

MURILLO MARKET TOWNHOMES

Civil Construction Drawings

NORTH CONRINTH STREET
CORINTH, TEXAS 76208

Vicinity Map

Scale: 1"=200'

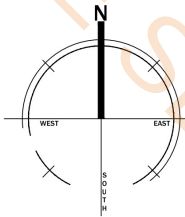


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CIVIL ENGINEER

Fawkes Consultants
ADDRESS: 165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
CONTACT: JORDAN "GUY" WILLIAMS, P.E.
PHONE: (213) 500-5936



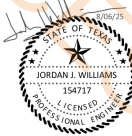
FAWKES
CONSULTANTS INC.

165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

FINAL DESIGN

DATE:	08/06/2025
PROJECT NO.	24.069
REVISION	DATE
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COVER SHEET
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=40'

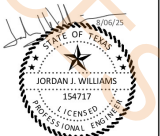
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DATE:	08/06/2025
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SITE PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



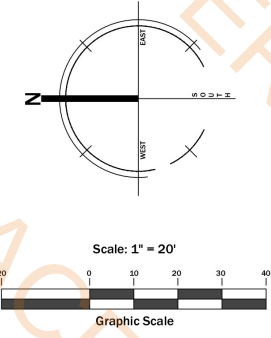
SCALE: 1"=20'

C200

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06/23

SITE DATA SUMMARY	EXISTING	PROPOSED
EXISTING ZONING	MX-C	
LAND USE DESIGNATION		
GROSS ACREAGE	84,520.64 SF, 1.94 AC	NO CHANGE
NET ACREAGE		
NUMBER OF PROPOSED LOTS		
PERCENTAGE OF SITE COVERAGE		46.05%
AREA OF OPEN SPACE PERCENTAGE		
PERCENTAGE OF LANDSCAPE		15.85%
AREA OF IMPERVIOUS COVERAGE		71,120.18 SF
PERCENTAGE OF IMPERVIOUS COVERAGE		84.15%
PROPOSED BUILDING AREA (SQUARE FOOTAGE FOOT PRINT)		38,928 SF (46.05%)
UNITS:		TOTAL UNITS: 50
- MARK		32 UNIT (32'x21'), 672 SF/UNIT.
- STACY		12 UNIT (42'x24'), 924 SF/UNIT.
- LEWSKI		6 UNIT (44'x24'), 1,056 SF/UNIT.
MAXIMUM BUILDING HEIGHT		35'-0"
PROPOSED FLOOR AREA		38,928 SF
PROPOSED FLOOR AREA BY USE		MARK: 21,504 SF (32' x 672 SF) STACY: 11,088 SF (12 x 924 SF) LEWSKI: 6,336 SF (6 x 1,056 SF) TOTAL: 38,928 SF / 50 UNITS
REQUIRED PARKING		
PROPOSED LANDSCAPE AREA		13,400.46 SF (15.85%)
PROVIDED PARKING:		119 SPACES (GARAGE 100, OUTDOOR PARKING 10, ON-STREET 9)
STANDARD		119
HANDICAP		
TOTAL		119
INVENTORY PARKING		
REQUIRED LOADING SPACES		
PROVIDED LOADING SPACES		
AREA OF OUTSIDE STORAGE		
START OF CONSTRUCTION MONTH/YEAR		
END OF CONSTRUCTION MONTH/YEAR		



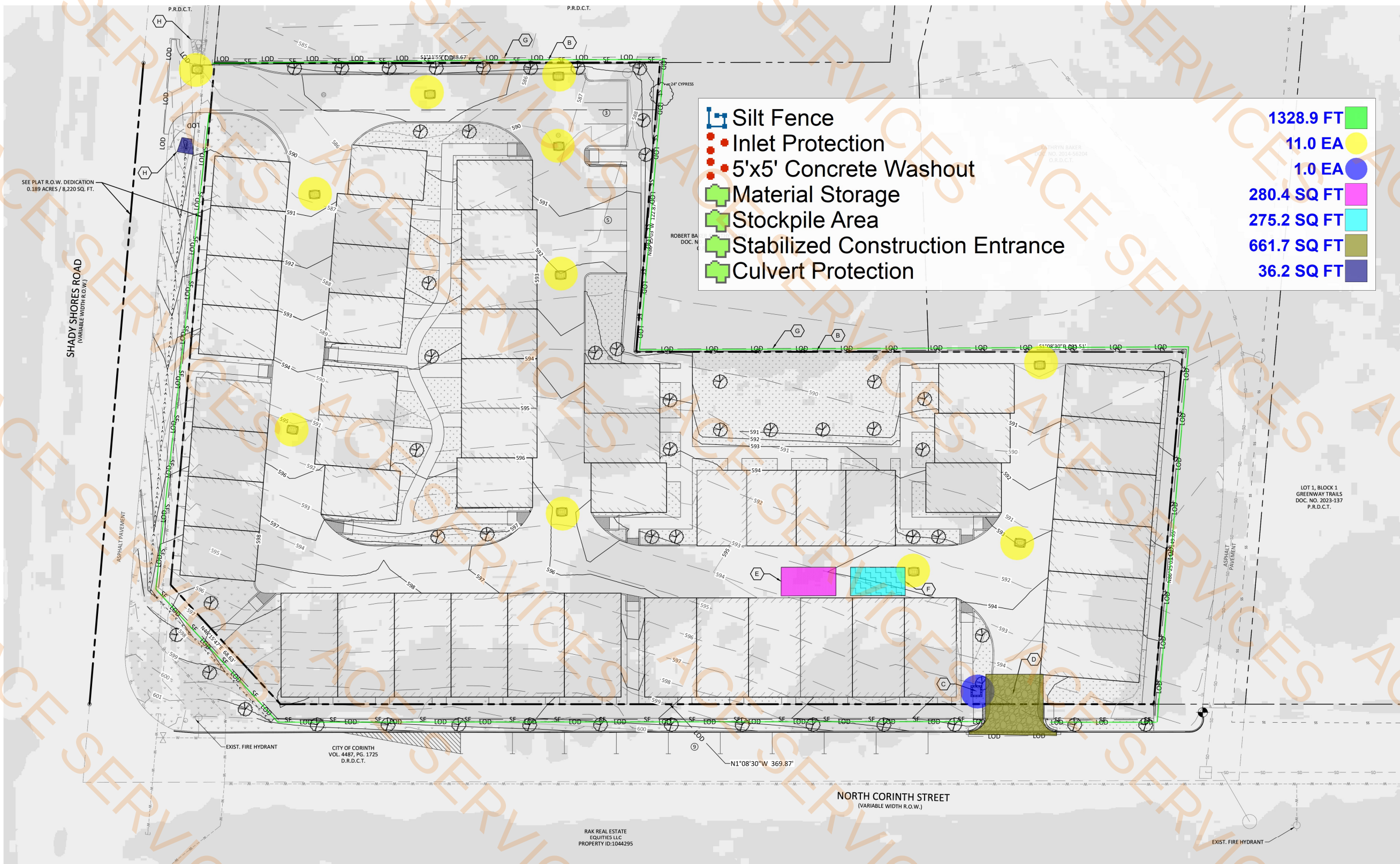
Legend

(Note: All items may not appear on drawing)

- PROPOSED SWALE
- EXISTING SEWER
- EXISTING STORM
- EXISTING WATER
- EXISTING PAVEMENT
- EXISTING OVERHEAD EQUIPMENT
- PROPERTY LINE
- FIRE HYDRANT
- METAL PIPE CONCRETE PIPE
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- TOP OF ASPHALT
- EDGE OF ASPHALT
- CENTERLINE
- EXISTING GRADE
- FINISH FLOOR
- FINISH GRADE
- TOP OF CURB
- TOP OF WALK
- TOP OF WALK
- TOP OF CONCRETE
- NATURAL GROUND
- MATCH EXISTING
- FIRE DEPARTMENT CONNECTION
- RIDGE LINE
- DIRECTION OF FLOW
- PROPOSED WALL
- PROPOSED LAND
- PROPOSED DRIVEWAY AND SILEWALK
- PROPOSED ADA
- PROPOSED LAWN

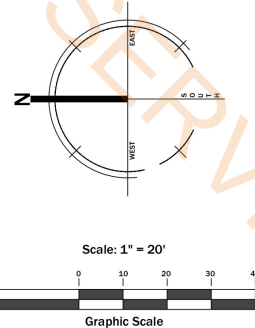
- Concrete Sidewalk (Detail 3 C900) 10714.8 SQ FT
- Concrete Driveway Detail 4 22765.6 SQ FT
- Concrete Drive Approach Detail 3 (C900) 761.0 SQ FT
- Barrier Free Ramp 305.8 SQ FT
- Detectable Warning Strips 260.0 SQ FT
- 6" Width Curb And Gutter 1104.6 FT
- Fire Hydrant 3.0 EA
- 4" Wide and 18' L Parking Strips 6.0 EA
- Remove And Repair Asphalt Pavement 183.9 SQ FT





- Silt Fence
- Inlet Protection
- 5'x5' Concrete Washout
- Material Storage
- Stockpile Area
- Stabilized Construction Entrance
- Culvert Protection

- 1328.9 FT
- 11.0 EA
- 1.0 EA
- 280.4 SQ FT
- 275.2 SQ FT
- 661.7 SQ FT
- 36.2 SQ FT

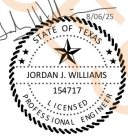


SITE INFORMATION

UNITS
MARK: 32
STACY: 12
LEWSKI: 6
TOTAL UNITS: 50
PARKING
GARAGE (2/UNIT): 100
OUTDOOR PARKING: 10
ON-STREET: 9
TOTAL PARKING: 119

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EROSION CONTROL
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=20'

C800

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17/23

LEGEND

- SF SILT FENCE
- LOD LIMITS OF DISTURBANCE
- INLET PROTECTION- WHERE CATCH BASINS AND STORM DRAINS ARE PRESENT ON SITE
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL STORAGE AREA
- STOCK PILE AREA
- CONCRETE WASHOUT AREA

EROSION CONTROL KEYNOTES

- A FIBER ROLL MAT
- B SILT FENCE
- C CONCRETE WASH OUT
- D STABILIZED CONSTRUCTION ENTRANCE
- E MATERIAL STORAGE
- F STOCKPILE AREA
- G LIMITS OF DISTURBANCE
- H CULVERT PROTECTION

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GRADING PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

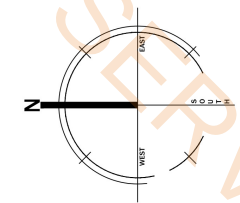


SCALE: 1"=20'

C500

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Scale: 1" = 20'

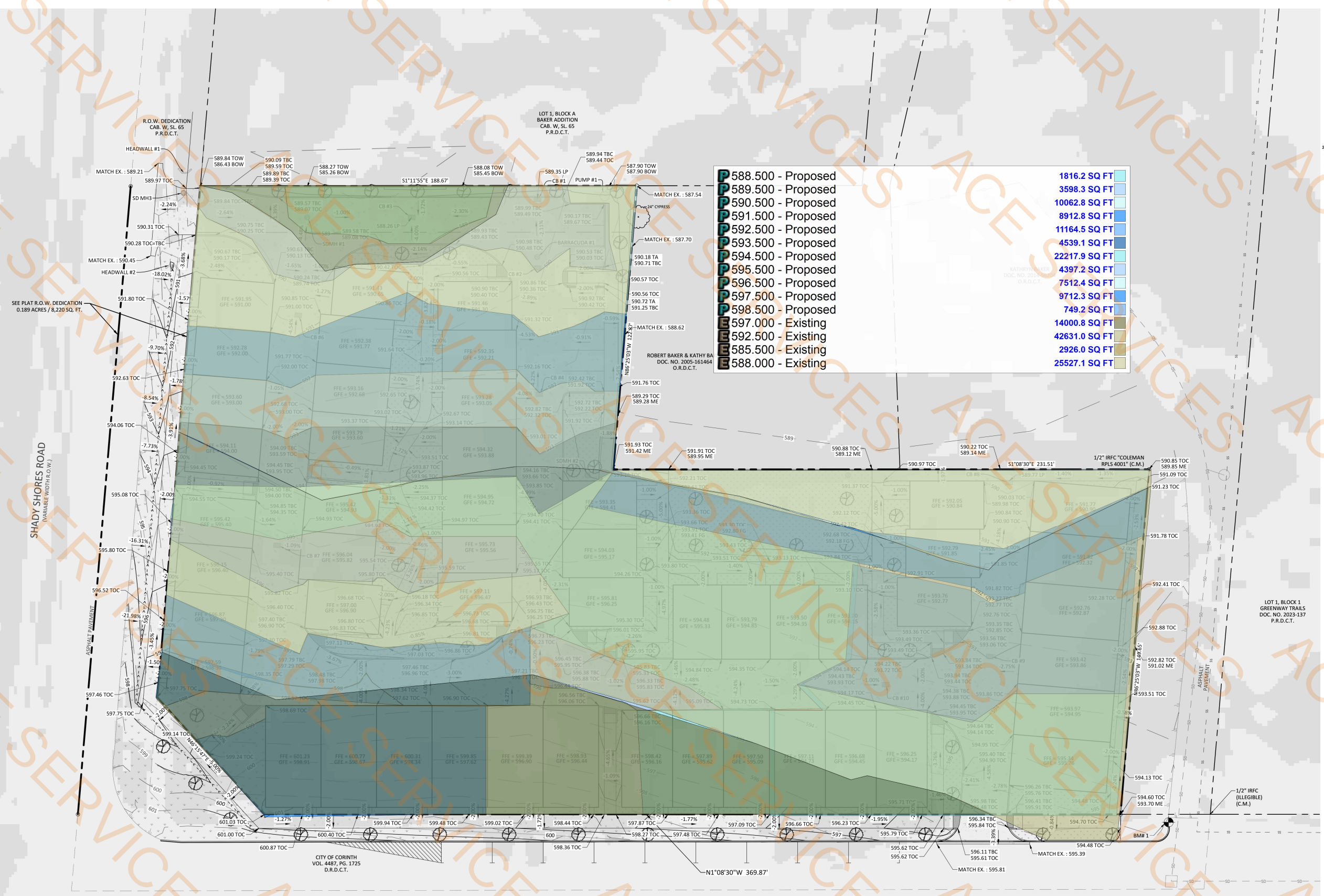
Graphic Scale

Legend

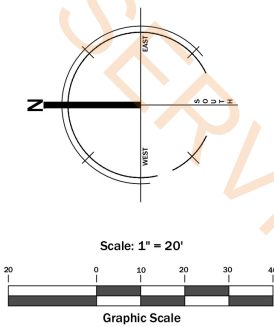
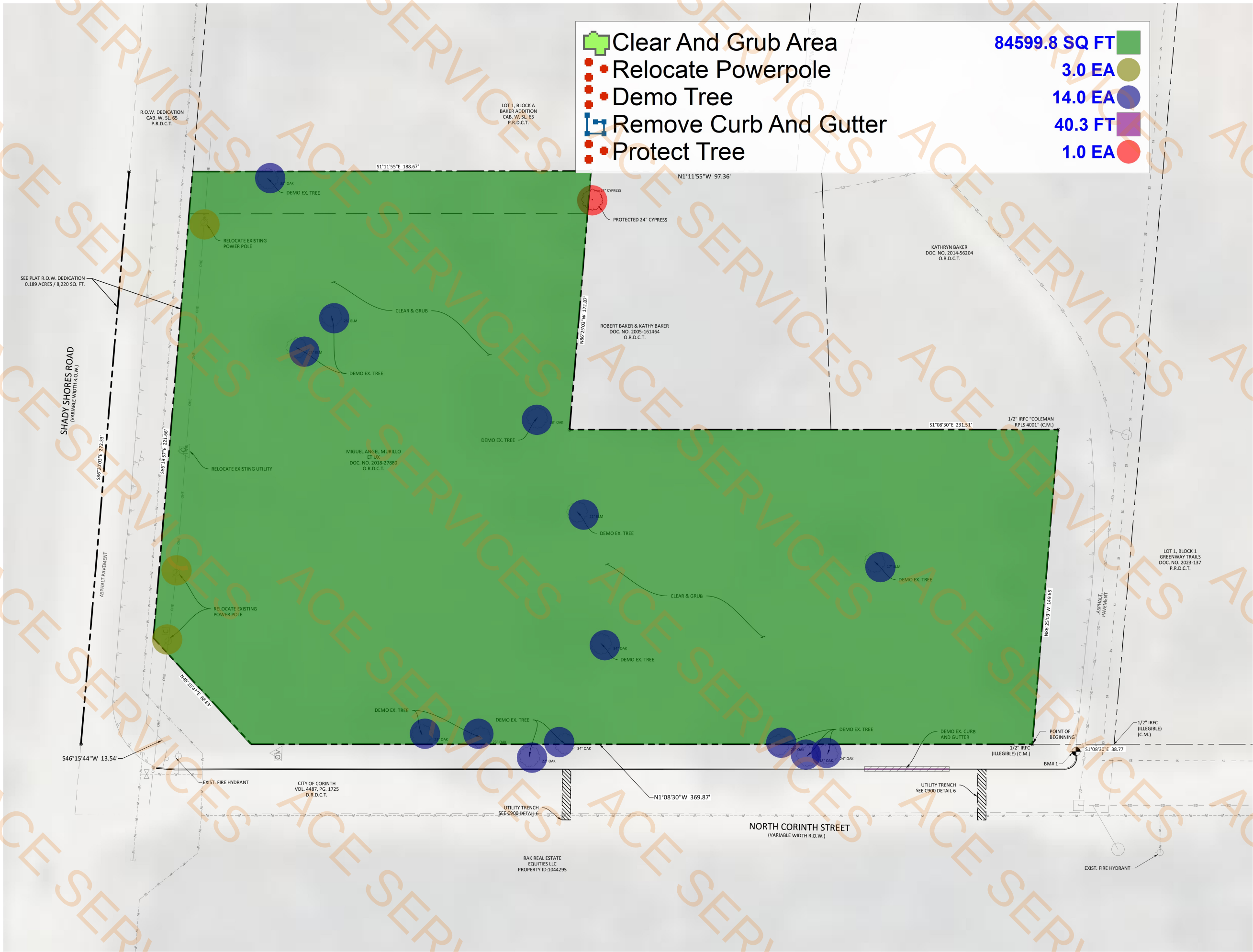
(Note: All Items may not appear on drawing)

- | | |
|--------------------------|-----|
| TOP OF CONCRETE | TOC |
| TOP BACK OF CURB | TBC |
| FINISH GRADE | FG |
| MATCH EXISTING | ME |
| FINISHED FLOOR ELEVATION | FFE |
| GARAGE FLOOR ELEVATION | GFE |
| TOW | TOW |
| BOW | BOW |

P 588.500 - Proposed	1816.2 SQ FT
P 589.500 - Proposed	3598.3 SQ FT
P 590.500 - Proposed	10062.8 SQ FT
P 591.500 - Proposed	8912.8 SQ FT
P 592.500 - Proposed	11164.5 SQ FT
P 593.500 - Proposed	4539.1 SQ FT
P 594.500 - Proposed	22217.9 SQ FT
P 595.500 - Proposed	4397.2 SQ FT
P 596.500 - Proposed	7512.4 SQ FT
P 597.500 - Proposed	9712.3 SQ FT
P 598.500 - Proposed	749.2 SQ FT
E 597.000 - Existing	14000.8 SQ FT
E 592.500 - Existing	42631.0 SQ FT
E 585.500 - Existing	2926.0 SQ FT
E 588.000 - Existing	25527.1 SQ FT



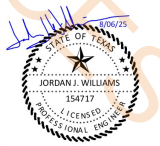
RAK REAL ESTATE
EQUITIES LLC
PROPERTY ID:1044295



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DEMOLITION PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=20'

C100

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NOTES:
ANY EXISTING CURB OR SIDEWALK NOT MEETING
CITY OF REXBURG STANDARDS MUST BE REPLACE

ARCHITECTURAL SITE PLAN

Scale 1"=30'-0"

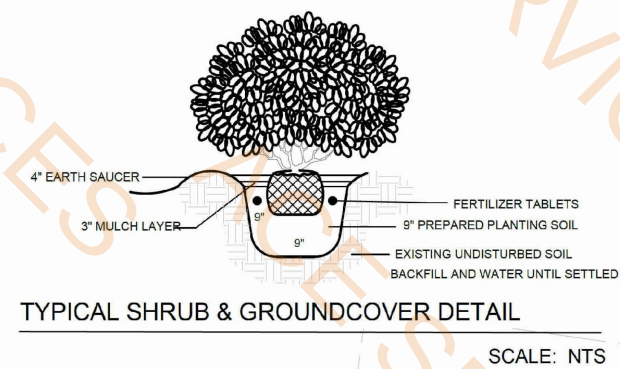
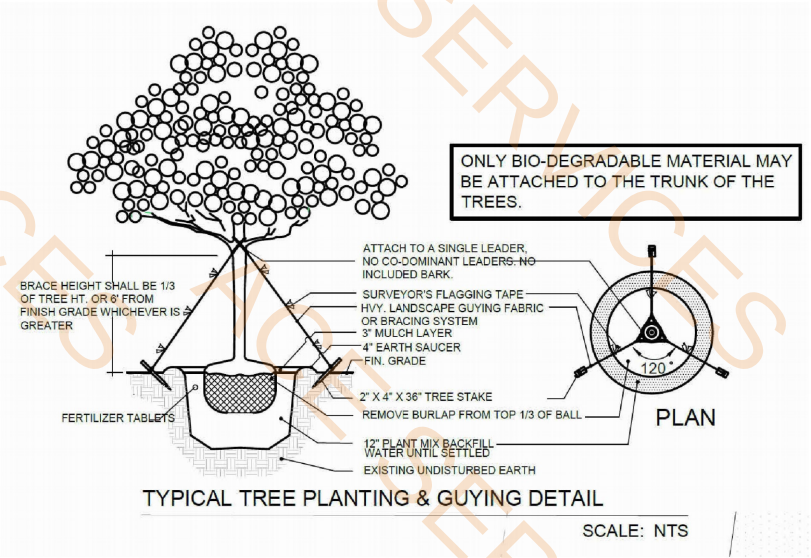
PLANTING SCHEDULE

SYM	Common Name	Botanical Name	Mature Size (H x W)	Type	QTY
	Live Oak	Quercus virginiana	50' x 50'	Evergreen Tree	08
	Cedar Elm	Ulmus crassifolia	45' x 30'	Deciduous Tree	48
	Bald Cypress	Taxodium distichum	60' x 25'	Deciduous Tree	04
	Boxwood	Buxus sempervirens	4' x 4'	Evergreen Shrub	67
	Texas Sage	Leucophyllum frutescens	6' x 6'	Evergreen Shrub	56
	Liriope	Liriope muscari	1' x 1'	Evergreen Groundcover	13
	Kinnikinnick	Arctostaphylos uva-ursi	2-4 ft spread	Evergreen Groundcover	12

3" Thick Mulching And 4" Thick Top Soil 45150.4 SQ FT

GENERAL LANDSCAPE NOTES

- All landscaping shall comply with the City of Corinth Unified Development Code (UDC), Section 2.09 – Landscape Requirements.
- All plant materials shall be nursery-grown, healthy, and free of pests or disease at the time of planting.
- Tree placement along public and private streets shall observe a minimum spacing of 30 to 40 feet center-to-center.
- No trees shall be planted within a 25' x 25' clear sight triangle at street intersections. No shrubs over 30" in height are allowed in this zone.
- A minimum clearance of 10 feet shall be maintained between trees and driveways, fire hydrants, streetlights, signage, or utility infrastructure.
- Trees shall be planted a minimum of 3 to 5 feet behind the curb or sidewalk edge to prevent root damage to pavement.
- All trees shall be a minimum of 3-inch caliper and selected from approved regional species suitable for North Central Texas.
- A permanent automatic irrigation system shall be installed to service all planted areas, designed and installed per local code.
- All landscaping shall be maintained in a healthy and attractive condition. Dead or dying plant material shall be replaced within 30 days.



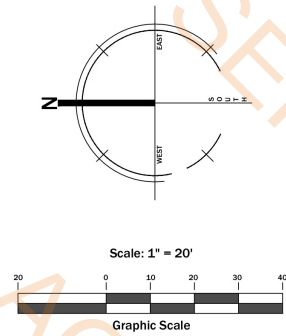
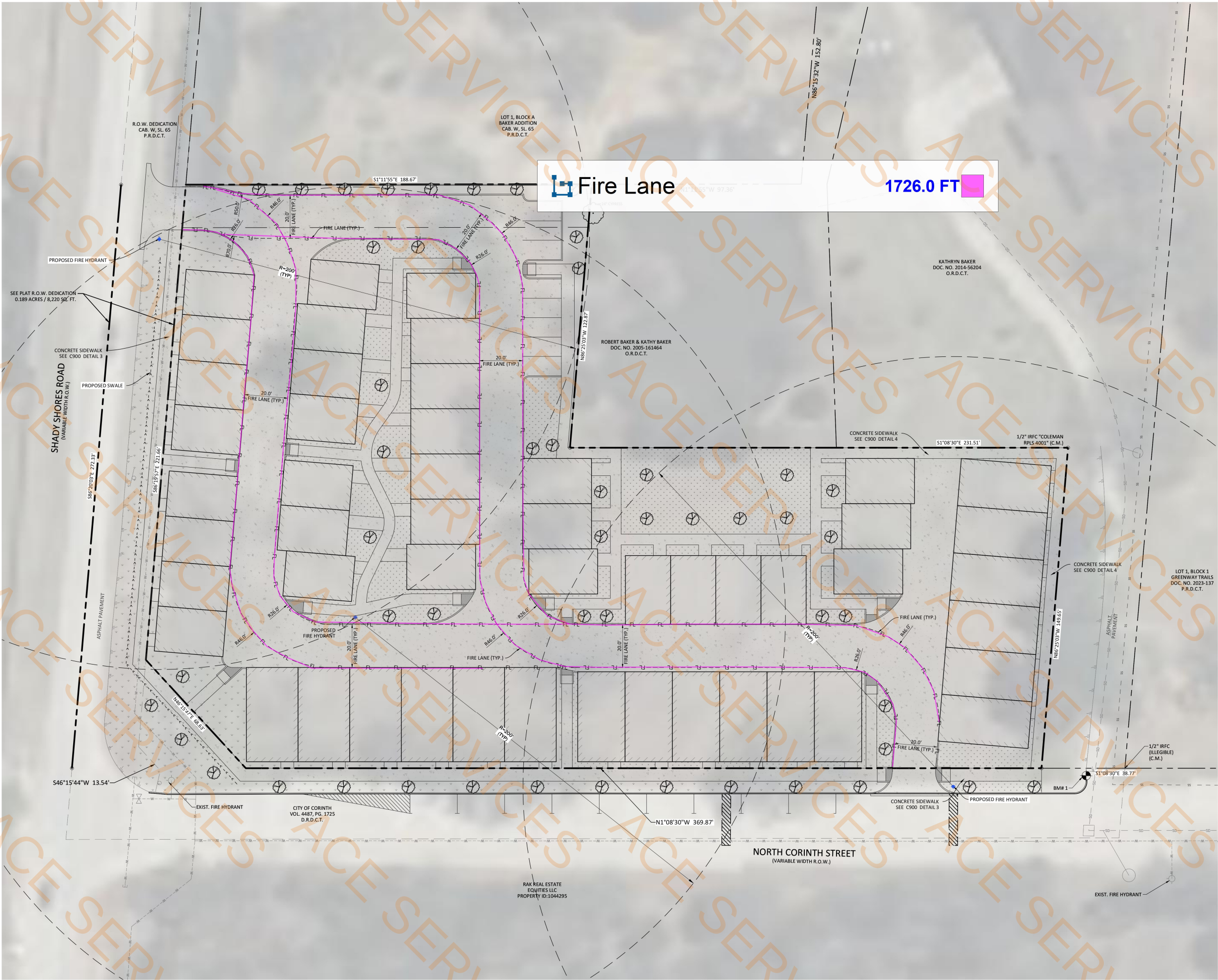
LANDSCAPE PLAN

PROJECT:
LANDSCAPE PLAN FOR
MURILLO MARKET TOWNHOMES
NORTH CONRINTH STREET CORINTH,
TEXAS 76208

MURILLO MARKET
TOWNHOMES
NORTH CONRINTH STREET
CORINTH, TEXAS 76208



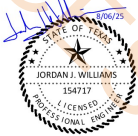
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Date:	28-Jul-25
Revision:	
Sheet	1
SIZE	24 X 36



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**FIRE TRUCK
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208**



SCALE: 1"=20'

C400

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09/23

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WATER MAIN PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

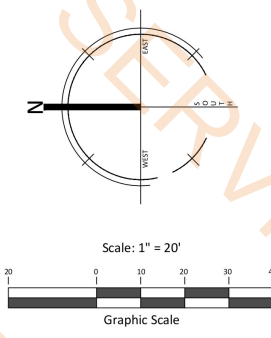


SCALE: 1"=20'

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Legend

(Note: All items may not appear on drawing)

- PROPOSED SWALE LINE
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD EQUIPMENT
- FIRE HYDRANT
- SEWER MANHOLE
- WATER VALVE
- CATCH BASIN
- HEADWALL
- STORM DRAIN MANHOLE
- BEND
- TEE
- CLEAN OUT
- SEWAGE LIFT STATION
- EXISTING CURB STOP
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

- 4" Master Meter 1.0 EA
- 4" Backflow Preventor 1.0 EA
- Tee Water Main 13.0 EA
- 45Degree Bend 15.0 EA
- 4" Water Main-DIP 1052.6 FT
- Thrush Block 13.0 EA
- 1" Water Lateral 528.7 FT
- 6" Water DIP 79.8 FT

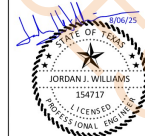


NOTES:
COBRA NON-DECORATIVE STREET LIGHT POLE - HAPCO NO. RTA 3008B4T1E.
LUMINAIRE: AMERICAN ELECTRIC LIGHTING AT8M P20 MVOLT R3 P7 A0

QUANTITIES:
2 EA - Vaults
608 LF - 4" Sewer Lateral
510 LF - 1" Poly Water Lateral
927 LF - 4" 1" Poly Water line
1202 LF - 8" PVC 35 - Sewer

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SEWER MAIN PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

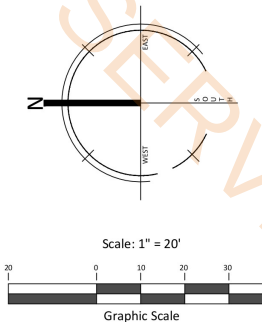


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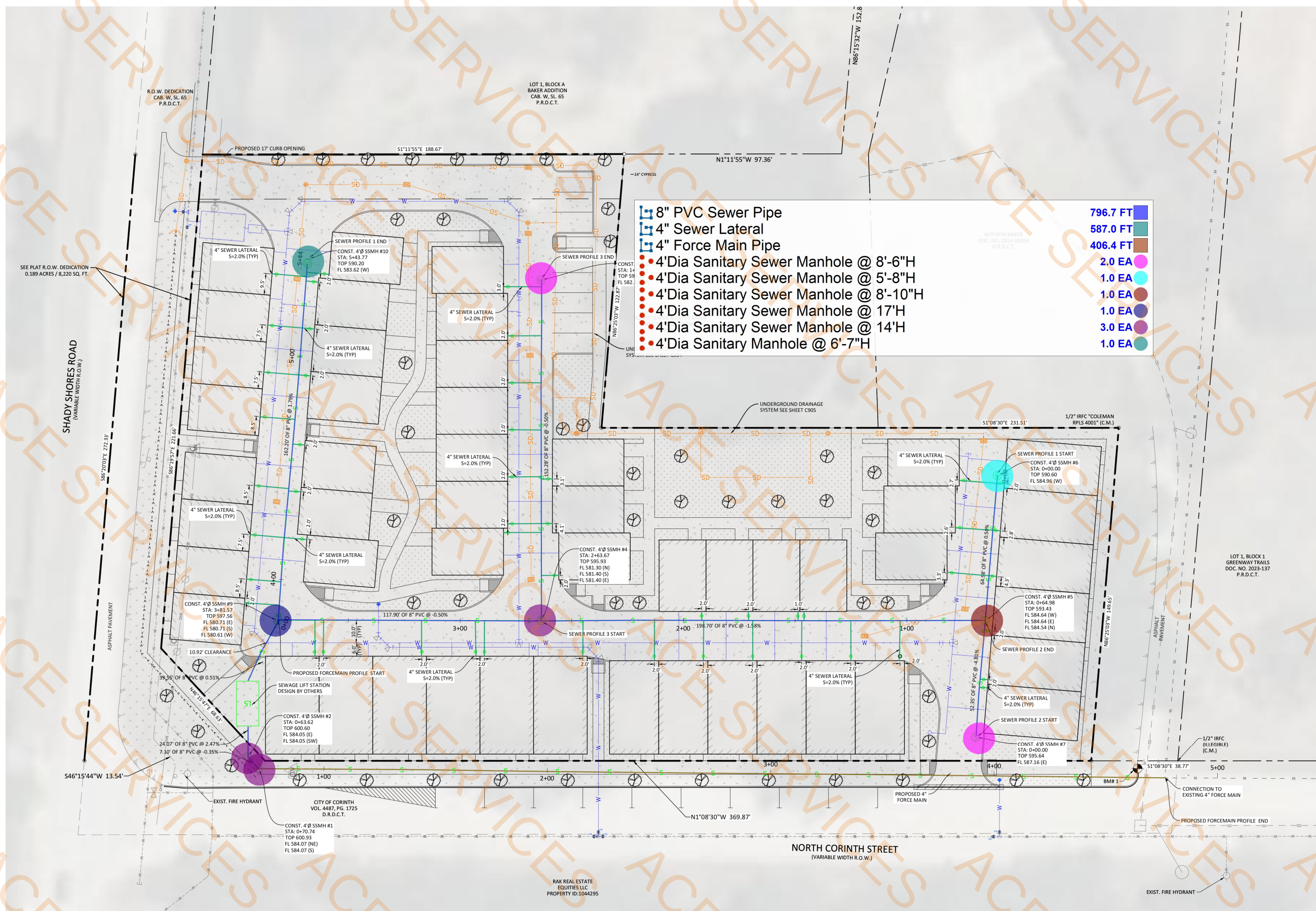
Legend

(Note: All items may not appear on drawing)

- PROPOSED SWALE LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD EQUIPMENT
- FIRE HYDRANT
- SEWER MANHOLE
- WATER VALVE
- CATCH BASIN
- HEADWALL
- STORM DRAIN MANHOLE
- BEND
- TEE
- CLEAN OUT
- SEWAGE LIFT STATION
- EXISTING CURB STOP
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

- 8" PVC Sewer Pipe
- 4" Sewer Lateral
- 4" Force Main Pipe
- 4'Dia Sanitary Sewer Manhole @ 8'-6"H
- 4'Dia Sanitary Sewer Manhole @ 5'-8"H
- 4'Dia Sanitary Sewer Manhole @ 8'-10"H
- 4'Dia Sanitary Sewer Manhole @ 17'H
- 4'Dia Sanitary Sewer Manhole @ 14'H
- 4'Dia Sanitary Manhole @ 6'-7"H

- 796.7 FT
- 587.0 FT
- 406.4 FT
- 2.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 3.0 EA
- 1.0 EA



NOTES:
COBRA NON-DECORATIVE STREET LIGHT POLE - HAPCO NO. RTA 3008B4T1E.
LUMINAIRE: AMERICAN ELECTRIC LIGHTING A18M P20 MVOLT R3 P7 A0

QUANTITIES:

- 2 EA - Vaults
- 608 LF - 4" Sewer Lateral
- 510 LF - 1" Poly Water Lateral
- 927 LF - 4" 1" Poly Water line
- 1202 LF - 8" PVC 35 - Sewer

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STORM DRAIN PLAN
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CORINTH, TEXAS 76208

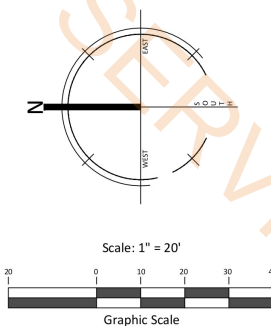


SCALE: 1"=20'

C400

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Legend

(Note: All items may not appear on drawing)

- PROPOSED SWALE LINE
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- EXISTING OVERHEAD EQUIPMENT
- FIRE HYDRANT
- SEWER MANHOLE
- WATER VALVE
- CATCH BASIN
- HEADWALL
- STORM DRAIN MANHOLE
- BEND
- TEE
- CLEAN OUT
- SEWAGE LIFT STATION
- EXISTING CURB STOP
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

- 12" Storm Drain-HDPE
- 15" Storm Drain HDPE
- Catch Basin @ 3'H
- Catch Basin @ 4'-9"H
- Barracuda @ 5'-10"H
- 30" RCP Storm Drain Pipe
- Headwall @ 3'-2"H
- Stormdrain Manhole @ 3'-6"H
- Catch Basin @ 4'H
- Catch Basin @ 2'-6"H
- Catch Basin @ 3'-9"H
- Under Ground Drainage System
- Barracuda @ 5'-6"H
- Catch Basin @ 6'-4"H
- Catch Basin @ 4'-7"H
- Storm Drain Manhole @ 13'-9"H
- Pump
- Storm Drain Manhole @ 4'H
- Catch Basin @ 3'-6"H

- 266.2 FT
- 964.9 FT
- 3.0 EA
- 1.0 EA
- 1.0 EA
- 40.4 FT
- 2.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA
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- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA



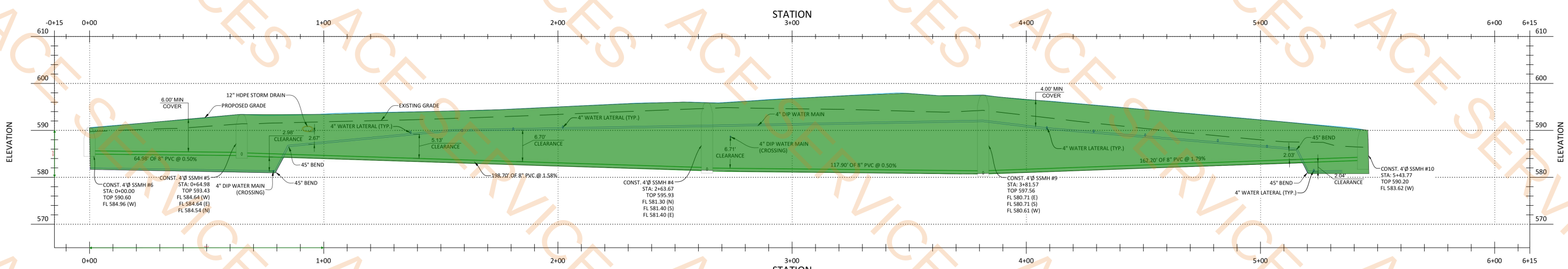
NOTES:
COBRA NON-DECORATIVE STREET LIGHT POLE - HAPCO NO. RTA 3008B4T1E.
LUMINAIRE: AMERICAN ELECTRIC LIGHTING AT8M P20 MVOLT R3 P7 A0

QUANTITIES:

- 2 EA - Vaults
- 607 LF - 4" Sewer Lateral
- 504 LF - 1" Poly Water Lateral
- 983 LF - 4" 1" Poly Water line
- 1628 LF - 8" PVC 35 - Sewer

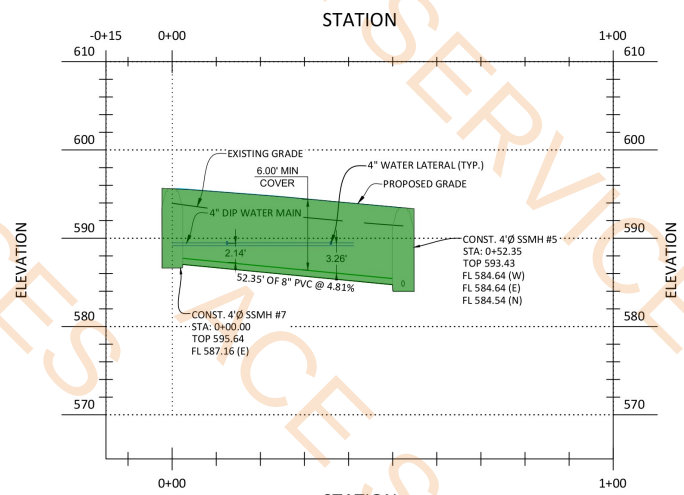
RAK REAL ESTATE
EQUITIES LLC
PROPERTY ID:1044295

Trenching 9293.1 SQ FT



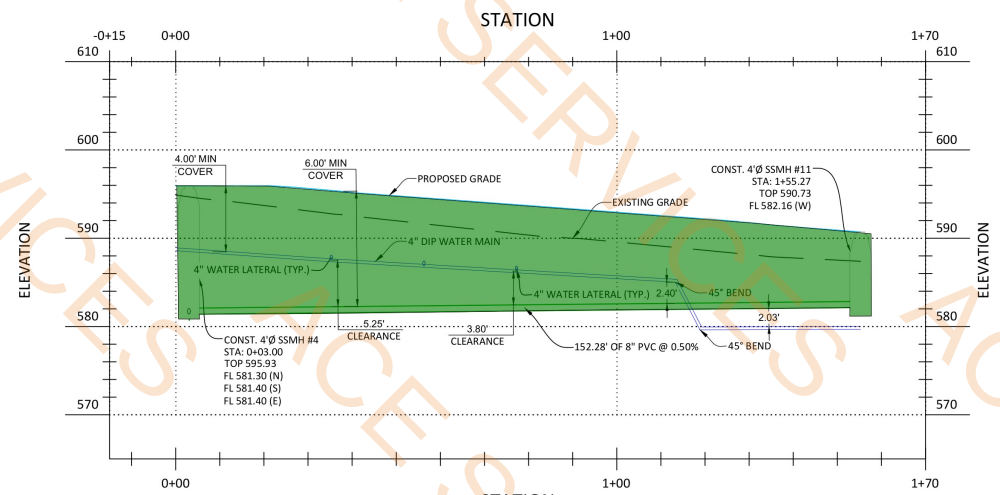
SEWER 1 PROFILE

V: 1"=10"
H: 1"=20"



SEWER 2 PROFILE

V: 1"=10"
H: 1"=20"



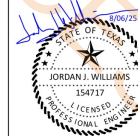
SEWER 3 PROFILE

V: 1"=10"
H: 1"=20"

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FORCEMAIN PROFILE
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=20'

C700

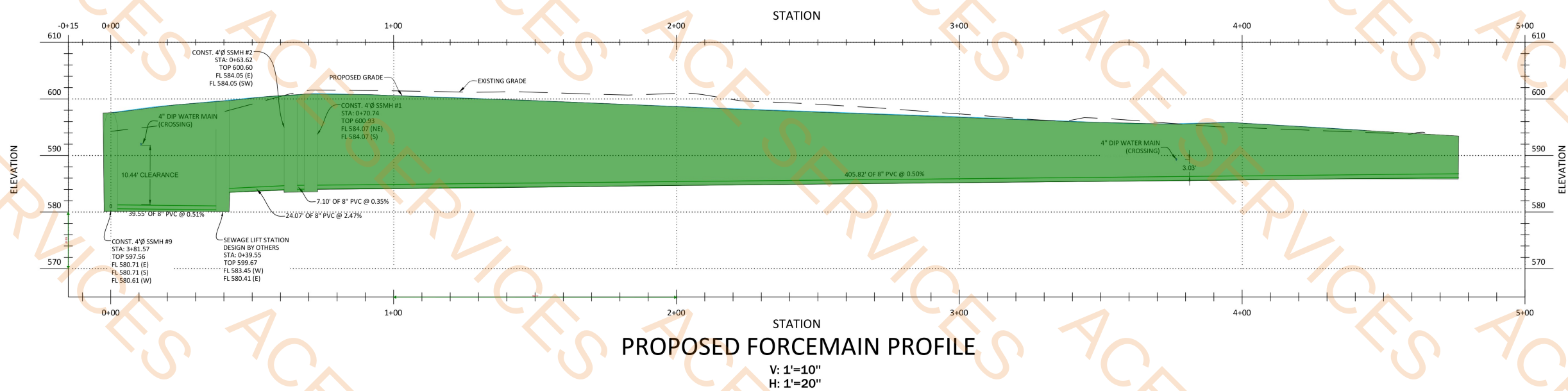
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Trenching

6269.6 SQ FT



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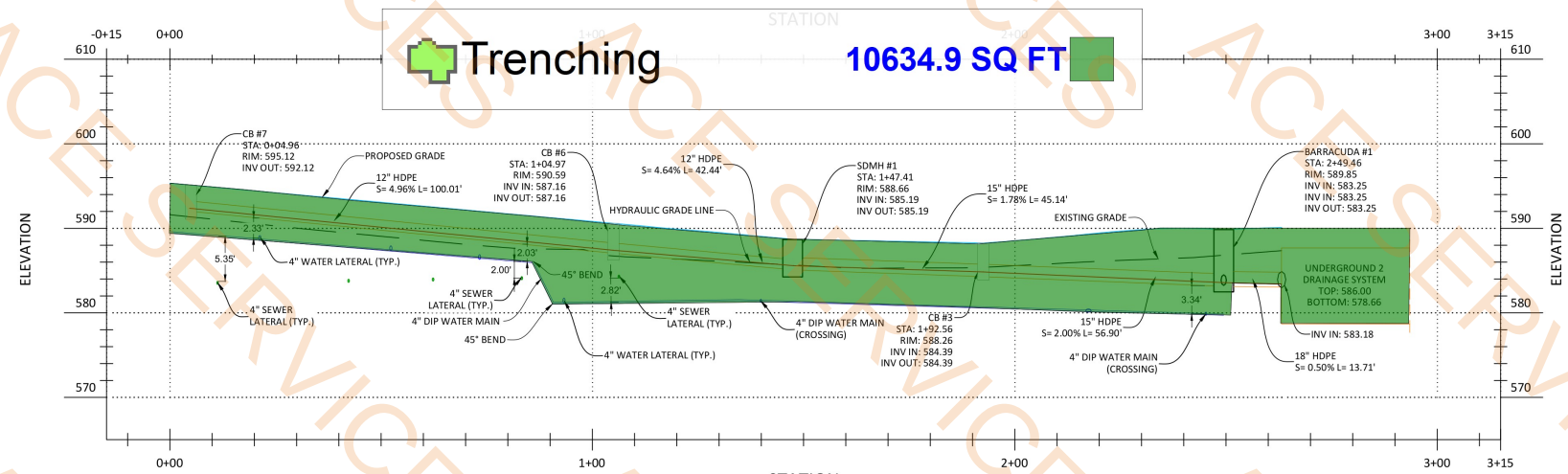
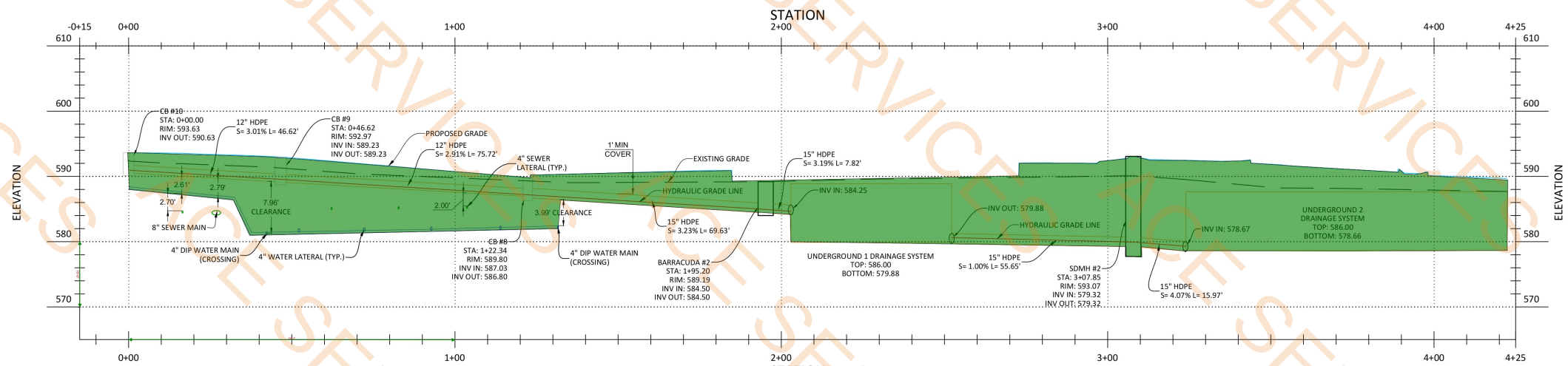
STORM DRAIN PROFILE
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=20'

C702

DRAWN BY: LN



Trenching
10634.9 SQ FT

