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GRAPHIC SCALE
0 20 40
1 inch = 20.0 ft.

LEGEND

- PROPERTY LINE
- CONC. DRIVEWAY REMOVAL
- CONC. SIDEWALK REMOVAL
- SANITARY SEWER LINE
- WATER LINE
- SETBACK LINES
- OVERHEAD POWER LINE
- EXISTING ASHPALT PAVING
- POWER POLE
- EXISTING FIRE HYDRANT

Concrete Driveway to be Remove	178.2 SQ FT
Gravel Drive to be Remove	1725.4 SQ FT
Concrete Sidewalk to be Remove	243.2 SQ FT

!!! CAUTION !!!
UNDERGROUND UTILITIES

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TURNBOW CONSTRUCTION

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PROJECT NAME & ADDRESS

2317 W ARKANSAS LN, PANTEGO, TX 76013

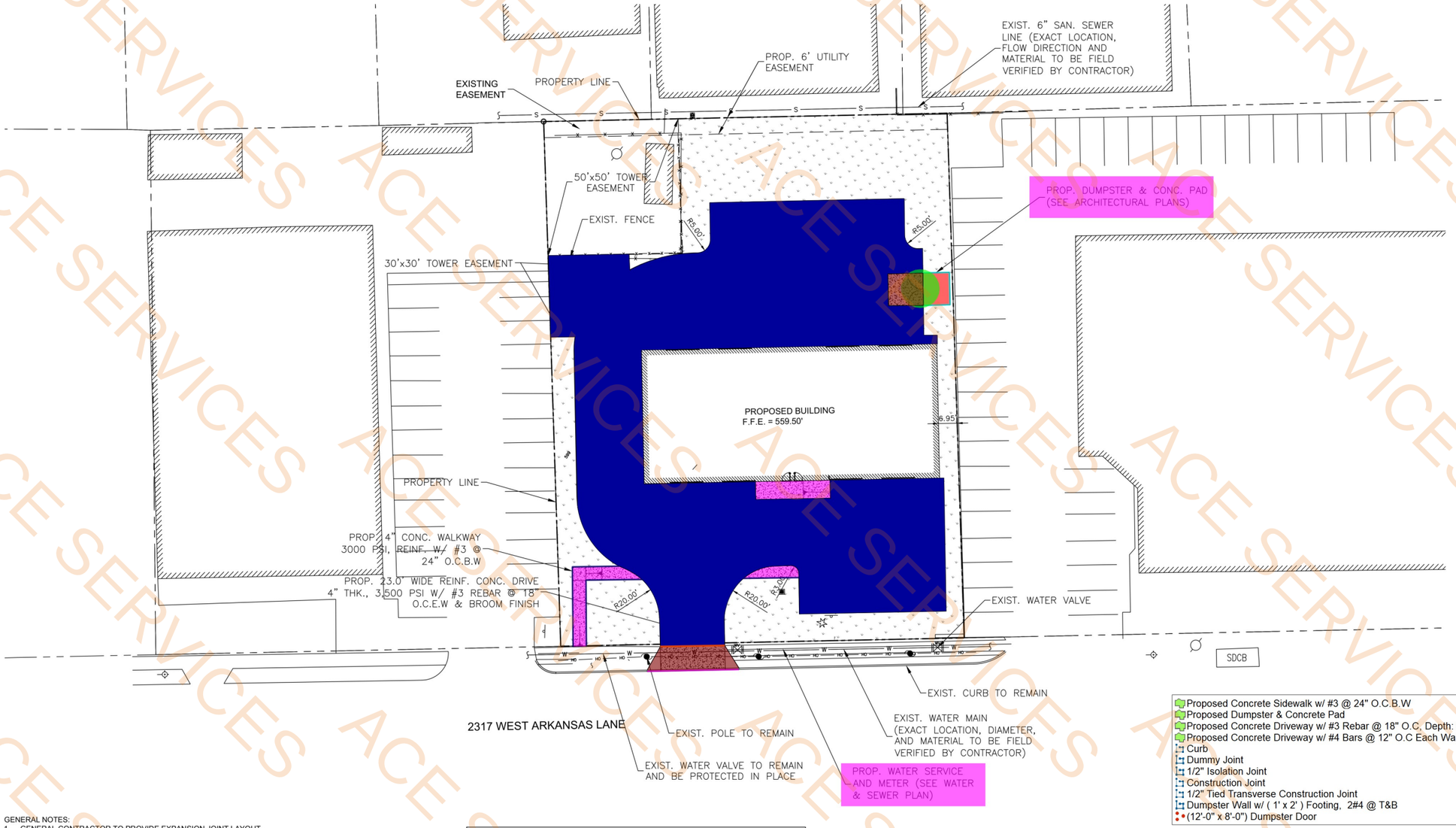
EXISTING CONDITION

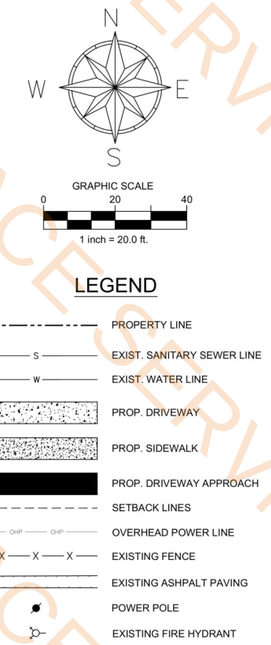
DATE: 1/24/2025 SCALE: 1" = 20'

DESCRIPTION

C04.0

ACE SERVICES





Proposed Concrete Sidewalk w/ #3 @ 24" O.C.B.W	491.9 SQ FT
Proposed Dumpster & Concrete Pad	118.9 SQ FT
Proposed Concrete Driveway w/ #3 Rebar @ 18" O.C, Depth: 0'-4"	13137.0 SQ FT
Proposed Concrete Driveway w/ #4 Bars @ 12" O.C Each Way	422.2 SQ FT
Curb	113.3 FT
Dummy Joint	23.9 FT
1/2" Isolation Joint	1.2 FT
Construction Joint	34.2 FT
1/2" Tied Transverse Construction Joint	23.9 FT
Dumpster Wall w/ (1' x 2') Footing, 2#4 @ T&B	31.8 FT
(12'-0" x 8'-0") Dumpster Door	1.0 EA

GENERAL NOTES:
1. GENERAL CONTRACTOR TO PROVIDE EXPANSION JOINT LAYOUT.
2. GENERAL CONTRACTOR TO APPLY SECOND COAT OF STRIPING TWO WEEKS PRIOR TO GRAND OPENING.
3. REFER TO LANDSCAPING PLAN AND DETAIL SHEETS FOR ISLAND AND TREE/SHRUB DETAILS.
4. ALL CURB RADII TO BE 2' UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE OF CURB.
5. FOR PAVING AND DIMENSION CONTROL PLANS FOR ADJACENT ROADWAYS, REFER TO AS-BUILTS AND CITY PLANS.

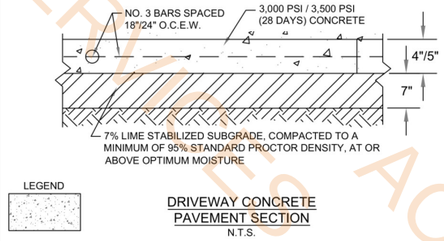
UTILITY GENERAL NOTES:

1. ADJUST EXISTING UTILITIES AS NECESSARY WHEN IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
2. GENERAL CONTRACTOR TO CONTACT GAS, ELECTRIC, FIBER & TELEPHONE COMPANIES PRIOR TO CONSTRUCTION, AND COORDINATE RELOCATION AND/OR LOWERING OF EXISTING UTILITIES IF REQUIRED.

DEMOLITION NOTES:

1. VERIFY ALL DIMENSIONS BEFORE STARTING ANY DEMOLITION WORK,VERIFY ANY DISCREPANCIES WITH DESIGNER.
2. ALL MATERIALS TO BE REUSED AND RELOCATED ARE TO BE STORED ON SITE AND FREE OF DAMAGE.
3. VERIFY MATERIALS TO BE REUSED BEFORE START OF ANY DEMOLITION WORK WITH OWNER.
4. ALL MATERIALS NOT TO BE REUSED ARE TO BE DISPOSED OF BY CONTRACTOR.
5. VERIFY THE DEMOLITION OF ANY STRUCTURAL MEMBER AND IT'S IMPACT ON THE REMAINING EXISTING STRUCTURE BEFORE START OF DEMOLITION WORK. TEMPORARY SUPPORTS MAY BE REQUIRED.
6. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTION OF THE EXISTING PORTIONS OF THE PROJECT NOT WITHIN THE SCOPE OF WORK. CONTRACTOR SHALL PROTECT AND KEEP MATERIALS AWAY FROM CONSTRUCTION AND/OR FROM THE WEATHER, INTRUSIONS AND DAMAGE DURING CONSTRUCTION.
7. PROVIDE A MINIMUM SIZED (6'X6'X4') DUMPSTER FOR MATERIAL COLLECTION & DISPOASL TO BE PLACED IN PARKING IMMEDIATELY ADJACENT TO SUITE OR IN REAR OF SUITE IF ACCESSBLE.

*NOTE: REFER TO GEOTECH REPORT PREPARED BY THIRD PARTY SUB IF APPLICABLE FOR FURTHER EXISTING GROUND CONDITIONS



DRIVEWAY CONCRETE PAVEMENT SECTION
N.T.S.

GENERAL NOTES

1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION
4. CONTRACTOR SHALL ENSURE THAT ALL CONTRACTORS EMPLOYEES AND SUBCONTRACTORS SHALL COMPLY WITH ALL BUILDING RULES AND REGULATIONS
5. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM 9. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
6. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
8. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD U.N.O.. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
9. CONTRACTOR TO FIELD VERIFY ALL EXISTING SIZES, LOCATIONS AND CHARACTERISTICS OF EXISTING EQUIPMENT BEFORE CONSTRUCTION AND TO FULLY COORDINATE TO DESIGN DOCUMENTS TO CORRECT ANY FIELD CONDITIONS OR CONFLICTS AS REQUIRED.
10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, U.N.O.
11. PROVIDE CEILING BRACING, WHERE REQUIRED, IN ACCORDANCE WITH REQUIREMENTS OR APPLICABLE CODES AND AS INDICATED ON DRAWINGS.
12. GLAZING SHALL CONFORM WITH ALL FEDERAL AND LOCAL GLAZING CODES AND ORDINANCES.
13. FIELD VERIFY DIMENSIONS, UTILITY LOCATIONS AND CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

EASEMENT NOTES

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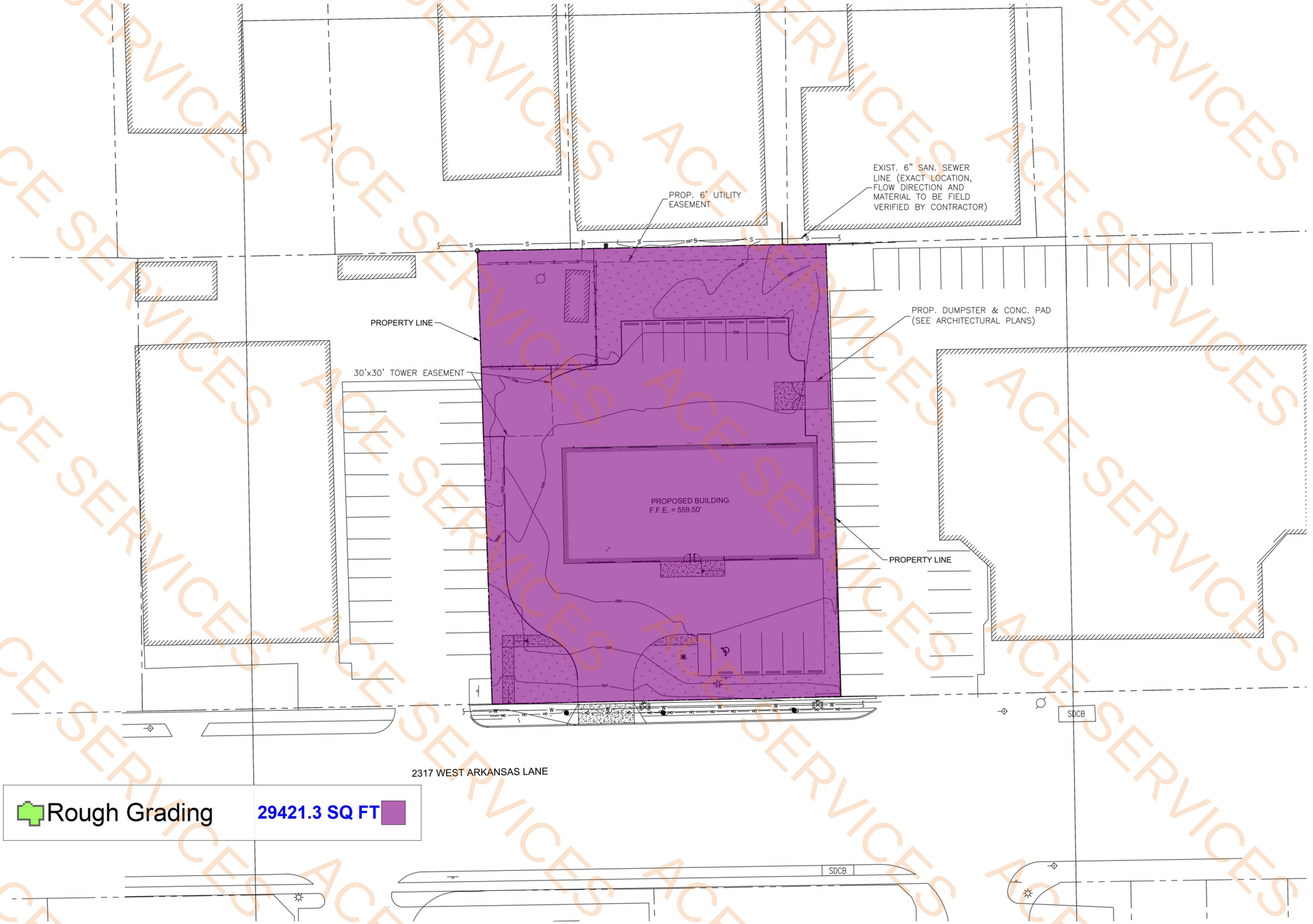
2317 W ARKANSAS LN, PANTEGO, TX 76013

PROPOSED SITE PLAN

DATE: 1/24/2025 | SCALE: 1" = 20'

DESCRIPTION

C05.0



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W E
S

GRAPHIC SCALE
0 10 20
1 inch = 10.0 ft.

LEGEND	
	PROPERTY LINE
-751.00'-	EXISTING CONTOUR
752.00'	PROPOSED CONTOUR
753.00'	TOP OF PAVEMENT ELEVATION
2.0%	FLOW ARROW

Rough Grading 29421.3 SQ FT

CITY INFRASTRUCTURE NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR THEIR DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

NOTES:

- STANDARD SUBGRADE COMPACTION IS 98% (95% FOR SIDEWALKS) STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED. ALTERNATE ACCEPTABLE SUBSTITUTIONS FOR SUBGRADE STABILIZATION WHEN APPROVED AS FOLLOWS:
  6" OR 8" LIME STABILIZATION OR 6" CEMENT STABILIZATION (10%) IN LIEU OF LIME STABILIZATION; AN ADDITIONAL 2 INCHES MAY BE ADDED TO THE TOTAL THICKNESS OF THE CONCRETE PAVEMENT FOR THE DRIVEWAY FOR THE CITY R.O.W (WITH NO. 4 BARS IF TOTAL THICKNESS IS 9 INCHES OR MORE). DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ONSITE PAVEMENT DEPTH IF ONSITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
- THE PROPOSED PROJECT AREA WILL DISTURB APPROXIMATELY 0.48 ACRES.
- ALL PAVEMENT (SIDEWALK AND VEHICULAR) IN THE CITY R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

GENERAL GRADING NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS, SPECIFICATIONS, AND THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL RESPONSIBLE PARTIES OF THE PERMITTING AUTHORITIES.
3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION RULES AND SPECIFICATIONS.
4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. IF CONFLICTS EXIST, THE CONTRACTOR IS TO CONTACT ENGINEER FOR REDESIGN.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
9. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
10. ALL SIDEWALKS AND ACCESSIBLE ROUTE (INCLUDING HATCHED AREA ACROSS DRIVES) SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND PARKING AT ALL TIMES.
12. SITE GRADING SHALL BE PERFORMED IN A MANNER TO DIRECT WATER AS INDICATED.
13. NO WORK SHALL BE PERFORMED ON ADJACENT PROPERTIES WITHOUT PROPERTY OWNER'S WRITTEN PERMISSION.
14. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE CITY OF DALLAS PAVING DESIGN MANUAL.

EASEMENT NOTES

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PROJECT NAME & ADDRESS

2317 W ARKANSAS LN, PANTEGO, TX 76013

PROPOSED GRADING PLAN

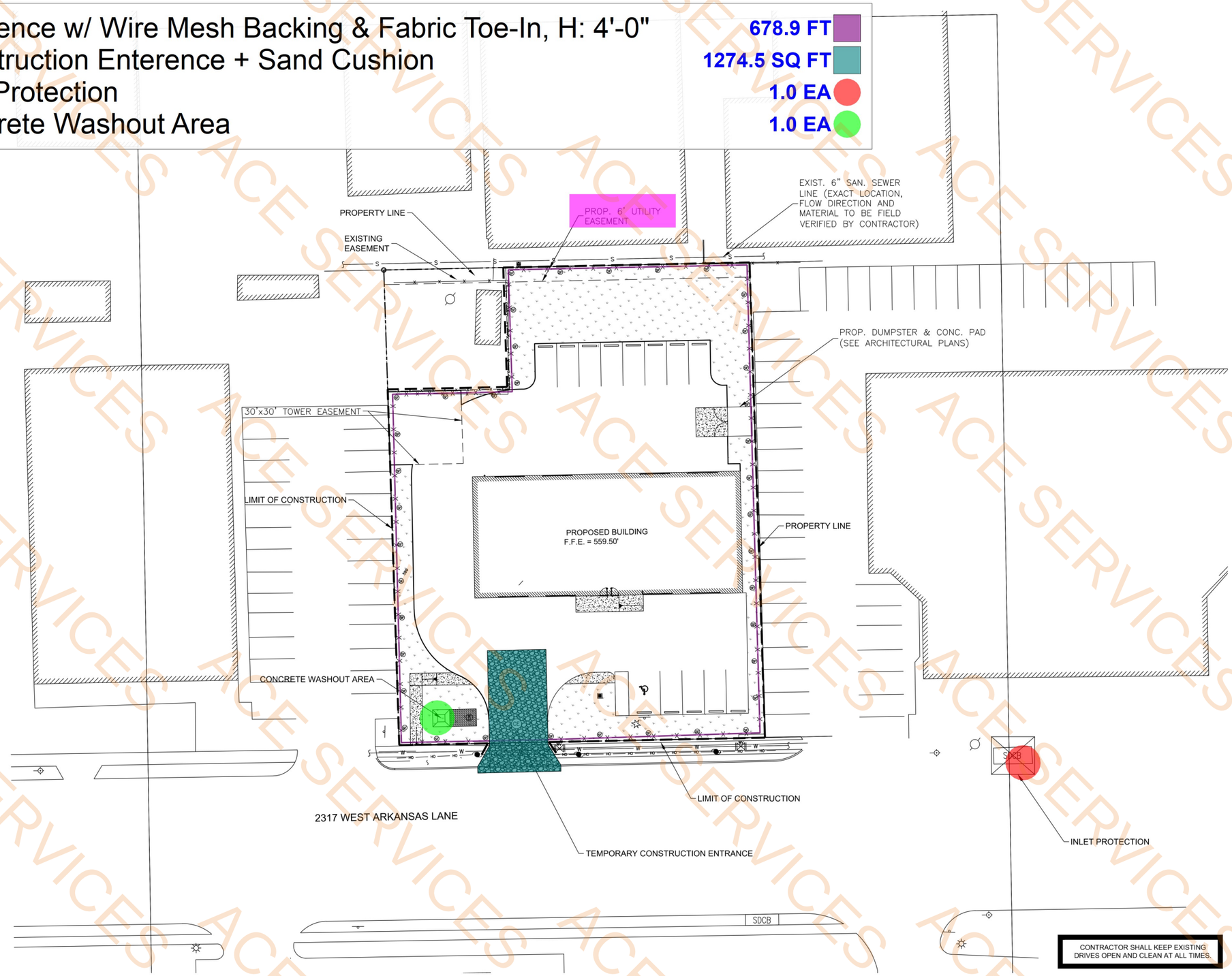
DATE: 1/24/2025 SCALE: 1"=20'

DESCRIPTION

C07.0

ACE SERVICES

Silt Fence w/ Wire Mesh Backing & Fabric Toe-In, H: 4'-0" — 678.9 FT
Construction Enterence + Sand Cushion — 1274.5 SQ FT
Inlet Protection — 1.0 EA
Concrete Washout Area — 1.0 EA





GRAPHIC SCALE
0 20 40
1 inch = 20.0ft.

LEGEND	
	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
SF	SILT FENCE
CE	CONSTRUCTION ENTRANCE
	INLET PROTECTION

ACREAGE SUMMARY	
ONSITE DISTURBED AREA	0.87 AC
TOTAL DISTURBED AREA	0.92 AC

NOTE:

1. ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).
2. ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M. TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES). CONTRACTOR MUST CALL (214) 948-4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.
3. THE PROPERTY OWNER IS LIABLE TO RESTORE/REPLACE ANY DAMAGED CITY APPROVED/CONTROLLED INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY.

EROSION CONTROL NOTES:

TEMPORARY CONTROLS:

- TEMPORARY CONTROLS MUST INCLUDE METHODS TO REDUCE DUST FROM THE CONSTRUCTION SITE. THIS MAY INCLUDE WETTING HAUL ROADS OR AREAS OF EXCAVATION PRIOR TO BEGINNING WORK.
- ALL EROSION CONTROL BMPS ARE TO BE ROUTINELY INSPECTED AND REPAIRED AS NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.

FINAL STABILIZATION:

- CONTRACTOR TO RE-STABILIZE AND RE-VEGETATE ALL DISTURBED AREAS PRIOR TO FINAL ACCEPTANCE. FINAL STABILIZATION THROUGH VEGETATION WILL REQUIRE 100% COVERAGE AT 70% DENSITY
- CONTRACTOR TO INSTALL CURLEX EROSION MATTING OR APPROVED EQUIVALENT ON ALL AREAS OF 10H:1V SLOPE OR GREATER.
- FOR AREAS WITH NO SIDEWALK, SOD SHALL BE PLACED TO COVER THE FIRST FOUR FEET BEHIND THE CURB OR THE ENTIRE AREA FROM THE CURB TO THE RIGHT-OF-WAY LINE, WHICHEVER IS SMALLER.
- FOR AREAS WHERE THE SIDEWALK IS NOT AT THE BACK OF CURB, SOD SHALL BE PLACED TO COVER THE FIRST 4 FEET BEHIND THE CURB OR THE ENTIRE AREA BETWEEN THE CURB AND THE SIDEWALK, WHICHEVER IS GREATER. SOD SHALL ALSO BE PLACED TO COVER THE FIRST 2 FEET BEHIND THE BACK OF SIDEWALK OR THE ENTIRE AREA FROM THE BACK OF SIDEWALK TO THE RIGHT-OF-WAY LINE.
- FOR AREAS WHERE THE SIDEWALK IS AT THE BACK OF CURB, SOD SHALL BE PLACED TO COVER THE FIRST FOUR FEET ADJACENT TO THE SIDEWALK OR THE ENTIRE AREA FROM THE SIDEWALK TO THE RIGHT-OF-WAY LINE.
- SOD SHALL BE PLACED TO COVER THE FIRST FOUR FEET BEHIND THE CURB OF ALL MEDIAN AREAS.

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PROJECT NAME & ADDRESS

**2317 W ARKANSAS LN,
PANTEGO, TX 76013**

EROSION CONTROL PLAN

DATE: 1/24/2025 SCALE: 1" = 20'

DESCRIPTION

C08.1

ACE SERVICES

STANDARD EROSING CONTROL GENERAL NOTES

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSING CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECFICATION FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF DALLAS,
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJCT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE BORROW OR SPOILS SITE ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS, THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVEL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION HALL SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND NANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQOIREMENTS.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFROM TO THE FOLLOWING:

PHASE 1 – DEMOLITION/GRADING
- A. CONSTRUCTION TEMPORARY CONSTRCTION ENTRANCE, SITE FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 – UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. KEEP STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- C. INTALL INLET PROTECTION.

PHASE 3 – PAVING
- A. KEEP ALL STORM WATER POLLUTION PERVENTION MEASURES IN PLACE REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
- E. MAINTAIN INLET PROTECTION.

PHASE 4 – LANDSCAPING AND SOIL STABILIZATION
- A. REVEGETATE LOT AND PARKWAYS.
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

B.M.P. MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTREANCE/EXIIN

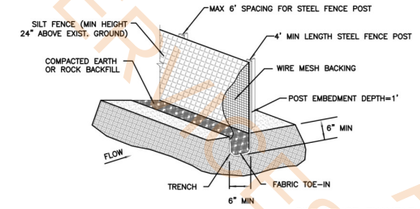
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT TE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SITE FENCE:

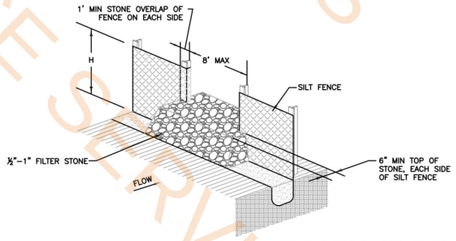
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC, REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.



SILT FENCE EXAMPLE
N.T.S.

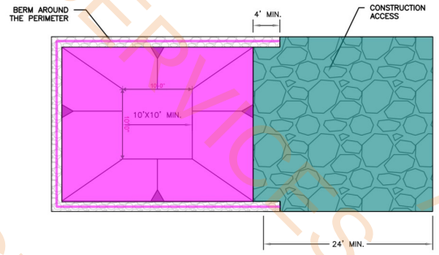


STONE OVERFLOW STRUCTURE
N.T.S.

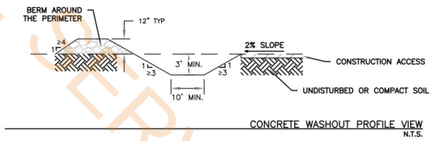
NOTES:
1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.
3. STEEL FENCE POSTS ADJACENT TO ROW AND PEDESTRIAN AREAS SHALL BE CAPPED.

SHEET 1 OF 2

SILT FENCE	DATE: JANUARY 2023	
	STANDARD DRAWING NO.	



CONCRETE WASHOUT PLAN VIEW
N.T.S.

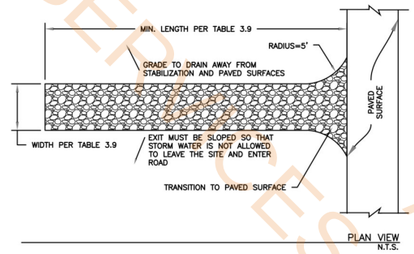


CONCRETE WASHOUT PROFILE VIEW
N.T.S.

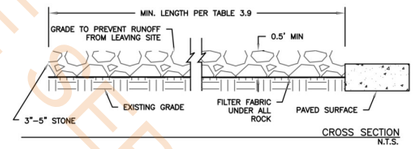
NOTES:
1. WASHOUT AREA MUST BE CLEARLY MARKED WITH SIGNAGE.
2. WASHOUT STRUCTURES SHALL BE CLEANED OUT WHEN THE STRUCTURE IS 75% FULL. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY.
3. A CONCRETE WASHOUT PIT SHALL BE INSTALLED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
4. PROVIDE WASHOUT AREA WITH A MINIMUM 6 CUBIC FEET OF CONTAINMENT VOLUME FOR EVERY 10 CUBIC YARDS OF CONCRETE POURED. ALTERNATIVELY, THE DESIGNER MAY PROVIDE CALCULATIONS SIZING THE CONTAINMENT BASED ON THE NUMBER OF CONCRETE TRUCKS AND PUMPS TO BE WASHED OUT.

SHEET 1 OF 2

CONCRETE WASHOUT AREA	DATE: JANUARY 2023	
	STANDARD DRAWING NO.	



PLAN VIEW
N.T.S.



CROSS SECTION
N.T.S.

NOTES:
INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIER ALONG THE CONSTRUCTION ACCESS.

TABLE 3.9 MINIMUM EXIT DIMENSIONS		
DISTURBED AREA	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
<1 ACRE	15 FEET	20 FEET
>1 ACRE BUT <5 ACRES	25 FEET	50 FEET
>5 ACRES	30 FEET	50 FEET

SHEET 1 OF 2

STABILIZED CONSTRUCTION ACCESS	DATE: JANUARY 2023	
	STANDARD DRAWING NO.	

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EVERY RAIN EVENT. REPAIR OR REPLACEMENT SHALL BE MADE WITHIN 24 HOURS AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STABILIZED CONSTRUCTION EXIT GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK.
2. IF RECYCLED CONCRETE IS USED, IT SHALL BE CLEAN GRADED CRUSHED CONCRETE FREE OF REINFORCING STEEL AND OTHER OBJECTIONABLE MATERIAL AND HAVE AT MOST 1.5% DELETERIOUS MATERIAL CONFORMING TO TxDOT'S RECYCLED MATERIAL SPECIFICATIONS.
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKIN FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TO DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLE DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ACCESS MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE T PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CONCRETE WASHOUT AREA GENERAL NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ACCESS, AT THE CONCRETE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
5. INSPECT BMPs EACH WORKDAY, AND MAINTAIN IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM EVENT THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.
6. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
7. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
8. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2 FEET.
9. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN SHALL BE TRANSPORTED FROM THE JOB SITE IN A CONTAINER AND DISPOSED OF PROPERLY.
10. THE CONCRETE WASHOUT AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE AREA IS PLACED.
11. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF McKINNEY.

1'-6" x 1'-0" Berm	88.2 FT
Concrete Washout Area	611.7 SQ FT
Construction Enterence + Sand Cushion	636.3 SQ FT

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT, AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

TURNBOW CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT NAME & ADDRESS

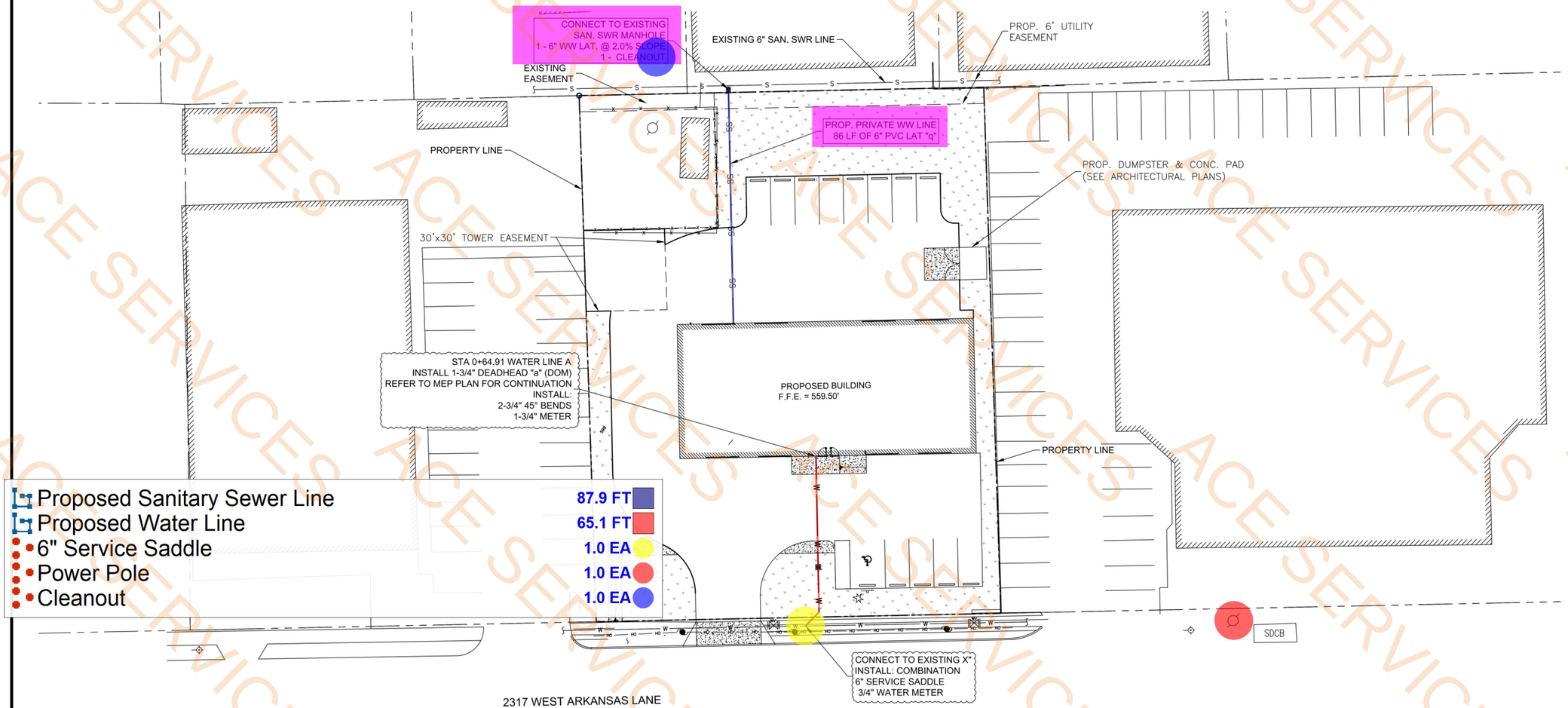
2317 W ARKANSAS LN, PANTEGO, TX 76013

EROSION CONTROL DETAILS

DATE: 1/24/2025 SCALE: (N.T.S)

DESCRIPTION

C08.2



2317 WEST ARKANSAS LANE

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
2. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS AND DEPTHS ARE BASED ON THE BEST AVAILABLE RECORDS AND LIMITED FIELD DATA. THE ENGINEER DOES NOT CERTIFY THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS, SIZES, AND DEPTHS OF EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION (INCLUDING ORDERING OF PRE-CAST MANHOLES AND CONCRETE PIPE IF APPLICABLE). NO SEPARATE PAY ITEM.
3. THE CONTRACTOR SHALL COORDINATE ALL TIE-INS WITH THE ON-SITE CITY OF DALLAS INSPECTOR.
4. THE CONTRACTOR SHALL ENSURE THAT EXISTING FIRE HYDRANTS ARE ACCESSIBLE TO FIRE TRUCKS AT ALL TIMES.
5. CAUTION!! EXISTING UNDERGROUND UTILITIES INVOLVED. CALL DIG TESS AT 1-800-344-8377, 48 HOURS PRIOR TO CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES INVOLVED IN THE AREA. NO SEPARATE PAY ITEM.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND UTILITY STRUCTURES. POWER POLES MAY HAVE TO BE BRACED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPORT UNDERGROUND UTILITIES WHEN EXCAVATING OR CONSTRUCTING UNDER SUCH UTILITIES. NO SEPARATE PAY ITEM.
7. REFERENCE TO STANDARD DRAWINGS SHALL MEAN THOSE SHOWN IN THE DALLAS WATER UTILITIES STANDARD DRAWINGS FOR WATER AND WASTEWATER CONSTRUCTION (LATEST EDITION).
8. ALL ITEMS OF WORK REQUIRED TO COMPLETE THE WORK AS SHOWN OR IMPLIED BY THE PLANS AND SPECIFIED IN THE CONTRACT DOCUMENTS WHICH ARE NOT LISTED AS A PAY ITEM IN THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL.

WATER DESIGN

1. THE EXISTING WATER LINE IS TO BE USED AS A SERVICE LINE UNTIL THE PROPOSED MAIN HAS BEEN TESTED, APPROVED AND PLACED IN SERVICE.
2. ABANDON ALL VALVES ON ABANDONED WATER MAINS AS PER DWU STANDARD DRAWING219. NO SEPARATE PAY ITEM.
3. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS SHALL BE RESTRAINED TYPE FITTINGS. COMPACT FITTINGS SHALL NOT BE USED. ALL WATER SERVICES ARE TO BE REPLACED FROM THE PROPOSED WATER MAIN TO THE METER CLEARING ALL EXISTING AND PROPOSED UTILITIES AND PAVEMENT. RELOCATE AND RESET ALL WATER METER AS REQUIRED AND RECONNECT TO EXISTING HOUSE SERVICES. INSTALL WATER DEADHEADS TO UNIMPROVED LOTS.
4. FIRE HYDRANT LEADS AND BARRELS SHALL BE SET TO GRADE ESTABLISHED FOR THE PROPOSED PAVING. IF THE HYDRANT IS NOT ACCESSIBLE BECAUSE OF EXISTING GROUND CONDITIONS, THE HYDRANT SHALL BE RAISED WITH EXTENSION(S) AS DIRECTED BY THE OWNER.
5. *ALL R.C.C.P. WATER MAINS SHALL BE INSTALLED WITH BONDED JOINTS. ALL D.I. PIPE AND FITTINGS SHALL BE POLYWRAPPED.
6. THE CONTRACTOR SHALL SEQUENCE HIS CONSTRUCTION SUCH THAT NO MORE THAN ONE FIRE HYDRANT IS OUT OF SERVICE AT ANY GIVEN TIME.
7. BACKFILL MADE ON BREAK REPAIRS TO EXISTING WATER MAINS MAY HAVE BEEN MADE WITH CRUSHED ROCK. THIS COULD PRESENT A CAVE-IN DANGER TO A NEW DITCH; THEREFORE PRECAUTIONS SHOULD BE TAKEN BY THE CONTRACTOR. NO SEPARATE PAY ITEM.
8. IF REQUIRED BY THE CITY OF DALLAS INSPECTOR, THE CONTRACTOR SHALL INSTALL TEMPORARY WATER LINES ON BOTH SIDES OF THE STREET UNTIL THE NEW WATER MAIN HAS BEEN COMPLETED, TESTED, APPROVED, AND ACCEPTED BY DWU. NO SEPARATE PAY ITEM.
9. WATER SERVICES GREATER THAN 30 FEET SHALL BE A MINIMUM OF 1 INCH IN DIAMETER.

*SPECIAL CASE

WASTEWATER DESIGN

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL WASTEWATER LATERALS AND CONSTRUCT NEW LATERALS FROM THE WASTEWATER MAIN TO THE PROPERTY LINE WITH CLEANOUTS AND RECONNECT TO THE EXISTING LATERALS FOR ALL EXISTING BUILDINGS. DEEP CUT CONNECTIONS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING WASTEWATER SERVICE AND FLOW AT ALL TIMES. NO SEPARATE PAY ITEM.
3. PRIOR TO RECONNECTION OF WASTEWATER LATERALS, THE CONTRACTOR SHALL VERIFY WHETHER THE EXISTING LATERAL IS ACTIVE OR INACTIVE. THE CONTRACTOR IS REQUIRED, AS A MINIMUM, TO INCLUDE T.V. SURVEY & PERFORM DYE TESTING. ALL LATERALS DETERMINED TO BE INACTIVE SHALL NOT BE RECONNECTED. THE DWU CONSTRUCTION SUPERINTENDENT SHALL APPROVE ALL LATERALS TARGETED FOR RECONNECTION. NO SEPARATE PAY ITEM.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL WASTEWATER LATERALS AND RECONNECT APPROVED, ACTIVE LATERALS TO THE EXISTING LATERAL.
5. REMOVAL OF EXISTING MH'S, WASTEWATER ACCESS DEVICES & CLEANOUTS IS CONSIDERED INCIDENTAL UNLESS NOTED OTHERWISE

PAVING REPLACEMENT

1. FOR PROPOSED PAVING, DRAINAGE, AND TRAFFIC CONTROL PLANS SEE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION PLANS OF PROPOSED STATE HIGHWAY IMPROVEMENT, FEDERAL AID PROJECT, STP-97 (434) MM, CSJ: 0918-45-369, FOR ELAM ROAD, DALLAS COUNTY, FROM ST. AUGUSTINE ROAD TO ACRES DRIVE.

OR

FOR PROPOSED PAVING AND DRAINAGE PLANS IN COXVILLE ST. FROM SKYFROST EAST TO DEAD-END, SEE 311D _____ AND 421Q _____.

1. TEMPORARY PAVING SHALL BE USED OVER ALL STREET, DRIVE AND SIDEWALK CUTS (AND TRENCH) WITHIN PROPOSED PAVING LIMITS. PERMANENT PAVING SHALL BE USED OUTSIDE PROPOSED PAVING LIMITS.
2. FOR ALL CONSTRUCTION PERFORMED OUTSIDE PAVING LIMITS, THE CONTRACTOR WILL BE REQUIRED TO MAKE PAVING REPAIRS IN STRICT ACCORDANCE WITH THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL (LATEST EDITION).

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NEW WATER AND WASTEWATER CONSTRUCTION WITH THE TRAFFIC CONTROL PLAN. SUPPLEMENTAL TRAFFIC CONTROL NEEDED FOR THE WATER AND WASTEWATER CONSTRUCTION SHALL MEET TXDOT TRAFFIC CONTROL STANDARDS.
2. THE CONTRACTOR SHALL MAINTAIN VEHICULAR TRAFFIC INGRESS AND EGRESS TO PRIVATE PROPERTY AT ALL TIMES.
3. THE CONTRACTOR SHALL REPLACE ANY PAVEMENT MARKINGS AND SIGNS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION. NO SEPARATE PAY ITEM.

EASEMENT NOTES

1. THE EXISTING EASEMENT WILL BE DEMOLISHED, AND NEW EASEMENT THROUGH THE PROPOSED DRIVEWAY WILL BE FILED.

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PROJECT NAME & ADDRESS

2317 W ARKANSAS LN, PANTEGO, TX 76013

PROPOSED UTILITY PLAN

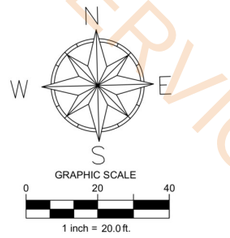
DATE: 1/24/2025 SCALE: 1"=20'

DESCRIPTION

C09.0

ACE SERVICES





LEGEND

- PROPERTY LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- SETBACK LINES
- OHP — OHP — OVERHEAD POWER LINE
- EXISTING ASHPALT PAVING
- POWER POLE
- EXISTING FIRE HYDRANT

EASEMENT NOTES

THE EXISTING EASEMENT WILL BE DEMOLISHED, AND NEW EASEMENT THROUGH THE PROPOSED DRIVEWAY WILL BE FILED.

Proposed PVMT. Striping	227.3 FT
Prop. Handicap Parking Symbol	2.0 EA
6'-0" Wide Wheel Stopper	13.0 EA

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

TURNBOW CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT NAME & ADDRESS

2317 W ARKANSAS LN, PANTEGO, TX 76013

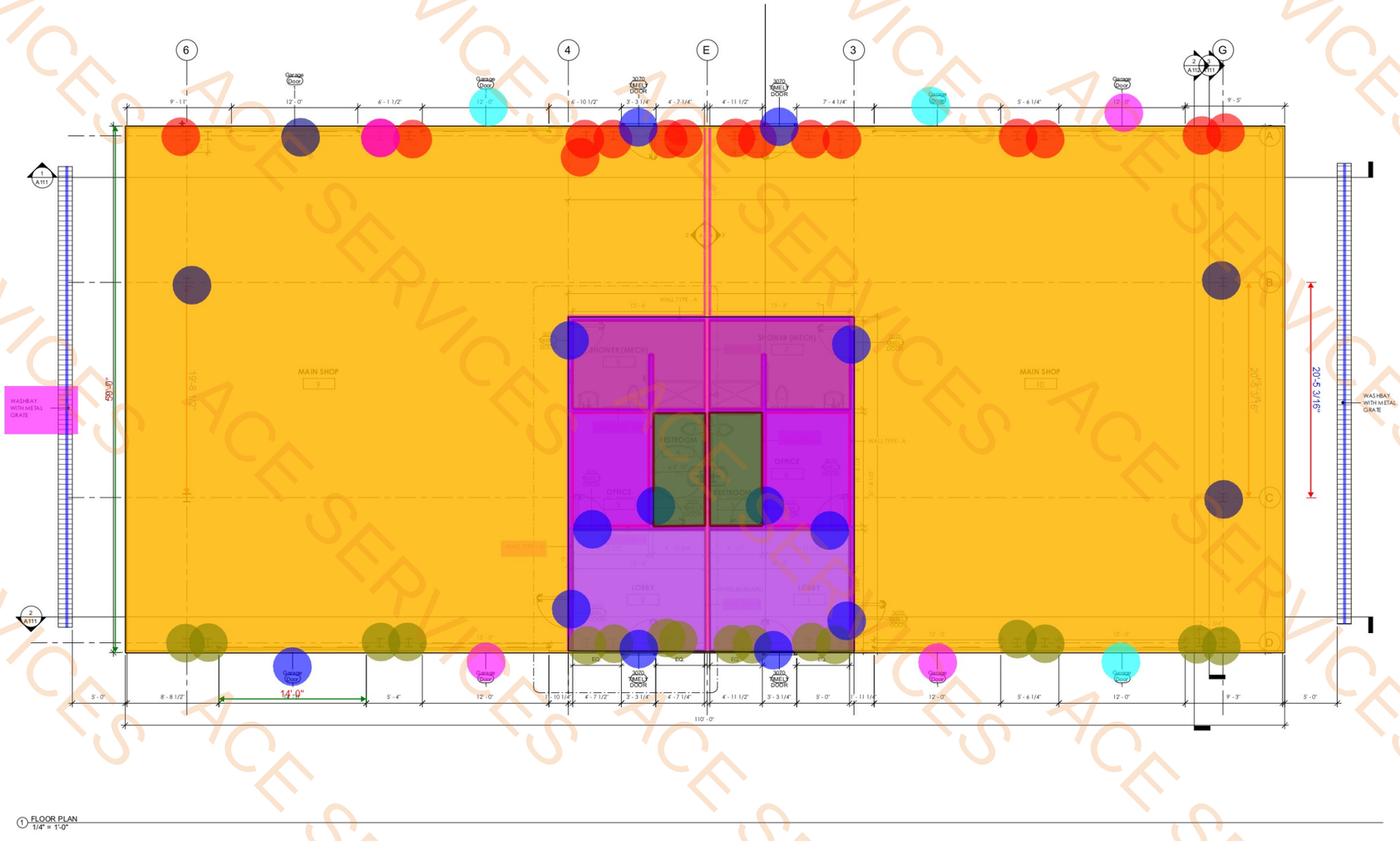
SIGNAGE AND STRIPING

DATE: 1/24/2025 SCALE: 1"=20'

DESCRIPTION

C10.0

Concrete Pad, D: 1'-4"	5510.0 SQ FT
Sealed Concrete	4647.5 SQ FT
Wall Type-A, H:10'-0"	176.3 FT
Wall Type-B	49.8 FT
2x6 Wood Studs @ 16" O.C	862.8 SQ FT
I-Beam, H:24'-8"	16.0 EA
I-Beam, H:16'-0"	16.0 EA
I-Beam, H: 21'-1"	2.0 EA
I-Beam, H: 17'-6"	2.0 EA
Timely Door, 3'-0" x 7'-0"	12.0 EA
Garage Door Low Lift, 12'-0" x 10'-0"	4.0 EA
Garage Door High Lift, 12'-0" x 10'-0"	3.0 EA
Garage Door High Lift, 14'-0" x 14'-0"	1.0 EA
Paint, TBD, H: 10'-0"	466.7 FT
Floor Tiles @ Lobby	298.4 SQ FT
Floor Tiles @ Office	163.6 SQ FT
Ceramic Tiles @ Shower	322.3 SQ FT
Ceramic Wall Base	158.0 FT
Wall Base @ Office	67.3 FT
Wall Base @ Lobby	86.1 FT
Washbay w/ Metal Grate	87.6 FT



Firm Number:
F-24477

STATE OF TEXAS
GREGORY M. DILLETT II
147105
LICENSED PROFESSIONAL ENGINEER

Date stamped:
4/30/24

GENERAL CONTRACTOR
TREVOR TURNBOW
TURNBOW CONSTRUCTION
TREVOR.TURNBOW@ICLOUD.COM
ARLINGTON, TX
682-266-8929

No.	Description	Date

MECHANIC SHOP

FLOOR PLAN

PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

A102

SCALE 1/4" = 1'-0"

1/27/2023 11:32:49 AM

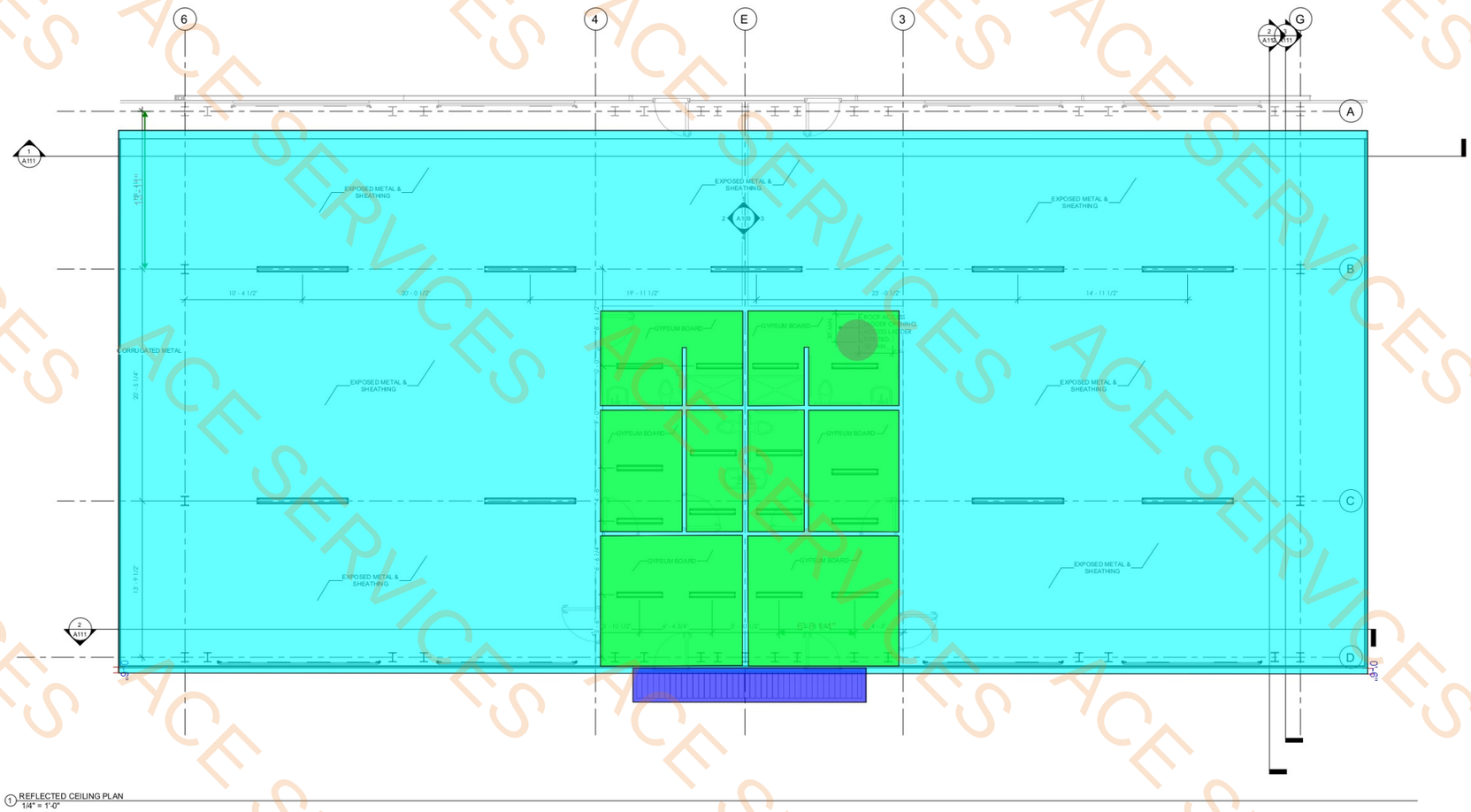
ACE SERVICES

Corrugated Metal Roof	5255.9 SQ FT
Metal Canopy w/ 4 Bracing Support	62.0 SQ FT
Roof Access Ladder with Opening (3'-0" x 2'-6")	1.0 EA
5/8" GYP Ceiling	775.2 SQ FT

Firm Number:
F-24477



Date stamped:
4/30/24



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

1/27/2023 11:32:51 AM

GENERAL CONTRACTOR
TREVOR TURNBOW
TURNBOW CONSTRUCTION
TREVOR.TURNBOW@ICLOUD.COM
ARLINGTON, TX
682-266-8929

No.	Description	Date

MECHANIC SHOP

REFLECTED CEILING PLAN

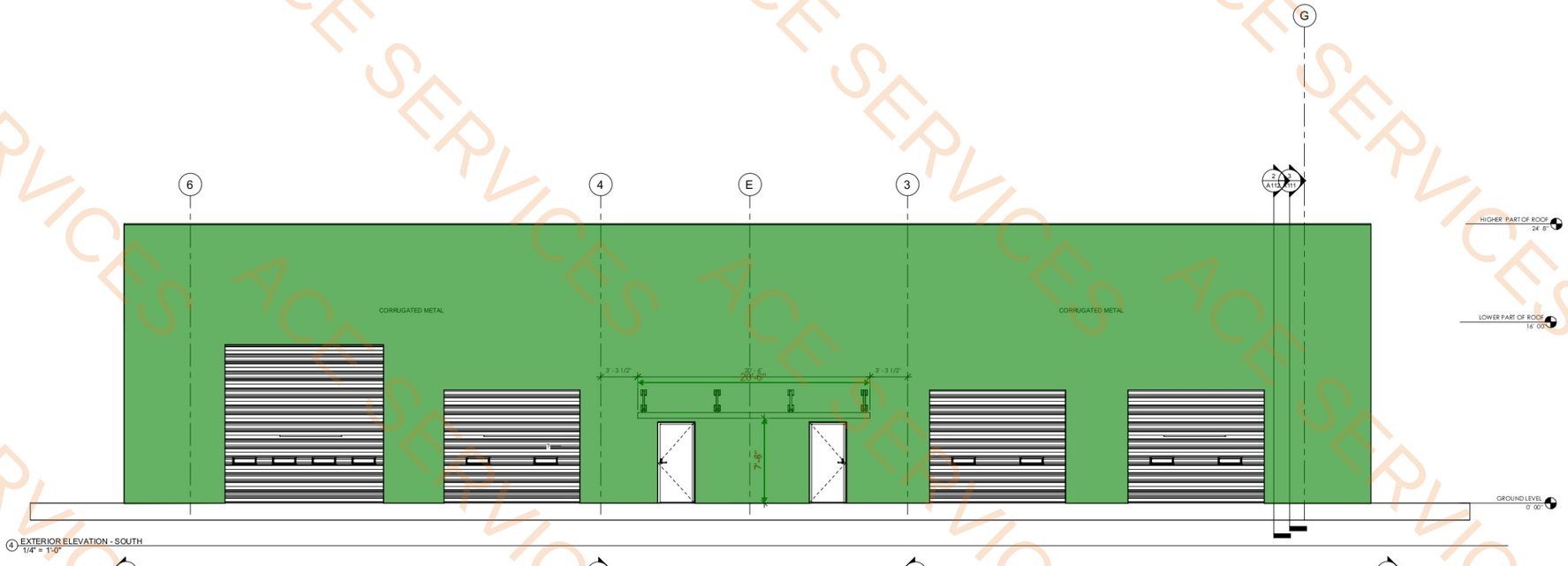
PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

A104

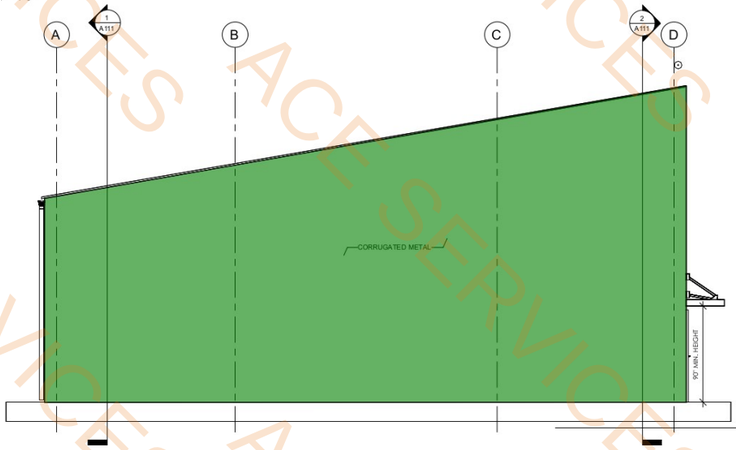
SCALE 1/4" = 1'-0"

1/27/2023 11:32:51 AM

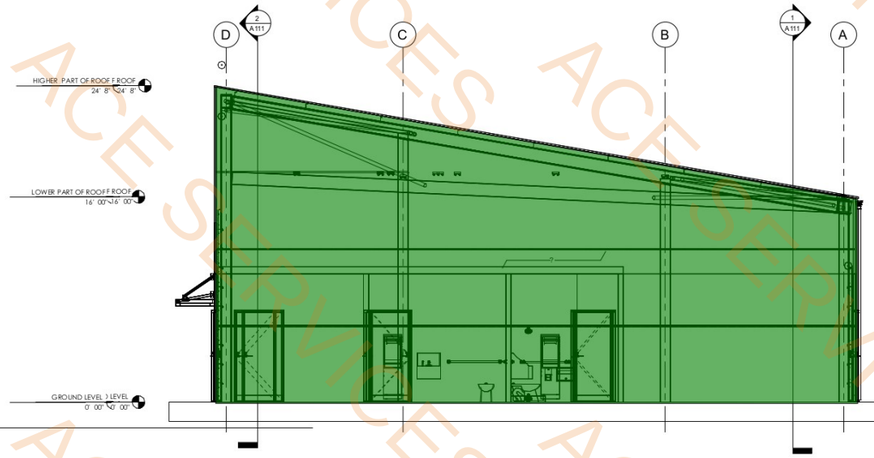
ACE SERVICES



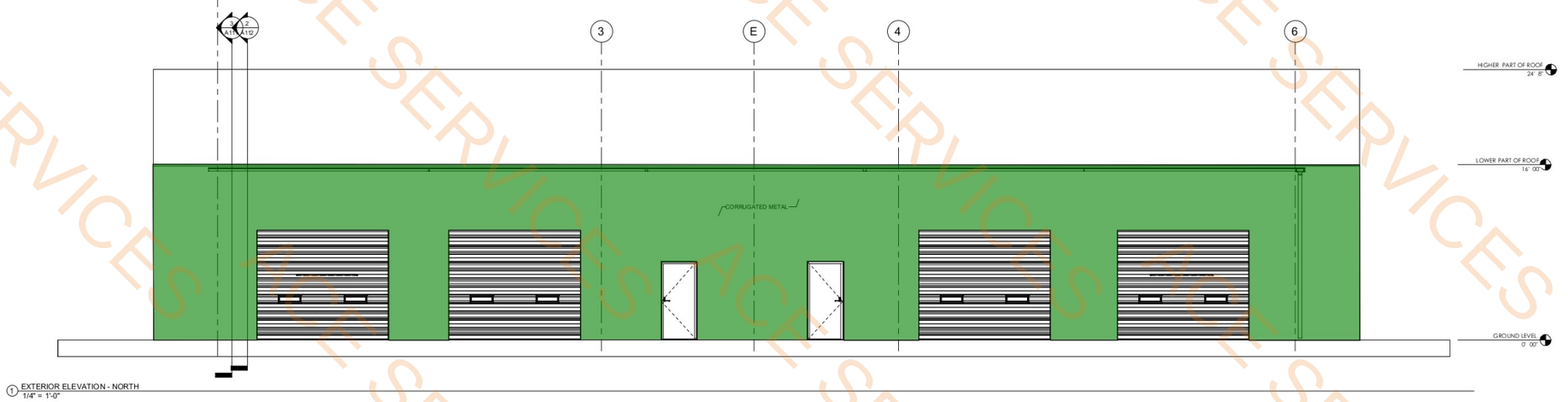
4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

Corrugated Metal **5380.4 SQ FT**

Firm Number:
F-24477

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682-266-8929

No.	Description	Date

MECHANIC SHOP

EXTERIOR ELEVATIONS

PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

A107

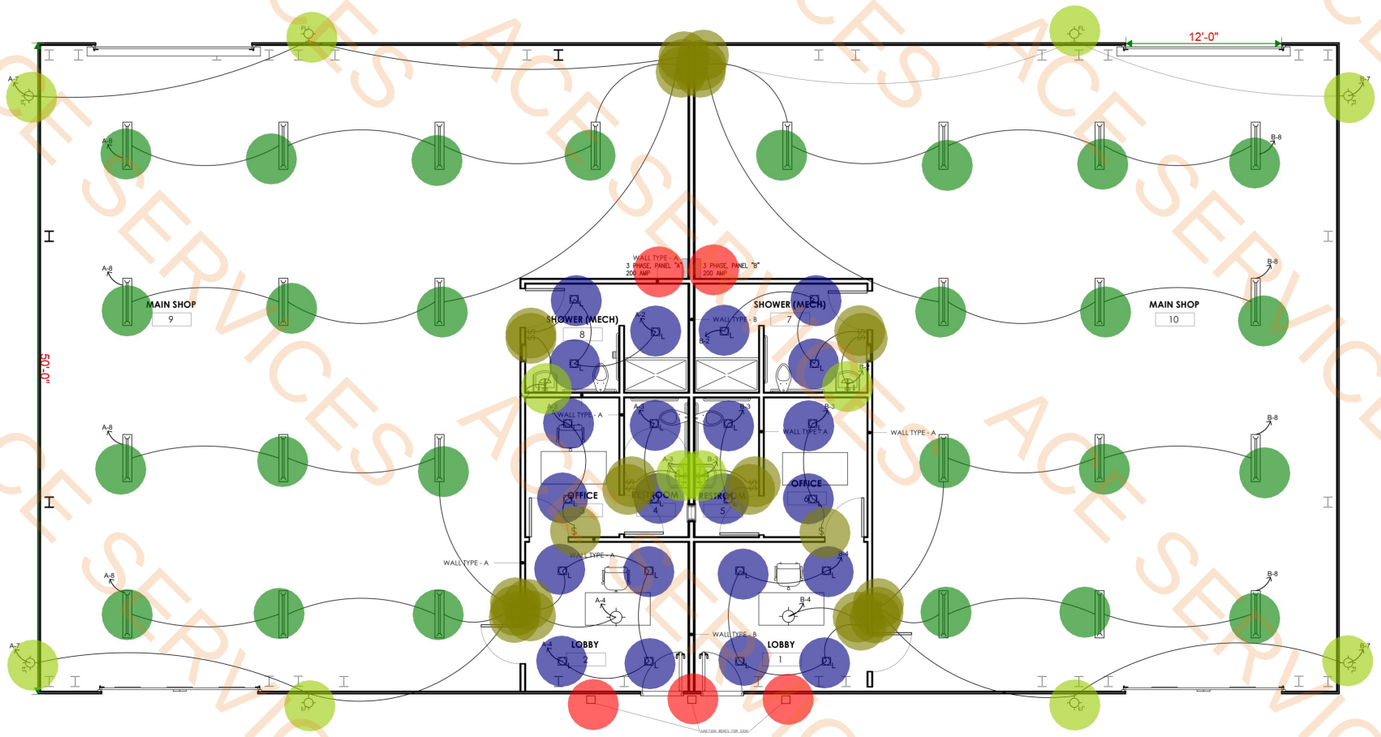
SCALE 1/4" = 1'-0"

12/7/2023 11:32:53 AM

12/7/2023 11:32:53 AM

ACE SERVICES

Flourescent Light	26.0 EA
Single Switch	26.0 EA
6" Recessed CAN Incondescent Bulb, Low Voltage Energy Saver	22.0 EA
Wall Mounted Sconce Flourescent Light Fixture	4.0 EA
Wall Mounted Light Fixture @ Exterior	8.0 EA
Junction Box	3.0 EA
Panel A, 3 Phase, 4W, 120/208V , 200 A	1.0 EA
Panel B, 3 Phase, 4W, 120/208V , 200 A	1.0 EA



ELECTRICAL LIGHTING PLAN
1/4" = 1'

Firm Number F-2439
STATE OF TEXAS
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PROFESSIONAL ENGINEER
Date Issued 4/30/24

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No.	Description	Date

MECHANIC SHOP

ELECTRICAL LIGHTING PLAN

PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

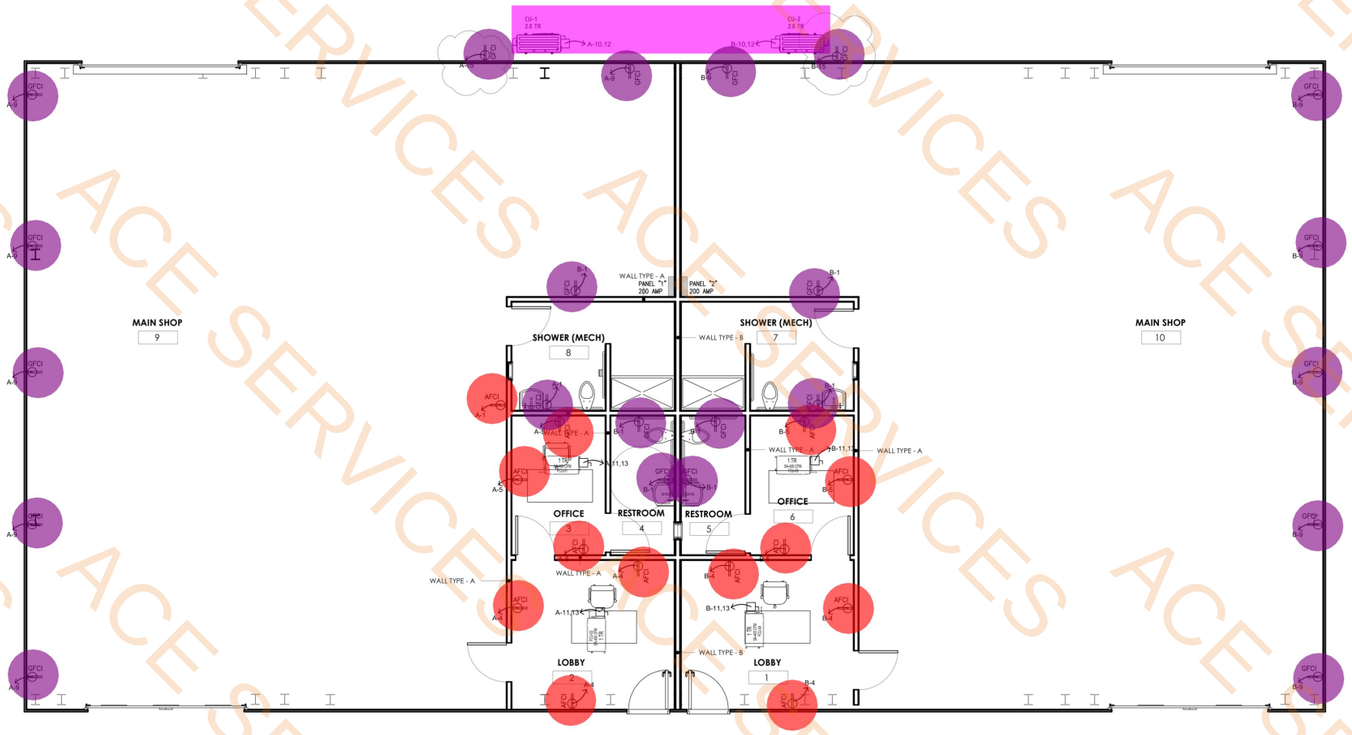
E102

SCALE 1/4" = 1'

9/19/2022 12:38:03 AM

ACE SERVICES

ACE SERVICES



ELECTRICAL POWER PLAN
1/4" = 1'

AFCI - Arc Fault Circuit Interrupter **13.0 EA**

GFCI - Ground Fault Interrupter **22.0 EA**

Firm Number
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No.	Description	Date

MECHANIC SHOP

ELECTRICAL POWER PLAN

PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

E103

SCALE 1/4" = 1'

9/19/2022 12:38:03 AM

3-Phase, 200A Meter — 2.0 EA

SUITE 2 PANEL "B" — LOCATION: NE CORNER OF SHOP

VOLTAGE: 120/208 V, 3 ∅ 4W — LOAD VA — MAINS: MLO MTS: 200 A

CIRCUIT DESCRIPTION:	bkr	cir no.	∅ A	∅ B	∅C	cir no.	bkr	CIRCUIT DESCRIPTION:
SHOWER GFCI	20	1	180			2	20	SHOWER LIGHTING
OFFICE/RESTROOM LIGHTS	20	3	180	1800		4	20	LOBBY RECT. & LIGHTS
RECEPTACLES	20	5		1800	900	6	20	FIRE PROTECTION
OUTSIDE LIGHTING	20	7	1800		1800	8	15	MAIN SHOP LIGHTING
RECEPTACLES (GFCI) SHOP	20	9		1800	3000	10	20	2.5 TON AC UNIT
AHU-3 & 4	20	11				12		
		13	1500			14		
HVAC SERVICE RECEPTACLE	20	15	2400			16		
		17				18		
		19				20		
		21				22		
		23				24		
		25				26		
		27				28		
		29				30		

TOTAL LOAD / ∅	6060	5400	5700	
TOTAL LOAD	17160			/ 359.84 = 47.69 AMPS
TOTAL DEMAND LOAD / ∅	6060	5400	5700	
TOTAL DEMAND LOAD	17160x1.25			/ 359.84 = 59.61 AMPS

SUITE 2 PANEL SCHEDULE

NOT TO SCALE

SUITE 1 PANEL "A" — LOCATION: NE CORNER OF SHOP

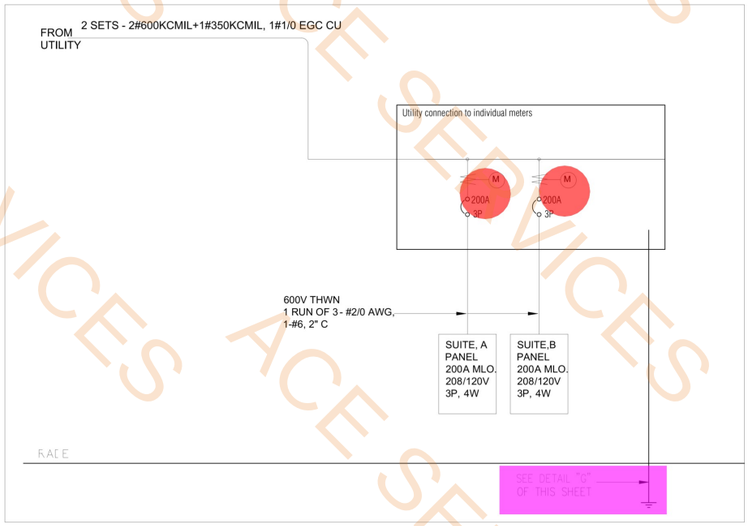
VOLTAGE: 120/208 V, 3 ∅ 4W — LOAD VA — MAINS: MLO MTS: 200 A

CIRCUIT DESCRIPTION:	bkr	cir no.	∅ A	∅ B	∅C	cir no.	bkr	CIRCUIT DESCRIPTION:
SHOWER GFCI	20	1	180			2	20	SHOWER LIGHTING
OFFICE/RESTROOM LIGHTS	20	3	180	1800		4	20	LOBBY RECT. & LIGHTS
RECEPTACLES	20	5		1800	900	6	20	FIRE PROTECTION
OUTSIDE LIGHTING	20	7	1800		1800	8	15	MAIN SHOP LIGHTING
RECEPTACLES (GFCI) SHOP	20	9		1800	3000	10	20	2.5 TON AC UNIT
AHU-1 & 2	20	11				12		
		13	1500			14		
HVAC SERVICE RECEPTACLE	20	15	2400			16		
		17				18		
		19				20		
		21				22		
		23				24		
		25				26		
		27				28		
		29				30		

TOTAL LOAD / ∅	6060	5400	5700	
TOTAL LOAD	17160			/ 359.84 = 47.69 AMPS
TOTAL DEMAND LOAD / ∅	6060	5400	5700	
TOTAL DEMAND LOAD	17160x1.25			/ 359.84 = 59.61 AMPS

SUITE 1PANEL SCHEDULE

NOT TO SCALE



SINGLE LINE POWER RISER DIAGRAM

NOT TO SCALE

Firm Number F-2439
STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
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GENERAL CONTRACTOR
TREVOR TURNBOW
TURNBOW CONSTRUCTION
TREVOR.TURNBOW@ICLOUD.COM
ARLINGTON, TX
682-266-8929

No.	Description	Date

MECHANIC SHOP

ELECTRICAL RISER AND PANEL SCHEDULES

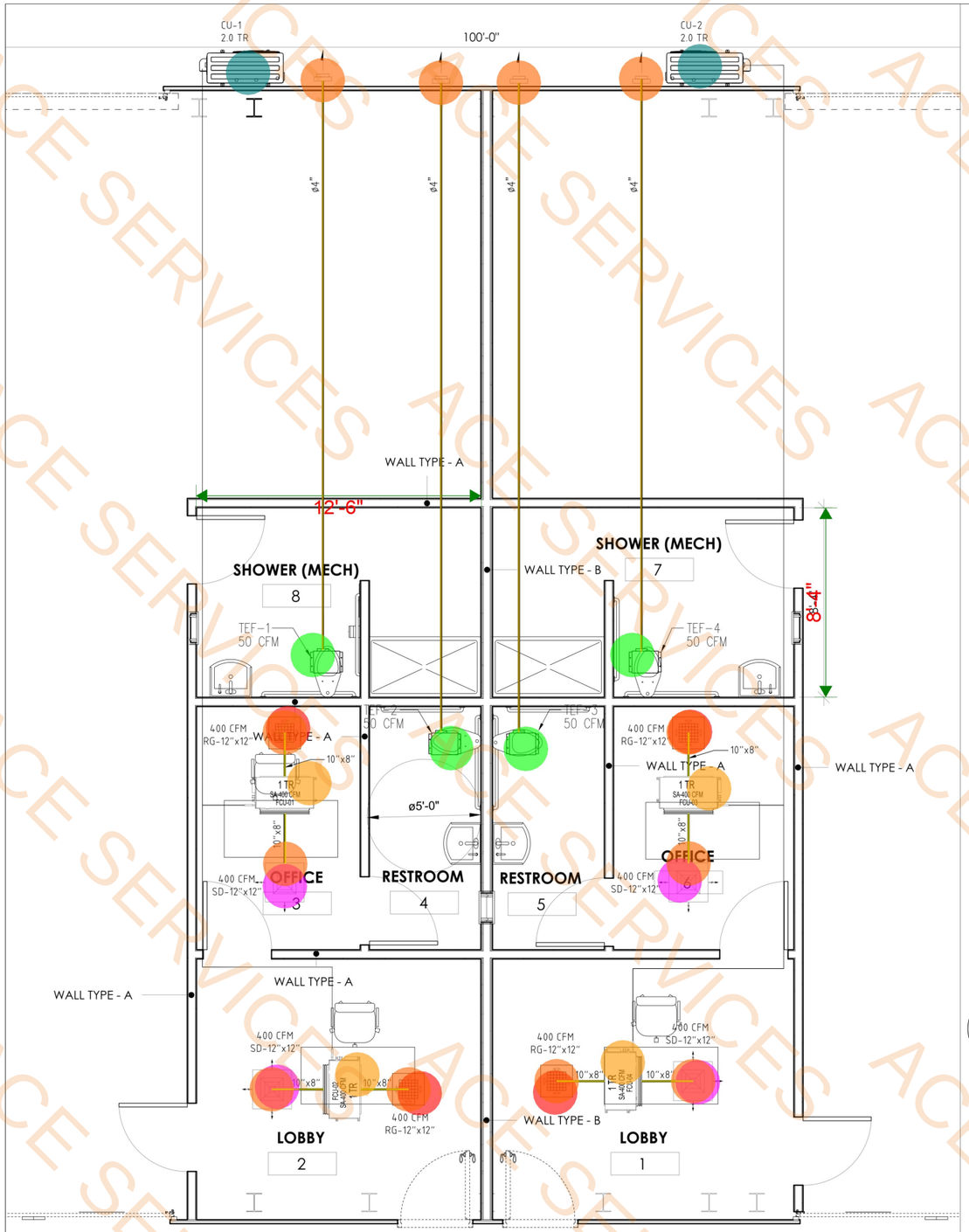
PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

E104

SCALE 1/4" = 1'

9/19/2022 12:38:03 AM

ACE SERVICES

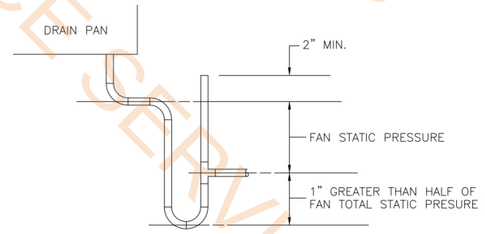


1 HVAC LAYOUT PLAN
1/2" = 1'-0"

- 2.0 TR CU-1 Condensing Unit — 2.0 EA
- 1 TR, SA-400 CFM Duct Type Indoor Unit — 4.0 EA
- 400 CFM, 12"x12" Return Air Diffuser — 4.0 EA
- 400 CFM, 12"x12" Supply Air Diffuser — 4.0 EA
- 50 CFM Toilet Exhaust Fan — 4.0 EA
- Sidewall Exhaust Fan — 4.0 EA
- 10"x8" to 12"x12" Transition — 8.0 EA
- 10"x8" Air Duct — 17.0 FT
- 4" Dia Exhaust Duct — 107.4 FT

LEGEND:

	CONDENSING UNIT
	DUCT TYPE INDOOR UNIT
	RETURN AIR DIFFUSER (RG)
	SUPPLY AIR DIFFUSER (SD)
	REFRIGERANT PIPE
	AC DRAIN PIPE
BS-2	CONDENSING UNIT
	TOILET EXHAUST FAN
	SIDEWALL EXHAUST



NOTE:

1. DRAIN LINE SHALL BE INSULATED.
2. DRAIN LINE SHALL PENETRATE THE ROOF LINE WITHIN THE CONFINEMENT OF THE HVAC EQUIPMENT CURB.
3. CONDENSATE DISPOSAL FOR FCU-01, FCU-02, FCU-03 AND FCU-04 SHALL BE CONVEYED AS SEEN IN THE DETAIL ABOVE. SUCH PIPING SHALL MAINTAIN A MINUMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1% SLOPE). CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY OR OTHER AREAS AS TO CAUSE NUISANCE.

CONDENSATE DRAIN TRAP DETAIL
N.T.S.

MECHANICAL GENERAL NOTES

NO.	DESCRIPTION
1.	THE PURPOSE OF THIS DRAWING IS TO PROVIDE HVAC ROUTING AND CONSTRUCTION DETAILS. THESE PLANS DETAIL THE FINAL ARRANGEMENT OF EQUIPMENT AND THEIR ASSOCIATED APPENDAGES.
2.	ANY AND ALL QUESTIONS AS TO THE INTENT OF, OR PROCEDURES SET FORTH IN THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE SUBMISSION OF A BID. LACK OF KNOWLEDGE OR UNDERSTANDING OF PLANS SHALL NOT JUSTIFY ANY CLAIMS OR EXTRA COMPENSATION.
3.	THE HVAC CONTRACTOR SHALL COORDINATE ALL EQUIPMENT, DUCT, & DIFFUSER LOCATIONS AND CLEARANCES WITH ALL OTHER TRADES ON PROJECT, IN PRE-CONSTRUCTION MEETING, PRIOR TO ANY ORDER, FABRICATION, OR INSTALLATION.
4.	ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT.
5.	PRIOR TO CONSTRUCTION, THE MECHANICAL CONTRACTOR SHALL: a. VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. b. NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION.
6.	ALL ELBOWS SHALL HAVE A CENTER LINE RADIUS OF 1.5W OR 1.5D AND BE SUPPLIED WITH TURNING VANES UNLESS OTHERWISE NOTED.
7.	ALL HANGER SPACING SHALL BE IN ACCORDANCE WITH S.M.A.C.N.A.
8.	DUCT SIZES ARE CLEAR, INSIDE DIMENSIONS. VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO FABRICATION OR INSTALLATION. ALL DUCTWORK SHALL BE FIBERBOARD.
9.	ALL EXHAUST DUCT SHALL BE SHEET METAL CONSTRUCTION.
10.	A SERVICE RECEPTACLE SINGLE-PHASE, 15 OR 20 AMPERE-RATED RECEPTACLE SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR SERVICING OF HVAC EQUIPMENT. RECEPTACLES TO BE INSTALLED AT CU-1 AND CU-2.

2021 International Building Code (IBC) with Local Amendments
2021 International Residential Code (IRC) with Local Amendments
2021 International Existing Building Code (IEBC) Local Amendments
2021 International Plumbing Code (IPC) with Local Amendments
2021 International Mechanical Code (IMC) with Local Amendments
2021 International Fuel Gas Code (IFGC) with Local Amendments
2021 International Energy Conservation Code (IECC) with Local Amendments
2021 International Fire Code (IFC) with Local Amendments
2020 National Electrical Code (NEC) with Local Amendments

DUCTS MULTI PORT SYSTEM SAMSUNG

TAG NUMBER	LOCATION	SERVICE	TYPE	COOLING TONNAGE	SUPPLY AIR FLOW CFM	COOLING TOTAL (MBH)	HEATING TOTAL (MBH)	ELECTRICAL MCA	ELECTRICAL VOLT/PHASE	APPROX. WEIGHT (LBS)	DIMENSION HXWXD	MANUF. OR EQUAL	MODEL	SYSTEM
FCU-1	OFFICE 3	OFFICE 3	MINI DUCTED	1.0	388-247	11.5	13.6	0.74	208-230V 60/1	54	7-7/8"x39"x27-9/16"	SAMSUNG	SEZ-KD12NA4	CU-1
FCU-2	LOBBY 1	LOBBY 1	MINI DUCTED	1.0	388-247	11.5	13.6	0.74	208-230V 60/1	54	7-7/8"x39"x27-9/16"	SAMSUNG	SEZ-KD12NA4	
FCU-3	OFFICE 6	OFFICE 6	MINI DUCTED	1.0	388-247	11.5	13.6	0.74	208-230V 60/1	54	7-7/8"x39"x27-9/16"	SAMSUNG	SEZ-KD12NA4	CU-2
FCU-4	LOBBY 1	LOBBY 1	MINI DUCTED	1.0	388-247	11.5	13.6	0.74	208-230V 60/1	54	7-7/8"x39"x27-9/16"	SAMSUNG	SEZ-KD12NA4	

CONDENSING UNIT SCHEDULE

TAG NUMBER	COOLING TONNAGE	COOLING TOTAL CAP.(MBH)	HEATING TOTAL CAP.(MBH)	ELECTRICAL MCA	ELECTRICAL VOLT/PHASE	REFRIGERANT TYPE	MIN. EFFICIENCY EER	MIN. EFFICIENCY COP	SEER	APPROX. WEIGHT (LBS)	DIMENSION HXWXD (INCH)	MANUF. OR EQUAL	MODEL
CU-1	2.0	22.0	25.0	22.1	208-230V 60/1	R410A	13.6	-	20.0	137	31-3/32"X37-13/32"X13"	SAMSUNG	MXZ-3C24NA2
CU-1	2.0	22.0	25.0	22.1	208-230V 60/1	R410A	13.6	-	20.0	137	31-3/32"X37-13/32"X13"	SAMSUNG	MXZ-3C24NA2

Firm Number F-2439
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ARLINGTON, TX
682-266-8929

No.	Description	Date

MECHANIC SHOP

HVAC PLAN

PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

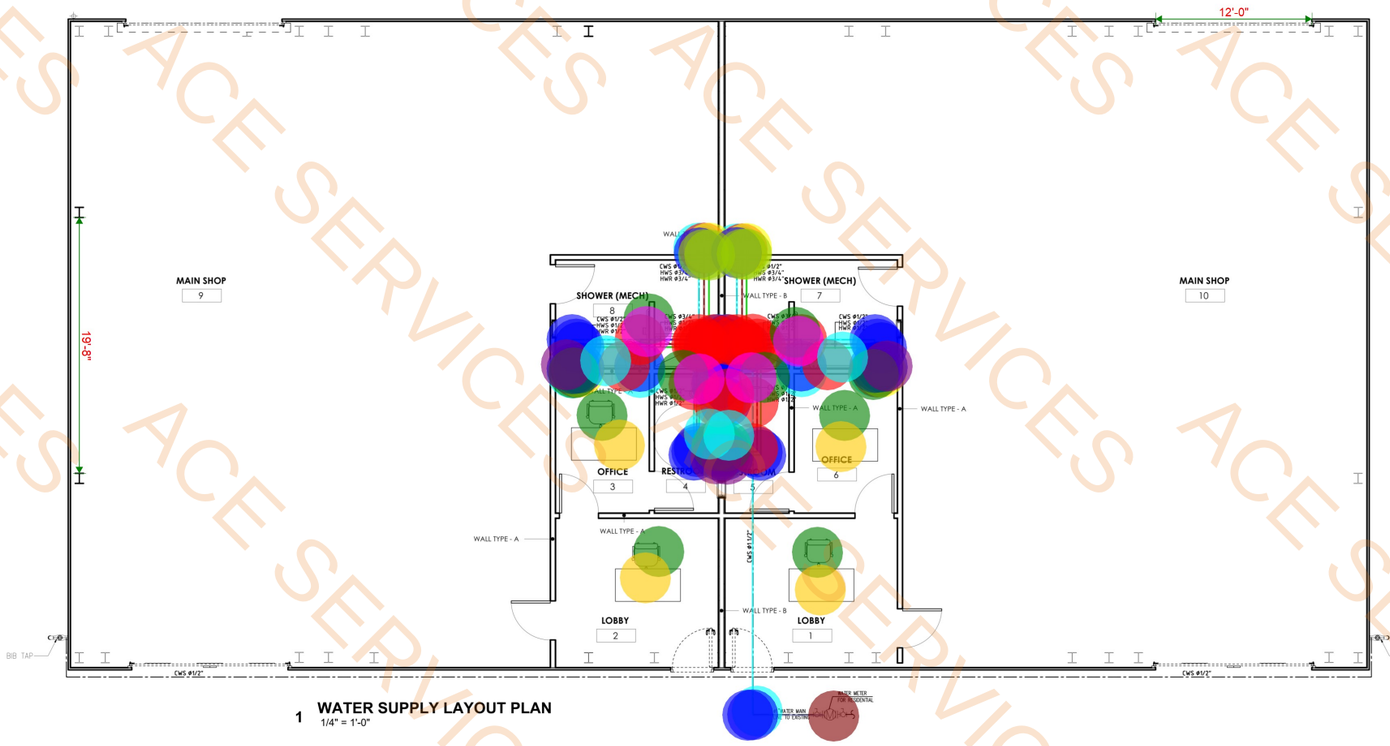
M100

SCALE 1/2" = 1'

9/19/2022 12:38:03 AM

ACE SERVICES

CWS 1/2"	84.0 FT
CWS 1"	5.5 FT
CWS 3/4"	9.5 FT
HWS 1/2"	44.9 FT
HWR 1/2"	44.6 FT
HWR 3/4"	18.9 FT
HWS 3/4"	18.6 FT
Water Meter for Residential	1.0 EA
1" to 1/2" 90-Degree Elbow	12.0 EA
1" to 1" 90-Degree Elbow	1.0 EA
1/2" to 1/2" 90-Degree Elbow	24.0 EA
1/2" to 3/4" 90-Degree Elbow	2.0 EA
3/4" to 3/4" 90-Degree Elbow	4.0 EA
1/2", 1/2" to 3/4"" Tee Elbow	5.0 EA
3/4", 3/4" to 1/2"" Tee Elbow	4.0 EA
3/4", 3/4" to 3/4" Tee Elbow	1.0 EA
1/2", 1/2" to 1/2" Tee Elbow	6.0 EA
1" CWS Riser, H: 10'	1.0 EA
1/2" CWS Riser, H: 7'	12.0 EA
1/2" HWS Riser, H: 7'	6.0 EA
3/4" HWS Riser, H: 7'	2.0 EA
3/4" HWR Riser, H: 7'	2.0 EA
1/2" HWR Riser, H: 7'	6.0 EA
24" x 36" Wall Mirror	4.0 EA
Chairs	4.0 EA
5'-0" x 2'-6" Wooden Table	4.0 EA
44" Grab Bar	4.0 EA
48" Grab Bar	4.0 EA
Tissue Paper Holder	4.0 EA
Soap Dispenser	4.0 EA
Sanitoary Napkin Disposal	4.0 EA



1 **WATER SUPPLY LAYOUT PLAN**
1/4" = 1'-0"

Firm Number F-2439
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No.	Description	Date

MECHANIC SHOP

WATER SUPPLY LAYOUT

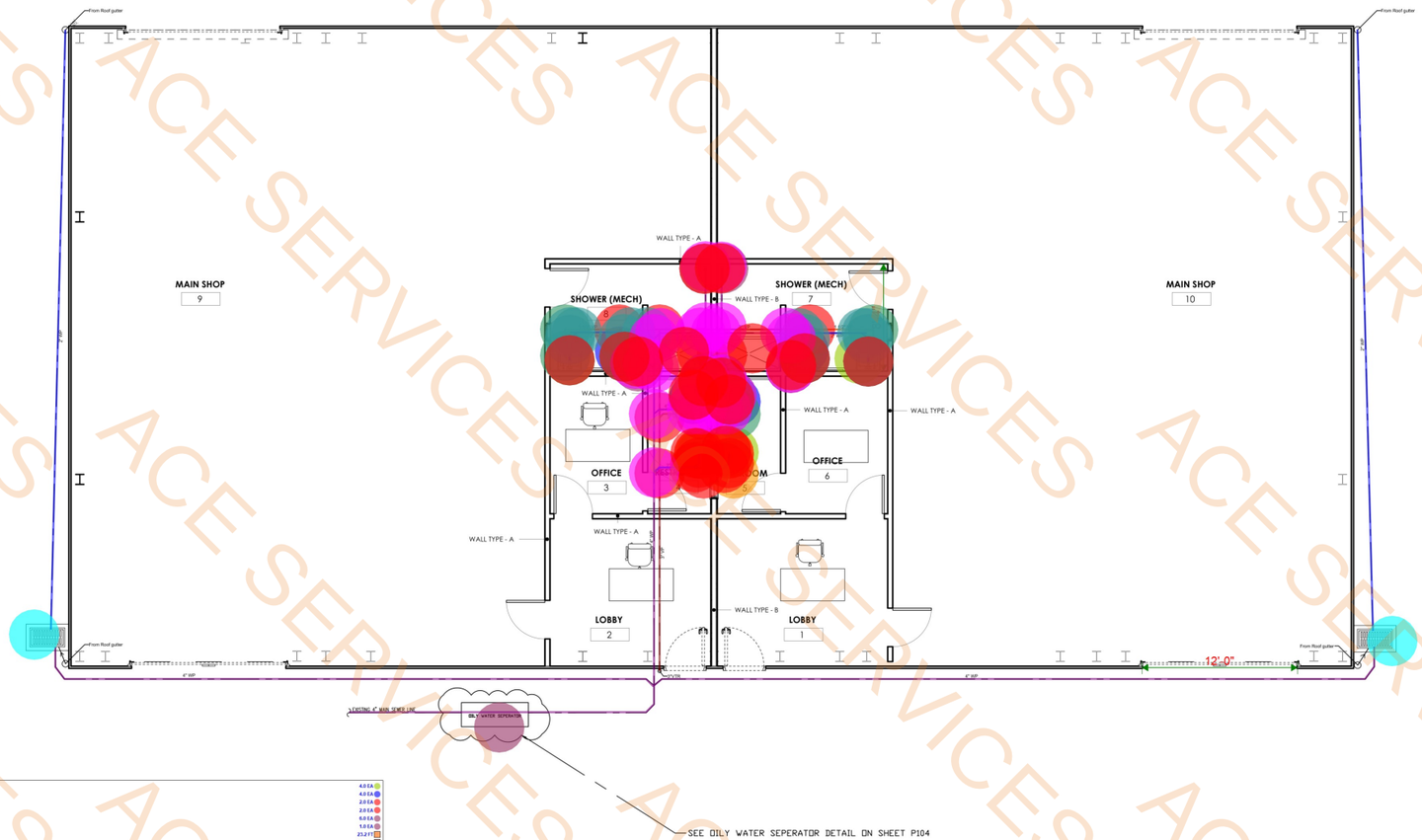
PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
CHECKED BY	

P101

SCALE

9/19/2022 12:38:03 AM

ACE SERVICES



• Bathroom Sink	4.0 EA
• Water Closet	4.0 EA
• Shower Base	2.0 EA
• Shower Head	2.0 EA
• Floor Drain	6.0 EA
• Oily Water Separator	1.0 EA
1 1/2" Vent Pipe	23.2 FT
3" Vent Pipe	55.2 FT
2" Waste Pipe	154.2 FT
3" Waste Pipe	8.0 FT
4" Waste Pipe	197.0 FT
• Drain Cover	2.0 EA
• 3" x 3" 90-Degree Elbow	2.0 EA
• 4" x 4" 45-Degree Elbow	5.0 EA
• 4" x 4" 90-Degree Elbow	9.0 EA
• 2" Waste Pipe Riser, H. 3'-0"	4.0 EA
• 3" Waste Pipe Riser, H. 3'-0"	2.0 EA
• 4" Waste Pipe Riser, H. 3'-0"	8.0 EA
• 2" x 2" 45-Degree Elbow	5.0 EA
• 2" x 2" 90-Degree Elbow	4.0 EA
• 3" x 3" 45-Degree Elbow	3.0 EA
• 3" x 3" to 3" 45-Degree Tee	1.0 EA
• 4" x 4" to 4" 45-Degree Tee	3.0 EA
• 4" x 4" to 3" 90-Degree Tee	1.0 EA
• 2" x 2" to 2" 45-Degree Tee	3.0 EA
• 2" x 2" to 4" 45-Degree Tee	1.0 EA
• 2" End Cap	2.0 EA
• 4" x 4" to 4" 45-Degree Tee	5.0 EA
• 4" x 2" to 4" Y-Tee	1.0 EA
• 3" VTR, H. 7'	0.0 EA
• 1 1/2" to 1 1/2" 90-Degree Elbow	6.0 EA
• 3" to 3" 90-Degree Elbow	4.0 EA
• 1 1/2" , 1 1/2" to 3" 90-Degree Bend Tee	2.0 EA
• 3", 3" to 1 1/2" 90-Degree Bend Tee	1.0 EA
• 3", 3" to 3" 90-Degree Bend Tee	4.0 EA

1 WASTE WATER LAYOUT PLAN

1/4" = 1'-0"

Firm Number
F-2439

STATE OF TEXAS
GREGORY M. DILLETT II
147105
LICENSED
PROFESSIONAL ENGINEER

Date Issued
4/30/24

GENERAL CONTRACTOR
TREVOR TURNBOW
TURNBOW CONSTRUCTION
TREVOR.TURNBOW@ICLOUD.COM
ARLINGTON, TX
682-266-8929

No.	Description	Date

MECHANIC SHOP

WASTE WATER LAYOUT

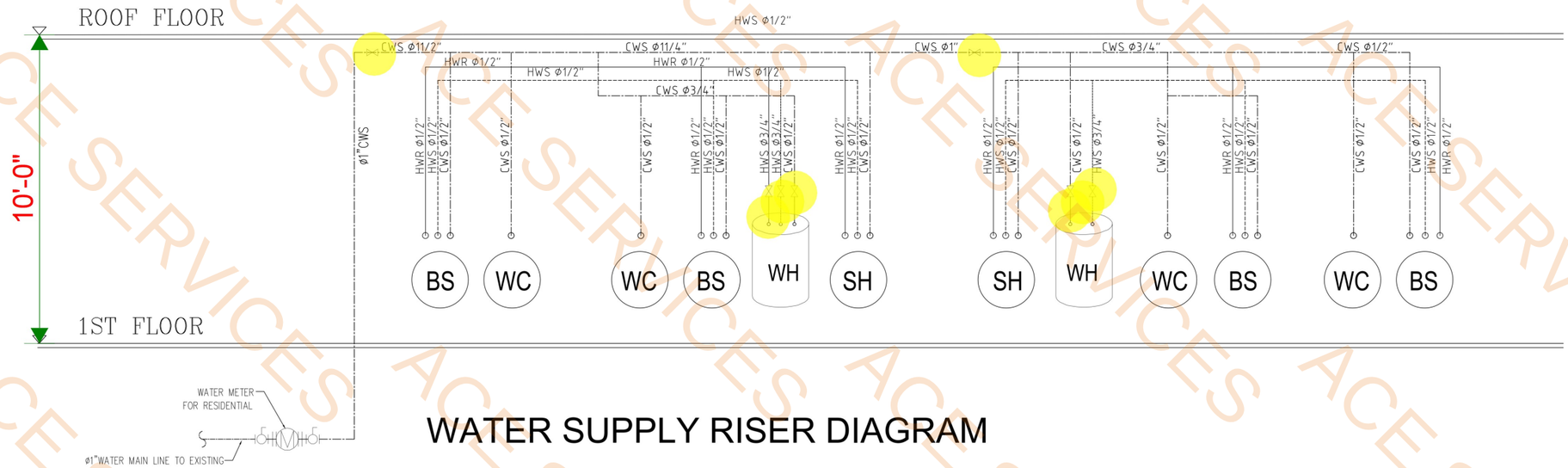
PROJECT NUMBER	Project Number
DATE	9/18/2022
DRAWN BY	G. DILLETT
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SCALE

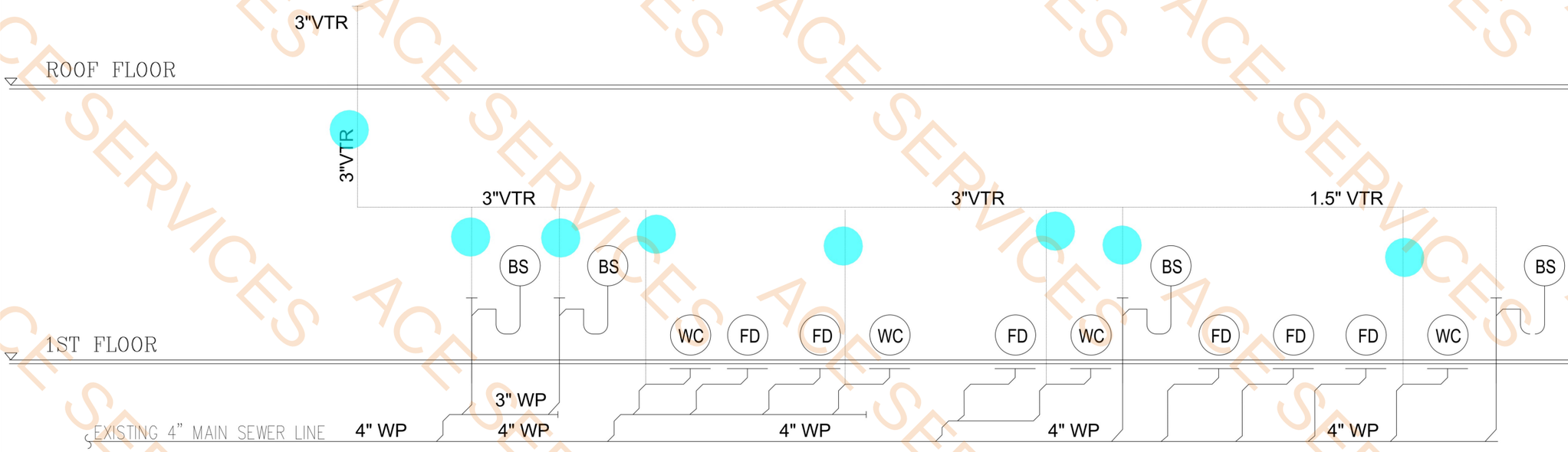
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ACE SERVICES



WATER SUPPLY RISER DIAGRAM

Gate Vale	8.0 EA
3" VTR, H: 7'	8.0 EA



WASTE WATER RISER DIAGRAM

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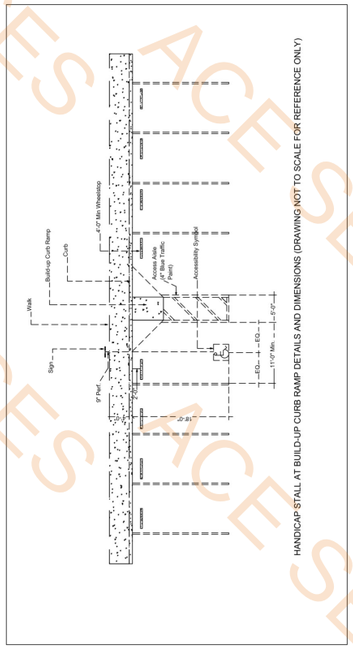
MECHANIC SHOP

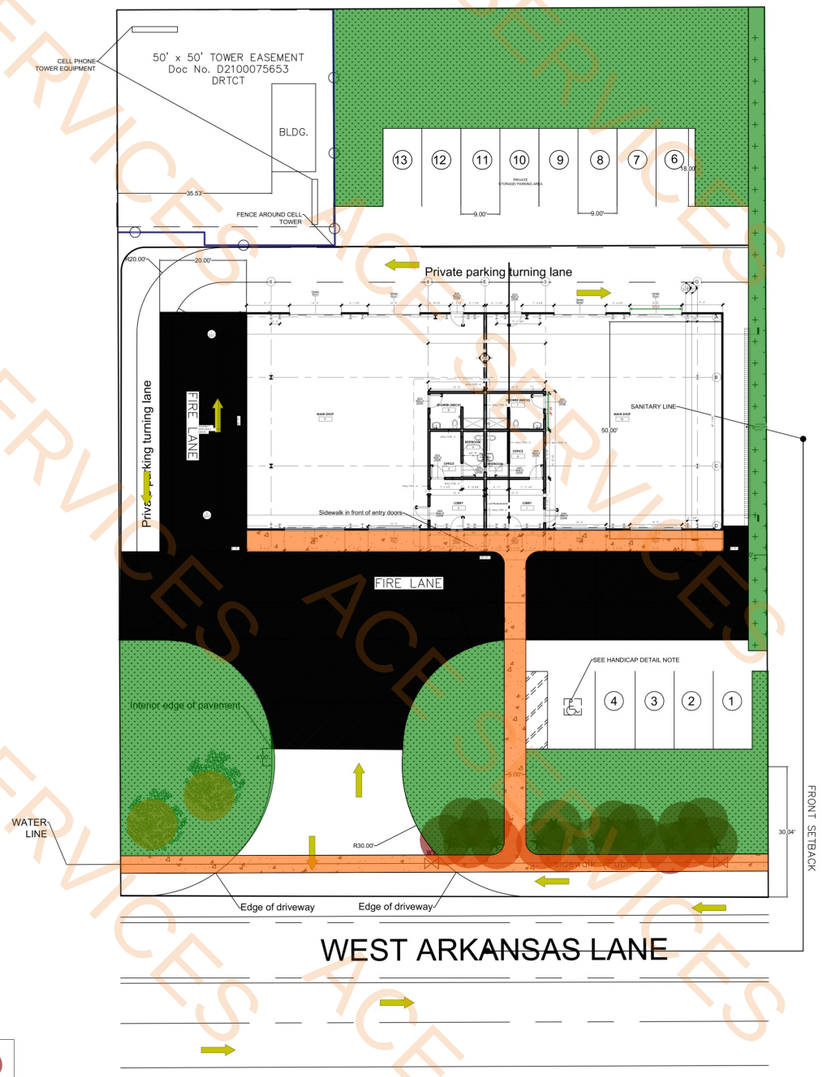
RISER DIAGRAMS

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	P103
SCALE	

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ACE SERVICES





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GRAPHIC SCALE
1 inch = 1 ft.

SUMMARY TABLE
1. TOTAL BUILDING SQUARE FOOTAGE IS 5500 SQ. FT.
2. DRIVEWAY MATERIAL SHOULD BE CONCRETE AND SPECIFICATION AND DETAIL TO BE PROVIDED BY CIVIL ENGINEER.
3. FIRE APPARATUS ACCESS ROADS (FIRE LANE) SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'.
4. NUMBER OF PARKING SPACES AS SPECIFIED FROM TABLE 14.10.310 (SCHEDULE OF OFF-STREET PARKING AND LOADING REQUIREMENTS.
4.1. FOR AUTOMOBILE REPAIR FORMULA REQUIRES TWO SPACES FOR EACH SERVICE BAY. THE MECHANIC SHOP WILL BE DESIGNED WITH 2 SERVICE BAY'S. PROVIDING A CALCULATION OF 4 PARKING SPOTS.
4.2. 13 PARKING SPACES PROVIDED WITH (1) ONE HANDICAP SPACE.

SITE PLAN
PLANNING AND ZONING COMMISSION DATE:
CITY COUNCIL DATE
ORDINANCE NO.
RESOLUTION NO.
ADMINISTRATIVE APPROVAL DATE:

NO.	DATE	REVISIONS

DESIGNER
OWNER
1020 VENTURES

SITE PLAN	0.6715 AC (29248 SQ. FT.)
PROJECT NAME: 2417 W ARKANSAS LANE MECHANIC SHOP MECHANIC AUTO SHOP LOT 5 BLOCK 2 CITY OF PANTEGO, TX	

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE No.

Shrubs	18.0 EA
Grass	7649.5 SQ FT
Tree	2.0 EA
Fence Around Cell Tower	107.6 FT
Concrete Sidewalk	1489.8 SQ FT

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MECHANIC SHOP

SITE PLAN

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S100

SCALE 1/4" = 1'

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ACE SERVICES