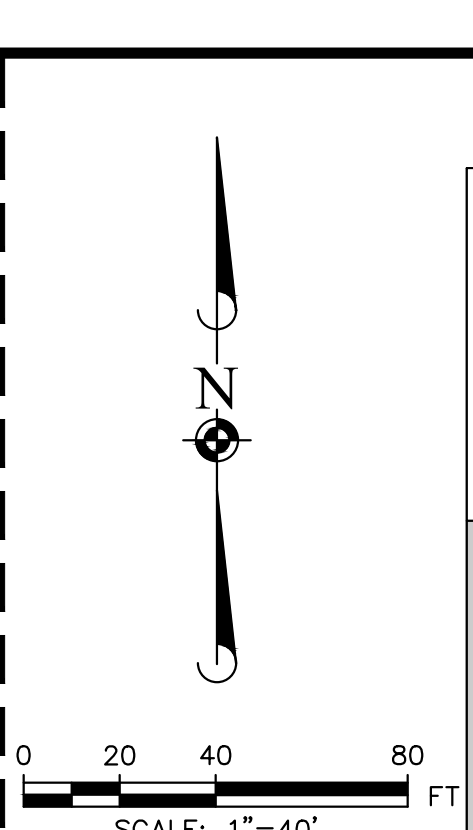
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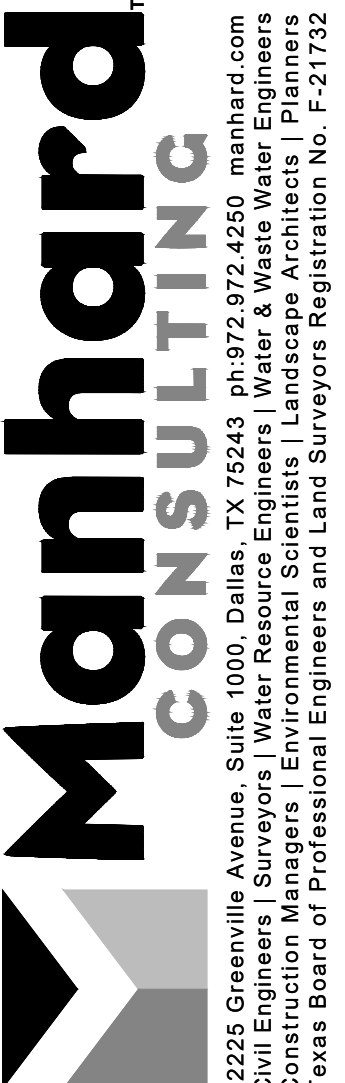
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LEGEND	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FDC
	FIRE HYDRANT
	BARRIER FREE RAMP
	FIRE LANE
	DEVELOPMENT IMPACT AREA
	PROPERTY LINE
	PROPOSED FENCE
	DRAINAGE SWALE

PAVING LEGEND	
	SIDEWALKS
	GRAVEL TRAIL
	PUBLIC ROAD
	FIRELANE
	POND NORMAL SURFACE ELEVATION

HARDSCAPE LEGEND	
(A)	ENTRANCE/EXIT GATE
(B)	PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DDC 7.8.11D.2.b
(C)	6" WROUGHT IRON FENCE
(D)	BENCH (REF. LANDSCAPE PLANS)
(E)	8'X8' BIKE RACK AREA
(F)	PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
(H)	BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
(J)	PROP. TRANSFORMER AND ELECTRIC METER

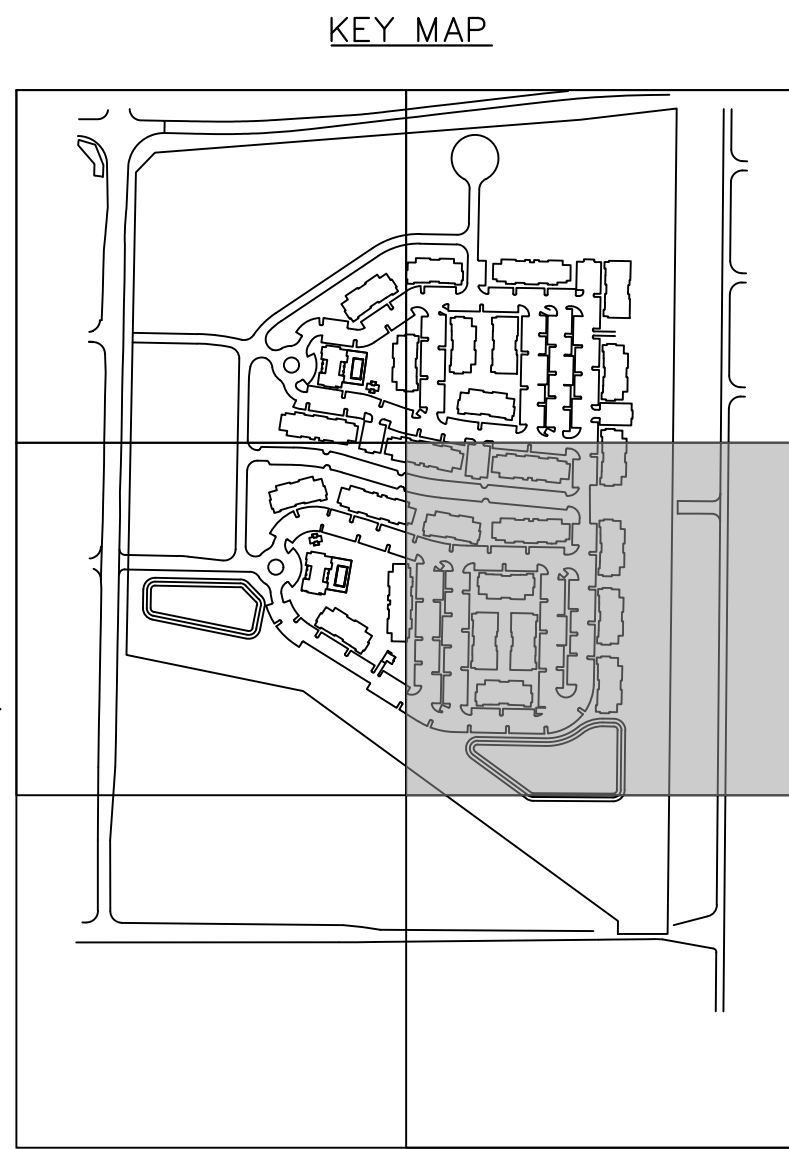


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PAVING AND DIMENSIONAL CONTROL PLAN

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BRIAN J. BRIDGEWATER, P.E.
TEXAS P.E. No. 98334
ISSUED THIS DATE:
10/13/2022

PROJ. MGR.: BB
PROJ. ASSOC.: ZS
DRAWN BY: BD
DATE: 10/13/2022

SHEET
C1.3
611.044007



HARDSCAPE LEGEND	
(A)	ENTRANCE/EXIT GATE
(B)	PROP. CROWLWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DDC 7.8.11D.2.b
(C)	6' WROUGHT IRON FENCE
(D)	BENCH (REF. LANDSCAPE PLANS)
(E)	8'X8' BIKE RACK AREA
(F)	PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
(H)	BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
(J)	PROP. TRANSFORMER AND ELECTRIC METER

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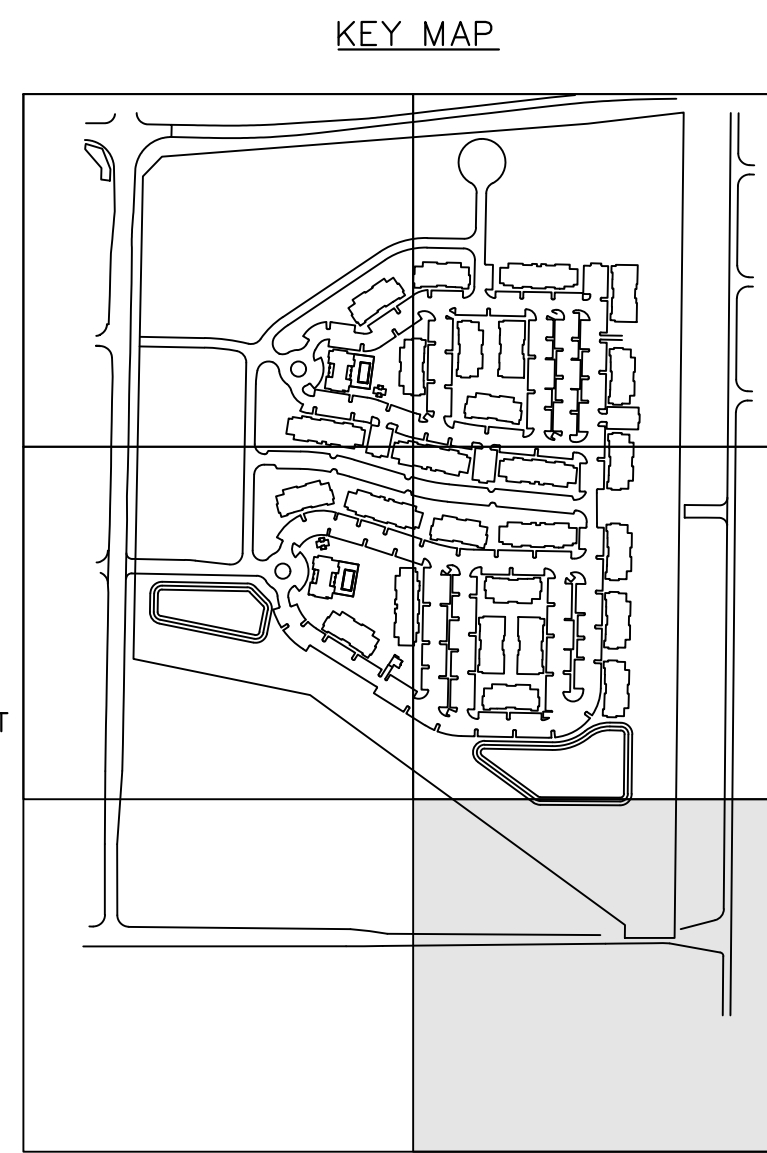
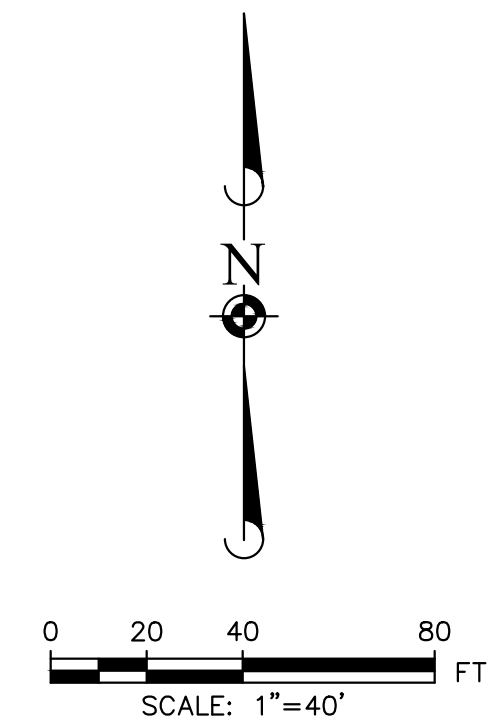
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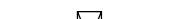




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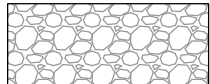



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PROJ. ASSOC.: ZS
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DATE: 10/13/2022

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611.044007




<u>LEGEND</u>	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FDC
	FIRE HYDRANT
	BARRIER FREE RAMP
	FIRE LANE
	DEVELOPMENT IMPACT AREA
	PROPERTY LINE
	PROPOSED FENCE
	DRAINAGE SWALE

PAVING LEGEND

	SIDEWALKS
	GRAVEL TRAIL
	PUBLIC ROAD
	FIRELANE
	POND NORMAL SURFACE ELEVATION

HARDSCAPE LEGEND	
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(B)	PROP. CROSSWALK HIGHLIGHTED WITH MORE THAN PAINT, PER DDC 7.8.11D.2.b
(C)	6" WROUGHT IRON FENCE
(D)	BENCH (REF. LANDSCAPE PLANS)
(E)	8'X8" BIKE RACK AREA
(F)	PEDESTRIAN GATE (REF. LANDSCAPE PLANS)
(H)	BARRIER FREE RAMP (TYPE 1A UNLESS OTHERWISE SPECIFIED)
(J)	PROP. TRANSFORMER AND ELECTRIC METER



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Engineers | Surveyors | Structural Engineers | Transportation Engineers

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PAVING AND DIMENSIONAL CONTROL PLAN

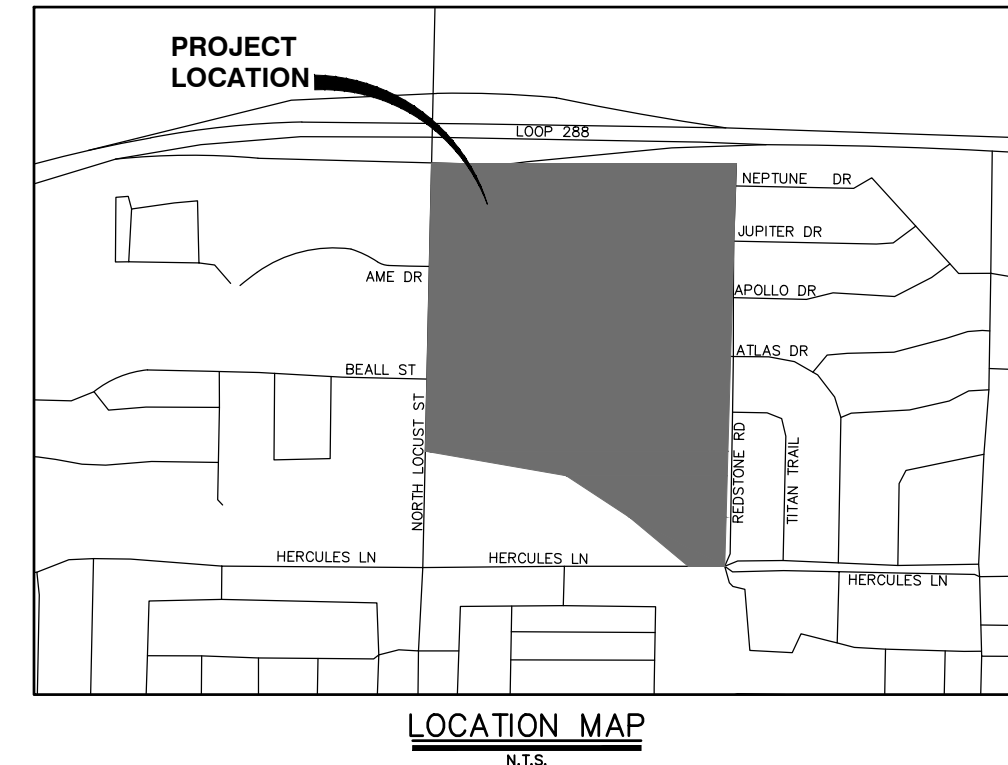
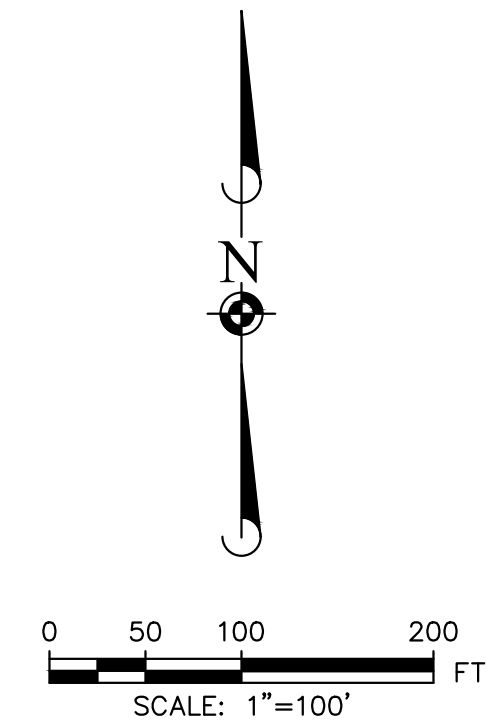
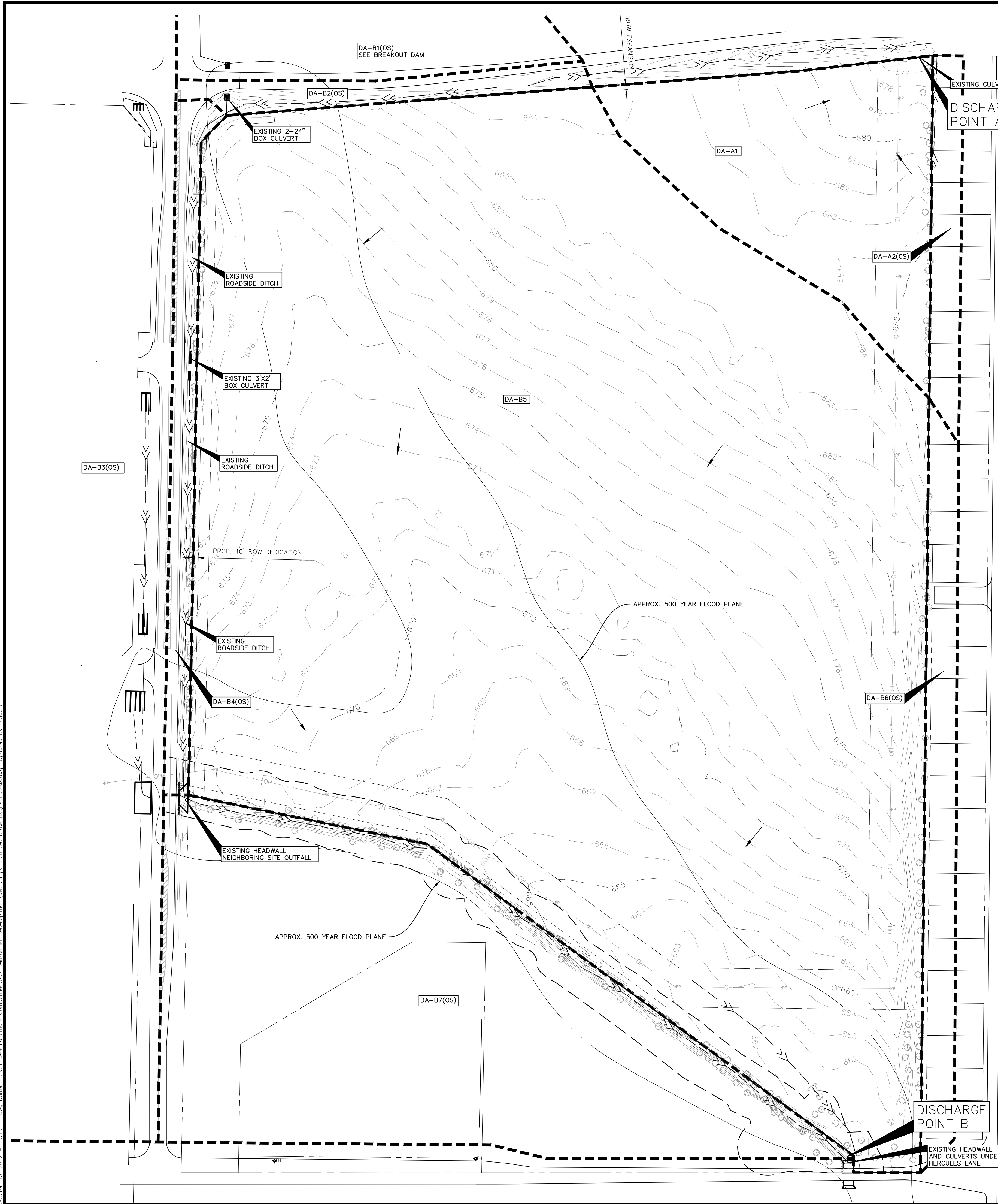
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LEGEND

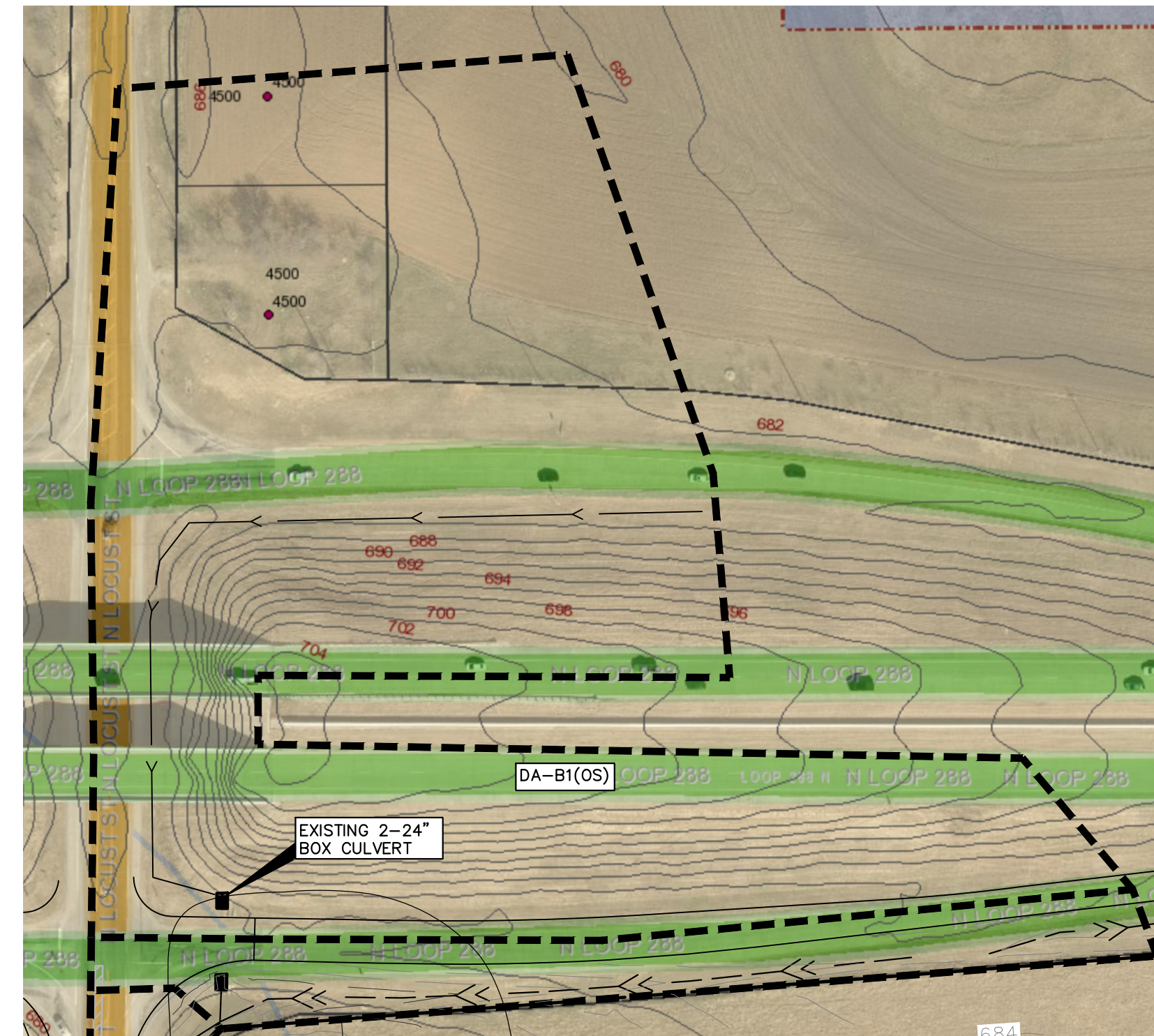
— 100 — EX. CONTOUR

■ ■ DRAINAGE DIVIDE

— . — APPROX. 500 YR FLOODPLAIN

NOTES

1. FEMA FIRM PANEL NUMBER 48121C0220G EFFECTIVE
ON 04/18/2011



EXISTING DRAINAGE CONDITIONS												
Area Name	Area (acres)	C (na)	Tc (min)	I25 (in/hr)	K25 (peak factor max 1.0)	C*K (peak factor max 1.0)	Q25 (cfs)	I100 (in/hr)	K100 (peak factor)	C*K (peak factor max 1.0)	Q100 (cfs)	Notes
Drainage Basin "A"												
DA-A1	5.10	0.30	20	5.60	1.10	0.33	9.42	6.96	1.25	0.38	13.31	on-site that drains to existing culvert under Loop 288 single family lots
DA-A2(OS)	0.93	0.65	15	6.41	1.10	0.72	4.26	7.91	1.25	0.81	5.97	
	0.93						13.68				5.97	
Drainage Basin "B"												
DA-B1(OS)	6.79	0.35	20	5.60	1.10	0.39	14.64	6.96	1.25	0.44	20.68	Loop 288
DA-B2(OS)	0.91	0.95	15	6.41	1.10	1.00	5.81	7.91	1.25	1.00	7.17	Loop 288
DA-B3(OS)											925.00	neighboring multifamily development per DAM for Garden of Denton Apts
DA-B4(OS)	1.53	0.95	15	6.41	1.10	1.00	9.78	7.91	1.25	1.00	12.07	roadside ditch along Locust St
DA-B5	48.36	0.30	20	5.60	1.10	0.33	89.37	6.96	1.25	0.38	126.22	on-site that drains to Hercules Ln culverts
DA-B6(OS)	1.96	0.65	15	6.41	1.10	0.72	8.96	7.91	1.25	0.81	12.57	single family lots
DA-B7(OS)	12.71	0.45	10	7.55	1.10	0.50	47.51	9.24	1.25	0.56	66.08	property south of site
	72.25						176.07				1,169.77	Basin Totals

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EXISTING DRAINAGE AREA MAP

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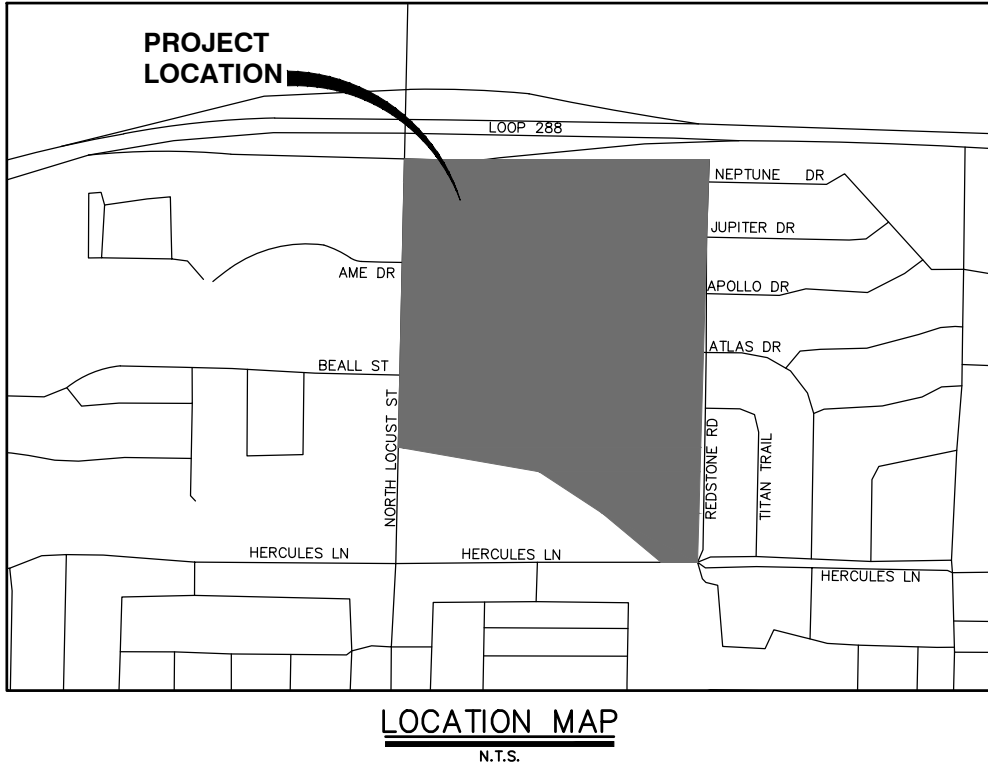
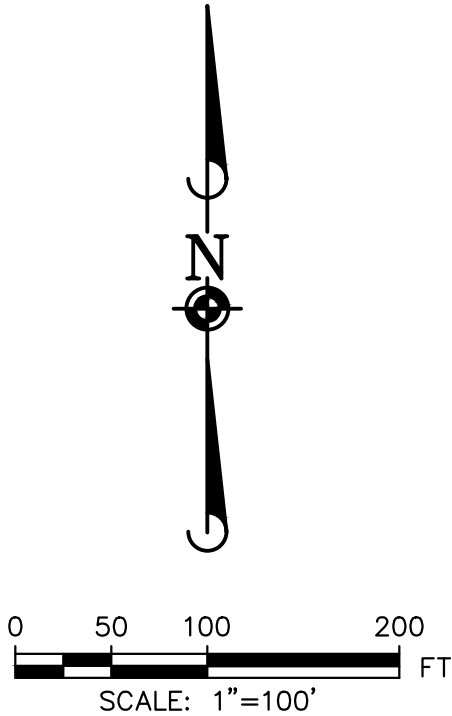
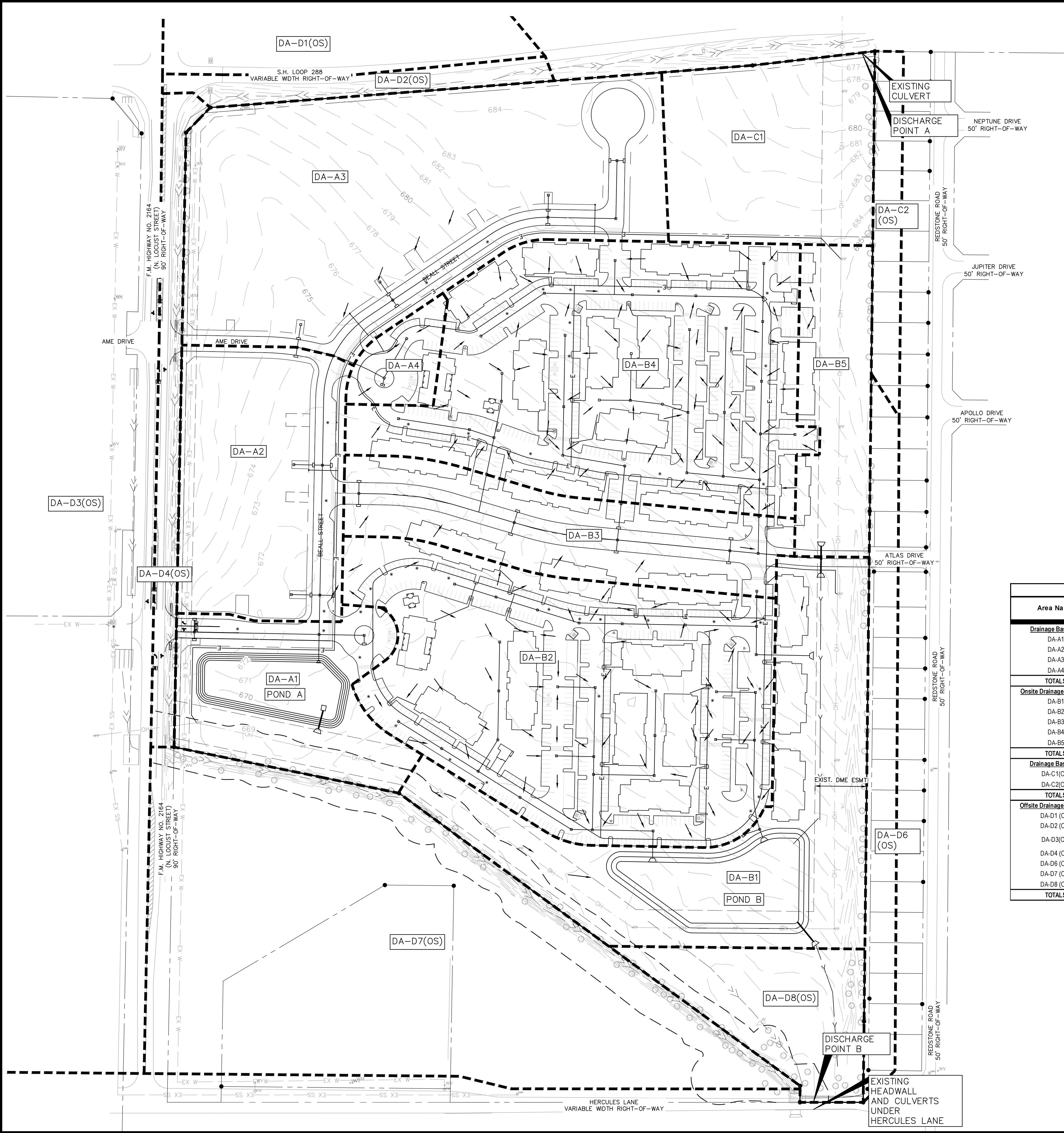
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PROJECT S21-0006

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10/13/22 Dwg Name: P:\611.044 Landmark Commercial\027 Denton, MF Development\Area Map_Plan Set Drawings\PROG DAM.dwg Uploaded By: ZScott



LEGEND

--- 100 --- EX. CONTOUR

--- DRAINAGE DIVIDE

--- APPROX. 500 YR FLOODPLAIN

NOTES

1. FEMA FIRM PANEL NUMBER 48121C0220G EFFECTIVE ON 04/18/2011

DRAINAGE DESIGN INTENT:

POND "B" AS SHOWN IS INTENDED TO SERVE THE STORM WATER DETENTION AND WATER QUALITY REQUIREMENTS FOR BOTH THE MULTIFAMILY AND RETAIL TRACTS. DETAILED DETENTION AND WATER QUALITY CALCULATIONS WILL BE PROVIDED DURING ENGINEERING REVIEW.

NOTE: POND "A" & "B" WILL BE WET PONDS AND SERVE AS AN AMENITY FOR THE DEVELOPMENT.

PROPOSED DRAINAGE CONDITIONS											
Area Name	Area (acres)	C (na)	T _c (min)	I ₂₅ (in/hr)	K ₂₅	C*K	Q ₂₅ (cfs)	I ₁₀₀ (in/hr)	K ₁₀₀	C*K	Q ₁₀₀ (cfs)
Drainage Basin "A"											
DA-A1	3.08	0.30	20	5.60	1.10	0.33	5.70	6.96	1.25	0.38	8.05
DA-A2	4.22	0.30	20	5.60	1.10	0.33	7.81	6.96	1.25	0.38	11.03
DA-A3	9.43	0.30	20	5.60	1.10	0.33	17.43	6.96	1.25	0.38	24.62
DA-A4	0.68	0.30	20	5.60	1.10	0.33	1.26	6.96	1.25	0.38	1.78
TOTALS	16.74						30.94				45.48
Onsite Drainage Basin "B"											
DA-B1	6.38	0.35	20	5.60	1.10	0.39	13.76	6.96	1.25	0.44	19.43
DA-B2	9.31	0.65	15	6.41	1.10	0.72	42.97	7.91	1.25	0.38	27.99
DA-B3	3.44	0.65	15	6.41	1.10	0.72	15.87	7.91	1.25	0.38	10.34
DA-B4	8.99	0.65	15	6.41	1.10	0.72	41.49	7.91	1.25	0.38	27.02
DA-B5	2.11	0.45	10	7.55	1.10	0.50	7.97	9.24	1.25	0.56	10.92
TOTALS	30.23						122.05				95.69
Drainage Basin "C"											
DA-C1(OS)	3.58	0.30	20	5.60	1.10	0.33	6.61	6.96	1.25	0.38	9.34
DA-C2(OS)	0.93	0.30	15	5.60	1.10	0.33	1.72	6.96	1.25	0.38	2.43
TOTALS	4.51						8.33				11.76
Offsite Drainage Basin "D"											
DA-D1(OS)	6.79	0.35	20.00	5.60	1.10	0.39	14.83	6.96	1.25	0.44	20.79
DA-D2(OS)	0.91	0.95	15.00	6.41	1.10	1.00	5.83	7.91	1.25	1.00	7.20
DA-D3(OS)											925.00
DA-D4(OS)	1.53	0.95	15.00	6.41	1.10	1.00	9.81	7.91	1.25	1.00	12.10
DA-D6(OS)	1.96	0.30	20	5.60	1.10	0.33	3.62	6.96	1.25	0.38	5.12
DA-D7(OS)	12.71	0.45	10	7.55	1.10	0.50	47.98	9.24	1.25	0.56	65.77
DA-D8(OS)	2.18	0.45	10	7.55	1.10	0.50	8.21	9.24	1.25	0.56	11.26
TOTALS	11.19						34.09				970.21

PROJECT S21-0006

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PROPOSED DRAINAGE AREA MAP

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TEXAS P.E. No. 983334

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PROJ. ASSOC.: ZS

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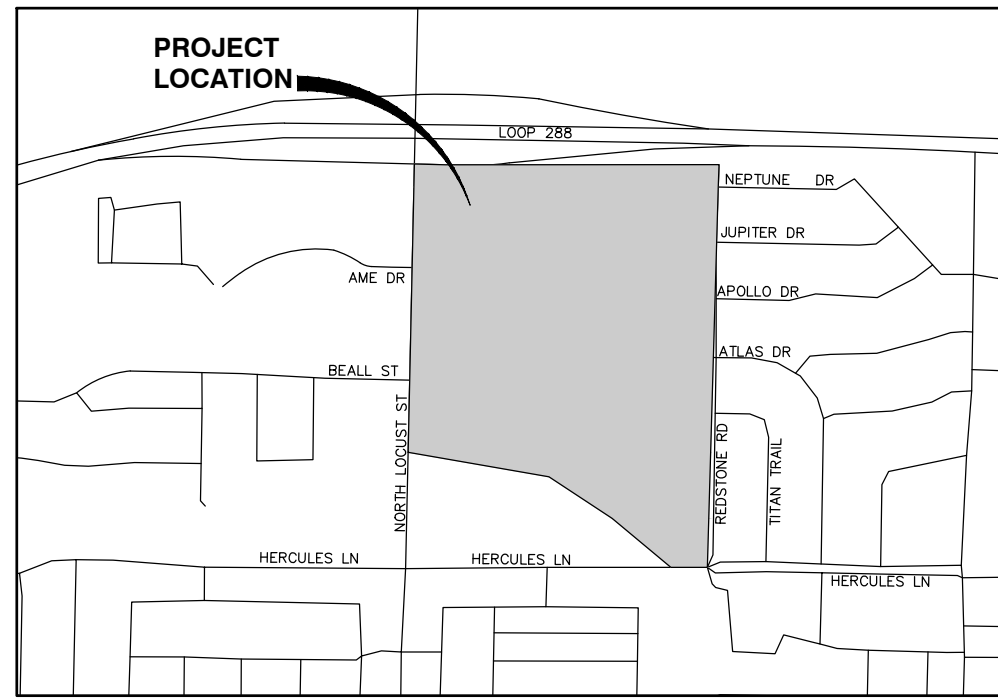
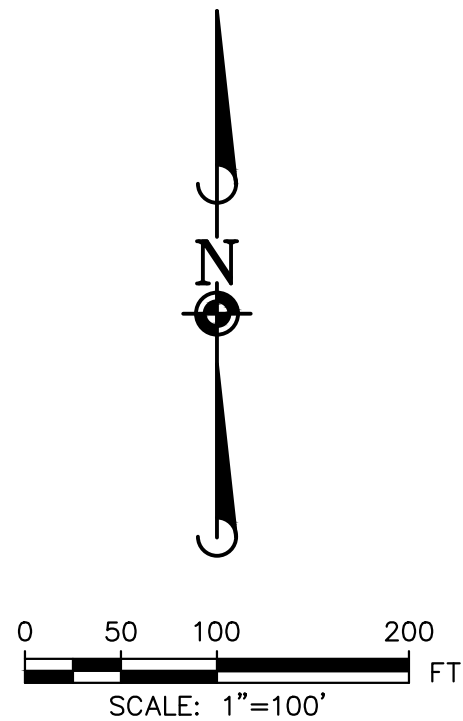
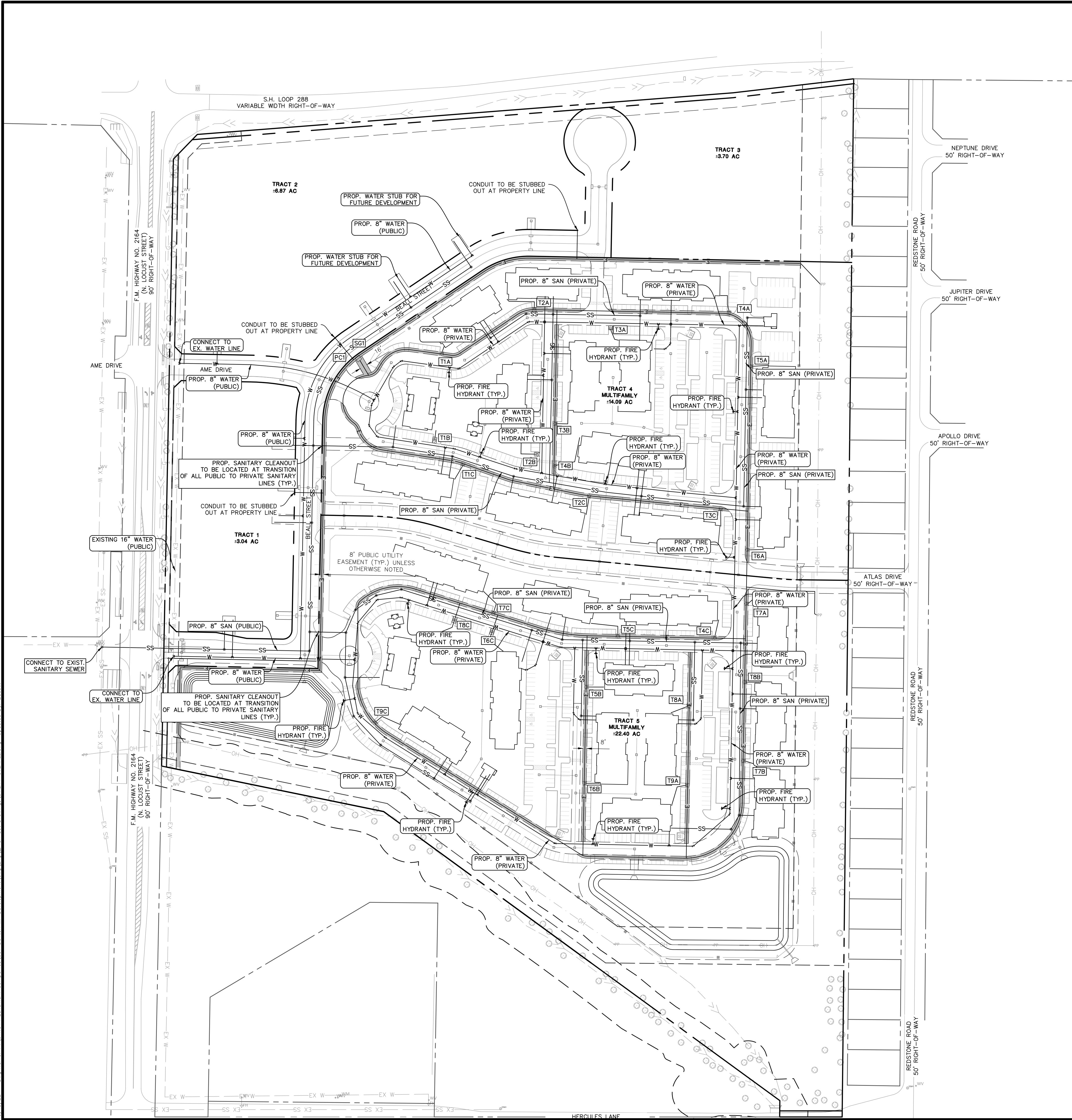
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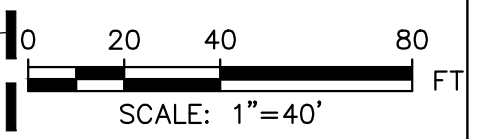
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UTILITY LEGEND	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FIRE HYDRANTS
	WATER FITTINGS
	GATE VALVES
	FDC
	PUBLIC UTILITY EASEMENT FOR DME ACCESS (8' UNLESS OTHERWISE NOTED)

NOTES

1. REFER TO SHEET 1 GENERAL NOTES FOR GENERAL NOTES, PAVING NOTES, AND A COMPLETE LEGEND.
2. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
3. REFER TO STRUCTURAL PLANS FOR ALL BUILDING, DETACHED GARAGE, AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
4. THE CONTRACTOR HAS 14 DAYS TO INSTALL THE DRIVEWAY APPROACH AFTER REMOVING THE EXISTING CURB OR FACE A FINE OF \$500/DAY FOR EACH DAY IT IS NOT INSTALLED.
5. ALL SAWCUTS AND CONCRETE REMOVAL WITHIN 3" OF A JOINT SHALL BE REMOVED AND RECONSTRUCTED TO THE JOINT.



UTILITY LEGEND

- ## NOTES

ELECTRIC UTILITY LEGEND

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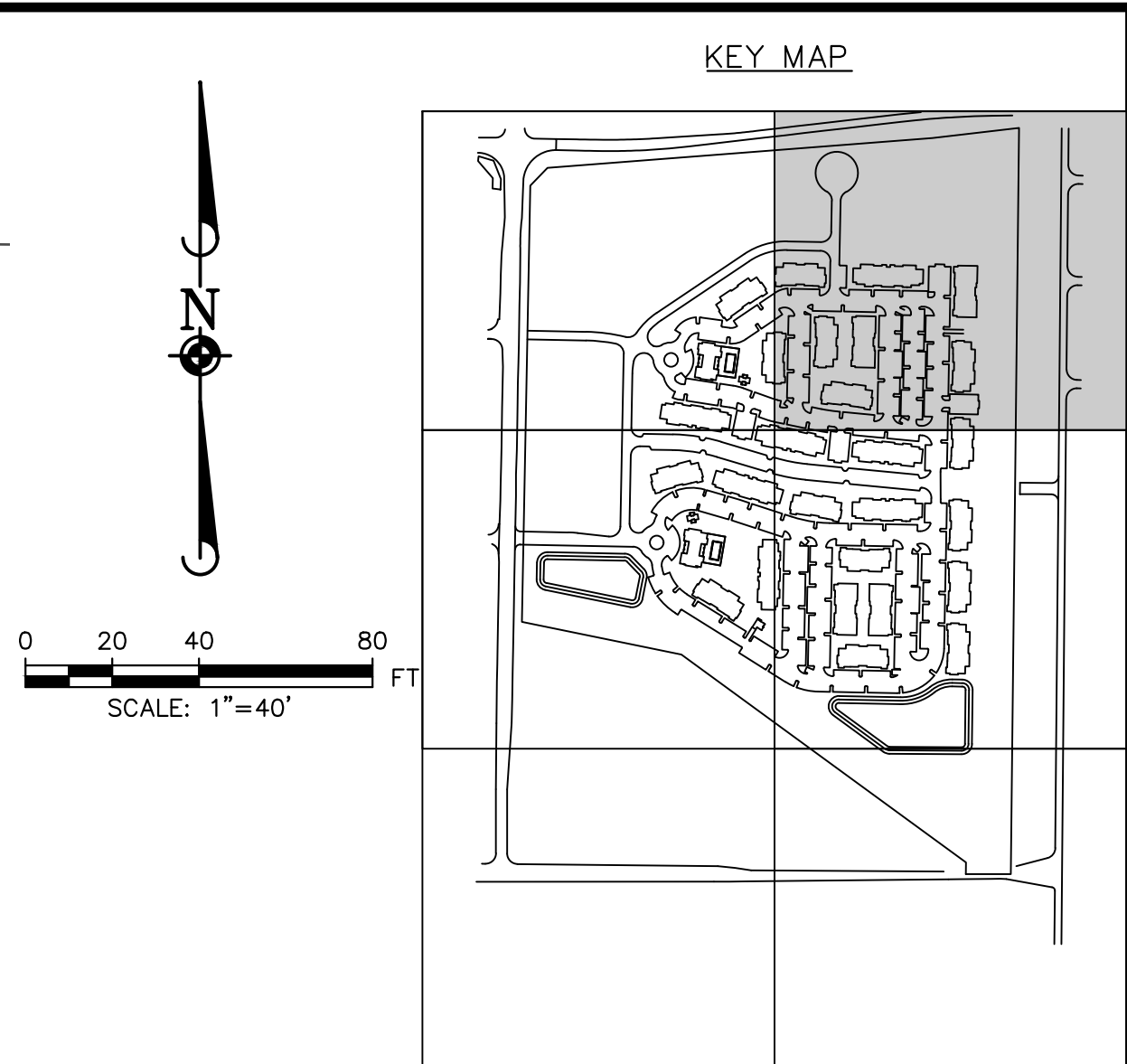
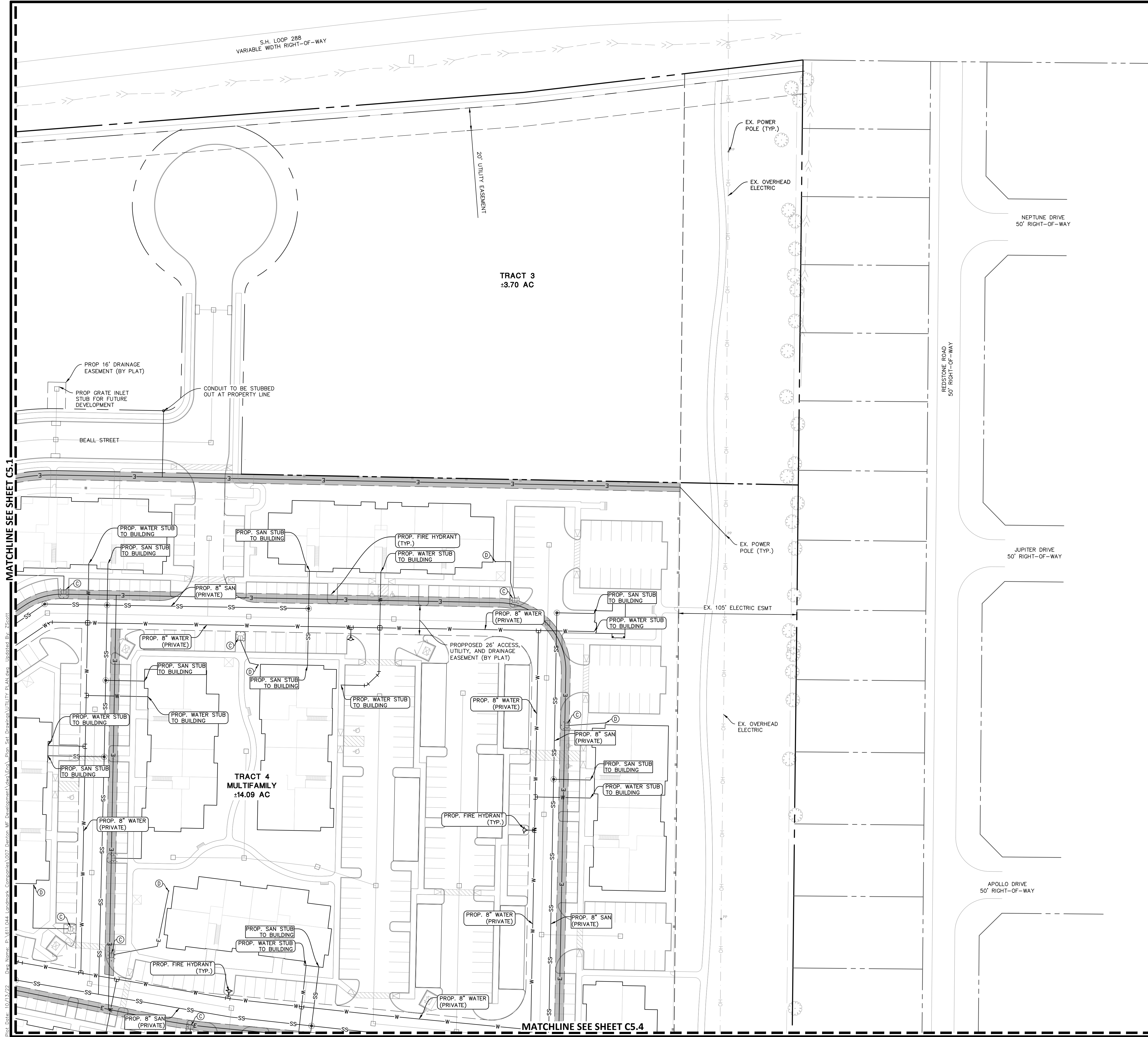
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PENDING



UTILITY LEGEND	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FIRE HYDRANTS
	WATER FITTINGS
	GATE VALVES
	FDC
	PUBLIC UTILITY EASEMENT FOR DME ACCESS

- NOTES
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ELECTRIC UTILITY LEGEND	
(A)	PROPOSED DME SWITCHGEAR IN 30' PUBLIC UTILITY EASEMENT
(B)	DME PRIMARY CONNECTION CABINET
(C)	DME TRANSFORMER (DEVELOPER TO INSTALL PAD)
(D)	ELECTRIC METER
(E)	UNDERGROUND PRIMARY ELECTRIC LINE
(F)	UNDERGROUND ELECTRIC SERVICE LINE

REVISIONS	
DATE	DESCRIPTION

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UTILITY PLAN

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TEXAS P.E. No. 98334
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PROJ. ASSOC.: ZS
DRAWN BY: ANV
DATE: 10/13/2022

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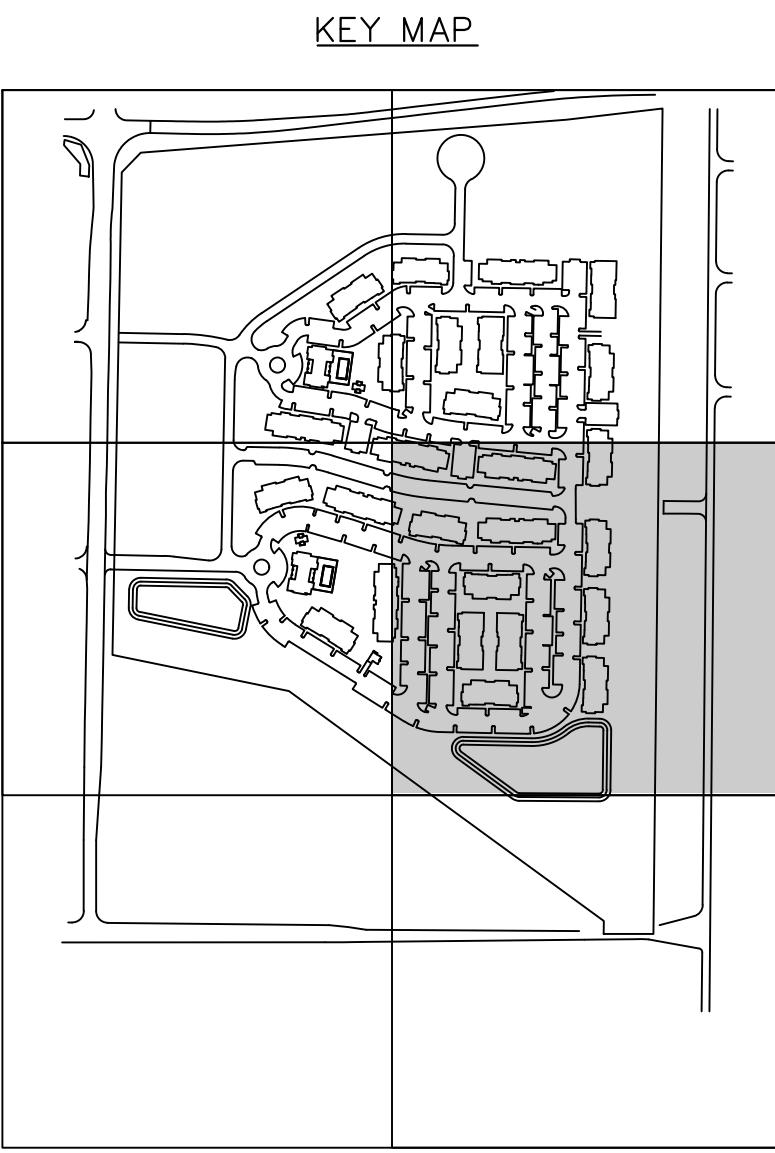
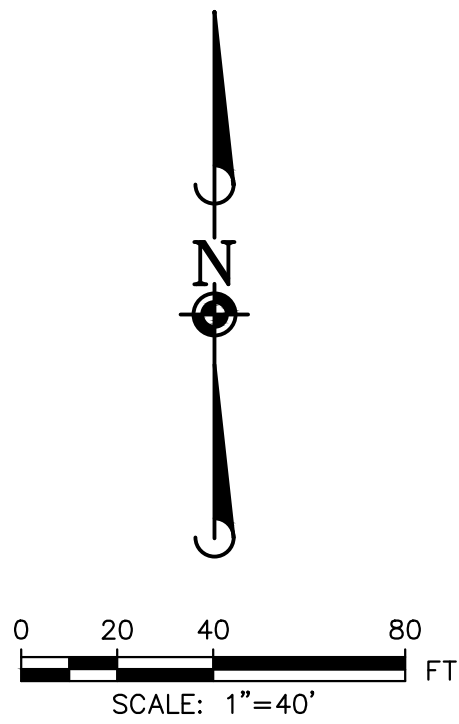
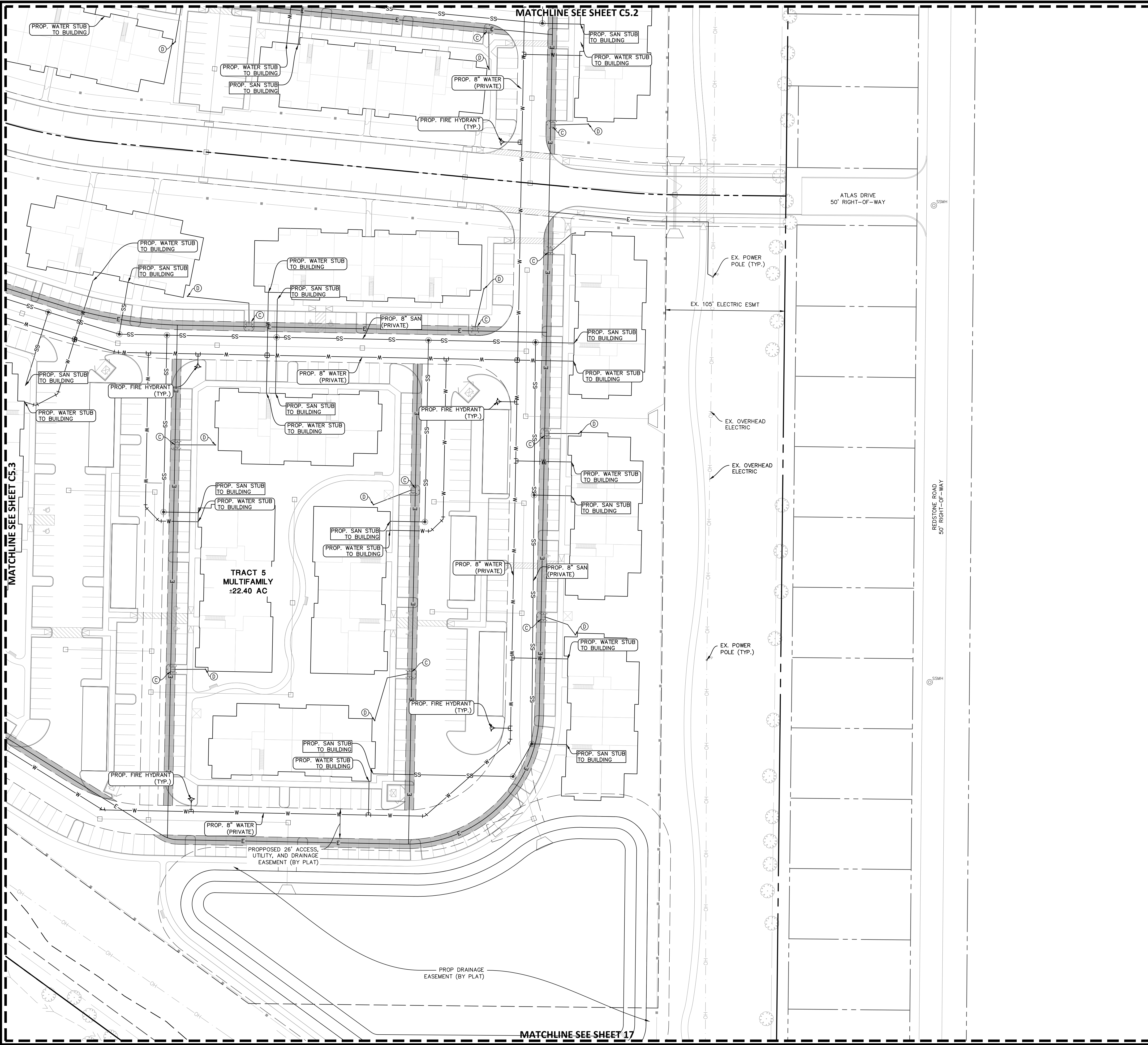
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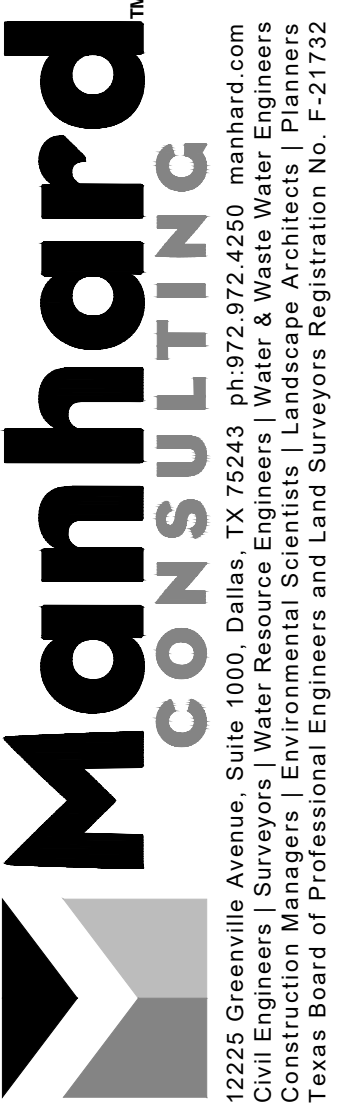
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UTILITY LEGEND	
	DOUBLE CLEANOUT
	SANITARY MANHOLE
	JUNCTION BOX
	CURB INLET
	GRATE INLET
	FIRE HYDRANTS
	WATER FITTINGS
	GATE VALVES
	FDC
	PUBLIC UTILITY EASEMENT FOR DME ACCESS

- NOTES**
- REFER TO SHEET 1 GENERAL NOTES FOR GENERAL NOTES, PAVING NOTES, AND A COMPLETE LEGEND.
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ELECTRIC UTILITY LEGEND	
(A)	PROPOSED DME SWITCHGEAR IN 30' PUBLIC UTILITY EASEMENT
(B)	DME PRIMARY CONNECTION CABINET
(C)	DME TRANSFORMER (DEVELOPER TO INSTALL PAD)
(D)	ELECTRIC METER
(E)	UNDERGROUND PRIMARY ELECTRIC LINE
(F)	UNDERGROUND ELECTRIC SERVICE LINE



LANDMARK RESIDENTIAL

A1288 A T. TOBY, TR 13, 53.93 ACRES, CITY OF DENTON, TEXAS

UTILITY PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
BRIAN J. BRIDGEWATER, P.E.
TEXAS P.E. No. 98334
ISSUED THIS DATE:
10/13/2022

PROJ. MGR.: BB
PROJ. ASSOC.: ZS
DRAWN BY: ANV
DATE: 10/13/2022

SHEET
C5.4
611.044007

PROJECT S21-0006

PENDING

