

SITE DEVELOPMENT PLANS
FOR
KIDDIE ACADEMY-RETAIL/ OFFICE
2031 LAKESIDE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TX 75028
LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION
1.560 ACRES

PROJECT CONTACT LIST

ENGINEER
TRIANGLE ENGINEERING LLC
1782 McDERMOTT DR.
ALLEN, TX. 75013
KARTAVYA PATEL
214-609-9271

OWNER/DEVELOPER
SKS GROWTH PARTNERS
2209 LORING DRIVE,
ALLEN, TX 75013
SHAI PATEL
214-684-5111

SURVEYOR
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD SUITE 130 ,
DALLAS, TX 75244
GRAYSON CEBALLOS
469-784-9321

ARCHITECT
RASHMI C INC.
4117 OLD PLEASANT RIDGE RD
ARLINGTON, TX 76016
RASHMINDER CHANDEL
817-891-7918

BENCHMARKS

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE ALLTERRA RTK NETWORK.

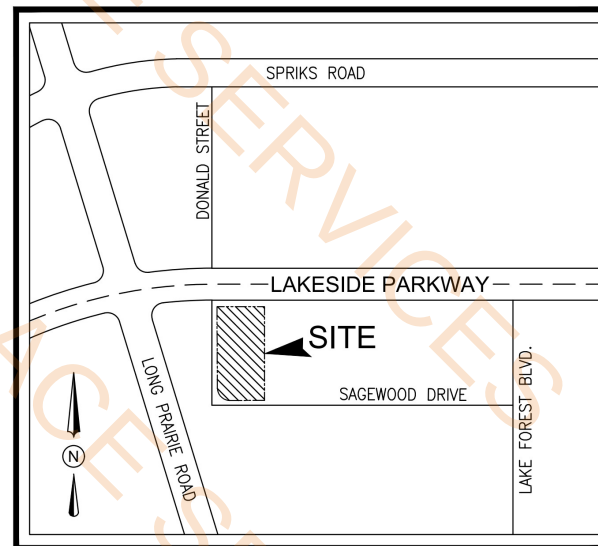
TOWN BENCHMARK NO.2=591.60'
TOWN BENCHMARK NO.1=600.65'

BENCHMARK NO.1:
FROM THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:86.78'
SOUTH THENCE 0.35' EAST.
ELEVATION=607.06'.

BENCHMARK NO.2:
FROM THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:45.03'
WEST THENCE 303.52' EAST.
ELEVATION=601.61'.

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.48121C0685G, DATED APRIL 18,2011.THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "Z", (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)



VICINITY MAP
N.T.S.

SHEET LIST TABLE

C-1.0	COVER SHEET
	PLAT
	SURVEY
C-1.1	GENERAL NOTES
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C-3.0	SITE PLAN
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COVER SHEET

KIDDIE ACADEMY-RETAIL/ OFFICE
2031 LAKESIDE PARKWAY
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LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION



T: 469.331.8568 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

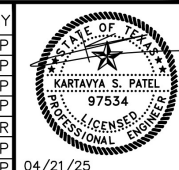
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	AP	06-28-24	SEE SCALE BAR	088-24	C-1.0

TX. P.E. FIRM #11525



Know what's below.
Call before you dig.

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04/21/25

LAKEVIEW PARKWAY

(120' RIGHT-OF-WAY)

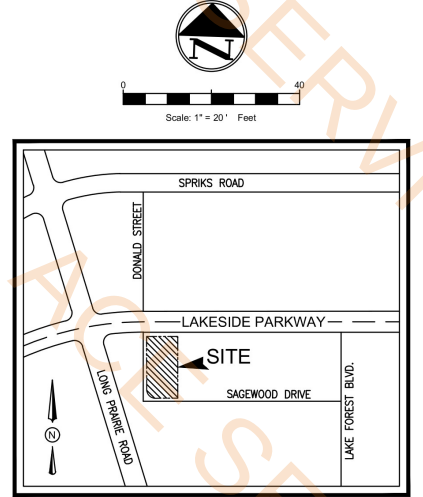
LOT 2, BLOCK A
DFW AIRPORT NORTH
DISTRIBUTION CENTER II
INSTRUMENT NO.2015-366
P.R.D.C.T.
CURRENT ZONING: PD-135
CAMPUS INDUSTRIAL
LAND USE: CAMPUS INDUSTRIAL

OWNER :
OWNER ID: 948373
PROPERTY ID: 670751
PT. LAKEVIEW DC LLC
C/O PROLOGIS, LP
1800 WAZEE ST, STE 500
DENVER, CO 80202-2526

6" wide Concrete Curb AND Gutter
Joint For Existing To New Pavement

825.1 FT
199.3 FT

EXISTING LEGEND		
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GLY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHARLINK FENCE	FIRE LANE
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH		



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.560 ACRES (67,958 S.F.)
ZONING:	PD-31 WITH CAMPUS COMMERCIAL
PROPOSED USE:	DAY CARE-RETAIL/OFFICE
TOTAL BUILDING AREA:	15,151 S.F.
DAY CARE BUILDING AREA:	10,765 SF
RETAIL BUILDING AREA:	4,386 SF
NUMBER OF STORIES:	1
BUILDING MEAN HEIGHT:	31'-8"
BUILDING PEAK HEIGHT:	37'-11"
BUILDING COVERAGE:	22.29 %
FLOOR AREA RATIO:	0.22
IMPERVIOUS AREA:	46,069 S.F. (68.11%)
PERVIOUS/LANDSCAPE AREA:	21,579 S.F. (31.89%)
REGULAR PARKING REQUIRED(DAYCARE):	179 OCCUPANTS (STUDENTS+STAFF)
1 SP PER 4 PEOPLE	45 SPACES
REGULAR PARKING REQUIRED	4,386 S.F.
RETAIL / OFFICE	18 SPACES
1 SPACE PER 250 S.F.	63 SPACES (DAYCARE+OFFICE / RETAIL)
TOTAL PARKING REQUIRED	63 SPACES
TOTAL PARKING PROVIDED:	50 SPACES (DAYCARE+OFFICE/ RETAIL)
	52 SPACES (INCLUDING 3 ADA SPACES)

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

NOTE

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATION ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4-PROHIBITED SIGNS.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
- THE TOWN OF FLOWER MOUND STANDARDS APPLY WEATHER INDICATED ON THESE PLANS OR NOT.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 89°14'29" E	186.60'
L2	S 00°02'07" W	369.50'
L3	S 89°42'07" W	134.88'
L4	N 00°13'23" W	308.00'

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	
PROP. FIRE LANE	
EX. FIRE LANE	
STRIPING	
PUBLIC SIDEWALK	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	78.45'	89°54'06"	N 45°19'32" W	70.65'



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SITE PLAN			
KIDDIE ACADEMY-RETAIL/ OFFICE			
2031 LAKEVIEW PARKWAY			
TOWN OF FLOWER MOUND			
DENTON COUNTY, TX 75028			
LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION			
Planning Civil Engineering Construction Management P.E. DES. DATE SCALE PROJECT NO. SHEET NO. KP AP 06-28-24 SEE SCALE BAR 088-24 TX. P.E. FIRM #11525			

LAKESIDE PARKWAY

(120' RIGHT-OF-WAY)

- 7" Dumpster Concrete
- 4" Concrete SideWalk
- Concrete splash Pad 25'x25'
- 5" Light Duty Concrete
- 6" Heavy Duty Concrete
- 4" thk Concrete Pad
- ADA Ramps
- Hand Rail
- 6" Dia Concrete Bollard
- Retaining Wall @5 Ht'
- Parking Sign
- 6" Concrete Driveway
- Joint For Existing To New Pavement

817.1 SQ FT
5979.5 SQ FT
NAN EA
8842.8 SQ FT
7321.1 SQ FT
2560.6 SQ FT
136.7 SQ FT
33.5 FT
17.0 EA
485.5 FT
3.0 EA
1531.4 SQ FT
151.2 FT

EXISTING LEGEND		
12" IR FOUND	IRRIGATION VALVE	NO PARKING
12" IR SET	WATER VALVE	CONCRETE
3/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR SET	IR VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
12" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
1" IR FOUND	TRANS. BOX	BUILDING LINE
1" IP FOUND	GAS MARKER	EASEMENT
POINT FOR CORNER	OVERHEAD UTILITY LINE	BOUNDARY
CON. MONUMENT	GUY WIRE ANCHOR	HIGHBANK LINE
3/4" IP FOUND	BARBED WIRE FENCE	PARKING STRIPE
TELE. BOX	IRON FENCE	HANDICAP SPACE
CABLE BOX	CHAINLINK FENCE	FIRE LANE
ELECTRIC BOX	WOOD FENCE	
BRICK COLUMN	PIPE RAIL FENCE	
STONE COLUMN	COVERED AREA	
STORM DRAIN MH.	ASPHALT	
SAN. SEW. CO.	FIRE LANE STRIPE	
BOLLARD POST	BRICK RET. WALL	
LIGHT POLE	STONE RET. WALL	
SAN. SEW. MH.	CON. RET. WALL	

PAVING LEGEND	
EXPANSION JOINT (@ 60' MAX.)	
SAWCUT JOINT (@ 15' MAX.)	
4" SIDEWALK	
5" LIGHT DUTY CONCRETE	
FIRE LANE PAVING (6" HEAVY DUTY)	
7" HEAVY DUTY DUMPSTER CONCRETE	
TXDOT/CITY DRIVEWAY CONCRETE	
STORM SEWER MANHOLE	
STORM SEWER CLEANOUT	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION-FDC	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

PAVING GENERAL NOTES

- STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.
- CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINTS SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
- DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.
- FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.
- SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.
- ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE, THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.
- LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEIR HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.
- CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH, UNLESS OTHERWISE NOTED ON THE SITE/GRADING PLANS.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
- SEE IRRIGATION PLAN FOR IRRIGATION SLEEVE PLACEMENT PRIOR TO PAVING CONSTRUCTION.
- GO TO FOLLOW PAVEMENT & SUB GRADE THICKNESS PER GEO TECH RECOMMENDATION ON SOIL REPORT.

PER GEO TECH REPORT

Driveway**		
Portland Cement Concrete		6
Minimum Lime Stabilized Subgrade		6
Compacted Subgrade Soils		6
Dumpster/Approach		
Portland Cement Concrete		7
Minimum Lime Stabilized Subgrade		6
Compacted Subgrade Soils		6

**Capable of carrying the fire apparatus load of 85,000 lbs

PAVING PLAN

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04/21/25

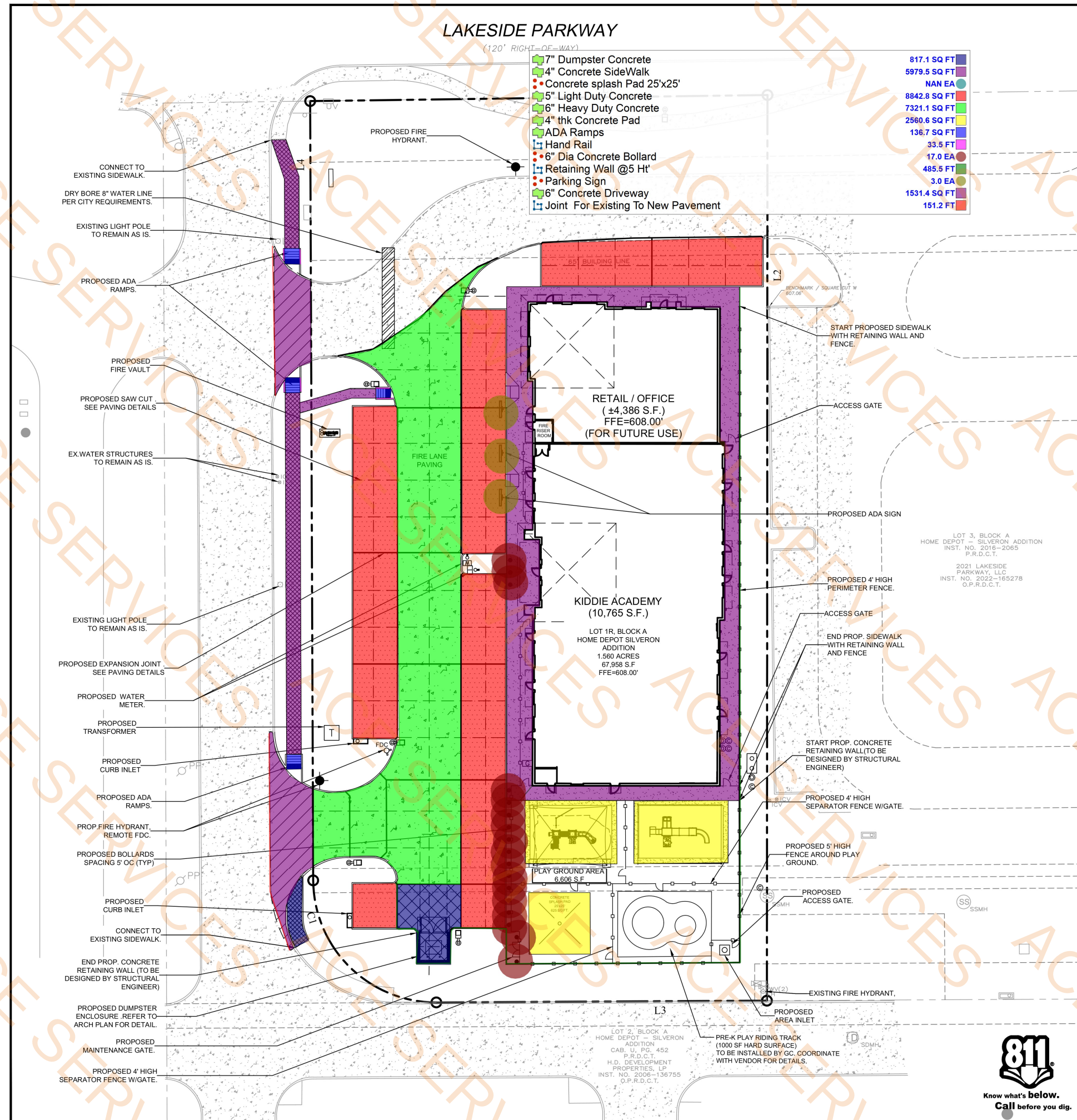


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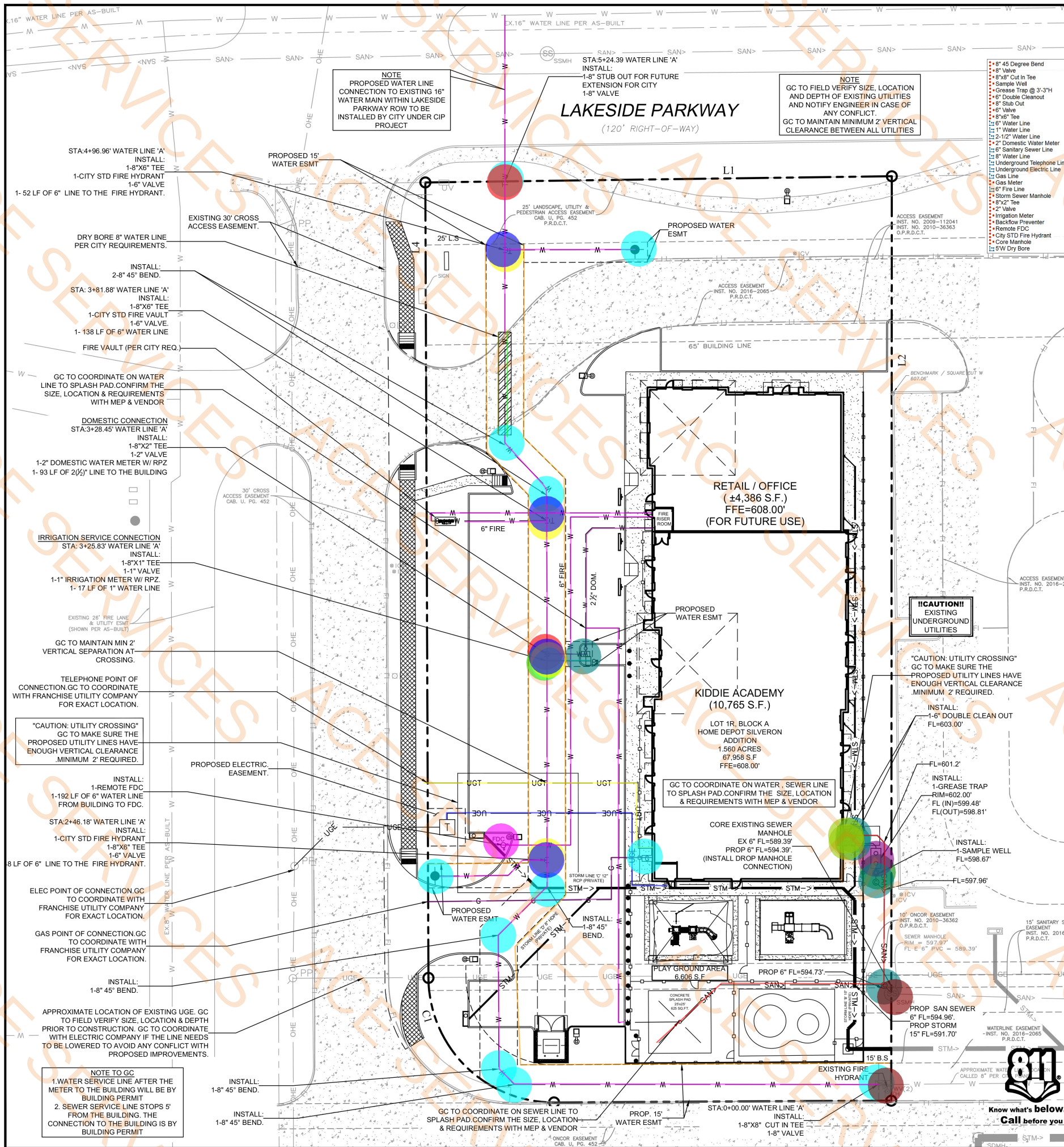
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LOT 2, BLOCK A
HOME DEPOT - SILVERON
ADDITION
CAB. U. PG. 452
P.R.D.C.T.
H.D. DEVELOPMENT
PROPERTIES, LP
INST. NO. 2008-136755
O.P.R.D.C.T.

PRE-K PLAY RIDING TRACK
(1000 SF HARD SURFACE)
TO BE INSTALLED BY GC. COORDINATE
WITH VENDOR FOR DETAILS.







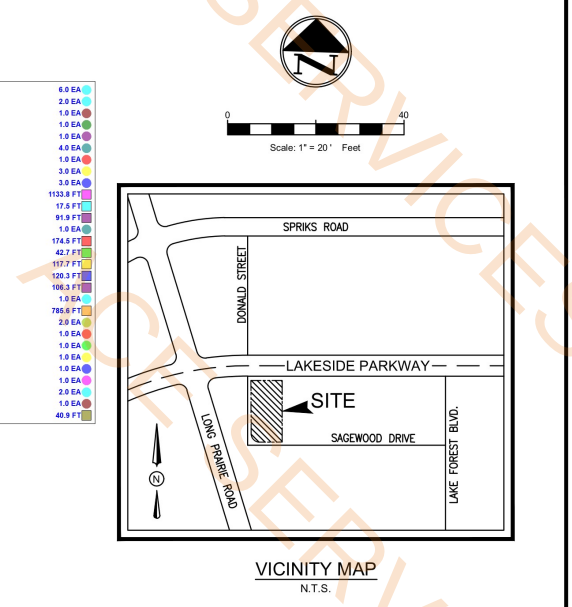
EXISTING LEGEND		
1/2" IR FOUND	1/2" IR SET	NO PARKING
IRRIGATION VALVE	WATER VALVE	CONCRETE
8" 45 Degree Bend	8" Valve	8"x8" Cut In Tee
Sample Well	Grease Trap @ 3'-3"H	8" Stub Out
6" Double Cleanout	8" Stub Out	6" Valve
8"x6" Tee	6" Water Line	1" Water Line
2" Domestic Water Meter	8" Water Line	Underground Telephone Line
Underground Electric Line	Gas Line	Gas Meter
8" Fire Line	Storm Sewer Manhole	8"x2" Tee
2" Valve	Irrigation Meter	Backflow Preventer
Remote FDC	City STD Fire Hydrant	Core Manhole
5W Dry Bore		

UTILITY LEGEND		
UNDERGROUND TELEPHONE LINE	UGT	
UNDERGROUND ELECTRIC LINE	UGE	
GAS LINE	G	
SANITARY SEWER LINE	SAN>	
WATER MAIN	W	
DOMESTIC WATER LINE	D	
EX. FIRE LANE	FI	
STORM LINE	STM->	
STORM SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER DOUBLE CLEANOUT		
SANITARY SEWER SAMPLE PORT		
GREASE TRAP		
DOMESTIC WATER METER		
IRRIGATION METER		
GAS METER		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION-FDC		
TRANSFORMER		
LIGHT POLE		
POWER POLE		

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
(D)	DOMESTIC	2"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	6"	

FIRE NOTES

- STRIPING, SIGNS, OR OTHER MARKINGS, WHEN APPROVED BY THE FIRE CODE OFFICIAL, SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES, WHERE A CURB IS AVAILABLE. THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB, STRIPING, SIGNS AND OTHER MARKINGS SHALL ALWAYS BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- FIRE LANES SHALL BE POURED, CURED, AND MARKED PRIOR TO VERTICAL CONSTRUCTION.
- THE FIRE HYDRANT BONNET AND BODY SHALL BE POWDER COATED SILVER FROM THE MANUFACTURER.
- DEAD END LINES FOR HYDRANT LEADS SHALL NOT EXCEED 50 FEET ON MULTI-FAMILY, COMMERCIAL, OR INDUSTRIAL SITES.
- WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, VEHICLE IMPACT PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 312 OF THE CURRENT EDITION OF THE IFC.
- THE REQUIRED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN AN APPROVED, FREEZE PROTECTED, ABOVE GROUND STRUCTURE, AND SHOULD BE MONITORED.
- THE FIRE CONTROL VALVES SHALL BE MONITORED BY THE BUILDING'S FIRE ALARM SYSTEM.
- THE VAULT SHALL HAVE AN ALL-WEATHER STROBE AFFIXED TO THE OUTSIDE OF FIXTURE THAT WILL SOUND UPON THE BUILDING FIRE ALARM ACTIVATION.
- THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN FIVE FEET OF THE FIRE LANE AND SHALL
- BE WITHIN 50 FEET OF A FIRE HYDRANT AND ON THE SAME SIDE OF THE ROADWAY. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE REMOTELY LOCATED AWAY FROM THE BUILDING. THE HEIGHT SHALL BE BETWEEN 18" AND 36" ABOVE FINISHED GRADE. THE FDC SHALL BE EQUIPPED WITH A KNOX BRAND 5" STORZ CONNECTION, A 30 DEGREE DOWN ANGLE, AND LOCKING KNOX CAP, UNLESS OTHERWISE APPROVED. THE FIRE MARSHAL SHALL APPROVE THE LOCATION.
- THE FDC SHALL HAVE AN ALL-WEATHER STROBE AFFIXED TO A POLE MOUNTED NO MORE THAN 5 FEET FROM THE FDC. IF LOCATED REMOTELY, THAT WILL SOUND UPON THE BUILDING FIRE ALARM ACTIVATION. IF THE FDC IS VAULT MOUNTED, THE STROBE THAT IS LOCATED ON THE VAULT WILL BE SUFFICIENT FOR THIS APPLICATION. 50 FEET ON MULTI-FAMILY, COMMERCIAL, OR INDUSTRIAL SITE DEAD END LINES FOR HYDRANT LEADS SHALL NOT EXCEED 50 FEET ON MULTI-FAMILY, COMMERCIAL, OR INDUSTRIAL SITES.



- UTILITY GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY/UTILITY COMPANY STANDARDS.
 2. FIELD VERIFY LOCATION OF EXISTING WATER MAIN, SEWER MAIN, GAS, TELEPHONE AND ELECTRICAL LINE. POT HOLE RECOMMENDED PRIOR TO CONSTRUCTION BEGIN. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH UTILITY SERVICE PROVIDERS.
 3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

CAUTION: UTILITY CROSSING
GC TO MAKE SURE THE PROPOSED UTILITY LINES HAVE ENOUGH VERTICAL CLEARANCE MINIMUM 2' REQUIRED.

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UTILITY PLAN

KIDDIE ACADEMY-RETAIL/ OFFICE

2031 LAKESIDE PARKWAY

TOWN OF FLOWER MOUND

DENTON COUNTY, TX 75028

LOT 1R, BLOCK A, HOME DEPOT- SILVERON ADDITION

TRIANGLE ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

KP AP 06-28-24 SEE SCALE BAR 088-24

TX. P.E. FIRM #11525

C-9.0

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NO.	DATE	DESCRIPTION	BY
1	08-19-21	1st CITY SUBMITTAL	AP
2	10-01-24	REVISED PER CITY COMMENTS	AP
3	10-28-24	REVISED PER CITY COMMENTS	AP
6	03-03-25	REVISED CITY SUBMITTAL	AP
7	03-19-25	PER CITY COMMENTS	AR
8	04-10-25	REVISED CITY SUBMIYTAL	AP
9	04-21-25	REVISED CITY SUBMIYTAL	AP

04/21/25

