Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, December 21, 2023, at 6:00 p.m.
Agenda

1. **Call to Order and Determination of Quorum**

2. **Pledges of Allegiance**

3. **Citizen Agenda & Public Comment**

   An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. Speakers will be limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

4. **Conduct a public hearing and consider an ordinance amending development regulations of the Planned Development for R-3 Multi-Family Residence and C-1 Retail relating to the use and development of 22.228± acres in the Nathaniel French Survey, Abstract No. 424, generally located north of Swisher Road and east N. Shady Shores Road by amending the regulations relating to phasing of the development.**
5.
6. **Consider and make recommendation on a preliminary plat for a ±22.228 acre tract of land situated in the Nathaniel French Survey, Abstract No. 424, in the City of Lake Dallas, Denton County, Texas; generally located at 502 N. Shady Shore Drive.**

7. **Conduct a public hearing and consider an ordinance to amend the regulations relating to the development and use of 13.305± acres out of the J.W. Simmons Survey, Abstract No. 1162, City of Lake Dallas, Denton County, Texas; generally located south of Swisher Road and 310± feet east of IH-35E by changing the zoning from C-2 Commercial District to Planned Development for M-1 Light Industrial Uses.**

8. **Announcements and requests for future agenda items.**

9. Adjourn.

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before December 18, 2023, at 4:30 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

AGENDA ITEM #4

PLANNING AND ZONNING COMMISSION
AGENDA MEMO

Prepared By: Ashton Miller, CNU-A, City Planning Consultant **December 21, 2023**

Conduct a public hearing and consider an ordinance amending development regulations of the Planned Development for R-3 Multi-Family Residence and C-1 Retail relating to the use and development of 22.228± acres in the Nathaniel French Survey, Abstract No. 424, generally located north of Swisher Road and east N. Shady Shores Road by amending the regulations relating to phasing of the development.

DESCRIPTION:

Conduct a public hearing and make a recommendation on a proposed amendment to the Planned Development regulations for the Swisher Landing project. The property is zoned Planned Development for R-3 and C-1 uses, approved in October 2022 (see Attachment 1).

BACKGROUND INFORMATION:

This request is only to change the phasing requirements that was adopted as part of the PD regulations. Specifically, the developer is requesting the initial 4000 square feet of retail that was to be constructed before issuance of certificates of occupancy be granted for the initial multi-family residential units be allowed to be located on any portion of the commercial/retail tract within the development.

At the time of the adoption of the original rezoning request for the Property, it was represented that the portion of the Property at the NE corner of Swisher and Shady Shores would be developed with a corporate-owned 7-11 convenience store. Subsequent to the approval of the PD ordinance for the Property, 7-11 corporate officials terminated numerous new corporate-owned store projects, including the Lake Dallas store. As a result, the developer cannot proceed with developing the initial multi-family buildings under the current phasing requirements set forth in the PD ordinance because of the requirements that the initial 4000 square foot of retail be located at the NE corner of Swisher and Shady Shores.

What the developer is proposing with this amendment is that the initial 4000 square feet of retail buildings be constructed anywhere within the commercial/retail tract of the Property, with the next 7000 square feet of retail that is required to be constructed before getting CO's for the remaining multi-family units to include the 4000 square feet of retail building to be constructed at the NE corner of Swisher and Shady Shores.

All other details of the PD have remained the same and are not being proposed to be altered with this request.

The following table is a comparison of the current and proposed language of Section 2.I, with a summary of the impact of the requested changes:

I. <u>Phasing</u>: The Property shall be developed subject to the following phasing of construction:	**I. <u>Phasing</u>**: The Property shall be developed subject to the following phasing of construction:	
(1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road as shown on the Site Plan;	(1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4,000 square feet if developed on any portion of Tract 1;	**This revised Paragraph (1) removes the requirement that the initial 4000 square feet of retail be located at the SW portion to Tract 1 (i.e., the NE corner of Swisher and Shady Shores)(what was previously represented to be a new 7-11 store) before a CO can be issued for any multi-family units on Tract 2. With this change (and the one in Paragraph (2)), a certificate of occupancy can be issued for up to 240 multi-family units as long as a CO has been issued for 4000 sf of retail building anywhere on Tract 1.**
(2) Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one or more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of not less than 7,000 square feet in addition to the building described in Paragraph (1), above;	(2) Certificates of occupancy shall be issued for no more than 240 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one of more shell buildings designed for restaurant and/or retail use constructed on tract 1 containing a gross floor area of not less than 7,000 square feet, of which no less than 4,000 sf shall be constructed at the most southwesterly portion of Tract	**The change in this Paragraph (2) (a) requires 4000 sf of the next 7000 sf of retail/restaurant buildings be constructed at the NE corner of Swisher and Shady Shores and (b) reduces from 260 to 240 the limit on the number of multi-family units for which CO's may be issued prior to completion of the additional 7,000 sf of shell retail/restaurant buildings on Tract 1. This version of Paragraph (2) still provides**

	1 at the intersection of Shady Shores Road and Swisher Road, in addition to the building described in Paragraph (1) above;	**that the next 7000 sf of retail/restaurant buildings is in addition to the 4000 sf of retail use required by Paragraph (1)**
(3) The square footage of only one (1) restaurant commonly referred to as a "quick service restaurant" may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.	(3) The square footage of only one (1) restaurant commonly referred to as a "quick serve restaurant" may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.	**There is no change in Paragraph (3).**

The revised proposed language in Section 2.I, with changes recommended by the City Attorney (if this amendment is approved) would read as follows:

> (1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issues for any building constructed on Tract 2 until a certificate of occupancy has been issued for a retail use with a floor area of not less than 4,000 square feet developed on any portion of Tract 1;
>
> (2) Certificates of occupancy shall be issued for no more than 240 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one of more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of not less than 7,000 square feet, of which no less than 4,000 square feet shall be constructed at the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road, which 7,000 square feet of building(s) shall be in addition to, and not inclusive of, the building described in Paragraph (1) above; and
>
> (3) The square footage of only one (1) restaurant commonly referred to as a "quick serve restaurant" may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
Subject Property	***PD, with R3 & C-1***	***Vacant***

North	*R-1 4000*	homes
South	*PD, with R3*	apartments
West	*C-1*	sports facility
East	*R-1 1000.*	Homes, vacant

RECOMMENDED MOTIONS:

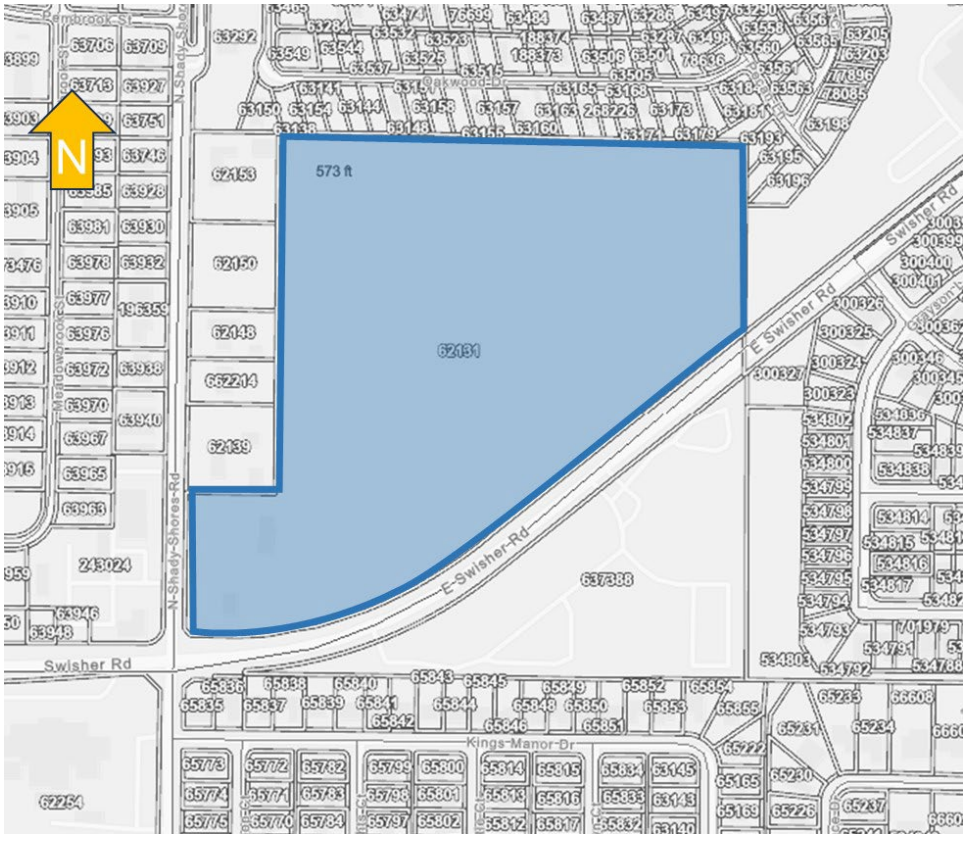
Possible motions:

I move to recommend approval of the request to amend the PD regulations regarding phasing of the development as presented.

I move to recommend denial of the request to amend the PD regulations regarding phasing of the development as presented.

I move to recommend approval of the request to amend the PD regulations regarding phasing of the development with the following changes.

Vicinity Map (Not to Scale)



ATTACHMENTS:

Attachment 1. – Existing PD ordinance

CITY OF LAKE DALLAS, TEXAS

ORDINANCE NO. 2022-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING ORDINANCE AND ZONING MAP, AS AMENDED, AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 24.414± ACRES OUT OF THE H. H. SWISHER SURVEY, ABSTRACT NO. 1220 AND NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, BY CHANGING THE ZONING FROM C-1 RETAIL DISTRICT TO PD - PLANNED DEVELOPMENT DISTRICT FOR R-3 MULTI-FAMILY RESIDENCE AND C-1 RETAIL; ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Lake Dallas Zoning Ordinance and Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Lake Dallas Zoning Ordinance ("the Zoning Ordinance") and the Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of 24.414± acres out of the H.H. Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, City of Lake Dallas, Denton County, Texas described in Exhibit "A" attached hereto and incorporated herein by reference ("the Property"), by changing the zoning of the Property from C-1 Retail District to PD - Planned Development District for R-3 Multi-Family Residence and C-1 Retail subject to Section 2 of this Ordinance.

SECTION 2. DEVELOPMENT AND USE STANDARDS

The Property shall be developed and used in accordance with the applicable provisions of the Zoning Ordinance subject to the following:

A. **Base Zoning**: Subject to the modifications or conditions set forth in this Section 2, the Property shall be developed and used in accordance with the following zoning district regulations:

(1) The portion of the Property within the boundaries of the area shown on Exhibit "B," attached hereto and incorporated by reference (the "Tract Exhibit") identified as Tract 1 ("Tract 1") shall be developed and used in accordance with regulations applicable to property located with a "C-1" Retail District; and

(2) The portion of the Property located within the boundaries of the area identified on the Tract Exhibit as Tract 2 ("Tract 2") shall be developed and used in accordance with regulations applicable to property located within an "R-3" Multifamily Residence District.

B. **Concept Plan**: The Property shall be used and developed substantially in accordance with the Concept Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the Concept Plan"). The size, number, and location of buildings, driveways, and parking areas constructed on the Property shall generally comply with the Site Plan. Any significant additions, modifications or amendments to the Site Plan (including, but not limited to, future site development of the remainder of undeveloped land, increase in size of floor plan or site, changing or adding ingress/egress to public rights-of-way, changing building orientation, and similar modifications) shall not be authorized unless and until approved as an amendment to this Ordinance; provided, however, the Director of Development may approve without further action of the City Council amendments to the Concept Plan comprising of the addition, removal, or relocation of drive entrances providing ingress and egress to Swisher Road and Shady Shores Road.

C. **Screening**:

(1) A screening wall or fence that complies with Lake Dallas Municipal Code Section 122-1132(a) shall be constructed along the north boundary of Tract 1 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.

(2) A screening wall or fence in compliance with Lake Dallas Municipal Code Section 122-1133(1) or Section 122-1133(5) shall be constructed along the east, north, and west property lines of Tract 2 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.

D. **Landscaping**:

(1) Every property line of the Property, inclusive of the property lines between Tract 1 and Tract 2, shall be planted with landscaped screening as follows:

(a) One (1) tree shall be planted adjacent to and along the entire length of the public street right-of-way areas at a distance of not greater than 50 linear feet apart;

(b) One (1) tree shall be planted for every 400 square feet of interior landscape area within the Property;

(c) Landscape buffers shall be established as follows:

(i) A 15-foot wide landscape buffer shall be established between all off-street parking areas and the abutting public right-of-way; and

(ii) A 10-foot wide landscape buffer, inclusive of required landscaping materials and irrigation, shall be established at all locations on the Property where an off-street parking area abuts an adjacent property line except where an opaque screening wall is installed on the adjacent property line;

(2) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 1, a landscape plan shall be submitted to the City and approved by the Director of Development Services in accordance with Section 122-1225 of the Lake Dallas Municipal Code relating to Tract 1; provided, however, if Tract 1 is subdivided into multiple lots, a building, paving, grading, or construction permit relating to development of a lot within Tract 1 may be issued subject to approval of a landscape plan for such lot as provided above;

(3) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 2, a landscape plan shall be submitted to the City and approved by the Director of Development Services in accordance with Section 122-1225 of the Lake Dallas Municipal Code relating to Tract 2;

(4) All trees required to be planted on the Property by this Section 2.D., the Zoning Ordinance, and/or the approved landscape plan shall have a trunk diameter of not less than three (3) caliper inches measured four feet (4.0') above the top of the root ball.

E. **Tract 1 Development Standards**:

Tract 1 shall be developed and used in accordance with the "C-1" Retail District development regulations subject to the following modifications:

(1) **Cross-Access**: Prior to or concurrently with the approval of a final plat for any portion of the Property, a mutual cross-access easement for vehicular and pedestrian movement over, across, and between all Tracts within the Property shall be granted between and among the respective owner(s) of each Tract or portion thereof;

(2) **Maximum Building Height**: Buildings shall not exceed three (3) stories or exceed fifty (50) feet in height;

(3) **Signs**: Two (2) monument signs with a sign face of not more than 60 square feet and a height of not more than twelve feet (12.0') may be installed on Tract 1 at the locations generally shown on the site plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 1 from adjacent streets.

(4) **Dumpster Enclosures**: Solid waste dumpsters may be located within the side and rear setbacks provided they are screened in accordance with Section 122-1132(c) of the Municipal Code. No certificate of occupancy shall be issued for building on constructed on the Property that will be served by one or more solid waste dumpsters unless and until construction of the required dumpster screening is complete.

(5) **Sidewalks**: Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road and Shady Shores Road as shown on the Site Plan.

F. **Tract 2 Development Standards**:

Tract 2 shall be developed and used in accordance with the "R-3" Multi-Family Residence District development regulations subject to the following modifications:

(1) **Density**: No more than three hundred forty (340) multi-family dwelling units shall be constructed on Tract 2.

(2) **Unit Mix**: The mix of dwelling units shall be set forth on the Concept Plan, provided:

(a) Efficiency and one-bedroom multi-family dwelling units shall not be less than 55% of the total number of dwelling units constructed; and

(b) Two-bedroom multifamily dwelling units shall not exceed 45% of the total number of dwelling units constructed.

(3) **Minimum Dwelling Size**: No dwelling unit shall have an area of air conditioned space of less than 500 square feet;

(4) **Elevations:** The buildings constructed on Tract 2 shall be designed and constructed to appear substantially as set forth on the building elevations set forth in Exhibit "D" attached hereto and incorporated herein by reference.

(5) **Parking**: No fewer than 2.0 parking spaces shall be provided for each multi-family dwelling unit constructed on Tract 2;

(6) **Sidewalks**: Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road;

(7) **Maximum Building Height**: Buildings shall not exceed three (3) stories or exceed forty-five (45) feet in height;

(8) **Open Space**: Tract 2 shall be developed with open space subject to the following:

(a) Not less than 300 square feet of usable open space shall be developed on Tract 2 for each dwelling unit constructed on Tract 2;

(b) Required yards and landscaped areas shall be credited as open space area; and

(c) A maximum of 50% of the detention pond area may count as open space provided the area is amenitized;

(9) **Amenities:**

(a) Tract 2 shall be developed with not less than seven (7) of the following amenities:

(i) Walking trails not less than six feet (6.0') wide with benches or seating and trash receptacles;

(ii) Outdoor swimming pool, including wading area, with a water surface area of not less than 2400 square feet, which minimum area shall not include hot tub/spa or pool deck seating area;

(iii) Outdoor dog park with an area of not less than 2000 square feet;

(iv) Outdoor seating area with gazebo or similar shade structure;

(v) Dog wash or maintenance station (no more than one (1) can be counted toward requirement);

(vi) Detention/retention area with perimeter trail of not less than six feet (6.0') in width;

(vii) Outdoor grilling or cooking area (no more than two (2) can be counted toward requirement);

(viii) Outdoor sitting/gathering/open space area, with a minimum area of 40 feet x 40 feet;

(ix) Recreational water feature;

(x) Interior gym or fitness center with an area of not less than 400 square feet equipped with exercise apparatus for tenant use; or

(xi) Interior office or professional space equipped with at least two public computer workstations, a publicly accessible printer, and public Wi-Fi access.

(b) Certificates of occupancy shall not be granted for more than 210 dwelling units on Tract 2 unless and until construction of at least four (4) of the amenities listed in paragraph (a), above, has been completed.

(c) Certificates of occupancy shall not be granted for more than 300 dwelling units on Tract 2 unless and until construction of a total of at least seven (7) of the amenities listed in paragraph (a), above , has been completed.

(9) **Signs**: Monument signs with a sign face of not more than 50 square feet on each side of the sign and a height of not more than eight feet (8.0') may be installed on each lot within Tract 2 may be located only at the locations shown on the Site Plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 2 from adjacent streets.

G. **Detailed Site Plan**: No building or other permit shall be granted relating to development of the Property unless and until a development plan in compliance with Section 122-634 of the Municipal Code has been approved for the Property by the City Council in the same manner as required for an amendment to this Ordinance.

H. **Traffic Improvements**: No certificate of occupancy shall be issued for any building constructed on the Property until completion of construction of the following roadway improvements:

(1) Northbound right turn deceleration lane along Shady Shores Road at the southwest corner of the Property as shown on the Site Plan; and

(2) Westbound right turn deceleration lane along Swisher Road at the southwest corner of the Property as shown on the Site Plan.

I. **Phasing**: The Property shall be developed subject to the following phasing of construction:

(1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road as shown on the Site Plan;

(2) Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one or more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of

not less than 7,000 square feet in addition to the building described in Paragraph (1), above;

(3) The square footage of only one (1) restaurant commonly referred to as a "quick service restaurant" may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.

SECTION 3. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Lake Dallas Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Lake Dallas Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 5. SAVINGS CLAUSE.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Lake Dallas Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON THIS THE 13TH DAY OF OCTOBER 2022.

APPROVED:

Andi Nolan

Andi Nolan, Mayor

ATTEST:

Codi Delcambre

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin

Kevin B. Laughlin., City Attorney
(kbl:10/13/2022:131321)

CITY OF LAKE DALLAS, TEXAS

Ordinance No. 2022-09
Exhibit A - Property Boundaries

The Property consists of the following described tracts, which is inclusive of the adjacent portion of Swisher Road approximately to its centerline:

Tract 1:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlsie D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow plastic cap stamped "RPLS 4561" found for corner of said Boliver tract of land, said iron rod being in the west line of said of Boliver tract of land and in the east right-of-way line of N. Shady Shores Drive(a variable width right-of-way);

THENCE North 89 degrees 56 minutes 53 seconds East, passing a one-half inch iron rod found for an angle point of said Boliver tract of land at a distance of a distance of 218.93 feet and continuing a total distance of 415.71 feet to a point for corner;

THENCE over and across said Boliver tract of land, the following courses and distances:

North 50 degrees 32 minutes 46 seconds East, a distance of 700.39 feet to a point for corner;

South 40 degrees 01 minutes 07 seconds East, a distance of 264.89 feet to a point for corner, said point being in or near the centerline of Swisher Road (80' width right-of-way);

THENCE along the centerline of said Swisher Road, the following courses and distances:

South 50 degrees 33 minutes 02 seconds West, a distance of 569.61 feet to a point for corner;

In a southwesterly direction, a distance of 597.25, having a central angle of 35 degrees 50 minutes 05 seconds, whose radius 954.93 feet a tangent length of 308.75 feet and whose chord bears South 68 degrees 27 minutes 25 seconds West a distance of 587.56 feet to a point for corner;

South 86 degrees 30 minutes 20 seconds West, a distance of 112.15 feet to a point for corner;

THENCE North 03 degrees 29 minutes 40 seconds West, a distance of 40.00 feet over and across said Swisher Road to a one-half inch iron rod with blue plastic cap stamped "Gorrondona" found for corner, said capped iron rod being at the south end of a corner clip between said Swisher Road and of said N. Shady Shores Drive;

THENCE North 46 degrees 25 minutes 20 seconds West, a distance of 33.93 feet along said corner clip to a five-eighths inch iron rod found for corner, said iron rod being at the north end of said corner clip and being in the east line of said N. Shady Shores Drive;

THENCE North 00 degrees 18 minutes 45 seconds West, a distance of 278.62 feet along the east right-of-way line of said N. Shady Shores Drive to the **POINT OF BEGINNING** and containing 340,561 square feet or 7.818 acres.

Tract 2:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlsie D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a six inch steel fence post found at the northeast corner of said Boliver tract of land;

THENCE South 00 degrees 26 minutes 03 seconds East, a distance of 482.89 feet to a point for corner, said point being in or near the centerline of Swisher Road;

THENCE South 50 degrees 33 minutes 02 seconds West, a distance of 206.16 feet along the centerline of said Swisher Road to a point for corner;

THENCE over and across said Boliver tract of land, the following course and distances:

North 40 degrees 01 minutes 07 seconds West, a distance of 264.89 feet to a point for corner;

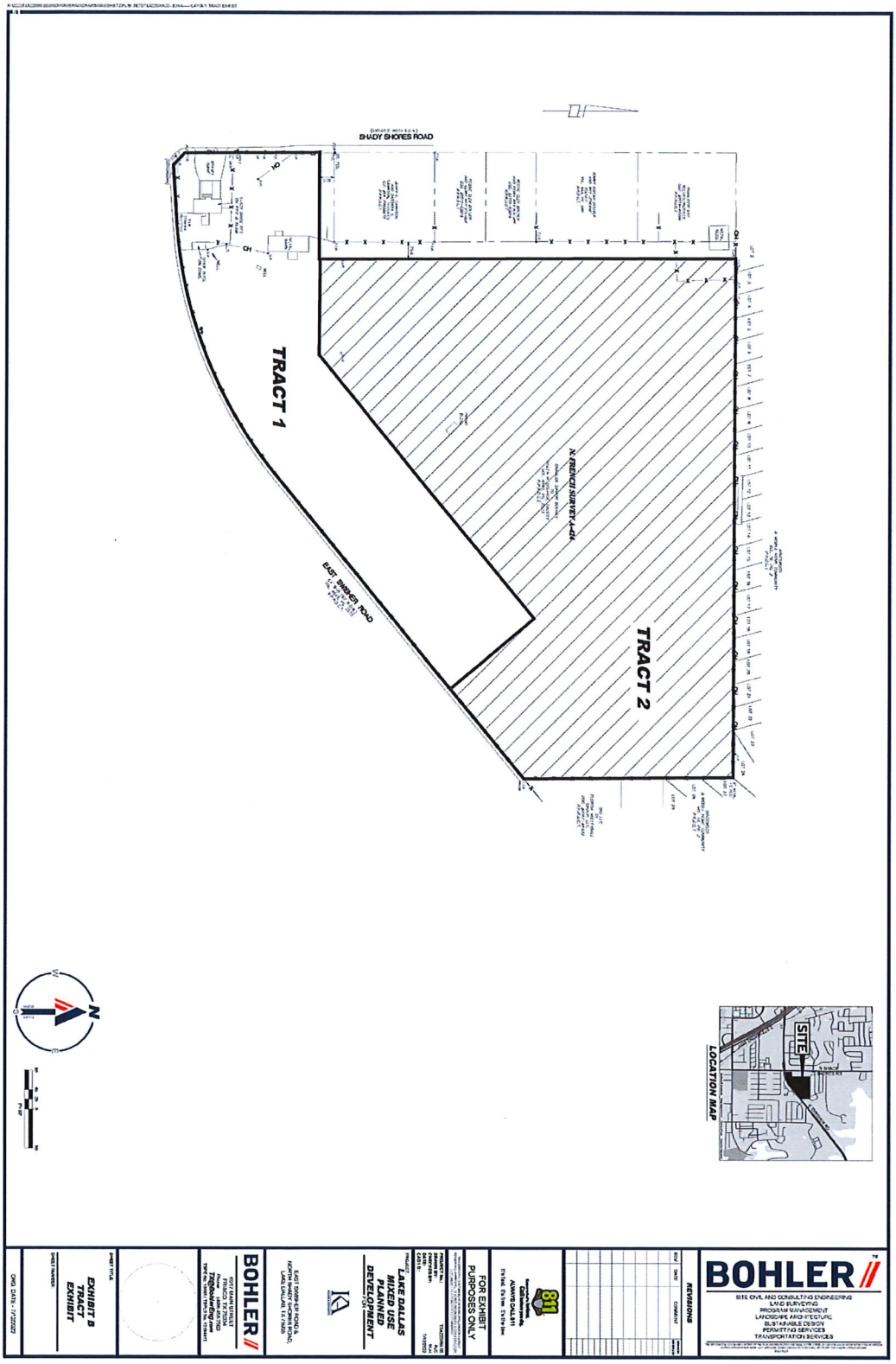
South 50 degrees 32 minutes 46 seconds West, a distance of 700.39 feet to a point for corner;

South 89 degrees 56 minutes 53 seconds West, a distance of 196.78 feet to a one-half inch iron rod found for an angle point of said Boliver tract of land;

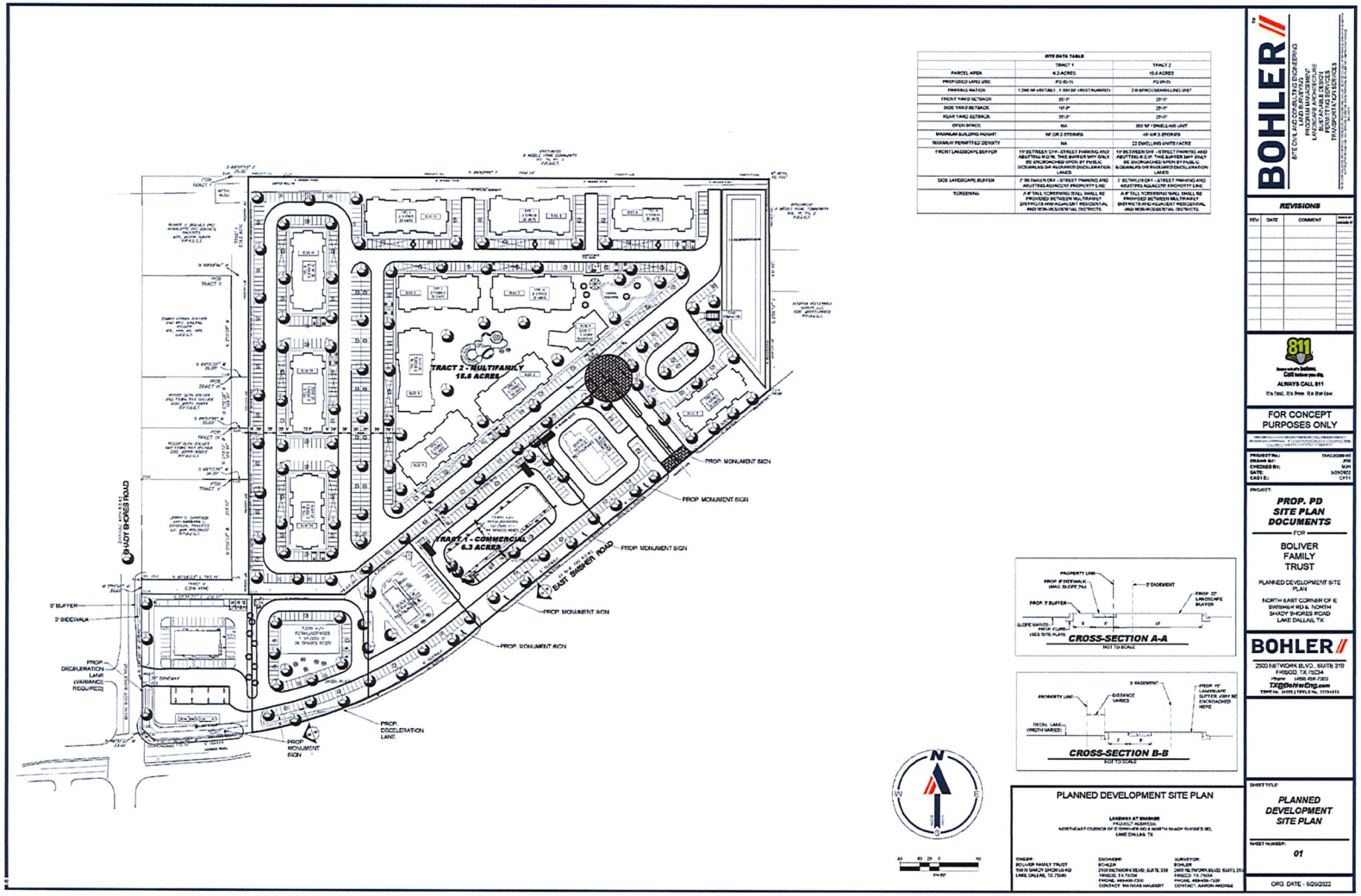
THENCE North 00 degrees 10 minutes 09 seconds West, a distance of 858.99 feet to a one-half inch iron rod found for corner, said iron rod being in the north line of said Boliver tract of land;

THENCE South 89 degrees 51 minutes 09 seconds East, a distance of 1,065.98 feet to the **POINT OF BEGINNING** containing 687,326 square feet or 15.779 acres.

Ordinance No. 2022-09
Exhibit B – Tract Exhibit



Ordinance No. 2022-09
Exhibit C – Concept Plan



SITE DATA TABLE		
	TRACT 1	TRACT 2
PARCEL AREA	6.3 ACRES	15.8 ACRES
PROPOSED LAND USE	PD (C-1)	PD (M-2)
PARKING RATIO	1 CAR/ 4M (RETAIL), 1 CAR/ 3M (RESTAURANT)	2 M-SPACE/DWELLING UNIT
FRONT YARD SETBACK	25'-0"	25'-0"
SIDE YARD SETBACK	10'-0"	25'-0"
REAR YARD SETBACK	25'-0"	25'-0"
OPEN SPACE	NA	300 SF / DWELLING UNIT
MAXIMUM BUILDING HEIGHT	56' OR 3 STORIES	45' OR 3 STORIES
MAXIMUM PERMITTED DENSITY	NA	22 DWELLING UNITS / ACRE
FRONT LANDSCAPE BUFFER	15' IN FRONT OF - STREET PARKING AND ABUTTING R.O.W. THIS BUFFER MAY ONLY BE ENCROACHED UPON BY PUBLIC SIDEWALKS OR ALLOWED DECELERATION LANES	15' IN FRONT OF - STREET PARKING AND ABUTTING R.O.W. THIS BUFFER MAY ONLY BE ENCROACHED UPON BY PUBLIC SIDEWALKS OR REQUIRED DECELERATION LANES
SIDE LANDSCAPE BUFFER	7' BETWEEN DRIVE - STREET PARKING AND ABUTTING ADJACENT PROPERTY LINE	7' BETWEEN DRIVE - STREET PARKING AND ABUTTING ADJACENT PROPERTY LINE
SCREENING	A 6' TALL SCREENING WALL SHALL BE PROVIDED BETWEEN MULTI-FAMILY DISTRICTS AND ADJACENT RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS	A 6' TALL SCREENING WALL SHALL BE PROVIDED BETWEEN MULTI-FAMILY DISTRICTS AND ADJACENT RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS

PLANNED DEVELOPMENT SITE PLAN

LANDWAY AT SWISHER
PROJECT ADDRESS:
NORTHEAST CORNER OF E SWISHER RD & NORTH SHADY SHORES RD,
LAKE DALLAS, TX

OWNER:
BOLIVER FAMILY TRUST
1040 SHADY SHORES RD
LAKE DALLAS, TX 75065

ENGINEER:
BOHLER
2500 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: 469-484-7200
CONTACT: MATHIAS MAUSERT

SURVEYOR:
BOHLER
2500 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: 469-484-7200
CONTACT: AARON ANDRUS

BOHLER

8TH CIVIL ENGINEERING STUDENT DESIGN
LAND PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY

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FOR CONCEPT PURPOSES ONLY

PROJECT No.: TRAC20088-00
DRAWN BY: JRB
CHECKED BY: MJH
DATE: 5/26/2022
CAD I.D.: CP11

PROJECT:
PROP. PD SITE PLAN DOCUMENTS
FOR
BOLIVER FAMILY TRUST
PLANNED DEVELOPMENT SITE PLAN
NORTH EAST CORNER OF E SWISHER RD & NORTH SHADY SHORES ROAD
LAKE DALLAS, TX

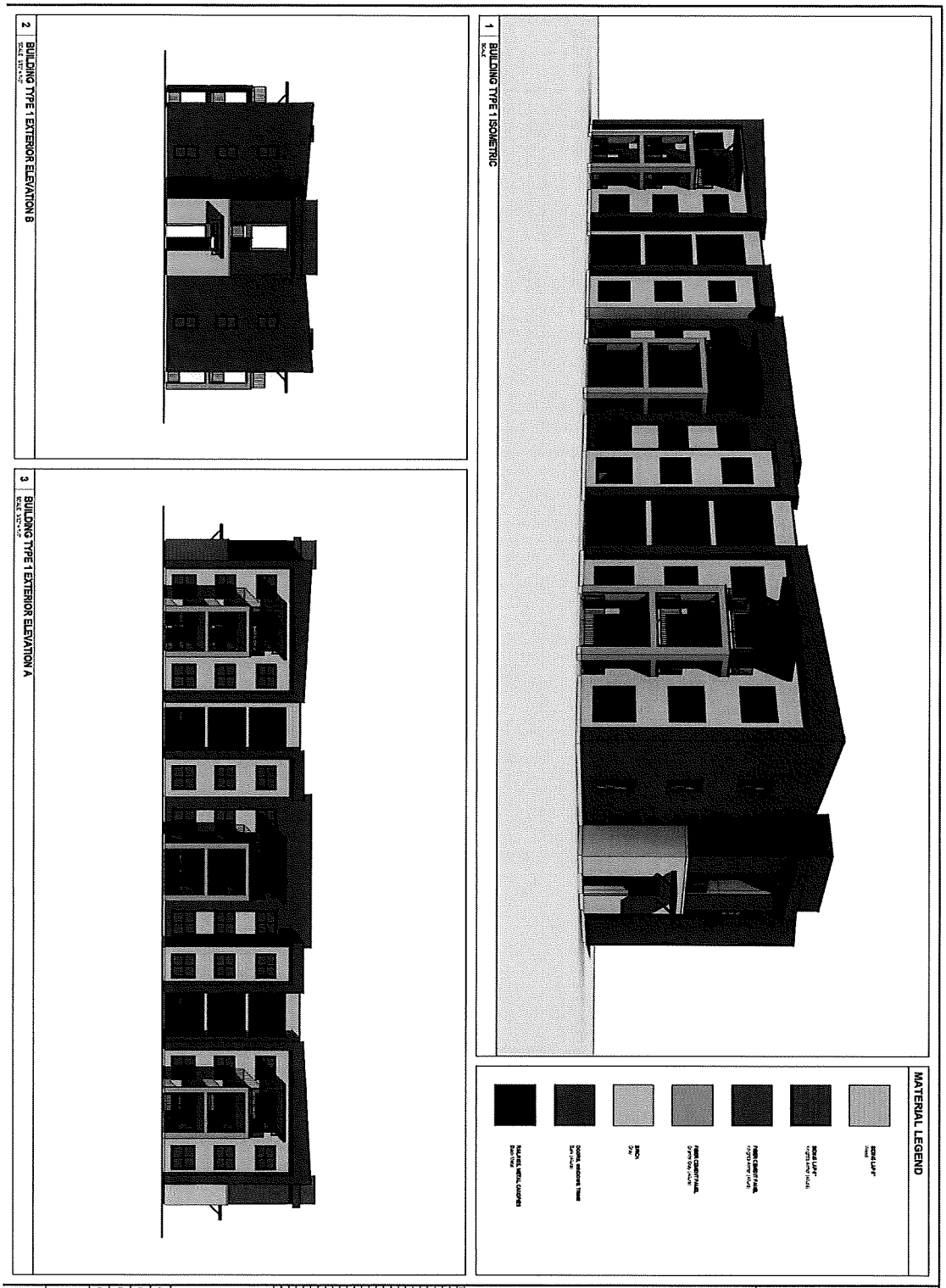
BOHLER
2500 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone (469) 484-7200
TXE@BohlerEng.com
TBPE No. 24105 | TBPLS No. 10194453

SHEET TITLE:
PLANNED DEVELOPMENT SITE PLAN

SHEET NUMBER:
01

ORIG. DATE - 6/26/2022

Ordinance No. 2022-09
Exhibit "D" -Building Elevations – Tract 2



A1.00

BUILDING TYPE 1

DRAWN BY: CTN

PROJECT NUMBER: 220201

ISSUE: CONCEPT DESIGN

DATE: 10/05/2022

NO	DATE
	10/05/2022

PROJECT NAME
LAKE DALLAS

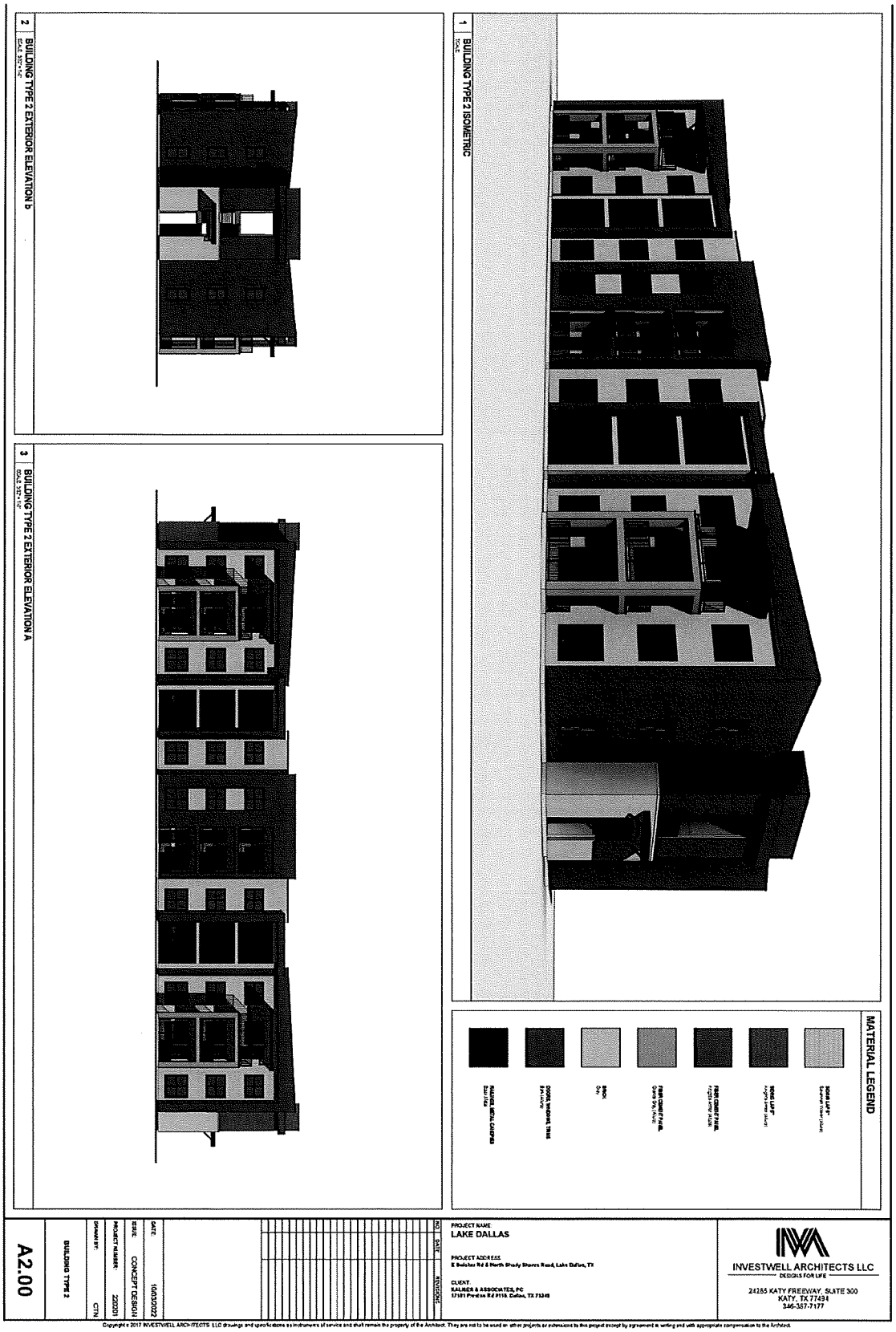
PROJECT ADDRESS
E Southshore Rd & North Shady Shores Road, Lake Dallas, TX

CLIENT
KALMBER & ASSOCIATES, PC
17191 Preston Rd #110, Dallas, TX 75248

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 300
KATY, TX 77494
346-387-7177

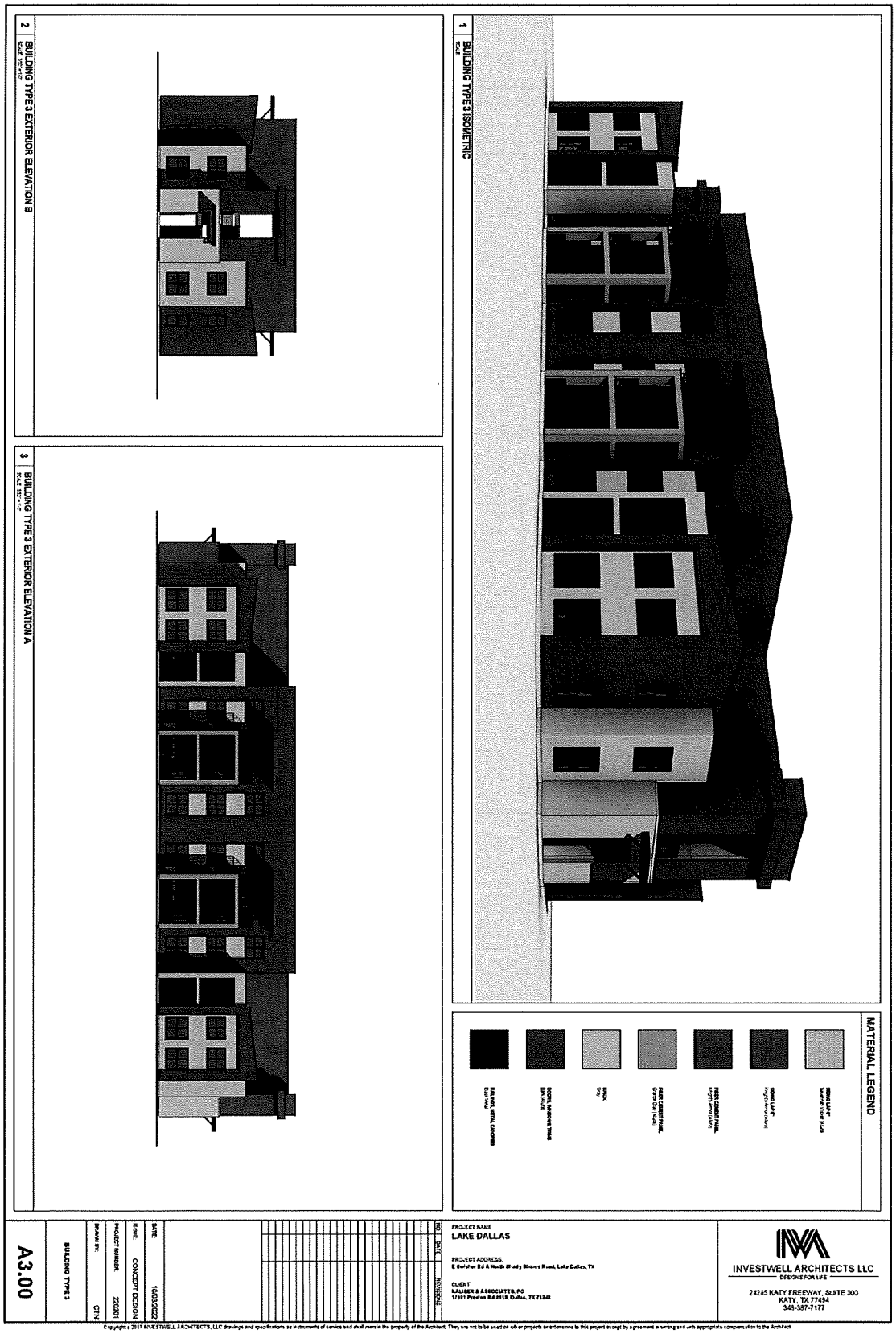
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Ordinance No. 2022-09
Exhibit "D" -Building Elevations – Tract 2



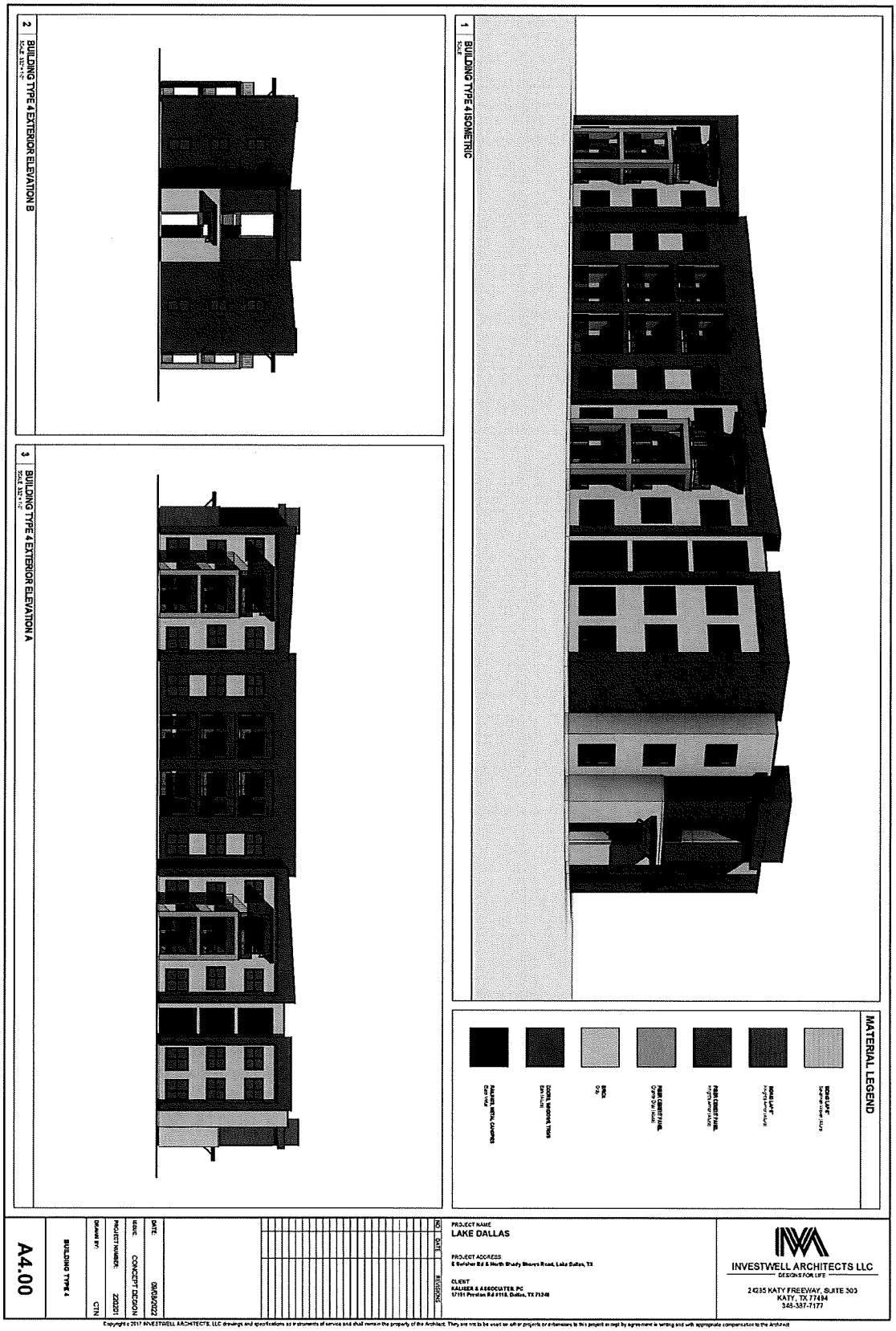
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Exhibit "D" -Building Elevations – Tract 2



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Exhibit "D" -Building Elevations – Tract 2



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AGENDA ITEM #5

PLANNING AND ZONNING COMMISSION
AGENDA MEMO

Prepared By: Ashton Miller, CNU-A, City Planning Consultant **December 21, 2023**

Preliminary Plat – 502 Shady Shore Drive

DESCRIPTION:

Consider and make recommendation on a preliminary plat for a ±22.228 acre tract of land situated in the Nathaniel French Survey, Abstract No. 424, in the City of Lake Dallas, Denton County, Texas; generally located at 502 N. Shady Shore Drive.

EXISTING CONDITIONS:

The subject property is generally located northeast of the intersection of E. Swisher Road and North Shady Shores Road and is undeveloped with several mature trees located on the property. The property is not located within the 100-year floodplain.

ADJACENT LAND USE AND ZONING:

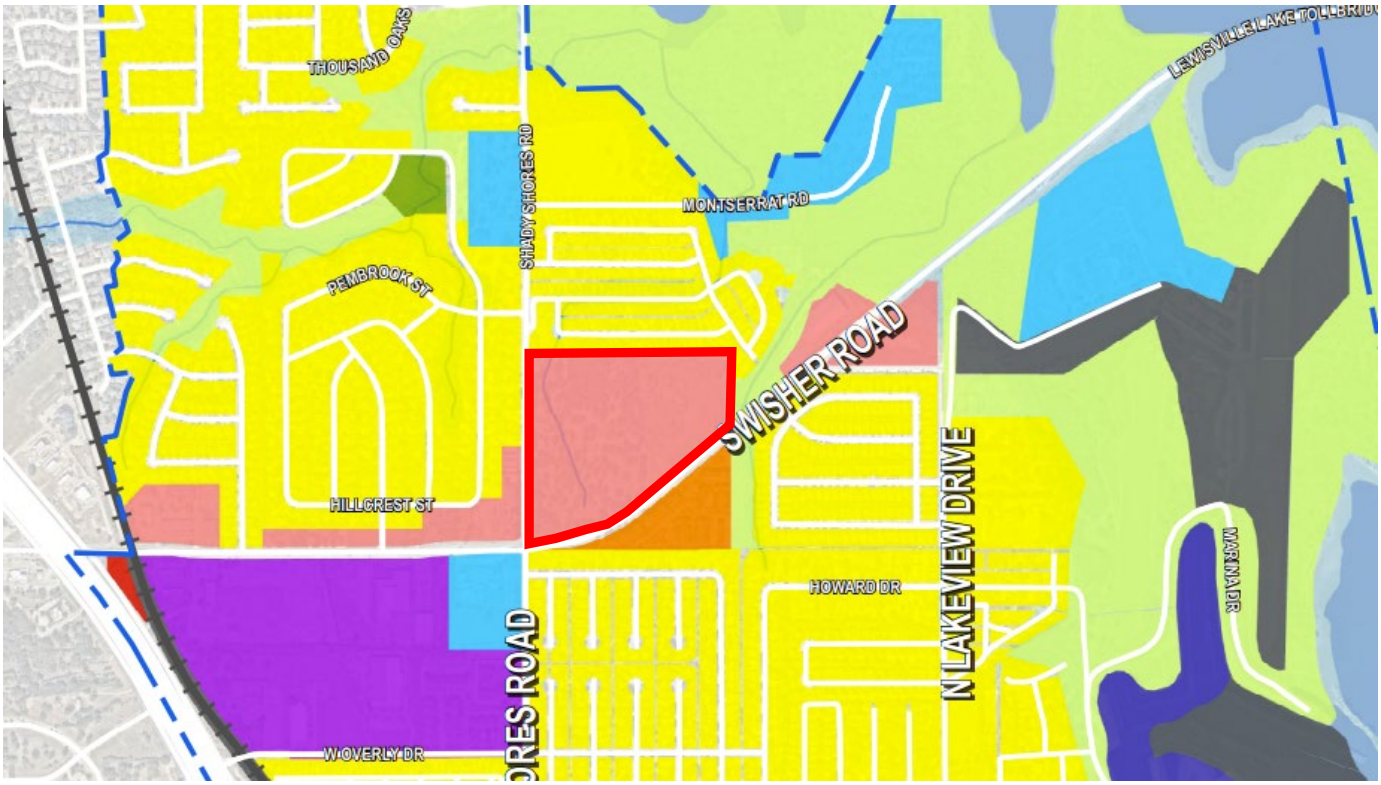
North: Manufacture Housing – R-1-4000
East: Single-family residences zoned R-1-7200/PD and C-1 Recreation and Sports Facility.
South: Apartments R-3/PD
West: Single-family residence zoned R-1-10000

BACKGROUND INFORMATION:

This item was noticed for the public hearing believing that the applicant would resubmit to address the initial comments. This has not occurred, so we are asking that the item be held to next month's meeting to give the applicant time to address the outstanding comments.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The recently adopted Lake Dallas Vision 2030 Comprehensive Plan designates this property as "Neighborhood Retail" which is intended to include a mixture of retail and office located adjacent to neighborhoods. The uses listed in the designation range from professional office, food sales, convenience stores, general retail sales, and institutional uses.



PLANNING ANALYSIS:

Land-Use:
The proposed project generally conforms with the lot Subdivision Standards and Engineering and Design Standards Manual. The proposed plat meets all lot area, width and depth requirements as specified in the Municipal Code and the Existing Planned Development.

The proposed project is proposing a portion of the property along Swisher Road to Shady Shores Road to be preserved for neighborhood retail uses, which is the designation the future land-use plan has called out for this property. This will allow for a natural transition from higher intensity land-uses to be developed along a major thoroughfare, and not directly against single family residential land-uses. The proposed multifamily development will act as a buffer between the commercial and single family residential that is a traditional way in which land development patters occur.

Traffic:
The proposed development is adjacent to Swisher Road, which is at its ultimate right-of-way width and configuration. Access into the proposed development will be served from Swisher Road and there are no additional access points being proposed. The applicant submitted updated traffic counts along Swisher Road, and based on Staff review, no additional improvements are required with this application.

Drainage:
Per Section 94-151, no plat shall be approved which does not make adequate provision for stormwater or floodwater runoff. The provision of adequate drainage of property is necessary to ensure the health and safety of the public and property in times of flood; and such facilities shall not cause excessive increases in flood heights or velocities, particularly to adjacent and downstream properties, and shall ensure a safe and orderly drainage or rainfall, stormwater and floodwater without erosion or damage to property on-site and off-site. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point; and basis shall be used to intercept flow at that point. The applicant has submitted, with their civil construction plans, an engineered drainage plan for review by City-contract engineer, McAdams.

Prior to approval of the civil construction drawings, the downstream assessment and drainage plans shall be accepted and approved by McAdams.

Regulatory Issues:

Financial Considerations:
The proposed development, when built out, will generate additional property and sales taxes. It would also require additional costs in police, fire, and other city services. The City has not made a detailed fiscal assessment of the impacts of the development.

Recommended Motion:
After conducting the public hearing, staff recommends the Planning and Zoning Commission make the following motion:

I move to recommend City Council **APPROVE** a preliminary plat for ±22.228-acre tract of land situated in the situated in the Nathaniel French Survey, Abstract No. 424, in the City of Lake Dallas, Denton County, Texas, generally located at 502 N. Shady Shore Drive contingent upon the following items being approved at the January 11, 2024 City Council Meeting:

Attachments:

- Preliminary Plat
- Preliminary Civil Site Plans
- Tree Inventory Plan
- Traffic Counts along Swisher Road

PRELIMINARY ENGINEERING PLANS

FOR

PROPOSED

MULTI-FAMILY DEVELOPMENT

EAST SWISHER ROAD & NORTH SHADY SHORES ROAD

LAKE DALLAS, TX 75065

DENTON COUNTY



LOCATION MAP
SCALE: N.T.S.

OWNER
502 SHADY SHORE LLC
17101 PRESTON RD STE 105
DALLAS, TX 75248-1497

DEVELOPER
REVISION MASTERS
17101 PRESTON ROAD, SUITE 105
DALLAS, TEXAS 75248
INFO@REVISIONMASTERS.US

PREPARED BY

BOHLER

CONTACT: MATHIAS HAUBERT, P.E.
2600 NETWORK BLVD, STE 310, FRISCO, TX 75034
(469) 458-7300
MHAUBERT@BOHLERENG.COM

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER ENGINEERING, LLC
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
DATED: 06/03/2022
JOB #: TXA220069.00

♦GEOTECHNICAL INVESTIGATION REPORT:
ALPHA TESTING, INC.35
2209 WINSCONSIN ST.
DALLAS, TEXAS 75229
DATED: 03/20/2023
JOB #: G230225

♦ARCHITECTURAL PLAN:
INVESTWELL ARCHITECTS, LLC
24275 KATY FWY., SUITE 400
KATY, TEXAS 77494

♦DOWNSTREAM ASSESEMENT:
CARDINAL STRATEGIES ENGINEERING SERVICES, LLC
2770 CAPITAL STREET
WYLIE, TEXAS 75098
FIRM #: F-11976
BEN A. MCWHORTER, P.E. CFM
806-252-5898
DATED: 4/11/2023

♦TIA REPORT:
LEE ENGINEERING
3030 LBJ FREEWAY, SUITE 1660
DALLAS, TEXAS 75234
FIRM # F-450
DATED: 09/01/2022

♦WOTUS REPORT:
INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC
301 W. ELDORADO PARKWAY, STE. 101
MCKINNEY, TEXAS 75069
972-562-7672
DATED: 01/26/2023

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
LESTER RABORN
212 MAIN STREET
LAKE DALLAS, TEXAS 75065
PHONE: 940-497-2226, EXT. 403

♦BUILDING DEPARTMENT
MARILYN ROJAS, PERMITS
212 MAIN STREET
LAKE DALLAS, TEXAS 75065
PHONE: 940-497-2226, EXT. 402

♦LAKE CITIES FIRE DEPARTMENT
CHAD THIESSEN, FIRE CHEIF
3501 FM 2181., SUITE B
CORINTH, TEXAS 76210
PHONE: 940-279-4590

JURISDICTIONS

♦LAKE CITIES MUNICIPAL DISTRICT
501 N SHADY SHORES DRIVE
LAKE DALLAS, TEXAS 75065
PHONE: 940-497-2999

♦CITY OF LAKE DALLAS
212 MAIN STREET
LAKE DALLAS, TX 75065
PHONE: (940) 497-2226

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

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HORIZONTAL CONTROL & PAVING PLAN	C-301 - 305
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UTILITY PLAN	C-701 - 705
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STANDARD DETAILS	C-901 - C-905

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE
ELEVATION = 563.89'

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

THE DESIGN, IDEAS AND CONCEPTS OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE USED OR DISCLOSED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS MARKED "RELEASED FOR CONSTRUCTION" SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\SITE\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-CADS-1---LAYOUT C-101 COVER SHEET

GENERAL NOTES

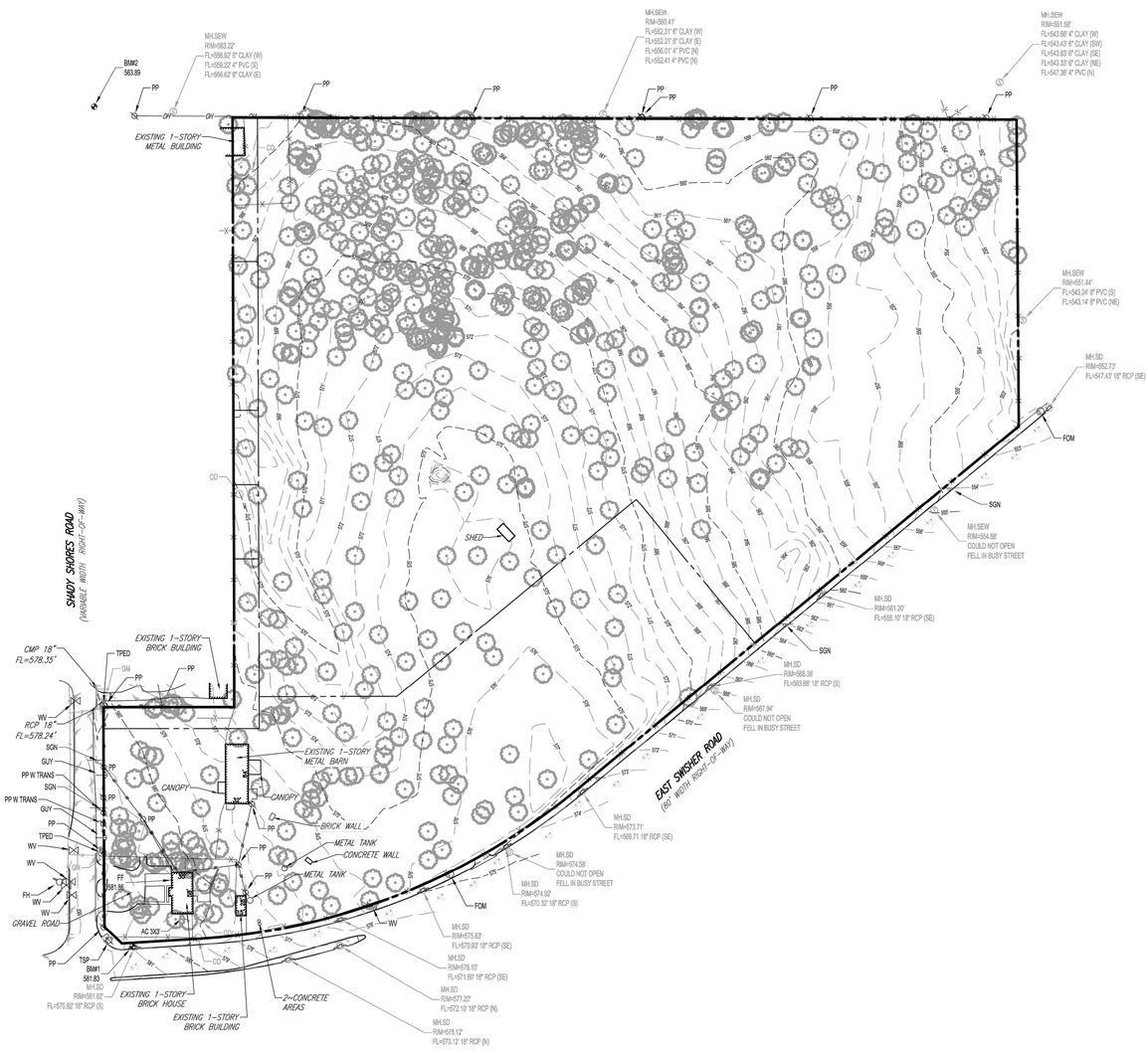
(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, BOHLER ENGINEERING TX, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT. ANY DEVIATIONS FROM THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOHLER'S (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTICE OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION OF ANY STRUCTURAL COMPONENTS. ANY USE OF SITE WORK, SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND ARRANGE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHEETING AND SHORING IS REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
12. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
13. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF ACCORDING TO ALL LOCAL, STATE, FEDERAL AND MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
15. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BE RESPONSIBLE BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY AND ALL DAMAGE TO NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES CONFORMING WITH APPLICABLE CODES AND STANDARDS. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
16. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT BEING RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY HAZARD CONDITIONS, AT ANY TIME.
17. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PRIOR WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, IN ADDITION, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAID FAILURE OR FAILURE TO PRESERVE, AS ASSERTED BY OWNER AND ANY THIRD PARTY AND FIRST PARTY CLAIMS.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
19. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL INSURED WITH RESPECT TO AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATES OF INSURANCE AND/OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS MUST AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY AND APPROPRIATE FOR PERFORMING, OVERSEEING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FROM AND FROM ANY CLAIMS OR PENALTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
22. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALONG WITH ANY FINES ASSESSED WITH RESPECT THERETO AND ANY ADDITIONAL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
24. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES IN STRICT ACCORDANCE WITH THE APPROVED PLANS, DOCUMENTS, OWNER AGREES TO AND MUST JOINTLY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
27. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
28. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
29. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL DEVICES GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL TEMPORARY SHORING AND BRACING AS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONSTRUCTED WITH THIS PROJECT, AND ALL PREVIOUSLY EXISTING ITEMS AND FEATURES THAT ARE DAMAGED DURING THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY OF ALL PERSONS AND PROPERTY THAT ARE ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PREVENT THE DEMOLITION SUCH AS NOT LIMITED TO PREVENTION OF SAME AND OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK AND/OR ACTIVITIES ON THIS PROJECT. ANY AND ALL RESPONSES BY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL RULES, REGULATIONS, LAWS, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST NOTIFY ALL APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL O





LEGEND

- TELEPHONE PEDESTAL
- FIRE HYDRANT
- TREE
- WV WATER VALVE
- SANITARY SEWER MANHOLE
- SGN SIGN
- WM WATER METER
- PP POWER POLE
- PP W TRANS POWER POLE WITH TRANSFORMER
- –GAS– UNDERGROUND GAS LINE
- –OH– OVERHEAD ECLECTIC
- HHE HAND HOLE ELECTRIC
- ASPHALT PAVEMENT
- MB MAILBOX
- BM BENCHMARK
- GTS GAS TEST STATION
- –X– EXISTING FENCE LINE
- GUIDE ANCHOR
- FOM FIBER OPTIC MARKER
- GAS LINE MAKER
- CO CLEAN OUT
- GM GAS METER
- AC AIR CONDITIONER
- FF FINISH FLOOR
- CONCRETE PAVEMENT
- BENCHMARK

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

TOPOGRAPHIC SURVEY

EAST SWISHER ROAD
CITY OF LAKE DALLAS
DENTON COUNTY, TEXAS

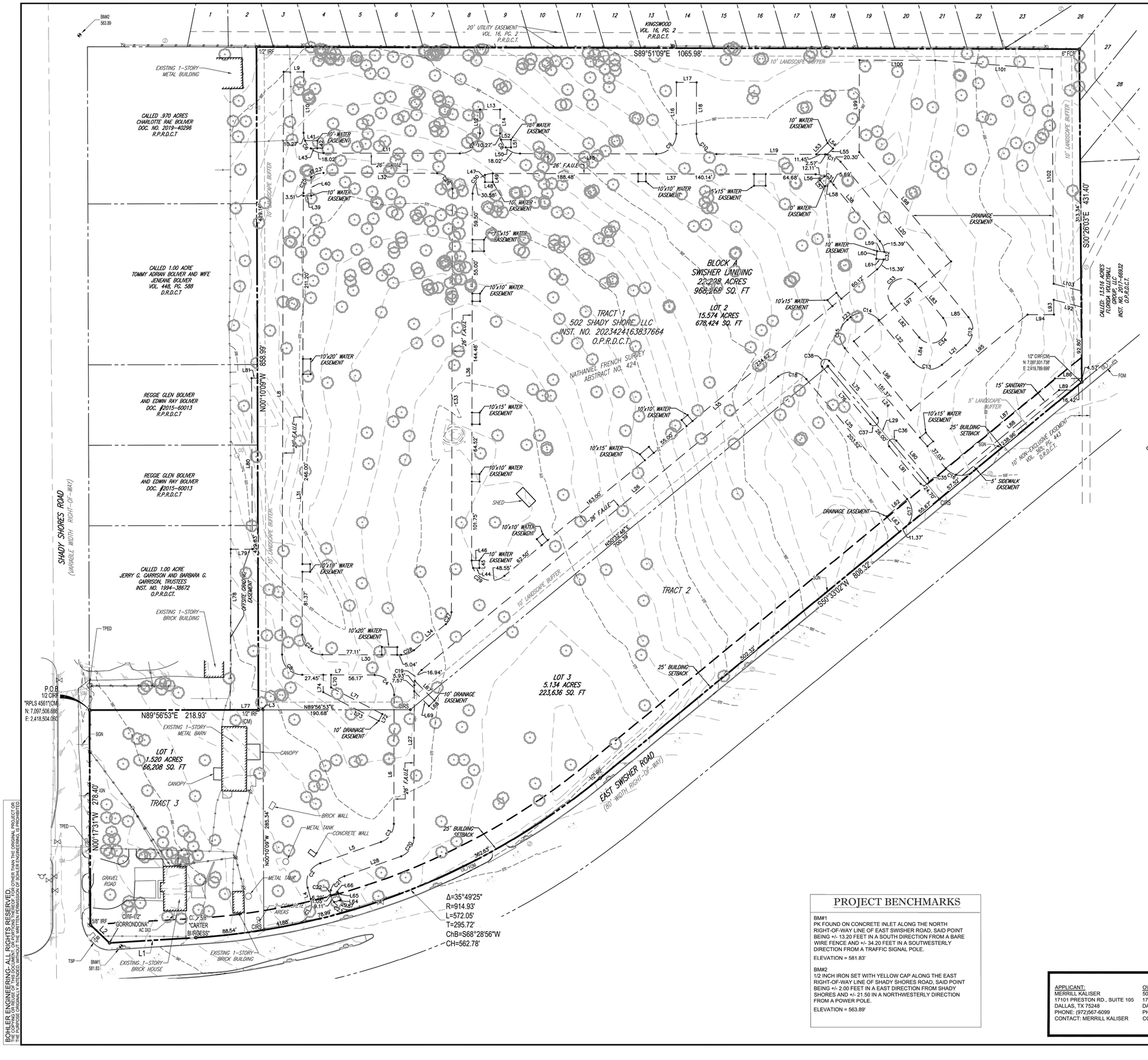
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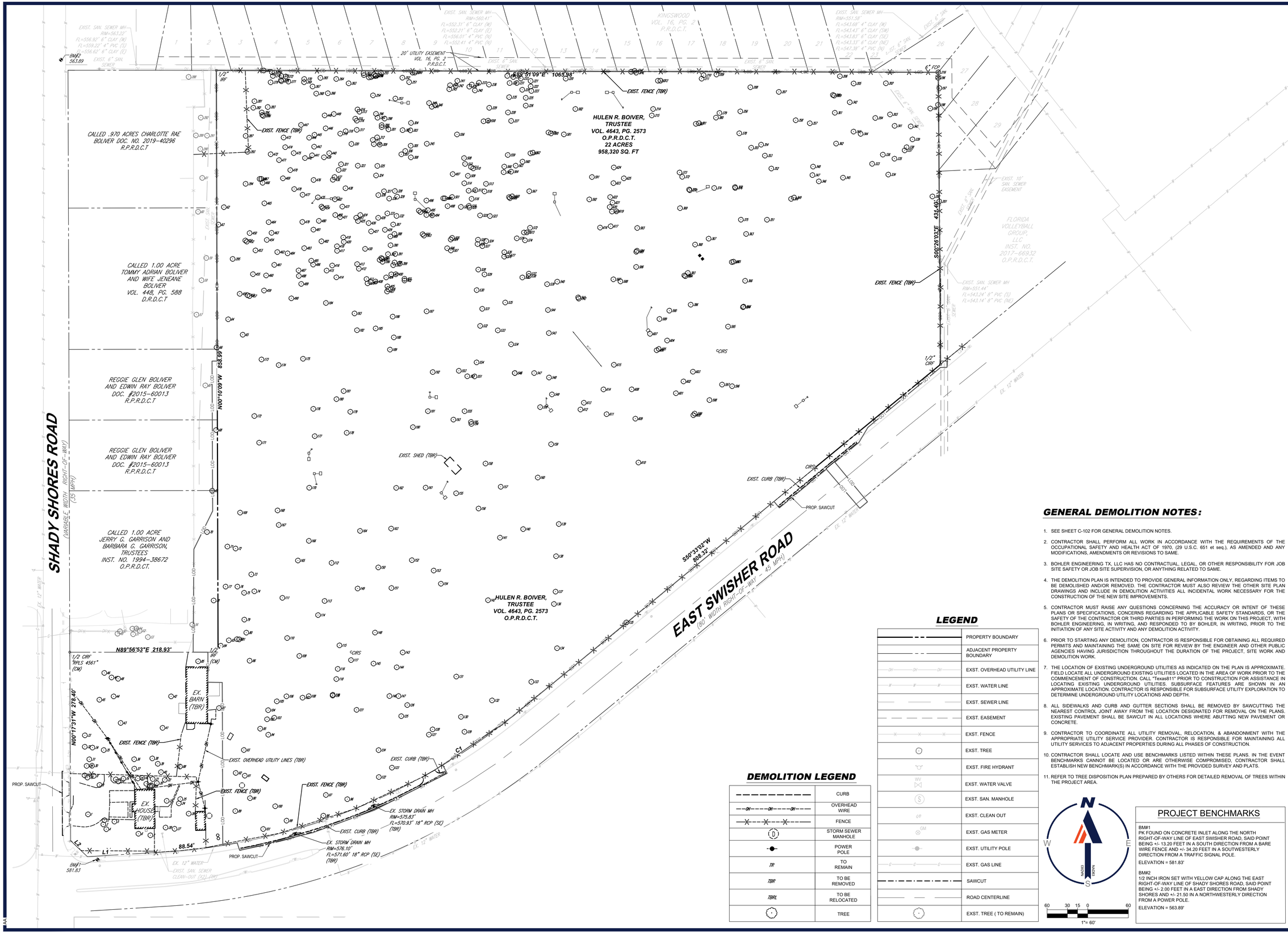
C-103

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FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

LAND SURVEYING SUSTAINABLE DESIGN | SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT PERMITTING SERVICES | LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220069.00	06/03/22	CRC	ASA	ASA	1" = 100'	1 OF 1


BM#2
603.89
EXISTING 1-STORY METAL BUILDING
CALLED .970 ACRES
CHARLOTTE RAE BOLIVER
DOC. NO. 2019-40296
R.P.R.D.C.T
CALLED 1.00 ACRE
TOMMY ADRIAN BOLIVER AND WIFE
JENEANE BOLIVER
VOL. 448, PG. 588
D.R.D.C.T
REGGIE GLEN BOLIVER
AND EDWIN RAY BOLIVER
DOC. #2015-60013
R.P.R.D.C.T
REGGIE GLEN BOLIVER
AND EDWIN RAY BOLIVER
DOC. #2015-60013
R.P.R.D.C.T
SHADY SHORES ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
CALLED 1.00 ACRE
JERRY G. CARRSON AND BARBARA G.
CARRSON, TRUSTEES
INST. NO. 1994-38672
O.P.R.D.C.T.
EXISTING 1-STORY
BRICK BUILDING
EXISTING 1-STORY
METAL BARN
EXISTING 1-STORY
BRICK BUILDING
EXISTING 1-STORY
BRICK HOUSE
SHED
CANOPY
CANOPY
BRICK WALL
METAL TANK
CONCRETE WALL
METAL TANK
GRAVEL ROAD
CONCRETE AREAS
TPED
SGN
TSP
BM#1
581.83
P.O.B.
1/2 CIRF
"RPLS 4561"(CM)
N: 7,097,506.686
E: 2,418,504.080
1/2" IRF
5/8" IRF
CIRF-1/2"
"GORRONDONA"
AC 393
CIRS
"CARTER
BURGESS"
CIRS
1/2" IRF
(CM)
1/2" IRF
CIRS
1/2" IRF
CIRF
1/2" IRF
CIRF
1/2" IRF
CIRF



GENERAL DEMOLITION NOTES:

1. SEE SHEET C-102 FOR GENERAL DEMOLITION NOTES.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING TX, LLC HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "Texas811" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.
8. ALL SIDEWALKS AND CURB AND GUTTER SECTIONS SHALL BE REMOVED BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE LOCATION DESIGNATED FOR REMOVAL ON THE PLANS. EXISTING PAVEMENT SHALL BE SAWCUT IN ALL LOCATIONS WHERE ABUTTING NEW PAVEMENT OR CONCRETE.
9. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.
10. CONTRACTOR SHALL LOCATE AND USE BENCHMARKS LISTED WITHIN THESE PLANS. IN THE EVENT BENCHMARKS CANNOT BE LOCATED OR ARE OTHERWISE COMPROMISED, CONTRACTOR SHALL ESTABLISH NEW BENCHMARK(S) IN ACCORDANCE WITH THE PROVIDED SURVEY AND PLATS.
11. REFER TO TREE DISPOSITION PLAN PREPARED BY OTHERS FOR DETAILED REMOVAL OF TREES WITHIN THE PROJECT AREA.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
W W W	EXST. WATER LINE
	EXST. SEWER LINE
	EXST. EASEMENT
X X X	EXST. FENCE
	EXST. TREE
	EXST. FIRE HYDRANT
WV	EXST. WATER VALVE
S	EXST. SAN. MANHOLE
CO	EXST. CLEAN OUT
GM	EXST. GAS METER
	EXST. UTILITY POLE
G G G	EXST. GAS LINE
	SAWCUT
	ROAD CENTERLINE
	EXST. TREE (TO REMAIN)

DEMOLITION LEGEND

	CURB
OH OH OH	OVERHEAD WIRE
X X X	FENCE
D	STORM SEWER MANHOLE
	POWER POLE
TR	TO REMAIN
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
	TREE

N
W E
S
NAD83
NAVD88

60 30 15 0 60
1"= 60'

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.
ELEVATION = 563.89'

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PERMITTING SERVICES
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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
NATHAN HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

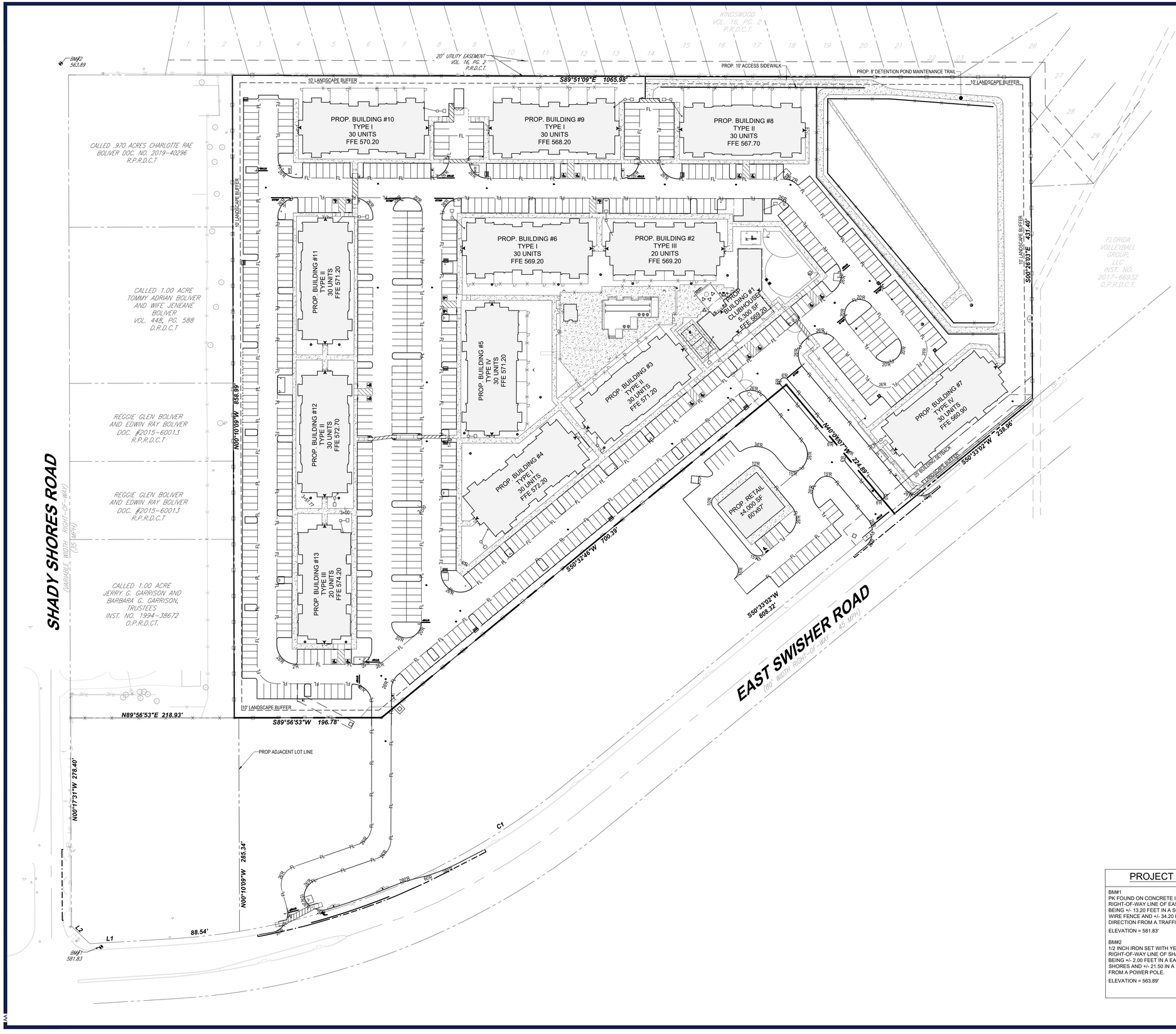
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\04\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-DEMO-1----LAYOUT C-201 EXISTING CONDITIONS & DEMOLITION PLAN



GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

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ELEVATION = 563.89'



60 30 15 0 60
1"= 60'

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CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

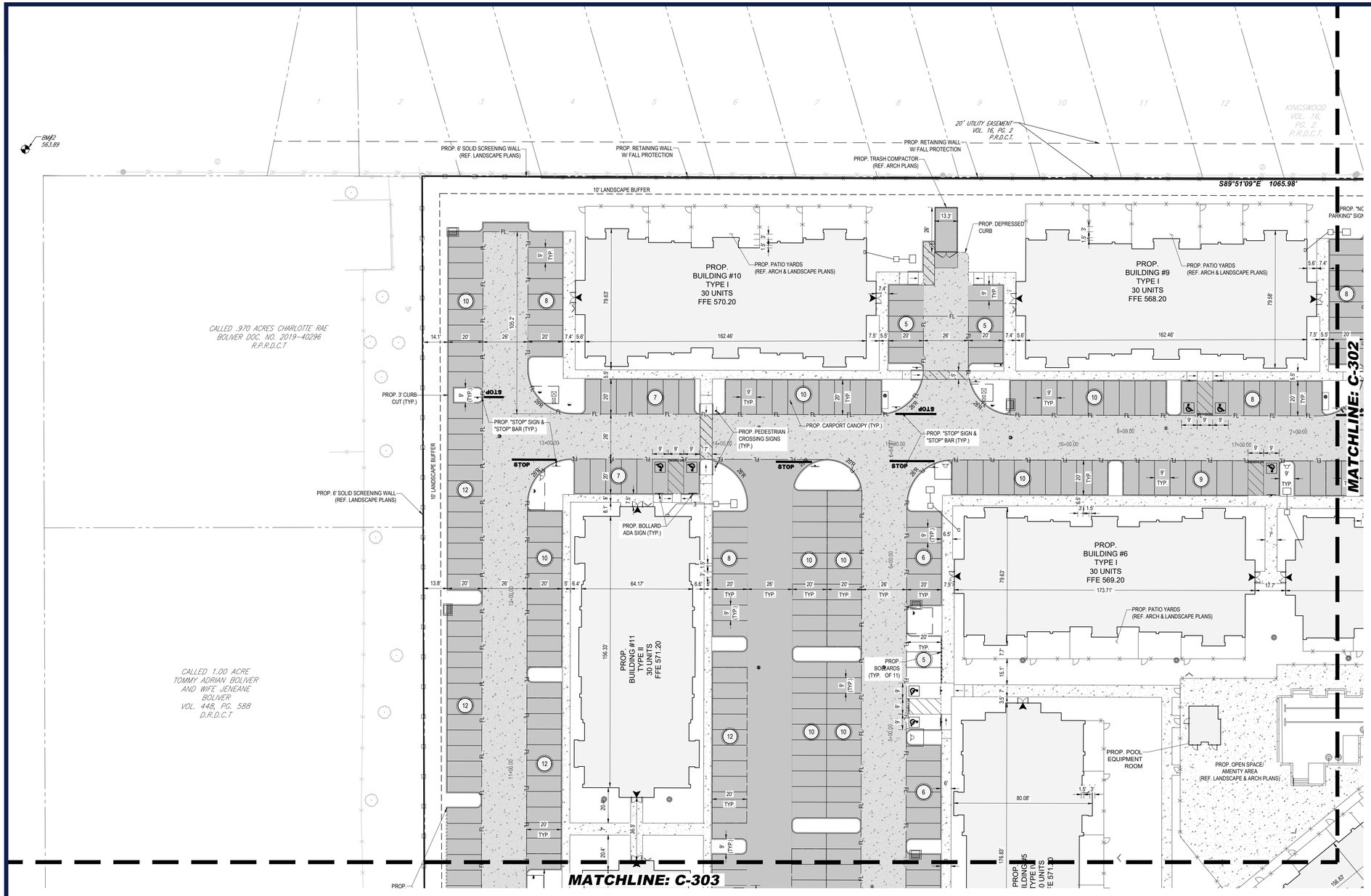
OVERALL SITE PLAN

SHEET NUMBER:

C-300

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-SITE1-----LAYOUT C-300 OVERALL SITE PLAN



SITE DATA TABLE	
SITE INFORMATION	
EXISTING ZONING	PD (R-3)
PROPOSED ZONING	PD (R-3)
PARCEL AREA	15.574 AC (678,424 SF)
MULTIFAMILY DENSITY (MAX: 22 DU/AC)	21.8 DWELLING UNITS/ACRE
OPEN SPACE	300 SF / DWELLING UNIT
BUILDING QUANTITIES AND UNITS	
BUILDING QUANTITY: 13 TOTAL UNITS: 340 MAXIMUM BUILDING HEIGHT: 45' OR 3-STORIES MINIMUM DWELLING SIZE: 500 SF UNIT MIX: 2BR/2BATH = 49%,1BR/1BATH = 51%	
PARKING	
REQUIRED PARKING: (2.0 SPACES PER DWELLING UNIT) TOTAL = 680 SPACES	PROPOSED PARKING: 683 SPACES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. DEPRESSED CURB
- PROP. FENCE
- PROP SCREENING WALL
- PROP. FIRE LANE
- PROP. CANOPY
- PROP. FDC

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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5. ALL CURBS GREATER THAN OR LESS THAN 6" IN HEIGHT SHALL BE PAINTED RED.

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (FIRE LANE)
- 5" CONCRETE PAVEMENT (PARKING AND DRIVE AISLE)
- PROP. SIDEWALK
- PROP. ENHANCED PAVEMENT (REF ARCHITECT FOR SPECIFICATIONS)

NOTE: REFERENCE SHEET C-901 FOR PAVEMENT SECTIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.
ELEVATION = 563.89'



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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

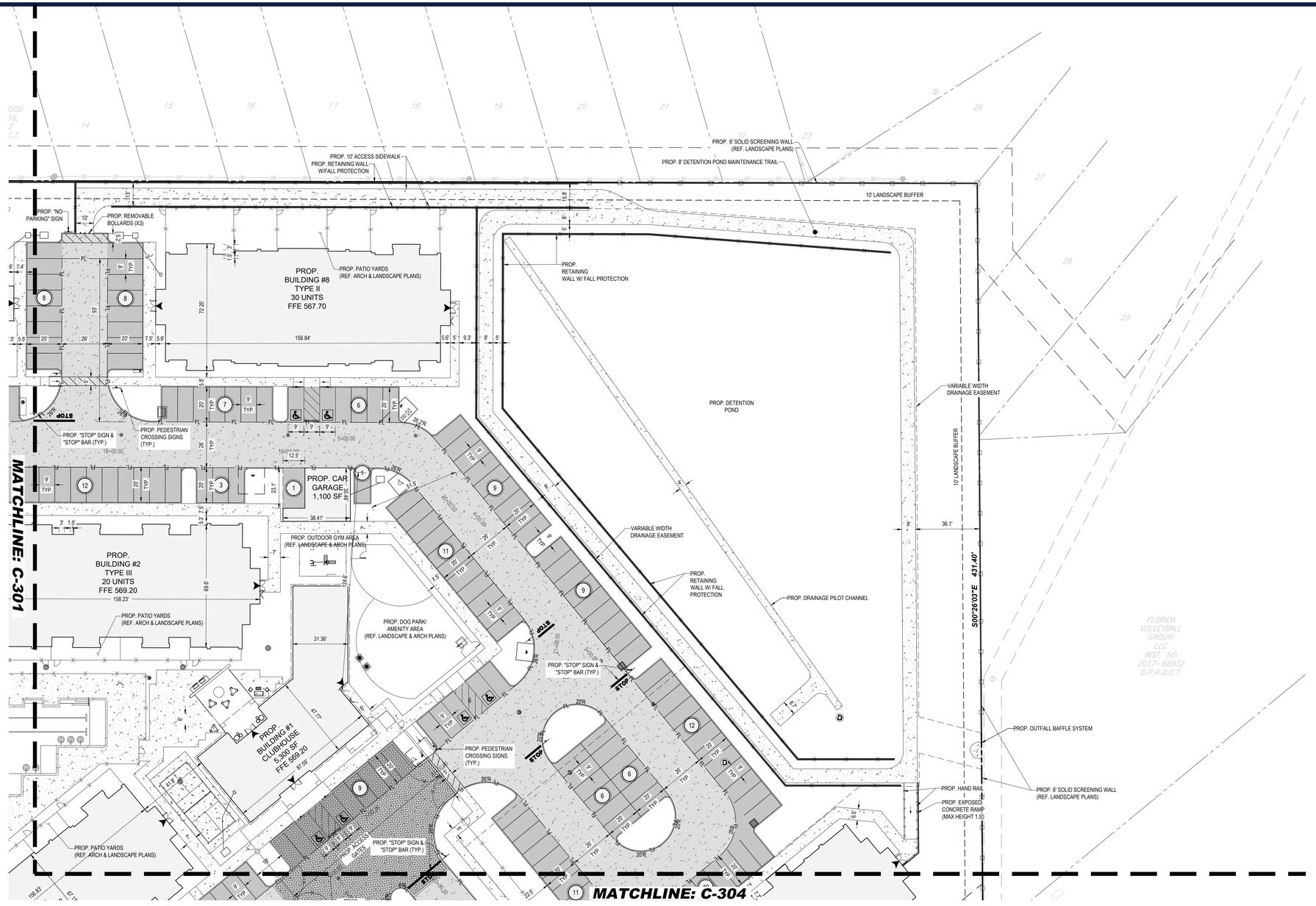
HORIZONTAL CONTROL & PAVING PLAN

SHEET NUMBER:

C-301

ORG. DATE - 05/09/2023

Aug 03, 2023
11:02:21 TXA220069.00/05/ENGINEERING/DRAWINGS/CONSTRUCTION PLANS/PLAN SETS/TXA220069.05-SITE-1----LAYOUT C-301 HORIZONTAL CONTROL & PAVING PLAN



SITE DATA TABLE	
SITE INFORMATION	
EXISTING ZONING	PD (R-3)
PROPOSED ZONING	PD (R-3)
PARCEL AREA	15.574 AC (678,424 SF)
MULTIFAMILY DENSITY (MAX: 22 DU/AC)	21.8 DWELLING UNITS/ACRE
OPEN SPACE	300 SF / DWELLING UNIT
BUILDING QUANTITIES AND UNITS	
BUILDING QUANTITY: 13 TOTAL UNITS: 340 MAXIMUM BUILDING HEIGHT: 45' OR 3-STORIES MINIMUM DWELLING SIZE: 500 SF UNIT MIX: 2BR/2BATH = 49%,1BR/1BATH = 51%	
PARKING	
REQUIRED PARKING: (2.0 SPACES PER DWELLING UNIT) TOTAL = 680 SPACES	PROPOSED PARKING: 683 SPACES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. DEPRESSED CURB
- PROP. FENCE
- PROP SCREENING WALL
- PROP. FIRE LANE
- PROP. CANOPY
- PROP. FDC

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
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5. ALL CURBS GREATER THAN OR LESS THAN 6" IN HEIGHT SHALL BE PAINTED RED.

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (FIRE LANE)
- 5" CONCRETE PAVEMENT (PARKING AND DRIVE AISLE)
- PROP. SIDEWALK
- PROP. ENHANCED PAVEMENT (REF ARCHITECT FOR SPECIFICATIONS)

NOTE: REFERENCE SHEET C-901 FOR PAVEMENT SECTIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.
ELEVATION = 563.89'



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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:
PRELIMINARY ENGINEERING PLANS
FOR
EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

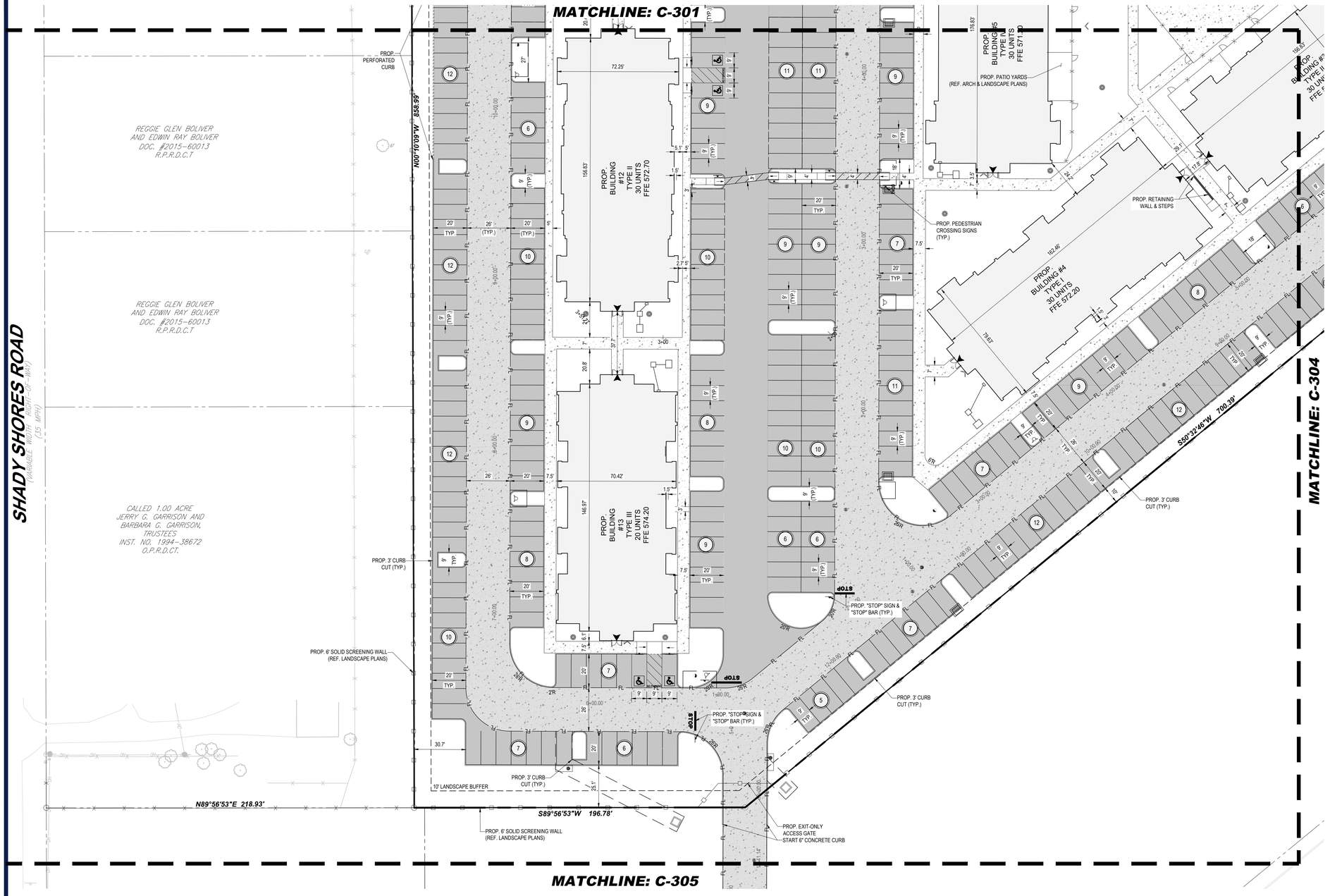
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:
HORIZONTAL CONTROL & PAVING PLAN

SHEET NUMBER:
C-302

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00 ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-SITE-1-----LAYOUT_C-302 HORIZONTAL CONTROL & PAVING PLAN



SITE DATA TABLE	
SITE INFORMATION	
EXISTING ZONING	PD (R-3)
PROPOSED ZONING	PD (R-3)
PARCEL AREA	15.574 AC (678,424 SF)
MULTIFAMILY DENSITY (MAX: 22 DU/AC)	21.8 DWELLING UNITS/ACRE
OPEN SPACE	300 SF / DWELLING UNIT
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BUILDING QUANTITY: 13 TOTAL UNITS: 340 MAXIMUM BUILDING HEIGHT: 45' OR 3-STORIES MINIMUM DWELLING SIZE: 500 SF UNIT MIX: 2BR/2BATH = 49%,1BR/1BATH = 51%	
PARKING	
REQUIRED PARKING: (2.0 SPACES PER DWELLING UNIT) TOTAL = 680 SPACES	PROPOSED PARKING: 683 SPACES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. DEPRESSED CURB
- PROP. FENCE
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- PROP. FDC

GENERAL SITE PLAN NOTES:

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HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (FIRE LANE)
- 5" CONCRETE PAVEMENT (PARKING AND DRIVE AISLE)
- PROP. SIDEWALK
- PROP. ENHANCED PAVEMENT (REF ARCHITECT FOR SPECIFICATIONS)

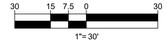
NOTE: REFERENCE SHEET C-901 FOR PAVEMENT SECTIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
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ELEVATION = 563.89'





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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

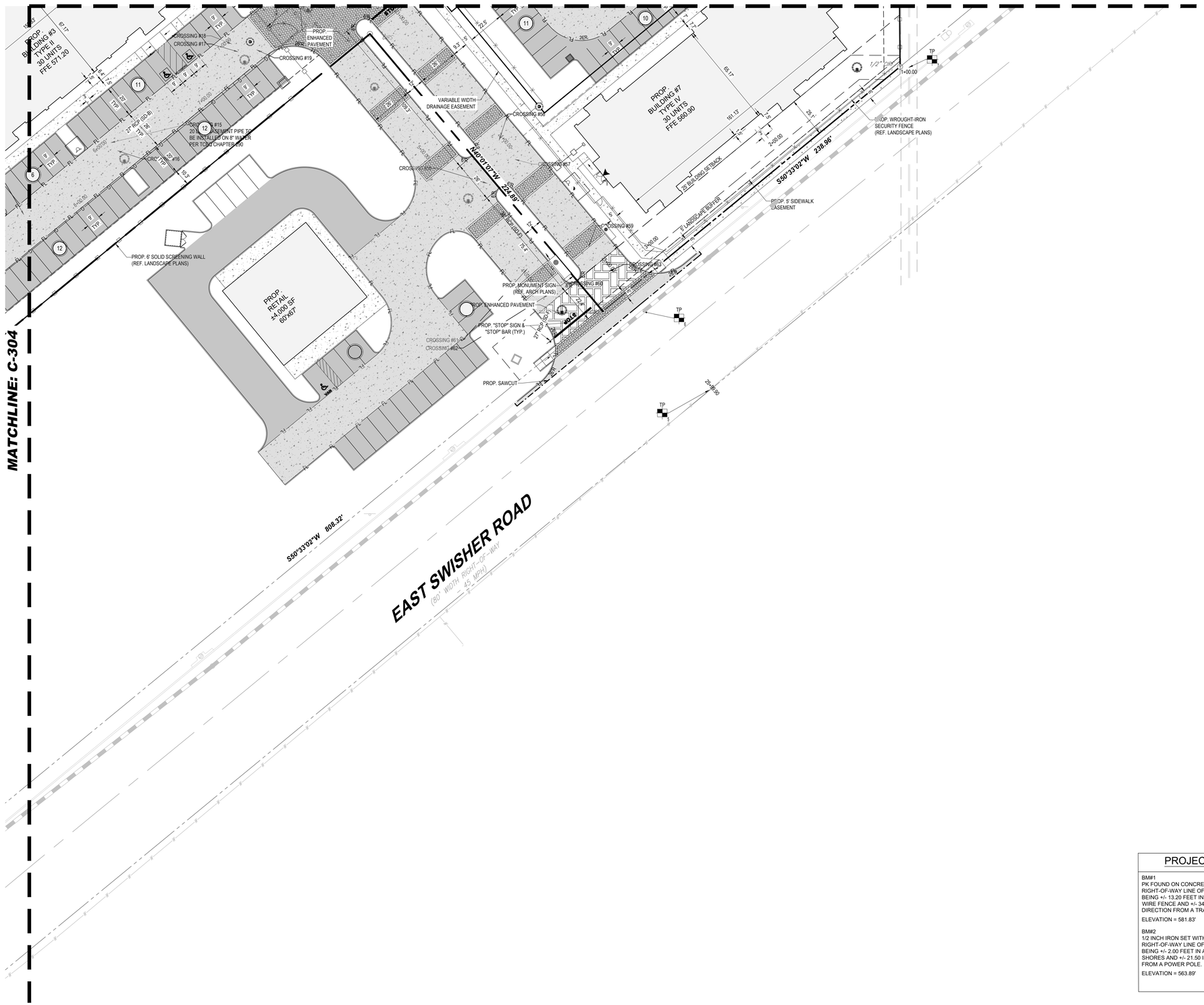
HORIZONTAL CONTROL & PAVING PLAN

SHEET NUMBER:

C-303

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-SITE1-----LAYOUT C-303 HORIZONTAL CONTROL & PAVING PLAN



SITE DATA TABLE	
SITE INFORMATION	
EXISTING ZONING	PD (R-3)
PROPOSED ZONING	PD (R-3)
PARCEL AREA	15.574 AC (678,424 SF)
MULTIFAMILY DENSITY (MAX: 22 DU/AC)	21.8 DWELLING UNITS/ACRE
OPEN SPACE	300 SF / DWELLING UNIT
BUILDING QUANTITIES AND UNITS	
BUILDING QUANTITY: 13 TOTAL UNITS: 340 MAXIMUM BUILDING HEIGHT: 45' OR 3-STORIES MINIMUM DWELLING SIZE: 500 SF UNIT MIX: 2BR/2BATH = 49%,1BR/1BATH = 51%	
PARKING	
REQUIRED PARKING: (2.0 SPACES PER DWELLING UNIT) TOTAL = 680 SPACES	PROPOSED PARKING: 683 SPACES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. DEPRESSED CURB
- PROP. FENCE
- PROP SCREENING WALL
- PROP. FIRE LANE
- PROP. CANOPY
- PROP. FDC

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. ALL CURBS GREATER THAN OR LESS THAN 6" IN HEIGHT SHALL BE PAINTED RED.

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (FIRE LANE)
- 5" CONCRETE PAVEMENT (PARKING AND DRIVE AISLE)
- PROP. SIDEWALK
- PROP. ENHANCED PAVEMENT (REF ARCHITECT FOR SPECIFICATIONS)

NOTE: REFERENCE SHEET C-901 FOR PAVEMENT SECTIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

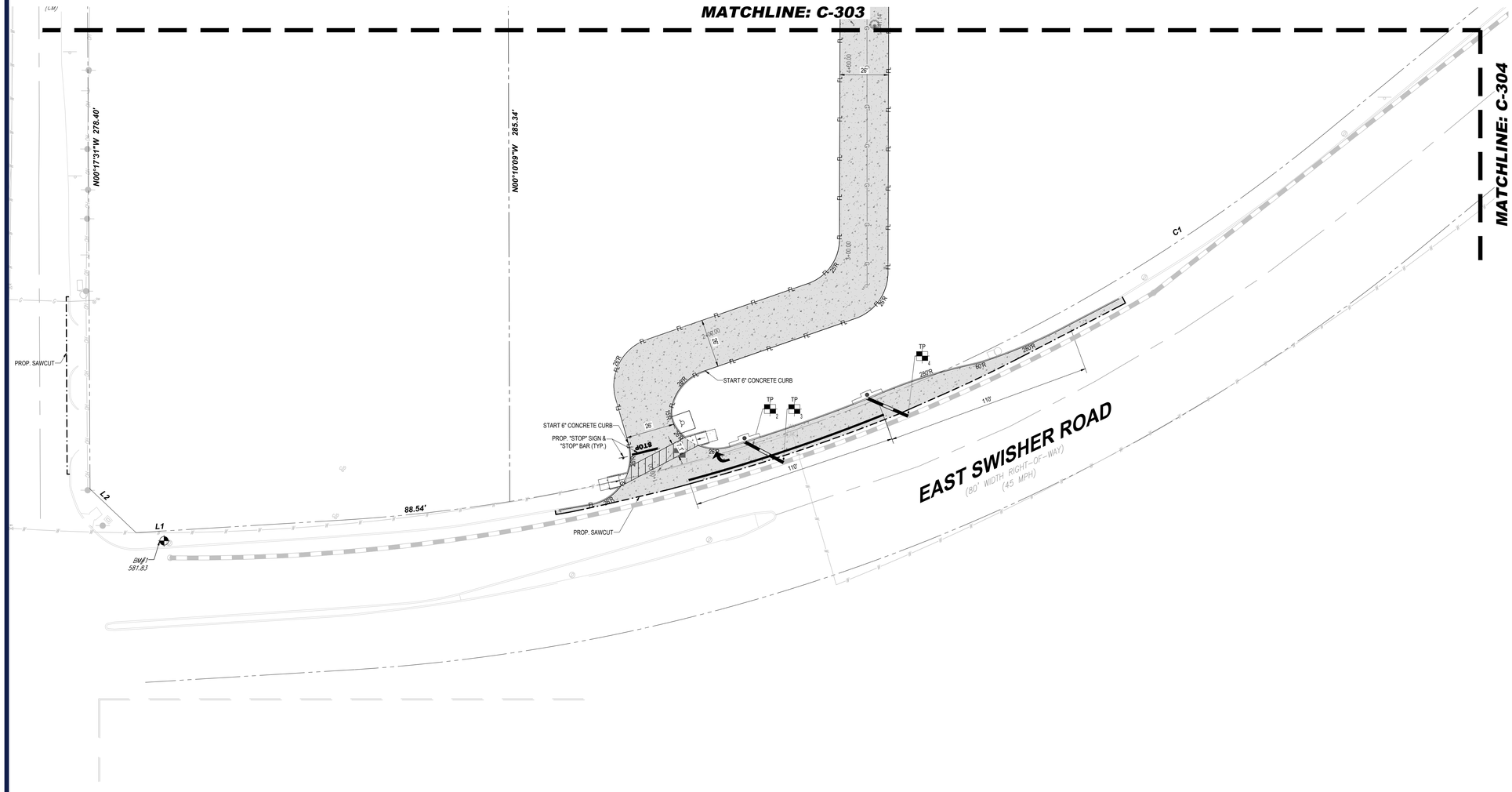
HORIZONTAL CONTROL & PAVING PLAN

SHEET NUMBER:

C-304

ORG. DATE - 05/09/2023

Aug 03, 2023
11:20221TXA220069.00\05\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-SITE-1---LAYOUT C-304 HORIZONTAL CONTROL & PAVING PLAN



SITE DATA TABLE

SITE INFORMATION	
EXISTING ZONING	PD (R-3)
PROPOSED ZONING	PD (R-3)
PARCEL AREA	15.574 AC (678,424 SF)
MULTIFAMILY DENSITY (MAX: 22 DU/AC)	21.8 DWELLING UNITS/ACRE
OPEN SPACE	300 SF / DWELLING UNIT
BUILDING QUANTITIES AND UNITS	
BUILDING QUANTITY: 13 TOTAL UNITS: 340 MAXIMUM BUILDING HEIGHT: 45' OR 3-STORIES MINIMUM DWELLING SIZE: 500 SF UNIT MIX: 2BR/2BATH = 49%,1BR/1BATH = 51%	
PARKING	
REQUIRED PARKING: (2.0 SPACES PER DWELLING UNIT) TOTAL = 680 SPACES	PROPOSED PARKING: 683 SPACES

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. DEPRESSED CURB
- PROP. FENCE
- PROP SCREENING WALL
- PROP. FIRE LANE
- PROP. CANOPY
- PROP. FDC

GENERAL SITE PLAN NOTES:

1. SEE SHEET C-102 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. ALL CURBS GREATER THAN OR LESS THAN 6" IN HEIGHT SHALL BE PAINTED RED.

HATCH LEGEND

- PROP BUILDING
- 7" HEAVY DUTY CONCRETE (TRASH ENCLOSURE)
- 6" CONCRETE PAVEMENT (FIRE LANE)
- 5" CONCRETE PAVEMENT (PARKING AND DRIVE AISLE)
- PROP. SIDEWALK
- PROP. ENHANCED PAVEMENT (REF ARCHITECT FOR SPECIFICATIONS)

NOTE: REFERENCE SHEET C-901 FOR PAVEMENT SECTIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30

1"= 30'

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LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

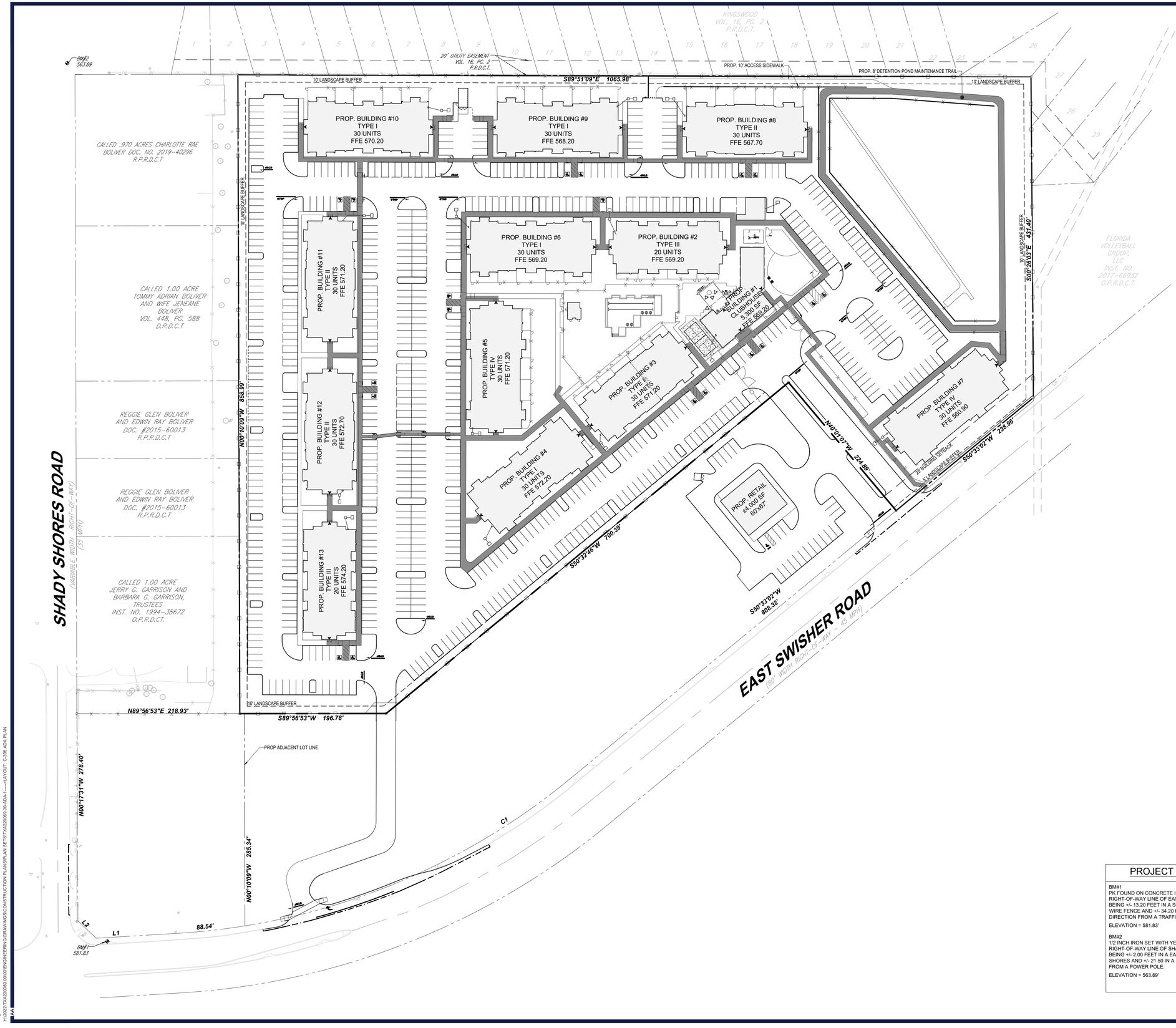
HORIZONTAL CONTROL & PAVING PLAN

SHEET NUMBER:

C-305

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-SITE-1----LAYOUT C-305 HORIZONTAL CONTROL & PAVING PLAN



ADA PLAN LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
W W W	EXST. WATER LINE
	EXST. SEWER LINE
	EXST. EASEMENT
	EXST. FENCE
	EXST. TREE (TO REMAIN)
	ADA ACCESSIBLE PATHWAY

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W E
S
SHADY SHORES
EAST SWISHER

60 30 15 0 60
1"= 60'

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
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FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

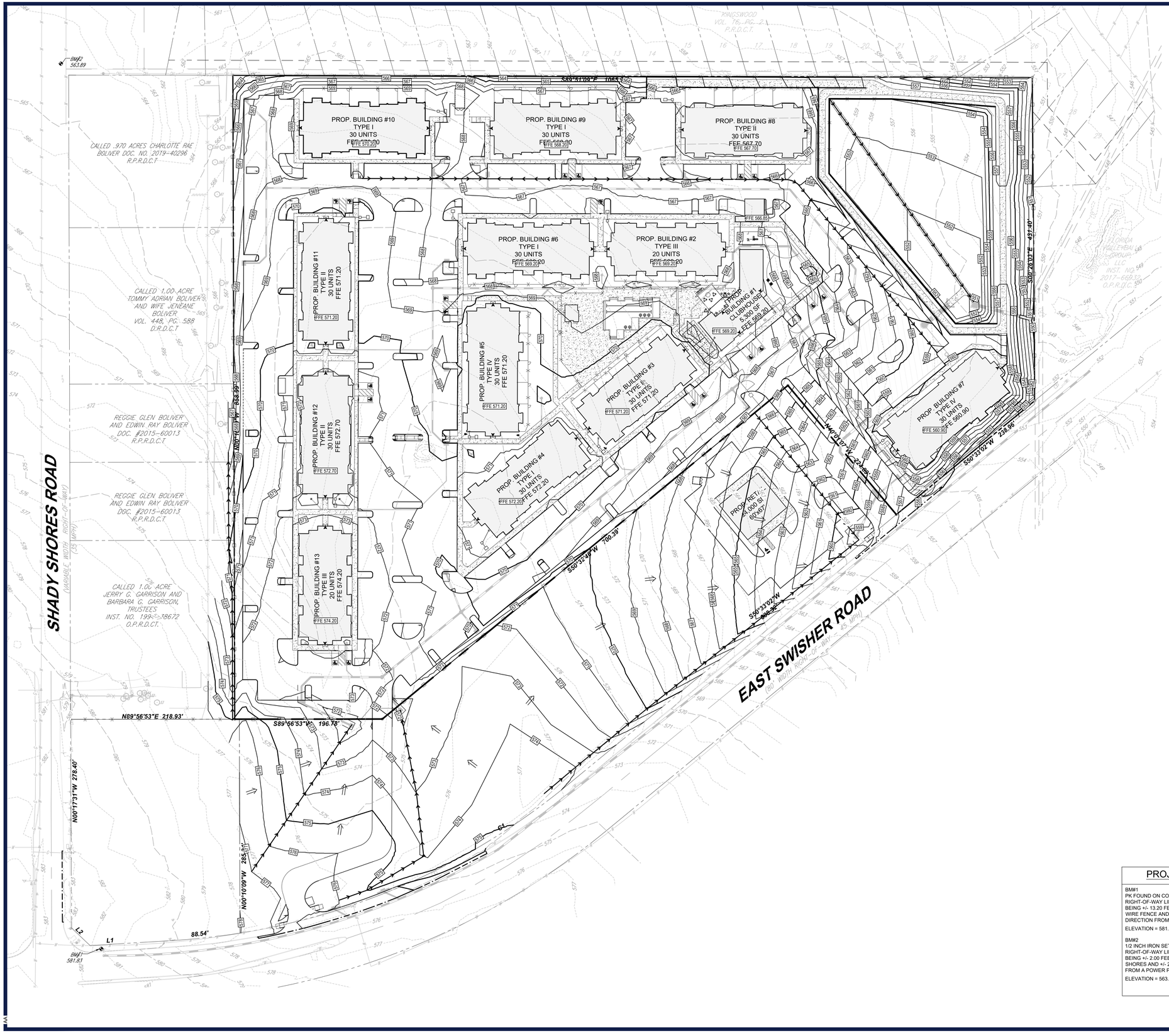
ADA PLAN

SHEET NUMBER:

C-306

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-ADA-1.----\LAYOUT: C-306 ADA PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	PROP. CONCRETE CURB
	PROP. BUILDING
	PROP. SIDEWALKS

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
FLOW ARROW	

GRADING NOTES:

1. SEE SHEET C-102 FOR GENERAL GRADING AND DRAINAGE NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS.
3. 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 OF THE PERMITTING AUTHORITIES.
4. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY. UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
5. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL.
6. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
11. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
12. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.
ELEVATION = 563.89'

N
W E
S
NADB3 NSRS/N

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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TBPE No. 18065 | TBPLS No. 10194413

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BOHLER
FOR REVIEW PURPOSES ONLY
NATHAN D HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

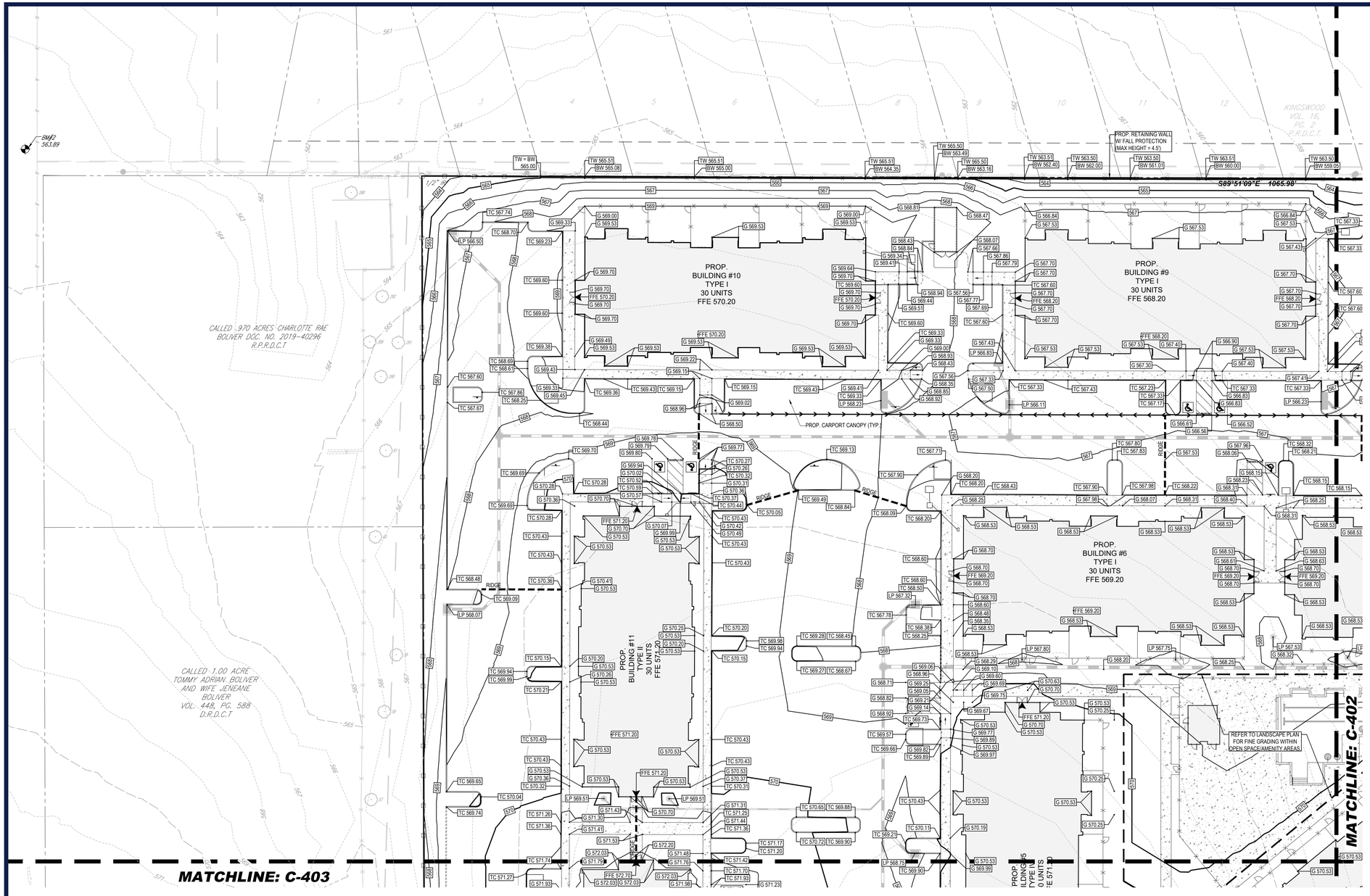
OVERALL GRADING PLAN

SHEET NUMBER:

C-400

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1----LAYOUT' C-400 OVERALL GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	EXST. TREE (TO REMAIN)
FL FL	PROP. FIRE LANE
	PROP. CONCRETE CURB
	PROP. BUILDING
	PROP. SIDEWALKS

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
GROUND SPOT ELEVATION	G 84.00
TOP OF CURB	TC 84.00
LOW POINT ELEVATION	LP 83.00
HIGH POINT ELEVATION	HP 83.00
FLOW ARROW	

GRADING NOTES:

1. SEE SHEET C-102 FOR GENERAL GRADING AND DRAINAGE NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS.
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5. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL.
6. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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9. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
11. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
12. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

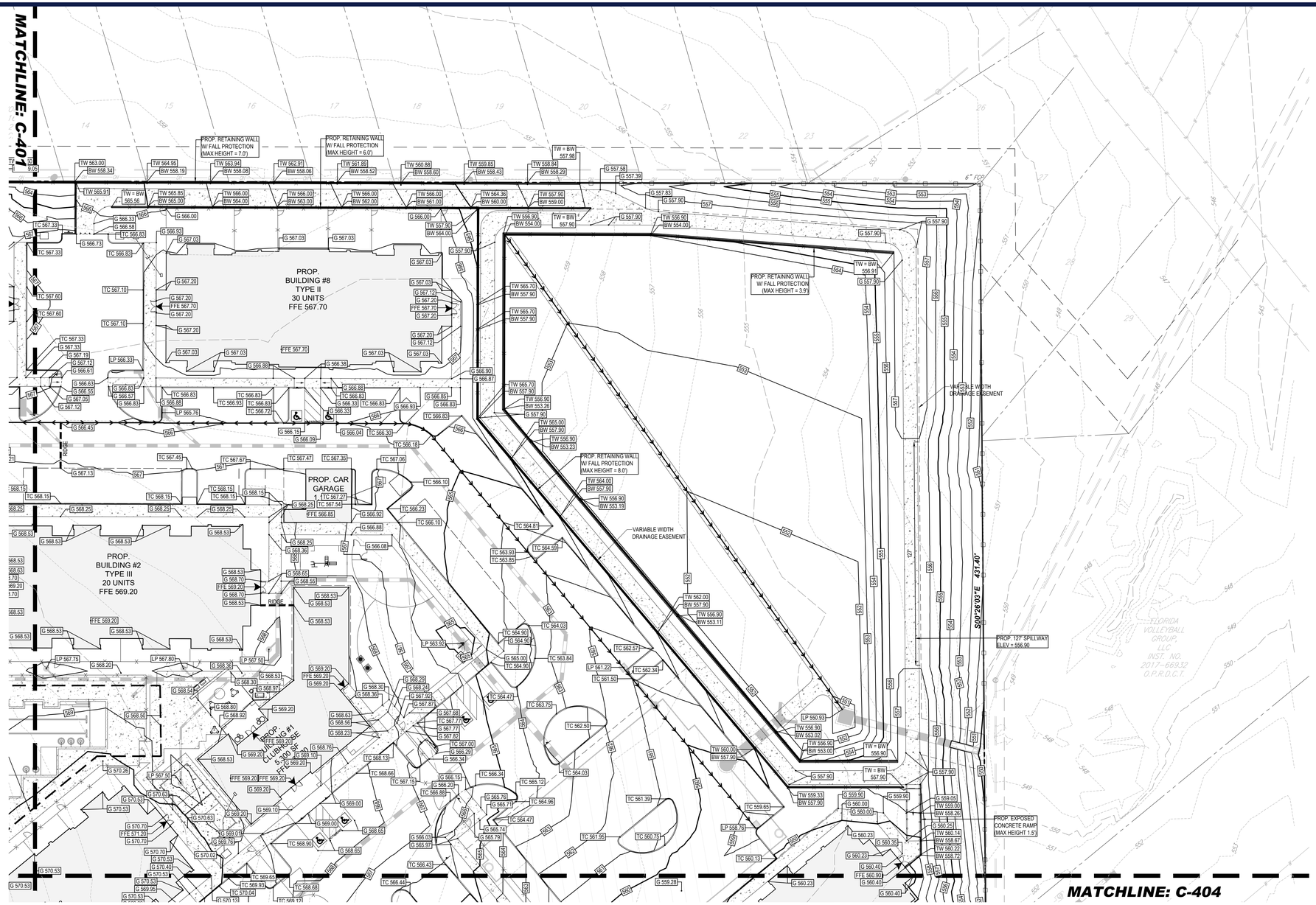
GRADING PLAN

SHEET NUMBER:

C-401

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\100ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-GRAD-1----LAYOUT C-401 GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	EXST. TREE (TO REMAIN)
FL FL	PROP. FIRE LANE
	PROP. CONCRETE CURB
	PROP. BUILDING
	PROP. SIDEWALKS

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
GROUND SPOT ELEVATION	G 84.00
BOTTOM OF CURB	BC 84.00
TOP OF CURB	TC 84.00
LOW POINT ELEVATION	LP 83.00
HIGH POINT ELEVATION	HP 83.00
FLOW ARROW	

GRADING NOTES:

1. SEE SHEET C-102 FOR GENERAL GRADING AND DRAINAGE NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS.
3. 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 REVIEWED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY. UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
5. RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT AT THE END OF WALL.
6. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
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11. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
12. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

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LAKE DALLAS, TX 75065

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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
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MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

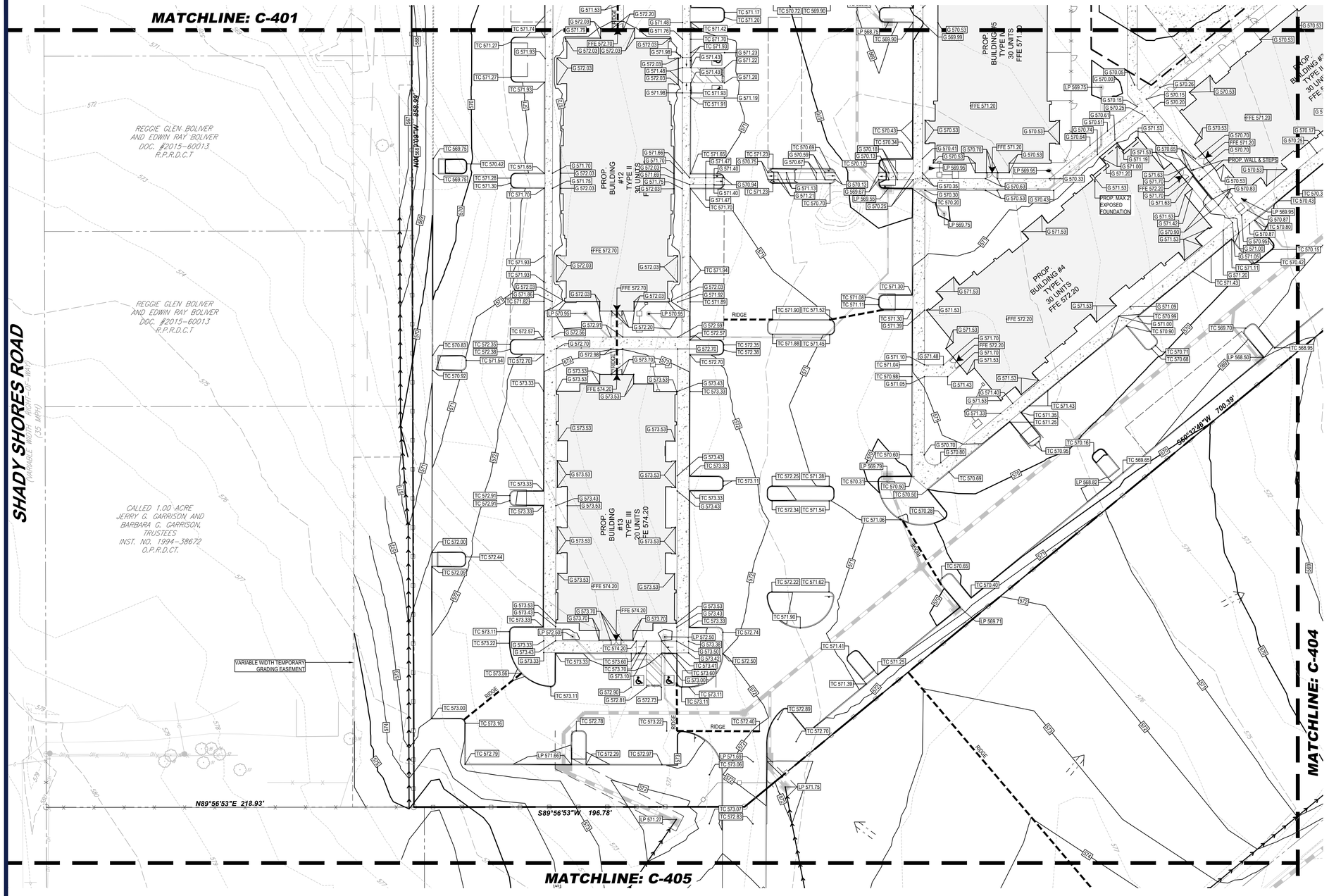
GRADING PLAN

SHEET NUMBER:

C-402

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\06\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1----LAYOUT C-402 GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	EXST. TREE (TO REMAIN)
	PROP. FIRE LANE
	PROP. CONCRETE CURB
	PROP. BUILDING
	PROP. SIDEWALKS

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
GROUND SPOT ELEVATION	G 84.00
BOTTOM OF CURB	BC 84.00
TOP OF CURB	TC 84.00
LOW POINT ELEVATION	LP 83.00
HIGH POINT ELEVATION	HP 83.00
FLOW ARROW	

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PROJECT BENCHMARKS

BM#1
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ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W E
S
GRAPHIC SCALE IN FEET
30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES
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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:

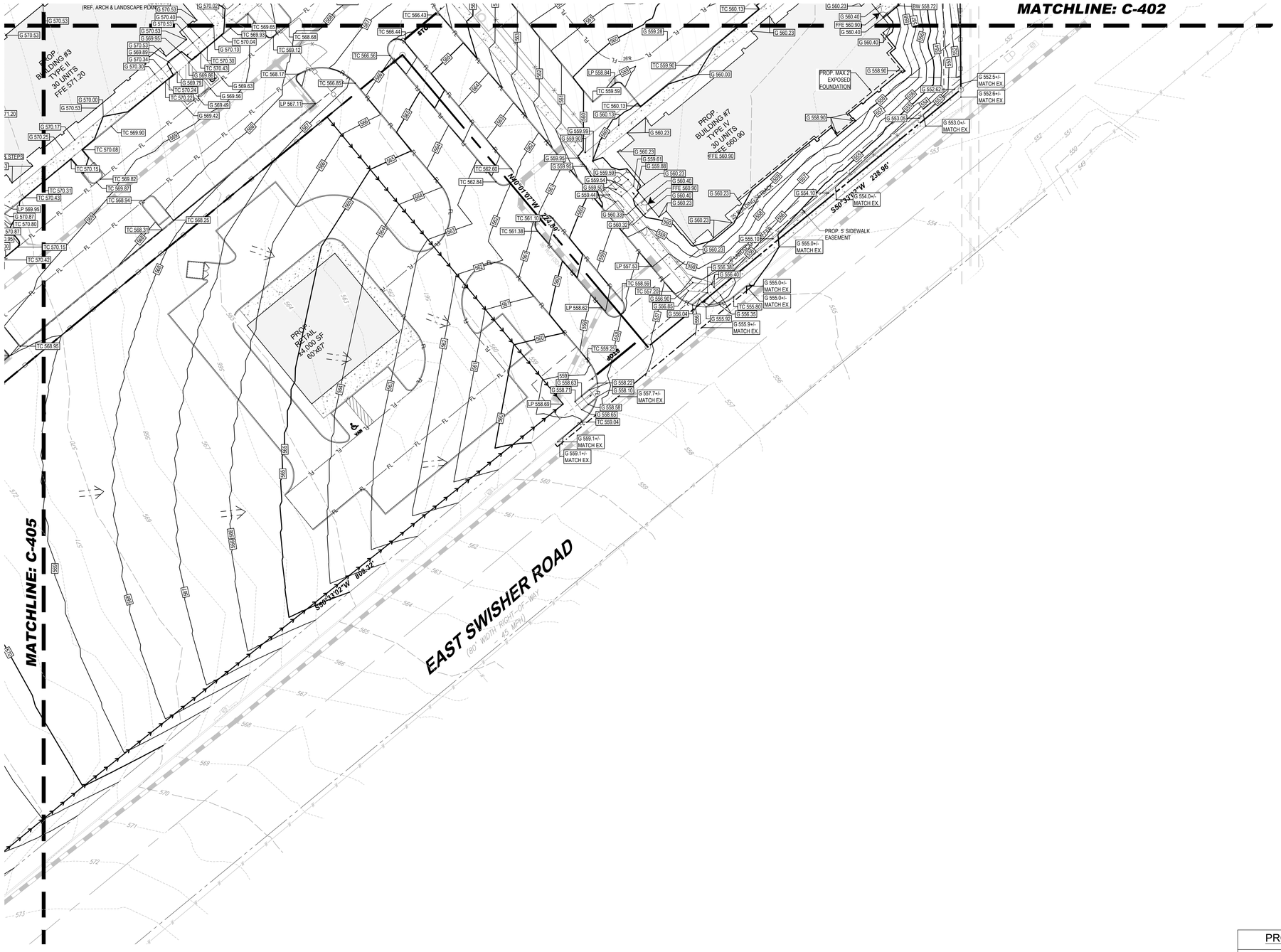
GRADING PLAN

SHEET NUMBER:

C-403

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\05ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1---LAYOUT C-403 GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	EXST. TREE (TO REMAIN)
	PROP. FIRE LANE
	PROP. CONCRETE CURB
	PROP. BUILDING
	PROP. SIDEWALKS

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
GROUND SPOT ELEVATION	G 84.00
BOTTOM OF CURB	BC 84.00
TOP OF CURB	TC 84.00
LOW POINT ELEVATION	LP 83.00
HIGH POINT ELEVATION	HP 83.00
FLOW ARROW	

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PROJECT BENCHMARKS

BM#1
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ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W
E
S
NORTH

30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
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DATE:	05/09/2023
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PROJECT:

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NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

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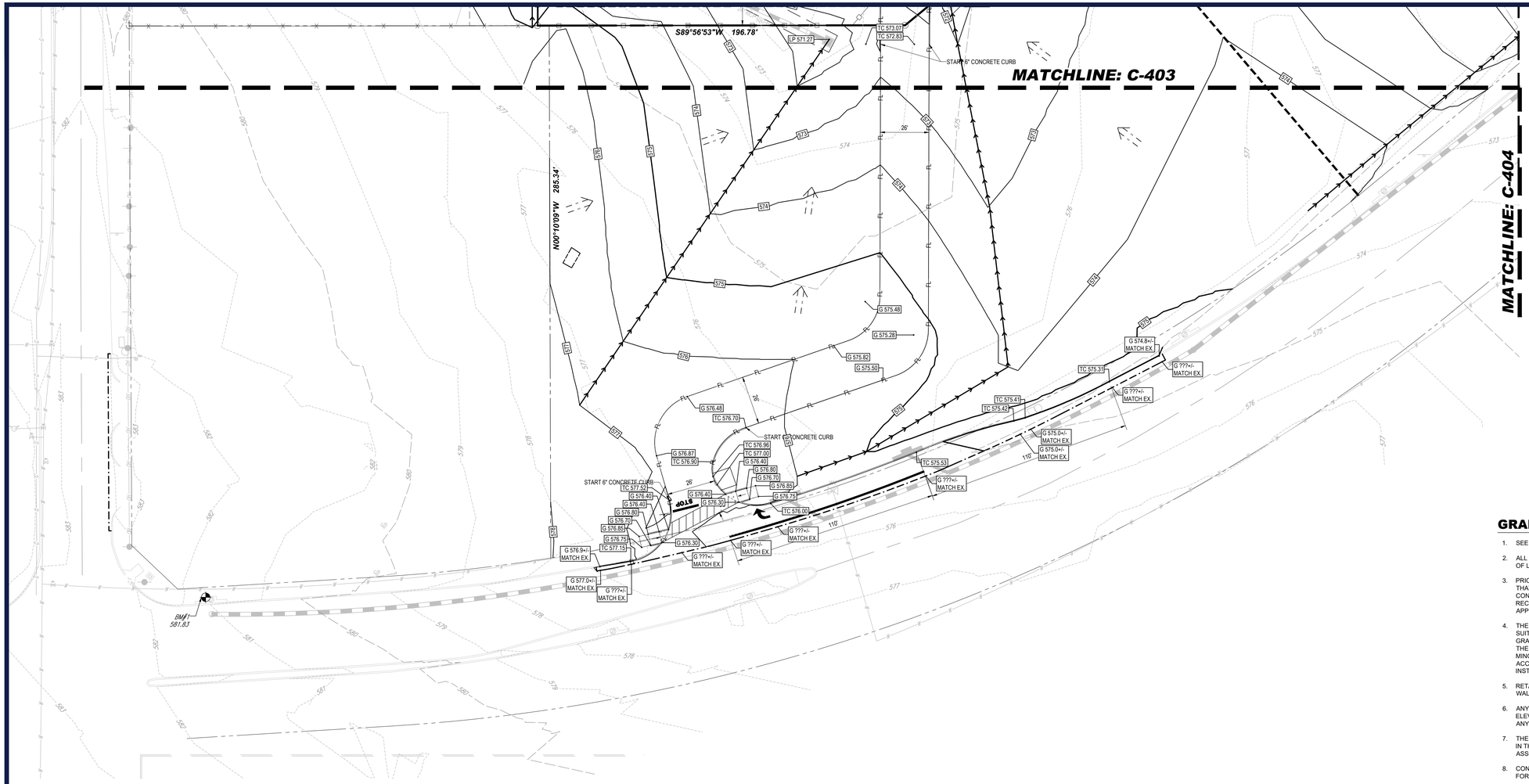
GRADING PLAN

SHEET NUMBER:

C-404

ORG. DATE - 05/09/2023

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H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-GRAD-1----LAYOUT C-404 GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. FENCE
	EXST. TREE (TO REMAIN)
FL FL	PROP. FIRE LANE
	PROP. CONCRETE CURB
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	PROP. SIDEWALKS

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W E
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SHADY SHORES

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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

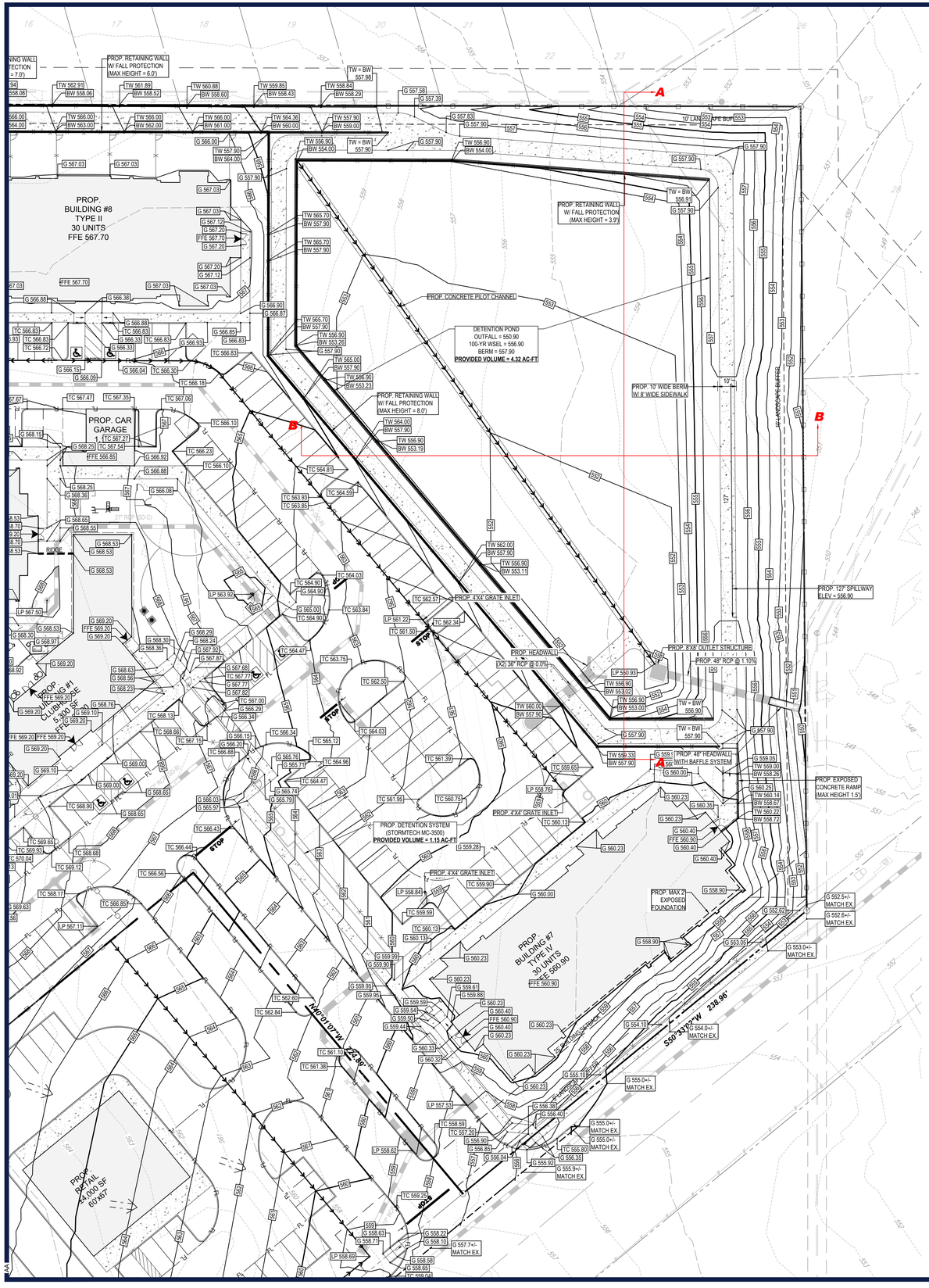
GRADING PLAN

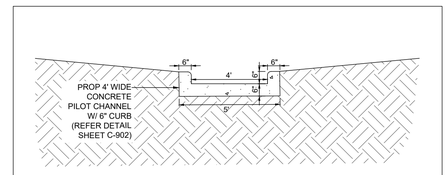
SHEET NUMBER:

C-405

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1---LAYOUT C-405 GRADING PLAN





DETENTION POND #1
CONCRETE PILOT CHANNEL

NOT TO SCALE

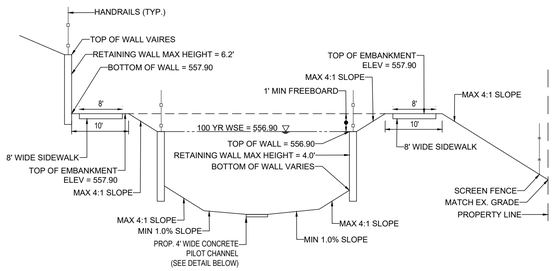
NOTES:
1. CONCRETE PILOT CHANNEL TO BE DESIGNED BY OTHERS. DESIGN MUST MEET THE CITY OF LAKE DALLAS MINIMUM DESIGN REQUIREMENTS.

DETENTION NOTE:

1. BASED ON THE DOWNSTREAM ASSESSMENT COMPLETED BY CARDINAL STRATEGIES THE SITE WILL **REQUIRE 4.80 AC-FT (7,744 CY) OF DETENTION.**

GRADING LEGEND:

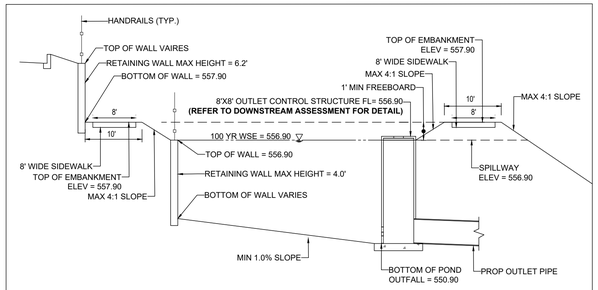
PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE ARROW	
SWALE	
RIDGE	



DETENTION POND #1 TYPICAL
CROSS-SECTION A-A

NOT TO SCALE

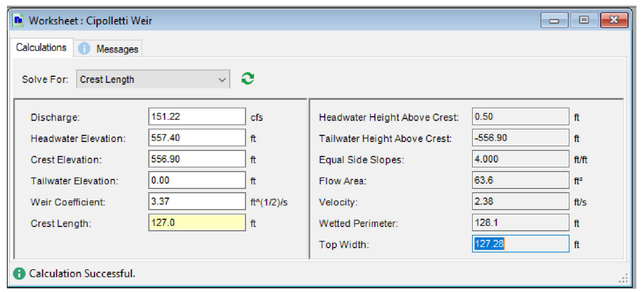
NOTES:
1. TIE IN ELEVATIONS SHALL VARY DEPENDING ON POND CROSS-SECTION.
2. POND BOTTOM ELEVATIONS SHALL VARY DEPENDING ON POND CROSS-SECTION.
3. POND MAXIMUM SIDE SLOPE SHALL BE 4:1.
4. POND EMBANKMENT SHALL BE 10' WIDE AT ELEV. 557.90.



DETENTION POND #1 TYPICAL
CROSS-SECTION B-B

NOT TO SCALE

NOTES:
1. TIE IN ELEVATIONS SHALL VARY DEPENDING ON POND CROSS-SECTION.
2. POND BOTTOM ELEVATIONS SHALL VARY DEPENDING ON POND CROSS-SECTION.
3. POND MAXIMUM SIDE SLOPE SHALL BE 4:1.
4. POND EMBANKMENT SHALL BE 10' WIDE AT ELEV. 557.90.



PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
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PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

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LAKE DALLAS, TX 75065

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2600 NETWORK BLVD, STE 310
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PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

POND PLAN

SHEET NUMBER:

C-406

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-GRAD-1——LAYOUT C-406 POND PLAN
K.A.

Elevation - Discharge

Depth	Elevation	CFS
0	550.9	0
0.083333	550.9833	0.079
0.166667	551.0667	0.224
0.25	551.15	0.412
0.333333	551.2333	0.635
0.416667	551.3167	0.887
0.5	551.4	1.166
0.583333	551.4833	1.47
0.666667	551.5667	1.796
0.75	551.65	2.143
0.833333	551.7333	2.51
0.916667	551.8167	2.896
1	551.9	3.3
1.083333	551.9833	3.72
1.166667	552.0667	4.158
1.25	552.15	4.611
1.333333	552.2333	5.08
1.416667	552.3167	5.564
1.5	552.4	6.062
1.583333	552.4833	6.574
1.666667	552.5667	7.1
1.75	552.65	7.639
1.833333	552.7333	8.191
1.916667	552.8167	8.756
2	552.9	9.333
2.083333	552.9833	9.923
2.166667	553.0667	10.86
2.25	553.15	11.27
2.333333	553.2333	11.665
2.416667	553.3167	12.048
2.5	553.4	12.419
2.583333	553.4833	12.779
2.666667	553.5667	13.129
2.75	553.65	13.47
2.833333	553.7333	13.802
2.916667	553.8167	14.127
3	553.9	14.445
3.083333	553.9833	14.755
3.1	554	14.817
3.166667	554.0667	15.06
3.25	554.15	15.358
3.333333	554.2333	15.651
3.416667	554.3167	15.938
3.5	554.4	16.22
3.583333	554.4833	16.497
3.666667	554.5667	16.77
3.75	554.65	17.038
3.833333	554.7333	17.302
3.916667	554.8167	17.563
4	554.9	17.819
4.083333	554.9833	18.072
4.1	555	18.122
4.166667	555.0667	18.321
4.25	555.15	18.567
4.333333	555.2333	18.81
4.416667	555.3167	19.444
4.5	555.4	20.404
4.583333	555.4833	21.575
4.666667	555.5667	22.915
4.75	555.65	24.402
4.833333	555.7333	26.019
4.916667	555.8167	27.754
5	555.9	29.6
5.083333	555.9833	31.549
5.166667	556.0667	33.594
5.25	556.15	35.73
5.333333	556.2333	37.955
5.416667	556.3167	40.262
5.5	556.4	42.651
5.583333	556.4833	45.115
5.666667	556.5667	47.655
5.75	556.65	50.269
5.833333	556.7333	52.951
5.916667	556.8167	55.702
6	556.9	59.644
6.083333	556.9833	61.621
6.166667	557.0667	63.517
6.25	557.15	65.342
6.333333	557.2333	67.104
6.416667	557.3167	68.809
6.5	557.4	70.463
6.583333	557.4833	72.071
6.666667	557.5667	73.635
6.75	557.65	75.161
6.833333	557.7333	76.649
6.916667	557.8167	78.106
7	557.9	79.531

Underground Storage

Cubic Feet	Depth	Elevation	ACFT
0	0	551.4	0
484.8336667	0.083333	551.4833	0.01113
969.6673333	0.166667	551.5667	0.02226
1454.501	0.25	551.65	0.033391
1939.334667	0.333333	551.7333	0.044521
2424.168333	0.416667	551.8167	0.055651
2909.002	0.5	551.9	0.066781
3393.835667	0.583333	551.9833	0.077912
3878.669333	0.666667	552.0667	0.089042
4363.503	0.75	552.15	0.100172
5426.870263	0.833333	552.2333	0.124584
6485.246382	0.916667	552.3167	0.148881
7540.118559	1	552.4	0.173097
8591.52625	1.083333	552.4833	0.197234
9639.173583	1.166667	552.5667	0.221285
10683.12483	1.25	552.65	0.245251
11723.07417	1.333333	552.7333	0.269125
12758.91674	1.416667	552.8167	0.292904
13790.37599	1.5	552.9	0.316583
14817.19512	1.583333	552.9833	0.340156
15839.18257	1.666667	553.0667	0.363618
16856.0987	1.75	553.15	0.386963
17867.71523	1.833333	553.2333	0.410186
18873.68169	1.916667	553.3167	0.43328
19873.78027	2	553.4	0.456239
20867.81375	2.083333	553.4833	0.479059
21855.00905	2.166667	553.5667	0.501722
22835.39615	2.25	553.65	0.524229
23808.68813	2.333333	553.7333	0.546572
24774.36089	2.416667	553.8167	0.568741
25731.9363	2.5	553.9	0.590724
26681.06481	2.583333	553.9833	0.612513
27621.32716	2.666667	554.0667	0.634098
28552.25376	2.75	554.15	0.65547
29473.38876	2.833333	554.2333	0.676616
30384.19012	2.916667	554.3167	0.697525
31284.12917	3	554.4	0.718185
32172.62703	3.083333	554.4833	0.738582
33048.83282	3.166667	554.5667	0.758697
33912.14711	3.25	554.65	0.778516
34761.814	3.333333	554.7333	0.798021
35596.69678	3.416667	554.8167	0.817188
36416.07245	3.5	554.9	0.835998
37218.43408	3.583333	554.9833	0.854418
38002.75496	3.666667	555.0667	0.872423
38767.07848	3.75	555.15	0.88997
39509.35946	3.833333	555.2333	0.90701
40226.86866	3.916667	555.3167	0.923482
40916.05473	4	555.4	0.939303
41569.06042	4.083333	555.4833	0.954294
42166.43372	4.166667	555.5667	0.968008
42717.58592	4.25	555.65	0.980661
43250.71757	4.333333	555.7333	0.9929
43767.42613	4.416667	555.8167	1.004762
44261.66968	4.5	555.9	1.016108
44746.50335	4.583333	555.9833	1.027238
45231.33702	4.666667	556.0667	1.038369
45716.17068	4.75	556.15	1.049499
46201.00435	4.833333	556.2333	1.060629
46685.83802	4.916667	556.3167	1.071759
47170.67168	5	556.4	1.08289
47655.50535	5.083333	556.4833	1.094020
48140.33902	5.166667	556.5667	1.10515
48625.17268	5.25	556.65	1.11628
49110.00635	5.333333	556.7333	1.127411
49594.84002	5.416667	556.8167	1.138541
50079.67368	5.5	556.9	1.149671
50079.67368		556.5833	1.149671
50079.67368		556.6667	1.149671
50079.67368		556.75	1.149671
50079.67368		556.8333	1.149671
50079.67368		556.9	1.149671

Calculated Pond

ELEVATION	AREA	VOLUME cubic	ACFT
550.9	0	0	0
550.983333	150.6941	9.162201	0.00021
551.066667	301.3883	18.3244	0.000421
551.15	376.7354	45.84451	0.001052
551.233333	495.1379	82.44535	0.001893
551.316667	613.5404	127.9351	0.002937
551.4	774.9985	185.4193	0.004257
551.483333	925.6926	255.9898	0.005877
551.566667	1108.678	340.8534	0.007825
551.65	1323.956	443.1967	0.010174
551.733333	1560.761	561.9341	0.0129
551.816667	1872.913	703.9791	0.016161
551.9	2142.01	871.5555	0.020008
551.983333	2443.398	1060.223	0.024339
552.066667	10376.37	1775.201	0.040753
552.15	11162.13	2673.162	0.061367
552.233333	12077.06	3640.989	0.083586
552.316667	13045.81	4686.936	0.107597
552.4	14046.85	5817.147	0.133543
552.483333	15220.11	7036.337	0.161532
552.566667	16425.66	8354.285	0.191788
552.65	17803.44	9781.684	0.224557
552.733333	19224.27	11324.67	0.259979
552.816667	20860.37	12993	0.298278
552.9	22442.66	14796.57	0.339682
552.983333	24186.41	16738.15	0.384255
553.066667	28944.04	19050.55	0.43734
553.15	29891.26	21502.24	0.493624
553.233333	30924.59	24036.09	0.551793
553.316667	32033.27	26657.17	0.611965
553.4	33195.77	29374.16	0.674338
553.483333	34455.14	32190.27	0.738987
553.566667	35725.28	35113.08	0.806085
553.65	37027.7	38147.47	0.875745
553.733333	38459.3	41291.76	0.947928
553.816667	39869.36	44554.4	1.022828
553.9	41333.25	47937.25	1.100488
553.983333	42947.83	51448.01	1.181084
554.066667	44024.22	55095.68	1.264823
554.15	44153.38	58772.1	1.349222
554.233333	44304.08	62456.24	1.433798
554.316667	44487.06	66154.97	1.518709
554.4	44648.52	69870.76	1.604012
554.483333	44853.04	73599.82	1.689619
554.566667	44992.97	77342.68	1.775544
554.65	45197.48	81102.18	1.86185
554.733333	45337.41	84873.68	1.948432
554.816667	45466.58	88657.49	2.035296
554.9	45584.98	92453.37	2.122437
554.983333	45714.14	96257.49	2.209768
555.066667	45886.37	100073.4	2.297369
555.15	46058.59	103906.1	2.385356
555.233333	46252.34	107751.7	2.473639
555.316667	4641 3.8	111612.1	2.562261
555.4	46542.96	115487.4	2.651225
555.483333	46682.89	119371.1	2.740383
555.566667	46790.53	123265.1	2.829777
555.65	46930.46	127171.8	2.919463
555.733333	47048.86	131086.6	3.009334
555.816667	47178.03	135011.5	3.099437
555.9	47371.78	138952.7	3.189915
555.983333	47522.47	142906.8	3.280689
556.066667	48588.1	146936.2	3.373119
556.15	48728.03	150993.3	3.466328
556.233333	48803.37	155055.5	3.559584
556.316667	48900.25	159123.9	3.652983
556.4	49104.76	163208.8	3.746758
556.483333	49233.93	167305.1	3.840798
556.566667	49373.86	171414.1	3.935126
556.65	49481.5	175533.7	4.0297
556.733333	49718.3	179666	4.124564
556.816667	49912.05	183815.4	4.219821
556.9	50095.04	187984.9	4.31554

Combined

Elevation	Storage with Underground ACFT	Pond Storage ACFT	Discharge CFS
550.9	0.00	0.00	0
550.9833333	0.00	0.00	0.079
551.0666667	0.00	0.00	0.224
551.15	0.00	0.00	0.412
551.2333333	0.00	0.00	0.635
551.3166667	0.00	0.00	0.887
551.4	0.00	0.00	1.166
551.4833333	0.02	0.01	1.47
551.5666667	0.03	0.01	1.796
551.65	0.04	0.01	2.143
551.7333333	0.06	0.01	2.51
551.8166667	0.07	0.02	2.896
551.9	0.09	0.02	3.3
551.9833333	0.10	0.02	3.72
552.0666667	0.13	0.04	4.158
552.15	0.16	0.06	4.611
552.2333333	0.21	0.08	5.08
552.3166667	0.26	0.11	5.564
552.4	0.31	0.13	6.062
552.4833333	0.36	0.16	6.574
552.5666667	0.41	0.19	7.1
552.65	0.47	0.22	7.639
552.7333333	0.53	0.26	8.191
552.8166667	0.59	0.30	8.756
552.9	0.66	0.34	9.333
552.9833333	0.72	0.38	9.923
553.0666667	0.80	0.44	10.86
553.15	0.88	0.49	11.27
553.2333333	0.96	0.55	11.665
553.3166667	1.05	0.61	12.048
553.4	1.13	0.67	12.419
553.4833333	1.22	0.74	12.779
553.5666667	1.31	0.81	13.129
553.65	1.40	0.88	13.47
553.7333333	1.49	0.95	13.802
553.8166667	1.59	1.02	14.127
553.9	1.69	1.10	14.445
553.9833333	1.79	1.18	14.755
554.0666667	1.90	1.26	15.06
554.15	2.00	1.35	15.358
554.2333333	2.11	1.43	15.651
554.3166667	2.22	1.52	15.938
554.4	2.32	1.60	16.22
554.4833333	2.43	1.69	16.497
554.5666667	2.53	1.78	16.77
554.65	2.64	1.86	17.038
554.7333333	2.75	1.95	17.302
554.8166667	2.85	2.04	17.563
554.9	2.96	2.12	17.819
554.9833333	3.06	2.21	18.072
555.0666667	3.17	2.30	18.321
555.15	3.28	2.39	18.567
555.2333333	3.38	2.47	18.81
555.3166667	3.49	2.56	19.444
555.4	3.59	2.65	20.404
555.4833333	3.69	2.74	21.575
555.5666667	3.80	2.83	22.915
555.65	3.90	2.92	24.402
555.7333333	4.00	3.01	26.019
555.8166667	4.10	3.10	27.754
555.9	4.21	3.19	29.6
555.9833333	4.31	3.28	31.549
556.0666667	4.41	3.37	33.594
556.15	4.52	3.47	35.73
556.2333333	4.62	3.56	37.955
556.3166667	4.72	3.65	40.262
556.4	4.83	3.75	42.651
556.4833333	4.93	3.84	45.115
556.5666667	5.04	3.94	47.655
556.65	5.15	4.03	50.269
556.7333333	5.25	4.12	52.951
556.8166667	5.36	4.22	55.702
556.9	5.47	4.32	59.644

Project: Mixed Use Development

Chamber Model -	MC-3500	
Units -	Imperial	
Number of Chambers -	270	
Number of End Caps -	30	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	551.40	ft
Amount of Stone Above Chambers -	12	in
Amount of Stone Below Chambers -	9	in
Area of system -	14607	sf Min. Area - 13871 sf min. area

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	486.90	486.90	50216.23	556.90
65	0.00	0.00	0.00	0.00	486.90	486.90	49729.33	556.82
64	0.00	0.00	0.00	0.00	486.90	486.90	49242.42	556.73
63	0.00	0.00	0.00	0.00	486.90	486.90	48755.52	556.65
62	0.00	0.00	0.00	0.00	486.90	486.90	48268.62	556.57
61	0.00	0.00	0.00	0.00	486.90	486.90	47781.71	556.48
60	0.00	0.00	0.00	0.00	486.90	486.90	47294.81	556.40
59	0.00	0.00	0.00	0.00	486.90	486.90	46807.91	556.32
58	0.00	0.00	0.00	0.00	486.90	486.90	46321.01	556.23
57	0.00	0.00	0.00	0.00	486.90	486.90	45834.10	556.15
56	0.00	0.00	0.00	0.00	486.90	486.90	45347.20	556.07
55	0.00	0.00	0.00	0.00	486.90	486.90	44860.30	555.98
54	0.06	0.00	15.68	0.00	480.63	496.31	44373.40	555.90
53	0.19	0.02	52.41	0.72	465.65	518.78	43877.08	555.82
52	0.29	0.04	79.37	1.13	454.70	535.20	43358.31	555.73
51	0.40	0.05	108.98	1.55	442.69	553.22	42823.10	555.65
50	0.69	0.07	185.54	2.03	411.88	599.44	42269.88	555.57
49	1.03	0.09	277.64	2.65	374.79	655.07	41670.44	555.48
48	1.25	0.11	337.37	3.22	350.67	691.26	41015.37	555.40
47	1.42	0.13	384.00	3.79	331.79	719.58	40324.11	555.32
46	1.57	0.14	424.75	4.33	315.27	744.35	39604.53	555.23
45	1.71	0.16	460.93	4.89	300.58	766.39	38860.18	555.15
44	1.83	0.18	493.69	5.45	287.24	786.39	38093.79	555.07
43	1.94	0.20	523.20	6.02	275.22	804.43	37307.40	554.98
42	2.04	0.22	551.02	6.55	263.87	821.44	36502.97	554.90
41	2.13	0.23	576.37	7.05	253.54	836.95	35681.53	554.82
40	2.22	0.25	600.54	7.52	243.68	851.74	34844.57	554.73
39	2.31	0.27	622.83	7.97	234.58	865.38	33992.84	554.65
38	2.38	0.28	643.89	8.40	225.99	878.27	33127.45	554.57
37	2.46	0.29	663.96	8.82	217.79	890.57	32249.18	554.48
36	2.53	0.31	682.61	9.24	210.17	902.01	31358.61	554.40
35	2.59	0.32	700.31	9.64	202.92	912.87	30456.61	554.32
34	2.66	0.33	717.14	10.03	196.04	923.20	29543.73	554.23
33	2.72	0.35	733.08	10.41	189.51	933.00	28620.53	554.15
32	2.77	0.36	748.25	10.80	183.28	942.33	27687.54	554.07
31	2.82	0.37	762.66	11.17	177.37	951.20	26745.20	553.98
30	2.88	0.38	776.37	11.53	171.74	959.64	25794.01	553.90
29	2.92	0.40	789.52	11.88	166.34	967.74	24834.36	553.82
28	2.97	0.41	801.87	12.23	161.26	975.36	23866.62	553.73
27	3.01	0.42	813.36	12.56	156.53	982.46	22891.26	553.65
26	3.05	0.43	824.38	12.89	151.99	989.26	21908.80	553.57
25	3.09	0.44	835.45	13.21	147.44	996.10	20919.54	553.48
24	3.13	0.45	845.25	13.52	143.39	1002.17	19923.44	553.40
23	3.17	0.46	854.73	13.83	139.48	1008.04	18921.27	553.32
22	3.20	0.47	863.85	14.12	135.71	1013.69	17913.23	553.23
21	3.23	0.48	872.40	14.40	132.18	1018.99	16899.55	553.15
20	3.26	0.49	880.58	14.68	128.80	1024.06	15880.56	553.07
19	3.29	0.50	888.37	14.94	125.58	1028.89	14856.51	552.98
18	3.32	0.51	895.85	15.19	122.49	1033.53	13827.62	552.90
17	3.34	0.51	902.91	15.43	119.56	1037.91	12794.09	552.82
16	3.37	0.52	909.53	15.67	116.83	1042.02	11756.18	552.73
15	3.39	0.53	915.98	15.89	114.16	1046.02	10714.16	552.65
14	3.41	0.54	921.93	16.10	111.69	1049.72	9668.14	552.57
13	3.44	0.54	927.99	16.30	109.19	1053.48	8618.42	552.48
12	3.46	0.55	933.58	16.48	106.88	1056.94	7564.95	552.40
11	3.48	0.56	939.25	16.66	104.54	1060.45	6508.01	552.32
10	3.51	0.59	946.37	17.85	101.21	1065.44	5447.56	552.23
9	0.00	0.00	0.00	0.00	486.90	486.90	4382.12	552.15
8	0.00	0.00	0.00	0.00	486.90	486.90	3895.22	552.07
7	0.00	0.00	0.00	0.00	486.90	486.90	3408.32	551.98
6	0.00	0.00	0.00	0.00	486.90	486.90	2921.42	551.90
5	0.00	0.00	0.00	0.00	486.90	486.90	2434.51	551.82
4	0.00	0.00	0.00	0.00	486.90	486.90	1947.61	551.73
3	0.00	0.00	0.00	0.00	486.90	486.90	1460.71	551.65
2	0.00	0.00	0.00	0.00	486.90	486.90	973.81	551.57
1	0.00	0.00	0.00	0.00	486.90	486.90	486.90	551.48

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

DETENTION CALCULATIONS

SHEET NUMBER:

C-407

ORG. DATE - 05/09/2023

Aug 03, 2023
11:2022\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1----1A LAYOUT: C-407 POND PLAN

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

MIXED USE DEVELOPMENT

DALLAS, TX, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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Aug 03, 2023
H:\2022\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1---LAYOUT C-408 UG DETENTION
AA

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CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:

UG DETENTION DETAILS

SHEET NUMBER:

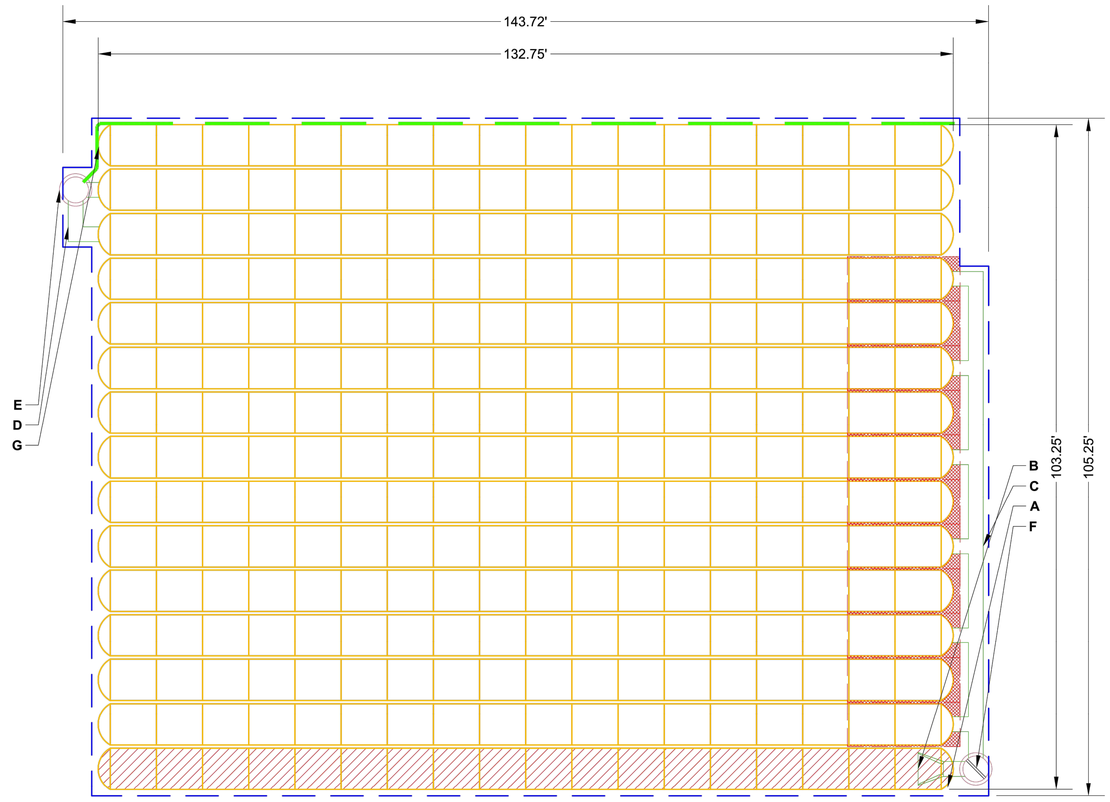
C-408

ORG. DATE - 05/09/2023

PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
270	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	563.90
30	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	557.90
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	557.40
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	557.40
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	557.40
50216	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	556.90
		TOP OF MC-3500 CHAMBER:	555.90
		24" x 24" BOTTOM MANIFOLD INVERT:	552.32
		24" x 24" BOTTOM MANIFOLD INVERT:	552.32
14607	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	552.32
498.0	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT:	552.32
		BOTTOM OF MC-3500 CHAMBER:	552.15
		UNDERDRAIN INVERT:	551.40
		BOTTOM OF STONE:	551.40

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.06"	
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.06"	
CONCRETE STRUCTURE	E	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		14.0 CFS OUT
CONCRETE STRUCTURE W/WEIR	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		35.8 CFS IN
UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING
THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

MIXED USE DEVELOPMENT
DALLAS, TX, USA

DATE: | DRAWN: KK
PROJECT #: | CHECKED: N/A

DESCRIPTION	CHK	DRW	DATE

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Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS
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HILLIARD, OH 43026
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SHEET
2 OF 5

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TBPE No. 18065 | TBPLS No. 10194413

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MATHIAS HAUBERT
LICENSE NUMBER: 138306

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SHEET NUMBER:
C-409

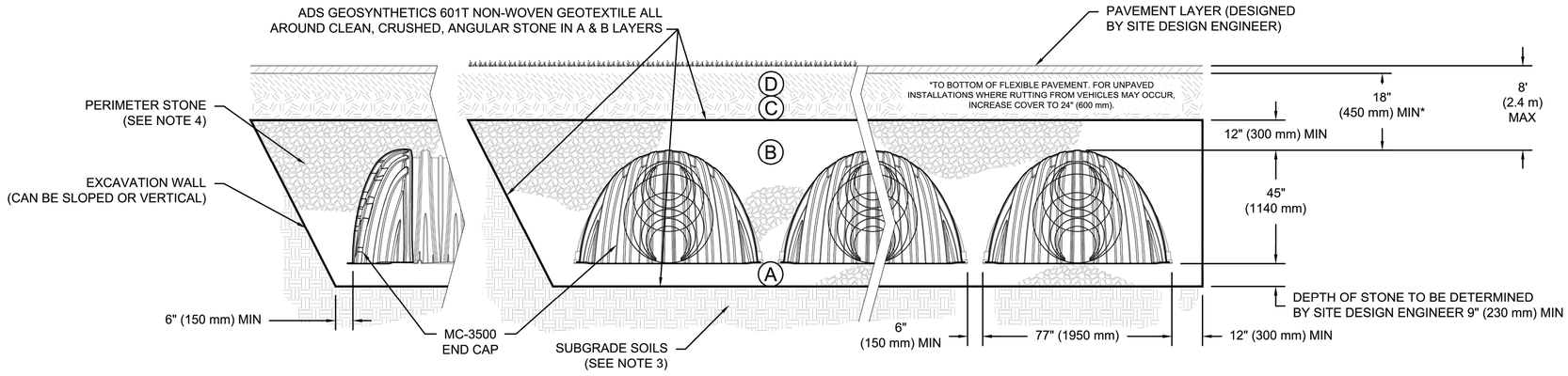
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11:2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-GRAD-1——4\LAYOUT C-409 UG DETENTION

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:
PRELIMINARY ENGINEERING PLANS
FOR
EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
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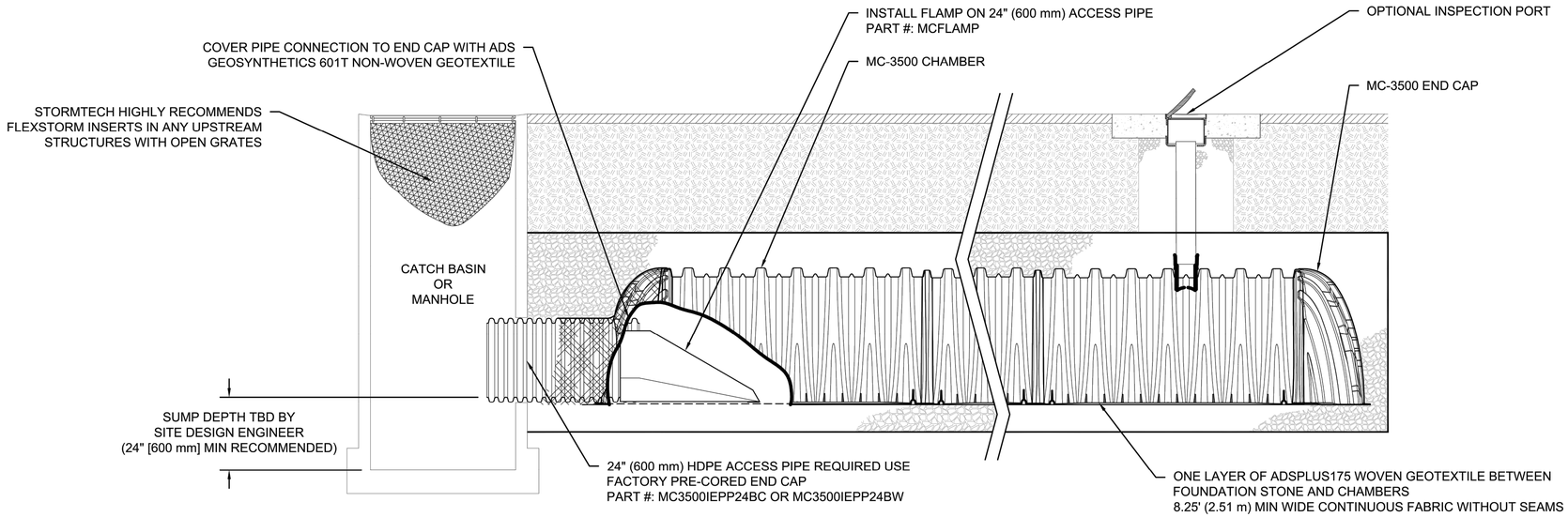
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MATHIAS HAUBERT
LICENSE NUMBER: 138306

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UG DETENTION DETAILS

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MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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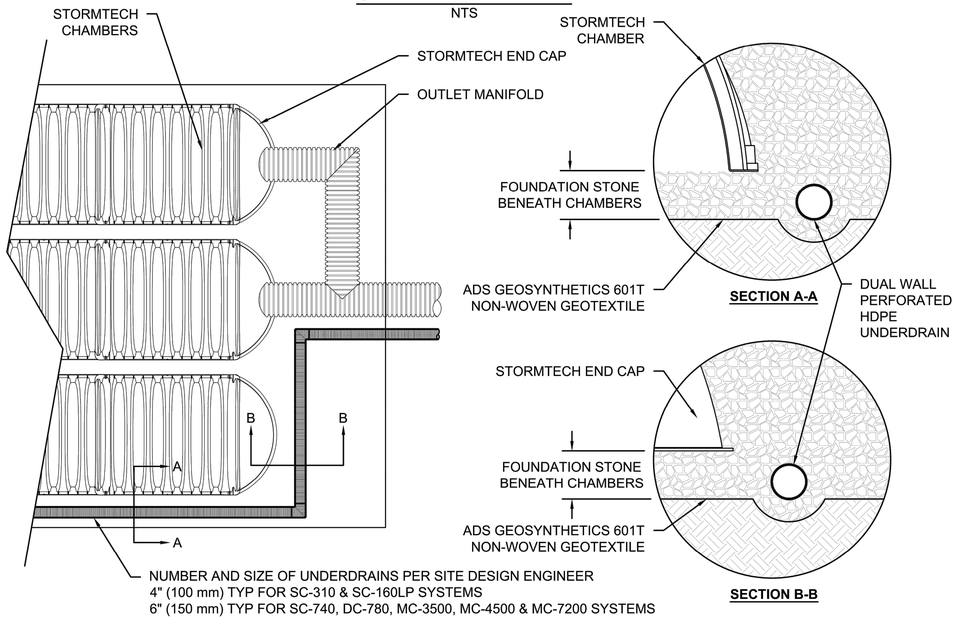
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UNDERDRAIN DETAIL

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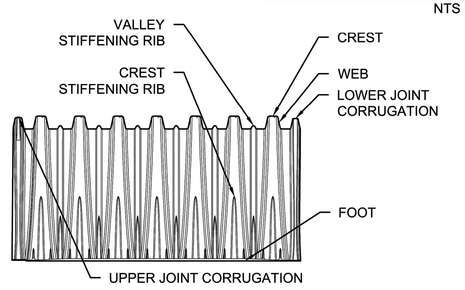


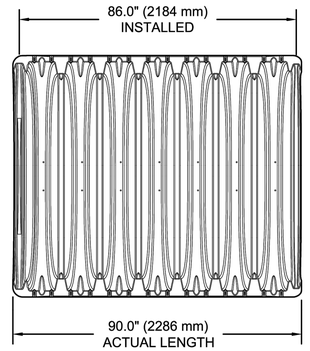
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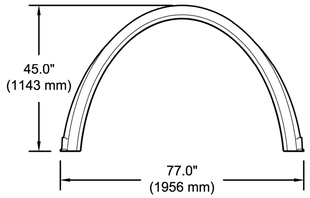
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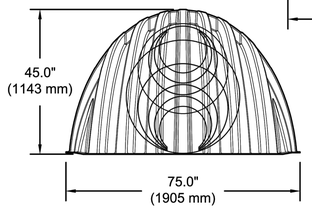
MC-3500 TECHNICAL SPECIFICATION

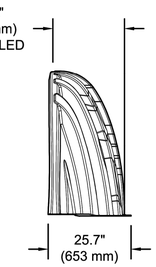
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NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

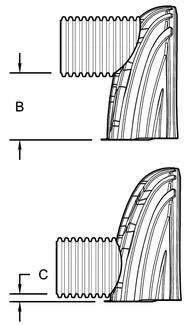
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

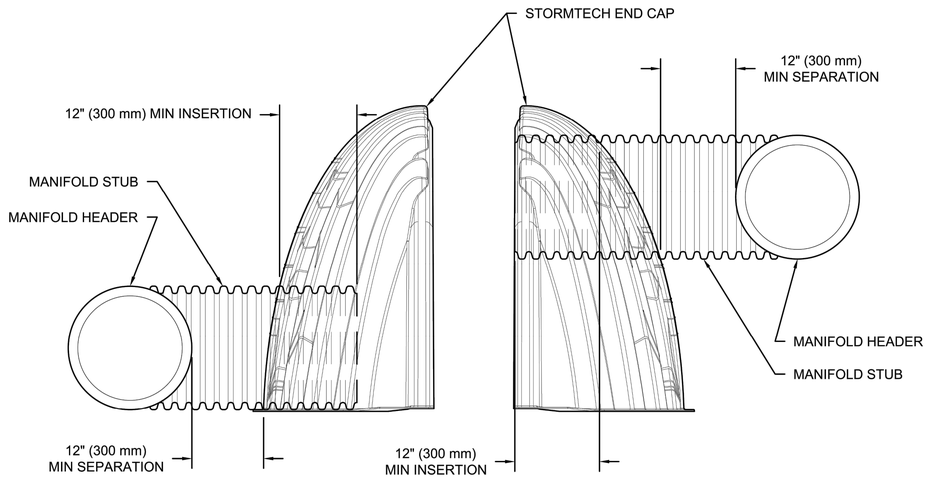
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

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NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

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DALLAS, TX, USA

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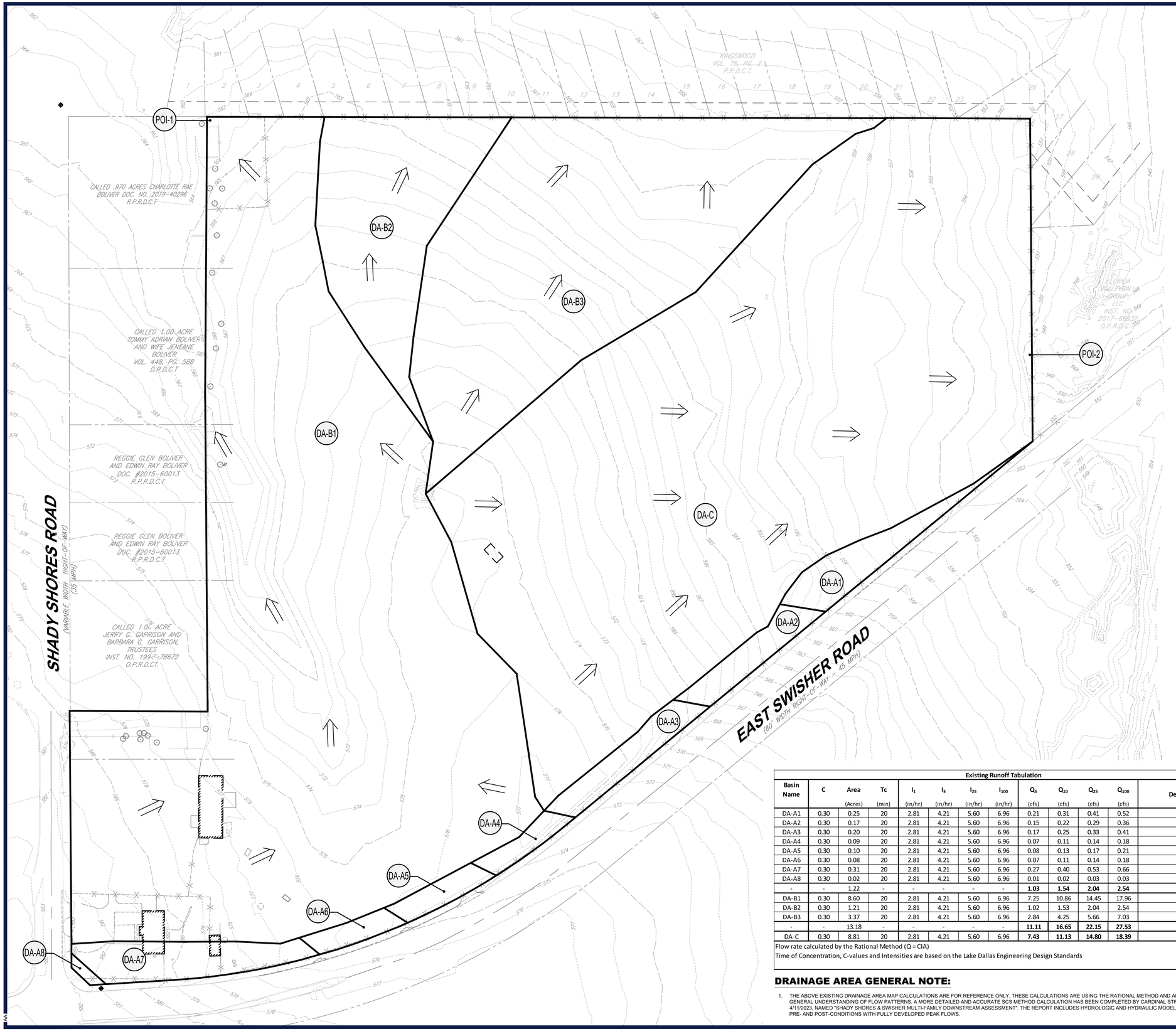
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LEGEND

DRAINAGE AREA BOUNDARY	
EXST. CONTOUR	1450
EXST. MAJOR CONTOUR	1450
PROPERTY LINE	
EXST TREE LINE	
EXST. TREE LINE (TBR)	
DRAINAGE AREA I.D.	DA-X

DRAINAGE GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. A DOWNSTREAM ASSESSMENT HAS BEEN COMPLETED BY CARDINAL STRATEGIES, DATED 4/11/2023, NAMED "SHADY SHORES & SWISHER MULTI-FAMILY DOWNSTREAM ASSESSMENT". THE REPORT INCLUDES HYDROLOGIC AND HYDRAULIC MODELING AND RESULTS FOR PRE- AND POST-CONDITIONS WITH FULLY DEVELOPED PEAK FLOWS. IT HAS BEEN CONCLUDED THAT THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY NEGATIVE DOWNSTREAM EFFECT.

Existing Runoff Tabulation

Basin Name	C	Area (Acres)	Tc (min)	I_1 (in/hr)	I_5 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	Description
DA-A1	0.30	0.25	20	2.81	4.21	5.60	6.96	0.21	0.31	0.41	0.52	ROW
DA-A2	0.30	0.17	20	2.81	4.21	5.60	6.96	0.15	0.22	0.29	0.36	ROW
DA-A3	0.30	0.20	20	2.81	4.21	5.60	6.96	0.17	0.25	0.33	0.41	ROW
DA-A4	0.30	0.09	20	2.81	4.21	5.60	6.96	0.07	0.11	0.14	0.18	ROW
DA-A5	0.30	0.10	20	2.81	4.21	5.60	6.96	0.08	0.13	0.17	0.21	ROW
DA-A6	0.30	0.08	20	2.81	4.21	5.60	6.96	0.07	0.11	0.14	0.18	ROW
DA-A7	0.30	0.31	20	2.81	4.21	5.60	6.96	0.27	0.40	0.53	0.66	ROW
DA-A8	0.30	0.02	20	2.81	4.21	5.60	6.96	0.01	0.02	0.03	0.03	ROW
-	-	1.22	-	-	-	-	-	**1.03**	**1.54**	**2.04**	**2.54**	ROW
DA-B1	0.30	8.60	20	2.81	4.21	5.60	6.96	7.25	10.86	14.45	17.96	POI-1
DA-B2	0.30	1.21	20	2.81	4.21	5.60	6.96	1.02	1.53	2.04	2.54	POI-1
DA-B3	0.30	3.37	20	2.81	4.21	5.60	6.96	2.84	4.25	5.66	7.03	POI-1
-	-	13.18	-	-	-	-	-	**11.11**	**16.65**	**22.15**	**27.53**	POI-1
DA-C	0.30	8.81	20	2.81	4.21	5.60	6.96	**7.43**	**11.13**	**14.80**	**18.39**	POI-2

Flow rate calculated by the Rational Method (Q = CIA)
Time of Concentration, C-values and Intensities are based on the Lake Dallas Engineering Design Standards

DRAINAGE AREA GENERAL NOTE:

1. THE ABOVE EXISTING DRAINAGE AREA MAP CALCULATIONS ARE FOR REFERENCE ONLY. THESE CALCULATIONS ARE USING THE RATIONAL METHOD AND ARE USED TO PROVIDE A GENERAL UNDERSTANDING OF FLOW PATTERNS. A MORE DETAILED AND ACCURATE SCS METHOD CALCULATION HAS BEEN COMPLETED BY CARDINAL STRATEGIES, DATED 4/11/2023, NAMED "SHADY SHORES & SWISHER MULTI-FAMILY DOWNSTREAM ASSESSMENT". THE REPORT INCLUDES HYDROLOGIC AND HYDRAULIC MODELING AND RESULTS FOR PRE- AND POST-CONDITIONS WITH FULLY DEVELOPED PEAK FLOWS.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

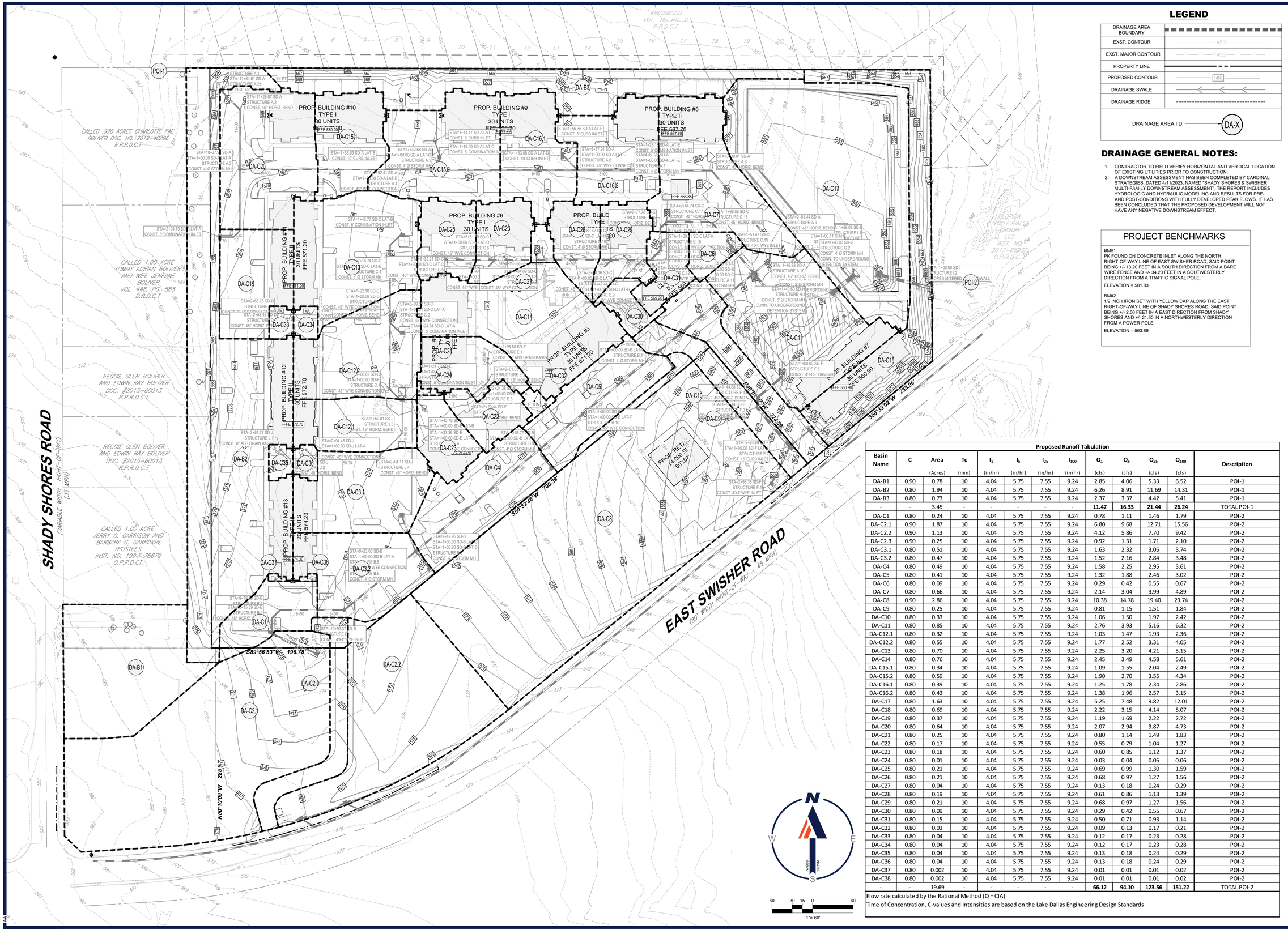
ELEVATION = 563.89'

N
W E
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NAD83

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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LEGEND

DRAINAGE AREA BOUNDARY	
EXST. CONTOUR	1450
EXST. MAJOR CONTOUR	1450
PROPERTY LINE	
PROPOSED CONTOUR	1450
DRAINAGE SWALE	
DRAINAGE RIDGE	
DRAINAGE AREA I.D.	DA-X

DRAINAGE GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. A DOWNSTREAM ASSESSMENT HAS BEEN COMPLETED BY CARDINAL STRATEGIES, DATED 4/11/2023, NAMED "SHADY SHORES & SWISHER MULTI-FAMILY DOWNSTREAM ASSESSMENT". THE REPORT INCLUDES HYDROLOGIC AND HYDRAULIC MODELING AND RESULTS FOR PRE- AND POST-CONDITIONS WITH FULLY DEVELOPED PEAK FLOWS. IT HAS BEEN CONCLUDED THAT THE PROPOSED DEVELOPMENT WILL NOT HAVE ANY NEGATIVE DOWNSTREAM EFFECT.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

Proposed Runoff Tabulation

Basin Name	C	Area (Acres)	Tc (min)	I_1 (in/hr)	I_5 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_1 (cfs)	Q_5 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	Description
DA-B1	0.90	0.78	10	4.04	5.75	7.55	9.24	2.85	4.06	5.33	6.52	POI-1
DA-B2	0.80	1.94	10	4.04	5.75	7.55	9.24	6.26	8.91	11.69	14.31	POI-1
DA-B3	0.80	0.73	10	4.04	5.75	7.55	9.24	2.37	3.37	4.42	5.41	POI-1
-	-	3.45	-	-	-	-	-	**11.47**	**16.33**	**21.44**	**26.24**	TOTAL POI-1
DA-C1	0.80	0.24	10	4.04	5.75	7.55	9.24	0.78	1.11	1.46	1.79	POI-2
DA-C2.1	0.90	1.87	10	4.04	5.75	7.55	9.24	6.80	9.68	12.71	15.56	POI-2
DA-C2.2	0.90	1.13	10	4.04	5.75	7.55	9.24	4.12	5.86	7.70	9.42	POI-2
DA-C2.3	0.90	0.25	10	4.04	5.75	7.55	9.24	0.92	1.31	1.71	2.10	POI-2
DA-C3.1	0.80	0.51	10	4.04	5.75	7.55	9.24	1.63	2.32	3.05	3.74	POI-2
DA-C3.2	0.80	0.47	10	4.04	5.75	7.55	9.24	1.52	2.16	2.84	3.48	POI-2
DA-C4	0.80	0.49	10	4.04	5.75	7.55	9.24	1.58	2.25	2.95	3.61	POI-2
DA-C5	0.80	0.41	10	4.04	5.75	7.55	9.24	1.32	1.88	2.46	3.02	POI-2
DA-C6	0.80	0.09	10	4.04	5.75	7.55	9.24	0.29	0.42	0.55	0.67	POI-2
DA-C7	0.80	0.66	10	4.04	5.75	7.55	9.24	2.14	3.04	3.99	4.89	POI-2
DA-C8	0.90	2.86	10	4.04	5.75	7.55	9.24	10.38	14.78	19.40	23.74	POI-2
DA-C9	0.80	0.25	10	4.04	5.75	7.55	9.24	0.81	1.15	1.51	1.84	POI-2
DA-C10	0.80	0.33	10	4.04	5.75	7.55	9.24	1.06	1.50	1.97	2.42	POI-2
DA-C11	0.80	0.85	10	4.04	5.75	7.55	9.24	2.76	3.93	5.16	6.32	POI-2
DA-C12.1	0.80	0.32	10	4.04	5.75	7.55	9.24	1.03	1.47	1.93	2.36	POI-2
DA-C12.2	0.80	0.55	10	4.04	5.75	7.55	9.24	1.77	2.52	3.31	4.05	POI-2
DA-C13	0.80	0.70	10	4.04	5.75	7.55	9.24	2.25	3.20	4.21	5.15	POI-2
DA-C14	0.80	0.76	10	4.04	5.75	7.55	9.24	2.45	3.49	4.58	5.61	POI-2
DA-C15.1	0.80	0.34	10	4.04	5.75	7.55	9.24	1.09	1.55	2.04	2.49	POI-2
DA-C15.2	0.80	0.59	10	4.04	5.75	7.55	9.24	1.90	2.70	3.55	4.34	POI-2
DA-C16.1	0.80	0.39	10	4.04	5.75	7.55	9.24	1.25	1.78	2.34	2.86	POI-2
DA-C16.2	0.80	0.43	10	4.04	5.75	7.55	9.24	1.38	1.96	2.57	3.15	POI-2
DA-C17	0.80	1.63	10	4.04	5.75	7.55	9.24	5.25	7.48	9.82	12.01	POI-2
DA-C18	0.80	0.69	10	4.04	5.75	7.55	9.24	2.22	3.15	4.14	5.07	POI-2
DA-C19	0.80	0.37	10	4.04	5.75	7.55	9.24	1.19	1.69	2.22	2.72	POI-2
DA-C20	0.80	0.64	10	4.04	5.75	7.55	9.24	2.07	2.94	3.87	4.73	POI-2
DA-C21	0.80	0.25	10	4.04	5.75	7.55	9.24	0.80	1.14	1.49	1.83	POI-2
DA-C22	0.80	0.17	10	4.04	5.75	7.55	9.24	0.55	0.79	1.04	1.27	POI-2
DA-C23	0.80	0.18	10	4.04	5.75	7.55	9.24	0.60	0.85	1.12	1.37	POI-2
DA-C24	0.80	0.01	10	4.04	5.75	7.55	9.24	0.03	0.04	0.05	0.06	POI-2
DA-C25	0.80	0.21	10	4.04	5.75	7.55	9.24	0.69	0.99	1.30	1.59	POI-2
DA-C26	0.80	0.21	10	4.04	5.75	7.55	9.24	0.68	0.97	1.27	1.56	POI-2
DA-C27	0.80	0.04	10	4.04	5.75	7.55	9.24	0.13	0.18	0.24	0.29	POI-2
DA-C28	0.80	0.19	10	4.04	5.75	7.55	9.24	0.61	0.86	1.13	1.39	POI-2
DA-C29	0.80	0.21	10	4.04	5.75	7.55	9.24	0.68	0.97	1.27	1.56	POI-2
DA-C30	0.80	0.09	10	4.04	5.75	7.55	9.24	0.29	0.42	0.55	0.67	POI-2
DA-C31	0.80	0.15	10	4.04	5.75	7.55	9.24	0.50	0.71	0.93	1.14	POI-2
DA-C32	0.80	0.03	10	4.04	5.75	7.55	9.24	0.09	0.13	0.17	0.21	POI-2
DA-C33	0.80	0.04	10	4.04	5.75	7.55	9.24	0.12	0.17	0.23	0.28	POI-2
DA-C34	0.80	0.04	10	4.04	5.75	7.55	9.24	0.12	0.17	0.23	0.28	POI-2
DA-C35	0.80	0.04	10	4.04	5.75	7.55	9.24	0.13	0.18	0.24	0.29	POI-2
DA-C36	0.80	0.04	10	4.04	5.75	7.55	9.24	0.13	0.18	0.24	0.29	POI-2
DA-C37	0.80	0.002	10	4.04	5.75	7.55	9.24	0.01	0.01	0.01	0.02	POI-2
DA-C38	0.80	0.002	10	4.04	5.75	7.55	9.24	0.01	0.01	0.01	0.02	POI-2
-	-	19.69	-	-	-	-	-	**66.12**	**94.10**	**123.56**	**151.22**	TOTAL POI-2

Flow rate calculated by the Rational Method (Q = CIA)
Time of Concentration, C-values and Intensities are based on the Lake Dallas Engineering Design Standards

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.: DRIN-0

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

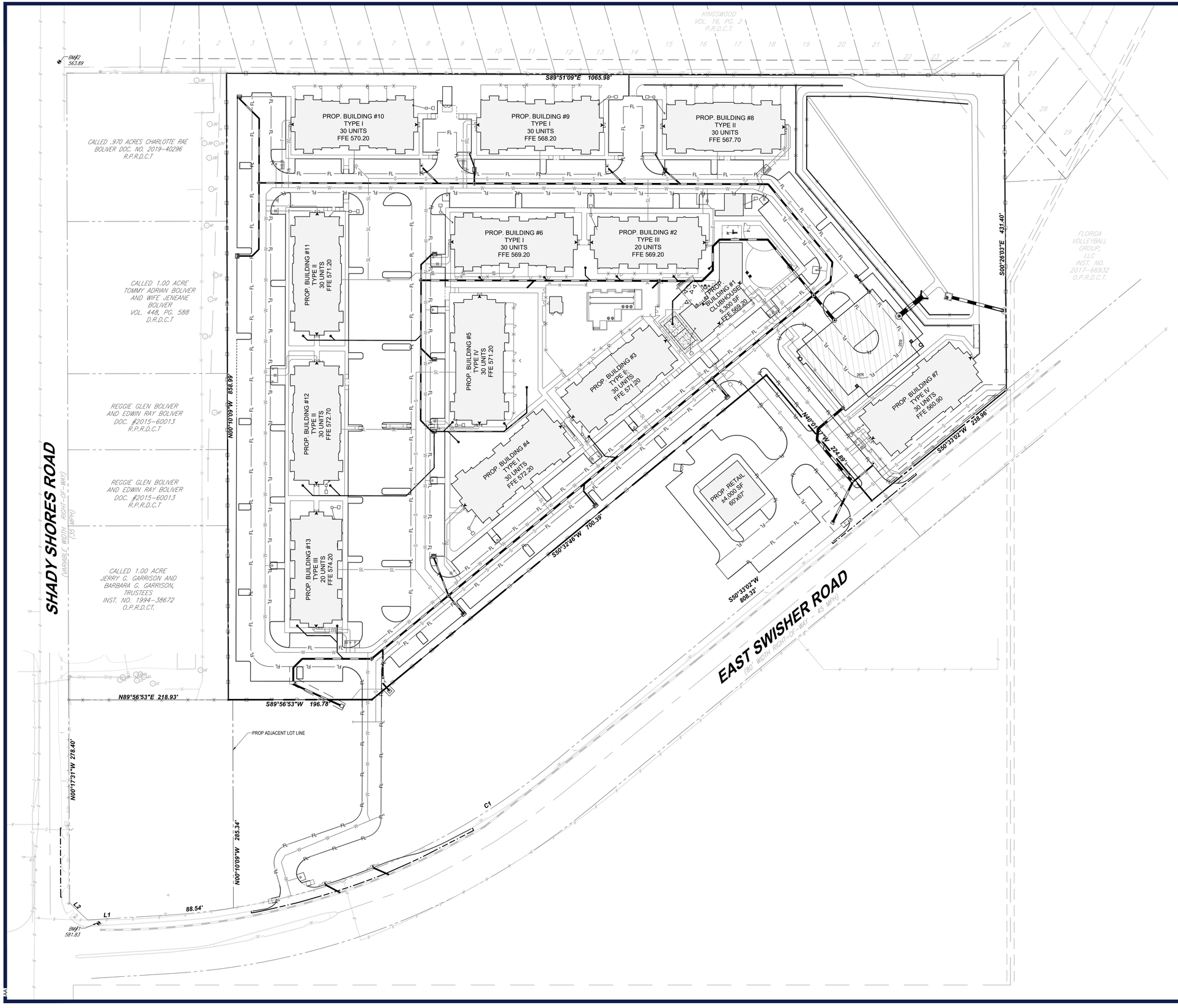
POST-DRAINAGE AREA MAP

SHEET NUMBER:

C-502

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\DESIGN\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00.DRIN-1_—_LAYOUT C-502 POST-DRAINAGE AREA MAP



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

1. REFER TO SHEET C-102 FOR GENERAL NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS. 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 OF THE PERMITTING AUTHORITIES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
7. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W E
S
0 30 60
1"= 60'

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PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

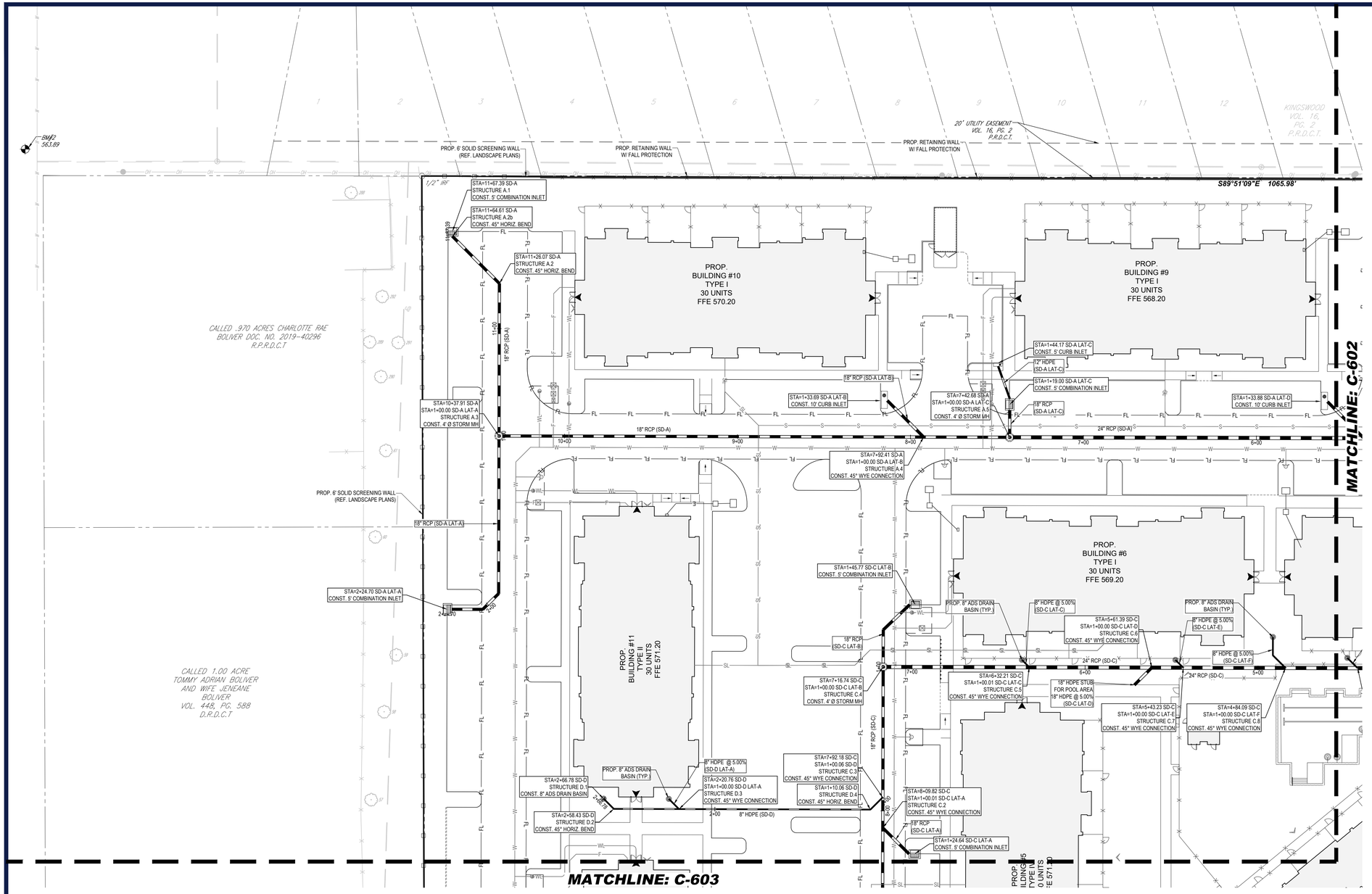
OVERALL STORM PLAN

SHEET NUMBER:

C-600

ORG. DATE - 05/09/2023

Aug 03, 2023
M:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-STRM-1----LAYOUT C-600 OVERALL STORM PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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7. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.

PROJECT BENCHMARKS

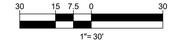
BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'





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CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

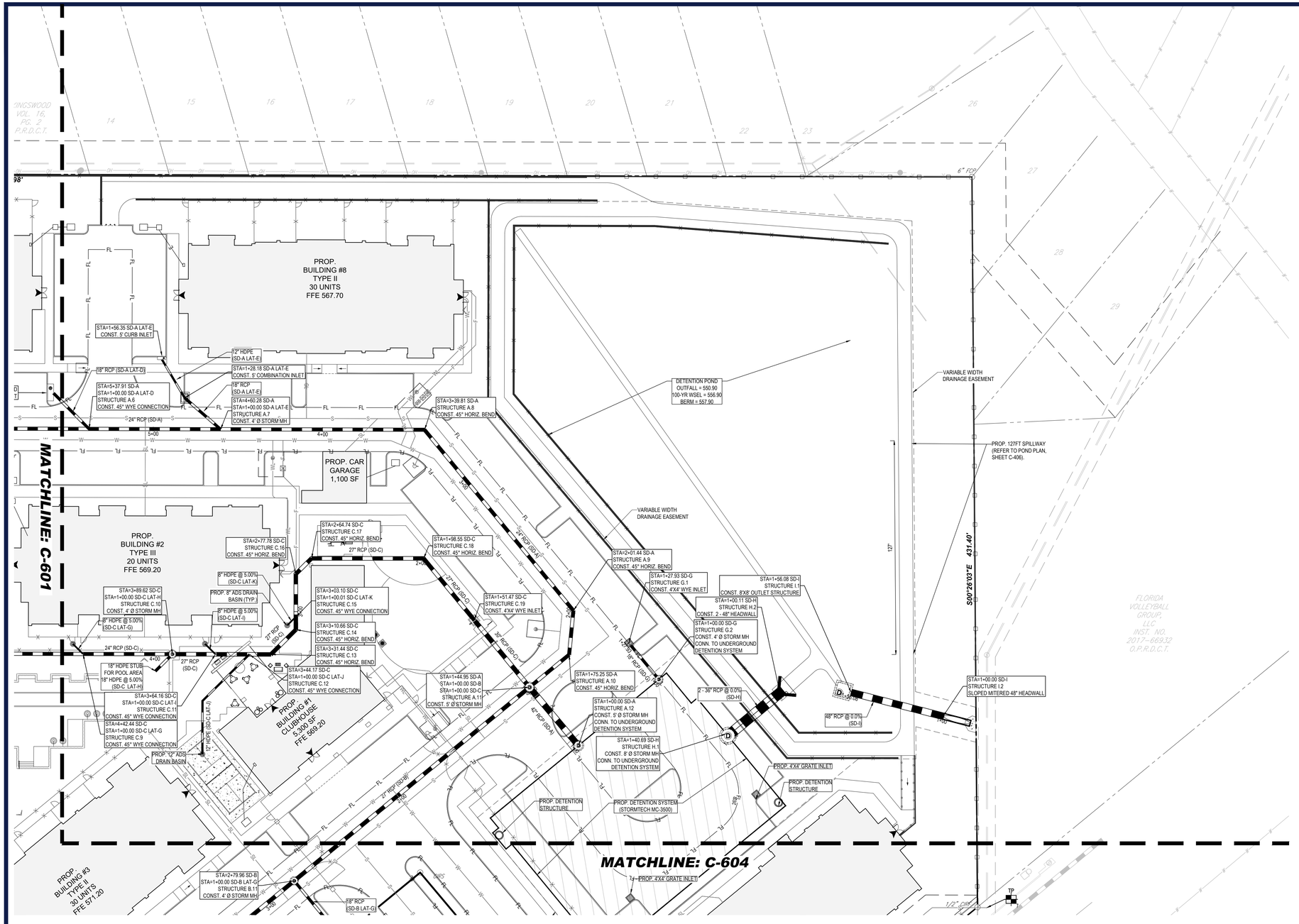
STORM PLAN

SHEET NUMBER:

C-601

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\05\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-STRM-1----LAYOUT C-601 STORM PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

1. REFER TO SHEET C-102 FOR GENERAL NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS. 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 OF THE PERMITTING AUTHORITIES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD. SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
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PROJECT:

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LAKE DALLAS, TX 75065

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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

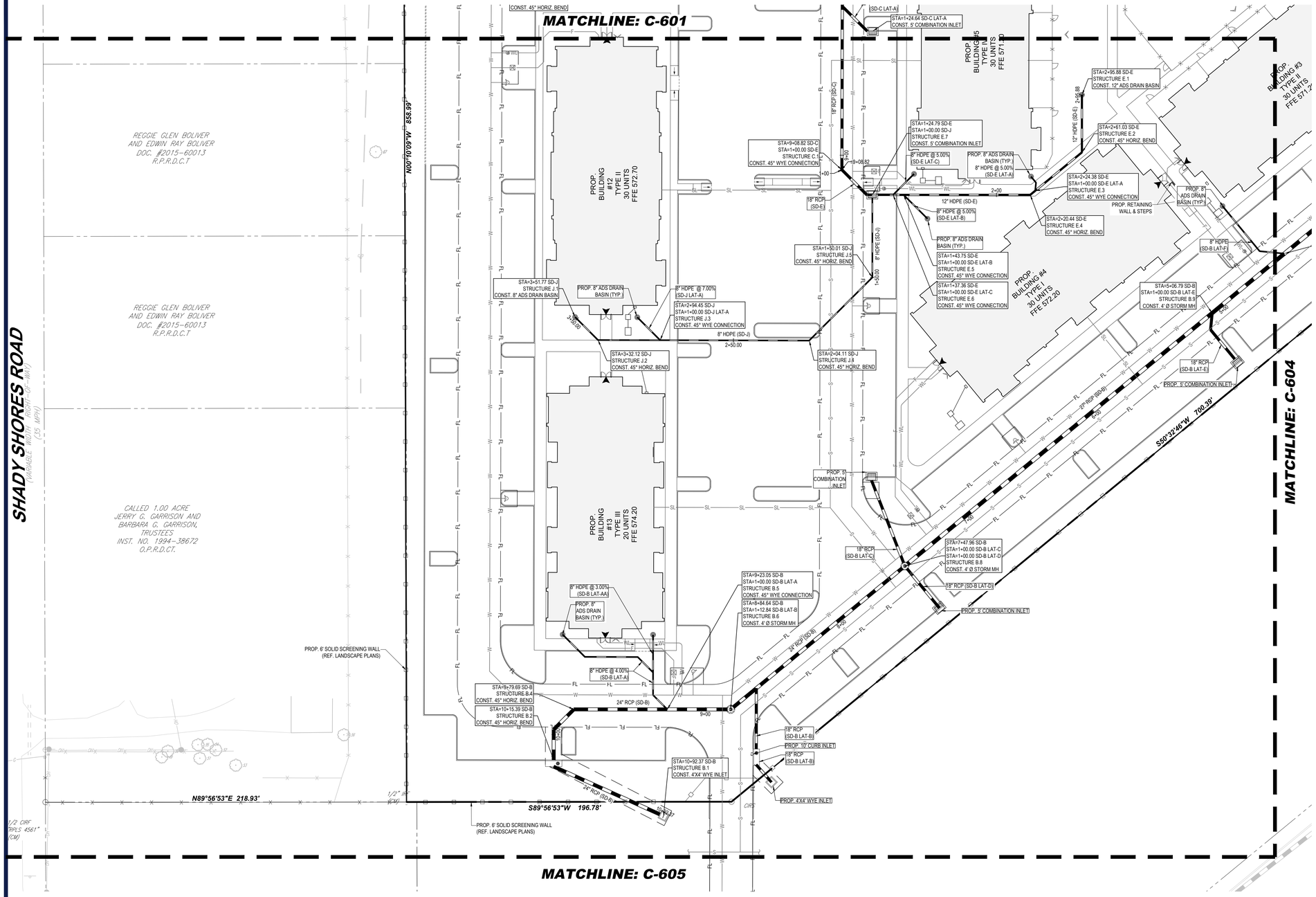
STORM PLAN

SHEET NUMBER:

C-602

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\06ENGINEERING\DRAWING\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-STRM-1.----\LAYOUT: C-602 STORM PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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PROJECT BENCHMARKS

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ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N (GRID) W E S

30 15 7.5 0 30
1"= 30'

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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

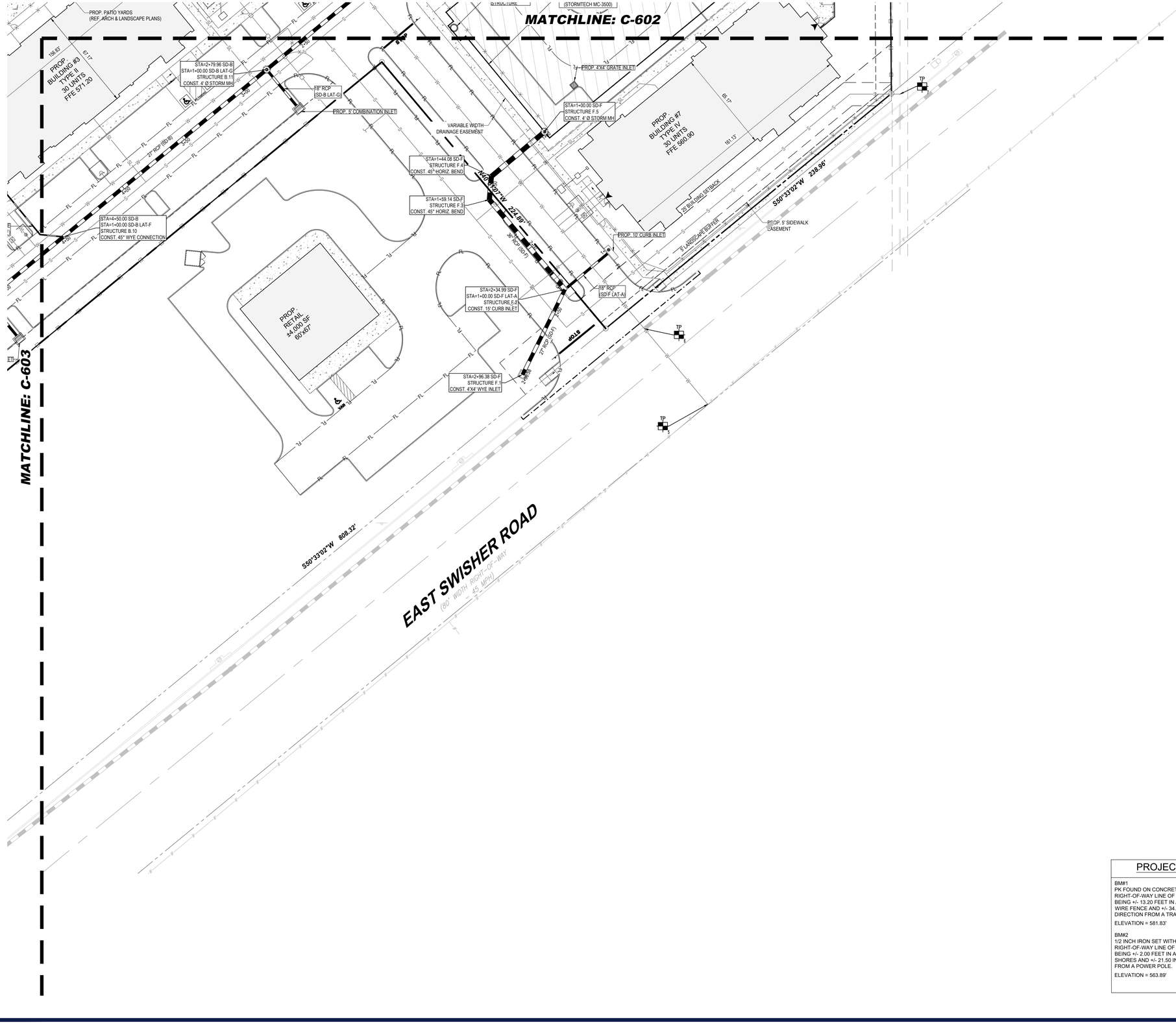
STORM PLAN

SHEET NUMBER:

C-603

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\01ENGINEERING\02DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-STRM-1----LAYOUT C-603 STORM PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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PROJECT BENCHMARKS

BM#1
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ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W E
S
SHADY SHORES

30 15 7.5 0 30
1"= 30'

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVR
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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PLANS PREPARED BY
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MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

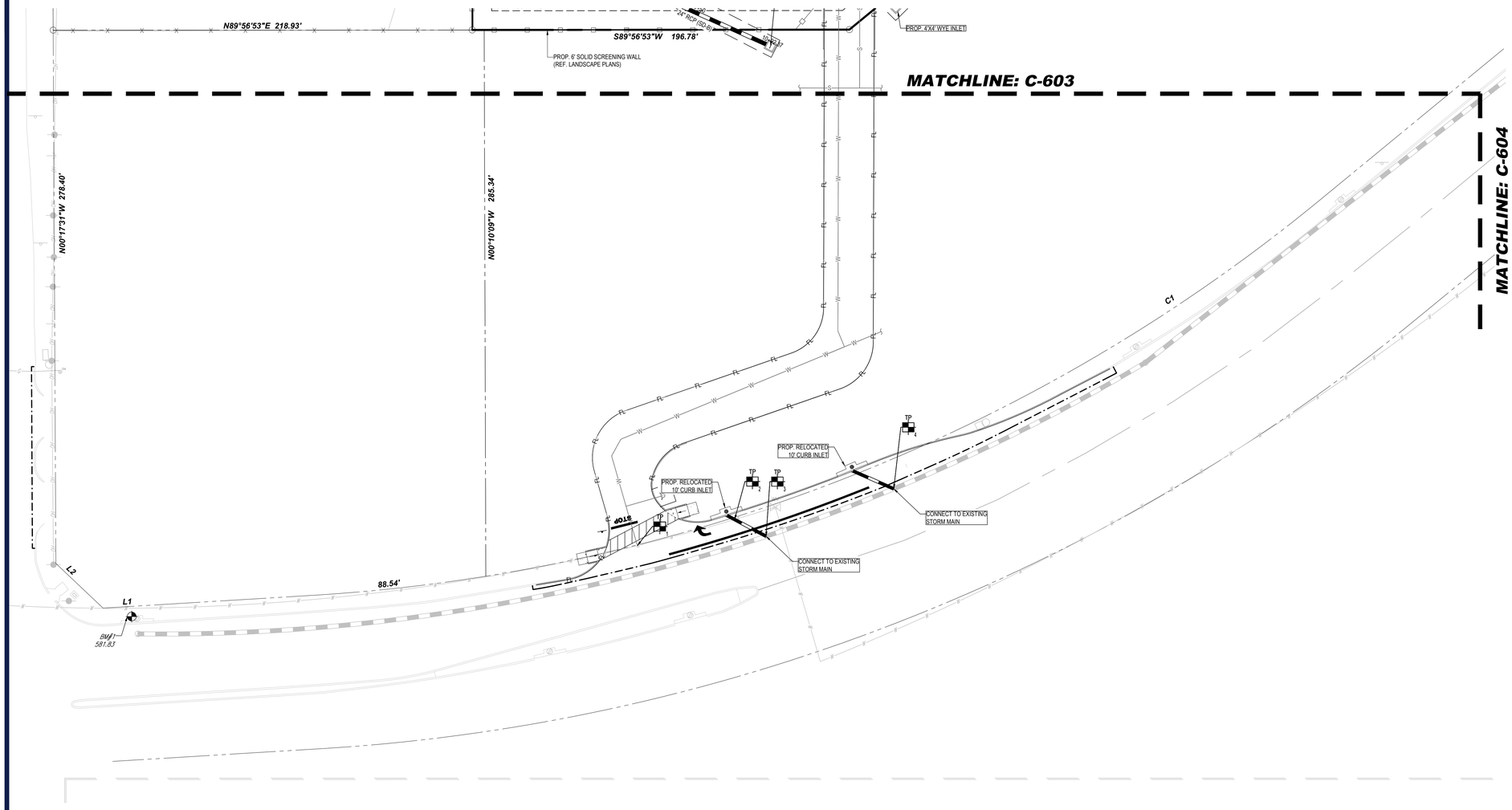
STORM PLAN

SHEET NUMBER:

C-604

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-STRM-1.1----3-LAYOUT C-604 STORM PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
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G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

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ELEVATION = 581.83'

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ELEVATION = 563.89'



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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
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Phone: (469) 458-7300
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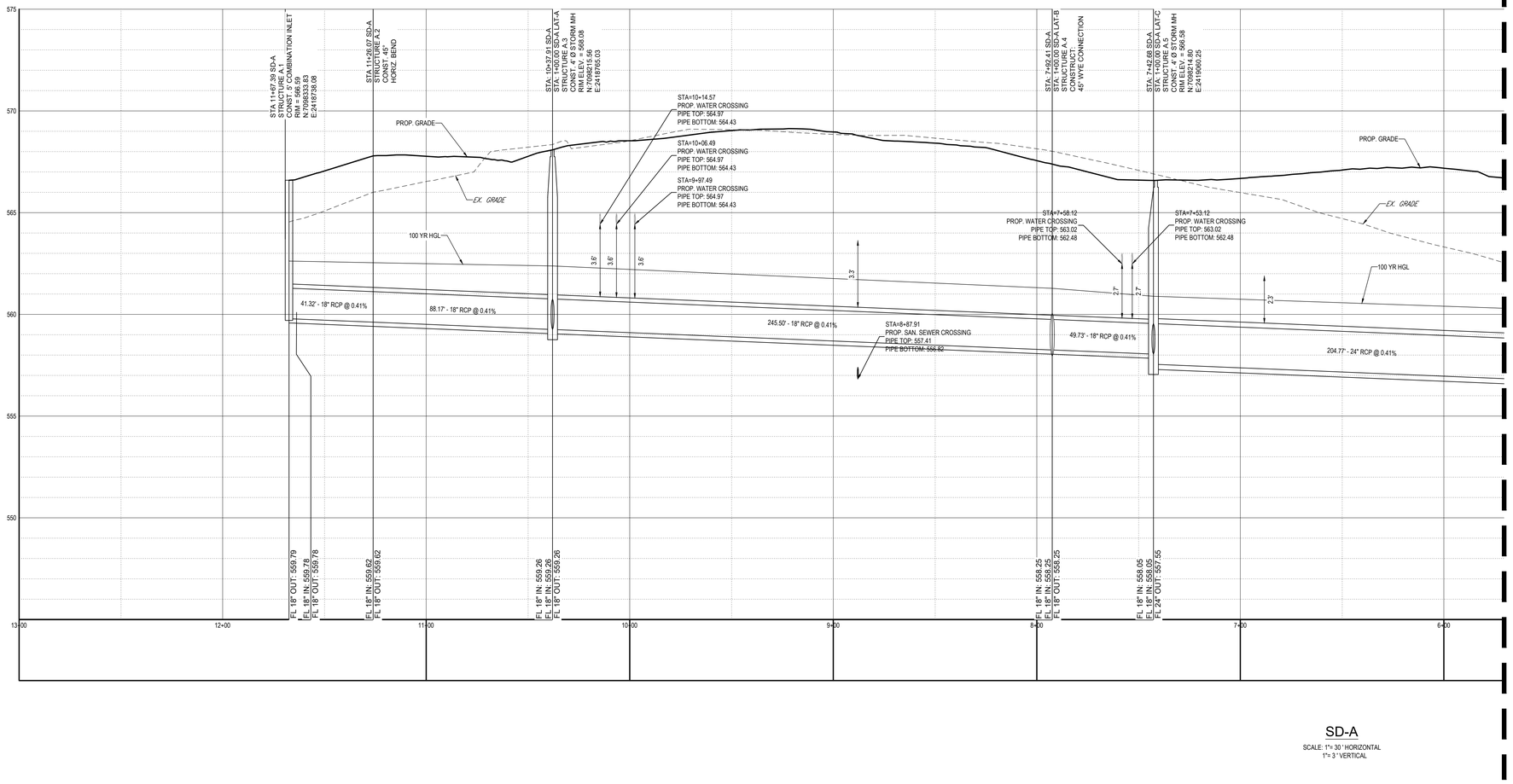
STORM PLAN

SHEET NUMBER:

C-605

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2021\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-STRM-1----LAYOUT C-605 STORM PLAN



MATCHLINE: C-607

SD-A

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

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MATTHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:

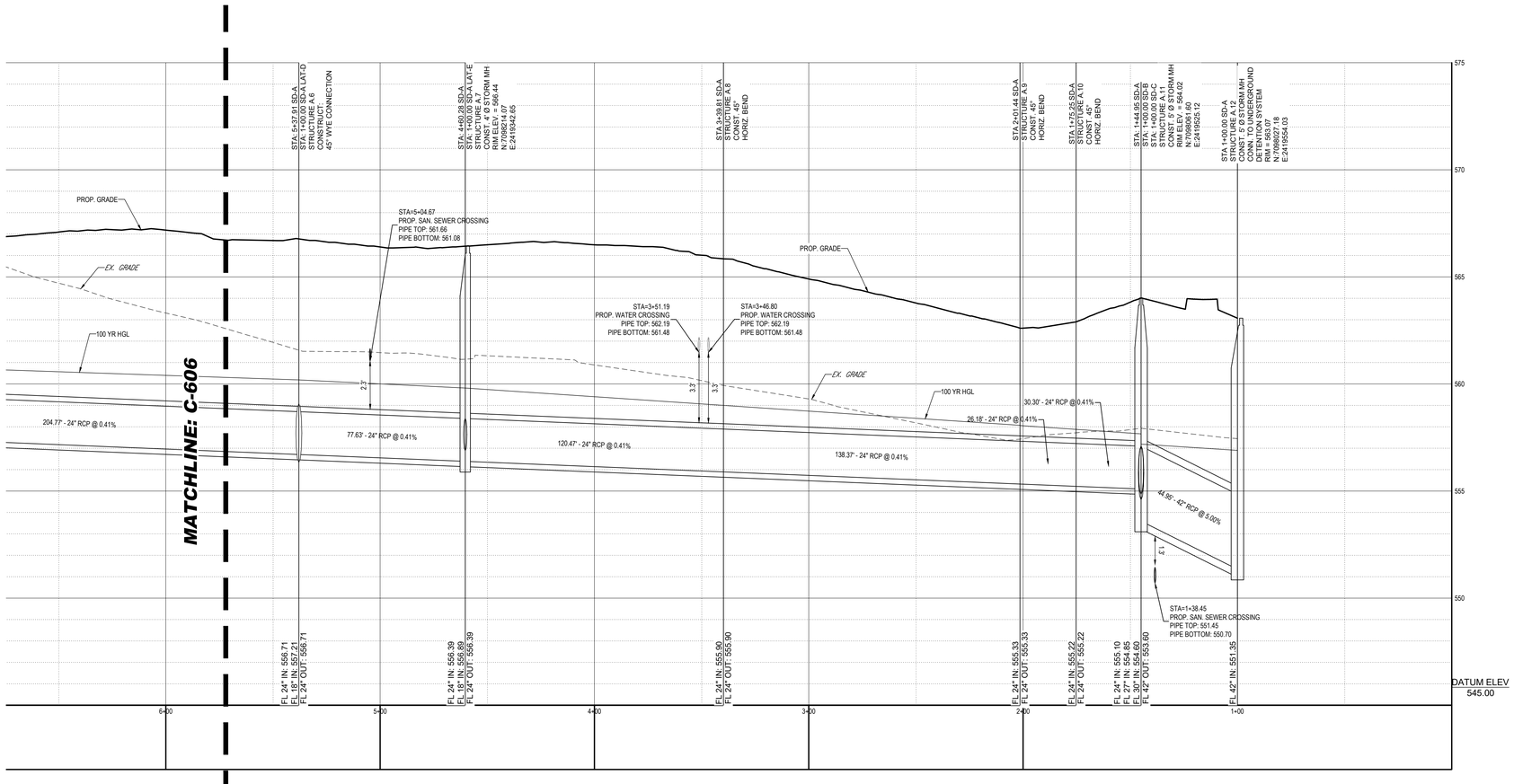
STORM PROFILE

SHEET NUMBER:

C-606

ORG. DATE - 05/09/2023

Aug 03, 2023
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SD-A

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVR
CHECKED BY: MJH
DATE: 05/09/2023
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PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

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LAKE DALLAS, TX 75065

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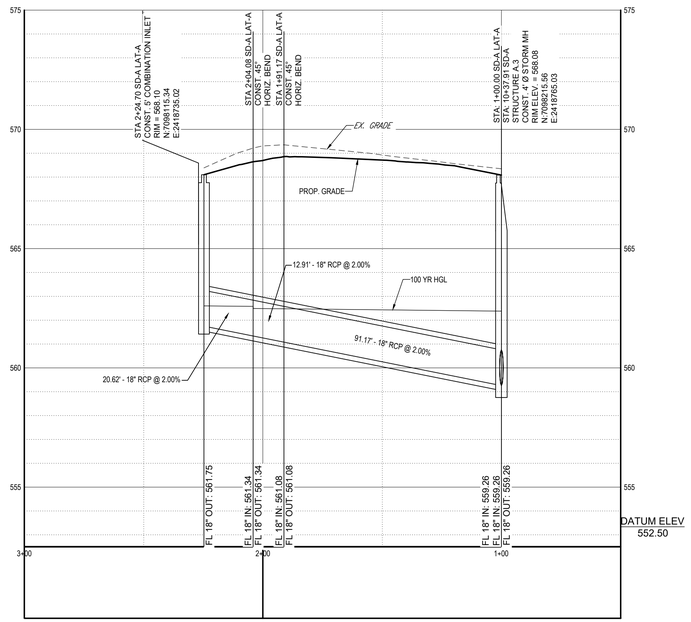
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STORM PROFILE

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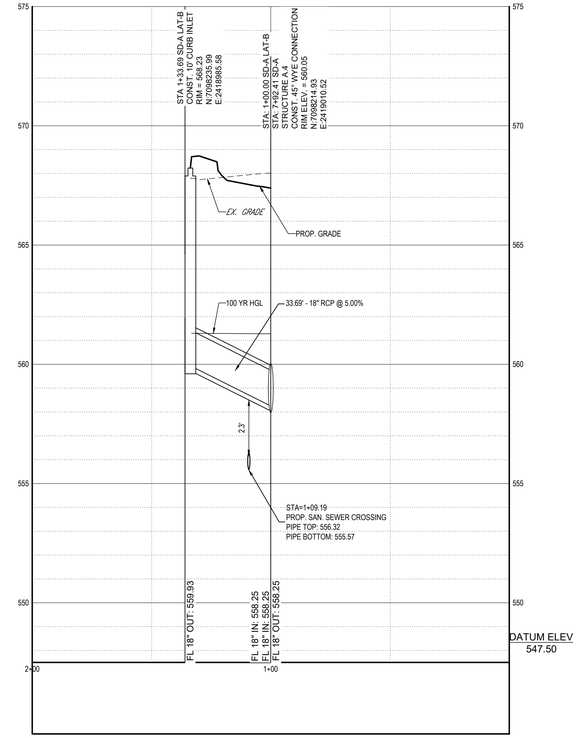
C-607

ORG. DATE - 05/09/2023



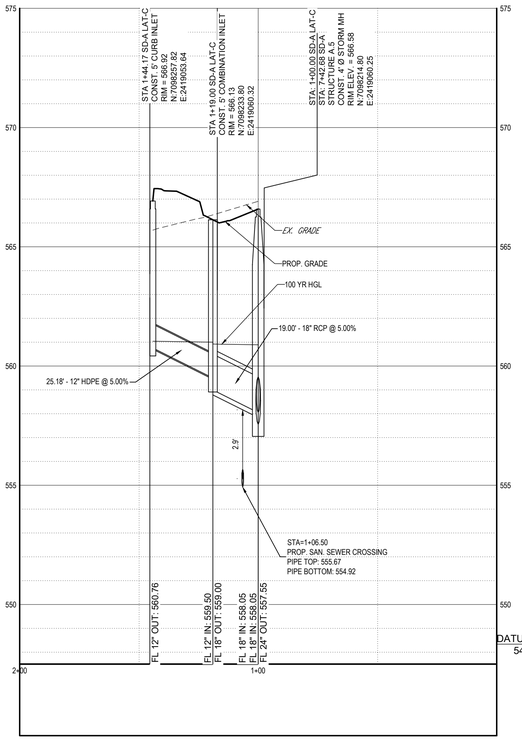
SD-A LAT-A

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-A LAT-B

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-A LAT-C

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

Aug 03, 2023
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DATE: 05/09/2023
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PROJECT:

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FOR

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LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
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Phone: (469) 458-7300
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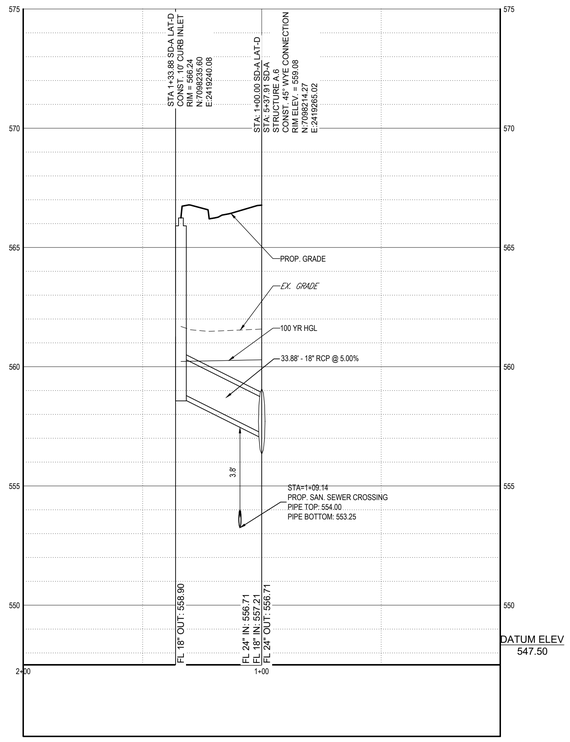
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STORM PROFILE

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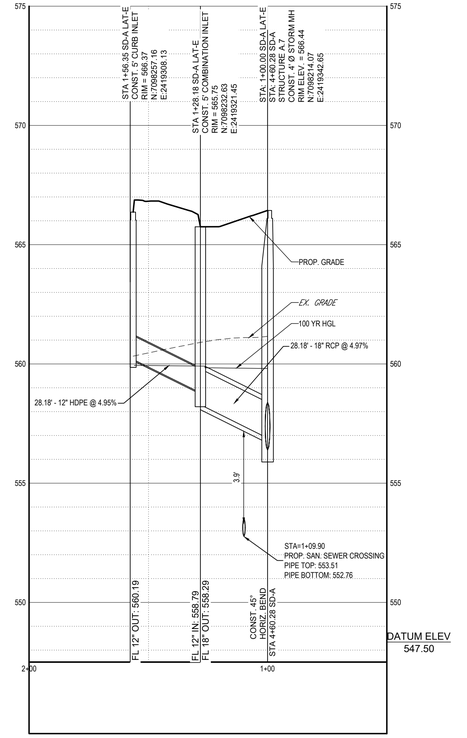
C-608

ORG. DATE - 05/09/2023



SD-A LAT-D

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-A LAT-E

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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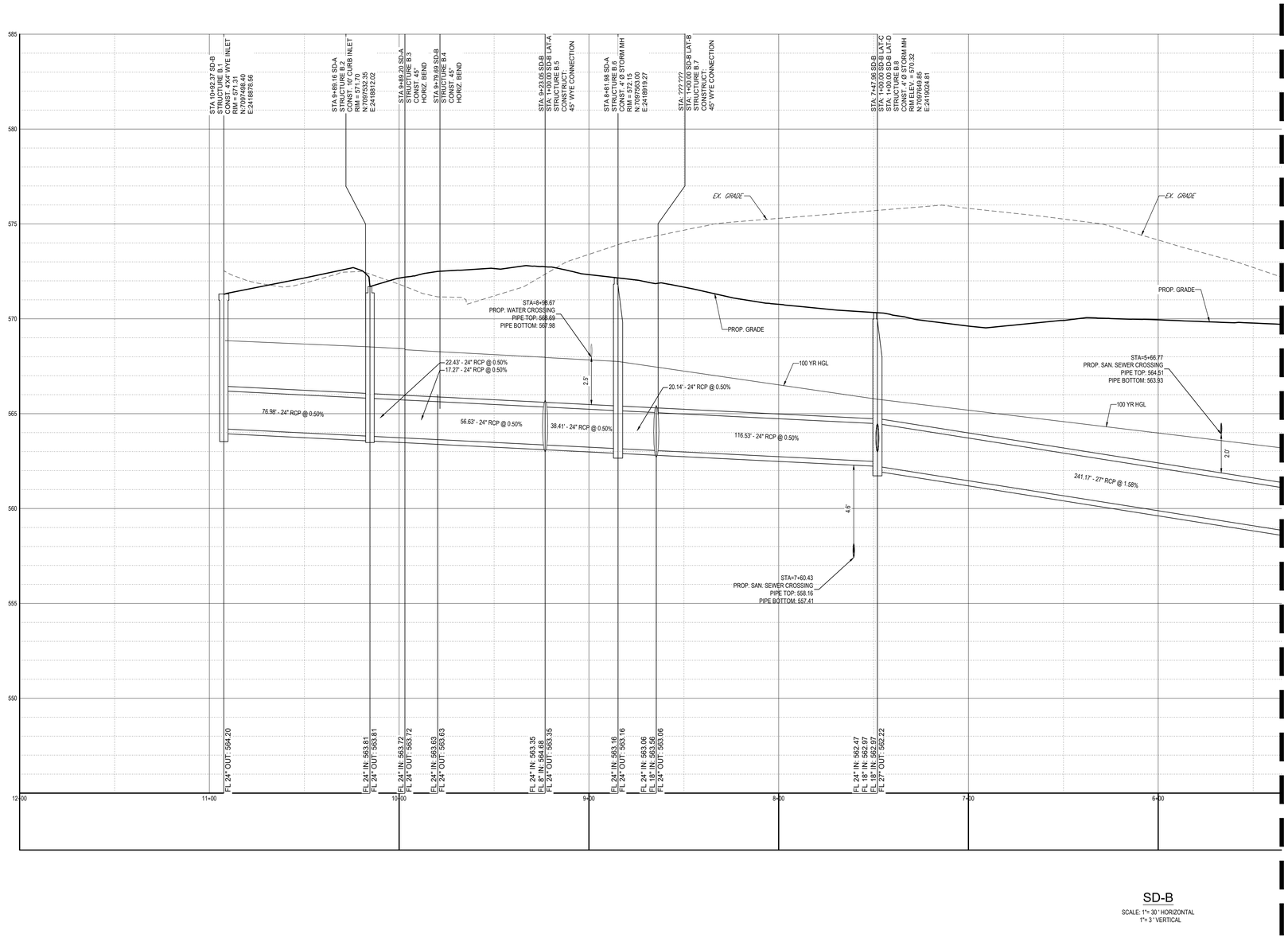
STORM PROFILE

SHEET NUMBER:

C-609

ORG. DATE - 05/09/2023

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SD-B

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

MATCHLINE: C-611

Aug 03, 2023
11:02:21 T:\TXA220069.8000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\REFEX-STM-PREL-TXA220069.09----LAYOUT C-610 STORM PROFILE

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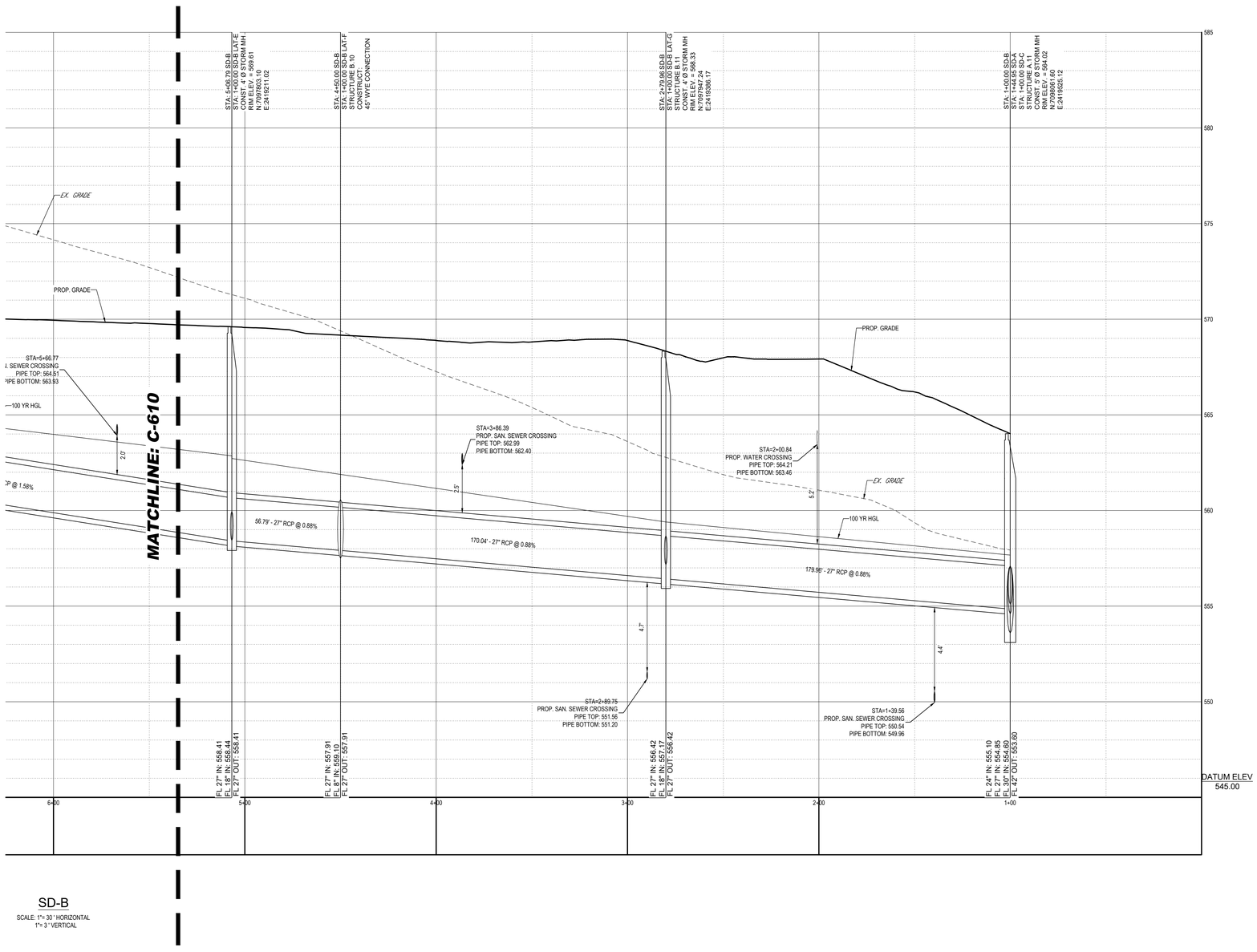
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STORM PROFILE

SHEET NUMBER:

C-610

ORG. DATE - 05/09/2023



SD-B

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

Aug 03, 2023
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TAA

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PRELIMINARY ENGINEERING PLANS

FOR

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LAKE DALLAS, TX 75065

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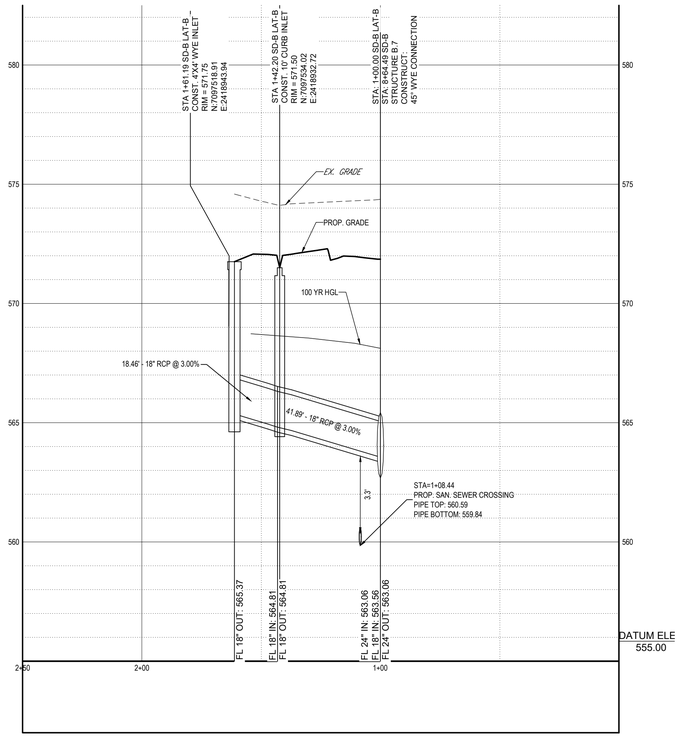
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STORM PROFILE

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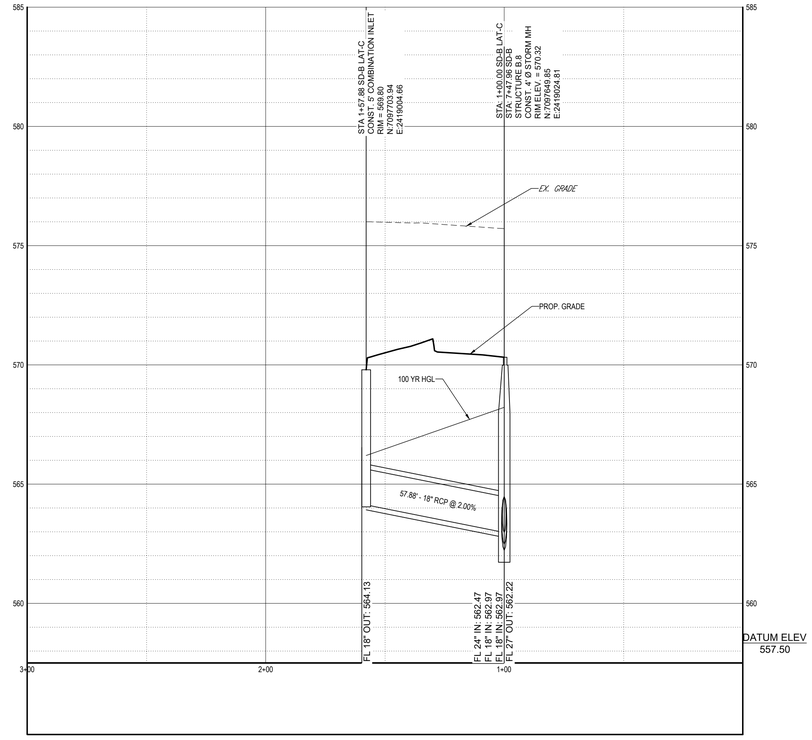
C-611

ORG. DATE - 05/09/2023



SD-B LAT-B

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-B LAT-C

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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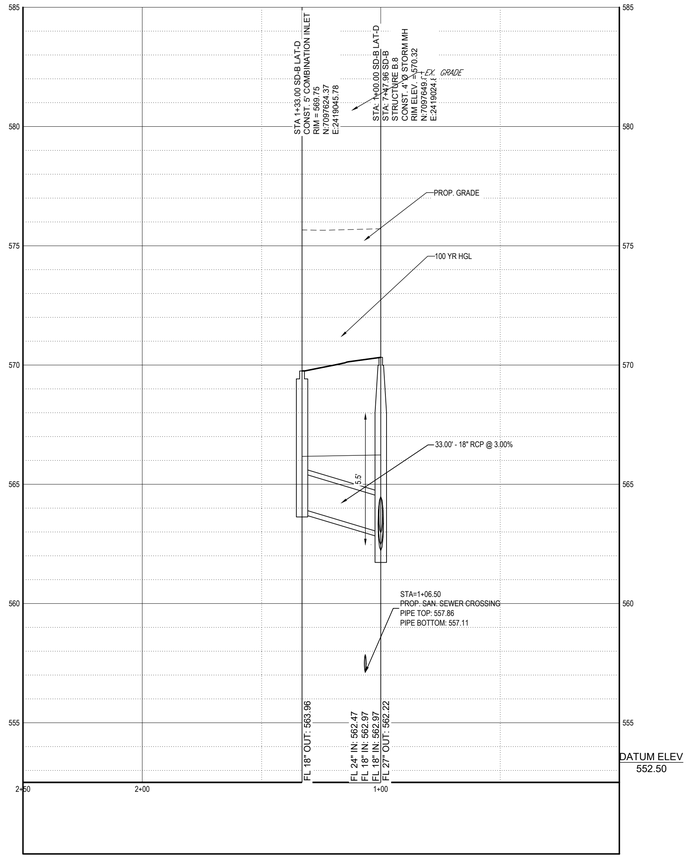
STORM PROFILE

SHEET NUMBER:

C-612

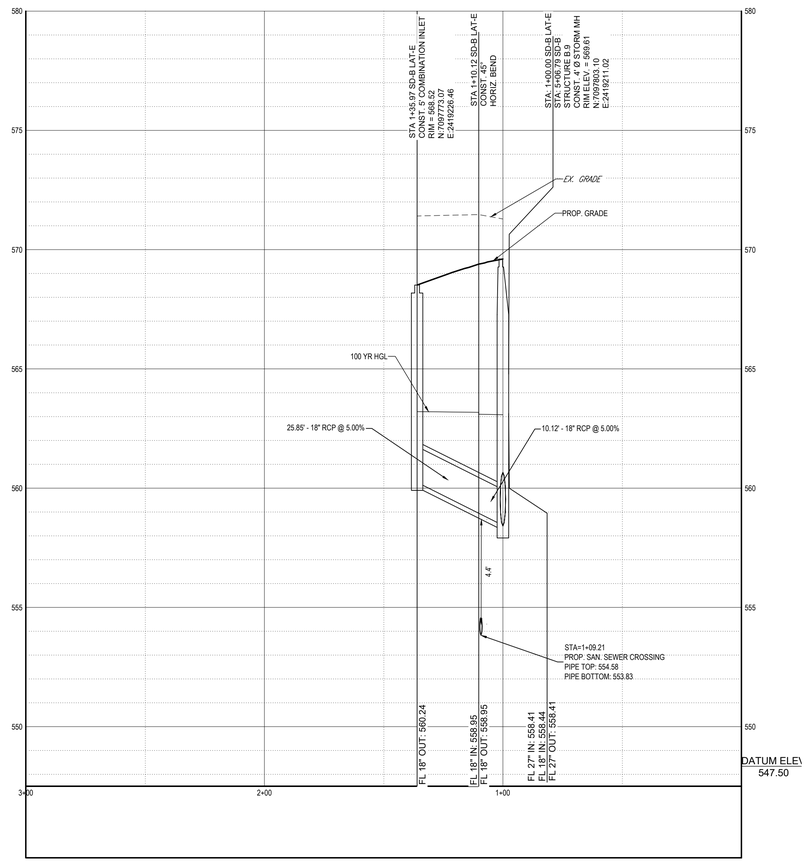
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SD-B LAT-D

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-B LAT-E

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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FOR

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LAKE DALLAS, TX 75065

BOHLER

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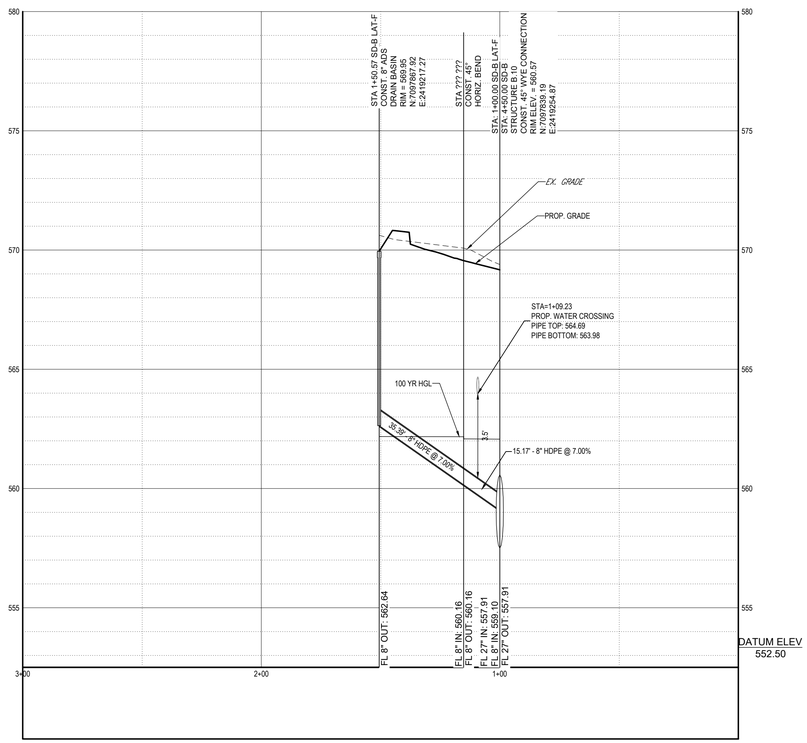
STORM PROFILE

SHEET NUMBER:

C-613

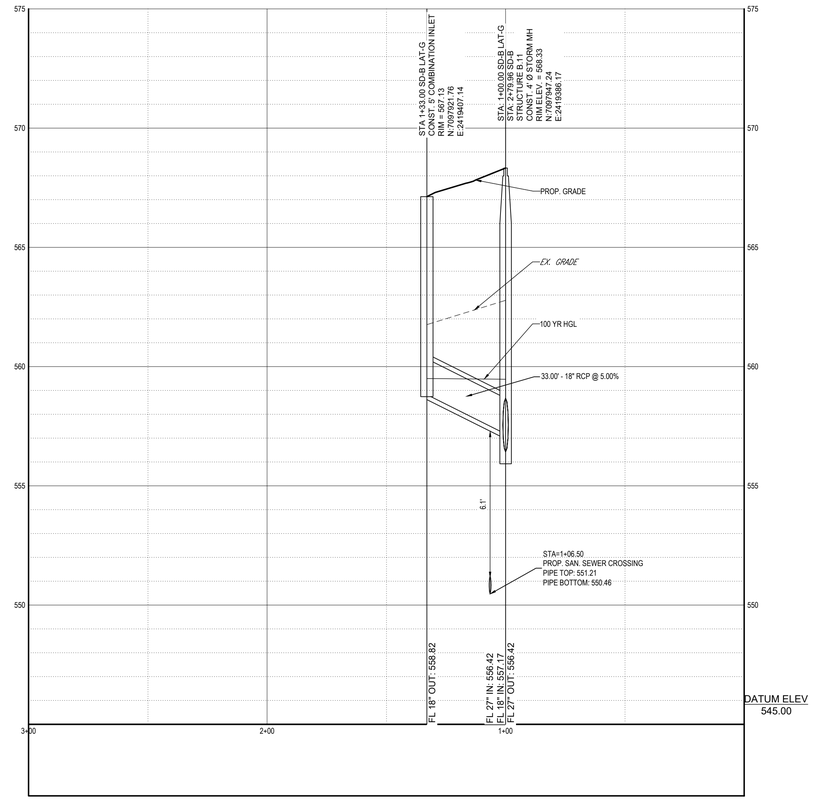
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SD-B LAT-F

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-B LAT-G

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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NATHAN HAUBERT
LICENSE NUMBER: 138306

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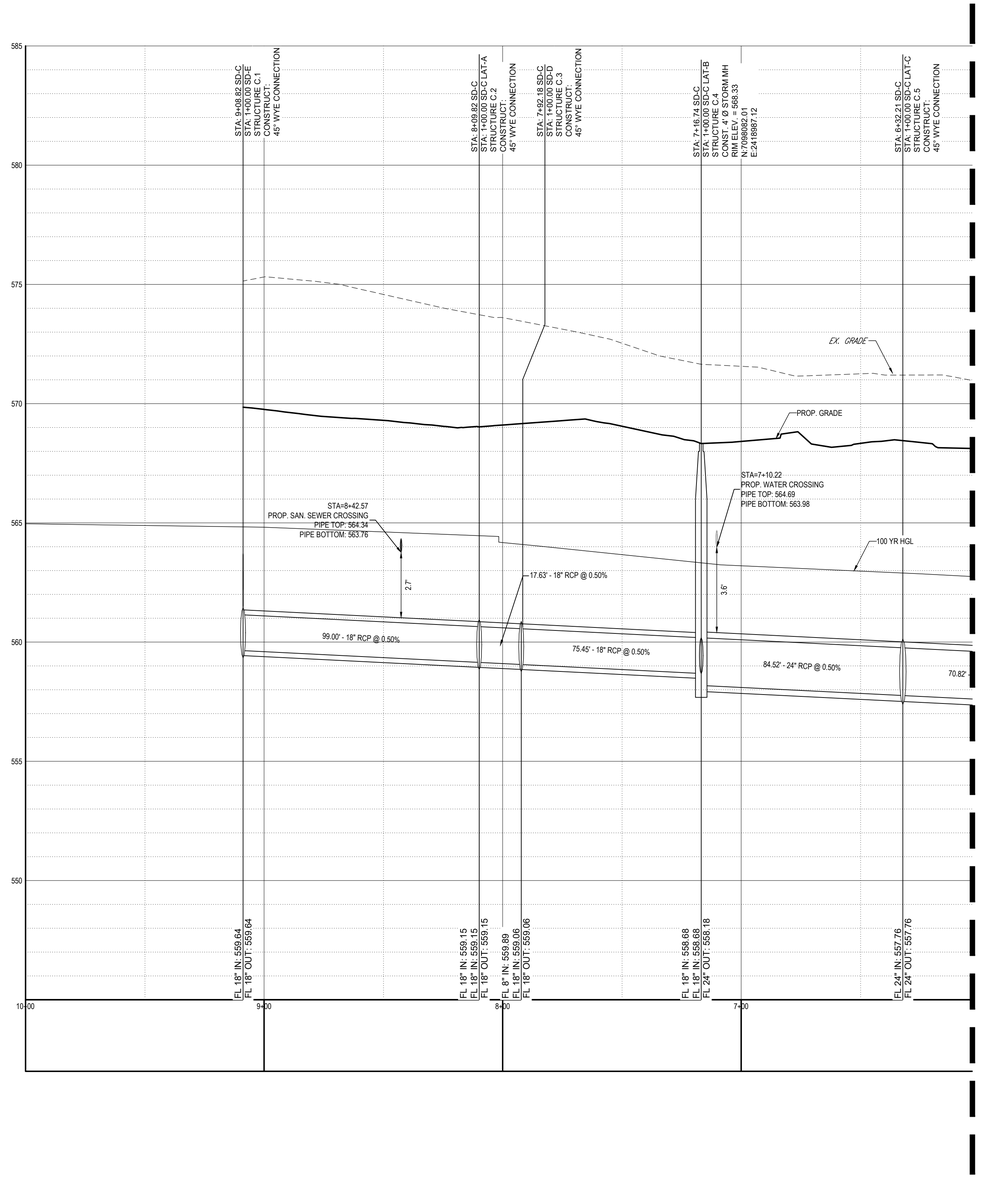
STORM PROFILE

SHEET NUMBER:

C-614

ORG. DATE - 05/09/2023

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MATCHLINE: C-616

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Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

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MATHIAS HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

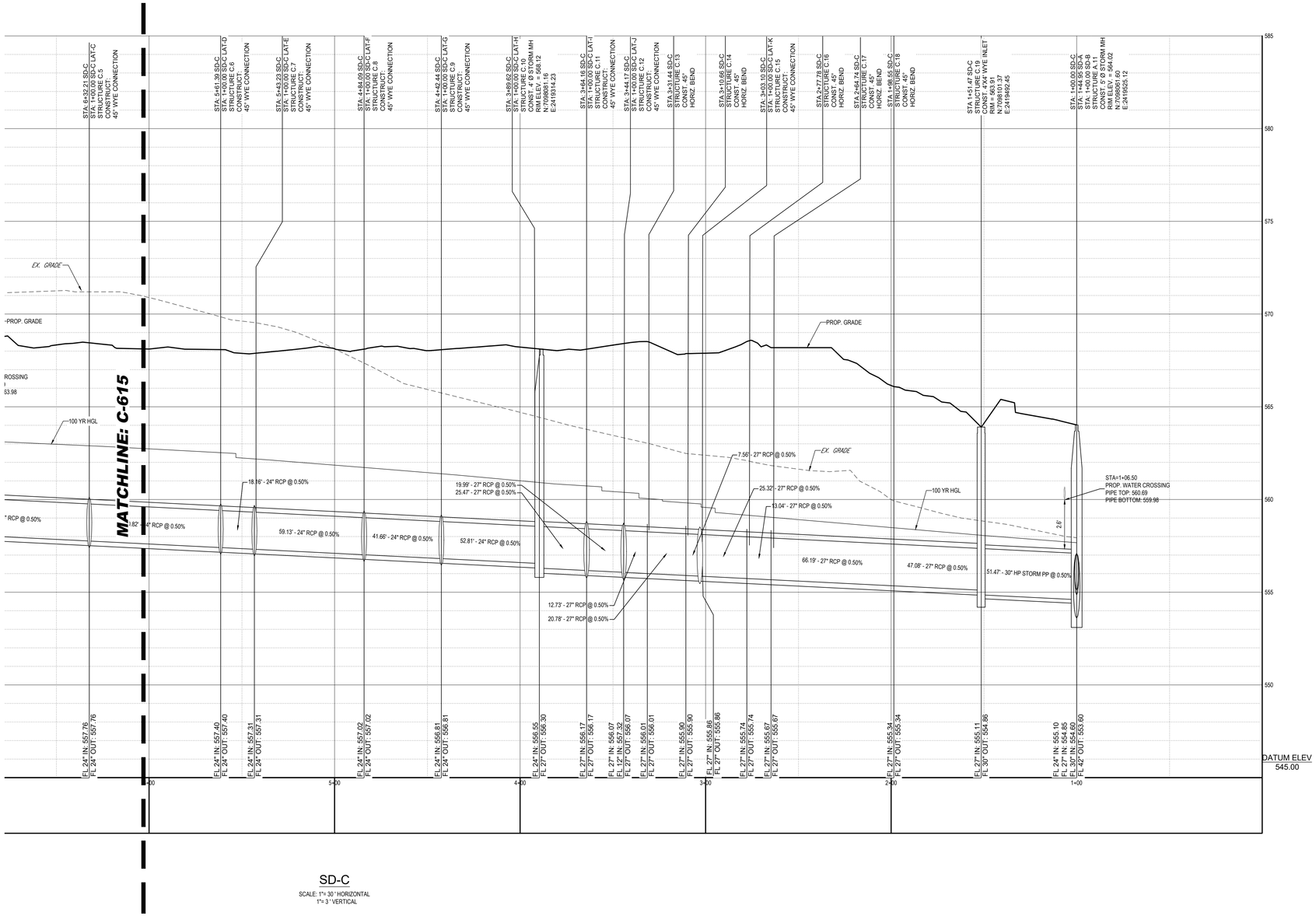
STORM PROFILE

SHEET NUMBER:

C-615

ORG. DATE - 05/09/2023

Aug 09, 2023
H:\2022\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS.VREF\SX-STM-PRFL-TXA220069.00-----LAYOUT C-615 STORM PROFILE



SD-C

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER

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FRISCO, TX 75034
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LICENSE NUMBER: 138306

SHEET TITLE:

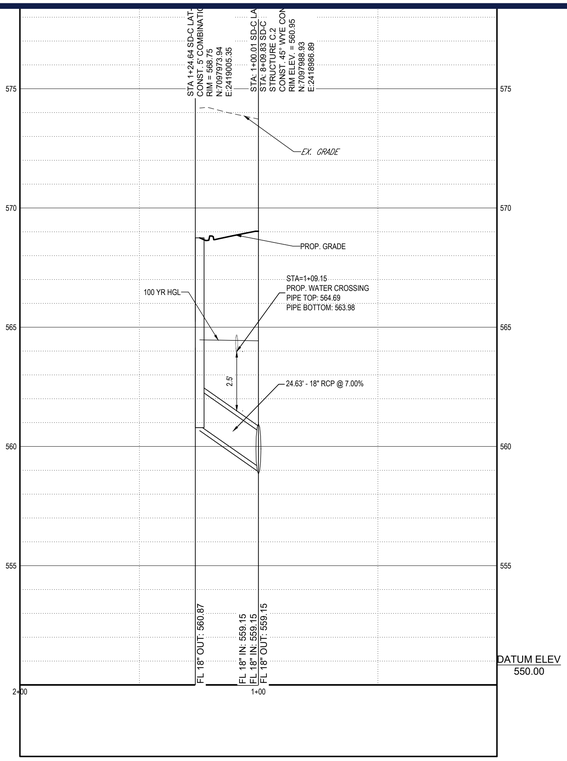
STORM PROFILE

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C-616

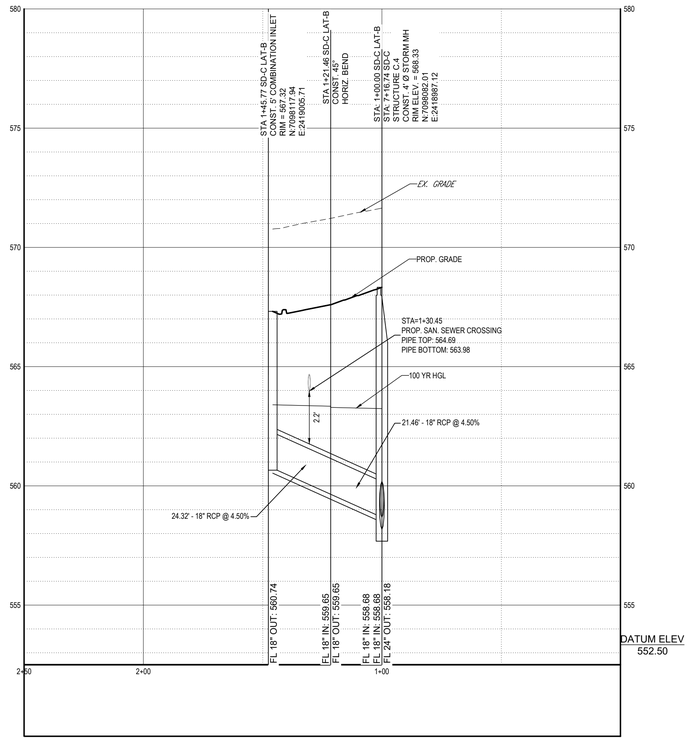
ORG. DATE - 05/09/2023

Aug 03, 2023
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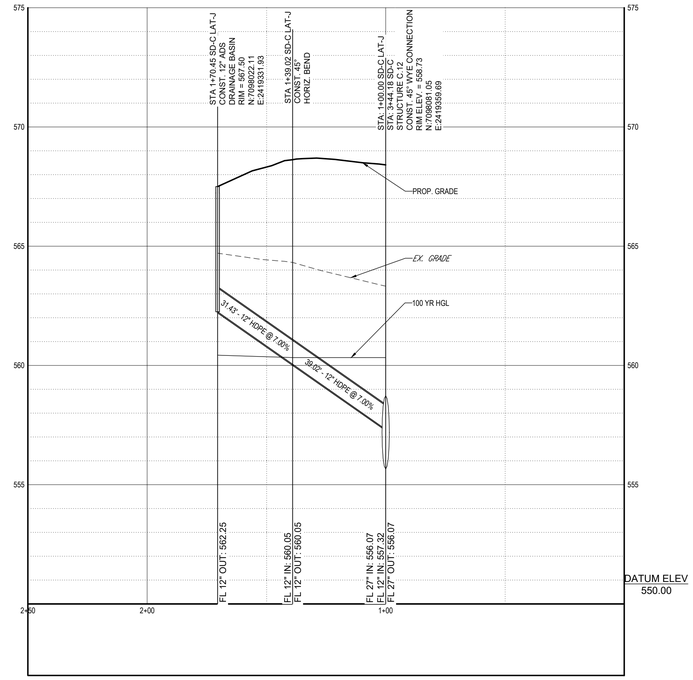
SD-C LAT-A

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-C LAT-B

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-C LAT-J

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

Aug 03, 2023
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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

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2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
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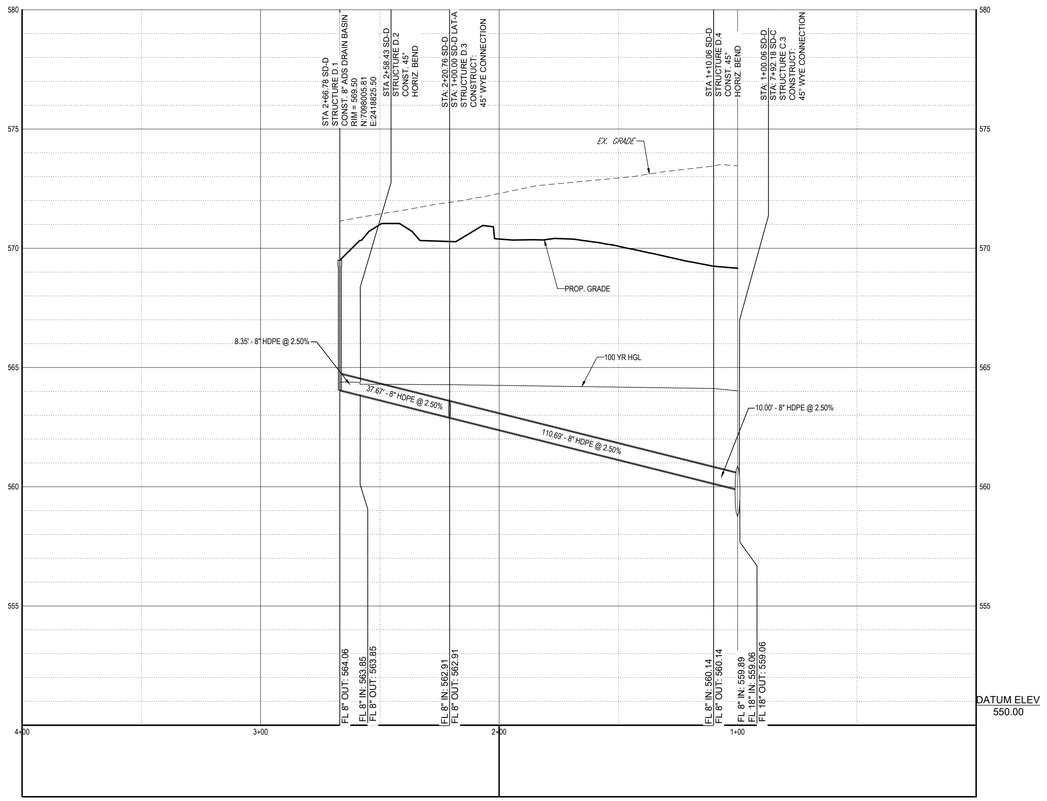
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STORM PROFILE

SHEET NUMBER:

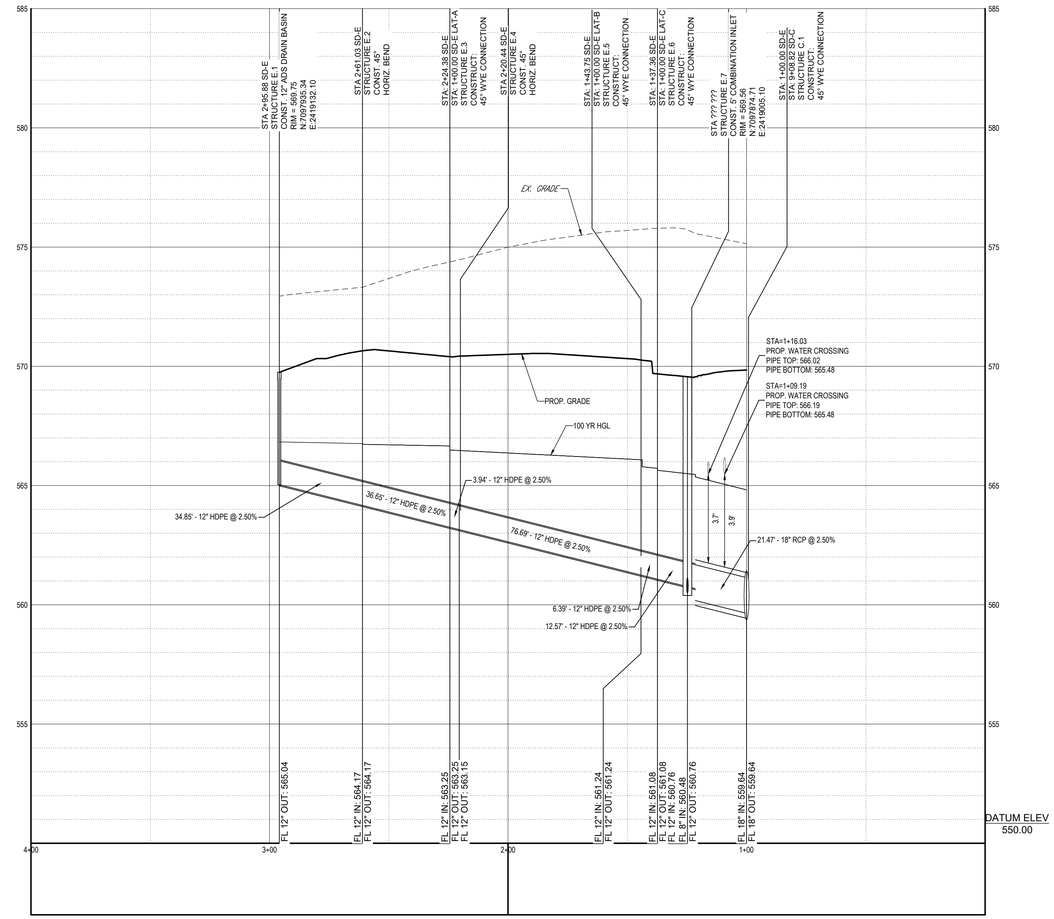
C-617

ORG. DATE - 05/09/2023



SD-D

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-E

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
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LICENSE NUMBER: 138306

SHEET TITLE:

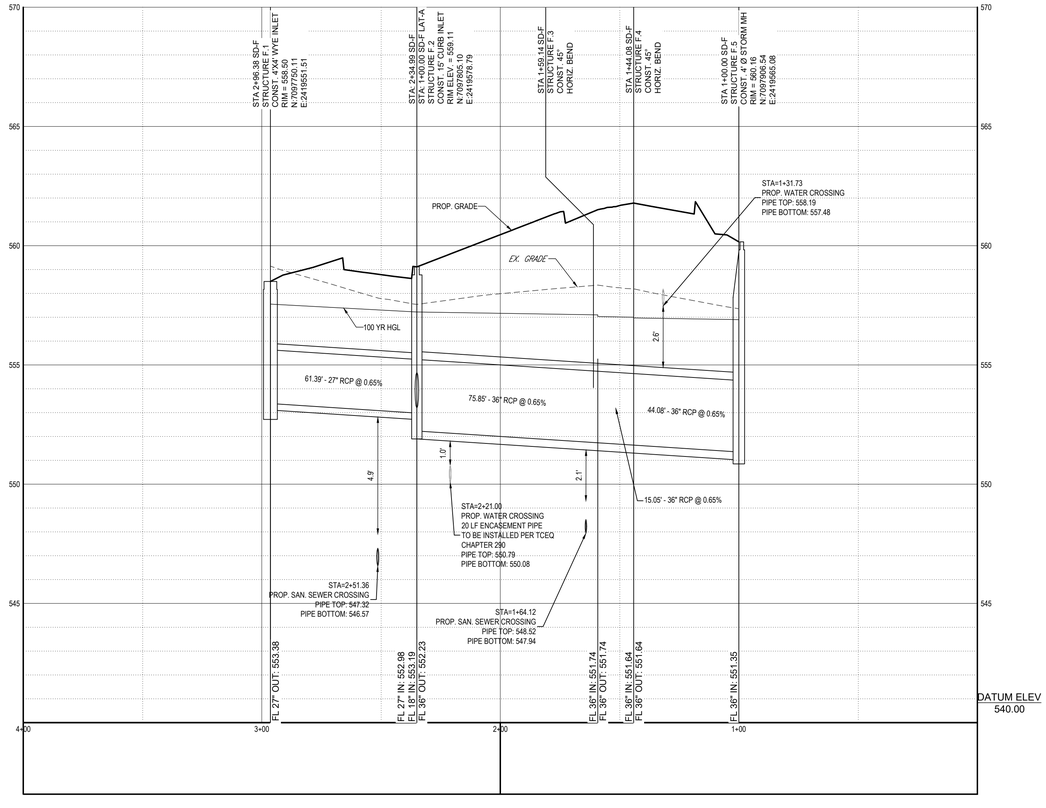
STORM PROFILE

SHEET NUMBER:

C-618

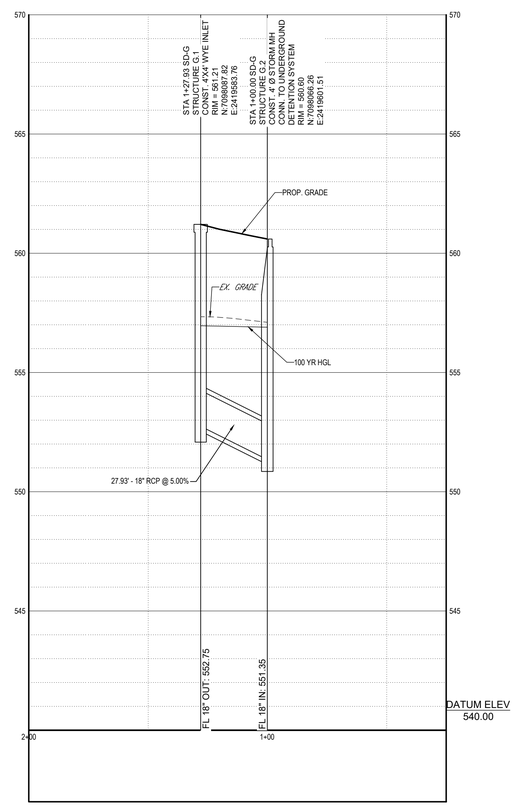
ORG. DATE - 05/09/2023

Aug 03, 2023
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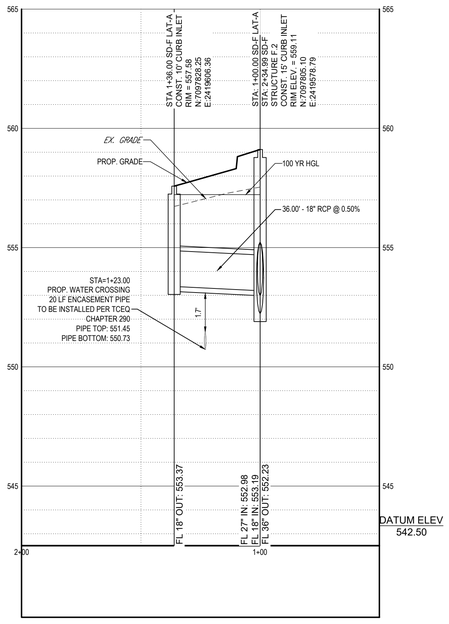
SD-F

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-G

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-F LAT-A

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

Aug 03, 2023
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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

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NATHAN HALBERT
LICENSE NUMBER: 138306

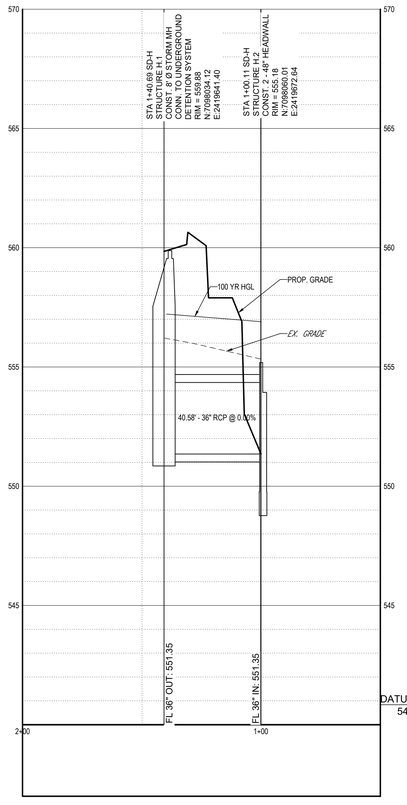
SHEET TITLE:

STORM PROFILE

SHEET NUMBER:

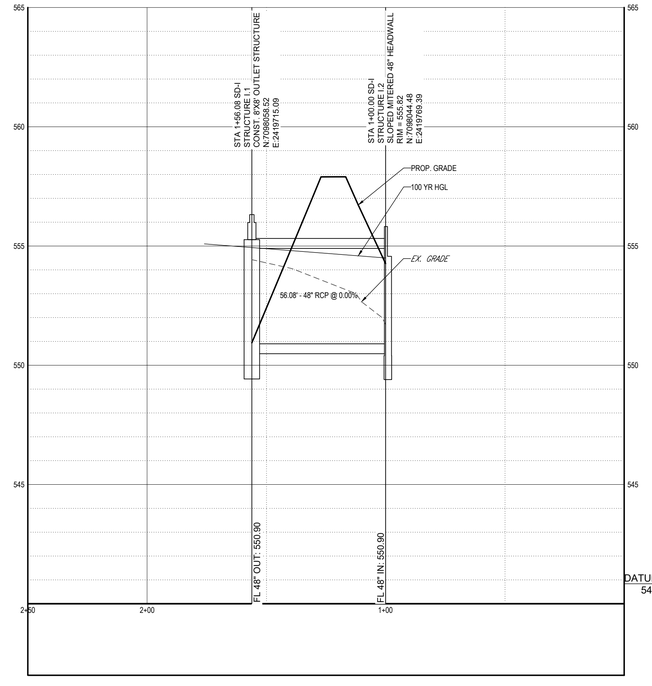
C-619

ORG. DATE - 05/09/2023



SD-H

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SD-I

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
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DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

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FRISCO, TX 75034
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SHEET TITLE:

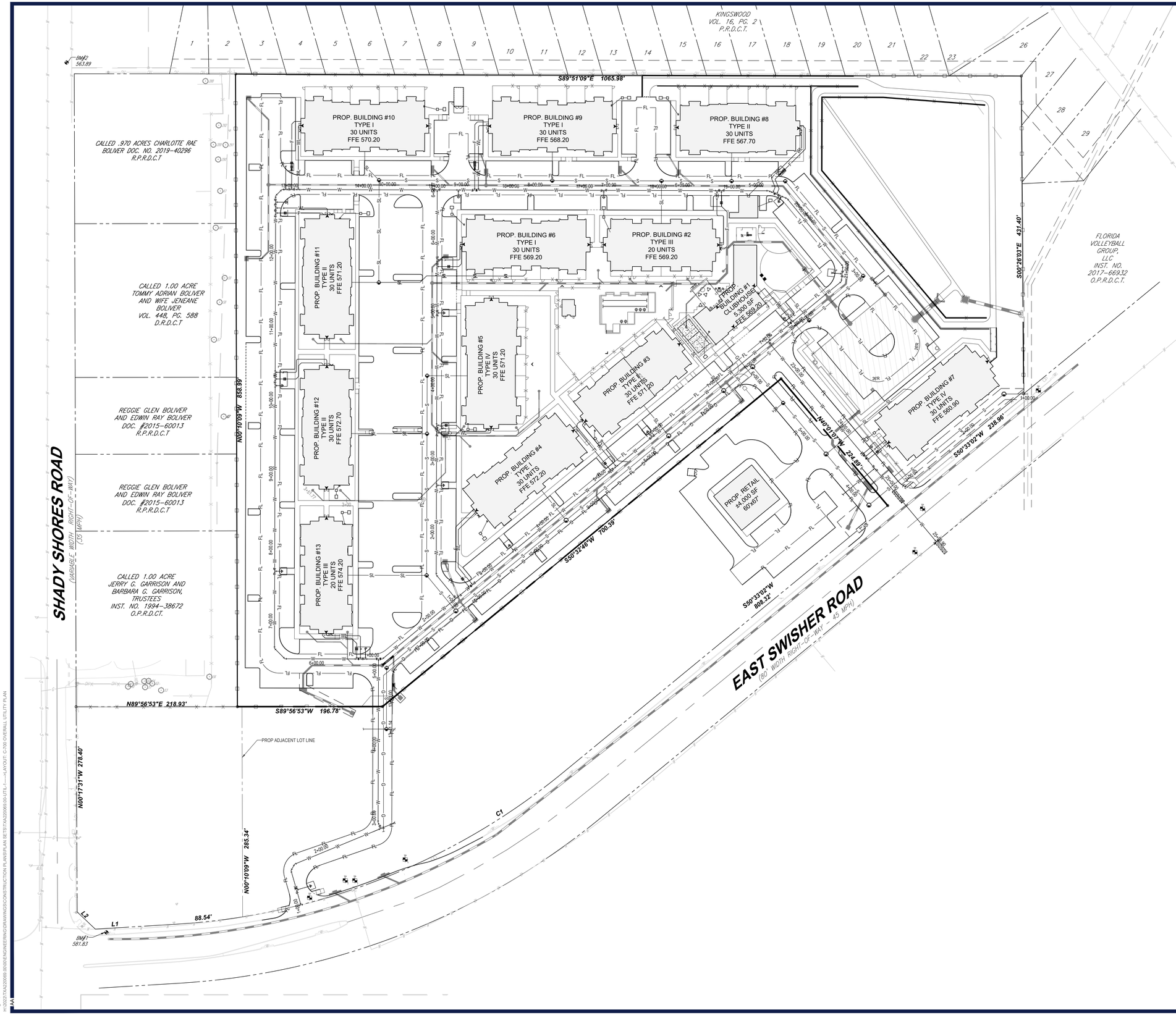
STORM PROFILE

SHEET NUMBER:

C-620

ORG. DATE - 05/09/2023

Aug 03, 2023
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UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL CONDUIT
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

1. REFER TO SHEET C-102 FOR UTILITY GENERAL NOTES.
2. CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING SHOULD ANY DISCREPANCIES EXIST.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND COORDINATE WITH ADJACENT USERS AND APPROPRIATE JURISDICTIONS FOR ANY ANTICIPATED SERVICE DISRUPTION.
4. CONTRACTOR WILL ENSURE THAT FIRE HYDRANTS ARE ACCESSIBLE TO FIRE TRUCKS AT ALL TIMES.
5. CONTRACTOR SHALL SEQUENCE CONSTRUCTION SUCH THAT NO MORE THAN ONE EXISTING FIRE HYDRANT IS OUT OF SERVICE AT ANY GIVEN TIME.
6. EXISTING UTILITIES ARE SHOWN USING SURVEY DATA, RECORD PLANS, AND LIMITED FIELD VERIFICATION.
7. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
9. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
10. ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CHAPTER 290.44 OF THE TCEQ STANDARD CODE.

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
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TBPE No. 18065 | TBPLS No. 10194413

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BOHLER
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MATHIAS HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

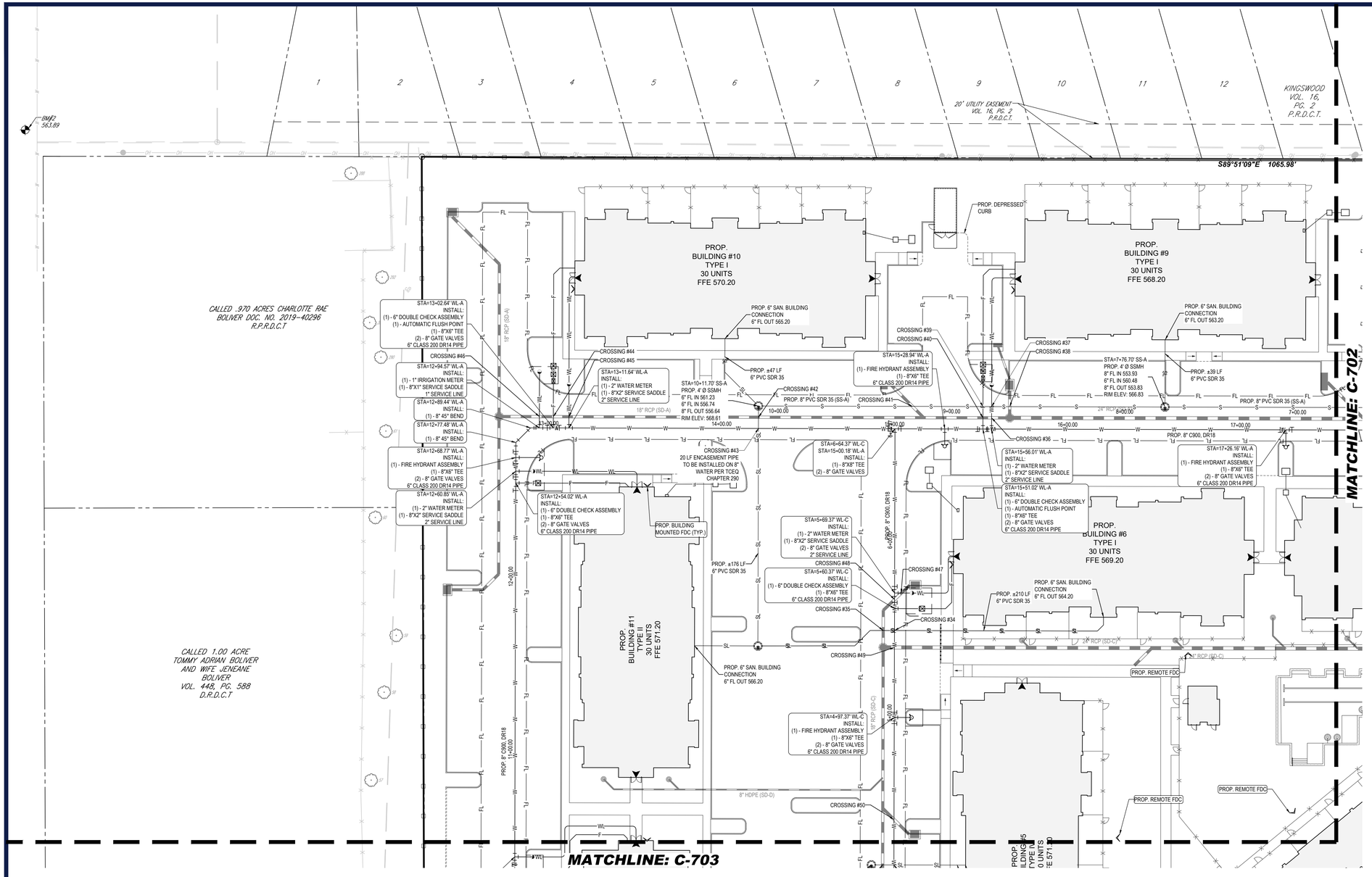
OVERALL UTILITY PLAN

SHEET NUMBER:

C-700

ORG. DATE - 05/09/2023

Aug 09, 2023
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UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL CONDUIT
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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9. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
10. ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CHAPTER 290.44 OF THE TCEQ STANDARD CODE.

CROSSING TABLE

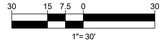
CROSSING NO.	GROUND ELEVATION	CROSSING PIPE 1	CROSSING PIPE 1 INVERT	CROSSING PIPE 2	CROSSING PIPE 2 INVERT	SURFACE CLEARANCE
34	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
35	566.97	8" WATER	559.50	6" SANITARY SEWER	562.30	6.80'
36	REFERENCE PROFILE	2" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
37	566.40	2" WATER	562.00	8" SANITARY SEWER	554.70	4.21'
38	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
39	566.53	6" WATER	562.00	8" SANITARY SEWER	554.80	4.01'
40	REFERENCE PROFILE	6" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
41	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
42	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
43	568.96	8" WATER	561.00	6" SANITARY SEWER	563.76	7.28'
44	REFERENCE PROFILE	6" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
45	REFERENCE PROFILE	2" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
46	REFERENCE PROFILE	1" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
47	REFERENCE PROFILE	2" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
48	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
49	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	REFERENCE PROFILE
50	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.
ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.
ELEVATION = 563.89'





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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

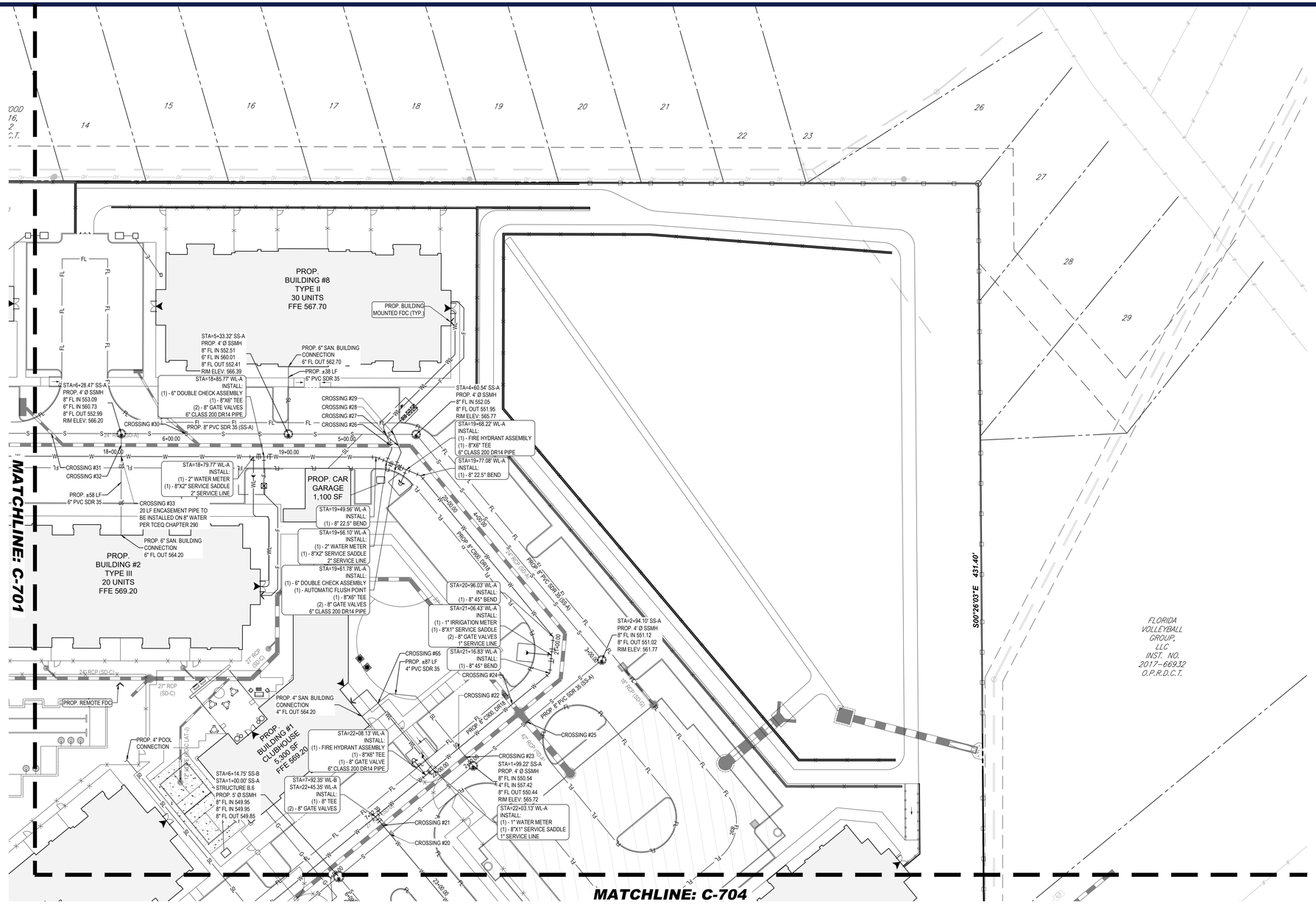
UTILITY PLAN

SHEET NUMBER:

C-701

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\06ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-UTIL-1----LAYOUT C-701 UTILITY PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL	FIRE LANE
S S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL CONDUIT
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

1. REFER TO SHEET C-102 FOR UTILITY GENERAL NOTES.
2. CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING SHOULD ANY DISCREPANCIES EXIST.
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9. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
10. ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CHAPTER 290.44 OF THE TCEQ STANDARD CODE.

CROSSING TABLE

CROSSING NO.	GROUND ELEVATION	CROSSING PIPE 1	CROSSING PIPE 1 INVERT	CROSSING PIPE 2	CROSSING PIPE 2 INVERT	SURFACE CLEARANCE
20	567.55	8" WATER	563.20	8" SANITARY SEWER	550.34	3.66'
21	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	REFERENCE PROFILE
22	565.96	8" WATER	561.00	4" SANITARY SEWER	558.33	4.27'
23	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	4" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
24	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	REFERENCE PROFILE
25	REFERENCE PROFILE	42" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
26	REFERENCE PROFILE	2" WATER	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	REFERENCE PROFILE
27	REFERENCE PROFILE	6" WATER	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	REFERENCE PROFILE
28	565.98	2" WATER	561.50	8" SANITARY SEWER	552.04	4.30'
29	565.92	6" WATER	561.50	8" SANITARY SEWER	552.02	3.91'
30	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
31	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
32	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
33	566.68	8" WATER	558.50	6" SANITARY SEWER	561.51	7.49'

PROJECT BENCHMARKS

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PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N W E S (GRAPHIC SCALE) 30 15 7.5 0 30
1"= 30'

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DATE:	05/09/2023
CAD I.D.:	

PROJECT:

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MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

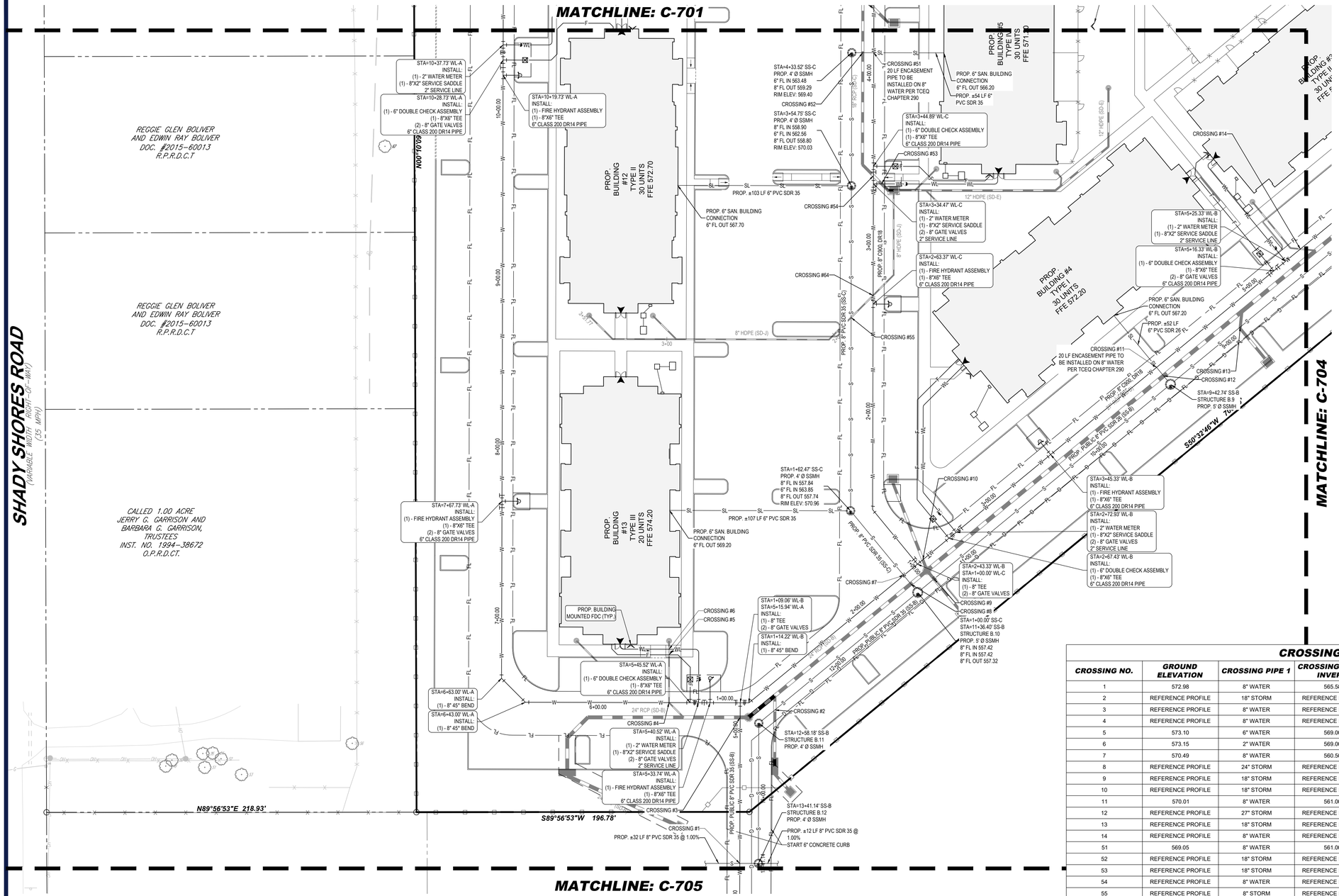
UTILITY PLAN

SHEET NUMBER:

C-702

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2021\TXA220069.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-UTIL-1---LAYOUT C-702 UTILITY PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL	FIRE LANE
S S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL CONDUIT
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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CROSSING TABLE

CROSSING NO.	GROUND ELEVATION	CROSSING PIPE 1	CROSSING PIPE 1 INVERT	CROSSING PIPE 2	CROSSING PIPE 2 INVERT	SURFACE CLEARANCE
1	572.98	8" WATER	565.58	8" SANITARY SEWER	562.36	6.73'
2	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
3	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	REFERENCE PROFILE
4	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	8" STORM	REFERENCE PROFILE	REFERENCE PROFILE
5	573.10	6" WATER	569.00	8" STORM	566.16	3.59'
6	573.15	2" WATER	569.00	8" STORM	566.26	3.87'
7	570.49	8" WATER	560.50	8" SANITARY SEWER	557.03	9.30'
8	REFERENCE PROFILE	24" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
9	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
10	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	REFERENCE PROFILE
11	570.01	8" WATER	561.00	6" SANITARY SEWER	564.42	8.32'
12	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
13	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
14	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	8" STORM	REFERENCE PROFILE	REFERENCE PROFILE
51	569.05	8" WATER	561.00	6" SANITARY SEWER	564.13	7.36'
52	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
53	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	2" WATER	REFERENCE PROFILE	REFERENCE PROFILE
54	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
55	REFERENCE PROFILE	8" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
64	REFERENCE PROFILE	8" STORM	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	REFERENCE PROFILE

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

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DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

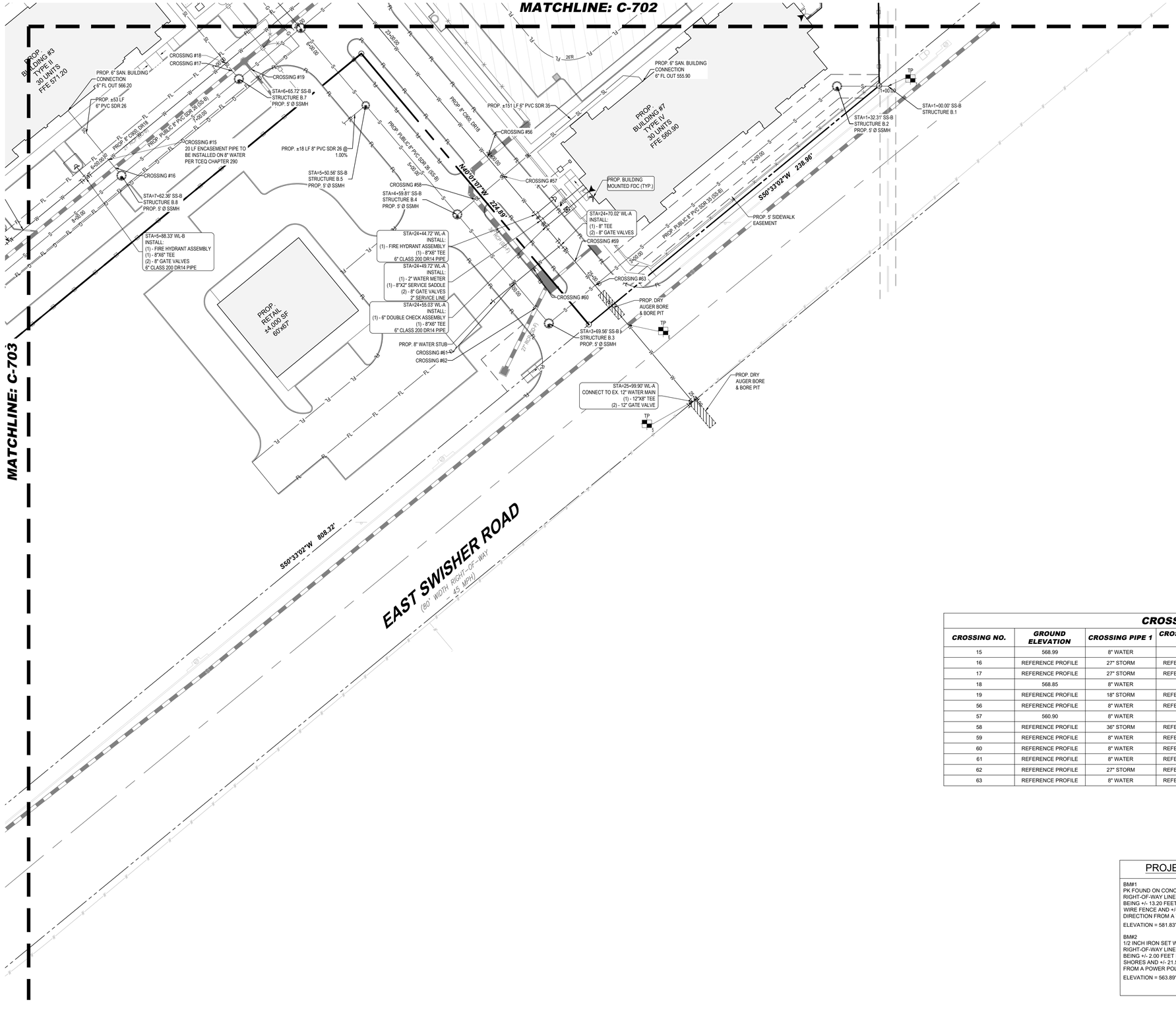
UTILITY PLAN

SHEET NUMBER:

C-703

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\STXA220069.00-UTIL1-----A.LAYOUT C-703 UTILITY PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL	FIRE LANE
S S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL CONDUIT
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE
	PROP FIRE HYDRANT

UTILITY NOTES:

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CROSSING TABLE

CROSSING NO.	GROUND ELEVATION	CROSSING PIPE 1	CROSSING PIPE 1 INVERT	CROSSING PIPE 2	CROSSING PIPE 2 INVERT	SURFACE CLEARANCE
15	568.99	8" WATER	560.00	6" SANITARY SEWER	562.90	8.30'
16	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
17	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
18	568.85	8" WATER	555.00	6" SANITARY SEWER	551.28	7.85'
19	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
56	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	36" STORM	REFERENCE PROFILE	REFERENCE PROFILE
57	560.90	8" WATER	553.00	6" SANITARY SEWER	550.00	7.21'
58	REFERENCE PROFILE	36" STORM	REFERENCE PROFILE	6" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
59	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	18" STORM	REFERENCE PROFILE	REFERENCE PROFILE
60	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	36" STORM	REFERENCE PROFILE	REFERENCE PROFILE
61	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
62	REFERENCE PROFILE	27" STORM	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE
63	REFERENCE PROFILE	8" WATER	REFERENCE PROFILE	8" SANITARY SEWER	REFERENCE PROFILE	REFERENCE PROFILE

PROJECT BENCHMARKS

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PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

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CHECKED BY:	MJH
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CAD I.D.:	

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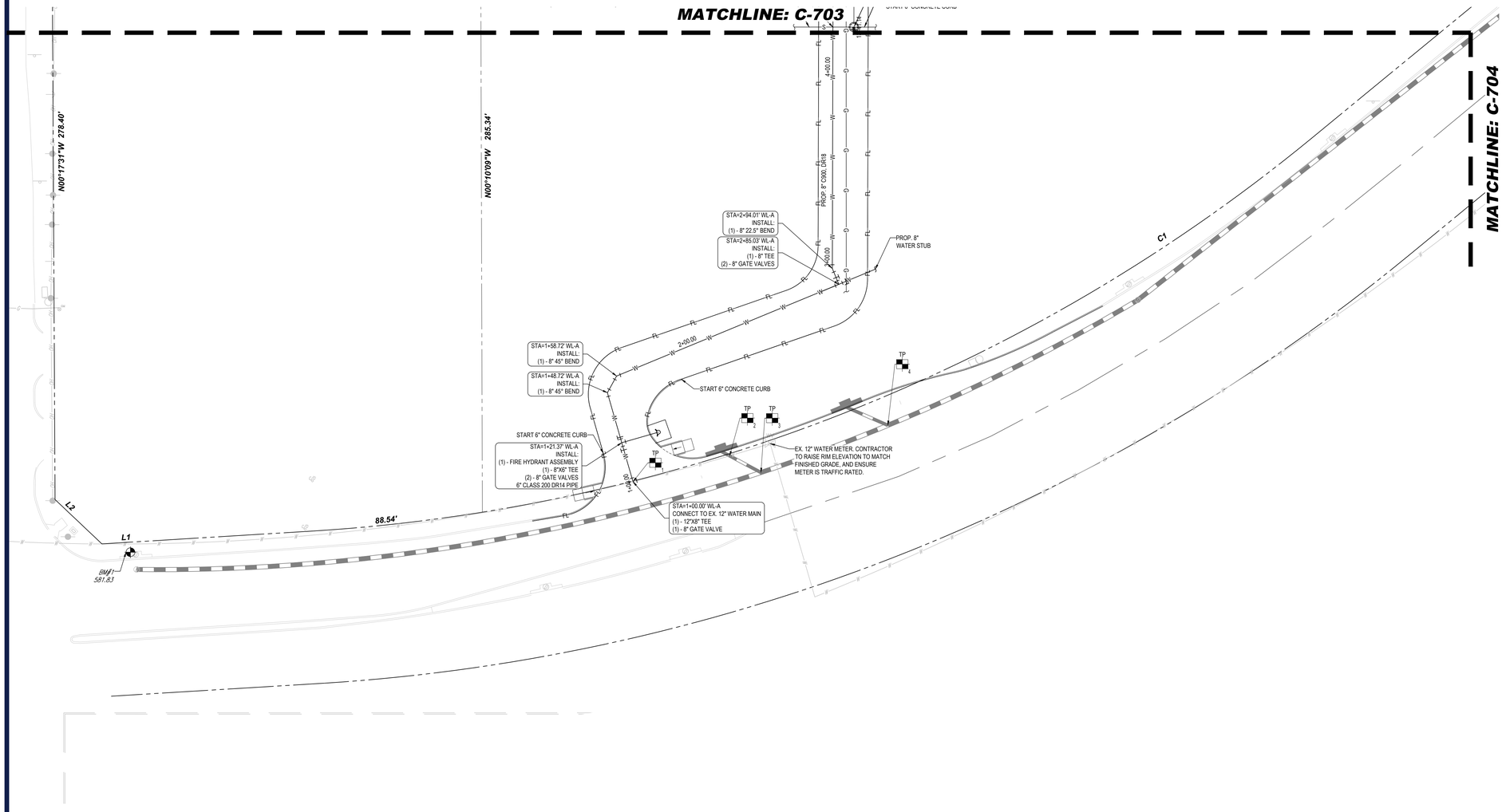
UTILITY PLAN

SHEET NUMBER:

C-704

ORG. DATE - 05/09/2023

Aug 03, 2023
M:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-UTIL-1---LAYOUT C-704 UTILITY PLAN



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
FL FL FL FL	FIRE LANE
S S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
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ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'



30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-705

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-UTIL-1---LAYOUT C-705 UTILITY PLAN



MATCHLINE: C-707

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DATE:	05/09/2023
CAD I.D.:	

PROJECT:

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FOR

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NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
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MATHIAS HALBERT
LICENSE NUMBER: 138306

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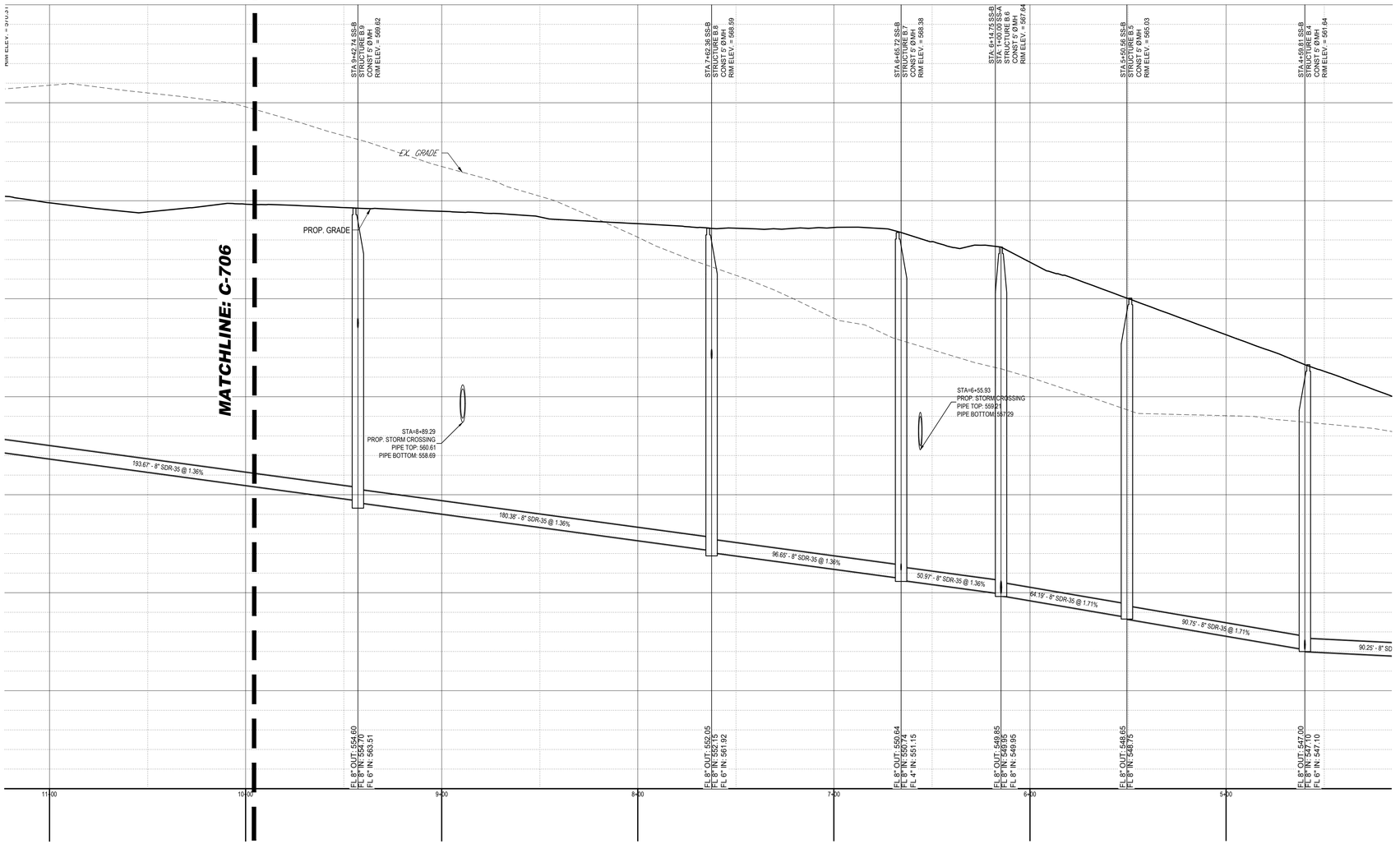
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SHEET NUMBER:

C-706

ORG. DATE - 05/09/2023

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Aug 03, 2023
11:2023 I:\TXA\220069.00\05ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220069.00-UTIL-1----LAYOUT C-707 SANITARY SEWER PROFILE

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LAKE DALLAS, TX 75065

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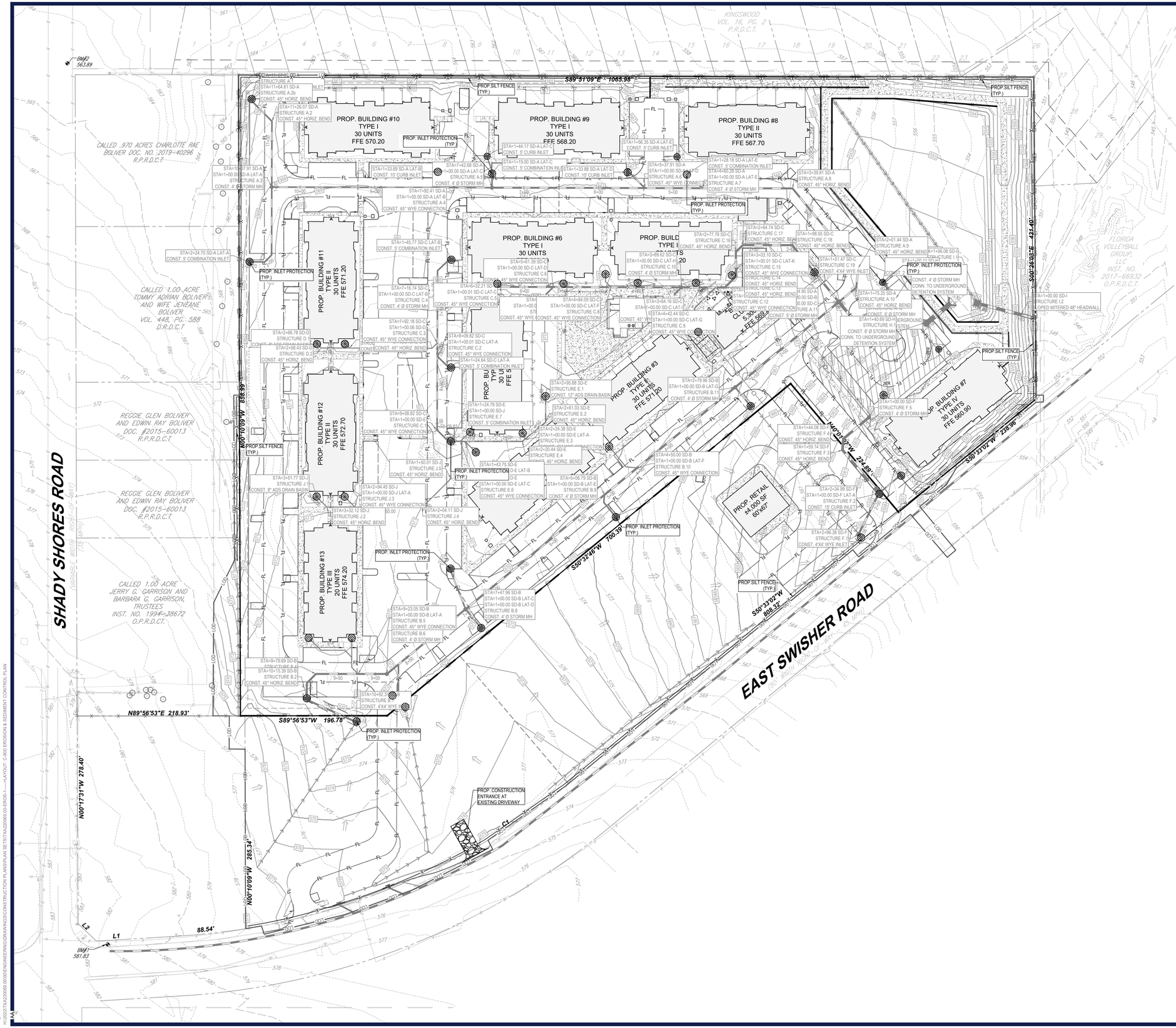
SHEET TITLE:

SANITARY SEWER PROFILE

SHEET NUMBER:

C-707

ORG. DATE - 05/09/2023



EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT CONTROL DEVICES AFTER THE SITE HAS BEEN STABILIZED AND SOD OR MULCH IN PLANTED AREAS HAS TAKEN ROOT.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING FILTER FABRIC & OTHER EROSION CONTROL DEVICES.
4. CONTRACTOR SHALL COMPLY WITH ALL CITY OF LAKE DALLAS STANDARDS AND REQUIREMENTS.
5. SEE REFERENCE TO EROSION CONTROL DEVICES ON THIS SHEET FOR MORE DETAILS.

EROSION CONTROL SCHEDULE AND PHASING:

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING

PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL SANITARY SEWER AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURED REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION
1. REVEGETATE LOT AND PARKWAYS.
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

LEGEND

PROPERTY LINE/LEASE LINE	
MAJOR PROPOSED CONTOURS	85
MINOR PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
DRAINAGE RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
SILT FENCE	X X
INLET PROTECTION	
STABILIZED CONSTRUCTION ENTRANCE PER NCTCOG DRAWING 1070 A & B 12" MIN THICKNESS, 4-6" ROCK (CRUSHED CONCRETE NOT ALLOWED)	

PROJECT BENCHMARKS

BM#1
PK FOUND ON CONCRETE INLET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD, SAID POINT BEING +/- 13.20 FEET IN A SOUTH DIRECTION FROM A BARE WIRE FENCE AND +/- 34.20 FEET IN A SOUTWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE.

ELEVATION = 581.83'

BM#2
1/2 INCH IRON SET WITH YELLOW CAP ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD, SAID POINT BEING +/- 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES AND +/- 21.50 IN A NORTHWESTERLY DIRECTION FROM A POWER POLE.

ELEVATION = 563.89'

N
W E
S
GRAPHIC SCALE
60 30 15 0 60
1" = 60'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAKE & FLOOD STUDIES
PERMITTING SERVICES
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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
NATHAN HALBERT
LICENSE NUMBER: 138306

SHEET TITLE:

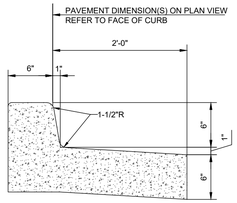
EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

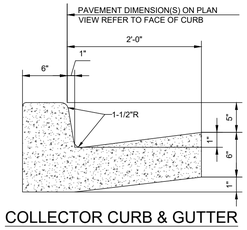
C-800

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2022\TXA220069.00\07-ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\STTXA220069.00-EROS-1----LAYOUT C-800 EROSION & SEDIMENT CONTROL PLAN



SPILL CURB & GUTTER



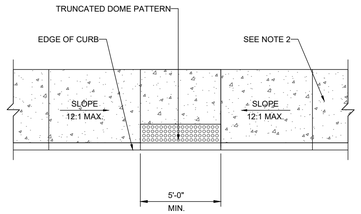
COLLECTOR CURB & GUTTER

NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.
6. GUTTER TYPE TO MATCH PAVEMENT SLOPE DIRECTION. CONTRACTOR TO FIELD ADJUST AS NECESSARY.

ON-SITE CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE

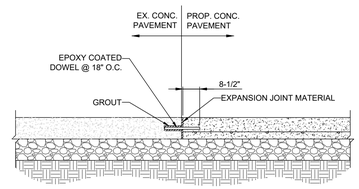


NOTE:

1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.
2. LEVEL LANDING AT TOP OF RAMP TO BE 5' DEEP IF NO CHANGE IN DIRECTION, OR 5'X5' MINIMUM IF A CHANGE IN DIRECTION OCCURS.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE

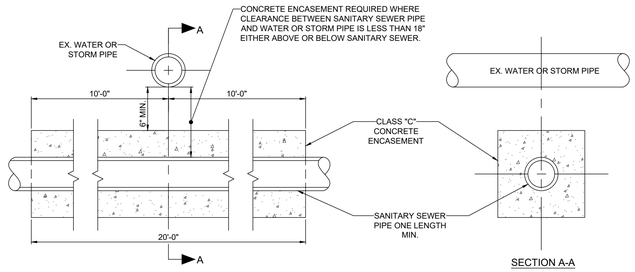


NOTE:

1. CONTRACTOR TO BLOW OUT DUST FROM DRILLED HOLES PRIOR TO APPLYING GROUT.

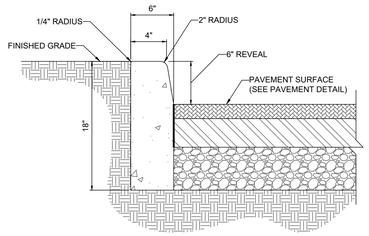
CONCRETE DOWELING DETAIL

NOT TO SCALE



CONCRETE ENCASEMENT DETAIL

NOT TO SCALE

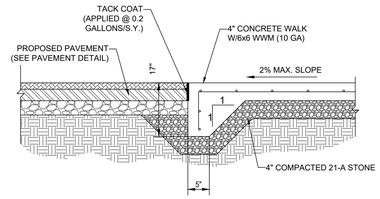


NOTES:

1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.
2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
3. CONCRETE TO BE CLASS A3 IF CAST IN PLACE OR 4000 P.S.I. IF PRECAST.

HEADER CURB DETAIL

NOT TO SCALE

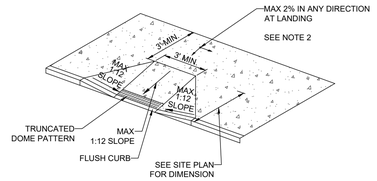


NOTE:

1. CONCRETE TO BE 4000 P.S.I. @ 28 DAYS.

MONOLITHIC CURB & FLUSH SIDEWALK DETAIL

NOT TO SCALE



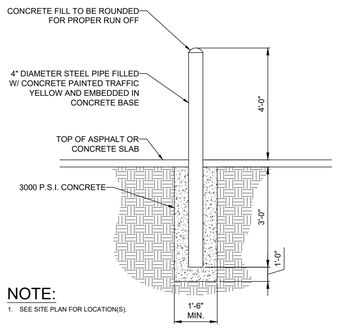
NOTE:

1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

2. LANDING IS 5'X5' MINIMUM IF A CHANGE IN DIRECTION OCCURS AT THE TOP OF THE RAMP.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE

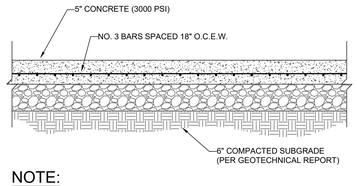


NOTE:

1. SEE SITE PLAN FOR LOCATION(S).

BOLLARD DETAIL

NOT TO SCALE

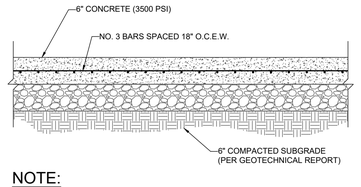


NOTE:

1. SECTION SHOWN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, LLC., ENTITLED GEOTECH REPORT, DATED 03/20/2023 (PROJECT #G230225). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

PARKING CONCRETE SECTION

NOT TO SCALE

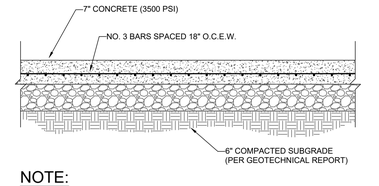


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FIRE LANE CONCRETE SECTION

NOT TO SCALE

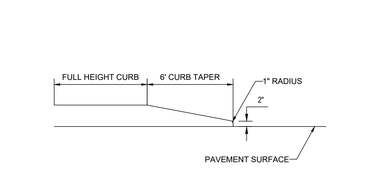


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TRASH ENCLOSURE CONCRETE SECTION

NOT TO SCALE



CURB TAPER DETAIL

NOT TO SCALE

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DRAWN BY: PAK/MVP
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

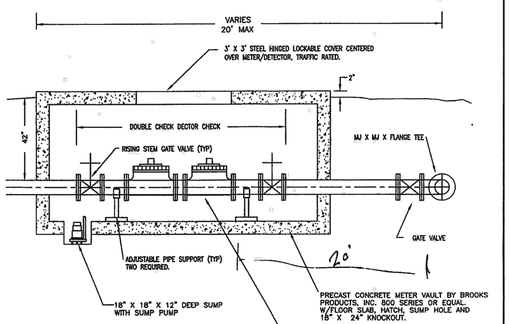
STANDARD DETAILS

SHEET NUMBER:

C-901

ORG. DATE - 05/09/2023

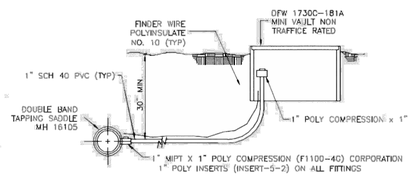
Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-CNDS-1----LAYOUT C-901 STANDARD DETAILS



NOTE:

1. THE LOW FLOW METER WILL BE AS MANUFACTURED BY BADGERMETER, INC., SIZE WILL BE BASED ON THE SIZE OF THE DETECTOR. METER WILL HAVE PIT ELECTRONICS WITH 15' LEAD. DEVELOPER IS RESPONSIBLE FOR THE COST OF THE LOW FLOW METER.
2. SUBMERSIBLE SUMP PUMP SHALL BE AS MANUFACTURED BY ZOELLER CO., MODEL M53 (OR EQUIVALENT). THE PUMP SHALL BE HERMETICALLY SEALED, DESIGNED TO OPERATE ON A 120 VOLT, SINGLE PHASE, A.C. SOURCE. THE DISCHARGE PIPING SHALL INCLUDE A VERTICAL RESILIENT SEAT CHECK VALVE WITH UNIONS FOR EASY REMOVEL. THE PUMP SHALL DISCHARGE TO THE NEAREST DRAINAGE WAY AND/OR ONTO A 2' SQUARE SPLASH PAD.

FIRE MAIN DOUBLE CHECK DETECTOR CHECK	JAN 2008
	FIG. W11

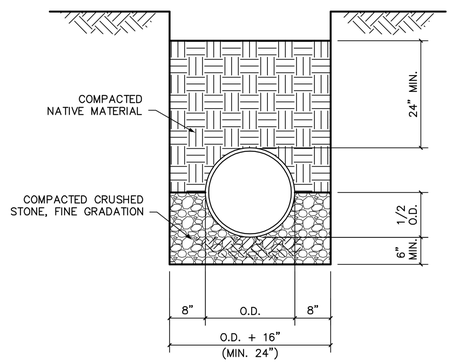


NOTE:

SERVICES WHICH CROSS A STREET SHALL BE INSTALLED INSIDE A TWO-INCH (2") PVC SLEEVE.

BULLHEAD SERVICE NOT ALLOWED.

1" WATER METER SERVICE CONNECTION	6/15/17
	FIG. W12

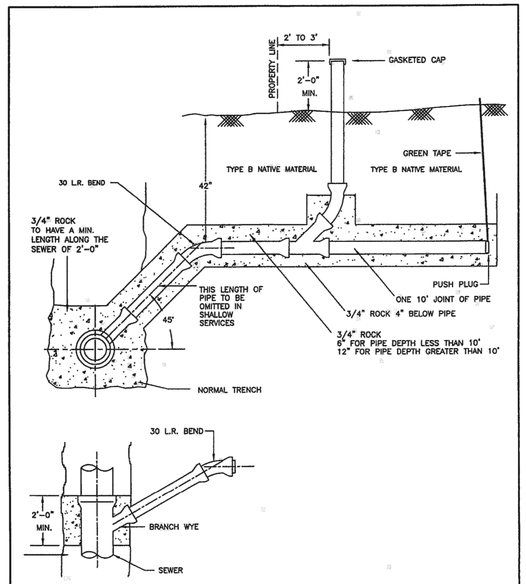


CLASS "B"

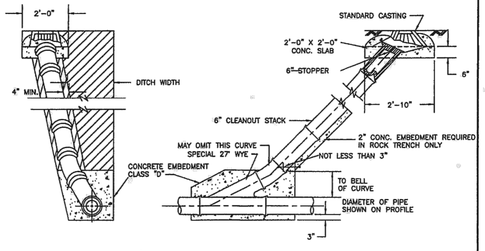
NOTES:

1. UTILIZE CLASS "B" EMBEDMENT FOR RCP STORM DRAIN INSTALLATIONS.
2. REFER TO TECHNICAL SPECIFICATION 330510 TRENCHING, BACKFILLING AND COMPACTION.
3. BEDDING DEPTH MEASURED FROM OUTSIDE THE PIPE BELL.

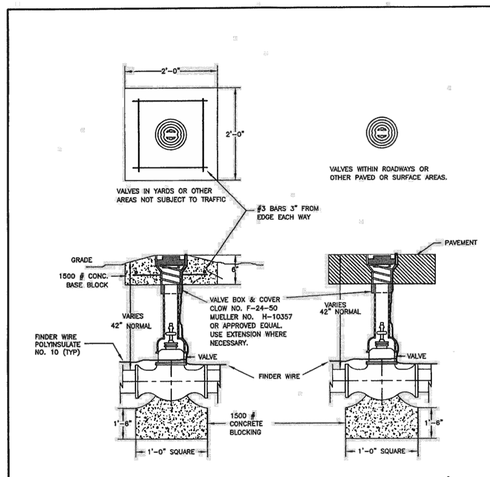
STANDARD CONSTRUCTION DETAIL **EMBEDMENT "B" (STORM)**	SCALE: 3/4"=1'-0"
	REVISED: MARCH 2020
	U02



STANDARD SEWER CONNECTION	JAN 2008
	FIG. S3



MAIN LINE SEWER CLEANOUT	JAN 2008
	FIG. S4



BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" AND LARGER LINES.

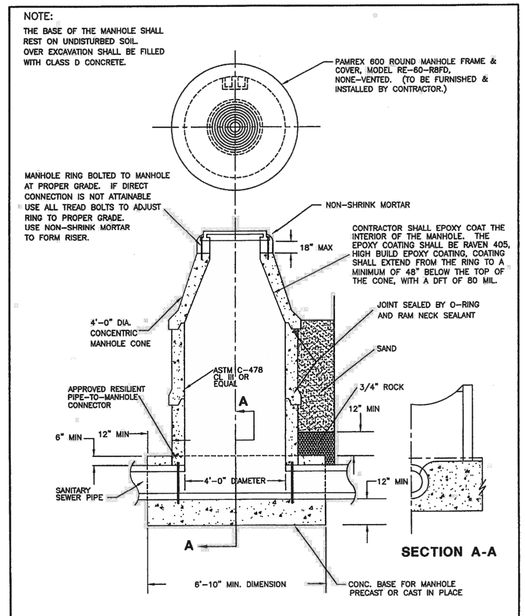
ALL MECHANICAL JOINTS SHALL USE MEGALUG RETAINER GLANDS.

FINDER WIRE SHALL BE INSTALLED OUTSIDE OF THE VALVE BOX AND LID SET ON THE WIRE.

GATE VALVES & VALVE BOXES	JAN 2008
	FIG. W1

NOTE:

THE BASE OF THE MANHOLE SHALL REST ON UNDISTURBED SOIL. OVER EXCAVATION SHALL BE FILLED WITH CLASS D CONCRETE.



PRECAST SEWER MANHOLE	JAN 2008
	FIG. S1

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CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
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MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

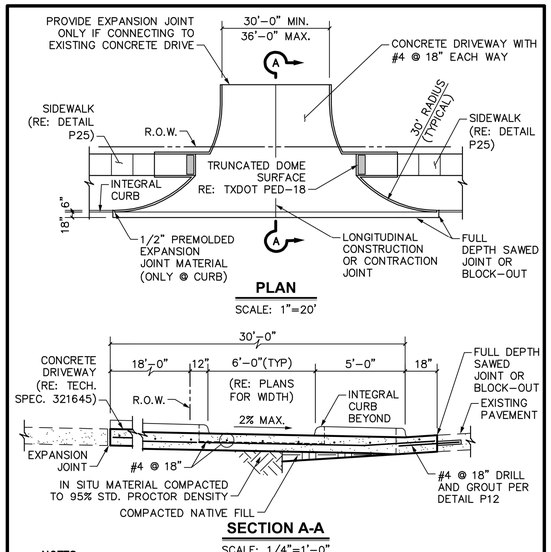
STANDARD DETAILS

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C-902

ORG. DATE - 05/09/2023

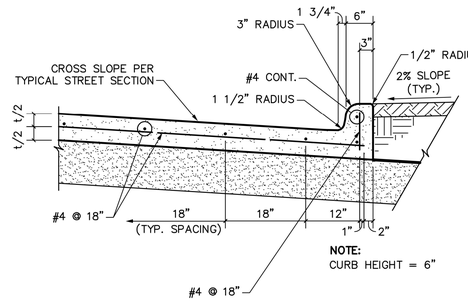
Aug 03, 2023
H:\2022\TXA220069.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-CNDS-1_—_LAYOUT C-902 STANDARD DETAILS



NOTES:

1. REFER TO TECHNICAL SPECIFICATION 321313 FOR CONCRETE PAVEMENT. CONCRETE SHALL BE CLASS A (3,000 PSI).
2. EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT. HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED.
3. SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED).
4. DRIVEWAY THICKNESS TO MATCH STREET PAVEMENT THICKNESS (6" MINIMUM).

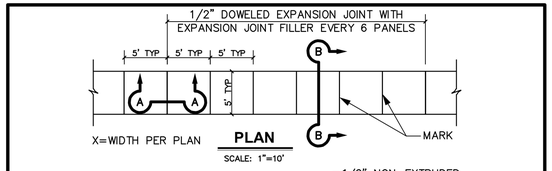
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Lake Dallas	**COMMERCIAL DRIVEWAY APPROACH**	REVISED: MARCH 2020
		P19



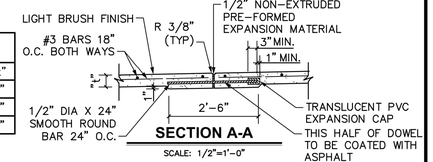
NOTES:

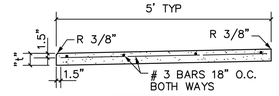
1. REFER TO TECHNICAL SPECIFICATION 321313 FOR CONCRETE PAVEMENT. CONCRETE SHALL BE CLASS P1 (4,000 PSI) FOR MACHINE POURS AND CLASS P2 (4,500 PSI) FO HAND POURS)
2. ALL REINFORCING STEEL SHALL BE #4 DEFORMED STEEL BARS CONFORMING TO ASTM A615 (GRADE 60) IN ACCORDANCE WITH TECHNICAL SPECIFICATION 032100.
3. INITIAL TRANSVERSE REINFORCING STEEL SPACING SHALL BE 12".
4. INITIAL LONGITUDINAL REINFORCING STEEL SPACING SHALL BE 12" AS SHOWN ABOVE.

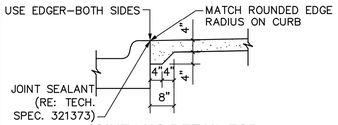
	STANDARD CONSTRUCTION DETAIL	SCALE: 3/4"=1'-0"
	TYPICAL PAVEMENT REINFORCEMENT AND MONOLITHIC CONCRETE CURB	REVISED: MAY 2017
		P02



SIDEWALK	
WIDTH	"t"
UP TO 6'	4"
6'1" TO 7'11"	5"
8'+	6"



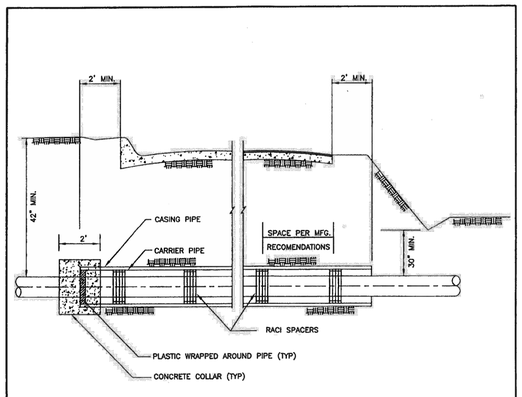




NOTES:

1. MAXIMUM LONGITUDINAL GRADE OF THE SIDEWALK SHALL BE FIVE PERCENT (5%) OR THE GRADE OF THE ADJACENT STREET.
2. CROSS SLOPE OF SIDEWALK SHALL BE TWO PERCENT (2%) MAX PER A.D.A.
3. OTHER THAN 5' SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER. 6' SIDEWALK WIDTH REQUIRED ADJACENT TO CURB.
4. ALL SIDEWALK SHALL BE CLASS A CONCRETE (RE: TECH SPEC 321650).
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.
7. SUBGRADE SHALL BE COMPACTED TO ATLEAST 90% OF MAXIMUM DENSITY (RE: TECH SPEC 321650).
8. REFER TO TECH. SPEC. 321650 FOR CONCRETE SIDEWALK. CONCRETE SHALL BE CLASS A (3,000 PSI).

	STANDARD CONSTRUCTION DETAIL	SCALE: AS MARKED
Lake Dallas	**REINFORCED CONCRETE SIDEWALK**	REVISED: MARCH 2020
		P25



CASING IN STATE RIGHT-OF-WAY SHALL BE AIR PRESSURE TESTED TO 5 PSIG FOR 10 MINUTES.

CARRIER PIPE SIZE	STEEL CASING PIPE SIZE	CASING THICKNESS
4"	10"	1/4"
6"	12"	1/4"
8"	14"	1/4"
10"	16"	1/4"
12"	18"	1/4"
14"	20"	1/4"
16"	22"	5/16"

CARRIER PIPE IS AWWA C900 OR C905 PVC DR 18

	JAN 2008
STREET BORE	FIG. G6

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GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved application process for brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

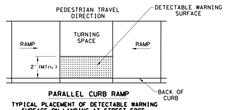
DETECTABLE WARNING PAVERS (IF USED)

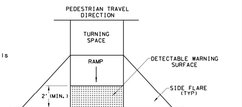
25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

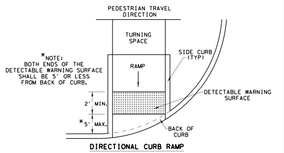
SIDEWALKS

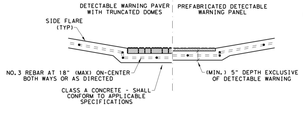
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadways. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS









SHEET 2 OF 4

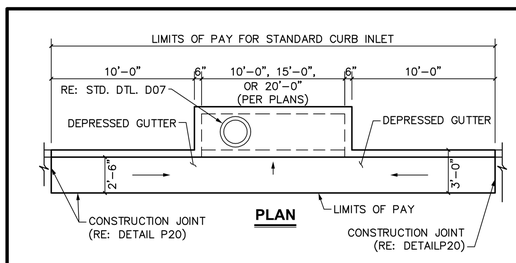
Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

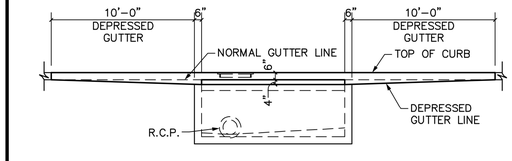
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© TxDOT MARCH 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
9-07 8-14	DIST	COUNTY		SHEET NO.

DATE:
FILE:



NOTES:

1. TOP OF INLET TO SLOPE 2% TOWARDS STREET OR PER PLAN.
2. CENTER SUPPORT BEAM REQUIRED FOR 15' AND 20' STANDARD CURB INLETS.
3. ADDITIONAL REINFORCING STEEL TO BE PLACED AROUND MANHOLE OPENING.



NOTE:

1. MANHOLE TO BE PLACED AT LOW END OF INLET. TWO MANHOLES ARE REQUIRED ON 15' AND 20' INLETS ONLY IF THE INSIDE HEIGHT OF THE INLET IS LESS THAN 4 FEET.

	STANDARD CONSTRUCTION DETAIL	SCALE: 1"=5'
Lake Dallas	**STANDARD CURB INLET SHEET 1 OF 2**	REVISED: MARCH 2020
		D02

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PROJECT:

PRELIMINARY ENGINEERING PLANS

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LICENSE NUMBER: 138306

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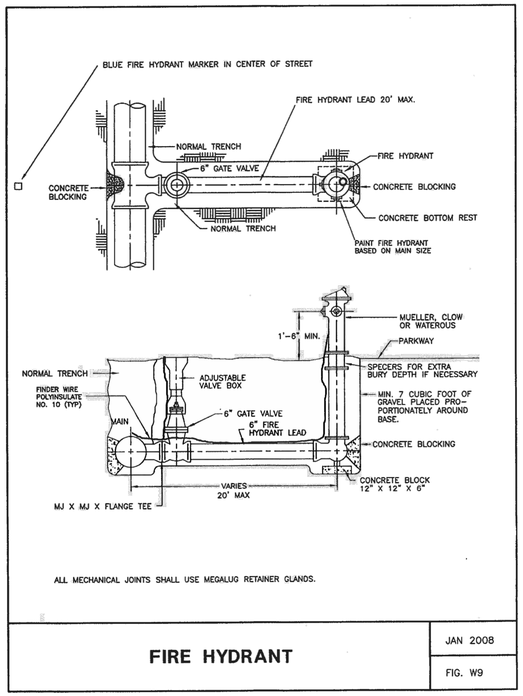
STANDARD DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 05/09/2023

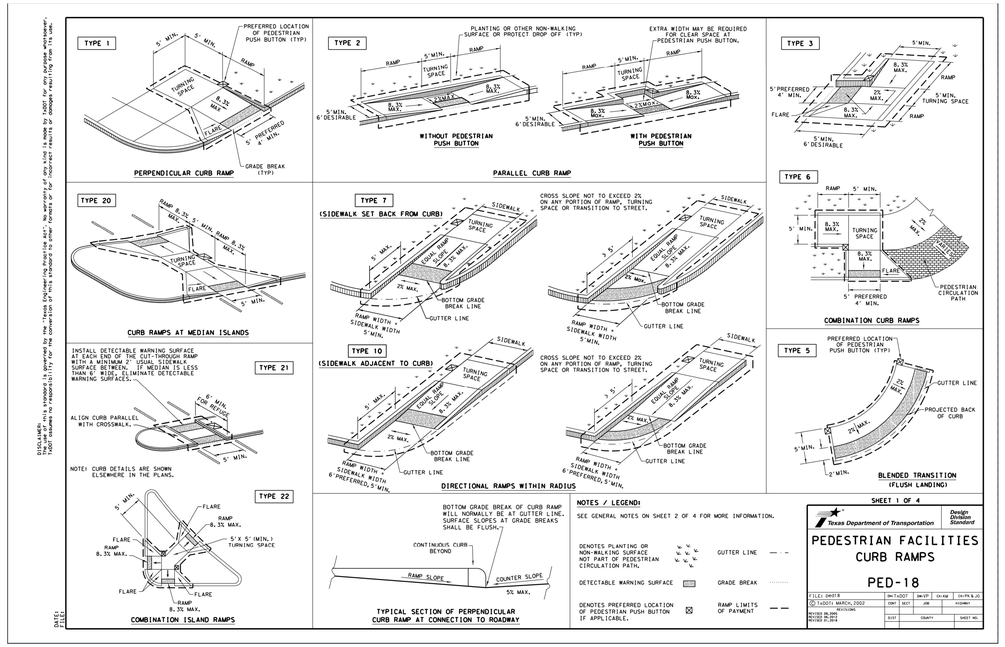
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M:\2022\TXA220069.00\06ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-CNDS-1_---_LAYOUT C-903 STANDARD DETAILS



FIRE HYDRANT

JAN 2008

FIG. W9



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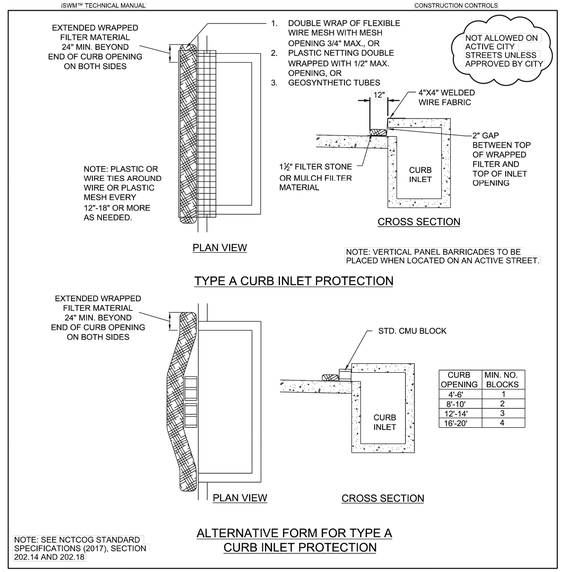


FIGURE 3.6 STANDARD CONSTRUCTION DETAIL - FILTER TUBE CURB INLET PROTECTION

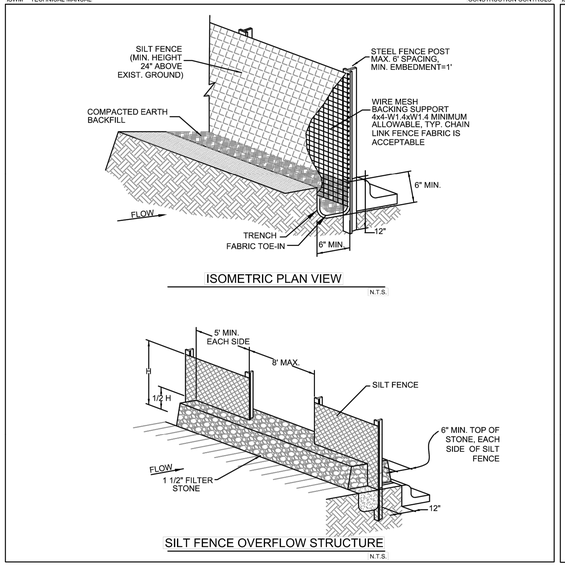


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

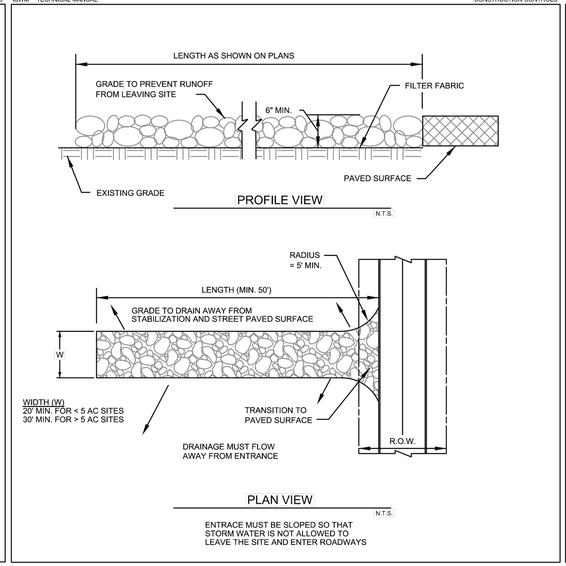


FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

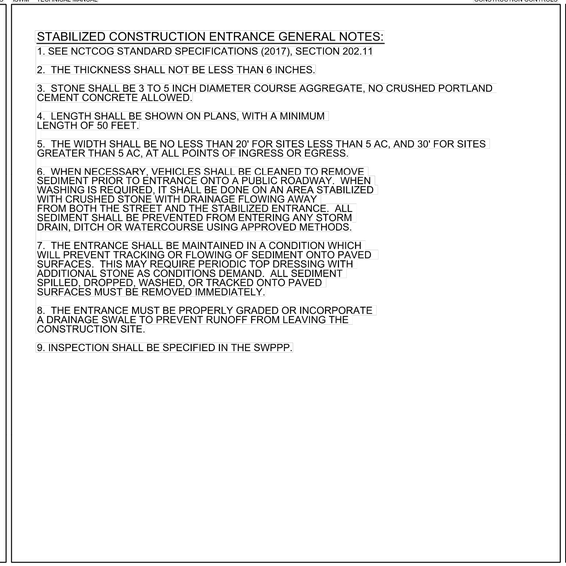


FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

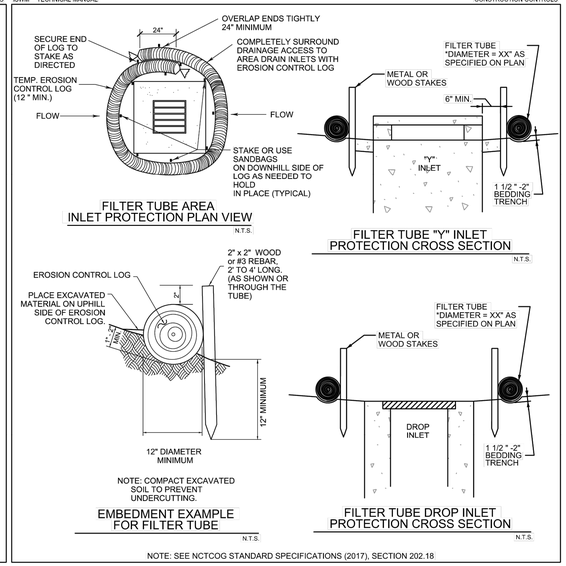


FIGURE 3.13 STANDARD CONSTRUCTION DETAIL - FILTER TUBE AREA INLET PROTECTION

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: TXA220069.00
DRAWN BY: PAK/MVR
CHECKED BY: MJH
DATE: 05/09/2023
CAD I.D.:

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD & NORTH SHADY SHORES ROAD, LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:

STANDARD DETAILS

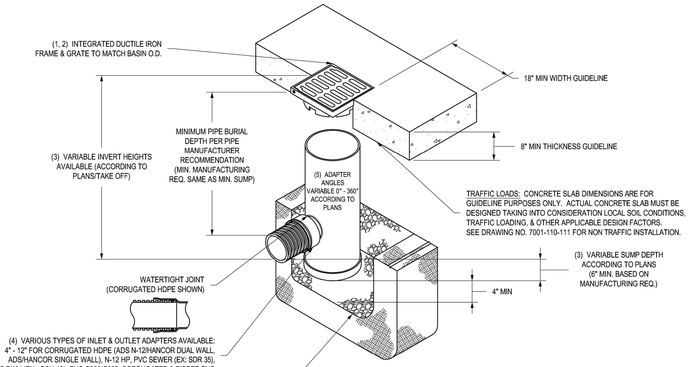
SHEET NUMBER:

C-904

ORG. DATE - 05/09/2023

Aug 03, 2023
H:\2021\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\STXA220069.00-CNDS-1----LAYOUT C-904 STANDARD DETAILS

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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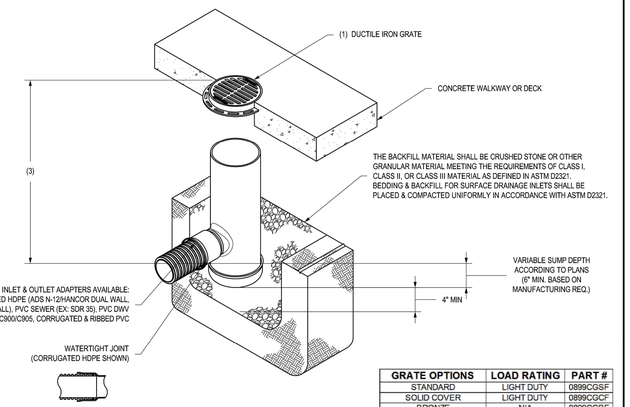
DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

NYLOPLAST 8" DRAIN BASIN: 2808AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

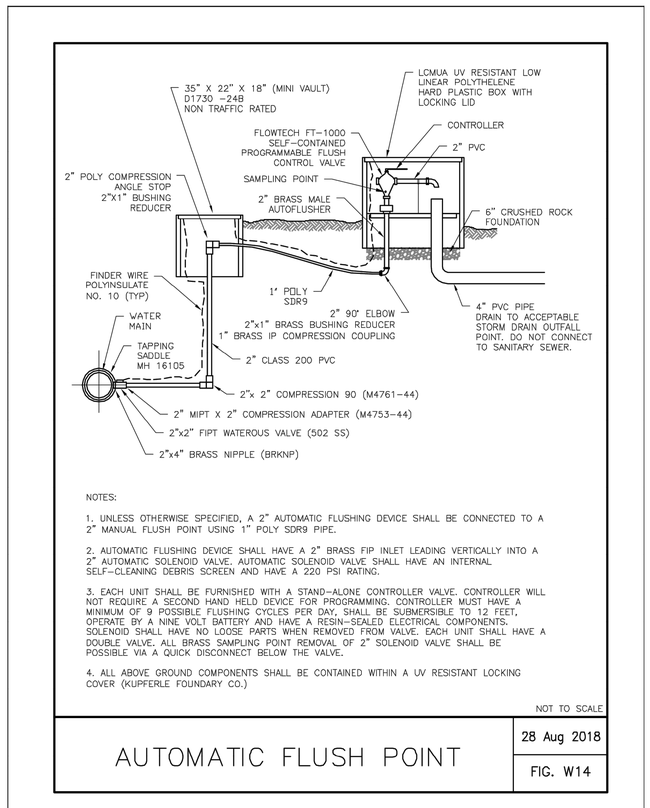
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DRAWN BY	NMH	MATERIAL	
DATE	6-25-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-25-18		
DWG SIZE	A	SCALE 1:12	SHEET 1 OF 1

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PHN (770) 932-2443
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TITLE: 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-272 REV F



NOTES:

1. UNLESS OTHERWISE SPECIFIED, A 2" AUTOMATIC FLUSHING DEVICE SHALL BE CONNECTED TO A 2" MANUAL FLUSH POINT USING 1" POLY SDR9 PIPE.

2. AUTOMATIC FLUSHING DEVICE SHALL HAVE A 2" BRASS FIP INLET LEADING VERTICALLY INTO A 2" AUTOMATIC SOLENOID VALVE. AUTOMATIC SOLENOID VALVE SHALL HAVE AN INTERNAL SELF-CLEANING DEBRIS SCREEN AND HAVE A 220 PSI RATING.

3. EACH UNIT SHALL BE FURNISHED WITH A STAND-ALONE CONTROLLER VALVE. CONTROLLER WILL NOT REQUIRE A SECOND HAND HELD DEVICE FOR PROGRAMMING. CONTROLLER MUST HAVE A MINIMUM OF 9 POSSIBLE FLUSHING CYCLES PER DAY, SHALL BE SUBMERSIBLE TO 12 FEET, OPERATE BY A NINE VOLT BATTERY AND HAVE A RESIN-SEALED ELECTRICAL COMPONENTS. SOLENOID SHALL HAVE NO LOOSE PARTS WHEN REMOVED FROM VALVE. EACH UNIT SHALL HAVE A DOUBLE VALVE. ALL BRASS SAMPLING POINT REMOVAL OF 2" SOLENOID VALVE SHALL BE POSSIBLE VIA A QUICK DISCONNECT BELOW THE VALVE.

4. ALL ABOVE GROUND COMPONENTS SHALL BE CONTAINED WITHIN A UV RESISTANT LOCKING COVER (KUPFERLE FOUNDARY CO.)

NOT TO SCALE

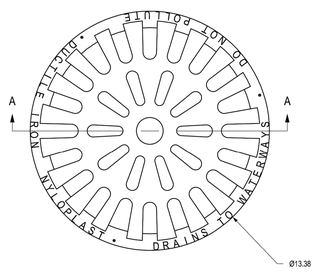
AUTOMATIC FLUSH POINT

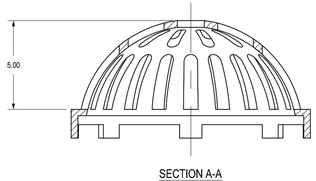
28 Aug 2018

FIG. W14

1299CGD

APPROX. DRAIN AREA = 82.87 SQ IN
APPROX. WEIGHT = 18.50 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL	
DATE	03-06-06	DUCTILE IRON	
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-30-13		
DWG SIZE	A	SCALE 1:4	SHEET 1 OF 1

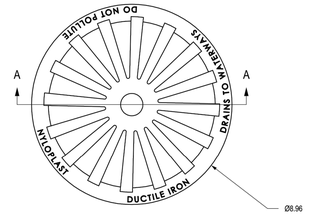
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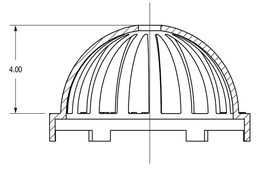
TITLE: 12 IN DOME GRATE

DWG NO. 7001-110-206 REV E

0899CGDF

APPROX. DRAIN AREA = 53.24 SQ IN
APPROX. WEIGHT = 4.94 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	NMH	MATERIAL	
DATE	6-22-18	DUCTILE IRON	
REVISED BY	NMH	PROJECT NO./NAME	
DATE	6-22-18		
DWG SIZE	A	SCALE NTS	SHEET 1 OF 1

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TITLE: 8 IN DOME GRATE - TYPE B

DWG NO. 7001-110-539 REV A

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PROJECT No.:	TXA220069.00
DRAWN BY:	PAK/MVP
CHECKED BY:	MJH
DATE:	05/09/2023
CAD I.D.:	

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
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MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

STANDARD DETAILS

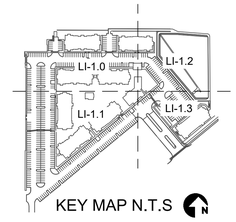
SHEET NUMBER:

C-904

ORG. DATE - 05/09/2023

AA
Aug 03, 2023
H:\2022\TXA220069.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA220069.00-CNDS-1----LAYOUT C-904 STANDARD DETAILS

Tree #	Species	DBH	Condition	Notes	Lat	Lon	TREE IN BLDG	TREE OUTSIDE BLDG	DEAD TREE REMOVED
1	Post Oak	20.3	Fair		33.13022745	-97.02977728			
2	Post Oak	15.4	Fair		33.13017516	-97.02978911			
3	Post Oak	15.2	Fair		33.13016421	-97.02980684			
4	Post Oak	19.1	Fair		33.13015518	-97.02978535			
5	Post Oak	21.5	Fair		33.13019788	-97.02975788			
6	Post Oak	23.6	Fair		33.13015593	-97.02958264			
7	Post Oak	21.3	Fair		33.1301186	-97.02953157			
8	Post Oak	14.8	Fair		33.13035123	-97.02977955			
9	Post Oak	15.4	Fair		33.13038598	-97.02982133			
10	Post Oak	14.4	Fair		33.13039105	-97.02983837			
11	Post Oak	11.4	Fair		33.13040395	-97.02988317			
12	Post Oak	14.4	Fair		33.13037642	-97.02970314			
13	Post Oak	14.7	Fair		33.13038196	-97.02968597			
14	Post Oak	14.2	Fair		33.13039529	-97.02968505			
15	Post Oak	9.6	Fair		33.13039747	-97.02960511			
16	Post Oak	12.3	Fair		33.13040433	-97.02958305			
17	Post Oak	13.7	Fair		33.13037589	-97.02958667			
18	Post Oak	13.2	Fair		33.1303533	-97.02956717			
19	Post Oak	9.2	Fair		33.13035048	-97.0295325			
20	Post Oak	18.5	Fair		33.13034008	-97.0295105			
22	Post Oak	10.2	Fair		33.1303546	-97.02945265			
23	Post Oak	16.5	Fair		33.13027594	-97.02944229			
24	Post Oak	19.7	Fair		33.13026932	-97.02939266			
25	Post Oak	16.6	Fair		33.13027855	-97.02936354			
26	Post Oak	24.2	Fair		33.13021198	-97.0293114			
27	Post Oak	24.7	Fair		33.13017267	-97.02943223			
28	Post Oak	20.6	Fair		33.13016143	-97.02946624			
29	Post Oak	13	Fair		33.13043322	-97.02979797			
30	Post Oak	13	Fair		33.13042833	-97.02981191			
31	Post Oak	11.6	Fair		33.13044945	-97.0298177			
TREES ARE MISSING									
33	Post Oak	18.4	Poor	mostly dead	33.13056571	-97.02988072			
34	Post Oak	13.8	Fair		33.13049479	-97.02984737			
35	Post Oak	17	Fair		33.13047752	-97.02976715			
36	Post Oak	19.9	Fair		33.13043793	-97.02964429			
37	Post Oak	13.4	Fair		33.13040116	-97.02960618			
38	Post Oak	15.6	Fair		33.13044282	-97.02954319			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
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F: (972) 701-9639
W: www.hplastudio.com

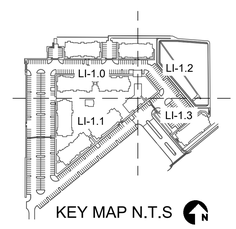
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.0

SCALE: AS INDICATED

39	Post Oak	13.2	Fair		33.13042235	-97.02949754			
40	Post Oak	15.6	Fair		33.13039846	-97.02948706			
41	Post Oak	21.6	Fair		33.13054826	-97.02948924			
TREES ARE MISSING									
43	Post Oak	18.4	Fair		33.13057712	-97.02967555			
44	Post Oak	19.1	Fair		33.13070396	-97.02962391			
45	Post Oak	17.8	Fair		33.13067532	-97.02968746			
46	Post Oak	13.8	Fair		33.13064917	-97.02977067			
47	Post Oak	21.9	Fair		33.13079224	-97.02977914			
48	Post Oak	12.3	Fair		33.13076714	-97.02969444			
49	Post Oak	19.7	Fair		33.13075897	-97.02968506			
50	Post Oak	22.3	Fair		33.13096031	-97.02971489			
51	Hackberry	9.1	Fair		33.13096845	-97.02968131			
52	Post Oak	11.3	Fair		33.13097156	-97.02957536			
TREES ARE MISSING									
59	Mesquite	22.4	Fair		33.13234577	-97.02921096			
60	Post Oak	19.3	Fair		33.13248917	-97.02914593			
61	Post Oak	17.4	Fair		33.13268796	-97.02923868			
62	Post Oak	21.8	Fair		33.13278469	-97.02916837			
63	Post Oak	19.5	Fair		33.13268752	-97.02911839			
64	Post Oak	16.3	Fair		33.13265848	-97.02912536			
TREES ARE MISSING									
67	Post Oak	19.2	Fair		33.13210742	-97.02915355			
68	Post Oak	24.8	Fair		33.131986	-97.02920959			
70	Post Oak	27.1	Good		33.13149948	-97.0292085			
71	Post Oak	17.9	Good		33.1313532	-97.02920046			
72	Post Oak	23.4	Good		33.13130519	-97.02910256			
73	Post Oak	16.4	Poor	Recently struck by lightning, lots of bark blown off	33.13124932	-97.02904388			
74	Post Oak	22.4	Fair		33.13117737	-97.02904181			
75	Post Oak	17.3	Fair		33.13111726	-97.02902053			
76	Post Oak	11.3	Fair		33.13110208	-97.02907321			
77	Post Oak	26	Fair		33.13113673	-97.02909689			
78	Post Oak	19.8	Fair		33.13116818	-97.02917699			
TREES ARE MISSING									
80	Post Oak	19.4	Fair		33.13100859	-97.02907299			
81	Cedar Elm	19.6	Fair		33.13096546	-97.02905759			
82	Post Oak	11.9	Fair		33.13094623	-97.02909333			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
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REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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LAKE DALLAS APARTMENTS PHASE I
E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX
PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT DANIEL R. ERLANDSON 2622 STATE OF TEXAS
2023.09.29

hpla studio

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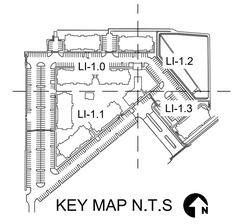
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.1

SCALE: AS INDICATED

83	Post Oak	10.1	Fair		33.13093895	-97.02912771			
84	Post Oak	15.4	Fair		33.13092622	-97.02913187			
TREES ARE MISSING									
86	Eastern Red Cedar	13.6	Fair		33.13082632	-97.02924234			
87	Post Oak	13.7	Fair		33.13084882	-97.02900285			
90	Post Oak	21.8	Good		33.13022395	-97.02908814			
91	Post Oak	20	Good		33.13026607	-97.02901136			
92	Post Oak	17.7	Good		33.13038455	-97.02901907			
93	Post Oak	18.2	Fair		33.13039578	-97.02914078			
94	Post Oak	25.3	Excellent		33.13049209	-97.029121			
95	Post Oak	22.3	Good		33.13055021	-97.02891648			
96	Post Oak	14.2	Good		33.13057295	-97.0289946			
97	Eastern Red Cedar	7.2	Fair		33.13303273	-97.02569984			
TREES ARE MISSING									
101	Post Oak	17.3	Good		33.13026859	-97.02860467			
103	Post Oak	14.7	Fair		33.13023013	-97.02872135			
104	Post Oak	17.5	Fair		33.13017117	-97.02884875			
TREES ARE MISSING									
106	Post Oak	19.8	Good		33.13014562	-97.02897817			
107	Post Oak	14.3	Good		33.13059513	-97.02895101			
108	Post Oak	11.5	Good		33.13061169	-97.02893458			
109	Post Oak	19.3	Good		33.13065156	-97.02895973			
110	Post Oak	15	Fair		33.13067122	-97.02890139			
111	Post Oak	32.5	Excellent		33.13070154	-97.02885177			
112	Post Oak	14.7	Good		33.13068694	-97.02879712			
113	Post Oak	11.8	Good		33.13065914	-97.02873744			
114	Post Oak	18.5	Good		33.13083884	-97.02877231			
115	Post Oak	18.2	Good		33.13090959	-97.02881489			
116	Cedar Elm	24.8	Fair	Large old wound at base	33.13107215	-97.02884272			
TREES ARE MISSING									
118	Post Oak	18.7	Good		33.13105082	-97.02863988			
119	Post Oak	15.4	Good		33.13100505	-97.02868849			
120	Post Oak	18.5	Good		33.1309722	-97.0286563			
TREES ARE MISSING									
122	Post Oak	18.3	Good		33.13090173	-97.02856276			
123	Post Oak	19.3	Good		33.13088544	-97.02862244			
124	Post Oak	13	Good		33.13083547	-97.02862713			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

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REVISION SCHEDULE

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

hpla studio

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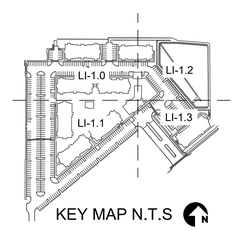
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17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.2

SCALE: AS INDICATED

125	Post Oak	11.4	Good		33.13085849	-97.02858891			
TREES ARE MISSING									
129	Post Oak	15.8	Good		33.13046654	-97.02841558			
130	Post Oak	21.7	Good		33.13059316	-97.02827241			
131	Post Oak	22.2	Good		33.13065634	-97.02822547			
132	Post Oak	13.5	Fair		33.13049939	-97.0281554			
TREES ARE MISSING									
134	Post Oak	23.5	Good		33.13051623	-97.02804241			
TREES ARE MISSING									
136	Post Oak	29.4	Good		33.1307751	-97.02806488			
137	Post Oak	30.8	Good		33.13064511	-97.02788316			
TREES ARE MISSING									
142	Post Oak	23.4	Good		33.13110388	-97.0275338			
143	Post Oak	34.1	Excellent		33.13121787	-97.02752139			
144	Post Oak	26.4	Fair		33.13135657	-97.0274872			
145	Post Oak	23	Good		33.13133243	-97.02766187			
146	Post Oak	25.7	Good		33.13129649	-97.0277923			
147	Post Oak	26.2	Good		33.13104773	-97.02786103			
148	Post Oak	20.9	Good		33.13092279	-97.02839445			
TREES ARE MISSING									
150	Post Oak	21.8	Good		33.1308248	-97.02852018			
151	Post Oak	20.5	Good		33.13068048	-97.02833075			
152	Post Oak	16.3	Good		33.13077426	-97.02829488			
153	Post Oak	26.3	Good		33.13098792	-97.02847961			
154	Post Oak	27.5	Good		33.13113701	-97.02847056			
TREES ARE MISSING									
159	Post Oak	22.7	Good		33.13125269	-97.02823386			
161	Post Oak	24.5	Good		33.13141946	-97.02789154			
162	Post Oak	27.4	Good		33.1315518	-97.02778815			
163	Post Oak	25.2	Good		33.13162667	-97.02788182			
164	Post Oak	26.6	Good		33.13169686	-97.02757873			
165	Post Oak	23.7	Good		33.13155788	-97.02762466			
166	Post Oak	26.3	Good		33.13152419	-97.0281544			
TREES ARE MISSING									
168	Post Oak	25.6	Good		33.13111483	-97.02833142			
170	Post Oak	16.6	Good		33.13123331	-97.02875756			
171	Post Oak	20.4	Good		33.13130435	-97.02870961			
TREES ARE MISSING									



KEY MAP N.T.S

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DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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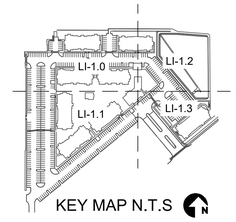
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.3

SCALE: AS INDICATED

175	Post Oak	23.1	Good		33.13152784	-97.02871397			
TREES ARE MISSING									
177	Post Oak	19.4	Good		33.13183949	-97.02900834			
178	Post Oak	17.7	Good		33.13206775	-97.02894028			
180	Post Oak	19.3	Good		33.13202227	-97.02879343			
181	Post Oak	19.8	Good		33.1318291	-97.0286781			
182	Post Oak	28.5	Good		33.13172662	-97.02865195			
183	Post Oak	16.9	Good		33.13175245	-97.02850711			
TREES ARE MISSING									
185	Post Oak	19.6	Good		33.13189087	-97.02857584			
TREES ARE MISSING									
188	Post Oak	20.7	Good		33.13230331	-97.02860299			
189	Post Oak	18.2	Fair		33.13226358	-97.02862732			
190	Post Oak	13.6	Good		33.13227832	-97.02836294			
191	Post Oak	22.6	Good		33.13227439	-97.02828046			
192	Post Oak	24.2	Good		33.13224519	-97.02810075			
193	Post Oak	21.4	Good		33.13220757	-97.02827442			
TREES ARE MISSING									
195	Post Oak	28.7	Excellent		33.13175722	-97.02816714			
TREES ARE MISSING									
198	Post Oak	17.6	Good		33.13179513	-97.0280119			
201	Post Oak	11	Fair		33.13300674	-97.02832603			
202	Post Oak	13.6	Fair		33.1330094	-97.02833509			
203	Eastern Red Cedar	6.4	Fair		33.1329836	-97.02832773			
204	Post Oak	21.9	Good		33.13297995	-97.02824727			
205	Eastern Red Cedar	6.1	Fair		33.13296563	-97.02821977			
206	Eastern Red Cedar	6.5	Fair		33.13300578	-97.02821944			
207	Eastern Red Cedar	7.9	Fair		33.13292913	-97.028201			
208	Post Oak	19.3	Fair		33.13288084	-97.02820737			
209	Eastern Red Cedar	8.7	Fair		33.13286821	-97.02824157			
210	Eastern Red Cedar	7.6	Fair		33.13286315	-97.02818222			
211	Post Oak	11.5	Fair		33.13289242	-97.02836901			
212	Post Oak	9.5	Fair		33.13292765	-97.02836392			
213	Post Oak	0	Dead		33.13293817	-97.02835956			
214	Eastern Red Cedar	7.7	Fair		33.1329533	-97.02834948			
215	Post Oak	16.3	Fair		33.13309855	-97.02850336			
216	Post Oak	12.3	Fair		33.13309927	-97.02852353			
217	Post Oak	10.3	Fair		33.13304565	-97.02852052			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

hpla studio

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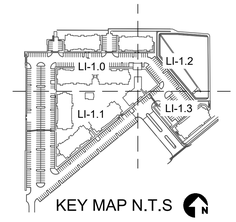
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.4

SCALE: AS INDICATED

218	Post Oak	8.4	Fair		33.13304368	-97.028488			
219	Eastern Red Cedar	6.2	Fair		33.13302808	-97.02847628			
220	Eastern Red Cedar	7.5	Fair		33.13300185	-97.02854466			
221	Post Oak	14.8	Fair		33.13297967	-97.02855606			
222	Post Oak	9.4	Fair		33.13293705	-97.02847461			
223	Post Oak	11.9	Fair		33.13283071	-97.0285361			
224	Post Oak	13.9	Fair	Dual Stem 9.4 9.0	33.13280627	-97.02854481			
225	Post Oak	8	Fair		33.13283047	-97.02845176			
226	Post Oak	18.5	Fair		33.13279666	-97.02837034			
227	Post Oak	7.4	Fair		33.13283186	-97.02838521			
228	Post Oak	16.3	Fair		33.13271042	-97.02839144			
229	Post Oak	11.3	Fair		33.13274158	-97.02838439			
230	Eastern Red Cedar	6.9	Fair		33.13274748	-97.02830259			
231	Post Oak	20.3	Fair		33.1326961	-97.02828046			
232	Eastern Red Cedar	6.5	Fair		33.13270424	-97.02832203			
233	Post Oak	13.8	Fair		33.13262793	-97.02831588			
234	Post Oak	15.2	Fair		33.13261723	-97.02829189			
TREES ARE MISSING									
237	Cedar Elm	7.6	Fair		33.13283508	-97.02589262			
TREES ARE MISSING									
239	Eastern Red Cedar	6.8	Fair		33.13287213	-97.02581027			
240	Eastern Red Cedar	6.5	Fair		33.13287157	-97.02581135			
241	Eastern Red Cedar	15.7	Fair	tri Stem 8.2 7.2 7.8	33.1329092	-97.0257964			
TREES ARE MISSING									
245	Cedar Elm	6.5	Fair		33.13300192	-97.02605313			
TREES ARE MISSING									
249	Live Oak	6.3	Fair		33.1327837	-97.0262802			
250	Mesquite	19.2	Fair		33.13289533	-97.02624532			
TREES ARE MISSING									
257	Eastern Red Cedar	25.6	Fair	4 Stem 8.1 12.2 11.7 8.3	33.13288421	-97.02660844			
TREES ARE MISSING									
271	Mesquite	26.1	Fair	Tri 13.1 12.2 13.5	33.13276854	-97.02694204			
272	Eastern Red Cedar	24.4	Fair	Dual Stem 19.3 10.2	33.13263714	-97.02692896			
TREES ARE MISSING									
274	Eastern Red Cedar	9.6	Fair		33.13273035	-97.02689342			
TREES ARE MISSING									
278	Eastern Red Cedar	6.9	Fair		33.13258572	-97.02662261			
TREES ARE MISSING									



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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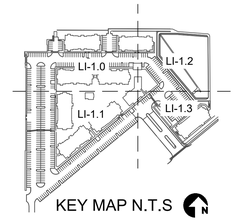
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.5

SCALE: AS INDICATED

283	Mesquite	15.5	Fair		33.13300916	-97.02674865			
TREES ARE MISSING									
286	Eastern Red Cedar	6	Fair		33.1323342	-97.02690147			
TREES ARE MISSING									
288	Eastern Red Cedar	7.3	Fair		33.13236143	-97.02689845			
TREES ARE MISSING									
290	Bois Darc	8.7	Fair		33.13259334	-97.02832505			
291	Eastern Red Cedar	9.2	Fair		33.13257874	-97.02828884			
292	Eastern Red Cedar	7.5	Fair		33.13257986	-97.02835858			
293	Eastern Red Cedar	7.1	Fair		33.13255431	-97.02831633			
294	Eastern Red Cedar	8.3	Fair		33.13250687	-97.02832405			
295	Bois Darc	7.8	Poor	lots for dieback	33.13250911	-97.02835187			
296	Eastern Red Cedar	12.6	Fair		33.13238564	-97.02830945			
297	Post Oak	10.8	Fair		33.13239072	-97.02829449			
298	Post Oak	8.6	Fair		33.13240299	-97.02829043			
299	Post Oak	12.1	Fair		33.13237294	-97.0282875			
300	Eastern Red Cedar	0	Dead		33.13244645	-97.02827628			
301	Eastern Red Cedar	8.2	Fair		33.13301448	-97.02570386			
TREES ARE MISSING									
318	Mesquite	9.1	Fair		33.13316346	-97.02717252			
319	Hackberry	11.8	Poor	girdled by barbed wire	33.13319529	-97.02713348			
320	Hackberry	8.2	Fair		33.1332195	-97.0271321			
321	Eastern Red Cedar	7.4	Fair		33.13322419	-97.02713472			
TREES ARE MISSING									
323	Eastern Red Cedar	5.6	Fair		33.13315316	-97.02764063			
324	Eastern Red Cedar	6	Poor	mostly Dead	33.1331541	-97.02763442			
325	Eastern Red Cedar	6.3	Fair		33.13314055	-97.02763841			
326	Eastern Red Cedar	7.7	Fair		33.13314052	-97.02766039			
TREES ARE MISSING									
329	Eastern Red Cedar	10.6	Fair		33.1330712	-97.02767327			
TREES ARE MISSING									
332	Post Oak	21	Fair		33.13317204	-97.02773134			
333	Eastern Red Cedar	6.6	Fair		33.1331894	-97.02768534			
334	Eastern Red Cedar	7.1	Fair		33.133204	-97.02771921			
335	Eastern Red Cedar	8	Fair		33.13322393	-97.02766523			
336	Eastern Red Cedar	7.2	Fair		33.13322534	-97.02776648			
337	Post Oak	16.3	Fair		33.13308882	-97.02777658			
338	Eastern Red Cedar	11.3	Fair		33.13320883	-97.02784055			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

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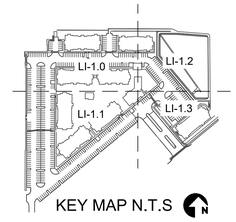
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.6

SCALE: AS INDICATED

339	Eastern Red Cedar	7.2	Fair		33.13318912	-97.02784561			
340	Eastern Red Cedar	7.6	Fair		33.13317171	-97.02793714			
341	Eastern Red Cedar	8.8	Fair		33.13315458	-97.02792507			
342	Eastern Red Cedar	11	Fair		33.13316694	-97.02790529			
343	Post Oak	20	Fair	Large old wound	33.13317872	-97.02795978			
344	Eastern Red Cedar	7.6	Fair		33.13315486	-97.02797636			
345	Eastern Red Cedar	7.7	Fair		33.13313156	-97.02803437			
346	Eastern Red Cedar	8.7	Fair		33.13314813	-97.02800553			
TREES ARE MISSING									
348	Eastern Red Cedar	10	Fair		33.13312874	-97.02808058			
349	Eastern Red Cedar	10.3	Fair		33.13312382	-97.02808607			
350	Eastern Red Cedar	9.2	Fair		33.13313072	-97.02809371			
351	Eastern Red Cedar	9	Fair		33.13323572	-97.02819228			
352	Eastern Red Cedar	8.9	Fair		33.13323797	-97.02823151			
353	Eastern Red Cedar	10.5	Fair		33.13315451	-97.02825025			
354	Eastern Red Cedar	13.6	Fair		33.1331722	-97.02828931			
355	Post Oak	18.2	Good		33.13313044	-97.02829018			
356	Cedar Elm	16.8	Fair		33.13316512	-97.02840882			
357	Eastern Red Cedar	7	Fair		33.13322112	-97.02839311			
358	Eastern Red Cedar	0	Dead		33.13317283	-97.02843502			
359	Eastern Red Cedar	6.3	Fair		33.13316722	-97.02850107			
360	Eastern Red Cedar	7.1	Fair		33.13314728	-97.02855103			
361	Post Oak	9.2	Fair		33.13314953	-97.02858824			
362	Post Oak	0	Dead		33.13316188	-97.02861205			
363	Eastern Red Cedar	8.3	Fair		33.13321495	-97.02866301			
364	Post Oak	13.3	Fair		33.13320063	-97.0286563			
365	Post Oak	14.9	Fair		33.13314363	-97.02871062			
366	Post Oak	10.8	Fair		33.13320596	-97.02875454			
367	Eastern Red Cedar	7	Fair		33.13321046	-97.0287998			
368	Post Oak	11.8	Fair		33.13315234	-97.02864993			
TREES ARE MISSING									
370	Eastern Red Cedar	9.3	Fair		33.13314614	-97.02869022			
371	Eastern Red Cedar	6	Fair		33.13314307	-97.02881791			
372	Post Oak	9.3	Fair		33.13316778	-97.02882595			
373	Post Oak	16.2	Fair	Tri Stem 7.2 8.5 8.286	33.13318715	-97.0288568			
374	Post Oak	8.3	Fair		33.13321495	-97.02885713			
375	Post Oak	7.4	Fair		33.13318575	-97.02889066			
376	Post Oak	9	Fair		33.13319642	-97.02888563			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
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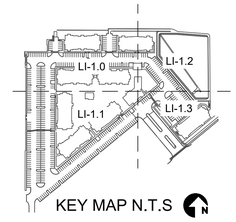
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.7

SCALE: AS INDICATED

377	Post Oak	14.8	Fair		33.13321158	-97.02888194			
378	Eastern Red Cedar	6.9	Fair		33.13321747	-97.02890776			
379	Post Oak	10.2	Fair		33.13321888	-97.02893291			
380	Post Oak	11.1	Fair		33.13320709	-97.02892218			
381	Post Oak	14.7	Fair		33.13318491	-97.02893157			
382	Cedar Elm	6.7	Fair		33.13321663	-97.02896509			
TREES ARE MISSING									
384	Blackjack Oak	0	Dead		33.13305239	-97.02897348			
385	Post Oak	11.4	Fair		33.13307229	-97.02892811			
386	Post Oak	10.7	Fair		33.13304531	-97.02892093			
387	Post Oak	8	Poor	lots of dieback and browning	33.13302936	-97.02893492			
388	Post Oak	7	Poor	lots of dieback and browning	33.1330215	-97.02893492			
TREES ARE MISSING									
392	Post Oak	23.3	Fair		33.132908	-97.02921202			
393	Post Oak	16.5	Fair		33.13297816	-97.02918774			
TREES ARE MISSING									
396	Post Oak	11.1	Fair		33.13277612	-97.02902578			
TREES ARE MISSING									
398	Post Oak	9.2	Fair		33.13305365	-97.02835516			
399	Post Oak	12.9	Fair		33.13304656	-97.0283756			
400	Post Oak	14.5	Fair		33.13303263	-97.02835828			
401	Post Oak	0	Dead		33.13243274	-97.02833578			
402	Eastern Red Cedar	8.4	Fair		33.13242095	-97.02828113			
403	Eastern Red Cedar	6.3	Fair		33.13240523	-97.02835523			
404	Eastern Red Cedar	11.1	Fair		33.13237406	-97.028258			
405	Eastern Red Cedar	10.6	Fair		33.13235604	-97.02824916			
406	Bois Darc	6.1	Fair		33.13239456	-97.02841692			
407	Post Oak	8.3	Fair		33.13243864	-97.02851314			
408	Post Oak	14.7	Good		33.13248356	-97.02847157			
409	Post Oak	24.7	Fair	Dual Stem 12.3 18.5	33.13234599	-97.02838171			
410	Eastern Red Cedar	8.8	Fair		33.13232998	-97.028432			
TREES ARE MISSING									
412	Eastern Red Cedar	8.5	Fair		33.13229127	-97.02842941			
413	Eastern Red Cedar	7.3	Fair		33.13231117	-97.02843435			
414	Eastern Red Cedar	9.3	Fair		33.13229966	-97.02841591			
415	Post Oak	17.1	Fair		33.13236039	-97.02847241			
416	Post Oak	12.2	Fair		33.13239831	-97.02847511			
TREES ARE MISSING									



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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08/30/2023

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E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

hpla studio

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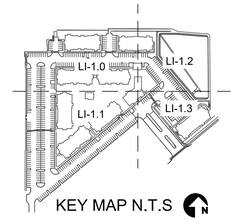
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17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.8

SCALE: AS INDICATED

418	Eastern Red Cedar	6.7	Fair		33.13240635	-97.02864725			
TREES ARE MISSING									
421	Post Oak	9.1	Fair		33.13253803	-97.02855974			
422	Post Oak	11.9	Fair		33.13253515	-97.0285175			
423	Post Oak	7.9	Fair		33.13252335	-97.0285058			
424	Post Oak	7.3	Fair		33.13265849	-97.02855821			
425	Eastern Red Cedar	10.3	Fair		33.13265286	-97.02858958			
426	Post Oak	11.8	Fair		33.13261608	-97.0284766			
427	Post Oak	14.2	Fair		33.13262619	-97.02845111			
428	Post Oak	14.3	Fair		33.13259924	-97.02848531			
429	Post Oak	11.9	Fair		33.1325939	-97.0284377			
430	Eastern Red Cedar	14	Fair	dual Stem 7.3 10.4	33.13256583	-97.02842832			
431	Post Oak	9.6	Fair		33.13262613	-97.02841725			
TREES ARE MISSING									
433	Post Oak	12.8	Fair		33.13241702	-97.0284662			
434	Post Oak	10.9	Fair		33.13267279	-97.028534			
435	Eastern Red Cedar	7.5	Fair		33.13272502	-97.02862579			
436	Post Oak	11.4	Fair		33.13267167	-97.02863485			
437	Post Oak	12.3	Fair		33.13266297	-97.02862579			
438	Post Oak	12.7	Fair	Dual Stem 9.0 7.5	33.1327377	-97.02868252			
439	Post Oak	8.8	Fair		33.13277387	-97.02860501			
440	Eastern Red Cedar	8.6	Fair		33.13276681	-97.02858339			
441	Post Oak	15	Fair		33.13276166	-97.02855183			
TREES ARE MISSING									
443	Post Oak	14.7	Fair	large old wound at base	33.13292565	-97.02860835			
444	Post Oak	7.8	Fair		33.13290535	-97.02867746			
445	Post Oak	12.7	Fair		33.13287944	-97.02869754			
446	Post Oak	11.3	Fair		33.13293475	-97.02870525			
447	Post Oak	10.8	Fair		33.13298303	-97.02865876			
448	Post Oak	9.9	Fair		33.13301505	-97.02865195			
449	Post Oak	13	Fair		33.13303077	-97.02869151			
450	Post Oak	14.3	Fair	large old wound	33.13302409	-97.02874995			
451	Post Oak	14.6	Fair		33.13304705	-97.02865798			
452	Post Oak	9.1	Fair		33.13307177	-97.02858871			
453	Post Oak	10.3	Fair		33.13239933	-97.0289205			
TREES ARE MISSING									
455	Post Oak	13.7	Good		33.13254926	-97.02906165			
TREES ARE MISSING									



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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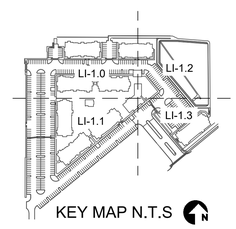
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.9

SCALE: AS INDICATED

457	Post Oak	8.3	Fair		33.13261017	-97.02892167			
458	Post Oak	11.7	Fair		33.13255431	-97.02866368			
459	Post Oak	18.7	Fair	Dual Stem12.911.8	33.13292982	-97.02882343			
TREES ARE MISSING									
461	Post Oak	12.5	Fair		33.13239637	-97.02898442			
TREES ARE MISSING									
466	Post Oak	9.5	Fair		33.13282685	-97.02884703			
467	Eastern Red Cedar	9.1	Fair		33.13265595	-97.02817082			
468	Post Oak	16.6	Fair	Dual Stem 11.3 9.8	33.13264415	-97.02870935			
469	Post Oak	12.3	Fair		33.13290067	-97.02885542			
TREES ARE MISSING									
471	Post Oak	15.7	Fair		33.13233055	-97.02904355			
472	Post Oak	16.3	Fair		33.13259671	-97.02816345			
473	Post Oak	12.9	Poor	lots of dieback,	33.13244089	-97.02872001			
474	Post Oak	14.2	Fair		33.13277226	-97.02879926			
TREES ARE MISSING									
476	Post Oak	10.5	Fair		33.13232297	-97.02902678			
TREES ARE MISSING									
478	Post Oak	9.6	Fair		33.13274911	-97.02876119			
479	Post Oak	11.9	Fair		33.13257593	-97.0286382			
480	Post Oak	9.6	Fair		33.13273878	-97.02896073			
481	Eastern Red Cedar	8.3	Fair		33.13259053	-97.02812288			
482	Post Oak	11	Fair		33.13268038	-97.02892112			
483	Eastern Red Cedar	6.6	Fair		33.13257425	-97.02889339			
484	Eastern Red Cedar	7.8	Fair		33.13261973	-97.02816445			
TREES ARE MISSING									
486	Post Oak	24.8	Fair	Dual Stem 13.7 16.5	33.13234543	-97.02908009			
TREES ARE MISSING									
489	Post Oak	12.3	Fair	Dual Stem 7.98.5	33.13291933	-97.02876876			
490	Post Oak	7.8	Fair		33.13291447	-97.02889601			
491	Post Oak	13	Fair		33.13276685	-97.02897515			
492	Post Oak	12.8	Fair		33.13281974	-97.02871876			
493	Post Oak	12.7	Fair		33.13253606	-97.02906769			
494	Post Oak	17.3	Fair		33.13249086	-97.02898152			
495	Post Oak	12.8	Fair		33.13251697	-97.02890843			
496	Post Oak	15.4	Fair		33.13278594	-97.02900667			
TREES ARE MISSING									
500	Post Oak	8.6	Fair		33.13286793	-97.0287713			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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PHASE I
E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX
PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

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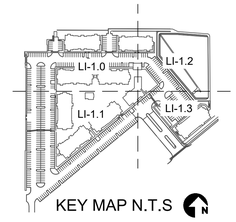
KALISER & ASSOCIATES, PC
17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.10

SCALE: AS INDICATED

TREES ARE MISSING									
502	Eastern Red Cedar	6.2	Fair		33.13266718	-97.0280746			
503	Eastern Red Cedar	6.7	Fair		33.13268206	-97.02811819			
504	Eastern Red Cedar	7.5	Fair		33.1326947	-97.02809472			
505	Eastern Red Cedar	7	Fair		33.13269413	-97.02805381			
506	Eastern Red Cedar	9.2	Fair		33.13255544	-97.02818826			
507	Post Oak	17.6	Fair		33.13254758	-97.02817317			
508	Eastern Red Cedar	9.5	Fair		33.13254477	-97.028028			
509	Eastern Red Cedar	6.4	Fair		33.13252624	-97.02802129			
510	Eastern Red Cedar	9	Fair		33.13253522	-97.0280518			
511	Post Oak	20.3	Fair		33.13249114	-97.02804241			
TREES ARE MISSING									
514	Eastern Red Cedar	9.8	Fair		33.13279633	-97.02794418			
515	Eastern Red Cedar	11.1	Fair		33.13278482	-97.02796597			
TREES ARE MISSING									
517	Eastern Red Cedar	7.6	Fair		33.13274551	-97.02788785			
518	Eastern Red Cedar	8.7	Fair		33.13270986	-97.02797502			
519	Eastern Red Cedar	8	Fair		33.13267308	-97.0279073			
520	Eastern Red Cedar	6.8	Fair		33.13266915	-97.02801961			
521	Eastern Red Cedar	9.2	Fair		33.13269217	-97.02793211			
522	Post Oak	19.4	Fair		33.13272698	-97.02786606			
523	Eastern Red Cedar	6.8	Fair		33.13264219	-97.02808868			
524	Eastern Red Cedar	7	Fair		33.13261777	-97.02808835			
525	Eastern Red Cedar	9	Fair		33.13263742	-97.02812254			
TREES ARE MISSING									
527	Eastern Red Cedar	10.3	Fair		33.13263433	-97.02797301			
528	Eastern Red Cedar	9.2	Fair		33.13252544	-97.02788602			
529	Eastern Red Cedar	12.1	Fair		33.13252832	-97.02787855			
530	Eastern Red Cedar	8.9	Fair		33.13251445	-97.02788316			
531	Post Oak	21.4	Fair		33.13248834	-97.02788014			
532	Eastern Red Cedar	8	Fair		33.13245127	-97.02788383			
TREES ARE MISSING									
534	Post Oak	25.7	Fair		33.13234851	-97.02790596			
535	Post Oak	18.9	Fair		33.13227046	-97.02789657			
536	Post Oak	20.3	Fair		33.13220349	-97.02785775			
537	Post Oak	21.3	Fair		33.13212475	-97.02779531			
538	Post Oak	22.3	Fair		33.13209246	-97.02773329			
539	Post Oak	16.6	Fair		33.13230267	-97.02780841			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL RAY ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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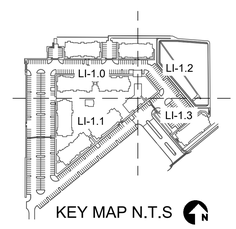
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17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.11

SCALE: AS INDICATED

540	Eastern Red Cedar	7.1	Fair		33.13233785	-97.0277182			
541	Eastern Red Cedar	9.6	Fair		33.1323707	-97.02769473			
542	Post Oak	23.7	Fair		33.13241718	-97.02763779			
TREES ARE MISSING									
546	Eastern Red Cedar	6.3	Fair		33.13235414	-97.02746871			
547	Eastern Red Cedar	8.1	Fair		33.13216574	-97.02753581			
TREES ARE MISSING									
551	Post Oak	20.6	Fair		33.13199138	-97.02765761			
552	Post Oak	21.2	Fair		33.1320078	-97.02756175			
553	Post Oak	28.6	Excellent		33.13187037	-97.02754252			
554	Eastern Red Cedar	7.9	Fair		33.13183191	-97.02766288			
555	Eastern Red Cedar	7.1	Fair		33.13197812	-97.02792452			
556	Eastern Red Cedar	6.9	Fair		33.13198846	-97.02795751			
TREES ARE MISSING									
558	Post Oak	22.4	Fair		33.13205268	-97.02791689			
TREES ARE MISSING									
561	Post Oak	18.5	Fair		33.13302178	-97.02786874			
TREES ARE MISSING									
564	Post Oak	29.3	Fair		33.13283002	-97.02767495			
565	Eastern Red Cedar	6.4	Fair		33.1328952	-97.0276639			
566	Honey Locust	8.6	Fair		33.13287814	-97.02764323			
TREES ARE MISSING									
568	Eastern Red Cedar	9.1	Fair		33.13278117	-97.02776112			
569	Eastern Red Cedar	8.7	Fair		33.13278201	-97.02778593			
570	Eastern Red Cedar	7.9	Fair		33.13280082	-97.02778593			
571	Post Oak	23.8	Fair		33.13273709	-97.02764411			
572	Eastern Red Cedar	8.8	Fair		33.13273063	-97.02773865			
573	Eastern Red Cedar	9.1	Fair		33.1327166	-97.02777017			
574	Post Oak	22.6	Fair		33.13268234	-97.02776145			
575	Eastern Red Cedar	7.5	Fair		33.13254407	-97.02766762			
576	Eastern Red Cedar	8.7	Fair		33.13256948	-97.02764142			
577	Post Oak	21.3	Fair		33.13255235	-97.02765081			
578	Eastern Red Cedar	8.2	Fair		33.13251697	-97.02767998			
579	Eastern Red Cedar	12	Fair	Dual Stem 7.4 8.3	33.13252058	-97.02765539			
580	Eastern Red Cedar	6.7	Fair		33.13246261	-97.0278143			
581	Eastern Red Cedar	11.4	Fair		33.13245643	-97.02779971			
582	Post Oak	22.1	Fair		33.13244369	-97.02777453			
TREES ARE MISSING									



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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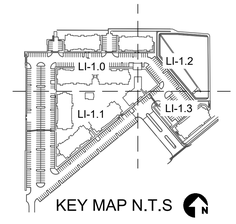
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P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.12

SCALE: AS INDICATED

585	Mesquite	22.1	Fair	4 Stem 9.5 9.6 8.2 7.5	33.1330035	-97.02753011			
TREES ARE MISSING									
587	Eastern Red Cedar	8.5	Fair		33.13258071	-97.02712879			
588	Eastern Red Cedar	8.9	Fair		33.13247514	-97.02714421			
589	Mesquite	14.6	Fair		33.13249084	-97.02711993			
TREES ARE MISSING									
591	Eastern Red Cedar	10.2	Fair	dual Stem 6.1 7.2	33.13234711	-97.02725686			
592	Mesquite	12.8	Fair		33.13235389	-97.02720974			
TREES ARE MISSING									
595	Eastern Red Cedar	20.2	Good		33.13277314	-97.02737634			
TREES ARE MISSING									
598	Post Oak	26.4	Fair	4 Stem 13.5 7.2 12.3 7.3	33.1322543	-97.02666241			
TREES ARE MISSING									
612	Post Oak	17.5	Fair	Dual Stem 12.3 11.5	33.13194274	-97.02713622			
TREES ARE MISSING									
621	Eastern Red Cedar	13.5	Fair		33.13264135	-97.02722836			
TREES ARE MISSING									
625	Mesquite	13.2	Fair		33.13268796	-97.02725217			
TREES ARE MISSING									
628	Eastern Red Cedar	10.1	Fair		33.13277275	-97.02727329			
629	Eastern Red Cedar	8.1	Fair		33.13275169	-97.02721998			
1483	Post Oak	21.7	Fair		33.13199816	-97.02774262			
14767	Post Oak	27.1	Fair		33.13066612	-97.02942219			
14768	Post Oak	19.5	Fair		33.13090823	-97.02946963			
14769	Post Oak	19.8	Fair		33.13223738	-97.02908602			
14770	Post Oak	24.3	Fair		33.13304693	-97.02904777			
14771	Post Oak	17.7	Fair		33.13240309	-97.02912967			
14772	Eastern Red Cedar	22.1	Fair	dual Stem 16.5 11.2	33.13272025	-97.02725954			
14773	Eastern Red Cedar	18	Fair	4 Stem 6.1 7.3 8.2 6.5	33.1326815	-97.02737521			
14774	Eastern Red Cedar	14.3	Fair		33.13257621	-97.02734303			
14775	Post Oak	12.8	Fair		33.13255123	-97.02733029			
14776	Mesquite	18.3	Fair	Dual Stem 12.1 12.3	33.13241197	-97.02713784			
14777	Mesquite	14.1	Fair		33.13191859	-97.02669002			
14778	Eastern Red Cedar	24.6	Fair	Dual Stem 13.2 17.6	33.13161205	-97.02722776			
14779	Eastern Red Cedar	8.8	Fair		33.13172227	-97.02755306			
14780	Eastern Red Cedar	13.1	Fair		33.13174236	-97.02753668			
14781	Eastern Red Cedar	9.2	Fair		33.13170388	-97.02752642			
14782	Honey Locust	6.8	Fair		33.13180917	-97.02756129			



DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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ISSUE FOR PERMIT APPLICATION:
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LAKE DALLAS APARTMENTS
PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

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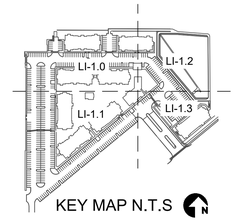
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17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.13

SCALE: AS INDICATED

14784	Eastern Red Cedar	6.8	Fair		33.13198549	-97.02785835			
14785	Eastern Red Cedar	7.5	Fair		33.1322028	-97.02756397			
14786	Eastern Red Cedar	6.7	Fair		33.13214215	-97.02755727			
14787	Post Oak	23.6	Fair		33.13225221	-97.02757638			
14788	Eastern Red Cedar	7.6	Fair		33.13232222	-97.02774644			
14789	Post Oak	19.6	Fair		33.13236761	-97.02783689			
14790	Hickory	17.6	Fair		33.13200493	-97.02798056			
14791	Eastern Red Cedar	7.2	Fair		33.13193944	-97.02803839			
14792	Honey Locust	9.1	Fair	Dual Stem 6.0 6.1	33.13195826	-97.02794578			
14793	Post Oak	22.5	Fair		33.13203402	-97.02816072			
14794	Post Oak	21.2	Fair		33.13263721	-97.02787855			
14795	Post Oak	20.9	Fair		33.13265511	-97.02820335			
14796	Eastern Red Cedar	13.4	Fair		33.13279802	-97.02801157			
14797	Eastern Red Cedar	8.5	Fair		33.13306023	-97.02770729			
14798	Post Oak	26.7	Fair		33.13300045	-97.02774536			
14799	Eastern Red Cedar	9.8	Fair		33.13304677	-97.02778526			
14800	Post Oak	31	Fair		33.13305491	-97.02783957			
15397	Eastern Red Cedar	6.4	Fair		33.13310096	-97.02790696			
15398	Eastern Red Cedar	6.7	Fair		33.13295103	-97.02802666			
15399	Eastern Red Cedar	7.3	Fair		33.13301505	-97.02784192			
15401	Post Oak	25.8	Good		33.13037753	-97.02839278			
15402	Post Oak	22.5	Good		33.13034413	-97.0284585			
15403	Post Oak	20.4	Fair		33.13022788	-97.02889469			
15404	Post Oak	26.8	Poor	lots of dieback, mostly dead	33.1305766	-97.02812053			
15405	Post Oak	18.7	Good		33.13058671	-97.02804677			
15406	Post Oak	17.3	Good		33.13072232	-97.02767562			
15407	Post Oak	13.7	Good		33.13085315	-97.02756196			
15408	Post Oak	28.5	Good		33.13103874	-97.02753615			
15409	Post Oak	25.1	Good		33.13149836	-97.02800922			
15410	Post Oak	21.9	Good	Dual Stem 15.3 13.2	33.13116284	-97.02810779			
15411	Post Oak	18.5	Good		33.13083406	-97.02838004			
15412	Post Oak	20.7	Good		33.13134309	-97.0284709			
15413	Post Oak	20.5	Poor	Ganoderma at the base of tree	33.13135376	-97.02829957			
15414	Post Oak	22.6	Good		33.13124146	-97.02841993			
15415	Post Oak	19.2	Good		33.13119513	-97.02839009			
15416	Post Oak	27.2	Good		33.13155985	-97.02831533			
15417	Post Oak	21.2	Good		33.13183163	-97.02810343			
15418	Post Oak	13.5	Good		33.13074422	-97.02857014			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

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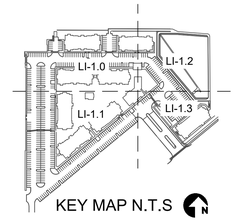
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17101 PRESTON ROAD SUITE 105
DALLAS, TX 75248
P: (469) 398-2780

SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.14

SCALE: AS INDICATED

15419	Post Oak	14.7	Good		33.1308415	-97.02864412			
15420	Post Oak	28.2	Excellent		33.13120636	-97.02858422			
15421	Post Oak	15.4	Good		33.13192372	-97.02853762			
15422	Post Oak	17.3	Good		33.13184145	-97.02850543			
15423	Post Oak	22.4	Good		33.13204375	-97.02891457			
15424	Post Oak	27.3	Good		33.13172578	-97.02895772			
15425	Post Oak	27.4	Good		33.13177239	-97.0291334			
15426	Post Oak	17.5	Good		33.13141272	-97.02904489			
15427	Post Oak	25.4	Good		33.13220617	-97.02848028			
15428	Post Oak	19.3	Good		33.13210116	-97.0282932			
15429	Eastern Red Cedar	6.3	Fair		33.13245521	-97.02830091			
15430	Post Oak	10.6	Fair		33.13255038	-97.02836595			
15431	Post Oak	12.2	Fair		33.13262086	-97.02834919			
15432	Eastern Red Cedar	11	Fair		33.13294542	-97.02825163			
15433	Post Oak	10.8	Fair		33.13320372	-97.02891748			
15434	Post Oak	10.7	Fair		33.13317873	-97.02893659			
15435	Post Oak	18.6	Good		33.13308524	-97.02896979			
15436	Post Oak	11	Fair		33.13304878	-97.02892103			
15437	Post Oak	15.6	Fair		33.1329485	-97.02900667			
15438	Post Oak	11.3	Fair		33.13285164	-97.02901404			
15439	Post Oak	7.1	Fair		33.13270817	-97.02901807			
15440	Post Oak	12.5	Fair		33.13267813	-97.02902511			
15441	Post Oak	15		dual Stem 10.4 9.3	33.13265764	-97.02896945			
15442	Post Oak	12.3	Fair		33.13258239	-97.02906802			
15443	Post Oak	16.9	Good		33.13232258	-97.02893872			
15444	Eastern Red Cedar	6.3	Fair		33.13232521	-97.02892687			
15445	Eastern Red Cedar	6.2	Fair		33.13236457	-97.02883634			
15446	Post Oak	14.2	Good		33.13230496	-97.02879187			
15447	Eastern Red Cedar	7.8	Fair		33.13243749	-97.02883179			
15448	Post Oak	12.6	Fair	some barbed wire on the tree	33.13237953	-97.02872369			
15449	Post Oak	10.4	Fair		33.13248749	-97.02873878			
15450	Post Oak	15	Fair	Dual Stem9.710.2	33.13250265	-97.02880383			
15451	Post Oak	16.7	Good		33.13256133	-97.02880483			
15452	Post Oak	14.8	Good		33.13259811	-97.0288283			
15453	Post Oak	15.3	Fair	Dual Stem 8.910.7	33.13265252	-97.02879101			
15454	Post Oak	8.8	Fair		33.13270761	-97.02885345			
15455	Post Oak	14.1	Poor	Mostly Dead, lots of decay	33.13275491	-97.02884897			
15456	Eastern Red Cedar	7.1	Fair		33.13274973	-97.02880014			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

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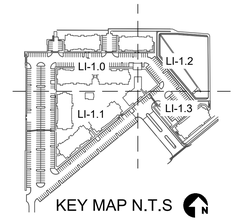
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17101 PRESTON ROAD SUITE 105
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SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.15

SCALE: AS INDICATED

15457	Post Oak	8.4	Fair		33.13283615	-97.02885694			
15458	Post Oak	12.6	Poor	Mostly Dead	33.13296647	-97.02883702			
15459	Eastern Red Cedar	6.1	Fair		33.13297714	-97.02885445			
15460	Post Oak	14.2	Fair	Dual Stem 7.110.7	33.13300365	-97.02884265			
15461	Eastern Red Cedar	8.2	Fair		33.1330601	-97.02883464			
15462	Post Oak	22.5	Poor	Dual Stem 15.414.2lots of dieback	33.13311639	-97.02879214			
15463	Post Oak	8.4	Fair		33.13312567	-97.02880181			
15464	Post Oak	12.4	Fair		33.13308608	-97.02887021			
15465	Post Oak	8.3	Fair		33.1331251	-97.02887692			
15466	Post Oak	14.1	Poor	Dual Stem8.79.2mostly dead	33.13312903	-97.02891849			
15467	Eastern Red Cedar	6.2	Fair		33.13244117	-97.02865463			
15468	Post Oak	15	Fair		33.13244791	-97.02858925			
15469	Post Oak	9.4	Fair		33.13250574	-97.02857416			
15470	Bois Darc	6	Poor	lots of dieback	33.13267982	-97.02853058			
15471	Bois Darc	7.4	Poor	mostly dead	33.13272081	-97.02850442			
15472	Bois Darc	6.7	Poor	mostly Dead	33.13276348	-97.028489			
15473	Post Oak	15.5	Fair		33.13254982	-97.02864692			
15474	Post Oak	6.1	Fair		33.13283002	-97.02872369			
15475	Eastern Red Cedar	9.8	Fair		33.13290021	-97.0286325			
15476	Eastern Red Cedar	7.3	Poor	mostly Dead	33.1330288	-97.02850677			
15477	Post Oak	12.4	Fair		33.13304869	-97.02835927			
15478	Post Oak	7.3	Fair		33.1327744	-97.02861172			
15479	Eastern Red Cedar	7	Fair		33.13230921	-97.02864021			
15480	Eastern Red Cedar	6.8	Fair		33.13318013	-97.02800419			
15481	Eastern Red Cedar	8.6	Fair		33.1331369	-97.02763706			
15482	Honey Locust	7.5	Fair		33.13319887	-97.02751963			
15483	Eastern Red Cedar	8.1	Fair		33.13318547	-97.02712376			
15484	Mesquite	17.6	Fair		33.13308299	-97.02645086			
15485	Mesquite	18.5	Fair		33.13307513	-97.02645153			
15486	Eastern Red Cedar	20.8	Fair	tri Stem 9.2 11.5 10.8	33.13278566	-97.02590805			
15487	Eastern Red Cedar	7.6	Fair		33.13285866	-97.02593956			
15488	Mesquite	13.6	Fair		33.13267757	-97.02639587			
15489	Mesquite	17.2	Fair		33.13269413	-97.02640895			
15490	Eastern Red Cedar	15.5	Fair	dual Stem 8.1 11.5	33.13227945	-97.02664062			
15491	Eastern Red Cedar	7.2	Fair		33.13229714	-97.02662721			
15492	Eastern Red Cedar	8.3	Fair		33.13228562	-97.02666543			
15493	Eastern Red Cedar	9.1	Fair		33.13234065	-97.0266252			
15494	Post Oak	23.7	Fair		33.13107785	-97.02919528			



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

2023.09.29

hpla studio

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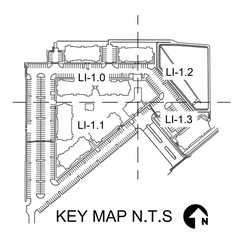
SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.16

SCALE: AS INDICATED

15495	Post Oak	21.7	Fair		33.1309789	-97.02908245			
15496	Post Oak	20.4	Fair		33.13092569	-97.02922516			
15497	Post Oak	20.8	Fair		33.13063658	-97.02918121			
15498	Post Oak	18	Fair		33.13033792	-97.02927933			
15499	Post Oak	10	Fair		33.13037917	-97.02952561			
15500	Post Oak	20.9			33.13051844	-97.02986769			
391	Post Oak	20.2	Fair		33.1329758	-97.02922775			

TOTAL TREES ON SITE:	571
TOTAL TREES IN BUILDING:	167
TOTAL DEAD TREES REMOVED:	23



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
5365
STATE OF TEXAS

2023.09.29

hpla studio

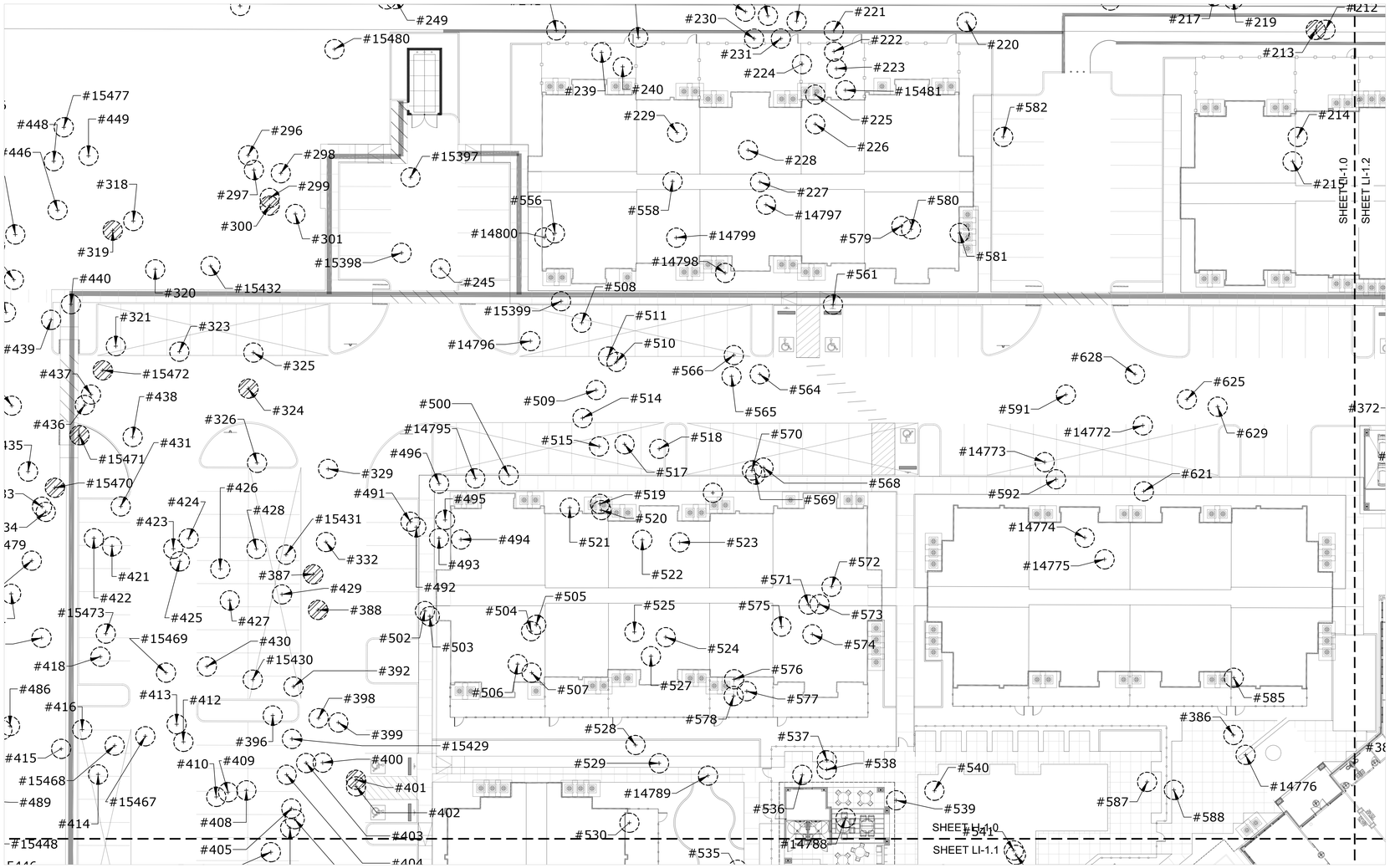
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SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.17

SCALE: AS INDICATED



LANDSCAPE INVENTORY PLAN

SITE

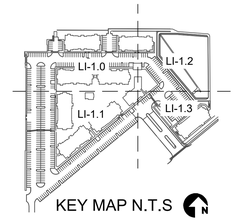
0' 10' 20' 40'

SCALE: 1" = 20'-0"

TOTAL TREES ON SITE: 571

TOTAL TREES IN BUILDING: 167

TOTAL DEAD TREES REMOVED: 23



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

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LAKE DALLAS APARTMENTS PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
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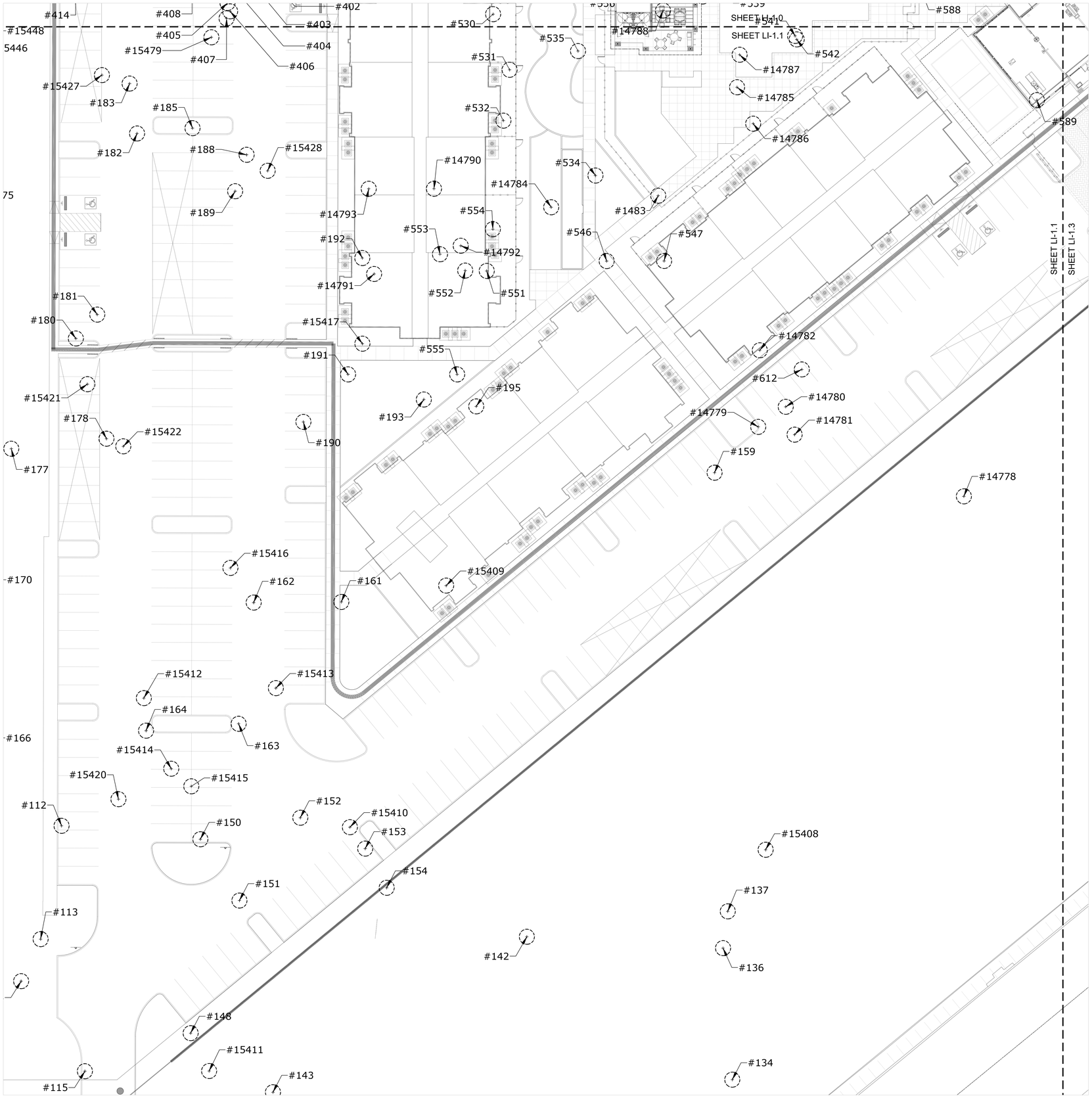
SHEET TITLE

TREE INVENTORY PLAN

SHEET NUMBER

LI-1.18

SCALE: AS INDICATED



LANDSCAPE INVENTORY PLAN

SITE

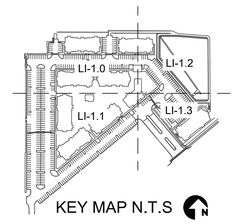
0' 10' 20' 40'

SCALE: 1" = 20'-0"

TOTAL TREES ON SITE: 571

TOTAL TREES IN BUILDING: 167

TOTAL DEAD TREES REMOVED: 23



KEY MAP N.T.S

DESIGNED BY:	M.R.,R.C.
DRAWN BY:	R.C.
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	09/29/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
08/30/2023

ISSUE FOR CONSTRUCTION:
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REVISION SCHEDULE

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LAKE DALLAS APARTMENTS
PHASE I

E. SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL RAY ERLANDSON
STATE OF TEXAS
5486

2023.09.29

hpla studio

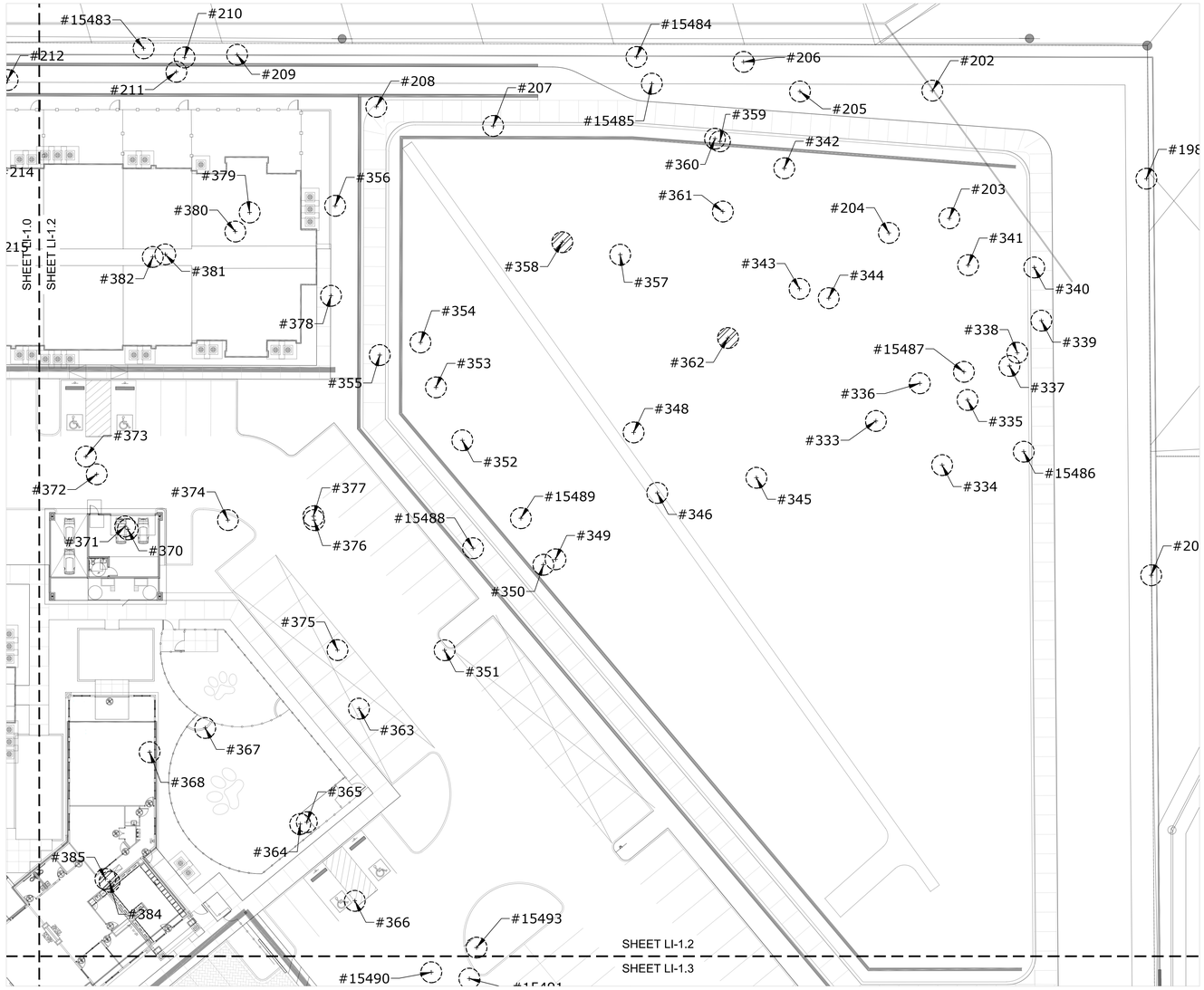
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SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.19

SCALE: AS INDICATED



LANDSCAPE INVENTORY PLAN

SITE

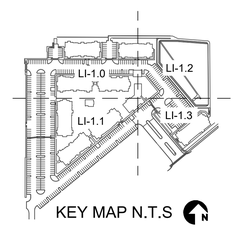
0" 10' 20' 40'

SCALE: 1" = 20'-0"

TOTAL TREES ON SITE: 571

TOTAL TREES IN BUILDING: 167

TOTAL DEAD TREES REMOVED: 23



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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LAKE DALLAS APARTMENTS
PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

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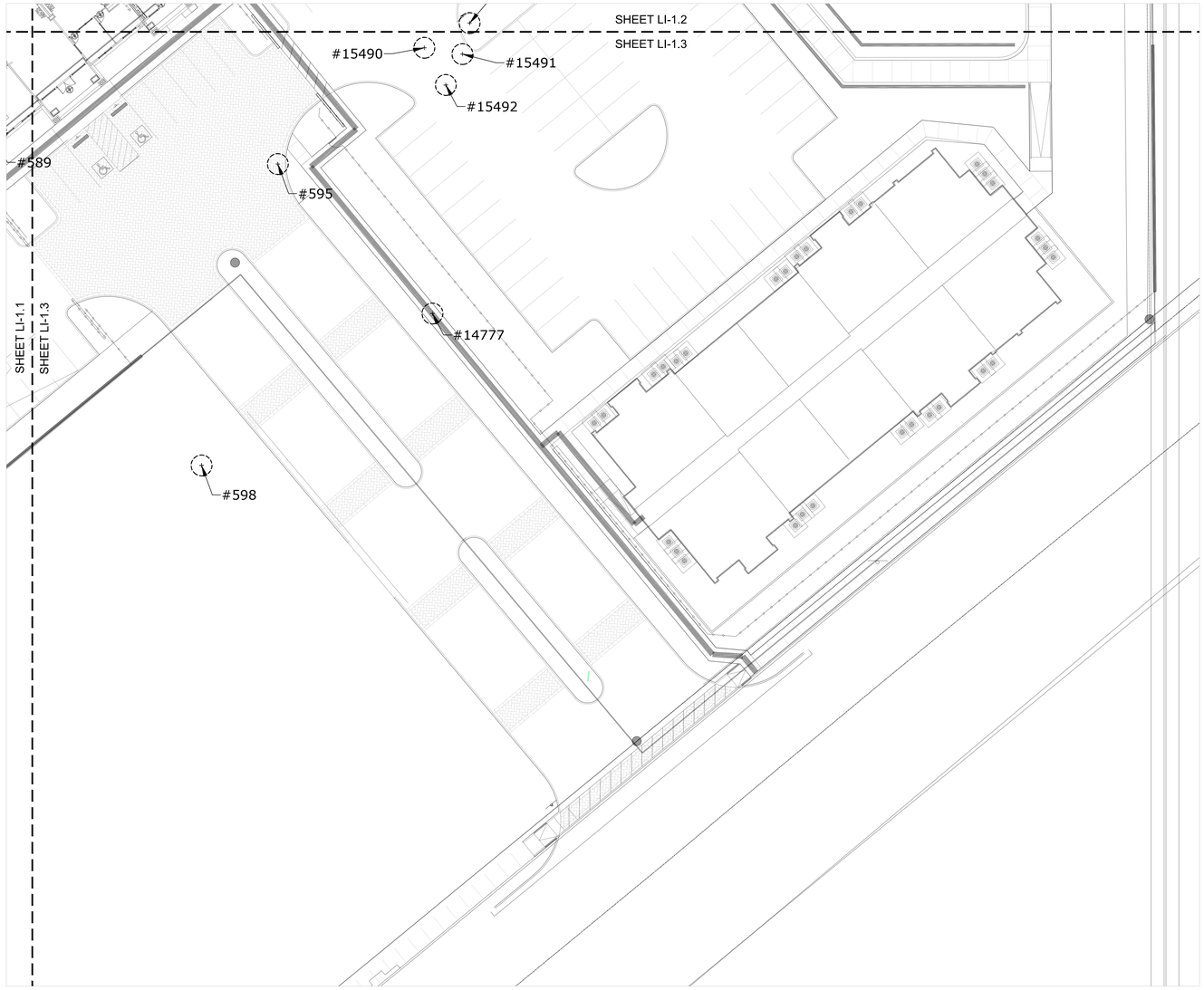
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SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.20

SCALE: AS INDICATED



LANDSCAPE INVENTORY PLAN

SITE

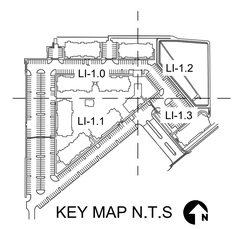
0" 10' 20' 40'

SCALE: 1" = 20'-0"

TOTAL TREES ON SITE: 571

TOTAL TREES IN BUILDING: 167

TOTAL DEAD TREES REMOVED: 23



KEY MAP N.T.S

DESIGNED BY: M.R.,R.C.
DRAWN BY: R.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/29/2023

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LAKE DALLAS APARTMENTS
PHASE I

E SWISHER RD & NORTH SHADY SHORES ROAD
CITY OF LAKE DALLAS, TX

PROJECT #: H22-130

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
STATE OF TEXAS

2023.09.29

hpla studio

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SHEET TITLE
TREE INVENTORY PLAN

SHEET NUMBER
LI-1.21

SCALE: AS INDICATED

Sum of Total Transactions	Column Labels		
Row Labels	East	West	Grand Total
Jan	353,609	338,736	692,345
Feb	326,502	314,389	640,891
Mar	409,849	384,962	794,811
Apr	403,330	378,306	781,636
May	436,275	410,408	846,683
Jun	416,800	393,050	809,850
Grand Total	2,346,365	2,219,851	4,566,216

Name	Plaza	Lane	DatePeriod
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/1/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/2/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/3/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/4/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/5/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/6/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/7/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/8/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/9/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/10/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/11/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/13/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/22/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/27/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/28/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/29/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	1/30/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/1/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/2/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/3/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/4/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/5/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/24/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/25/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/26/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/27/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	2/28/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/1/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/2/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/3/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/4/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/5/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/6/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/7/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/22/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/24/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-04	3/25/2023
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Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-02	5/27/2023

Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-02	5/28/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-02	5/29/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-02	5/30/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-02	5/31/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/1/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/2/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/3/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/4/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/5/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/6/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/7/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/8/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/9/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/10/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/11/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/12/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/13/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/14/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/15/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/16/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/17/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/18/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/19/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/20/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/21/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/22/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/23/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/24/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/25/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/26/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/27/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/28/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/29/2023
Lewisville Lake Toll Bridge	Lewisville Lake Toll Bridge	LLTB-LLTB-03	6/30/2023

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12,530.00	East
12,923.00	East
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14,014.00	East
11,293.00	East
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13,554.00	East
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12,090.00	East
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1,014.00	East
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13,489.00	West
13,942.00	West
13,901.00	West
12,818.00	West
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13,933.00	West
13,964.00	West
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14,561.00	West

AGENDA ITEM #6

PLANNING AND ZONNING COMMISSION
AGENDA MEMO

Prepared By: Ashton Miller, CNU-A, City Planning Consultant **December 21, 2023**

Conduct a public hearing and consider an ordinance to amend the regulations relating to the development and use of ±7.904 of a ±13.305 acres tract called the J.W. Simmons Survey, Abstract No. 1162, City of Lake Dallas, Denton County, Texas; generally located south of Swisher Road and 310± feet east of IH-35E by changing the zoning from C-2 Commercial District to Planned Development for M-1 Light Industrial Uses.

DESCRIPTION:

Conduct a public hearing and act on a proposed rezoning to allow for an industrial building to be constructed on the site.

BACKGROUND INFORMATION:

This item was noticed for the public hearing believing that the applicant would resubmit to address the initial comments. This has not occurred, so we are asking that the item be held to next month's meeting to give the applicant time to address the outstanding comments.