



February 26, 2025  
AVO 37449.004

Ms. Ramie Hammonds  
Development Services Director/Building Official  
City of Sanger  
201 Bolivar Street  
P.O. Box 1729  
Sanger, Texas 76266

**Re: Lois Road Estates Preliminary Plat and Construction Plans - Review #1**

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Preliminary Plat and Construction Plans for Lois Road Estates. The submittal was prepared by Atwell, LLC. and was received February 12, 2025.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses. Please address all Hydrology and Hydraulics comments provided in a separate letter.

### **Preliminary Plat Comments**

1. Review City of Sanger preliminary plat checklist requirements and ensure all requirements are met.
2. Verify property record page numbers in legal description with plat as shown in the markups.
3. Provide PD agreement so that lot sizes and setbacks can be verified.
4. Show and label building setback lines on plat per Ordinance § 10.104(c)(10)(C)
5. Provide block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor per § 10.104(c)(9)
6. Please provide a title block that has all the required information, per ordinance 10.104(c)(8), in one location.
7. Provide preliminary plat approval block per Ordinance § 10.104(c)(16) Approval Block.
8. Clearly indicate the Point of Beginning on the plat per Ordinance § 10.104(c)(2)
9. Please show existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated per Ordinance § 10.104(c)(10)(C)
10. Show the City limit lines per ordinance 10.104(c)(10).
11. Several areas need additional labeling to indicate drainage easements for clarity. Reconcile throughout.



12. Sewer easements are missing per the utility plans. Please reconcile plat per utility plans to provide sewer easements where needed
13. Water easements are missing per the utility plans. Please reconcile plat per utility plans to provide water easements where needed
14. Specify easements to be dedicated by separate instrument.
15. Lois Road is a minor arterial requiring a minimum of 80' of ROW per the master thoroughfare plan. Dedicate an additional 10' of ROW.
16. Show USPS Postmaster approved location of mailboxes if cluster mailboxes will be installed per ordinance 10.104(c)(11)(I). If applicable, showing coordination efforts with USPS are sufficient and the final location can be shown in the construction plans.
17. Drainage easements shall be provided for all regional detention/retention facilities and for other detention/retention facilities where two (2) or more owners are involved per § 10.106(d)(10)(E)

#### **General Notes and Street Sections Comments**

1. The sidewalks shall have a width of not less than four feet (4') and thickness of not less than four inches (4") and shall be constructed of three thousand (3,000) p.s.i. concrete on both sides of all streets within the subdivision and of a width not less than eight feet (8') on all major thoroughfares per § 10.106(c)(1)
2. Sidewalks shall be constructed one foot (1') from the property line within the street or thoroughfare right-of-way and shall extend along the street frontage including the side of corner lots and block ends per § 10.106(c)(1)
3. Residential/local street paving shall be a minimum of thirty-one feet (31') in width, measured between the faces of curbs per Ordinance § 10.106(b)(3)(A)(i)
4. Provide geotechnical report to verify pavement sections

#### **Grading Plan Comments**

1. Show storm drain layout in grading plans
2. Provide more proposed contours labels for clarity
3. Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard. Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided per Ordinance § 10.106(d)(12) Grading and Drainage
4. Provide minimum finished floor elevations for all pads and ensure they are 2 ft above the base flood elevation





### **Paving Plan and Profile Comments**

1. Please provide roadway design speeds on all roadway plan and profile sheets
2. Show storm drain layout and curb locations along with callouts and flow arrows depicting proposed drainage direction on paving plans
3. When two longitudinal street grades intersect at a point of vertical intersection (PVI) and the algebraic difference in the grades is greater than one percent (1%) for design speed less than 45 mph or one-half (0.5%) for design speeds greater than 45 mph, a vertical curve is required.
4. Review and revise all vertical curve lengths and k values per Table 2-10 Minimum K and L as a Function of A of the TxDOT Roadway Design Manual
5. Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) per § 10.106(b)(4)(D) Longitudinal Pavement Slopes
6. Please keep grades at 0.5% minimum per AASHTO 3.4.2.2.2
7. Provide typical section/grading around knuckles and elbows and clearly show valley gutters or drainage path
8. Please label slopes before and after match lines
9. Provide typical curb return radius call outs and ensure compliance with Ordinance § 10.106(b)(3)(C) Street Returns
10. Please consider that side street profiles start at the back of curb to account for the 2% street cross slope until the BOC before introducing the 0.6% longitudinal slope. Please check all side street profiles. Refer to Sheet 75 of 171 of the Preliminary Construction Plans for clarity.

### **Sanitary Sewer Plan and Profile Comments**

1. Please specify manhole sizes
2. Provide easements for sanitary sewer where necessary as shown in the markups
3. The maximum manhole spacing shall be five hundred feet (500') in all cases per Ordinance § 10.106(f)(1)(A)(iii)
4. Please verify that casing and cathodic protection is not required for railroad crossing. Be sure to confirm whether segment under railroad crossing will be open cut or installed by other than open cut
5. Show crossings with other utilities for example storm drains and water lines and maintain 2 ft vertical clearances
6. Please ensure minimum cover is maintained for Run 8
7. Please review and label all proposed manholes
8. minimum slope for an 8-inch diameter sanitary sewer shall be 0.33% per City of Sanger Ordinance § 10.106(f)(1)(D)(i). Please update Run 22 to observe minimum slopes for 8-inch pipe
9. The minimum radius of curvature shall be one hundred feet (100') per Ordinance § 10.106(f)(1)(D)(i). Please specify radius of curvature for all curved sanitary sewer alignments for example Run 37



### Storm Sewer Plan and Profile Comments

1. Provide existing and proposed drainage area maps
2. Provide drainage calculations
3. Provide inlet calculations and hydraulic computations for proposed storm systems
4. Show HGL on storm profiles and ensure that the hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot
5. Show flow boxes with pipe capacity, proposed capacity, friction slope, pipe design velocity, partial velocity if in partial flow and velocity head
6. Indicate basis of starting WSE
7. Provide outfalls with energy dissipators when discharging into ponds and single point discharges
8. Show all water and sewer line crossings with storm drain and ensure 2ft minimum vertical clearance is observed
9. Classify storm drains as main lines and laterals. Profile main lines fully from downstream to upstream and avoid breaking up main lines as it is difficult to follow through with the design. Profile main line individually and sequentially and include match lines where needed.
10. The minimum velocities in conduit shall be 2.5 feet per second and the maximum velocity in the pipe shall not exceed 12 feet per second per § 10.106(d)(6) Pipe Design Standards
11. Ensure storm drain does not protrude into proposed pavement due to limited cover on Run 1. Consider using reinforced concrete boxes if needed. Specify RCP class and please note that class IV pipe will be required for shallow cover
12. Maximum storm manhole spacing will be 500 ft
13. Please show and label laterals within main lines
14. Minimum sizes of laterals shall be 18 inches for use with 5-foot inlets, 21-inch laterals with 10-foot, 15 foot, and drop inlets and 24-inch laterals for 20-foot inlets per Ordinance § 10.106(d)(5)(C). Please verify all inlet pipe sizes
15. show utility crossings and ensure minimum 2 ft vertical clearance is met

If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7498.

Sincerely,

A handwritten signature in blue ink, appearing to read "Samson Lotigo".

Samson Lotigo, PE

**HALFF**

Firm No. 0312

Attachments: Preliminary Plat and Construction Plan markups

# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

Provide Title Block with the following information:  
1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)  
2) Name of the proposed development/addition  
3) Total number of lots and HOA/Open Space lots  
4) Survey name and abstract number  
5) Gross acreage  
6) Right-of-Way acreage, if dedicated  
7) Date of preparation and subsequent revision

**LEGAL DESCRIPTION:**

BEING A 202.453 ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EAST RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, A 100' RIGHT-OF-WAY;

THENCE SOUTH 89°32'19" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°22'38" EAST, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 1,420.42 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°07'42" EAST, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 01°11'12" WEST, DEPARTING SAID LOIS ROAD EAST AND ALONG THE EAST LINE OF SAID JST HOLDINGS TRACT OF LAND, AT A DISTANCE OF 2,876.67 FEET PASSING AN AXLE FOUND FOR THE NORTHWEST CORNER OF LOT 4 OF ABNEY ACRES, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN CABINET M, PAGE 640 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 3,187.36 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR THE SOUTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANGER LAND DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2019-16167 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 88°57'52" WEST, ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND IN PART ALONG THE NORTH LINE OF SANGER CIRCLE, PHASE 6B, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2022-1960 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,826.11 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE NORTHWEST CORNER OF LOTS 14 AND 15 OF SAID SANGER CIRCLE;

THENCE NORTH 89°01'56" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF SANGER, RECORDED IN VOLUME 1125, PAGE 943 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,026.10 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE SOUTHWEST CORNER OF SAID JST HOLDINGS TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD;

THENCE NORTH 03°27'32" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WEST LINE OF SAID JST HOLDINGS TRACT, A DISTANCE OF 68.42 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6,737.93 FEET AND A CENTRAL ANGLE OF 13°24'39";

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 03°15'27" EAST, A CHORD LENGTH OF 1,573.49 FEET, AND AN ARC LENGTH OF 1,577.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND;

THENCE NORTH 10°00'51" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,548.58 FEET TO THE POINT OF BEGINNING, CONTAINING 202.453 ACRES OR 8,818,870 SQUARE FEET OF LAND.

**BENCHMARKS AND CONTROLS:**

NO. 1 - AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 - AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

**BASIS OF BEARING:**

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



VICINITY MAP  
NTS

Called out as PG 64  
on plat. Please verify

called out as doc no.  
2022-196 on plat.  
Please verify

**PROJECT TEAM**

**OWNER/DEVELOPER/APPLICANT:**  
KALTER CAPITAL  
10268 W. CENTENNIAL RD. UNIT 200 F  
LITTLETON, CO 80127  
CONTACT: LEE EISENHEIM  
PH: 303.324.1771  
LEE.EISENHEIM@KALTERCAPITAL.COM

**ENGINEERING & SURVEY:**  
ATWELL, LLC  
143 UNION BOULEVARD SUITE 700  
LAKEWOOD, CO 80228  
CONTACT: KEVIN BLUMHARDT  
PH: 303.842.9191  
KBLUMHARDT@ATWELL-GROUP.COM

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING SITE
03	PRELIMINARY PLAT
04	PRELIMINARY PLAT
05	PRELIMINARY PLAT
06	PRELIMINARY PLAT
07	PRELIMINARY PLAT
08	PRELIMINARY PLAT
09	PRELIMINARY PLAT
10	PRELIMINARY PLAT
11	PRELIMINARY PLAT
12	PRELIMINARY PLAT
13	PRELIMINARY PLAT
14	PRELIMINARY PLAT
15	CURVE AND LINE TABLES

Provide preliminary plat approval block

TRACT NAME	AREA (SF)	AREA (AC)	LAND USE	OWNER/MAINTENANCE
TRACT A	276026	6.34	OPEN SPACE, DRAINAGE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT AA	4181	0.10	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT B	34806	0.80	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT BB	6525	0.15	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT C	7189	0.17	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT CC	120673	2.77	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT D	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT DD	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT E	60679	1.39	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT EE	7330	0.17	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT F	6254	0.14	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT FF	51406	1.18	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT G	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT GG	2759	0.06	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT H	7079	0.16	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT HH	64911	1.49	OPEN SPACE, DRAINAGE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT I	4971	0.11	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT II	5879	0.13	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT J	4679	0.11	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT JJ	13894	0.32	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT KK	30180	0.69	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT L	5879	0.13	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT LL	20662	0.47	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT M	21910	0.50	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT MM	7500	0.17	OPEN SPACE, UTILITIES	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT N	85273	1.96	OPEN SPACE, DRAINAGE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT O	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT P	4199	0.10	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT Q	52199	1.20	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT R	4199	0.10	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT S	217280	4.99	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT T	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT U	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT V	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT W	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT X	4679	0.11	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT Y	13994	0.32	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TRACT Z	5879	0.13	OPEN SPACE	KALTER CAPITAL/LOIS ROAD ESTATES HOA
TOTAL	1,200,103	27.55		

SHEET	01	OF 15	FILE NO. 240075 PRELIM	DATE 1/17/2025	DRAWN BY JN	CHECK BY	JOB NO. 24007256
	REVISIONS						

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

●	FOUND MONUMENT, AS NOTED
○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
▲	MAG NAIL FOUND
△	MAG NAIL SET
✦	SECTION CORNER, AS NOTED
—	BOUNDARY LINE
- - -	SECTION LINE
- · - · -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
- · - · - · -	RIGHT-OF-WAY LINE
- · - · - · - · -	OFFSET / TIE LINE

The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83

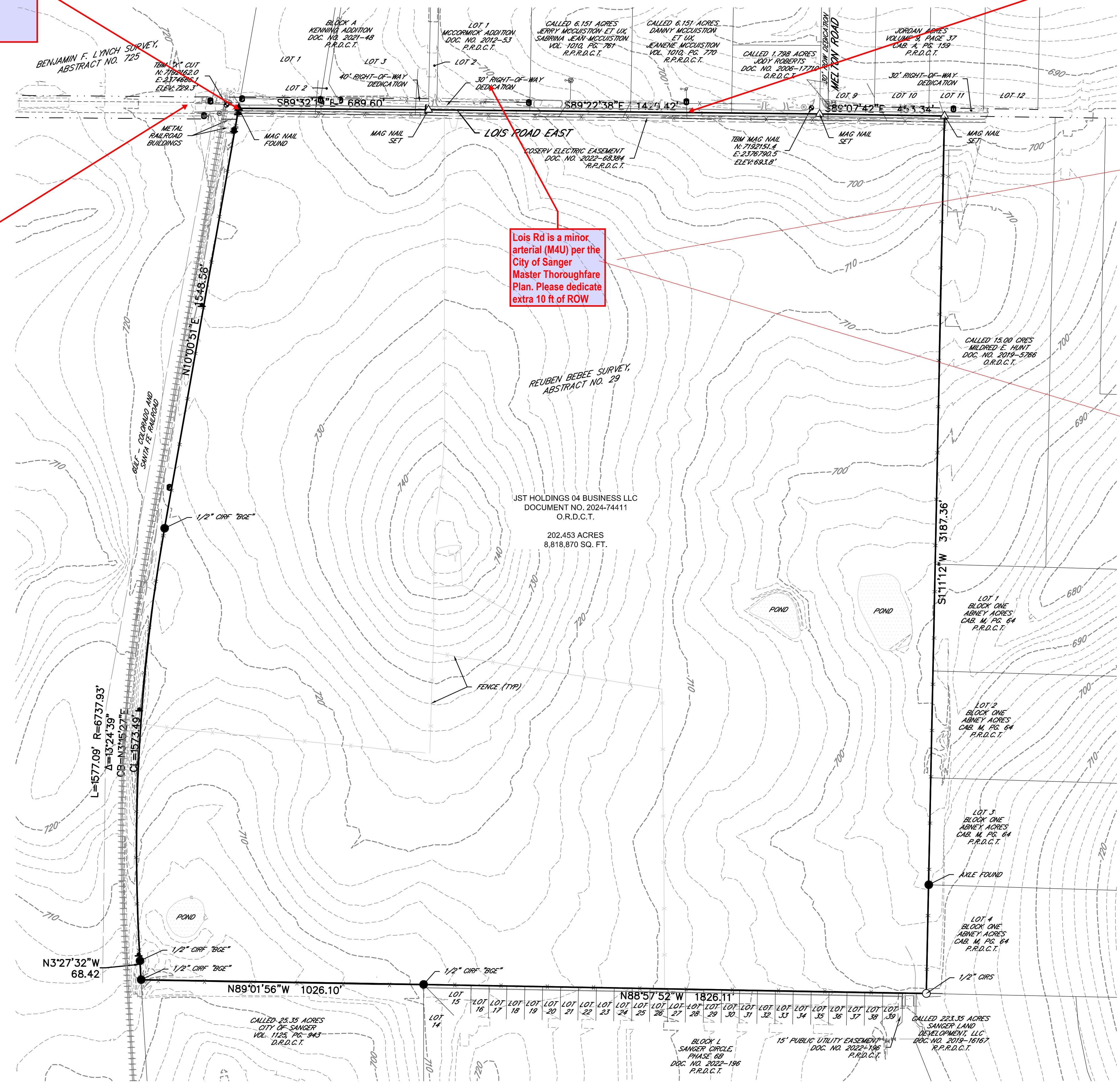
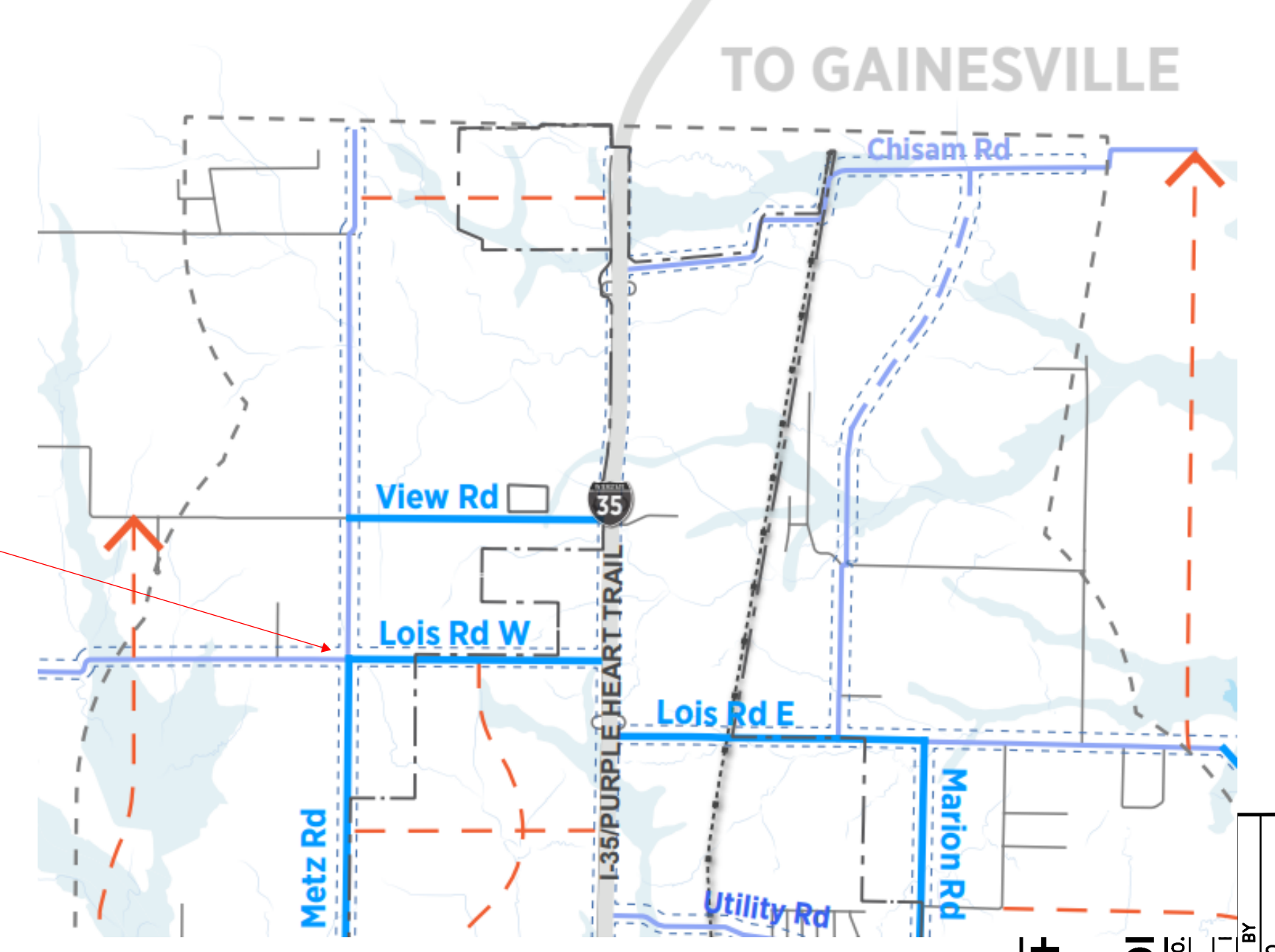
show city limits

Please show existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated

Lois Rd is a minor arterial (MAU) per the City of Sanger Master Thoroughfare Plan. Please dedicate extra 10 ft of ROW

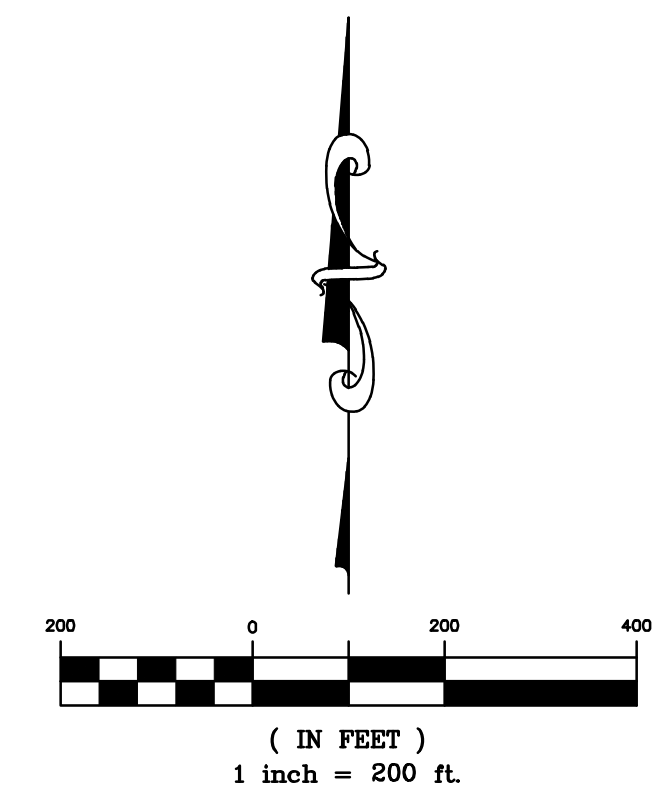
LEGEND

	Interstate		Minor Arterial		Proposed Minor Arterial		New Proposed Road
	Major Arterial		Collector		Proposed Collector		Residential



NO.	DATE	BY	REVISIONS

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 143 UNION MOBILE VARDY BLVD SUITE 700  
 LARGESIDE, MOBILE, AL 36688  
 303.492.7100



FILE NO.	
DATE	
DRAWN BY	
CHECK BY	
JOB NO.	24007256



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
1" = 750'

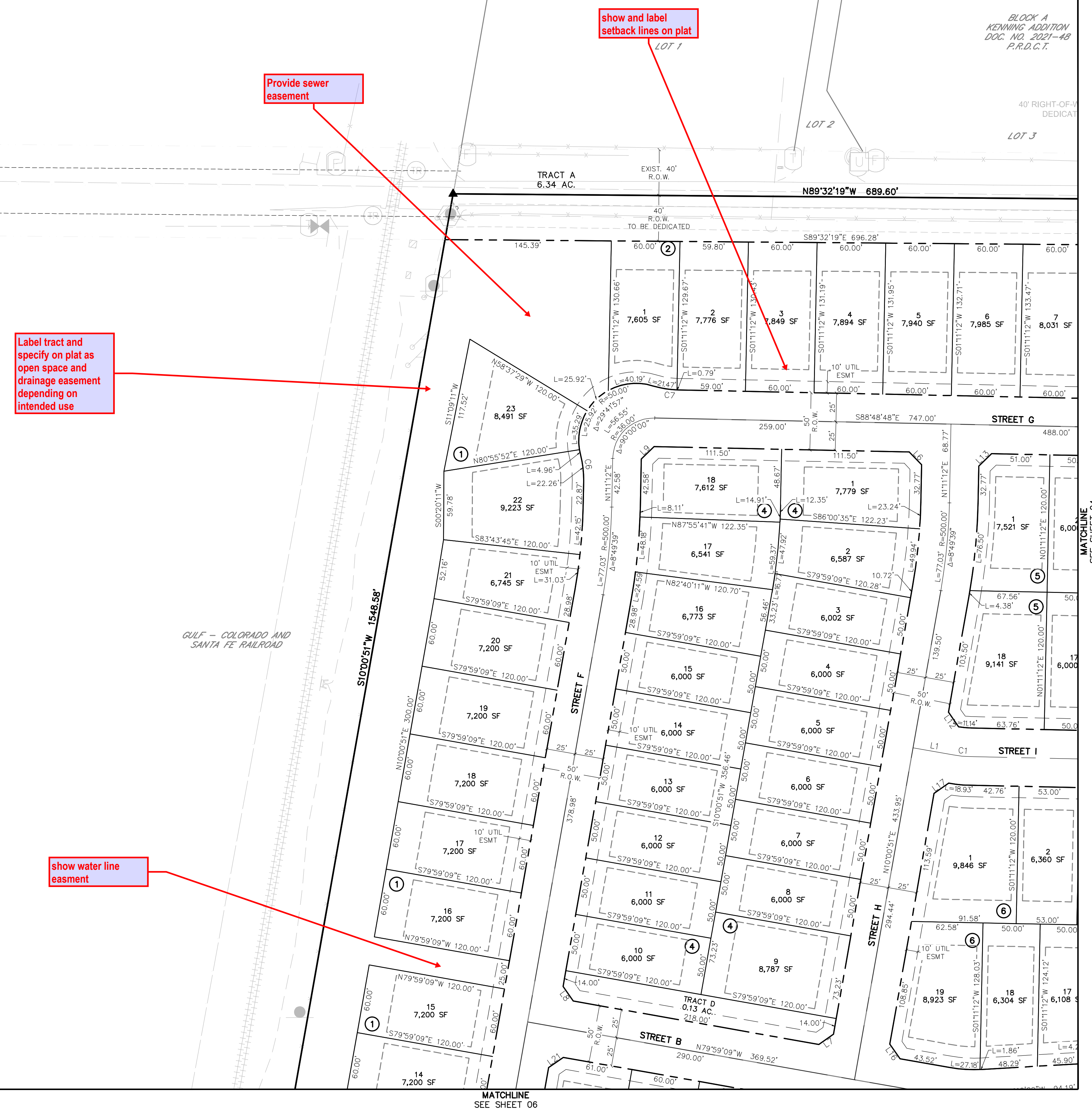
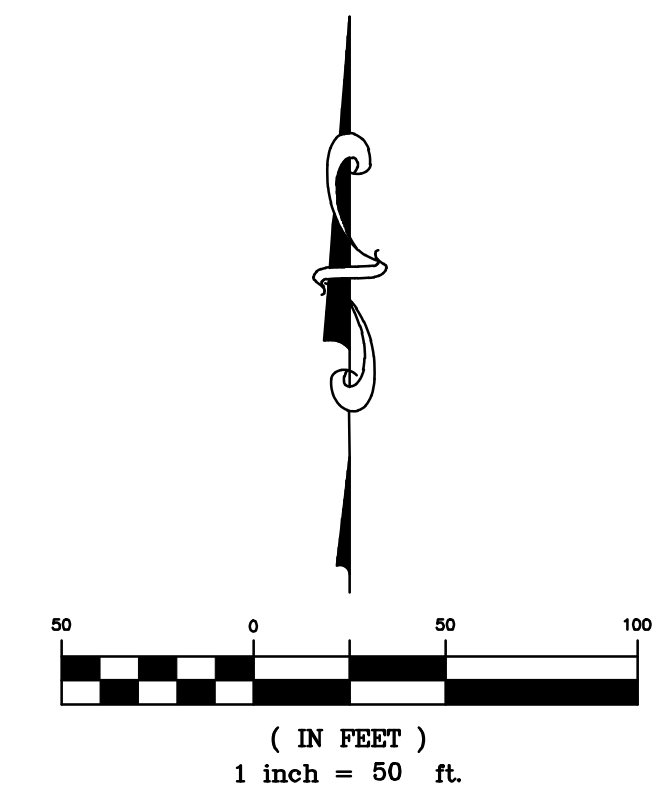
LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ◆ SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- ① BLOCK NUMBER
- SUBJECT PARCEL BOUNDARY LINE
- - - SECTION LINE
- - - SUBDIVISION LOT LINE
- - - LOT SETBACK
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE

1. Provide block with name(s), address, phone number, and email of preparer, owner, developer, engineer, and/or surveyor  
2. Please provide USPS Postmaster approved location of mailboxes (if cluster mailboxes)

SHEET	03
	OF 15
FILE NO.	20070256.PRELIM
DATE	1/17/2005
DRAWN BY	BT
CHECK BY	BT
JOB NO.	2,4007256

**ATWELL**  
www.atwell-group.com  
866.850.4200  
143 UNION WOODS DRIVE, SUITE 700  
LARGO, MD 20775-2225  
303.462.1100



Label tract and specify on plat as open space and drainage easement depending on intended use

Provide sewer easement

show and label setback lines on plat

show water line easement

MATCHLINE  
SEE SHEET 06

MATCHLINE  
SEE SHEET 04



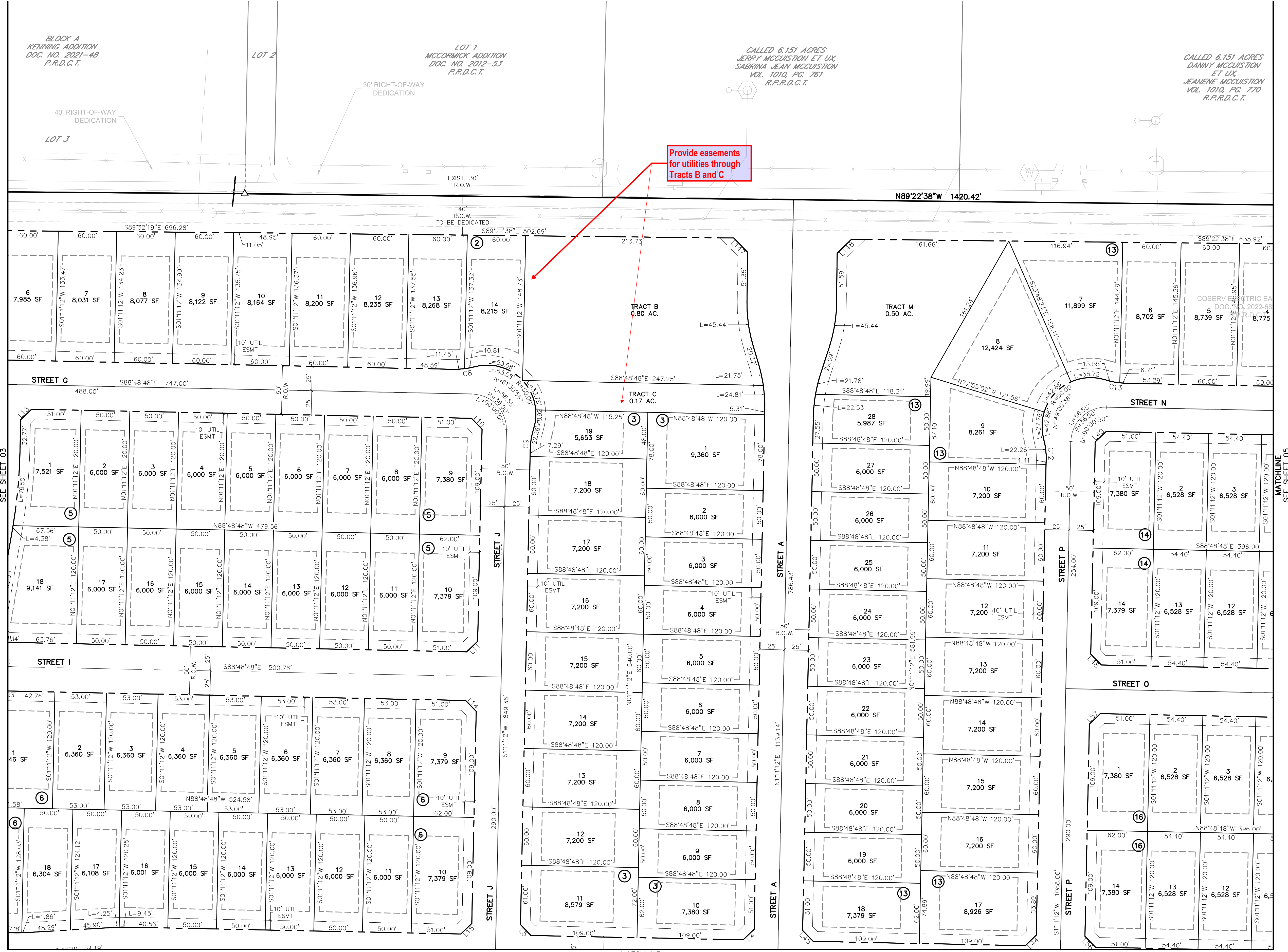
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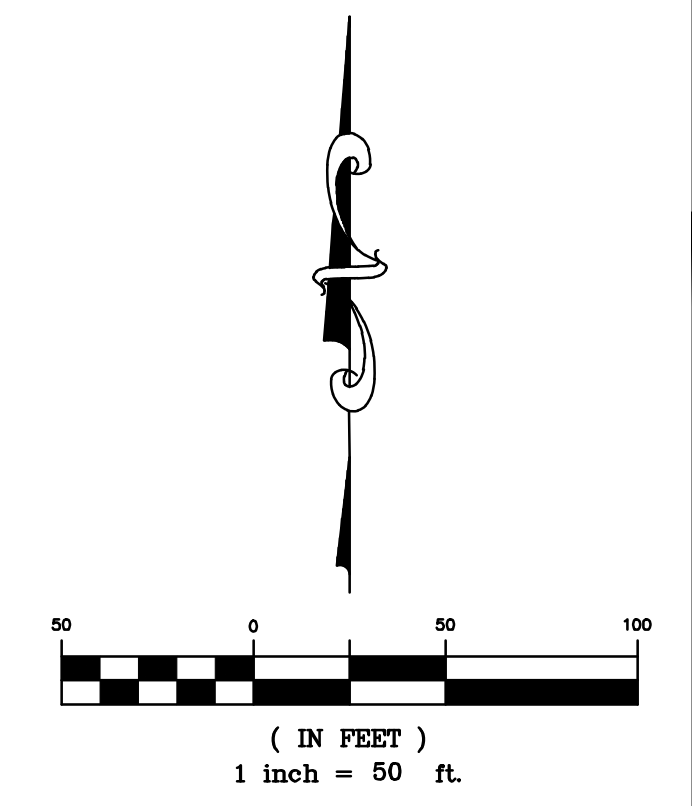


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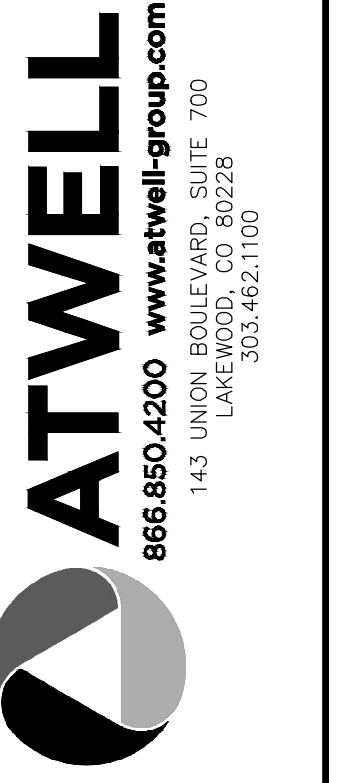


Provide easements for utilities through Tracts B and C



SHEET 04 OF 15  
FILE NO. 2007256 PRELIM  
DATE 1/17/2025  
DRAWN BY [signature]  
CHECK BY [signature]  
JOB NO. 24007256

REVISIONS





# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

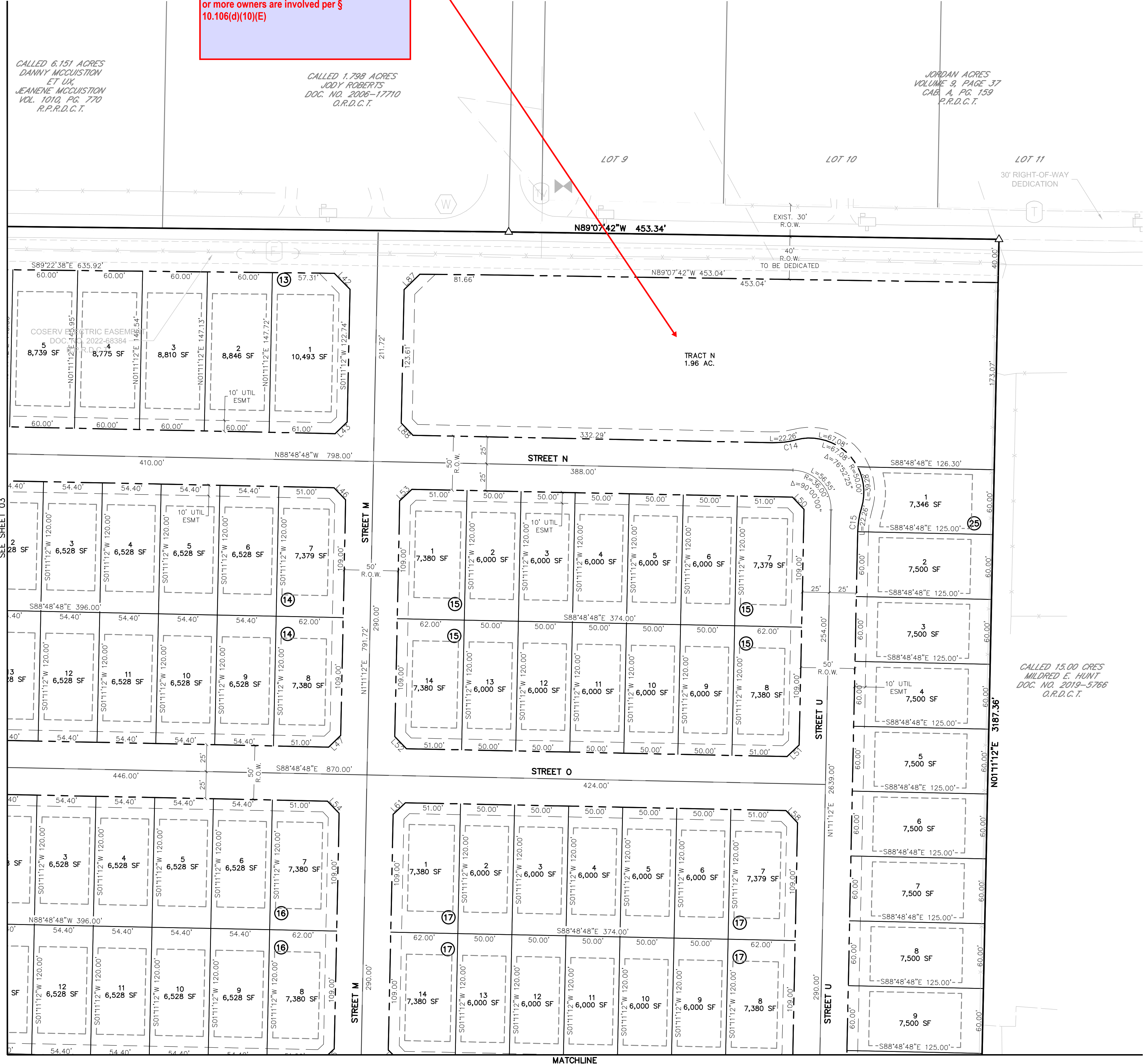
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OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

Drainage easements shall be provided for all regional detention/retention facilities and for other detention/retention facilities where two (2) or more owners are involved per § 10.106(d)(10)(E)

CALLED 6.151 ACRES  
DANNY MCCOUSTON  
ET AL  
JEANENE MCCOUSTON  
VOL. 1010, PG. 770  
R.P.R.D.C.T.

CALLED 1.798 ACRES  
JODY ROBERTS  
DOC. NO. 2006-17710  
O.R.D.C.T.

JORDAN ACRES  
VOLUME 9, PAGE 37  
CAB. A, PG. 159  
P.R.D.C.T.



KEYMAP  
1" = 750'

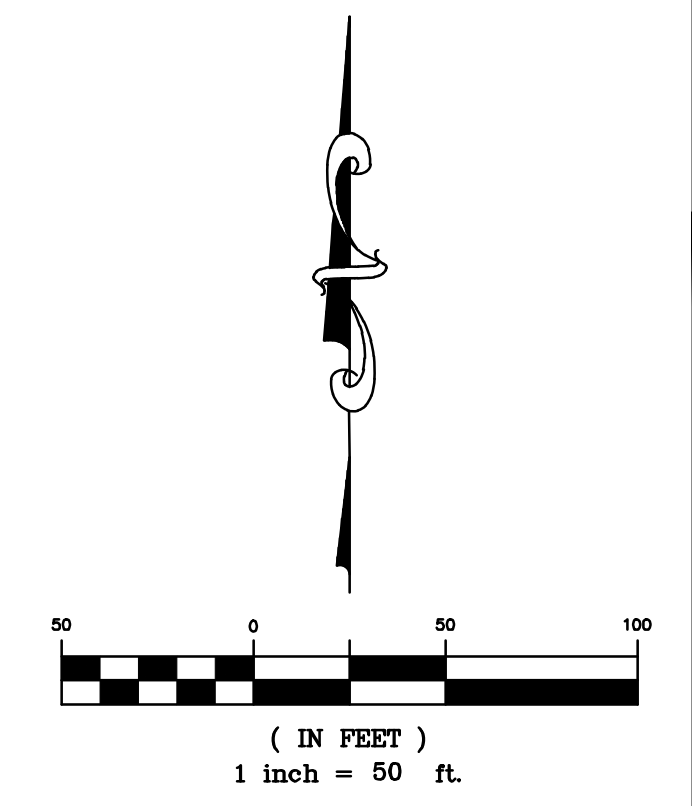
LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- ◆ SECTION CORNER, AS NOTED
- 1 LOT NUMBER
- Ⓜ BLOCK NUMBER
- SUBJECT PARCEL BOUNDARY LINE
- - - SUBJECT LINE
- SUBDIVISION LOT LINE
- - - LOT SETBACK
- ADJACENT PROPERTY LINE
- - - EASEMENT LINE, AS NOTED
- - - RIGHT-OF-WAY LINE
- - - OFFSET / TIE LINE

MATCHLINE  
SEE SHEET 03

CALLED 15.00 ACRES  
MILDRED E. HUNT  
DOC. NO. 2019-5766  
O.R.D.C.T.

MATCHLINE  
SEE SHEET 08



SHEET	05
	OF 15
FILE NO.	200705.PRELIM
DATE	1/17/2025
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CHECK BY	INI
JOB NO.	24007256

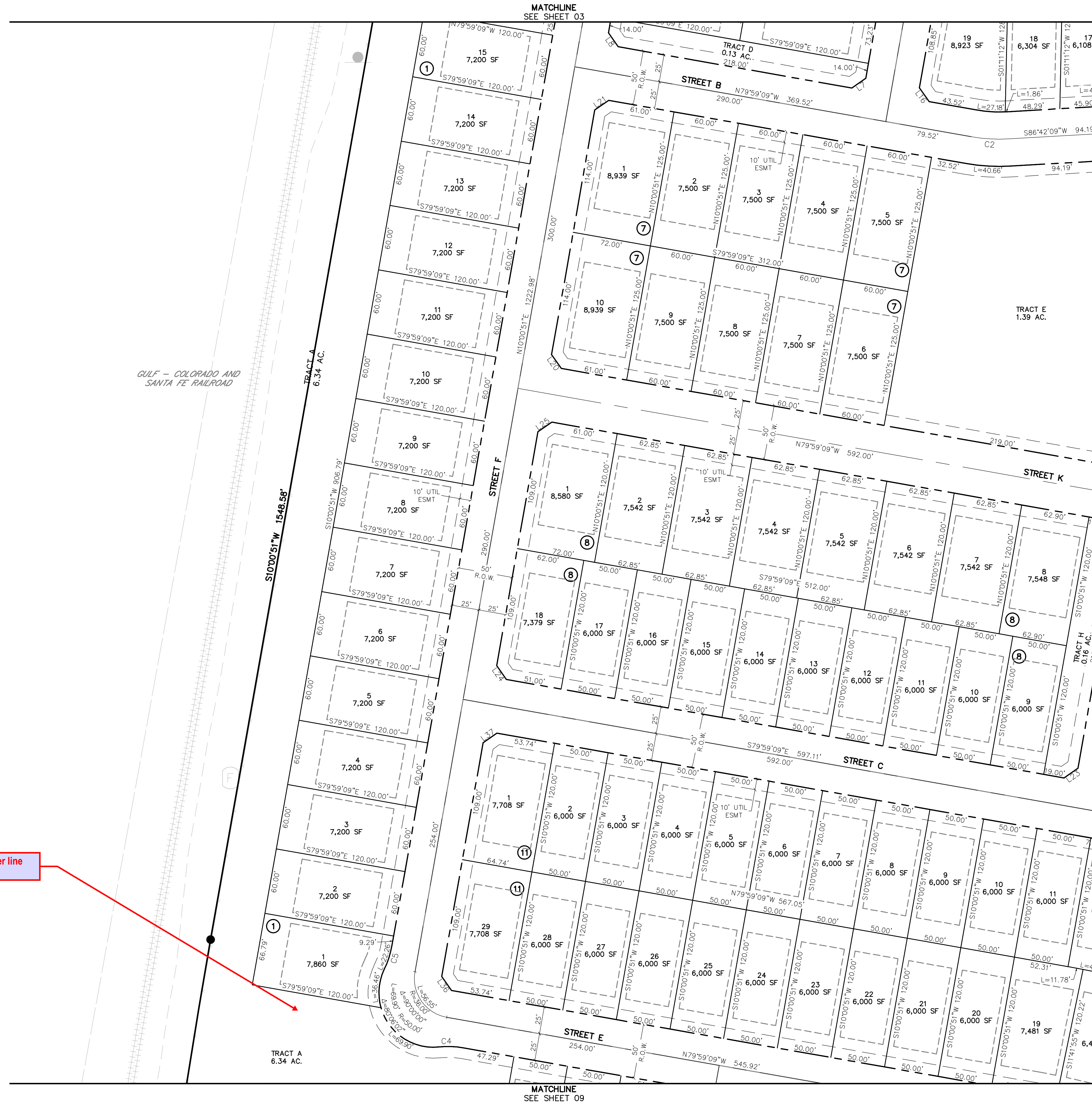
REVISIONS


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LARGO, FL 33042-1100

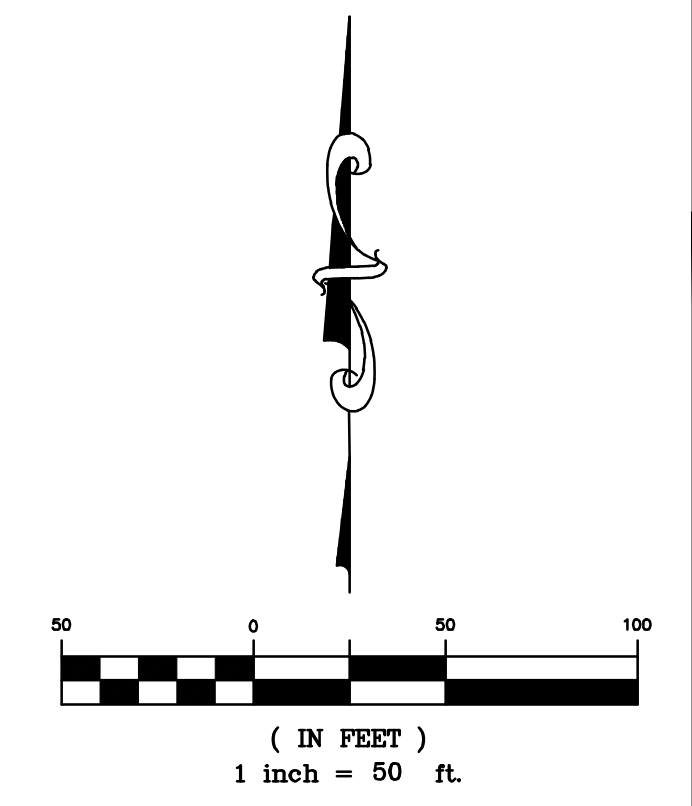


# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



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Provide water line easement

SHEET	06
	OF 15
FILE NO.	24007256.PRELIM
DATE	1/17/2025
DRAWN BY	IN
CHECK BY	IN
JOB NO.	24007256

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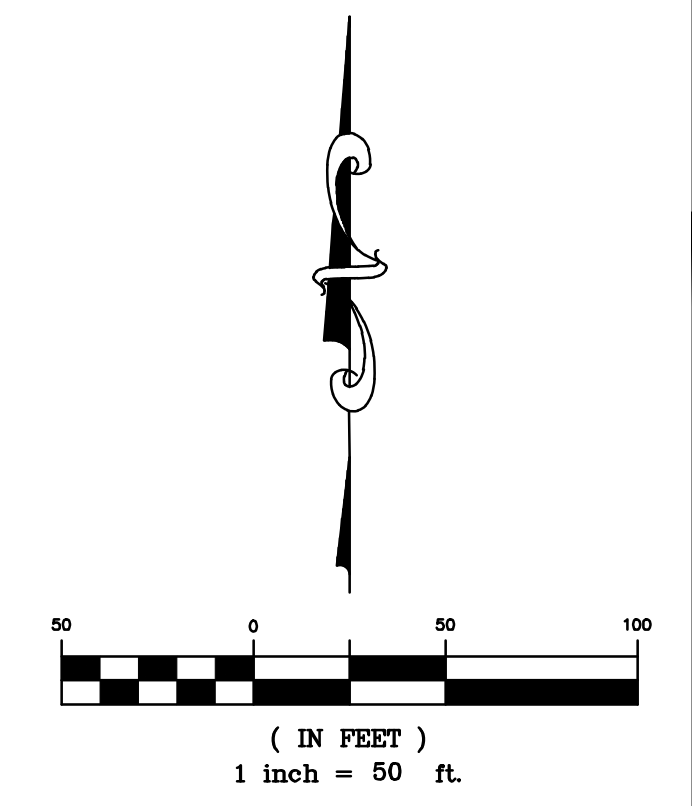
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
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**SHEET 07 OF 15**

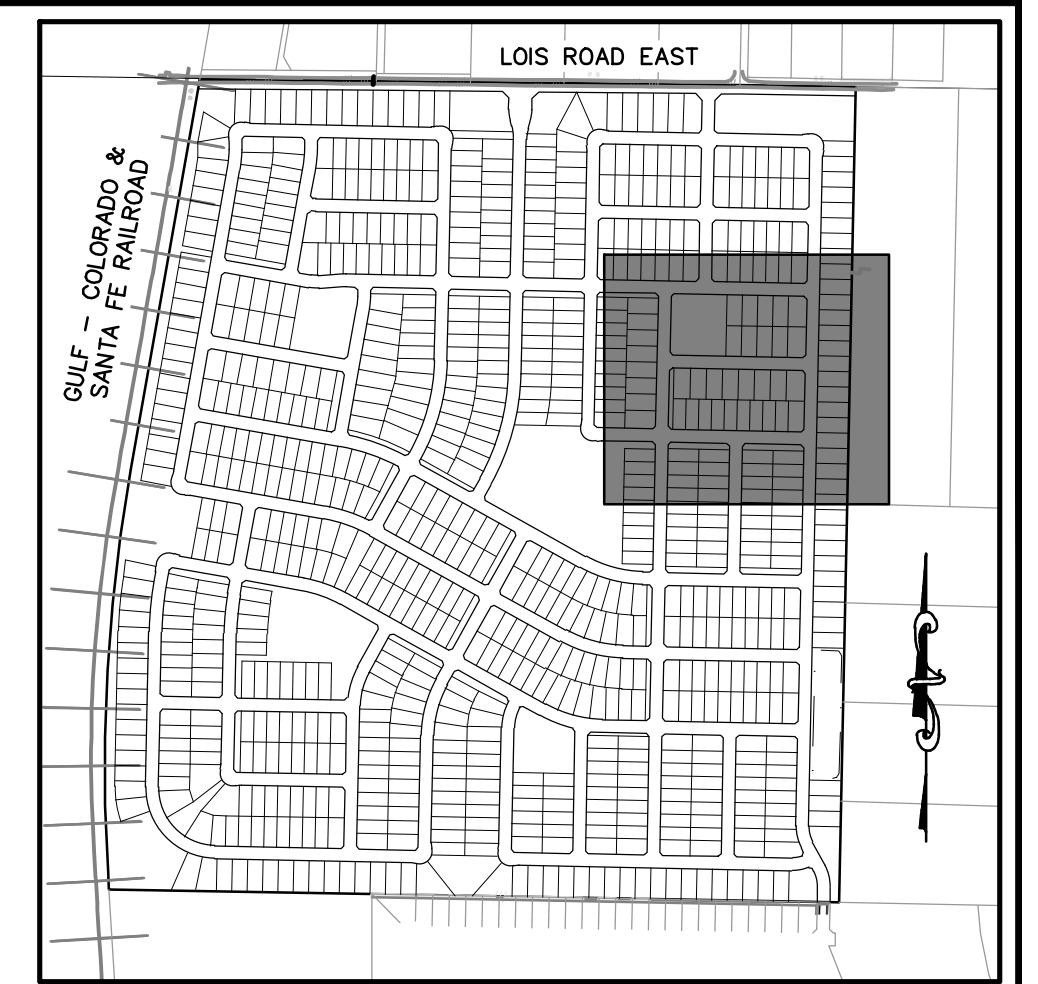
FILE NO. 24007256.PRELIM  
DATE 1/17/2025  
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REVISIONS



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

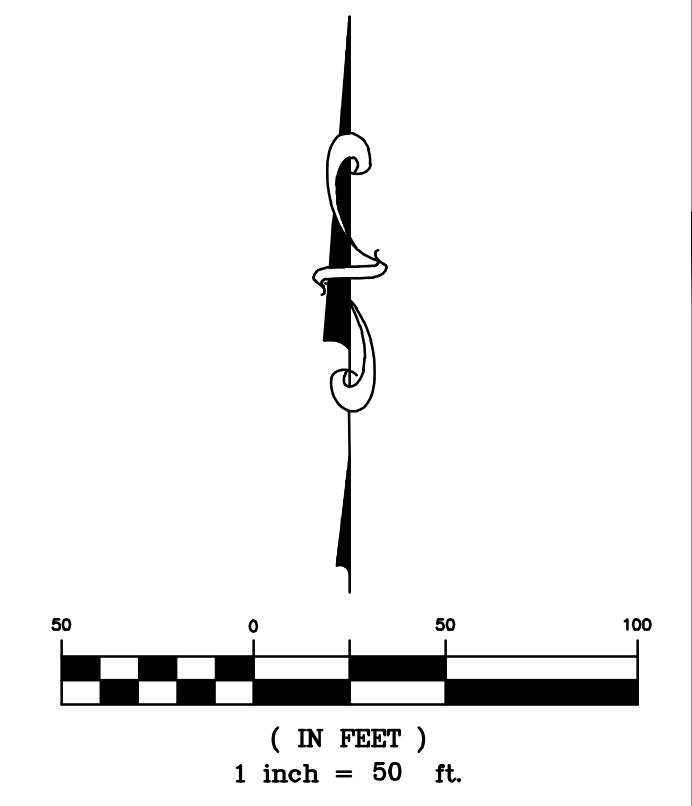
BEING 202.453 ACRES OF LAND  
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CALLED 15.00 ACRES  
MILDRED E. HUNT  
D.C. NO. 2019-5766  
G.R.D.C.F.



**SHEET 08 OF 15**

FILE NO. 24007256 PRELIM  
DATE 1/17/2025  
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CHECK BY [Signature]  
JOB NO. 24007256

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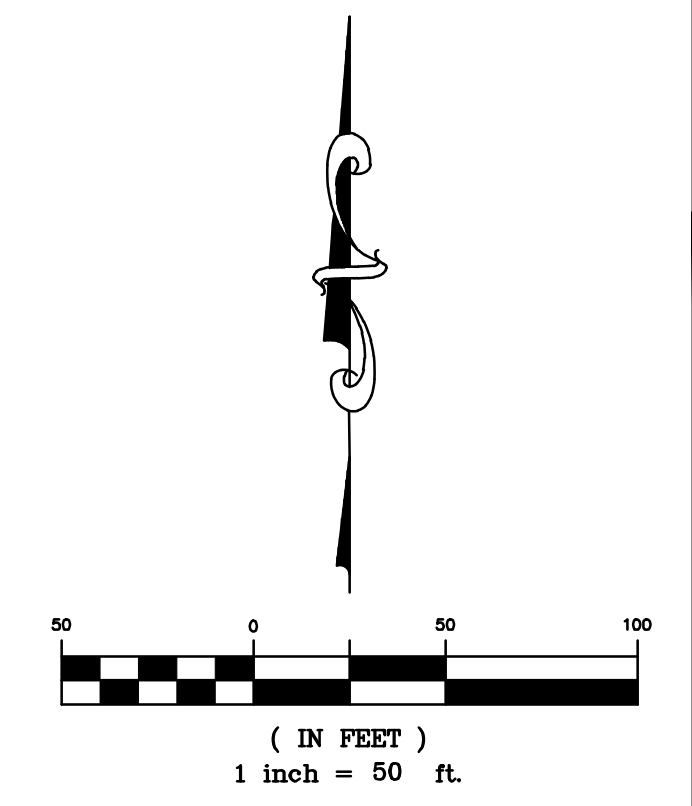


# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

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GULF - COLORADO AND SANTA FE RAILROAD

L=1577.09' R=6737.93' Δ=13°24'39"  
CB=S3°15'27"W CL=173.49'

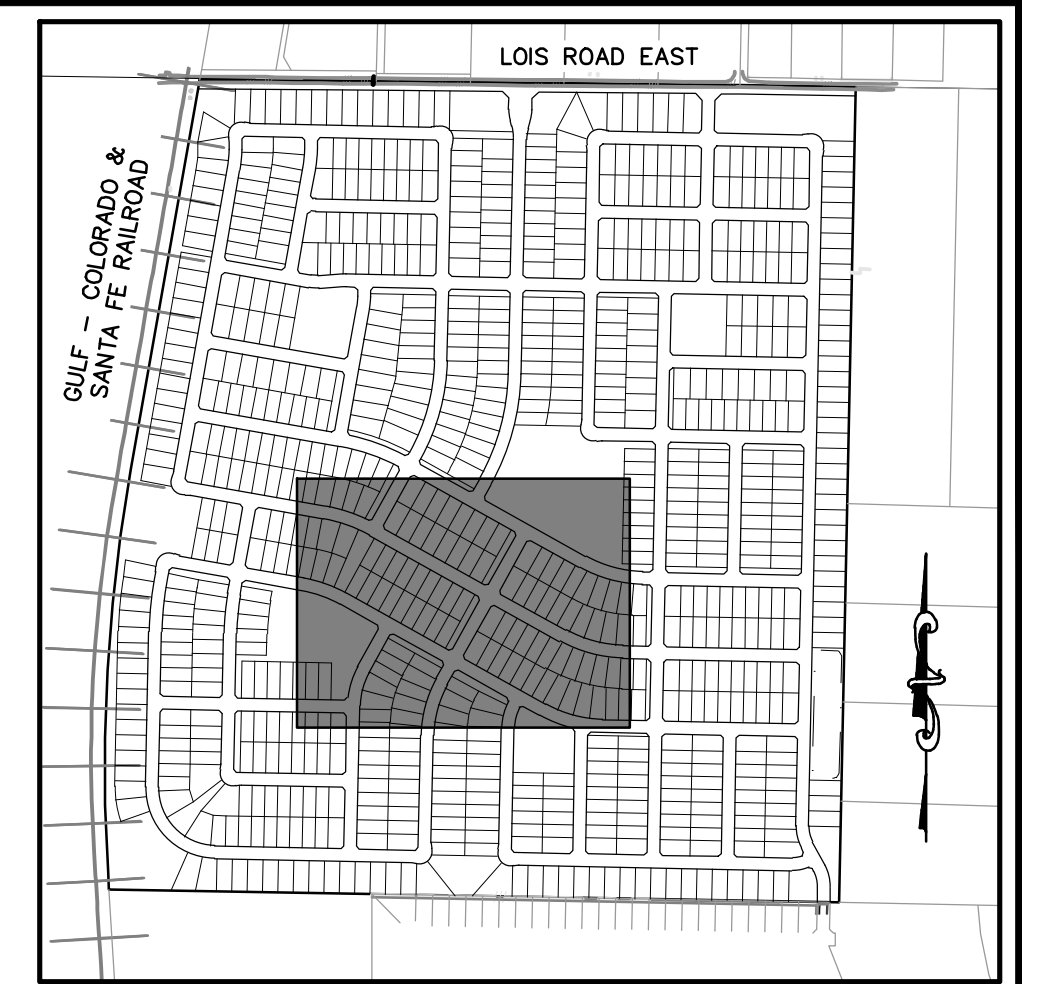
SHEET 09 OF 15  
FILE NO. 24007256 PRELIM  
DATE 1/17/2025  
DRAWN BY JN  
CHECK BY JN  
JOB NO. 24007256

REVISIONS

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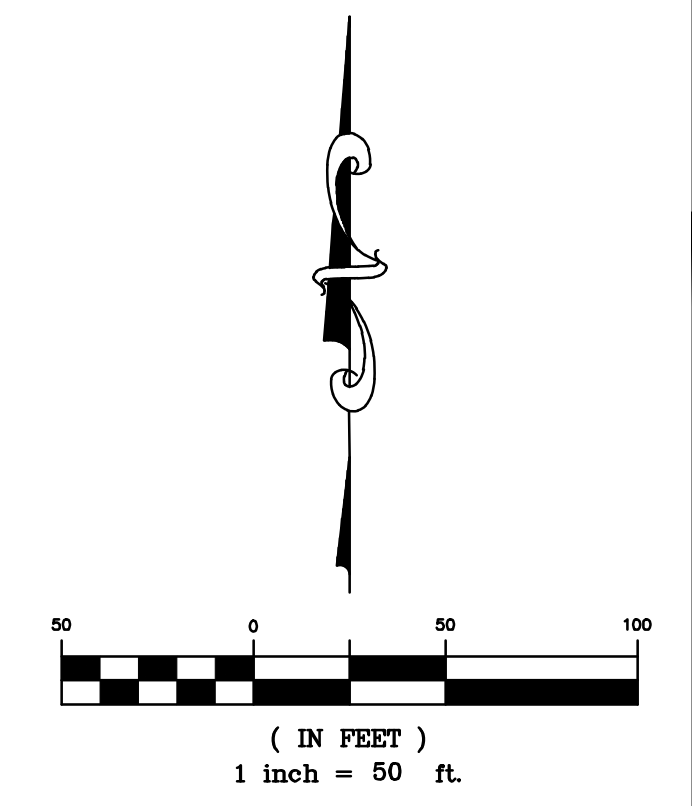
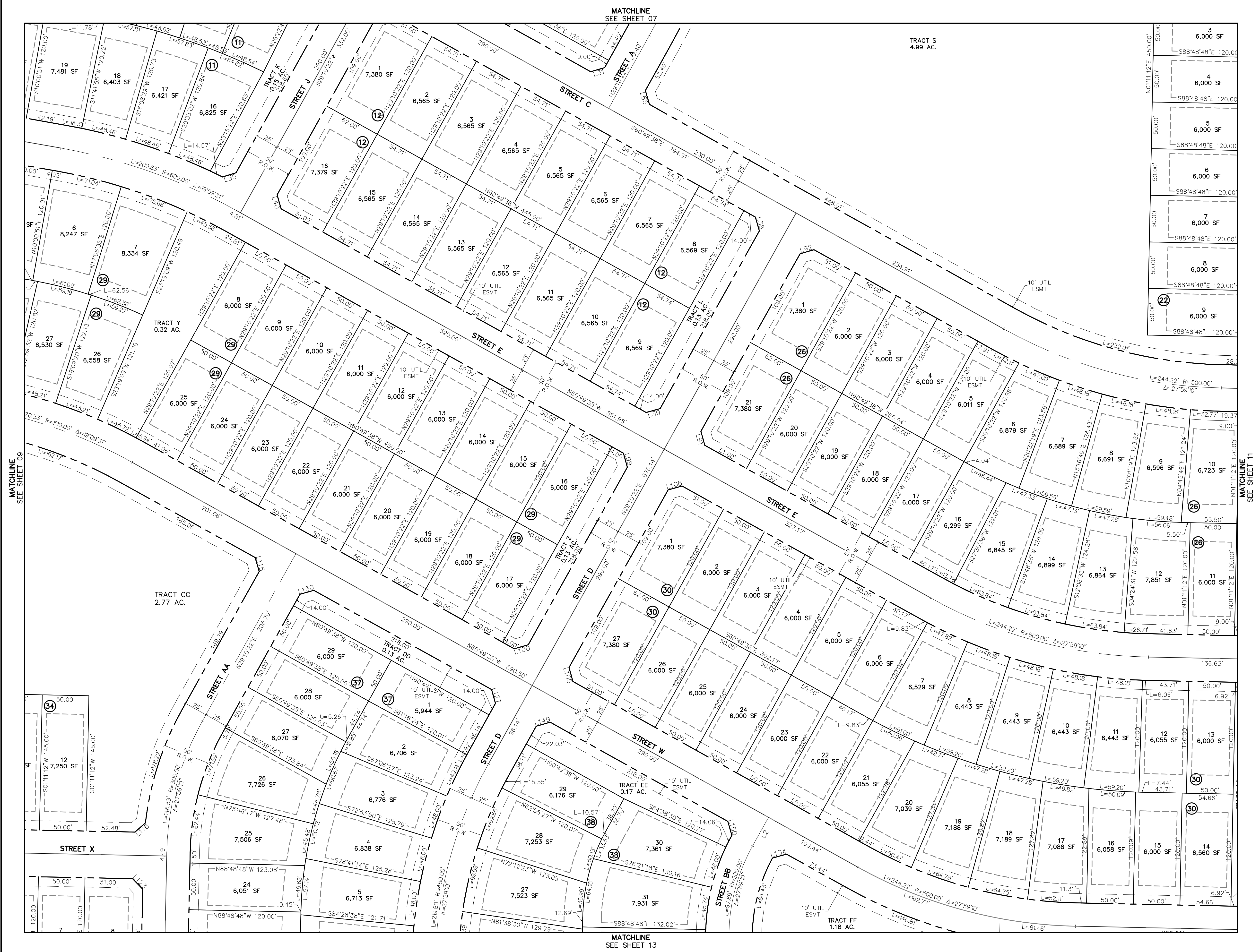
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



KEYMAP  
1" = 750'

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<b>SHEET</b>	<b>10</b>
<b>OF 15</b>	
FILE NO.	2007055.PRELIM
DATE	1/17/2005
DRAWN BY	BT
CHECK BY	BT
JOB NO.	2,4007256

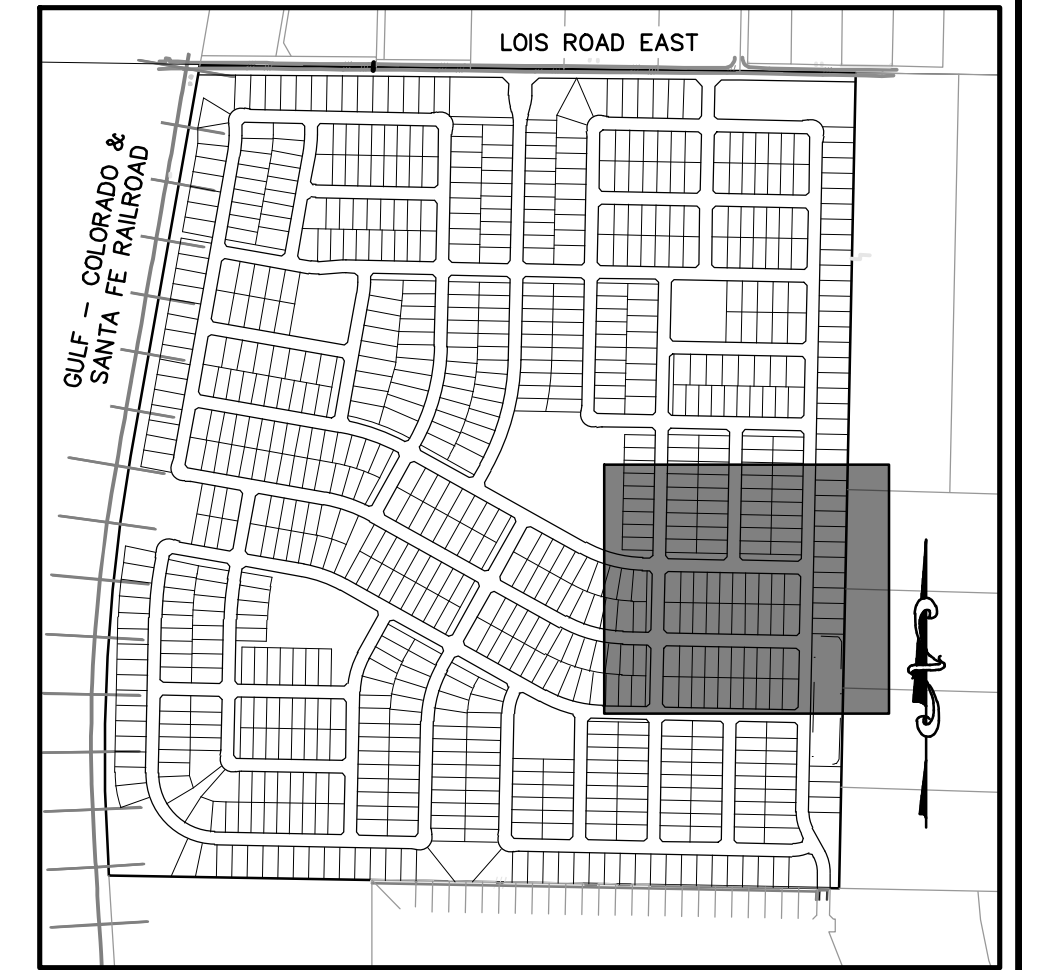
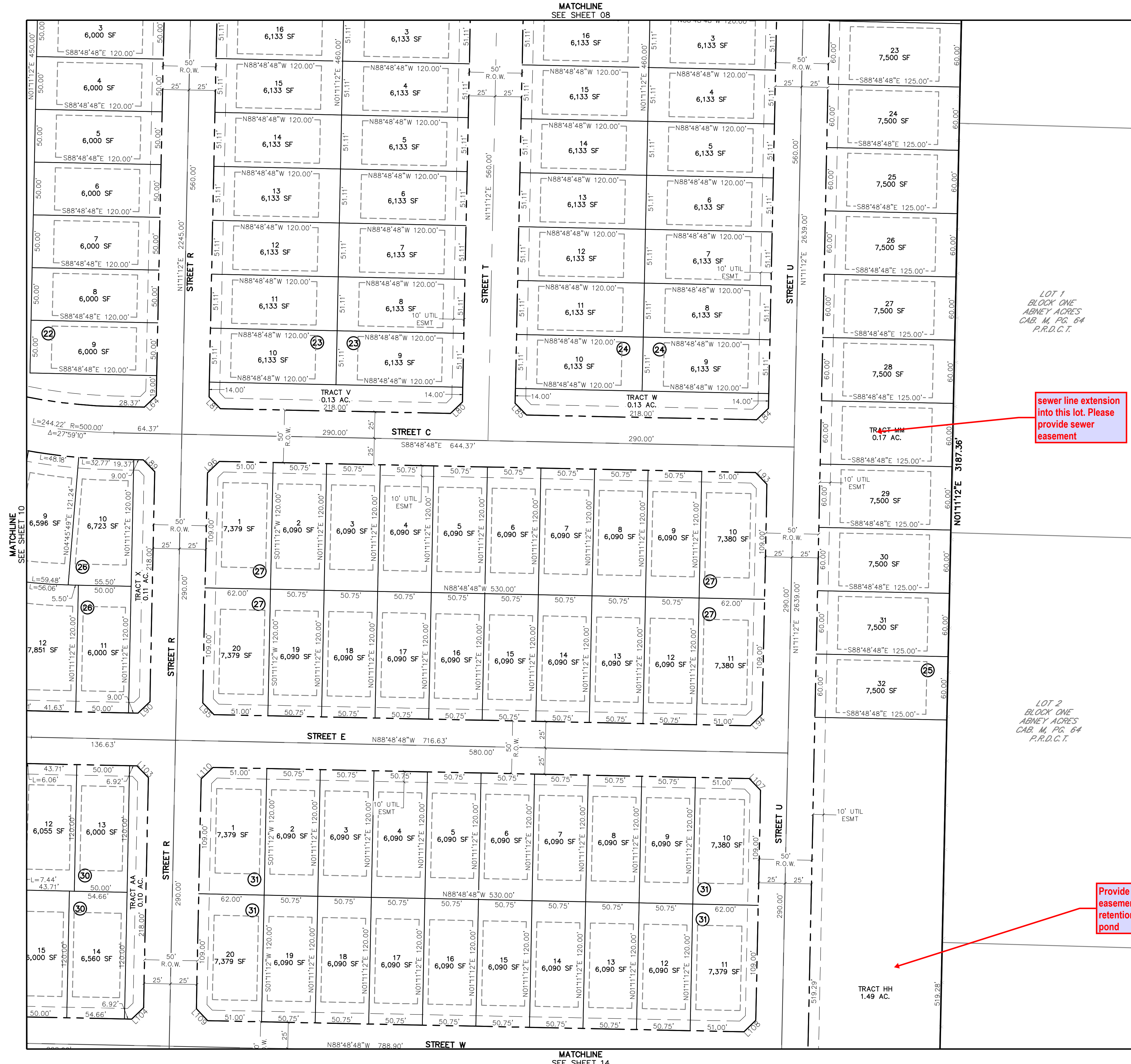
REVISIONS

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LAWRENCEVILLE, GA 30046-2100



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS

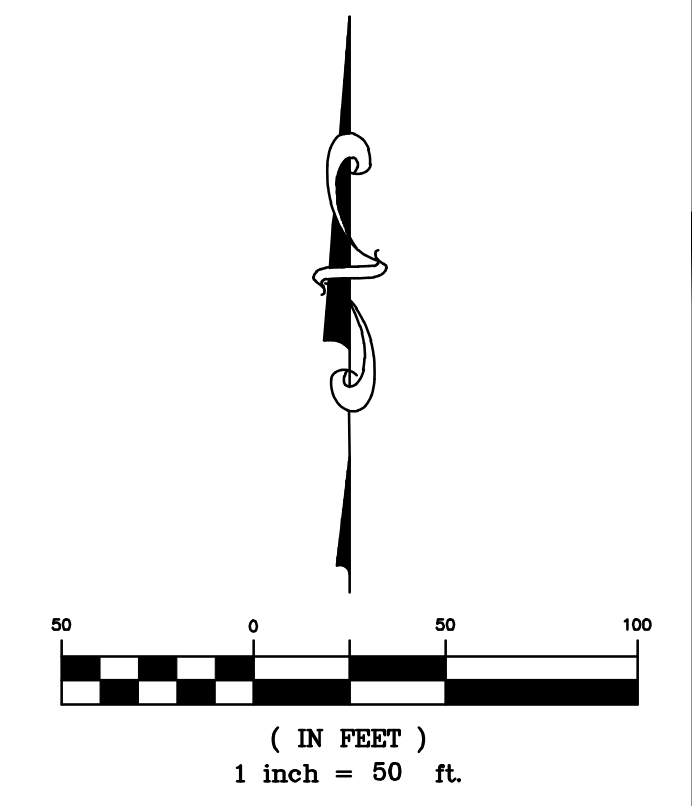


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  - - - OFFSET / TIE LINE

SHEET	11
	OF 15
	FILE NO. 2400755 PRELIM
	DATE 1/17/2025
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	CHECK BY
	JOB NO. 24007256

REVISIONS	

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LARGES WOODS VARDEN 700  
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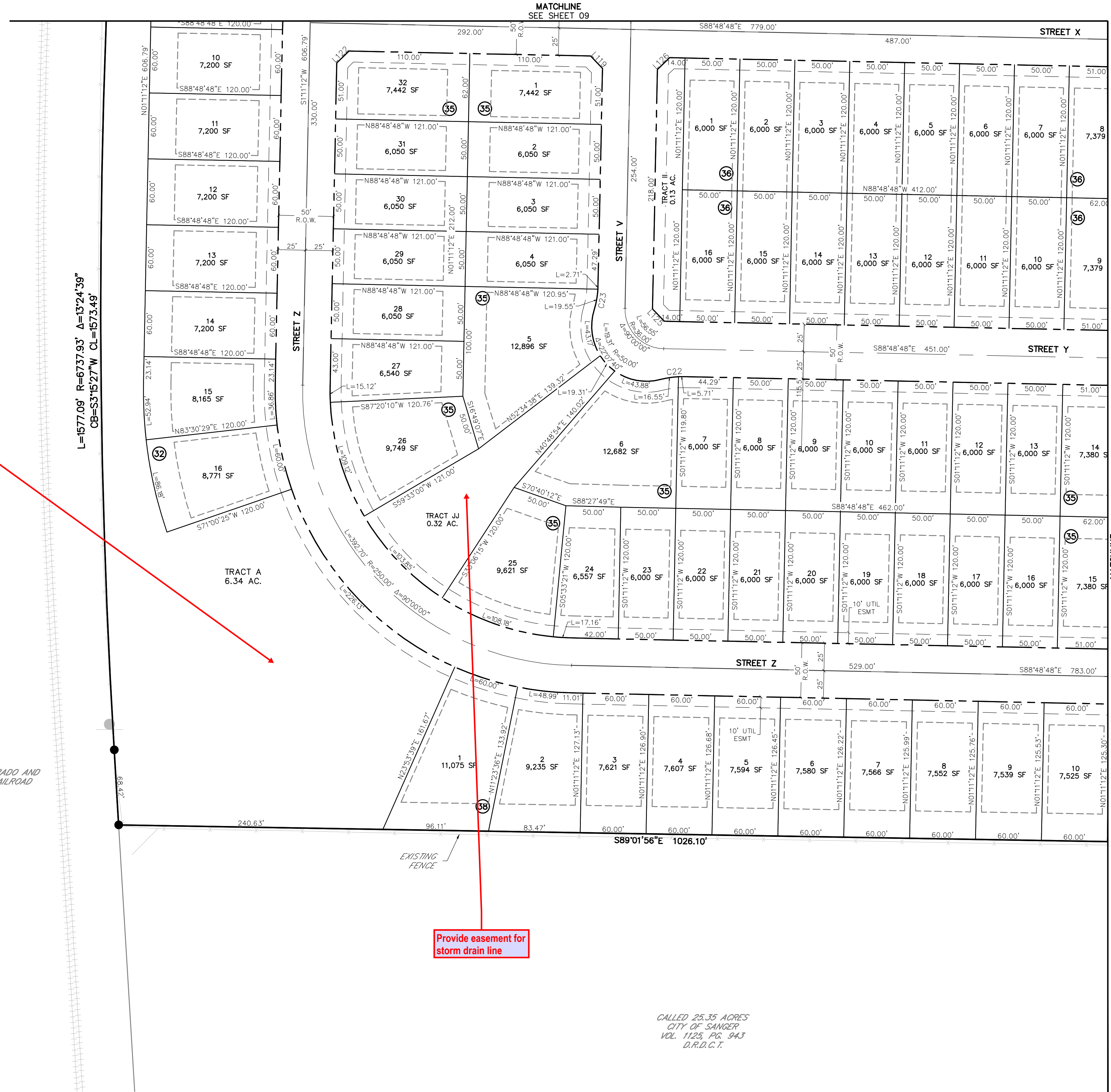
# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
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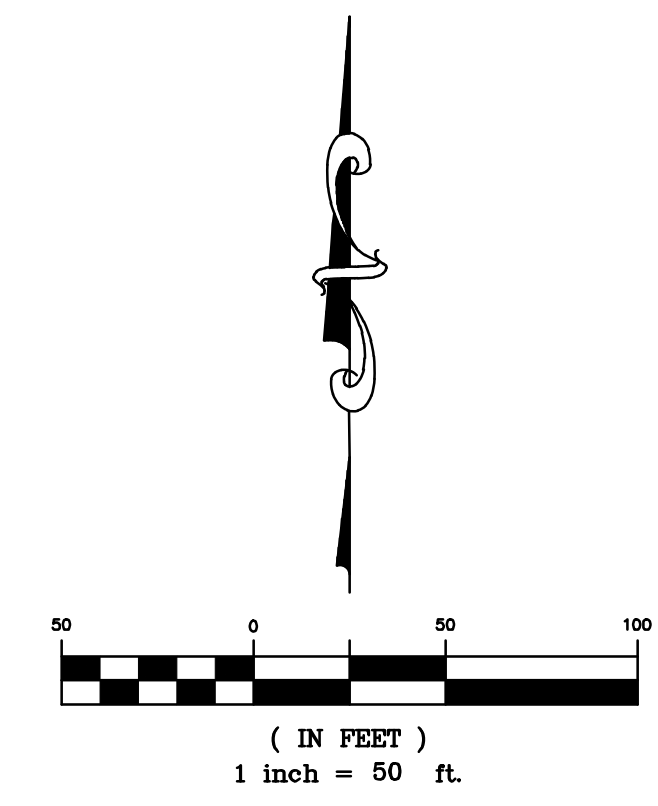


Provide drainage easement for retention/detention pond

Provide easement for storm drain line

GULF - COLORADO AND SANTA FE RAILROAD

CALLED 25.35 ACRES  
CITY OF SANGER  
VOL. 1125, PG. 943  
D.R.D.C.T.



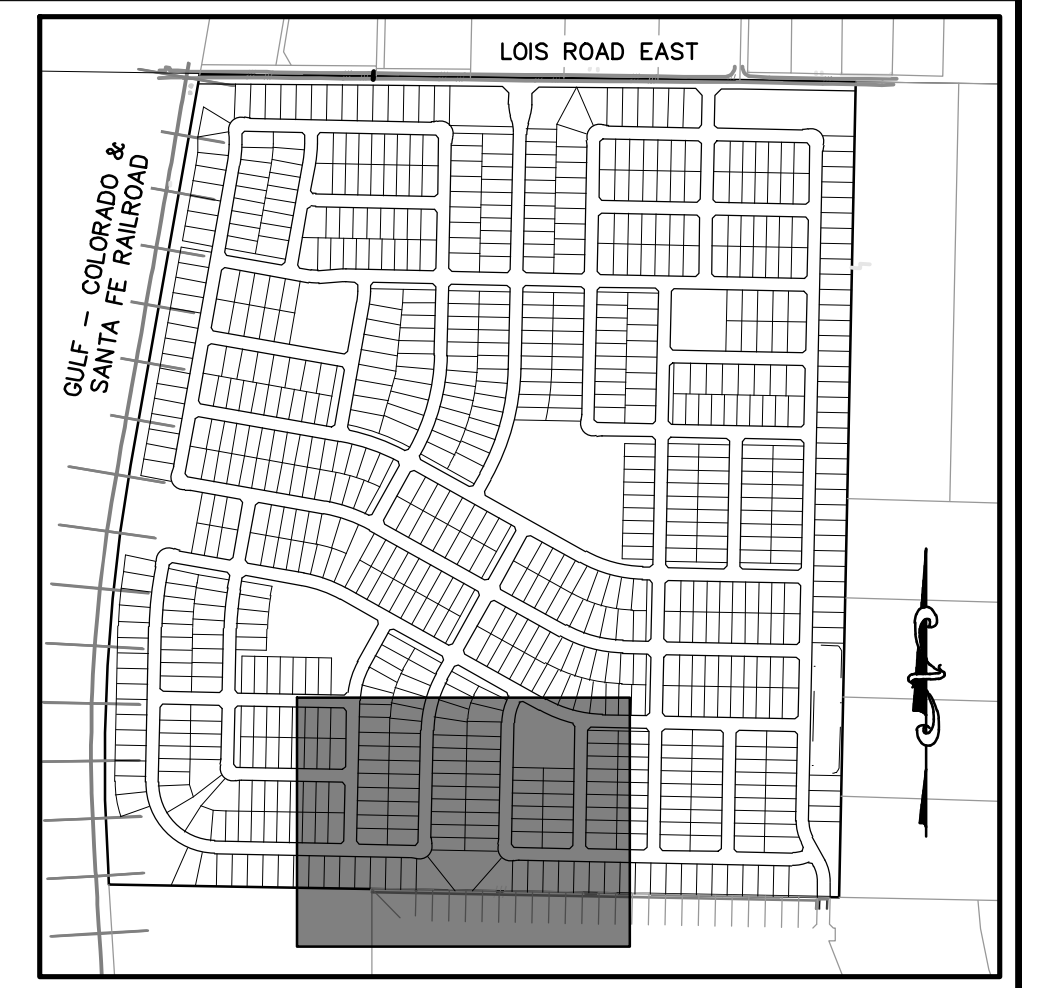
SHEET	12
	OF 15
FILE NO.	24007256.PRELIM
DATE	1/17/2025
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JOB NO.	24007256

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# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

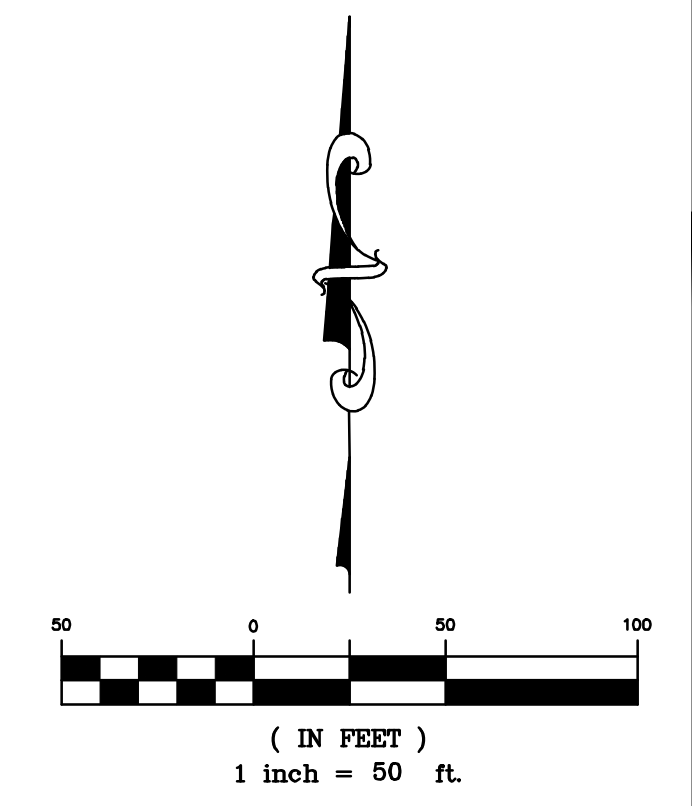
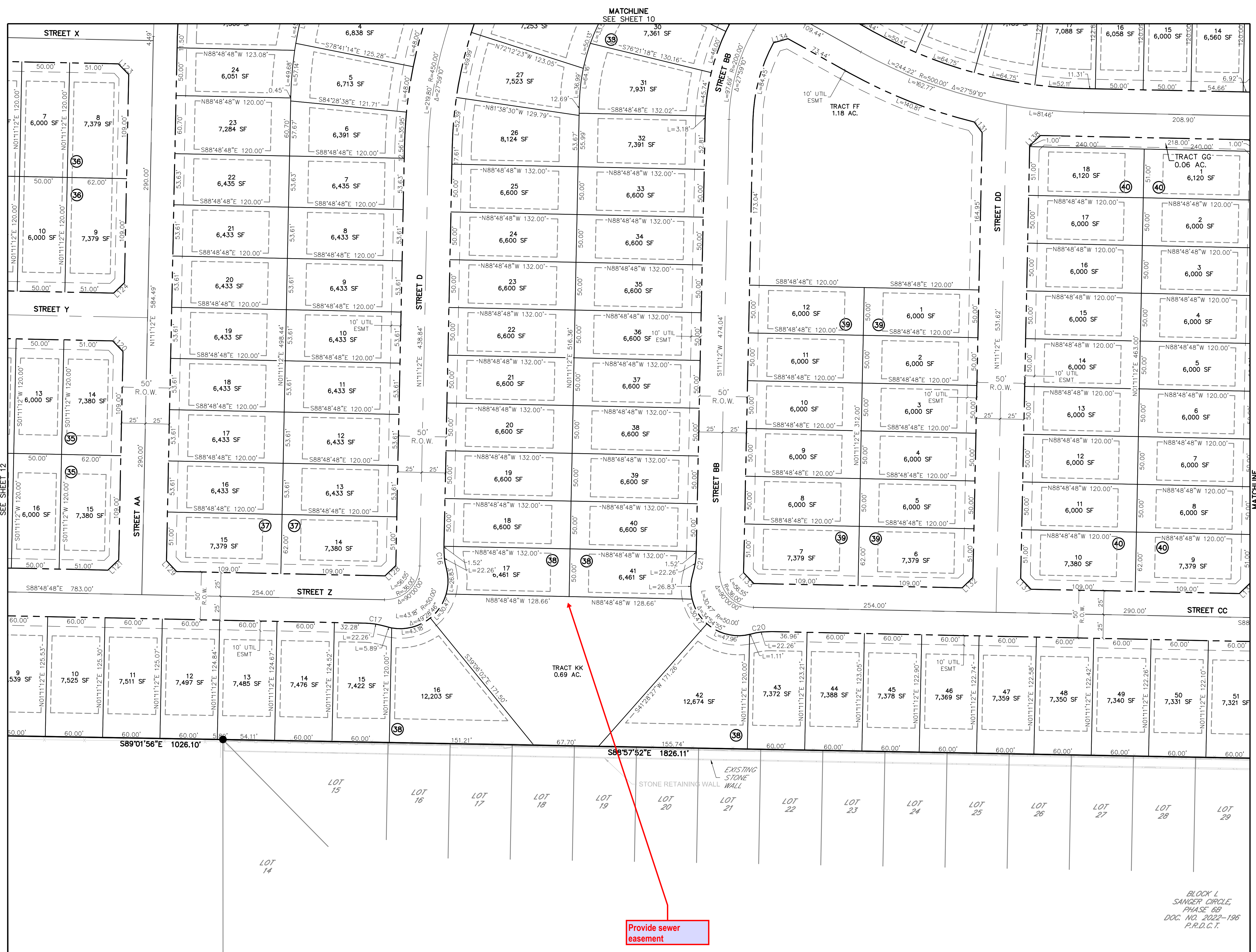
BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
IN THE CITY OF SANGER, DENTON COUNTY, TEXAS



**KEYMAP**  
1" = 750'

**LEGEND**

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- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ATWELL LLC"
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- SECTION CORNER, AS NOTED
- 1  
LOT NUMBER
- 11  
BLOCK NUMBER
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE
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- LOT SETBACK
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- OFFSET / TIE LINE



<b>SHEET 13 OF 15</b>
FILE NO. 2022-196 PRELIM
DATE: 1/17/2025
DRAWN BY: [Signature]
CHECK BY: [Signature]
JOB NO. 24007256

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143 UNION BOULEVARD, SUITE 700  
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BLOCK L  
SANGER CIRCLE  
PHASE 62  
DOC. NO. 2022-196  
P.R.D.C.T.



# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
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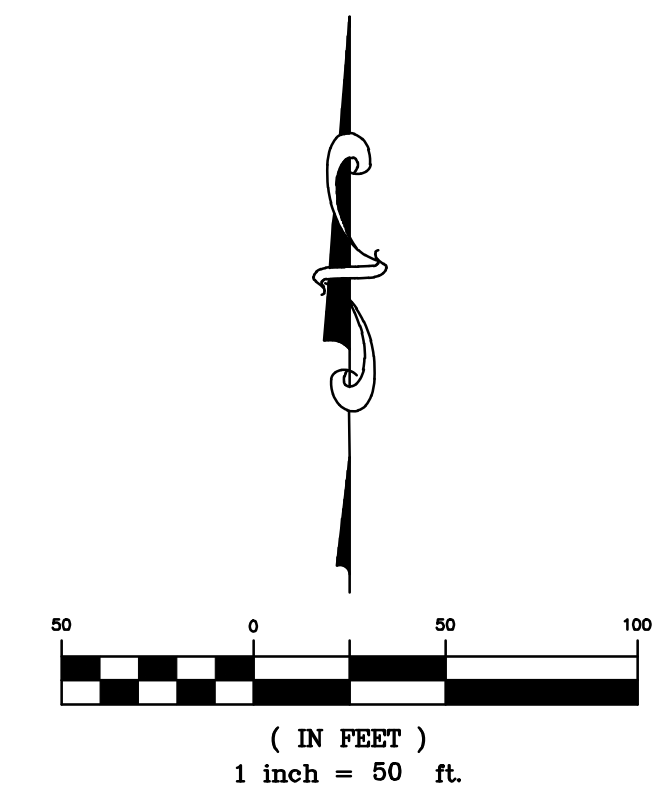
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LOT 3  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

LOT 4  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

BLOCK 1  
SANGER CIRCLE,  
PHASE 6B  
DOC. NO. 2022-196  
P.R.D.C.T.



SHEET	14	FILE NO. 24007256 PRELIM
	OF 15	DATE 1/17/2025
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REVISIONS		

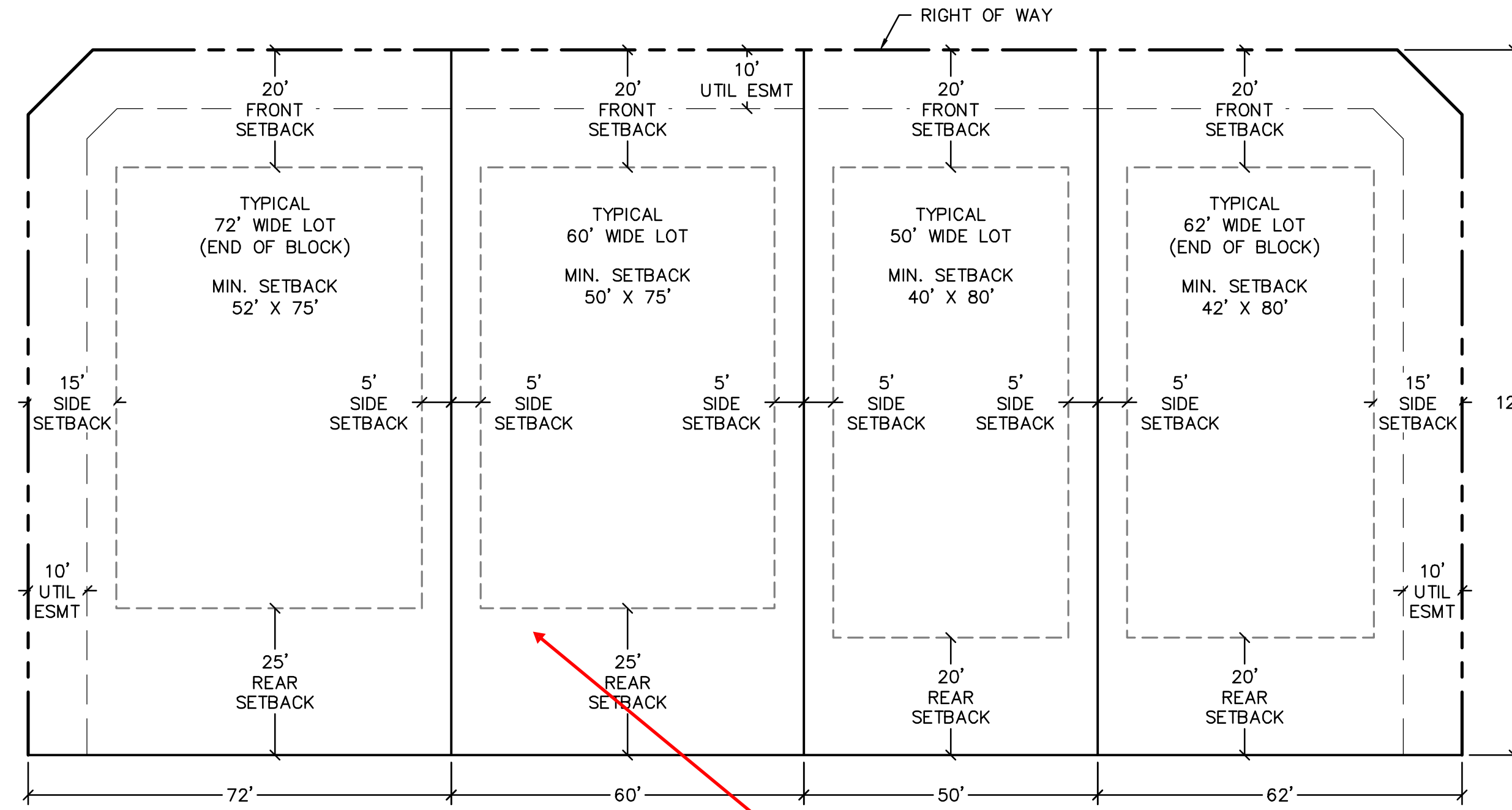
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# LOIS ROAD ESTATES SUBDIVISION PRELIMINARY PLAT

BEING 202.453 ACRES OF LAND  
OUT OF THE REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
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Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.41'	100.00'	8°49'39"	S84°23'58"E	15.39'
C2	34.85'	150.00'	13°18'42"	N86°38'30"W	34.77'
C3	11.74'	150.00'	4°29'03"	S88°56'41"W	11.74'
C4	22.26'	80.00'	15°56'33"	N87°57'25"W	22.19'
C5	22.26'	80.00'	15°56'33"	N17°59'08"E	22.19'
C6	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C7	21.47'	80.00'	15°22'30"	S80°33'30"E	21.40'
C8	10.81'	80.00'	7°44'22"	N79°06'51"E	10.80'
C9	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C10	22.26'	80.00'	15°56'33"	S83°12'56"W	22.19'
C11	22.26'	80.00'	15°56'33"	N9°09'29"E	22.19'
C12	22.26'	80.00'	15°56'33"	N6°47'04"W	22.19'
C13	15.55'	80.00'	11°08'17"	S78°26'24"E	15.53'
C14	22.26'	80.00'	15°56'33"	N83°12'56"E	22.19'
C15	22.26'	80.00'	15°56'33"	S9°09'29"W	22.19'
C16	22.26'	80.00'	15°56'33"	S6°47'04"E	22.19'
C17	22.26'	80.00'	15°56'33"	N80°50'31"W	22.19'
C18	21.21'	80.00'	15°11'31"	N3°50'35"E	21.15'
C19	22.26'	80.00'	15°56'33"	S72°00'52"E	22.19'
C20	22.26'	80.00'	15°56'33"	S83°12'56"W	22.19'
C21	22.26'	80.00'	15°56'33"	N9°09'29"E	22.19'
C22	16.55'	80.00'	11°51'05"	S81°10'13"W	16.52'
C23	19.55'	80.00'	14°00'11"	N10°07'39"E	19.50'



**TYPICAL LOT DIMENSIONS**  
SCALE: 1" = 20'

Provide Developers Agreement to confirm setbacks

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.64'	S79°59'09"E	L26	15.56'	N43°48'48"W	L51	15.56'	S46°11'12"W	L76	15.56'	S46°11'12"W	L101	15.56'	N34°59'09"W	L126	15.56'	N46°11'12"E
L2	35.03'	S29°10'22"W	L27	15.41'	N73°37'28"E	L52	15.56'	N43°48'48"W	L77	15.56'	N43°48'48"W	L102	15.56'	N55°00'51"E	L127	15.56'	N15°49'38"W
L3	25.08'	N61°49'47"E	L28	15.27'	S33°55'37"E	L53	15.56'	N46°11'12"E	L78	15.56'	N46°11'12"E	L103	15.56'	S43°48'48"E	L128	15.56'	N46°11'12"E
L4	15.56'	S46°11'12"W	L29	15.56'	S46°11'12"W	L54	15.56'	N43°48'48"W	L79	15.56'	S43°48'48"E	L104	15.56'	S46°11'12"W	L129	15.56'	S43°48'48"E
L5	15.56'	N43°48'48"W	L30	15.56'	S43°48'48"E	L55	15.56'	N46°11'12"E	L80	15.56'	S46°11'12"W	L105	15.56'	N15°49'38"W	L130	15.56'	S74°10'22"W
L6	15.56'	N43°48'48"W	L31	15.56'	S74°10'22"W	L56	15.56'	S43°48'48"E	L81	15.56'	N43°48'48"W	L106	15.56'	N74°10'22"E	L131	13.75'	N37°30'13"W
L7	15.56'	N55°00'51"E	L32	15.56'	N15°49'38"W	L57	15.56'	S46°11'12"W	L82	15.56'	N46°11'12"E	L107	15.56'	N43°48'48"W	L132	15.56'	N46°11'12"E
L8	15.56'	S34°59'09"E	L33	15.56'	N46°11'12"E	L58	15.56'	S43°48'48"E	L83	15.56'	N43°48'48"W	L108	15.56'	N46°11'12"E	L133	15.56'	S43°48'48"E
L9	15.56'	S46°11'12"W	L34	15.72'	N16°25'38"W	L59	15.56'	S46°11'12"W	L84	15.56'	N46°11'12"E	L109	15.56'	S43°48'48"E	L134	15.60'	S74°00'13"W
L10	15.56'	S43°48'48"E	L35	15.17'	N72°46'03"E	L60	15.56'	N43°48'48"W	L85	15.56'	S43°48'48"E	L110	15.56'	S46°11'12"W	L135	15.56'	N43°48'48"W
L11	15.56'	S46°11'12"W	L36	15.56'	S34°59'08"E	L61	15.56'	N46°11'12"E	L86	15.56'	S46°11'12"W	L111	15.56'	S34°59'09"E	L136	15.56'	N46°11'12"E
L12	15.60'	N35°08'43"W	L37	15.56'	S55°00'51"W	L62	15.56'	N43°48'48"W	L87	20.33'	S45°54'17"W	L112	15.56'	S46°11'12"W	L137	15.56'	S43°48'48"E
L13	15.56'	N46°11'12"E	L38	15.56'	N15°49'38"W	L63	15.56'	N43°48'48"W	L88	15.56'	S43°48'48"E	L113	15.56'	N43°48'48"W	L138	15.56'	S46°11'12"W
L14	15.56'	N43°48'48"W	L39	15.56'	N74°10'22"E	L64	15.56'	N46°11'12"E	L89	15.56'	S43°48'48"E	L114	15.25'	N56°08'54"E	L139	15.56'	S43°48'48"E
L15	15.56'	N46°11'12"E	L40	15.56'	S15°49'38"E	L65	15.56'	S15°49'38"E	L90	15.56'	S46°11'12"W	L115	15.56'	S15°49'38"E	L140	15.56'	S46°11'12"W
L16	15.56'	S34°59'09"E	L41	15.56'	S74°10'22"W	L66	15.56'	S46°11'12"W	L91	15.56'	N15°49'38"W	L116	14.81'	S48°52'39"W	L141	15.56'	N43°48'48"W
L17	15.54'	S54°56'21"W	L42	20.68'	S44°05'43"E	L67	15.56'	S43°48'48"E	L92	15.56'	N74°10'22"E	L117	15.56'	N43°48'48"W	L142	15.56'	N46°11'12"E
L18	15.56'	N43°48'48"W	L43	15.56'	S46°11'12"W	L68	15.56'	S46°11'12"W	L93	15.56'	N43°48'48"W	L118	15.56'	N55°00'51"E	L143	15.56'	N43°48'48"W
L19	15.56'	N55°00'51"E	L44	15.56'	S46°11'12"W	L69	15.56'	N43°48'48"W	L94	15.56'	N46°11'12"E	L119	15.56'	N43°48'48"W	L144	16.48'	N20°21'17"E
L20	15.56'	S34°59'09"E	L45	15.56'	N43°48'48"W	L70	15.56'	N46°11'12"E	L95	15.56'	S43°48'48"E	L120	15.56'	N43°48'48"W	L145	15.56'	S43°48'48"E
L21	15.56'	S55°00'51"W	L46	15.56'	S43°48'48"E	L71	15.56'	N43°48'48"W	L96	15.56'	S46°11'12"W	L121	15.56'	N46°11'12"E	L146	15.56'	S46°11'12"W
L22	15.56'	S34°59'09"E	L47	15.56'	S46°11'12"W	L72	15.56'	N46°11'12"E	L97	15.56'	S34°59'09"E	L122	15.56'	S46°11'12"W	L147	20.44'	S44°18'34"E
L23	15.56'	S55°00'51"W	L48	15.56'	N43°48'48"W	L73	15.56'	S43°48'48"E	L98	15.56'	S55°00'51"W	L123	15.56'	S43°48'48"E	L148	20.47'	N45°41'26"E
L24	15.56'	N34°59'09"W	L49	15.56'	N46°11'12"E	L74	15.56'	S46°11'12"W	L99	15.56'	S15°49'38"E	L124	15.56'	S46°11'12"W	L149	15.56'	N74°10'22"E
L25	15.56'	N55°00'51"E	L50	15.56'	S43°48'48"E	L75	15.56'	S43°48'48"E	L100	15.56'	S74°10'22"W	L125	15.56'	N43°48'48"W	L150	15.52'	S15°56'41"E

**SHEET 15 OF 15**

FILE NO. 24007256 PRELIM  
DATE 1/17/2025  
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# LOIS ROAD ESTATES

## SITUATED IN THE CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

### PRELIMINARY CONSTRUCTION PLANS

**LEGAL DESCRIPTION:**

BEING A 202.453 ACRE TRACT OF LAND SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT NO. 29, SITUATED IN THE CITY OF SANGER, DENTON COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED TO JST HOLDINGS 04 BUSINESS LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2024-74411 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING ON OR NEAR THE CENTERLINE OF LOIS ROAD EAST AND ON THE EAST RIGHT-OF-WAY LINE OF THE GULF COAST AND SANTA FE RAILROAD, A 100' RIGHT-OF-WAY;

THENCE SOUTH 89°32'19" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 689.60 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°22'38" EAST, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 1,420.42 FEET TO A MAG NAIL SET FOR CORNER;

THENCE SOUTH 89°07'42" EAST, CONTINUING ALONG OR NEAR THE CENTERLINE OF SAID LOIS ROAD EAST, A DISTANCE OF 453.34 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MILDRED E. HUNT, RECORDED IN DOCUMENT NO. 2019-5766 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 01°11'12" WEST, DEPARTING SAID LOIS ROAD EAST AND ALONG THE EAST LINE OF SAID JST HOLDINGS TRACT OF LAND, AT A DISTANCE OF 2,876.67 FEET PASSING AN AXLE FOUND FOR THE NORTHWEST CORNER OF LOT 4 OF ABNEY ACRES, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN CABINET M, PAGE 640 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, IN ALL A TOTAL DISTANCE OF 3,187.36 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP SET FOR THE SOUTHEAST CORNER OF SAID JST HOLDINGS TRACT OF LAND, BEING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANGER LAND DEVELOPMENT LLC, RECORDED IN DOCUMENT NO. 2019-16167 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 88°57'52" WEST, ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND IN PART ALONG THE NORTH LINE OF SANGER CIRCLE, PHASE 6B, A PLATTED SUBDIVISION IN DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2022-1960 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,826.11 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE NORTHWEST CORNER OF LOTS 14 AND 15 OF SAID SANGER CIRCLE;

THENCE NORTH 89°01'56" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID JST HOLDINGS TRACT AND ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF SANGER, RECORDED IN VOLUME 1125, PAGE 943 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 1,026.10 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND FOR THE SOUTHWEST CORNER OF SAID JST HOLDINGS TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD;

THENCE NORTH 03°27'32" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD AND THE WEST LINE OF SAID JST HOLDINGS TRACT, A DISTANCE OF 68.42 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6,737.93 FEET AND A CENTRAL ANGLE OF 13°24'39";

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH 03°15'27" EAST, A CHORD LENGTH OF 1,573.49 FEET, AND AN ARC LENGTH OF 1,577.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "BGE" FOUND;

THENCE NORTH 10°00'51" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GULF COAST AND SANTA FE RAILROAD, A DISTANCE OF 1,548.58 FEET TO THE POINT OF BEGINNING, CONTAINING 202.453 ACRES OR 8,818,870 SQUARE FEET OF LAND.

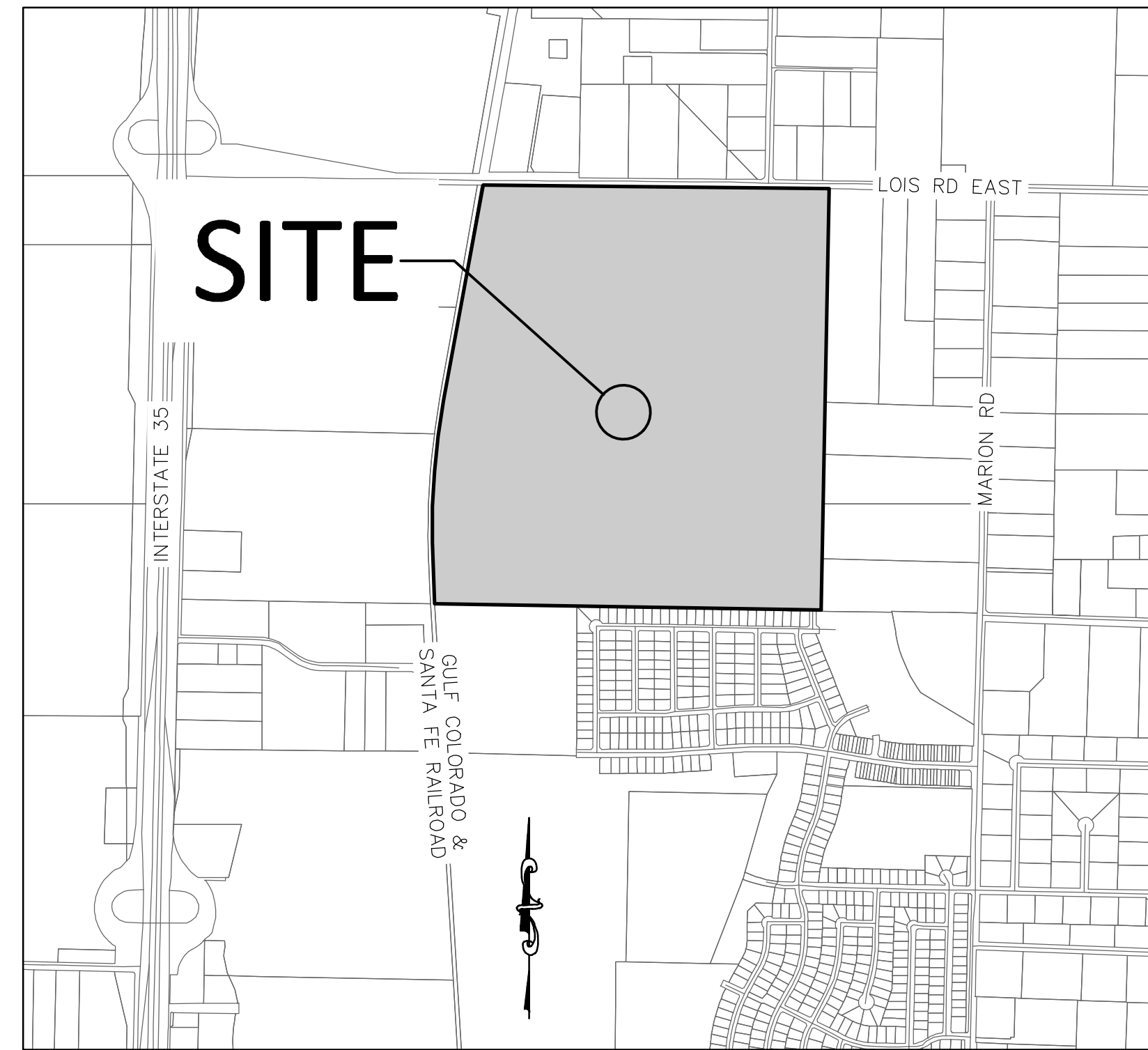
**BENCHMARKS AND CONTROLS:**

NO. 1 - AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHERING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

NO. 2 - AN MAG NAIL IN ASPHALT LOCATED IN THE NORTHWEST INTERSECTION OF LOIS ROAD EAST AND MELTON ROAD, HAVING AN ELEVATION OF 693.8 FEET, A NORTHERING COORDINATE VALUE OF 7,192,151.4, AND AN EASTING COORDINATE VALUE OF 2,376,790.5.

**BASIS OF BEARING:**

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.



VICINITY MAP  
SCALE 1"=1,000'

**PROJECT TEAM**

**OWNER / DEVELOPER / APPLICANT:**  
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**LANDSCAPE ARCHITECT & PLANNER:**  
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**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHERING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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MICHAEL PRYOR

CLIENT: KALTER CAPITAL  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
GENERAL NOTES & PLANS  
COVER SHEET

DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

DR. TN | CH. KB  
P.M. JF

JOB: 24007256  
SHEET NO. 01

CAD FILE: 24007256-PRM-CR.DWG



GENERAL NOTES:

- 1. SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY EAGLE SURVEYING, LLC, DATED 05/01/2024.
2. THE PLANS SHOW SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES FROM FIELD LOCATION AND RECORD MAPPING, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS.
4. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
5. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ENGINEER.
6. PRIOR TO COMMENCEMENT OF STORM AND/OR SANITARY SEWER CONSTRUCTION, CONTRACTOR IS TO VERIFY BOTH HORIZONTAL AND VERTICAL POSITION OF EXISTING SEWER AT CONNECTION POINT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
8. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS.
9. ALL PROPOSED UTILITIES AND APPURTENANCES TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES' CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
10. ALL PLANS SHALL COMPLY WITH LOCAL AND/OR NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), OR BEST PRACTICES.
11. FIELD VERIFICATION AND ADJUSTMENTS ARE PERMISSIBLE WITH THE ENGINEER'S WRITTEN APPROVAL.
12. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
13. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE.
14. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A TEXAS LICENSED LAND SURVEYOR.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND COORDINATE WORK WITH ALL OTHER CONTRACTS FOR THE SITE.
16. THE CONTRACTOR SHALL:
A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
B. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS ON THE WORK.
C. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
D. HOLD THE OWNER HARMLESS AGAINST AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
17. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF OSHA REGULATIONS FOR CONSTRUCTION. SHEET PILING SHALL BE DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK AND SHALL SUBMIT A DEWATERING PLAN DESIGNED AND SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER. CONTRACTOR SHALL MAINTAIN EXISTING SITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SHOWN ON PLANS.
19. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE UTILITY OWNER. NOTIFY THE UTILITY OWNER 72 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
20. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES, AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION.
21. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
22. ALL FRAMES/COVERS WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES, AND INVERTS. AS-BUILT PLANS SHOWING ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES. THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
24. TEMPORARY PAVEMENT SHALL BE PLACED WITHIN 48HRS OF COMPLETION OF EXCAVATION AND BACKFILL OPERATIONS WITHIN THE EXISTING PAVEMENT LIMITS.
25. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC IN ALL AREAS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
26. ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY.
27. CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGED UTILITIES SHALL BE IMMEDIATELY REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION NOTES:

- 1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS SHALL BE 0.010 FT/FT
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHALL BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS SEPTIC TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WITH CHILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SOIL PREPARATION AND GRADING NOTES:

- 1. THE SOIL BENEATH THE PAVEMENT SHALL BE TREATED AS FOLLOWS:
A. REMOVE ALL VEGETATION, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS. PERFORM ANY CUT OPERATIONS AS NEEDED AND PROOF ROLL THE PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. ANY AREAS WHICH RUT EXCESSIVELY OR PUMP SHALL BE UNDERCUT AND REPLACED WITH COMPACT FILL.
C. PERFORM ALL FILL OPERATIONS. ALL FILL SHALL BE INSTALLED IN MAXIMUM 8 INCH LIFTS AND COMPACTED TO AT LEAST 93% OF THE MAXIMUM DENSITY AND AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR), AND TO AT LEAST +3 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT.
D. DO NOT USE ANY SAND AS FILL UNDER THE PAVEMENT.
E. ANY IMPORTED FILL SHALL BE SIMILAR TO THE ON SITE SOILS AND APPROVED BY XXXX.
2. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
3. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
4. GRADES NOT OTHERWISE INDICATED ON THESE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
5. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
6. THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY BY XXXX ON XX/XX/XXXX. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCHMARKS BY OTHER PARTIES AND THE EXPANSIVE/SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCHMARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. REFER TO THE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION ON SOIL CHARACTERISTICS AND ANY OTHER RECOMMENDATIONS NOT CONTAINED HEREIN.

PAVING NOTES:

- 1. REFER TO GRADING PLAN FOR SOIL PREPARATION SPECIFICATIONS UNDER PAVEMENT.
2. CONCRETE FOR THE CONCRETE PAVEMENT SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI, A MINIMUM OF 5.5 SACKS OF 5.5 SACKS OF PORTLAND CEMENT PER CUBIC YARD, 20% CLASS C FLYASH, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, MID RANGE WATER REDUCING AGENT AND A 5-6" SLUMP.
3. CONCRETE FOR PRIVATE SIDEWALKS, CURBS, GUTTERS, AND DRAINAGE STRUCTURES SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3,000 PSI, A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD, 4% TO 6% AIR CONTENT USING AIR ENTRAINING AGENT AS REQUIRED, 20% CLASS C FLYASH AND A 5-6" SLUMP.
4. THE MID RANGE WATER REDUCING AGENT ADMIXTURE CONFORMING TO ASTM C-494, TYPE A OR D SHALL BE CHOSEN FROM ONE OF THE FOLLOWING (OR APPROVED EQUAL):
EUCON X-20 OR EUCON MR BY EUCLID
SIKAMENT NL BY SIKA
PLASTIMIX MR BY PROMIX TECHNOLOGIES
MIRA 85 BY W.R.GRACE AND CO.
POLYHEED 1020 BY DEGUSSA ADMIXTURES
THE AMOUNT OF MID RANGE WATER REDUCER SHALL BE AS RECOMMENDED BY THE ADMIXTURE SUPPLIER TO INCREASE THE SLUMP OF THE CONCRETE BY 50 PERCENT OVER THE SLUMP WITHOUT THE ADMIXTURE. THE SLUMP GIVEN IN CONCRETE NOTES ARE AT THE POINT OF DISCHARGE.
5. IF THE AIR TEMPERATURE IS GREATER THAN 90 DEGREES WITHIN 24 HOURS AFTER PLACEMENT, HOT WEATHER CONCRETE PROCEDURE SHALL BE USED. THE CONTRACTOR SHALL SUBMIT A PROCEDURE TO THE ENGINEER FOR APPROVAL. THESE PROCEDURES MAY INCLUDE THE FOLLOWING:
A. PLACING THE CONCRETE IN THE EARLY MORNING HOURS.
B. THE USE OF EVAPORATION REDUCER (SEE BELOW)
C. THE USE OF MISTING AS A CURING METHOD
D. THE USE OF WET BLANKETS AS A CURING METHOD
E. THE USE OF A RETARDING ADMIXTURE (NOT PREFERABLE)
6. ANY CONCRETE TO BE PLACED FURTHER THAN 16 FEET FROM THE END OF A CONCRETE TRUCK SHALL BE PUMPED WITH A COMMERCIAL CONCRETE PUMPING TRUCK OR OTHER PLACEMENT METHOD APPROVED BY THE ENGINEER. THE CONCRETE TRUCK SHALL NOT BE ALLOWED TO DRIVE OVER THE SUBGRADE OR THE PAVEMENT REINFORCEMENT UNLESS APPROVED BY THE ENGINEER.
7. REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
8. REINFORCING BARS, BAR SUPPORTS, AND SPACERS SHALL BE DETAILED AND PROVIDED IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL. CHAIRS SHALL NOT BE PLACED FURTHER THAN 4 FEET APART. BAR SUPPORTS SHALL BE DAYTON/RICHMOND PRODUCTS (80-745-3703) OR EQUAL:
A. AT CONCRETE PAVEMENT: (CONCRETE THICKNESS MINUS 1 1/2 INCHES) HIGH, TYPE R21, OR TYPE BBP.
9. MASTER BUILDS CONFORM OR EUCOBAR EVAPORATION REDUCERS SHALL BE USED AFTER EACH FINISHING OPERATION ON THE CAST-IN-PLACE CONCRETE PAVEMENT UNLESS PRIOR APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED TO NOT USE THIS PRODUCT.

- 10. SAWCUTS IN CONCRETE PAVEMENT SHALL BE MADE AS SOON AS THE CONCRETE IS OF SUFFICIENT STRENGTH TO SAW WITHOUT RAVELING THE AGGREGATE. ANY TIME LAPSE GREATER THAN 8 HOURS AFTER PLACING THE CONCRETE SHALL BE PERMITTED ONLY IF APPROVED BY THE ENGINEER.
11. NO PIPING OR CONDUITS SHALL BE INSTALLED IN ANY CONCRETE WITHOUT THE APPROVAL OF THE ENGINEER.
12. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
13. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. SAWCUTS SHALL HAVE A MAXIMUM SPACING OF 15' EACH WAY.
15. EXPANSION JOINTS SHALL BE SMOOTH DOWEL JOINTS WITH THE PAVEMENT THICKNESS INCREASED BY 25%. ONE END OF DOWELS TO BE GREASED AND CAPPED AND USE 1" EXPANSION JOINT MATERIAL IN THE JOINT. REDWOOD OR OTHER RIGID MATERIAL SHOULD BE AVOIDED. SPACE EXPANSION JOINTS BETWEEN 80' AND 100' APART AND ALL LOCATIONS IN WHICH LARGE PAVEMENT SECTIONS INTERSECT SMALLER SECTIONS.
16. ALL JOINTS & SAWCUTS MUST BE SEALED WITH A BITUMINOUS JOINT SEALANT OR APPROVED EQUAL.
17. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FROM THE CITY OF SANGER AND TxDOT BEFORE CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.
18. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
19. GREASE TRAPS, MANHOLES, AND VALVE COVERS IN PAVED AREAS SHALL BE TRAFFIC BEARING AND RIM ELEVATIONS SHALL MATCH FINAL PAVING ELEVATION.

SITE UTILITY NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANGER PUBLIC WORKS SPECIFICATIONS AND/OR NCTCOG STANDARDS.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS AND REQUIREMENTS.
5. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY OWNER FOR THE CONNECTIONS TO THE EXISTING WATER MAIN.
6. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE OTHER UTILITIES.
7. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND BENDS, AND WILL BE OF SUFFICIENT SIZE TO COMPLY WITH CITY STANDARDS FOR EXISTING SOIL CONDITIONS.
8. ALL FIRE PROTECTIONS MATERIAL SHALL BE U.L. LISTED, FACTORY MUTUAL APPROVED, AND NFPA STANDARDS, UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
9. THE LOCATION (HORIZONTAL & VERTICAL) OF ALL UTILITY LEAD-INS TO THE BUILDINGS SHALL BE VERIFIED WITH THE BUILDING MECHANICAL PLANS.
10. MATCH ALL MANHOLES AND VAULTS WITH PROPOSED GROUND ELEVATIONS.
11. UNDERGROUND TELEPHONE LINE SHALL BE WITHIN 3" OF CONDUIT, BURIED A MINIMUM OF 24", AND TERMINATING AT RIGHT-OF-WAY WITH PULL STRING AND FLAG.
12. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
13. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
14. WATER & SANITARY SEWER UTILITIES SHALL BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, UNLESS OTHERWISE NOTED.)
15. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
16. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND WITH WATER TIGHT LIDS.
17. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH AT 3,000 P.S.I.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER BELOW FINISHED GRADE ON ALL WATERLINES.
19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE IN POSSESSION BEFORE THE FINAL CONNECTION OF SERVICE.
20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
21. IN THE EVENT OF VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR A21.11 (AWWA C-151) (CLASS 50).
22. OWNER/CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHALL TO PROVIDE ANY ADDITIONAL FIRE SAFETY FEATURES, INCLUDING FIRE HYDRANTS, NOT SHOWN AND NOTIFY ENGINEER OF CHANGES.

EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON THE INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPEARANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
3. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORM WATER POLLUTION PREVENTION PLAN.) THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED TPDES SWPPP DRAWINGS DURING CONSTRUCTION OPERATIONS.
4. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN, OR AS DESCRIBED IN THE SWPPP.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES.
6. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
8. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE SWPPP.
9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED WITHIN THE SWPPP. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCHTIME AS THE PERMANENT PLANTING CAN BE MADE.
10. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION HAS BEEN COMPLETED.
11. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESEEDING, IF NECESSARY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN BEFORE IT IS 50% FULL, IF IMPLEMENTED BY THE SWPPP.
13. FREQUENT INSPECTIONS OF THE SILT FENCE SHALL BE MADE. ALL REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY.
14. THE CONTRACTOR SHALL INSPECT HIS STABILIZATION AND EROSION CONTROL MEASURES AT MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS OF ANY STORM EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES A DEPTH OF SIX (6) INCHES.
15. CONTRACTOR SHOULD ATTAIN A 75% BERMUDA COVERING BY SEEDING OR SODDING OVER ALL AFFECTED CONSTRUCTION AREAS BEFORE EROSION CONTROL CAN BE REMOVED.
16. CONTRACTOR IS RESPONSIBLE FOR PREPARING, FILING, & MAINTAINING THE SWPPP & THE NOI.
17. WHERE THE SILT FENCE CAN NOT BE USED, THE CONTRACTOR MAY SUBSTITUTE WITH THE FOLLOWING:
-TRIANGULAR SEDIMENT FILTER DIKE PER NCTCOG SPEC 1050A
-"TEXAS POWER MULCH" MULCH FILLED FILTER SOCK
18. THE CONTRACTOR SHALL REFER TO EROSION CONTROL NARRATIVE AND SWPPP COORDINATION/INVESTIGATION DOCUMENTATION PROVIDED BY OTHERS FOR APPROPRIATE EROSION CONTROL MEASURES AND PROCEDURES FOR THIS PROJECT.

BENCHMARK:

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY OTHER PERSONS. COPYRIGHT ©2025 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC. ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100

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KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS GENERAL NOTES & PLANS NOTES

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION 01/17/2025 - RME

Table with 2 columns: Description, Date/Status. Includes rows for 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th.

REVISIONS

DR. TN CH. KB

P.M. JF

JOB 24007256

SHEET NO.

02





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 LOIS ROAD ESTATES  
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 STATE OF TEXAS  
 GENERAL NOTES & PLANS  
 STREET SECTIONS

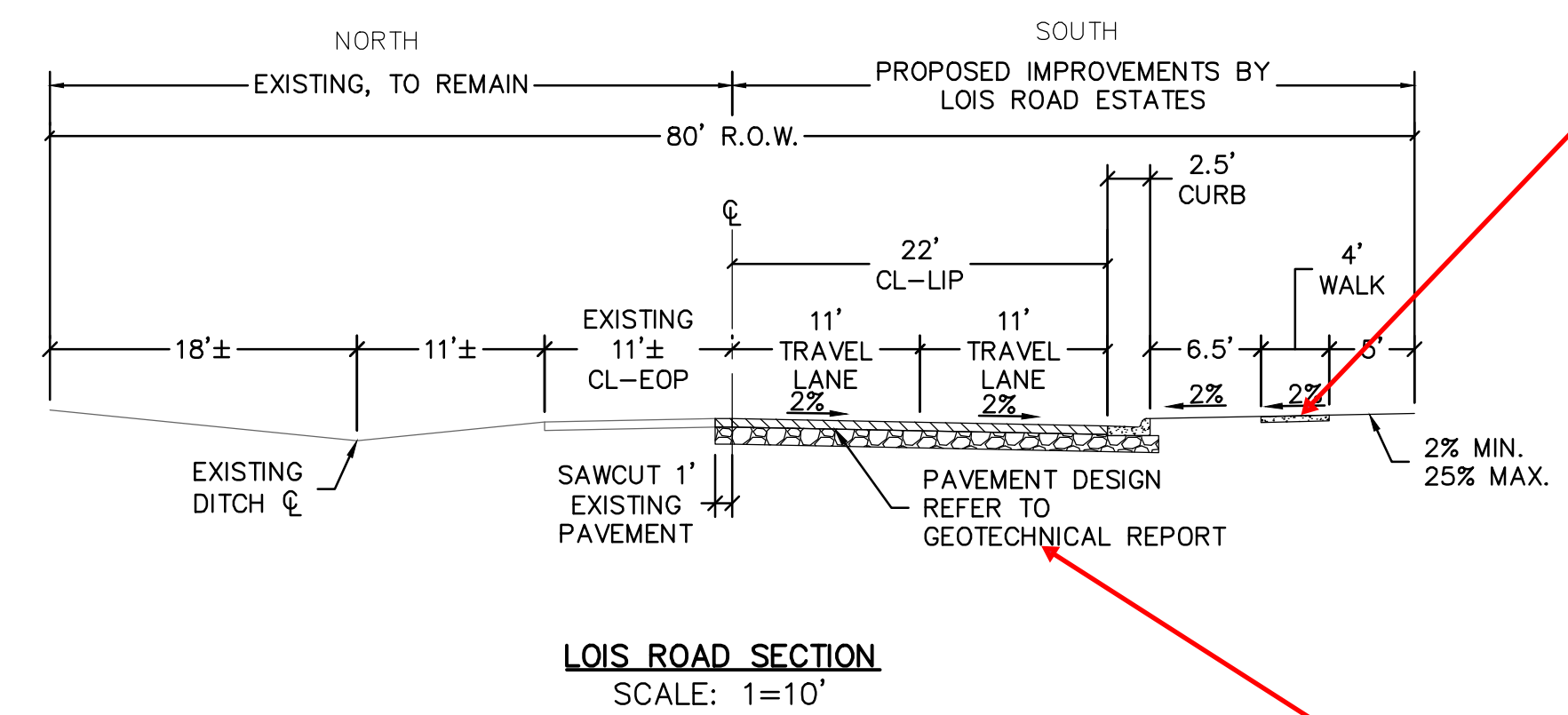
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1st SUBMITTAL TO JURISDICTION  
 01/17/2025 - KMB

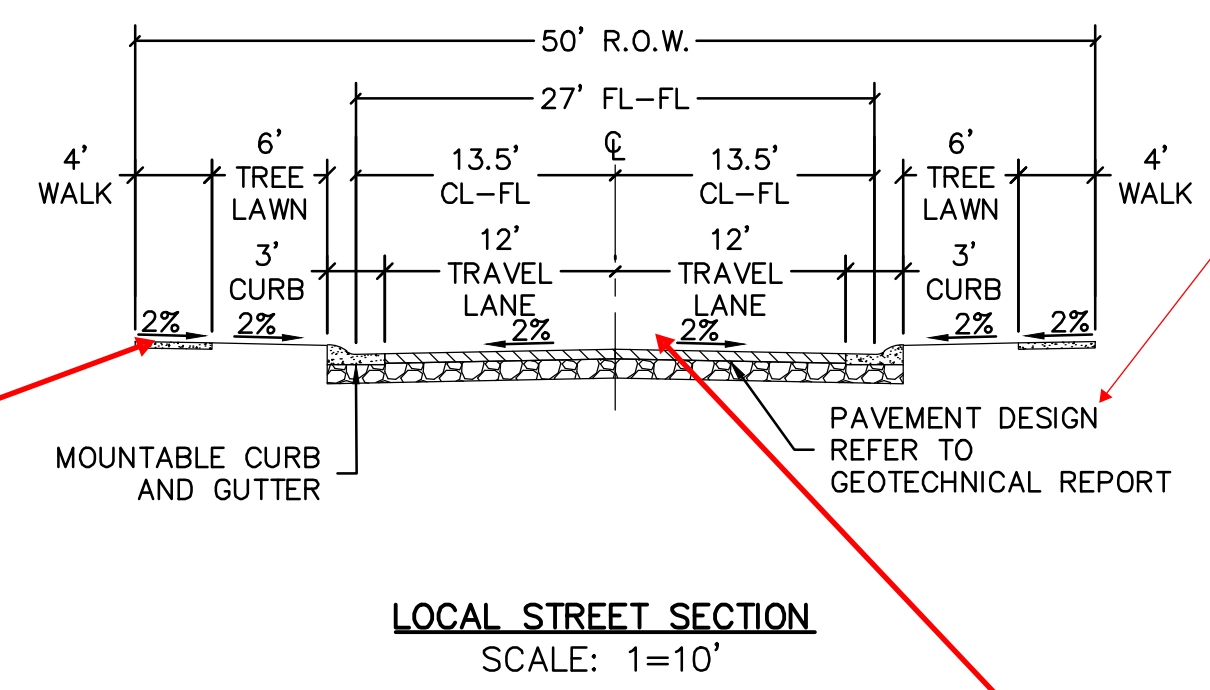
NO.	REVISIONS

DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	03		

The sidewalks shall have a width of not less than four feet (4') and thickness of not less than four inches (4") and shall be constructed of three thousand (3,000) p.s.i. concrete on both sides of all streets within the subdivision and of a width not less than eight feet (8') on all major thoroughfares per § 10.106(c)(1)



Provide Geotechnical Report



Sidewalks shall be constructed one foot (1') from the property line within the street or thoroughfare right-of-way and shall extend along the street frontage including the side of corner lots and block ends per § 10.106(c)(1)

Residential/local street paving shall be a minimum of thirty-one feet (31') in width, measured between the faces of curbs per Ordinance § 10.106(b)(3)(A)(i)

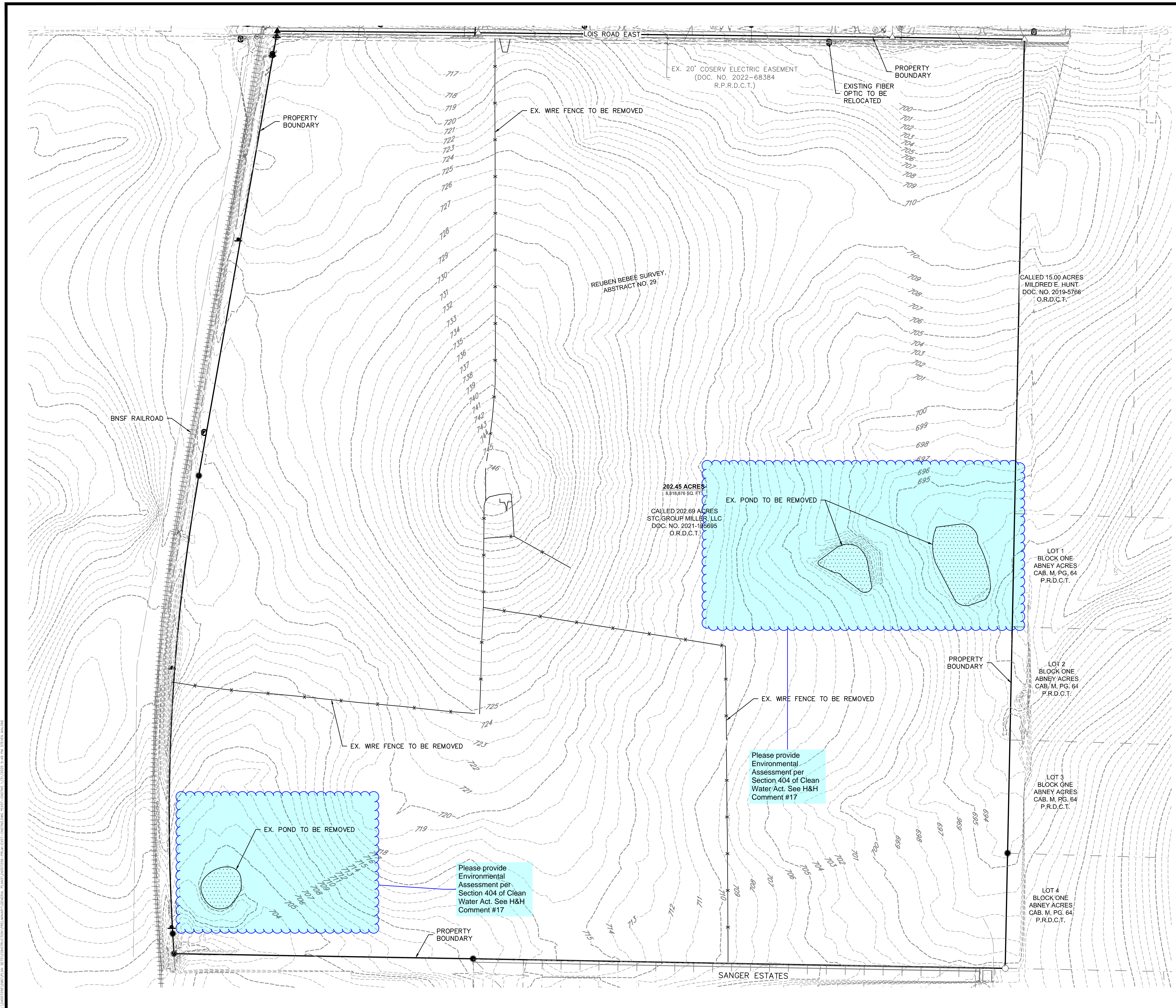
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CAD FILE: 24007256-PRJLM-NOTES.DWG





KEYMAP  
1"=750'

**811**  
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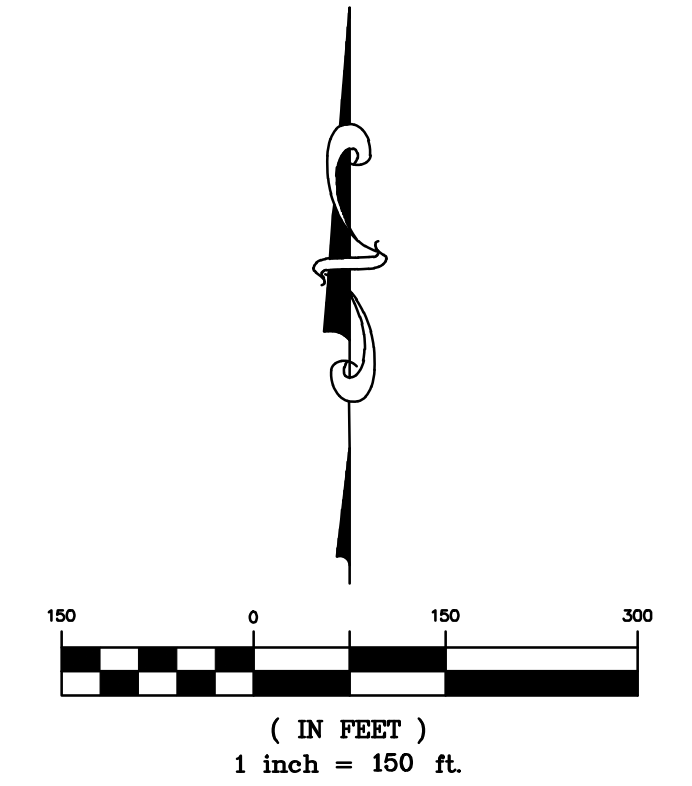
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EXISTING CONDITIONS

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

NO.	REVISIONS

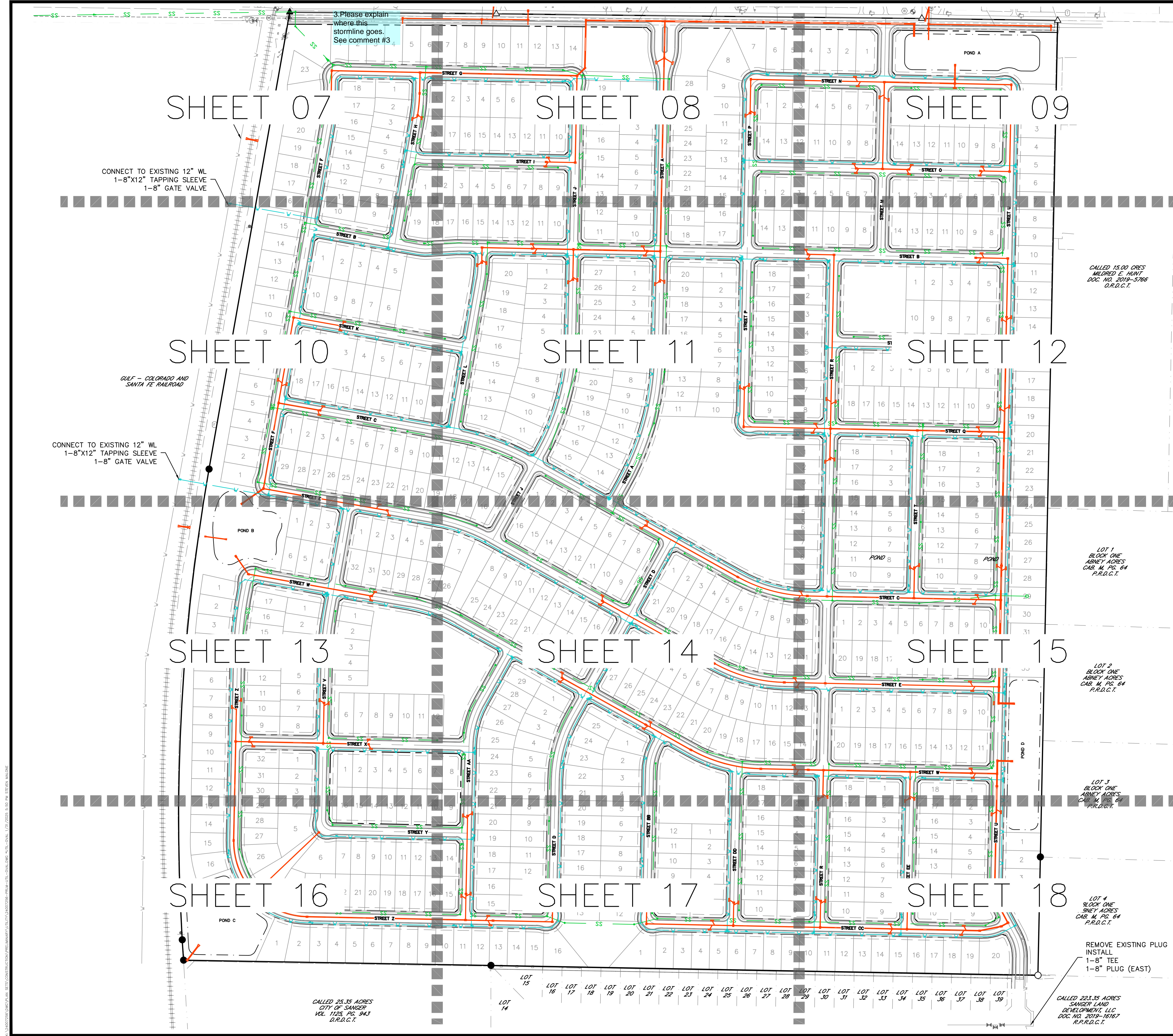


**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 04





**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

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

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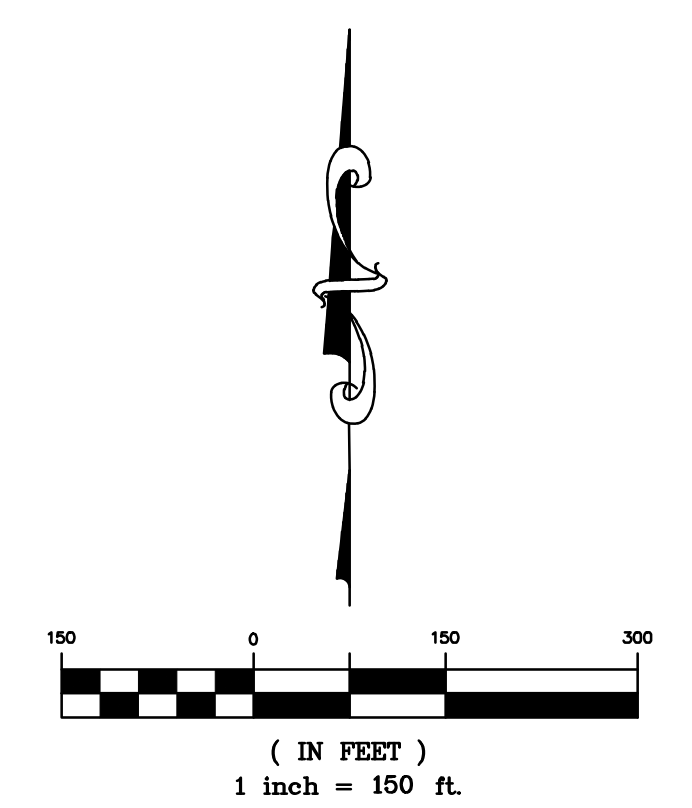
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303.462.1100

CLIENT	KALTER CAPITAL
DATE	01/17/2025
1st SUBMITTAL TO JURISDICTION	01/17/2025 - RMB
REVISIONS	
DR.	TN
CH.	KB
P.M.	JF
JOB	24007256
SHEET NO.	05

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39

CALLED 23.35 ACRES CITY OF SANGER TEXAS WEL. 1125, PG. 64.3 D.R.D.C.T.

CALLLED 223.35 ACRES SANGER LAND DEVELOPMENT, LLC DOC. NO. 2019-16167 P.R.D.C.T.



**BENCHMARK:**  
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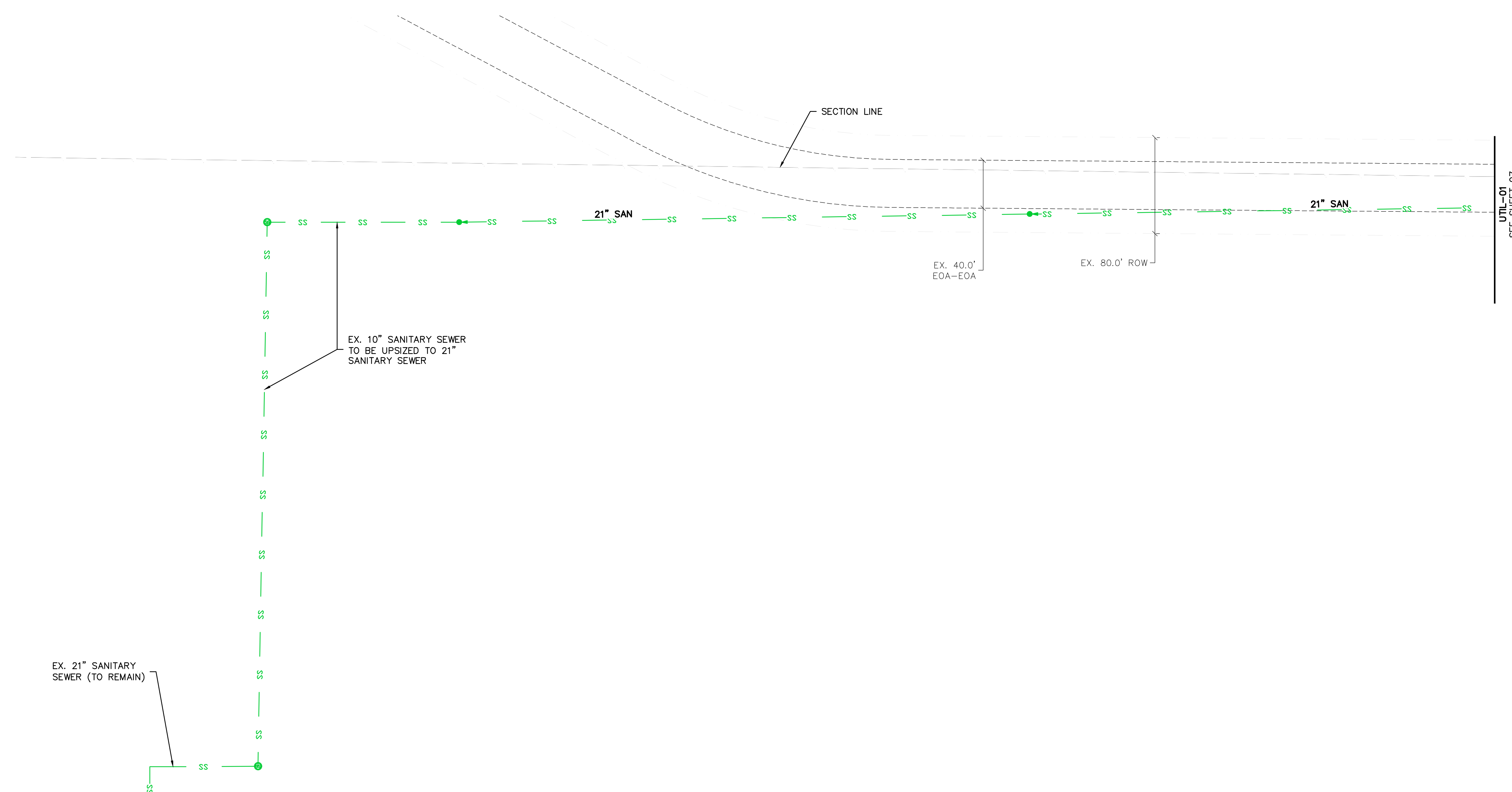
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KEYMAP  
1"=750'

LEGEND

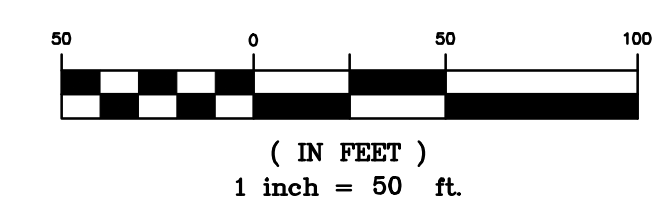
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE



EX. 21" SANITARY SEWER (TO REMAIN)

EX. 10" SANITARY SEWER TO BE UPSIZED TO 21" SANITARY SEWER

UTIL-01  
SEE SHEET 07



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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MICHAEL PRYOR

CLIENT  
**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
OVERALL UTILITY PLANS  
UTIL-OFFSITE

DATE 01/17/2025

1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB

REVISIONS


DR. TN CH. KB

P.M. JF

JOB 24007256

SHEET NO. 06

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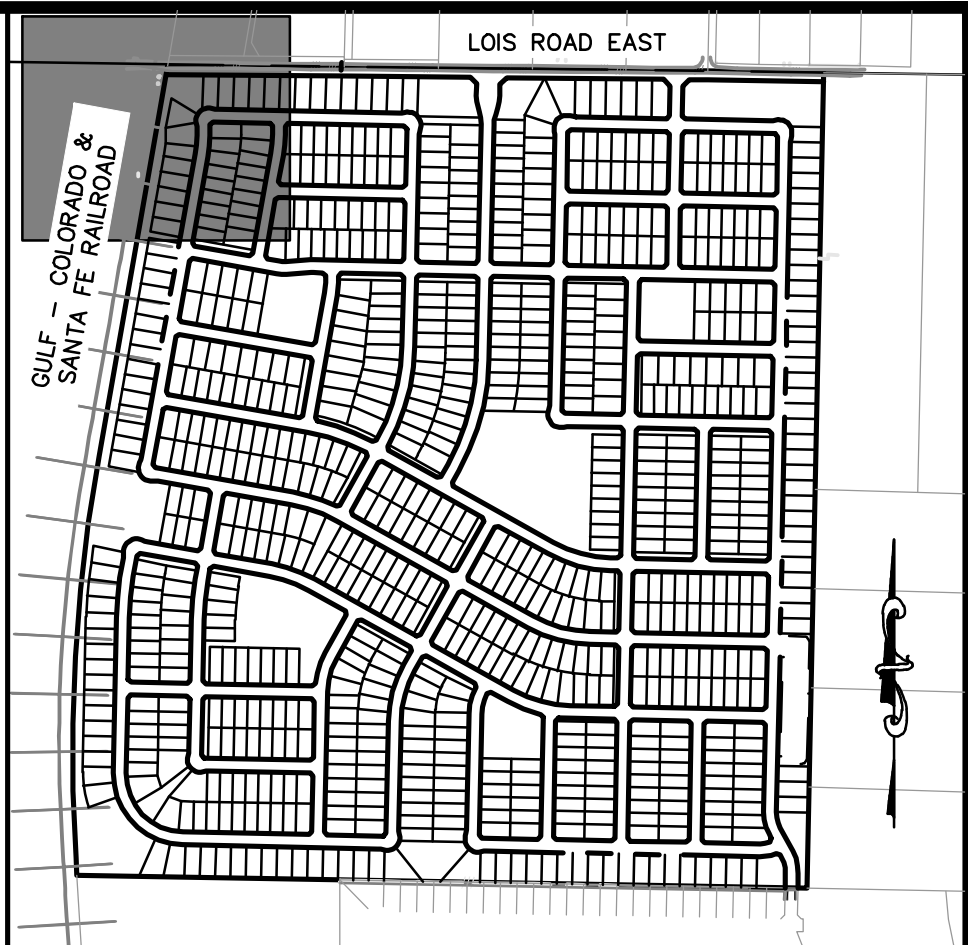
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KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE



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**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

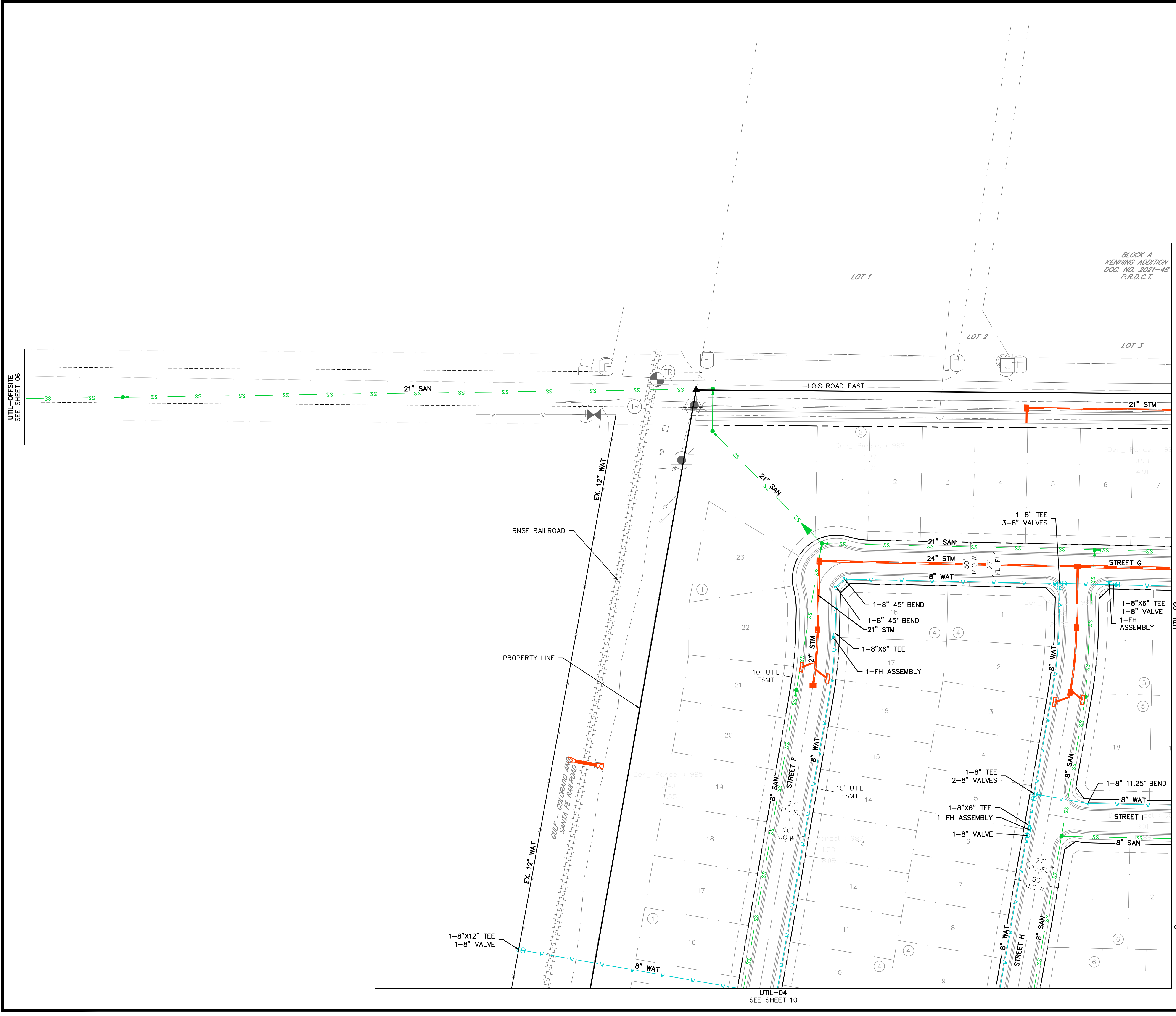
**OVERALL UTILITY PLANS**  
UTIL-01

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	01/17/2025	1st SUBMITTAL TO JURISDICTION
2	01/17/2025	- RMB

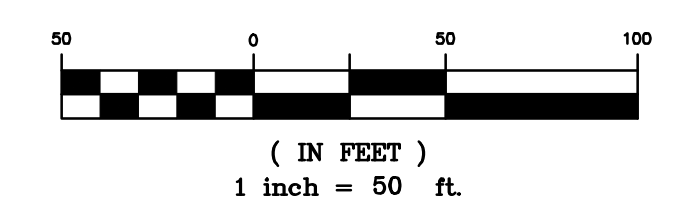
DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 07



UTIL-OFFSITE  
SEE SHEET 06

UTIL-OFF  
SEE SHEET 08

UTIL-04  
SEE SHEET 10



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AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 2,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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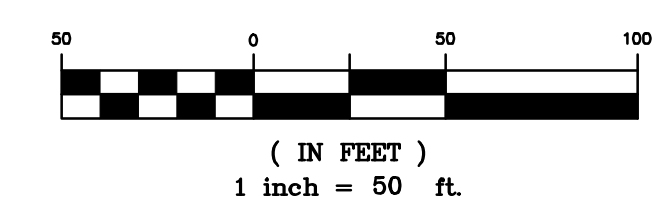
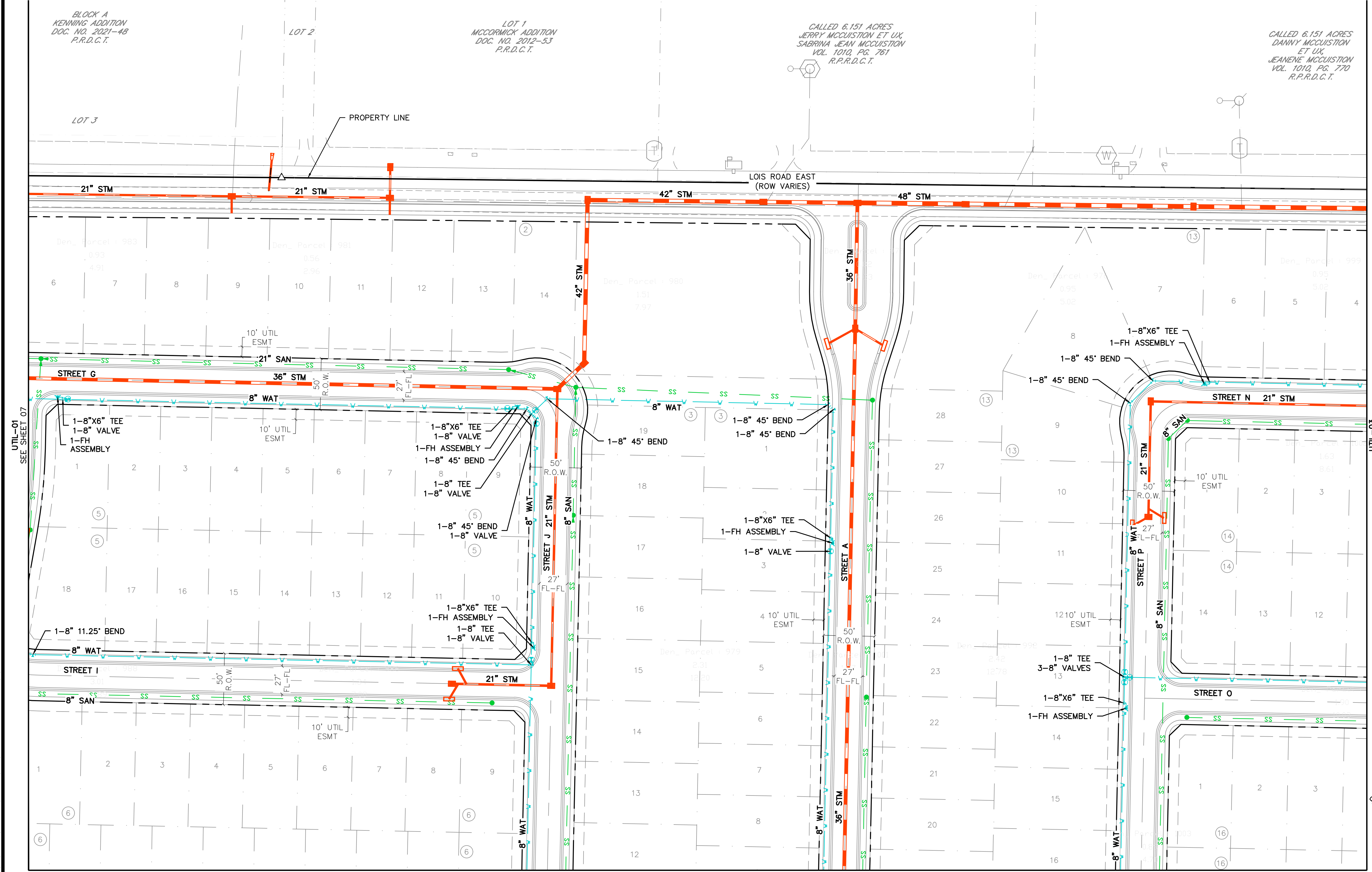
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**KEYMAP**  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE



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**CLIENT:** KALTER CAPITAL  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

**OVERALL UTILITY PLANS**  
UTIL-02

**DATE:** 01/17/2025

**1st SUBMITTAL TO JURISDICTION:** 01/17/2025 - RMB

**REVISIONS:**

DR.	TN	CH.	KB
P.M.	JF		

**JOB:** 24007256  
**SHEET NO.:** 08

CAD FILE: 24007256-FR/LM-UTIL.DWG





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KEYMAP  
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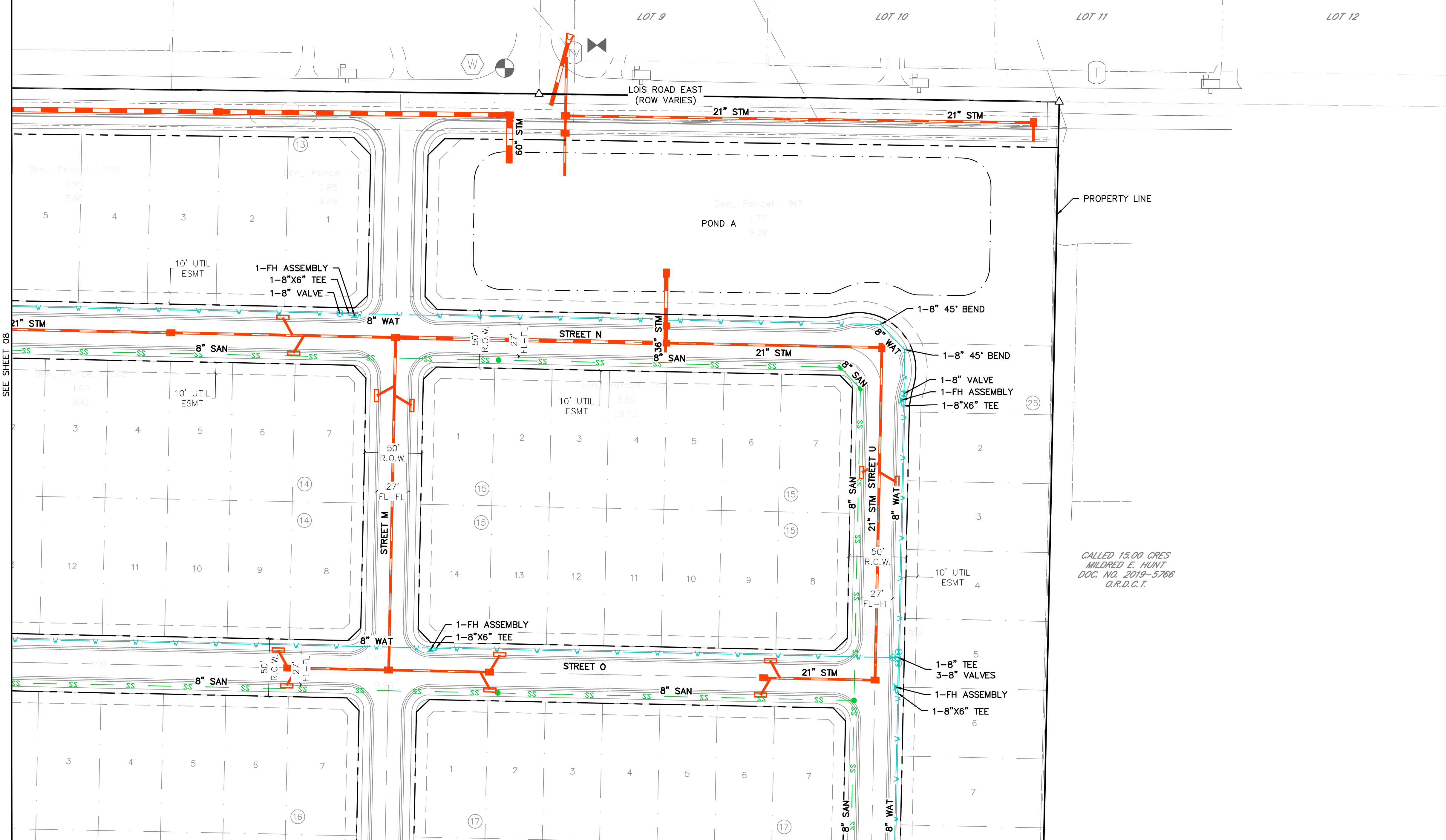
**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

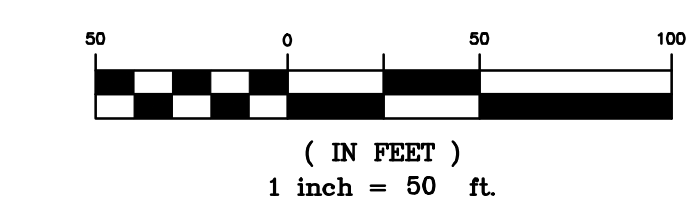
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DANNY MCCUISION  
ET UX,  
JEANENE MCCUISION  
VOL. 1010, PG. 770  
O.R.D.C.T.

CALLED 1.798 ACRES  
JODY ROBERTS  
DOC. NO. 2006-17710  
O.R.D.C.T.

JORDAN ACRES  
VOLUME 9, PAGE 37  
CAB. A, PG. 159  
P.R.D.C.T.



CALLED 15.00 ACRES  
MILDRED E. HUNT  
DOC. NO. 2019-5766  
O.R.D.C.T.



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MICHAEL PRYOR

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STATE OF TEXAS  
OVERALL UTILITY PLANS  
UTIL-03

CLIENT

DATE 01/17/2025

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NO.	REVISIONS

DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	09		

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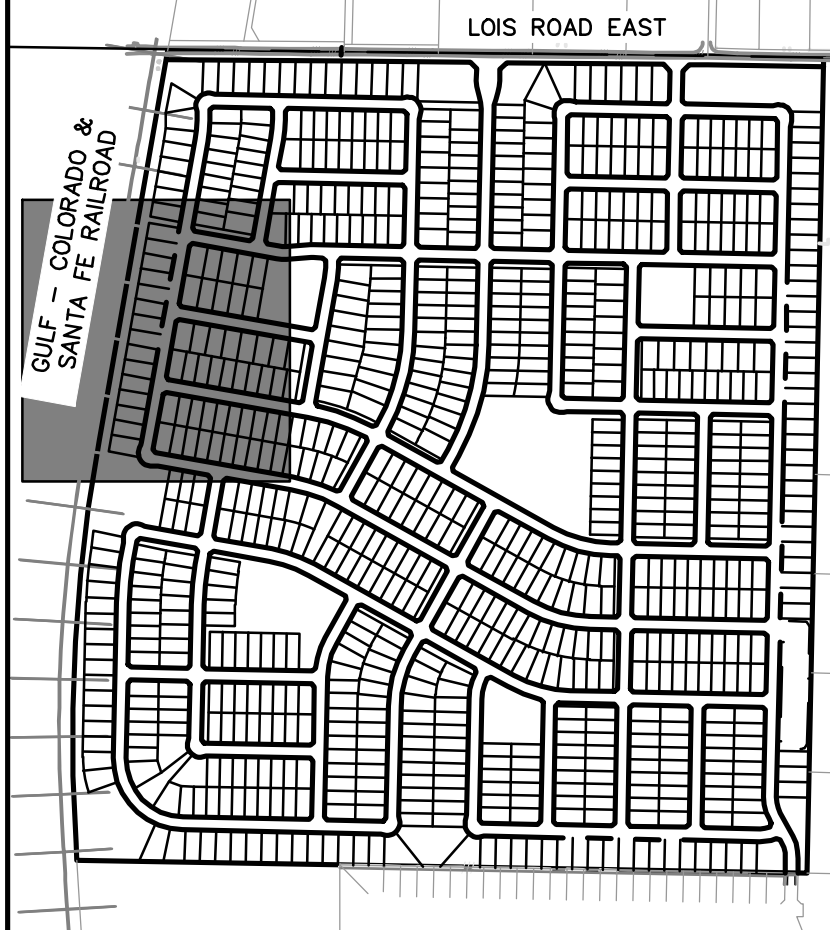
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UTIL-01  
SEE SHEET 07

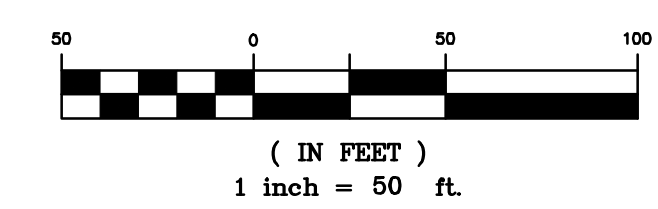
UTIL-07  
SEE SHEET 13



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
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STATE OF TEXAS  
OVERALL UTILITY PLANS  
UTIL-04

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

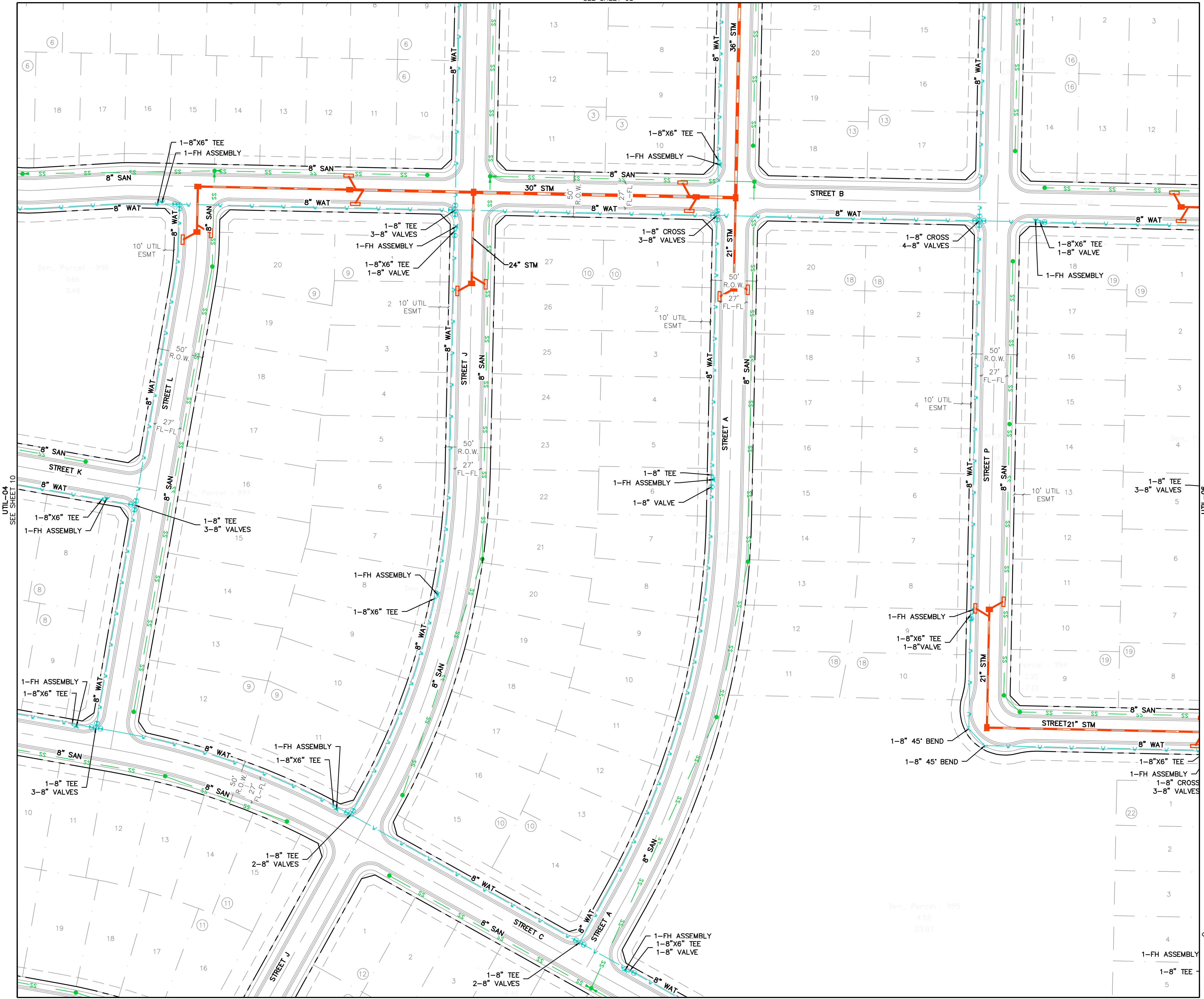
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P.M. JF  
JOB 24007256  
SHEET NO. 10

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**LEGEND**

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER
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- PROPOSED WATER VALVE

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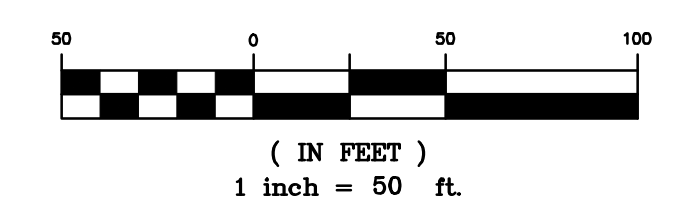
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STATE OF TEXAS

OVERALL UTILITY PLANS  
UTIL-05

DATE 01/17/2025

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REVISIONS

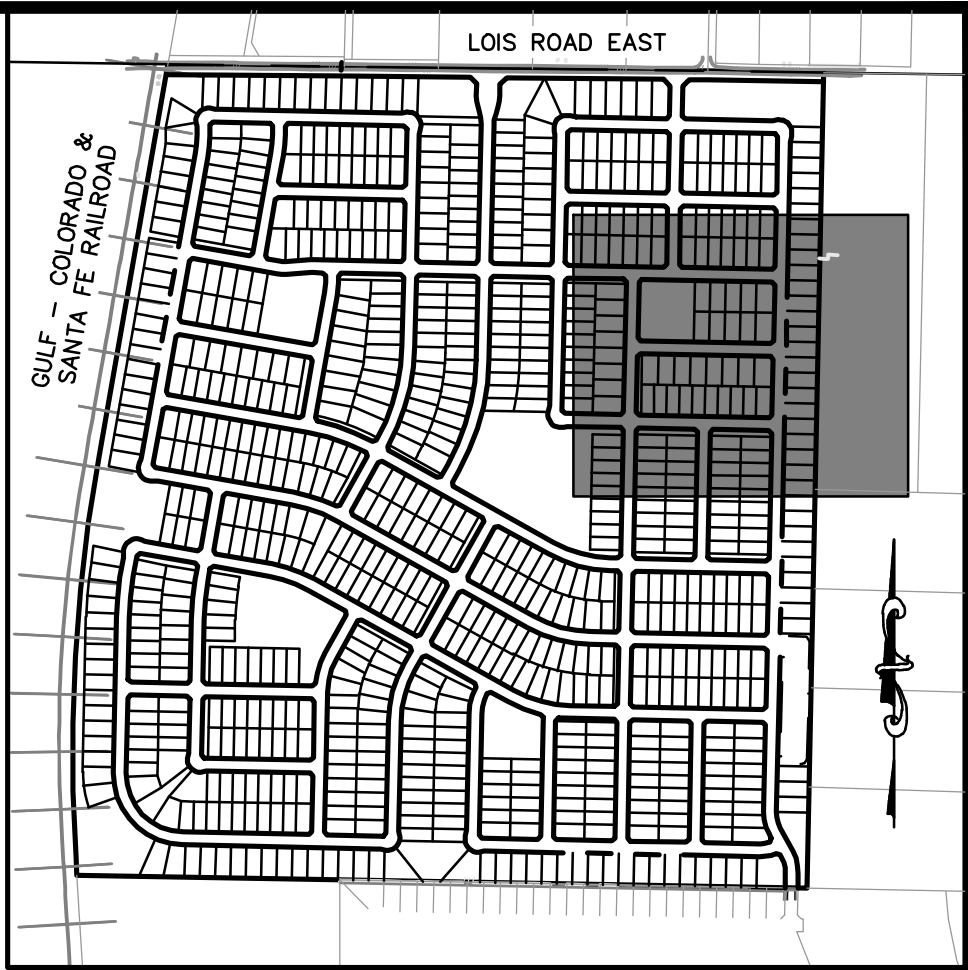
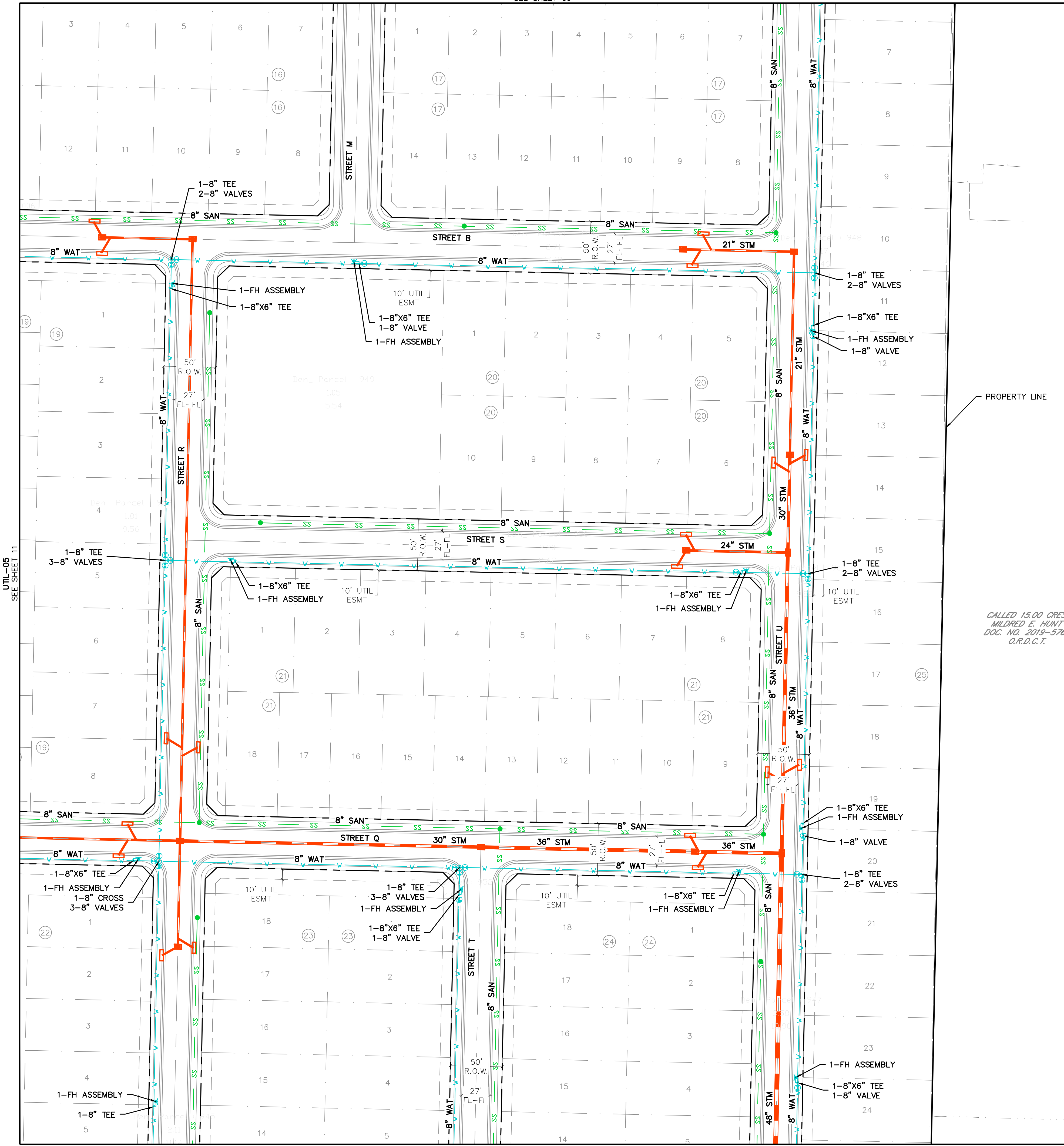


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KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

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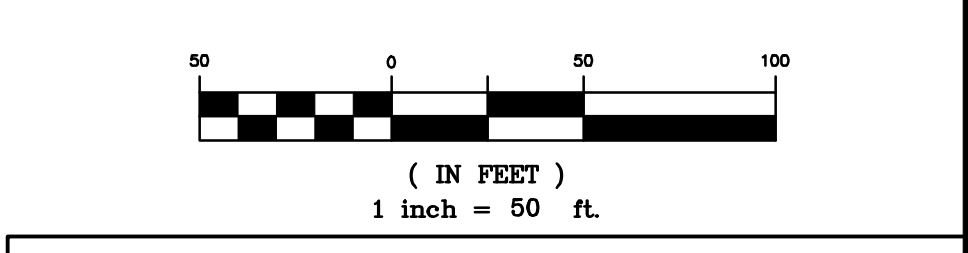
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CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
OVERALL UTILITY PLANS  
UTIL-06

DATE 01/17/2025  
SUBMITTED TO JURISDICTION 01/17/2025 - KMB

REVISIONS

DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	12		



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

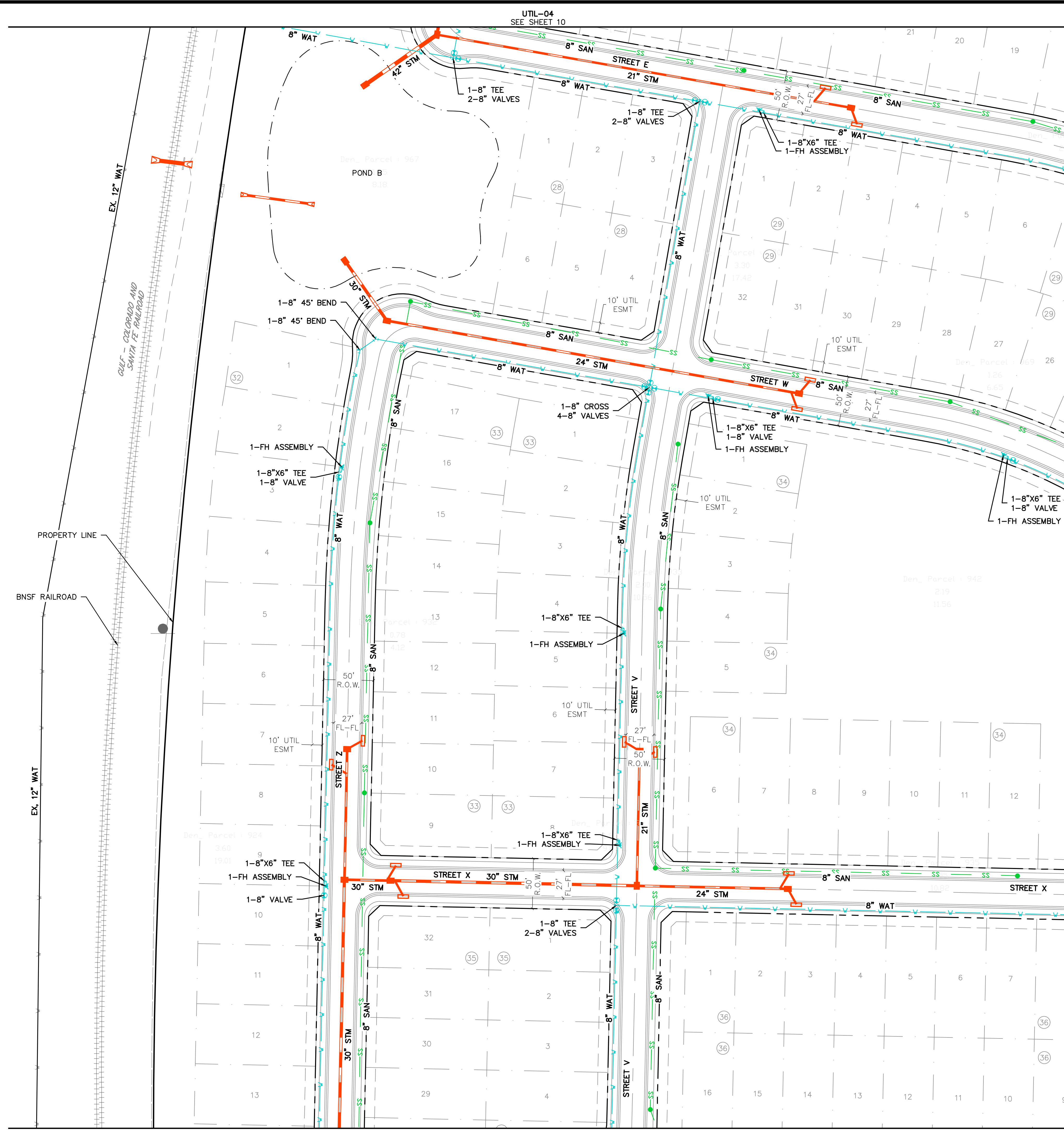
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UTIL-05  
SEE SHEET 11

CALLED 15.00 CRES  
MILDRED E. HUNT  
DOC. NO. 2019-5766  
O.R.D.C.T.

CAD FILE: 24007256-PRJ-PLAN-UTIL-06.DWG





**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

**BENCHMARK:**  
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DR. TN CH. KB  
 P.M. JF  
 JOB 24007256  
 SHEET NO. 13

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 UTIL-07

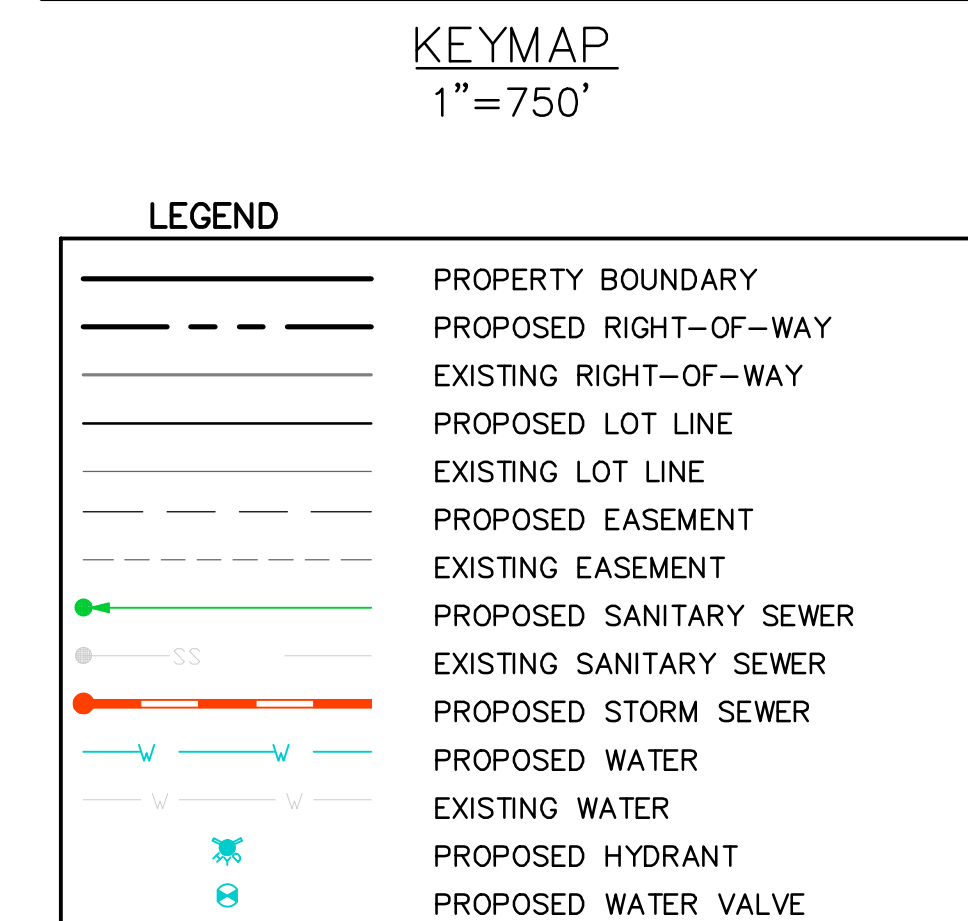
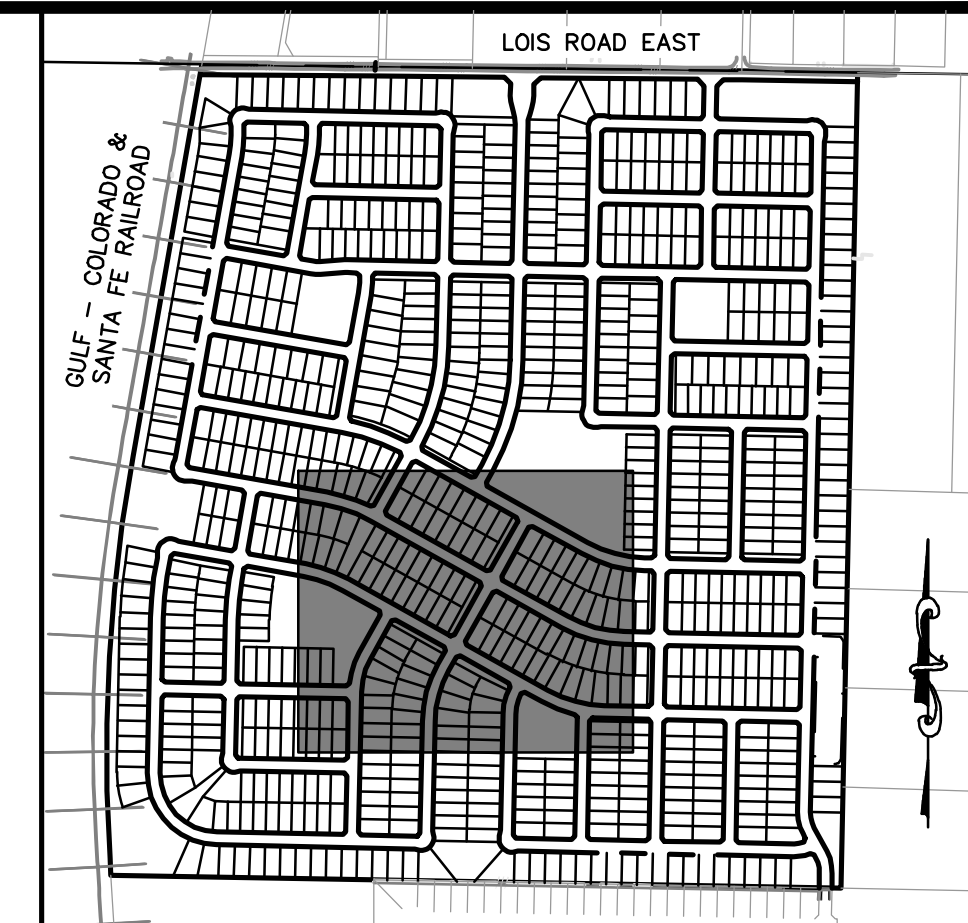
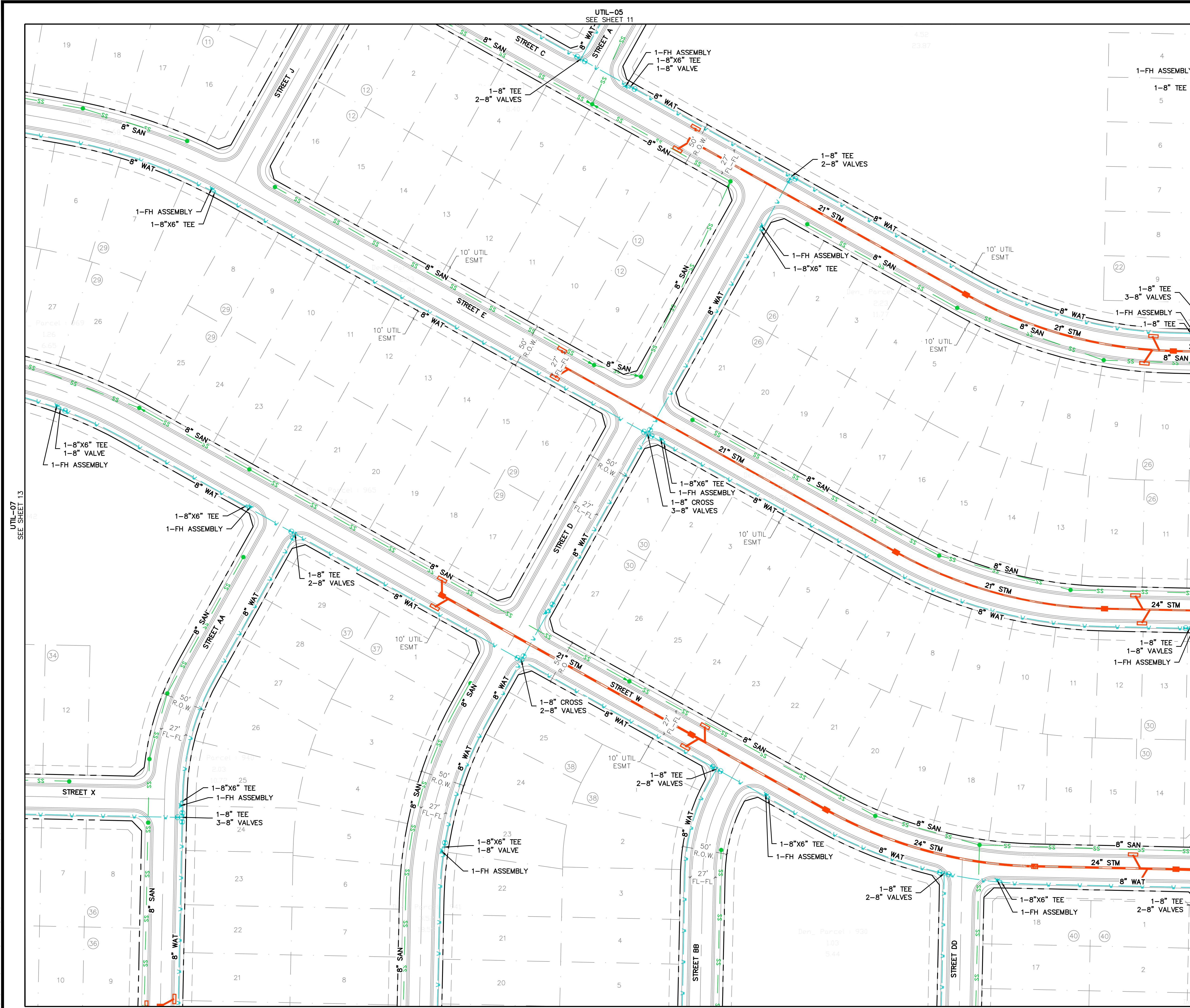
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 DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

UTIL-04 SEE SHEET 10  
 UTIL-08 SEE SHEET 14  
 UTIL-10 SEE SHEET 16  
 CAD FILE: 24007256-PRM-UTIL.DWG





**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**OVERALL UTILITY PLANS**  
 UTIL-08

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

DR. TN CH. KB

P.M. JF

JOB: 24007256

SHEET NO. 14

UTIL-07  
 SEE SHEET 13

UTIL-09  
 SEE SHEET 15

UTIL-11  
 SEE SHEET 17

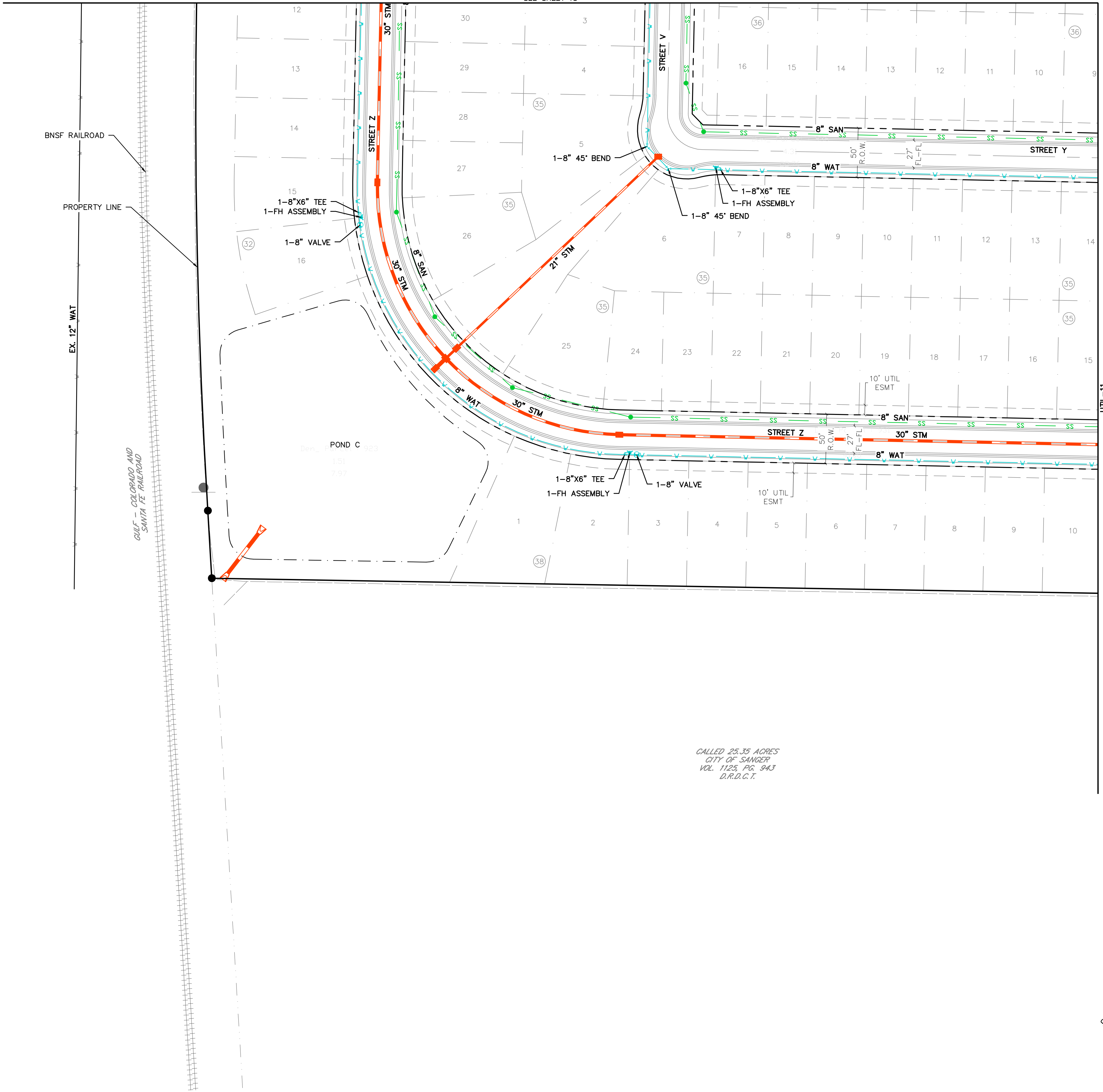
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UTIL-07  
SEE SHEET 13



KEYMAP  
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE

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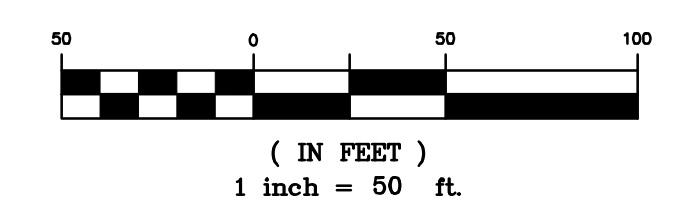
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UTIL-10

DATE 01/17/2025

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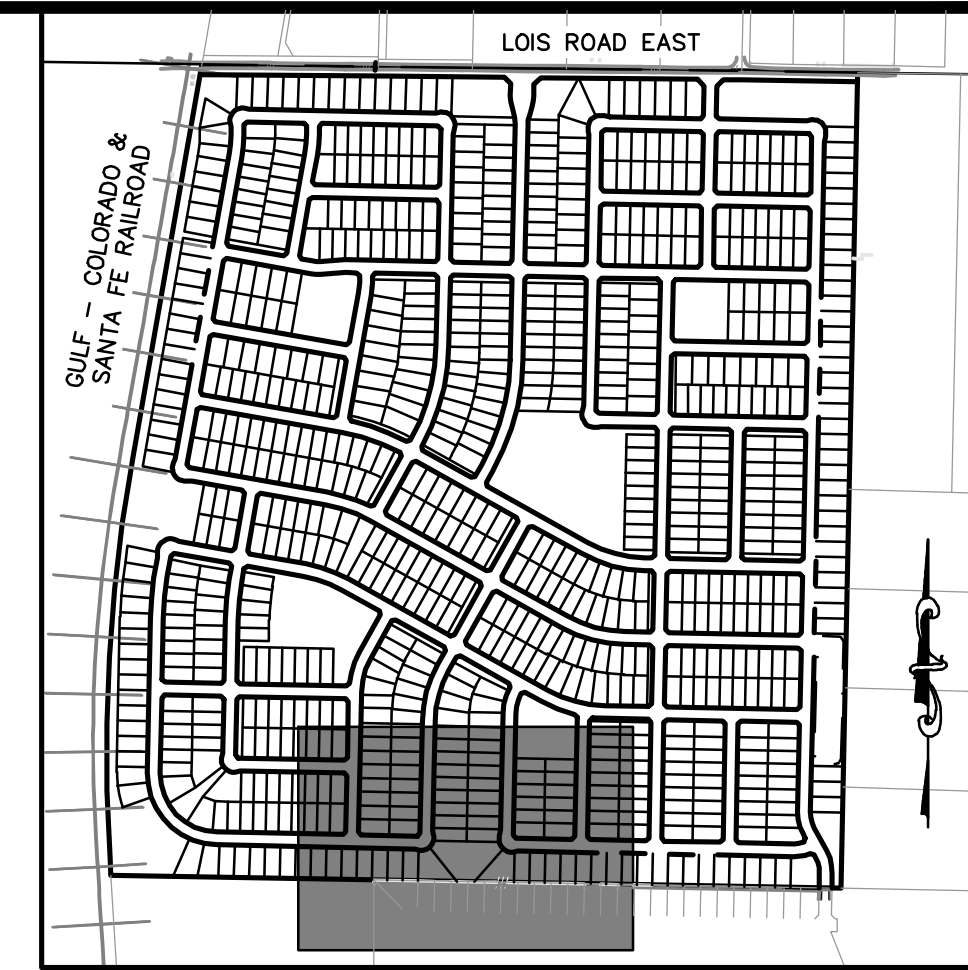
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P.M. JF  
JOB 24007256  
SHEET NO. 16

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CAD FILE: 24007256-PRJ\UTIL-10.dwg



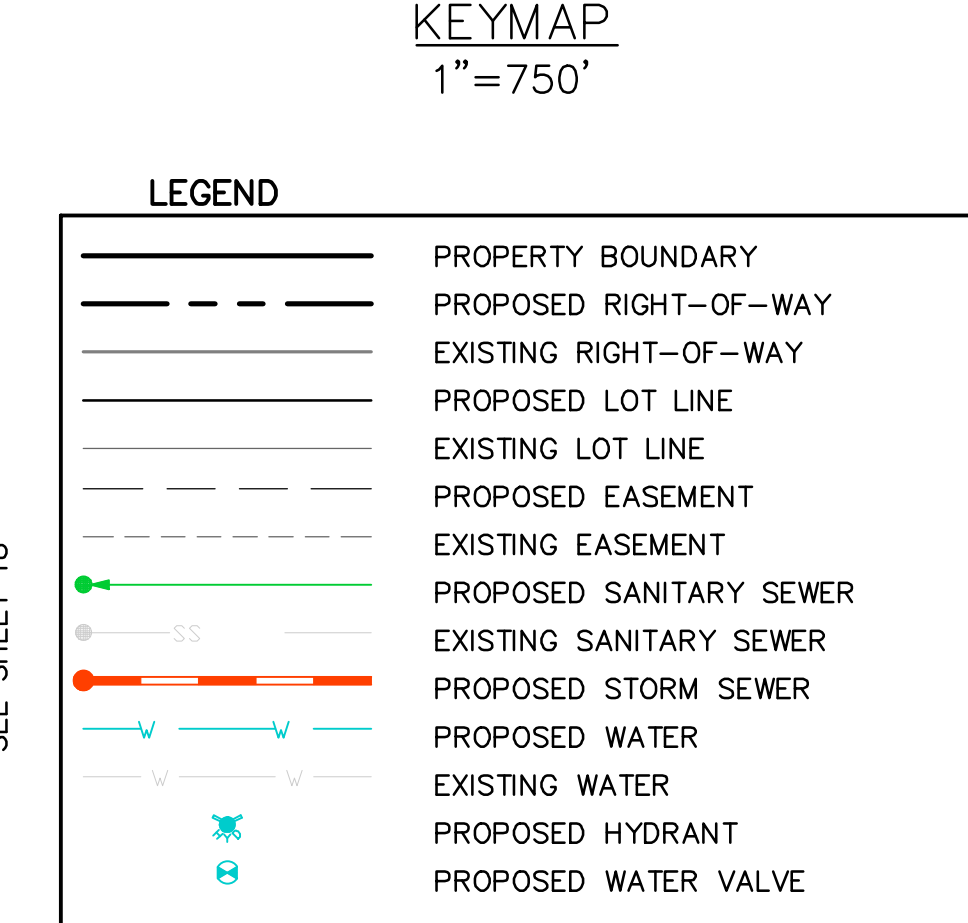


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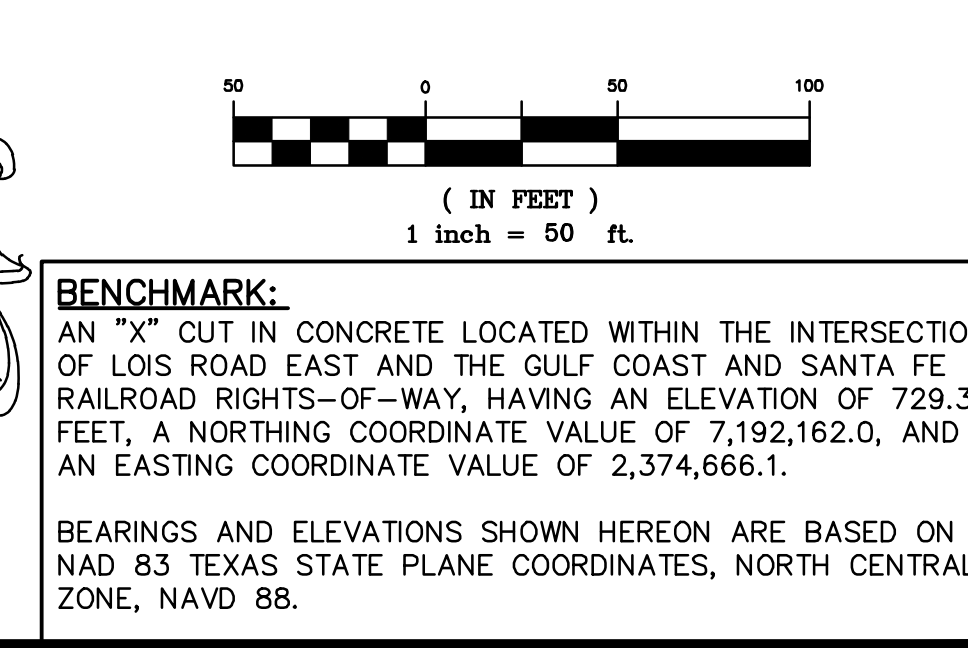


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UTIL-11

CLIENT	KALTER CAPITAL
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DR.	TN   CH. KB
P.M.	JF
JOB	24007256
SHEET NO.	17







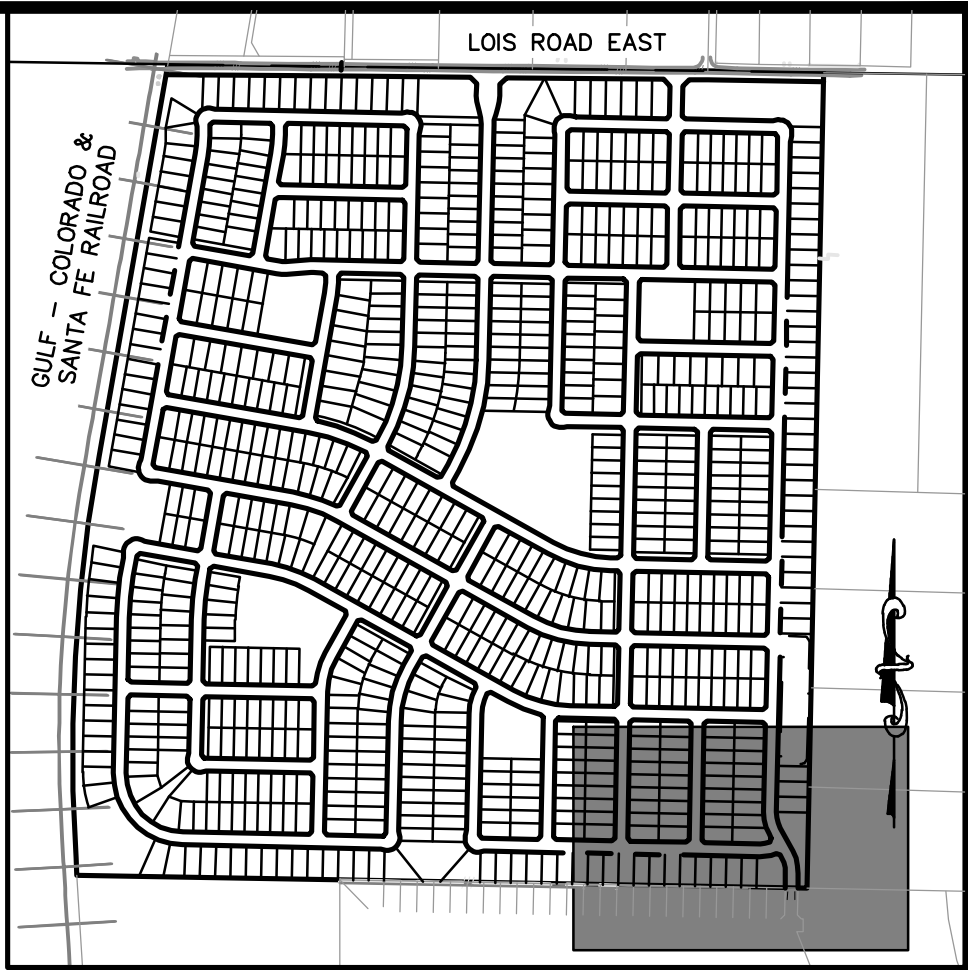
LOT 3  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

LOT 4  
BLOCK ONE  
ABNEY ACRES  
CAB. M. PG. 64  
P.R.D.C.T.

BLOCK L  
SANGER CIRCLE  
PHASE 6B  
DOC. NO. 2022-196  
P.R.D.C.T.

CALLED 223.35 ACRES  
SANGER LAND  
DEVELOPMENT, LLC  
DOC. NO. 2019-16167  
P.R.D.C.T.

15' PUBLIC UTILITY EASEMENT  
DOC. NO. 2022-196  
P.R.D.C.T.



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
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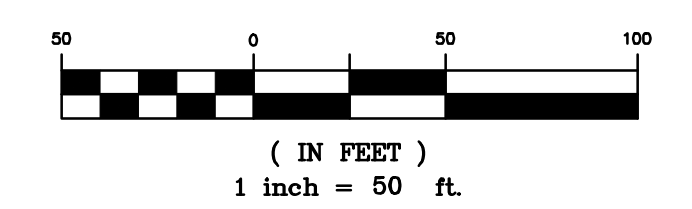
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UTIL-12

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

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NO.	REVISIONS



**BENCHMARK:**  
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DR. TN | CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 18





**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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STATE OF TEXAS  
OVERLOT GRADING  
OVERALL

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

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NO.	REVISIONS

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JOB: 24007256  
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1. Show storm drain layout in grading plans
2. Provide more proposed contours labels for clarity
3. Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage system. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a dedicated city drainage system within an easement in the rear yard. Furthermore, no more than one lot may drain to a second lot before the flow is directed to a street or to a dedicated city drainage system. Where lot to lot drainage occurs, the lot lines shall be aligned, and a dedicated private drainage easement shall be provided per Ordinance § 10.106(d)(12) Grading and Drainage
4. Provide minimum finished floor elevations for all pads

cross lot drainage not accepted. Please update grading to provide swales along lot lines and divert runoff away from pad sites

Provide more contour labels



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**KEYMAP**  
1"=750'

**LEGEND**

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	EXISTING CURB & GUTTER
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	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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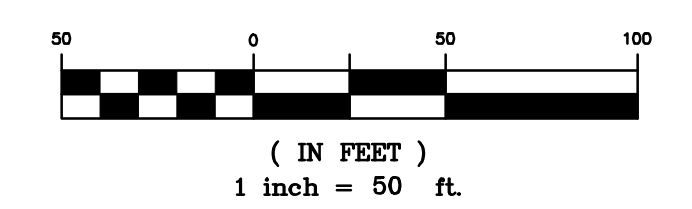
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MICHAEL PRYOR

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STATE OF TEXAS  
OVERLOT GRADING  
AREA-01

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

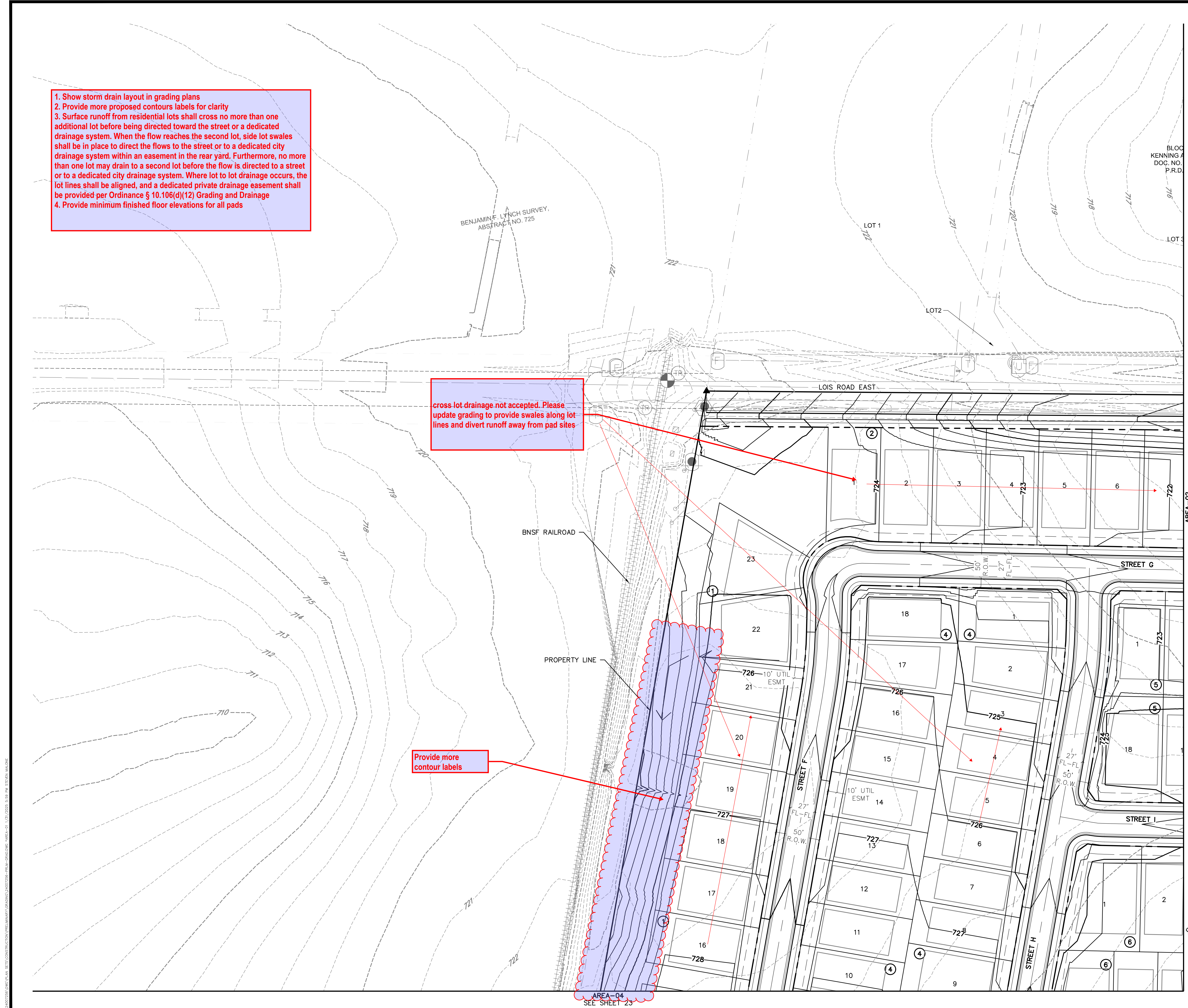
REVISIONS:

DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	20		



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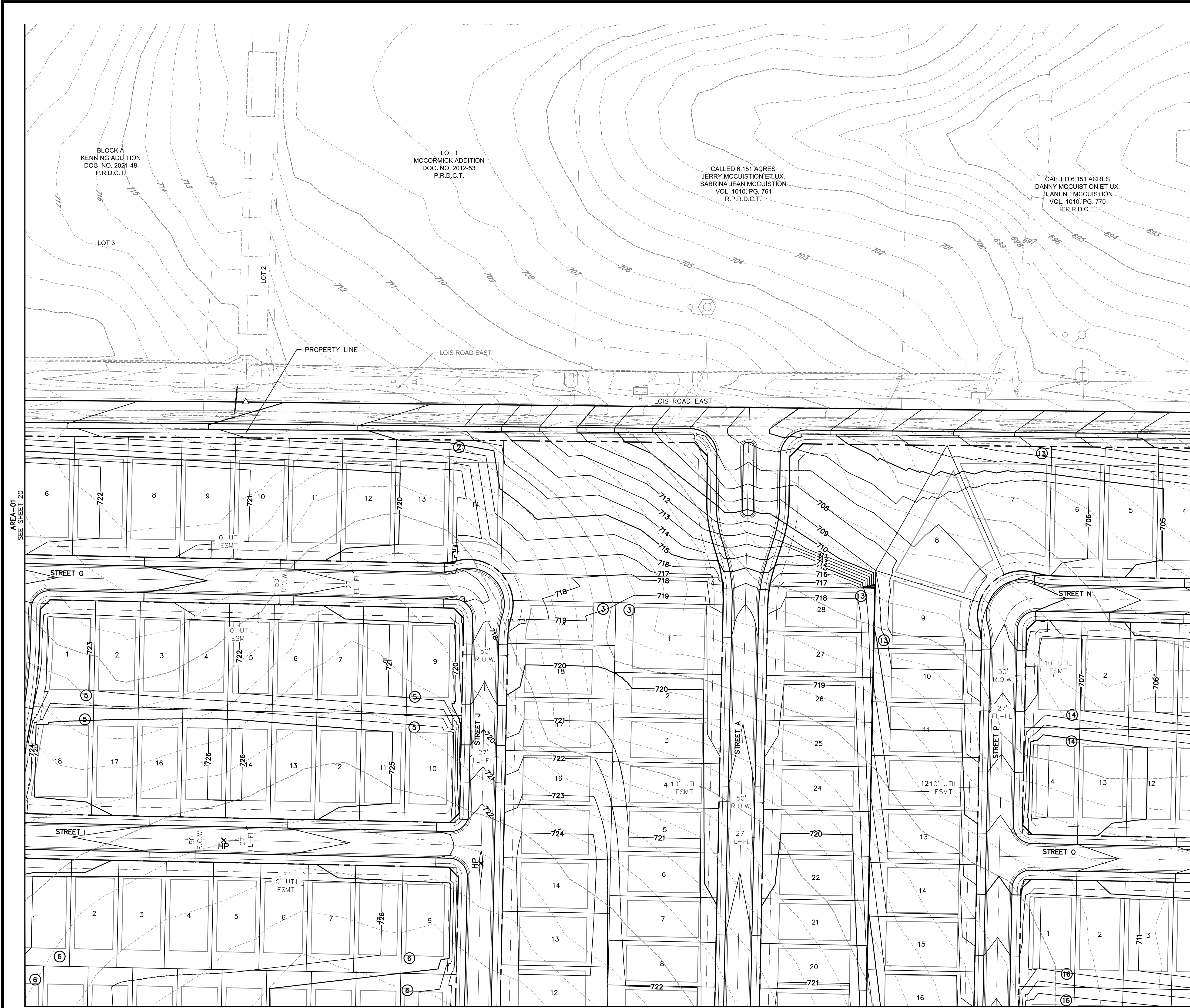
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CAD FILE: 24007256-PRM-GRADING



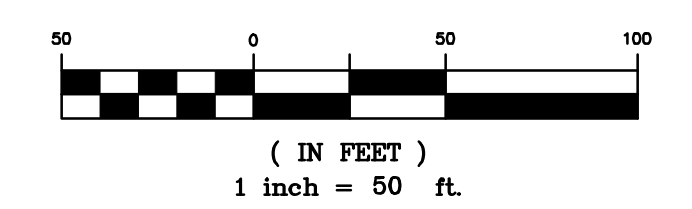


KEYMAP  
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

Refer to comments on sheet 20



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

AREA-01  
SEE SHEET 20

AREA-03  
SEE SHEET 22

AREA-05  
SEE SHEET 24

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STATE OF TEXAS  
OVERLOT GRADING  
AREA-02

DATE 01/17/2025  
SUBMITTAL TO JURISDICTION 01/17/2025 - RMB

REVISIONS

DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	21		

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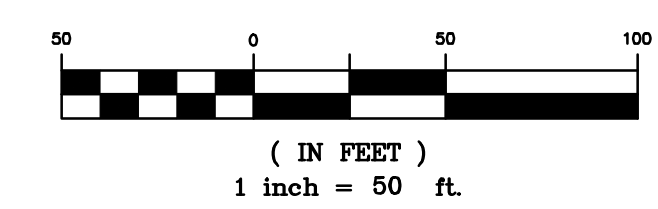
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**KEYMAP**  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

Refer to comments on sheet 20



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**CLIENT:** KALTER CAPITAL  
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CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

**PROJECT:** OVERLOT GRADING  
AREA-03

**DATE:** 01/17/2025

**1st SUBMITTAL TO JURISDICTION:** 01/17/2025 - RMB

**REVISIONS:**

DR.	TN	CH.	KB
P.M.	JF		

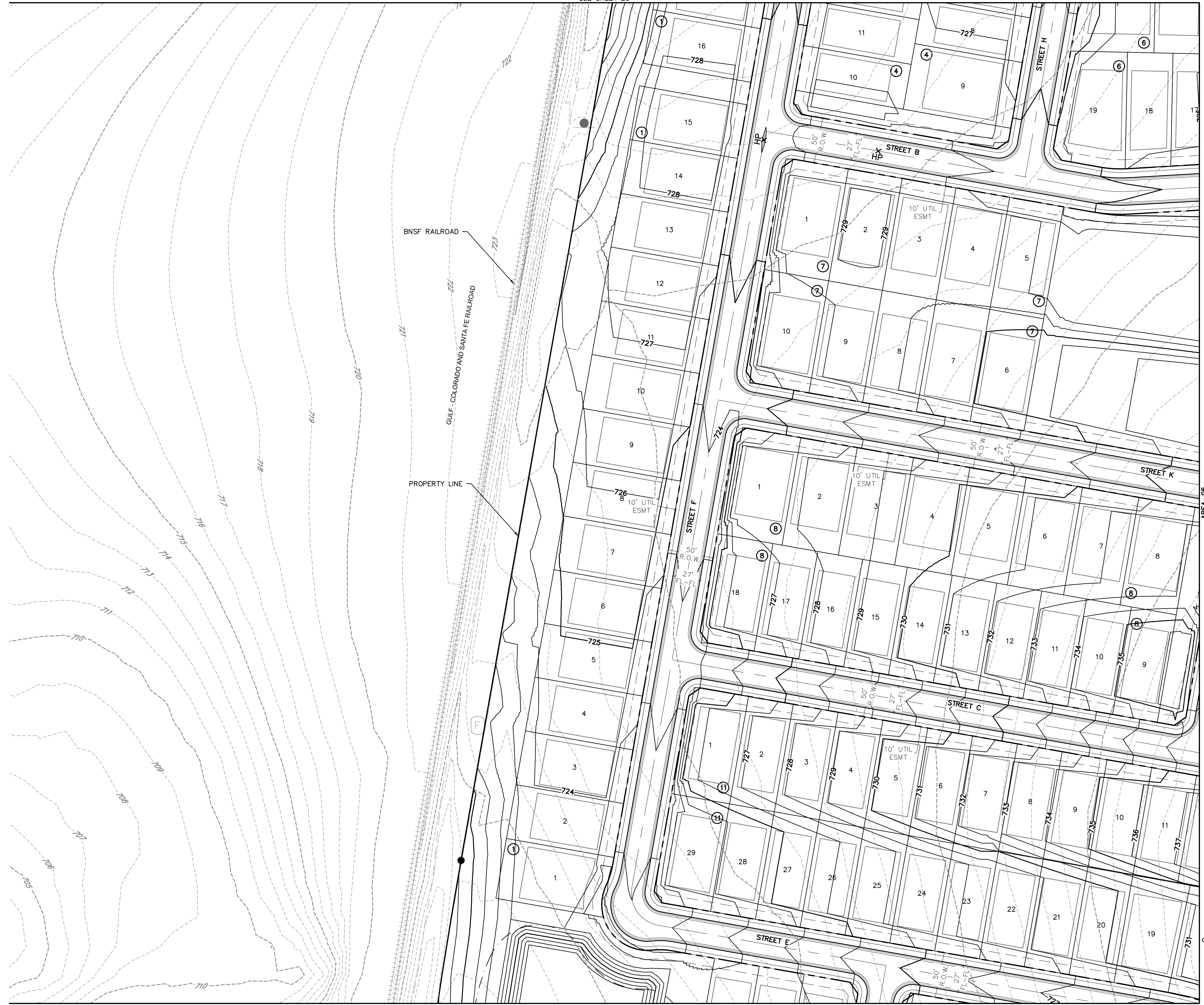
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**SHEET NO.:** 22

CAD FILE: 24007256-FRMLM-GRADING



AREA-01  
SEE SHEET 20

AREA-07  
SEE SHEET 26

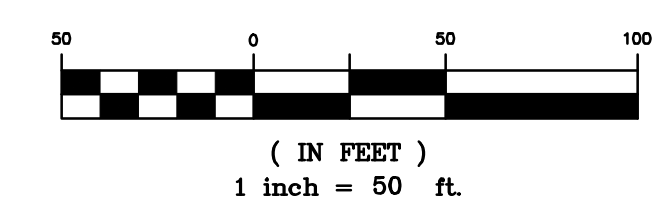


KEYMAP  
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

Refer to comments on sheet 20



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OVERLOT GRADING  
AREA-04

CLIENT

DATE 01/17/2025

1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB

REVISIONS

DR. TN CH. KB  
P.M. JF

JOB 24007256  
SHEET NO.

23

CAD FILE: 24007256-FRML-GRADING



AREA-02  
SEE SHEET 21



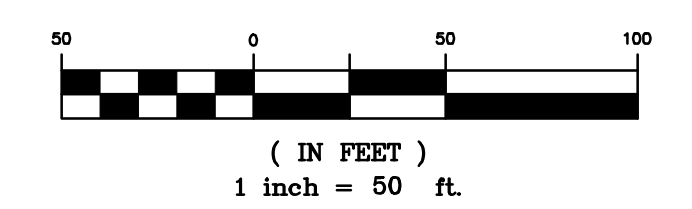
AREA-08  
SEE SHEET 27



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS



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STATE OF TEXAS  
OVERLOT GRADING  
AREA-05

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

NO.	DESCRIPTION

DR. TN CH. KB  
P.M. JF  
JOB: 24007256  
SHEET NO. 24

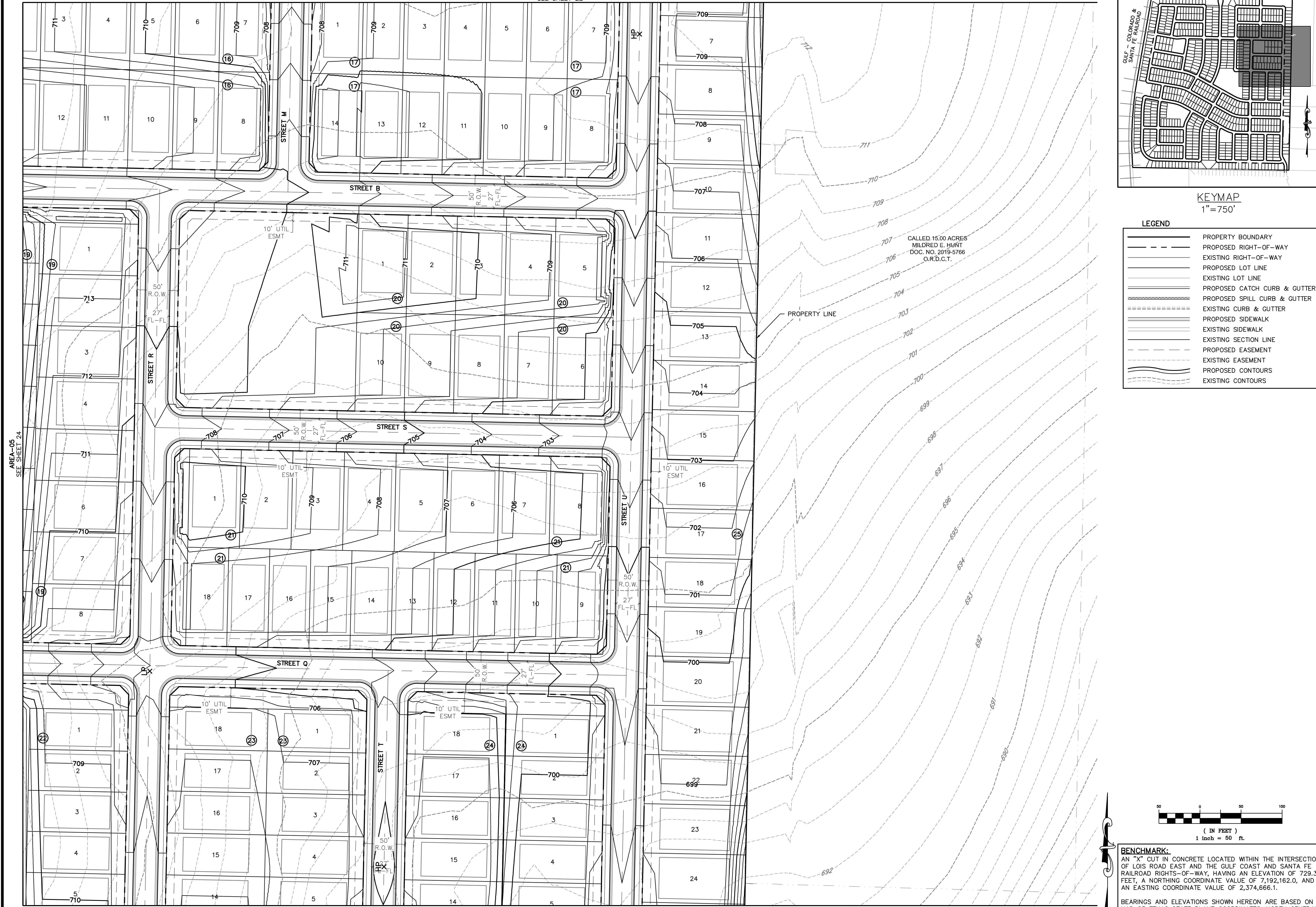
AREA-04  
SEE SHEET 23

AREA-06  
SEE SHEET 25

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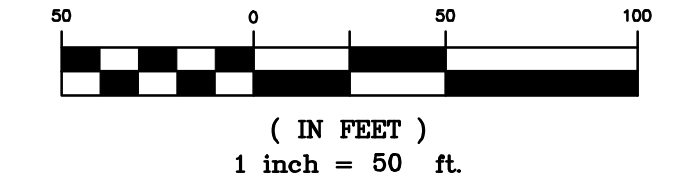


KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

CALLED 15.00 ACRES  
MILDRED E. HUNT  
DOC. NO. 2019-5766  
O.R.D.C.T.



**BENCHMARK:**  
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OVERLOT GRADING  
AREA-06

CLIENT

DATE 01/17/2025

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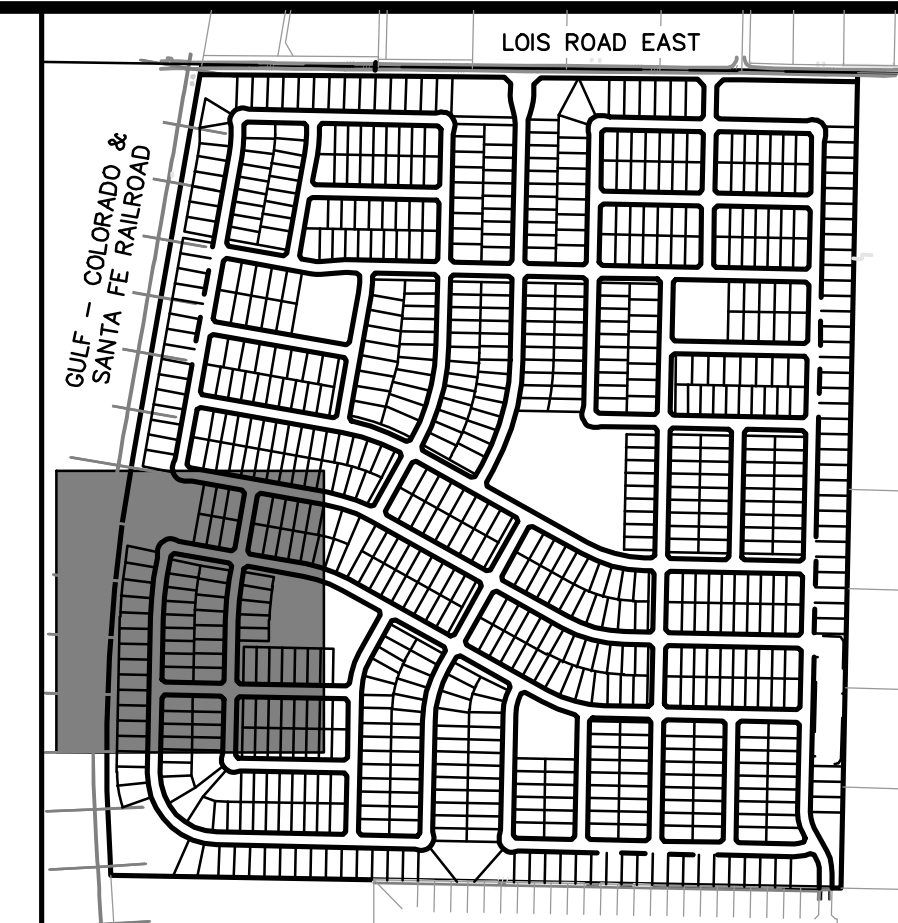
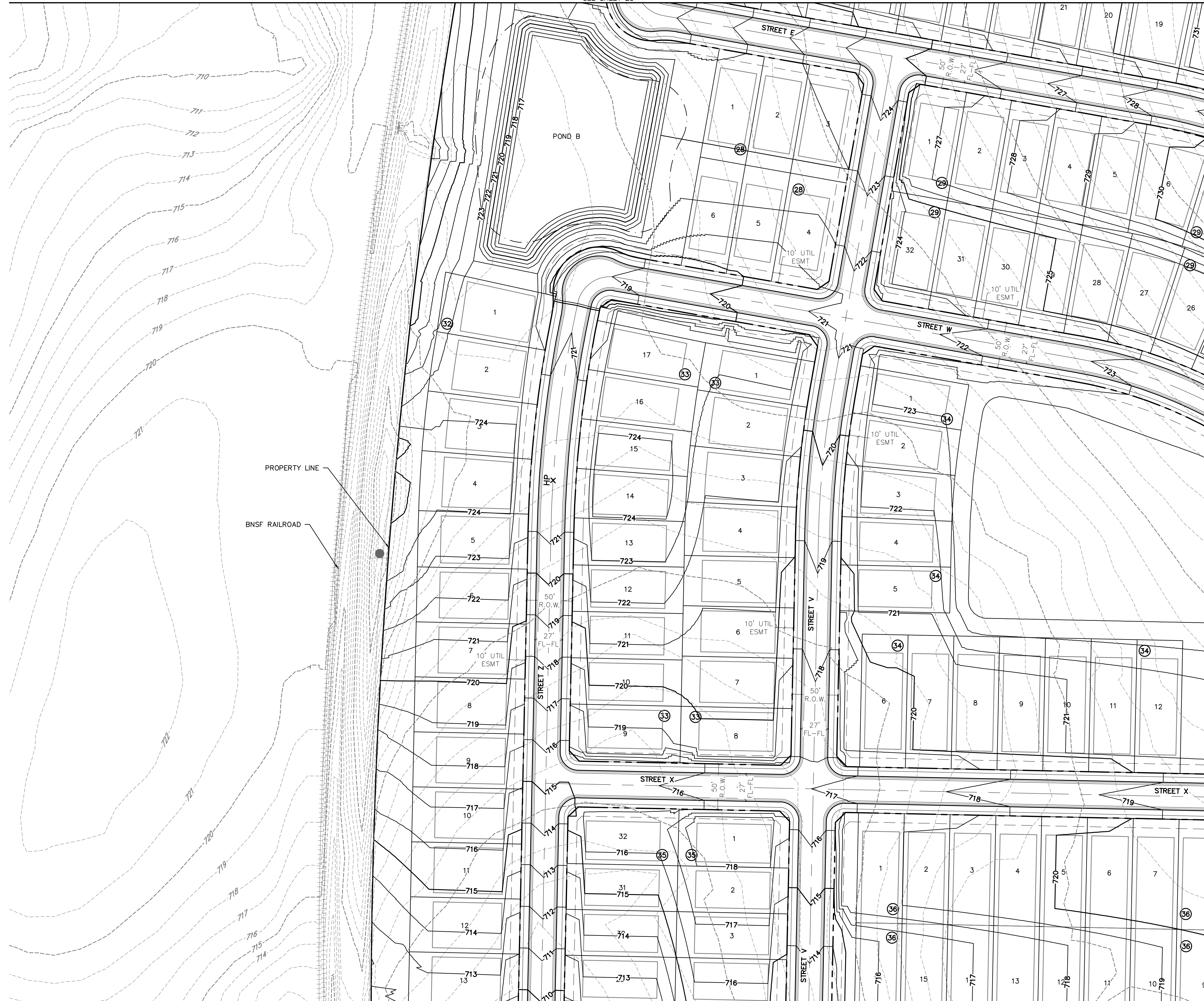

DR. TN	CH. KB
P.M. JF	
JOB 24007256	
SHEET NO.	25

AREA-05  
SEE SHEET 24

CAD FILE: 24007256-FR-PLAN-GRADING



AREA-04  
SEE SHEET 23



KEYMAP  
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
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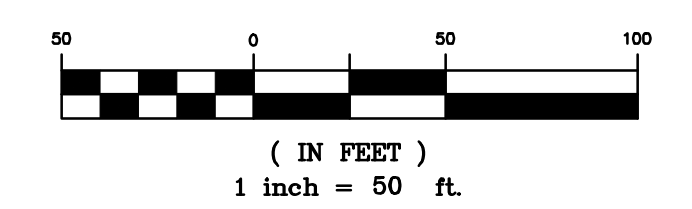
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OVERLOT GRADING  
AREA-A-07

CLIENT  
DATE 01/17/2025  
SUBMITTAL TO JURISDICTION  
01/17/2025 - RMB

REVISIONS



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

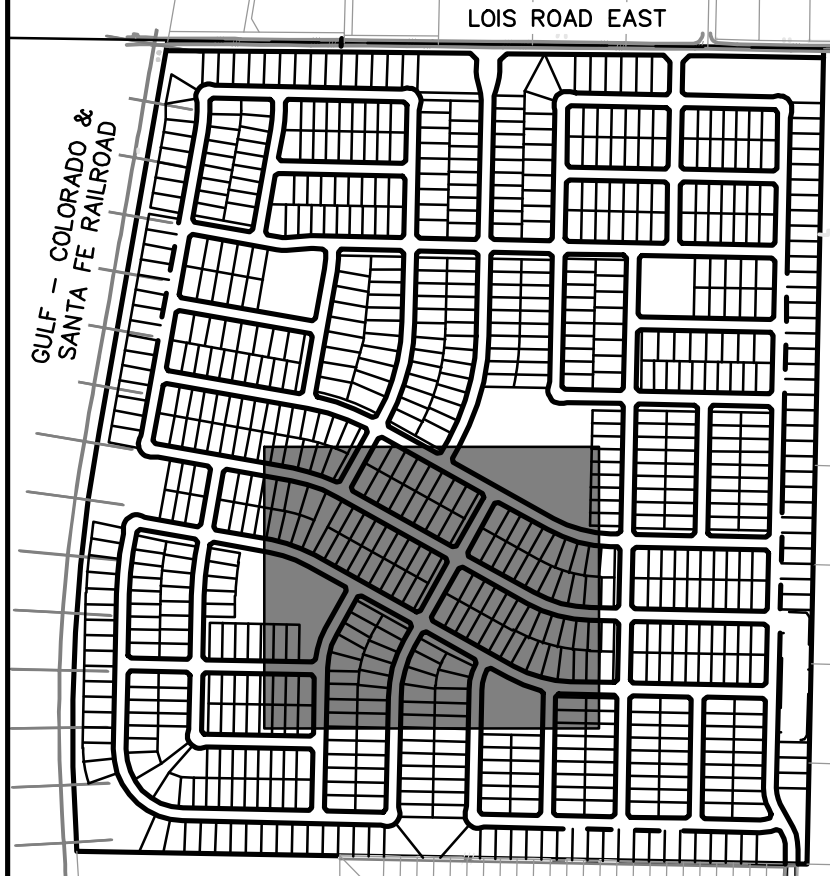
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DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 26

CAD FILE: 24007256-PRM-GRADING  
 DATE: 01/17/2025 2:58 PM ESTER, MACHIE



AREA-05  
SEE SHEET 24



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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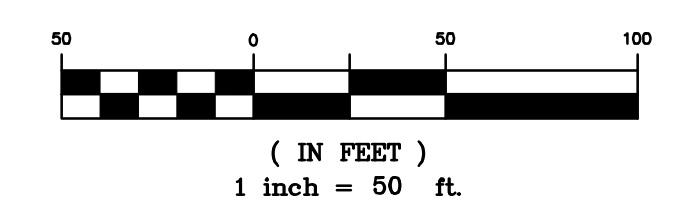
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STATE OF TEXAS  
OVERLOT GRADING  
AREA-08

CLIENT

DATE 01/17/2025

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REVISIONS



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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DR. TN CH. KB  
P.M. JF

JOB 24007256  
SHEET NO. 27

AREA-11  
SEE SHEET 30

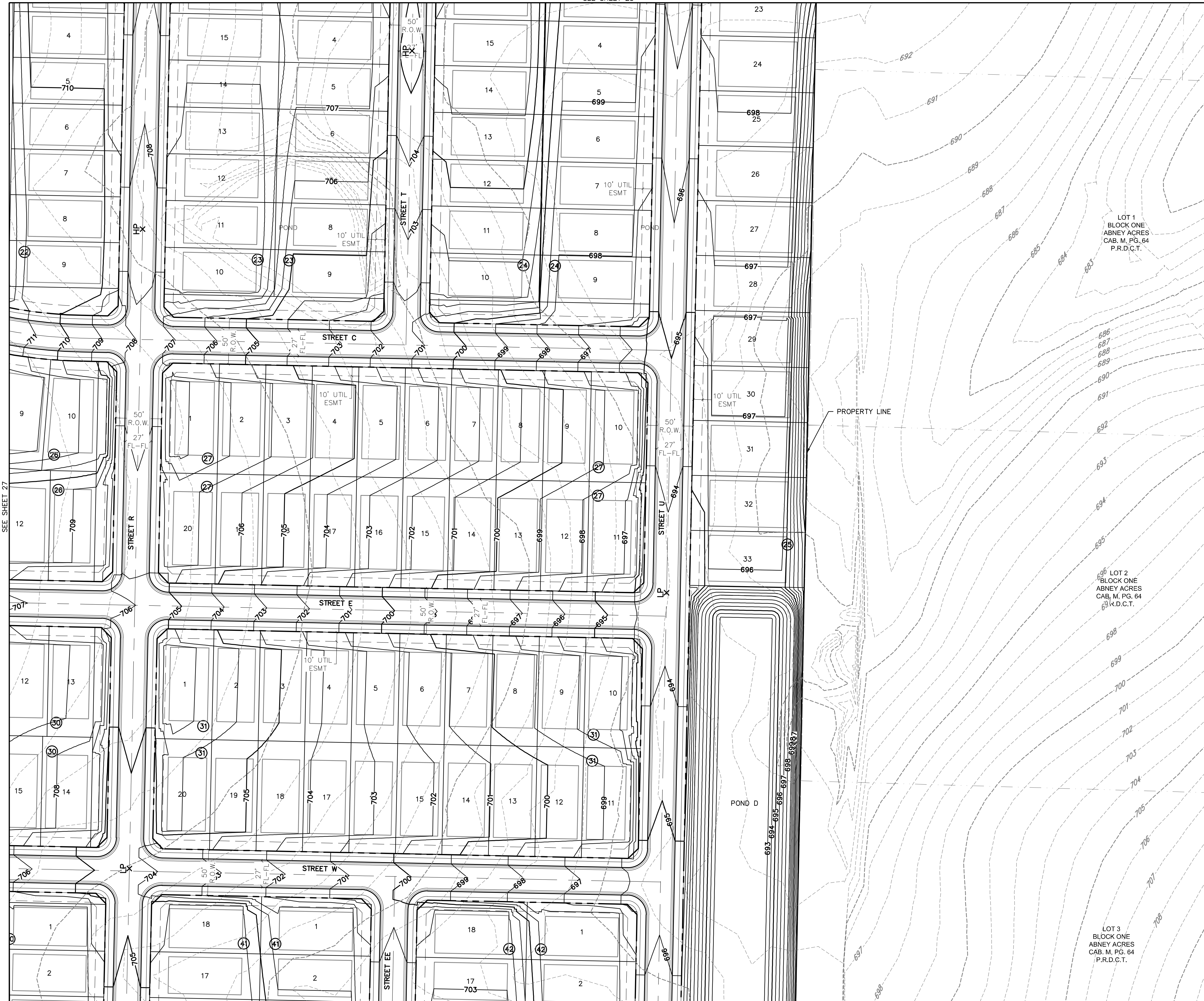
AREA-07  
SEE SHEET 26

AREA-09  
SEE SHEET 28

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 DATE: 01/17/2025  
 TIME: 10:00 AM  
 USER: JEFFREY.FELIX  
 PLOT: 01/17/2025 10:00 AM  
 PLOTTER: HP DesignJet T1100



AREA-06  
SEE SHEET 25



AREA-12  
SEE SHEET 31



KEYMAP  
1"=750'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
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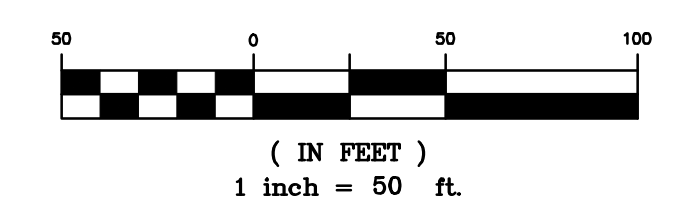
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AREA-09

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REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 28



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

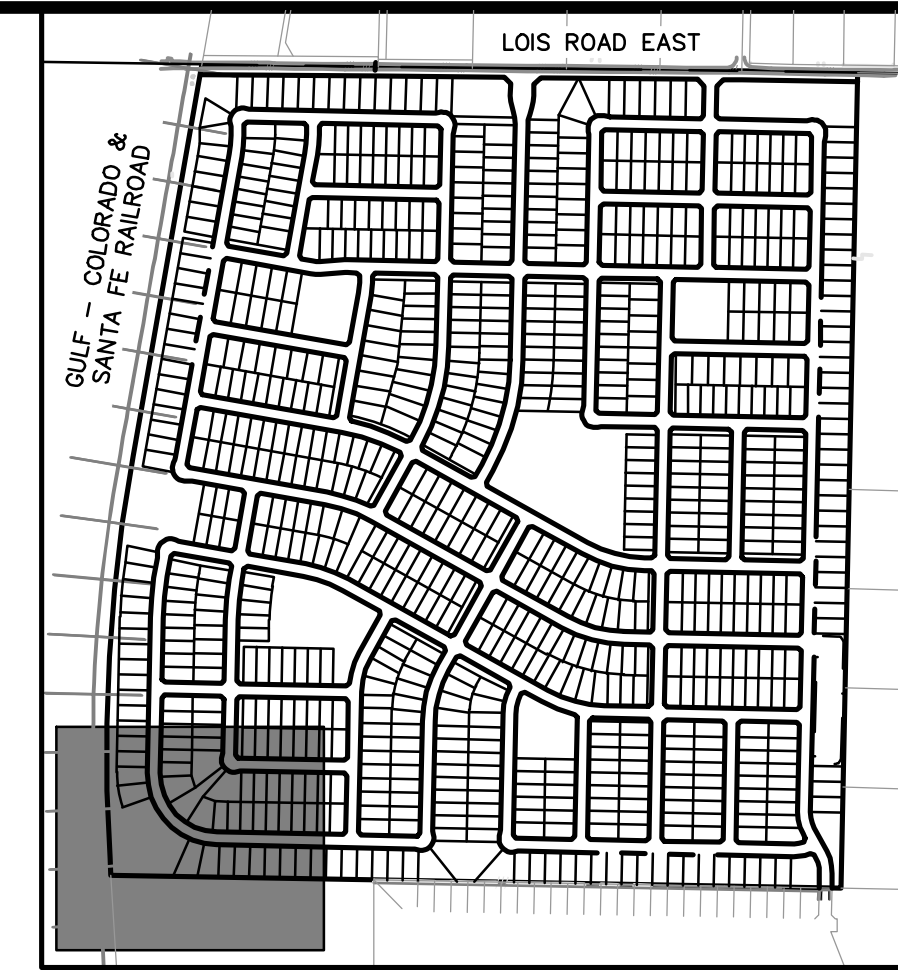
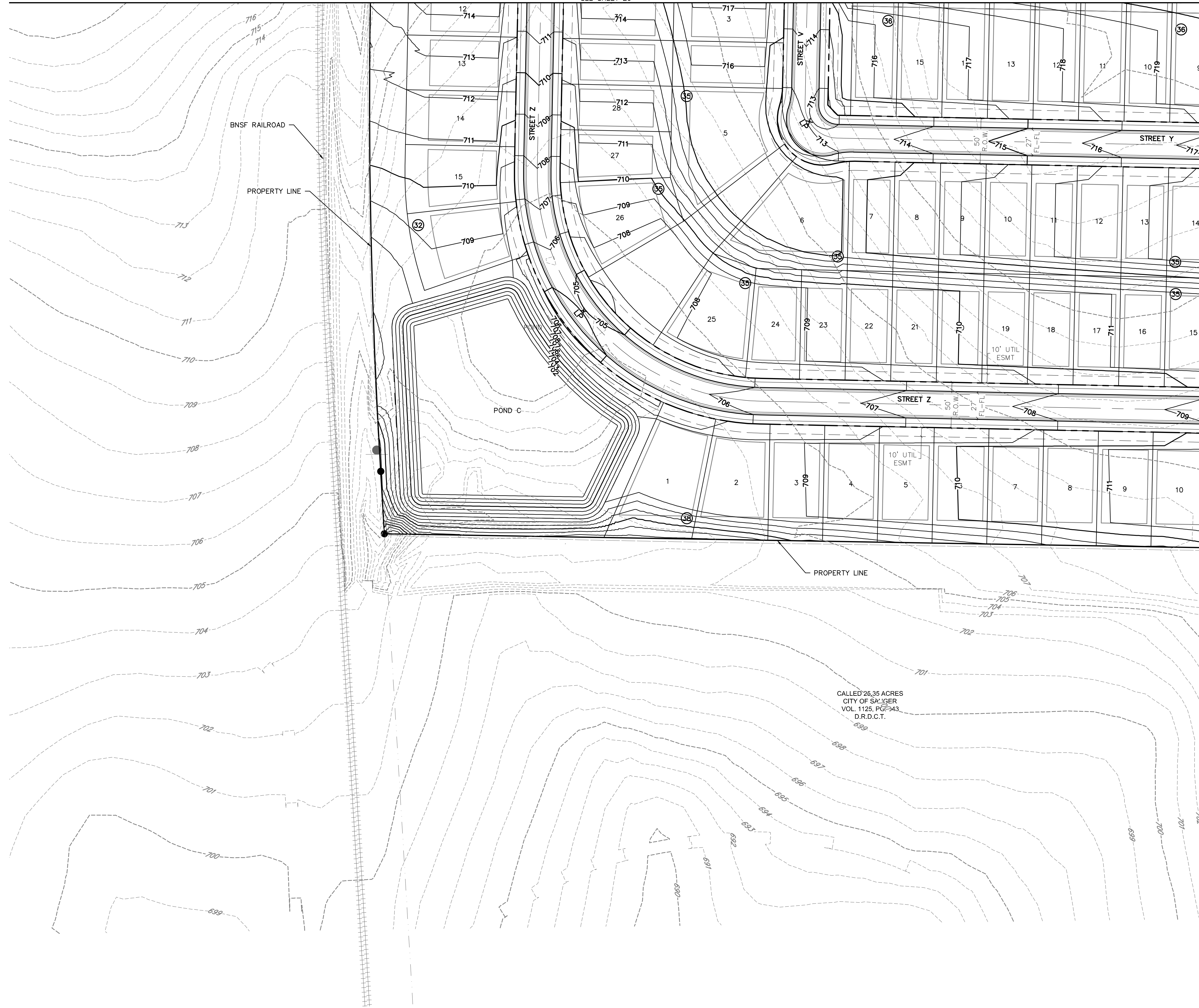
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AREA-08  
SEE SHEET 27

CAD FILE: 24007256-PRM-GRADING



AREA-07  
SEE SHEET 26



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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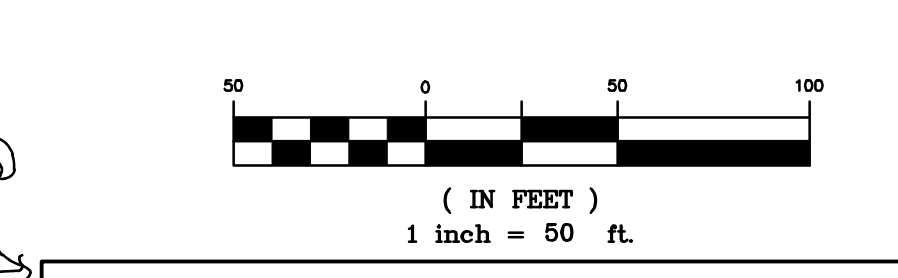
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DR.	TN	CH.	KB
P.M.	JF		
JOB	24007256		
SHEET NO.	29		



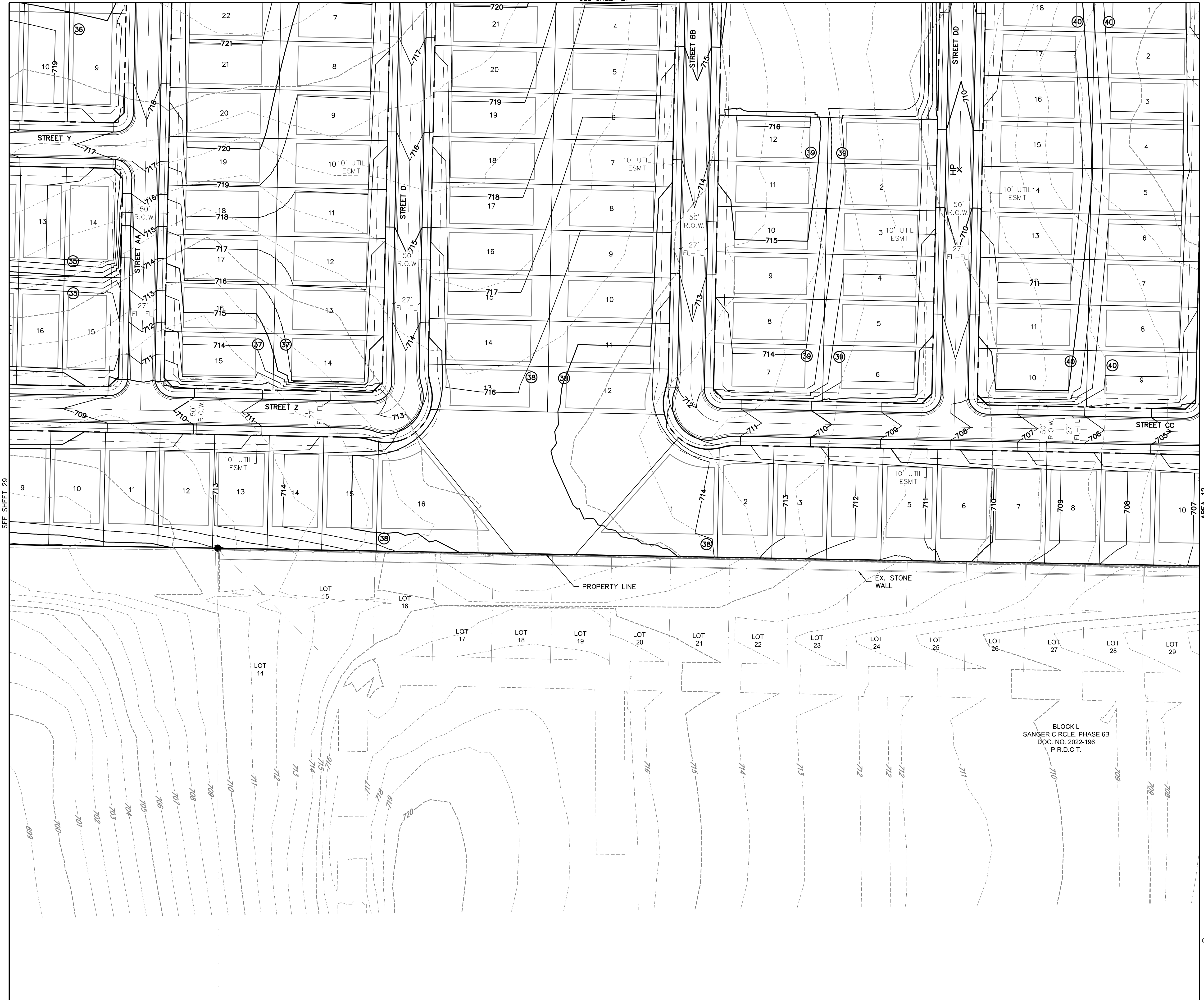
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 DATE PLOTTED: 01/17/2025 10:58 AM  
 PLOTTER: HP DesignJet T1100



AREA-08  
SEE SHEET 27



KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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AREA-10  
SEE SHEET 29

AREA-12  
SEE SHEET 31

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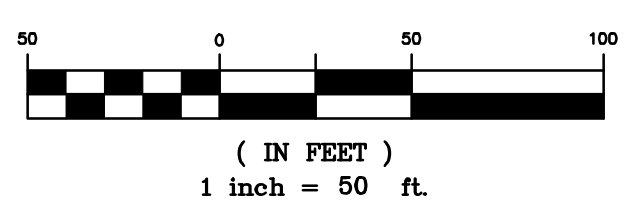
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P.M.	JF		
JOB	24007256		
SHEET NO.	30		



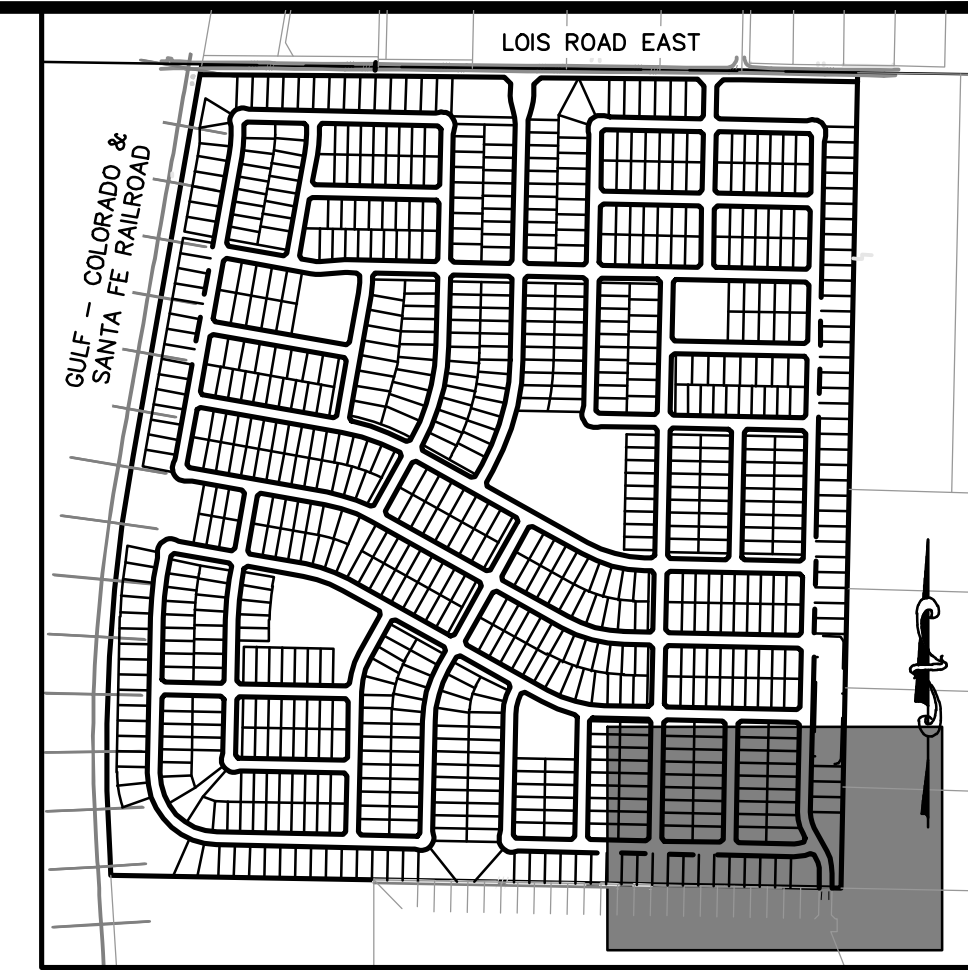
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CAD FILE: 24007256-FRMLM-GRADING





KEYMAP  
1"=750'

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

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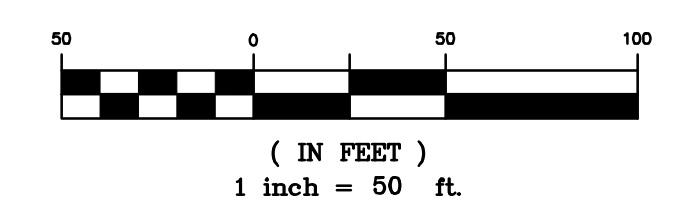
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P.M. JF	
JOB 24007256	
SHEET NO.	31

AREA-11  
SEE SHEET 30

CAD FILE: 24007256-FRML-GRAD.DWG  
 DATE: 01/17/2025 10:08 AM STEVEN WALSH



1. Please provide roadway design speeds on all roadway plan and profile sheets  
 2. Show storm drain layout and curb locations along with callouts and flow arrows on paving plans

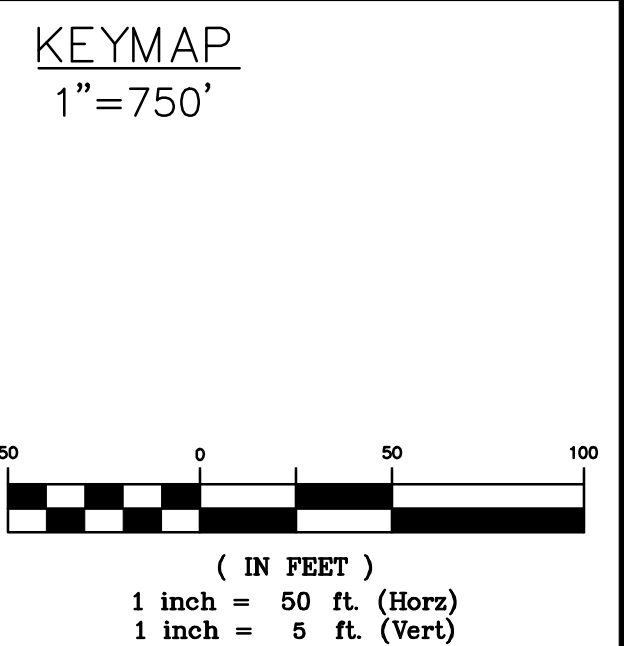
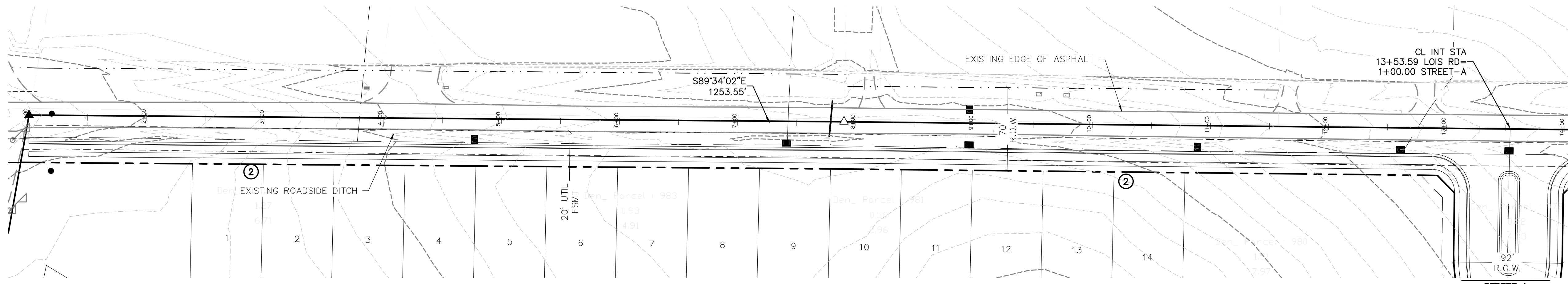


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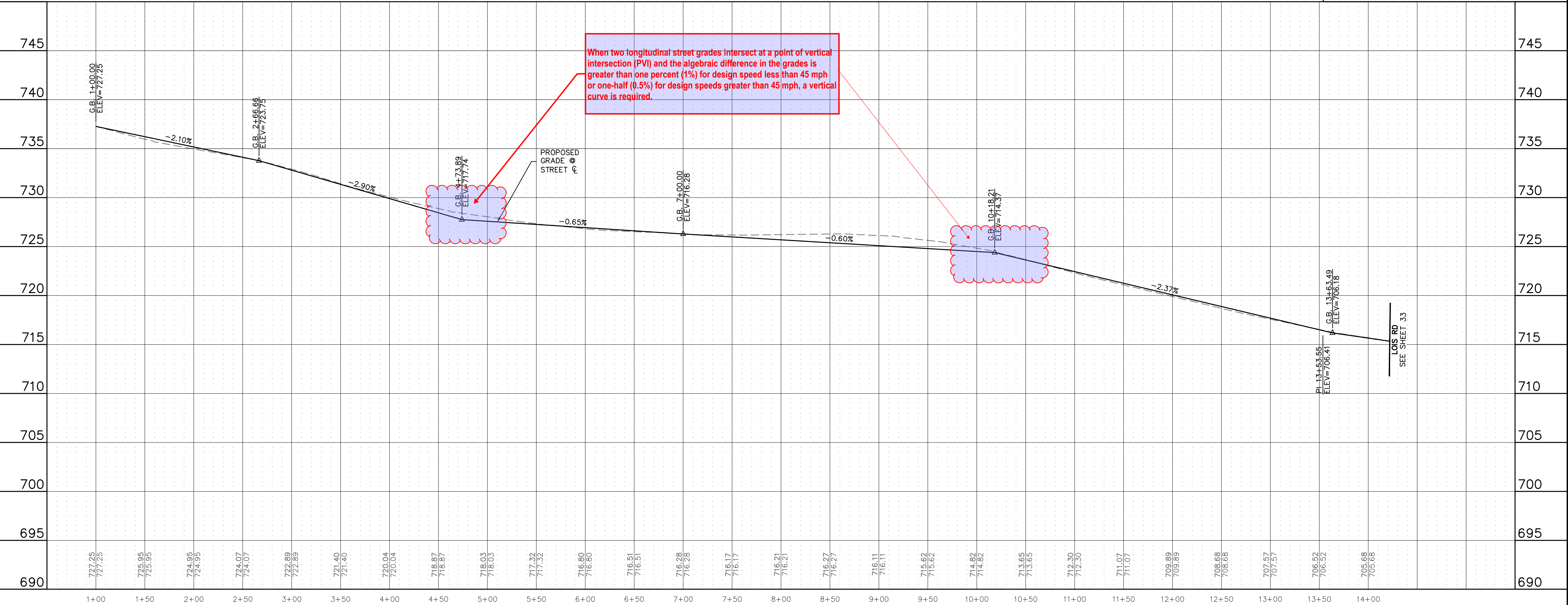
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REVISIONS:

DR. TN CH. KB  
 P.M. JF  
 JOB: 24097256  
 SHEET NO. **32**

CAD FILE: 24097256-STRT-PPR-LOIS RD-LOIS RD EAST.DWG

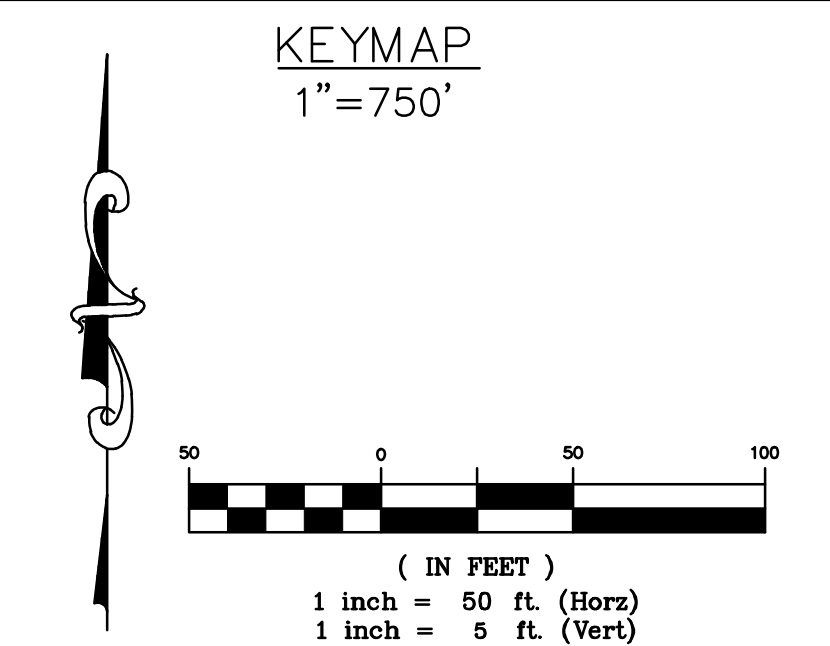
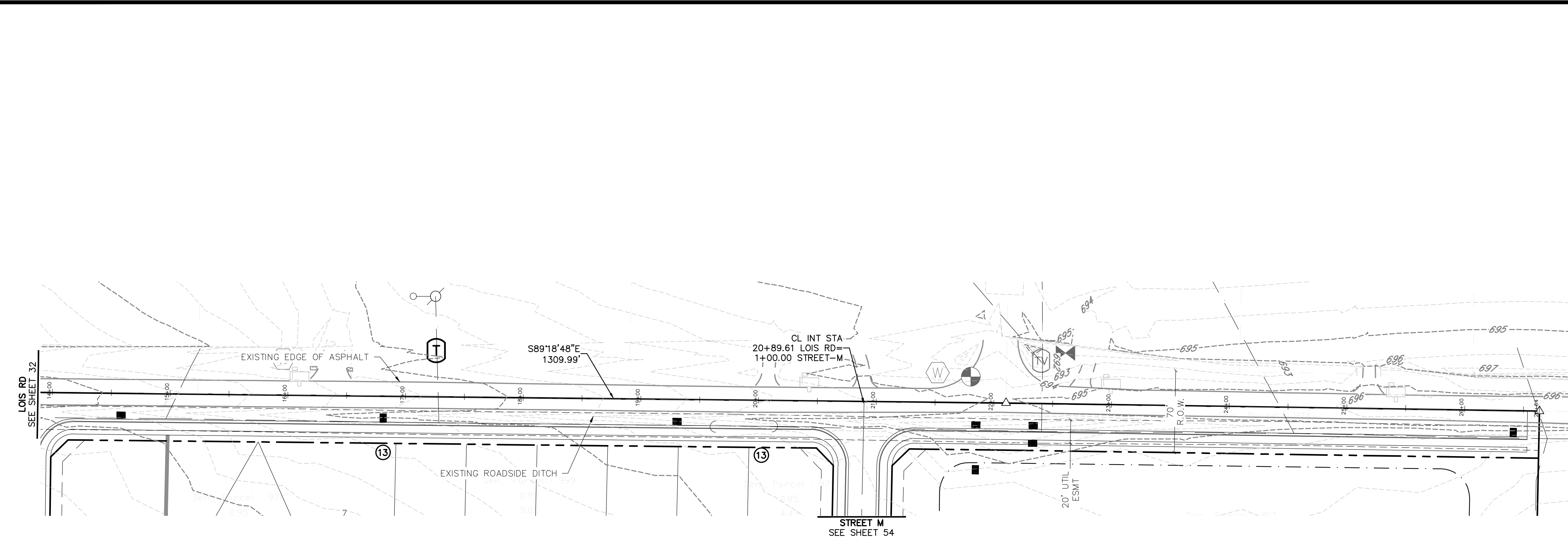
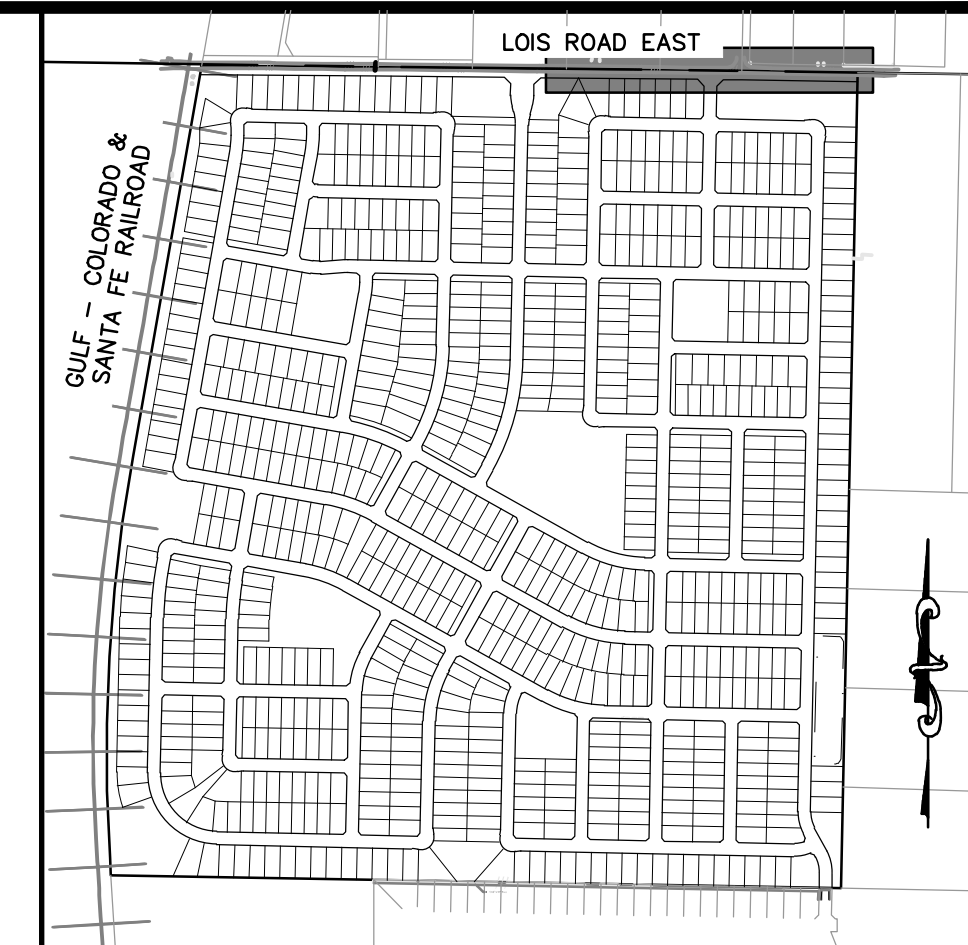




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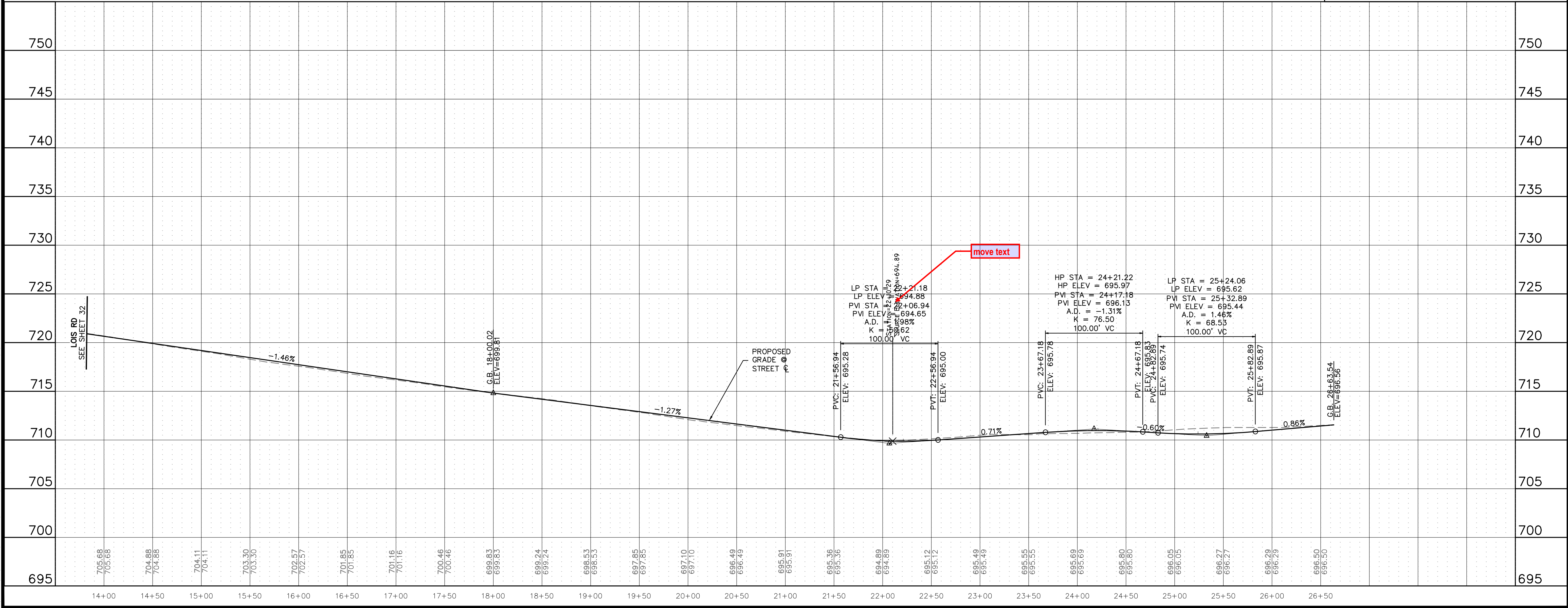
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**LOIS RD**



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LOIS RD

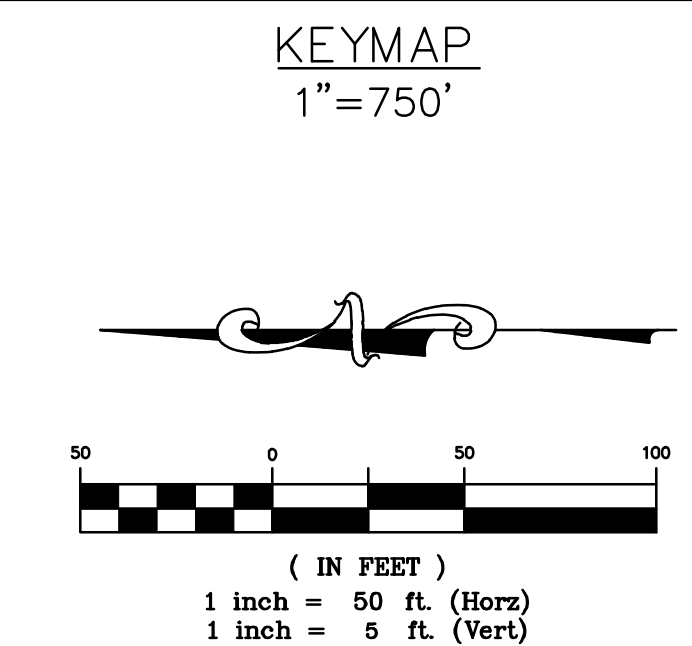
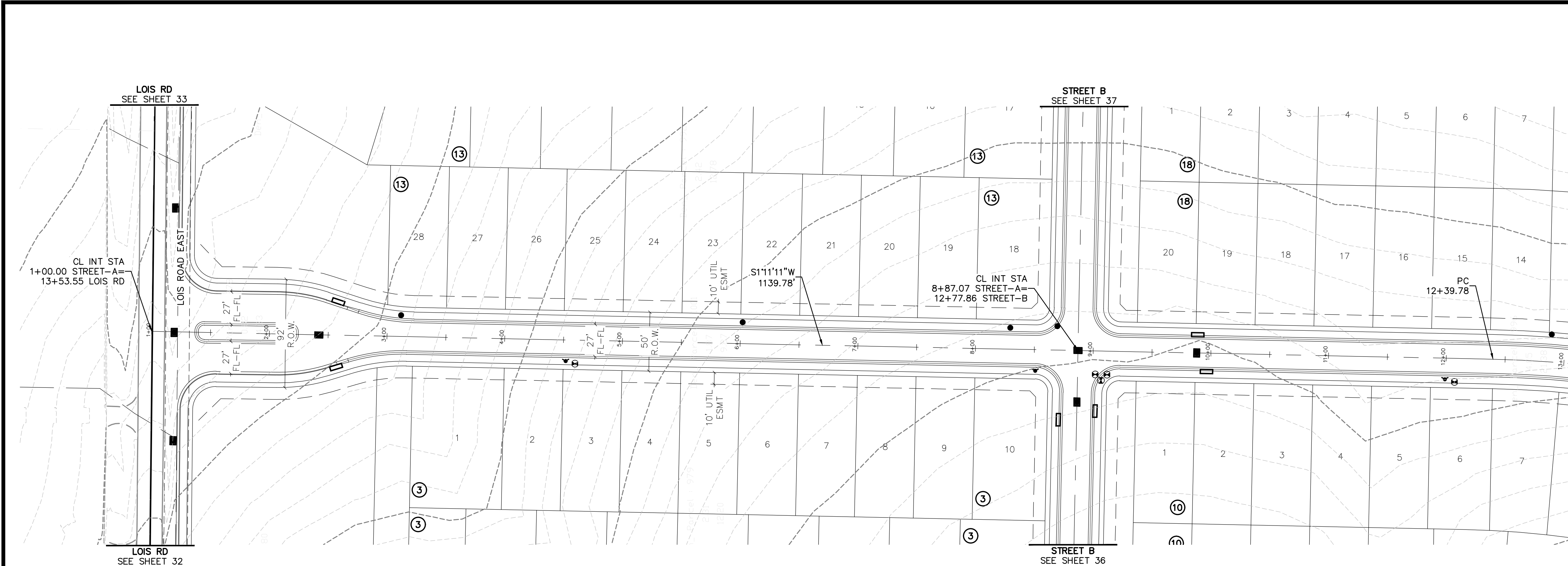
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REVISIONS:

DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. 33

CAD FILE: 24097256-STRT-PPR-LOIS ROAD EAST-1.DWG

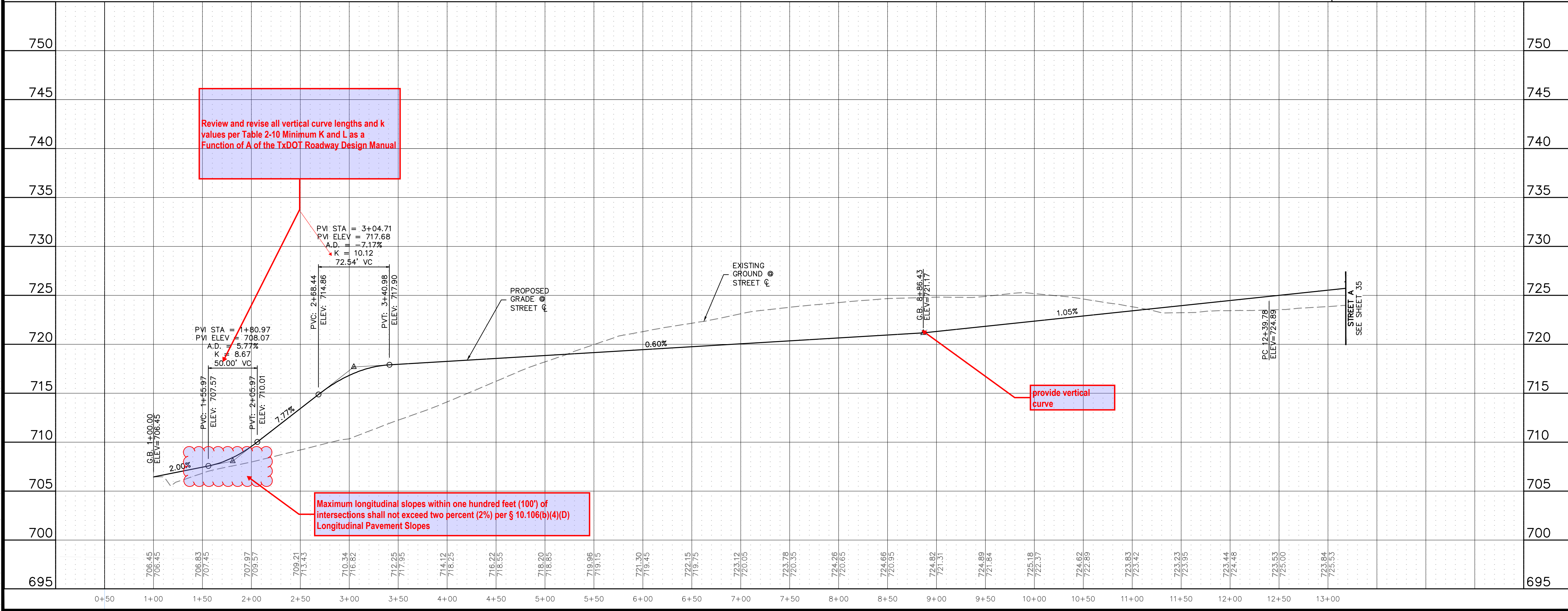




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**STREET A**



Review and revise all vertical curve lengths and k values per Table 2-10 Minimum K and L as a Function of A of the TxDOT Roadway Design Manual

Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%) per § 10.106(b)(4)(D) Longitudinal Pavement Slopes

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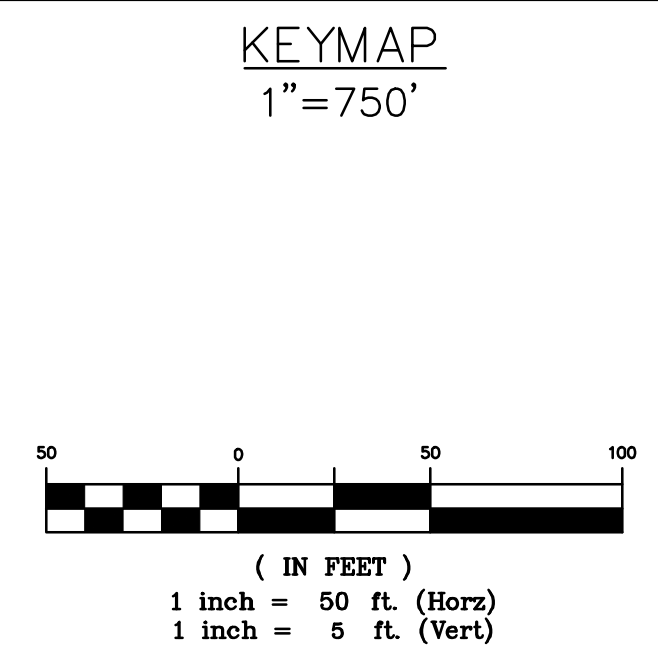
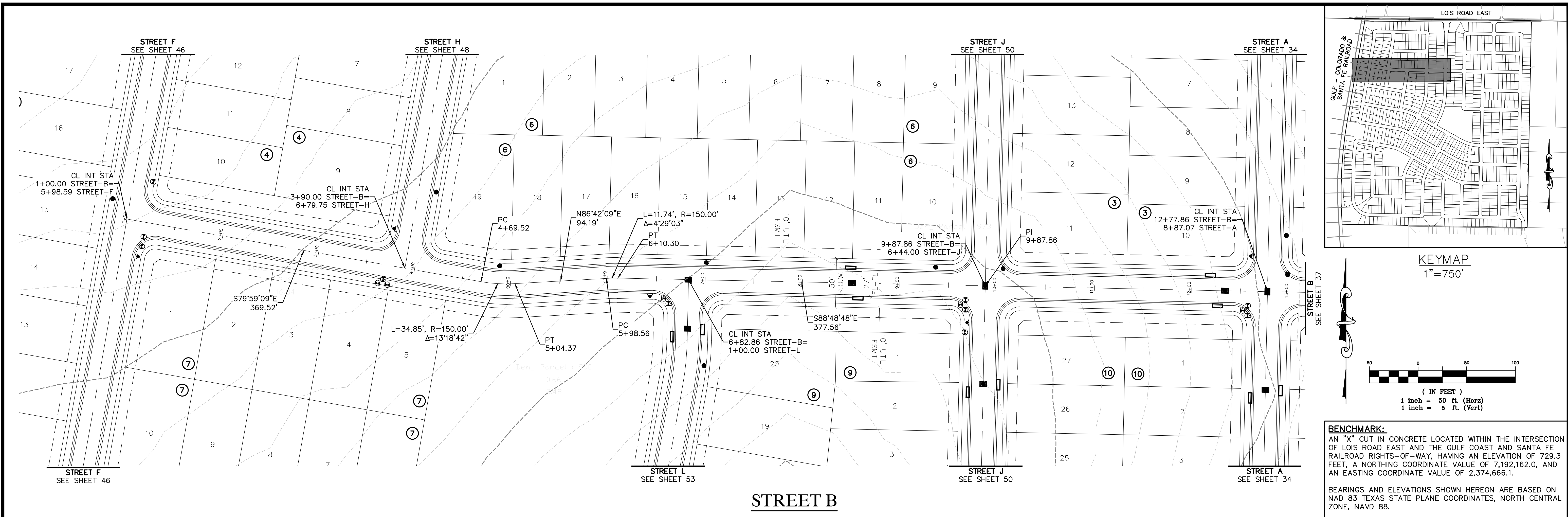
CLIENT	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127
DATE	01/17/2025
REVISIONS	A 1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB
CLIENT	KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
PROJECT	STREET PLAN & PROFILES STREET A
DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	34

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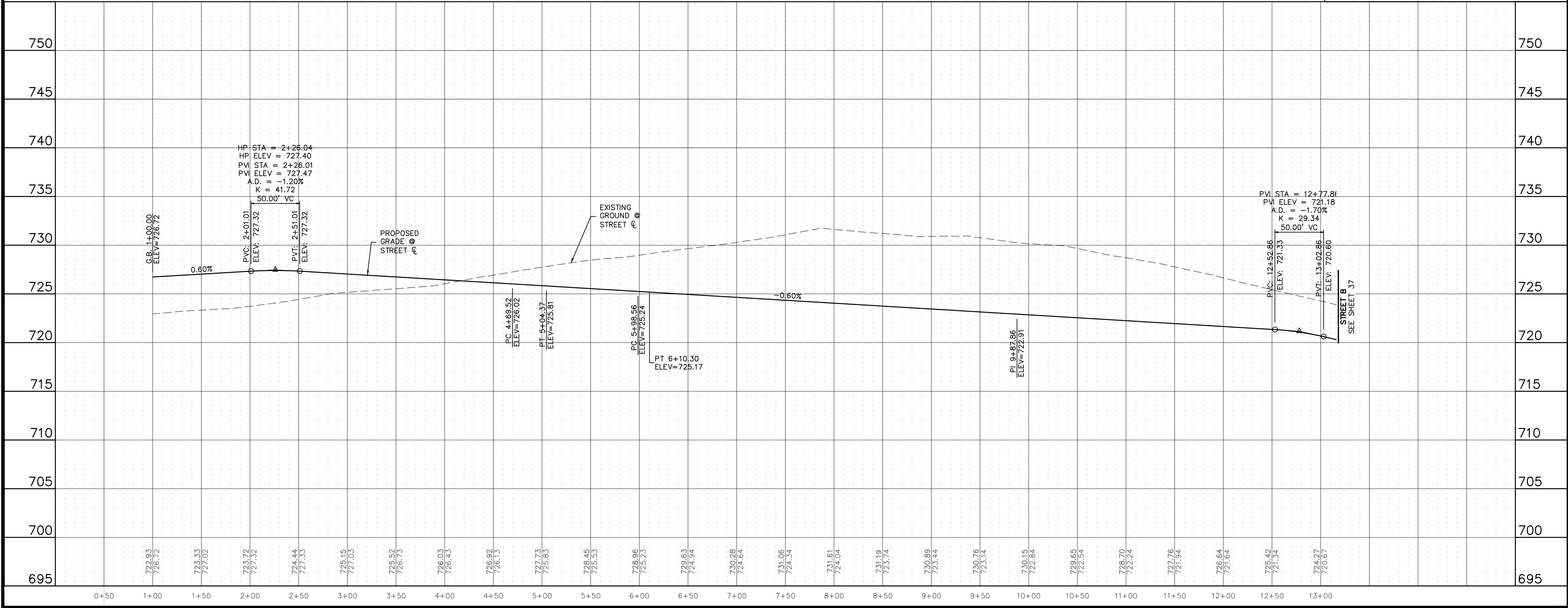
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**STREET B**



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CLIENT: KALTER CAPITAL  
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DR. TN CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO. 36

CAD FILE: 22407256-STR-F&P-02.DWG





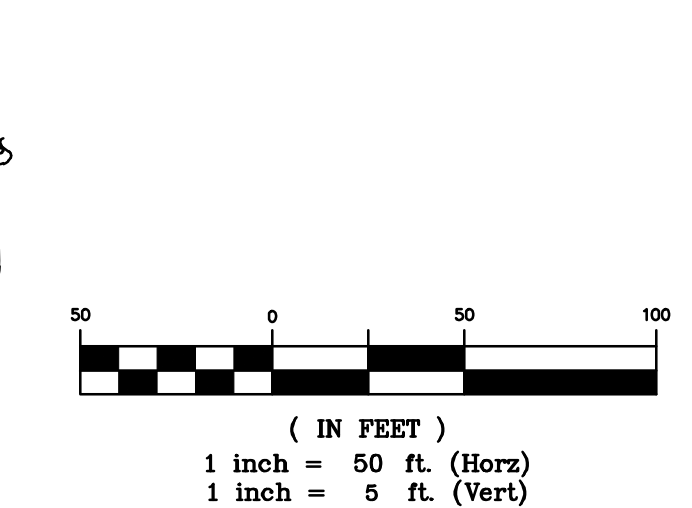
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KEYMAP  
1"=750'



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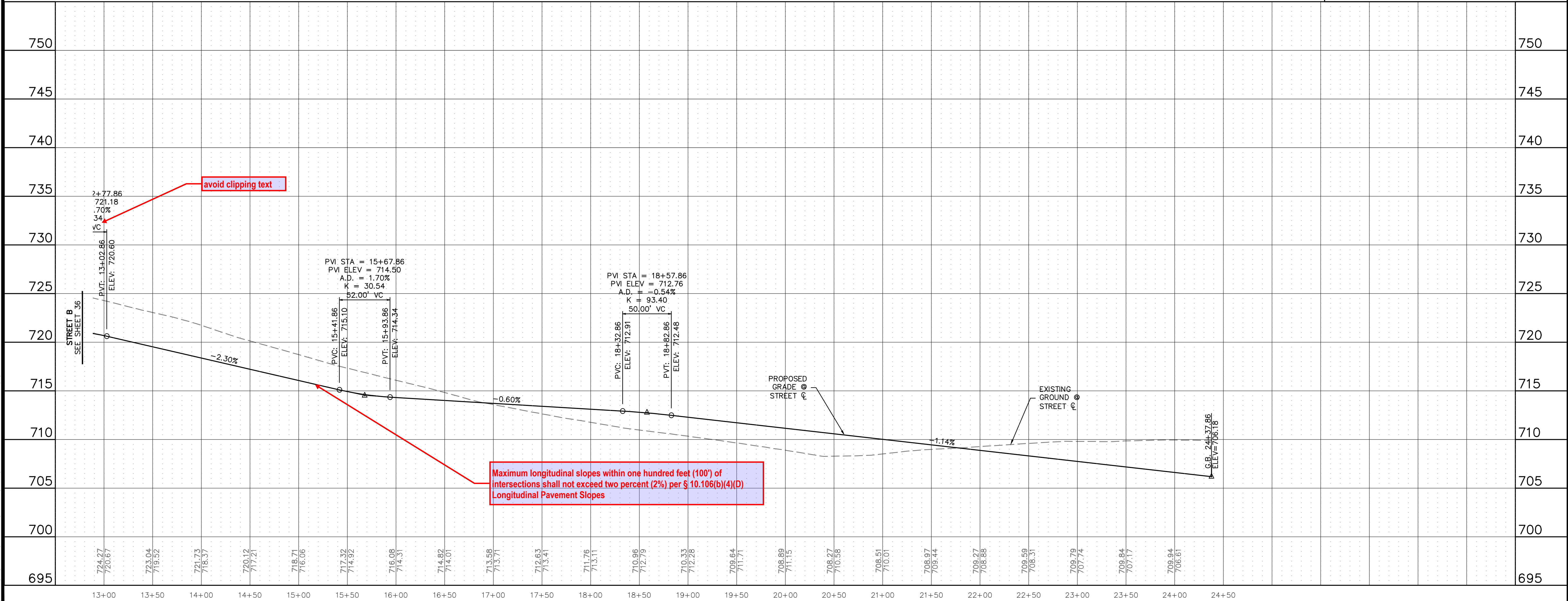
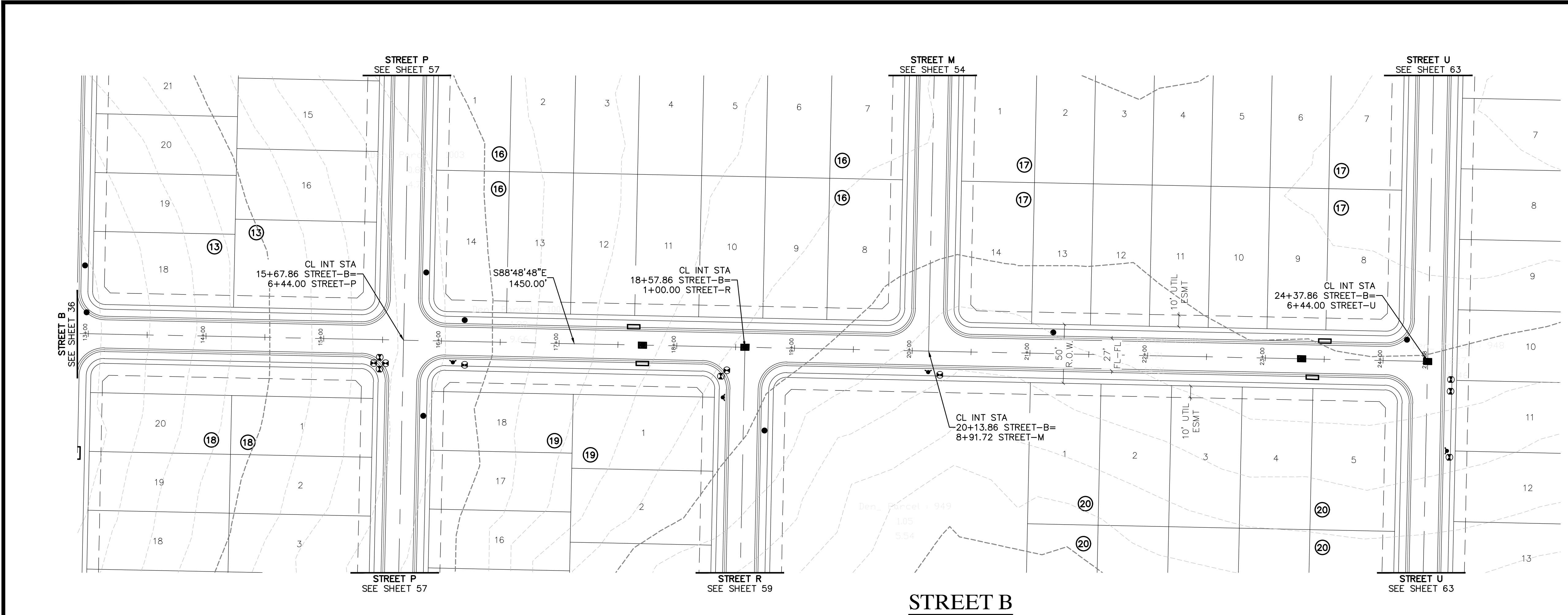
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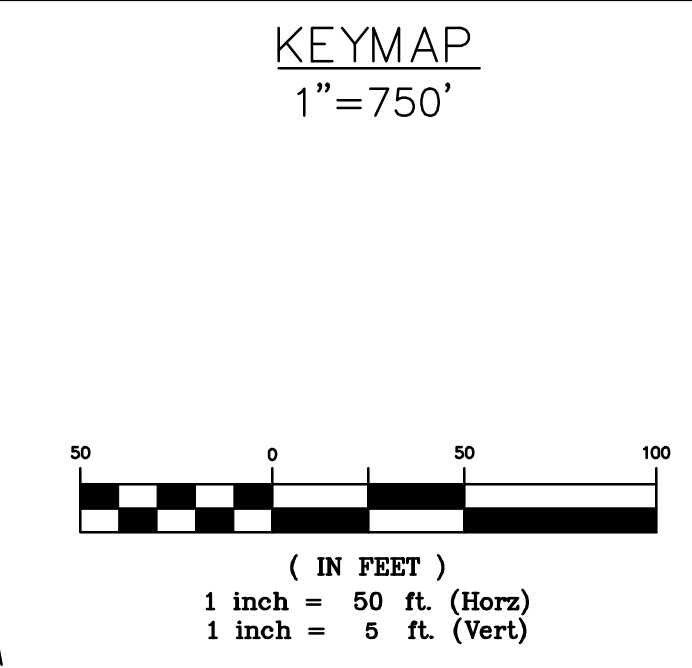




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STATE OF TEXAS  
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STREET C

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

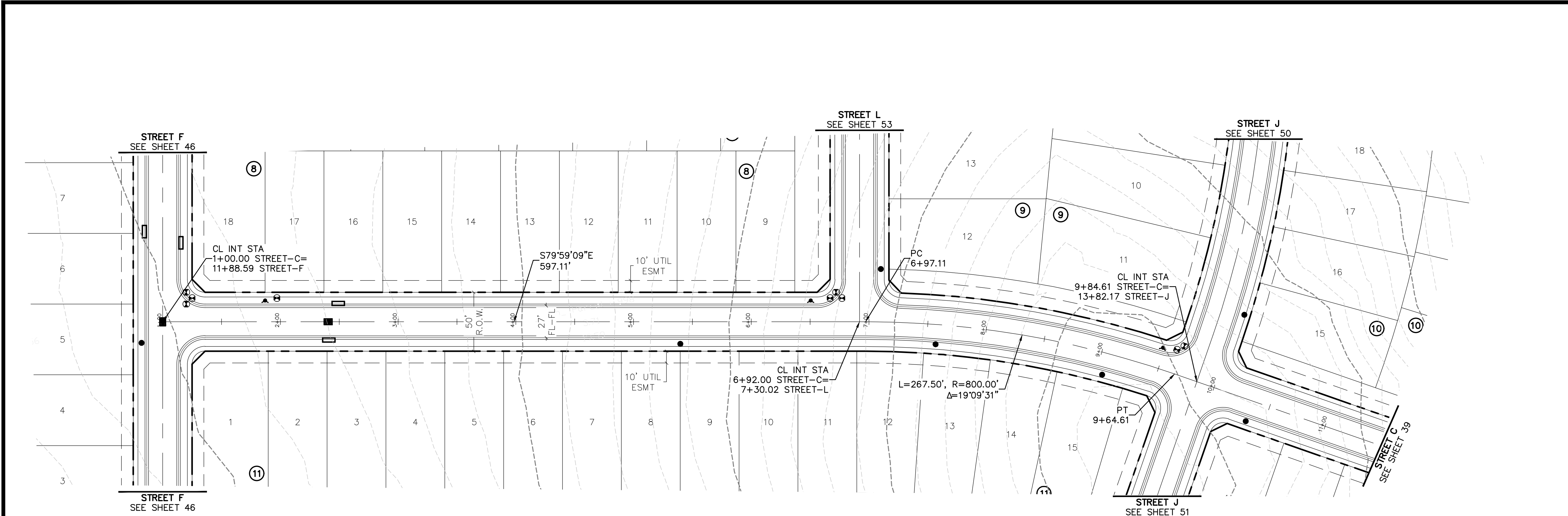
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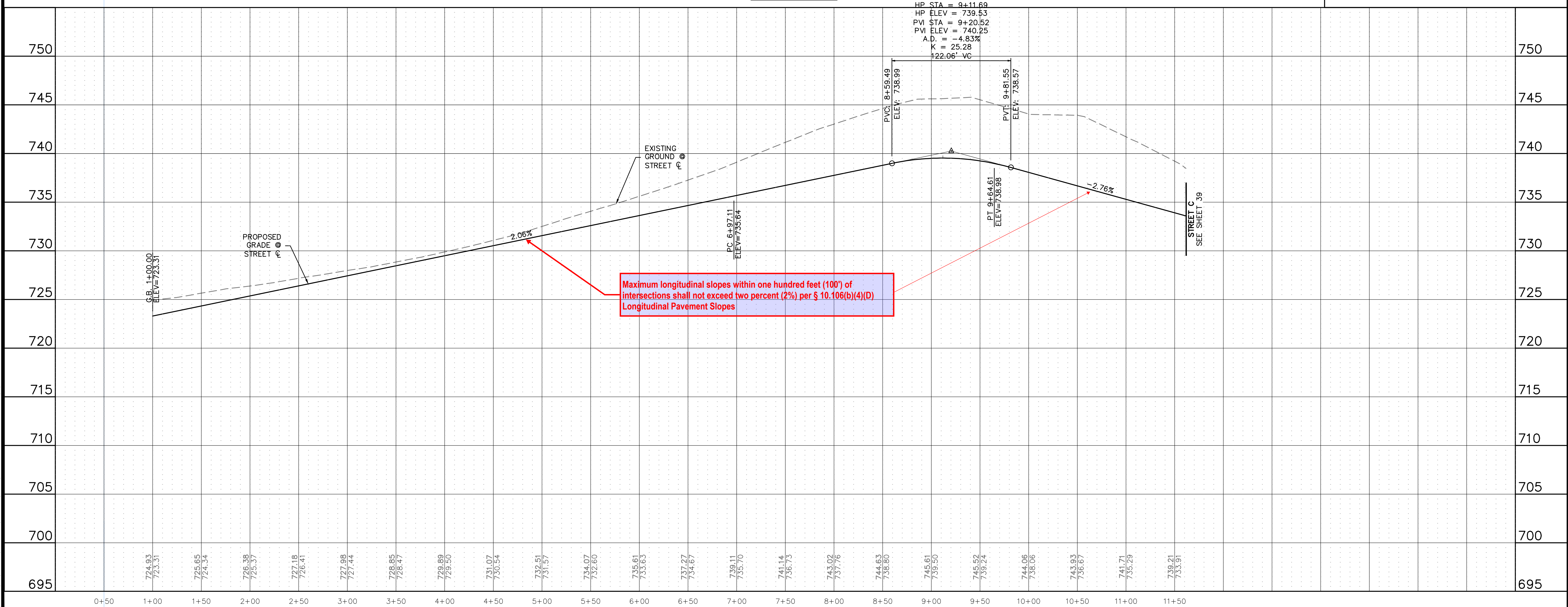
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JOB: 24097256  
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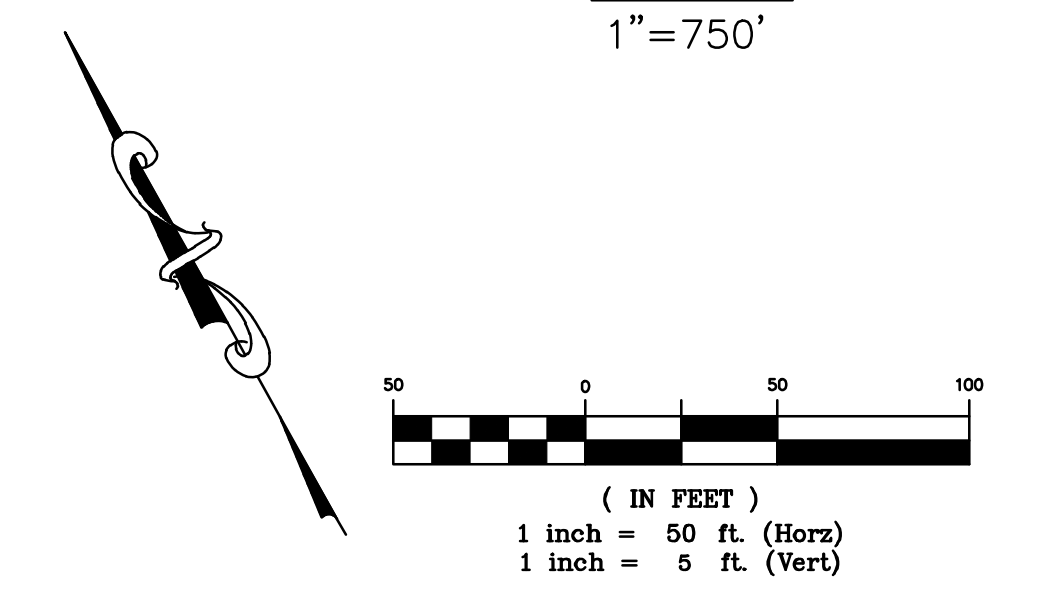
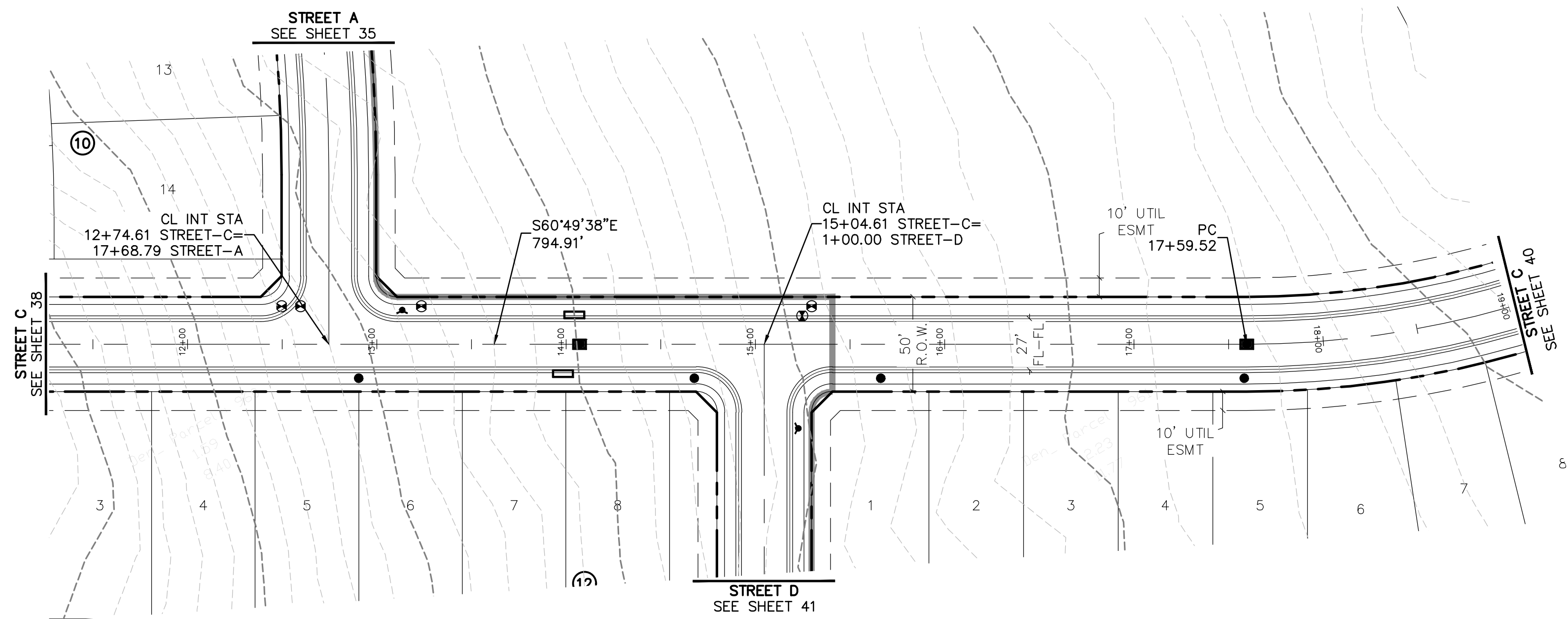
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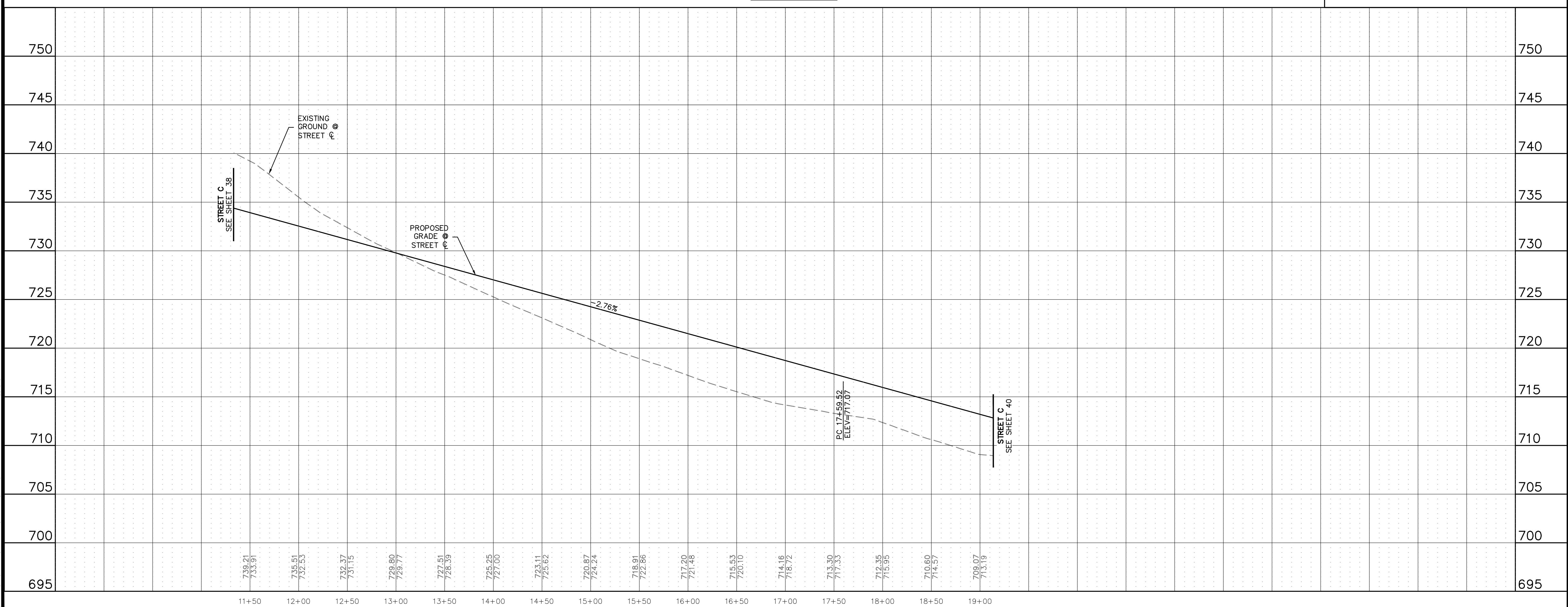





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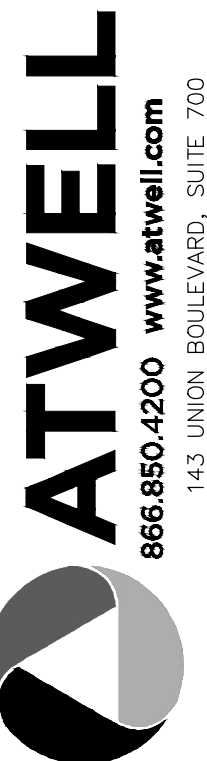
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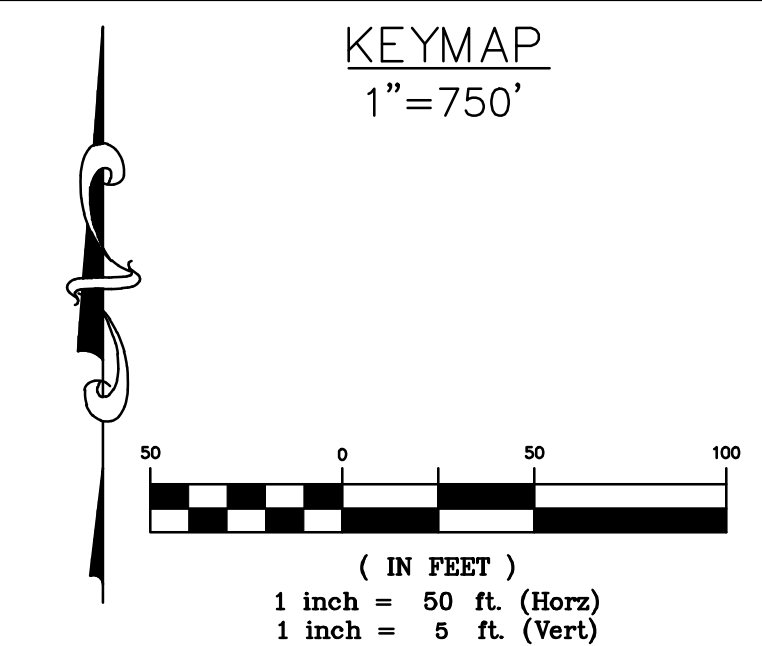
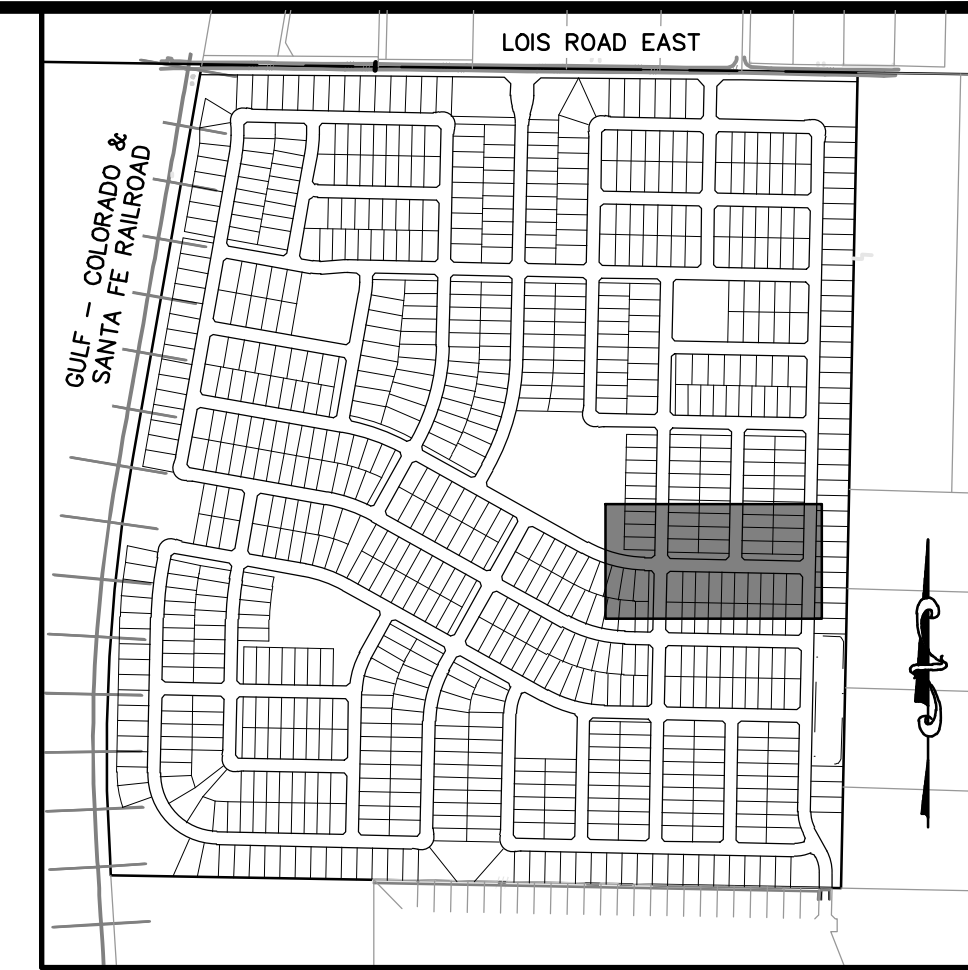
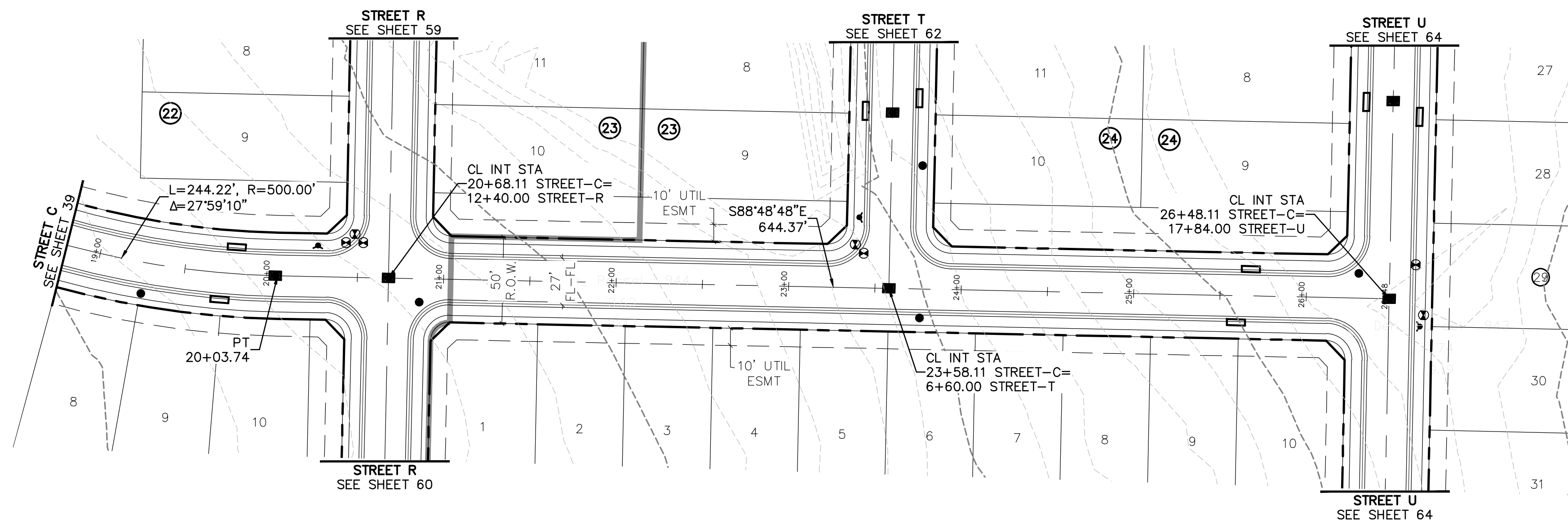
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P.M.	JF
JOB	24097256
SHEET NO.	39

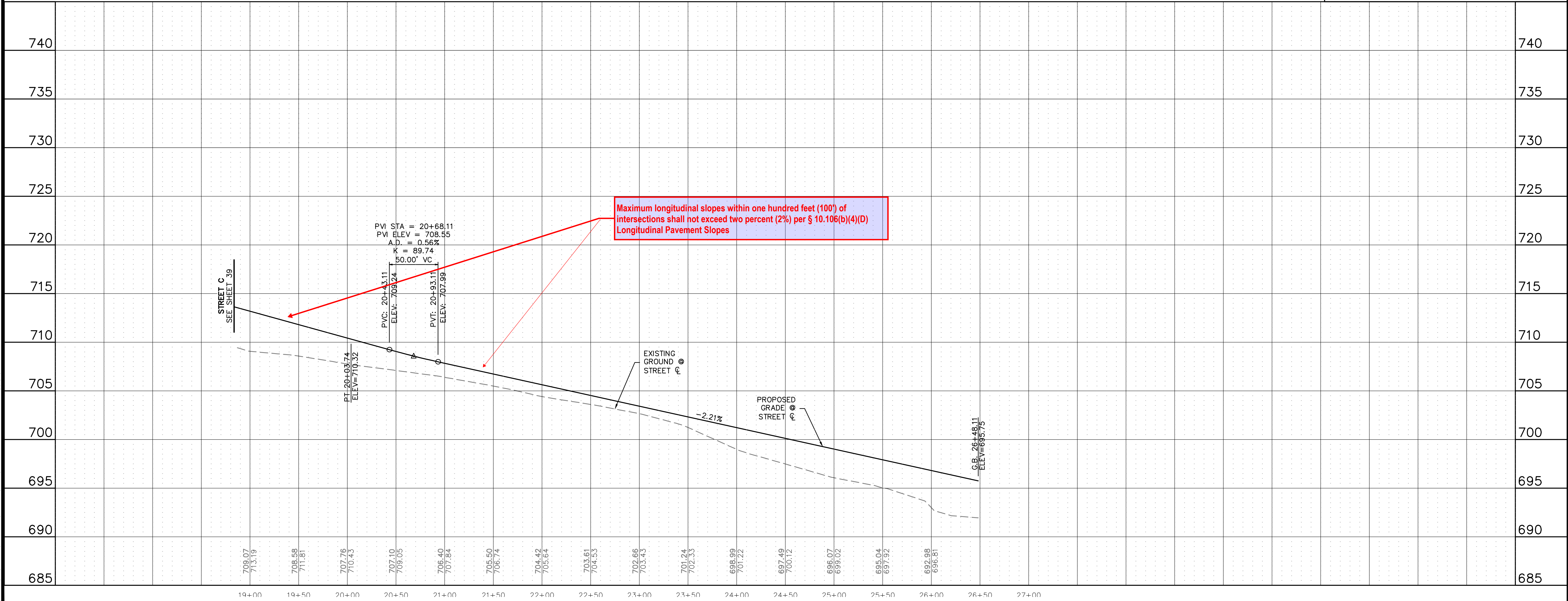
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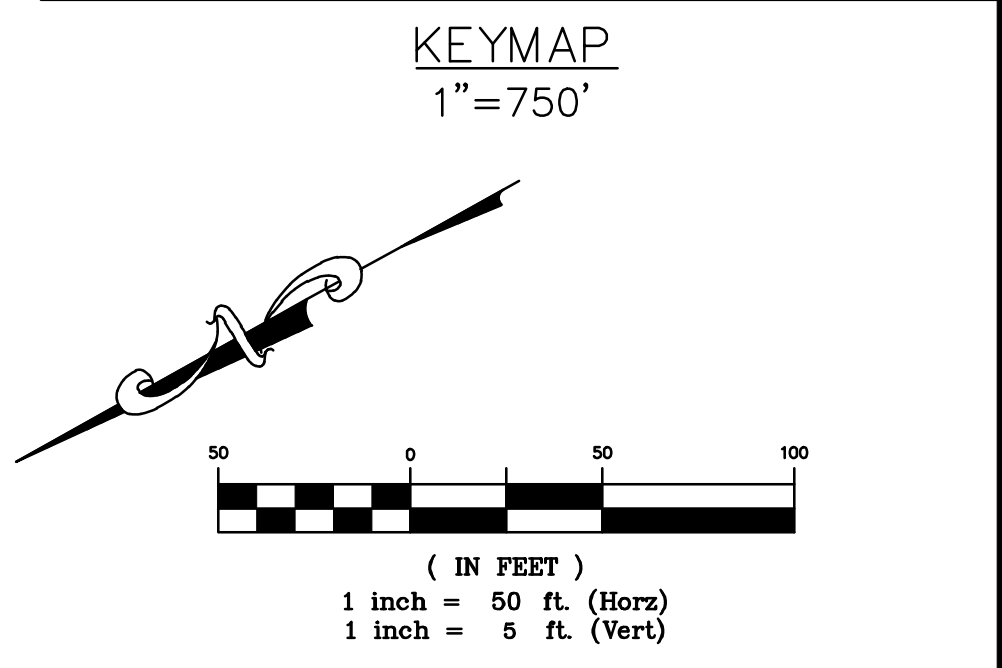
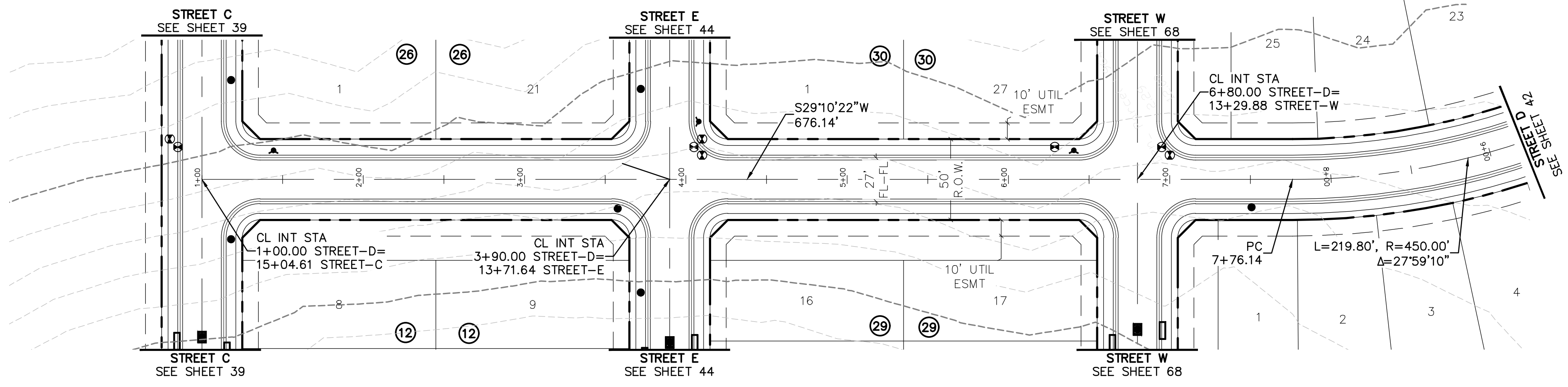
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CLIENT	KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
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DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	40

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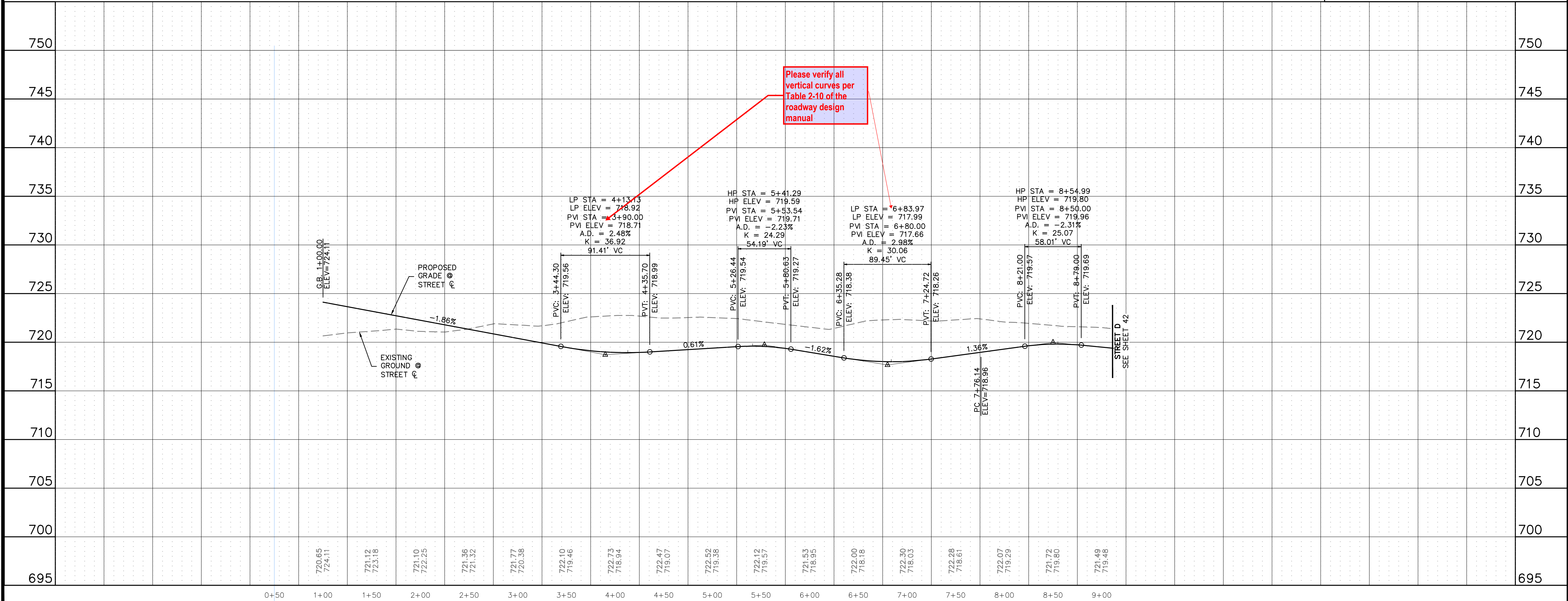


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**STREET D**

Please verify all vertical curves per Table 2-10 of the roadway design manual



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<p>JOB: 24097256</p>	
<p>SHEET NO. <b>41</b></p>	

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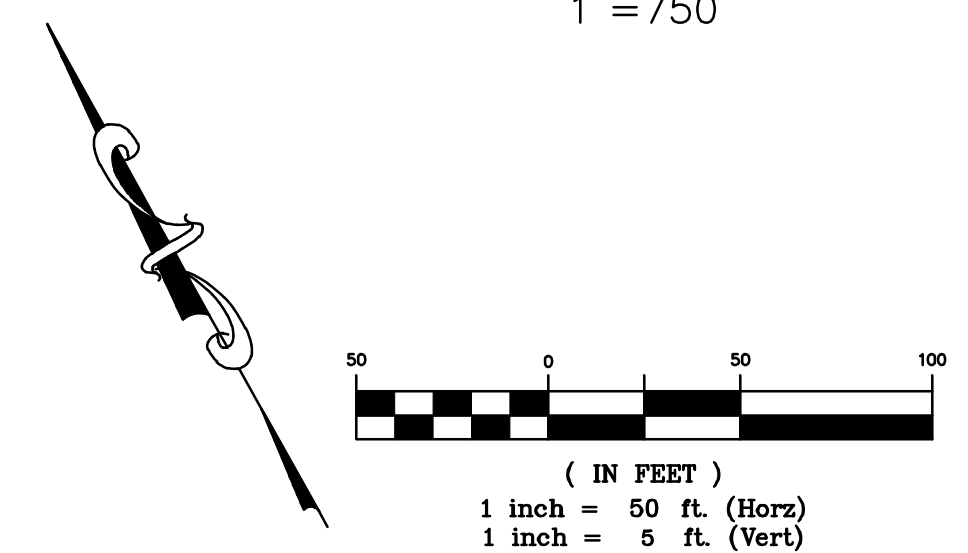
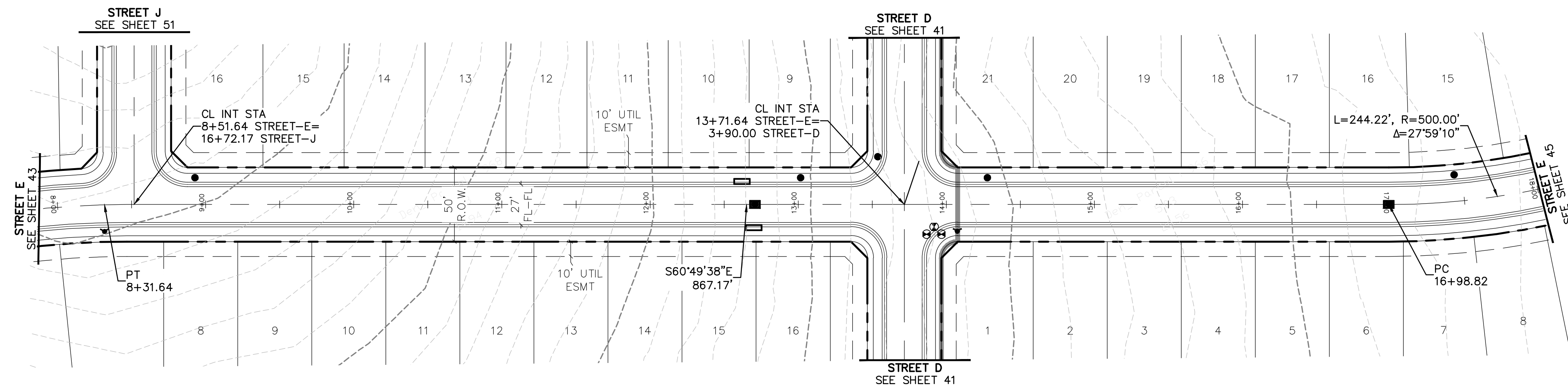








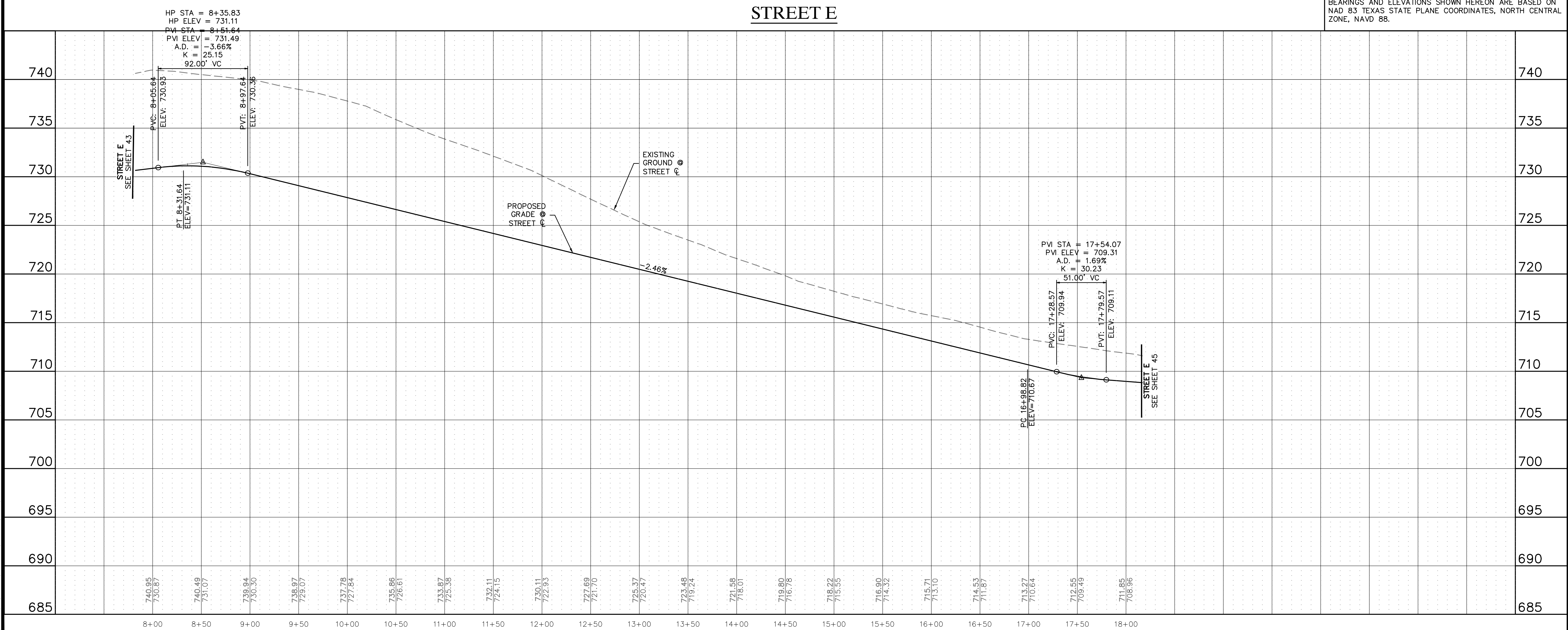




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**STREET E**



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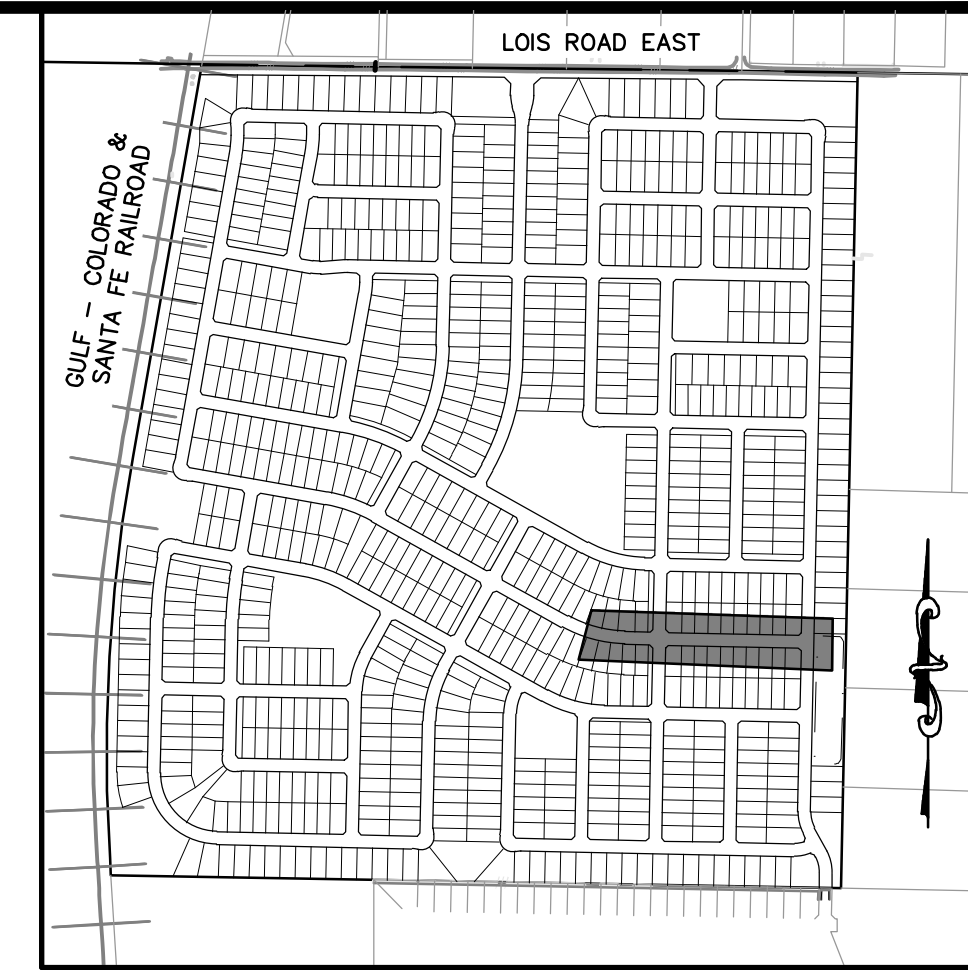
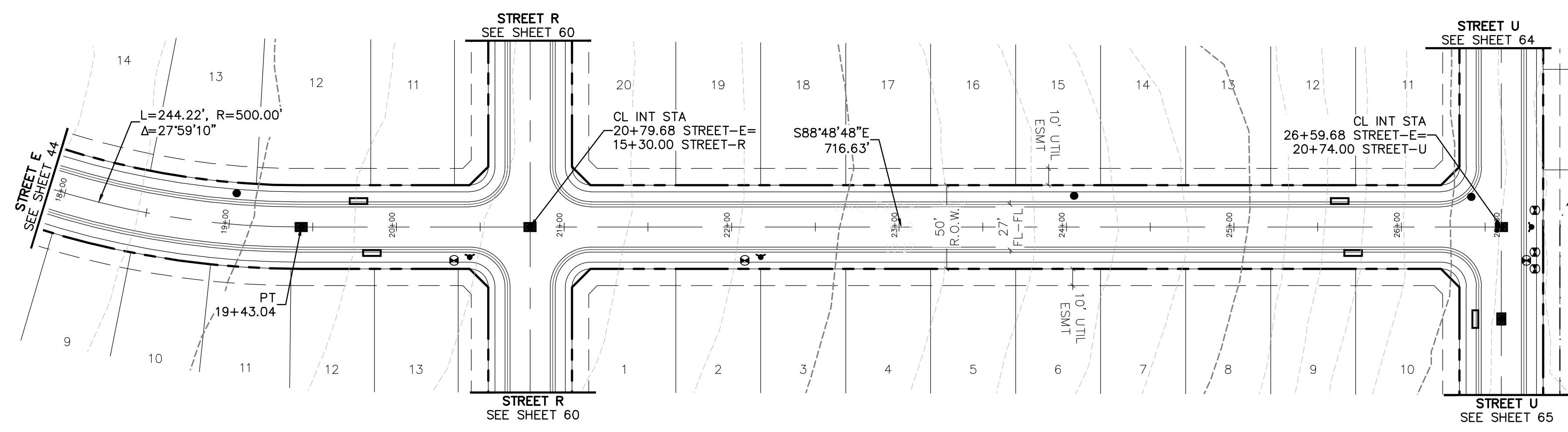
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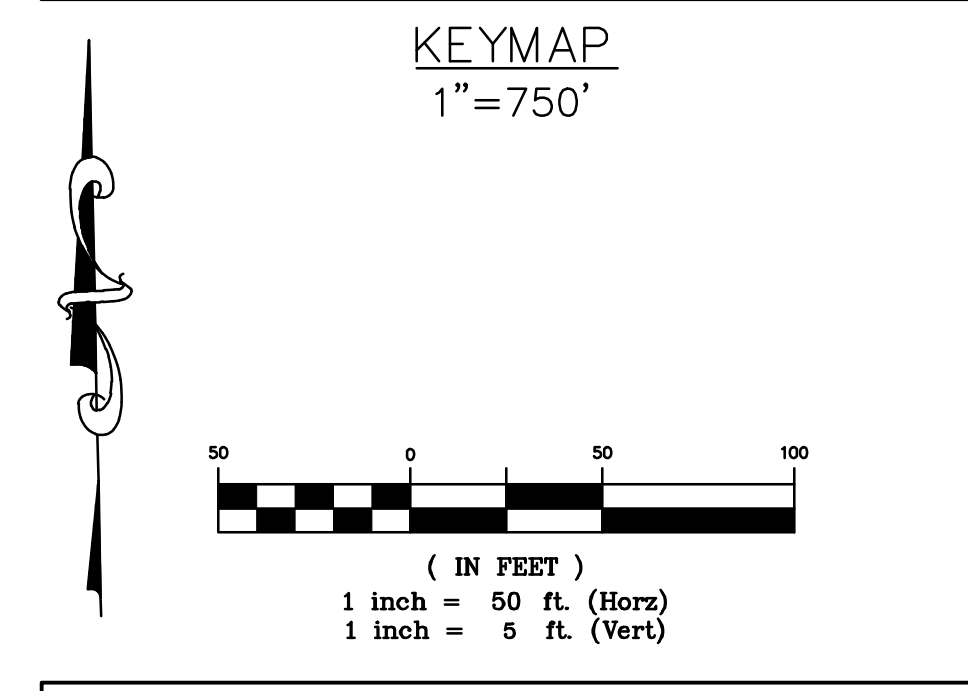


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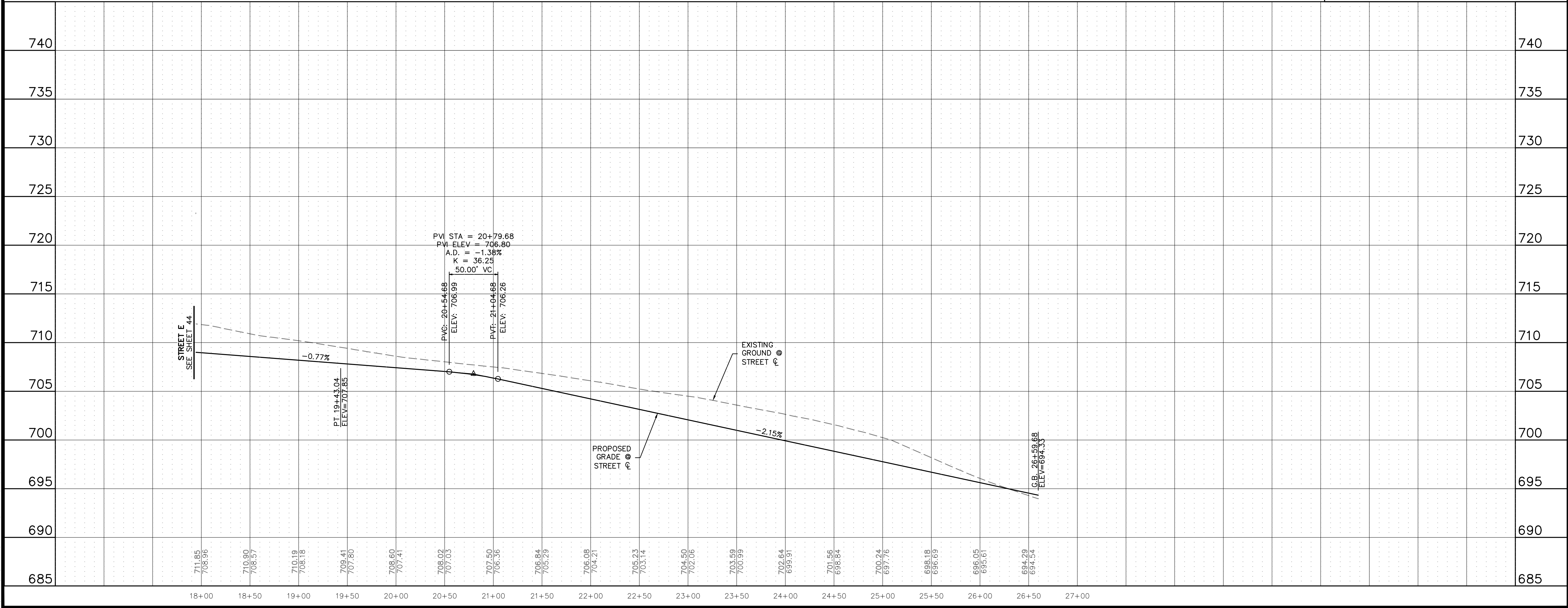


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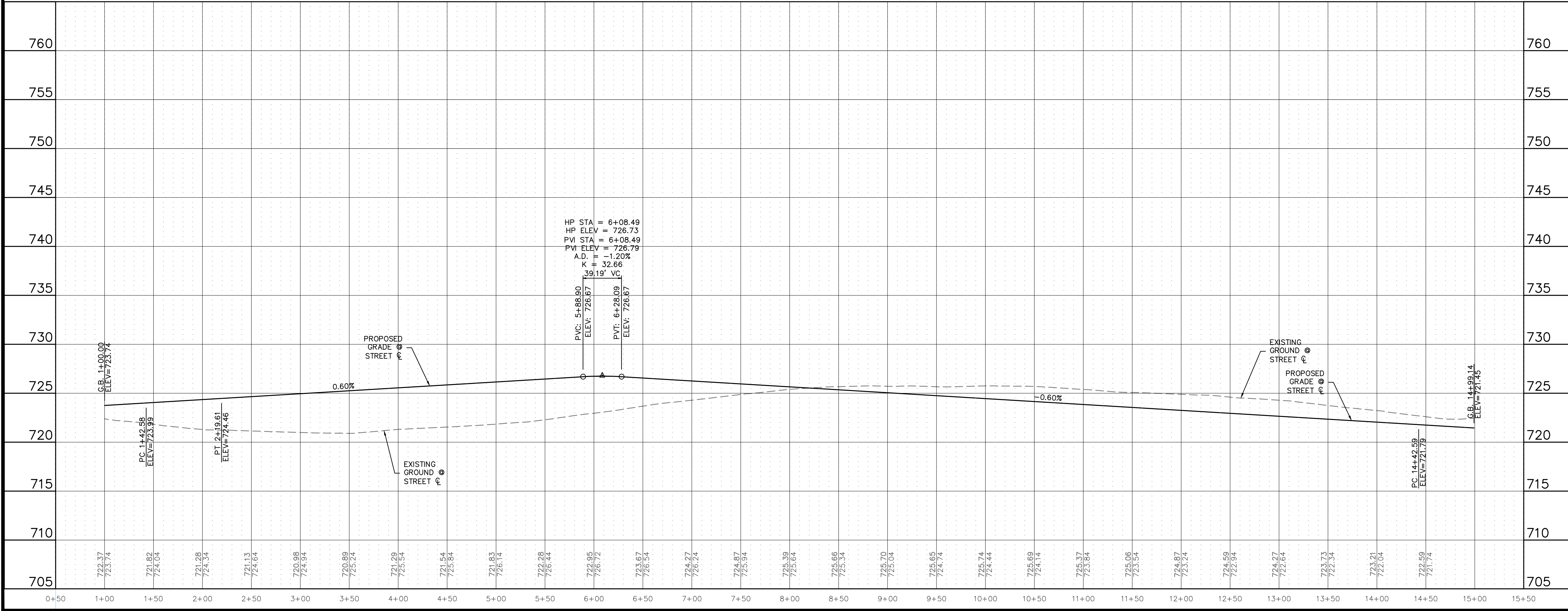
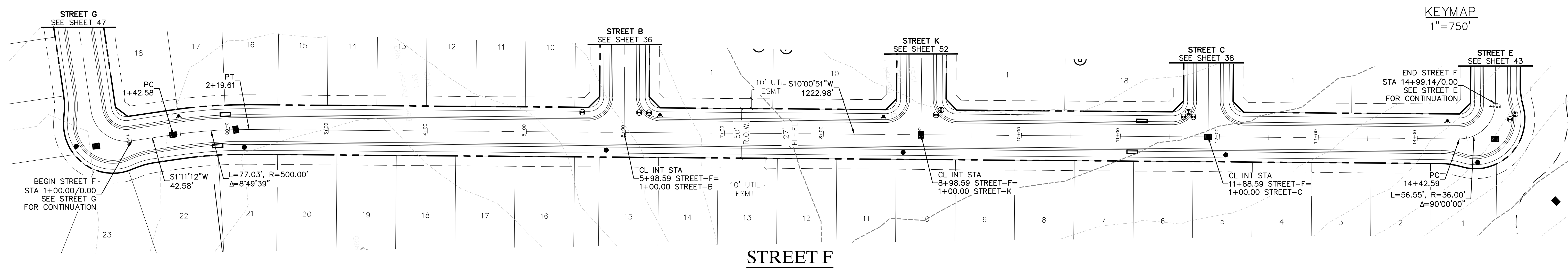
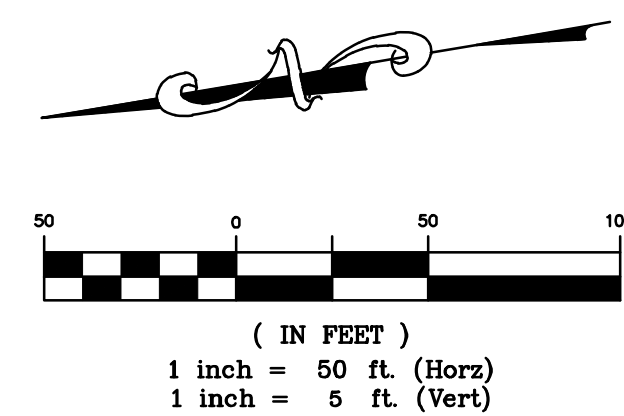
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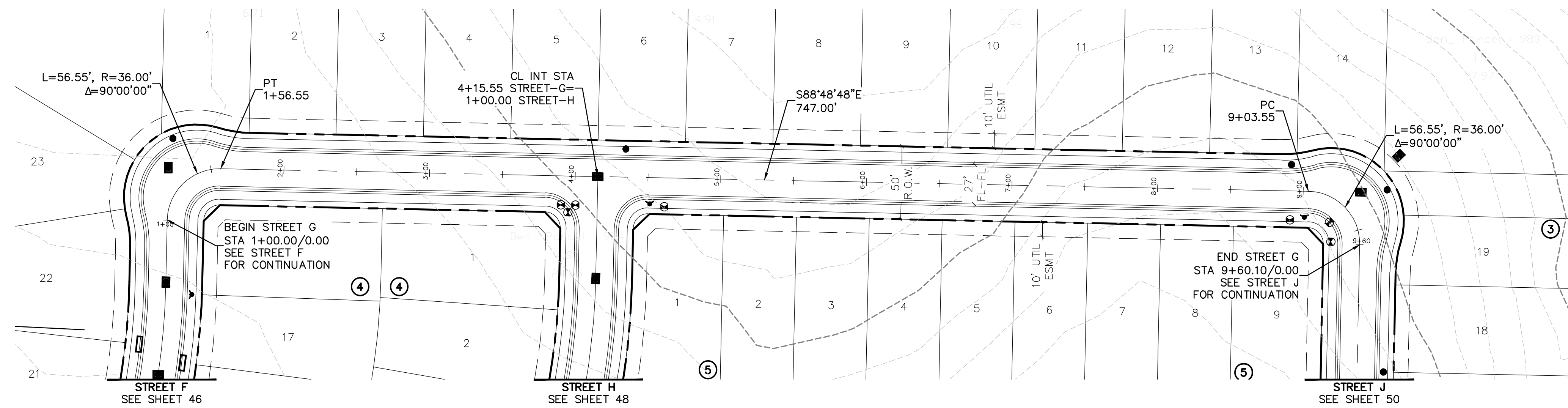
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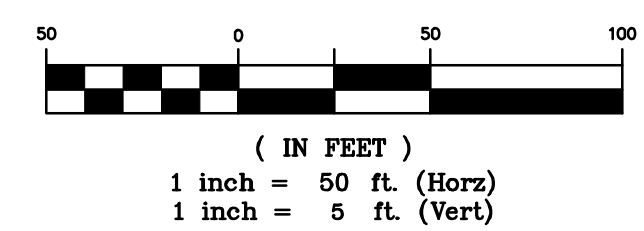
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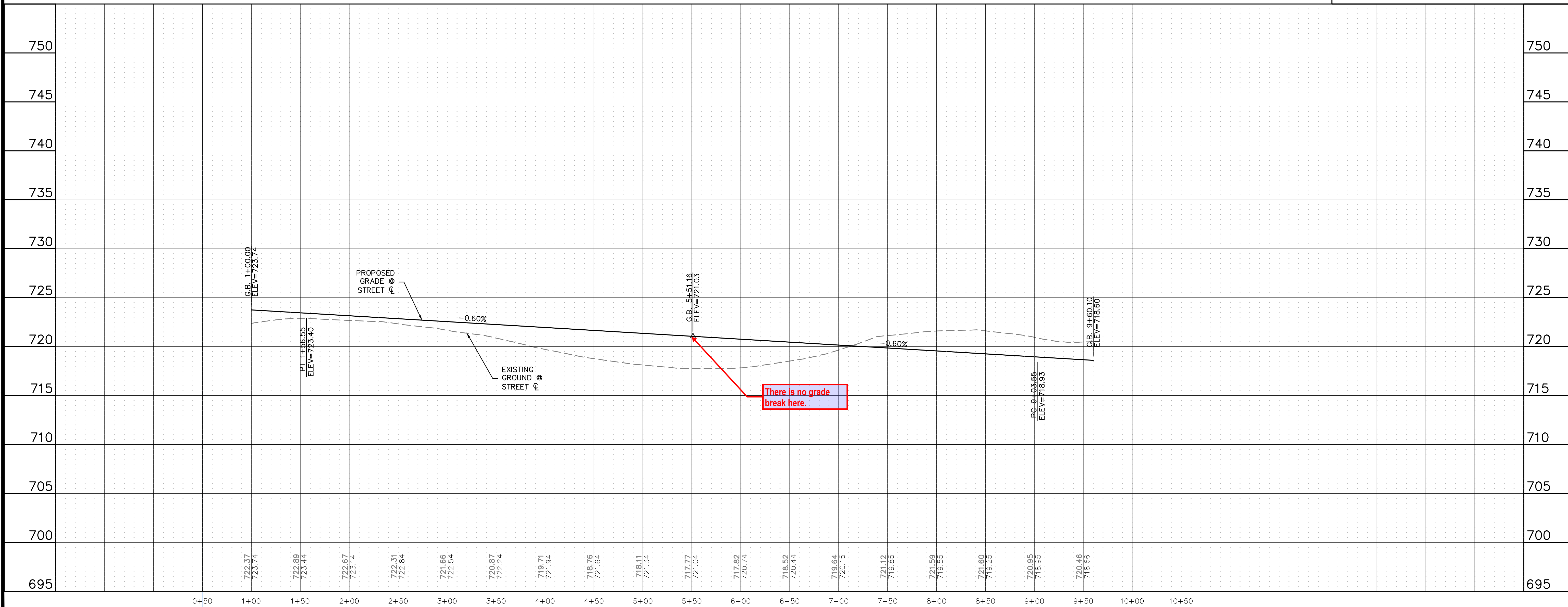
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### STREET G



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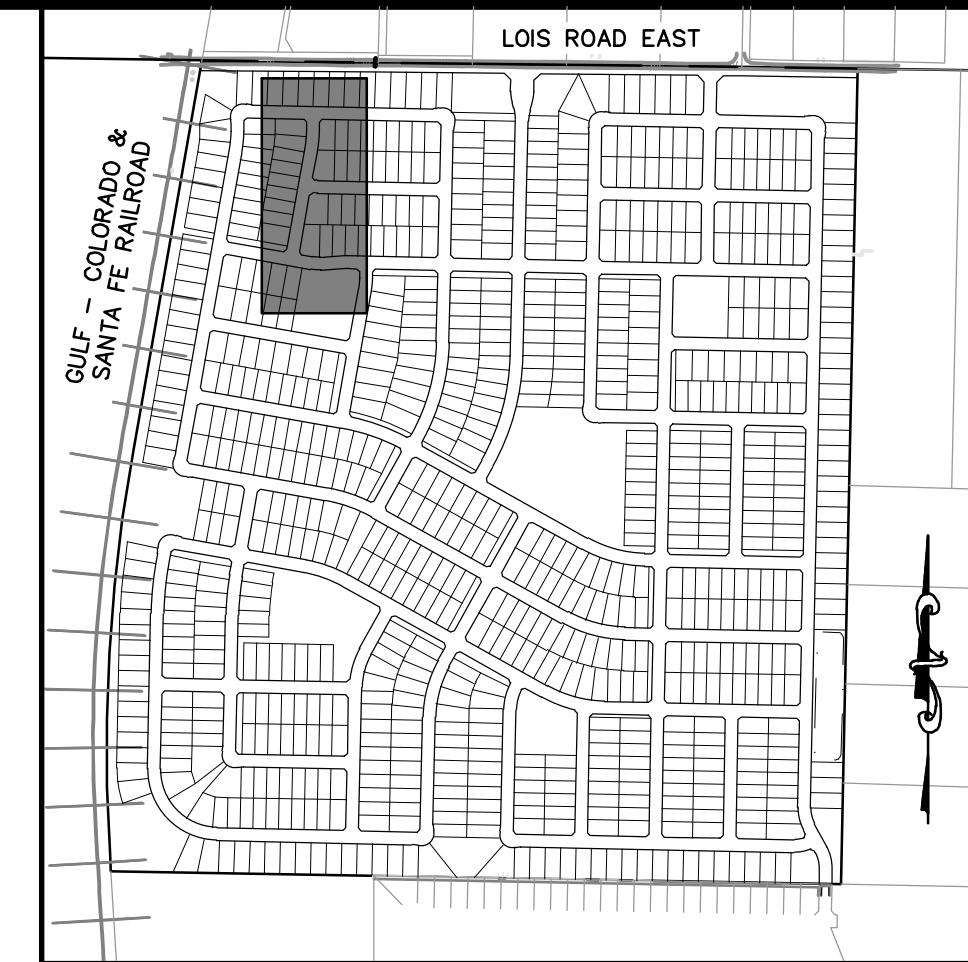
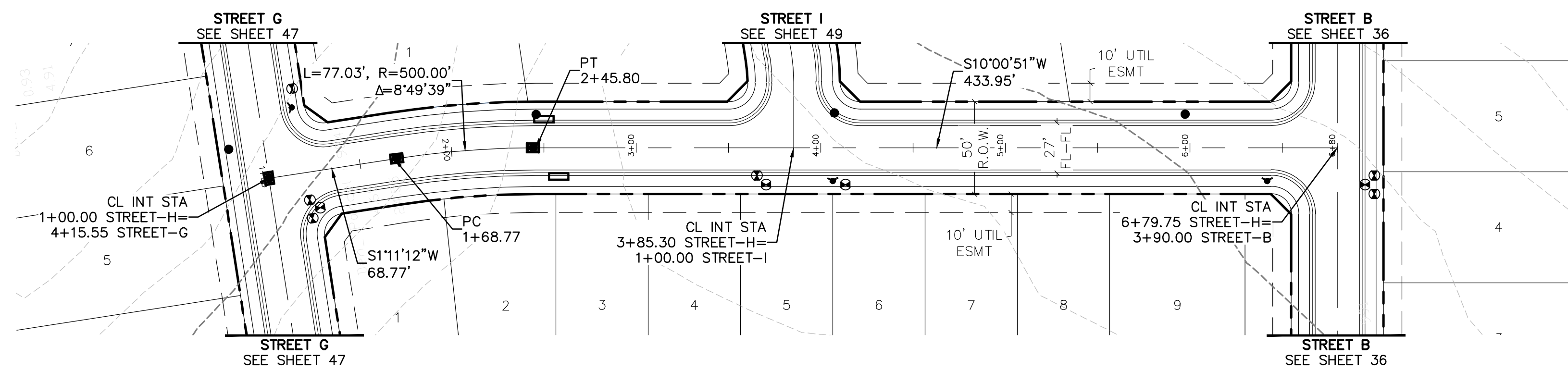
NO.	REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO. 47

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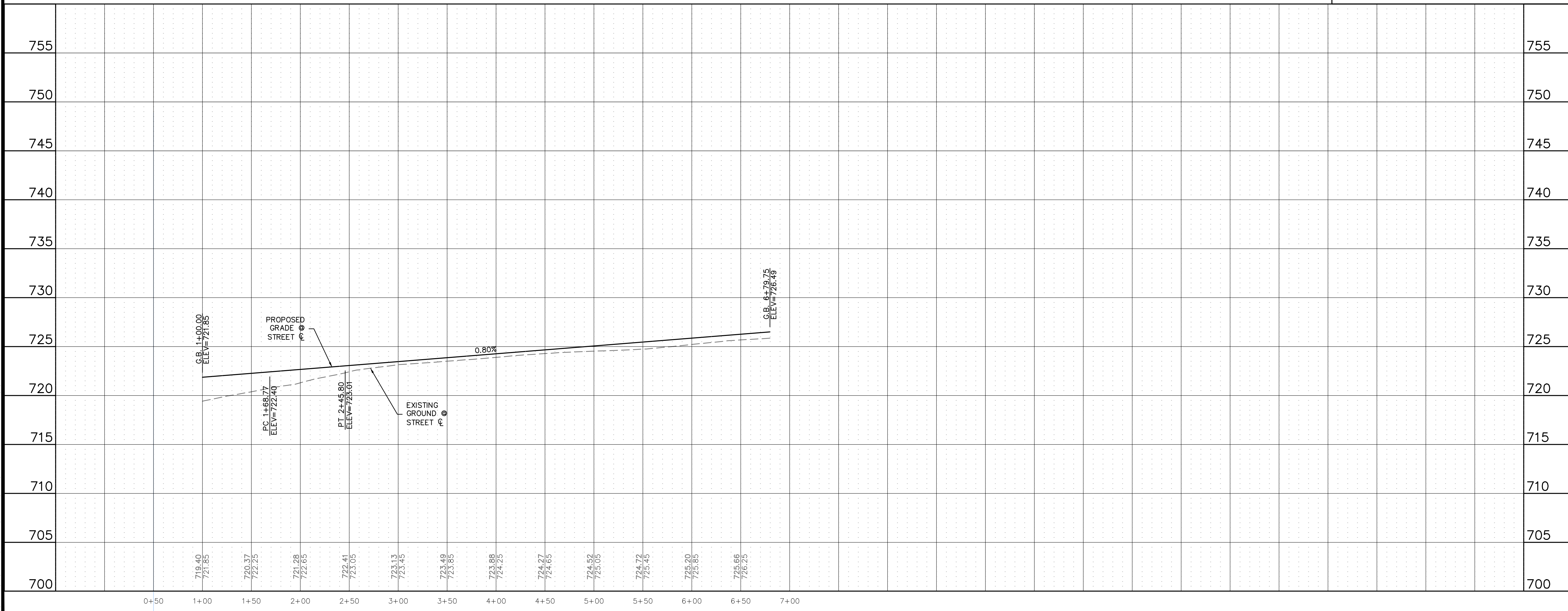
KEYMAP  
1"=750'



( IN FEET )  
1 inch = 50 ft. (Horz)  
1 inch = 5 ft. (Vert)

**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.  
  
BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

### STREET H



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LOIS ROAD ESTATES  
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STATE OF TEXAS  
STREET PLAN & PROFILES  
STREET H

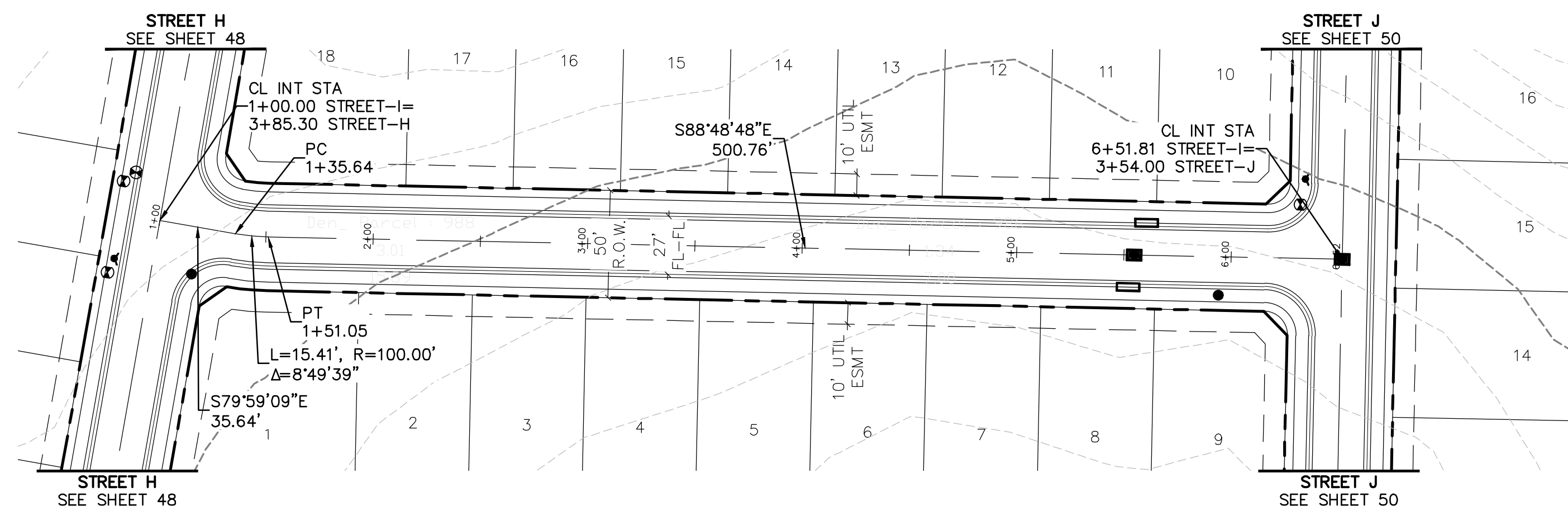
CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

REVISIONS:

DR.	TN	CH.	KB
P.M.	JF		
JOB	24097256		
SHEET NO.	48		

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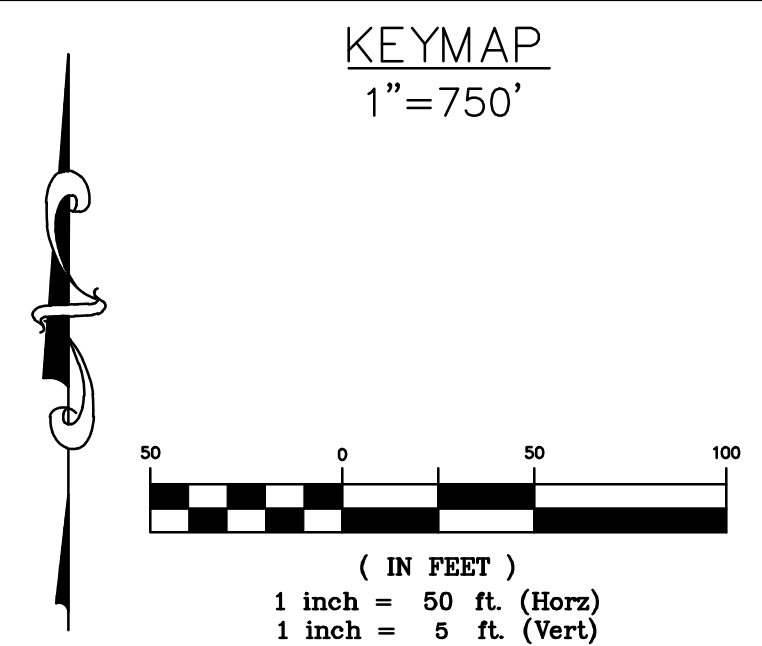


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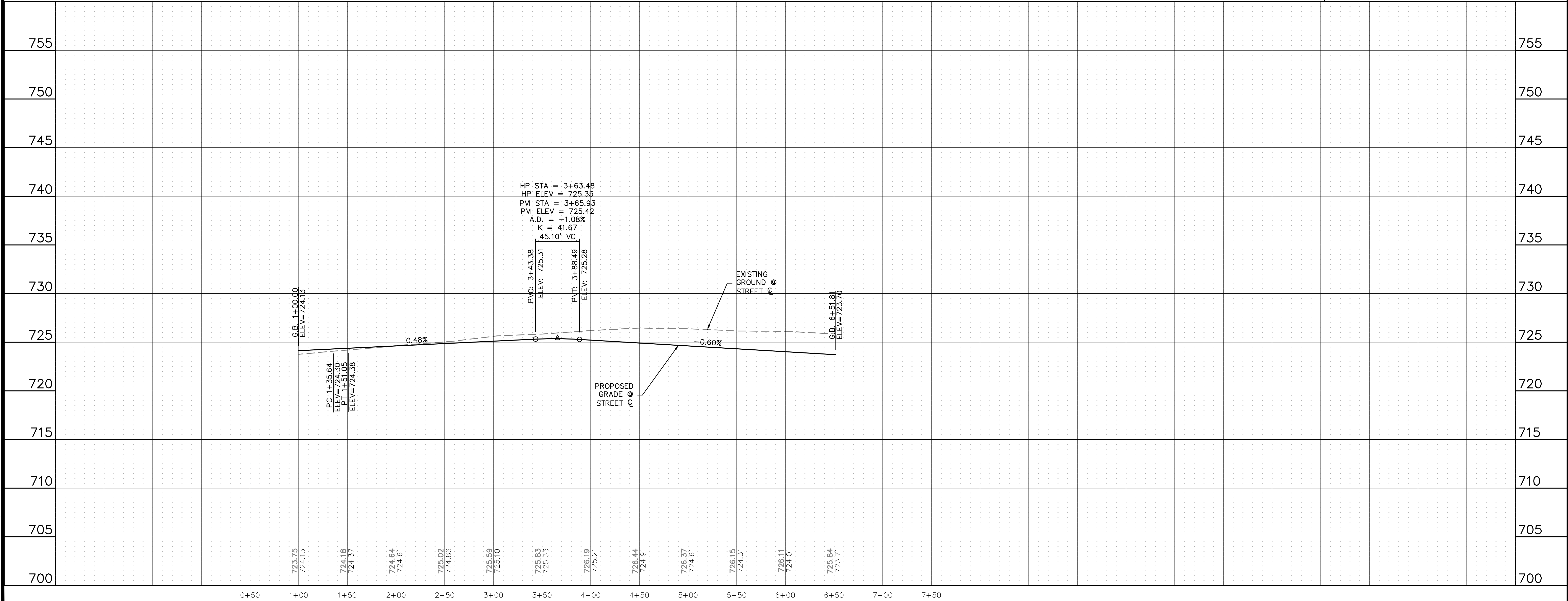
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AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**STREET I**



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LOIS ROAD ESTATES  
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STATE OF TEXAS  
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STREET I

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

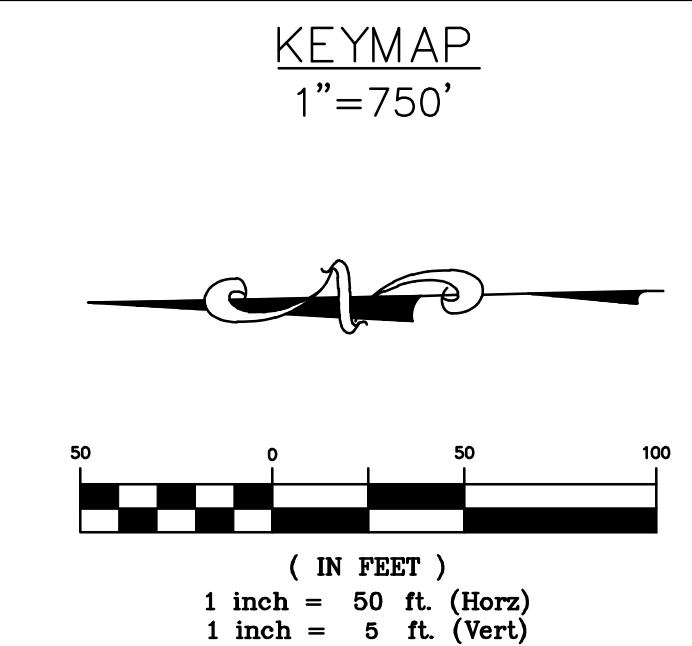
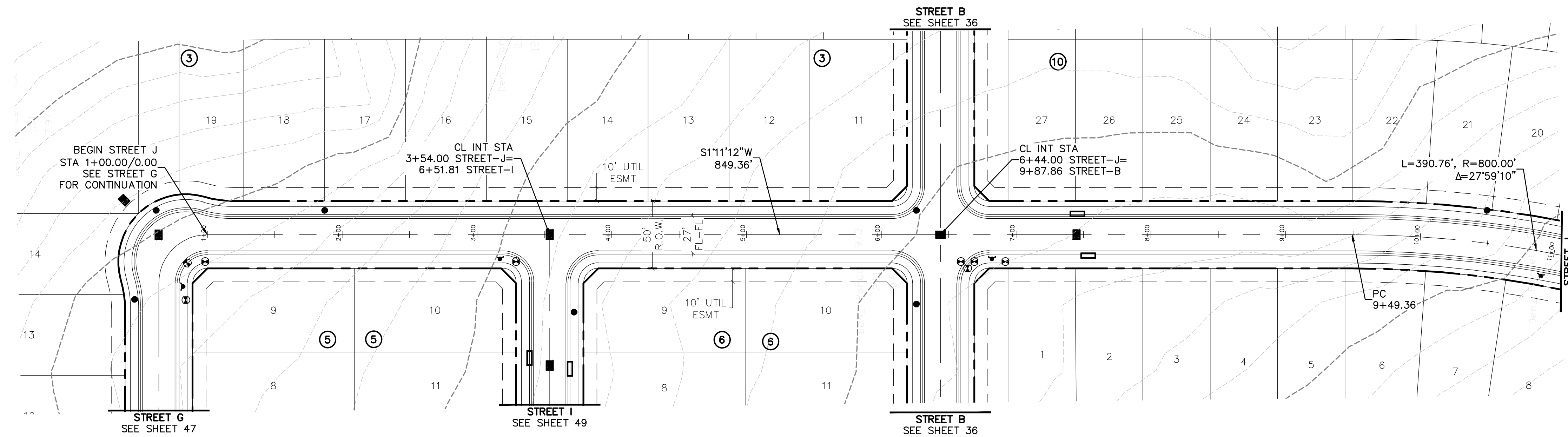
REVISIONS


DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. 49

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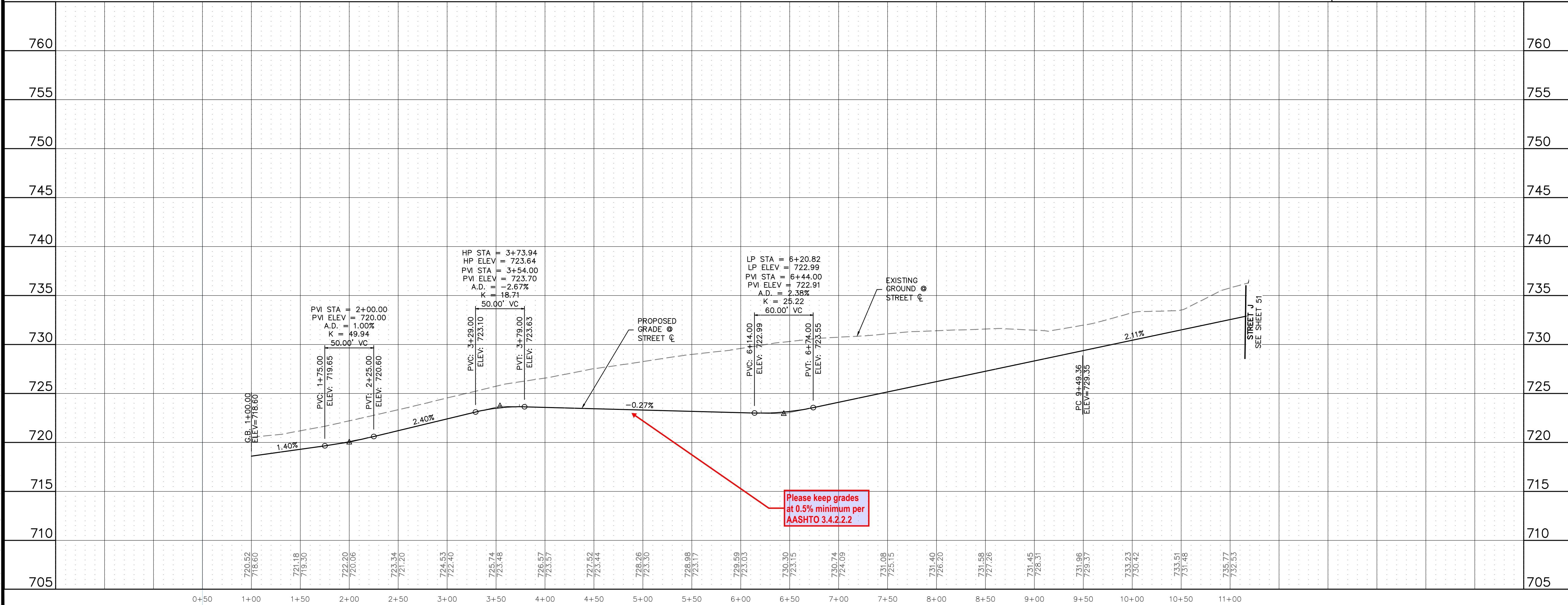




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**STREET J**



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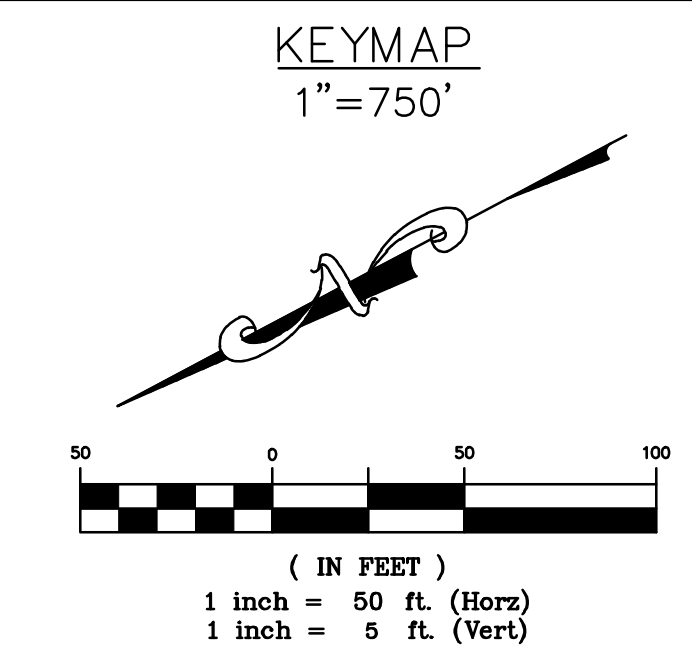
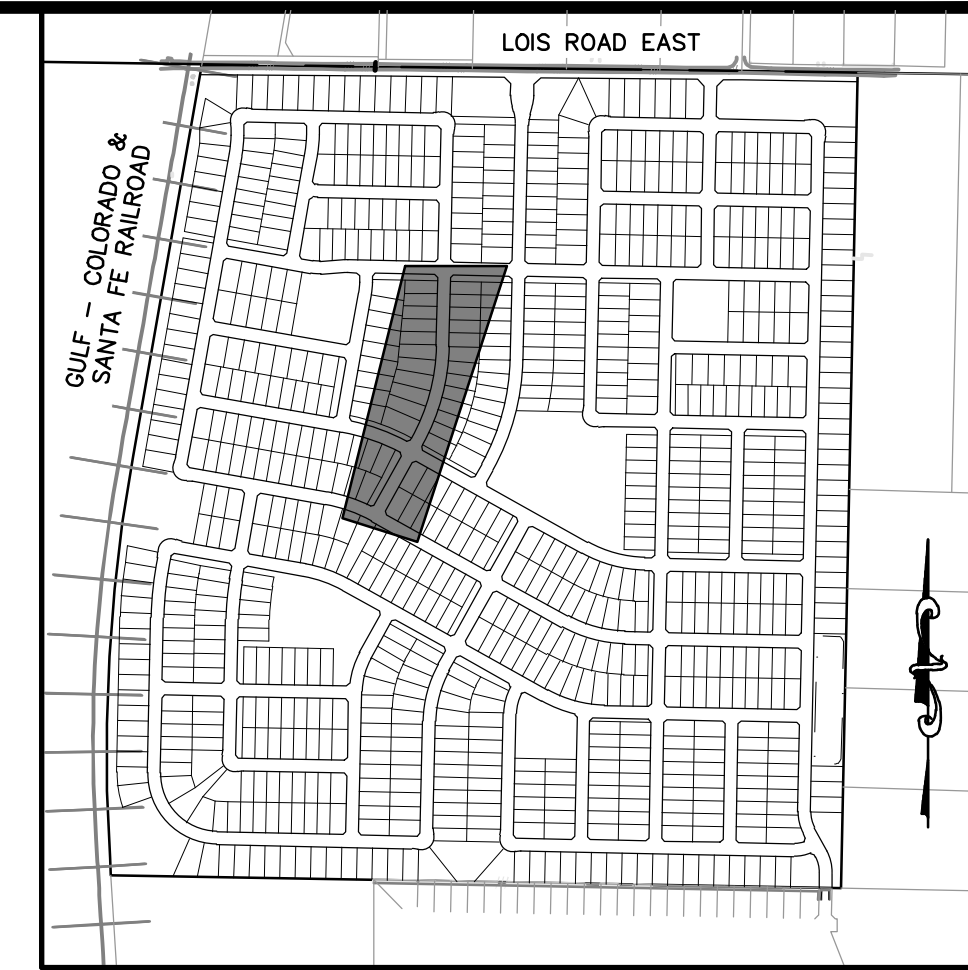
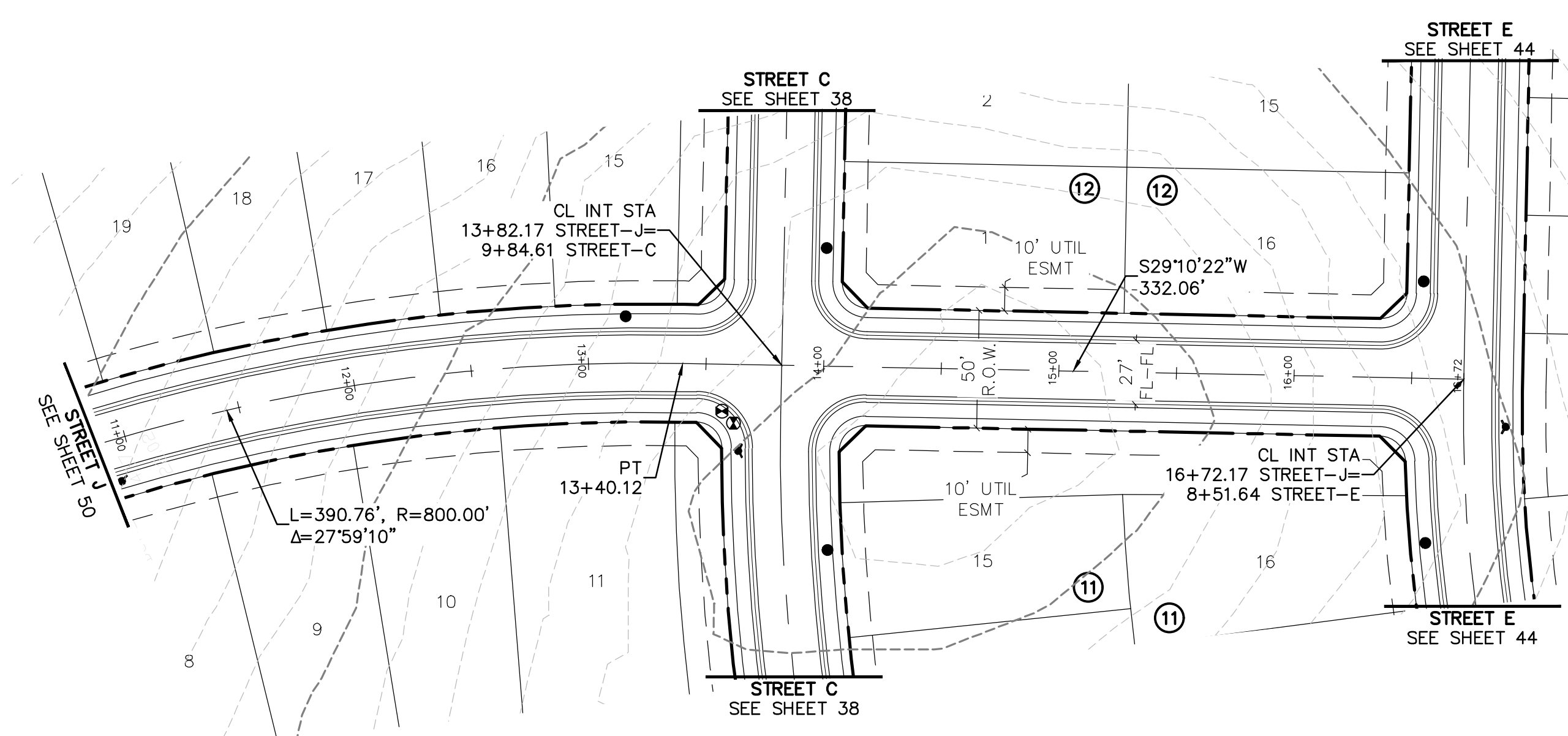
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 STATE OF TEXAS  
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 STREET J

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS  
 DATE: 01/17/2025  
 1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB  
 REVISIONS:  
 DR. TN | CH. KB  
 P.M. JF  
 JOB: 24097256  
 SHEET NO.: 50  
 CAD FILE: 24097256-STRT-PP-10.DWG

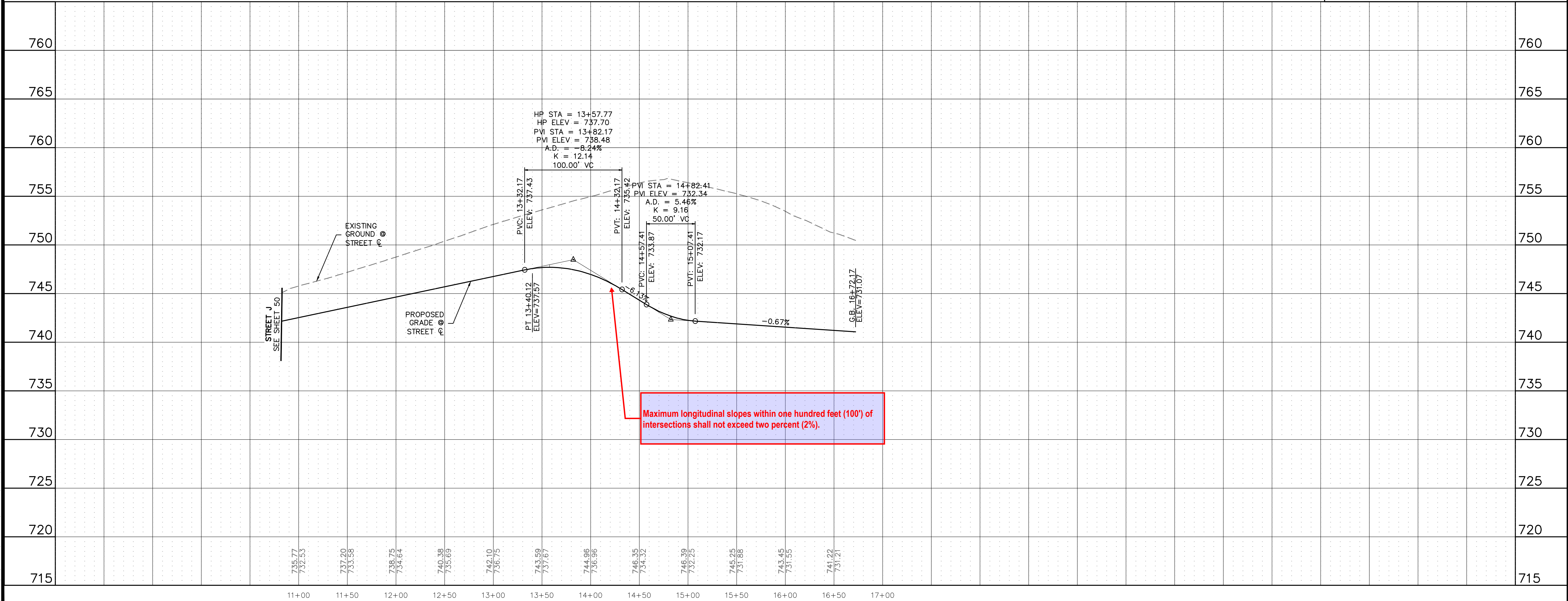




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**STREET J**



Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%).

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REVISIONS	
DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	51

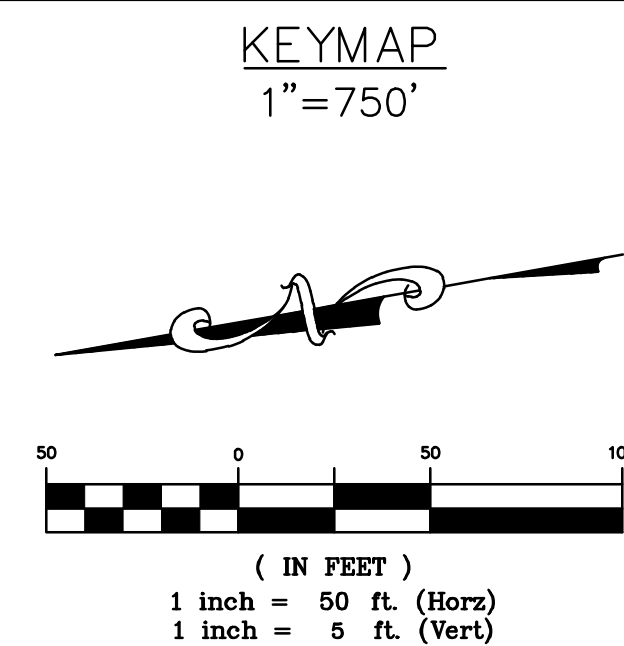
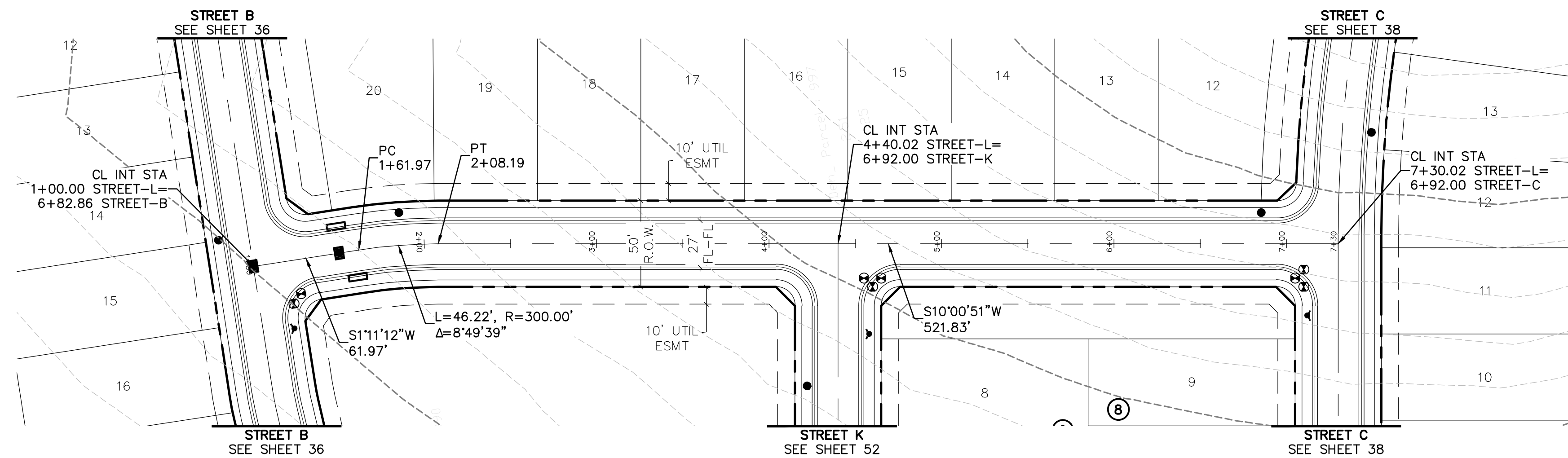
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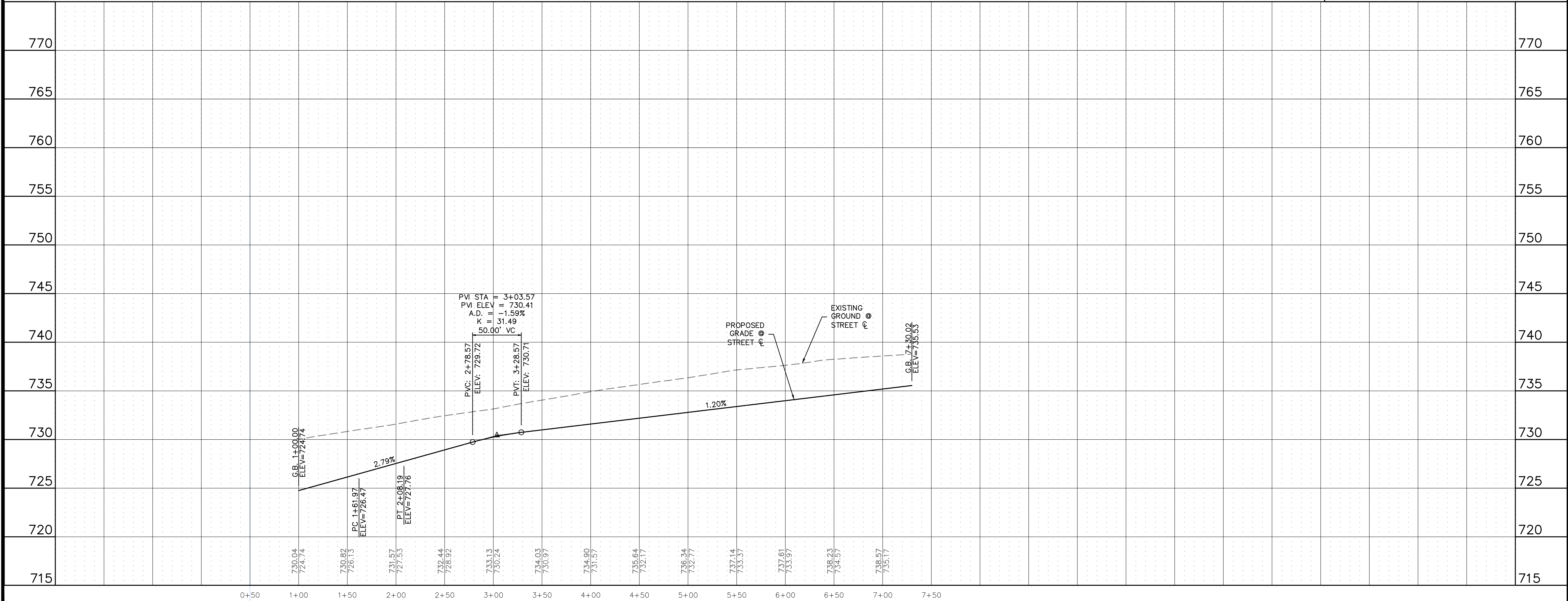




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**STREET L**



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CLIENT: KALTER CAPITAL

DATE: 01/17/2025

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 P.M. JF  
 JOB 24097256  
 SHEET NO. 53

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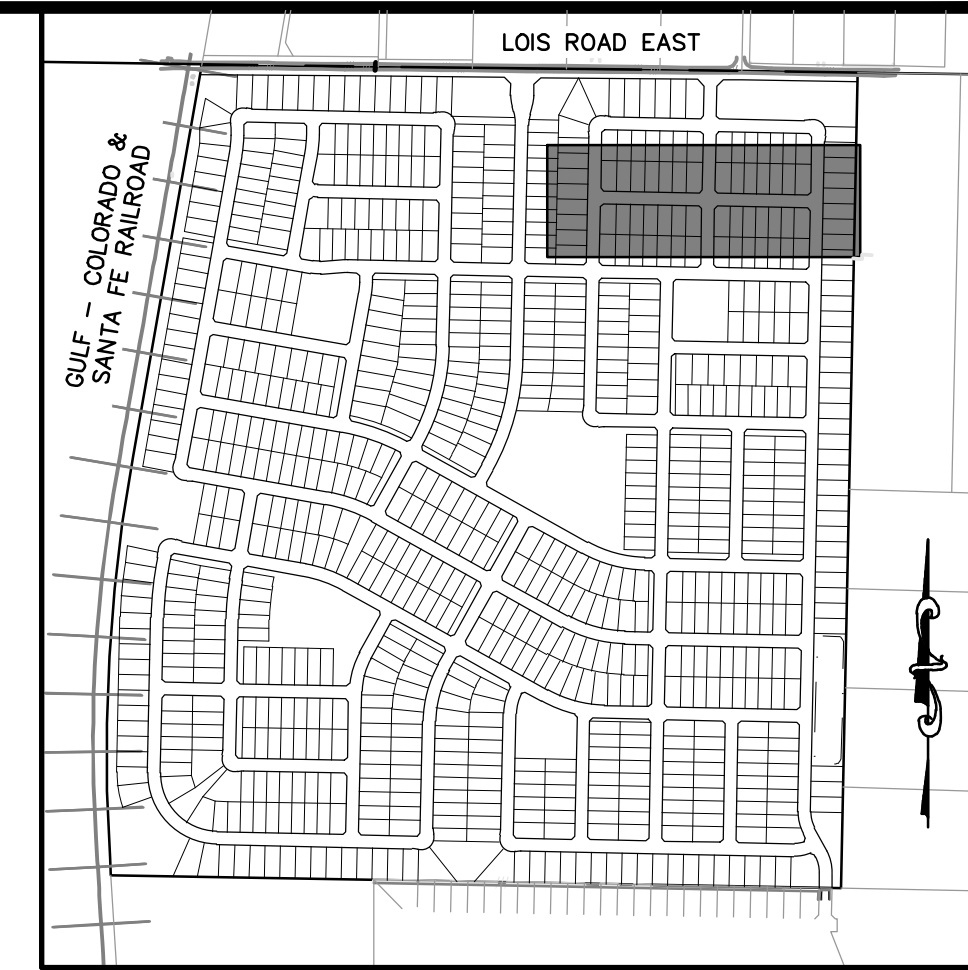
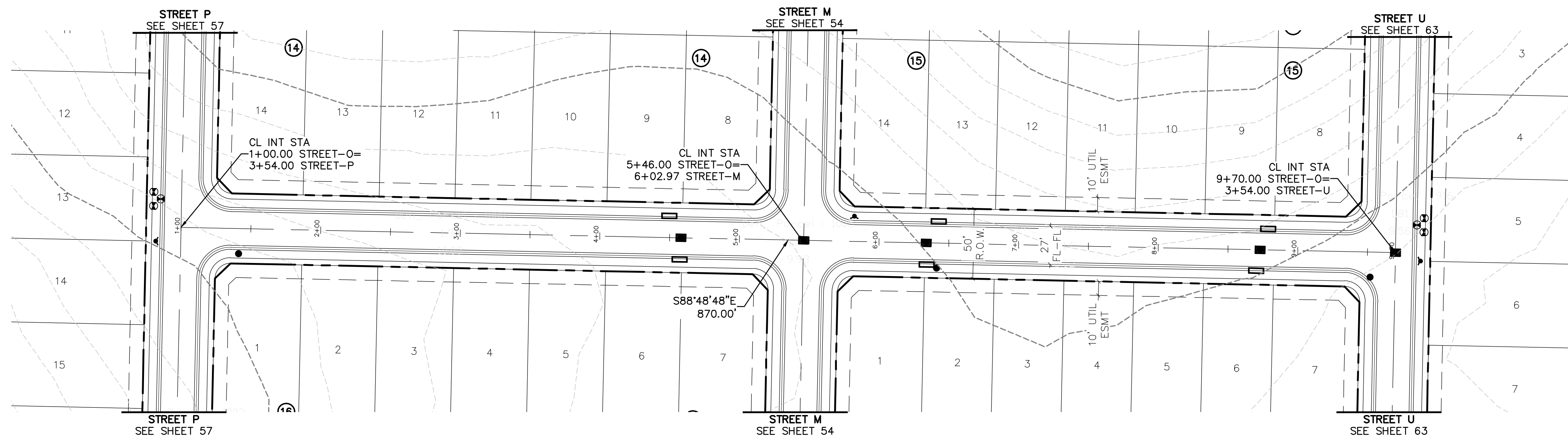










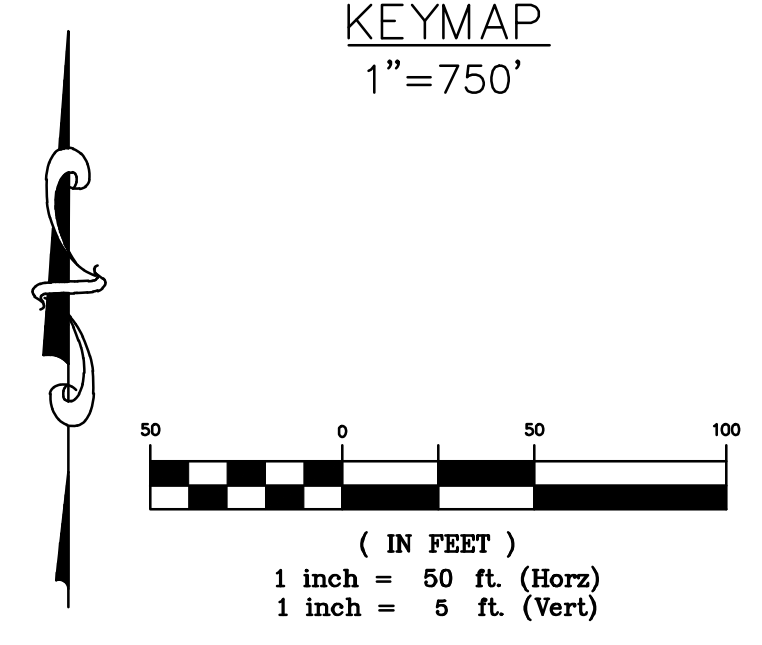


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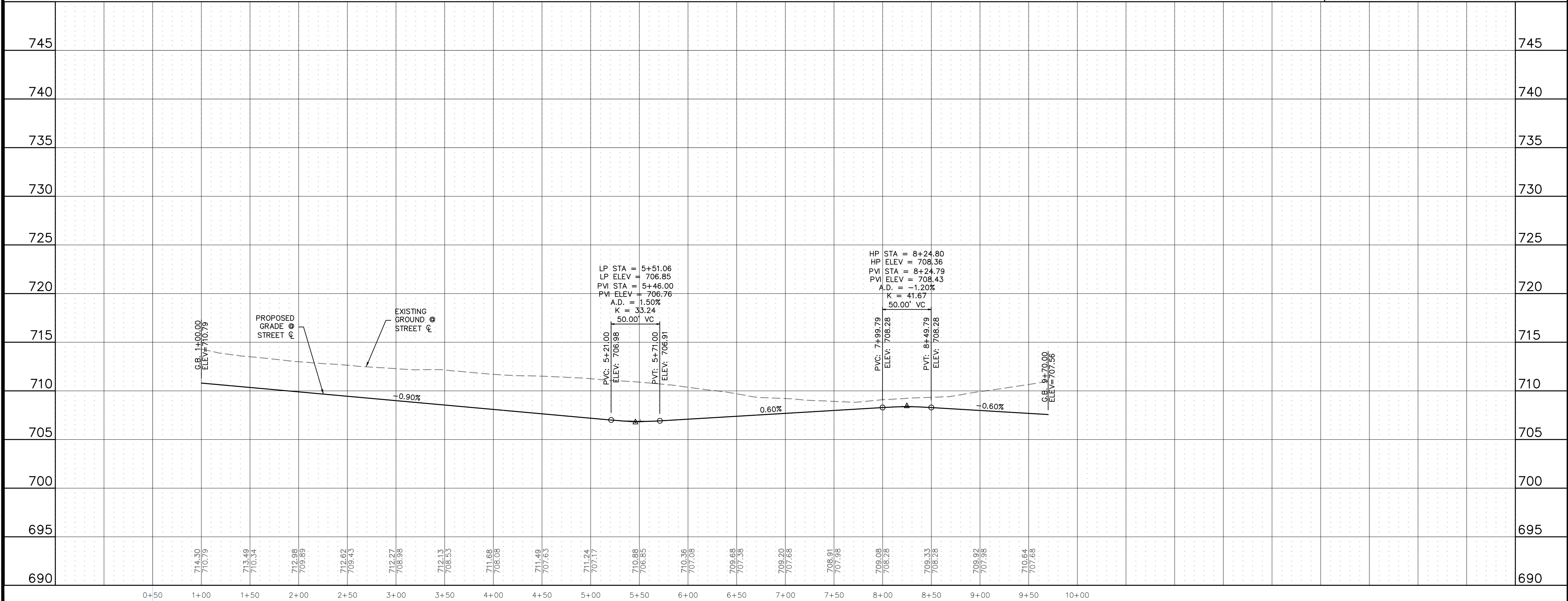
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STATE OF TEXAS

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P.M. JF  
JOB 24097256  
SHEET NO. 56

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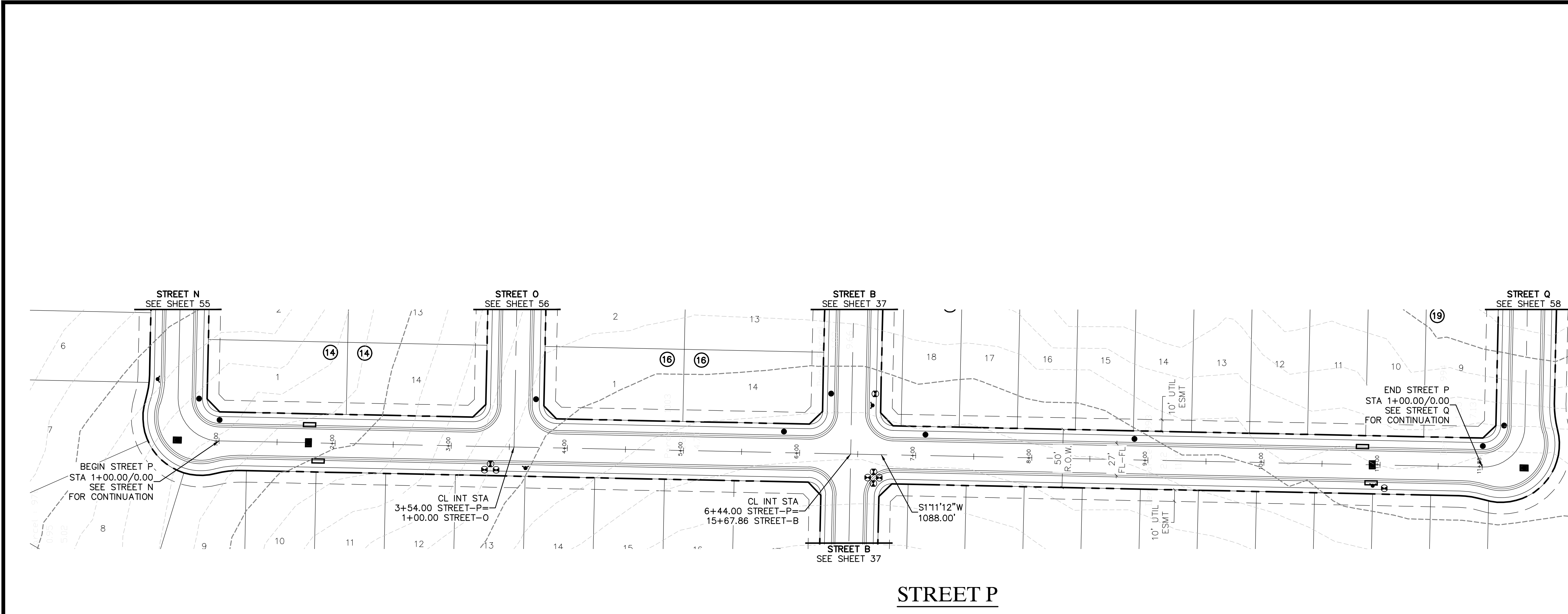
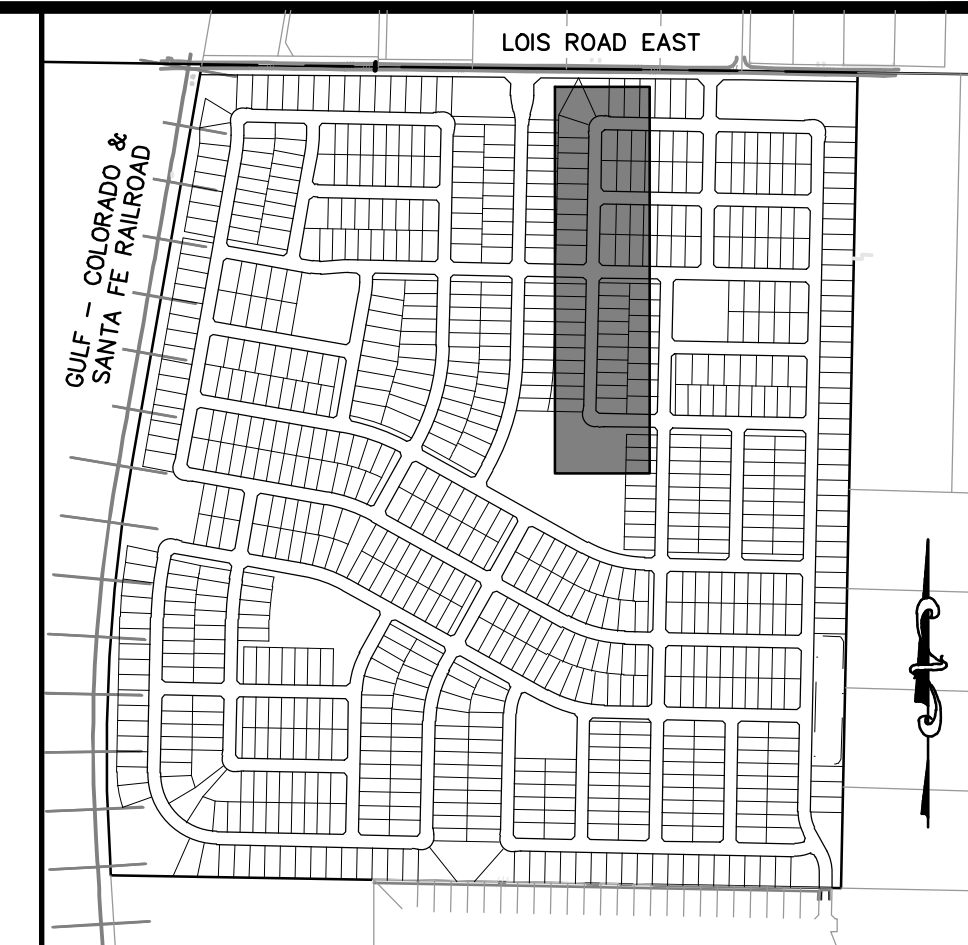




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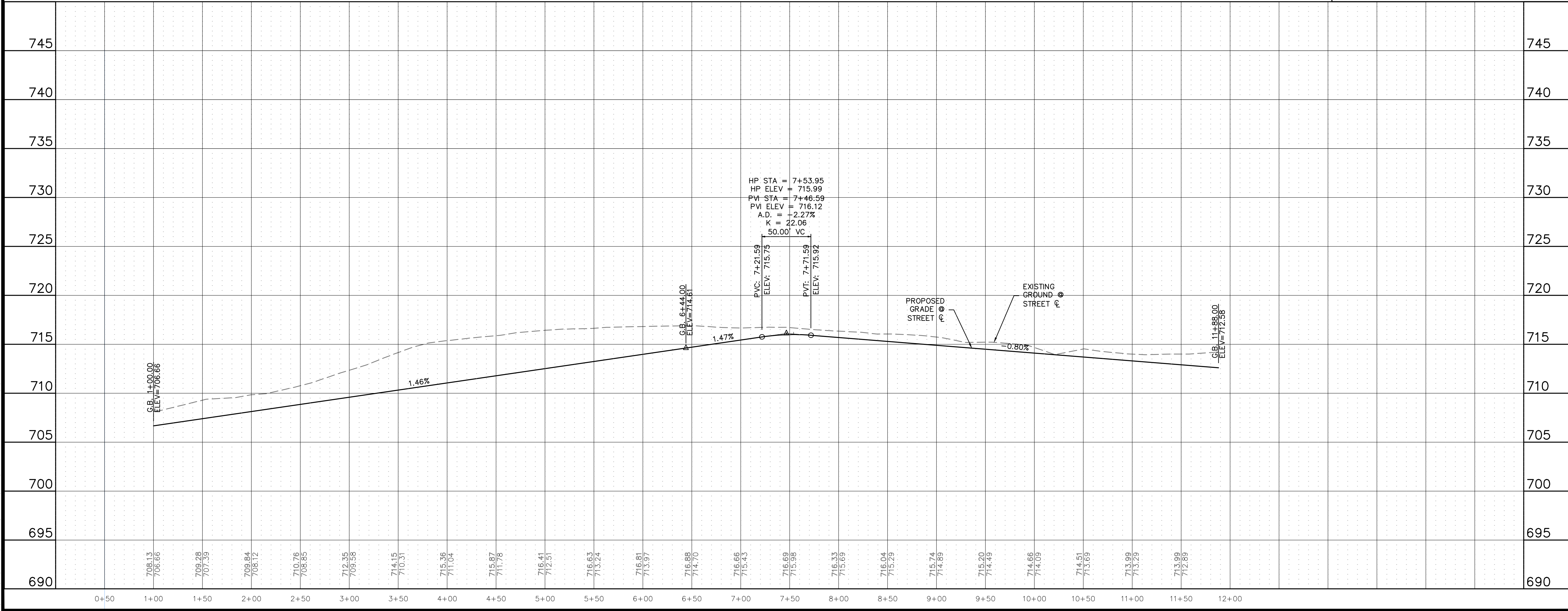
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**KEYMAP**  
1"=750'

**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 723.3 FEET, A NORTHING COORDINATE VALUE OF 7192.162.0, AND AN EASTING COORDINATE VALUE OF 20770.674.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, HORIZ. SCALE 1 inch = 5 ft. (Horz.)  
VERT. SCALE 1 inch = 5 ft. (Vert.)



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**CLIENT:**  
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STATE OF TEXAS  
STREET PLAN & PROFILES  
STREET P

**DATE:** 01/17/2025

**REVISIONS:**

**DR. TN CH. KB**  
**P.M. JF**

**JOB:** 24097256  
**SHEET NO.:** 57

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 STREET Q

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB

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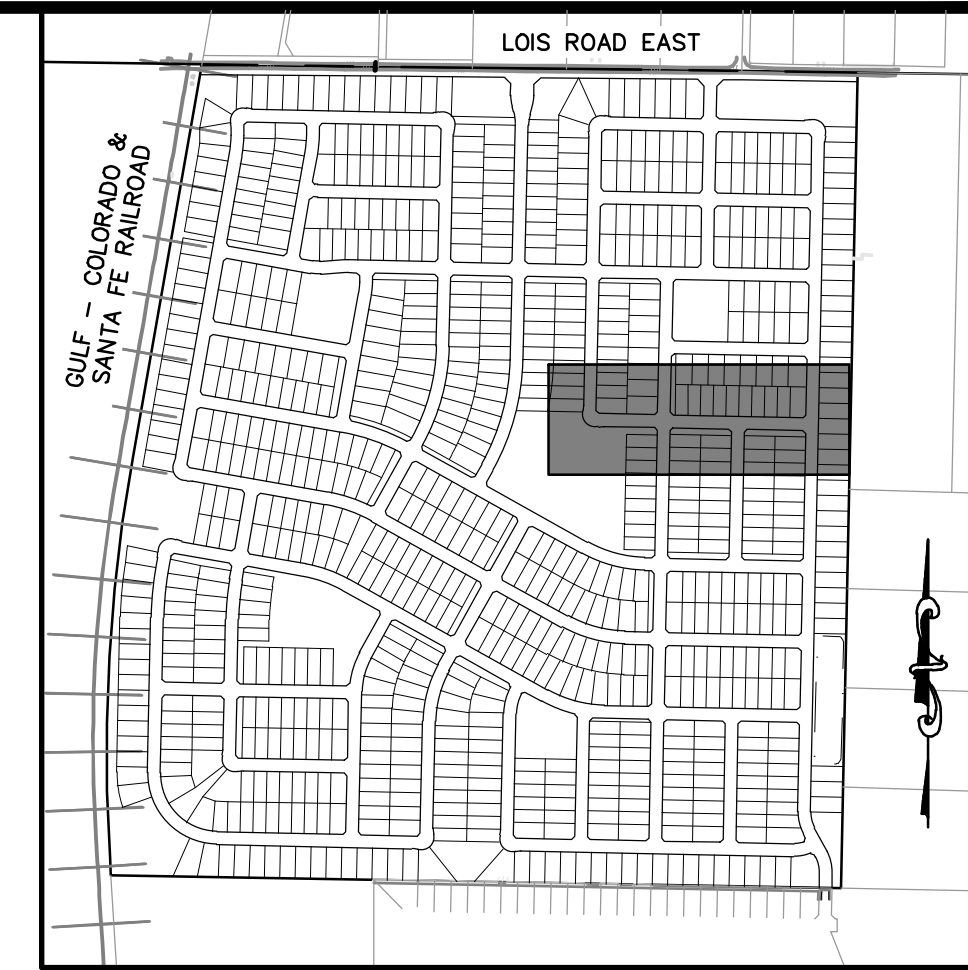
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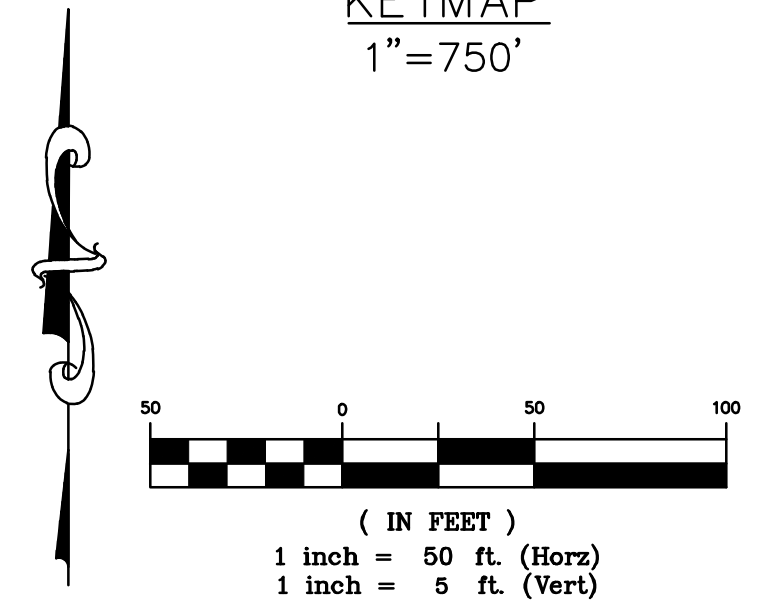
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SHEET NO. 58

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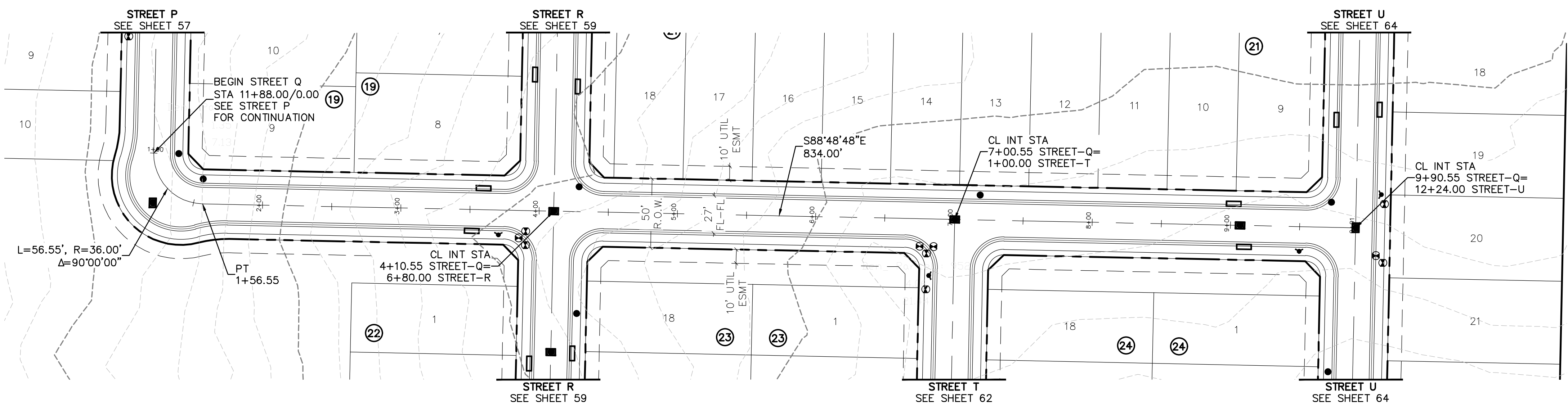


KEYMAP  
 1" = 750'

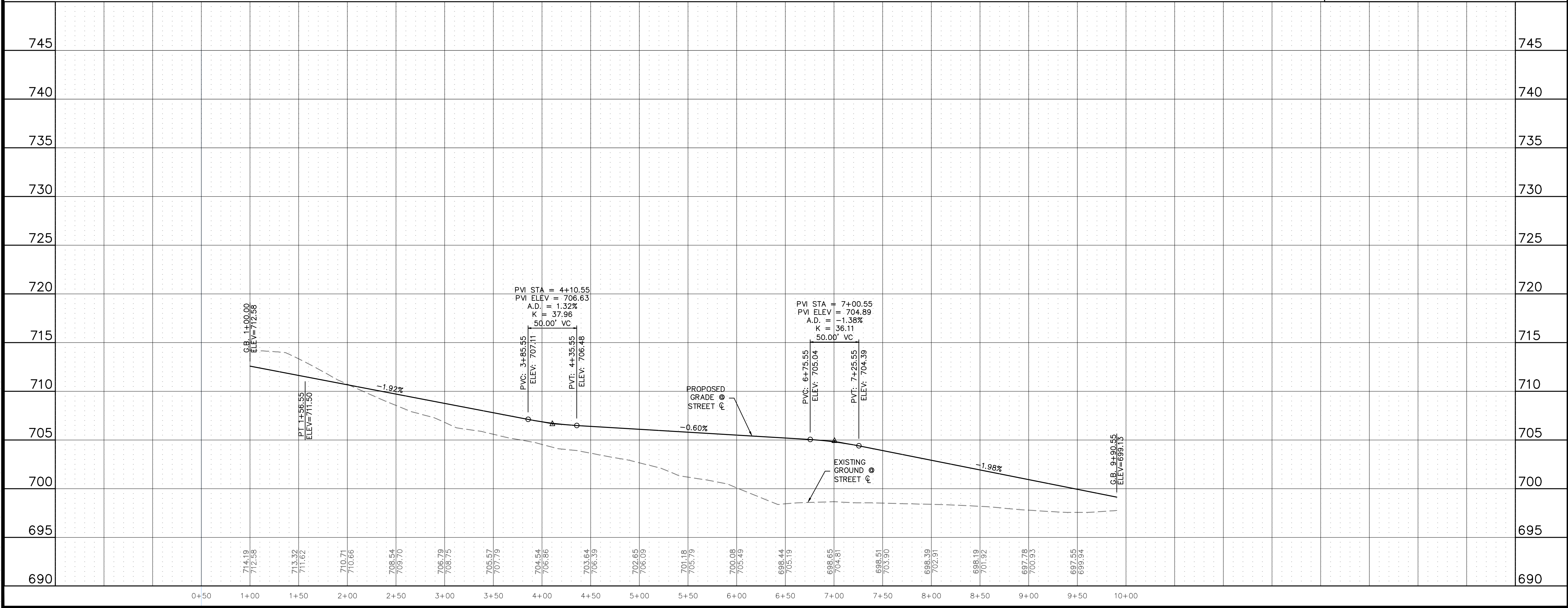


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**STREET Q**



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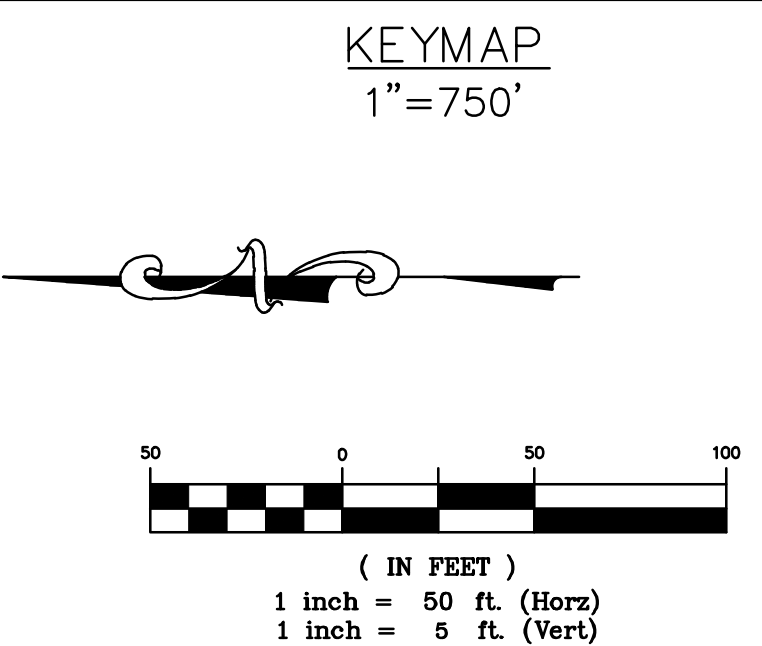
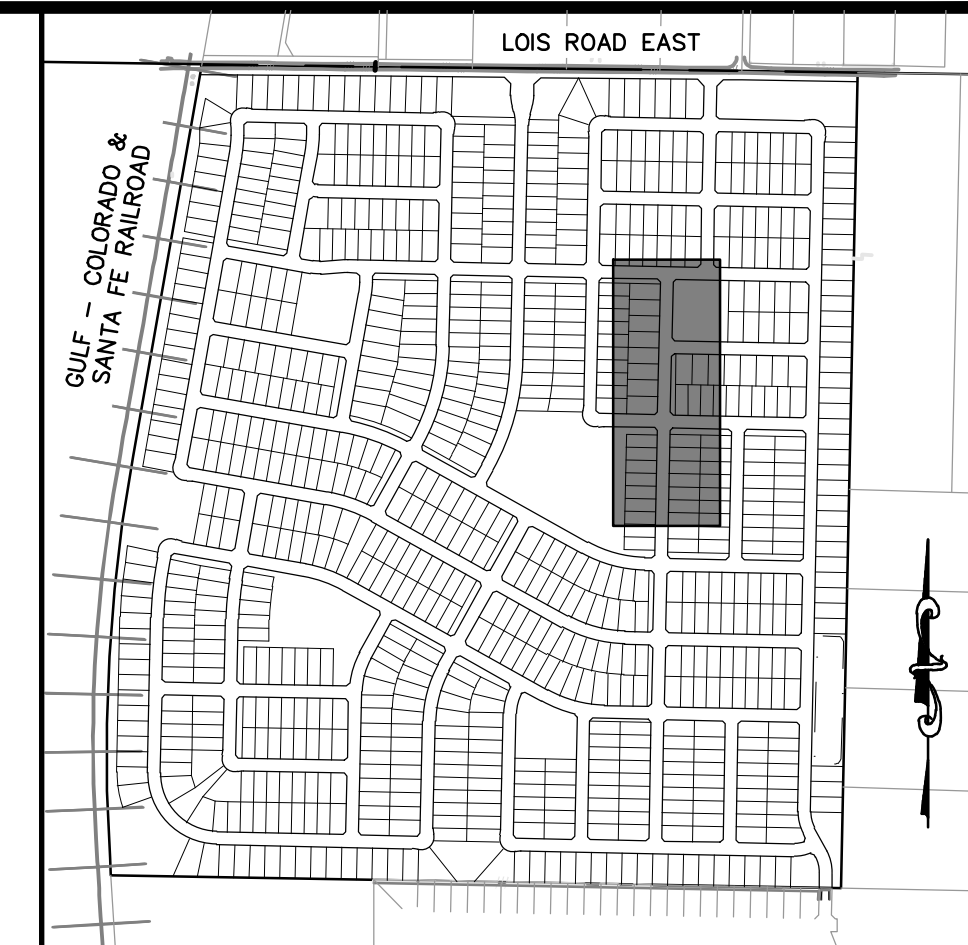




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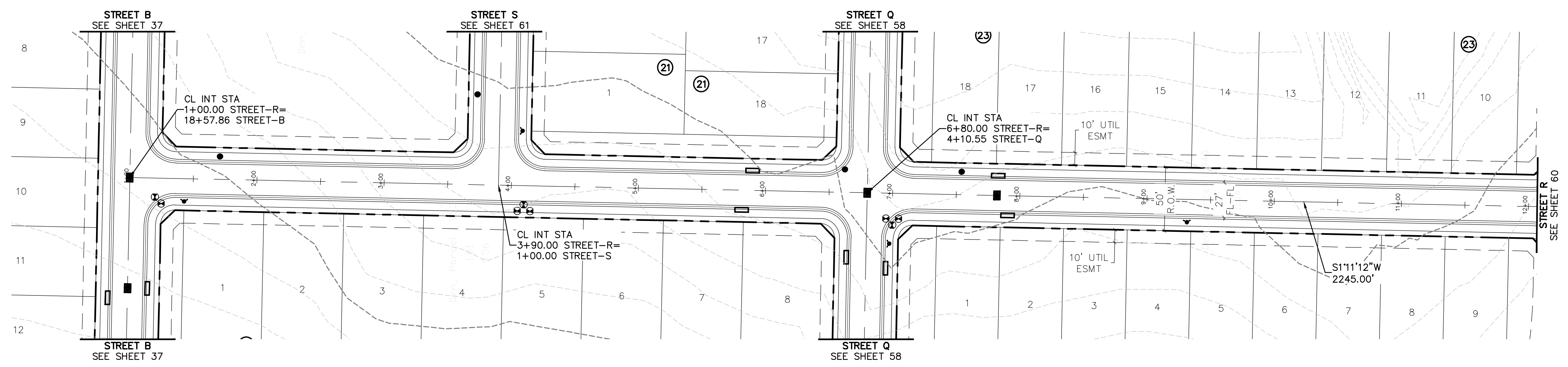
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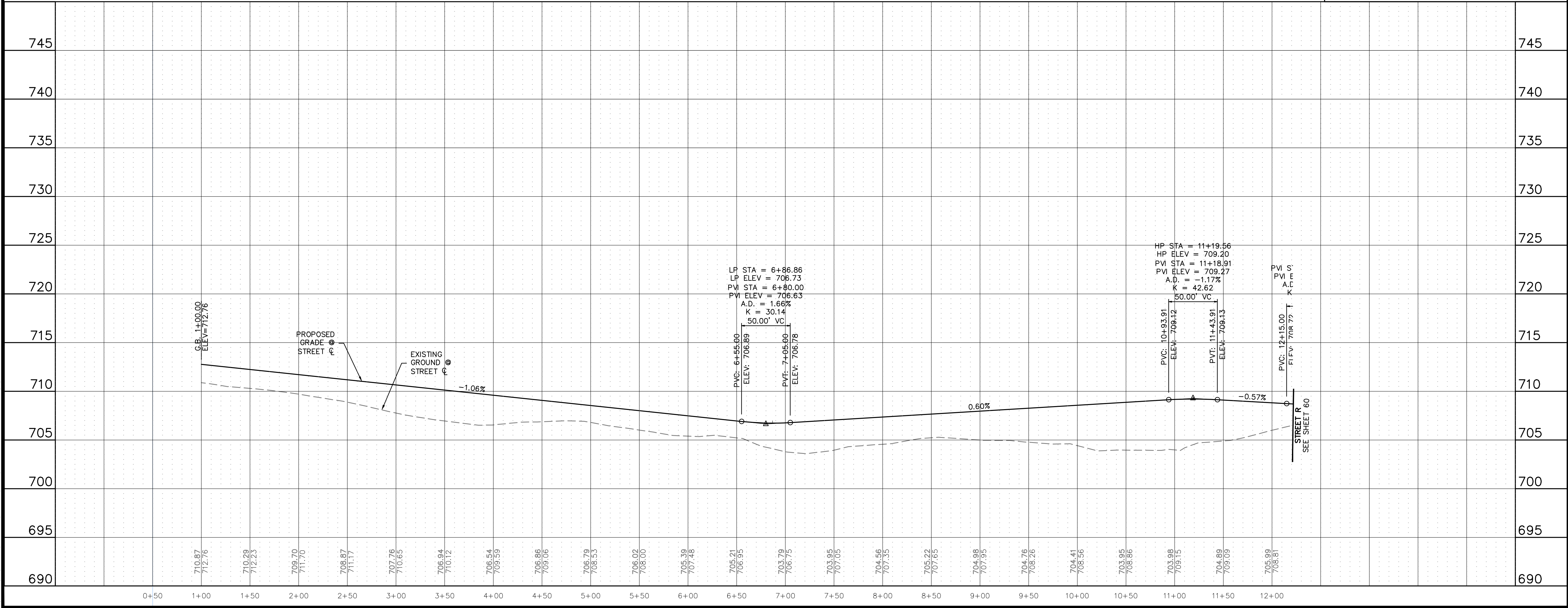


**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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 303.801.7333  
 MICHAEL PRYOR

**CLIENT:**  
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**DATE:** 01/17/2025  
**1st SUBMITTAL TO JURISDICTION:** 01/17/2025 - RME

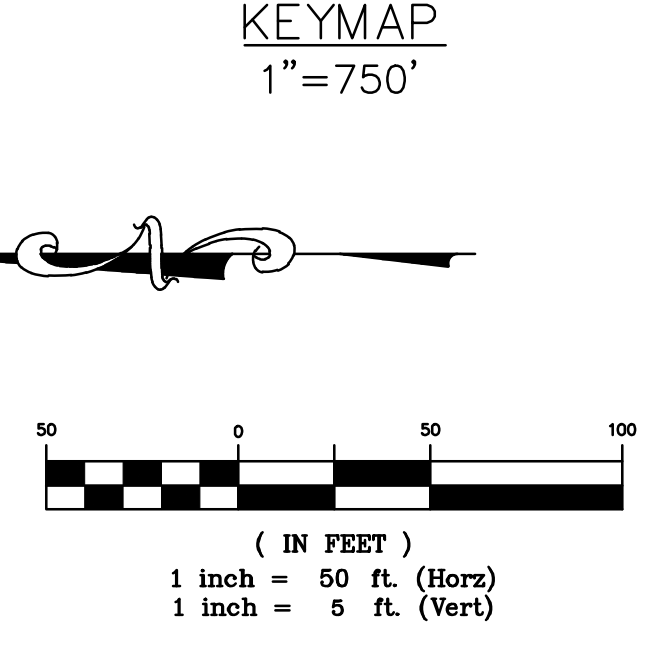
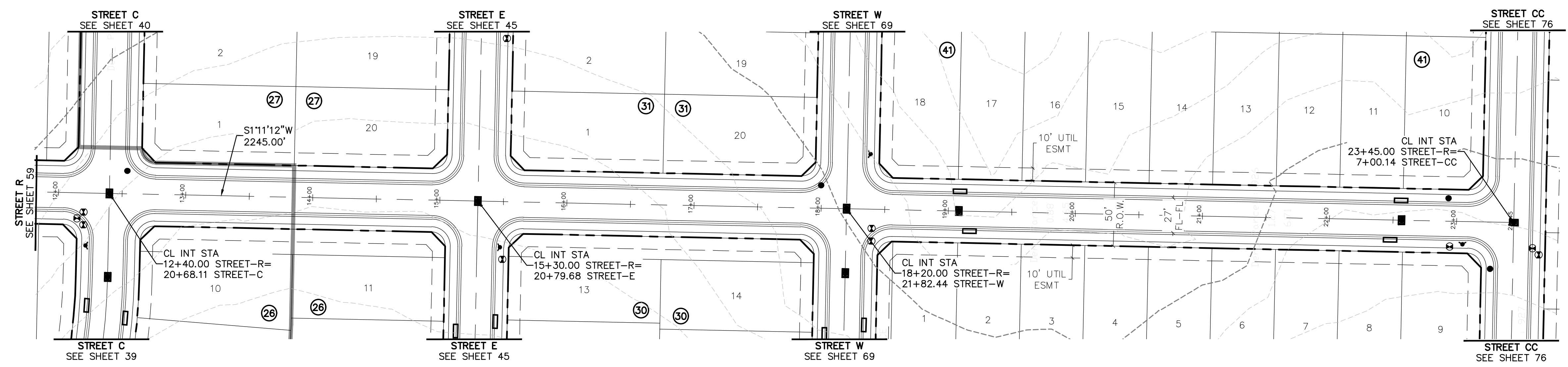
**REVISIONS:**

DR. TN	CH. KB
P.M. JF	

**JOB:** 24097256  
**SHEET NO.:** 59

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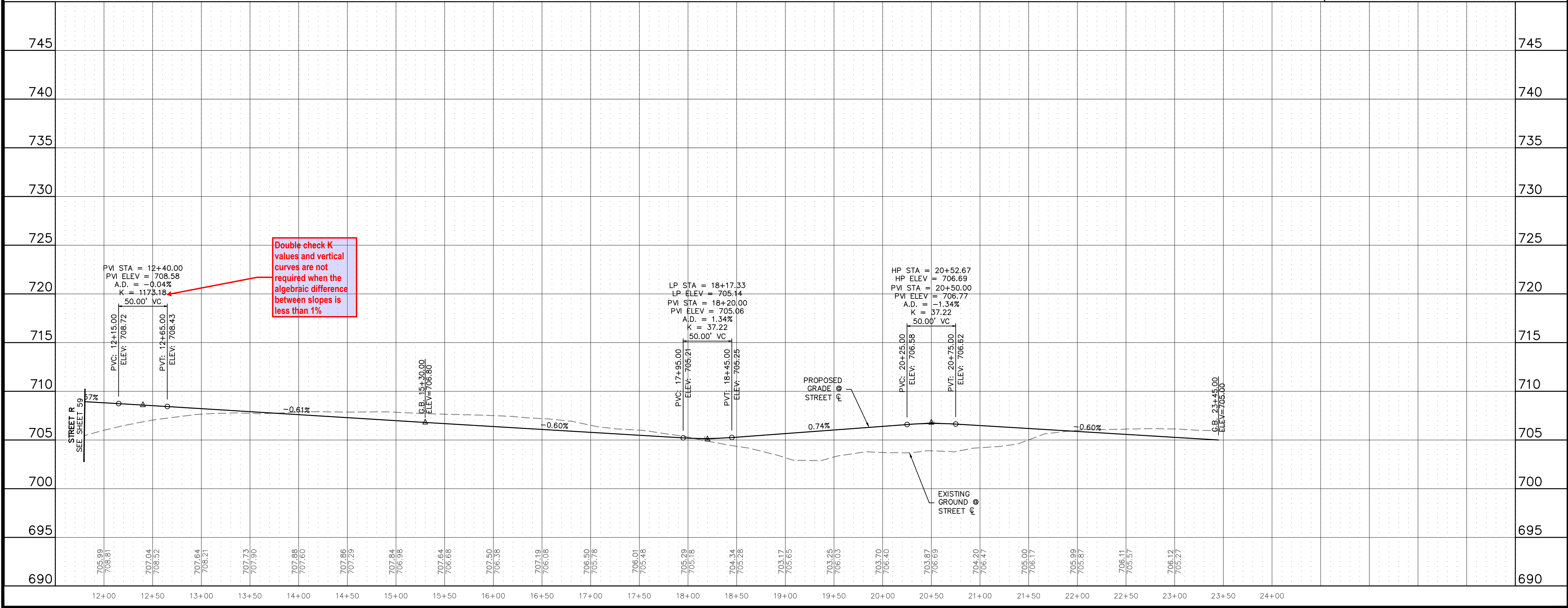




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**STREET R**



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STATE OF TEXAS  
STREET PLAN & PROFILES  
STREET R

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

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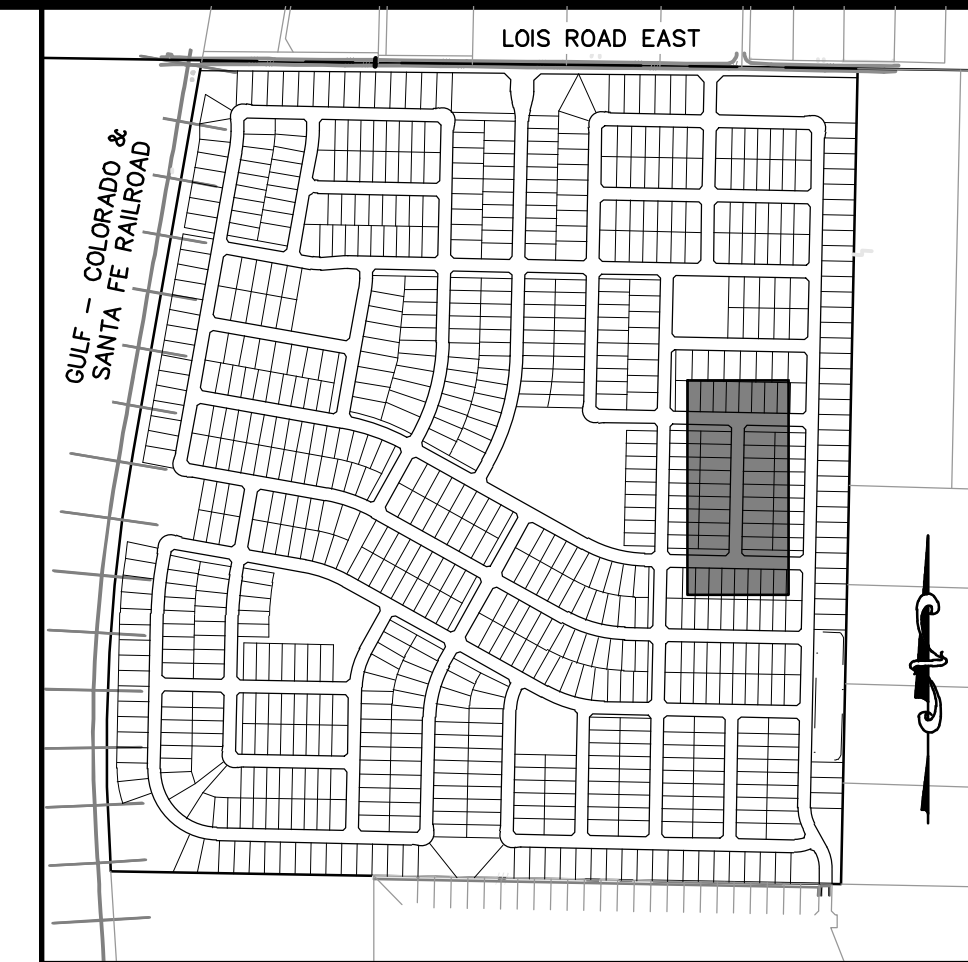
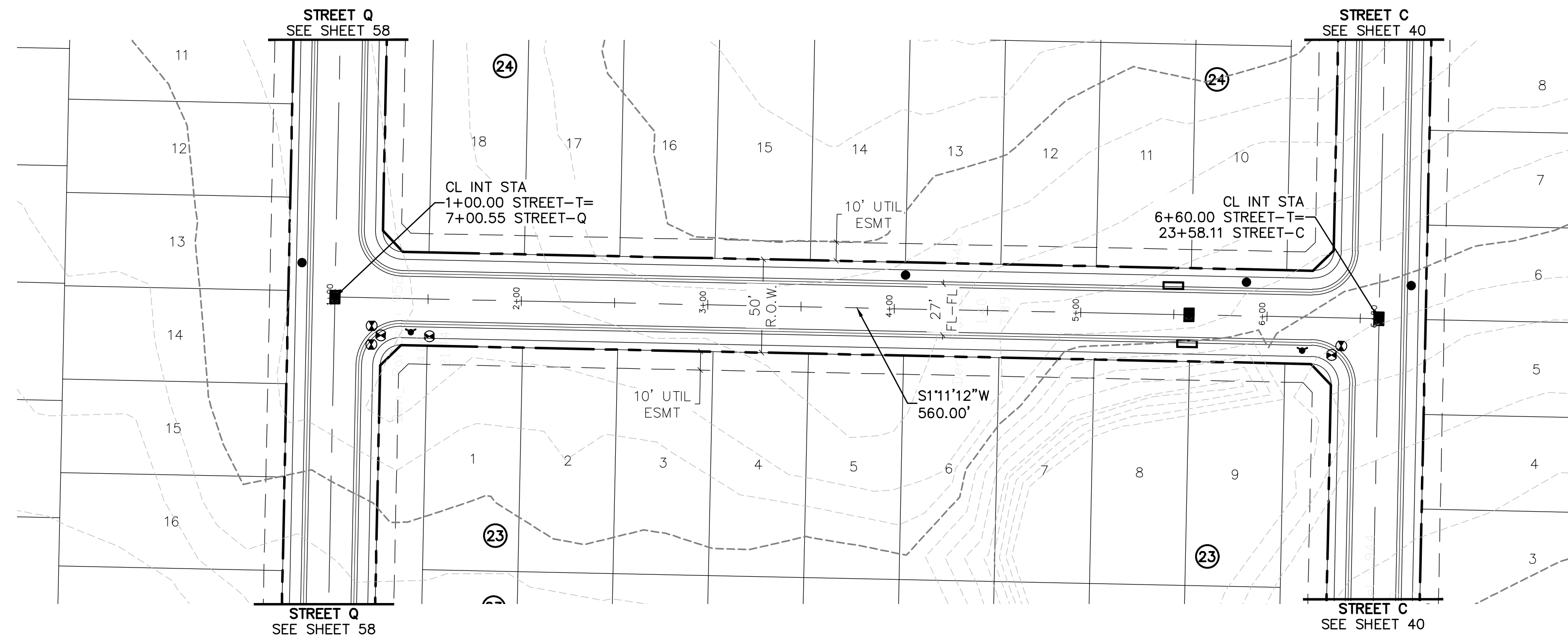
DR. TN CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. 60

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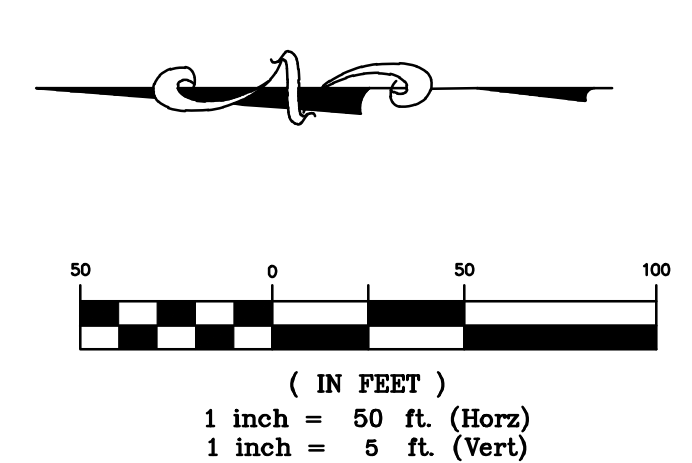








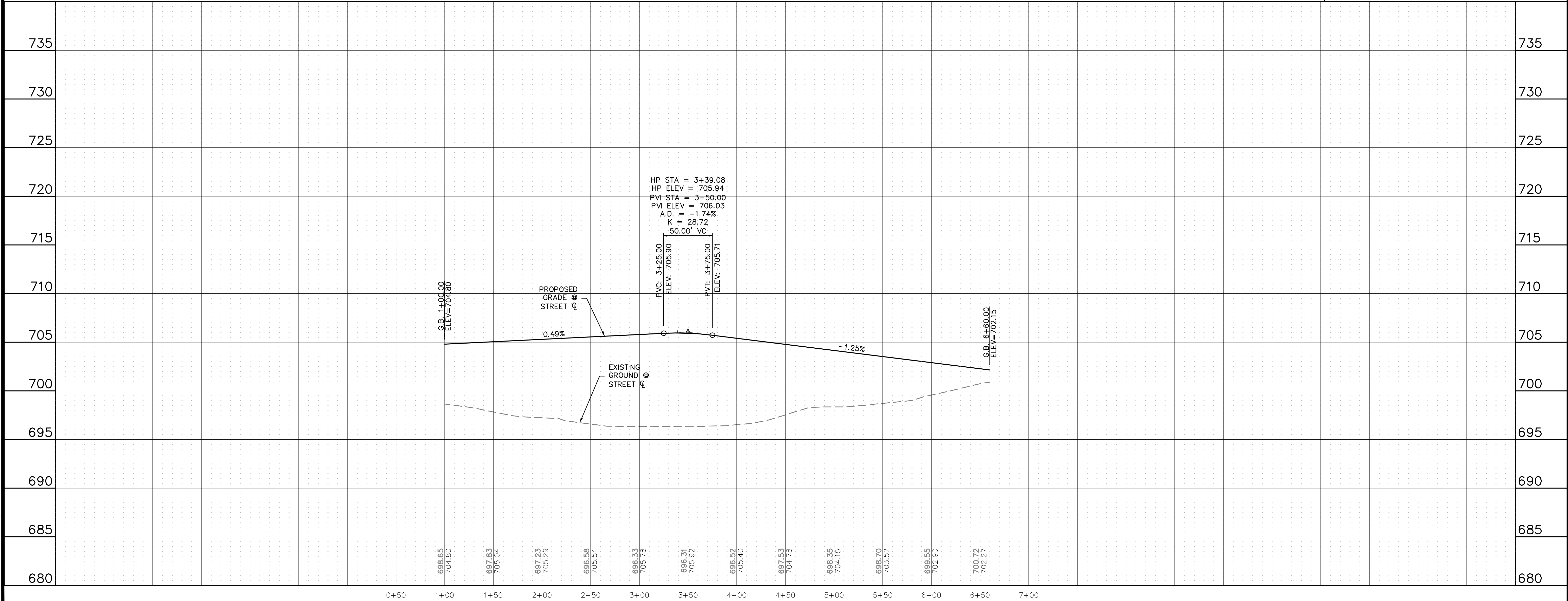
KEYMAP  
1"=750'



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DATE 01/17/2025

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01/17/2025 - KMB

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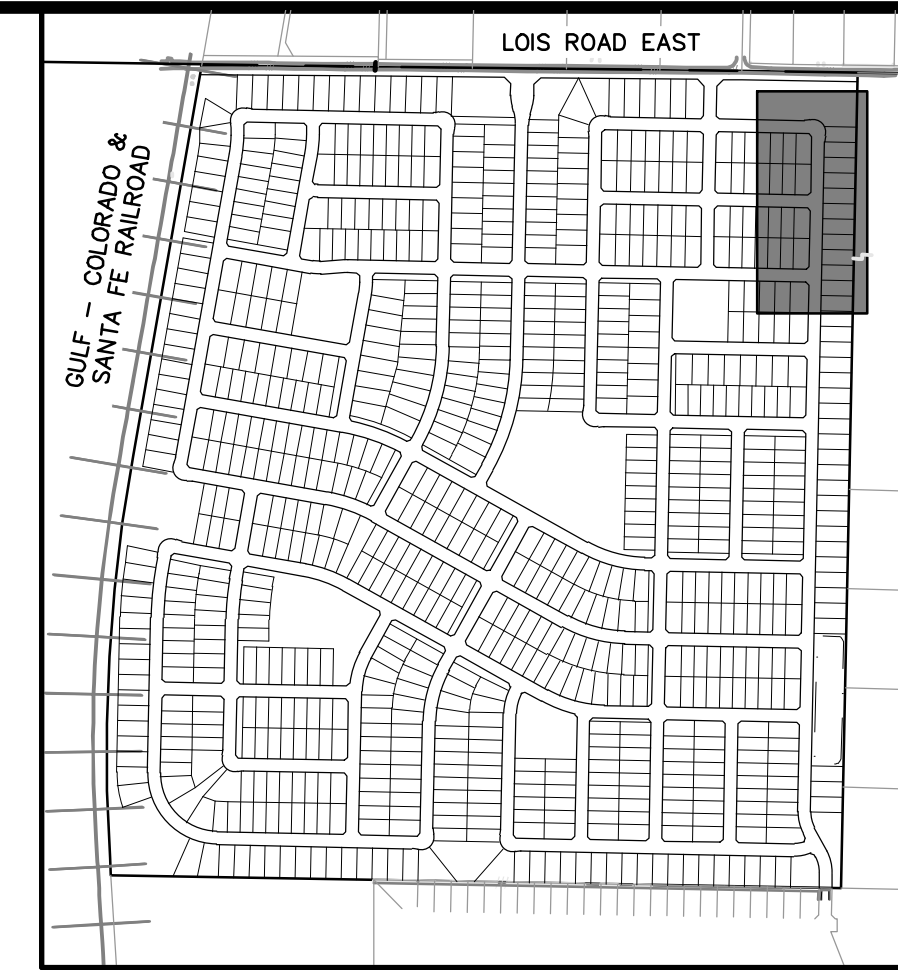
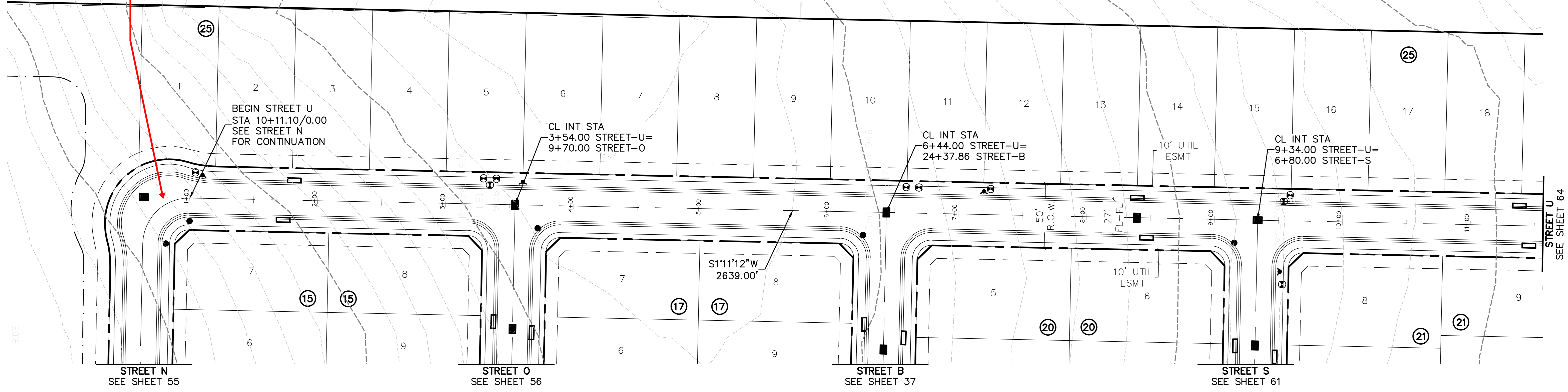

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P.M. JF  
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SHEET NO. 62

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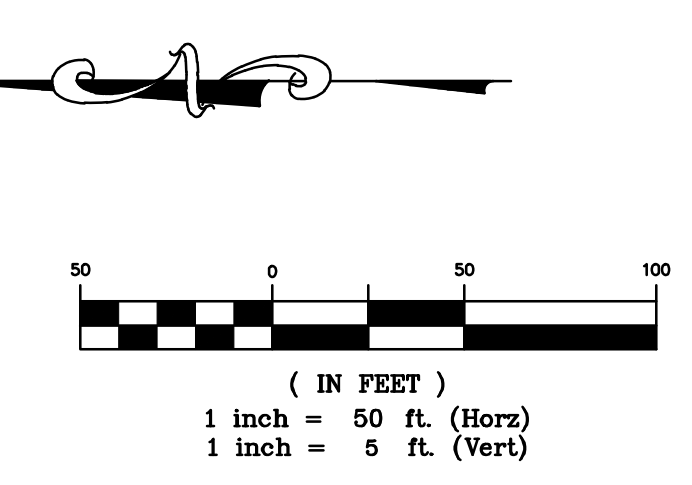
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provide typical section/grading around knuckles and elbows



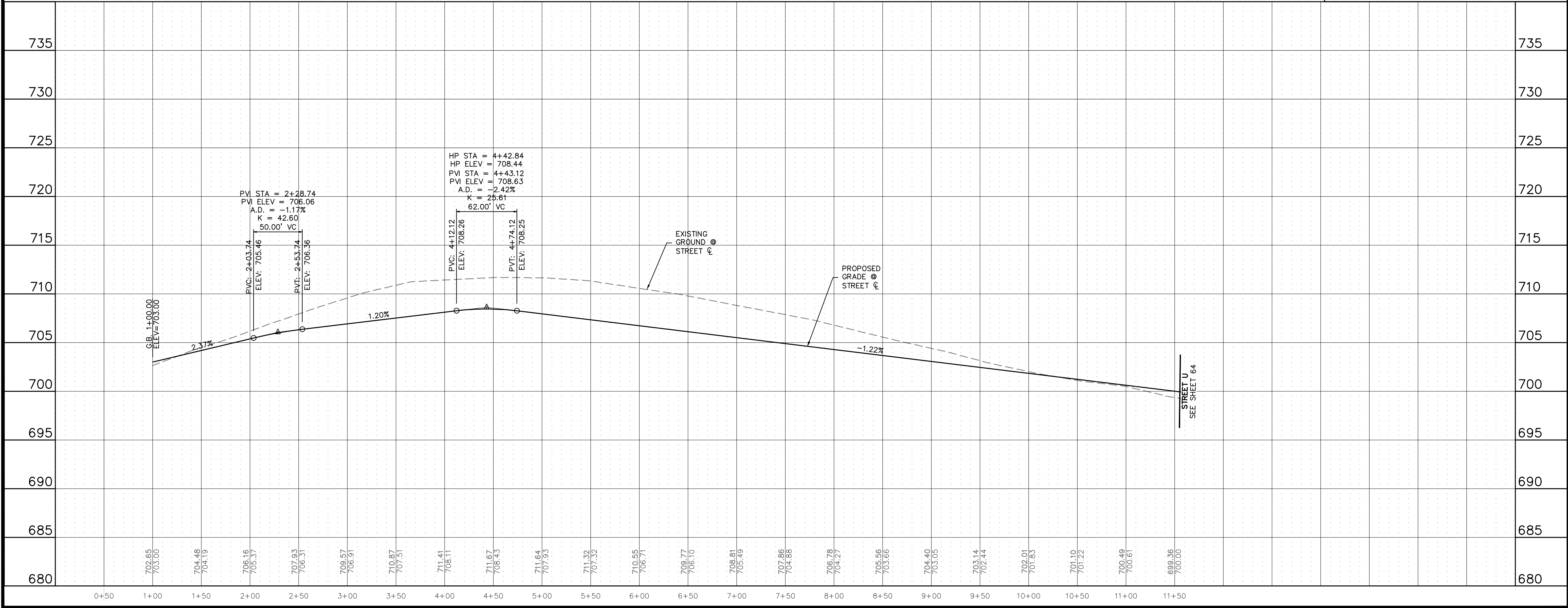
KEYMAP  
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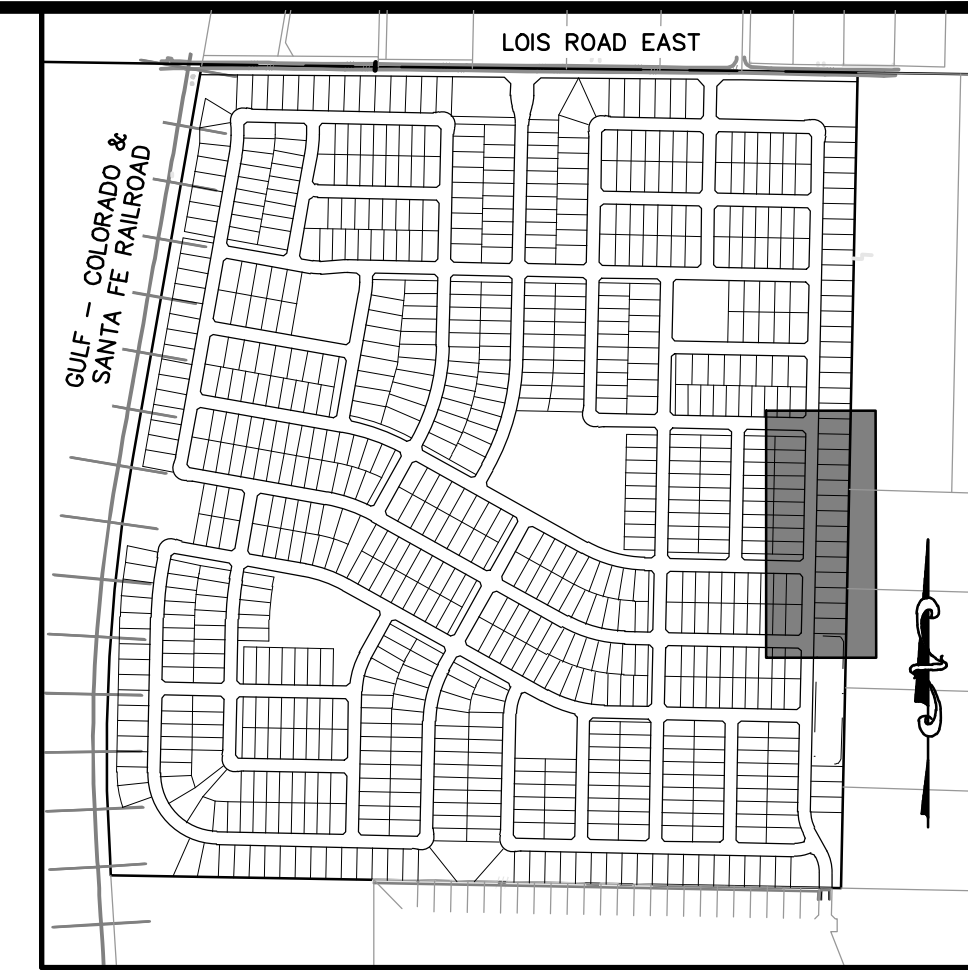
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<p>DATE: 01/17/2025</p>	
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<p>REVISIONS:</p>	
<p>DR. TN   CH. KB P.M. JF</p>	
<p>JOB: 24097256</p>	
<p>SHEET NO. <b>63</b></p>	

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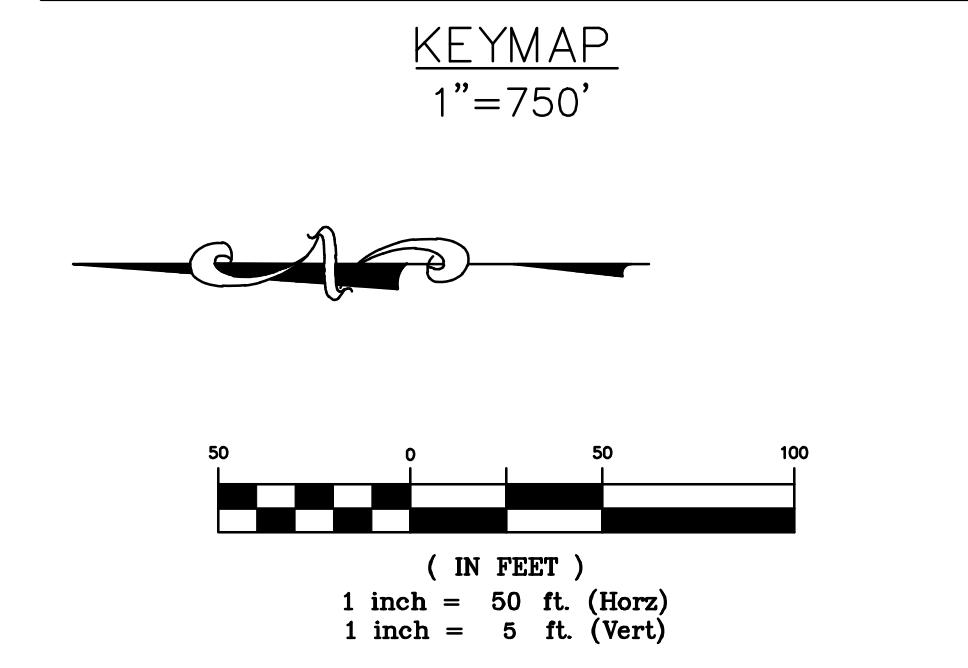


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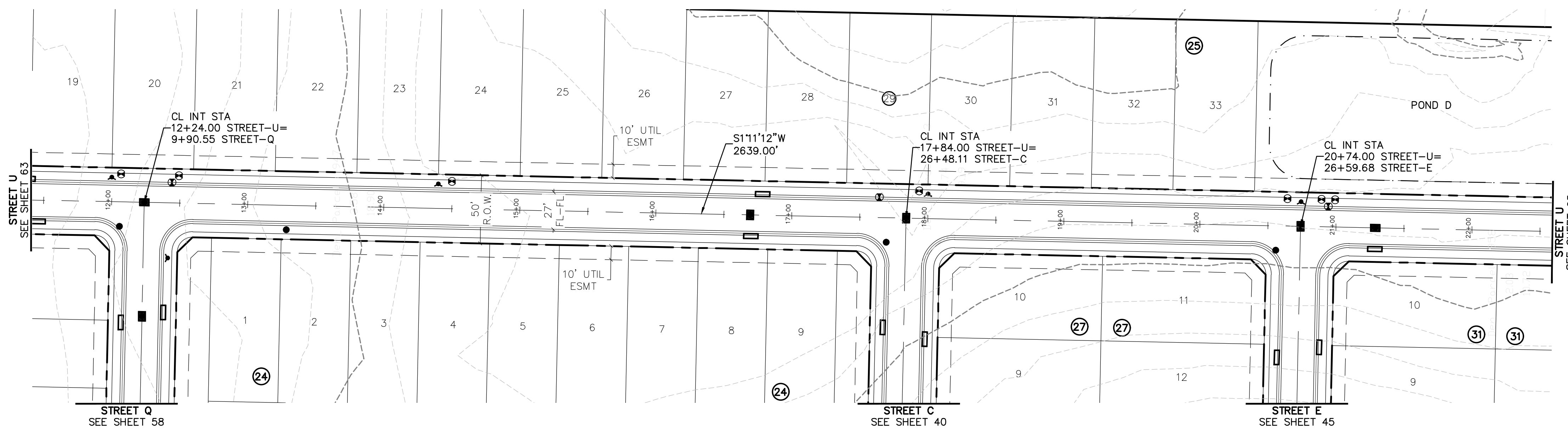
CLIENT  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

DATE 01/17/2025

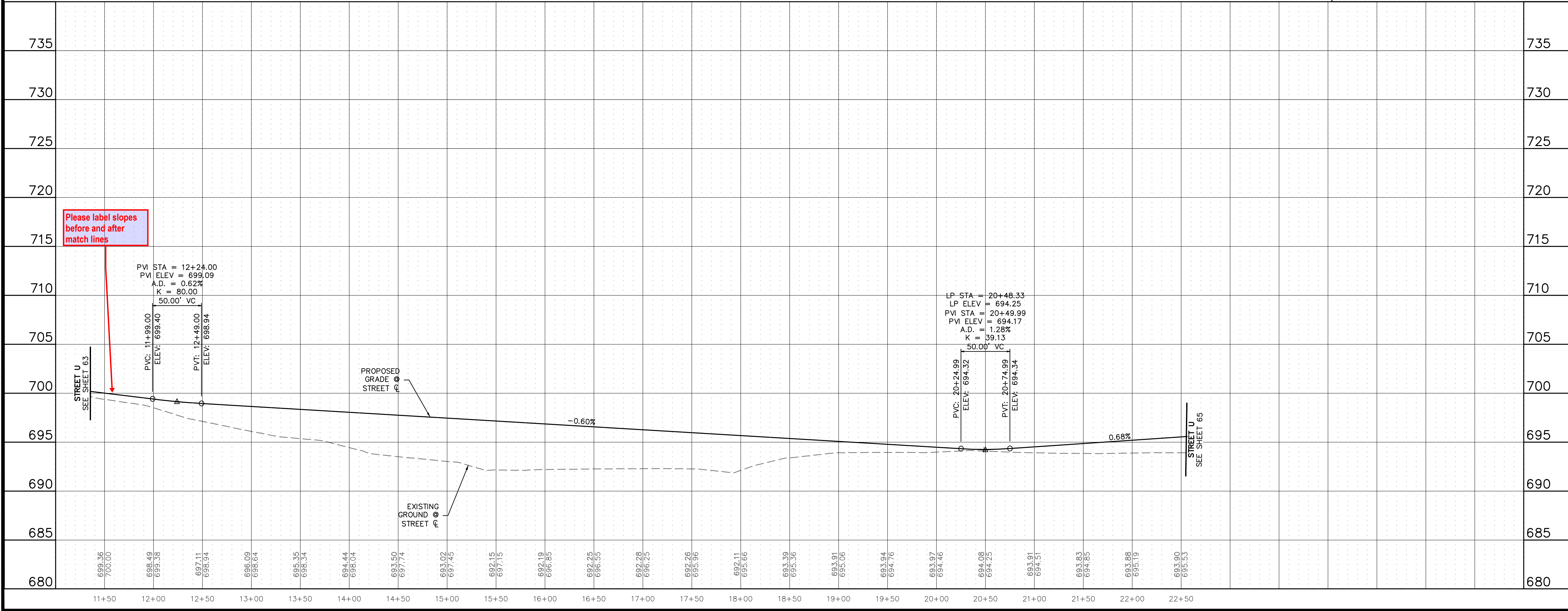
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NO.	REVISIONS

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P.M. JF  
JOB 24097256  
SHEET NO. 64



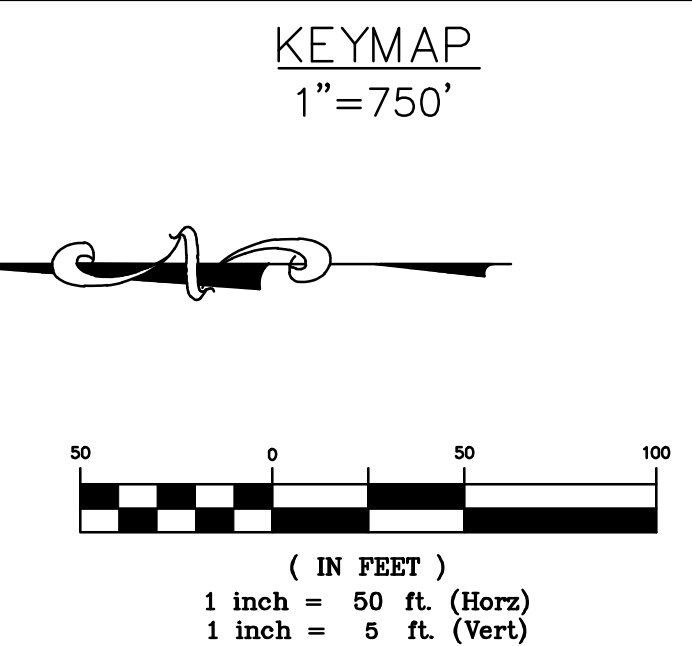
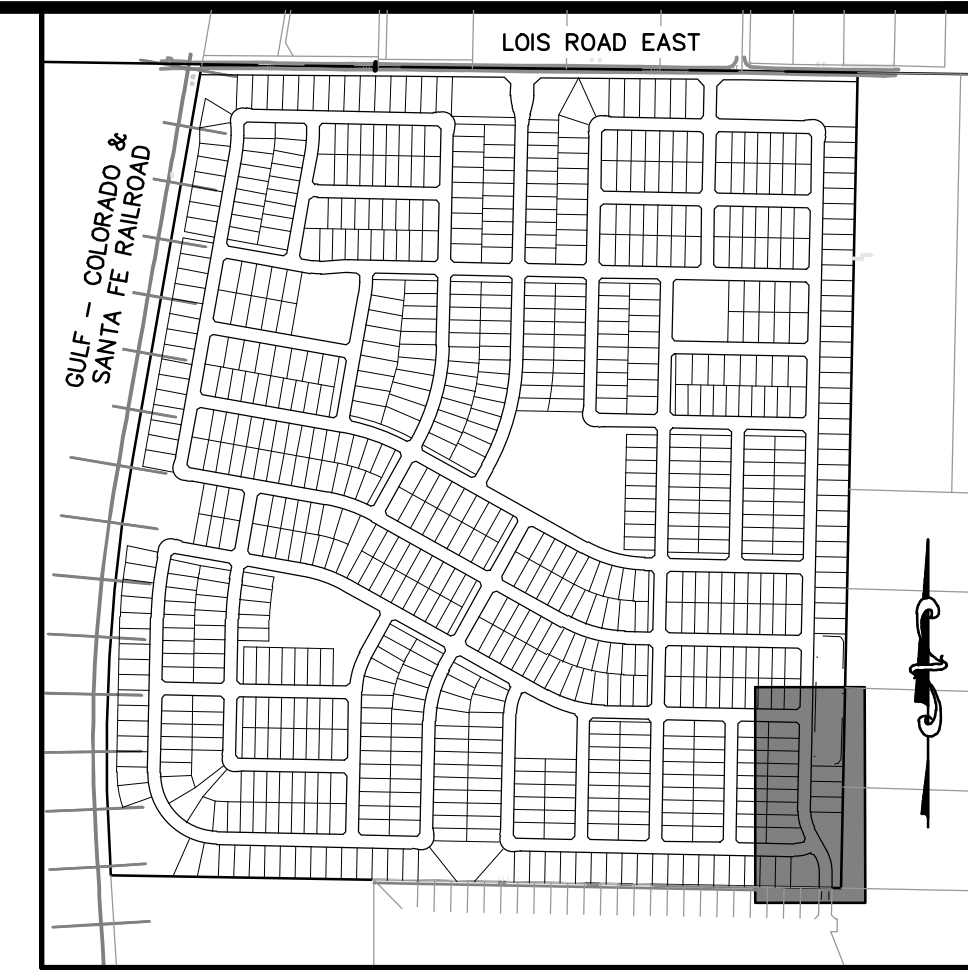
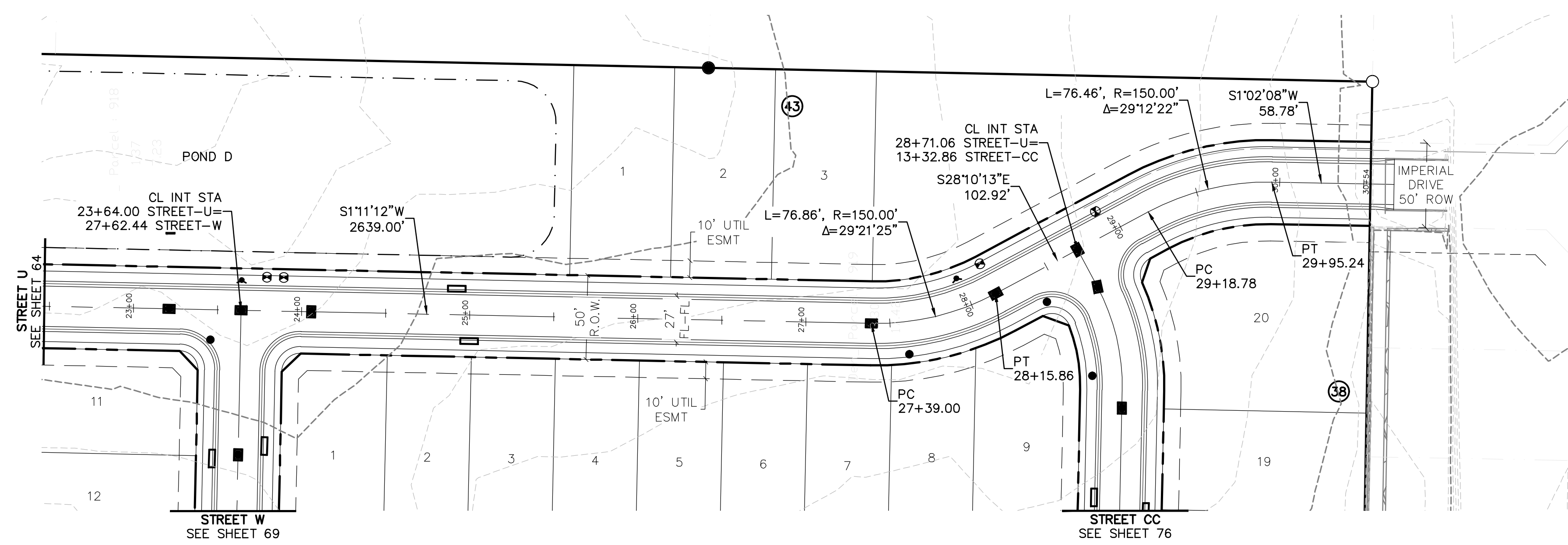
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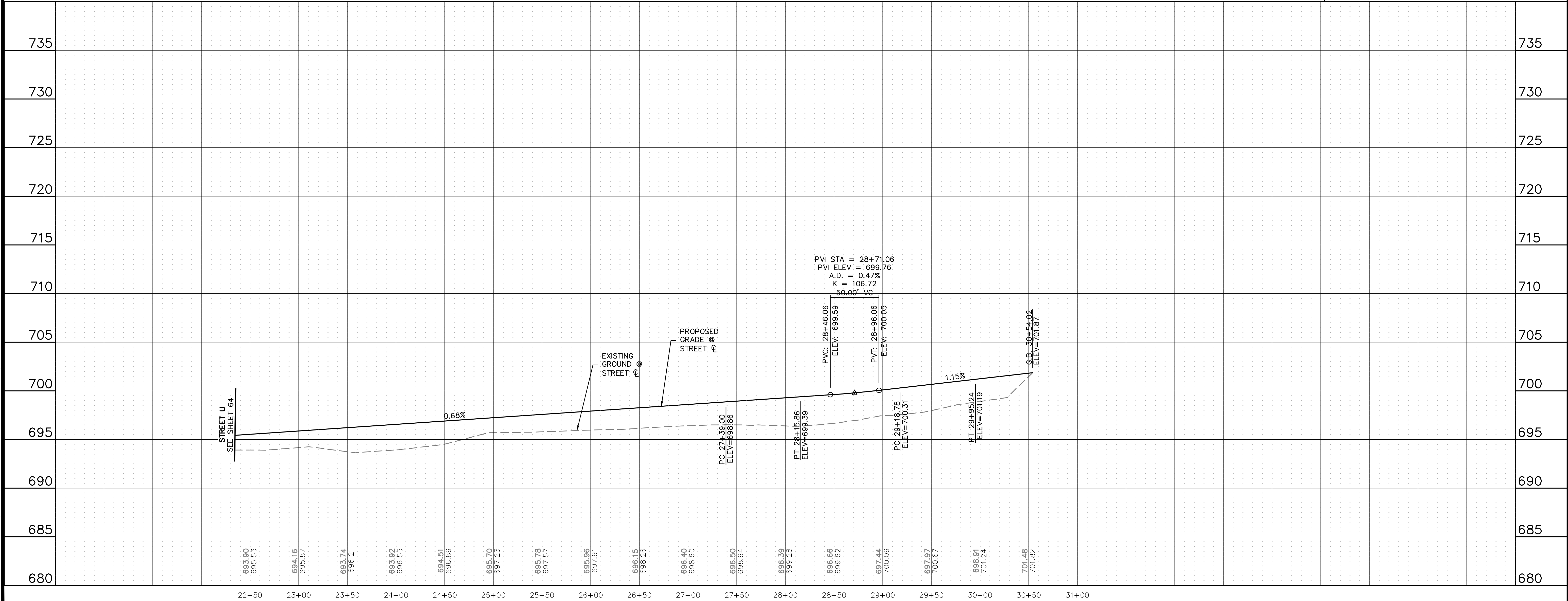




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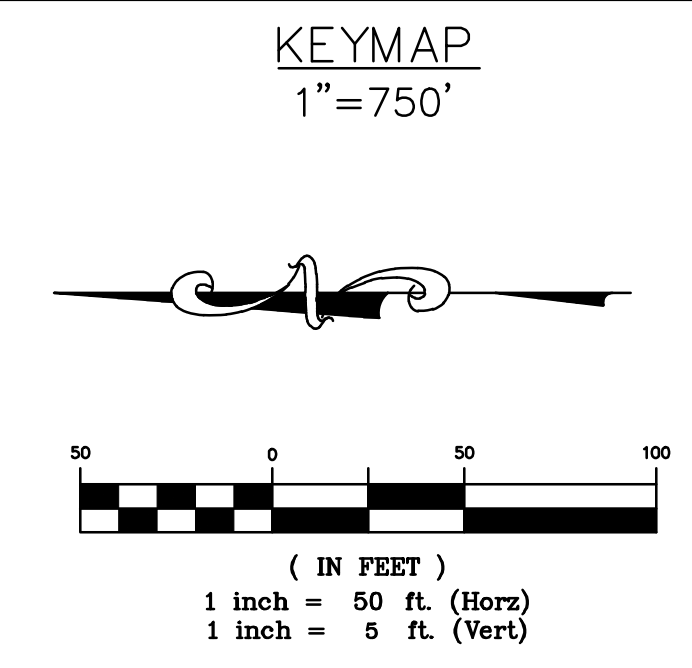
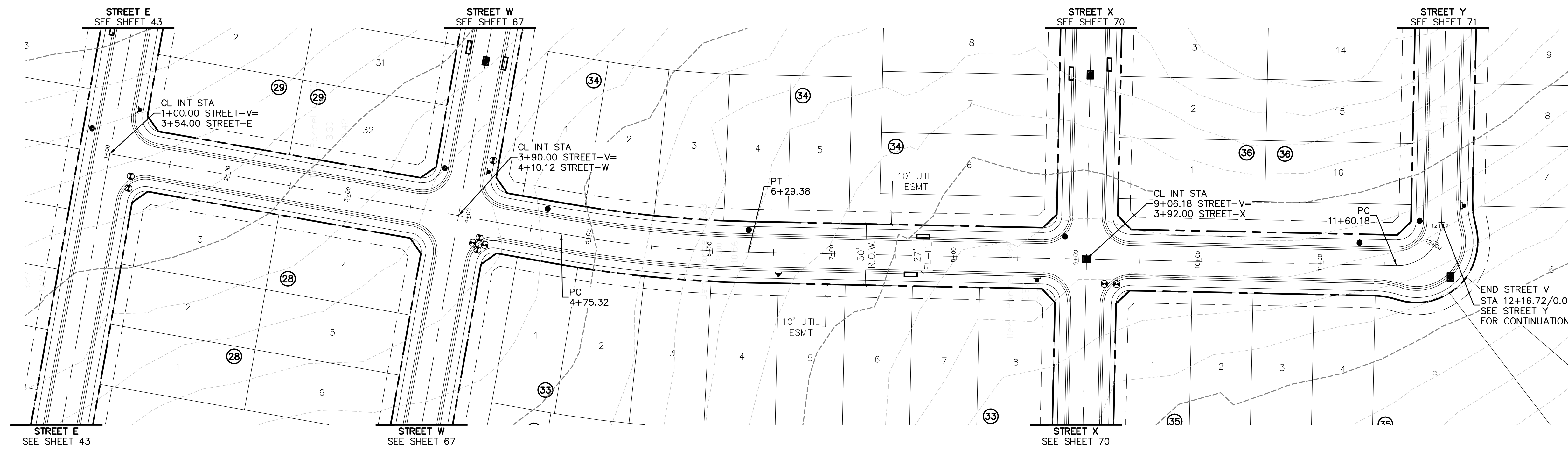
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<p>CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS</p>	
<p>DATE: 01/17/2025</p>	
<p>1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB</p>	
<p>REVISIONS:</p>	
<p>DR. TN   CH. KB          P.M. JF</p>	
<p>JOB: 24097256</p>	
<p>SHEET NO. <b>65</b></p>	

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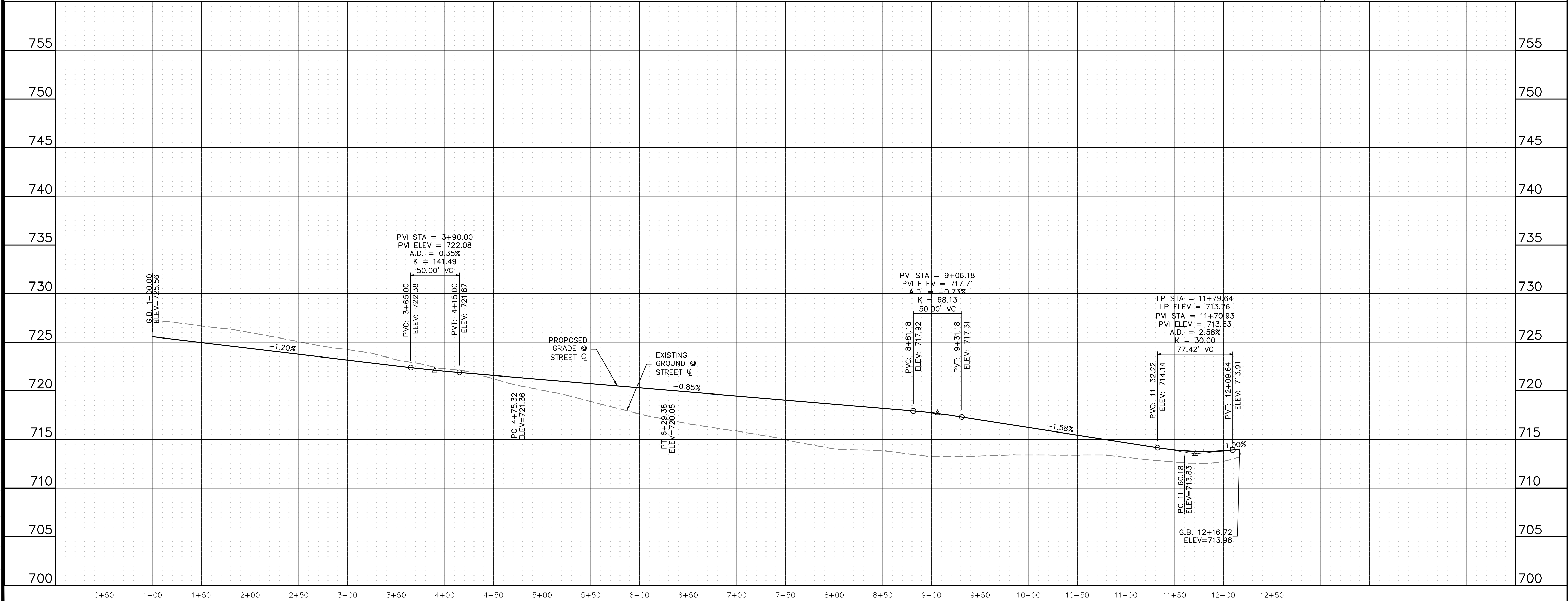




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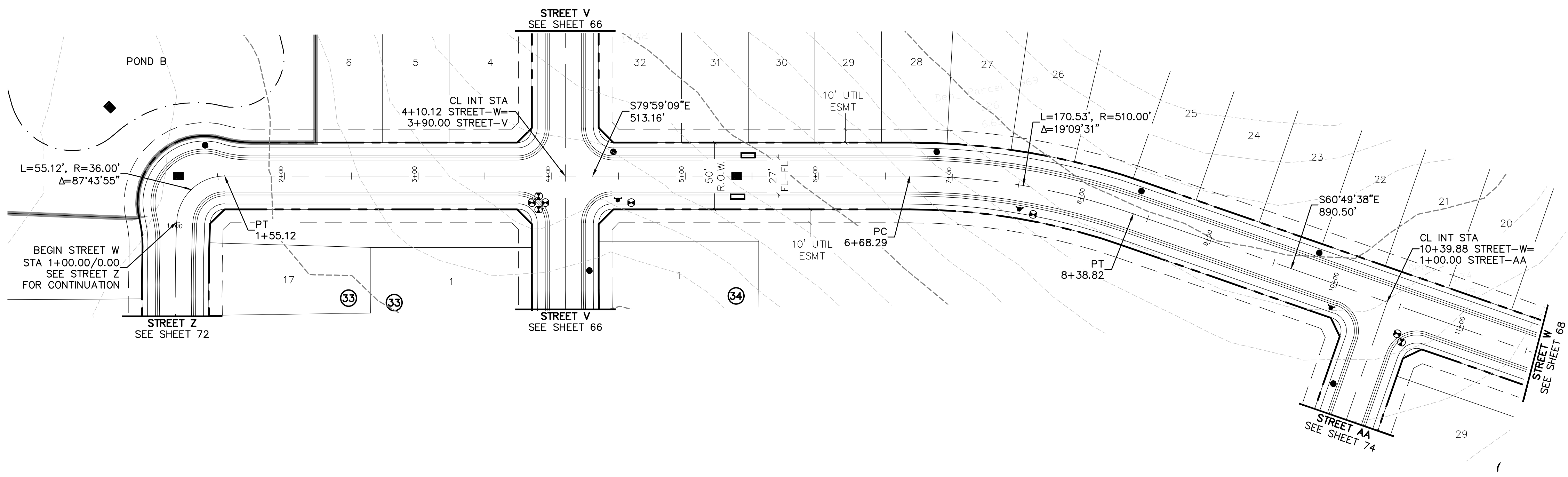
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REVISIONS		
DR. TN	CH. KB	
P.M. JF		
JOB	24097256	
SHEET NO.	66	

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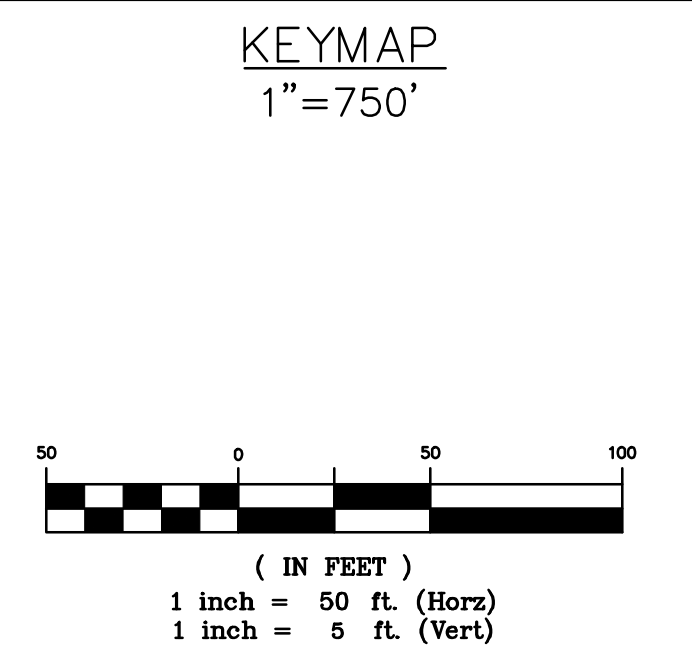


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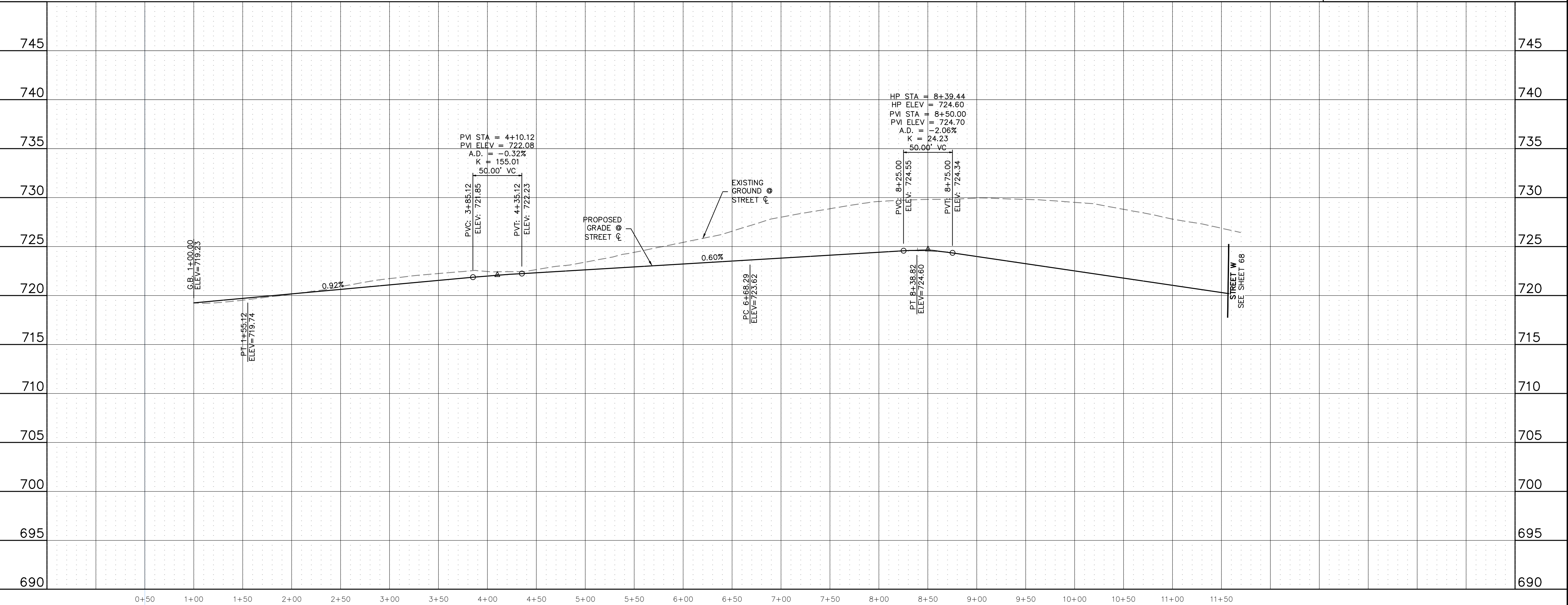
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BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

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STATE OF TEXAS  
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CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

DATE 01/17/2025

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01/17/2025 - RMB

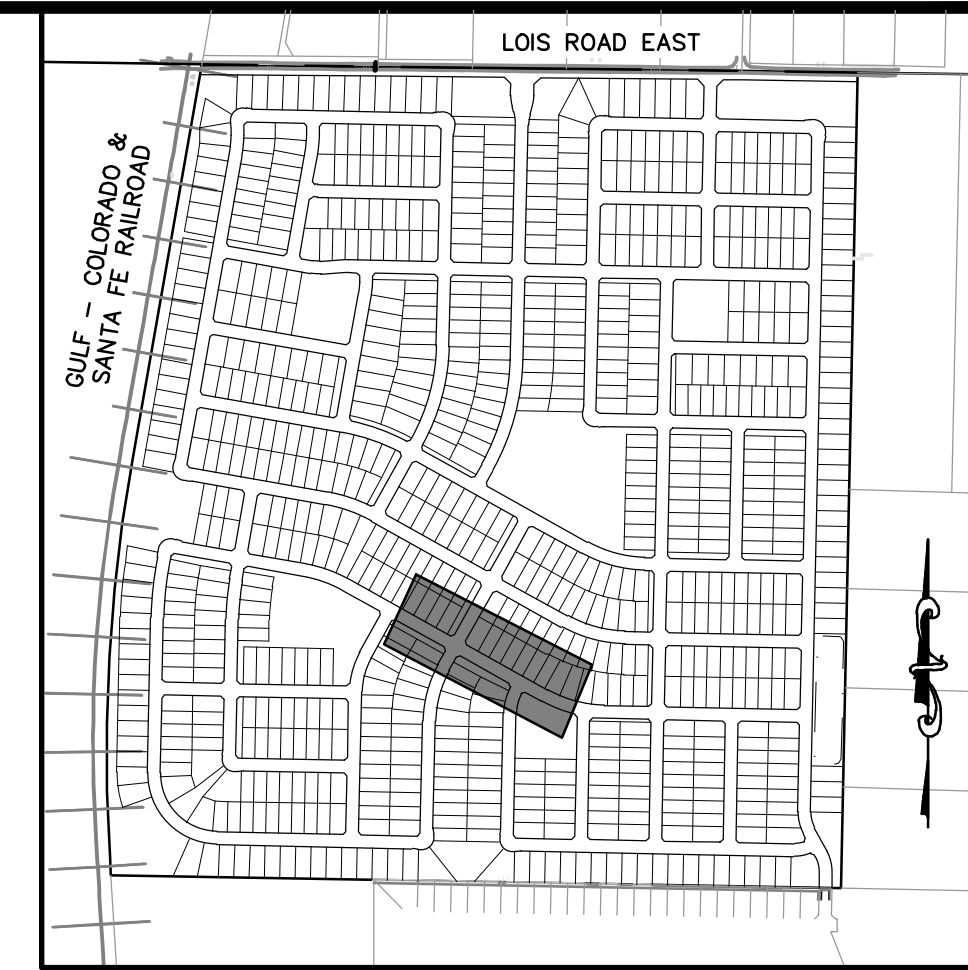
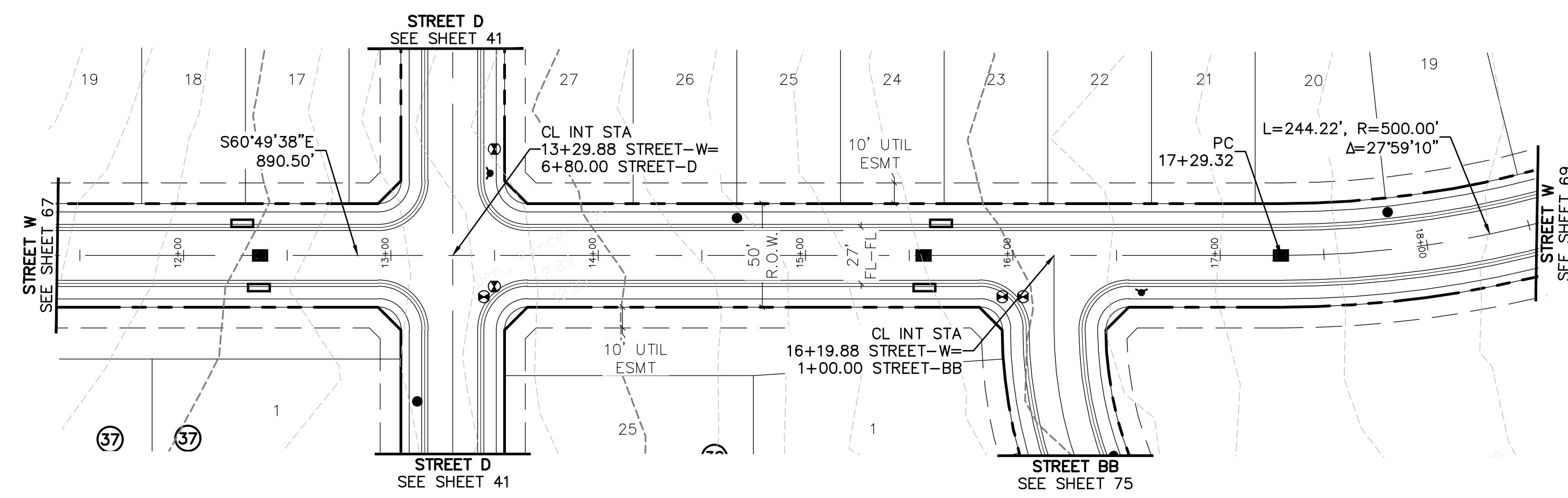
REVISIONS


DR. TN | CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO. 67

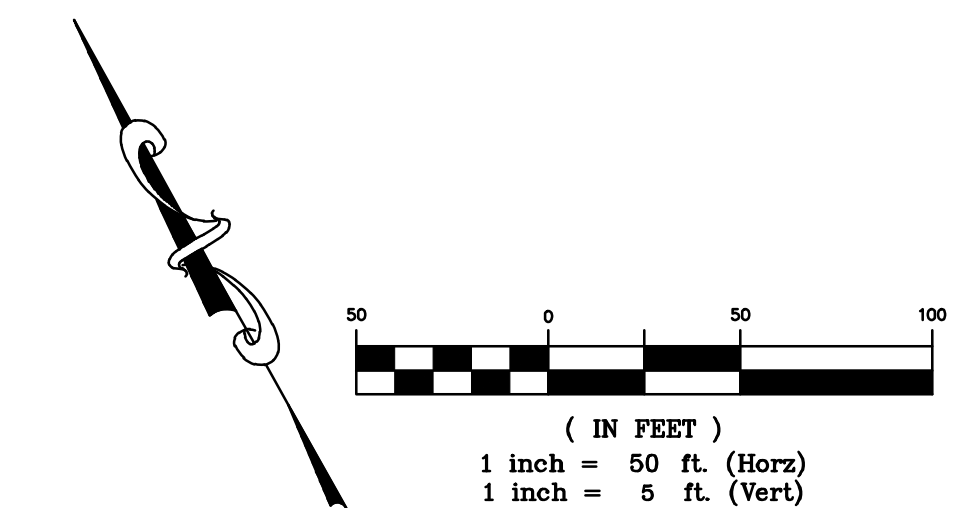
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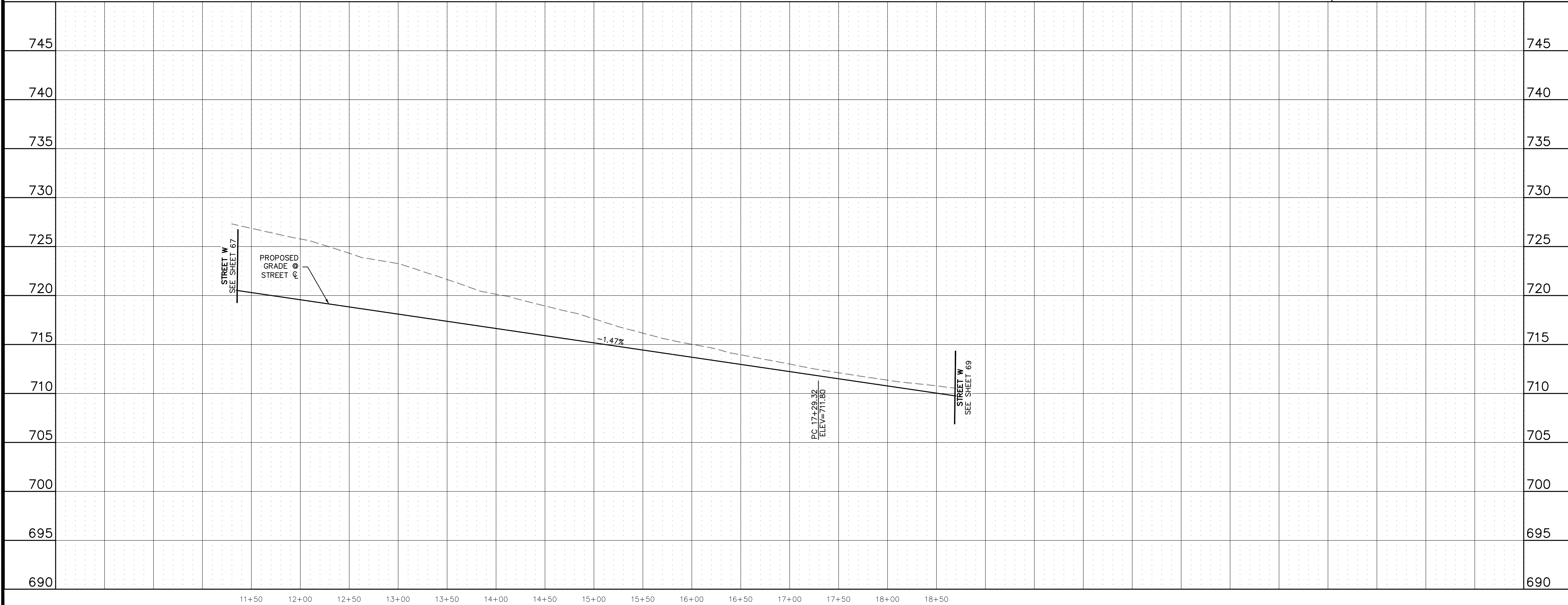
KEYMAP  
1"=750'



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**STREET W**



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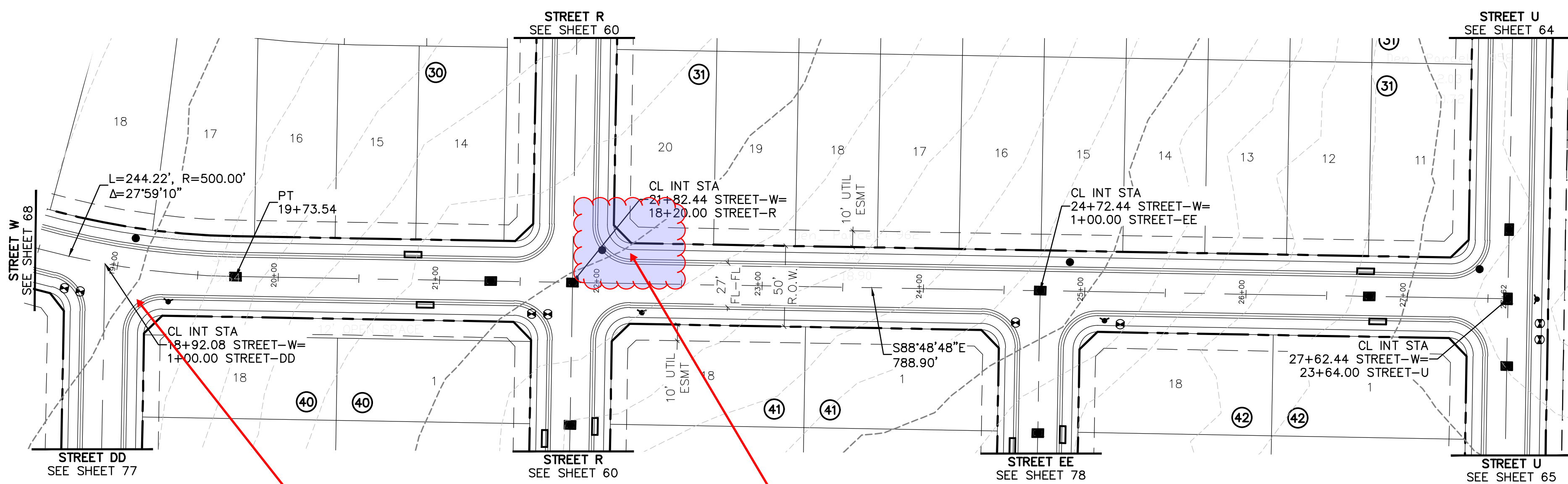
NO.	REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO. **68**

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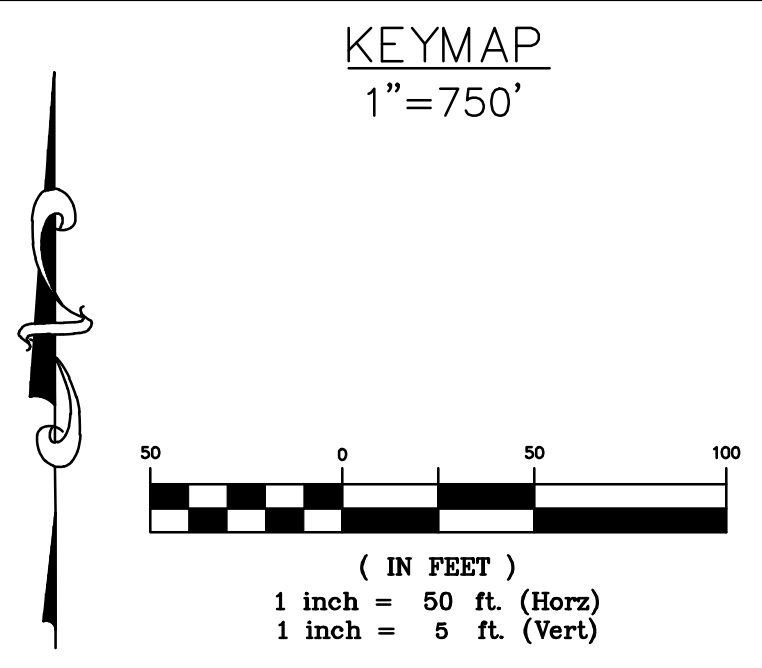
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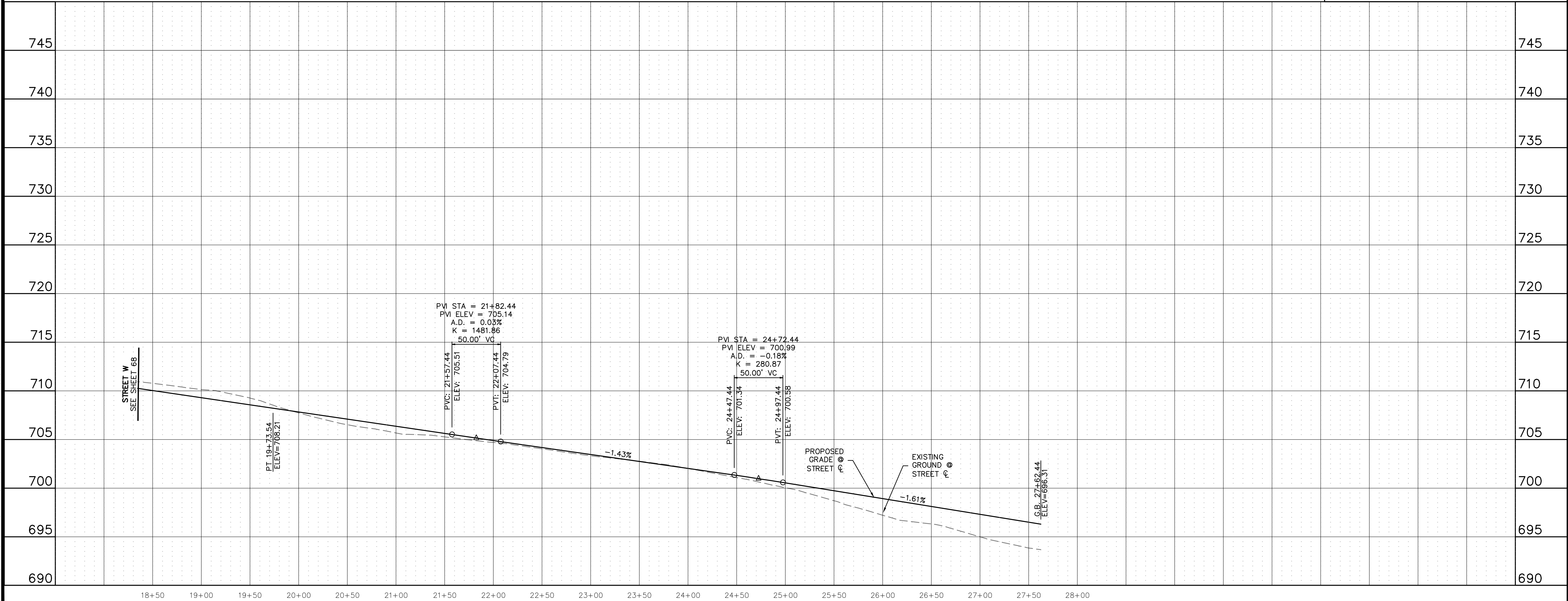


Provide typical return radius call outs

Please include call outs for intersection and street curb returns



### STREET W



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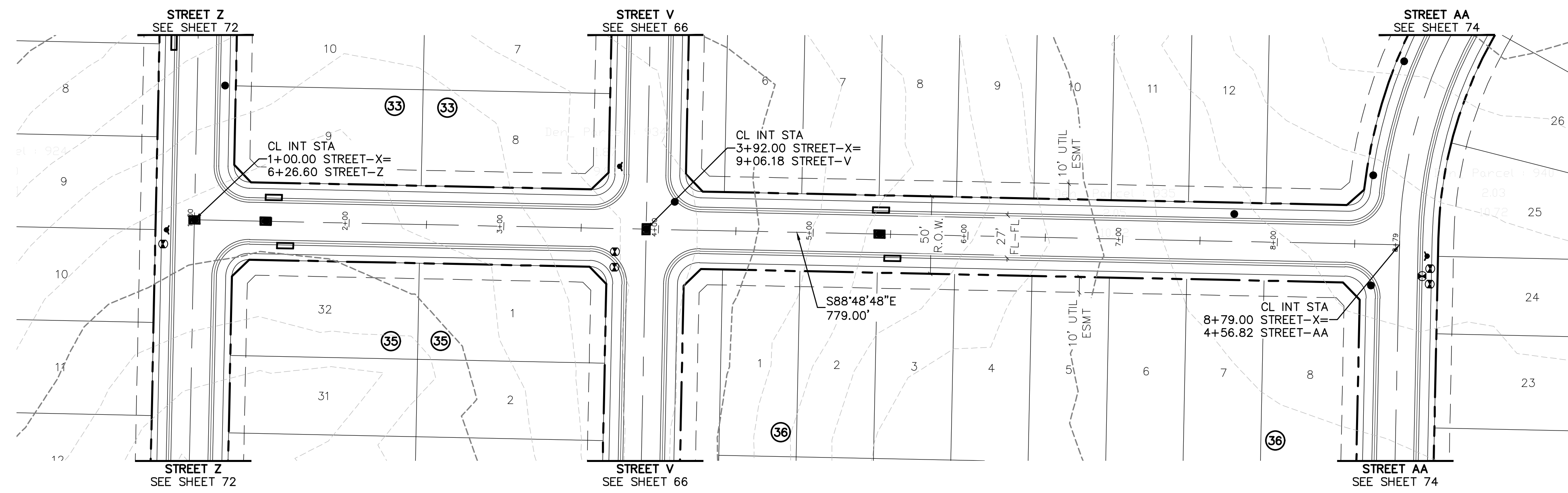
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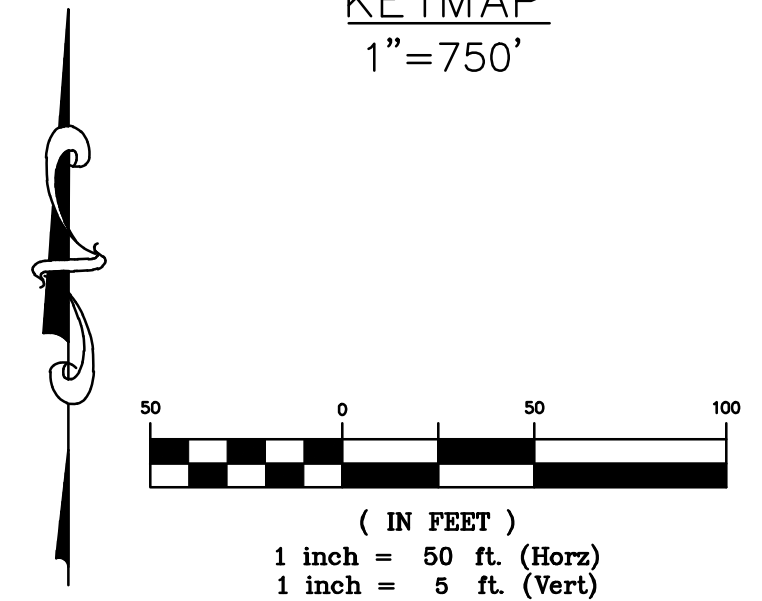
CLIENT <b>KALTER CAPITAL</b> 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127	CONTACT 303.801.7333 MICHAEL PRYOR
CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS <b>STREET PLAN &amp; PROFILES</b> STREET W	
DATE: 01/17/2025 1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB	
REVISIONS:	
DR. TN P.M. JF	CH. KB
JOB: 24097256 SHEET NO.	
<b>69</b>	

CAD FILE: 24097256-STRT-PP-03-2.DWG



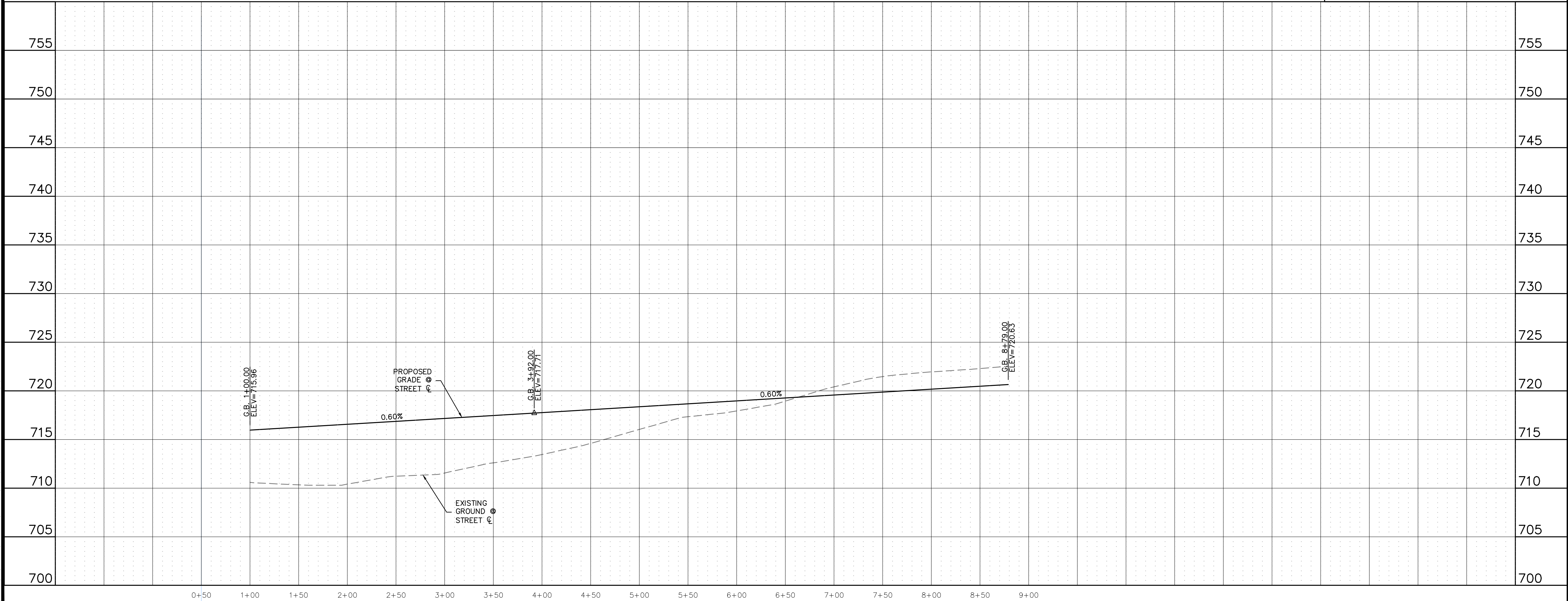


KEYMAP  
1"=750'



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**STREET X**



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STATE OF TEXAS

DATE 01/17/2025  
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01/17/2025 - KMB

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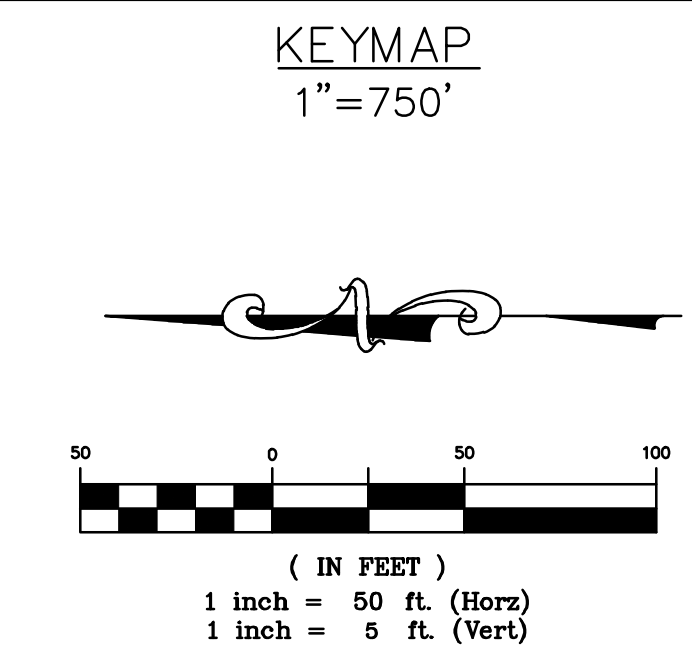
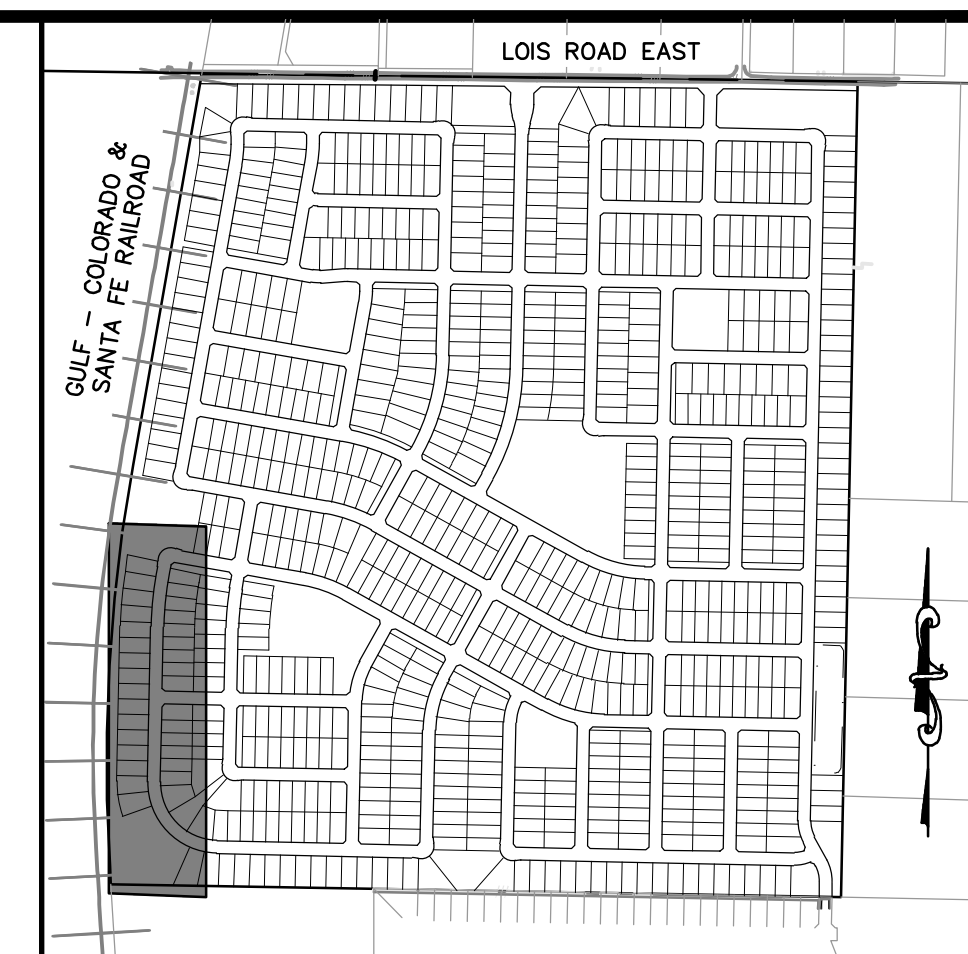
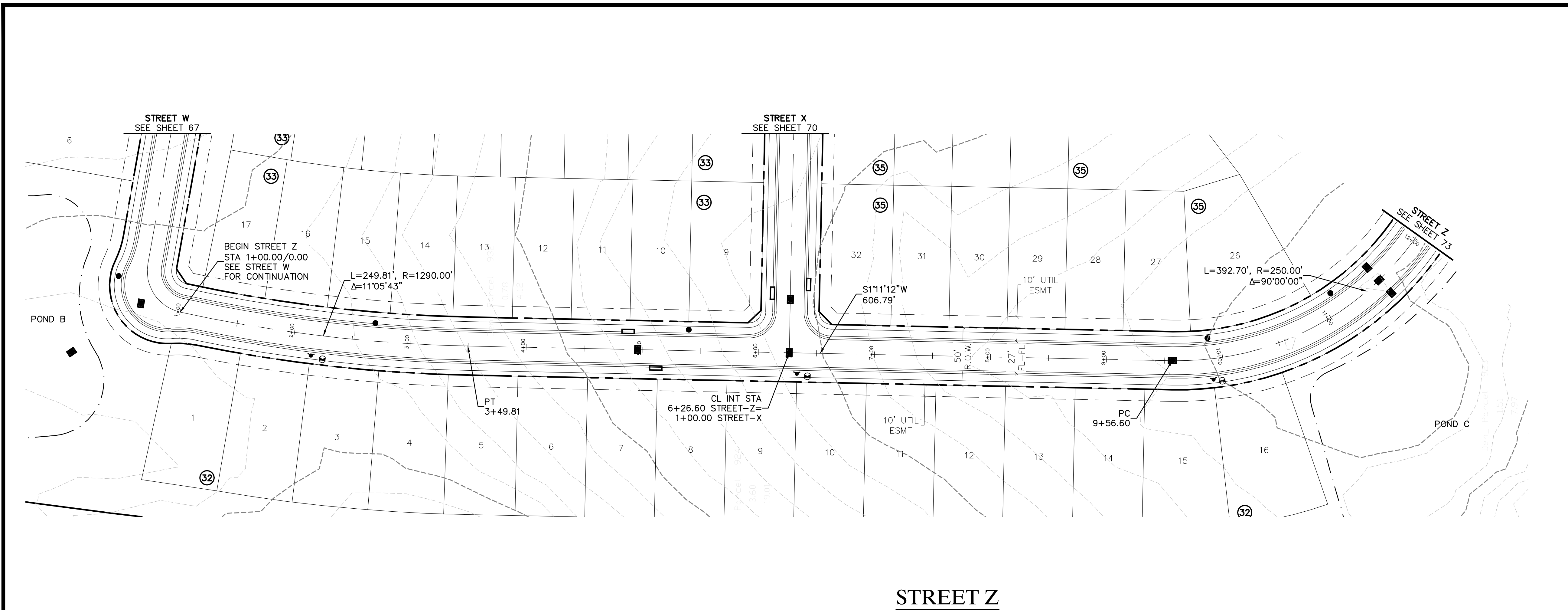

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P.M. JF  
JOB 24097256  
SHEET NO. 70

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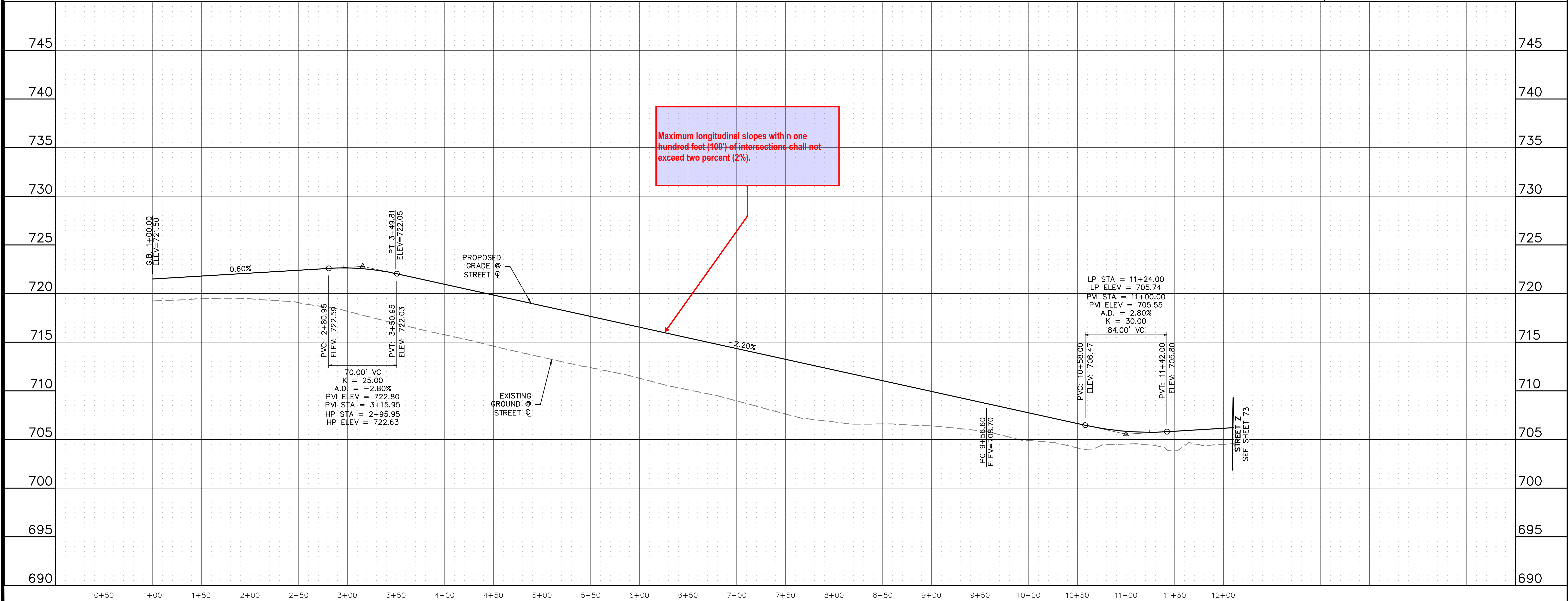




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**STREET Z**



Maximum longitudinal slopes within one hundred feet (100') of intersections shall not exceed two percent (2%).

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KALTER CAPITAL	MICHAEL PRYOR
CLIENT	KALTER CAPITAL
DATE	01/17/2025
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DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	72

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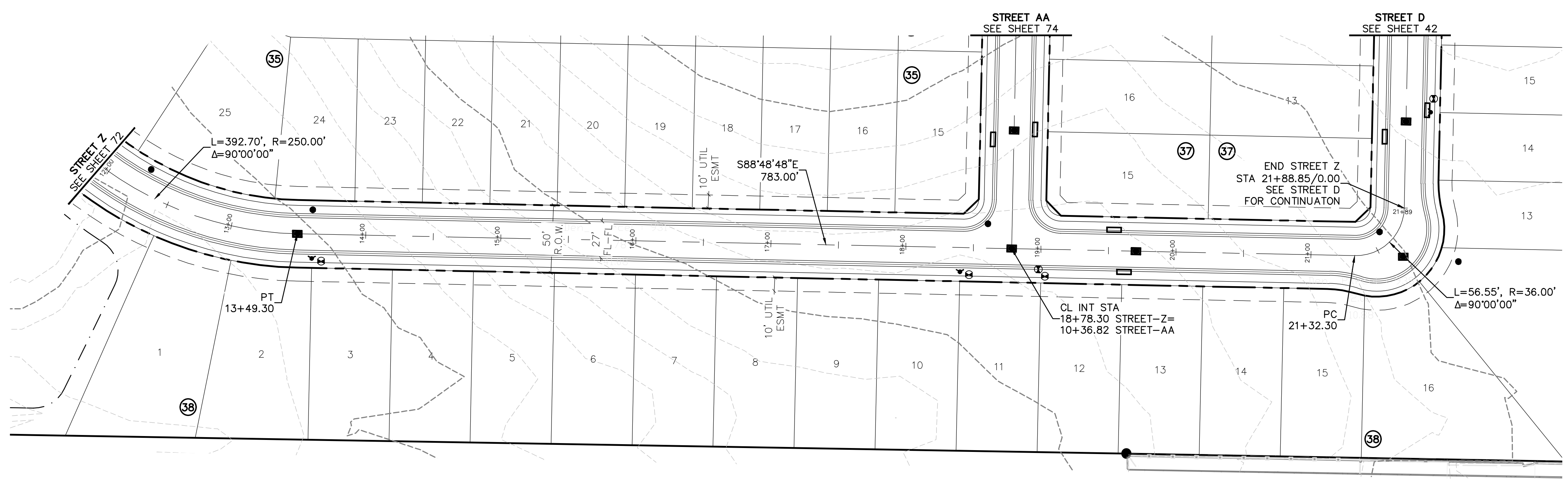
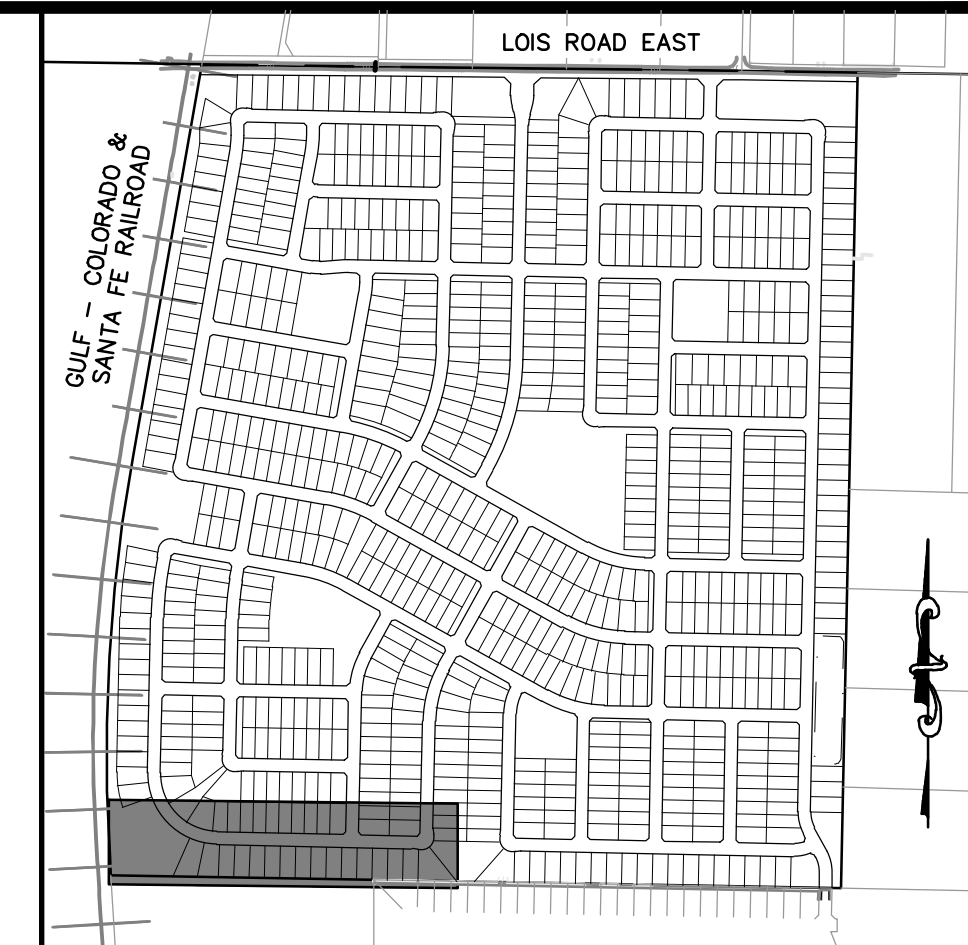




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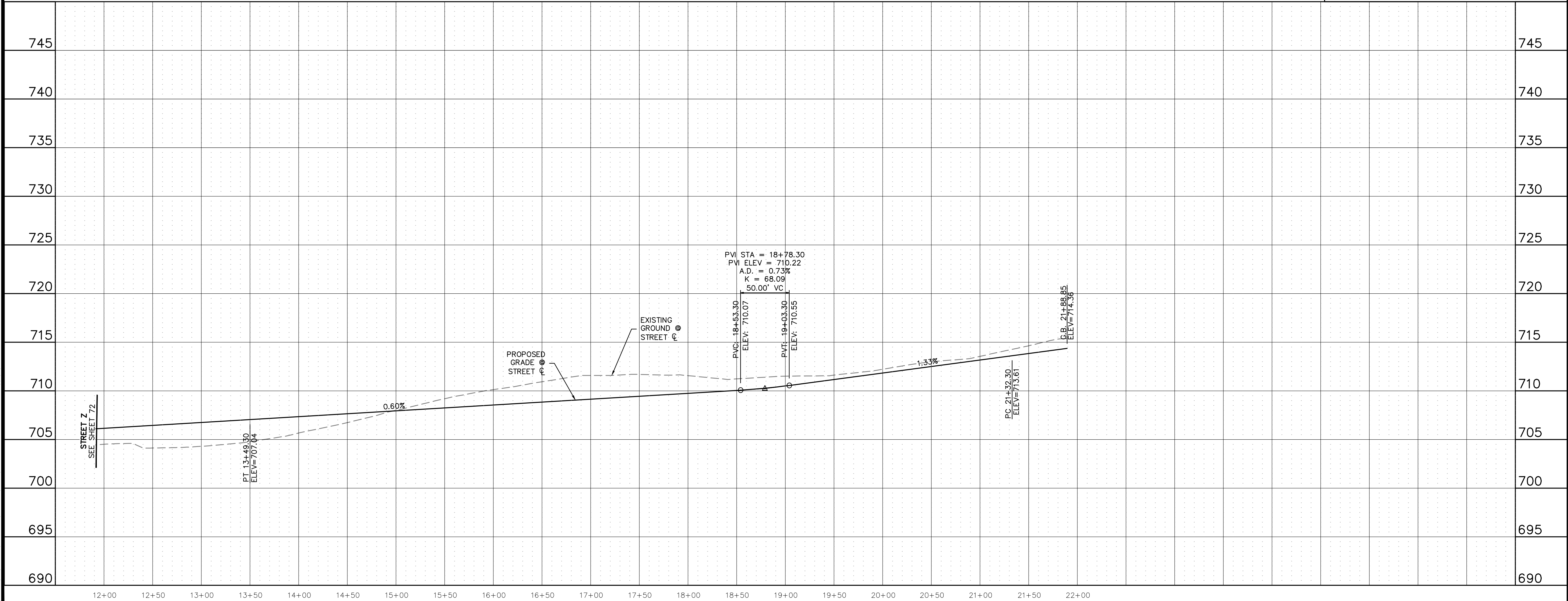
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STREET PLAN & PROFILES  
STREET Z

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

DATE: 01/17/2025

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P.M. JF  
JOB: 24097256  
SHEET NO. **73**

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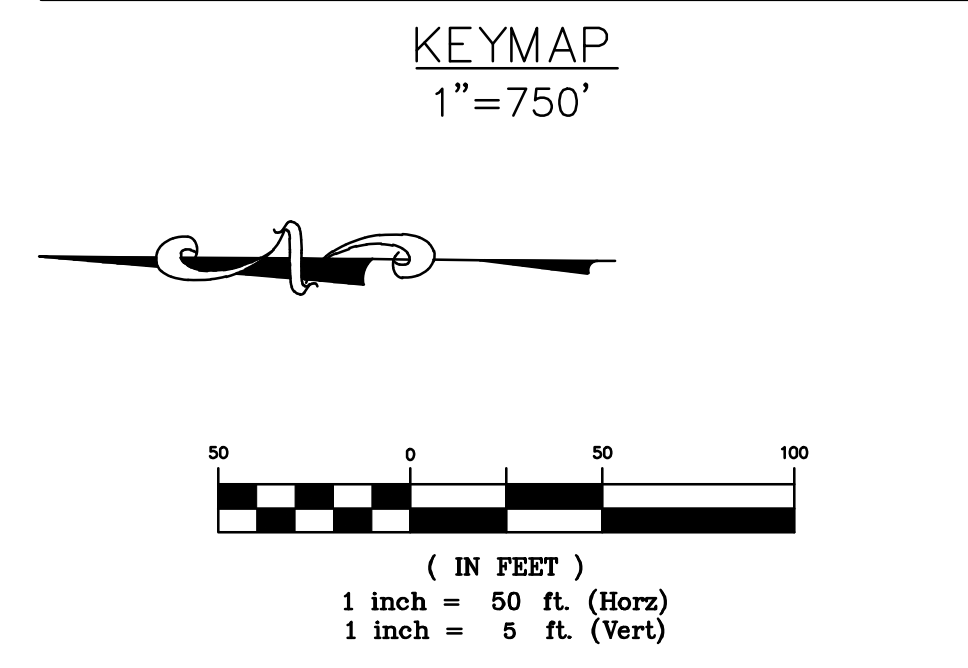


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STATE OF TEXAS  
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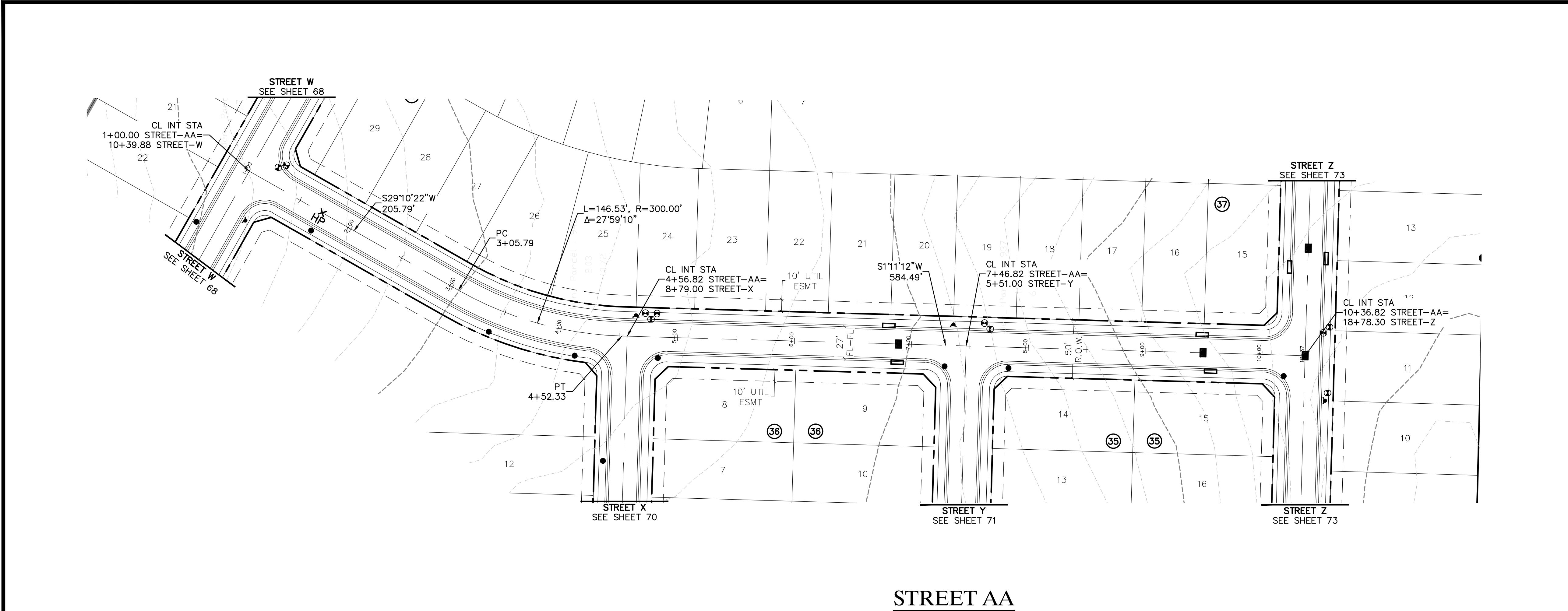
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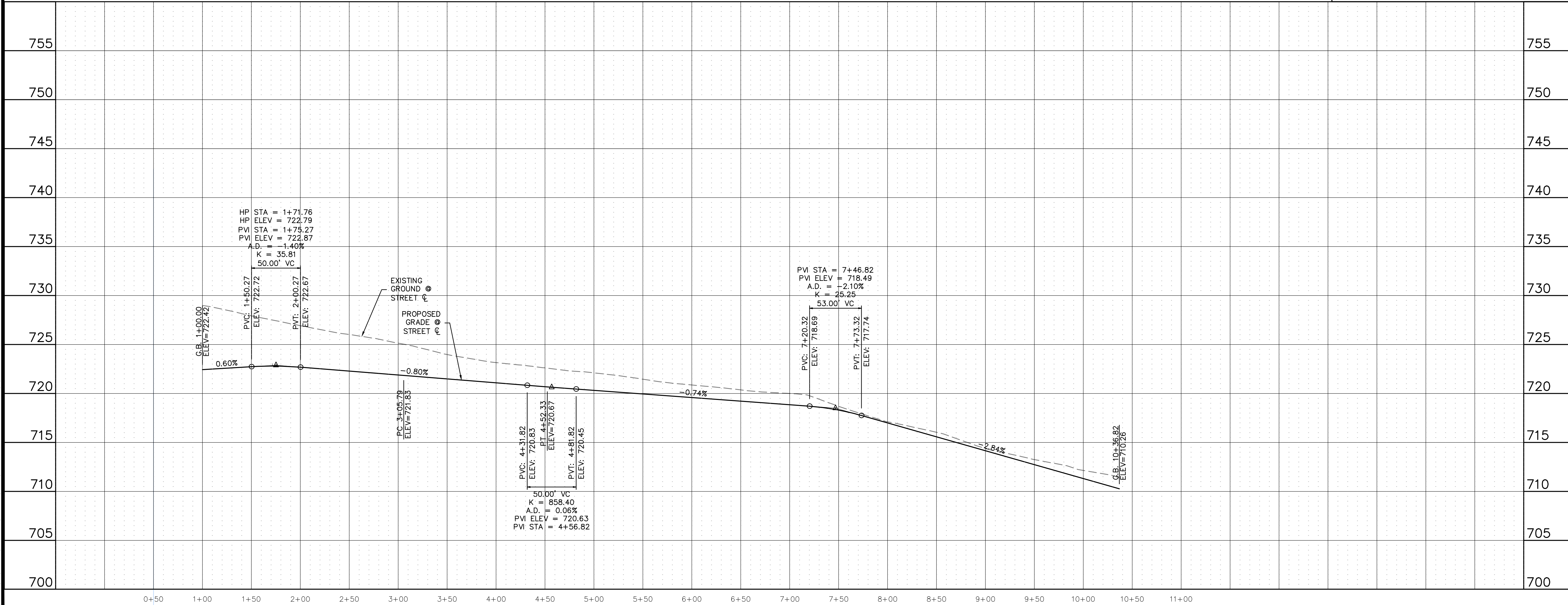
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JOB 24097256  
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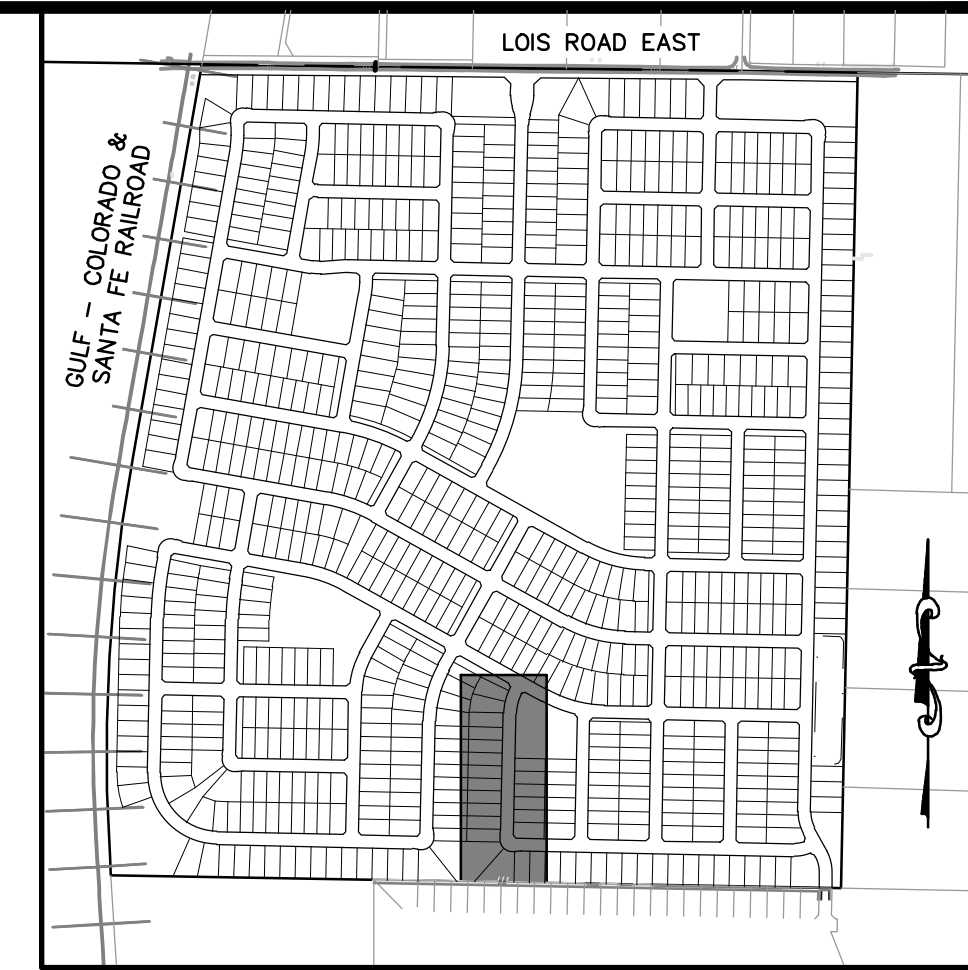
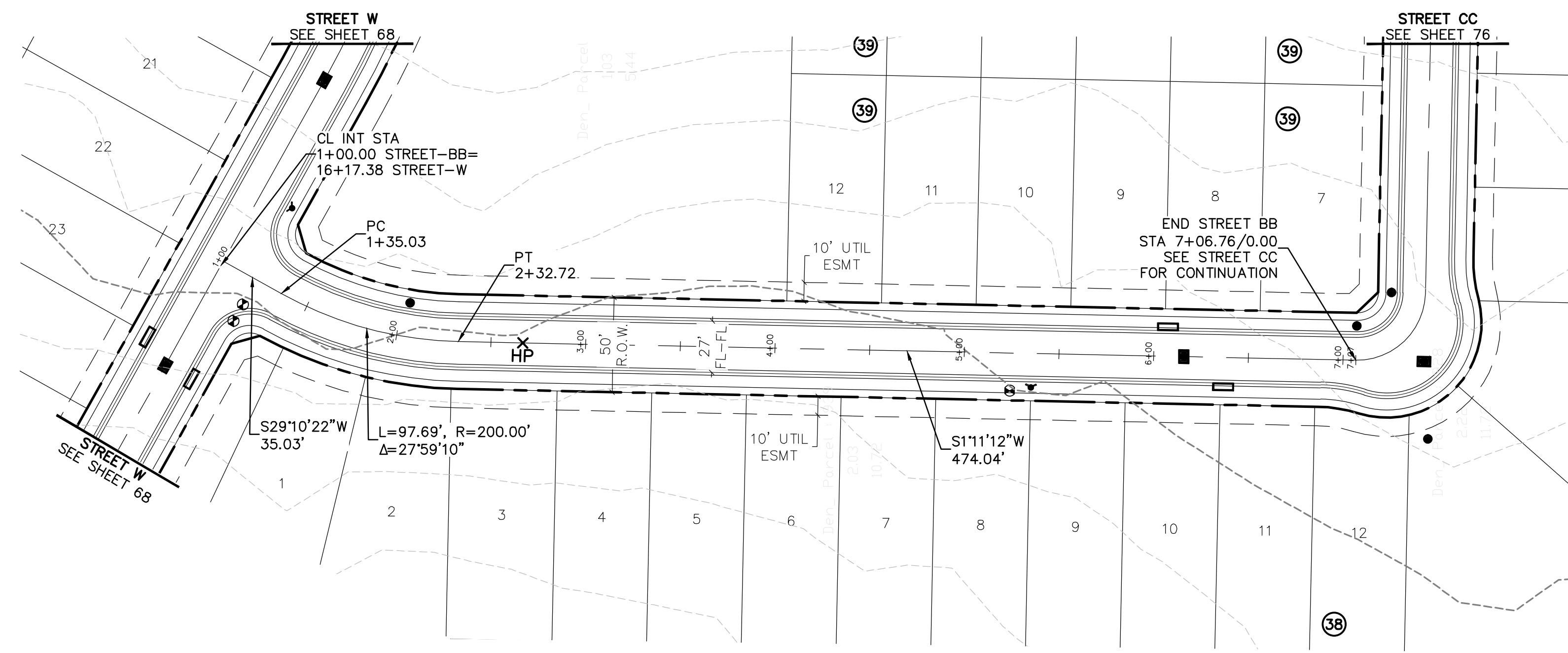
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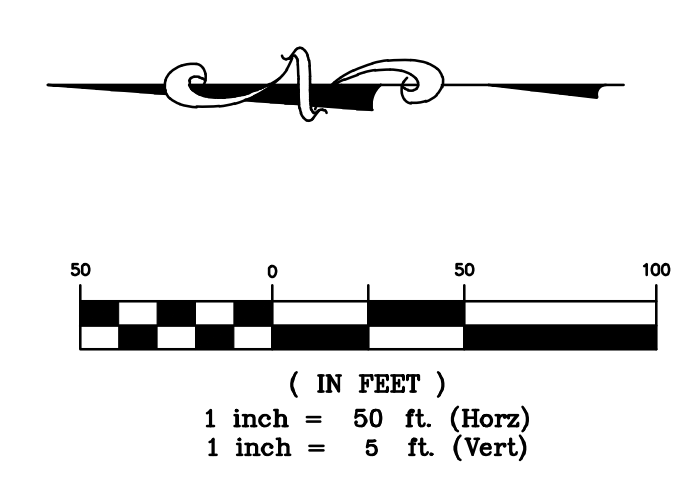
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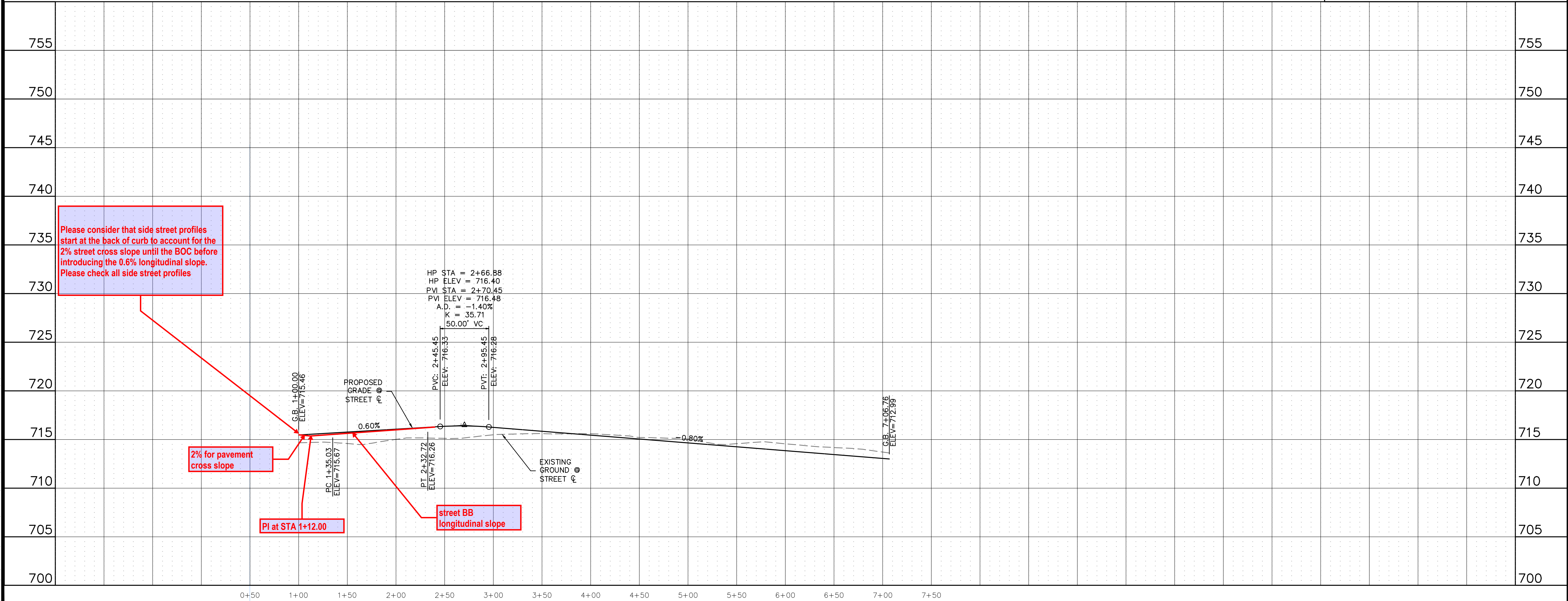
KEYMAP  
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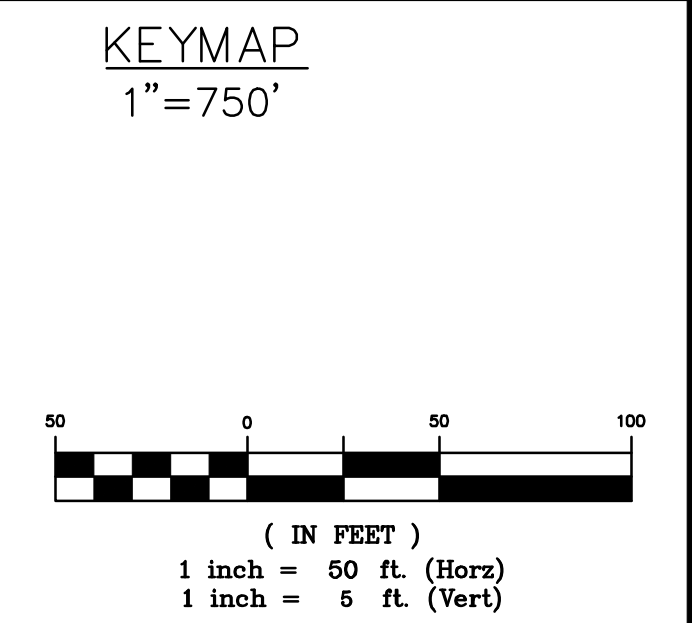
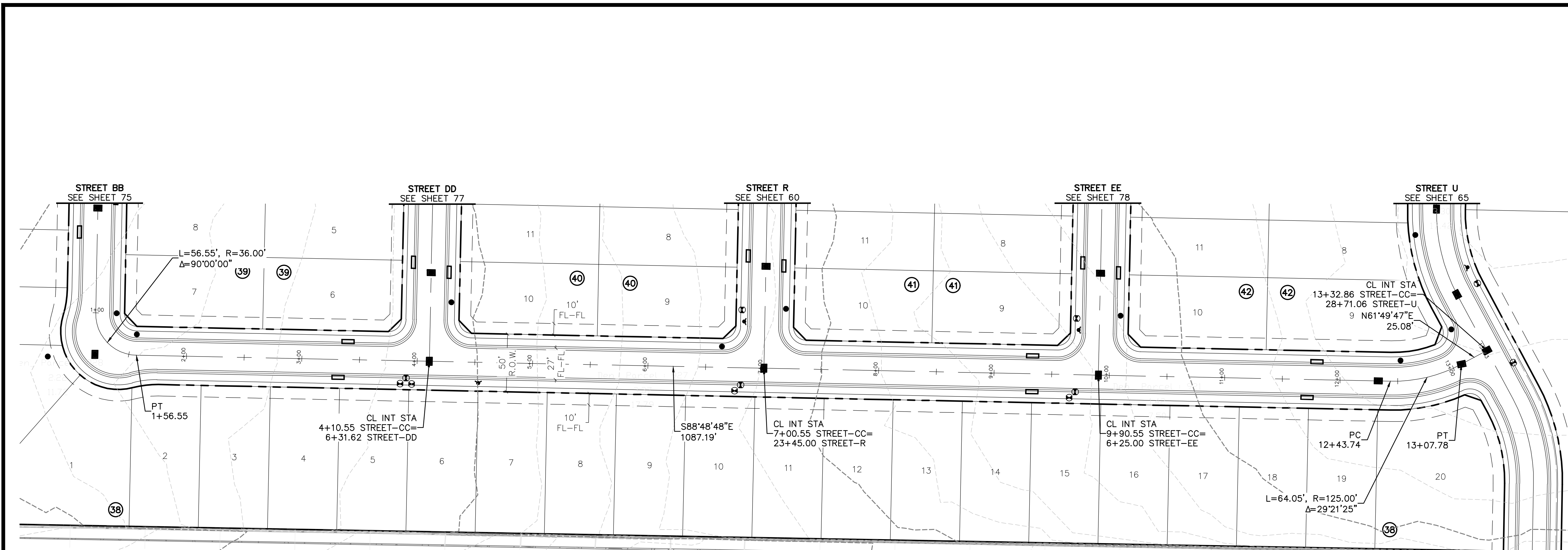
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<b>CLIENT</b>	KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS								
<b>CLIENT</b>	STREET PLAN & PROFILES STREET BB								
<b>DATE</b>	01/17/2025								
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NO.	DESCRIPTION								
<b>DR.</b>	TN   CH. KB								
<b>P.M.</b>	JF								
<b>JOB</b>	24097256								
<b>SHEET NO.</b>	75								

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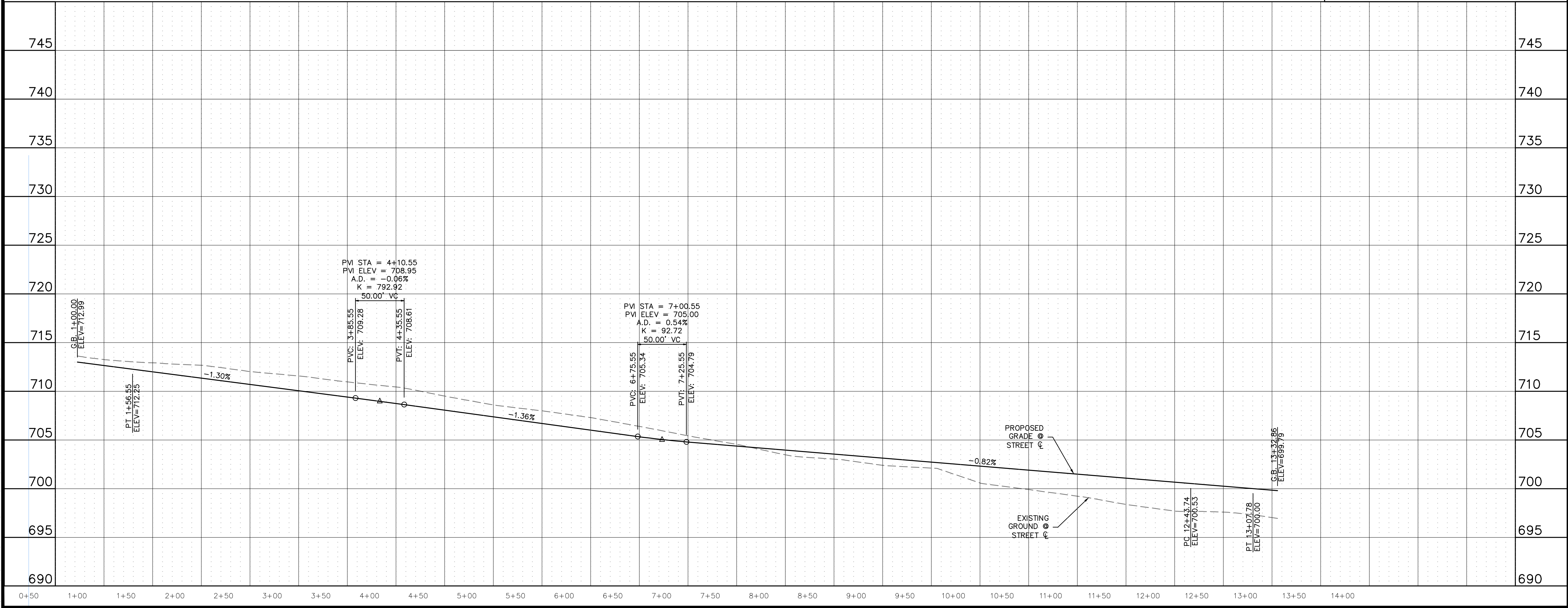




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	303.801.7333 MICHAEL PRYOR

---

<b>KALTER CAPITAL</b>	LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
<b>CLIENT</b>	CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
<b>PROJECT</b>	STREET PLAN & PROFILES STREET CC

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<b>DATE</b>	01/17/2025						
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NO.	DESCRIPTION						

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<b>DR.</b>	TN	CH. KB
<b>P.M.</b>	JF	
<b>JOB</b>	24097256	
<b>SHEET NO.</b>	<b>76</b>	

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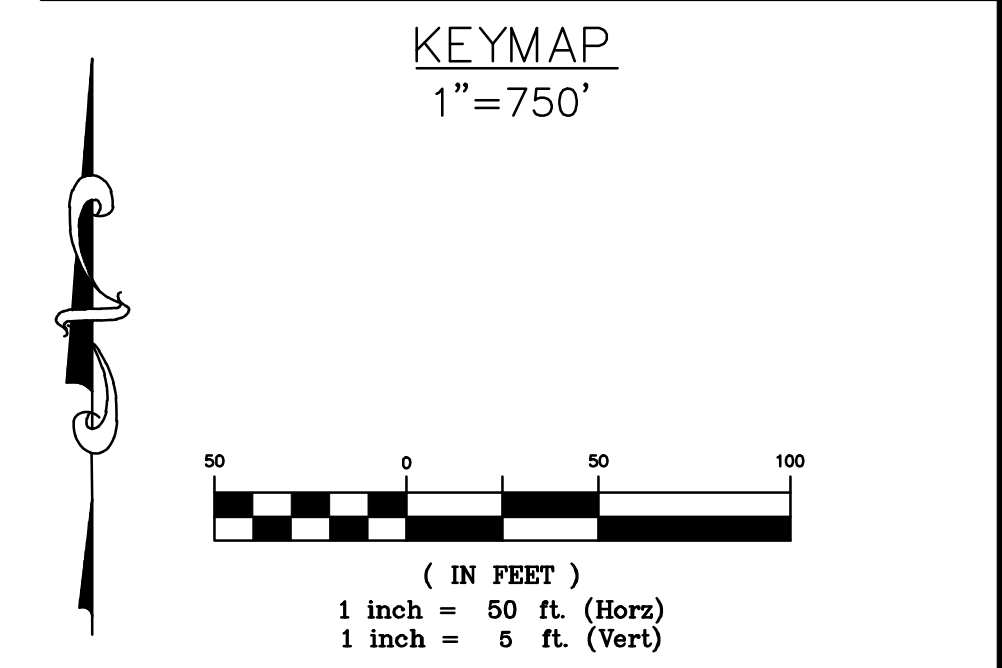
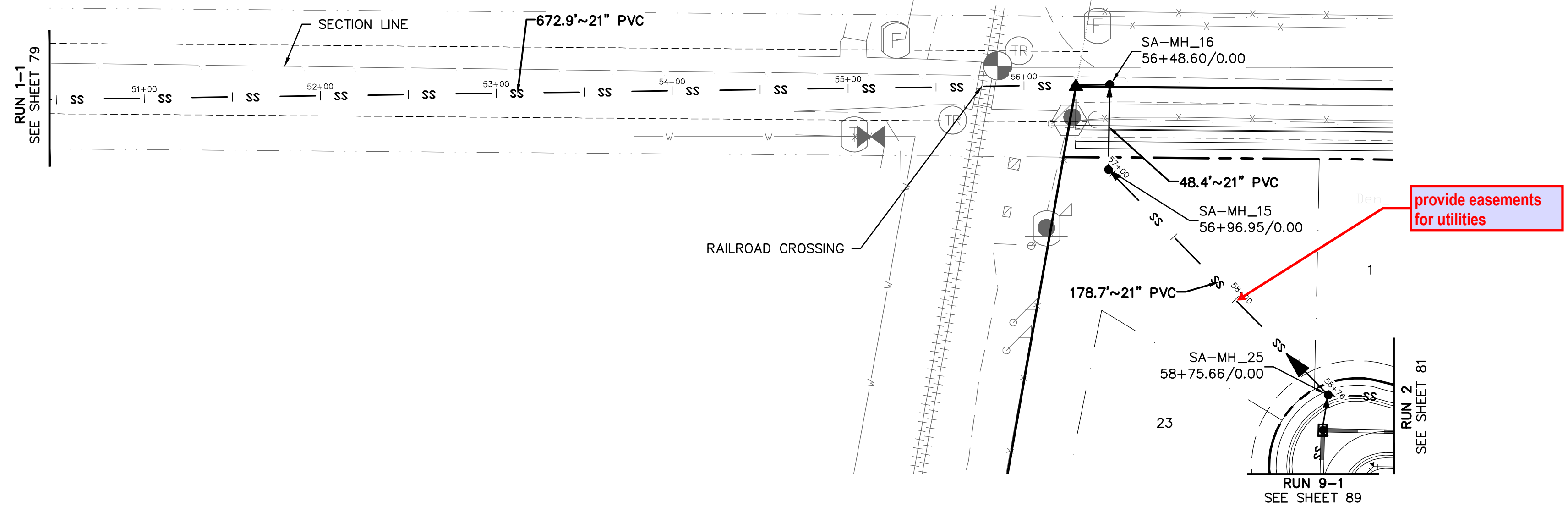




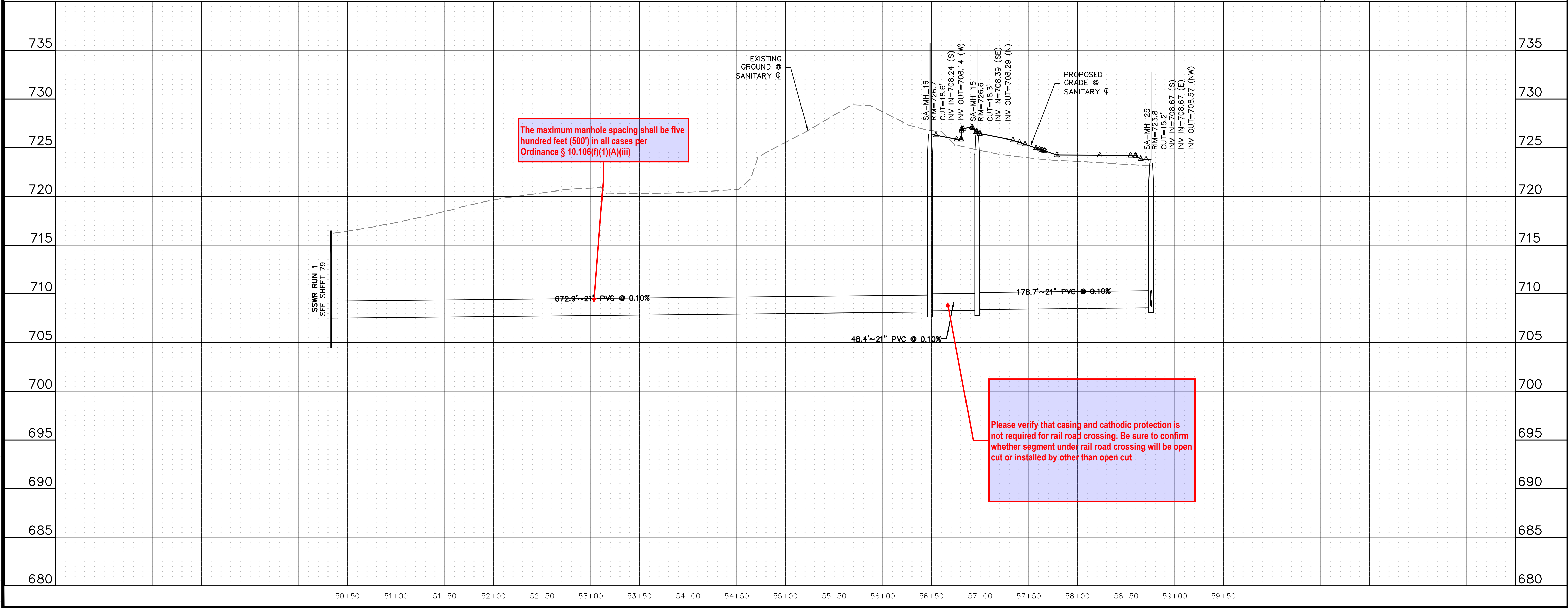








**RUN 1-2**



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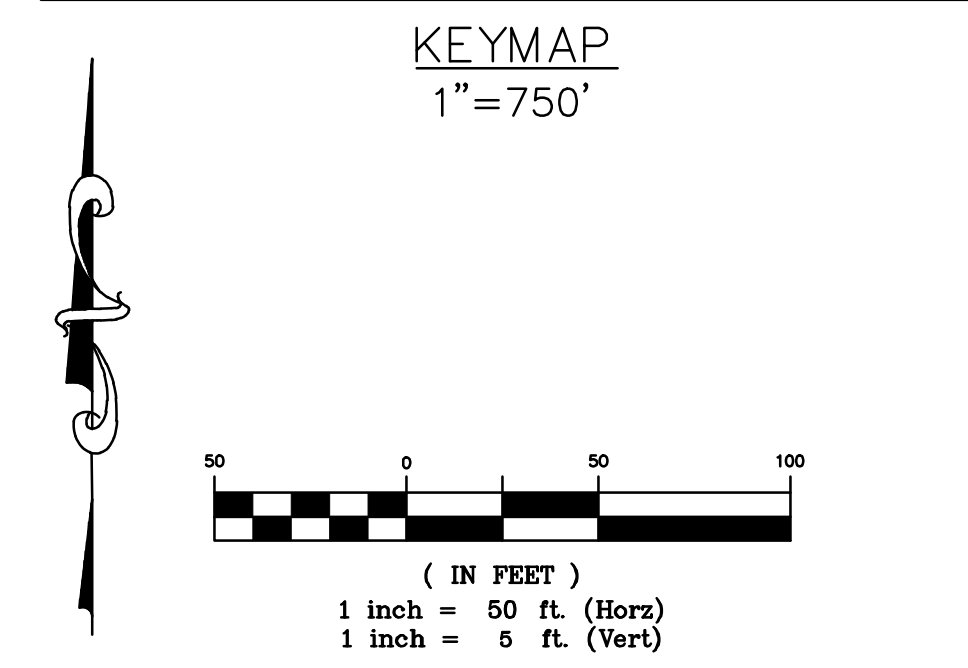
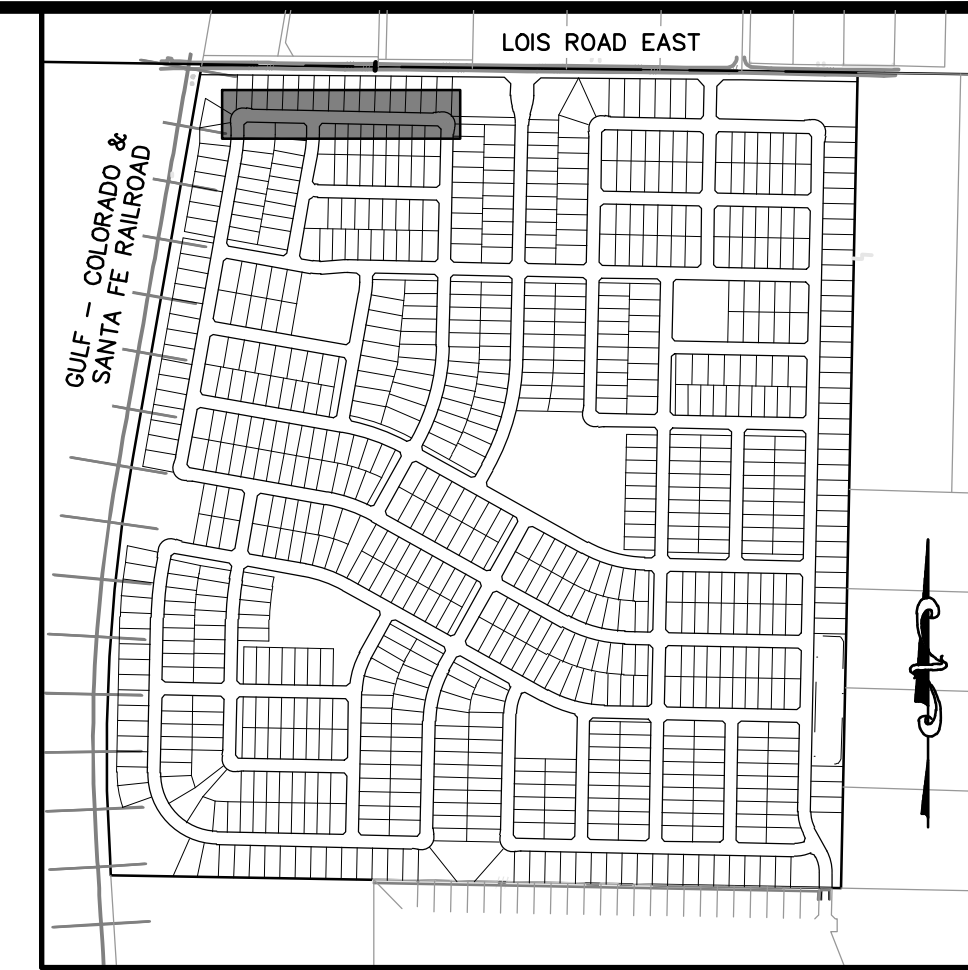
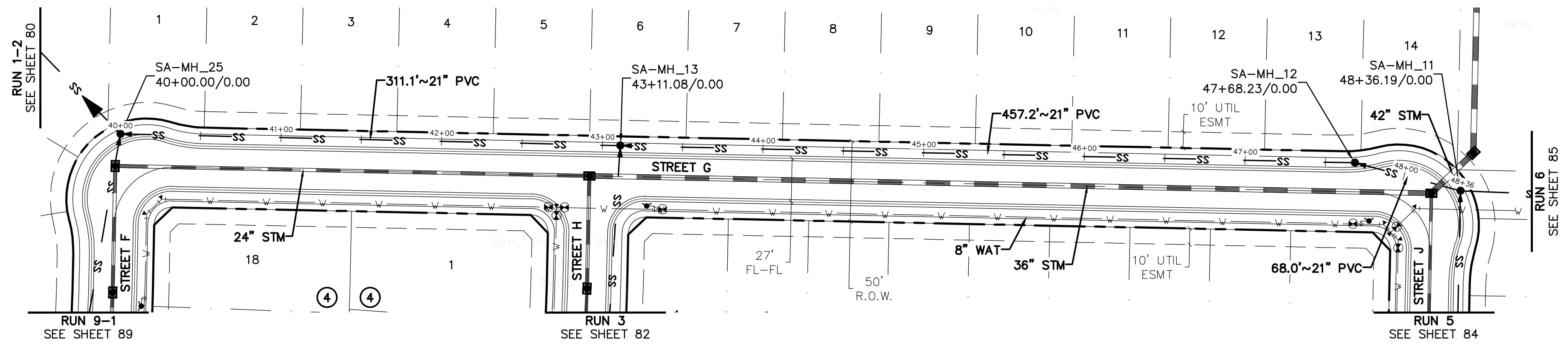
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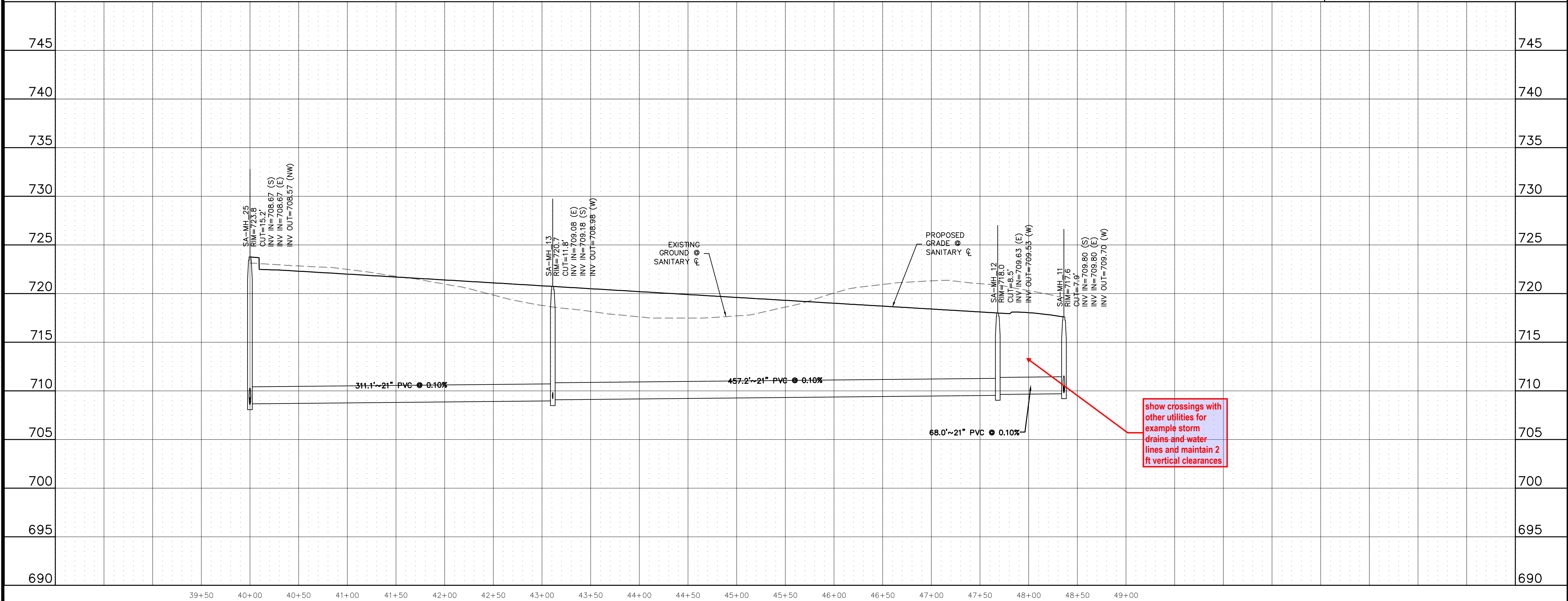
CLIENT	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127	DATE	01/17/2025
REVISIONS		DATE	
DR.	TN	CH.	KB
P.M.	JF	JOB	24097256
SHEET NO.	80		

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**RUN 2**



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BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

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303.801.7333  
MICHAEL PRYOR

**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS

**SANITARY SEWER PLAN & PROFILES**  
RUN 2

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. **81**

CAD FILE: 24097256-PRM-SSWR-PP-02.DWG

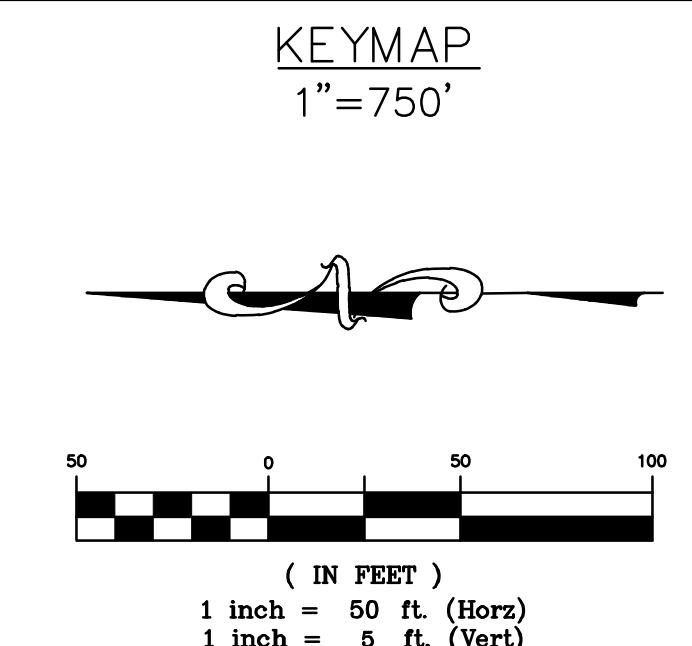
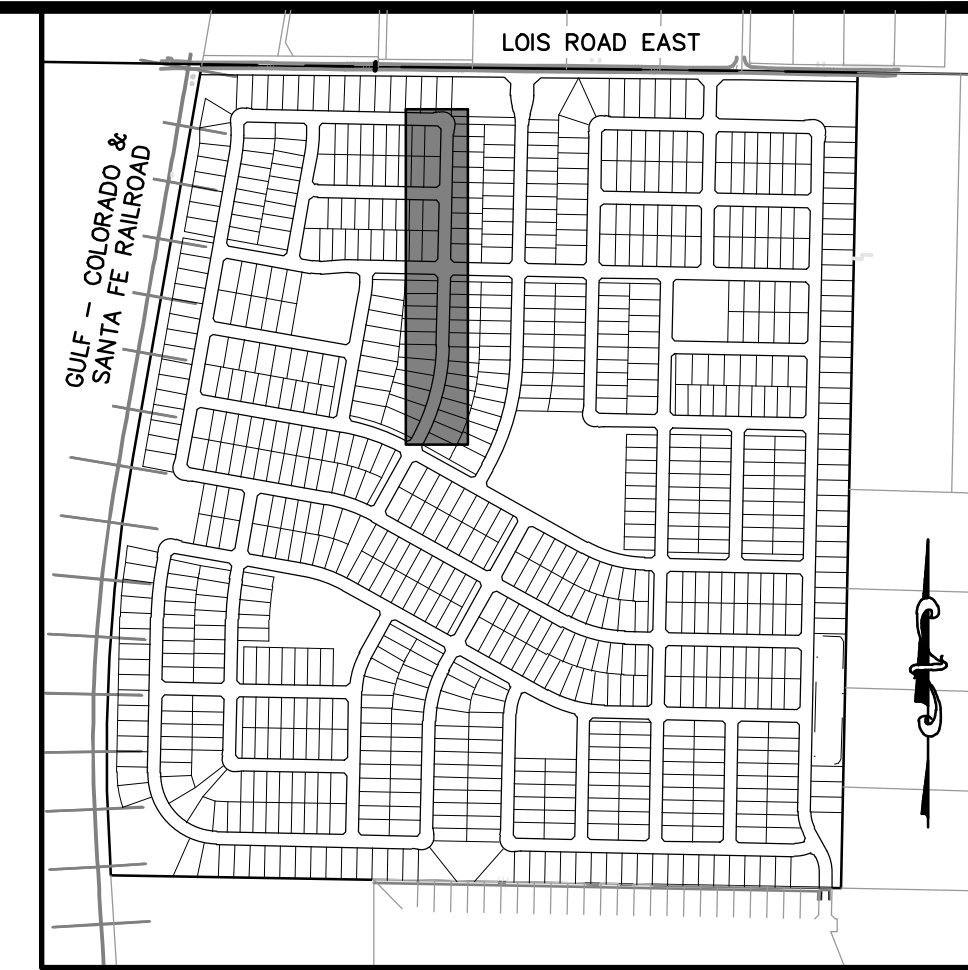
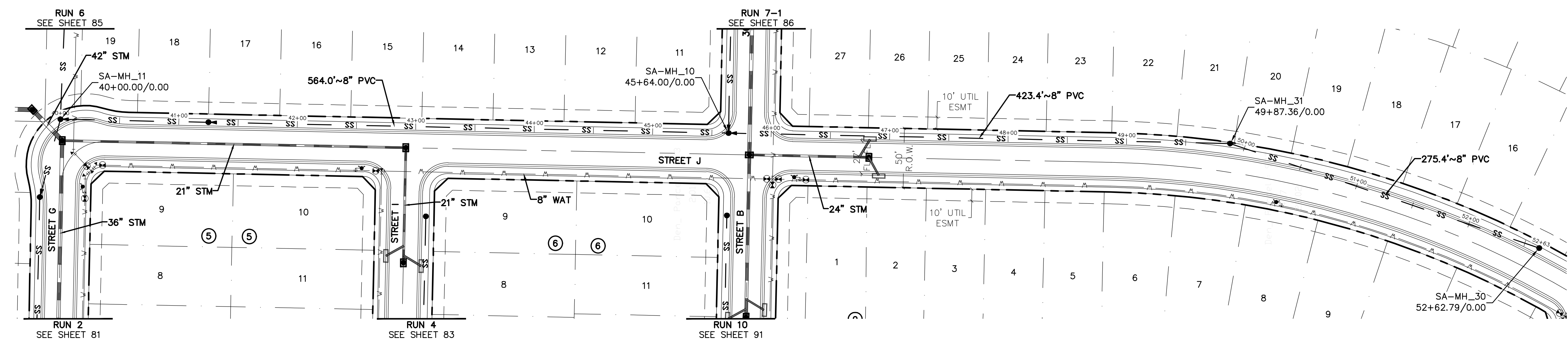








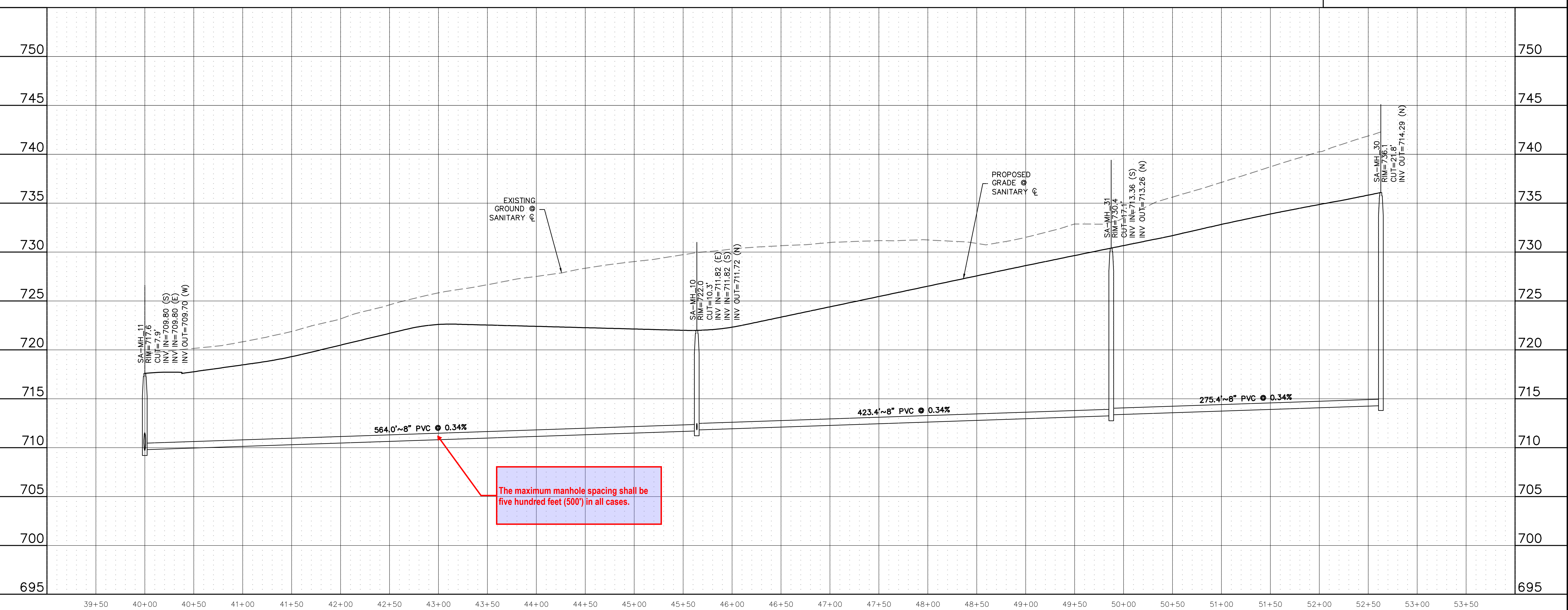




**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 5**



The maximum manhole spacing shall be five hundred feet (500') in all cases.

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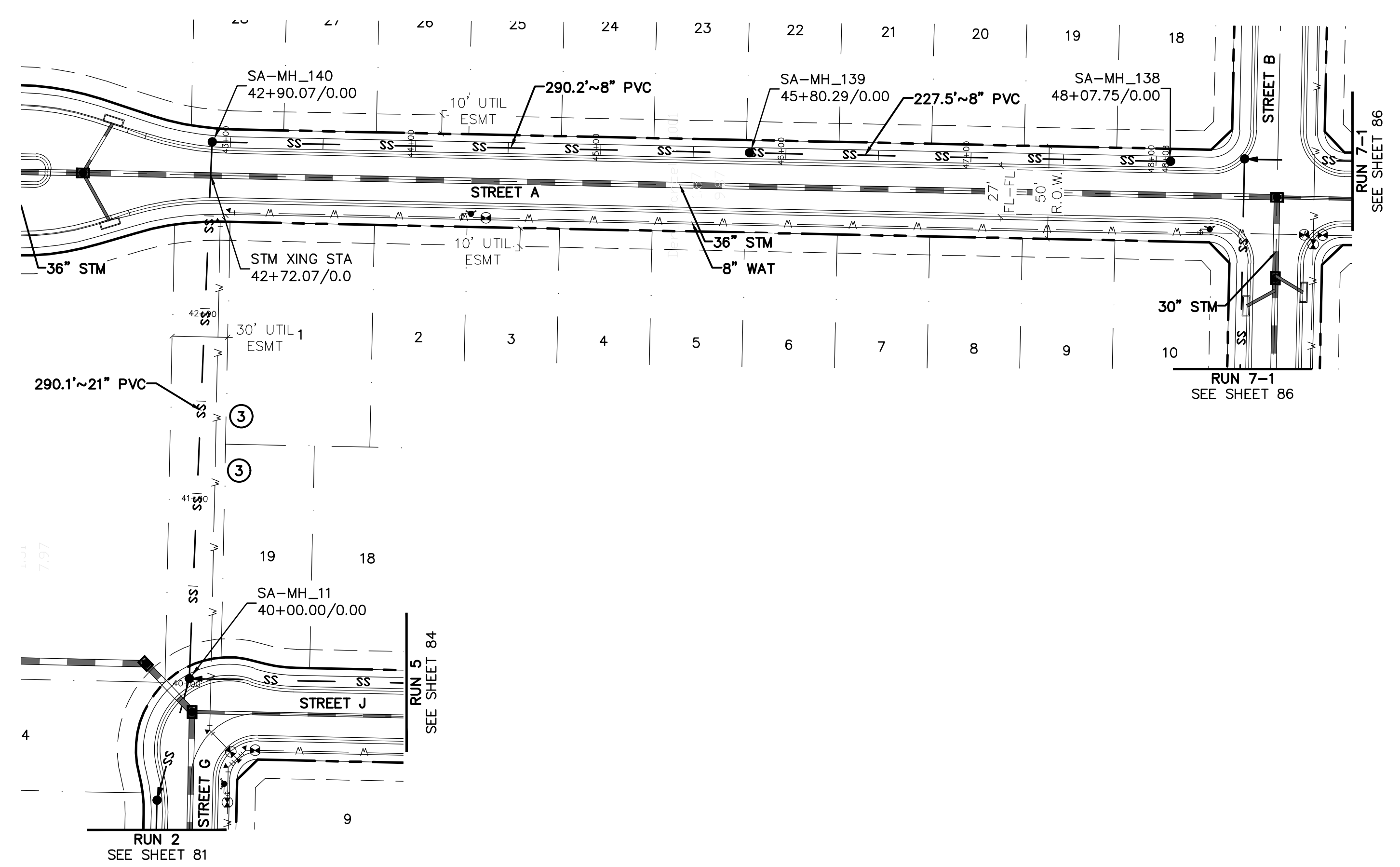
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CLIENT	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127						
DATE	01/17/2025						
REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION				
NO.	DESCRIPTION						
DR.	TN CH. KB						
P.M.	JF						
JOB	24097256						
SHEET NO.	84						

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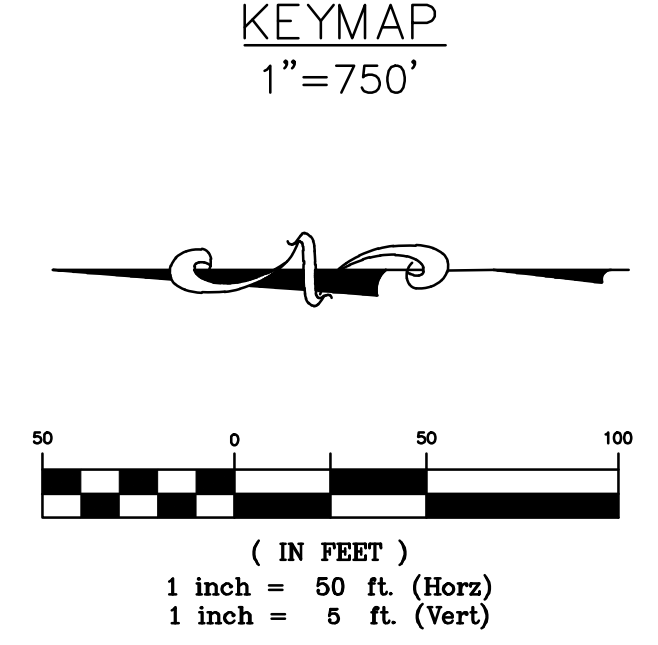


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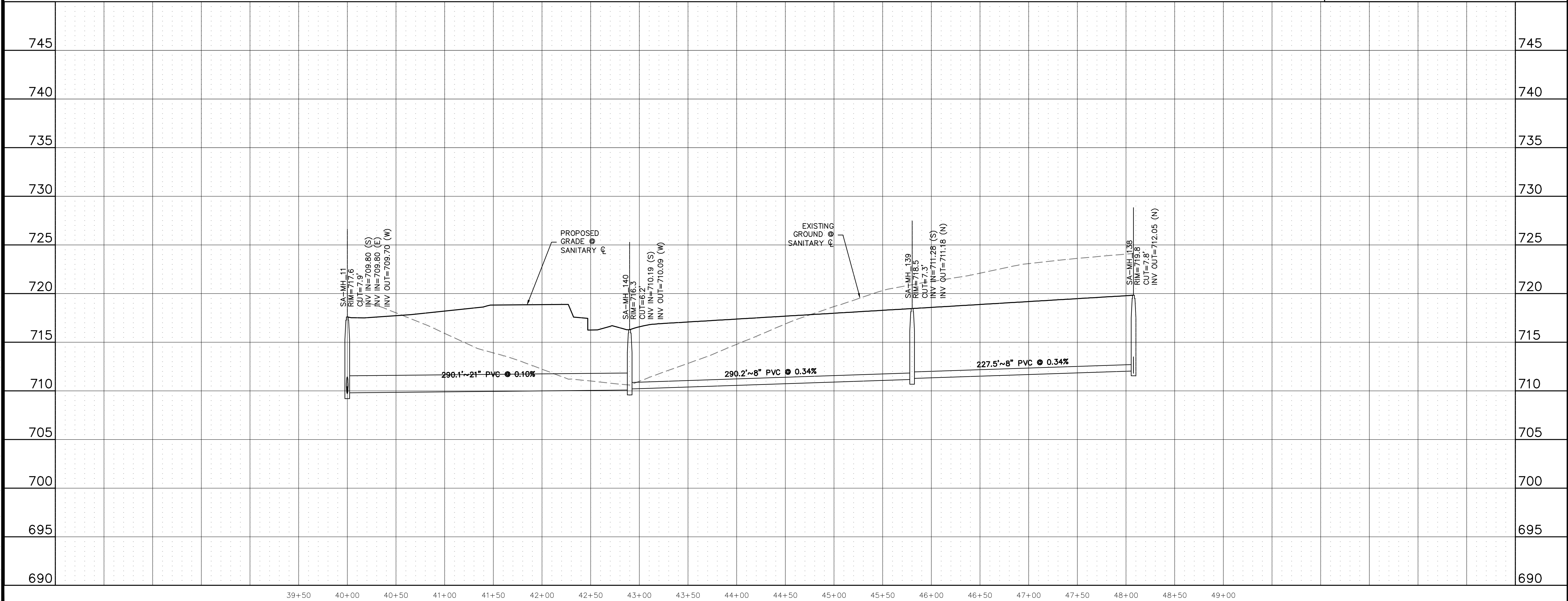


**BENCHMARK:**  
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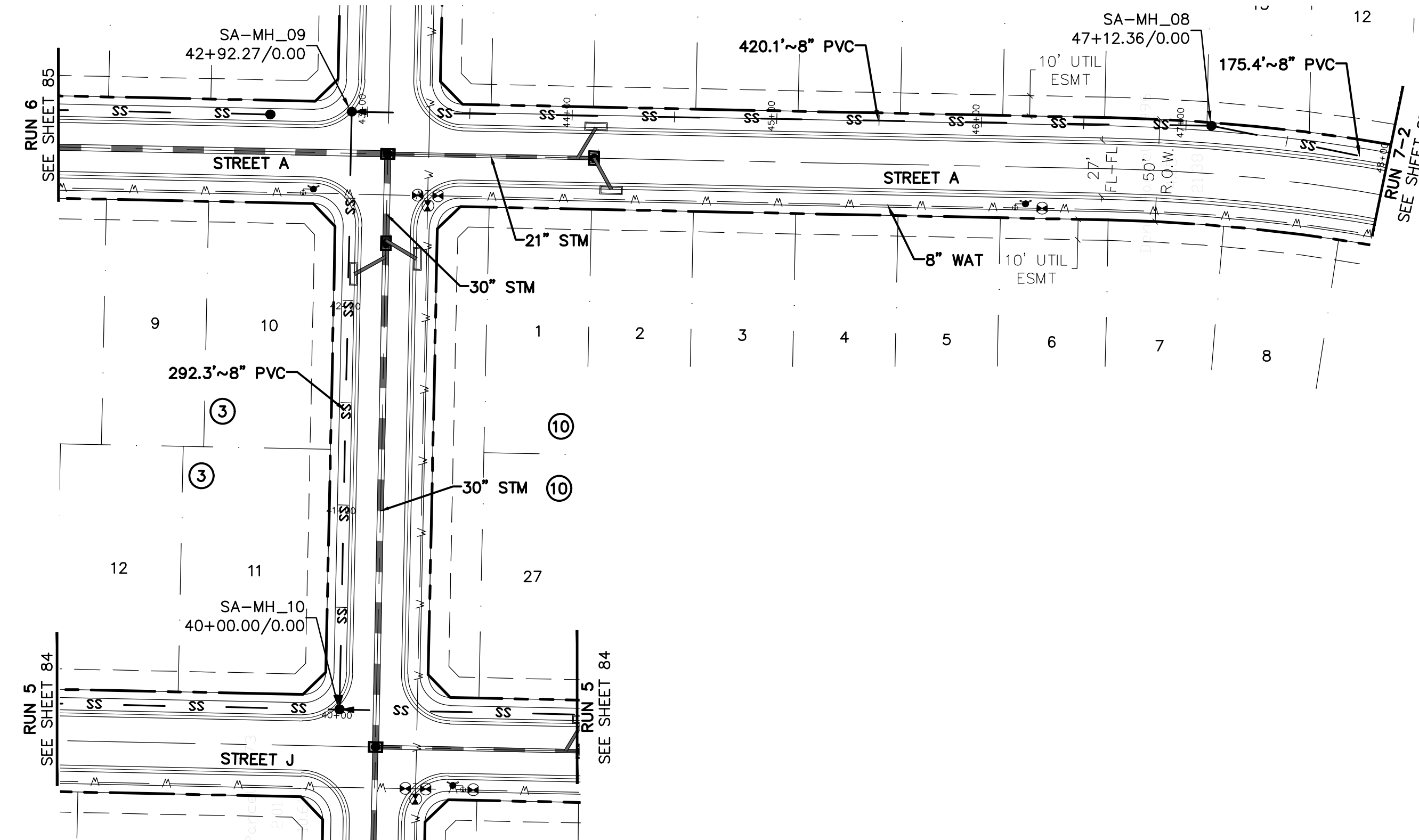
**RUN 6**



CLIENT	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127
CLIENT	KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
DATE	01/17/2025
REVISIONS	1st SUBMITTAL TO JURISDICTION 01/17/2025 - RMB
DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	85

CAD FILE: 24097256-PRJ-PLAN-SSWR-PP-08.DWG

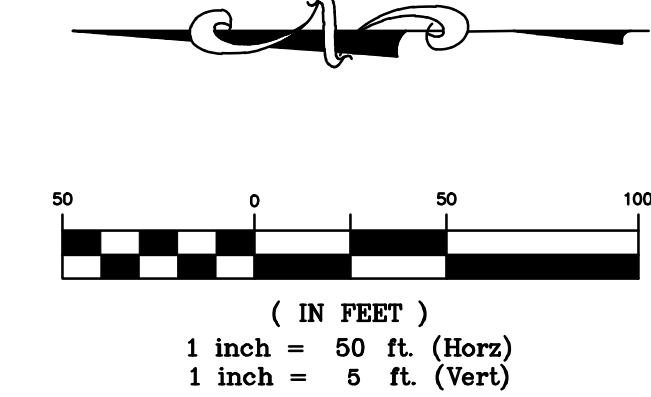




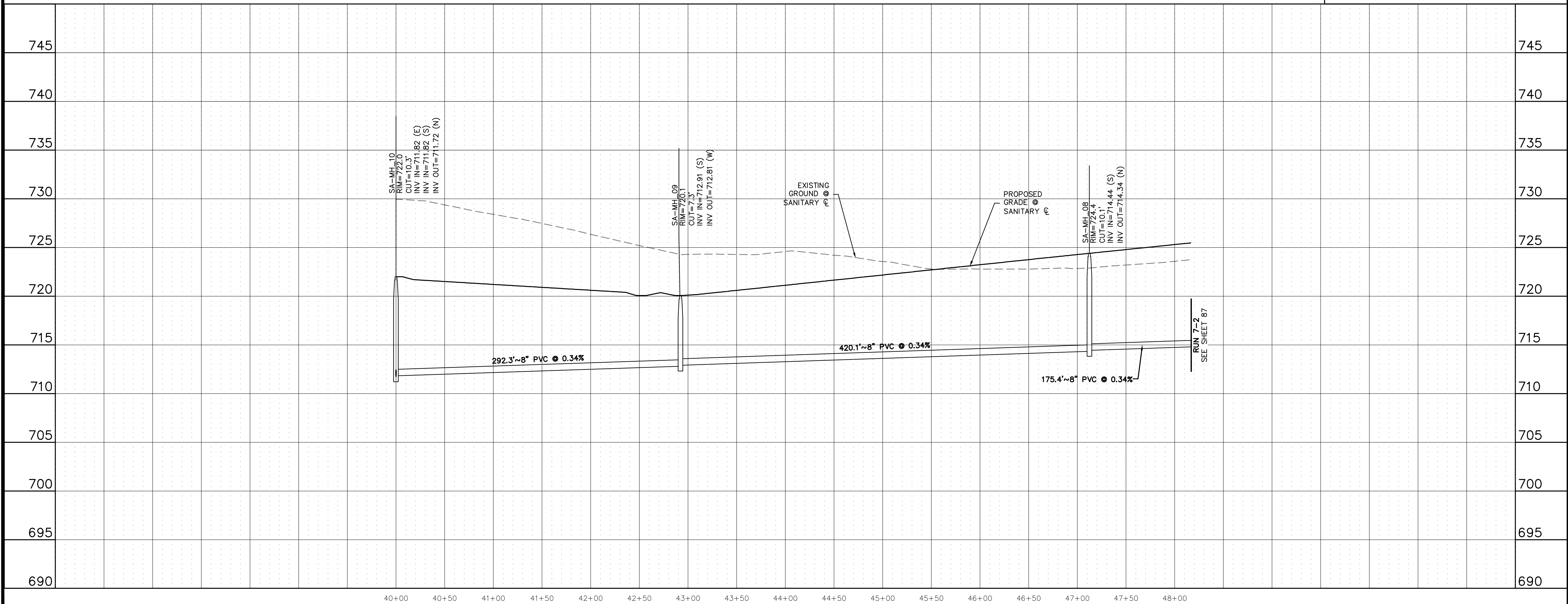
RUN 7-1



KEYMAP  
1"=750'



**BENCHMARK:**  
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MICHAEL PRYOR

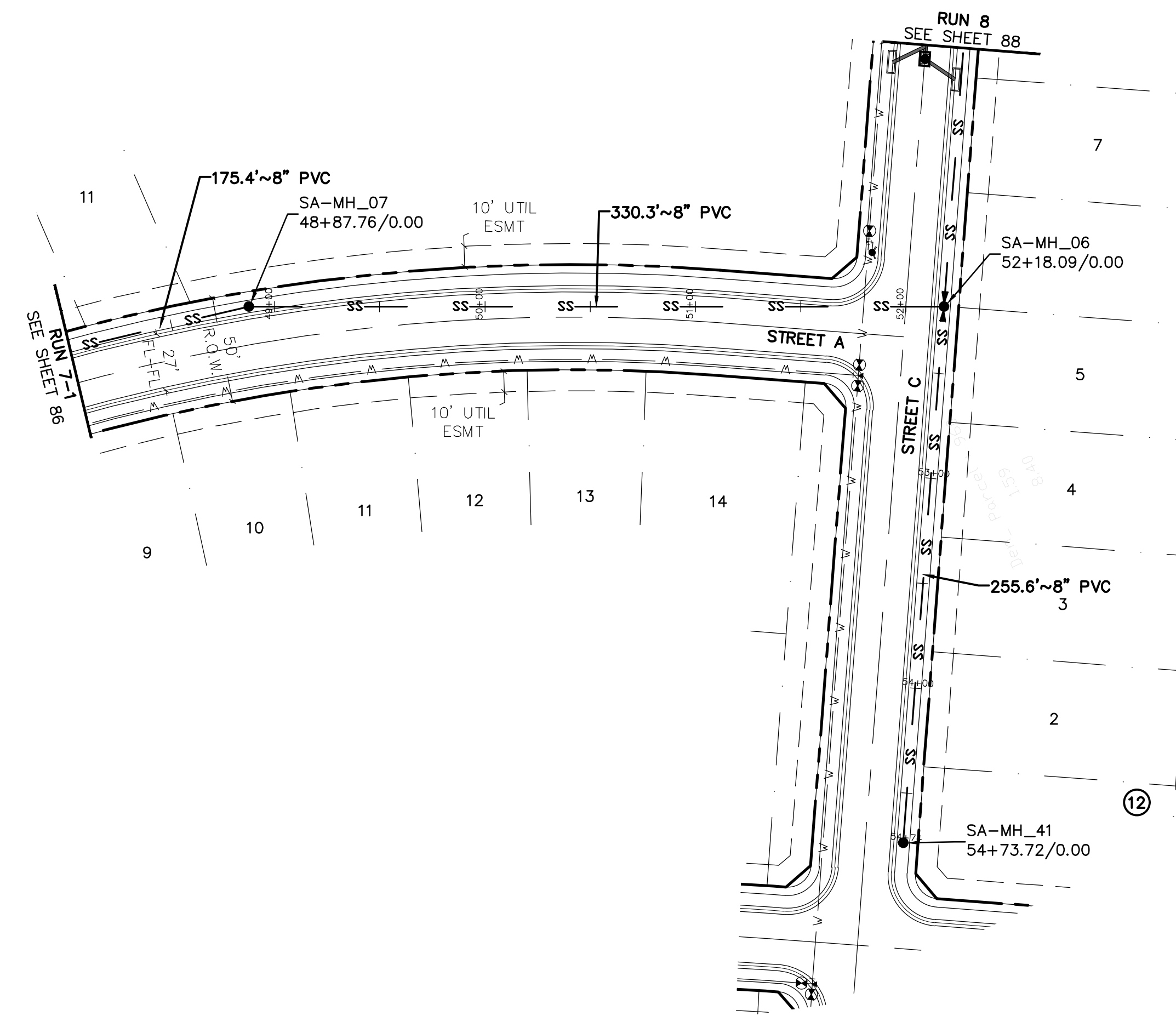
**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
SANITARY SEWER PLAN & PROFILES  
RUN 7-1

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB  
REVISIONS:  
DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO.: 86

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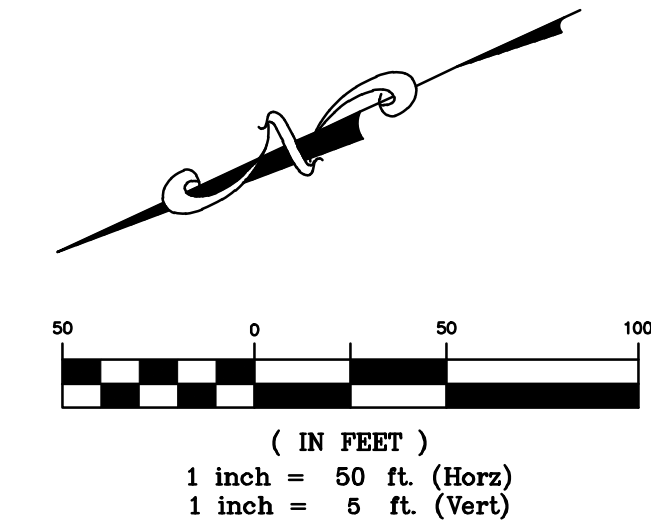




RUN 7-2



KEYMAP  
1"=750'



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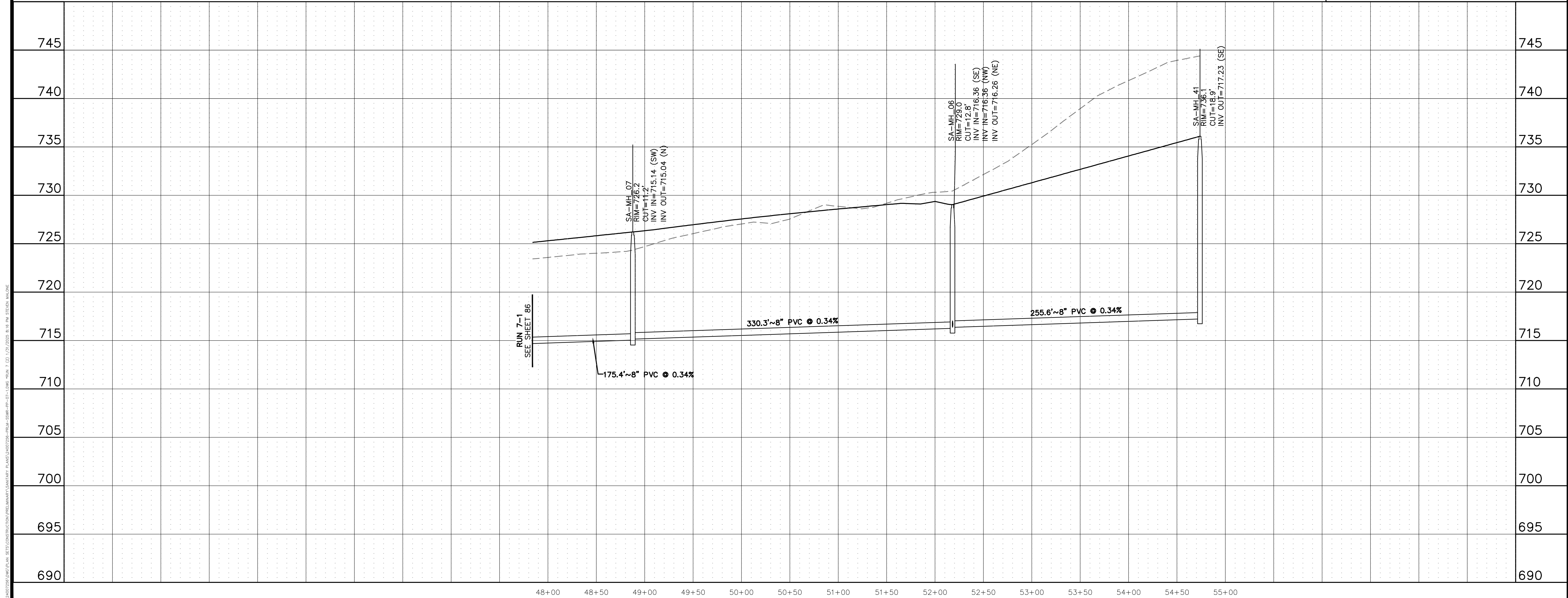
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LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
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RUN 7-2

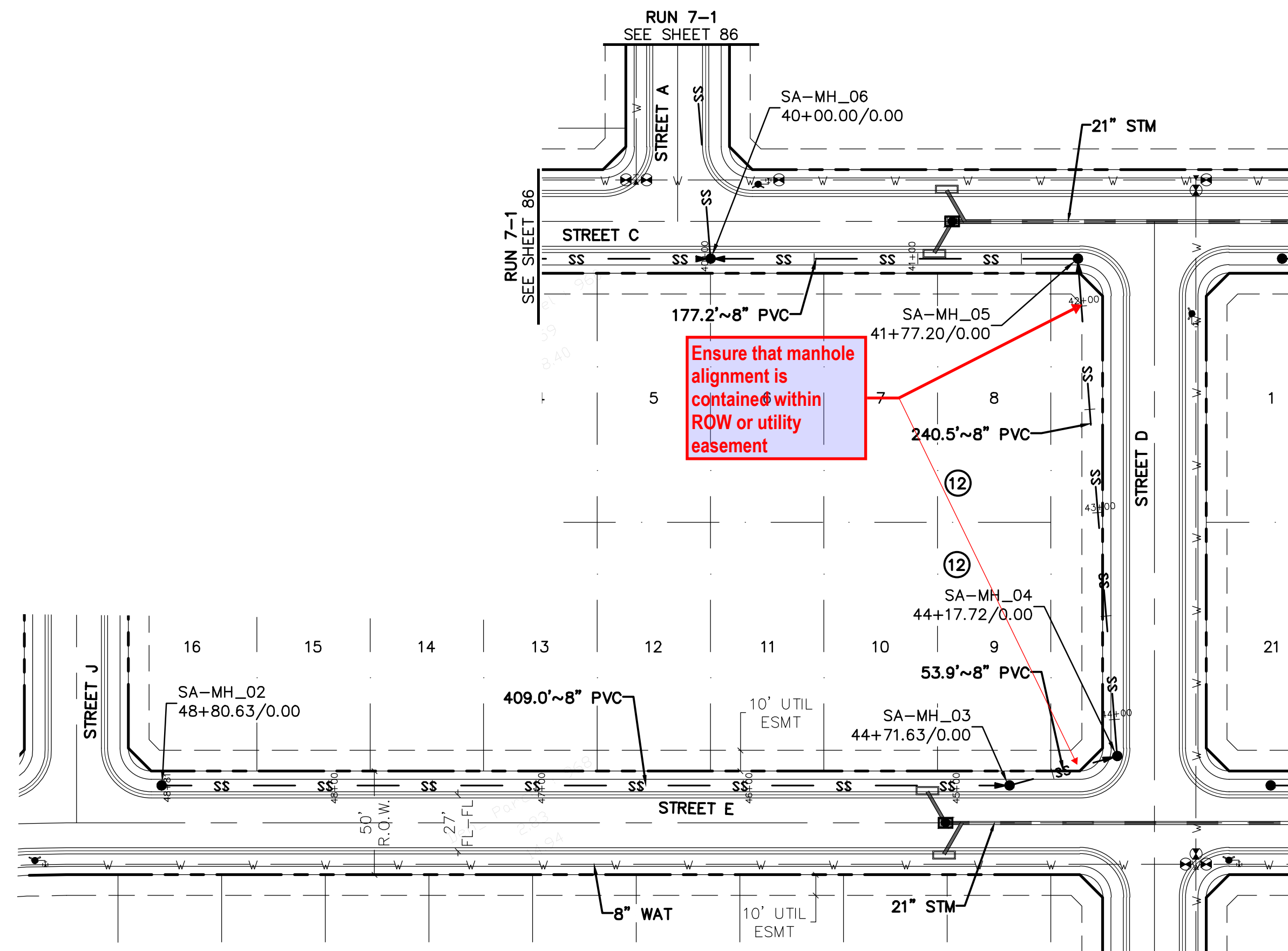
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REVISIONS	A 1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB	
DR.	TN	CH. KB
P.M.	JF	
JOB	24097256	
SHEET NO.	87	



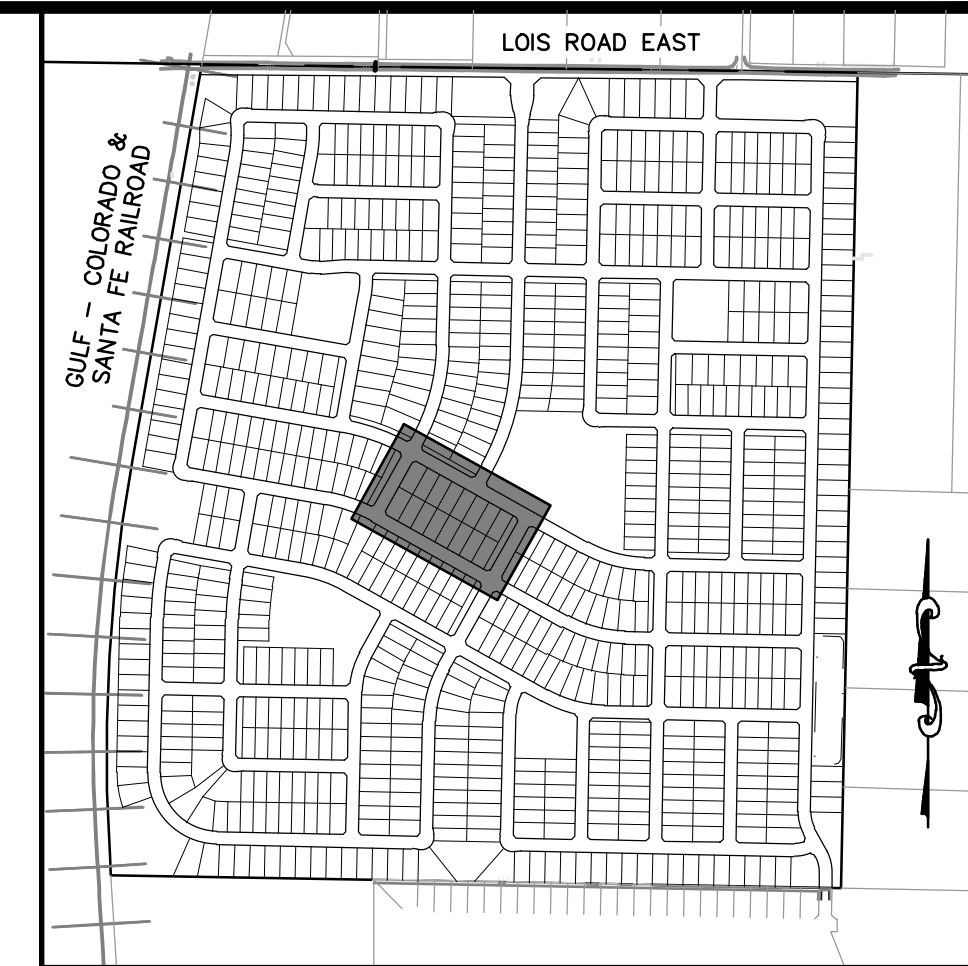
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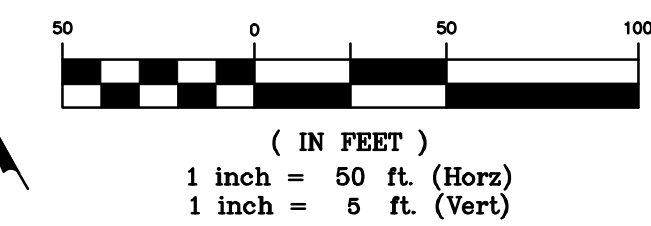
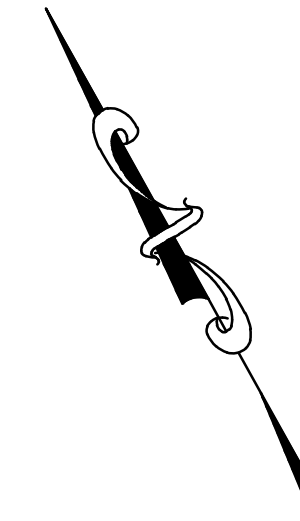




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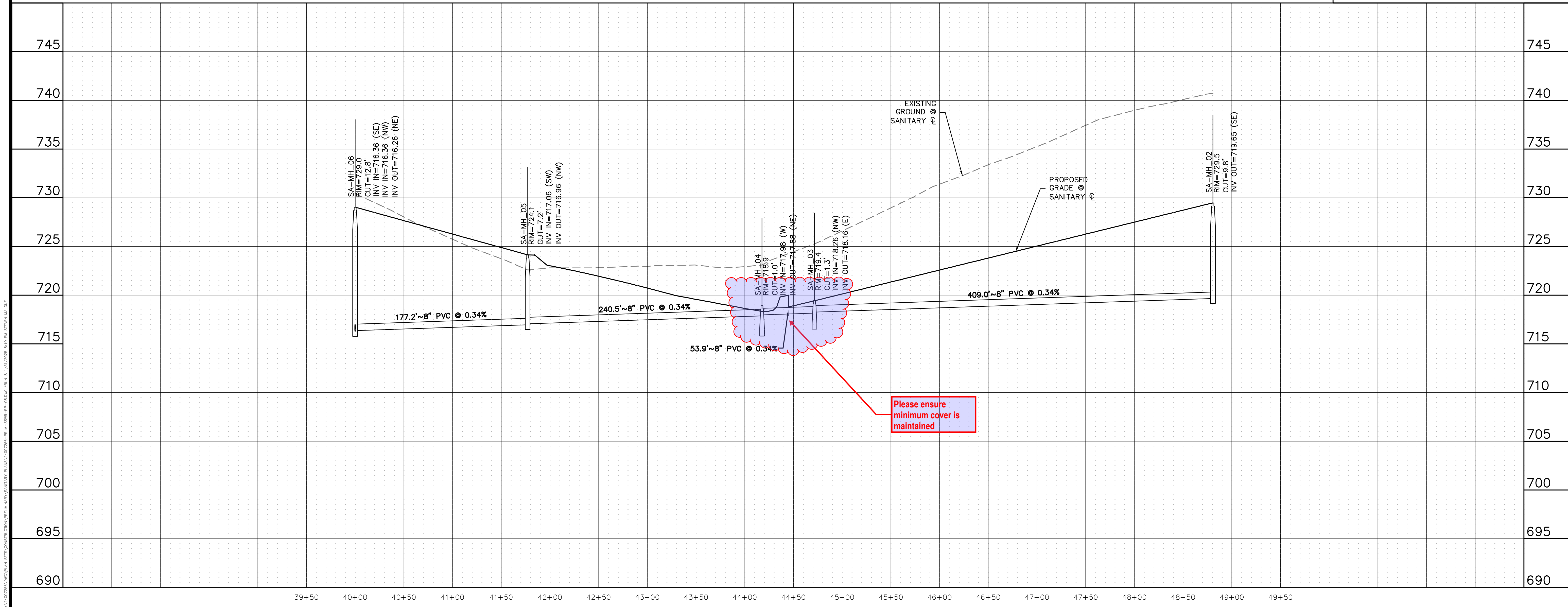


**KEYMAP**  
1"=750'



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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MICHAEL PRYOR

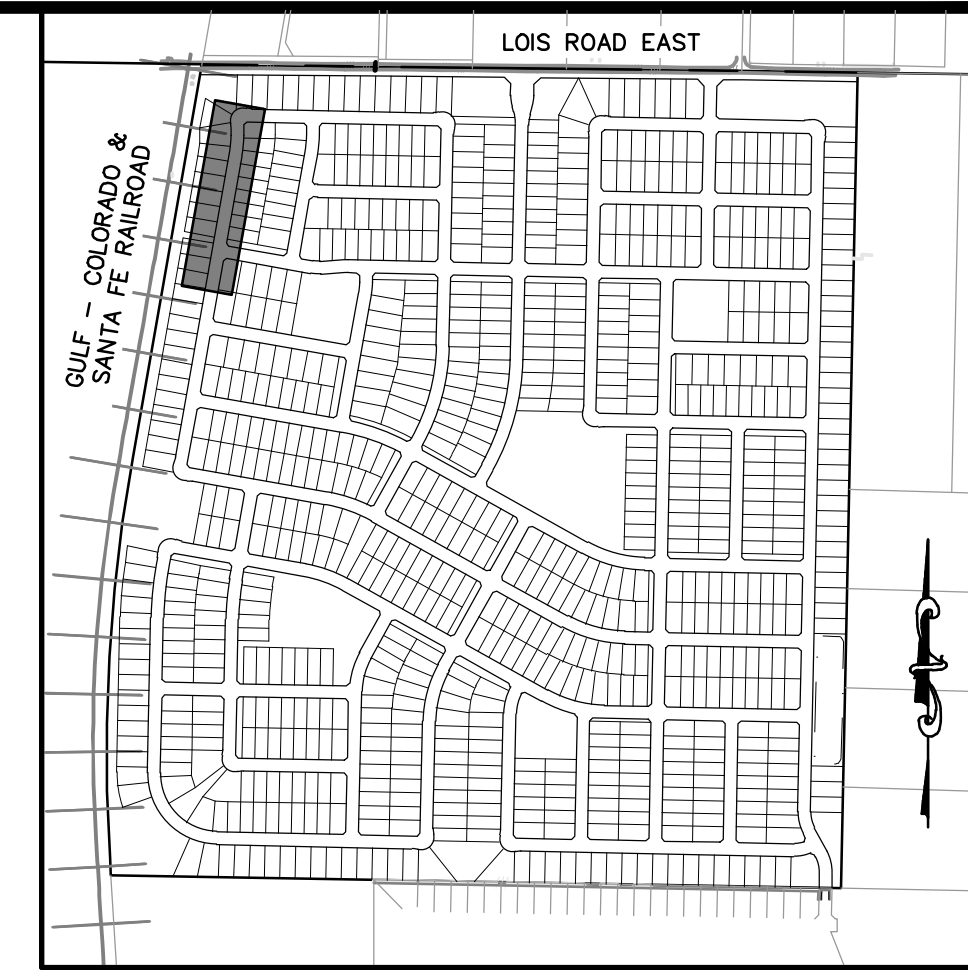
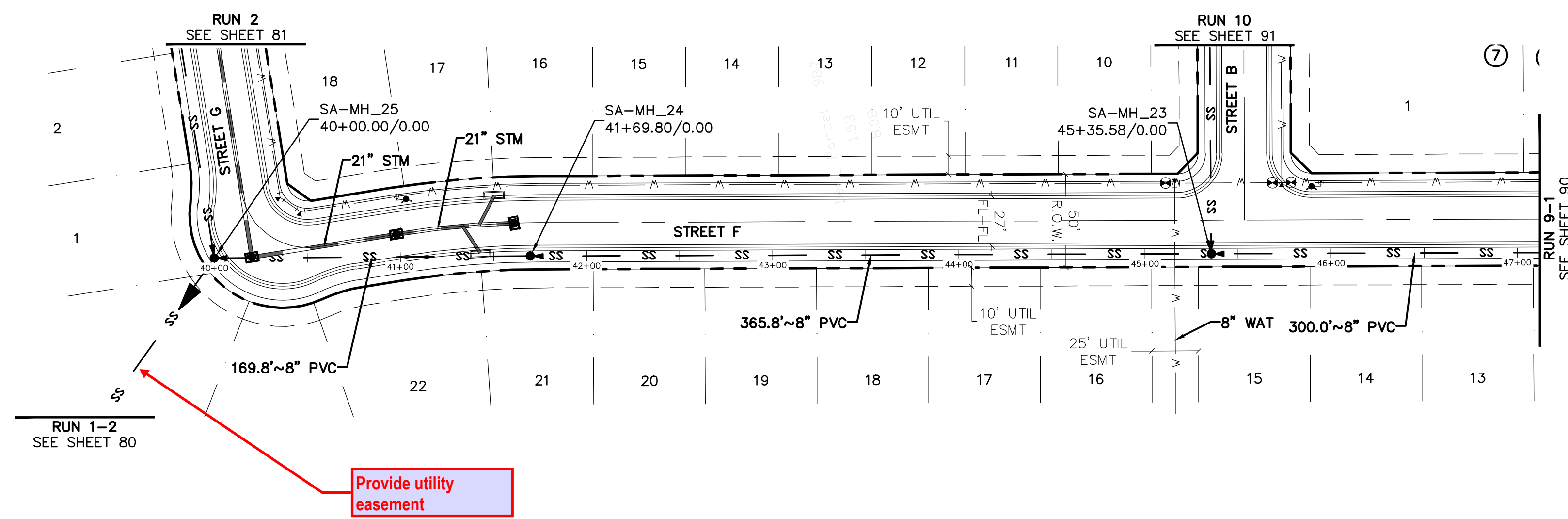
**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
SANITARY SEWER PLAN & PROFILES  
RUN 8

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB  
REVISIONS:  
DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO.: **88**

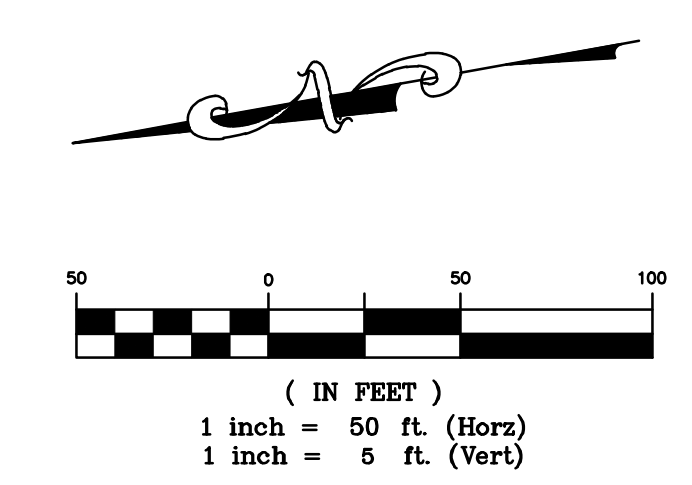
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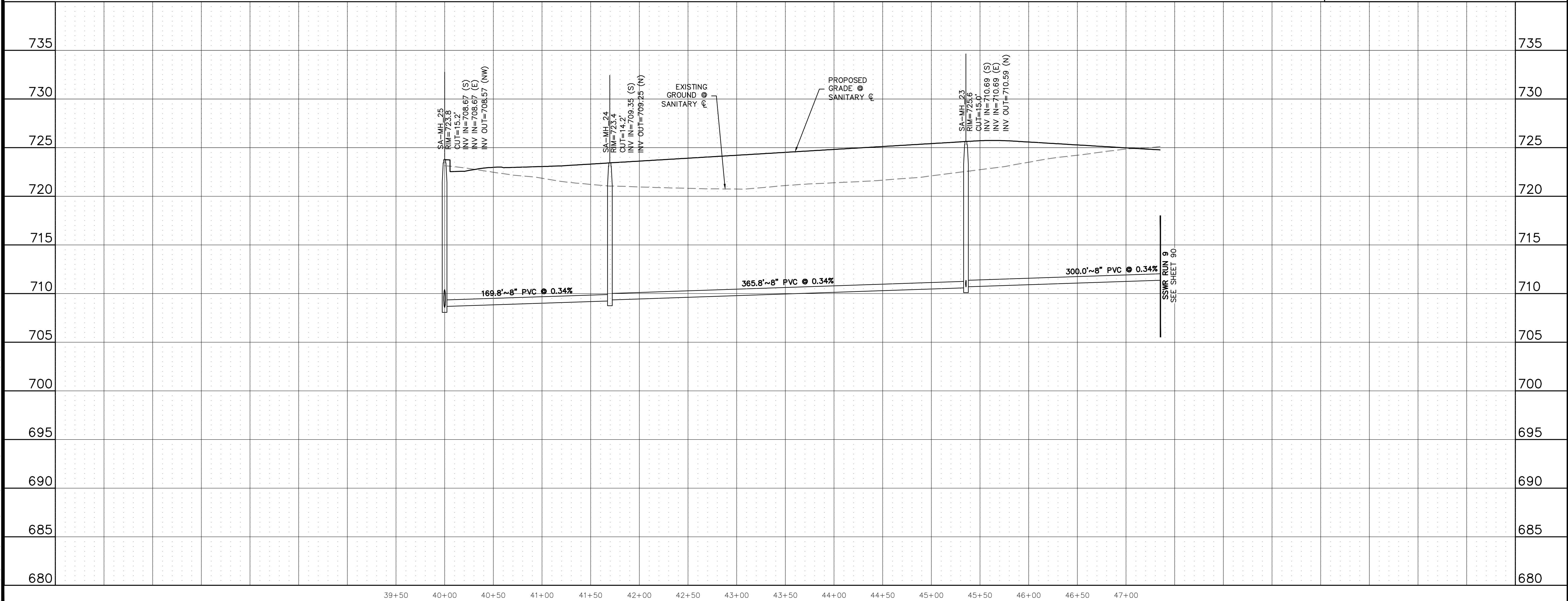
KEYMAP  
1"=750'



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

**RUN 9-1**



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RUN 9-1

DATE 01/17/2025

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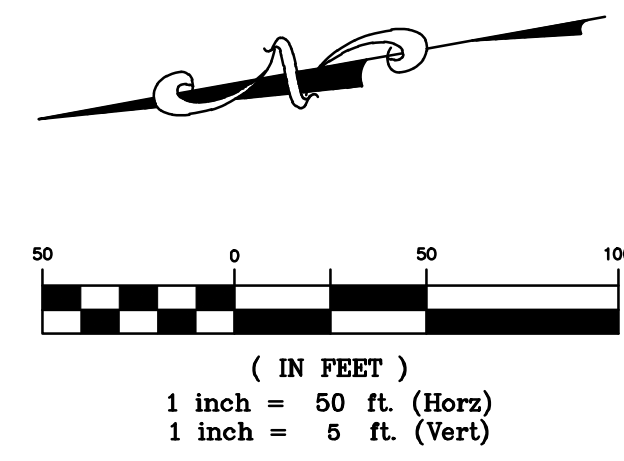
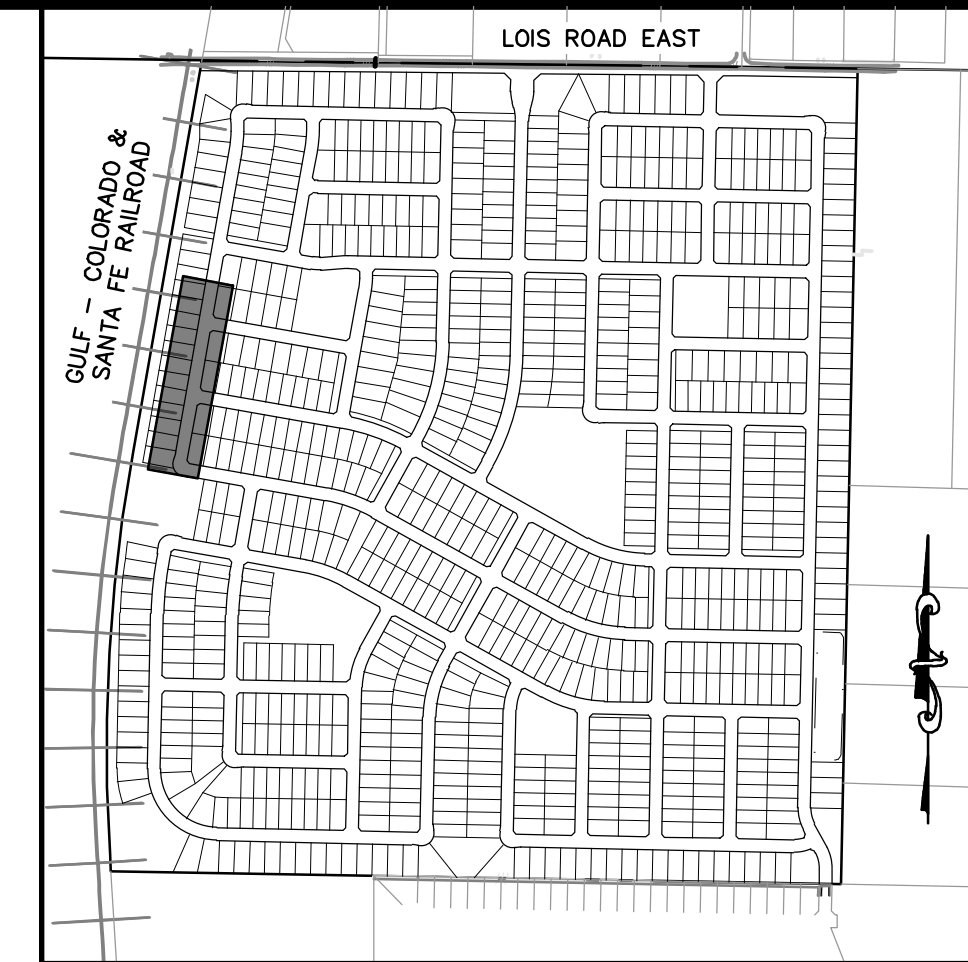
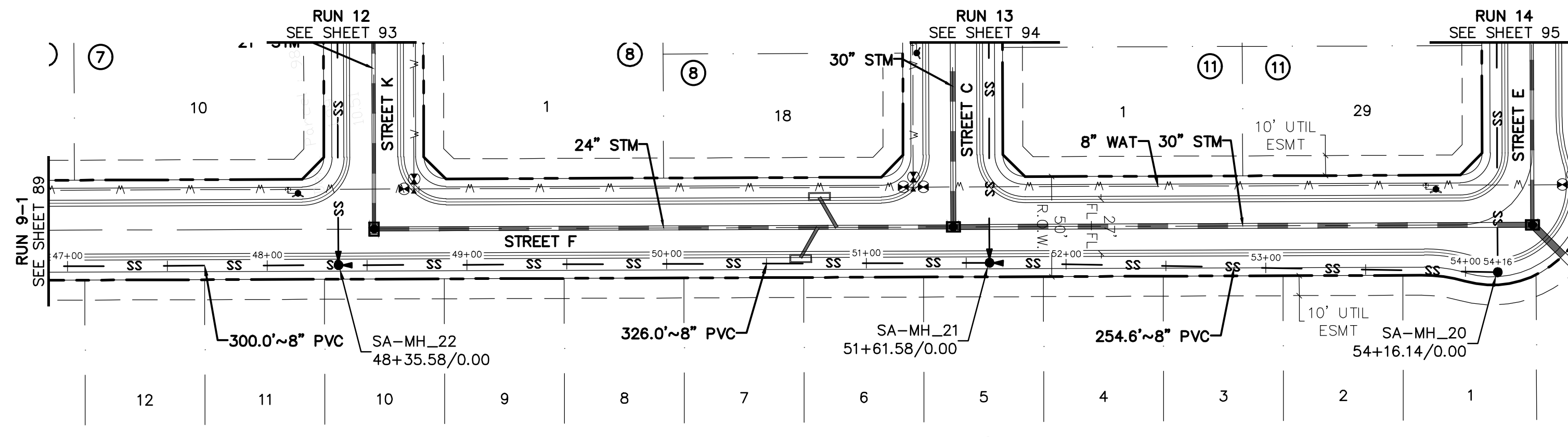
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DR. TN CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO. **89**

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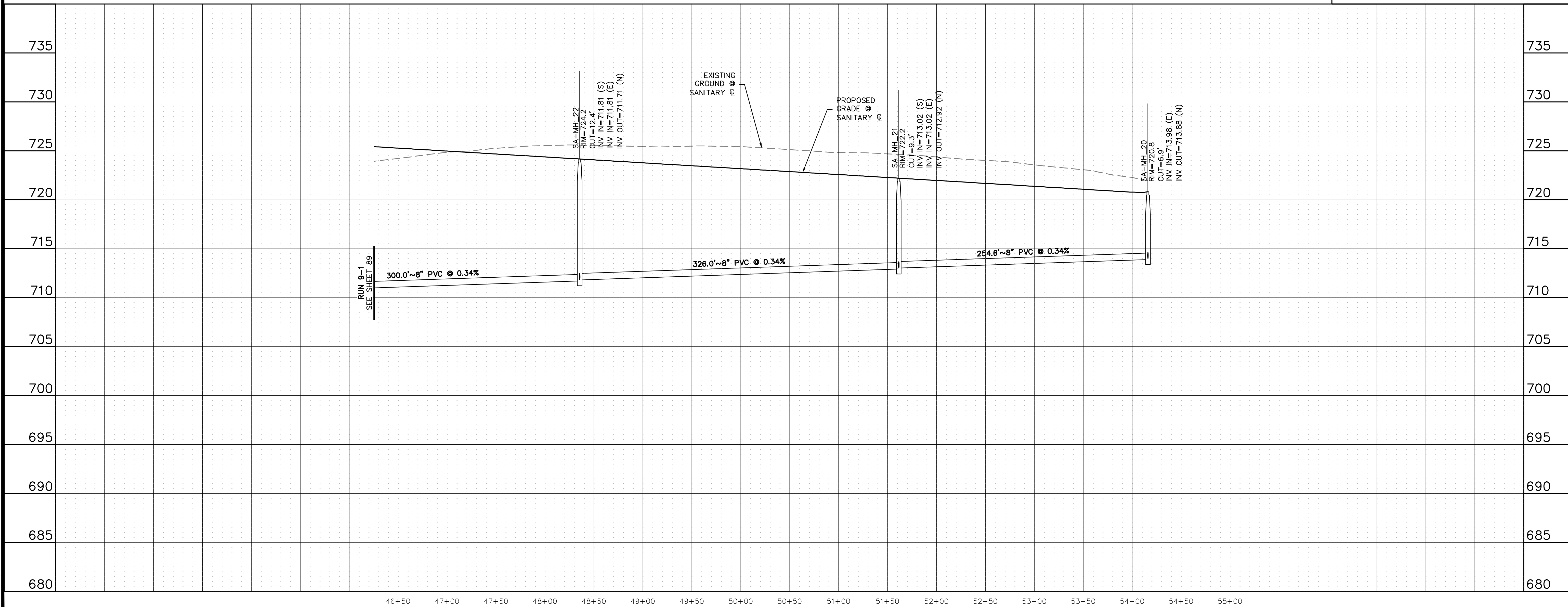




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**RUN 9-2**



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 RUN 9-2

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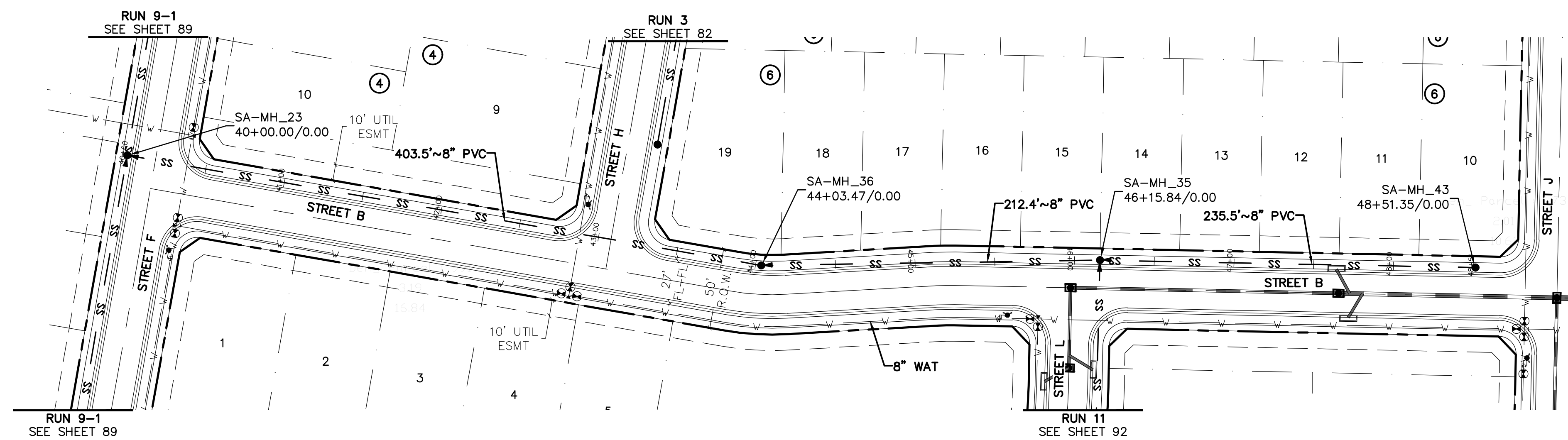
REVISIONS:

DR.	TN	CH.	KB
P.M.	JF		
JOB	24097256		
SHEET NO.	90		

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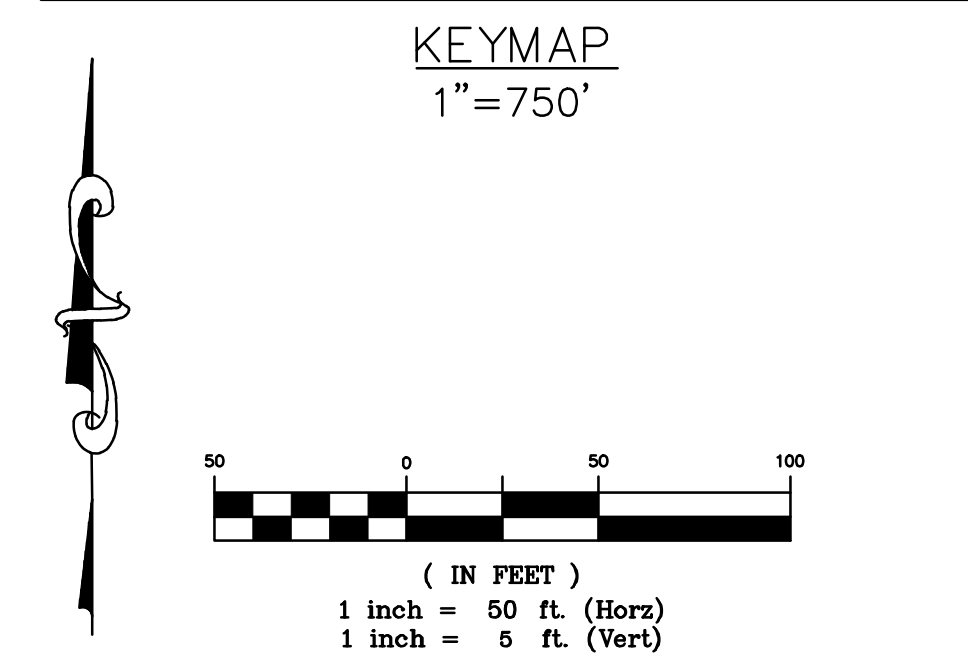


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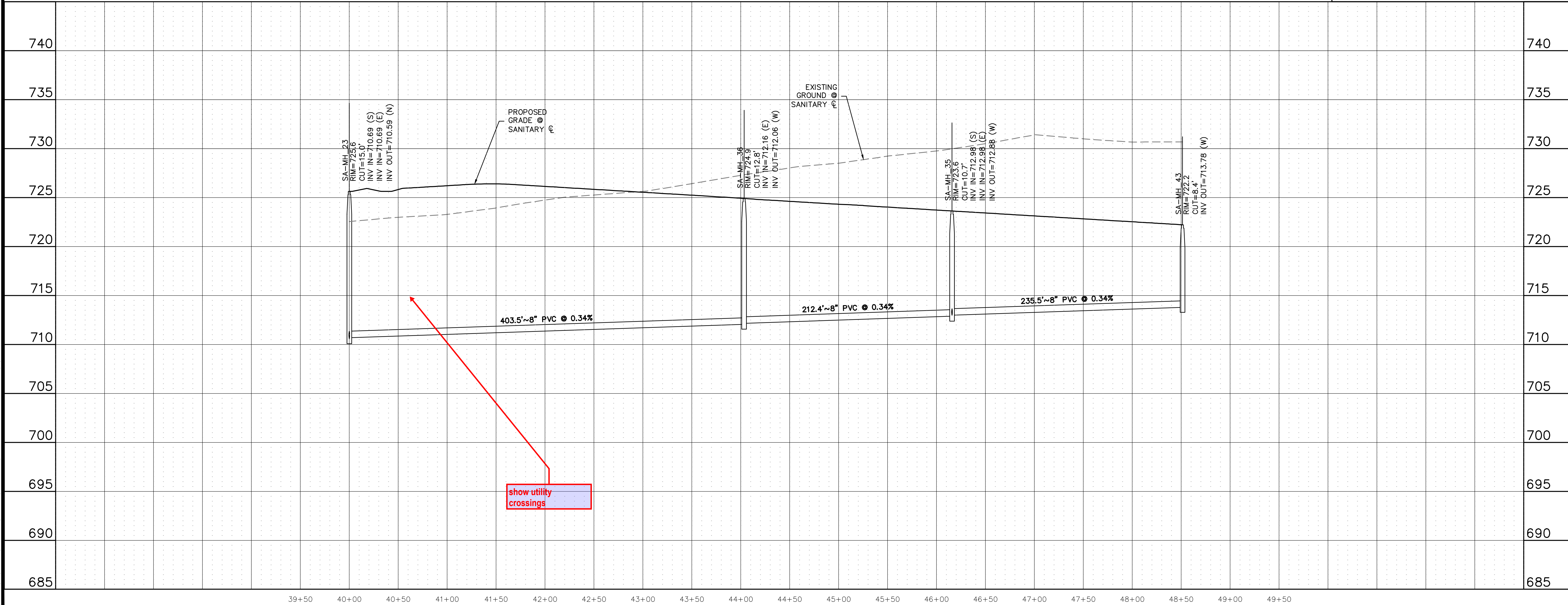


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JOB 24097256  
SHEET NO. **91**

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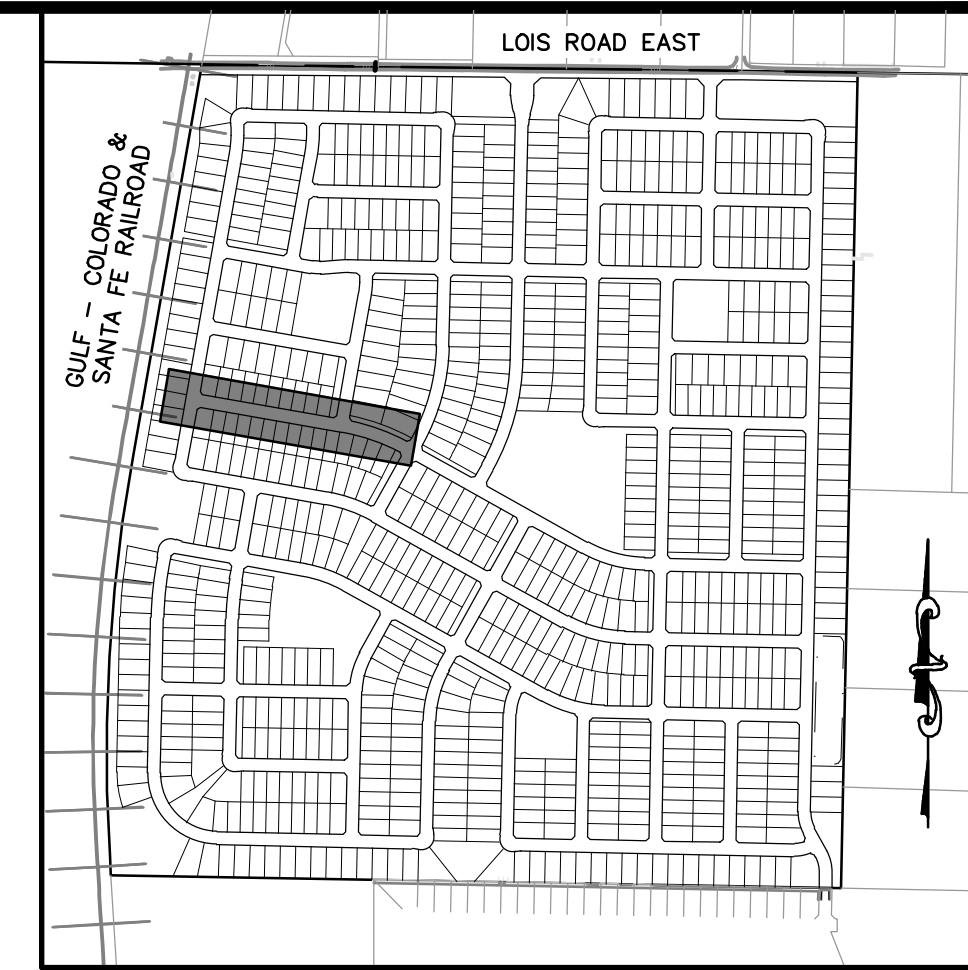
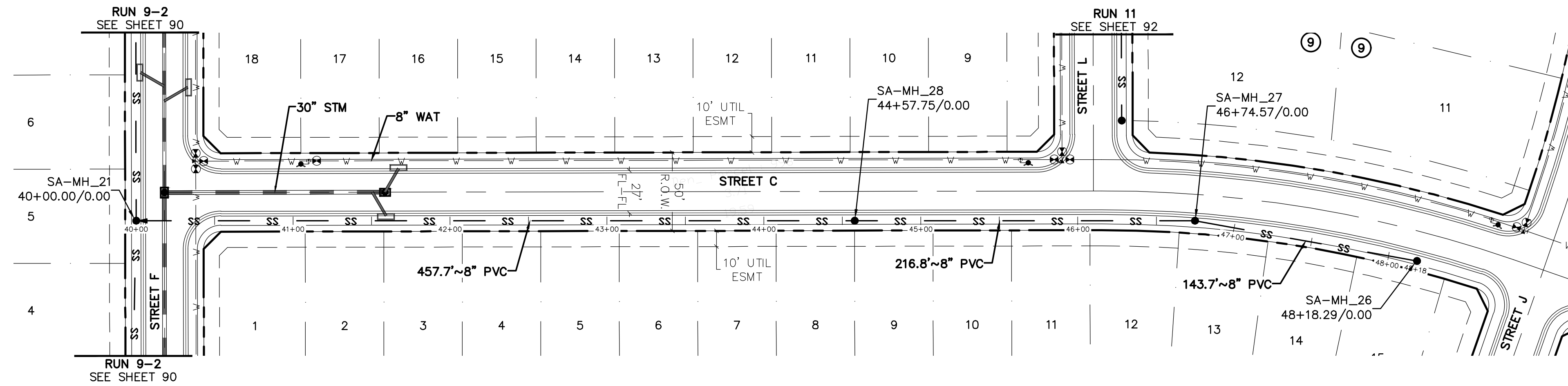












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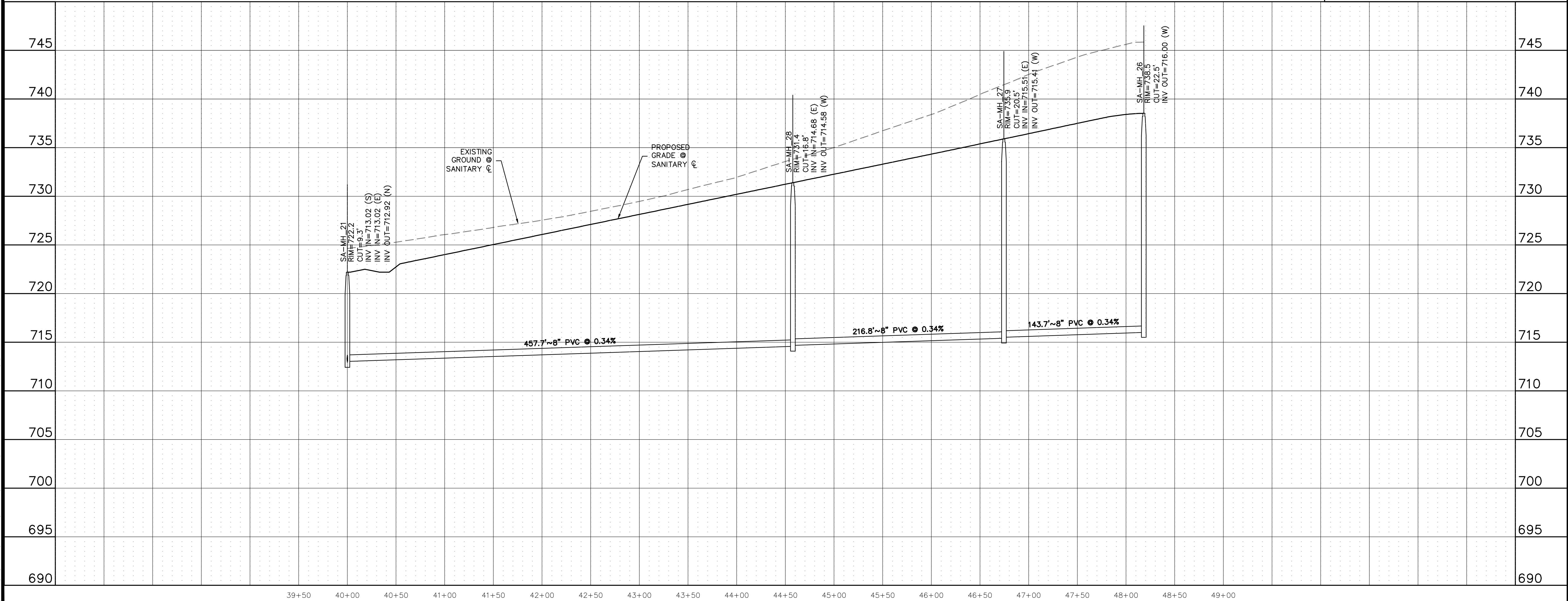
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RUN 13

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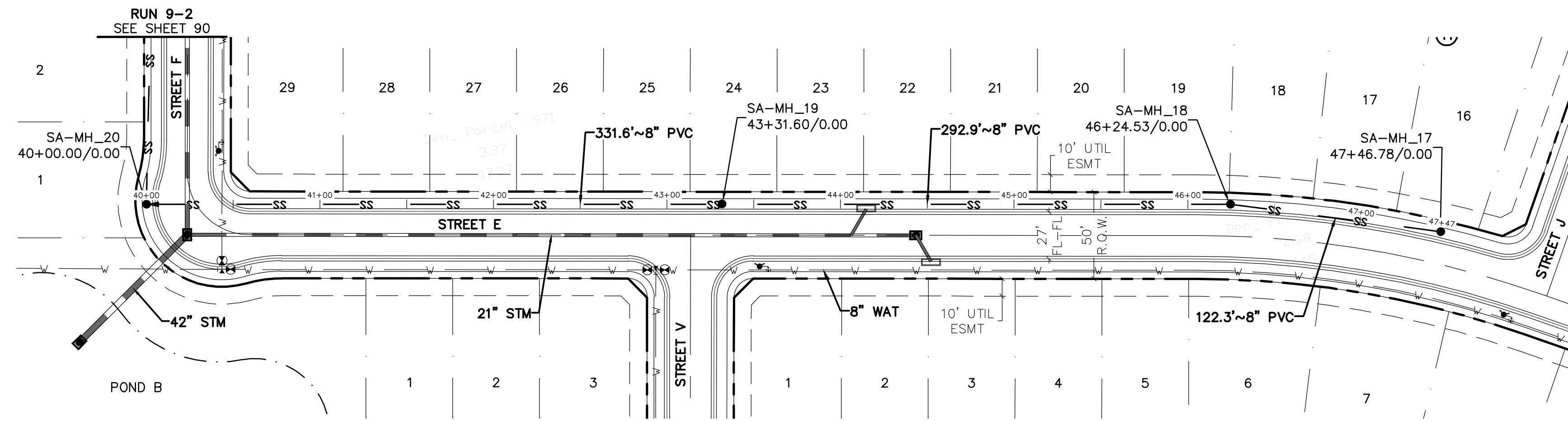
REVISIONS:

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P.M. JF  
JOB: 24097256  
SHEET NO.: 94

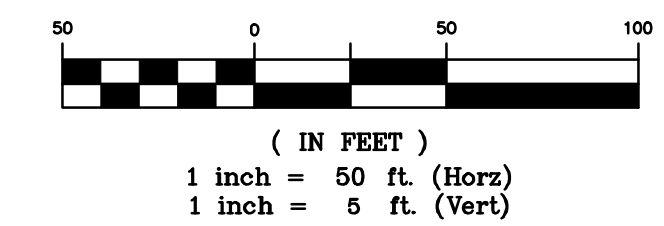
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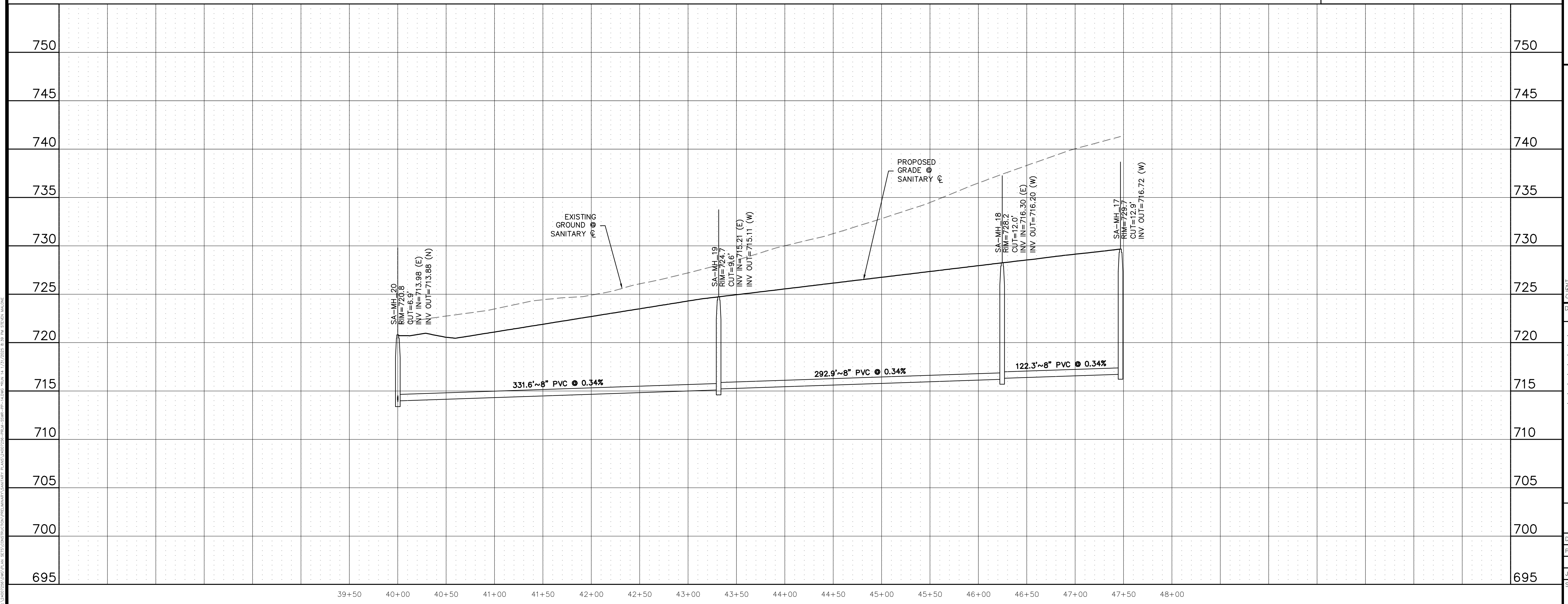
KEYMAP  
1"=750'



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**RUN 14**



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JOB 24097256  
SHEET NO. **95**

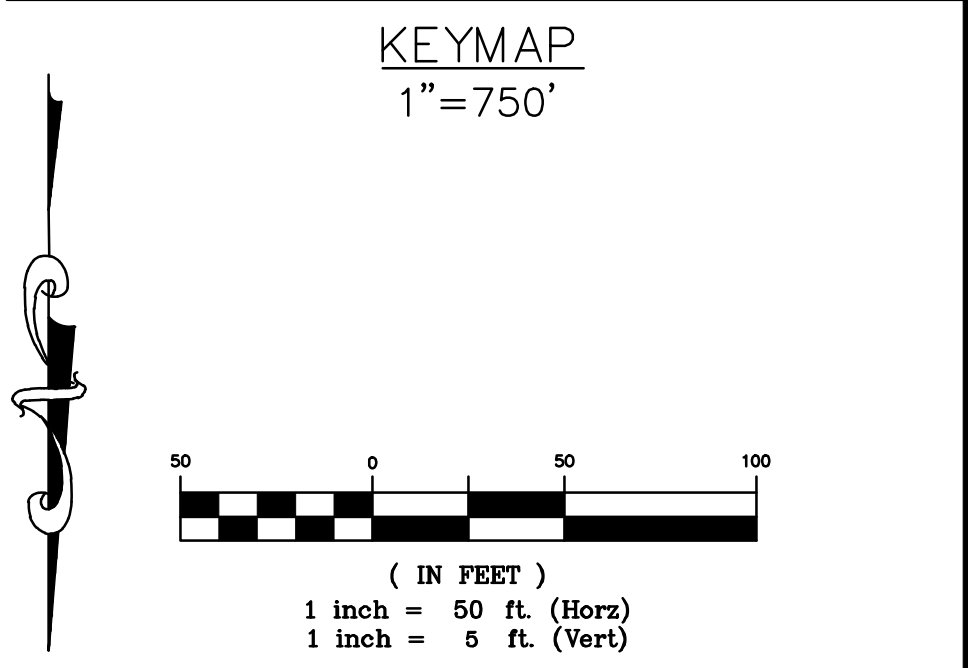
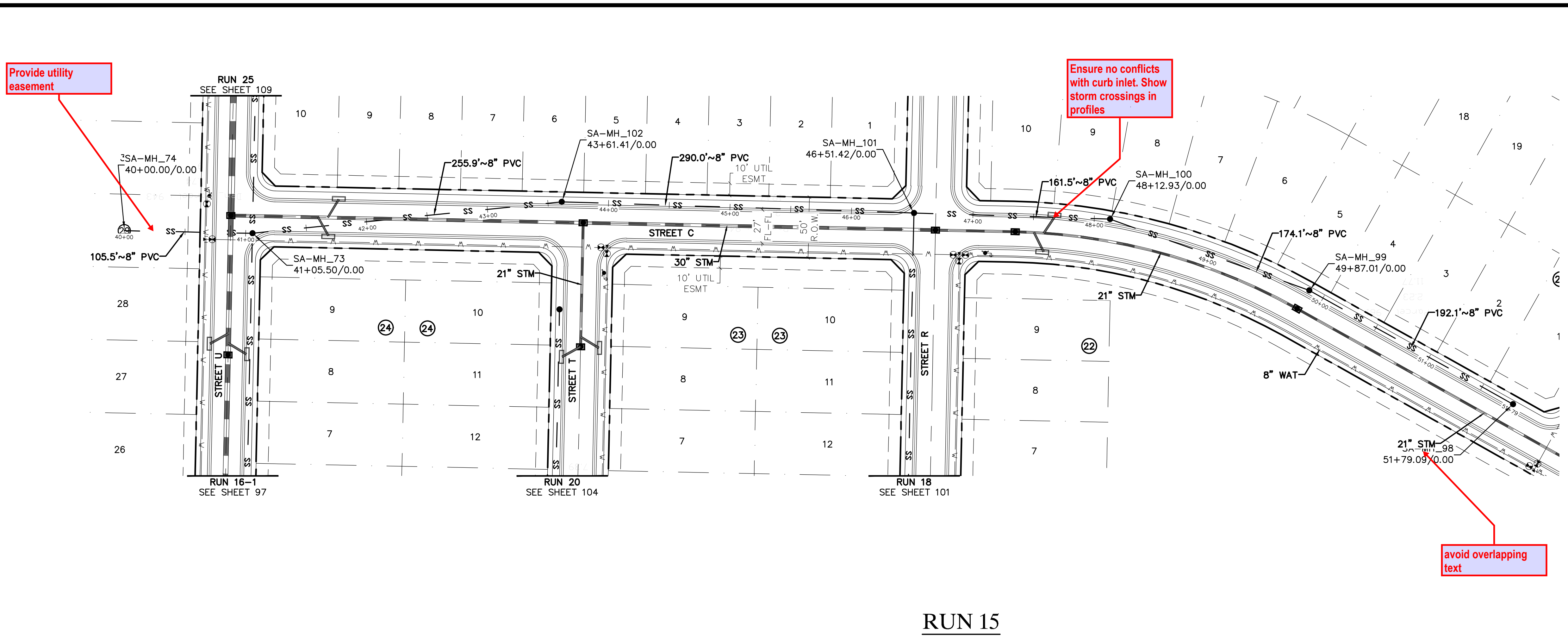
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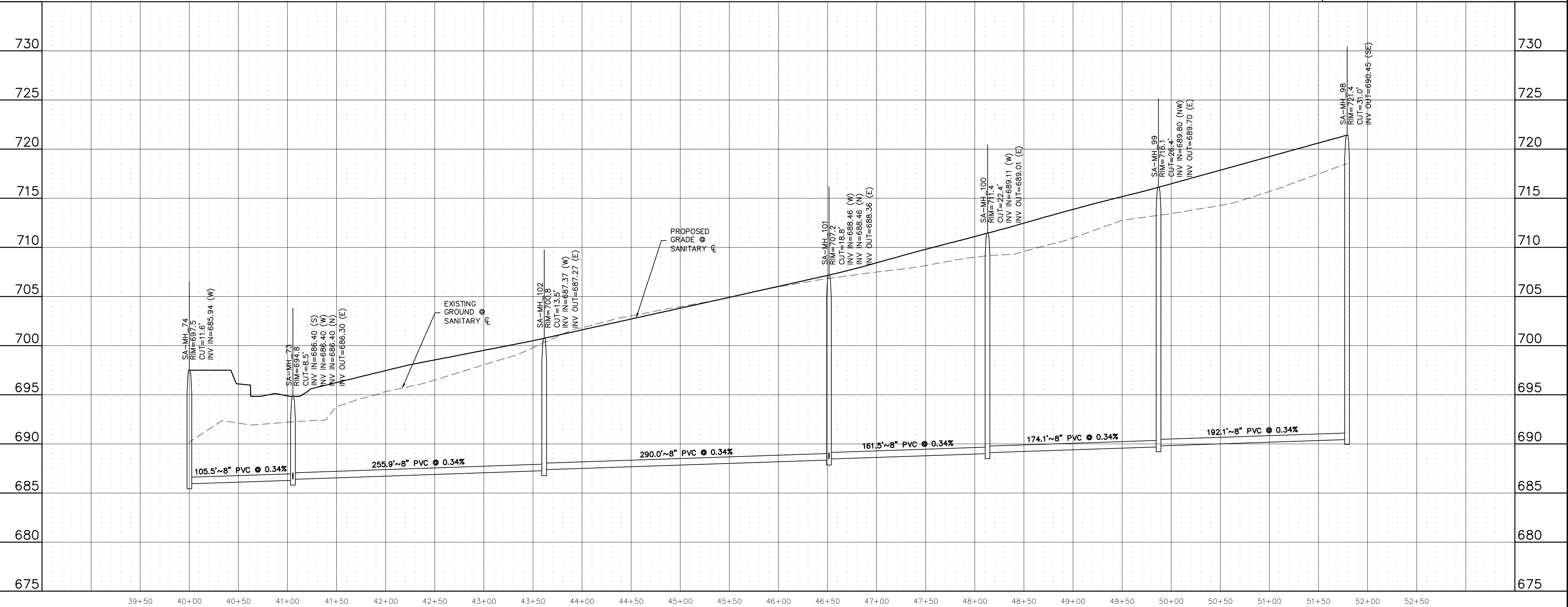
Provide utility easement

Ensure no conflicts with curb inlet. Show storm crossings in profiles

avoid overlapping text



### RUN 15



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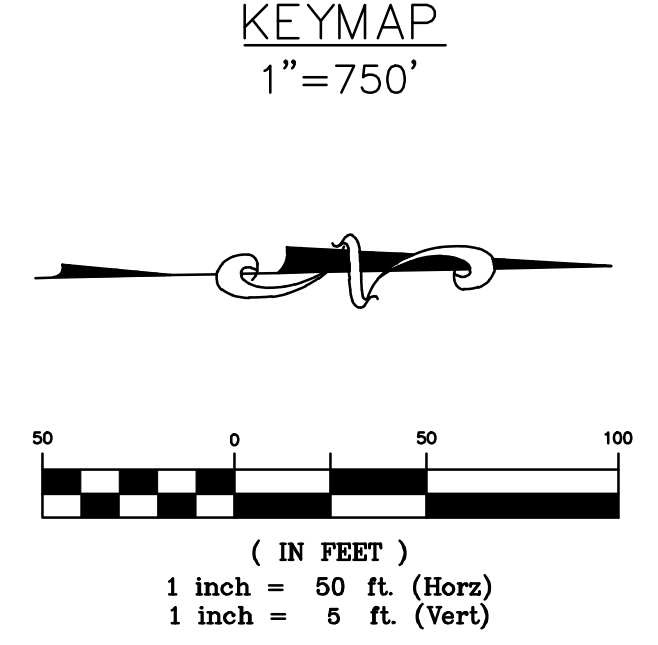
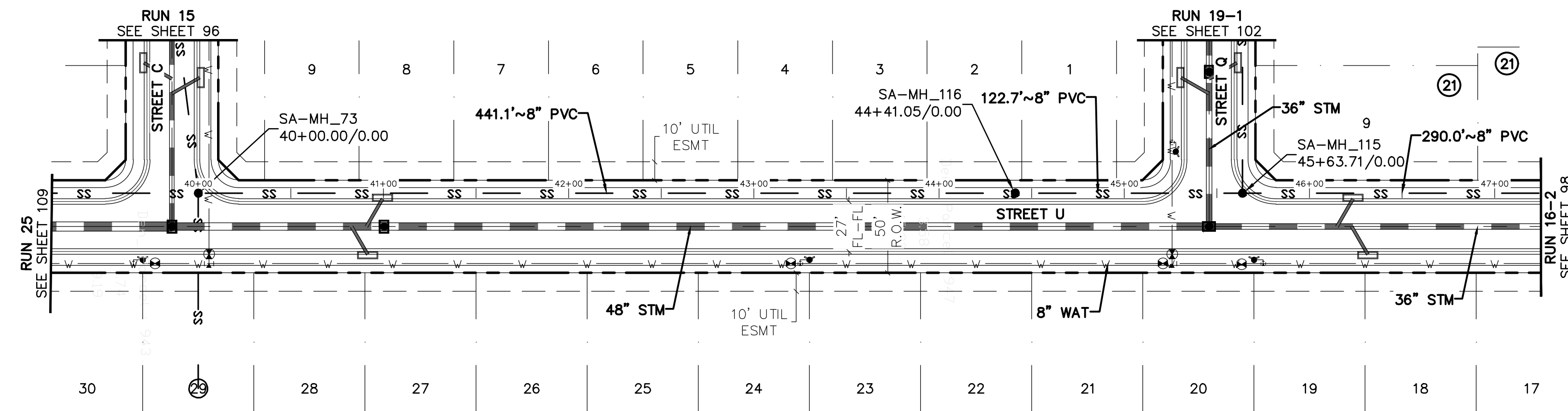
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DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - S.M.B.

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P.M. JF  
JOB: 24097256  
SHEET NO. **96**

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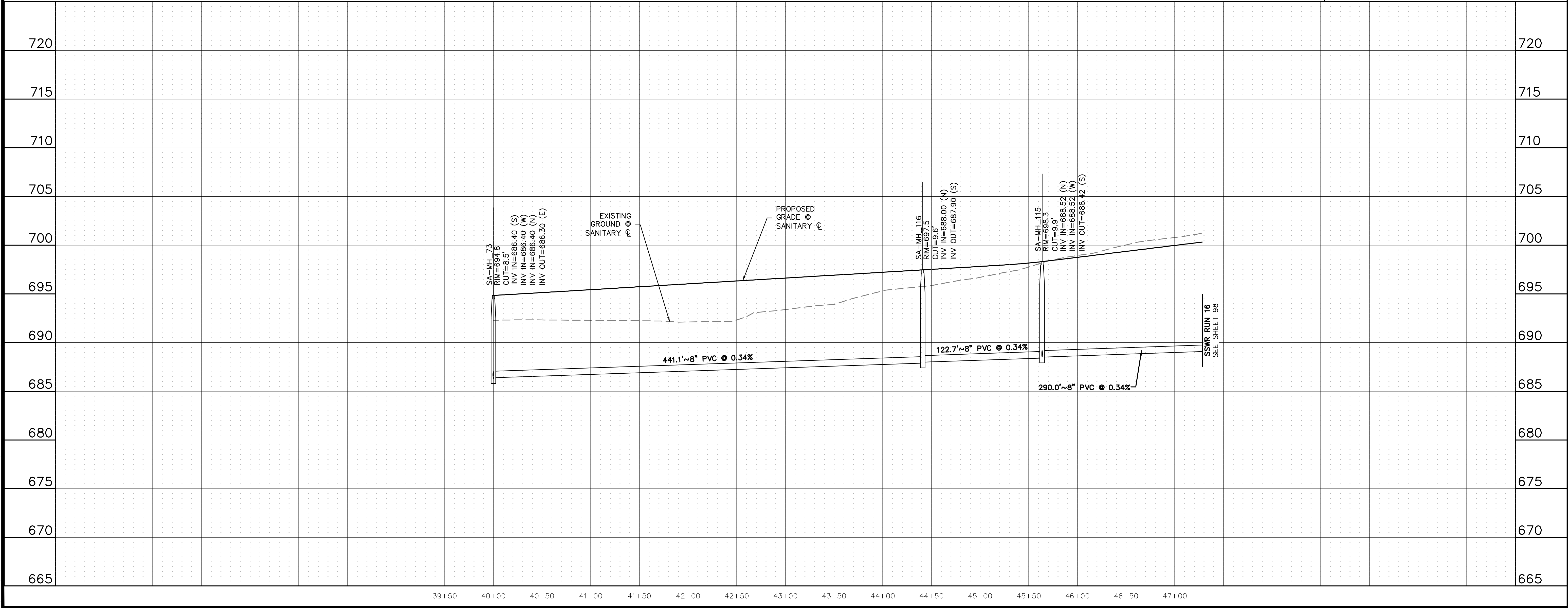




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**RUN 16-1**



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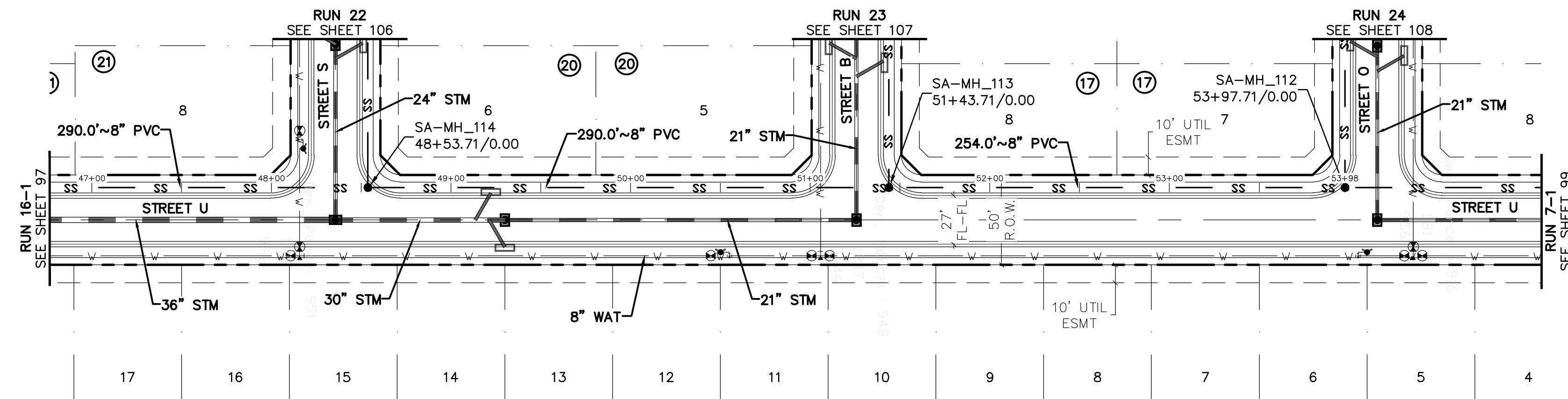
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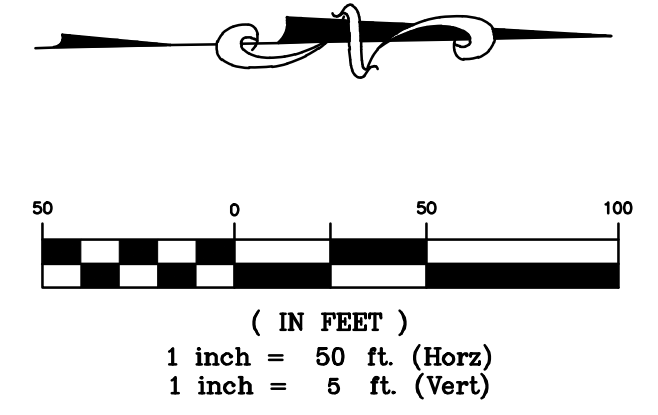
<b>CLIENT</b>	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127	<b>CONTACT</b>	303.801.7333 MICHAEL PRYOR
<b>DATE</b>	01/17/2025	<b>PROJECT</b>	KALTER CAPITAL LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS
<b>1st SUBMITTAL TO JURISDICTION</b>	01/17/2025 - KMB	<b>TITLE</b>	SANITARY SEWER PLAN & PROFILES RUN 16-1
<b>REVISIONS</b>			
<b>DR.</b>	TN	<b>CH.</b>	KB
<b>P.M.</b>	JF		
<b>JOB</b>	24097256		
<b>SHEET NO.</b>	97		

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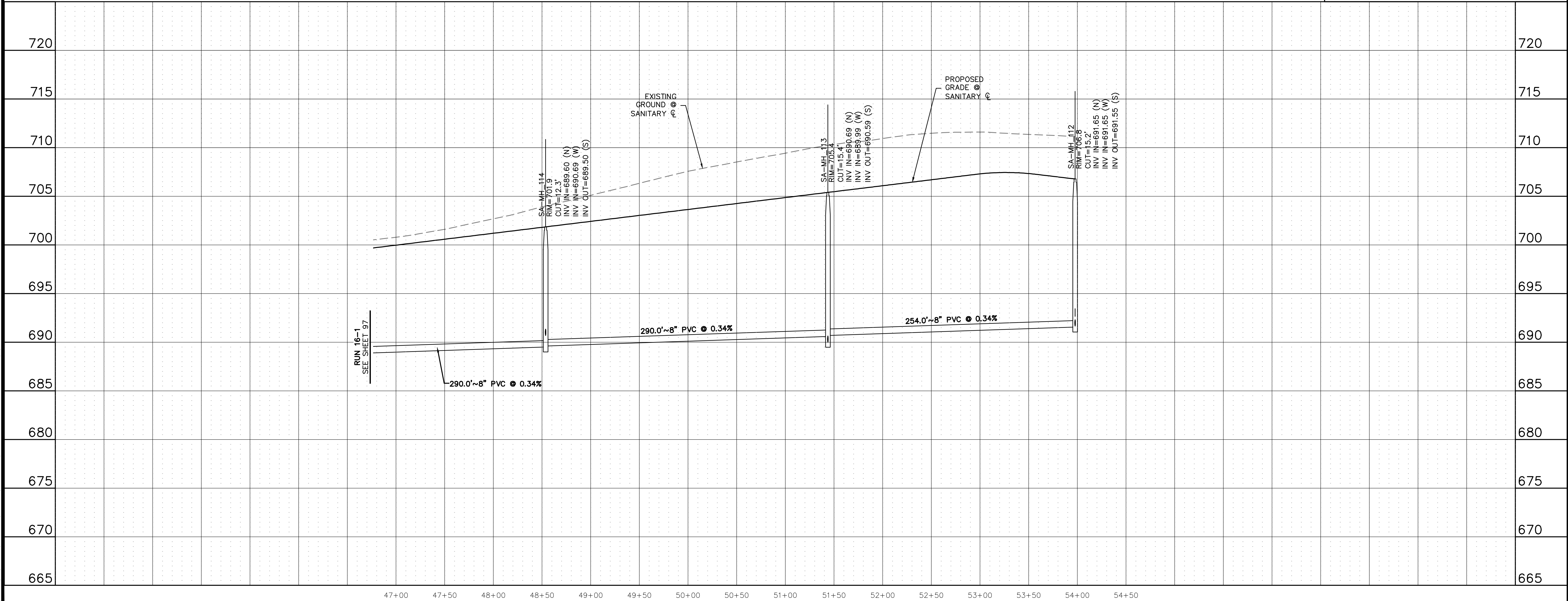


KEYMAP  
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**RUN 16-2**



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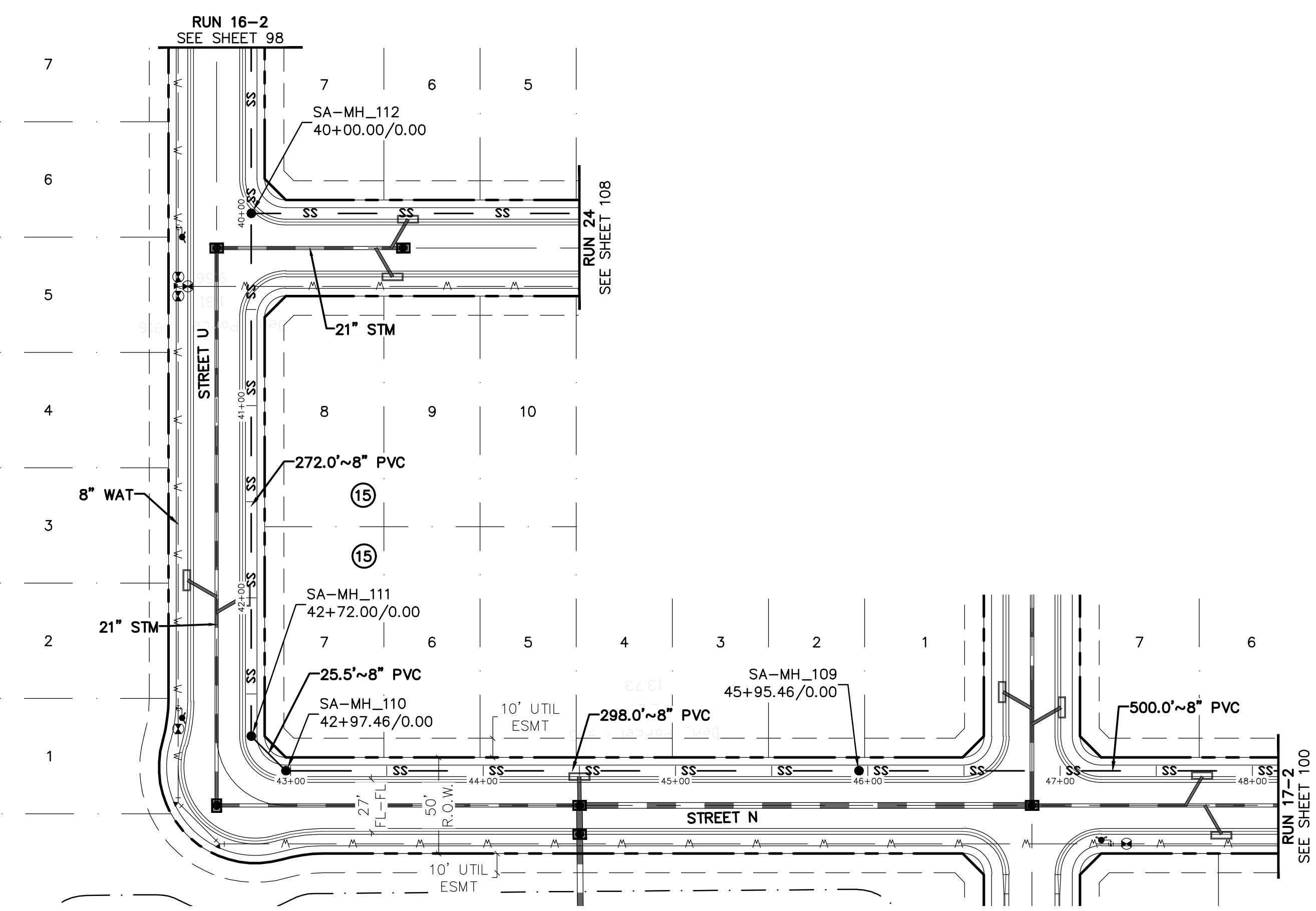
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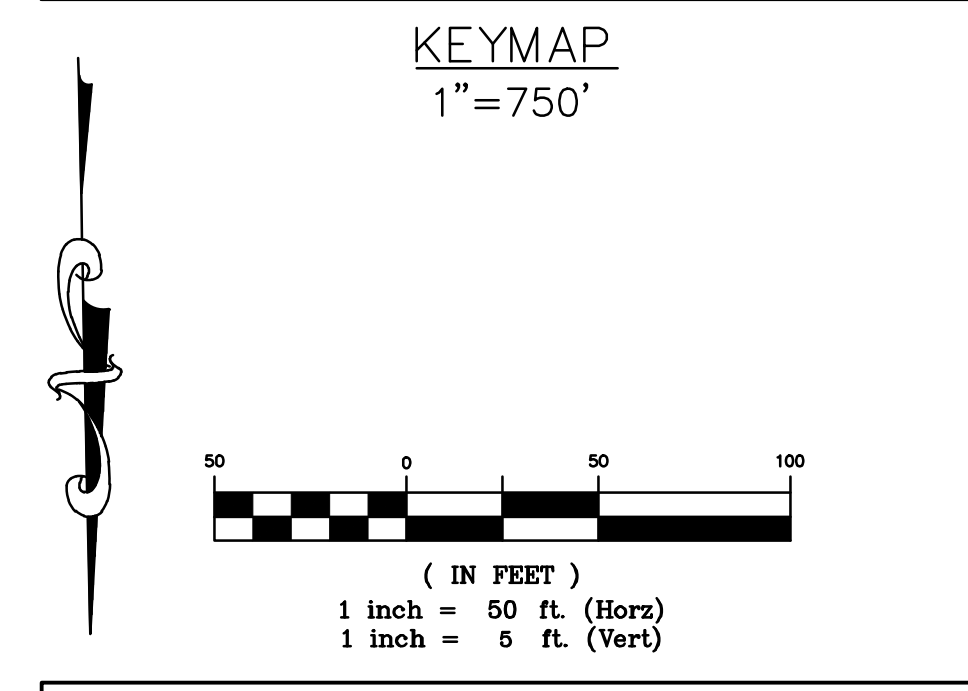
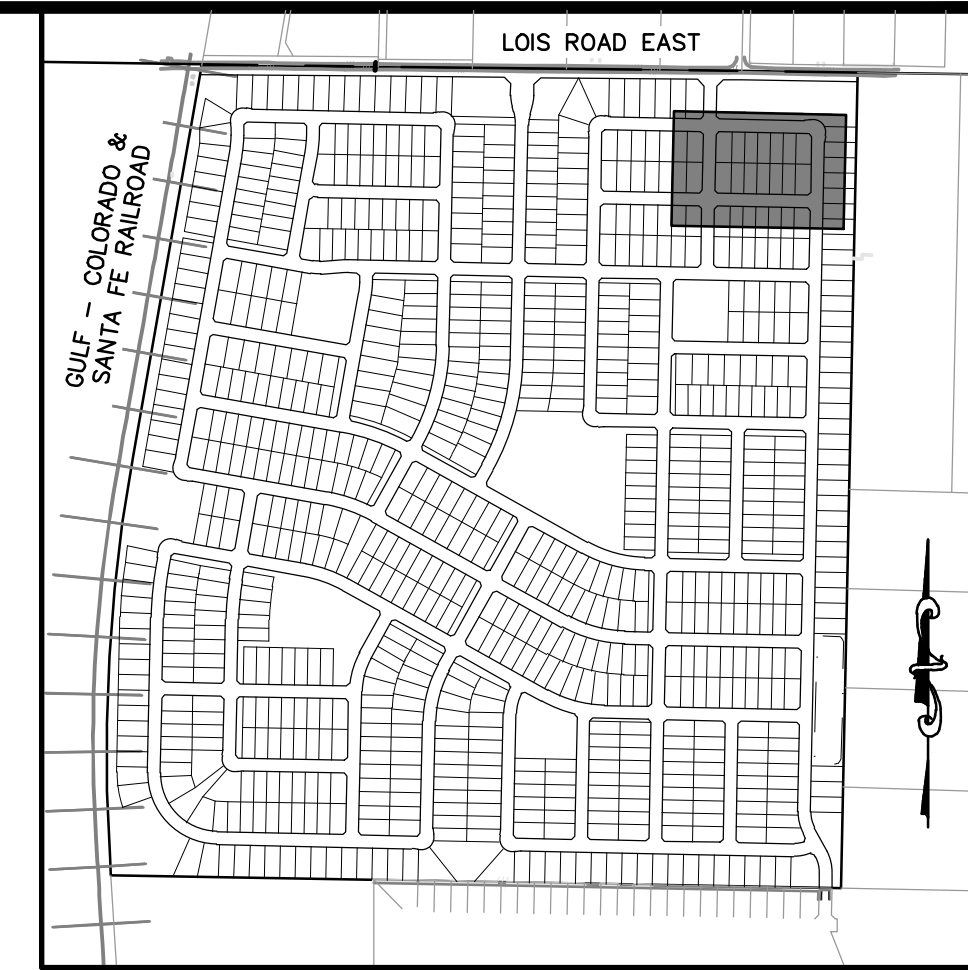
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RUN 17-1



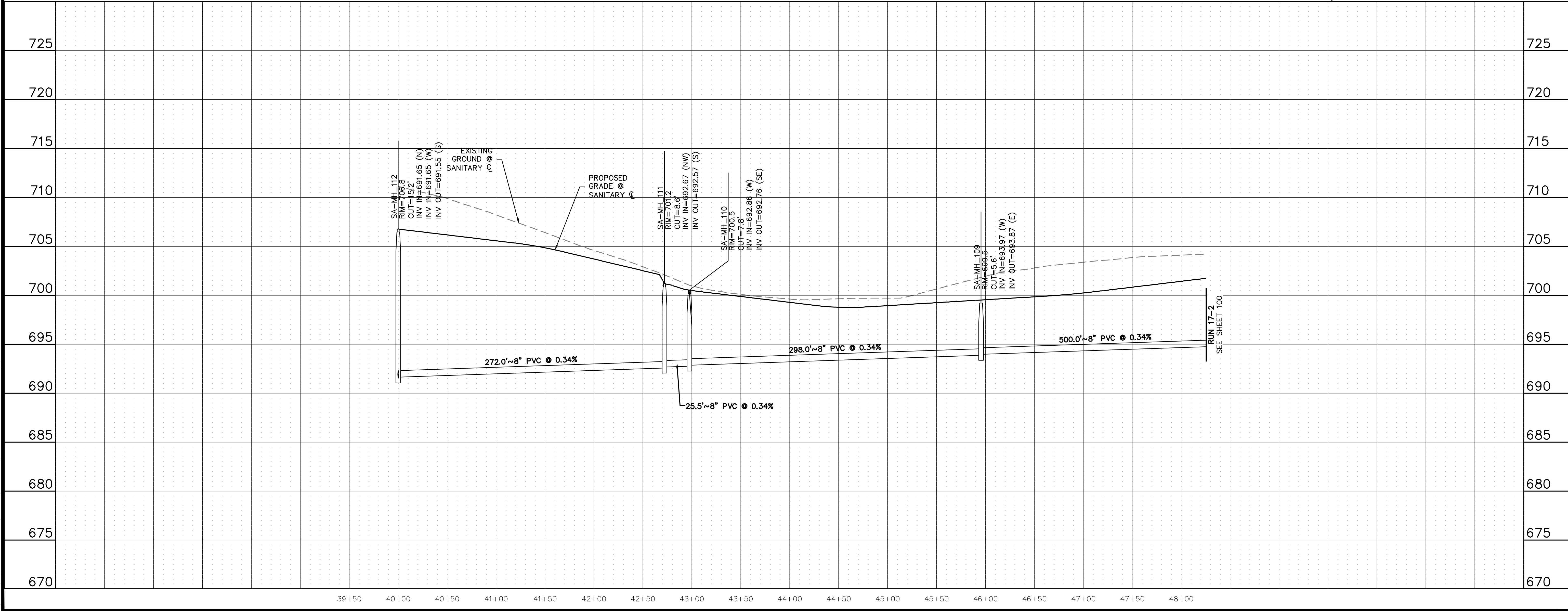
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303.801.7333  
MICHAEL PRYOR

**KALTER CAPITAL**  
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CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
SANITARY SEWER PLAN & PROFILES  
RUN 17-1

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

REVISIONS:

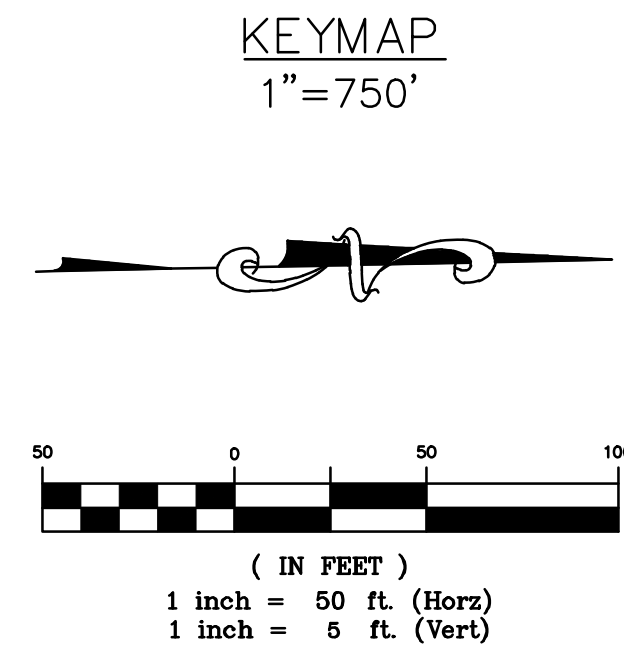
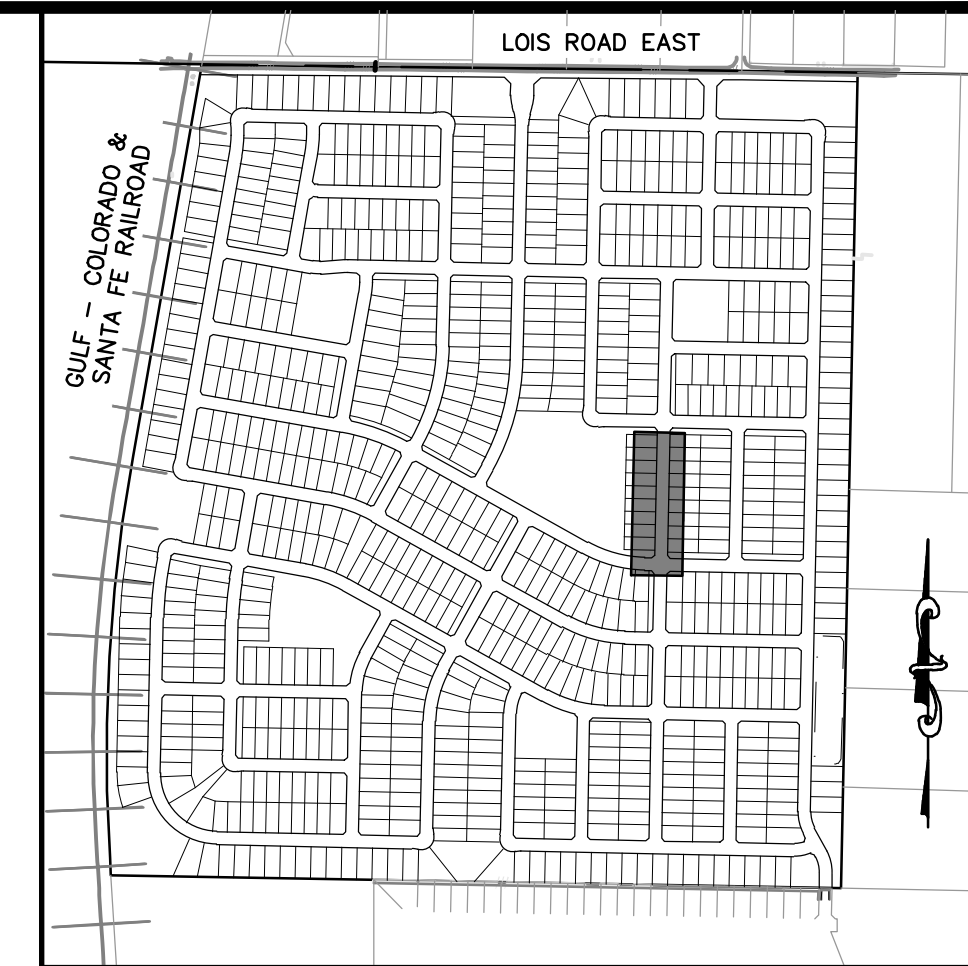
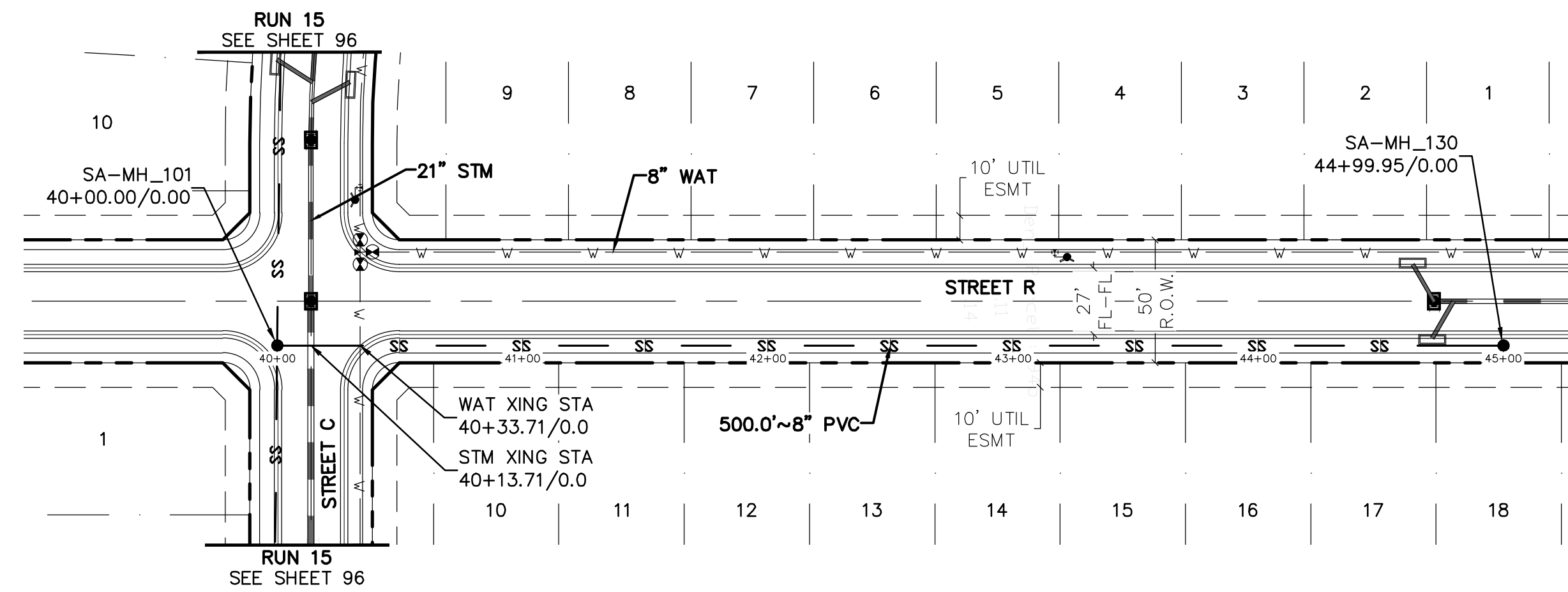
DR.	TN	CH.	KB
P.M.	JF		
JOB	24097256		
SHEET NO.	99		

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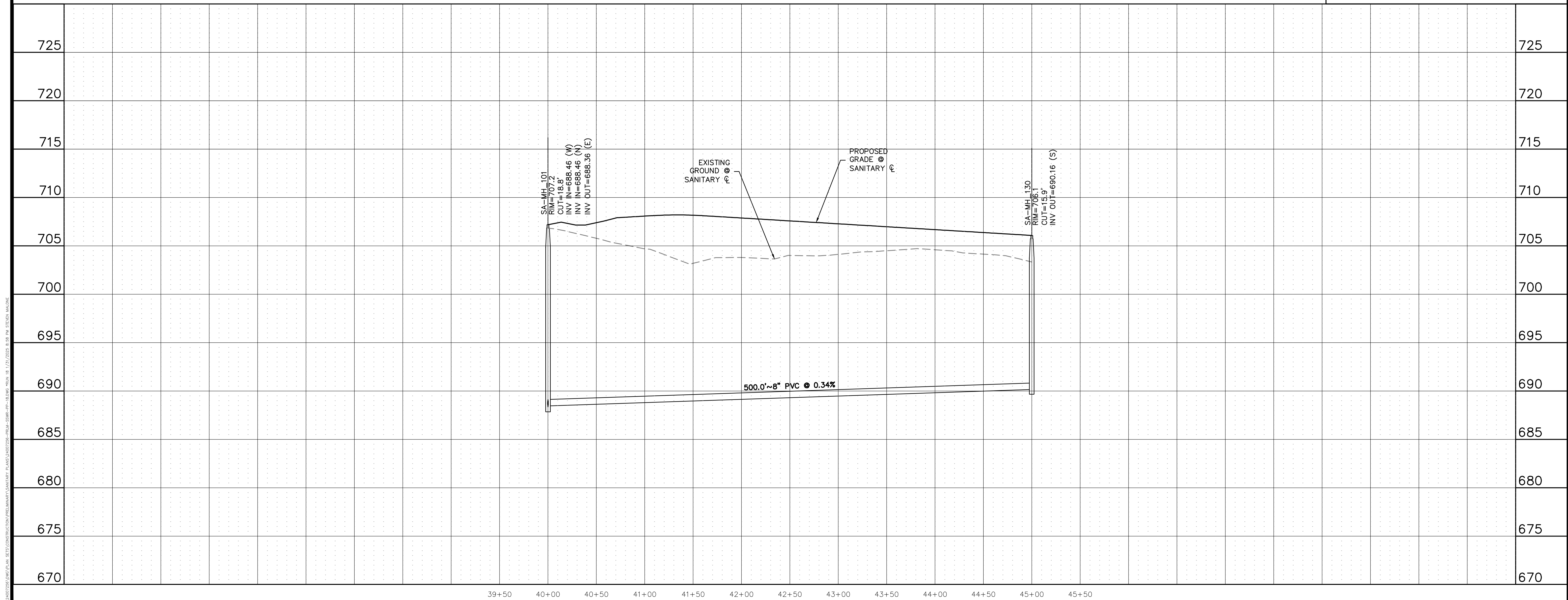




**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 18**



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 LITTLETON, COLORADO 80127  
 303.801.7333  
 MICHAEL PRYOR

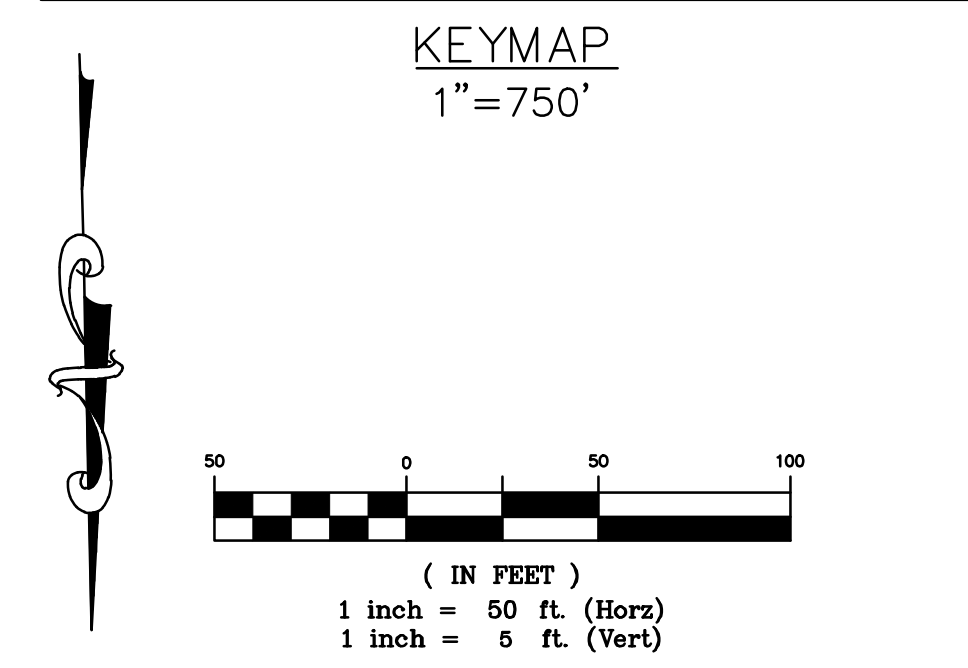
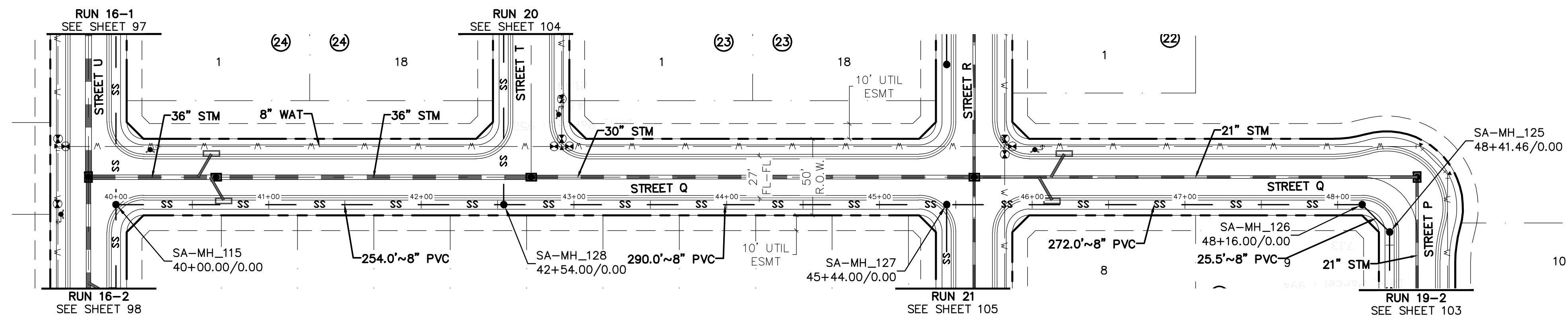
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 STATE OF TEXAS  
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 RUN 18

CLIENT: KALTER CAPITAL  
 DATE: 01/17/2025  
 1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

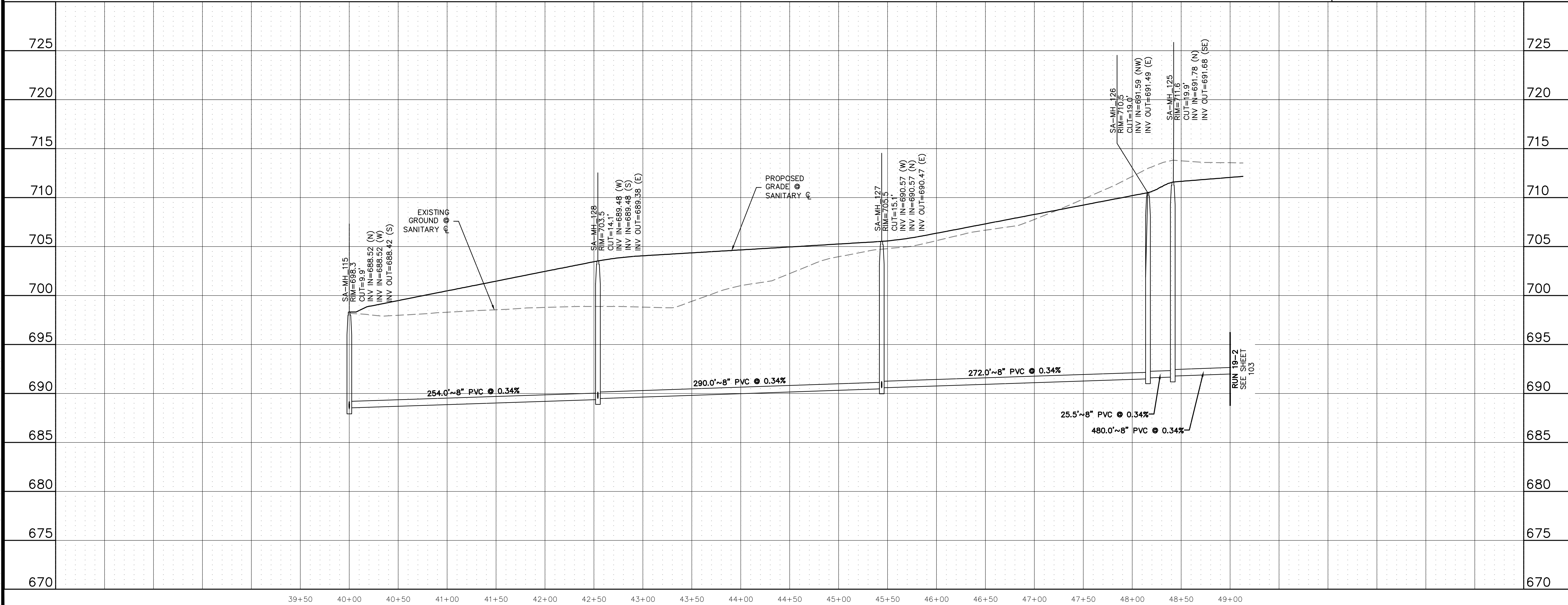
DR. TN CH. KB  
 P.M. JF  
 JOB: 24097256  
 SHEET NO. 101

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**RUN 19-1**



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STATE OF TEXAS  
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RUN 19-1

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

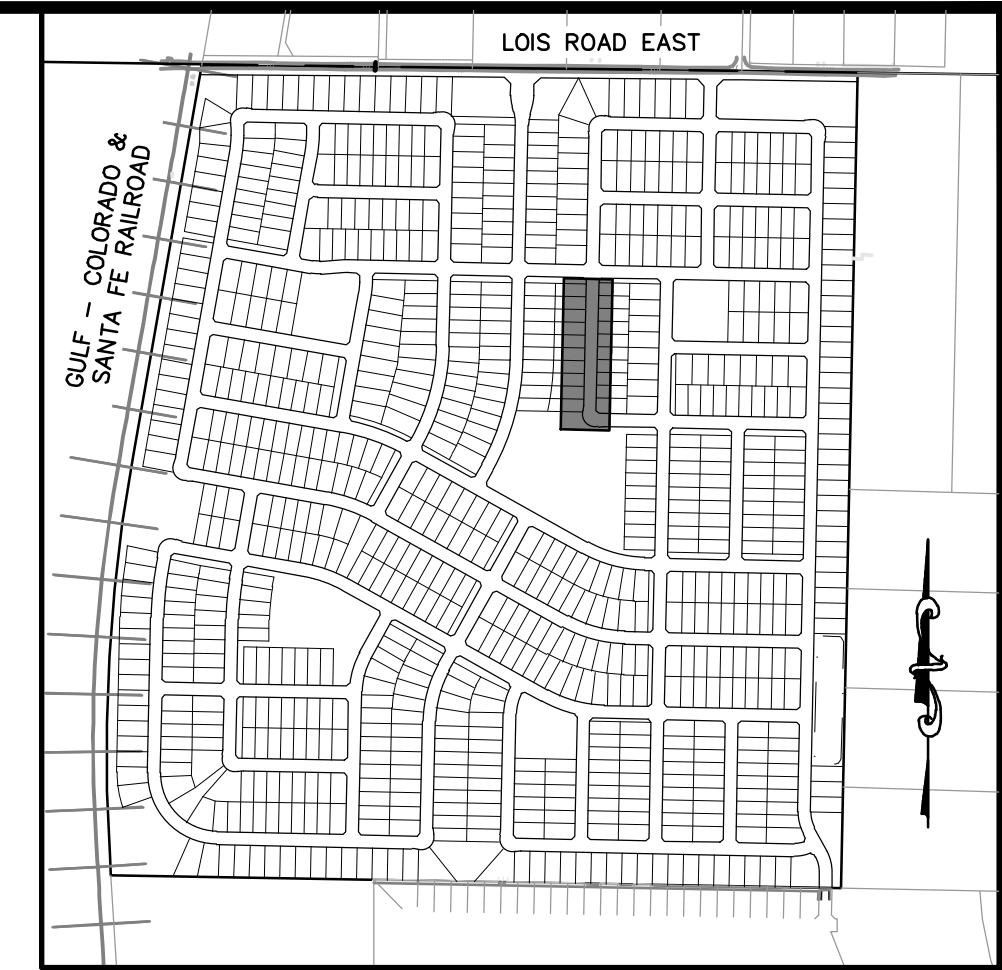
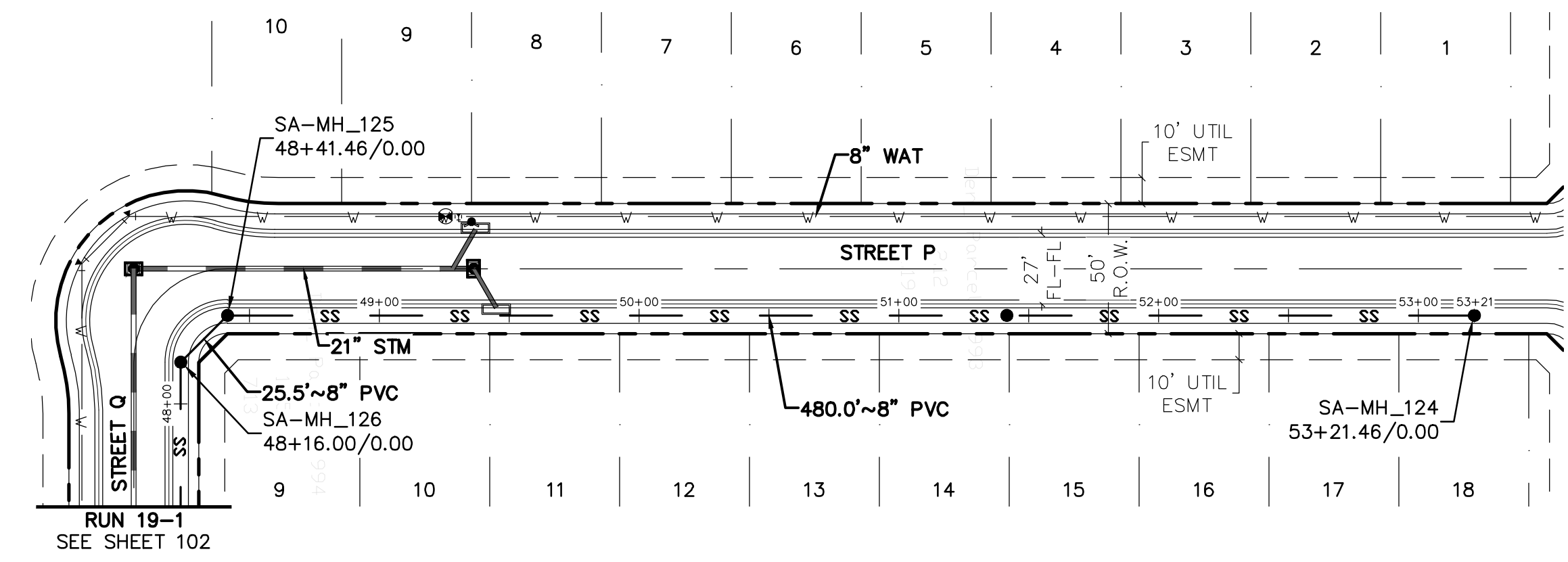
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

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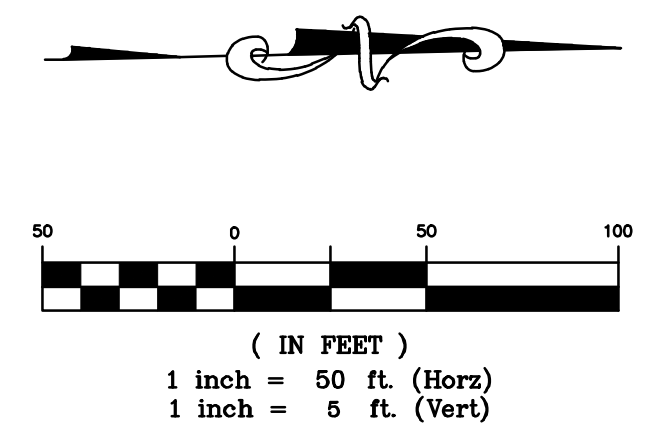
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P.M. JF  
JOB: 24097256  
SHEET NO. 102

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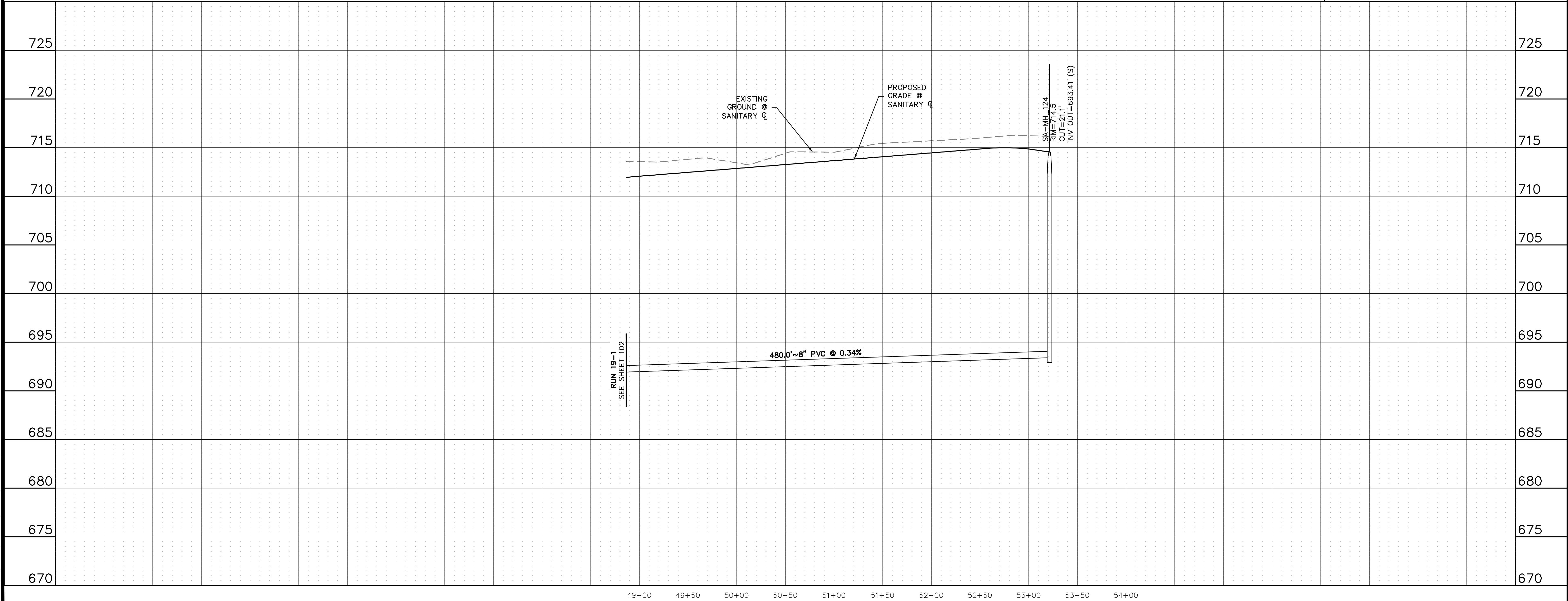
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1"=750'



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 19-2**



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<b>CLIENT</b>	<b>SANITARY SEWER PLAN &amp; PROFILES RUN 19--2</b>

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<b>DATE</b>	01/17/2025
<b>1st SUBMITTAL TO JURISDICTION</b>	01/17/2025 - KMB
<b>REVISIONS</b>	

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<b>DR.</b>	TN	CH. KB
<b>P.M.</b>	JF	
<b>JOB</b>	24097256	
<b>SHEET NO.</b>	103	

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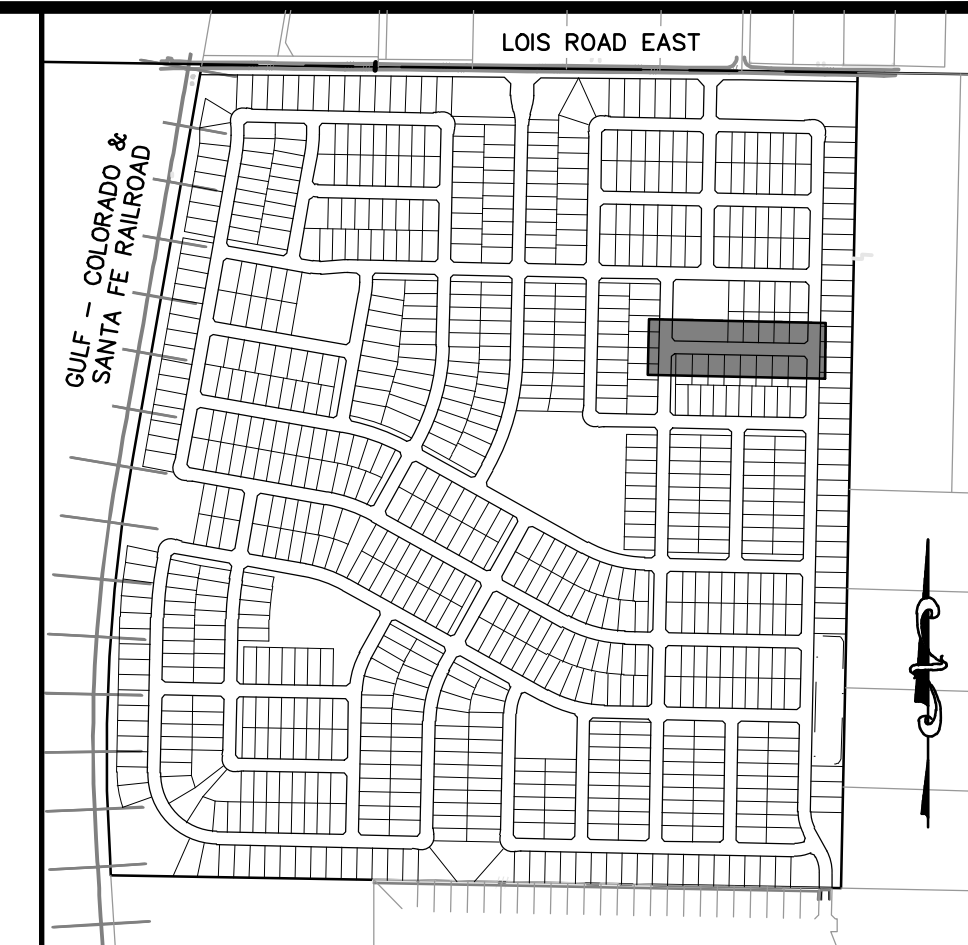
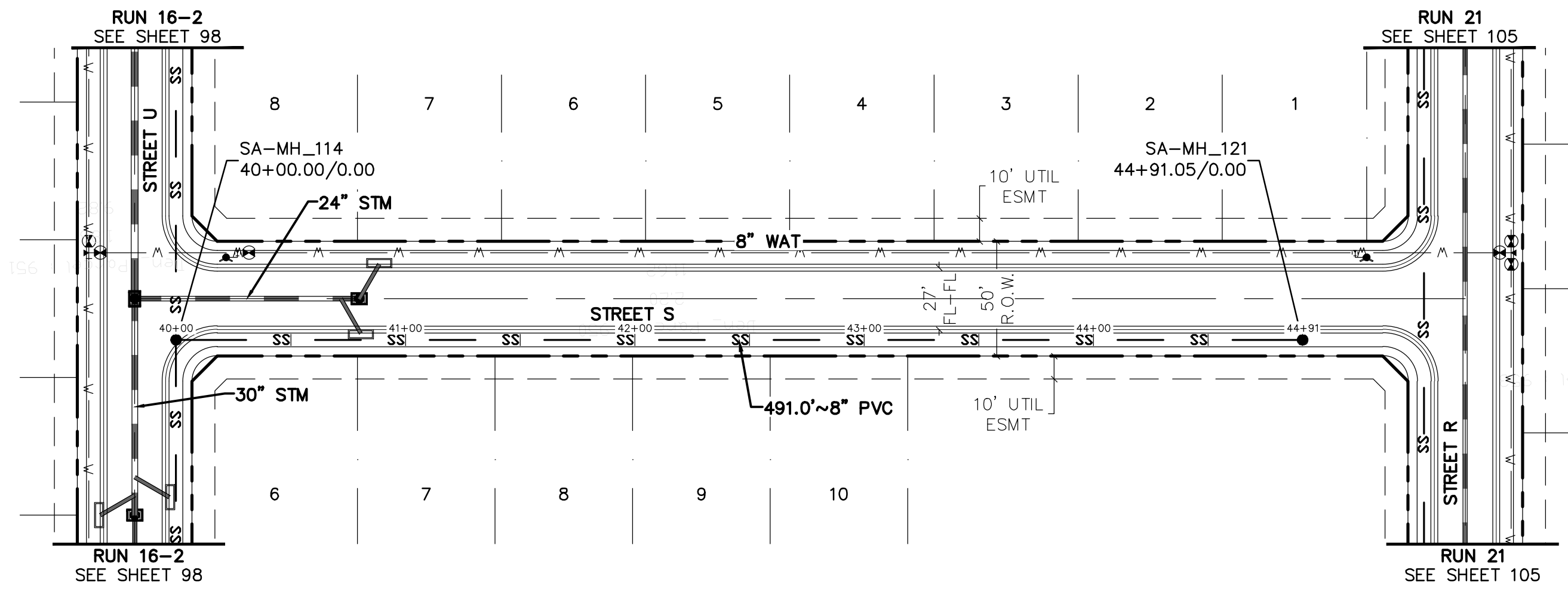










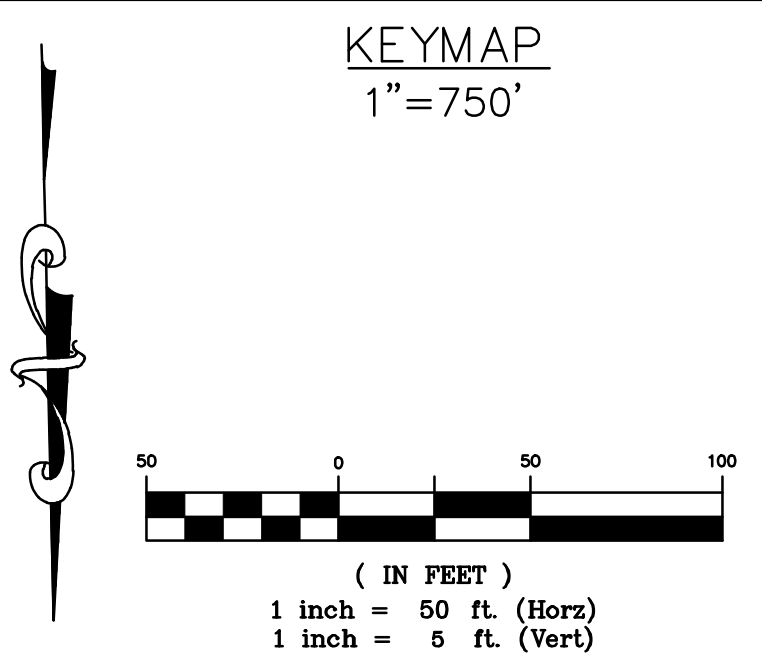


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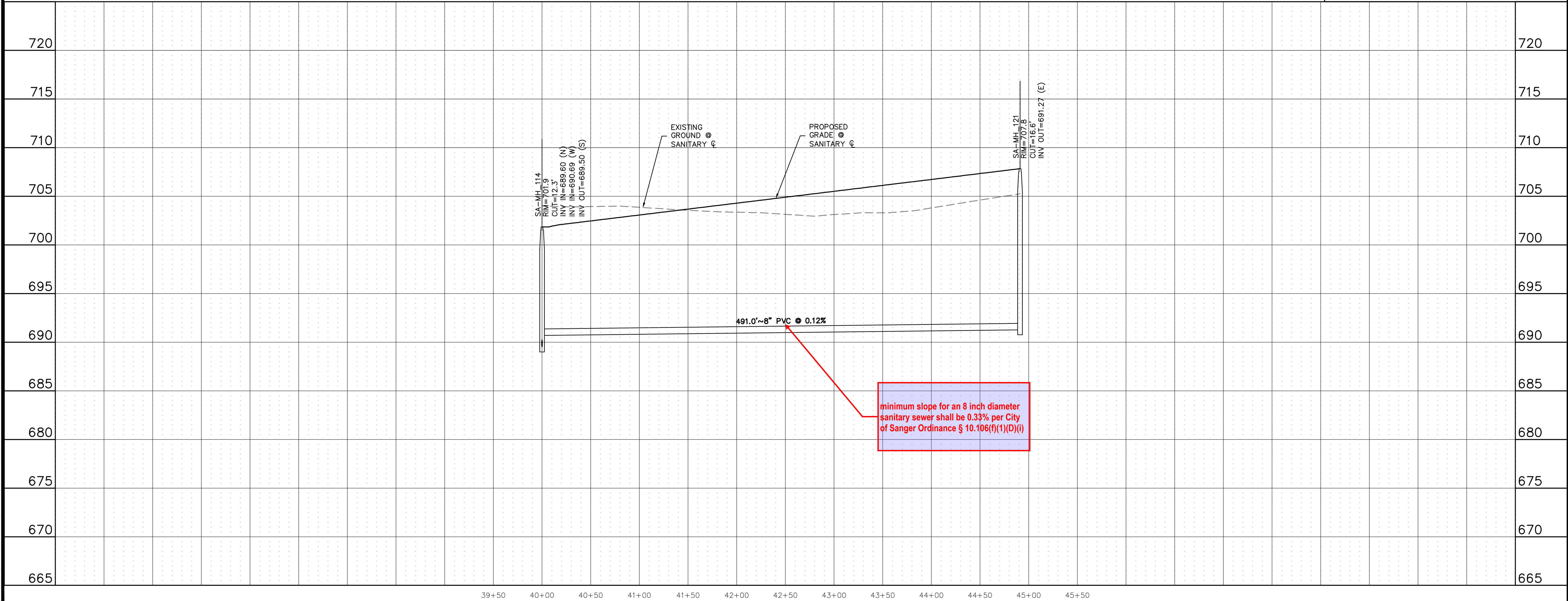


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**RUN 22**



minimum slope for an 8 inch diameter sanitary sewer shall be 0.33% per City of Sanger Ordinance § 10.106(f)(1)(D)(i)

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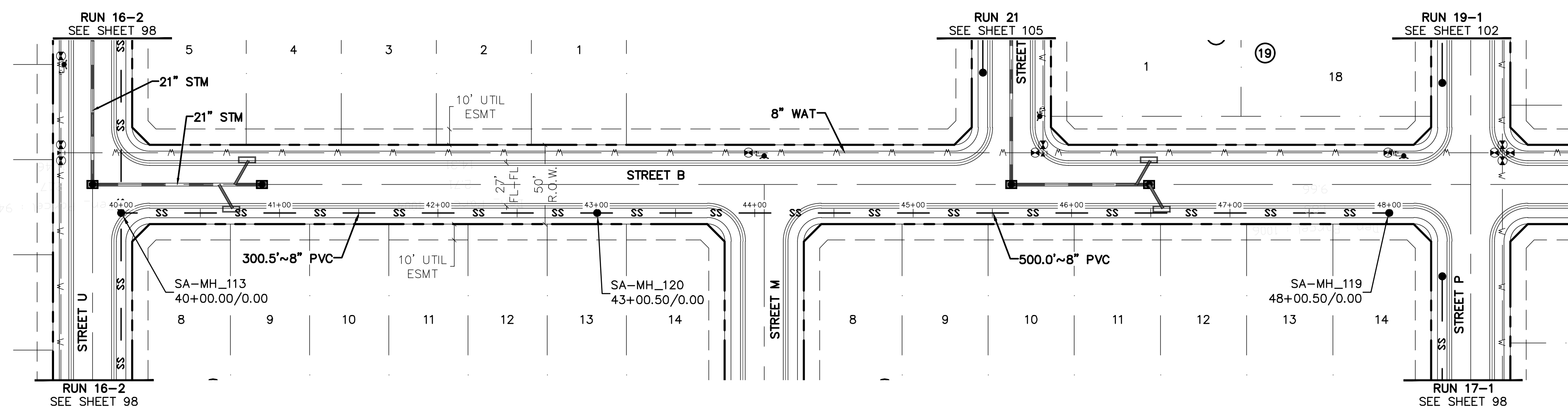
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RUN 22

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DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. 106

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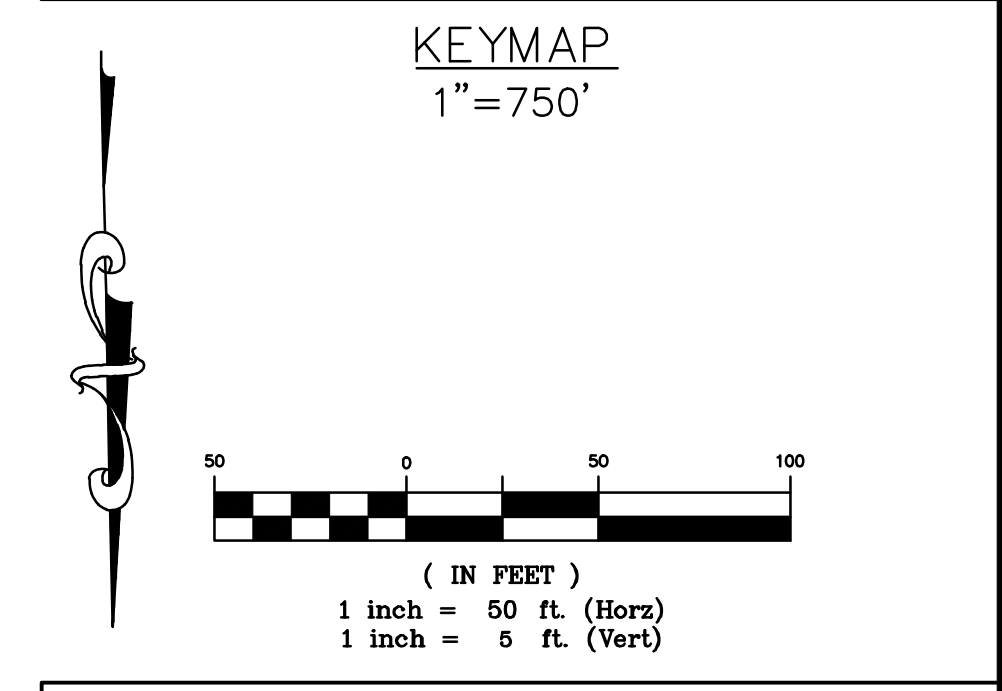


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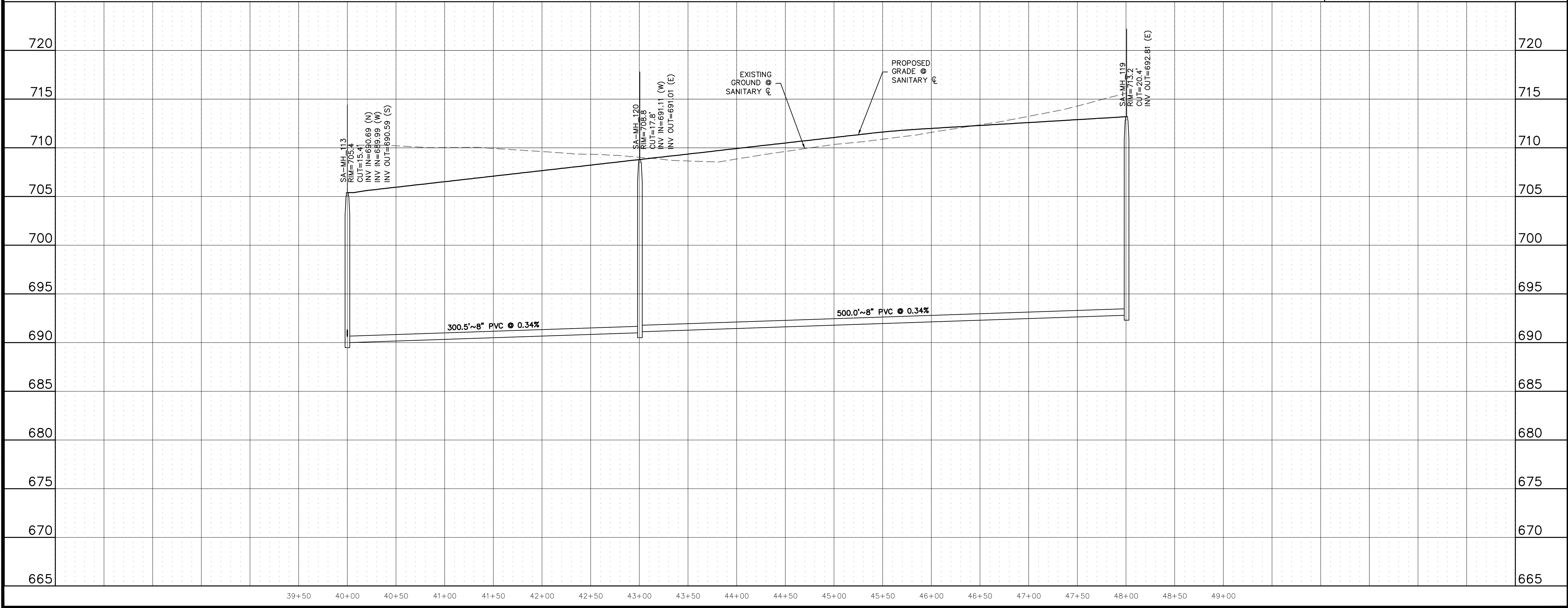


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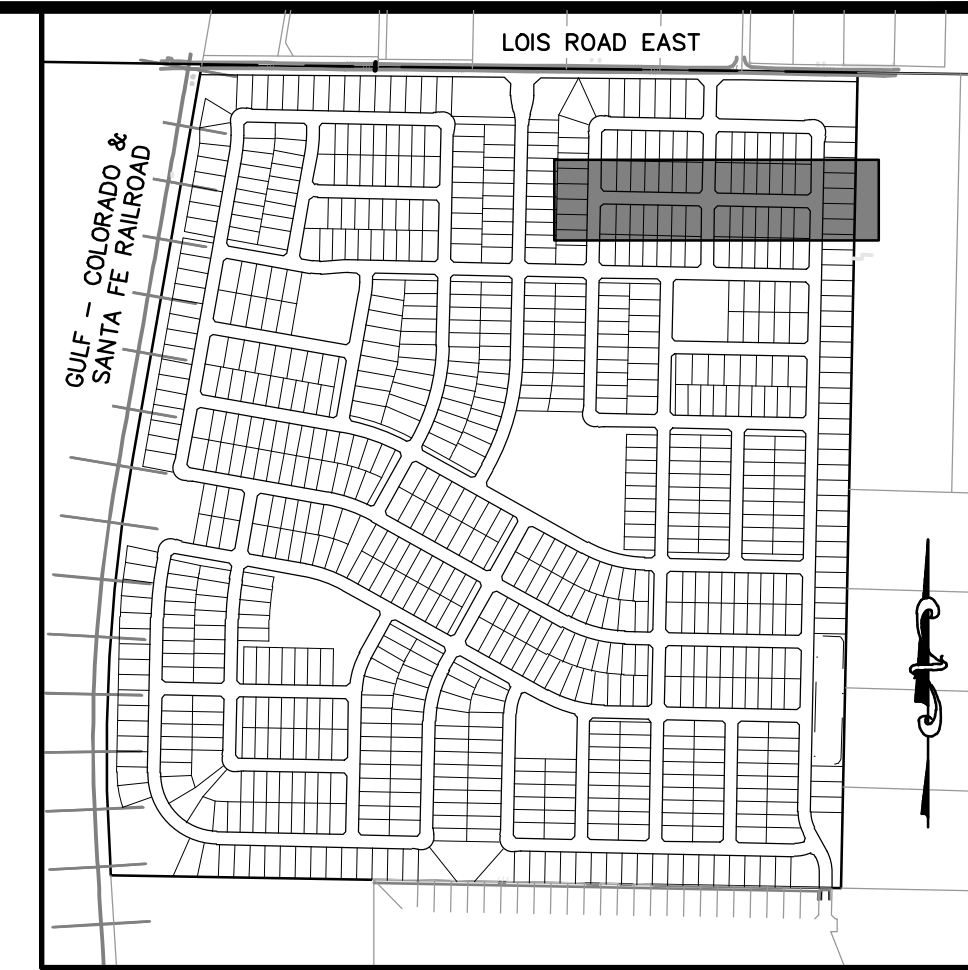
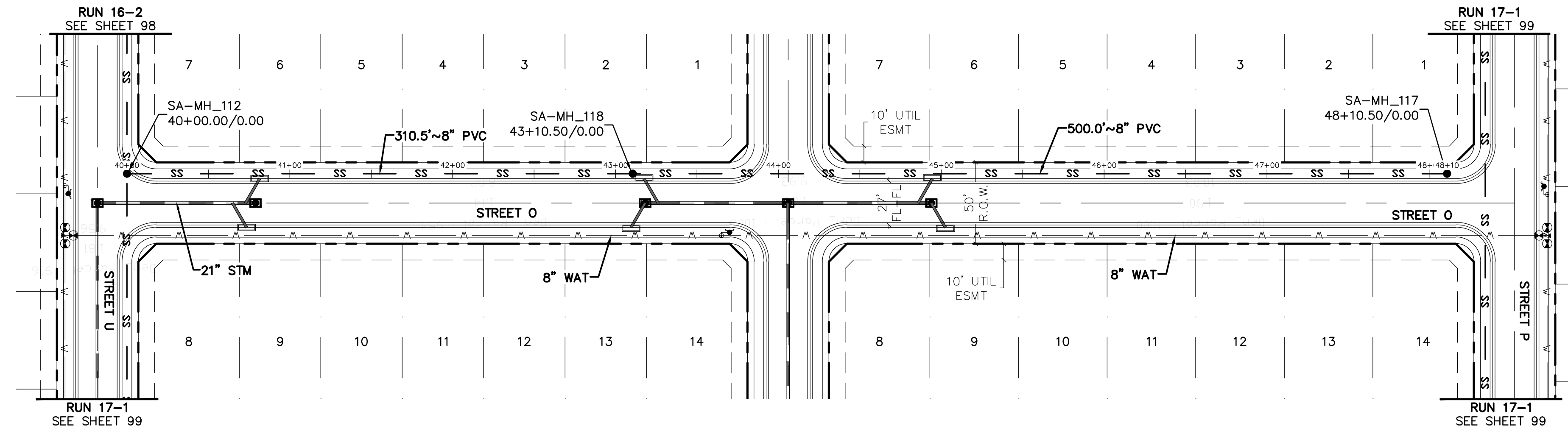
**RUN 23**



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	KALTER CAPITAL	LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS		
DATE	01/17/2025			
1st SUBMITTAL TO JURISDICTION	01/17/2025 - KMB			
REVISIONS				
DR.	TN	CH.	KB	
P.M.	JF			
JOB	24097256			
SHEET NO.	107			

CAD FILE: 24097256-PRJ-PLAN-SSW-PP-23.DWG



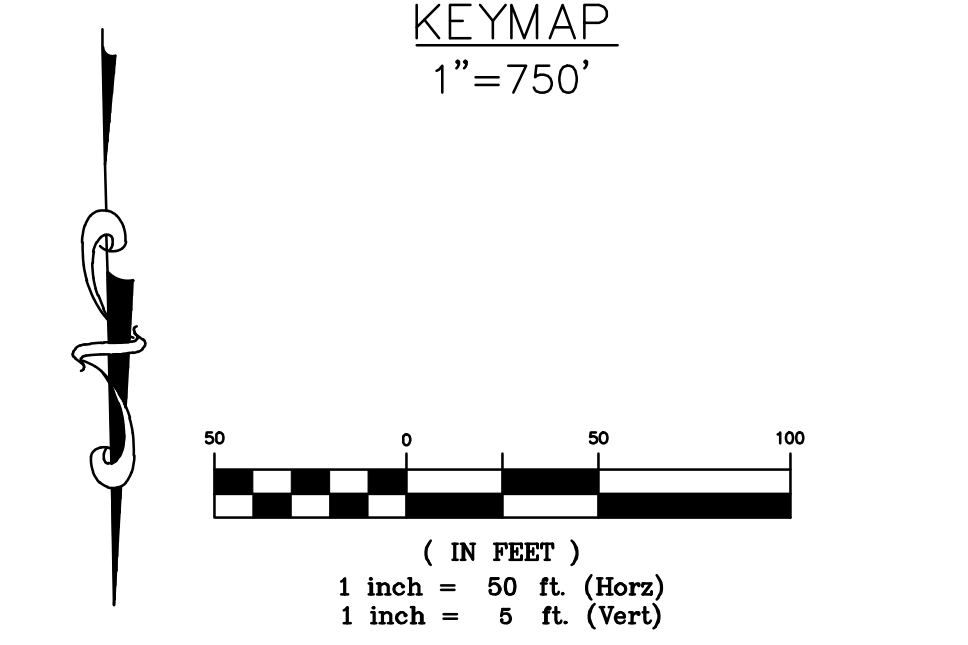


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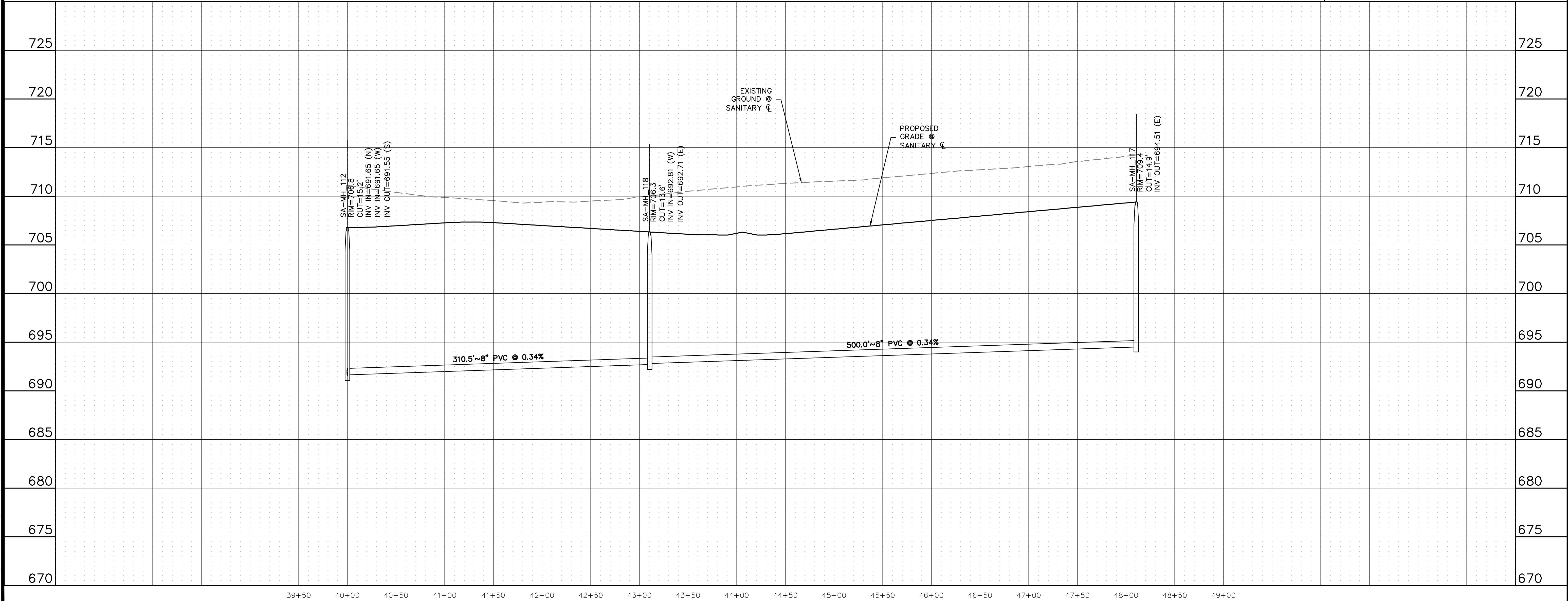
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STATE OF TEXAS  
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RUN 24

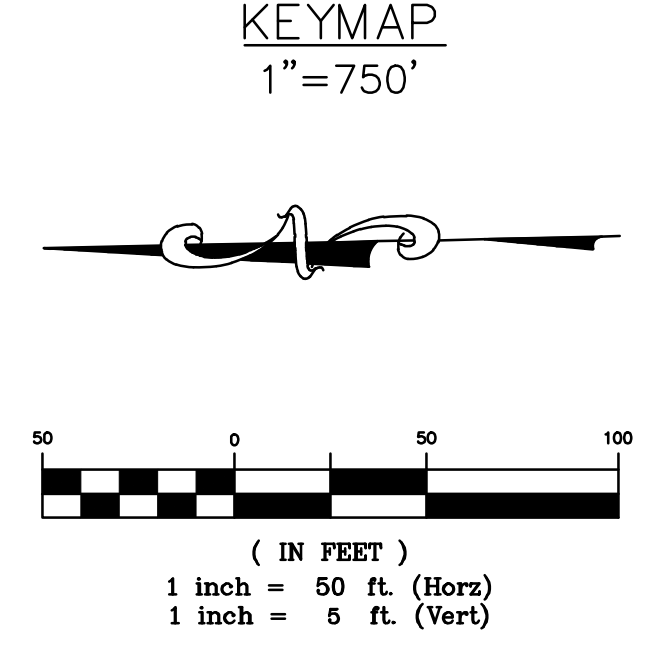
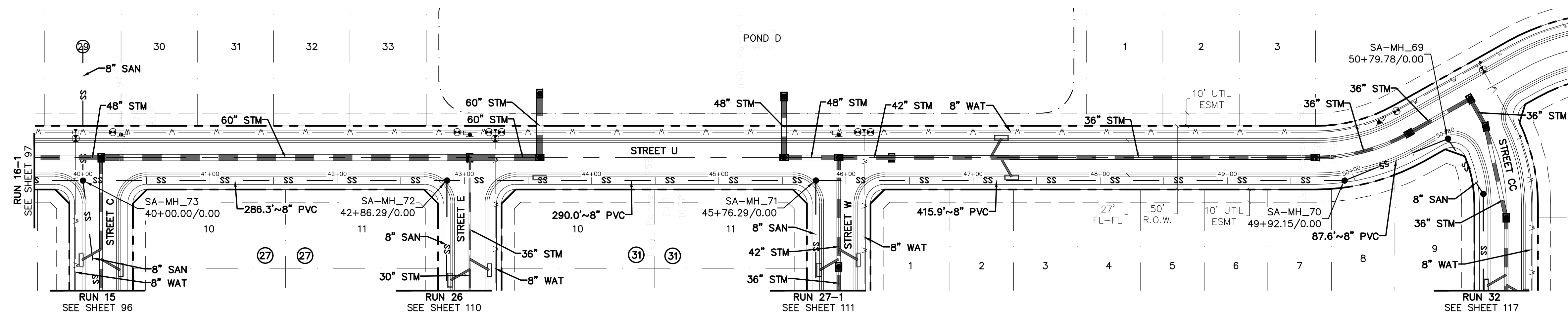
CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB

REVISIONS:

DR. TN CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO. 108

CAD FILE: 24097256-PRFLM-SSWR-PP-24.DWG

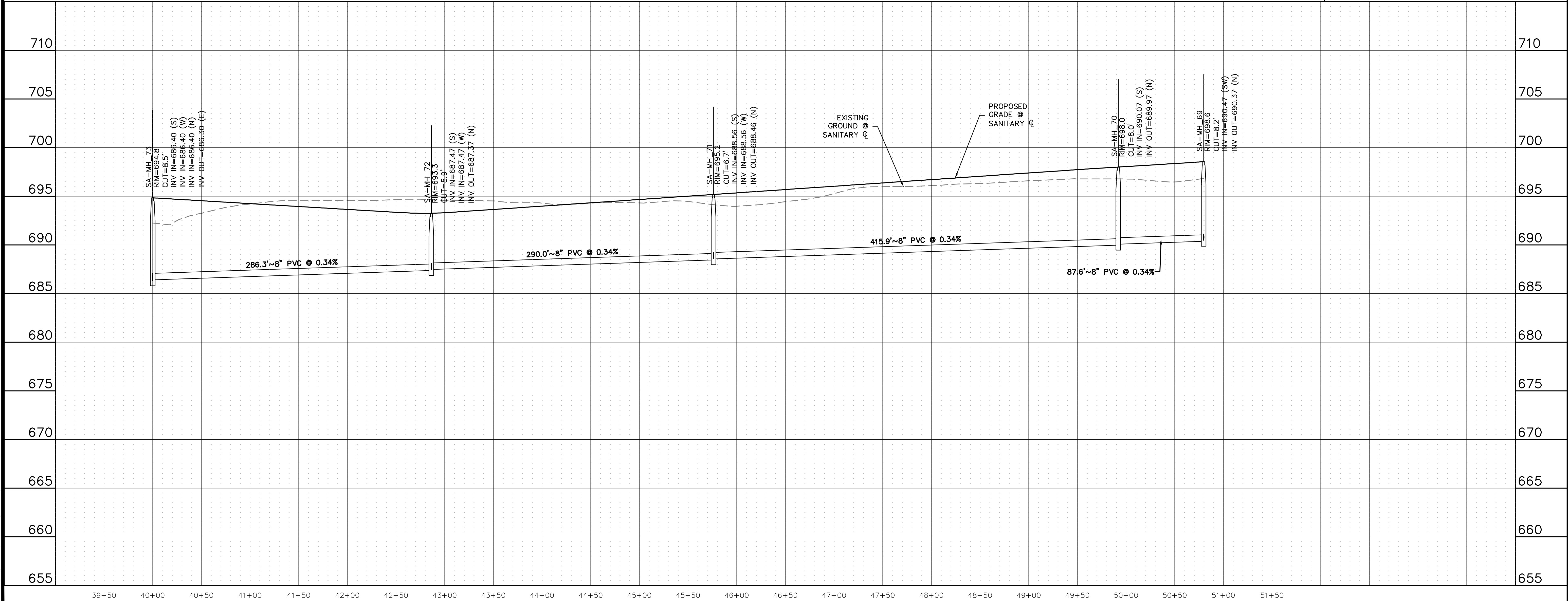




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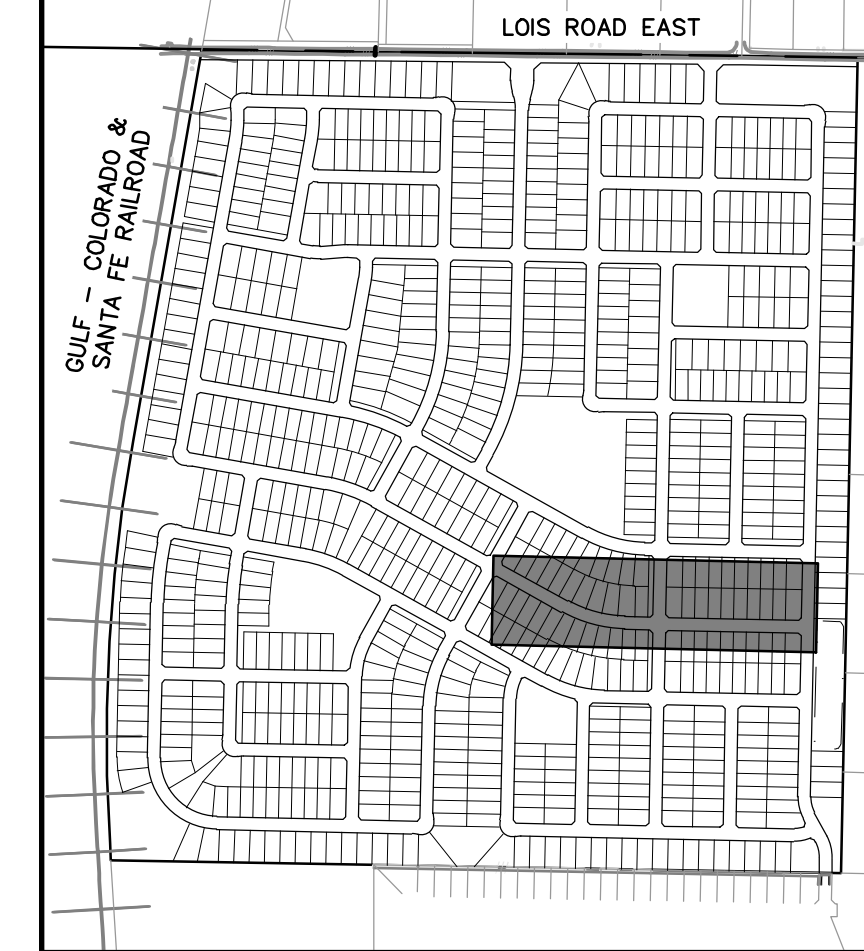
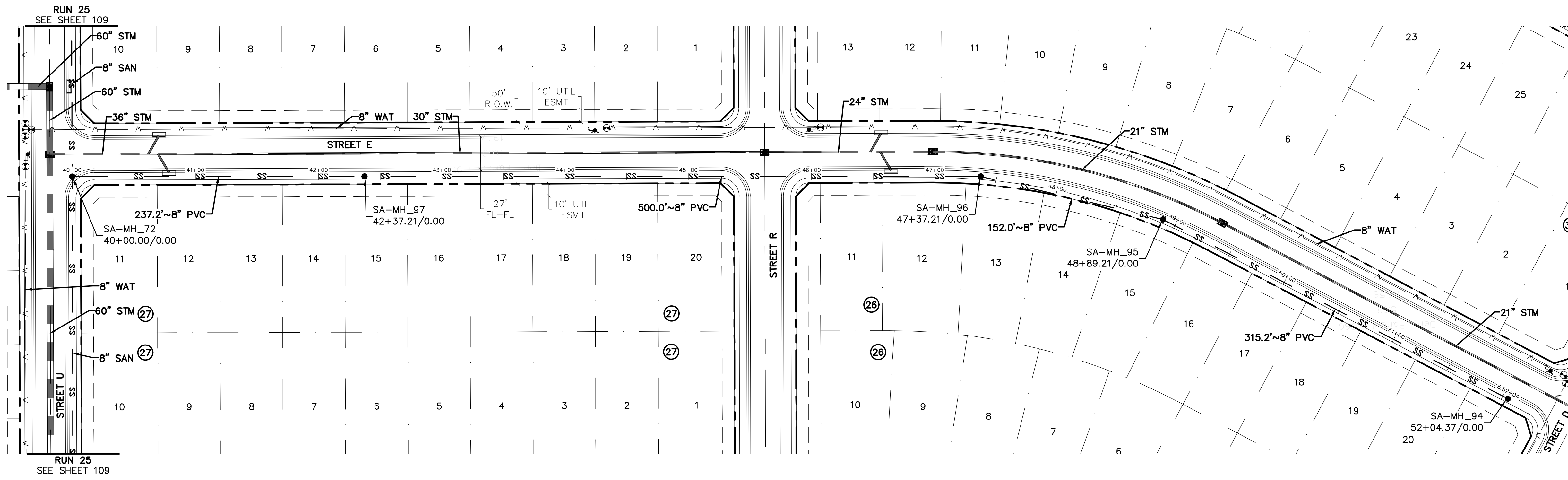
CLIENT	KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127
DATE	01/17/2025
1st SUBMITTAL TO JURISDICTION	01/17/2025 - KMB
REVISIONS	
DR.	TN   CH. KB
P.M.	JF
JOB	24097256
SHEET NO.	109

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 RUN 25

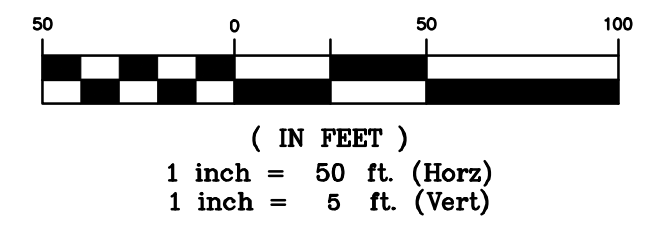
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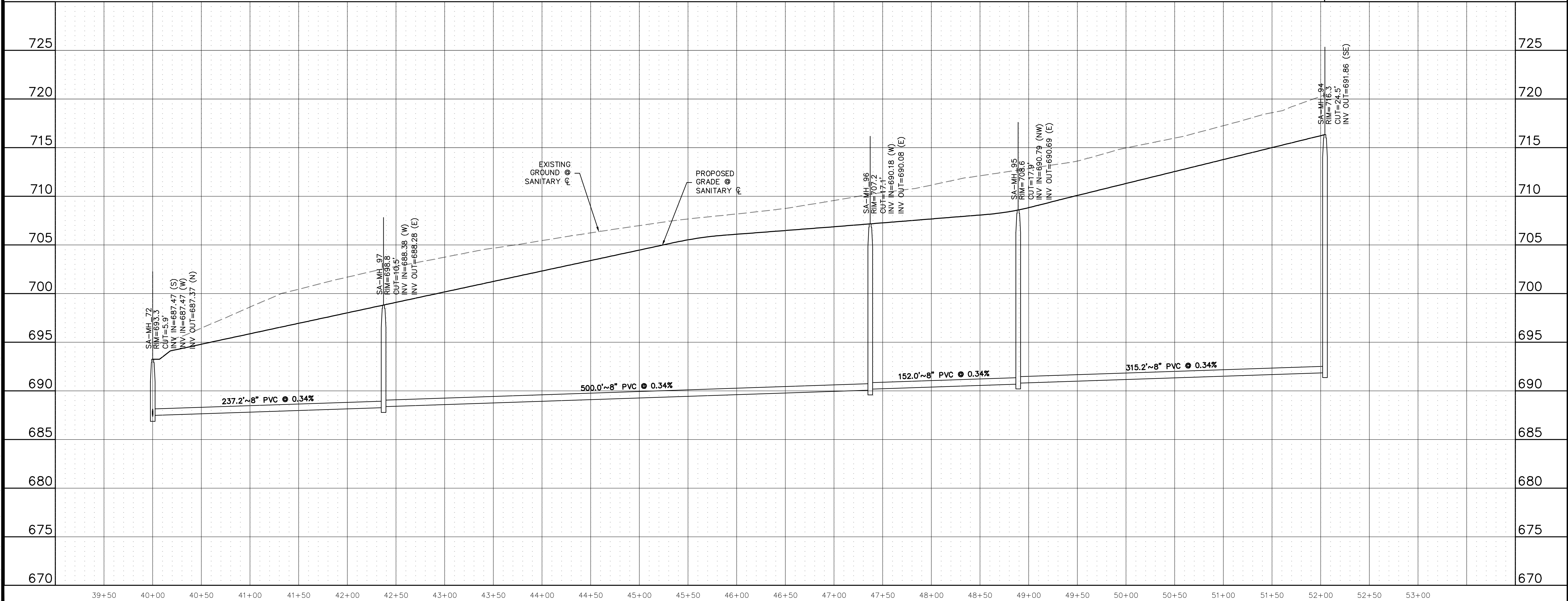
KEYMAP  
1"=750'



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RUN 26

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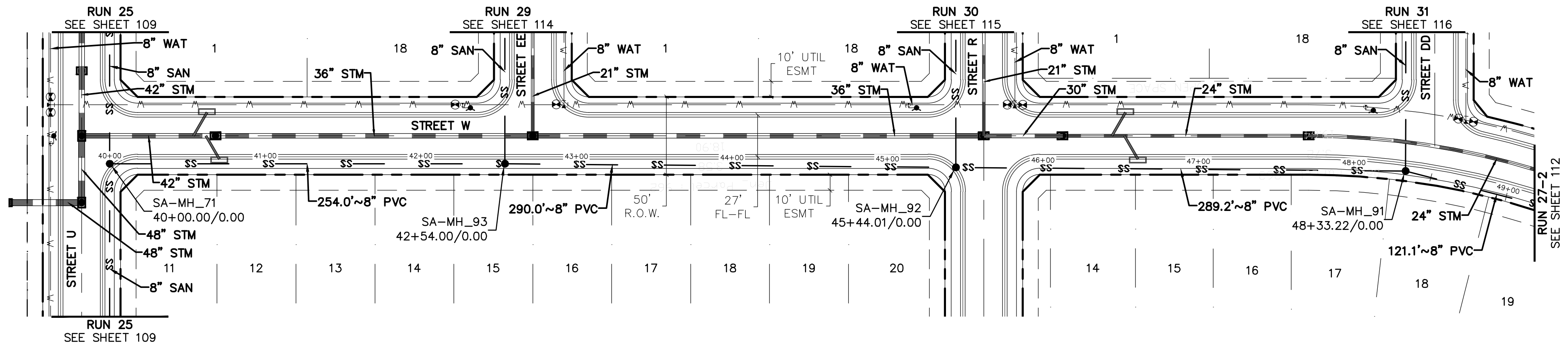
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**RUN 27-1**

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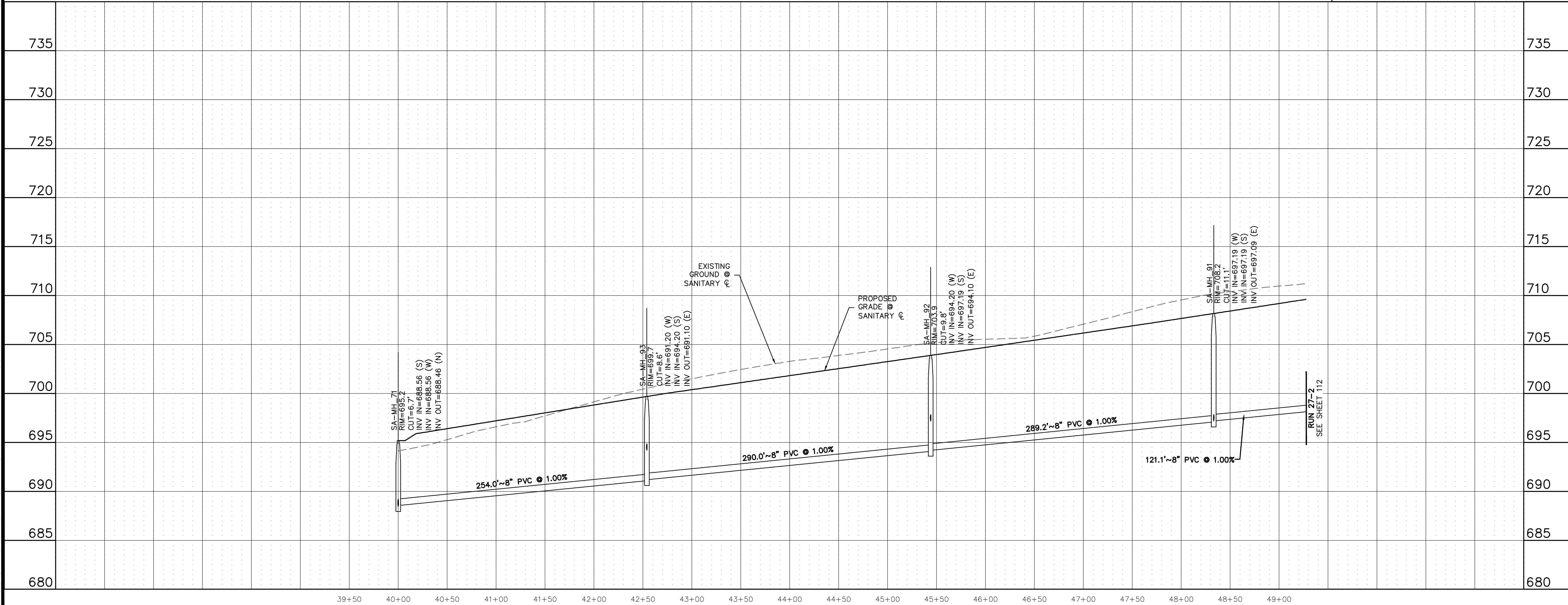
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RUN 27-1

**DATE** 01/17/2025

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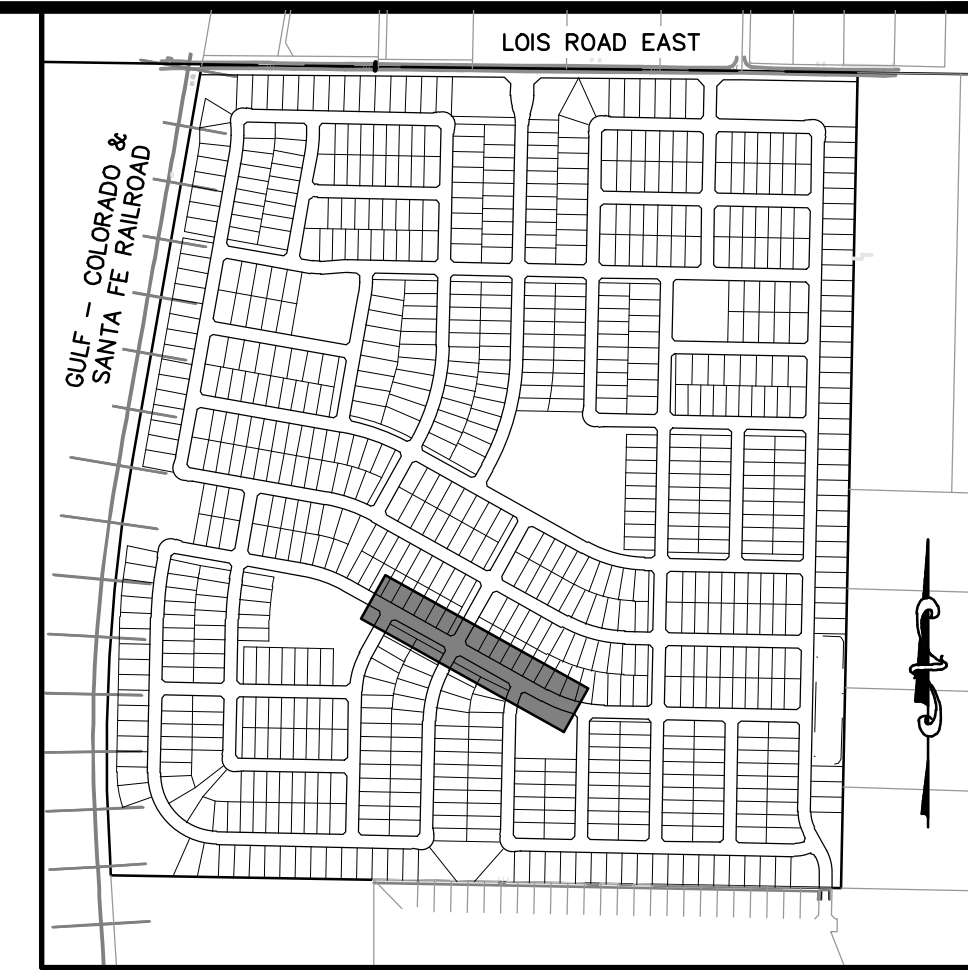
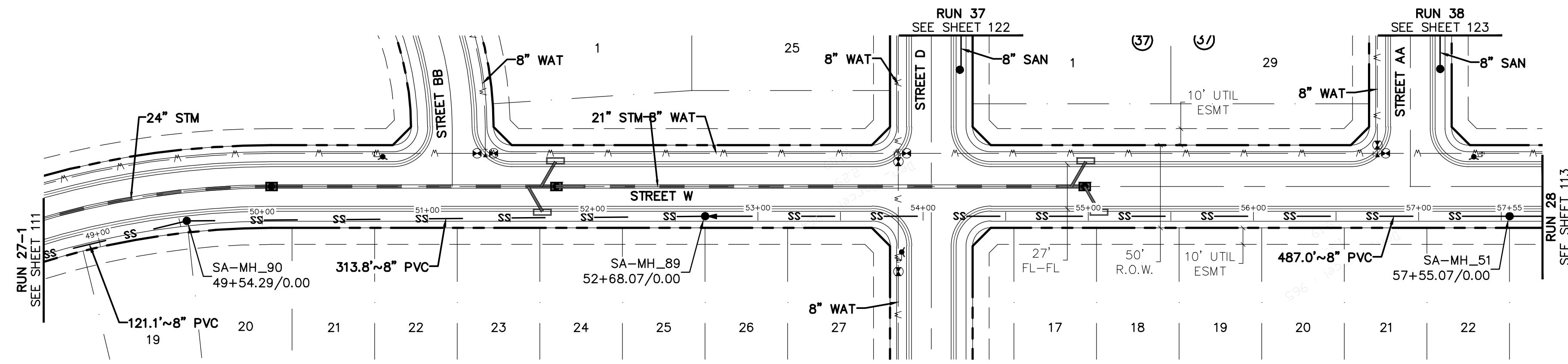


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**JOB** 24097256  
**SHEET NO.** 111

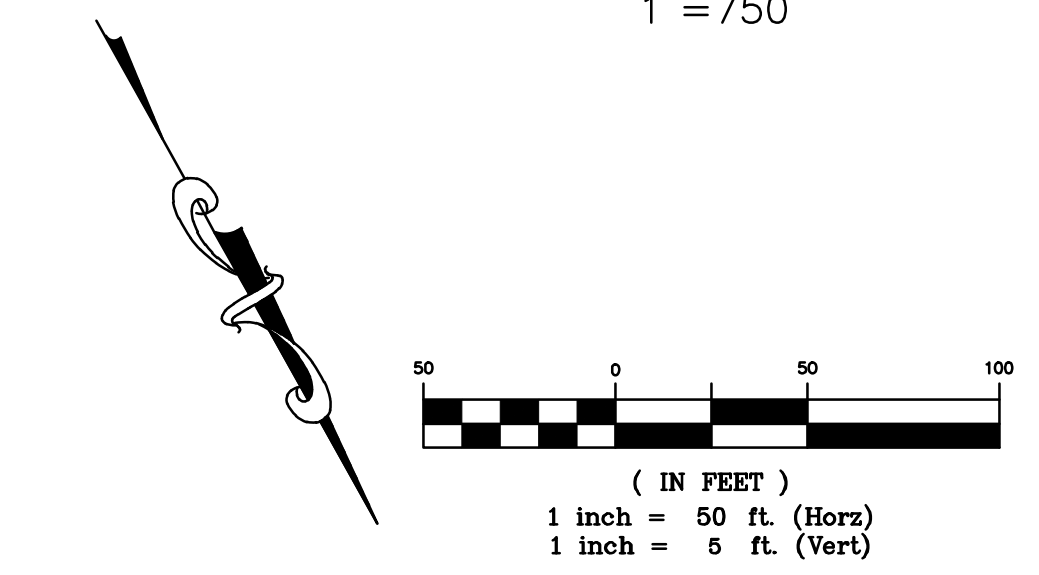
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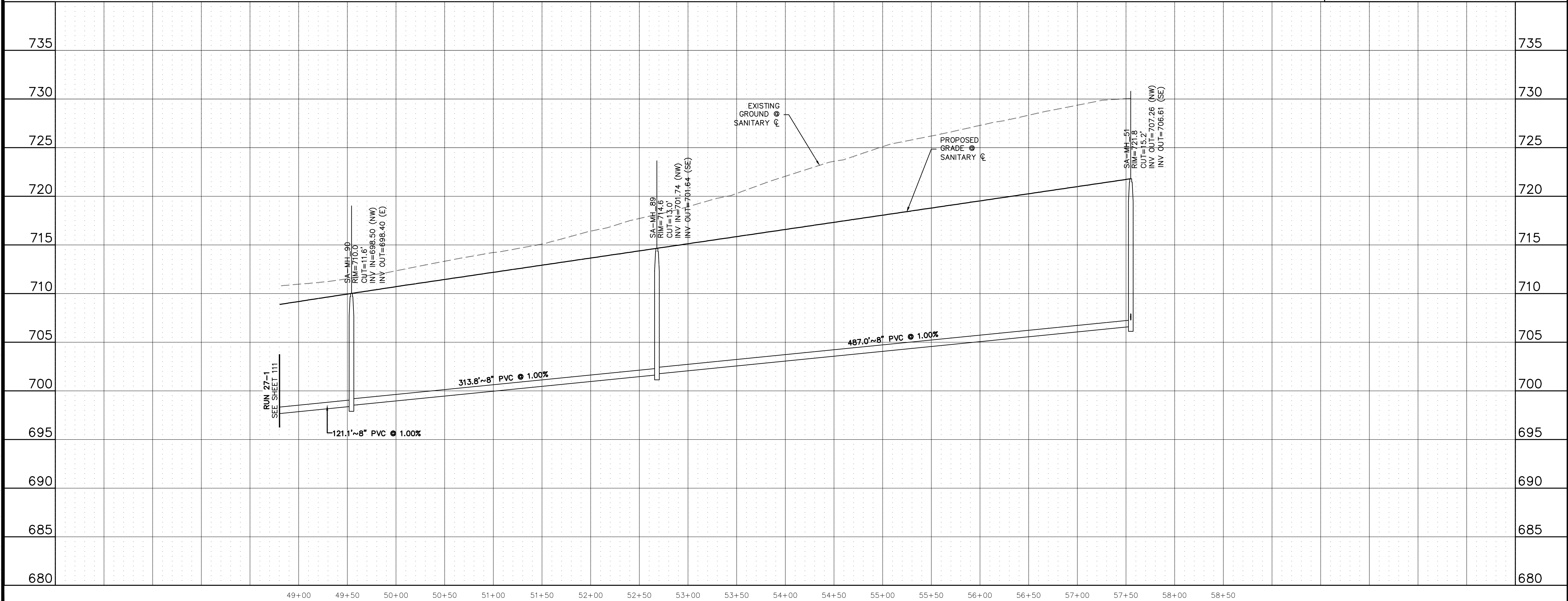


KEYMAP  
1"=750'



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**RUN 27-2**



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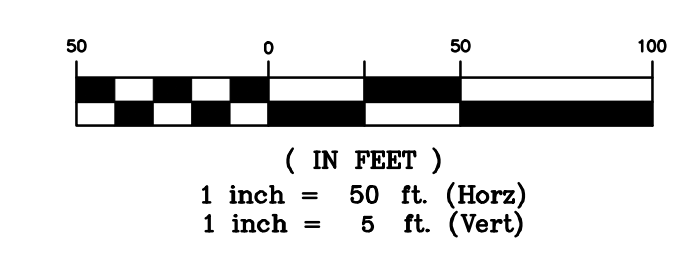
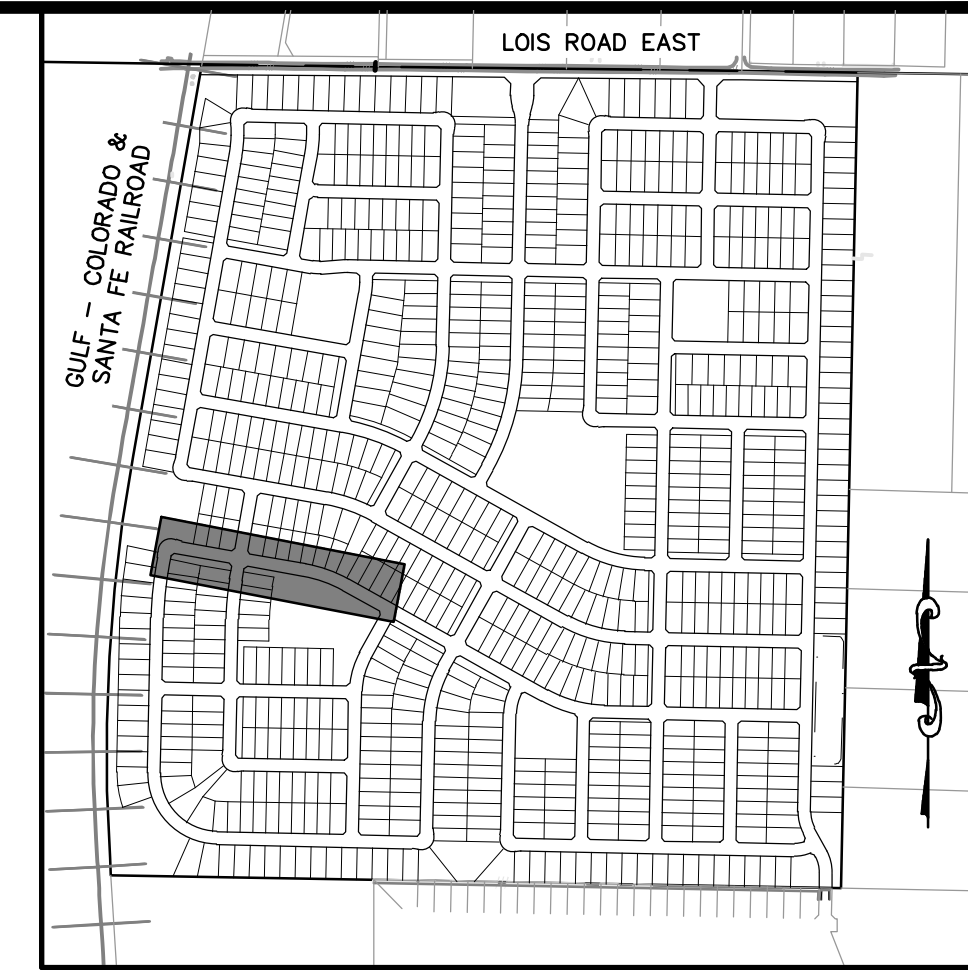
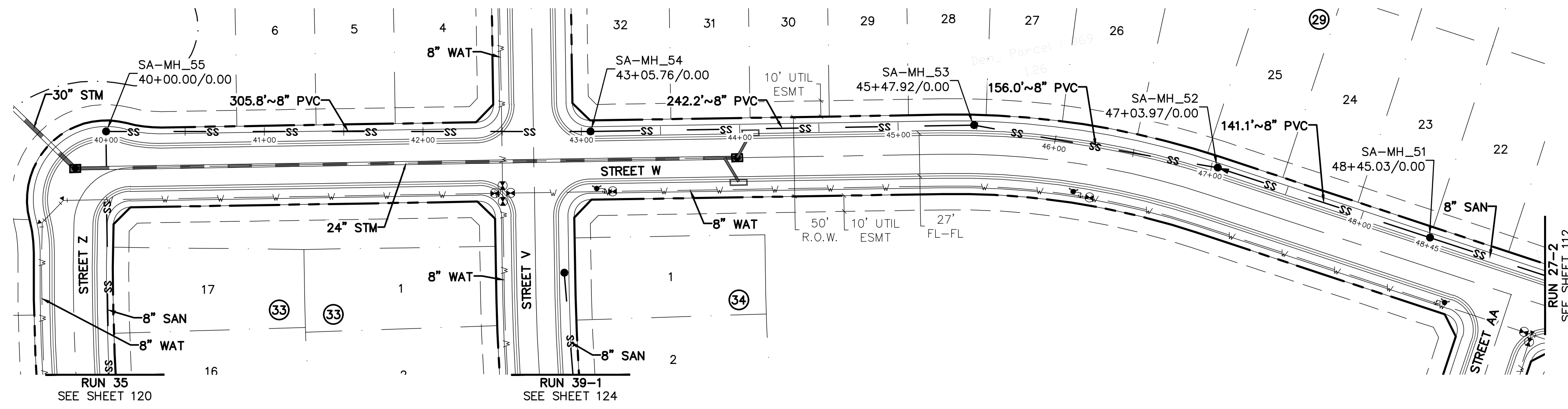
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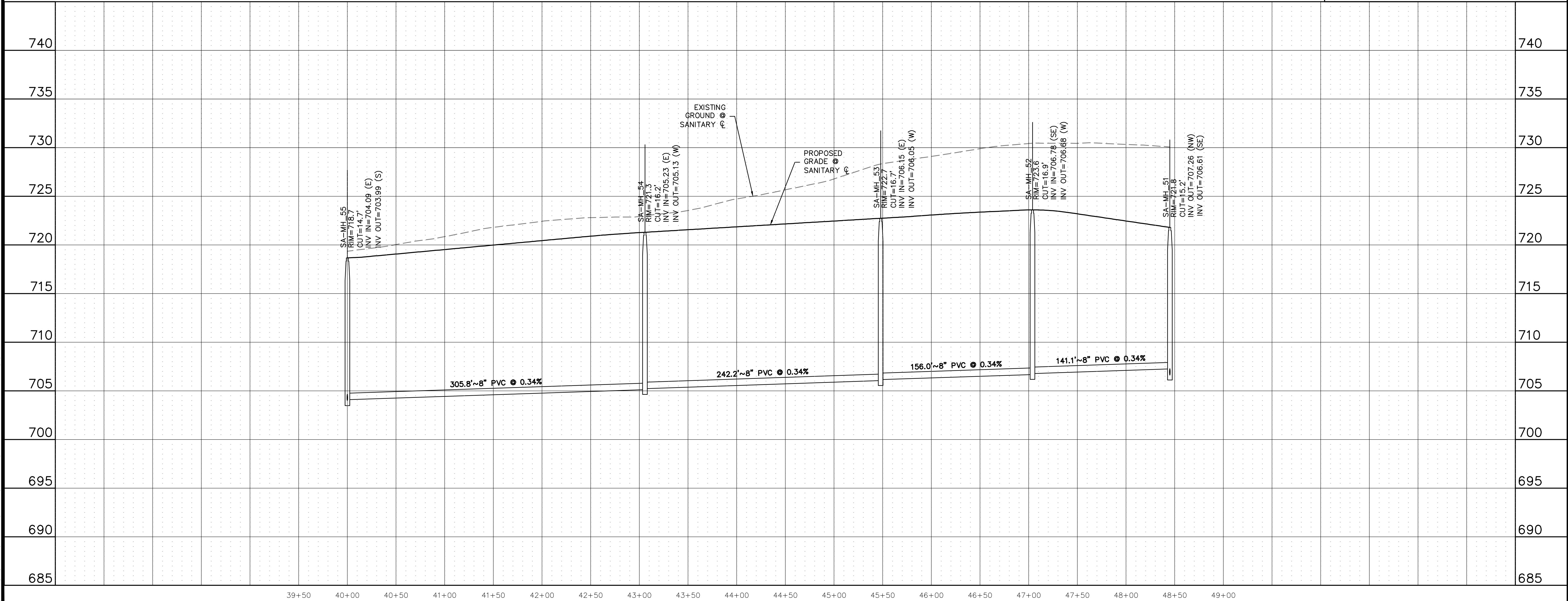




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**RUN 28**



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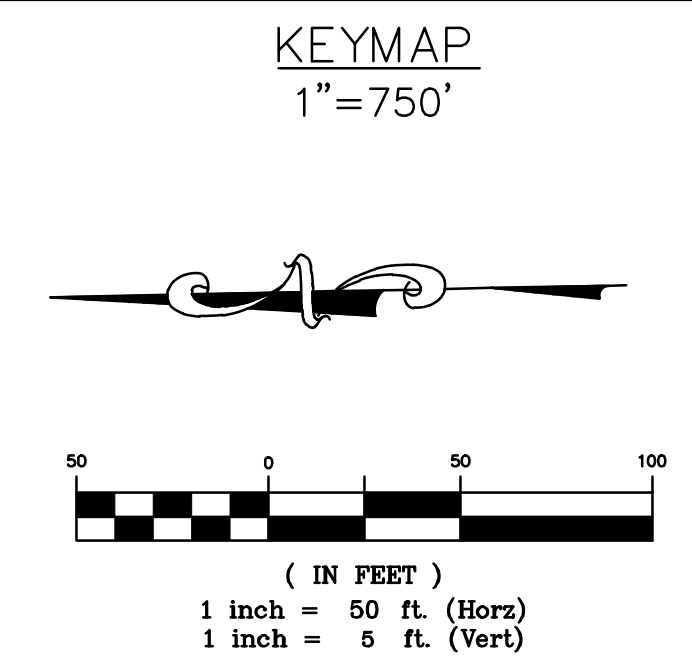
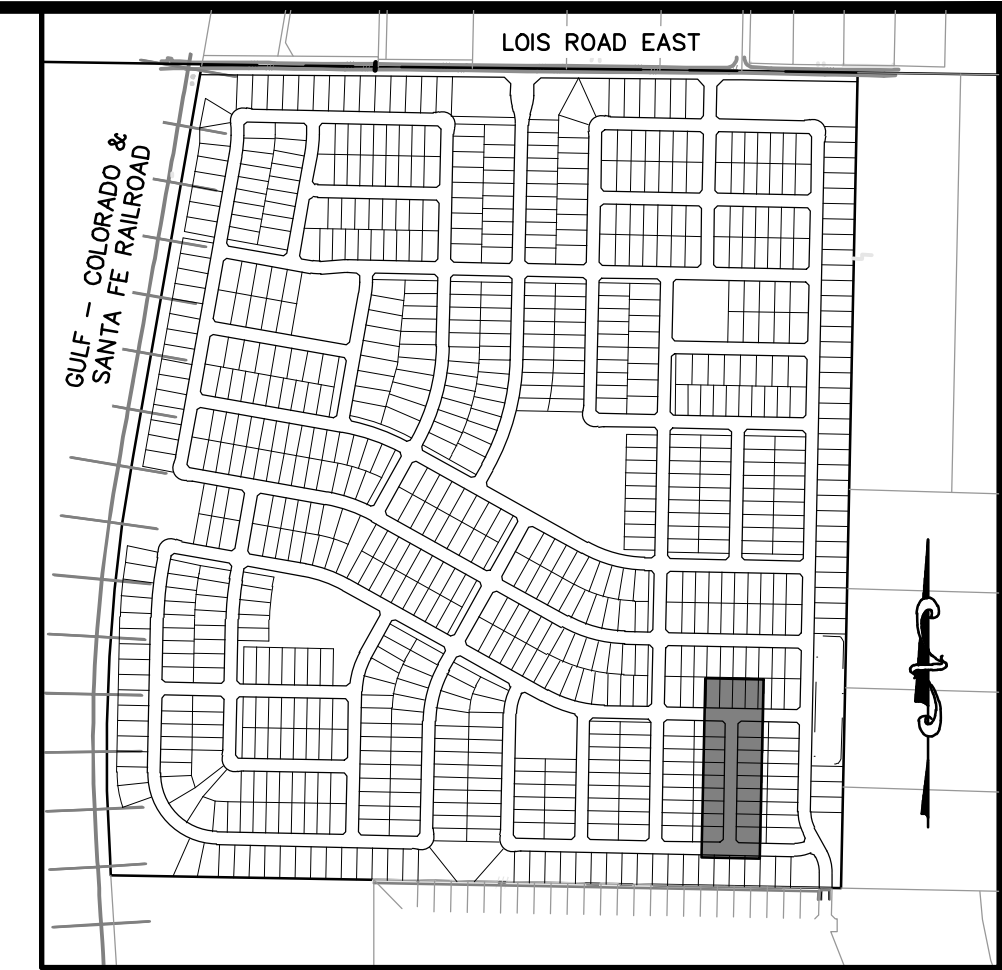
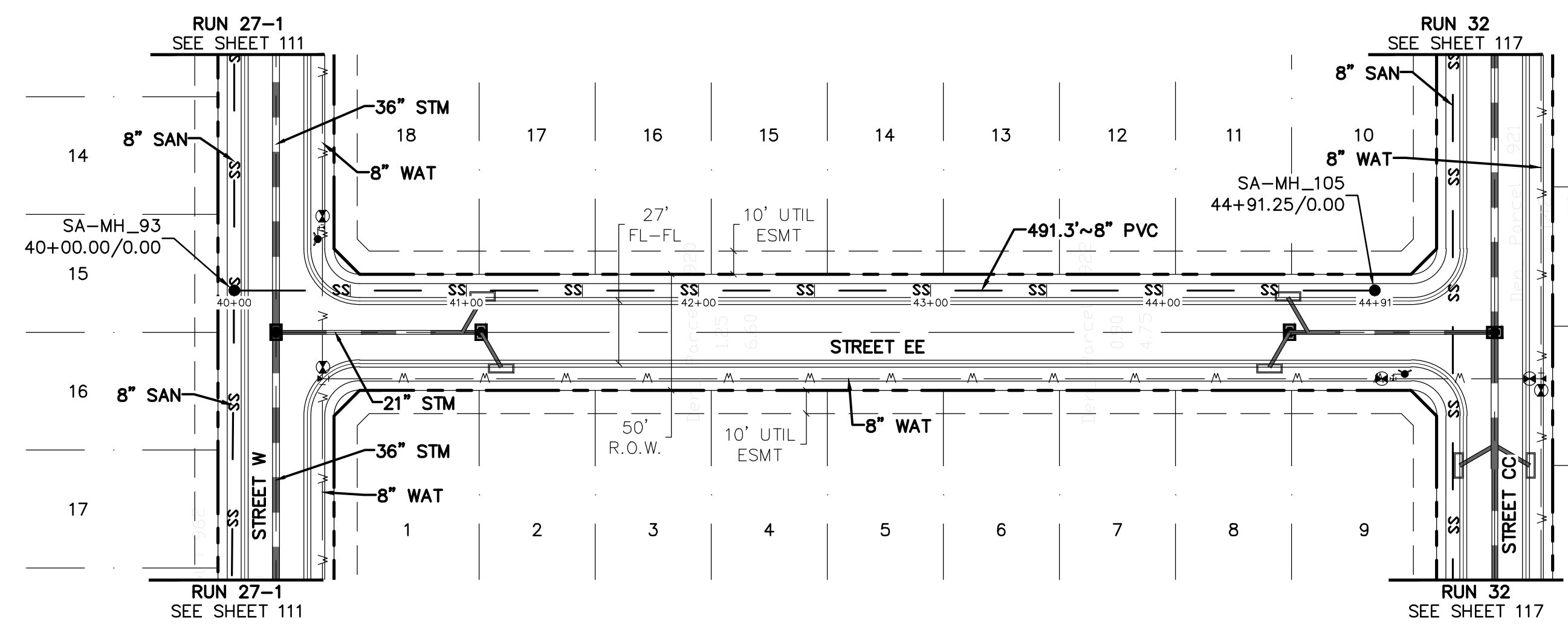
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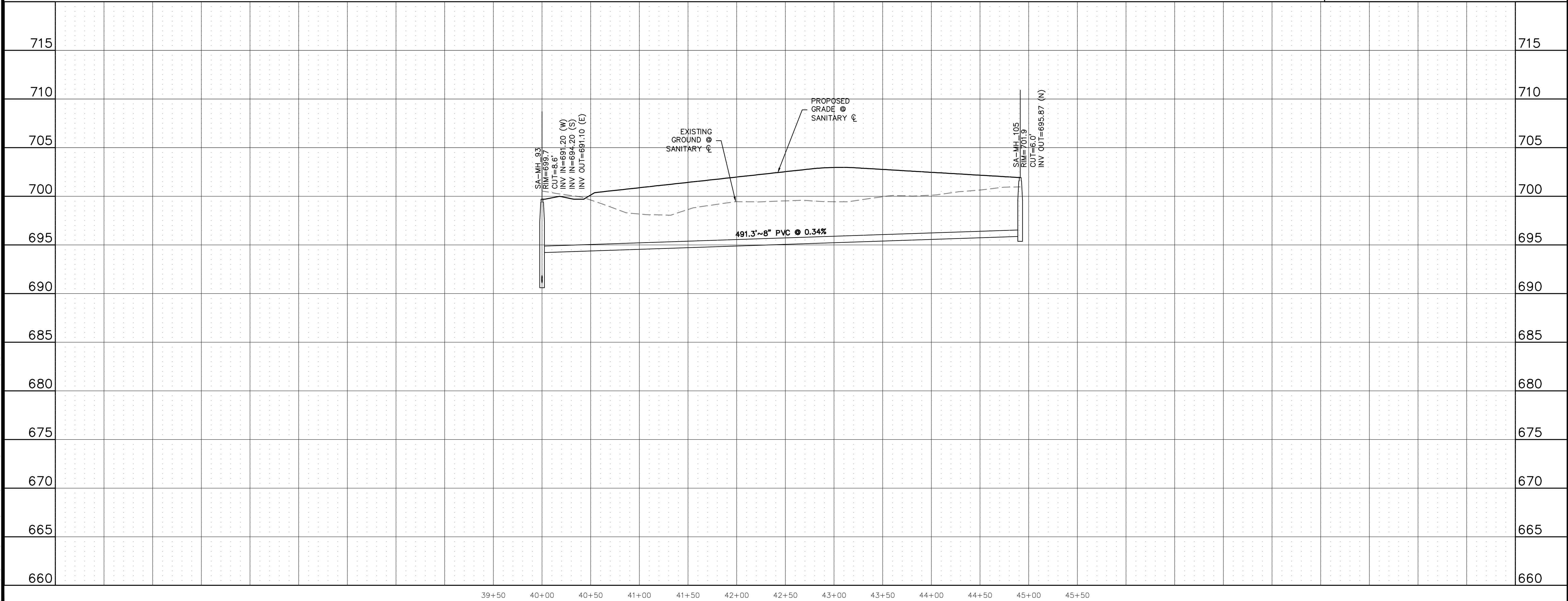




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**RUN 29**



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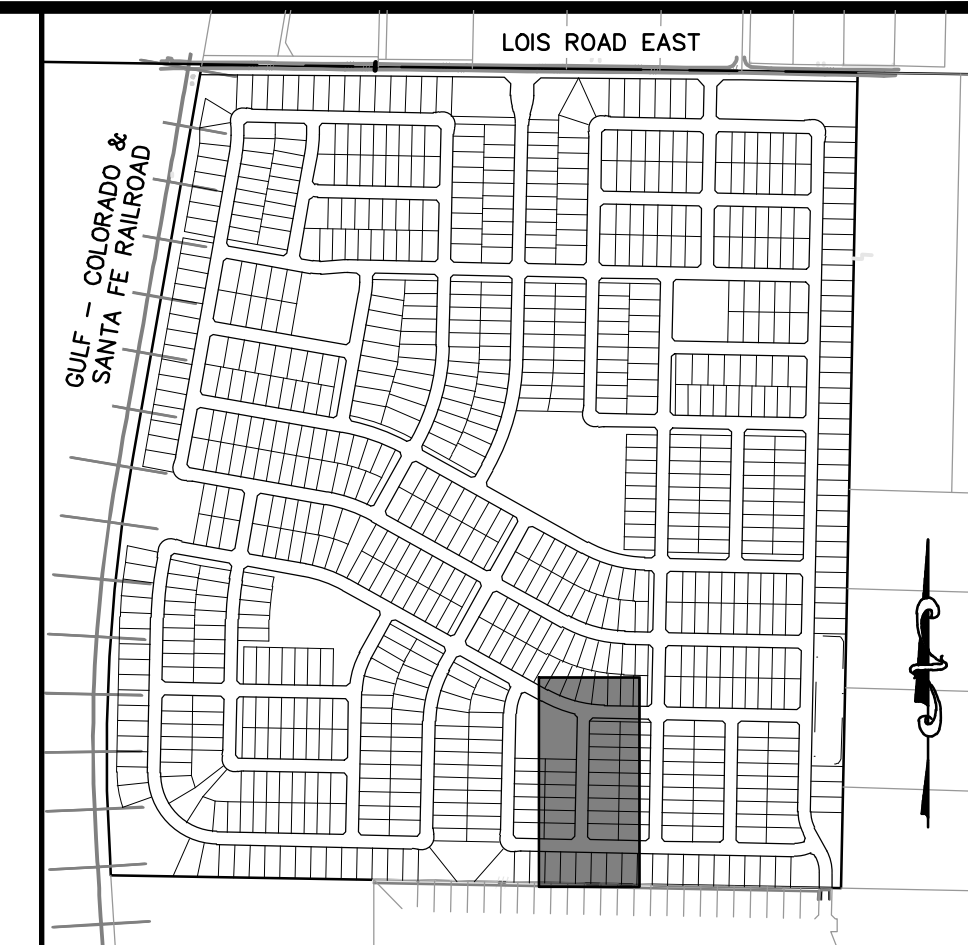
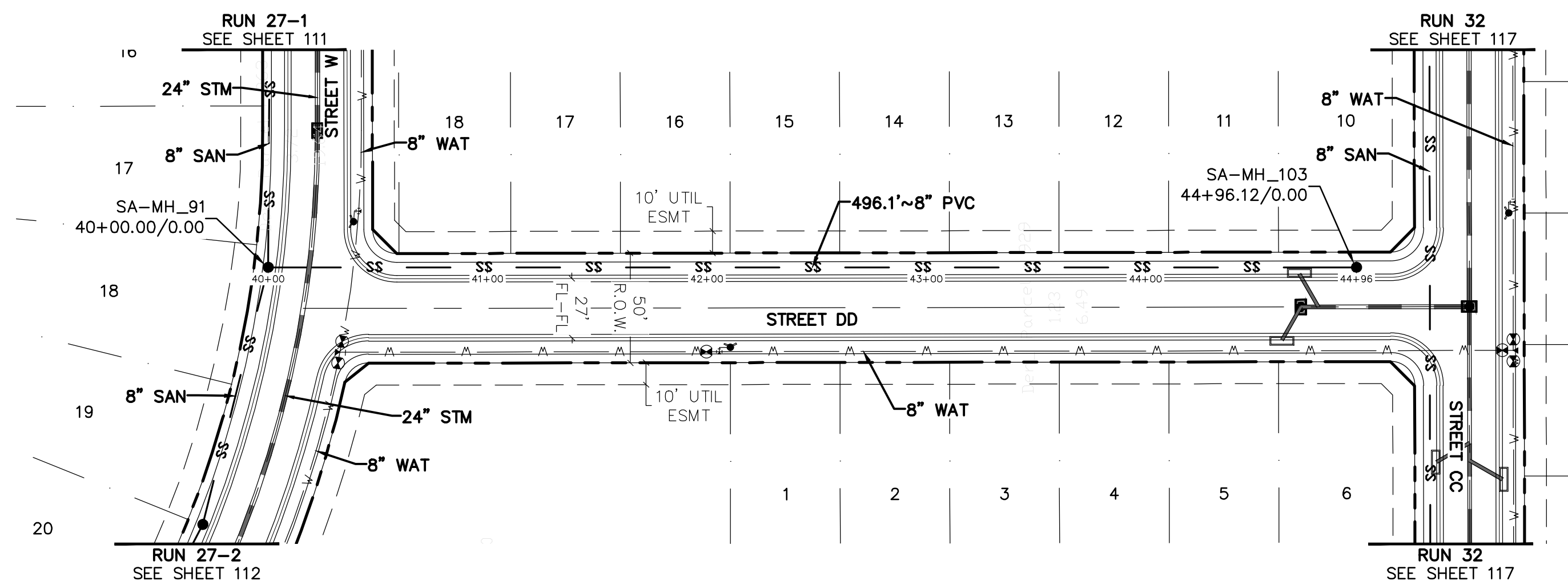
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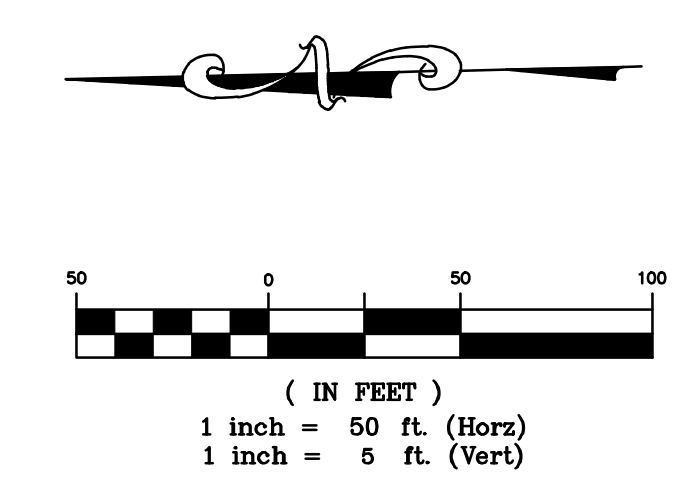






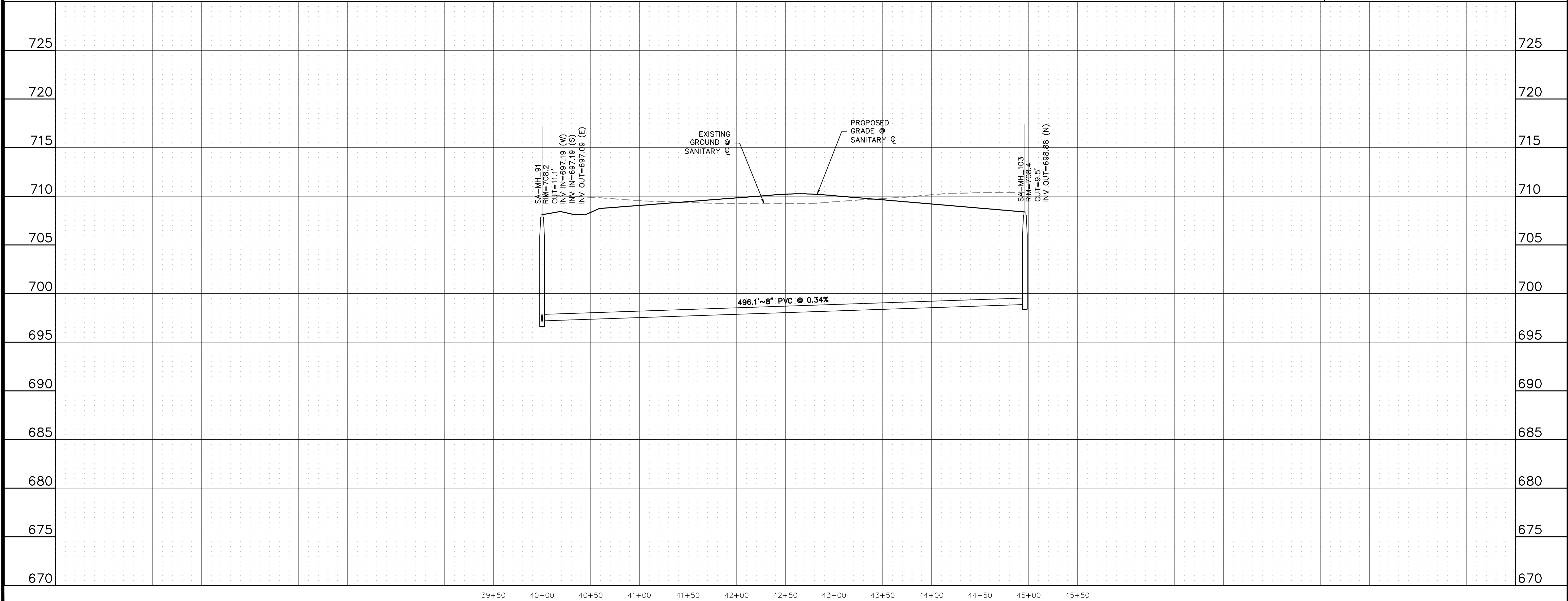


KEYMAP  
1"=750'



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**RUN 31**



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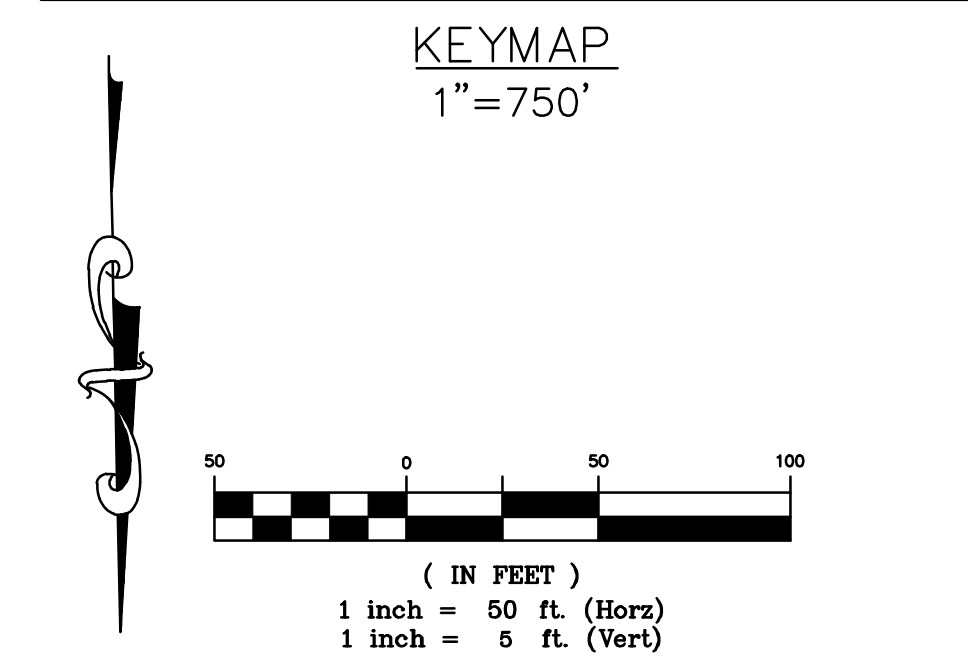
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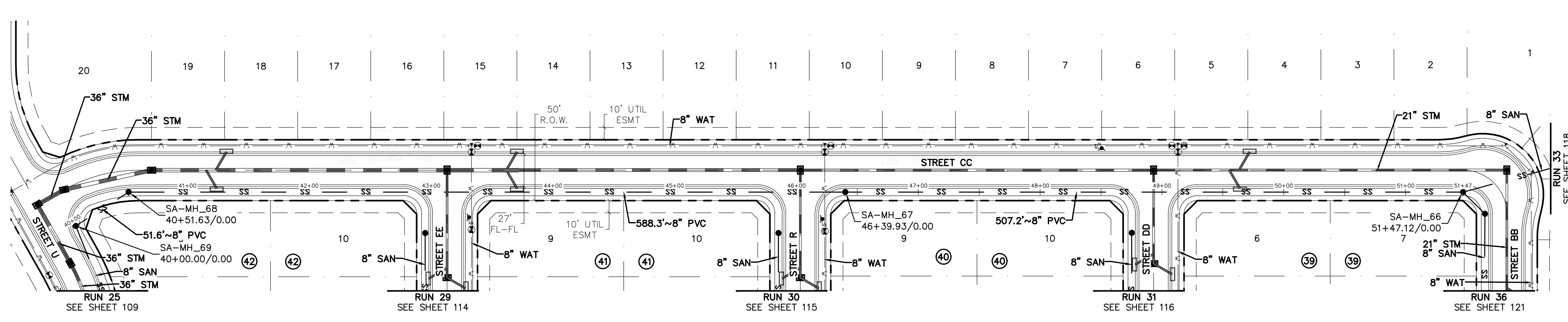
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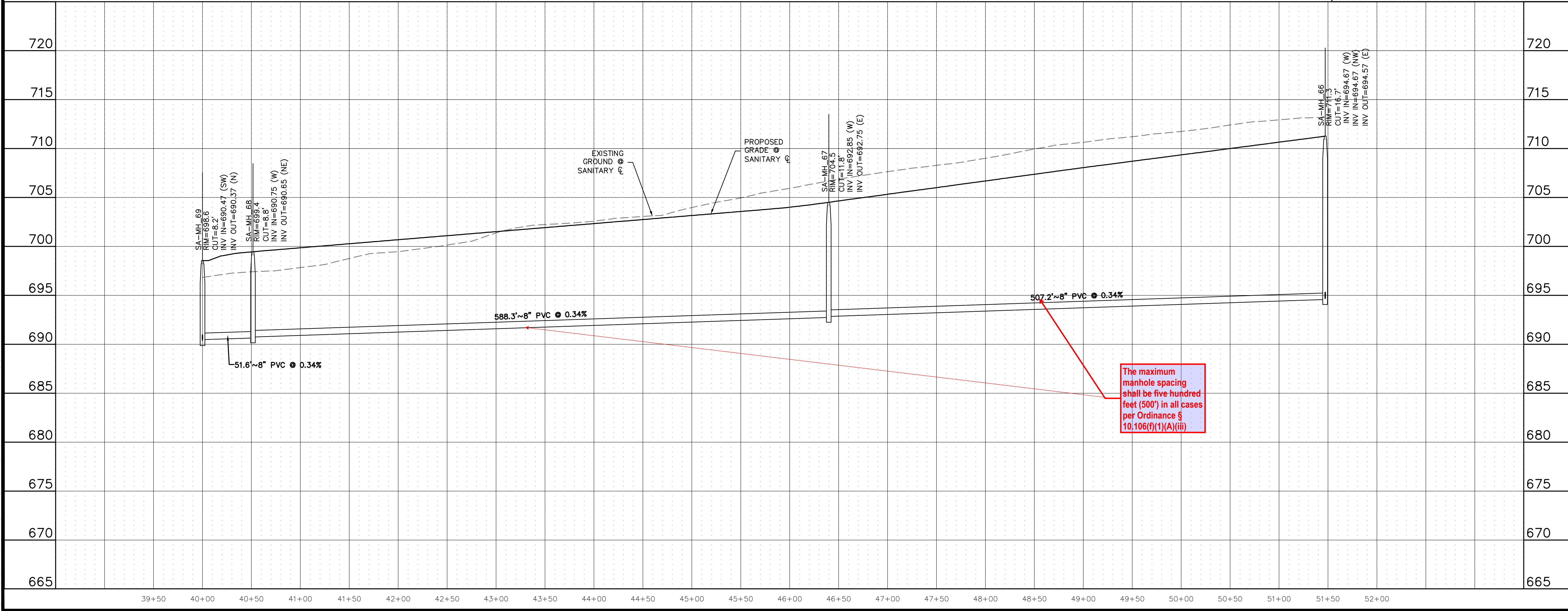


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**RUN 32**



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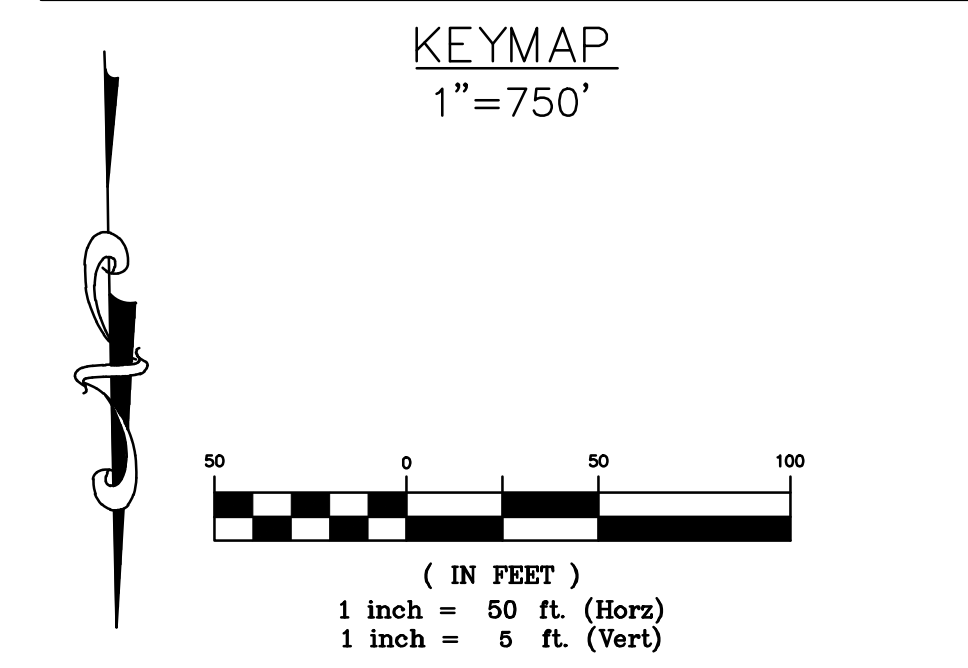




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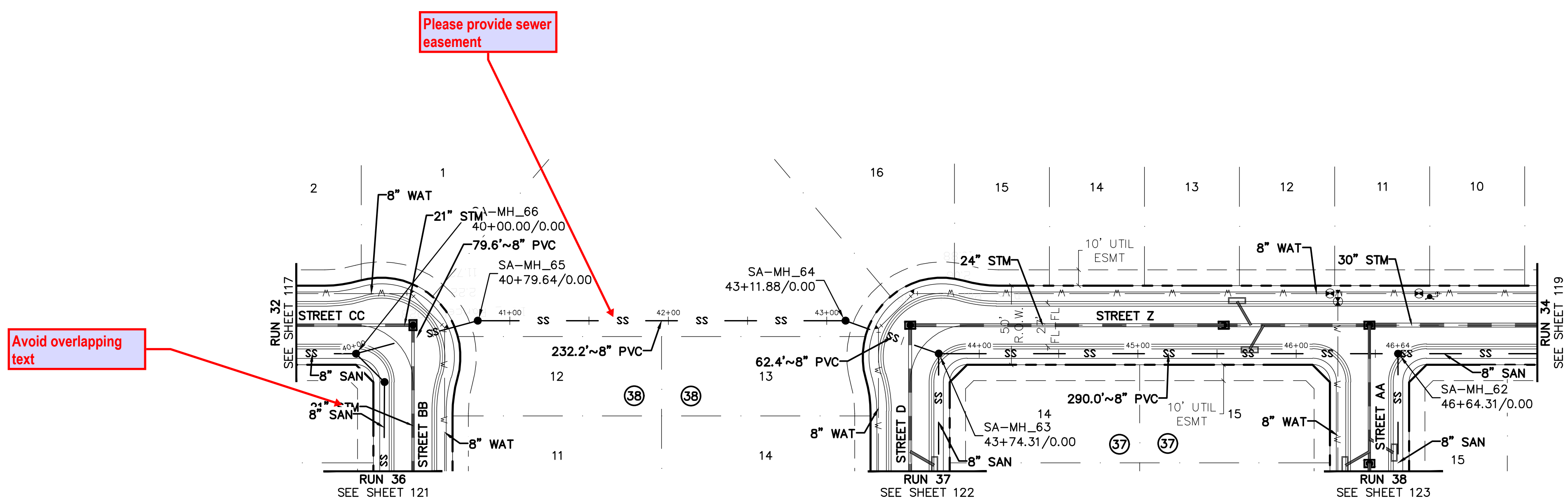
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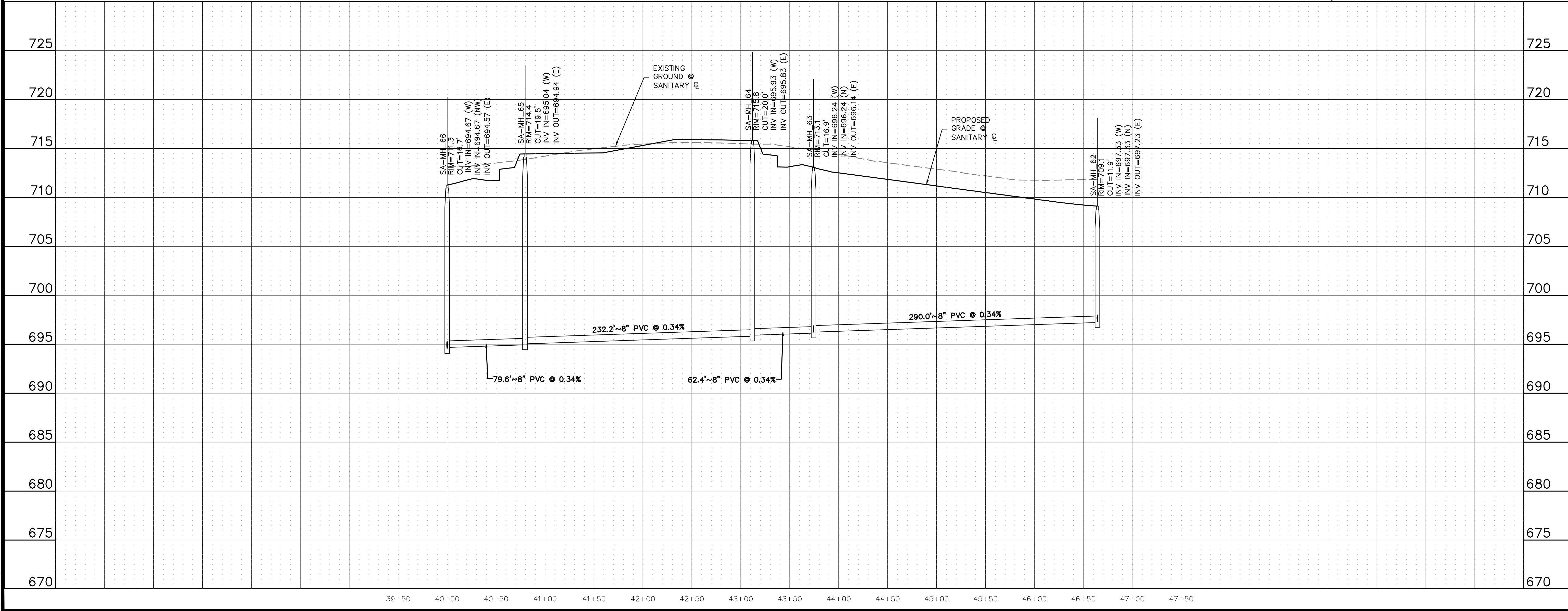
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**RUN 33**

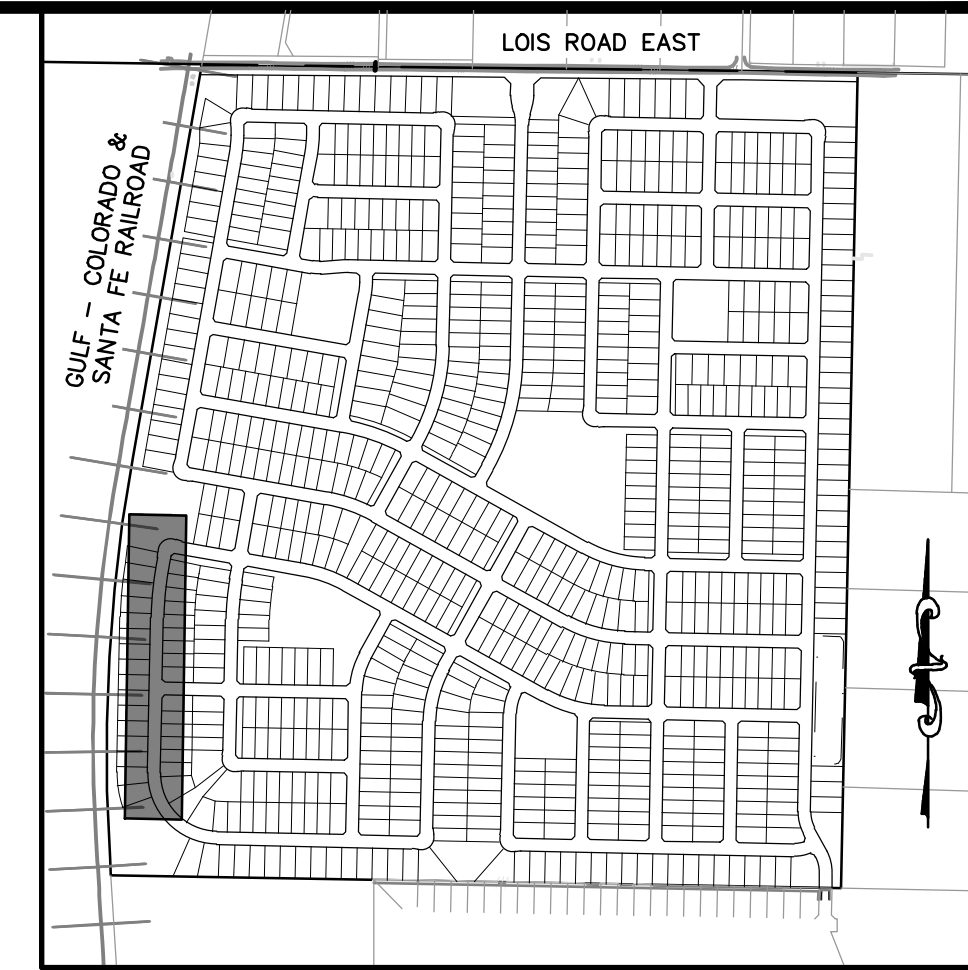
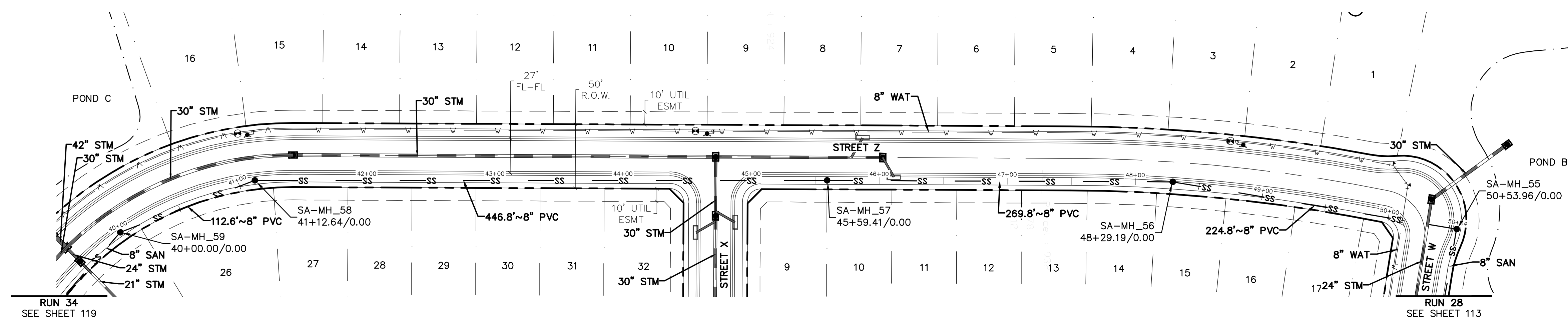


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BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

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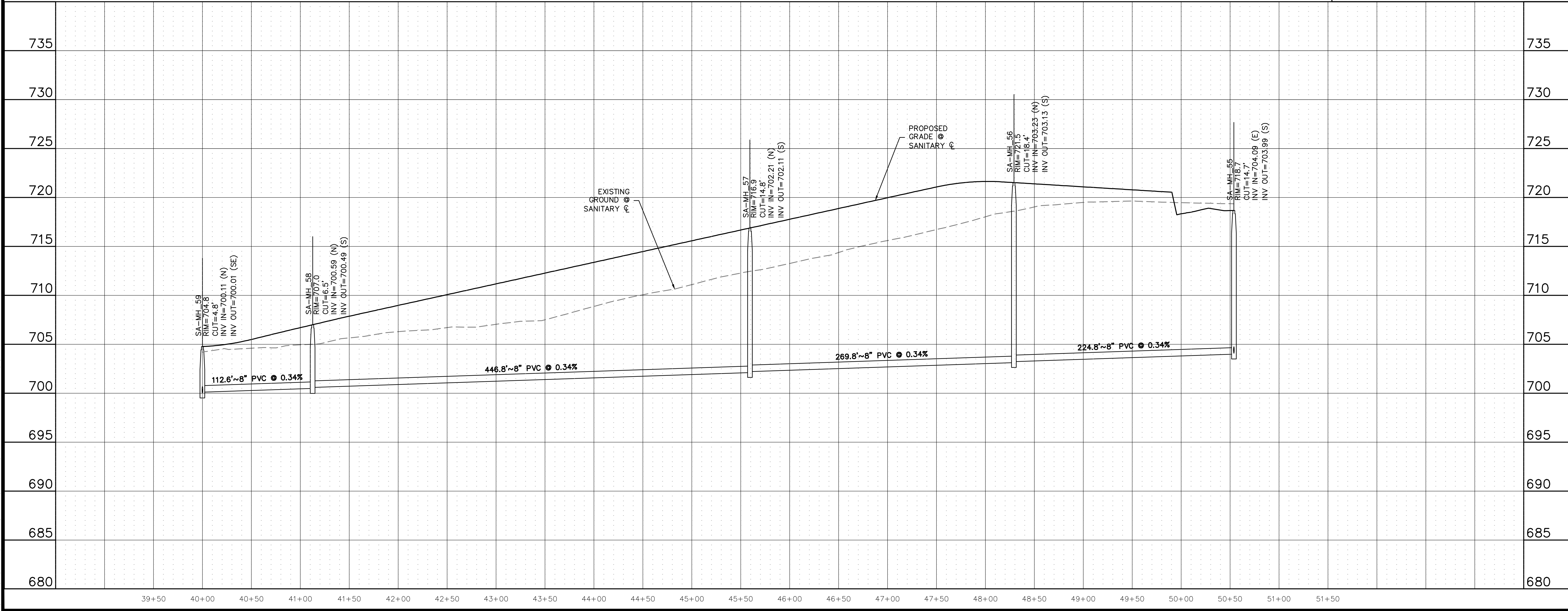
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RUN 35

CLIENT: KALTER CAPITAL  
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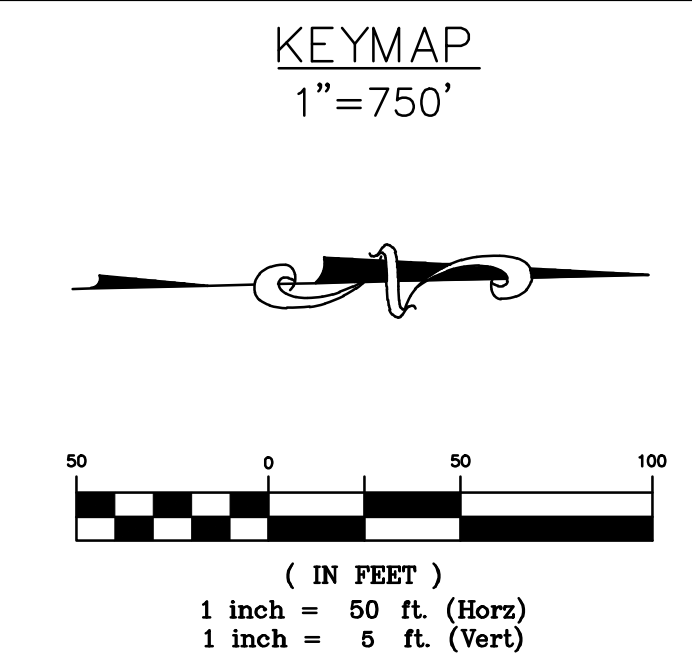
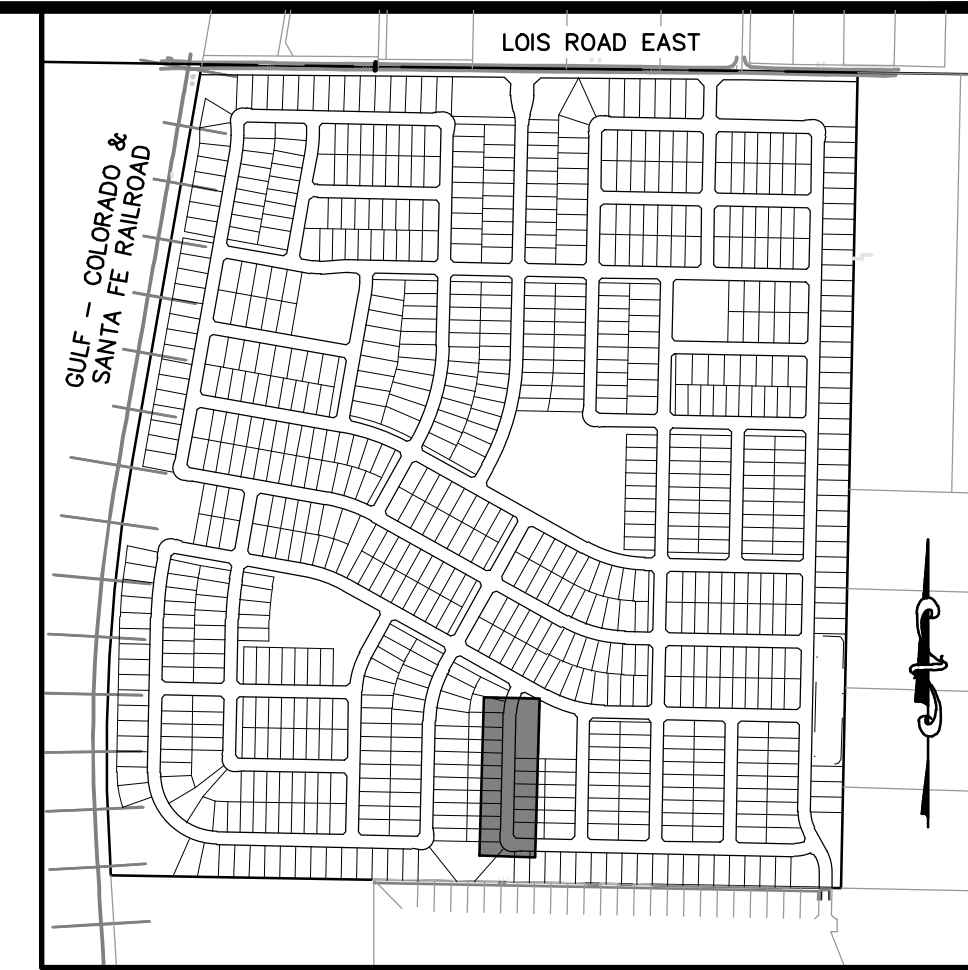
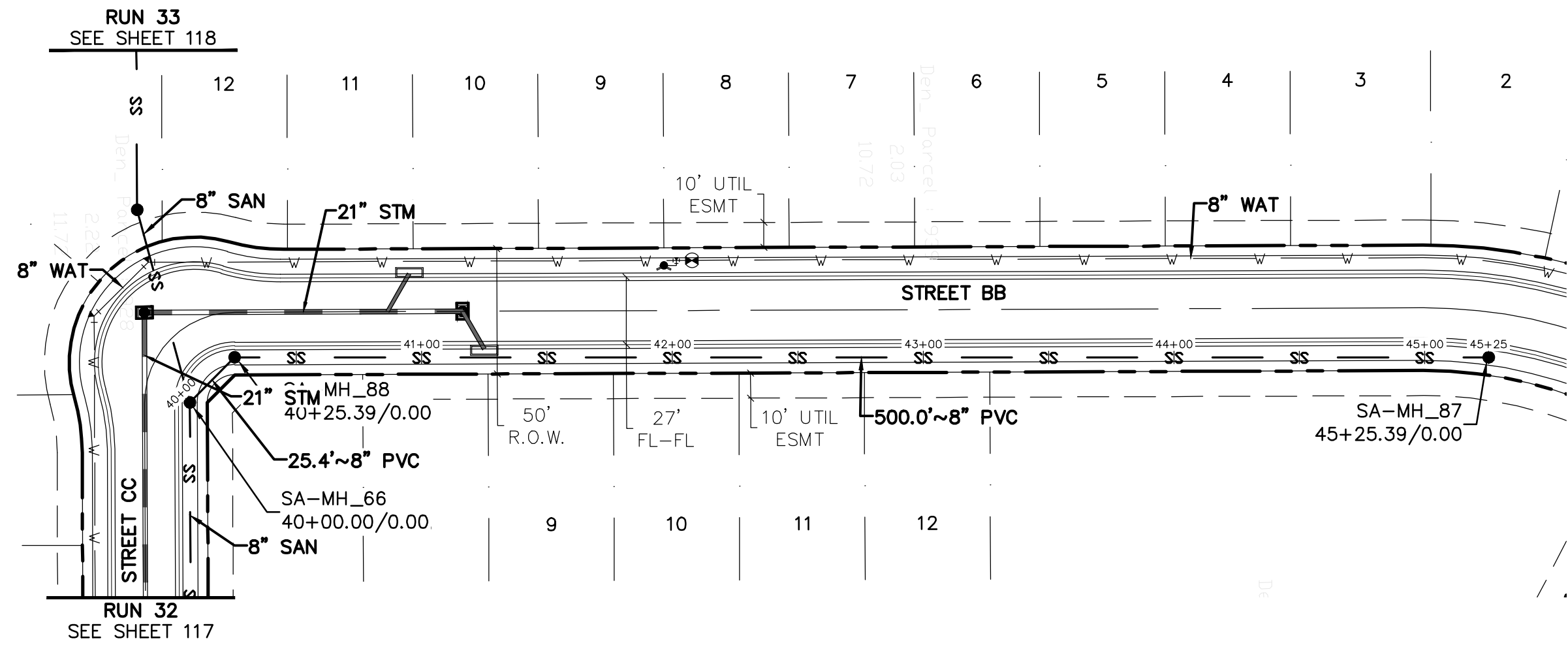
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P.M. JF  
JOB: 24097256  
SHEET NO.: 120



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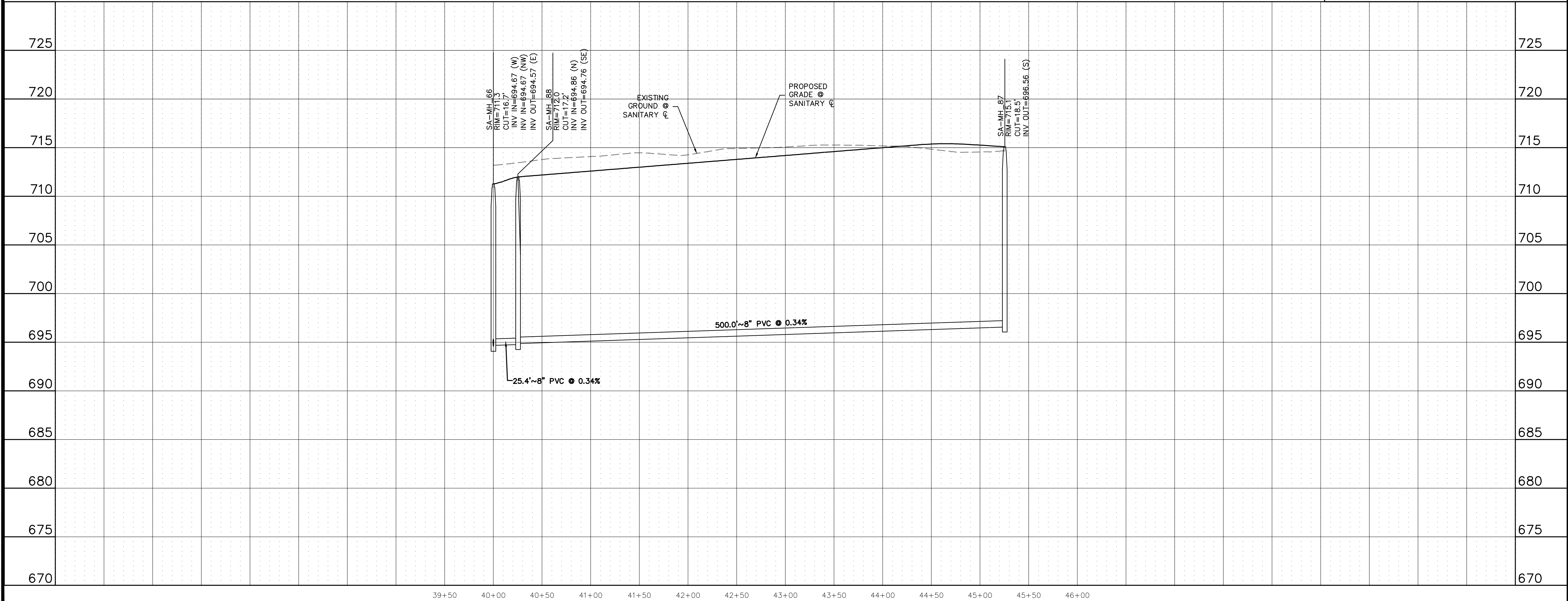




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**RUN 36**



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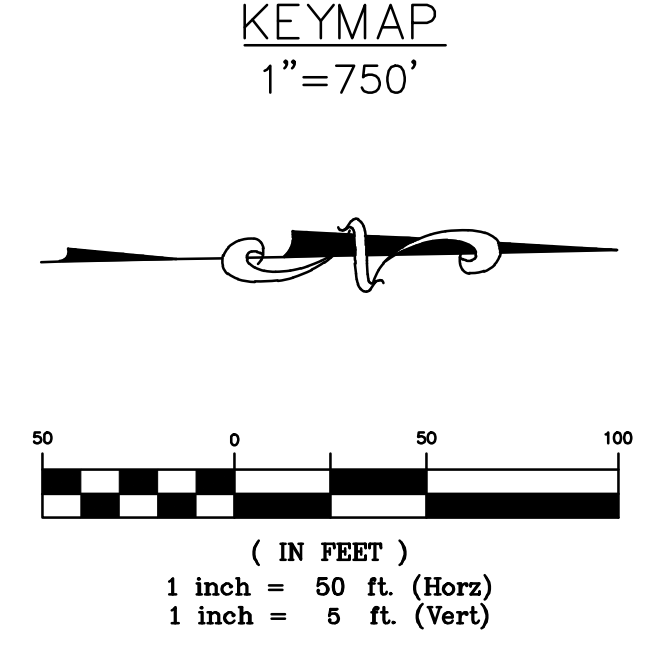
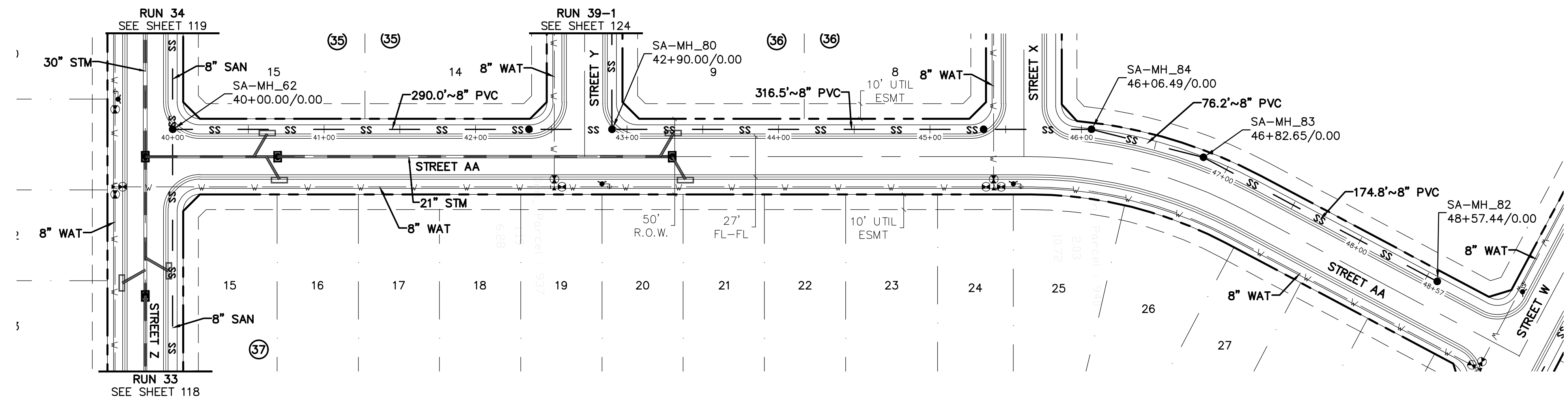
DR. TN CH. KB  
 P.M. JF  
 JOB: 24097256  
 SHEET NO. 121

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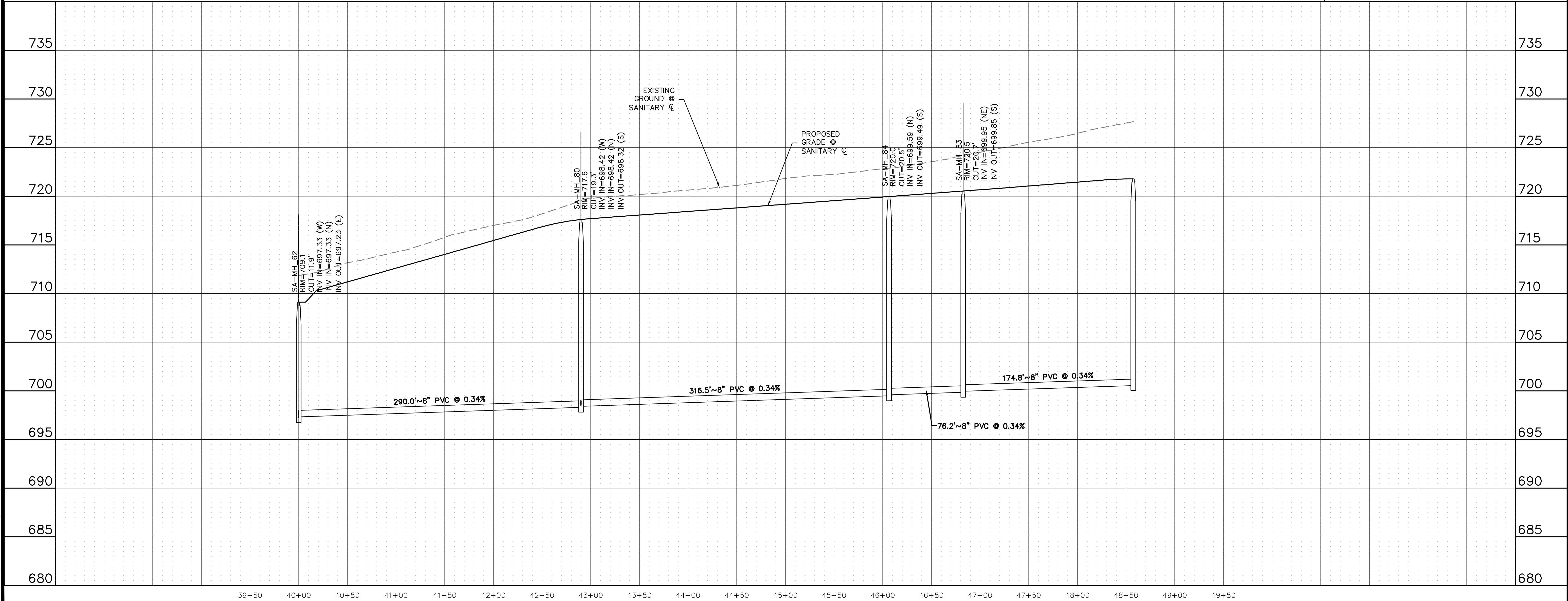




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**RUN 38**



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CLIENT: KALTER CAPITAL  
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 JOB: 24097256  
 SHEET NO.: 123

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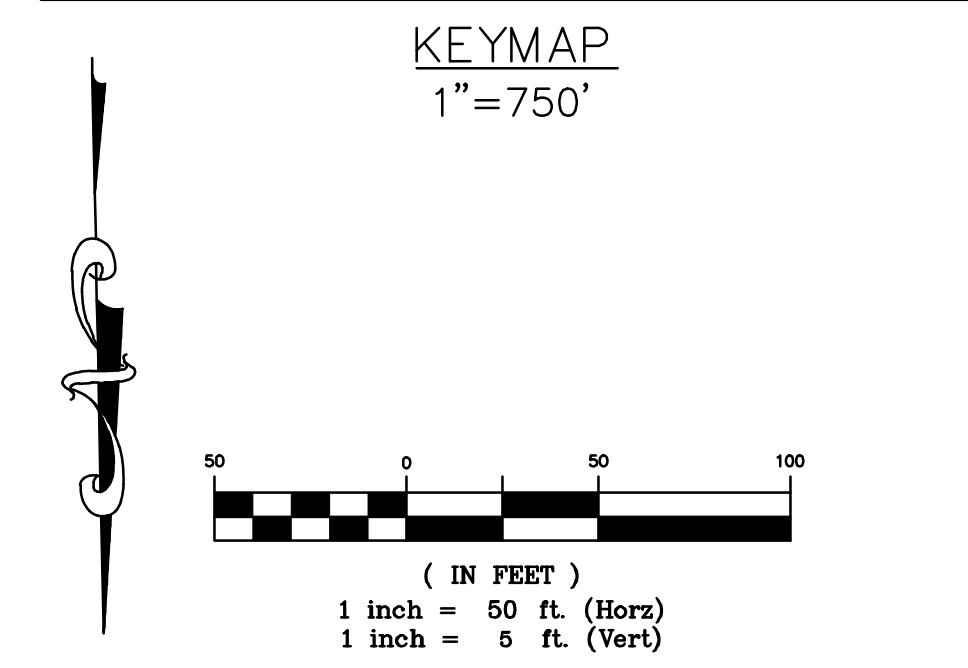
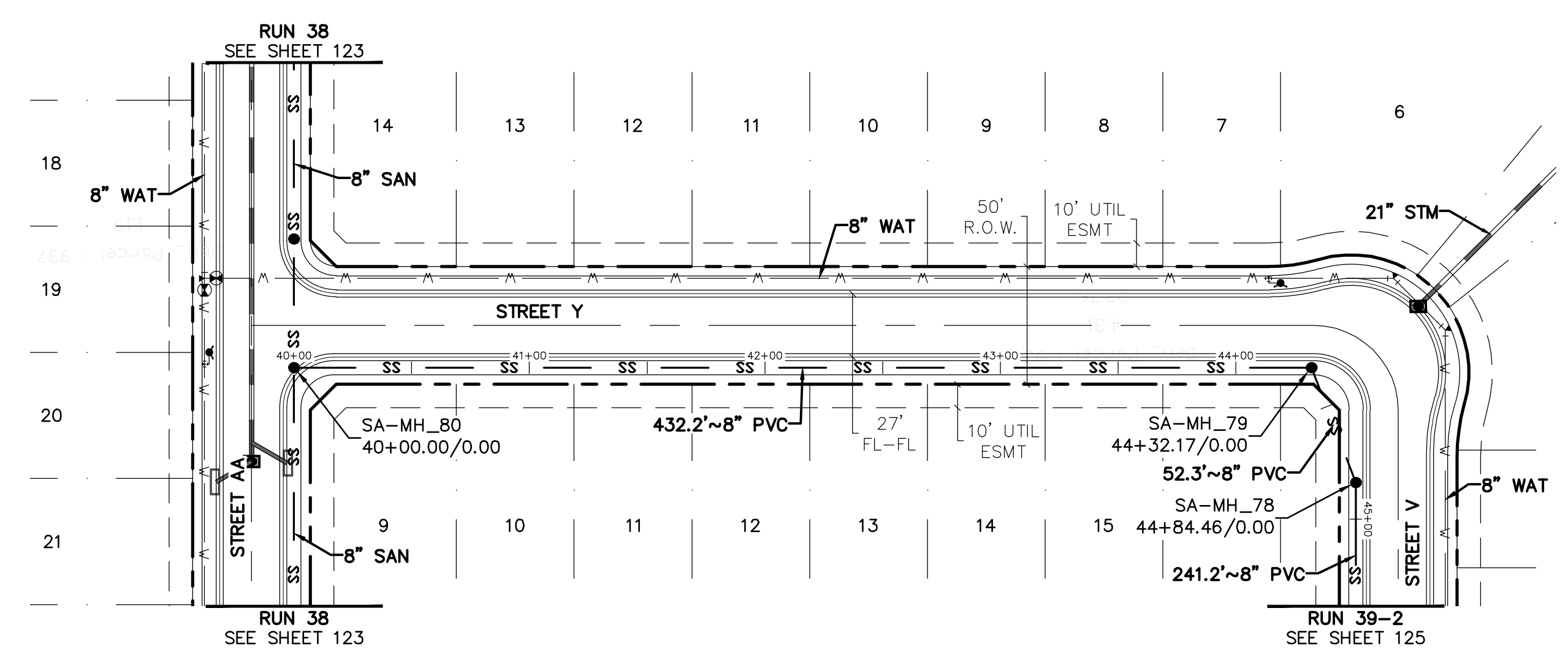




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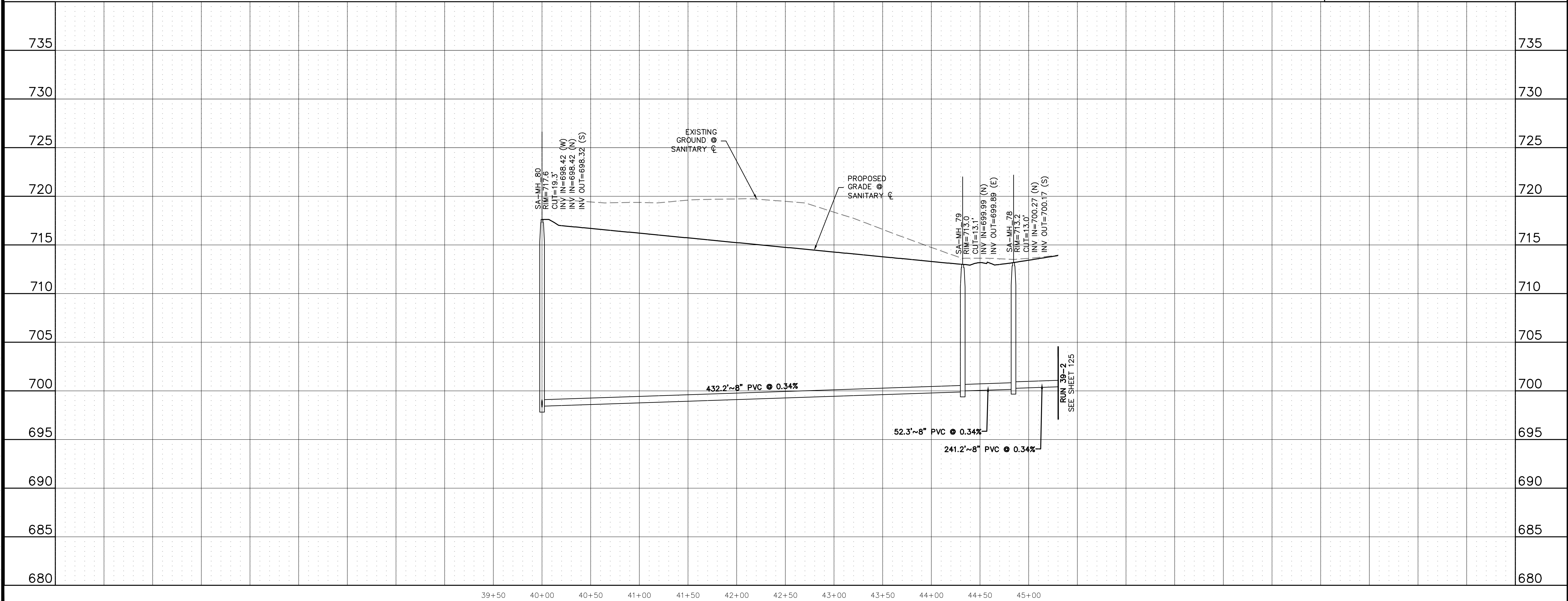
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**RUN 39-1**



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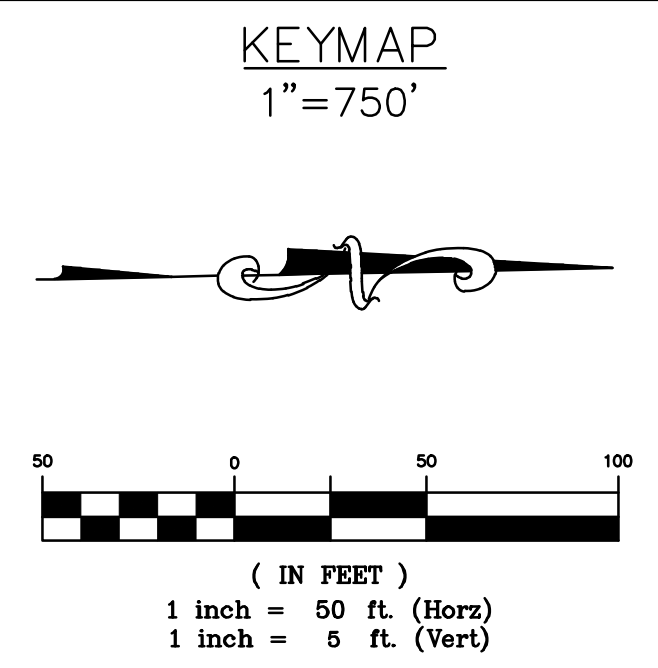
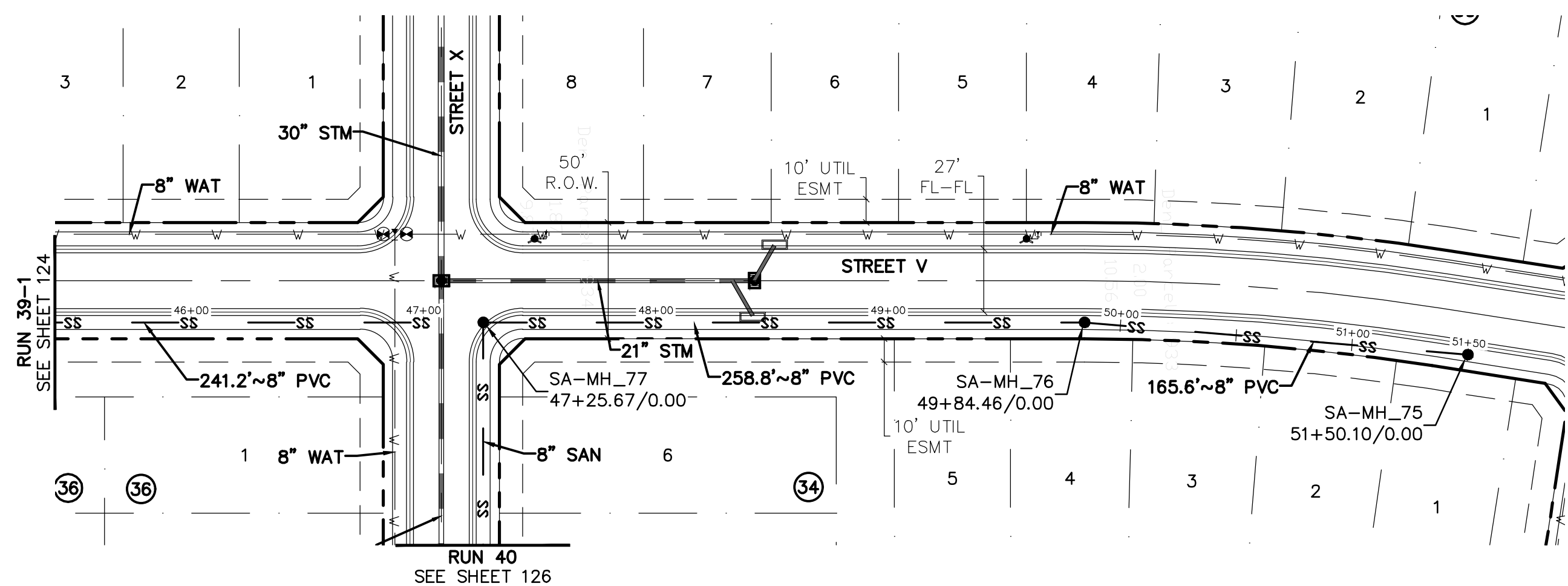
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JOB: 24097256  
SHEET NO. 124

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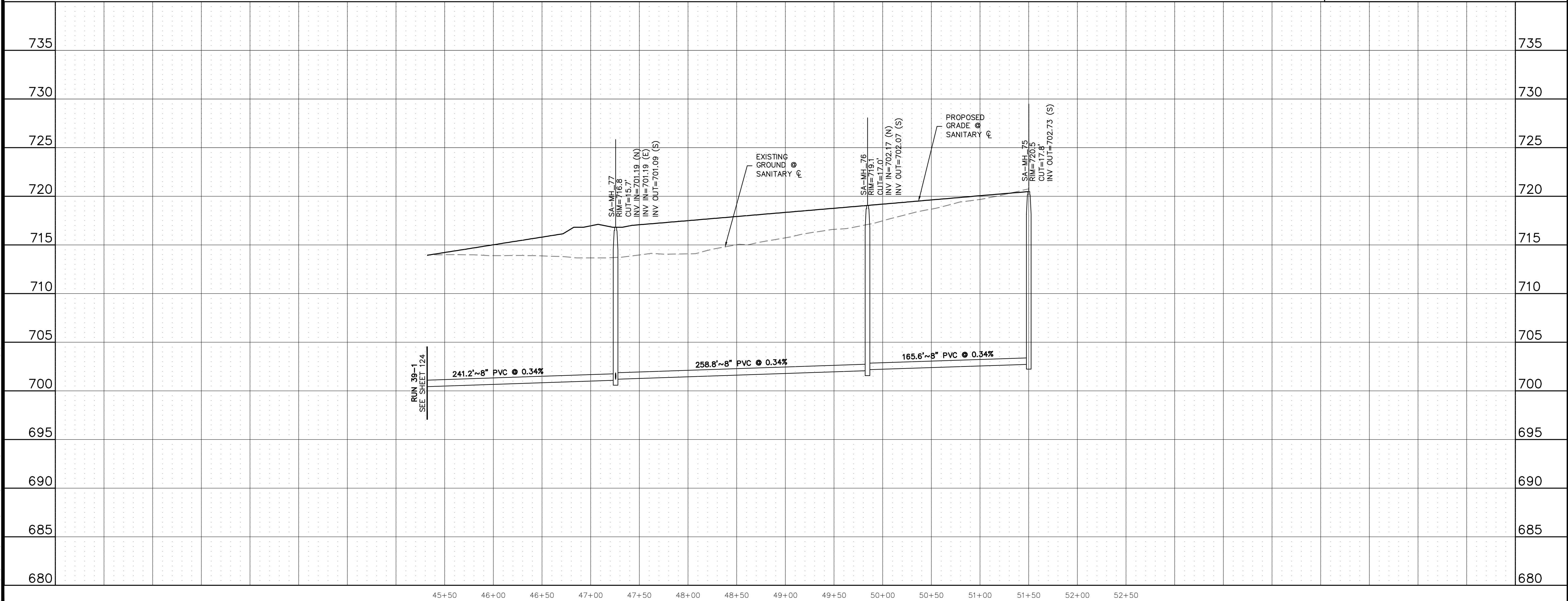




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**RUN 39-2**



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 RUN 39-2

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P.M. JF		
JOB	24097256	
SHEET NO.	125	

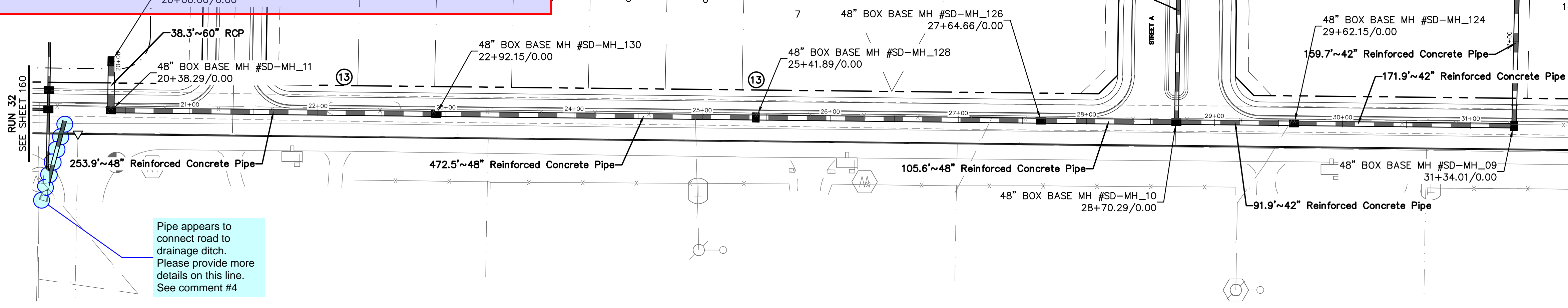
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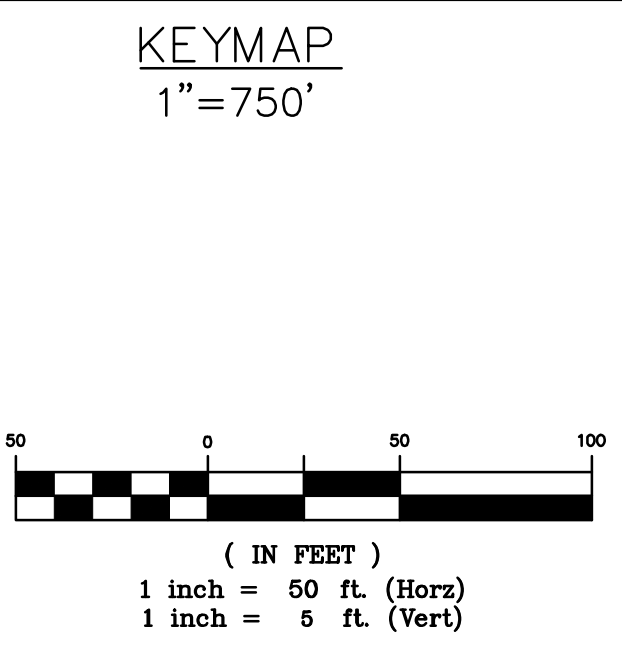




1. Provide existing and proposed drainage area maps
2. Provide drainage calculations
3. Provide inlet calculations and hydraulic computations for proposed storm systems
4. Show HGL on storm profiles and ensure that the hydraulic grade line shall in no case be closer to the surface of the ground or street than one (1) foot
5. Show flow boxes with pipe capacity, proposed capacity, friction slope, pipe design velocity, partial velocity if in partial flow and velocity head
6. Indicate basis of starting WSE
7. Provide outfalls with energy dissipators when discharging into ponds and single point discharges
8. Show all water and sewer line crossings with storm drain and ensure 2ft minimum vertical clearance is observed
9. Classify storm drains as main lines and laterals. Profile main lines fully from downstream to upstream and avoid breaking up main lines as it is difficult to follow through with the design. Profile main lines individually and sequentially and include matchlines where needed.
10. The minimum velocities in conduit shall be 2.5 feet per second and the maximum velocity in the pipe shall not exceed 12 feet per second per § 10.106(d)(6) Pipe Design Standards



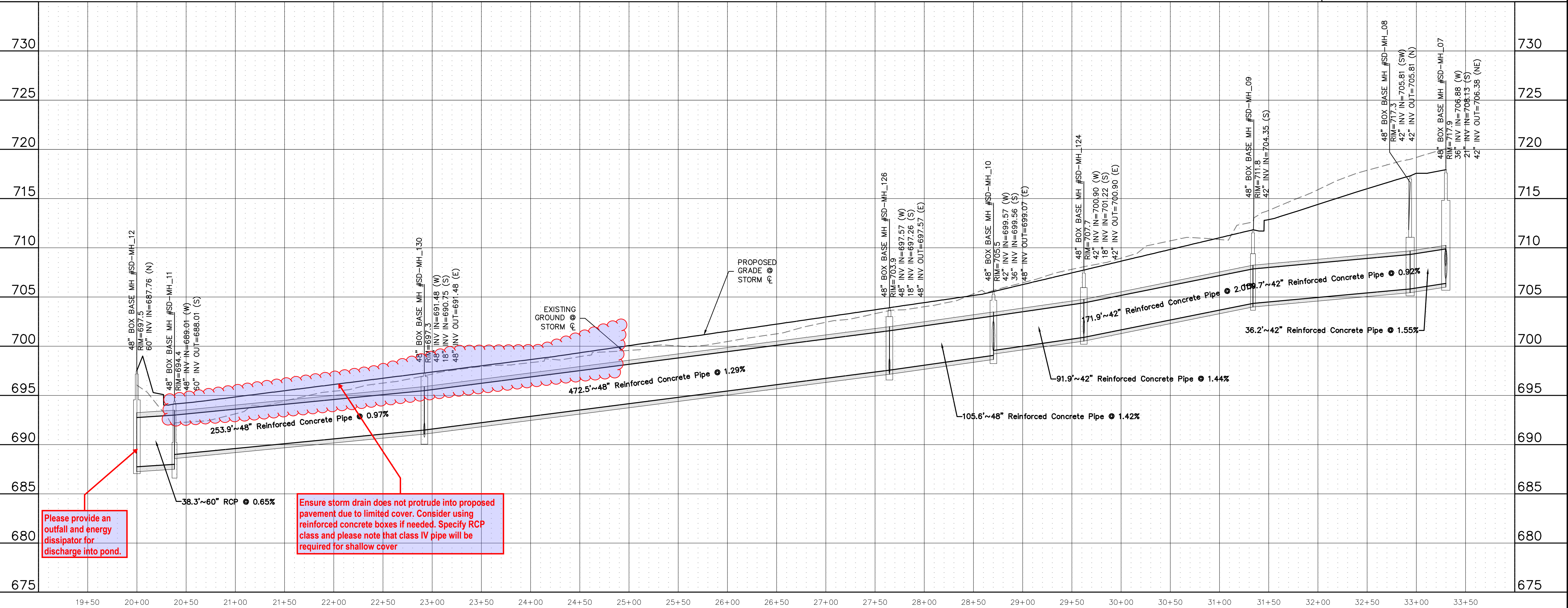
Pipe appears to connect road to drainage ditch. Please provide more details on this line. See comment #4



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**RUN 1**



Please provide an outfall and energy dissipator for discharge into pond.

Ensure storm drain does not protrude into proposed pavement due to limited cover. Consider using reinforced concrete boxes if needed. Specify RCP class and please note that class IV pipe will be required for shallow cover

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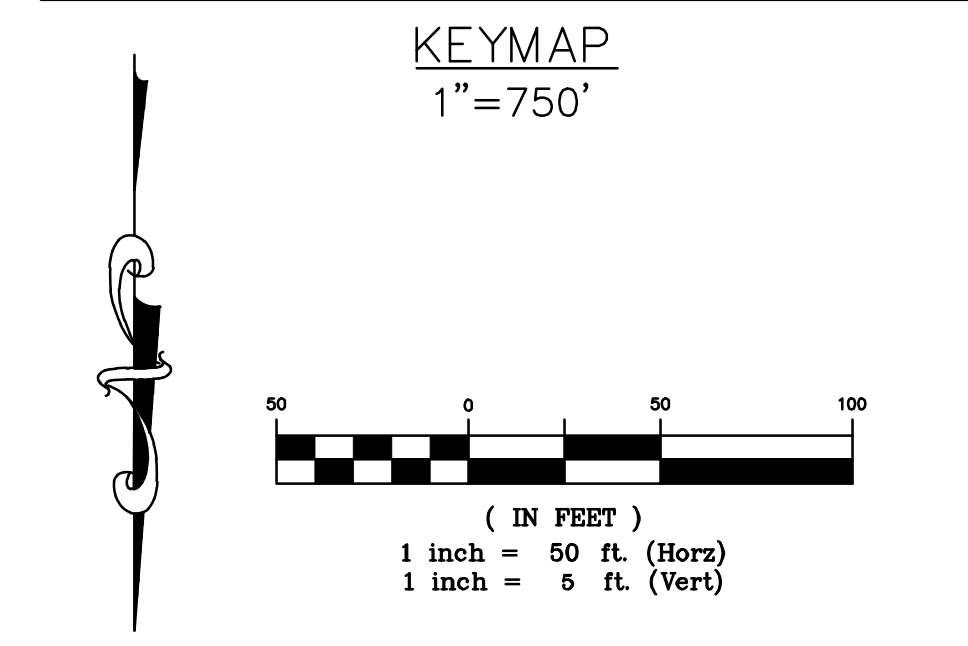
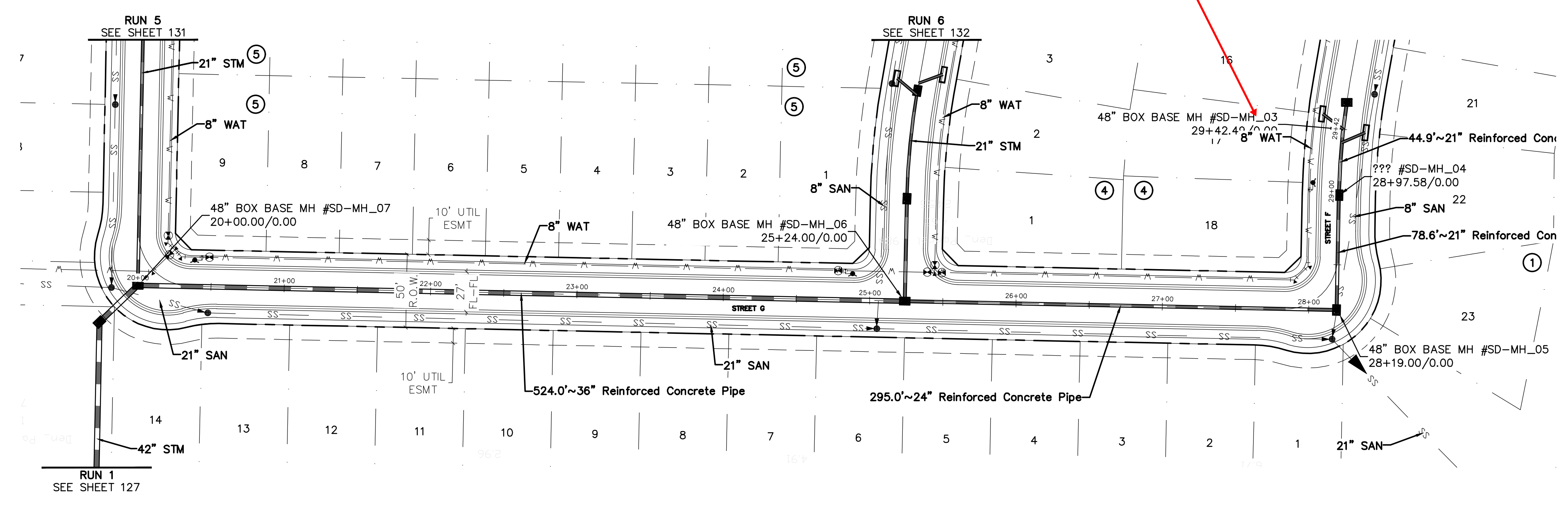
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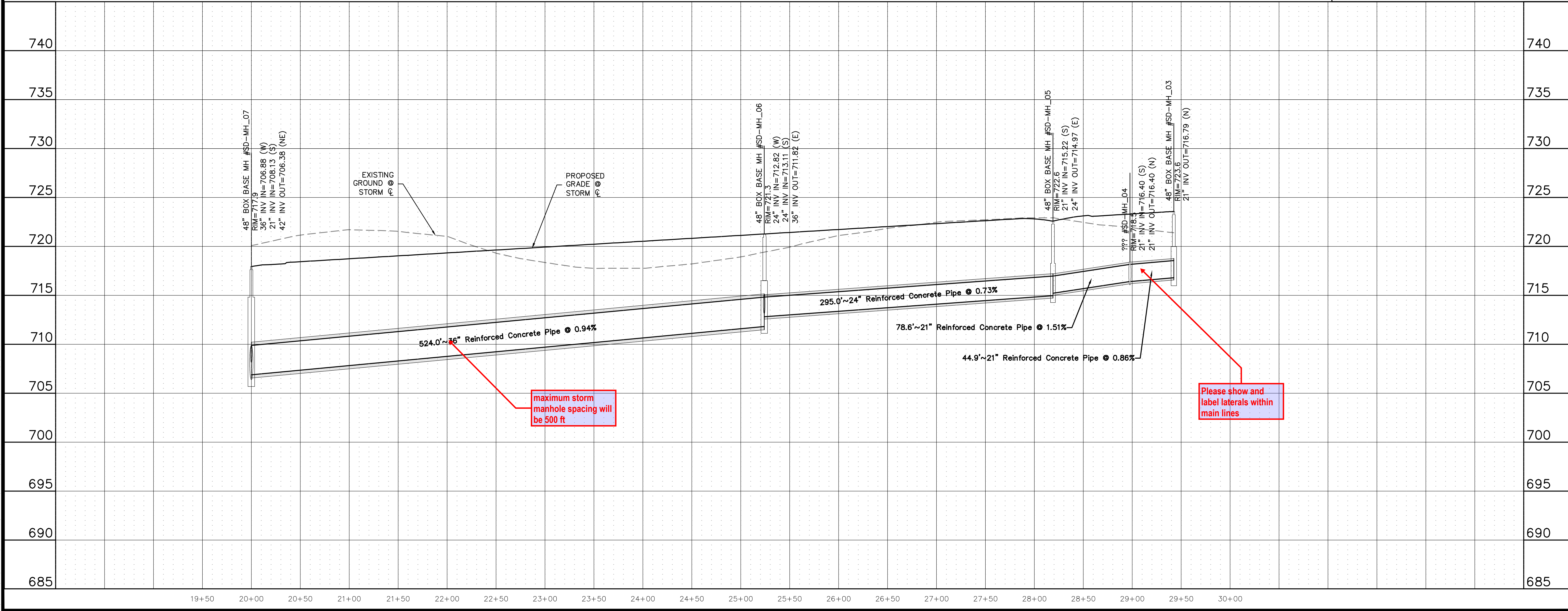
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REVISIONS		
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P.M.	JF	
JOB	24097256	
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**RUN 2**



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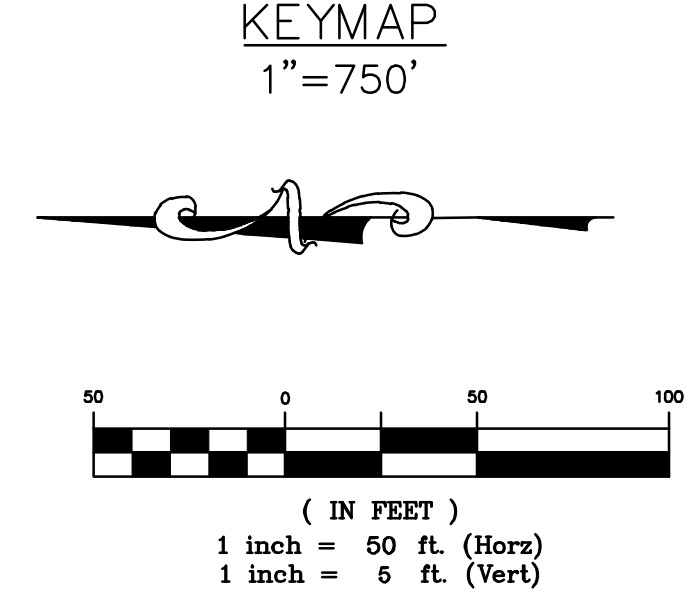
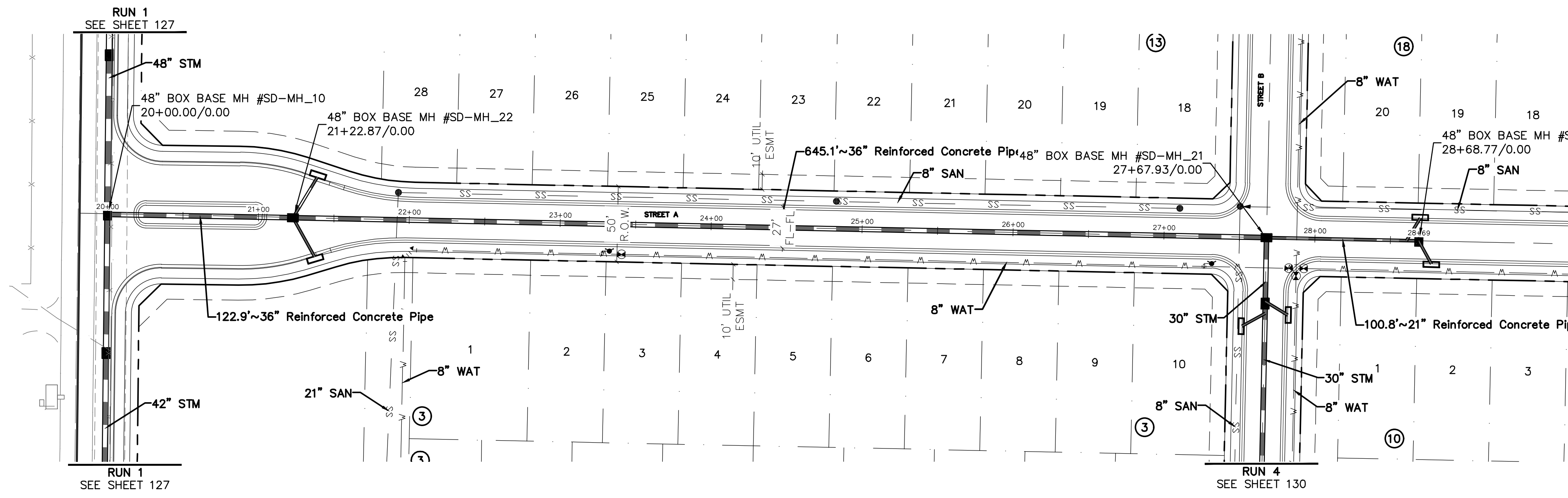
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REVISIONS:

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JOB: 24097256  
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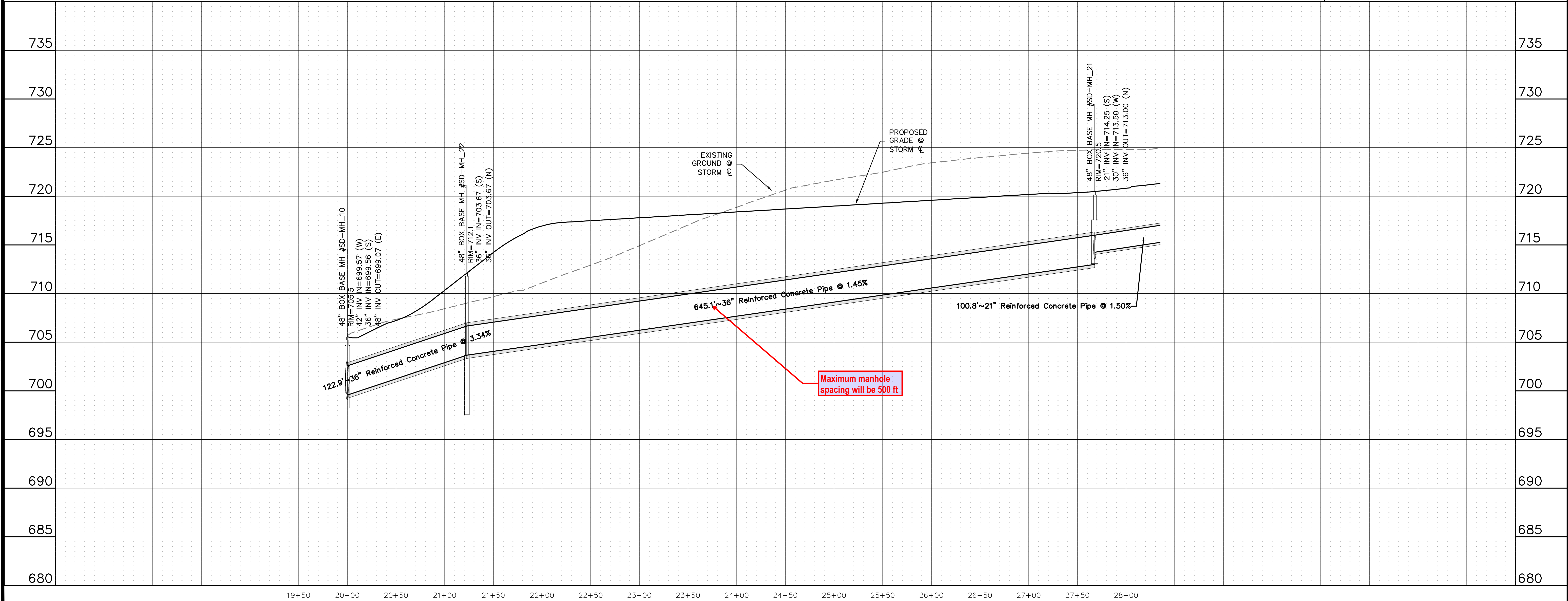




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**RUN 3**



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 P.M. JF  
 JOB: 24097256  
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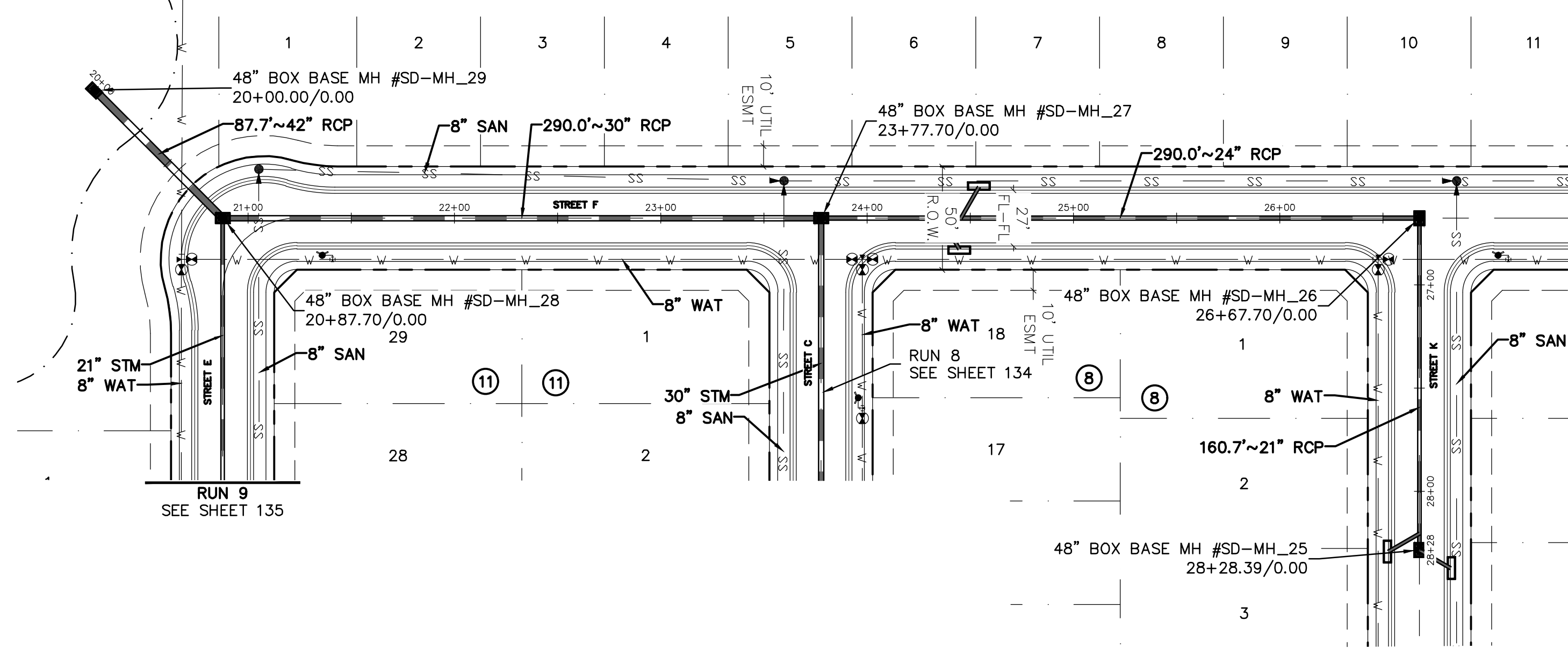




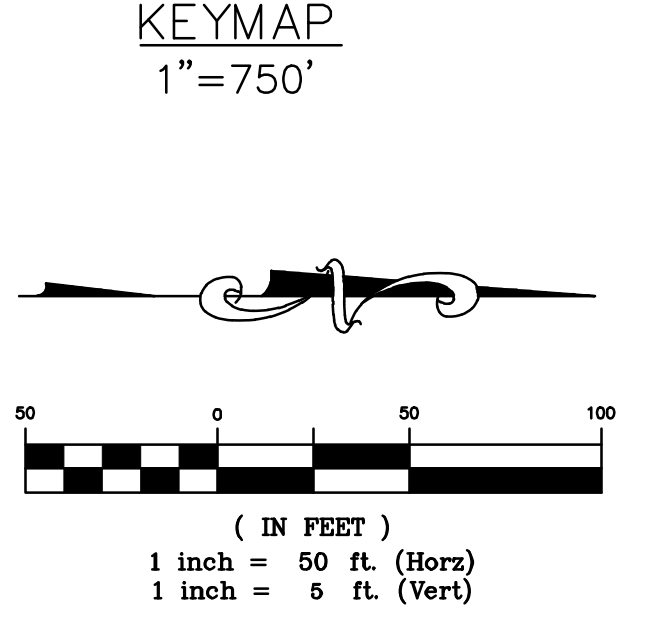






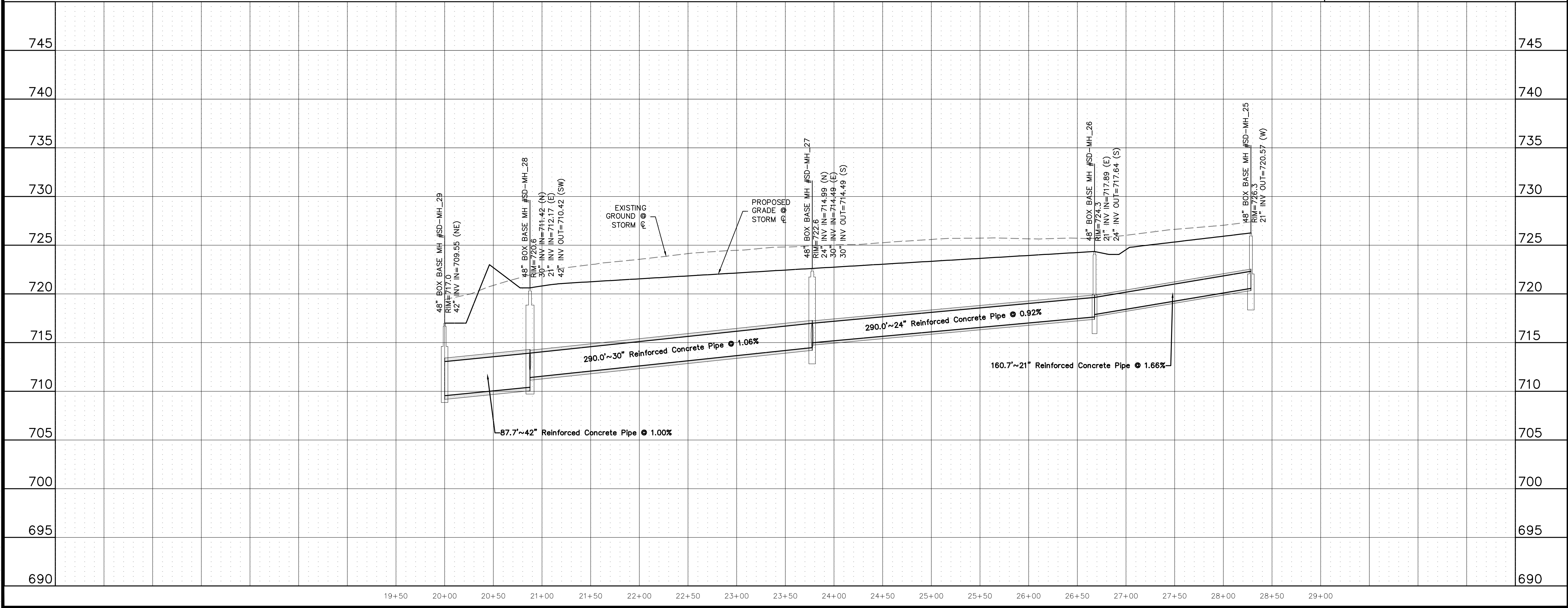


**RUN 7**



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 LOIS ROAD ESTATES  
 CITY OF SANGER, COUNTY OF DENTON,  
 STATE OF TEXAS  
 STORM SEWER PLAN & PROFILES  
 RUN 7

CLIENT: KALTER CAPITAL  
 DATE: 01/17/2025  
 1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

DR. TN CH. KB  
 P.M. JF  
 JOB: 24097256  
 SHEET NO.: 133

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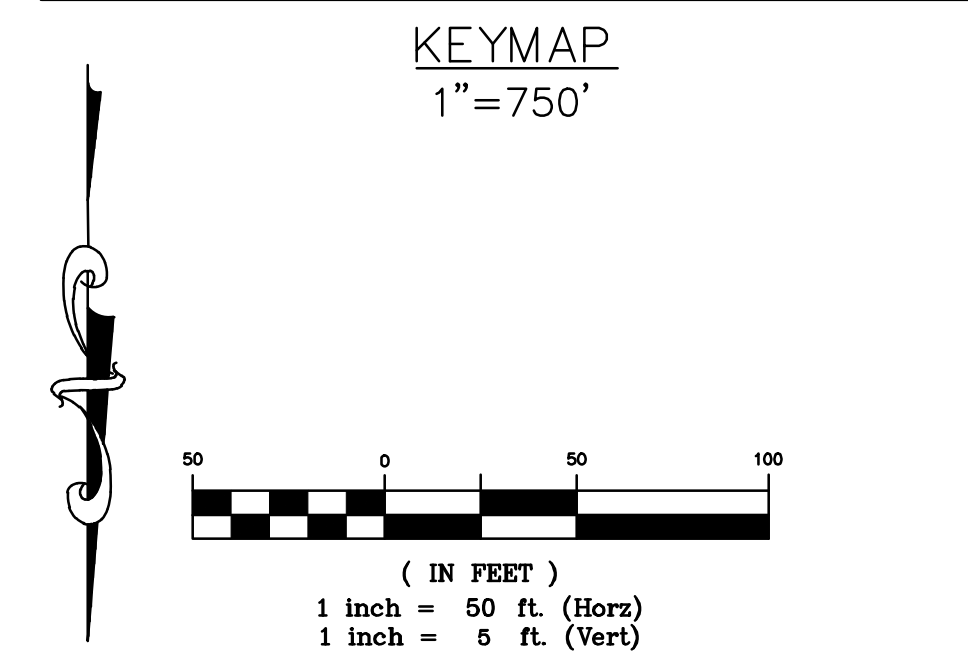
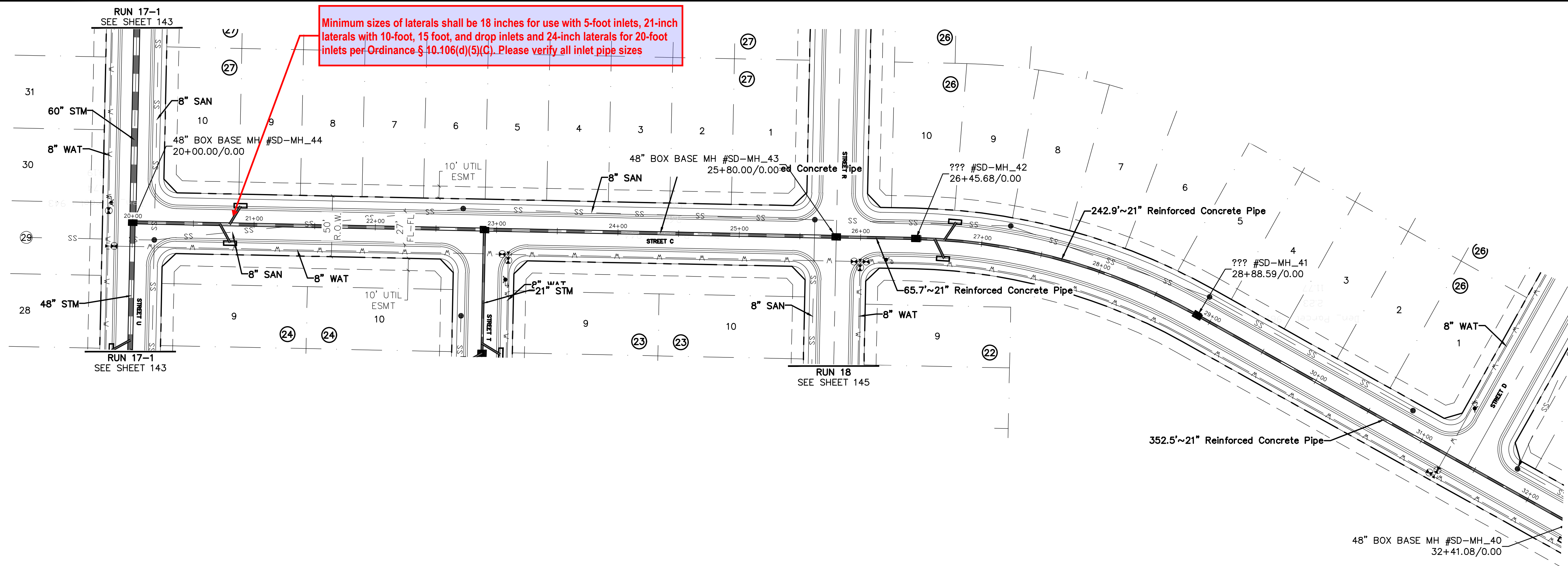
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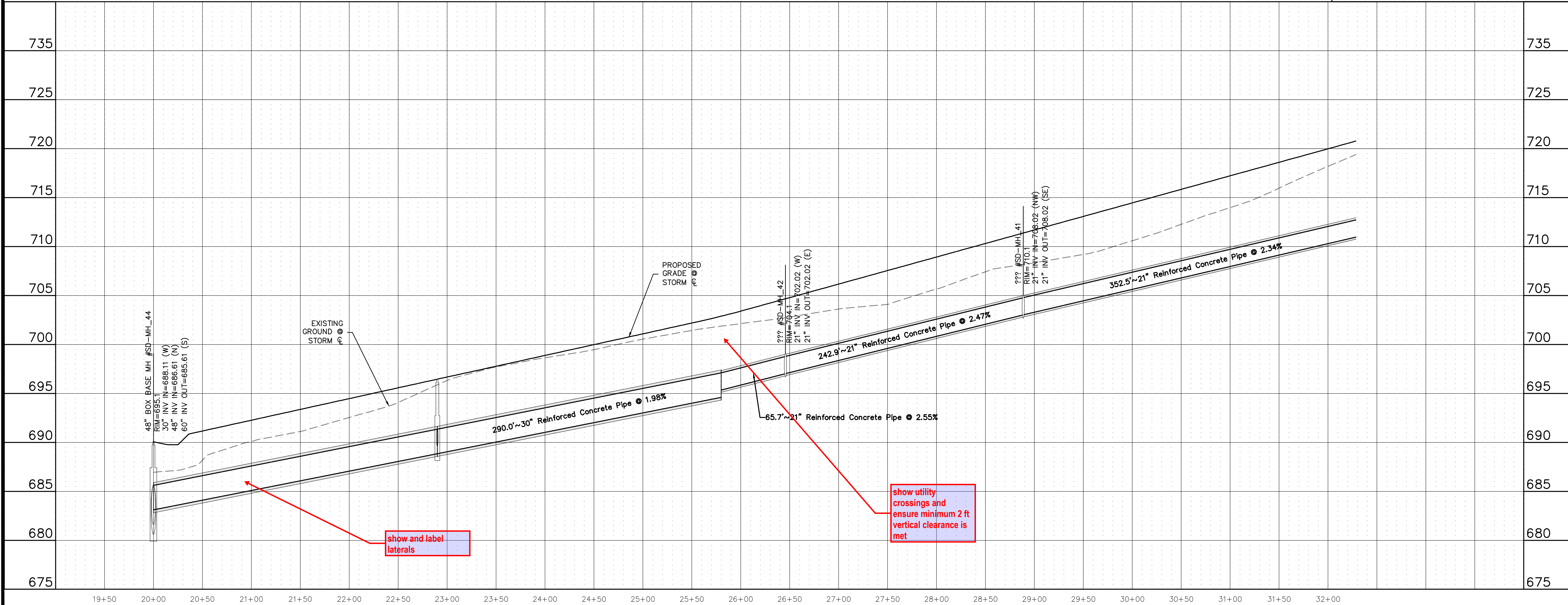








RUN 10



show and label laterals

show utility crossings and ensure minimum 2 ft vertical clearance is met

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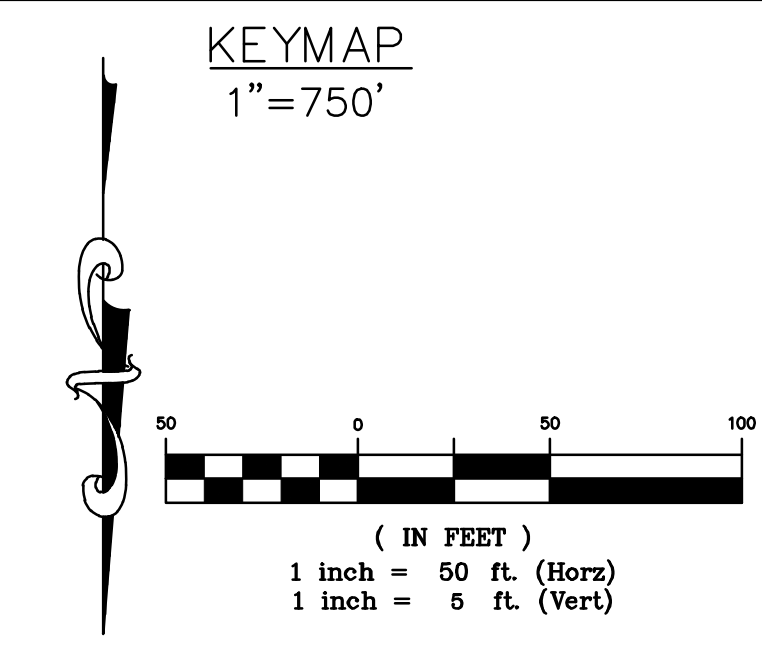
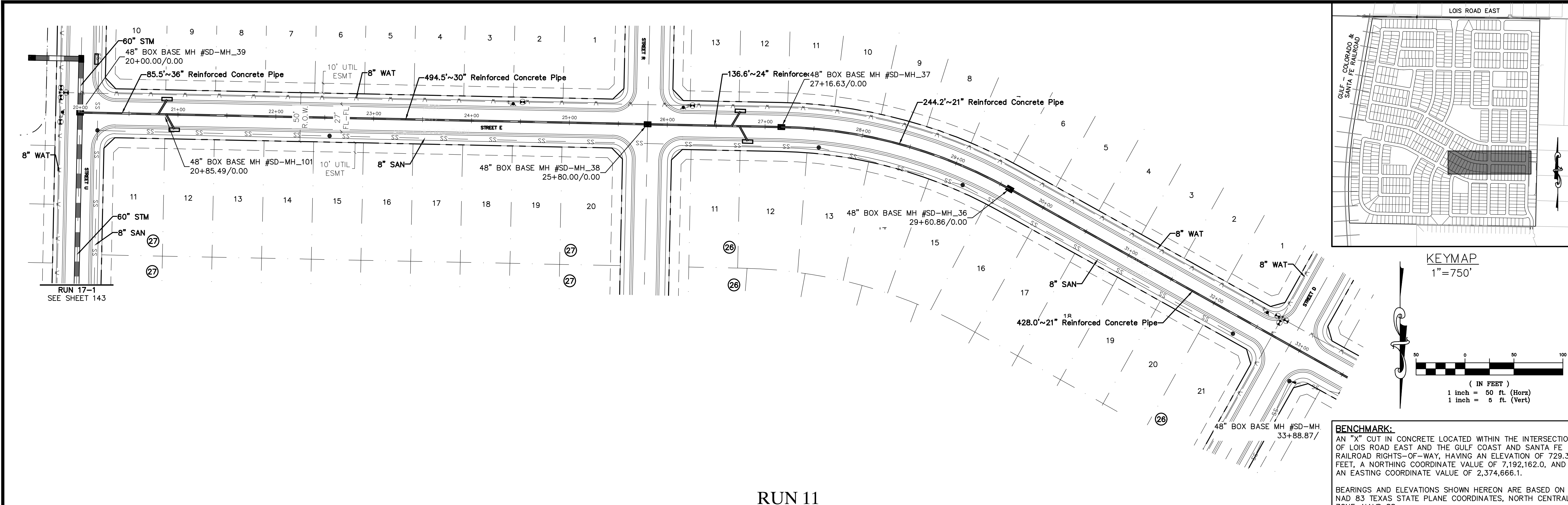
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<p>CLIENT</p> <p>KALTER CAPITAL 9788 SOUTH JOHNSON WAY LITTLETON, COLORADO 80127</p> <p>303.801.7333 MICHAEL PRYOR</p>	<p>DATE 01/17/2025</p> <p>1st SUBMITTAL TO JURISDICTION 01/17/2025 - RMB</p> <p>REVISIONS</p> <p>DR. TN CH. KB P.M. JF</p> <p>JOB 24097256 SHEET NO. 136</p>
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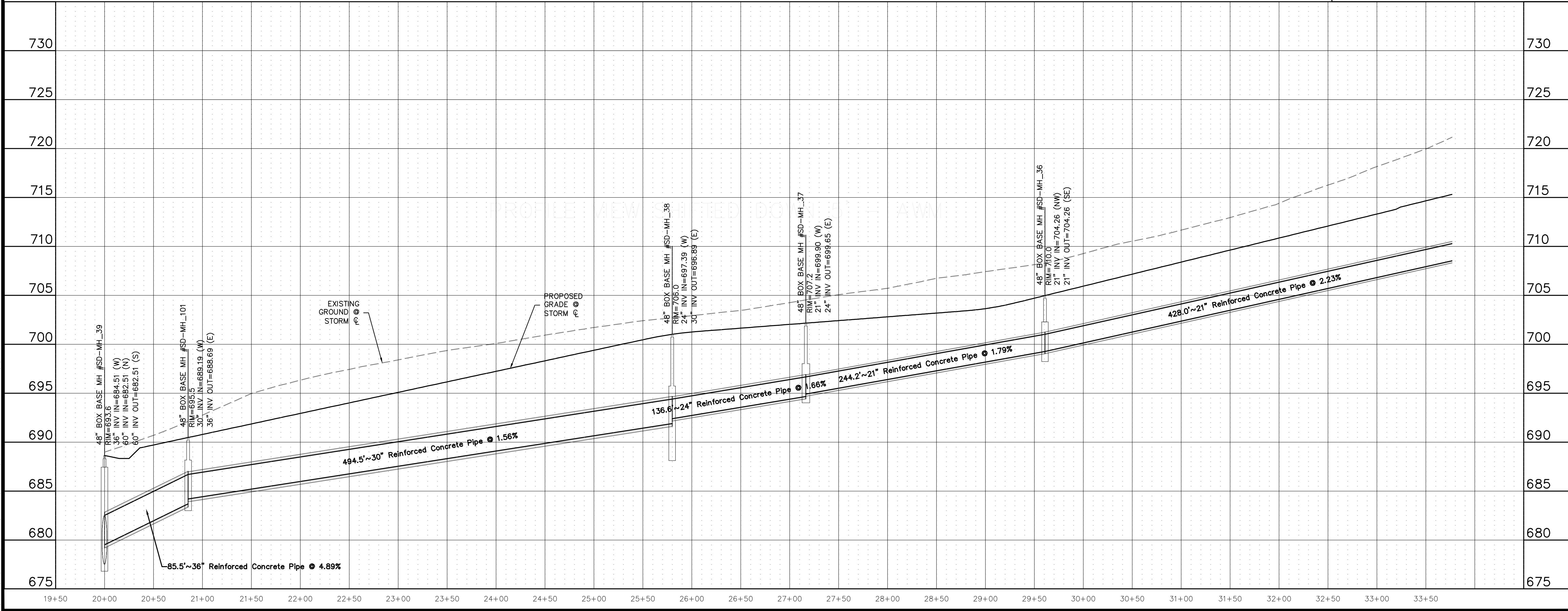




**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 11**



**811**  
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 LOIS ROAD ESTATES  
 CITY OF SANGER, COUNTY OF DENTON,  
 STATE OF TEXAS  
 STORM SEWER PLAN & PROFILES  
 RUN 11

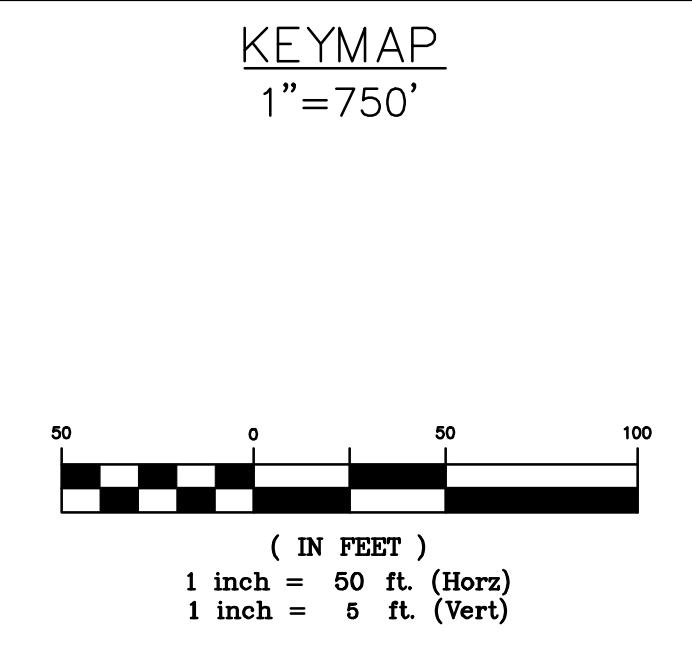
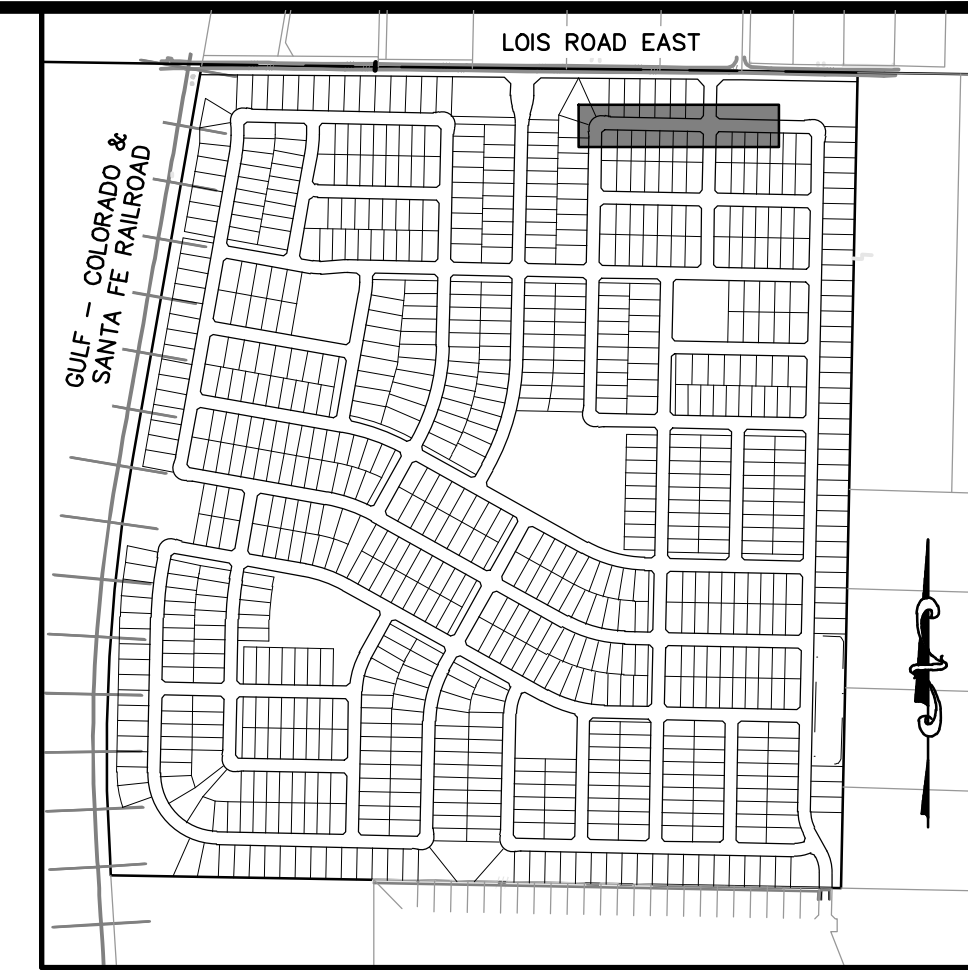
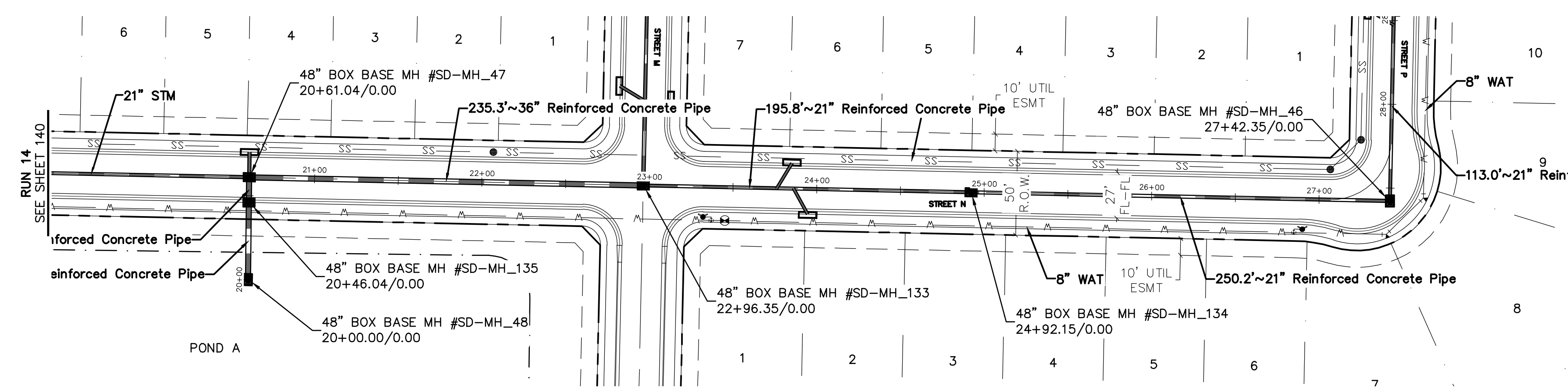
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 JOB: 24097256  
 SHEET NO.: 137

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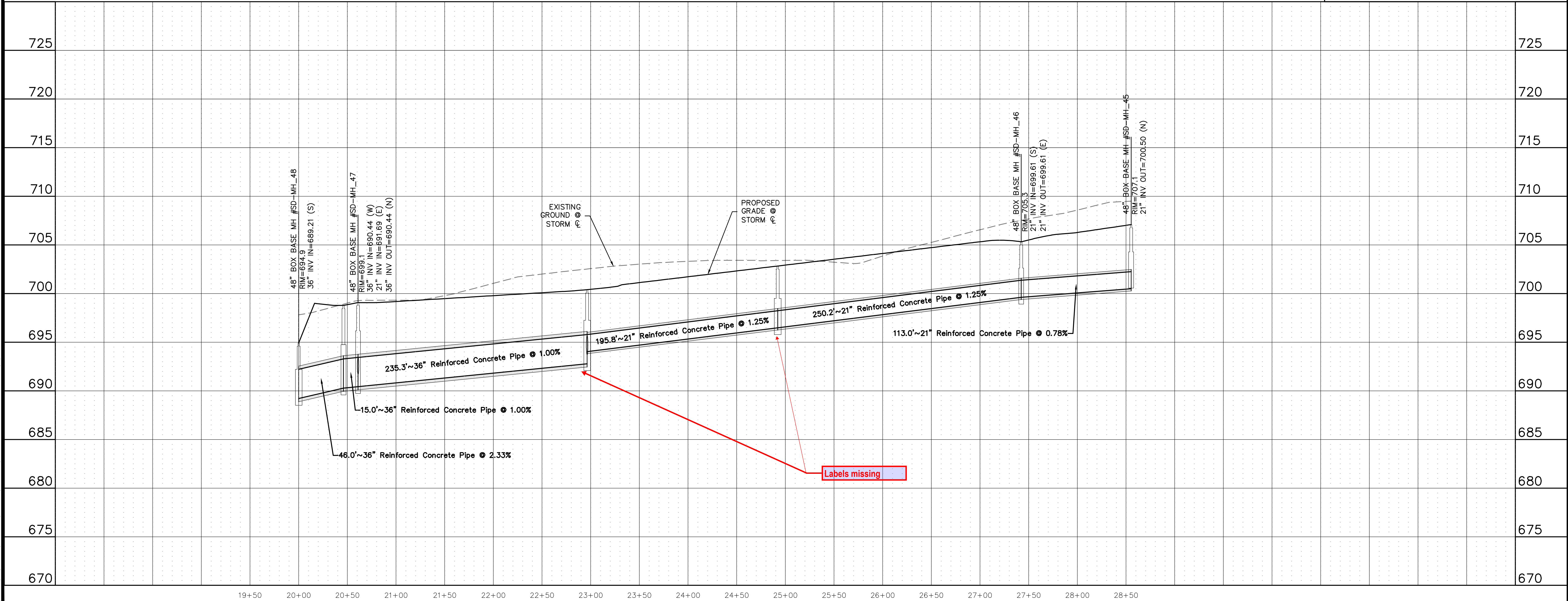




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**RUN 13**



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 MICHAEL PRYOR

**KALTER CAPITAL**  
 LOIS ROAD ESTATES  
 CITY OF SANGER, COUNTY OF DENTON,  
 STATE OF TEXAS  
 STORM SEWER PLAN & PROFILES  
 RUN 13

CLIENT: KALTER CAPITAL  
 DATE: 01/17/2025  
 1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RME

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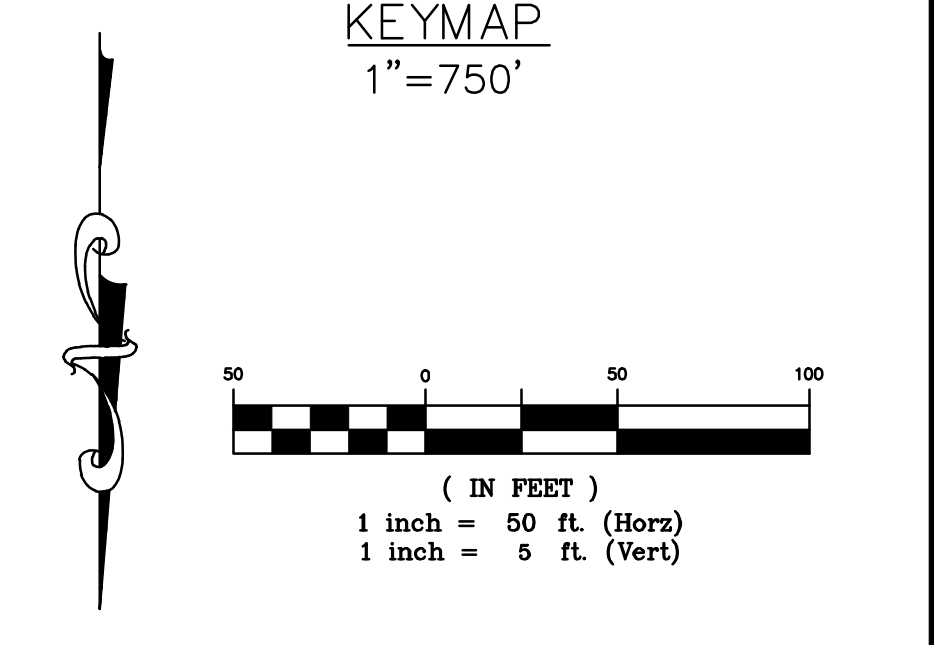
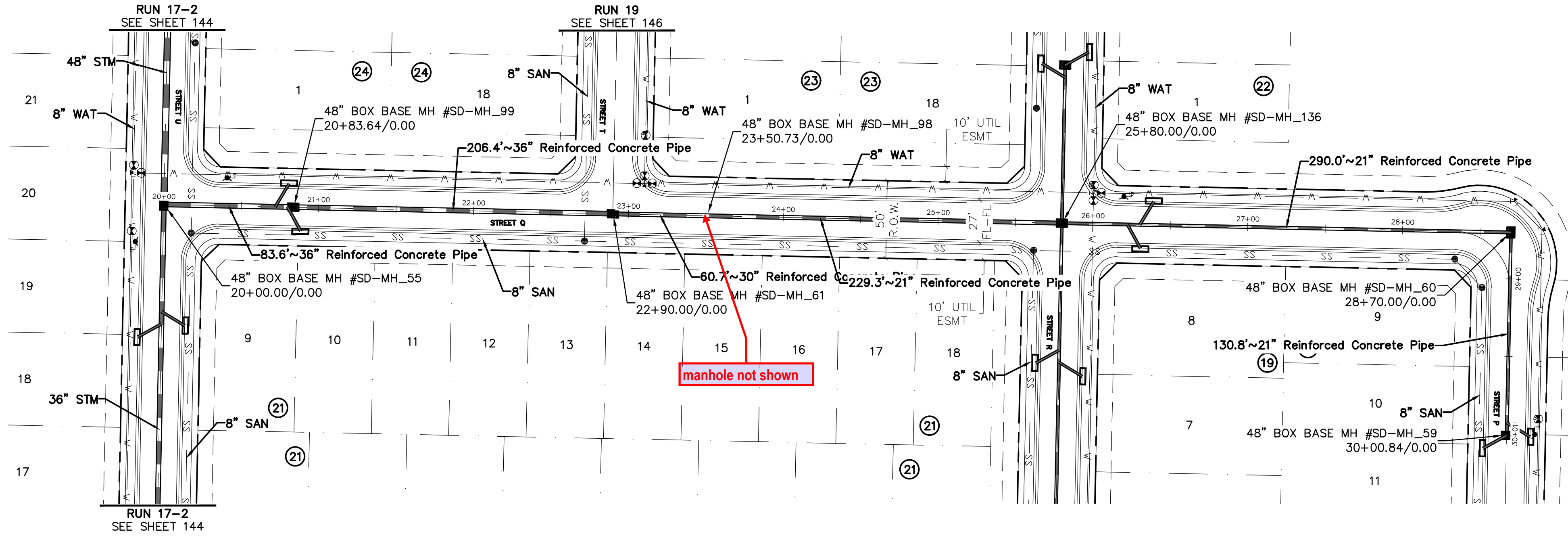
DR. TN CH. KB  
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 JOB: 24097256  
 SHEET NO.: 139

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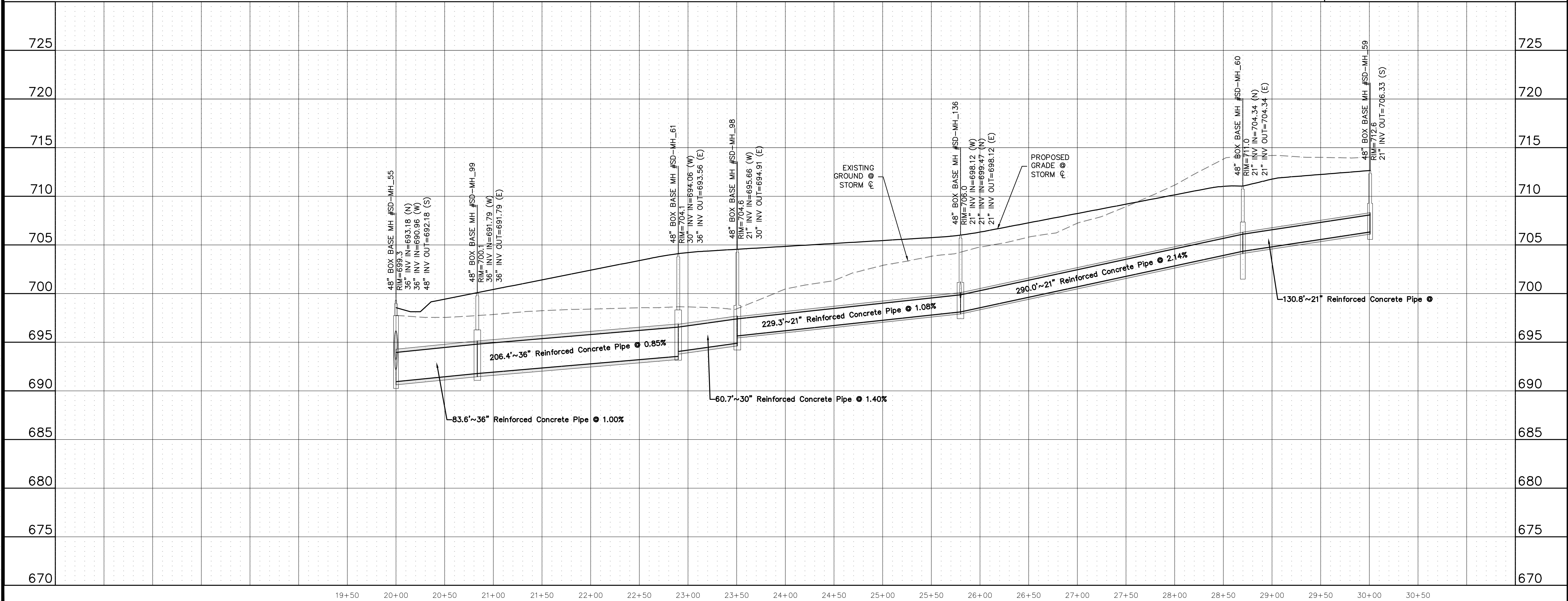
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**RUN 15**



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CLIENT: KALTER CAPITAL  
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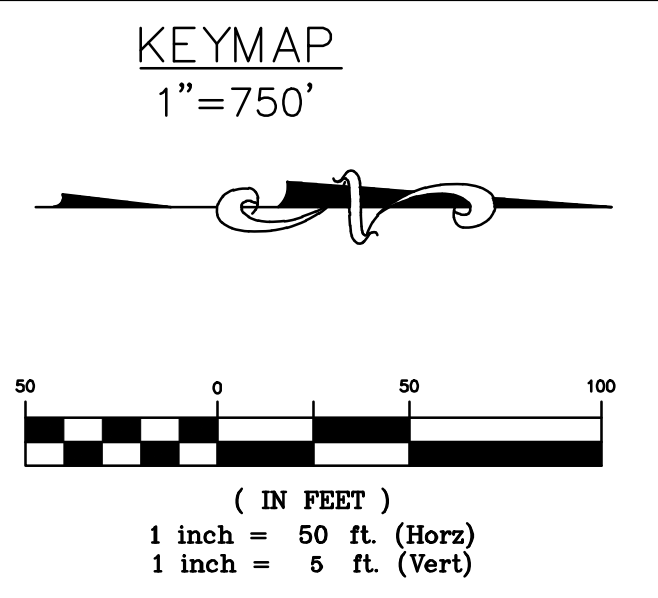
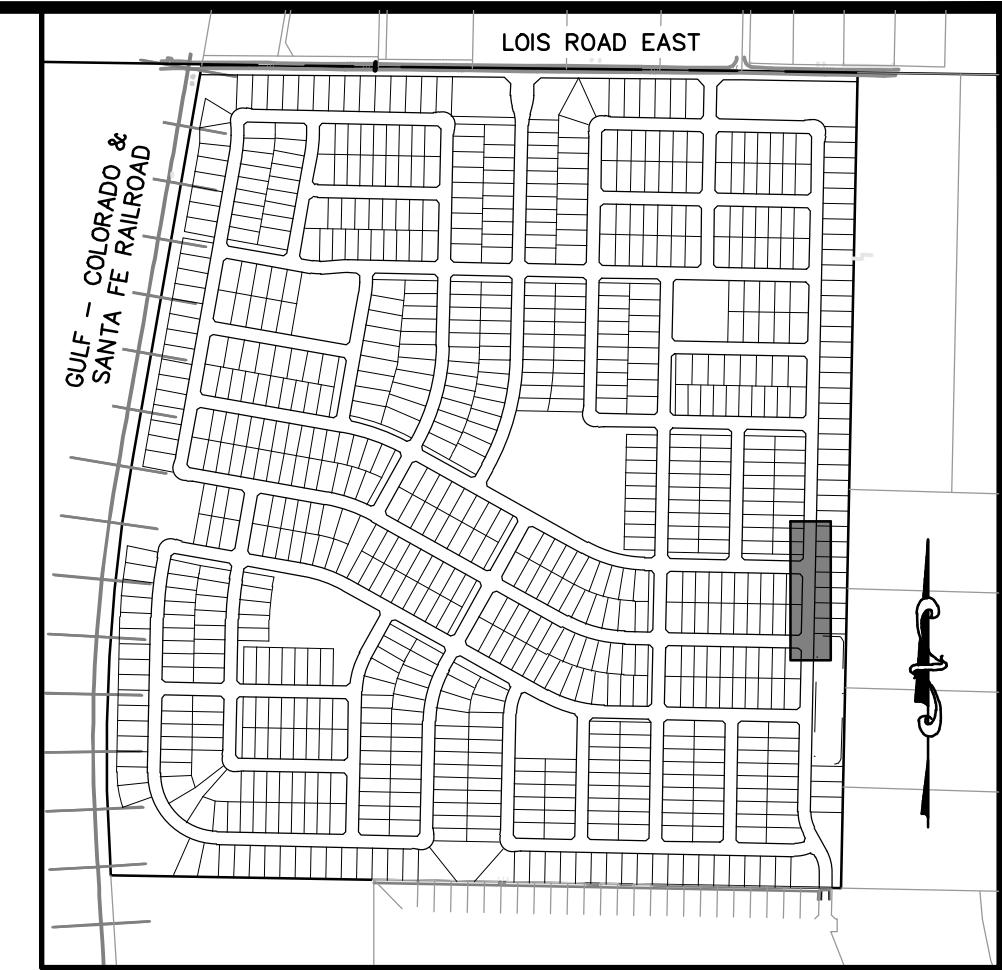
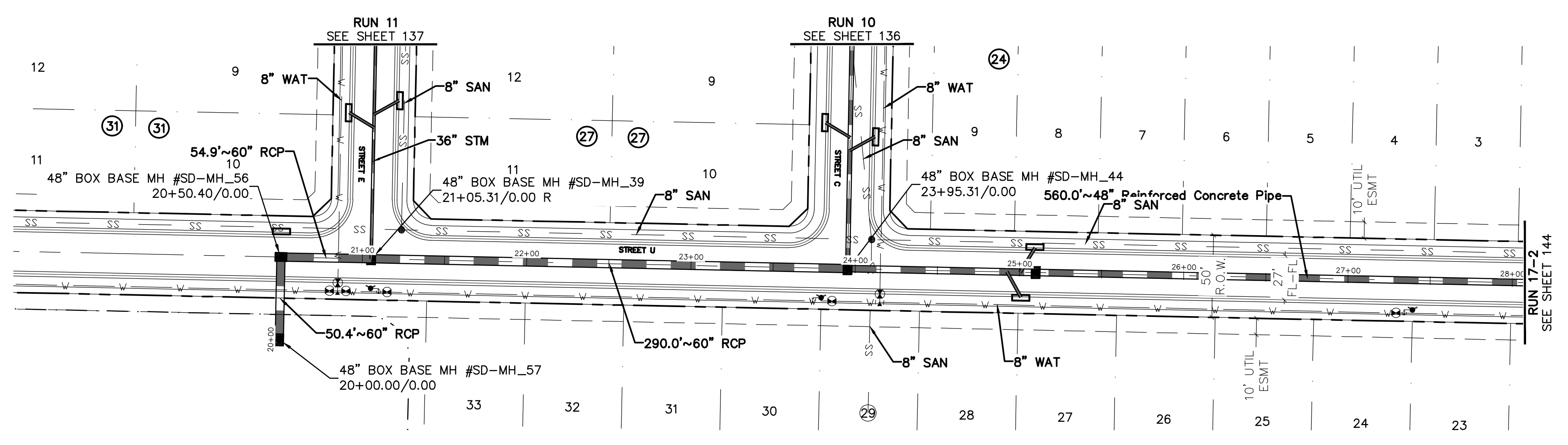
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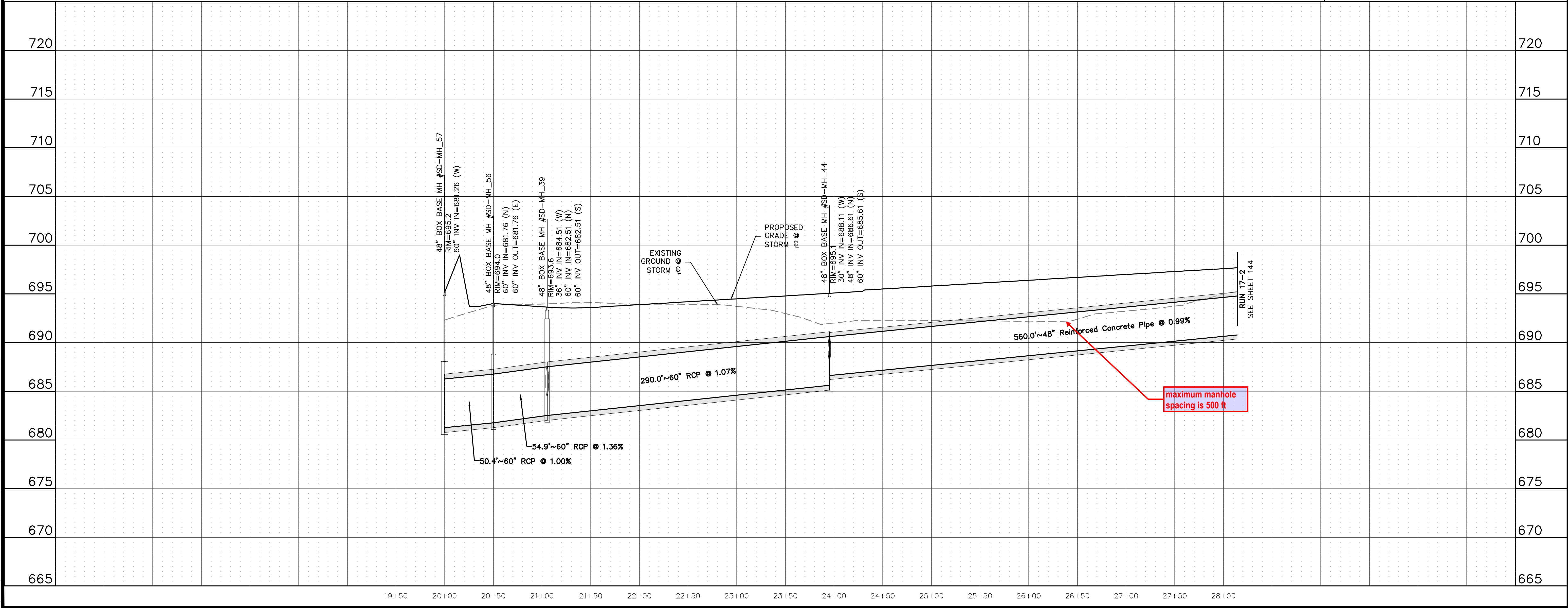
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**RUN 17-1**

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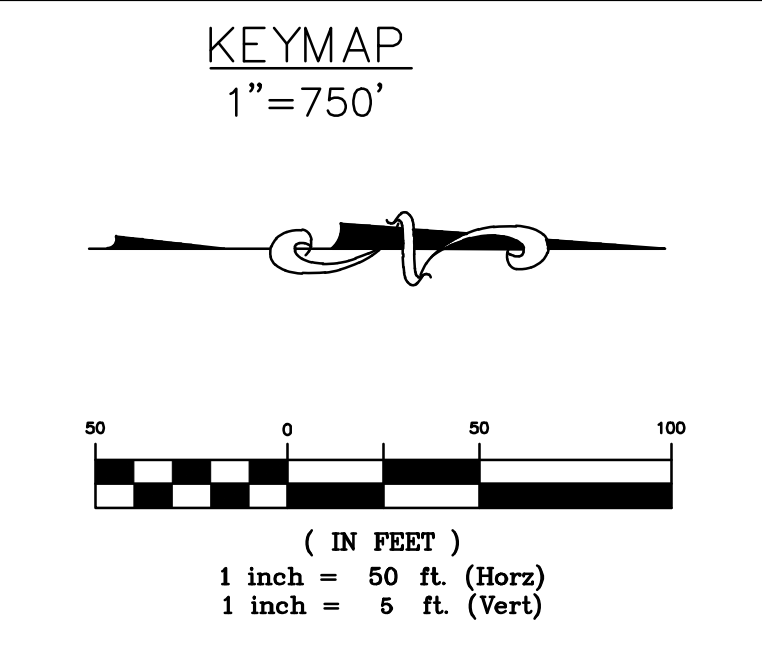
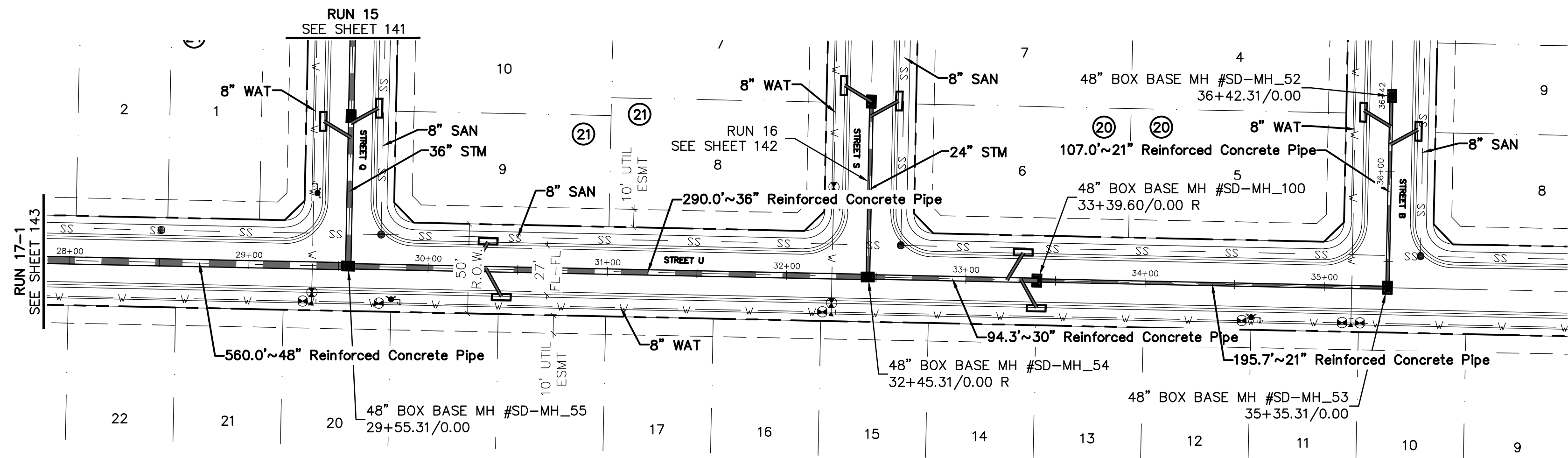
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RUN 17-1

CLIENT: KALTER CAPITAL  
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JOB: 24097256  
SHEET NO. 143

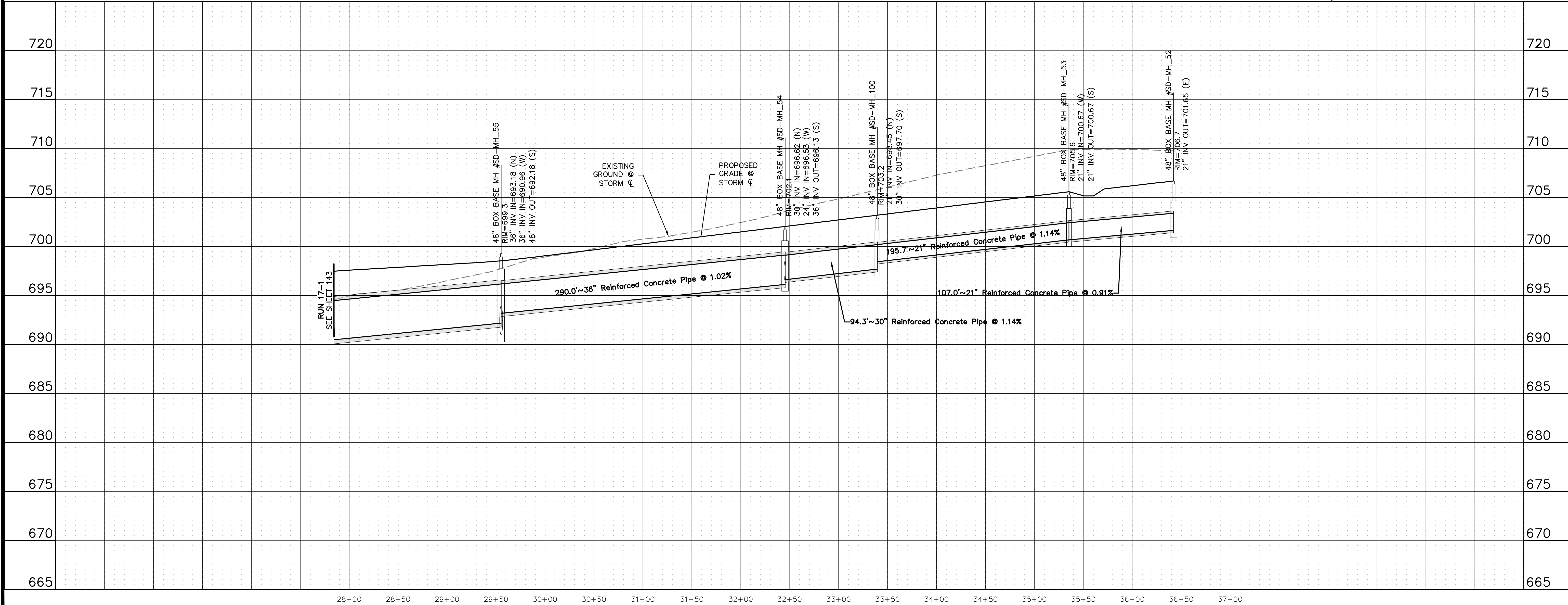




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**RUN 17-2**



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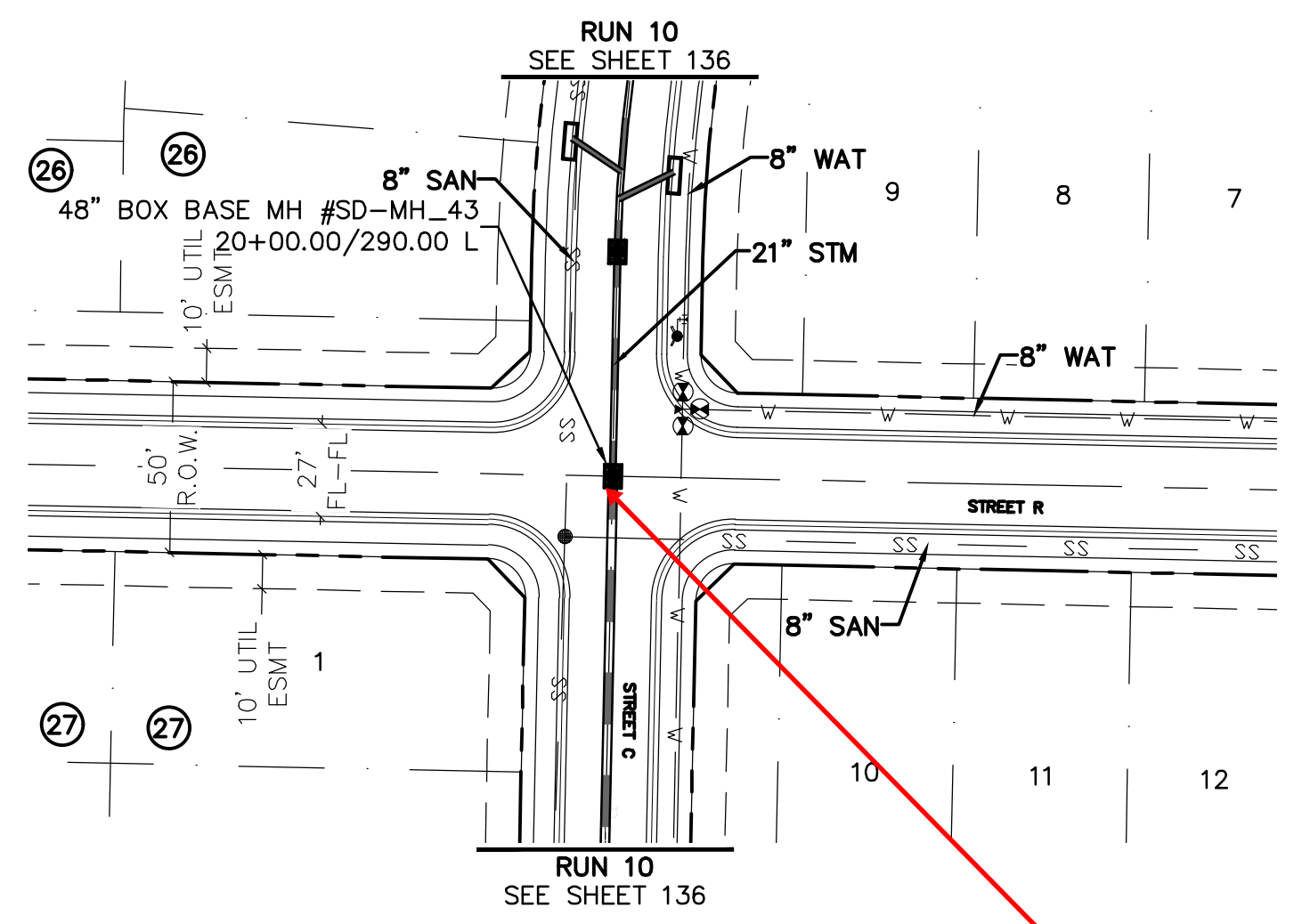
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 RUN 17-2

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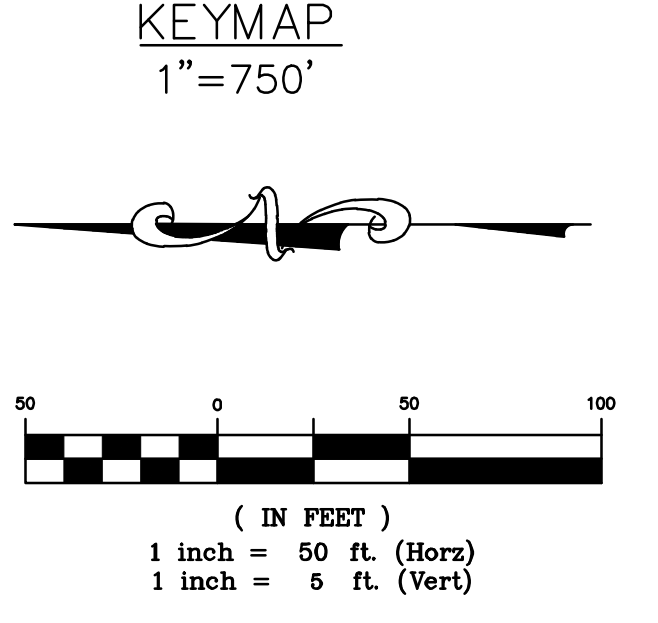
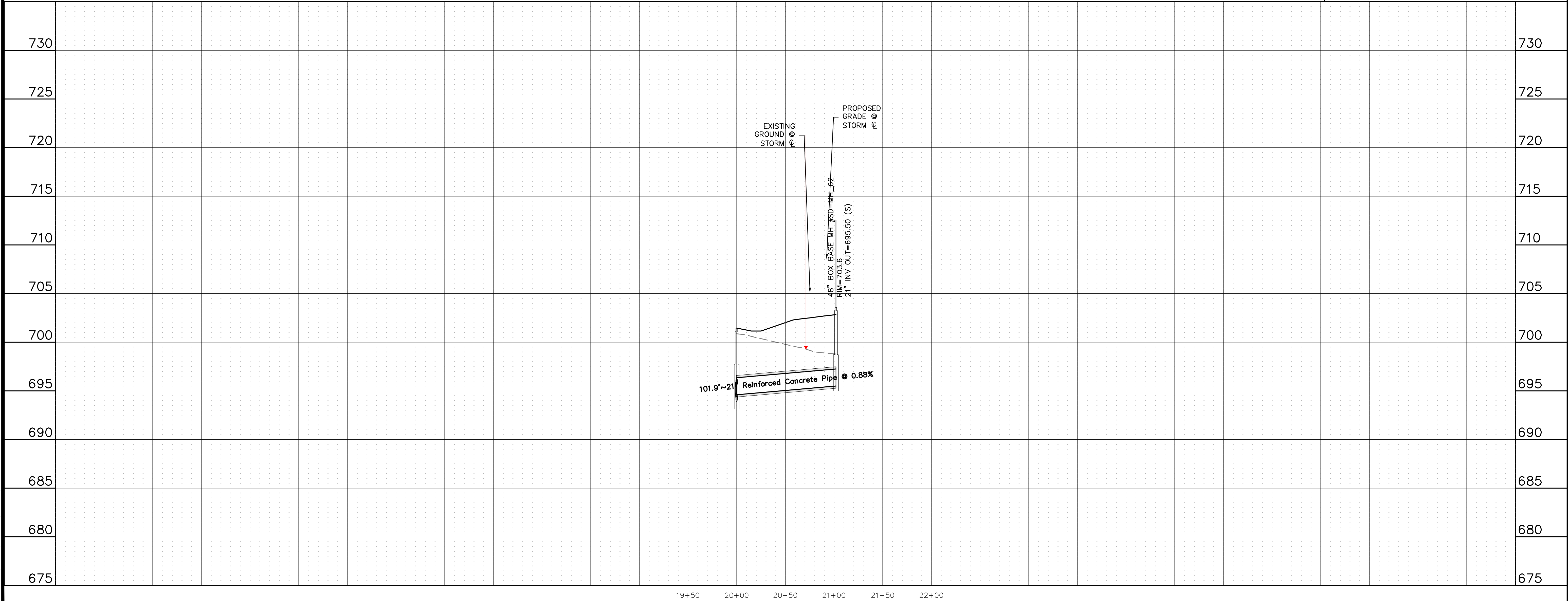
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 JOB: 24097256  
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**RUN 18**



**BENCHMARK:**  
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**RUN 18**

CLIENT	DATE	01/17/2025
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JOB	24097256	
SHEET NO.	145	

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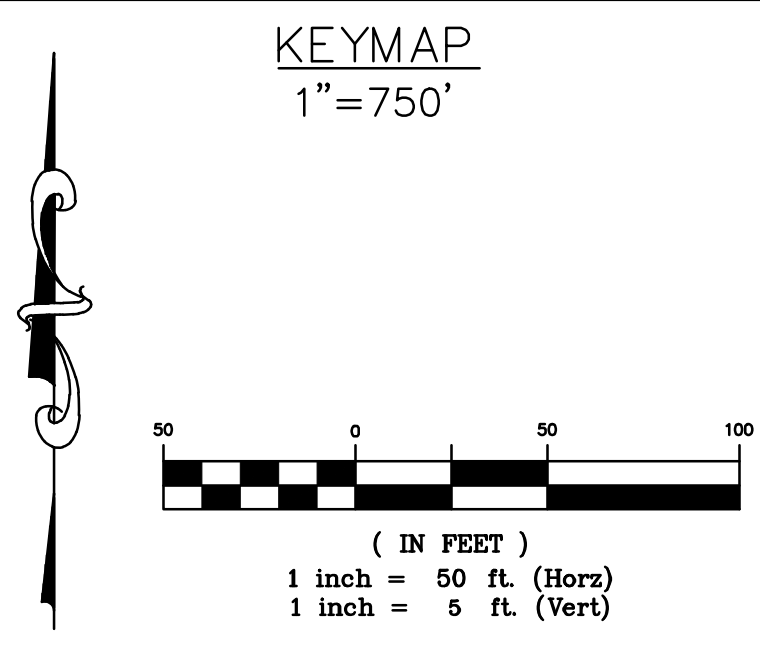
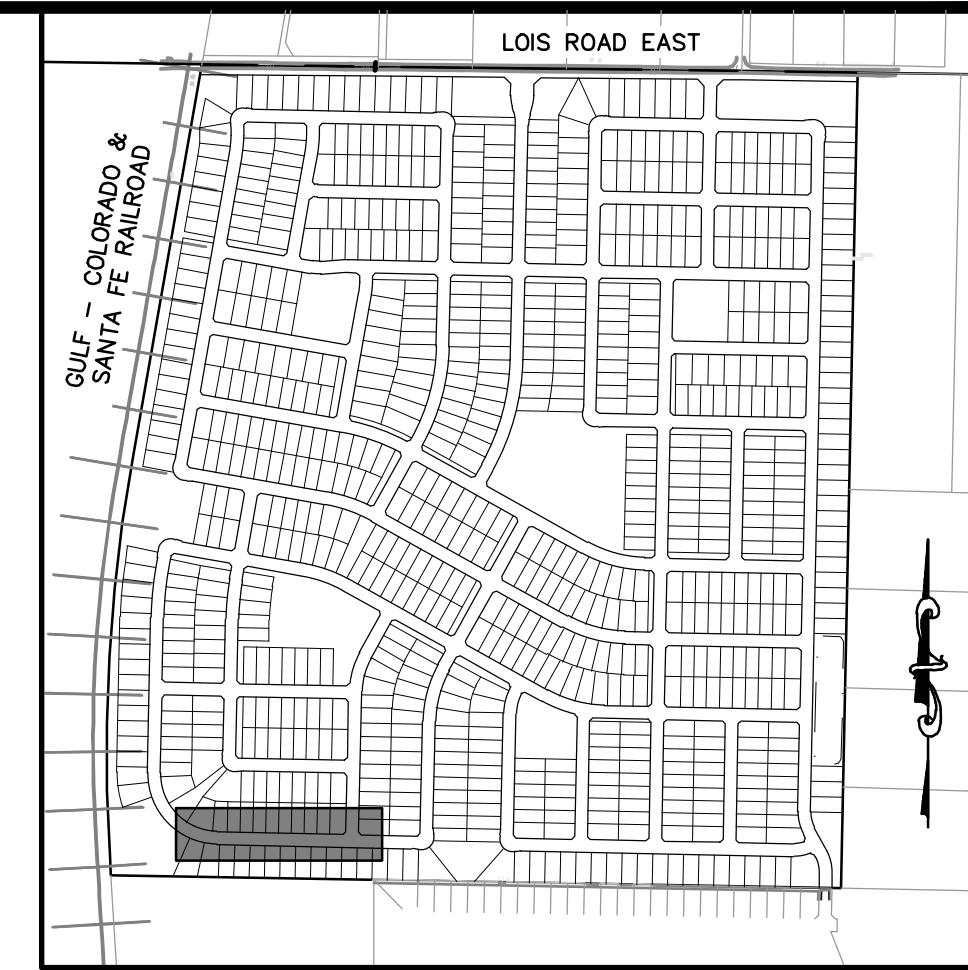
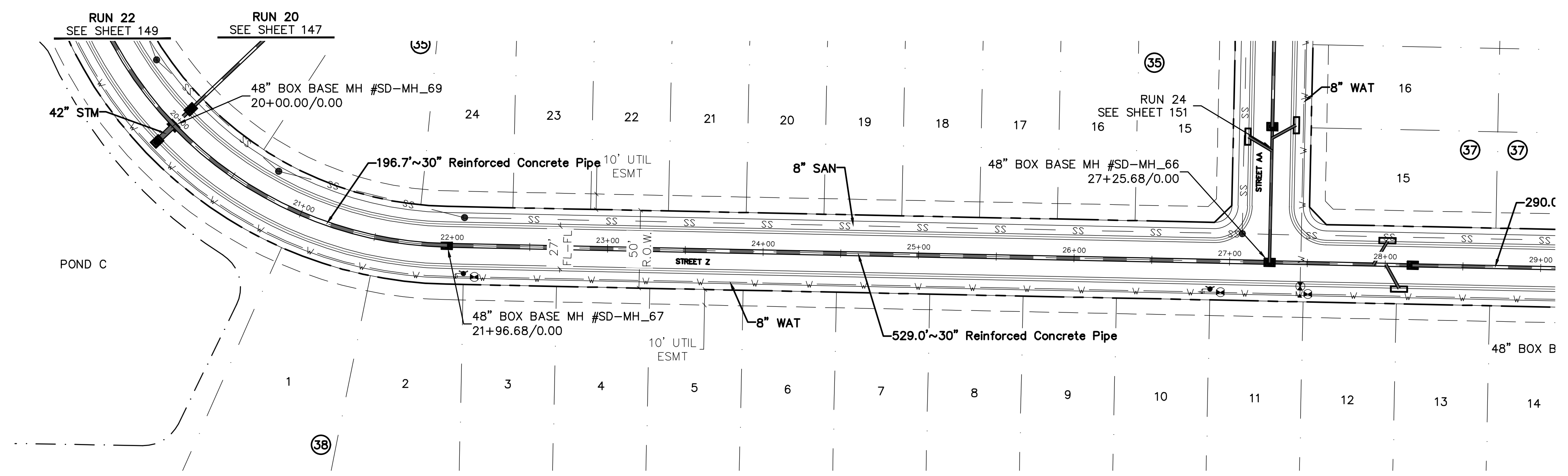
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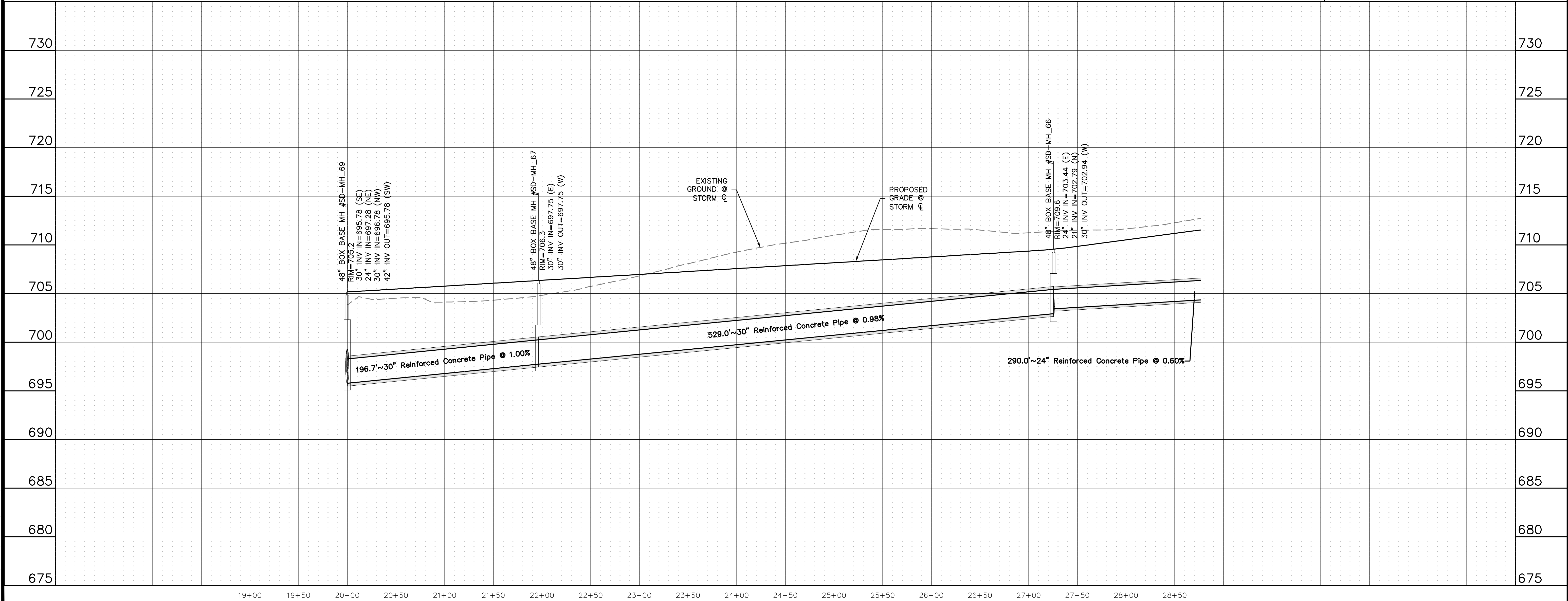




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**RUN 21**



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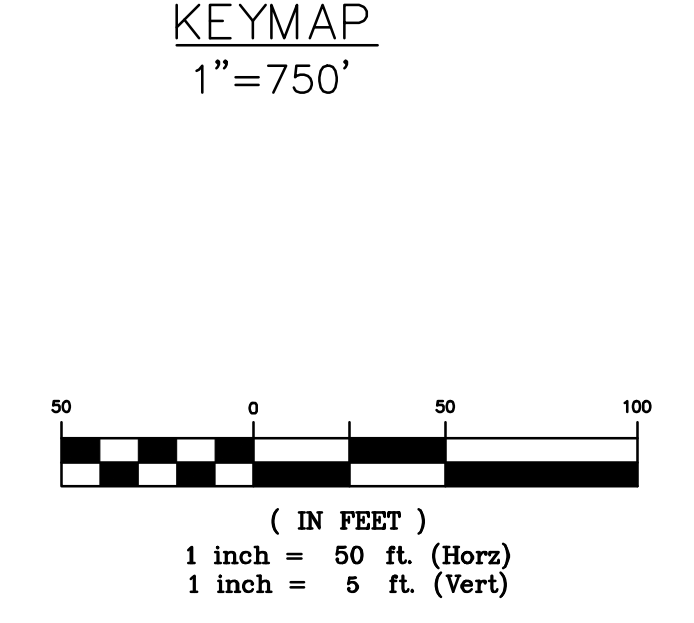
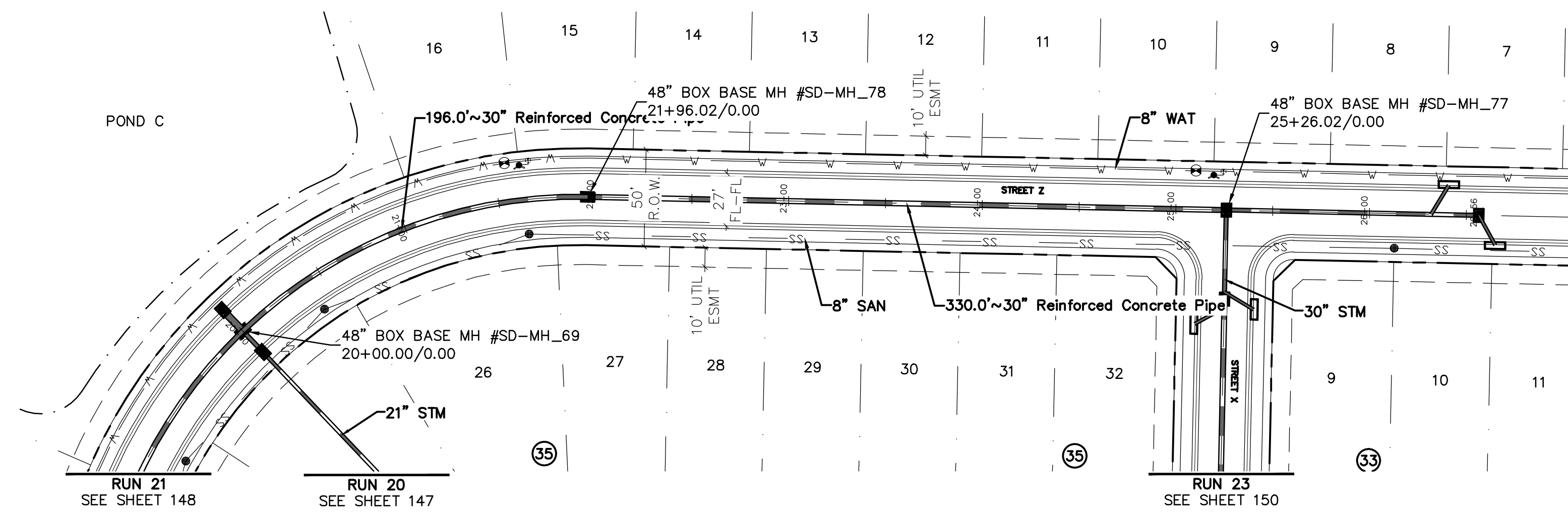
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303.801.7333 MICHAEL PRYOR	STORM SEWER PLAN & PROFILES RUN 21	STORM SEWER PLAN & PROFILES RUN 21

CLIENT	DATE
01/17/2025	
1st SUBMITTAL TO JURISDICTION	01/17/2025 - KMB
REVISIONS	
DR. TN	CH. KB
P.M. JF	
JOB	24097256
SHEET NO.	148

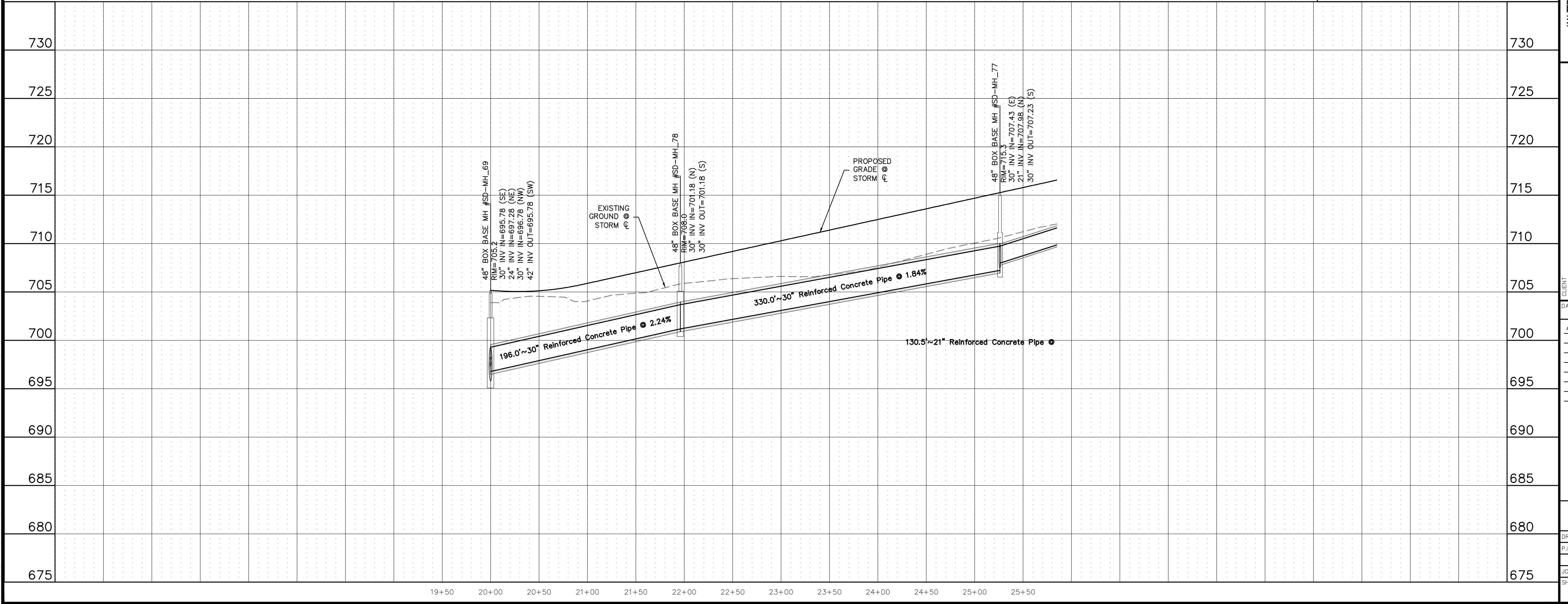
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**BENCHMARK:**  
 AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 22**



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 STATE OF TEXAS  
 STORM SEWER PLAN & PROFILES  
 RUN 22

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

DR. TN | CH. KB  
 P.M. JF

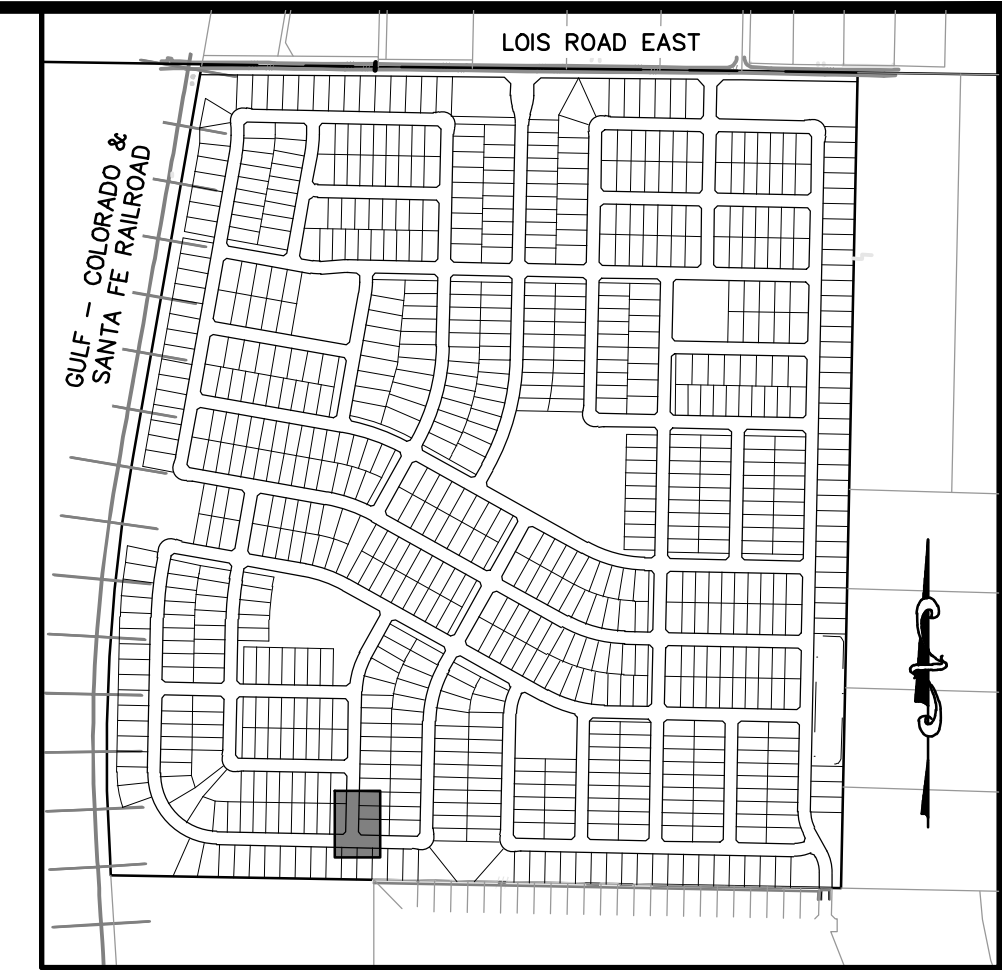
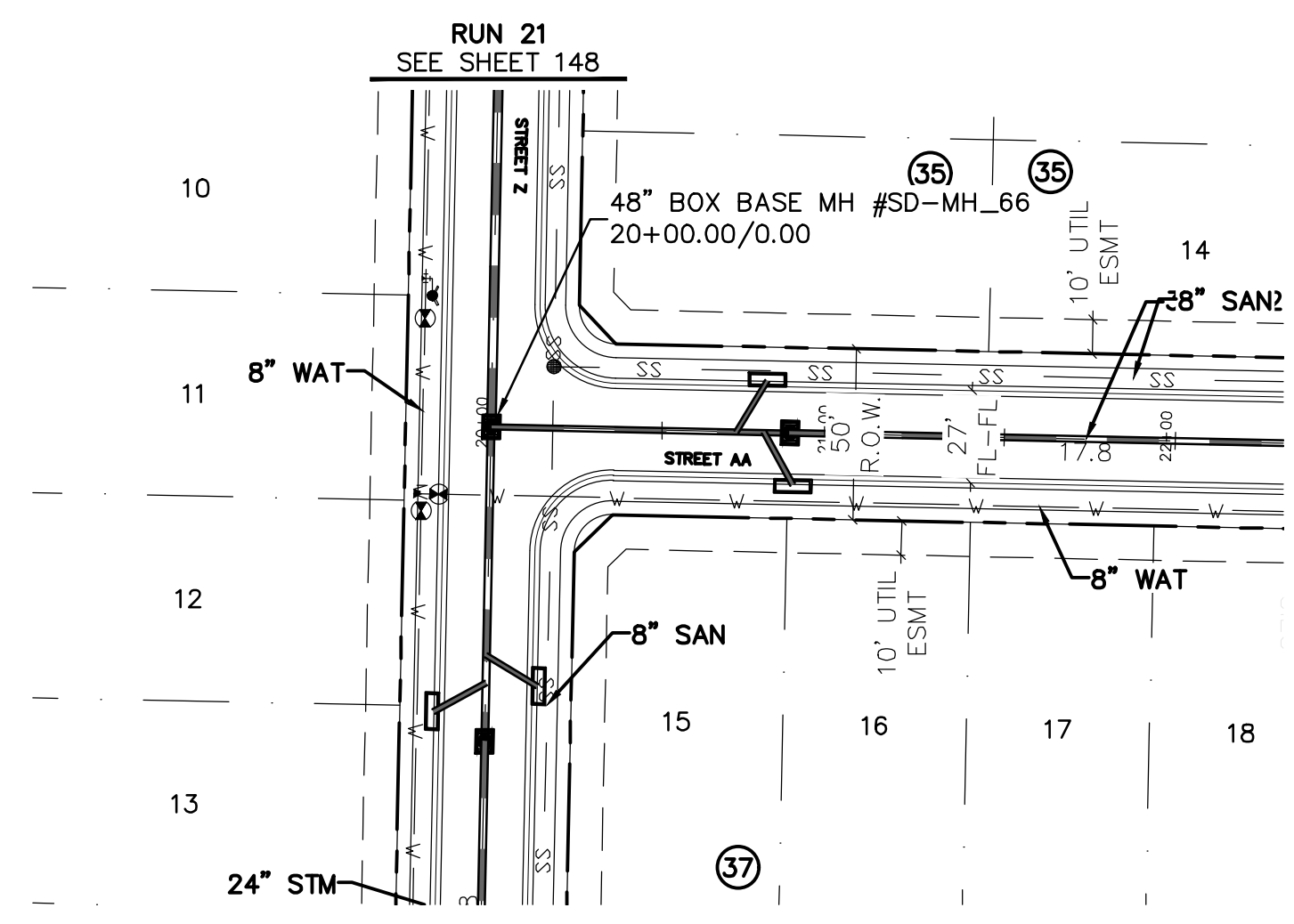
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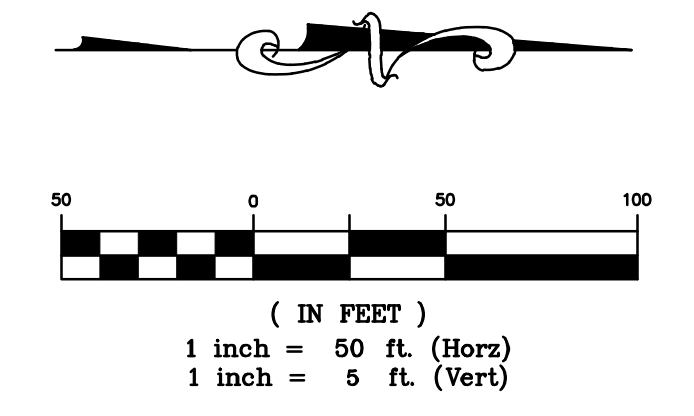
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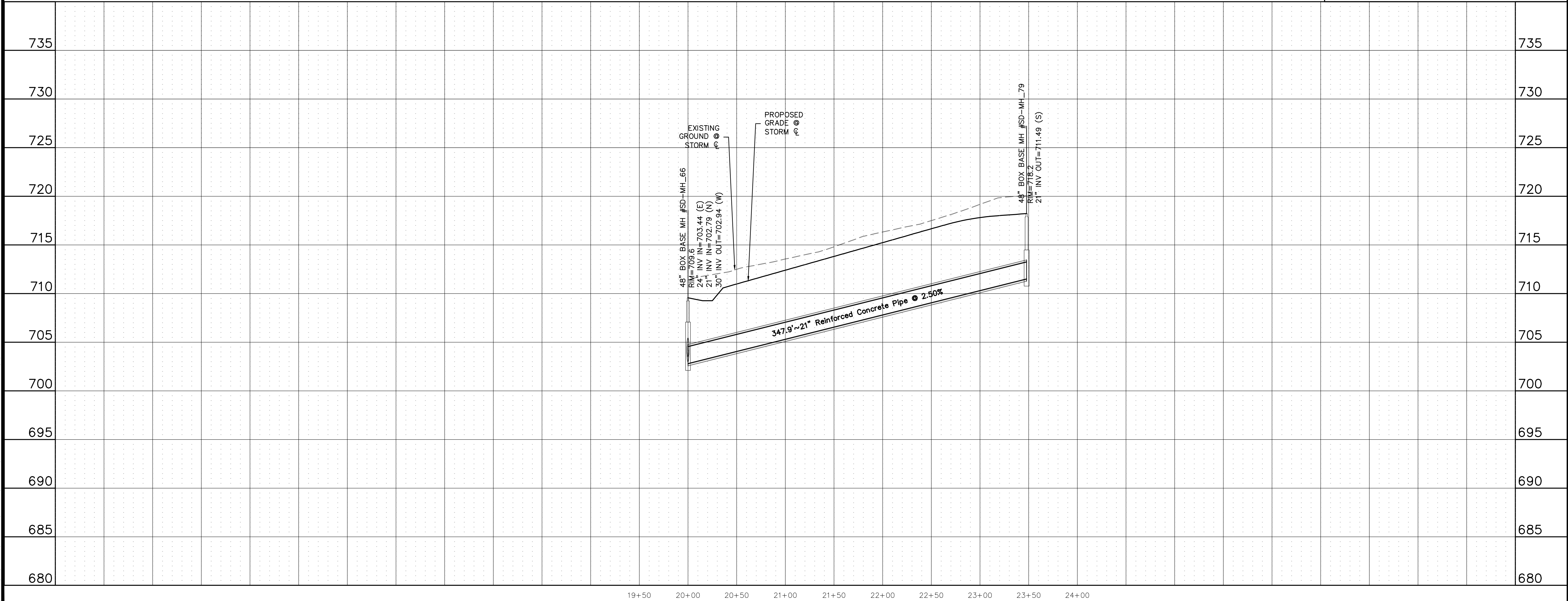
KEYMAP  
1"=750'



**BENCHMARK:**  
AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

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**RUN 24**



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STATE OF TEXAS  
STORM SEWER PLAN & PROFILES  
RUN 24

DATE 01/17/2025

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01/17/2025 - RMB

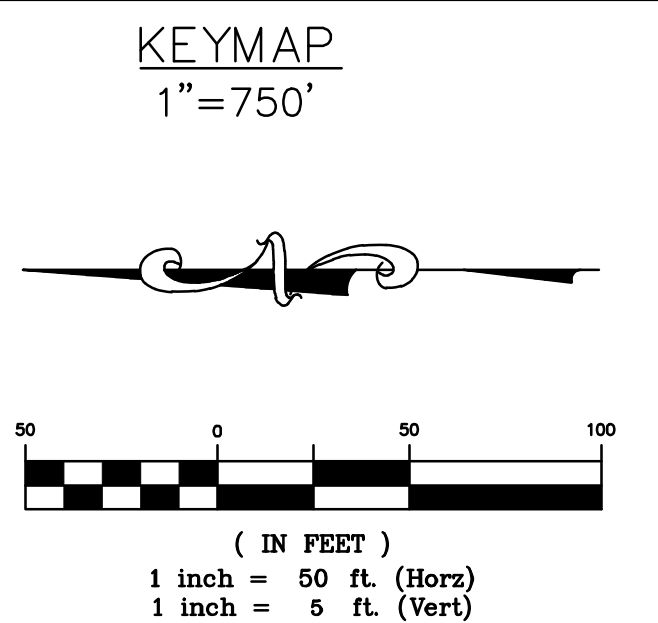
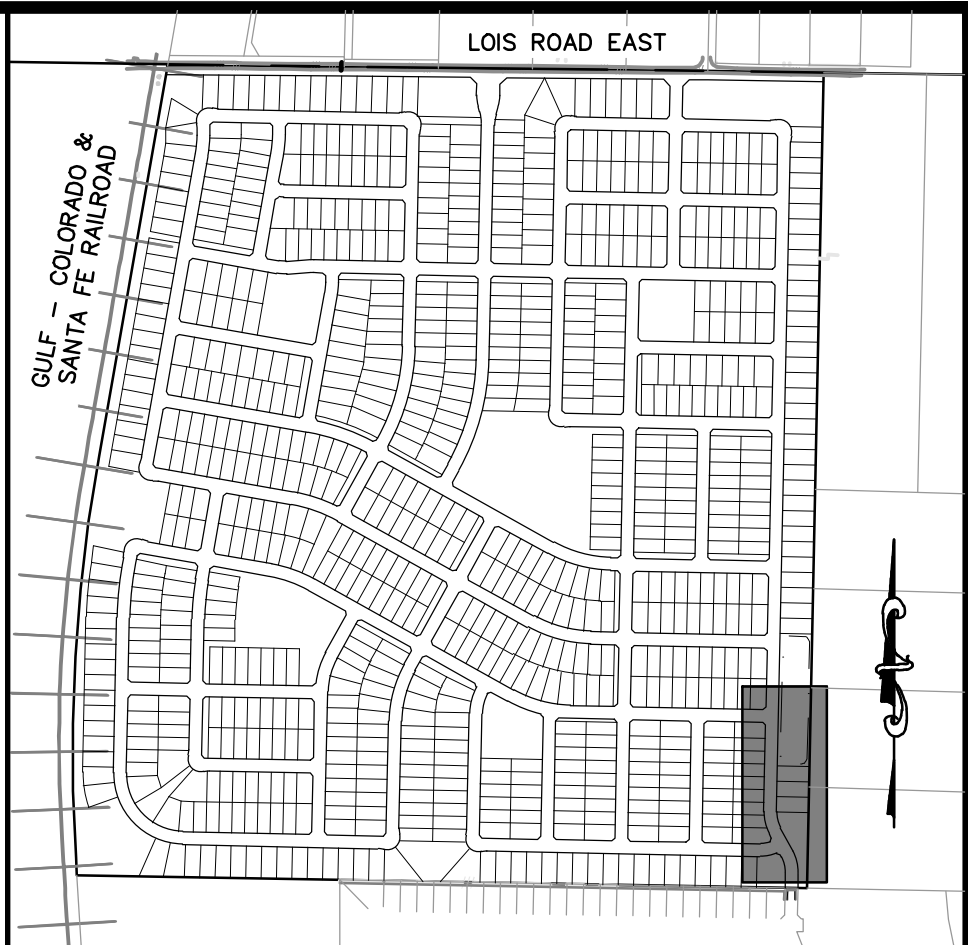
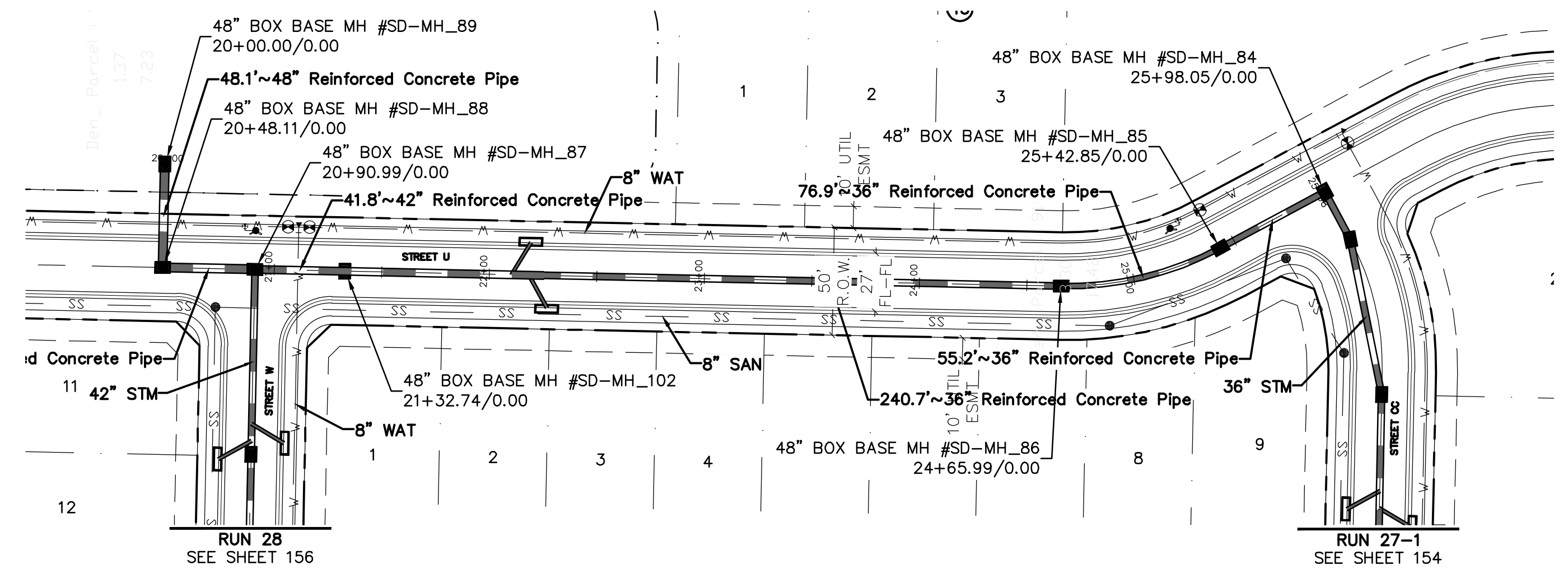
REVISIONS


DR. TN CH. KB  
P.M. JF  
JOB 24097256  
SHEET NO.  
**151**

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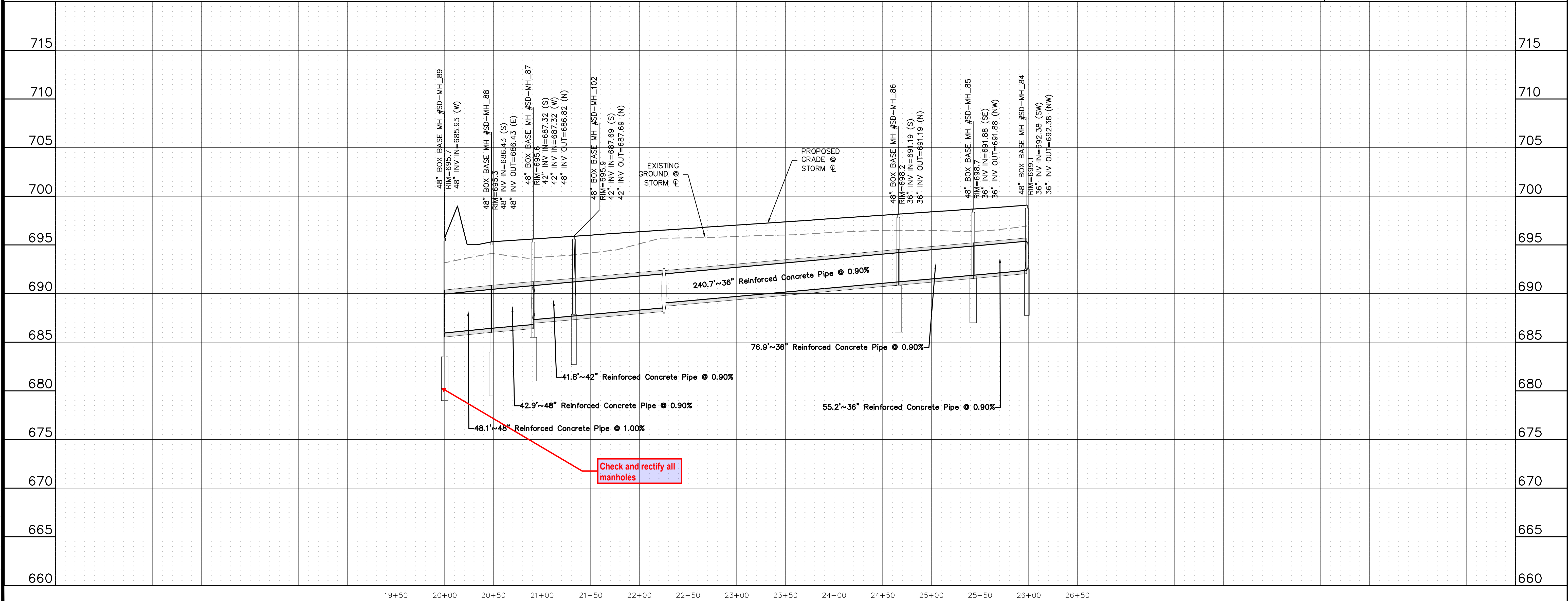




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**RUN 26**



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 STATE OF TEXAS  
 STORM SEWER PLAN & PROFILES  
 RUN 26

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS

DATE: 01/17/2025

1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

REVISIONS:

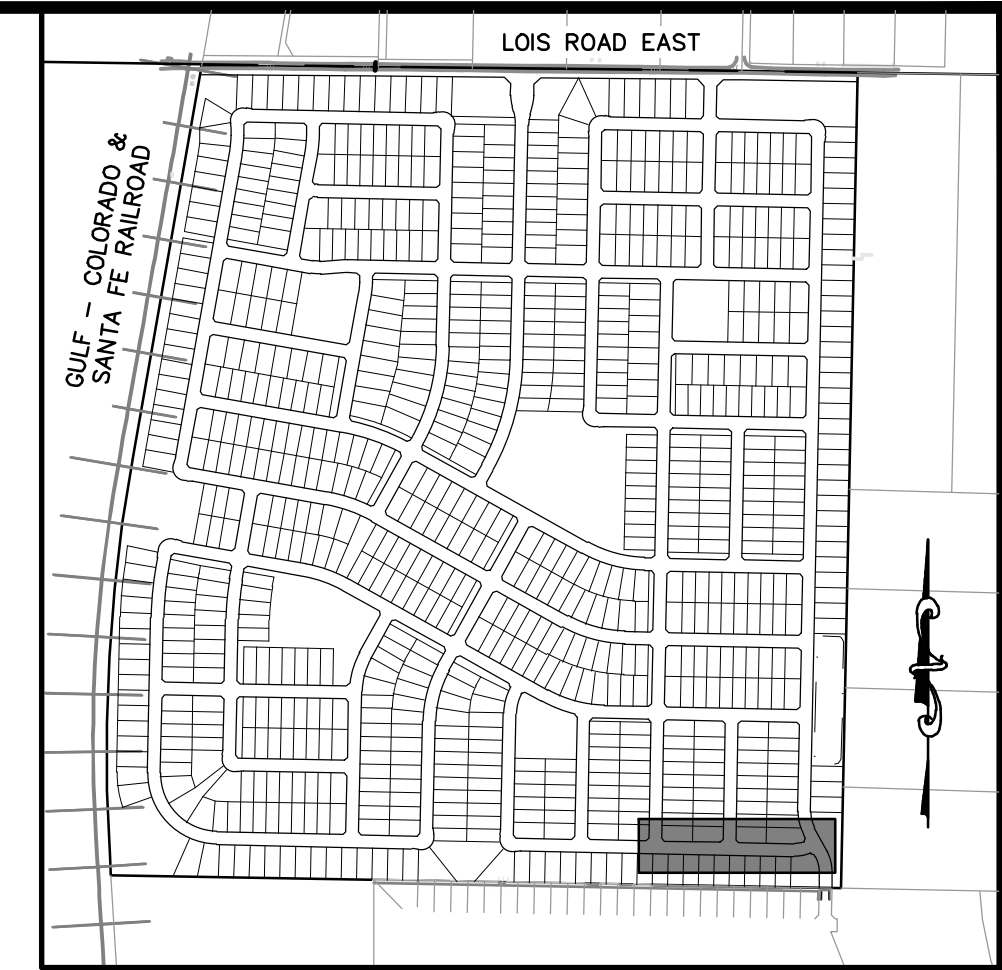
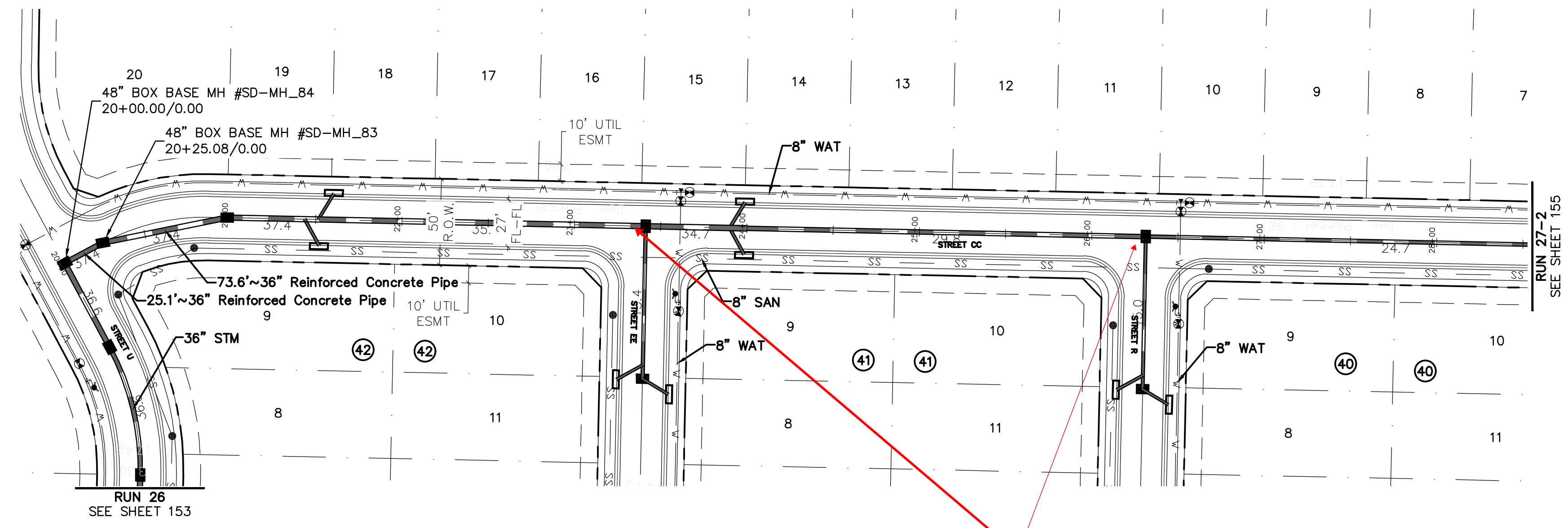
DR. TN CH. KB  
 P.M. JF

JOB: 24097256  
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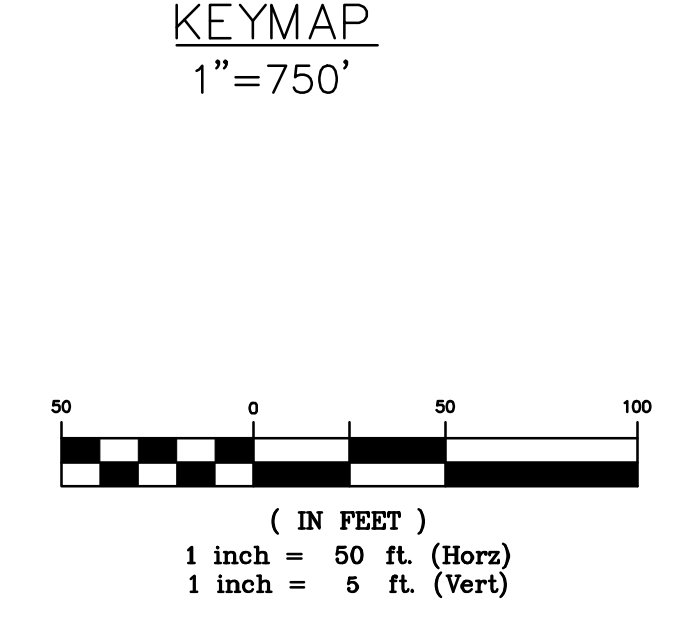


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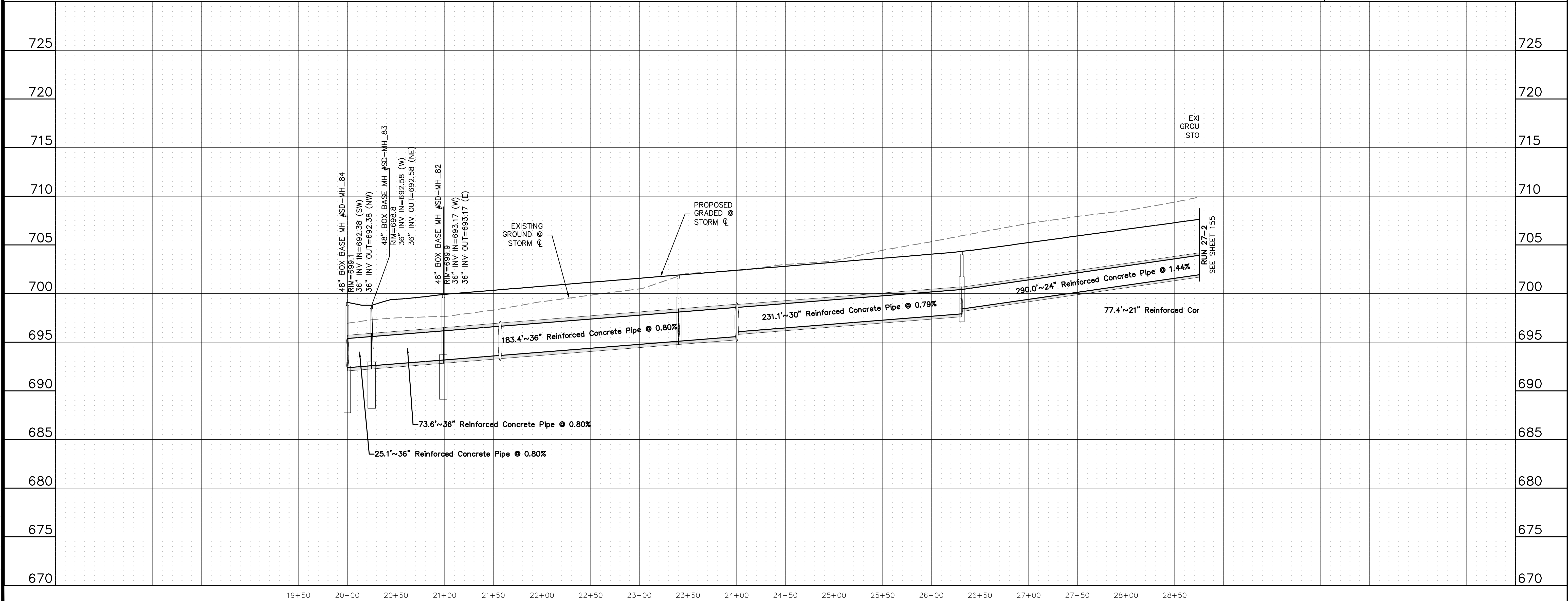
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**RUN 27-1**



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STORM SEWER PLAN & PROFILES  
RUN 27-1

CLIENT: KALTER CAPITAL  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - RMB

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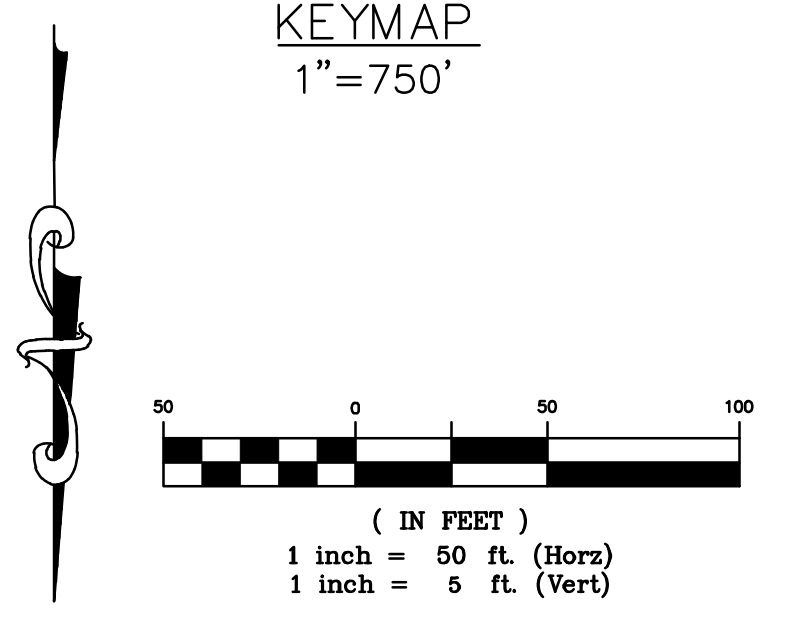
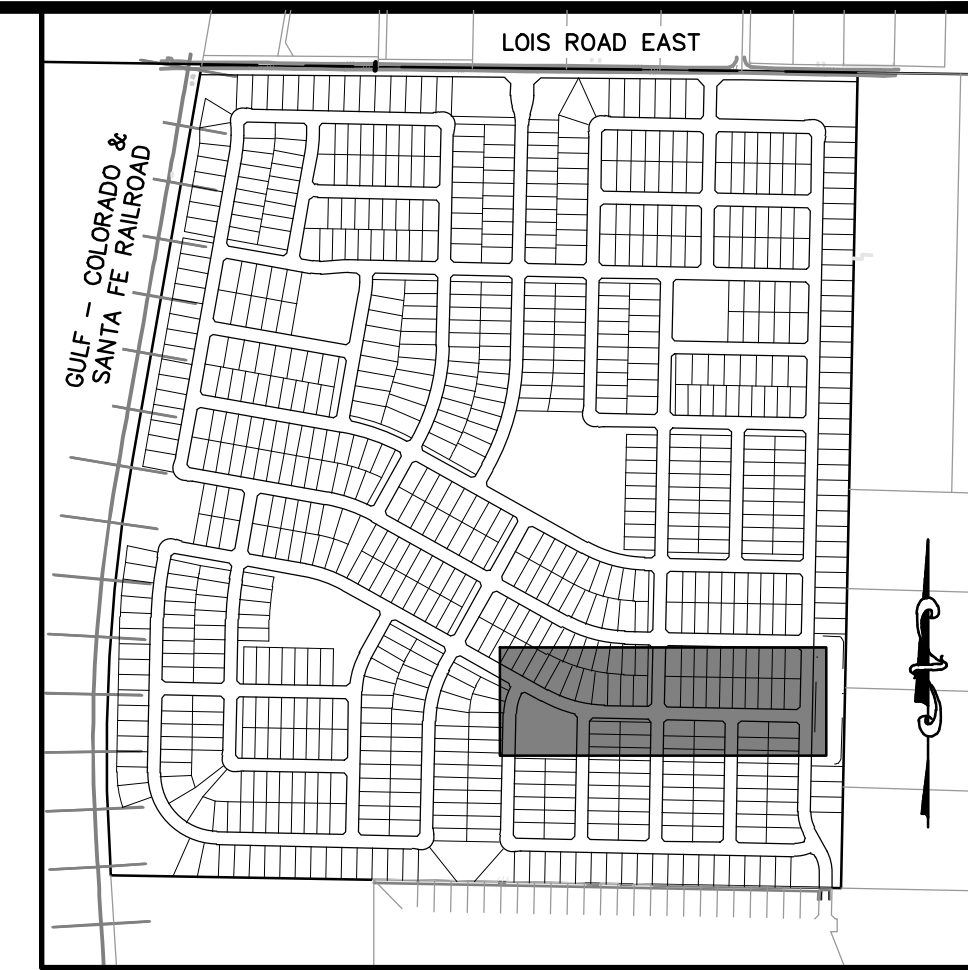
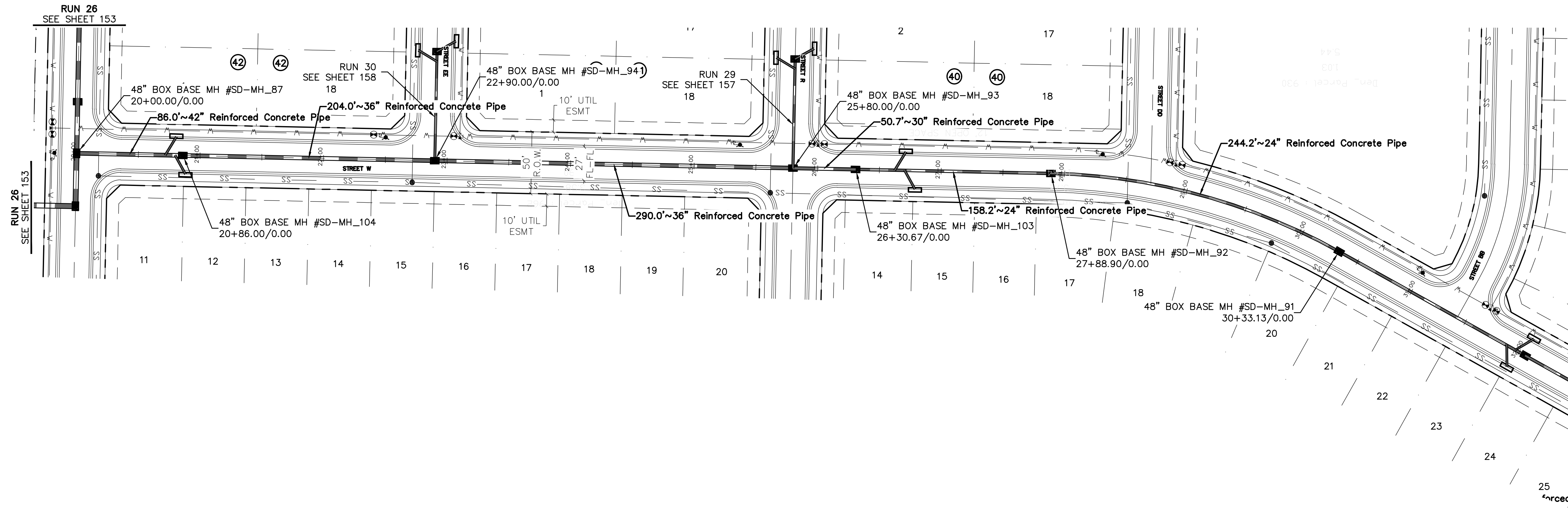
DR. TN | CH. KB  
P.M. JF  
JOB: 24097256  
SHEET NO.: 154

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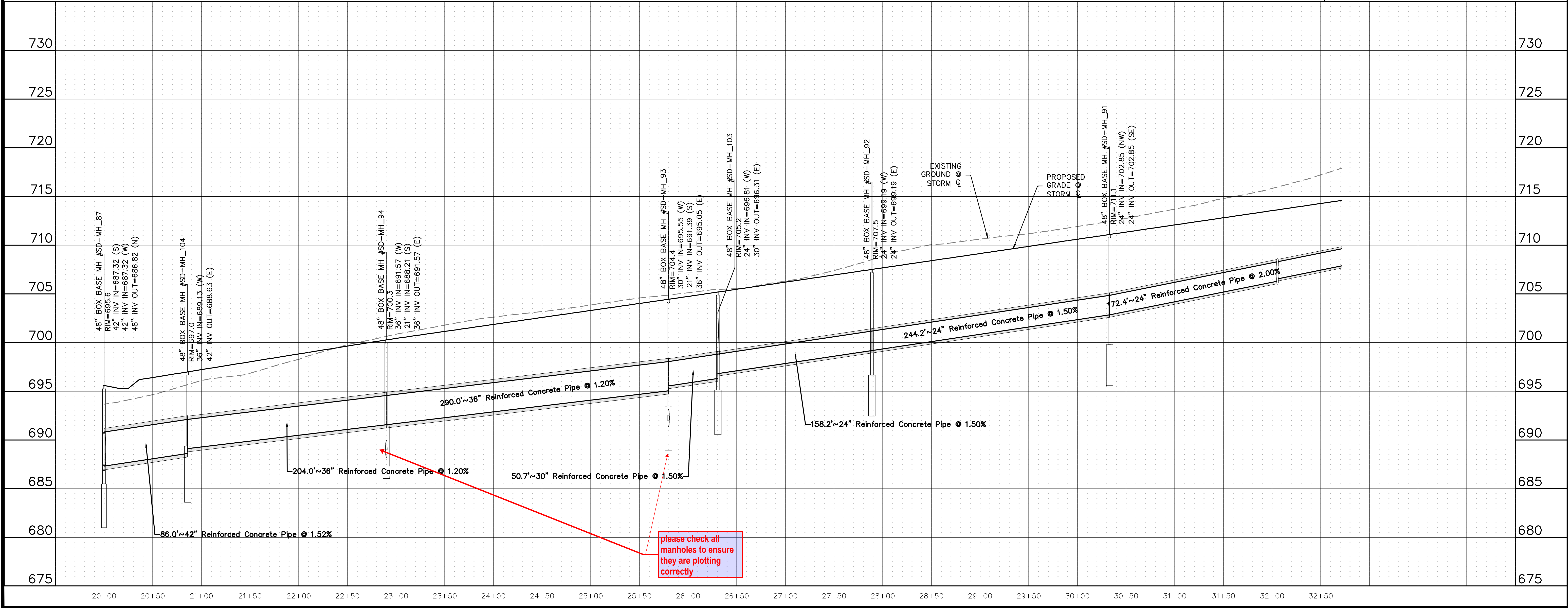
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**RUN 28**



please check all manholes to ensure they are plotting correctly

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<b>KALTER CAPITAL</b>	LOIS ROAD ESTATES CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS	<b>STORM SEWER PLAN &amp; PROFILES</b> RUN 28
DATE	01/17/2025	
REVISIONS	A 1st SUBMITTAL TO JURISDICTION 01/17/2025 - RME	
DR.	TN	CH. KB
P.M.	JF	
JOB	24097256	
SHEET NO.	156	









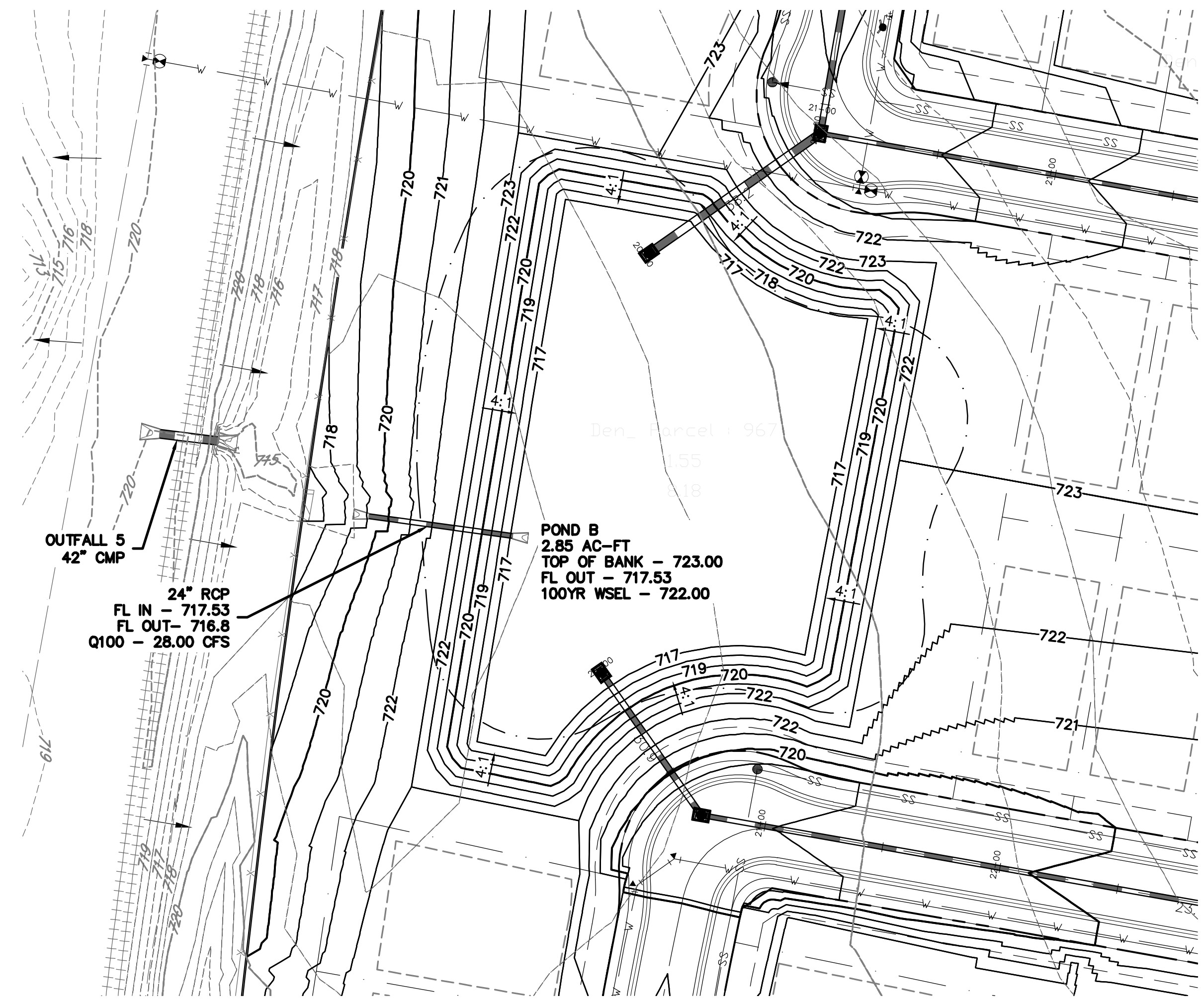












**Site Data - Culvert 1**  
Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft  
Inlet Elevation: 717.53 ft  
Outlet Station: 50.00 ft  
Outlet Elevation: 716.80 ft  
Number of Barrels: 1

**Culvert Data Summary - Culvert 1**

Barrel Shape: Circular  
Barrel Diameter: 2.00 ft  
Barrel Material: Concrete  
Embedment: 0.00 in  
Barrel Manning's n: 0.0130  
Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

**Tailwater Channel Data - Pond B**

Tailwater Channel Option: Enter Constant Tailwater Elevation

Constant Tailwater Elevation: 717.28 ft

Pond Summary Table									
Pond Name	Drainage Areas	Total Area (acres)	Q100 Inflow (cfs)	Q100 Outflow (cfs)	FL Out (ft)	Q100 WSEL (ft)	Top of Bank (ft)	Freeboard (ft)	Detention Volume Provided (acre-ft)
Pond A	A-1, A-2	52.26	275.93	75	691.68	698	699	1	6.1
Pond B	B-1, B-2, B-3	21.7	114.58	28	717.53	722	723	1	2.85
Pond C	C-1, C-2	31.53	166.48	90	701.28	707	708	1	1.66
Pond D	D-1, D-2	86.91	458.88	285	689.7	694.5	695.5	1	4.4

**100-YEAR DETENTION BASIN DESIGN POND B**  
(MODIFIED RATIONAL METHOD)

Existing Conditions		Undetained Area	
A=	16.37	A=	3.58 Ac.
C=	0.30	C=	0.55
Tc=	15	Tc=	15 min.
I100=	9.60	I100=	9.60 in/hr
Q100=	47.15	Q100=	18.90 cfs

Max. Storage Volume Req'd = 278,942 C.F.  
2.85 AC-FT.  
60 min

Allowable Release Rate  
Existing Q100 = 47.15 cfs  
Undet. Q100 = 18.90 cfs  
Q100 = 28.24 cfs  
Q100 design = 25.00 cfs

Proposed Conditions:  
Site Area  
A= 21.70  
C= 0.55  
Tc= 15  
I100= 9.60  
Q100= 114.58  
Total 21.700 Ac.  
0.55  
min.  
in/hr  
114.58 cfs

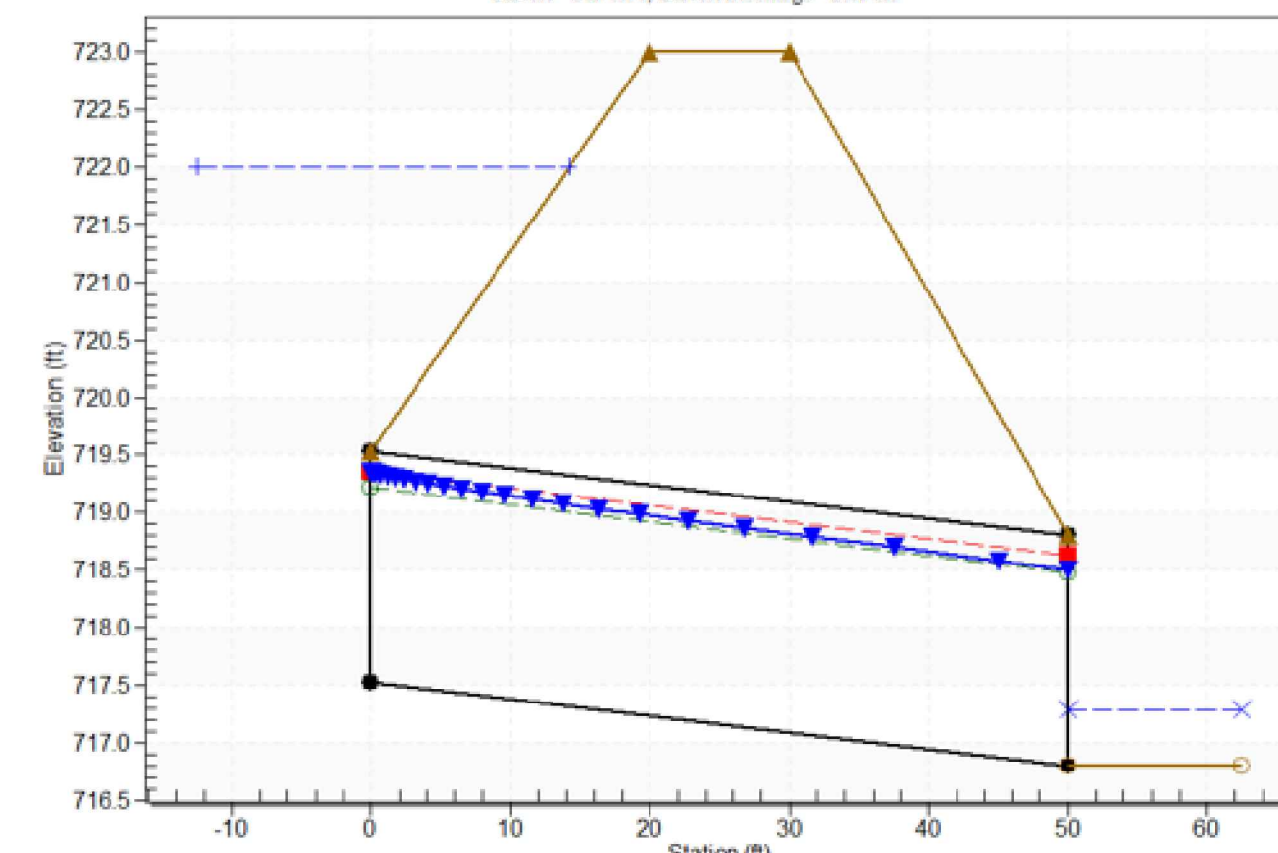
Duration (min)	Q (cfs)	Inflow (cf)	Outflow (cf)	Storage (cf)	Storage (AF)
5	177.83	53,349	15,000	38,349	0.88
10	138.45	83,068	18,750	64,318	1.48
15	114.58	103,118	22,500	80,618	1.85
30	79.96	143,936	33,750	110,186	2.53
60	50.13	180,457	56,250	124,207	2.85
120	31.03	223,423	101,250	122,173	2.80

Maximum Storage Volume 124,207.2 C.F.

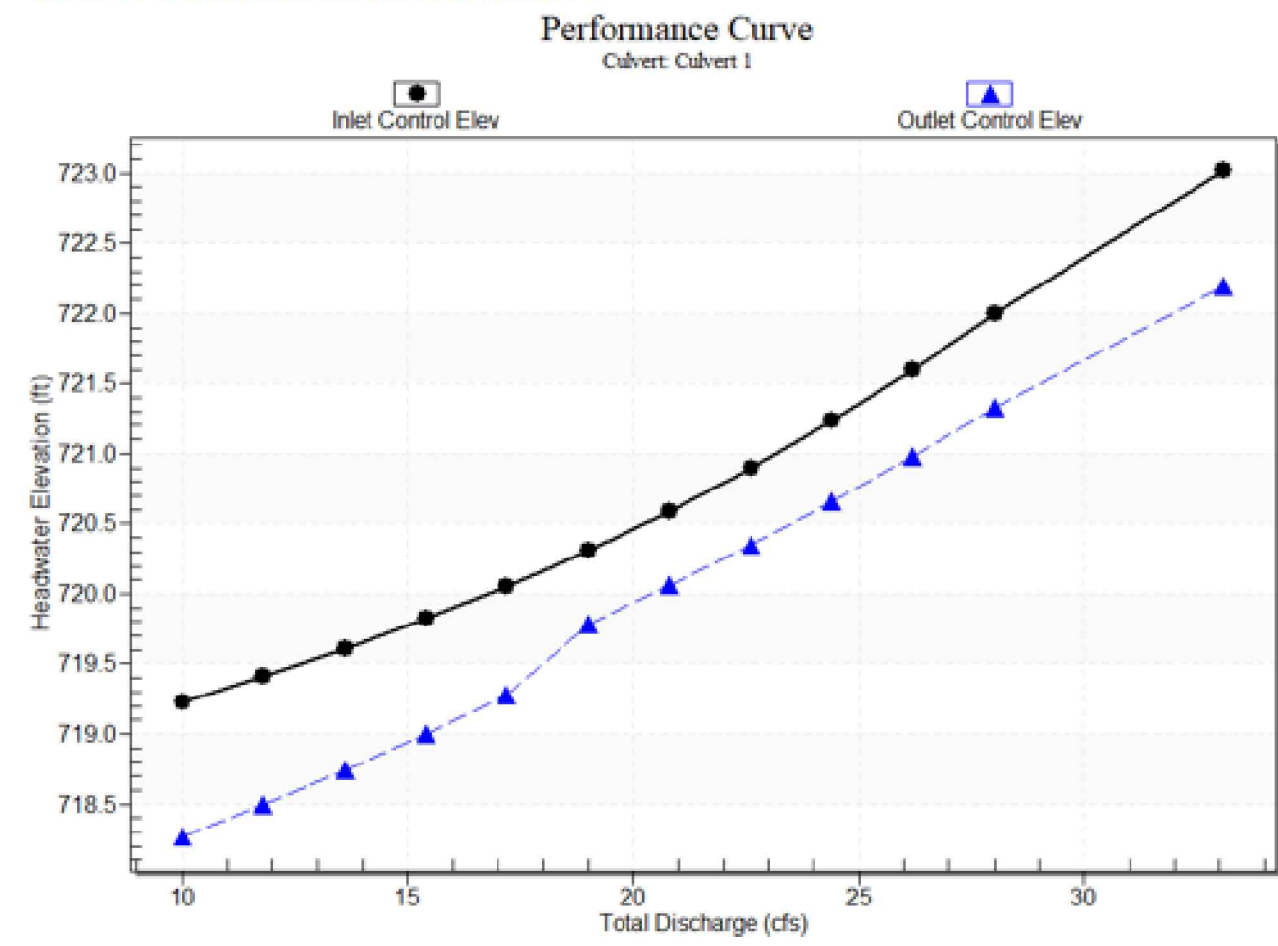
**Pond B Outfall Culvert -**

**Culvert Data: Culvert 1**

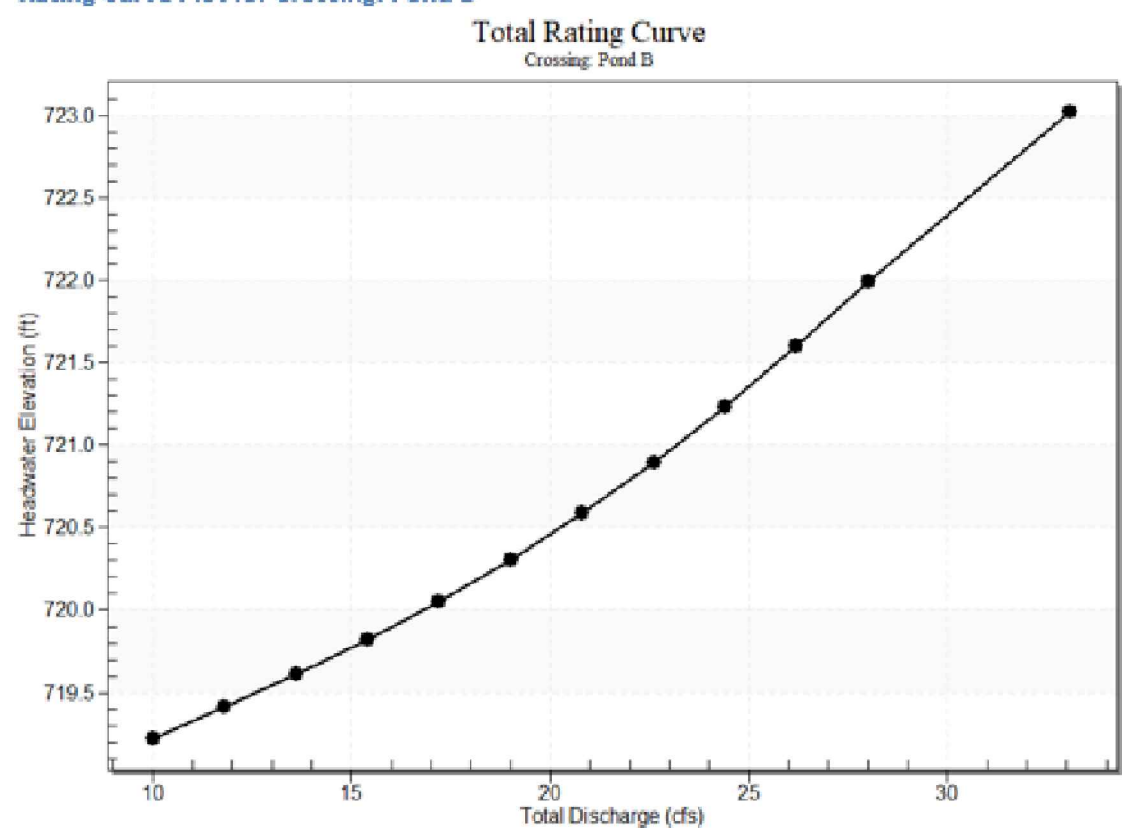
**Water Surface Profile Plot for Culvert: Culvert 1**  
Crossing - Pond B, Design Discharge - 28.0 cfs  
Culvert - Culvert 1, Culvert Discharge - 28.0 cfs



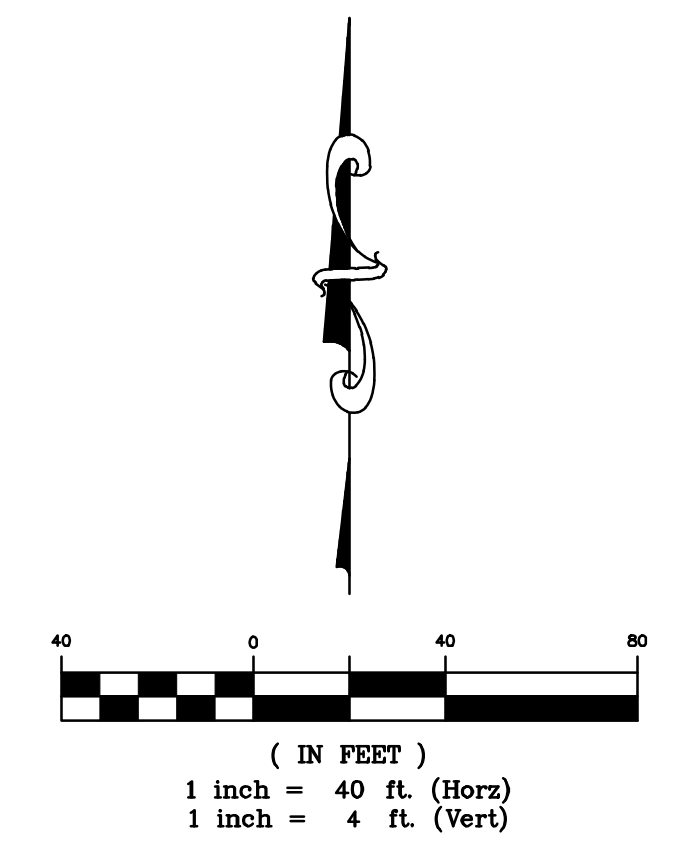
**Culvert Performance Curve Plot: Culvert 1**



**Rating Curve Plot for Crossing: Pond B**



**KEYMAP**  
1"=750'



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STATE OF TEXAS  
POND PLAN & DETAILS  
POND B

DATE 01/17/2025

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NO.	REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO.

**BENCHMARK:**  
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Pond Summary Table									
Pond Name	Drainage Areas	Total Area (acres)	Q100 Inflow (cfs)	Q100 Outflow (cfs)	FL Out (ft)	Q100 WSEL (ft)	Top of Bank (ft)	Freeboard (ft)	Detention Volume Provided (acre-ft)
Pond A	A-1, A-2	52.26	275.93	75	691.68	698	699	1	6.1
Pond B	B-1, B-2, B-3	21.7	114.58	28	717.53	722	723	1	2.85
Pond C	C-1, C-2	31.53	166.48	90	701.28	707	708	1	1.66
Pond D	D-1, D-2	86.91	458.88	285	689.7	694.5	695.5	1	4.4

### 100-YEAR DETENTION BASIN DESIGN POND C

(MODIFIED RATIONAL METHOD)

Existing C conditions		Undetained Area	
A=	38.38	A=	3.82 Ac.
C=	0.30	C=	0.55
Tc=	15	Tc=	15 min.
H100=	9.60	H100=	9.60 in/hr
Q100=	110.53	Q100=	20.17 cfs

Max. Storage Volume Req'd = 278,942 C.F. (1.66 AC-FT, 30 min)

Allowable Release Rate	
Existing Q100=	110.53 cfs
Undet. Q100=	20.17 cfs
Q100=	90.36 cfs
Q100 Design=	90.00 cfs

Proposed C conditions:		Total
A=	29.23	29.230 Ac.
C=	0.55	0.55
Tc=	15	min.
H100=	9.60	in/hr
Q100=	154.33	154.33 cfs

Duration (min)	Q (cfs)	Inflow (cf)	Outflow (cf)	Storage (cf)	Storage (AF)
5	239.54	71,862	54,000	17,862	0.41
10	186.49	111,892	67,500	44,392	1.02
15	154.33	138,901	81,000	57,901	1.33
30	107.71	193,883	121,500	72,383	1.66
60	67.52	243,077	202,500	40,577	0.93
120	41.80	300,952	364,500	-	0.00

Maximum Storage Volume: 72,382.6 C.F.

**Site Data - Culvert 1**

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 701.28 ft

Outlet Station: 50.00 ft

Outlet Elevation: 699.00 ft

Number of Barrels: 1

**Culvert Data Summary - Culvert 1**

Barrel Shape: Circular

Barrel Diameter: 3.50 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0130

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

**Culvert Barrel Data**

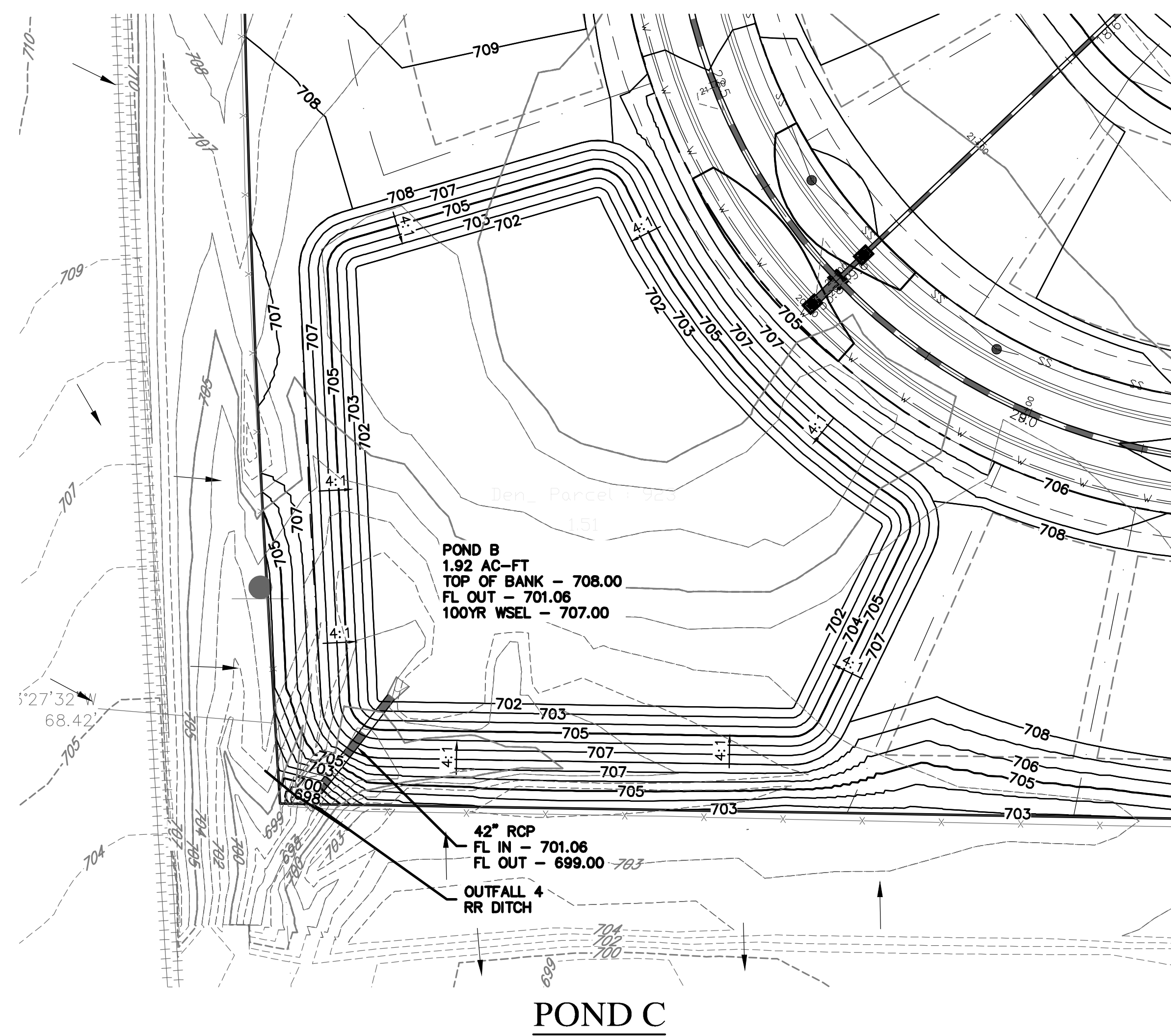
Culvert Barrel Type: Straight Culvert

Inlet Elevation (invert): 701.28 ft.

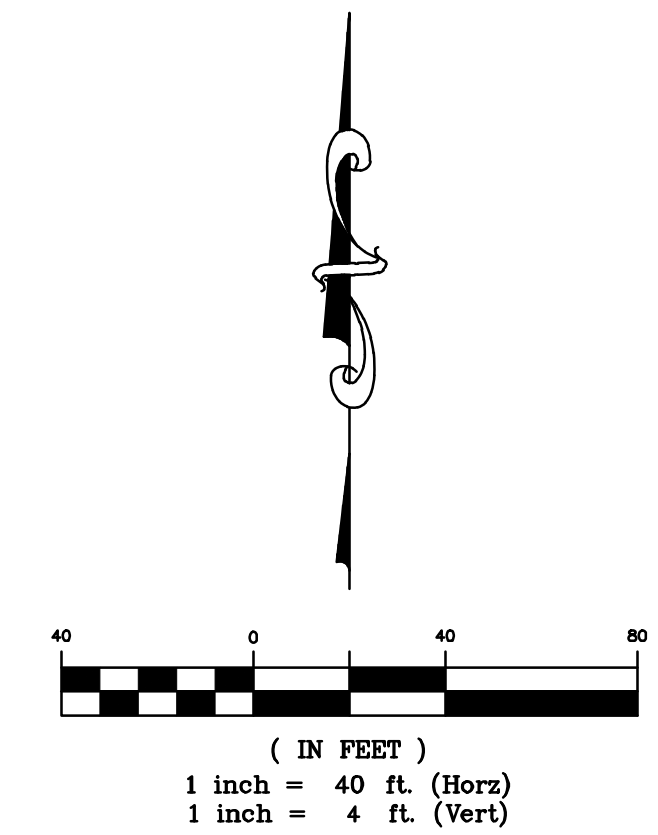
Outlet Elevation (invert): 699.00 ft

Culvert Length: 50.05 ft.

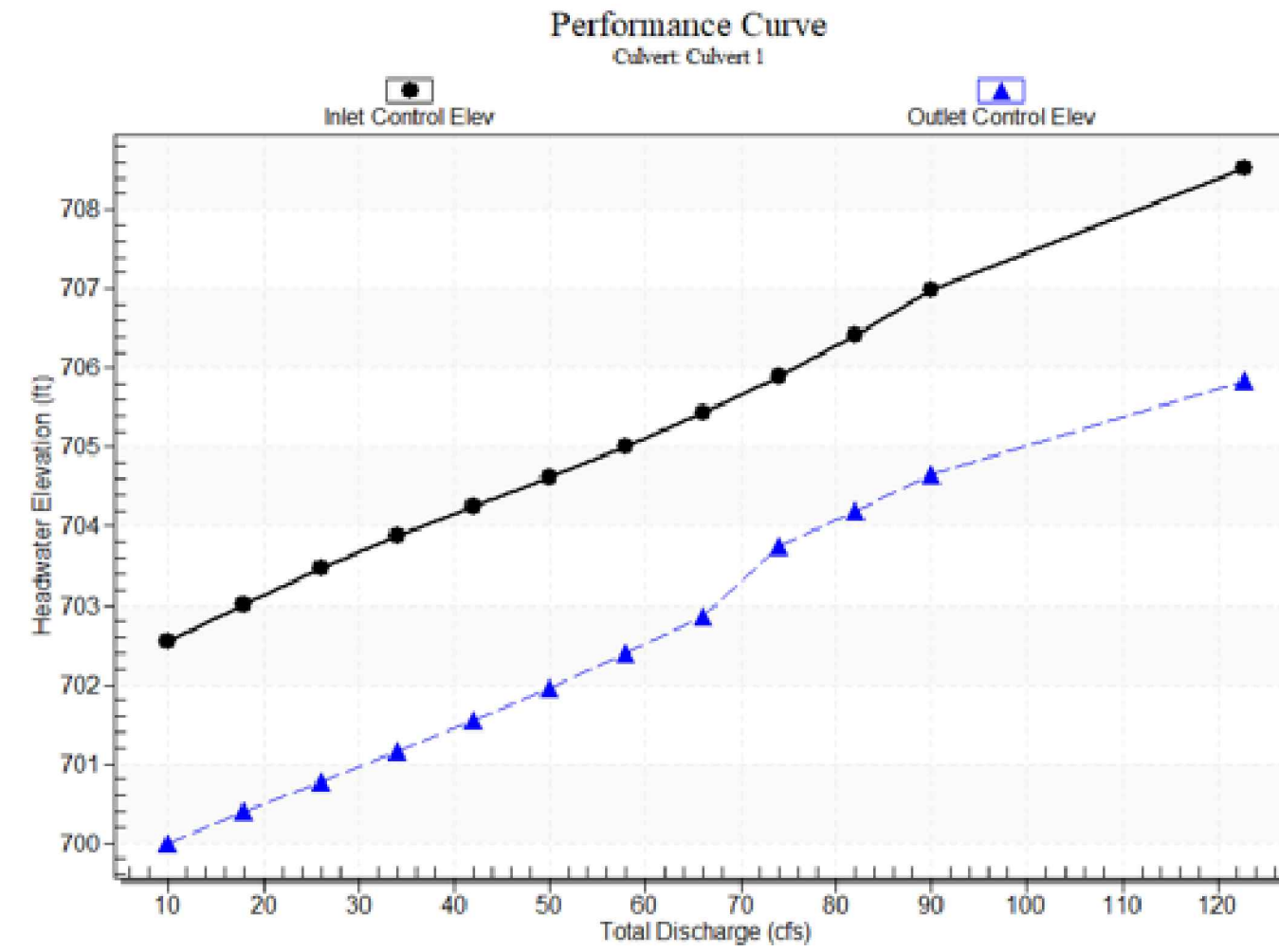
Culvert Slope: 0.0456



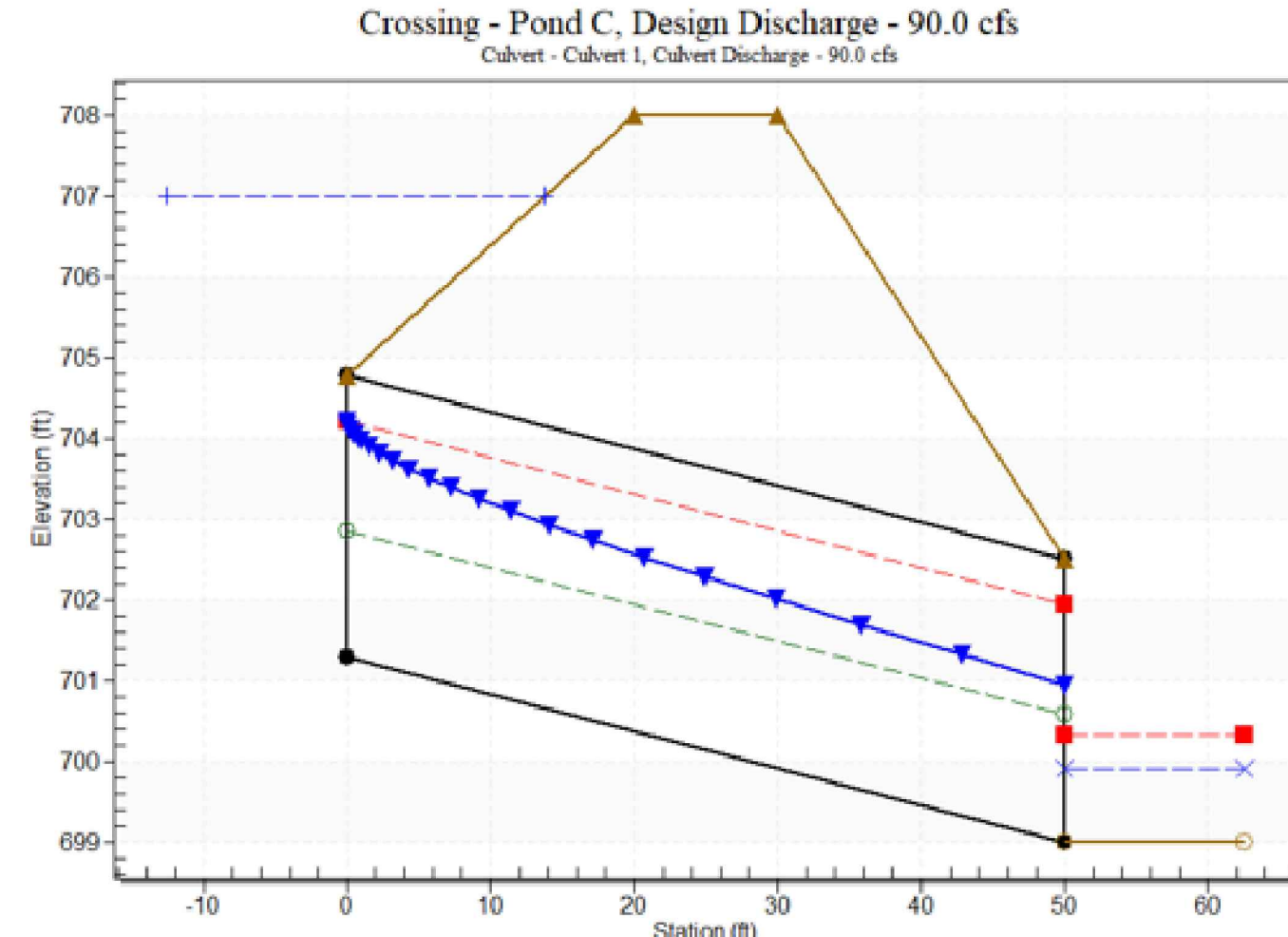
KEYMAP  
1"=750'



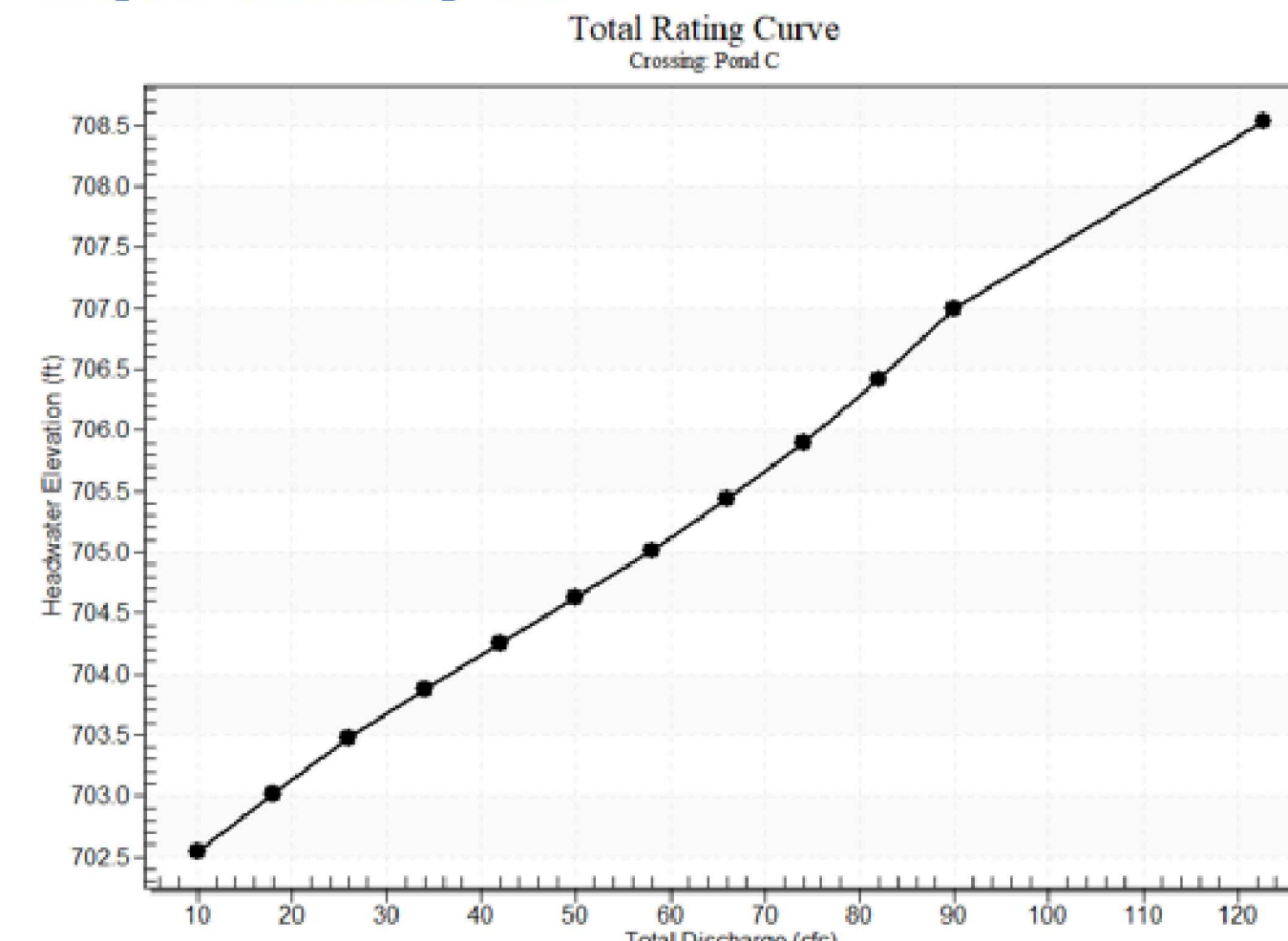
Culvert Performance Curve Plot: Culvert 1



Water Surface Profile Plot for Culvert: Culvert 1



Rating Curve Plot for Crossing: Pond C



**BENCHMARK:**

AN "X" CUT IN CONCRETE LOCATED WITHIN THE INTERSECTION OF LOIS ROAD EAST AND THE GULF COAST AND SANTA FE RAILROAD RIGHTS-OF-WAY, HAVING AN ELEVATION OF 729.3 FEET, A NORTHING COORDINATE VALUE OF 7,192,162.0, AND AN EASTING COORDINATE VALUE OF 2,374,666.1.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.

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STATE OF TEXAS  
POND PLAN & DETAILS  
POND C

CLIENT: KALTER CAPITAL

DATE: 01/17/2025

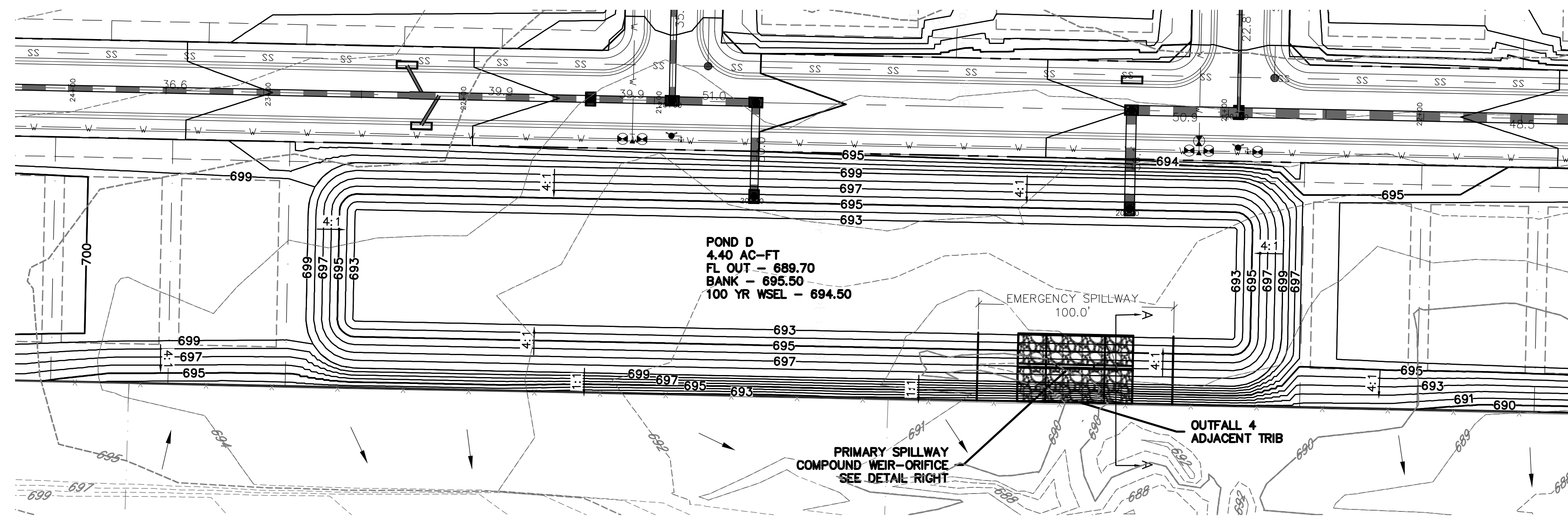
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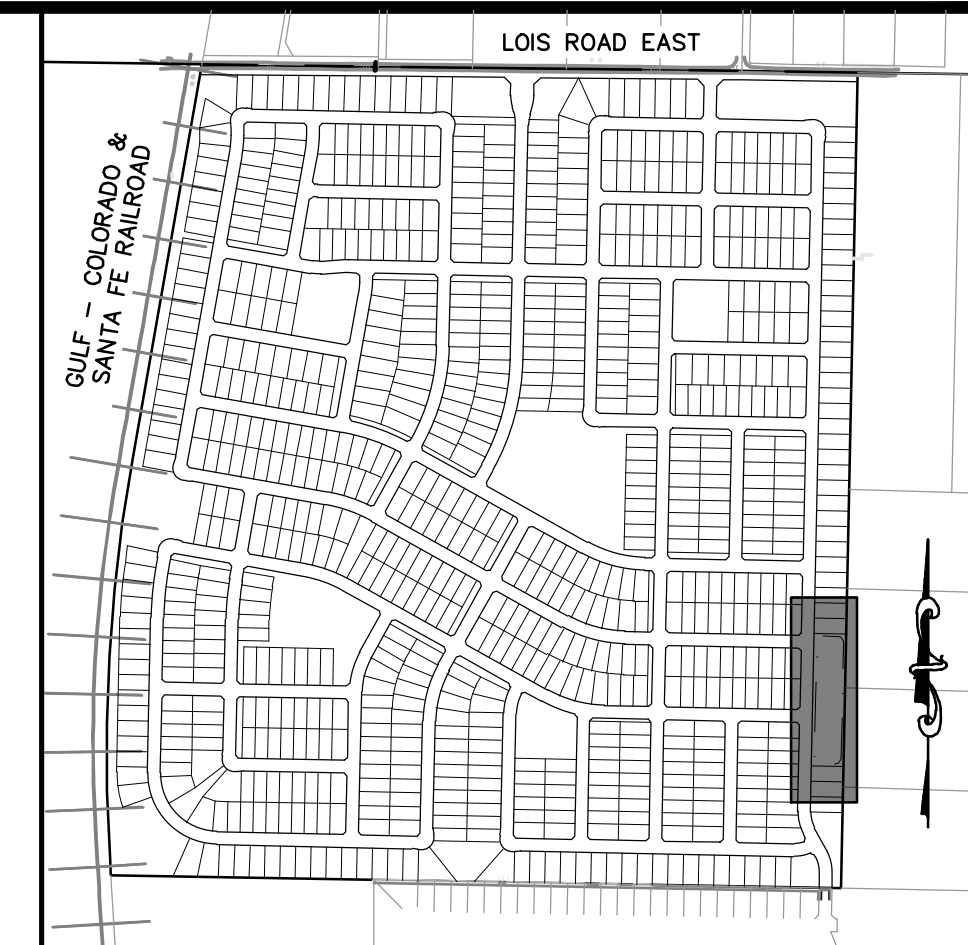
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P.M. JF  
JOB: 24007256  
SHEET NO. 163

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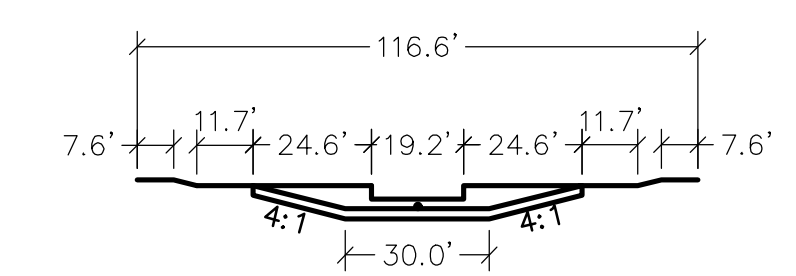
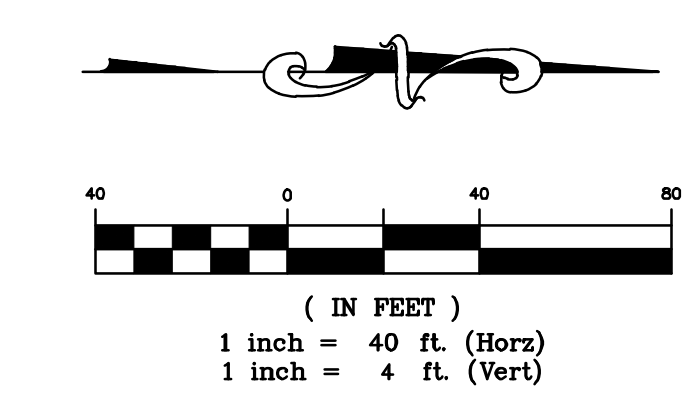




**POND D**



**KEYMAP**  
1"=750'



**POND D SPILLWAY**

**100-YEAR DETENTION BASIN DESIGN POND D**  
(MODIFIED RATIONAL METHOD)

Existing Conditions		Undetained Area				
A=	99.23	A=	0.00 Ac.			
C=	0.30	C=	0.55			
Tc=	15	Tc=	15 min.			
I100=	9.50	I100=	9.60 in/hr			
Q100=	285.78	Q100=	0.00 cfs			
Allowable Release Rate		Max. Storage Volume Req'd =				
Existing Q100=	285.78 cfs		278,942 C.F.			
Undet. Q100=	0.00 cfs		4.40 AC-FT.			
Q100=	285.78 cfs		30 min			
Q100 Design=	285.00 cfs					
Proposed Conditions:						
Site Area		Total				
A=	86.91		86.910 Ac.			
C=	0.55		0.55			
Tc=	15		min.			
I100=	9.50		in/hr			
Q100=	458.88		458.88 cfs			
<b>Duration (min)</b>		<b>Q (cfs)</b>	<b>Inflow (cfs)</b>	<b>Outflow (cfs)</b>	<b>Storage (cf)</b>	<b>Storage (AF)</b>
5	712.23	213,668	171,000	42,668	0.98	
10	554.49	332,691	213,750	118,941	2.73	
15	458.88	412,996	256,500	156,496	3.59	
30	320.26	576,474	384,750	191,724	4.40	
60	200.76	722,744	641,250	81,494	1.87	
120	124.28	884,825	1,154,250	-	0.00	
<b>Maximum Storage Volume</b>		191,724.0 C.F.				

**Worksheet for Pond D Emergency Outfall**

Project Description	
Solve For	Crest Length
Input Data	
Discharge	285.00 cfs
Headwater Elevation	5.80 ft
Crest Elevation	4.80 ft
Tailwater Elevation	2.20 ft
Crest Surface Type	Paved
Crest Breadth	2.00 ft
Results	
Crest Length	92.3 ft
Headwater Height Above Crest	1.00 ft
Tailwater Height Above Crest	-2.60 ft
Weir Coefficient	3.09 ft <sup>1/2</sup> /s
Submergence Factor	1.000
Adjusted Weir Coefficient	3.09 ft <sup>1/2</sup> /s
Flow Area	92.3 ft <sup>2</sup>
Velocity	3.09 ft/s
Wetted Perimeter	94.3 ft
Top Width	92.32 ft

**Worksheet for Outfall D Tailwater**

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.004 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Bottom Width	30.00 ft
Discharge	285.00 cfs
Results	
Normal Depth	1.8 ft
Flow Area	68.8 ft <sup>2</sup>
Wetted Perimeter	45.2 ft
Hydraulic Radius	1.5 ft
Top Width	44.72 ft
Critical Depth	1.3 ft
Critical Slope	0.013 ft/ft
Velocity	4.14 ft/s
Velocity Head	0.27 ft
Specific Energy	2.11 ft
Froude Number	0.589
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	5.66 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.8 ft
Critical Depth	1.3 ft
Channel Slope	0.004 ft/ft
Critical Slope	0.013 ft/ft

Please provide mitigation plans for erosive velocity. See comment 16c.

Please check this value. See comment 16d.

**Worksheet for Pond D Outfall Orifice**

Project Description	
Solve For	Discharge
Input Data	
Headwater Elevation	4.80 ft
Centroid Elevation	0.50 ft
Tailwater Elevation	2.20 ft
Discharge Coefficient	0.800
Diameter	12.0 in
Results	
Discharge	8.13 cfs
Headwater Height Above Centroid	4.30 ft
Tailwater Height Above Centroid	1.70 ft
Flow Area	0.8 ft <sup>2</sup>
Velocity	10.35 ft/s

**Worksheet for Pond D Outfall Weir**

Project Description	
Solve For	Crest Length
Input Data	
Discharge	277.00 cfs
Headwater Elevation	4.80 ft
Crest Elevation	2.00 ft
Tailwater Elevation	2.20 ft
Crest Surface Type	Paved
Crest Breadth	2.00 ft
Results	
Crest Length	19.2 ft
Headwater Height Above Crest	2.80 ft
Tailwater Height Above Crest	0.20 ft
Weir Coefficient	3.09 ft <sup>1/2</sup> /s
Submergence Factor	1.000
Adjusted Weir Coefficient	3.09 ft <sup>1/2</sup> /s
Flow Area	53.6 ft <sup>2</sup>
Velocity	5.17 ft/s
Wetted Perimeter	24.8 ft
Top Width	19.15 ft

**Pond Summary Table**

Pond Name	Drainage Areas	Total Area (acres)	Q100 Inflow (cfs)	Q100 Outflow (cfs)	FL Out (ft)	Q100 WSEL (ft)	Top of Bank (ft)	Freeboard (ft)	Detention Volume Provided (acre-ft)
Pond A	A-1, A-2	52.26	275.93	75	691.68	698	699	1	6.1
Pond B	B-1, B-2, B-3	21.7	114.58	28	717.53	722	723	1	2.85
Pond C	C-1, C-2	31.53	166.48	90	701.28	707	708	1	1.66
Pond D	D-1, D-2	86.91	458.88	285	689.7	694.5	695.5	1	4.4

**BENCHMARK:**  
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DATE: 01/17/2025  
SUBMITTAL TO JURISDICTION: 01/17/2025 - S-M-B  
REVISIONS:  
DR. TN | CH. KB  
P.M. JF  
JOB: 24007256  
SHEET NO.: 164  
CAD FILE: 24007256-PRPLAN-GRAB-POND.DWG



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STREET DETAILS

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DATE 01/17/2025  
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01/17/2025 - RMB

REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 165

**GENERAL NOTES:**

- REINFORCED CONCRETE PAVEMENT:
  - ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
  - CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
  - BAR LAPS SHALL BE 30 DIAMETERS.
  - REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
- SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
  - SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH  $\geq$  12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
  - WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
- IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCO'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

PAVEMENT SYSTEMS GENERAL NOTES	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 302.303
	DATE OCT. '04	STANDARD DRAWING NO. 2190

**SPACING DIAGRAM FOR TRANSVERSE JOINTS**  
N.T.S.

**EXPANSION JOINTS (SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES, INTERSECTIONS, P.C.'S, P.T.'S)**

**SAWED GROOVE CONTRACTION JOINTS**

**SAWED TRANSVERSE CONTRACTION JOINTS**

**SAWED CONTRACTION JOINTS**

**STRAIGHT CROWN**

**SPECIFIED CROWN**

**NOTES:**

- SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED:
  - 20' IN PAVEMENT  $\geq$  6" THICK;
  - 15' IN PAVEMENT  $<$  6" THICK.
- REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

REINFORCED CONCRETE PAVEMENT TRANSVERSE JOINT SPACING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
	DATE OCT. '04	STANDARD DRAWING NO. 2060

**CONSTRUCTION JOINT**  
N.T.S.

**KEYWAY JOINT**  
(FOR PAVEMENT THICKNESS  $>$  6")  
N.T.S.

**SAWED CONTRACTION JOINT**  
N.T.S.

**EXPANSION JOINT**  
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)  
N.T.S.

**NOTES:**

- ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.

REINFORCED CONCRETE PAVEMENT JOINTS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
	DATE OCT. '04	STANDARD DRAWING NO. 2050

**INTEGRAL CURB & GUTTER**  
N.T.S.

**SEPARATE CURB & GUTTER**  
N.T.S.

**DOWELED CURB**  
N.T.S.

**NOTES:**

- REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE CLASS "C" OR "PC".
- "C" IS 6" UNLESS OTHERWISE SPECIFIED.
- ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
- GRADE SHALL BE MEASURED AT BACK OF CURB.

CONCRETE CURB & GUTTER INTEGRAL, SEPARATE, & DOWELED	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
	DATE OCT. '04	STANDARD DRAWING NO. 2120

**JOINT LUG DETAIL FOR MEDIAN PAVEMENT OR SIDEWALK ADJACENT TO CURB**  
N.T.S.

**SECTION "A-A"**  
N.T.S.

**SECTION "B-B"**  
N.T.S.

**NOTE:**

- REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
- CROSS SLOPE OF SIDEWALK SHALL BE  $\pm$  1/4" PER FT. MIN. TO  $\pm$  3/8" PER FT. MAX.
- OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
- SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
- ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
- LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
	DATE OCT. '04	STANDARD DRAWING NO. 2170

**CURB RAMPS**  
N.T.S.

**FIGURE 1**  
PARKWAY CURB RAMPS  
IF "X" IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

**FIGURE 2**  
BUILT-UP CURB RAMP

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	DATE OCT. '04	STANDARD DRAWING NO. 2125A

**CURB RAMPS NOTES:**

**GENERAL REQUIREMENTS:**  
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

**LOCATION:**  
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

**SLOPE:**  
SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (Y:X = VERTICAL:HORIZONTAL)

- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (760 MM). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS, AS FOLLOWS:
  - A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
  - A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A MAXIMUM OF 3".
  - A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.

**RAMP WIDTH:**  
THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.

**SURFACE:**  
SURFACES OF CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

**SIDES OF CURB RAMPS:**  
IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)). CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP. (SEE FIG. 1 (B)).

**BUILT-UP RAMPS:**  
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2).

**OBSTRUCTIONS:**  
CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

**LOCATION AT MARKED CROSSINGS:**  
CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

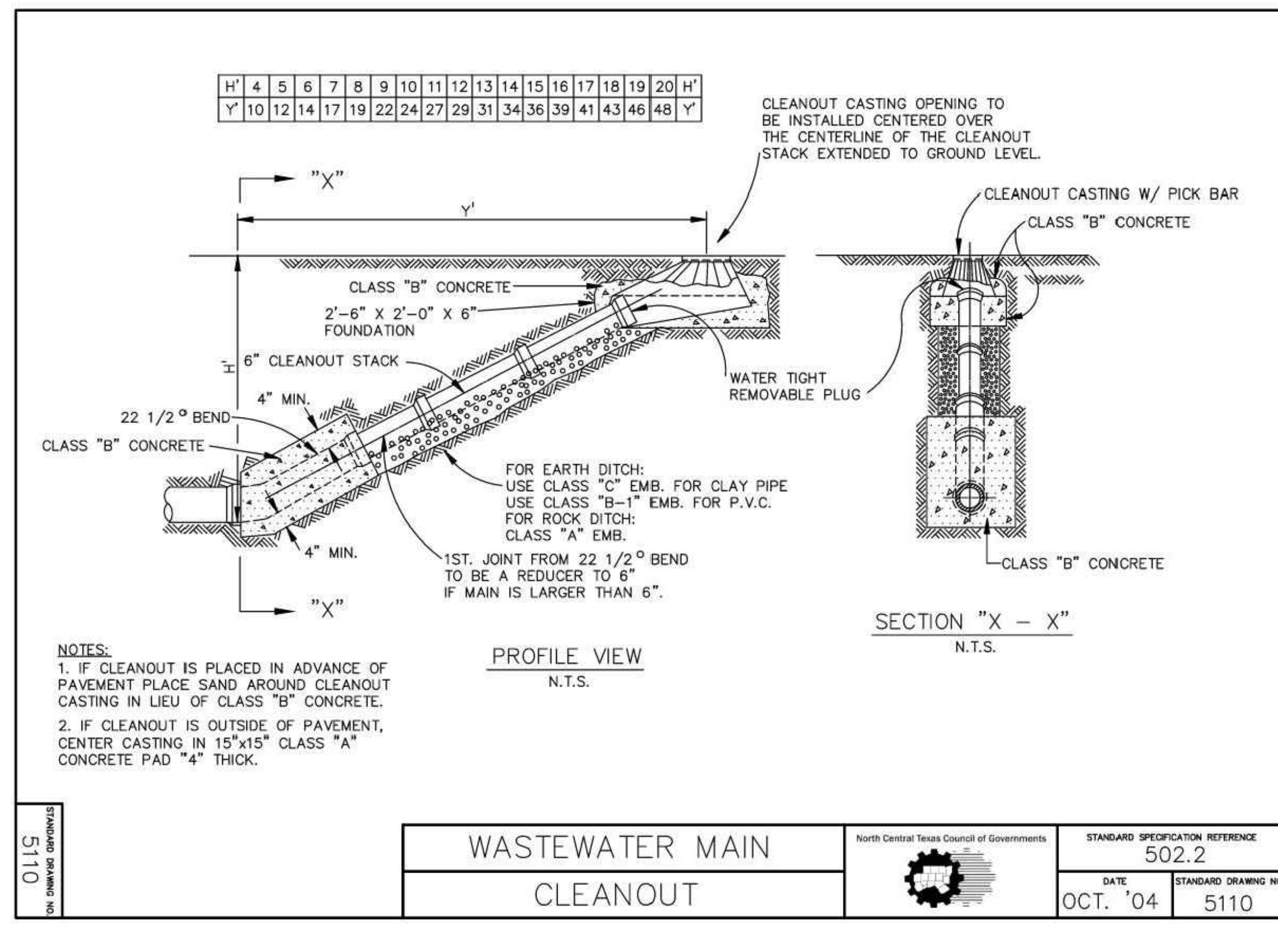
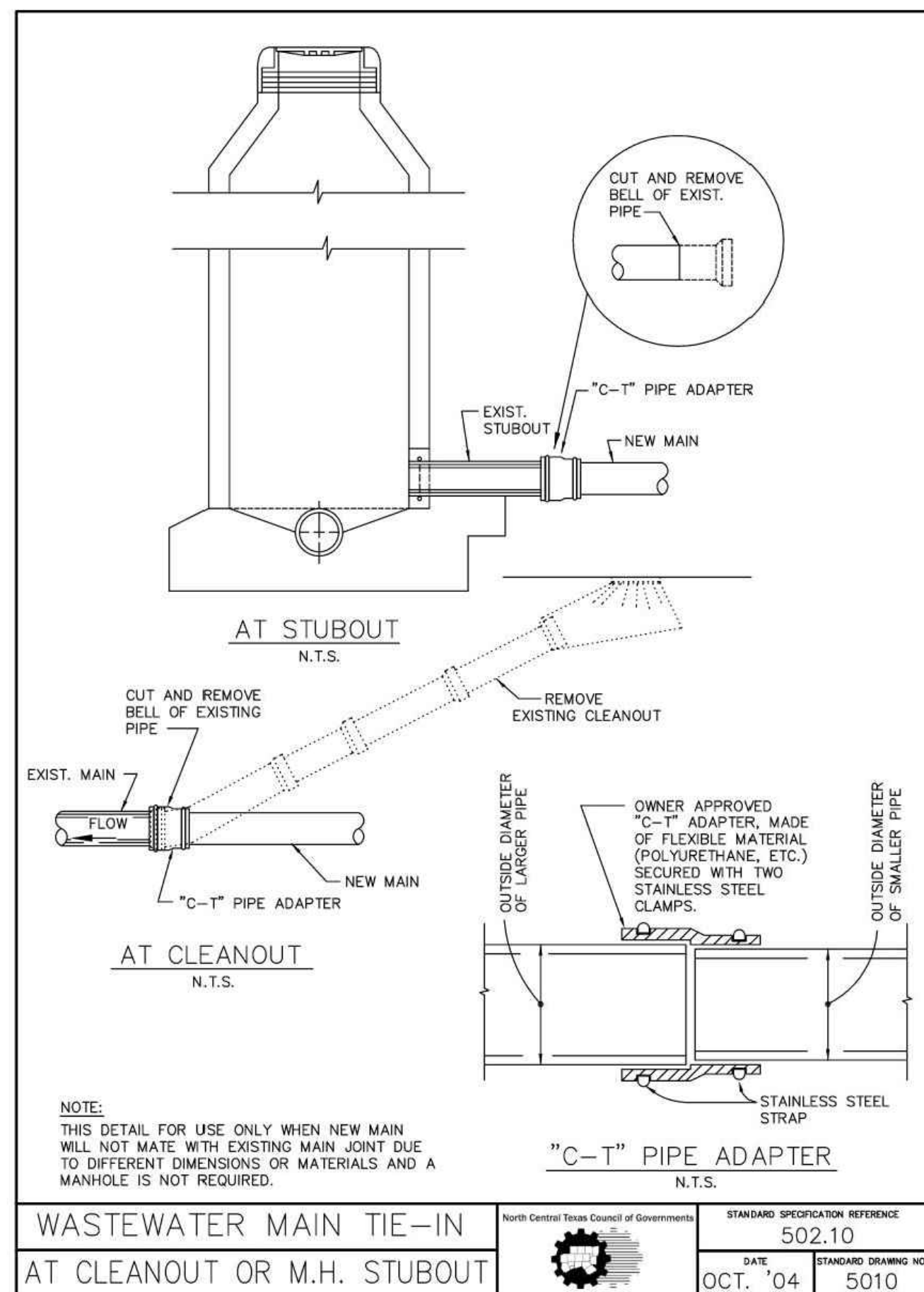
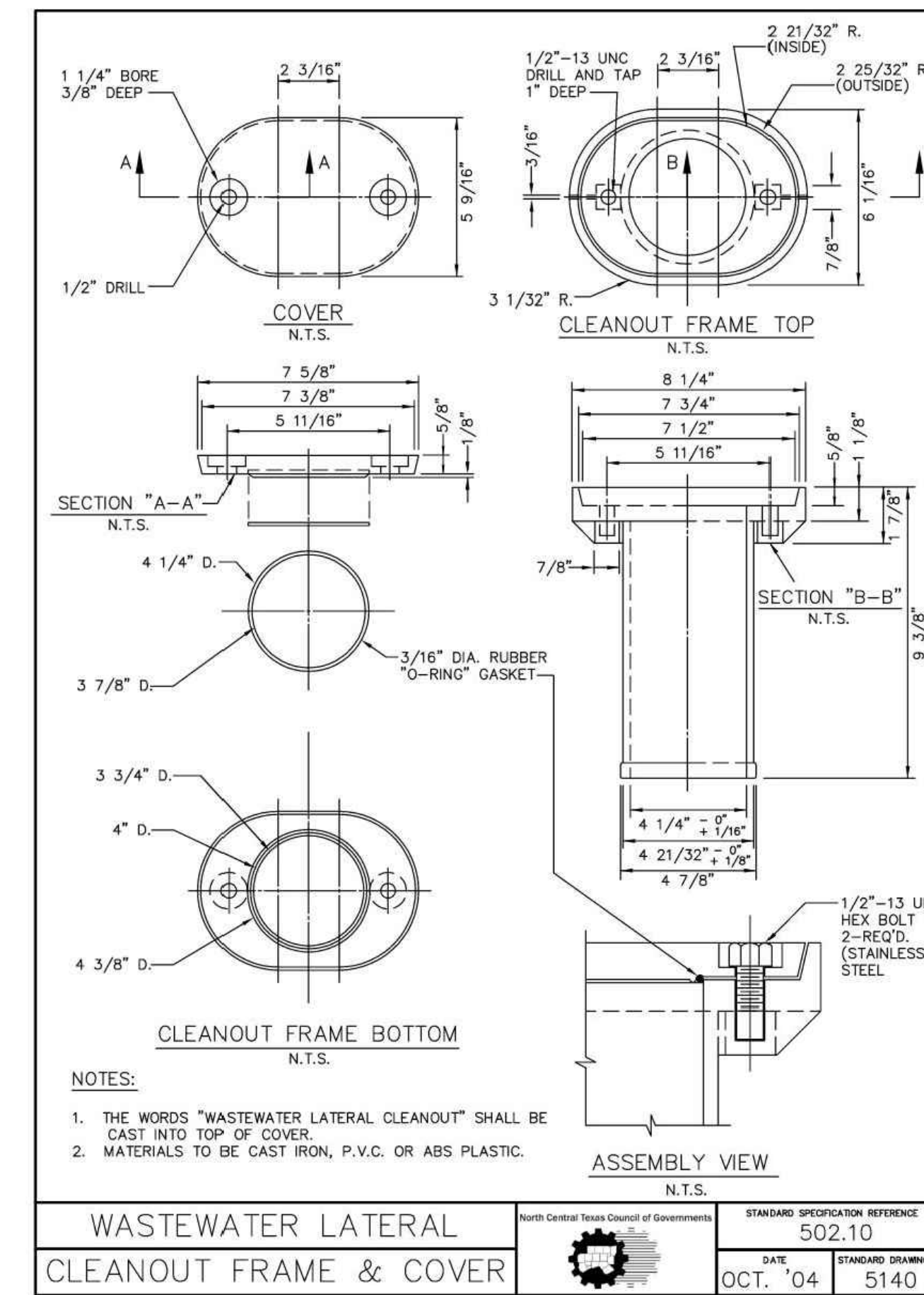
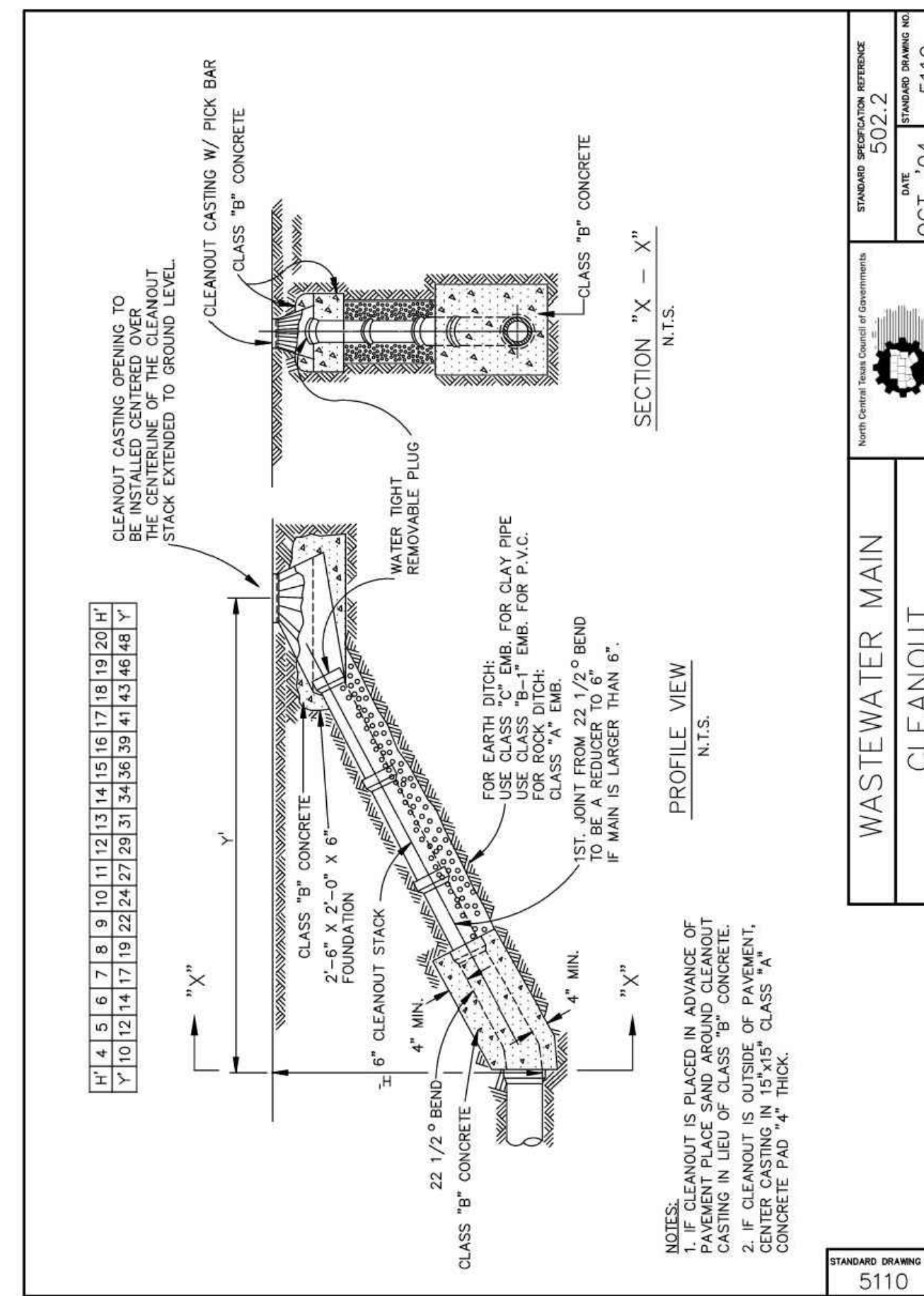
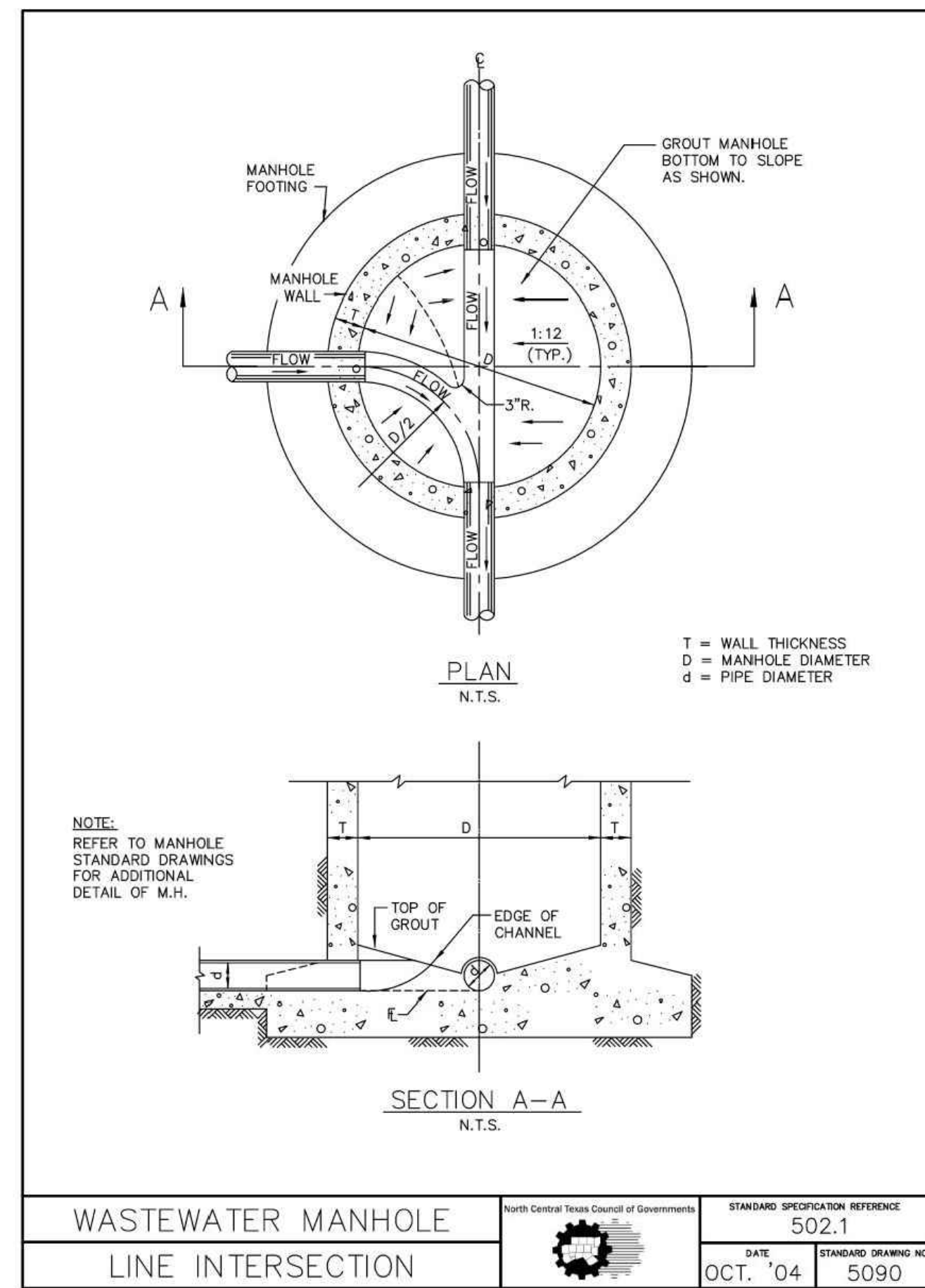
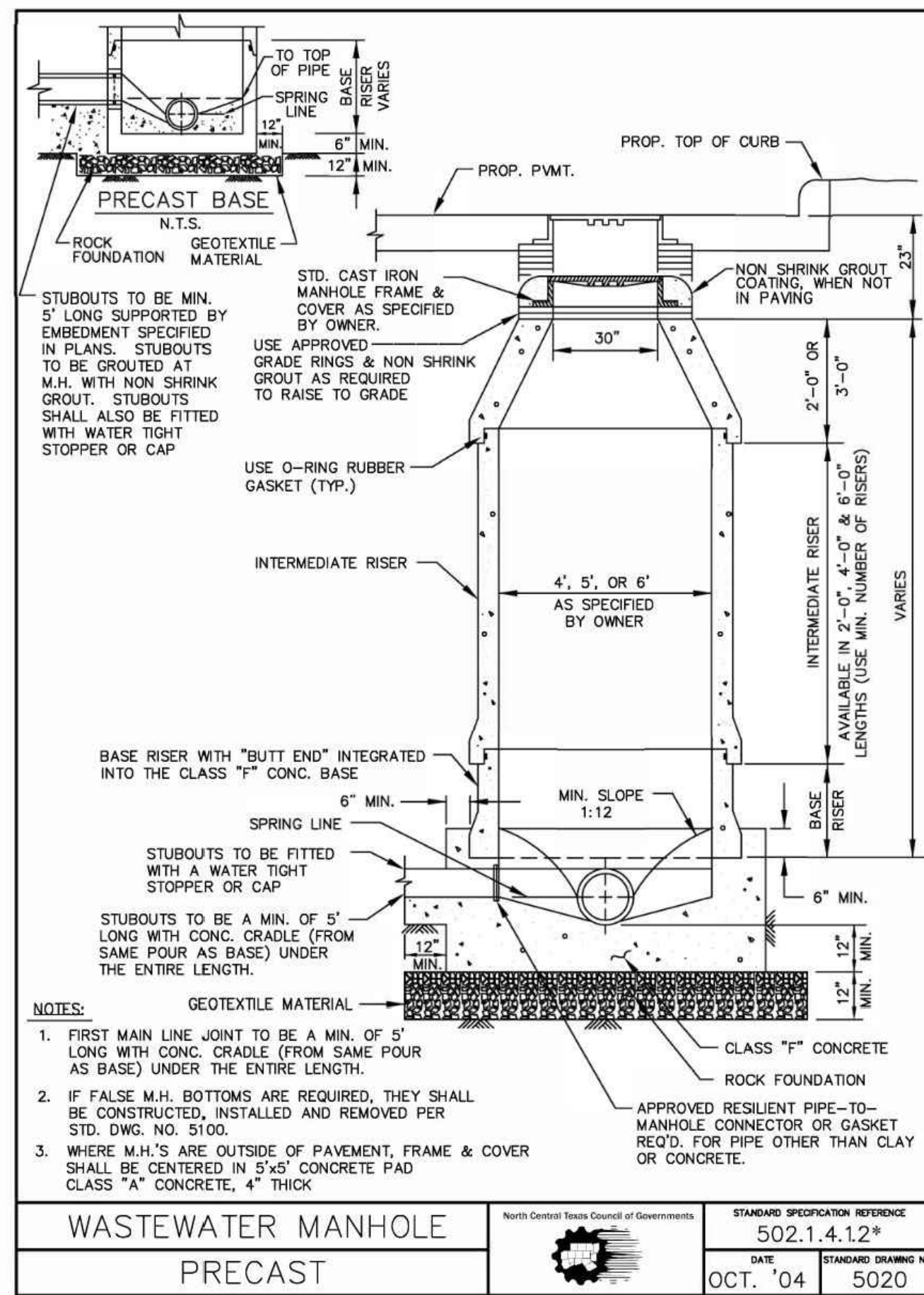
**DIAGONAL CURB RAMPS:**  
IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" (1220 MM) MINIMUM IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS. THE 48" (1220 MM) CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220 MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

**CONSTRUCTION:**

- THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE REQUIRED EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO CONSTRUCT THE PROPOSED RAMPS.
- CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK, 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS AT 14" CENTERS BOTH WAYS, PLACED OVER A 2" THICK SAND CUSHION EMBEDMENT.
- THE CONTRACTOR SHALL USE 1" PREMOLDED EXPANSION JOINT MATERIAL BETWEEN THE PROPOSED SIDEWALKS AND RAMPS AT THE BACK OF CURBS, AND AT JOINTS AT NO EXTRA PAY.
- DUMMY JOINT REQUIRED EVERY 4' IN 4' WIDE SIDEWALKS AND EVERY 5' IN 6' WIDE SIDEWALK.

CURB RAMPS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	DATE OCT. '04	STANDARD DRAWING NO. 2125B





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 MICHAEL PRYOR

**KALTER CAPITAL**  
 LOIS ROAD ESTATES  
 CITY OF SANGER, COUNTY OF DENTON,  
 STATE OF TEXAS  
 CONSTRUCTION DETAILS  
 SANITARY DETAILS

CLIENT: KALTER CAPITAL  
 DATE: 01/17/2025

A	SUBMITTAL TO JURISDICTION	01/17/2025 - XMB

REVISIONS

DR. TN CH. KB  
 P.M. JF  
 JOB 24007256  
 SHEET NO. 166



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CONSTRUCTION DETAILS  
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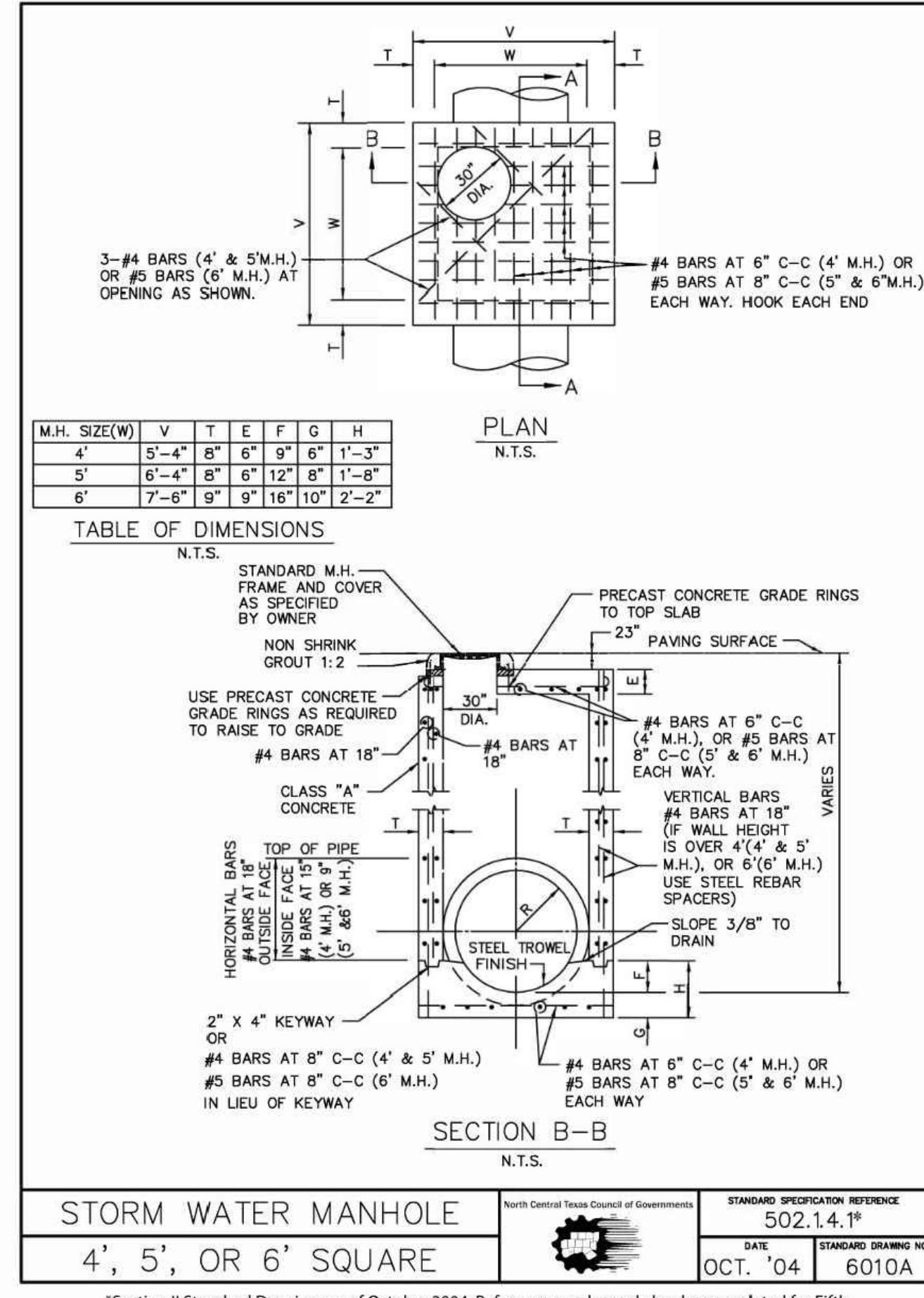
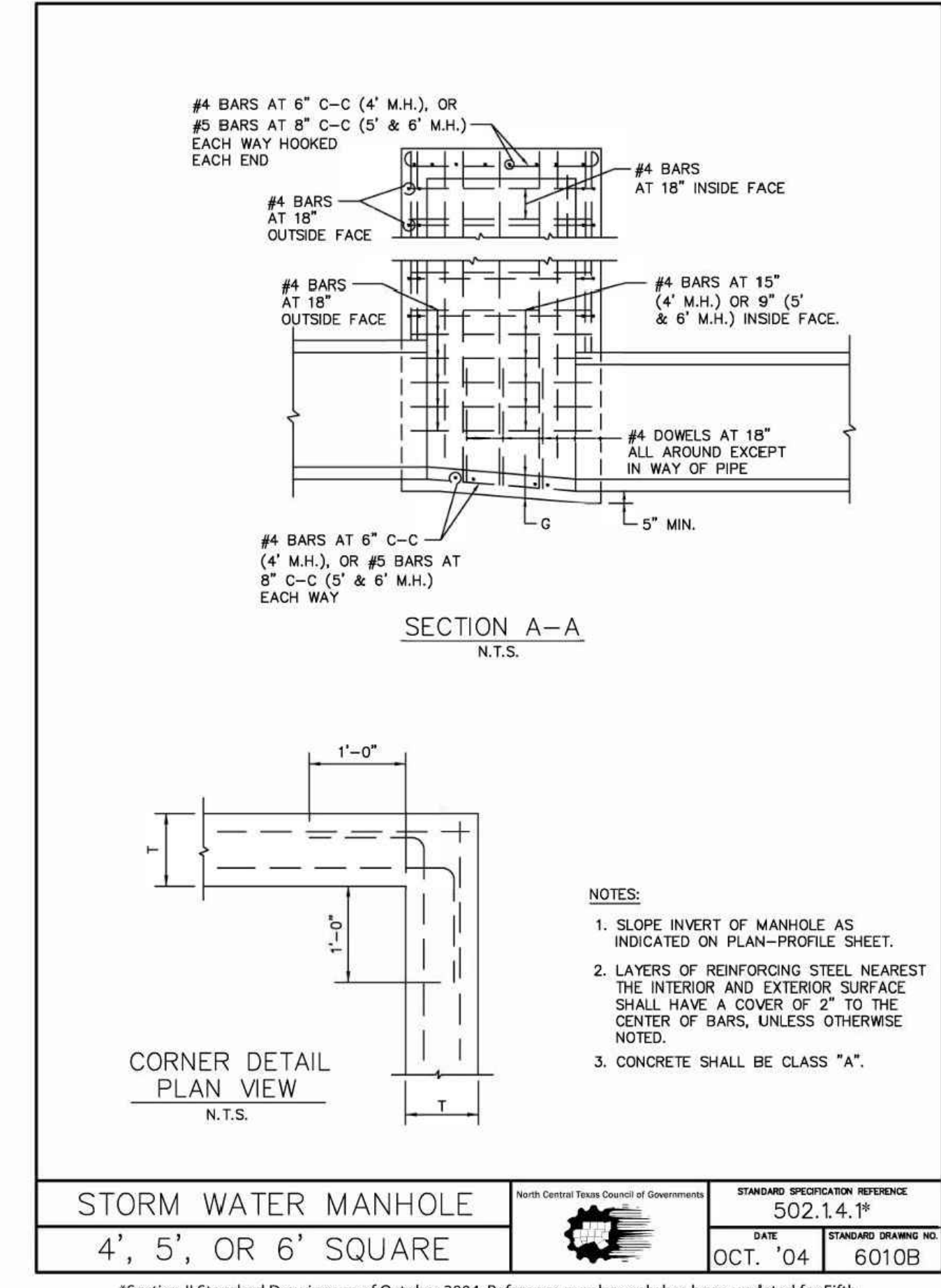
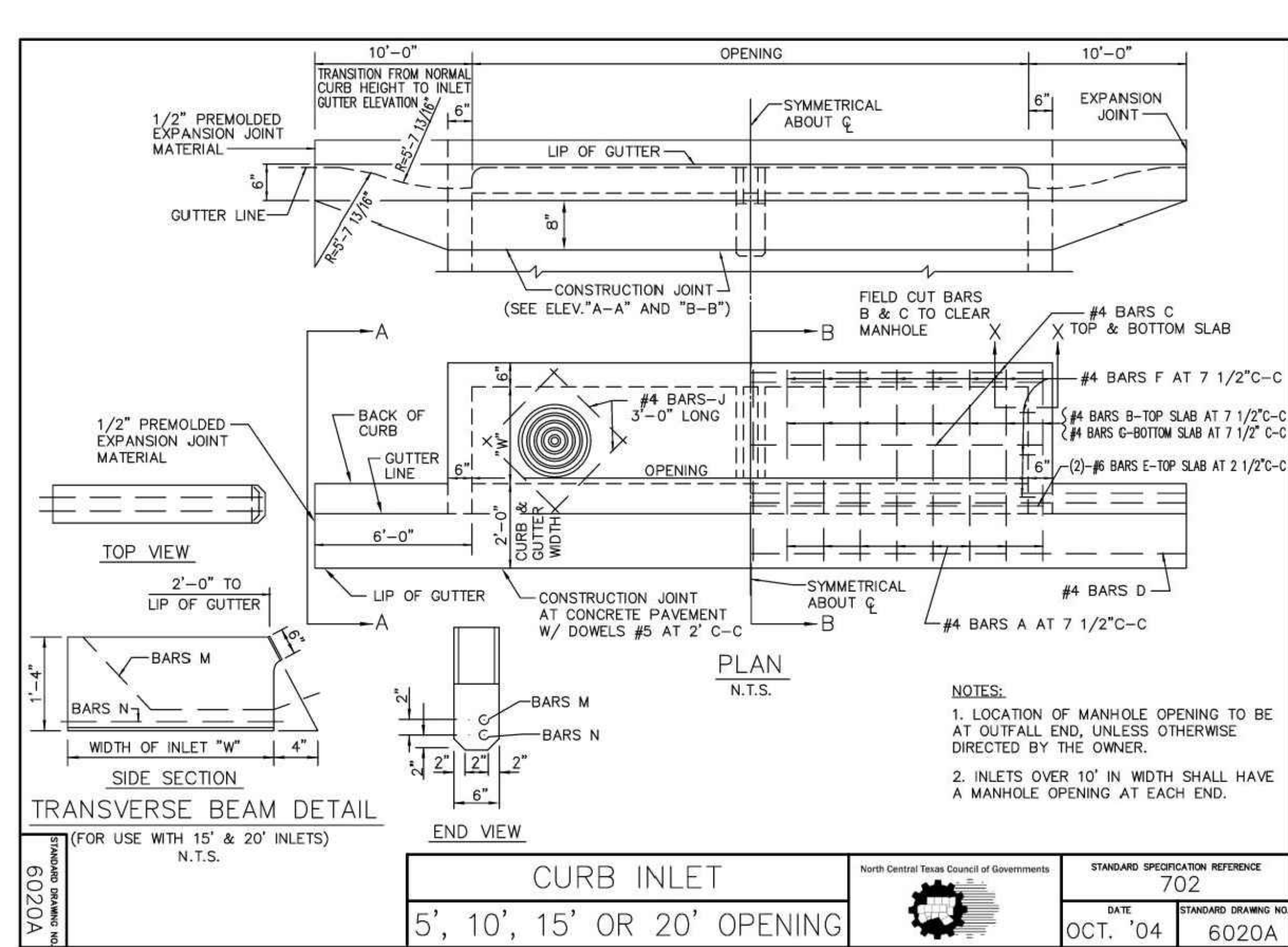
CLIENT

DATE 01/17/2025

1st SUBMITTAL TO JURISDICTION 01/17/2025 - KMB

REVISIONS

DR. TN CH. KB  
P.M. JF  
JOB 24007256  
SHEET NO. 167



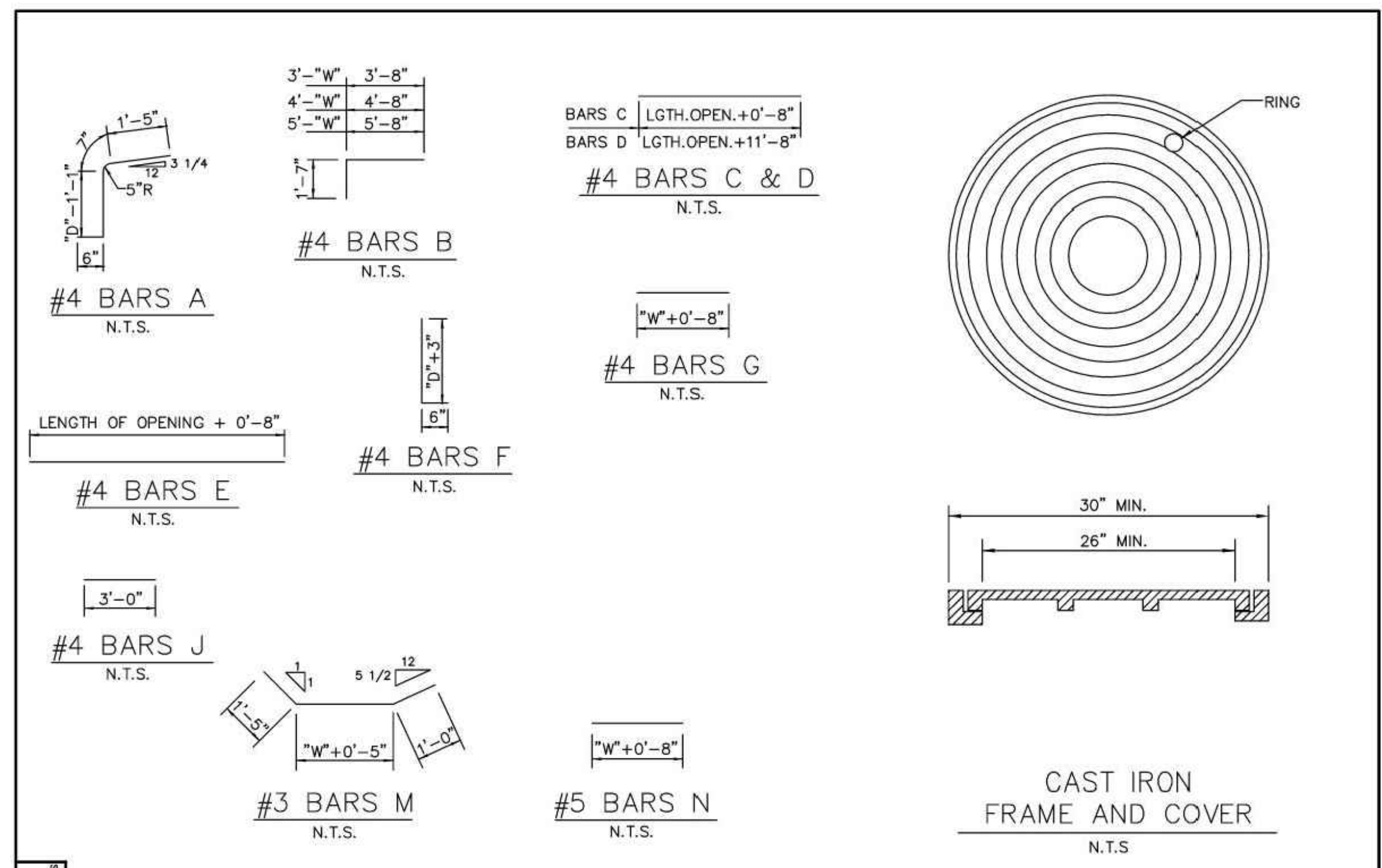
**BILL OF REINFORCING STEEL**

DEPTH "D"	ALL WIDTHS		OPENING LENGTH "L" = 5ft				OPENING LENGTH "L" = 10ft				OPENING LENGTH "L" = 15 ft				OPENING LENGTH "L" = 20 ft																							
	AND LENGTHS		Widths "W"		Widths "W"		Widths "W"		Widths "W"		Widths "W"		Widths "W"		Widths "W"																							
	3ft	4ft	3ft	4ft	3ft	4ft	3ft	4ft	3ft	4ft	3ft	4ft	3ft	4ft	3ft	4ft																						
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2						
3'-9"	18	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"					
4'-0"	19	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"					
4'-3"	19	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"				
4'-6"	21	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"			
4'-9"	21	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"		
5'-0"	21	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"		
5'-3"	23	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	
5'-6"	23	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	
5'-9"	25	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	
6'-0"	25	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	
6'-3"	26	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
6'-6"	27	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
6'-9"	27	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
7'-0"	29	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
7'-3"	29	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
7'-6"	30	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
7'-9"	31	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
8'-0"	31	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
8'-3"	32	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
8'-6"	33	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
8'-9"	34	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
9'-0"	35	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
9'-3"	36	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
9'-6"	37	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"
10'-0"	38	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"	"

**NOTE:**  
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

**CURB INLET**  
BILL OF REINFORCING STEEL

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE 702  
DATE OCT. '04 STANDARD DRAWING NO. 6020D



**CURB INLET**  
REBAR & M.H. FRAME & COVER

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE 702  
DATE OCT. '04 STANDARD DRAWING NO. 6020C

**CURB INLET**  
BILL OF REINFORCING STEEL

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE 702  
DATE OCT. '04 STANDARD DRAWING NO. 6020D





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DEPTH "D"	SUMMARY OF QUANTITIES FOR CURB INLETS											
	5'-0" OPENING			10'-0" OPENING			15'-0" OPENING			20'-0" OPENING		
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'-6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564
3'-9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579
4'-0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610
4'-3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619
4'-6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656
4'-9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665
5'-0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674
5'-3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704
5'-6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713
5'-9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744
6'-0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757
6'-3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773
6'-6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797
6'-9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806
7'-0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837
7'-3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846
7'-6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866
7'-9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890
8'-0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899
8'-3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915
8'-6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938
8'-9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954
9'-0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982
9'-3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999
9'-6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022
10'-0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048

NOTE:  
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6020E OR DRAWING NUMBER	CURB INLET		North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
	SUMMARY OF QUANTITIES			DATE: OCT. '04 STANDARD DRAWING NO.: 6020E

CLIENT  
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 LOIS ROAD ESTATES  
 CITY OF SANGER, COUNTY OF DENTON,  
 STATE OF TEXAS  
 CONSTRUCTION DETAILS  
 STORM DETAILS

DATE 01/17/2025

1st SUBMITTAL TO JURISDICTION  
 01/17/2025 - KMB

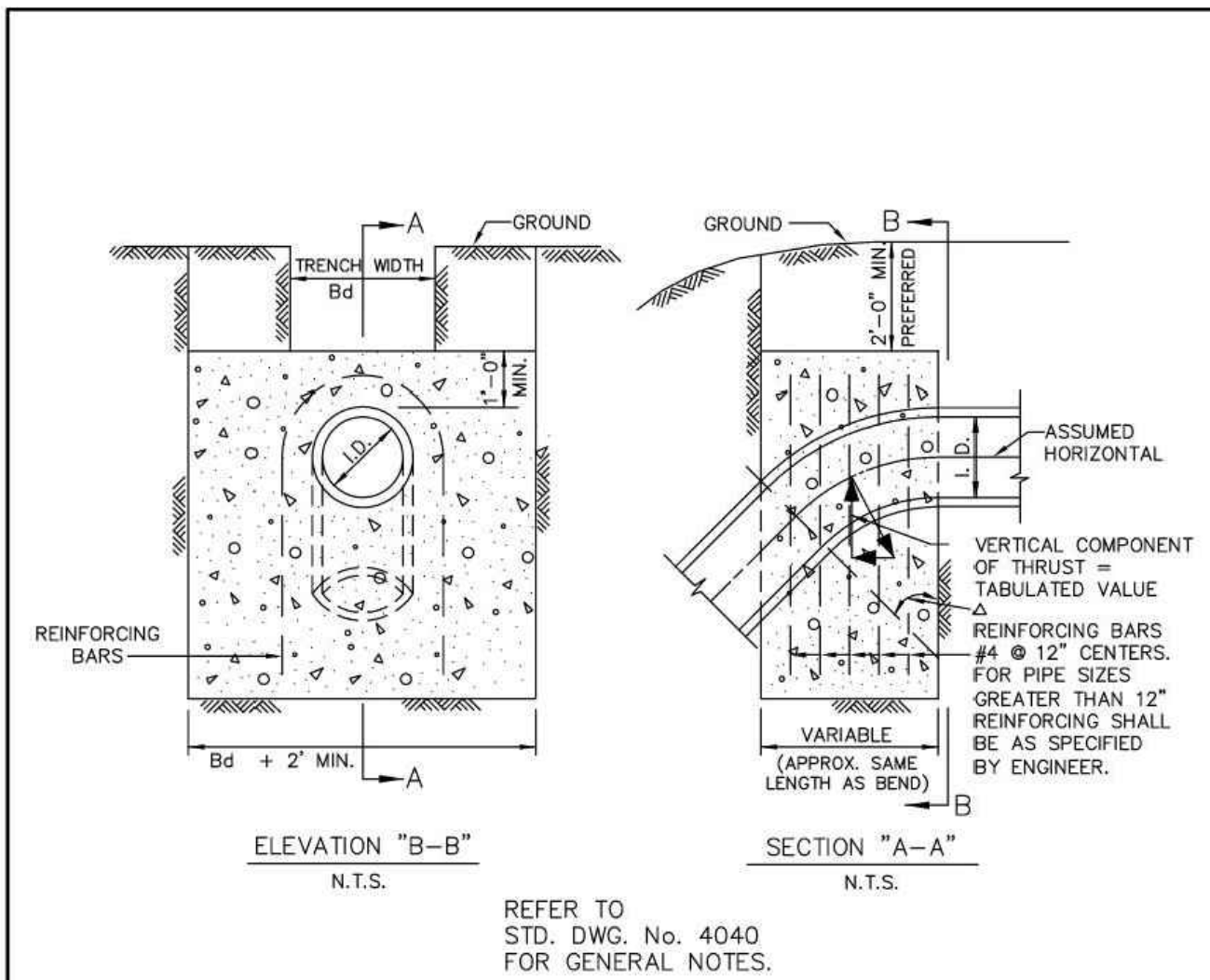
NO.	REVISIONS

DR. TN CH. KB  
 P.M. JF  
 JOB 24007256  
 SHEET NO. 168

K:\24007256\DWG\24007256-PRM-D\168.DWG

CAD FILE: 24007256-PRM-D\168.DWG





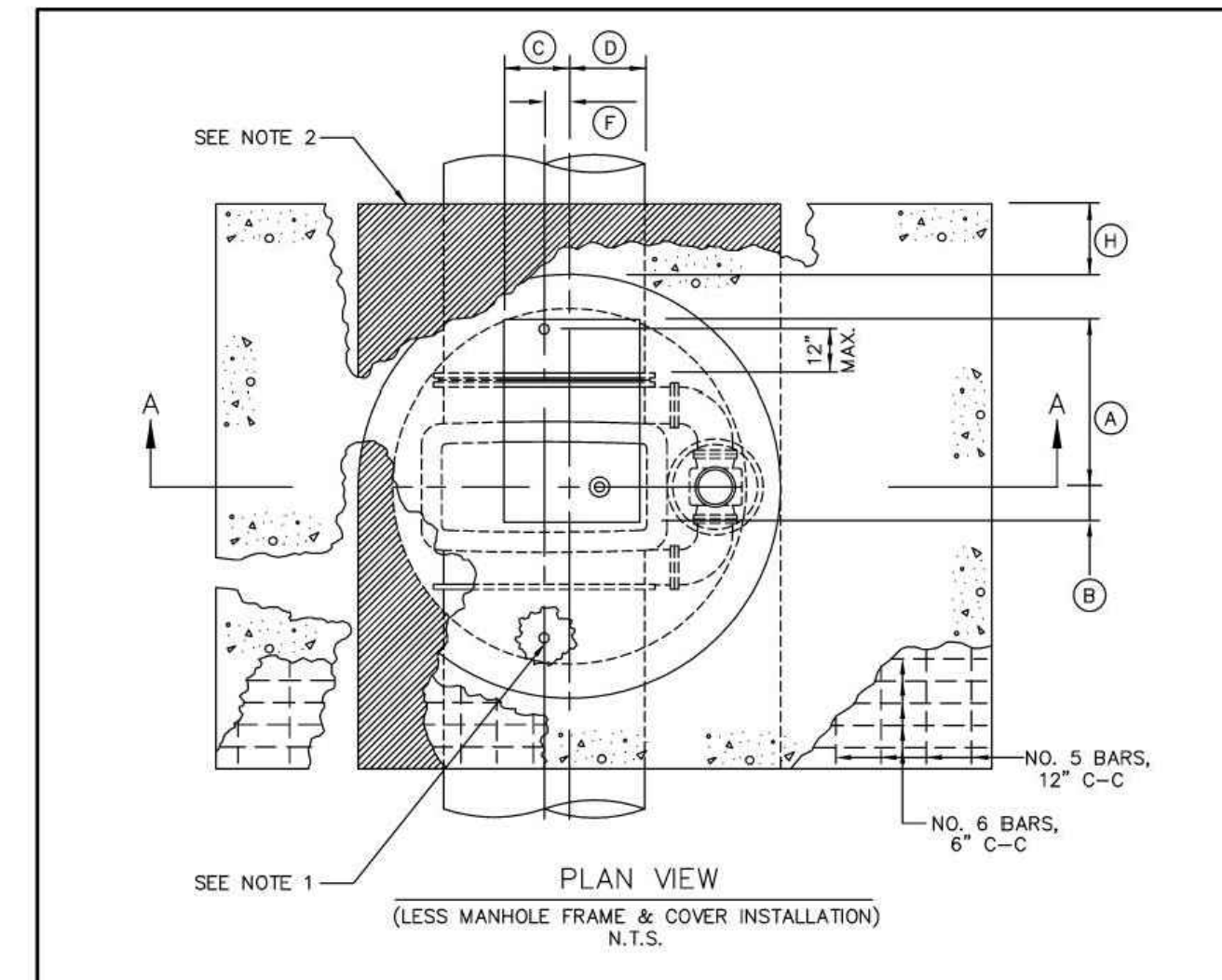
REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

I.D. (IN.)	11.25'		22.50'		30'		45'		67.50'		90'		I.D. (IN.)
	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	
4.6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4.6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK AT PIPE BEND  
 STANDARD SPECIFICATION REFERENCE: 502.4  
 DATE: OCT. '04  
 STANDARD DRAWING NO.: 4030

- GENERAL NOTES FOR ALL THRUST BLOCKS:
- CONCRETE FOR BLOCKING SHALL BE CLASS "B".
  - ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
  - VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
  - WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
  - POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
  - DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
  - THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
  - USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
  - CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

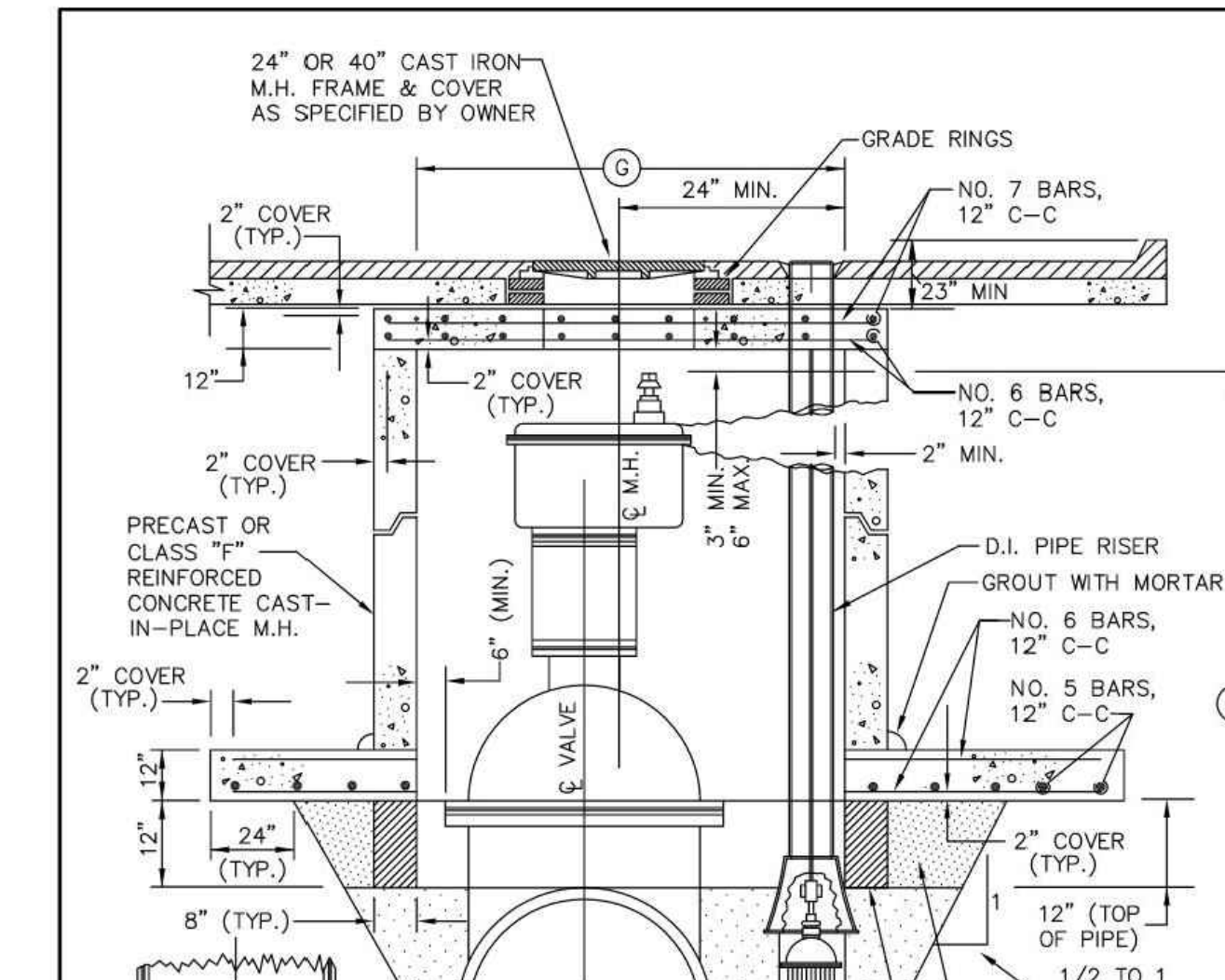
THRUST BLOCK GENERAL NOTES  
 STANDARD SPECIFICATION REFERENCE: 502.4  
 DATE: OCT. '04  
 STANDARD DRAWING NO.: 4040



REFER TO STD. DWG. 4070A FOR DIMENSION TABLE AND GENERAL NOTES.

GATE VALVE SIZE	DIMENSION TABLE												
	A	B	C	D	E	F	G	H	J	K	L	M	
16"	20"	20"	12"	12"	44 1/2"	1"	48"	12"	10"	34"	12"	16"	
18"	20"	20"	12"	12"	51 3/8"	2"	48"	12"	12"	24"	12"	18"	
20"	22"	18"	12"	12"	56 5/8"	1"	54"	12"	12"	24"	16"	20"	
24"	28"	14"	12"	12"	64 3/4"	1"	60"	18"	14"	30"	18"	24"	
30"	28"	12"	12"	12"	80 5/8"	3"	66"	18"	18"	30"	20"	30"	
36"	32"	8"	12"	12"	90 1/16"	4"	72"	18"	18"	36"	24"	36"	
42"	34"	8"	16"	8"	107 3/4"	5"	78"	24"	20"	36"	30"	42"	
48"	36"	4"	14"	10"	121 5/8"	4"	90"	24"	26"	42"	36"	48"	
54"	36"	4"	8"	15"	142 1/2"	3"	102"	24"	32"	46"	40"	54"	

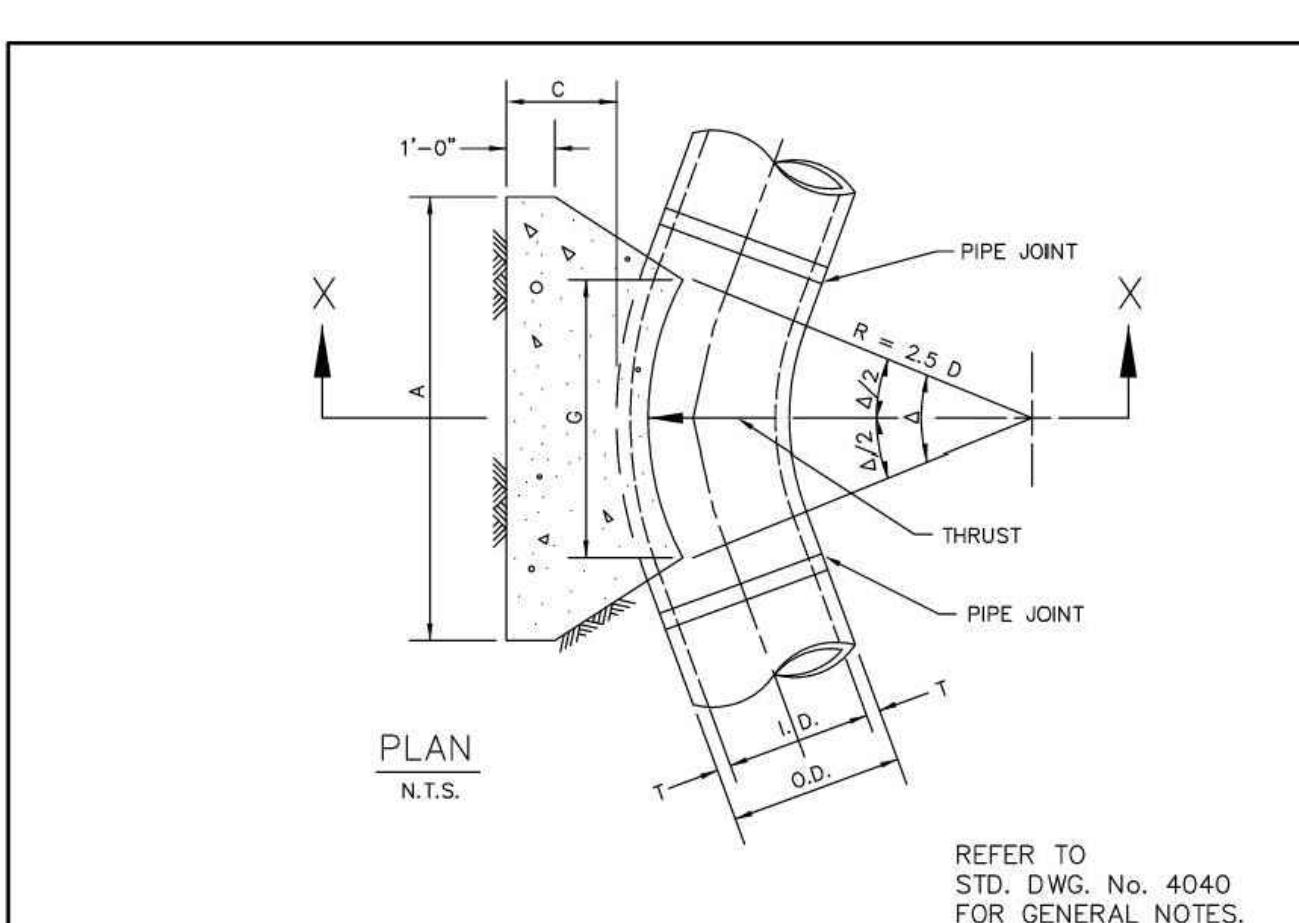
VAULT CONSTRUCTION VERTICAL GATE VALVE ≥ 16"  
 STANDARD SPECIFICATION REFERENCE: 702.5  
 DATE: OCT. '04  
 STANDARD DRAWING NO.: 4070A



REFER TO STD. DWG. 4070A FOR DIMENSION TABLE AND GENERAL NOTES.

I.D. (IN.)	11.25'		22.50'		30'		45'		67.50'		90'		I.D. (IN.)
	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	
4.6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4.6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

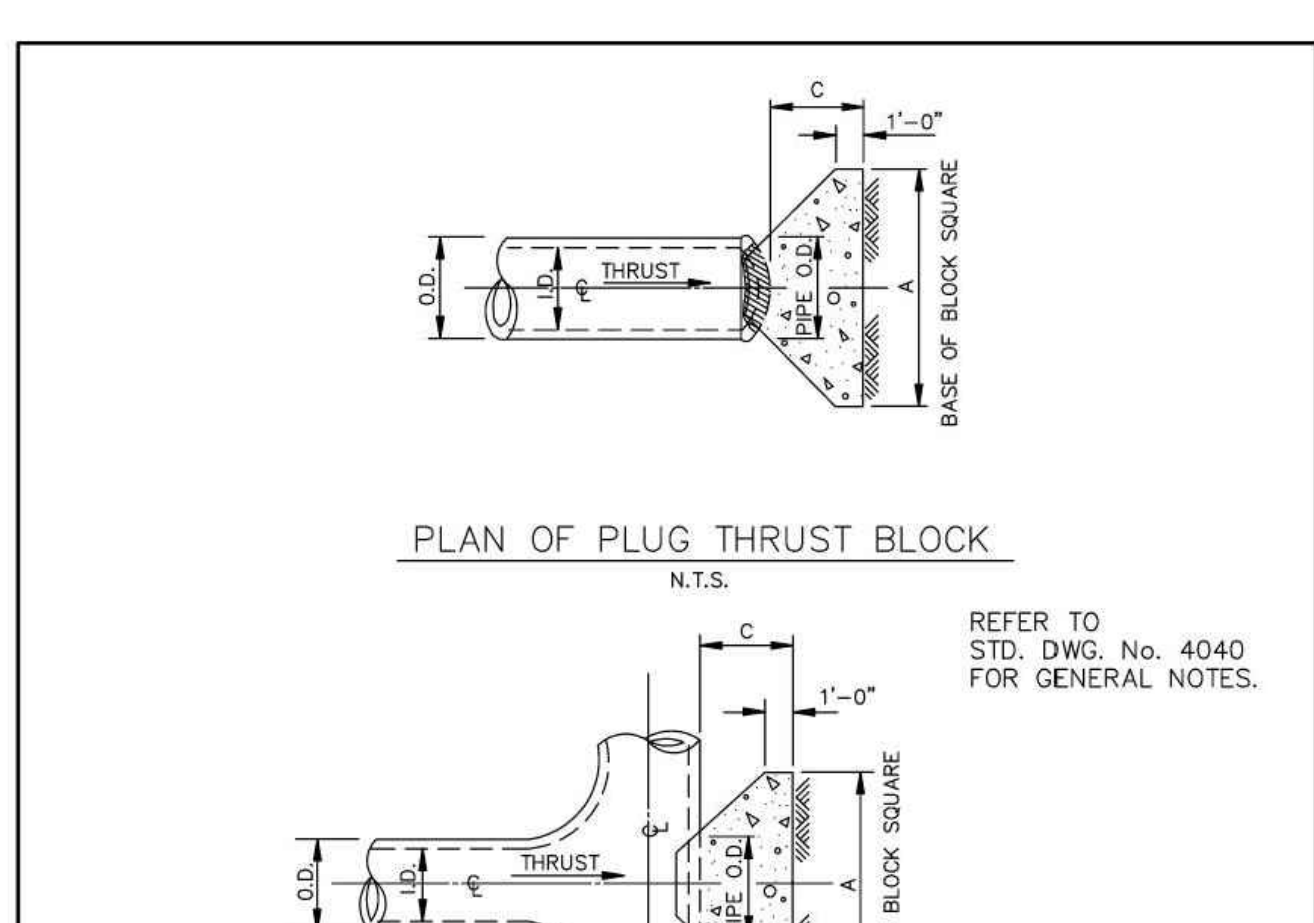
VAULT CONSTRUCTION VERTICAL GATE VALVE ≥ 16"  
 STANDARD SPECIFICATION REFERENCE: 702.5  
 DATE: OCT. '04  
 STANDARD DRAWING NO.: 4070B



REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

I.D. (IN.)	11.25'		22.50'		30'		45'		67.50'		90'		I.D. (IN.)
	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	
4.6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4.6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

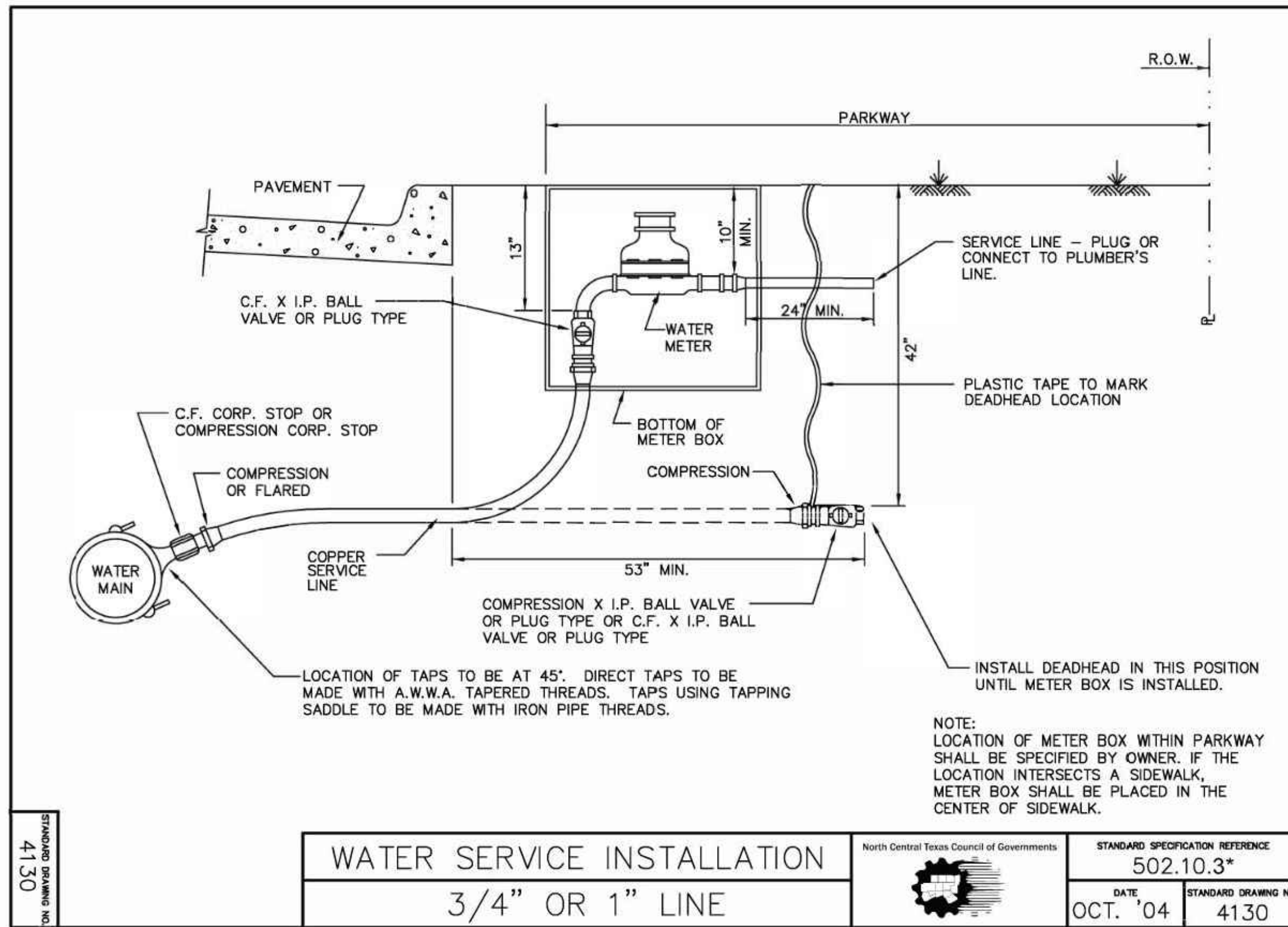
HORIZONTAL THRUST BLOCK AT PIPE BEND  
 STANDARD SPECIFICATION REFERENCE: 502.4  
 DATE: OCT. '04  
 STANDARD DRAWING NO.: 4010A



REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

I.D. (IN.)	11.25'		22.50'		30'		45'		67.50'		90'		I.D. (IN.)
	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	
4.6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4.6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	20										

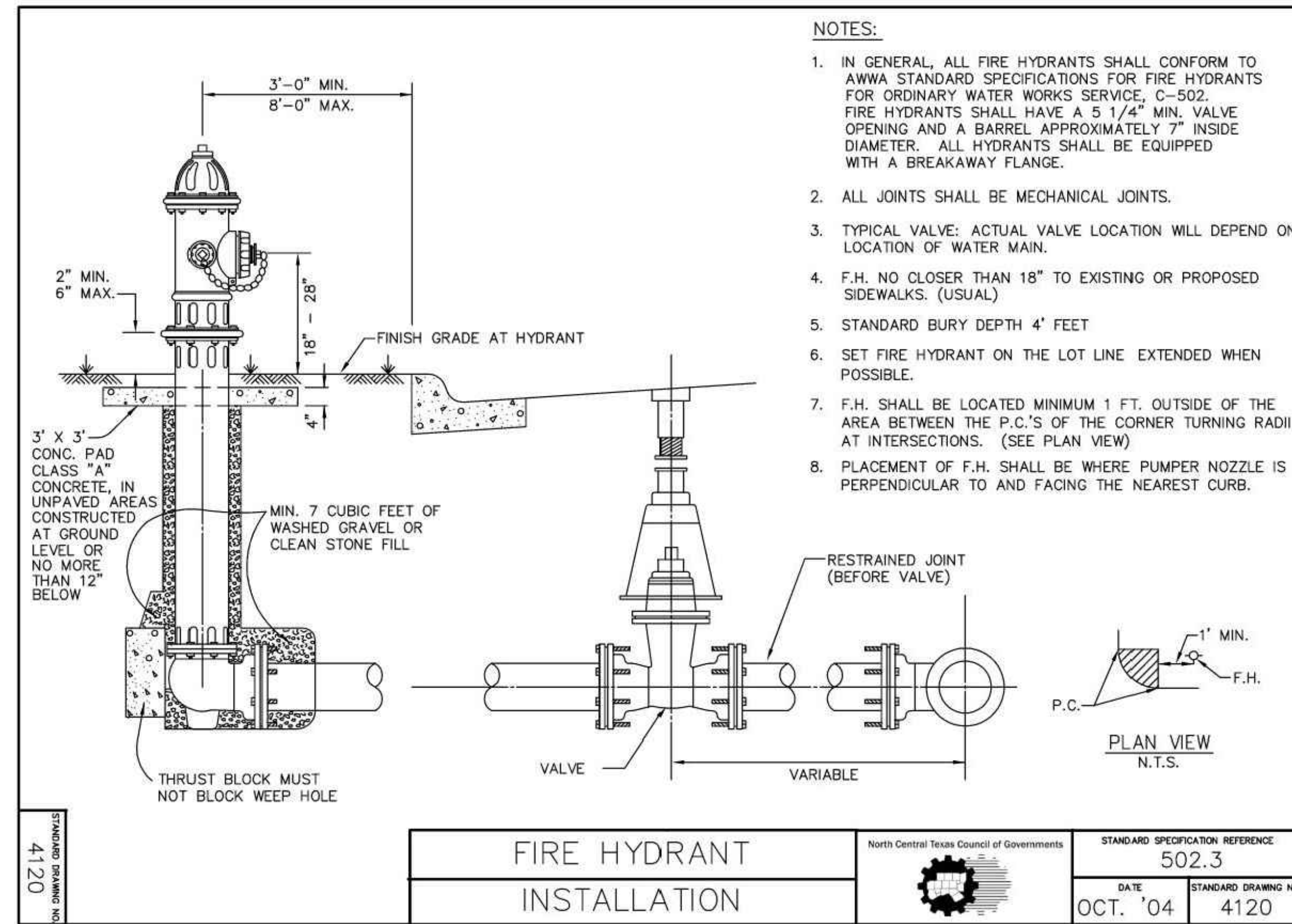




**WATER SERVICE INSTALLATION**  
3/4" OR 1" LINE

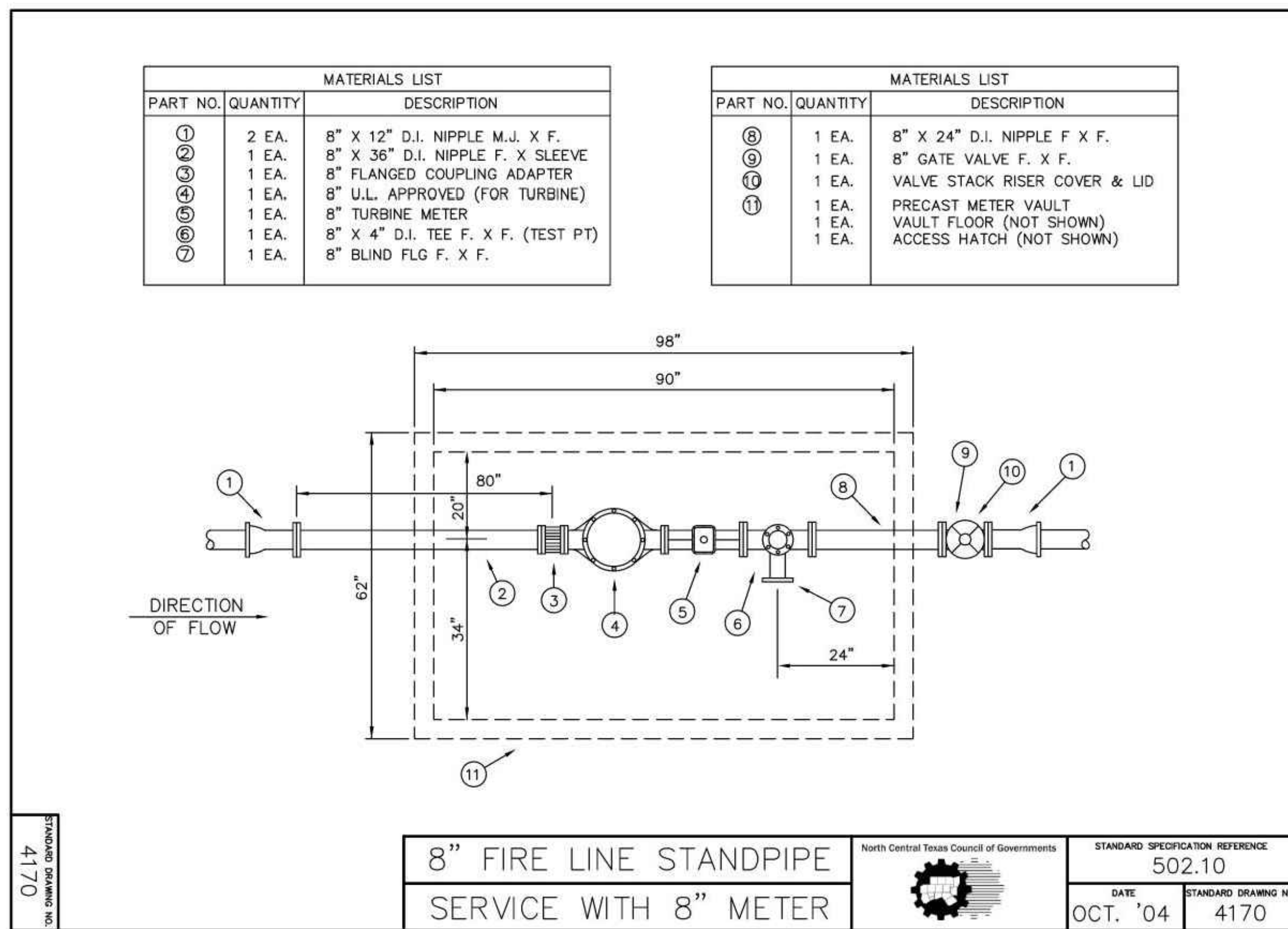
North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE: 502.10.3\*  
DATE: OCT. '04  
STANDARD DRAWING NO.: 4130

\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



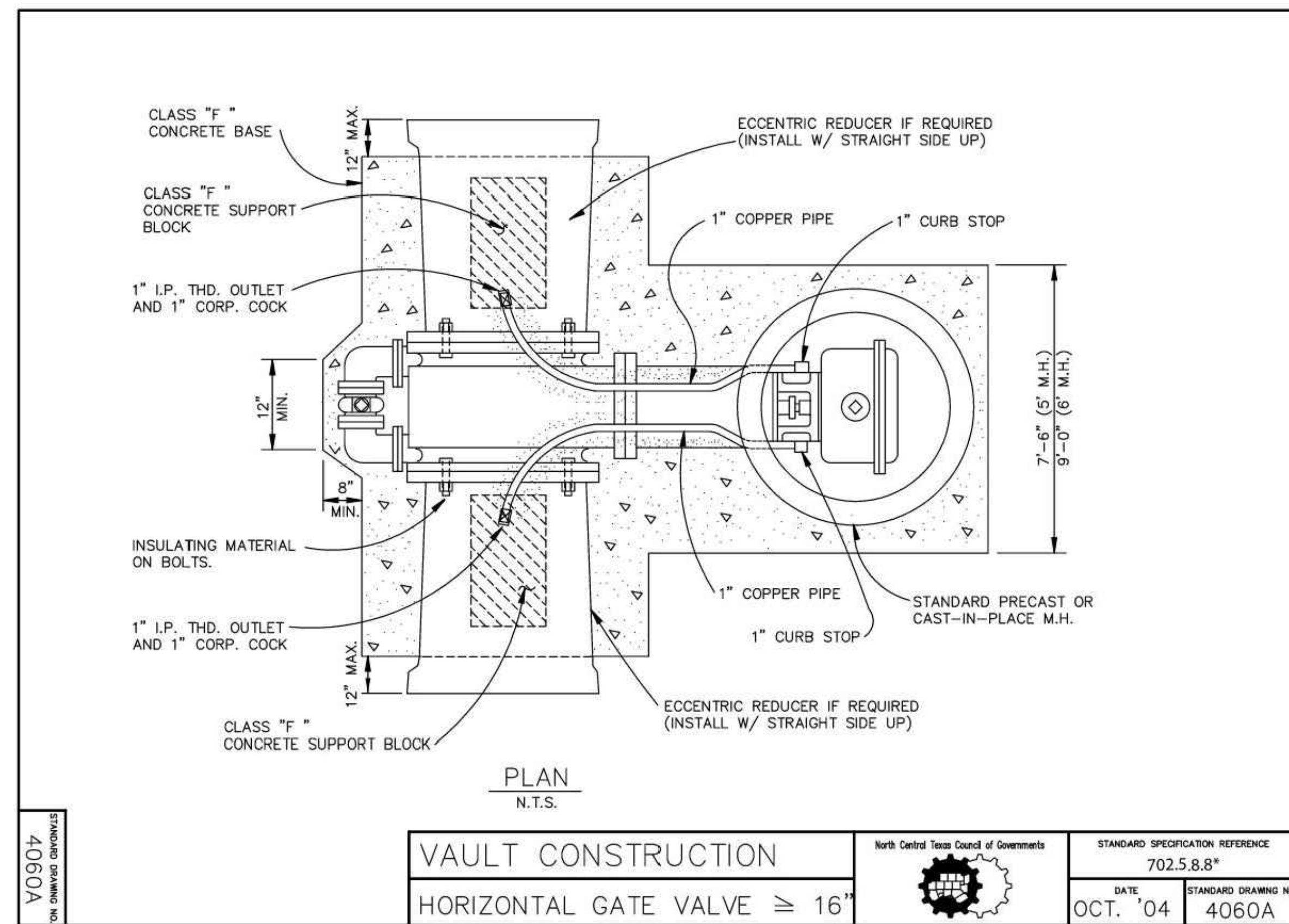
**FIRE HYDRANT INSTALLATION**

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE: 502.3  
DATE: OCT. '04  
STANDARD DRAWING NO.: 4120



**8" FIRE LINE STANDPIPE SERVICE WITH 8" METER**

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE: 502.10  
DATE: OCT. '04  
STANDARD DRAWING NO.: 4170



**VAULT CONSTRUCTION**  
HORIZONTAL GATE VALVE ≥ 16"

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE: 702.5.8.8\*  
DATE: OCT. '04  
STANDARD DRAWING NO.: 4060A

\*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**KALTER CAPITAL**  
LOIS ROAD ESTATES  
CITY OF SANGER, COUNTY OF DENTON,  
STATE OF TEXAS  
CONSTRUCTION DETAILS  
WATER DETAILS

CLIENT: CITY OF SANGER, COUNTY OF DENTON, STATE OF TEXAS  
DATE: 01/17/2025  
1st SUBMITTAL TO JURISDICTION: 01/17/2025 - KMB  
REVISIONS:

DR. TN | CH. KB  
P.M. JF  
JOB: 24007256  
SHEET NO. 170



