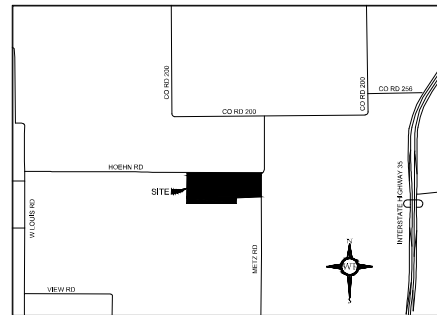


# CIVIL CONSTRUCTION PLANS FOR LONESOME DOVE

## METZ ROAD AND HOEHN ROAD SANGER ETJ, DENTON COUNTY, TEXAS

### SUBMITTAL LOG

DATE	DESCRIPTION
SEPTEMBER 2022	CITY REVIEW SUBMITTAL
MAY 2023	CITY RESUBMITTAL



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C1.02	FINAL PLAT
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C3.00	PAVING PLAN AND PROFILE
C3.01	PAVING PLAN AND PROFILE
C4.00	GRADING PLAN
C4.01	GRADING PLAN
#####	#####
C5.00	PRE-PROJECT DOWNSTREAM ASSESSMENT
C5.01	POST-PROJECT DOWNSTREAM ASSESSMENT
#####	#####
C6.00	STORM CULVERT A AND B AND C PLAN AND PROFILE
C6.02	STORM CULVERT D AND E PLAN AND PROFILE
C6.02	STORM CULVERT CALCULATIONS
C7.00	UTILITY PLAN
C8.00	SIGNAGE PLAN
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C11.01	CONSTRUCTION DETAILS
C10.02	CONSTRUCTION DETAILS

### OWNER / DEVELOPER

TRACOM ENTERPRISES INC  
4925 GREENVILLE AVE STE 200,  
DALLAS, TX, 75206  
CONTACT: KEITH SMITH

### SURVEYOR

BURKS LAND SURVEYING  
223 CR 1260  
DECATUR, TX 76255  
CONTACT: QUINT BURKS, RPLS

### ENGINEER





1719 ANGEL PKWY, SUITE 400-206  
ALLEN, TX 75002  
TPE FIRM REG. #19101  
(817) 657-4759  
CONTACT: HEATH VOYLES, P.E.

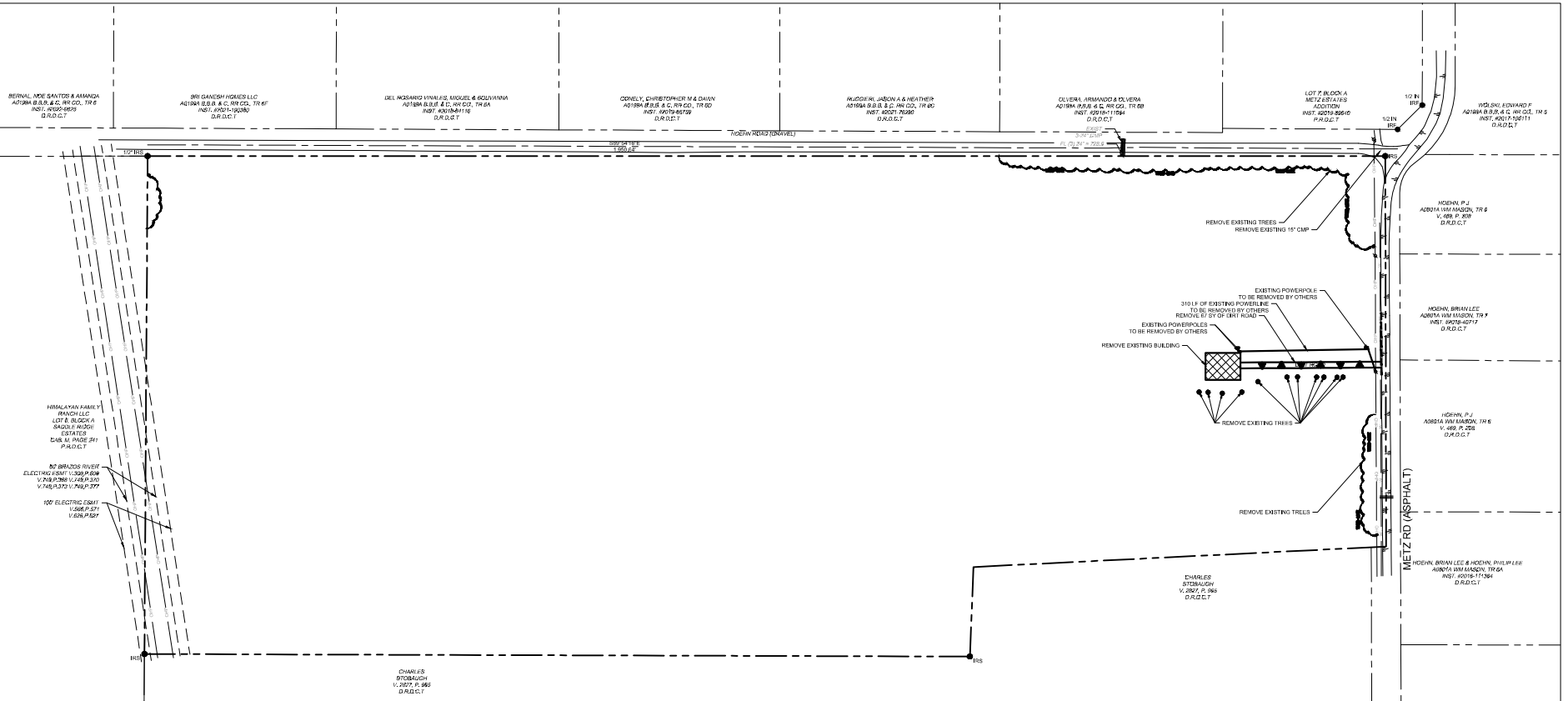
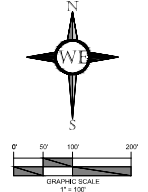
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P.L. 107823 ON  
05/08/2023. IT IS NOT TO BE USED  
FOR CONSTRUCTION.

# MAY 2023



**DEMOLITION LEGEND**

-  EXISTING PAVEMENT, BUILDING, AND APPURTENANCES TO BE REMOVED
-  PROPOSED FULL DEPTH BAWCUT
-  PROPOSED TREE PROTECTION
-  EXISTING TREE TO BE REMOVED



**WESTFALL ENGINEERING**  
 1717 ANGEL PARKWAY  
 STE 4000B ALLEN, TX 75002  
 PHONE: 972.345.1701  
 FAX: 972.345.1702

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEALTH VOYLES, P.E. 107823 ON 06/08/2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

**LONESOME DOVE**  
 LOTS 1-30, BLOCK A  
 METZ ROAD AND HOEHN ROAD  
 DENTON COUNTY, SANGER, ETJ, TX

**DEMOLITION PLAN**

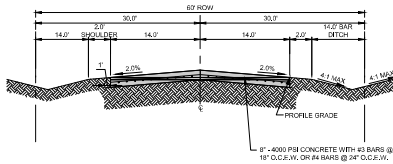
NO.	DATE	REVISIONS

**BENCHMARK**  
 BENCHMARK PROVIDED BY BURKLAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (2202).

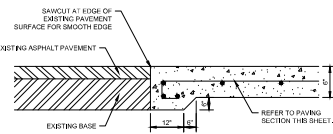
**811**  
 Know what's below.  
 Call before you dig.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS OR ENCROACHMENTS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION WORK.

DATE: 05/08/2023  
 PROJECT NO.: 16602  
 SHEET NO.: C2.00



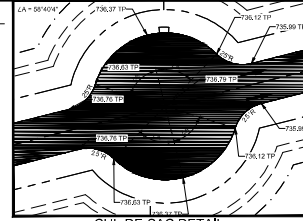
TYPICAL PAVING SECTION FOR 60' R.O.W.  
28' EDGE TO EDGE OF PAVEMENT  
N.T.S.



CONCRETE TO ASPHALT CONNECTION DETAIL  
N.T.S.

**BENCHMARK**

BENCHMARK PROVIDED BY BURRIS LAND SURVEYING UTILIZING THE GPS NETWORK IN TEXAS STATE PLANE NORTH CENTRAL (4505).



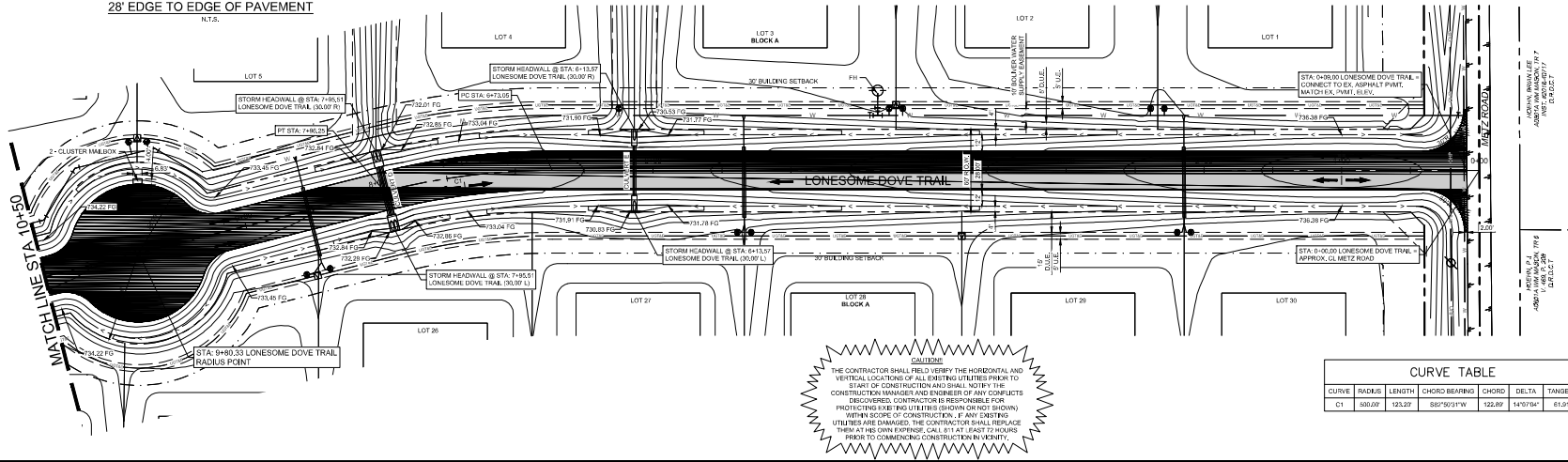
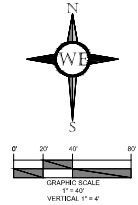
CUL-DE-SAC DETAIL  
N.T.S.

**PAVING NOTES**

1. ALL SPECIFICATIONS REGARDING PAVEMENT SECTION AND SURGRADE PREPARATION ARE BASED ON CITY OF SANGER MINIMUM REQUIREMENTS.
2. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS EXCEPT THAT IN AREAS WHERE FINISHES IS REQUIRED TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.

**PAVING LEGEND**

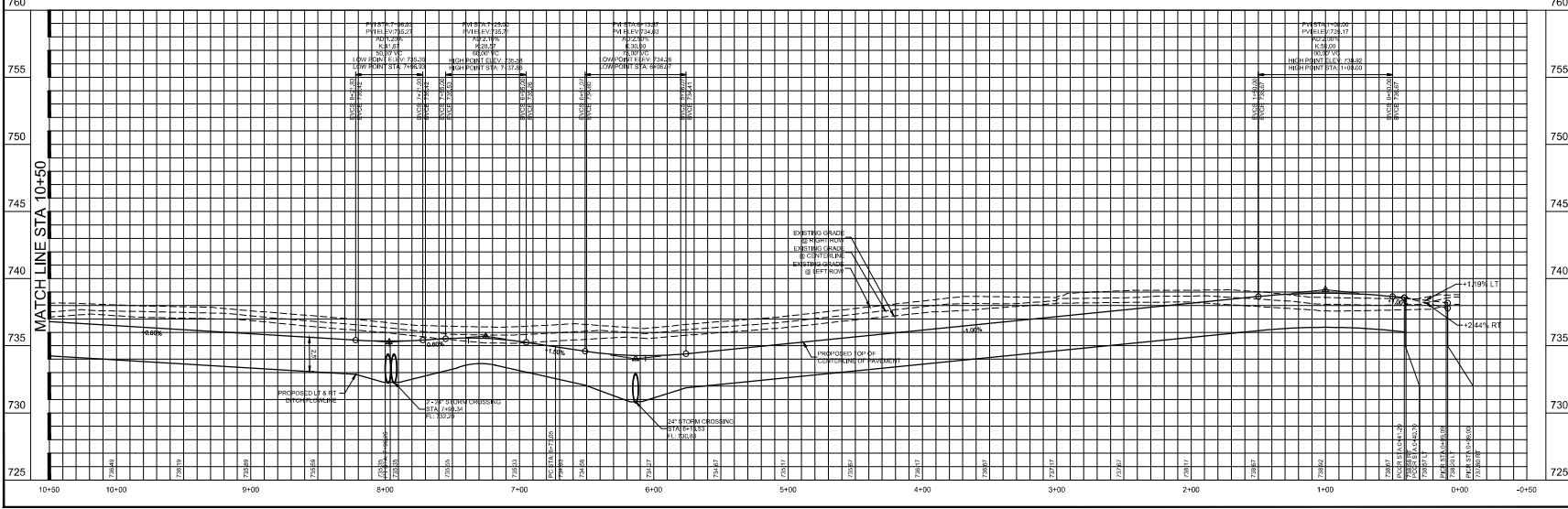
- CONCRETE PAVEMENT - REFER TO PAVING SECTION THIS SHEET
- F4 FIRE HYDRANT
- FG FINISHED GRADE
- D.I.E. DRAINAGE AND UTILITY EASEMENT
- U.E. UTILITY EASEMENT



THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DETECTED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES (GIVEN OR NOT GIVEN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE, CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION WORK.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	123.27'	S82°59'31"W	122.89'	14°07'34"	61.91'

**LONESOME DOVE TRAIL**



**WESTFALL ENGINEERING**  
178 ANSEL PARKWAY  
SUITE 400-26 ALLEN, TX 75002  
PHONE: 972.399.8888  
FAX: 972.399.8888

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**LONESOME DOVE**  
LOTS 1-30, BLOCK A  
METZ ROAD AND HOEHN ROAD  
DENTON COUNTY, SANGER ET, TX

**PAVING PLAN AND PROFILE**

NO.	DATE	REVISIONS



DATE: 05/08/2023  
PROJECT NO.: 16602  
SHEET NO.: C3.00





