



THE CITY OF FORT WORTH, TEXAS PLANS FOR THE CONSTRUCTION OF PUBLIC WATER AND SEWER IMPROVEMENTS TO SERVE SHADY OAKS FORT WORTH

LOT 3, BLOCK 8
SHADY OAKS MANOR, SECTION III
CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS

CURRENT CONSTRUCTION STANDARDS
FOR DEVELOPMENTS SEPTEMBER 6, 2024
SHALL GOVERN ON THIS PROJECT.

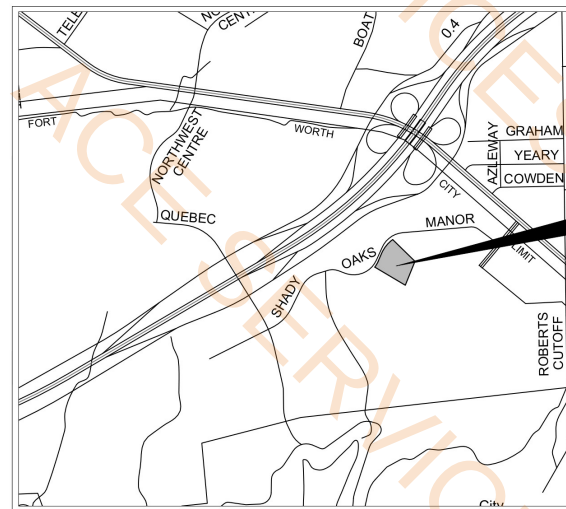
X-28417

MATTIE PARKER
MAYOR

DAVID COOKE
CITY MANAGER

MICHAEL OWEN, P.E.
CITY ENGINEER, TRANSPORTATION AND
PUBLIC WORKS DEPARTMENT

CHRISTOPHER P. HARDER, P.E.
WATER DIRECTOR



Location
Site

LOCATION MAP
N.T.S

MAPSCO NO. TAR-067X

COUNCIL DISTRICT 5

NOVEMBER 2024



IPRC NO. IPRC24-0210

CITY PROJECT NO. 105963

FID NO. 30114-0200431-105963-E07685



Know what's below.
Call before you dig.

OWNER/DEVELOPER:
MANOR ESTATES, LLC
416 PALUXY DR.
IRVING, TEXAS 75039
PHONE: (214) 796-2983
CONTACT: CHANDRA PONNAPUREDDY

ENGINEER:
Kimley»Horn
TX. REGISTRATION NO. F-928
225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100
IRVING, TX 75062
CONTACT: JARED EARNEY, P.E.
PHONE: (817) 900-8528

[Signature]

DIRECTOR'S DESIGNEE FOR CONSTRUCTION PLAN
APPROVAL RESOLUTION NO. 01-10-2020

Ram Tiwari
Ram Tiwari (Nov 21, 2024 09:07 CST)

REVIEWED
PROJECT MANAGER

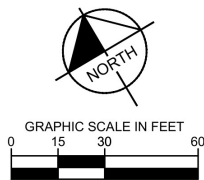
11/21/2024

DATE

11/21/2024

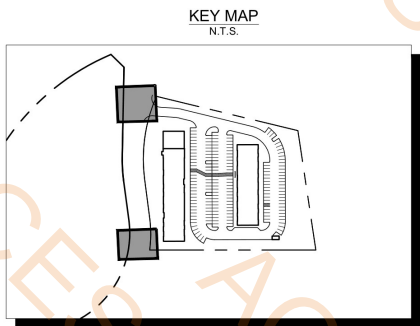
DATE

X-28417



- | GENERAL DEMOLITION NOTES | |
|--------------------------|--|
| 1. | GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION WITH UTILITY SERVICE PROVIDERS FOR CANCELING SERVICE AND CLOSING DOWN SYSTEMS. |
| 2. | GENERAL CONTRACTOR SHALL ESTABLISH A DEMOLITION SEQUENCE PLAN THAT ALLOWS PROPER MOBILIZATION AND COORDINATION BETWEEN SUB-CONTRACTORS AND DEMOLITION OF NON-CIVIL ITEMS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE WASTE AND COMPLY WITH THE STATE OF TEXAS ENVIRONMENTAL LAW. |
| 4. | EXISTING LOCATION OF FRANCHISED UTILITY LINES AND CONDUITS IS UNKNOWN. GENERAL CONTRACTOR SHALL UTILIZE MAXIMUM PRECAUTION WHEN EXCAVATING AND REMOVING KNOWN UNDERGROUND UTILITIES. |
| 5. | GENERAL CONTRACTOR SHALL IMPLEMENT A STORM EROSION PREVENTION PLAN DURING DEMOLITION AND COMPLY WITH THE APPROVED SWPPP. |
| 6. | IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR SITE DEMOLITION FROM LOCAL, STATE, AND FEDERAL AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. WILL NOT BE LIABLE FOR ANY STRUCTURAL AND/OR BUILDING DEMOLITION. |
| 7. | REVISIONS TO THE PAYING LISTS AND/OR SCHEDULES AND/OR ADDITIONAL DETAILS, CONTRACTOR SHALL KEEP THE DEMOLITION PLAN TOGETHER WITH THE FULL SET OF CONSTRUCTION PLANS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED INFRASTRUCTURE. |
| 8. | THE CONTRACTOR SHALL COMPLY WITH URBAN FORESTRY REQUIREMENTS FOR DEMOLITION OF ANY EXISTING TREES. |
| 9. | CONTRACTOR TO ADJUST ALL EXISTING STRUCTURES, LIDS, METERS, ETC. TO GRADE ON THE PROPOSED GRADING PLAN. |

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING ASPHALT TO BE REMOVED



CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

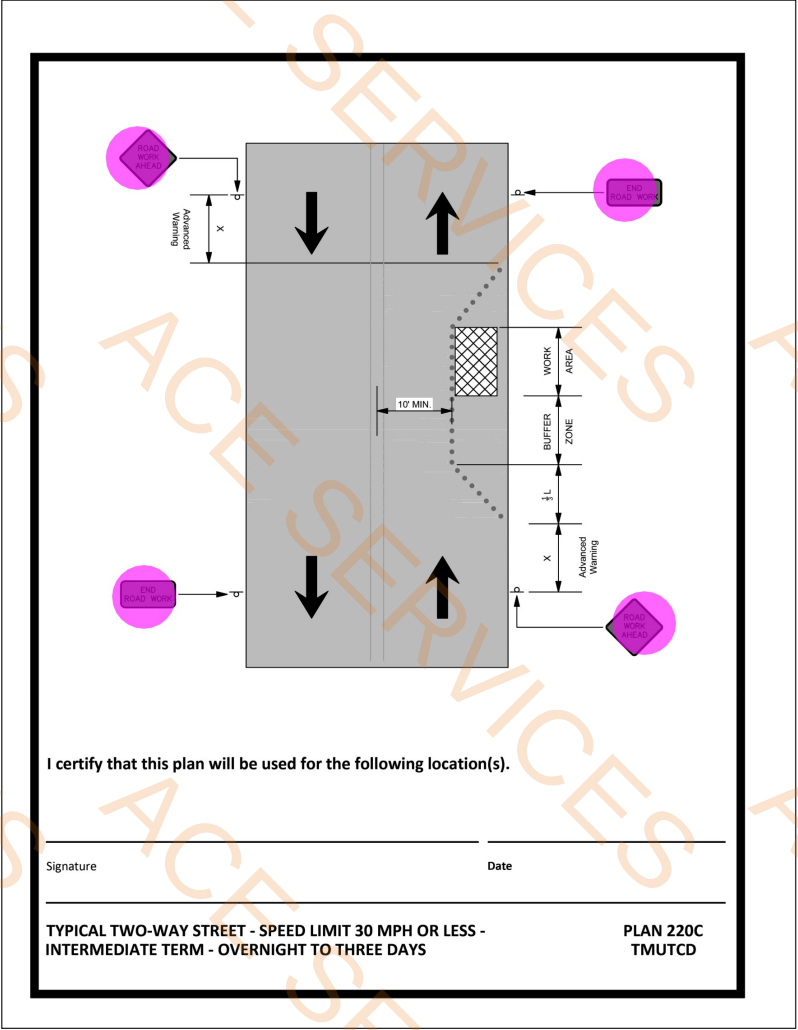
BENCHMARK LIST

BM 88173	LOCATED ON THE SOUTH CB OF SHADY OAKS MANOR DR. 0.2 MI WEST OF OLD MILL CREEK DR. IN THE CENT OF A DOUBLE 10' INLET 1' OFF THE FACES OF THE CB, ELEV=734.635'
BM 88172	LOCATED ON THE SOUTH CB OF SHADY OAKS MANOR DR. 0.2 MI EAST OF QUEBEC ST. IN THE CENTER OF A DOUBLE 10' INLET 1' OFF THE FACE OF THE CB, ELEV=701.931'

SHEET NUMBER C-2.00	DEMOLITION PLAN	SHADY OAKS MULTI-FAMILY CITY OF FORT WORTH, TEXAS	KHA PROJECT 068939600 DATE SEPTEMBER 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA		Kimley»Horn 225 E. JOHN CARPENTER FREEWAY, SUITE 1100 IRVING, TX 75062 PHONE: 214 429 5800 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY

PLOTTING NAME
KIDAL_CIVILIAN0896960 - SLADY OAKS FORT WORTH DESIGN/CAD PLANS SHEETS.PRC-C-TRAFFIC CONTROL PLAN.DWG
DRAWN BY
XREF: KREF
XREF: XREF: c2234
DATE: HAVIS, REBECCA 11/8/2024 11:50 AM
SCALE:

• Traffic Control Sign 4.0 EA



CAUTION

EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

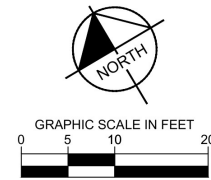
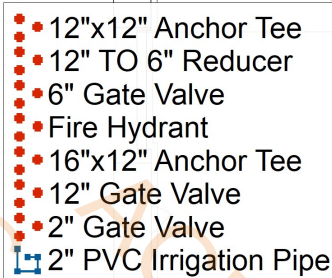


Know what's below.

Call before you dig.

BENCH MARK LIST	
BM 88173	LOCATED ON THE SOUTH CB OF SHADY OAKS MANOR DR. 0.2 MI. WEST OF OLD MILL CREEK DR. IN THE CENT OF A DOUBLE. 10' INLET 1' OFF THE FACES OF THE CB, ELEV=734.635'
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SHEET NUMBER C-2.01	TRAFFIC CONTROL PLAN SHADY OAKS MULTI-FAMILY CITY OF FORT WORTH, TEXAS	KHA PROJECT 0689396000 DATE SEPTEMBER 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA	 11/18/2024	Kimley»Horn 225 E. JOHN CARPENTER FREEWAY, SUITE 1100 IRVING, TX 75062 PHONE: 214.420.5600 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.	No. _____ REVISIONS _____ DATE _____ BY _____



LEGEND	
	PROPOSED PUBLIC WATER LINE
	PROPOSED PUBLIC GATE VALVE
	PROPOSED PUBLIC WATER METER
	PROPOSED PRIVATE DOMESTIC LINE
	PROPOSED PRIVATE FIRE LINE
	EXISTING WATER MAIN

- ## NOTES
1. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING FACILITIES TO BE CROSSED OR CONNECTED TO PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IF DISCREPANCIES ARISE.
 2. CONTRACTOR TO VERIFY PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
 3. PARALLEL WATER AND SANITARY SEWER LINES SHALL MAINTAIN 9" MINIMUM CLEARANCE AT ALL TIMES.
 4. ALL UTILITY CROSSINGS SHALL MEET THE REQUIREMENTS OF BOTH THE JURISDICTIONAL CITY AND TCEQ AT ALL TIMES.
 5. ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH REINFORCED CONCRETE OR CAST-IN-PLACE CONCRETE THRU BLOCKING PER DESIGN CRITERIA 5.6.3.
 6. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS. REFER TO TABLE 5-2 FOR MINIMUM LENGTH OF PIPE TO BE RESTRAINED FOR 8-INCH AND 12-INCH PVC WATER MAINS.
 7. PVC WATER PIPE UP THROUGH 12 INCHES SHALL BE AWWA C-900 DR-14 CLASS 200.
 8. CONTRACTOR TO MAINTAIN MINIMUM 3' HORIZONTAL CLEARANCE FROM FRANCHISE UTILITIES.
 9. CONTRACTOR SHALL MATCH EXISTING GRASSES WHEN COVERING UTILITY, WATER, SEWER, AND GAS LINES TO INSURE THEY DO NOT DRAIN, ALTER, OR CHANNELIZE ANY STORMWATER.
 10. MINIMUM RADIUS OF CURVE AND MAXIMUM DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF MANUFACTURER'S RECOMMENDATION. AFTER THE USE OF HORIZONTAL OR CURVED JOINTS, BENDS WILL BE REQUIRED, NO BENDING OF PIPE IS ALLOWED.



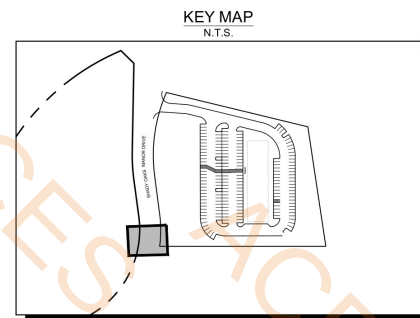
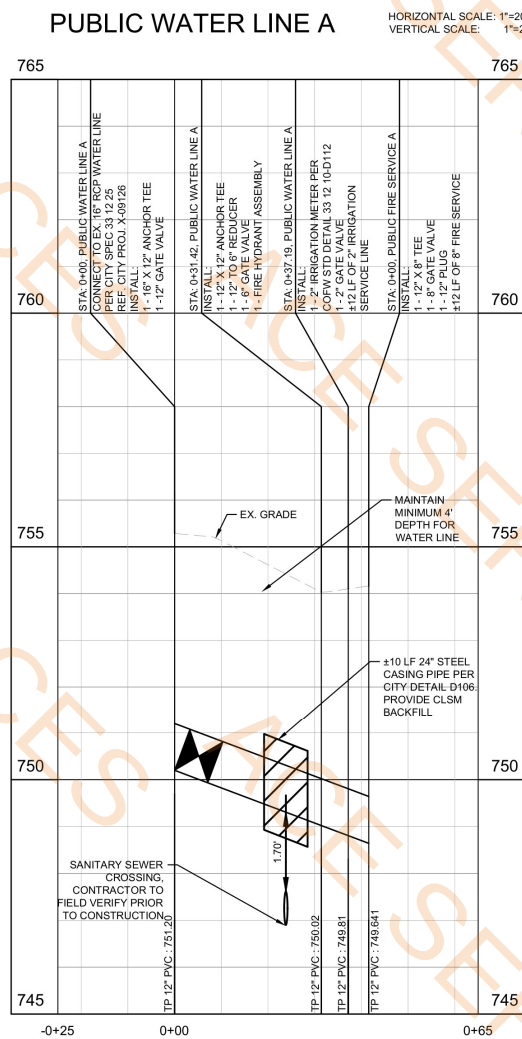
Kimley»»Horn
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IRVING, TX 75062
PHONE: 214.420.5600
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	DATE
0689396600	SEPTEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

SHADY OAKS
MULTI-FAMILY
CITY OF FORT WORTH, TEXAS

WATER PLAN AND
PROFILE (1 OF 2)

SHEET NUMBER
C-4.00

[illegible]

REFERENCE STUDIES WUR-23-00010
AND WUR-23-00011 FOR APPROVED
WATER DEMAND AND SEWER LOADING.

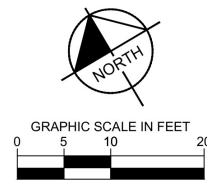


Know what's **below**.
Call before you dig.

BENCH MARK LIST

BM 88173	LOCATED ON THE SOUTH CB OF SHADY OAKS MANOR DR. 0.2 MIL WEST OF OLD MILL CREEK DR. IN THE CENT OF A DOUBLE 10' INLET 1' OFF THE FACES OF THE CB, ELEV=734.635'
BM 88172	LOCATED ON THE SOUTH CB OF SHADY OAKS MANOR DR. 0.2 MIL EAST OF QUEBEC ST. IN THE CENTER OF A DOUBLE 10' INLET 1' OFF THE FACE OF THE CB, ELEV=701.931'

IMAGES
 XREFS
 XREF 2234 - XREF.dwg - XREF.dwg - XREF.dwg - XREF.dwg - XREF.dwg
 PLOTTED BY HAYES, REBECCA 11/8/2024 11:51 AM
 DWG NAME K:\DML_CIVIL\06093900 - SHADY OAKS FORT WORTH4 - DESIGN CAD PLANSHEETS\IPRC-CWATER.DWG
 LAST SAVED 11/8/2024 11:48 AM
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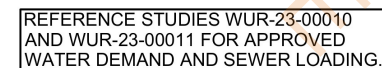
LEGEND

- | | |
|---|--------------------------------|
|  | PROPOSED PUBLIC WATER LINE |
|  | PROPOSED PUBLIC GATE VALVE |
|  | PROPOSED PUBLIC WATER METER |
|  | PROPOSED PRIVATE DOMESTIC LINE |
|  | PROPOSED PRIVATE FIRE LINE |
|  | EXISTING WATER MAIN |

NOTES

1. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING FACILITIES TO BE CROSSED OR CONNECTED TO PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IF DISCREPANCIES ARE NOTED.
2. CONTRACTOR TO VERIFY PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO MAINTAIN SANITARY SEWER LINES SHALL MAINTAIN 9'0" OF CLEARANCE AT ALL TIMES.
4. ALL UTILITY CROSSINGS SHALL MEET THE REQUIREMENTS OF BOTH JURISDICTIONS AND TO TIEG AT ALL TIMES.
5. ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS IN ADDITION TO CONCRETE OR CAST IRON COCKING RINGS.
6. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS. REPAIRS FOR TABLE 5-2 TO 5-4 OF THE MNL LENGTH OF PIPE TO BE RESTRAINED FOR 8-INCH AND 12-INCH PWC WATER MAINS.
7. PWC WATER PIPE UP THROUGH 12 INCHES SHALL BE AWWA C-900 20 INCHES OR MORE.
8. CONTRACTOR TO MAINTAIN MINIMUM 3' HORIZONTAL CLEARANCE FROM FRANCHISE UTILITIES.
9. CONTRACTOR TO MARK OR SIGN ALL EXISTING GRADIES WHEN COVERING UTILITY, WATER, SEWER, AND GAS LINES TO INSURE THEY DO NOT POND, ALTER, OR CHANNELIZE ANY STORMWATER.
10. MINIMUM 18 INCHES OF COVER SHALL BE MAINTAINED. SECTION AREA OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF MANUFACTURER'S RECOMMENDATION, AFTER WHICH THE USE OF ANCHOR TEES OR ANCHOR COUPLERS BENDS WILL BE REQUIRED. NO BENDING OF PIPE IS ALLOWED.

KEY MAP
N.T.S.



CAUTION

EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.



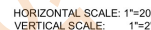
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BENCH MARK LIST

- | | |
|----------|---|
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MAGES
ACRES
PLOTTED BY
HAYES, REBECCA 11/18/2024 11:51 AM
K3DAL_CIVIL\06839600 - SHADY OAKS FORT WORTH_4
11/18/2024 11:48 AM
AST NAME
DRAWN
DWG

Kimley»Horn

2225 E JOHN CARPENTER FREEWAY, SUITE 1100
IRVING, TX 75062
PHONE: 214.420.5600
WWW.KIMLEY+HORN.COM TX F-928
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11/18/202

KHA PROJECT
068939600

DATE: SEPTEMBER 2024

AS SHOWN	
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DESIGNED BY	KHA
DRAWN BY	KHA

DATE	10/15/10
CHECKED BY	KWA

SHADY OAKS

MULTI-FAMILY

CITY OF FORT WORTH, TEXAS

WATER PLAN AND
PROFILE (2 OF 2)

SHEET NUMBER
C-4.01



BEDDING GRADATIONS	
6" THICKNESS OF BEDDING	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
3 INCH	100
1-1/2 INCH	55 - 100
3/4 INCH	25 - 60
3/8 INCH	5 - 30
No. 4	0 - 10

GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 15, 30, and 60. The segment between 0 and 15 is white, 15 to 30 is black, 30 to 45 is white, and 45 to 60 is black.

SHEET NUMBER
C-303

XREF deam -XREF site -XREF dtab -XREF ssm -XREF alim -XREF z24 -XREF dxclid -XREF uf1 -XREF i10VReduplan
 MAGES
 NOTIFIED BY
 LONG LAURIN 52025757 AM
 09/09/2010 - SHADY OAKS FORT WORTH_1 DESIGN CUDPLANSHEETSCSTRIMDWG
 52025757 AM
 ANTSAYED

