

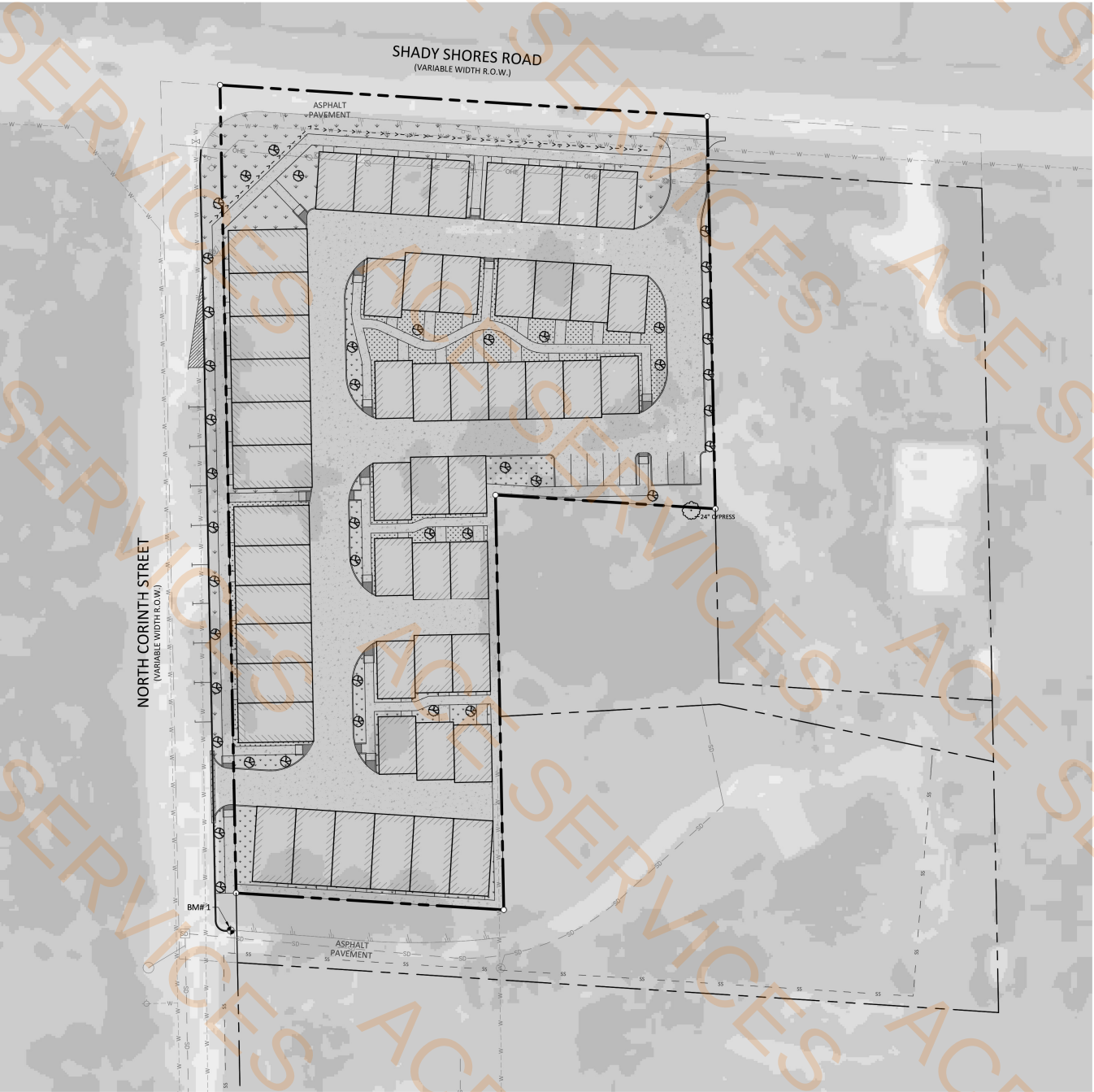
MURILLO MARKET TOWNHOMES

Civil Construction Drawings

NORTH CONRINTH STREET
CORINTH, TEXAS 76208

Vicinity Map

Not to Scale

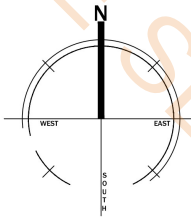


SHEET INDEX

Sheet Number	Sheet Title
CV	COVER SHEET
GN	GENERAL NOTES
C100	DEMOLITION PLAN
C101	TREE PRESERVATION PLAN
C200	SITE PLAN
C300	EXISTING DRAINAGE AREA MAP
C301	PROPOSED DRAINAGE AREA MAP
C400	FIRE TRUCK
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN AND PROFILE
C701	PLAN AND PROFILE
C800	EROSION CONTROL
C900	DETAILS
C901	DETAILS
C902	DETAILS
C903	DETAILS
C904	DETAILS

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



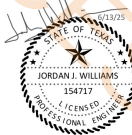
FAWKES
CONSULTANTS INC.

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

FINAL DESIGN

DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
1	
2	
3	
4	
5	
6	

COVER SHEET
MURILLO MARKET TOWNHOMES
NORTH CONRINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=40'

CV

DRAWN BY: LN

01/18

DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
1	
2	
3	
4	
5	
6	

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

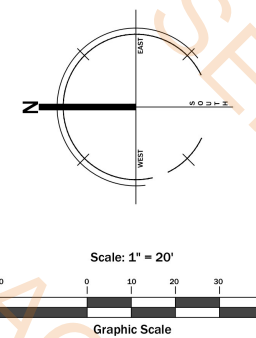


SCALE: 1"=20'

C200

DRAWN BY: LN

05/18



Exterior Wall Ht 30'	2030.5 FT
Common Interior WALL Ht 30'	771.5 FT
Stacy Exterior Wall Ht 30'	698.9 FT
Stacy Common Interior WALL Ht 30'	417.9 FT

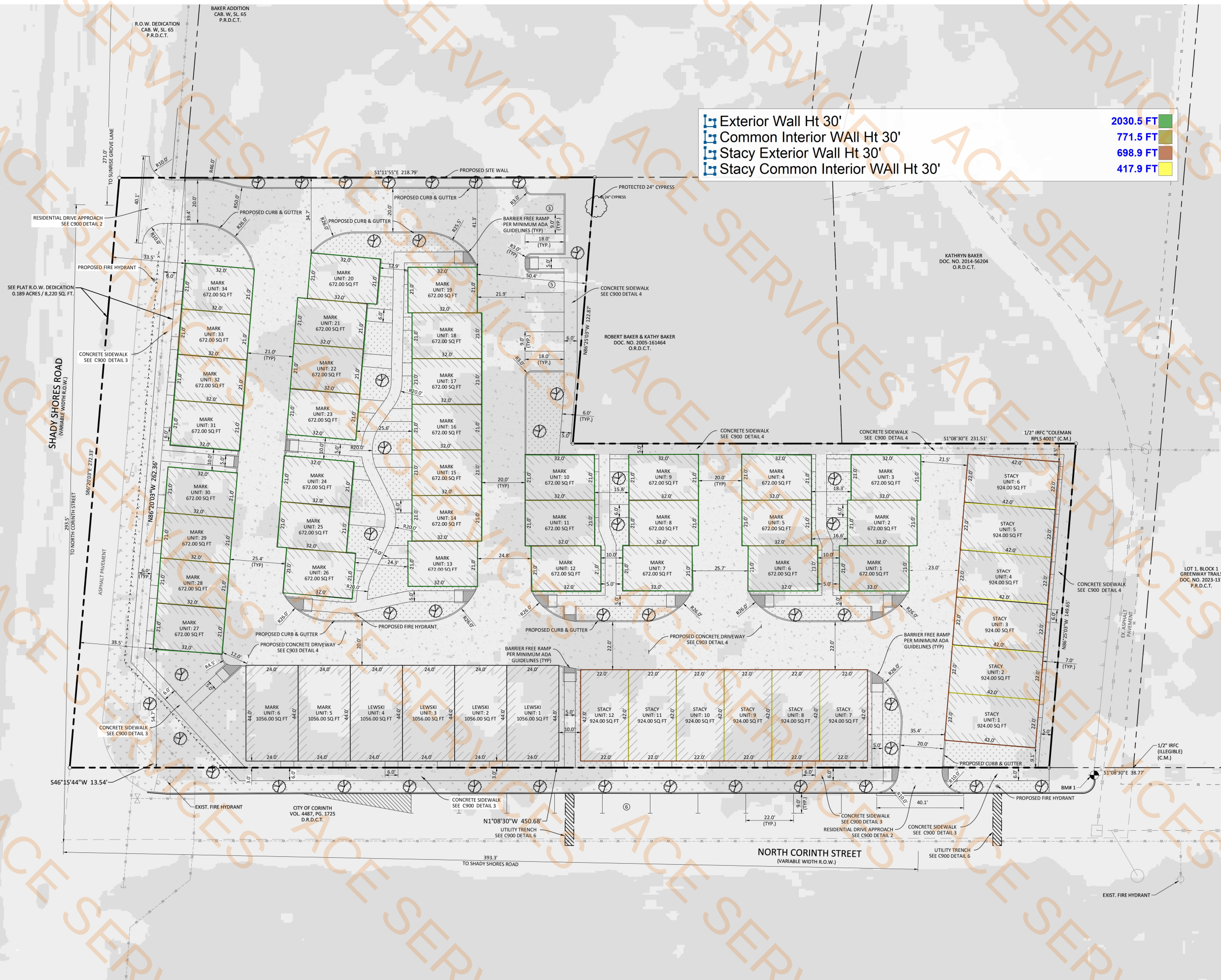
SITE DATA TABLE

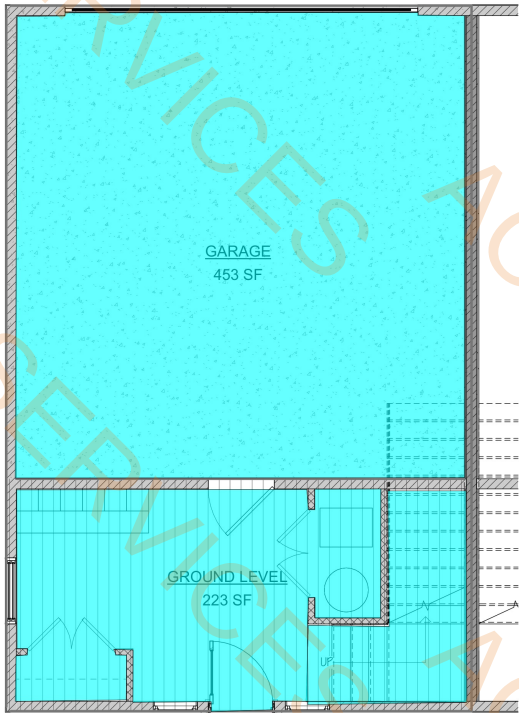
EXISTING ZONING	MX-C
PROPOSED ZONING	NO CHANGE
LOT AREA	93,972.93 SF, 2.16 AC
BUILDING SETBACKS:	
- COMMERCIAL	0'
- RESIDENTIAL	20'
UNITS:	TOTAL UNITS: 52
- MARK	34 UNIT (32'x21'), 672 SF/UNIT.
- STACY	12 UNIT (42'x24'), 924 SF/UNIT.
- LEWSKI	6 UNIT (44'x24'), 1,056 SF/UNIT.
BUILDING HEIGHT	35'
TOTAL BUILDING AREA	40,272 SF (42.85%)
PARKING:	127 provided
- GARAGE (2/UNIT)	104
- OFF-STREET	10
- MOTORCYCLE	6
- ON-STREET	9
PROPOSED LANDSCAPE AREA	16,962 SF (18.7%)
IMPERVIOUS AREA	76,383.93 SF (81.3%)

Legend

(Note: All items may not appear on drawing)

Proposed Swale	---
Existing Sewer	---
Existing Storm	---
Existing Water	---
Existing Pavement	---
Property Line	---
Fire Hydrant	---
Light Pole	---
Fence	---
Metal Pipe Concrete Pipe	---
Reinforced Concrete Pipe	---
Ductile Iron Pipe	---
Top of Asphalt	---
Edge of Asphalt	---
Centerline	---
Existing Grade	---
Flowline	---
Finish Floor	---
Top of Curb	---
Top of Wall	---
Top of Walk	---
Top of Concrete	---
Natural Ground	---
Match Existing	---
Fire Department Connection	---
Ridge Line	---
Direction of Flow	---
Proposed Wall	---
Proposed Asphalt	---
Proposed LAND	---
Sidewalk	---
Spill Curb & Gutter	---





1 LOWER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

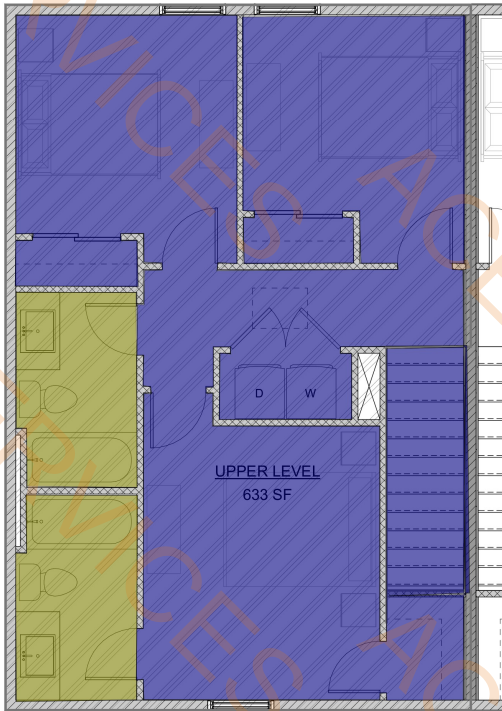
- Gypsum Board Ceiling in Ground 619.9 SQ FT
- Gypsum Board Ceiling in Mid Floor 580.5 SQ FT
- MR Gypsum Board Ceiling in Mid Floor 27.9 SQ FT
- MR Gypsum Board Ceiling in Upper Floor 96.7 SQ FT
- Gypsum Board Ceiling in Mid Floor 501.5 SQ FT

FOOTAGES

- GARAGE
- GROUND LEVEL
- MAIN LEVEL
- UPPER LEVEL



2 MAIN LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"



3 UPPER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

NOTE!
FOOTAGE NUMBERS REFLECT
OUTSIDE OF FRAMING

FOOTAGE CALCULATIONS		
NAME	AREA	LEVEL
GARAGE	453 SF	GROUND LEVEL
GROUND LEVEL	223 SF	GROUND LEVEL
MAIN LEVEL	676 SF	MAIN LEVEL
UPPER LEVEL	633 SF	UPPER LEVEL
TOTAL FLOOR AREA	1985 SF	



PRELIMINARY PLAN - NOT FOR CONSTRUCTION
FOOTAGES

REVISION SCHEDULE		
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Rosie Ridge
4-Plex

Designed for

Kairos Ventures

Date SEPT. 2024

Drawn by DSW

Sheet

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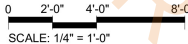
OF

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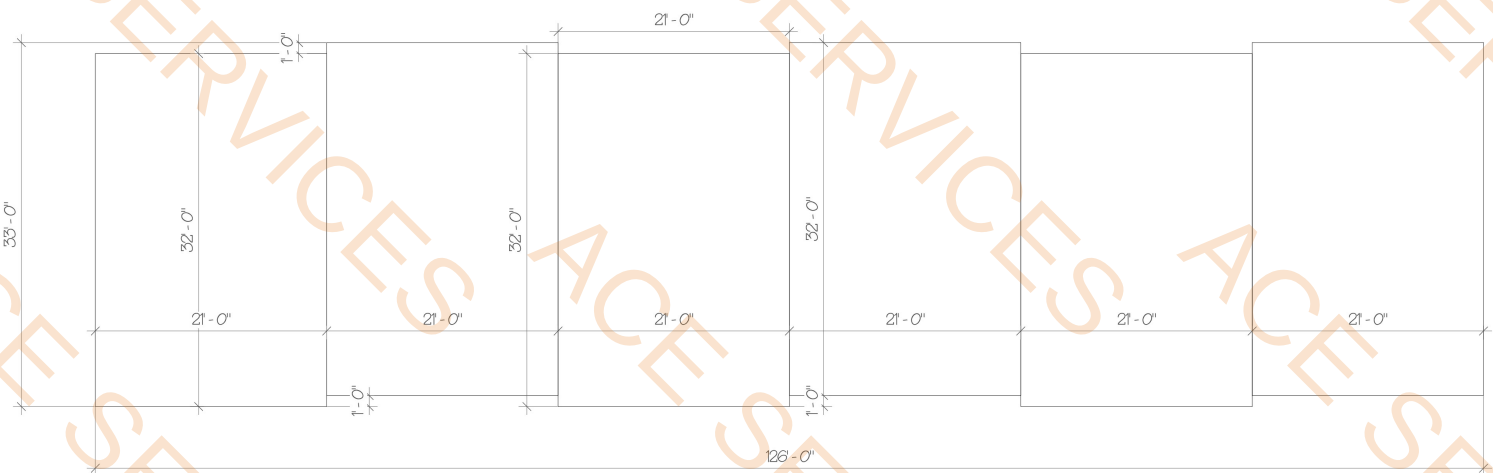
GRAPHIC SCALE



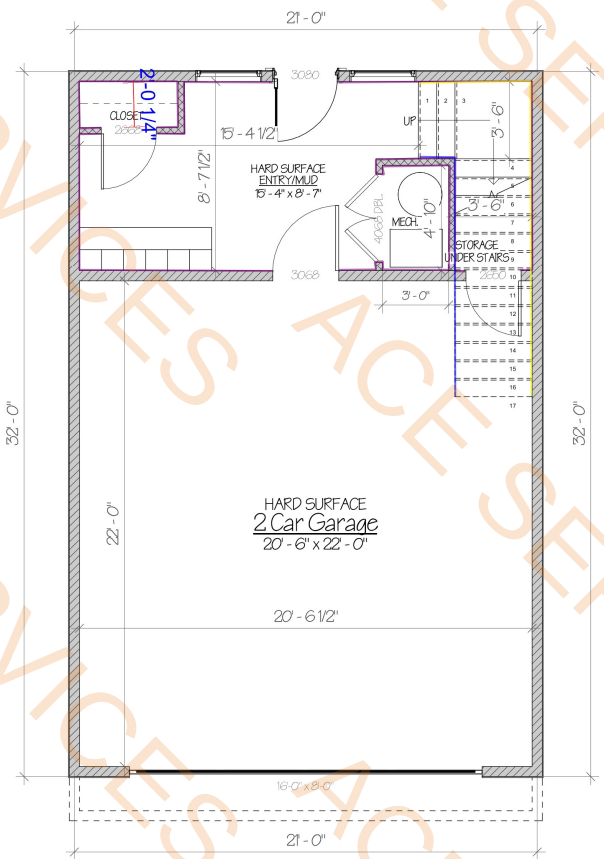
SCALE: 1/4" = 1'-0"

- Vinyl Wall Base (Mid Floor) 143.8 FT
- Carpet Wall Base in Upper Floor 208.1 FT
- Rubber Wall Base in (Ground Floor) 76.4 FT
- Steel Stair Hand Rail (Ht 3'-0") 38.7 FT
- Steel Stair Guard Rail (Ht 3'-0") 24.9 FT

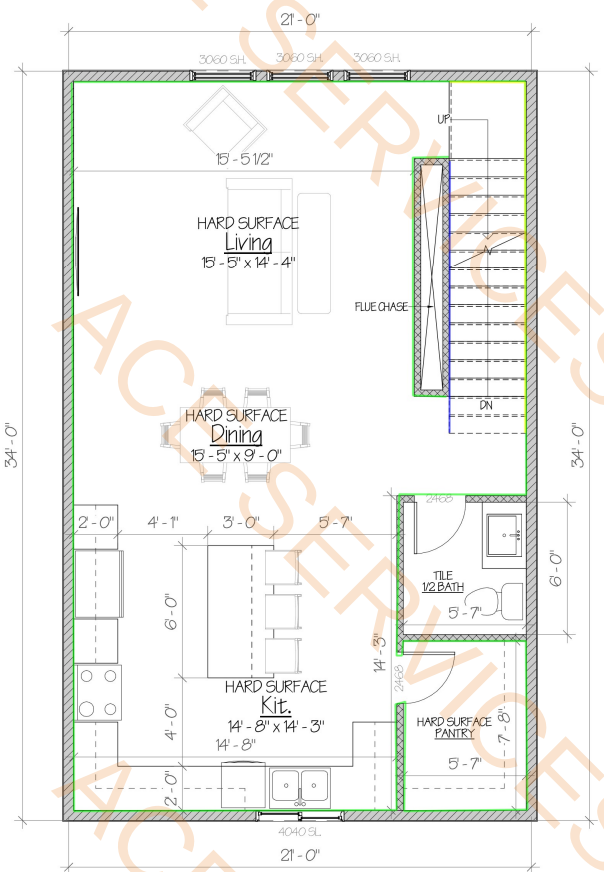
WINDOW HEAD HEIGHTS	
GROUND LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-0" UNO



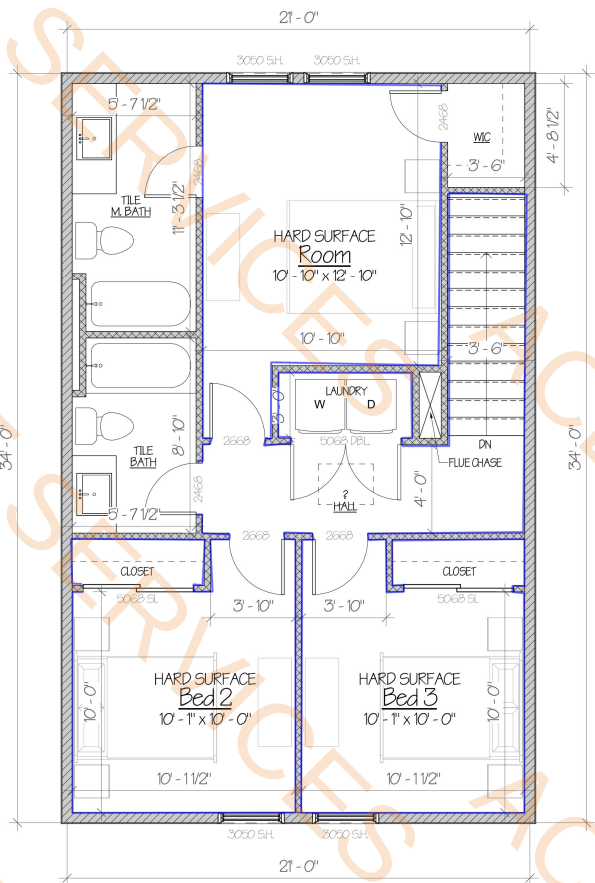
④ 6 UNIT STEPPED FOOTPRINT
SCALE: 1/8" = 1'-0"



① GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



② MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



③ UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLANS

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Hyde Park
Townhomes

Designed for

Kairos Ventures

Date MAY, 2024

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Sheet

A2.3
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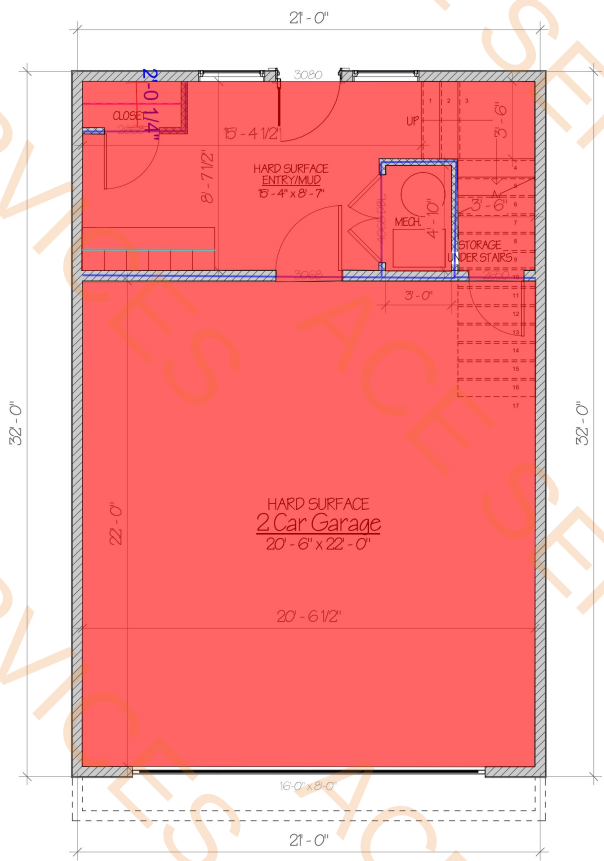
REVISED:
5/24/2024 8:44:29 AM

- Interior Wall Ht (10'-0") with Gyp on B.S
- 2'-0" D Closet
- Bench W/Cubbies
- Interior Wall Ht (10'-0") with Gyp on B.S
- Interior Wall Ht (10'-0") with MR Gyp on one Side and other Gyp with 5' Ceramic Wall Tile
- 2'-0" D Counter top
- Cooking Range
- 2'-0" D Vanity Countertop
- 1'-0" D Closet
- Refrigerator
- 2'-1"D Kitchen Base Cabinets Ht (3'-0") and 2'-1" D Wall Mounted Cabinets Ht (3'-6")
- Dish Washer
- Kitchen Island (L:6' , H:3' and W: 2'-4")
- 2'-0" D Vanity Countertop
- Interior Wall Ht (9'-0") with Gyp on B.S
- Interior Wall Ht (9'-0") with MR Gyp on one Side and other Gyp
- Interior Wall Ht (9'-0") with MR Gyp on B.S with 5' Ceramic Wall tile
- Washer
- Dryer
- 1'-0" D Closet
- Sealed Concrete Floor
- Luxury Vinyl Tile
- Ceramic Tile Floor
- Carpet Tile Floor
- Ceramic Tile Floor
- Chase Wall (10') GYP on B.S
- Chase Wall Ht(9'-0")
- Water Closet
- Tub

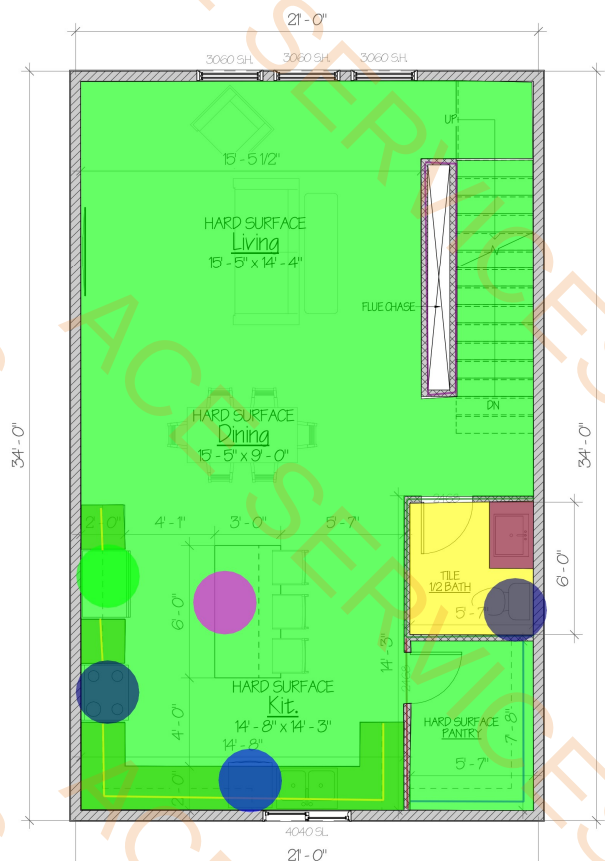
41.4 FT
4.5 FT
6.1 FT
7.7 FT
17.9 FT
44.7 SQ FT
1.0 EA
6.0 SQ FT
12.4 FT
1.0 EA
23.3 FT
1.0 EA
1.0 EA
1.0 EA
16.9 SQ FT
79.8 FT
26.3 FT
11.4 FT
1.0 EA
1.0 EA
11.9 FT
627.3 SQ FT
619.7 SQ FT
33.7 SQ FT
532.4 SQ FT
109.3 SQ FT
23.6 FT
9.3 FT
3.0 EA
2.0 EA

6 UNIT STEPPED FOOTPRINT
SCALE: 1/8" = 1'-0"

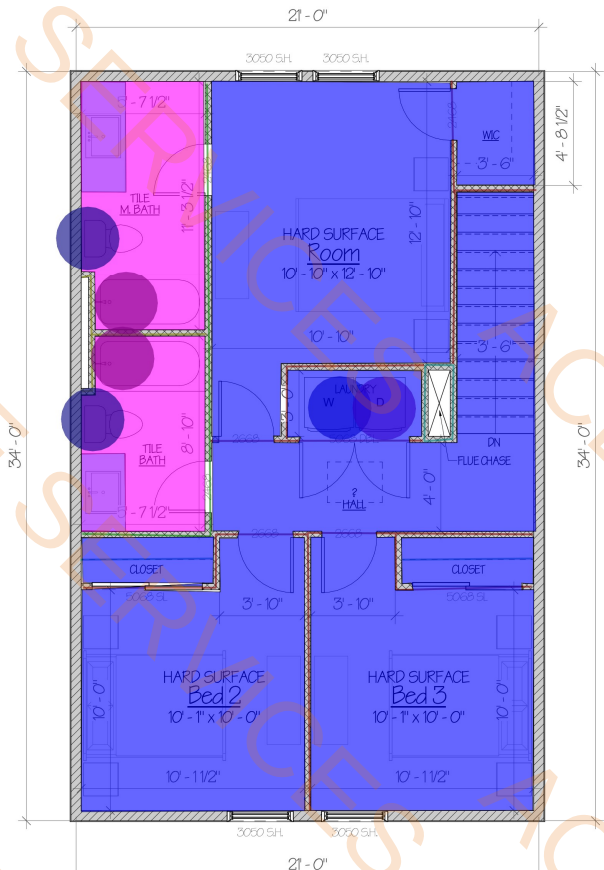
WINDOW HEAD HEIGHTS	
GROUND LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-0" UNO



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Hyde Park
Townhomes

Designed for

Kairos Ventures

Date MAY, 2024

Drawn by DSW

Sheet

A2.3
OF
XX

REVISED:
5/24/2024 8:44:29 AM

- 4" Concrete Slab 3000 PSI (Ground Floor)

3/4" APA Rated Floor Sheathing (Main Floor)

3/4" APA Rated Floor Sheathing(Upper Floor)

Footing (18" Wide , 24" Deep)

2x12 Rim Joist
- 684.1 SQ FT

677.3 SQ FT

679.2 SQ FT

105.5 FT

218.1 FT

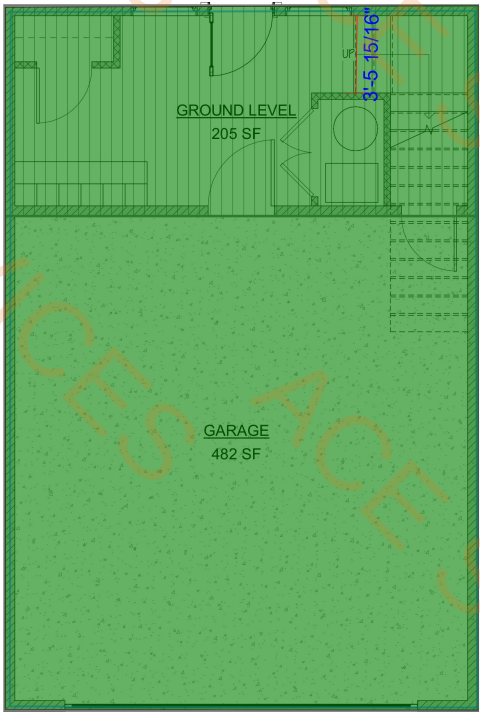
NOTE!
FOOTAGE NUMBERS REFLECT
OUTSIDE OF FRAMING

FOOTAGE CALCULATIONS		
NAME	AREA	LEVEL
GARAGE	482 SF	GROUND LEVEL
GROUND LEVEL	205 SF	GROUND LEVEL
MAIN LEVEL	730 SF	MAIN LEVEL
UPPER LEVEL	686 SF	UPPER LEVEL
TOTAL FLOOR AREA	2102 SF	

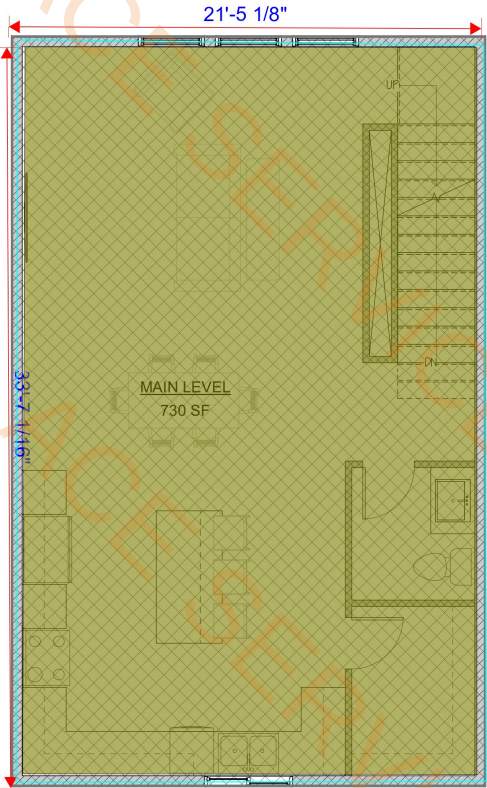


FOOTAGES

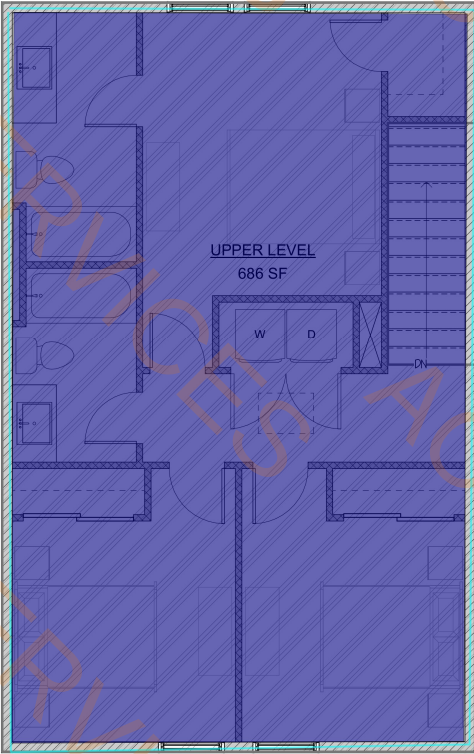
- GARAGE
- GROUND LEVEL
- PORCH
- MAIN LEVEL
- UPPER LEVEL



① GROUND LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

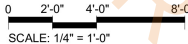


② MAIN LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"



③ UPPER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE



REVISION SCHEDULE

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Hyde Park
Townhomes

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Kairos Ventures

Date MAY, 2024

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OF
XX

REVISED:
5/24/2024 8:44:30 AM

FOOTAGES

- Metal railing
- Vertical Siding
- Brick/Rock Front W/(2) Layer Grade D Felt Behind
- Stucco
- Brick/Rock Front W/(2) Layer Grade D Felt Behind
- Brick/Rock Front W/(2) Layer Grade D Felt Behind
- Lap Siding
- 8" D Stone Header
- Weep Screed
- Corbels (Ht 4' ,Thk 5")
- 1' Wide Head Flashing

- 12.3 FT
- 714.0 SQ FT
- 198.9 SQ FT
- 751.5 SQ FT
- 178.1 SQ FT
- 521.0 SQ FT
- 342.8 SQ FT
- 24.3 FT
- 25.3 FT
- 4.0 EA
- 25.4 FT

TYPICAL OVERHANG
24"

WINDOW HEAD HEIGHTS	
GROUND LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-0" UNO



NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER BEFORE
TRUSSES ARE BUILT

NOTE:
THESE PLANS SHALL BE BUILT ACCORDING
TO THE BUILDING STANDARDS IN THE STATE,
COUNTY, CITY THEY ARE BUILT IN

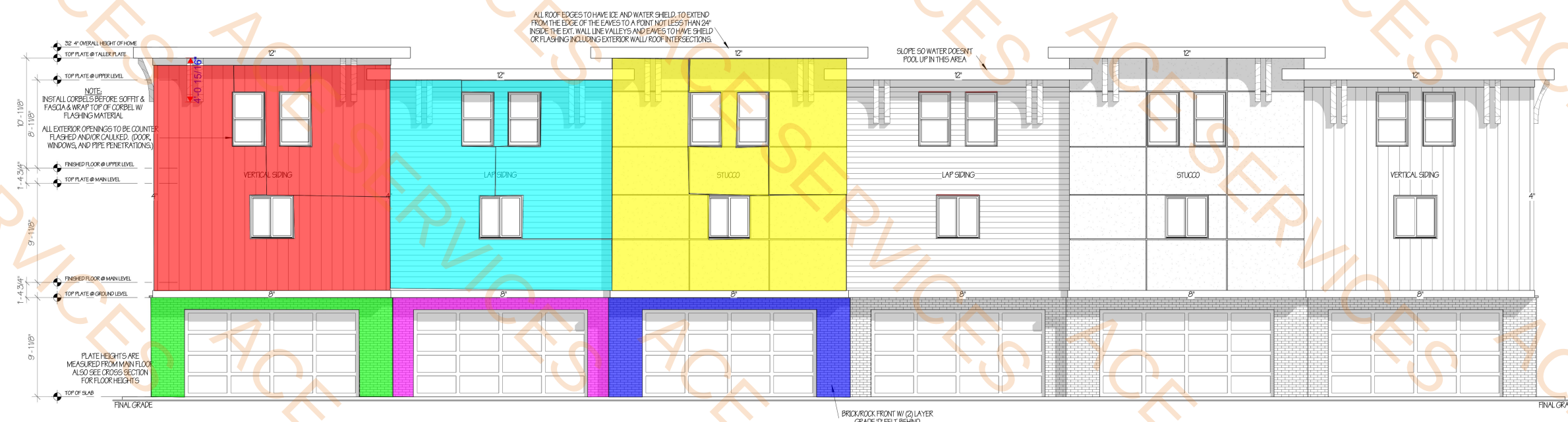
NOTE:
ELEVATIONS AND GRADE ARE
CONCEPT ONLY. CIVIL ENGINEER
MUST BE CONSULTED FOR
ACCURATE SITE AND GRADING PLAN

NOTE:
FRAMERS PLEASE REFER TO FLOOR
PLANS AND ELEVATIONS FOR
WINDOW SIZE AND PLACEMENT

ELEVATIONS

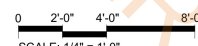


1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE



SCALE: 1/4\" = 1'-0"

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Hyde Park
6 Unit Townhomes

Designed for

Kairos Ventures

Date MAY, 2024

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OF

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7/1/2024 4:47:40 PM

- Vertical Siding

Brick/Rock Front W/(2) Layer Grade D Felt Behind

8" D Stone Header

Weep Screed

Corbels (Ht 4' ,Thk 5")

1310.6 SQ FT

601.5 SQ FT

3.0 FT

65.8 FT

16.0 EA
- | TYPICAL OVERHANG | |
|------------------|-----------|
| GROUND LEVEL | 8'-0" UNO |
| MAIN LEVEL | 8'-0" UNO |
| UPPER LEVEL | 7'-0" UNO |
- | WINDOW HEAD HEIGHTS | |
|---------------------|-----------|
| GROUND LEVEL | 8'-0" UNO |
| MAIN LEVEL | 8'-0" UNO |
| UPPER LEVEL | 7'-0" UNO |
-
- NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER BEFORE
TRUSSES ARE BUILT
- NOTE:
THESE PLANS SHALL BE BUILT ACCORDING
TO THE BUILDING STANDARDS IN THE STATE,
COUNTY, CITY THEY ARE BUILT IN
- NOTE:
ELEVATIONS AND GRADE ARE
CONCEPT ONLY. CIVIL ENGINEER
MUST BE CONSULTED FOR
ACCURATE SITE AND GRADING PLAN
- NOTE:
FRAMERS PLEASE REFER TO FLOOR
PLANS AND ELEVATIONS FOR
WINDOW SIZE AND PLACEMENT
-
- 1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
-
- 2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"
- GRAPHIC SCALE
-
- REVISION SCHEDULE
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- Hyde Park
6 Unit Townhomes
- Designed for
- Kairos Ventures
- Date MAY, 2024
- Drawn by DSW
- Sheet
- A3.1
- OF
- XX
- REVISED:
- 7/1/2024 4:47:43 PM

Architectural Shingle Roofing

Eave side With Drip Edge Flashing

2' D Overhang Soffit

Vally Flashing

963.3 SQ FT

50.8 FT

120.4 FT

37.7 FT

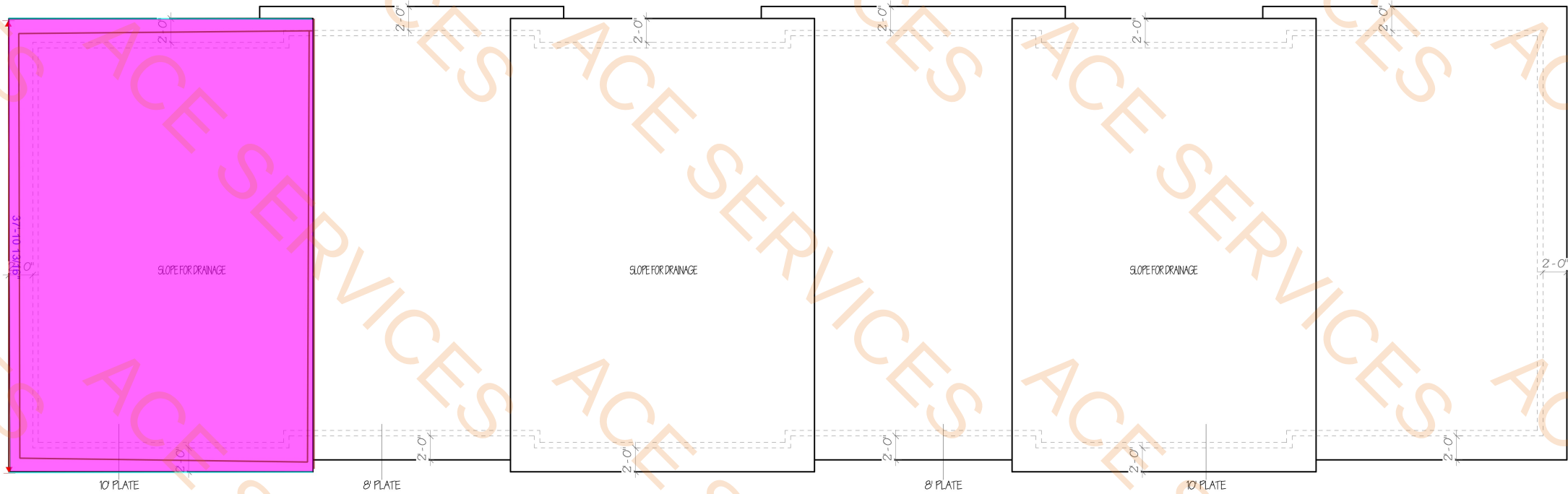
TYPICAL OVERHANG
24"

NOTE:
THESE PLANS SHALL BE BUILT ACCORDING
TO THE BUILDING STANDARDS IN THE STATE,
COUNTY, CITY THEY ARE BUILT IN

NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER BEFORE
TRUSSES ARE BUILT



**HIGH POINT
DRAFTING**
LET'S CREATE SOMETHING TOGETHER
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1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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Hyde Park
6 Unit Townhomes

Designed for

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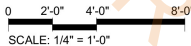
Date MAY, 2024

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OF
XX

GRAPHIC SCALE

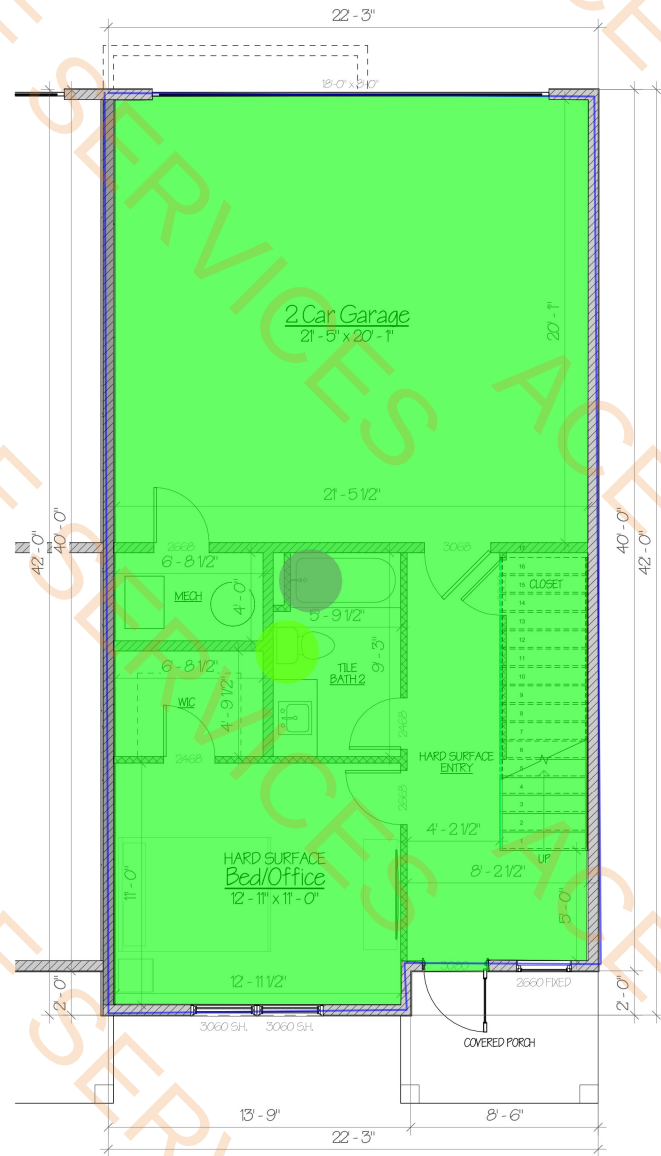


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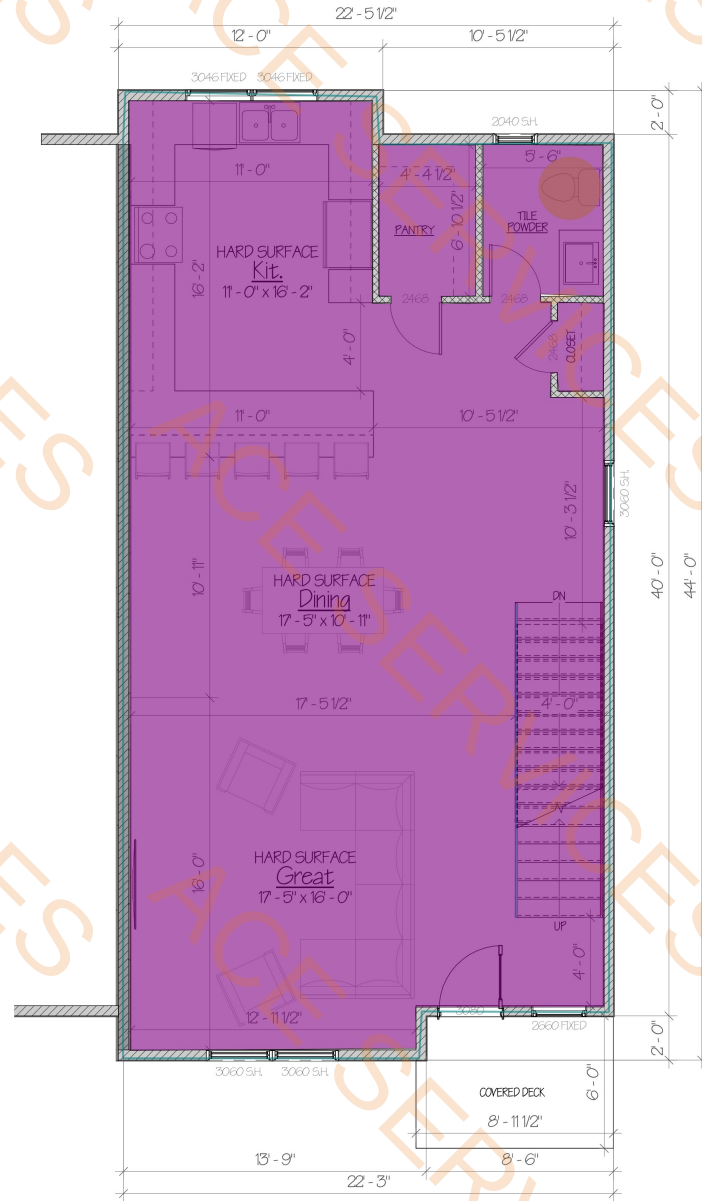
ROOF PLAN

- water closet
 - tempered Glass shower Enclosures
 - Tub
 - Steel Stair Guard Rail (Ht 3'-0") (stacy Ground)
 - Steel Stair Guard Rail (Ht 3'-0")
 - 3/4" APA Rated Floor Sheathing
 - 2x12 Rim Joist
 - 4" Concrete Slab
 - Footing (18" Wide , 24" Deep)
- 4.0 EA
 - 1.0 EA
 - 2.0 EA
 - 27.5 FT
 - 27.4 FT
 - 1726.3 SQ FT
 - 262.7 FT
 - 868.3 SQ FT
 - 127.8 FT

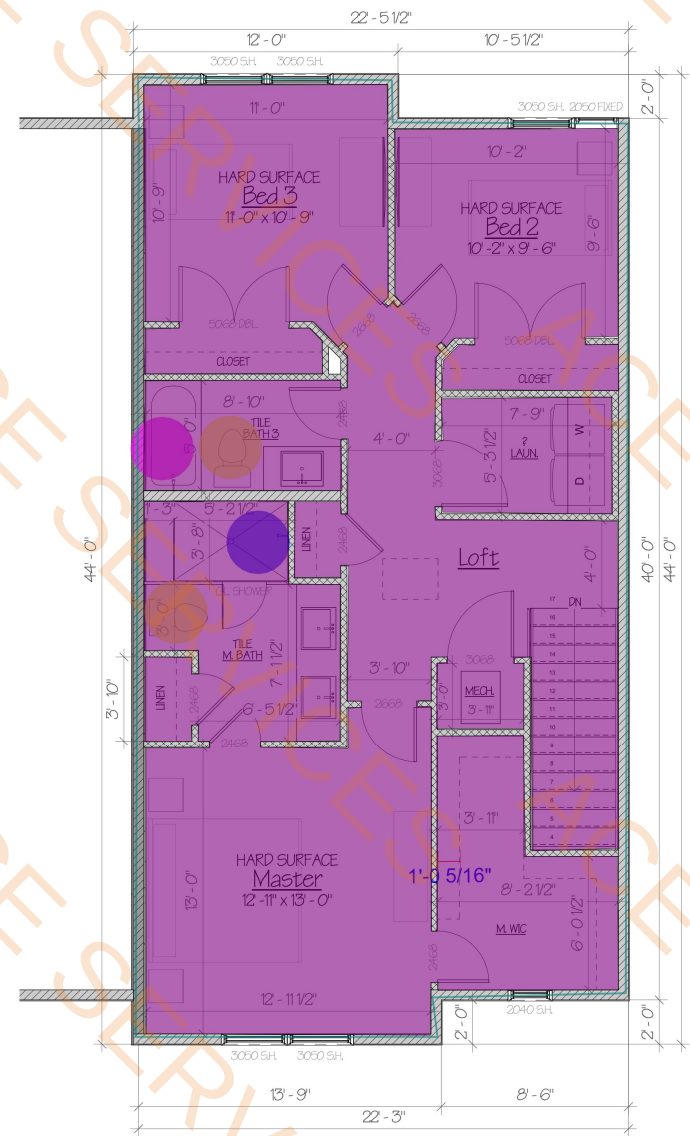
WINDOW HEAD HEIGHTS	
LOWER LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-0" UNO



① GROUND LEVEL FLOOR PLAN 5-PLEX
SCALE: 1/4" = 1'-0"



② MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



③ UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION
FLOOR PLANS

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Bringhurst Village
PLAN C (4-5 PLEX)

Designed for

Kairos Ventures

Date SEPT. 2024

Drawn by DSW

Sheet Z33.1

OF XX

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10/17/2024 3:45:59 PM

104.8 FT	104.8 FT
42.2 FT	42.2 FT
28.7 FT	28.7 FT
3.1 FT	3.1 FT
12.7 FT	12.7 FT
17.5 FT	17.5 FT
34.7 FT	34.7 FT
25.4 FT	25.4 FT
2.2 SQ FT	2.2 SQ FT
5.7 SQ FT	5.7 SQ FT
8.7 SQ FT	8.7 SQ FT
8.8 SQ FT	8.8 SQ FT
7.5 SQ FT	7.5 SQ FT
7.5 SQ FT	7.5 SQ FT
2.5 SQ FT	2.5 SQ FT
88.5 FT	88.5 FT
67.6 FT	67.6 FT
23.8 FT	23.8 FT
8.8 SQ FT	8.8 SQ FT
6.9 SQ FT	6.9 SQ FT
1.0 EA	1.0 EA
1.0 EA	1.0 EA
1.0 EA	1.0 EA
1.0 EA	1.0 EA
12.2 FT	12.2 FT
9.2 FT	9.2 FT
4.8 FT	4.8 FT
6.8 SQ FT	6.8 SQ FT
158.2 FT	158.2 FT
93.8 FT	93.8 FT
16.1 FT	16.1 FT
1.5 SQ FT	1.5 SQ FT
3.8 FT	3.8 FT
3.5 FT	3.5 FT
1.0 EA	1.0 EA
1.0 EA	1.0 EA
209.8 FT	209.8 FT
28.7 FT	28.7 FT
2.8 SQ FT	2.8 SQ FT
24.5 FT	24.5 FT



**HIGH POINT
DRAFTING**
LET'S CREATE SOMETHING TOGETHER

801.455.2080 - devin@hpdrafting.com

① GROUND LEVEL FLOOR PLAN 5-PLEX
SCALE: 1/4" = 1'-0"

2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION SCHEDULE		
No.	Description	Date

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Bringhurst Village

PLAN C (4-5 PLEX)

Designed for

Kairos Ventures

Date **SEPT. 2024**

Drawn by DSW

Sheet **Z33.1**
OF
XX

REVISED:
10/17/2024 3:45:59 PM

NOTE!
FOOTAGE NUMBERS REFLECT
OUTSIDE OF FRAMING

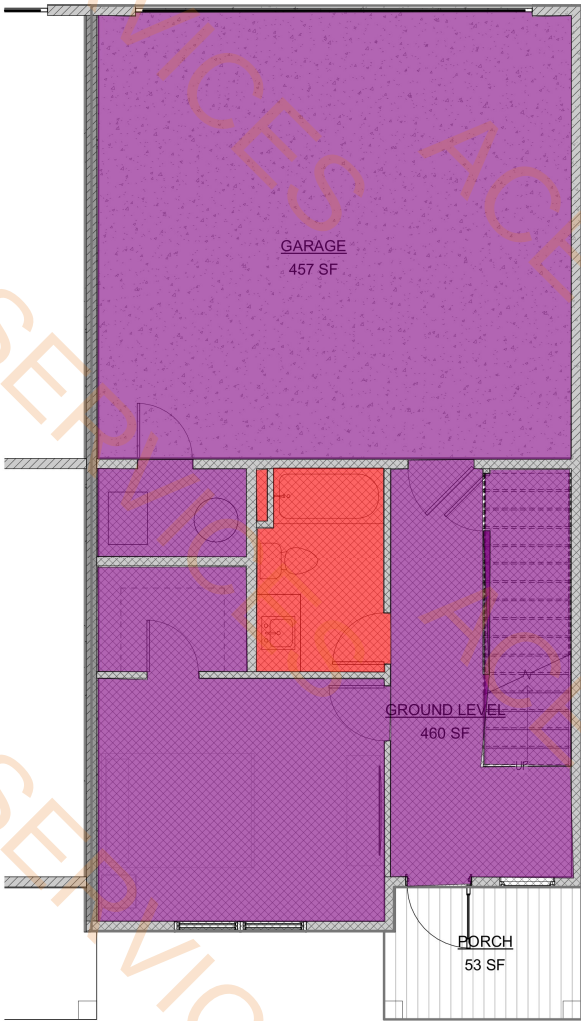
FOOTAGE CALCULATIONS		
NAME	AREA	LEVEL
GARAGE	457 SF	GROUND LEVEL
GROUND LEVEL	460 SF	GROUND LEVEL
PORCH	53 SF	GROUND LEVEL
MAIN LEVEL	877 SF	MAIN LEVEL
DECK	53 SF	MAIN LEVEL
UPPER LEVEL	892 SF	UPPER LEVEL
TOTAL FLOOR AREA	2791 SF	

- Gyp Ceiling in Stacy Ground

2347.9 SQ FT

MR Gyp Ceiling on Stacy Ground

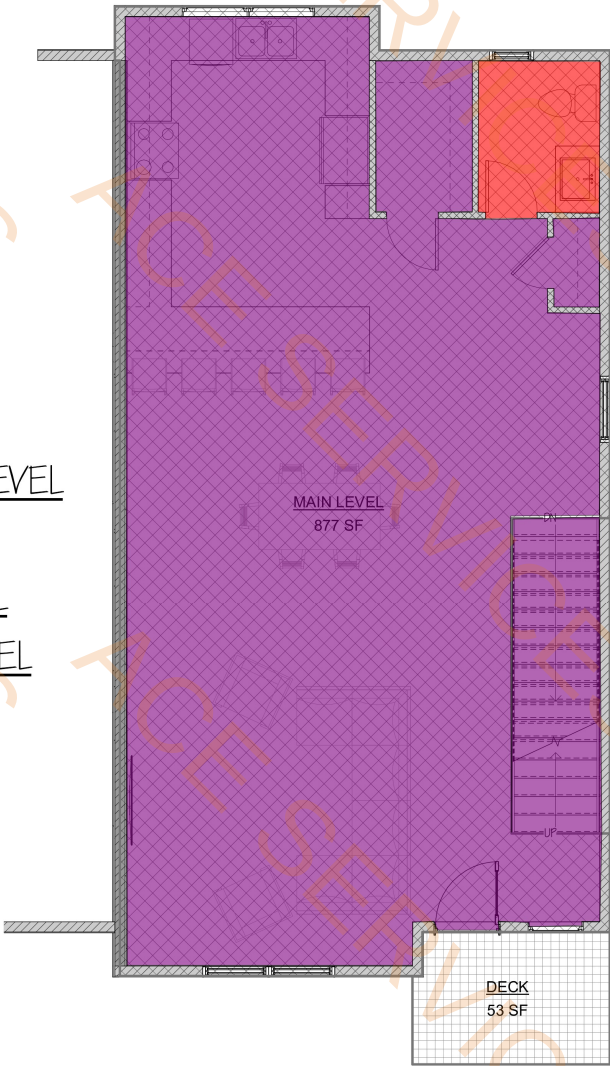
223.6 SQ FT



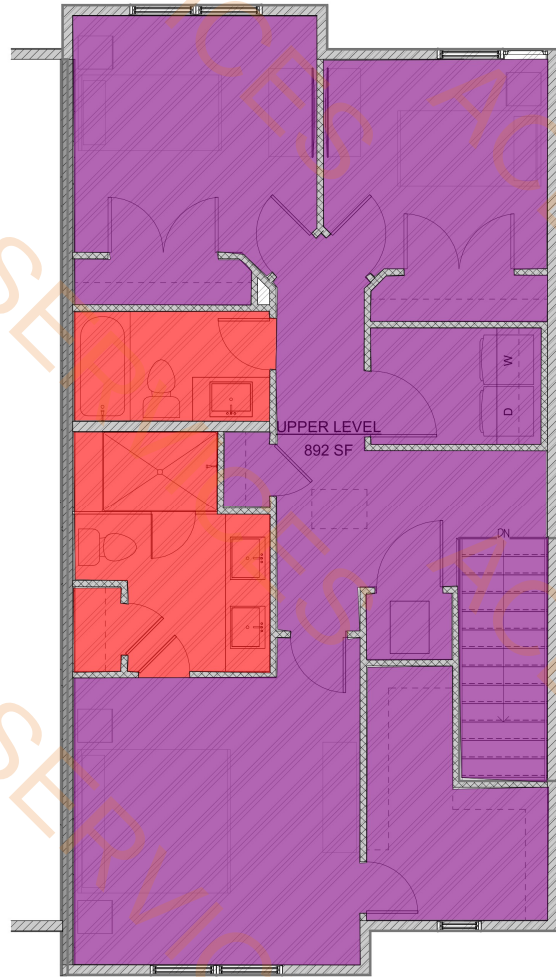
1 LOWER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

FOOTAGES

- DECK
- GARAGE
- GROUND LEVEL
- PORCH
- MAIN LEVEL
- UPPER LEVEL

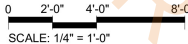


2 MAIN LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"



3 UPPER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE



PRELIMINARY PLAN - NOT FOR CONSTRUCTION
FOOTAGES

REVISION SCHEDULE

No.	Description	Date
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Bringhurst Village
PLAN C (4-5 PLEX)

Designed for

Kairos Ventures

Date SEPT. 2024

Drawn by DSW

Sheet

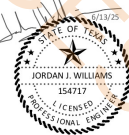
A4.0
OF
XX

REVISED:

10/17/2024 3:45:59 PM

DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
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DEMOLITION PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

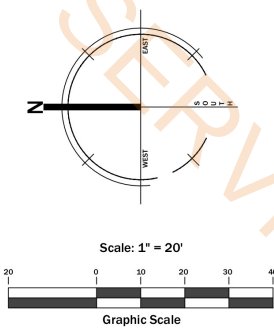


SCALE: 1"=20'

C100

DRAWN BY: LN

03/18



- Remove Trees
- Remove Curb And Gutter
- Relocate Powerpole
- Clear And Gurb Area
- Protect Tree

14.0 EA
40.4 FT
3.0 EA
94141.5 SQ FT
1.0 EA

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

DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
1	
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SITE PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

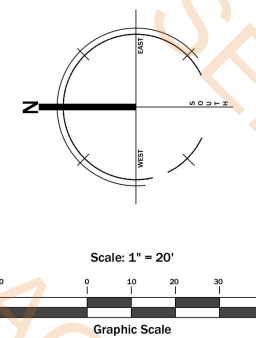


SCALE: 1"=20'

C200

DRAWN BY: LN

05/18



SITE DATA TABLE	
EXISTING ZONING	MX-C
PROPOSED ZONING	NO CHANGE
LOT AREA	93,972.93 SF, 2.16 AC
BUILDING SETBACKS:	
- COMMERCIAL	0'
- RESIDENTIAL	20'
UNITS:	TOTAL UNITS: 52
- MARK	34 UNIT (32'x21'), 672 SF/UNIT.
- STACY	12 UNIT (42'x24'), 924 SF/UNIT.
- LEWSKI	6 UNIT (44'x24'), 1,056 SF/UNIT.
BUILDING HEIGHT	35'
TOTAL BUILDING AREA	40,272 SF (42.85%)
PARKING:	127 provided
- GARAGE (2/UNIT)	104
- OFF-STREET	10
- MOTORCYCLE	6
- ON-STREET	9
PROPOSED LANDSCAPE AREA	16,962 SF (18.7%)
IMPERVIOUS AREA	76,383.93 SF (81.3%)

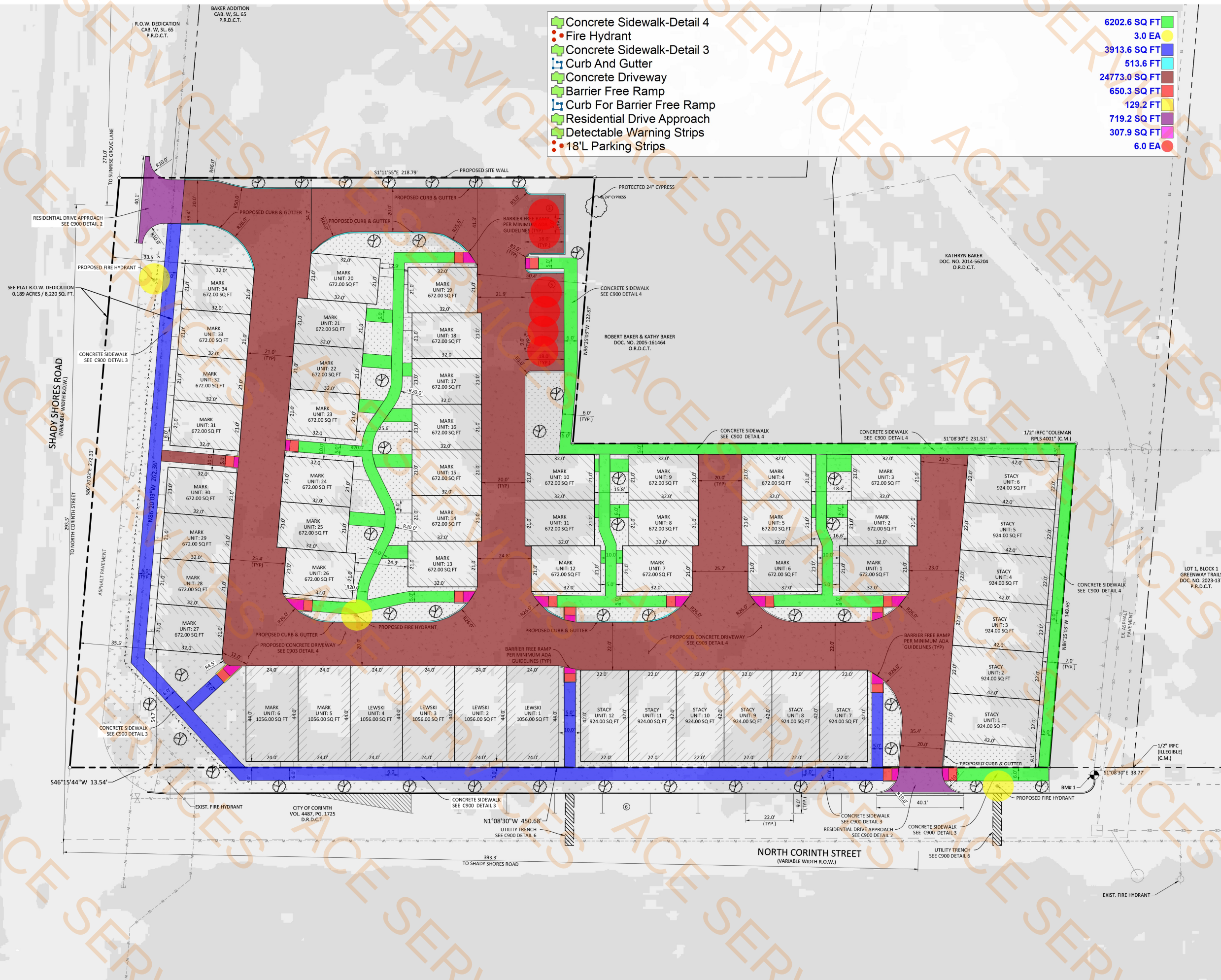
Legend

(Note: All items may not appear on drawing)

- Proposed Swale
- Existing Sewer
- Existing Storm
- Existing Water
- Existing Pavement
- Property Line
- Fire Hydrant
- Light Pole
- Fence
- Metal Pipe Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron Pipe
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Existing Grade
- Flowline
- Finish Floor
- Finish Grade
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Match Existing
- Fire Department Connection
- Ridge Line
- Direction of Flow
- Proposed Wall
- Proposed Asphalt
- Proposed LAND
- Sidewalk
- Spill Curb & Gutter

- Concrete Sidewalk-Detail 4
- Fire Hydrant
- Concrete Sidewalk-Detail 3
- Curb And Gutter
- Concrete Driveway
- Barrier Free Ramp
- Curb For Barrier Free Ramp
- Residential Drive Approach
- Detectable Warning Strips
- 18'L Parking Strips

- 6202.6 SQ FT
- 3.0 EA
- 3913.6 SQ FT
- 513.6 FT
- 24773.0 SQ FT
- 650.3 SQ FT
- 129.2 FT
- 719.2 SQ FT
- 307.9 SQ FT
- 6.0 EA



DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
1	
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UTILITY PLAN
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208

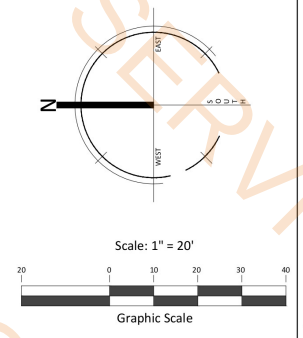


SCALE: 1"=20'

C400

DRAWN BY: LN

10/18



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

QUANTITIES:

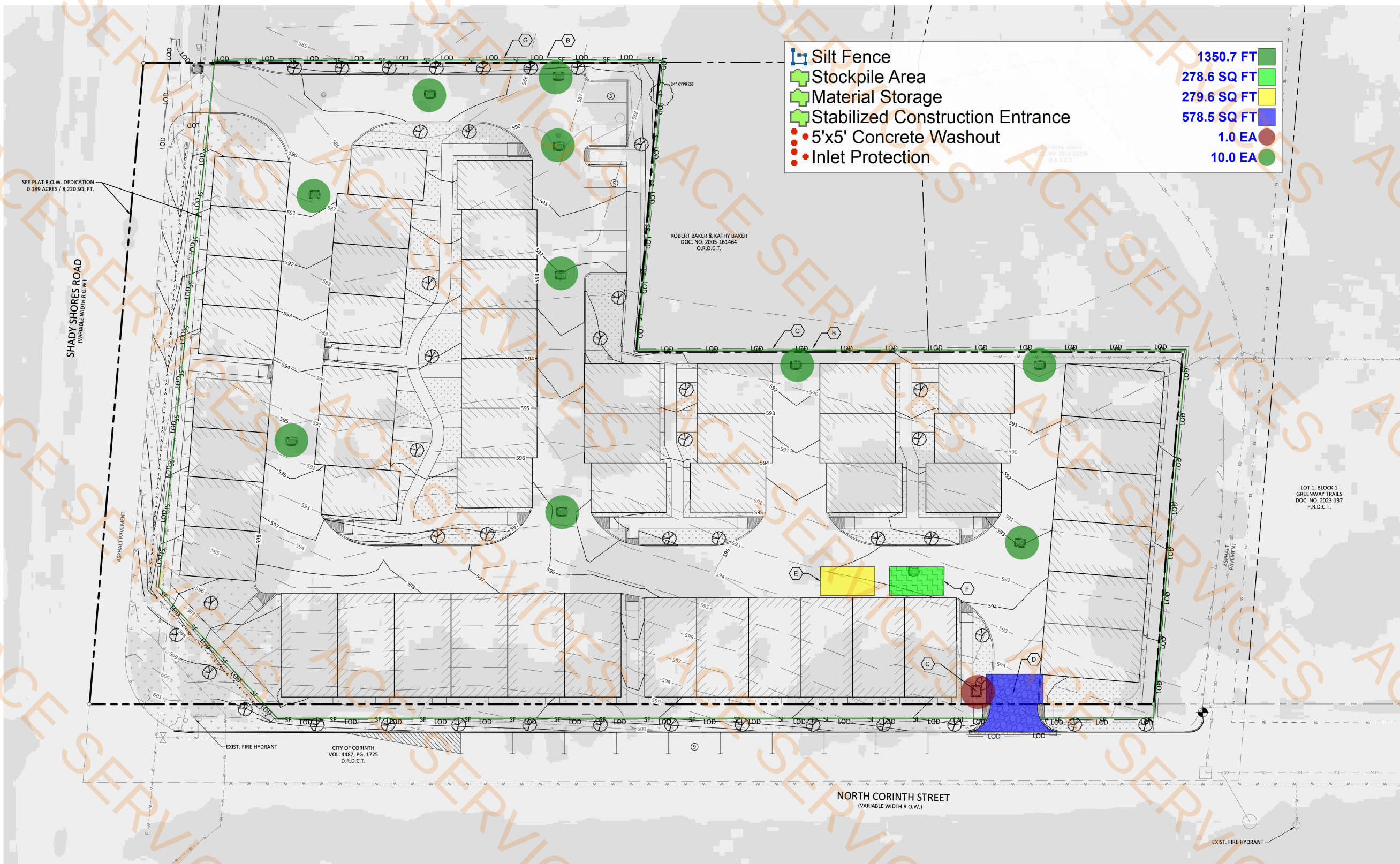
2 EA - Vaults

727.47 LF - 4" Sewer Lateral

727 LF - 1" Poly Water Lateral

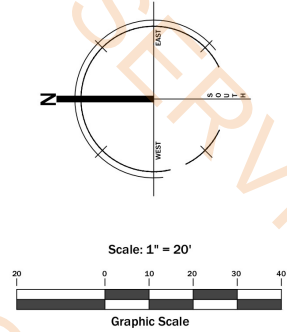
997 LF - 4" 1" Poly Water line

1694 LF - 8" PVC 35 - Sewer



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

1350.7 FT
278.6 SQ FT
279.6 SQ FT
578.5 SQ FT
1.0 EA
10.0 EA



SITE INFORMATION

UNITS
MARK: 34
STACY: 12
LEWSKI: 6
TOTAL UNITS: 52
PARKING
GARAGE (2/UNIT): 104
OFF-STREET: 10
MOTORCYCLE: 6
ON-STREET: 9
TOTAL PARKING: 129

FINAL DESIGN

DATE:	06-13-2025
PROJECT NO.	24.069
REVISION	DATE
1	
2	
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EROSION CONTROL
MURILLO MARKET TOWNHOMES
NORTH CORINTH STREET
CORINTH, TEXAS 76208



SCALE: 1"=20'

C800

DRAWN BY: LN

13/18

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

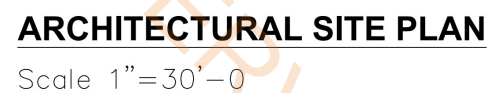
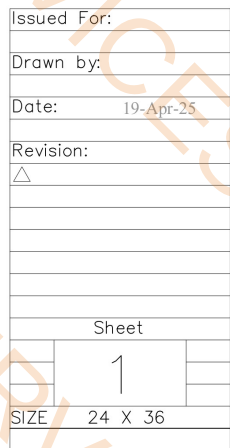
EROSION CONTROL KEYNOTES

- 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

NOTE: SEE LANDSCAPE PLANS FOR HYDROSEED AREAS FOR SITE SLOPE STABILIZATION.

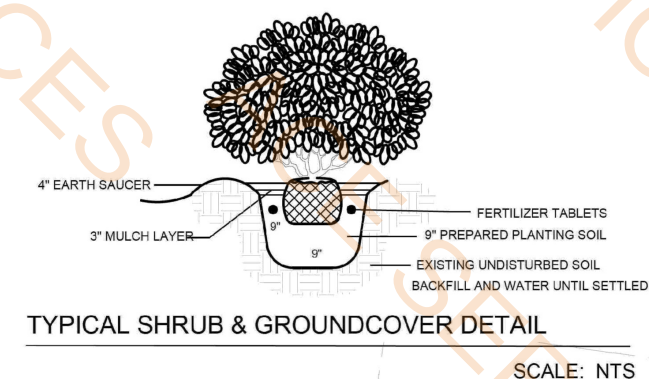
PROJECT:
LANDSCAPE PLAN FOR
MURILLO MARKET TOWNHOMES
NORTH CONRINTH STREET CORINTH,
TEXAS 76208

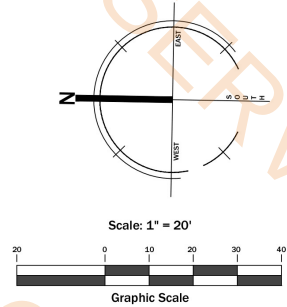
MURILLO MARKET
TOWNHOMES
NORTH CONRINTH STREET
CORINTH, TEXAS 76208



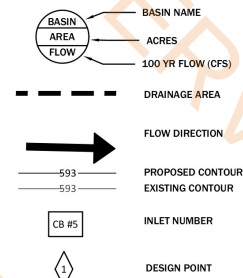
SYM	Common Name	Botanical Name	Mature Size (H x W)	Type	QTY
	Live Oak	Quercus virginiana	50' x 50'	Evergreen Tree	10
	Cedar Elm	Ulmus crassifolia	45' x 30'	Deciduous Tree	6
	Bald Cypress	Taxodium distichum	60' x 25'	Deciduous Tree	4
	Boxwood	Buxus sempervirens	4' x 4'	Evergreen Shrub	47
	Texas Sage	Leucophyllum frutescens	6' x 6'	Evergreen Shrub	47
	Liriope	Liriope muscari	1' x 1'	Evergreen Groundcover	24
	Kinnikinnick	Arctostaphylos uva-ursi	2-4 ft spread	Evergreen Groundcover	24

- 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.





Legend



DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND CITY OF CORINTH DRAINAGE REQUIREMENTS.

PROPOSED ON-SITE

TC = 10 MIN
C = 0.95 FOR HONDUE (STREETS)
0.30 (AGRICULTURAL)
I100 = 9.57 IN/HR
A = DRAINAGE AREA (ACRES)
Q100 = C*I100*A (CFS)

EXISTING RUNOFF			
POINT 3	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.46	0.64	1.08
FLOW TO POINT 3			
PROPOSED RUNOFF			
POINT 3	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.62	0.86	1.47
FLOW TO POINT 3			
Δ RUNOFF			
POINT 3	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.16	0.22	0.38
FLOW TO POINT 3			

PROPOSED RUNOFF			
CB #3	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.84	1.17	1.99
FLOW TO CB #3			

PROPOSED RUNOFF			
CB #1	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.09	0.12	0.21
FLOW TO CB #1			

PROPOSED RUNOFF			
CB #2	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.30	0.42	0.72
FLOW TO CB #2			

PROPOSED RUNOFF			
CB #4	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.64	0.90	1.53
FLOW TO CB #4			

PROPOSED RUNOFF			
CB #8	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.47	0.66	1.13
FLOW TO CB #8			

EXISTING RUNOFF			
POINT 1	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	1.16	1.62	2.76
FLOW TO POINT 1			
PROPOSED RUNOFF			
POINT 1	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.39	0.55	0.93
FLOW TO POINT 1			
Δ RUNOFF			
POINT 3	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	-0.77	-1.07	-1.83
FLOW TO POINT 1			

PROPOSED RUNOFF			
CB #9	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.80	1.12	1.90
FLOW TO CB #9			

PROPOSED RUNOFF			
CB #10	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.53	0.74	1.27
FLOW TO CB #10			

PROPOSED RUNOFF			
CB #6	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.78	1.09	1.86
FLOW TO CB #6			

PROPOSED RUNOFF			
CB #7	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.59	0.82	1.41
FLOW TO CB #7			

PROPOSED RUNOFF			
CB #5	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.59	0.83	1.41
FLOW TO CB #5			

PROPOSED RUNOFF			
CB #11	Q ₁ (CFS)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	0.77	1.07	1.83
FLOW TO CB #11			

587.000 - Existing	10020.5 SQ FT
589.000 - Existing	14302.2 SQ FT
591.000 - Existing	20709.5 SQ FT
593.000 - Existing	15589.9 SQ FT
595.000 - Existing	10935.1 SQ FT
586.000 - Existing	4596.4 SQ FT
597.000 - Existing	7214.4 SQ FT
599.000 - Existing	7312.7 SQ FT
592.000 - Proposed	17432.7 SQ FT
590.000 - Proposed	11783.1 SQ FT
594.500 - Proposed	40872.2 SQ FT
598.000 - Proposed	20104.2 SQ FT
589.000 - Proposed	1333.8 SQ FT

WATER QUALITY PROTECTION VOLUME AND PEAK FLOW:
Rv = 0.05+0.009(I)

I = 85 Percent of Impervious Cover (%)
Rv = 0.815 Volumetric Runoff Coefficient

WQv = (1.5*Rv*A)/12

A = 2.94 Total Drainage Area (Acres)

WQv = 0.09 Water Quality Protection Volume (Acre-Feet)

WQv = 8.712 Water Quality Protection Volume (Cubic Feet)

PROPOSED DRAINAGE AREA HYDRAULIC CALCULATIONS											
Basin	A	T	C	I ₁	I ₅	I ₁₀₀	Q ₁	Q ₅	Q ₁₀₀	Comments	
	ac	min		in	in	in	(cfs)	(cfs)	cfs		
DA-1A	0.22	10.00	0.91	4.03	5.616	9.570	0.80	1.12	1.90	SHEET FLOW TO CB #9	
DA-1B	0.18	10.00	0.76	4.03	5.616	9.570	0.53	0.74	1.27	SHEET FLOW TO CB #10	
DA-1C	0.21	10.00	0.92	4.03	5.616	9.570	0.77	1.07	1.83	SHEET FLOW TO CB #11	
DA-1D	0.12	10.00	0.95	4.03	5.616	9.570	0.47	0.66	1.13	SHEET FLOW TO CB #8	
DA-1E	0.16	10.00	0.92	4.03	5.616	9.570	0.59	0.83	1.41	SHEET FLOW TO CB #5	
DA-1F	0.20	10.00	0.61	4.03	5.616	9.570	0.39	0.55	0.93	SHEET FLOW TO POINT 1	
DA-2A	0.27	10.00	0.76	4.03	5.616	9.570	0.84	1.17	1.99	SHEET FLOW TO CB #3	
DA-2B	0.02	10.00	0.95	4.03	5.616	9.570	0.09	0.12	0.21	SHEET FLOW TO CB #1	
DA-2C	0.08	10.00	0.95	4.03	5.616	9.570	0.30	0.42	0.72	SHEET FLOW TO CB #2	
DA-2D	0.17	10.00	0.95	4.03	5.616	9.570	0.64	0.90	1.53	SHEET FLOW TO CB #4	
DA-2E	0.21	10.00	0.95	4.03	5.616	9.570	0.78	1.09	1.86	SHEET FLOW TO CB #6	
DA-2F	0.17	10.00	0.86	4.03	5.616	9.570	0.59	0.82	1.41	SHEET FLOW TO CB #7	
OS-1	0.24	10.00	0.64	4.03	5.616	9.570	0.62	0.86	1.47	SHEET FLOW TO POINT 3	
TOTAL	2.24						7.42	10.36	17.65		

AREA	PAVEMENT	GRASS	TOTAL AREA	COMPOSITE C
DA-1A	0.21	0.01	0.22	0.91
DA-1B	0.12	0.05	0.18	0.76
DA-1C	0.20	0.01	0.21	0.92
DA-1D	0.12	0.00	0.12	0.95
DA-1E	0.15	0.01	0.16	0.92
DA-1F	0.09	0.10	0.20	0.61
DA-2A	0.19	0.08	0.27	0.76
DA-2B	0.02	0.00	0.02	0.95
DA-2C	0.08	0.00	0.08	0.95
DA-2D	0.17	0.00	0.17	0.95
DA-2E	0.20	0.01	0.21	0.95
DA-2F	0.15	0.02	0.17	0.86
OS-1	0.13	0.12	0.24	0.64