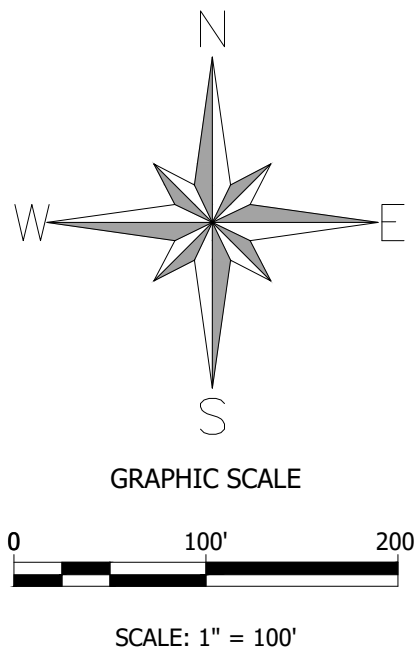
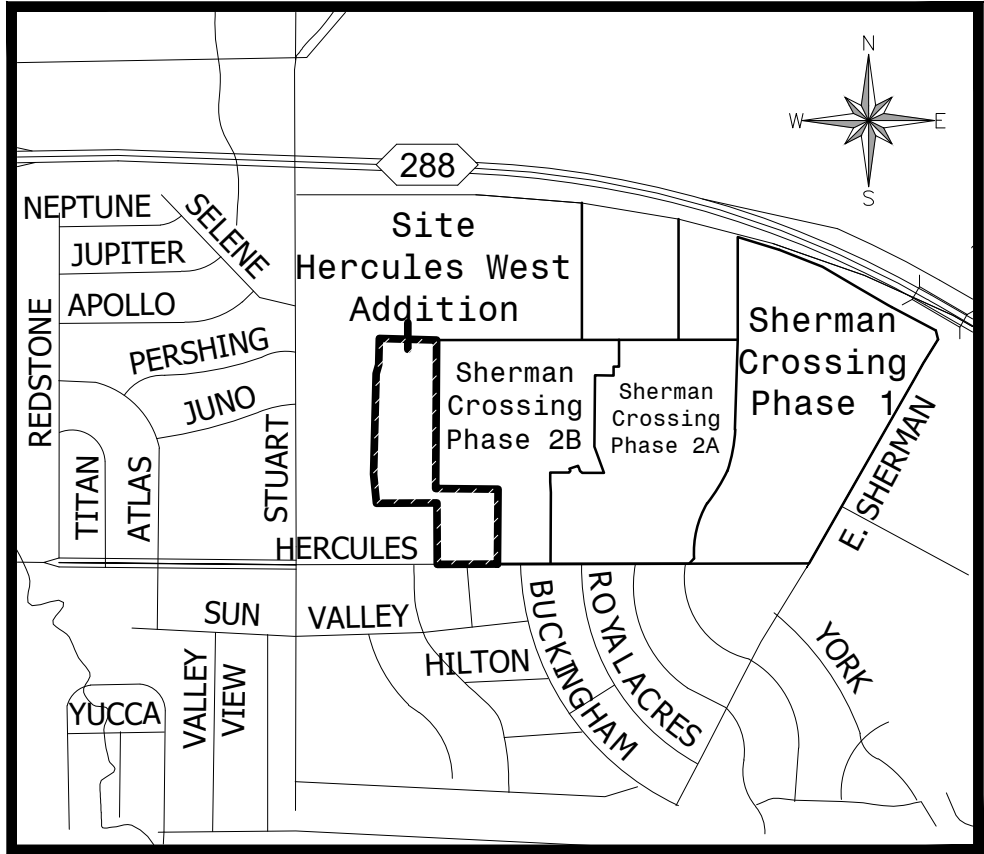




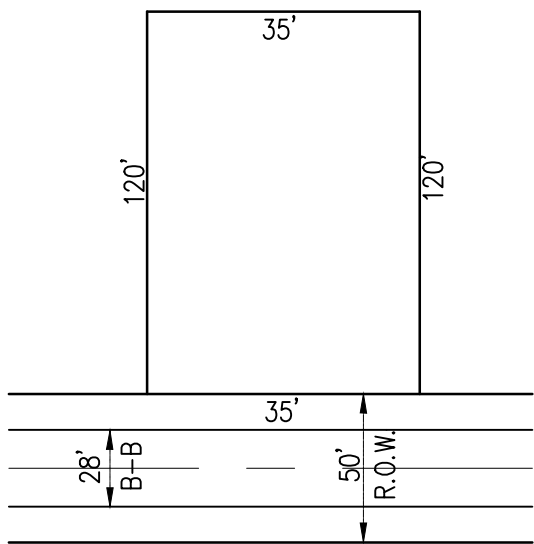
Legend

- PUE - Public Utility Easement
DE - Drainage Easement
SE - Sewer Easement



VICINITY MAP

Scale: n.t.s.



TYPICAL LOT DETAIL
N. T. S.

58 LOTS
PRELIMINARY PLAT
HERCULES WEST ADDITION
BEING PART OF 9.95 ACRES OUT OF THE
S. McCracken Survey, Abst. No. 817,
City of Denton, Denton County, Texas

Owner/Developer:
SHERMAN CROSSING
DEVELOPMENT, LLC
18101 Preston Road, Suite 201
Dallas, Texas 75252
Contact: Austin Good
469.231.1383

Surveyor:
KAZ SURVEYING
1720 Westminster
Denton, Texas 76205
Contact: Kenneth A. Zollinger
940.382.3446

Engineer:
CRANNELL, CRANNELL & MARTIN ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

July 26, 2017

Project Number: PP17-0015

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRIC SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

NOTES:

- DISCHARGE FROM ANY DETENTION POND OUTFALL OR STORM DRAIN OUTFALL MAY REQUIRE AN OFFSITE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW. IF AN OFFSITE DRAINAGE EASEMENT IS REQUIRED, A STUDY SHALL BE MADE OF THE OFF-SITE PROPERTY TO DETERMINE THE SIZE OF THE DRAINAGE EASEMENT TO ACCOMMODATE THE FLOW.
- ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE PRELIMINARY PLAT ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN.
- NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.
- DEVELOPED STORM WATER DISCHARGE FLOWS NOT TO EXCEED PRE-DEVELOPED FLOWS.
- ANY WORK WITHIN TXDOT R.O.W. WOULD REQUIRE A TXDOT PERMIT.

