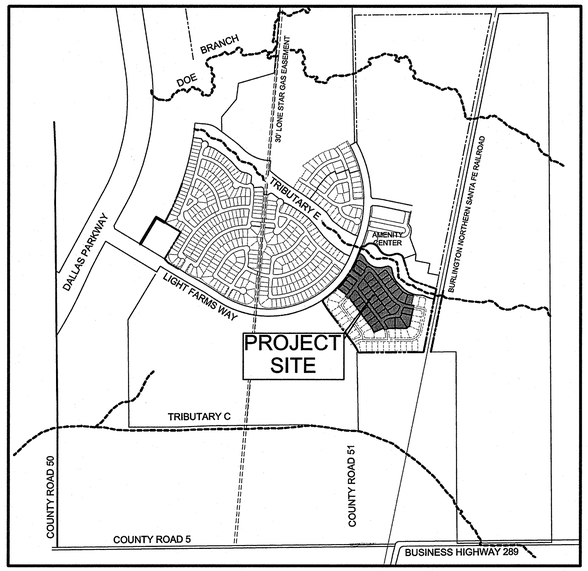
ENGINEERING PLANS FOR THE CONSTRUCTION OF

THE MAYDELLE NEIGHBORHOOD PHASE ONE

AT

LIGHT FARMS

COLLIN COUNTY, TEXAS



LOCATION MAP
N.T.S.

NORTH

INDEX OF DRAWINGS		
SHEET NO.	DESCRIPTION	REV. NO.
00-00	COVER SHEET	
00-01	GENERAL NOTES	
01-01	CONSTRUCTION PLAT	
01-02	CONSTRUCTION PLAT NOTES	
02-01	DEMOLITION PLAN	
02-02	EROSION CONTROL PLAN - PRE-CON	
02-03	EROSION CONTROL PLAN - POST-CON	
03-01	GRADING PLAN AREA - 01	
03-02	GRADING PLAN AREA - 02	
03-03	GRADING PLAN AREA - OS	
04-01	PAVING PLAN & PROFILE - WILDRYE & ESTELLINE DRIVE	
04-02	PAVING PLAN & PROFILE - ALLEYTON WAY	
04-03	PAVING PLAN & PROFILE -BAIRD WAY	
04-04	PAVING PLAN & PROFILE - BRISCOE DRIVE	
04-05	PAVING PLAN - CROSSWALK	
05-01	STRIPING, SIGNAGE, AND SLEEVING PLAN	
05-02	SIGNAGE DETAILS	
06-01	DRAINAGE AREA MAP	
06-02	DRAINAGE AREA CALCULATIONS	
07-01	STORM DRAINAGE PLAN & PROFILE - LINE A	
07-02	STORM DRAINAGE PLAN & PROFILE - LINE B	
07-03	STORM DRAINAGE PLAN & PROFILE - LINE C	
07-04	STORM DRAINAGE PLAN & PROFILE - LINE D	
07-05	STORM PROFILE LATERALS	
08-01	WATER AND SANITARY SEWER PLAN	
08-01A	WASTE WATER SERVICE PLAN	
09-01	SANITARY SEWER PROFILE - LINES B & C	
09-02	SANITARY SEWER PROFILE - LINES D & E	
10-01	RETAINING WALL DETAILS	
10-02	SANITARY SEWER MANHOLE DETAILS	
10-03	EROSION CONTROL DETAILS	
10-04	RETAINING WALL DETAILS - SONOTUBE	
CS1-CS10	CITY STANDARD DETAILS	
BC(10)-07	BARRICADE STANDARD	
TCP(1-4)-12	TRAFFIC CONTROL PLAN STANDARD	
FW-0	CONCRETE WINGWALL	

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

Owner/Developer

LFC LAND COMPANY, LLC

8401 North Central Expressway Suite 350
Dallas, Texas 75252
Phone: 214-292-3410 Fax 214-292-3411

Prepared For:

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

C/O Republic Property Group
8401 North Central Expressway Suite 350
Dallas, Texas 75252
Phone: 214-292-3410 Fax 214-292-3411

Prepared By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

DWG: h:\proj\0139050\101390532 - 80' Lots\DWG\00-00 COVER SHEET.dwg USER: aleeftel
DATE: Mar 21, 2014 11:03am XREFS: GBS BASE-CRS1 LF-MASTER-BASE BASE

h:\proj\0139050\101390532 - 80' lots\dwg\00-00 cover sheet.dwg

P-201305-01

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE STANDARD DRAWINGS THEREIN AND THE CITY OF CELINA'S ADDENDUM THERETO. CONTRACTOR SHALL HAVE ATLEAST ONCE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES. SEE SUPPLEMENTARY CONDITIONS, SC-3.02.

2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE SUCH THAT THERE IS THE MINIMUM INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO THE PROJECT.

3. CONSTRUCTION MAY NOT BEGIN EARLIER THAN 7:00 A.M. ON WEEKDAYS NOR CONTINUE AFTER DARK WITHOUT PERMISSION FROM THE CITY OF CELINA. CONSTRUCTION ON HOLIDAYS AND SATURDAY MUST BE APPROVED TWO DAYS IN ADVANCE, A FEE OF $300.00 A DAY FOR WORKING ON HOLIDAYS AND SATURDAY WILL BE ASSESSED PAYABLE TO THE CITY BEFORE WORK IS PREFORMED. WORK MAY NOT BE BEGIN BEFORE 8:00 A.M. AND WORK ON SUNDAY IS PROHIBITED WITHOUT SPECIAL PERMISSION AND PAYMENT OF FEES.

4. UTILITIES SHOWN ON THE PLANS WERE TAKEN FROM FIELD SURVEYS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE COMPLETENESS AND THE ACCURACY OF THIS DATA IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND PROTECTING THEM FROM DAMAGE DURING CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.

5. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL THE CITY HAS INSPECTED IT.

6. THE OWNER WILL PAY FOR FIRST TIME MATERIAL TESTING. ANY RETESTING WILL BE AT CONTRACTOR'S EXPENSE. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY OF OWNER'S CHOICE. THE FOLLOWING MATERIAL TESTS SHALL BE PROVIDED BY THE CONTRACTOR:
   - 6.A. EMBANKMENT – ONE SOIL DENSITY TEST SHALL BE PERFORMED AT EACH LOCATION FOR EACH 500 C.Y. OF BACKFILL PLACED.
   - 6.B. PAVEMENT SUB GRADE – ONE GRADATION TEST (WHERE LIME STABILIZED) AND ONE SOIL DENSITY TEST SHALL BE PERFORMED FOR EACH 300 LINEAR FEET OF PAVEMENT UNLESS OTHERWISE NOTED. GRADATIONS MUST PASS 100% THROUGH A 1¾" SIEVE AND 60% THROUGH A #4 SIEVE.
   - 6.C. UTILITY TRENCH BACKFILL – ONE SOIL DENSITY TEST SHALL BE PERFORMED A 300 FEET INTERVALS OR AS DIRECTED BY THE INSPECTOR.
   - 6.D. CONCRETE TESTS:
     - 6.D.1. COMPRESSIVE STRENGTH – FOUR TEST CYLINDERS SHALL BE TAKEN FROM A REPRESENTATIVE PORTION OF THE CONCRETE BEING PLACED FOR EVERY 150-CUBIC YARDS OF CONCRETE PAVEMENT PLACED, BUT IN NO CASE SHALL LESS THAN 2 SETS OF CYLINDERS BE TAKEN FROM ANY ONE DAY'S PLACEMENT.
     - 6.D.2. AIR, SLUMP, AND TEMPERATURE TESTS SHALL BE TAKEN FOR EVERY SET OF CYLINDERS MADE. CONCRETE WITH A TEMPERATURE ABOVE 95°F WILL BE REJECTED.
     - 6.D.3. ADDITIONAL CYLINDERS AND/OR TESTS MAY BE REQUIRED AT THE INSPECTOR'S DISCRETION.
   - 6.E. THE CITY SHALL SELECT THE LOCATION AND DEPTH OF EACH SOIL DENSITY TEST, UNLESS OTHERWISE DIRECTED.

7. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.

8. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGE WAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, ROCK CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY MANAGER OR HIS REPRESENTATIVE AND SHALL CONFORM TO THE STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF CELINA EROSION AND SEDIMENT CONTROL MANUAL.

9. FINISHED SLOPES ON PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL NOT BE STEEPER THAN 4:1. ALL SLOPES STEEPER THAN 6:1 SHALL BE COVERED WITH EROSION CONTROL MATTING AND ARE HYDRO MULCHED AND MAINTAINED BY THE CONTRACTOR UNTIL GRASS COVERS ALL PARTS OF THE SLOPE.

10. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ALONG THE PROJECT.

11. REMOVE, SALVAGE AND REPLACE ALL STREET AND TRAFFIC CONTROL SIGNS, WHICH MAY BE DAMAGED BY THE CONSTRUCTION OF THE PROJECT.

12. ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY DESIGN APPROVED BY A PROFESSIONAL ENGINEER TO THE CITY FOR REVIEW PRIOR TO THE START OF ANY UNDERGROUND UTILITY CONSTRUCTION.

13. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, AND OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR 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.

14. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, AND LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.

15. IN THE EVENT AN ITEM IS NOT COVERED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AN ALTERNATIVE TO THE OWNER AND ENGINEER. THE ENGINEER SHALL REVIEW AND APPROVE CONSTRUCTION MATERIALS, SHOP DRAWINGS AND SPECIFICATIONS.

16. CONSTRUCTION OBSERVATION WILL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, DISTRICT, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS.

17. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED, UNLESS SPECIFICALLY NOTED ON PLANS. ANY DAMAGE RESULTING THERE FROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.

18. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.

19. CONSTRUCTION STAKING WILL BE PERFORMED BY OWNER'S ENGINEER. SEE SUPPLEMENTARY CONDITIONS, SC-4.05.

20. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.

21. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATIONS AND WORKING AROUND EXISTING UTILITIES AND IMPROVEMENTS. SEE SUPPLEMENTARY CONDITIONS, SC-4.02 AND SC-6.13.

22. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY PUBLIC STREET OR ROADWAY. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART IV OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

23. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN AND BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO HIS WORK.

24. ALL PIPE PRICES SHALL INCLUDE REQUIRED EMBEDMENT PER PLANS AND SPECIFICATIONS.

GRADING NOTES

1. HAUL ROADS ARE SUBSIDIARY TO THIS CONTRACT.

2. TOPSOIL STRIPPING & REPLACEMENT: THIS CONTRACT REQUIRES THAT A NOMINAL 3-INCH DEPTH OF TOPSOIL BE STRIPPED FROM ALL CLEARED AND GRUBBED AREAS. TOPSOIL STRIPPINGS SHALL BE INCORPORATED INTO LANDSCAPE AREAS OUTSIDE OVERBUILT PADS. IN STREET PARKWAYS, MEDIANS, OPEN SPACE, EARTHEN DRAINAGE DITCHES AND SWALES FOR ALL SUBDIVISIONS, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED IN ADVANCE OF GRASSING OPERATIONS. THE GRADING OPERATIONS SHALL ACCOMMODATE TOPSOIL TO BE PLACED IN THESE DESIGNATED AREAS. STOCKPILED TOP SOIL SHALL BE PROTECTED FROM EROSION WITH APPROPRIATE EROSION CONTROL MEASURES AT ALL TIMES. ONCE THE EXCESS MATERIAL HAS BEEN PLACED AND COMPACTED THE TOP SOIL SHALL BE EVENLY REDISTRIBUTED ON TOP OF THE PLACED FILL BEFORE BEING REVEGETATED.

3. REGRADING WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND ENGINEER BEFORE AND AS THE WORK IS BEING ACCOMPLISHED. ONCE STARTED, THIS WORK SHALL BE PROSECUTED WITH DILIGENCE UNTIL COMPLETE.

4. ALL NEW WORK SHALL SLOPE UNIFORMLY BETWEEN SPOT ELEVATIONS UNLESS NOTED OTHERWISE. PROVIDE POSITIVE DRAINAGE ON ALL FINISH GRADES.

5. MASS GRADING: MASS GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE PRELIMINARY GEOTECHNICAL INVESTIGATIONS AS PROVIDED IN CONTRACT DOCUMENTS. COMPACTION OF ALL FILL MATERIAL SHALL BE A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698 OR AS REQUIRED IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION. THE MOISTURE CONTENT OF ALL FILL MATERIAL SHALL BE NEAR ITS OPTIMUM MOISTURE CONTENT (ASTM D 69B); DRY SOILS SHALL HAVE WATER ADDED AND WET SOILS SHALL BE AERATED, SO THAT ALL SOIL PLACEMENT WILL MEET DENSITY REQUIREMENTS.

6. CLEARING AREAS TO BE FILLED: IN AREAS TO BE FILLED, ALL TREES, STUMPS, BRUSH, ABANDONED STRUCTURES, ROOTS, TOPSOIL, VEGETATION, SEDIMENTS, LARGE ROCK FRAGMENTS, RUBBISH, AND ANY OTHER UNDESIRABLE OR DELETERIOUS MATTER SHOULD BE PROPERLY REMOVED AND DISPOSED OF. ALL TOPSOIL, ROOTS, OTHER VEGETATION AND LOOSE OR SOFT SOILS SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND THE EXPOSED SURFACE SHOULD BE SCARIFIED TO AN ADDITIONAL DEPTH OF AT LEAST 6 INCHES. TO THE EXTENT PRACTICAL, IT IS RECOMMENDED THAT TREES SCHEDULED FOR REMOVAL IN THE VICINITY OF PROPOSED SLAB-ON-GRADE FOUNDATIONS BE REMOVED AS FAR IN ADVANCE OF SLAB CONSTRUCTION AS POSSIBLE. THIS WILL TEND TO RESTORE A MORE FAVORABLE SOIL MOISTURE EQUILIBRIUM WHICH WILL, IN TURN, TEND TO MINIMIZE THE POTENTIAL FOR GREATER THAN ANTICIPATED POST-CONSTRUCTION GROUND MOVEMENTS. TREES SHOULD BE EXCAVATED TO BELOW THEIR ROOT BALLS. THEN THE EXCAVATION SHOULD BE FILLED WITH SOIL SIMILAR TO THE SURROUNDING SOIL. THE FILL SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION.

7. WATERING: WATERING OF EARTHWORK PLACED IN FILL AREAS MAY BE NECESSARY TO ACHIEVE THE SPECIFIED MOISTURE DENSITY REQUIREMENT, AND TO GERMINATE/SUSTAIN GRASS COVER IN AREAS TO RECEIVE A VEGETATIVE COVER AFTER GRADING IS COMPLETE. THE CONTRACTOR MAY REQUEST A FIRE HYDRANT METER FROM THE CITY OF CELINA FOR CONSTRUCTION WATER USE OR OBTAIN WATER FROM AN ALTERNATE SOURCE. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR WATER.

8. SWALE AND FINE GRADING OF LOTS: THE TOLERANCE FOR FINE GRADING OF THE LOT PADS AND OTHER AREAS UNDER THIS CONTRACT IS PLUS OR MINUS 0.30 FEET. SURFACES SHALL BE GRADED STRAIGHT AND SMOOTH BETWEEN CONTROL POINTS OR GRADES, WITHOUT BULGES OR DEPRESSIONS, AS DETAILED ON THE DRAWINGS. SEE REQUIREMENTS FOR TOPSOIL PLACEMENT IN NOTE #1 ABOVE.

9. SWALES ARE TO BE GRADED AS SHOWN ON THE GRADING PLANS. FINE GRADING CONSISTS OF CREATING A SMOOTH FINISHED LEVEL HOUSE PAD WITH A UNIFORM TRANSITION TO SIDE YARD SWALES AND FRONT YARD SLOPES TO THE RIGHT-OF-WAY AND CURB.

10. CONTRACTOR IS HEREBY DIRECTED TO ENSURE THAT ALL SWALES, AS SHOWN ON THE GRADING PLANS, ARE PROPERLY INSTALLED. AT LOCATIONS WHERE RETAINING WALLS EXIST AND/OR ARE PROPOSED BEHIND, BESIDE OR BETWEEN LOTS, SWALES MUST BE CREATED ON THE UPPER LOT DIRECTLY BEHIND THE WALL AND ON THE LOWER LOT ADJACENT TO THE WALL WHERE SHOWN TO CONVEY SURFACE DRAINAGE IN THE DIRECTION SHOWN ON THE GRADING PLAN.

11. REESTABLISHMENT OF VEGETATION: ESTABLISHMENT OF VEGETATION SHALL BE INITIATED IMMEDIATELY AFTER COMPLETING GRADING AND IN NO CASE LATER THAN 14 DAYS AFTER COMPLETION OF GRADING. THE CONTRACTOR WILL BE REQUIRED TO BROADCAST SEED AND FERTILIZER ON FINISHED LOTS. TILLING WILL NOT BE REQUIRED. THE SEED MIX SHALL BE 50% UNHULLED BERMUDA AND 50% FOXTAIL MILLET-GERMAN STRAIN R APPLIED AT A RATE OF 10 LBS. PER ACRE. 10-10-10 FERTILIZER SHALL BE APPLIED AT THE RATE OF 200 LBS. PER ACRE OR AS RECOMMENDED BY THE FERTILIZER MANUFACTURER. THE UNIT PRICE BID FOR "REVEGETATION OF GRADED LOTS" SHALL INCLUDE ALL COSTS ASSOCIATED WITH PROVIDING AND SPREADING SEED AND FERTILIZER. THE VEGETATION MUST ACHIEVE A COVER THAT IS 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER TO BE CONSIDERED FINAL STABILIZATION.

WATER AND SANITARY SEWER

1. SPECIFICATIONS AND DETAILS ARE NOT MEANT TO EXCLUDE ANY MANUFACTURER. ANY SPECIFICATION OR DETAIL MAY BE REPLACED WITH AN APPROVED EQUAL UPON APPROVAL BY THE CITY OF CELINA.

2. WATER MAINS SHALL BE AWWA C-900 PVC OR 905 PVC CLASS 200 UNLESS OTHERWISE NOTED. MINIMUM COVER FOR WATERLINES IS 48" BELOW TOP OF CURB, 60" WHERE NO CURBED STREET IS PRESENT OR AS REQUIRED TO CLEAR EXISTING UTILITIES, WHICHEVER IS GREATER. CLASS "B+" EMBEDMENT UNLESS OTHERWISE NOTED. CAST IRON FITTINGS, EMBEDMENT, AND THRUST BLOCKING ARE SUBSIDIARY TO THE UNIT PRICE.

3. ALL UTILITY TRENCH BACKFILL SHALL BE PERFORMED IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTED WITH APPROVED VIBRATORY METHODS. WATER JETTING IS PROHIBITED.

4. MARKING TAPE SHALL BE INSTALLED ONE FOOT ABOVE AND OVER PVC WATER LINES.

5. FITTINGS FOR PVC WATER LINES SHALL BE DUCTILE IRON AND BE ENCASED IN A POLYETHYLENE SHEATH, AND ARE SUBSIDIARY TO THE UNIT PRICE FOR WATER LINE.

6. ALL MECHANICAL JOINTS WILL BE RESTRAINED. (MEGA-LUG, ETC.)

7. VALVES, INCLUDING TAPPING VALVES SHALL BE RESILIENT SEAT GATE VALVES, UNLESS OTHERWISE NOTED.

8. ALL DIRECT BURIAL VALVES SHALL BE PROVIDED WITH CAST IRON VALVE BOXES WITH PVC STACKS. VALVE STACKS SHALL BE VERTICAL AND CONCENTRIC WITH THE VALVE STEM. STAINLESS STEEL VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES WHERE THE OPERATING NUT IS GREATER THAN 4 FEET BELOW FINISHED GRADE.

9. FIRE HYDRANTS SHALL BE WATEROUS OR EQUAL AS DIRECTED OR APPROVED BY THE CITY OF CELINA ON A CASE BY CASE BASIS AND FIELD PAINTED SILVER WITH BONNET AND CAPS COLOR-CODED TO PIPE SIZE.
   - 9.A. SIX INCH LINE- SILVER BODY WITH RED BONNET AND CAPS.
   - 9.B. EIGHT INCH LINE- SILVER BODY WITH BLUE BONNET AND CAPS.
   - 9.C. TEN INCH LINE- SILVER BODY WITH GREEN BONNET AND CAPS.
   - 9.D. TWELVE INCH AND LARGER- SILVER BODY WITH YELLOW BONNET AND CAPS.

10. ALL EXPOSED BOLTING ON ANY BURIED EQUIPMENT OR MATERIAL SHALL BE STAINLESS STEEL. INCLUDED ARE:
   - 10.A. BONNET AND STUFFING BOX BOLTS ON VALVES.
   - 10.B. SHOE BOLTS ON FIRE HYDRANTS.
   - 10.C. FLANGE BOLTS.
   - 10.D. "COR-TEN" MECHANICAL JOINT "T" BOLTS ARE ACCEPTABLE FOR DIRECT BURIAL SERVICE.

11. DEPENDING ON METER SIZE; METER BOXES SHALL BE DFW37C-12-1SAF, DFW38C-14-1SAF, DFW65C-14-1SAF, OR APPROVED EQUAL, AND SHALL INCORPORATE THE CELINA LOGO IN THE LID.

12. ONE SAMPLE STATION SHALL BE PROVIDED FOR EVERY 250 CONNECTIONS.

13. FIRE HYDRANT ASSEMBLY: FIRE HYDRANT ASSEMBLY SHALL INCLUDE A 6" PVC LEAD, 6" VALVE, FITTINGS, CONCRETE BLOCKING, AND THE FIRE HYDRANT.

14. WATER METERS: WATER METERS WILL BE SET AT A LATER DATE BY OTHERS. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR MAKING THE TAP, INSTALLING THE COPPER SERVICE LINE PER NCTCOG STANDARD DETAILS, PROVIDING THE CURB STOP AND DEADHEAD VALVES, AND PROPERLY PLACING A METER BOX. LOCATOR PADS SHALL BE PLACED AT ALL VALVE LOCATIONS. THE LOCATOR PAD SHALL BECOME THE PROPERTY OF THE CITY. THE TERM 'WATER METER BOX' AND 'WATER METER CAN' ARE USED INTERCHANGEABLY.

15. SANITARY SEWER MAINS SHALL BE DR 35 PVC. EMBEDMENT SHALL BE CLASS H UNLESS OTHERWISE NOTED.
   - 15.A. THE CONTRACTOR SHALL INSTALL AND MAINTAIN WATERTIGHT PLUGS IN ALL CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM UNTIL THE CITY ACCEPTS THE PROJECT.
   - 15.B. ALL SANITARY SEWER LINES AND MANHOLES SHALL BE LEAK TESTED BEFORE THE PROJECT IS ACCEPTED. DEFLECTION TESTING OF PVC SEWER LINES IS REQUIRED. DEFLECTION SHALL BE TESTED WITH A MANDREL FOR 5% DEFLECTION.
   - 15.C. ALL SEWER LINES SHALL BE VIDEO INSPECTED WITH A COPY OF THE VIDEO AND STATION REPORT SUBMITTED TO THE INSPECTOR.
   - 15.D. MANDREL, AIR TEST, AND VIDEO INSPECTION SHALL NOT BE PERFORMED UNTIL ALL UTILITIES ARE COMPLETE, IN PLACE, AND BACKFILLED.

16. SANITARY SEWER STUB-OUTS FROM MANHOLES SHALL BE FITTED WITH WATER TIGHT STOPPER OR CAP.

17. STUB-OUTS FROM MANHOLES SHALL BE A MINIMUM OF 5-FT LONG WITH CONCRETE CRADLE (FROM SAME POUR) UNDER THE ENTIRE LENGTH PER NCTCOG STANDARD DRAWING NO. 5020 AND 5030, DATED OCTOBER 2004, AND NCTCOG STANDARD DRAWING NO. 3010 CLASS "A" EMBEDMENT, DATED OCTOBER 2004.

18. ALL VALVES, FIRE HYDRANTS, METER BOXES, SEWER SERVICES, SEWER MANHOLES, AND SEWER CLEANOUTS REQUIRE CURB MARKS PER CITY STANDARDS.

STORM DRAINAGE CONSTRUCTION NOTES

3. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III UNLESS OTHERWISE NOTED.

4. ALL STRUCTURAL CONCRETE SHALL BE CLASS "C" (3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS), AIR ENTRAINED.

5. THE CONTRACTOR SHALL INSTALL PLUGS IN STORM SEWER LINES OR OTHERWISE PREVENT MUD FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

6. INLET BLOCKOUTS, VARIABLE CURB, AND INLET TOP WILL BE THE UTILITY CONTRACTOR'S RESPONSIBILITY FOLLOWING PAVING OPERATIONS. INLET BLOCKOUTS SHALL BE PLACED 3.5 FEET FROM BACK OF CURB FOR A DISTANCE OF TEN (10) FEET UPSTREAM (BOTH SIDES IN SAG CONDITIONS) AND FIVE (5) FEET DOWNSTREAM OF THE INSIDE FACE OF INLET. UNLESS OTHERWISE NOTED IN CONSTRUCTION PLANS.

7. STORM DRAINAGE PIPE AND HEADWALLS: UNLESS NOTED OTHERWISE ON THE PLANS, ALL STORM DRAINAGE PIPE SHALL BE CLASS III AND EMBEDMENT SHALL BE CLASS "C" PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, STANDARD DRAWING NO. 3040. THE UNIT PRICE SUPPLIED FOR THE CONSTRUCTION OF THE STORM HEADWALLS SHALL INCLUDE VALUE FOR THE NECESSARY EXCAVATION/GRADE-TO-DRAIN ACTIVITY CONSIDERED SUBSIDIARY TO THE INSTALLATION OF THE STORM OUTFALL STRUCTURES. THE EXCAVATED CHANNEL SHALL HAVE A MINIMUM 1% LONGITUDINAL SLOPE AND MINIMUM BOTTOM WIDTH OF TWICE THE WIDTH OF THE OUTFALLING PIPE OR BOX, UNLESS OTHERWISE NOTED, AND SHALL HAVE THE EMBANKMENTS SLOPED BACK AT A 3:1 SLOPE.

8. INLET BOTTOM CONSTRUCTION: WITHIN 24 HOURS OF THE COMPLETION OF THE CONSTRUCTED INLET BOTTOM, EROSION CONTROL MEASURES SHALL BE EMPLOYED AS SHOWN IN THE NCTCOG EROSION CONTROL DETAILS. INTERIM EROSION CONTROL MEASURES SHALL BE EMPLOYED UNTIL THE CONCRETE FOR THE INLET BASE HAS SET AND THE REQUIRED EROSION CONTROL MEASURES INSTALLED.

9. ROCK RIP RAP: THE PLACEMENT OF ROCK RIP-RAP AT STORM DRAINAGE OUTFALLS WILL BE DELAYED UNTIL THE COMPLETION OF ALL UTILITY WORK. THE ROCK RIP-RAP MAY ALSO BE DESIGNATED FOR PLACEMENT ON THE FRESH EMBANKMENTS TO STABILIZE THE SLOPES.

UTILITY SEPARATION NOTES

1. SEPARATION DISTANCES BETWEEN PUBLIC WATER SUPPLY PIPES AND SANITARY SEWER COLLECTION SYSTEMS OR MANHOLES MUST COMPLY WITH 30 TAC 217.53(D) AND 30TAC 290.44(E).

2. COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM PUBLIC WATER SUPPLY TRENCHES.

3. COLLECTION SYSTEM PIPES MUST BE NO CLOSER THAN NINE FEET IN ANY DIRECTION TO A PUBLIC WATER SUPPLY LINE.

4. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING CRITERIA SHALL APPLY.
   - 4.A. A.MINIMUM SANITARY SEWER PIPE SEGMENT LENGTH SHALL BE AT LEAST 18-FEET WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED.
   - 4.B. WHERE A NEW POTABLE WATERLINE CROSSES AN EXISTING, NON-PRESSURE RATED SANITARY SEWER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE SANITARY SEWER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE SANITARY SEWER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE SANITARY SEWER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE SANITARY SEWER MAIN OR LATERAL. IF THE EXISTING SANITARY SEWER MAIN OR LATERAL IS DISTURBED OR SHOWS SIGNS OF LEAKING, IT SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE RATED PIPE.
   - 4.C. WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED SANITARY SEWER MAIN OR LATERAL AND THE STANDARD PIPE SEGMENT LENGTH OF THE SANITARY SEWER MAIN OR LATERAL IS AT LEAST 18 FEET, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE SANITARY SEWER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE SANITARY SEWER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE SANITARY SEWER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE SANITARY SEWER MAIN OR LATERAL. THE SANITARY SEWER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE SANITARY SEWER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. WHERE SHOWN, THE SANITARY SEWER LINE SHALL BE CONSTRUCTED OF 150 PSI PRESSURE RATED PIPE.
   - 4.D. WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE SANITARY SEWER MAIN OR LATERAL.
   - 4.E. WHEN A NEW WATERLINE CROSSES UNDER A SANITARY SEWER MAIN OR LATERAL, ALL SECTIONS OF WATERLINE WITHIN NINE FEET HORIZONTALLY OF THE SANITARY SEWER MAIN OR LATERAL SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE SANITARY SEWER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. IN LIEU OF THE ENCASEMENT, THE WATERLINE CAN ALSO BE CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE SANITARY SEWER MAIN OR LATERAL SHALL BE PROVIDED.
   - 4.F. WATERLINE AND SANITARY SEWER MAIN OR LATERAL MANHOLE OR CLEANOUT SEPARATION: THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A SANITARY SEWER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 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-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
   - 4.G. LOCATION OF FIRE HYDRANTS: FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY SANITARY SEWER MAIN, SANITARY SEWER LATERAL, OR SANITARY SEWER SERVICE LINE REGARDLESS OF CONSTRUCTION.

PAVING NOTES

1. ALL EMBANKMENTS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

2. ALL STREETS AND ALLEYS SHALL BE PLACED ON LIME STABILIZED SUB GRADE WITH A LIME CONTENT NOT LESS THAN 7% OR AS APPROVED BY THE CITY ENGINEER.

3. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE STREET PAVING SHALL NOT BE LESS THAN 3600 PSI AND SHALL BE AIR ENTRAINED. WATER MAY NOT BE APPLIED TO THE SURFACE OF CONCRETE PAVING TO IMPROVE WORKABILITY.

4. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT.

5. PARABOLIC CROWNS ARE REQUIRED ON ALL STREET PAVEMENTS EXCEPT ON MAJOR THOROUGHFARES WHERE STRAIGHT SECTIONS ARE REQUIRED.

6. STREETS AND ALLEYS SHALL BE CONSTRUCTED WITH PROVISIONS FOR SIDEWALK RAMPS AT ALL INTERSECTIONS.

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

GENERAL NOTES

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

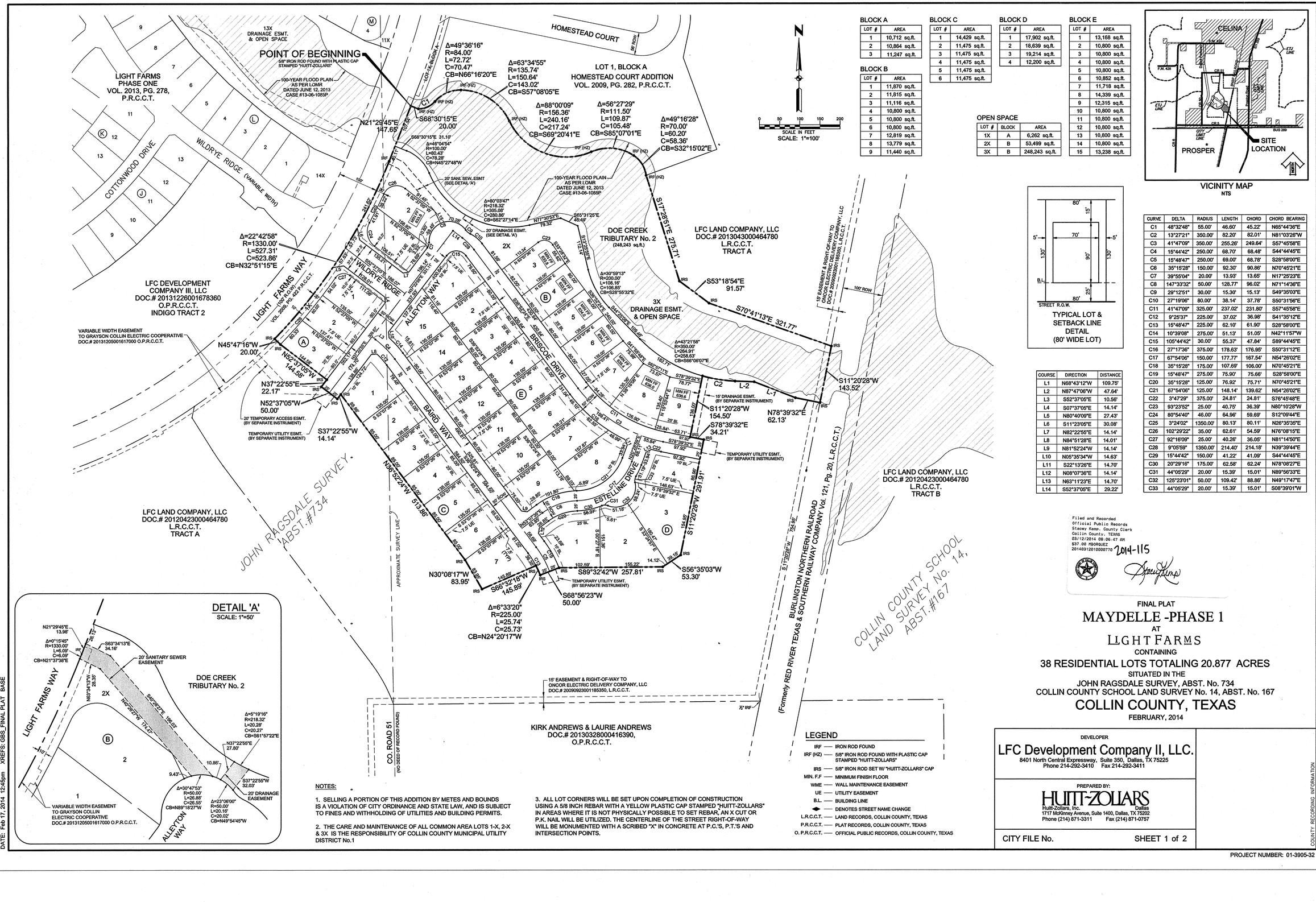
LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE | SHEET No. 00-01
DATE MAR 14, 2014

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\00-01 GENERAL NOTES.dwg USER: aloeffel
DATE: Mar 21, 2014 11:05am XREFS: GBS BASE
CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\00-01 general notes.dwg



TYPICAL LOT & SETBACK LINE DETAIL (80' WIDE LOT)

VICINITY MAP
NTS

BLOCK A

LOT #	AREA
1	10,712 sq.ft.
2	10,864 sq.ft.
3	11,247 sq.ft.

BLOCK B

LOT #	AREA
1	11,870 sq.ft.
2	11,815 sq.ft.
3	11,116 sq.ft.
4	10,800 sq.ft.
5	10,800 sq.ft.
6	10,800 sq.ft.
7	12,819 sq.ft.
8	13,779 sq.ft.
9	11,440 sq.ft.

BLOCK C

LOT #	AREA
1	14,429 sq.ft.
2	11,475 sq.ft.
3	11,475 sq.ft.
4	11,475 sq.ft.
5	11,475 sq.ft.
6	11,475 sq.ft.

BLOCK D

LOT #	AREA
1	17,902 sq.ft.
2	18,639 sq.ft.
3	19,214 sq.ft.
4	12,200 sq.ft.

BLOCK E

LOT #	AREA
1	13,168 sq.ft.
2	10,800 sq.ft.
3	10,800 sq.ft.
4	10,800 sq.ft.
5	10,800 sq.ft.
6	10,852 sq.ft.
7	11,718 sq.ft.
8	14,339 sq.ft.
9	12,315 sq.ft.
10	10,800 sq.ft.
11	10,800 sq.ft.
12	10,800 sq.ft.
13	10,800 sq.ft.
14	10,800 sq.ft.
15	13,238 sq.ft.

OPEN SPACE

LOT #	BLOCK	AREA
1X	A	6,262 sq.ft.
2X	B	53,499 sq.ft.
3X	B	248,243 sq.ft.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	48°32'48"	55.00'	46.60'	45.22'	N65°44'36"E
C2	13°27'21"	350.00'	82.20'	82.01'	N81°03'26"W
C3	41°47'09"	350.00'	255.26'	249.64'	S57°45'58"E
C4	15°44'42"	250.00'	68.70'	68.48'	S44°44'45"E
C5	15°48'47"	250.00'	69.00'	68.78'	S28°58'00"E
C6	35°15'28"	150.00'	92.30'	90.86'	N70°45'21"E
C7	39°55'04"	20.00'	13.93'	13.65'	N17°25'23"E
C8	147°33'32"	50.00'	128.77'	96.02'	N71°14'36"E
C9	29°12'51"	30.00'	15.30'	15.13'	S49°35'03"E
C10	27°19'06"	80.00'	38.14'	37.78'	S50°31'56"E
C11	41°47'09"	325.00'	237.02'	231.80'	S57°45'58"E
C12	9°25'37"	225.00'	37.02'	36.98'	S41°35'12"E
C13	15°48'47"	225.00'	62.10'	61.90'	S28°58'00"E
C14	10°39'08"	275.00'	51.13'	51.05'	N42°11'57"W
C15	105°44'42"	30.00'	55.37'	47.84'	S89°44'45"E
C16	27°17'36"	375.00'	178.63'	176.95'	S50°31'12"E
C17	67°54'06"	150.00'	177.77'	167.54'	N54°26'02"E
C18	35°15'28"	175.00'	107.69'	106.00'	N70°45'21"E
C19	15°48'47"	275.00'	75.90'	75.66'	S28°58'00"E
C20	35°15'28"	125.00'	76.92'	75.71'	N70°45'21"E
C21	67°54'06"	125.00'	148.14'	139.62'	N54°26'02"E
C22	3°47'29"	375.00'	24.81'	24.81'	S76°45'48"E
C23	93°23'52"	25.00'	40.75'	36.39'	N80°10'28"W
C24	80°54'40"	46.00'	64.96'	59.69'	S12°09'44"E
C25	3°24'02"	1350.00'	80.13'	80.11'	N26°35'35"E
C26	102°29'22"	35.00'	62.61'	54.59'	N76°08'15"E
C27	92°16'09"	25.00'	40.26'	36.05'	N81°14'50"E
C28	9°05'59"	1350.00'	214.40'	214.18'	N39°39'44"E
C29	15°44'42"	150.00'	41.22'	41.09'	S44°44'45"E
C30	20°29'16"	175.00'	62.58'	62.24'	N78°08'27"E
C31	44°05'29"	20.00'	15.39'	15.01'	N89°56'33"E
C32	125°23'01"	50.00'	109.42'	88.86'	N49°17'47"E
C33	44°05'29"	20.00'	15.39'	15.01'	S08°39'01"W

COURSE	DIRECTION	DISTANCE
L1	N68°43'12"W	109.75'
L2	N87°47'06"W	47.64'
L3	S52°37'05"E	10.56'
L4	S07°37'05"E	14.14'
L5	N80°40'09"E	27.43'
L6	S11°23'05"E	30.08'
L7	N82°22'55"E	14.14'
L8	N84°51'28"E	14.01'
L9	N81°52'24"W	14.14'
L10	N05°35'34"W	14.63'
L11	S22°13'26"E	14.70'
L12	N08°07'36"E	14.14'
L13	N63°11'23"E	14.70'
L14	S52°37'05"E	29.22'

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. THE CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X & 3X IS THE RESPONSIBILITY OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No.1

3. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.

LEGEND

IRF	IRON ROD FOUND
IRF (HZ)	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
IRS	5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
MIN. F.F	MINIMUM FINISH FLOOR
W.M.E	WALL MAINTENANCE EASEMENT
U.E	UTILITY EASEMENT
B.L.	BUILDING LINE
◆	DENOTES STREET NAME CHANGE
L.R.C.C.T.	LAND RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O. P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/12/2014 08:06:47 AM
$37.00 PBOROUEZ
20140312010000770 2014-115

FINAL PLAT

MAYDELLE -PHASE 1

AT

LIGHT FARMS

CONTAINING

38 RESIDENTIAL LOTS TOTALING 20.877 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. No. 734

COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167

COLLIN COUNTY, TEXAS

FEBRUARY, 2014

DEVELOPER

LFC Development Company II, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. SHEET 1 of 2

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\3905532 - 80' Lots\DWG\MAYDELLE-PH01_FINAL PLAT.dwg USER: tam
DATE: Feb 17, 2014 12:45pm XREFS: GBS_FINAL PLAT BASE

COUNTY RECORDING INFORMATION
CAD FILE PATH: I:\proj\013905\01\3905532 - 80' lots\dwg\maydelle-ph01_final plat.dwg

P-201305-01

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVELOPMENT COMPANY II, LLC and LFC LAND COMPANY LLC are the owners of a tract of land situated in the John Ragsdale Survey, Abstract No. 734 and in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being all of that tract of land described in instrument to LFC DEVELOPMENT COMPANY II, LLC recorded under Document No. 20140107000015700 and a portion of the tract of land described in instrument to LFC LAND COMPANY, LLC as recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southeasterly right-of-way line of Light Farms Way (a 100 foot wide right-of-way at this point as recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas) at the southwest corner of Lot 1X, Block A of Homestead Court Addition, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Volume 2009, Page 282 of the Plat Records of Collin County, Texas;

THENCE South 68 degrees 30 minutes 15 seconds East, departing the southeasterly right-of-way line of said Light Farms Way and continuing along the southwesterly line of said Lot 1X, Block A a distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of said Lot, same being common with the southwest corner of Lot 1, Block A of said Homestead Court Addition and the begining of a non-tangent curve to the left having a central angle of 48 degrees 32 minutes 48 seconds, a radius of 55.00 feet and being subtended by a 45.22 foot chord which bears North 65 degrees 44 minutes 36 seconds East;

THENCE continuing along the southerly line of said Lot 1, Block A, Homestead Court Addition the following courses:

Northeasterly along said curve to the left, an arc distance of 46.60 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the point of reverse curvature of a curve to the right having a central angle of 49 degrees 36 minutes 16 seconds, a radius of 84.00 feet and being subtended by a 70.47 foot chord which bears North 66 degrees 16 minutes 20 seconds East;

Northeasterly along said curve to the right, an arc distance of 72.72 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of compound curvature of a curve to the right having a central angle of 63 degrees 34 minutes 55 seconds, a radius of 135.74 feet and being subtended by a 143.02 foot chord which bears South 57 degrees 08 minutes 05 seconds East;

Southeasterly along said curve to the right, an arc distance of 150.64 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the left having a central angle of 88 degrees 00 minutes 09 seconds, a radius of 156.36 feet and being subtended by a 217.24 foot chord which bears South 69 degrees 20 minutes 41 seconds East;

Easterly along said curve to the left, an arc distance of 240.16 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of a curve to the right having a central angle of 56 degrees 27 minutes 29 seconds, a radius of 111.50 feet and being subtended by a 105.48 foot chord which bears South 85 degrees 07 minutes 01 second East;

Easterly along said curve to the right, an arc distance of 109.87 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of compound curvature of a curve to the right having a central angle of 49 degrees 16 minutes 28 seconds, a radius of 70.00 feet and being subtended by a 58.36 foot chord which bears South 32 degrees 15 minutes 02 seconds East;

Southeasterly along said curve to the right, an arc distance of 60.20 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most southerly southeast corner of the aforementioned Lot 1, Block A;

THENCE South 17 degrees 28 minutes 51 seconds East a distance of 275.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE South 53 degrees 18 minutes 54 seconds East a distance of 91.57 feet to a 5/8 inch iron rod fotnd with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE South 70 degrees 41 minutes 13 seconds East a distance of 321.77 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on west right-of-way line of Red River Texas & Southern Railway Company, Tract 54, by deed recorded in Volume 121, Page 20 of the Land Records of Collin County, Texas;

THENCE South 11 degrees 20 minutes 28 seconds West along the east line of aforementioned 597.17 acre tract and common west line of said Red River Texas & Southern Railway Company Tract 54, a distance of 143.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner from which a 1/2 inch iron rod found for the southeast corner of a 597.17 acre tract described in instrument recorded under Document No. 20120423000464780 of the Official Public Records of Collin County, Texas bears South 11 degrees 20 minutes 28 seconds West at a distance of 754.95 feet;

THENCE North 78 degrees 39 minutes 32 seconds West departing said east line of the 597.17 acre tract and common west line of the Red River Texas & Southern Railway Company Tract 54, a distance of 62.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 68 degrees 43 minutes 12 seconds West a distance of 109.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 87 degrees 47 minutes 06 seconds West a distance of 47.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" to the beginning of a curve to the right having a central angle of 13 degrees 27 minutes 21 seconds, a radius of 350.00 feet and being subtended by a 82.01 foot chord which bears North 81 degrees 03 minutes 26 seconds West;

THENCE westerly along said curve to the right, an arc distance of 82.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the end of said curve;

THENCE South 11 degrees 20 minutes 28 seconds West a distance of 154.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 78 degrees 39 minutes 32 seconds East a distance of 34.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;
THENCE South 11 degrees 20 minutes 28 seconds West a distance of 291.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 56 degrees 35 minutes 03 seconds West a distance of 53.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 89 degrees 32 minutes 42 seconds West a distance of 257.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 68 degrees 56 minutes 23 seconds West a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner, said point being the beginning of a non-tangent curve to the left having a central angle of 6 degrees 33 minutes 20 seconds, a radius of 225.00 feet and being subtended by a 25.73 foot chord which bears North 24 degrees 20 minutes 17 seconds West;

THENCE northwesterly along said curve to the left, an arc distance of 25.74 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner at the end of said curve;

THENCE South 66 degrees 32 minutes 18 seconds West a distance of 145.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 30 degrees 08 minutes 17 seconds West a distance of 83.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 36 degrees 52 minutes 24 seconds West a distance of 513.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 37 degrees 22 minutes 55 seconds West a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 52 degrees 37 minutes 05 seconds West a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 37 degrees 22 minutes 55 seconds East a distance of 22.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 52 degrees 37 minutes 05 seconds West a distance of 144.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for an angle point;

THENCE North 45 degrees 47 minutes 16 seconds West a distance of 20.00 feet to 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner on the aforementioned southeasterly right-of-way line of Light Farms Way, said point also being the beginning of a non-tangent curve to the left having a central angle of 22 degrees 42 minutes 59 seconds, a radius of 1,330.00 feet and being subtended by a 523.86 foot chord which bears North 32 degrees 51 minutes 14 seconds East;

THENCE northeasterly along said curve to the left, an arc distance of 527.31 feet to 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 21 degrees 29 minutes 45 seconds East continuing along the southeasterly right-of-way line of said Light Farms Way, a distance of 147.65 feet to the POINT OF BEGINNING and containing 20.877 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVELOPMENT COMPANY II, LLC, and LFC LAND COMPANY, LLC acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MAYDELLE - PHASE 1, at LIGHT FARMS addition within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of-way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the 18th day of February 2014.

By:

Authorized Signature of LFC DEVELOPMENT COMPANY II, LLC., OWNER

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18th day of February, 2014.

Notary Public in and for the State of Texas Krystle Jackson

My Commission Expires On: 10.23.15

KRYSTLE JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 23, 2015

WITNESS, my hand, this the 18th day of February 2014.

By:

Authorized Signature of LFC LAND COMPANY, LLC., OWNER

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18th day of February, 2014.

Notary Public in and for the State of Texas Krystle Jackson

My Commission Expires On: 10.23.15

KRYSTLE JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. Oct. 23, 2015

CERTIFICATE OF APPROVAL

Approved this 18th day of February 2014
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster
President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller W. Webster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18th day of February, 2014.

Notary Public in and for the State of Texas Jessica Medlin

My Commission Expires On: 05/20/2017

Jessica Medlin
My Commission Expires
05/20/2017

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/12/2014 09:06:47 AM
$37.00 MBORQUEZ
20140312010000770 2014-116

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862

STATE OF TEXAS
REGISTERED
ERIC JOHN YAHOUDY
4862
PROFESSIONAL
LAND SURVEYOR

Date 2/18/2014

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 18th day of February, 2014.

Notary Public in and for the State of Texas Lisa D. Eyster

My Commission Expires On: 3-6-16

LISA D. EYSTER
MY COMMISSION EXPIRES
March 6, 2016

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY:
Signature of Chairperson

Planning and Zoning Commission
City of Celina, Texas
2-25-14
Date of Recommendation

APPROVED BY:
Signature of Mayor

City Council
City of Celina, Texas
03/11/2014
Date of Approval

ATTEST:
City Secretary

City Council
City of Celina, Texas
03/11/2014
Date

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor — 03/11/2014 Date of approval

ATTEST:
City Secretary — 03/11/2014 Date

FINAL PLAT
MAYDELLE -PHASE 1
AT
LIGHT FARMS
CONTAINING
38 RESIDENTIAL LOTS TOTALING 20.877 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
FEBRUARY, 2014

DEVELOPER
LFC Development Company II, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No.

SHEET 2 of 2

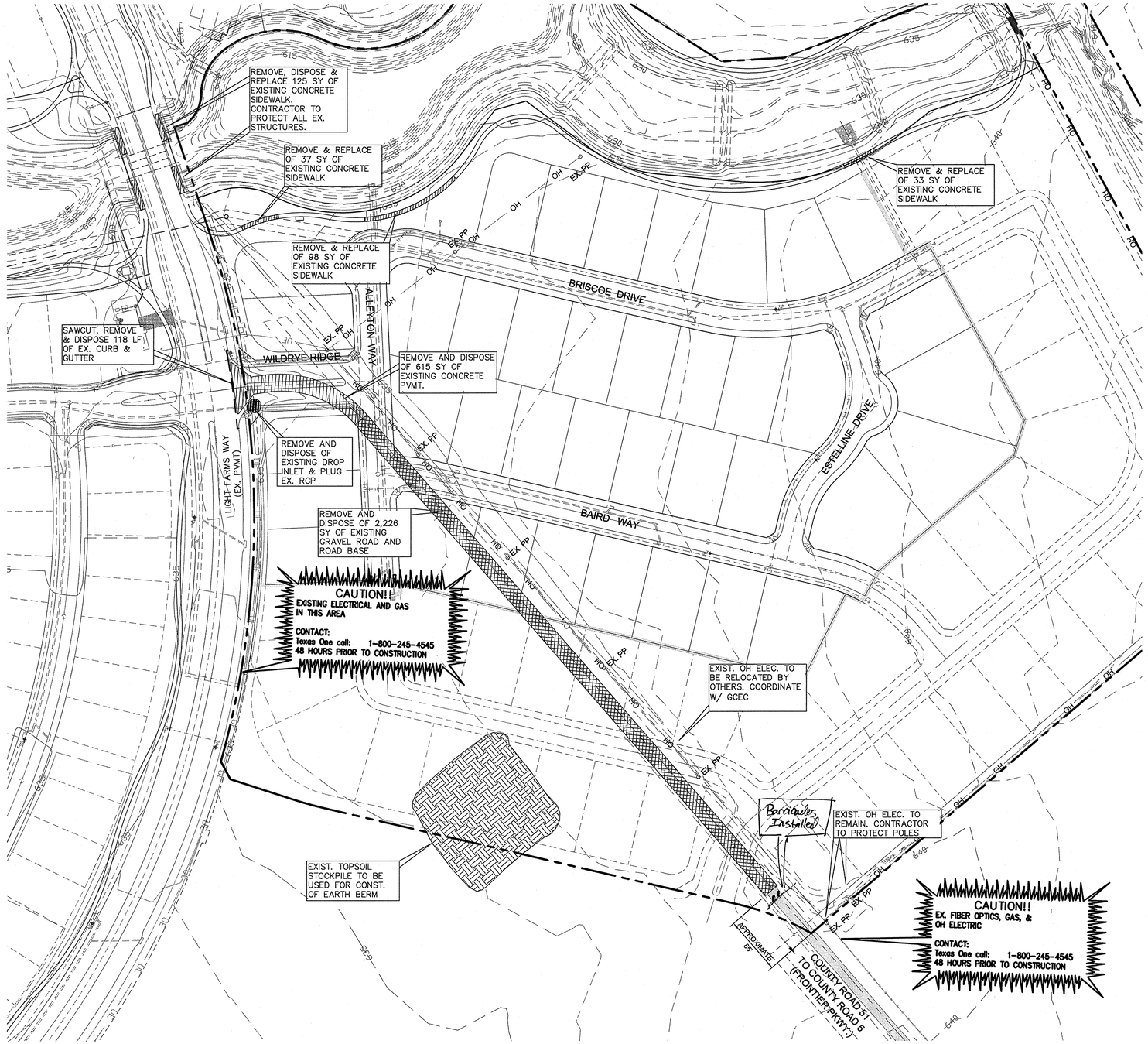
COUNTY RECORDING INFORMATION

PROJECT NUMBER: 01-3905-32

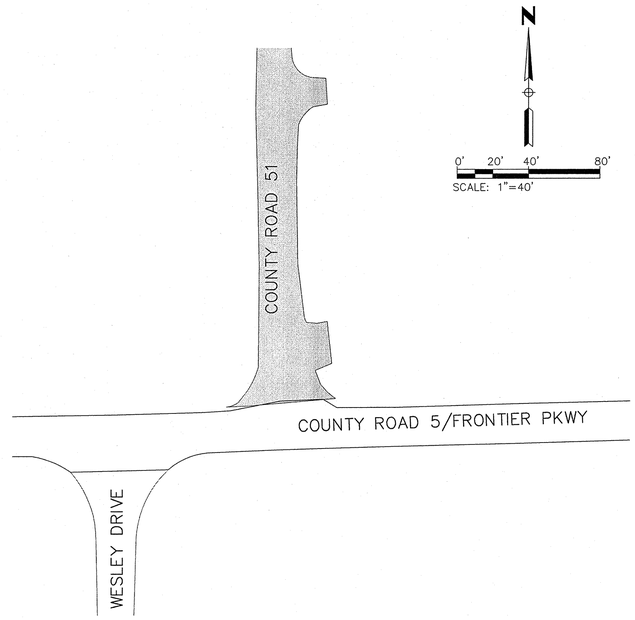
DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\MAYDELLE-PH01_FINAL PLAT.dwg USER: tam
DATE: Feb 17, 2014 12:46pm XREFS: GBS_FINAL PLAT BASE

CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\mvoydelle-ph01_final plat.dwg

P-201305-01



0' 40' 80' 160'
SCALE: 1"=80'



0' 20' 40' 80'
SCALE: 1"=40'

COUNTY ROAD 51 AND COUNTY ROAD 5 INTERSECTION

NOTE:
1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION ACTIVITIES. DAMAGED UTILITIES DURING CONSTRUCTION TO BE REPAIRED AT CONTRACTOR'S EXPENSE.

2. THE SIDEWALK REMOVAL IS IN THE VICINITY OF EXISTING LANDSCAPE AND IRRIGATION IMPROVEMENTS FOR THE TRIBUTARY. IRRIGATION LINES, HEADS, OR ANY OTHER IRRIGATION ITEMS ARE TO BE PROTECTED AS MUCH AS POSSIBLE. CONTRACTOR TO KEEP IRRIGATION LINE FUNCTIONING AT ALL TIMES. ANY DAMAGE TO THE IRRIGATION SYSTEM IS TO BE REPAIRED AND/OR REPLACED.

3. DO NOT BACKFILL EXISTING ROADWAY AFTER THE REMOVAL OF GRAVEL. SWALE TO BE USED FOR CONTROLLING OFFSITE DRAINAGE

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-14-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

DEMOLITION PLAN

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

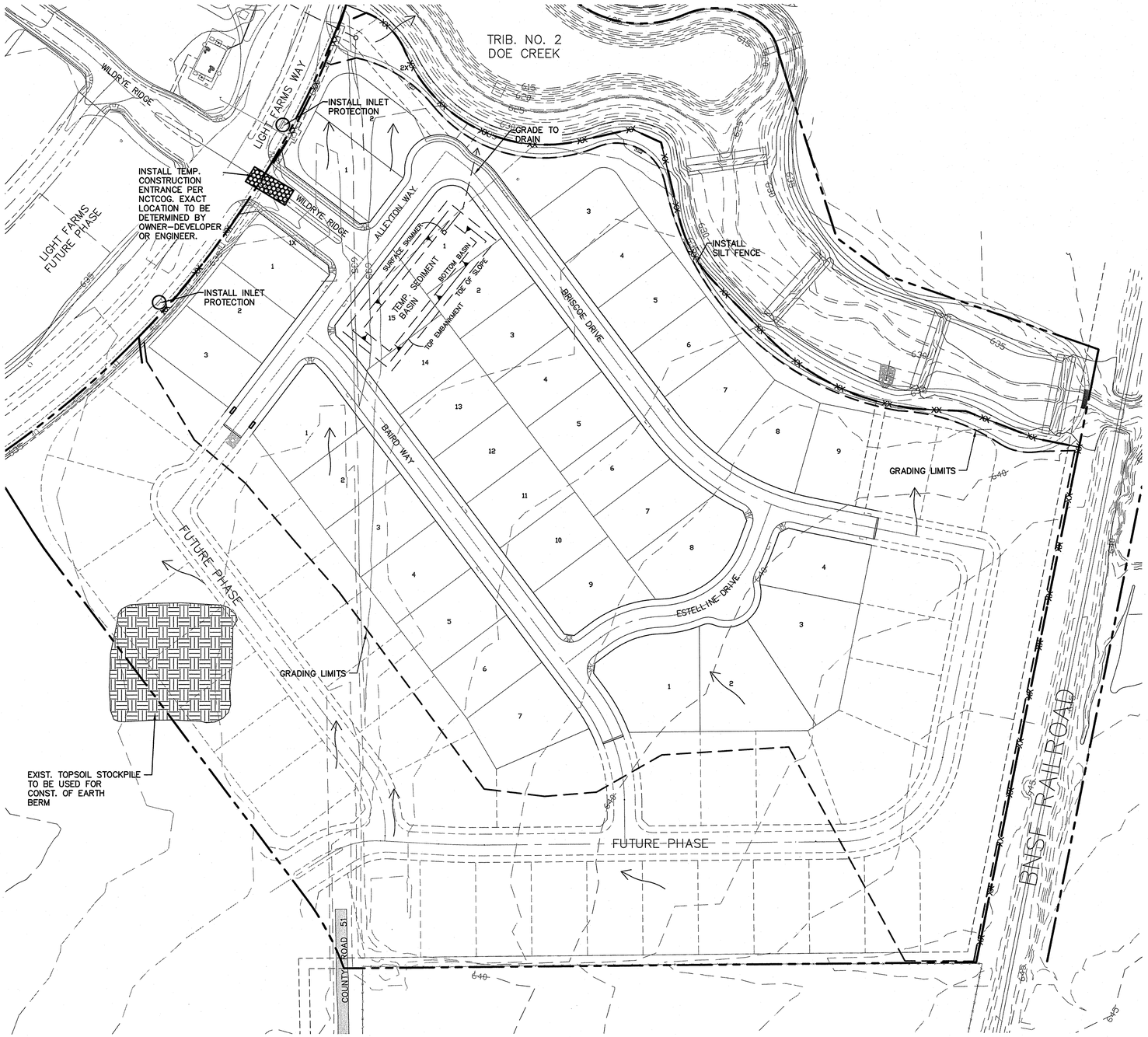
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

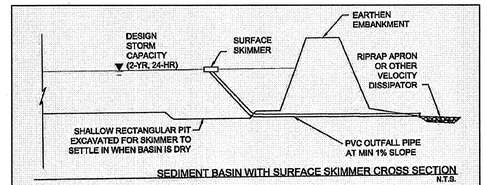
SCALE	SHEET No.
	02-01
DATE	
MAR 14, 2014	

PROJECT NUMBER: 01-3905-32

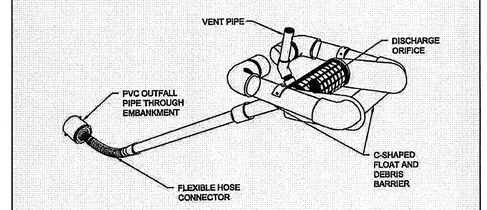
DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\02-01 DEMOLITION PLAN.dwg USER: aloeffel
DATE: Mar 14, 2014 12:00pm XREFS: GBS BASE LF-MASTER-BASE CONTOURS v200727164- h base SURVEY-MASTER FILE

CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\02-01 demolition plan.dwg





SEDIMENT BASIN WITH SURFACE SKIMMER CROSS SECTION
N.T.S.



EXAMPLE OF SURFACE SKIMMER
N.T.S.

Figure 3.19 Schematics of Sediment Basin with Surface Skimmer
(Source: J.W. Faircloth & Son, Inc.)

N

0' 40' 80' 160'

SCALE: 1"=80'

TEMPORARY SEDIMENT BASIN NOTES:

1. MIN WIDTH = 50 LF
2. MIN LENGTH = 200 LF
3. MIN PIPE OUTFALL SLOPE = 1.0%
4. MIN WIDTH OF EMERGENCY OVERFLOW WEIR = 25 LF
5. USE SURFACE SKIMMER TO DRAIN SEDIMENT BASIN. OUTFALL PIPE TO BE 12" PVC. SEE ISWM DETAIL FIGURE 3.19 (THIS SHEET)

LEGEND

- XX — SILT FENCE
- TEMPORARY CONST. ENTRANCE
- CLEARING LIMITS
- INLET PROTECTION
- EXISTING FLOW

AREA OF DISTURBANCE = 20.2 AC.

PHASES OF EROSION CONTROL

A. GRADING
1. INSTALL SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE
3. INSTALL SEDIMENT BASIN
4. INSTALL INLET PROTECTIONS ON EXISTING INLETS

B. UTILITIES
1. MAINTAIN SILT FENCE. INSTALL SILT FENCE AROUND ALL SANITARY SEWER MANHOLES
2. MAINTAIN CONSTRUCTION ENTRANCE
3. MAINTAIN SEDIMENT BASIN
4. INSTALL INLET PROTECTIONS ON NEW INLETS

C. WATER INJECTION OF PADS
1. MAINTAIN SILT FENCE
2. MAINTAIN CONSTRUCTION ENTRANCE
3. MAINTAIN SEDIMENT BASIN
4. MAINTAIN INLET PROTECTIONS
5. INSTALL SILT FENCE AROUND SS MH
6. WATER INJECT PADS CLEAR OF SEDIMENT BASIN

D. WATER INJECTION OF REMAINING PADS
1. MAINTAIN SILT FENCE
2. MAINTAIN CONSTRUCTION ENTRANCE
3. MAINTAIN INLET PROTECTIONS
4. REMOVE SEIMENT BASIN & ESTABLISH FINAL GRADES FOR THIS AREA

E. PAVING
1. MAINTAIN SILT FENCE
2. REMOVE CONSTRUCTION ENTRANCE
3. INSTALL CONCRETE WASHOUT AREA
4. INSTALL EROSION CONTROL BLANKET ALONG BACK OF CURB
5. INSTALL SILT FENCE CHEVRONS AT LOT SWALES

NOTE:
SUBDIVISION CONTRACTOR REQUIRED TO REPAIR AND/OR REPLACE EXISTING EROSION CONTROL DEVICES CAUSE BY HIS ACTIVITY.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb Inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 5/14/14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

EROSION CONTROL PLAN PRE-CON

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

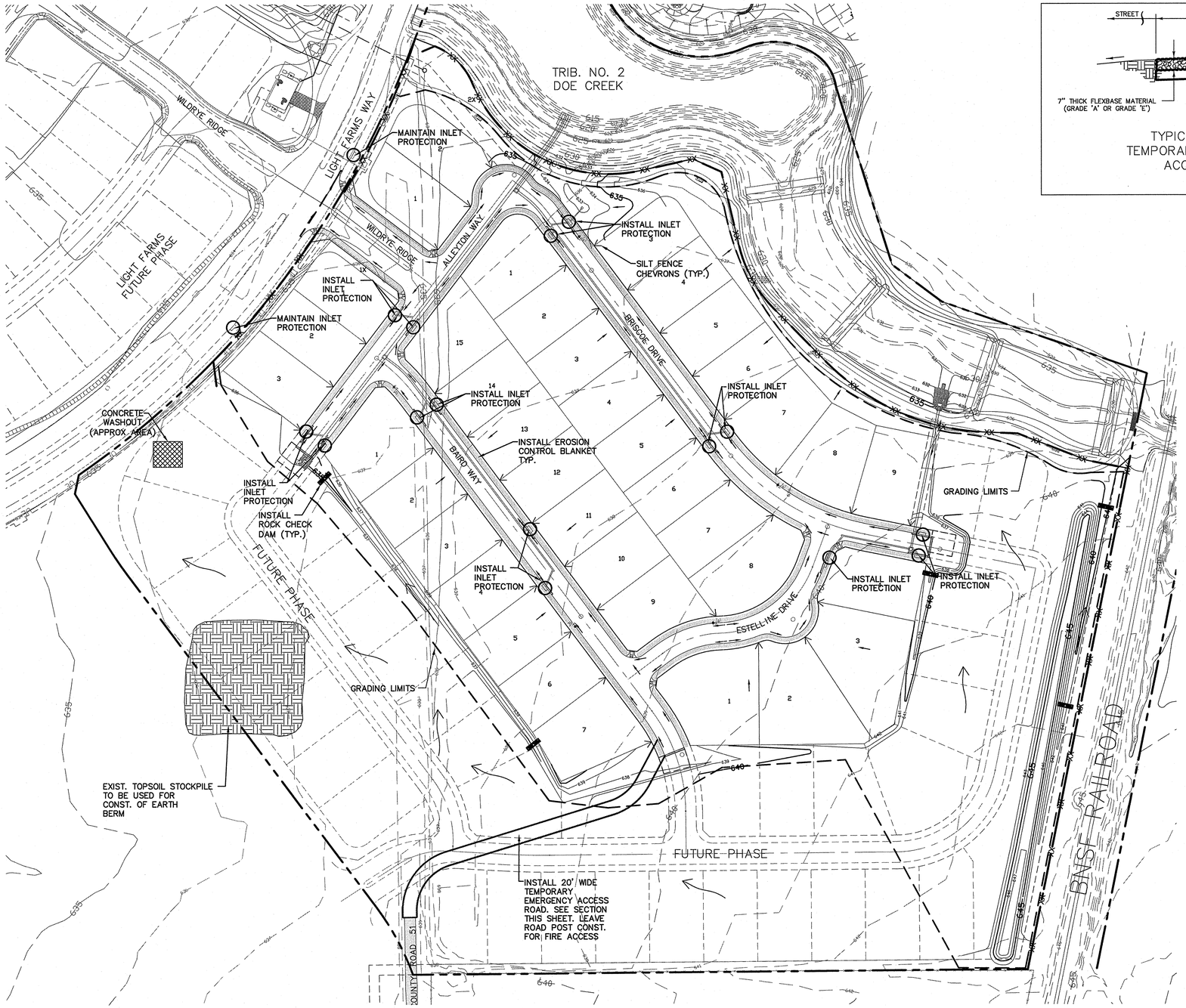
HUITT-ZOLLARS Dallas
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

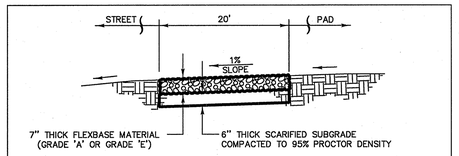
SCALE	SHEET No.
DATE MAR 14, 2014	02-02

PROJECT NUMBER: 01-3905-32

DWG: t:\proj\01390501\01390532 - 80' Lots\DWG\EROSION CONTROL PLAN.dwg USER: aleoffel
DATE: Mar 14, 2014 9:24am XREFS: GBS BASE LF-MASTER-BASE CONTOURS v20072164- h base

CAD FILE PATH: t:\proj\01390501\01390532 - 80' lots\dwg\erosion control plan.dwg





TYPICAL SECTION
TEMPORARY EMERGENCY ACCESS ROAD
N.T.S.

N

0' 40' 80' 160'

SCALE: 1"=80'

LEGEND

- XX — SILT FENCE
- CONCRETE WASHOUT AREA
- CLEARING LIMITS
- INLET PROTECTION
- PROPOSED OFFSITE FLOW
- PROPOSED ONSITE FLOW
- SILT FENCE CHEVERONS
- EROSION CONTROL BLANKET
- ROCK CHECK DAM

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER
3-14-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

EROSION CONTROL PLAN POST-CON

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS Dallas
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE

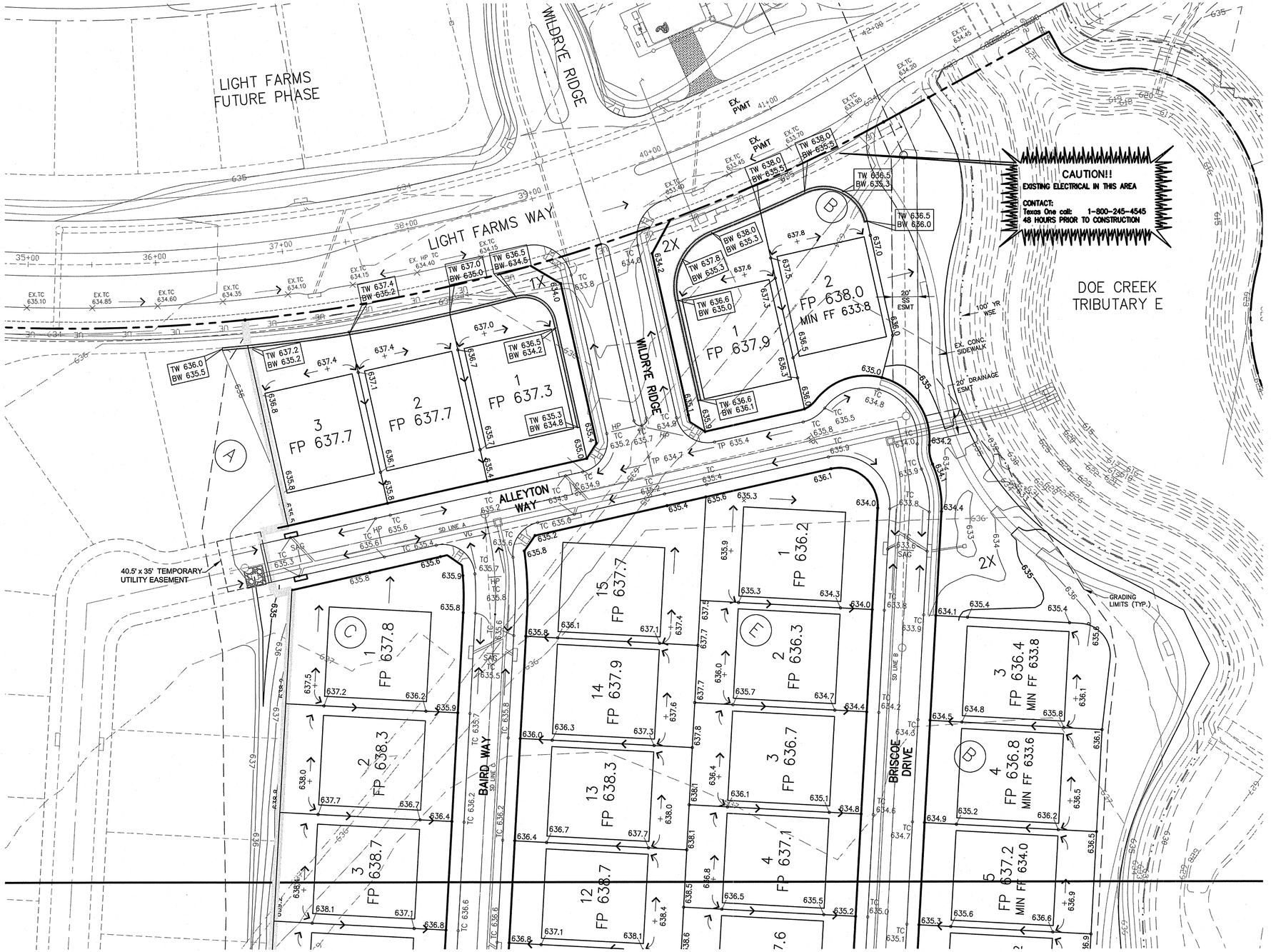
DATE
MAR 14, 2014

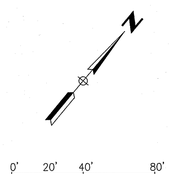
SHEET No.
02-03

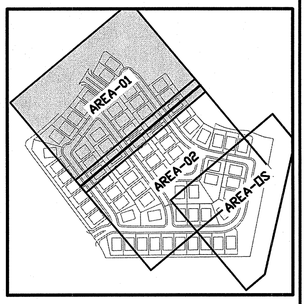
PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\01390532 - 80' Lots\DWG\EROSION CONTROL PLAN.dwg USER: aloeffel
DATE: Mar 14, 2014 12:01pm XREFS: GBS BASE LF-MASTER-BASE CONTOURS v2007271164- h base

CAD FILE PATH: I:\proj\013905\01\01390532 - 80' lots\dwg\erosion control plan.dwg







KEY MAP
NTS

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- 100 YEAR WATER SURFACE
- PROPOSED FLOW
- GRADING LIMITS
- PROPOSED RETAINING WALL

NOTE:
ALL DISTURBED AREAS MUST BE PERMANENTLY STABILIZED BY HYDROMULCH OR BROADCAST SEEDING PER NCTGOG STANDARDS TO REESTABLISH VEGETATION UNDER THE DIRECTION OF THE ENGINEER / DEVELOPER.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 70+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-14-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

GRADING PLAN AREA 01

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE

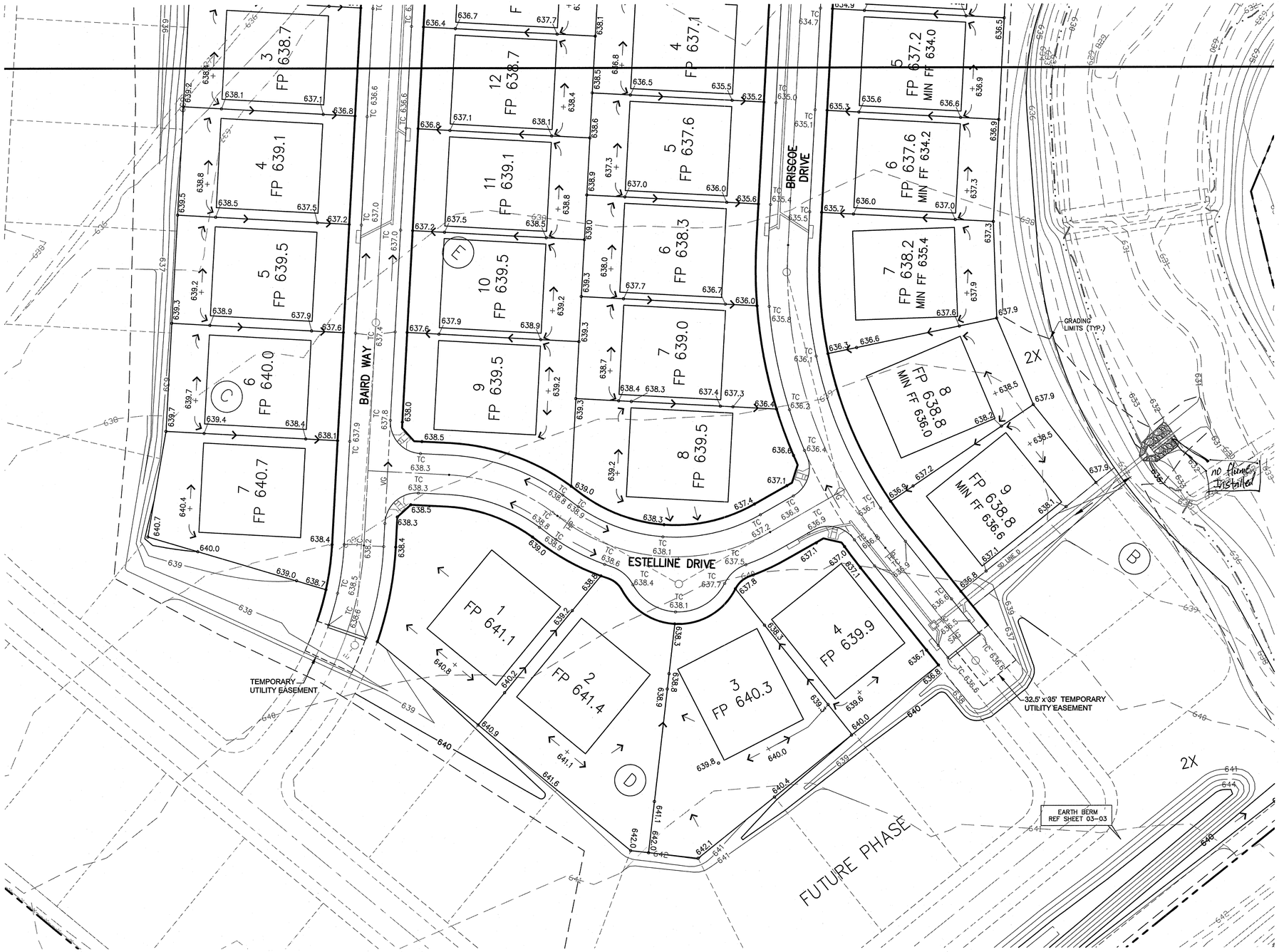
DATE
MAR 14, 2014

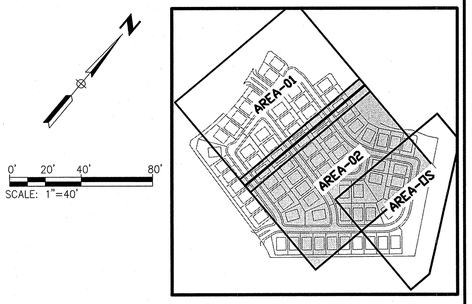
SHEET No.
03-01

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01\3905\01\1390532 - 80' Lots\DWG\03-01 GRADING PLAN.dwg USER: aleffel
DATE: Mar 14, 2014 9:25am XREFS: GBS BASE CONTOURS LF-MASTER-BASE 27164- h base BASE-CR51 LOCATION MAP MaydelleAddn_proposed

CAD FILE PATH: I:\proj\01\3905\01\1390532 - 80' lots\dwg\03-01 grading plan.dwg





KEY MAP
NTS

LEGEND

- 630 EXISTING MINOR CONTOUR
- 630 EXISTING MAJOR CONTOUR
- 630 PROPOSED MINOR CONTOUR
- 630 PROPOSED MINOR CONTOUR
- 100 YEAR WATER SURFACE
- PROPOSED FLOW
- GRADING LIMITS
- PROPOSED RETAINING WALL

NOTE:
ALL DISTURBED AREAS MUST BE PERMANENTLY STABILIZED BY HYDROMULCH OR BROADCAST SEEDING PER NCTCOG STANDARDS TO REESTABLISH VEGETATION UNDER THE DIRECTION OF THE ENGINEER / DEVELOPER.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 70+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 3-14-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

GRADING PLAN AREA 02

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

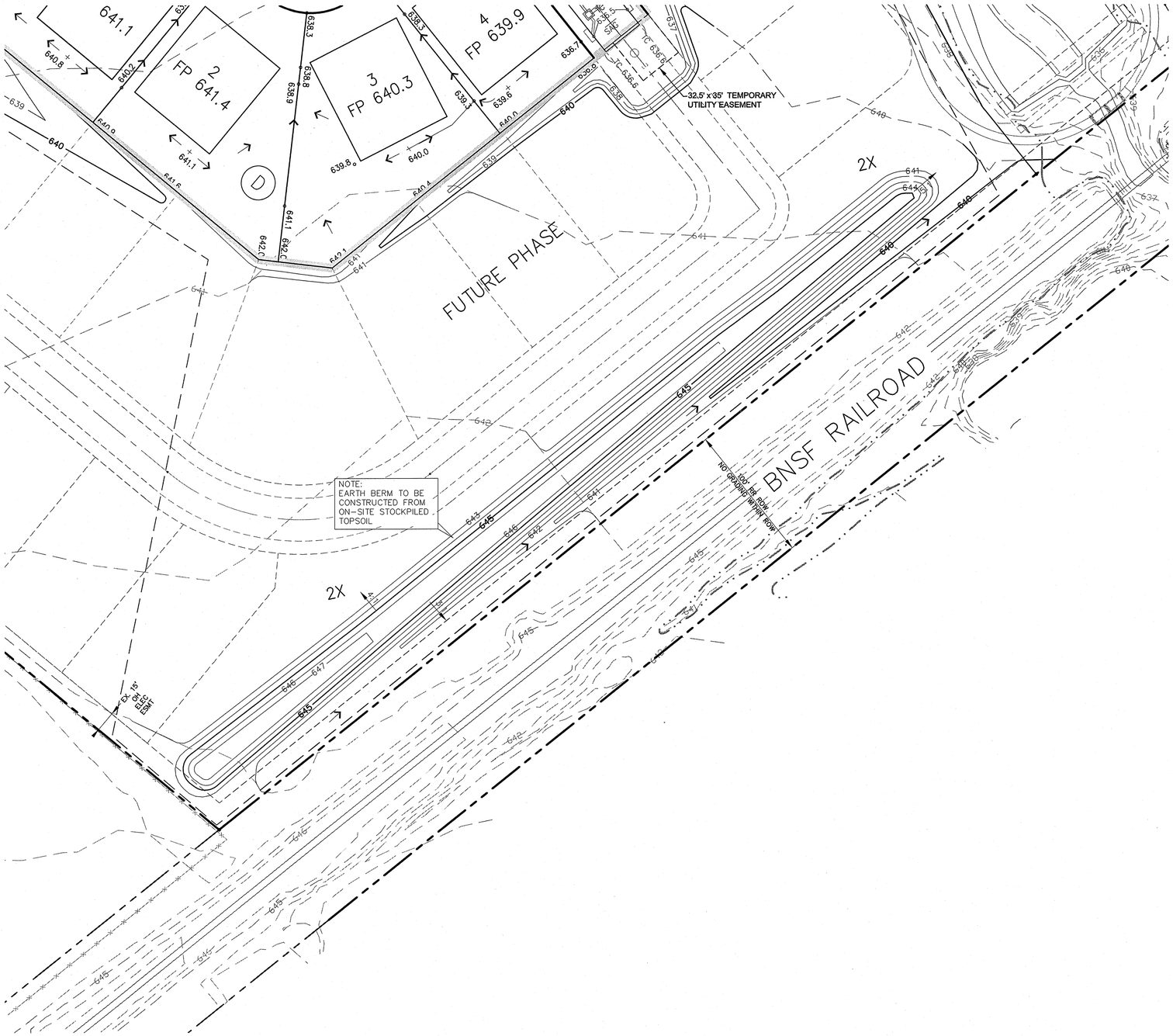
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

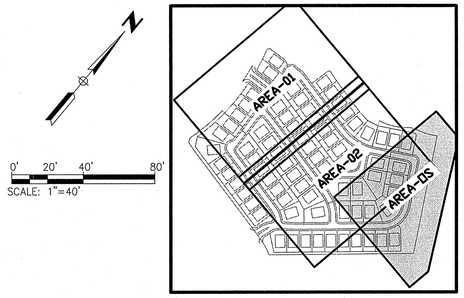
SCALE	SHEET No.
DATE MAR 14, 2014	03-02

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01\3905\01\390532 - 80' Lots\DWG\03-01 GRADING PLAN.dwg USER: aloeffel
DATE: Mar 14, 2014 9:25am XREFS: GBS BASE CONTOURS LF-MASTER-BASE 27164- h base BASE-CR51 LOCATION MAP MaydelleAddn_proposed

CAD FILE PATH: I:\proj\01\3905\01\390532 - 80' lots\dwg\03-01 grading plan.dwg





KEY MAP
NTS

0' 20' 40' 80'
SCALE: 1"=40'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- 100 YEAR WATER SURFACE
- PROPOSED FLOW
- GRADING LIMITS
- PROPOSED RETAINING WALL

NOTE:
ALL DISTURBED AREAS MUST BE PERMANENTLY STABILIZED BY HYDROMULCH OR BROADCAST SEEDING PER NCTGOG STANDARDS TO REESTABLISH VEGETATION UNDER THE DIRECTION OF THE ENGINEER / DEVELOPER.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 70+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER
3-14-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

GRADING PLAN AREA - OS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

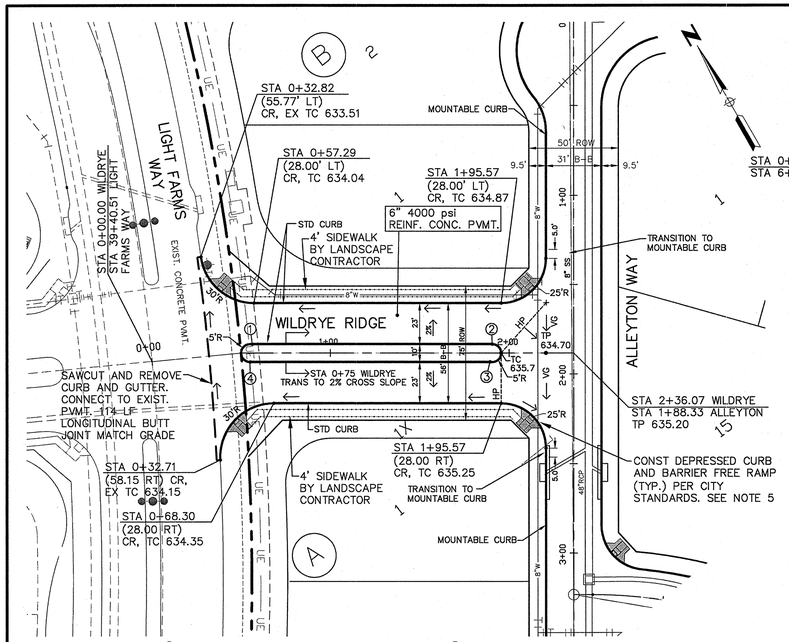
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	03-03

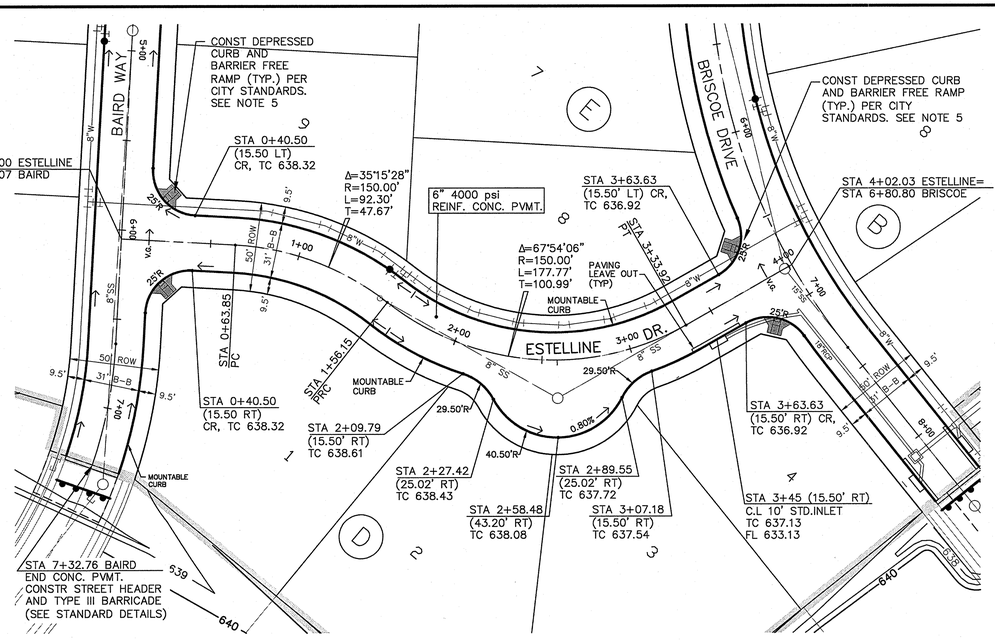
PROJECT NUMBER: 01-3905-32

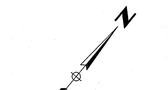
DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\03-01 GRADING PLAN.dwg USER: aloeffel
DATE: Mar 14, 2014 9:25am XREFS: GBS BASE CONTOURS LF-MASTER-BASE 27164- h base BASE-CR51 LOCATION MAP MaydelleAddn_proposed

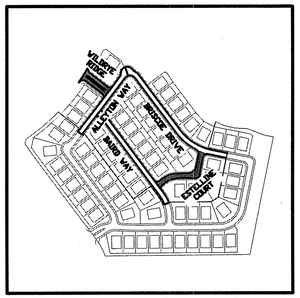
CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\03-01 grading plan.dwg



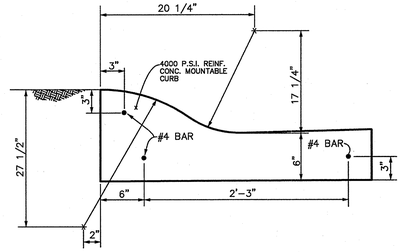
① STA 0+55.02 (5.00' LT) CR, TC 634.29
② STA 1+90.57 (5.00' LT) CR, TC 635.37
③ STA 1+90.57 (5.00' RT) CR, TC 635.75
④ STA 0+55.02 (5.00' RT) CR, TC 634.29



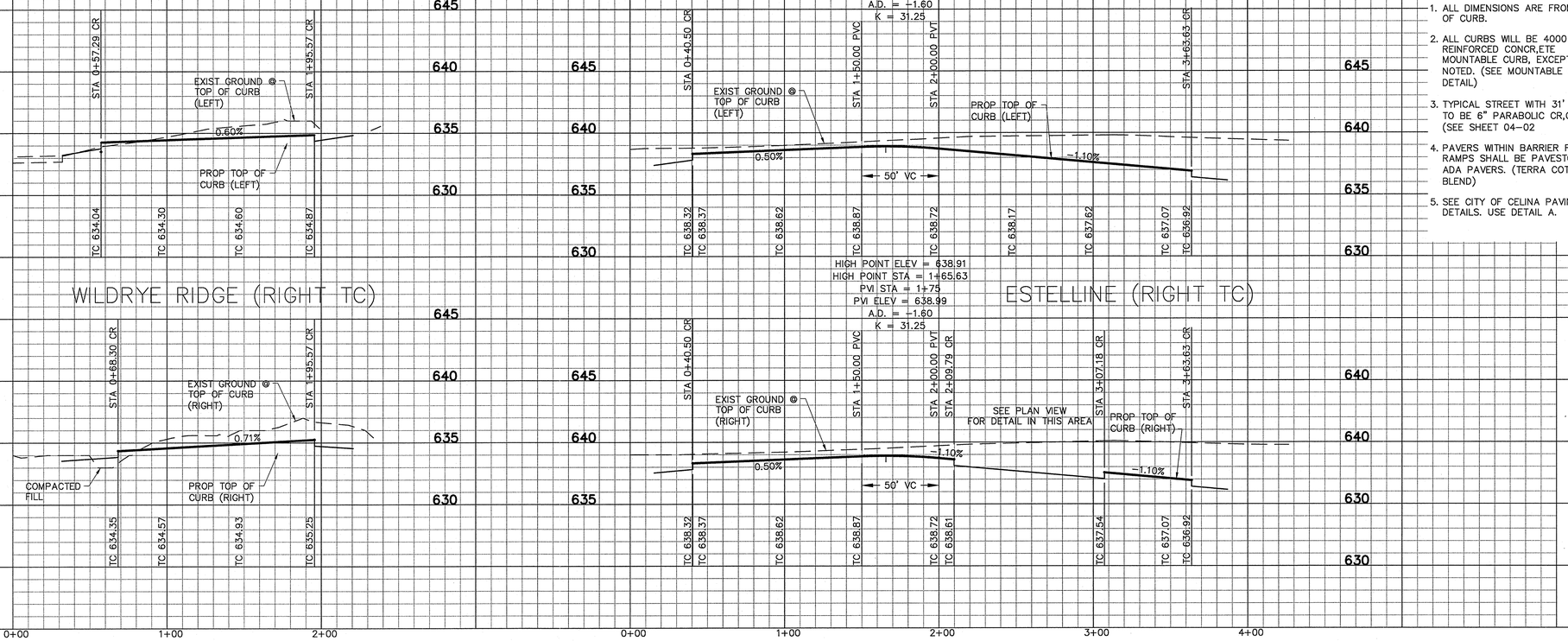




KEY MAP
NTS



MOUNTABLE CURB DETAILS
NTS



NOTE:

1. ALL DIMENSIONS ARE FROM BACK OF CURB.
2. ALL CURBS WILL BE 4000 PSI REINFORCED CONCR,ETE MOUNTABLE CURB, EXCEPT AS NOTED. (SEE MOUNTABLE CURB DETAIL)
3. TYPICAL STREET WITH 31' B–B TO BE 6" PARABOLIC CR,OWN. (SEE SHEET 04–02
4. PAVERS WITHIN BARRIER FREE RAMPS SHALL BE PAVESTONE ADA PAVERS. (TERRA COTTA BLEND)
5. SEE CITY OF CELINA PAVING DETAILS. USE DETAIL A.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge. Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge. Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3/27/14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

PAVING PLAN & PROFILE WILDRYE & ESTELLINE DRIVE

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

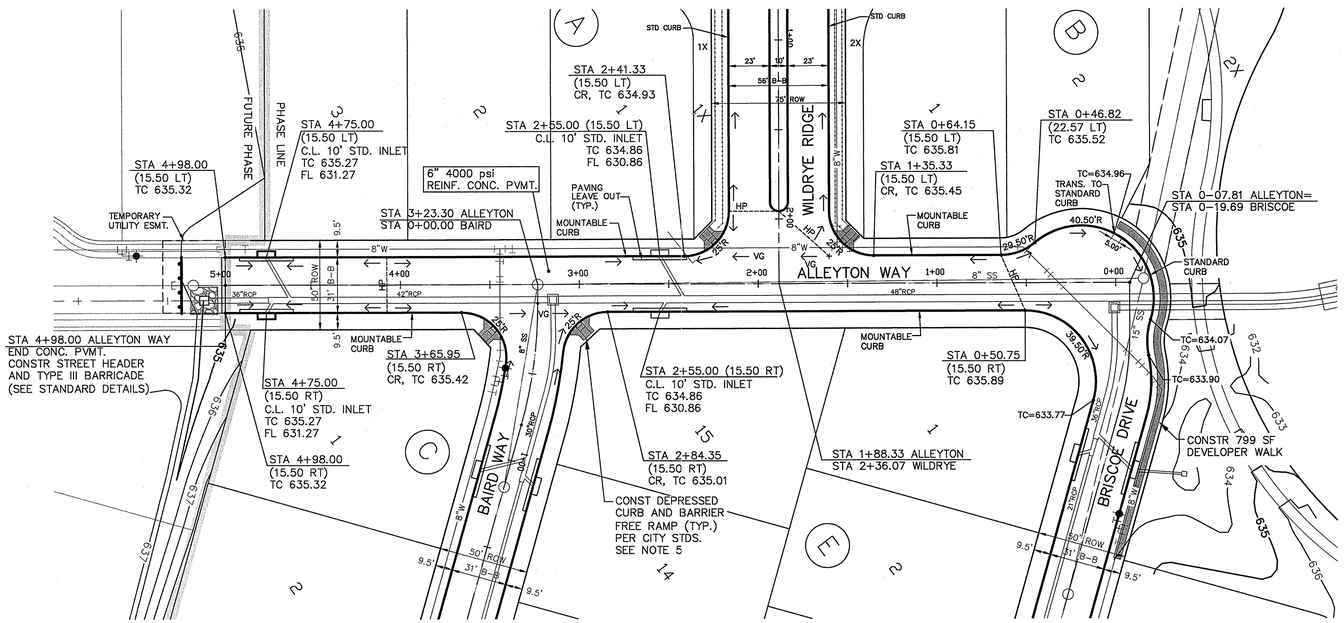
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

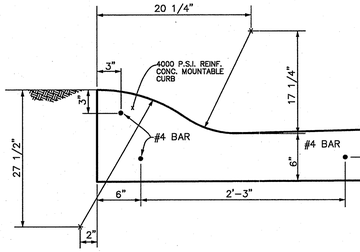
SCALE	SHEET No.
DATE: MAR 14, 2014	04-01

PROJECT NUMBER: 01-3905-32

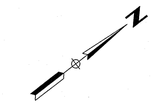
DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\04-01 PAVING PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:06am XREFS: GBS PROF-ROAD LF-MASTER-BASE LOCATION MAP v200727164- h base VICINITYMAP CONTOURS

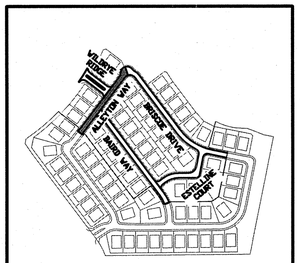
CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\04-01 paving plan.dwg



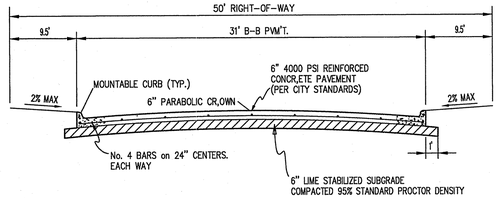


MOUNTABLE CURB DETAILS
NTS





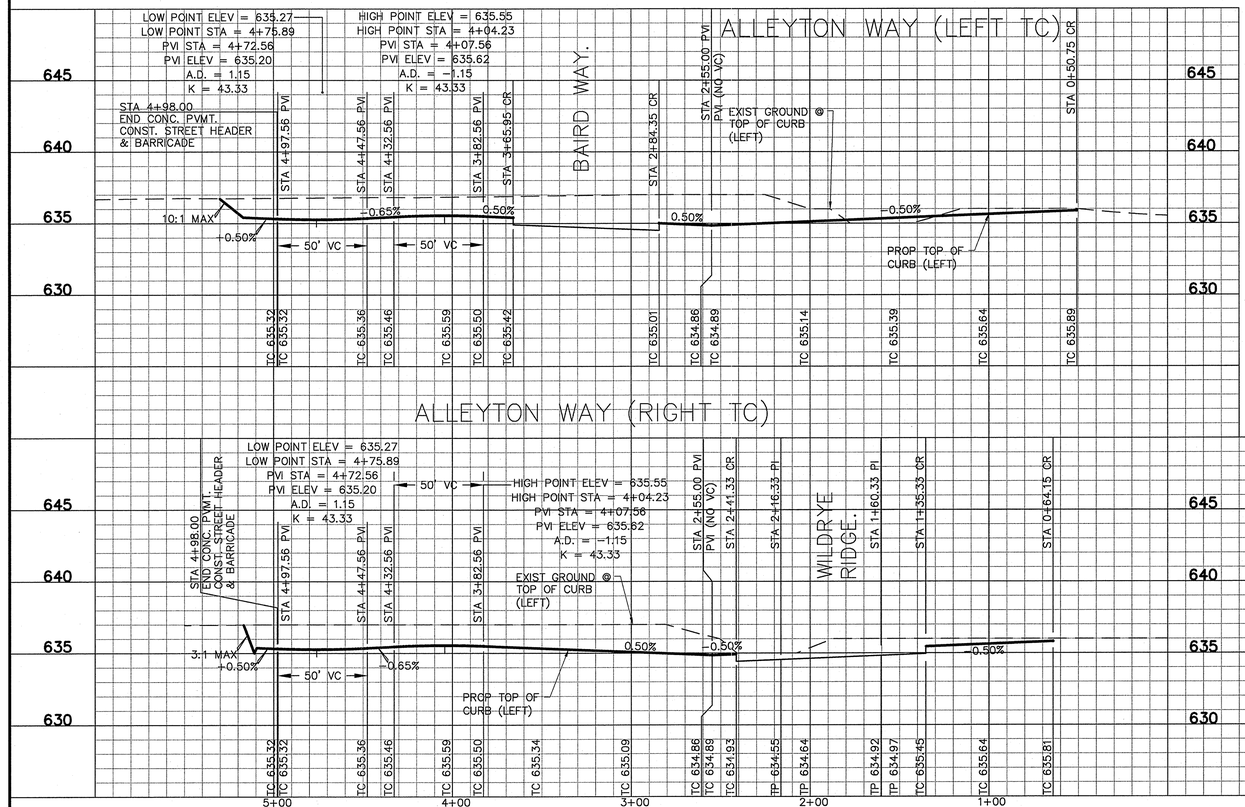
KEY MAP
NTS



TYPICAL STREET SECTION
(50' R.O.W. - 31' B-B)
N.T.S.

NOTE:

1. ALL DIMENSIONS ARE FROM BACK OF CURB.
2. ALL CURBS WILL BE 4000 PSI REINFORCED CONCRETE MOUNTABLE CURB, EXCEPT AS NOTED. (SEE MOUNTABLE CURB DETAIL)
3. TYPICAL STREET WITH 31' B-B TO BE 6" PARABOLIC CR,OWN. (SEE SHEET 04-02
4. PAVERS WITHIN BARRIER FREE RAMPS SHALL BE PAVESTONE ADA PAVERS. (TERRA COTTA BLEND)
5. SEE CITY OF CELINA PAVING DETAILS. USE DETAIL A.



Celina Street Sign Example

Street Name: 6" initial uppercase letter followed by 4.5" lowercase letters
Must meet 2009 (or latest) MUTCD requirements
9" flat blank, high intensity prismatic

Front: (Left to Right)

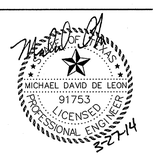
Back: (Left to Right)

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'



RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

PAVING PLAN & PROFILE ALLEYTON WAY

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

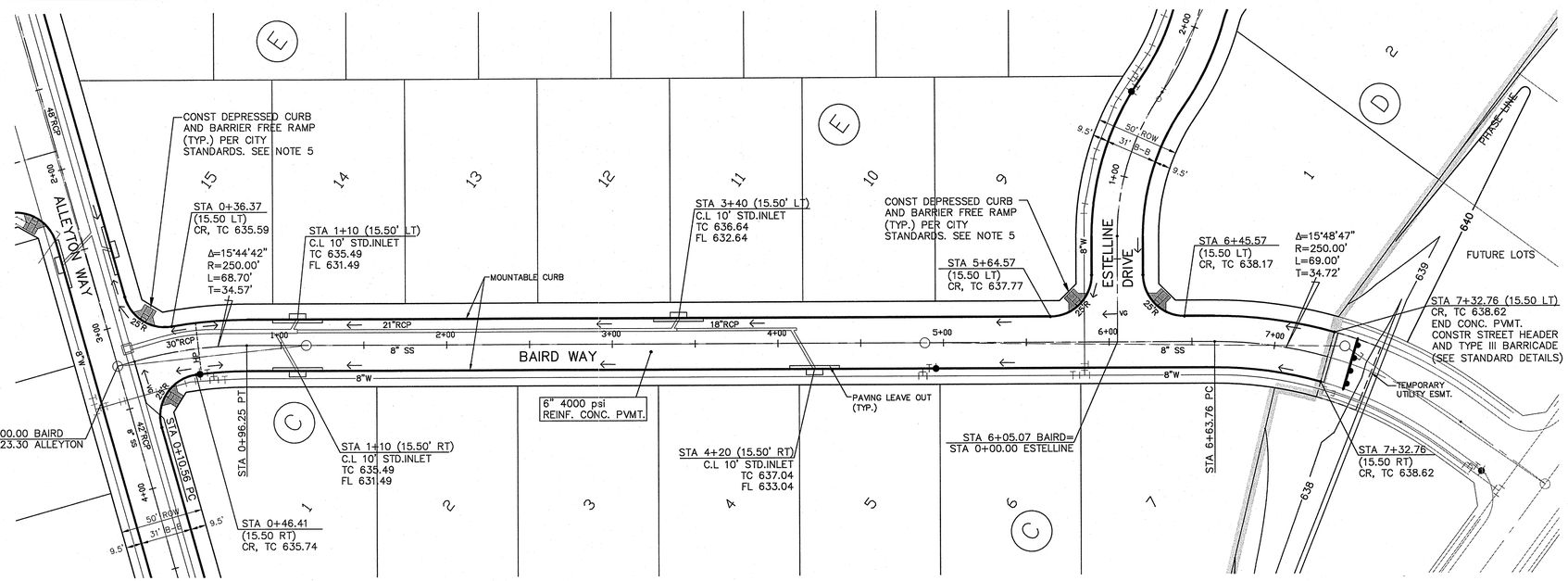
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

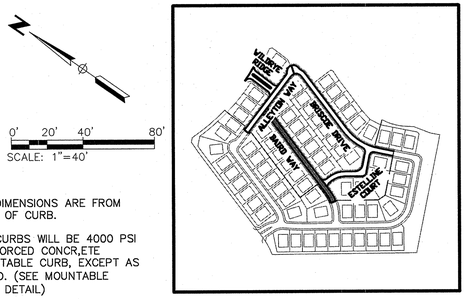
SCALE	SHEET No.
DATE MAR 14, 2014	04-02

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\390532 - 80' Lots\DWG\04-01 PAVING PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:06am XREFS: GBS PROF-ROAD LF-MASTER-BASE BASE LOCATION MAP v200727164-h base VICINITYMAP CONTOURS

CAD FILE PATH: I:\proj\013905\01\390532 - 80' lots\dwg\04-01 paving plan.dwg



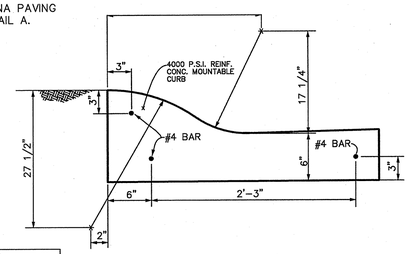


KEY MAP
NTS

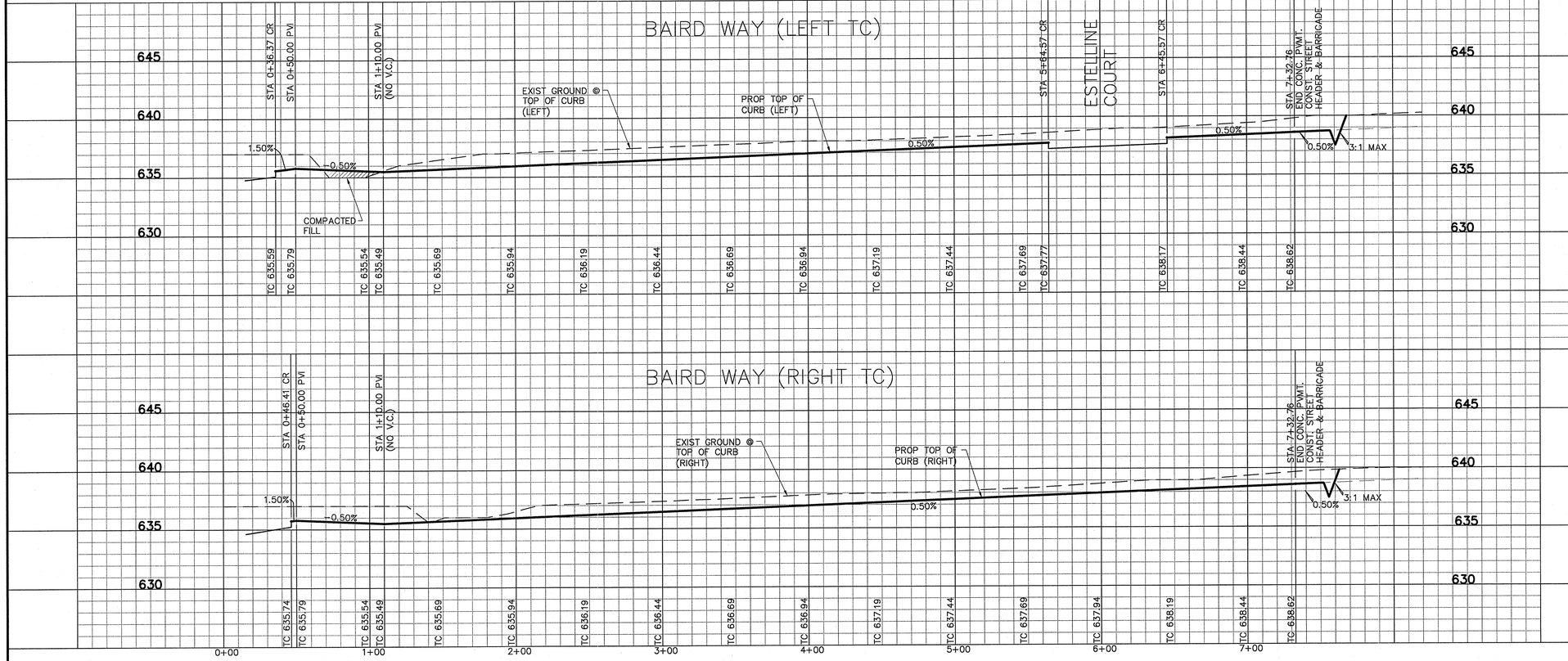
0' 20' 40' 80'
SCALE: 1"=40'

NOTE:

1. ALL DIMENSIONS ARE FROM BACK OF CURB.
2. ALL CURBS WILL BE 4000 PSI REINFORCED CONCR,ETE MOUNTABLE CURB, EXCEPT AS NOTED. (SEE MOUNTABLE CURB DETAIL)
3. TYPICAL STREET WITH 31' B–B TO BE 6" PARABOLIC CR,OWN. (SEE SHEET 04–02
4. PAVERS WITHIN BARRIER FREE RAMPS SHALL BE PAVESTONE ADA PAVERS. (TERRA COTTA BLEND)
5. SEE CITY OF CELINA PAVING DETAILS. USE DETAIL A.



MOUNTABLE CURB DETAILS
NTS



BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 3-27-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

PAVING PLAN & PROFILE BAIRD WAY

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

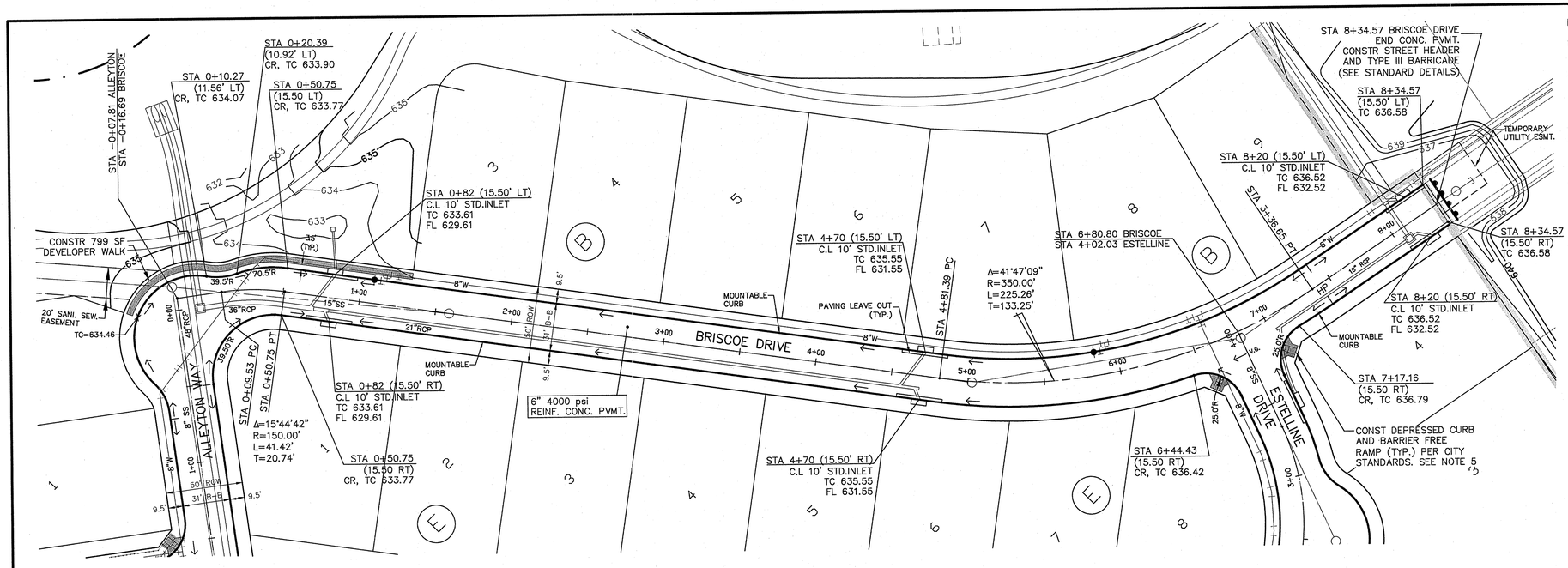
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	04-03

PROJECT NUMBER: 01-3905-32

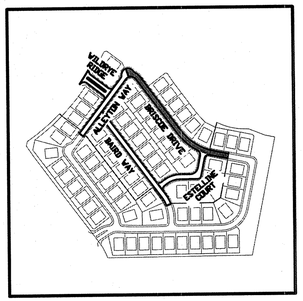
DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\04-01 PAVING PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:06am XREFS: GBS PROF-ROAD LF-MASTER-BASE BASE LOCATION MAP v200727164- h base VICINITYMAP CONTOURS

CAD FILE PATH: L:\proj\01390501\01390532 – 80' lots\dwg\04-01 paving plan.dwg

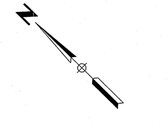


NOTE:

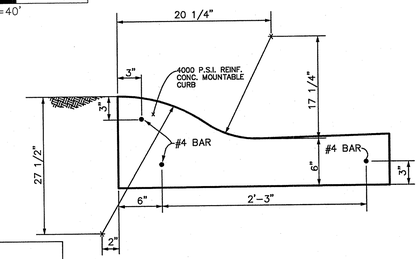
1. ALL DIMENSIONS ARE FROM BACK OF CURB.
2. ALL CURBS WILL BE 4000 PSI REINFORCED CONCR,ETE MOUNTABLE CURB, EXCEPT AS NOTED. (SEE MOUNTABLE CURB DETAIL)
3. TYPICAL STREET WITH 31' B–B TO BE 6" PARABOLIC CR,OWN. (SEE SHEET 04–02
4. PAVERS WITHIN BARRIER FREE RAMPS SHALL BE PAVESTONE ADA PAVERS. (TERRA COTTA BLEND)
5. SEE CITY OF CELINA PAVING DETAILS. USE DETAIL A.



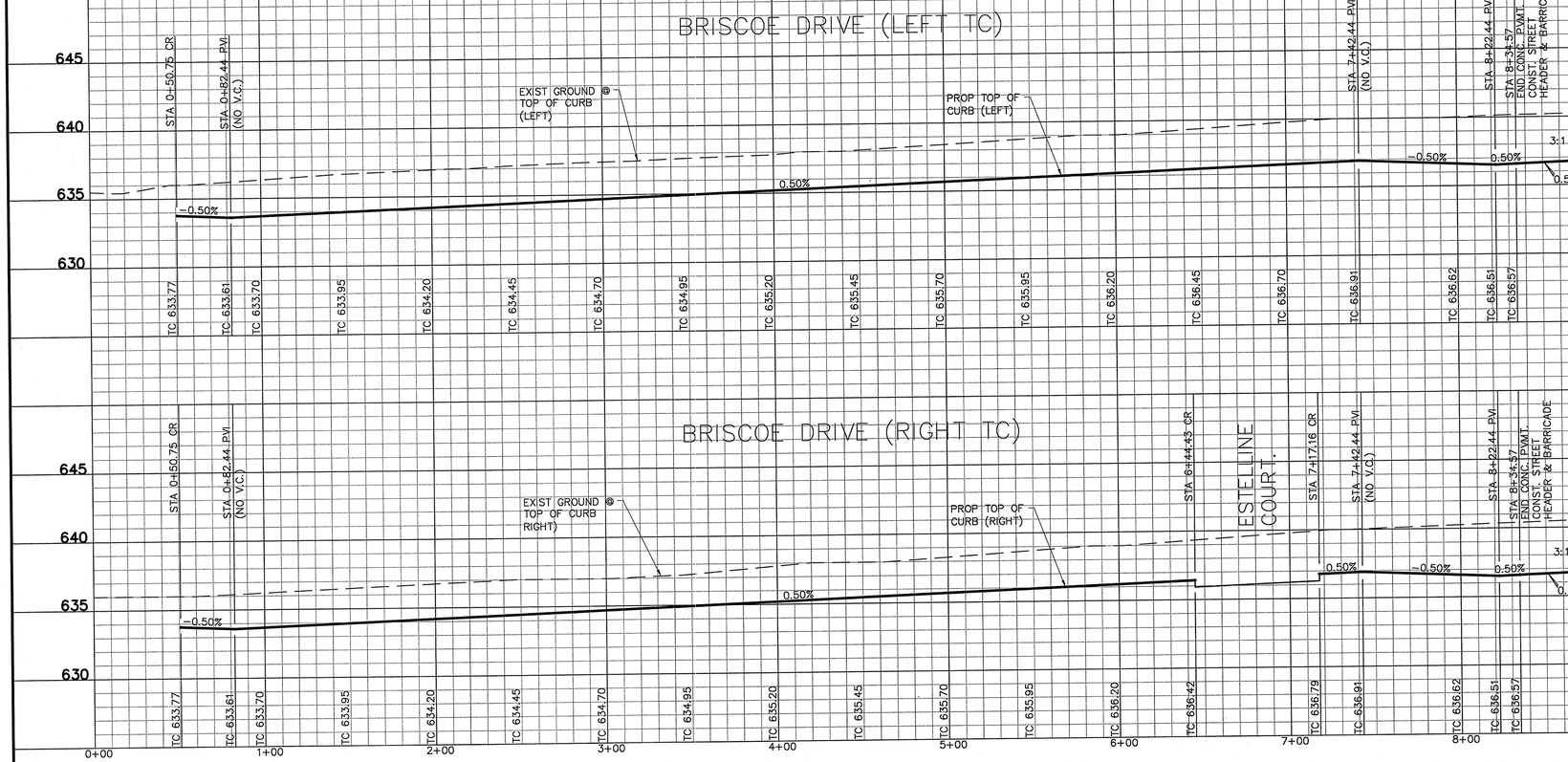
KEY MAP
NTS



SCALE: 1"=40'



MOUNTABLE CURB DETAILS
NTS



BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

PAVING PLAN & PROFILE BRISCOE DRIVE

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

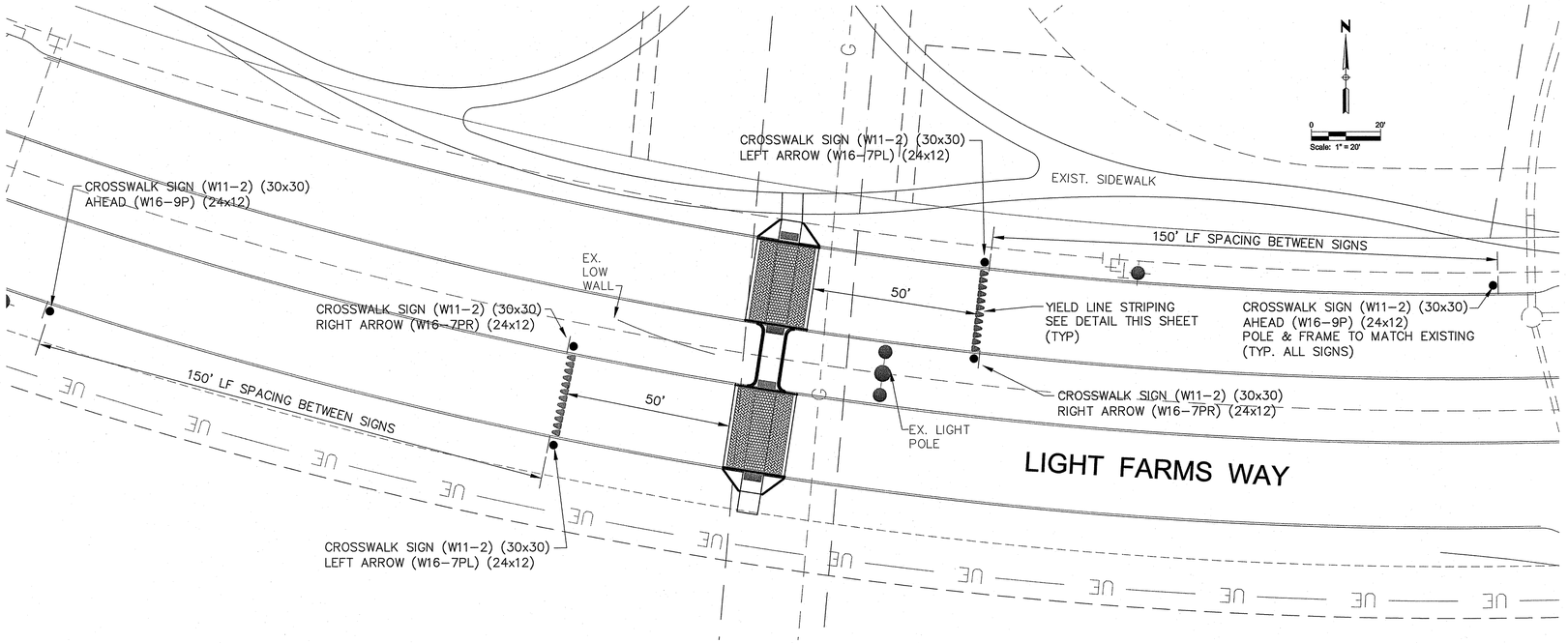
SCALE

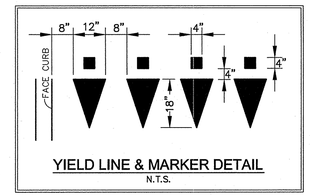
DATE MAR 14, 2014

SHEET No. 04-04

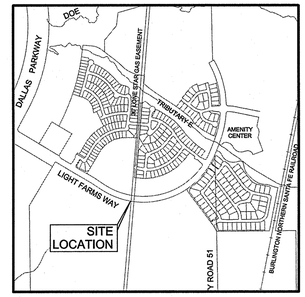
PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\04-01 PAVING PLAN.dwg USER: abeifel
DATE: Mar 21, 2014 11:07am XREFS: GBS PROF-ROAD LF-MASTER-BASE BASE LOCATION MAP v200727164- h base VICINITYMAP CONTOURS
CAD FILE PATH: I:\proj\01390501\01390532 – 80' lots\dwg\04–01 paving plan.dwg





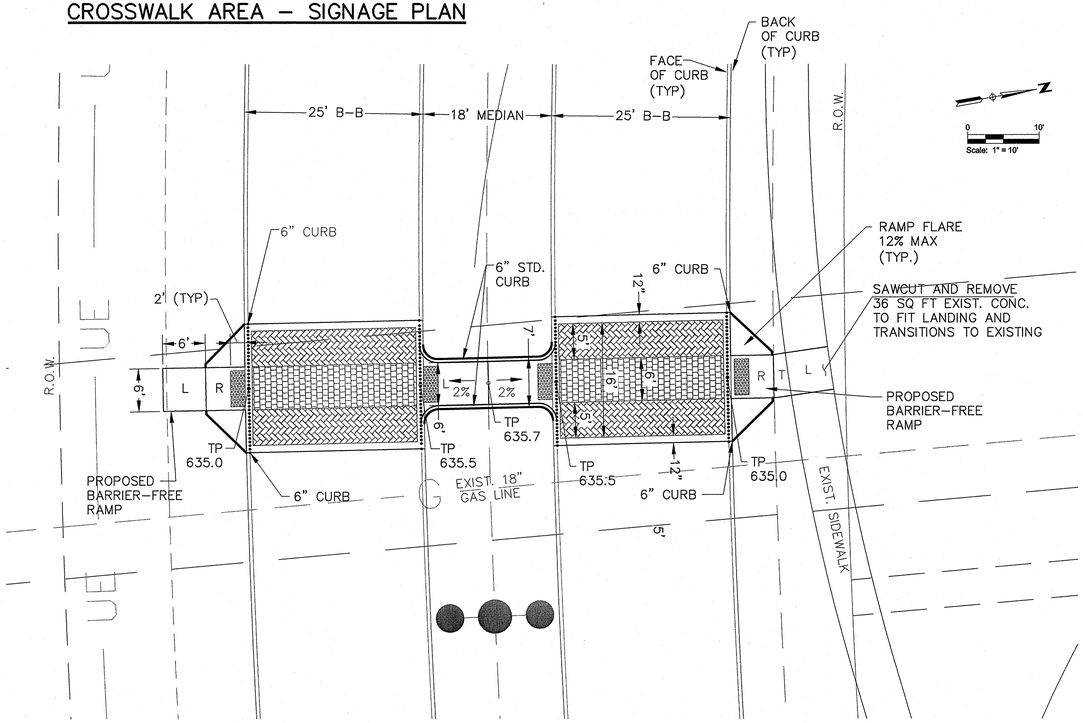
YIELD LINE & MARKER DETAIL
N.T.S.



KEY MAP
N.T.S.

LEGEND	
	DARK BRICK PAVER IN ROADWAY
	DARK BRICK PAVER IN ROADWAY
	BFR BRICK' PAVER
	EDGE OF CONCRETE
	SAWCUT EX. CURB AND GUTTER
R	RAMP SECTION OF BFR SLOPE NOT TO EXCEED 12:1
L	LANDING SECTION OF BFR SLOPE NOT TO EXCEED 2% EACHWAY
T	TRANSITION SECTION OF BFR SLOPE NOT TO EXCEED 2%

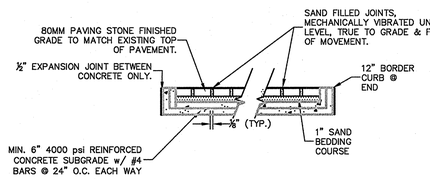
CROSSWALK AREA – SIGNAGE PLAN



CROSSWALK AREA – PLAN VIEW

CROSSWALK NOTES:

1. ALL CONCRETE AND CONCRETE CURBS WILL BE 4000 PSI REINFORCED CONCRETE MOUNTABLE CURB, EXCEPT AS NOTED. (SEE MOUNTABLE CURB DETAIL)
2. PAVERS WITHIN BARRIER FREE RAMPS SHALL BE PAVESTONE ADA PAVERS. (TERRA COTTA BLEND)
3. BRICK PAVER WITHIN THE ROADWAY SHALL BE AN 80MM PAVER, STRENGTH OF 8000 PSI OR GREATER, A WATER ABSORPTION MAXIMUM OF 5% AND WILL MEET OR EXCEEN ASTM C-936. PAVER SHALL ALSO MEET THE FREEZE-THAW TESTING PER SECTION 8 OF ASTM C-67.
4. CONTRACTOR TO KEEP ONE LANE OF TRAFFIC OPEN EACH WAY AT ALL TIMES.
5. TRAFFIC CONTROL SHALL BE PER TxDOT STANDARDS.
6. CROSSWALK DESIGN & INSTALLATION PER MUTCD.
7. ALL PROPOSED CONCRETE AND BRICK PAVEMENT TO MATCH EXISTING ELEVATIONS.



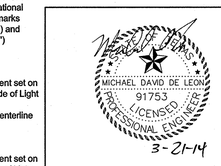
ROADWAY BRICK PAVER DETAIL
N.T.S.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'



RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

PAVING PLAN CROSSWALK

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

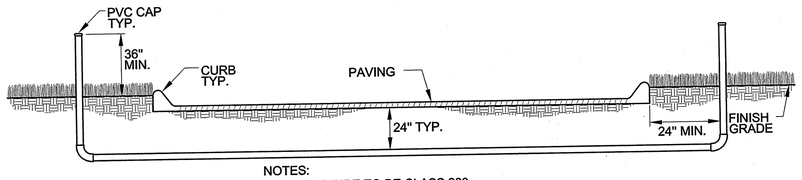
SCALE	SHEET No.
DATE MAR 14, 2014	04-05

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\04-01 PAVING PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:07am XREFS: GBS PROF-ROAD LF-MASTER-BASE BASE LOCATION MAP v200727164- h base VICINITYMAP CONTOURS

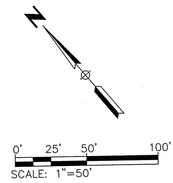
CAD FILE PATH: L:\proj\01390501\01390532 - 80' lots\dwg\04-01 paving plan.dwg

Blade #1 36x6" 2-Sided Sign Blade					Blade #2 36x6" 2-Sided Sign Blade			
Sign Key	Block No. (South)	Name	Suffix	Block No. (North)	Block No. (West))	Name	Suffix	Block No. (East)
1	3800	ALLEYTON	WAY	XXXX	XXXX	BRISCOE	DRIVE	1200
2	3900	ESTELLINE	DRIVE	XXXX	1200	BRISCOE	DRIVE	1100
3	XXXX	ESTELLINE	DRIVE	3900	1200	BAIRD	WAY	1100
4	3800	ALLEYTON	WAY	3800	XXXX	BAIRD	WAY	1200
5	3800	ALLEYTON	WAY	3800	1200	WILDRYE	RIDGE	1200
6	1200	LIGHT FARMS	WAY	1100	1200	WILDRYE	RIDGE	1200



NOTES:
1. ALL PVC PIPE TO BE CLASS 200.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
3. MECHANICAL TAMP TO 95% PROCTOR.
4. MIN. CLEARANCE BETWEEN UTILITIES SHALL BE 6".
5. ALL SLEEVING TO BE SIZED AS NOTED (LANDSCAPE-IRRIG.)

SLEEVING DETAIL



LEGEND

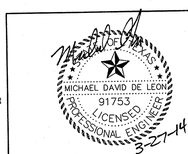
- 6" IRRIGATION SLEEVE
- 4" IRRIGATION SLEEVE
- 12" WIDE STOP BAR
- STREET LIGHT
- STREET SIGN
- TRAFFIC FLOW DIRECTION (FOR REFERENCE ONLY)

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'



RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STRIPING, SIGNAGE AND SLEEVING PLAN

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

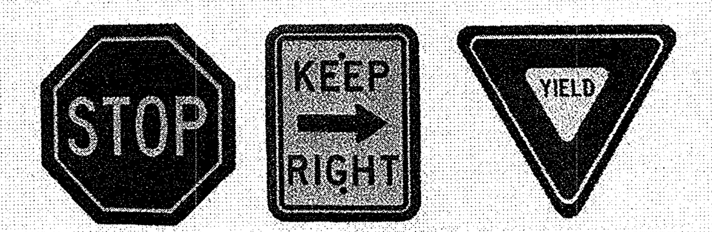
HUITT-ZOLLARS Dallas
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	05-01

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\1390532 - 80' Lots\DWG\05-01 STRIPING AND SIGNAGE.dwg USER: aloeffel
DATE: Mar 21, 2014 11:07am XREFS: GBS BASE LF-MASTER-BASE CONTOURS

CAD FILE PATH: I:\proj\013905\01\390532 - 80' lots\dwg\05-01 striping and signage.dwg



Cast Aluminum Backplate Highlights:

Heavy cast aluminum design with 1" wide and ¾" thick raised border.

Designed to accept D.O.T. standard street signs in sizes and shapes below.

Easy installation on 3", 4" or 5" O.D., straight, round poles, with no alterations to pole, with two (2) of our 3", 4" or 5" mounting collars.

Installation on 3", 4" or 5" O.D., tapered round poles, may be accomplished by using our 3", 4" or 5" mounting collars with extra setscrews for leveling.

All Stainless Steel hardware

Durable Powder coat finish, (Medium Gloss Black Polyester, Standard).

Custom colors available.

18" Stop Signs available for golf course cart path application.*

Applied Vinyl, aluminum, D.O.T. standard, street signs are available but not included. **(See our "SIGN" section)**

Ordering Information:

Sample catalog number
#TSC-24x24-D-4S-BLK

Type	Size	Orientation	Mounting	Color
TSC	24x24	D	4S	BLK

Stop Sign - Cast Aluminum Back plate, with two mtg. collars:

Type & Nominal Size	Actual size of Stop Sign
~~STC-18~~	~~18" (For Golf Courses Only)~~
~~STC-24~~	~~24"~~
STC-30	30"
STC-36	36"

Traffic Sign - Cast Aluminum Back plate with two mtg. collars:

Type & Nominal Size	Actual size of Sign
TSC-6x12	6" x 12" (Needs only one mtg. collar)
TSC-12x18	12" x 18"
TSC-18x18	18" x 18"
TSC-18x24	18" x 24"
TSC-24x24	24" x 24"
TSC-24x30	24" x 30"
TSC-30x30	30" x 30"

Orientation of Traffic Sign
D Diamond

Yield Sign - Cast Aluminum Back plate, with two mtg. collars:

Type & Nominal Size	Actual size of Sign
YDC-30	30"
YDC-36	36"

Mounting collar size and type

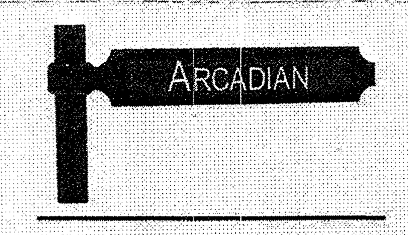
3S	Two 3" Mounting Collars for 3" straight pole
4S	Two 4" Mounting Collars for 4" straight pole
5S	Two 5" Mounting Collars for 5" straight pole
3T	Two 3" Mounting Collars for tapered pole
4T	Two 4" Mounting Collars for tapered pole
5T	Two 5" Mounting Collars for tapered pole
6.5T	Two 6.5" x 2" Mounting collars for tapered poles
BOS	Two Bolt or strap on brackets for any pole

Colors

BLK	Medium Gloss Black Polyester (Standard)
BLKP	Medium Gloss Black Polyester, Orange Peel Texture.
RAL-6012	Dark Green Polyester
WHT	White Polyester
CC	Custom Colors.

Notes
1. Contact us for pricing.
2. Mounting collars are shipped in separate, individual boxes.
3. Applied Vinyl, aluminum, D.O.T. standard, street signs are available but not included. (See our "SIGN" section)
4. Tapered poles must be accurately measured at of mounting points. Next size collar must be used when pole diameter is larger than standard size.

NOTE:
30"X30" MINIMUM STOP SIGN UNLESS OTHERWISE NOTED



Arcadian - Aluminum Street Name Frame Highlights and Specifications:

Handcrafted street name frames of 319T5 cast aluminum ends and extrusions are welded and blended for a custom, no rust appearance.

Sizes to accept D.O.T. standard street name blades, 6" or 9" high, 24" to 48" long, in 6" increments, up to ¼" thick.

Removable end plate for installation and replacement of street name blades

Frames are bolted to mounting collars with two ⅜" stainless steel bolts for added strength and ease of installation.

One or two frames may be installed on a single 3", 4" or 5" round pole mounting collar @ 90 degrees apart.

Easy installation on 3", 4" or 5" O.D., straight round poles, with no alterations to pole, by using our 3", 4" or 5" mounting collars.

Installation on 3", 4" or 5" O.D., tapered round poles, may be accomplished by using our 3", 4" or 5" mounting collars with extra setscrews for leveling.

All Stainless Steel hardware

Durable Powder coat finish, (Medium Gloss Black Polyester, Standard).

Custom colors available.

Applied Vinyl, aluminum, D.O.T. standard, street name blades are available but not included. **(See our "SIGN" section)**

Ordering Information:

Sample catalog number
#AR2-6x30-4S-BLK-SA1

Sign frame	Size	Mounting	Color	Options
AR2	6x30	4S	BLK	SA1

Sign Frames

AR1	One Arcadian Frames on one mounting collar
AR2	Two Arcadian Frames on one mounting collar

Nominal Frame Size	Actual size of street name blade
6x24	6" High x 24" Long
6x30	6" High x 30" Long
6x36	6" High x 36" Long
6x42	6" High x 42" Long
6x48	6" High x 48" Long
9x24	9" High x 24" Long
9x30	9" High x 30" Long
9x36	9" High x 36" Long
9x42	9" High x 42" Long
9x48	9" High x 48" Long

Sign Frame Options

SA1	#1 Scroll arm w/Arcadian swinging frame
SO1	#1 Scroll over welded to frame
SU1	#1 Scroll under welded to frame
LOGO	Logo frame bolted to frame
CU	Custom

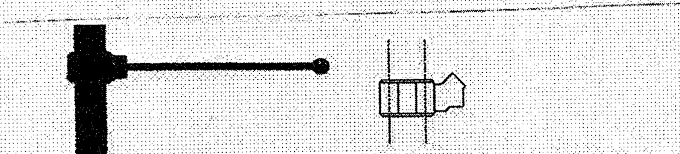
Mounting collar size and type

3S	3" Mounting Collar for 3" straight pole
4S	4" Mounting Collar for 4" straight pole
5S	5" Mounting Collar for 5" straight pole
3T	3" Mounting Collar for tapered pole
4T	4" Mounting Collar for tapered pole
5T	5" Mounting Collar for tapered pole
BOS	Bolt or strap on bracket for any pole

Colors

BLK	Medium Gloss Black Polyester (Standard)
BLKP	Medium Gloss Black Polyester, Orange Peel Texture.
RAL-6012	Dark Green Polyester
WHT	White Polyester
CC	Custom Colors.

Notes
1. Contact us for pricing.
2. Mounting collars are shipped in separate, individual boxes.
3. D.O.T. standard, street name blades available at extra cost. (See our "Sign" Section)



Banner Arm — Combination Banner Arm/Flag Holder Bracket

Banner Arm and Combination Banner Arm/Flag Holder Highlights:

Single Banner Arm assembly includes (1) cast aluminum holder, (1) round cast aluminum ball end, and (1) 1" round extruded aluminum tube arm on a single mounting collar.

Double Banner Arm assembly includes (2) cast aluminum holders, (2) round cast aluminum ball ends, and (2) 1" round extruded aluminum tubes arm on a single mounting collar.

Combination Banner Arm/Flag Holder bracket will hold a 1" diameter flag arm at a 45 deg. angle to the pole and or a 1" diameter banner arm at 90 deg. to the pole

Single Combination Banner Arm / Flag Holder assembly includes (1) cast aluminum combination banner arm / flag holder bracket on a single mounting collar.

Double Combination Banner Arm / Flag Holder assembly includes (2) cast aluminum combination banner arm / flag holders, on a single mounting collar.

Single Banner Anchor assembly includes (1) ¼" eyebolt on a single mounting collar.

Double Banner Anchor assembly includes (2) ¼" eyebolts on a single mounting collar.

Easy installation on 3", 4" or 5" O.D., straight round poles, with no alterations to pole, by using our 3", 4" or 5" mounting collars.

Installation on 3", 4" or 5" O.D., tapered round poles, may be accomplished by using our 3", 4" or 5" mounting collars with extra setscrews for leveling.

All Stainless Steel hardware

Durable Powder coat finish, (Medium Gloss Black Polyester, Standard).

Custom colors available.

Ordering Information:

Sample catalog number
#BA1-24-4S-BLK

Type	Size	Mounting	Color
BA1	24	4S	BLK

Bracket Type

BA1	One Banner Arm Holder on one mounting collar
BA2	Two Banner Arm Holders on one mounting collar
BA/FH1	One Banner Arm/Flag Holder on one mounting collar
BA/FH2	Two Banner Arm/Flag Holders on one mounting collar
BA/EB1	One Banner anchor, (¼" eyebolt on one mounting collar)
BA/EB2	Two Banner anchors, (¼" eyebolt on one mounting collar)

Banner Arm with Ball End

Nominal size	Actual size
24	1" Diameter x 27¼" Long
30	1" Diameter x 33¼" Long
36	1" Diameter x 39¼" Long

Mounting collar size and type

3S	3" Mounting Collar for 3" straight pole
4S	4" Mounting Collar for 4" straight pole
5S	5" Mounting Collar for 5" straight pole
3T	3" Mounting Collar for tapered pole
4T	4" Mounting Collar for tapered pole
5T	5" Mounting Collar for tapered pole
BOS	Bolt or strap on bracket for any pole

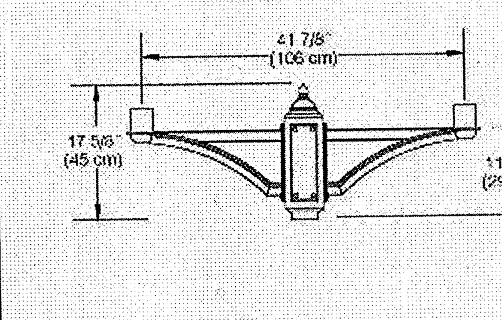
Colors

BLK	Medium Gloss Black Polyester (Standard)
BLKP	Medium Gloss Black Polyester, Orange Peel Texture.
RAL-6012	Dark Green Polyester
WHT	White Polyester
CC	Custom Colors.

Notes
1 Contact us for pricing.
2 Mounting collars are shipped in separate, individual boxes.
3 Tapered poles must be accurately measured at of mounting points. Next size collar must be used when pole diameter is larger than standard size.

Twin (PTH2820) Specification Sheet

Project Name: Location: MFG: Philips Hadco
Fixture Type: Catalog No.: Qty:



Ordering Guide

Example: PTH2820 P3 A

Product Code	PTH2820	Twin
Post diameter	P3	3" Post Mount
	P4	4" Post Mount
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	I	Gray
	J	Green

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

MOUNTING:
Cast Aluminum Hub mounts to a 3" OD x 3" long (P3) [if applicable] or 4" OD x 6 1/2" long (P4) [if applicable] tenon and is secured with at least (3) 5/16"-18 stainless steel set screws.

WARRANTY:
Three-year limited warranty.

Height :
17 5/8" (45 cm)

Length:
41 7/8" (106 cm)

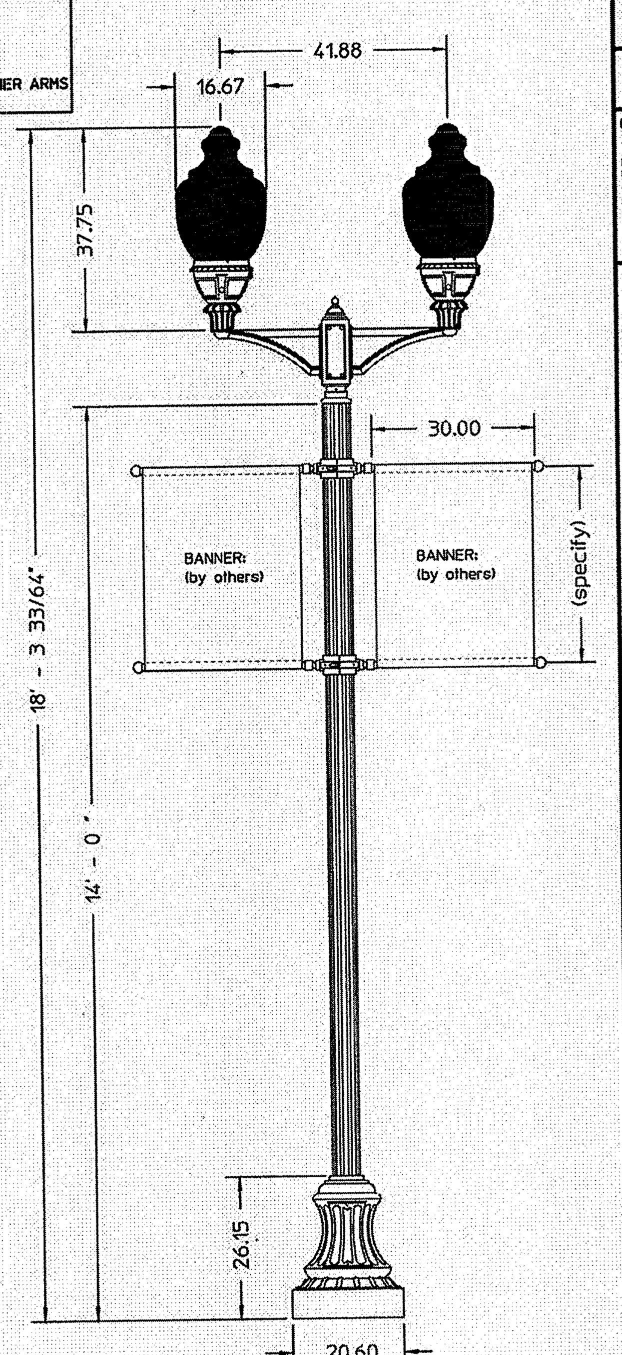
EPA:
1.45 sq. ft.

ISO 9001:2008 Registered — Page 1 of 1

PHILIPS HADCO — Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips
HW1

Ordering Guide:
C4410A: LUMINAIRE
CA4410C: ARM BRACKET
CA4410B: BREAKAWAY BANNER ARMS
CP4410C: POLE

Color:
Black



PRODUCT APPROVALS
HADCO: JAZ
CUST.:

CONFIDENTIAL:
This drawing is confidential and proprietary to HADCO, a Philips group brand, and may not be reproduced without the express written consent of HADCO. Any use hereof or of any of the information or detail herein shall be for the sole benefit of HADCO.
© 2008 HADCO, a Philips group brand.

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

Proposal Drawing
(Preliminary Line Art Only)

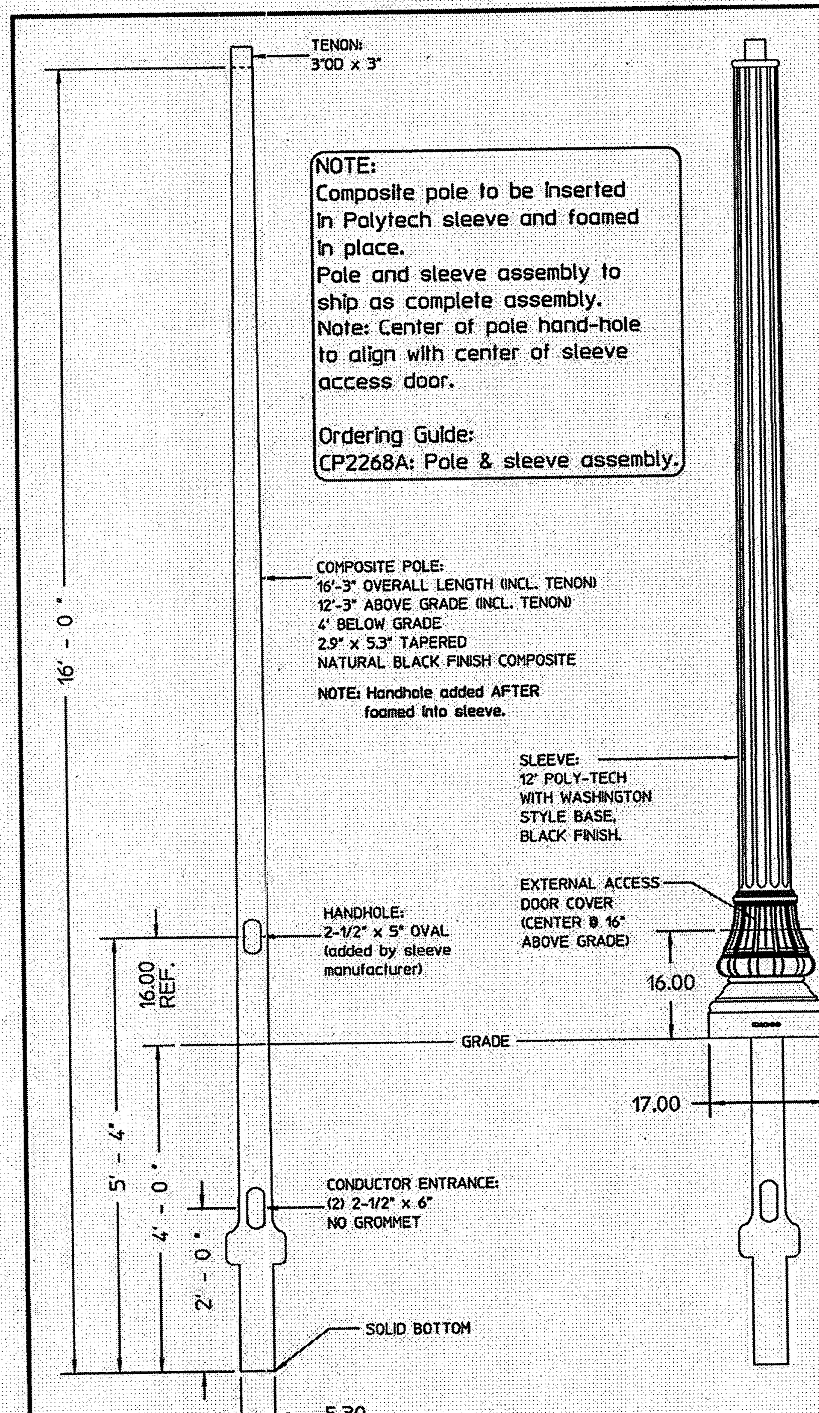
HADCO® Is a Philips group brand

100 Craftway P.O. Box 128
Littlestown, Pennsylvania 17340-0128
Phone 717-359-7131
Fax 717-359-9515
www.hadco.com

JOB NAME: Light Farms Project – Median Lighting
REP. TERRITORY: 09 — DRAWN BY: SMK
SCALE: 1:25 — DATE: 09/11/08
DRAWING NUMBER: C4410–DWG05
REP: Lightoller–Dallas
REV: B — PCN: 08–058
BY: SMK — DATE: 09/11/08

NOTE:
Composite pole to be inserted in Polytech sleeve and foamed in place.
Pole and sleeve assembly to ship as complete assembly.
Note: Center of pole hand-hole to align with center of sleeve access door.

Ordering Guide:
CP2268A: Pole & sleeve assembly.



PRODUCT APPROVALS
HADCO:
CUST.:

CONFIDENTIAL:
This drawing is confidential and proprietary to the HADCO Division of the Genlyte Group (HADCO), and may not be reproduced without the express written consent of HADCO. Any use hereof or of any of the information or detail herein shall be for the sole benefit of HADCO. © 2004 HADCO

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

Full Specification (Complete Assembly) Drawing

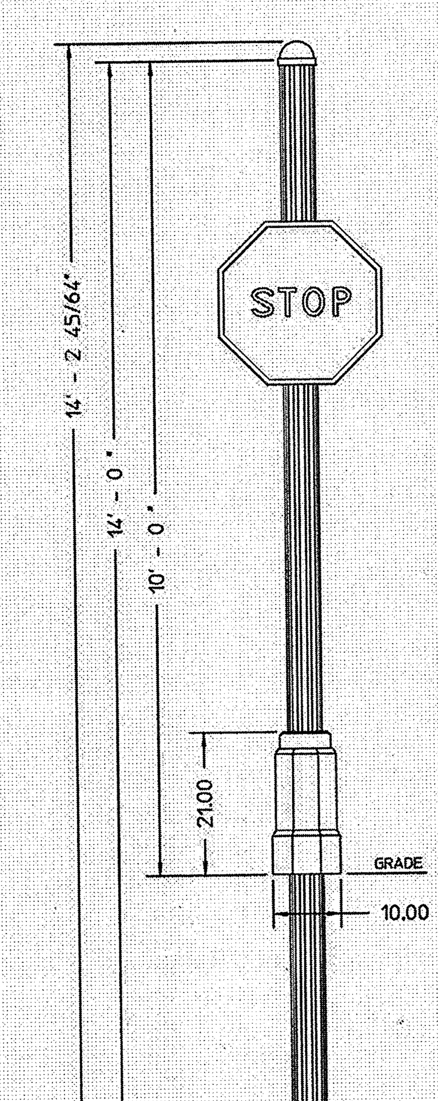
HADCO® a Genlyte company
ISO 9000: 2000 Certified
"Over 50 Years of Excellence"

100 Craftway P.O. Box 128
Littlestown, Pennsylvania 17340-0128
Phone 717-359-7131
Fax 717-359-9515
www.hadcolighting.com

JOB NAME: Polytech Composite Foamed Pole Sample
REP. TERRITORY: 09 — DRAWN BY: SMK
SCALE: 1:20 — DATE: 03/01/06
DRAWING NUMBER: C2268–DWG01
REP: Genlyte Dallas
REV: C — PCN: 06–030
BY: SMK — DATE: 03/03/06

Ordering Guide:
CA1927: SLIP-OVER BASE
CP1927: POLE

Finish:
(specify)



PRODUCT APPROVALS
HADCO:
CUST.:

CONFIDENTIAL:
This drawing is confidential and proprietary to the HADCO Division of the Genlyte Group (HADCO), and may not be reproduced without the express written consent of HADCO. Any use hereof or of any of the information or detail herein shall be for the sole benefit of HADCO. © 2004 HADCO

NOTICE:
THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING

Proposal Drawing
(Preliminary Line Art Only)

HADCO® a Genlyte company
ISO 9000: 2000 Certified
"Over 50 Years of Excellence"

100 Craftway P.O. Box 128
Littlestown, Pennsylvania 17340-0128
Phone 717-359-7131
Fax 717-359-9515
www.hadcolighting.com

JOB NAME: Hills of Lonestar
REP. TERRITORY: 09 — DRAWN BY: SMK
SCALE: 1:20 — DATE: 10/27/05
DRAWING NUMBER: C1927–DWG01
REP: Genlyte Dallas
REV: A — PCN: 05–174
BY: . — DATE: .

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

SIGNAGE DETAILS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

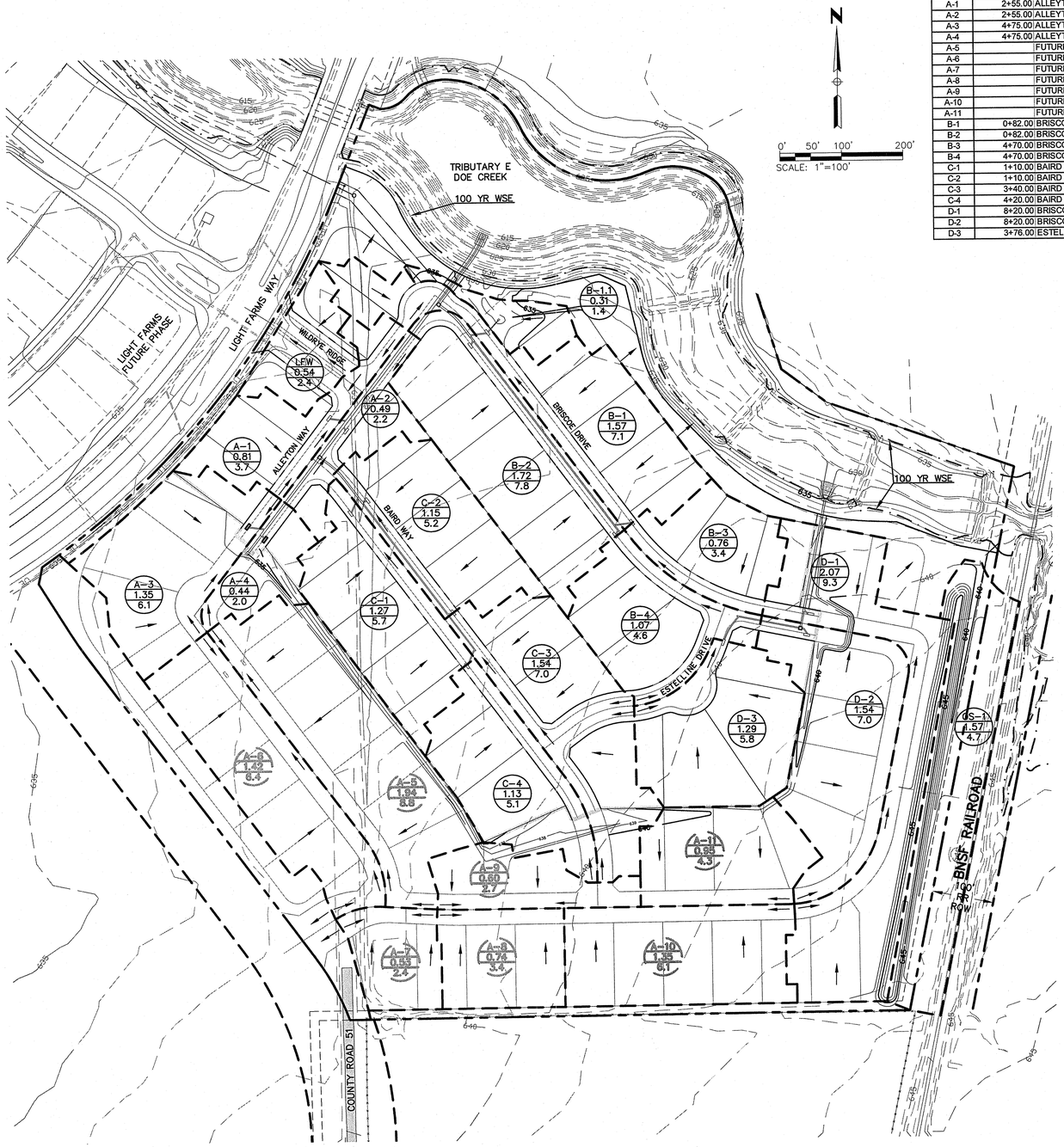
SCALE:
DATE: MAR 14, 2014
SHEET No. 05-02

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\05-01 STRIPING AND SIGNAGE.dwg USER: aloeffel
DATE: Mar 21, 2014 11:07am XREFS: GBS BASE LF-MASTER-BASE CONTOURS

CAD FILE PATH: i:\proj\01390501\01390532 - 80' lots\dwg\05-01 striping and signage.dwg

INLET		DESIGN STORM FREQUENCY (yr)	AREA RUNOFF Q=CIA				CARRY-OVER FROM UPSTREAM INLET (cfs)	TOTAL GUTTER FLOW (cfs)	GUTTER CAPACITY (cfs)	GUTTER SLOPE (ft/100 ft)	CROWN TYPE	SELECTED INLET		CARRY-OVER TO DOWNSTREAM INLET (cfs)
NO.	LOCATION (PAVING STATION)		TIME OF CONC. (min)	INTENSITY I (in/hr)	RUNOFF COEFF. "C"	AREA (ac)	"Q" (cfs)					LENGTH "Li" (feet)	TYPE	
1	2	3	4	5	6	7	8	9.0	10	11	12	13	14	15	16
A-1	2+55.00 ALLEYTON WAY	100	15	7.52	0.6	0.81	3.7	0.0	3.7	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-2	2+55.00 ALLEYTON WAY	100	15	7.52	0.6	0.49	2.2	0.0	2.2	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-3	4+75.00 ALLEYTON WAY	100	15	7.52	0.6	1.35	6.1	0.0	6.1	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-4	4+75.00 ALLEYTON WAY	100	15	7.52	0.6	0.44	2.0	0.0	2.0	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-5	FUTURE ROAD	100	15	7.52	0.6	1.94	8.8	0.0	8.8	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-6	FUTURE ROAD	100	15	7.52	0.6	1.42	6.4	0.0	6.4	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-7	FUTURE ROAD	100	15	7.52	0.6	0.53	2.4	0.0	2.4	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-8	FUTURE ROAD	100	15	7.52	0.6	0.74	3.4	0.0	3.4	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-9	FUTURE ROAD	100	15	7.52	0.6	0.60	2.7	0.0	2.7	N/A	N/A	6" PARABOLIC	10	SAG	0.0
A-10	FUTURE ROAD	100	15	7.52	0.6	1.35	6.1	0.0	6.1	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0
A-11	FUTURE ROAD	100	15	7.52	0.6	0.95	4.3	0.0	4.3	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0
B-1	0+82.00 BRISCOE DRIVE	100	15	7.52	0.6	1.57	7.1	0.0	7.1	N/A	N/A	6" PARABOLIC	10	SAG	0.0
B-2	0+82.00 BRISCOE DRIVE	100	15	7.52	0.6	1.72	7.8	0.0	7.8	N/A	N/A	6" PARABOLIC	10	SAG	0.0
B-3	4+70.00 BRISCOE DRIVE	100	15	7.52	0.6	0.76	3.4	0.0	3.4	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0
B-4	4+70.00 BRISCOE DRIVE	100	15	7.52	0.6	1.03	4.6	0.0	4.6	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0
C-1	1+10.00 BAIRD WAY	100	15	7.52	0.6	1.27	5.7	0.0	6.4	N/A	N/A	6" PARABOLIC	10	SAG	0.0
C-2	1+10.00 BAIRD WAY	100	15	7.52	0.6	1.15	5.2	0.0	5.2	N/A	N/A	6" PARABOLIC	10	SAG	0.0
C-3	3+40.00 BAIRD WAY	100	15	7.52	0.6	1.54	6.9	0.0	6.9	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.6
C-4	4+20.00 BAIRD WAY	100	15	7.52	0.6	1.13	5.1	0.0	5.1	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0
D-1	8+20.00 BRISCOE DRIVE	100	15	7.52	0.6	2.07	9.3	0.0	9.3	N/A	N/A	6" PARABOLIC	10	SAG	0.0
D-2	8+20.00 BRISCOE DRIVE	100	15	7.52	0.6	1.54	6.9	0.0	6.9	N/A	N/A	6" PARABOLIC	10	SAG	0.0
D-3	3+76.00 ESTELLINE DRIVE	100	15	7.52	0.6	1.29	5.8	0.0	5.8	6.30	0.005	6" PARABOLIC	10	ON GRADE	0.0



DESIGN FLOW (Q_{100}) BY RATIONAL METHOD							
LOCATION, AREA DESIGNATION	TIME OF CONCENTRATION, T_C (MIN.)	INTENSITY "I_{100}" (in/hr)	DRAINAGE AREA "A" (AC)	RUNOFF COEFFICIENT "C"	FREQUENCY (YRS.)	DESIGN FLOW "Q_{100}= C*I*A (CFS)	NOTE #
1	2	3	4	5		6	
A-1	15	7.52	0.81	0.60	100	3.7	1
A-2	15	7.52	0.49	0.60	100	2.2	1
A-3	15	7.52	1.35	0.60	100	6.1	1
A-4	15	7.52	0.44	0.60	100	2.0	1
A-5	15	7.52	1.94	0.60	100	8.8	2
A-6	15	7.52	1.42	0.60	100	6.4	2
A-7	15	7.52	0.53	0.60	100	2.4	2
A-8	15	7.52	0.74	0.60	100	3.4	2
A-9	15	7.52	0.60	0.60	100	2.7	2
A-10	15	7.52	1.35	0.60	100	6.1	2
A-11	15	7.52	0.95	0.60	100	4.3	2
B-1	15	7.52	1.57	0.60	100	7.1	1
B-1.1	15	7.52	0.31	0.60	100	1.4	1
B-2	15	7.52	1.72	0.60	100	7.8	1
B-3	15	7.52	0.76	0.60	100	3.4	1
B-4	15	7.52	1.03	0.60	100	4.6	1
C-1	15	7.52	1.27	0.60	100	5.7	1
C-2	15	7.52	1.15	0.60	100	5.2	1
C-3	15	7.52	1.54	0.60	100	7.0	1
C-4	15	7.52	1.13	0.60	100	5.1	1
D-1	15	7.52	2.07	0.60	100	9.3	1
D-2	15	7.52	1.54	0.60	100	7.0	1
D-3	15	7.52	1.29	0.60	100	5.8	1
OS-1	15	7.52	1.57	0.40	100	4.7	3
LFW	15	7.52	0.54	0.60	100	2.4	3

NOTES:
1. DRAINAGE AREA CALCULATIONS FOR PHASE I OF MAYDELLE
2. DRAINAGE AREA CALCULATIONS FOR FUTURE PHASES OF MAYDELLE
3. DRAINAGE AREA CALCULATIONS FOR OFF-SITE RUNOFF

NOTE:
DETENTION FOR THIS PARCEL IS ACCOUNTED FOR IN THE DESIGN OF THE LAKES AND PONDS FOR THE LIGHT FARMS PHASE ONE PLAT (RECORDED 6/14/13-2013/279) AND MODELED IN THE LIGHT FARMS DRAINAGE REPORT LOMR APPROVED BY FEMA.
ISSUE DATE: JUNE 12, 2013.
CASE NO.: 13-06-1085P

LEGEND

AREA NO. XX-X
ACREAGE AC
Qcfs CFS
PROP. DRAINAGE AREA DATA

AREA NO. XX-X
ACREAGE AC
Qcfs CFS
FUT. DRAINAGE AREA DATA

PROP. DRAINAGE AREA LINE

SURFACE FLOW

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

AREA DRAINAGE MAP

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE

DATE MAR 14, 2014

SHEET No. 06-01

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905011013905 32 - 80' Lots\DWG\06-01 AREA DRAINAGE MAP.dwg USER: aleoffel
DATE: Mar 21, 2014 11:07am XREFS: GBS BASE CONTOURS LF-MASTER-BASE

CAD FILE PATH: i:\proj\01390501\013905 32 - 80' lots\dwg\06-01 area drainage map.dwg

Line or Lateral Name	RUNOFF COLLECTION POINT (Inlet or Manhole)		Distance Between Collection Points (ft)	INCREMENTAL DRAINAGE AREA				Accum-ulated "CA"	Time at Upstream Station (minutes)	Design Storm Frequency (yrs)	Intensity "I" (inches/hr)	Storm Water Runoff "Q" (c.f.s.)	Slope of Hydraulic Gradient "S" (ft/ft)	Selected Storm Sewer Size	Slope of Storm Pipe (ft/ft)	Pipe Capacity (c.f.s.)	Velocity in Sewer Between Collection Points "V" (f.p.s.)	Friction Head Loss Coeff. K_j per City of Celina Storm Manual	Kj, city of Celina Storm Manual	Velocity Head Loss of Upstream Station (feet)	Flow Time in Sewer Distance/V*60 (minutes)	Time of Downstream Station (minutes)	Remarks
	Upstream Station	Downstream Station		Area No.	Drainage Area "A" (Acres)	Runoff Coeff. "C"	Incremental "CA"																	
	1	2	3	4	5	6	7	8	9	10	11	12.0	13	14			15	16			17	18	19	20
LINE A																								
	18+86.00	18+83.00	3	BEGIN		0.6	0.00	0.00	15.00	100	7.52	0.0	0.0000	18	0.003	5.8	0.00	0.00	0.00	0.00	0.00	0.00	15.00	
LAT A-11 (FUTURE)	18+83.00	17+65.00	118	A-11	0.95	0.6	0.57	0.57	15.00	100	7.52	4.3	0.0017	18	0.003	5.8	3.57	0.20	0.60	0.20	0.55	15.55	PARTIAL FLOW
	17+65.00	17+62.00	3	PIPE SIZE CHANGE		0.6	0.00	0.57	15.55	100	7.52	4.3	0.0004	24	0.003	12.4	3.59	0.00	1.00	0.20	0.00	15.55	PARTIAL FLOW
LAT A-10 (FUTURE)	17+62.00	16+49.00	113	A10	1.35	0.6	0.81	1.38	15.55	100	7.52	10.4	0.0021	24	0.003	12.4	4.12	0.24	0.60	0.26	0.46	16.01	PARTIAL FLOW
	16+49.00	16+46.00	3	PIPE SIZE CHANGE		0.6	0.00	1.38	16.01	100	7.52	10.4	0.0011	27	0.003	17.0	4.48	0.00	0.40	0.31	0.00	16.01	PARTIAL FLOW
LAT A-9 (FUTURE)	16+46.00	16+37.00	9	A-9	0.60	0.6	0.36	1.74	16.01	100	7.52	13.1	0.0018	27	0.003	17.0	4.71	0.02	0.50	0.34	0.03	16.04	PARTIAL FLOW
LAT A-8 (FUTURE)	16+37.00	14+69.00	168	A-8	0.74	0.6	0.45	2.19	16.04	100	7.52	16.5	0.0028	27	0.003	17.0	4.86	0.47	0.50	0.37	0.58	16.62	PARTIAL FLOW
LAT A-7 (FUTURE)	14+69.00	13+27.00	142	A-7	0.53	0.6	0.32	2.51	16.62	100	7.52	18.9	0.0021	30	0.003	22.5	5.12	0.30	0.40	0.41	0.46	17.08	PARTIAL FLOW
	13+27.00	10+19.00	308	MANHOLE	0.00	0.6	0.00	2.51	17.08	100	7.52	18.9	0.0021	30	0.003	22.5	5.12	0.65	0.50	0.41	0.00	17.08	PARTIAL FLOW
	10+19.00	10+16.00	3	PIPE SIZE CHANGE	0.00	0.6	0.00	2.51	17.08	100	7.52	18.9	0.0008	36	0.003	36.5	5.21	0.00	0.80	0.42	0.00	17.08	PARTIAL FLOW
LAT A-6 (FUTURE)	10+16.00	10+11.00	5	A-6	1.42	0.6	0.85	3.36	17.08	100	7.52	25.3	0.0014	36	0.003	36.5	5.57	0.01	0.40	0.48	0.01	17.09	PARTIAL FLOW
	10+11.00	10+08.00	3	PIPE SIZE CHANGE	0.00	0.6	0.00	3.36	17.09	100	7.52	25.3	0.0014	36	0.003	36.5	5.57	0.00	0.80	0.48	0.01	17.10	PARTIAL FLOW
LAT A-5 (FUTURE)	10+08.00	9+24.00	84	A-5	1.94	0.6	1.17	4.53	17.10	100	7.52	34.0	0.0026	36	0.003	36.5	5.87	0.22	0.50	0.54	0.24	17.34	PARTIAL FLOW
	9+24.00	7+44.00	180	MANHOLE	0.00	0.6	0.00	4.53	17.34	100	7.52	34.0	0.0026	36	0.003	36.5	5.87	0.47	1.00	0.54	0.51	17.85	PARTIAL FLOW
	7+44.00	7+41.00	3	PIPE SIZE CHANGE	0.00	0.6	0.00	4.53	17.85	100	7.52	34.0	0.0011	42	0.003	55.1	6.03	0.00	0.60	0.56	0.01	17.86	PARTIAL FLOW
LAT A-4	7+41.00	7+31.00	10	A-4	0.44	0.6	0.27	4.79	17.86	100	7.52	36.0	0.0013	42	0.003	55.1	6.10	0.01	0.40	0.58	0.03	17.89	PARTIAL FLOW
LAT A-3	7+31.00	5+84.00	147	A-3	1.35	0.6	0.81	5.60	17.89	100	7.52	42.1	0.0018	42	0.003	55.1	6.31	0.26	0.40	0.62	0.39	18.28	PARTIAL FLOW
	5+84.00	5+21.00	63	MANHOLE	5.09	0.6	3.05	8.66	18.28	100	7.52	65.1	0.0021	48	0.0025	71.8	6.47	0.13	0.50	0.65	0.16	18.44	PARTIAL FLOW
LAT A-2	5+21.00	5+11.00	10	A-2	0.49	0.6	0.30	8.95	18.44	100	7.52	67.3	0.0022	48	0.0025	71.8	6.50	0.02	0.40	0.66	0.03	18.46	PARTIAL FLOW
LAT A-1	5+11.00	1+35.00	376	A-1	0.81	0.6	0.49	9.44	18.46	100	7.52	71.0	0.0024	48	0.0025	71.8	6.51	0.92	0.40	0.66	0.96	19.43	BEGIN PARTIAL FLOW AT STA 2+08
LAT A-11 (FUTURE)	0+08.00	0+00.00	8	A-11	0.95	0.6	0.57	0.57	15.00	100	7.52	4.3	0.0017	18	0.010	10.5	5.65	0.01	1.25	0.50	0.02	15.02	PARTIAL FLOW
LAT A-10 (FUTURE)	0+28.00	0+00.00	28	A10	1.35	0.6	0.81	0.81	15.00	100	7.52	6.1	0.0034	18	0.010	10.5	6.17	0.09	1.25	0.59	0.08	15.08	PARTIAL FLOW
LAT A-9 (FUTURE)	0+08.00	0+00.00	8	A-9	0.60	0.6	0.36	0.36	15.00	100	7.52	2.7	0.0007	18	0.010	10.5	4.98	0.01	1.25	0.39	0.03	15.03	PARTIAL FLOW
LAT A-8 (FUTURE)	0+28.00	0+00.00	28	A-8	0.74	0.6	0.45	0.45	15.00	100	7.52	3.4	0.0010	18	0.010	10.5	5.27	0.03	1.25	0.43	0.09	15.09	PARTIAL FLOW
LAT A-7 (FUTURE)	0+32.00	0+00.00	32	A-7	0.53	0.6	0.32	0.32	15.00	100	7.52	2.4	0.0005	18	0.010	10.5	4.82	0.02	1.25	0.36	0.11	15.11	PARTIAL FLOW
LAT A-6 (FUTURE)	0+08.00	0+00.00	8	A-6	1.42	0.6	0.85	0.85	15.00	100	7.52	6.4	0.0037	18	0.010	10.5	6.24	0.03	1.25	0.60	0.02	15.02	PARTIAL FLOW
LAT A-5 (FUTURE)	0+28.00	0+00.00	28	A-5	1.94	0.6	1.17	1.17	15.00	100	7.52	8.8	0.0070	18	0.010	10.5	6.66	0.20	1.25	0.69	0.07	15.07	PARTIAL FLOW
LAT A-4	0+08.00	0+00.00	8	A-4	0.442	0.6	0.27	0.27	15.00	100	7.52	2.0	0.0004	18	0.131	38.1	11.39	0.00	1.25	2.01	0.01	15.01	PARTIAL FLOW
LAT A-3	0+28.00	0+00.00	28	A-3	1.352	0.6	0.81	0.81	15.00	100	7.52	6.1	0.0034	18	0.039	20.7	3.45	0.09	1.25	0.19	0.14	15.14	PARTIAL FLOW
LAT A-2	0+08.00	0+00.00	8	A-2	0.49	0.6	0.29	0.29	15.00	100	7.52	2.2	0.0004	18	0.194	46.2	13.44	0.00	1.25	2.80	0.01	15.01	PARTIAL FLOW
LAT A-1	0+28.00	0+00.00	28	A-1	0.81	0.6	0.49	0.49	15.00	100	7.52	3.7	0.0012	18	0.055	24.6	10.03	0.03	1.25	1.56	0.05	15.05	PARTIAL FLOW
LINE B																								
	7+44.00	7+41.00	3		0.00	0.6	0.00	0.00	15.00	100	7.52	0.0	0.0000	21	0.006	12.3	0.00	0.00	0.00	0.00	0.00	15.00	PARTIAL FLOW
LAT B-4	7+41.00	7+31.00	10	B-4	1.03	0.6	0.62	0.62	15.00	100	7.52	4.6	0.0009	21	0.006	12.3	4.74	0.01	0.60	0.35	0.04	15.04	PARTIAL FLOW
LAT B-3	7+31.00	3+56.00	375	B-3	0.76	0.6	0.46	1.07	15.04	100	7.52	8.1	0.0026	21	0.006	8.1	3.36	0.97	0.50	0.18	1.86	16.90	
	3+56.00	3+53.00	3	PIPE SIZE CHANGE	0	0.6	0.00	1.07	16.90	100	7.52	8.1	0.0007	27	0.005	8.1	2.03	0.00	0.80	0.06	0.00	16.90	Vp > 2.5 fps for all Lesser Storms
LAT B-2	3+53.00	3+46.00	7	B-2	1.72	0.6	1.03	2.11	16.90	100	7.52	15.8	0.0026	27	0.005	15.8	3.98	0.02	0.50	0.25	0.03	16.93	
	3+46.00	3+43.00	3	PIPE SIZE CHANGE		0.6	0.00	2.11	16.93	100	7.52	15.8	0.0006	36	0.005	15.8	2.24	0.00	1.50	0.08	0.00	16.93	Vp > 2.5 fps for all Lesser Storms
LAT B-1	3+43.00	2+72.00	71	B-1 & B-1.1	1.88	0.6	1.13	3.23	16.93	100	7.52	24.3	0.0013	36	0.005	24.3	3.44	0.09	0.50	0.18	0.34	17.27	
	2+72.00	2+08.00	64	MANHOLE	0.00	0.6	0.00	3.23	17.27	100	7.52	24.3	0.0013	36	0.005	24.3	3.44	0.09	0.50	0.18	0.00	17.27	
LAT B-4	0+08.00	0+00.00	8	B-4	1.03	0.6	0.62	0.62	15.00	100	7.52	4.6	0.0020	18	0.004	7.0	4.21	0.02	1.25	0.28	0.03	15.03	
LAT B-3	0+28.00	0+00.00	28	B-3	0.76	0.6	0.46	0.46	15.00	100	7.52	3.4	0.0011	18	0.003	5.9	3.48	0.03	1.25	0.19	0.13	15.13	
LAT B-2	0+08.00	0+00.00	8	B-2	1.72	0.6	1.03	1.03	15.00	100	7.52	7.8	0.0055	18	0.083	7.8	4.39	0.04	1.25	0.30	0.03	15.03	
LAT B-1	0+28.00	0+00.00	28	B-1 & B-1.1	1.88	0.6	1.13	1.13	15.00	100	7.52	8.5	0.0065	18	0.040	8.5	4.80	0.18	1.25	0.36	0.10	15.10	
LINE C																								
	5+05.00	5+02.00	3		0.00	0.6	0.00	0.00	15.00	100	7.52	0.0	0.0000	18	0.005	7.4	0.00	0.00	0.00	0.00	0.00	15.00	
LAT C-4	5+02.00	4+33.00	69	C-4	1.13	0.6	0.68	0.68	15.00	100	7.52	5.1	0.0024	18	0.005	7.4	3.68	0.16	0.60	0.21	0.31	15.31	PARTIAL FLOW
	4+33.00	4+30.00	3	PIPE SIZE CHANGE	0	0.6	0.00	0.68	15.31	100	7.52	5.1	0.0005	24	0.005	16.0	4.17	0.00	0.70	0.27	0.00	15.31	PARTIAL FLOW
LAT C-3	4+30.00	2+03.00	227	C-3	1.54	0.6	0.92	1.60	15.31	100	7.52	12.0	0.0028	24	0.005	16.0	5.59	0.64	0.60	0.49	0.68	15.99	PARTIAL FLOW
	2+03.00	2+00.00	3	PIPE SIZE CHANGE	0	0.6	0.00	1.60	15.99	100	7.52	12.0	0.0009	30	0.004	25.9	5.18	0.00	1.00	0.42	0.00	15.99	PARTIAL FLOW
LAT C-2	2+00.00	1+91.00	9	C-2	1.15	0.6	0.69	2.29	15.99	100	7.52	17.2	0.0018	30	0.004	25.9	5.65	0.02	0.50	0.50	0.03	16.02	PARTIAL FLOW
LAT C-1	1+91.00	1+00.00	91	C-1	1.27	0.6	0.76	3.05	16.02	100	7.52	23.0	0.0031	30	0.004	25.9	5.97	0.29	0.50	0.55	0.25	16.27	PARTIAL FLOW
LAT C-4	0+28.00	0+00.00	28	C-4	1.13	0.6	0.68	0.68	15.00	100	7.52	5.1	0.0024	18	0.014	12.4	6.67	0.07	1.25	0.69	0.07	15.07	
LAT C-3	0+08.00	0+00.00	8	C-3	1.54	0.6	0.92	0.92	15.00	100	7.52	6.9	0.0044	18	0.058	25.2	12.15	0.04	1.25	2.29	0.01	15.01	
LAT C-2	0+08.00	0+00.00	8	C-2	1.15	0.6	0.69	0.69	15.00	100	7.52	5.2	0.0024	18	0.124	37.0	14.77	0.02	1.25	3.39	0.01	15.01	
LAT C-1	0+28.00	0+00.00	28	C-1	1.27	0.6	0.76	0.76	15.00	100	7.52	5.7	0.0030	18	0.037	20.2	9.81	0.08	1.25	1.49	0.05	15.05	
LINE D																								
	4+54.00	4+51.00	3		0	0.6	0.00	0.00	15.00	100	7.52	0.0	0.0000	18	0.003	0.0	0.00	0.00	0.70	0.00	0.00	15.00	
LAT D-3	4+51.00	3+49.00	102	D-3	1.29	0.6	0.77	0.77	15.00	100	7.52	5.8	0.0031	18	0.003	5.8	3.29	0.31	0.60	0.17	0.52	15.52	
LAT D-2	3+49.00	3+22.00	27	MANHOLE & D-2	1.54	0.6	0.92	1.70	15.52	100	7.52	12.8	0.0017	27	0.003	12.8	3.21	0.05	1.00	0.16	0.14	15.66	
	3+22.00	3+19.00	3	PIPE SIZE CHANGE	0	0.6	0.00	1.70	15.66	100	7.52	12.8	0.0004	36	0.003	12.8	1.81	0.00	0.50	0.05	0.00	15.66	Vp > 2.5 fps for all Lesser Storms
LAT D-1	3+19.00	1+35.00	184	D-1	2.01	0.6	1.21	2.90	15.66	100	7.52	21.8	0.0011	36	0.003	21.8	3.09	0.20	0.50	0.15	0.99	16.65	
LAT D-3	0+08.00	0+00.00	8	D-3	1.29	0.6	0.77	0.77	15.00	100	7.52	5.8	0.0031	18	0.014	5.8	3.29	0.02	1.25	0.17	0.04	15.04	
LAT D-2	0+16.00	0+00.00	16	D-2	1.54	0.6	0.92	0.92	15.00	100	7.52	6.9	0.0044	18	0.034	6.9	3.93	0.07	1.25	0.24	0.07	15.07	
LAT D-1	0+08.00	0+00.00	8	D-1	2.07	0.6	1.24	1.24	15.00	100	7.52	9.3	0.0079	18	0.103	9.3	5.29	0.06	1.25	0.43	0.03	15.03	

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3/31/14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

AREA DRAINAGE CALCULATIONS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE

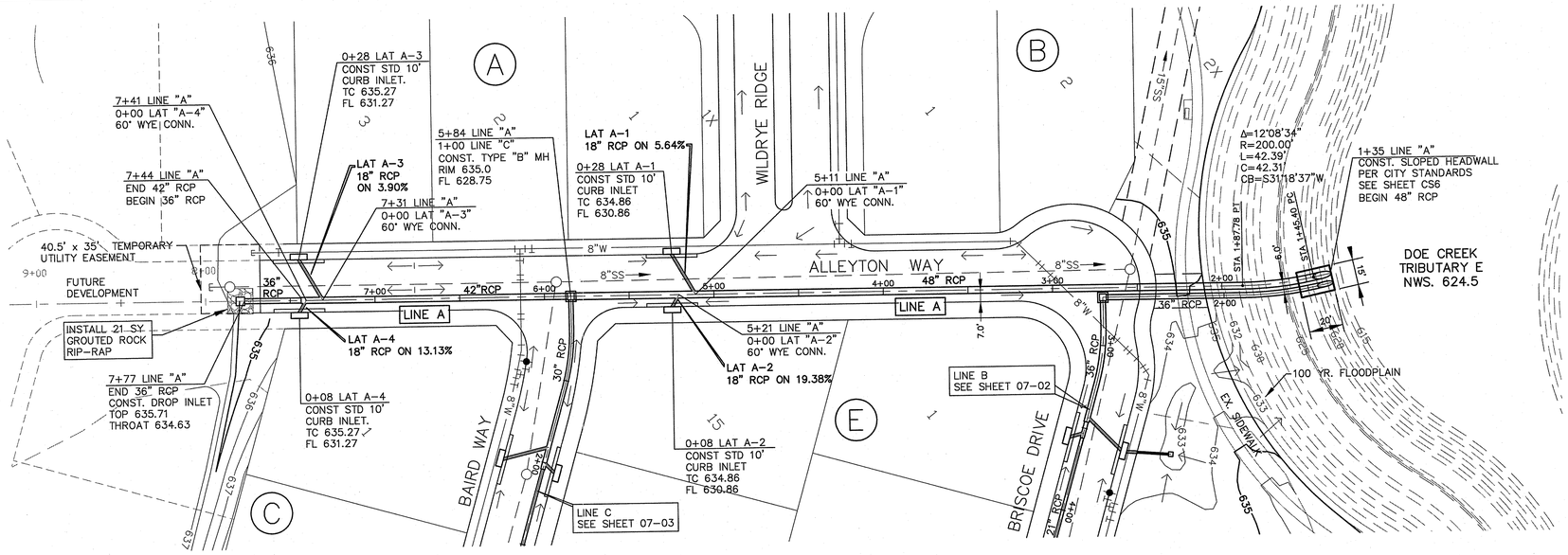
DATE
MAR 14, 2014

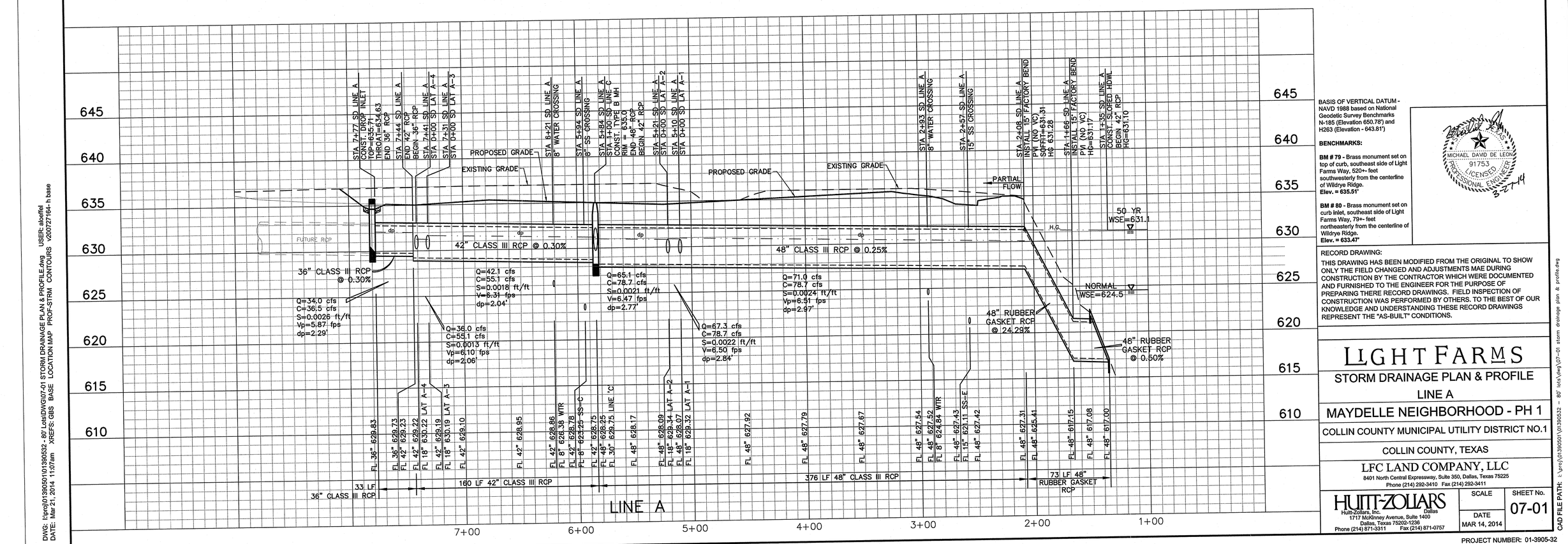
SHEET No.
06-02

PROJECT NUMBER: 01-3905-32

DWG: N:\proj\013905\01\01390532 - 80' Lots\DWG\06-01 AREA DRAINAGE MAP.dwg USER: aloeffel
DATE: Mar 21, 2014 11:07am XREFS: GBS BASE CONTOURS LF-MASTER-BASE

CAD FILE PATH: L:\proj\013905\01\390532 - 80' lots\dwg\06-01 area drainage map.dwg





BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb Inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STORM DRAINAGE PLAN & PROFILE

LINE A

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE:

DATE: MAR 14, 2014

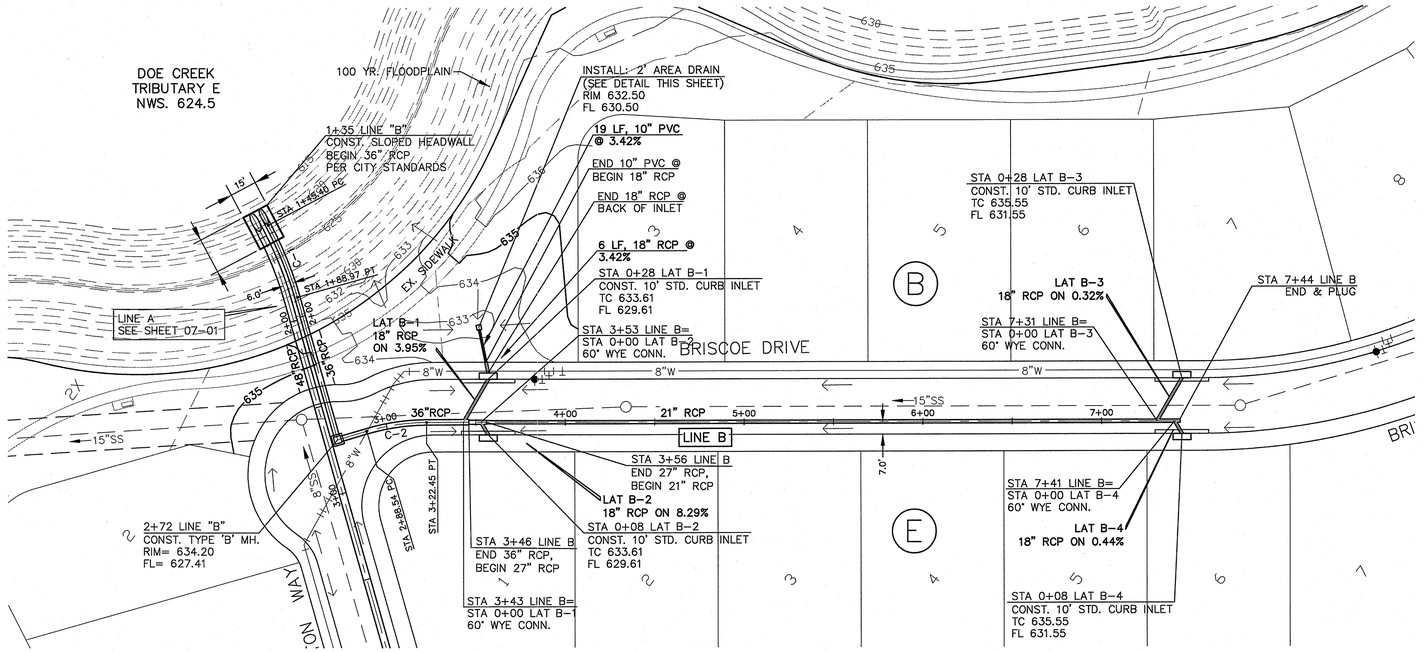
SHEET No. 07-01

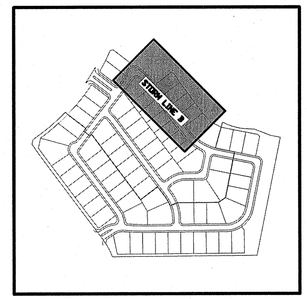
PROJECT NUMBER: 01-3905-32

CAD FILE PATH: L:\proj\01390501\01390532 - 80' lots\dwg\07-01 storm drainage plan & profile.dwg

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\07-01 STORM DRAINAGE PLAN & PROFILE.dwg USER: aloeffel
DATE: Mar 21, 2014 11:07am XREFS: GBS BASE LOCATION MAP PROF-STRM CONTOURS v200727164-h base

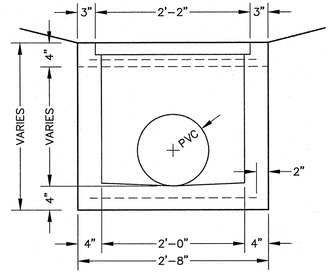
P-201305-01



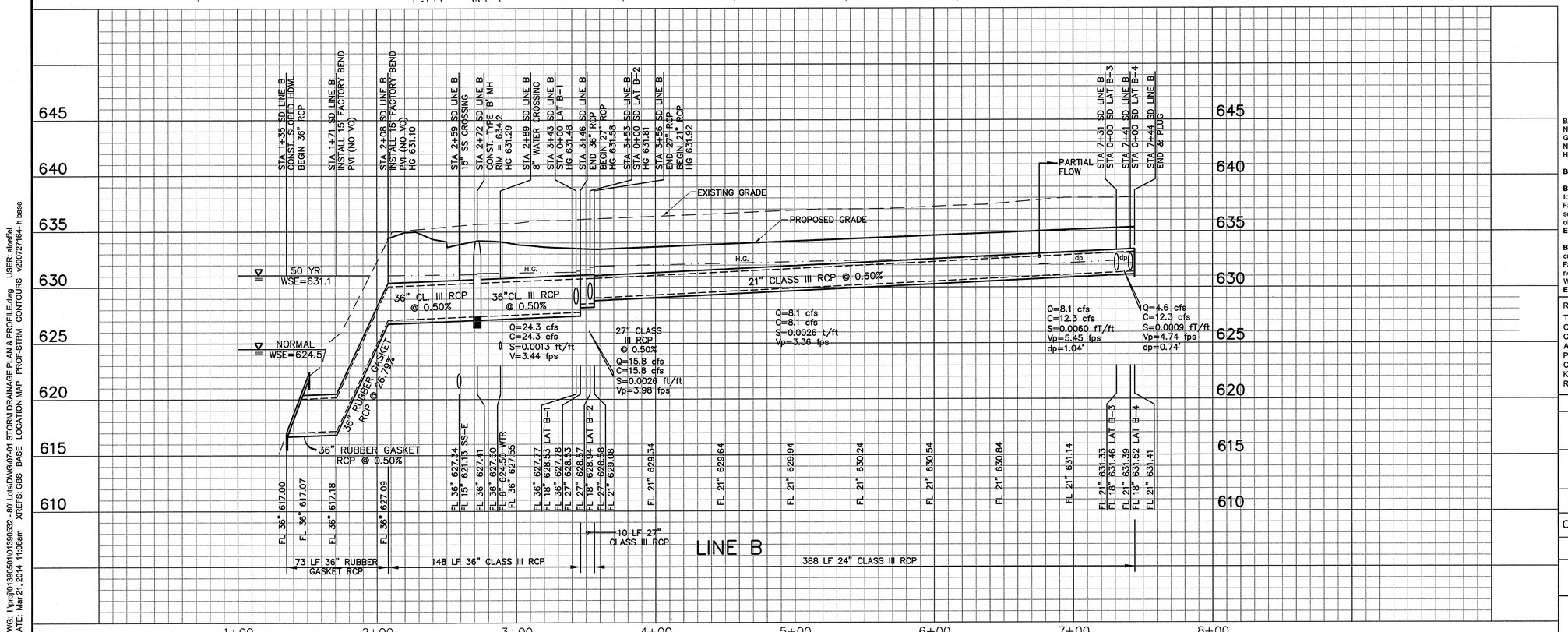


KEY MAP
NTS

CENTER LINE LINE B' CURVE DATA:	
C-1	C-2
Δ=12°08'34"	Δ=16°11'23"
R=205.58'	R=120.00'
L=43.57'	L=33.91'
C=43.49'	C=33.80'
CB=S31°18'37"W	CB=S44°58'05"E



AREA DRAIN DETAIL
N.T.S.



BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3/27/14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STORM DRAINAGE PLAN & PROFILE LINES A, B, & C

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

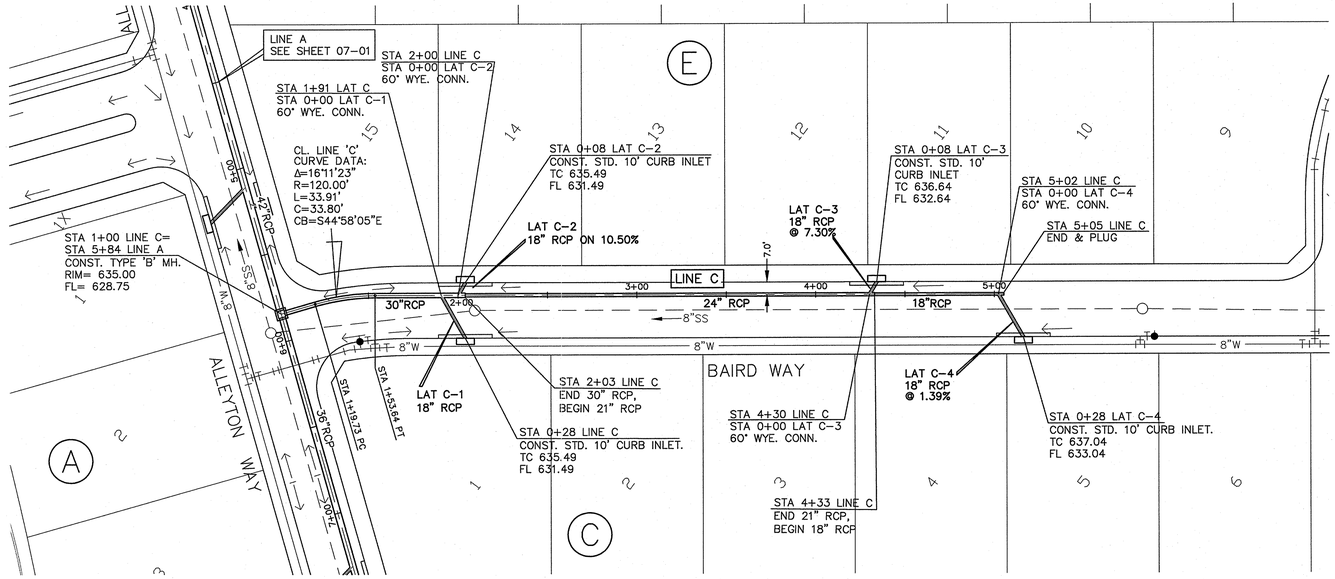
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

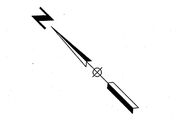
SCALE	SHEET No.
	07-02
DATE	
MAR 14, 2014	

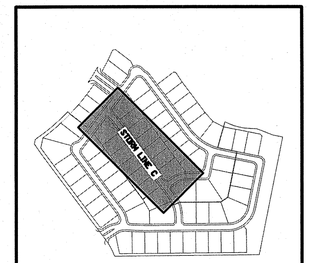
PROJECT NUMBER: 01-3905-32

DWGS: I:\proj\01390501\01390532 - 80' Lots\DWG\07-01 STORM DRAINAGE PLAN & PROFILE.dwg USER: dloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE LOCATION MAP PROF-STRM CONTOURS v20072164- h base

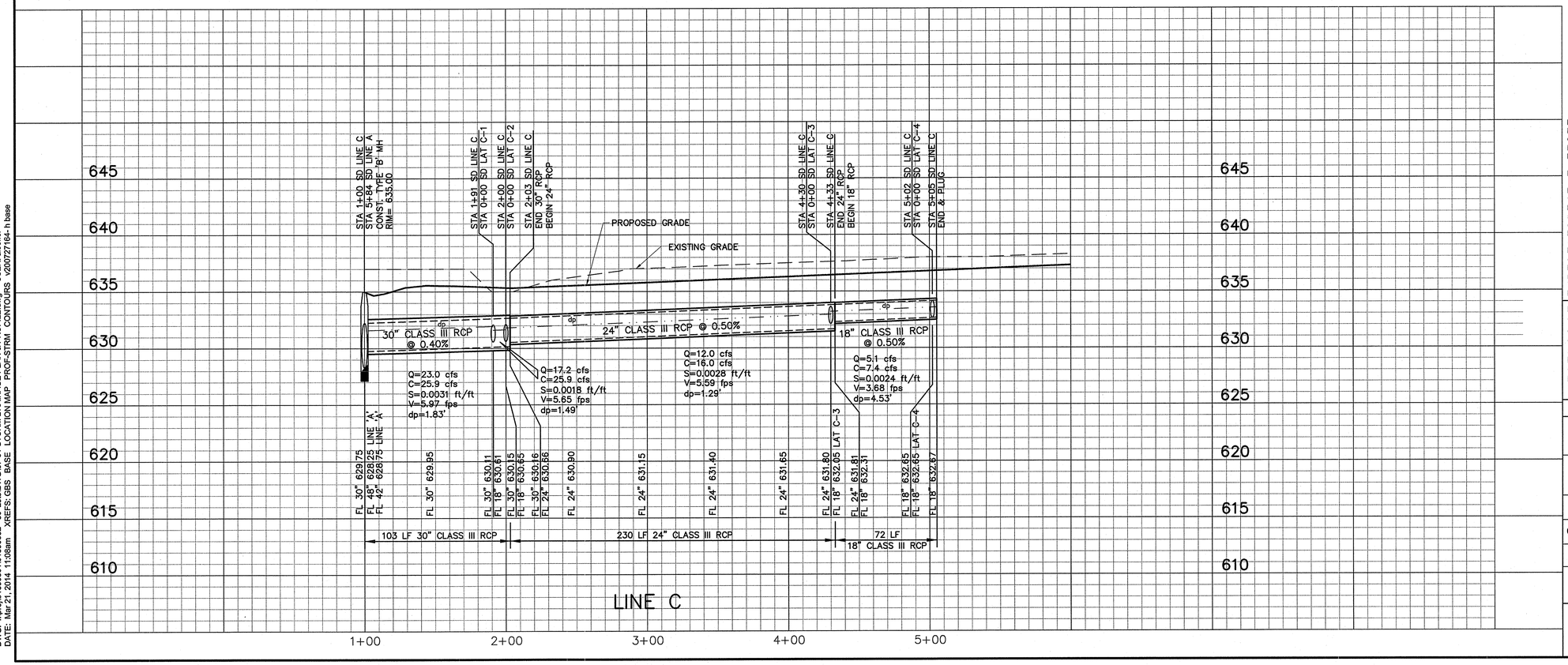
CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\07-01 storm drainage plan & profile.dwg







KEY MAP
NTS



BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
12-TH

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STORM DRAINAGE PLAN & PROFILE LINE C

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

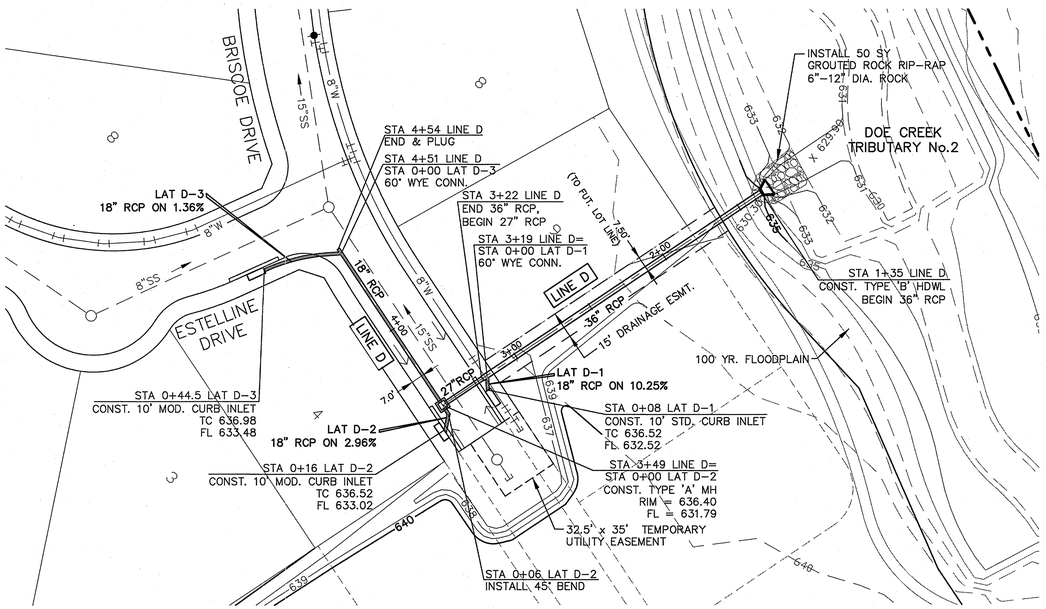
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

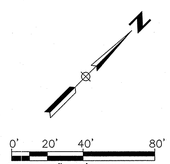
SCALE	SHEET No.
DATE MAR 14, 2014	07-03

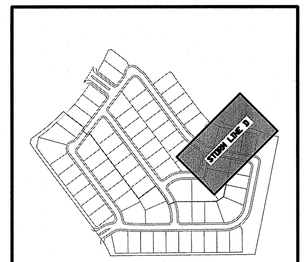
PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\07-01 STORM DRAINAGE PLAN & PROFILE.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE LOCATION MAP PROF-STRM CONTOURS v200727164- h base

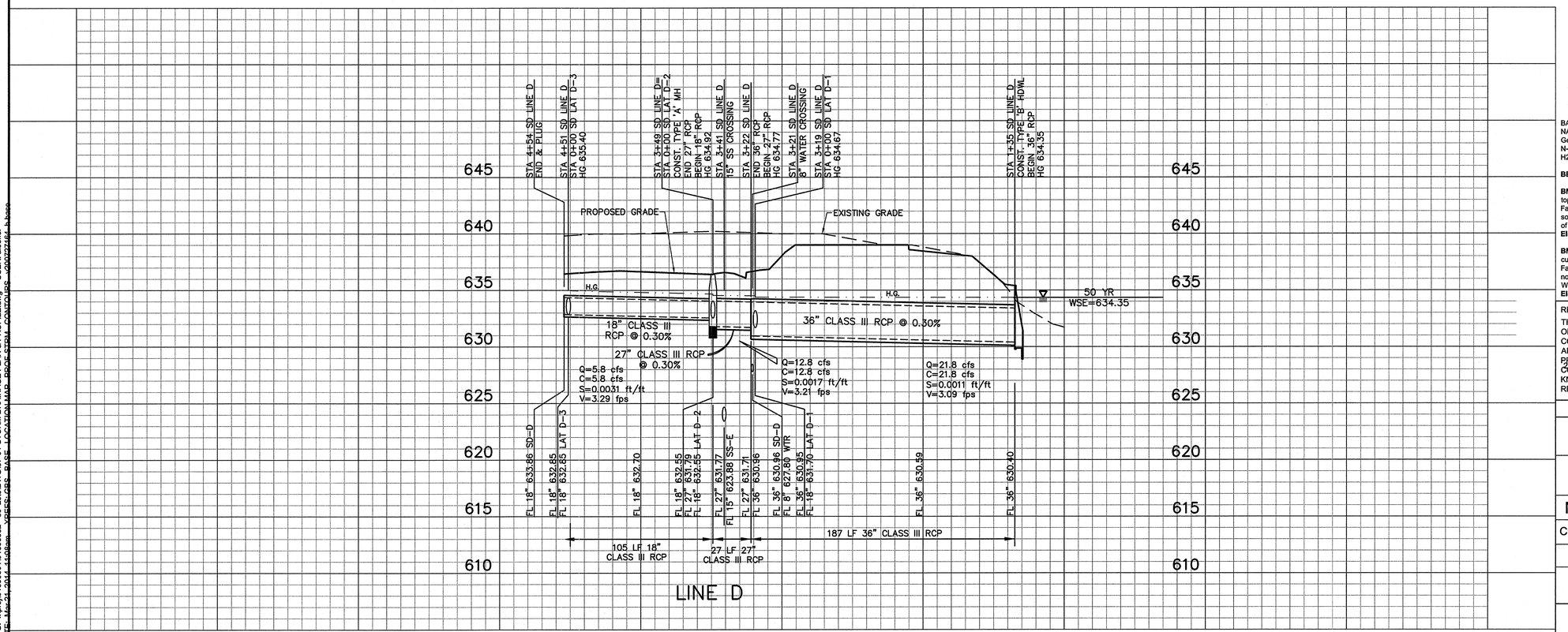
CAD FILE PATH: L:\proj\01390501\01390532 - 80' lots\dwg\07-01 storm drainage plan & profile.dwg







KEY MAP
NTS



BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.79') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THESE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STORM DRAINAGE PLAN & PROFILE LINE D

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

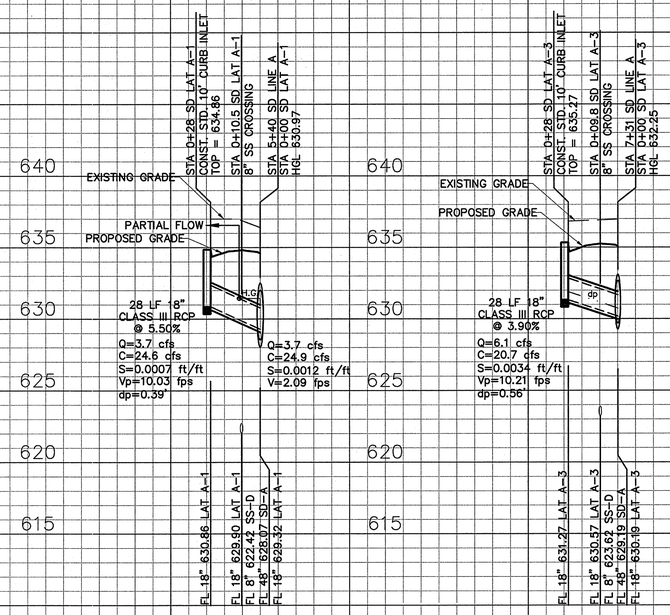
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	07-04

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' lots\Dwg\07-01 STORM DRAINAGE PLAN & PROFILE.dwg USER: dbstifel
DATE: Mar 13, 2014 4:00pm XREFS: ORTHO.dwg PLOT STYLE TABLE: LFC.ctb LAYOUT: 07-04 - CONTOURS - 20090204.dwg

CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\Dwg\07-01 storm drainage plan & profile.dwg



0' 20' 40' 80'
SCALE: 1"=40'
VSCALE: 1"=5'

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 3-27-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

STORM PROFILE LATERALS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

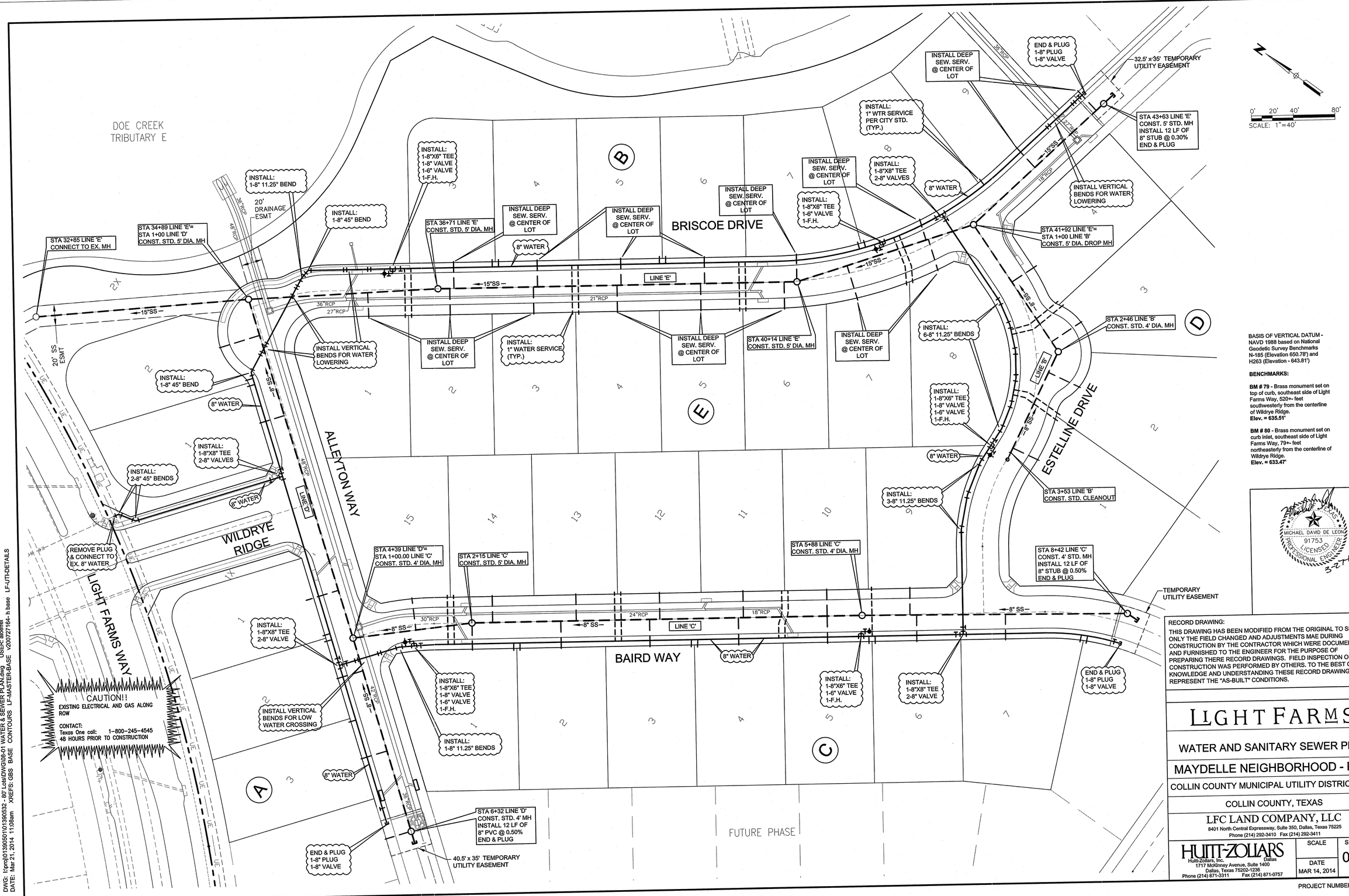
LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	07-05

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\07-01 STORM DRAINAGE PLAN & PROFILE.dwg USER: aleoffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE LOCATION MAP PROF-STRM CONTOURS v200727164- h base
CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\07-01 storm drainage plan & profile.dwg



0' 20' 40' 80'
SCALE: 1"=40'

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 3-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

WATER AND SANITARY SEWER PLAN

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

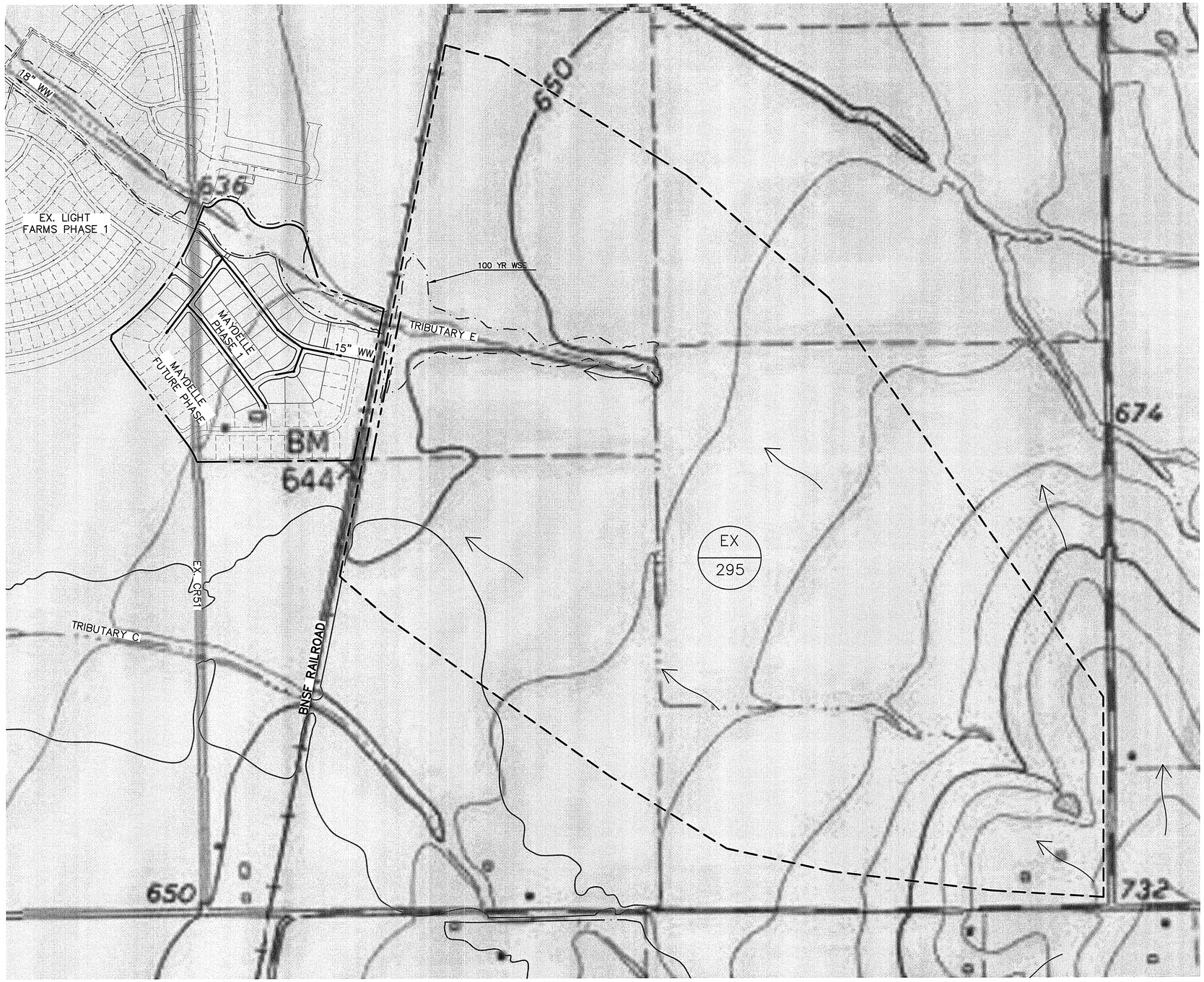
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE
DATE MAR 14, 2014
SHEET No. 08-01

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\390532 - 80' Lots\DWG\08-01 WATER & SEWER PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE CONTOURS LF-MASTER-BASE v2007\27164- h base LF-UTI-DETAILS

CAD FILE PATH: i:\proj\01390501\01390532 - 80' lots\dwg\08-01 water & sewer plan.dwg



N

0' 150' 300' 600'

SCALE: 1"=300'

LEGEND

AREA NO. — XX
ACREAGE — XX
PROP. SERVICE AREA DATA

PROP. SERVICE AREA LINE

NOTES:
- PIPE: 15" DIA. PVC AT 0.30% SLOPE
- CAPACITY: 2.29MGD

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

STATE OF TEXAS
MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

WASTE WATER SERVICE MAP

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

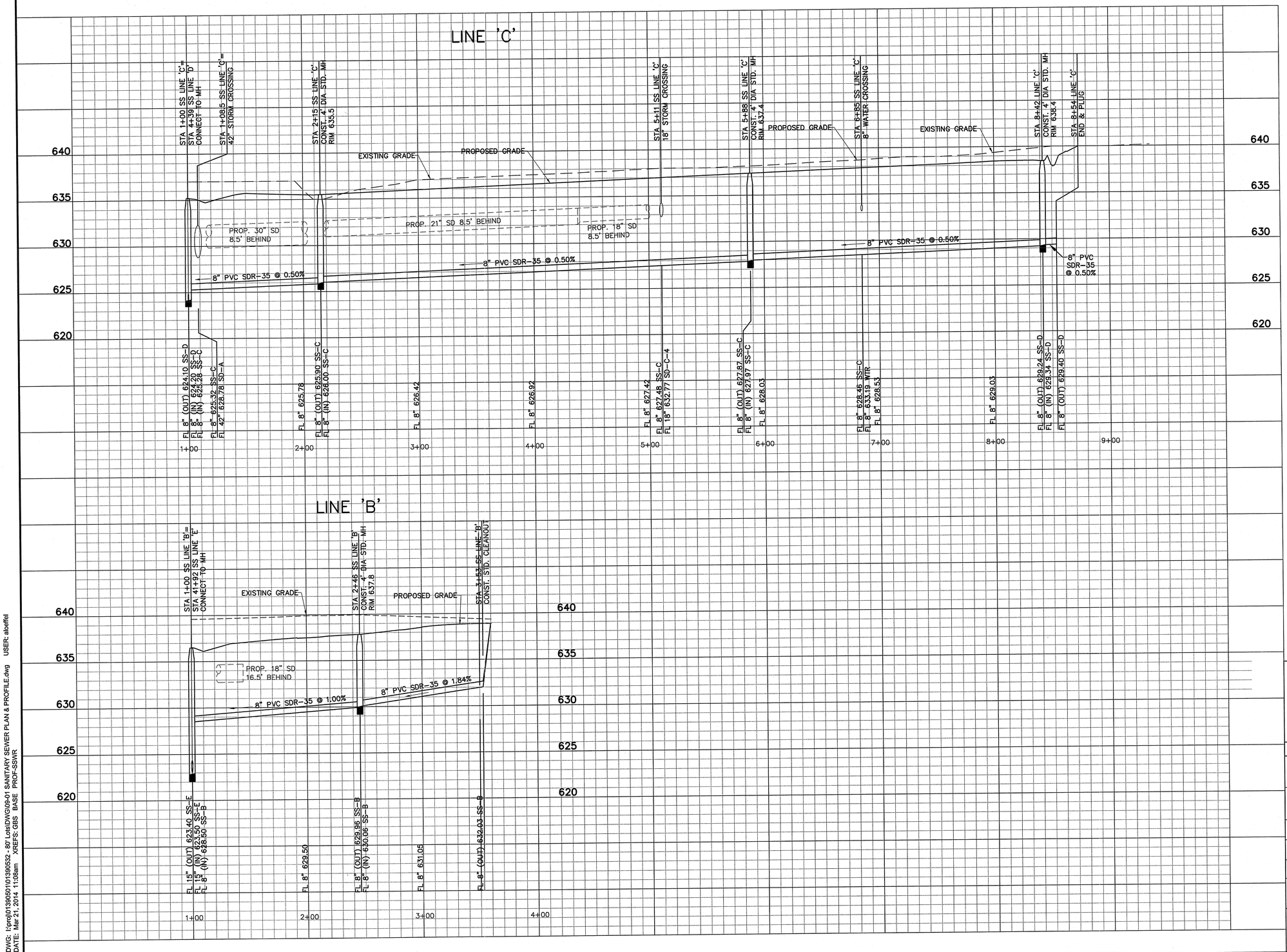
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	08-01A

PROJECT NUMBER: 01-3905-32

DWG: h:\proj\01390501\01390532 - 80' lots\DWG\08-01A-Waste Water Basin Map.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE CONTOURS LF-MASTER-BASE

CAD FILE PATH: s:\proj\01390501\01390532 - 80' lots\dwg\08-01a-waste water basin map.dwg



0' 20' 40' 80'
SCALE: 1"=40'
VSCALE: 1"=5'

MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

SANITARY SEWER PROFILE LINES B & C

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

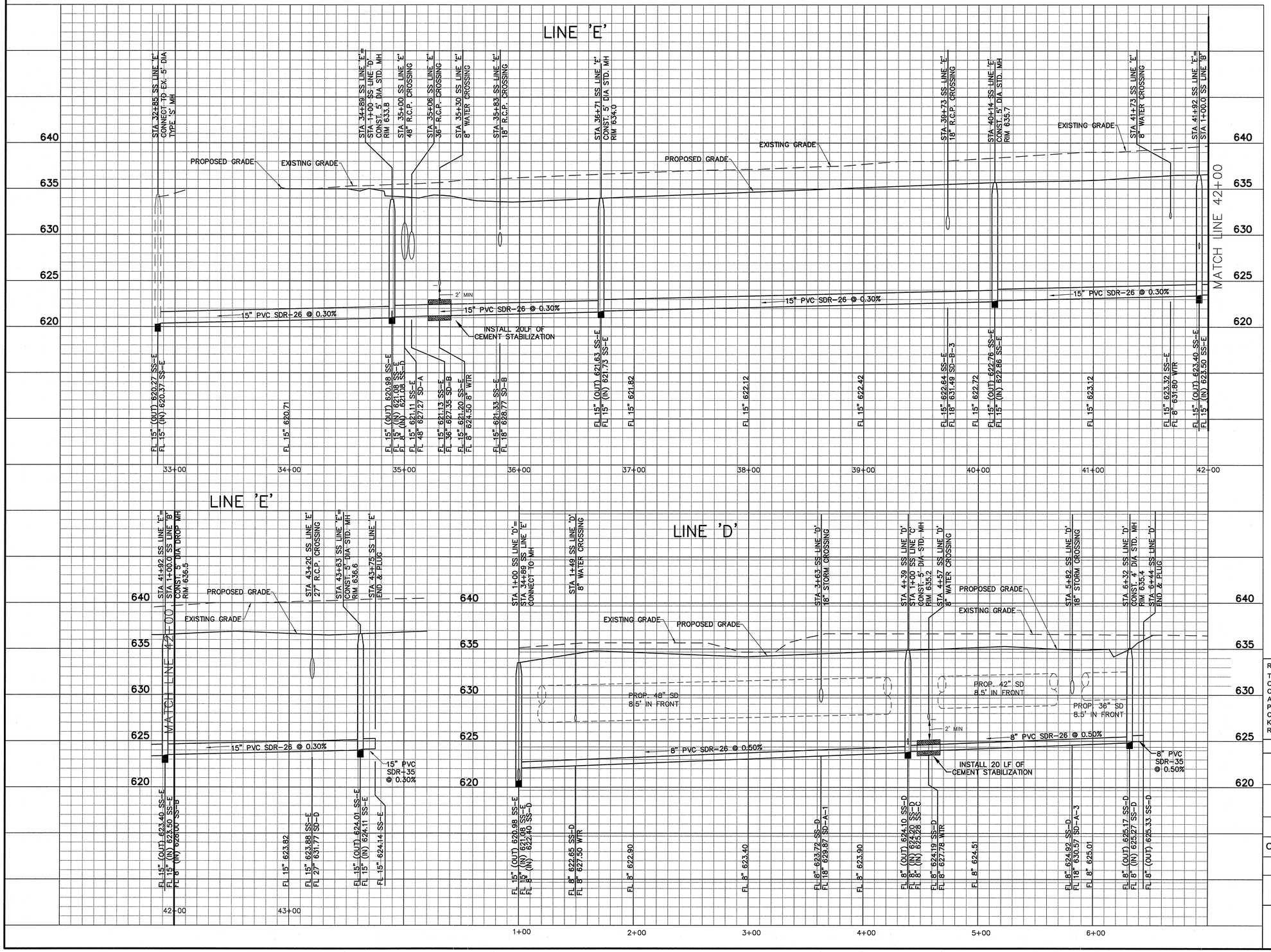
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1226
Phone (214) 871-3311 Fax (214) 871-0757

SCALE
DATE
MAR 14, 2014
SHEET No.
09-01

PROJECT NUMBER: 01-3905-32

DWG: t:\proj\01390501\01390532 - 80' Lots\DWG\09-01 SANITARY SEWER PLAN & PROFILE.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE PROF-SSWR

CAD FILE PATH: t:\proj\01390501\01390532 - 80' lots\dwg\09-01 sanitary sewer plan & profile.dwg



MICHAEL DAVID DE LEON
91753
LICENSED
PROFESSIONAL ENGINEER
3-27-14

RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONISTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

SANITARY SEWER PLAN PROFILES
LINES D & E

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

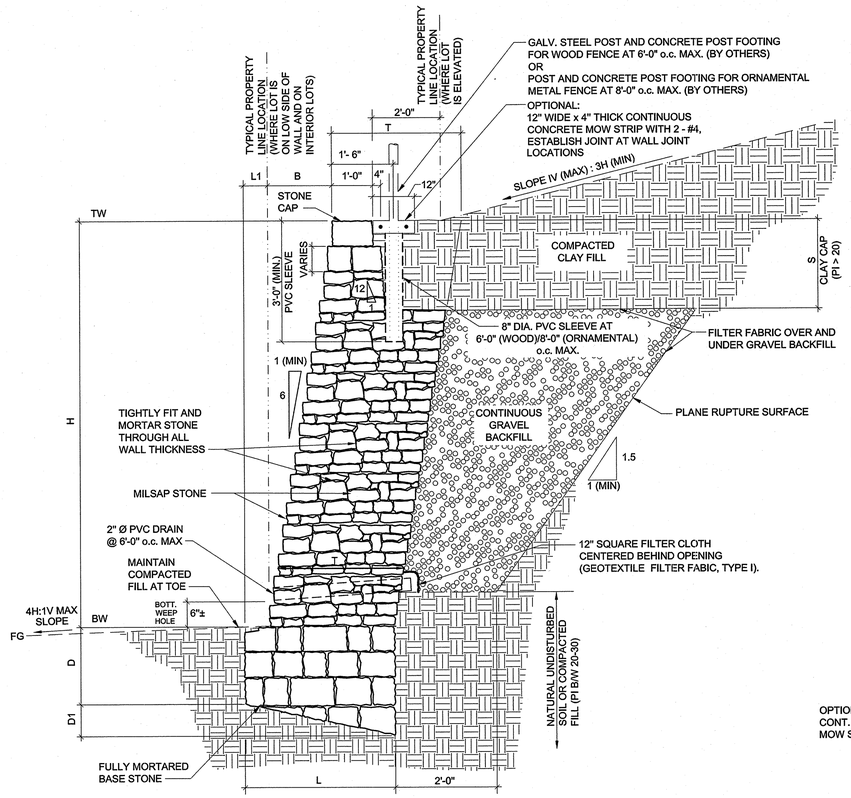
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE	SHEET No.
DATE MAR 14, 2014	09-02

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\01390501\01390532 - 80' Lots\DWG\09-01 SANITARY SEWER PLAN & PROFILE.dwg USER: aboffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE PROF-SSWR

CAD FILE PATH: I:\proj\01390501\01390532 - 80' lots\dwg\09-01 sanitary sewer plan & profile.dwg



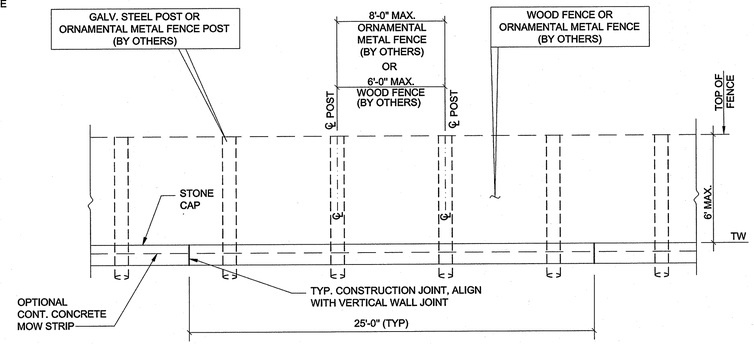
1 RETAINING WALL DESIGN SECTION

SCALE: N.T.S.

MASONRY WALL SCHEDULE (SUBGRADE BEARING: STIFF NATIVE SOIL OR COMPACTED & TESTED SOIL)									
H	B	L	L1	T	D	D1	S	WALL/BASE CONSTRUCTION	MIN. REQ'D. BEARING CAPACITY
2'-0"	0'-4"	1'-7"	0'-1"	1'-6"	0'-9"	0'-6"	1'-0"	FULLY MORTARED	1500 psf (CONFIRM)
3'-0"	0'-6"	1'-10"	0'-2"	1'-8"	0'-9"	0'-7"	1'-0"	FULLY MORTARED	
4'-0"	0'-8"	2'-3"	0'-3"	2'-0"	1'-0"	0'-8"	1'-0"	FULLY MORTARED	

2 RETAINING WALL DESIGN SCHEDULE

SCALE: N.T.S.

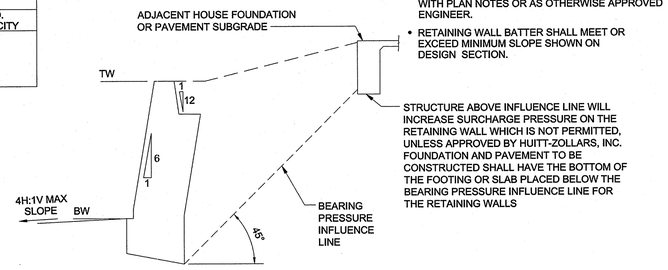


4 SCHEMATIC DETAIL - WOOD FENCE/ORNAMENTAL METAL FENCE

SCALE: N.T.S. (TYP. CONSTRUCTION JOINT LOCATIONS)

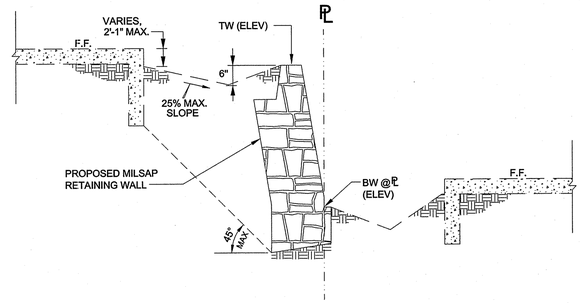
NOTE:

- RETAINING WALL SHALL HAVE OWNER FENCE PLACED AS SHOWN INSIDE FRONT FACE OF STONE CAP AT TOP OF WALL.
- RETAINING WALL SHALL NOT HAVE ADDITIONAL LIVE LOAD SURCHARGE PLACED BEHIND WALL EXCEPT AS PERMITTED WITH PLAN NOTES OR AS OTHERWISE APPROVED ENGINEER.
- RETAINING WALL BATTER SHALL MEET OR EXCEED MINIMUM SLOPE SHOWN ON DESIGN SECTION.



3 TYPICAL WALL SECTION WITH NOTED DESIGN CONSTRAINTS

SCALE: N.T.S.



6 TYPICAL SECTION SIDE YARD RETAINING WALL SWALE

SCALE: N.T.S.

PLAN NOTES:

DESIGN AND CONSTRUCTION CODE:

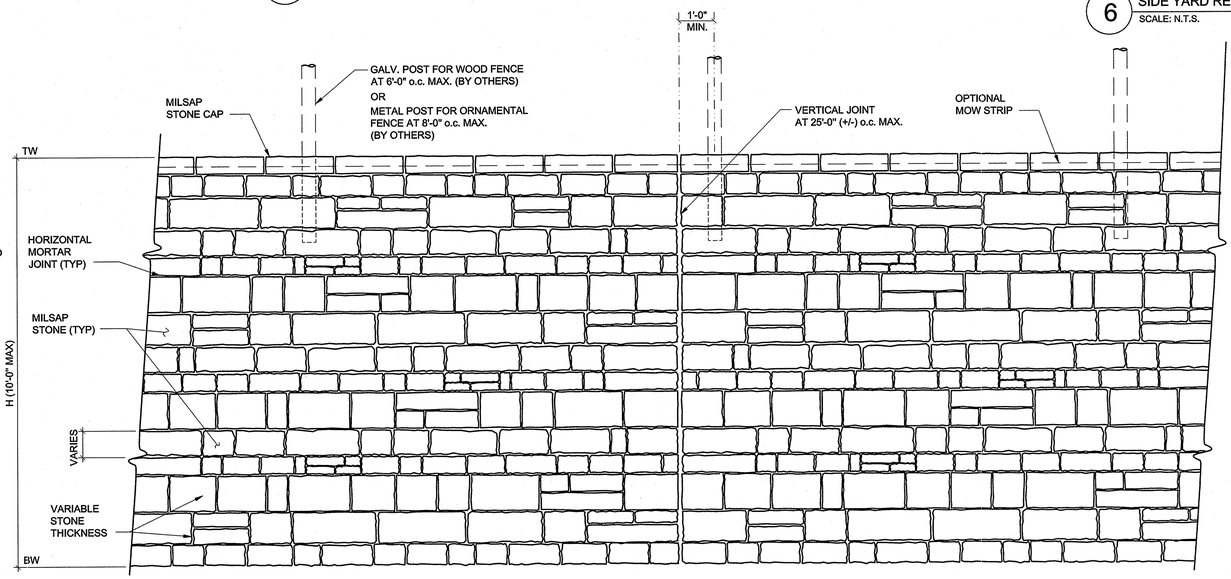
1. INTERNATIONAL BUILDING CODE, 2009 EDITION - SECTION 1610.

GEOTECHNICAL CRITERIA (TO BE VERIFIED BY FINAL GEOTECHNICAL REPORT, PENDING):

1. WALL FOOTING SHALL BEAR IN STIFF NATIVE UNDISTURBED SUBGRADE OR COMPACTED AND TESTED SOIL.
2. ALLOWABLE BEARING = 2500 PSF (>24"), 2000 PSF (18"-24"), AND 1500 PSF (<18") BELOW FINISH GRADE, VERIFY WITH GEOTECHNICAL ENGINEER. CONTACT HUITT-ZOLLARS FOR FURTHER WALL DESIGN AT SUBGRADE LOCATIONS WHERE BEARING CAPACITY IS LESS THAN DESIGN ALLOWABLE. PROOF-ROLL WHERE FEASIBLE TO DETECT ANY SOFT AREAS. IF SOFT AREAS DETECTED, SCARIFY AND RE-COMPACT THE SOIL TO 95% STANDARD PROCTOR NEAR OPTIMUM MOISTURE CONTENT.
3. BACKFILL SOIL PARAMETER ASSUMPTIONS:
   a. ASTM C33 (COARSE OR FINE AGGREGATE).
   b. BACKFILL SOIL SHALL BE POORLY-GRADED, CLEAN AND FREE-DRAINING SAND OR GRAVEL MATERIAL OR CRUSHED LIMESTONE GRAVEL, REMANUFACTURED CONCRETE GRAVEL OR SANDSTONE GRAVEL. GRAVEL SIZE MAY VARY FROM ½" TO 4" WITH LESS THAN 5% PASSING NO. 200 SIEVE.
   c. BACKFILL ANGLE OF INTERNAL FRICTION, PHI-I=32 DEGREES.
   d. EQUIVALENT FLUID PRESSURE (EPF) PER COULOMB THEORY IS 34 PCF WITH BACKSLOPE.
   e. UNIT WEIGHT = 125 PCF.
   f. COMPACTION FOR GRAVEL: TAMP/COMPACT AT 70% RELATIVE DENSITY, ASTM D4253/4254.
   g. COMPACTION FOR SAND/SELECT: 95% OF STANDARD PROCTOR DRY DENSITY (ASTM D698) NEAR OPTIMUM MOISTURE CONTENT.
   h. COMPACT BACKFILL IN LOOSE LIFTS NOT EXCEEDING 10-INCHES.
   i. FRICTION ANGLE BETWEEN BACK OF WALL AND BACKFILL, DELTA=21 DEGREES.
5. BASE SOIL PARAMETER ASSUMPTIONS:
   a. SOIL AT BASE SHALL BE NATURAL UNDISTURBED OR COMPACTED FILL SOILS.
   b. ANGLE OF INTERNAL FRICTION PHI-B=22 DEGREES WITH COHESIVE SUBGRADE BEARING CONDITION.
   c. COHESION BETWEEN BOTTOM OF FOOTING AND SUBGRADE, C=200 PSF.
   d. AT NON-COHESIVE BEARING CONDITION, PHI-B=24.5 DEGREES WITH ZERO COHESION (TYPICAL CONDITION FOR MAGNOLIA-PHASE F ADDITION).
   e. MASONRY FRICTION REDUCTION FACTOR, Ub=0.55, FOR COHESIVE AND NON-COHESIVE CONDITIONS.
   f. ALLOWABLE PASSIVE RESISTANCE IS 150 PSF ACTING ON VERTICAL PROJECTION OF SLOPED BASE AT FOOTING.
6. REFER GEOTECHNICAL ENGINEER FOR RECOMMENDED TECHNICAL PROVISIONS FOR THE CONSTRUCTION PRACTICE IN SHORING AND SLOPING OF EXCAVATIONS AND REQUIRED COMPACTION REQUIREMENTS.
7. MAXIMUM VERTICAL LIVE LOAD DESIGN SURCHARGE: 50 PSF WITH ACTIVE LATERAL COEFFICIENT EQUAL TO 0.5.

MATERIALS

1. CONCRETE MORTAR - A MIXTURE OF PORTLAND CEMENT (ASTM C150-TYPE I/II) AND SAND (ASTM C33) WITH MINIMUM STRENGTH OF f'c = 3000 PSI AT 28 DAYS.
2. ASSUMED DENSITY OF MASONRY STONE WALL APPROXIMATELY 140 PCF.



5 RETAINING WALL ELEVATION

SCALE: N.T.S.

MICHAEL DAVID DE LEON 91753 LICENSED PROFESSIONAL ENGINEER 5-27-14

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

RETAINING WALL DETAILS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

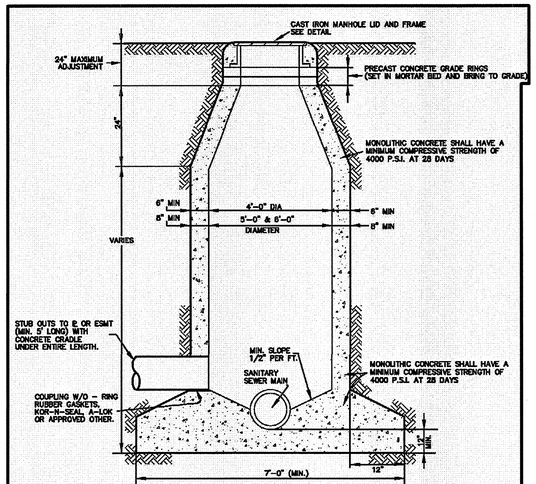
SCALE AS SHOWN

DATE MAR 14, 2014

SHEET No. 10-01

PROJECT NUMBER: 01-3905-32

DWG: H:\proj\01390501\01390532--80' Lots\DWG\RETAINING WALL DETAILS.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS
CAD FILE PATH: I:\proj\01390501\01390532--80' lots\dwg\retaining wall details.dwg



NOTES:
1. THE DIAMETER OF A MANHOLE CONSTRUCTED OVER THE CENTER OF A SEWER SHOULD VARY WITH THE SIZE OF THE SEWER. FOR EIGHT-INCH (8"), TEN-INCH (10"), AND TWELVE-INCH (12"), THE MANHOLE SHALL BE FOUR-FOOT (4') MINIMUM DIAMETER. FOR FIFTEEN-INCH (15"), EIGHTEEN-INCH (18"), TWENTY-ONE-INCH (21"), TWENTY-FOUR-INCH (24") AND TWENTY-SEVEN-INCH (27") SHALL BE FIVE-FOOT (5') MINIMUM DIAMETER; THIRTY-INCH (30") AND THIRTY-SIX-INCH (36") SHALL BE SIX-FOOT (6') MINIMUM DIAMETER. MANHOLES DEEPER THAN FIFTEEN FEET (15') SHALL BE A MINIMUM OF FIVE-FOOT (5') DIAMETER.

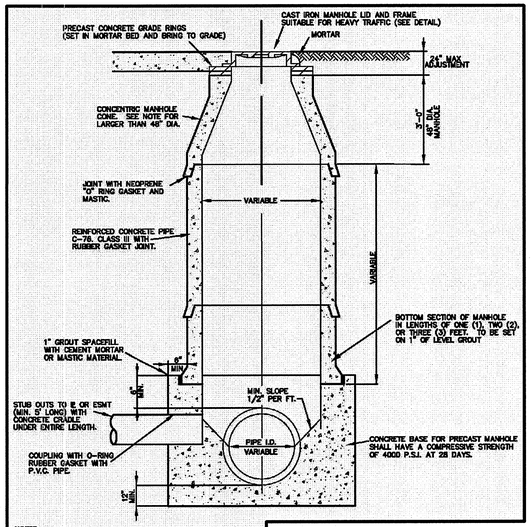
2. DROP MANHOLES SHALL BE REQUIRED WHEN THE INFLOW ELEVATION IS MORE THAN TWENTY-FOUR INCHES (24") ABOVE THE OUTFALL ELEVATION.

3. WHERE PIPES ENTER A MANHOLE THERE SHALL BE A MINIMUM OF TWO-TENTHS OF A FOOT (0.2') DROP BETWEEN INVERTS.

4. WHERE UNEQUAL PIPES ENTER A MANHOLE, THE CROWN OF THE PIPES SHALL BE SET AT THE SAME ELEVATION.

5. CONCRETE SHALL BE A MONOLITHIC POUR.

STANDARD CAST IN PLACE MANHOLE
(NTS)



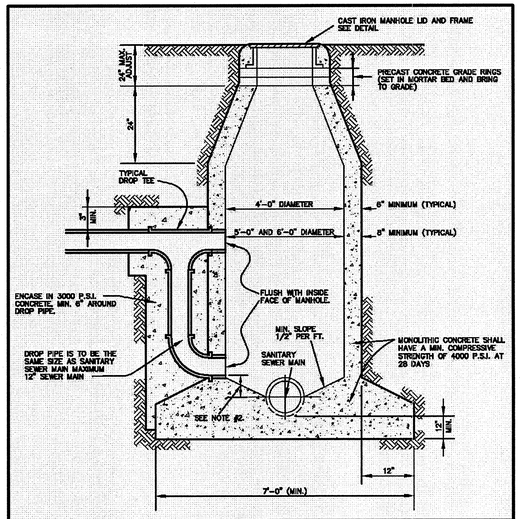
NOTES:
1. THE DIAMETER OF A MANHOLE CONSTRUCTED OVER THE CENTER OF A SEWER SHOULD VARY WITH THE SIZE OF THE SEWER. FOR EIGHT-INCH (8"), TEN-INCH (10"), AND TWELVE-INCH (12"), THE MANHOLE SHALL BE FOUR-FOOT (4') MINIMUM DIAMETER, FOR FIFTEEN-INCH (15"), EIGHTEEN-INCH (18"), TWENTY-ONE-INCH (21"), TWENTY-FOUR-INCH (24") AND TWENTY-SEVEN-INCH (27") SHALL BE FIVE-FOOT (5') MINIMUM DIAMETER; THIRTY-INCH (30") AND THIRTY-SIX-INCH (36") SHALL BE SIX-FOOT (6') MINIMUM DIAMETER. MANHOLES DEEPER THAN FIFTEEN FEET (15') SHALL BE A MINIMUM OF FIVE-FOOT (5') DIAMETER.

2. DROP MANHOLES SHALL BE REQUIRED WHEN THE INFLOW ELEVATION IS MORE THAN TWENTY-FOUR INCHES (24") ABOVE THE OUTFALL ELEVATION.

3. WHERE PIPES ENTER A MANHOLE THERE SHALL BE A MINIMUM OF TWO-TENTHS OF A FOOT (0.2') DROP BETWEEN INVERTS.

4. WHERE UNEQUAL PIPES ENTER A MANHOLE, THE CROWN OF THE PIPES SHALL BE SET AT THE SAME ELEVATION.

STANDARD PRECAST MANHOLE
(NTS)



NOTES:
1. THE DIAMETER OF A MANHOLE CONSTRUCTED OVER THE CENTER OF A SEWER SHOULD VARY WITH THE SIZE OF THE SEWER. FOR EIGHT-INCH (8"), TEN-INCH (10"), AND TWELVE-INCH (12"), THE MANHOLE SHALL BE FOUR-FOOT (4') MINIMUM DIAMETER, FOR FIFTEEN-INCH (15"), EIGHTEEN-INCH (18"), TWENTY-ONE-INCH (21"), TWENTY-FOUR-INCH (24") AND TWENTY-SEVEN-INCH (27") SHALL BE FIVE-FOOT (5') MINIMUM DIAMETER; THIRTY-INCH (30") AND THIRTY-SIX-INCH (36") SHALL BE SIX-FOOT (6') MINIMUM DIAMETER. MANHOLES DEEPER THAN FIFTEEN FEET (15') SHALL BE A MINIMUM OF FIVE-FOOT (5') DIAMETER.

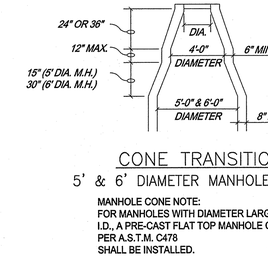
2. FLOWLINE OF DROP SHALL BE LOCATED BETWEEN THE CENTERLINE AND TOP OF SEWER MAIN.

3. WHERE PIPES ENTER A MANHOLE THERE SHALL BE A MINIMUM OF TWO-TENTHS OF A FOOT (0.2') DROP BETWEEN INVERTS.

4. WHERE UNEQUAL PIPES ENTER A MANHOLE, THE CROWN OF THE PIPES SHALL BE SET AT THE SAME ELEVATION.

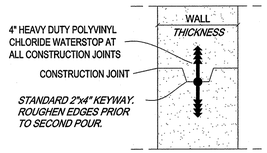
5. CONCRETE SHALL BE A MONOLITHIC POUR.

MANHOLE DROP CONNECTION
(NTS)

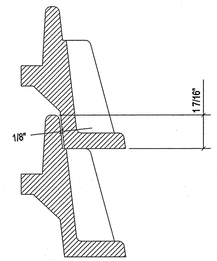


CONE TRANSITION
5' & 6' DIAMETER MANHOLES ONLY

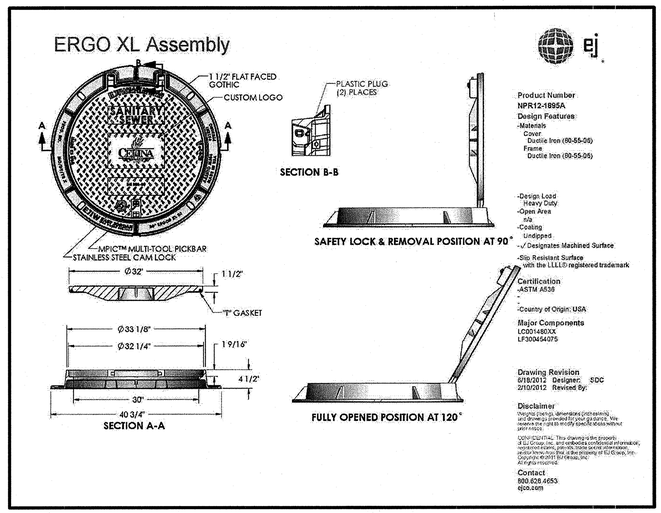
MANHOLE CONE NOTE:
FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRE-CAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.



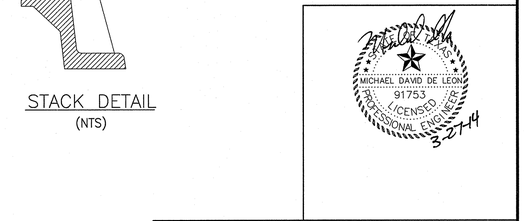
MANHOLE CONSTRUCTION JOINT
KEYWAY WITH WATERSTOP



STACK DETAIL
(NTS)



BASS & HAYS 30 INCH MANHOLE COVER AND FRAME
NTS



RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

SANITARY SEWER MANHOLE DETAILS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

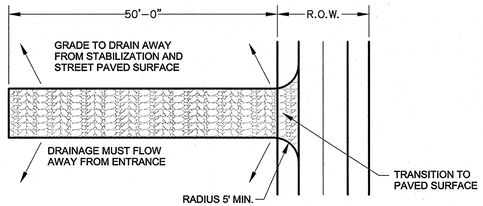
SCALE

DATE
MAR 14, 2014

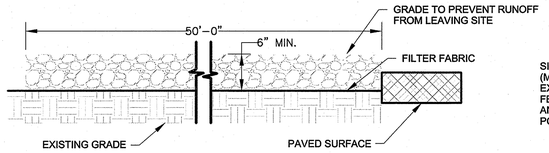
SHEET No.
10-02

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\3905032 - 80' lots\DWG\08-01 WATER & SEWER PLAN.dwg USER: aloeffel
DATE: Mar 21, 2014 11:08am XREFS: GBS BASE CONTOURS LF-MASTER-BASE v200727164- h base LF-UTI-DETAILS
CAD FILE PATH: I:\proj\013905\01\3905032 - 80' lots\DWG\08-01 water & sewer plan.dwg



PLAN



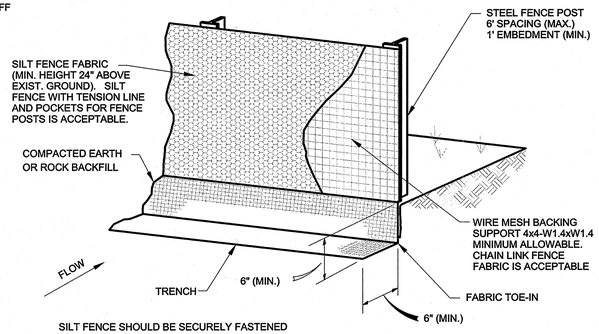
PROFILE

STABILIZED CONSTRUCTION ENTRANCE / EXIT

NCTCOG 02270.G
STORM WATER QUALITY
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES

DETAIL 'A'
N.T.S.

The Stabilized Construction Entrance / Exit Is To Be Used As A Vehicle Wash Down Area For Debris And Soil Removal Before Exiting The Site Onto The Existing Roadway. Location For Installation Should Be Identified On The Project's Erosion Control Plan. An Alternate Location Must Be Approved By Owner Or Engineer Prior To Installation. Stabilized Construction Entrance / Exit Shall Be Top Dressed With Additional Stone As Necessary.

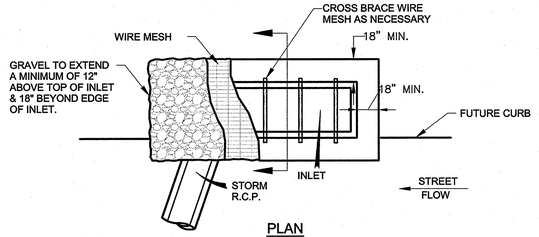


SILT FENCE SHOULD BE SECURELY FASTENED TO BACKING SUPPORT AND POSTS.

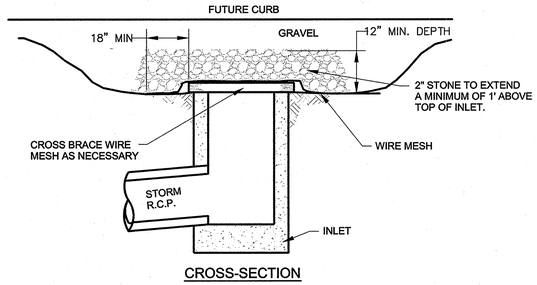
SILT FENCE

NCTCOG 02270.B
STORM WATER QUALITY
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES

DETAIL 'B'
N.T.S.



PLAN



CROSS-SECTION

INLET PROTECTION WIRE MESH & GRAVEL

NCTCOG 02270.G
STORM WATER QUALITY
BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES

DETAIL 'C'
N.T.S.

CONTRACTOR SHALL INTERCEPT FLOW AND INSTALL INLET PROTECTION MEASURES AS SOON AS PRACTICABLE.

SILT FENCE GENERAL NOTES:

1. STEEL POSTS 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.

2. 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. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. 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.

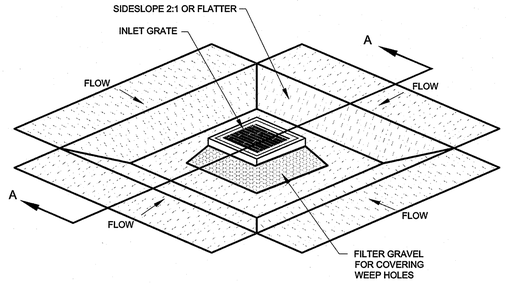
4.SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.

5. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

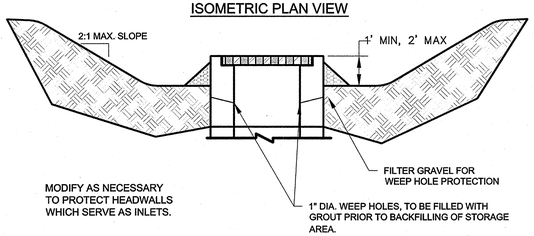
6. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY. STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

8. 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 TO ADDITIONAL SILTATION.



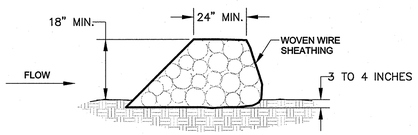
ISOMETRIC PLAN VIEW



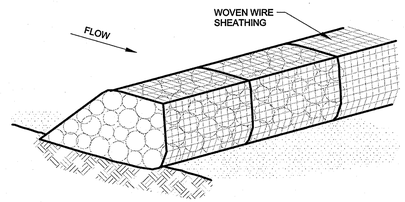
SECTION A-A

EXCAVATED IMPOUNDMENT INLET PROTECTION

DETAIL 'D'
N.T.S.



CROSS SECTION

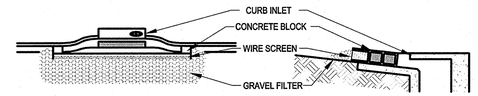


ISOMETRIC PLAN VIEW

ROCK BERM

DETAIL 'E'
N.T.S.

METHODOLOGY APPLIES TO RECESSED AND STANDARD CURB INLETS. CARE SHOULD BE TAKEN TO KEEP MEASURE OUT OF TRAFFIC.



CURB INLET PROTECTION

DETAIL "F"
N.T.S.

BASIS OF VERTICAL DATUM - NAVD 1988 based on National Geodetic Survey Benchmarks N-185 (Elevation 650.78') and H263 (Elevation - 643.81')

BENCHMARKS:

BM # 79 - Brass monument set on top of curb, southeast side of Light Farms Way, 520+- feet southwesterly from the centerline of Wildrye Ridge.
Elev. = 635.51'

BM # 80 - Brass monument set on curb inlet, southeast side of Light Farms Way, 79+- feet northeasterly from the centerline of Wildrye Ridge.
Elev. = 633.47'

RECORD DRAWING:
THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

EROSION CONTROL DETAILS

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1238
Phone (214) 871-3311 Fax (214) 871-0757

SCALE

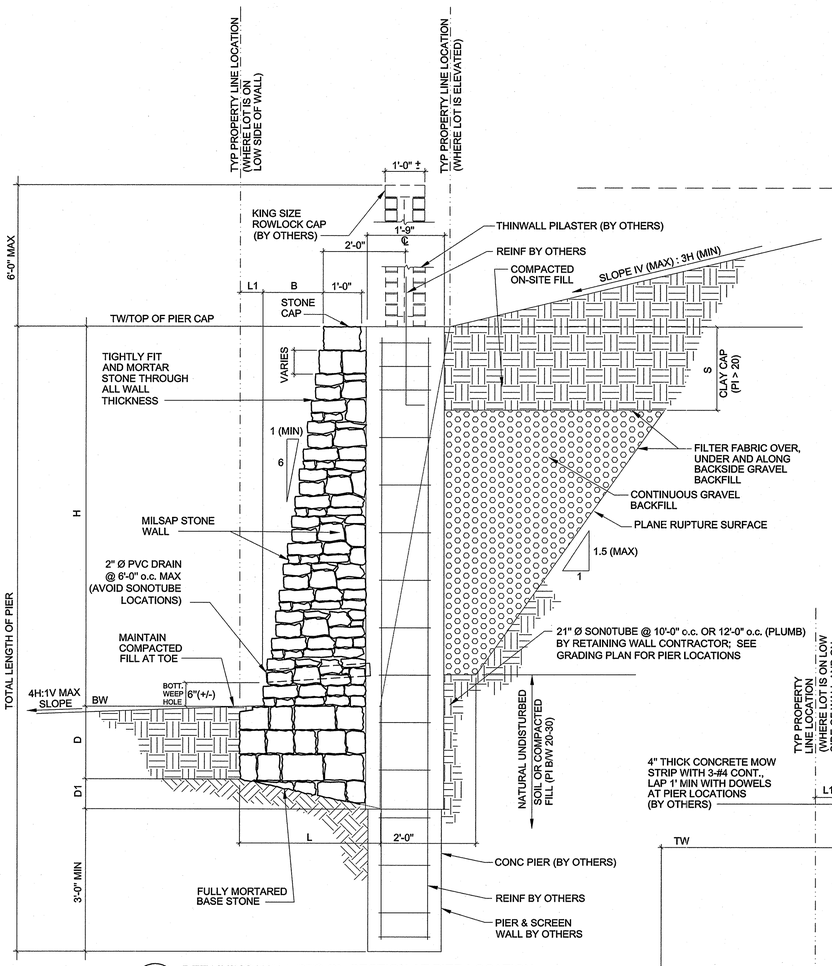
DATE
MAR 14, 2014

SHEET No.
10-03

PROJECT NUMBER: 01-3905-32

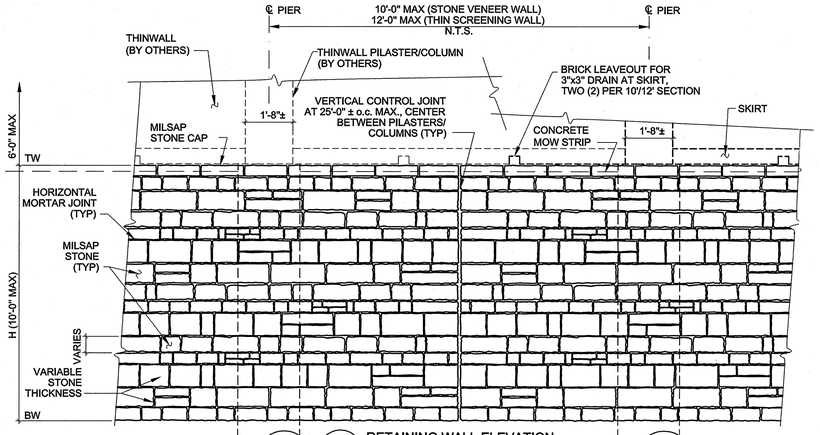
DWG: I:\proj\013905\01\390532 - 80' Lots\DWG\EROSION CONTROL PLAN.dwg USER: aloeffel
DATE: Mar 14, 2014 12:01pm XREFS: GBS BASE LF-MASTER-BASE CONTOURS v200727164- h base

CAD FILE PATH: I:\proj\013905\01\390532 - 80' lots\dwg\erosion control plan.dwg



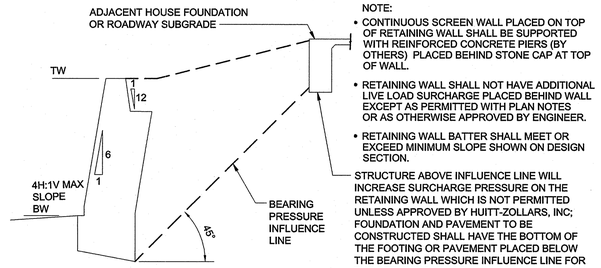
1 RETAINING WALL DESIGN SECTION AT PIER LOCATION

SCALE: N.T.S.



4 RETAINING WALL ELEVATION

SCALE: N.T.S.



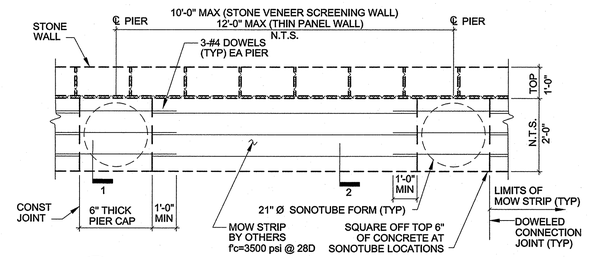
NOTE:

- CONTINUOUS SCREEN WALL PLACED ON TOP OF RETAINING WALL SHALL BE SUPPORTED WITH REINFORCED CONCRETE PIERS (BY OTHERS) PLACED BEHIND STONE CAP AT TOP OF WALL.
- RETAINING WALL SHALL NOT HAVE ADDITIONAL LIVE LOAD SURCHARGE PLACED BEHIND WALL EXCEPT AS PERMITTED WITH PLAN NOTES OR AS OTHERWISE APPROVED BY ENGINEER.
- RETAINING WALL BATTER SHALL MEET OR EXCEED MINIMUM SLOPE SHOWN ON DESIGN SECTION.

STRUCTURE ABOVE INFLUENCE LINE WILL INCREASE SURCHARGE PRESSURE ON THE RETAINING WALL WHICH IS NOT PERMITTED UNLESS APPROVED BY HUITT-ZOLLARS, INC; FOUNDATION AND PAVEMENT TO BE CONSTRUCTED SHALL HAVE THE BOTTOM OF THE FOOTING OR PAVEMENT PLACED BELOW THE BEARING PRESSURE INFLUENCE LINE FOR THE RETAINING WALLS.

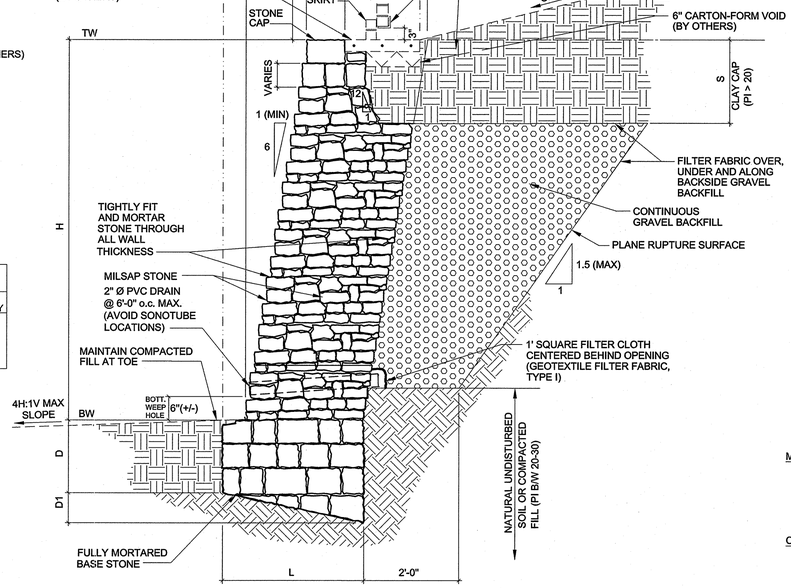
5 TYPICAL WALL SECTION WITH NOTED DESIGN CONSTRAINTS

SCALE: N.T.S.



6 PARTIAL PLAN - STONE RETAINING WALL WITH SCREEN WALL

SCALE: N.T.S.



2 RETAINING WALL DESIGN SECTION WITH SCREEN WALL

SCALE: N.T.S.

MASONRY WALL SCHEDULE (SUBGRADE BEARING: STIFF NATIVE SOIL OR COMPACTED & TESTED SOIL)									
H	B	L	L1	T	D	D1	S	WALL/BASE CONSTRUCTION	MIN. REQ'D. BEARING CAPACITY
2'-0"	0'-4"	1'-7"	0'-1"	1'-6"	0'-9"	0'-6"	1'-0"	FULLY MORTARED	1500 psf (CONFIRM)
3'-0"	0'-6"	1'-10"	0'-2"	1'-8"	0'-9"	0'-7"	1'-0"	FULLY MORTARED	
4'-0"	0'-8"	2'-3"	0'-3"	2'-0"	1'-0"	0'-8"	1'-0"	FULLY MORTARED	

3 RETAINING WALL DESIGN SCHEDULE

SCALE: N.T.S.

PLAN NOTES:

DESIGN AND CONSTRUCTION CODE:

1. INTERNATIONAL BUILDING CODE, 2009 EDITION - SECTION 1610.

GEOTECHNICAL CRITERIA (TO BE VERIFIED BY FINAL GEOTECHNICAL REPORT, PENDING):

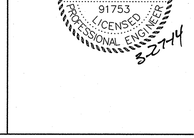
1. WALL FOOTING SHALL BEAR IN STIFF NATIVE UNDISTURBED SUBGRADE OR COMPACTED AND TESTED SOIL.
2. 1500 PSF (<18") BELOW FINISH GRADE, VERIFY WITH GEOTECHNICAL ENGINEER. CONTACT HUITT-ZOLLARS FOR FURTHER WALL DESIGN AT SUBGRADE LOCATIONS WHERE BEARING CAPACITY IS LESS THAN DESIGN ALLOWABLE. PROOF-ROLL WHERE FEASIBLE TO DETECT ANY SOFT AREAS. IF SOFT AREAS DETECTED, SCARIFY AND RE-COMPACT THE SOIL TO 95% STANDARD PROCTOR NEAR OPTIMUM MOISTURE CONTENT.
3. BACKFILL SOIL PARAMETER ASSUMPTIONS:
   a. ASTM C33 (COARSE OR FINE AGGREGATE).
   b. BACKFILL SOIL SHALL BE POORLY-GRADED, CLEAN AND FREE-DRAINING SAND OR GRAVEL MATERIAL OR CRUSHED LIMESTONE GRAVEL, REMANUFACTURED CONCRETE GRAVEL OR SANDSTONE GRAVEL. GRAVEL SIZE MAY VARY FROM ½" TO 4" WITH LESS THAN 5% PASSING NO. 200 SIEVE.
   c. BACKFILL ANGLE OF INTERNAL FRICTION, PHI-I=32 DEGREES.
   d. EQUIVALENT FLUID PRESSURE (EPF) PER COULOMB THEORY IS 34 PCF WITH BACKSLOPE.
   e. UNIT WEIGHT = 125 PCF.
   f. COMPACTION FOR GRAVEL: TAMP/COMPACT AT 70% RELATIVE DENSITY, ASTM D4253/4254.
   g. COMPACTION FOR SAND/SELECT: 95% OF STANDARD PROCTOR DRY DENSITY (ASTM D698) NEAR OPTIMUM MOISTURE CONTENT.
   h. COMPACT BACKFILL IN LOOSE LIFTS NOT EXCEEDING 10-INCHES.
   i. FRICTION ANGLE BETWEEN BACK OF WALL AND BACKFILL, DELTA=21 DEGREES.
5. BASE SOIL PARAMETERS
   a. SOIL AT BASE SHALL BE NATURAL UNDISTURBED OR COMPACTED FILL SOILS.
   b. ANGLE OF INTERNAL FRICTION PHI-B=22 DEGREES WITH COHESIVE SUBGRADE BEARING CONDITION.
   c. COHESION BETWEEN BOTTOM OF FOOTING AND SUBGRADE, C=200 PSF.
   d. AT NON-COHESIVE BEARING CONDITION, PHI-B=24.5 DEGREES WITH ZERO COHESION (TYPICAL CONDITION FOR MAGNOLIA-PHASE F ADDITION).
   e. MASONRY FRICTION REDUCTION FACTOR, Ub=0.55, FOR COHESIVE AND NON-COHESIVE CONDITIONS.
   f. ALLOWABLE PASSIVE RESISTANCE IS 150 PSF ACTING ON VERTICAL PROJECTION OF SLOPED BASE AT FOOTING.
6. REFER GEOTECHNICAL ENGINEER (REED ENGINEERING) FOR RECOMMENDED TECHNICAL PROVISIONS FOR THE CONSTRUCTION PRACTICE IN SHORING AND SLOPING OF EXCAVATIONS AND REQUIRED COMPACTION REQUIREMENTS.
7. MAXIMUM VERTICAL LIVE LOAD DESIGN SURCHARGE: 50 PSF WITH ACTIVE LATERAL COEFFICIENT EQUAL TO 0.5.

MATERIALS:

1. CONCRETE MORTAR - A MIXTURE OF PORTLAND CEMENT (ASTM C150-TYPE I/II) AND SAND (ASTM C33) WITH MINIMUM STRENGTH OF f'c = 3000 PSI AT 28 DAYS.
2. ASSUMED DENSITY OF MASONRY STONE WALL APPROXIMATELY 140 PCF.

CONSTRUCTION OF PIERS:

1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAGING.
2. SONOTUBE FORMING SHALL BE PROTECTED DURING CONSTRUCTION AND LEFT IN PLACE.
3. DRILLING CONSTRUCTION OF PIERS AND CONCRETE PLACEMENT SHALL NOT SURCHARGE STONE GRAVITY WALL FOR ALL WALL HEIGHTS.
4. SONOTUBE SHALL EXTEND TO BOTTOM OF FOOTING. TOTAL LENGTH OF PIER SHALL BE 9'-0" MINIMUM.



RECORD DRAWING:

THIS DRAWING HAS BEEN MODIFIED FROM THE ORIGINAL TO SHOW ONLY THE FIELD CHANGED AND ADJUSTMENTS MAE DURING CONSTRUCTION BY THE CONTRACTOR WHICH WERE DOCUMENTED AND FURNISHED TO THE ENGINEER FOR THE PURPOSE OF PREPARING THERE RECORD DRAWINGS. FIELD INSPECTION OF CONSTRUCTION WAS PERFORMED BY OTHERS. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING THESE RECORD DRAWINGS REPRESENT THE "AS-BUILT" CONDITIONS.

LIGHT FARMS

RETAINING WALL DETAILS SONOTUBE

MAYDELLE NEIGHBORHOOD - PH 1

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO.1

COLLIN COUNTY, TEXAS

LFC LAND COMPANY, LLC
8401 North Central Expressway, Suite 350, Dallas, Texas 75225
Phone (214) 292-3410 Fax (214) 292-3411

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

SCALE AS SHOWN

DATE MAR 14, 2014

SHEET No. 10-04

PROJECT NUMBER: 01-3905-32

DWG: I:\proj\013905\01\01390532 - 80' Lots\Dwg\Retaining wall details.dwg USER: akoffel
DATE: Mar 21, 2014 - 1:40pm XREFS: GRS
CAD FILE PATH: I:\proj\013905\01\01390532 - 80' lots\dwg\retaining wall details.dwg