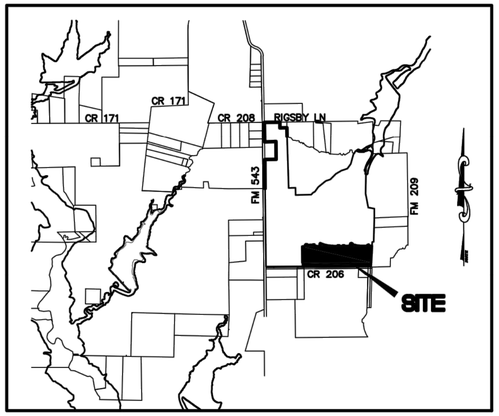
PLANS FOR THE CONSTRUCTION OF

WATER, SANITARY SEWER, STORM DRAIN, PAVING, & GRADING TO SERVE

VENETIAN AT WESTON, PHASE 1

EAST FORK FRESH WATER SUPPLY
DISTRICT NO. 1A, COLLIN COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.

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DET	WATER DETAILS
DET	SEWER DETAILS
DET	FLEXAMAT DETAILS

OWNER
HONEYCREEK VENETIAN, LLC
520 CENTRAL PARKWAY EAST, #104
PLANO, TX 75093
(972)422-9880

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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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PELOTON LAND SOLUTIONS

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TBPE FIRM NO. 12207

NOVEMBER 2020

FIRST SUBMITTAL

VENETIAN AT WESTON, PHASE 1

Drawing: J:\Job\Jen2000_Villages at weston\Phase1\Civil\CAD\LEN20001-C-COVER
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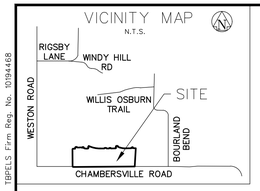


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°53'23"	495.00'	102.72'	S84°28'41"E	102.54'
C2	3°17'43"	225.00'	12.94'	S01°13'28"W	12.94'
C3	16°24'46"	175.00'	50.13'	S82°12'57"E	49.96'
C4	0°45'17"	1116.00'	14.70'	N65°01'40"W	14.70'
C5	25°46'22"	1066.00'	479.51'	S77°32'12"E	475.48'
C6	22°54'50"	400.00'	159.97'	S78°57'57"E	158.91'
C7	6°19'43"	175.00'	19.33'	N18°53'49"W	19.32'
C8	10°48'44"	225.00'	42.46'	S16°39'17"E	42.40'
C9	16°24'51"	470.00'	134.65'	S82°12'57"E	134.19'
C10	11°44'36"	200.00'	40.99'	N05°26'55"E	40.92'
C11	16°24'52"	200.00'	57.30'	S82°12'57"E	57.10'
C12	66°46'45"	25.00'	29.14'	N56°11'15"E	27.52'
C13	2°33'05"	1091.00'	48.58'	S65°55'33"E	48.58'
C14	23°13'17"	1091.00'	442.17'	S78°48'44"E	439.15'
C15	67°05'08"	25.00'	29.27'	N56°02'03"E	27.63'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C16	22°54'52"	425.00'	169.97'	S78°57'57"E	168.84'
C17	18°20'45"	200.00'	64.04'	N12°53'08"W	63.77'
C18	6°43'54"	200.00'	23.50'	N00°20'48"W	23.48'
C19	16°24'52"	200.00'	57.30'	S82°12'57"E	57.10'
C20	16°24'52"	470.00'	134.65'	S82°12'57"E	134.19'
C21	90°00'00"	250.00'	392.70'	N45°25'23"W	353.55'
C22	8°00'25"	500.00'	69.87'	N07°01'22"E	69.82'
C23	5°33'57"	500.00'	48.57'	N13°48'33"E	48.55'
C24	17°00'54"	200.00'	59.39'	N08°05'04"E	59.18'
C25	12°18'50"	475.00'	102.09'	S09°20'55"W	101.89'
C26	17°00'54"	242.50'	72.01'	S08°05'04"W	71.75'
C27	5°51'15"	200.00'	20.43'	N05°56'47"E	20.43'
C28	0°17'00"	200.00'	0.99'	N09°00'55"E	0.99'
C29	9°34'47"	157.50'	26.33'	N04°22'01"E	26.30'

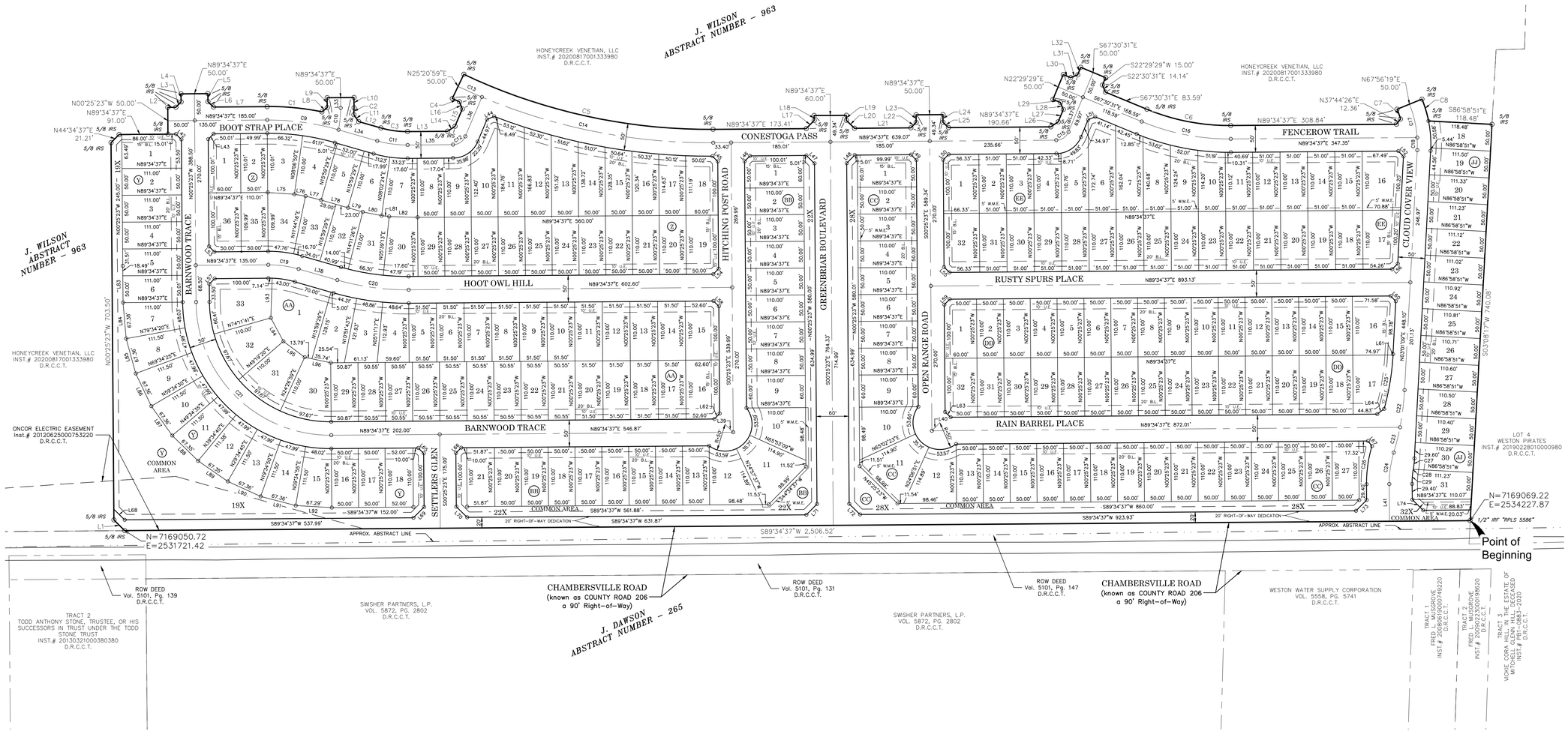
LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°22'01"W	28.26'
L2	N89°34'37"E	15.00'
L3	N44°34'37"E	14.14'
L4	N00°25'23"W	15.00'
L5	S00°25'23"E	15.00'
L6	S45°25'23"E	14.14'
L7	N89°34'37"E	100.00'
L8	N51°31'29"E	12.72'
L9	N00°25'23"W	18.47'
L10	S00°25'23"E	19.14'
L11	S34°55'54"E	15.53'
L12	S74°00'31"E	43.16'
L13	N89°34'37"E	74.64'
L14	N56°11'15"E	16.70'
L15	N22°47'52"E	34.97'
L16	N21°25'55"W	14.33'
L17	N44°34'37"E	21.21'
L18	N00°25'23"W	9.34'
L19	S00°25'23"E	9.34'
L20	S45°25'23"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N89°34'37"E	105.00'
L22	N44°34'37"E	14.14'
L23	N00°25'23"W	14.34'
L24	S00°25'23"E	14.34'
L25	S45°25'23"E	14.14'
L26	N56°02'03"E	16.67'
L27	N22°29'29"E	24.97'
L28	N22°30'31"W	14.14'
L29	N67°30'31"W	15.00'
L30	S67°30'31"E	15.00'
L31	N67°29'29"E	14.14'
L32	N22°29'29"E	15.00'
L33	N00°25'23"W	19.14'
L34	S74°00'31"E	75.00'
L35	N89°34'37"E	84.64'
L36	N22°47'52"E	79.68'
L37	N22°29'29"E	119.97'
L38	S74°00'31"E	75.00'
L39	N45°25'23"W	21.21'
L40	N44°34'37"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L41	N00°25'23"W	69.40'
L42	S45°25'23"E	14.13'
L43	N44°34'37"E	14.14'
L44	S67°01'40"W	14.32'
L45	S45°25'23"E	14.13'
L46	N44°34'37"E	14.13'
L47	S45°25'23"E	21.19'
L48	N44°34'37"E	21.20'
L49	S45°25'23"E	14.16'
L50	N44°34'37"E	14.14'
L51	N67°29'29"E	14.14'
L52	S43°42'07"E	13.72'
L53	N45°25'23"W	14.14'
L54	S44°34'37"W	14.14'
L55	N45°25'23"W	14.14'
L56	S46°17'53"W	14.56'
L57	N44°34'37"E	14.14'
L58	S45°25'23"E	14.14'
L59	N44°34'37"E	14.14'
L60	S43°42'07"E	13.72'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S02°56'00"W	1.41'
L62	S44°34'37"W	14.14'
L63	N45°25'23"W	14.14'
L64	S52°50'31"W	16.03'
L65	S45°25'23"E	14.14'
L66	N44°34'37"E	14.14'
L67	S37°22'36"E	12.04'
L68	N45°25'23"W	28.29'
L69	S44°34'37"W	28.28'
L70	N45°25'23"W	28.28'
L71	S44°34'37"W	28.29'
L72	N45°25'23"W	28.29'
L73	S44°34'37"W	28.28'
L74	N45°25'23"W	28.28'
L75	N86°09'16"W	49.87'
L76	N80°04'27"W	21.18'
L77	N75°46'46"W	29.86'
L78	N74°00'31"W	52.00'
L79	N74°20'27"W	28.53'
L80	N78°53'05"W	35.94'

LINE TABLE		
NO.	BEARING	LENGTH
L81	S83°09'11"E	13.95'
L82	N88°23'28"W	53.09'
L83	N00°25'23"W	68.49'
L84	N05°00'06"W	67.38'
L85	N15°25'38"W	67.36'
L86	N25°25'33"W	67.36'
L87	N35°25'28"W	67.36'
L88	S45°31'37"E	67.35'
L89	S55°19'11"E	67.35'
L90	S65°25'13"E	67.36'
L91	S75°25'08"E	67.36'
L92	S86°41'35"E	67.29'
L93	N01°54'46"E	73.92'
L94	N28°14'29"W	49.53'
L95	N53°06'51"W	49.53'
L96	N77°59'12"W	49.53'



N
W E
S

0 50 100 200
GRAPHIC SCALE IN FEET

LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
D.R.C.C.T	DEED RECORDS, COLLIN COUNTY, TEXAS
5/8 IRS	5/8 IRON ROD WITH CAP STAMPED "PELOTON" SET

A FINAL PLAT OF VENETIAN AT WESTON, PHASE 1

213 RESIDENTIAL LOTS,
4 OPEN SPACE / COMMON AREAS 2.931 ACRES
AND RIGHT-OF-WAY DEDICATION 12.268 ACRES
TOTALING 44.579 ACRES
SITUATED IN THE
J. WILSON SURVEY, ABSTRACT NUMBER 963
CITY OF WESTON, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER	SURVEYOR	ENGINEER
HONEYCREEK VENETIAN, LLC 520 CENTRAL PARKWAY EAST, #104 PLANO, TX 75093 972-422-9880	PELOTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800	PELOTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800

Revisions:

Job #:	LEN20001
Drawn By:	MRY
Checked By:	CSR
Date:	10.28.2020

PELOTON LAND SOLUTIONS
11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PH.# 469-213-1800

SHEET 1 OF 2 SHEETS

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TBPELS Firm Reg. No. 10194448
DWG NAME: J:\JOBS\LEN20001_VILLAGES AT WESTON\MASTERDEV\-SUR\LEN20001-PAR.DWG PLOTTED BY MICHAEL YOST 11/6/2020 12:25 PM 11/5/2020 3:46 PM

OWNERS CERTIFICATION

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, HONEYCREEK VENETIAN, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. WILSON SURVEY, ABSTRACT NO. 963, COLLIN COUNTY, TEXAS, AND BEING OUT OF A 325.320 ACRE TRACT CONVEYED TO THEM BY HONEYCREEK VENETIAN, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES WILSON SURVEY, ABSTRACT NUMBER 963, COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO HONEY CREEK PARTNERS L.P., RECORDED IN INSTRUMENT NUMBER 20200817001333980, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD STAMPED "RPLS 5586" FOUND FOR THE SOUTHEAST CORNER OF SAID HONEYCREEK VENETIAN, LLC TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 206 (A CALLED 90 FOOT WIDE RIGHT-OF-WAY):

THENCE SOUTH 89°34′37" WEST, 2.506.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET ALONG THE SOUTH LINE OF SAID HONEYCREEK VENETIAN, LLC TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 206;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, OVER AND ACROSS THE ABOVE MENTIONED HONEYCREEK VENETIAN, LLC TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 89° 34′ 37" W, 2506.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 45° 22′ 01" W, 28.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 703.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 44° 34′ 37" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 91.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 44° 34′ 37" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 00° 25′ 23" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 45° 25′ 23" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 102.72 FEET,THROUGH A CENTRAL ANGLE OF 11° 53′ 23", HAVING A RADIUS OF 495.00 FEET, AND A LONG CHORD WHICH BEARS S 84° 28′ 41" E, 102.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 51° 31′ 29" E, 12.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 18.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 00° 25′ 23" E, 19.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE 12.94 FEET, THROUGH A CENTRAL ANGLE OF 03° 17′ 43", HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD WHICH BEARS S 01° 13′ 28" W, 12.94 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 34° 55′ 54" E, 15.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 74° 00′ 31" E, 43.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE 50.13 FEET, THROUGH A CENTRAL ANGLE OF 16° 24′ 46", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD WHICH BEARS S 82° 12′ 57" E, 49.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 74.64 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 56° 11′ 15" E, 16.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 22° 47′ 52" E, 34.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 21° 25′ 55" W, 14.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 45′ 17", HAVING A RADIUS OF 1116.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 01′ 40" W, 14.70 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 25° 20′ 59" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 479.51 FEET, THROUGH A CENTRAL ANGLE OF 25° 46′ 22", HAVING A RADIUS OF 1066.00 FEET, AND A LONG CHORD WHICH BEARS S 77° 32′ 12" E, 475.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 173.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 44° 34′ 37" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 9.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 00° 25′ 23" E, 9.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 45° 25′ 23" E, 21.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 105.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 44° 34′ 37" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 00° 25′ 23" W, 14.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 00° 25′ 23" E, 14.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 45° 25′ 23" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 190.66 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 56° 02′ 03" E, 16.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 22° 29′ 29" E, 24.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 22° 30′ 31" W, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 67° 30′ 31" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 22° 29′ 29" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 67° 30′ 31" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 67° 29′ 29" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 22° 29′ 29" E, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 67° 30′ 31" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 22° 29′ 29" W, 15.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 22° 30′ 31" E, 14.14 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

S 67° 30′ 31" E, 83.59 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF159.97 FEET THROUGH A CENTRAL ANGLE OF 22° 54′ 50", HAVING A RADIUS OF 400.00 FEET, AND A LONG CHORD WHICH BEARS S 78° 57′ 57" E, 158.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 89° 34′ 37" E, 308.84 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 37° 44′ 26" E, 12.36 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 19.33 FEET, THROUGH A CENTRAL ANGLE OF 06° 19′ 43", HAVING A RADIUS OF 175.00 FEET, AND A LONG CHORD WHICH BEARS N 18° 53′ 49" W, 19.32 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

N 67° 56′ 19" E, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET AND THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 42.46 FEET, THROUGH A CENTRAL ANGLE OF 10° 48′ 44", HAVING A RADIUS OF 225.00 FEET, AND A LONG CHORD WHICH BEARS S 16° 39′ 17" E, 42.40 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET;

THENCE S 86° 58′ 51" E, 118.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PELOTON" SET IN THE EAST LINE OF SAID HONEYCREEK VENETIAN, LLC AND THE WEST LINE OF LOT 4 WESTON PIRATES RECORDED IN INSTRUMENT NUMBER 20190228010000980 OF SAID D.R.C.C.T.;

THENCE S 03° 08′ 17" W, 740.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,941,857 SQUARE FEET OR 44.579 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HONEYCREEK VENETIAN, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS VENETIAN AT WESTON, PHASE 1, AN ADDITION TO COLLIN COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE HONEYCREEK VENETIAN, LLC DOES HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.

2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS ARE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.

3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, AND CREATED BY THIS PLAT, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.

4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS.

5. UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF THE ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S USE THEREOF.

6. THE PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS.

7. THE PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

8. THE OWNERS OF THE LOTS ADJACENT TO OR UPON WHICH DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT OR THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OR THE RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS CONSTRUCTED IN SAID EASEMENTS FOR THE PURPOSE OF ASSURING THE FLOW OF STORM WATER TO THE DEGREE REQUIRED BY THE DESIGN AND ORIGINAL CONSTRUCTION

9. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF DRAINAGE IMPROVEMENTS ON PRIVATE LOTS OR ADJACENT THERETO.

10. COLLIN COUNTY SHALL HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM A DRAINAGE EASEMENT IF NECESSARY TO MAINTAIN OR REPAIR THE EFFECT THE DRAINAGE SYSTEM IN THAT EASEMENT IS HAVING ON THE USE AND MAINTENANCE OF A ROADWAY AND THE DRAINAGE SYSTEMS OF THE ROADWAY.

11. ROADWAYS OF THE SUBDIVISION ARE PUBLIC ROADS AND NEITHER APPLICANT OR ANY FUTURE OWNER HAS THE RIGHT TO OBSTRUCT THE ROADWAYS BY A FENCE, GATE, OR OTHERWISE.

12. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY COLLIN COUNTY.

13. THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF COLLIN COUNTY, TEXAS.

WITNESS, MY HAND, THIS THE _____DAY OF _____, 20__.

BY:

_____

AUTHORIZED SIGNATURE.

_____

PRINTED NAME AND TITLE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, _____.

_____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

AUTHORIZATION

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY. I/WE AM/ARE RESPECTFULLY REQUESTING PROCESSING AND APPROVAL OF A PLAT APPLICATION FOR THE SUBDIVISION OF THE PROPERTY. I/WE HEREBY AUTHORIZE _____ TO SIGN THE PLAT APPLICATION AND OTHER NECESSARY INSTRUMENTS ON MY/OUR BEHALF, AND TO ACT ON MY/OUR BEHALF DURING THE PROCESSING AND PRESENTATION OF THE PLAT APPLICATION. _____ SHALL BE THE PRINCIPAL CONTACT WITH THE CITY IN PROCESSING THE PLAT APPLICATION.

OWNER(S)

_____

SIGNATURE

PRINTED NAME: _____

DATE: _____

ADDRESS: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____ _____ _____
City Development Official Date
City of Weston, Texas

Witness by hand this _____ day of _____,2020

_____
City Secretary
City of Weston, Texas

CERTIFICATION:

THAT I, CHARLES STEPHEN RAMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF WESTON.

_____
SIGNATURE OF THE REGISTERED PROFESSIONAL
CHARLES STEPHEN RAMSEY

TEXAS REGISTRATION NO. 6718

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Charles Stephen Ramsey, RPLS 6718
Date: 11/6/2020

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

OWNER/DEVELOPER	SURVEYOR	ENGINEER
HONEYCREEK VENETIAN, LLC 520 CENTRAL PARKWAY EAST, #104 PLANO, TX 75093 972-422-9880	PELOTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800	PELOTON LAND SOLUTIONS 11000 FRISCO ST., SUITE 400 FRISCO, TEXAS 75033 469-213-1800

A FINAL PLAT OF VENETIAN AT WESTON, PHASE 1

213 RESIDENTIAL LOTS,
4 OPEN SPACE / COMMON AREAS 2.931 ACRES
AND RIGHT-OF-WAY DEDICATION 12.268 ACRES
TOTALING 44.579 ACRES
SITUATED IN THE
J. WILSON SURVEY, ABSTRACT NUMBER 963
CITY OF WESTON, COLLIN COUNTY, TEXAS

Revisions:

Job #:	LEN20001
Drawn By:	MRY
Checked By:	CSR
Date:	10.28.2020

PELOTON LAND SOLUTIONS
11000 FRISCO ST, SUITE 400 FRISCO, TX 75033 PH.#:469-213-1800

SHEET 2 OF 2 SHEETS

Copyright © 2020 Peloton Land Solutions, Inc. TBPELS Firm Reg. No. 10194468

DWG NAME: J:\JOBS\LEN20001 VILLAGES AT WESTON\MASTERDEV_SUR\LEN20001-PAF.DWG PLOTTED BY MICHAEL YOST 11/6/2020 12:22 PM 11/5/2020 3:46 PM

CITY OF WESTON

ENGINEERING DESIGN MANUAL

APPENDIX B

GENERAL NOTES

GENERAL

1. All construction shall be in accordance with the North Central Texas Council of Governments Standard Specifications for Public Works Construction.
2. Before beginning construction, the contractor shall prepare a construction sequence schedule. The construction sequence schedule shall be such that there is the minimum interference with traffic along or adjacent to the project.
3. Construction may not begin earlier than 7:00 A.M. on weekdays nor continued after dark without permission from the City of Weston. Construction on Saturday may not begin before 8:00 A.M. and work on Sunday is prohibited without special permission.
4. The contractor is responsible for verifying the location of all underground utilities and structures and protecting them from damage during construction.
5. Work may not be backfilled or covered until it has been inspected by the City.
6. Material testing shall be performed by and independent testing laboratory and paid for by the Contractor.
7. All excavation on the project is unclassified.
8. Temporary erosion control shall be used to minimize the spread of silt and mud from the project on to existing streets, alleys, drainage ways and public and private property. Temporary erosion controls may include straw bales, berms, dikes, swales, strips of undisturbed vegetation, check dams and other methods as required by the City of Weston.
9. Finished Slopes on public rights-of-way and easements shall not be steeper than 4:1. All slopes steeper than 6:1 shall be hydro mulched and maintained by the contractor until grass covers all parts of the slope.
10. The contractor shall maintain two-way traffic at all times along the project.
11. Remove, salvage and replace all street and traffic control signs which may be damaged by the construction of the project.
12. All trenching and excavation shall be performed in accordance with OSHA standards.
13. All fill for public improvements (pavement, drainage, and utilities) shall be compacted to a minimum of 95% maximum density at a minimum moisture of +2% or higher of optimum moisture as determined by ASTM D-698.

PAVING

1. All embankments shall be compacted to 95% Standard Proctor Density.
2. All streets and alleys shall be placed on lime stabilized subgrade with a lime content of not less than 6%.
3. Concrete pavement shall be a Class C six sack mix with a 28 day compressive strength not less than 3600 psi and shall be air entrained. Water may not be applied to the surface of concrete paving to improve workability.
4. All curb and gutter shall be integral with the pavement.
5. All street pavement must be cross-sloped or constructed on a parabolic crown section.
6. Streets and alleys shall be constructed with provisions for sidewalk ramps at all intersections.
7. Fly ash may not be used in place of cement.

DRAINAGE

1. Storm sewer pipe shall be reinforced concrete, Class III unless otherwise noted.
2. All structural concrete shall be Class "C" (3600 PSI compressive strength at 28 days), air entrained.
3. The Contractor shall install plugs in storm sewer lines or otherwise prevent mud from entering the storm sewer system during construction.

WATER AND SANITARY SEWER

1. Water mains shall be AWWA C-900 PVC class 150 unless otherwise noted. Minimum cover for waterlines is 48" or as required to clear existing utilities, whichever is greater.
2. Marking tape shall be installed over PVC water lines.
3. Fittings for PVC water lines shall be ductile iron and be encased in a polyethylene sheath.
4. Valves shall be resilient seat gate valves.
5. All direct burial valves shall be provided with cast iron valve boxes with PVC stacks. Valve stacks shall be vertical and concentric with the valve stem. Stainless steel valve extensions are required on all valves where the operating nut is greater than 4 feet below finished grade.
6. Fire hydrants shall be field painted per City of Weston specifications.
7. All exposed bolting on any buried equipment or material shall be stainless steel. Included are:

   a. Bonnet and stuffing box bolts on valves
   b. Shoe bolts on Fire Hydrants
   c. Flange bolts

   "Cor-ten" mechanical joint "T" bolts are acceptable for direct burial service.

8. Meter boxes shall be as approved by the City of Weston. Contact the City Engineer for specifications.
9. Sanitary sewer mains shall be SDR 26 PVC.
10. The contractor shall install and maintain water tight plugs in all connections to the City's sanitary sewer system until the project is accepted by the City.
11. All sanitary sewer lines and manholes shall be leak tested before the project is accepted. Deflection testing of PVC sewer lines is required.
12. All sanitary sewer manholes shall be made with ConShield or approved equal additive to concrete.
13. All sanitary sewer manholes shall have joints protected with Gator Wrap or approved equal.
14. All fittings for pressure pipe to be full body.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/3/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

GENERAL NOTES - CITY OF WESTON

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	0.04
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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User: Jay Reissig
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TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
    - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

    Where:
    - Q = the quantity of makeup water in gallons per hour,
    - L = the length of the pipe section being tested, in feet,
    - D = the nominal diameter of the pipe in inches, and
    - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
    - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

    Where:
    - L = the quantity of makeup water in gallons per hour,
    - S = the length of the pipe section being tested, in feet,
    - D = the nominal diameter of the pipe in inches, and
    - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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JAY W. REISSIG 94971 LICENSED PROFESSIONAL ENGINEER 11/5/2020
NOT FOR CONSTRUCTION

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

GENERAL NOTES - TCEQ

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	0.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobfiles\20001_Villages at weston\Phase1\Civil\CAD\LEN20001-C-GEN
Layout: 0.05 Notes
Last Saved: 10/30/2020 2:29 PM
Plot Date/Time: 11/9/2020 2:24 PM

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
    (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
        (1) *Low Pressure Air Test.*
            (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
            (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
                (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
                (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3
$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	**Minimum Time** *(seconds)*	**Maximum Length for Minimum Time** *(feet)*	**Time for Longer Length** *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
(A) *Mandrel Sizing.*
(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
(iii) All dimensions must meet the appropriate standard.
(B) *Mandrel Design.*
(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
(ii) A mandrel must have nine or more odd number of runners or legs.
(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
(iv) Each size mandrel must use a separate proving ring.
(C) *Method Options.*
(i) An adjustable or flexible mandrel is prohibited.
(ii) A test may not use television inspection as a substitute for a deflection test.
(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
(5) Gravity collection system pipe deflection must not exceed five percent (5%).
(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
(a) All manholes must pass a leakage test.
(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
(1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
(2) Vacuum Testing.
(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
(B) No grout must be placed in horizontal joints before testing.
(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
(G) A test does not begin until after the vacuum pump is off.
(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

GENERAL NOTES - TCEQ

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	0.06
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
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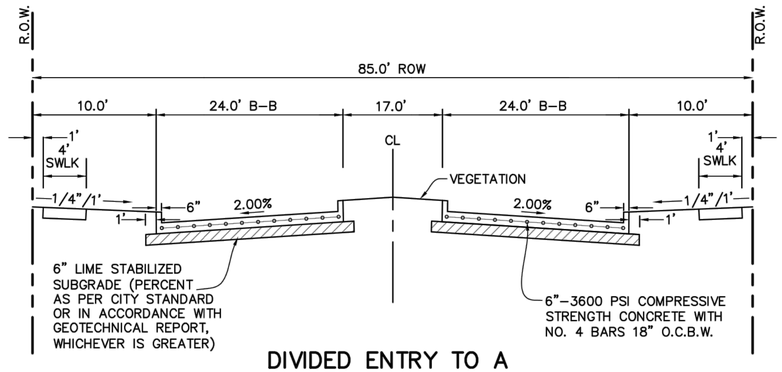
FIRST SUBMITTAL



DIVIDED ENTRY TO A RESIDENTIAL STREET TYPICAL PAVEMENT SECTION

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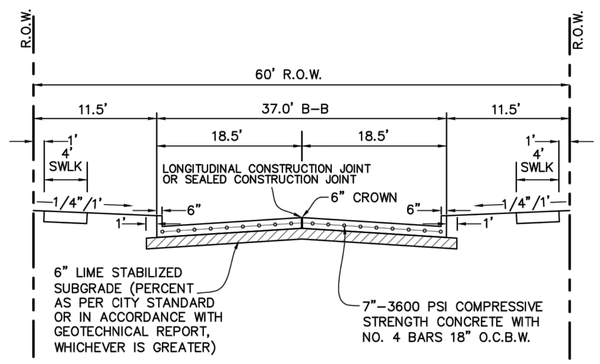

37' B–B TYPICAL PAVEMENT SECTION

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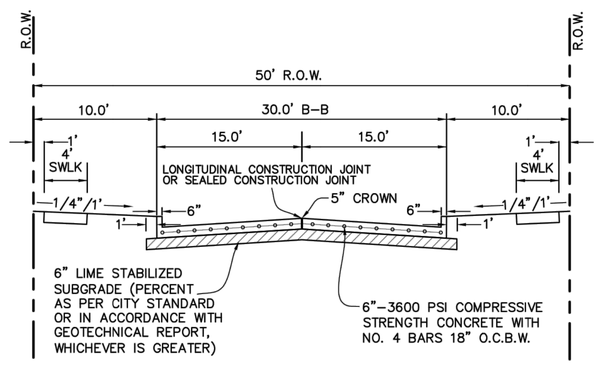

30' B–B TYPICAL PAVEMENT SECTION

N.T.S.

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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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VENETIAN AT WESTON, PHASE 1

PAVEMENT SECTION DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

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11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

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DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
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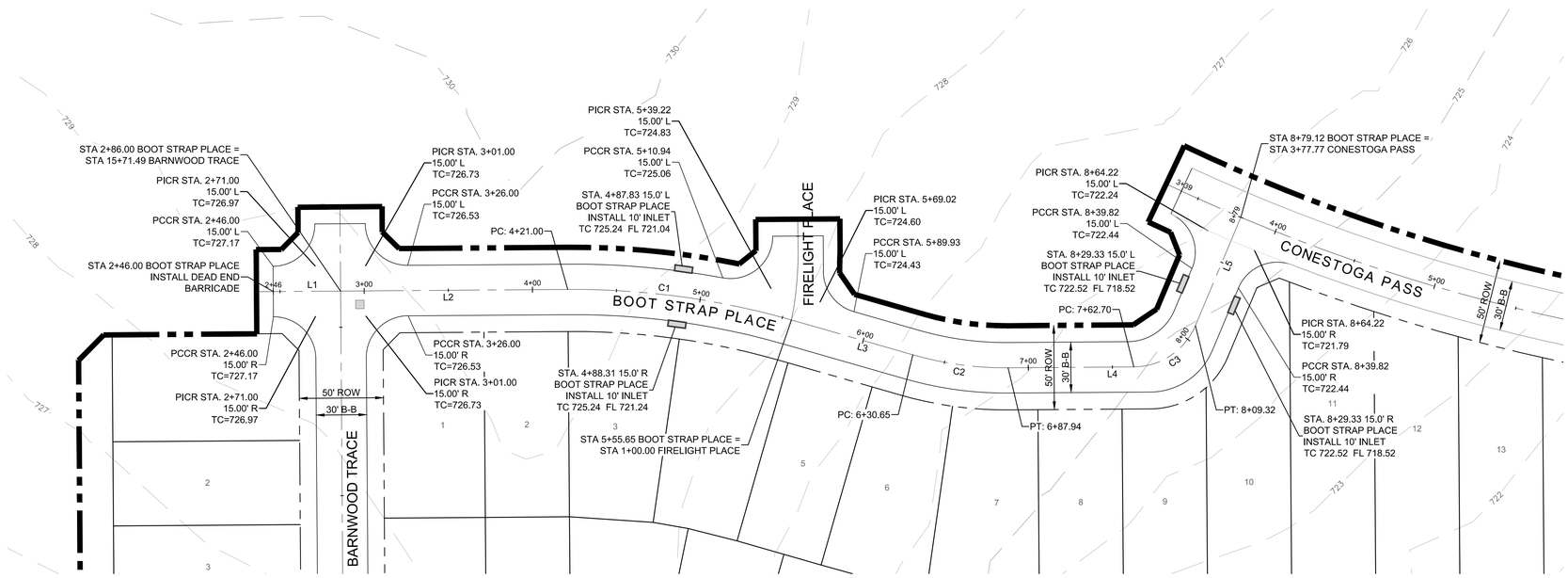
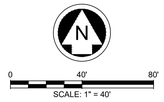




PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

1. FOR TYPICAL PAVEMENT SECTIONS SEE SHEET 1.01.
2. REFER TO CITY OF WESTON CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
3. THE CITY OF WESTON DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
4. REFER TO LANDSCAPE/HARDSCAPE PLANS FOR SIDEWALKS TO BE BUILT BY DEVELOPER.
5. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
6. ALL STREET CURB RETURNS ARE 20' RADIUS AND ALL ALLEY CURB RETURNS ARE 15' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
7. ALL ELEVATIONS REFER TO TOP OF CURB UNLESS OTHERWISE NOTED.
8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

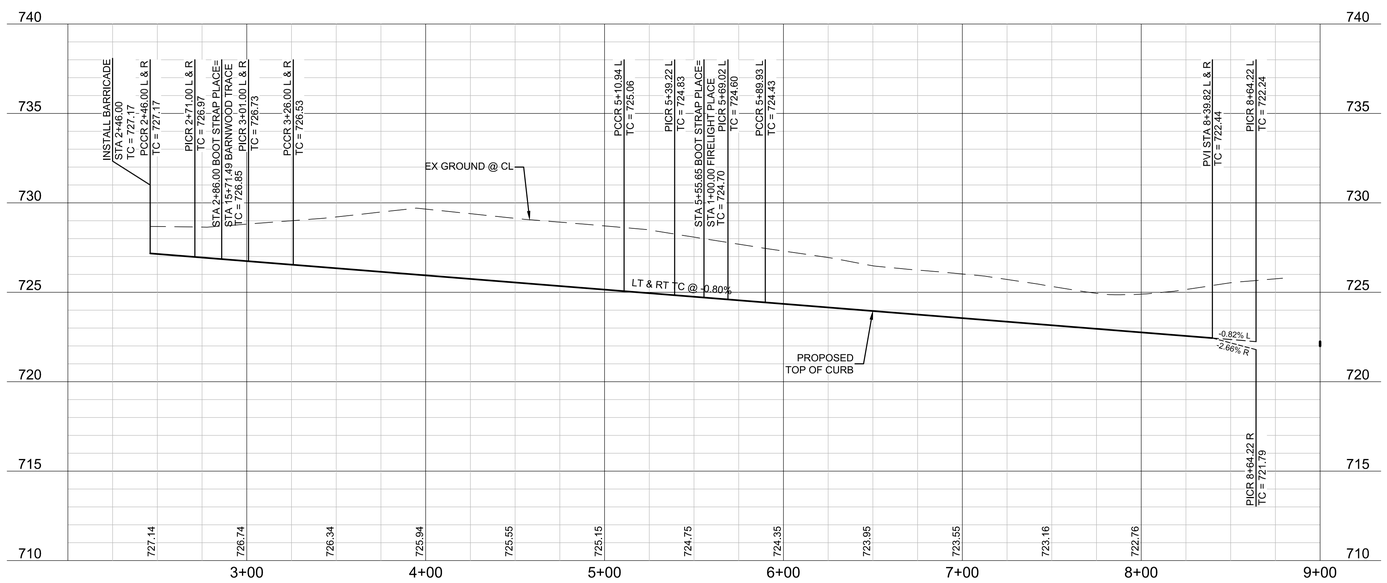
LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	N89° 34' 37"E
L2	135.00'	N89° 34' 37"E
L3	75.00'	S74° 00' 31"E
L4	74.75'	N89° 34' 37"E
L5	69.80'	N22° 47' 52"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	016° 24' 51"	470.00'	67.79'	134.65'	134.19'	S82° 12' 57"E
C2	016° 24' 52"	200.00'	28.85'	57.30'	57.10'	S82° 12' 57"E
C3	066° 46' 45"	40.00'	26.36'	46.62'	44.03'	N56° 11' 15"E

BOOT STRAP PLACE



BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

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NOT FOR CONSTRUCTION
STATE OF TEXAS
JAY W. REISSIG
94971
LICENSED PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - BOOT STRAP PLACE

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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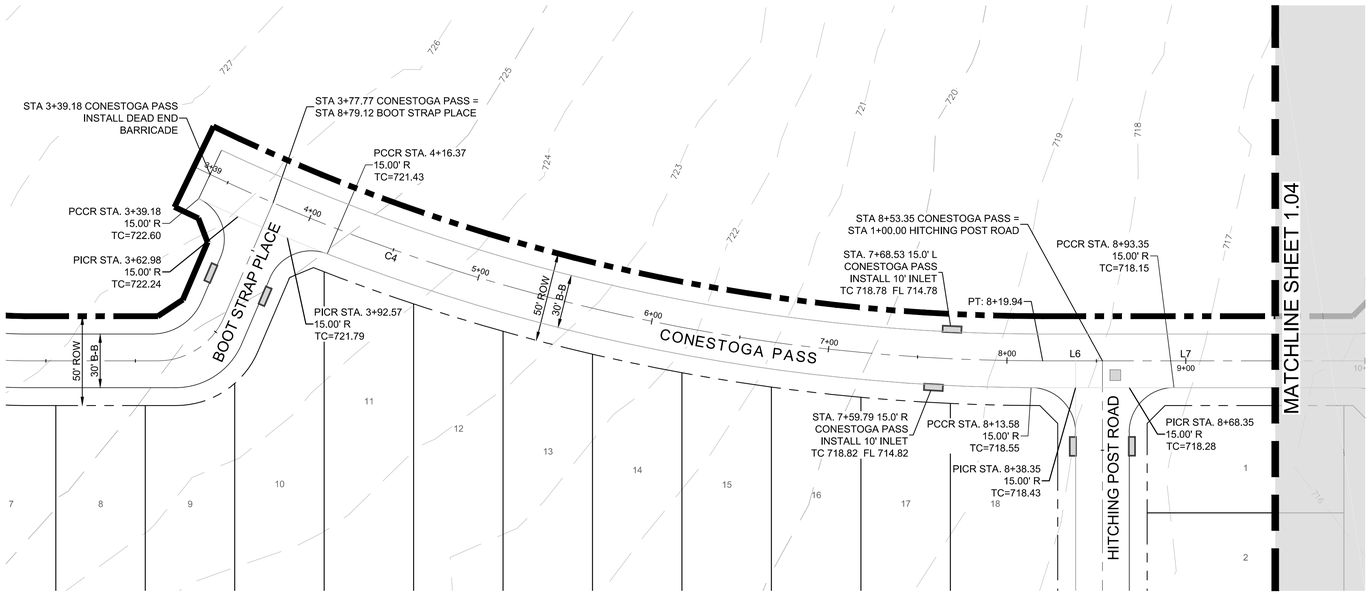
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

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8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

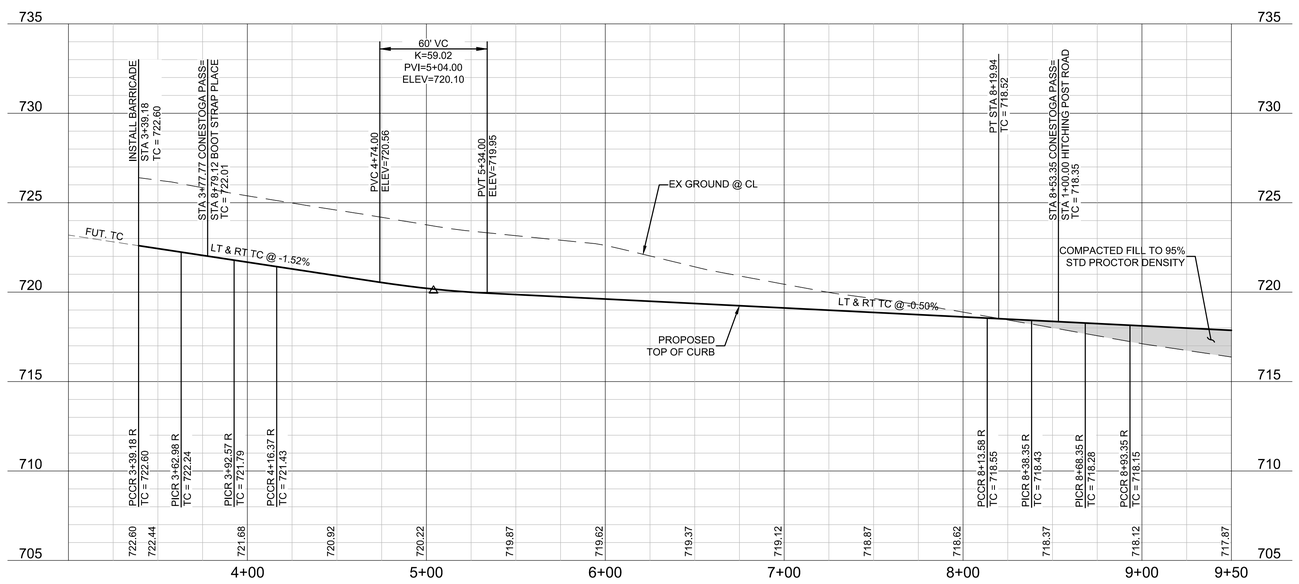
LINE TABLE

LINE	LENGTH	BEARING
L6	33.40'	N89° 34' 37"E
L7	185.01'	N89° 34' 37"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C4	025° 14' 53"	1091.00'	244.35'	480.76'	476.88'	S77° 47' 56"E

CONESTOGA PASS



BENCHMARKS

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ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - CONESTOGA PASS (3+00-9+50)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.03
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

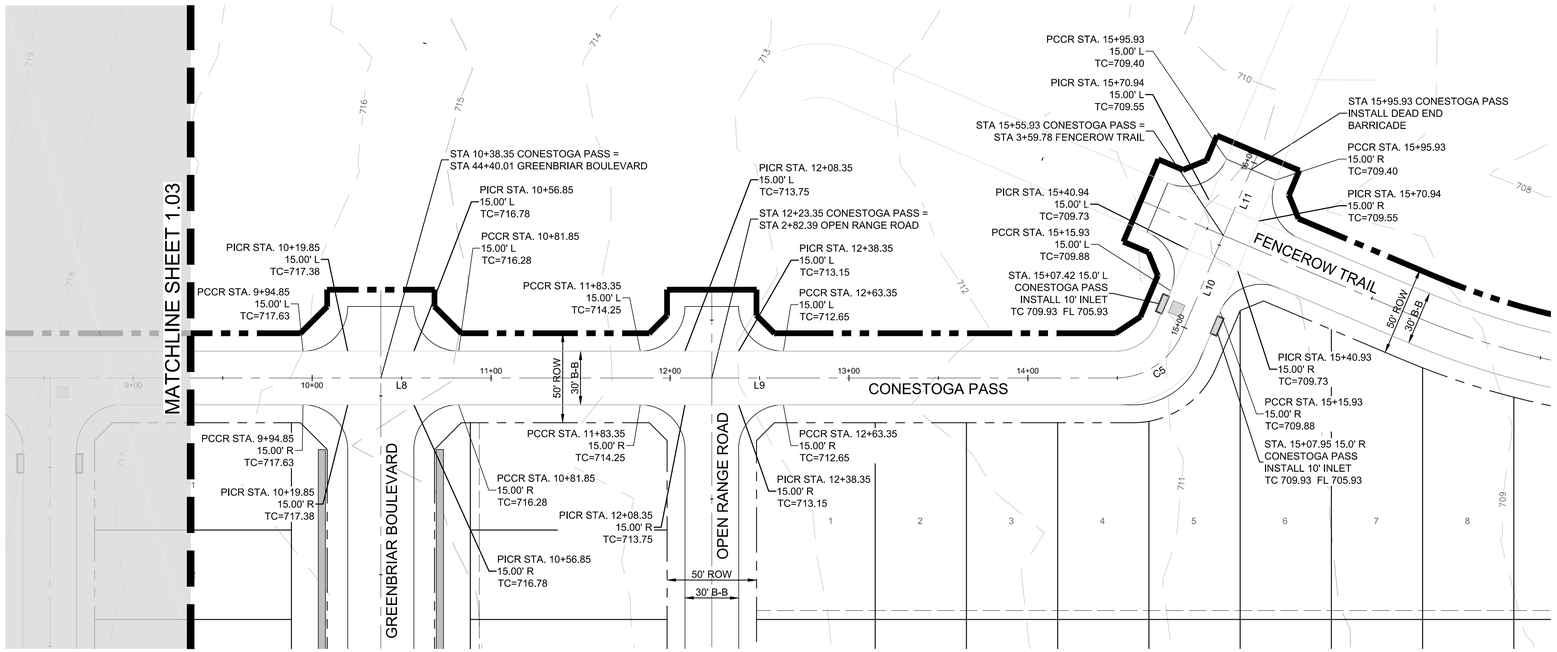
Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PB&P-1
Last Saved: Thursday, November 5, 2020
Last Saved: 11/05/2020 11:39 AM
Plot Date/Time: 11/05/2020 3:29 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

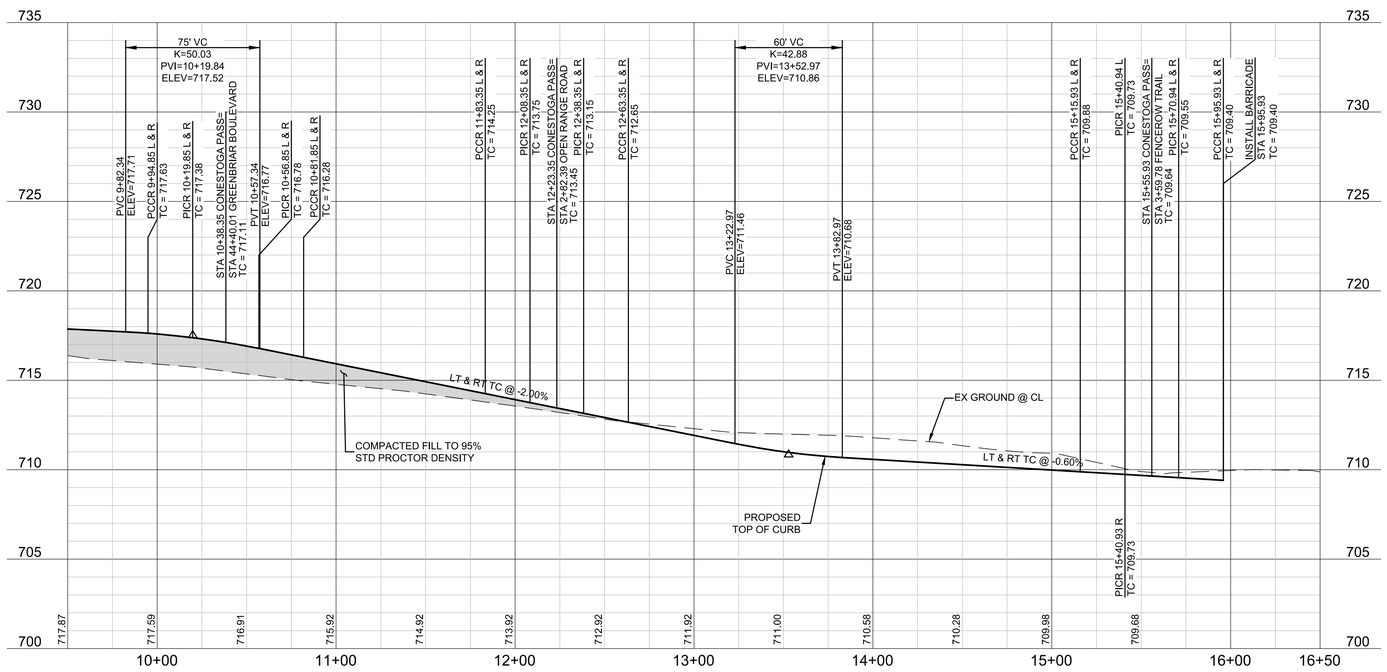
FIRST SUBMITTAL



LINE TABLE		
LINE	LENGTH	BEARING
L8	185.00'	N89° 34' 37"E
L9	225.72'	N89° 34' 37"E
L10	60.03'	N22° 29' 29"E
L11	272.16'	N22° 29' 29"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C5	067° 05' 08"	40.00'	26.52'	46.83'	44.20'	N56° 02' 03"E

CONESTOGA PASS



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
- ★ INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

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BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

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ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - CONESTOGA PASS (9+50-END)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.04
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-P&P-1
Last User: Jay Reissig
Last Saved: 10/30/2020 11:30 AM
Plot Scale: 1" = 10'0"
Plot Date/Time: 11/05/2020 7:25 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

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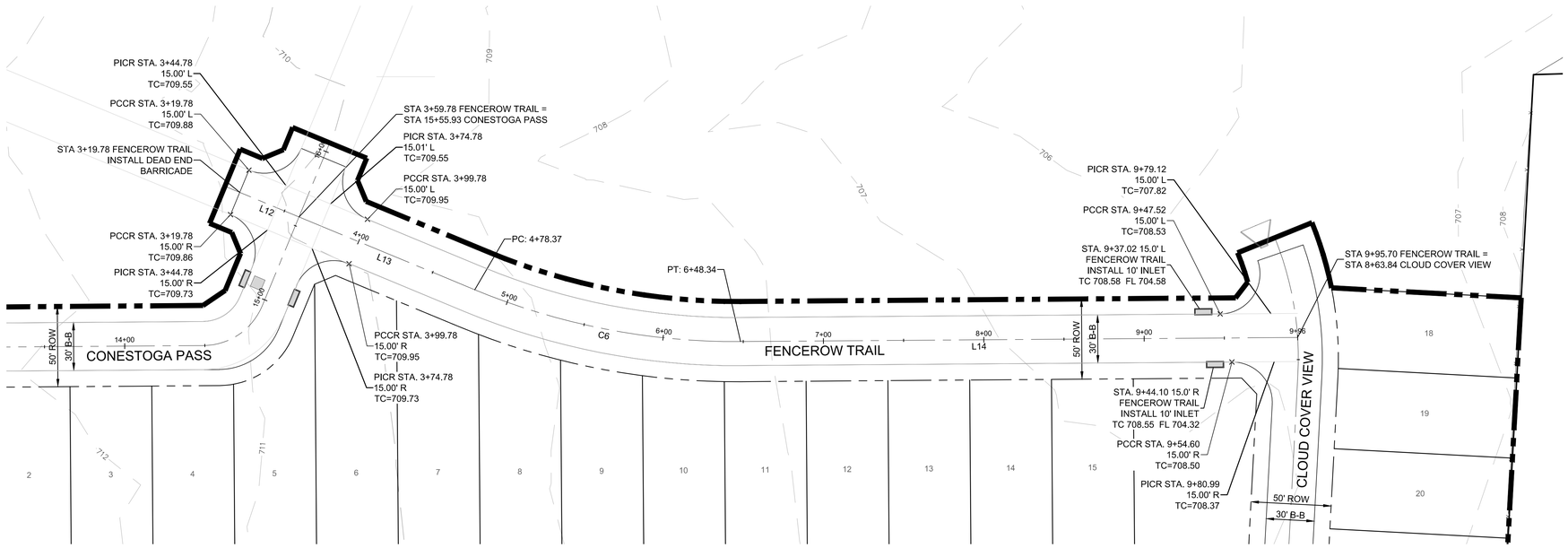

N

0 40' 80'

SCALE: 1" = 40'

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

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- PROPOSED RAMP
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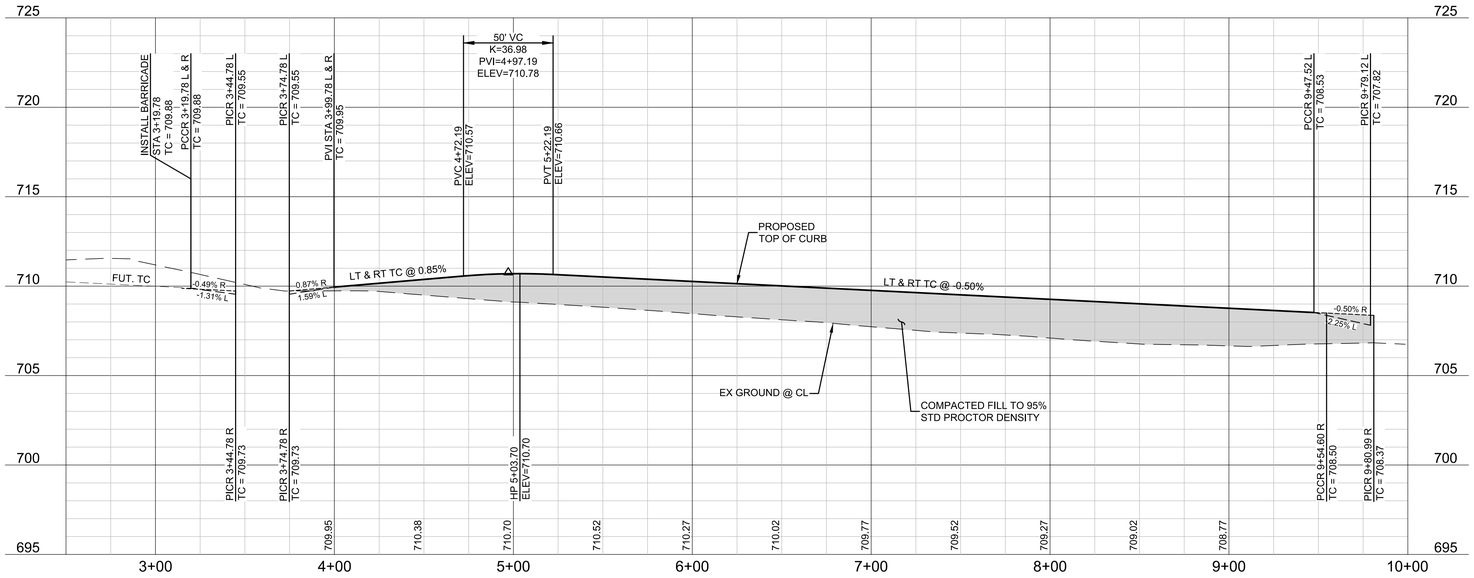
LINE TABLE

LINE	LENGTH	BEARING
L12	40.00'	S67° 30' 31"E
L13	118.59'	S67° 30' 31"E
L14	347.35'	N89° 34' 37"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C6	022° 54' 52"	425.00'	86.14'	169.97'	168.84'	S78° 57' 57"E

FENCEROW TRAIL



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - FENCEROW TRAIL

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PMP-1
Last Saved: 11/05/2020 11:29 AM
Last Plotted: 11/05/2020 11:33 AM
Plot Scale/Time: 1:1/05/2020 3:29 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

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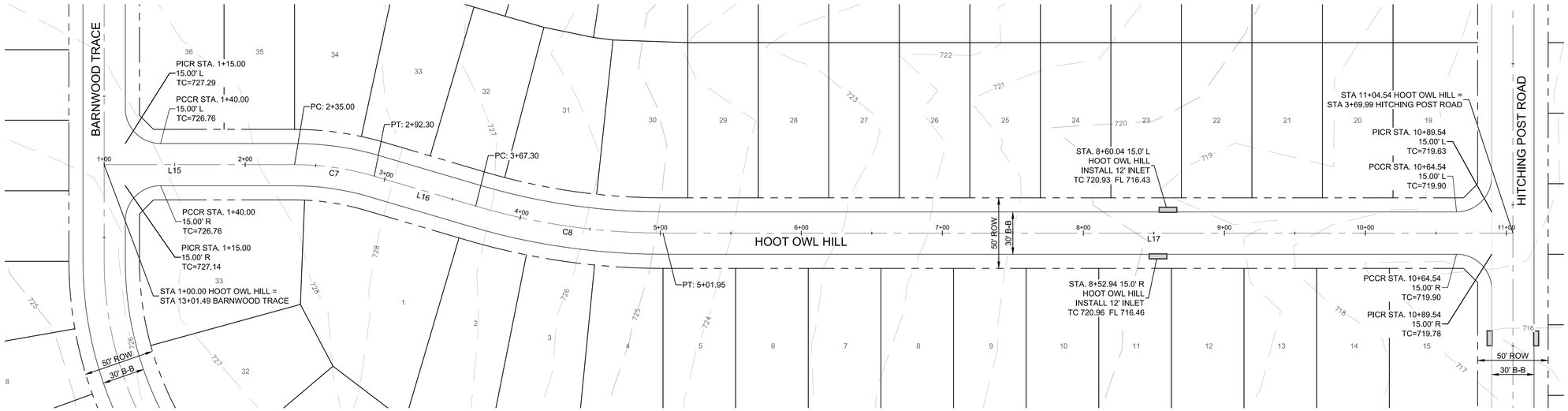
FIRST SUBMITTAL



N

0 40' 80'

SCALE: 1" = 40'

PROFILE SCALES:
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LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
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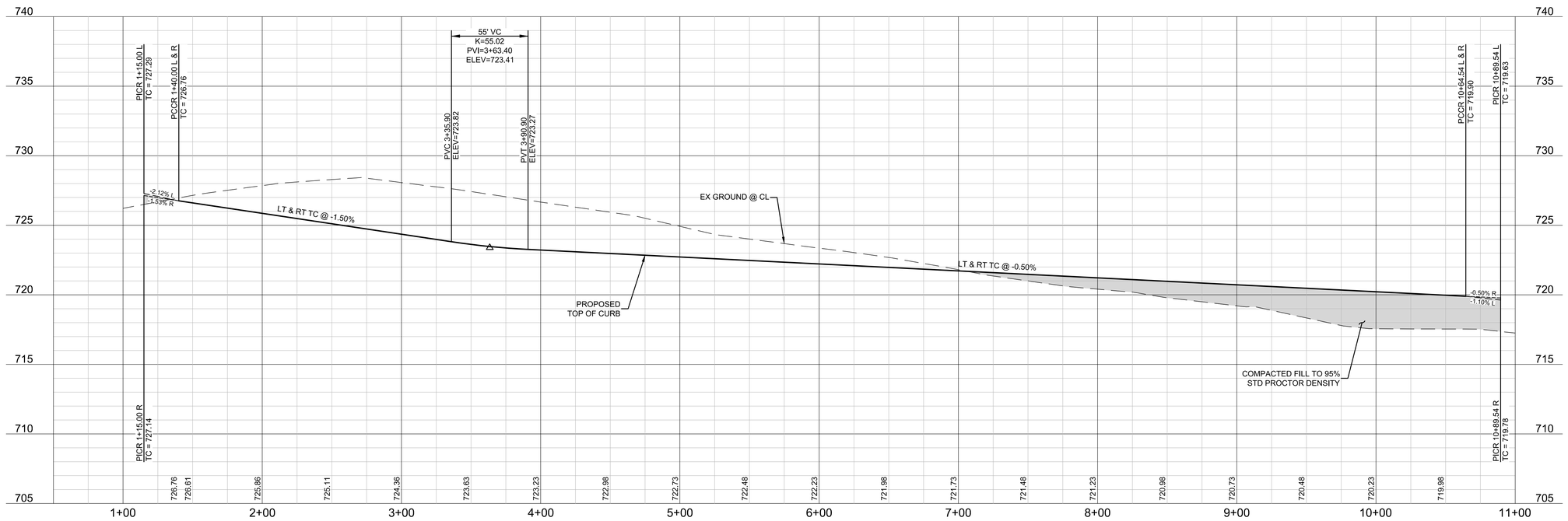
LINE TABLE

LINE	LENGTH	BEARING
L15	135.00'	N89° 34' 37"E
L16	75.00'	S74° 00' 31"E
L17	602.60'	N89° 34' 37"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C7	016° 24' 52"	200.00'	28.85'	57.30'	57.10'	S82° 12' 57"E
C8	016° 24' 52"	470.00'	67.79'	134.65'	134.19'	S82° 12' 57"E

HOOT OWL HILL



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - HOOT OWL HOLLOW

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.06
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PlaN-1
Last Saved: 11/05/2020 11:39 AM
Last Plotted: 11/05/2020 11:39 AM
Plot Scale/Time: 11/05/2020 3:29 PM

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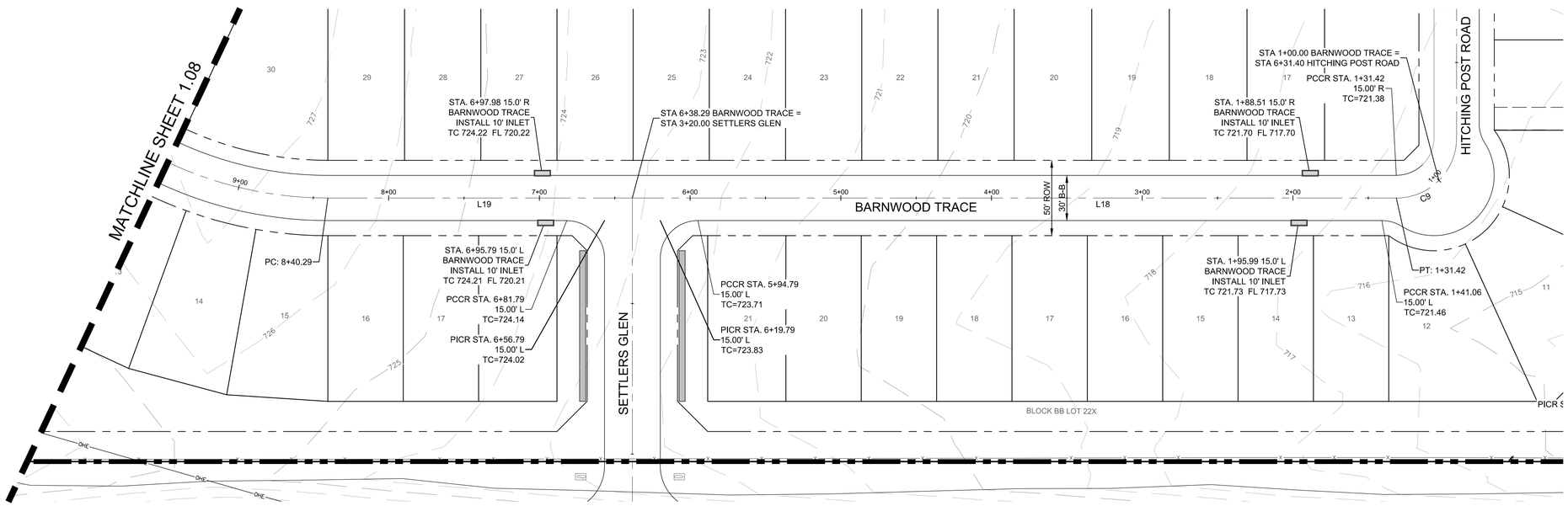
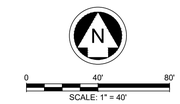
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL





PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
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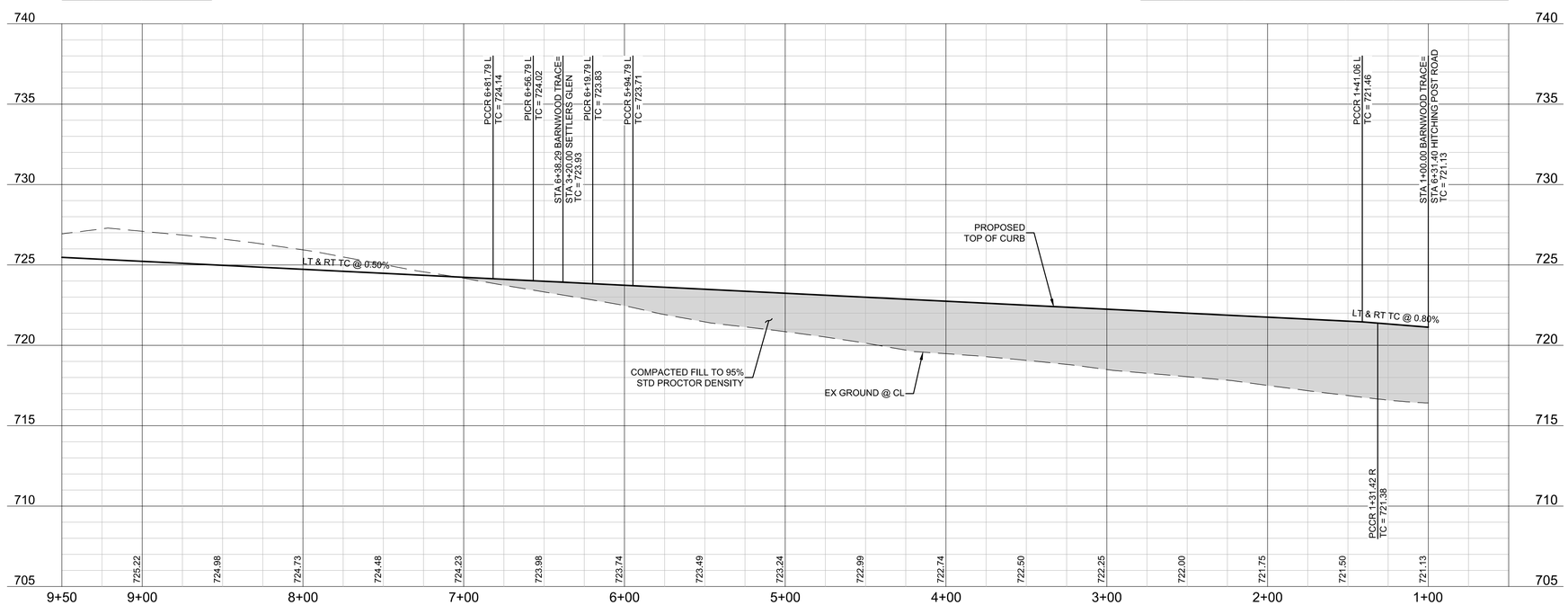
LINE TABLE

LINE	LENGTH	BEARING
L18	506.87'	S89° 34' 37"W
L19	202.00'	S89° 34' 37"W
L20	68.50'	N00° 25' 23"W
L21	270.00'	N00° 25' 23"W
L22	40.00'	N00° 25' 23"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C9	045° 00' 00"	40.00'	16.57'	31.42'	30.61'	S67° 04' 37"W
C10	090° 00' 00"	250.00'	250.00'	392.70'	353.55'	N45° 25' 23"W

BARNWOOD TRACE



BENCHMARKS

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NOT FOR CONSTRUCTION
STATE OF TEXAS
JAY W. BEISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - BARNWOOD TRACE (1+00-9+50)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.07
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\n20001_villages at weston\Phase1\Civil\CADD\LEN20001-C-PAVING-PMP-1
Last Saved: 11/5/2020 11:29 AM
Last Plotted: 11/5/2020 11:29 AM
Plot Scale(Hor.): 1"=40'(0.3)(0.3)

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
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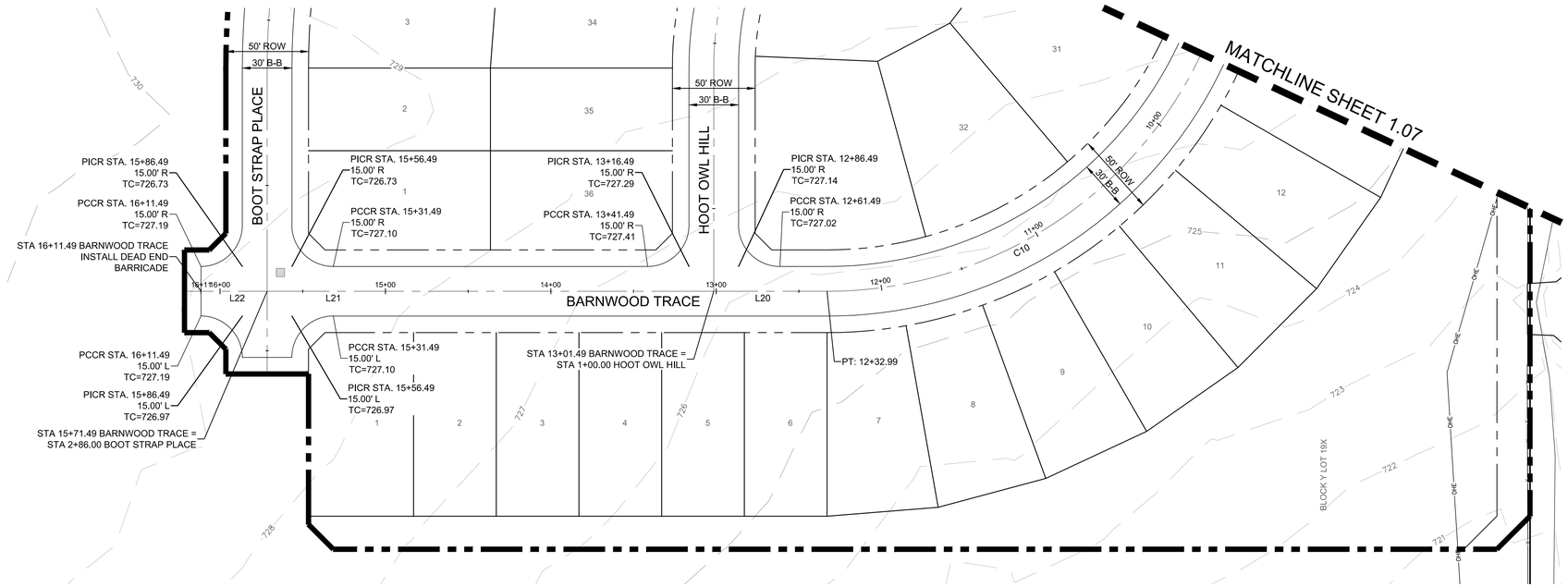
FIRST SUBMITTAL



SCALE: 1" = 40'

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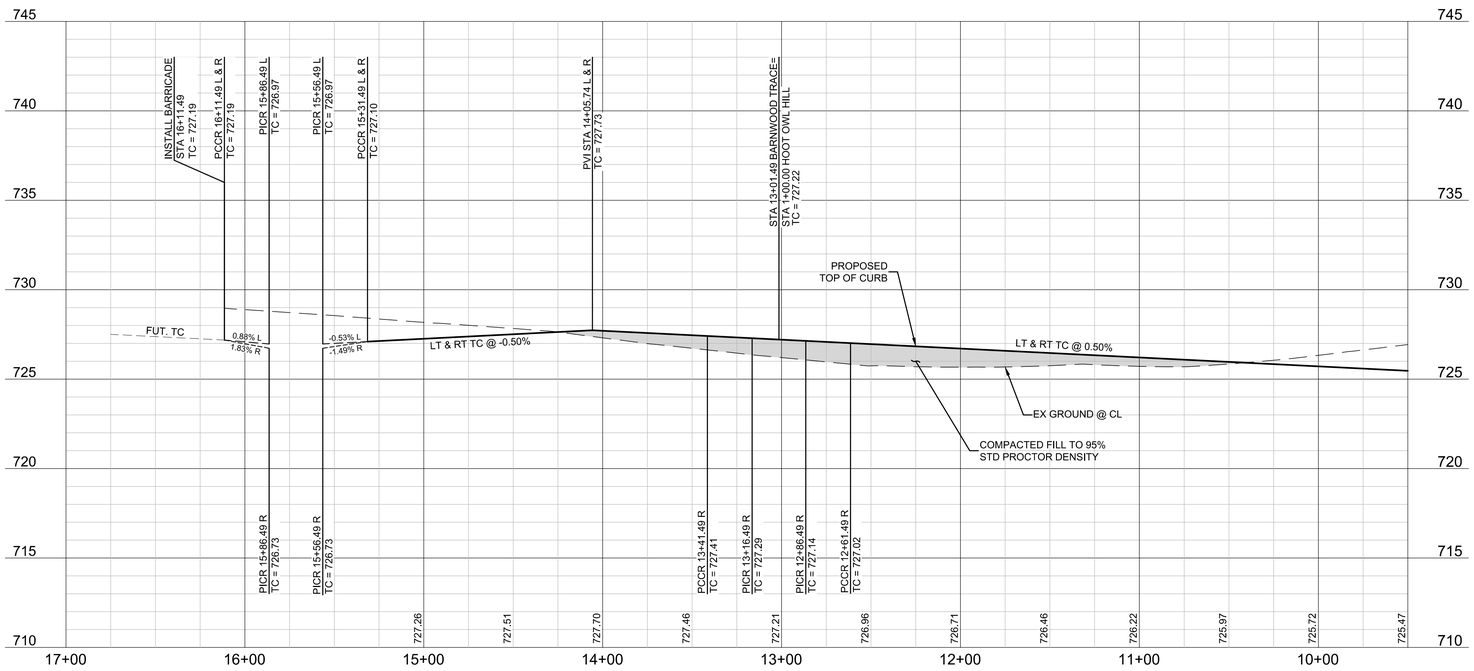
LINE TABLE

LINE	LENGTH	BEARING
L20	68.50'	N00° 25' 23"W
L21	270.00'	N00° 25' 23"W
L22	40.00'	N00° 25' 23"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C10	090° 00' 00"	250.00'	250.00'	392.70'	353.55'	N45° 25' 23"W

BARNWOOD TRACE



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - BARNWOOD TRACE (9+50-END)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.08
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

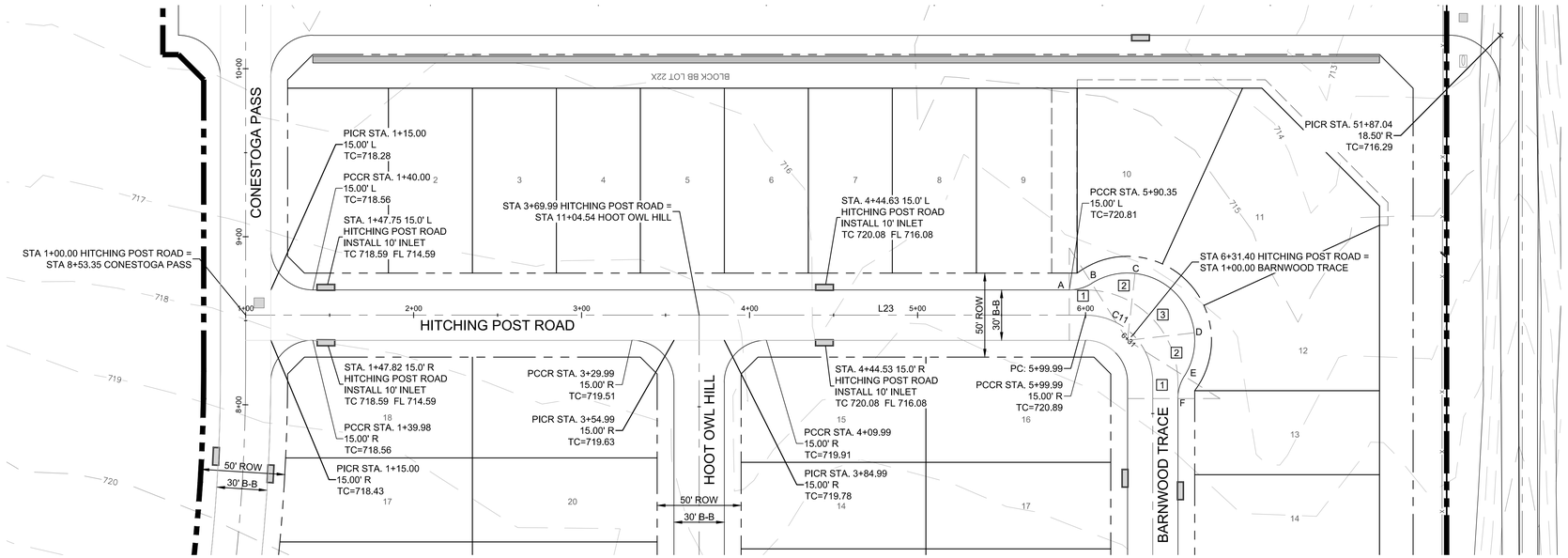
Drawing: J:\Jobs\n20001_villages at weston\Phase1\Civil\CADD\LEN20001-C-PAVING-PMP-1
Last Saved: 11/05/2020 11:39 AM
Last Saved By: Rodney Reeves
Plot Date/Time: 11/05/2020 3:29 PM

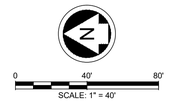
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL





PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
- ★ INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

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LINE TABLE

LINE	LENGTH	BEARING
L23	499.99'	S00° 25' 23"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C11	045° 00' 00"	40.00'	16.57'	31.42'	30.61'	S22° 04' 37"W

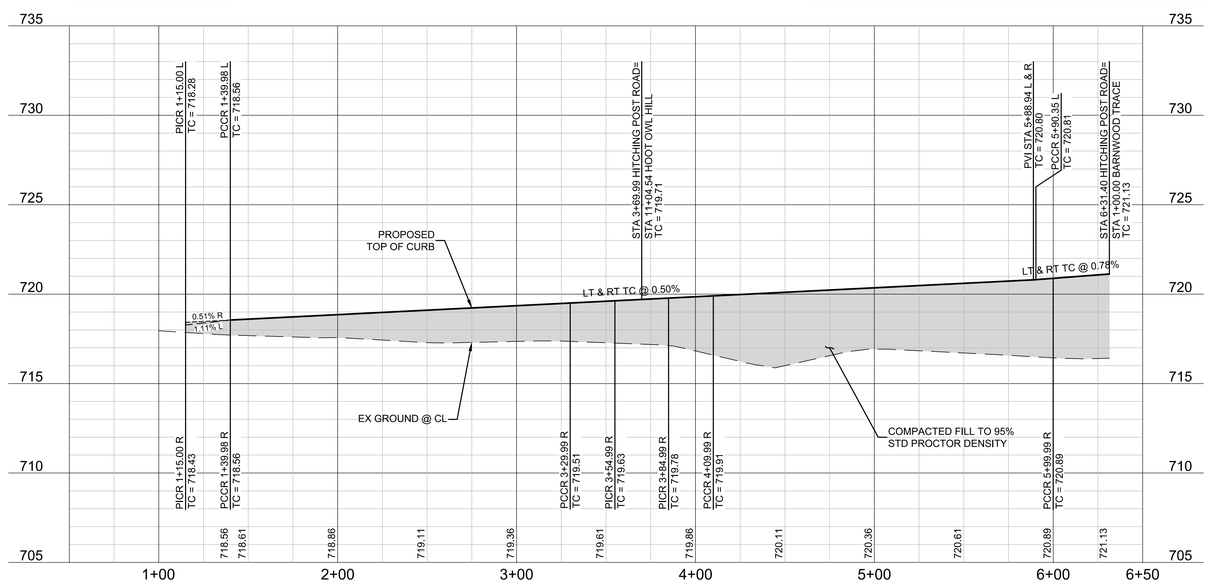
CUL-DE-SAC TABLE

POINT	TC ELEVATION	TP ELEVATION
A	720.81	720.31
B	720.88	720.38
C	721.03	720.53
D	721.28	720.78
E	721.39	720.89
F	721.46	720.96

CUL-DE-SAC TABLE

TAG	ANGLE
1	32° 12' 13"
2	38° 36' 08"
3	77° 12' 15"

HITCHING POST ROAD



BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - HITCHING POST ROAD

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.09
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PM-1
Last User: Jay Reisig
Last Saved: 10/30/2020 11:33 AM
Plot Scale: 1:40 Plot Date/Time: 11/05/2020 2:27 PM

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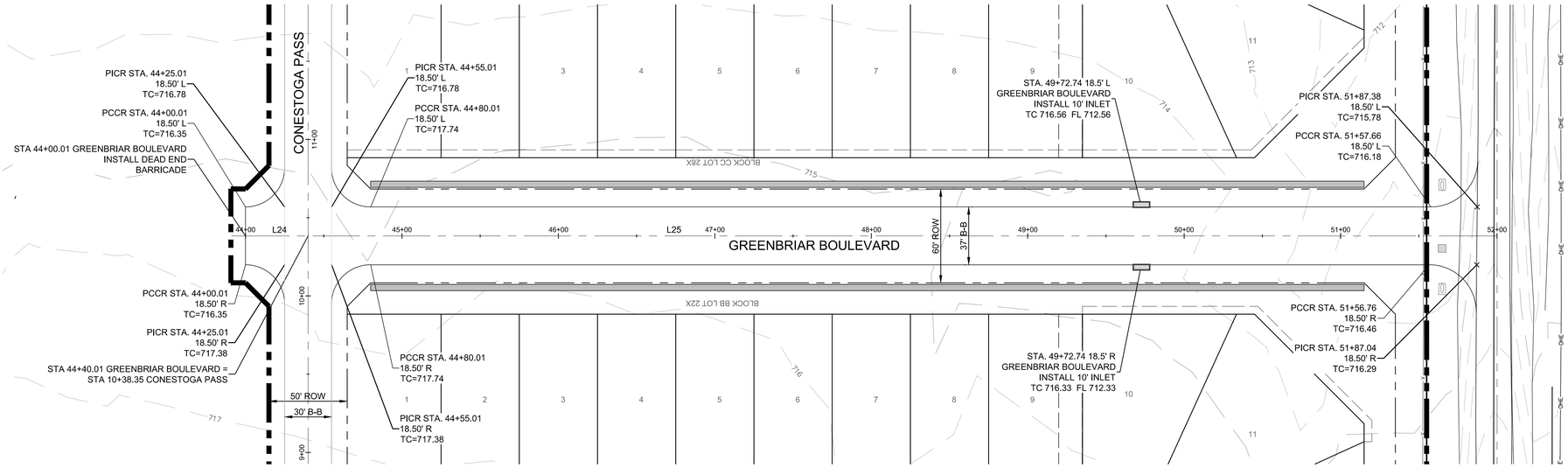

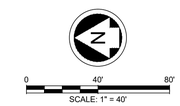

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LEGEND

- SIDEWALK BY DEVELOPER
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NOTES:

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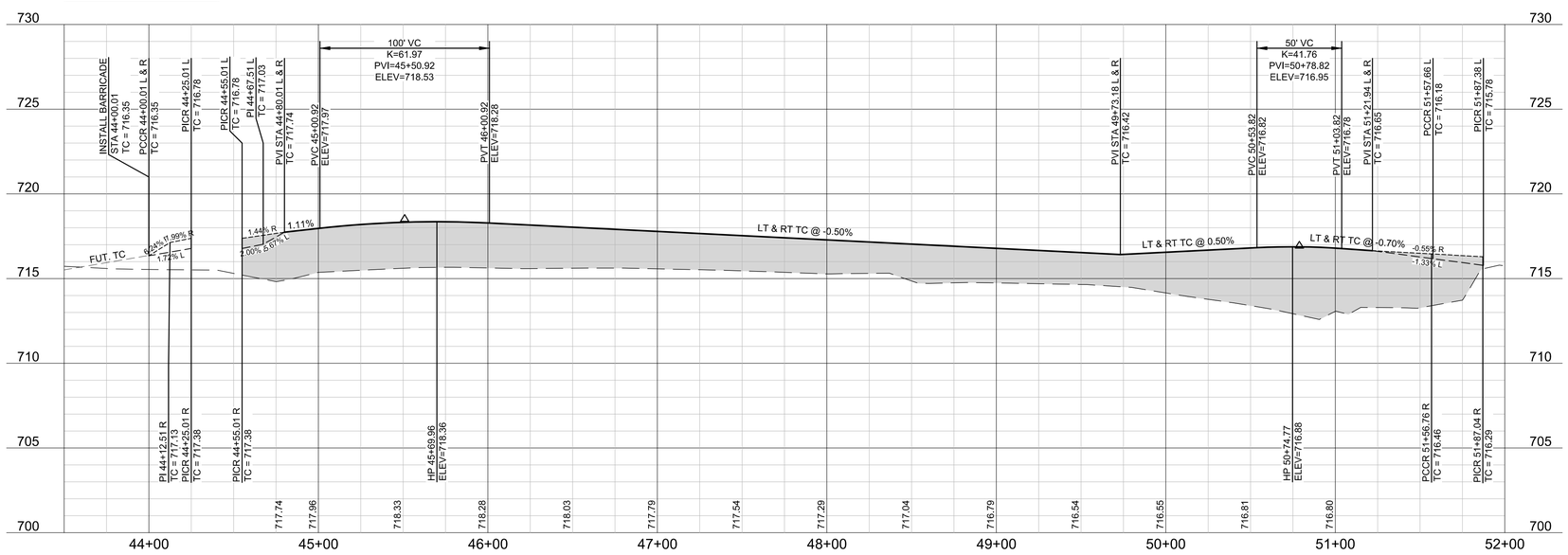
LINE TABLE		
LINE	LENGTH	BEARING
L24	778.15'	S00° 25' 23"E
L25	778.15'	S00° 25' 23"E

GREENBRIAR BOULEVARD



BENCHMARKS

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ELEVATION = 745.65'

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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - GREENBRIAR BOULEVARD

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.10
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001_villages at weston\Phase1\CIVIL\CAD\LEN20001-C-PAVING-PB&P-1
Last Saved: 11/05/2020 11:29 AM
Last Plotted: 11/05/2020 11:30 AM
Plot Scale(Time): 1:40(2020) 2:1(1:1)

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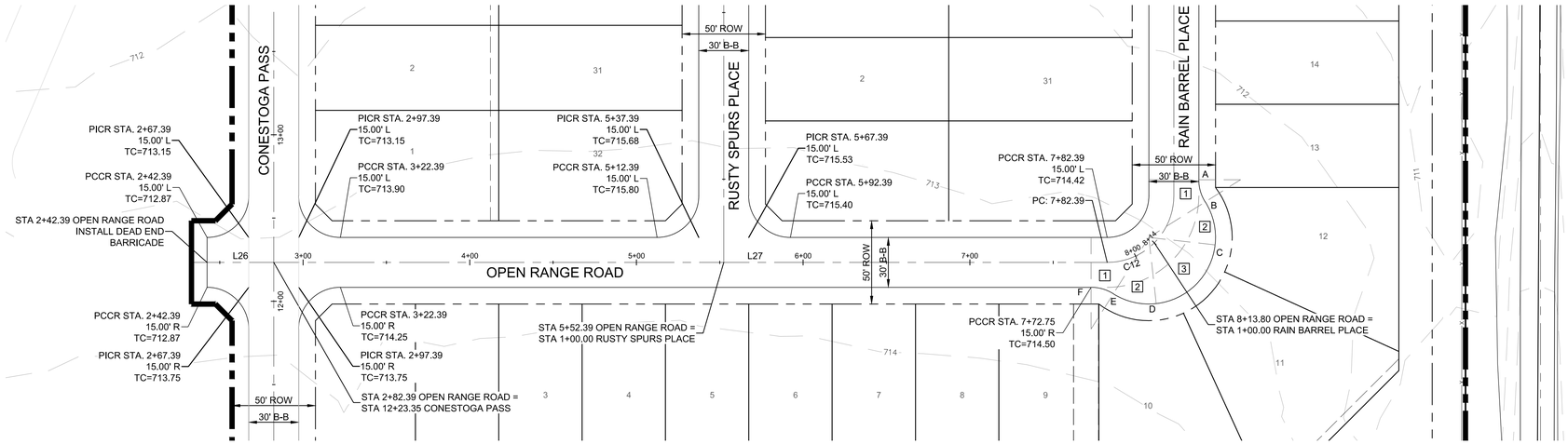
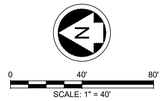
FIRST SUBMITTAL





PROFILE SCALES:
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- PROPOSED RAMP
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LINE TABLE

LINE	LENGTH	BEARING
L26	540.00'	S00° 25' 23"E
L27	540.00'	S00° 25' 23"E

OPEN RANGE ROAD

CURVE TABLE

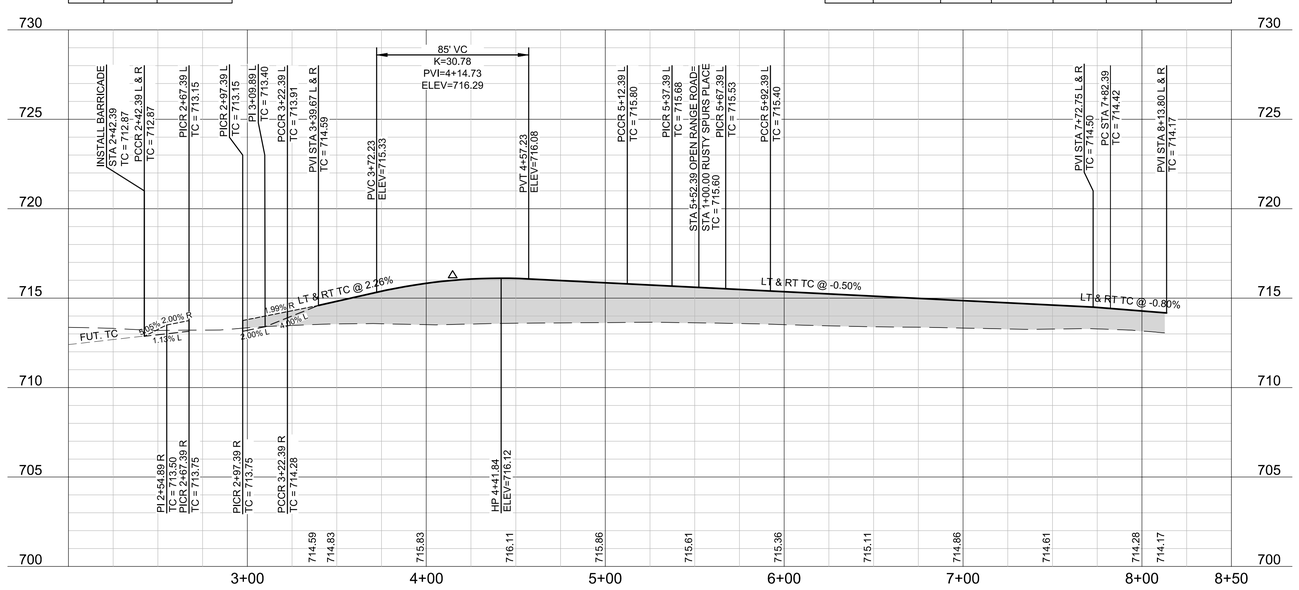
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C12	044° 59' 15"	40.00'	16.56'	31.41'	30.61'	S22° 55' 00"E

CUL-DE-SAC TABLE

POINT	TC ELEVATION	TP ELEVATION
A	713.84	713.34
B	713.91	713.41
C	714.06	713.56
D	714.32	713.82
E	714.43	713.93
F	714.50	714.00

CUL-DE-SAC TABLE

TAG	ANGLE
1	32° 12' 13"
2	38° 36' 08"
3	77° 12' 15"



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ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - OPEN RANGE ROAD

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.11
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\len20001 - villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PS&P-1
Last User: Jay.Reissig
Last Saved: 11/05/2020 11:33 AM
Plot Date/Time: 11/05/2020 2:27 PM

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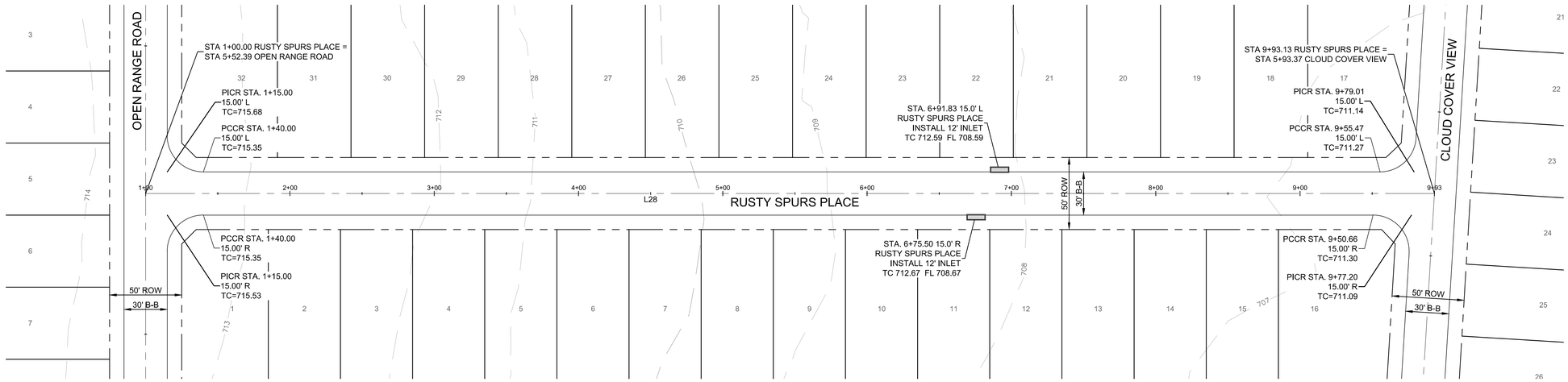
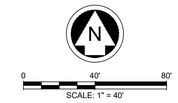
FIRST SUBMITTAL





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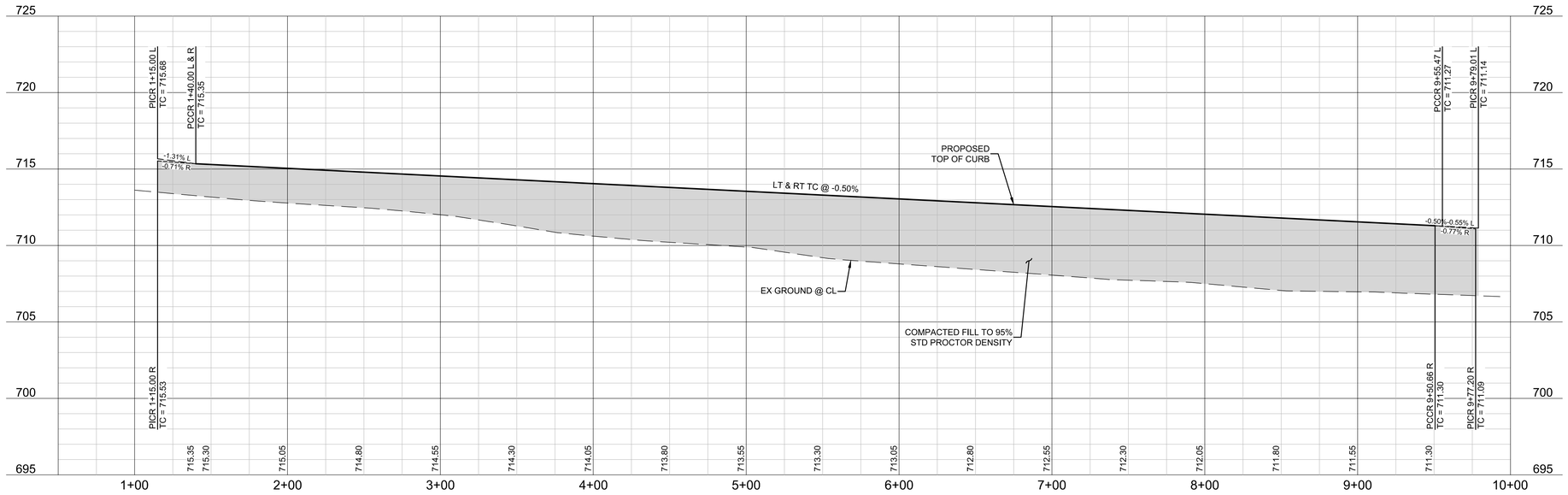
LINE TABLE

LINE	LENGTH	BEARING
L28	893.13'	N89° 34' 37"E

RUSTY SPURS PLACE



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BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - RUSTY SPURS PLACE

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.12
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\20001 - Villages at weston\Phase1\Civil\CADD\LEN20001-C-PAVING-PNP-1
Last User: Jay Reissig
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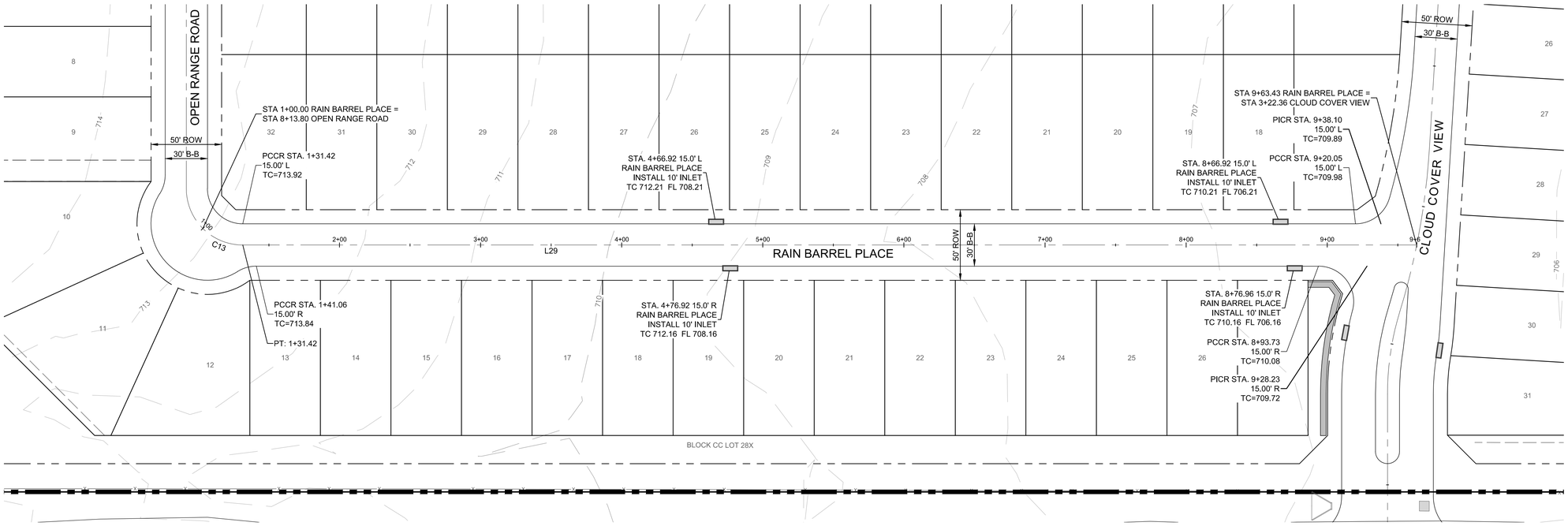

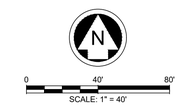

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- PROPOSED RAMP
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LINE TABLE

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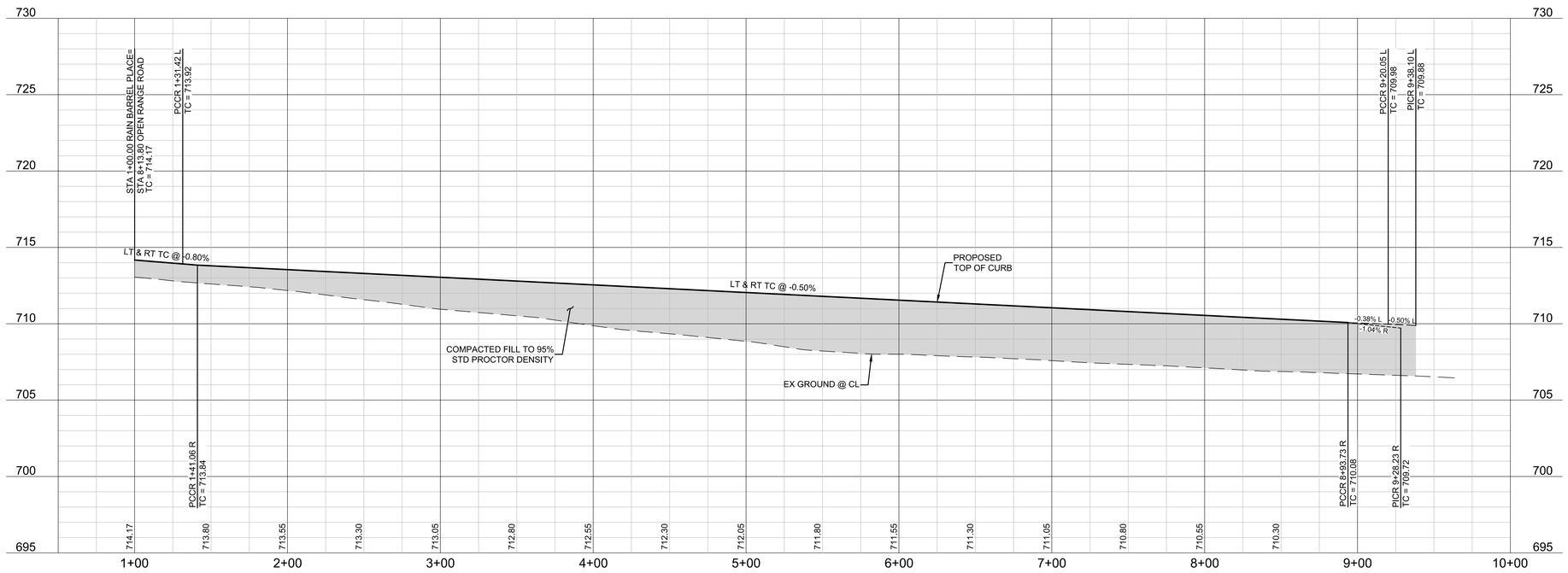
L29	832.01'	N89° 34' 37"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C13	045° 00' 45"	40.00'	16.57'	31.42'	30.62'	S67° 55' 00"E

RAIN BARREL PLACE



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NOT FOR CONSTRUCTION
JAY W. REISSIG
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LICENSED
PROFESSIONAL ENGINEER
11/5/2020

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TEXAS FIRM NO. 12207

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VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - RAIN BARREL PLACE

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.13
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

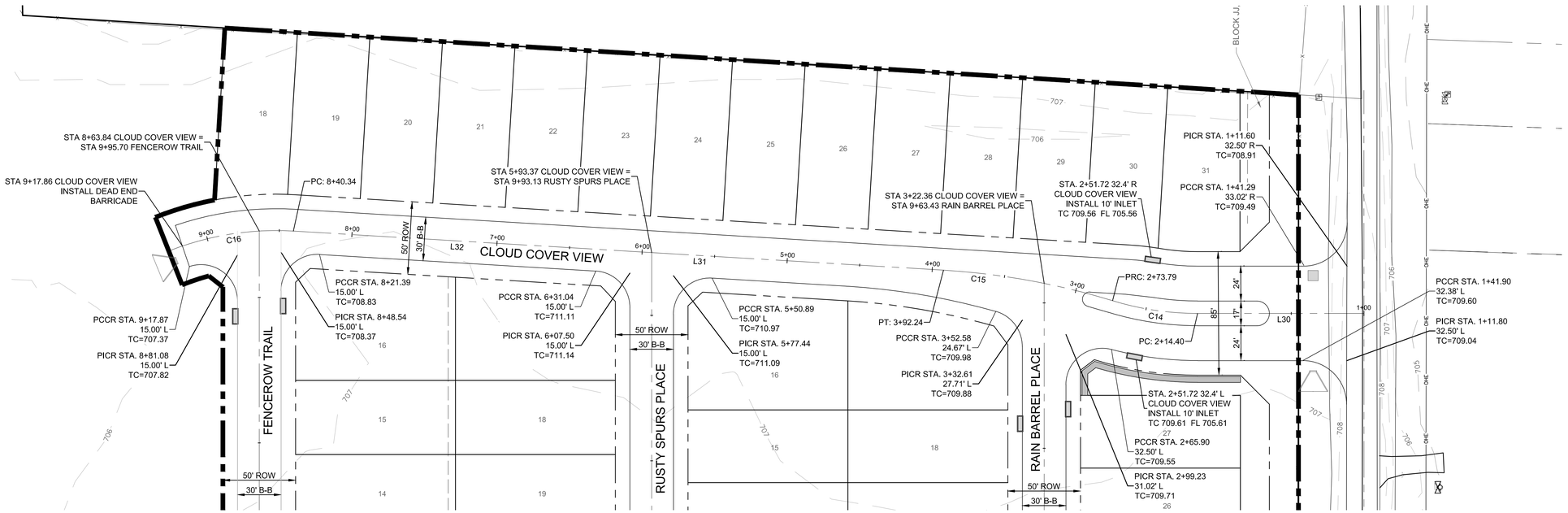
Drawing: J:\Len\len20001 - villages at weston\Phase1\Civil\CADD\LEN20001-C-PAVING-PNP-1
Last Saved: 11/05/2020 11:33 AM
Last Saved By: jwreissig
Plot Date/Time: 11/05/2020 3:27 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



0 40' 80'
SCALE: 1" = 40'

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

- SIDEWALK BY DEVELOPER
- PROPOSED CURB INLET
- PROPOSED RAMP
- INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED

NOTES:

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8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

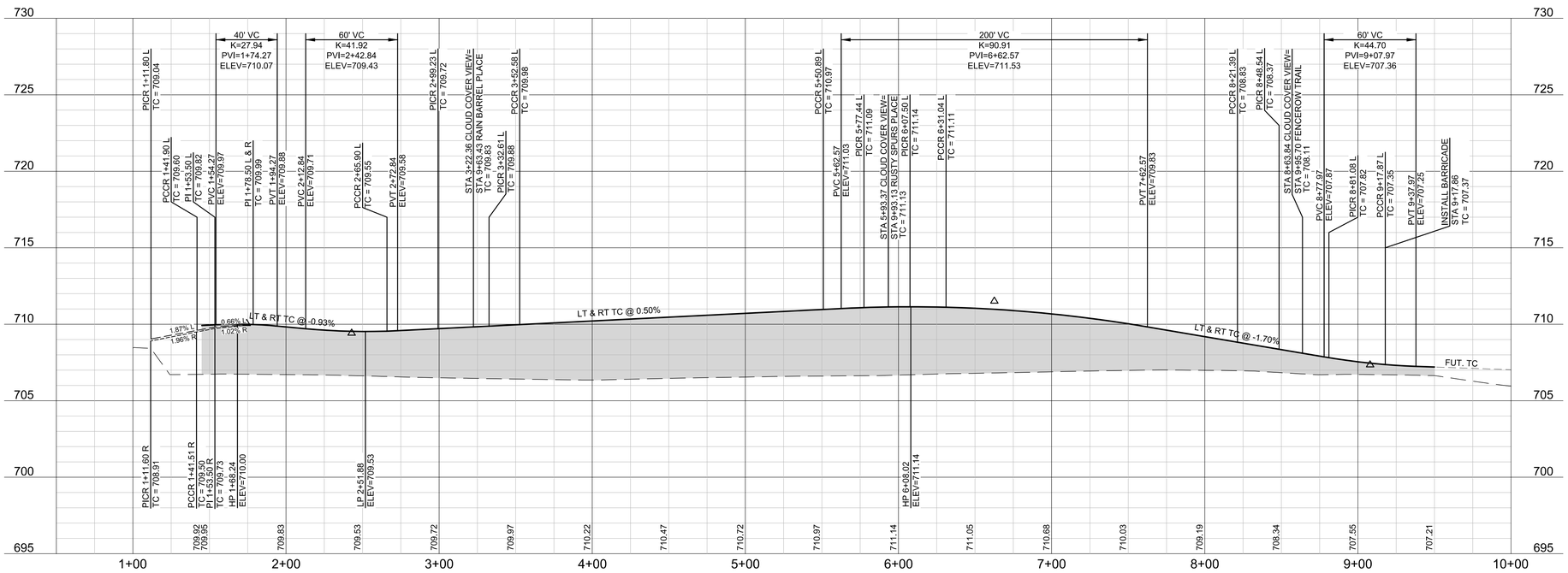
LINE TABLE

LINE	LENGTH	BEARING
L30	114.40'	N00° 25' 23"W
L31	201.13'	N03° 01' 09"E
L32	246.97'	N03° 01' 09"E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C14	017° 00' 54"	200.00'	29.92'	59.39'	59.18'	N08° 05' 04"E
C15	013° 34' 22"	500.00'	59.50'	118.44'	118.17'	N09° 48' 20"E
C16	036° 12' 33"	199.97'	65.38'	126.38'	124.28'	N15° 05' 04"W

CLOUD COVER VIEW



BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISIG 94971 LICENSED PROFESSIONAL ENGINEER 11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILE - CLOUD COVER VIEW

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	1.14
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\CIVIL\CAD\LEN20001-C-PAVING-PB&P-1
Last Saved: 11/05/2020 11:33 AM
Plot Scale: 1" = 40' Plot Date/Time: 11/05/2020 3:29 PM

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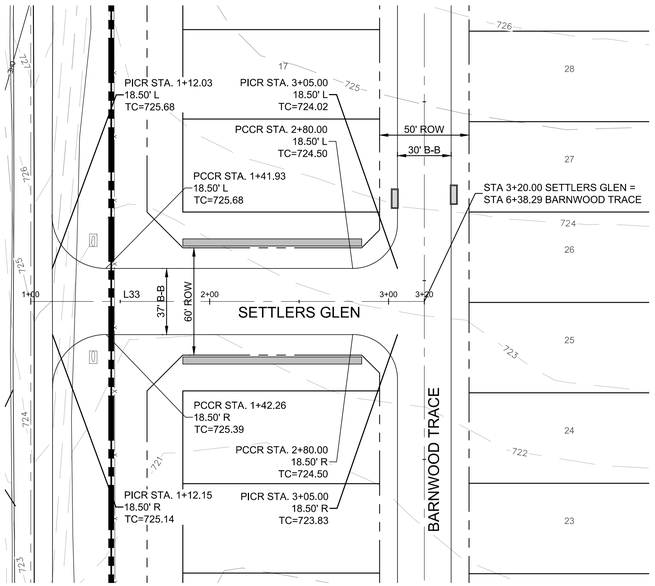

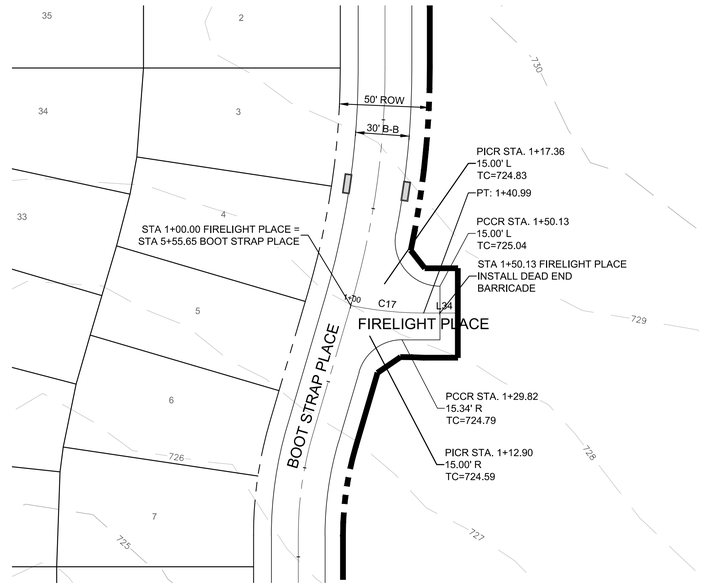

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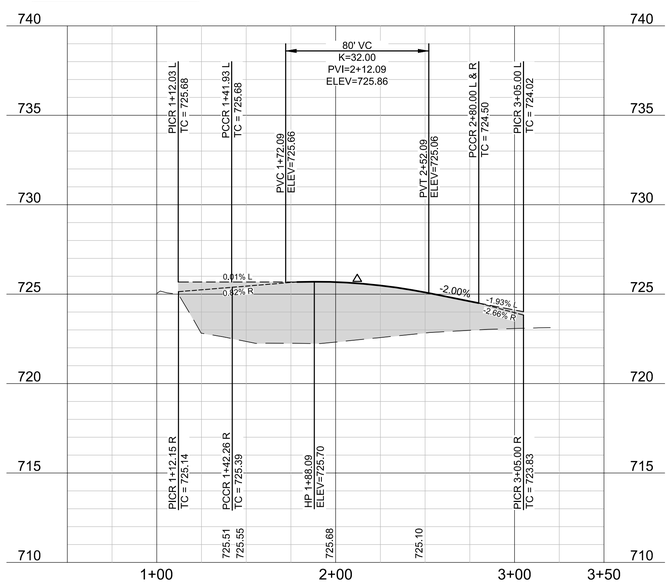
LINE TABLE		
LINE	LENGTH	BEARING
L33	220.00'	N00° 25' 23"W

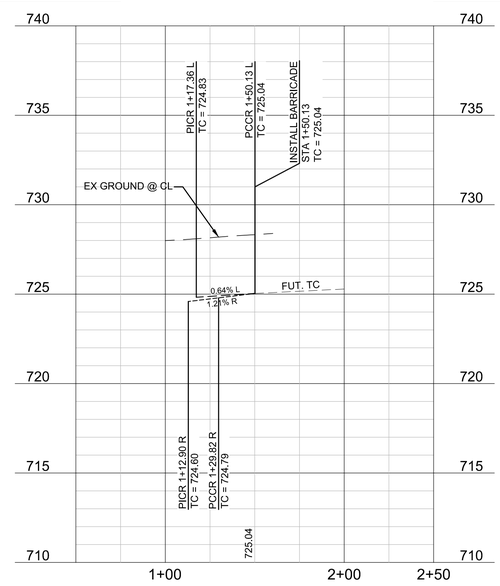
SETTLERS GLEN



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C17	011° 44' 36"	200.00'	20.57'	40.99'	40.92'	N05° 26' 55"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	19.14'	N00° 25' 23"W

FIRELIGHT PLACE



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

PAVING PLAN & PROFILES - SETTLERS GLEN & FIRELIGHT PLACE

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
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REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\Civil\CAD\LEN20001-C-PAVING-PlsP-1
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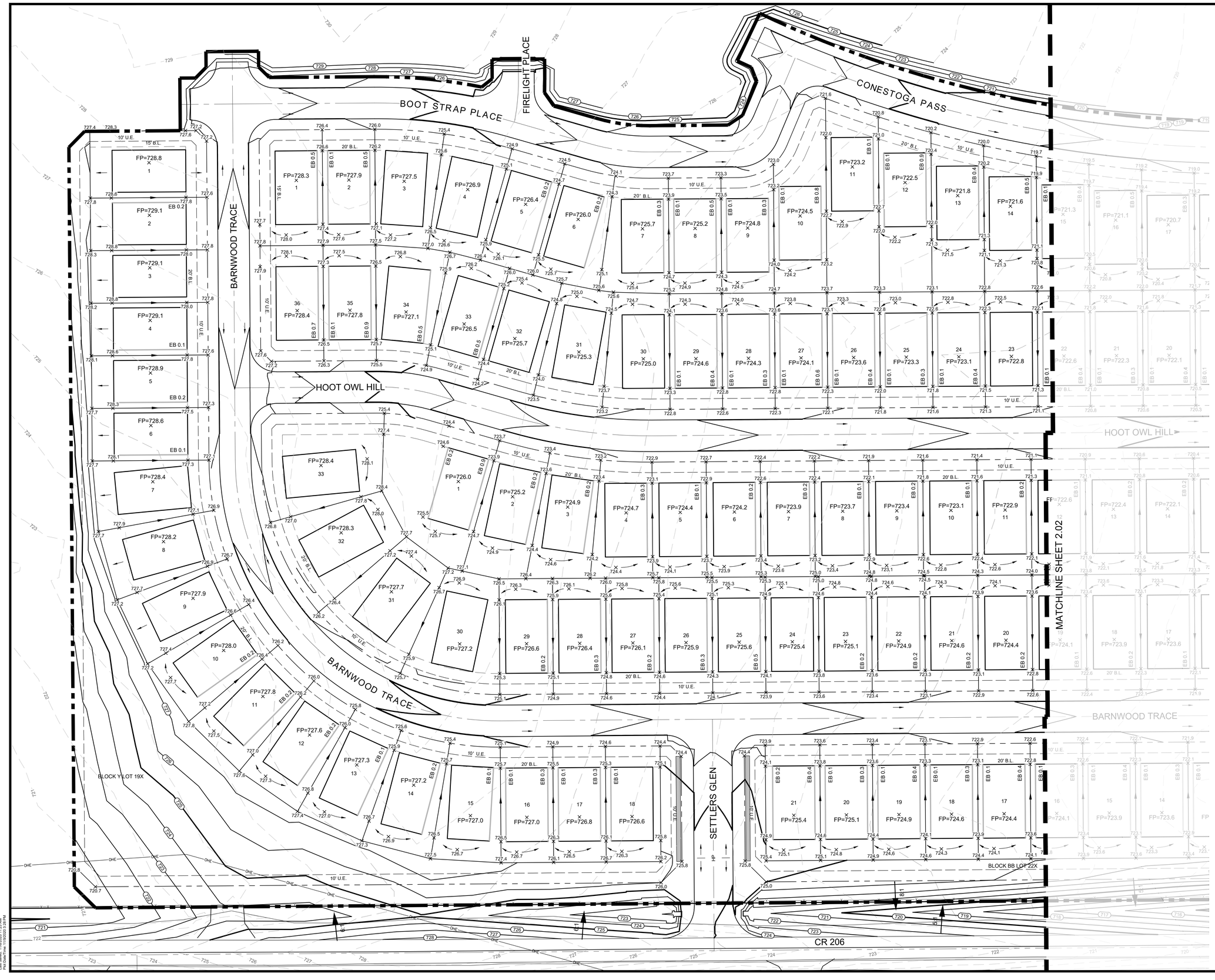

SCALE: 1" = 40'

LEGEND

645	PROPOSED MAJOR CONTOUR
644	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	RETAINING WALL
100YR FP	100 YEAR FLOODPLAIN LINE
EB 1.0	EXPOSED GRADE BEAM
×EX 532.5	EXISTING SPOT ELEVATION
×532.5	PROPOSED SPOT ELEVATION
FP 532.5	FINISHED PAD
TW 519.2 × BW 518.7	TOP OF WALL BOTTOM OF WALL
EW 518.7 ×	END OF WALL
HP	HIGH POINT
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TEXAS
JAY W. REISSIG
94871
LICENSED
PROFESSIONAL ENGINEER
11/3/2020
NOT FOR CONSTRUCTION

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

GRADING PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	2.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001_villages at weston\Phase1\Civil\CADs\EN20001-C-GRADING
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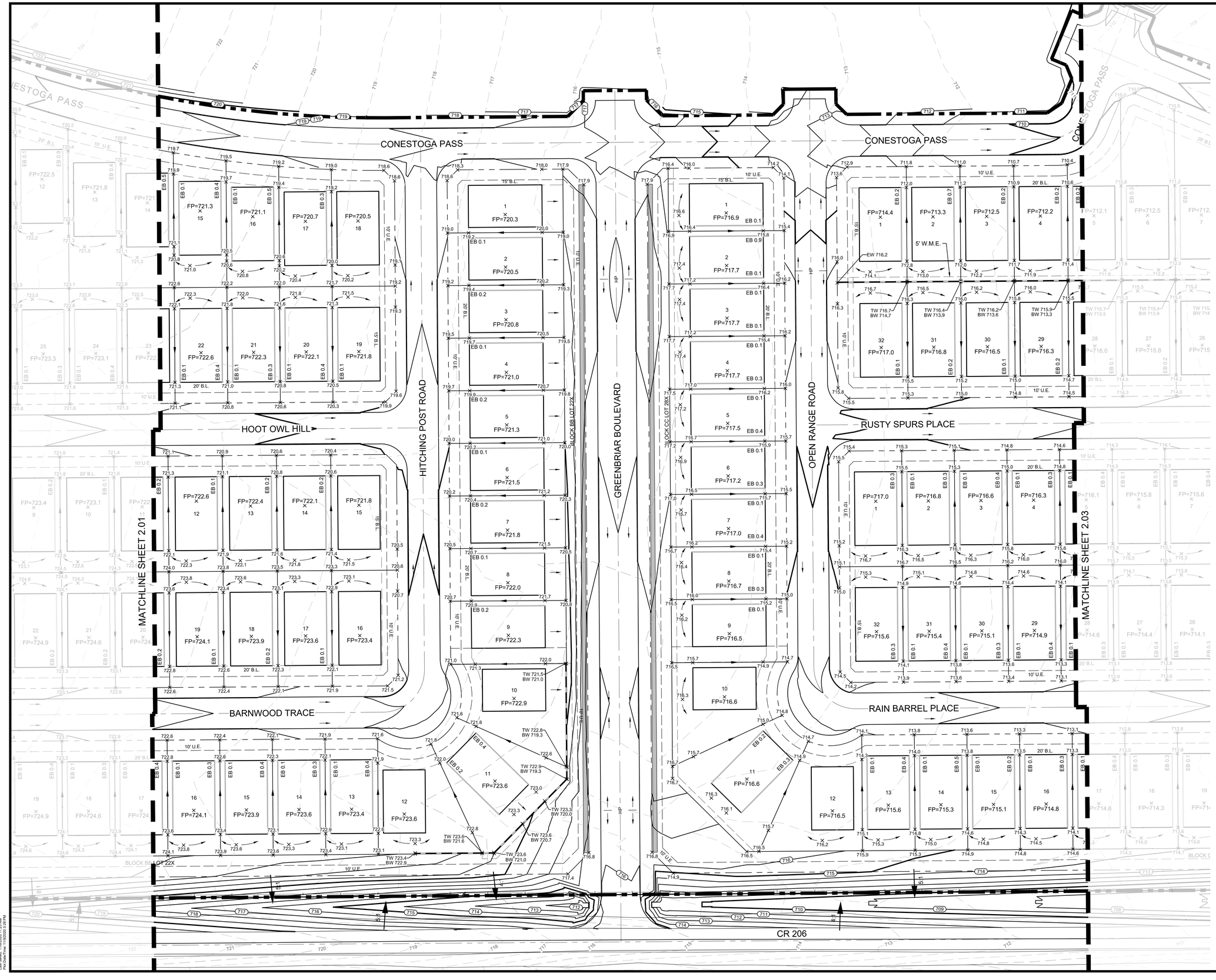
Last Saved: 11/6/2020 11:25 AM
Plot Date/Time: 11/6/2020 2:39 PM



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FIRST SUBMITTAL

N

0 40' 80'

SCALE: 1" = 40'

LEGEND

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NOT FOR CONSTRUCTION
JAY W. REISSIG
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LICENSED PROFESSIONAL ENGINEER
11/5/2020

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VENETIAN AT WESTON, PHASE 1

GRADING PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
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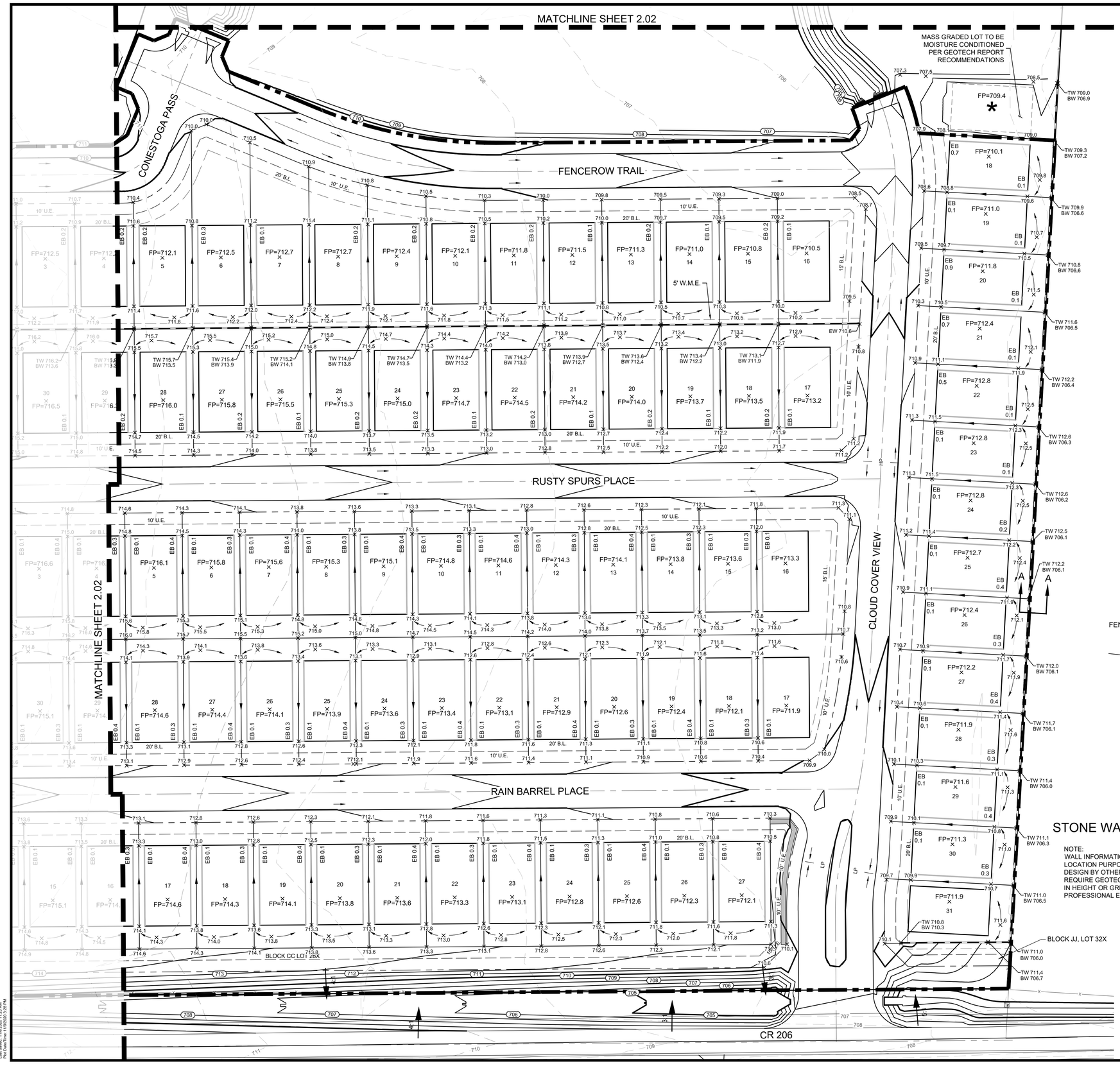
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Lennar\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-GRADING
User: Jay Reissig, Peloton Land Solutions
Last Saved: 11/02/2020 11:25 AM
Plot Date/Time: 11/02/2020 3:28 PM



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FIRST SUBMITTAL

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0 40' 80'

SCALE: 1" = 40'

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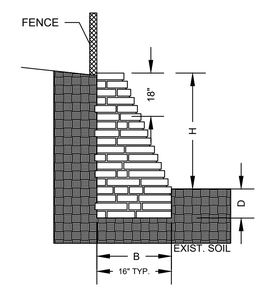

WALL HEIGHT @ H	B	D
0.0' TO 4.0'	16" MIN.	12" MIN.

STONE WALL SECTION - SECTION A-A

SCALE: N.T.S.

NOTE:
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BENCHMARKS

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11/5/2020

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VENETIAN AT WESTON, PHASE 1

GRADING PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

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REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

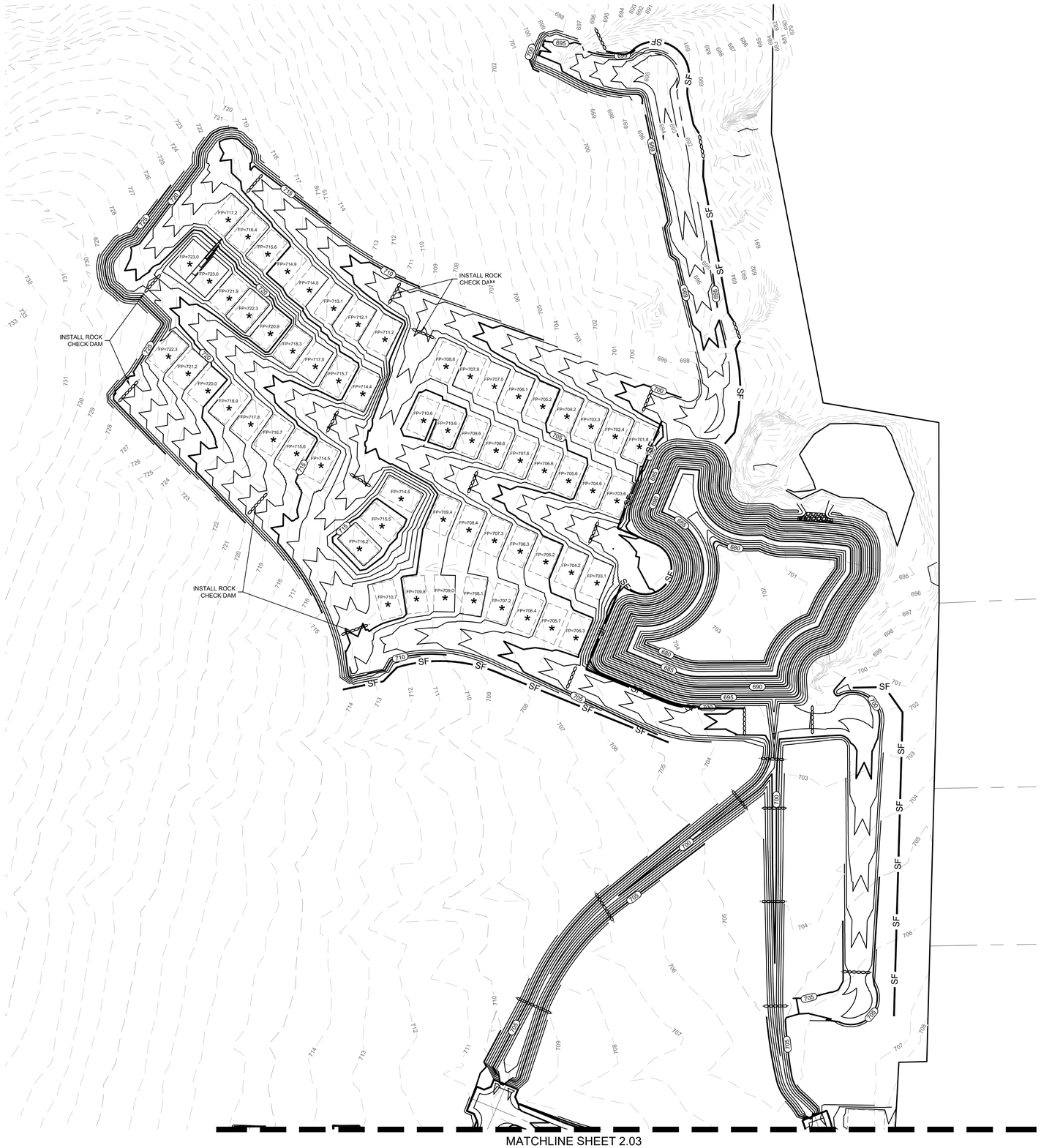
Drawing: J:\Land\n20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-GRADING
Layout: 2.03 - Grading Plan
Last Saved: 11/5/2020 11:25 AM
Plot Scale: 1:1 Plot Date: 11/5/2020 3:29 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



N

0 100' 200'

SCALE: 1" = 100'

LEGEND

133	PR. CONTOUR
133	EX. CONTOUR
SF	PROPOSED SILT FENCE
	PROPOSED ROCK CHECK DAM
100YR FP	100 YEAR FLOODPLAIN
* EG 697.50	EX. SPOT GRADE
FP=723.00	FINISHED PAD

NOTES:

1. CONTRACTOR TO MAINTAIN 4:1 SIDE SLOPES MAX ON INTERIM BERMS & DITCHES.
2. THE CONTRACTOR MUST REFER TO THE GEOTECHNICAL REPORT, FOUNDATION PLANS, AND LANDSCAPE PLANS FOR 1) ALL BACKFILL AND COMPACTION REQUIREMENTS, 2) FOUNDATION WATER PROOFING AND 3) UNDERDRAINS AND LANDSCAPE DRAINS AROUND THE PERIMETER OF THE BUILDINGS(S).
3. LOTS MARKED WITH ★ ARE TO BE MASS GRADED BUT NOT FINAL BENCHED. UNLESS SPECIFICALLY STATED, THESE LOTS ARE NOT TO BE MOISTURE CONDITIONED.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD DISCREPANCIES.

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

OFFSITE GRADING

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	2.04
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_Villages at weston\Phase1\Civil\CAD\LEN20001-C-GRADING
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Last Saved: 11/05/2020 11:25 AM
Plot Scale: 1:1 Plot Date: 11/05/2020 3:29 PM

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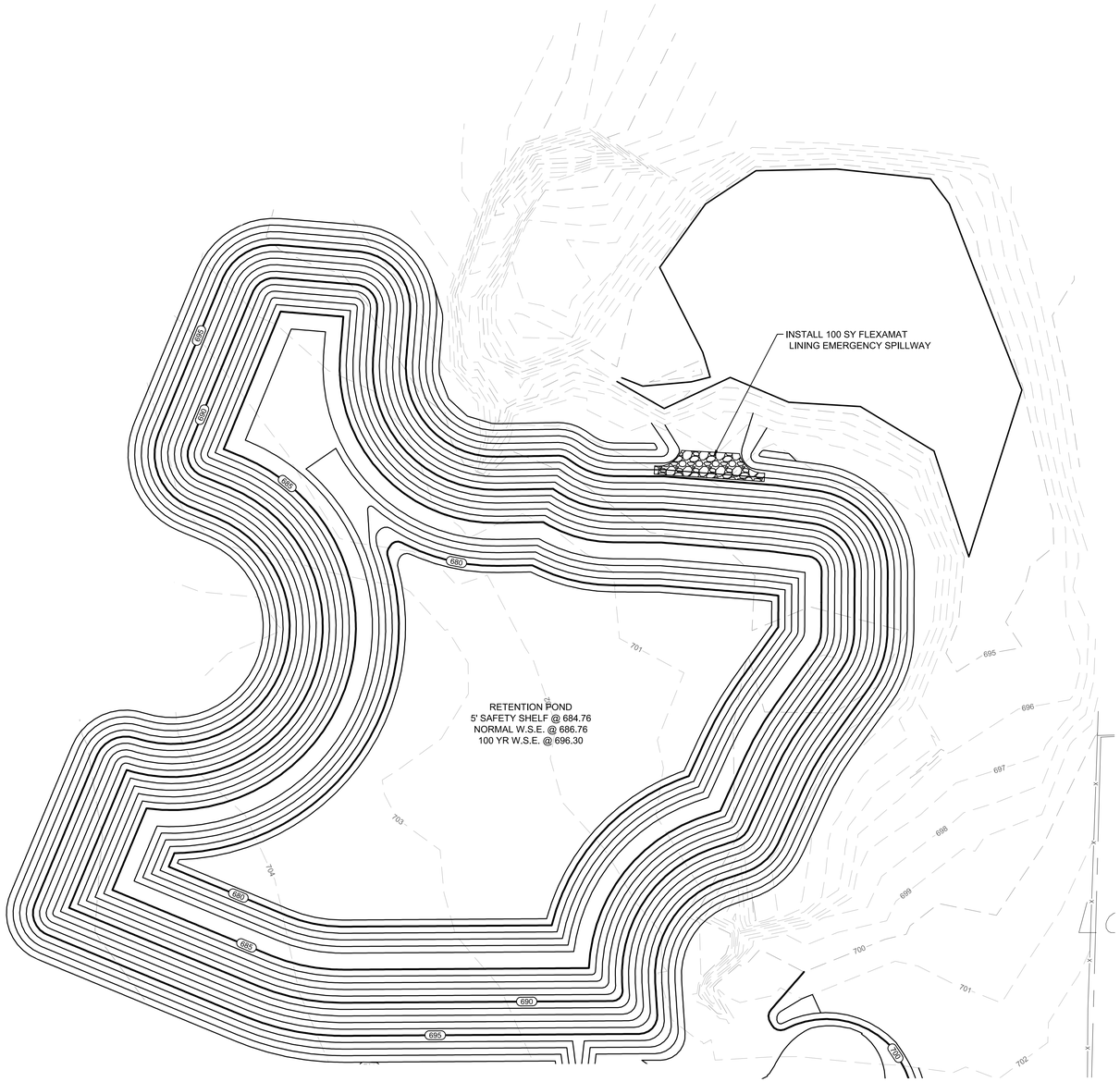
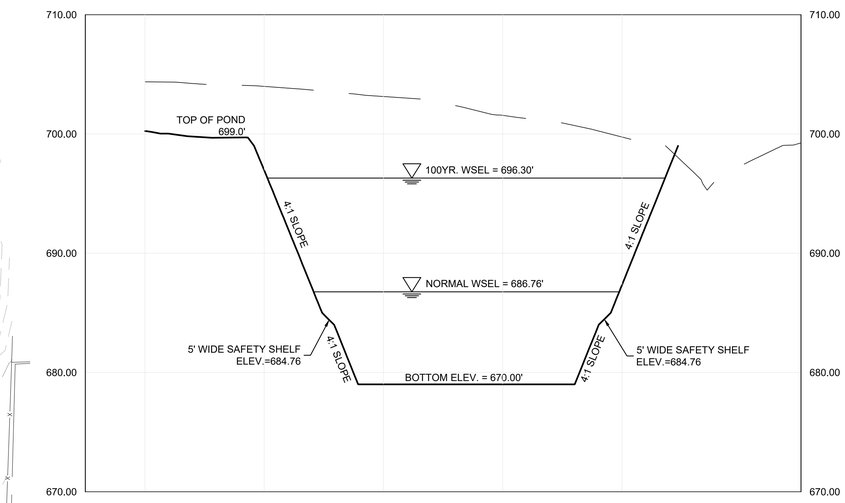


POND PROFILE



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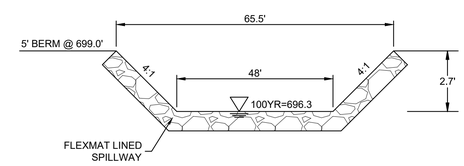

EMERGENCY SPILLWAY SECTION A-A

N.T.S.

N

0 100' 200'

SCALE: 1" = 100'

LEGEND

133	PR. CONTOUR
133	EX. CONTOUR
SF	PROPOSED SILT FENCE
	PROPOSED ROCK CHECK DAM
100YR FP	100 YEAR FLOODPLAIN
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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

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TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

POND GRADING

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	2.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-GRADING
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Last Sheet: 11/5/2020 11:25 AM
Plot Date/Time: 11/5/2020 3:39 PM

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ATMOS GAS	972-881-4161
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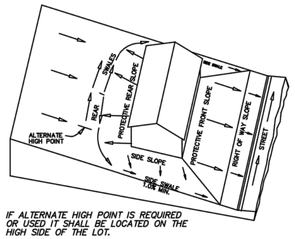
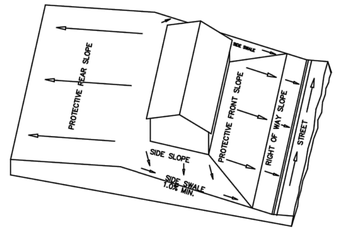
FIRST SUBMITTAL



LOT GRADING TYPE A



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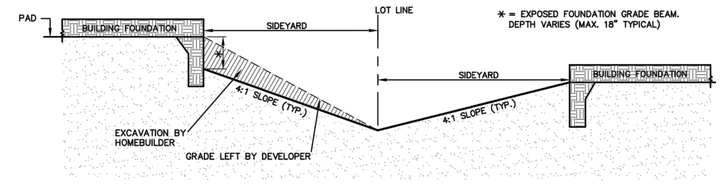
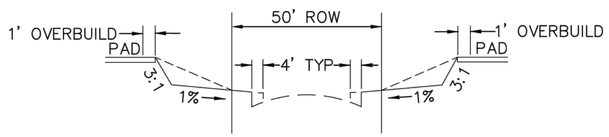


TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

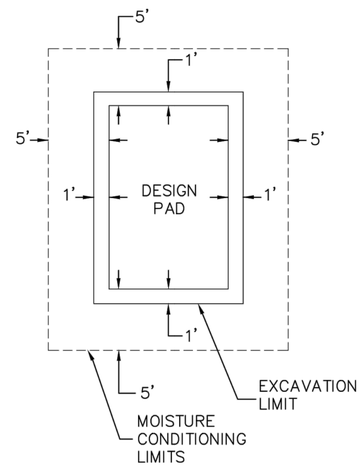
N.T.S.



CONTRACTOR TO SLOPE FRONT YARD FROM ROW AT 1% THEN UP AT 3:1 TO FINAL PAD ELEVATION

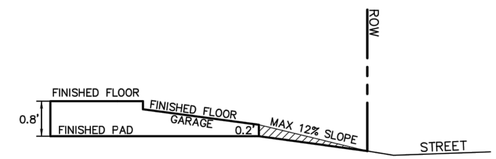
TYPICAL GRADING CROSS SECTION

N.T.S.



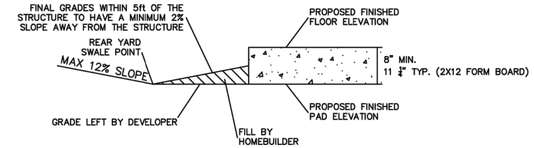
EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 1' BEYOND DESIGN PAD.
2. CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS.



DRIVEWAY DETAIL

N.T.S.



REAR YARD GRADING DETAIL

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be controlled by the more stringent requirements of the governing agency or the geotechnical engineer. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 2'-4' in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 4' in height must be designed by an engineer registered in the State of Texas.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.

BENCHMARKS

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VENETIAN AT WESTON, PHASE 1

GRADING DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
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FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	2.06
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobfile\20001_Villages at weston\Phase1\Civil\CAD\LEN20001-C-DETAILS
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Plot Date/Time: 11/5/2020 3:29 PM

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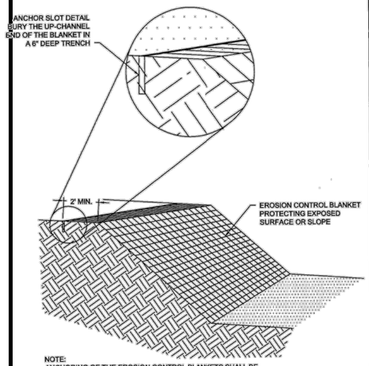


NOTE:
ANCHORING OF THE EROSION CONTROL BLANKETS SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKETS — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.15 — DATE OCT. '04 — STANDARD DRAWING NO. 1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

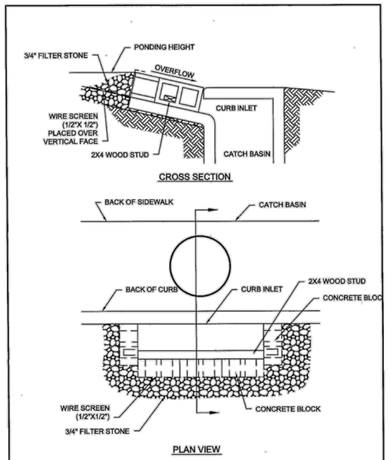
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.

2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.

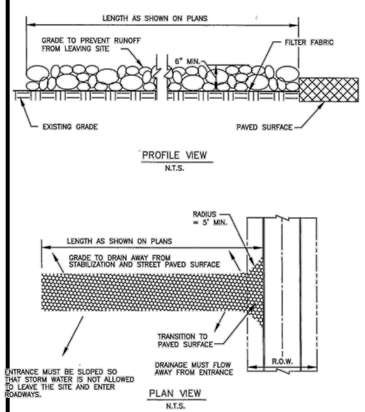
3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.

4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

EROSION CONTROL BLANKETS — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.15 — DATE OCT. '04 — STANDARD DRAWING NO. 1160B



INLET PROTECTION—CURB BLOCK AND GRAVEL — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.14 — DATE OCT. '04 — STANDARD DRAWING NO. 1140



STABILIZED CONSTRUCTION ENTRANCE — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.10 — DATE OCT. '04 — STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

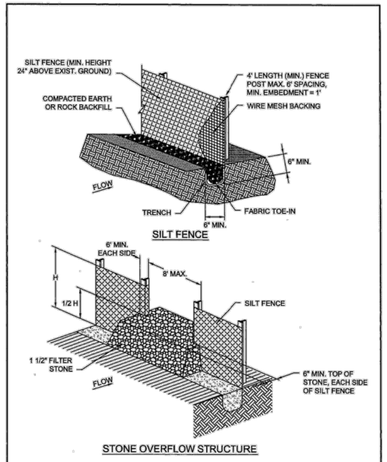
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.11 — DATE OCT. '04 — STANDARD DRAWING NO. 1070B



SILT FENCE — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.5 — DATE OCT. '04 — STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

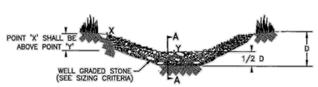
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

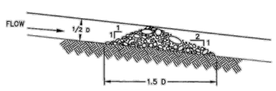
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

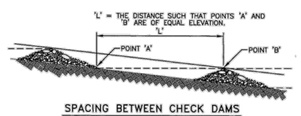
SILT FENCE — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.5 — DATE OCT. '04 — STANDARD DRAWING NO. 1020B



VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.9 — DATE OCT. '04 — STANDARD DRAWING NO. 1060A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM — North Central Texas Council of Governments — STANDARD SPECIFICATION REFERENCE 201.9 — DATE OCT. '04 — STANDARD DRAWING NO. 1060B

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. All operators and/or contractors shall conform to the terms and conditions of the Texas Pollutant Discharge Elimination Systems (TPDES) General Permit as published by the Texas Commission on Environmental Quality (TCEQ).

2. The Notice of Intent (NOI), as required by the General Permit, must be properly displayed on site at all times by each operator.

3. All releases of reportable quantities of hazardous substances shall be reported immediately to the facility operator and EPA.

4. The Contractor shall inspect the site at least once every fourteen days and within 24 hours of a 1/2–inch or greater rainfall event. The Contractor shall document the results. Copies of the inspection reports shall accompany the Contractor's monthly pay request. The Contractor shall not be paid until said reports are presented to the Owner/Owner's Representative. The Earthwork Contractor shall be responsible for inspection until the Utility Contractor begins his work. The Utility Contractor shall be responsible for inspections until the Paving Contractor begins his work. The Paving Contractor shall be responsible for inspections until the Earthwork Contractor begins lot benching operations. The Earthwork Contractor shall make remaining inspections until project is accepted by the City.

5. Modifications to the Storm Water Pollution Prevention Plan shall be implemented and be in–place within a seven calendar day period.

6. If any contractor sees a violation by an operator or another contractor, he shall notify the operator and contractor in violation, as well as the facility operator.

7. Erosion control shall be installed prior to any grading.

8. Accumulated silt deposits shall be removed from silt fences and hay bale dikes when silt depth reaches six inches. Removal of silt deposits by the contractor shall be incidental to the performance of the contract and a separate bid item shall not be included.

9. The contractor shall add or delete erosion protection at the request and direction of the Operator or the City.

10. After installation of pavement, final lot benching and general cleanup, the grass groundcover shall be established in all street parkways, lots and all other disturbed areas. Materials shall be as specified in Item 2.15 and seeding shall be in accordance with Item 3.10 of the NCTCOG Standard Specifications. Depending upon schedule for house construction, grass establishment may be waived on a single lot basis if house construction begins immediately on that lot.

11. It shall be the contractor's responsibility to control and limit silt and sediment leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams and storm drainage systems from erosion deposits.

12. If any erosion control is removed for construction and/or access purposes, the contractor shall replace it at the end of the work day.

13. It shall be the contractor's responsibility to provide a dumpster (or equal) to collect solid waste materials during construction.

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

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ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

TEXAS REGISTERED PROFESSIONAL ENGINEER
JAY W. BEISSIG
94971
LICENSED
11/5/2020
NOT FOR CONSTRUCTION

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

EROSION CONTROL DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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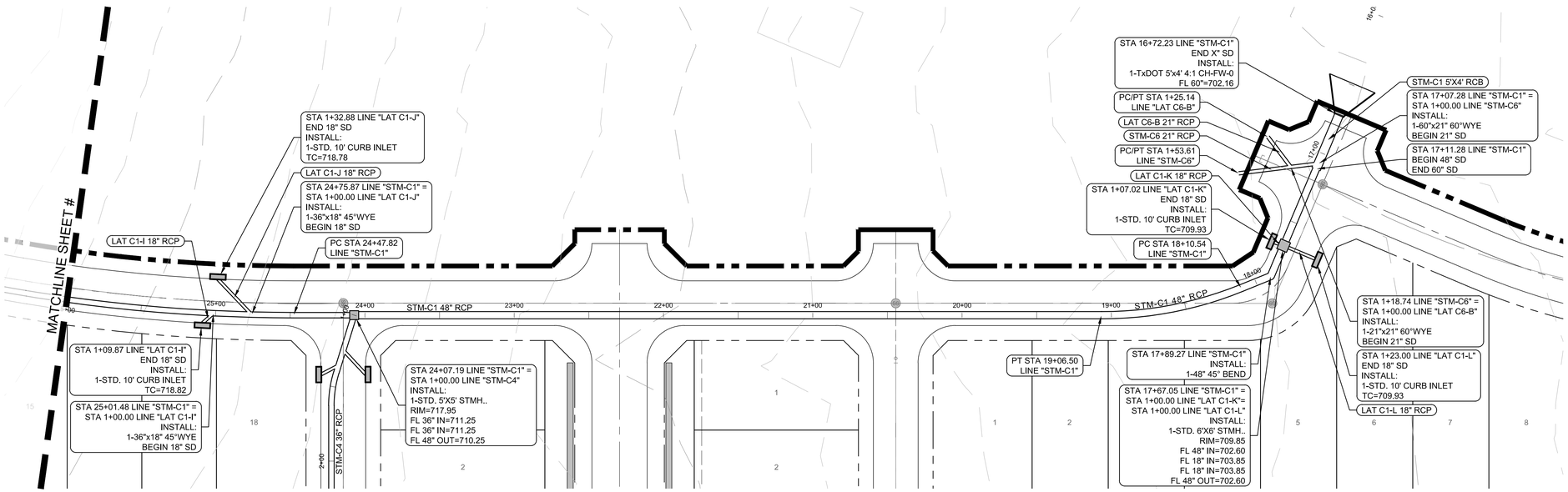
Plot Date: 11/05/2020, 9:30 AM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

NOTES:

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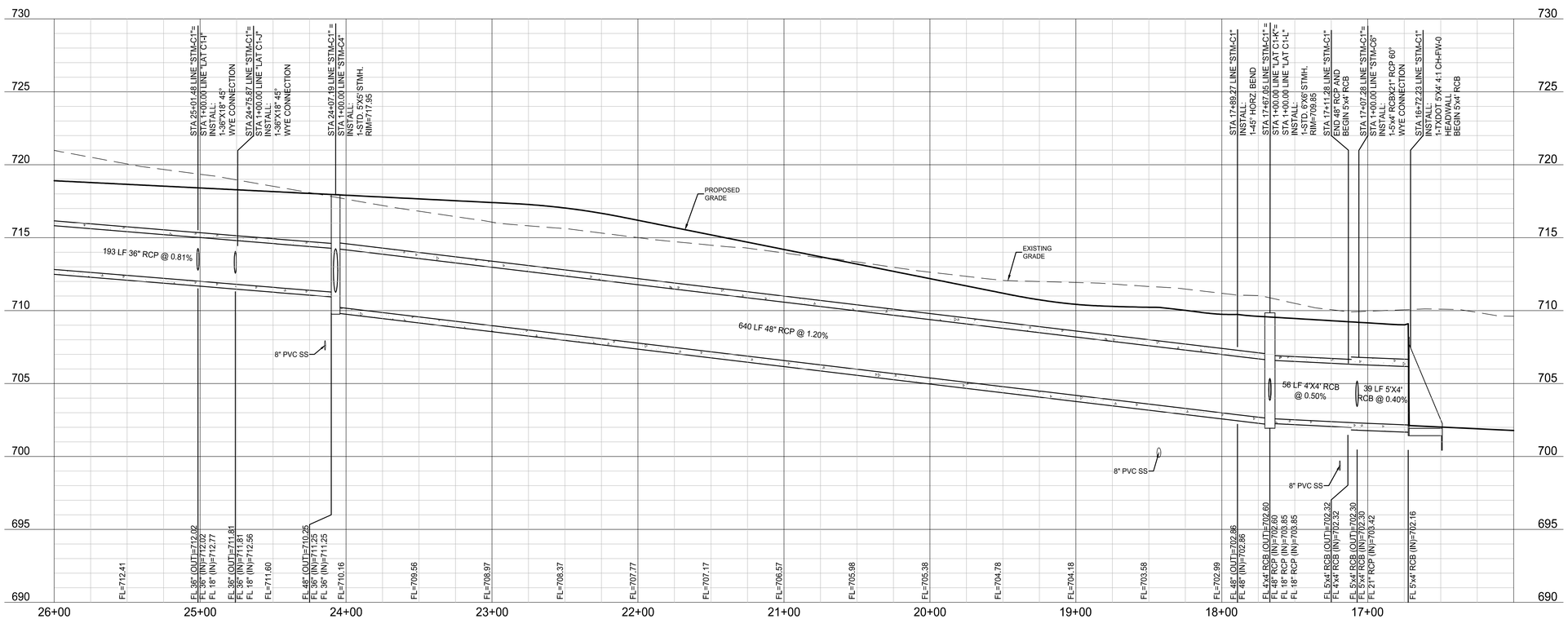
STM-C1



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TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C1 (16+00-26+00)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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ATMOS GAS	972-881-4161
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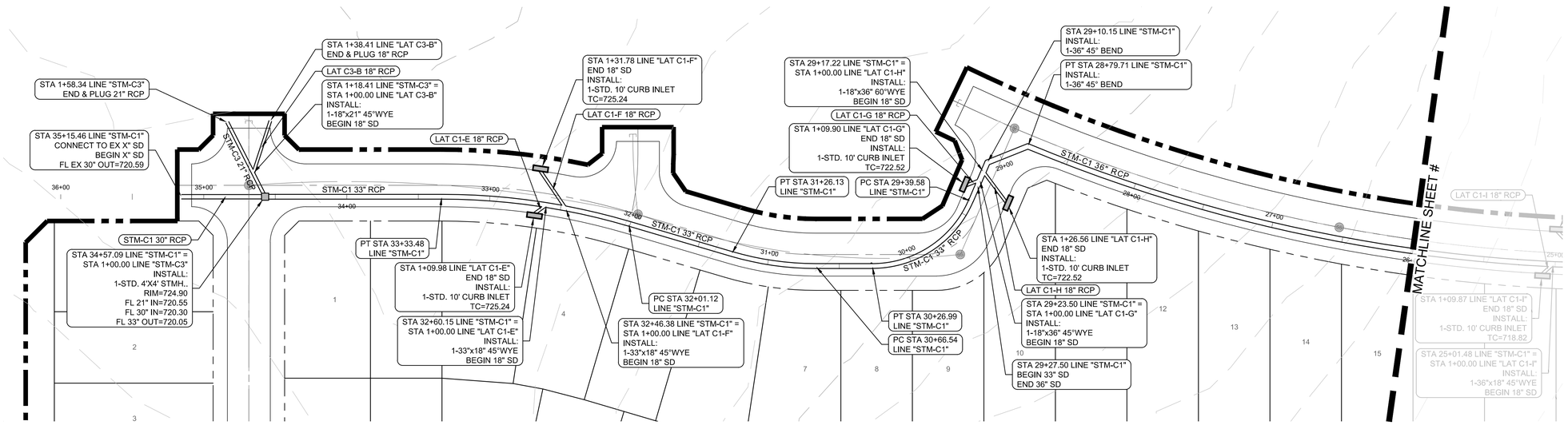

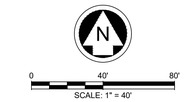

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

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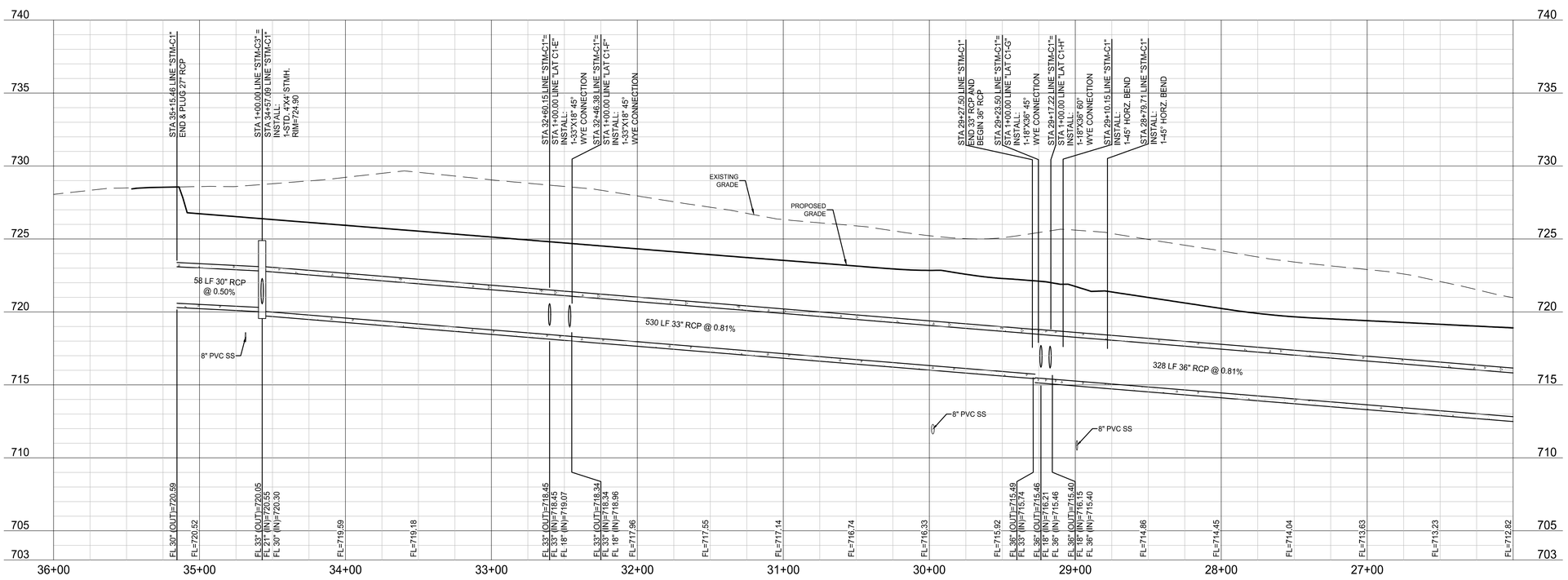
STM-C1



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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C1 (26+00-END)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\Civil\CADD\LEN20001-C-STORM
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Plot Scale: 1" = 40' Horiz. 1" = 4' Vert.
Plot Date/Time: 11/05/2020 3:39:49 PM

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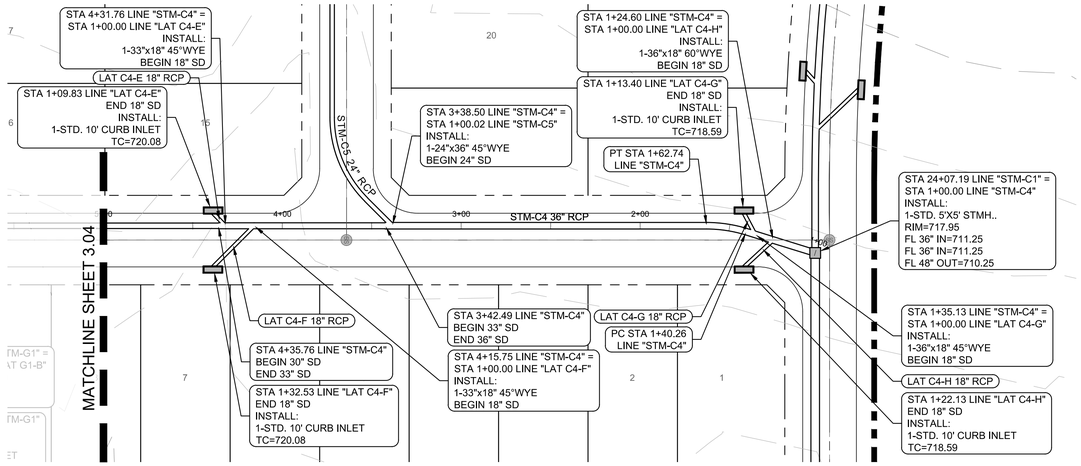

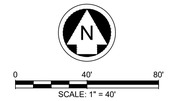

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LEGEND

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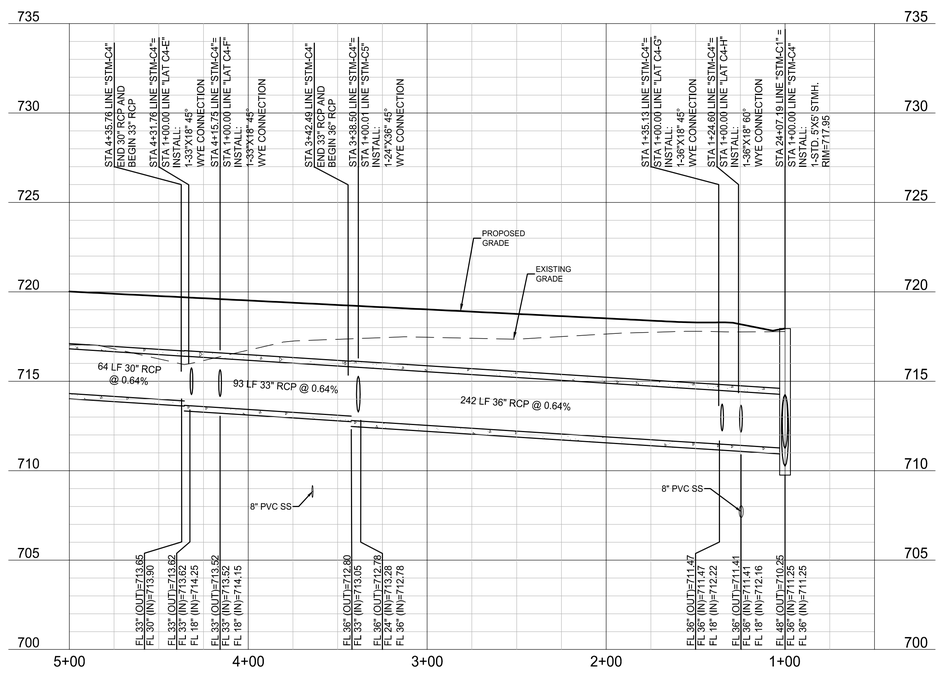
STM-C4



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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C4 (0+00-5+00)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.03
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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Plot Date/Time: 11/05/2020 5:39:49

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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ATMOS GAS	972-881-4161
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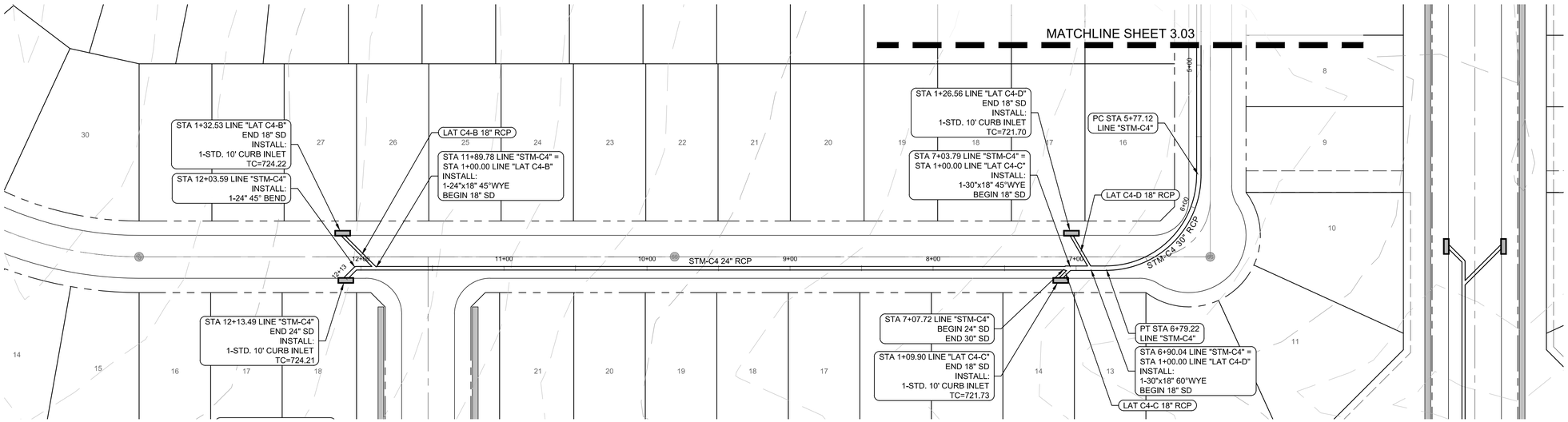

PROFILE SCALES:
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LEGEND

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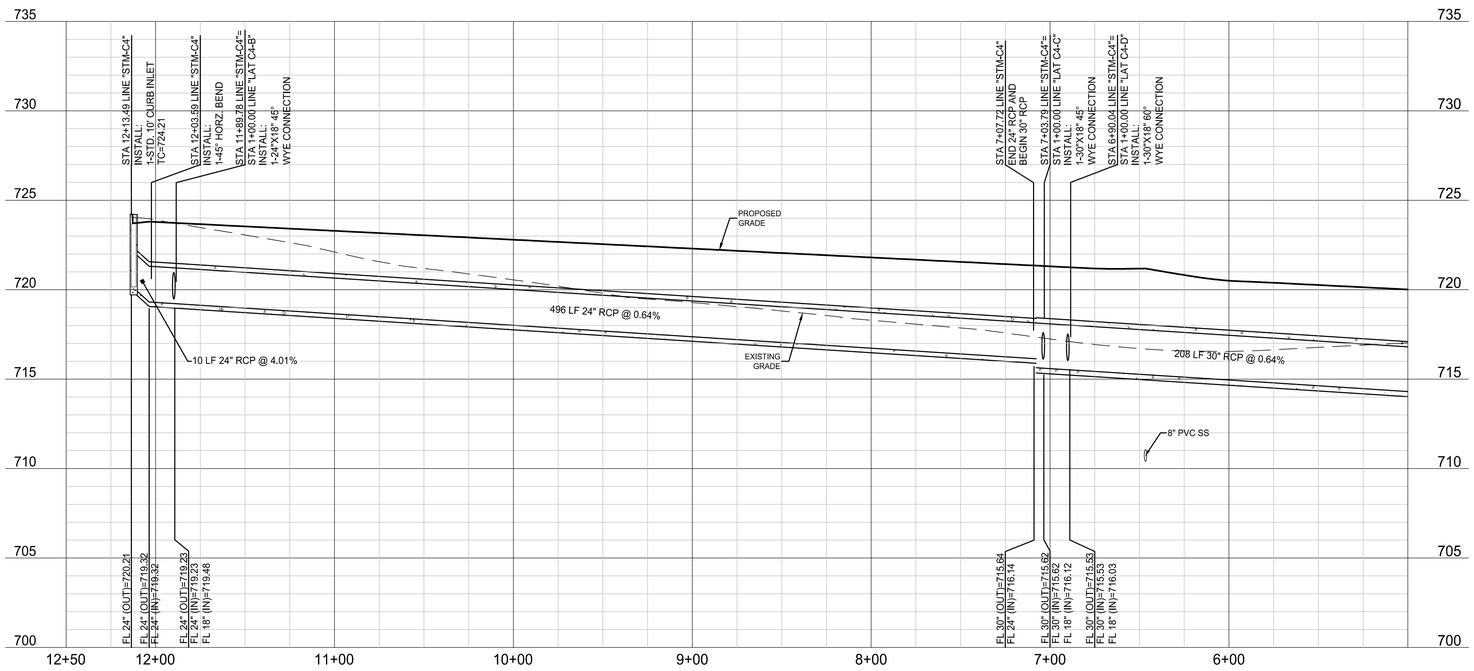
STM-C4



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VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C4 (5+00-END)

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.04
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\Civil\CAD\LEN20001-C-STORM
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Last Saved: 11/05/2020 5:04 PM
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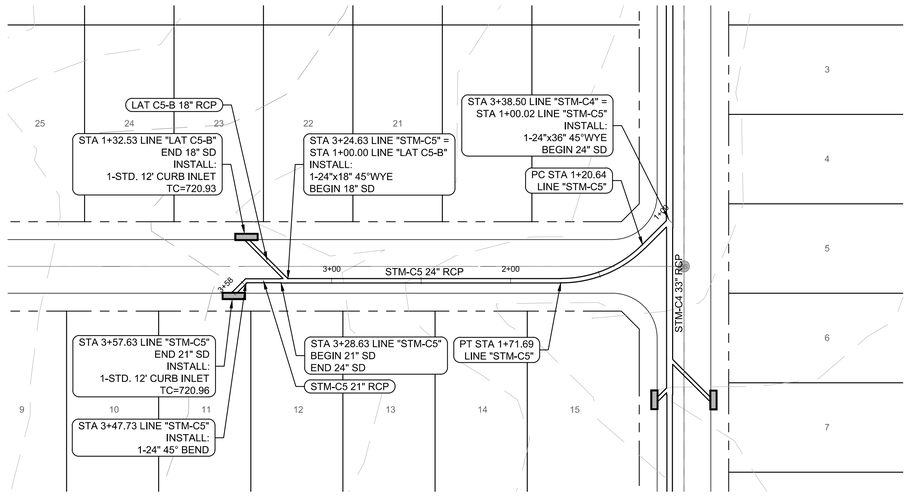

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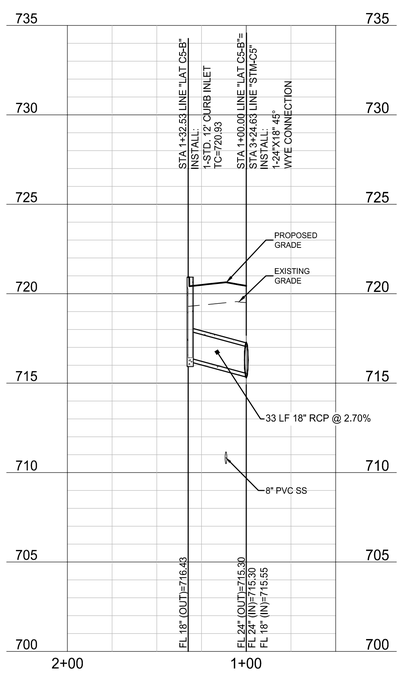
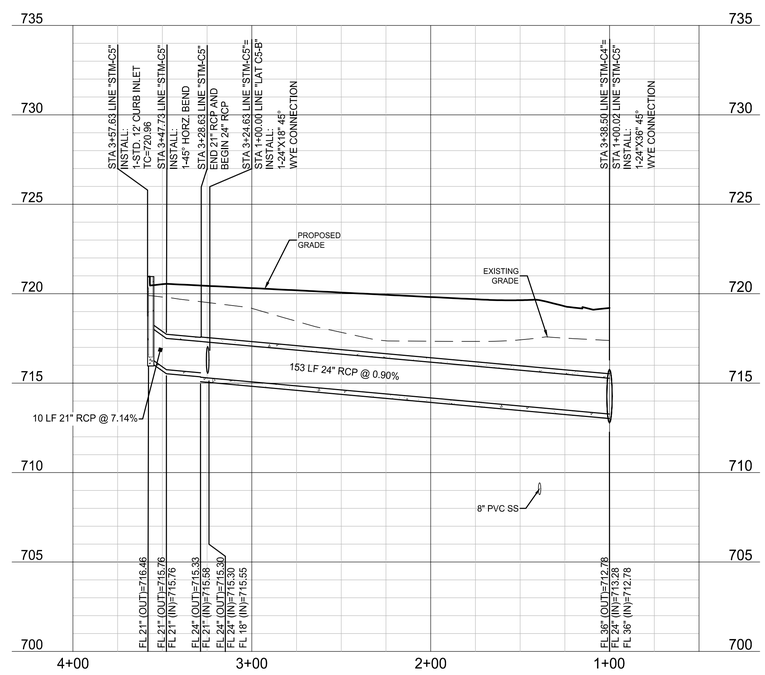
LAT C5-B



STM-C5



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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C5

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

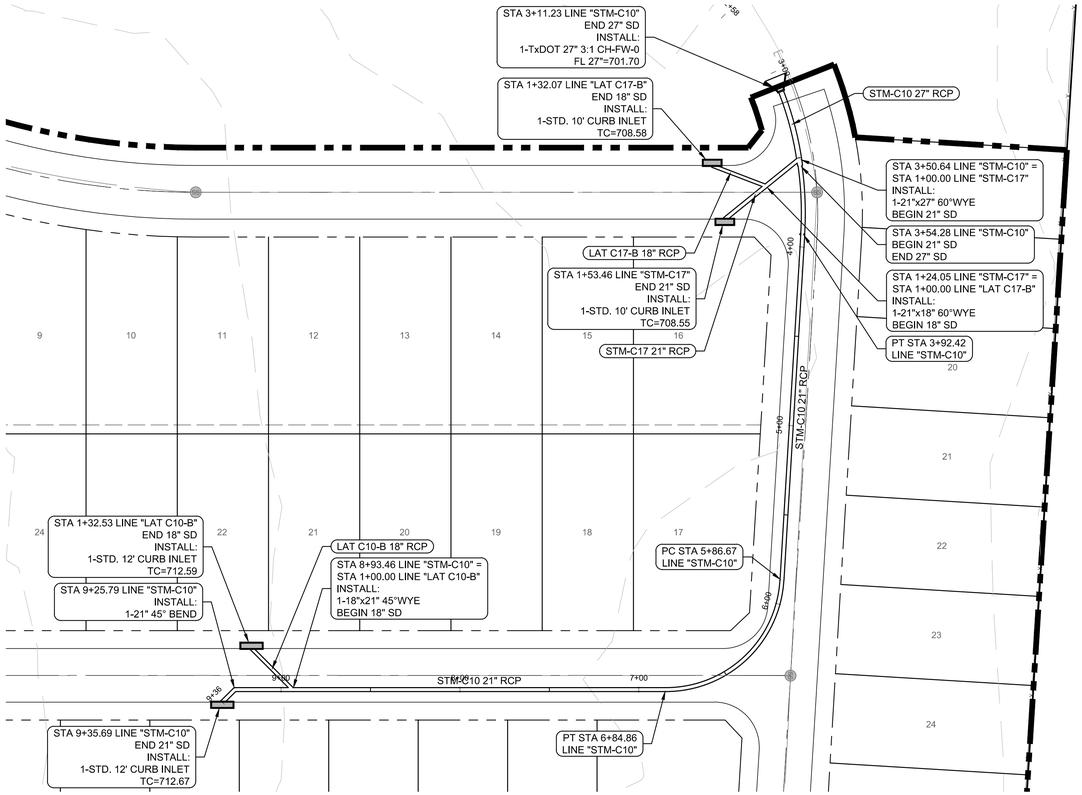
Drawing: J:\Leln\n20001 - villages at weston\Phase1\Civil\CAD\LEN20001-C-STORM
Last User: Jay.Reissig
Last Saved: 10/30/2020 5:04 PM
Plot Date/Time: 11/05/2020 3:30:49

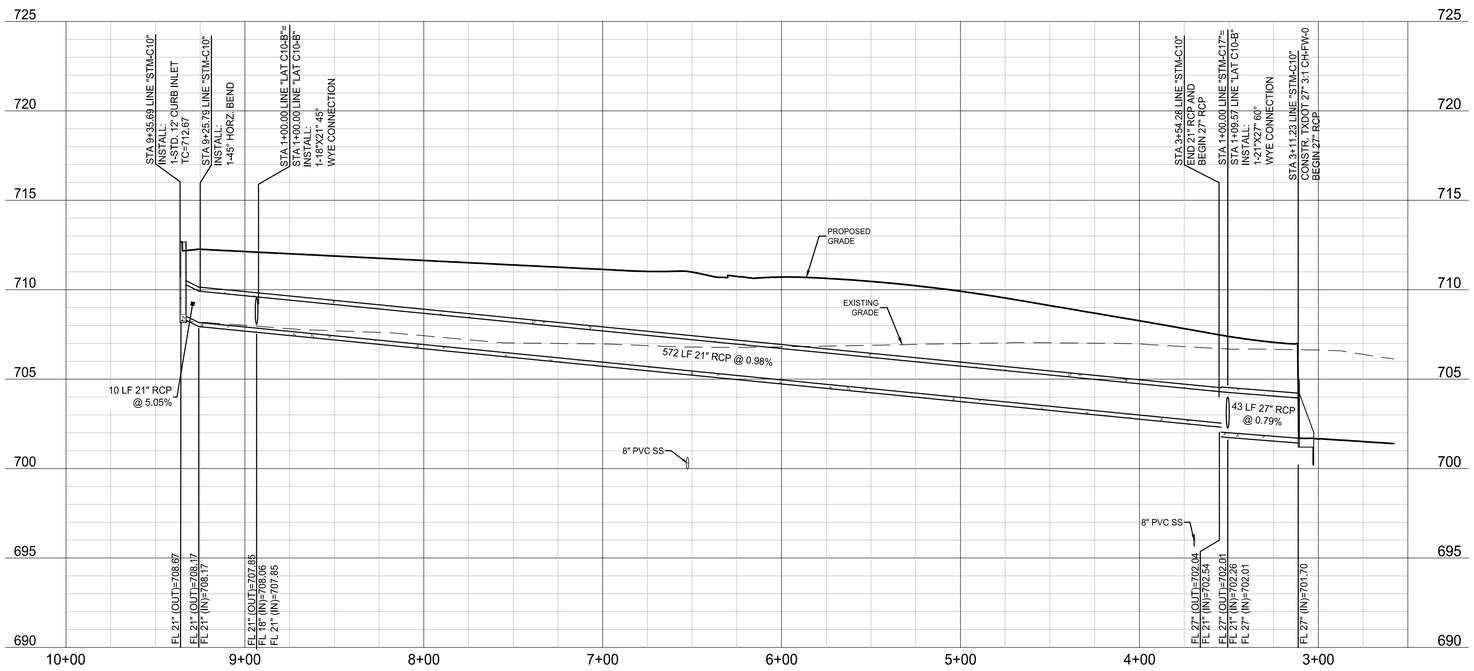
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL





PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

NOTES:

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BENCHMARKS

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ELEVATION = 745.65'

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ELEVATION = 733.37'

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NOT FOR CONSTRUCTION
TEXAS
JAY W. BEISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-C10

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.06
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\CIVIL\CADD\LEN20001-C-STORM
Last edit by: Brandon Bowen
Last Saved: 10/30/2020 5:04 PM
Plot Date/Time: 11/05/2020 3:19 PM

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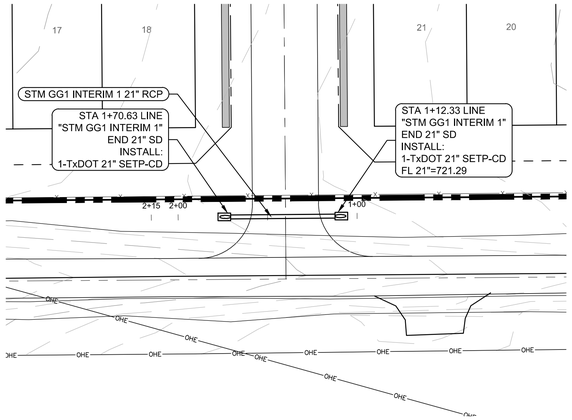

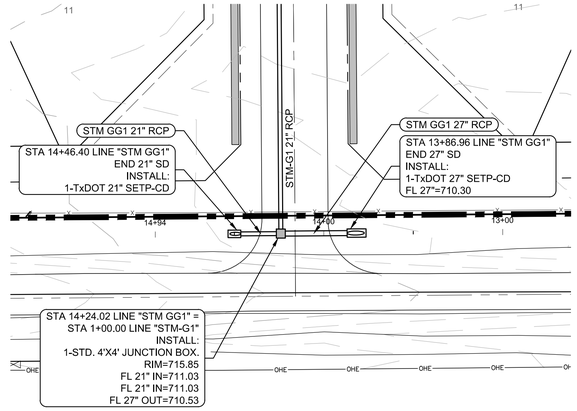

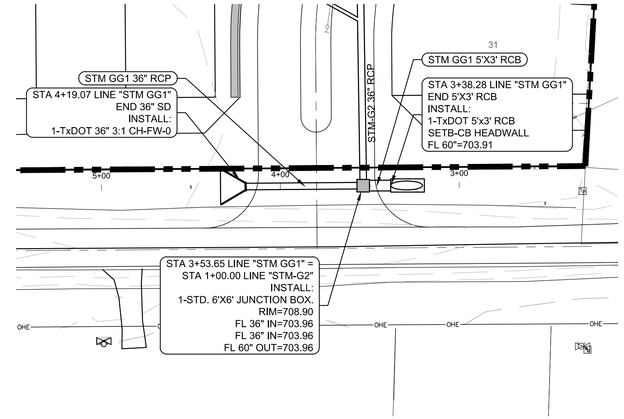

N

0 40' 80'

SCALE: 1" = 40'

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

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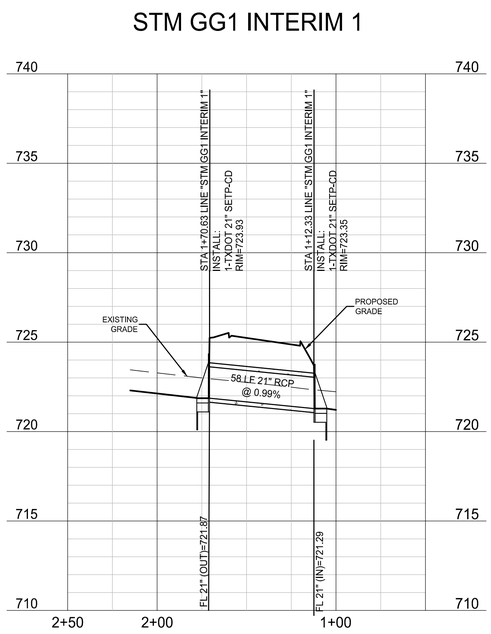

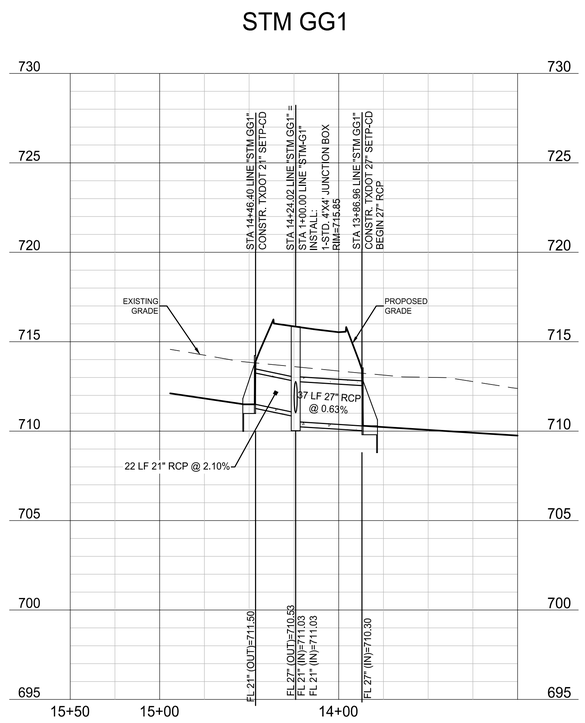

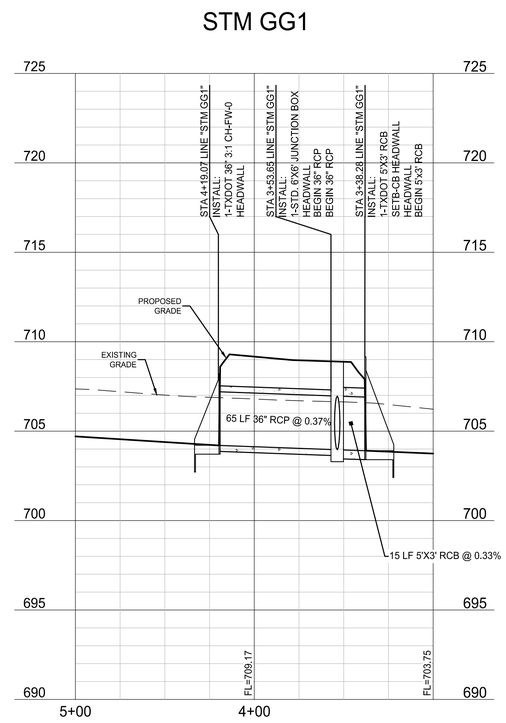

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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILES - STM GG1 & INTERIM 1

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.07
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\len20001 - villages at weston\Phase1\Civil\CADD\LEN20001-C-STORM
Last User: Michael Wilson
Last Saved: 10/30/2020 5:04 PM
Plot Scale/Time: 1:40/2020 3:31 PM

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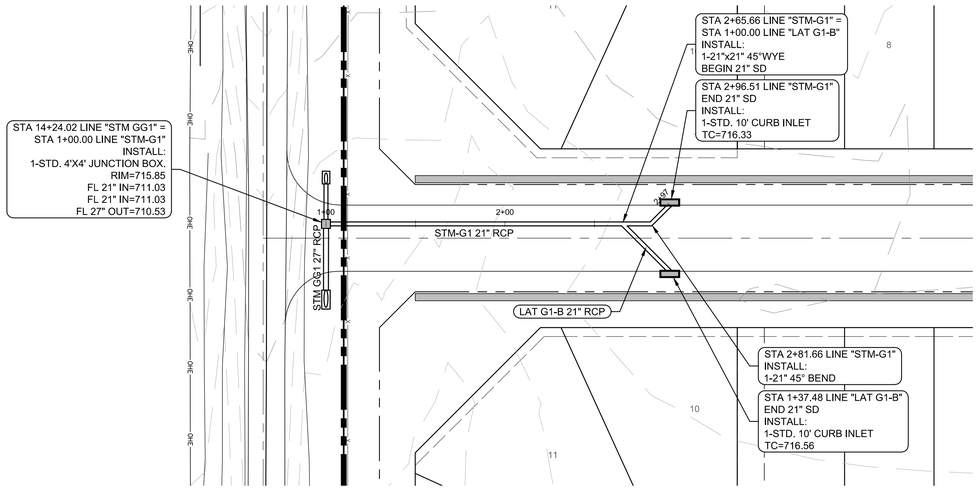
FIRST SUBMITTAL



PROFILE SCALES:
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LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
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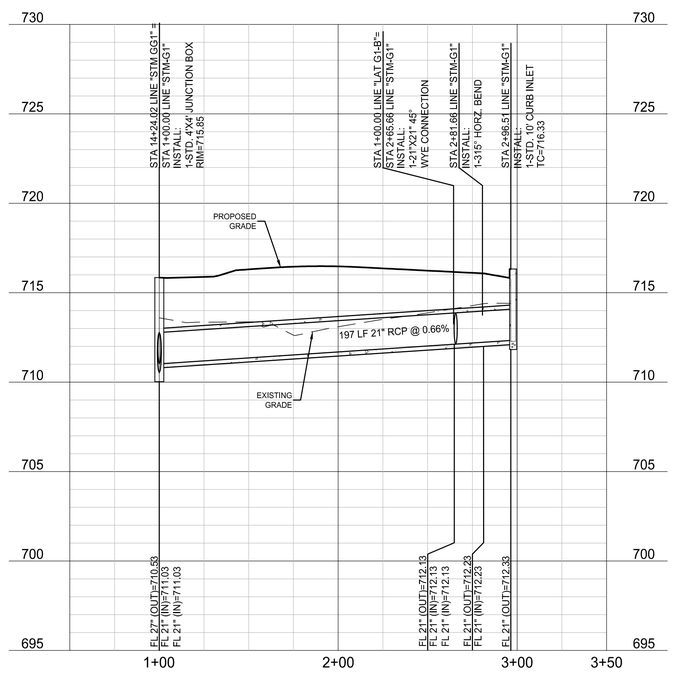
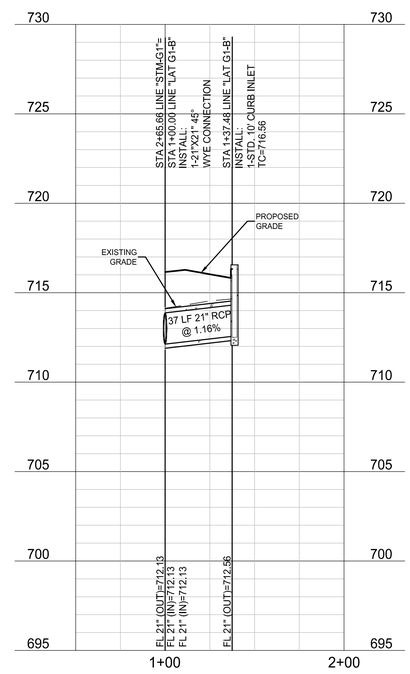
STM-G1



LAT G1-B



BENCHMARKS

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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-G1

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.08
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\n20001 - villages at weston\Phase1\CIVIL\CADD\LEN20001-C-STORM
Last User: Jay.Reissig
Last Saved: 10/30/2020 5:04 PM
Plot Scale(Time): 1:40(2020 3:19 PM

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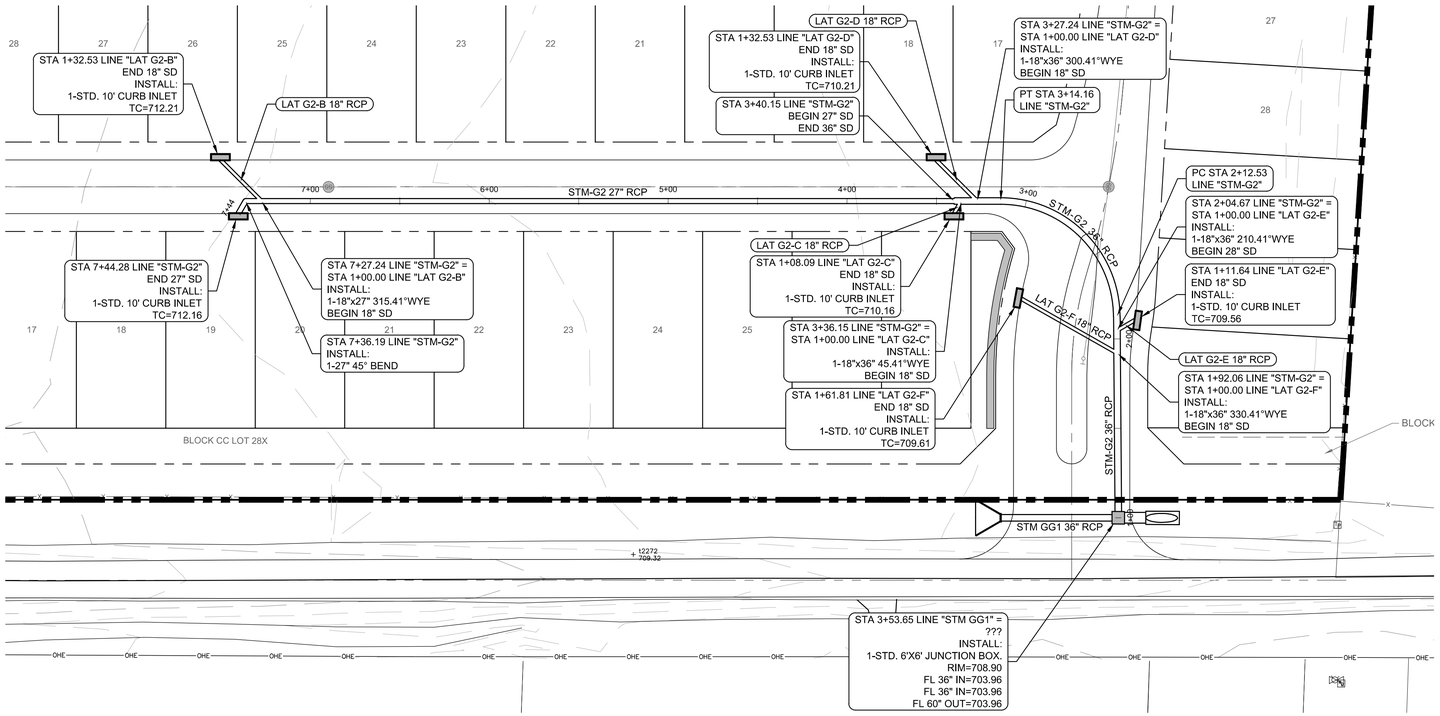
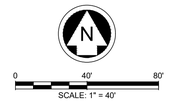
FIRST SUBMITTAL





PROFILE SCALES:
1" = 40' HORIZ.
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LEGEND

535	PROPOSED MAJOR CONTOUR
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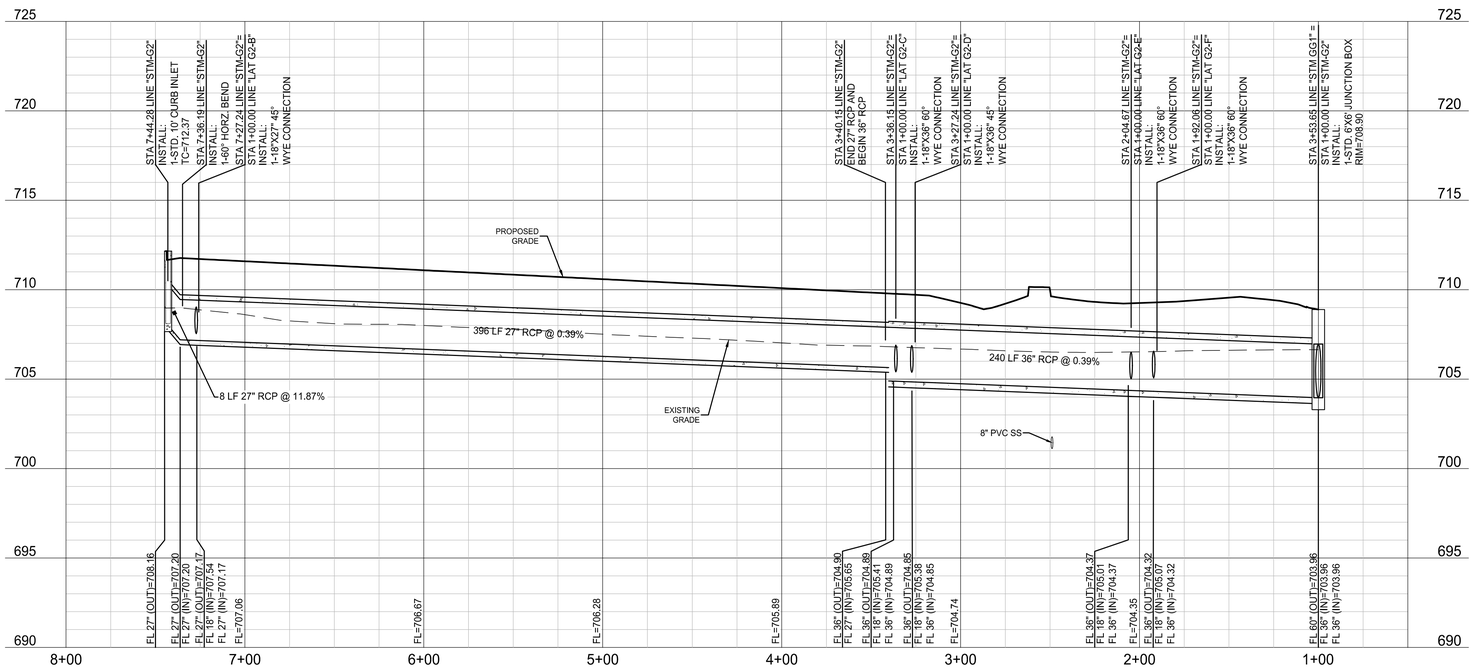
STM-G2



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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PLAN & PROFILE - LINE STM-G2

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.09
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\CIVIL\CADD\LEN20001-C-STORM
Last User: Jay.Reissig@pelotonlandsolutions.com
Last Saved: 10/30/2020 5:04 PM
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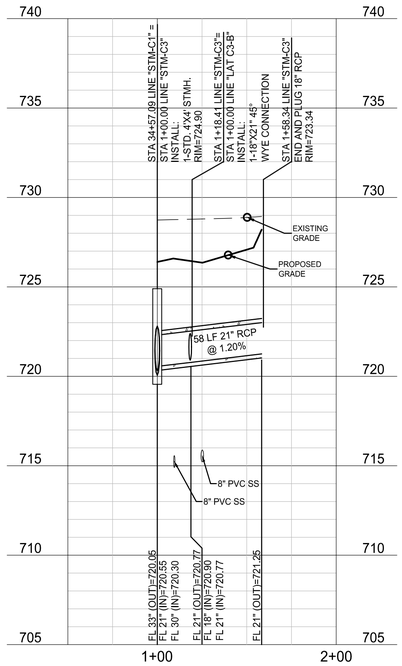
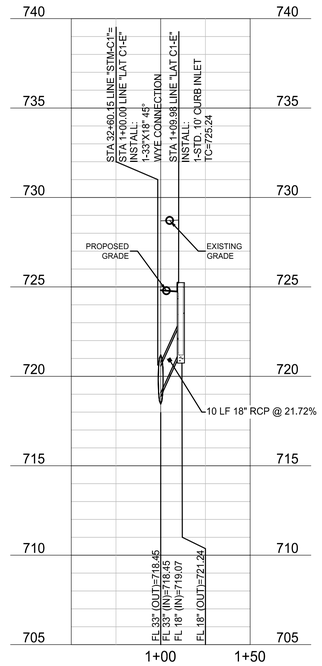
FIRST SUBMITTAL

STM-C3



LAT C1-E



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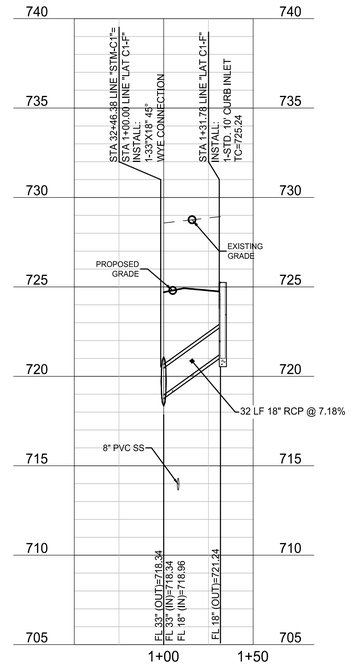
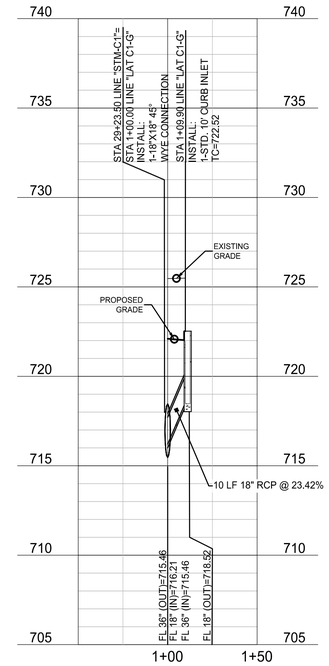
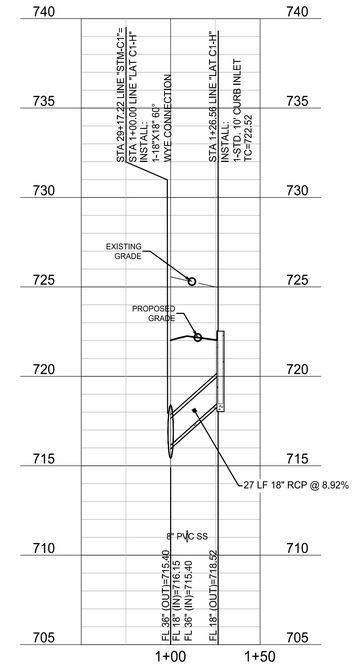
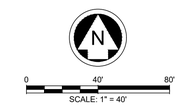


LAT C1-G



LAT C1-H





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LEGEND

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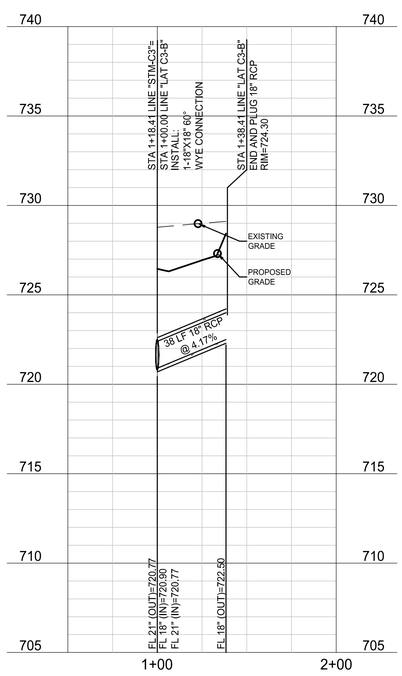
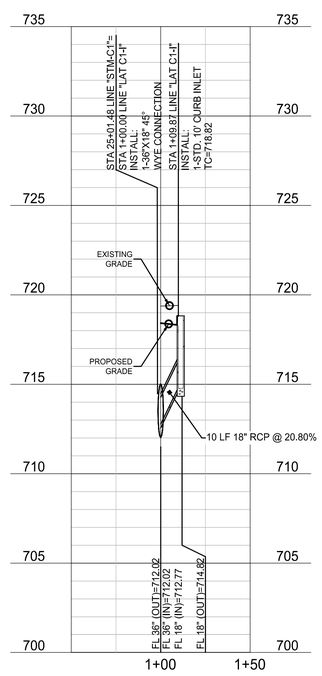
LAT C3-B



LAT C1-I



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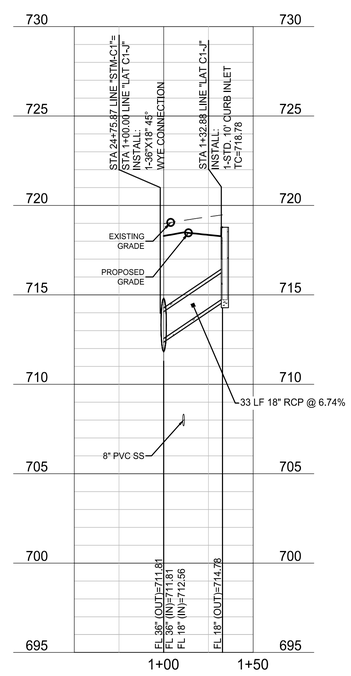

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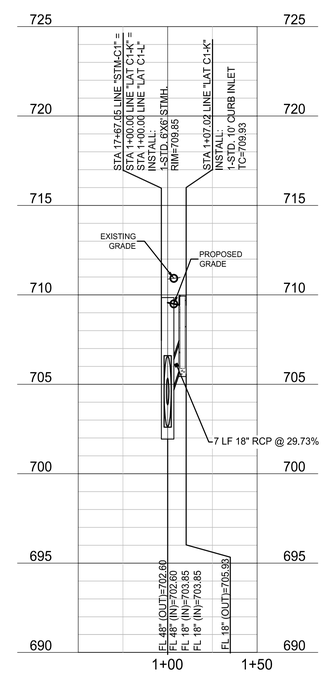
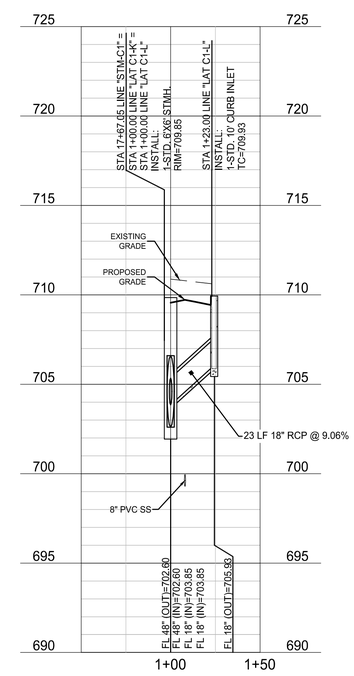


LAT C1-L



BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PROFILES - STM-C1 LATS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.10
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\CIVIL\CADD\LEN20001-C-STORM
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Last Plotted: 11/05/2020 5:10 PM
Plot Scale(Time): 1:1(05/05/2020 5:10 PM)

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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NORTH COLLIN SUD	972-837-2331

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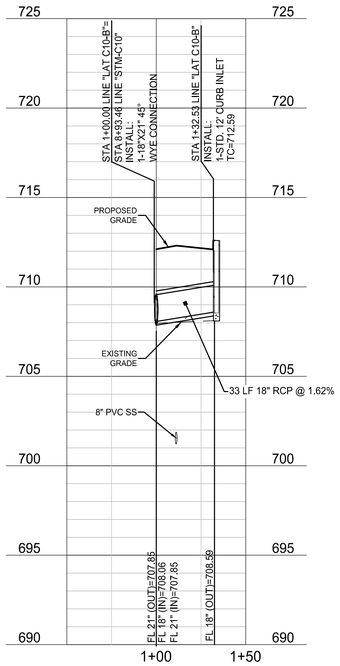
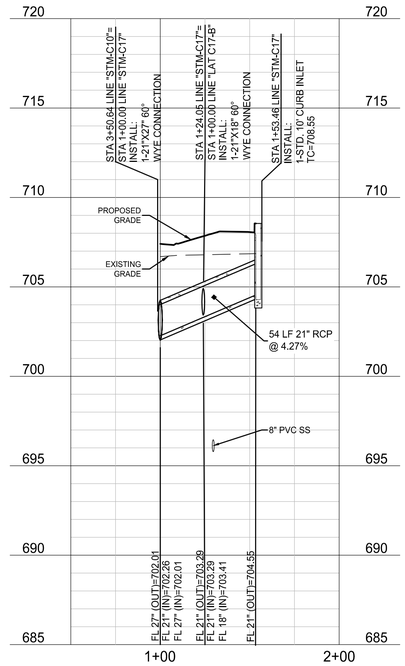
FIRST SUBMITTAL

LAT C10-B



STM-C17



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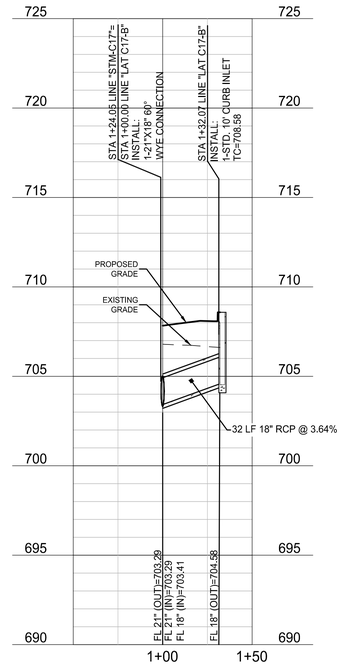

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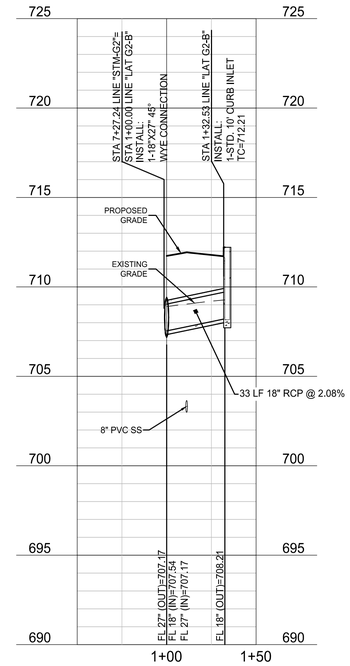
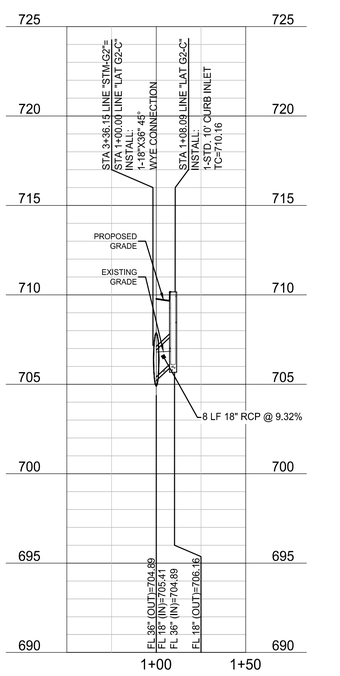


LAT G2-C



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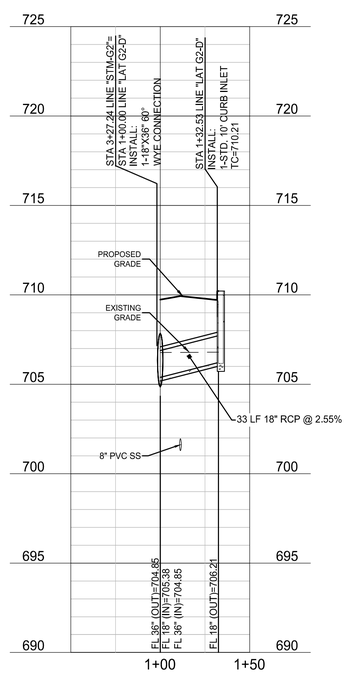
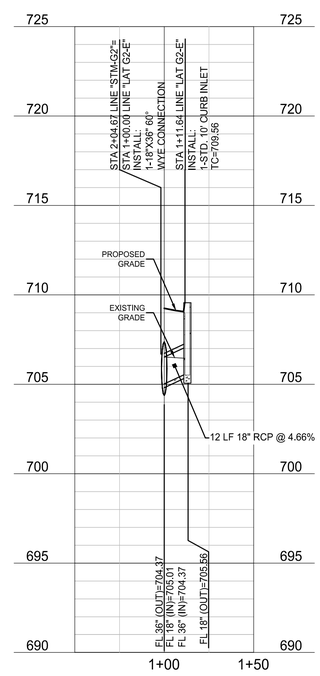
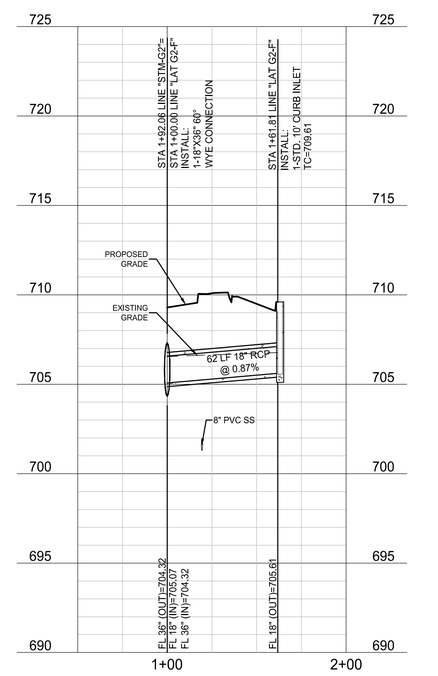
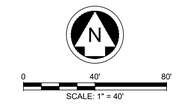


LAT G2-E



LAT G2-F





PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

NOTES:

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2. THE CITY OF WESTON DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PROFILES - LINES C & G LATS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.11
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Len\len20001 - villages at weston\Phase1\Civil\CADD\LEN20001-C-STORM
Last Saved: 11/05/2020 5:04 PM
Last Saved By: Rodney Ross
Plot Scale: 1:40 Date: 11/05/2020 5:19 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
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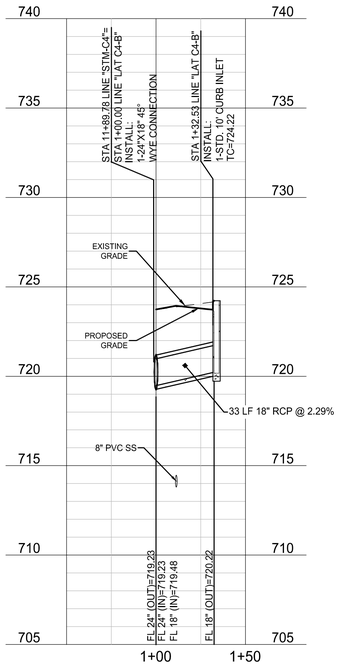
FIRST SUBMITTAL

LAT C4-B



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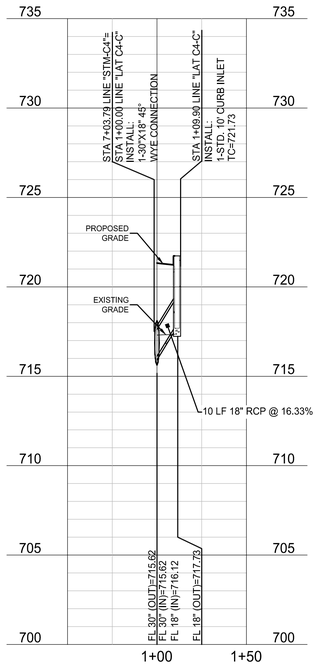

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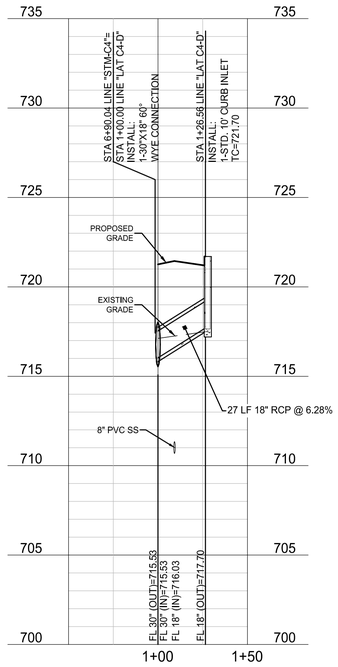

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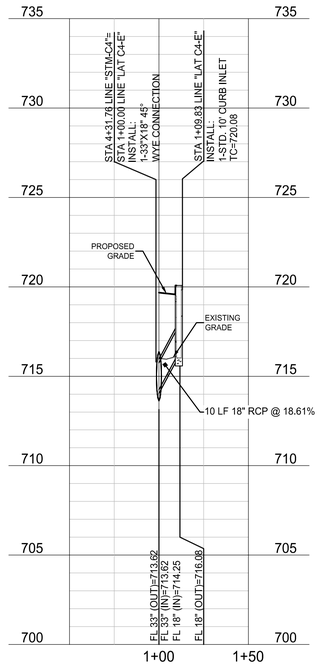

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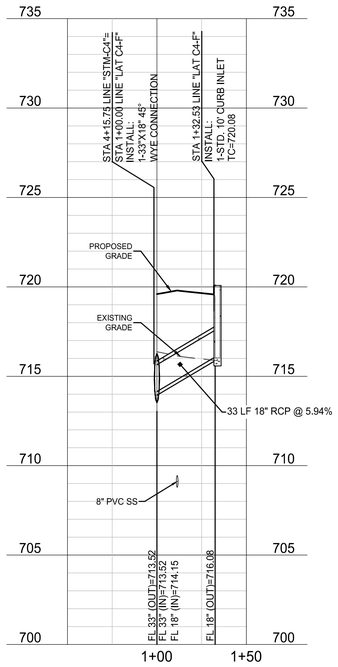

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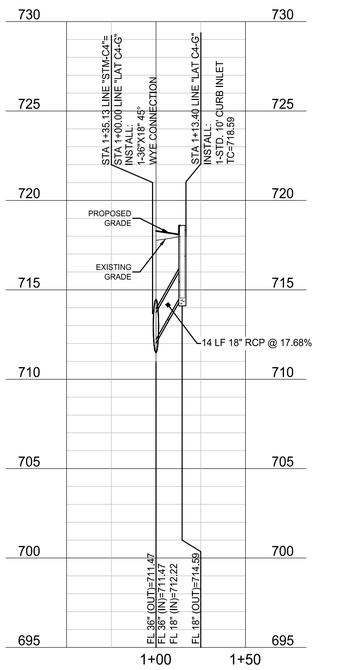

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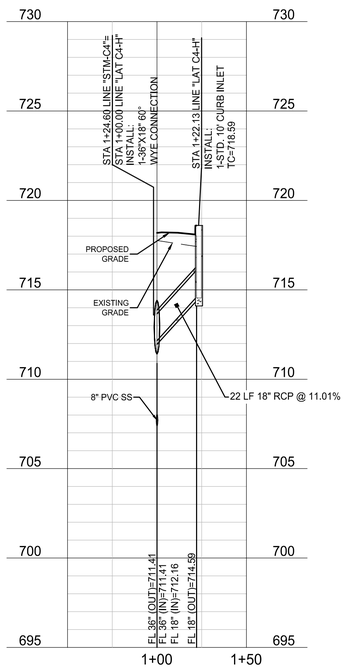
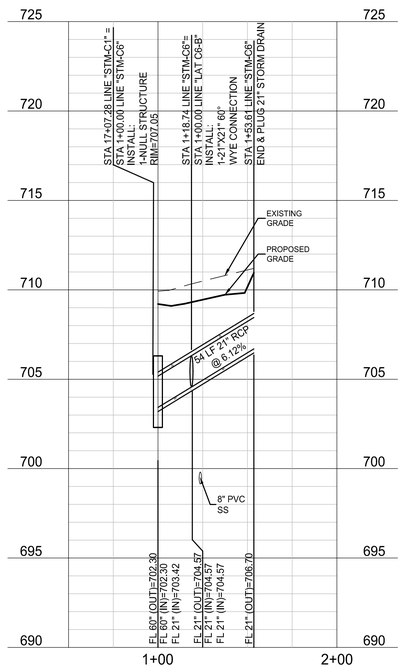


STM-C6



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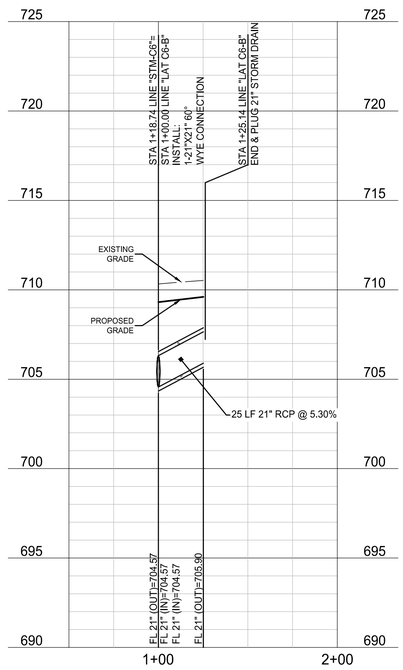

0 40' 80'
SCALE: 1" = 40'

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

LEGEND

535	PROPOSED MAJOR CONTOUR
534	PROPOSED MINOR CONTOUR
520	EXISTING MAJOR CONTOUR
519	EXISTING MINOR CONTOUR
	PROPOSED STORM
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM PROFILES - STM-C4 LATS & STM-C6

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.12
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leln\n20001 - villages at weston\Phase1\CIVIL\CADD\LEN20001-C-STORM
Last User: Jay.Reissig
Last Saved: 11/05/2020 5:04 PM
Plot Scale: 1" = 40' Horiz. 1" = 4' Vert.
Plot Date/Time: 11/05/2020 3:19 PM

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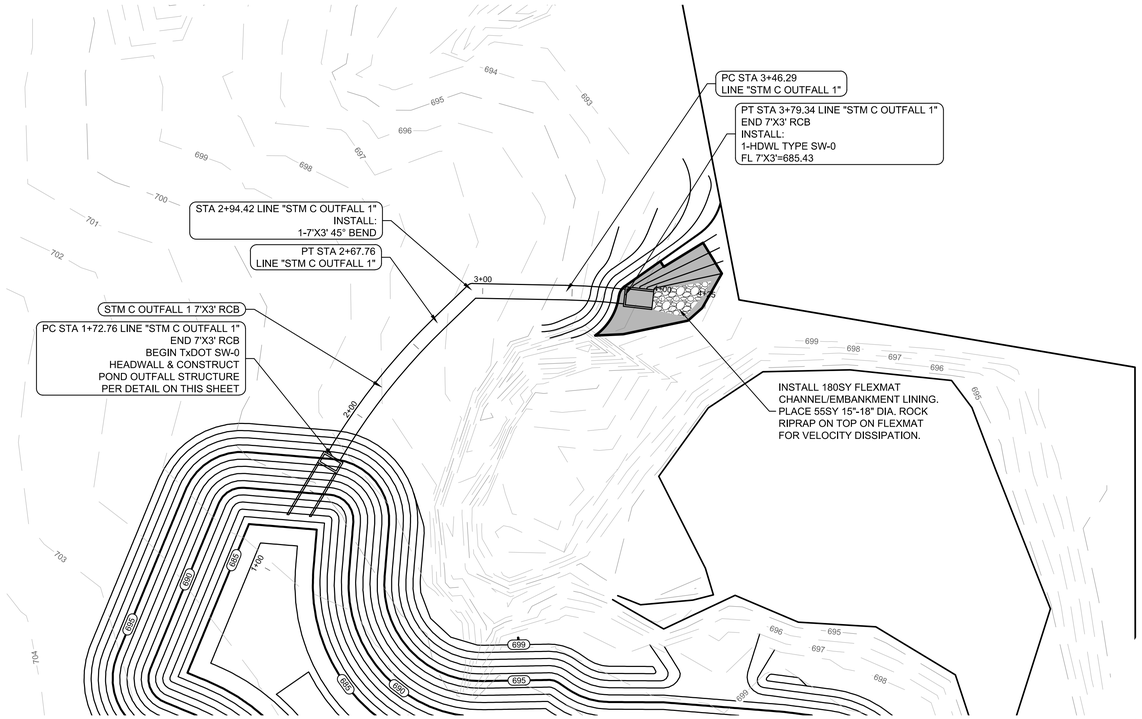
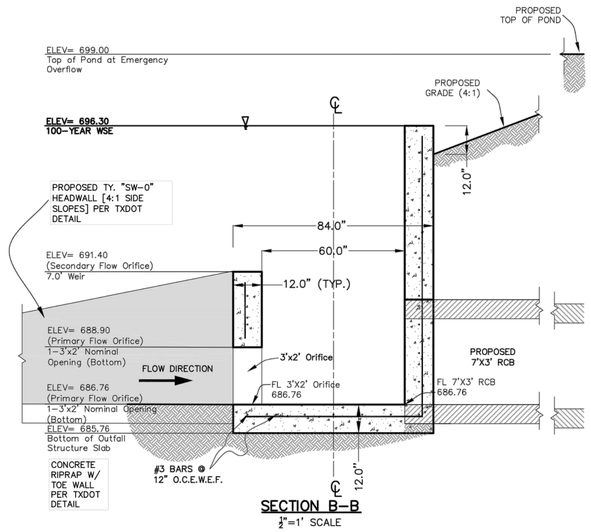
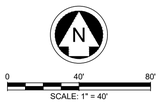




SECTION B-B
$\frac{1}{2}$"=1' SCALE



PROFILE SCALES:
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LEGEND

535	PROPOSED MAJOR CONTOUR
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	PROPOSED STORM
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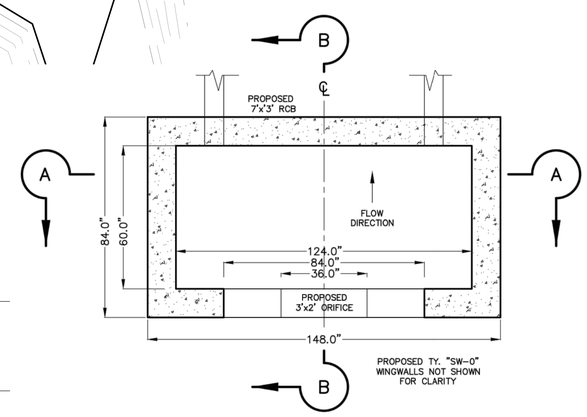
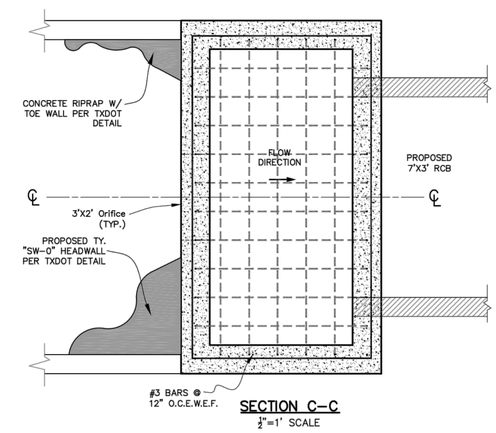
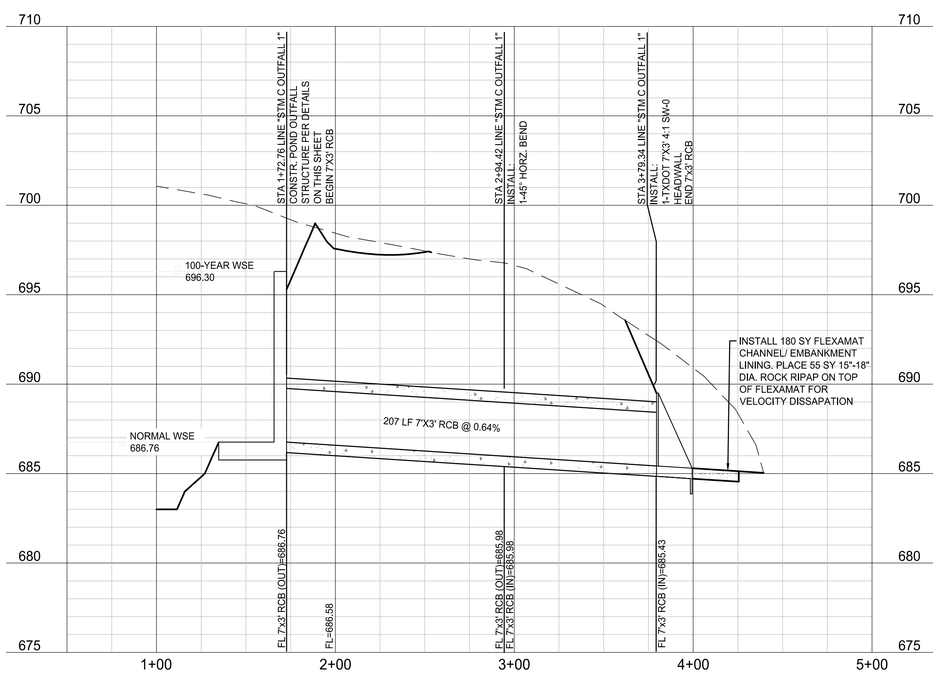


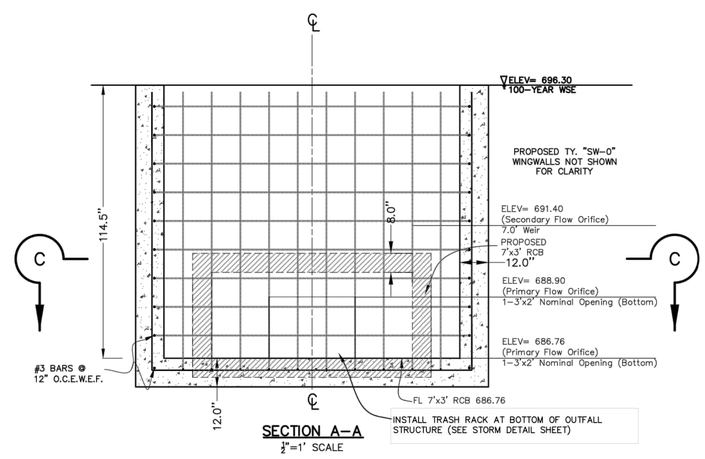
OUTFALL STRUCTURE PLAN VIEW
$\frac{1}{2}$"=1' SCALE



SECTION C-C
$\frac{1}{2}$"=1' SCALE

STM C OUTFALL 1





SECTION A-A
$\frac{1}{2}$"=1' SCALE

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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

POND OUTFALL

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	3.13
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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Last Saved: 10/30/2020 5:49 PM
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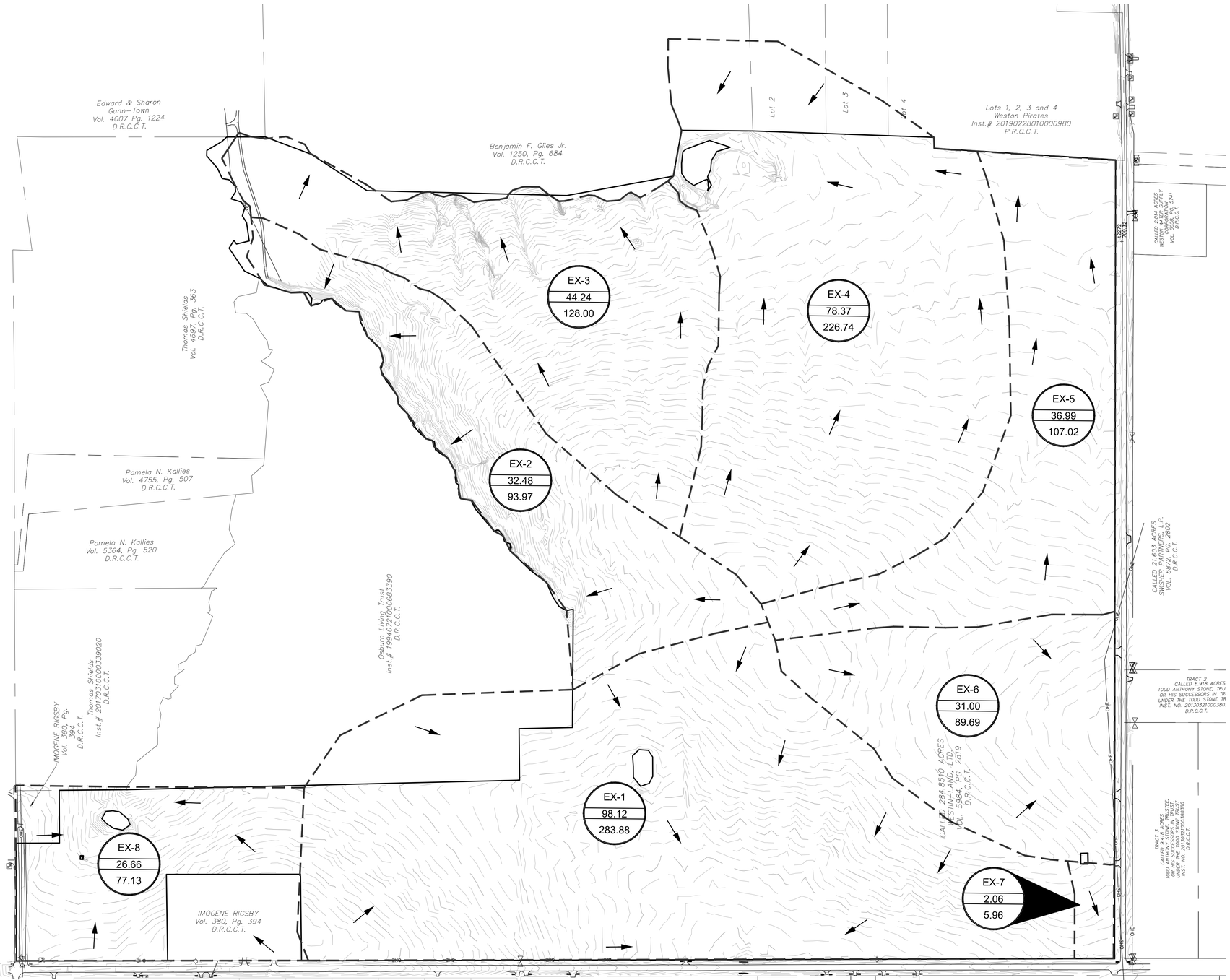
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



0 250 500
SCALE: 1" = 250'

LEGEND

520	MAJOR CONTOUR
519	MINOR CONTOUR
	DRAINAGE DIVIDE
	DRAINAGE FLOW DIRECTION
	100 YEAR FLOODPLAIN LINE
A1-A2	DRAINAGE AREA NAME
1.00	DRAINAGE AREA (ACRES)
5.50	100 YEAR FLOW (C.F.S.)

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

EXISTING DRAINAGE AREA CALCULATIONS

Area No.	Acres	Runoff Coeff.	CA	T_c (min.)	I_{10} (in./hr.)	Q_{10} (c.f.s.)	I_{100} (in./hr.)	Q_{100} (c.f.s.)
EX-1	98.12	0.35	34.34	20.0	5.78	198.63	8.27	283.88
EX-2	32.48	0.35	11.37	20.0	5.78	65.75	8.27	93.97
EX-3	44.24	0.35	15.48	20.0	5.78	89.56	8.27	128.00
EX-4	78.37	0.35	27.43	20.0	5.78	158.65	8.27	226.74
EX-5	36.99	0.35	12.95	20.0	5.78	74.88	8.27	107.02
EX-6	31.00	0.35	10.85	20.0	5.78	62.76	8.27	89.69
EX-7	2.06	0.35	0.72	20.0	5.78	4.17	8.27	5.96

VENETIAN AT WESTON, PHASE 1

EXISTING DRAINAGE AREA MAP

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	4.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Job\len20001_vilnoges at weston\Phase1\Civil\CAD\LEN20001-C-DAM-E
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Last Saved: 11/6/2020 11:53 AM
Plot Date/Time: 11/9/2020 3:32 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
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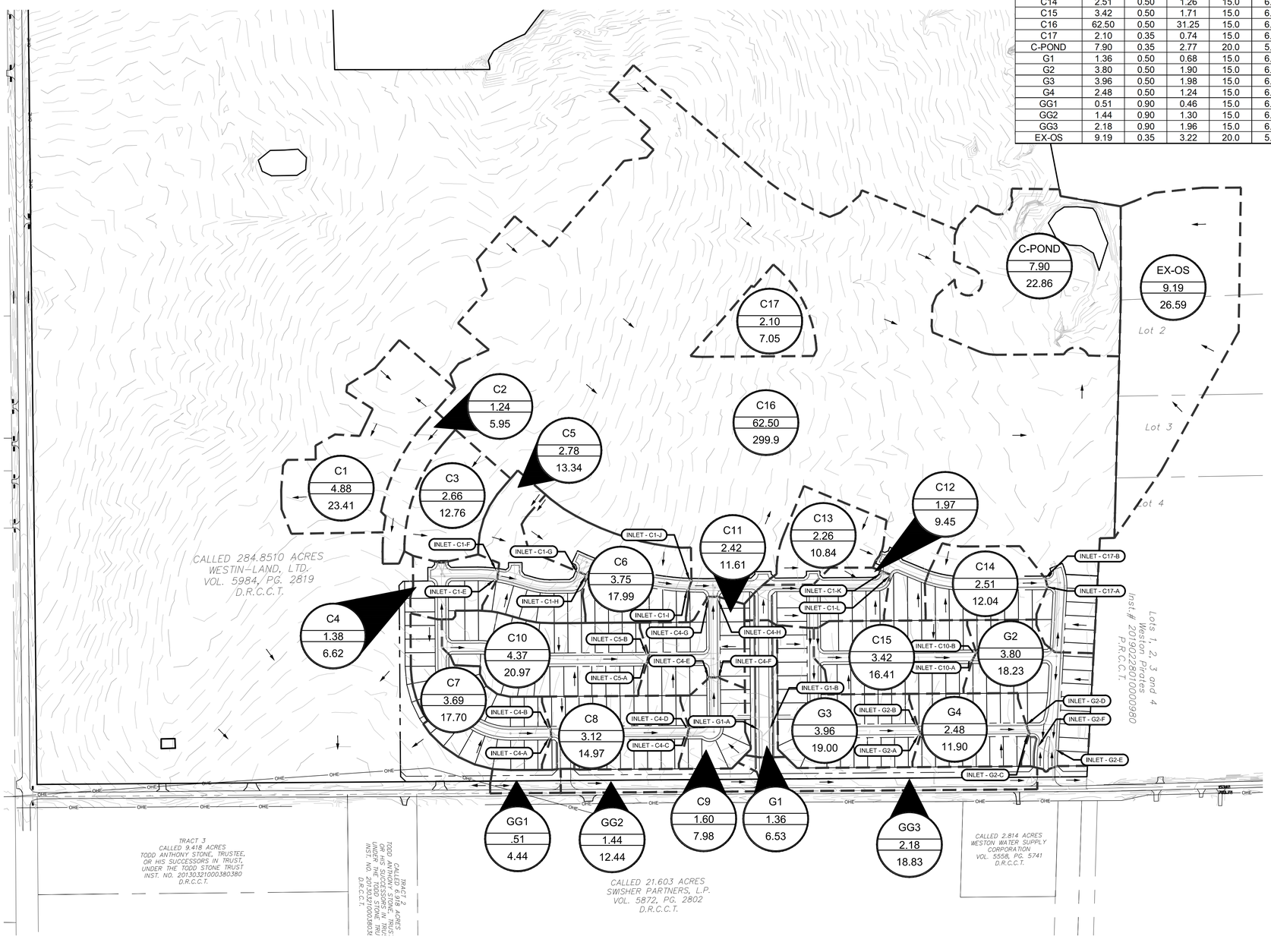
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

PROPOSED DRAINAGE AREA CALCULATIONS

Area No.	Acres	Runoff Coeff.	CA	T_c (min.)	I_{10} (in./hr.)	Q_{10} (c.f.s.)	I_{100} (in./hr.)	Q_{100} (c.f.s.)	COLLECTION INLET
C1	4.88	0.50	2.44	15.0	6.71	16.37	9.60	23.41	FUTURE C1 INLETS
C2	1.24	0.50	0.62	15.0	6.71	4.16	9.60	5.95	FUTURE C1 INLETS
C3	2.66	0.50	1.33	15.0	6.71	8.92	9.60	12.76	FUTURE C1 INLETS
C4	1.38	0.50	0.69	15.0	6.71	4.63	9.60	6.62	C1-E & C1-F
C5	2.78	0.50	1.39	15.0	6.71	9.33	9.60	13.34	C1-G & C1-H
C6	3.75	0.50	1.88	15.0	6.71	12.58	9.60	17.99	C1-I & C1-J
C7	3.69	0.50	1.85	15.0	6.71	12.38	9.60	17.70	C4-A & C4-B
C8	3.12	0.50	1.56	15.0	6.71	10.47	9.60	14.97	C4-C & C4-D
C9	1.60	0.50	0.80	15.0	6.71	5.37	9.60	7.68	C4-E & C4-F
C10	4.37	0.50	2.19	15.0	6.71	14.66	9.60	20.97	C5-A & C5-B
C11	2.42	0.50	1.21	15.0	6.71	8.12	9.60	11.61	C4-G & C4-H
C12	1.97	0.50	0.99	15.0	6.71	6.61	9.60	9.45	C1-K & C1-L
C13	2.26	0.50	1.13	15.0	6.71	7.58	9.60	10.84	FUTURE C1 INLETS
C14	2.51	0.50	1.26	15.0	6.71	8.42	9.60	12.04	C17-A & C17-B
C15	3.42	0.50	1.71	15.0	6.71	11.47	9.60	16.41	C10-A & C10-B
C16	62.50	0.50	31.25	15.0	6.71	209.65	9.60	299.86	FUTURE SYSTEM TO POND
C17	2.10	0.35	0.74	15.0	6.71	4.93	9.60	7.05	OPEN SPACE
C-POND	7.90	0.35	2.77	20.0	5.78	15.99	8.27	22.86	POND
G1	1.36	0.50	0.68	15.0	6.71	4.56	9.60	6.53	G1-A & G1-B
G2	3.80	0.50	1.90	15.0	6.71	12.75	9.60	18.23	G2-3 & G2-F
G3	3.96	0.50	1.98	15.0	6.71	13.28	9.60	19.00	G2-A & G2-B
G4	2.48	0.50	1.24	15.0	6.71	8.32	9.60	11.90	G2-C & G2-D
GG1	0.51	0.90	0.46	15.0	6.71	3.08	9.60	4.40	G2-C & G2-D
GG2	1.44	0.90	1.30	15.0	6.71	8.69	9.60	12.44	G2-C & G2-D
GG3	2.18	0.90	1.96	15.0	6.71	13.16	9.60	18.83	G2-C & G2-D
EX-OS	9.19	0.35	3.22	20.0	5.78	18.60	8.27	26.59	EX. FLOW FROM OFFSITE



N

0 200' 400'
SCALE: 1" = 200'

LEGEND

520	MAJOR CONTOUR
519	MINOR CONTOUR
	PROPOSED STORM
	DRAINAGE DIVIDE
	DRAINAGE FLOW DIRECTION
	CURB INLET
F4	INLET NUMBER
>	PROPOSED SWALE
	100 YEAR FLOODPLAIN LINE
A1-A2	DRAINAGE AREA NAME
1.00	DRAINAGE AREA (ACRES)
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–	–	
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–	–	

VENETIAN AT WESTON, PHASE 1

PROPOSED DRAINAGE AREA MAP

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	4.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Job\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-SAM.dwg
Last Saved By: JRodriguez
Last Saved: 11/6/2020 11:52 AM
Plot Date/Time: 11/6/2020 9:33 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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ATMOS GAS	972-881-4161
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CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

ON-GRADE INLET CAPACITY CALCULATION TABLE

Inlet		Drainage Area																									
Inlet No.	Station	Area No	Area	Runoff Coeff "C"	Time of Concen. (min.)	Street Long Slope "So" (ft./ft.)	Cross Slope of Pavement "Sx" (ft./ft.)	Cross Slope of Gutter "Sw" (ft./ft.)	100 Year Depth of Flow "Yo"* (ft.)	100 Year Spread of Flow "T"** (ft.)	Equivalent Cross Section "Se" (ft./ft.)	Street Section (type)	Manning Coefficient for Pavement "n"	10 Year Intensity (in./hr)	10 Year Runoff Flow (c.f.s.)	10 Year Carry Over Flow (c.f.s.)	10 Year Total Gutter Flow "Q" (c.f.s.)	100 Year Intensity (in./hr.)	100 Year Runoff Flow (c.f.s.)	100 Year Carry Over Flow (c.f.s.)	100 Year Total Gutter Flow "Q" (c.f.s.)	Design Storm***	Length Provided "L" (ft.)	Inlet Capacity "Qi" (c.f.s.)	10 Year Carryover Flow (c.f.s.)	100 Year Carryover Flow (c.f.s.)	Comments
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	25	27	30	31	32	33
C1-E	4+88.31	.5*C4	0.69	0.50	15.0	0.0080	0.0287	0.222	0.31	10.77	0.1244	Rooftop	0.019	6.71	2.31	0.00	2.31	9.60	3.31	0.00	3.31	100	10	3.31	0.00	0.00	1 - 10' Inlets
C1-F	4+87.83	.5*C4	0.69	0.50	15.0	0.0080	0.0287	0.222	0.31	10.77	0.1244	Rooftop	0.019	6.71	2.31	0.00	2.31	9.60	3.31	0.00	3.31	100	10	3.31	0.00	0.00	1 - 10' Inlets
C1-G	8+29.33	.5*C5	1.39	0.50	15.0	0.0080	0.0287	0.222	0.40	14.01	0.0957	Rooftop	0.019	6.71	4.66	0.00	4.66	9.60	6.67	0.00	6.67	100	10	6.80	0.00	0.00	1 - 10' Inlets
C1-H	8+39.82	.5*C5	1.39	0.50	15.0	0.0080	0.0287	0.222	0.40	14.01	0.0957	Rooftop	0.019	6.71	4.66	0.00	4.66	9.60	6.67	0.00	6.67	100	10	6.80	0.00	0.00	1 - 10' Inlets
C1-I	7+59.79	.5*C6	1.88	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0831	Rooftop	0.019	6.71	6.29	0.00	6.29	9.60	9.00	0.00	9.00	100	10	7.60	0.00	1.30	1 - 10' Inlets
C1-J	7+68.53	.5*C6	1.88	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0831	Rooftop	0.019	6.71	6.29	0.00	6.29	9.60	9.00	0.00	9.00	100	10	7.60	0.00	1.30	1 - 10' Inlets
C4-A	6+95.79	.5*C7	1.85	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0838	Rooftop	0.019	6.71	6.19	0.00	6.19	9.60	8.85	0.00	8.85	100	10	8.85	0.00	1.40	1 - 10' Inlets
C4-B	6+97.98	.5*C7	1.85	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0838	Rooftop	0.019	6.71	6.19	0.00	6.19	9.60	8.85	0.00	8.85	100	10	8.85	0.00	1.40	1 - 10' Inlets
C4-C	1+95.99	.5*C8	1.56	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0835	Rooftop	0.019	6.71	5.23	0.00	5.23	9.60	7.48	1.40	8.88	100	10	7.60	0.00	1.30	1 - 10' Inlets
C4-D	1+88.51	.5*C8	1.56	0.50	15.0	0.0050	0.0287	0.222	0.48	14.50	0.0835	Rooftop	0.019	6.71	5.23	0.00	5.23	9.60	7.48	1.40	8.88	100	10	7.60	0.00	1.30	1 - 10' Inlets
C4-E	4+44.53	.5*C9	0.80	0.50	15.0	0.0050	0.0287	0.222	0.40	13.87	0.0971	Rooftop	0.019	6.71	2.68	0.00	2.68	9.60	3.84	1.30	5.14	100	10	6.80	0.00	0.00	1 - 10' Inlets
C4-F	4+44.63	.5*C9	0.80	0.50	15.0	0.0050	0.0287	0.222	0.40	13.87	0.0970	Rooftop	0.019	6.71	2.68	0.00	2.68	9.60	3.84	1.30	5.14	100	10	6.80	0.00	0.00	1 - 10' Inlets
C4-G	1+47.82	.5*C11	1.21	0.50	15.0	0.0050	0.0287	0.222	0.44	14.50	0.0900	Rooftop	0.019	6.71	4.06	0.00	4.06	9.60	5.81	0.90	6.71	100	10	7.20	0.00	0.00	1 - 10' Inlets
C4-H	1+47.75	.5*C11	1.21	0.50	15.0	0.0050	0.0287	0.222	0.44	14.50	0.0899	Rooftop	0.019	6.71	4.06	0.00	4.06	9.60	5.81	0.90	6.71	100	10	7.20	0.00	0.00	1 - 10' Inlets
C5-A	8+52.94	.5*C10	2.19	0.50	15.0	0.0050	0.0287	0.222	0.52	15.85	0.0796	Rooftop	0.019	6.71	7.33	0.00	7.33	9.60	10.48	0.00	10.48	100	12	9.50	0.00	0.90	1 - 12' Inlets
C5-B	8+60.04	.5*C10	2.19	0.50	15.0	0.0050	0.0287	0.222	0.52	15.85	0.0795	Rooftop	0.019	6.71	7.33	0.00	7.33	9.60	10.48	0.00	10.48	100	12	9.50	0.00	0.90	1 - 12' Inlets
C1-K	15+07.42	.5*C12	0.99	0.50	15.0	0.0050	0.0287	0.222	0.39	13.45	0.1001	Rooftop	0.019	6.71	3.30	0.00	3.30	9.60	4.73	0.00	4.73	100	10	6.70	0.00	0.00	1 - 10' Inlets
C1-L	15+07.95	.5*C12	0.99	0.50	15.0	0.0050	0.0287	0.222	0.39	13.45	0.1000	Rooftop	0.019	6.71	3.30	0.00	3.30	9.60	4.73	0.00	4.73	100	10	6.70	0.00	0.00	1 - 10' Inlets
C10-A	15+07.42	.5*C15	1.71	0.50	15.0	0.0050	0.0287	0.222	0.47	14.50	0.0854	Rooftop	0.019	6.71	5.74	0.00	5.74	9.60	8.20	0.00	8.20	100	12	9.00	0.00	0.00	1 - 12' Inlets
C10-B	15+07.95	.5*C15	1.71	0.50	15.0	0.0050	0.0287	0.222	0.47	14.50	0.0854	Rooftop	0.019	6.71	5.74	0.00	5.74	9.60	8.20	0.00	8.20	100	12	9.00	0.00	0.00	1 - 12' Inlets
C17-A	9+44.10	.5*C14	1.26	0.50	15.0	0.0050	0.0287	0.222	0.42	14.50	0.0918	Rooftop	0.019	6.71	4.21	0.00	4.21	9.60	6.02	0.00	6.02	100	10	7.00	0.00	0.00	1 - 10' Inlets
C17-B	9+37.02	.5*C14	1.26	0.50	15.0	0.0050	0.0287	0.222	0.42	14.50	0.0917	Rooftop	0.019	6.71	4.21	0.00	4.21	9.60	6.02	0.00	6.02	100	10	7.00	0.00	0.00	1 - 10' Inlets
G2-A	4+76.92	.5*G3	1.98	0.50	15.0	0.0050	0.0287	0.222	0.49	14.50	0.0822	Rooftop	0.019	6.71	6.64	0.00	6.64	9.60	9.50	0.00	9.50	100	12	9.20	0.00	0.30	1 - 12' Inlets
G2-B	4+66.92	.5*G3	1.98	0.50	15.0	0.0050	0.0287	0.222	0.49	14.50	0.0822	Rooftop	0.019	6.71	6.64	0.00	6.64	9.60	9.50	0.00	9.50	100	12	9.20	0.00	0.30	1 - 12' Inlets
G2-C	8+76.96	.5*G4	0.26	0.50	15.0	0.0050	0.0287	0.222	0.25	8.82	0.1527	Rooftop	0.019	6.71	0.86	0.00	0.86	9.60	1.22	0.30	1.52	100	10	7.10	0.00	0.00	1 - 10' Inlets
G2-D	8+66.92	.5*G4	0.26	0.50	15.0	0.0050	0.0287	0.222	0.25	8.82	0.1525	Rooftop	0.019	6.71	0.86	0.00	0.86	9.60	1.22	0.30	1.52	100	10	7.10	0.00	0.00	1 - 10' Inlets

CAPACITY OF CURB OPENING INLETS AND DROP INLETS IN SUMPS

Inlet No.	Gutter Slope "So" (ft./ft.)	Crown Slope of Pavement (ft./ft.)	Gutter Flow "Qo" (c.f.s.)	Depth of Gutter Flow "Yo" (ft.)	Depth of Depression "a" (ft.)	Depth of Flow at Opening "y" (ft.)	Capacity Inlet / Foot of Length "Q/L" (c.f.s./ft.)	Length of Inlet Opening "L" (ft.)	Capacity of Inlet "Q" (c.f.s.)	Carry Over Into Over Flow (c.f.s.)	Percent Q100 Captured	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13
G1-A	0.0050	0.0278	3.26	0.33	0.50	0.83	2.00	10	20.00	0.00	100%	1 - 10' Inlets
G1-B	0.0050	0.0278	3.26	0.33	0.50	0.83	2.00	10	20.00	0.00	100%	1 - 10' Inlets
G2-E	0.0050	0.0278	9.12	0.49	0.33	0.82	2.00	10	20.00	0.00	100%	1 - 10' Inlets
G2-F	0.0050	0.0278	9.12	0.49	0.33	0.82	2.00	10	20.00	0.00	100%	1 - 10' Inlets

BENCHMARKS

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ELEVATION = 717.56'

STATE OF TEXAS
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LICENSED
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11/5/2020
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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

INLET CALCULATIONS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	4.03
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leh\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-DAM.P
Last Saved: 11/6/2020 11:52 AM
Plot Date/Time: 11/9/2020 3:33 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

HYDRAULIC CALCULATIONS (INTERIM)

Runoff Design Point Upstrm Station	Runoff Design Point Dwnstrm Station	Pipe Length Between Points	Drainage Area Incremental No.	Drainage Area Incremental Area "A" (Acres)	Drainage Area Total Area "A" (Acres)	Runoff Coeff "C"	Incr. "CA"	Total "CA"	Time of Concentration Inlet Time (min.)	Time of Concentration Travel Time (min.)	Time of Concentration Total Time (min.)	10-Year Intensity "I" (in./hr)	100-Year Intensity "I" (in./hr)	Q 10 Runoff "Q" (c.f.s.)	Q 100 Runoff "Q" (c.f.s.)	Inlet Bypass "Q" (c.f.s.)	Q in Pipe "Q" (c.f.s.)	Storm Pipe Diameter (in.)	Box Culvert No. of Storm Drain Spans	Box Culvert Storm Drain Width (ft)	Box Culvert Storm Drain Heigth (ft)	Manning n Value	Hydr Grade "Sf" (ft./ft.)	Hydraulic Grade Line Elevation Dwnstrm	Hydraulic Grade Line Elevation Upstrm	V1 Flow (In) (f.p.s.)	V2 Flow (Out) (f.p.s.)	Head Loss Calculations V1^2 / 2g (feet)	Head Loss Calculations V2^2 / 2g (feet)	Head Loss Calculations Loss Coeff (Kj)	Head Loss Calculations KjV1^2 / 2g (feet)	Head Loss at Structure "Hk" (feet)	Design HGL Elevation (feet)	Invert Elevation Dwnstrm (feet)	Invert Elevation Upstrm (feet)	TC / FG Elev (feet)	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	19a	19b	19c	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
STORM DRAIN LINE STM-C1																																					
3515.34	3457.09	58.25	C1,C2	6.12	6.12	0.50	3.06	3.06	15.00	0.16	15.16	6.71	9.60	20.53	29.36	0.00	29.36	30				0.013	0.0051	725.27	725.57		5.98		0.56	0.00		0.10	725.67	720.30	720.59	728.60	
3457.09	3260.15	196.94	C3	2.66	8.78	0.50	1.33	4.39	15.16	0.47	15.63	6.67	9.54	29.30	41.90	0.00	41.90	33				0.013	0.0063	723.54	724.77	5.98	7.05	0.56	0.77	0.50	0.28	0.49	725.27	718.45	720.05	726.40	
3260.15	3246.38	13.77	.5*C4	0.69	9.47	0.50	0.35	4.74	15.63	0.03	15.66	6.57	9.40	31.13	44.52	0.00	44.52	33				0.013	0.0071	723.15	723.24	7.05	7.50	0.77	0.87	0.75	0.58	0.29	723.54	718.34	718.45	725.20	
3246.38	2927.50	318.88	.5*C4	0.69	10.16	0.50	0.35	5.08	15.66	0.66	16.32	6.57	9.39	33.37	47.71	0.00	47.71	33				0.013	0.0081	720.20	722.80	7.50	8.03	0.87	1.00	0.75	0.65	0.35	723.15	715.74	718.34	725.10	
2927.50	2923.50	4.00			10.16		0.00	5.08	16.32	0.01	16.33	6.57	9.39	33.37	47.71	0.00	47.71	36				0.013	0.0051	720.08	720.10	8.03	6.75	1.00	0.71	0.10	0.10	0.10	720.20	715.46	715.49	722.50	
2923.50	2917.22	6.28	.5*C5	1.39	11.55	0.50	0.70	5.78	16.33	0.01	16.34	6.43	9.20	37.14	53.10	0.00	53.10	36				0.013	0.0063	719.70	719.74	6.75	7.51	0.71	0.88	0.75	0.53	0.35	720.08	715.40	715.46	722.50	
2917.22	2910.15	7.07	.5*C5	1.39	12.94	0.50	0.70	6.47	16.34	0.01	16.36	6.43	9.19	41.59	59.47	0.00	59.47	36				0.013	0.0079	719.07	719.12	7.51	8.41	0.88	1.10	0.60	0.53	0.57	719.70	715.35	715.40	722.40	
2910.15	2879.71	30.44			12.94		0.00	6.47	16.36	0.06	16.42	6.43	9.19	41.59	59.47	0.00	59.47	36				0.013	0.0079	718.44	718.68	8.41	8.41	1.10	1.10	0.35	0.38	0.38	719.07	715.10	715.35	722.30	
2879.71	2501.48	378.23			12.94		0.00	6.47	16.42	0.75	17.17	6.43	9.19	41.59	59.47	0.00	59.47	36				0.013	0.0079	715.05	718.06	8.41	8.41	1.10	1.10	0.35	0.38	0.38	718.44	712.02	715.10	721.50	
2501.48	2475.87	25.61	.5*C6	1.88	14.82	0.50	0.94	7.41	17.17	0.05	17.21	6.27	8.96	46.44	66.39	0.00	66.39	36				0.013	0.0099	714.25	714.50	8.41	9.39	1.10	1.37	0.75	0.82	0.55	715.05	711.81	712.02	718.80	PARTIAL FLOW
2475.87	2407.19	68.68	.5*C6	1.88	16.69	0.50	0.94	8.35	17.21	0.11	17.32	6.26	8.95	52.24	74.69	0.00	74.69	36				0.013	0.0125	712.68	713.54	9.39	10.57	1.37	1.73	0.75	1.03	0.71	714.25	711.25	711.81	718.70	PARTIAL FLOW
2407.19	1789.27	617.92	STM-C4	15.20	31.89	0.50	7.60	15.95	17.32	0.91	18.23	6.24	8.92	99.50	142.25	0.00	142.25	48				0.013	0.0098	705.50	711.56	10.57	11.32	1.73	1.99	0.50	0.87	1.12	712.68	702.86	710.25	717.90	PARTIAL FLOW
1789.27	1767.05	22.22			31.89		0.00	15.95	18.23	0.03	18.26	6.24	8.92	99.50	142.25	0.00	142.25	48				0.013	0.0098	704.78	705.00	11.32	11.32	1.99	1.99	0.75	1.49	0.50	705.50	702.60	702.86	710.10	PARTIAL FLOW
1767.05	1711.28	55.77	C12	1.97	33.86	0.50	0.99	16.93	18.26	0.10	18.36	6.07	8.68	102.78	146.91	0.00	146.91	0	1	4	4	0.013	0.0044	703.73	703.97	11.32	9.18	1.99	1.31	0.25	0.50	0.81	704.78	702.32	702.60	709.90	PARTIAL FLOW
1711.28	1707.28	4.00			33.86		0.00	16.93	18.36	0.01	18.37	6.07	8.68	102.78	146.91	0.00	146.91	0	1	5	4	0.013	0.0023	703.62	703.63	9.18	7.35	1.31	0.84	0.10	0.13	0.10	703.73	702.30	702.32	709.20	PARTIAL FLOW
1707.28	1672.23	35.05	C13	2.26	36.12	0.50	1.13	18.06	18.37	0.07	18.45	6.05	8.65	109.29	156.22	0.00	156.22	0	1	5	4	0.013	0.0026	703.08	703.17	7.35	7.81	0.84	0.95	0.60	0.50	0.44	703.62	702.16	702.30	709.20	PARTIAL FLOW
STORM DRAIN LINE STM-C3																																					
158.34	118.41	39.93	.5*C3	1.33	1.33	0.50	0.67	0.67	15.00	0.25	15.25	6.71	9.60	4.46	6.38	0.00	6.38	21				0.013	0.0016	725.24	725.30		2.65		0.11	1.25		0.14	725.44	720.77	721.25	727.40	
118.41	100.00	18.41	.5*C3	1.33	2.66	0.50	0.67	1.33	15.25	0.06	15.31	6.65	9.52	8.85	12.66	0.00	12.66	21				0.013	0.0064	724.77	724.89	2.65	5.26	0.11	0.43	0.75	0.08	0.35	725.24	720.55	720.77	726.40	
STORM DRAIN LINE STM-C4																																					
1213.49	1203.59	9.90	.5*C7	1.85	1.85	0.50	0.92	0.92	15.00	0.06	15.06	6.71	9.60	6.19	8.85	0.00	8.85	24				0.013	0.0015	722.24	722.25		2.82		0.12	1.25		0.15	722.41	719.32	720.21	724.21	
1203.59	1189.78	13.81			1.85		0.00	0.92	15.06	0.08	15.14	6.71	9.60	6.19	8.85	0.00	8.85	24				0.013	0.0015	722.12	722.14	2.82	2.82	0.12	0.12	0.35	0.04	0.10	722.24	719.23	719.32	724.20	
1189.78	707.72	482.06	.5*C7	1.85	3.69	0.50	0.92	1.85	15.14	1.43	16.57	6.68	9.55	12.32	17.62	0.00	17.62	24				0.013	0.0061	718.80	721.72	2.82	5.61	0.12	0.49	0.75	0.09	0.40	722.12	716.14	719.23	723.70	
707.72	703.79	3.93			3.69		0.00	1.85	16.57	0.02	16.59	6.68	9.55	12.32	17.62	0.00	17.62	30				0.013	0.0018	718.69	718.70	5.61	3.59	0.49	0.20	0.10	0.05	0.10	718.80	715.62	715.64	721.70	
703.79	690.04	13.75	.5*C8	1.56	5.25	0.50	0.78	2.63	16.59	0.04	16.64	6.38	9.12	16.75	23.94	1.40	25.34	30				0.013	0.0038	718.37	718.43	3.59	5.16	0.20	0.41	0.75	0.15	0.26	718.69	715.53	715.62	721.70	
690.04	435.76	254.28	.5*C8	1.56	6.81	0.50	0.78	3.41	16.64	0.64	17.28	6.37	9.11	21.69	31.02	1.40	32.42	30				0.013	0.0062	716.36	717.94	5.16	6.60	0.41	0.68	0.60	0.25	0.43	718.37	713.90	715.53	721.60	
435.76	431.76	4.00			6.81		0.00	3.41	17.28	0.01	17.29	6.37	9.11	21.69	31.02	0.00	31.02	33				0.013	0.0034	716.24	716.26	6.60	5.22	0.68	0.42	0.10	0.07	0.10	716.36	713.62	713.65	720.10	PARTIAL FLOW
431.76	415.75	16.01	.5*C9	0.80	7.61	0.50	0.40	3.81	17.29	0.04	17.33	6.25	8.93	23.77	33.98	1.30	35.28	33				0.013	0.0044	715.94	716.01	5.22	5.94	0.42	0.55	0.75	0.32	0.23	716.24	713.52	713.62	720.00	PARTIAL FLOW
415.75	342.49	73.26	.5*C9	0.80	8.41	0.50	0.40	4.21	17.33	0.19	17.52	6.24	8.92	26.23	37.50	1.30	38.80	33				0.013	0.0054	715.29	715.69	5.94	6.53	0.55	0.66	0.75	0.41	0.25	715.94	713.05	713.52	720.00	PARTIAL FLOW
342.49	338.50	3.99			8.41		0.00	4.21	17.52	0.01	17.53	6.24	8.92	26.23	37.50	0.00	37.50	36				0.013	0.0032	715.18	715.19	6.53	5.31	0.66	0.44	0.10	0.07	0.10	715.29	712.78	712.80	719.30	PARTIAL FLOW
338.50	135.13	203.37	C10	4.37	12.78	0.50	2.19	6.39	17.53	0.42	17.96	6.20	8.86	39.62	56.65	0.00	56.65	36				0.013	0.0072	713.05	714.51	5.31	8.01	0.44	1.00	0.75	0.33	0.67	715.18	711.47	712.78	719.30	PARTIAL FLOW
135.13	124.60	10.53	.5*C11	1.21	13.99	0.50	0.61	7.00	17.96	0.02	17.98	6.12	8.76	42.84	61.24	0.90	62.14	36				0.013	0.0087	712.50	712.59	8.01	8.79	1.00	1.20	0.75	0.75	0.45	713.05	711.41	711.47	718.60	PARTIAL FLOW
124.60	100.00	24.60	.5*C11	1.21	15.20	0.50	0.61	7.60	17.98	0.04	18.02	6.12	8.75	46.52	66.50	0.90	67.40	36				0.013	0.0102	711.56	711.81	8.79	9.54	1.20	1.41	0.60	0.72	0.69	712.50	711.25	711.41	718.40	PARTIAL FLOW
STORM DRAIN LINE STM-C5																																					
357.63	347.73	9.90	.5*C10	2.19	2.19	0.50	1.09	1.09	15.00	0.04	15.04	6.71	9.60	7.33	10.48	0.00	10.48	21				0.013	0.0044	717.28	717.32		4.36		0.29	1.25		0.37	717.69	715.76	714.46	720.96	
347.73	328.63	19.10			2.19		0.00	1.09	15.04	0.07	15.11	6.71	9.60	7.33	10.48	0.00	10.48	21				0.013	0.0044	717.09	717.17	4.36	4.36	0.29	0.29	0.35	0.10	0.10	717.28	715.58	715.76	720.90	PARTIAL FLOW
328.63	324.63	4.00			2.19		0.00	1.09	15.11	0.02	15.13	6.71	9.60	7.33	10.48	0.00	10.48	24				0.013	0.0021	716.98	716.99	4.36	3.34	0.29	0.17	0.10	0.03	0.10	717.09	715.30	715.33	720.80	PARTIAL FLOW
324.63	100.00	224.63	.5*C10	2.19	4.37	0.50	1.09	2.19	15.13	0.56	15.69	6.68	9.55	14.60	20.88	0.00	20.88	24				0.013	0.0085	714.51	716.43	3.34	6.65	0.17	0.69	0.75	0.13	0.56	716.98	713.28	715.30	720.80	PARTIAL FLOW
STORM DRAIN LINE STM-C6																																					
153.61	118.74	34.87	.5*C13	1.13	1.13	0.50	0.57	0.57	15.00	0.26	15.26	6.71	9.60	3.79	5.42	0.00	5.42	21				0.013	0.0012	703.52	703.56		2.25		0.08	1.25		0.10	703.66	704.57	706.70	709.80	PARTIAL FLOW
118.74	100.00	18.74	.5*C13	1.13	2.26	0.50	0.57	1.13	15.26	0.07	15.33	6.65	9.51	7.52	10.75	0.00	10.75	21				0.013	0.0046	703.17	703.26	2.25	4.47	0.08	0.31	0.60	0.05	0.26	703.52	703.42	704.57	709.50	PARTIAL FLOW
STORM DRAIN LINE STM-C10																																					
935.69	925.90	9.79	.5*C15	1.71	1.71	0.50	0.86	0.86	15.00	0.05	15.05	6.71	9.60	5.74	8.20	0.00	8.20	21				0.013	0.0027	709.78	709.81		3.41		0.18	1.25		0.23	710.04	708.17	708.67	712.70	PARTIAL FLOW
925.90	893.46	32.44			1.71		0.00	0.86	15.05	0.16	15.21	6.71	9.60	5.74	8.20	0.00	8.20	21				0.013	0.0027	709.60	709.68	3.41	3.41	0.18	0.18	0.35	0.06	0.10	709.78	707.85	708.17	712.60	PARTIAL FLOW
893.46	354.28	539.18	.5*C15	1.71	3.42	0.50	0.86	1.71	15.21	1.33	16.53	6.66	9.53	11.40	16.30	0.00	16.30	21				0.013	0.0106	703.32	709.02	3.41	6.78	0.18	0.71	0.75	0.14	0.58	709.60	702.54	707.85	712.50	PARTIAL FLOW
354.28	350.64	3.64			3.42		0.00	1.71	16.53	0.01	16.55	6.66	9.53	11.40	16.30	0.00	16.30	27				0.013	0.0028	703.21	703.22	6.78	4.10	0.71	0.26	0.10	0.07	0.10	703.32	702.01	702.04	707.50	PARTIAL FLOW
350.64	311.23	39.41	C14	2.51	5.93	0.50	1.26	2.97	16.55	0.10	16.64	6.39	9.13	18.94	27.08	0.00	27.08	27				0.013	0.0076	702.34	702.64	4.10	6.81	0.26	0.72	0.60	0.16	0.56	703.21	701.70	702.01	707.40	PARTIAL FLOW
STORM DRAIN LINE STM-C17																																					
153.60	124.05	29.55	.5*C14	1.26	1.26	0.50	0.63	0.63	15.00	0.20	15.20	6.71	9.60	4.21	6.02	0.00	6.02	21				0.013	0.0014	703.10	703.15		2.50		0.10	1.25		0.12	703.27	703.29	704.55	708.50	PARTIAL FLOW
124.05	100.00	24.05	.5*C14	1.26	2.51	0.50	0.63	1.26	15.20	0.08	15.28	6.67	9.53	8.37	11.97	0.00	11.97	21				0.013	0.0057	702.64	702.78	2.50	4.97	0.10	0.38	0.60	0.06	0.33	703.10	702.26	703.29	707.80	PARTIAL FLOW

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

HYDRAULIC CALCULATIONS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

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VENETIAN AT WESTON PHASE 1

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FIRST SUBMITTAL

HYDRAULIC CALCULATIONS (INTERIM)

Runoff Design Point Upstrm Station	Runoff Design Point Dwnstrm Station	Pipe Length Between Points	Drainage Area Incremental Area No.	Drainage Area Incremental Area (Acres) "A"	Drainage Area Total Area (Acres) "A"	Runoff Coeff "C"	Incr. "CA"	Total "CA"	Time of Concentration Inlet Time (min.)	Time of Concentration Travel Time (min.)	Time of Concentration Total Time (min.)	10-Year Intensity "I" (in./hr)	100-Year Intensity "I" (in./hr)	Q 10 Runoff (c.f.s.)	Q 100 Runoff (c.f.s.)	Inlet Bypass (c.f.s.)	Q in Pipe (c.f.s.)	Storm Pipe Diameter (in.)	Box Culvert No. of Storm Drain Spans	Box Culvert Storm Drain Width (ft)	Box Culvert Storm Drain Heigth (ft)	Manning n Value	Hydr Grade "Sf" (ft./ft.)	Hydraulic Grade Line Elevation Dwnstrm	Hydraulic Grade Line Elevation Upstrm	Head Loss Calculations V1 Flow (In) (f.p.s.)	Head Loss Calculations V2 Flow (Out) (f.p.s.)	Head Loss Calculations V1^2 / 2g (feet)	Head Loss Calculations V2^2 / 2g (feet)	Head Loss Calculations Loss Coeff (Kj)	Head Loss Calculations KjV1^2 / 2g (feet)	Head Loss at Structure "Hk" (feet)	Design HGL Elevation (feet)	Invert Elevation Dwnstrm (feet)	Invert Elevation Upstrm (feet)	TC / FG Elev (feet)	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	19a	19b	19c	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
STORM DRAIN LINE STM-G1																																					
296.51	281.66	14.85	.5*G1	0.68	0.68	0.50	0.34	0.34	15.00	0.18	15.18	6.71	9.60	2.28	3.26	0.00	3.26	21				0.013	0.0004	711.79	711.79		1.36		0.03	1.25		0.10	711.89	712.23	712.33	716.30	PARTIAL FLOW
281.66	265.66	16.00			0.68		0.00	0.34	15.18	0.20	15.38	6.71	9.60	2.28	3.26	0.00	3.26	21				0.013	0.0004	711.68	711.69	1.36	1.36	0.03	0.03	0.35	0.01	0.10	711.79	712.13	712.23	716.40	PARTIAL FLOW
265.66	100.00	165.66	.5*G1	0.68	1.36	0.50	0.34	0.68	15.38	1.03	16.41	6.63	9.48	4.51	6.44	0.00	6.44	21				0.013	0.0017	711.31	711.58	1.36	2.68	0.03	0.11	0.75	0.02	0.10	711.68	711.03	712.13	716.50	PARTIAL FLOW
STORM DRAIN LINE STM-G2																																					
742.41	736.19	6.22	.5*G3	1.98	1.98	0.50	0.99	0.99	15.00	0.04	15.04	6.71	9.60	6.64	9.50	0.00	9.50	27				0.013	0.0009	708.19	708.20		2.39		0.09	1.25		0.11	708.31	707.20	708.16	712.20	PARTIAL FLOW
736.19	727.24	8.95			1.98		0.00	0.99	15.04	0.06	15.11	6.71	9.60	6.64	9.50	0.00	9.50	27				0.013	0.0009	708.09	708.09	2.39	2.39	0.09	0.09	0.35	0.03	0.10	708.19	707.17	707.20	712.20	PARTIAL FLOW
727.24	340.15	387.09	.5*G3	1.98	3.96	0.50	0.99	1.98	15.11	1.35	16.46	6.69	9.56	13.24	18.93	0.00	18.93	27				0.013	0.0037	706.35	707.80	2.39	4.76	0.09	0.35	0.75	0.07	0.29	708.09	705.65	707.17	712.10	PARTIAL FLOW
340.15	336.15	4.00			3.96		0.00	1.98	16.46	0.02	16.49	6.69	9.56	13.24	18.93	0.00	18.93	36				0.013	0.0008	706.25	706.25	4.76	2.68	0.35	0.11	0.10	0.04	0.10	706.35	704.89	704.90	710.20	PARTIAL FLOW
336.15	327.24	8.91	.5*G4	0.26	4.22	0.50	0.13	2.11	16.49	0.05	16.54	6.40	9.15	13.49	19.29	0.00	19.29	36				0.013	0.0008	706.14	706.15	2.68	2.73	0.11	0.12	0.60	0.07	0.10	706.25	704.85	704.89	710.20	PARTIAL FLOW
327.24	204.67	122.57	.5*G4	0.26	4.47	0.50	0.13	2.24	16.54	0.71	17.25	6.39	9.14	14.28	20.42	0.00	20.42	36				0.013	0.0009	705.93	706.04	2.73	2.89	0.12	0.13	0.75	0.09	0.10	706.14	704.37	704.85	710.10	PARTIAL FLOW
204.67	192.06	12.61	.5*G2	1.90	6.37	0.50	0.95	3.19	17.25	0.05	17.30	6.25	8.94	19.92	28.48	0.00	28.48	36				0.013	0.0018	705.73	705.75	2.89	4.03	0.13	0.25	0.60	0.08	0.17	705.93	704.32	704.37	709.30	PARTIAL FLOW
192.06	100.00	92.06	.5*G2	1.90	8.27	0.50	0.95	4.14	17.30	0.29	17.59	6.24	8.93	25.82	36.91	0.00	36.91	36				0.013	0.0031	705.18	705.46	4.03	5.22	0.25	0.42	0.60	0.15	0.27	705.73	703.96	704.32	709.10	PARTIAL FLOW
STORM DRAIN LINE STM-GG1 INTERIM																																					
170.63	112.33	58.30	GG1	0.51	0.51	0.90	0.46	0.46	15.00	0.53	15.53	6.71	9.60	3.08	4.40	0.00	4.40	21				0.013	0.0008	721.72	721.77		1.83		0.05	1.25		0.10	721.87	721.29	721.87	723.93	PARTIAL FLOW
STORM DRAIN LINE STM-GG1																																					
1446.40	1424.02	22.38	GG1,GG2	1.95	2.46	0.50	0.98	0.98	15.00	0.10	15.10	6.71	9.60	6.54	9.36	0.00	9.36	21				0.013	0.0035	711.49	711.57		3.89		0.23	1.25		0.29	711.87	711.03	711.50	713.82	PARTIAL FLOW
1424.02	1386.96	37.06	G1	1.36	3.82	0.50	0.68	1.66	15.10	0.16	15.25	6.69	9.57	11.07	15.83	0.00	15.83	27				0.013	0.0026	711.21	711.31	3.89	3.98	0.23	0.25	0.25	0.06	0.19	711.49	710.30	710.53	715.85	PARTIAL FLOW
419.07	353.65	65.42	GG1,GG2,GG3	4.13	4.13	0.50	2.07	2.07	15.00	0.39	15.39	6.71	9.60	13.85	19.81	0.00	19.81	36				0.013	0.0009	705.47	705.52		2.80		0.12	1.25		0.15	705.68	703.96	704.20	708.60	PARTIAL FLOW
353.65	338.28	15.37	STM-G2	10.24	14.37	0.50	5.12	7.19	15.39	0.06	15.45	6.62	9.47	47.60	68.07	0.00	68.07	0	1	5	3	0.013	0.0010	705.16	705.18	2.80	4.54	0.12	0.32	0.25	0.03	0.29	705.47	703.91	703.96	707.90	PARTIAL FLOW

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG 94971 LICENSED PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

HYDRAULIC CALCULATIONS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	4.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Leh\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-DAM.P
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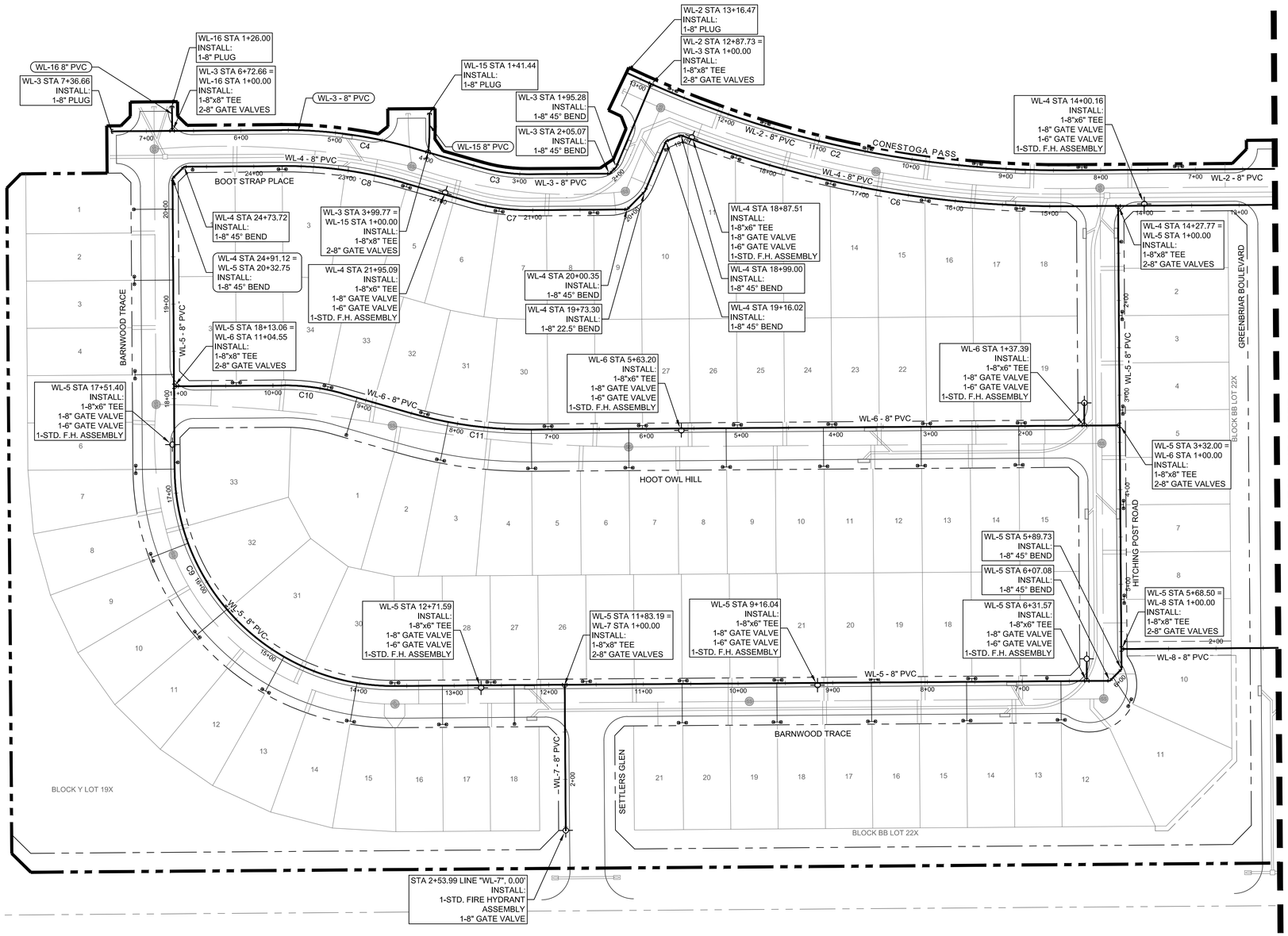
Plot Date/Time: 11/9/2020 3:33 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



MATCHLINE SHEET 6.02

0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN

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NOT FOR CONSTRUCTION
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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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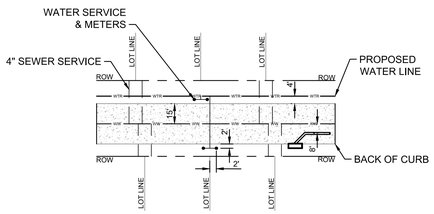
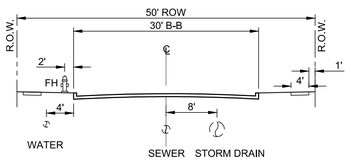
NO.	DATE	REVISION

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	022° 54' 52"	406.00'	82.29'	162.37'	161.29'	S78° 57' 26"E
C2	025° 46' 21"	1072.00'	245.25'	482.20'	478.15'	N77° 31' 41"W
C3	016° 24' 52"	181.00'	26.11'	51.85'	51.68'	N82° 12' 26"W
C4	016° 24' 52"	489.00'	70.53'	140.09'	139.61'	N82° 12' 26"W
C5	022° 54' 52"	444.00'	89.99'	177.57'	176.39'	N78° 57' 26"W
C6	021° 37' 08"	1110.00'	211.93'	418.82'	416.34'	N79° 36' 18"W
C7	016° 24' 52"	219.00'	31.59'	62.74'	62.53'	N82° 12' 26"W
C8	016° 24' 52"	451.00'	65.05'	129.21'	128.76'	N82° 12' 26"W
C9	090° 00' 00"	231.00'	231.00'	362.85'	326.68'	N45° 24' 52"W
C10	016° 24' 50"	219.00'	31.59'	62.74'	62.52'	N82° 12' 26"W
C11	016° 24' 54"	451.01'	65.05'	129.21'	128.77'	N82° 12' 07"W



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

!!!CAUTION!!!
EXISTING UNDERGROUND UTILITIES.
CONTRACTOR SHALL CALL FOR LOCATION
(1-800-DIG-TESS) AND FIELD VERIFY ALL
EXISTING UTILITIES PRIOR TO EXCAVATION

VENETIAN AT WESTON, PHASE 1

WATER PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	6.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\20Wells\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-WATER
Layout: 6.01 WATER
Last Saved: 10/30/2020 10:19 AM
Plot Date/Time: 11/5/2020 2:34 PM

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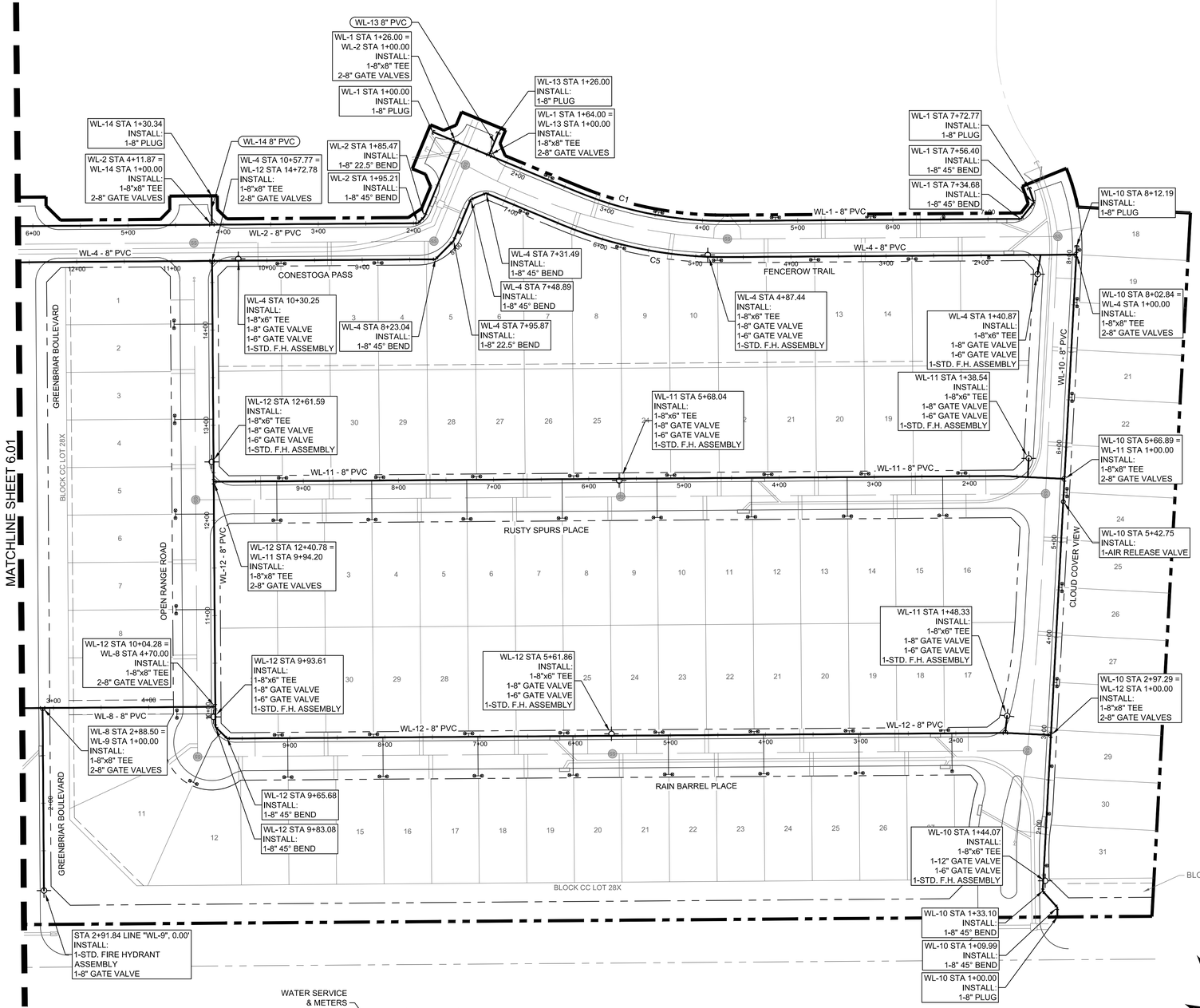
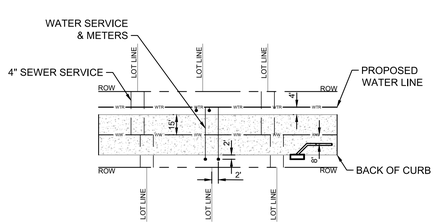
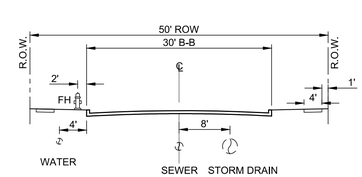
FIRST SUBMITTAL





TYPICAL UTILITY PLACEMENT
N.T.S.



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0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
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BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

WATER PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

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DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	6.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-WATER
Layout Tab: 6.02 Water
Last Saved: 10/30/2020 10:19 AM
Plot Date/Time: 11/9/2020 3:34 PM

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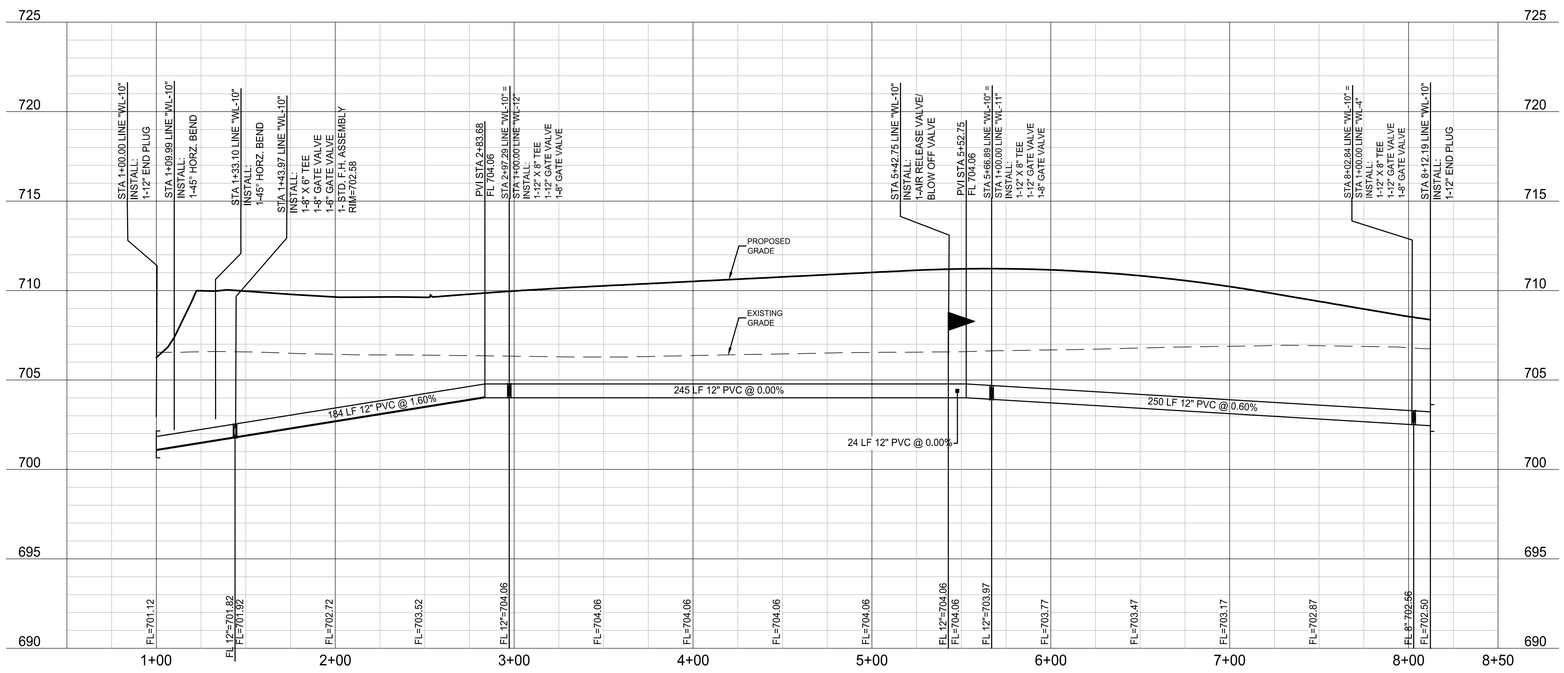
FIRST SUBMITTAL

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

WL-10



BENCHMARKS

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ELEVATION = 745.65'

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BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
STATE OF TEXAS
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

WATER PROFILE

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	6.03
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

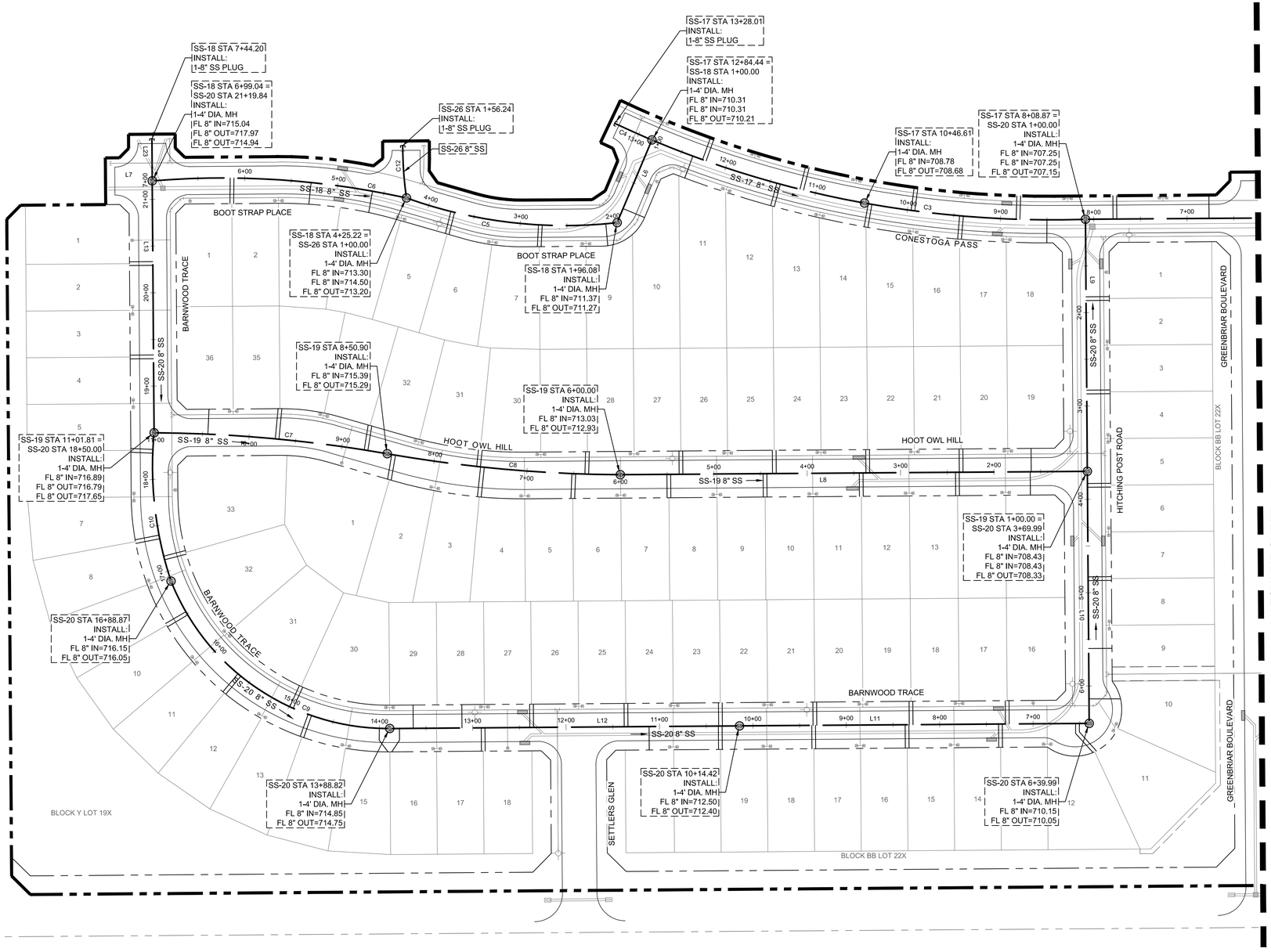
Drawing: J:\Urban\20001_vetiagre at weston\Phase1\Civil\CAD\LEN20001-C-PROFILES.dwg
Layout: 6.03 WL-10 Profile
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:34 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



N

0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED PLUG
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
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LINE TABLE

LINE	LENGTH	BEARING
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TEXAS LICENSED PROFESSIONAL ENGINEER JAY W. REISSIG 94971 11/5/2020
NOT FOR CONSTRUCTION

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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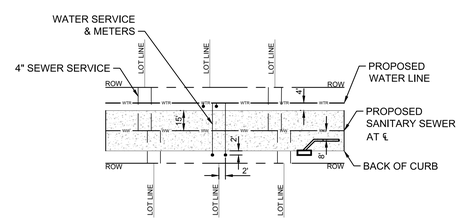
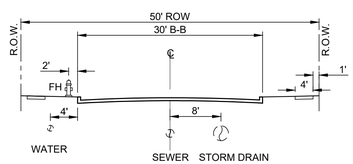


TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
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VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 215-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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Plot Date/Time: 11/5/2020 3:51 PM

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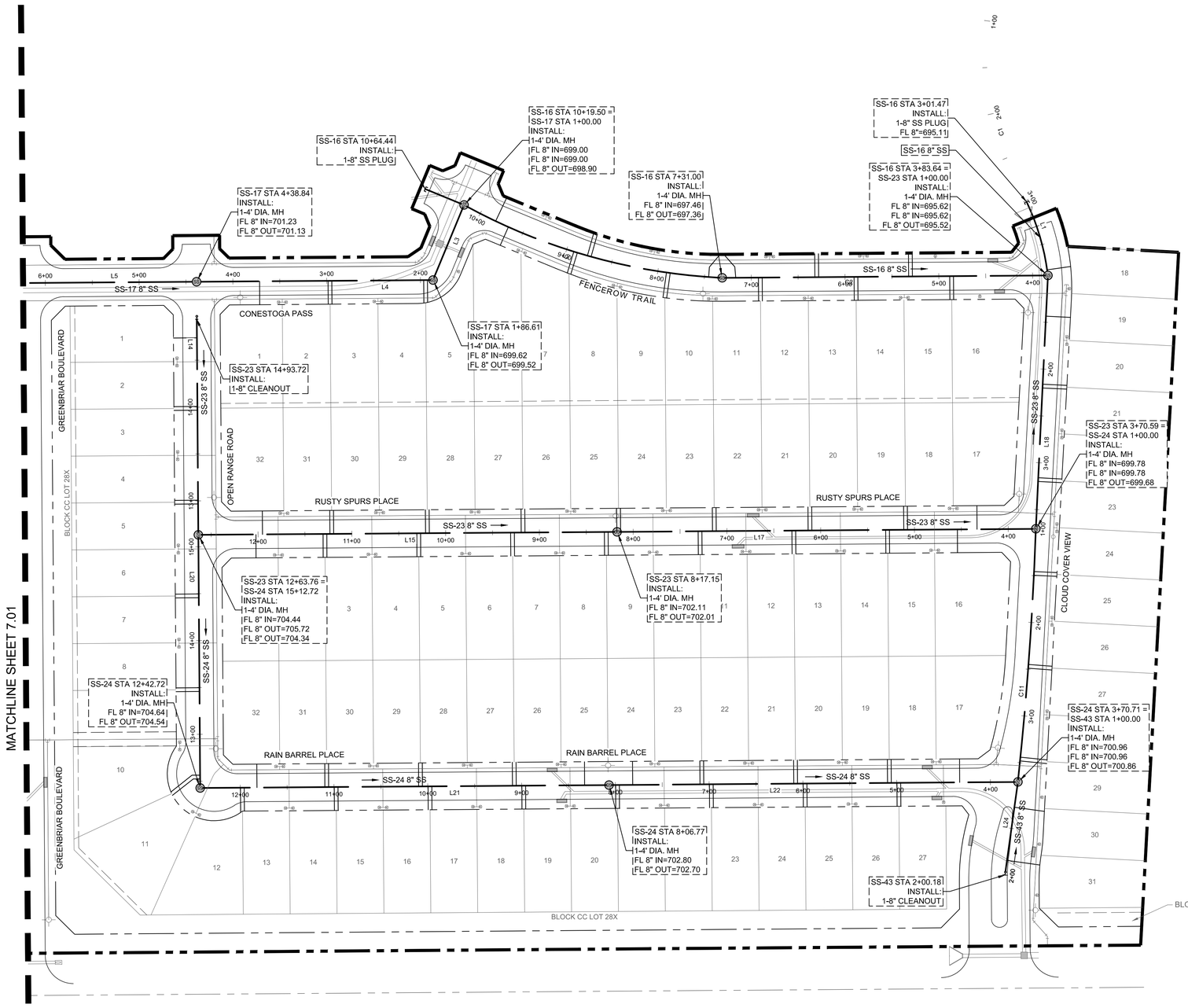

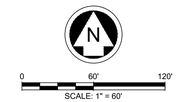

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NOT FOR CONSTRUCTION
JAY W. BEISSIG
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LICENSED
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11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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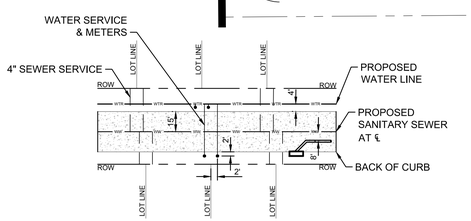
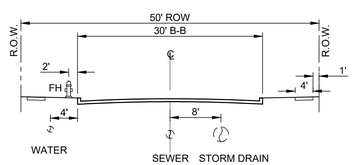


TYPICAL UTILITY PLACEMENT
N.T.S.



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VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.02
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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Last Saved: 11/9/2020 3:23 PM
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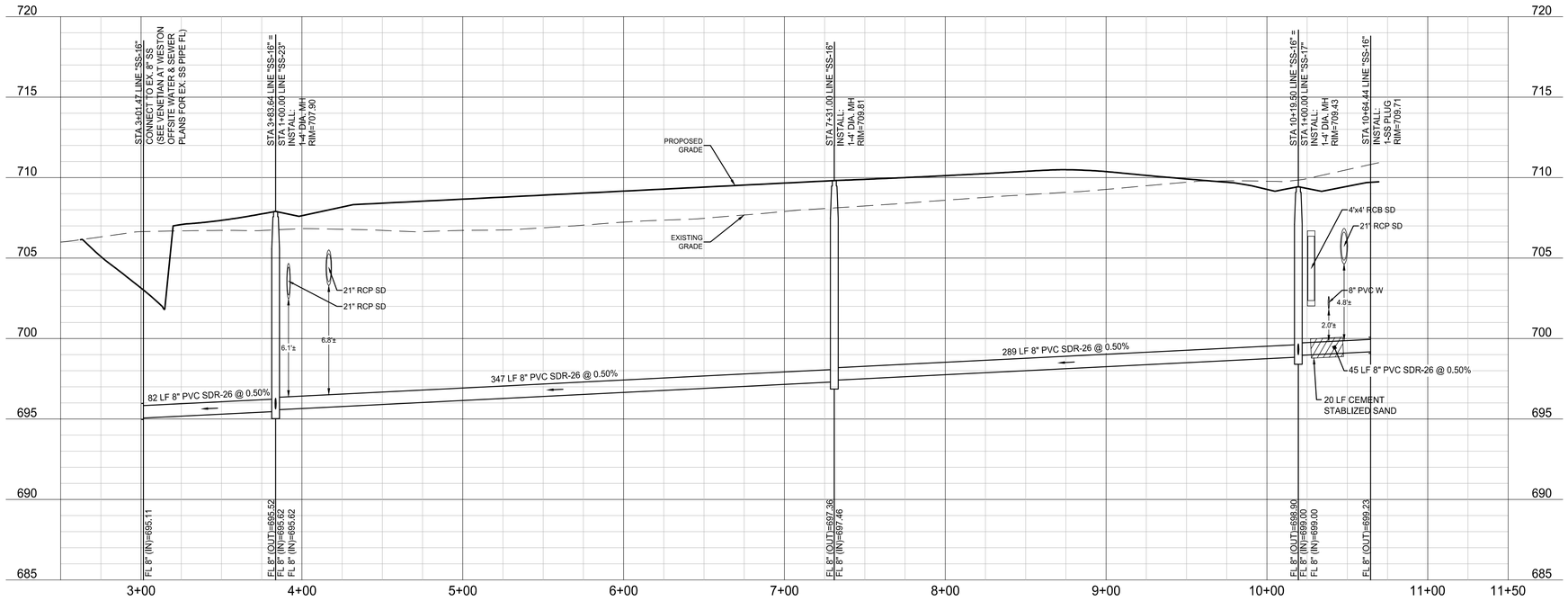
FIRST SUBMITTAL

SS-16



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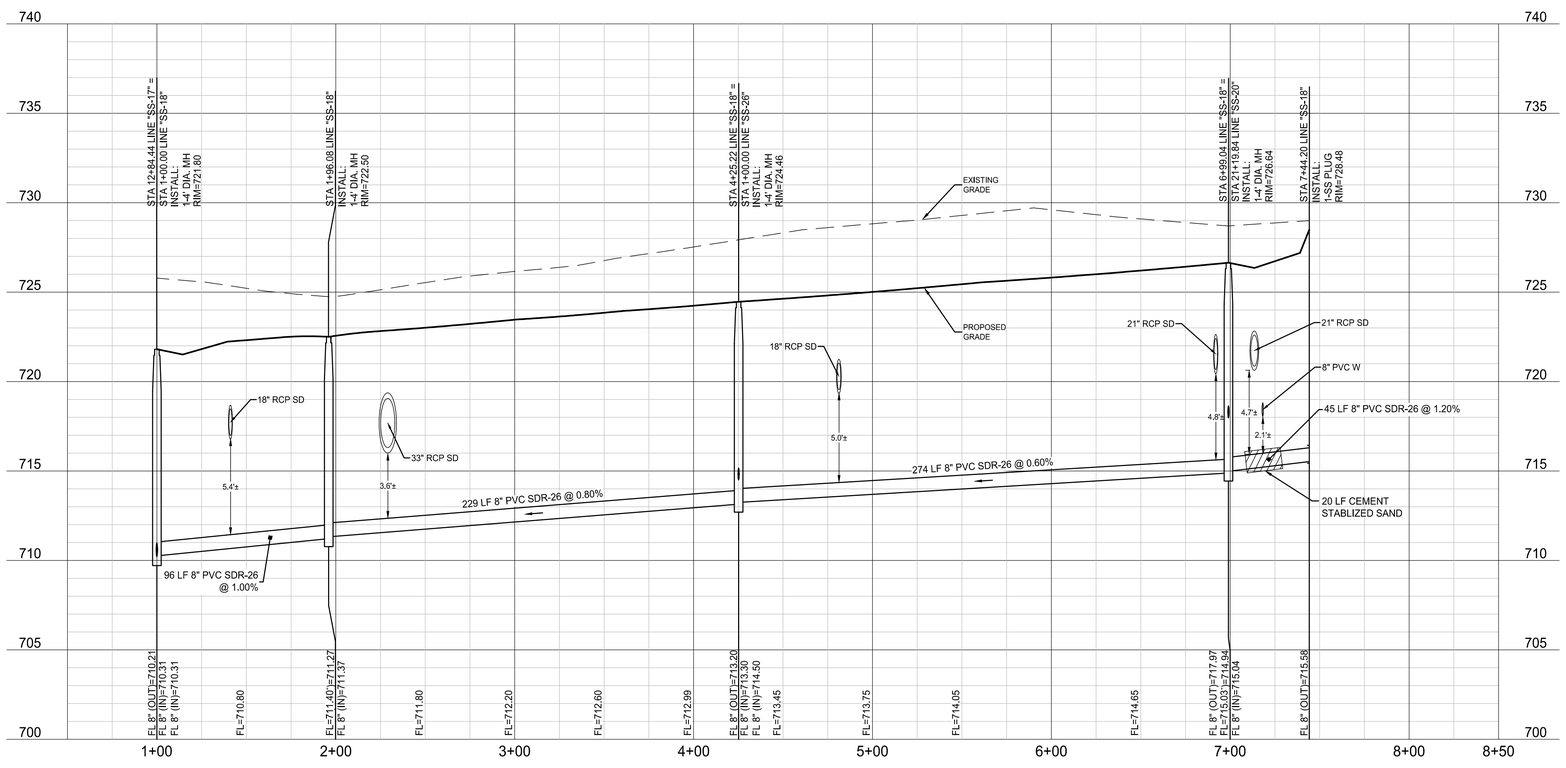
SS-18



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VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-16 & SS-18

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

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11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
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VENETIAN AT WESTON PHASE 1

Drawing: J:\20\len20001_villages at weston\Phase I\Civil\CAD\LEN20001-C-PROFILES
User: jwright@peloton
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:35 PM

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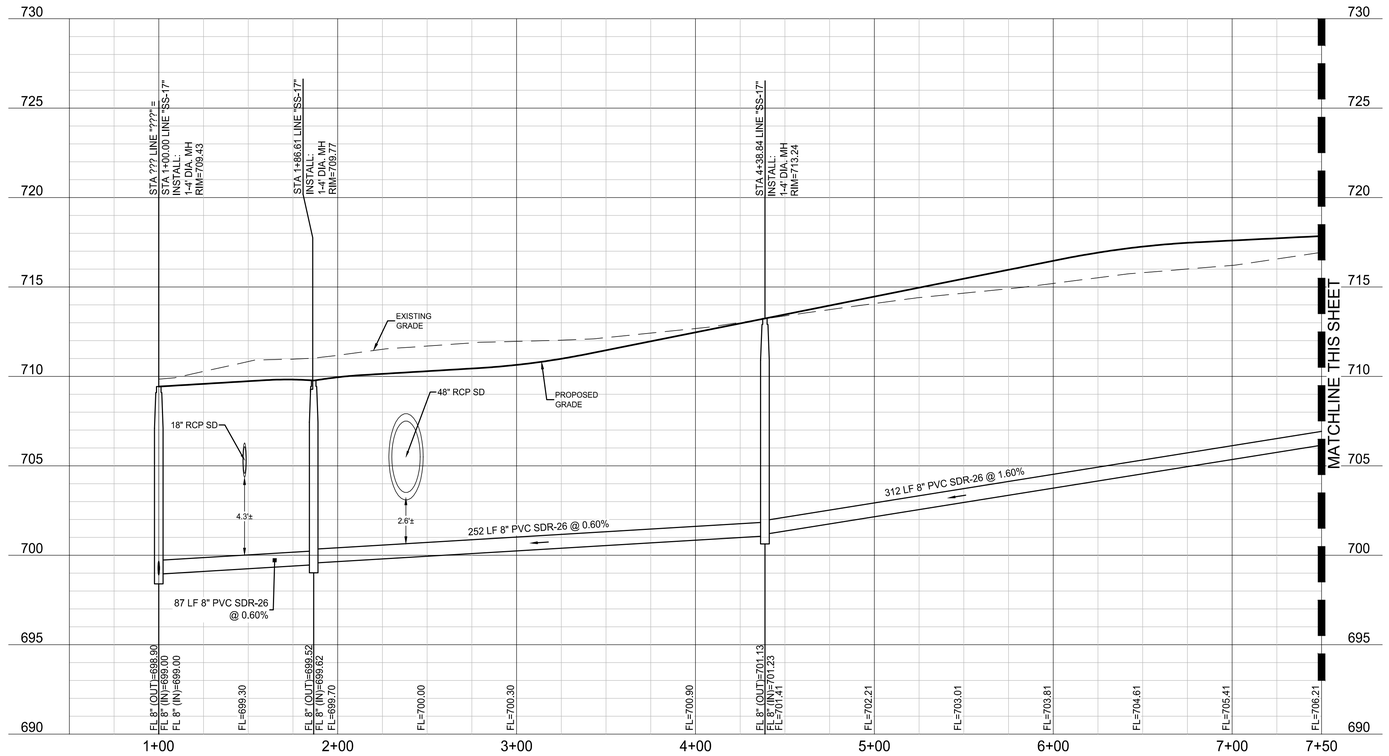
SS-17



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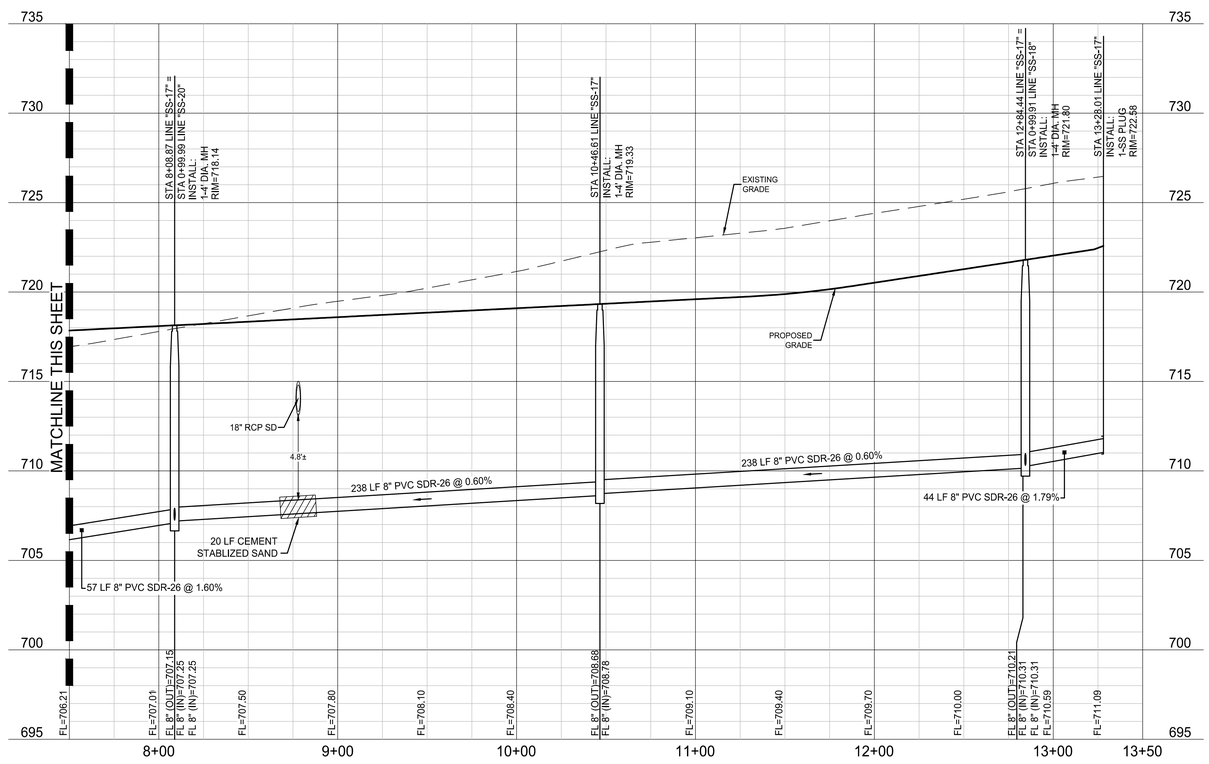

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BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-17

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.04
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PROFILES
Layout: 7.04 SS-17 Profile
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:34 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

NOTES:
1. REFER TO CITY OF WESTON CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
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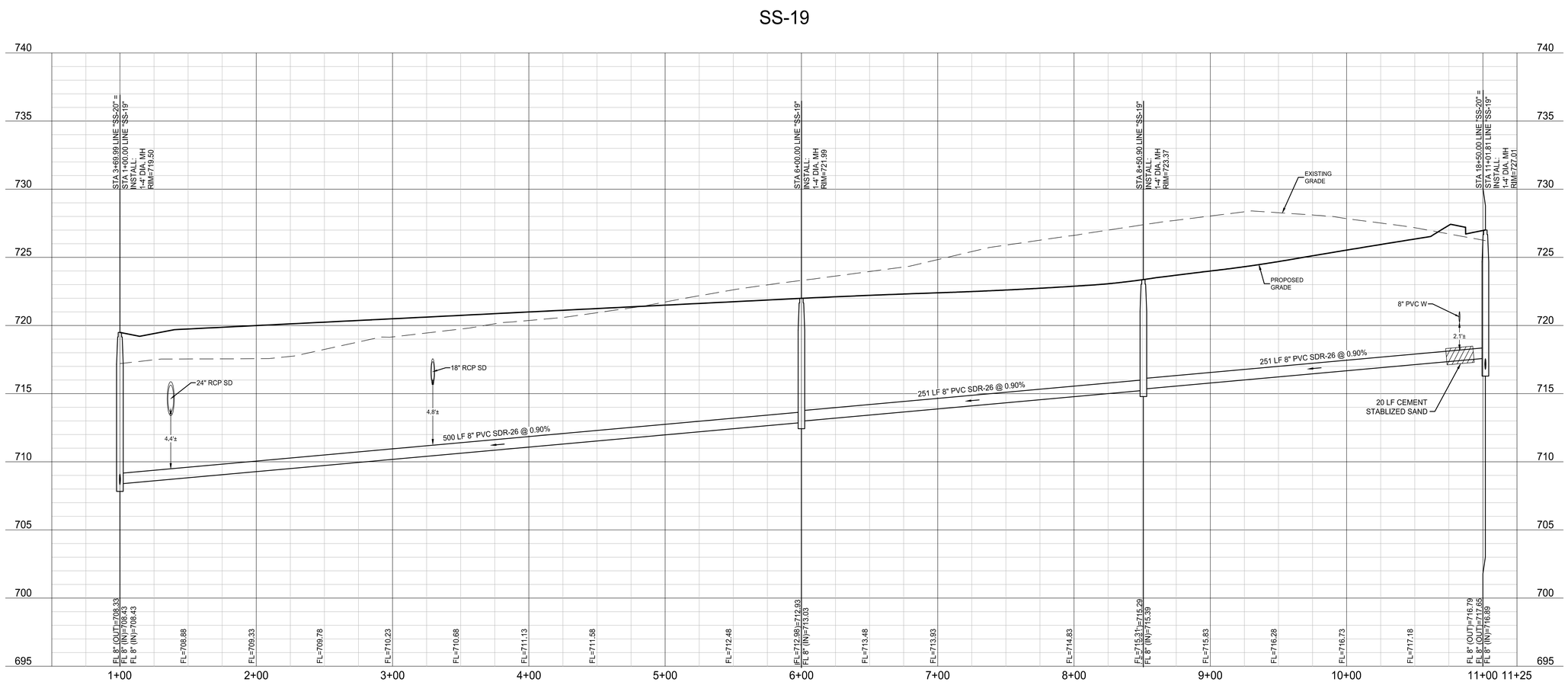
7. ALL SANITARY SEWER PIPES ARE SDR-35 UNLESS OTHERWISE NOTED ON THE PLANS.



BENCHMARKS

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NOT FOR CONSTRUCTION
JAY W. BEISSIG
84971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-19

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.05
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

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Layout: 7.05 SS-19
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/4/2020 2:36 PM

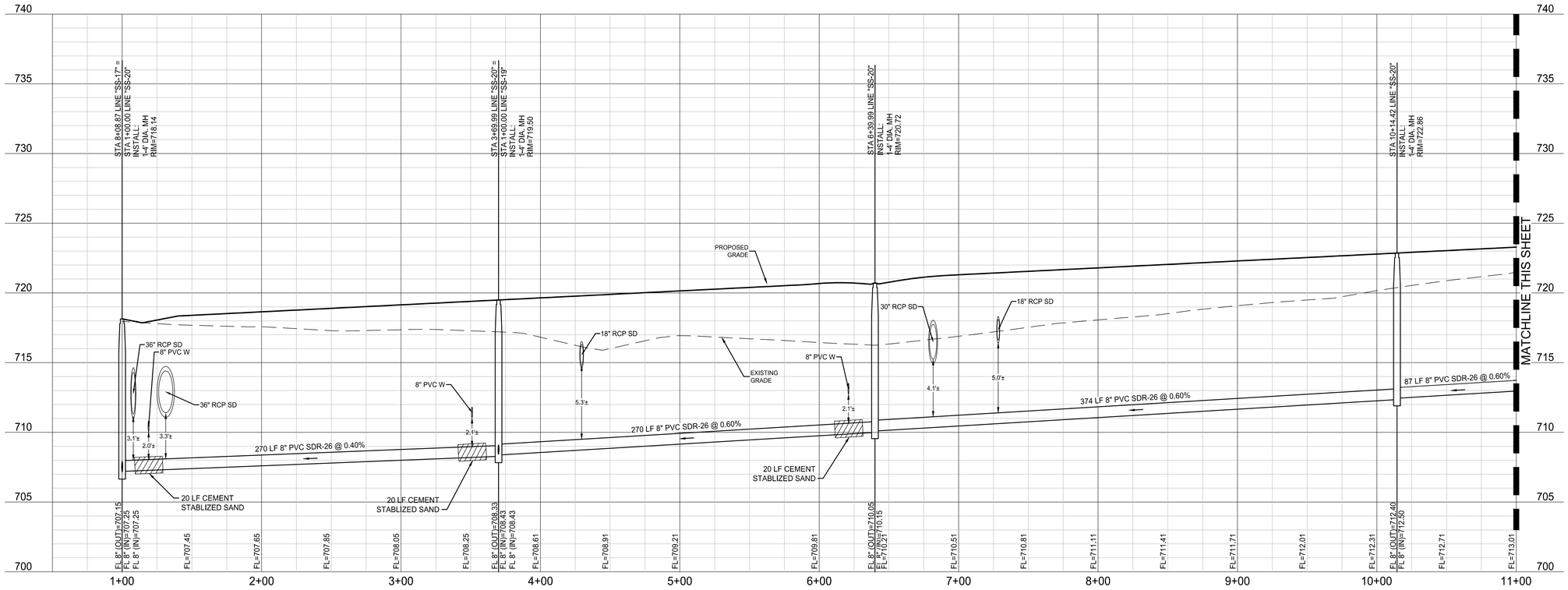
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

SS-20



PROFILE SCALES:
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NOTES:

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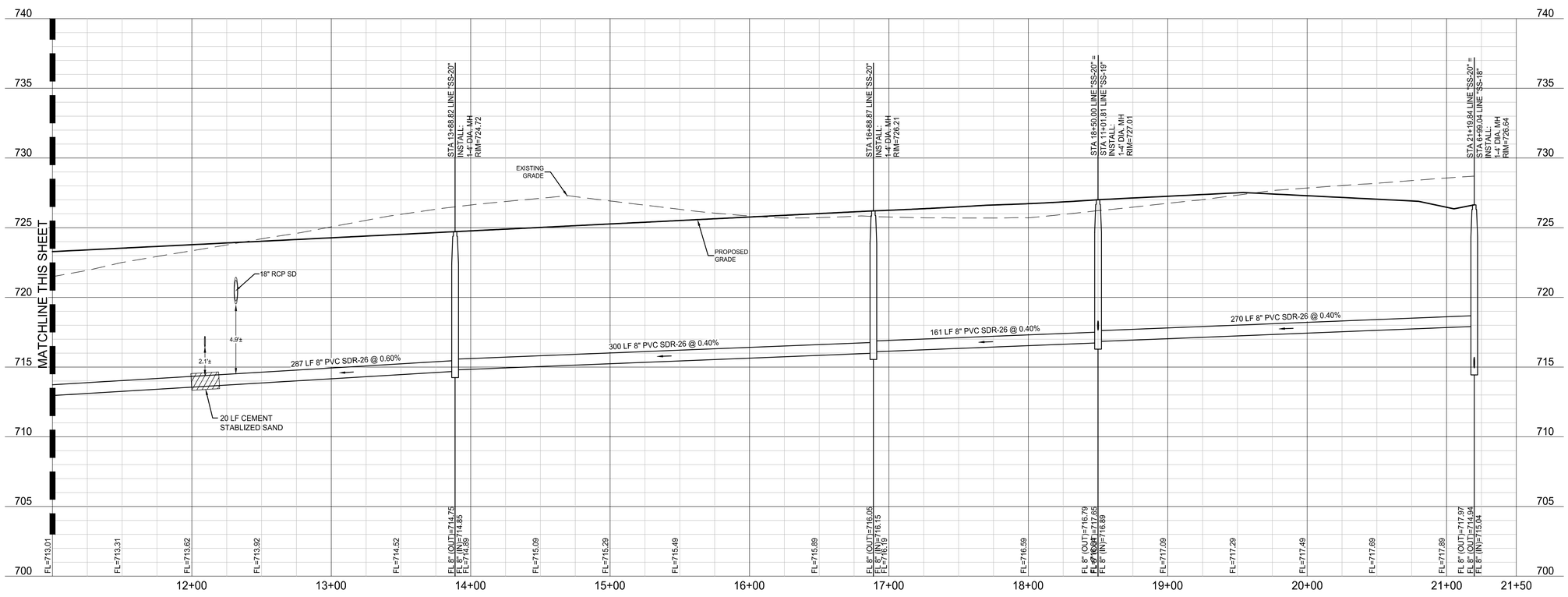
SS-20



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-20

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.06
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\LEN\LEN20001_Villages at weston\Phase1\Civil\CAD\LEN20001-C-PROFILES
Last Modified By: Matthew Mcclure
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:30 PM

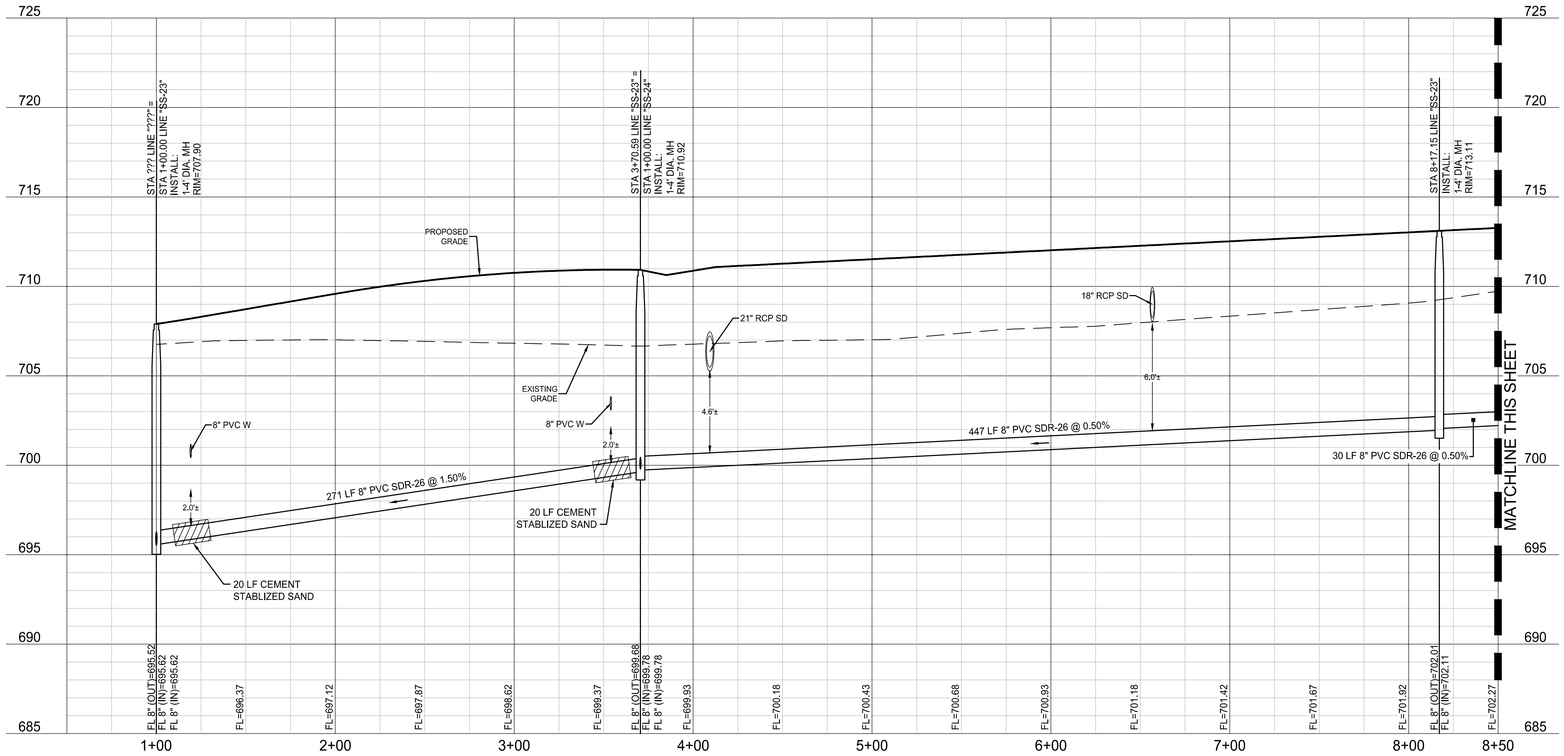
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

SS-23



PROFILE SCALES:
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1" = 4' VERT.

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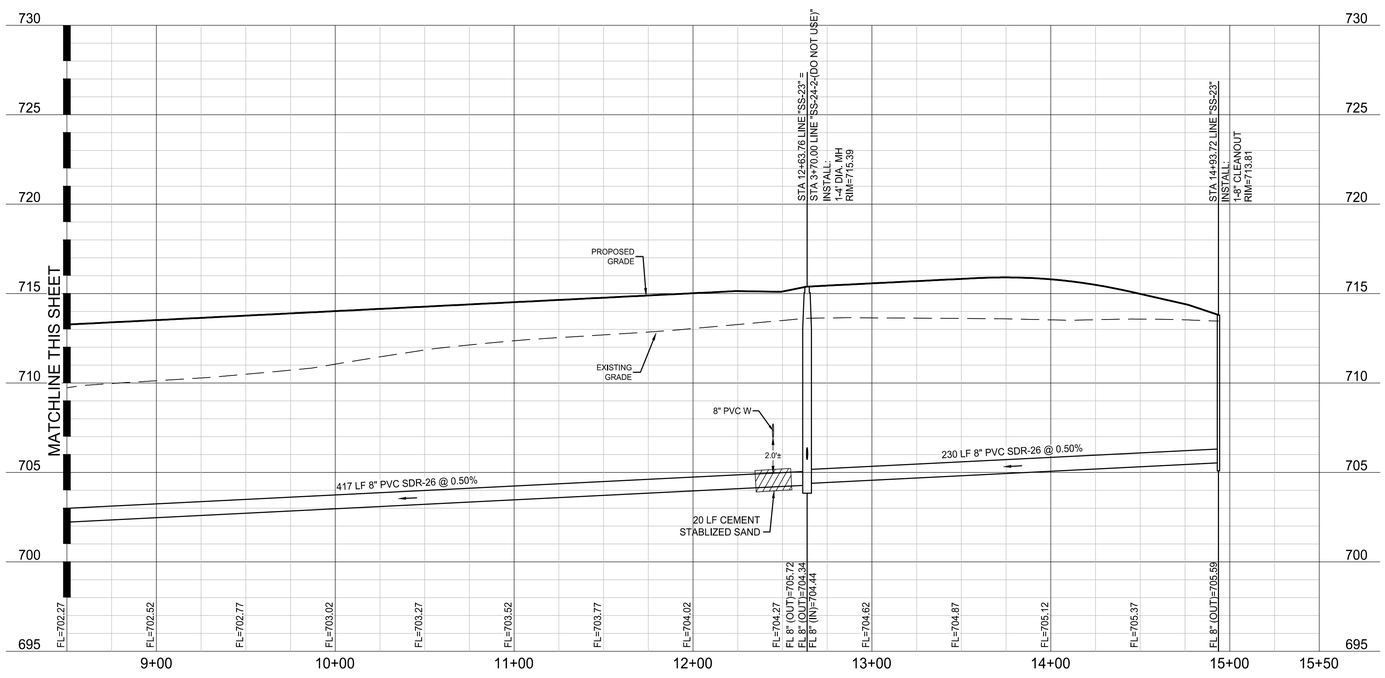
SS-23



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NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-23

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.07
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\20\len20001_villages at weston\Phase I\Civil\CAD\LEN020001-C-PROFILES
Layout Tab: SS-23 Profile
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/5/2020 3:30 PM

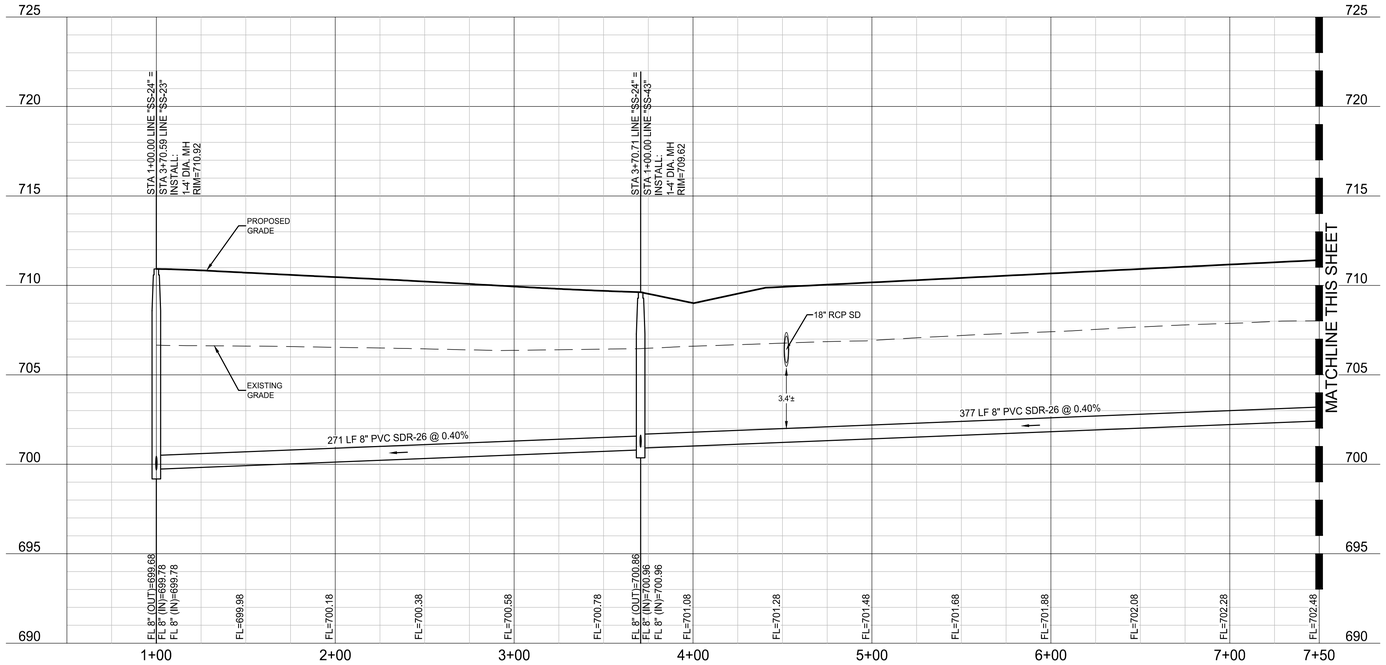
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

SS-24



PROFILE SCALES:
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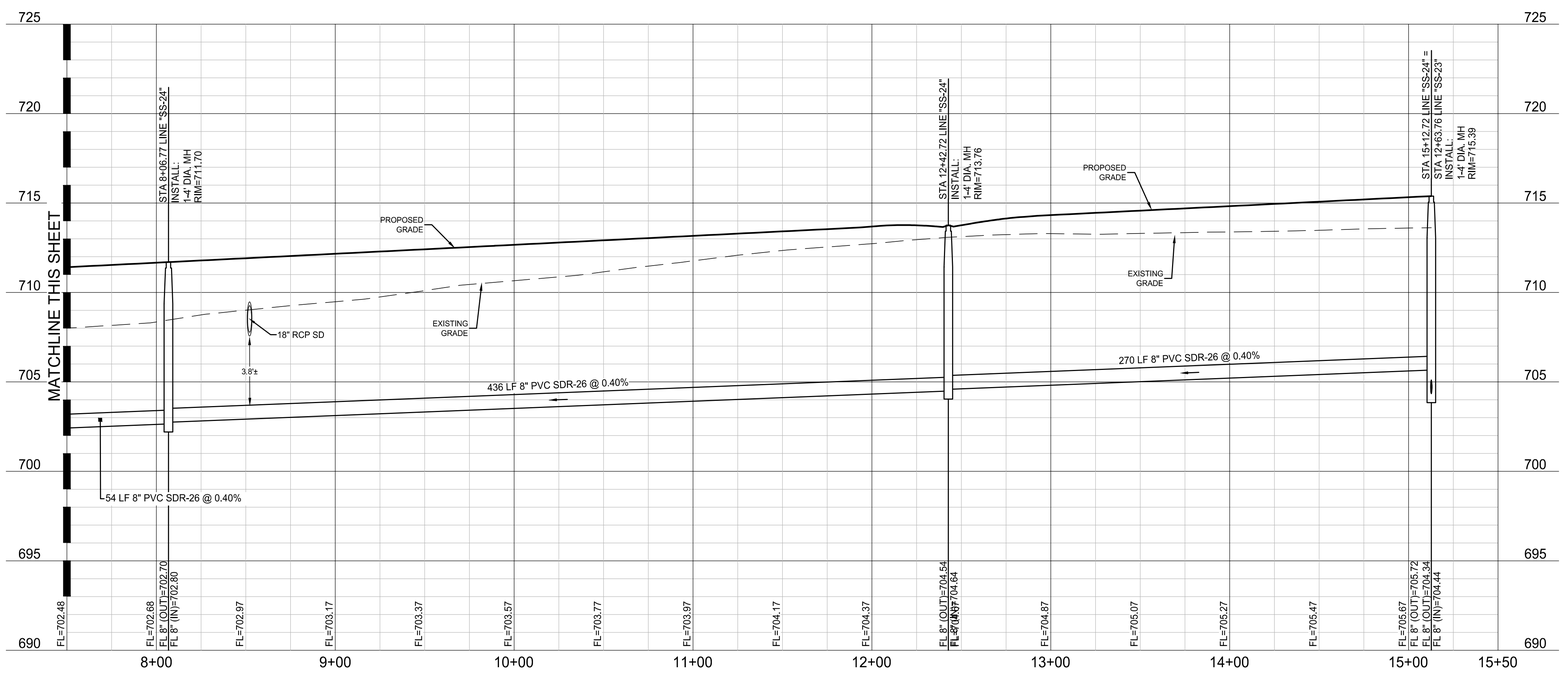
SS-24



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NOT FOR CONSTRUCTION
STATE OF TEXAS
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-24

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.08
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\len\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PROFILES
Layout: 7.08 SS-24
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:34 PM

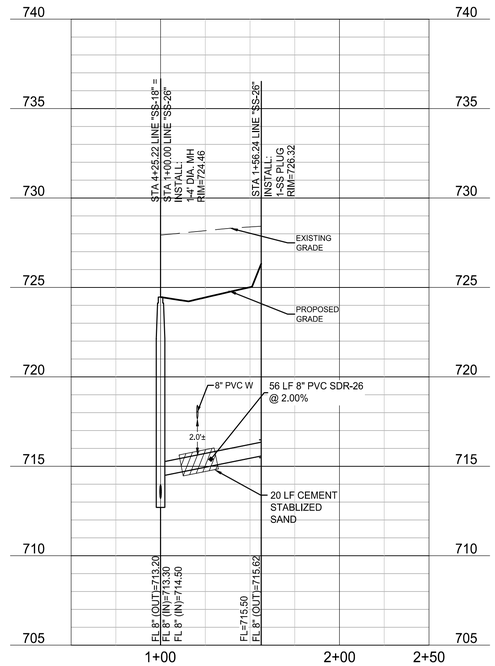
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

SS-26



PROFILE SCALES:
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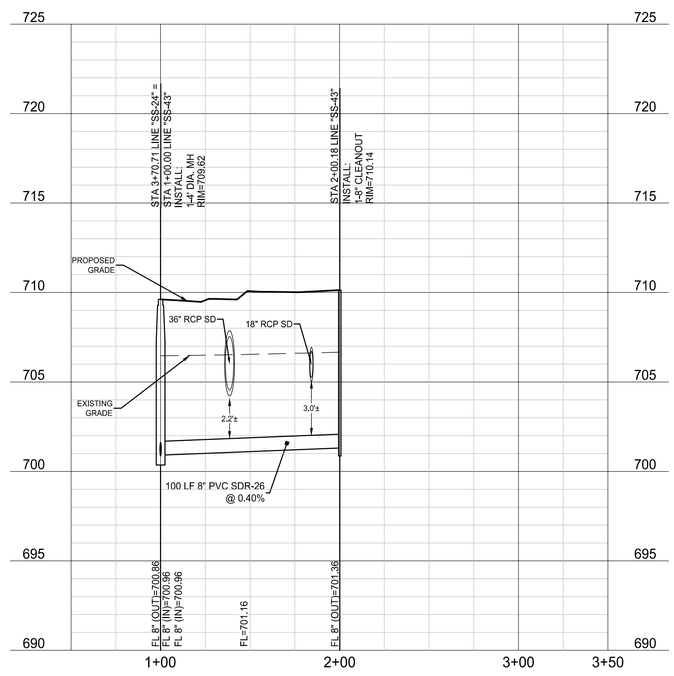
SS-43



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NOT FOR CONSTRUCTION
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LICENSED
PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

SANITARY SEWER PROFILE - SS-24-2, SS-26, & SS-43

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	7.09
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-PROFILES
Layout: 7.09 SS-26 & SS-43
Last Saved: 10/30/2020 10:21 AM
Plot Date/Time: 11/9/2020 3:34 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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ATMOS GAS	972-881-4161
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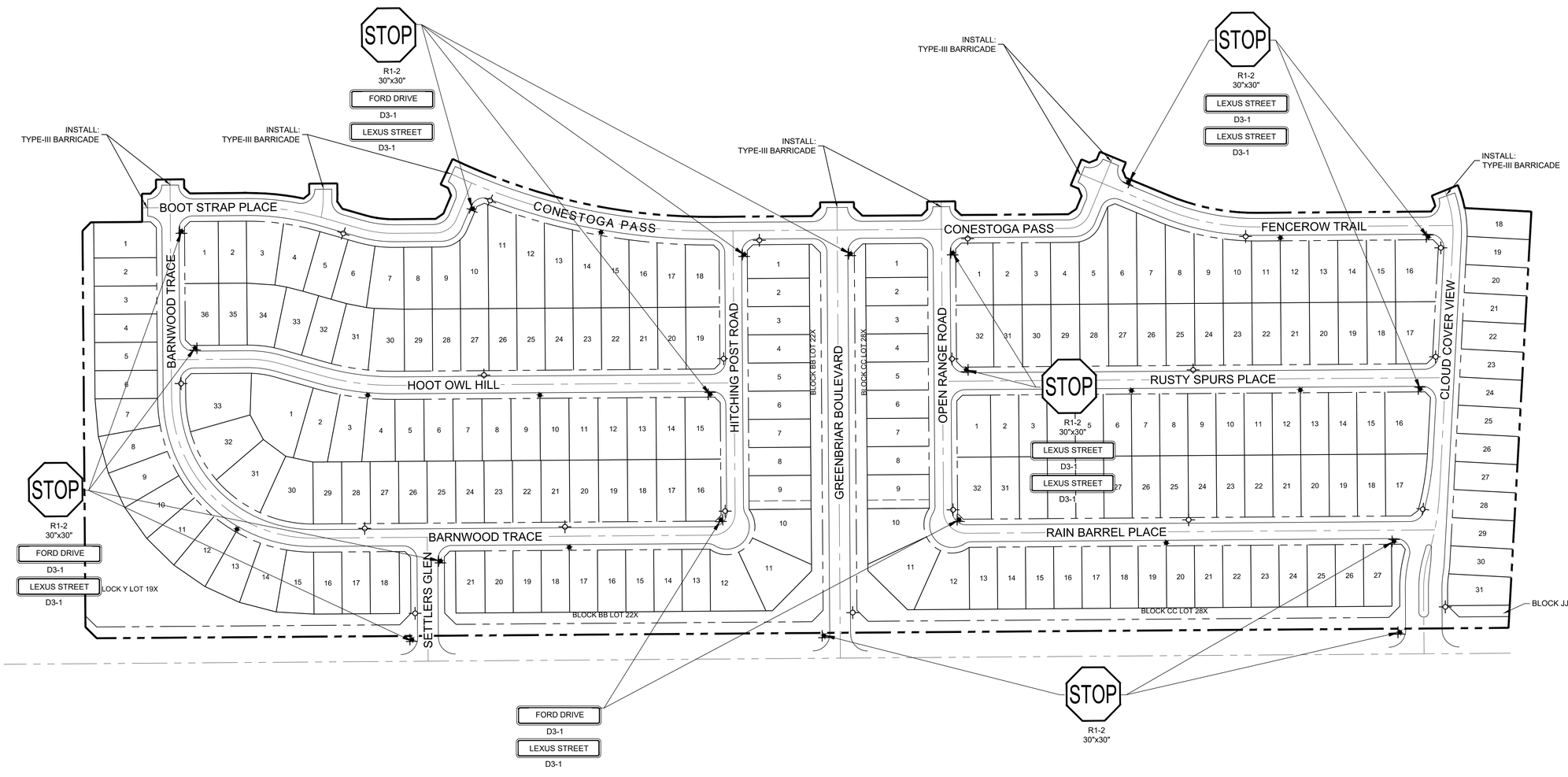
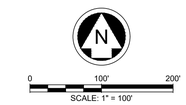
FIRST SUBMITTAL





LEGEND

- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT

NOTES:

1. TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. CONTRACTOR SHALL SEQUENCE CONSTRUCTION SO THAT A MINIMUM OF ONE OPEN LANE IN EACH DIRECTION IS MAINTAINED AT ALL TIMES. TRAFFIC SHALL NOT BE MADE TO CROSS THE MEDIAN.

BENCHMARKS

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JAY W. REISSIG
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PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

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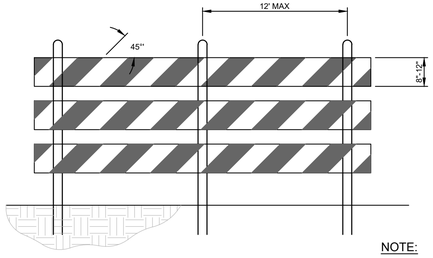
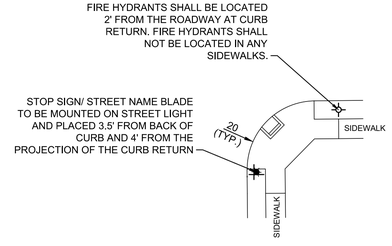


TYPE III BARRICADE DETAIL

N.T.S.

NOTE:

1. RAIL STRIPE WIDTH SHALL BE 6" EXCEPT WHERE RAIL LENGTHS ARE LESS THAN 36", THEN 4" WIDE STRIPES MAY BE USED
2. THE SIDES OF BARRICADES FACING TRAFFIC SHALL HAVE RETROREFLECTIVE RAIL FACES



TYPICAL STREET LIGHT, STOP SIGN W/ STREET SIGN, AND FIRE HYDRANT LOCATIONS

N.T.S.

!!!CAUTION!!!
EXISTING UNDERGROUND UTILITIES.
CONTRACTOR SHALL CALL FOR LOCATION (1-800-DIG-TESS) AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION

VENETIAN AT WESTON, PHASE 1

LIGHT AND SIGNAGE PLAN

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	8.01
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

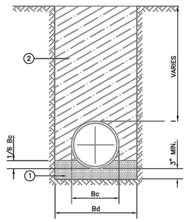
Drawing: J:\LEN\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-TRAFFIC
Last Saved: 11/05/2020 11:53 AM
Last Plotted: 11/05/2020 3:37 PM
Plot Date/Time: 11/05/2020 3:37 PM

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL



① STANDARD GRADATION CRUSHED STONE – TOP LAYER IS TO BE PLACED TO GRADE TO PROVIDE UNIFORM SUPPORT OF PIPE BARREL. EXCAVATE BELL HOLES.

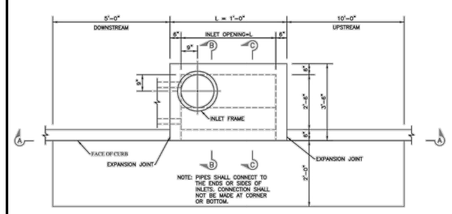
② SELECT MATERIAL FREE OF ROCKS, CLUMPS OR DEBRIS LARGER THAN 6" IN GREATEST DIMENSION. COMPACT TO 90% STANDARD PROCTOR DENSITY. UNDER STRUCTURES, ROADWAYS AND PAVEMENT, COMPACT TO 95% STANDARD PROCTOR DENSITY.

CLASS "C" EMBEDMENT

NO SCALE

SCALE: NTS

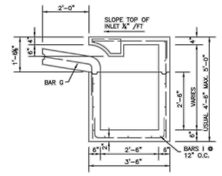
SHEET:



PLAN - STANDARD INLET

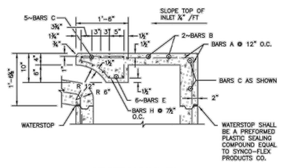
NO SCALE

DATE: NOV 2005 — DRAINAGE DETAILS



SECTION "B-B"

SCALE: ¼" = 1'-0"



SECTION "C-C"

SCALE: ¼" = 1'-0"

SCALE: NTS

SHEET:

DATE: NOV 2005 — DRAINAGE DETAILS

REINFORCING STEEL SCHEDULE
DOUBLE INLETS

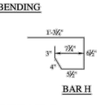
DIMENSIONS SHOWN ARE FOR MAX. SIZE INLETS

INLET LENGTH L	BAR TYPE	BAR DIA. (⅛")	NO. REQD.	BAR DIMENSIONS A	B	C
8 FT.	A	3	19	3'-2"	0'-6"	---
	B	3	2	15'-6"	---	---
	C	4	16	17'-4"	0'-6"	---
	D	4	9	4'-8"	---	---
	E	5	6	17'-4"	---	---
	F	4	5	1'-2"	---	---
	G	3	12	2'-0"	1'-3"	---
	H	3	26	*	*	*
	I	4	16	4'-8"	3'-2"	3'-2"
	J	5	1	*	*	*
	K	5	6	3'-2"	0'-6"	---
	L	4	11	3'-2"	0'-6"	---
	M	4	2	3'-0"	---	---
	N	4	2	4'-8"	3'-2"	4'-8"
10 FT.	A	3	23	3'-2"	0'-6"	---
	B	3	2	19'-6"	---	---
	C	4	16	21'-4"	0'-6"	---
	D	4	9	4'-8"	---	---
	E	5	6	21'-4"	---	---
	F	4	5	1'-2"	---	---
	G	3	15	2'-0"	1'-3"	---
	H	3	32	*	*	*
	I	4	20	4'-8"	3'-2"	3'-2"
	J	5	1	*	*	*
	K	5	6	3'-2"	0'-6"	---
	L	4	11	3'-2"	0'-6"	---
	M	4	2	3'-0"	---	---
	N	4	2	4'-8"	3'-2"	4'-8"

* SEE DIAGRAM FOR DIMENSIONS

TYPICAL BAR BENDING

BAR J



BAR H

REINFORCING DETAILS

SCALE: NTS

SHEET:

DATE: NOV 2005 — DRAINAGE DETAILS

REINFORCING STEEL SCHEDULE

DIMENSIONS SHOWN ARE FOR MAX. SIZE INLETS

INLET LENGTH L	BAR TYPE	BAR DIA. (⅛")	NO. REQD.	BAR DIMENSIONS A	B	C
6 FT.	A	3	9	3'-2"	0'-3"	--.--.--
	B	3	1	4'-10"	--.--.--	--.--.--
	C	4	15	6'-8"	0'-6"	--.--.--
	D	4	5	4'-8"	--.--.--	--.--.--
	F	4	1	3'-2"	--.--.--	--.--.--
	G	3	5	2'-0"	1'-3"	--.--.--
	H	3	3	*	*	*
	N	3	3	3'-2"	3'-2"	3'-2"
8 FT.	A	3	12	3'-2"	0'-3"	--.--.--
	B	3	1	6'-10"	--.--.--	--.--.--
	C	4	15	8'-8"	0'-6"	--.--.--
	D	4	5	4'-8"	--.--.--	--.--.--
	F	4	1	3'-2"	--.--.--	--.--.--
	G	3	5	2'-0"	1'-3"	--.--.--
	H	3	4	*	*	*
	N	3	3	3'-2"	3'-2"	3'-2"
10 FT.	A	3	10	3'-2"	0'-3"	--.--.--
	B	3	2	8'-10"	--.--.--	--.--.--
	C	4	16	10'-8"	0'-6"	--.--.--
	D	4	4	4'-8"	--.--.--	--.--.--
	E	5	6	10'-8"	--.--.--	--.--.--
	G	3	5	2'-0"	1'-3"	--.--.--
	H	3	15	*	*	*
	I	4	8	4'-8"	3'-2"	3'-2"
	L	4	5	4'-3"	--.--.--	--.--.--

* SEE DIAGRAM FOR DIMENSIONS

TYPICAL BAR BENDING

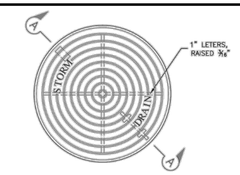
BAR H

REINFORCING DETAILS

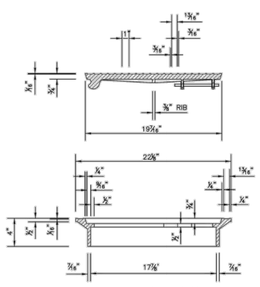
SCALE: NTS

SHEET:

DATE: NOV 2005 — DRAINAGE DETAILS



PLAN OF COVER



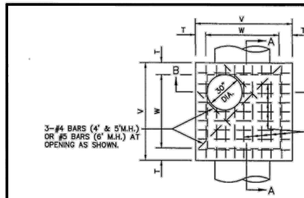
SECTION OF FRAME AND COVER

INLET FRAME AND COVER

SCALE: 1½" = 1'-0"

SCALE: NTS

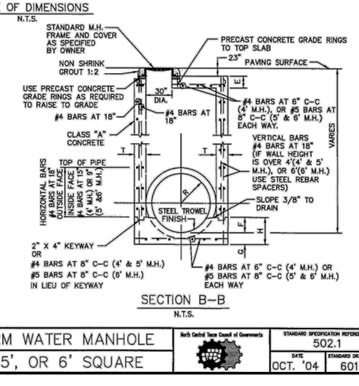
SHEET:



PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'–4"	8"	6"	9"	6"	1'–3"
5'	6'–4"	8"	8"	12"	8"	1'–8"
6'	7'–8"	9"	9"	18"	10"	2'–2"

TABLE OF DIMENSIONS
N.T.S.



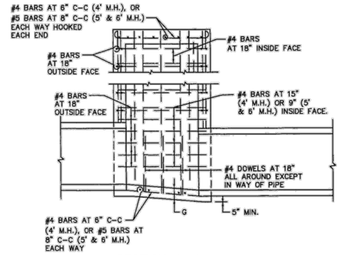
SECTION B–B
N.T.S.

STORM WATER MANHOLE
4', 5', OR 6' SQUARE

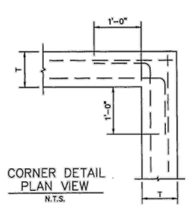
North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.1

DATE OCT. '04 — STANDARD DRAWING NO. 6010A



SECTION A–A
N.T.S.



CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:

1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN–PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

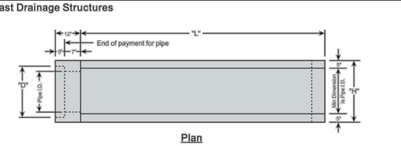
STORM WATER MANHOLE
4', 5', OR 6' SQUARE

North Central Texas Council of Governments

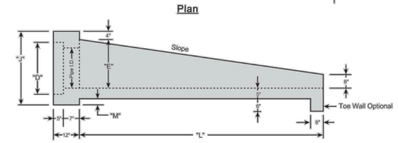
STANDARD SPECIFICATION REFERENCE 502.1

DATE OCT. '04 — STANDARD DRAWING NO. 6010B

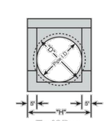
Precast Drainage Structures



Plan



Longitudinal Elevation



End View

Basic Dimensions

Pipe Dia. (In.)	Slope	"D" (In.)	"E" (In.)	"H" (In.)	"J" (In.)	"L" (In.)	"M" (In.)	Weight (Lbs.)
12	3:1	17.000	17.500	28.00	26.250	34.500	0.75	1,328
	4:1	17.000	17.500	28.00	26.250	46.000	0.75	1,548
	6:1	17.000	17.500	28.00	26.250	69.000	0.75	2,017
15	3:1	20.500	17.500	28.00	26.250	34.500	0.75	1,243
	4:1	20.500	17.500	28.00	26.250	46.000	0.75	1,472
	6:1	20.500	17.500	28.00	26.250	69.000	0.75	1,831
18	3:1	24.000	21.000	30.00	30.000	45.000	1.00	1,751
	4:1	24.000	21.000	30.00	30.000	60.000	1.00	2,015
	6:1	24.000	21.000	30.00	30.000	90.000	1.00	2,631
24	3:1	31.000	27.500	37.00	37.000	64.500	1.50	2,831
	4:1	31.000	27.500	37.00	37.000	86.000	1.50	3,098
	6:1	31.000	27.500	37.00	37.000	129.000	1.50	4,815
30	3:1	38.500	34.500	41.00	44.500	85.500	2.25	4,060
	4:1	38.500	34.500	41.00	44.500	114.000	2.25	5,062
	6:1	38.500	34.500	41.00	44.500	171.000	2.25	7,060
36	3:1	45.500	41.000	47.00	51.500	105.000	2.50	5,944
	4:1	45.500	41.000	47.00	51.500	140.000	2.50	7,527
	6:1	45.500	41.000	47.00	51.500	210.000	2.50	8,722

Note:

1.) The Safety End Treatment option shown on this sheet should only be utilized in the following instances:
   A.) On cross-drainage structures for 36" or smaller diameter pipes.
   B.) On parallel-drainage structures for 30" or smaller pipes.
2.) Cross & Parallel drainage structures larger than the requirements listed above shall utilize other safety end treatment designs shown elsewhere in the plans.
3.) All exposed corners shall be chamfered 3/4".
4.) Manufacture of this product shall conform to the requirements of Item 467 except that minimum reinforcing shall be #4 @ 6" (Grade 40) or #4 @ 9" (Grade 60) each way or 6 x 6 - W12 x W12 or 5 x 5 - W10 x W10 welded wire fabric.
5.) Concrete for precast (steel formed) sections shall be a minimum of Class "C" (4,000 psi).
6.) At the option and expense of the contractor, the next larger size of Safety End Treatment may be furnished as long as the "D" dimension cast is that of the required size of pipe.

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION PAGE	DATE
Precast Safety End Treatment For Reinforced Concrete Pipe	Grand Prairie Houston	TX	7.4	Feb 2016

FORTERRA

① 1/4"X4" STEEL PLATE (TYP. ALL SIDES)

② 1"X1" STEEL ANGLES ALONG TOP EDGES

③ EXPANDED METAL MESH TYPICAL 1" OR 2", #13 REGULAR (ENGINEER TO SPECIFY).

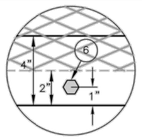
④ WELD EXPANDED METAL MESH TO INSIDE ANGLES, TOP AND SIDES. TACK WELD AT ALL POINTS OF CONTACT WITH STEEL PLATES.

⑤ PROVIDE FULL CONTINUOUS WELD AT PLATE CONNECTIONS WITH ANGLE IRON.

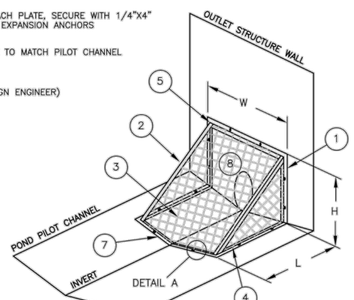
⑥ DRILL HOLES, 2 EACH PLATE, SECURE WITH 1/4"X4" GALVANIZED STEEL EXPANSION ANCHORS

⑦ BEND STEEL PLATE TO MATCH PILOT CHANNEL AS NEEDED

⑧ ORIFICE (PER DESIGN ENGINEER)



DETAIL A



DISCLAIMER:
THIS DETAIL IS INTENDED AS AN EXAMPLE ONLY. THE DESIGN ENGINEER SHALL DESIGN AND SIZE A TRASH RACK SPECIFIC TO THE PROJECT. TRASH RACKS SHALL BE PRIVATELY MAINTAINED BY OWNER.

NOTES:

1. ALL COMPONENTS OF TRASH RACK SHALL BE GALVANIZED OR CONSTRUCTED OF APPROVED CORROSION RESISTANT MATERIALS.
2. DESIGN ENGINEER SHALL SPECIFY LENGTH(L), WIDTH(W), HEIGHT(H) AND MESH SIZE OF TRASH RACK.
3. TOP OR SIDES OF TRASH RACK MUST BE REMOVABLE BY HINGE OR OTHER METHOD TO ALLOW ACCESS INSIDE FOR CLEANING OF DEBRIS AND SEDIMENT.

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED
PROFESSIONAL ENGINEER
11/3/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

STORM DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	DET
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\LEN\len20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-DETAILS
User: Jeff Reissig
Last Saved: 10/30/2020 1:39 PM
Plot Date/Time: 11/6/2020 3:37 PM

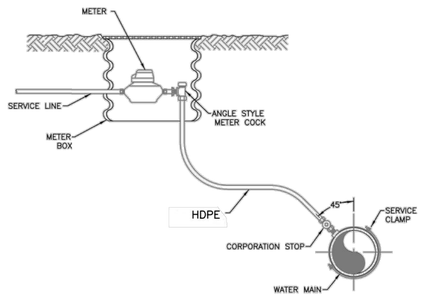
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

DATE: NOV 2005 — WATER SERVICE DETAILS



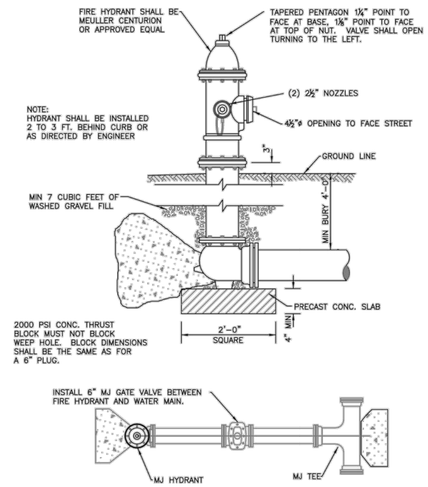
¾" WATER SERVICE INSTALLATION

NO SCALE

SCALE: NTS

SHEET:

DATE: NOV 2005 — WATER SYSTEM DETAILS



BLOCKED INSTALLATION

FIRE HYDRANT ASSEMBLY DETAIL

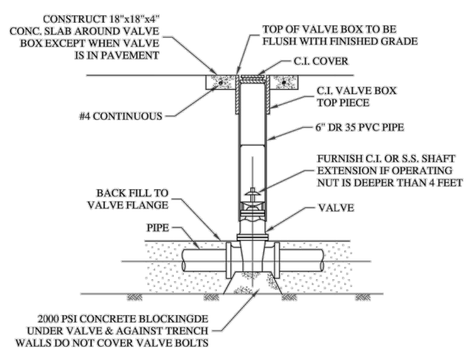
NO SCALE

NOTE: ALL MATERIALS SHOWN ON THIS DETAIL SHALL BE INCLUDED IN THE UNIT PRCE FOR A FIRE HYDRANT ASSEMBLY. NO SEPARATE PAYMENT WILL BE MADE FOR VALVES, PIPE, FITTINGS ETC.

SCALE: NTS

SHEET:

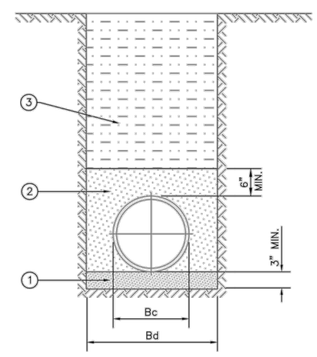
DATE: NOV 2005 — WATER SYSTEM DETAILS



SCALE: NTS

SHEET:

DATE: NOV 2005 — WATER SYSTEM DETAILS



1. GRANULAR MATERIAL (SAND) – TOP OF LAYER IS TO BE PLACED TO GRADE TO PROVIDE UNIFORM SUPPORT OF PIPE BARREL. EXCAVATE BELL HOLES. COMPACT TO 95% PROCTOR DENSITY.
2. GRANULAR MATERIAL (SAND) – COMPACT TO 90% STANDARD PROCTOR DENSITY EXCEPT UNDER STRUCTURES, ROADWAYS AND PAVEMENT WHERE 95% DENSITY IS REQUIRED.
3. SELECT MATERIAL FREE OF ROCKS, CLUMPS OR DEBRIS LARGER THAN 6" IN GREATEST DIMENSION. COMPACT TO 90% STANDARD PROCTOR DENSITY. UNDER STRUCTURES, ROADWAYS AND PAVEMENT, COMPACT TO 95% STANDARD PROCTOR DENSITY.

CLASS "D+" EMBEDMENT

(WATER LINE)

SCALE: NTS

SHEET:

BENCHMARKS

BM #1 - "X" CUT ON HEADWALL ON THE EAST SIDE OF FM 543, APPROX. 62' SOUTH OF THE CENTERLINE OF RIGSBY LANE
ELEVATION = 745.65'

BM #2 - "X" CUT ON HEADWALL ON THE WEST SIDE OF FM 543, APPROXIMATELY 2,946' NORTH OF THE CENTERLINE OF CR 206
ELEVATION = 733.37'

BM #3- "X" CUT ON HEADWALL AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 543 AND CR 206
ELEVATION = 717.56'

NOT FOR CONSTRUCTION
JAY W. REISSIG
94971
LICENSED PROFESSIONAL ENGINEER
11/5/2020

PELOTON LAND SOLUTIONS
TEXAS FIRM NO. 12207

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY W. REISSIG, P.E. # 94971. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

WATER DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	NOVEMBER 2020	LEN20001	DET
REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-DETAILS
Layout: 11x17 Plot Date: 11/9/2020
Last Saved: 10/30/2020 1:39 PM
Plot Date/Time: 11/9/2020 3:37 PM

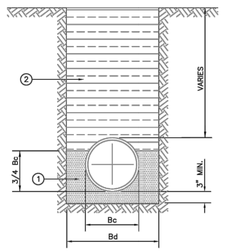
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
WESTON WATER SUPPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

FIRST SUBMITTAL

DATE: NOV 2005 — SANITARY SEWER DETAILS



① FINE GRADATION CRUSHED STONE – TOP LAYER IS TO BE PLACED TO GRADE TO PROVIDE UNIFORM SUPPORT OF PIPE BARREL. EXCAVATE BELL HOLES.

② SELECT MATERIAL FREE OF ROCKS, CLUMPS OR DEBRIS LARGER THAN 6" IN GREATEST DIMENSION. COMPACT TO 90% STANDARD PROCTOR DENSITY. UNDER STRUCTURES, ROADWAYS AND PAVEMENT, COMPACT TO 95% STANDARD PROCTOR DENSITY.

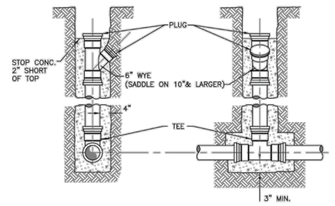
SIZE OF PIPE IN INCHES DIA.	KIND OF PIPE	EXTERNAL DIA. (Bc) IN INCHES	MINIMUM TRENCH WIDTH (Bd) IN INCHES	MAXIMUM TRENCH WIDTH
8"	PVC SEWER PIPE	6.28	24	36
8"	PVC SEWER PIPE	8.4	24	36
10"	PVC SEWER PIPE	10.2	26	38
12"	PVC SEWER PIPE	13.2	29	41

CLASS "B-2" EMBEDMENT (ALL GRAVITY SEWERS)

SCALE: NTS

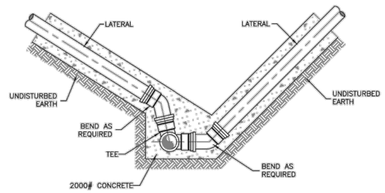
SHEET:

DATE: NOV 2005 — SANITARY SEWER DETAILS



DEEP CUT CONNECTION USING P.V.C. PIPE

NO SCALE



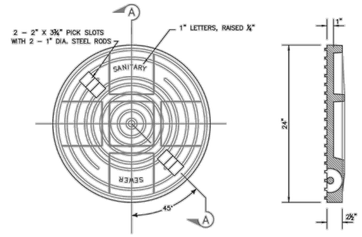
LATERAL CONNECTION FOR DITCHES WITH SLOPING SIDES USING PVC PIPE

NO SCALE

SCALE: NTS

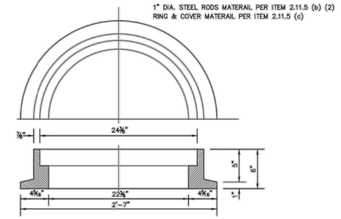
SHEET:

DATE: NOV 2005 — SANITARY SEWER DETAILS



PLAN OF COVER

A-A



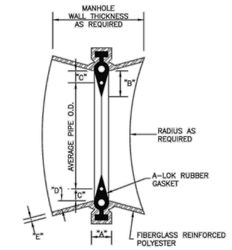
MANHOLE FRAME & COVER DETAIL

NO SCALE

SCALE: NTS

SHEET:

DATE: NOV 2005 — SANITARY SEWER DETAILS



DIMENSIONS FOR MANHOLE PIPE CONNECTOR A.S.T.M. D-923

PIPE SIZE	A	B	C	D	E
4"–8"	1⅛"	⅞"	⅜"	10"	0.10±
8"–24"	2⅛"	1⅜"	⅝"	10"	0.10±
24"–60"	2⅝"	1¾"	⅞"	10"	0.25±

MANHOLE PIPE CONNECTOR (FOR ALL CAST-IN-PLACE MANHOLES)

NO SCALE

SCALE: NTS

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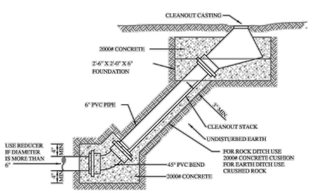


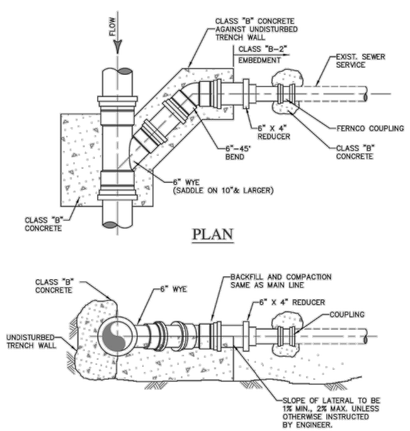
SANITARY SEWER CLEANOUT DETAIL

NO SCALE

SCALE: NTS

SHEET:

DATE: NOV 2005 — SANITARY SEWER DETAILS



PLAN

SECTION

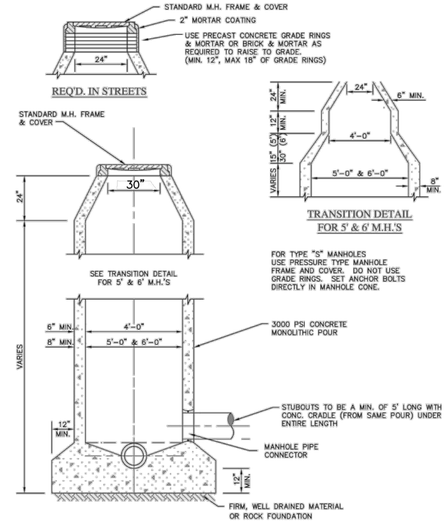
DETAIL SANITARY SEWER SERVICE

3/4"=1'-0"

SCALE: NTS

SHEET:

DATE: NOV 2005 — SANITARY SEWER DETAILS

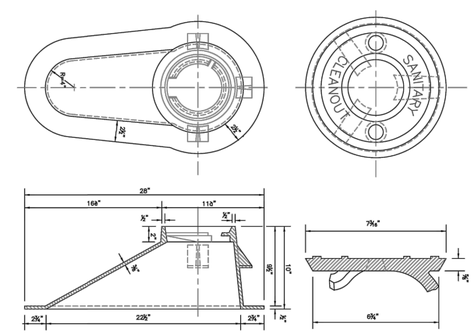


STANDARD CAST-IN-PLACE MANHOLE

NO SCALE

SCALE: NTS

SHEET:



CLEANOUT FRAME/COVER DETAIL

SCALE: AS NOTED

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11/5/2020

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VENETIAN AT WESTON, PHASE 1

SEWER DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

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REVIEWER: JWR			

VENETIAN AT WESTON PHASE 1

Drawing: J:\Jobs\n20001_villages at weston\Phase1\Civil\CAD\LEN20001-C-DETAILS
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Last Saved: 11/05/2020 1:39 PM
Plot Date/Time: 11/9/2020 3:37 PM

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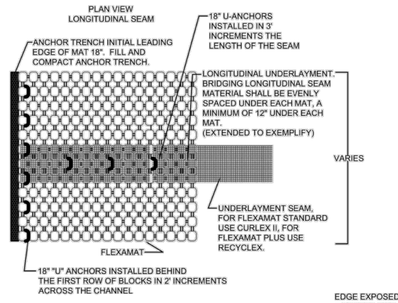
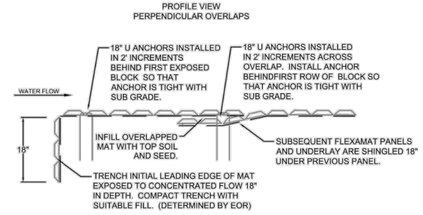
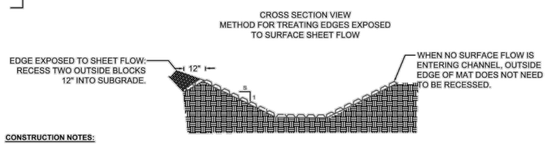






CONSTRUCTION NOTES:

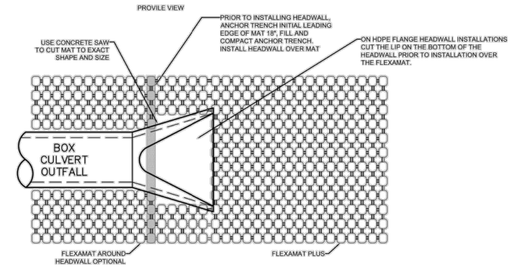
1. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN THE CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS .
2. APPLY SEED DIRECTLY TO THE PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. AVAILABLE WIDTHS ARE 4', 5.5', 8', 10', 12', & 16'. IT IS THE MANUFACTURERS RECOMMENDATION TO UTILIZE THE WIDEST MATS POSSIBLE IN ORDER TO REDUCE LONGITUDINAL SEAMS.
   - 3.1. TO ACHIEVE WIDER WIDTHS, INSTALL MATS ADJACENT TO ONE ANOTHER. BRIDGE LONGITUDINAL SEAM WITH UNDERLAYMENT UNDERLAYMENT SEAM. 15" OF UNDERLAYMENT SHALL BE UNDER EACH MAT AND DIRECTLY AGAINST THE SUBGRADE.
   - 3.2. FLIP FLEXAMAT SECTIONS BACK INTO PLACE SO THAT THEY FIT TIGHTLY.
   - 3.3. INSTALL 18" U-ANCHORS OR STAINLESS STEEL ZIP TIES IN 3' INCREMENTS THE LENGTH OF THE LONGITUDINAL SEAM. U-ANCHORS CONSIST OF #3 REBAR SHAPED INTO A U SHAPE WITH 18" LEGS.
4. AT THE BEGINNING OF CHANNEL, THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOWS SHALL BE EMBEDDED 18" VERTICALLY INTO THE SUB GRADE TO SERVE AS AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL OR OTHER (AS SPECIFIED BY EOR).
5. INSTALL 18" U-ANCHORS IN 2' INCREMENTS BEHIND THE FIRST ROW OF BLOCKS EXTENDING FROM ANCHOR TRENCH. INSTALL ANCHORS DIRECTLY BEHIND BLOCKS.
6. FOR ADDITIONAL SECTIONS OF MAT, OVERLAP THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. LIGHTLY SPREAD TOPSOIL AND SEED OVER INITIAL EDGE. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
7. INSTALL 18" "U" ANCHORS IN 2' INCREMENTS ACROSS THE OVERLAP. INSTALL ANCHORS DIRECTLY BEHIND BLOCKS.
8. OUTSIDE EDGES OF THE MAT EXPOSED TO SURFACE FLOW SHALL HAVE THE OUTSIDE BLOCK RECESSED 12" IN SUBGRADE.
9. AT THE END OF THE ARMORED CHANNEL, EMBED MAT 18" IN TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SOIL (DETERMINED BY EOR)

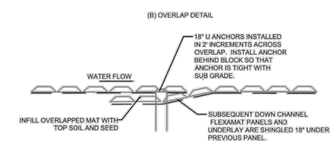
FLEXAMAT INFORMATION

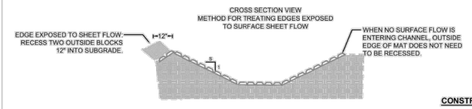
Manufacturer:	Motz Enterprises, Inc.
Product Name:	Flexamat®
Address:	3153 Madison Road Cincinnati, Ohio 45209
Telephone:	513-772-MOTZ (6689)
Fax:	513-772-6690
Email:	Info@Flexamat.com
Website:	www.Flexamat.com

FLEXAMAT® CHANNEL INSTALLATION DETAIL- WIDER THAN 16'

Flexamat







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Address:	3153 Madison Road Cincinnati, Ohio 45209
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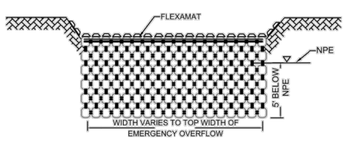
Fax:	513-772-6690
Email:	Info@Flexamat.com
Website:	www.Flexamat.com

CONSTRUCTION NOTES:

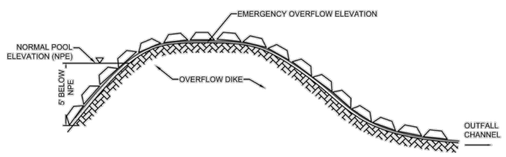
1. GRADE CHANNEL SO THAT WATER WILL FLOW DOWN THE CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS.
2. APPLY SEED DIRECTLY TO THE PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. AVAILABLE WIDTHS ARE 4', 5.5', 8', 10', 12', & 16' AVAILABLE IN CUSTOM LENGTHS. .
4. AT THE BEGINNING OF CHANNEL, THE INITIAL LEADING EDGE OF FLEXAMAT EXPOSED TO CONCENTRATED FLOWS SHALL BE EMBEDDED 18" VERTICALLY INTO THE SUB GRADE TO SERVE AS AN ANCHOR TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL OR OTHER (AS SPECIFIED BY EOR).
5. FOR ADDITIONAL SECTIONS OF MAT, OVERLAP THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. LIGHTLY SPREAD TOPSOIL OVER INITIAL EDGE. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
6. INSTALL 18" "U"-ANCHORS IN 2' INCREMENTS ACROSS THE OVERLAP. INSTALL ANCHORS DIRECTLY BEHIND BLOCKS. "U" ANCHORS CONSIST OF #3 REBAR "U"-ANCHOR WITH 18" LEGS.
7. AT THE END OF THE ARMORED CHANNEL, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SOIL.

FLEXAMAT® NEW OUTLET INSTALLATION DETAIL

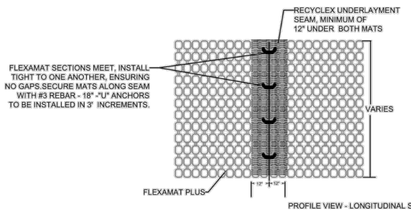
Flexamat



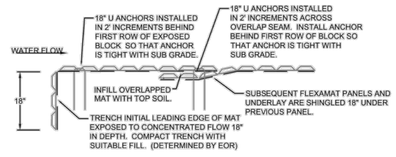
ELEVATION VIEW



PROFILE VIEW



PROFILE VIEW - LONGITUDINAL SEAM



PROFILE VIEW - PERPENDICULAR OVERLAP SEAMS

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Telephone:	513-772-MOTZ (6689)
Fax:	513-772-6690
Email:	Info@Flexamat.com
Website:	www.Flexamat.com

CONSTRUCTION NOTES

1. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS WITH NO SHARP OR ABRUPT BREAKS IN THE GRADE.
2. APPLY SEED DIRECTLY TO PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
3. INSTALL FLEXAMAT ROLLS. MAT SHALL EXTEND 5' BELOW NORMAL POND ELEVATION.
   - 3.1. FOR WIDTHS WIDER THAN 16', INSTALL MATS ADJACENT TO ONE ANOTHER. BRIDGE LONGITUDINAL SEAM WITH RECYCLEX" UNDERLAYMENT. A MINIMUM OF 12" OF TRM SHALL BE UNDER EACH MAT AND DIRECTLY AGAINST THE SUBGRADE.
   - 3.2. FLIP FLEXAMAT SECTIONS BACK INTO PLACE SO THAT THEY FIT TIGHTLY.
   - 3.3. SECURE SEAM BY INSTALLING 18" U-ANCHORS IN 3' INCREMENTS THE LENGTH OF THE LONGITUDINAL SEAM. U-ANCHORS CONSIST OF #3 REBAR, SHAPED INTO A U WITH 18" LEGS.
4. IF ADDITIONAL SECTIONS ARE REQUIRED FOR LENGTH OF CHANNEL, OVERLAP THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. LIGHTLY SPREAD TOPSOIL OVER INITIAL EDGE. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
5. INSTALL 18" U-ANCHORS IN 2' INCREMENTS ACROSS THE OVERLAP.
6. AT THE END OF THE ARMORED CHANNEL, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.

FLEXAMAT® OVERFLOW PLAN AND PROFILE DETAIL

Flexamat

BENCHMARKS

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NO.	DATE	REVISION

VENETIAN AT WESTON, PHASE 1

FLEXAMAT DETAILS

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

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