

BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107.  
STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.03'  
TEMPORARY BENCHMARK.  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD)  
APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'

# SITE DEVELOPMENT PLANS FOR VAN BUREN ESTATES

NORTHWEST CORNER OF  
F.M.543 (WESTON ROAD) AND C.R.170  
WESTON, TX 75013

ZONED - RED-1

## SHEET INDEX

- COVER SHEET
- PLAT (SHEET 1 OF 3)
- PLAT (SHEET 2 OF 3)
- PLAT (SHEET 3 OF 3)
- C-1.0 OVERALL SITE PLAN
- C-2.0 ADAMS COURT STA. 0+00 TO 10+00
- C-3.0 BUCHANAN COURT STA. 0+00 TO 10+00
- C-4.0 ADAMS COURT & BUCHANAN COURT
- C-5.0 COOLIDGE COURT STA. 0+00 TO 6+72.58
- C-6.0 DELANO COURT STA. 0+00 TO 5+35.19
- C-7.0 FORD COURT STA. 0+00 TO 7+57.99
- C-8.0 GARFIELD COURT STA. 0+00 TO 7+80.73
- C-9.0 GENERAL UTILITY LAYOUT (SHEET 1 OF 2)
- C-9.1 GENERAL UTILITY LAYOUT (SHEET 2 OF 2)
- C-10.0 EROSION CONTROL PLAN (SHEET 1 OF 2)
- C-10.1 EROSION CONTROL PLAN (SHEET 2 OF 2)
- C-11.0 OFFSITE DRAINAGE AREA MAP
- C-11.1 PRE-DEV DRAINAGE AREA MAP
- C-11.2 DRAINAGE AREA MAP (SHEET 1 OF 2)
- C-11.3 DRAINAGE AREA MAP (SHEET 2 OF 2)
- C-11.4 DRAINAGE CALCULATIONS
- C-12.0 CULVERT A
- C-12.1 CULVERT C2
- C-12.2 CULVERT C3
- C-12.3 CULVERT C4
- C-12.4 LINE C5
- C-13.0 DETAILS
- C-14.0 GENERAL NOTES
- C-15.0 CITY GENERAL NOTES
- C-16.0 CITY DETAILS
- C-16.1 CITY DETAILS
- C-16.2 CITY DETAILS
- C-16.3 CITY DETAILS
- C-17.0 TxDOT DETAILS
- C-17.1 TxDOT DETAILS
- C-17.2 TxDOT DETAILS

OWNER:  
**VAN BUREN ESTATES, LLC**

A TEXAS LIMITED LIABILITY COMPANY  
CONTACT: JON ANDERSON  
1221 N. JEFFERSON AVENUE  
MT. PLEASANT, TEXAS 75455  
(903) 563-2122

ENGINEER:  
**JM CIVIL ENGINEERING**

CONTACT: JOHN MEASELS, PE (ENGINEER)  
5900 S. LAKE FOREST DRIVE, SUITE 380  
McKINNEY, TEXAS 75070  
JMEASELS@JMCIVILENG.COM  
(214) 491-1830  
FIRM NO. F-19504

SURVEYOR:  
**TEXAS HERITAGE SURVEYING, LLC**

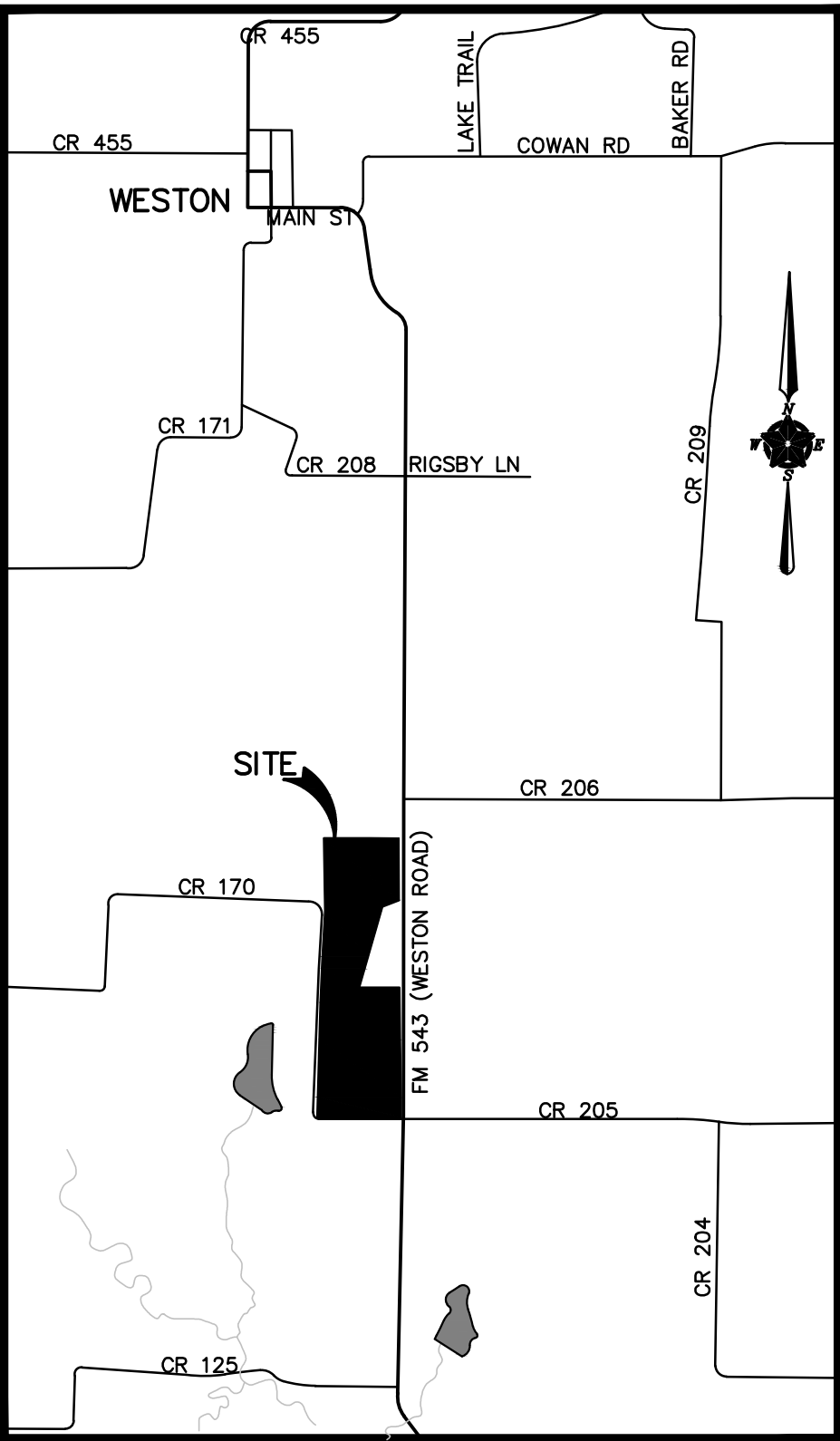
CONTACT: GARY JOHNSON (SURVEYOR)  
10610 METRIC DR., SUITE 124  
DALLAS, TEXAS 75243  
(214) 340-9700

AS BUILT  
10/29/2019

THIS RECORD DRAWING IS A COMPILATION OF SEALED ENGINEERING  
DRAWINGS FOR THIS PROJECT MODIFIED BY INFORMATION FURNISHED  
BY THE CONTRACTOR, BASED ON THE CONTRACTORS' INFORMATION  
AND GENERAL INSPECTION BY THE CITY.



Know what's below.  
Call before you dig.



LOCATION MAP  
NOT TO SCALE

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, MAP NO. 48085C0135 J, COMMUNITY-PANEL NO. 481324 0135 J, MAP REVISED: JUNE 2, 2009. THE PORTION OF THE SUBJECT PROPERTY ON SAID MAP IS SHOWN TO BE LOCATED IN ZONE "X". RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS: ZONE "X" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
THE REMAINDER OF THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, MAP NO. 48085C0145 J, COMMUNITY-PANEL NO. 481324 0145 J, MAP REVISED: JUNE 2, 2009. A PORTION OF THE SUBJECT PROPERTY ON SAID MAP IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  
ZONE "A" – SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: NO BASE FLOOD ELEVATIONS DETERMINED.  
ZONE "X" – OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TXDOT STANDARD DETAILS

SETP-PD SAFETY END TREATMENT  
TCP (1-1)-12 TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK  
DRIVEWAY DETAILS PRIVATE (RESIDENTIAL-COMMERCIAL)

TXDOT GENERAL NOTES

- ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TXDOT STANDARD SPECIFICATIONS, STANDARD PLANS, TXDOT ON-LINE MANUAL AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- BY SEALING AND SIGNING THE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTIONS TO THE STATE RIGHT OF WAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR THE DESIGN SPEED OF 45 MILES PER HOUR ON FM 543, BASED ON THE MOST RECENT ON-LINE TXDOT ROADWAY DESIGN MANUAL REQUIREMENTS.
- THE POSTING SPEED LIMIT IS 55 MILES PER HOUR ON HWY 380.
- SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004 AND SPECIFICATION ITEMS LISTED AND DATED AS AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
- TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN THE TXDOT ROW.
- ALL DISTURBED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
- ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TXDOT AND MUNICIPALITY INSPECTORS.
- NO CONSTRUCTION SHALL BE PERMITTED WITHIN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT OF WAY PRIOR TO TXDOT APPROVAL AND ISSUANCE OF PERMIT.
- LANE CLOSURE CAN ONLY BE DONE DURING THE HOURS BETWEEN 9:00 AM – 3:00 PM.
- ALL TRAFFIC CONTROL EQUIPMENT SHALL BE BROUGHT IN.

**JM CIVIL**  
Engineering  
5900 S. Lake Forest Dr., Suite 380  
McKinney, TX 75070  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER

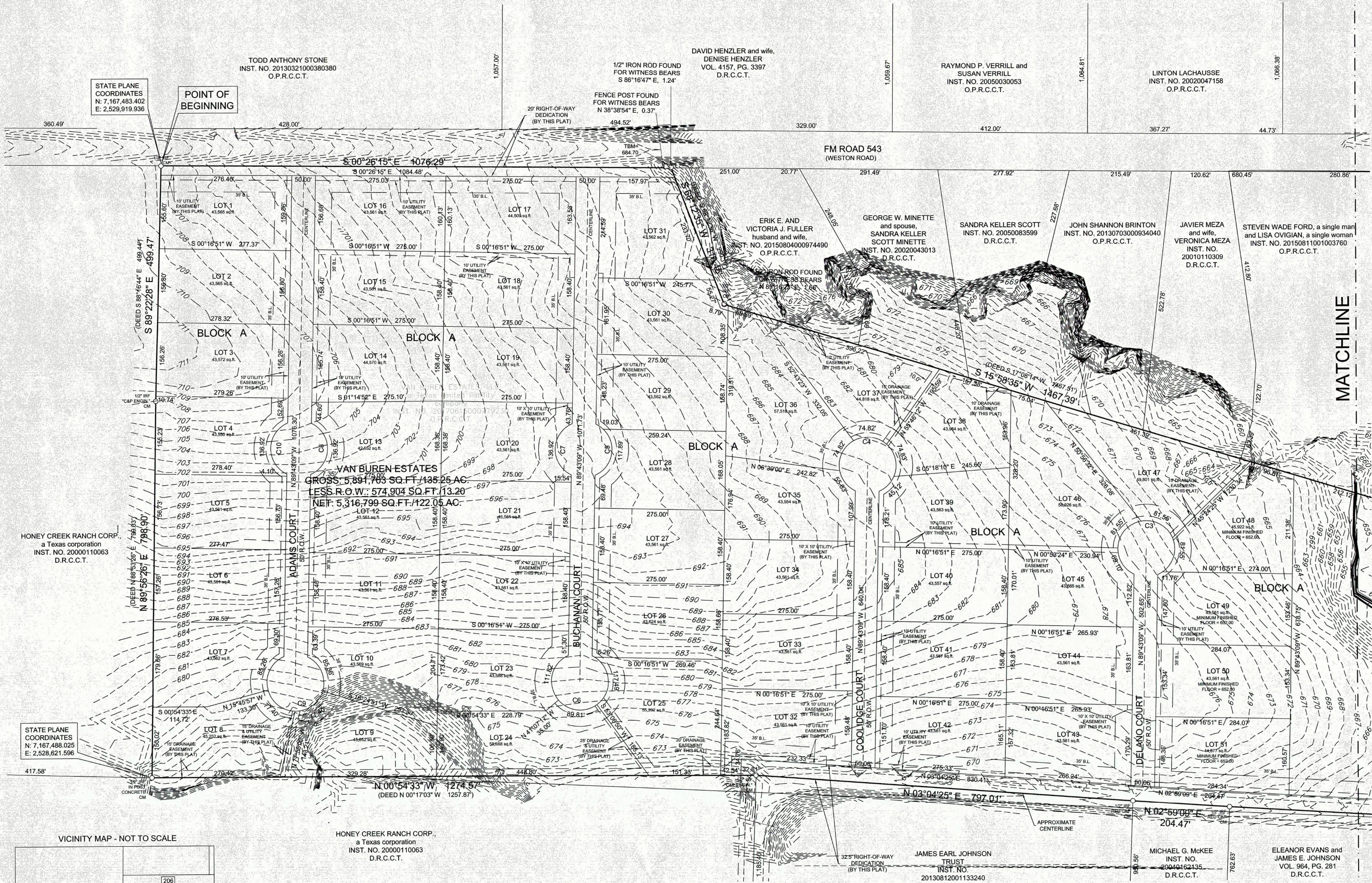
FIRM NO. F-19504  
STATE OF TEXAS  
JOHN THOMAS MEASELS  
93278  
Professional Engineer  
10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</	
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PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C2	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C3	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C4	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C5	136.92'	60.00'	130°45'05"	S89° 43' 09"E 109.09'
C6	325.42'	60.00'	310°45'05"	S0° 16' 51"W 50.00'
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C10	136.92'	60.00'	130°45'05"	N89° 43' 09"W 109.09'



Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Collin County, TEXAS  
11/09/2017 12:57:54 PM  
\$51.00 DFOSTER  
20171129010005860

2017-913

*Stacy Kemp*

Proposed zoning is:  
"Residential Estates District 1" (RED 1)

FINAL PLAT  
**VAN BUREN ESTATES**  
LOTS 1-90, BLOCK A  
5,891,703 SQ. FT. / 135.25 AC.  
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982  
COLLIN COUNTY, TEXAS

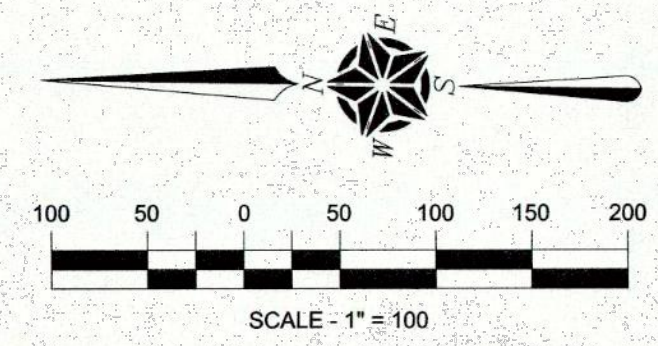
SURVEYOR

**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

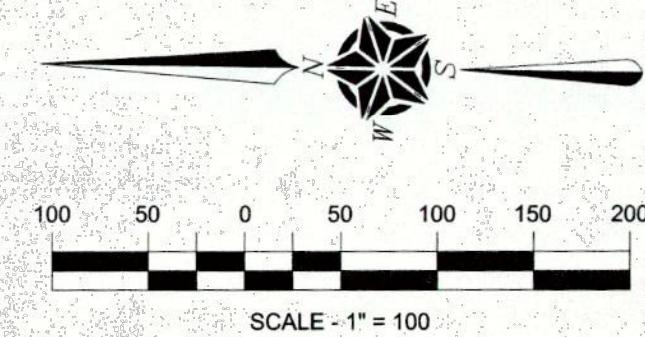
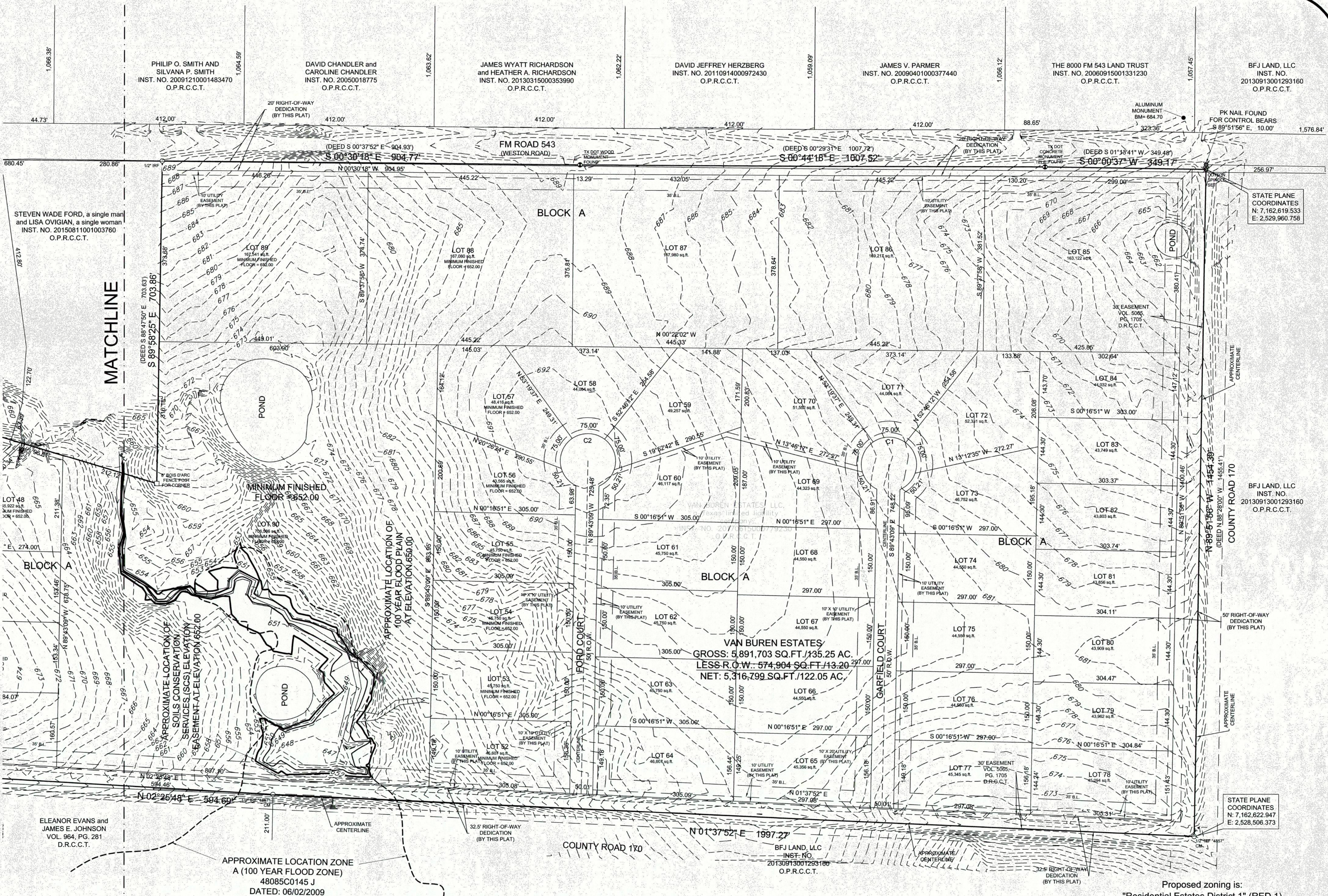
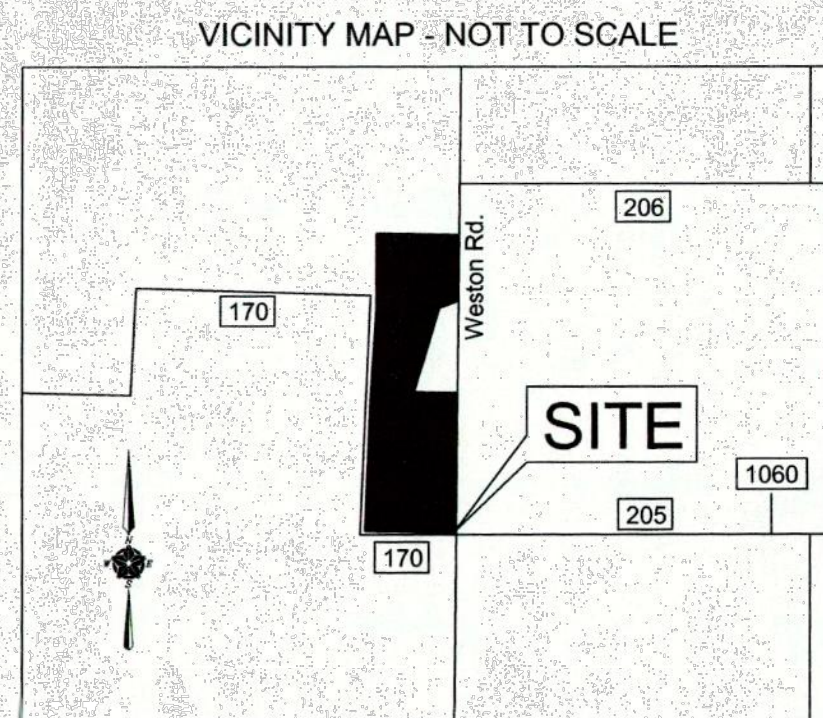
OWNER  
VAN BUREN ESTATES, LLC  
a Texas limited liability company  
1221 N. Jefferson Avenue  
Mt. Pleasant, Texas 75455

- LEGEND
- IRON ROD FOUND
  - TX DOT WOOD MONUMENT
  - FENCE POST FOR CORNER
  - TBM TEMPORARY BENCHMARK
  - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - PROPERTY LINE
  - EASEMENT LINE
  - BL BUILDING LINE





PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
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- IRON ROD FOUND
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  - DEED RECORDS, COLLIN COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - PROPERTY LINE
  - EASEMENT LINE
  - BL
  - BUILDING LINE

**SURVEYOR**  
**TEXAS HERITAGE**  
**SURVEYING, LLC**  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm #10169300



**OWNER**  
**VAN BUREN ESTATES, LLC**  
 a Texas limited liability company  
 1221 N. Jefferson Avenue  
 Mt. Pleasant, Texas 75455

Proposed zoning is:  
 "Residential Estates District 1" (RED 1)

**FINAL PLAT**  
**VAN BUREN ESTATES**  
 LOTS 1-90, BLOCK A  
 5,891,703 SQ. FT. / 135.25 AC.  
 LEONIDAS WILSON SURVEY, ABSTRACT NO. 982  
 COLLIN COUNTY, TEXAS



## OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Van Buren Estates, LLC, a Texas limited liability company, acting herein by and through its authorized officers, do hereby certify and adopt this plat designating the hereinabove described property as **VAN BUREN ESTATES**, an Addition to the City of Weston, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alley 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. 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, if approved by the City of Weston. 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 easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weston's use thereof. The City of Weston 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 easements. The City of Weston and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems with the necessity at any of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and -pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Weston, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

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

WITNESS MY HAND THIS 28<sup>th</sup> DAY OF November, 2017.

Van Buren Estates, LLC, a Texas limited liability company

Amos Burnick  
Owner/Agent

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Amos Burnick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28<sup>th</sup> day of November, 2017.

Erin Bowen  
Notary Signature

ERIN BOWEN  
Notary ID #131076716  
My Commission Expires  
April 5, 2021

## LEGEND

○ IRON ROD FOUND  
● TX DOT WOOD MONUMENT  
□ FENCE POST FOR CORNER

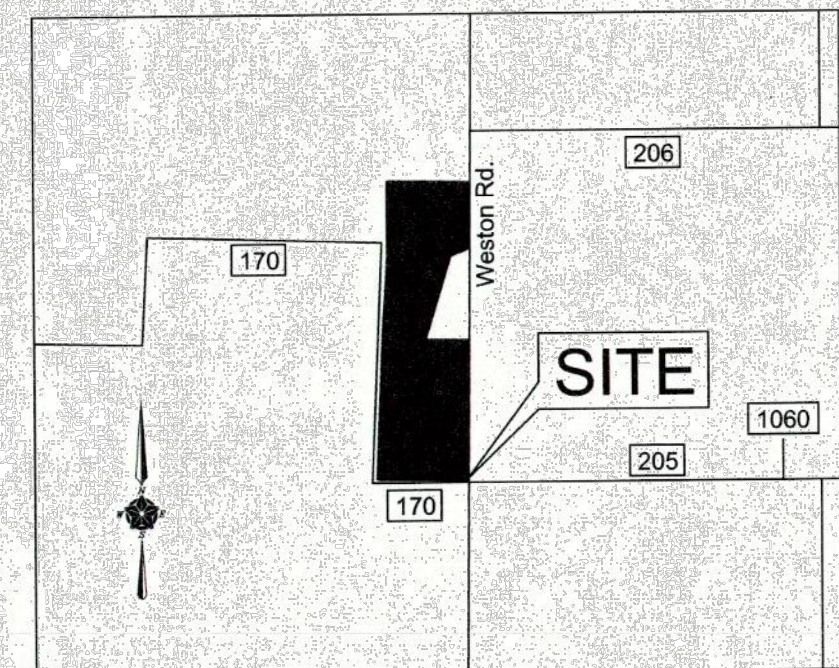
--- EASEMENT LINE  
--- BL BUILDING LINE

TBM TEMPORARY BENCHMARK  
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

--- PROPERTY LINE

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C2	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C3	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C4	325.42'	60.00'	310°45'05"	N0° 16' 51"E 50.00'
C5	136.92'	60.00'	130°45'05"	S89° 43' 09"E 109.09'
C6	325.42'	60.00'	310°45'05"	S0° 16' 51"W 50.00'
C7	136.92'	60.00'	130°45'05"	N89° 43' 09"W 109.09'
C8	136.92'	60.00'	130°45'05"	S89° 43' 09"E 109.09'
C9	325.42'	60.00'	310°45'05"	S0° 16' 51"W 50.00'
C10	136.92'	60.00'	130°45'05"	N89° 43' 09"W 109.09'

## VICINITY MAP - NOT TO SCALE



## GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011). Distances are shown as surface values.
- 2) Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State Platting Statutes and is subject to fines and withholding of utilities and building permits.
- 3) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map number 48121C0390G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- 4) The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 5) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- 6) Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- 7) Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 8) Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 9) All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- 10) All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations.)
- 11) Tree removal and/or grading for OSSF may be required on individual lots.
- 12) Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- 13) There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 14) TBM#684.70 (Temporary Benchmark) located on a concrete headwall, approximately 3,859 feet from the North right-of-way line of County Road 170 on the West right-of-way line of F.M. 543.
- 15) All lot corners to be set with 1/2 inch iron rods with yellow caps stamped "TXHS".
- 16) A portion of Lot 90 is located within the 100 year flood plain:
  - \* Any OSSF that is located within the 100-year flood plain is subject to special planning requirements
  - \* All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.
  - \* A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
- 17) The large pond on Lot 9 and the existing dwelling on Lot 86 are to be removed.

## CERTIFICATE OF APPROVAL

Approved this the 28<sup>th</sup> day of November, 2017 by the Planning & Zoning Commission of the City of Weston, Texas.

Arti Harrington  
Planning and Zoning Commission Chairperson

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Arti Harrington, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28<sup>th</sup> day of November, 2017.

Susan M Coffey  
Notary Signature

SUSAN M COFFEY  
Notary Public, State of Texas  
Comm. Expires 11-03-2021  
Notary ID 125213124

Secretary, Planning and Zoning Commission or City Engineer

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Signature

## HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

UM R 3727  
Registered Sanitarian or Designated Representative  
Collin County Development Services

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Van Buren Estates, LLC, a Texas limited liability company is the owner of a tract of land situated in the Leonidas Wilson Survey, Abstract No. 982 in Collin County, Texas, and conveyed to Van Buren Estates, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20170615000779230, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the Southeast corner of a tract of land conveyed to Honey Creek Ranch Corp., a Texas corporation, by Deed recorded in Instrument No. 20000110063, Official Public Records, Collin County, Texas, and lying in the current West right-of-way line of FM Road No. 543 and being the Northeast corner of the herein described tract;

Thence South 00 degrees 26 minutes 15 seconds East, along said current West right-of-way line of FM Road No. 543, a distance of 1,076.29 to a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Erik E. and Victoria J. Fuller, husband and wife, by Deed recorded in Instrument No. 20150804000974490, Official Public Records, Collin County, Texas;

Thence South 68 degrees 12 minutes 35 seconds West, a distance of 310.45 feet to a 1/2 inch iron rod found at the Northwest corner of said Fuller tract;

Thence South 15 degrees 58 minutes 35 seconds West, a distance of 1,467.39 to a 8 inch Bois D'Arc fence post for corner at the Southwest corner of a tract of land conveyed to Steven Wade Ford, a single man and Lisa Ovgian, a single woman, by Deed recorded in Instrument No. 20150811001003760, Official Public Records, Collin County, Texas;

Thence South 89 degrees 58 minutes 25 seconds East, a distance of 703.86 feet to a 1/2 inch iron rod found for corner lying in said West right-of-way line of FM Road No. 543;

Thence South 00 degrees 30 minutes 18 seconds East, along said West right-of-way line of FM Road No. 543, a distance of 904.77 feet to a TXDOT monument found for corner;

Thence South 00 degrees 44 minutes 18 seconds East, continuing along said West right-of-way line of FM Road No. 543, a distance of 1,007.52 to a TXDOT monument found for corner;

Thence South 00 degrees 00 minutes 37 seconds West, continuing along said West right-of-way line of FM Road No. 543, a distance of 349.17 feet to a cotton spindle set in the approximate centerline of County Road 170 and being on a North line of that certain tract of land conveyed to BFJ Land, LLC, by Deed recorded in Instrument No. 20130913001293160, Official Public Records, Collin County, Texas;

Thence North 89 degrees 51 minutes 56 seconds West, along the approximate centerline of said County Road 170, a distance of 1,454.39 feet to a 1/2 inch iron rod found at an interior ell corner of said BFJ Land tract and said County Road 170;

Thence North 01 degrees 37 minutes 52 seconds East, continuing along the approximate centerline of said County Road 170, a distance of 1,997.27 feet to a 1/2 inch iron rod found at the most Northern Northeast corner of said BFJ Land tract and the Southeast corner of a tract of land conveyed to Eleanor Evans and James E. Johnson, by Deed recorded in Volume 964, Page 281, Deed Records, Collin County, Texas;

Thence North 02 degrees 25 minutes 48 seconds East, a distance of 594.69 feet to a 1/2 inch iron rod found at the Northeast corner of said Evans/Johnson tract and the Southeast corner of a tract of land conveyed to Michael G. McKee by Deed recorded in Instrument No. 20040162135, Deed Records, Collin County, Texas;

Thence North 02 degrees 59 minutes 09 seconds East, continuing along a distance of 204.47 feet to a 1/2 inch iron rod found at the Northeast corner of said McKee tract and the Southeast corner of a tract of land conveyed to James Earl Johnson, by Deed recorded in Instrument No. 20130812001133240, Official Public Records, Collin County, Texas;

Thence North 03 degrees 04 minutes 25 seconds East, continuing along a distance of 797.01 feet to a 1/2 inch iron rod found at the Northeast corner of said Johnson tract and the Southeast corner of said Honey Creek Ranch tract;

Thence North 00 degrees 54 minutes 33 seconds West, continuing a distance of 1274.57 feet to a 1/2 inch iron rod found at an interior ell corner of said Honey Creek Ranch tract;

Thence North 89 degrees 56 minutes 26 seconds East, a distance of 798.90 feet to a 1/2 inch iron rod found for corner;

Thence South 89 degrees 22 minutes 28 seconds East, a distance of 499.47 feet to the POINT OF BEGINNING and containing 5,891,703 square feet or 135.25 acres of land.

## SURVEYORS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, Raul D. Reyes, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Subdivision regulations of the City of Plano, Texas.

Raul D Reyes  
Raul D. Reyes  
Registered Professional Land Surveyor No. 5390

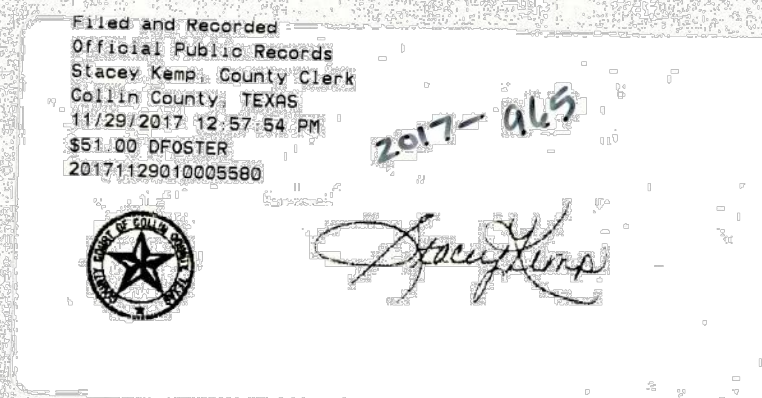
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for The State of Texas, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28<sup>th</sup> day of November, 2017.

Erin Bowen  
Notary Public

ERIN BOWEN  
Notary ID #131076716  
My Commission Expires  
April 5, 2021



Proposed zoning is:  
"Residential Estates District 1" (RED 1)

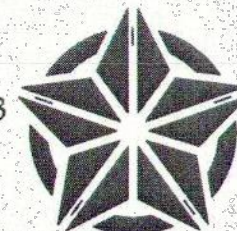
FINAL PLAT  
**VAN BUREN ESTATES**  
LOTS 1-90, BLOCK A  
5,891,703 SQ. FT. / 135.25 AC.  
LEONIDAS WILSON SURVEY, ABSTRACT NO. 982  
COLLIN COUNTY, TEXAS

PAGE 3 OF 3

DATE: 09/01/17 / JOB # 1702198-3 / SCALE - 1" = 100' / CN

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

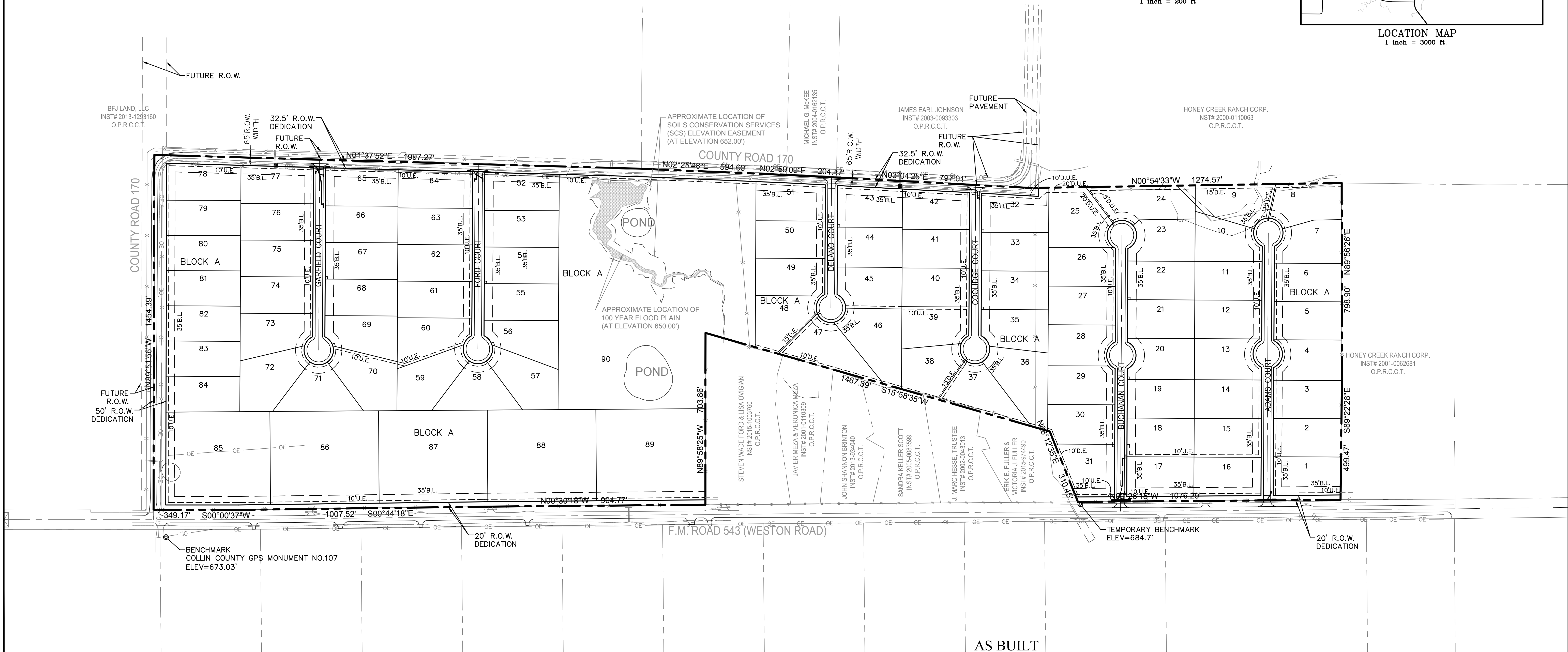
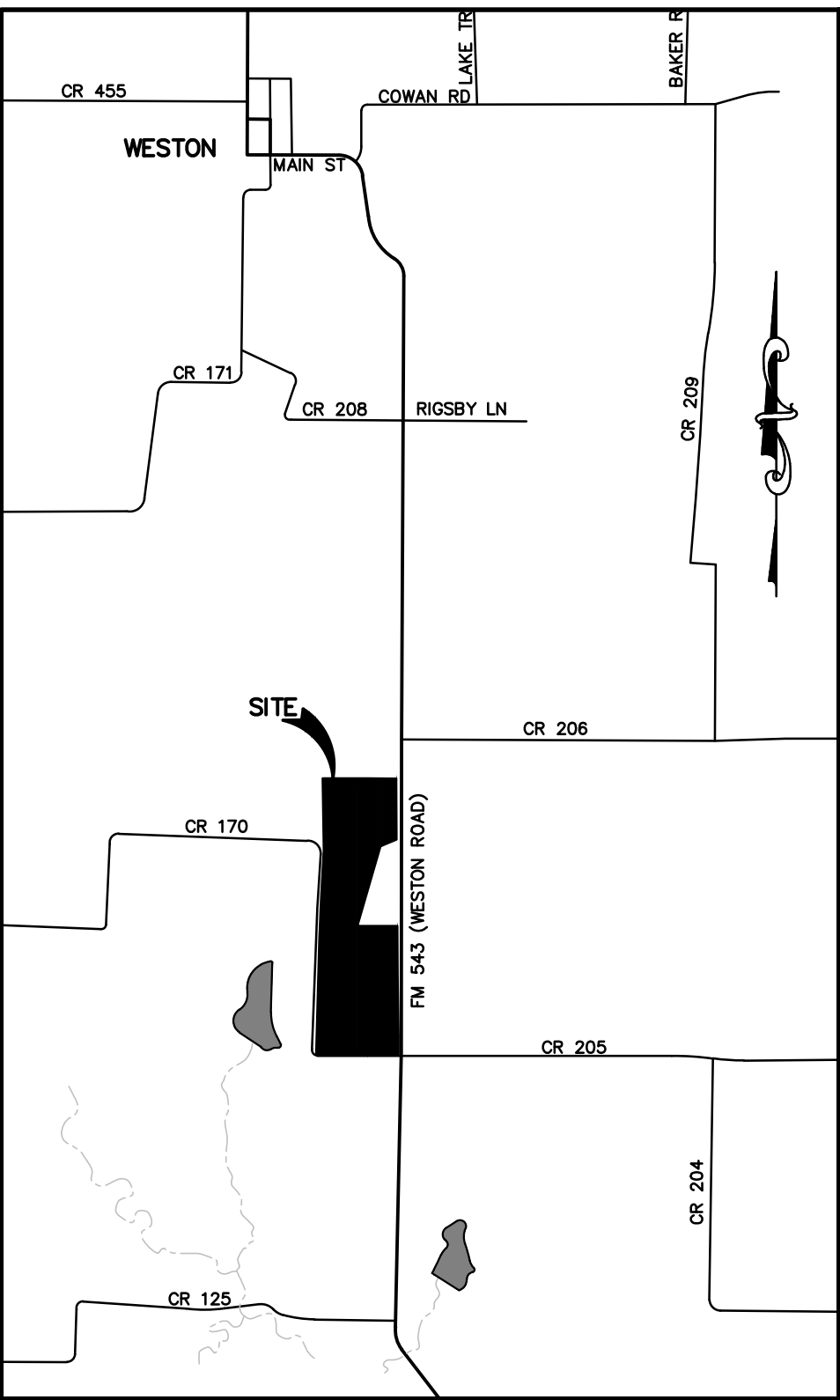
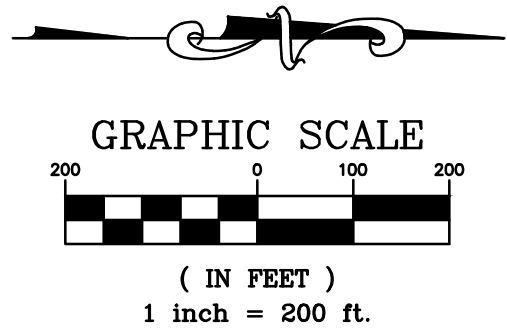


OWNER  
VAN BUREN ESTATES, LLC  
a Texas limited liability company  
1221 N. Jefferson Avenue  
Mt. Pleasant, Texas 75455



BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107  
STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.03'  
TEMPORARY BENCHMARK  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD)  
APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'

LEGEND:  
PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED EASEMENT



JM CIVIL Engineering

5900 S. Lake Forest Dr., Suite 380  
McKinney, TX 75070  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER

FIRM NO. F-19504

STATE OF TEXAS

JOHN THOMAS MEASELS

93278

Professional Engineer

10/29/2019

VAN BUREN ESTATES

N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097


NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

Drawn: TWA  
Checked: AS  
Project No.: 17-114  
Title: OVERALL SITE PLAN  
Sheet No.: C-1.0

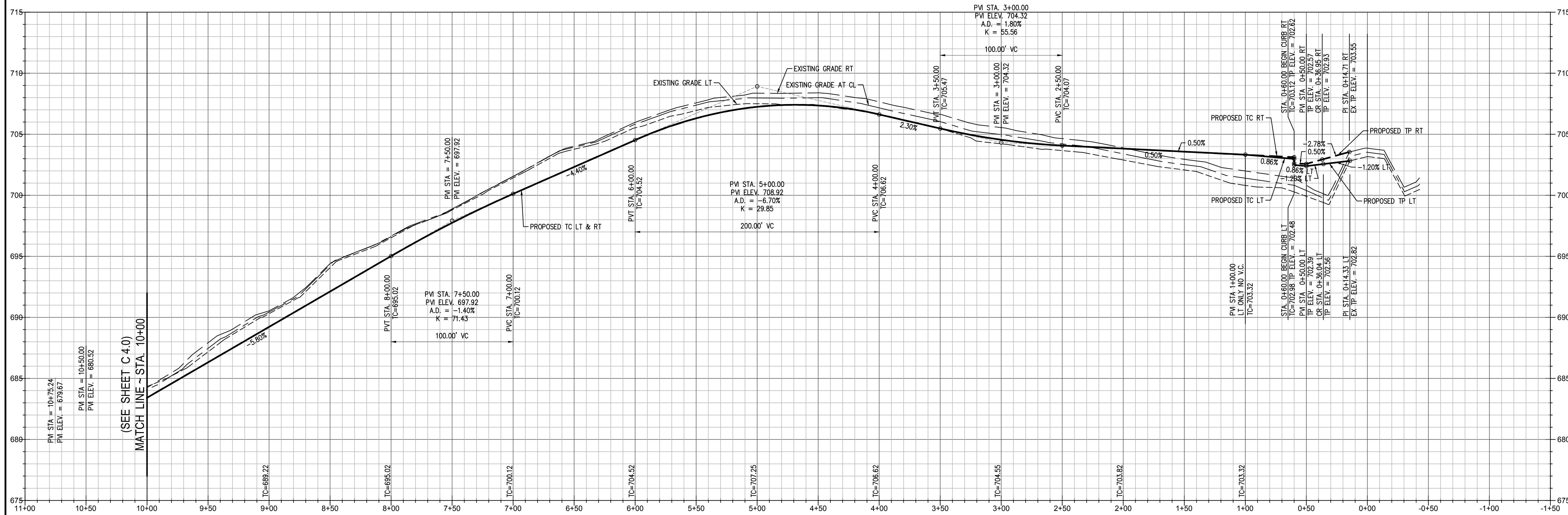
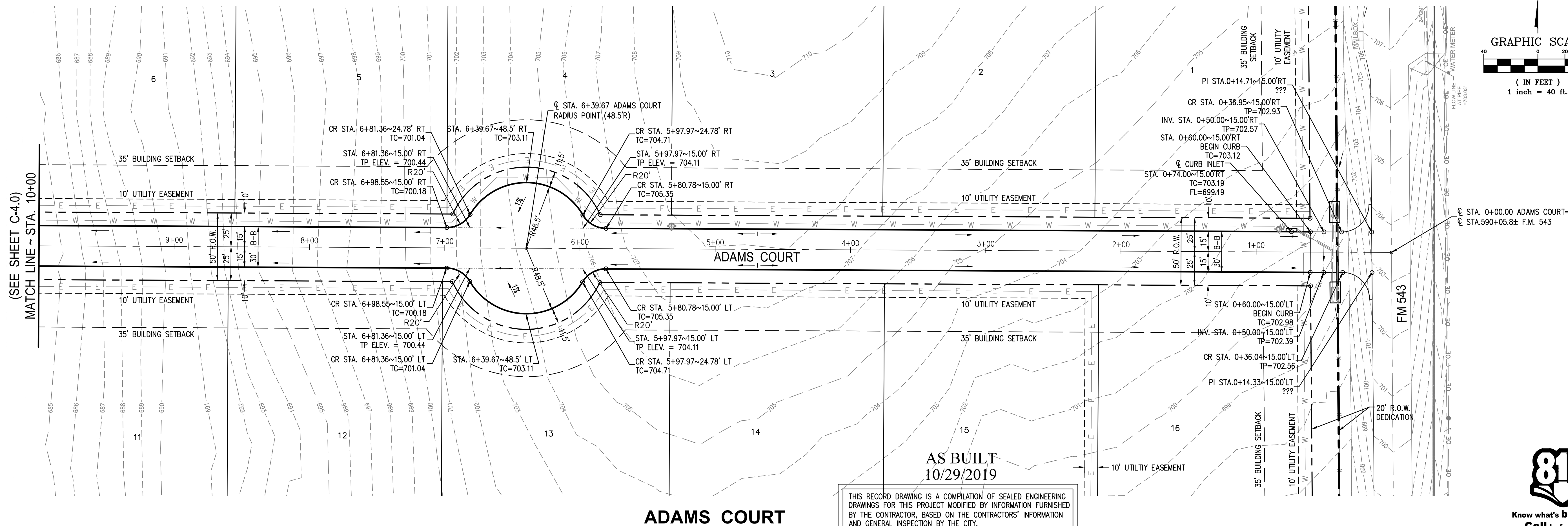
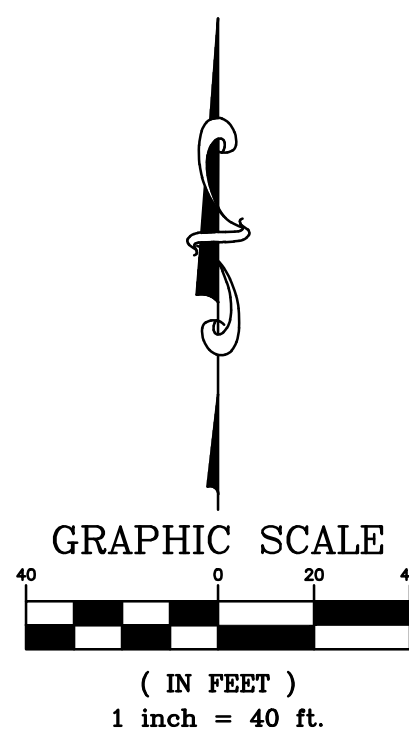


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ELEVATION=684.71'

PROPERTY LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED CENTERLINE
PROPOSED BUILDING SETBACK LINE
PROPOSED BACK OF CURB
PROPOSED CONTOUR MAJOR
PROPOSED CONTOUR MINOR
PROPOSED WATER LINE
EXISTING CONTOUR MAJOR
EXISTING CONTOUR MINOR

	PROPOSED FIRE HYDRANT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
LT	LEFT
RT	RIGHT
PI	POINT OF INTERSECTION
CR	CURB RETURN
CL	CENTERLINE
R	RADIUS
B-B	BACK TO BACK

PVI	POINT OF VERTICAL INTERSECTION
PVC	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL TANGENCY
A.D.	ALGEBRAIC DIFFERENCE
K	K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.
→	FLOW ARROW



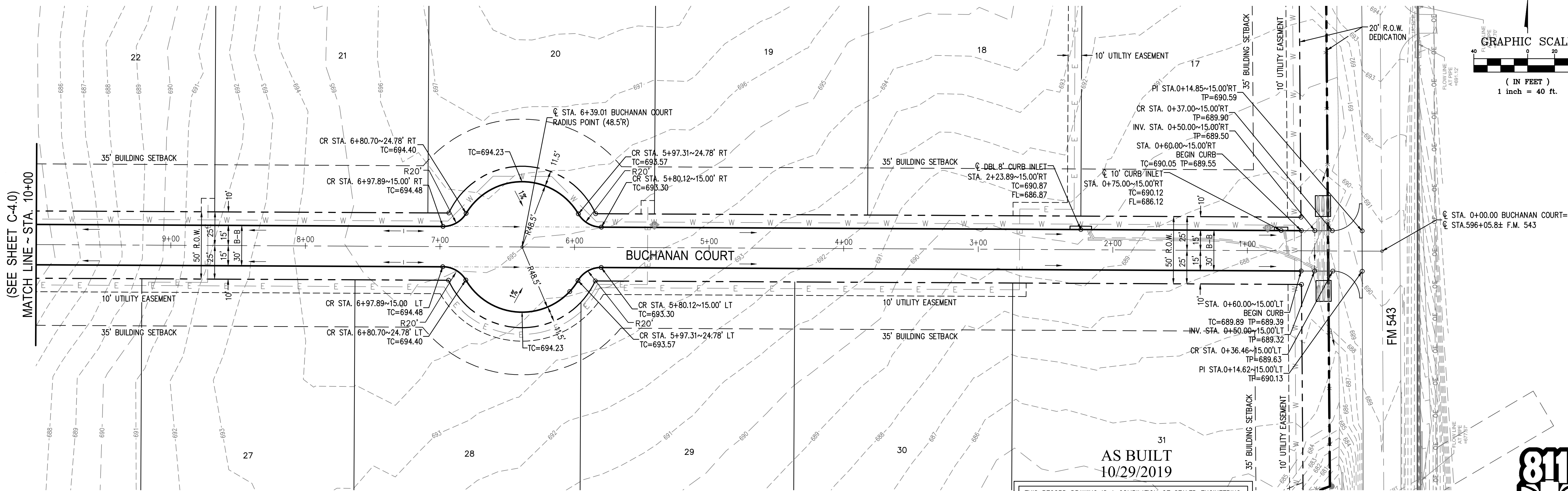
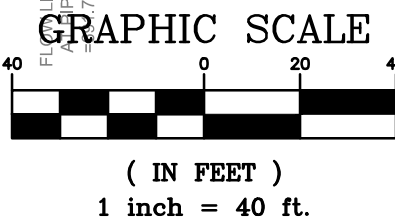


CAUTION NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 14 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107.  
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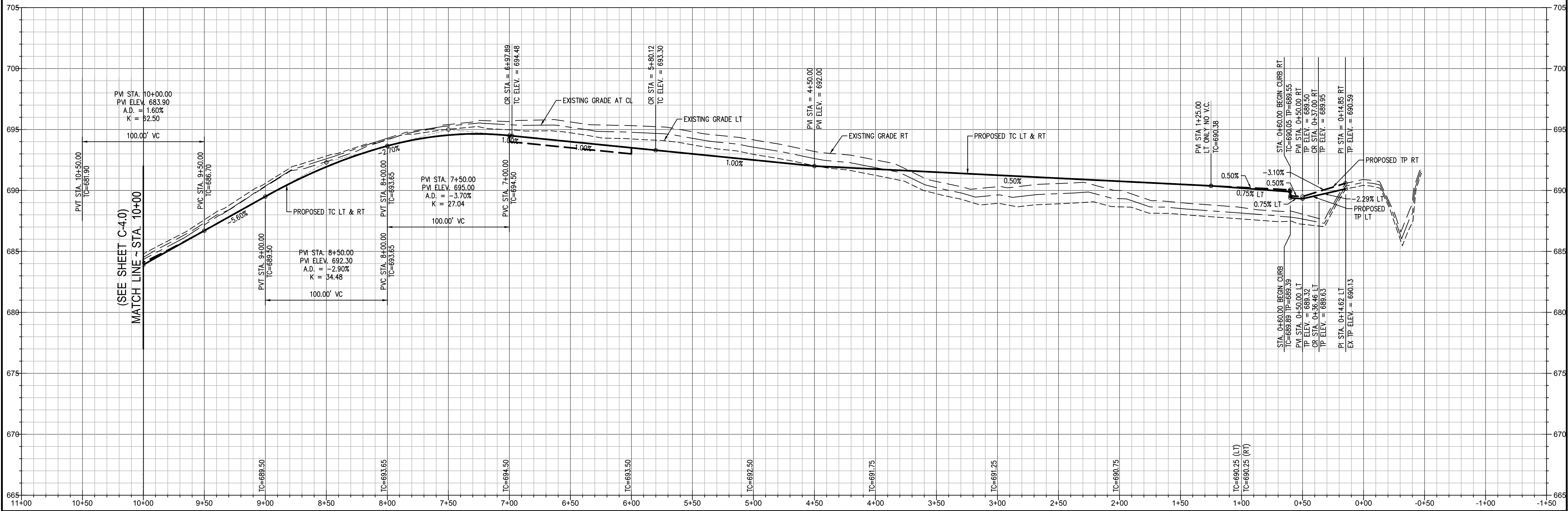
LEGEND:

- PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED CONTOUR MAJOR  
PROPOSED CONTOUR MINOR  
PROPOSED WATER LINE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR
- FH  
TC  
TP  
LT  
RT  
PI  
CR  
C  
R  
B-B
- PROPOSED FIRE HYDRANT  
TOP OF CURB  
TOP OF PAVEMENT  
LEFT  
RIGHT  
POINT OF INTERSECTION  
CURB RETURN  
CENTERLINE  
RADIUS  
BACK TO BACK
- PVI  
PVC  
PVT  
A.D.  
K
- POINT OF VERTICAL INTERSECTION  
POINT OF VERTICAL CURVATURE  
POINT OF VERTICAL TANGENCY  
ALGEBRAIC DIFFERENCE  
K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.  
FLOW ARROW



BUCHANAN COURT

THIS RECORD DRAWING IS A COMPILATION OF SEALED ENGINEERING DRAWINGS FOR THIS PROJECT MODIFIED BY INFORMATION FURNISHED BY THE CONTRACTOR, BASED ON THE CONTRACTORS' INFORMATION AND GENERAL INSPECTION BY THE CITY.



NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

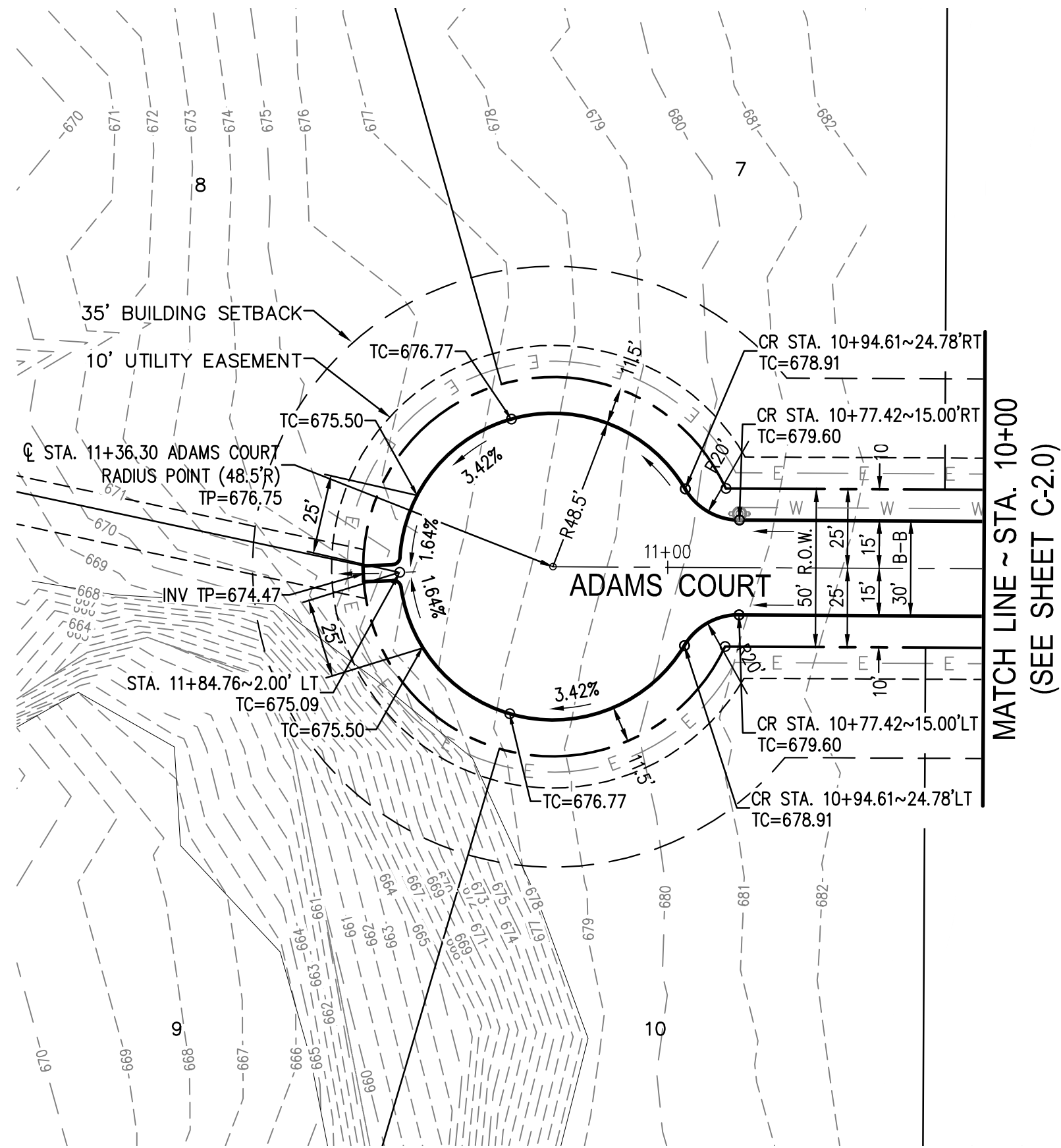
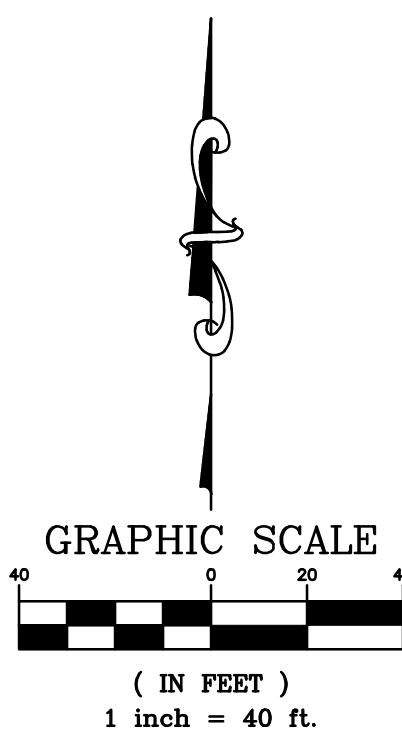


CAUTION NOTICE TO CONTRACTOR  
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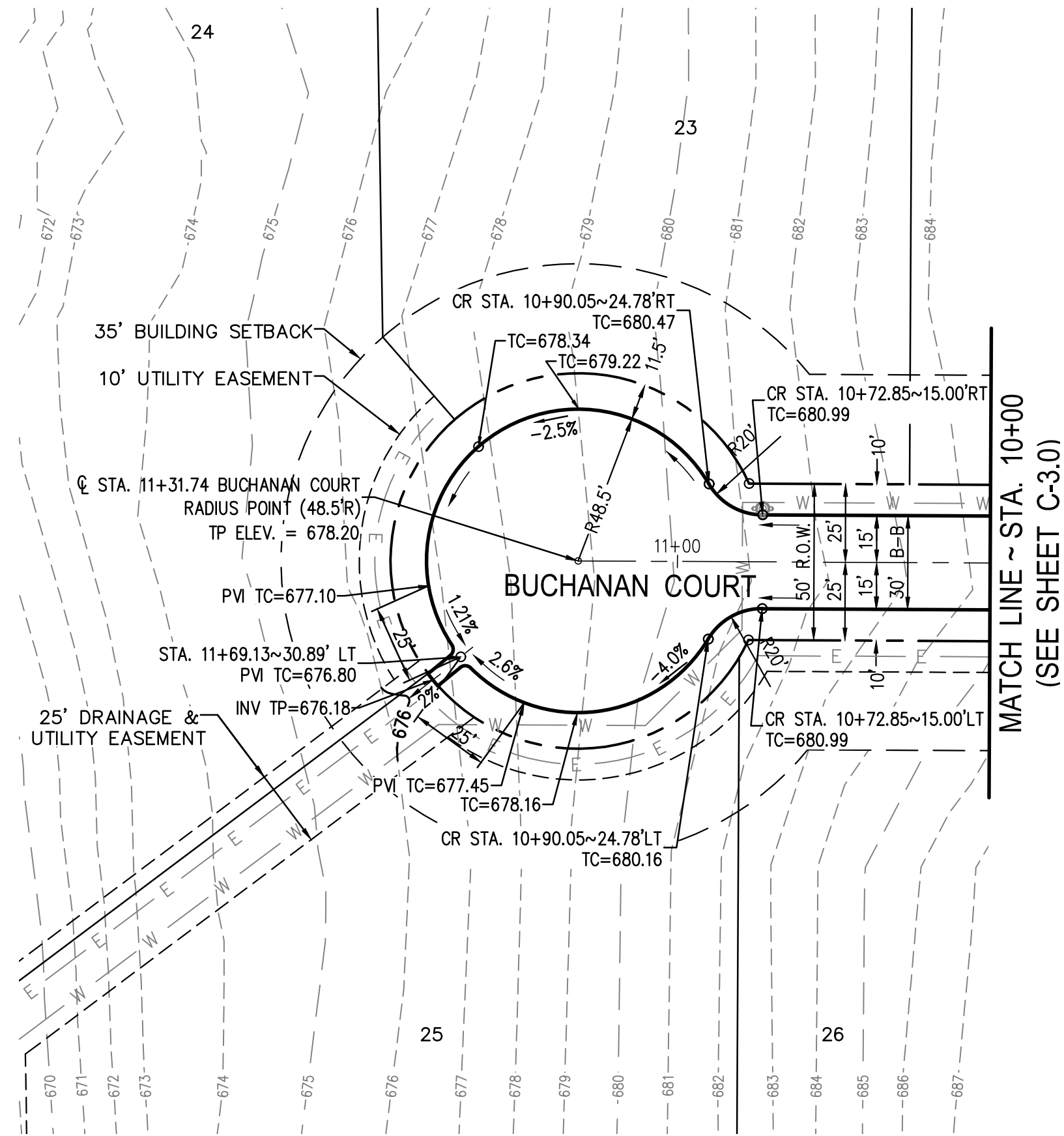
BENCHMARKS  
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APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'

LEGEND:

- |                                |     |                       |      |                                                                         |
|--------------------------------|-----|-----------------------|------|-------------------------------------------------------------------------|
| PROPERTY LINE                  | FH  | PROPOSED FIRE HYDRANT | PVI  | POINT OF VERTICAL INTERSECTION                                          |
| PROPOSED RIGHT-OF-WAY LINE     | TC  | TOP OF CURB           | PVC  | POINT OF VERTICAL CURVATURE                                             |
| PROPOSED CENTERLINE            | TP  | TOP OF PAVEMENT       | PVT  | POINT OF VERTICAL TANGENCY                                              |
| PROPOSED BUILDING SETBACK LINE | LT  | LEFT                  | A.D. | ALGEBRAIC DIFFERENCE                                                    |
| PROPOSED BACK OF CURB          | RT  | RIGHT                 | K    | K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT. |
| PROPOSED CONTOUR MAJOR         | PI  | POINT OF INTERSECTION |      | FLOW ARROW                                                              |
| PROPOSED CONTOUR MINOR         | CR  | CURB RETURN           |      |                                                                         |
| PROPOSED WATER LINE            | CL  | CENTERLINE            |      |                                                                         |
| EXISTING CONTOUR MAJOR         | R   | RADIUS                |      |                                                                         |
| EXISTING CONTOUR MINOR         | B-B | BACK TO BACK          |      |                                                                         |



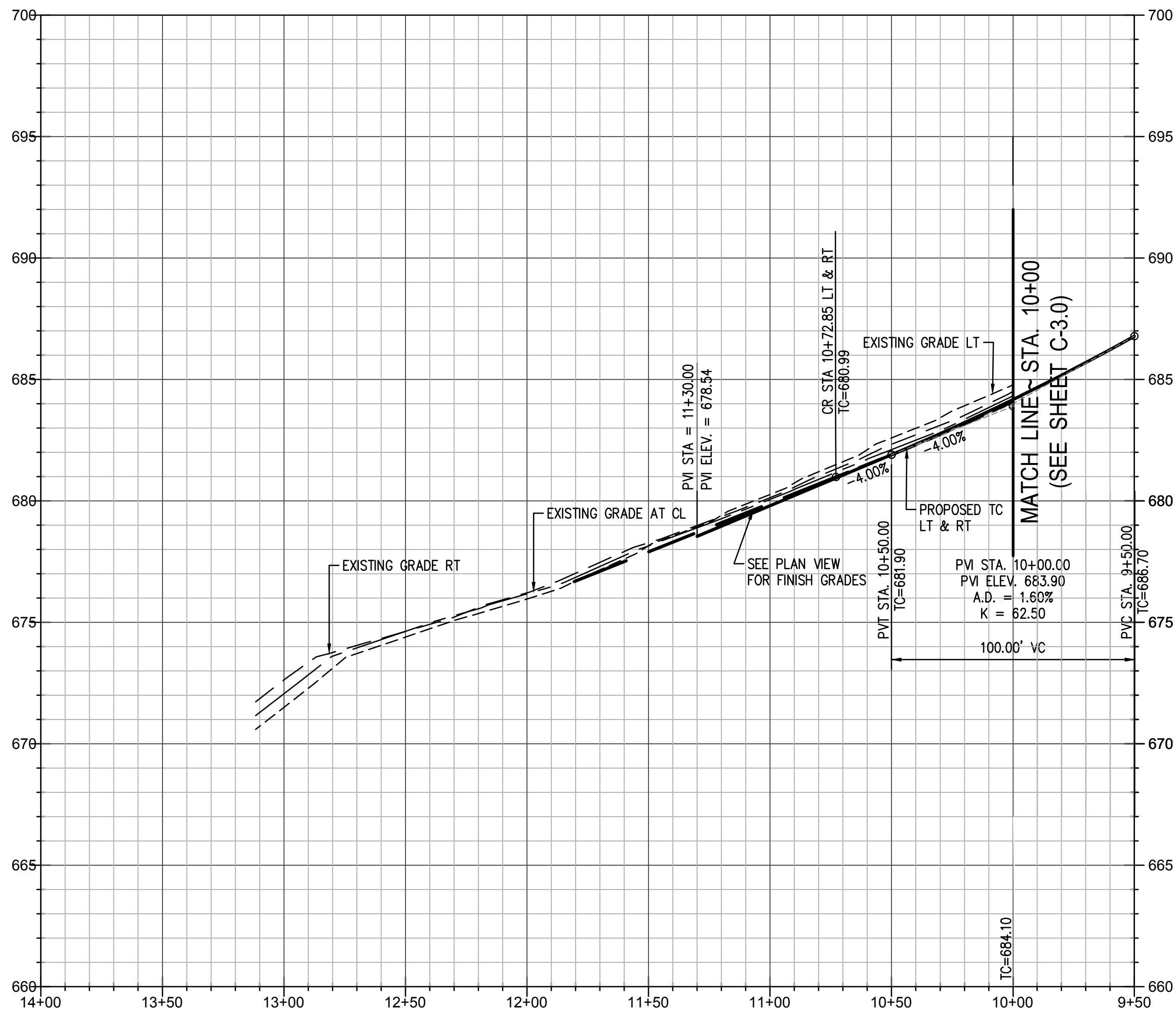
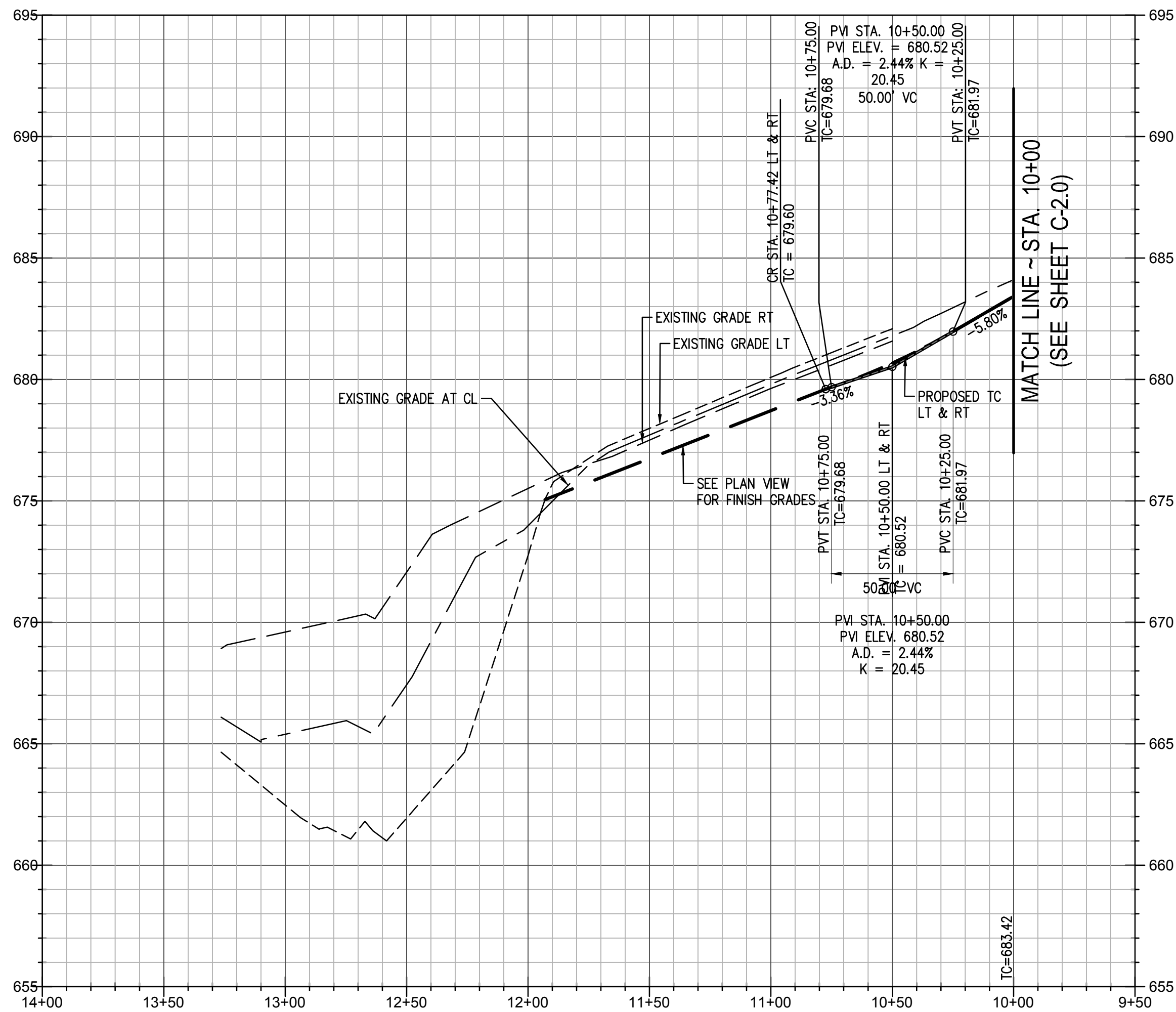
ADAMS COURT



BUCHANAN COURT



AS BUILT  
10/29/2019  
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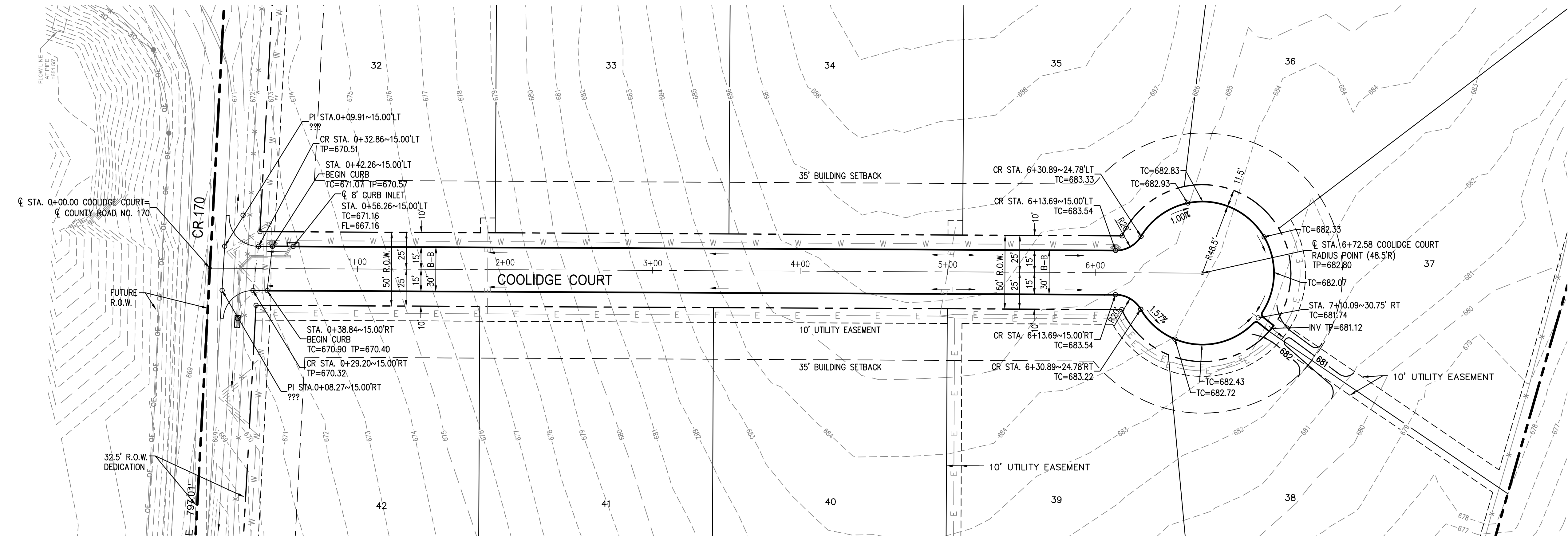
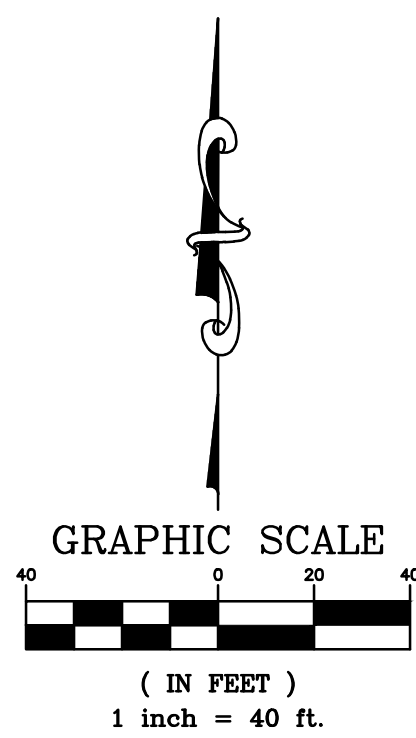


CAUTION NOTICE TO CONTRACTOR  
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BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107.  
STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.3'  
TEMPORARY BENCHMARK  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD)  
APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'

LEGEND:

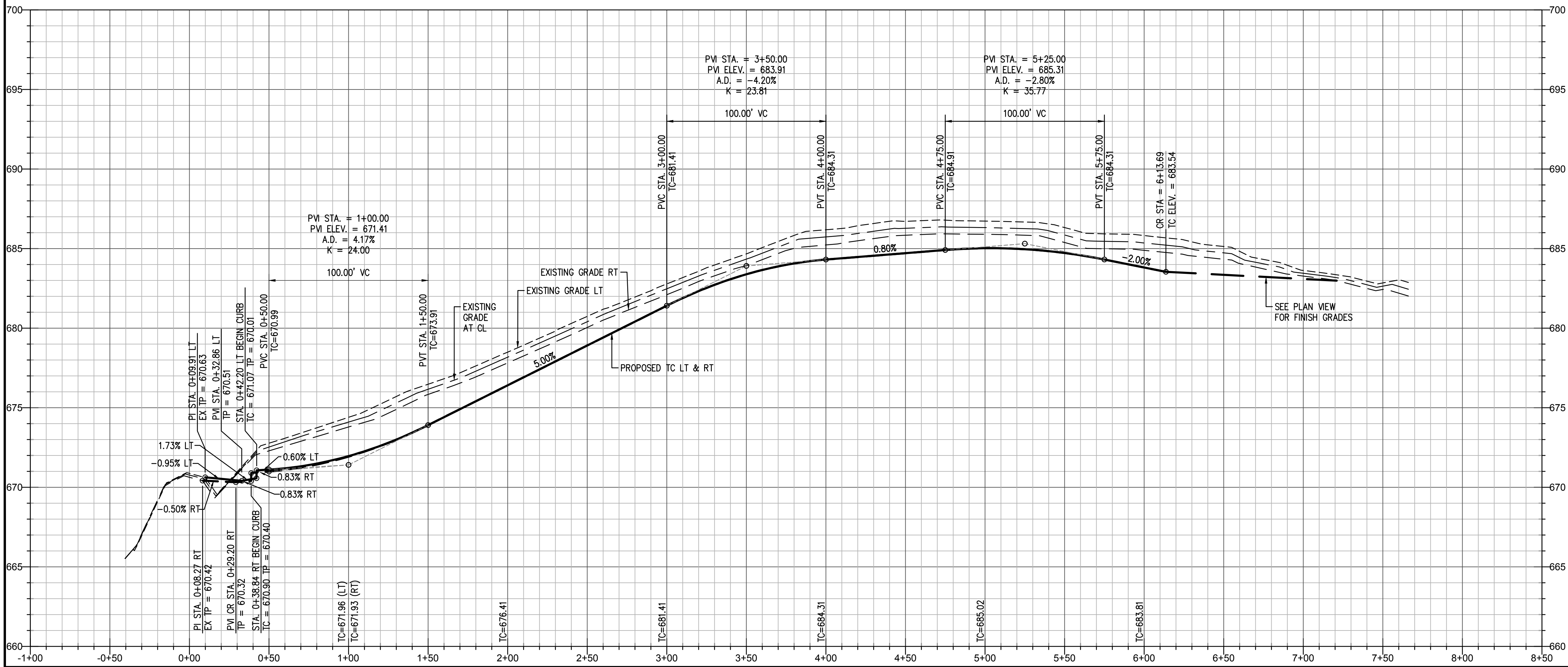
- PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED CONTOUR MAJOR  
PROPOSED CONTOUR MINOR  
PROPOSED WATER LINE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR
- FH  
TC  
TP  
LT  
RT  
PI  
CR  
C  
R  
B-B
- PROPOSED FIRE HYDRANT  
TOP OF CURB  
TOP OF PAVEMENT  
LEFT  
RIGHT  
POINT OF INTERSECTION  
CURB RETURN  
CENTERLINE  
RADIUS  
BACK TO BACK
- PVI  
PVC  
PVT  
A.D.  
K  
→
- POINT OF VERTICAL INTERSECTION  
POINT OF VERTICAL CURVATURE  
POINT OF VERTICAL TANGENCY  
ALGEBRAIC DIFFERENCE  
K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.  
FLOW ARROW



COOLIDGE COURT



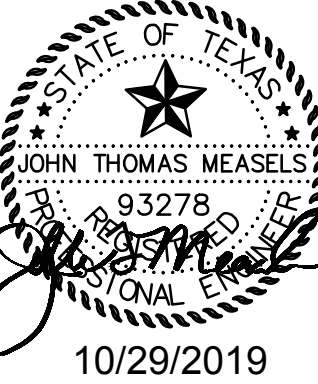
Know what's below.  
Call before you dig.



AS BUILT  
10/29/2019

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FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

Drawn: VICTOR  
Checked: AS  
PAVING PLAN AND PROFILE  
Project No.: 17-114  
Title: COOLIDGE COURT  
STA. 0+00 TO 6+72.58  
Sheet No.

C-5.0



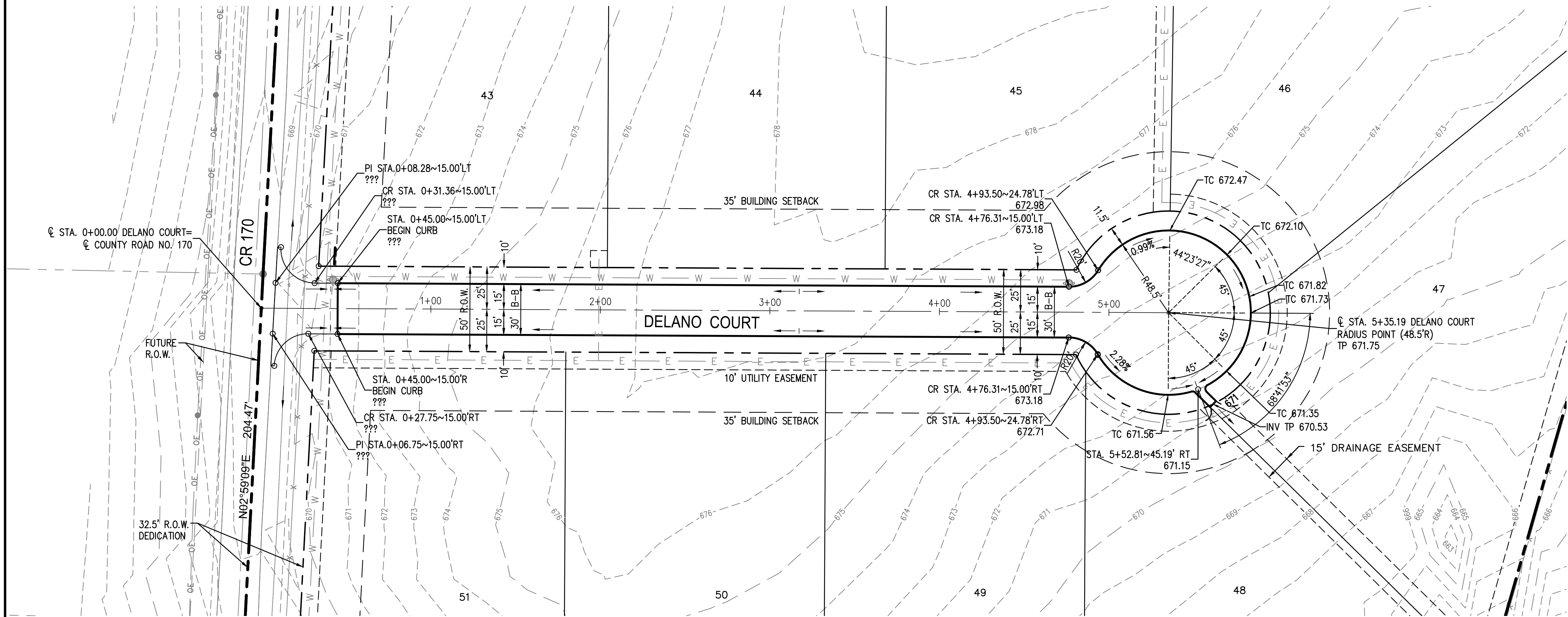
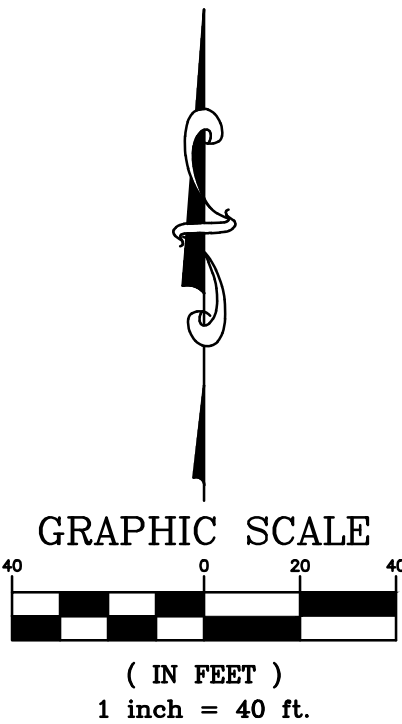
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BENCHMARKS  
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STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.03'  
TEMPORARY BENCHMARK.  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD) APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
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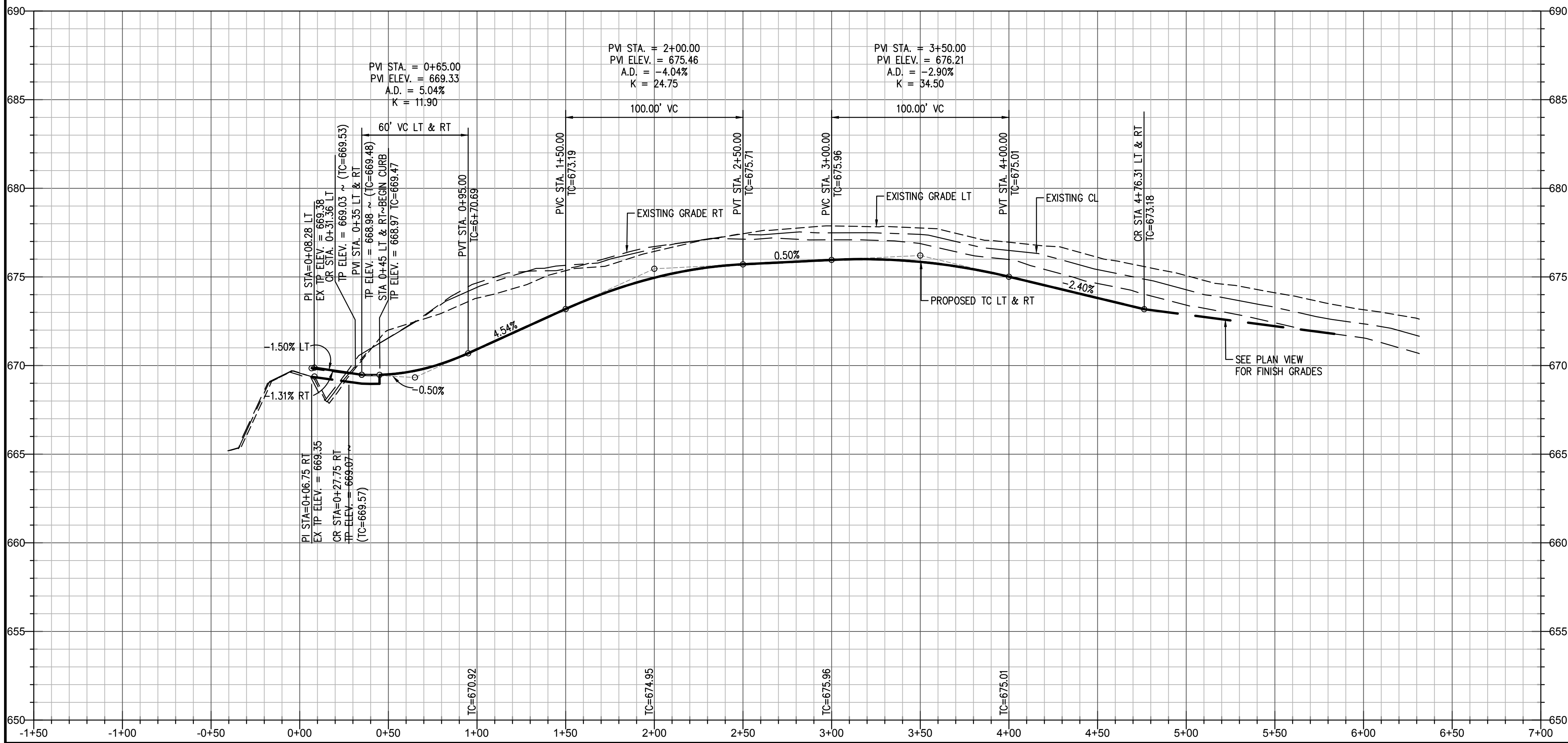
LEGEND:

- PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED CONTOUR MAJOR  
PROPOSED CONTOUR MINOR  
PROPOSED WATER LINE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR
- PFH  
TC  
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RT  
PI  
CR  
C  
R  
B-B
- PROPOSED FIRE HYDRANT  
TOP OF CURB  
TOP OF PAVEMENT  
LEFT  
RIGHT  
POINT OF INTERSECTION  
CURB RETURN  
CENTERLINE  
RADIUS  
BACK TO BACK

- PVI  
PVC  
PVT  
A.D.  
K
- POINT OF VERTICAL INTERSECTION  
POINT OF VERTICAL CURVATURE  
POINT OF VERTICAL TANGENCY  
ALGEBRAIC DIFFERENCE  
K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.  
FLOW ARROW



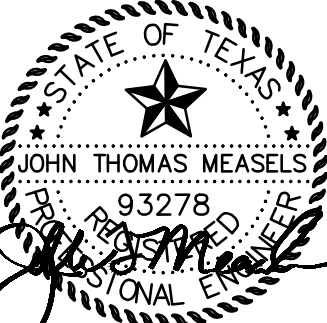
DELANO COURT



AS BUILT  
10/29/2019

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FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

NO.	DATE	REVISIONS	
		AS BUILT	
1	10/29/2019		

Drawn: VICTOR  
Checked: AS  
Title: PAVING PLAN AND PROFILE  
Project No.: 17-114  
Title: DELANO COURT STA. 0+00 TO 5+35.19  
Sheet No.

C-6.0



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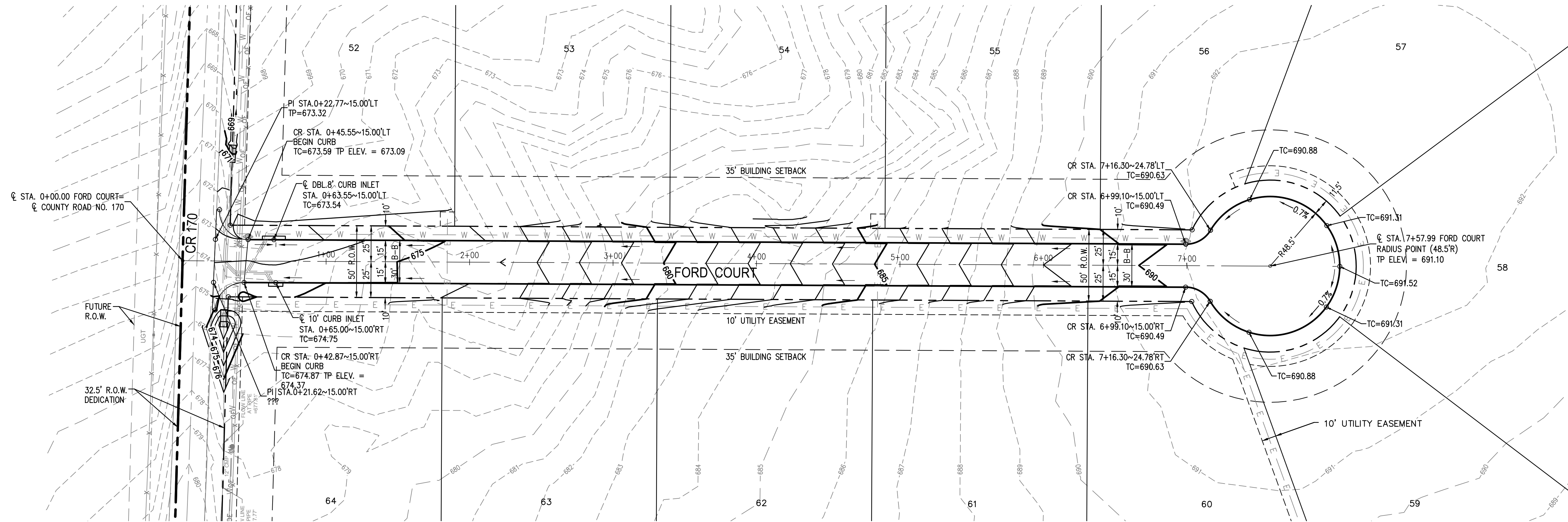
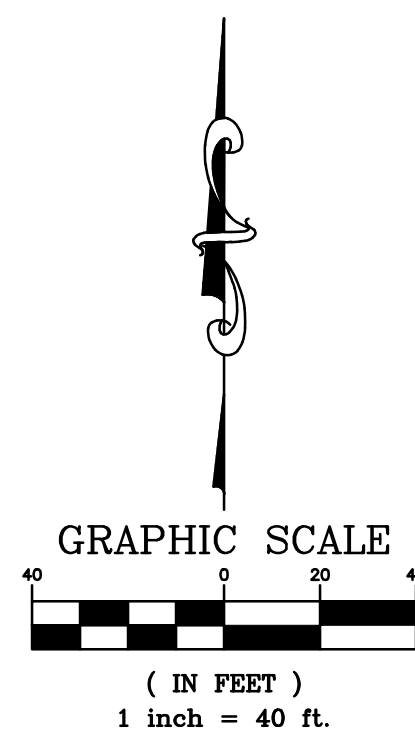
BENCHMARKS  
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#### LEGEND:

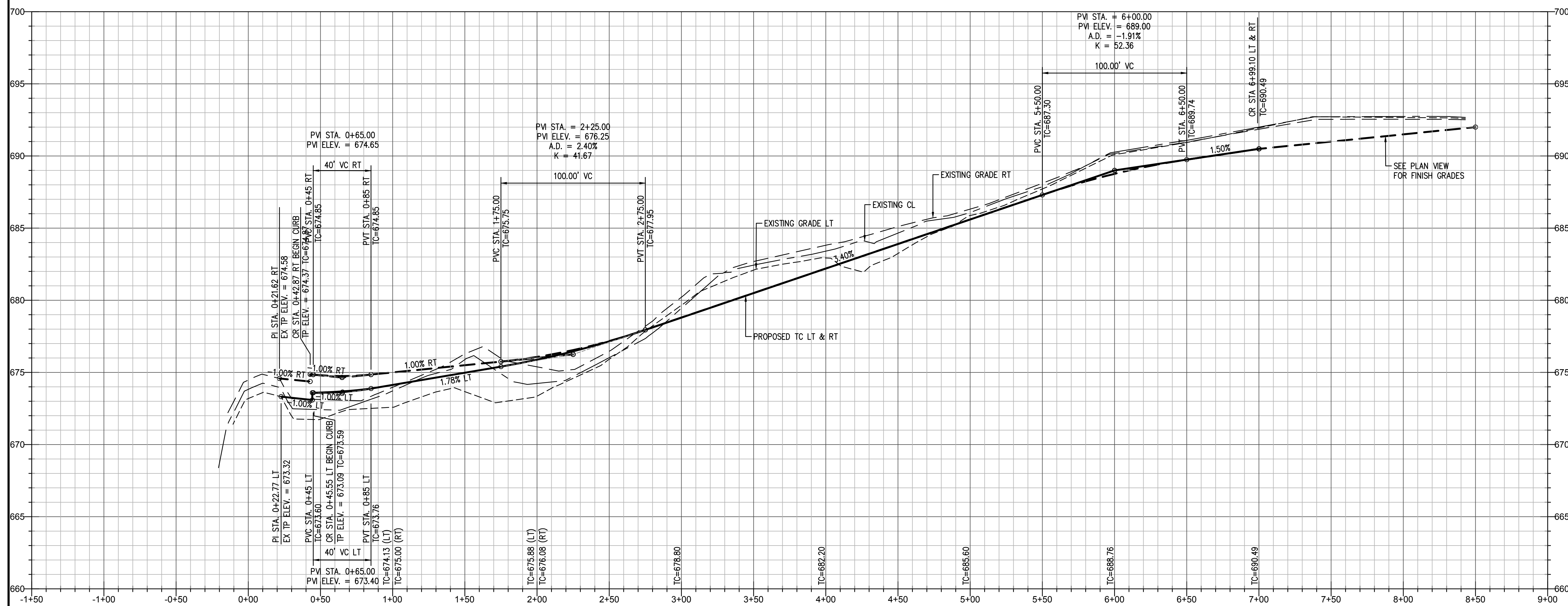
PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED CONTOUR MAJOR  
PROPOSED CONTOUR MINOR  
PROPOSED WATER LINE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR

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PI  
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B-B  
PROPOSED FIRE HYDRANT  
TOP OF CURB  
TOP OF PAVEMENT  
LEFT  
RIGHT  
POINT OF INTERSECTION  
CURB RETURN  
CENTERLINE  
RADIUS  
BACK TO BACK

PVI  
PVC  
PVT  
A.D.  
K  
POINT OF VERTICAL INTERSECTION  
POINT OF VERTICAL CURVATURE  
POINT OF VERTICAL TANGENCY  
ALGEBRAIC DIFFERENCE  
K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.  
FLOW ARROW



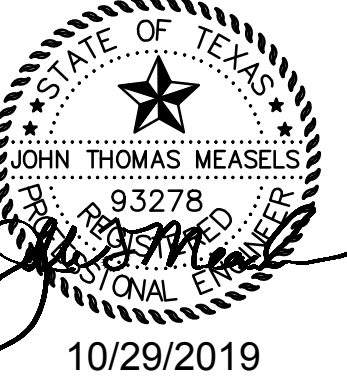
### FORD COURT



AS BUILT  
10/29/2019

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FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS	
NO.	DATE
1	10/29/2019
AS BUILT	

Drawn: VICTOR  
Checked: AS  
Project No.: 17-114  
Title: FORD COURT STA. 0+00 TO 7+57.99  
Sheet No.

C-7.0



CAUTION NOTICE TO CONTRACTOR  
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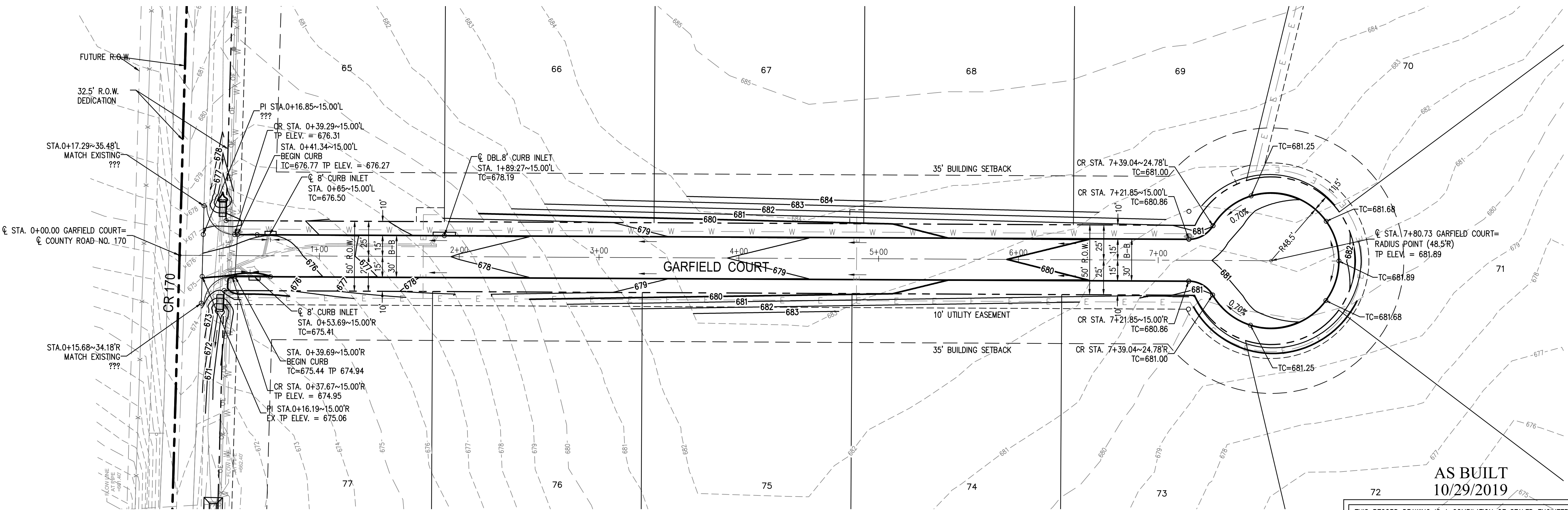
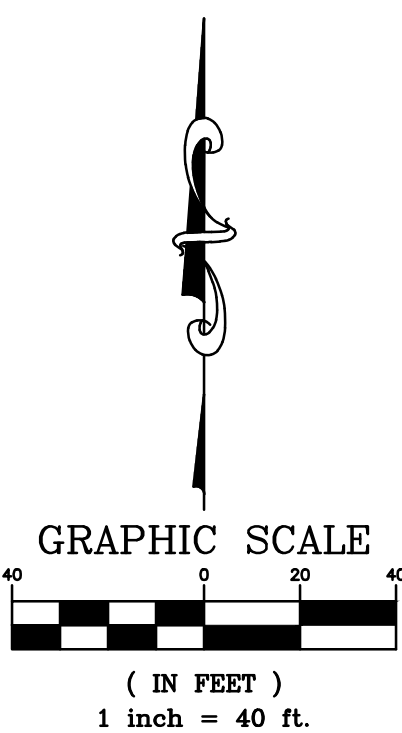
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LEGEND:

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PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED CONTOUR MAJOR  
PROPOSED CONTOUR MINOR  
PROPOSED WATER LINE  
EXISTING CONTOUR MAJOR  
EXISTING CONTOUR MINOR

FH  
TC  
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LT  
RT  
PI  
CR  
C  
R  
B-B  
PROPOSED FIRE HYDRANT  
TOP OF CURB  
TOP OF PAVEMENT  
LEFT  
RIGHT  
POINT OF INTERSECTION  
CURB RETURN  
CENTERLINE  
RADIUS  
BACK TO BACK

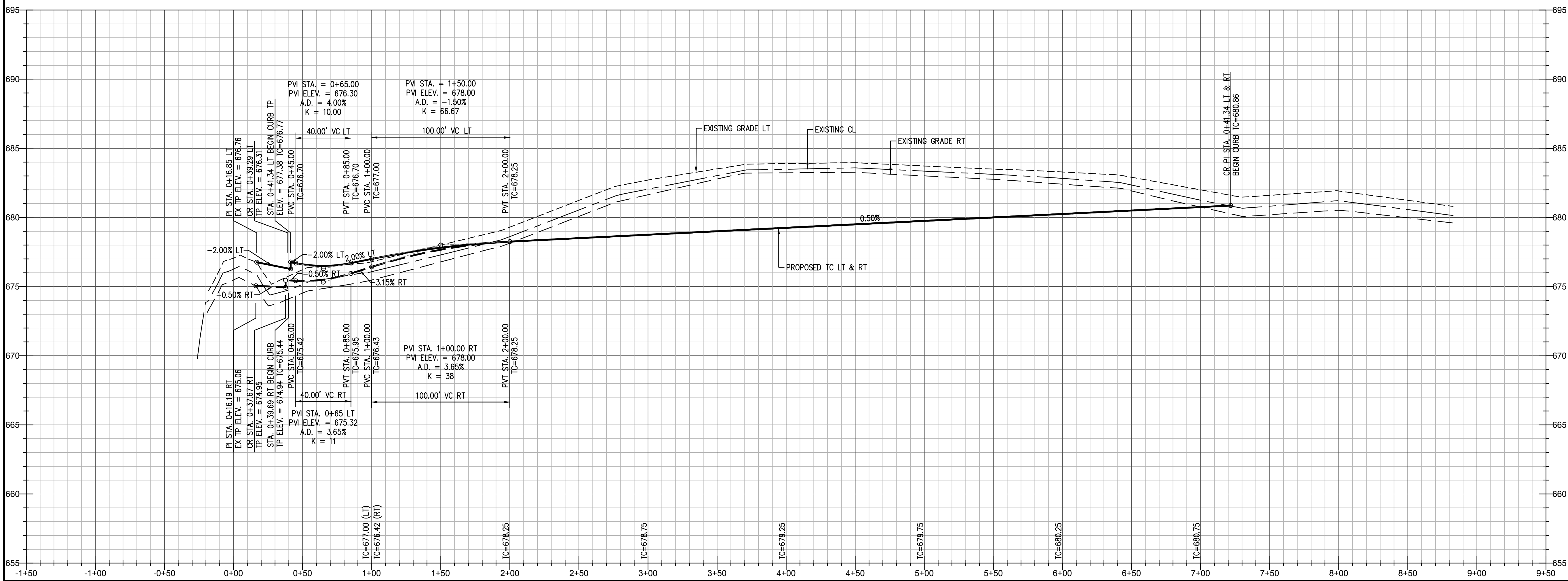
PVI  
PVC  
PVT  
A.D.  
K  
POINT OF VERTICAL INTERSECTION  
POINT OF VERTICAL CURVATURE  
POINT OF VERTICAL TANGENCY  
ALGEBRAIC DIFFERENCE  
K VALUE~HORIZONTAL DISTANCE REQUIRED TO EFFECT A 1% CHANGE IN GRADIENT.  
FLOW ARROW



GARFIELD COURT

AS BUILT  
10/29/2019

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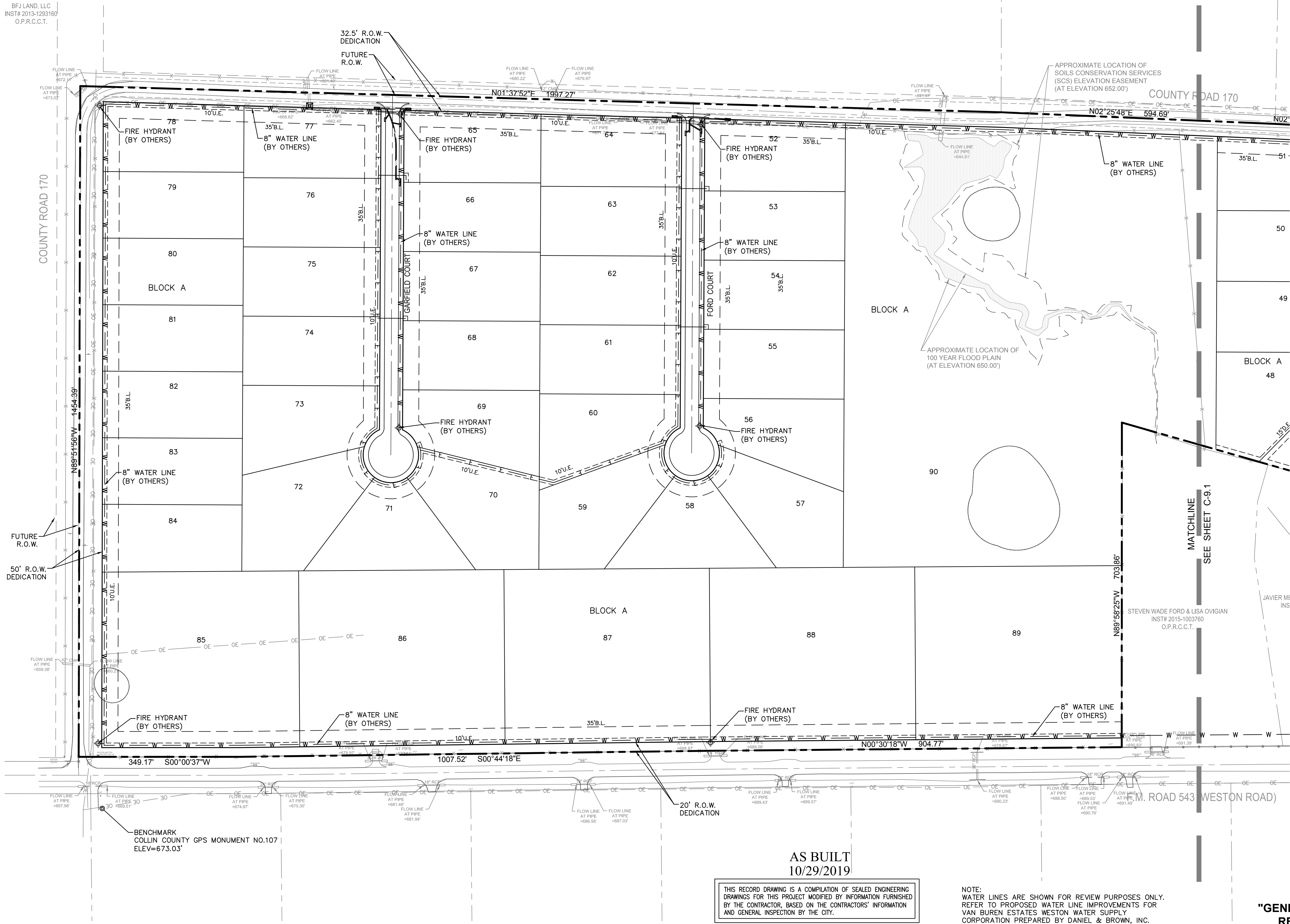
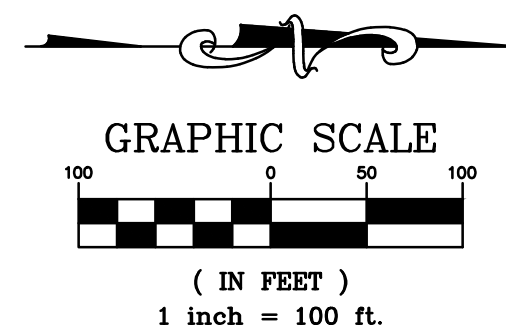


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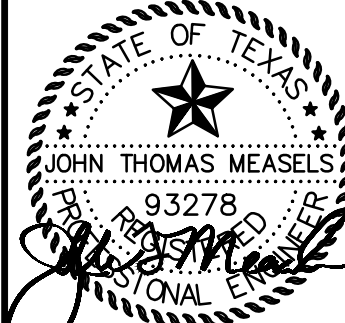
BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107.  
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LEGEND:

PROPERTY LINE  
PROPOSED RIGHT-OF-WAY LINE  
PROPOSED CENTERLINE  
PROPOSED BUILDING SETBACK LINE  
PROPOSED BACK OF CURB  
PROPOSED EASEMENT  
PROPOSED UNDERGROUND ELECTRIC  
PROPOSED WATER LINE (BY OTHERS)  
PROPOSED FIRE HYDRANT (BY OTHERS)



FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

Drawn Checked TWA AS  
AS BUILT  
Project No. 17-114  
Title GENERAL UTILITY LAYOUT (SHEET 1 OF 2)  
Sheet No.

C-9.0



"GENERAL UTILITY LAYOUT FOR REVIEW PURPOSE ONLY"

AS BUILT  
10/29/2019

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NOTE:  
WATER LINES ARE SHOWN FOR REVIEW PURPOSES ONLY.  
REFER TO PROPOSED WATER LINE IMPROVEMENTS FOR VAN BUREN ESTATES WESTON WATER SUPPLY CORPORATION PREPARED BY DANIEL & BROWN, INC.

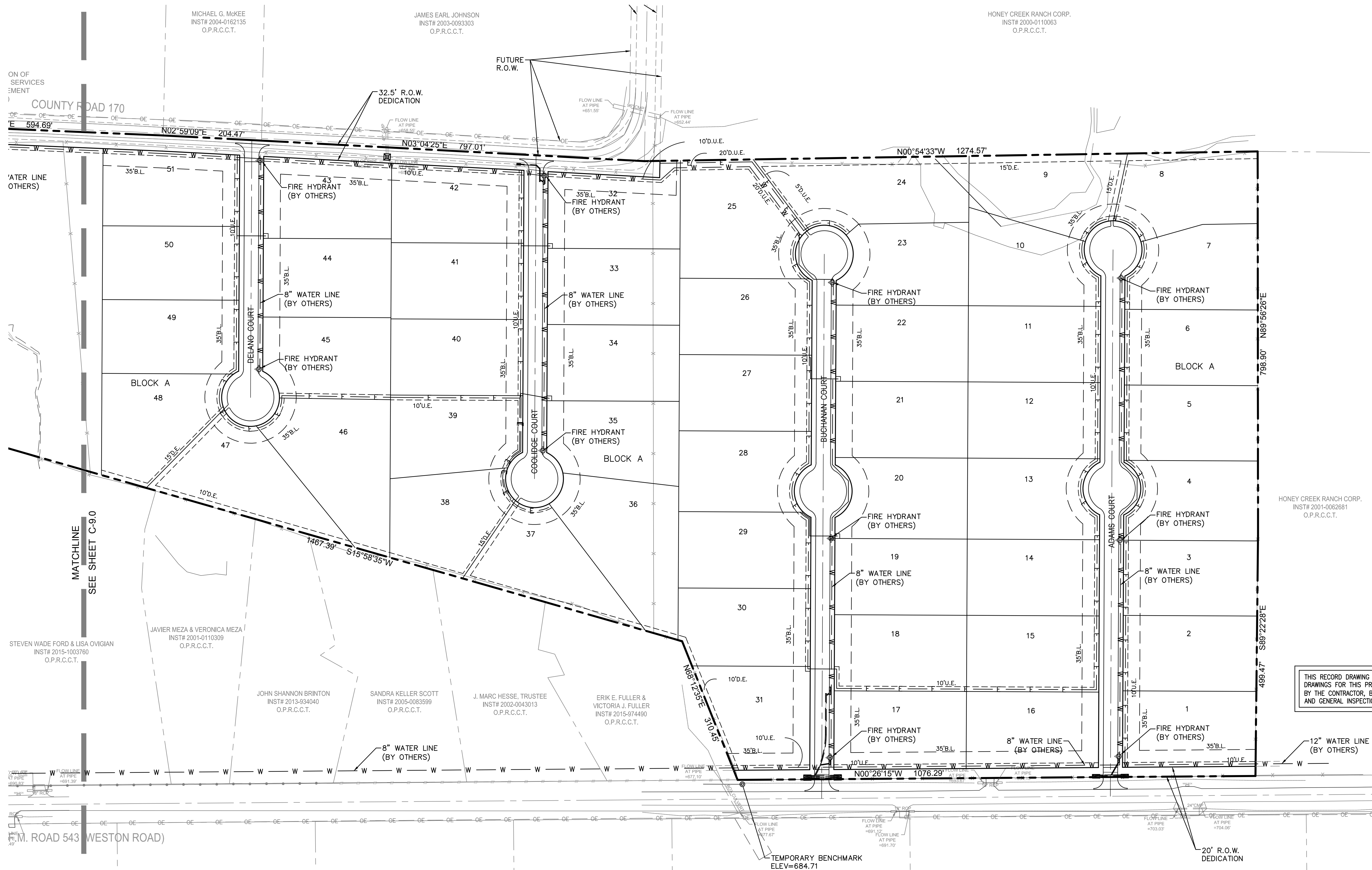
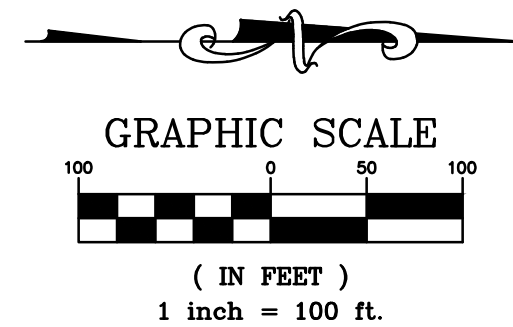


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ELEVATION=684.71'

LEGEND:

- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED BACK OF CURB
- PROPOSED EASEMENT
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER LINE (BY OTHERS)
- PROPOSED FIRE HYDRANT (BY OTHERS)



AS BUILT  
10/29/2019

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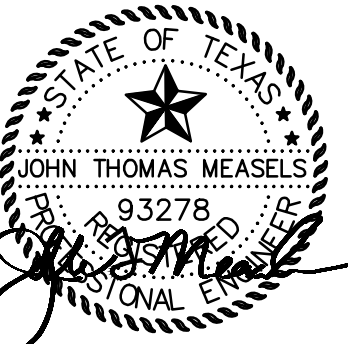


Know what's below.  
Call before you dig.

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VAN BUREN ESTATES WESTON WATER SUPPLY  
CORPORATION PREPARED BY DANIEL & BROWN, INC.

"GENERAL UTILITY LAYOUT FOR  
REVIEW PURPOSE ONLY"

FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

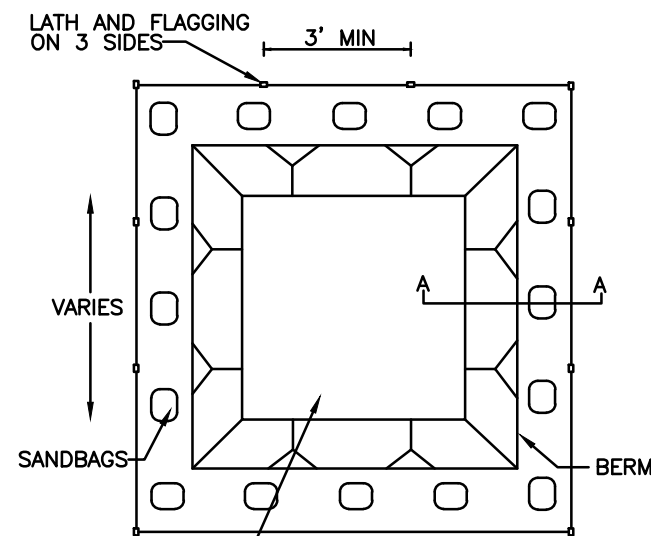
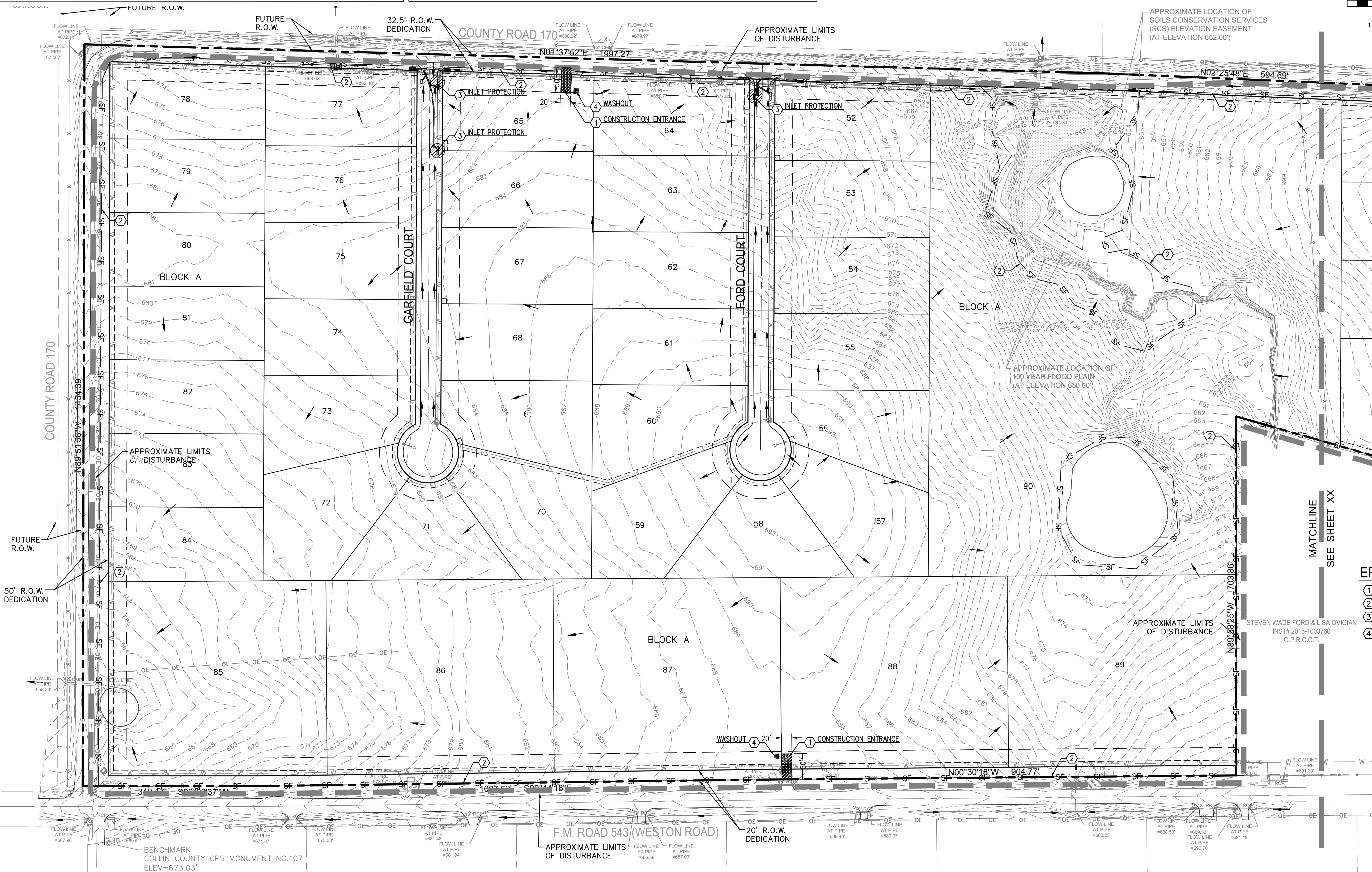
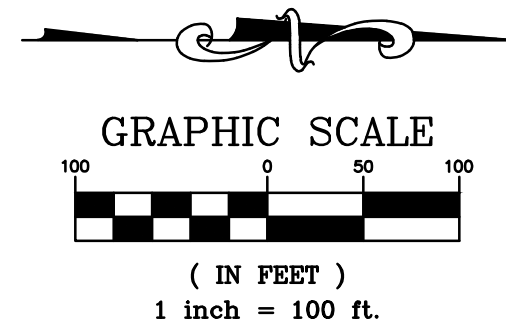
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Project No. 17-114  
Title  
GENERAL UTILITY LAYOUT  
(SHEET 2 OF 2)  
Sheet No.

C-9.1

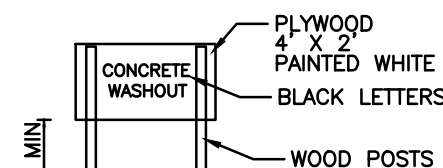
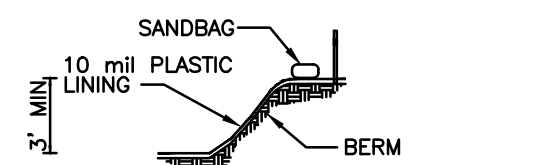


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ELEVATION=684.71'



NOTES:  
1. ACTUAL SIZE DETERMINED IN THE FIELD.  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



#### EROSION CONTROL KEY NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE
2. TEMPORARY SILT FENCE
3. TEMPORARY INLET PROTECTION
4. MIN. 10'X10' CONCRETE WASH AREA (SHALL COMPLY WITH TCEQ GENERAL PERMIT PART V)

#### SEQUENCE OF CONSTRUCTION ACTIVITIES:

- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.
- B. CONSTRUCT TEMPORARY INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.
- C. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- D. BEGIN CLEARING AND GRADING OF SITE.
- E. INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.
- F. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- G. RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.
- H. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

#### MAINTENANCE:

- A. CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.
- B. CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS, FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.
- C. CONTRACTOR TO REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES AFTER CONSTRUCTION IS COMPLETE AND INSPECTED FOR APPROVAL. LONG TERM MAINTENANCE TO BE PROVIDED BY OWNER.

#### NOTES:

1. CONTRACTOR SHALL POLICE SITE REGULARLY AND AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL DETAILS
3. TOTAL DISTURBED AREA=2.75 ACRES.
4. REFER TO LANDSCAPE PLAN FOR FINAL GROUND STABILIZATION (SHEET L1 ATTACHED).

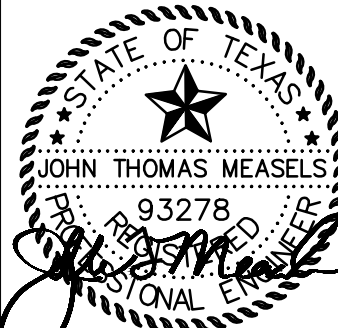


Know what's below.  
Call before you dig.

AS BUILT  
10/29/2019

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FIRM NO. F-19504



VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS	
NO.	DATE
1	10/29/2019

Drawn: TWA  
Checked: AS  
AS BUILT

Project No. 17-114

Title: EROSION CONTROL PLAN  
(SHEET 1 OF 2)

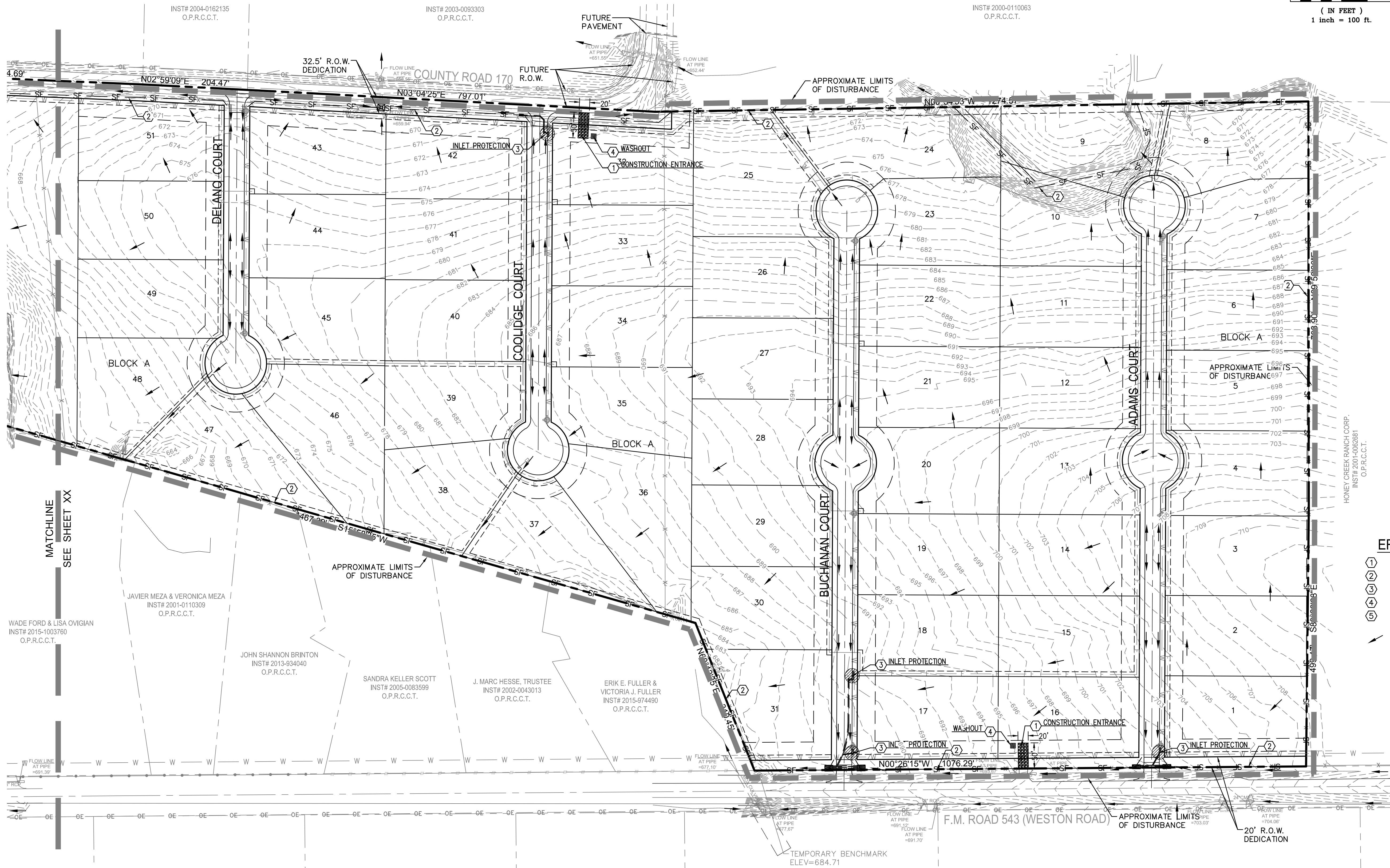
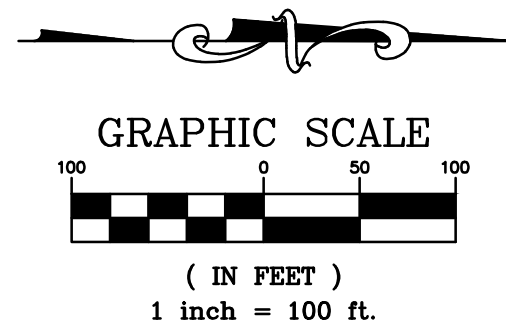
Sheet No.

C-10.0



CAUTION NOTICE TO CONTRACTOR  
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BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107,  
STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.03'  
TEMPORARY BENCHMARK,  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD)  
APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'



- EROSION CONTROL KEY NOTES**
- 1 TEMPORARY CONSTRUCTION ENTRANCE
  - 2 TEMPORARY SILT FENCE
  - 3 TEMPORARY INLET PROTECTION
  - 4 APPROXIMATE LIMITS OF DISTURBANCE
  - 5 MIN. 10'X10' CONCRETE WASH AREA (SHALL COMPLY WITH TCEQ GENERAL PERMIT PART V)

**SEQUENCE OF CONSTRUCTION ACTIVITIES:**

- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.
- CONSTRUCT TEMPORARY INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- BEGIN CLEARING AND GRADING OF SITE.
- INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.
- PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

**MAINTENANCE:**

- CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS, FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.
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**NOTES:**

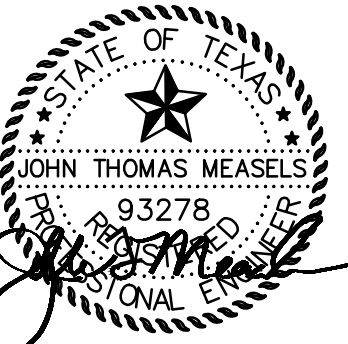
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- REFER TO LANDSCAPE PLAN FOR FINAL GROUND STABILIZATION (SHEET L1 ATTACHED).



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FIRM NO. F-19504



10/29/2019

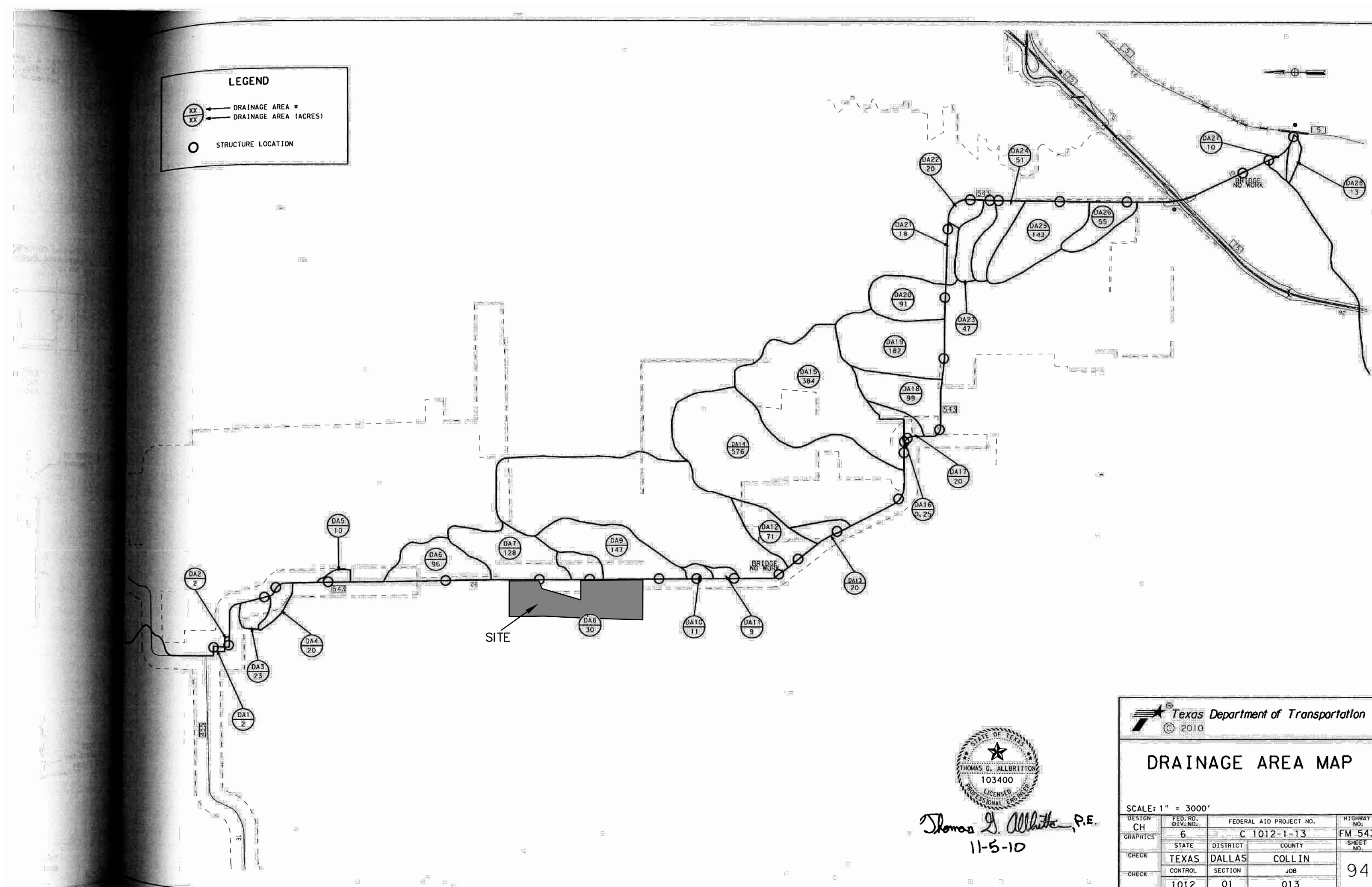
**VAN BUREN ESTATES**  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS	
NO.	DATE
1	10/29/2019

Drawn: TWA  
Checked: AS  
Project No.: 17-114  
Title: EROSION CONTROL PLAN (SHEET 2 OF 2)  
Sheet No.

C-10.1





Discharge Summary - Rational Method  
CSJ: 1012-01-013

STR. #	AREA acres	tc min.	2 YR		5 YR		10 YR		25 YR		50 YR		100 YR	
			C	Q in / hr	C	Q in / hr	C	Q in / hr	C	Q in / hr	C	Q in / hr	C	Q in / hr
2	21	0.50	3.7	0.50	4.7	0.50	5.6	0.55	6.5	0.60	7.3	0.63	8.0	0.7
3	23	0.30	2.6	0.30	3.3	0.30	3.9	0.33	4.5	0.36	5.1	0.38	5.6	0.48
4	20	0.30	2.4	0.30	3.1	0.30	3.7	0.33	4.3	0.36	4.8	0.38	5.3	0.40
5	10	0.30	2.5	0.30	3.2	0.30	3.8	0.33	4.4	0.36	5.0	0.38	5.5	0.40
6	96	0.30	2.5	0.30	3.2	0.30	3.8	0.33	4.5	0.36	5.0	0.38	5.5	0.48
7	128	0.30	2.1	0.30	2.7	0.30	3.2	0.33	3.7	0.36	4.1	0.38	4.6	0.48
8	30	0.30	2.7	0.30	3.4	0.30	4.1	0.33	4.7	0.36	5.3	0.38	5.8	0.48
9	147	0.30	1.9	0.30	2.5	0.30	3.0	0.33	3.4	0.36	3.9	0.38	4.3	0.48
10	11	0.30	3.2	0.30	4.1	0.30	4.9	0.33	5.7	0.36	6.4	0.38	7.0	0.48
11	9	0.30	2.5	0.30	3.2	0.30	3.8	0.33	4.4	0.36	4.9	0.38	5.4	0.48
12	71	0.30	2.2	0.30	2.8	0.30	3.3	0.33	3.8	0.36	4.3	0.38	4.7	0.48
13	22	0.30	2.0	0.30	2.6	0.30	3.1	0.33	3.6	0.36	4.0	0.38	4.5	0.48
14	0.25	0.30	2.5	0.30	3.0	0.30	3.5	0.33	4.0	0.36	4.5	0.38	5.0	0.48
15	20	0.30	2.2	0.30	2.8	0.30	3.3	0.33	3.8	0.36	4.3	0.38	4.7	0.48
16	99	0.30	2.0	0.30	2.5	0.30	3.0	0.33	3.5	0.36	3.9	0.38	4.3	0.48
17	182	0.30	1.8	0.30	2.3	0.30	2.7	0.33	3.2	0.36	3.6	0.38	3.9	0.48
18	91	0.30	2.1	0.30	2.7	0.30	3.2	0.33	3.7	0.36	4.2	0.38	4.6	0.48
19	18	0.30	2.3	0.30	2.9	0.30	3.5	0.33	4.0	0.36	4.5	0.38	5.0	0.48
20	20	0.30	3.1	0.30	3.9	0.30	4.7	0.33	5.4	0.36	6.1	0.38	6.7	0.48
21	47	0.30	2.2	0.30	2.8	0.30	3.4	0.33	3.9	0.36	4.4	0.38	4.8	0.48
22	51	0.30	2.2	0.30	2.8	0.30	3.4	0.33	3.9	0.36	4.4	0.38	4.8	0.48
23	143	0.30	2.0	0.30	2.5	0.30	3.0	0.33	3.5	0.36	3.9	0.38	4.3	0.48
24	55	0.30	1.9	0.30	2.4	0.30	2.9	0.33	3.4	0.36	3.8	0.38	4.2	0.48
25	10	0.30	3.6	0.30	4.5	0.30	5.4	0.33	6.2	0.36	7.0	0.38	7.7	0.48
26	13	0.30	1.9	0.30	2.5	0.30	2.9	0.33	3.4	0.36	3.8	0.38	4.2	0.48

\*C = Adjusted Runoff Coefficient (Hydraulic Design Manual, page 5-31)

Discharge Summary - NRCS Method  
CSJ: 1012-01-013

STR. #	AREA sq. ft.	tc min.	Curve #	2 YR		5 YR		10 YR		25 YR		50 YR		100 YR	
				Rainfall (P) in.	Q cfs	Rainfall (P) in.	Q cfs	Rainfall (P) in.	Q cfs	Rainfall (P) in.	Q cfs	Rainfall (P) in.	Q cfs	Rainfall (P) in.	Q cfs
14	0.90	83	80	2.04	415	3.24	664	4.14	847	5.25	1068	6.19	1255	7.14	1442
15	0.60	76	80	2.04	295	3.24	471	4.14	601	5.25	760	6.19	892	7.14	1025

Thomas S. Albright, P.E.  
11-4-10

Texas Department of Transportation  
© 2010

**DISCHARGE SUMMARY**

SECTION	FED. AID PROJECT NO.	HIGHWAY NO.
CH	C 1012-1-13	FM 543
GRAPHICS	6	95
CHECK	STATE DISTRICT COUNTY	
CHECK	TEXAS DALLAS COLLIN	
CHECK	CONTROL SECTION JOB	
CHECK	1012 01 013	

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10/29/2019

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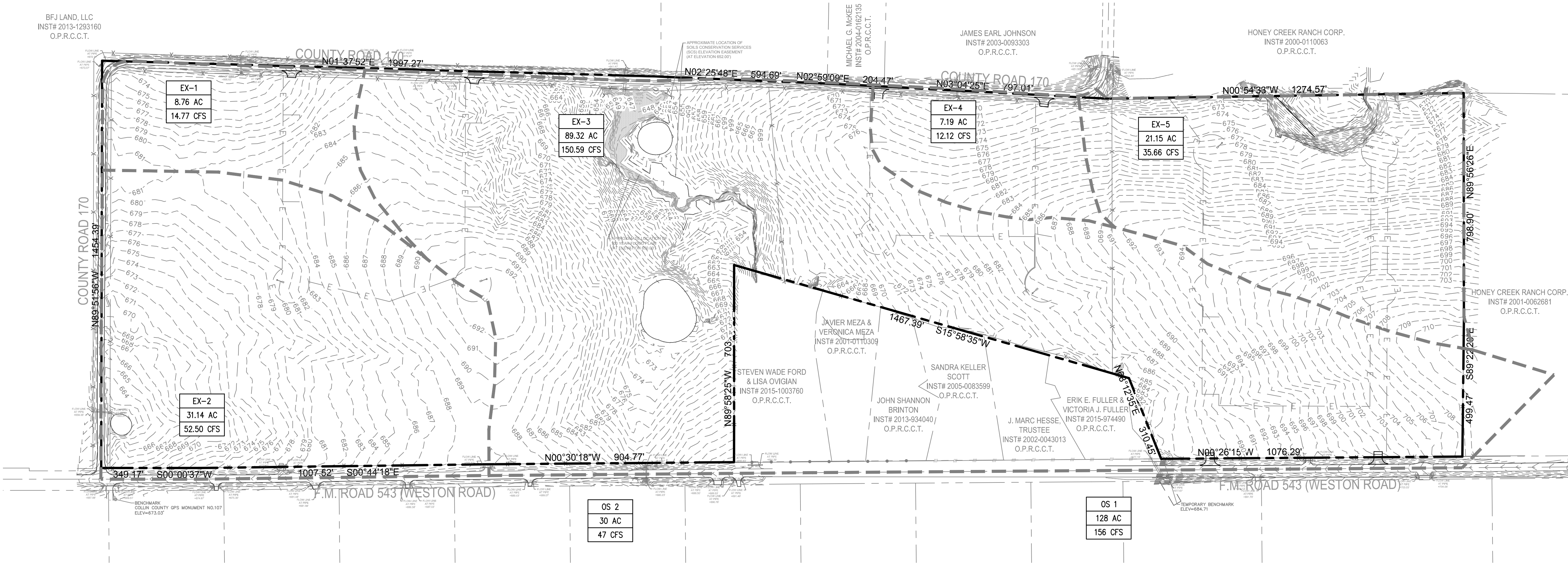
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LEGEND:

--- DRAINAGE DIVIDE

X	Area Designation	
X.XXX AC		Acreage
X.XX CFS		

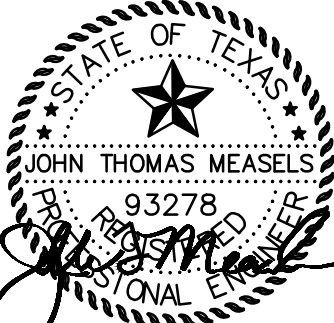
GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.



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10/29/2019

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FIRM NO. F-19504



10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS	
NO.	DATE
1	10/29/2019

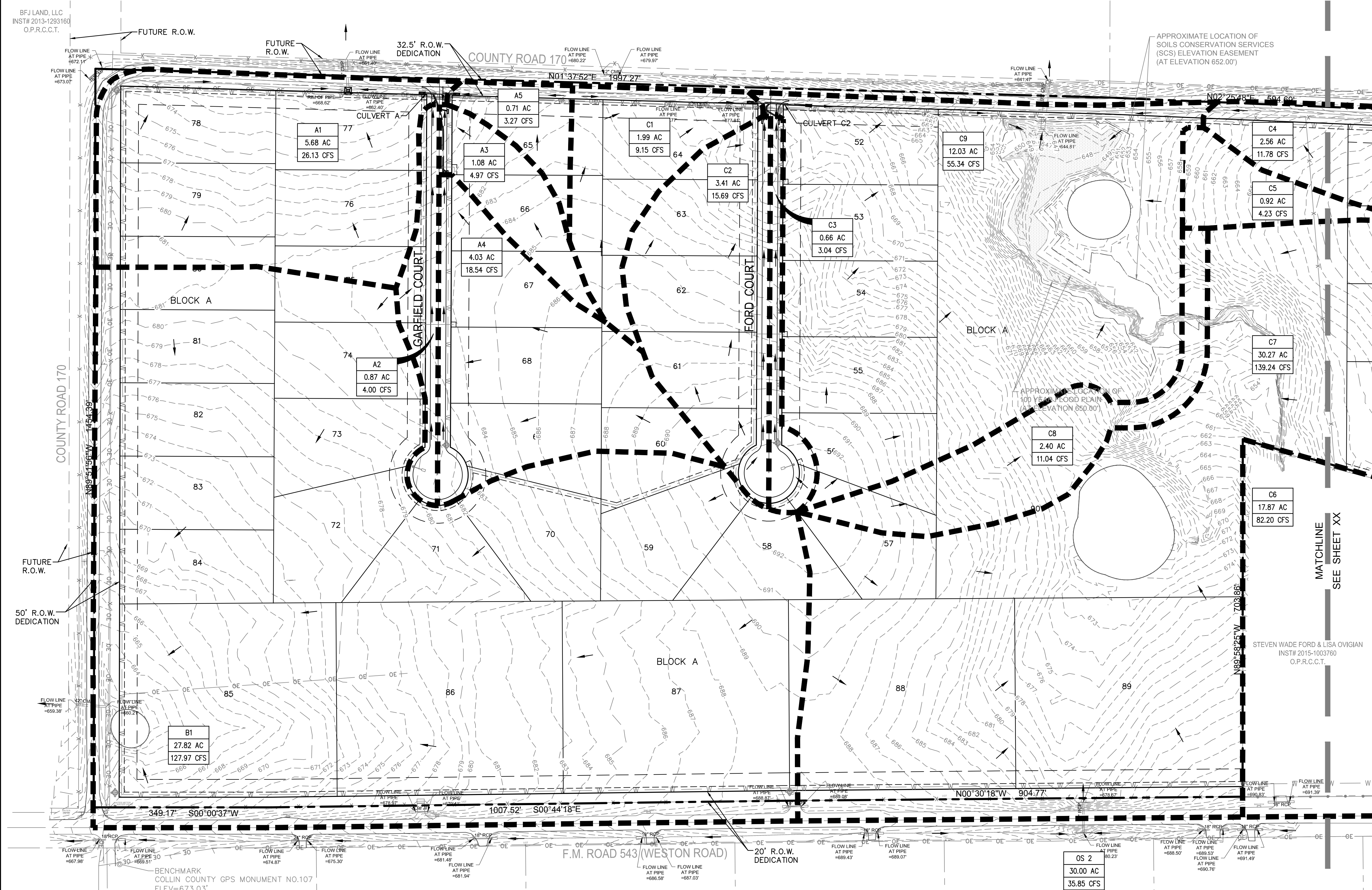
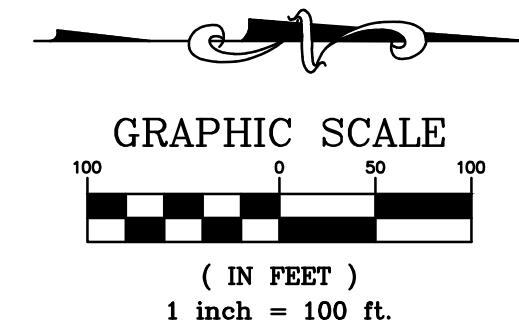
Drawn: TWA  
Checked: AS  
Project No.: 17-114  
Title: PRE-DEV DRAINAGE AREA MAP  
Sheet No.

C-11.1



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LEGEND:  
--- DRAINAGE DIVIDE  
X Area Designation  
X.XXX AC Acreage  
X.XX CFS  
Q<sub>100</sub>



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JM CIVIL Engineering  
5900 S. Lake Forest Dr., Suite 380  
McKinney, TX 75070  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER

FIRM NO. F-19504  
STATE OF TEXAS  
JOHN THOMAS MEASELS  
93278  
Professional Engineer  
10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

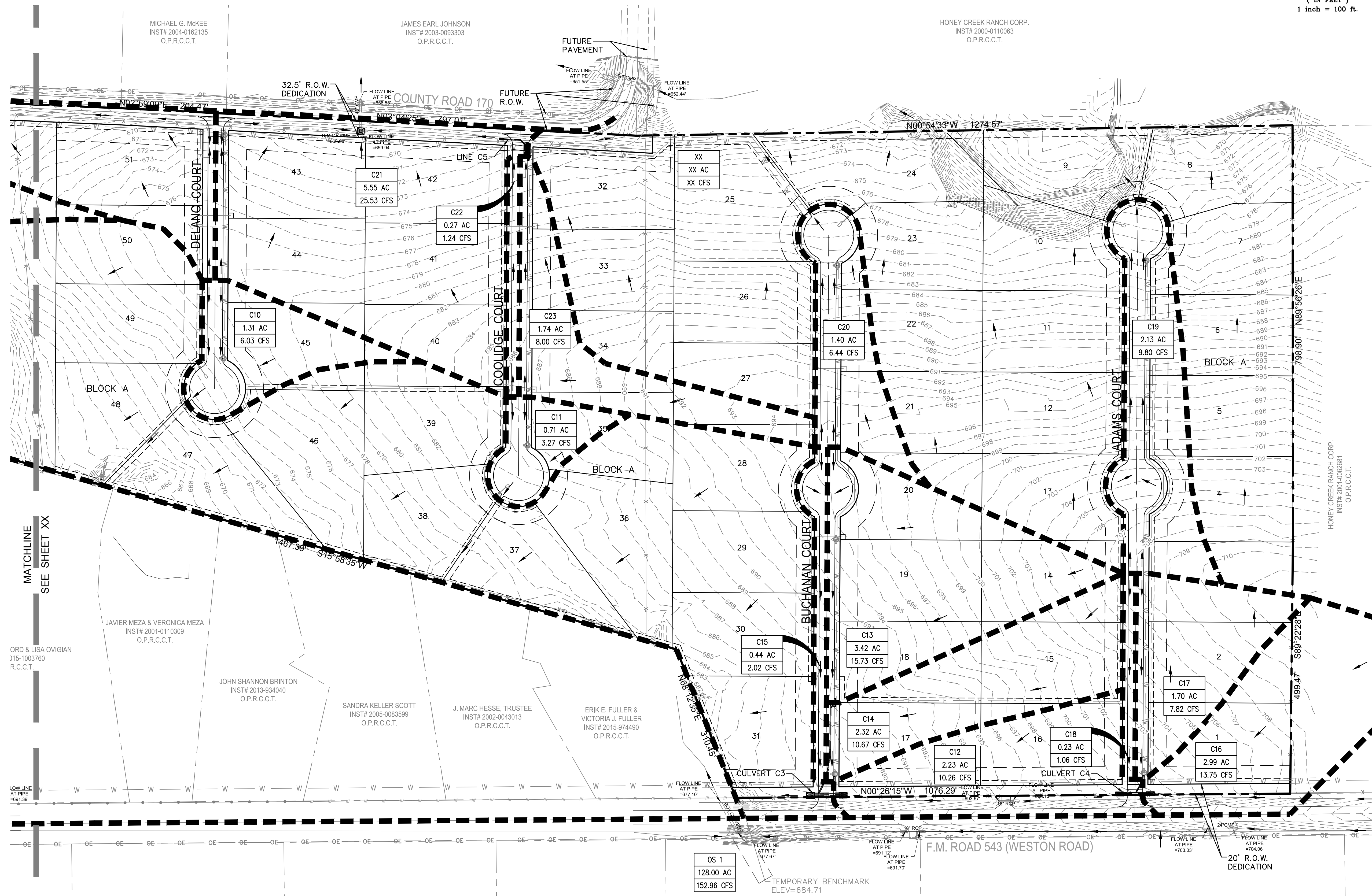
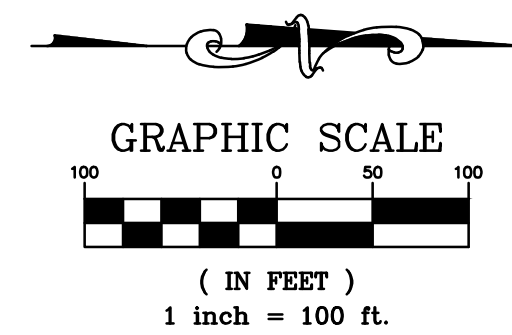
NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

Drawn Checked TWA AS  
AS BUILT  
Project No. 17-114  
Title DRAINAGE AREA MAP (SHEET 1 OF 2)  
Sheet No.  
C-11.2



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LEGEND:

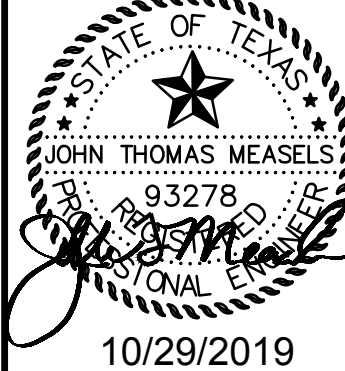
- DRAINAGE DIVIDE
- X Area Designation
- X.XXX AC Acreage
- Q<sub>100</sub>



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N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

NO.	DATE	REVISIONS
1	10/29/2019	AS BUILT

Drawn Checked TWA AS  
Project No. 17-114  
Title DRAINAGE AREA MAP (SHEET 2 OF 2)  
Sheet No.

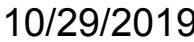
C-11.3



BASIN C

STORM SEWER 'CULVERT A '																																			
	170.00	135.00	35.00	DA-A5	0.71	0.71	0.50	0.36	100	0.87	10	9.240	3.28	0.00	3.28	1	30	0.0833	2.50	0.0001	0.00	672.60	672.60	672.61	0.00	0.67	0.00	0.007	0.50	0.00	0.01	676.00	3.39	673.63	670.72
	135.00	126.57	8.43	DA-A3&A4&A2		0.71	0.50	0.36	100	0.21	10	9.240	0.00	0.00	3.28	1	30	0.0030	2.50	0.0001	0.00	672.60	672.60	672.60	0.67	0.67	0.01	0.007	0.50	0.00	0.00	675.00	2.40	670.72	670.69
	126.57	110.00	16.57		5.98	6.69	0.50	3.35	100	0.04	10	9.240	27.63	0.00	30.91	1	30	0.0030	2.50	0.0057	0.09	671.98	671.89	672.60	0.67	6.30	0.01	0.62	0.50	0.00	0.61	674.00	1.40	670.69	670.64

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VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

No.	DATE	REVISIONS
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Drawn \_\_\_\_\_ TWA  
Checked \_\_\_\_\_ AS

**AS BUILT**

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Project No. \_\_\_\_\_ 17-114

Title \_\_\_\_\_

**DRAINAGE  
CALCULATIONS**

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Sheet No. \_\_\_\_\_

C-11.4

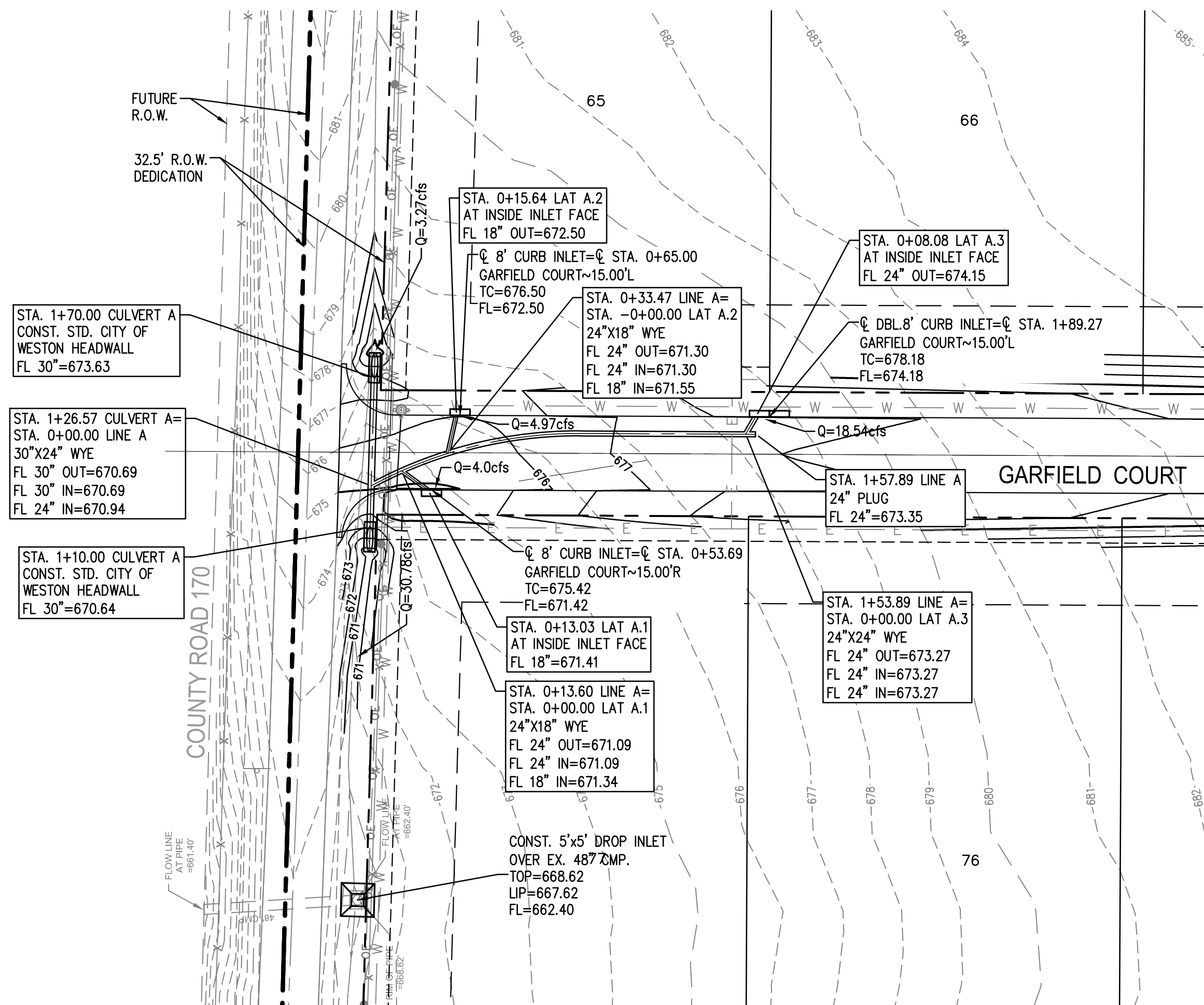
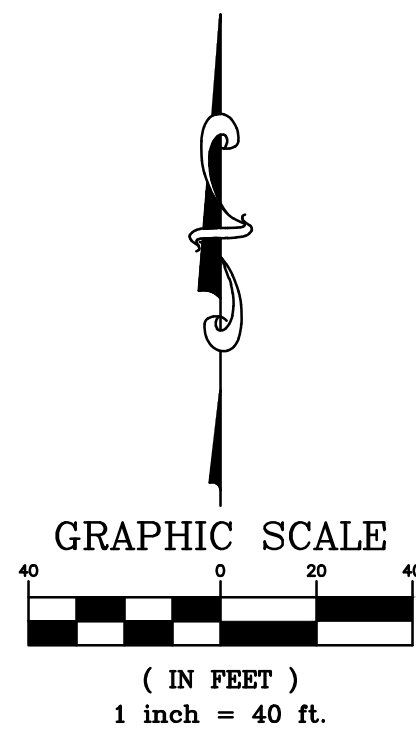


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BENCHMARKS  
COLLIN COUNTY GPS MONUMENT NO.107.  
STATE PLANE COORDINATES: N=7,162,670.5090 E=2,530,072.8220  
ELEVATION=673.03'  
TEMPORARY BENCHMARK.  
TOP OF NORTH END OF CONCRETE HEADWALL ON WEST SIDE OF F.M. 543 (WESTON ROAD)  
APPROXIMATELY 1,067' SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
APPROXIMATE STATE PLANE COORDINATES: N=7,166,417.1± E=2,529,937.4±  
ELEVATION=684.71'



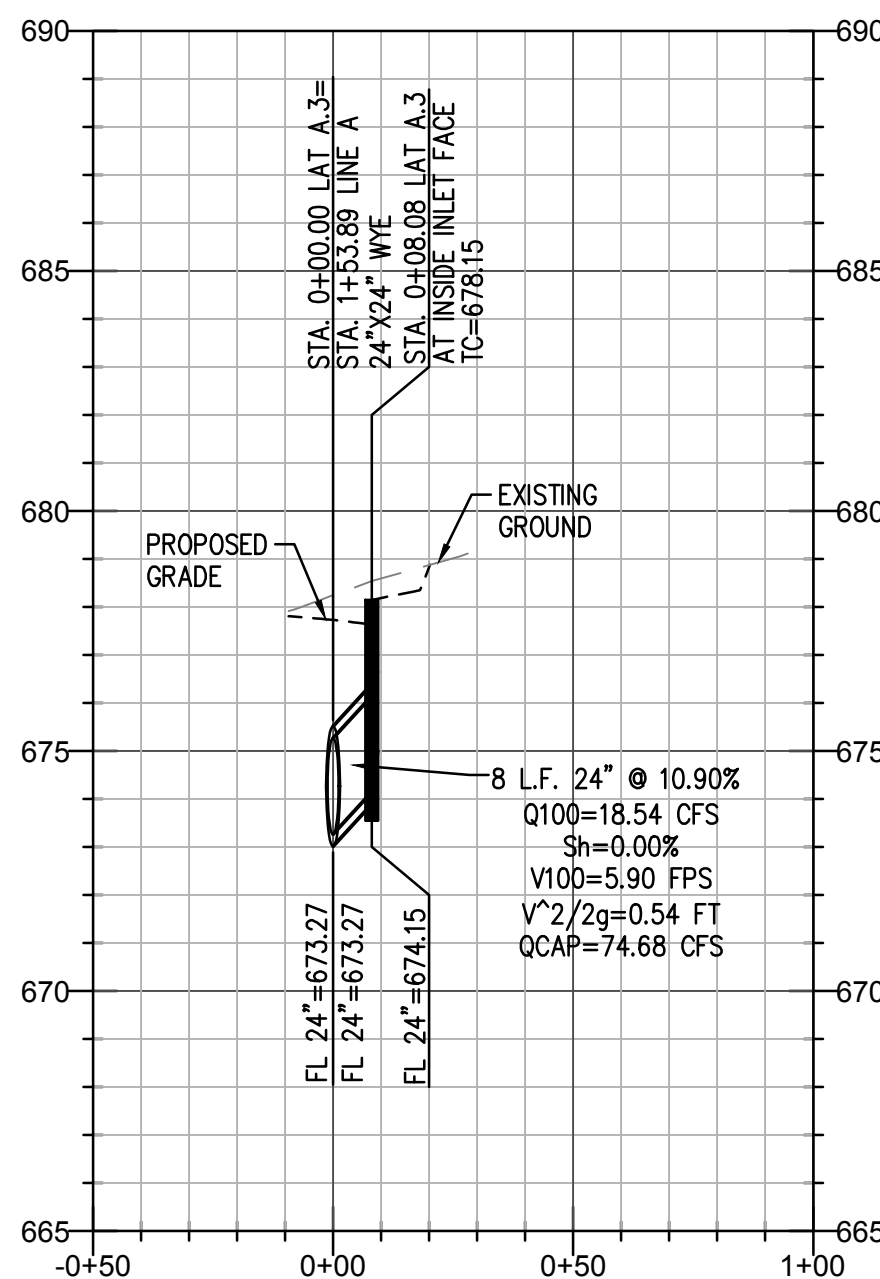
Know what's below.  
Call before you dig.



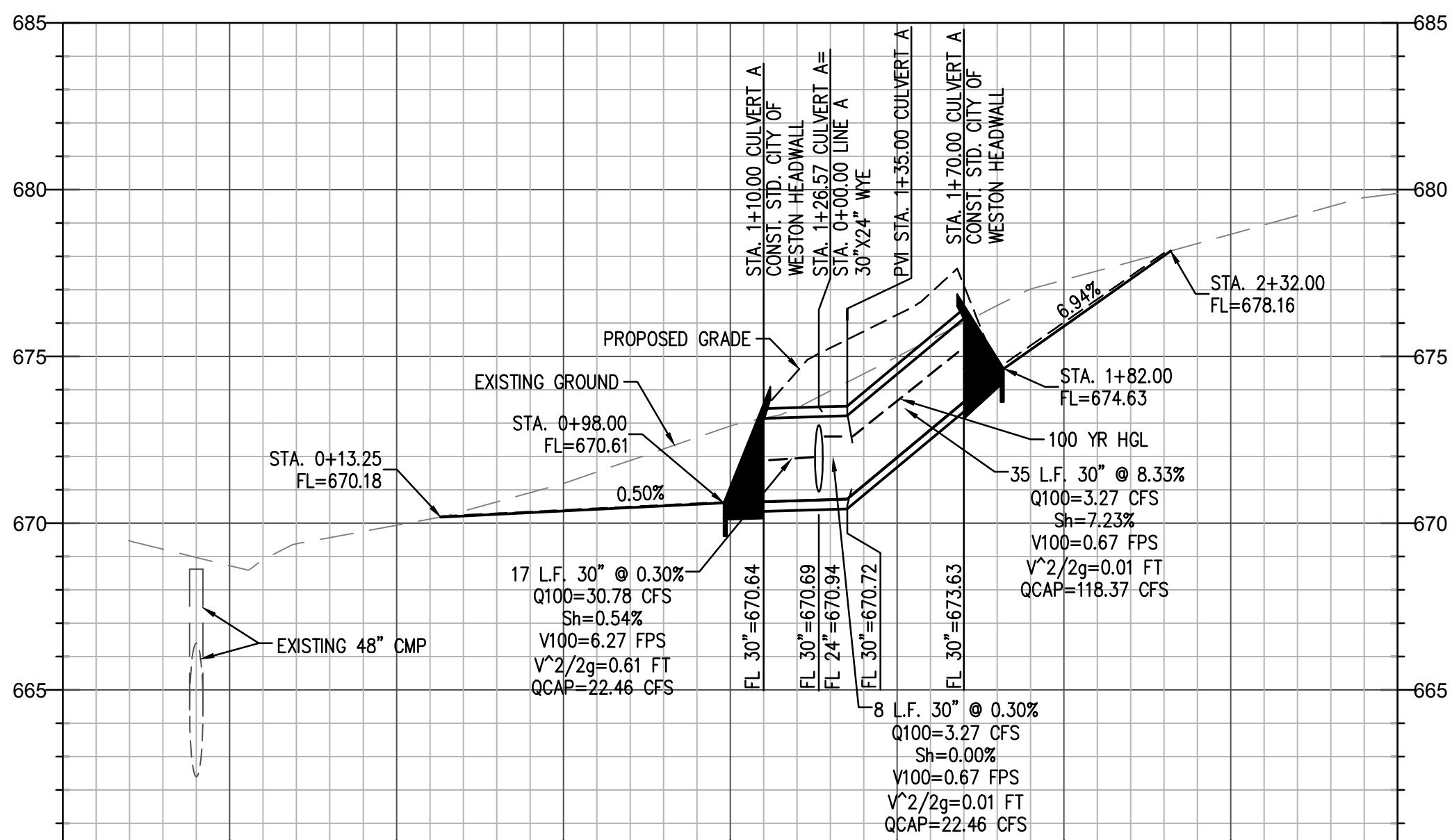
CULVERT A - LINE A - LATERALS A.1, A.2 AND A.3

AS BUILT  
10/29/2019

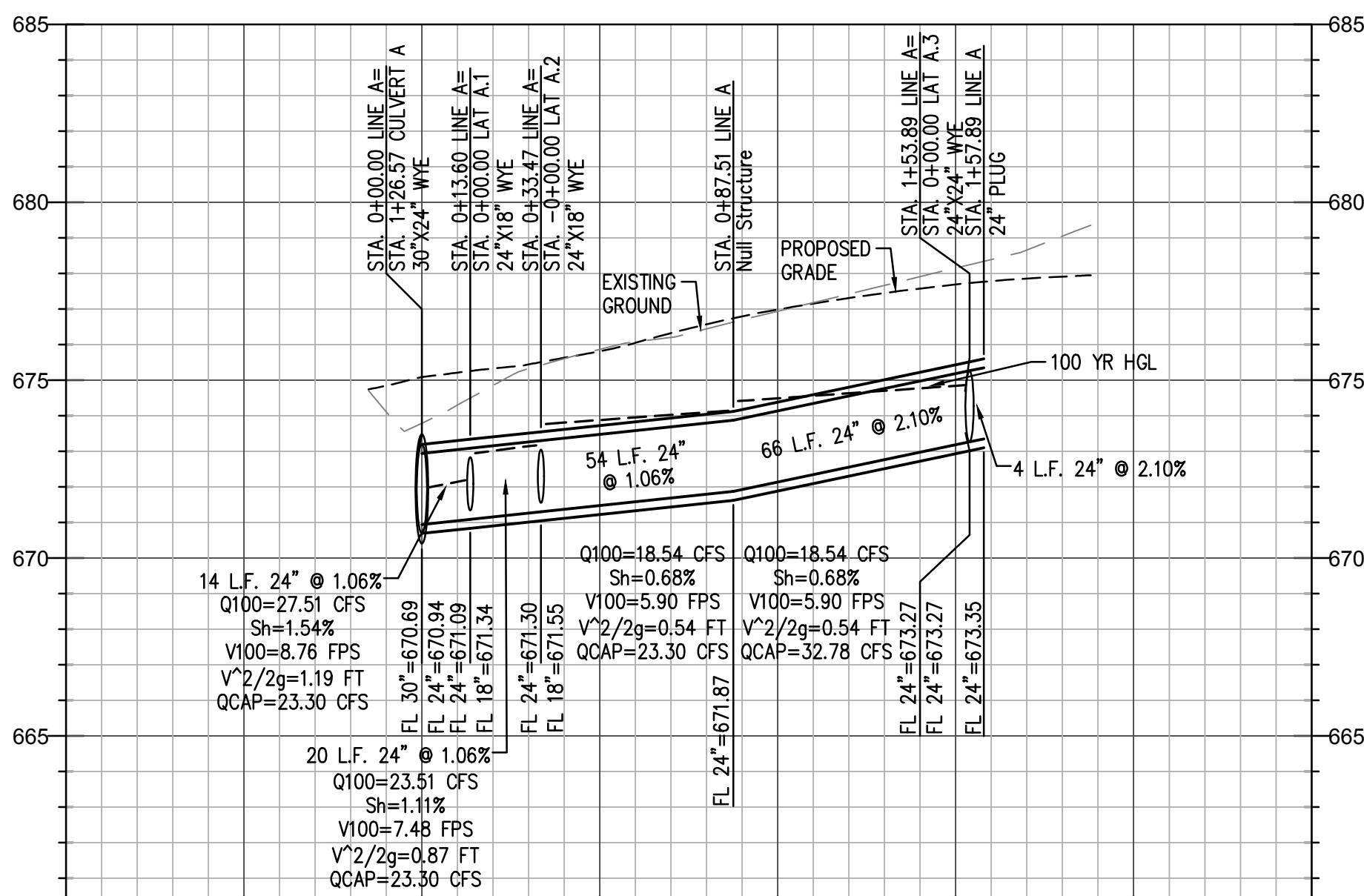
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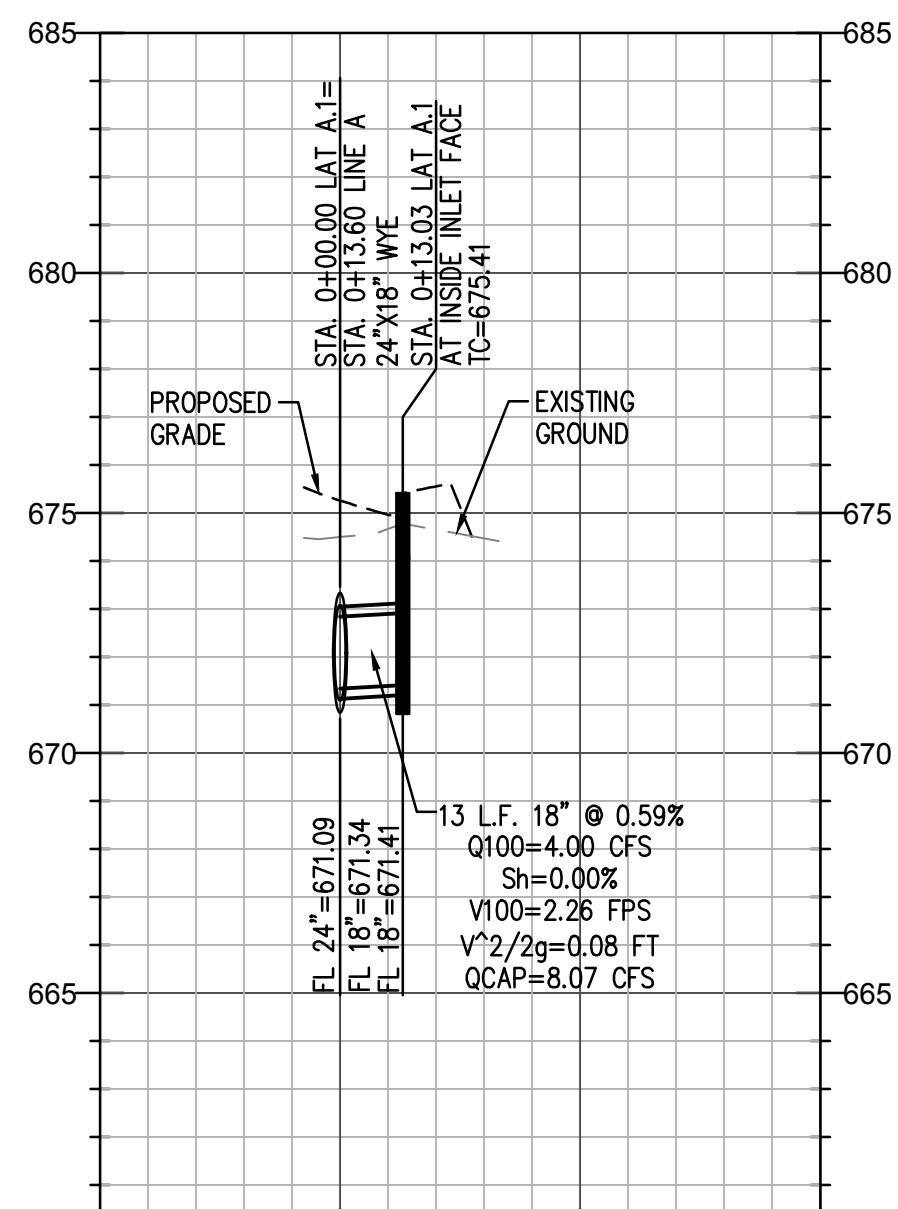
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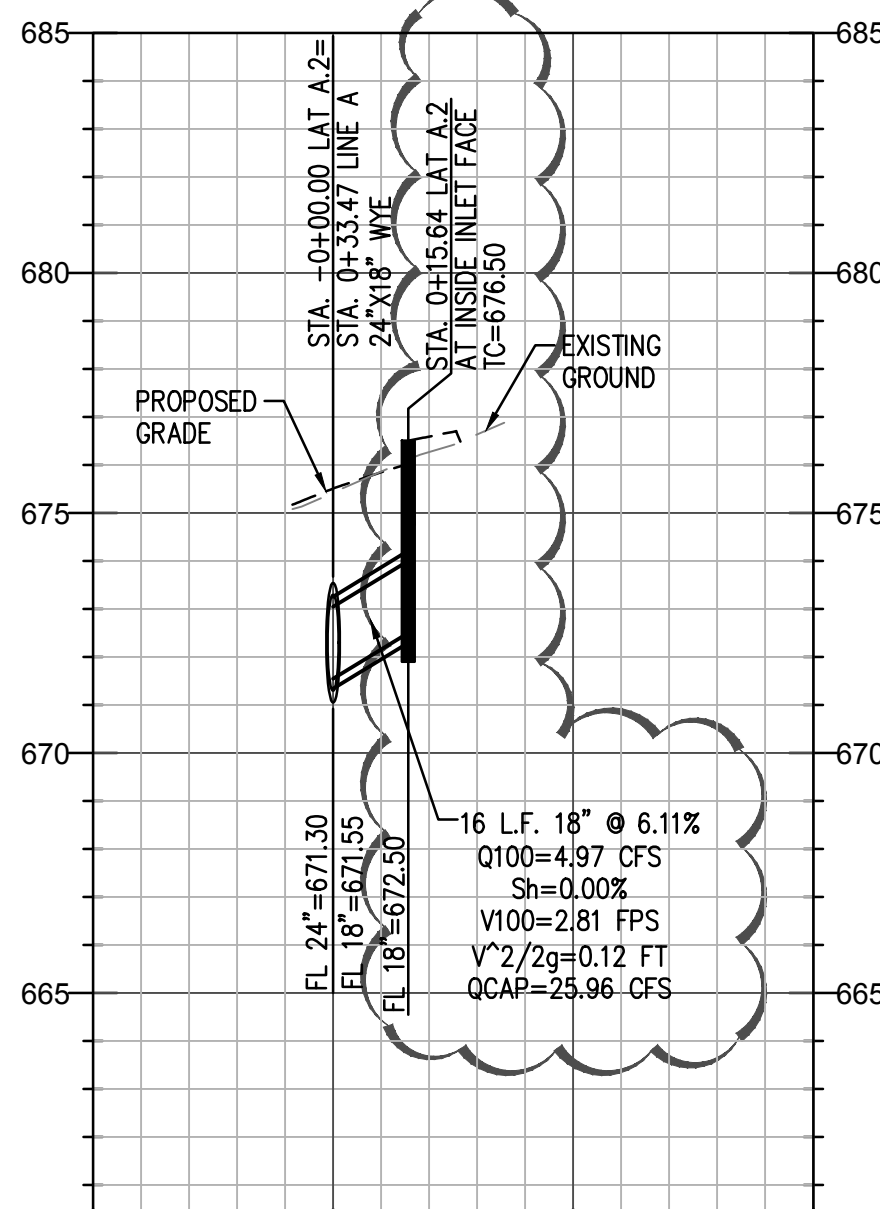
CULVERT A



LINE A



LAT A.1



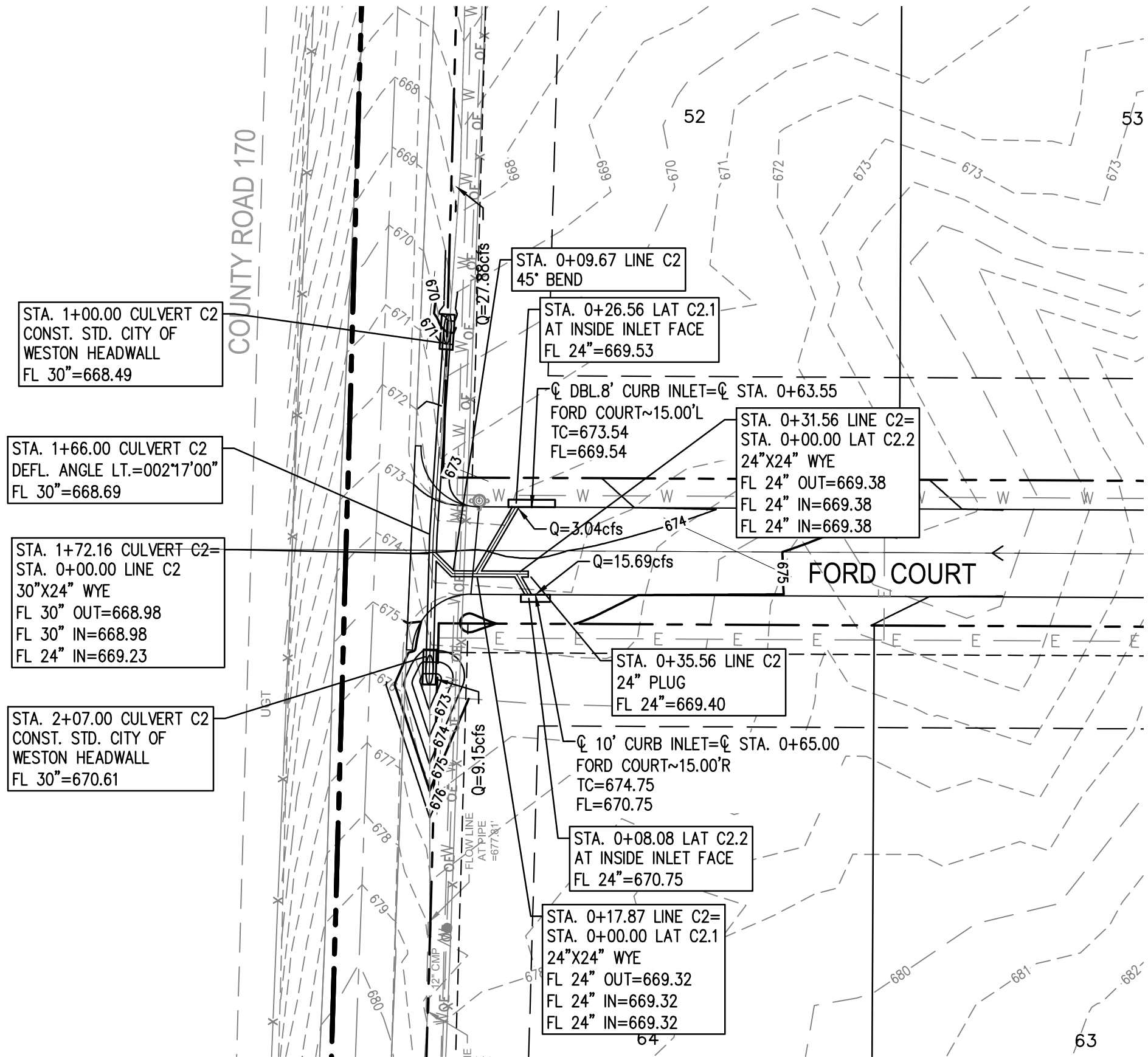
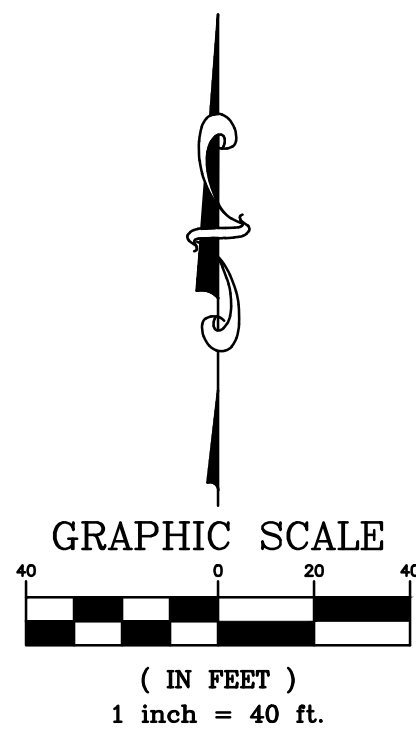
LAT A.2

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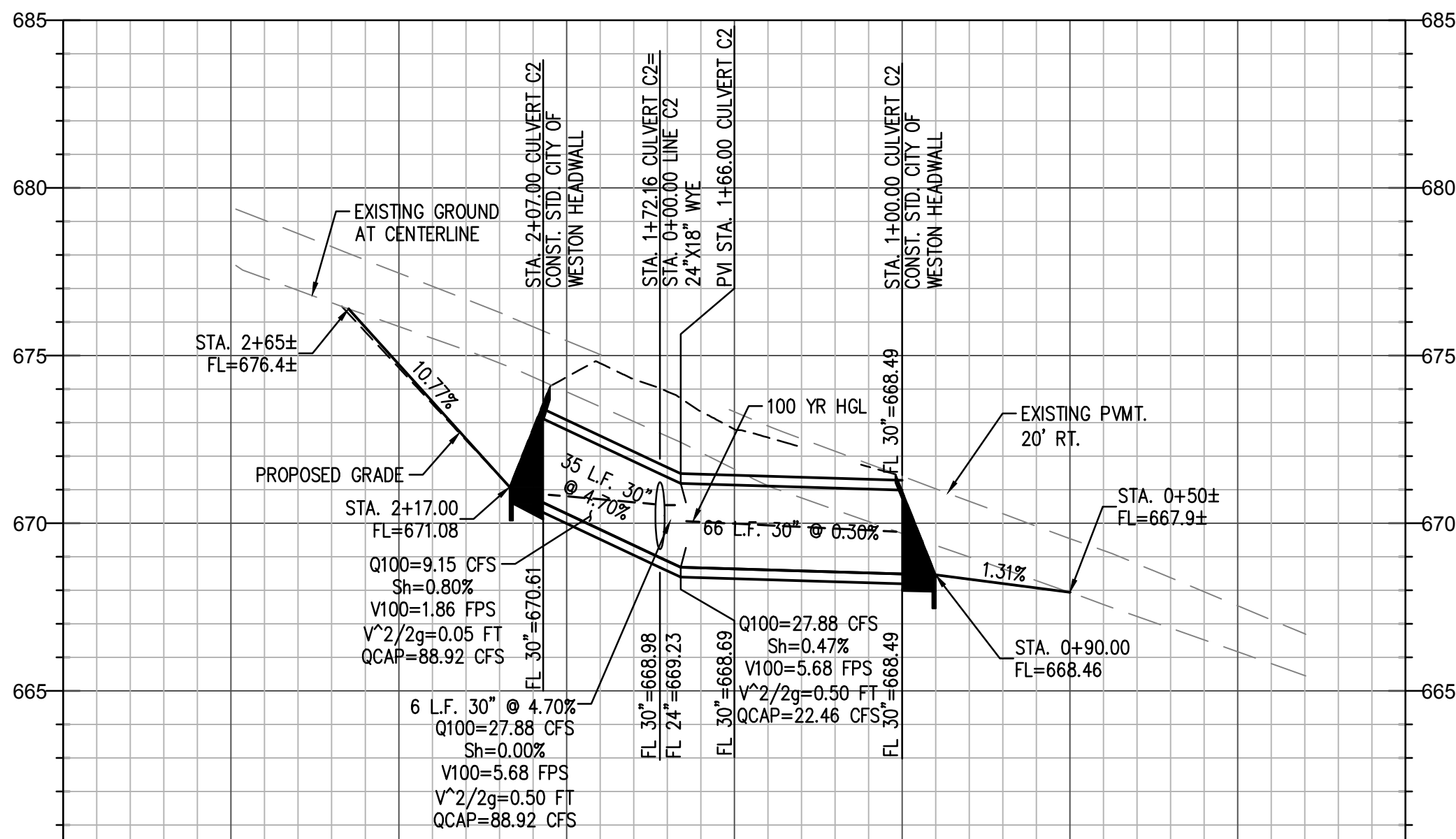
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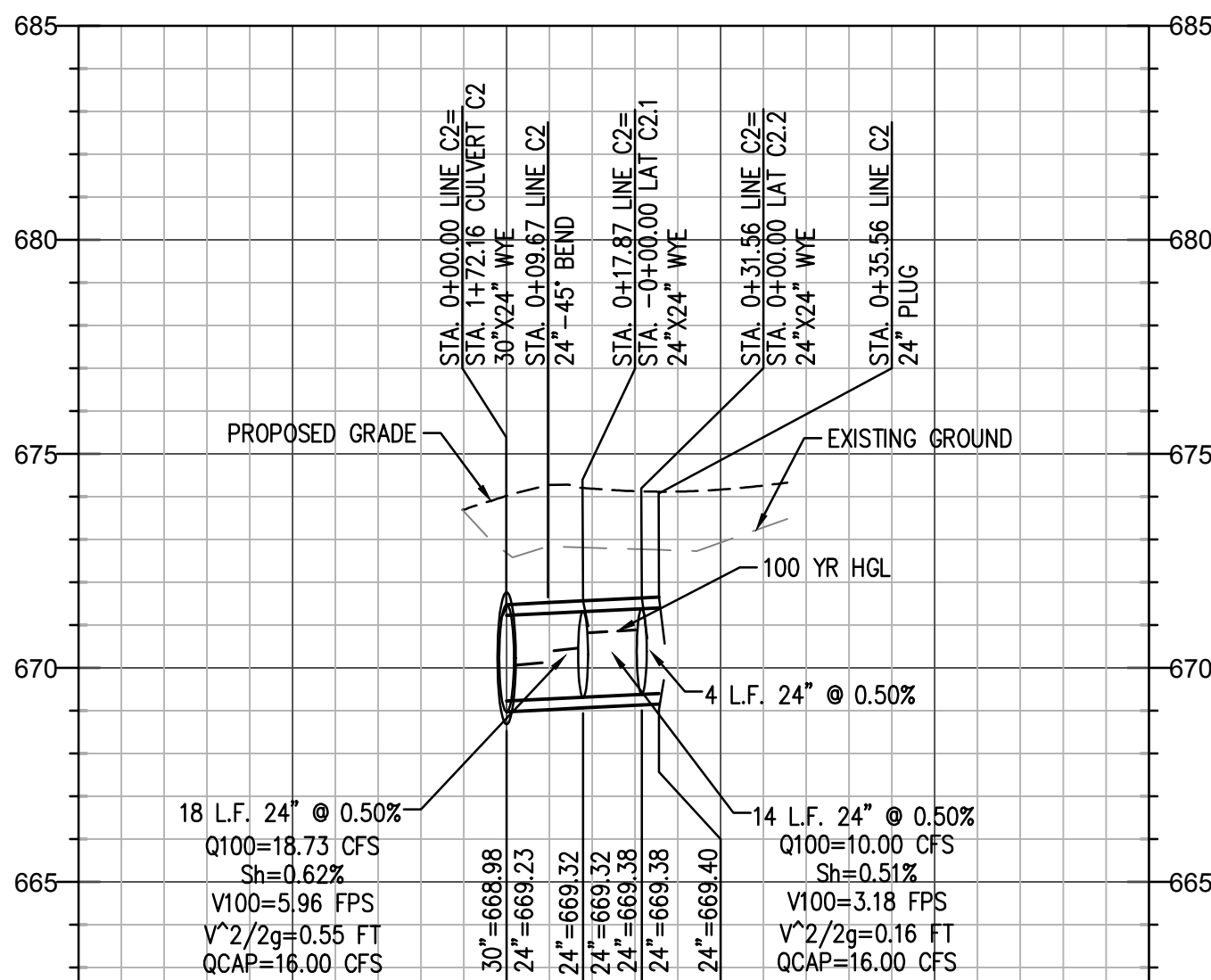
CULVERT C2 - LINE C2 - LATERALS C2.1 AND C2.2

AS BUILT  
10/29/2019

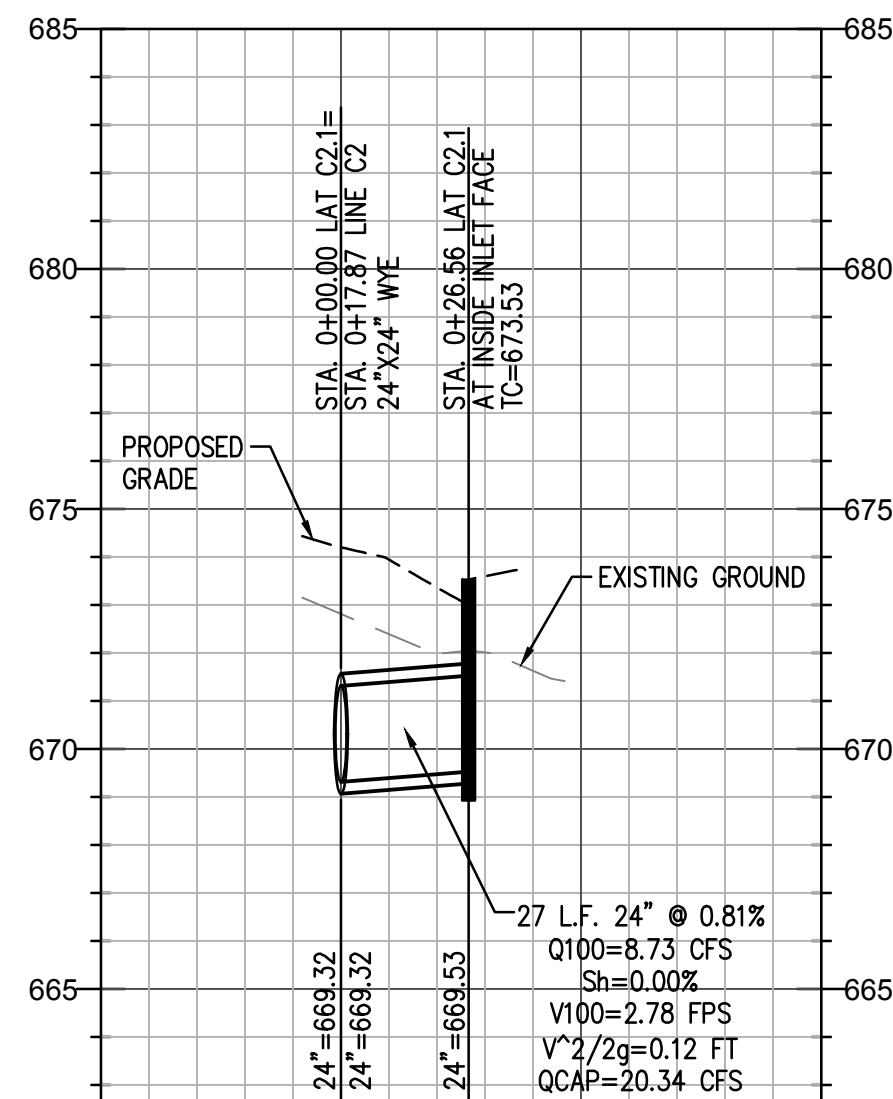
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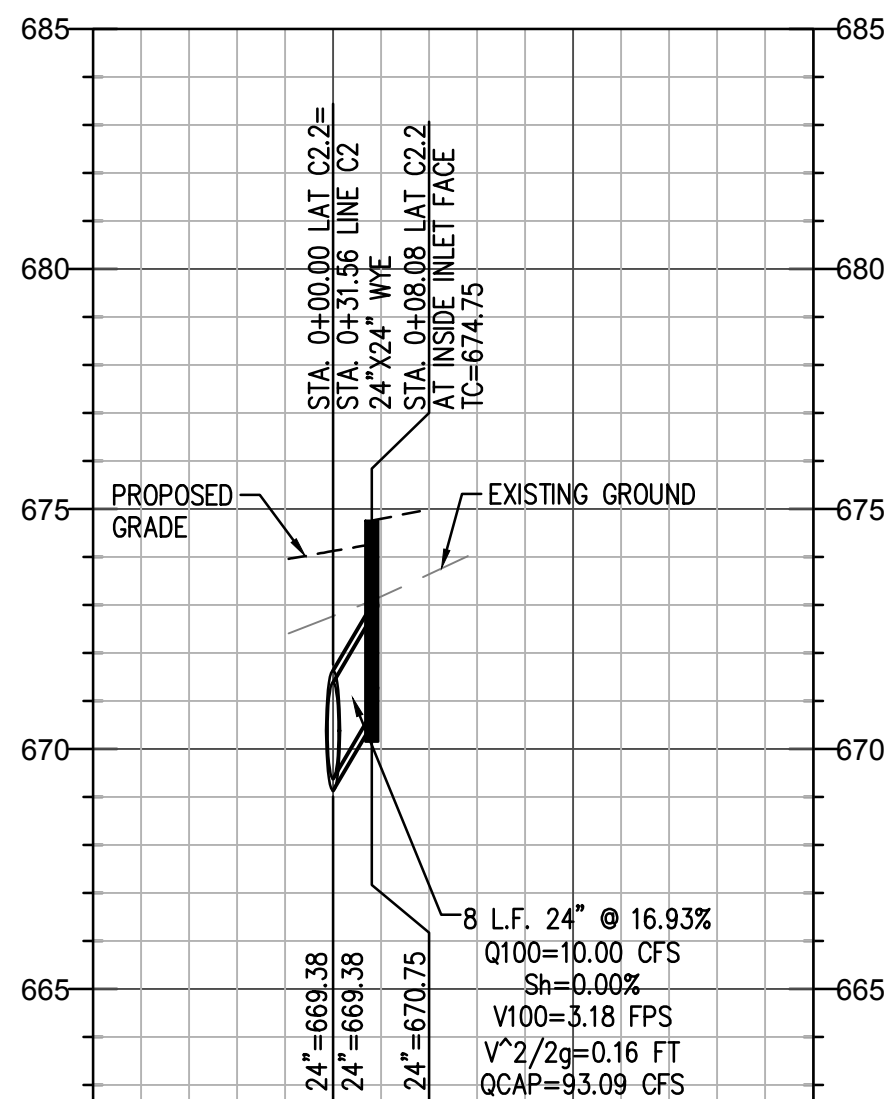
CULVERT C2



LINE C2



LAT C2.1



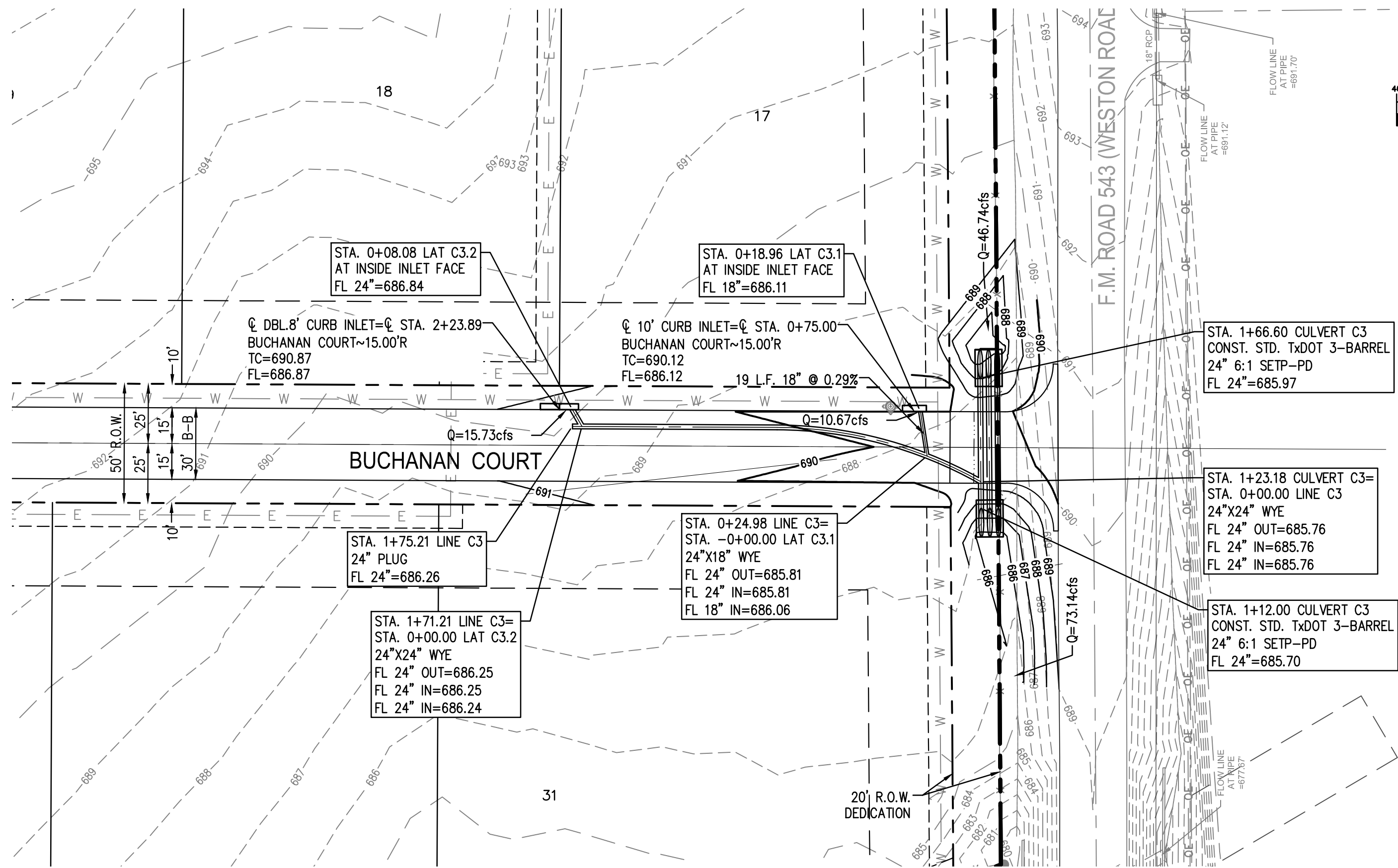
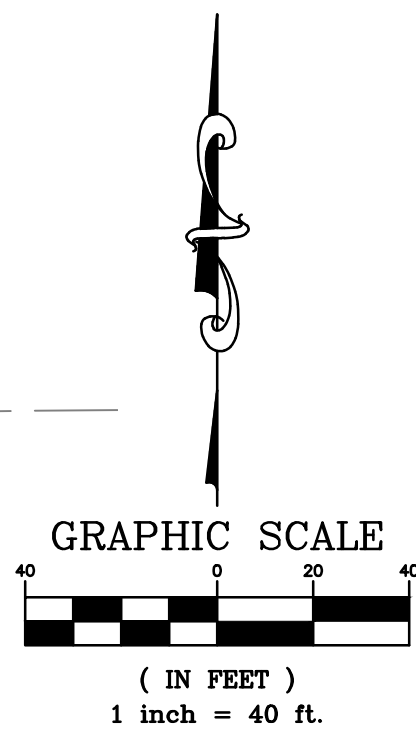
LAT C2.2

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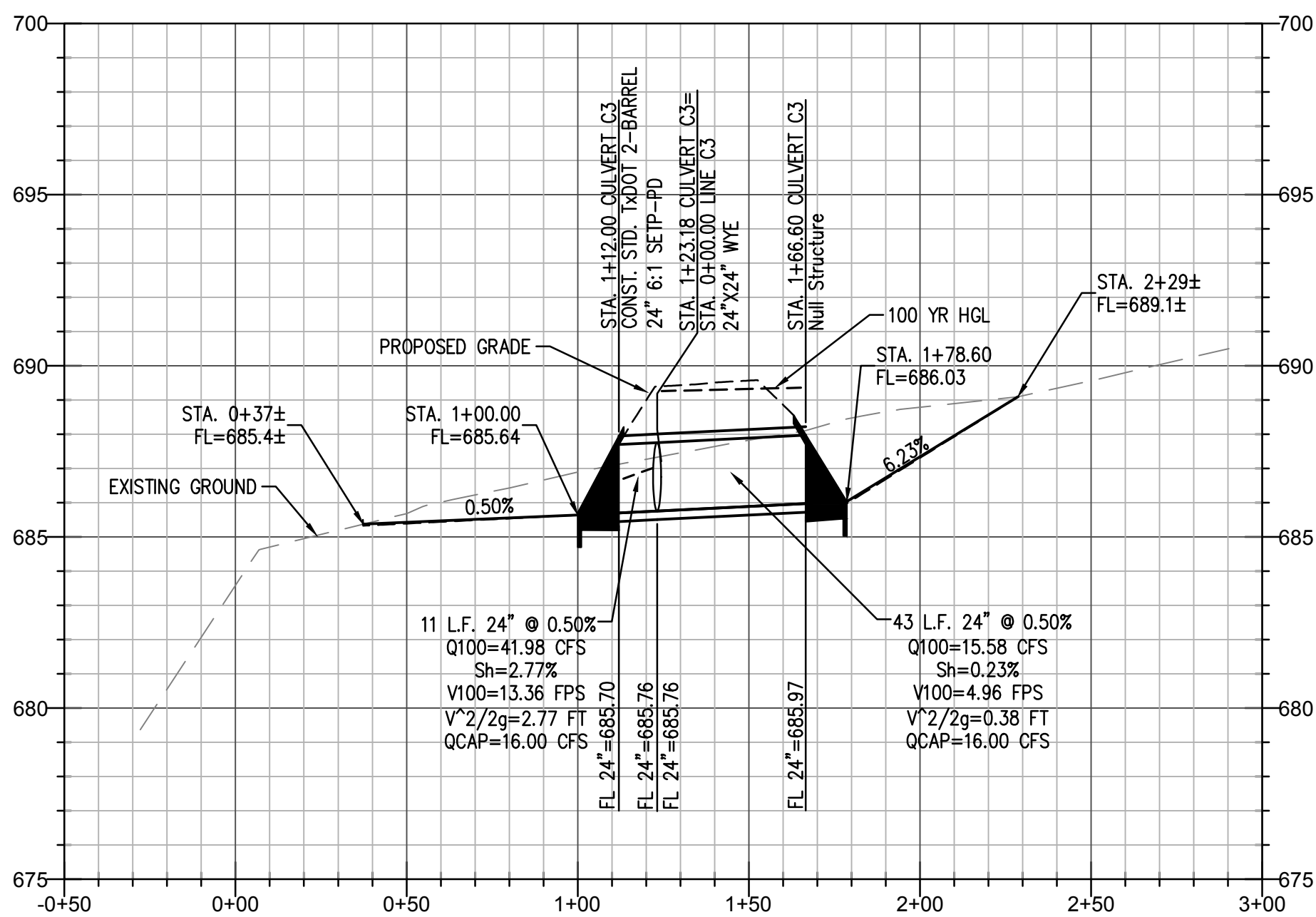
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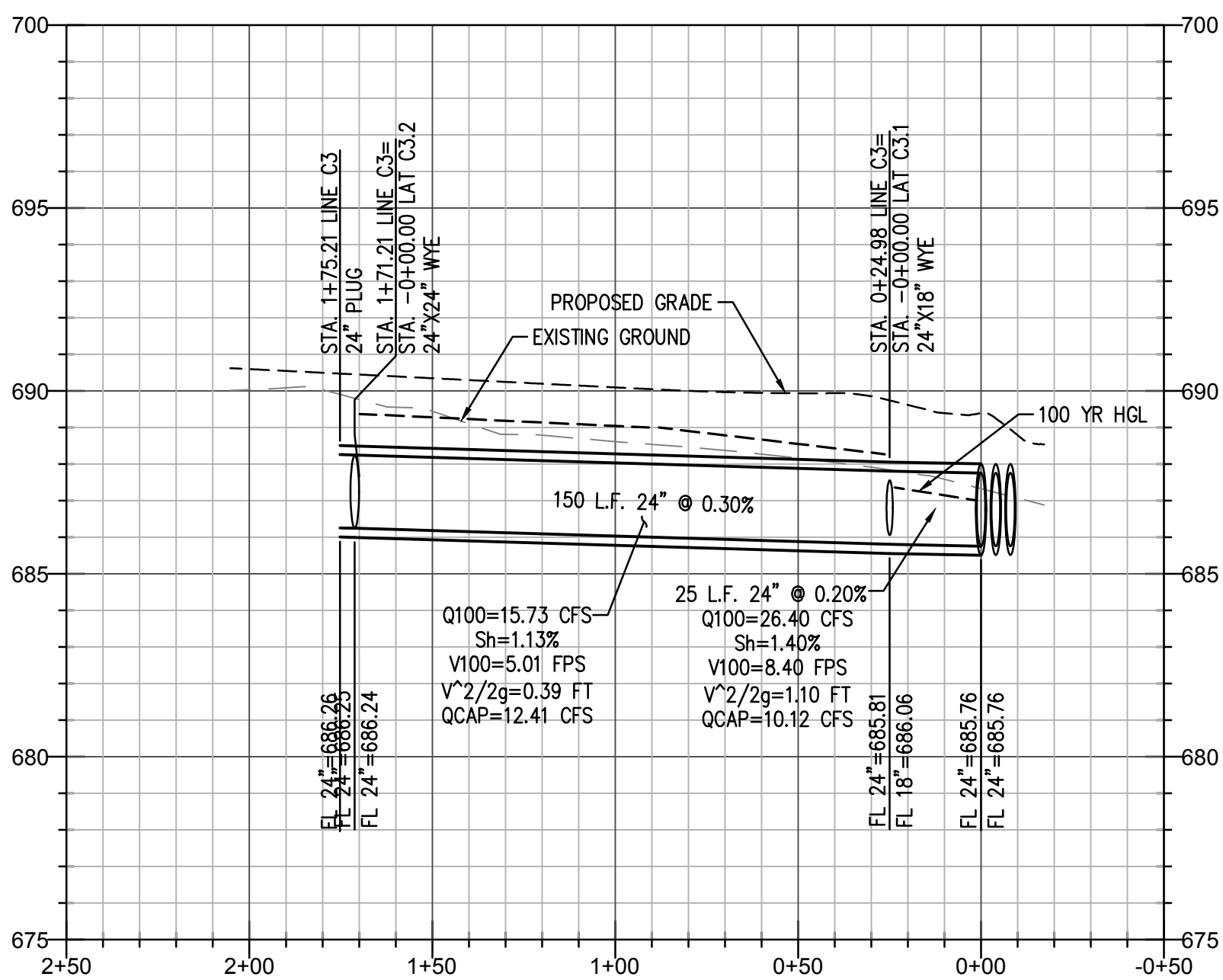
CULVERT C3 - LINE C3 - LATERALS C3.1 AND C3.2

AS BUILT  
10/29/2019

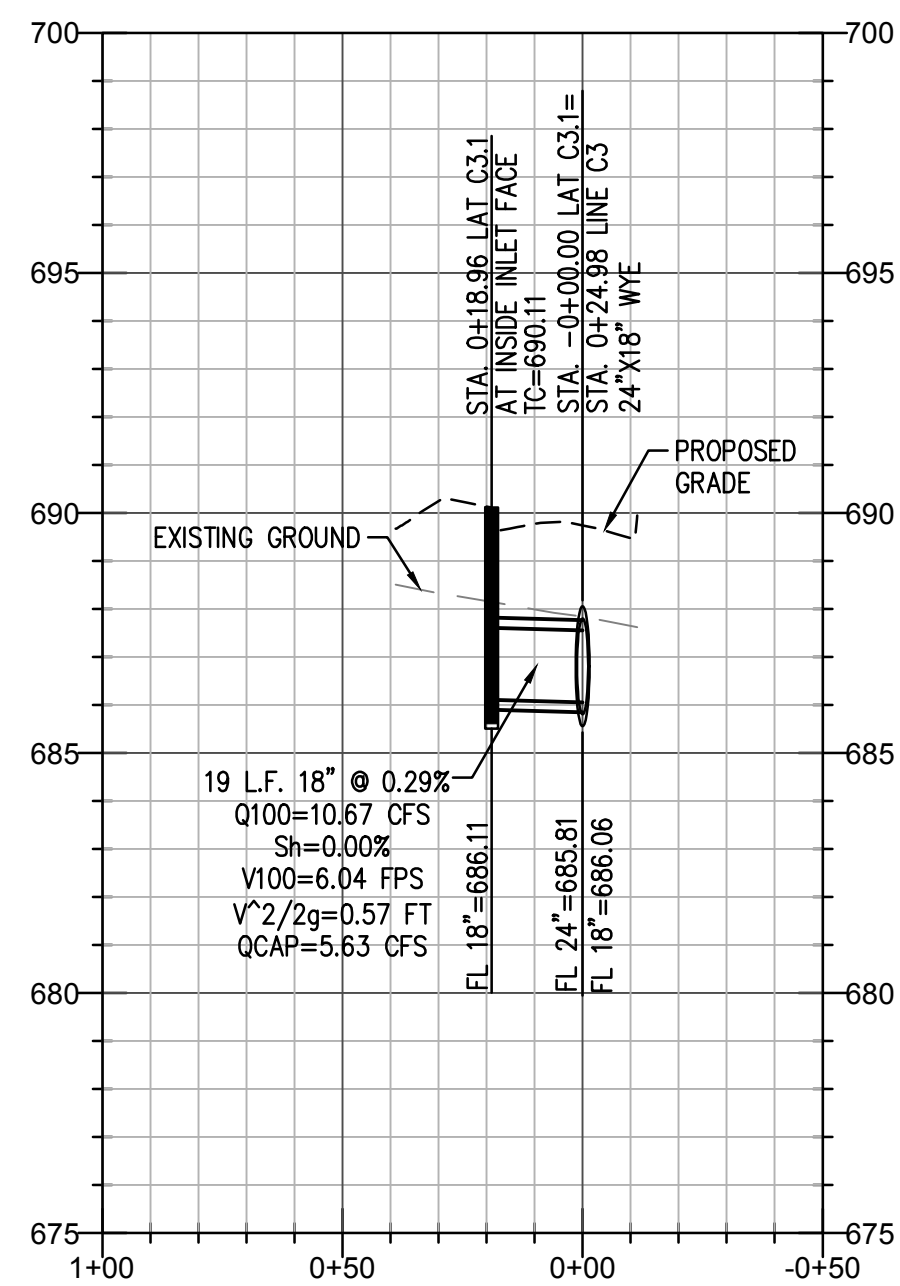
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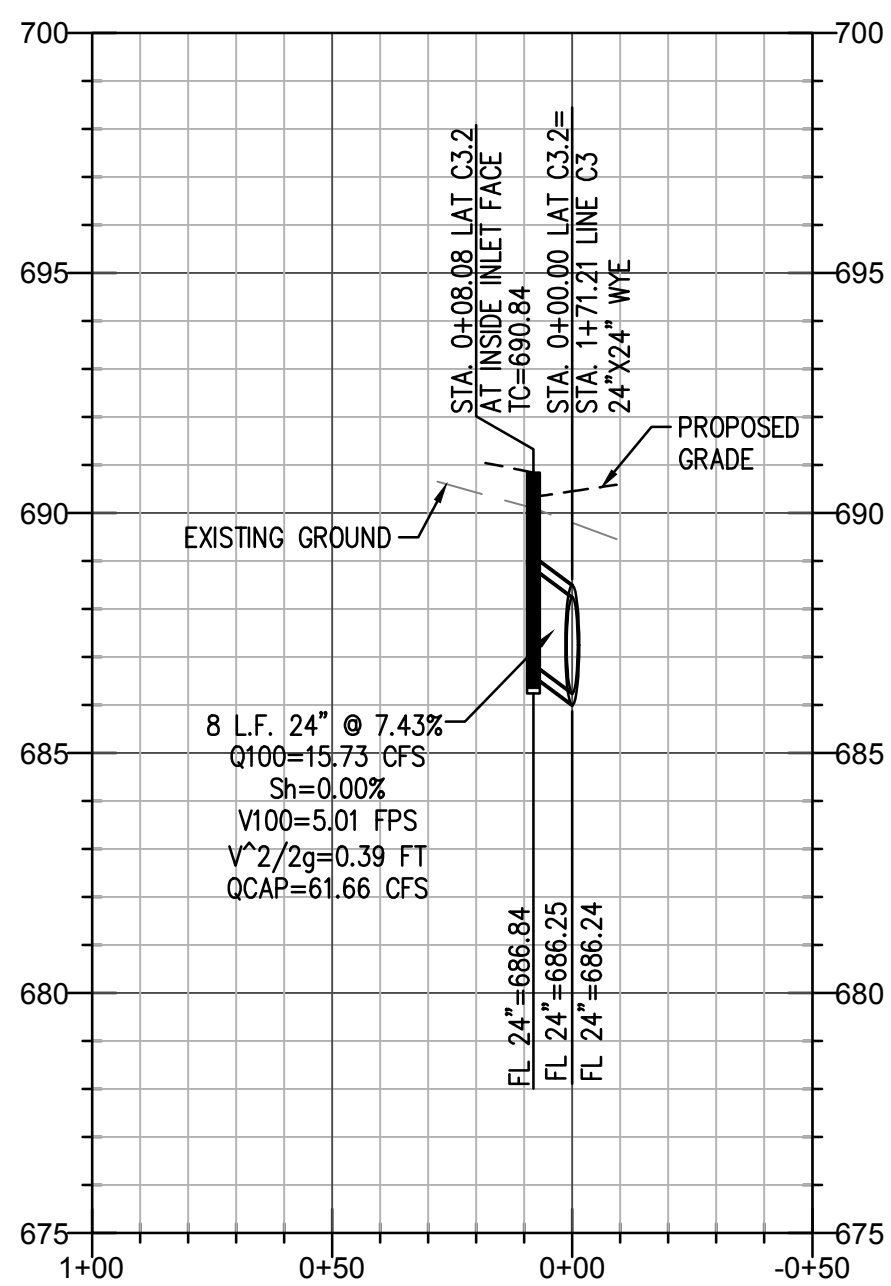
CULVERT C3



LINE C3



LAT C3.1



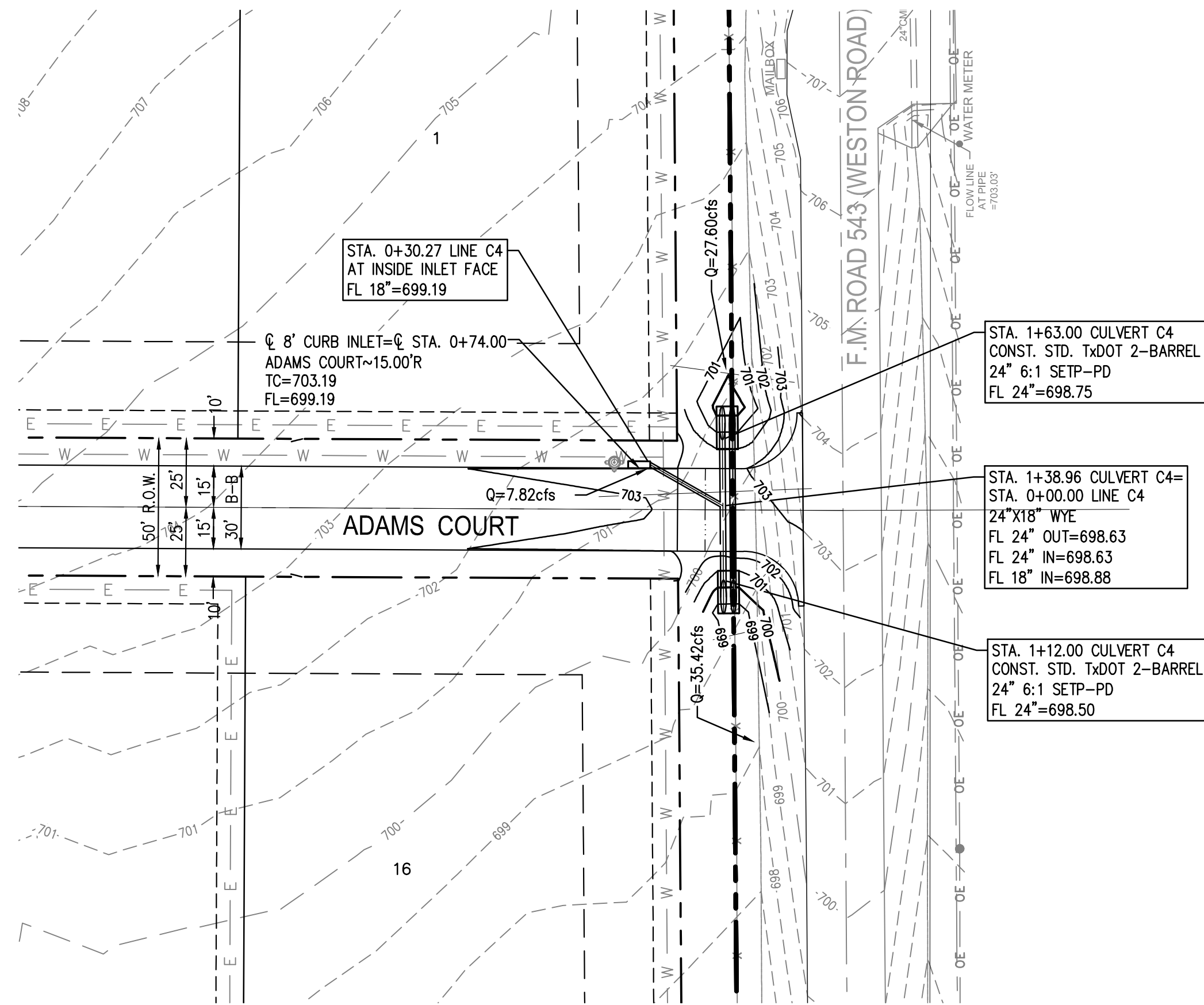
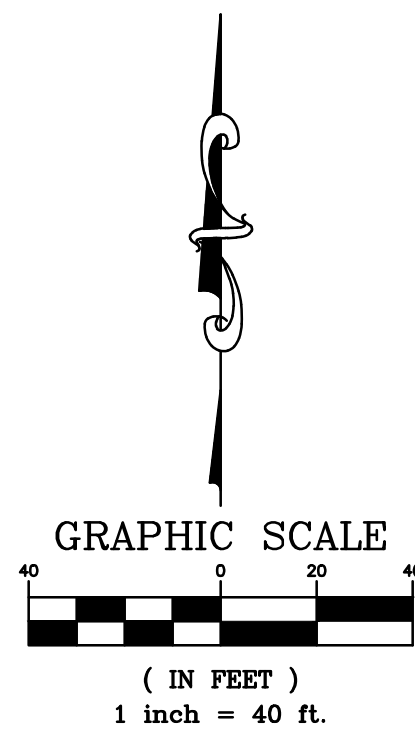
LAT C3.2

NO.	DATE	REVISIONS
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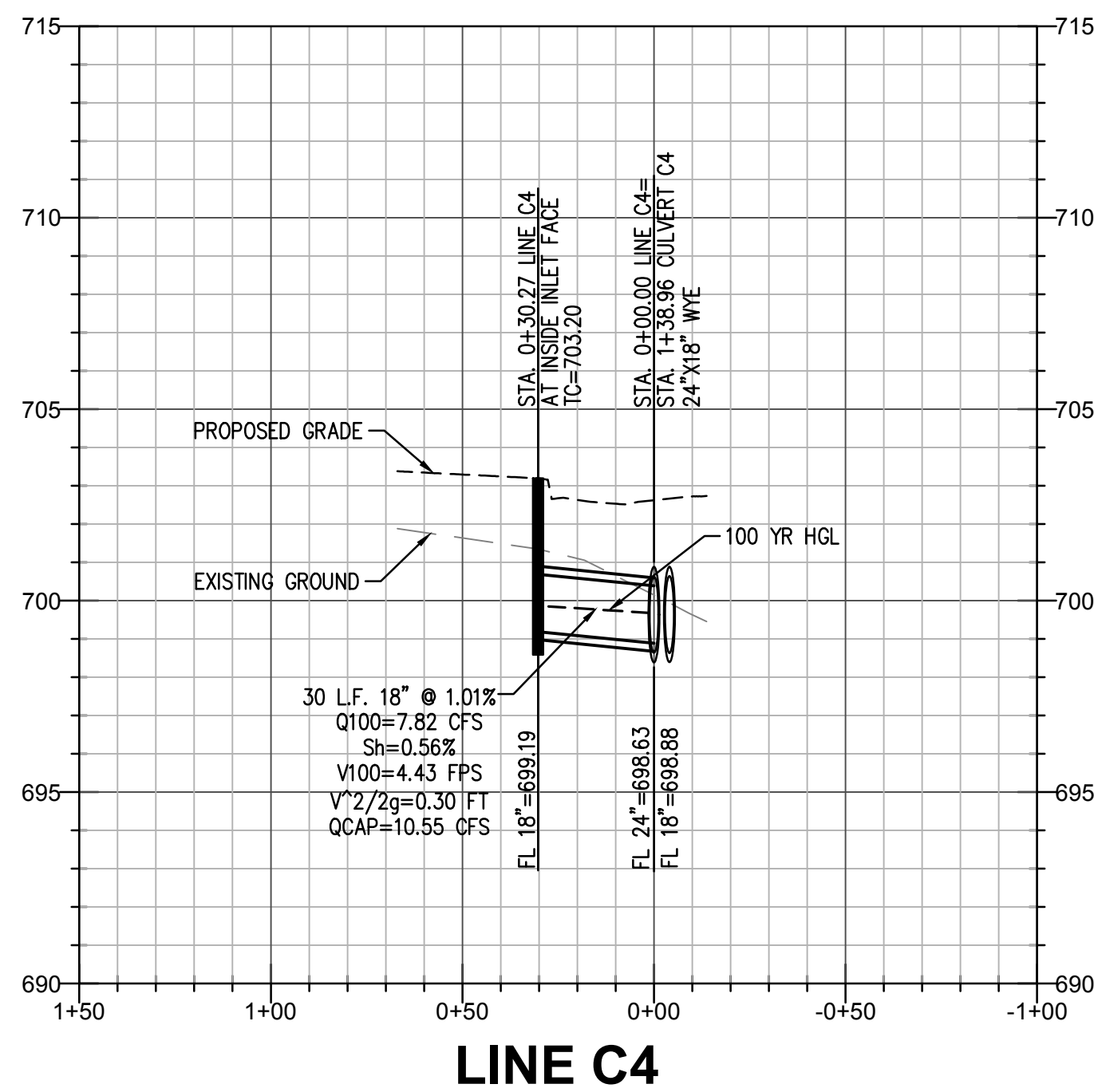
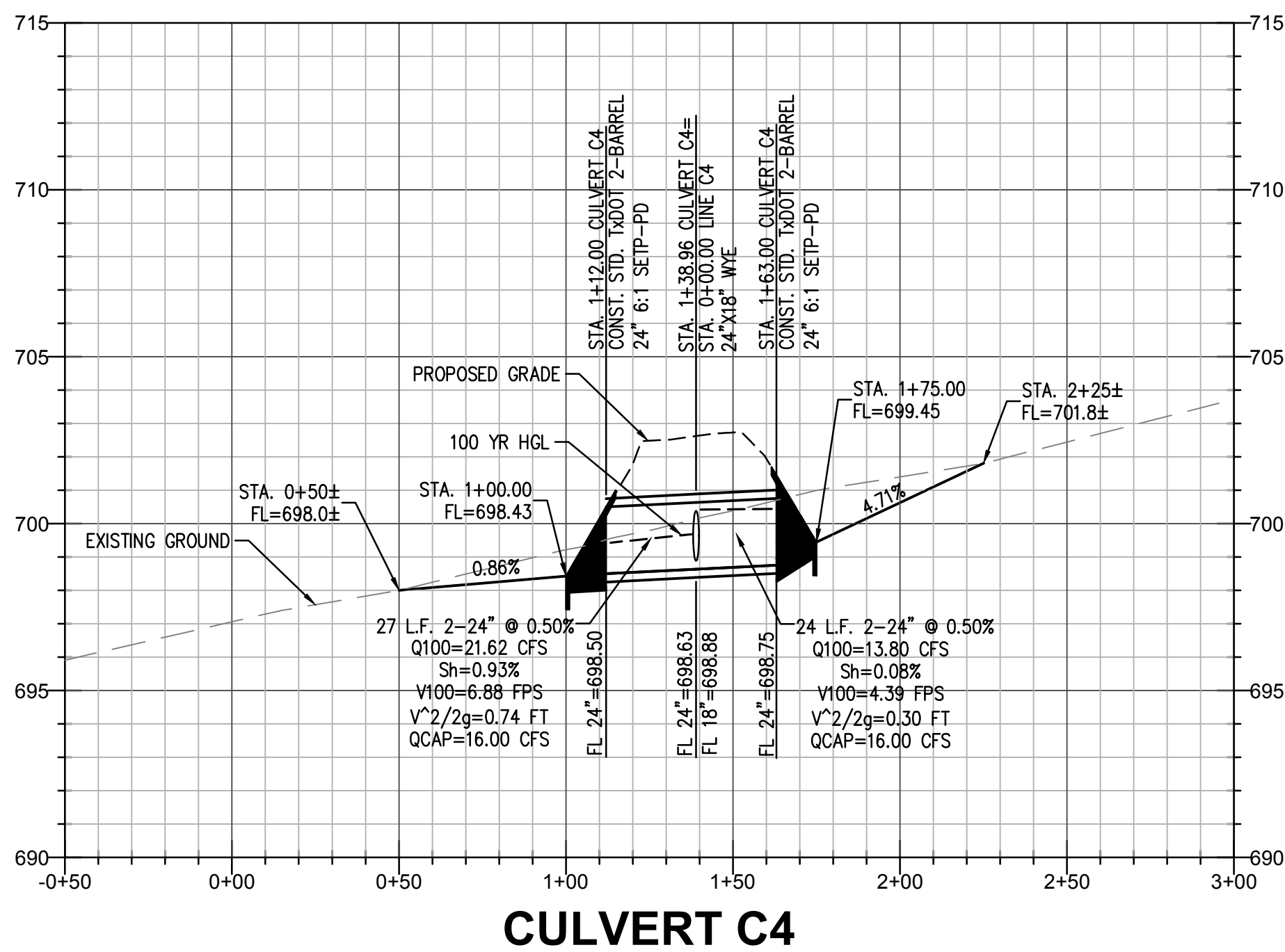


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CULVERT C4 - LINE C4



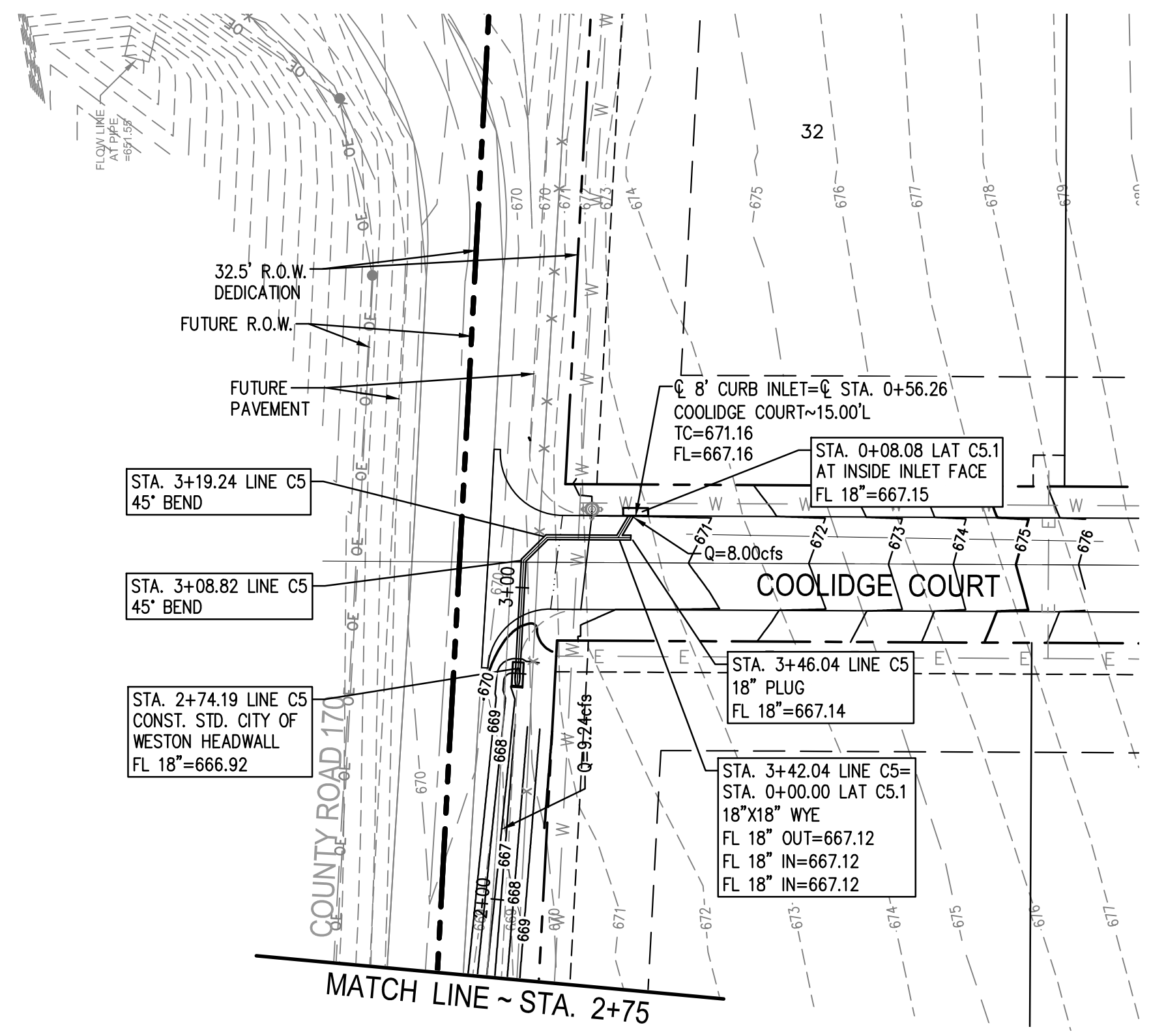
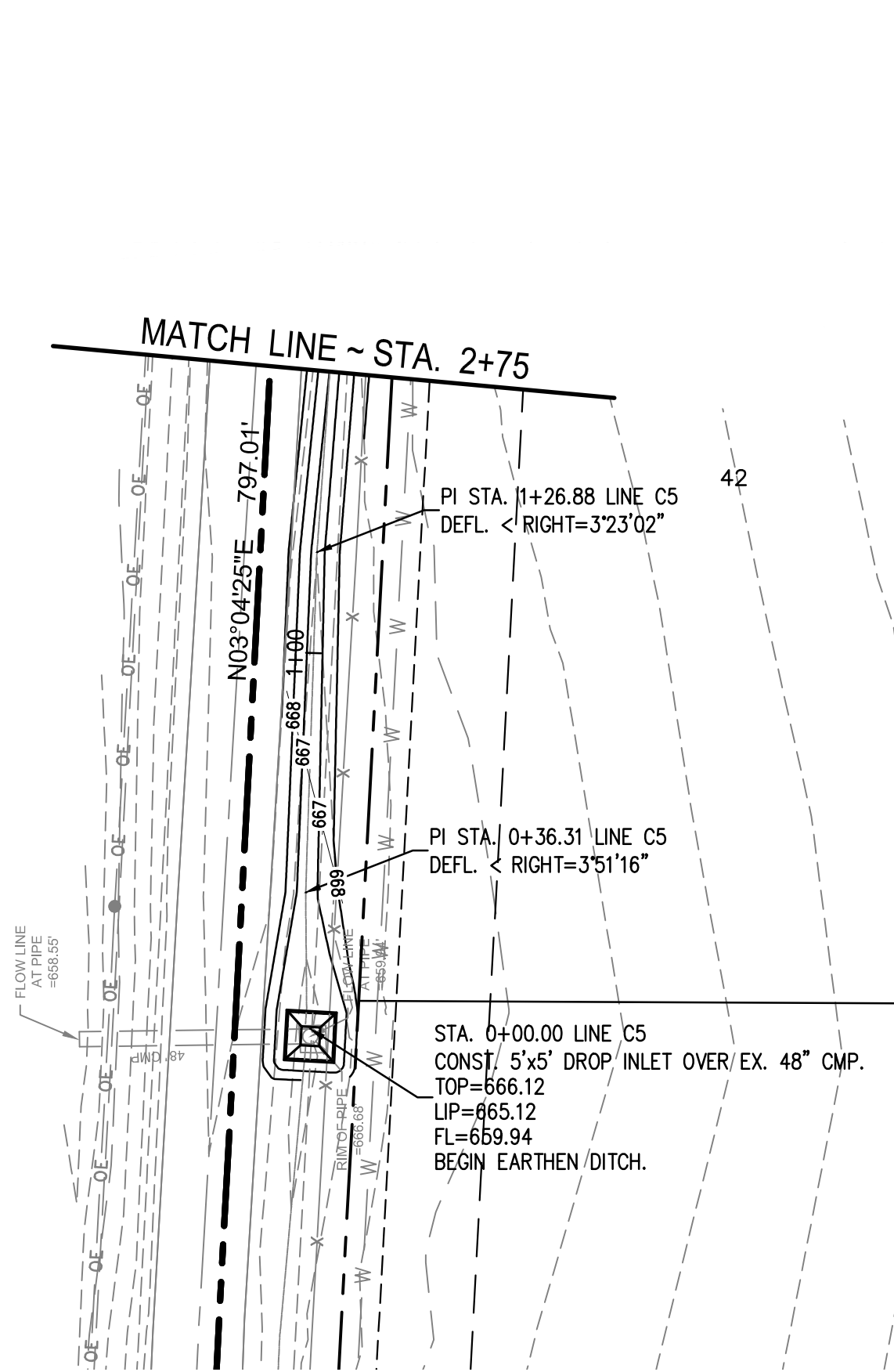
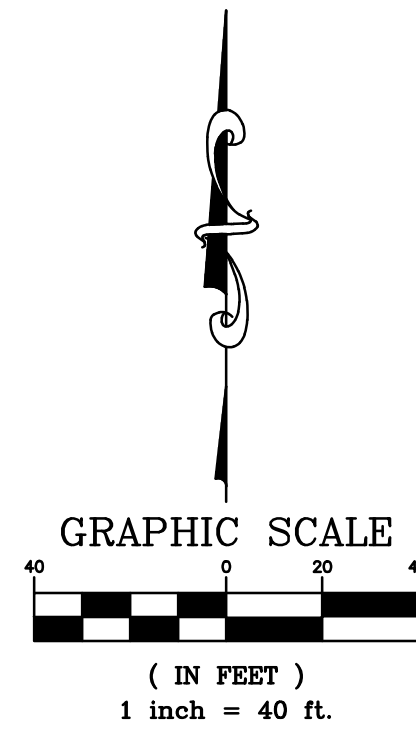
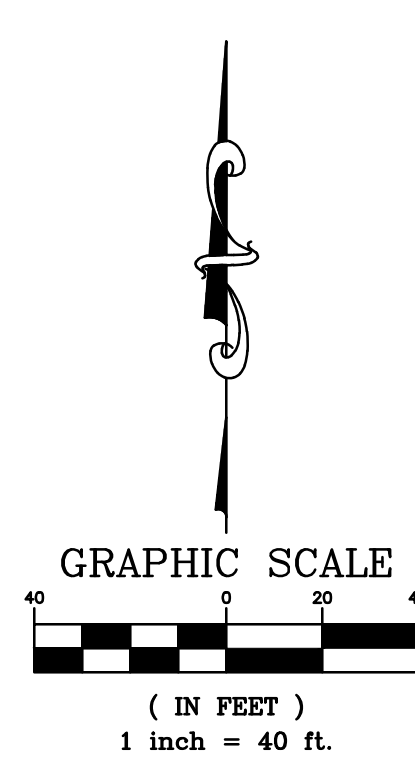
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NO.	DATE	NO.	DATE
1	10/29/2019		
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Project No.		17-114	
Title		CULVERT C4	
Sheet No.			

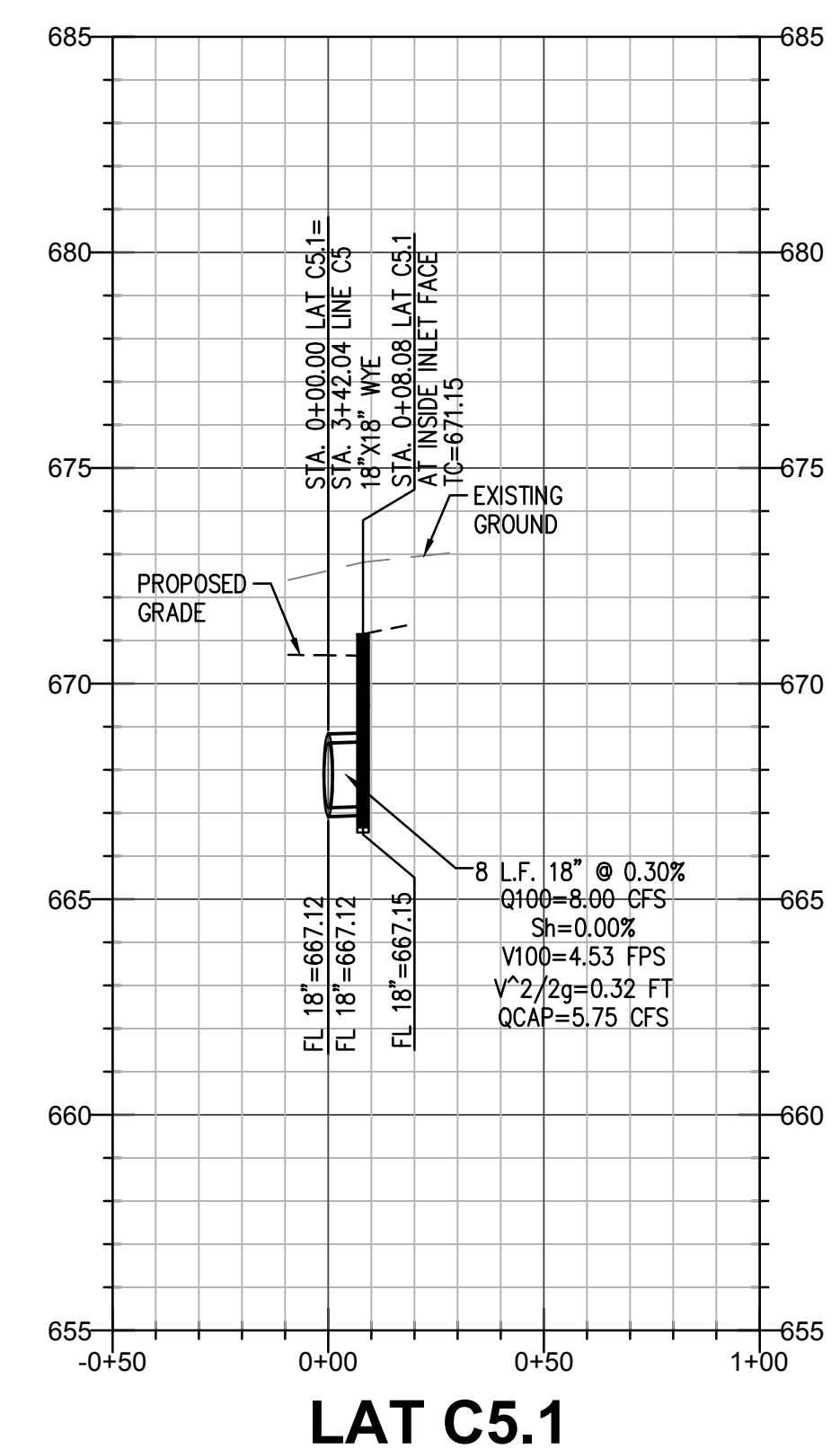
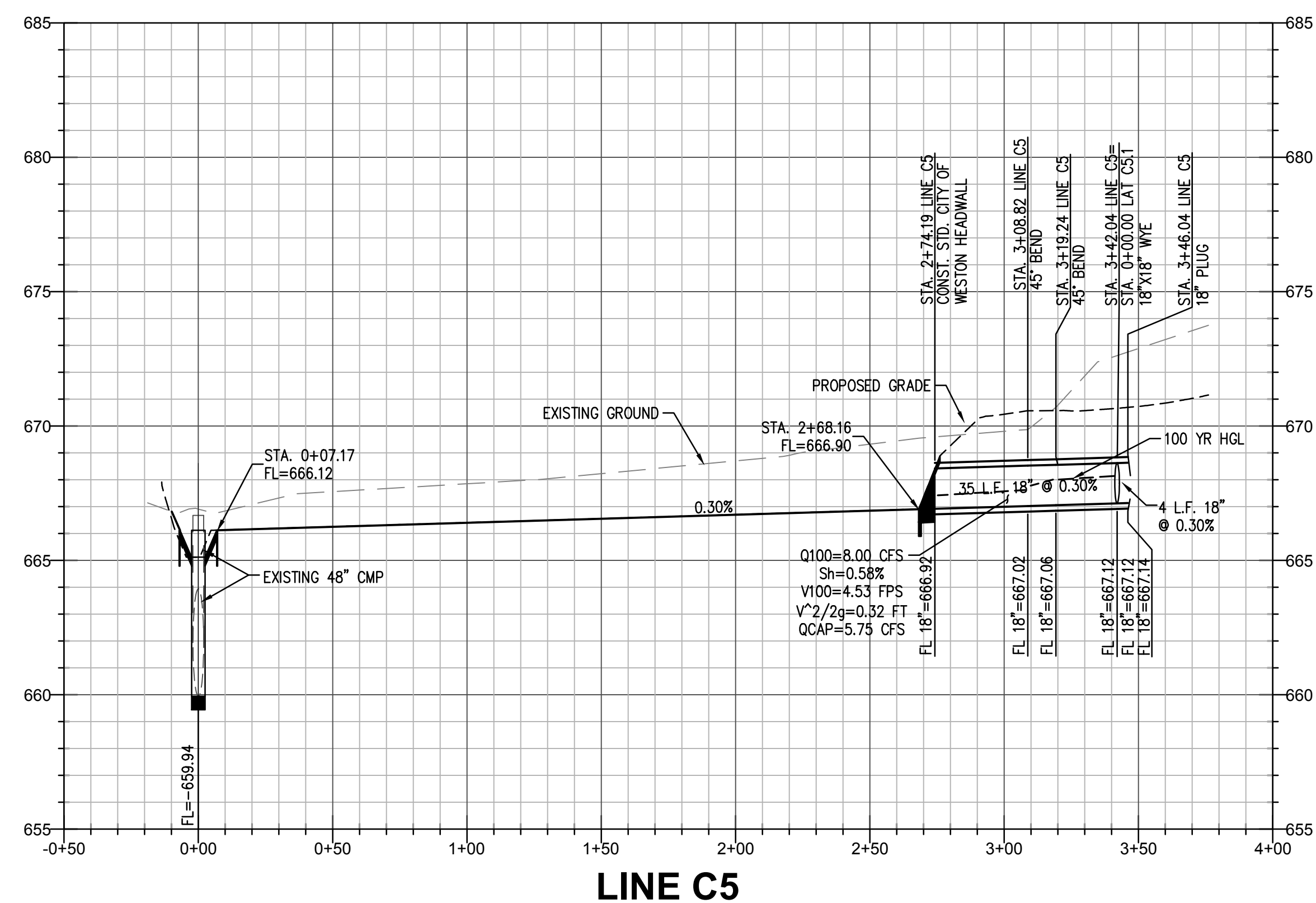


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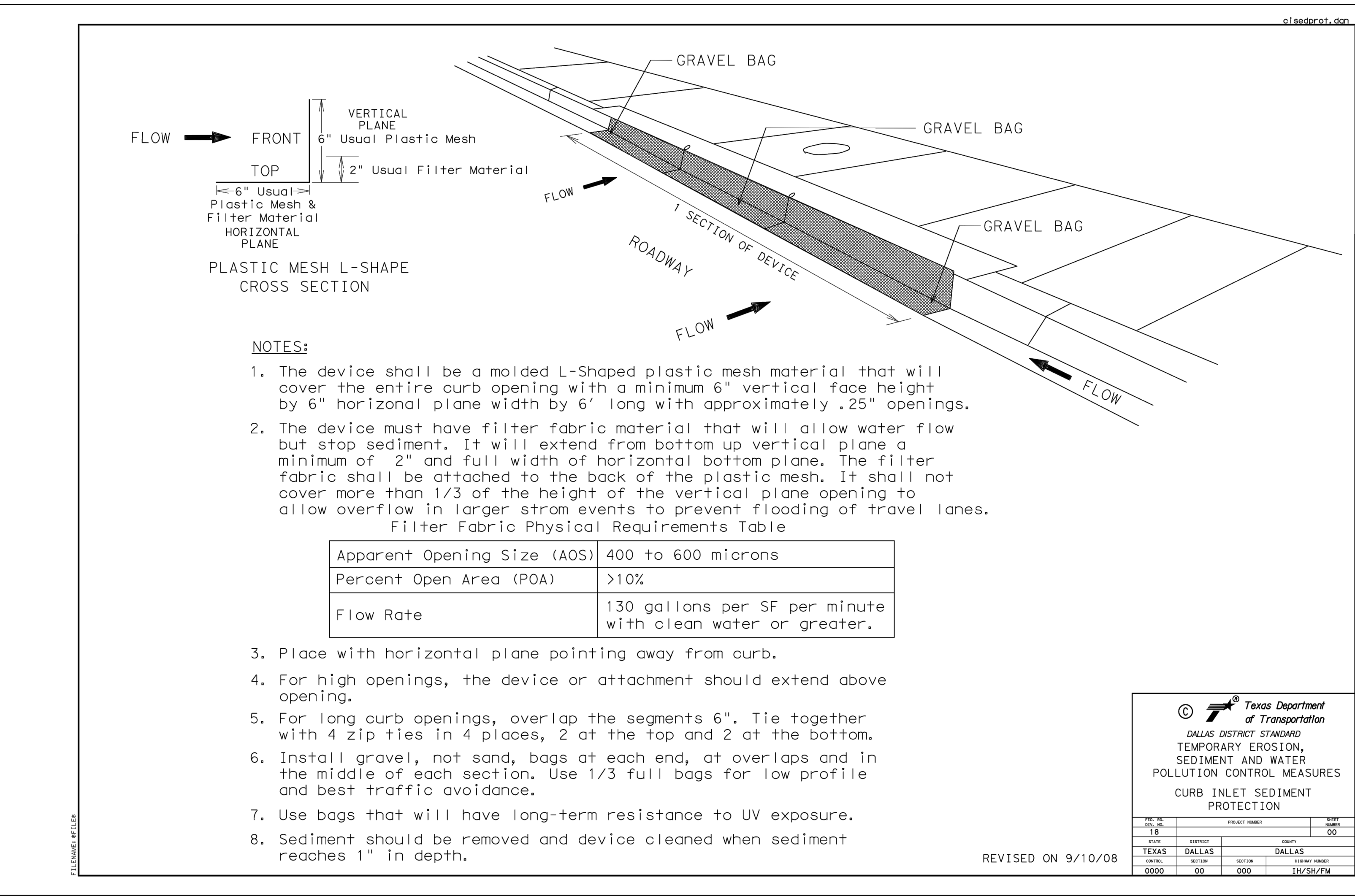
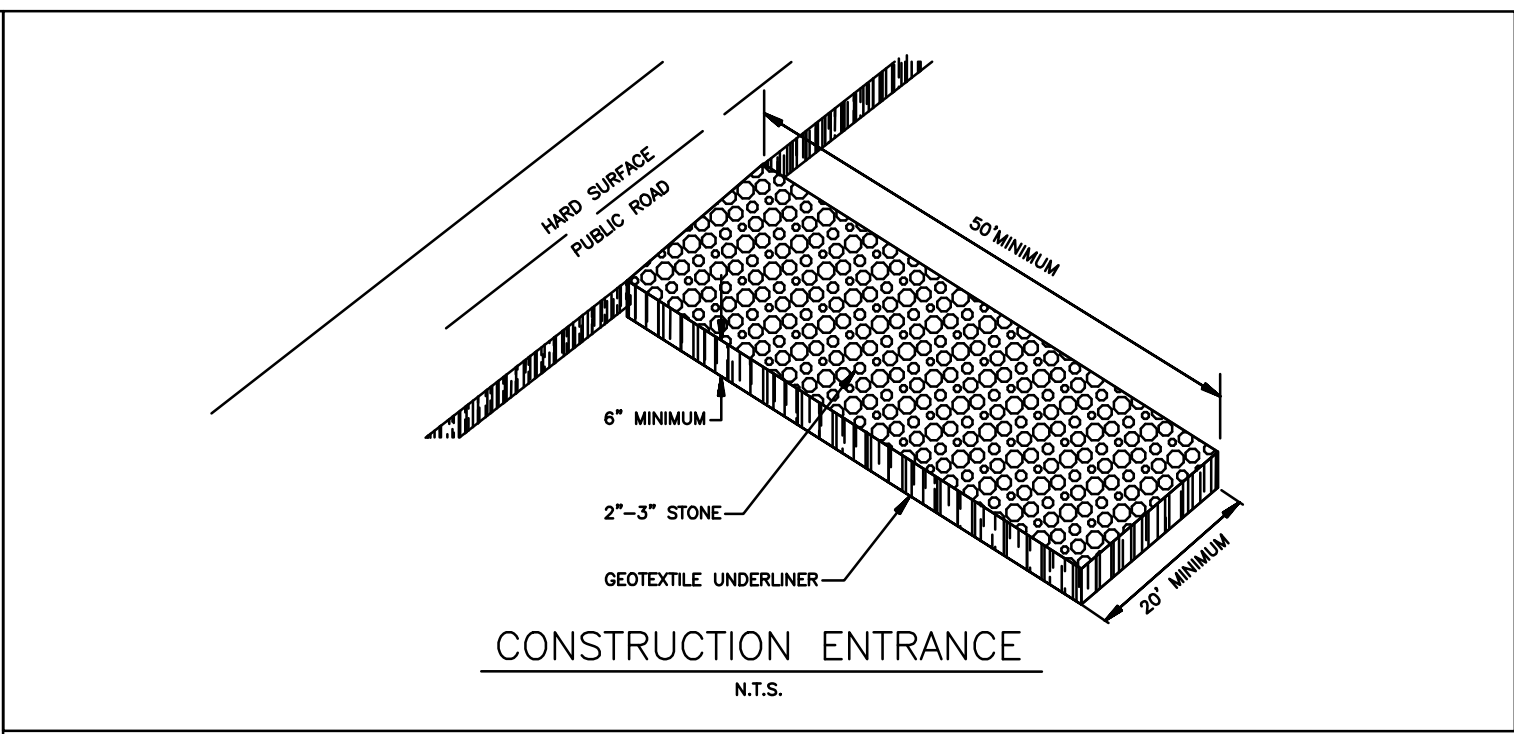
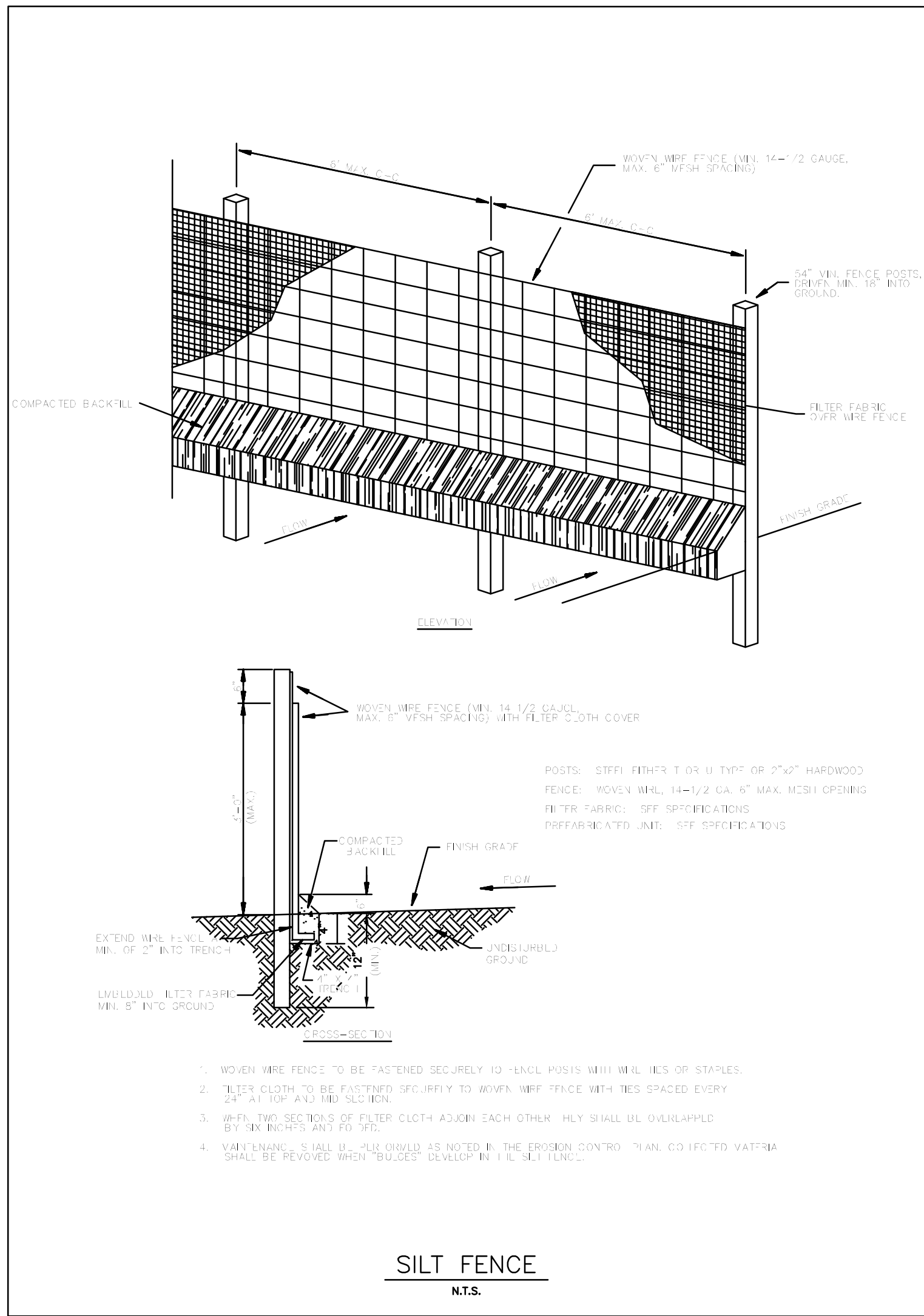
LINE C5 AND LAT C5.1



AS BUILT  
10/29/2019  
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No.	DATE	1	10/29/2019	AS BUILT	
Drawn: TWA, Checked: AS, Project No. 17-114, Title: LINE C5, Sheet No. C-12.4					





**AS BUILT**  
10/29/2019

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GENERAL SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY TEXAS HERITAGE SURVEYING, LLC, 10610 METRIC DRIVE, SUITE 124, DALLAS, TX 75243. PHONE: (214) 340-9700.
3. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND AUTHORITY HAVING JURISDICTION (AHJ) LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
7. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND AHJ CODE.
8. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
10. ARCHITECTURAL AND STRUCTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
11. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
12. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
13. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
14. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL D.O.T. AREA OFFICE.
16. ALL CURB RADII SHALL BE 3' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
17. DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL PAVING NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. REFER TO GEOTECH REPORT FOR PREPARATION OF THE SUBGRADE.
3. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND AUTHORITY HAVING JURISDICTION (AHJ) CODE.
4. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND (AHJ) SPECIFICATIONS.

GENERAL EROSION CONTROL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH AUTHORITY HAVING JURISDICTION (AHJ) REGULATION AND PERMITTING.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR (AHJ) REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
19. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR AUTHORITY HAVING JURISDICTION (AHJ) STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
5. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
6. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
7. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
8. REMOVAL OF ANY EXISTING PAVEMENT SHALL BE TO THE NEAREST PAVEMENT JOINT (THE ENTIRE CONCRETE PANEL NEEDS TO BE REMOVED AND REPLACED).

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE AUTHORITY HAVING JURISDICTION (AHJ) LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE (AHJ) 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN GEOTECHNICAL REPORT.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS (IF ANY).
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA CONFORM WITH SPECIFICATIONS CONTAINED IN GEOTECHNICAL REPORT.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND (AHJ) REGULATIONS.

22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
16. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
17. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION (AHJ) WATER SYSTEM TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
  - APPROVAL OF SUBMITTED PLANS.
  - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.

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JM CIVIL

Engineering

5900 S. Locke Forest Dr., Suite 380  
McKinney, TX 75070  
Ph. 214-491-1830  
John Measels, PE  
CIVIL ENGINEER

FIRM NO. F-19504

STATE OF TEXAS

JOHN THOMAS MEASELS  
No. 93278  
Professional Engineer

10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS

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Project No. 17-114  
Title GENERAL NOTES

Sheet No.

C-14.0



## GENERAL

1. All construction shall be in accordance with the North Central Texas Council of Governments Standard Specifications for Public Works Construction”.
2. Before beginning construction, the contractor shall prepare a construction sequence schedule. The construction sequence 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 continued after dark without permission from the City of Weston. Construction on Saturday may not begin before 8:00 A.M. and work on Sunday is prohibited without special permission.
4. The Contractor is responsible for verifying the location of all underground utilities and structures and protecting them from damage during construction.
5. Work may not be backfilled or covered until it has been inspected by the City.
6. Material testing shall be performed by an independent testing laboratory and paid for by the Contractor.
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 straw bales, berms, dikes, swales, strips of undisturbed vegetation, check dams and other methods as required by the City of Weston.
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 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.

## PAVING

1. All embankment shall be compacted to 95% Standard Proctor Density.
2. All streets and alleys shall be placed on lime stabilized subgrade with a lime content of not less than 6%.
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. All street pavement must be cross-sloped or constructed on a parabolic crown section.
6. Streets and alleys shall be constructed with provisions for sidewalk ramps at all intersections.

## DRAINAGE

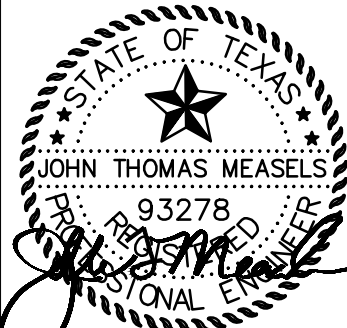
1. Storm sewer pipe shall be reinforced concrete, Class III unless otherwise noted.
2. All structural concrete shall be Class "C" (3600 PSI compressive strength at 28 days), air entrained.
3. The Contractor shall install plugs in storm sewer lines or otherwise prevent mud from entering the storm sewer system during construction.

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BY THE CONTRACTOR, BASED ON THE CONTRACTORS' INFORMATION  
AND GENERAL INSPECTION BY THE CITY.



FIRM NO. F-19504



10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

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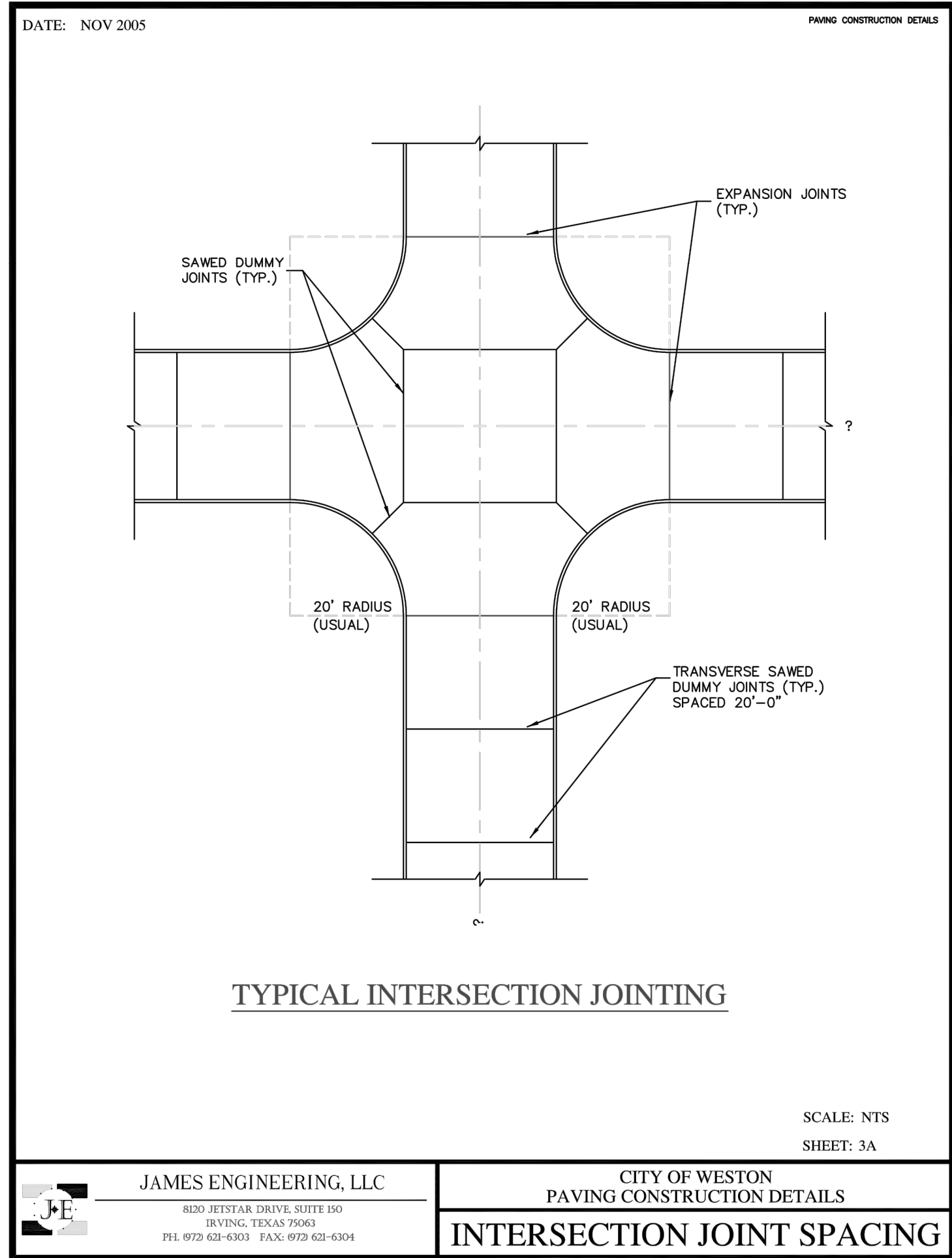
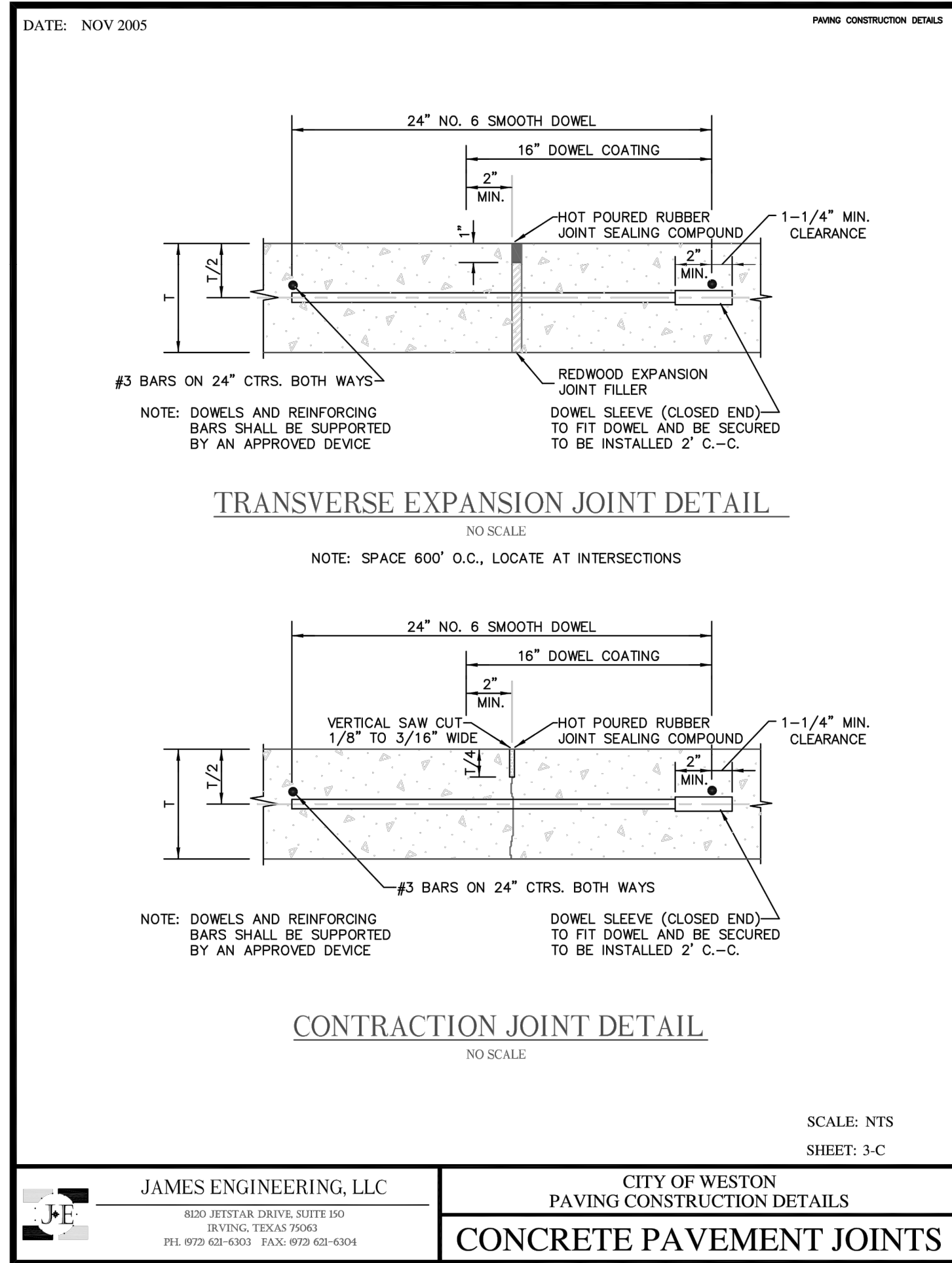
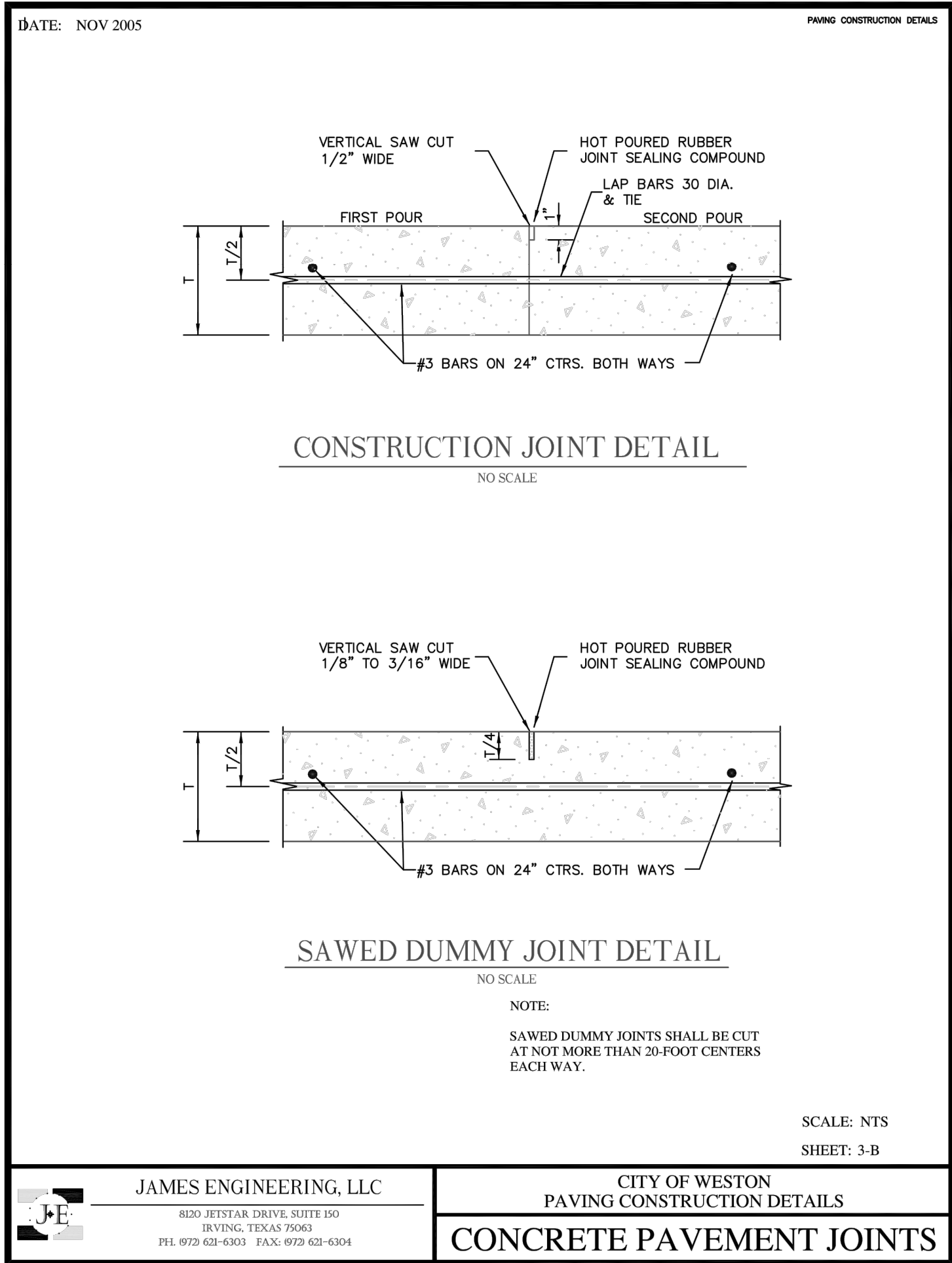
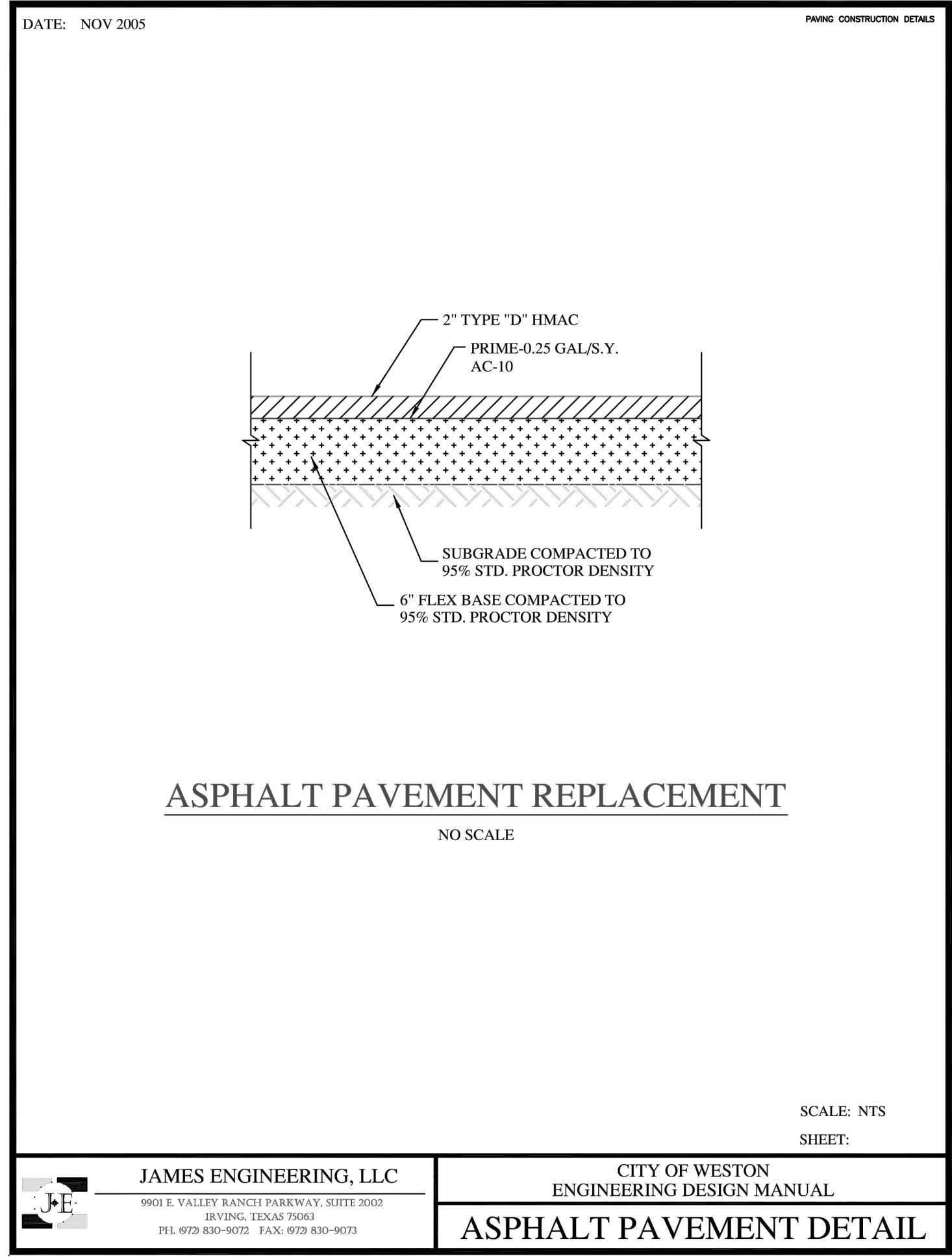
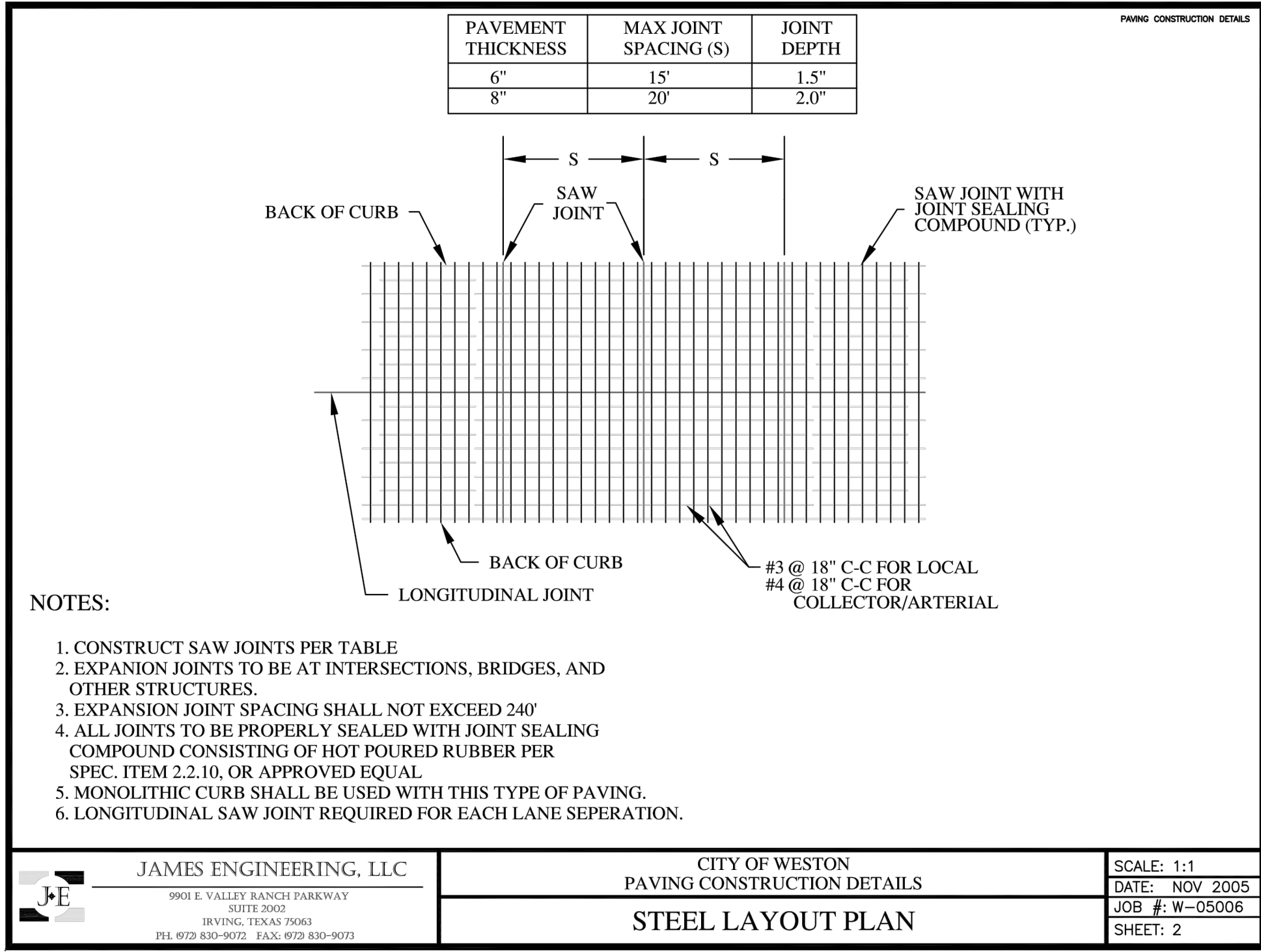
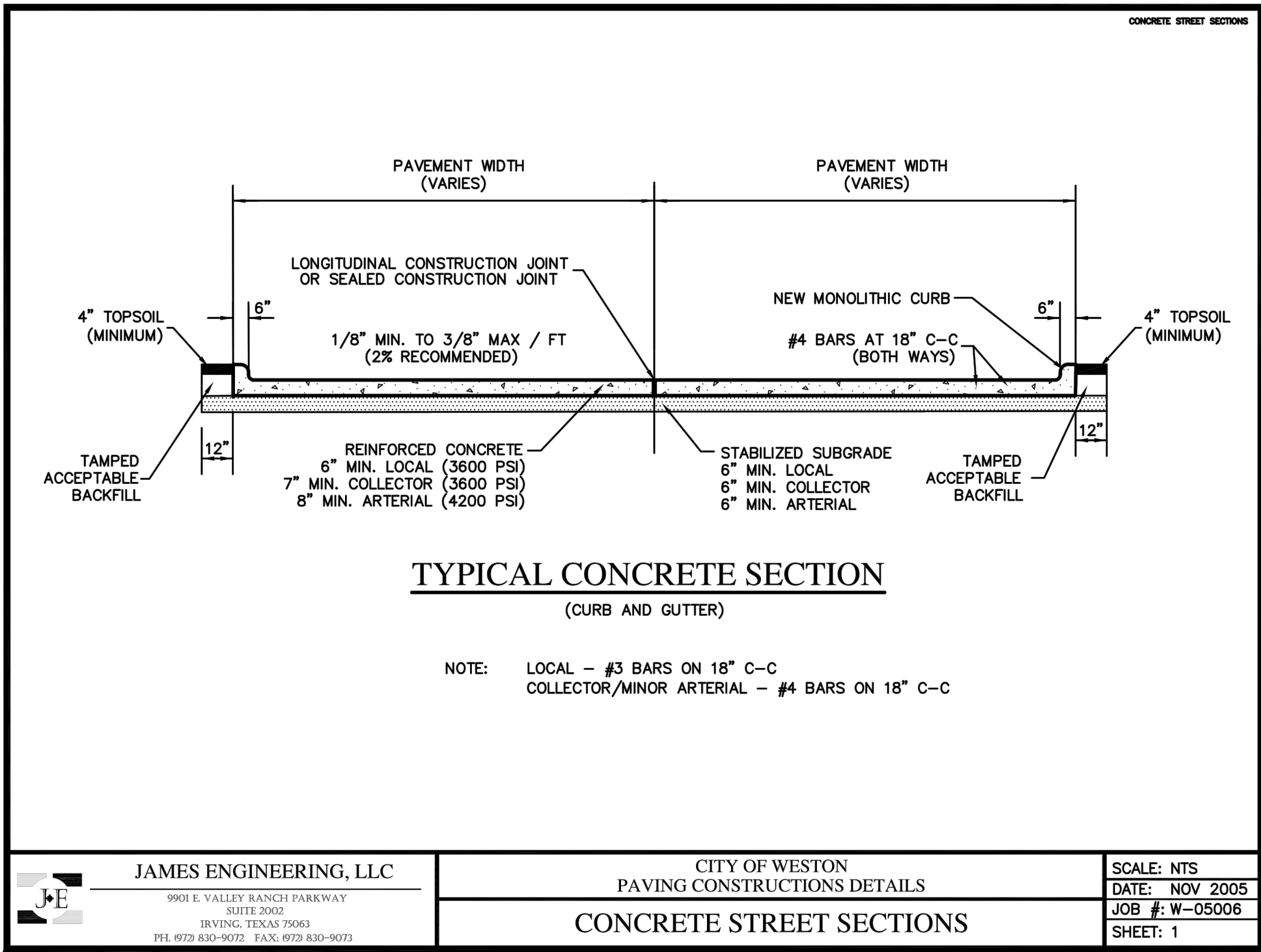
Project No. 17-114

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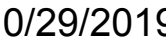


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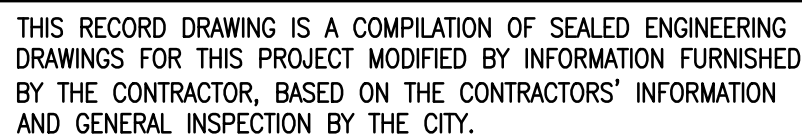




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N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

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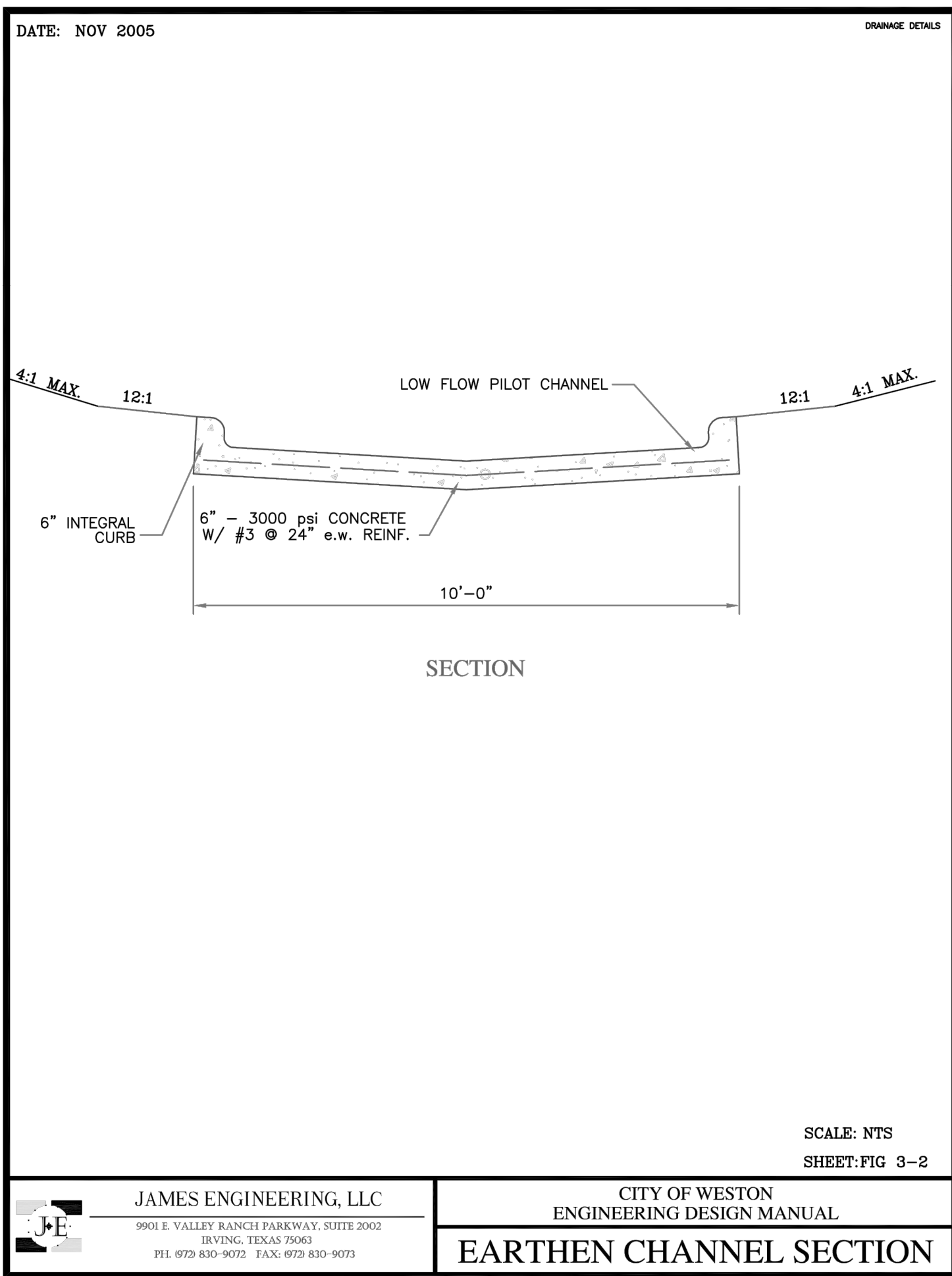
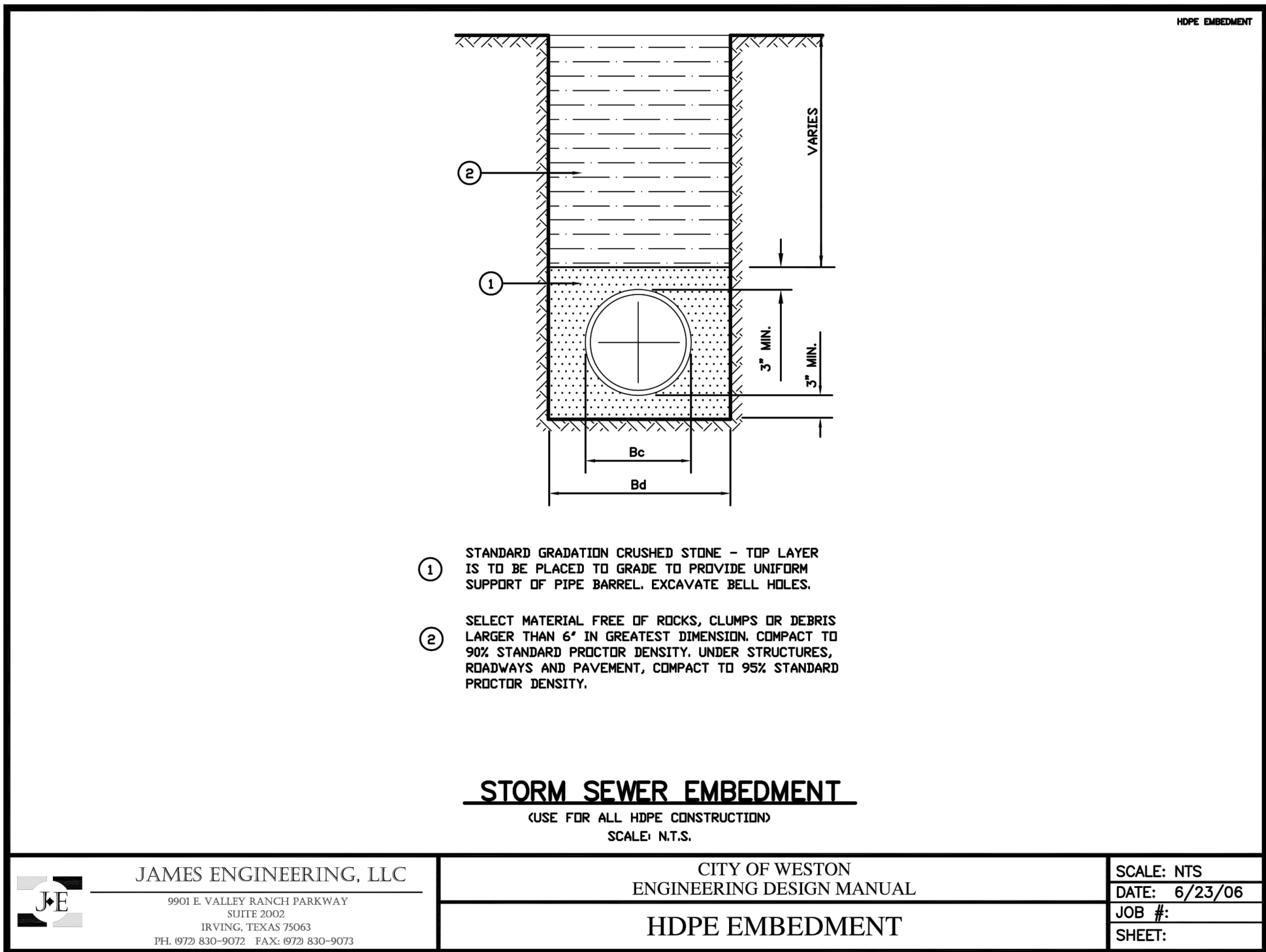
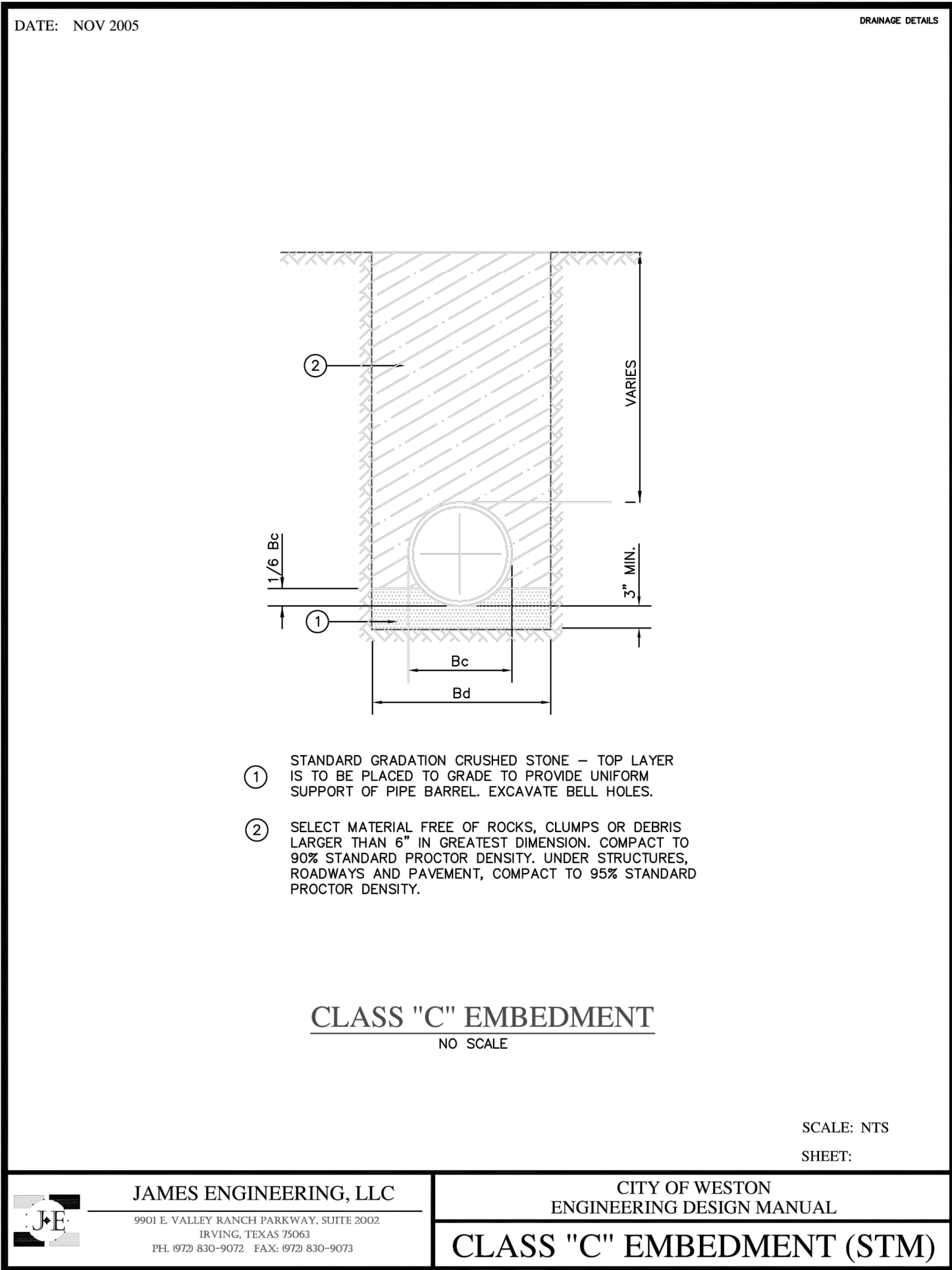
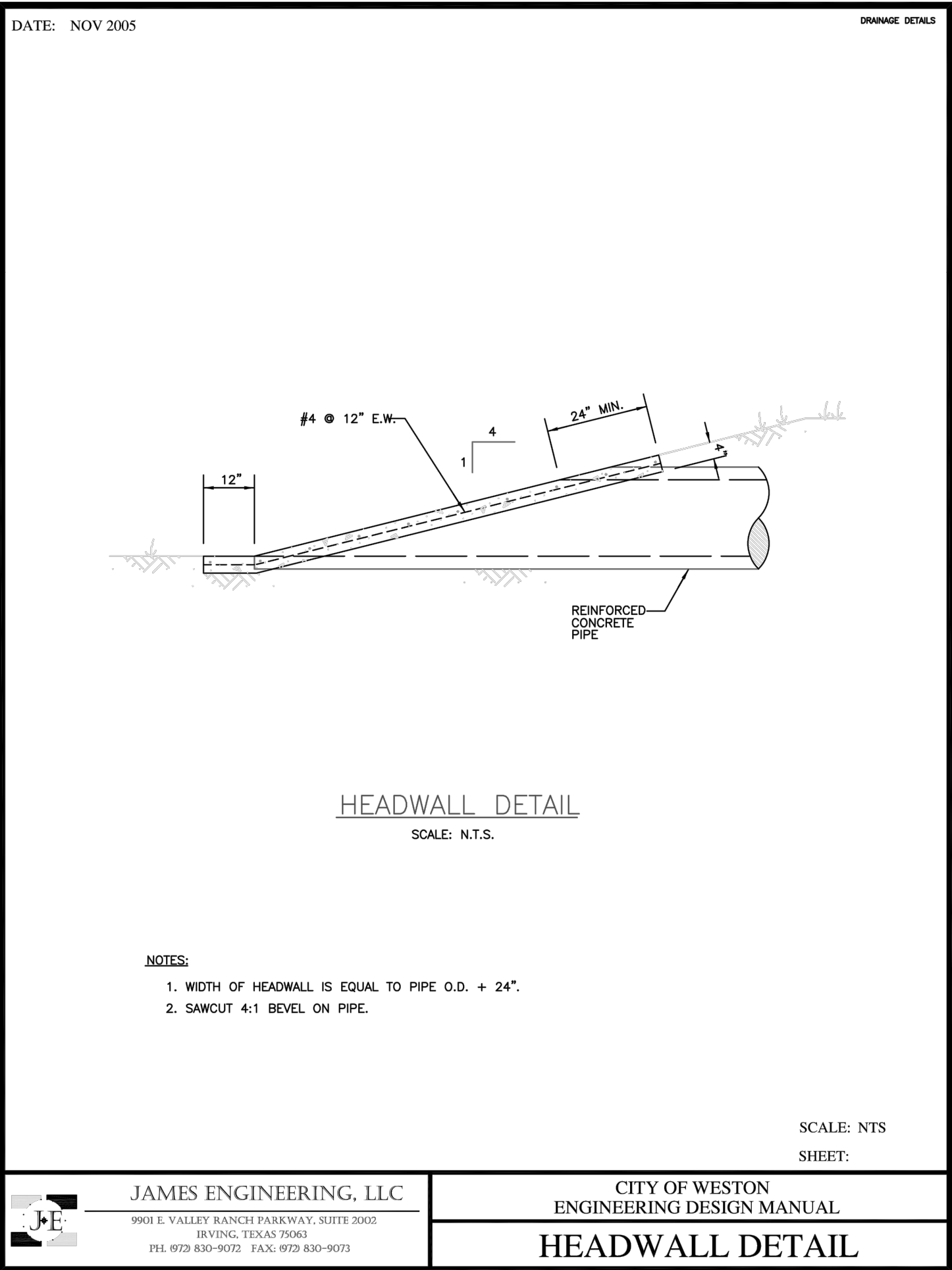
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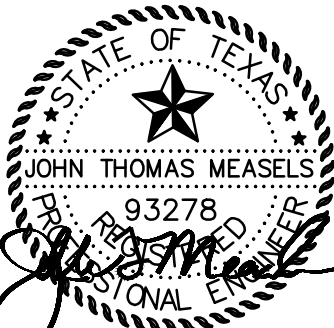




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WESTON, TX 75097

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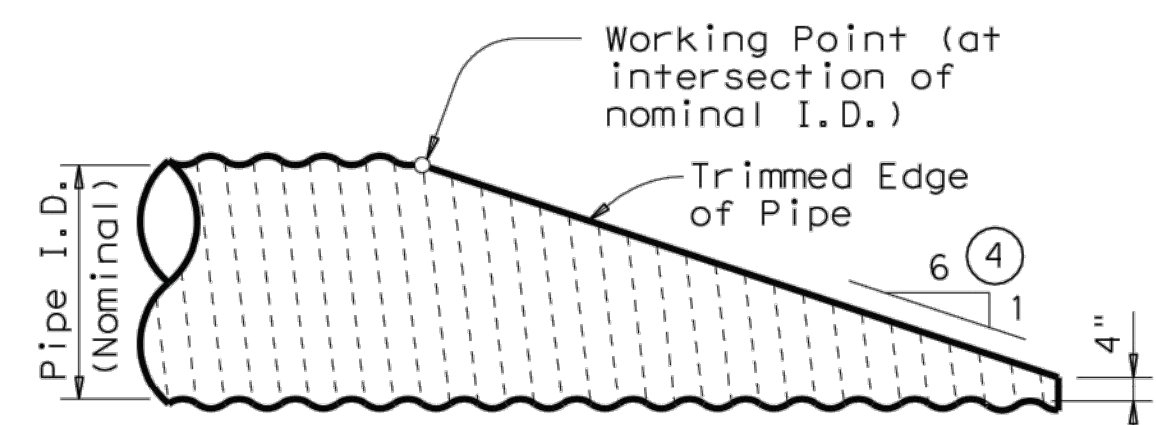
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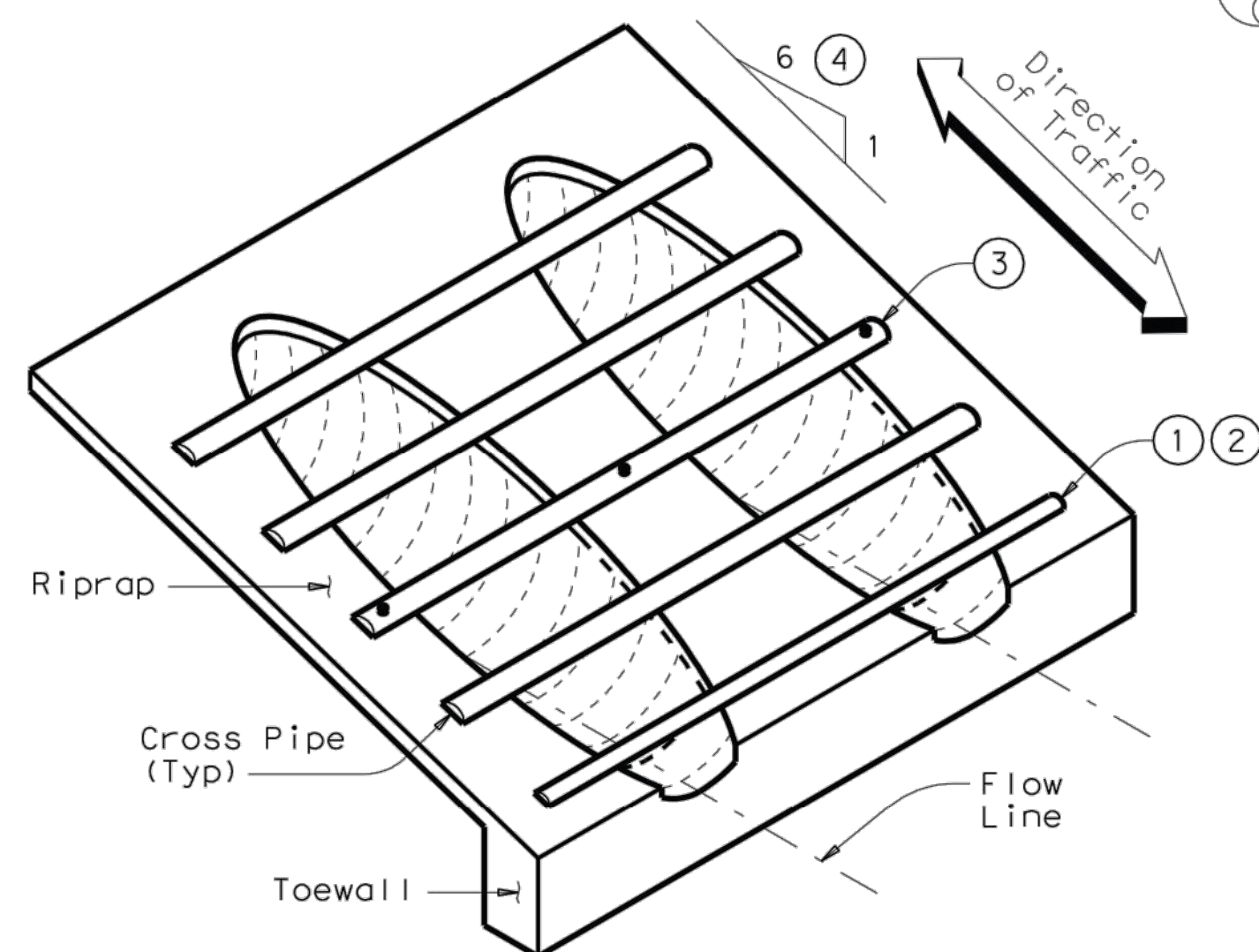
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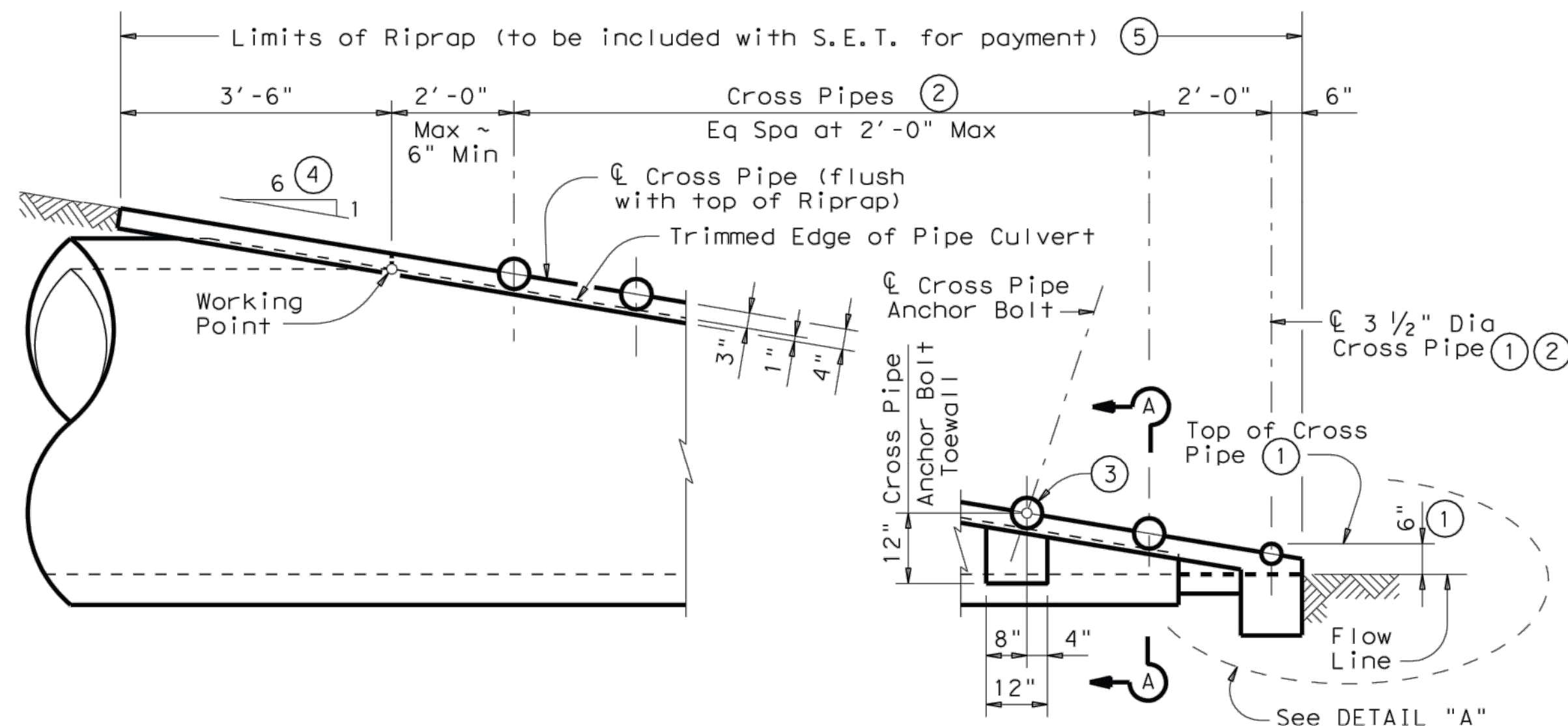
NOTE: All Cross Pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

### SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing Corrugated Metal Pipe Culvert.)  
(Details at Concrete Pipe Culvert are similar.)

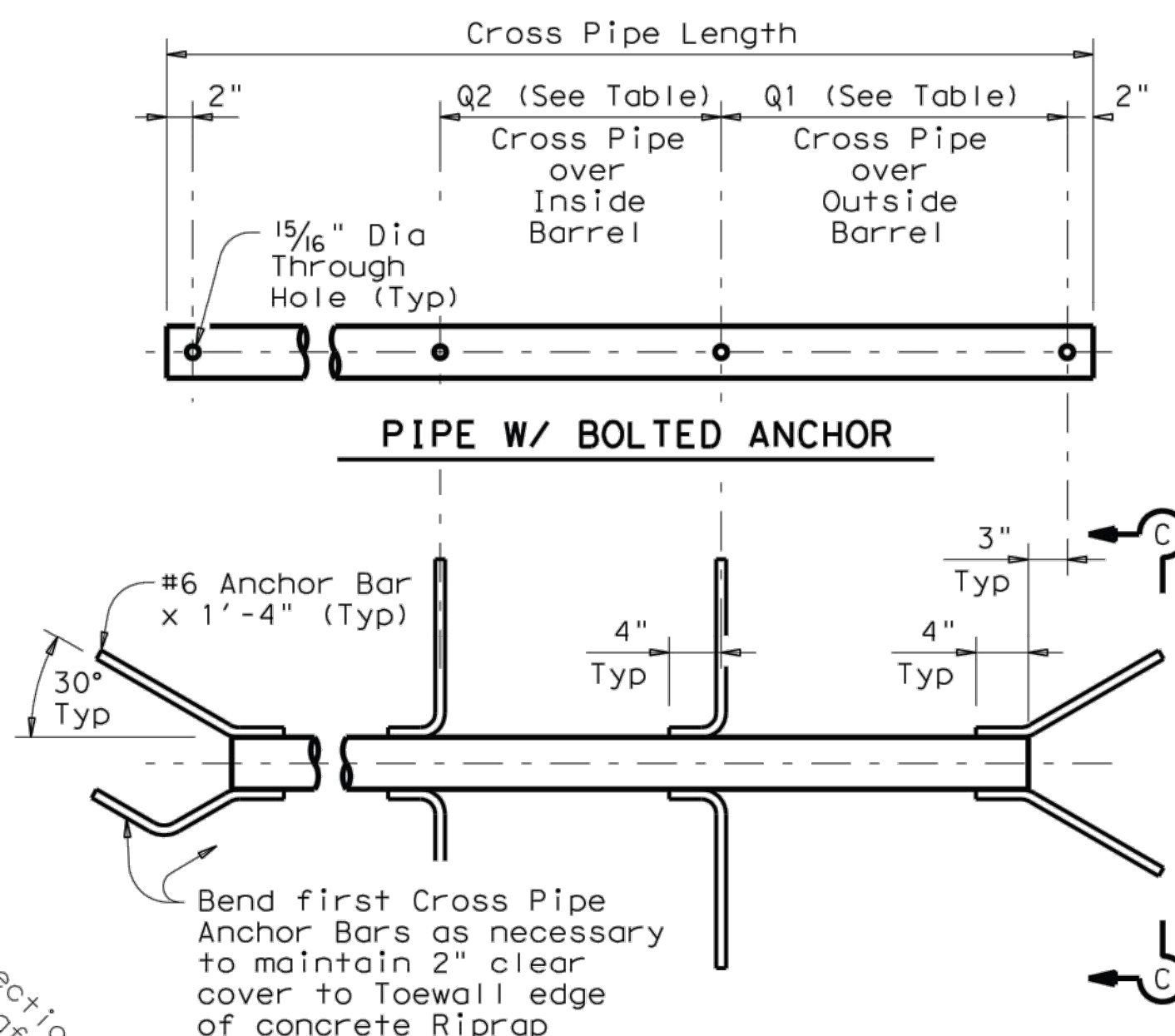


### ISOMETRIC VIEW OF TYPICAL INSTALLATION

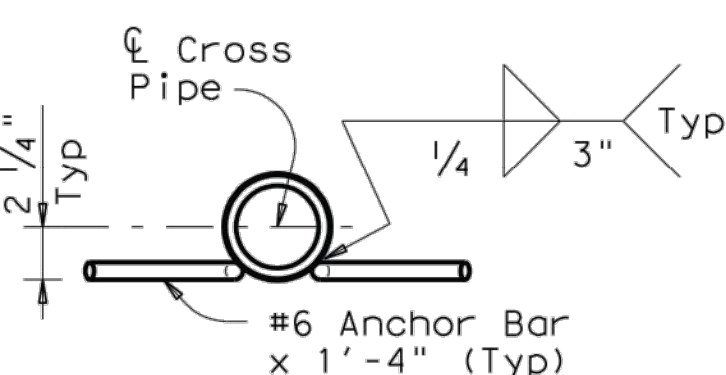


### SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

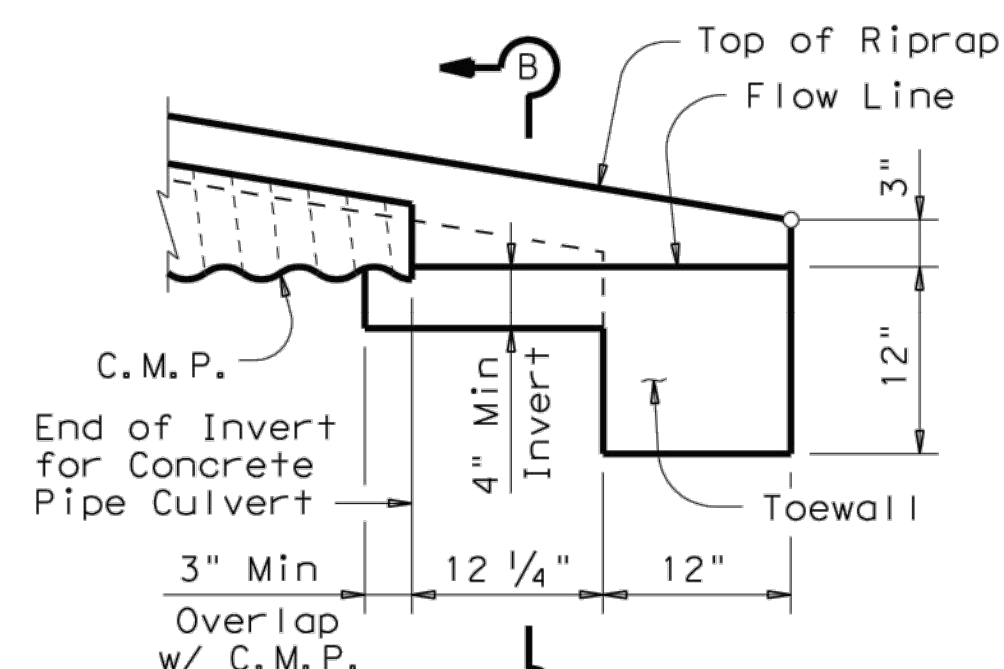
(Showing Concrete Pipe Culvert.)  
(Details at Corrugated Metal Pipe Culvert are similar.)



### PIPE W/ ANCHOR BARS

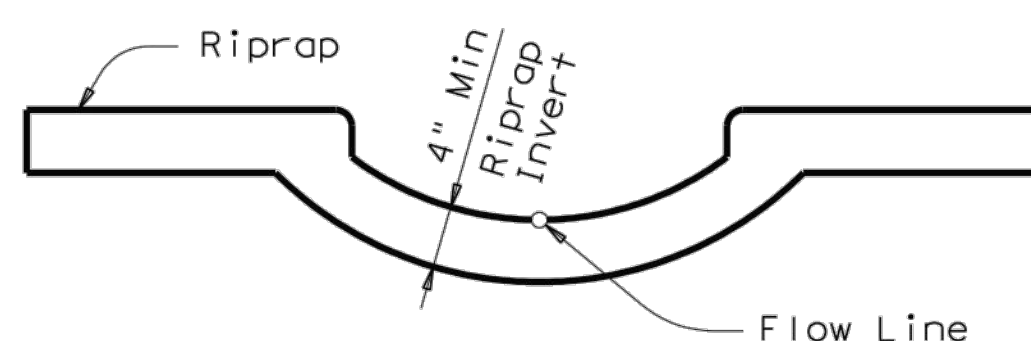


### CROSS PIPE DETAILS



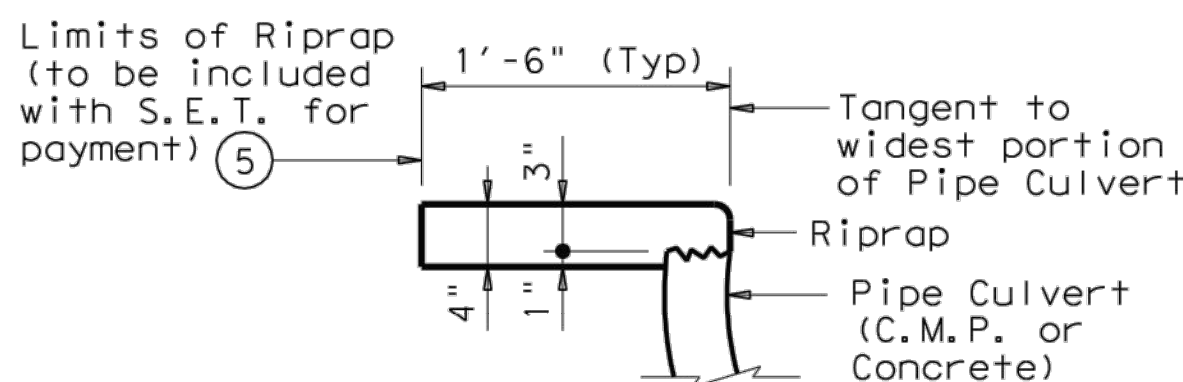
### DETAIL "A"

(Showing Invert with Corrugated Metal Pipe Culvert. Concrete Pipe Culvert details are similar. Cross Pipes not shown for clarity.)

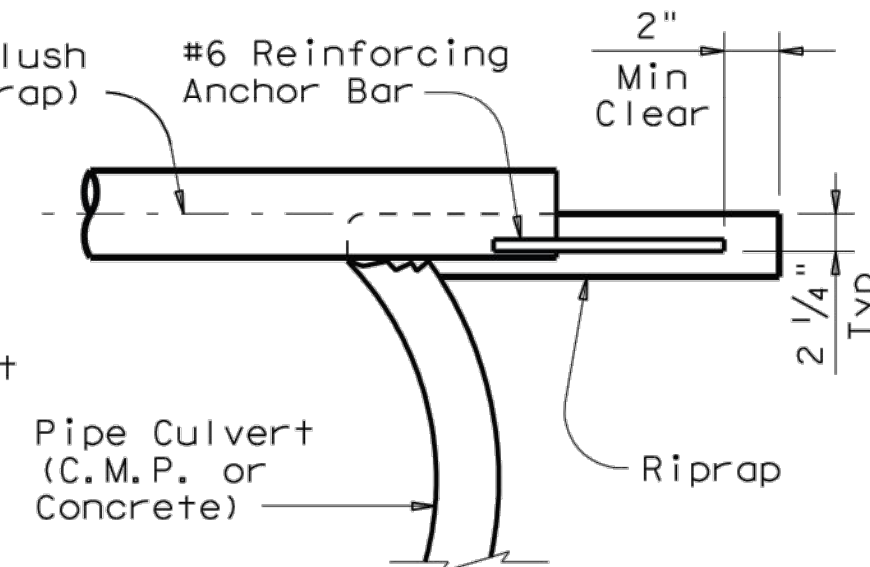


### SECTION B-B

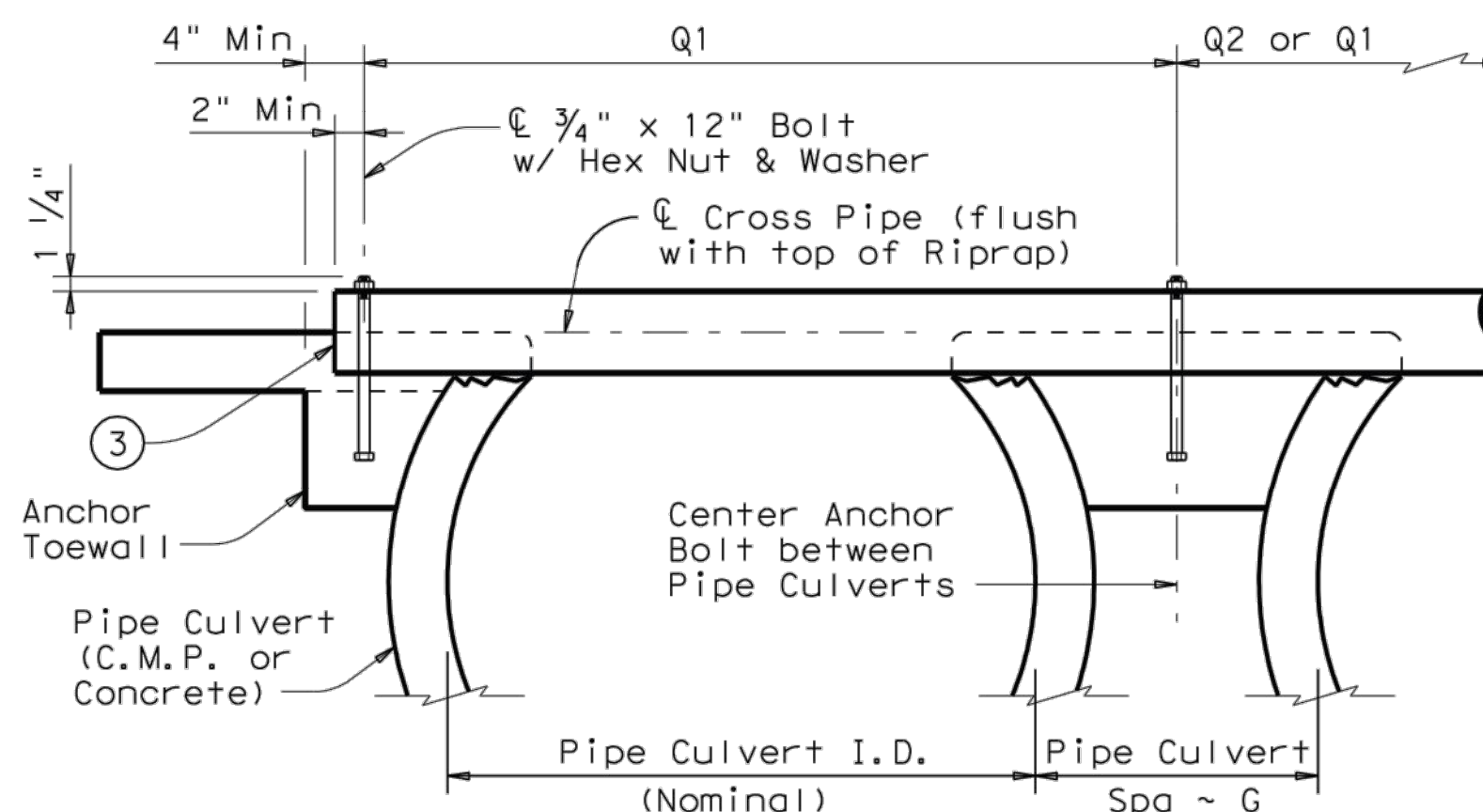
(Cross Pipes not shown for clarity.)



### SHOWING TYPICAL PIPE CULVERT & RIPRAP



### SHOWING CROSS PIPE WITH ANCHOR BAR



### SHOWING CROSS PIPE WITH BOLTED ANCHOR

### SECTION A-A

### CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, & RIPRAP QUANTITIES<sup>(2)</sup>

Nominal Culvert I.D.	Conc Riprap (CY) <sup>(6)</sup>	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2'-1"	1'-9"	3 or more Pipe Culverts	3" Std (3.500" O.D.)
15"	0.7	11"	N/A	2'-5"	2'-2"		
18"	0.8	1'-2"	N/A	2'-10"	2'-8"		
21"	0.9	1'-4"	N/A	3'-2"	3'-1"		
24"	0.9	1'-7"	N/A	3'-6"	3'-7"	3 or more Pipe Culverts	3 1/2" Std (4.000" O.D.)
27"	1.0	1'-8"	N/A	3'-10"	3'-11"		
30"	1.1	1'-10"	N/A	4'-2"	4'-4"		
33"	1.2	1'-11"	4'-2"	4'-5"	4'-8"		
36"	1.3	2'-1"	4'-5"	4'-9"	5'-1"	All Pipe Culverts	4" Std (4.500" O.D.)
42"	1.5	2'-4"	4'-11"	5'-5"	5'-10"		
48"	1.7	2'-7"	5'-5"	6'-0"	6'-7"		
54"	2.0	3'-0"	5'-11"	6'-9"	7'-6"		
60"	2.2	3'-3"	6'-5"	7'-4"	8'-3"	All Pipe Culverts	5" Std (5.563" O.D.)
66"	2.4	3'-3"	6'-11"	7'-10"	8'-9"		
72"	2.7	3'-4"	7'-5"	8'-5"	9'-4"		

- The proper installation of the first Cross Pipe is critical for vehicle safety. The top of the first Cross Pipe must be placed at no more than 6" above the flow line.
- Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 1/2" Standard Pipe (4" O.D.).
- The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.
- Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or flatter is required for vehicle safety.
- Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".
- Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

### GENERAL NOTES:

Cross Pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.

Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap". Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52. Bolts and nuts shall conform to ASTM A307.

All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

Texas Department of Transportation  
Bridge Division

### SAFETY END TREATMENT FOR 12" DIA TO 72" DIA PIPE CULVERTS TYPE II ~ PARALLEL DRAINAGE

### SETP-PD

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© TxDOT February 2010	DISTRICT	FEDERAL AID PROJECT	SHEET	
REVISIONS				
11-10: Add note for synthetic fibers.	COUNTY	CONTROL SECT	JOB	HIGHWAY

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NO.	DATE	REVISIONS
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Project No. 17-114

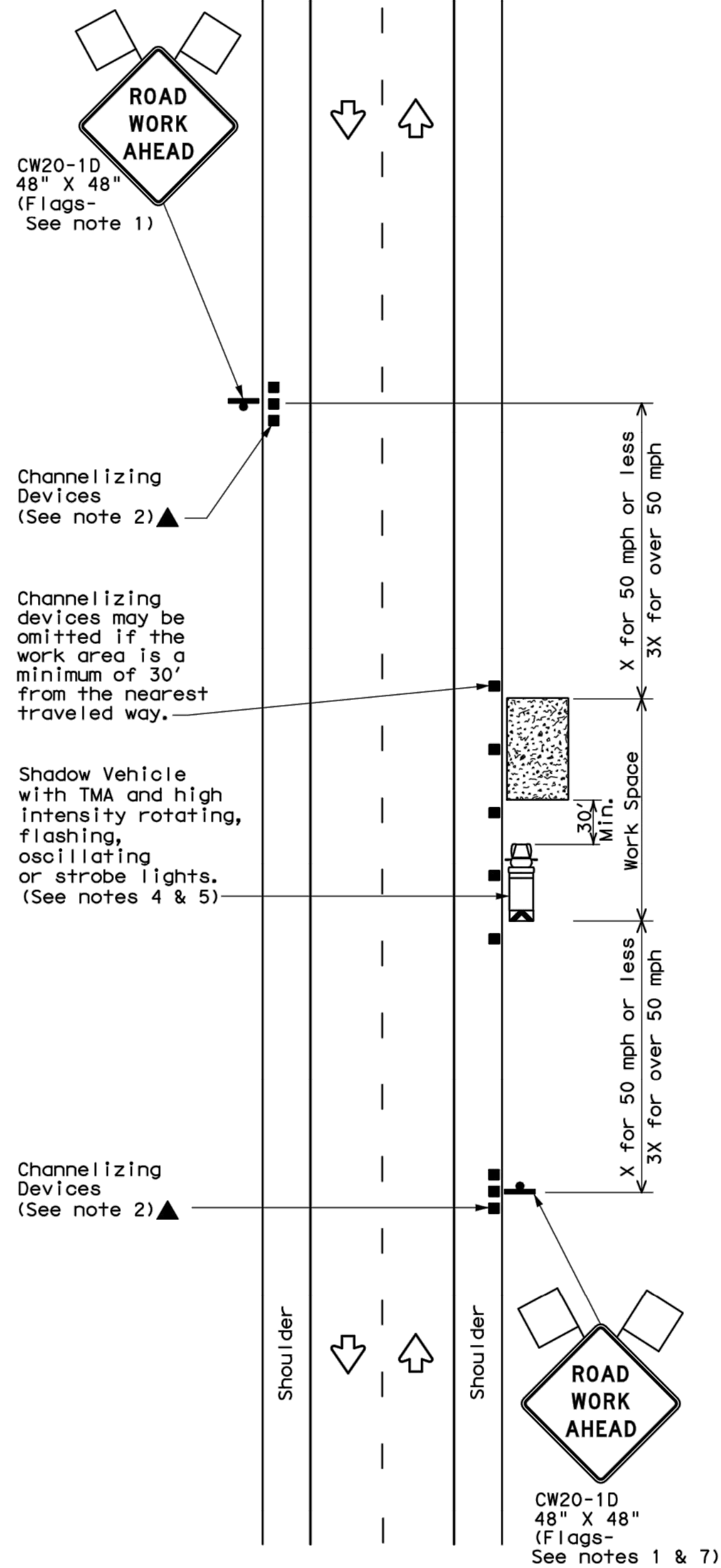
Title TXDOT DETAILS

Sheet No.



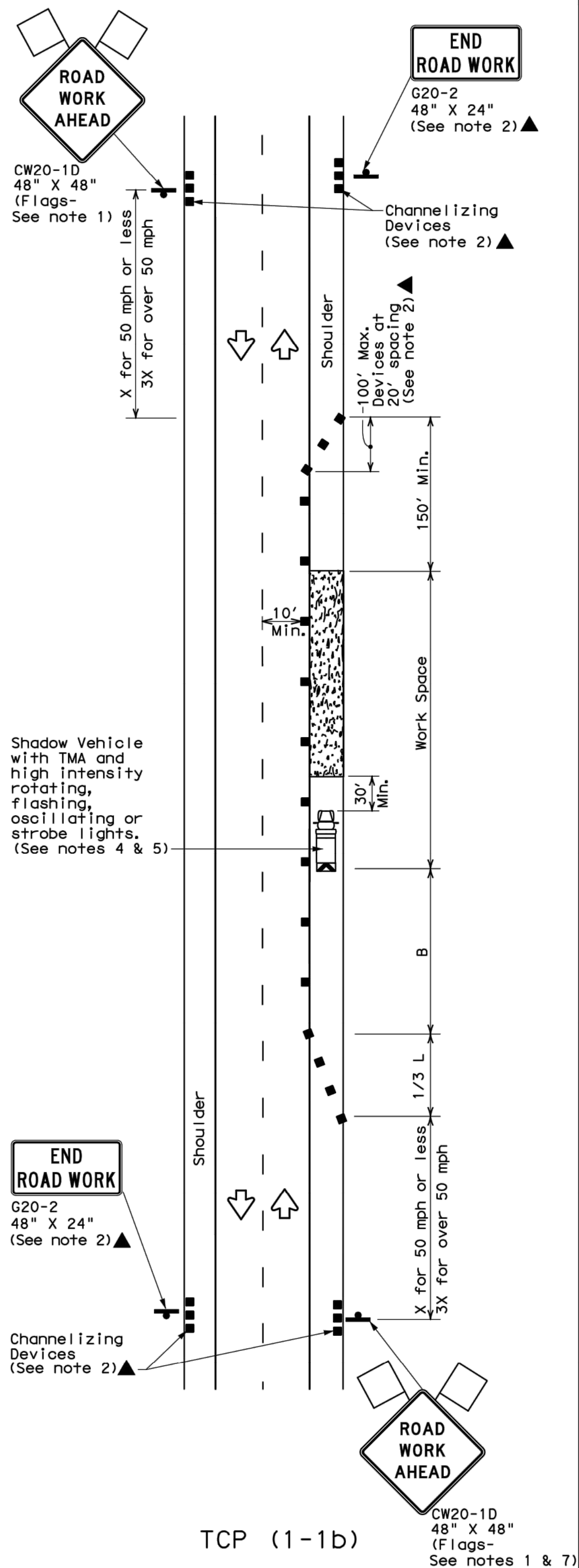
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the consequences of any use of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:



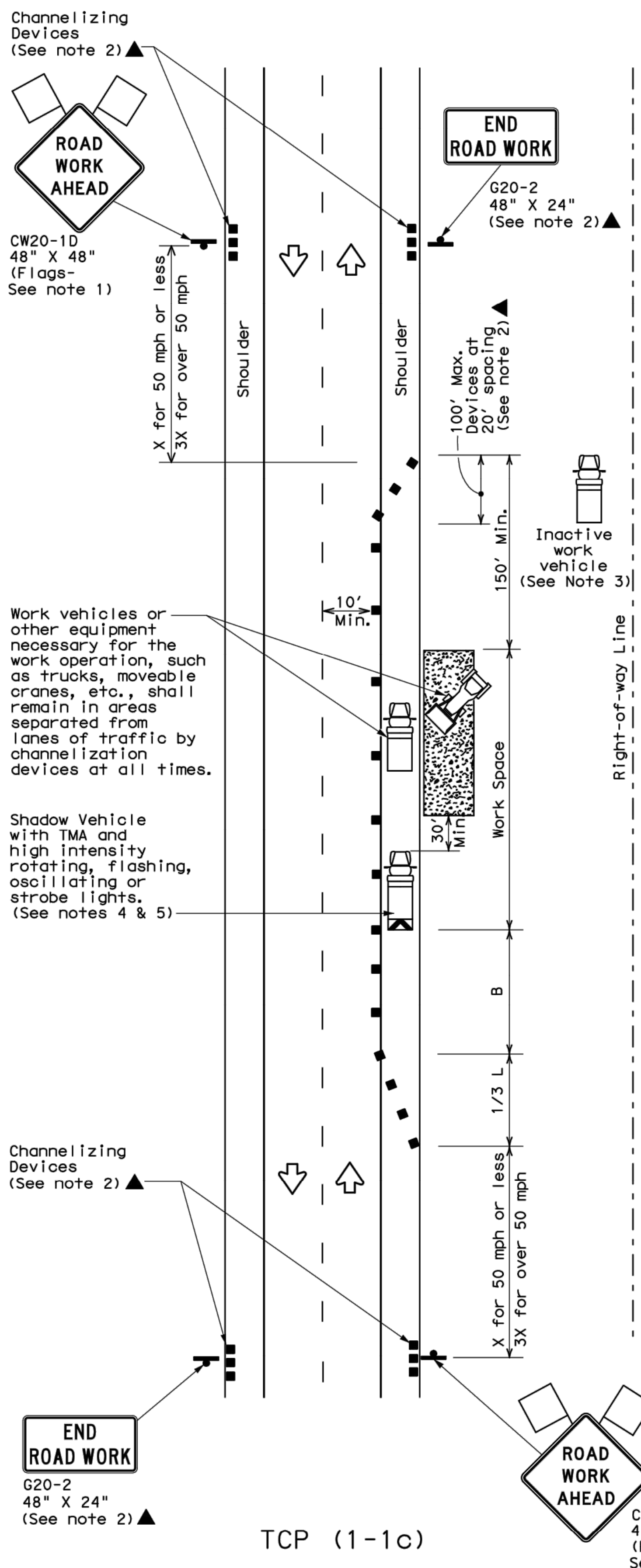
TCP (1-1a)

WORK SPACE NEAR SHOULDER  
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER  
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER  
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

\* Conventional Roads Only  
\*\* Taper lengths have been rounded off.  
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

- GENERAL NOTES
- Flags attached to signs where shown are REQUIRED.
  - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
  - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
  - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
  - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
  - See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
  - CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation  
Traffic Operations Division

## TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP (1-1)-12

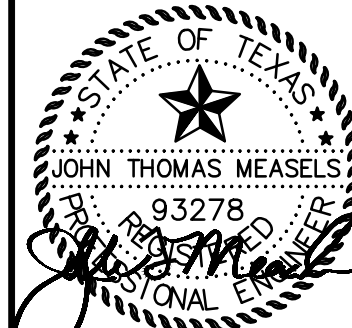
© TxDOT December 1985		DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
REVISIONS		CONT	SECT	JOB	HIGHWAY
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8-95					
1-97					
4-98					
		DIST	COUNTY		SHEET NO.

151

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10/29/2019

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FIRM NO. F-19504



10/29/2019

VAN BUREN ESTATES  
N.W. CORNER F.M. 423 AND C.R. 170  
WESTON, TX 75097

REVISIONS		DATE	AS BUILT
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Project No. 17-114

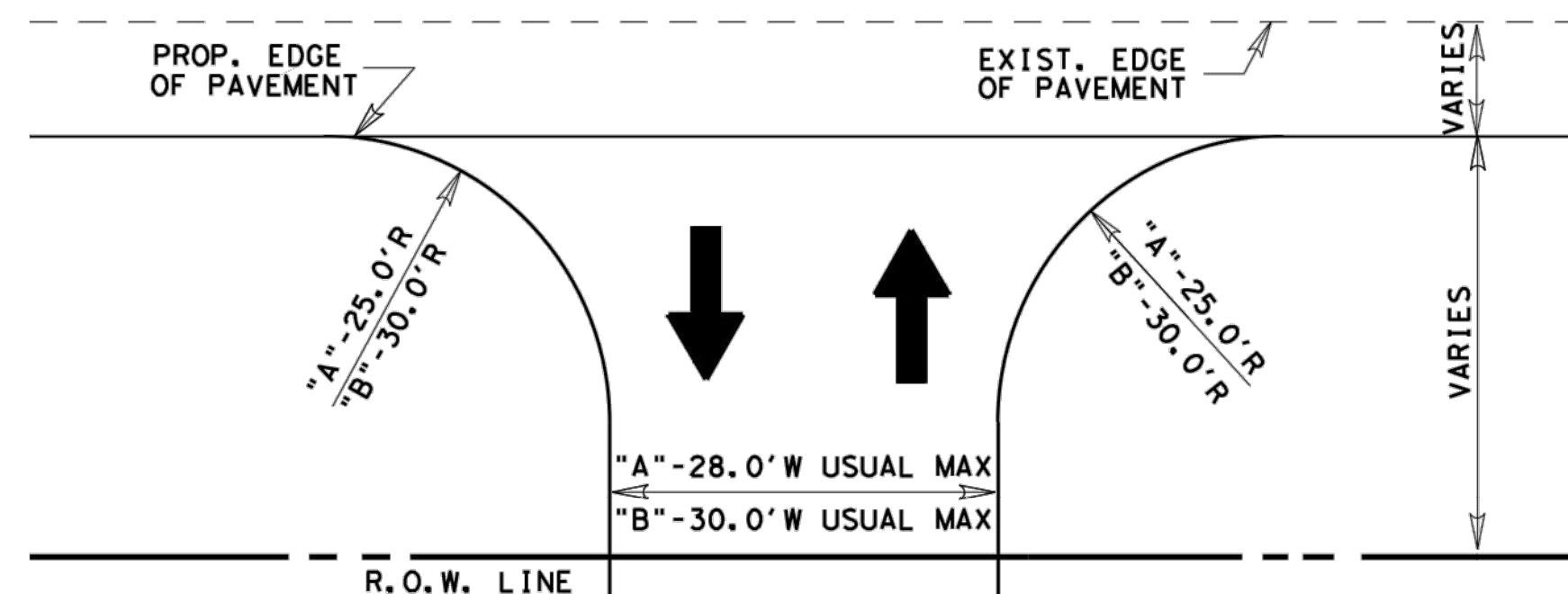
Title: TxDOT DETAILS

Sheet No.

C-17.1



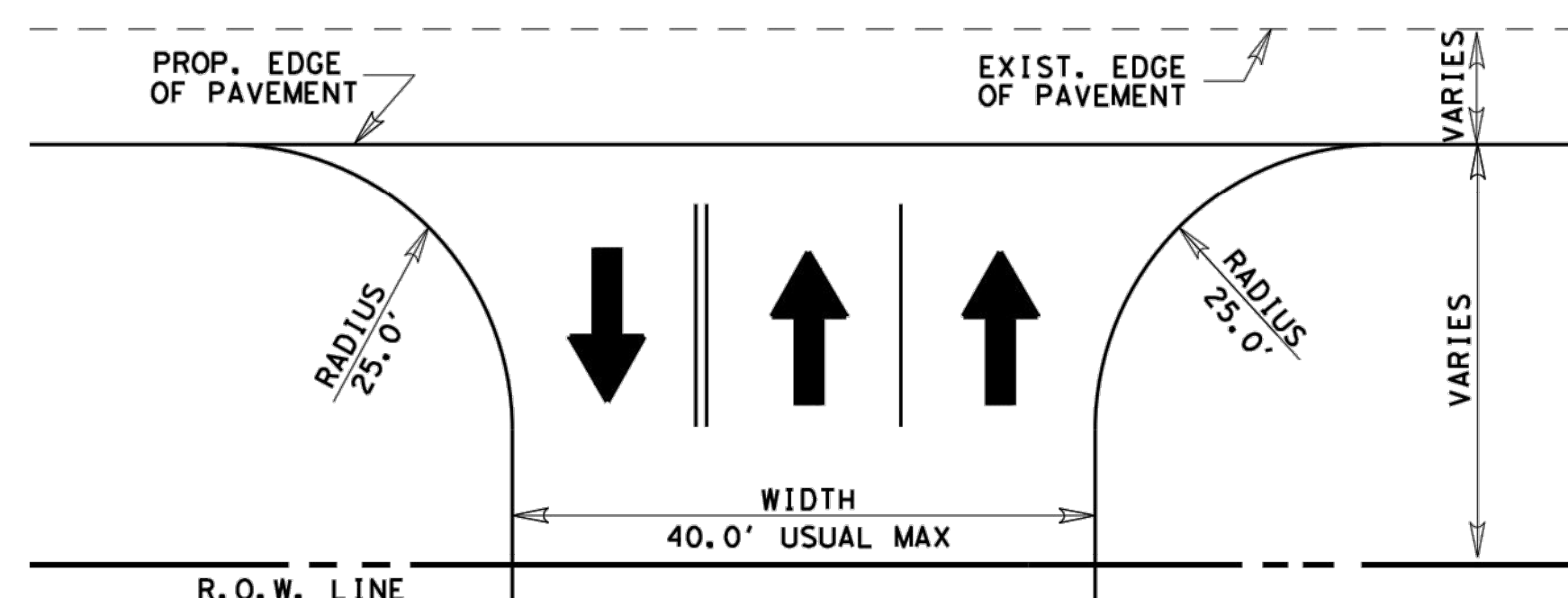
## DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



"A"- ONE ENTRY LANE AND ONE EXIT LANE, FEWER THAN 4 LARGE VEHICLES PER HOUR

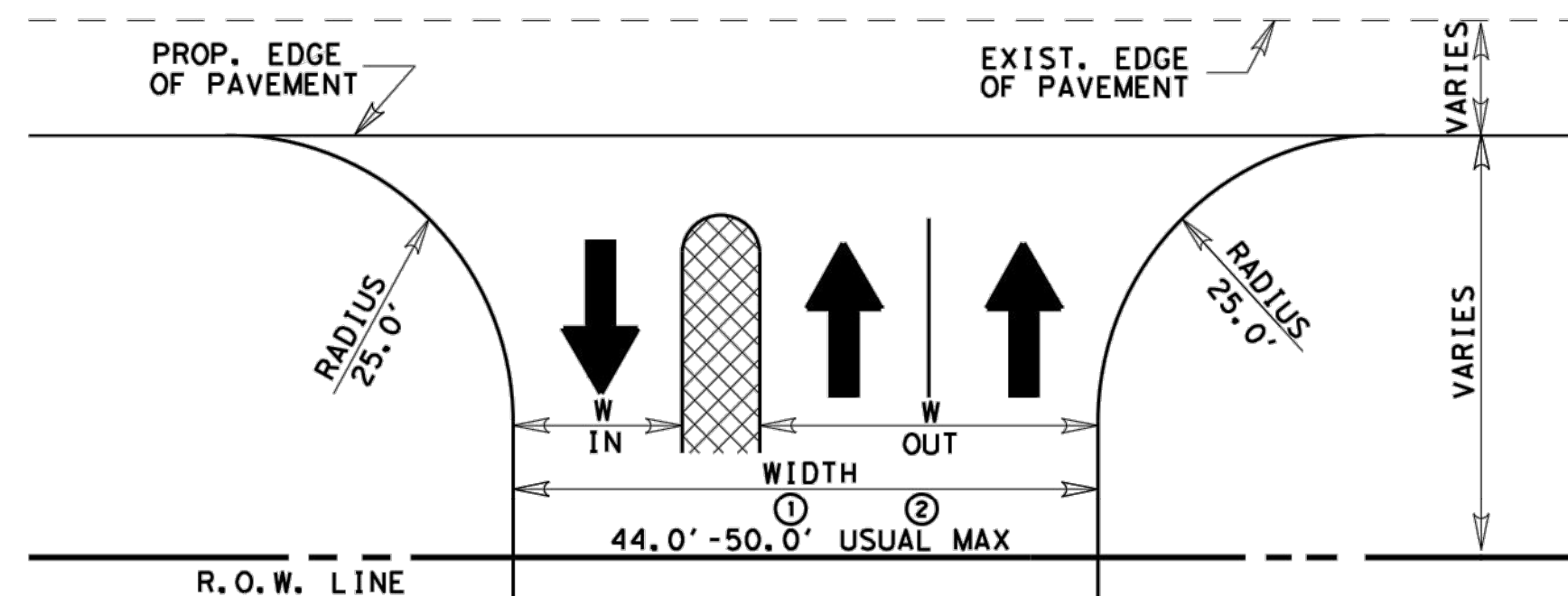
"B"- ONE ENTRY LANE AND ONE EXIT LANE, 4 OR MORE SINGLE UNIT VEHICLES PER HOUR

① - DRIVEWAY DESIGNS FOR LARGER VEHICLES WILL BE CONSIDERED ON A CASE BY CASE BASIS



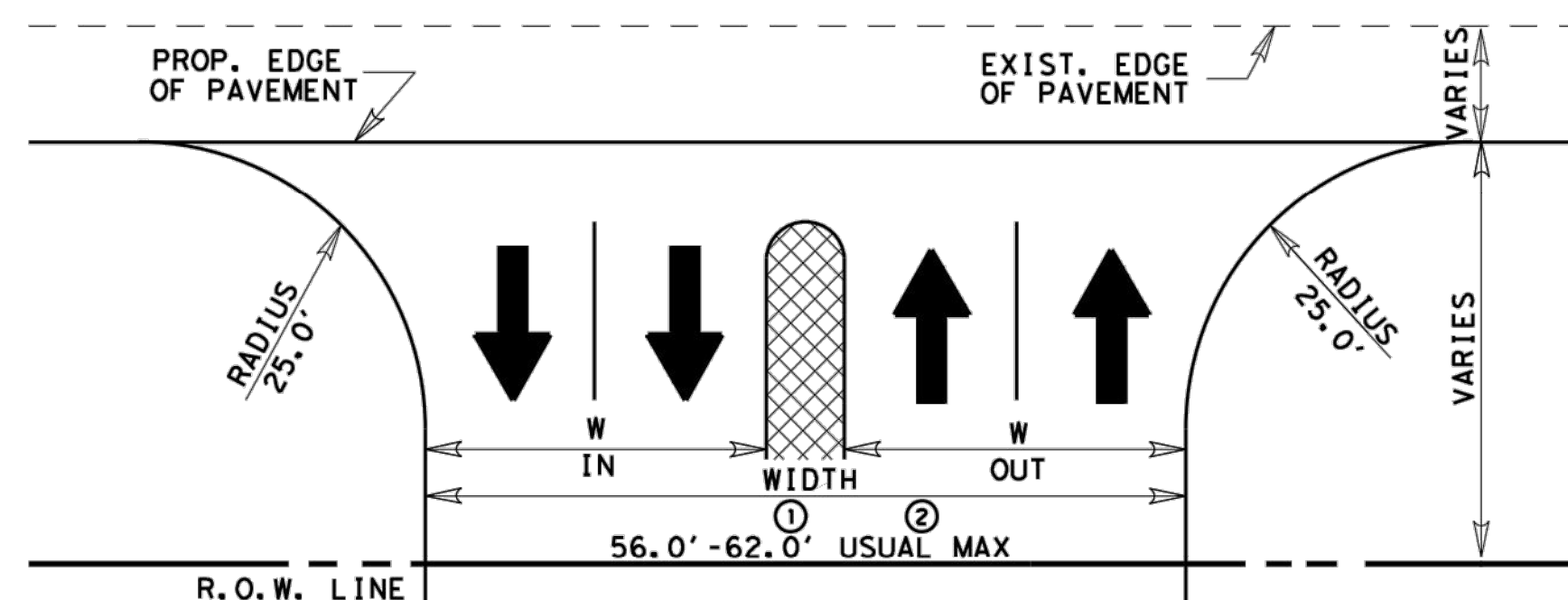
ONE ENTRY LANE AND TWO EXIT LANES (WITHOUT DIVIDERS)

## DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



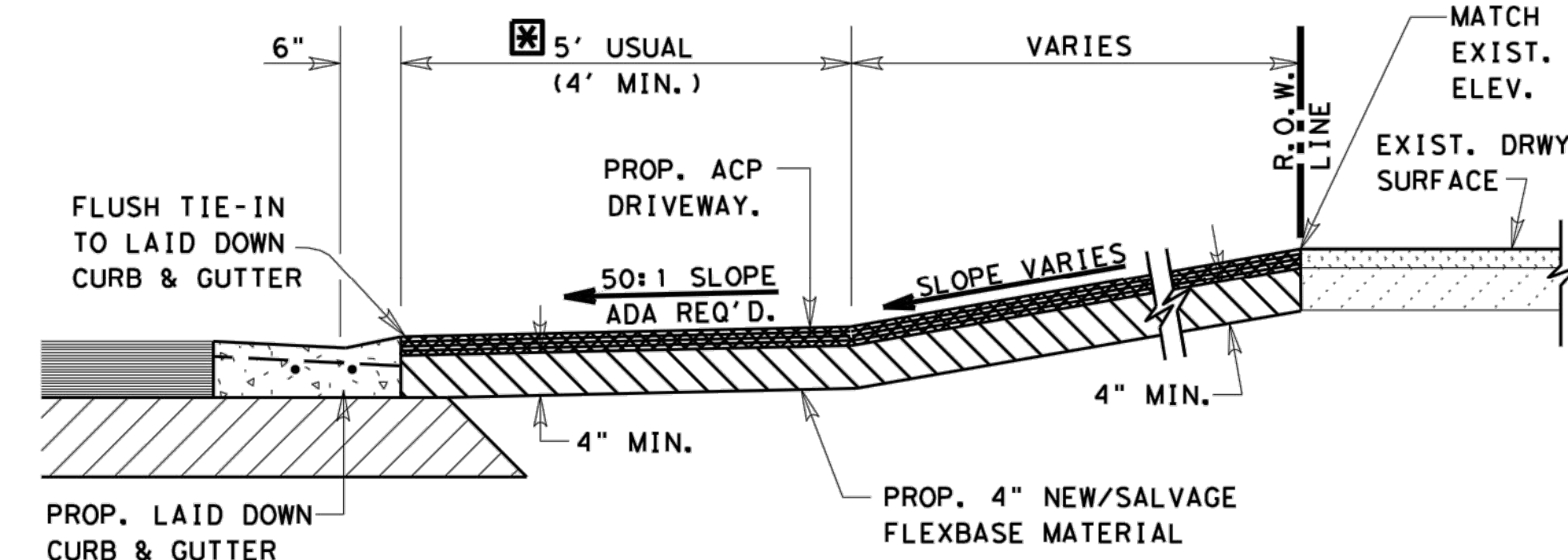
① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS  
② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS

ONE ENTRY LANE AND TWO EXIT LANES (WITH A DIVIDER)



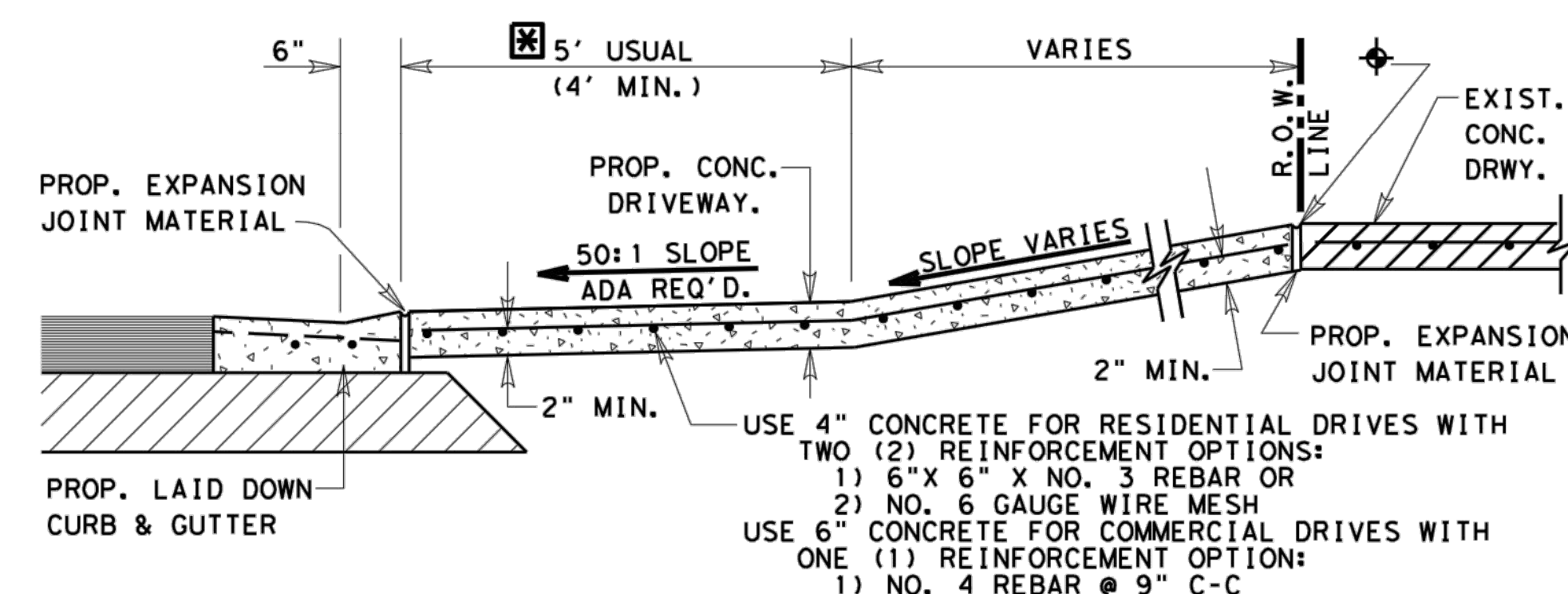
① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS  
② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS

TWO ENTRY LANES AND TWO EXIT LANES (WITH A DIVIDER)



### TYPICAL ASPH. CONC. PVM'T. DRIVEWAY SECTION

N. T. S.



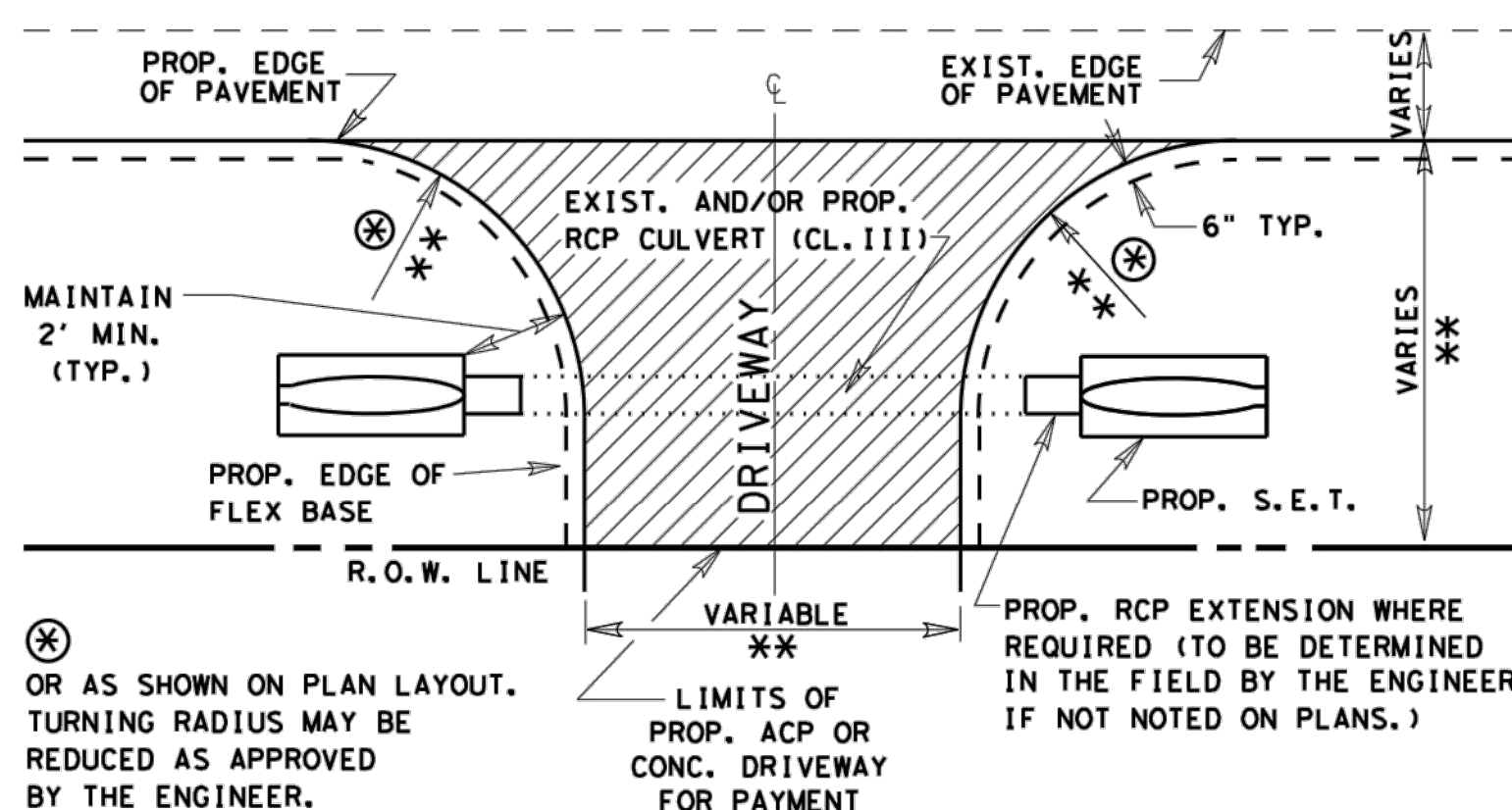
### TYPICAL CONCRETE DRIVEWAY SECTION

N. T. S.

CONC. SHALL BE SAW CUT TO THE LIMITS OF REMOVAL WHERE APPLICABLE.

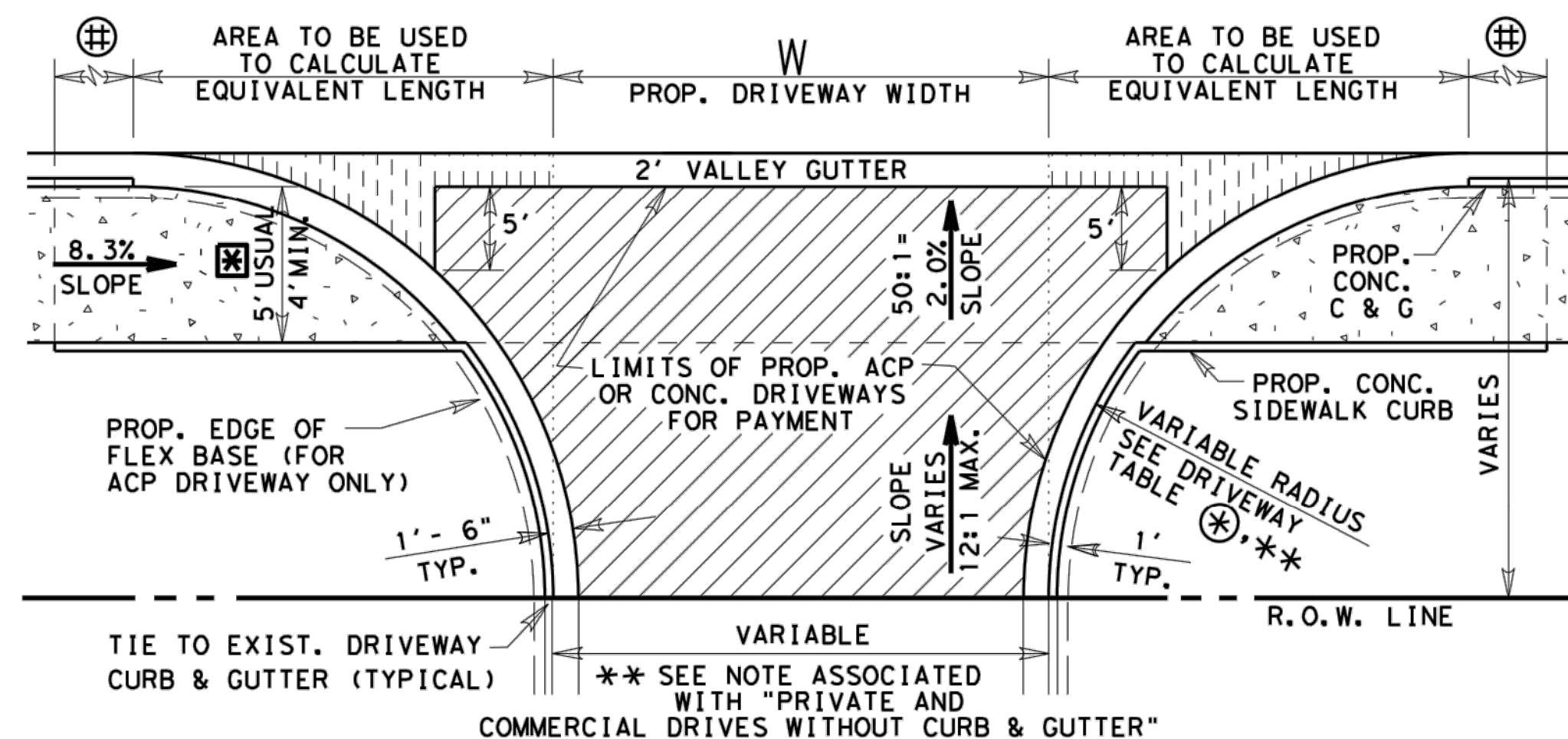
PROP./FUTURE SIDEWALK CROSSING LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. SEE P&P SHEETS FOR PROP. SIDEWALK LOCATION IF SIDEWALKS ARE INCLUDED AS PART OF PROJECT. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

## PRIVATE AND COMMERCIAL DRIVES WITHOUT CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES  
\*\* FOR PRIVATE RESIDENTIAL DRIVES, TRY TO MATCH EXISTING WITH A MINIMUM WIDTH OF 12 FT. AND A MAXIMUM WIDTH OF 24 FT. WITH 15 FT. USUAL RADIUS. FOR COMMERCIAL DRIVES, USE ABOVE COMMERCIAL DRIVEWAY DETAILS.

## PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES  
SEE P&P SHEETS FOR LOCATIONS OF DRIVES N. T. S.

PROP./FUTURE CONC. SIDEWALK LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

LIMITS OF SLOPE FOR PROP. CONC. CURB BASED ON 8.3% SLOPE FOR SIDEWALK

## LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

LF OF VALLEY GUTTER= W + X1 + X2	
WHERE X1 AND X2 MAY VARY DEPENDING ON RADIUS	
Prop. Driveway Radius	X1 or X2 (Sq Ft Area / 2') Equivalent LF Length
5'	1
8'	2
10'	4
12'	6
15'	9
18'	12
20'	15
22'	18
25'	24
28'	30
30'	34

SEE DRIVEWAY TABLE FOR LIMITS OF LAID DOWN CURB TO BE PAID FOR AS CURB AND GUTTER

## DRIVEWAY TYPES

TY PB-1  
EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 114#/SY ACP.

CONCRETE (RESIDENTIAL)  
EXIST. PRIVATE DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

CONCRETE (COMMERCIAL)  
EXIST. BUSINESS DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 6" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

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TEXAS DEPARTMENT OF TRANSPORTATION  
DRIVEWAY DETAILS  
PRIVATE  
(RESIDENTIAL-COMMERCIAL)

REV. 01/15		DRIVEWAY2.DGN	
NO.	DATE	PROJECT NO.	FILE NO.
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10/29/2019

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