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Drawing created by: J. Wilson, 03/07/2022, 10:12:00 AM. Last modified by: J. Wilson, 03/07/2022, 10:12:00 AM.

Sheet List Table

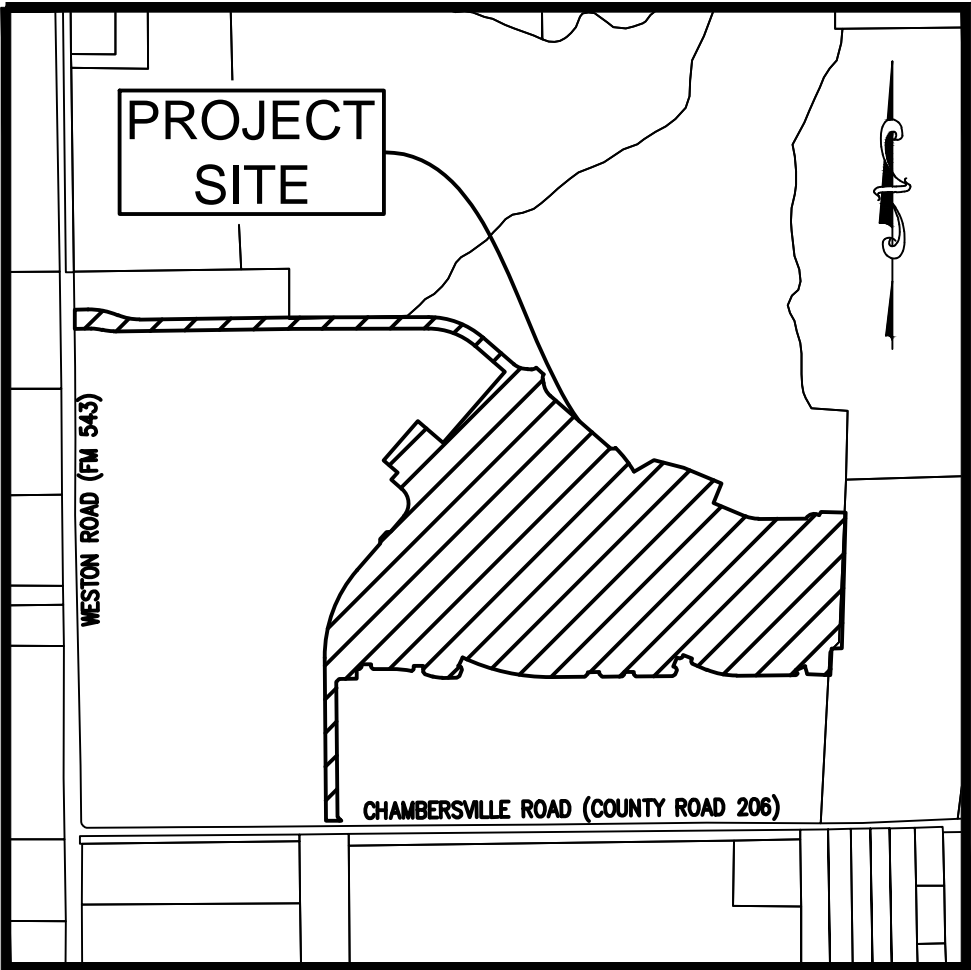
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V0.03	FINAL PLAT
V0.04	FINAL PLAT
V0.05	FINAL PLAT
V0.06	FINAL PLAT
V0.07	FINAL PLAT
V0.08	FINAL PLAT
V0.09	FINAL PLAT
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C4.09	STORM SEWER PLAN
C4.10	SANITARY SEWER PLAN
C4.11	SANITARY SEWER PLAN
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C4.16	SANITARY SEWER PLAN
C4.17	SANITARY SEWER PLAN
C4.19	WATER PLAN
C4.20	WATER PLAN
C4.21	WATER PLAN
C4.22	WATER PLAN
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C5.03	STORM SEWER PROFILES
C5.04	STORM SEWER PROFILES
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C8.05	STANDARD CONSTRUCTION DETAILS

CONSTRUCTION PLANS
for
VENETIAN AT WESTON
PHASE 2A

70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS
MARCH 2022



Vicinity Map 1"=1000'

OWNER/DEVELOPER
MEGATEL HOMES
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Ph. 972-339-0159
Contact: MR. ZACH IPOUR



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Contact: Matthew G. St. Marie, P.E.

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VENETIAN AT WESTON PHASE 2A
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70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS

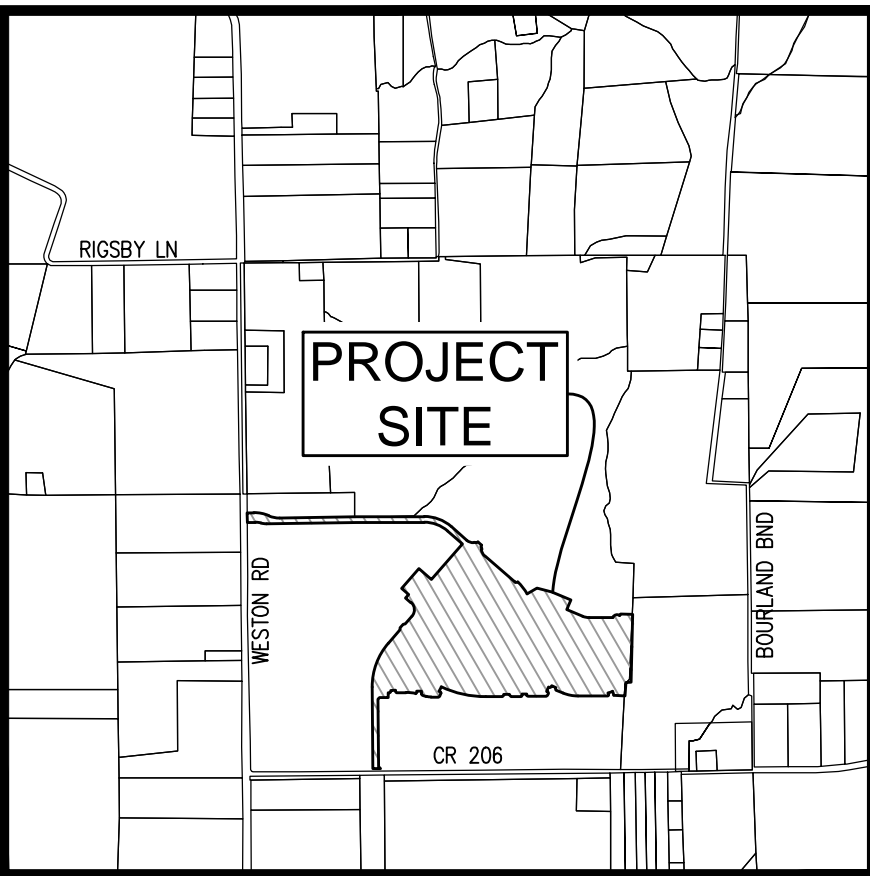
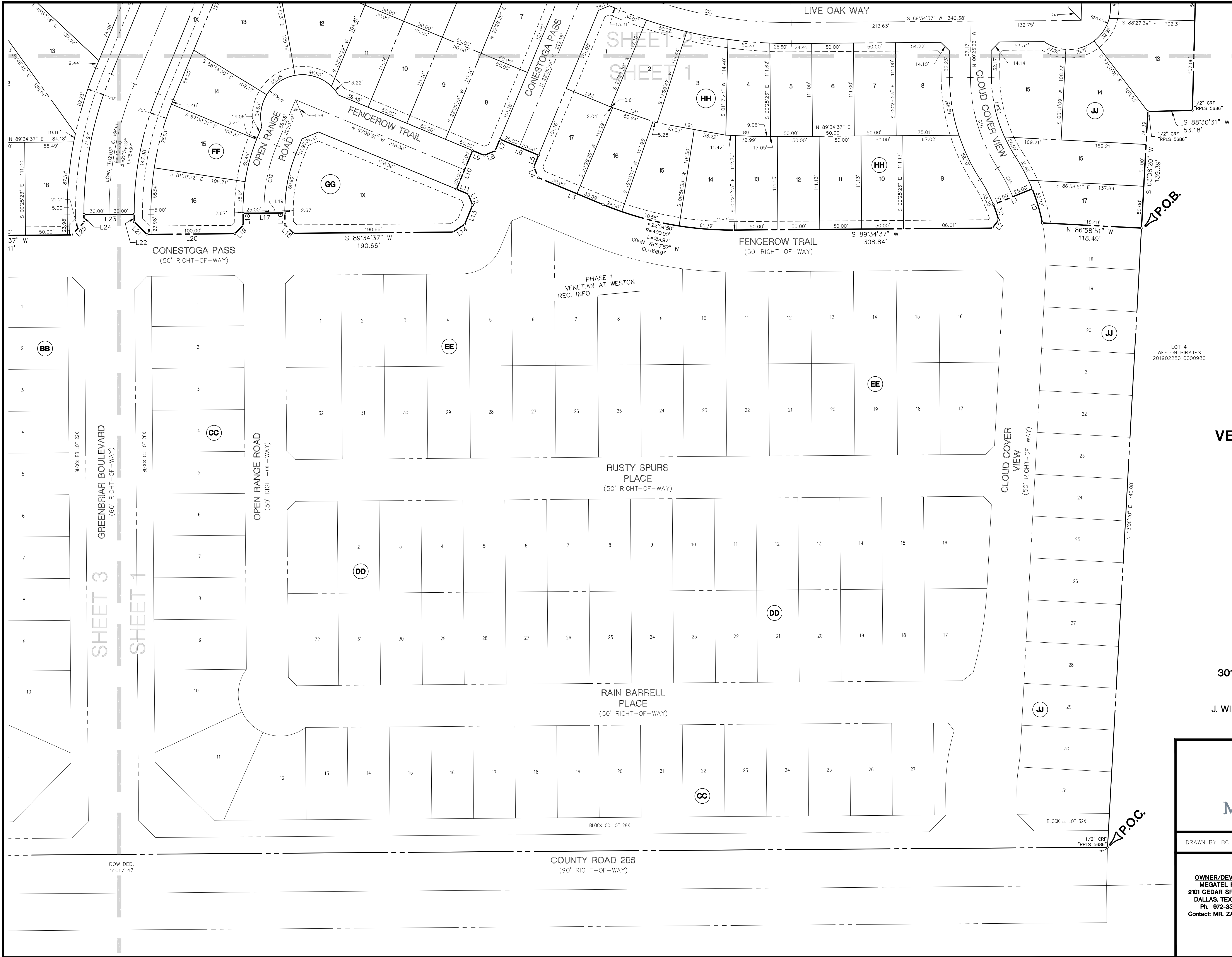
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COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: N.T.S.
Revisions:

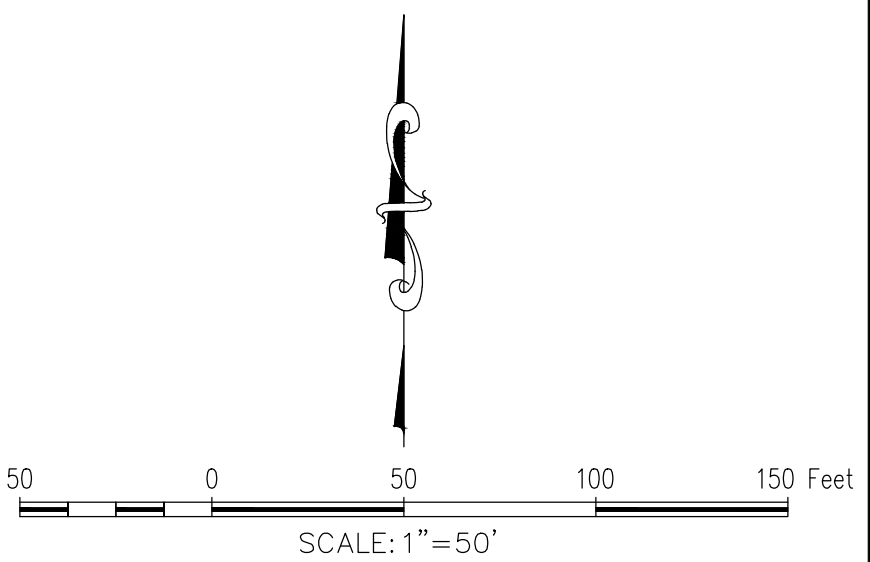
MEH21001

C0.01

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VICINITY MAP SCALE: 1" = 2000'



- * Site map located on page 7
- ** Typical Lot Detail located on page 7
- *** Line and Curve Tables on page 8

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2A

- Lots 4-16, 1X, Block P
- Lots 1-20, 1X-3X, Block Q
- Lots 1-12, Block R
- Lots 1-41, 1X-2X, Block S
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- Lot 1X, Block X
- Lots 1-16, 1X, Block FF
- Lot 1X, Block GG
- Lots 1-17, Block HH
- Lots 1-39, 1X, Block II
- Lots 1-17, Block JJ
- Lots 1-26, Block KK
- Lots 11-18, Block LL

**301 Residential & 13 Open Space
70.078 Acres**
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

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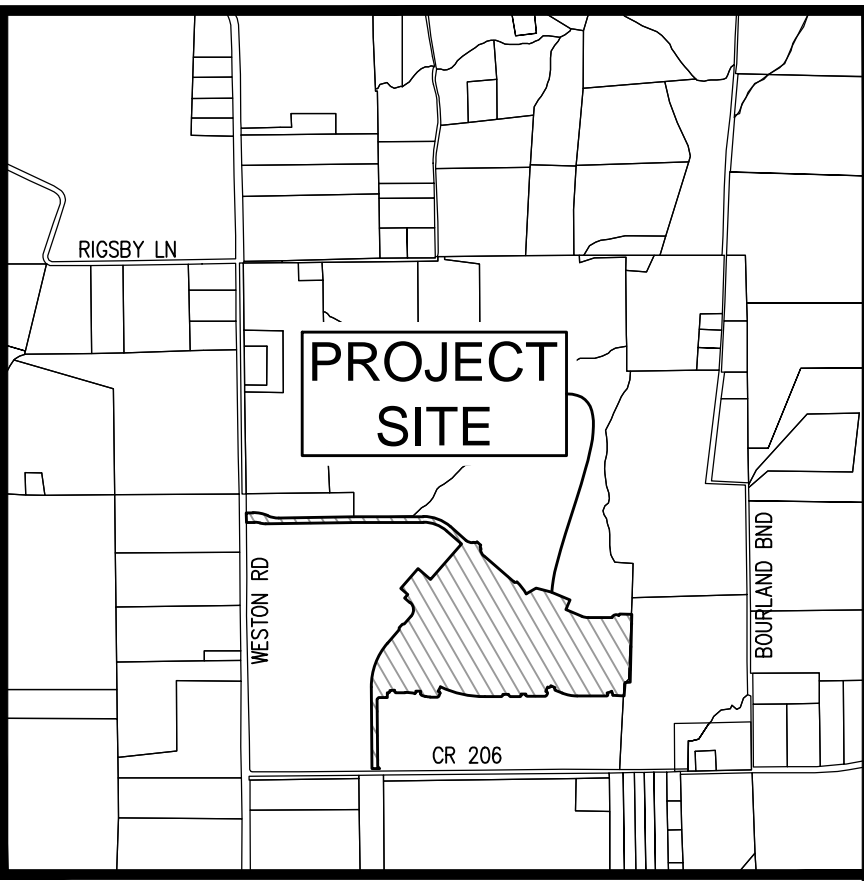
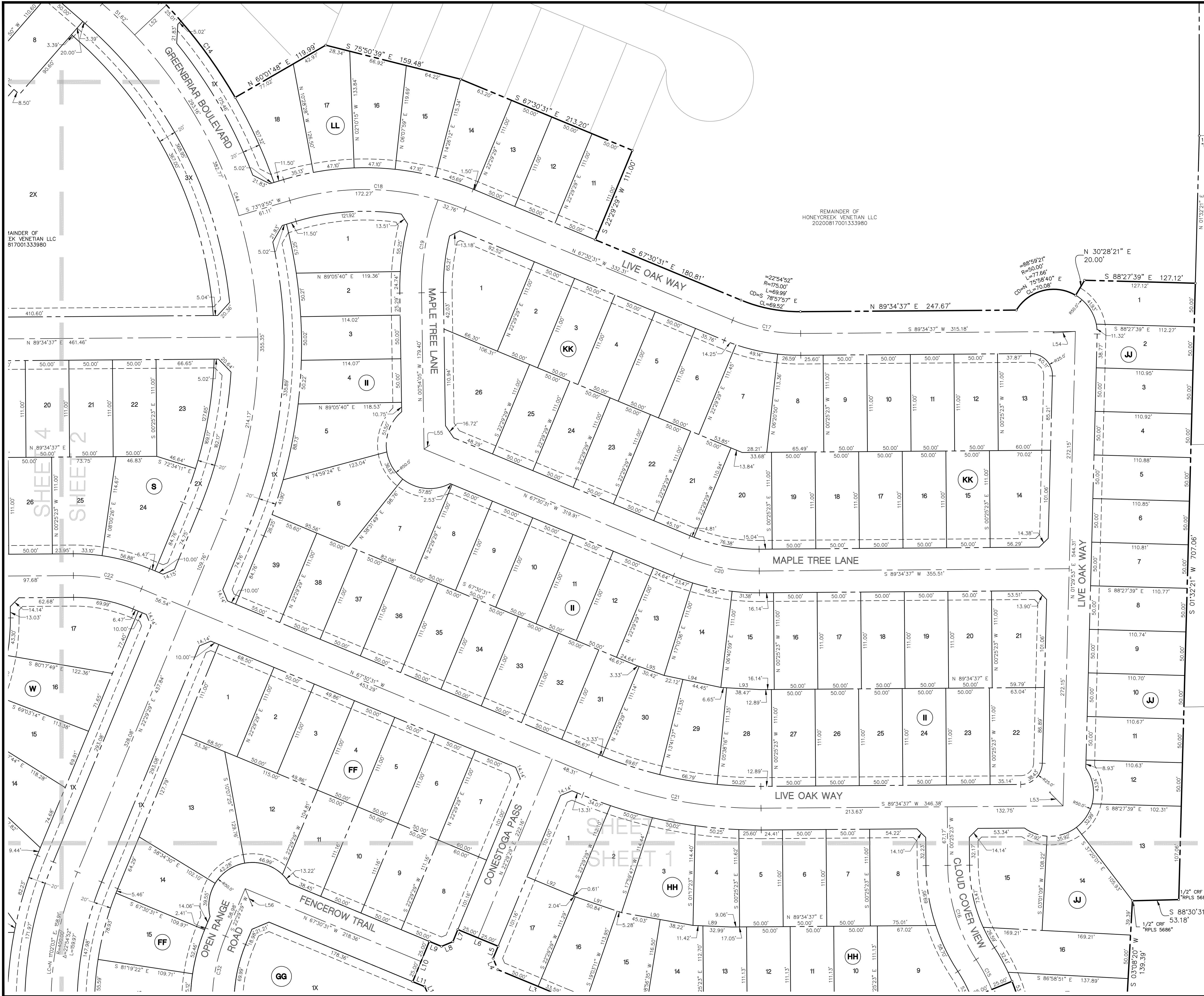


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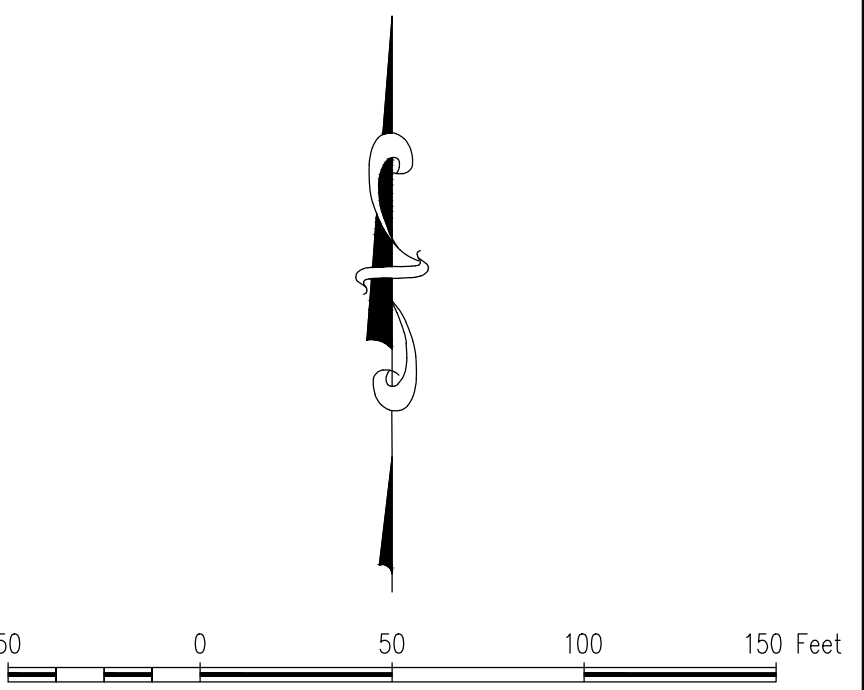
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OWNER/DEVELOPER
MEGATEL HOMES
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Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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VICINITY MAP SCALE: 1" = 2000'



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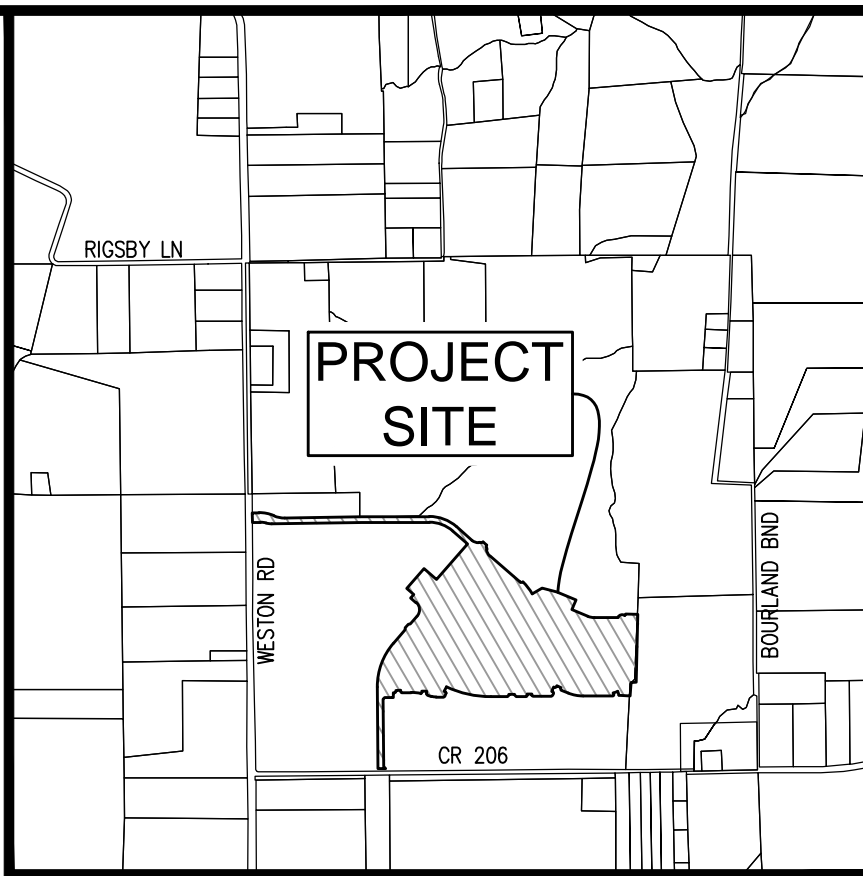
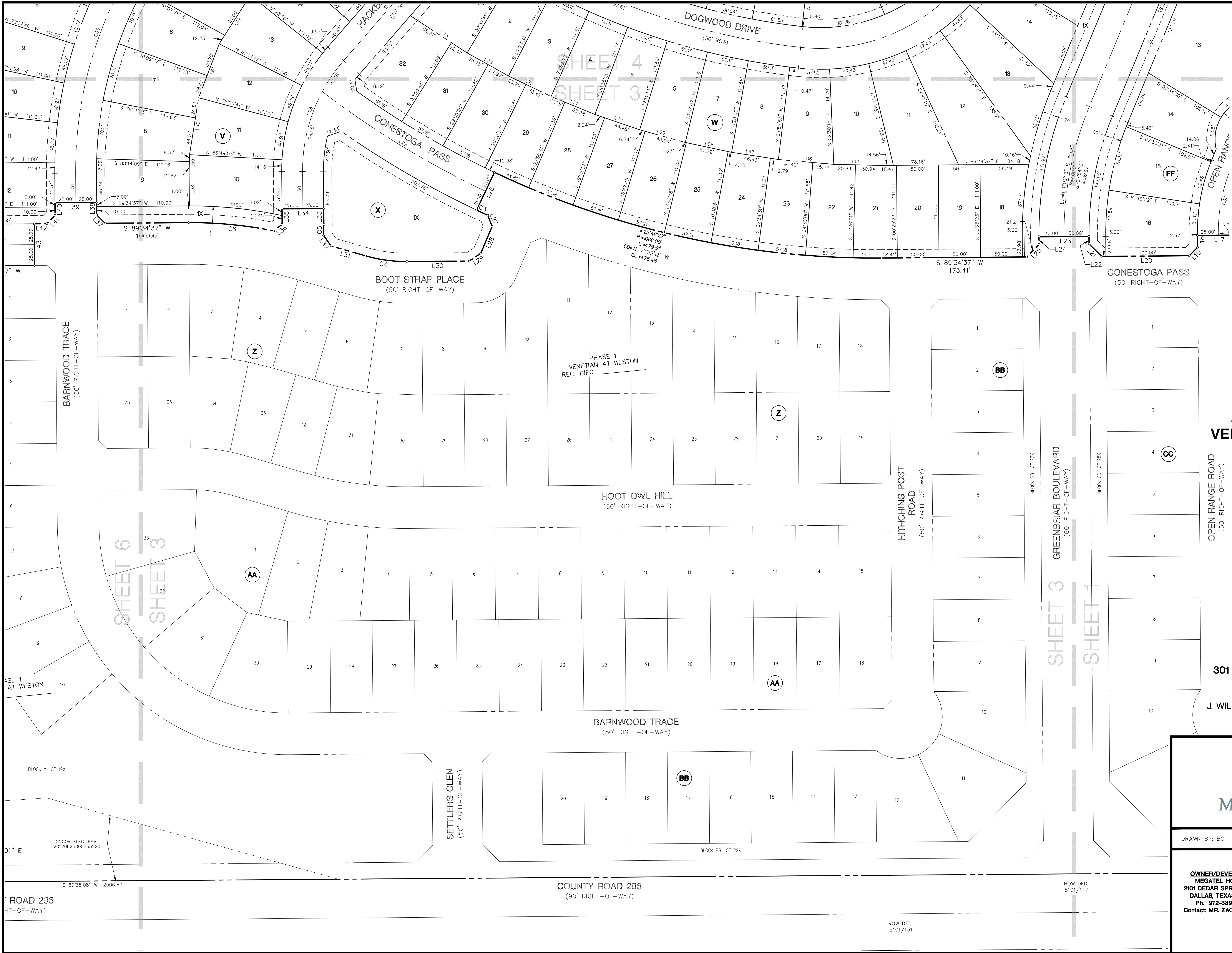


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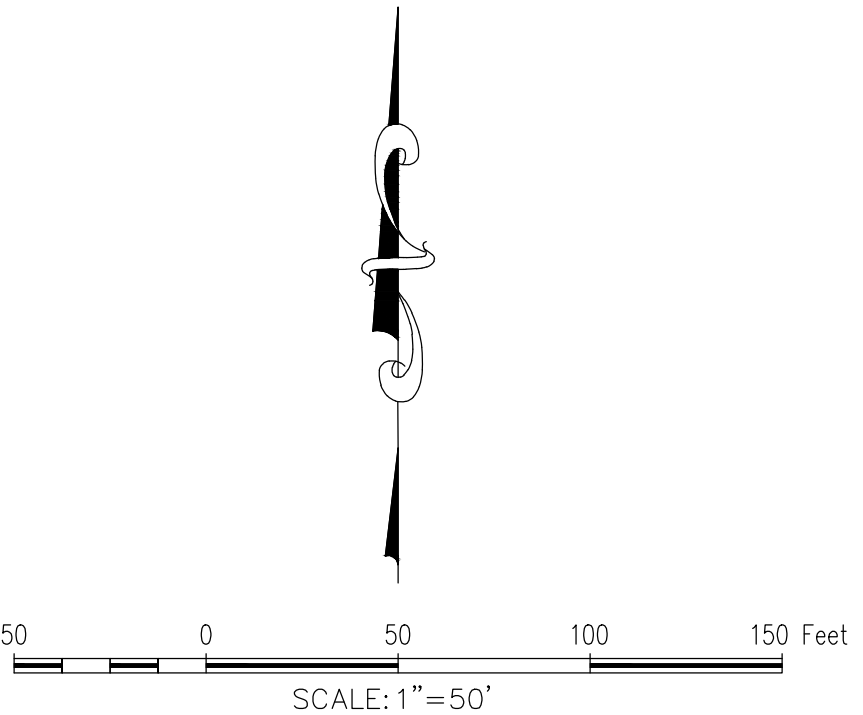
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Revised: 3/7/2022 10:36 AM, by: JRM



VICINITY MAP SCALE: 1" = 2000'



A FINAL PLAT OF VENETIAN AT WESTON PHASE 2A

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COLLIN COUNTY, TEXAS

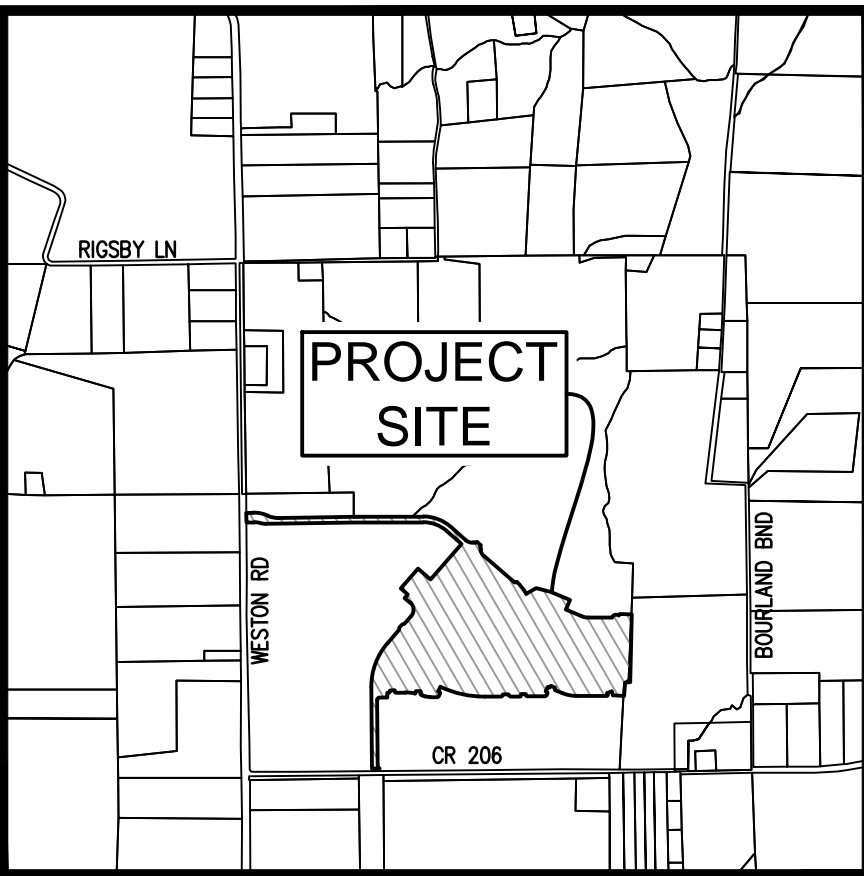
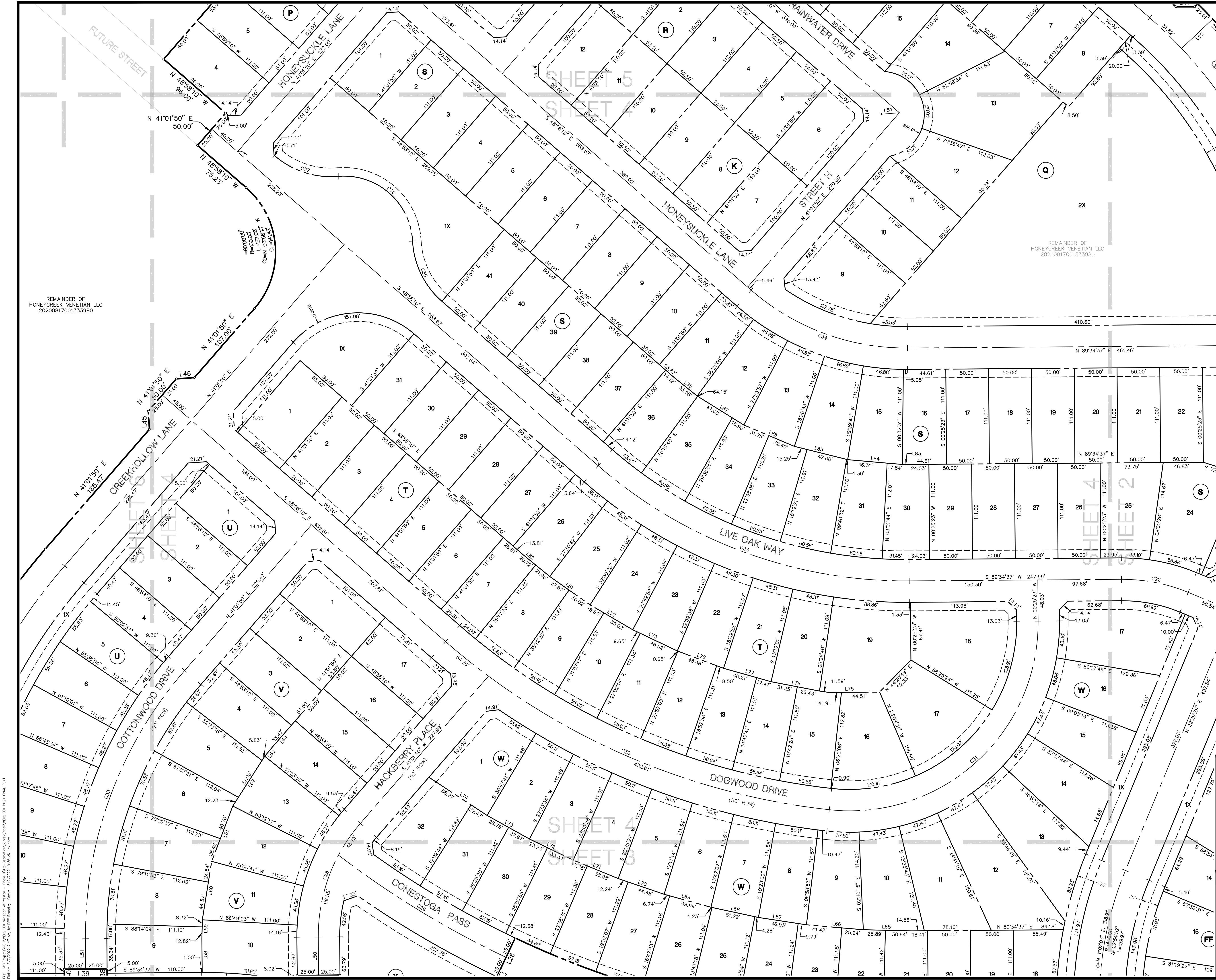
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VICINITY MAP SCALE: 1" = 2000'



50 0 50 100 150 Feet
SCALE: 1" = 50'

- * Site map located on page 7
- ** Typical Lot Detail located on page 7
- *** Line and Curve Tables on page 8

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J. WILSON SURVEY, ABSTRACT NO. 963
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COLLIN COUNTY, TEXAS

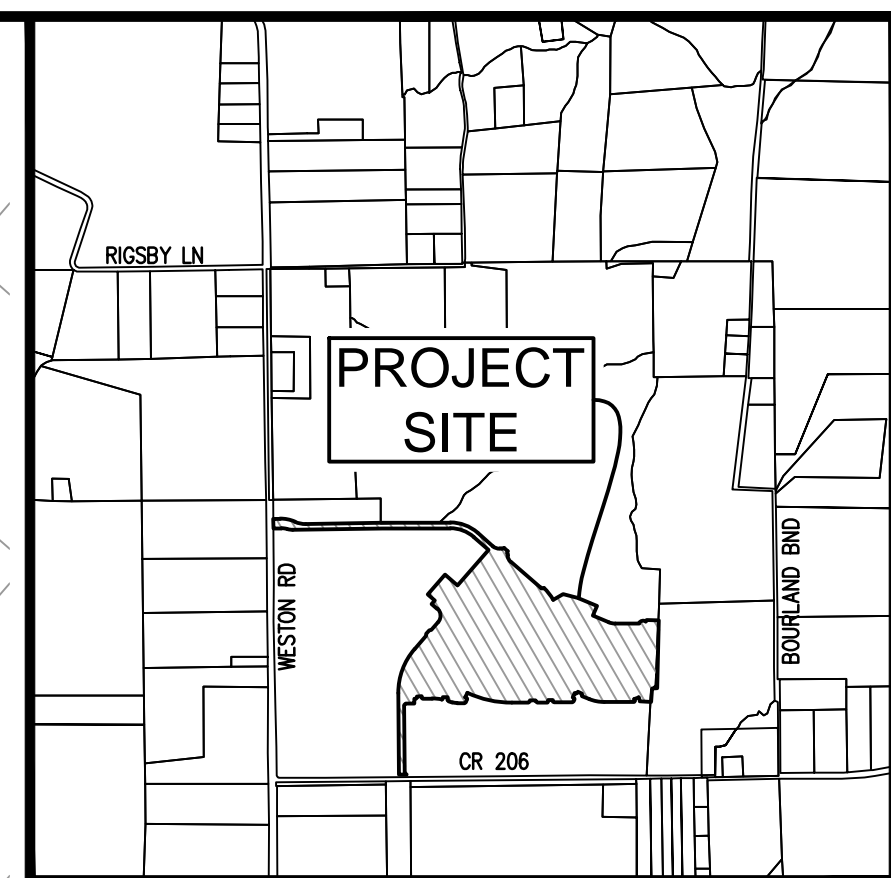
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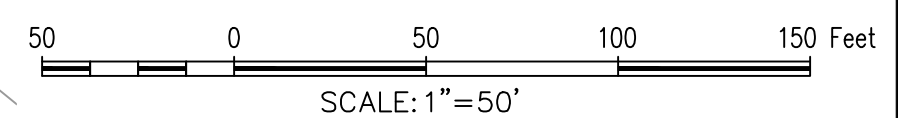
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VICINITY MAP SCALE: 1" = 2000'



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Lot 1X, Block X

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Lots 1-26, Block KK

Lots 11-18, Block LL

301 Residential & 13 Open Space

70.078 Acres
in the

in the
KEY ABST

J. WILSON SURVEY, ABSTRACT NO. 983
CITY OF WESTON

OLLIN COUNTY, TEXAS

PAGE 5 OF 9



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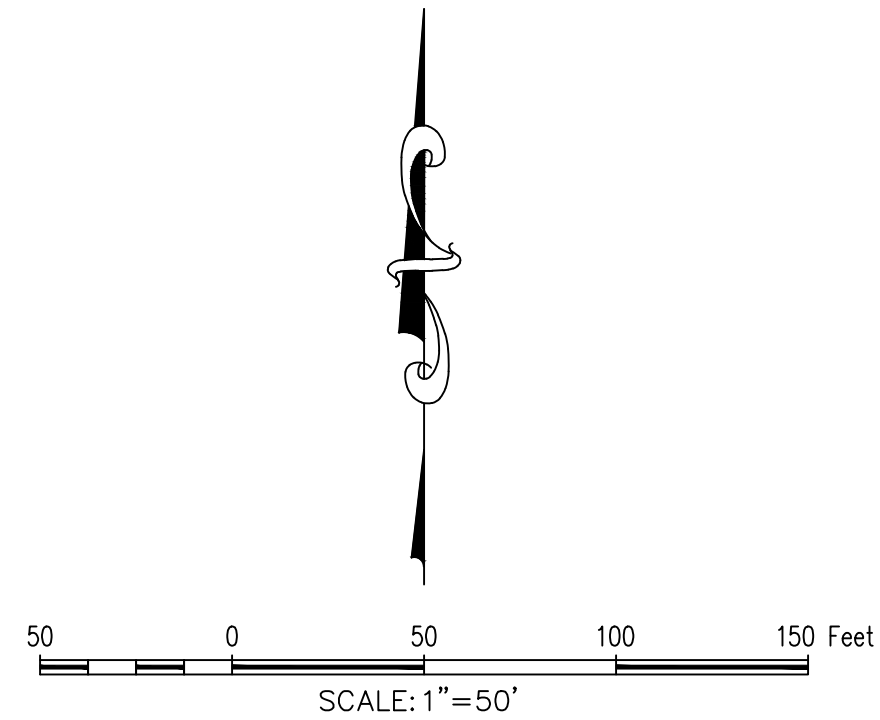
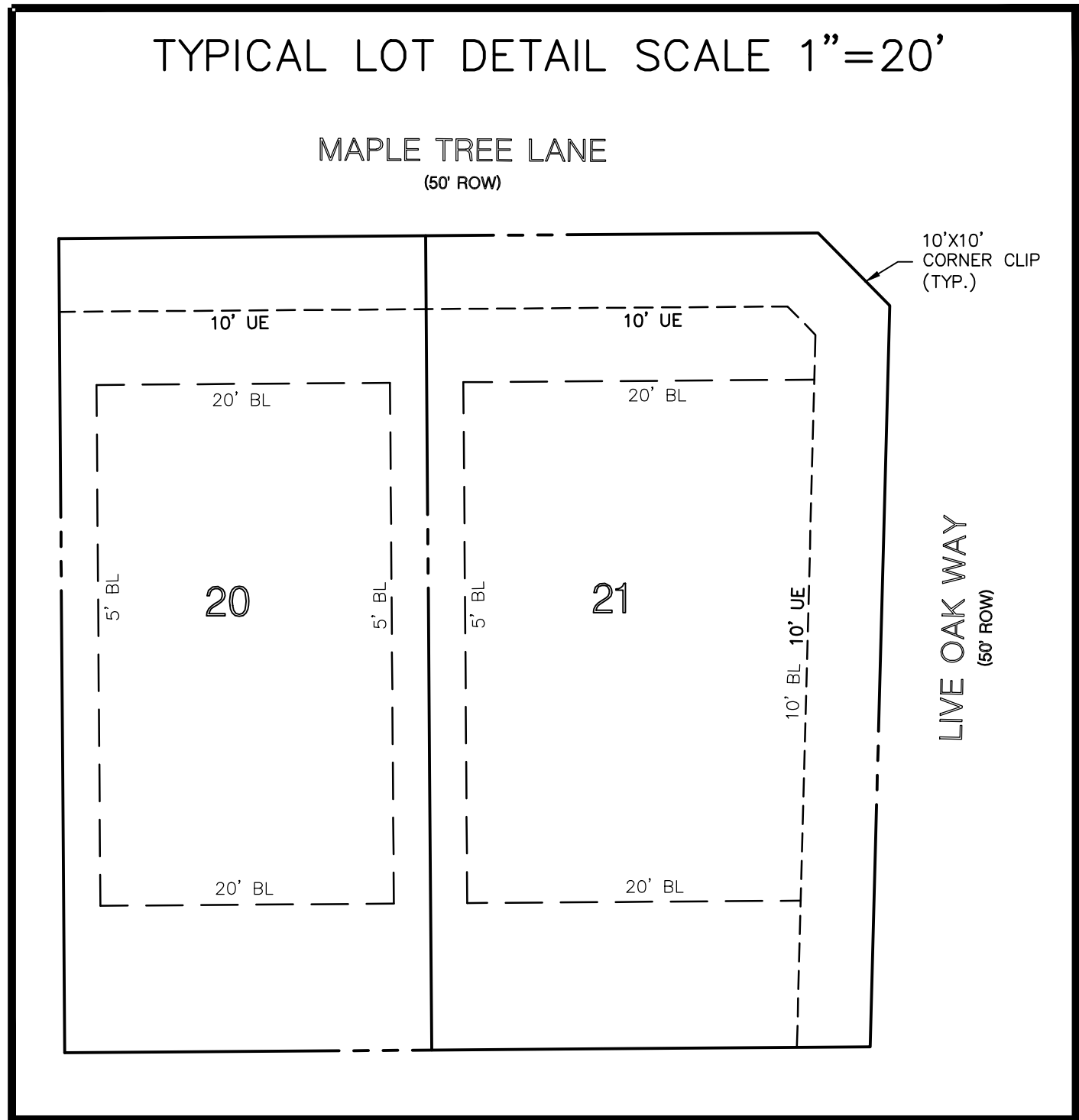
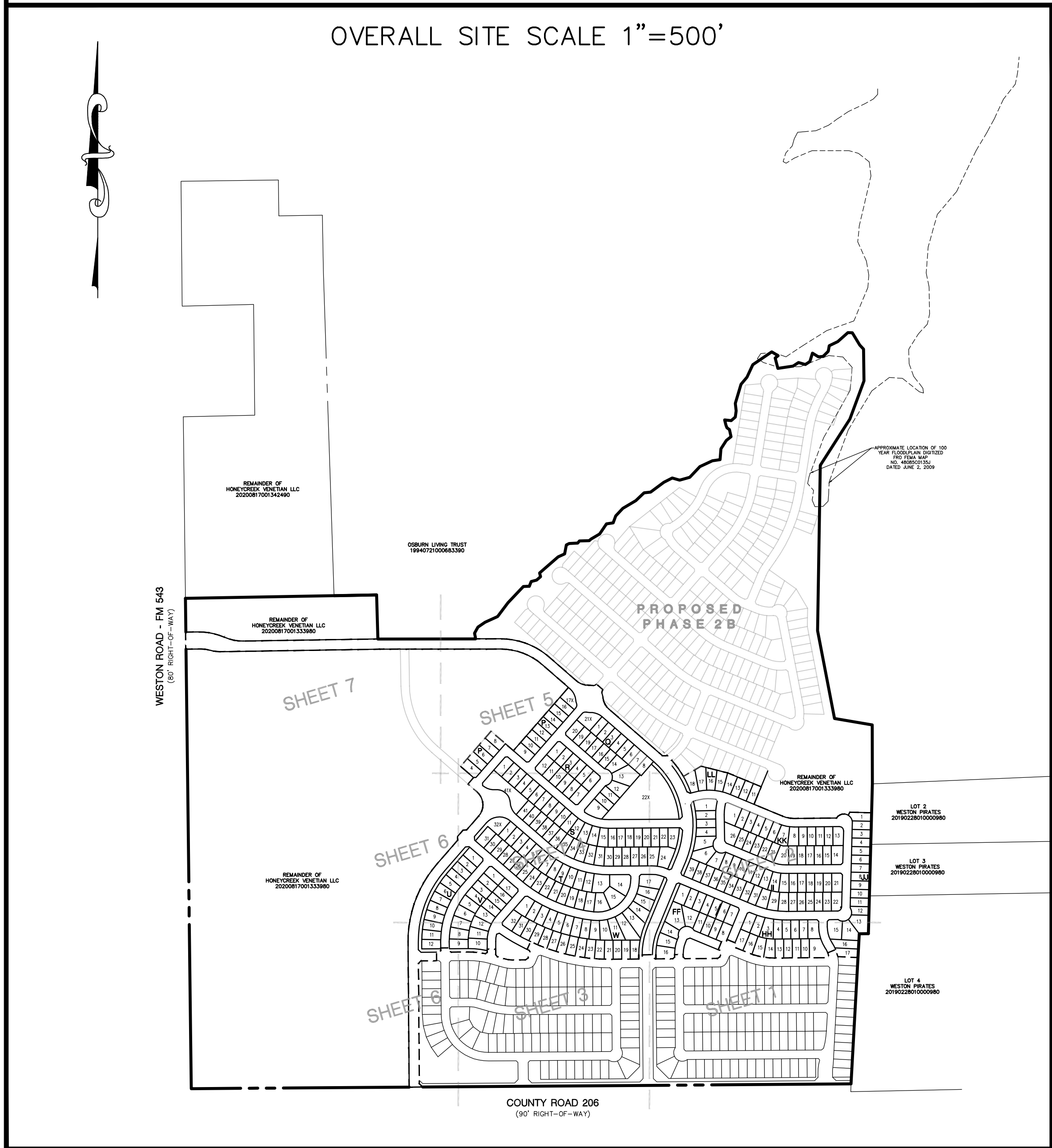
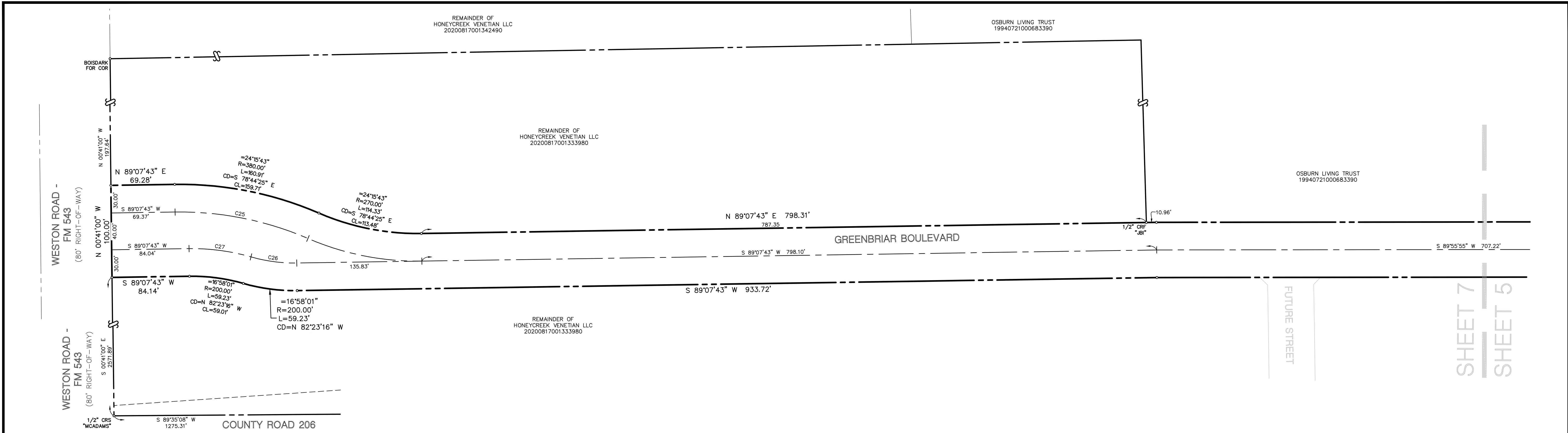
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Ph. 972-339-0159
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PROPOSED
PHASE 2B

SHEET 5
SHEET 7

Partial view of the drawing showing sheet boundaries and dimensions. Dimensions include 50.00' and 14.1'.

File: M:\Projects\MEH21001_Venetian at Weston - Phase 2\02-Geomatics\Survey\Plan\MEH21001_P2A_FINAL_PLAT
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**A FINAL PLAT OF
VENETIAN AT WESTON
PHASE 2A**

Lots 4-16, 1X, Block P
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COLLIN COUNTY, TEXAS

PAGE 7 OF 9

McADAMS

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LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK FF	7,603	0.175	
2	BLOCK FF	5,550	0.127	
3	BLOCK FF	5,535	0.127	
4	BLOCK FF	5,550	0.127	
5	BLOCK FF	5,550	0.127	
6	BLOCK FF	5,550	0.127	
7	BLOCK FF	6,610	0.152	
8	BLOCK FF	6,620	0.152	
9	BLOCK FF	5,558	0.128	
10	BLOCK FF	5,558	0.128	
11	BLOCK FF	5,518	0.127	
12	BLOCK FF	8,481	0.195	
13	BLOCK FF	12,583	0.289	
14	BLOCK FF	6,457	0.148	
15	BLOCK FF	7,211	0.166	
16	BLOCK FF	7,735	0.178	
1X	BLOCK FF	9,258	0.213	
1X	BLOCK GG	18,731	0.430	
1	BLOCK HH	6,329	0.145	
2	BLOCK HH	6,128	0.141	
3	BLOCK HH	7,521	0.173	
4	BLOCK HH	5,838	0.134	
5	BLOCK HH	5,555	0.128	
6	BLOCK HH	5,550	0.127	
7	BLOCK HH	5,550	0.127	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
12	BLOCK R	6,550	0.150	
1	BLOCK S	6,610	0.152	
2	BLOCK S	5,550	0.127	
3	BLOCK S	5,550	0.127	
4	BLOCK S	5,550	0.127	
5	BLOCK S	5,550	0.127	
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7	BLOCK S	5,550	0.127	
8	BLOCK S	5,550	0.127	
9	BLOCK S	5,550	0.127	
10	BLOCK S	5,550	0.127	
11	BLOCK S	5,864	0.135	
12	BLOCK S	6,112	0.140	
13	BLOCK S	6,112	0.140	
14	BLOCK S	6,112	0.140	
15	BLOCK S	6,112	0.140	
16	BLOCK S	5,616	0.129	
17	BLOCK S	5,550	0.127	
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19	BLOCK S	5,550	0.127	
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22	BLOCK S	5,550	0.127	
23	BLOCK S	7,007	0.161	
24	BLOCK S	9,594	0.220	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
8	BLOCK HH	7,324	0.168	
9	BLOCK HH	10,259	0.236	
10	BLOCK HH	5,556	0.128	
11	BLOCK HH	5,556	0.128	
12	BLOCK HH	5,556	0.128	
13	BLOCK HH	5,582	0.128	
14	BLOCK HH	6,750	0.155	
15	BLOCK HH	6,981	0.160	
16	BLOCK HH	6,116	0.140	
17	BLOCK HH	6,620	0.152	
1	BLOCK II	8,561	0.197	
2	BLOCK II	5,799	0.133	
3	BLOCK II	5,684	0.130	
4	BLOCK II	5,797	0.133	
5	BLOCK II	8,031	0.184	
6	BLOCK II	9,307	0.214	
7	BLOCK II	6,655	0.153	
8	BLOCK II	5,550	0.127	
9	BLOCK II	5,550	0.127	
10	BLOCK II	5,550	0.127	
11	BLOCK II	5,550	0.127	
12	BLOCK II	5,550	0.127	
13	BLOCK II	5,903	0.136	
14	BLOCK II	6,204	0.142	
15	BLOCK II	6,018	0.138	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
16	BLOCK II	5,550	0.127	
17	BLOCK II	5,550	0.127	
18	BLOCK II	5,550	0.127	
19	BLOCK II	5,550	0.127	
20	BLOCK II	5,550	0.127	
21	BLOCK II	6,793	0.156	
22	BLOCK II	6,667	0.153	
23	BLOCK II	5,550	0.127	
24	BLOCK II	5,550	0.127	
25	BLOCK II	5,550	0.127	
26	BLOCK II	5,550	0.127	
27	BLOCK II	5,550	0.127	
28	BLOCK II	6,376	0.146	
29	BLOCK II	6,598	0.151	
30	BLOCK II	6,807	0.156	
31	BLOCK II	5,550	0.127	
32	BLOCK II	5,550	0.127	
33	BLOCK II	5,550	0.127	
34	BLOCK II	5,550	0.127	
35	BLOCK II	5,550	0.127	
36	BLOCK II	5,550	0.127	
37	BLOCK II	5,550	0.127	
38	BLOCK II	5,550	0.127	
39	BLOCK II	6,110	0.140	
1X	BLOCK II	8,688	0.199	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK JJ	6,238	0.143	
2	BLOCK JJ	5,553	0.127	
3	BLOCK JJ	5,547	0.127	
4	BLOCK JJ	5,545	0.127	
5	BLOCK JJ	5,543	0.127	
6	BLOCK JJ	5,541	0.127	
7	BLOCK JJ	5,540	0.127	
8	BLOCK JJ	5,538	0.127	
9	BLOCK JJ	5,536	0.127	
10	BLOCK JJ	5,534	0.127	
11	BLOCK JJ	5,532	0.127	
12	BLOCK JJ	5,231	0.120	
13	BLOCK JJ	10,028	0.230	
14	BLOCK JJ	9,169	0.210	
15	BLOCK JJ	9,372	0.215	
16	BLOCK JJ	7,675	0.176	
17	BLOCK JJ	6,352	0.146	
1	BLOCK KK	9,683	0.222	
2	BLOCK KK	5,550	0.127	
3	BLOCK KK	5,550	0.127	
4	BLOCK KK	5,550	0.127	
5	BLOCK KK	5,550	0.127	
6	BLOCK KK	5,552	0.127	
7	BLOCK KK	7,464	0.171	
8	BLOCK KK	6,552	0.150	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
9	BLOCK KK	5,550	0.127	
10	BLOCK KK	5,550	0.127	
11	BLOCK KK	5,550	0.127	
12	BLOCK KK	5,550	0.127	
13	BLOCK KK	6,721	0.154	
14	BLOCK KK	7,515	0.173	
15	BLOCK KK	5,550	0.127	
16	BLOCK KK	5,550	0.127	
17	BLOCK KK	5,550	0.127	
18	BLOCK KK	5,550	0.127	
19	BLOCK KK	5,550	0.127	
20	BLOCK KK	7,661	0.176	
21	BLOCK KK	5,550	0.127	
22	BLOCK KK	5,550	0.127	
23	BLOCK KK	5,550	0.127	
24	BLOCK KK	9,090	0.209	
11	BLOCK LL	5,550	0.127	
12	BLOCK LL	5,550	0.127	
13	BLOCK LL	5,550	0.127	
14	BLOCK LL	6,193	0.142	
15	BLOCK LL	6,486	0.149	
16	BLOCK LL	7,080	0.163	
17	BLOCK LL	7,730	0.177	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
18	BLOCK LL	6,847	0.157	
1X	BLOCK LL	3,979	0.091	
4	BLOCK P	6,610	0.152	
5	BLOCK P	5,883	0.135	
6	BLOCK P	5,883	0.135	
7	BLOCK P	5,883	0.135	
8	BLOCK P	5,883	0.135	
9	BLOCK P	7,165	0.164	
10	BLOCK P	5,550	0.127	
11	BLOCK P	5,550	0.127	
12	BLOCK P	5,550	0.127	
13	BLOCK P	5,550	0.127	
14	BLOCK P	5,550	0.127	
15	BLOCK P	5,550	0.127	
16	BLOCK P	5,550	0.127	
1X	BLOCK P	6,583	0.151	
1	BLOCK Q	5,530	0.127	
2	BLOCK Q	5,530	0.127	
3	BLOCK Q	5,530	0.127	
4	BLOCK Q	5,530	0.127	
5	BLOCK Q	5,530	0.127	
6	BLOCK Q	5,530	0.127	
7	BLOCK Q	5,530	0.127	
8	BLOCK Q	5,530	0.127	
9	BLOCK Q	9,437	0.217	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
10	BLOCK Q	5,550	0.127	
11	BLOCK Q	5,550	0.127	
12	BLOCK Q	7,199	0.165	
13	BLOCK Q	12,553	0.288	
14	BLOCK Q	7,145	0.164	
15	BLOCK Q	5,500	0.126	
16	BLOCK Q	5,500	0.126	
17	BLOCK Q	5,500	0.126	
18	BLOCK Q	5,500	0.126	
19	BLOCK Q	5,500	0.126	
20	BLOCK Q	6,607	0.152	
1X	BLOCK Q	9,196	0.211	
2X	BLOCK Q	83,680	1.921	
3X	BLOCK Q	7,464	0.171	
1	BLOCK R	6,550	0.150	
2	BLOCK R	5,775	0.133	
3	BLOCK R	5,775	0.133	
4	BLOCK R	5,775	0.133	
5	BLOCK R	5,775	0.133	
6	BLOCK R	6,550	0.150	
7	BLOCK R	6,550	0.150	
8	BLOCK R	5,775	0.133	
9	BLOCK R	5,775	0.133	
10	BLOCK R	5,775	0.133	
11	BLOCK R	5,775	0.133	

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

I (We), the undersigned, Owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract or parcel of land situated in the J. Wilson Survey, Abstract Number 963, City of Weston, Collin County, Texas, being part of that certain tract of land, described by deed to Honeycreek Venetian LLC, recorded in Instrument Number 20200817001333980, Deed Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found, stamped "RPLS 5686" at the southeast corner of said Honeycreek tract, same being the southeast corner of Venetian at Weston, Phase 1, recorded in Instrument Number _____ Plat Records, Collin County, Texas, being in the west line of Lot 4, Weston Pirates, an addition to the City of Weston, according to the plat thereof, recorded in Instrument Number 20190228010000980, Plat Records, Collin County, Texas, being the northeast corner of a certain right-of-way (ROW) dedication to the City of Weston, recorded in Volume 5101, Page 147, Official Public Records, Collin County, Texas, and being in the north line of County Road 206 (90-foot ROW);

THENCE N 03°08'20" E, with the east line of said Honeycreek tract, same being the east line of said Venetian at Weston plat, and the west line of said Lot 4, a distance of 740.08 feet to the POINT OF BEGINNING at a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of said Venetian at Weston plat, being in the east line of said Honeycreek tract, and being in the west line of said Lot 4;

THENCE over across and through said Honeycreek tract, and with the north line of said Venetian at Weston plat, the following fifty eight (58) calls:

N 86°58'51" W, a distance of 118.49 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 10°48'44", and an arc length of 42.46 feet, whose chord bears N 16°39'17" W, 42.40 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 67°56'19" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 6°19'43", and an arc length of 19.33 feet, whose chord bears S 18°53'49" E, 19.32 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 37°44'26" W, a distance of 12.36 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 308.84 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the right, having a radius of 400.00 feet, a central angle of 22°54'50", and an arc length of 159.97 feet, whose chord bears N 78°57'57" W, 158.91 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 67°30'31" W, a distance of 83.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 22°30'31" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 22°29'29" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 67°30'31" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°29'29" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 67°29'29" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 67°30'31" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°29'29" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 67°30'31" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°30'31" E, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°29'29" W, a distance of 24.97 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 56°02'03" W, a distance of 16.67 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 190.66 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 45°25'23" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 00°25'23" W, a distance of 14.34 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 00°25'23" E, a distance of 14.34 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 44°34'37" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 105.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 45°25'23" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 00°25'23" W, a distance of 8.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 60.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 00°25'23" E, a distance of 8.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 44°34'37" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 173.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the right, having a radius of 1066.00 feet, a central angle of 25°46'22", and an arc length of 479.51 feet, whose chord bears N 77°32'12" W, 475.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 25°20'59" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the left, having a radius of 1116.00 feet, a central angle of 0°45'17", and an arc length of 14.70 feet, whose chord bears S 65°01'40" E, 14.70 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 21°25'55" E, a distance of 14.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°47'52" W, a distance of 34.97 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 56°11'15" W, a distance of 16.70 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 74.664 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 16°24'46", and an arc length of 50.13 feet, whose chord bears N 82°12'57" W, 49.96 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 74°00'31" W, a distance of 43.16 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 34°55'54" W, a distance of 15.53 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northeasterly, with the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 31°7'43", and an arc length of 12.94 feet, whose chord bears N 01°13'28" E, 12.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 00°25'23" W, a distance of 19.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 00°25'23" E, a distance of 18.47 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 51°31'29" W, a distance of 12.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the left, having a radius of 495.00 feet, a central angle of 84°28'41", and an arc length of 102.54 feet, whose chord bears N 84°28'41" W, 102.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 100.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 45°25'23" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 00°25'23" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 00°25'23" E, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 44°34'37" W, a distance of 14.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 15.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 00°25'23" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°34'37" W, a distance of 91.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 44°34'37" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner of said Venetian at Weston plat;

THENCE S 00°25'23" E, with the west line of said Venetian at Weston plat a distance of 703.50 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 45°22'01" E, with the west line of said Venetian at Weston plat a distance of 27.73 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said Venetian at Weston plat, being in the south line of said Honeycreek tract, being in the north line of said ROW dedication, and being in the north line of County Road 206;

THENCE S 89°35'08" W, with the south line of said Honeycreek tract, the north line of said ROW dedication, and the north line of County Road 206 a distance of 79.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said Honeycreek tract, the following twenty one (21) calls:

N 00°25'23" W, a distance of 848.46 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northeasterly, with the arc of a curve to the right, having a radius of 688.00 feet, a central angle of 41°27'13", and an arc length of 497.77 feet, whose chord bears N 20°18'14" E, 486.98 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 185.47 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 03°58'10" W, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 86°01'50" E, a distance of 21.21 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 107.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northwesterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 90°00'00", and an arc length of 157.08 feet, whose chord bears N 03°58'10" W, 141.42 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 48°58'10" W, a distance of 75.23 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 48°58'10" W, a distance of 96.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 272.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 48°58'10" E, a distance of 173.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 41°01'50" E, a distance of 490.60 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 48°58'10" W, a distance of 203.37 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 41°05'55", and an arc length of 265.40 feet, whose chord bears N 69°31'07" W, 259.75 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°55'55" W, a distance of 707.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°07'43" W, a distance of 933.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 16°58'01", and an arc length of 59.23 feet, whose chord bears N 82°23'16" W, 59.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 16°58'01", and an arc length of 59.23 feet, whose chord bears N 82°23'16" W, 59.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 89°07'43" W, a distance of 84.14 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Honeycreek tract, same being the east line of Weston Road (FM 543 – 80' ROW);

THENCE N 00°41'00" W, with the west line of said Honeycreek tract, and the east line of Weston Road a distance of 100.00 feet to a 1/2" capped rebar found, stamped "MCADAMS", from which a Boldsark post found for corner at the northwest corner of said Honeycreek tract bears N 00°41'00" W, 197.64 feet;

THENCE over across and through said Honeycreek tract, the following four (4) calls:

N 89°07'43" E, a distance of 70.77 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 380.00 feet, a central angle of 24°15'43", and an arc length of 160.91 feet, whose chord bears S 78°44'25" E, 159.71 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the left, having a radius of 270.00 feet, a central angle of 24°15'43", and an arc length of 114.33 feet, whose chord bears S 78°44'25" E, 113.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 89°07'43" E, passing at a distance of 787.35 feet a 1/2" capped rebar found, stamped "JB1" at an inner ell corner in a north line of said Honeycreek tract, continuing a total distance of 788.31 feet to a 1/2" capped rebar set, stamped "MCADAMS" in a north line of said Honeycreek tract and being in a south line of a certain tract of land, described by deed to Osburn Living Trust, recorded in Instrument Number 19940721000683390, Deed Records, Collin County, Texas;

THENCE N 89°55'55" E, with a north line of said Honeycreek tract, and a south line of said Osburn tract, passing a southeasterly corner thereof, and continuing over and through said Honeycreek tract a total distance of 707.43 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said Honeycreek tract, the following twenty four (24) calls:

Southeasterly, with the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 41°05'55", and an arc length of 308.44 feet, whose chord bears S 69°31'07" E, 301.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 48°58'10" E, a distance of 214.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43°45'42", and an arc length of 76.38 feet, whose chord bears S 70°51'01" E, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 15°19'29", and an arc length of 21.40 feet, whose chord bears S 85°04'07" E, 21.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northeasterly, with the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 61°33'47", and an arc length of 26.86 feet, whose chord bears N 71°48'44" E, 25.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 48°58'10" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southwesterly, with the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 61°33'47", and an arc length of 26.86 feet, whose chord bears S 10°14'57" W, 25.59 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 80.00 feet, a central angle of 15°19'29", and an arc length of 21.40 feet, whose chord bears S 12°52'12" E, 21.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 43°45'42", and an arc length of 76.38 feet, whose chord bears S 27°05'19" E, 74.54 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 48°58'10" E, a distance of 403.39 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 550.00 feet, a central angle of 1°31'09", and an arc length of 14.58 feet, whose chord bears S 48°12'35" E, 14.58 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 89°58'32" E, a distance of 21.83 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 46°43'04" E, a distance of 5.02 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the right, having a radius of 570.00 feet, a central angle of 15°49'34", and an arc length of 157.44 feet, whose chord bears S 37°52'59" E, 156.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 60°01'48" E, a distance of 119.99 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 75°50'39" E, a distance of 159.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 67°30'31" E, a distance of 213.0 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 22°29'29" W, a distance of 111.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 67°30'31" E, a distance of 180.81 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Southeasterly, with the arc of a curve to the left, having a radius of 175.00 feet, a central angle of 22°54'52", and an arc length of 69.99 feet, whose chord bears S 78°57'57" E, 69.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 89°34'37" E, a distance of 247.67 feet to a 1/2" capped rebar set, stamped "MCADAMS";
Northeasterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 88°59'21", and an arc length of 77.66 feet, whose chord bears N 75°58'40" E, 70.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";
N 30°28'21" E, a distance of 20.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";
S 88°27'39" E, a distance of 127.12 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the east line of said Honeycreek tract and being in the west line of Lot 2, of said Weston Pirates Addition, from which a 1/2" capped rebar found, stamped "RPLS 5686" at the northwest corner thereof bears N 01°32'21" E, 169.17 feet;

THENCE S 01°32'21" W, with the east line of said Honeycreek tract, same being the west line of said Lot 2, passing the southwest corner thereof, same being the northwest corner of Lot 3, of said Weston Pirates Addition, passing the southwest corner thereof, same being the northwest corner of said Lot 4, and continuing a total distance of 707.06 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the inner ell corner of said Lot 4;

THENCE S 88°30'31" W, with the east line of said Honeycreek tract, same being the west line of said Lot 4, a distance of 53.18 feet to a 1/2" capped rebar found, stamped "RPLS 5686" at the outer ell corner of said Lot 4;

THENCE S 03°08'20" W, with the east line of said Honeycreek tract, same being the west line of said Lot 4, a distance of 139.39 feet to the POINT OF BEGINNING and containing approximately 70.074 acres of land.

That MEGATEL HOMES, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as VENETIAN AT WESTON, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Weston's use thereof. The City of Winston and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Weston or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time or procuring the permission of anyone.

MEGATEL HOMES, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Weston. .

Witness my hand, this the _____ day of _____, 2022.

By: MEGATEL HOMES

ZACH IPOUR
Authorized Representative

Printed Name and Title of Owner

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared ZACH IPOUR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

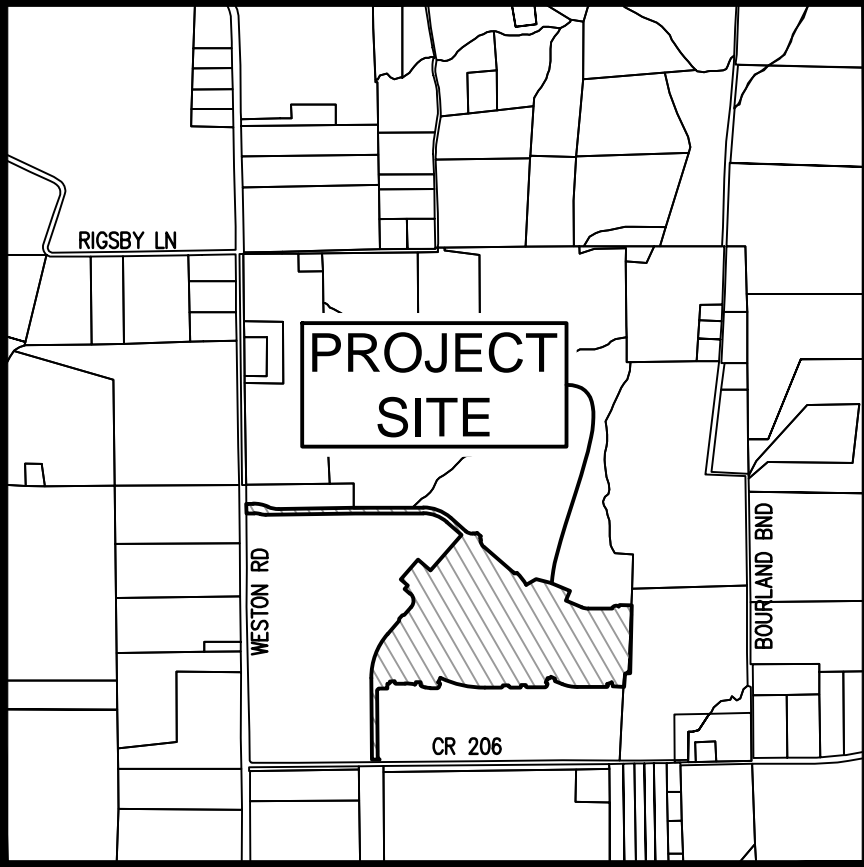
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 48085C0135 J, effective June 2, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- All corner clips are 10"x10".

This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP SCALE: 1" = 2000'

A FINAL PLAT OF VENETIAN AT WESTON PHASE 2A

Lots 4-16, 1X, Block P
Lots 1-20, 1X-3X, Block Q
Lots 1-12, Block R

Lots 1-41, 1X-2X, Block S
Lots 1-31, 1X, Block T
Lots 1-12, 1X, Block U
Lots 1-17, 1X, Block V
Lots 1-32, 1X, Block W
Lot 1X, Block X
Lots 1-16, 1X, Block FF
Lot 1X, Block GG
Lots 1-17, Block HH
Lots 1-39, 1X, Block JJ
Lots 1-17, Block JJ
Lots 1-26, Block KK
Lots 11-18, Block LL

301 Residential & 13 Open Space
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

PAGE 9 OF 9



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 County View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/28/2021 SCALE: NTS JOB. No. MEH21001

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

1. All construction shall be in accordance with the North Central Texas Council of Governments Standard Specifications for Public Works Construction" (NCTCOG Standards) latest Edition unless modified by city of Weston Engineering Design Standards, notes, and details. Where the City has modified the NCTCOG Standards the City modifications shall be used.
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. nor continue after dark 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 an 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, watered and maintained by the contractor until grass covers all parts of the slope with at least 70% coverage.
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 backfill will be compacted at a moisture content of +2% or higher of optimum moisture as determined by ASTM D-698 where ASTM D-698 is the applicable method. TEX 113-E and 114-E may be used for granular materials.

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
8. "Cor-ten" mechanical joint "T" bolts are acceptable for direct burial service.
9. Meter boxes shall be as approved by the City of Weston. Contact the City Engineer for specifications.
10. Water service connections to be seamless 200 psi blue colored polyethylene ASTM D2737 SDR9, CTS water service pipe, NSF61 approved.
11. Sanitary sewer mains shall be SDR 26 PVC.
12. A geotextile fabric shall be placed below all new manholes.
13. All sanitary sewer service connections between the main and ROW line to be six (6) inches in diameter.
14. All sanitary sewer mains and service connections to be videotaped prior to acceptance and again at least six months prior to expiration of the maintenance bond. Defects shall be repaired by the Contractor.
15. 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.
16. All sanitary sewer lines and manholes shall be leak tested before the project is accepted. Deflection testing of PVC sewer lines is required.
17. All sanitary sewer manholes shall be made with ConShield or approved equal additive to concrete.
18. All sanitary sewer manholes shall have joints protected with Gator Wrap or approved equal.
19. All fittings for pressure pipe to be full body.
20. No meter boxes, cleanouts, or service connections will be allowed in sidewalks or driveways.
21. Mega-lugs required on all MJ fittings.
22. The following types of backfill are required at a minimum:
 - a. Water Line and Sewer Force Main: B-4
 - b. Sanitary Sewer: Class B+ modified to have fine gradation crushed stone 6" above the pipe.
23. Use of other materials will be considered upon proper engineering justification.
24. Design must meet all applicable requirements of TCEQ Chapters 290 and 217.

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1. All embankment shall be compacted to 95% Standard Proctor Density at a moisture content of +2% or higher of optimum moisture content.
2. Unless excessive sulfate content is found during subgrade testing, all streets and alleys shall be placed on lime stabilized subgrade with a lime content of not less than 6% and a PI<15. For small projects

C0.02

Drawings\Phase 2A\MEH21001-NI
File: M:\Projects\MEH\MEH21001
Version at Weston - Phase II\04-Production\Engineering\Construction Drawings\Current
Saved: 3/4/2022 1:00 PM, by arabinson
Plotted: 3/7/2022 7:48 AM, by DFW Remote:
Drawings\Phase 2A\MEH21001-NI

File: M:\Projects\MEH21001\Drawings\General Notes.dwg - Project: 03-07-2022, 03:00 PM, by jgordon
Drawing: 03-07-2022, 03:00 PM, by jgordon
Project: 03-07-2022, 03:00 PM, by jgordon

GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE CITY OF WESTON.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TxDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TxDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

TEXAS ACCESSIBILITY STANDARDS/AMERICAN WITH DISABILITIES ACT REQUIREMENTS

1. THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
2. THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5% UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25% MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
3. SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
4. LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
6. CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
7. TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
8. ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
9. A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 - 9.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - 9.2. THE WORDS "NO PARKING" PAINTED ON ANY SURFACE AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
 - 9.2.1. IN ALL CAPITAL LETTERS
 - 9.2.2. WITH A LETTER HEIGHT OS AT LEAST 12 INCHES AND A STROKE WIDTH OF AT LEAST 2 INCHES; AND
 - 9.2.3. CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
 - 9.3. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
 - 9.3.1. AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - 9.3.2. BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
 - 9.3.3. BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
 - 9.3.4. BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		
LINES & SYMBOLS:			
Existing:		Proposed:	
== 500' ==	Contours	== 500' ==	Contours
----	Asphalt Pavement	----	Asphalt Pavement
	Wood Fence		Wood Fence
o-o-o	Chain Link Fence	o-o-o	Chain Link Fence
x-x-x	Wire Fence	x-x-x	Wire Fence
----	Masonry Wall	----	Masonry Wall
----	Centerline of Creek, Swale, or Waterway	----	Centerline of Creek, Swale, or Waterway
----	Waterline	----	Waterline
----	Sanitary Sewer	----	Sanitary Sewer
----	Storm Sewer	----	Storm Sewer
----	Overhead Power	----	Overhead Power
----	Buried Power	----	Buried Power
----	Gas Line	----	Gas Line
PH ₂ O	Fire Hydrant	PH ₂ O	Fire Hydrant
WV	Water Valve	WV	Water Valve
WM	Water Meter	WM	Water Meter
SSMH	Sanitary Sewer Manhole	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	GW	Guy Wire
LP	Light Pole	LP	Light Pole
PP	Power Pole	PP	Power Pole
T	Tree	T	Tree
B	Benchmark	B	Benchmark

GENERAL NOTES

1. IF THERE ARE CONFLICTS BETWEEN THE GENERAL NOTES SHEETS, THE CITY OF WESTON GENERAL NOTES WILL TAKE PRECEDENT.

GENERAL NOTES

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: N.T.S.
Revisions:

MEH21001

C0.03

OWNER/DEVELOPER
MEGATEL HOMES
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DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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Rockwall, Texas 75087
940.240.1012
TPBE: 19762 TPBLS: 10194440
www.mcadamsco.com

MCADAMS

VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A

70078 Acres

In the

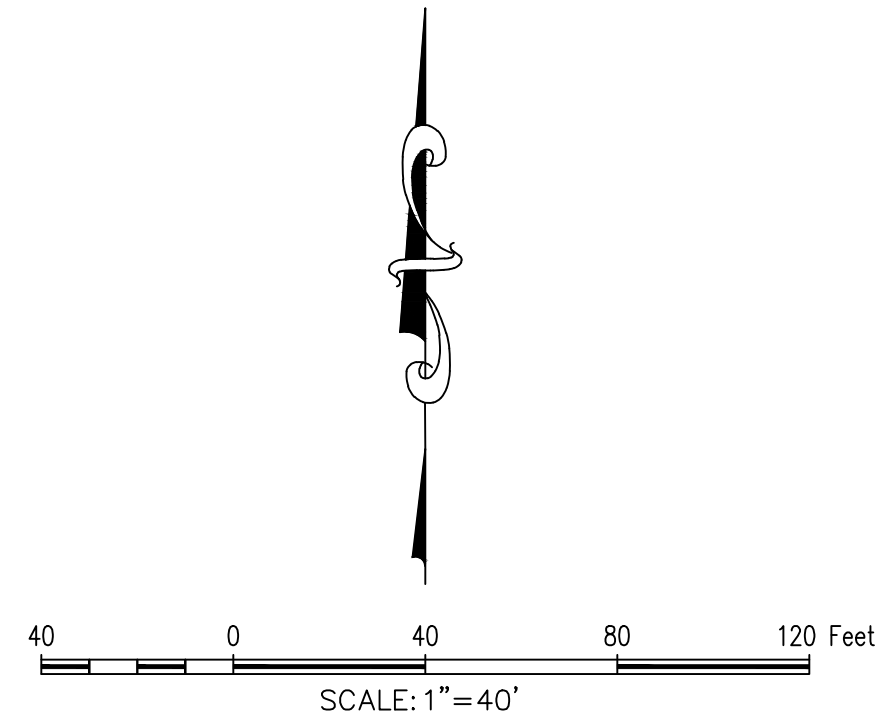
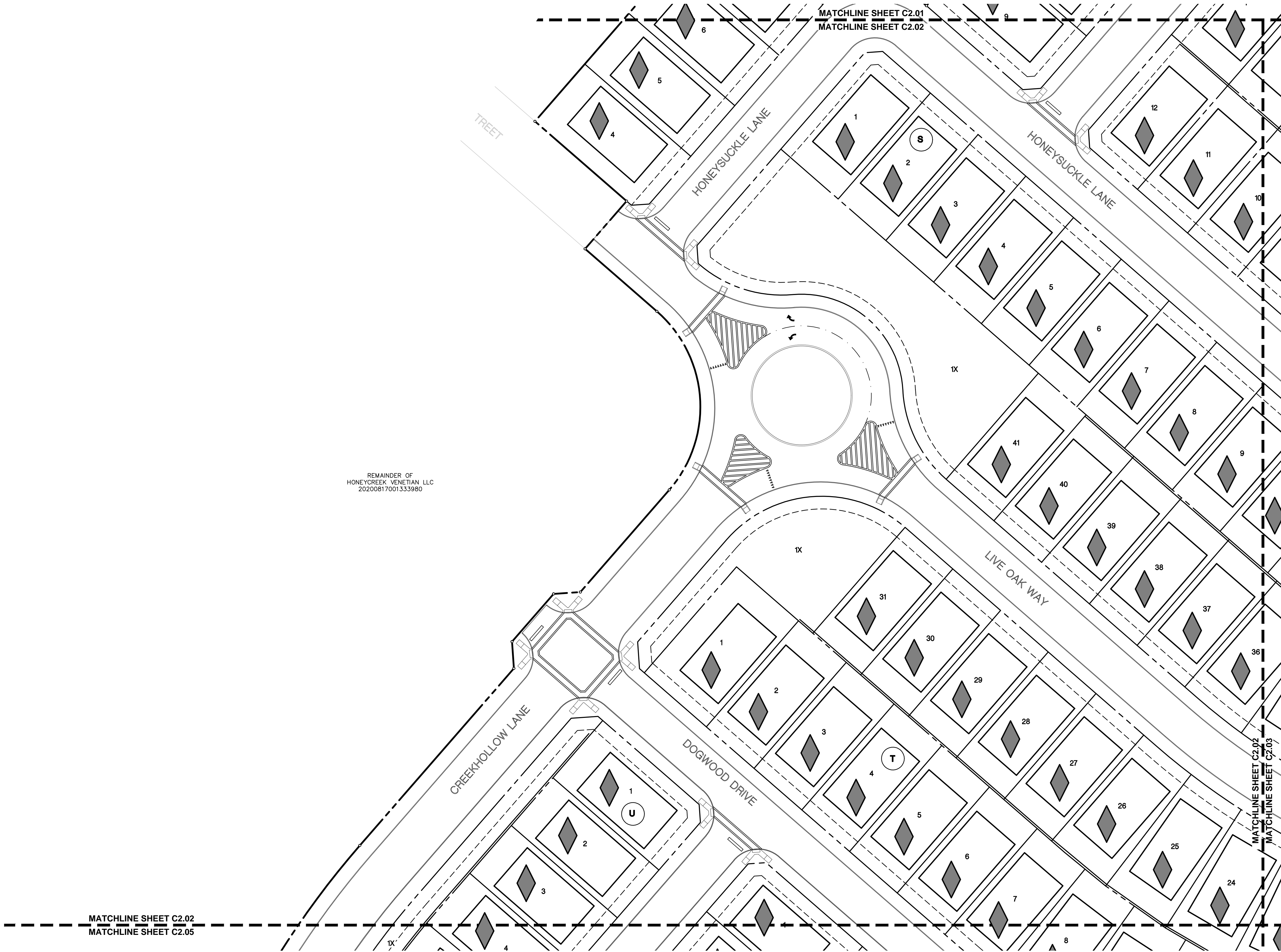
J. WILSON SURVEY, ABSTRACT NO. 963

CITY OF WESTON

COLLIN COUNTY, TEXAS

VENETIAN AT WESTON PHASE 2A

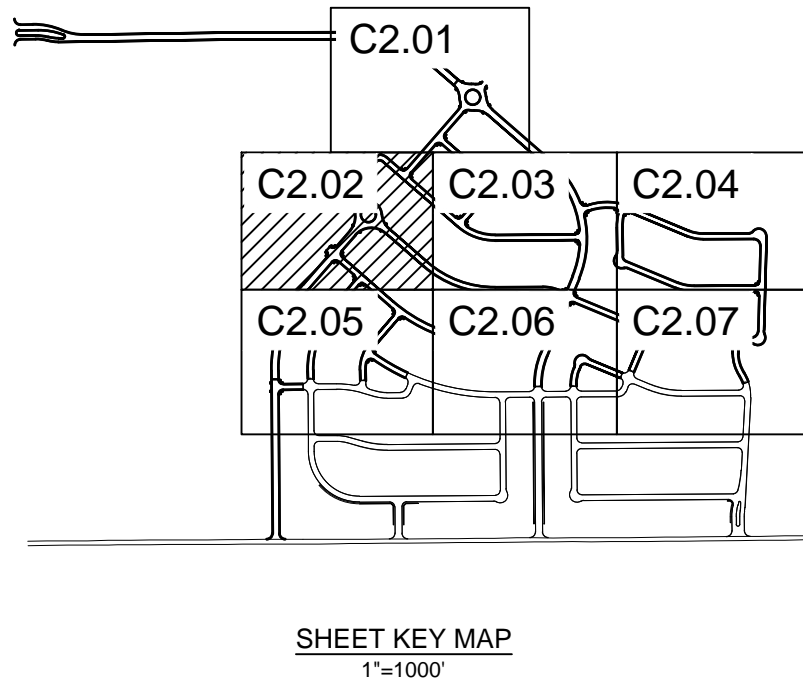
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Title: VENETIAN AT WESTON PHASE 2A



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

NO.	LEGEND
289	TYPE 1 (40'X70' BUILDING PAD)
11	TYPE 2 (40'X60' BUILDING PAD)



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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

BUILDING PAD KEY MAP

PRELIMINARY PLANS
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THE JOHN R. MCADAMS
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TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
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Revisions:

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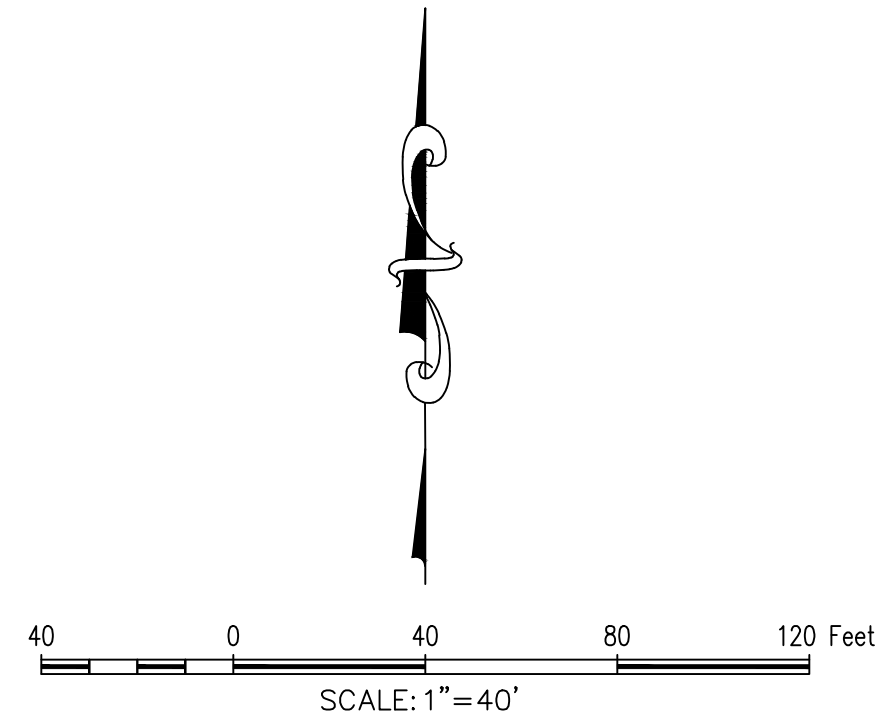
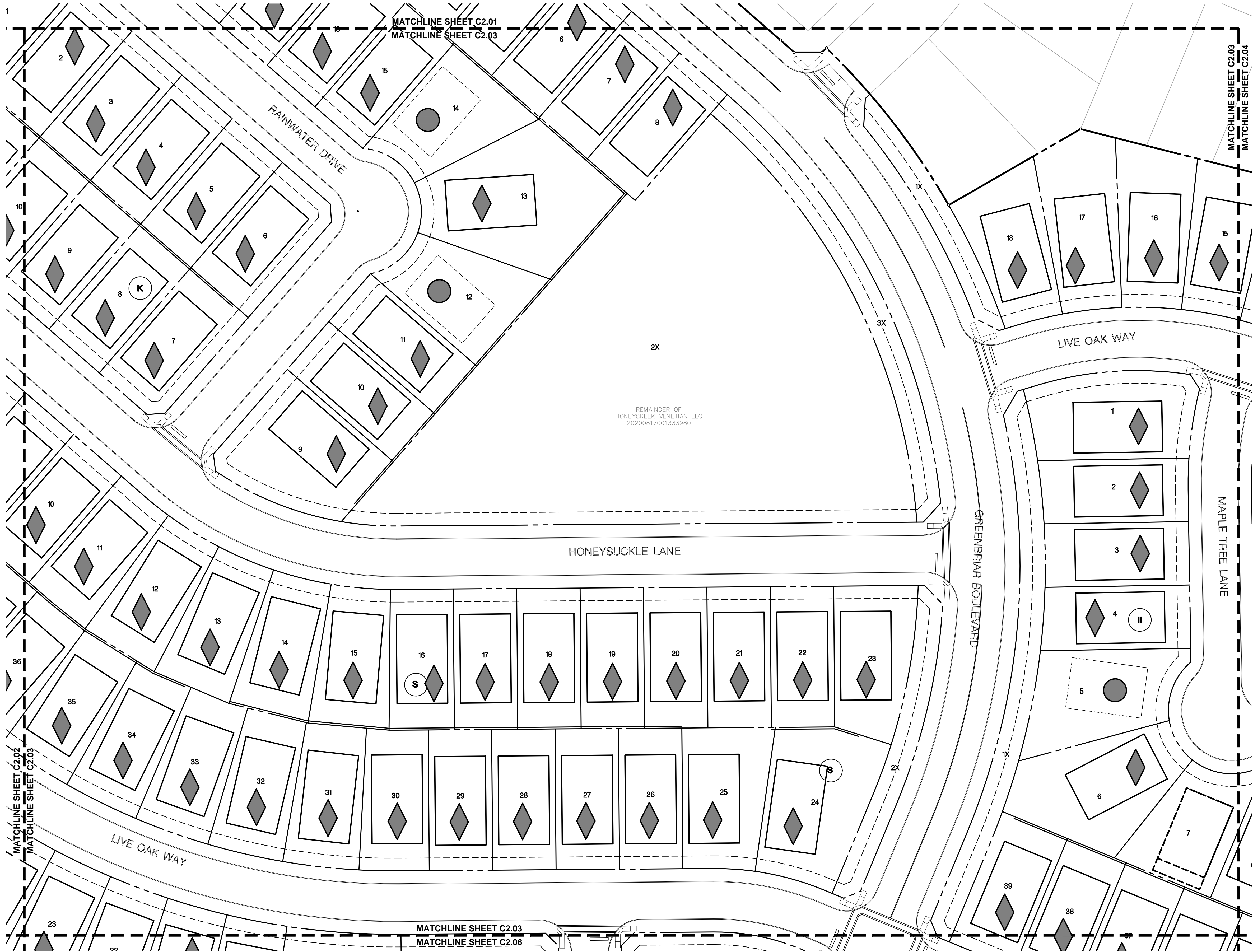
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VENETIAN AT WESTON PHASE 2A

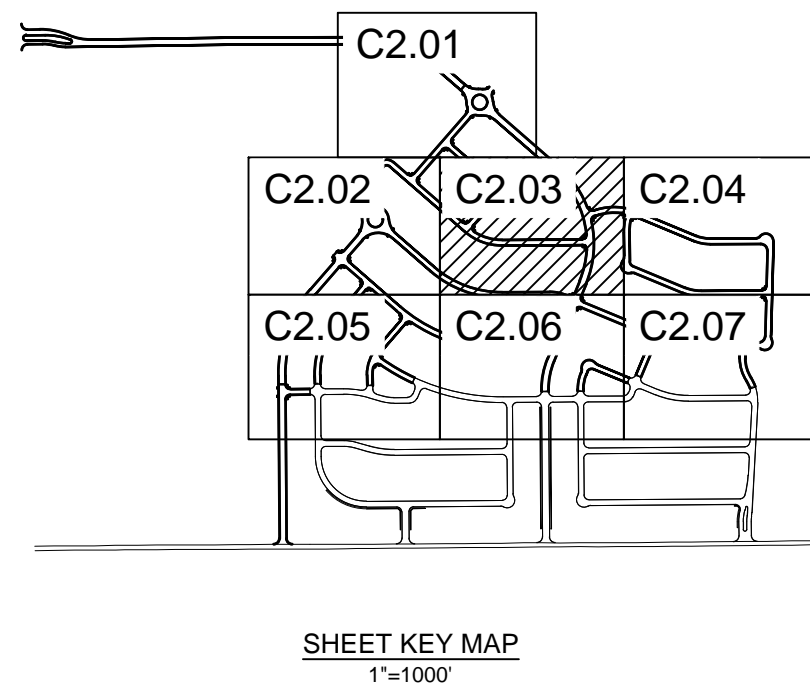
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70.078 Acres
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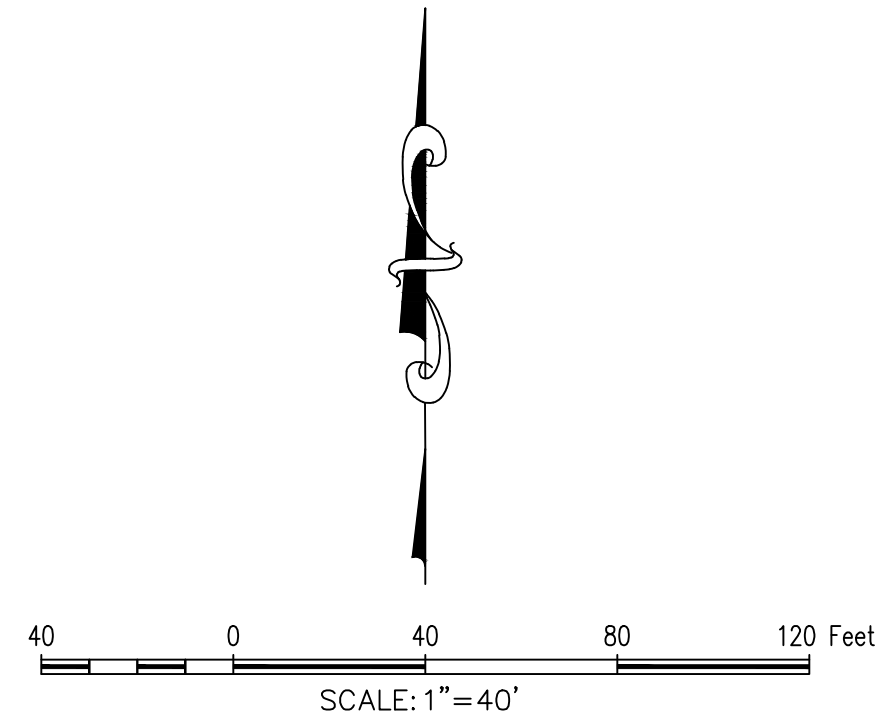
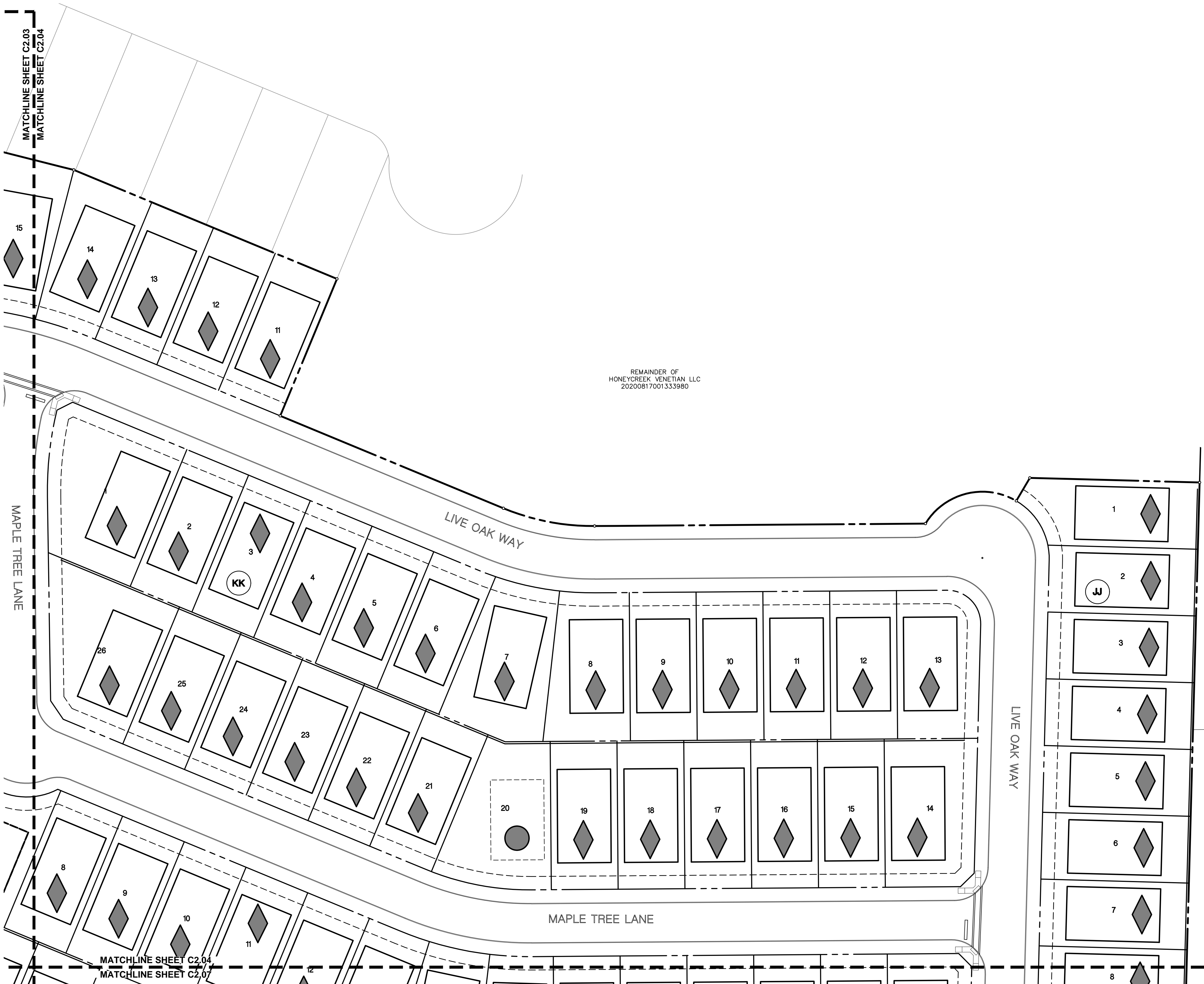
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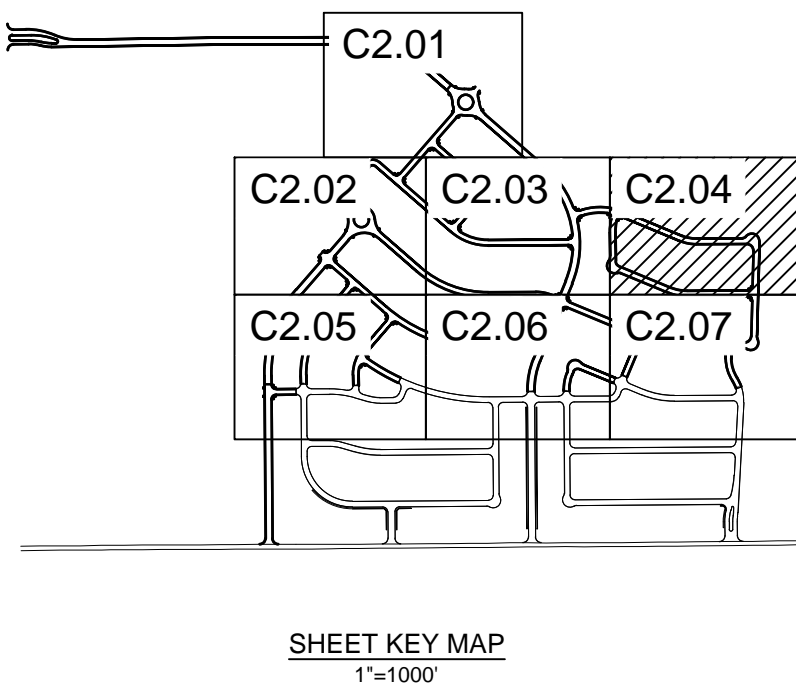
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

BUILDING PAD KEY MAP

PRELIMINARY PLANS

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TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
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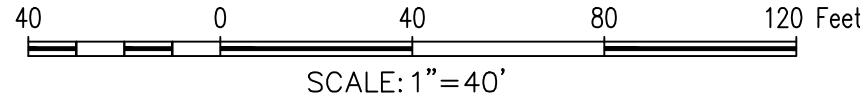
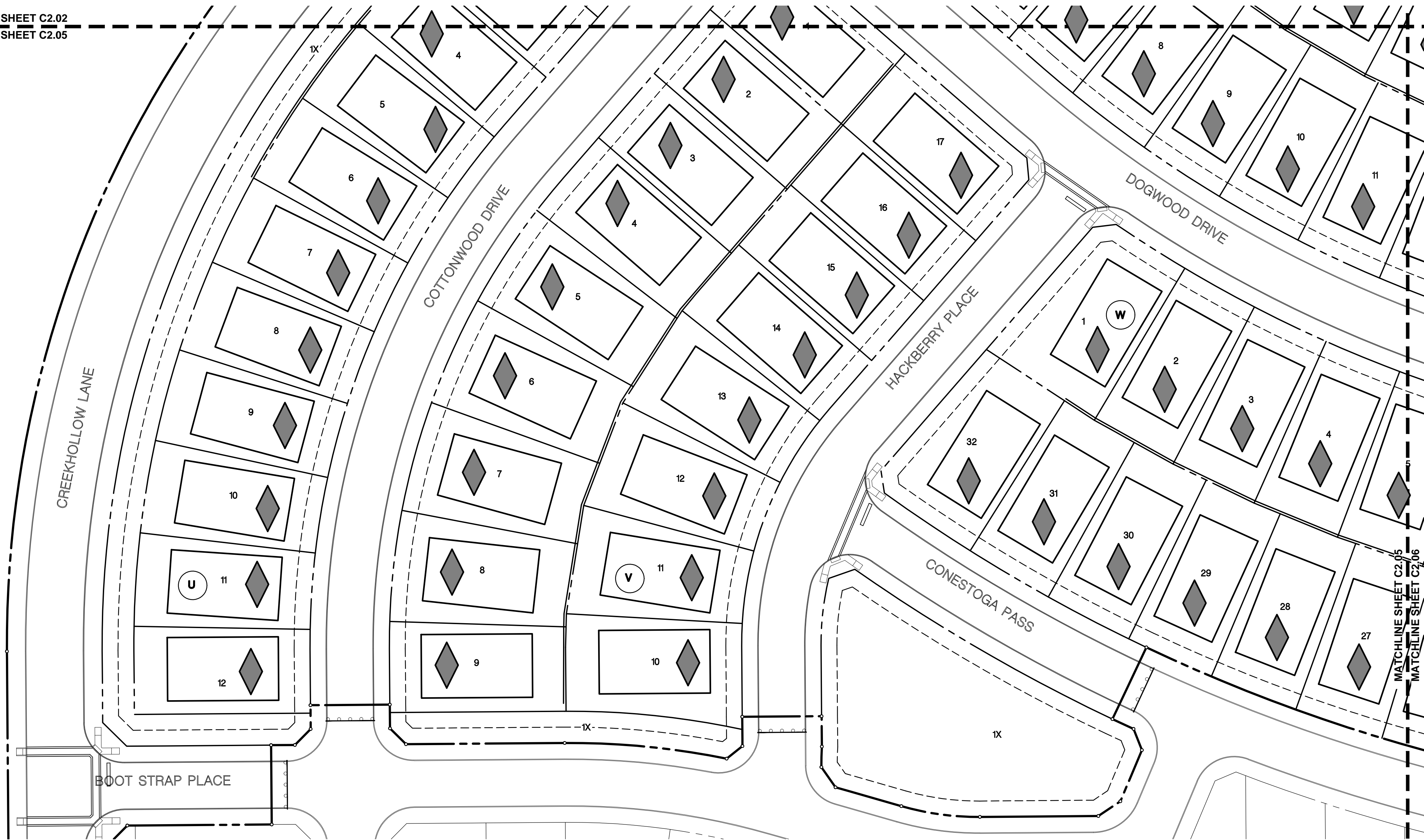
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VENETIAN AT WESTON PHASE 2A

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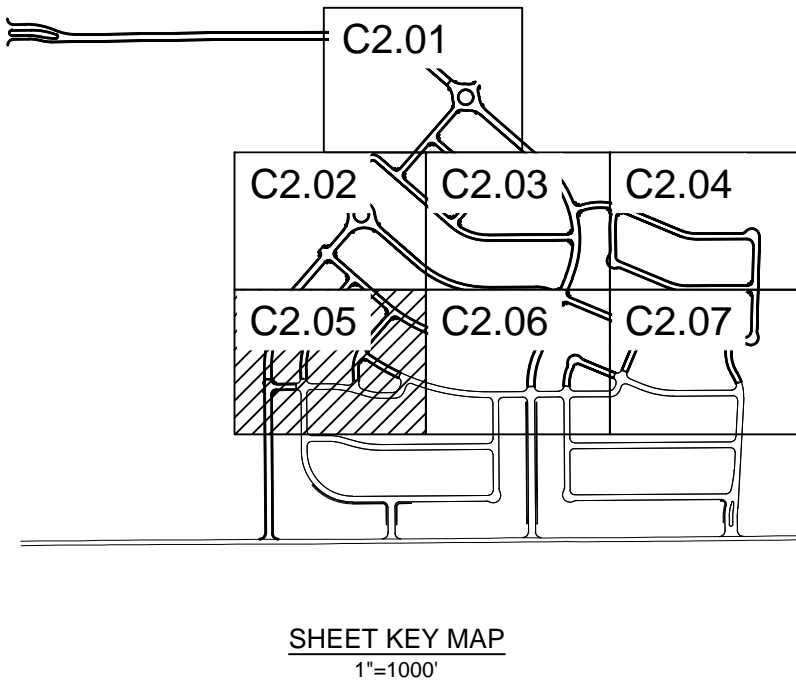
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MATCHLINE SHEET C2.05



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BUILDING PAD KEY MAP

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MEH21001

C2.05

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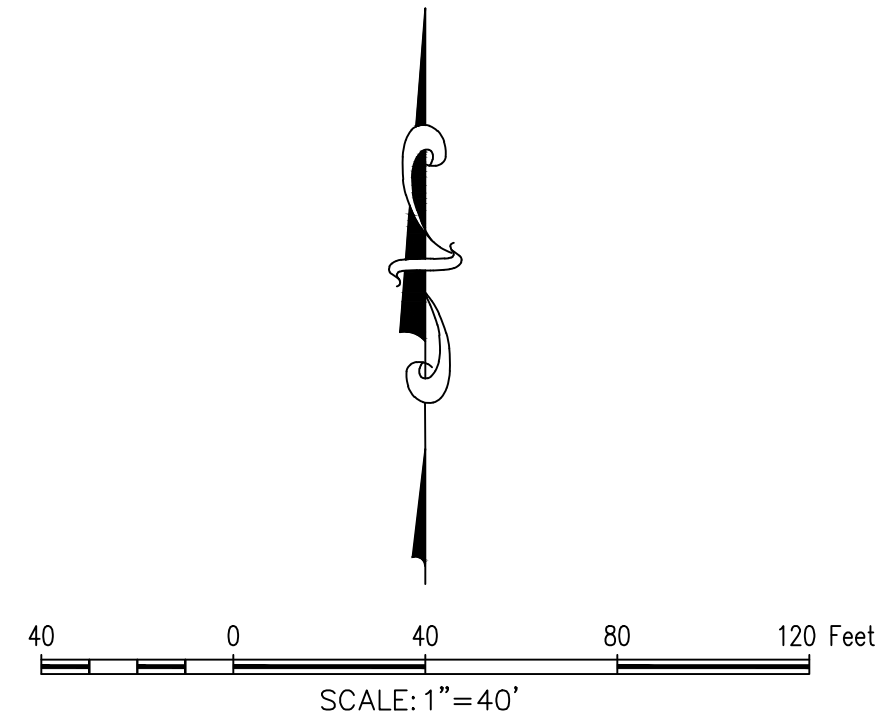
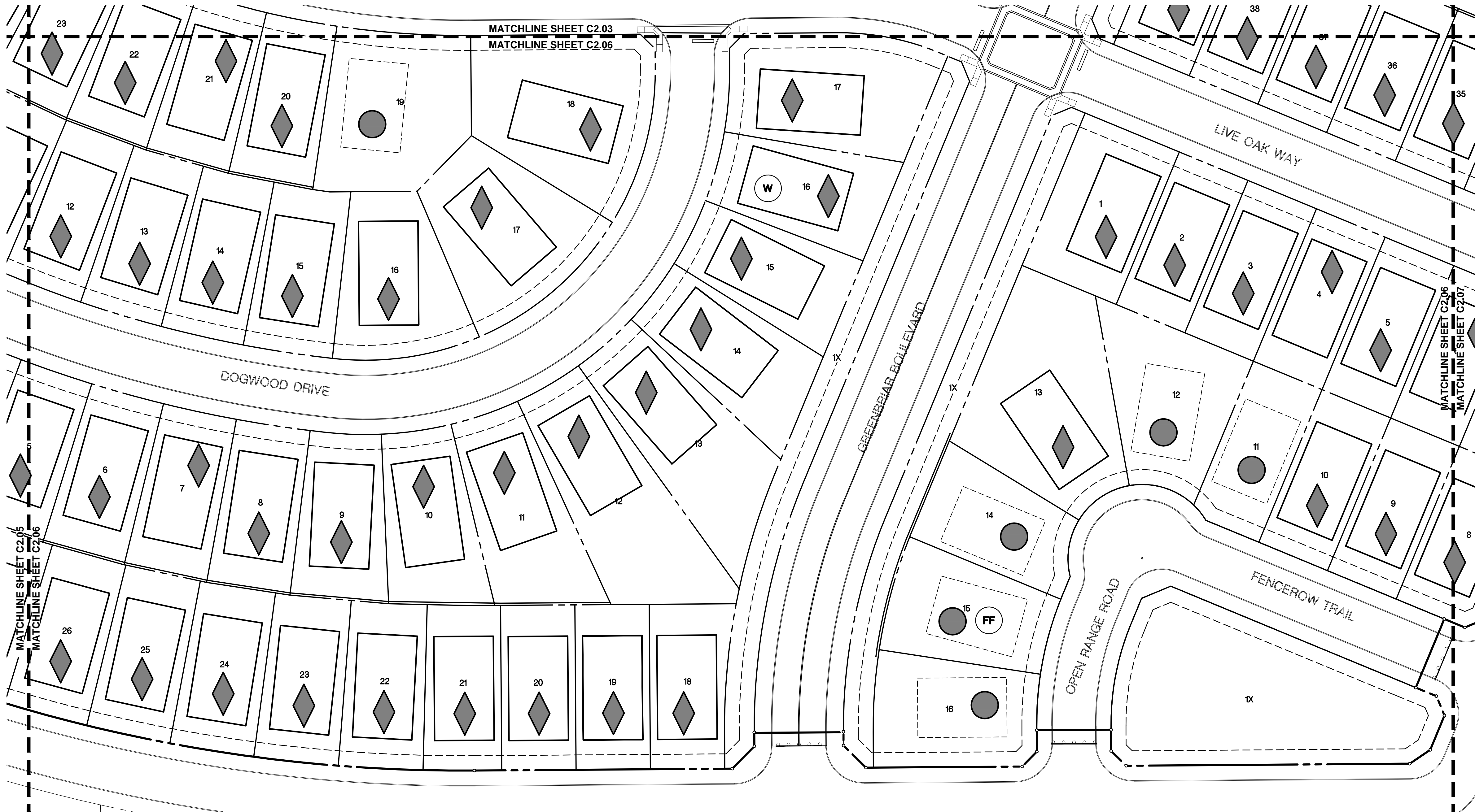


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VENETIAN AT WESTON PHASE 2A

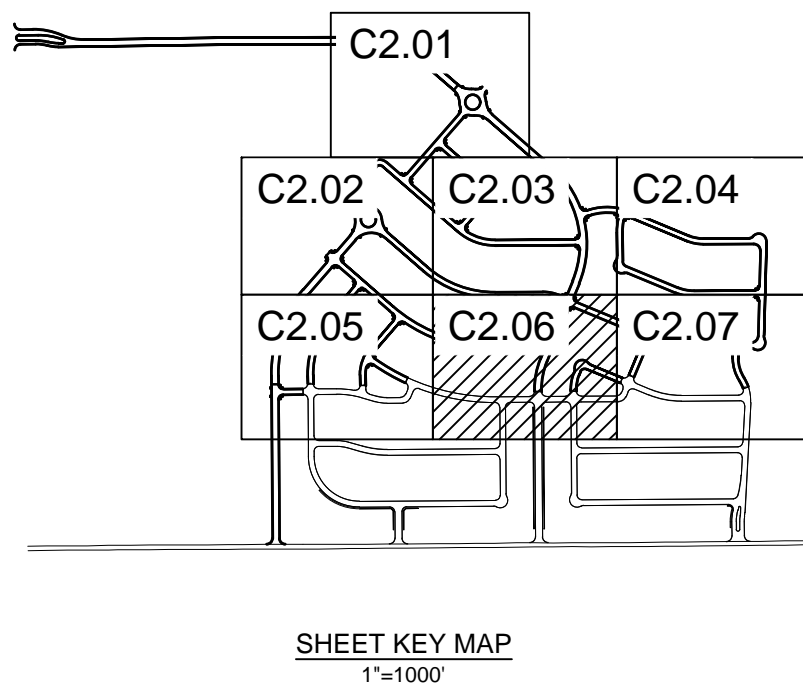
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C2.06

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
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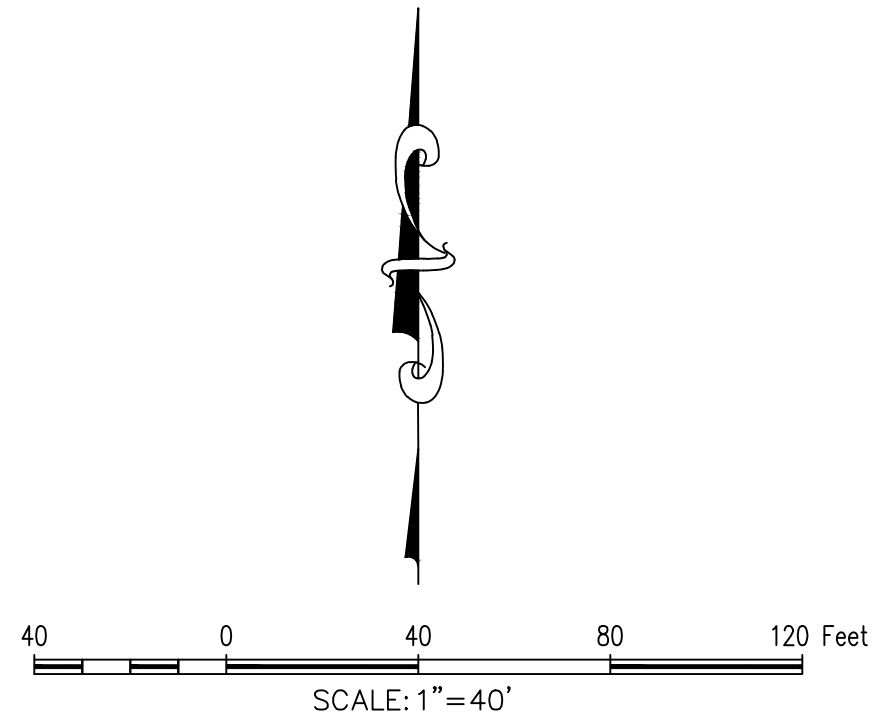
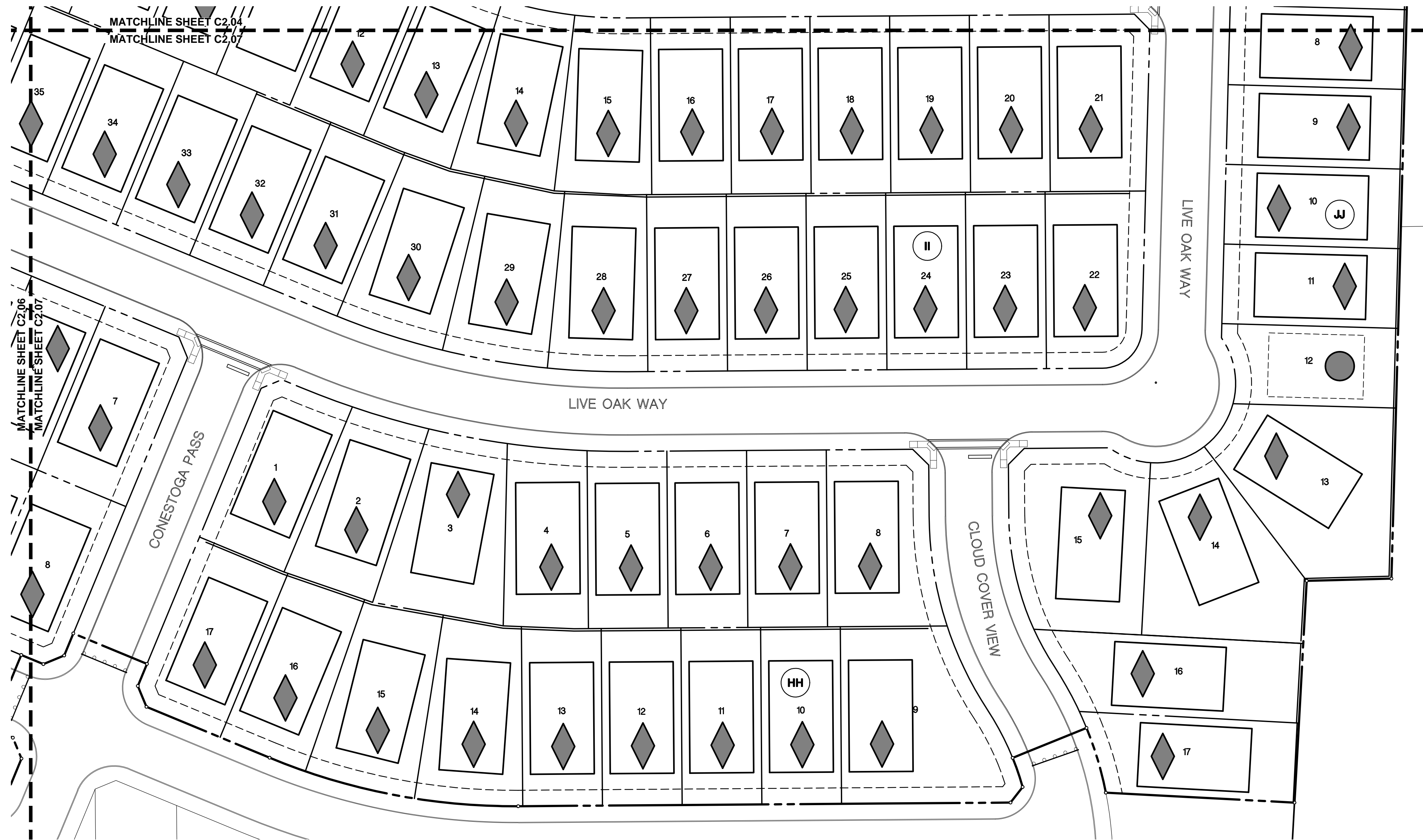
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VENETIAN AT WESTON PHASE 2A

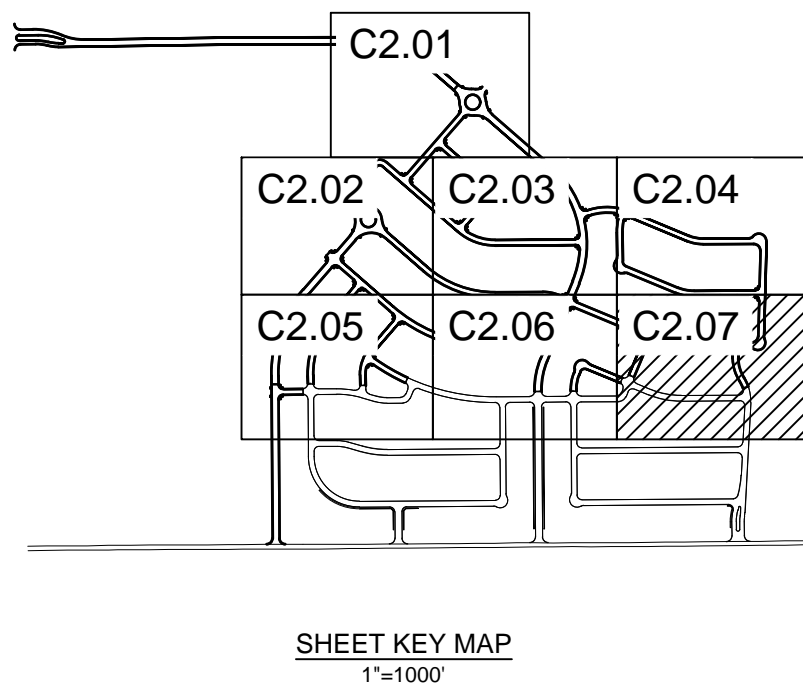
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C2.07

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COLLIN COUNTY, TEXAS

BUILDING PAD KEY MAP

PRELIMINARY PLANS

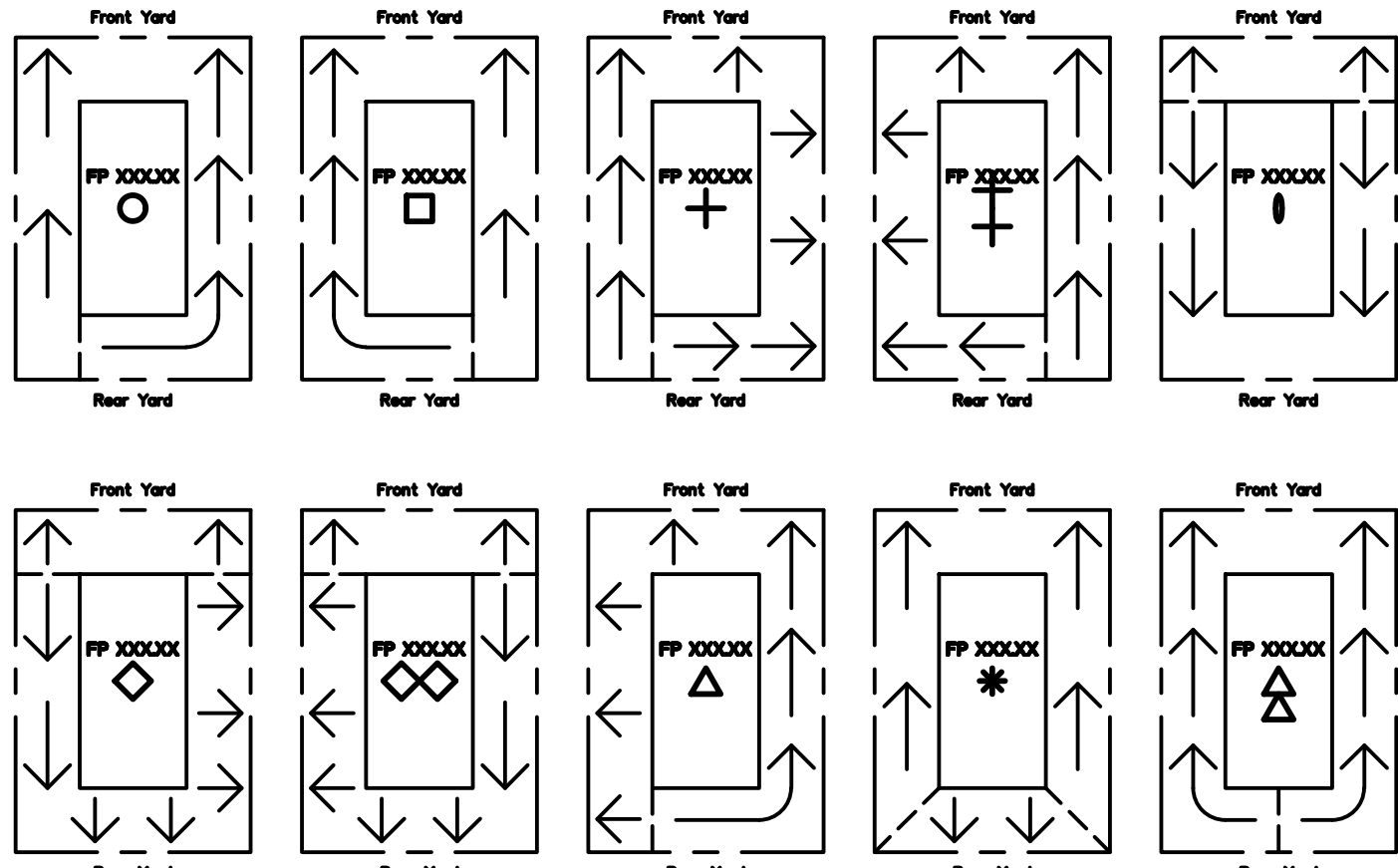
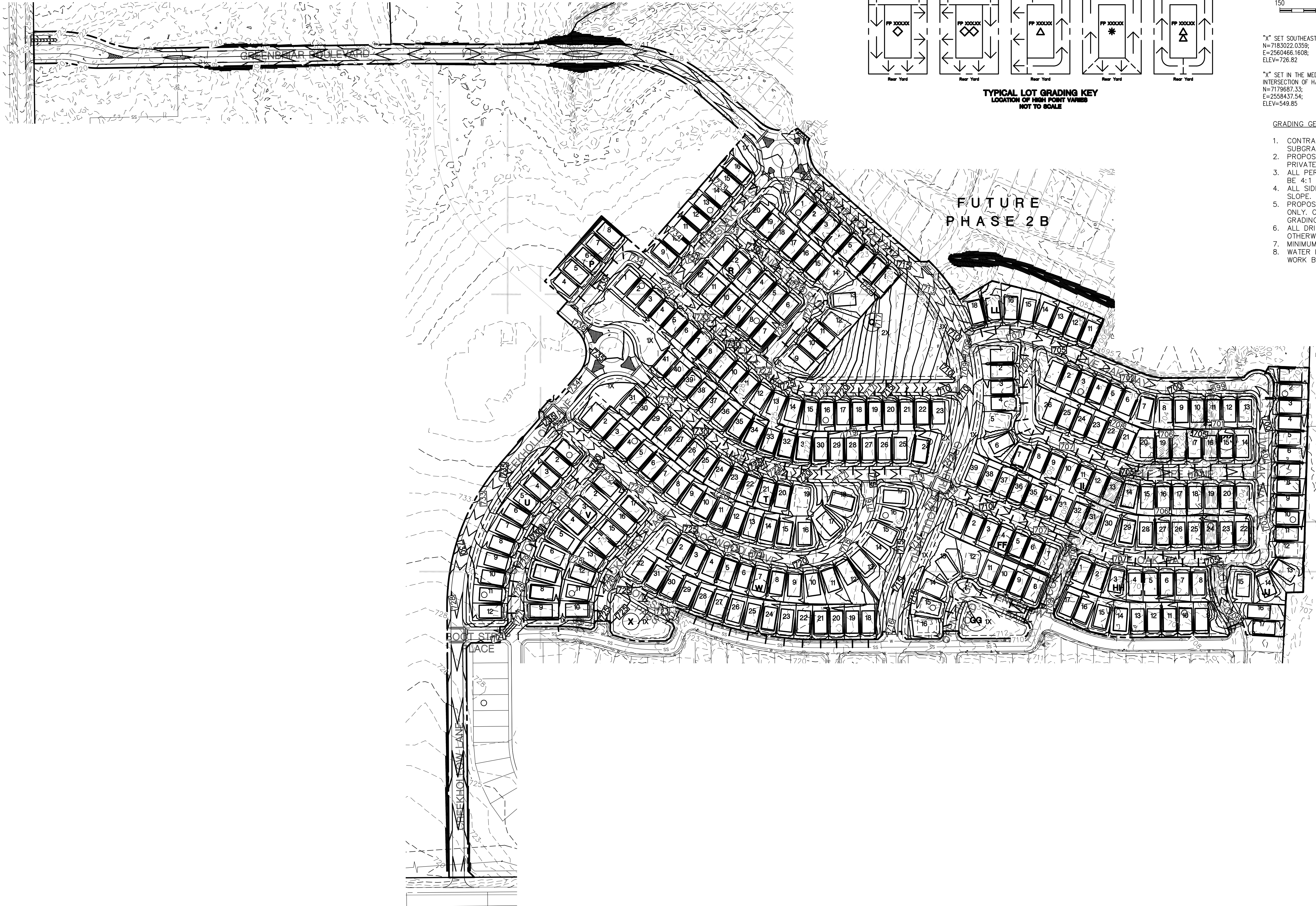
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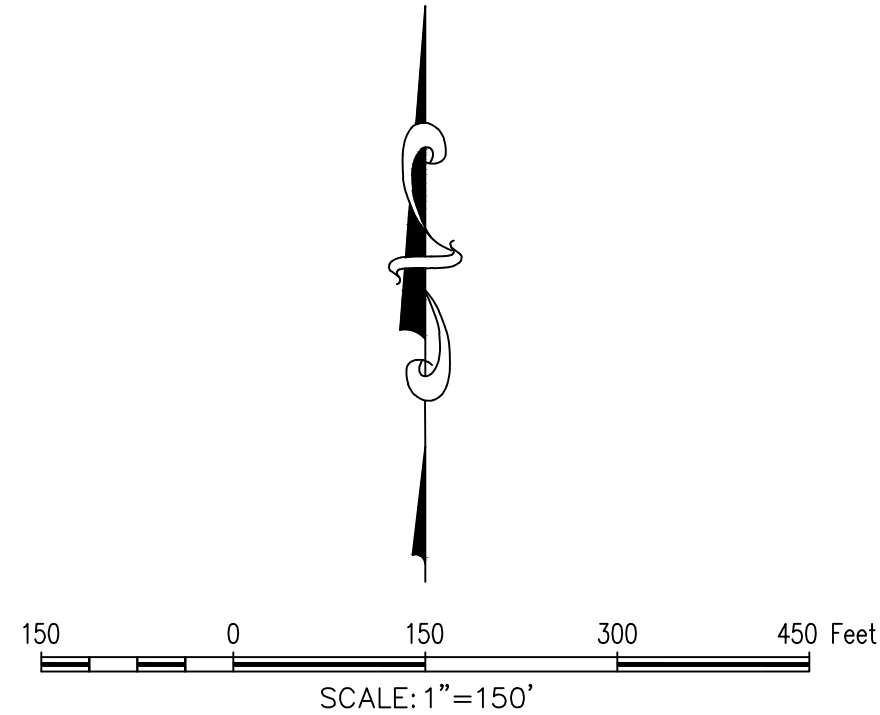


VENETIAN AT WESTON PHASE 2A

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Drawing Date: 03/07/2022 11:52 AM by: Matthew G. St. Marie, S.E. #110326
Scale: 2/29/2022 1:50 PM by: Matthew G. St. Marie, S.E. #110326



TYPICAL LOT GRADING KEY
LOCATION OF HIGH POINT VARIES
NOT TO SCALE



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GRADING GENERAL NOTES

1. CONTRACTOR SHALL CUT 5' BEHIND BACK OF CURB TO SUBGRADE ELEVATION.
2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE HOA.
3. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX. UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
5. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
6. ALL DRIVES RESTRICTED TO HIGH SIDE OF LOT UNLESS OTHERWISE NOTED.
7. MINIMUM SLOPE OF SIDE YARD SWALES SHALL BE 1%.
8. WATER INJECTION OF PADS MUST OCCUR BEFORE UTILITY WORK BEGINS.

OVERALL GRADING PLAN

PRELIMINARY PLANS

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C3.01

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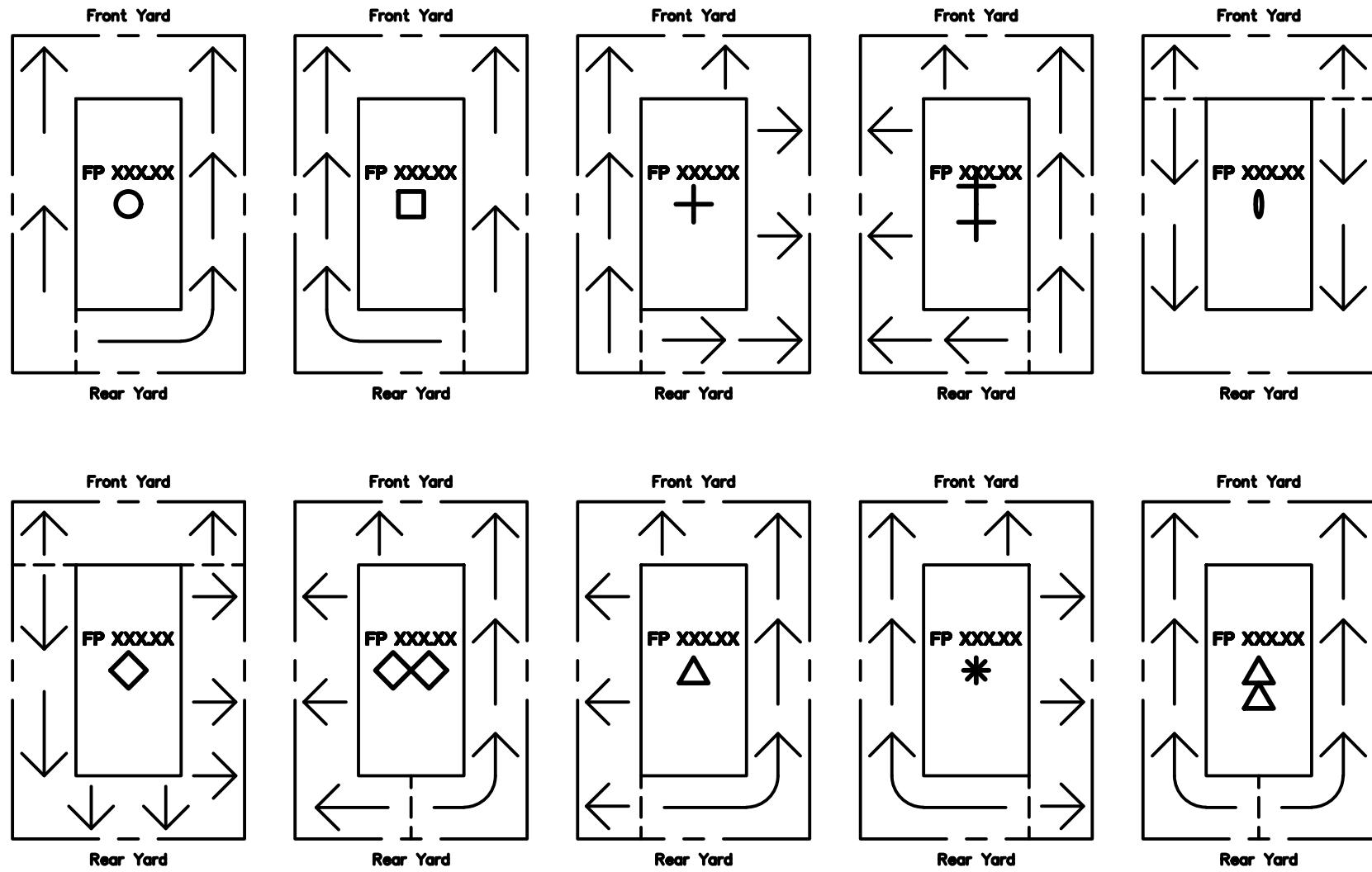
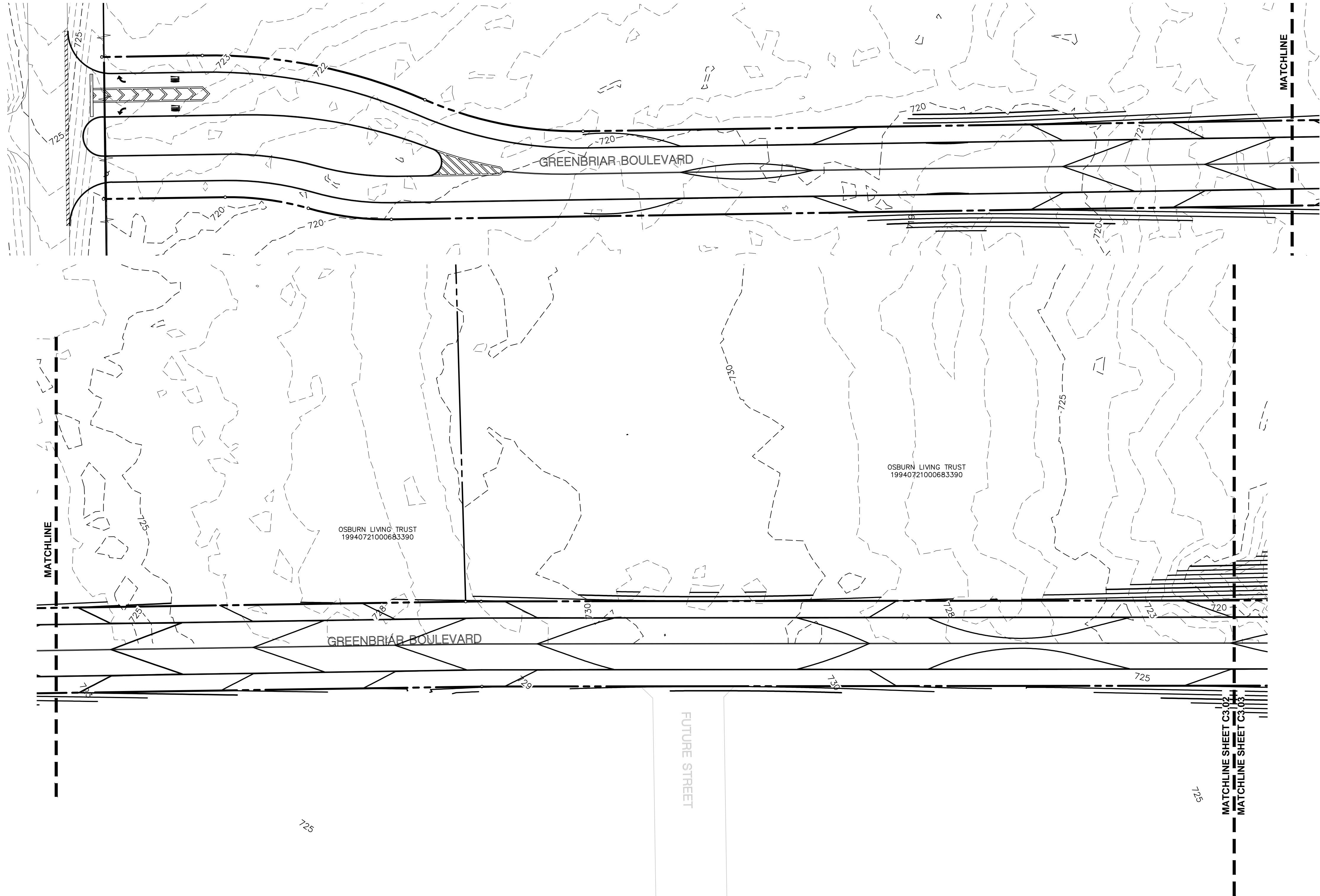


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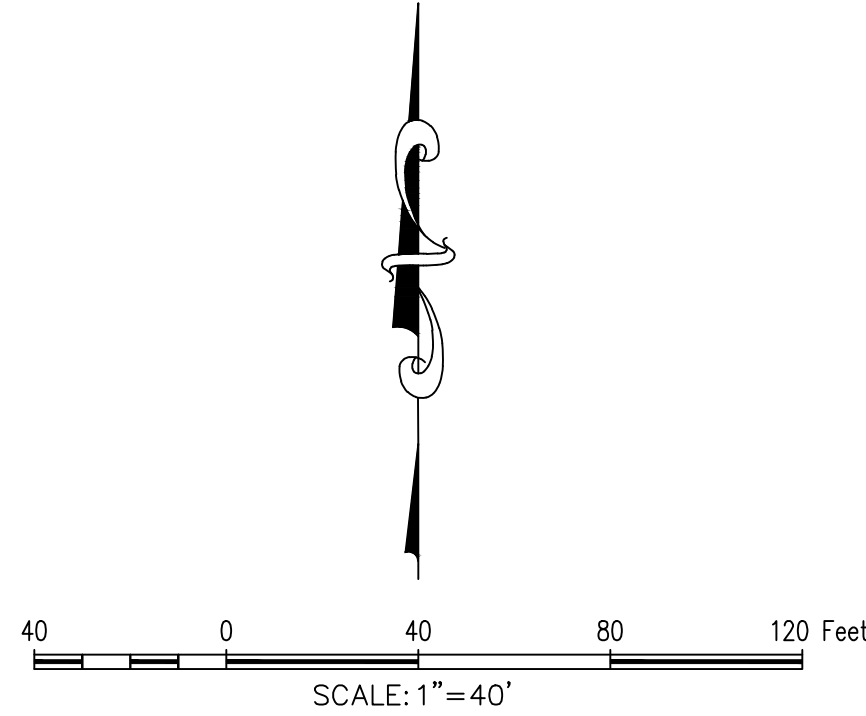
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VENETIAN AT WESTON PHASE 2A

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TYPICAL LOT GRADING KEY
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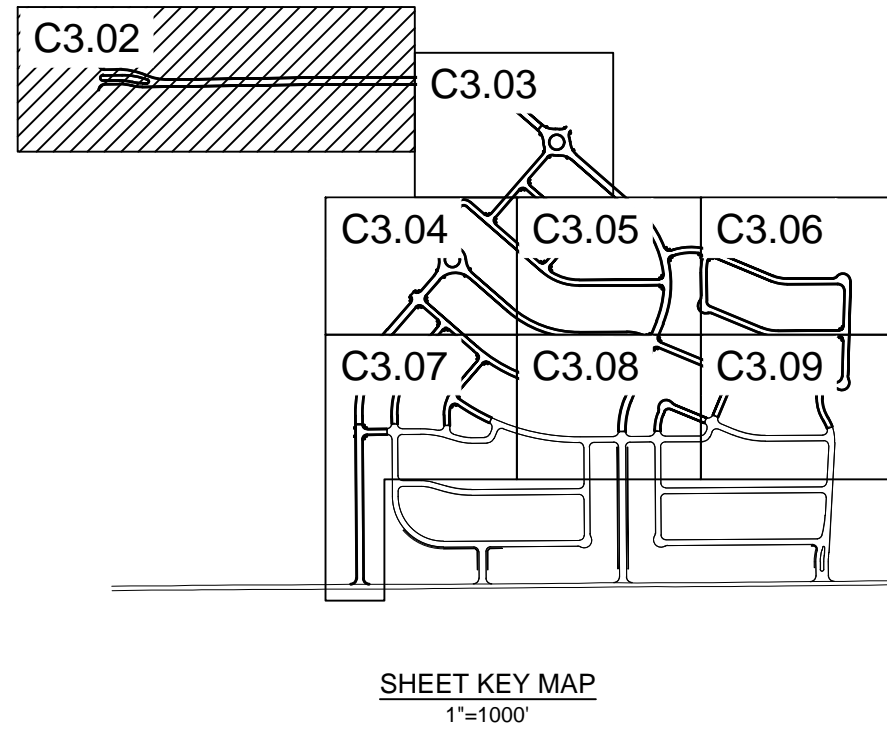


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GRADING GENERAL NOTES

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2. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE HOA.
3. ALL PERIMETER SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX. UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
5. PROPOSED CONTOURS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO USE SPOT ELEVATIONS FOR GRADING CONSTRUCTION.
6. ALL DRIVES RESTRICTED TO HIGH SIDE OF LOT UNLESS OTHERWISE NOTED.
7. MINIMUM SLOPE OF SIDE YARD SWALES SHALL BE 1%.
8. WATER INJECTION OF PADS MUST OCCUR BEFORE UTILITY WORK BEGINS.



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
in the
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

GRADING PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

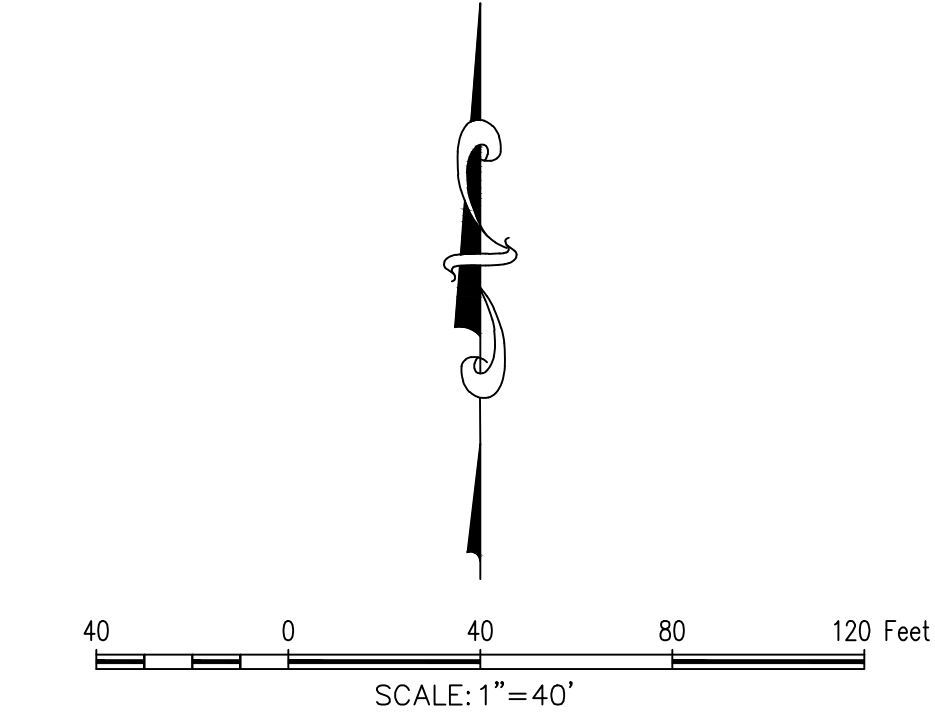
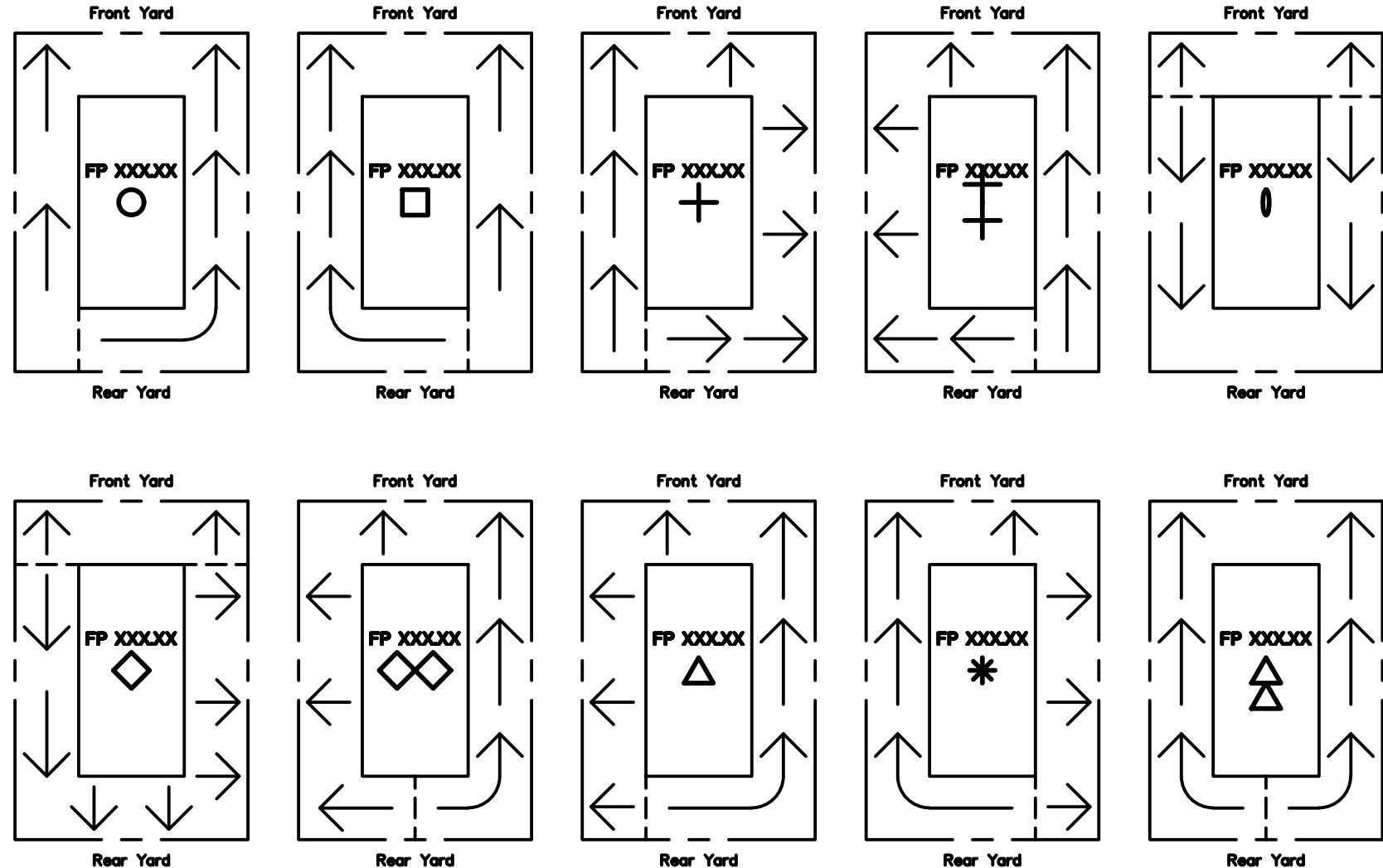
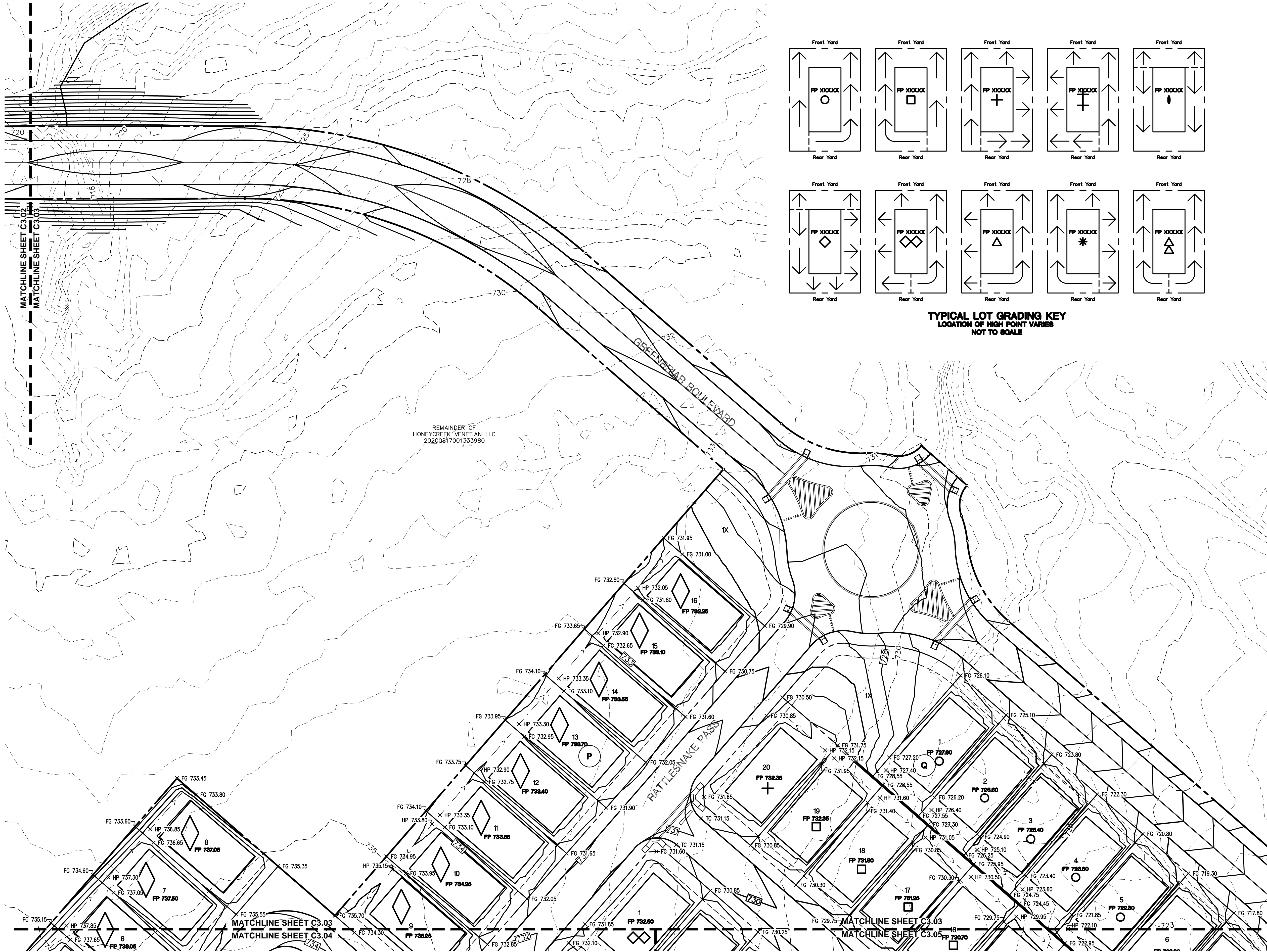
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Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C3.02

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

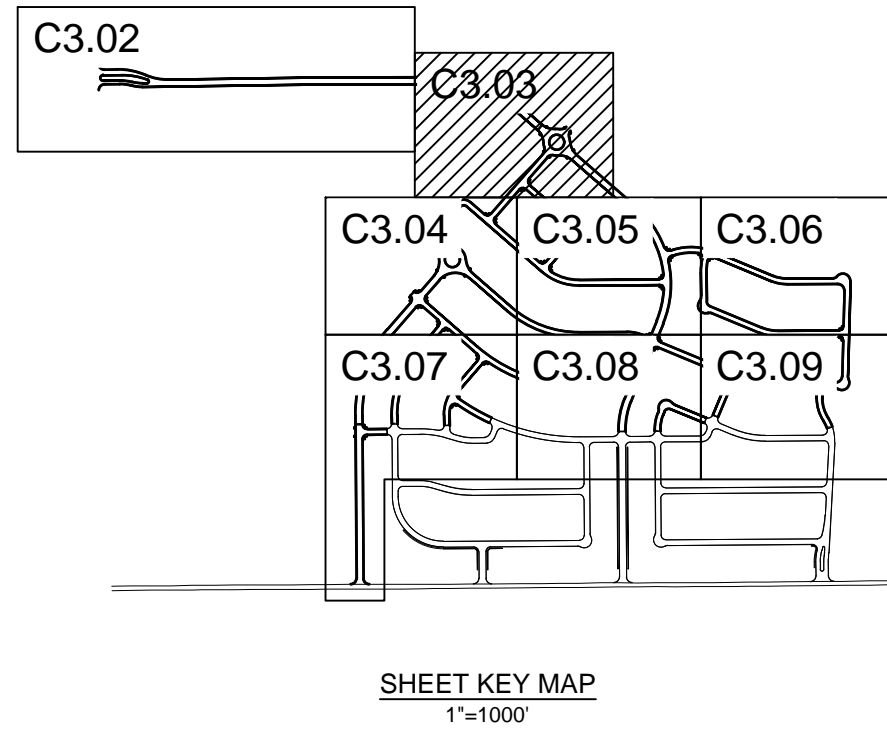
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Checked: 03/07/2022 11:58 AM by: Matthew G. St. Marie, Surveyor



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

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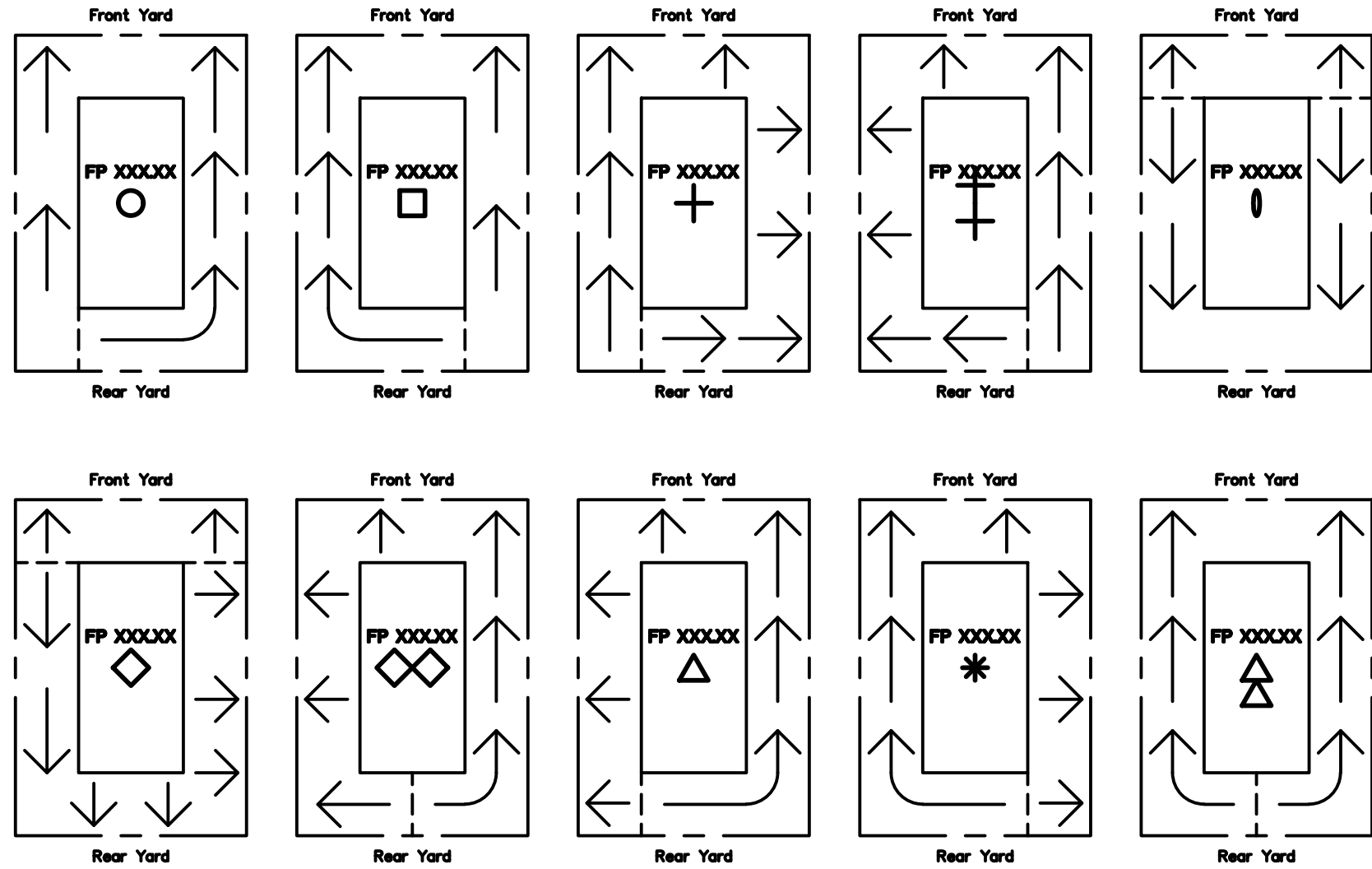
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MEH21001

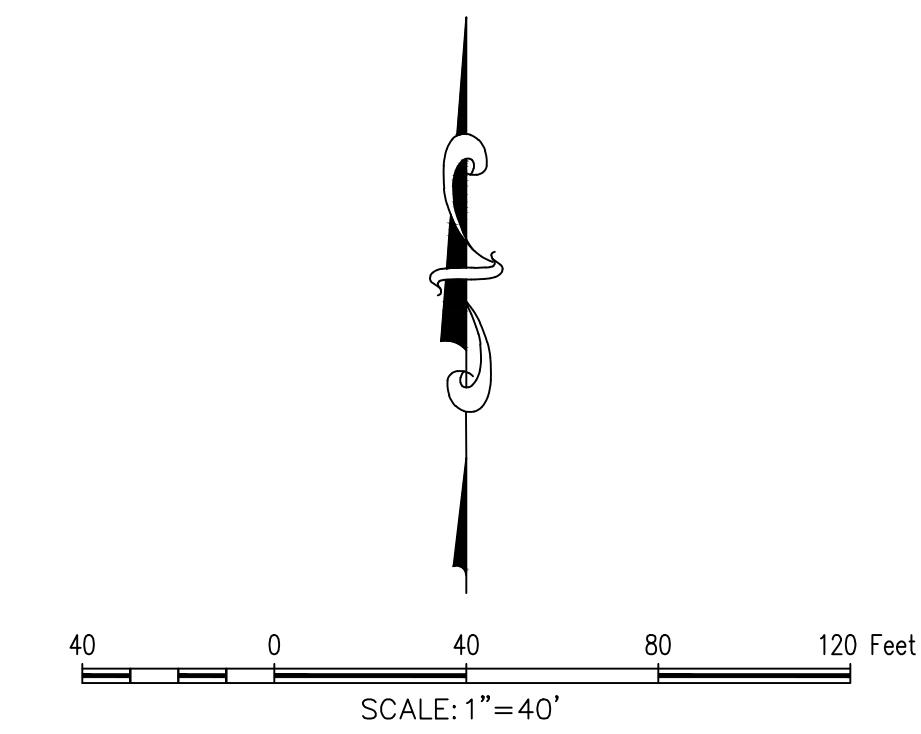
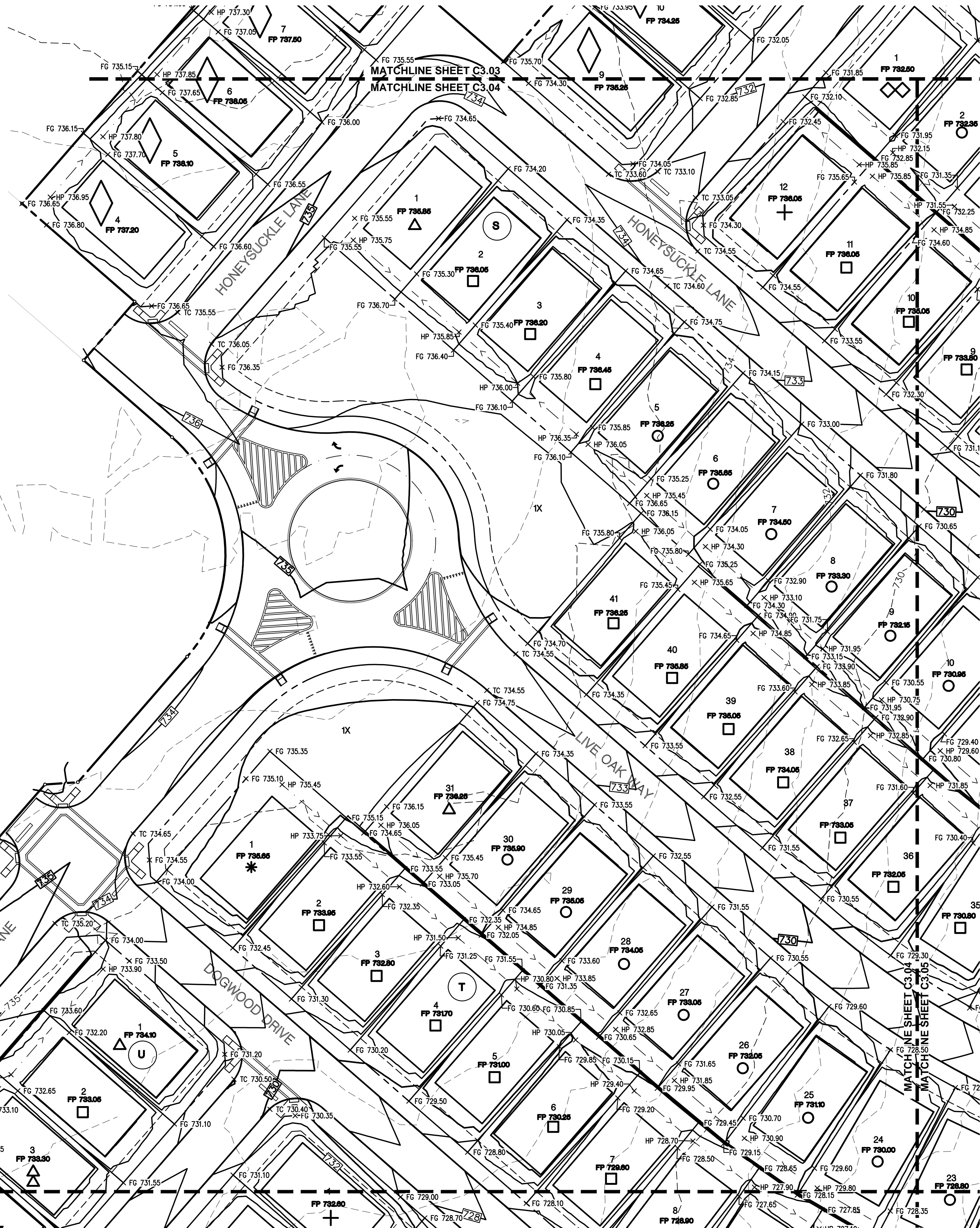
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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 872-339-0169
Contact: MR. ZACH IPOUR

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Drawing Date: 03/07/2022 11:58 AM by: J. Wilson
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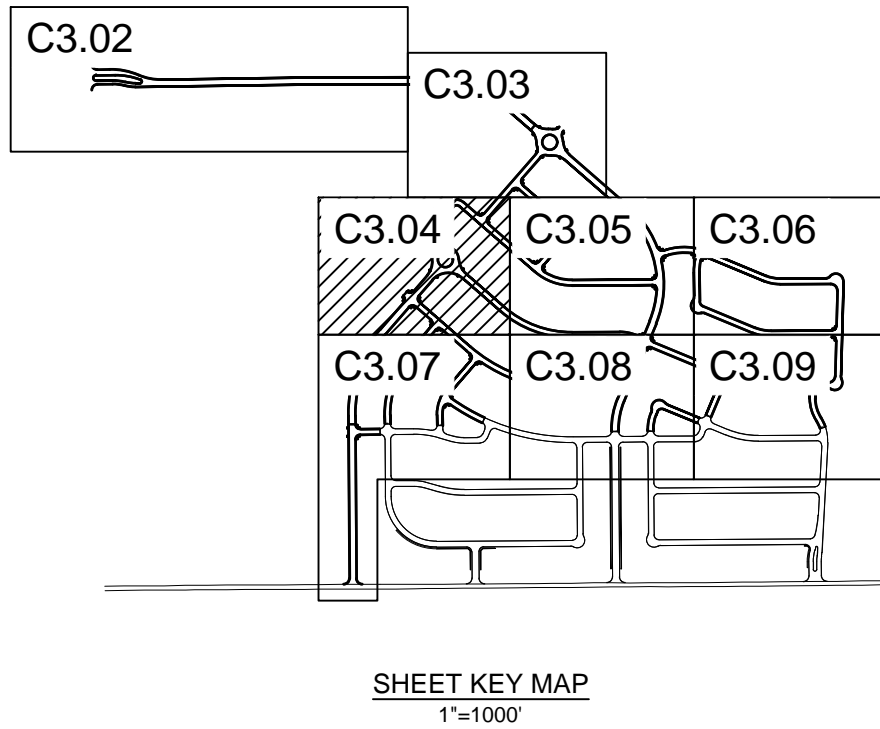
TYPICAL LOT GRADING KEY
LOCATION OF HIGH POINT VARIES
NOT TO SCALE



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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ELEV=726.82
"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
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SHEET KEY MAP
1"=1000'

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70,078 Acres
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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C3.04

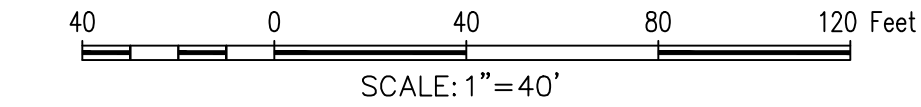
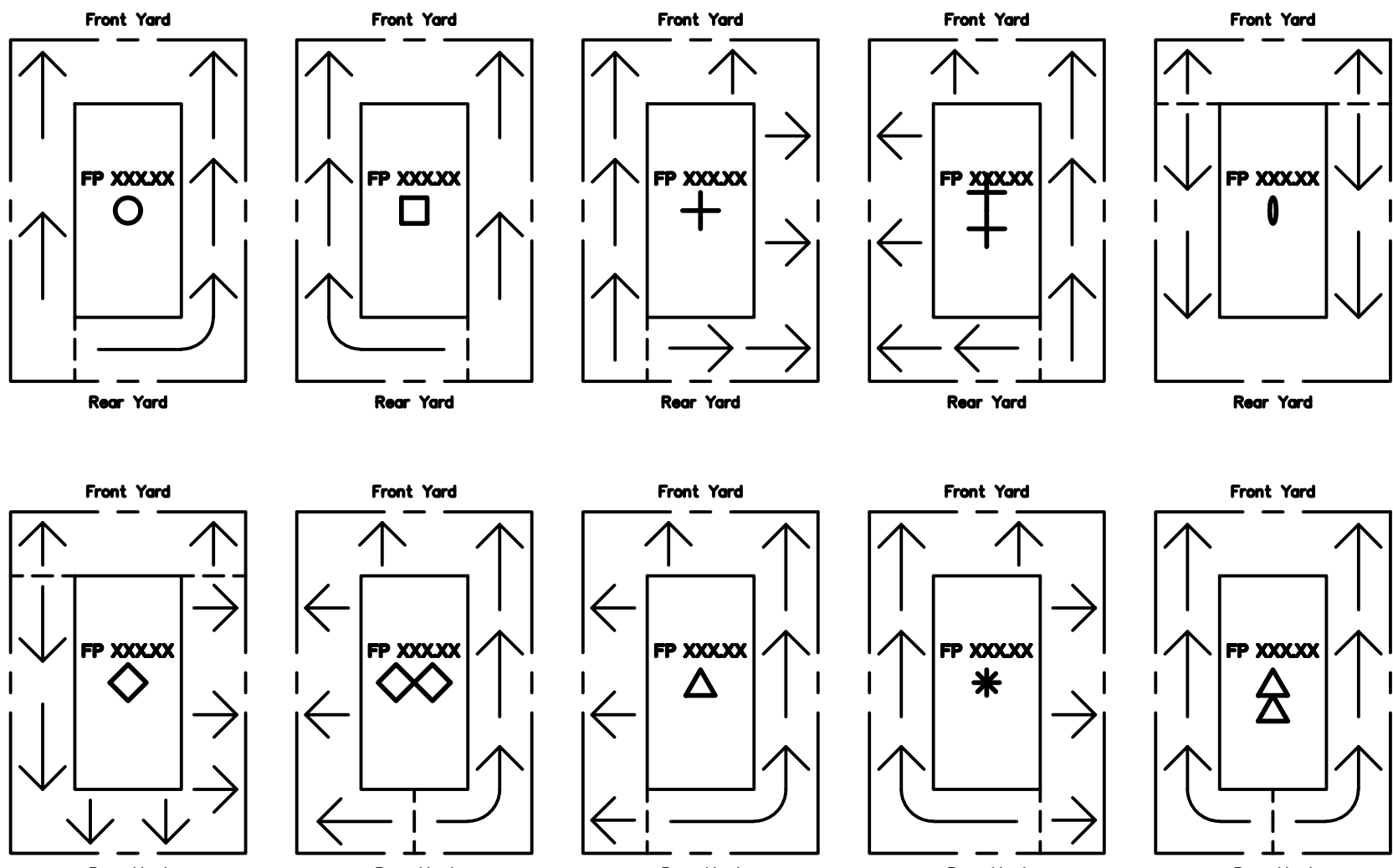
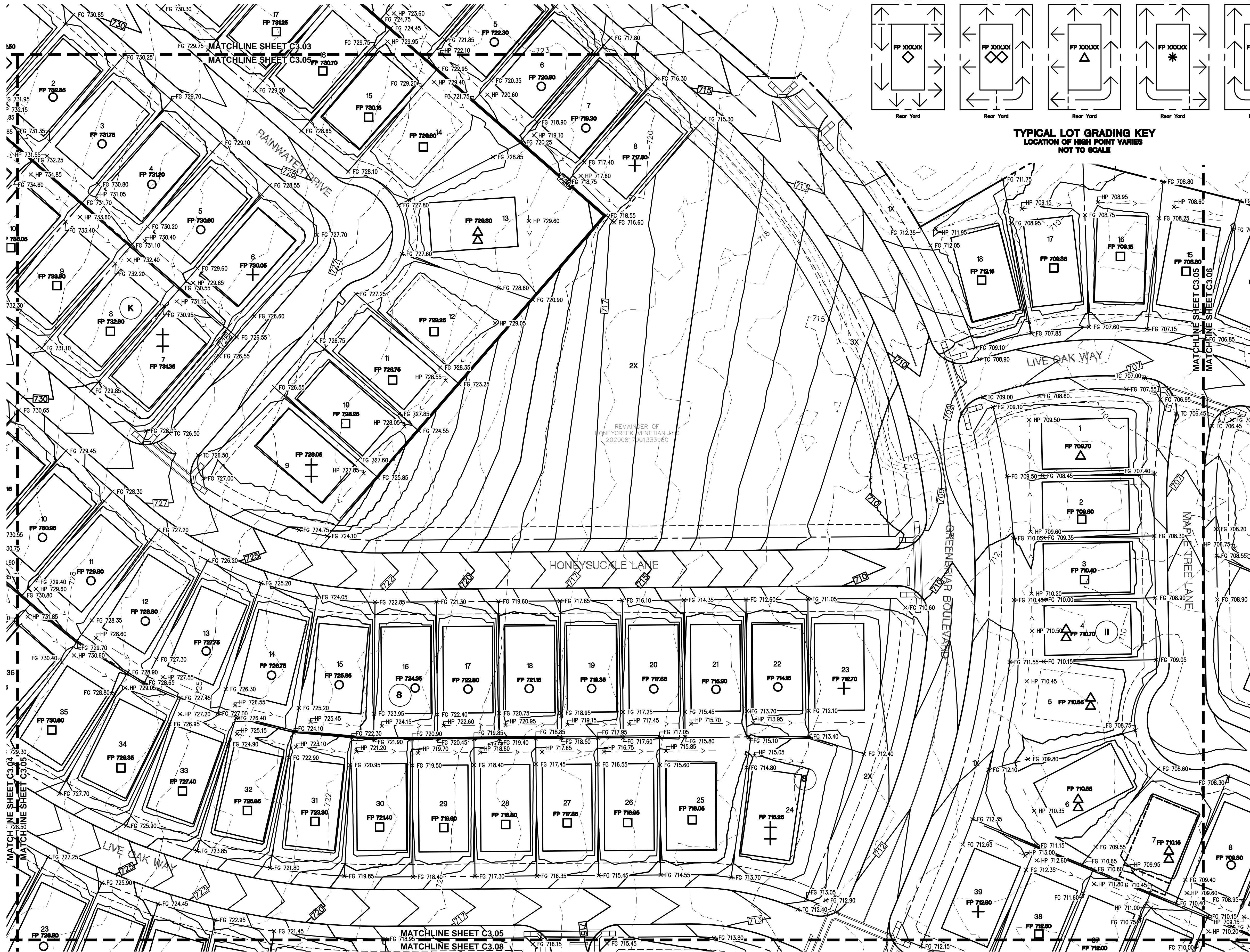
OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 872-339-0169
Contact: MR. ZACH IPOUR

The John R. McAdams
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201 County View Drive
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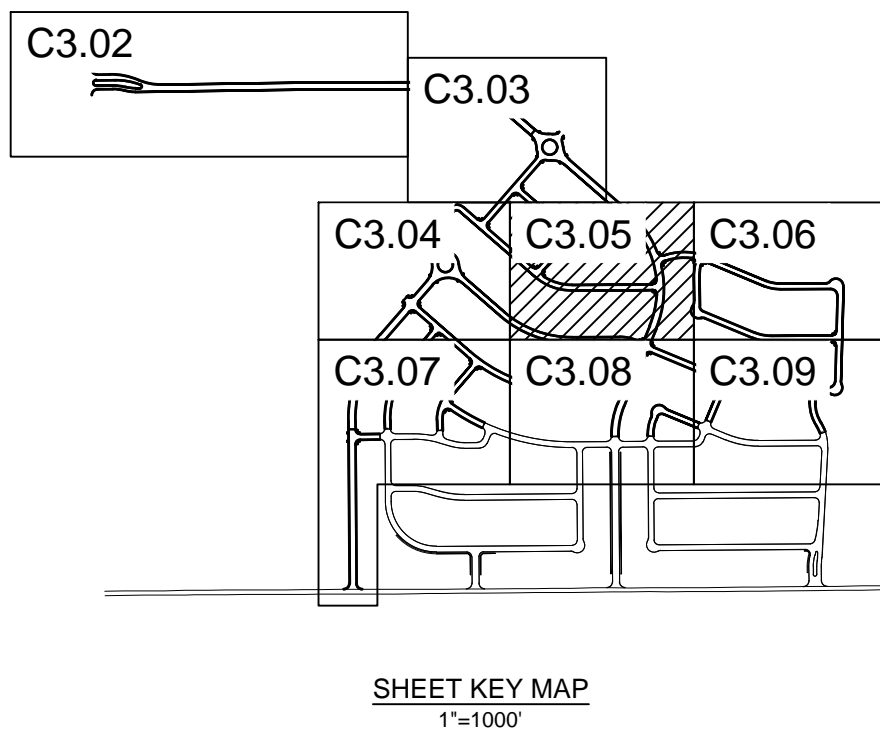
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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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VENETIAN AT WESTON PHASE 2A
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70.078 Acres
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COLLIN COUNTY, TEXAS

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COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

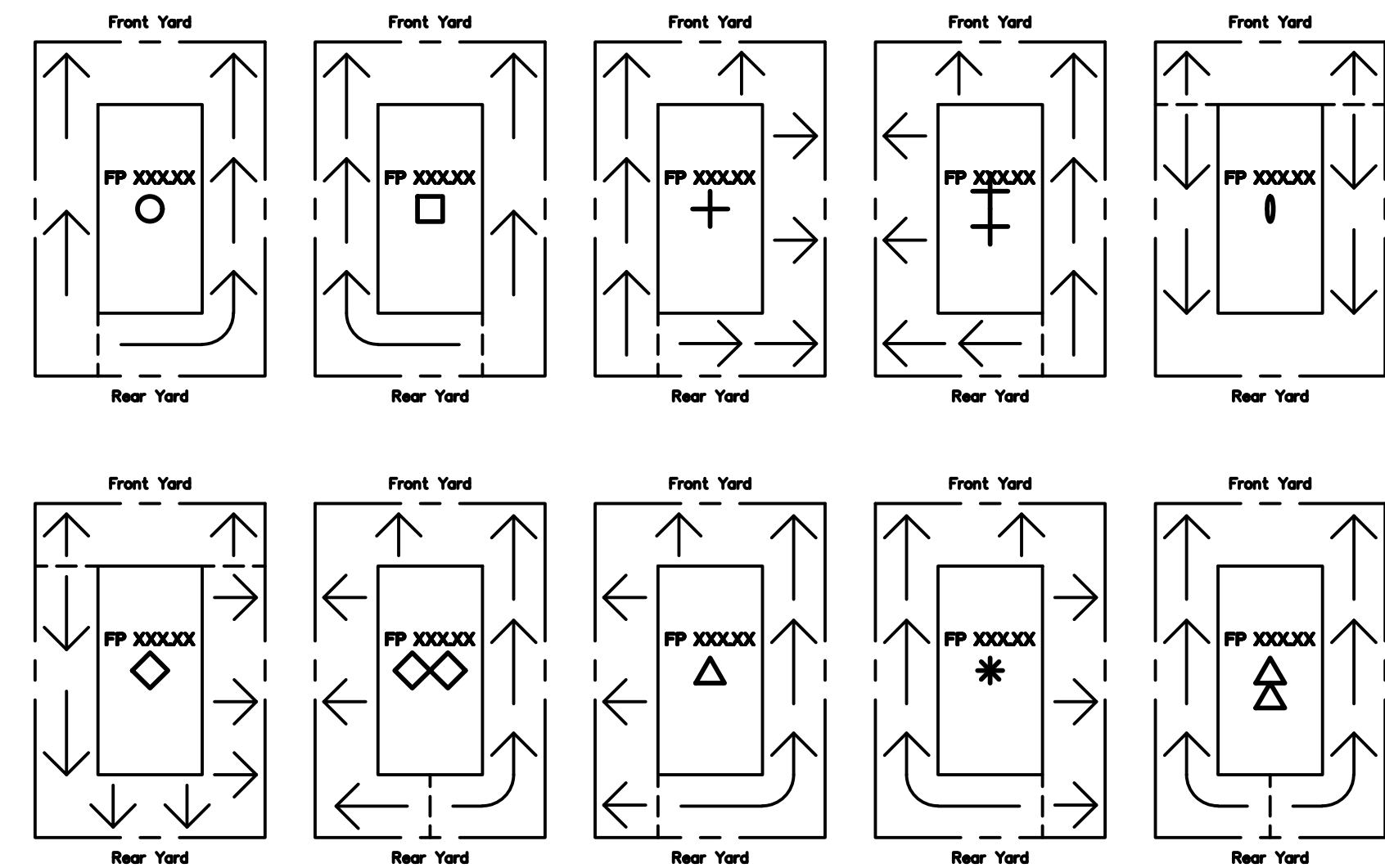
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MEH21001

C3.05

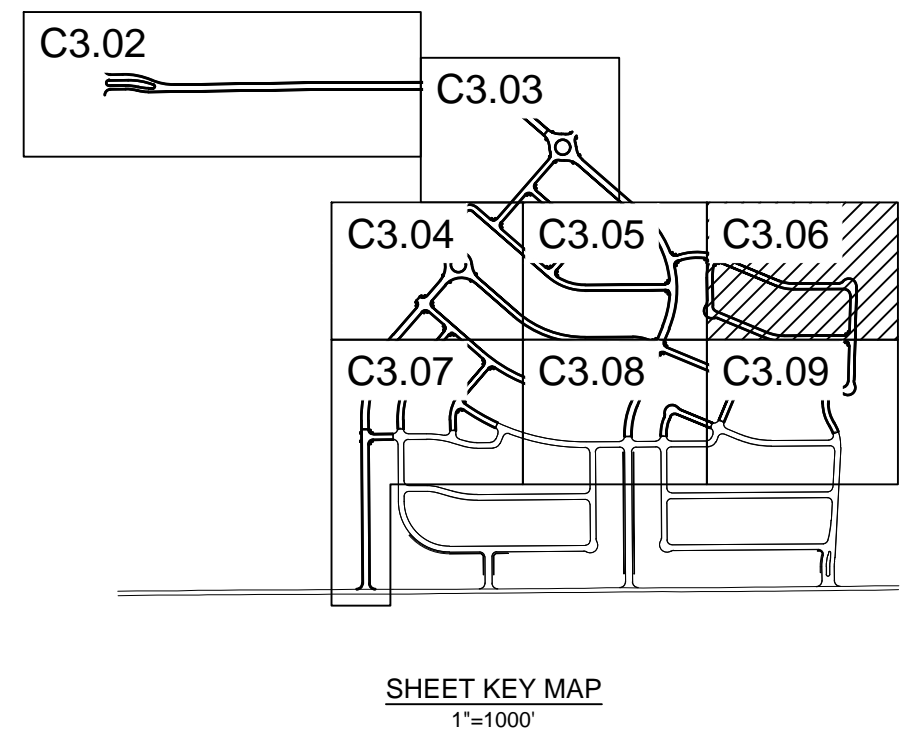
OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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ELEV=549.85



SHEET KEY MAP
1"=1000'

OWNER/DEVELOPER
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70.078 Acres
 in the
 J. WILSON SURVEY; ABSTRACT NO. 963
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GRADING PLAN

PRELIMINARY PLANS

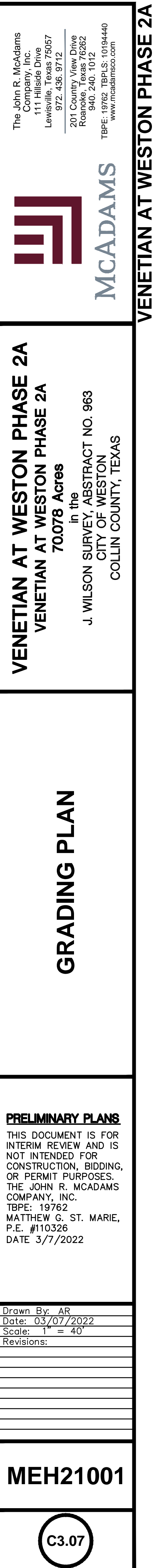
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Drawn By: AR
Date: 03/07/2022
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Revisions:

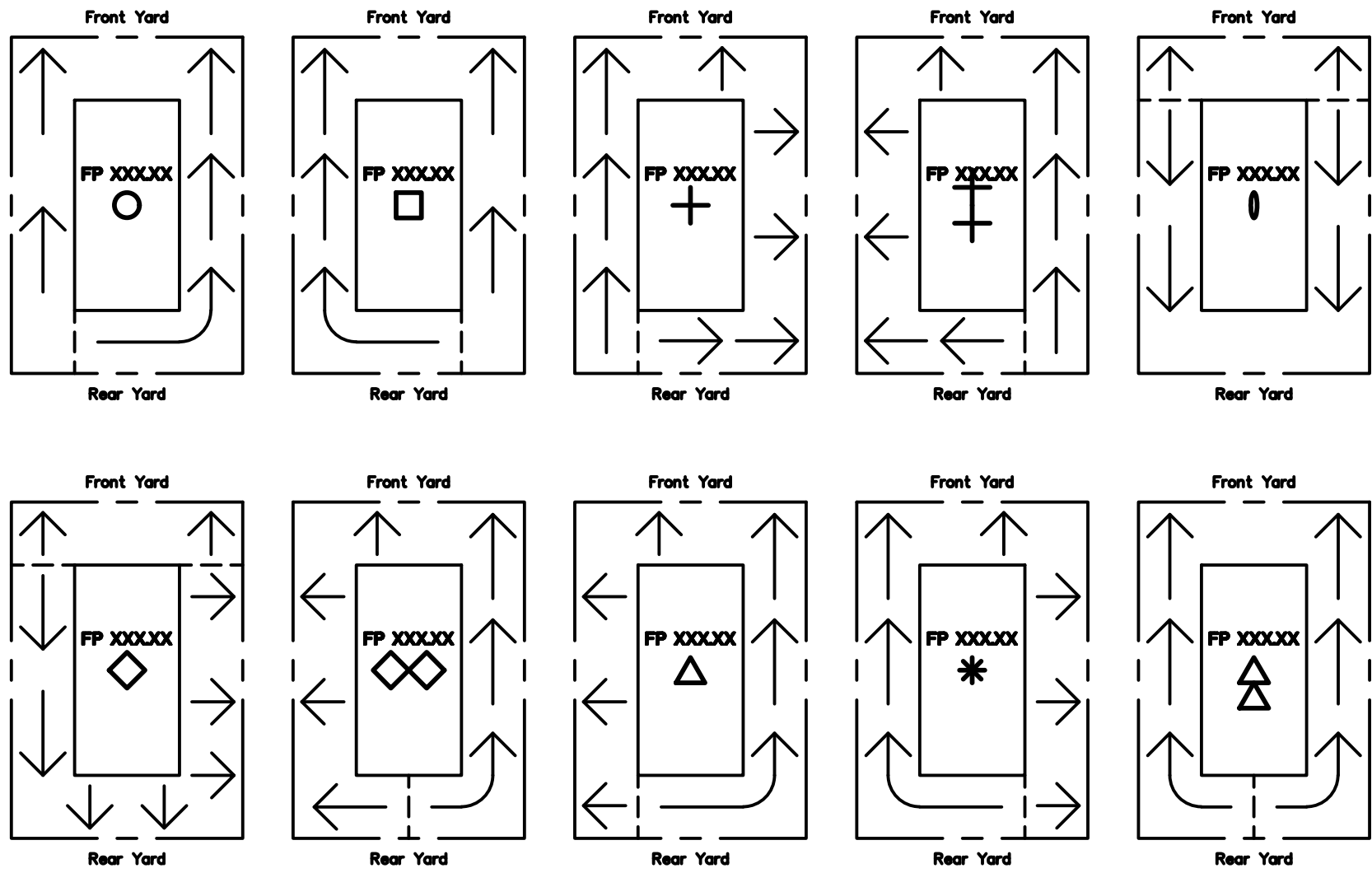
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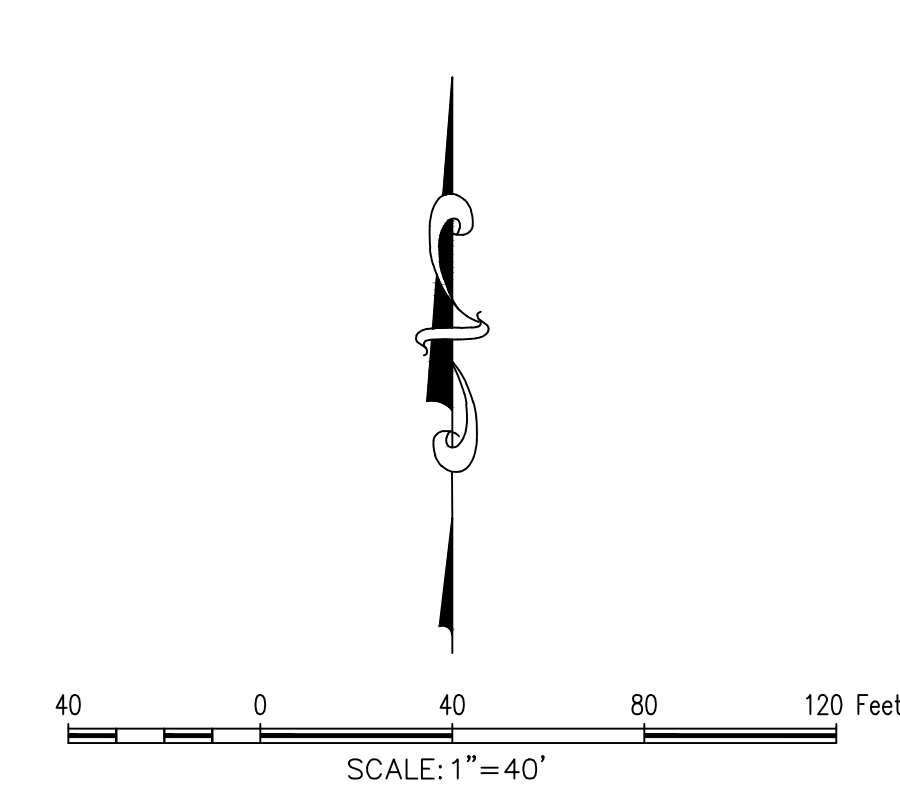
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Author: J. Wilson
Checked: J. Wilson
Date: 03/07/2022

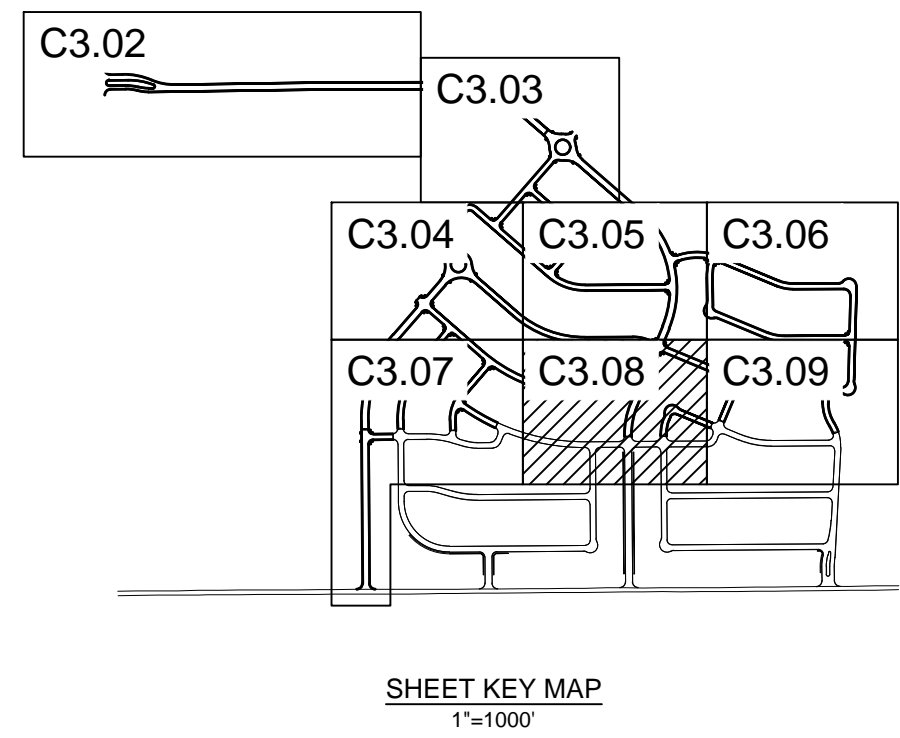


TYPICAL LOT GRADING KEY
LOCATION OF HIGH POINT VARIES
NOT TO SCALE



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
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OWNER/DEVELOPER
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DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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Rockwall, Texas 75087
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TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

GRADING PLAN

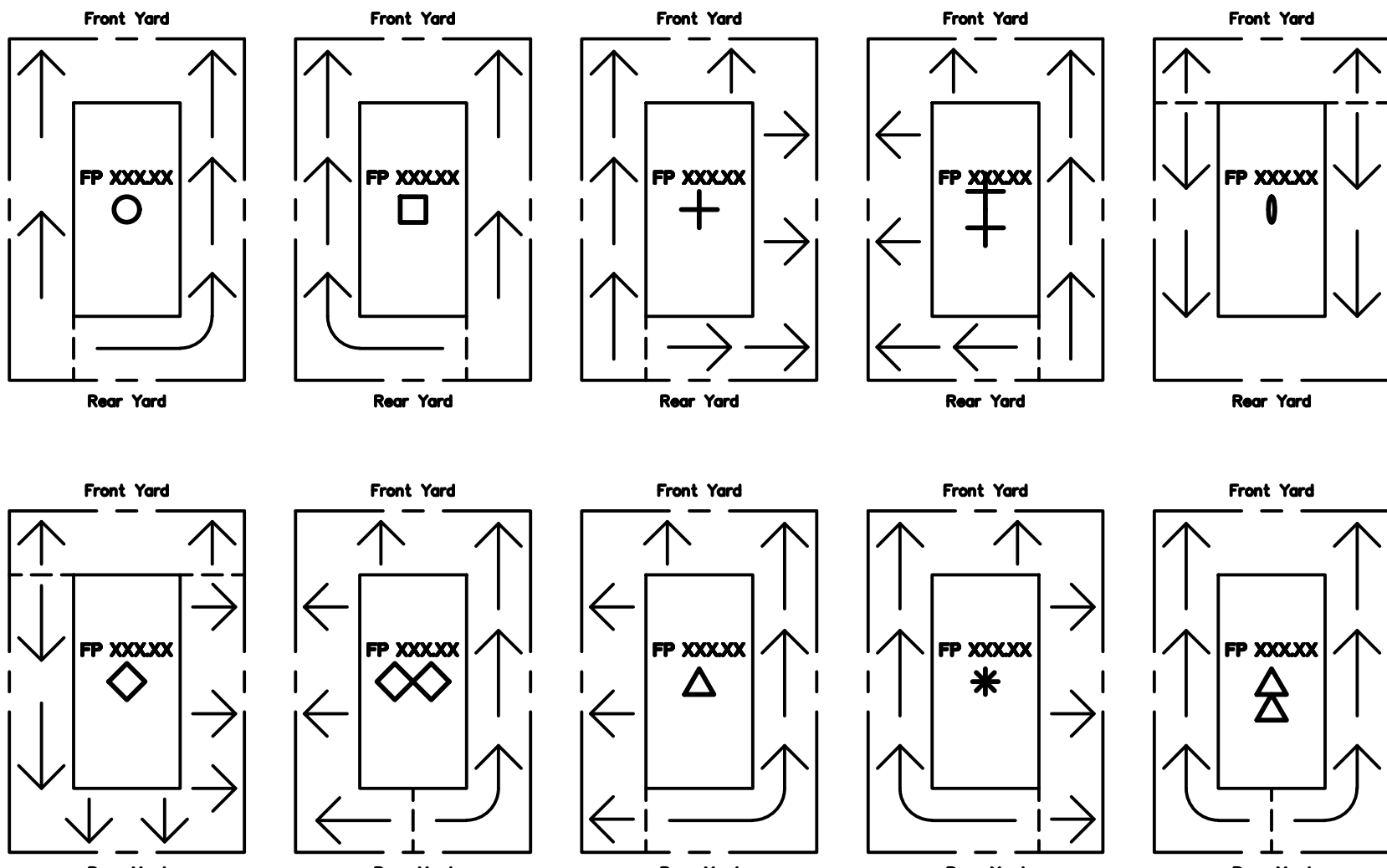
PRELIMINARY PLANS
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
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Revisions:

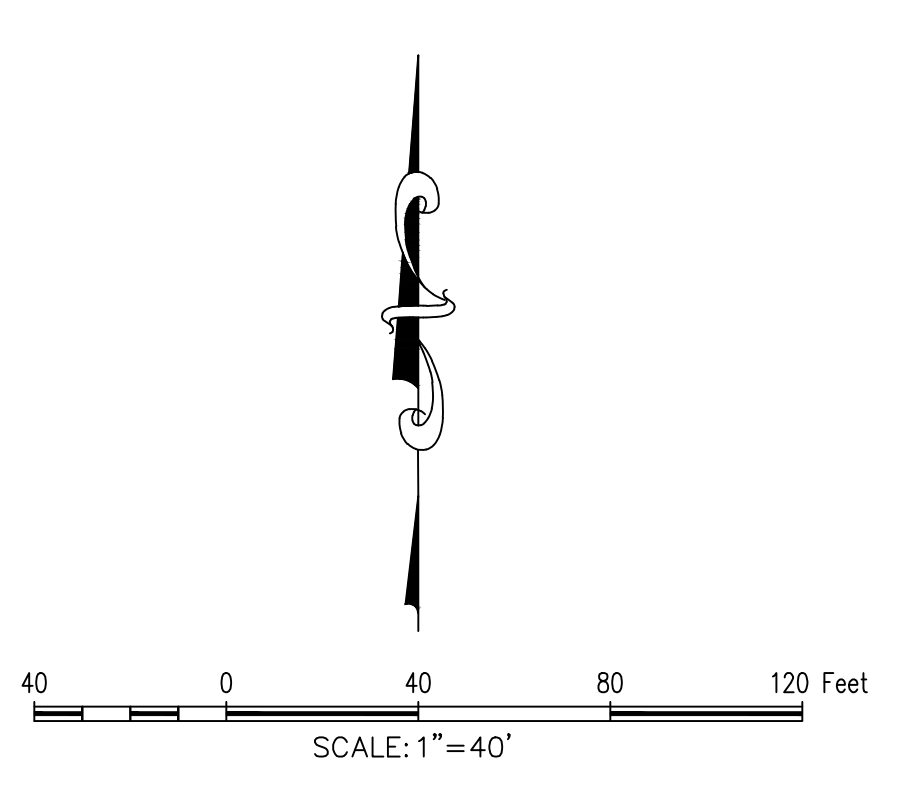
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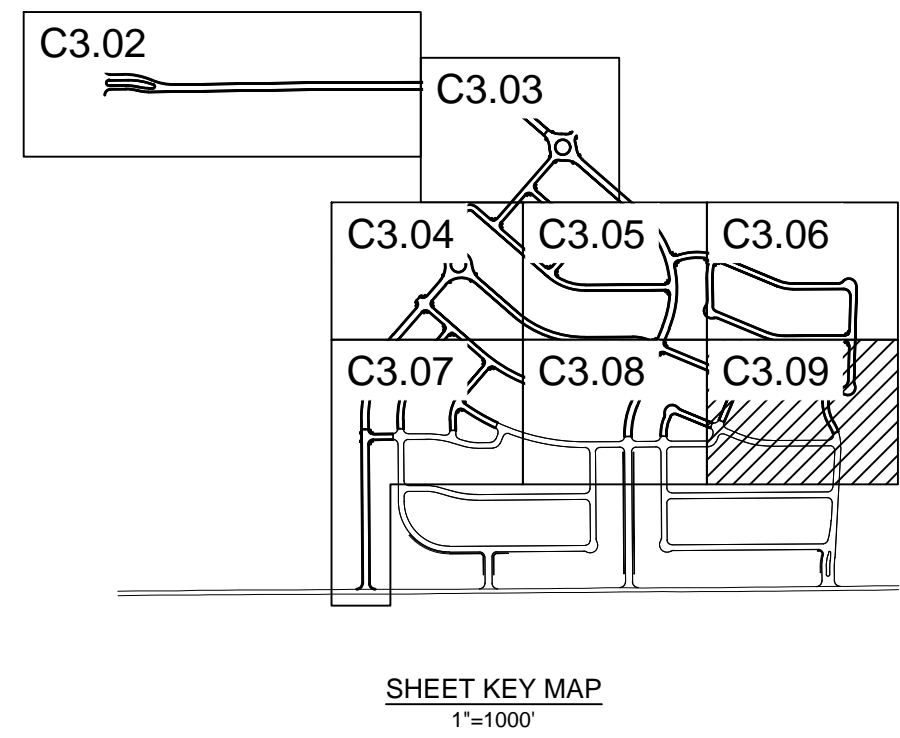


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MCADAMS

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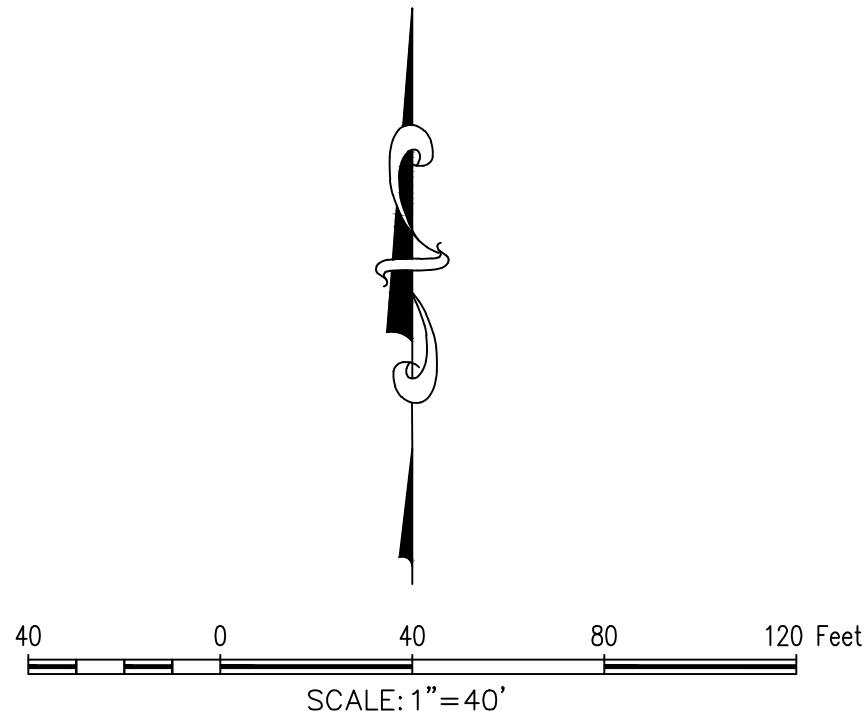
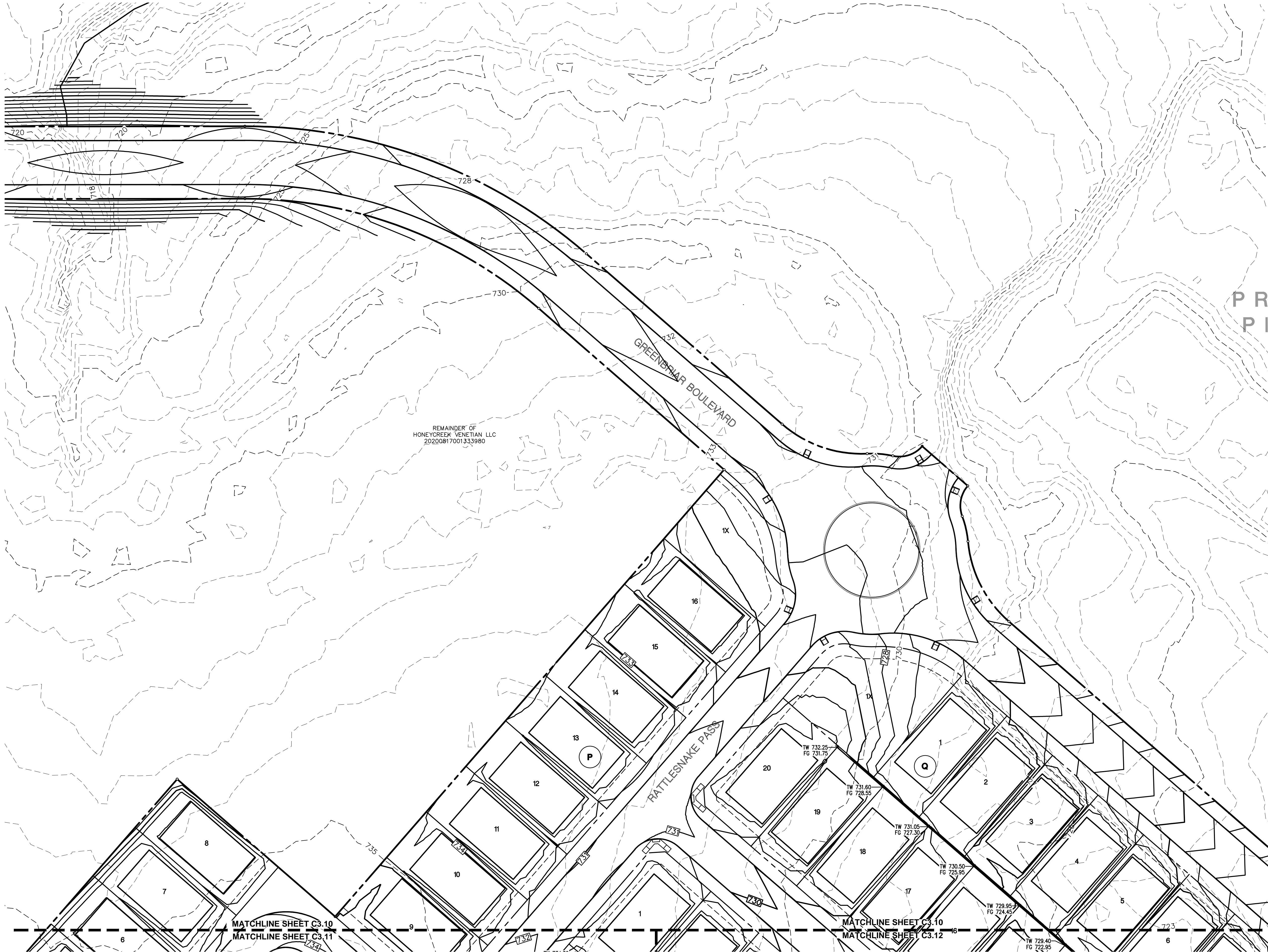
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Scale: 1" = 40'
Revisions:

MEH21001

C3.09

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

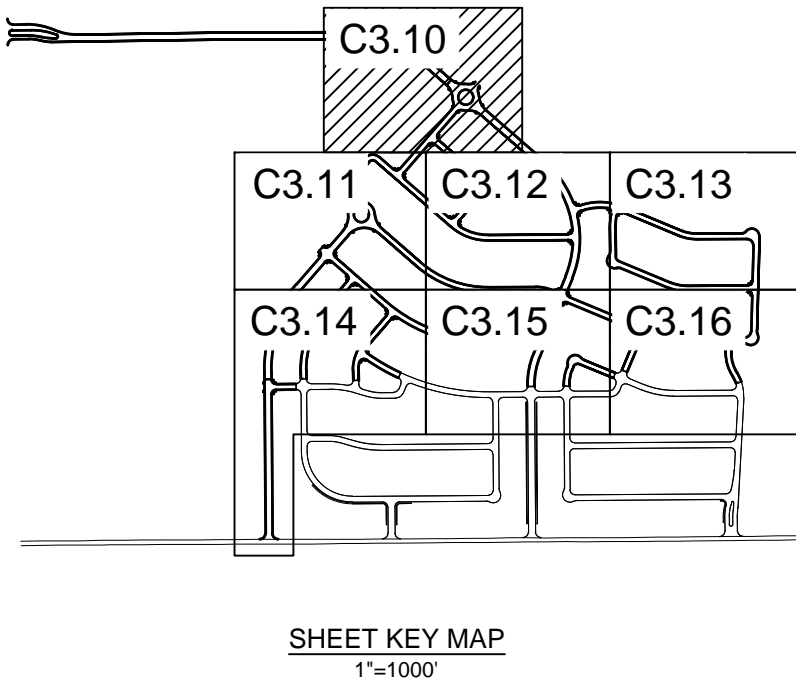
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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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RETAINING WALL PLAN

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C3.10

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
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Ph. 972-339-0169
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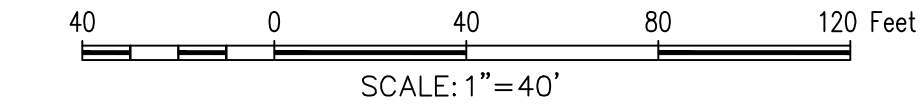
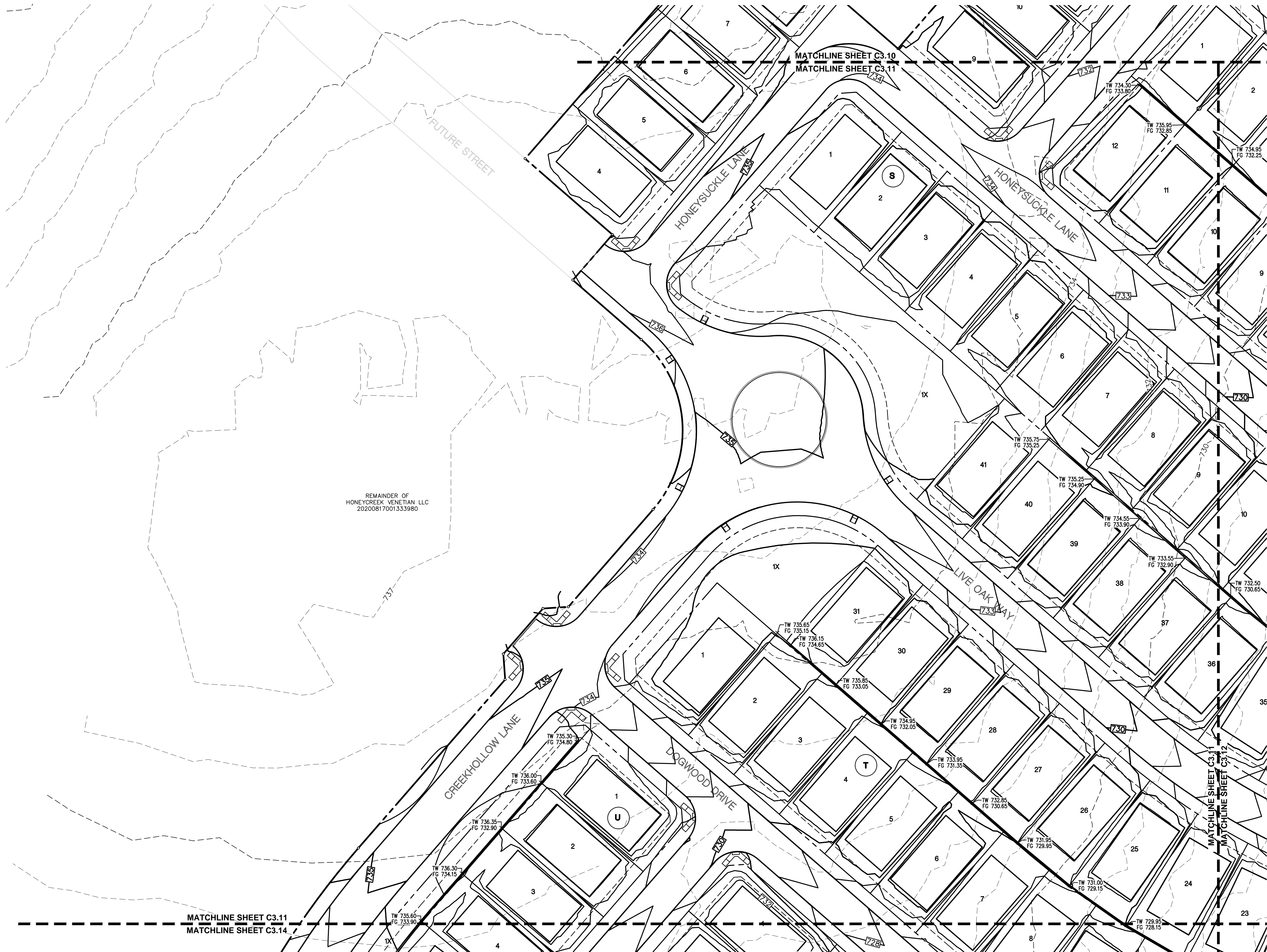
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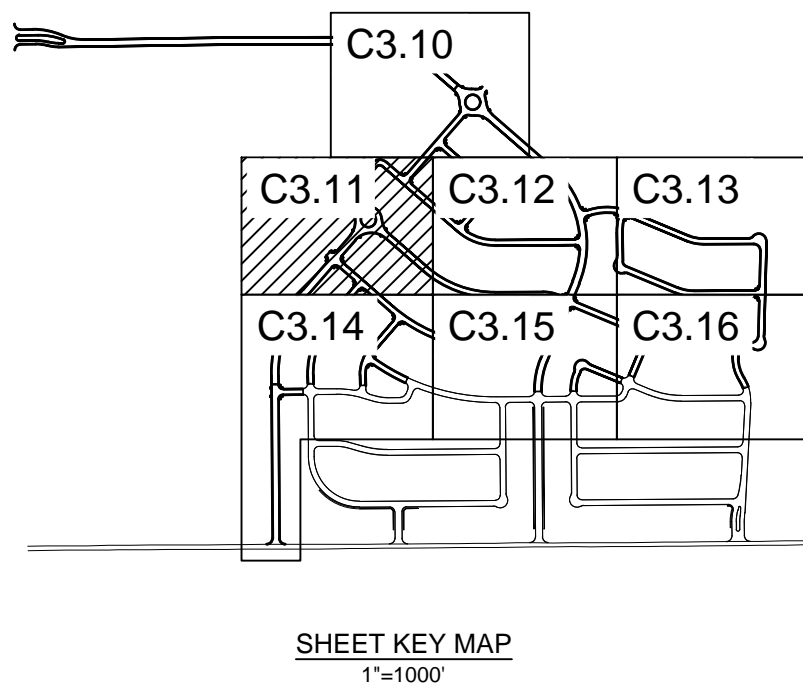
VENETIAN AT WESTON PHASE 2A

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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

RETAINING WALL PLAN

PRELIMINARY PLANS

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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

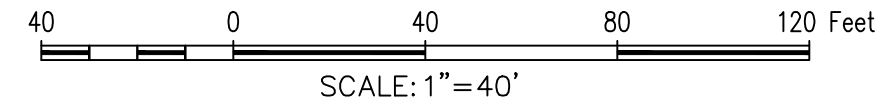
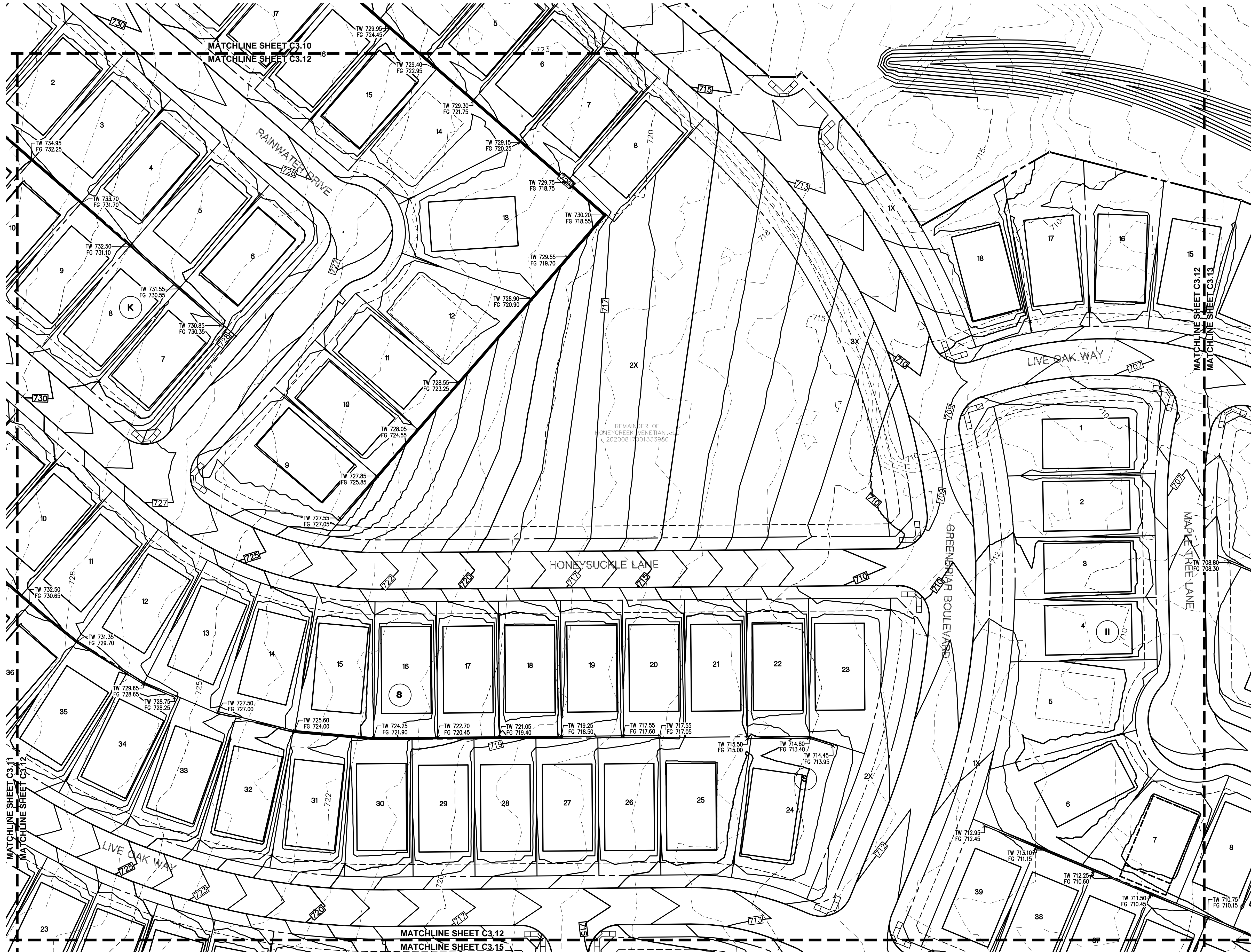
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The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

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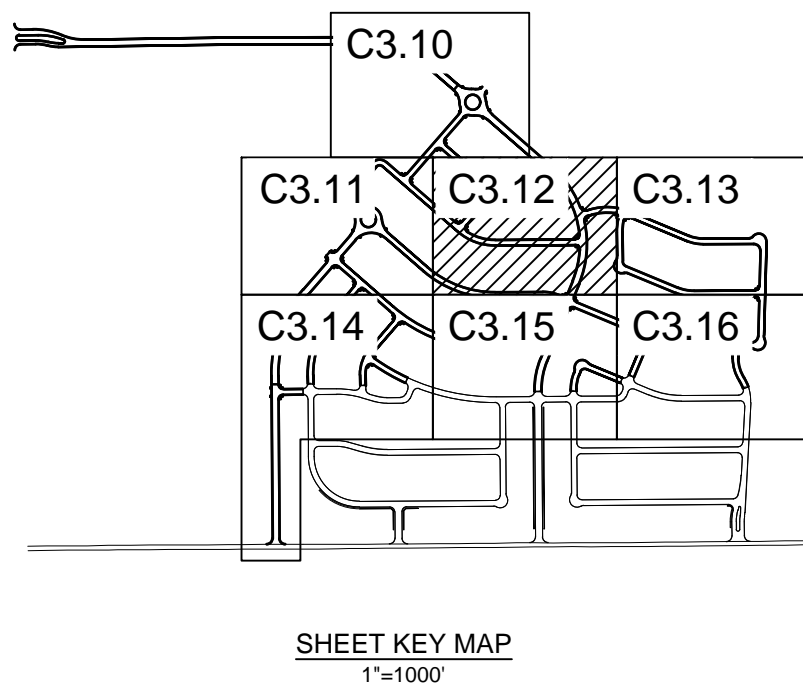


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

GRADING GENERAL NOTES

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DATE 3/7/2022

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Revisions:

MEH21001

C3.12

VENETIAN AT WESTON PHASE 2A
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70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

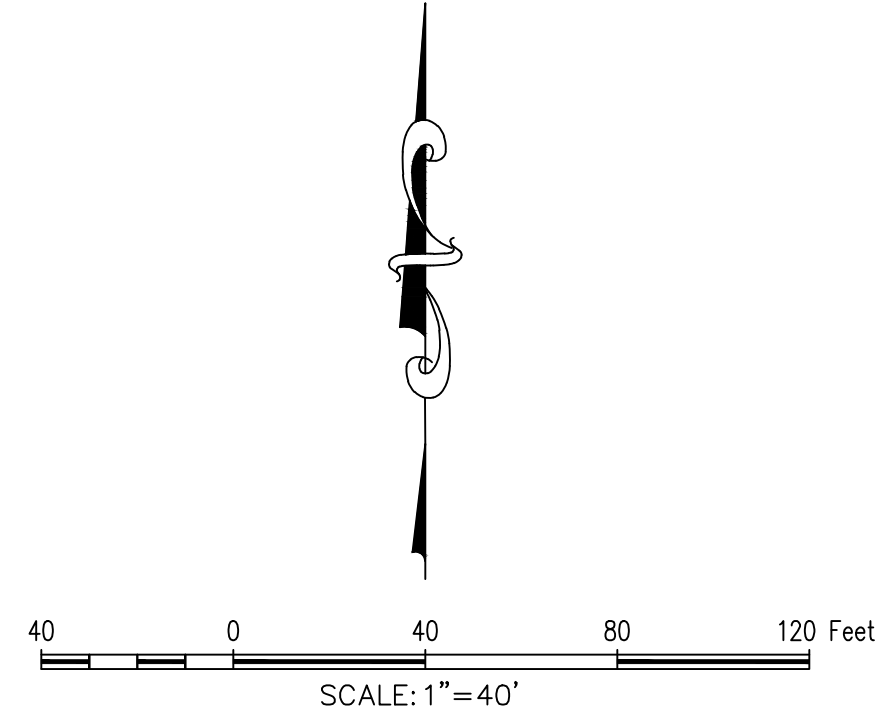
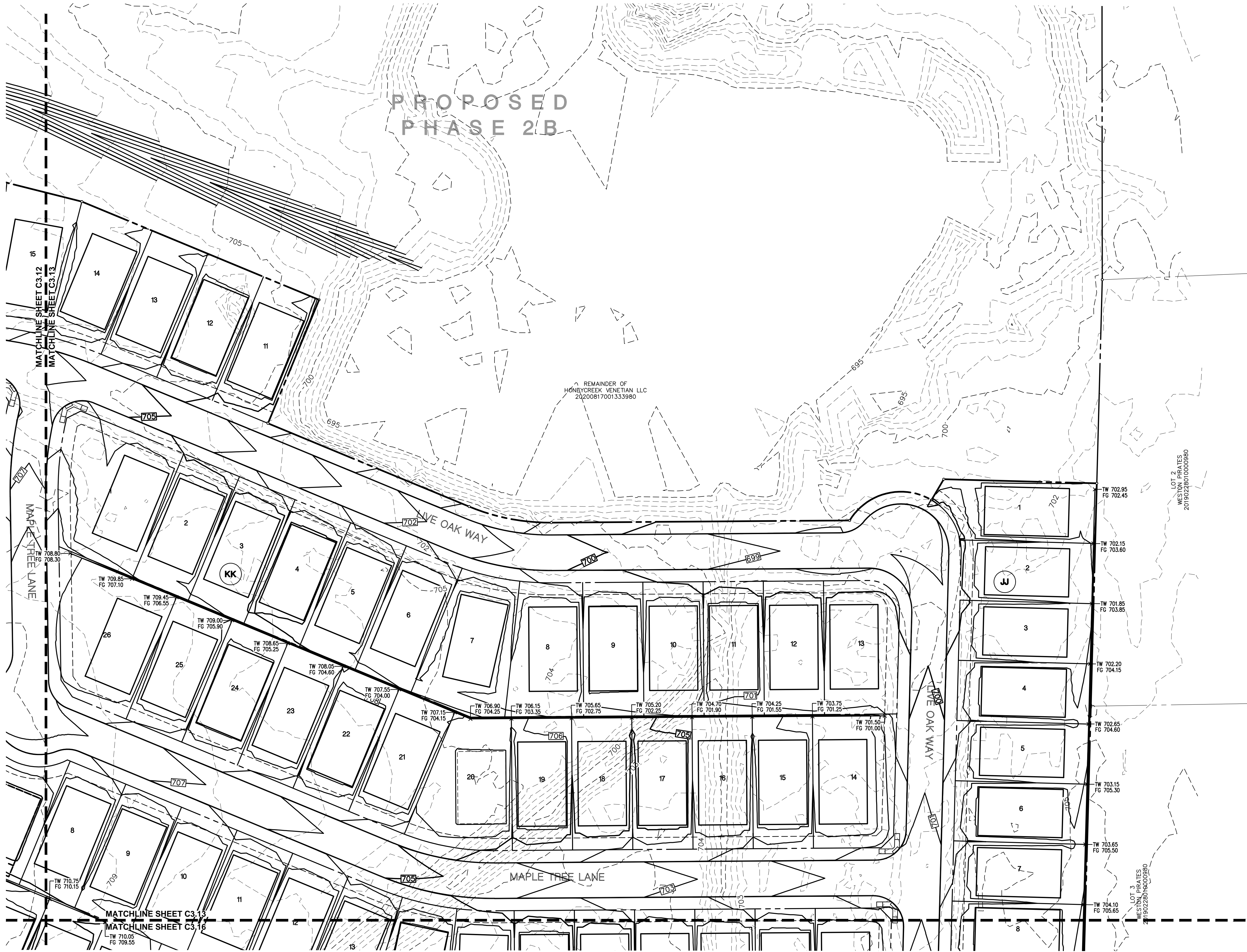


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VENETIAN AT WESTON PHASE 2A

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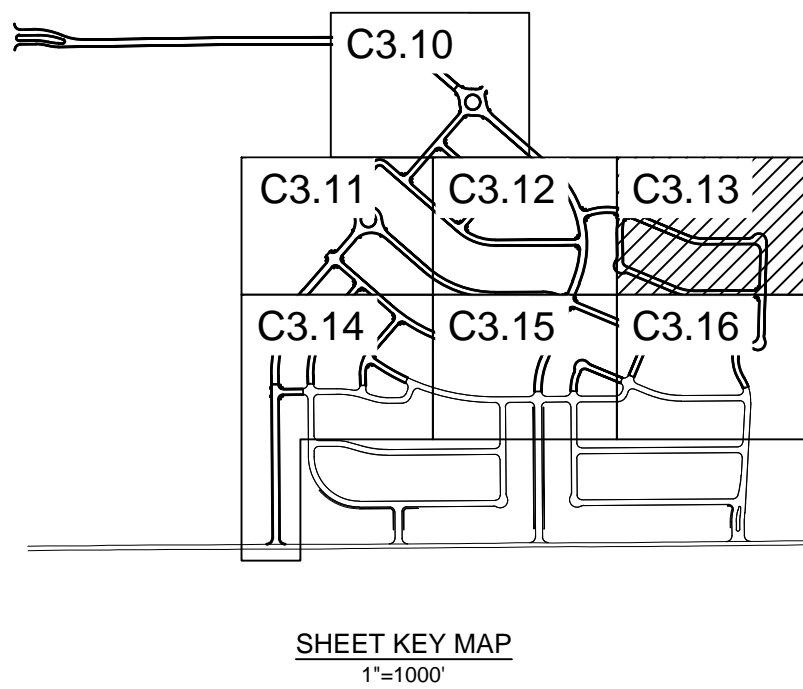


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Drawn By: AR
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Revisions:

MEH21001

C3.13

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J. WILSON SURVEY, ABSTRACT NO. 963
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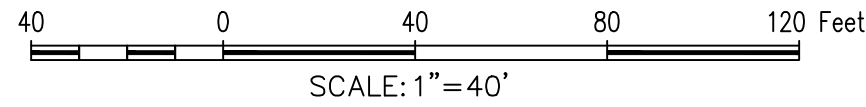
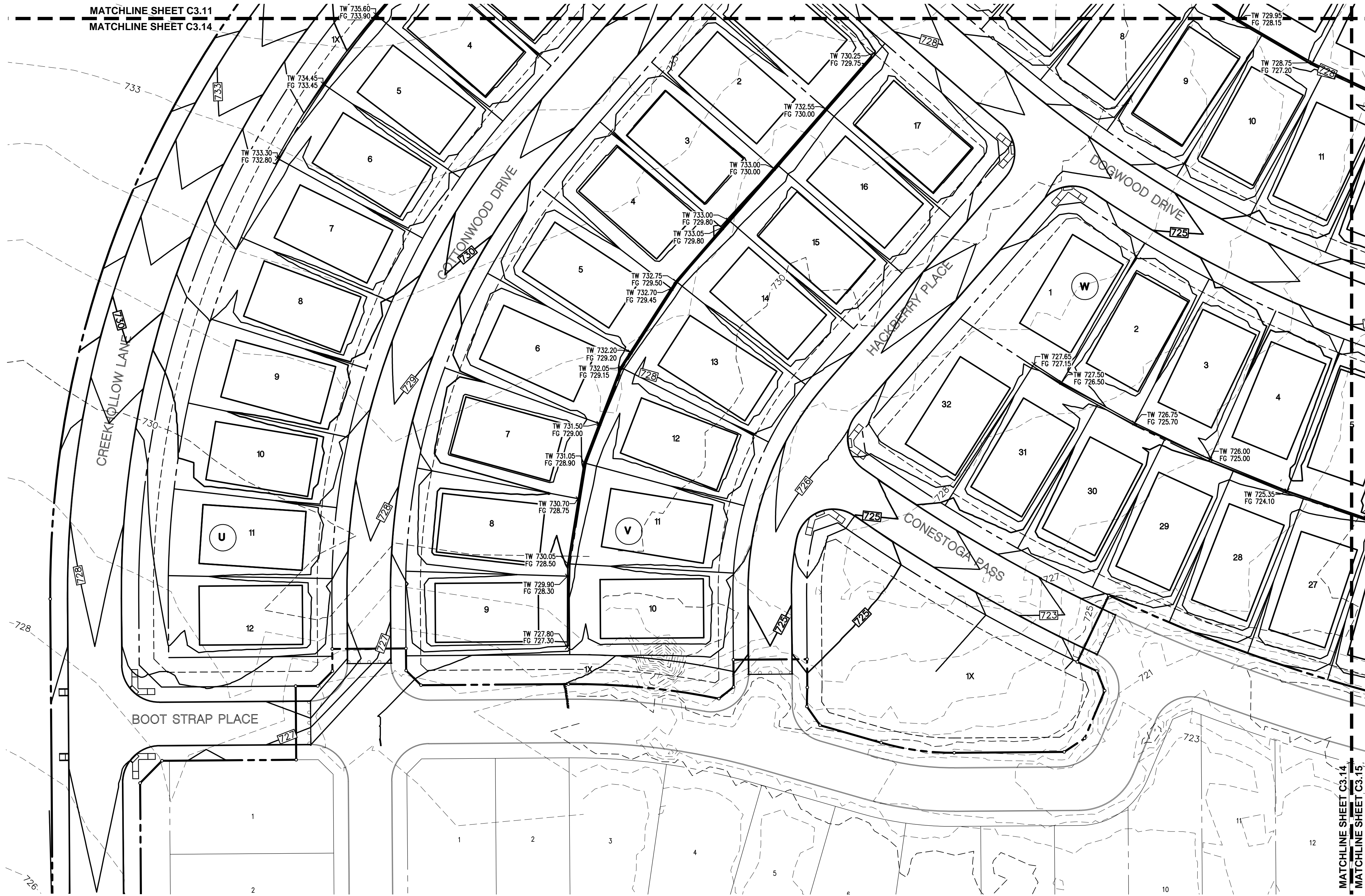


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201 Country View Drive
Rockwall, Texas 75087
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VENETIAN AT WESTON PHASE 2A

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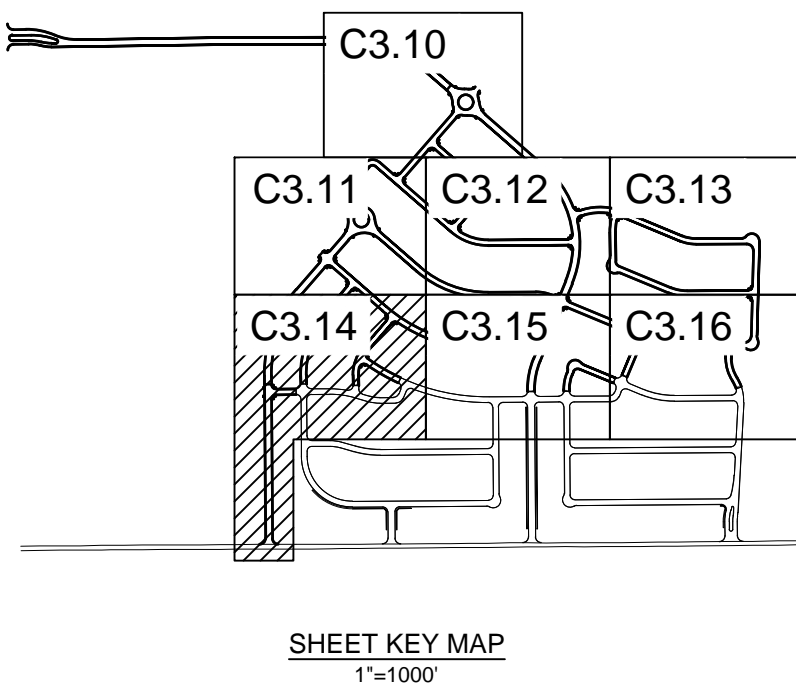


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Ph. 972-339-0169
Contact: MR. ZACH IPOUR

RETAINING WALL PLAN

PRELIMINARY PLANS

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TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C3.14

VENETIAN AT WESTON PHASE 2A
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70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

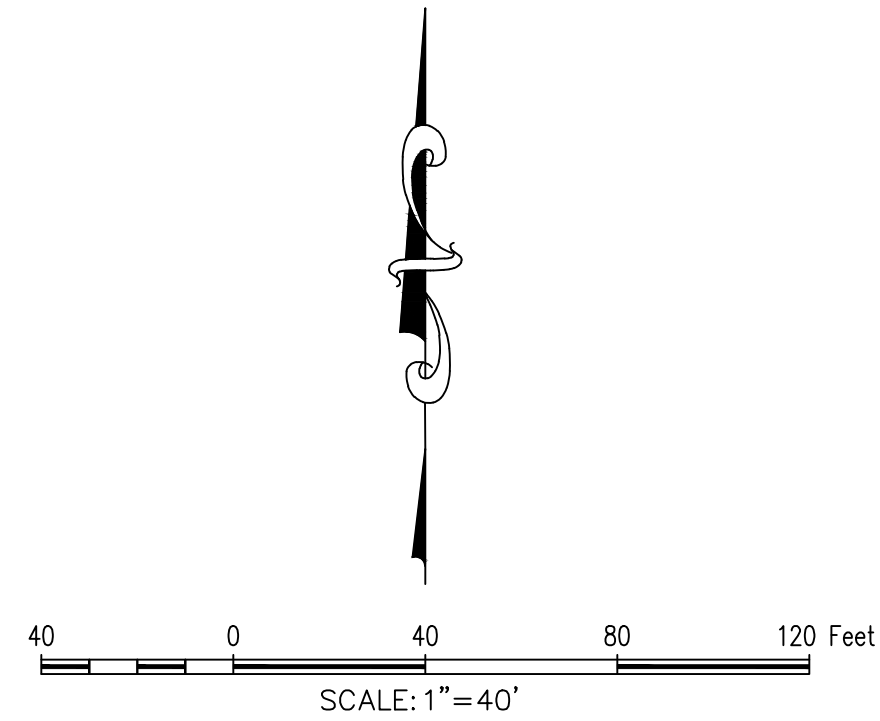
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940.240.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

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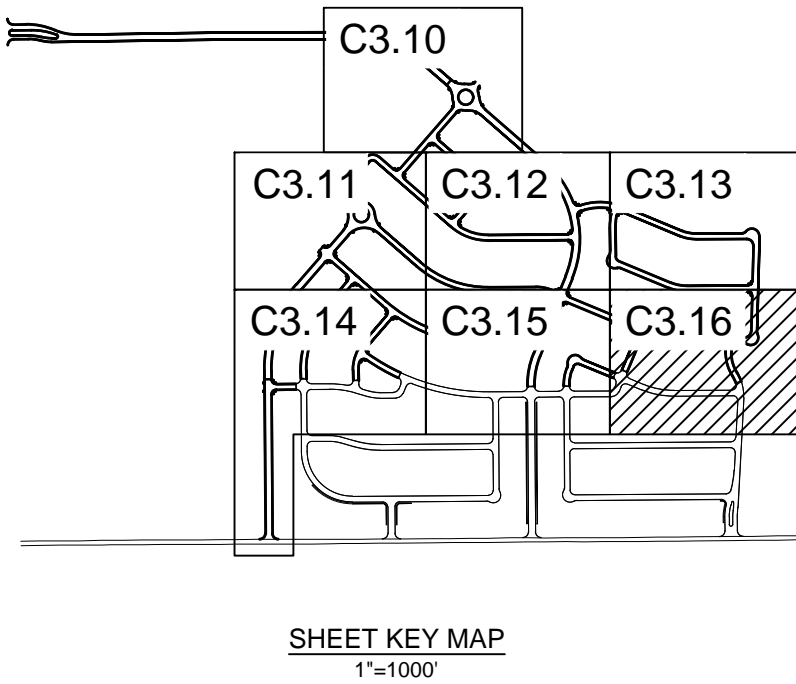


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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C3.16

OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR



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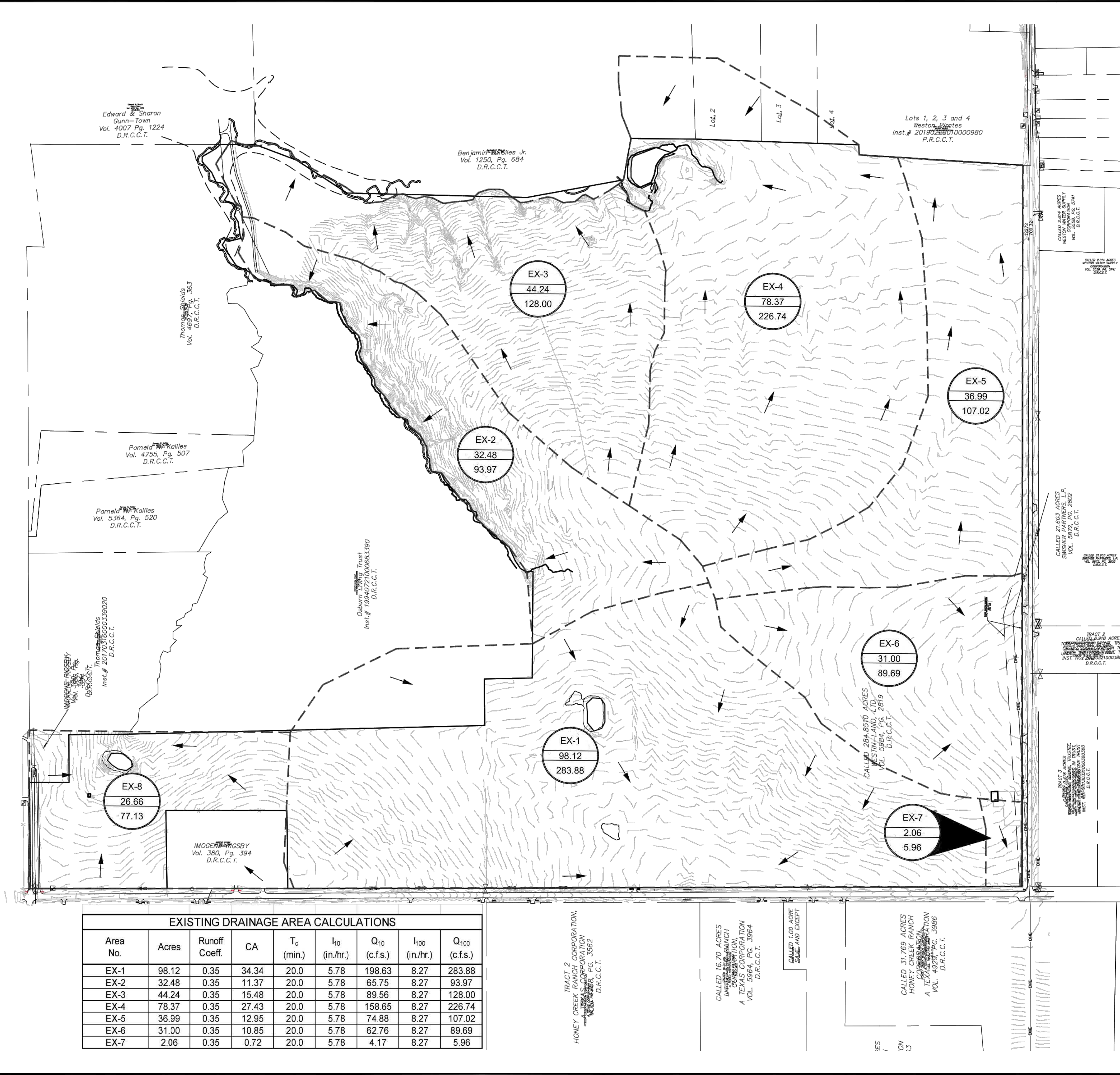
The John R. McAdams
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VENETIAN AT WESTON PHASE 2A
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70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

VENETIAN AT WESTON PHASE 2A

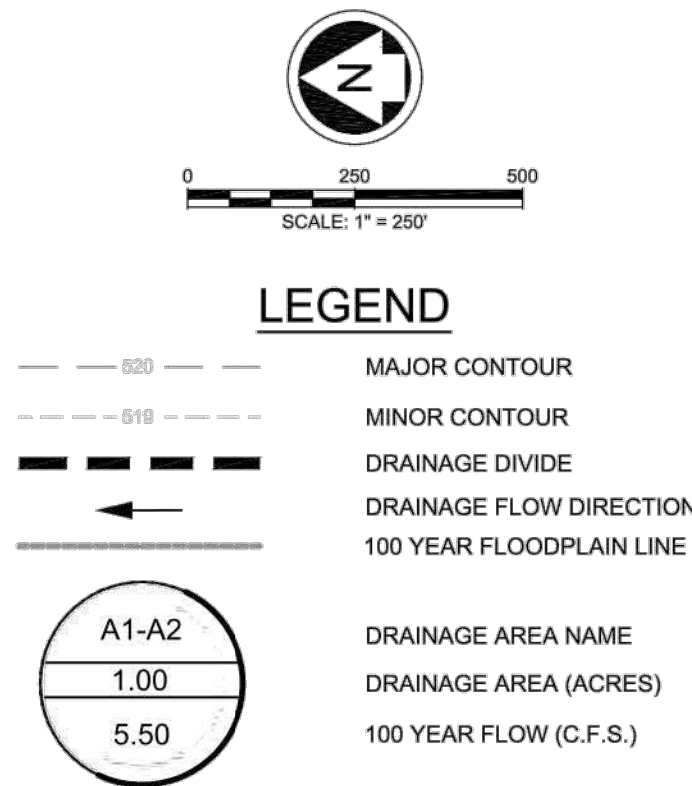


EXISTING DRAINAGE AREA CALCULATIONS								
Area No.	Acres	Runoff Coeff.	CA	T _c (min.)	I ₁₀ (in./hr.)	Q ₁₀ (c.f.s.)	I ₁₀₀ (in./hr.)	Q ₁₀₀ (c.f.s.)
EX-1	98.12	0.35	34.34	20.0	5.78	198.63	8.27	283.88
EX-2	32.48	0.35	11.37	20.0	5.78	65.75	8.27	93.97
EX-3	44.24	0.35	15.48	20.0	5.78	89.56	8.27	128.00
EX-4	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

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 SUPPLY	972-382-2245
NORTH COLLIN SUD	972-837-2331

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

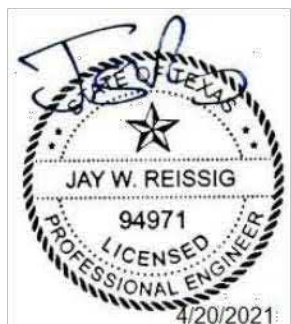


BENCHMARKS

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'

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'



NO.	DATE	REVISION

VENETIAN AT WESTON

EXISTING DRAINAGE AREA MAP

WESTON, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12027
11000 PRISCO STREET, SUITE 400, PRISCO, TEXAS 75033
PRISCO OFFICE PHONE: (409) 515-1800

DRAWN: MCM	DATE	PROJECT #	SHEET
DESIGNED: MCM	APRIL 2021	LEN20001	4.01
REVIEWER: JWR			

FOR INFORMATIONAL PURPOSES ONLY

The John R. McAdams Company, Inc.
111 Hillside Drive
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J. WILSON SURVEY, ABSTRACT NO. 963

EXISTING DRAINAGE AREA
MAP

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TBP: 19762
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DATE 3/7/2022

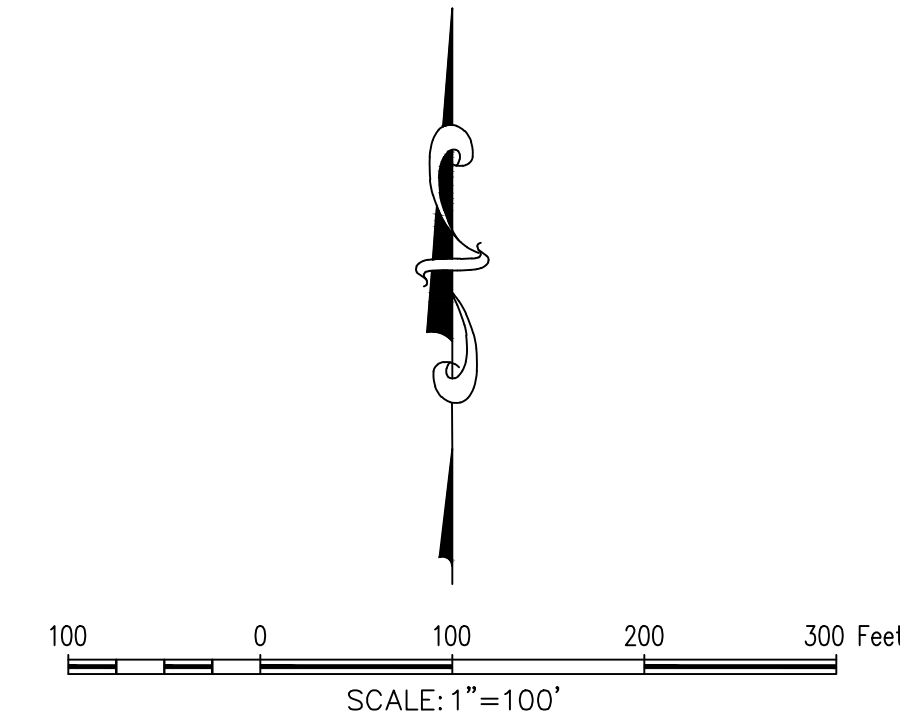
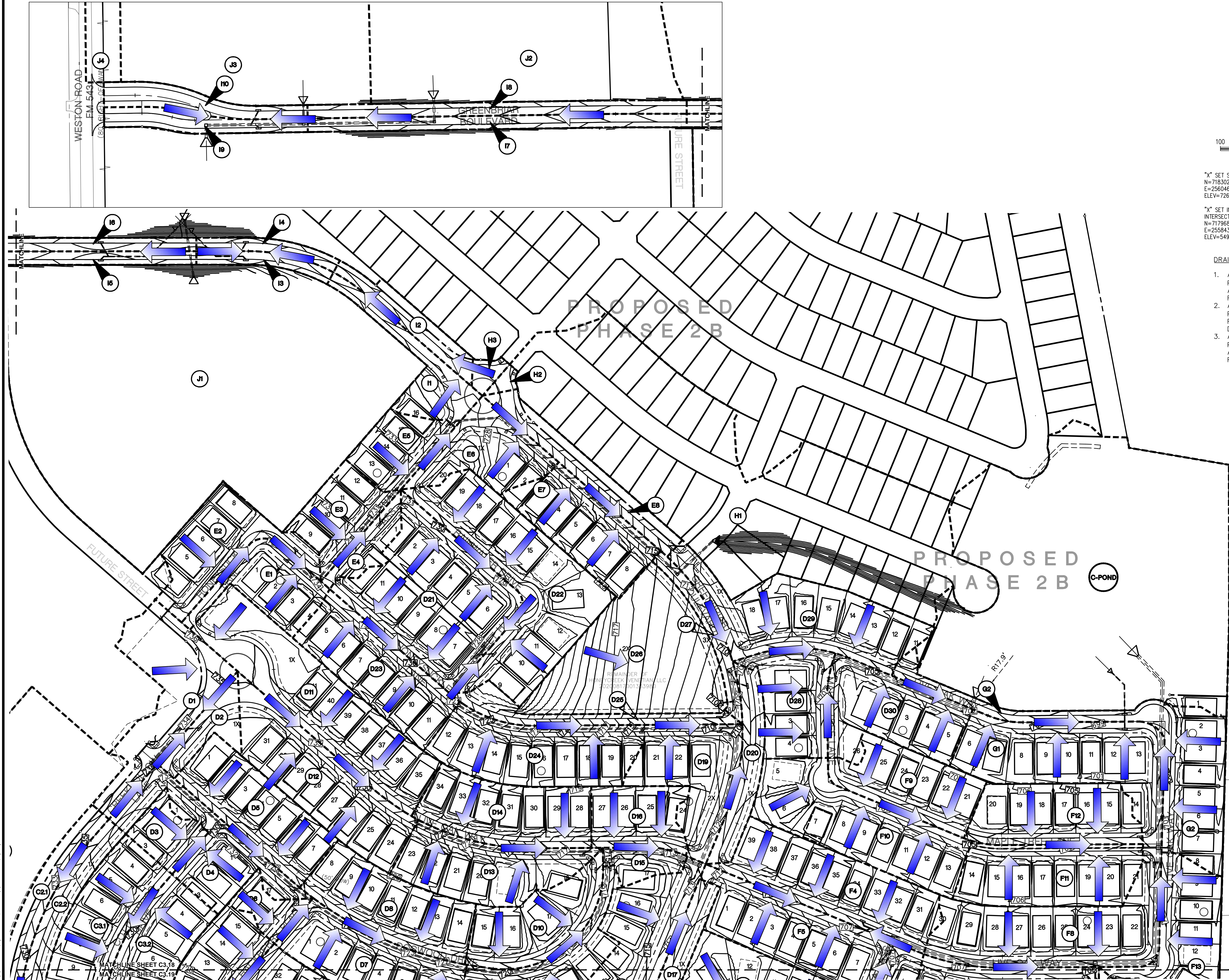
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Revisions:

MEH21001

C3.17

VENETIAN AT WESTON

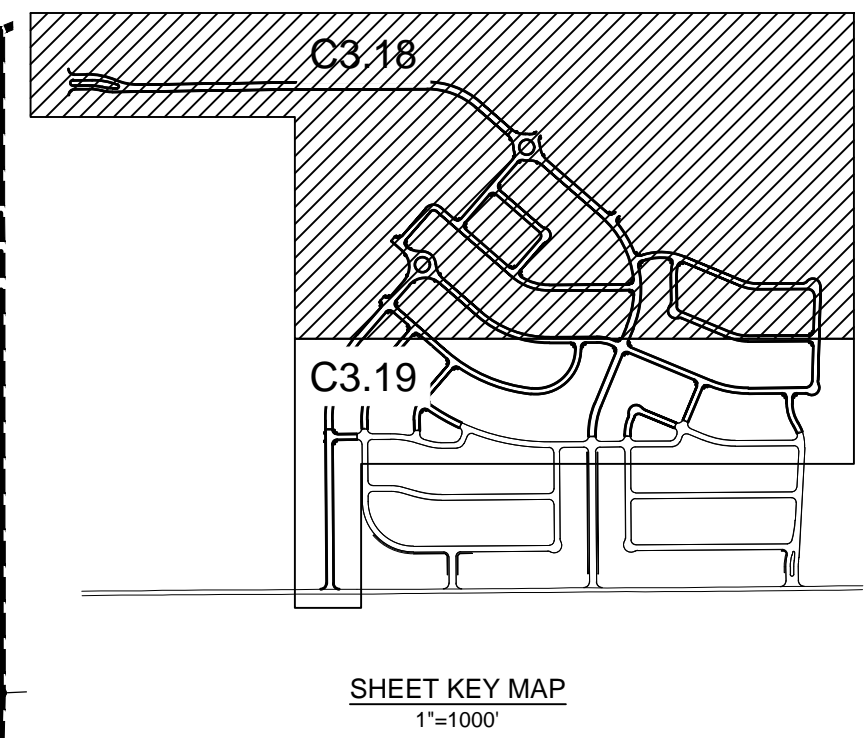
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Drawing: 03/07/2022, 03:28:43, by: J. Wilson, Title: 03/07/2022, 03:28:43, by: J. Wilson




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- DRAINAGE GENERAL NOTES**
1. AS-BUILT DRAWINGS FOR WEST CROSSING PHASE 9
PREPARED BY GOODWIN & MARSHALL DATED 04/01/18
ACCOUNT FOR FULLY DEVELOPED STORM SEWER RUNOFF
FROM DRAINAGE AREA A.
 2. AS-BUILT DRAWINGS FOR WEST CROSSING PHASE 7
PREPARED BY WESTWOOD DATED 08/10/18 ACCOUNT
FOR FULLY DEVELOPED STORM SEWER RUNOFF FROM
DRAINAGE AREA C.
 3. AS-BUILT DRAWINGS FOR WEST CROSSING PHASE 5
PREPARED BY TIPTON ENGINEERING DATED 06/08/16
ACCOUNT FOR FULLY DEVELOPED STORM SEWER RUNOFF
FROM DRAINAGE AREA D.



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**PROPOSED DRAINAGE
AREA MAP**

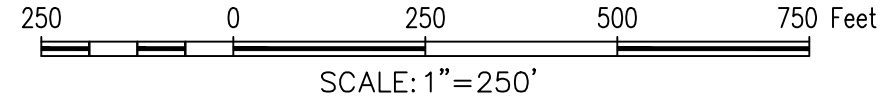
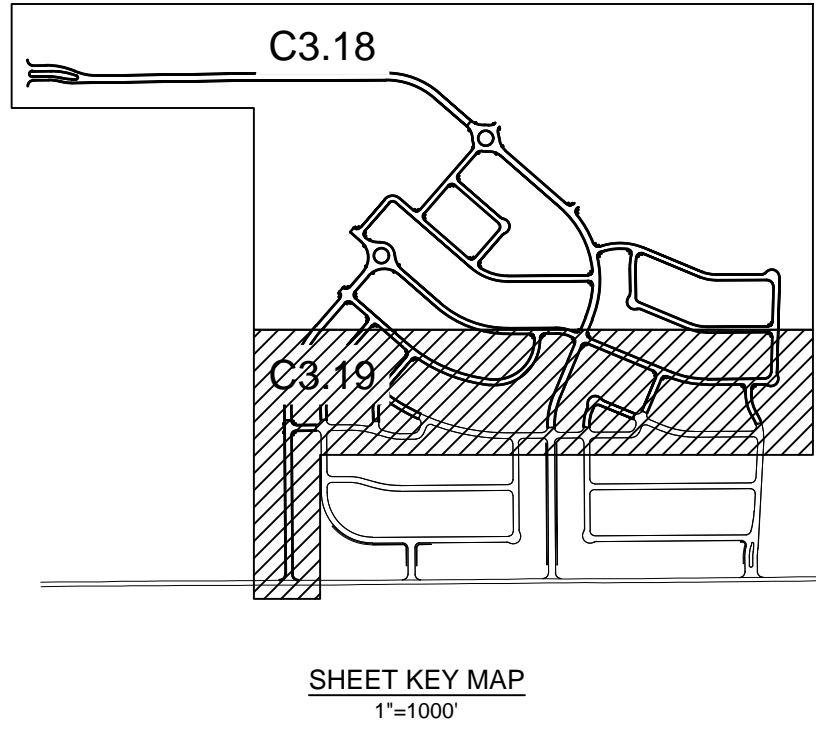
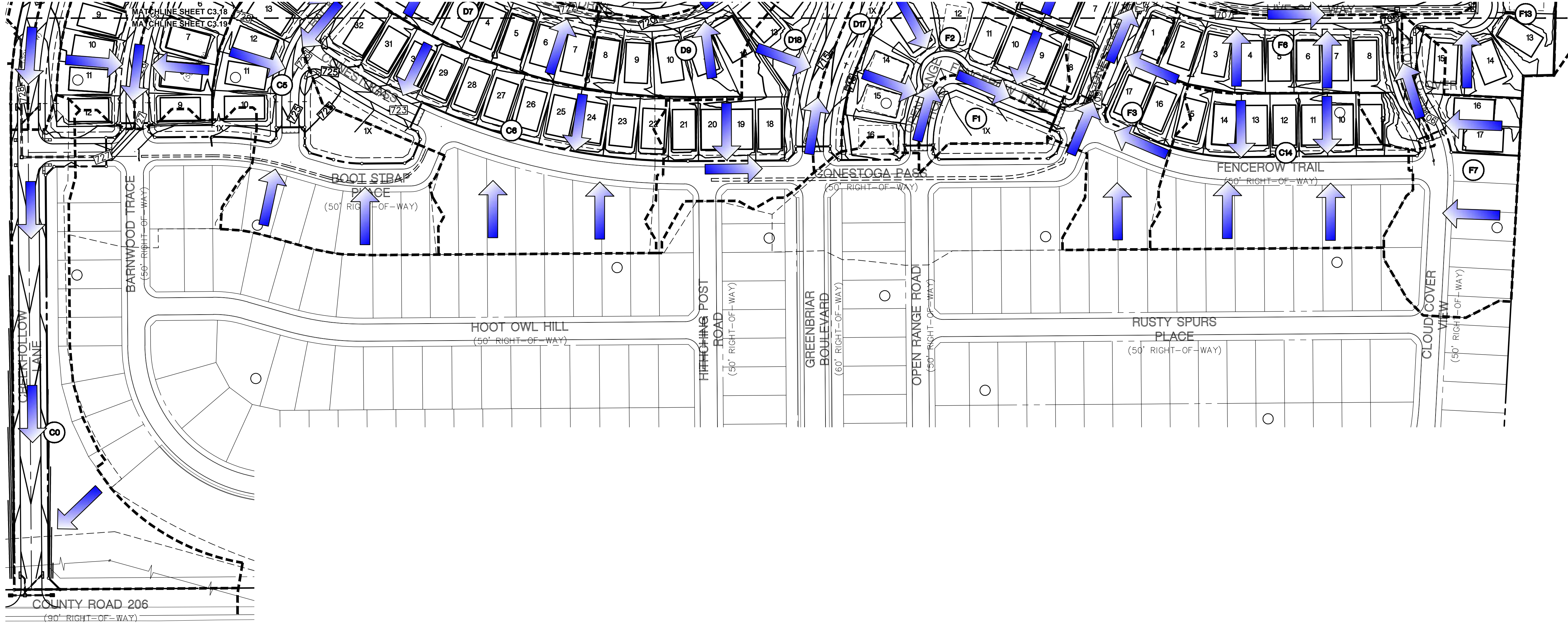
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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 100'
Revisions:

MEH21001

C3.18

File: \\s:\projects\MEH21001_Venetian at Weston.dwg, Version: at Weston - Phase 10-Production\Engineering\Construction Drawings\Current
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Scale: 1/2"=100'



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Ph. 972-339-0169
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MEH21001

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**PROPOSED DRAINAGE
AREA MAP**

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70.078 Acres
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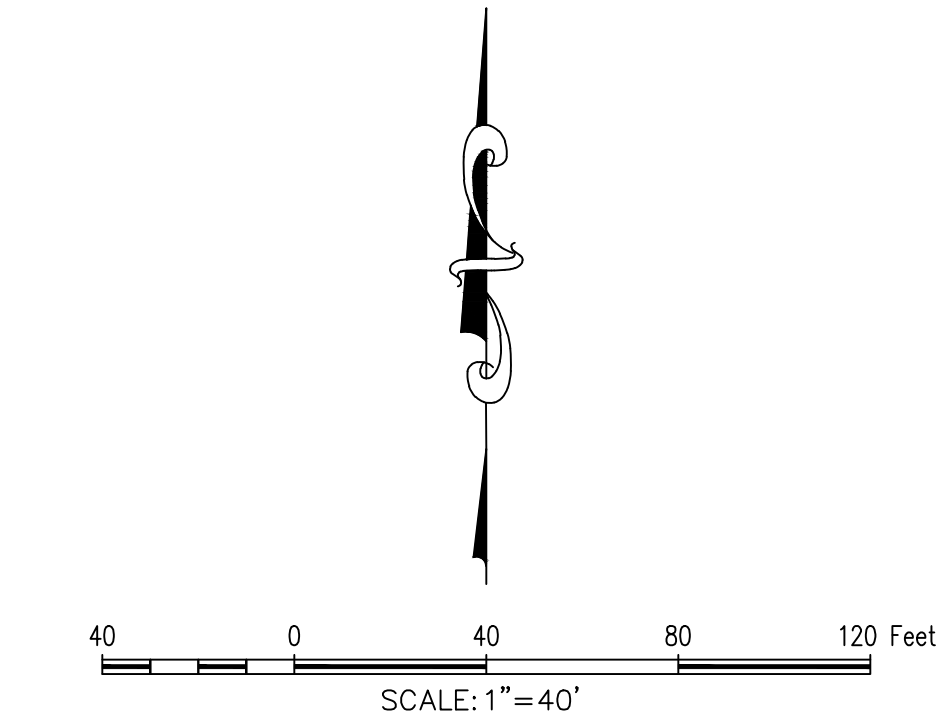
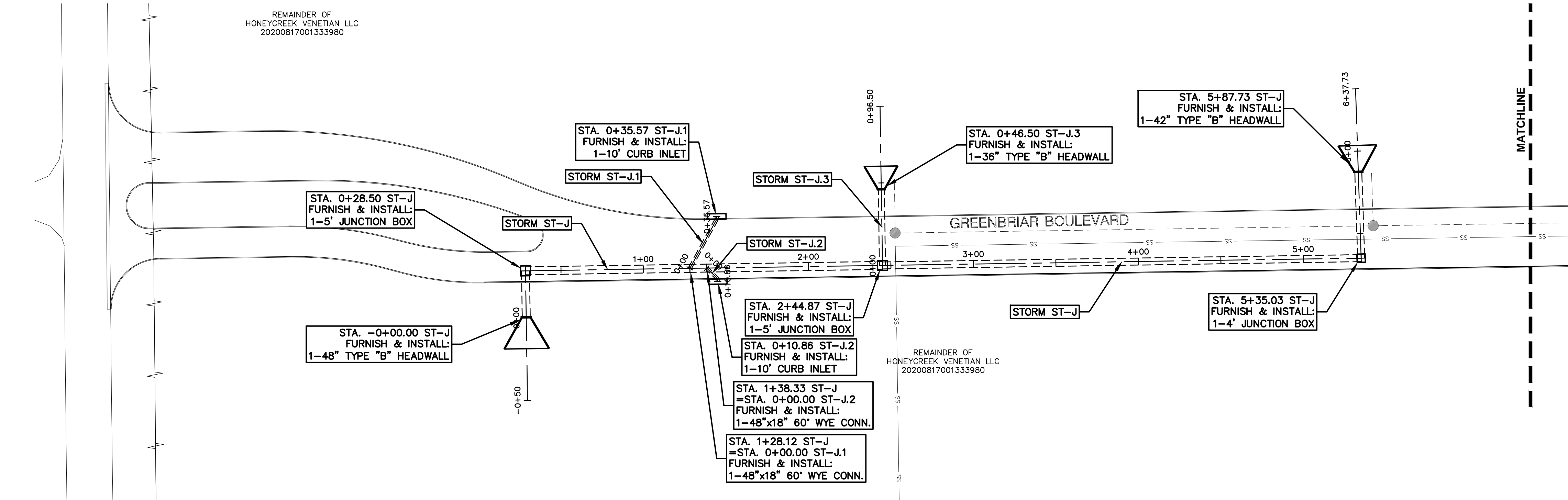
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940.246.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

File: M:\Projects\MEH21001_Venetian at Weston at Weston - Phase 03a-Production\Engineering\Construction Drawings\Current
Drawing Phase: M\MEH21001-03a
Drawing: 17/2022 10:28 AM by: Wayne Wolfe, Swwd: 17/2022 10:28 AM by: Wayne Wolfe

PROPOSED																
Area	Acreage	C	Tc	I2	Is	I10	I25	I50	I100	Q2	Q5	Q10	Q25	Q50	Q100	Comments
C0	2.84	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	5.68	6.97	7.87	9.20	10.14	11.19	
C1	4.89	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	9.78	12.00	13.55	15.84	17.46	19.27	
C2.1	0.61	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.22	1.50	1.69	1.98	2.18	2.40	
C2.2	0.64	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.28	1.57	1.77	2.07	2.28	2.52	
C3.1	1.47	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.94	3.61	4.07	4.76	5.25	5.79	
C3.2	1.20	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.40	2.95	3.32	3.89	4.28	4.73	
C5	2.80	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	5.60	6.87	7.76	9.07	10.00	11.03	
C6	3.74	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	7.48	9.18	10.36	12.12	13.35	14.74	
C14	2.43	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	4.86	5.97	6.73	7.87	8.68	9.57	
D1	1.29	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.58	3.17	3.57	4.18	4.61	5.08	Storm Sewer Line D
D2	0.36	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.72	0.88	1.00	1.17	1.29	1.42	Storm Sewer Line D
D3	0.37	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.74	0.91	1.02	1.20	1.32	1.46	Storm Sewer Line D
D4	0.96	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.92	2.36	2.66	3.11	3.43	3.78	Storm Sewer Line D
D5	1.15	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.30	2.82	3.19	3.73	4.11	4.53	Storm Sewer Line D
D6	0.27	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.54	0.66	0.75	0.87	0.96	1.06	Storm Sewer Line D
D7	1.28	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.56	3.14	3.55	4.15	4.57	5.04	Storm Sewer Line D
D8	1.17	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.34	2.87	3.24	3.79	4.18	4.61	Storm Sewer Line D
D9	1.19	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.38	2.92	3.30	3.86	4.25	4.69	Storm Sewer Line D
D10	0.95	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.90	2.33	2.63	3.08	3.39	3.74	Storm Sewer Line D
D11	1.97	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.94	4.84	5.46	6.38	7.03	7.76	Storm Sewer Line D
D12	1.47	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.94	3.61	4.07	4.76	5.25	5.79	Storm Sewer Line D
D13	1.13	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.26	2.77	3.13	3.66	4.03	4.45	Storm Sewer Line D
D14	1.18	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.36	2.90	3.27	3.82	4.21	4.65	Storm Sewer Line D
D15	0.25	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.50	0.61	0.69	0.81	0.89	0.99	Storm Sewer Line D
D16	0.65	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.30	1.60	1.80	2.11	2.32	2.56	Storm Sewer Line D
D17	0.54	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.08	1.33	1.50	1.75	1.93	2.13	Storm Sewer Line D
D18	2.40	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	4.80	5.89	6.65	7.78	8.57	9.46	Storm Sewer Line D
D19	1.06	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.12	2.60	2.94	3.43	3.78	4.18	Storm Sewer Line D
D20	0.52	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.04	1.28	1.44	1.68	1.86	2.05	Storm Sewer Line D
D21	2.05	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	4.10	5.03	5.68	6.64	7.32	8.08	Storm Sewer Line D
D22	2.10	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	4.20	5.16	5.82	6.80	7.50	8.27	Storm Sewer Line D
D23	1.18	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.36	2.90	3.27	3.82	4.21	4.65	Storm Sewer Line D
D24	1.38	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.76	3.39	3.82	4.47	4.93	5.44	Storm Sewer Line D
D25	0.45	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.90	1.10	1.25	1.46	1.61	1.77	Storm Sewer Line D
D26	2.09	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	4.18	5.13	5.79	6.77	7.46	8.23	Storm Sewer Line D
D27	0.28	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.56	0.69	0.78	0.91	1.00	1.10	Storm Sewer Line D
D28	0.84	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.68	2.06	2.33	2.72	3.00	3.31	Storm Sewer Line D
D29	1.63	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.26	4.00	4.52	5.28	5.82	6.42	Storm Sewer Line D
D30	1.14	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.28	2.80	3.16	3.69	4.07	4.49	Storm Sewer Line D
E1	0.71	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.42	1.74	1.97	2.30	2.53	2.80	Storm Sewer Line E
E2	0.97	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.94	2.38	2.69	3.14	3.46	3.82	Storm Sewer Line E
E3	0.65	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.30	1.60	1.80	2.11	2.32	2.56	Storm Sewer Line E
E4	0.26	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.52	0.64	0.72	0.84	0.93	1.02	Storm Sewer Line E
E5	0.56	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.12	1.37	1.55	1.81	2.00	2.21	Storm Sewer Line E
E6	0.81	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.62	1.99	2.24	2.62	2.89	3.19	Storm Sewer Line E
E7	1.03	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.06	2.53	2.85	3.34	3.68	4.06	Storm Sewer Line E
E8	0.60	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.20	1.47	1.66	1.94	2.14	2.36	Storm Sewer Line E
F1	0.50	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.00	1.23	1.39	1.62	1.79	1.97	Storm Sewer Line F
F2	1.60	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.20	3.93	4.43	5.18	5.71	6.30	Storm Sewer Line F
F3	1.33	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.66	3.27	3.68	4.31	4.75	5.24	Storm Sewer Line F
F4	1.49	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.98	3.66	4.13	4.83	5.32	5.87	Storm Sewer Line F
F5	1.54	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.08	3.78	4.27	4.99	5.50	6.07	Storm Sewer Line F
F6	1.52	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.04	3.73	4.21	4.92	5.43	5.99	Storm Sewer Line F
F7	1.85	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.70	4.54	5.12	5.99	6.60	7.29	Storm Sewer Line F
F8	1.69	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.38	4.15	4.68	5.48	6.03	6.66	Storm Sewer Line F
F9	1.05	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.10	2.58	2.91	3.40	3.75	4.14	Storm Sewer Line F
F10	1.61	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.22	3.95	4.46	5.22	5.75	6.34	Storm Sewer Line F
F11	1.21	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.42	2.97	3.35	3.92	4.32	4.77	Storm Sewer Line F
F12	1.10	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.20	2.70	3.05	3.56	3.93	4.33	Storm Sewer Line F
F13	1.37	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	2.74	3.36	3.79	4.44	4.89	5.40	Storm Sewer Line F
G1	1.65	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.30	4.05	4.57	5.35	5.89	6.50	Storm Sewer Line G
G2	1.50	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	3.00	3.68	4.16	4.86	5.36	5.91	Storm Sewer Line G
H1	6.78	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	13.56	16.64	18.78	21.97	24.20	26.71	
H2	0.06	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.12	0.15	0.17	0.19	0.21	0.24	
H3	0.10	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.20	0.25	0.28	0.32	0.36	0.39	
I1	0.58	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.16	1.42	1.61	1.88	2.07	2.29	
I2	0.40	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.80	0.98	1.11	1.30	1.43	1.58	
I3	0.21	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.42	0.52	0.58	0.68	0.75	0.83	
I4	0.22	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.44	0.54	0.61	0.71	0.79	0.87	
I5	0.30	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.60	0.74	0.83	0.97	1.07	1.18	
I6	0.30	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.60	0.74	0.83	0.97	1.07	1.18	
I7	0.58	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.16	1.42	1.61	1.88	2.07	2.29	
I8	0.58	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	1.16	1.42	1.61	1.88	2.07	2.29	
I9	0.40	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.80	0.98	1.11	1.30	1.43	1.58	
I10	0.44	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	0.88	1.08	1.22	1.43	1.57	1.73	
J1	9.99	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	19.98	24.53	27.67	32.37	35.66	39.36	Offsite
J2	14.59	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	29.18	35.82	40.41	47.27	52.09	57.48	Offsite
J3	16.52	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	33.04	40.56	45.76	53.52	58.98	65.09	Offsite
J4	3.04	0.50	15	4.00	4.91	5.54	6.48	7.14	7.88	6.08	7.46	8.42	9.85	10.85	11.98	Offsite
Totals	114.99									229.98	282.30	318.57	372.54	410.54	453.06	

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Drawing Phase: 2.0 MEH21001-01
Printed: 03/07/2022 10:38 AM by: jw@mcadams.com

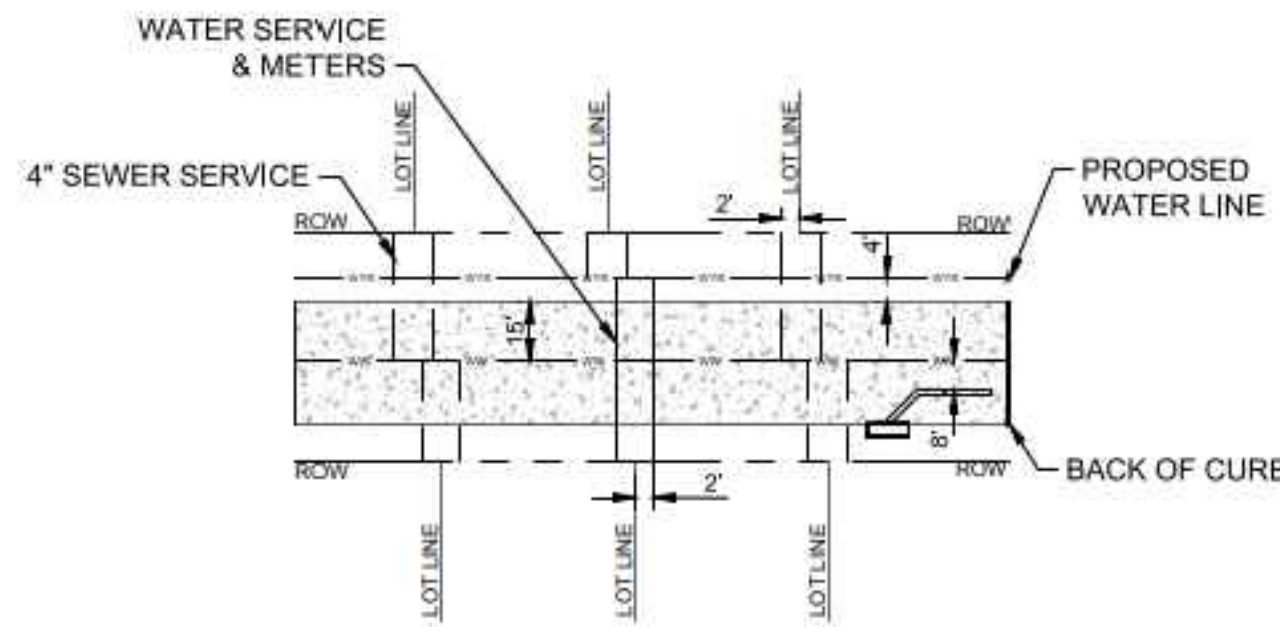
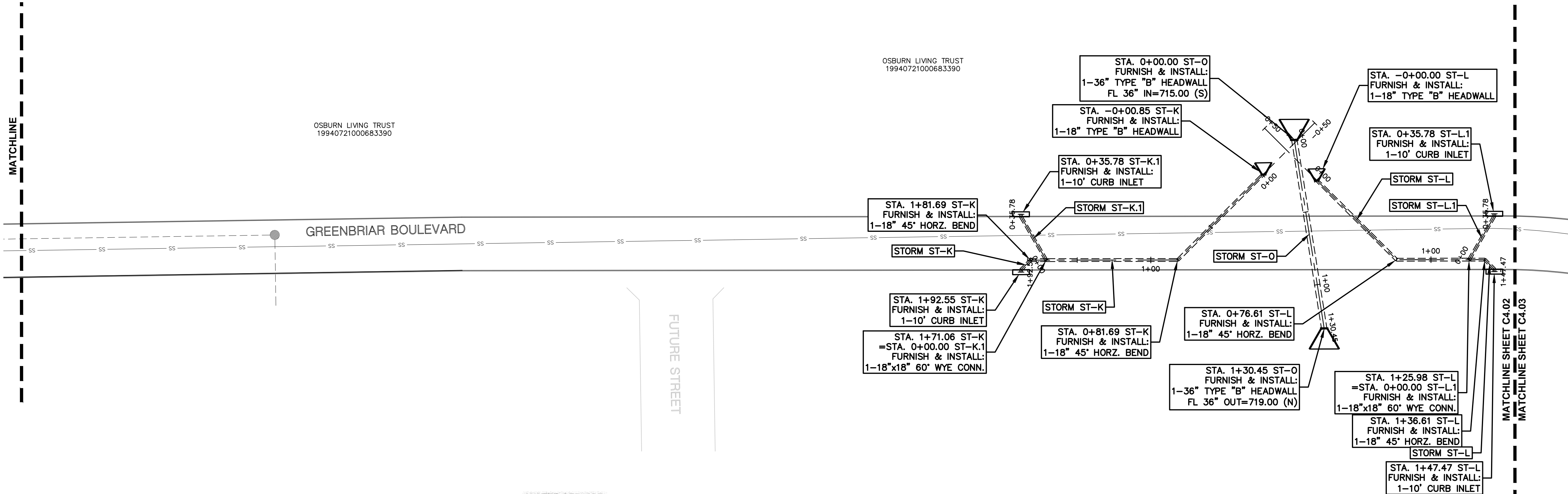
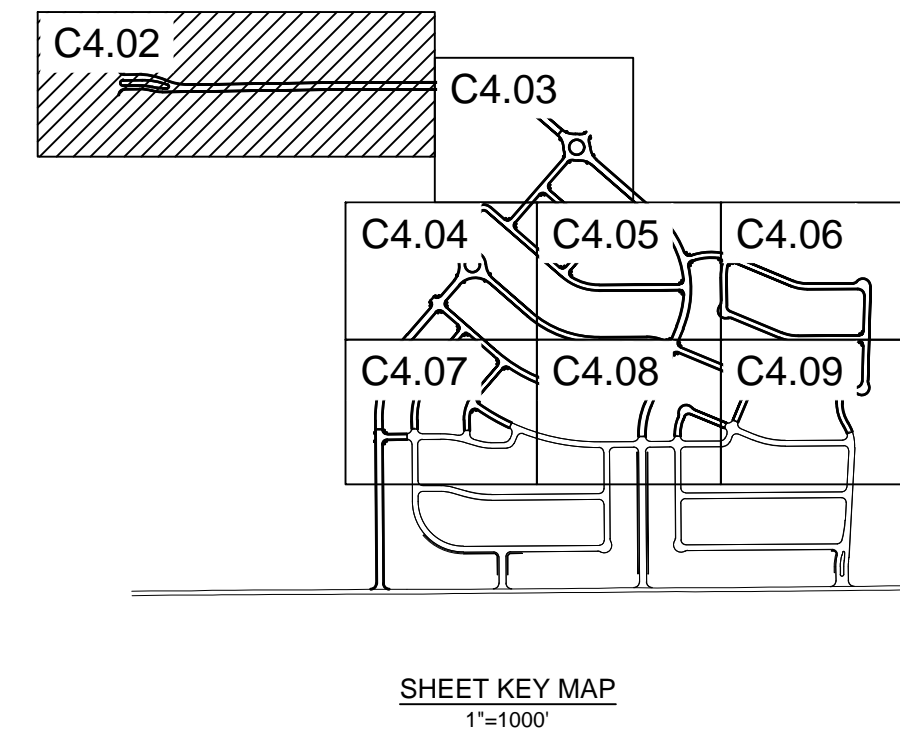


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E=2560466.1608;
ELEV=726.82

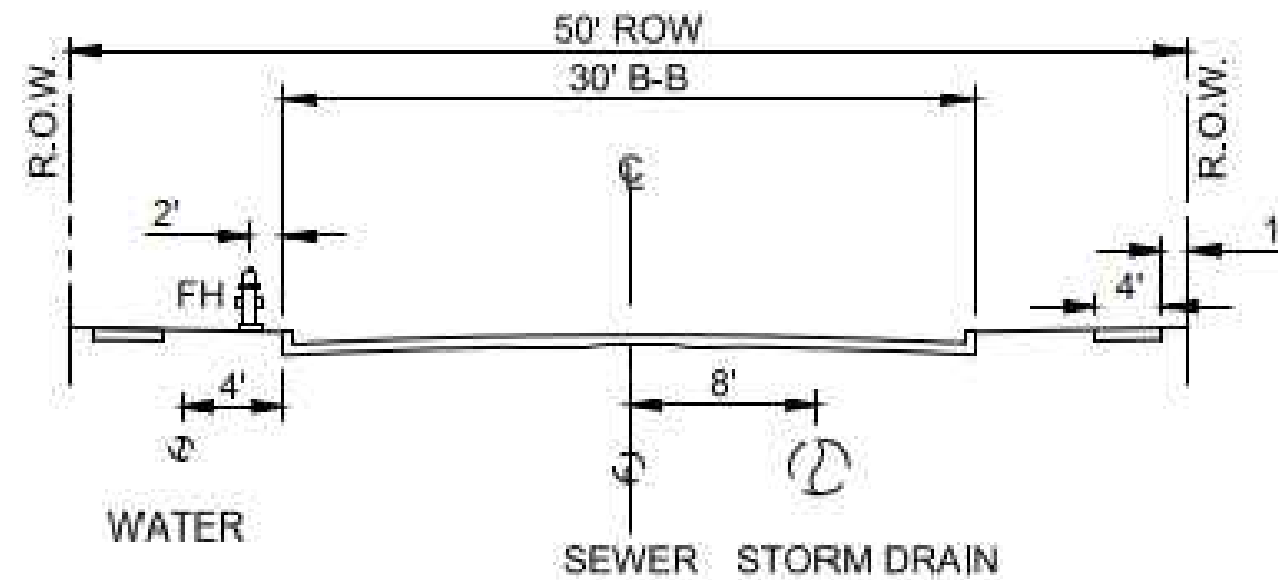
"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

STORM SEWER UTILITY NOTES

1. REFER TO CITY OF WESTON CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
2. THE CITY OF WESTON DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
3. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET.
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
5. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
6. WATER INJECTION OF PADS MUST OCCUR BEFORE UTILITY WORK BEGINS.
7. RUBBER GASKETS SHALL BE USED FOR INSTALLATION OF ALL SUBMERGED STORM DRAIN PIPES.
8. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

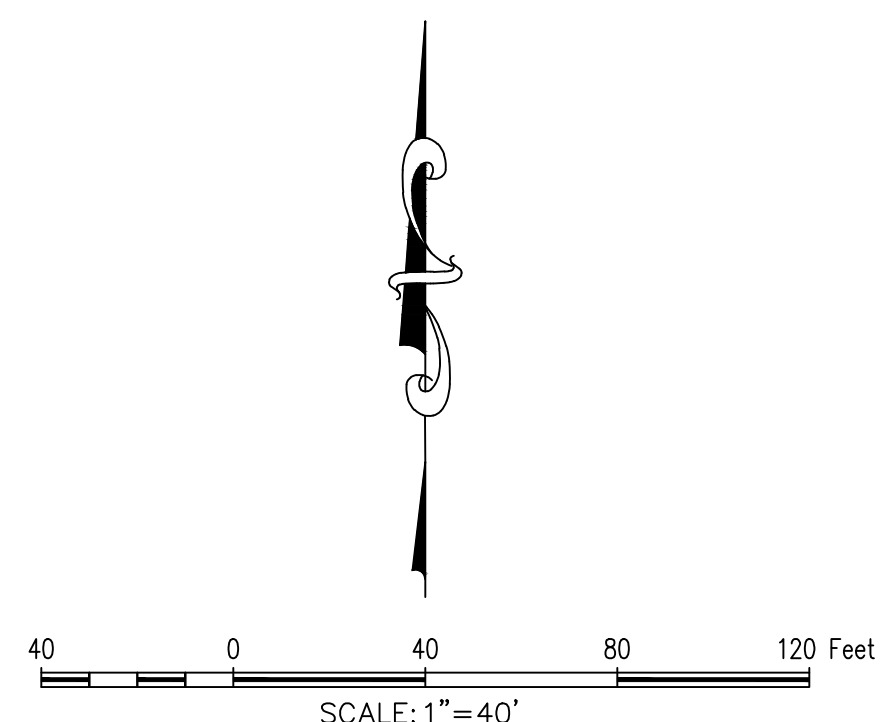
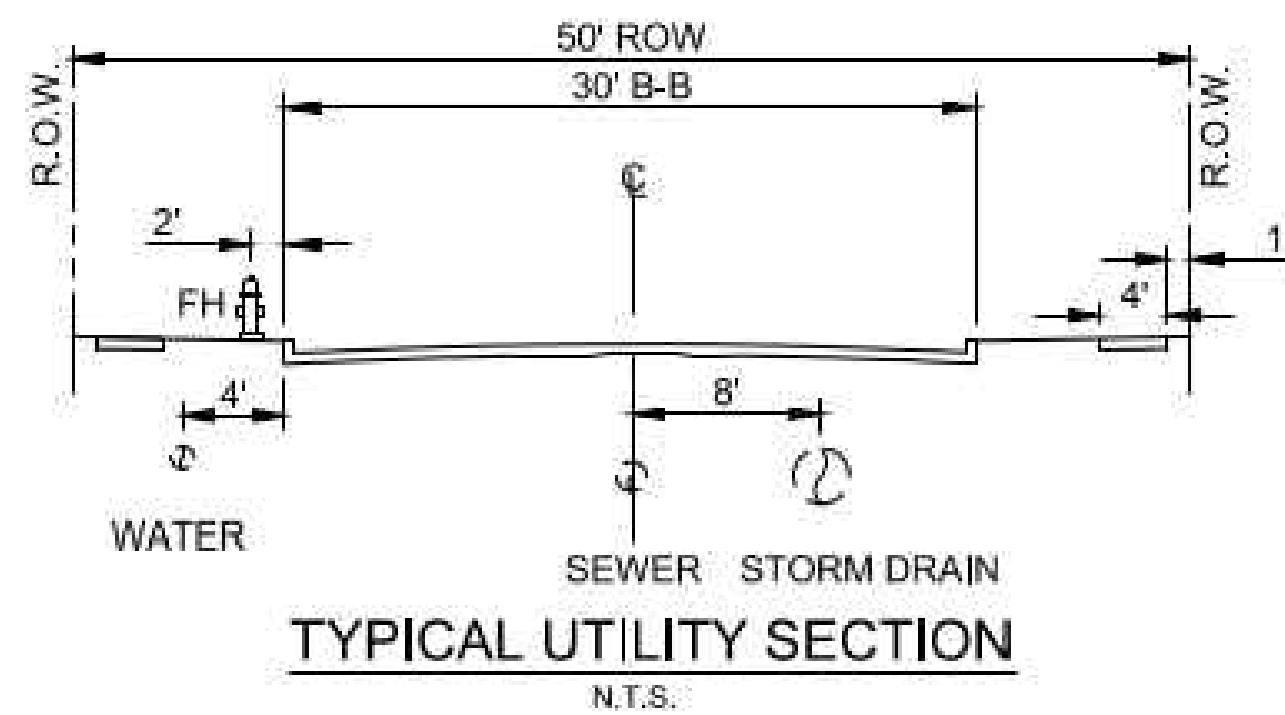
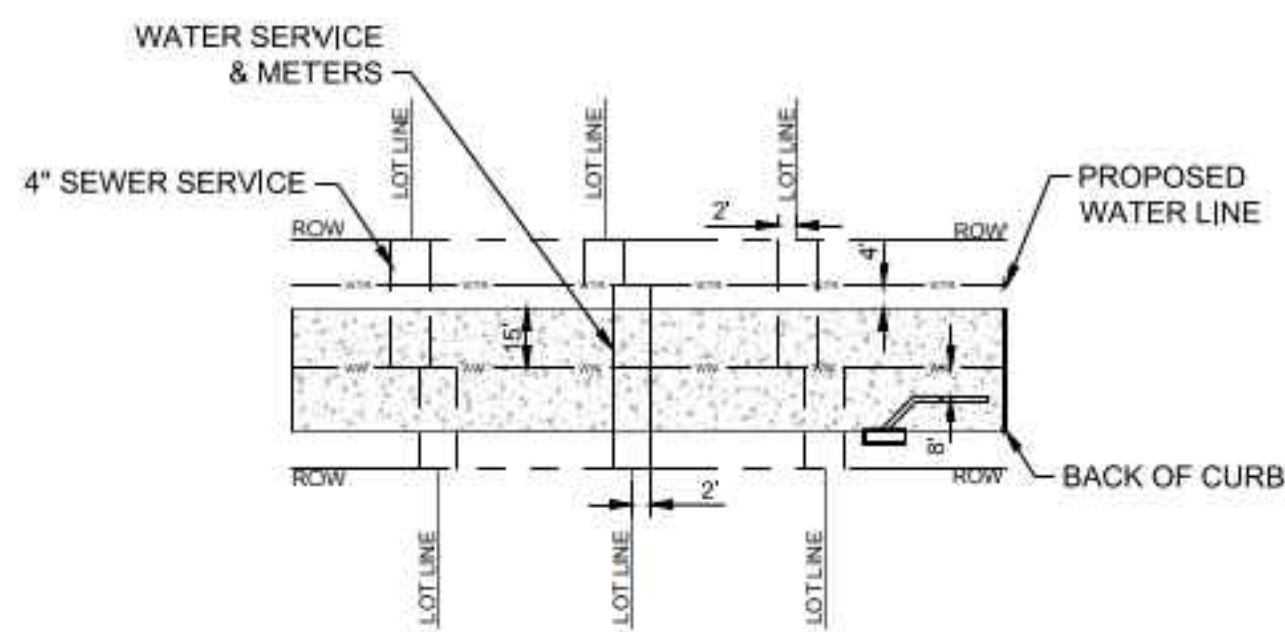
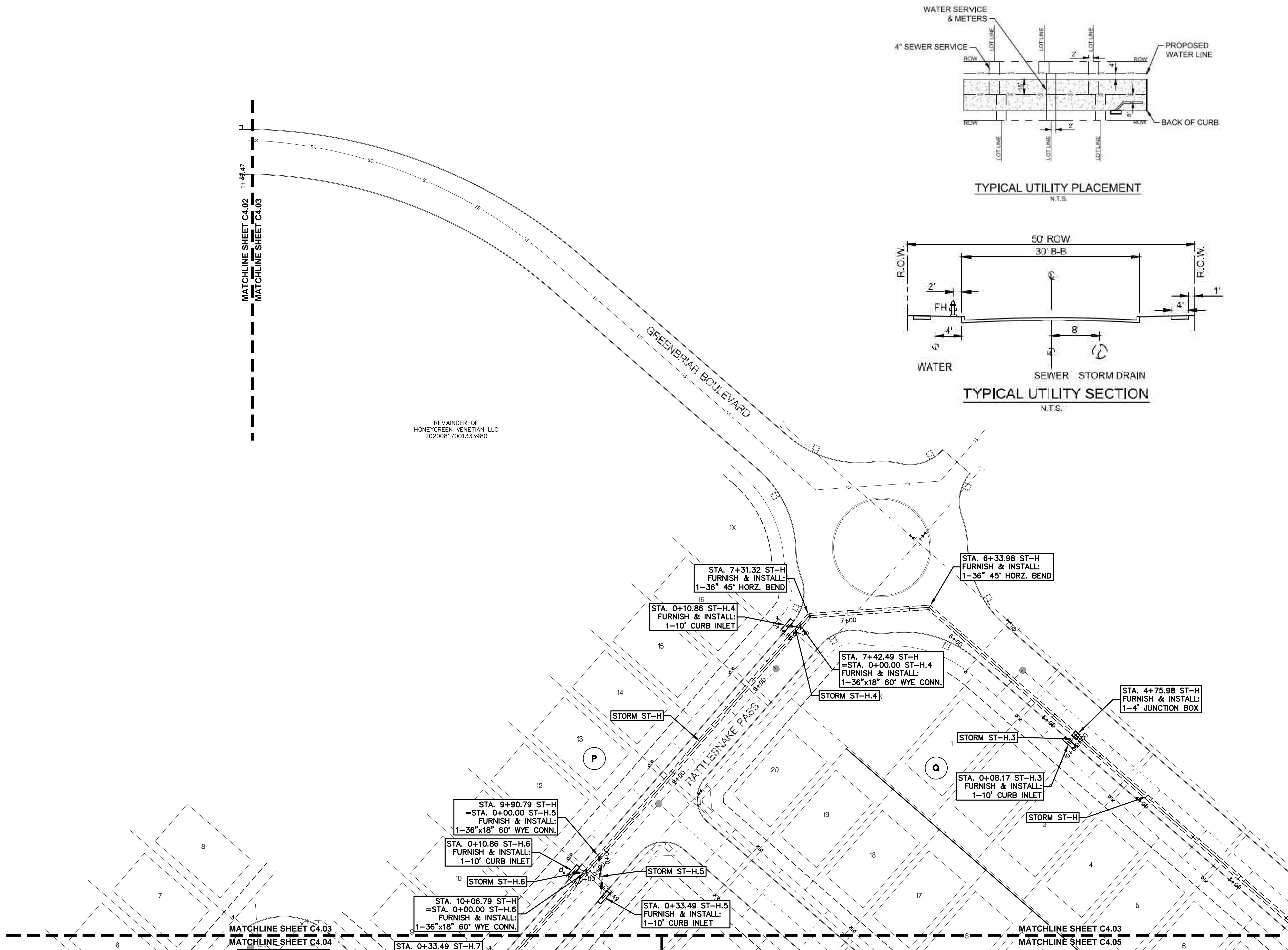
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 MATTHEW G. ST. MARIE, P.E. #110326 DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.02

File: \\s:\projects\VEN\MEH21001_Venetian at Weston.dwg - Project (3/4 Production) [Engineering] Construction Drawings [Current]
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Drawing Date: 03/07/2022
Drawing Scale: 1" = 40'
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
Drawing Approver: J. Wilson
Drawing Date: 03/07/2022
Drawing Scale: 1" = 40'
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
Drawing Approver: J. Wilson

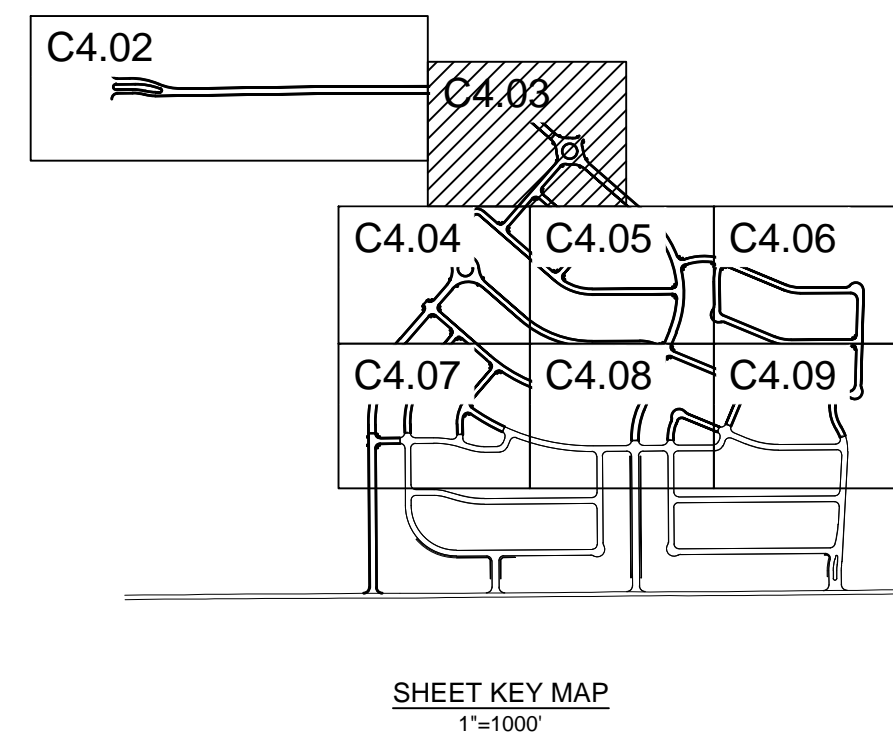


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
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VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

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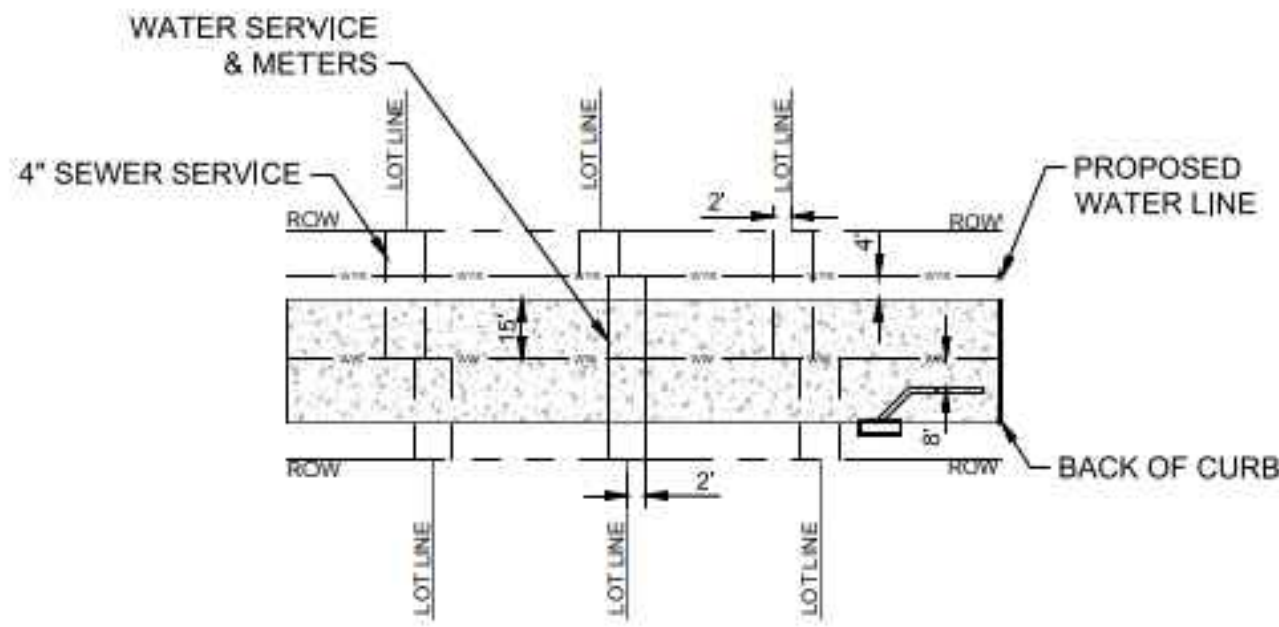
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Scale: 1" = 40'
Revisions:

MEH21001

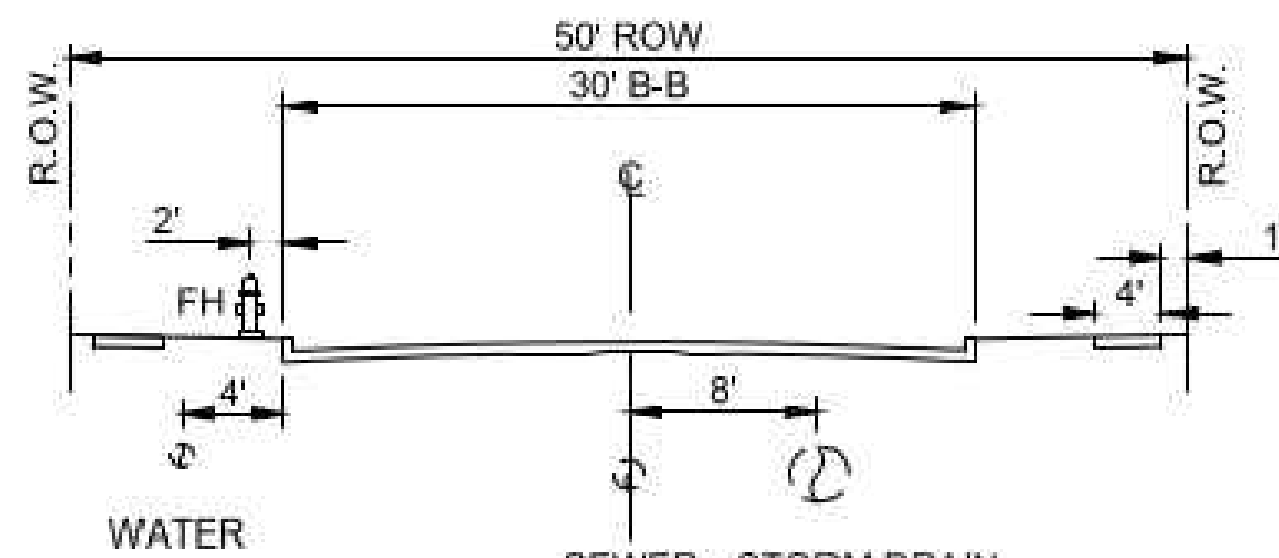
C4.03

OWNER/DEVELOPER
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Ph. 972-339-0169
Contact: MR. ZACH IPOUR

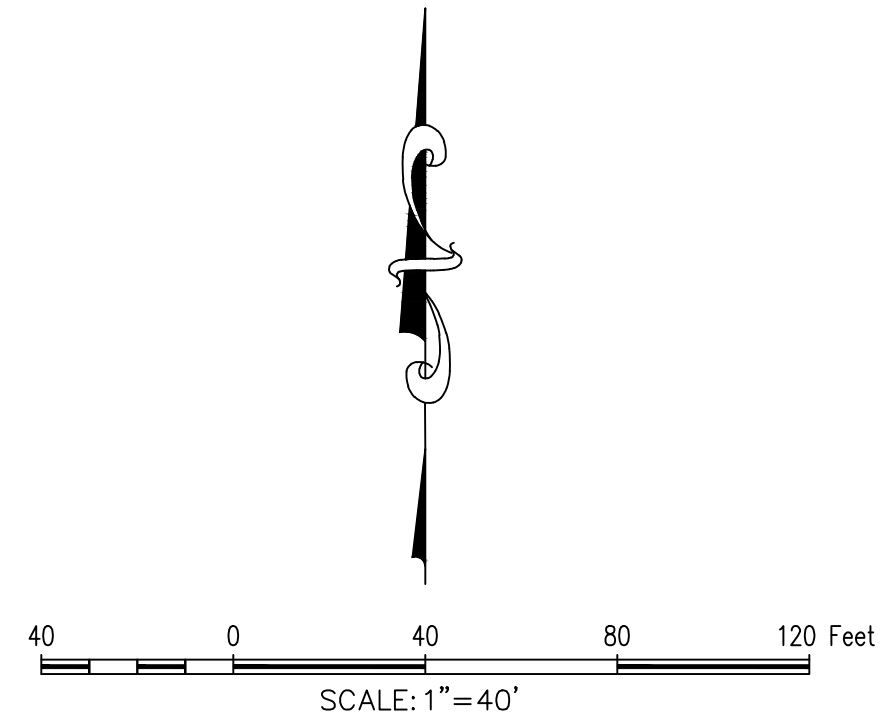
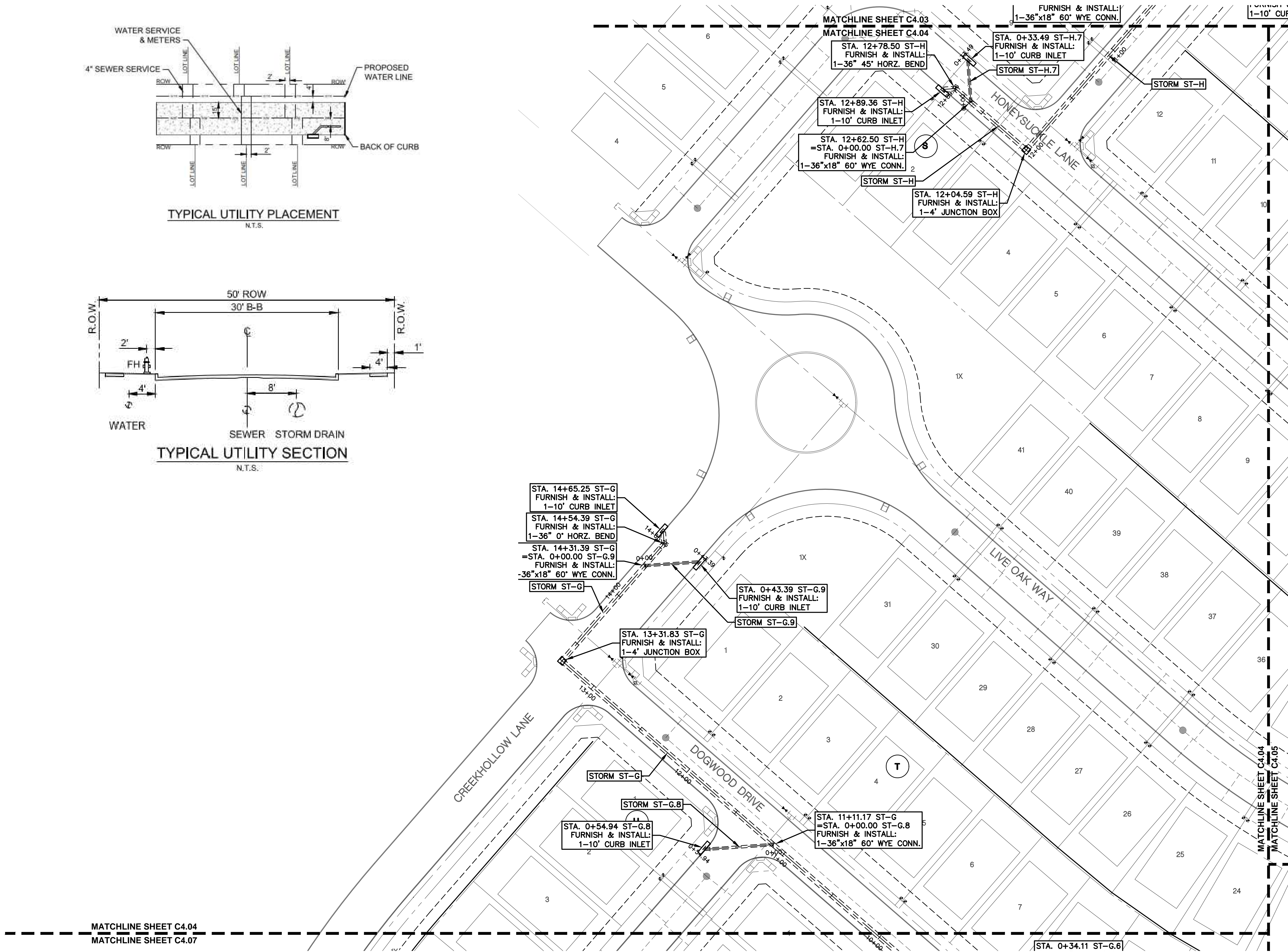
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Drawing Scale: 1"=40'
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
Drawing Approver: J. Wilson
Drawing Date: 07/2022
Drawing Title: Storm Sewer Plan
Drawing Scale: 1"=40'
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
Drawing Approver: J. Wilson



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

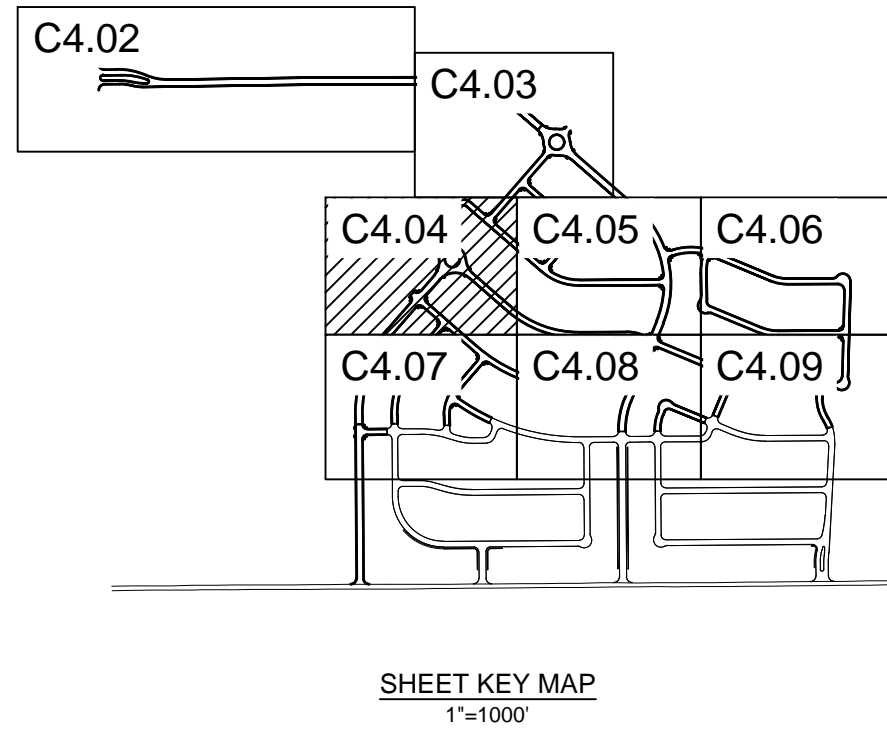


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

STORM SEWER UTILITY NOTES

1. REFER TO CITY OF WESTON CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
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The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

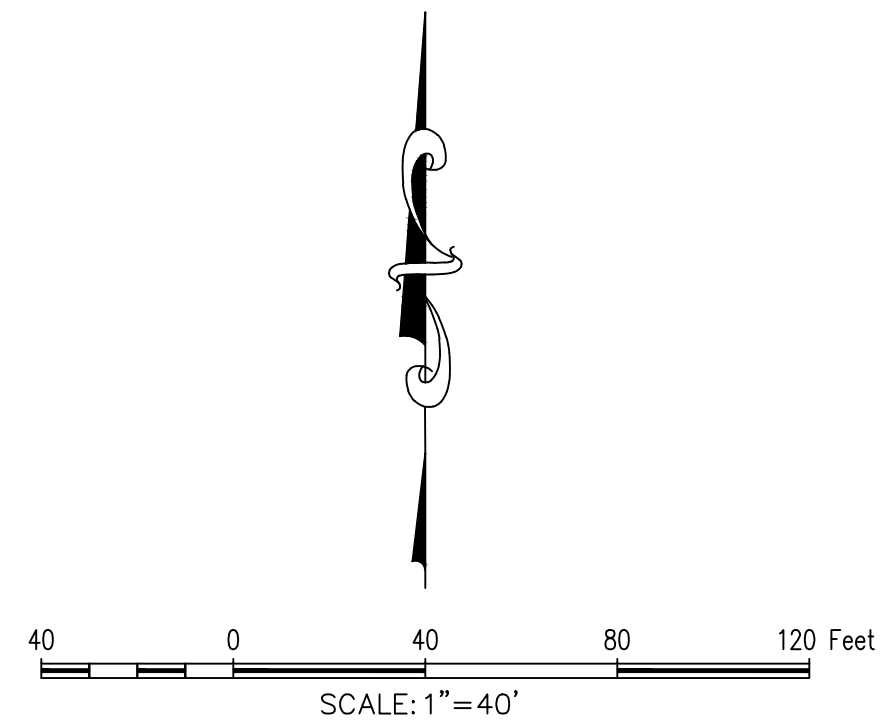
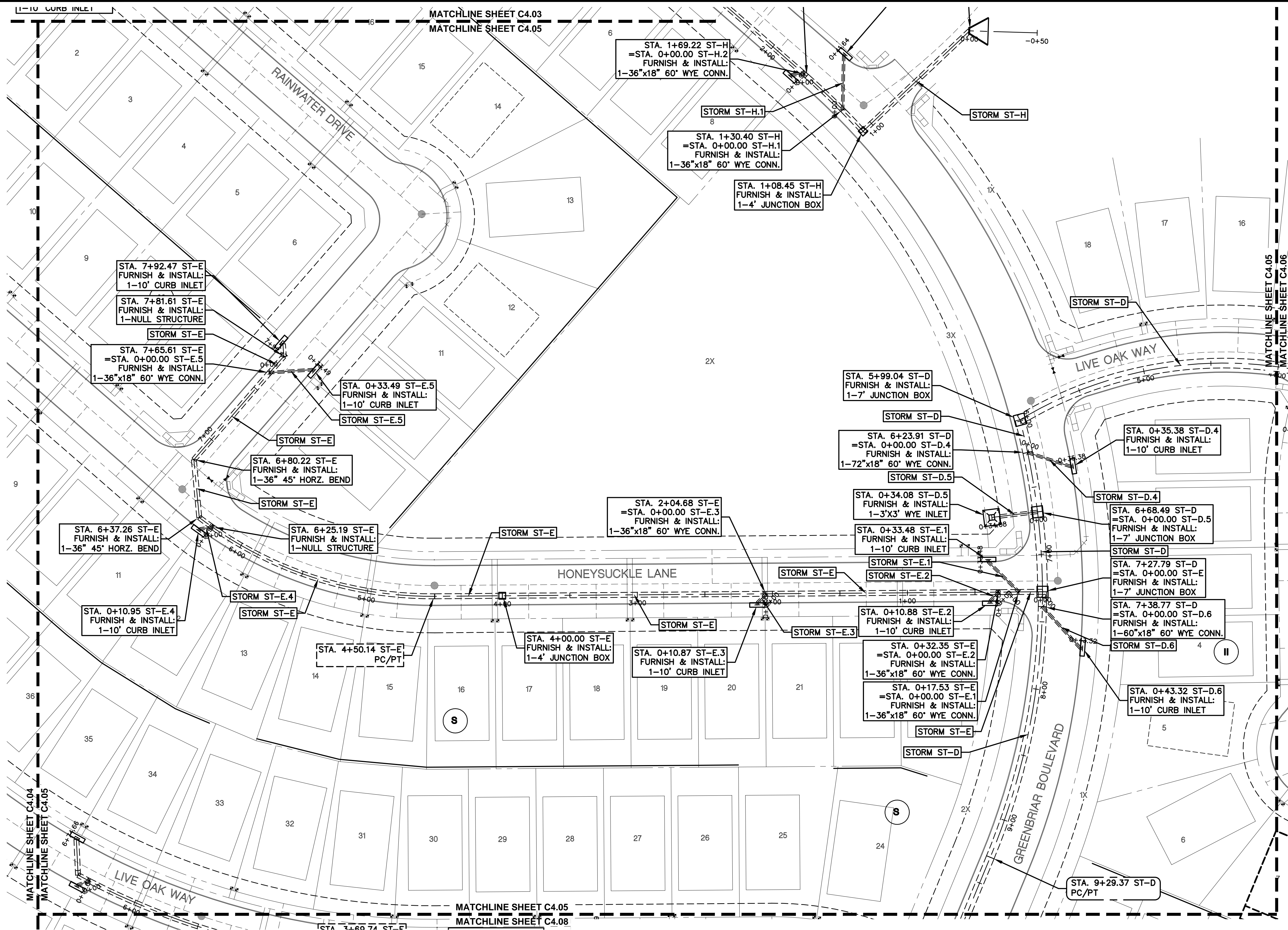
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Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.04

OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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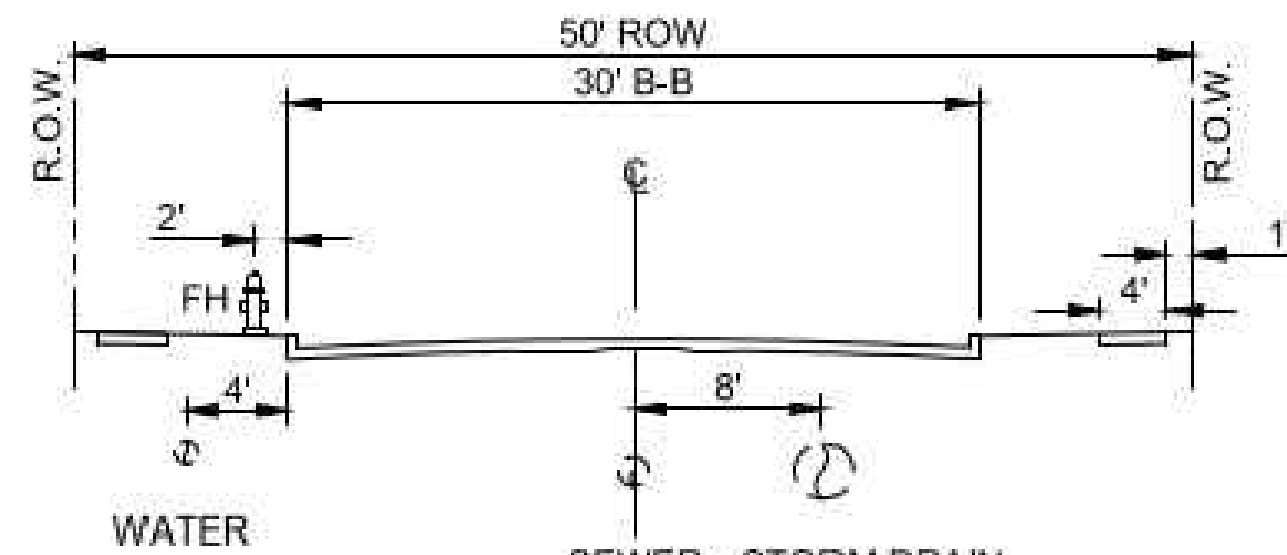
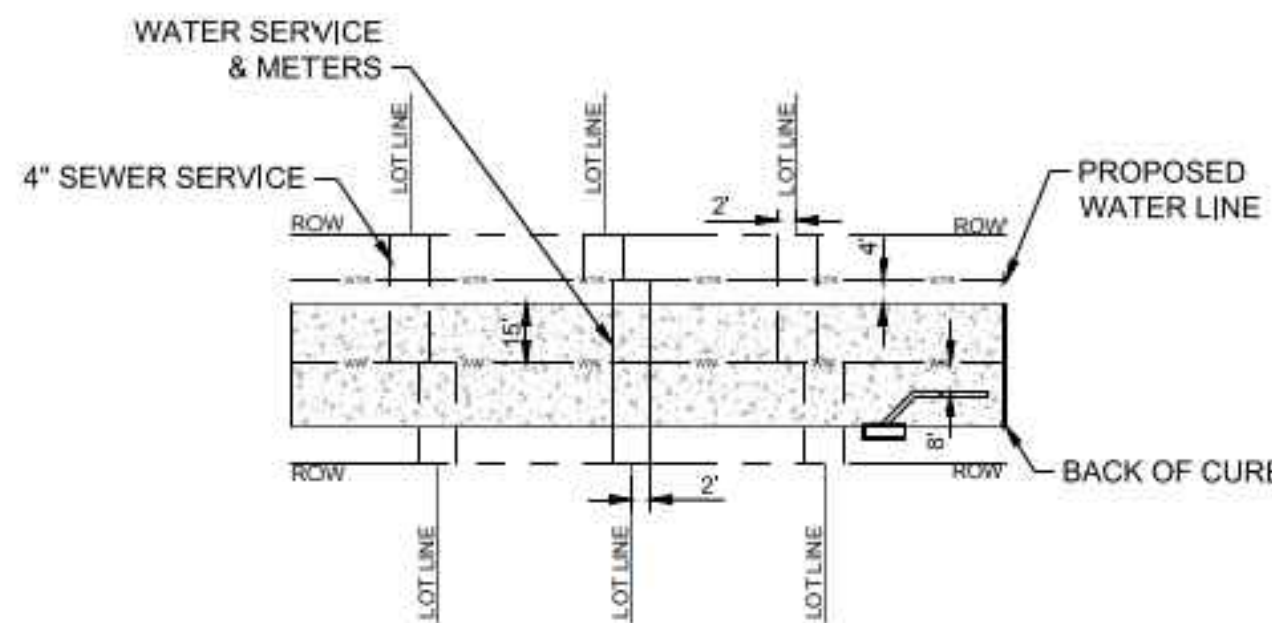
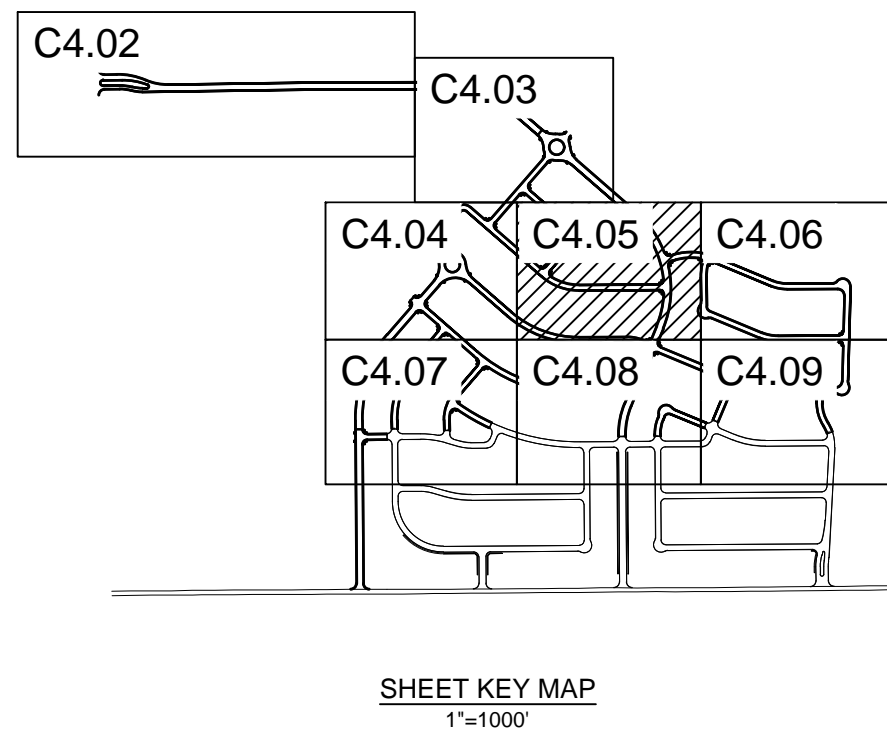


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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ELEV=726.82

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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70,078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
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TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

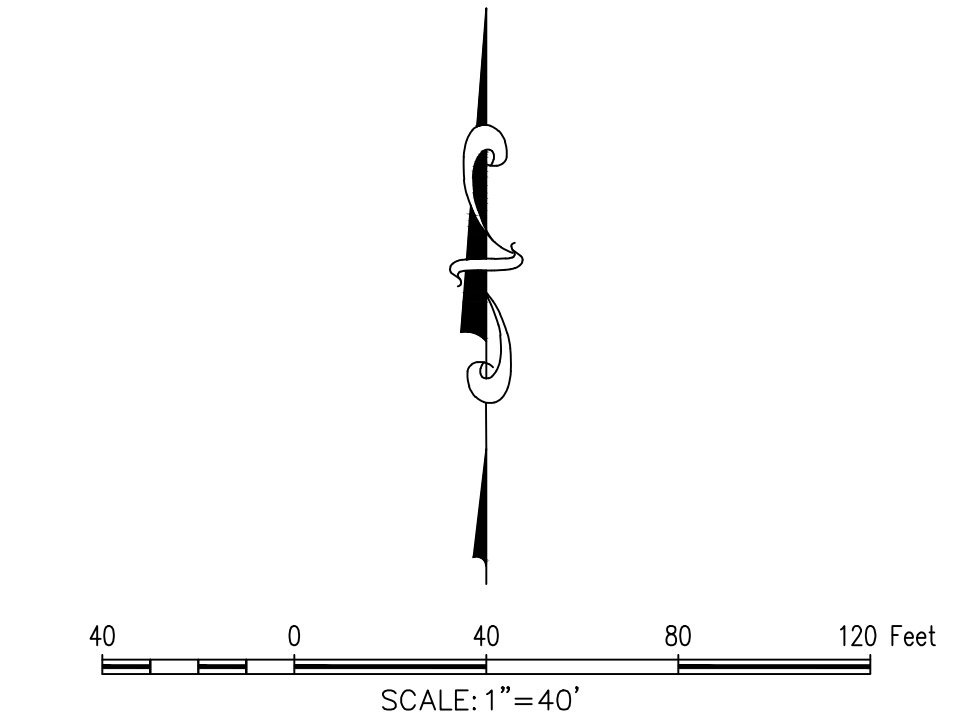
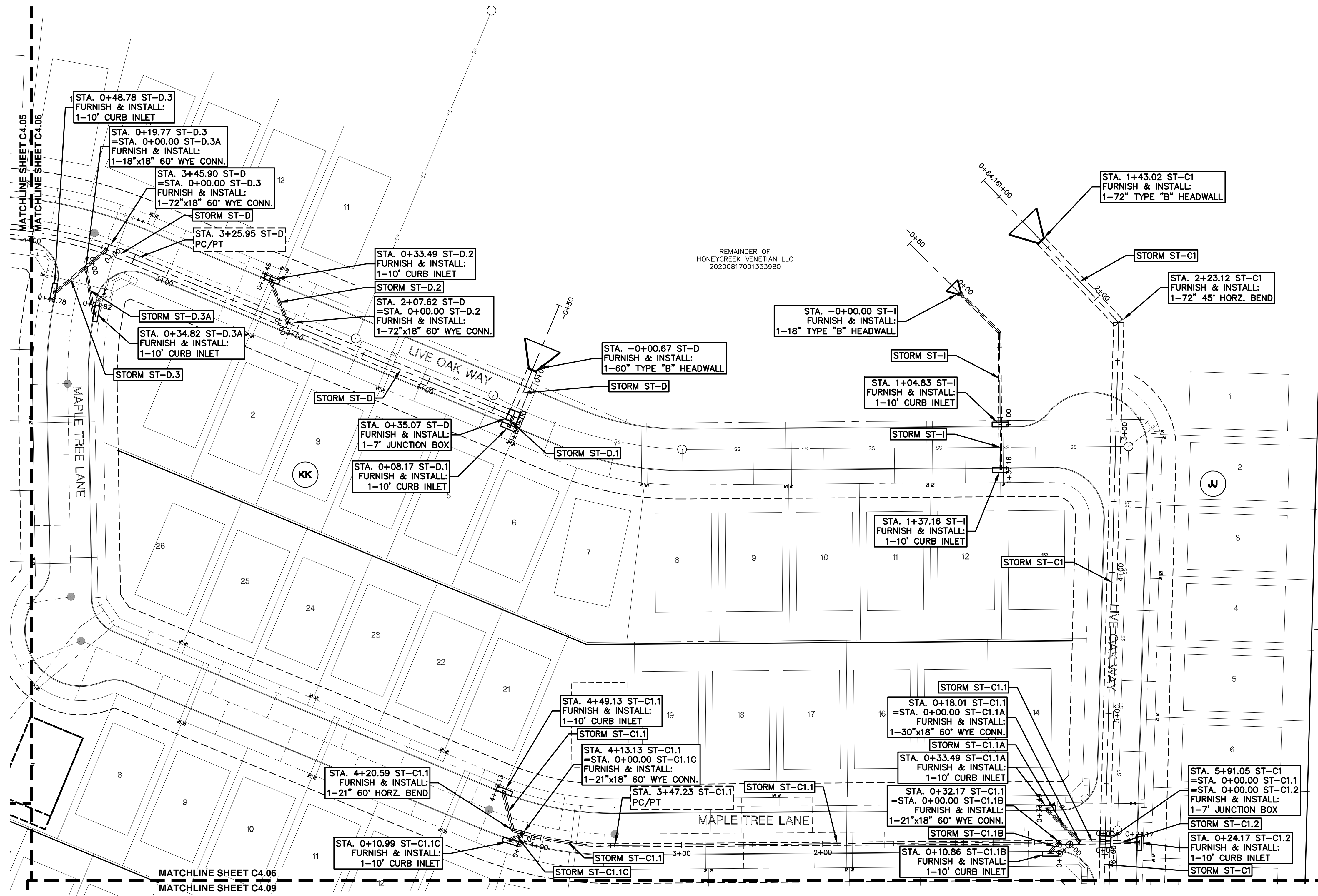
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Revisions:

MEH21001

C4.05

VENETIAN AT WESTON PHASE 2A

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Revisions:

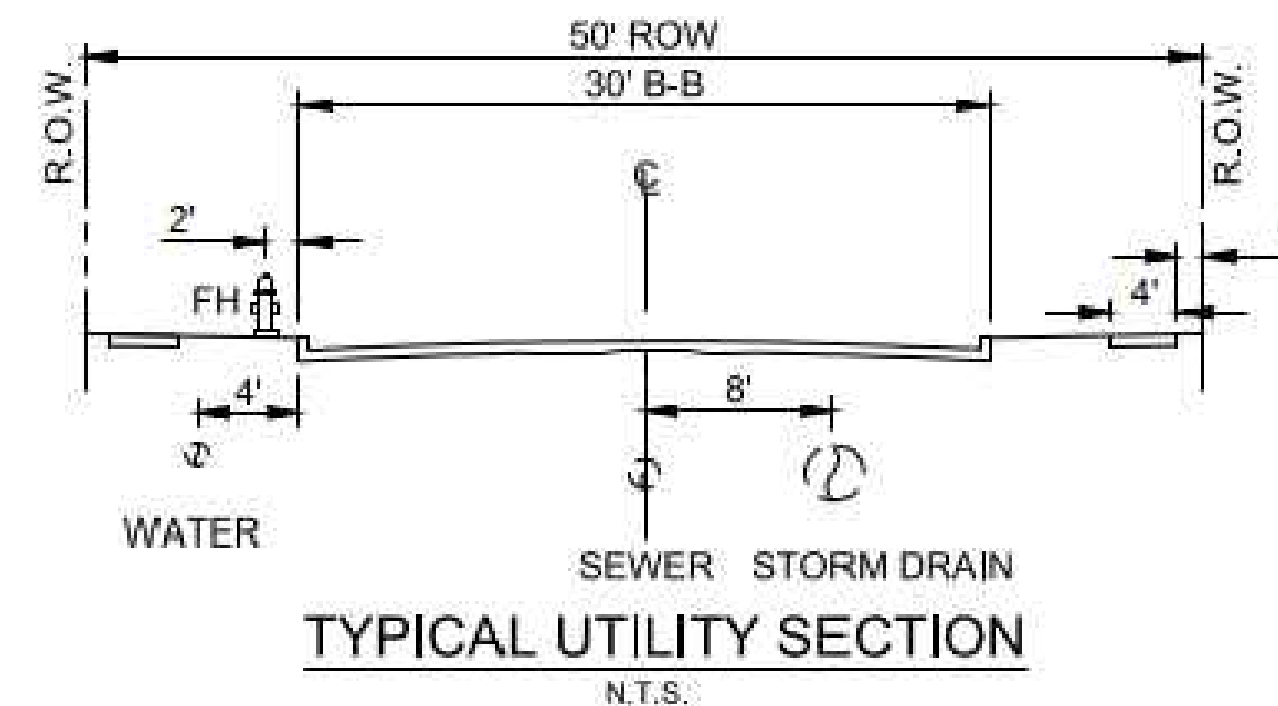
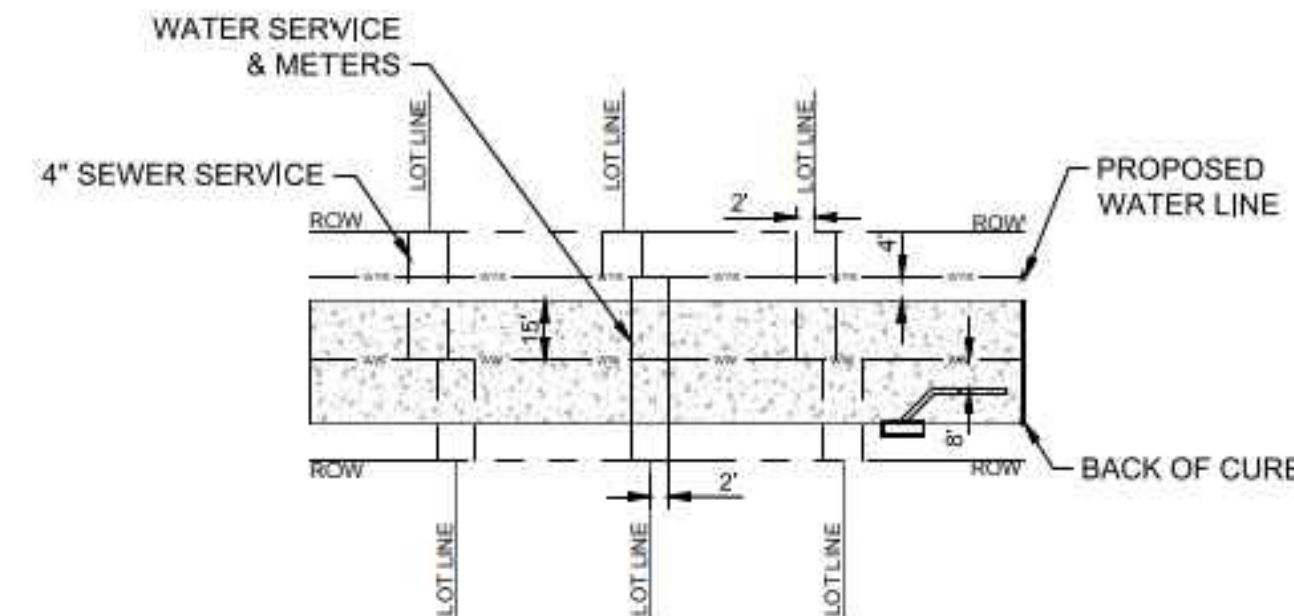
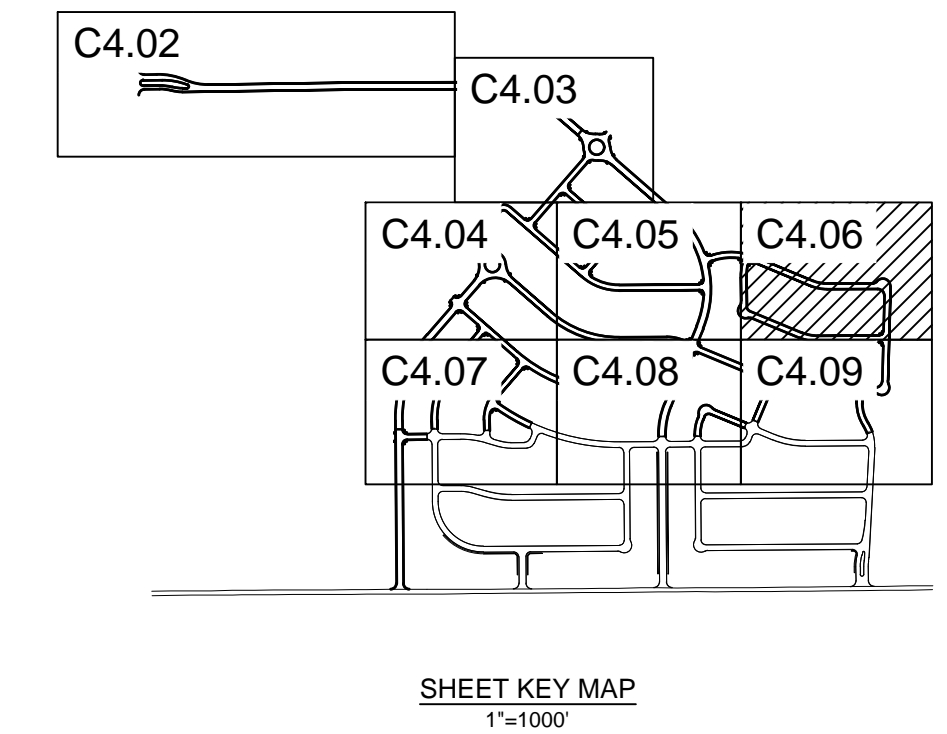


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STORM SEWER PLAN

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.06

VENETIAN AT WESTON PHASE 2A

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MATCHLINE SHEET C4.04
MATCHLINE SHEET C4.07

STA. 38+87.45 ST-M
FURNISH & INSTALL:
1-30" PLUG

STA. 38+70.96 ST-M
FURNISH & INSTALL:
1-30" 45' HORZ. BEND

STA. 0+10.86 ST-M.2
FURNISH & INSTALL:
1-10' CURB INLET

STA. 37+24.16 ST-M
=STA. 0+00.00 ST-M.1
FURNISH & INSTALL:
1-30"x18" 60' WYE CONN.

STA. 36+65.98 ST-M
FURNISH & INSTALL:
1-4' JUNCTION BOX

STA. 37+47.16 ST-M
=STA. 0+00.00 ST-M.2
FURNISH & INSTALL:
1-30"x18" 60' WYE CONN.

STA. 0+43.39 ST-M.1
FURNISH & INSTALL:
1-10' CURB INLET

STA. 35+15.46 ST-M
REMOVE PLUG AND
CONNECT TO EXISTING
30" RCP

STORM ST-G
STA. 9+26.53 ST-G
PC/PT
=STA. 9+02.90 ST-G
=STA. 0+00.00 ST-G.7
FURNISH & INSTALL:
1-36"x18" 60' WYE CONN.
STA. 0+10.48 ST-G.7
FURNISH & INSTALL:
1-10' CURB INLET

STA. 0+34.11 ST-G.6
FURNISH & INSTALL:
1-10' CURB INLET

STORM ST-G.6
STA. 8+77.73 ST-G
=STA. 0+00.00 ST-G.6
FURNISH & INSTALL:
1-36"x18" 60' WYE CONN.

STA. 8+40.00 ST-G
=STA. 0+00.00 ST-G.5
FURNISH & INSTALL:
1-36"x18" 60' WYE CONN.

STORM ST-G.5
STA. 0+57.31 ST-G.5
FURNISH & INSTALL:
1-10' CURB INLET

BOOT STRAP PLACE

STORM ST-M

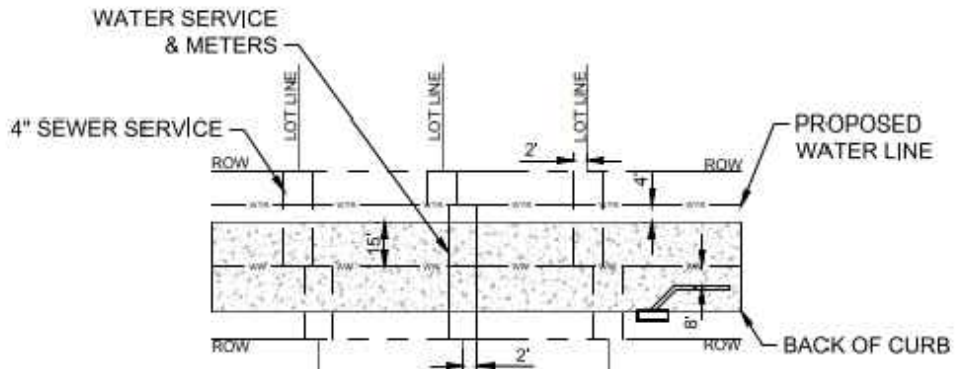
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FURNISH & INSTALL:
1-24" TYPE "C" 3:1 HEADWALL

STORM ST-N
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=STA. 0+00.00 ST-N.1
FURNISH & INSTALL:
1-4' JUNCTION BOX
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FURNISH & INSTALL:
1-10' CURB INLET

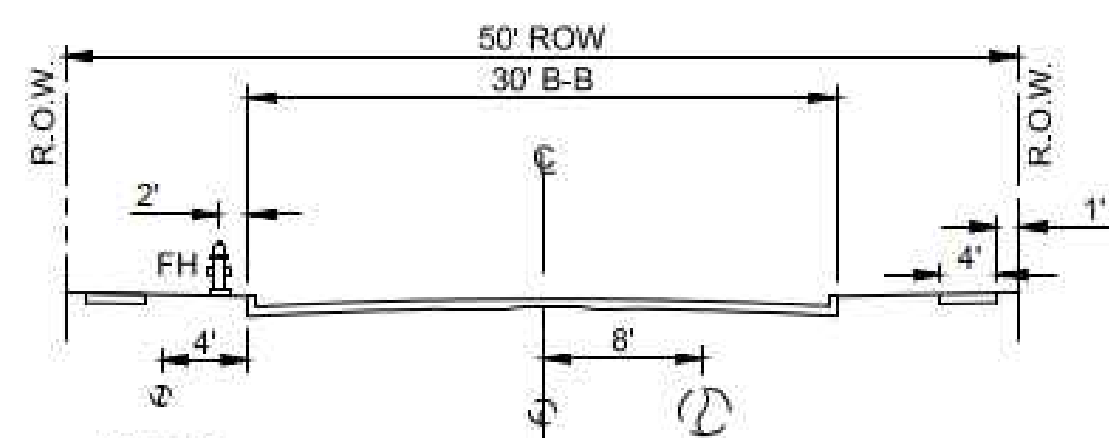
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=STA. 0+00.00 ST-N.1A
FURNISH & INSTALL:
1-18"x18" 60' WYE CONN.

STA. 0+28.79 ST-N.1
FURNISH & INSTALL:
1-18" 45' HORZ. BEND
STA. 0+39.64 ST-N.1
FURNISH & INSTALL:
1-10' CURB INLET

STA. 0+00.00 ST-N
FURNISH & INSTALL:
1-24" TYPE "C" 3:1 HEADWALL



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.



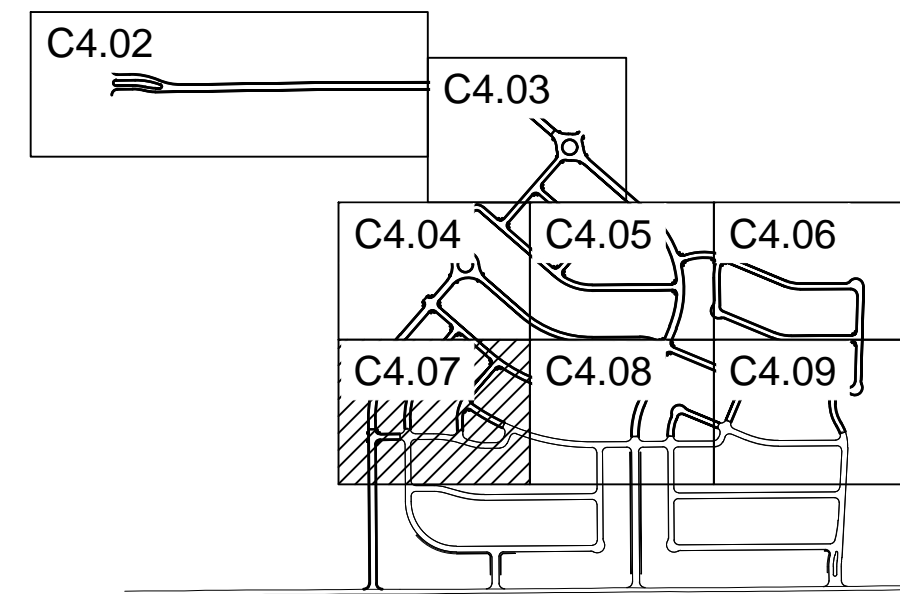
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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

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STORM SEWER UTILITY NOTES

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SHEET KEY MAP
1"=1000'

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



MCADAMS

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

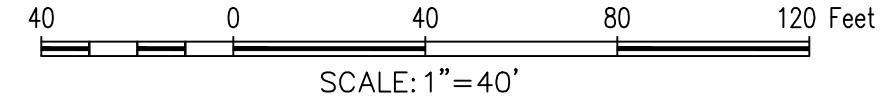
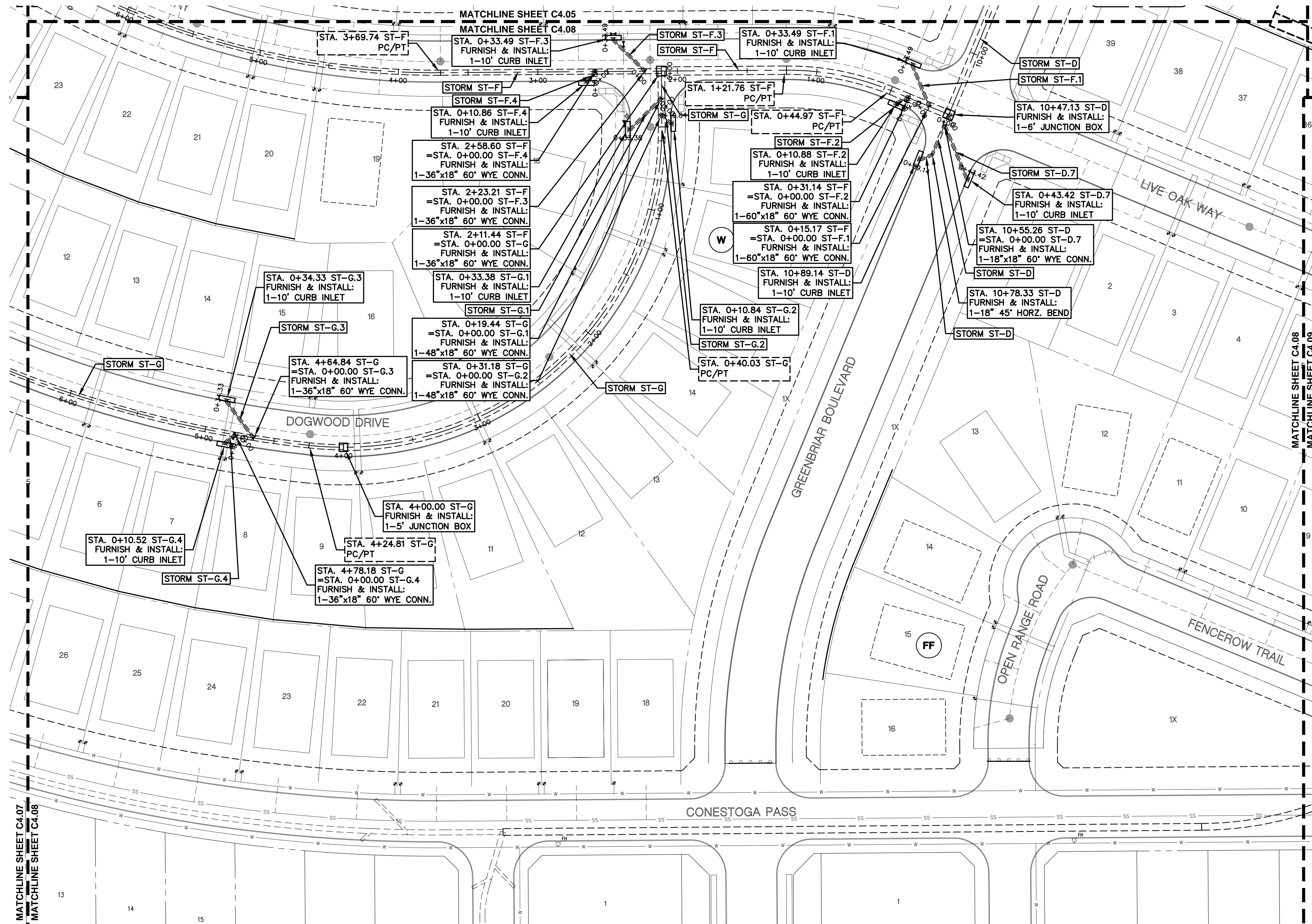
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Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.07

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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Drawing Date: 07/2022
Drawing Scale: 1"=40'
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
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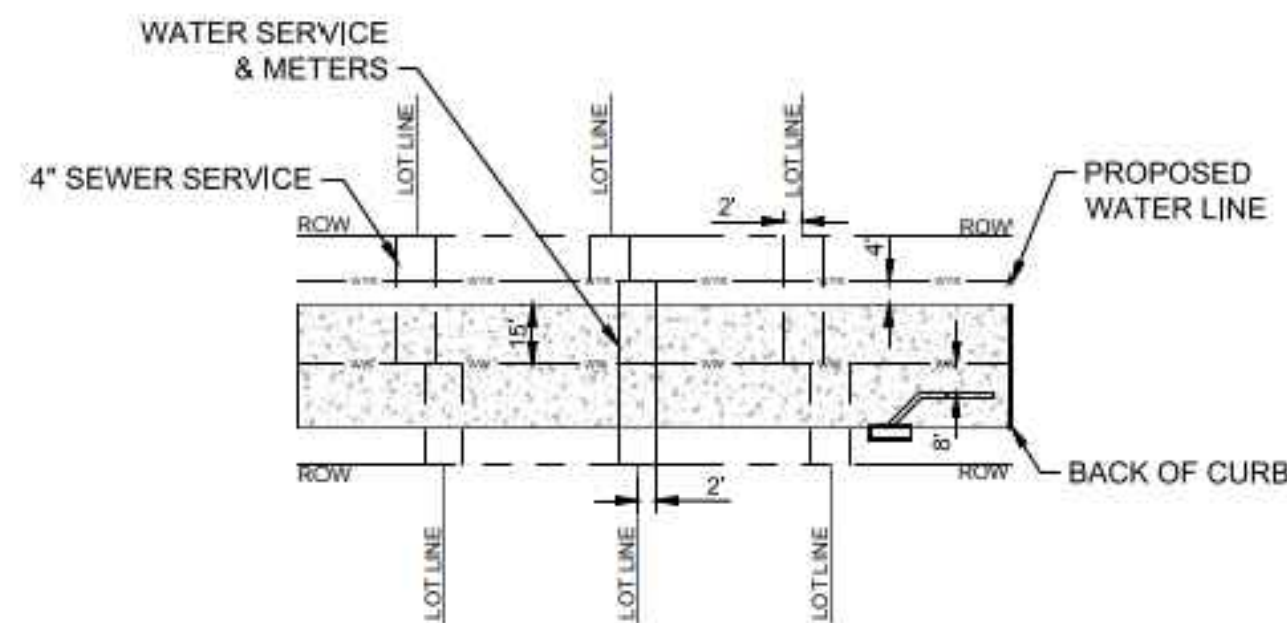
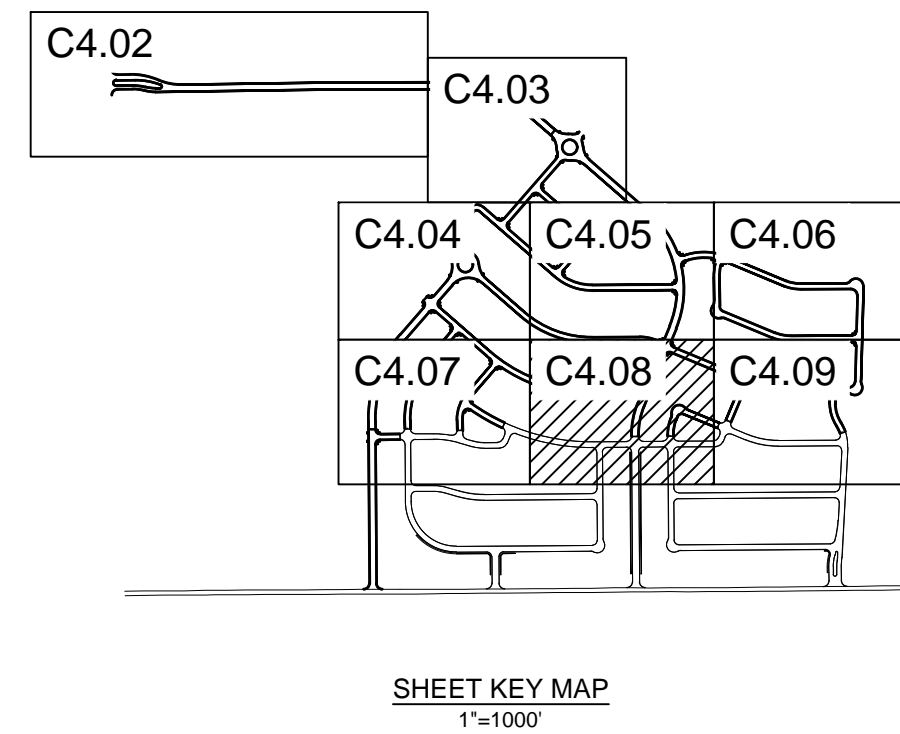


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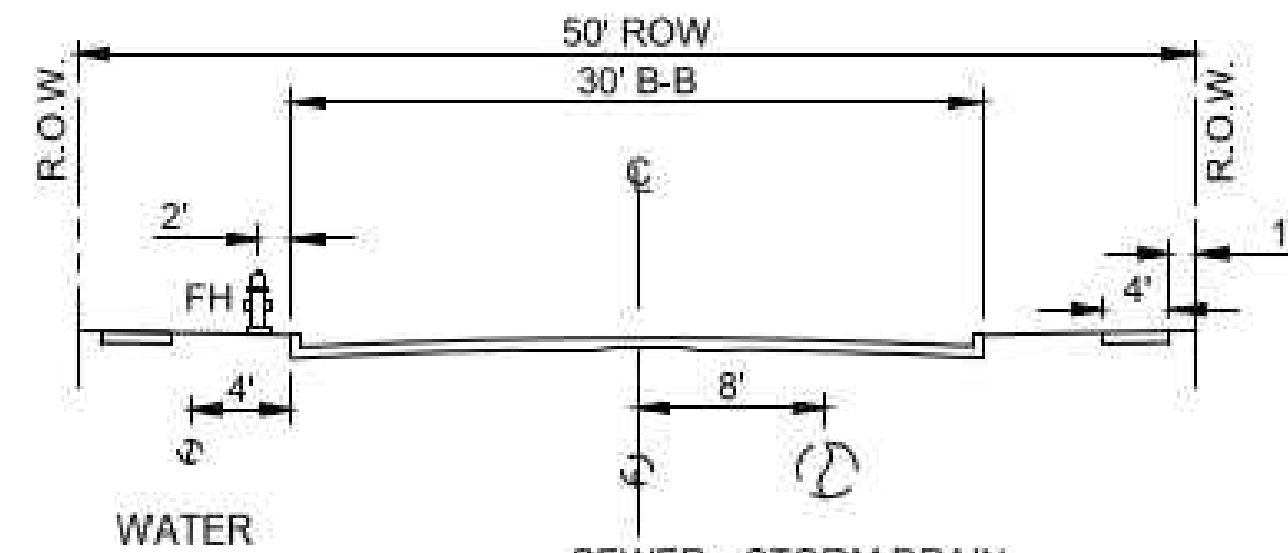
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TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

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STORM SEWER PLAN

PRELIMINARY PLANS

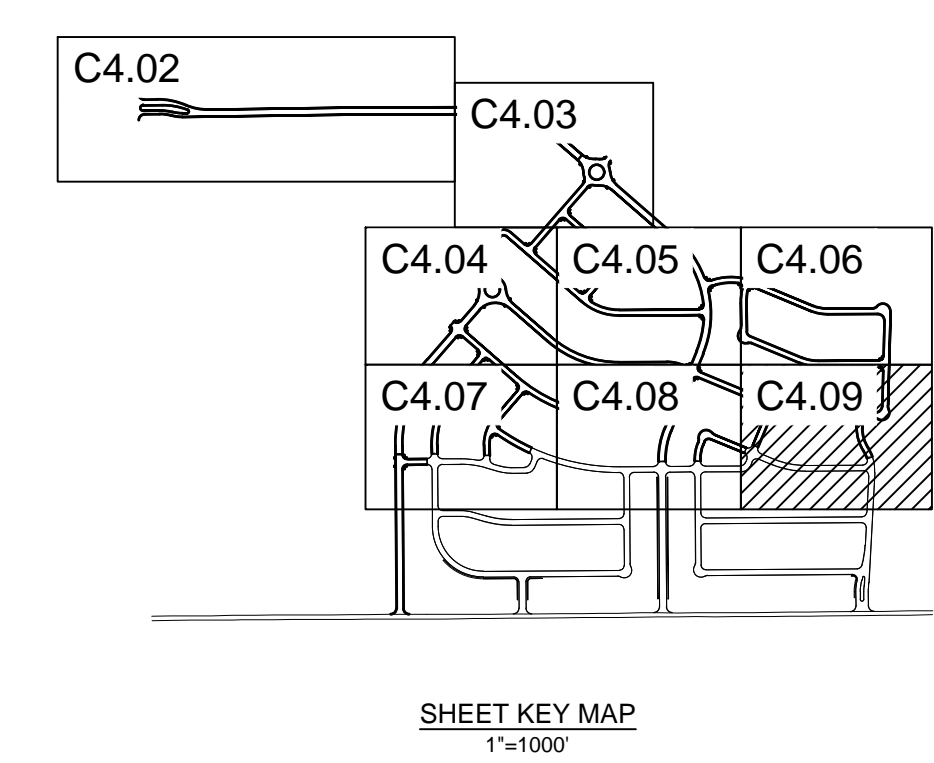
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.08

VENETIAN AT WESTON PHASE 2A



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the

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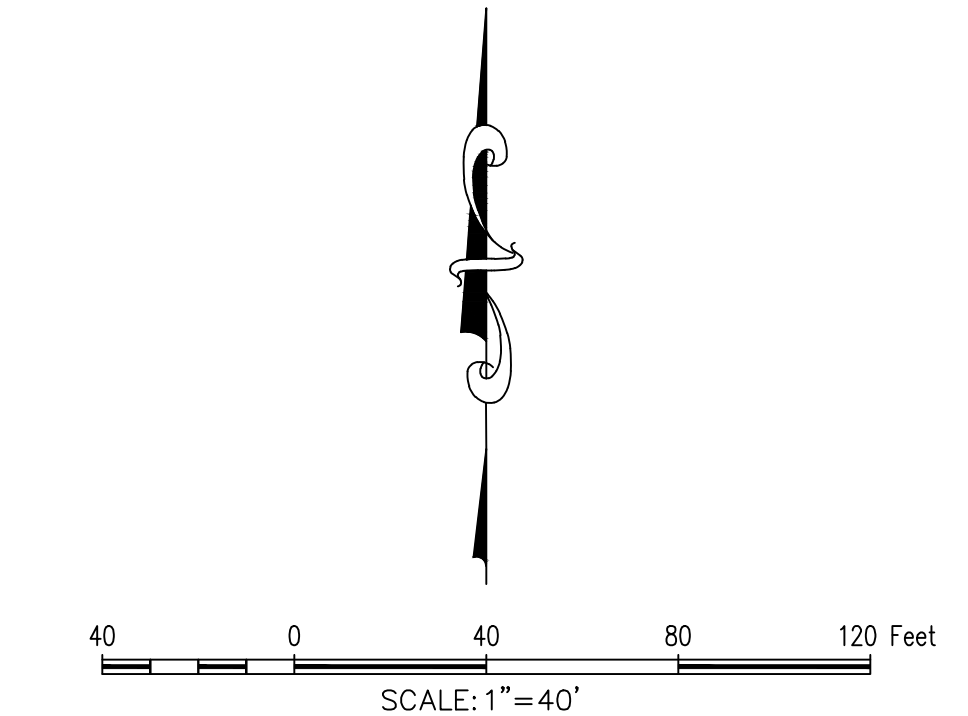
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Revisions:

MEH21001

C4.09


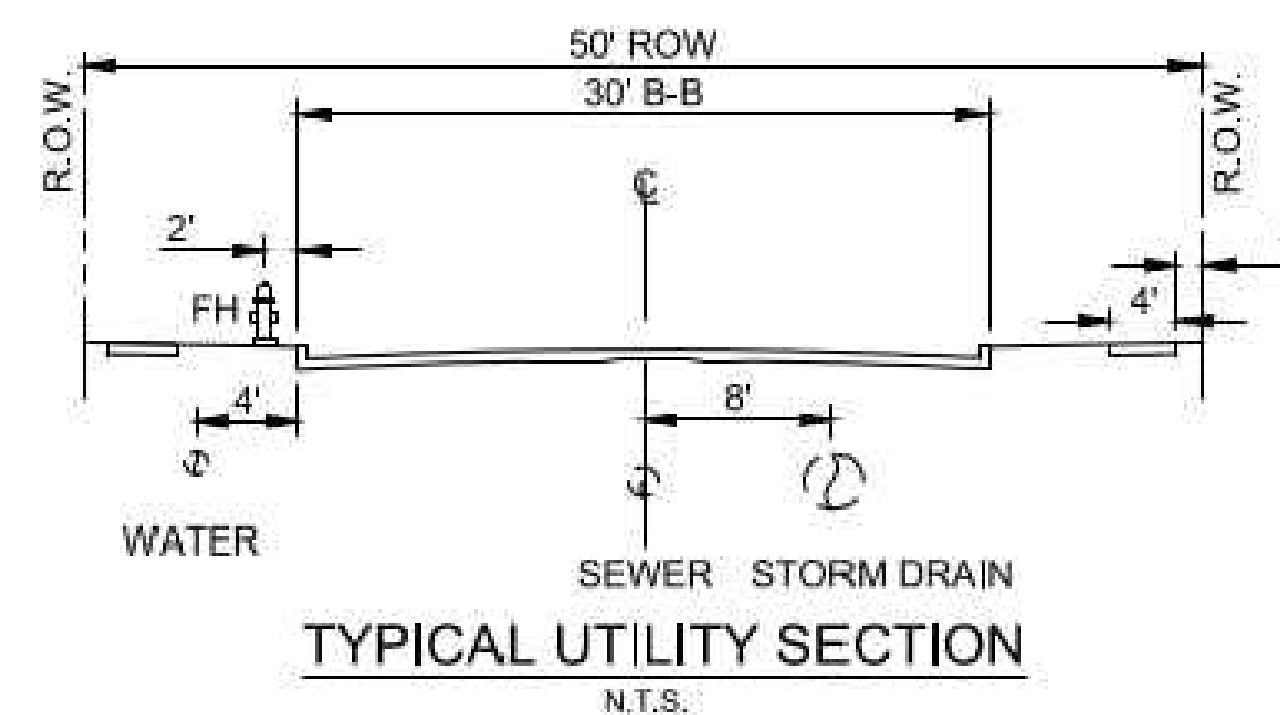
OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0159
Contact: MR. ZACH IPOUR

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ELEV=549.85

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MCADAMS

The John R. McAdams Company, Inc.
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Lewisville, Texas 75057
972.436.8712

201 Country View Drive
Reno, Nevada 76262
940.240.1012

TBPE: 19762 TBPLS: 1019444
www.mcadamsco.com

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

SANITARY SEWER PLAN

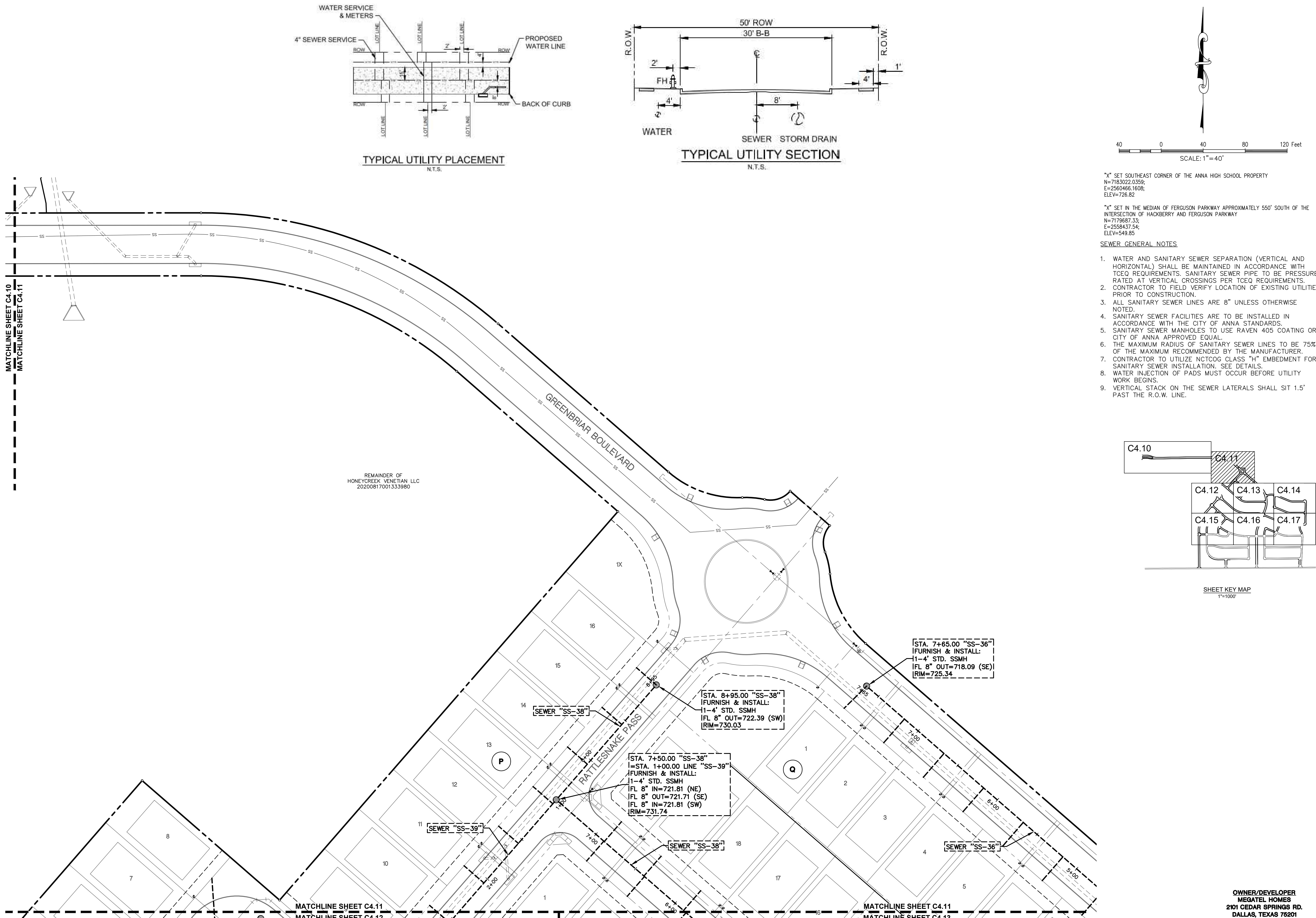
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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
BP: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

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Date: 03/07/2022
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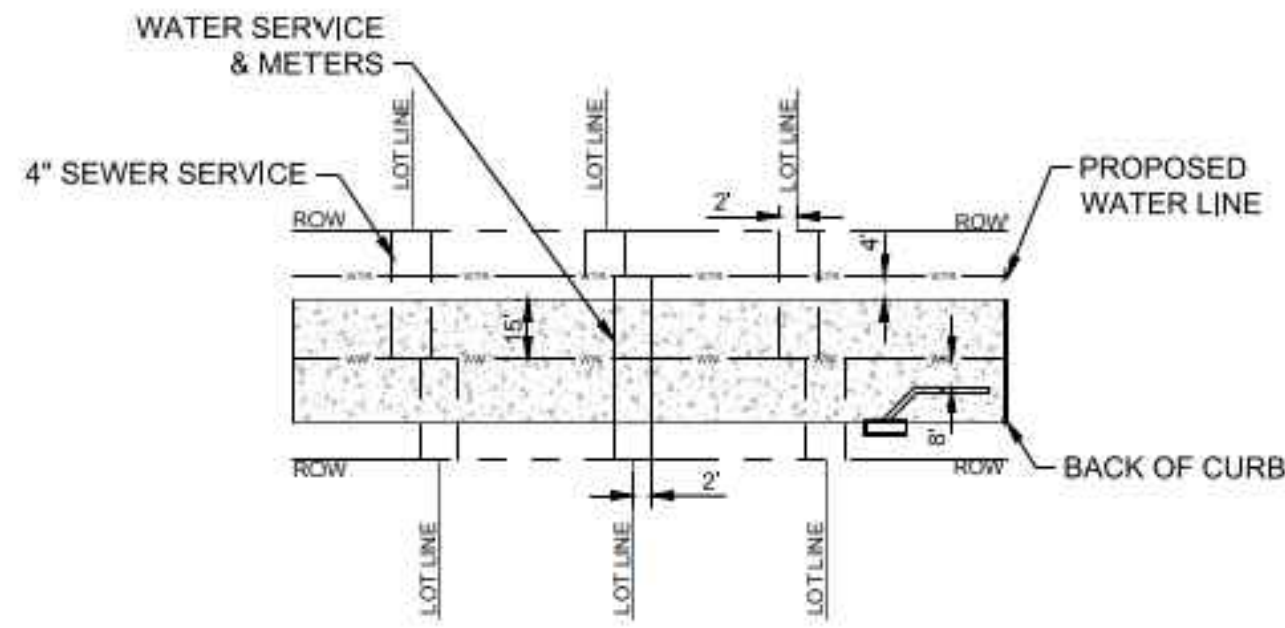
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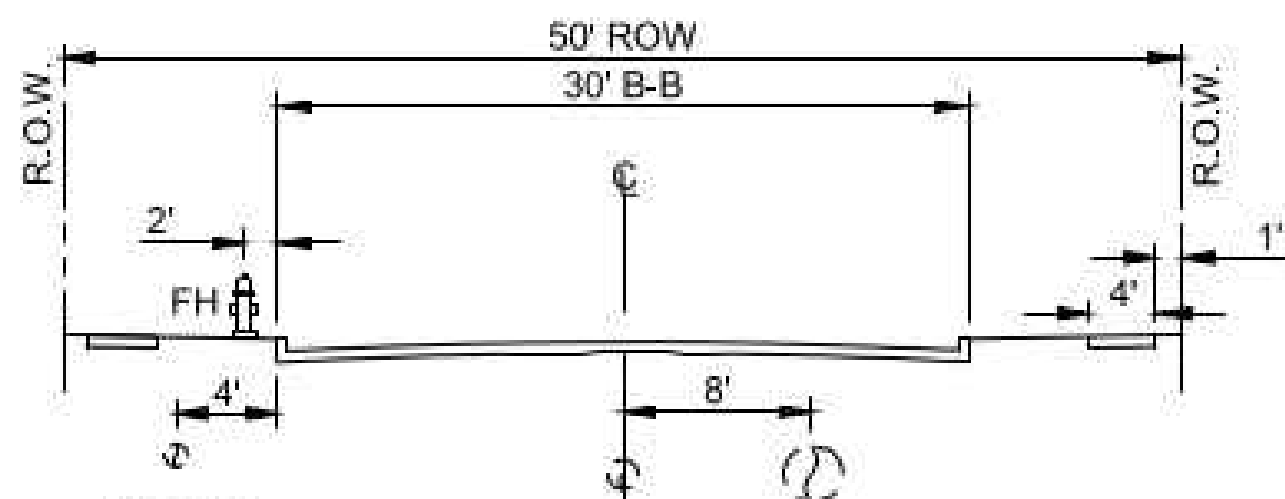
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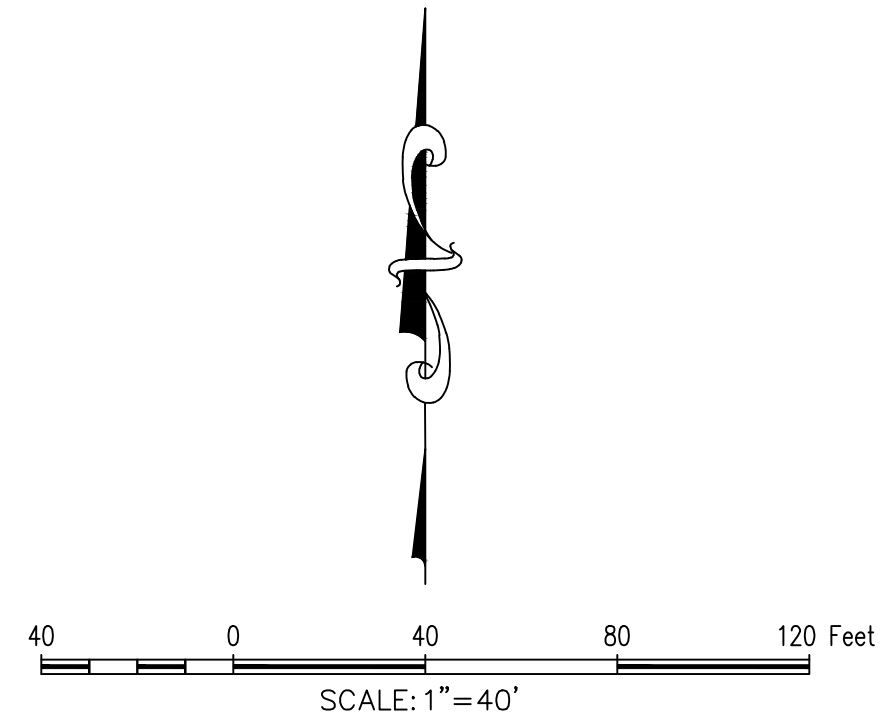
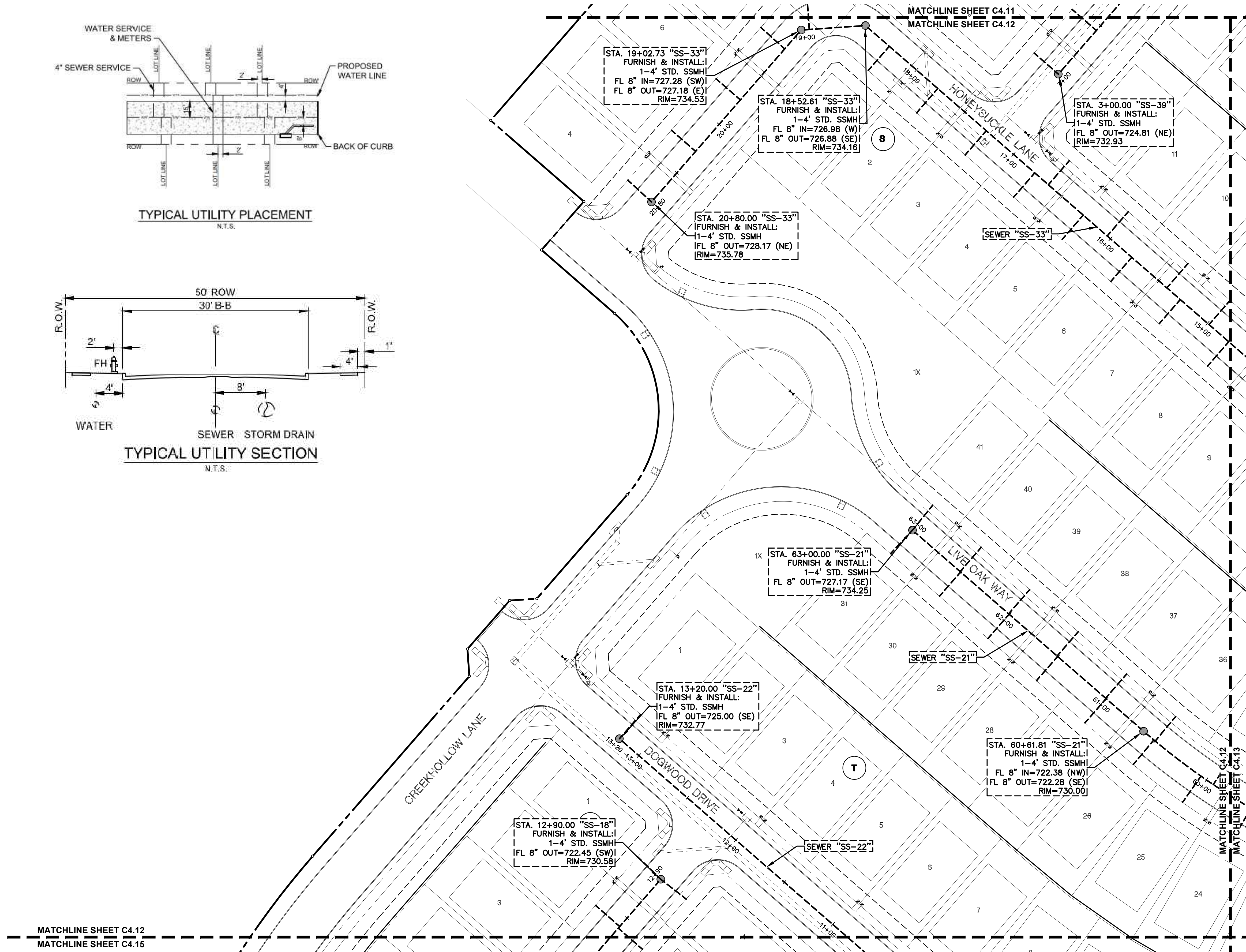
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Revisions:
Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

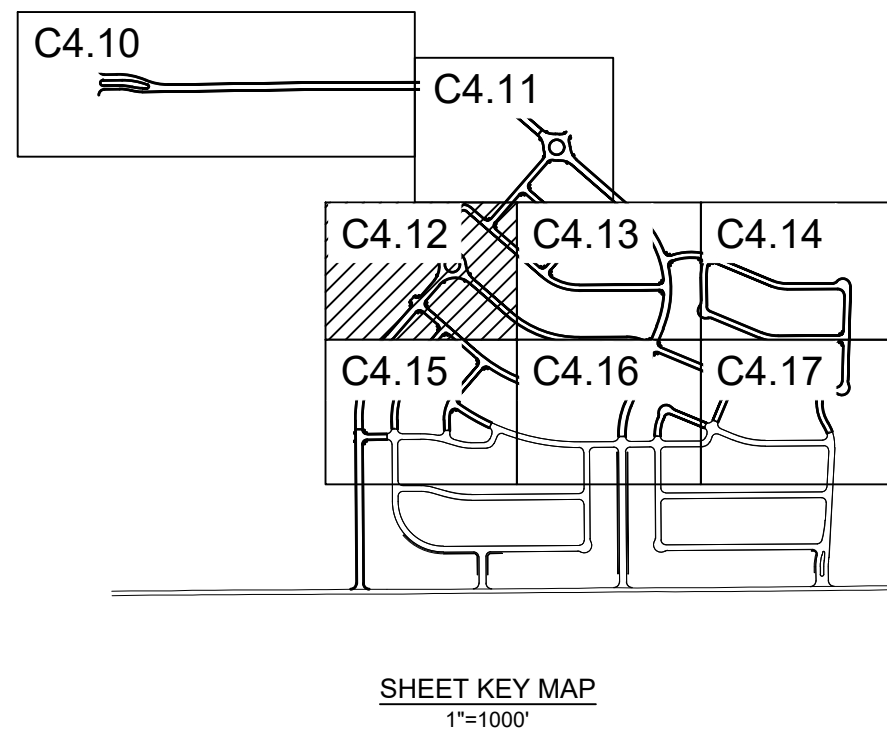


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

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OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

SANITARY SEWER PLAN

PRELIMINARY PLANS

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TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
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Revisions:

MEH21001

C4.12

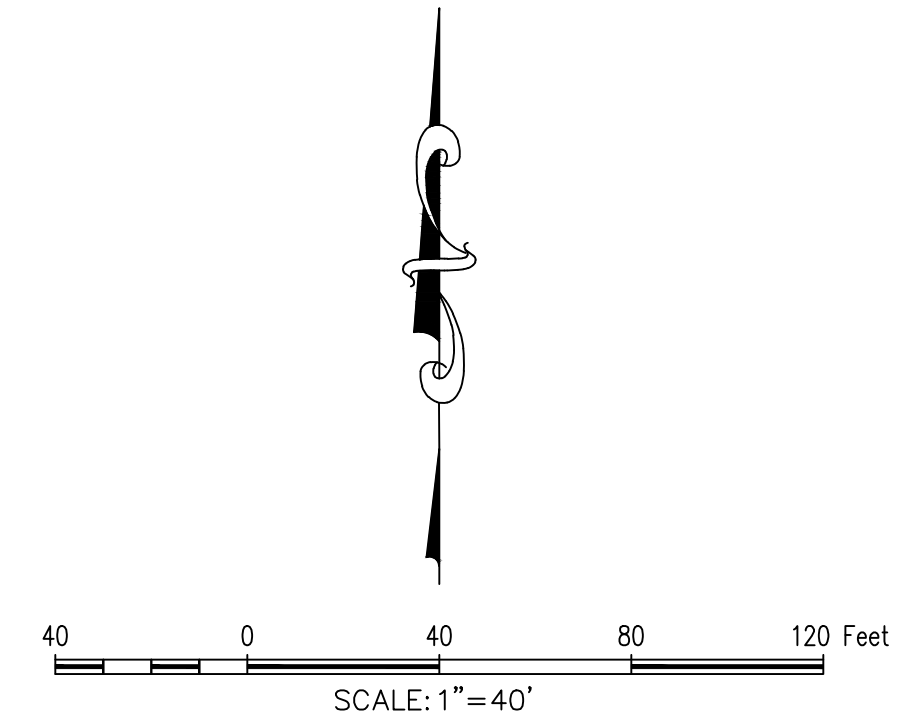
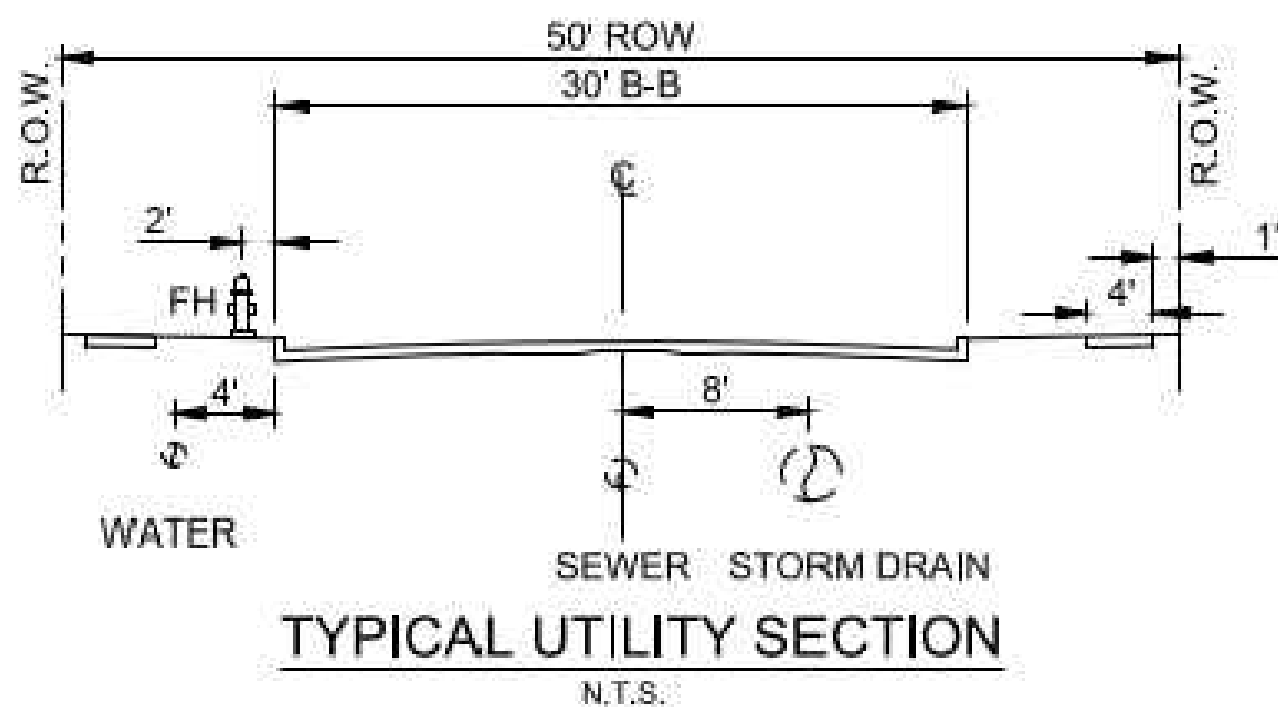
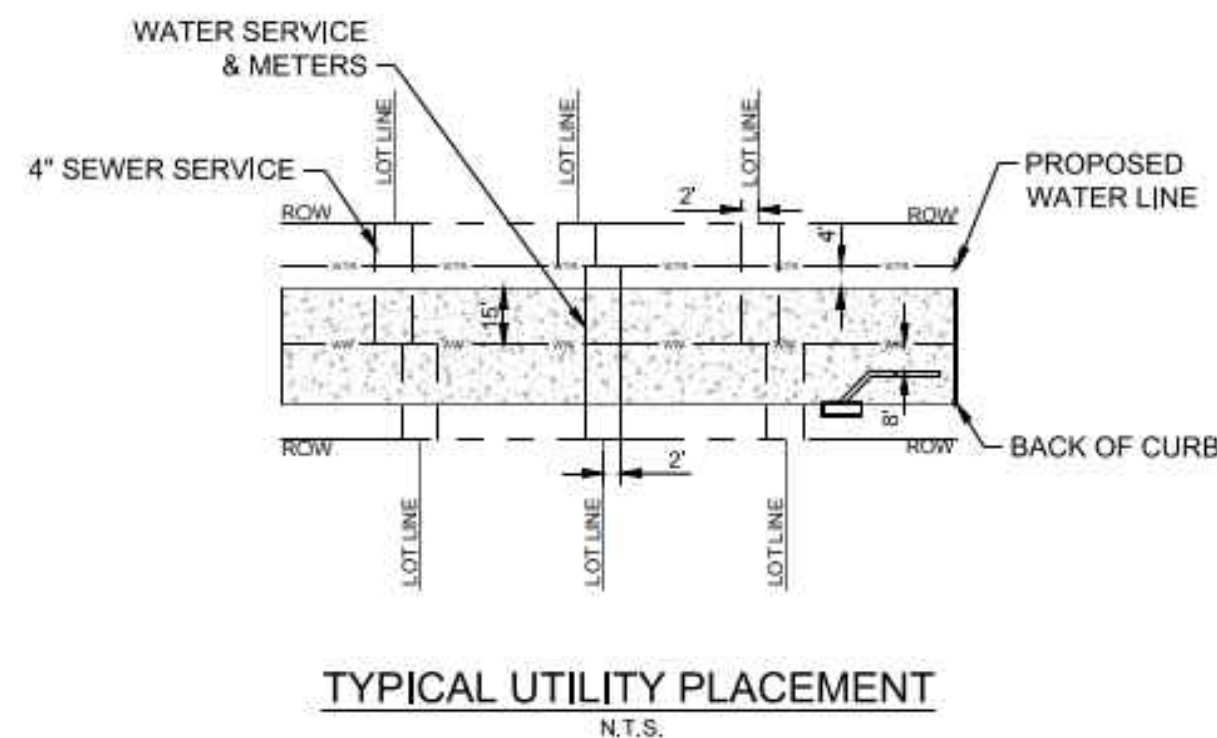
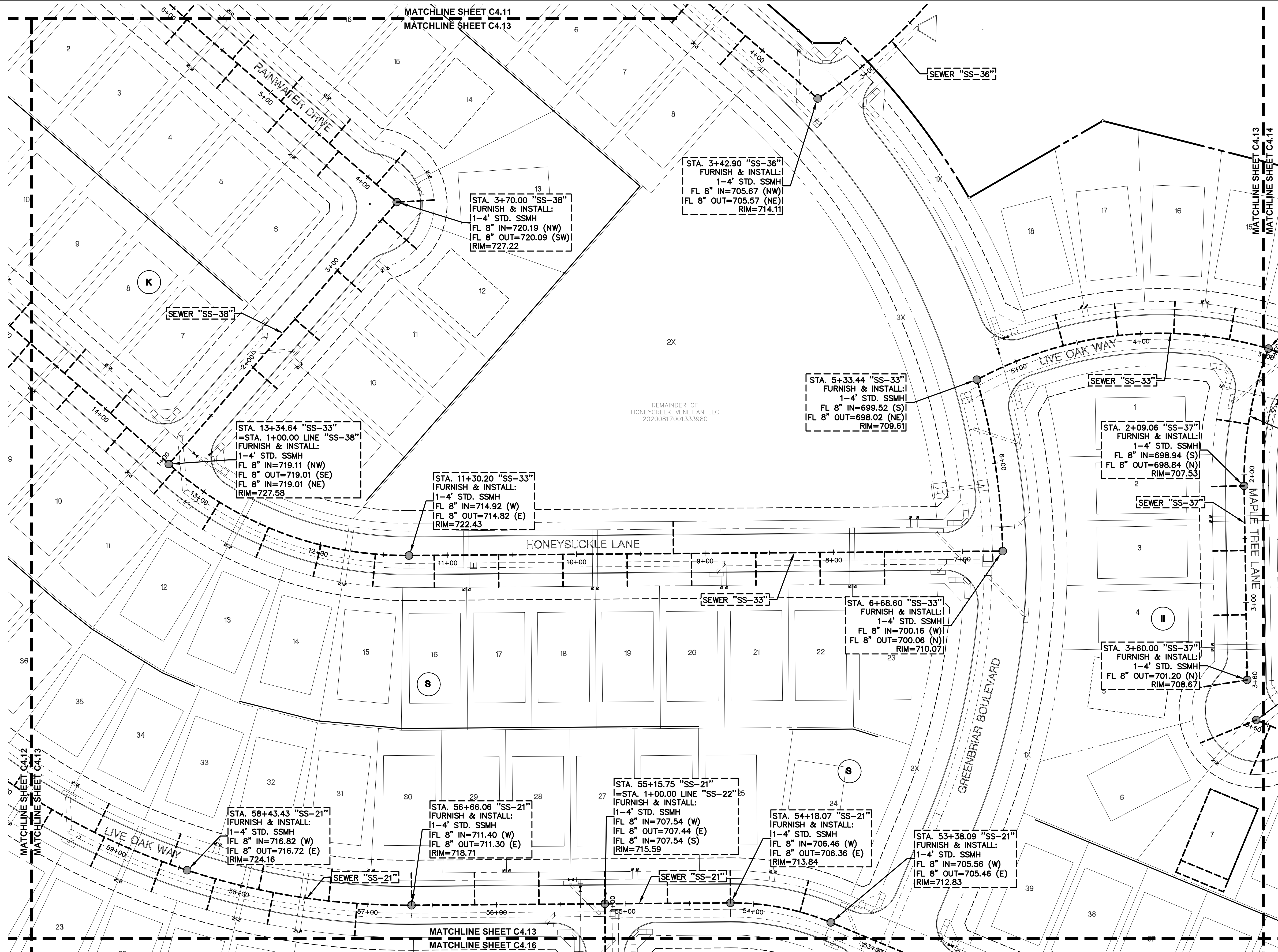
VENETIAN AT WESTON PHASE 2A

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
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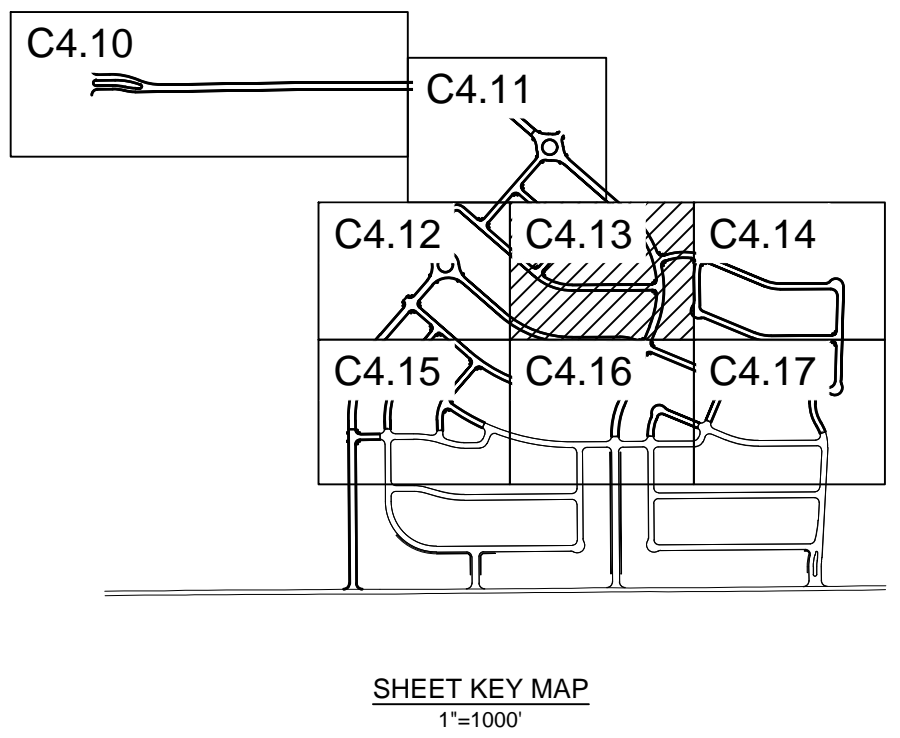
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Checked By: M. G. St. Marie
Scale: 1/4" = 40'



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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ELEV=726.82

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70,078 Acres
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SANITARY SEWER PLAN

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TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

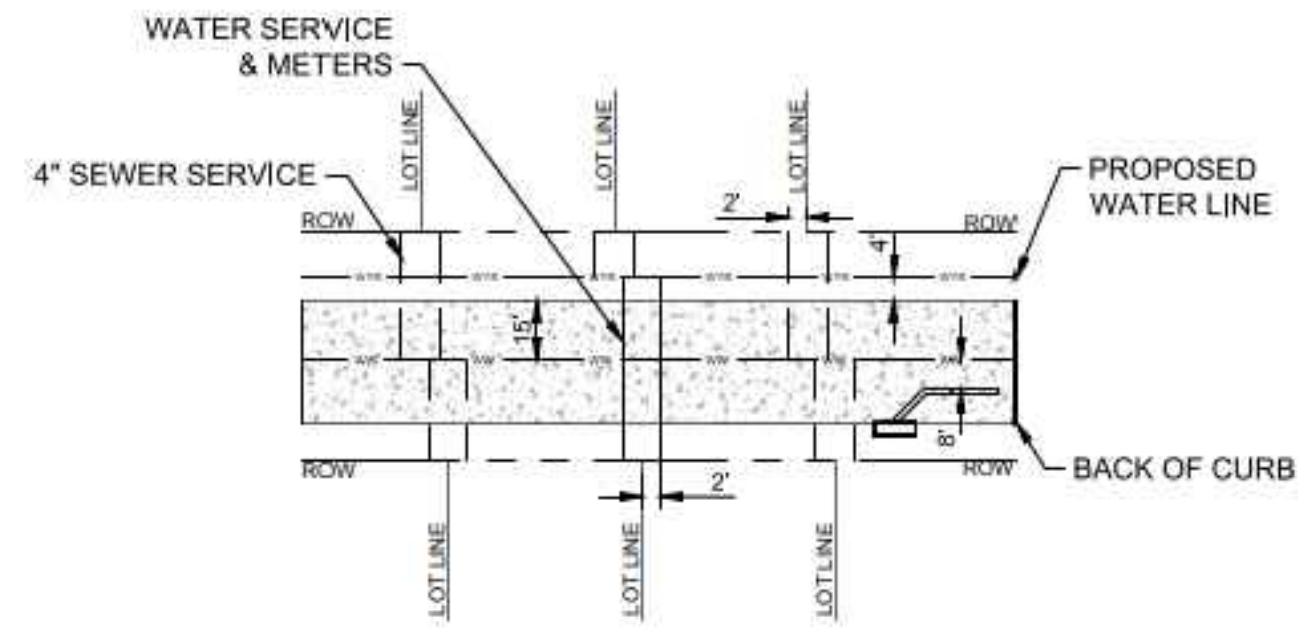
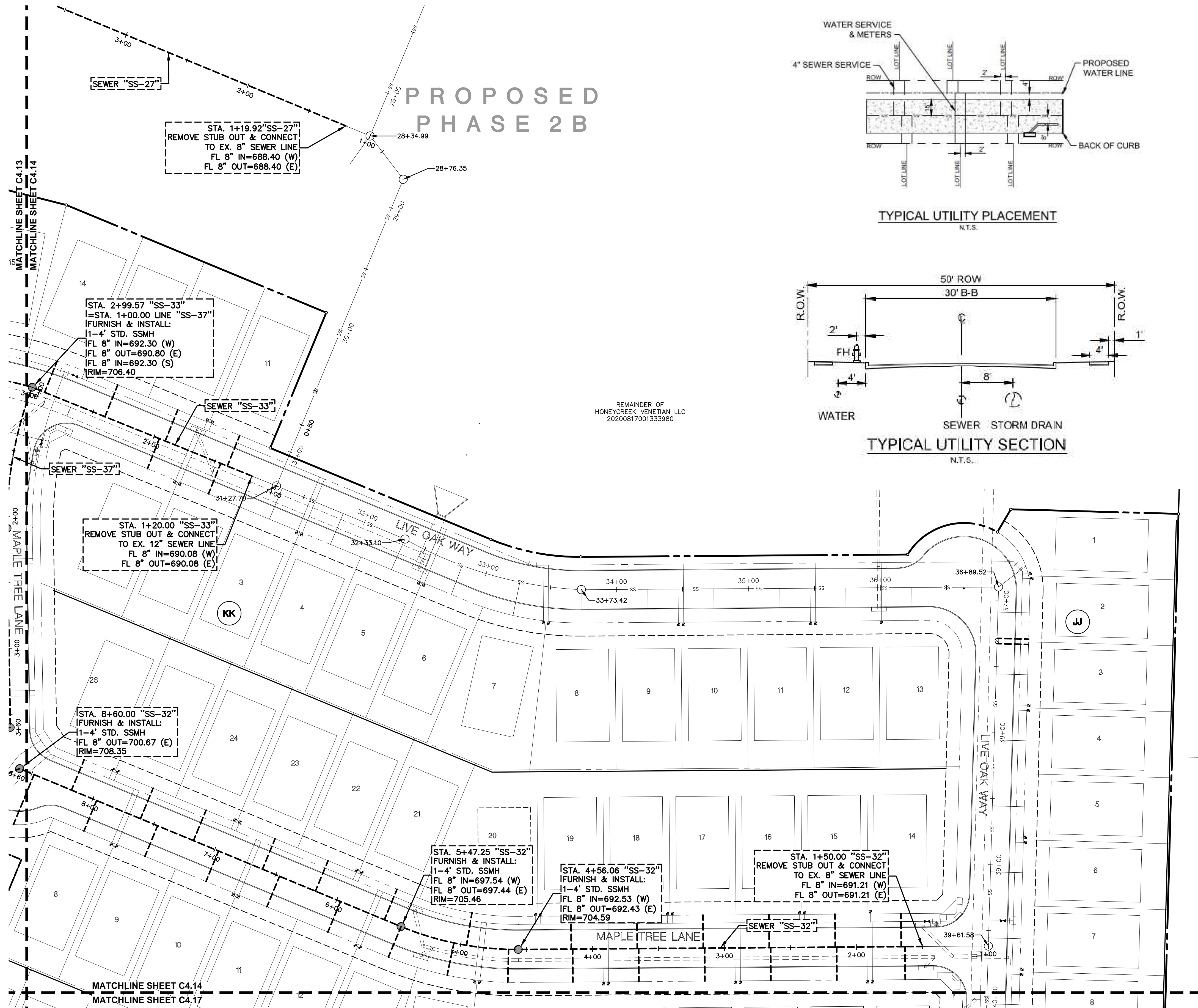
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Revisions:

MEH21001

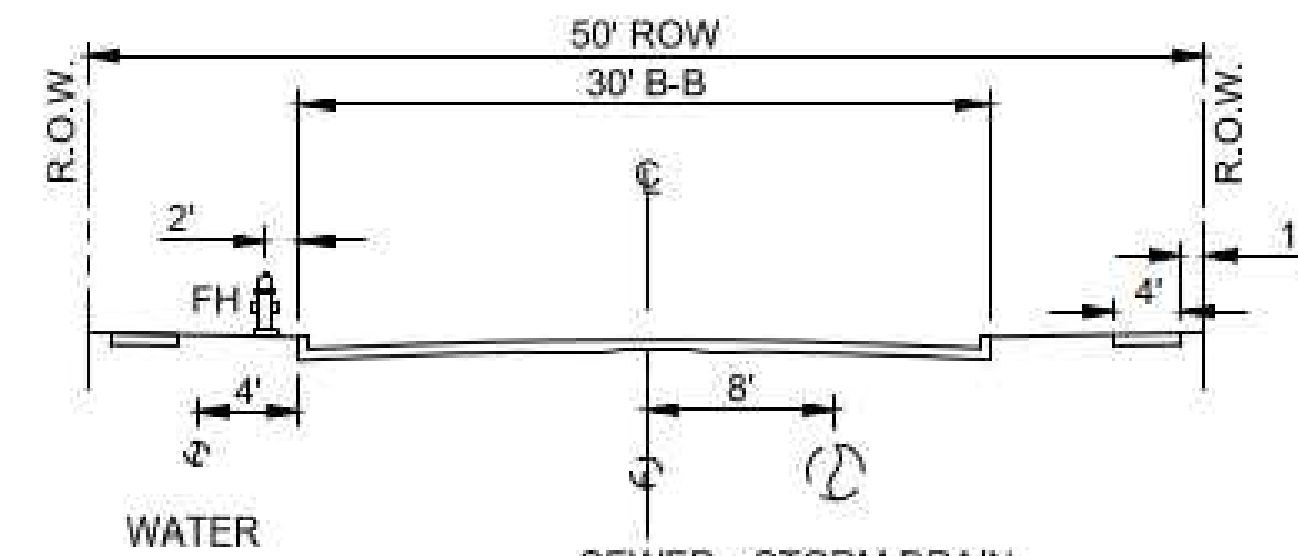
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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

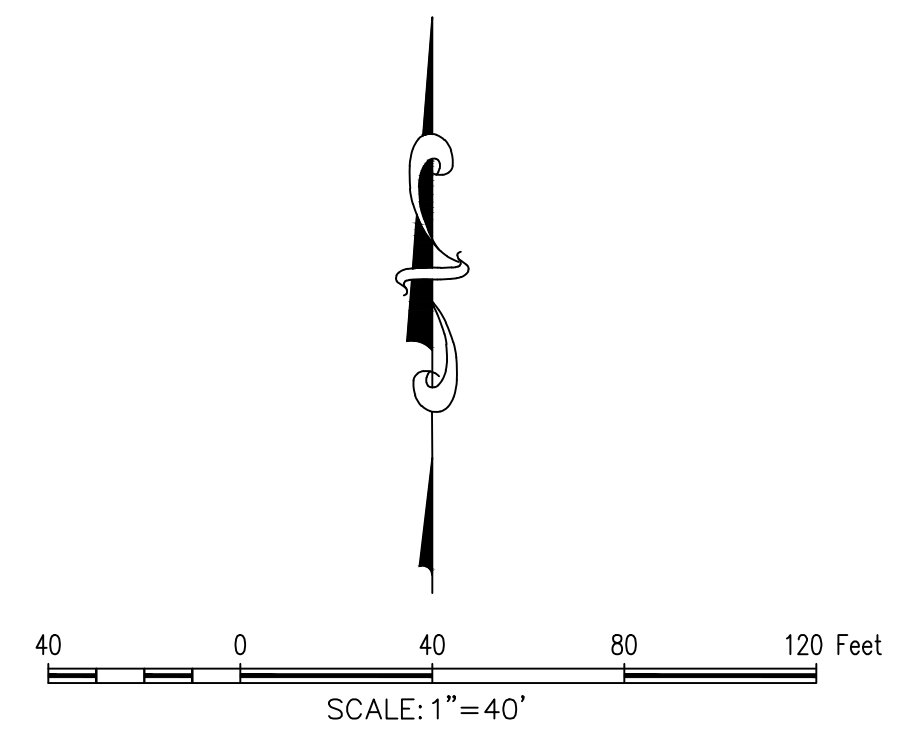
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Date: 03/07/2022



TYPICAL UTILITY PLACEMENT
N.T.S.



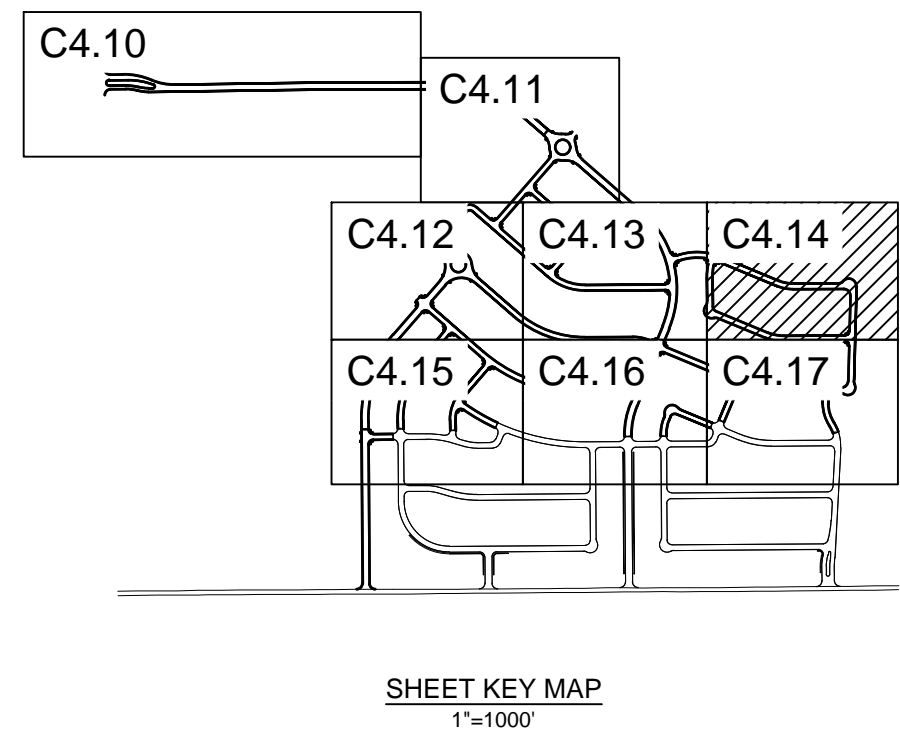
TYPICAL UTILITY SECTION
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ELEV=726.82
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SHEET KEY MAP
1"=1000'

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Contact: MR. ZACH IPOUR

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940.246.1012
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www.mcadamsco.com



VENETIAN AT WESTON PHASE 2A
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70,078 Acres
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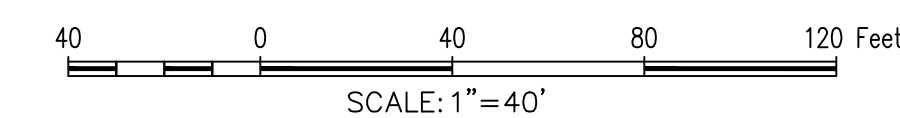
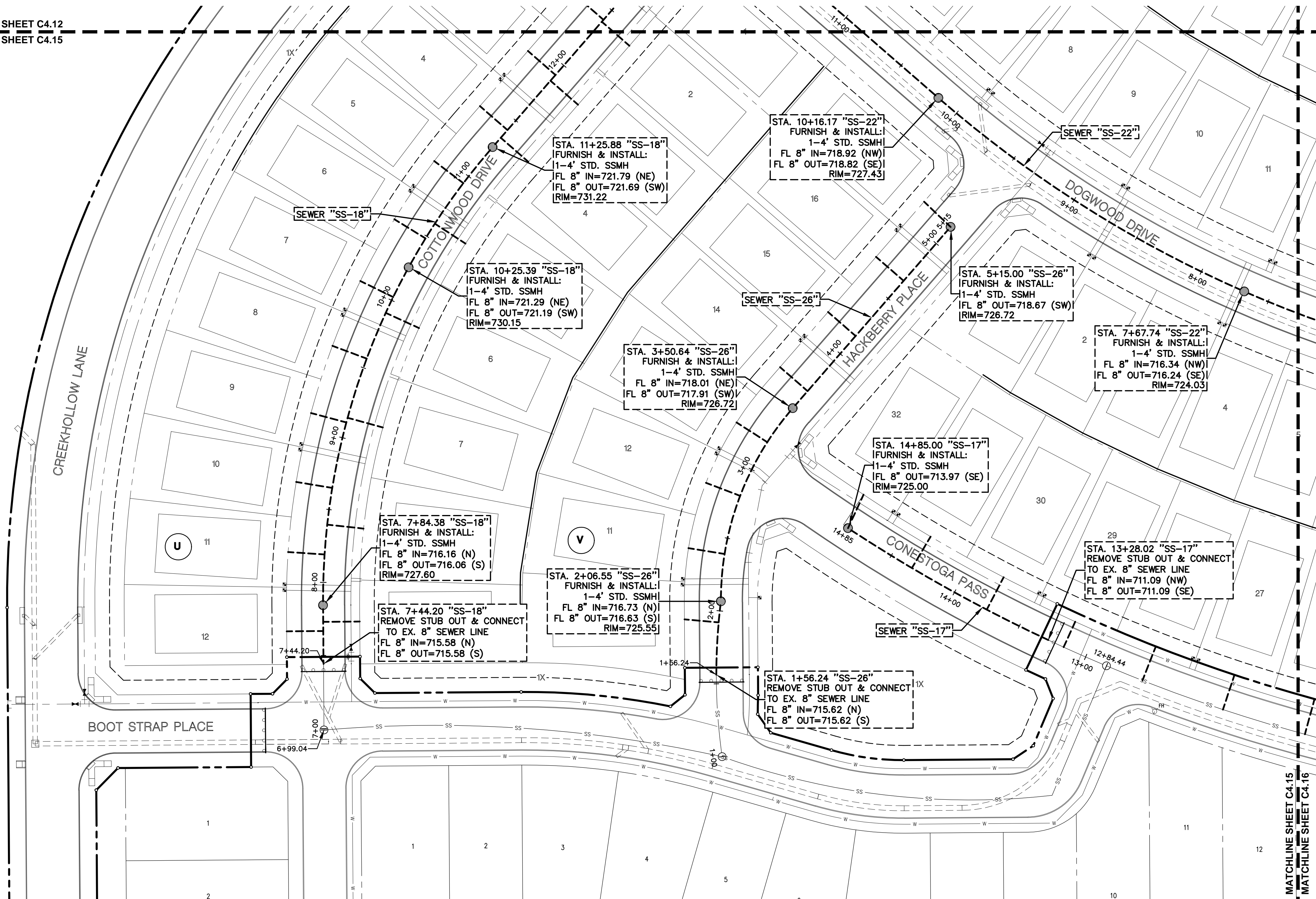
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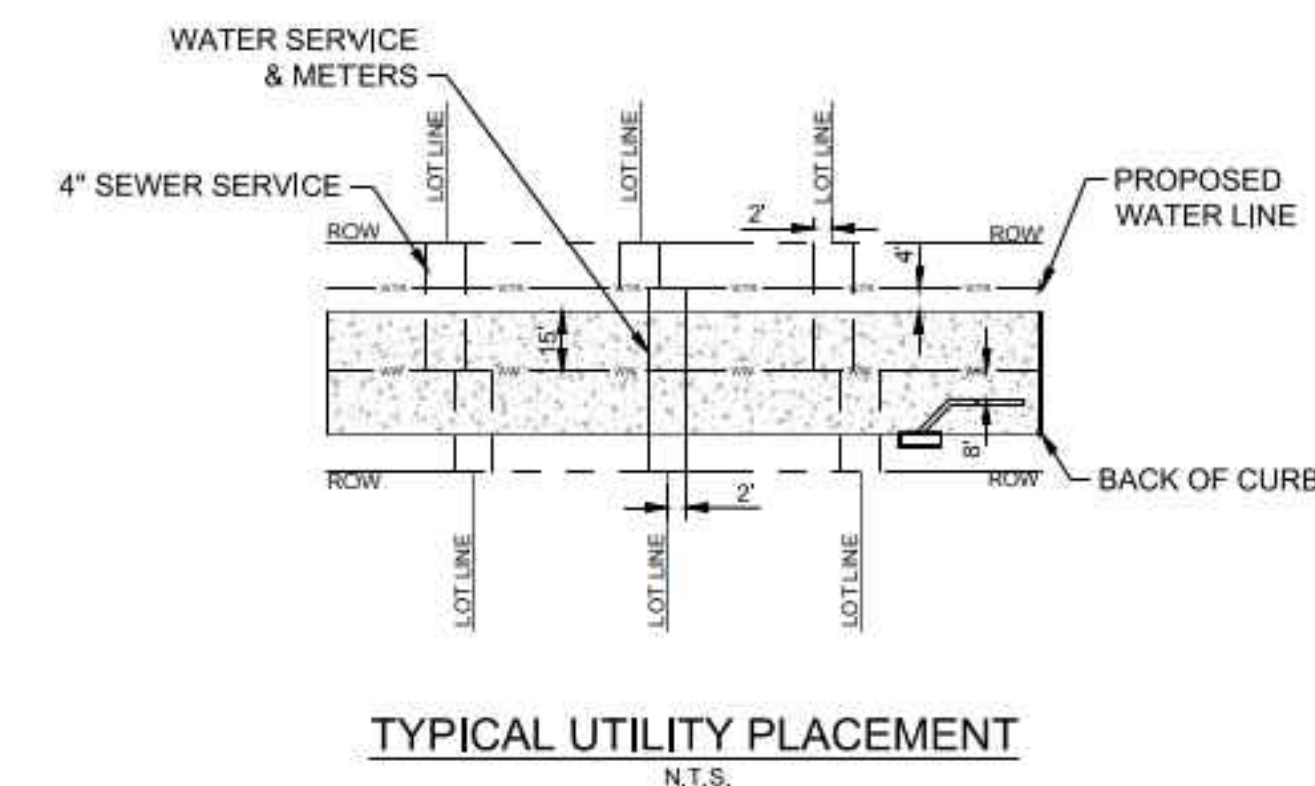
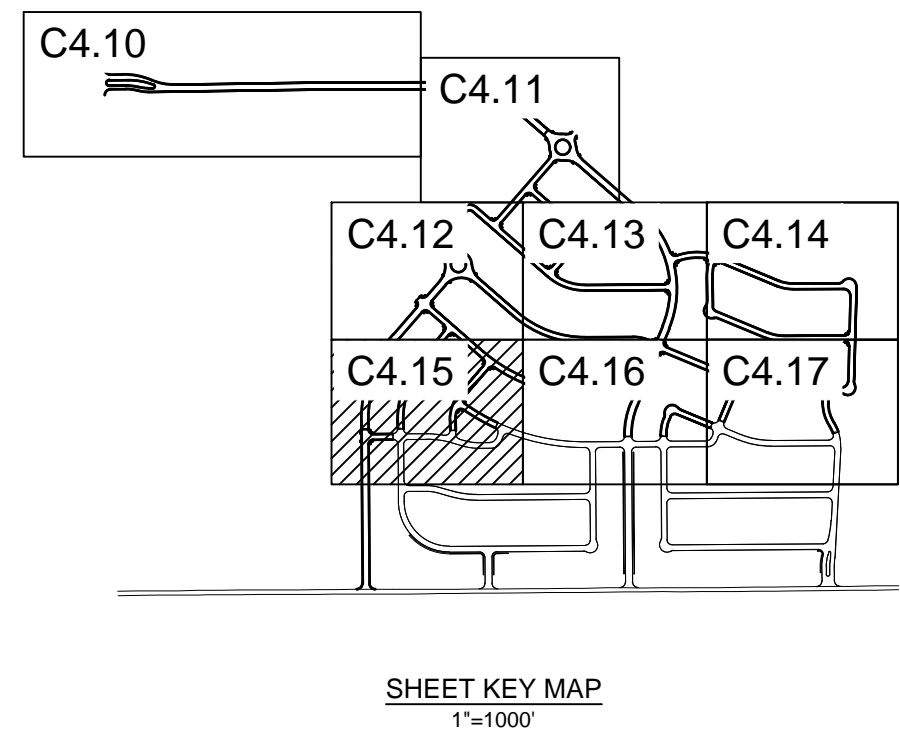


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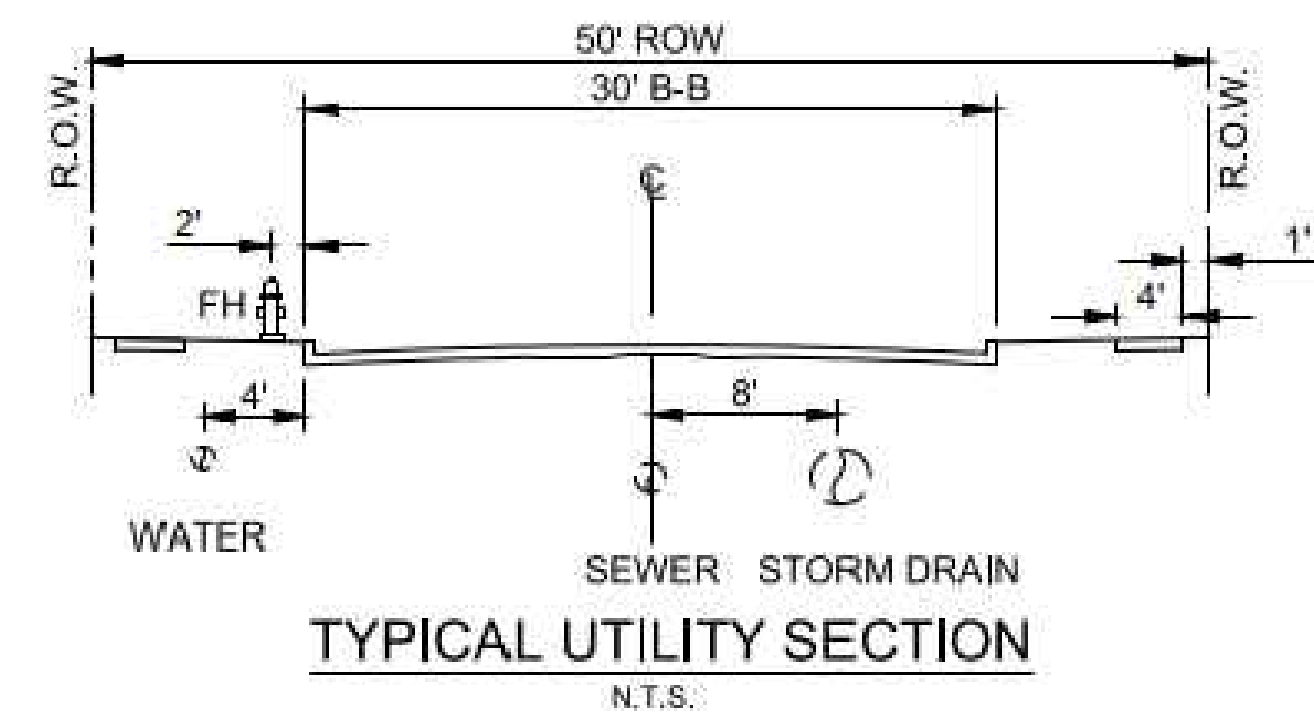
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N.T.S.



TYPICAL UTILITY SECTION
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VENETIAN AT WESTON PHASE 2A
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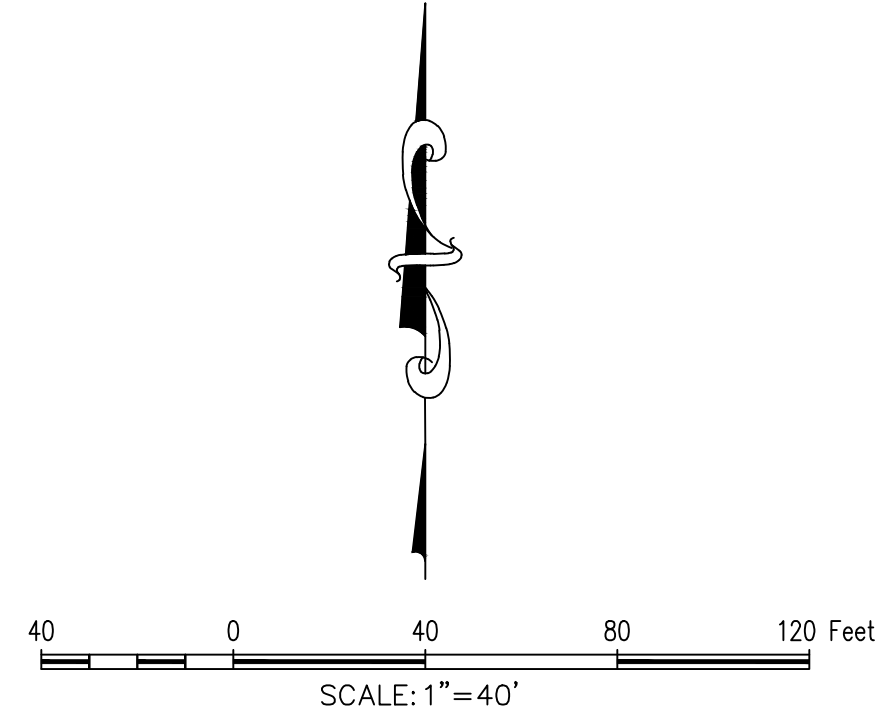
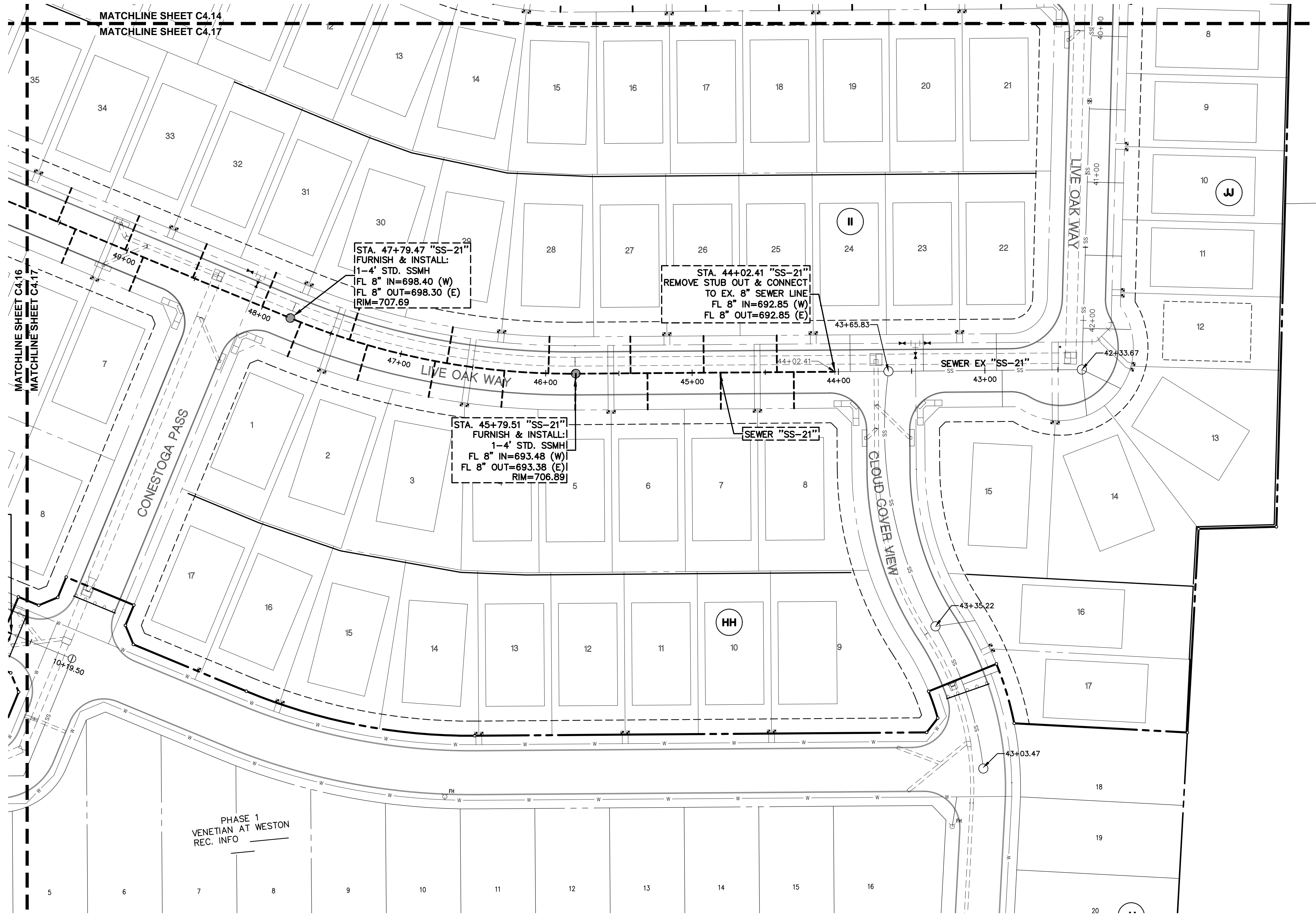
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Revisions:

MEH21001

C4.15

VENETIAN AT WESTON PHASE 2A

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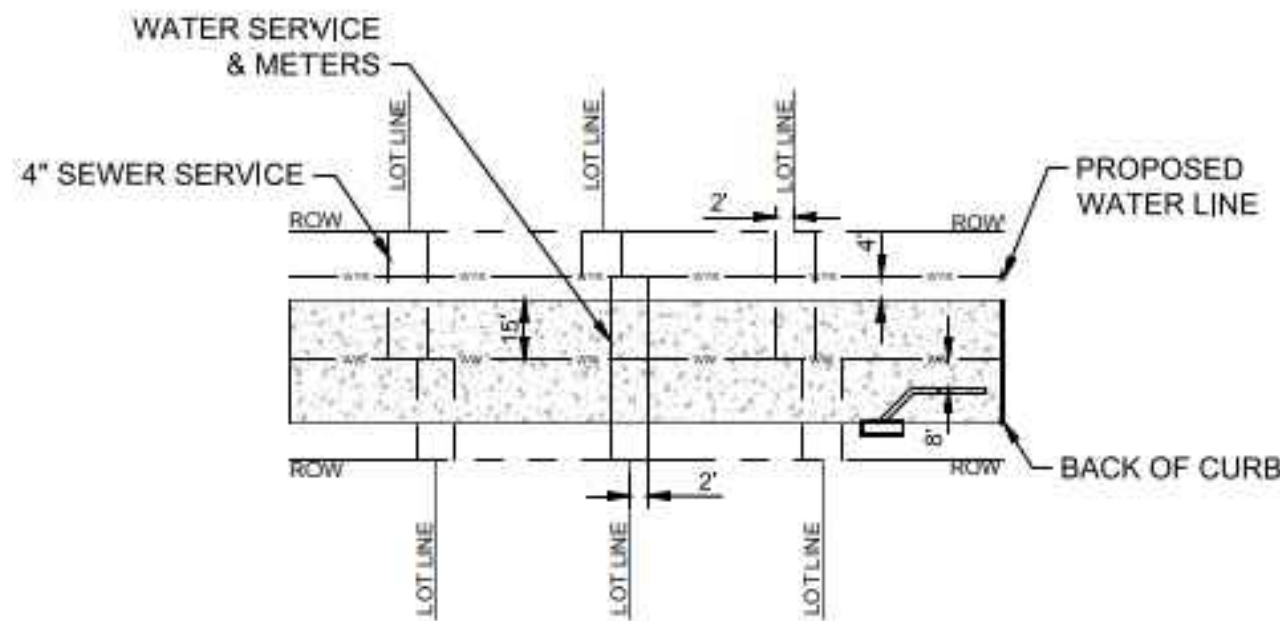
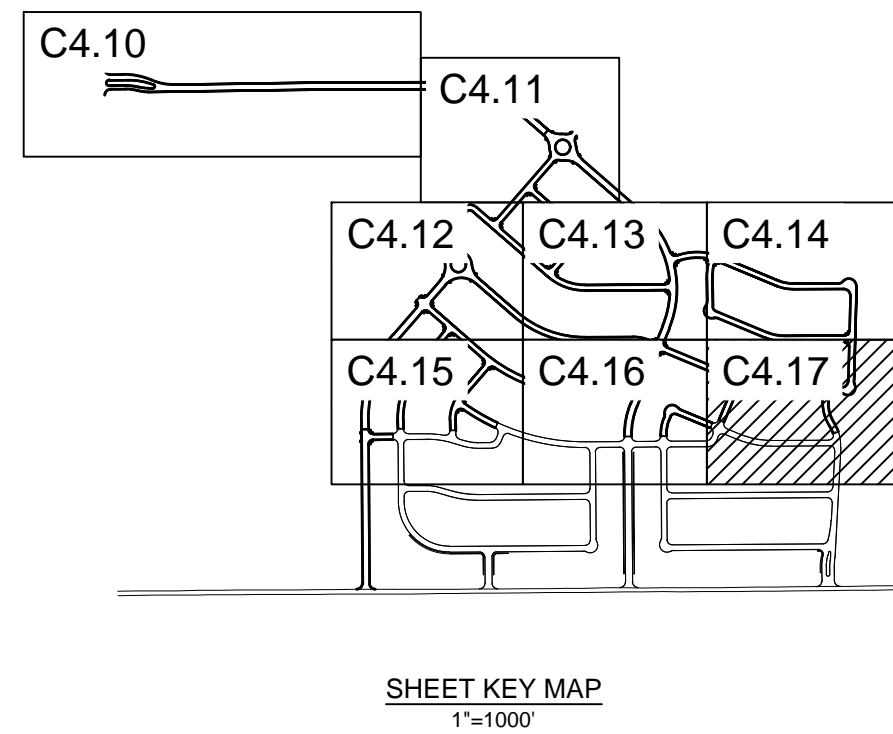


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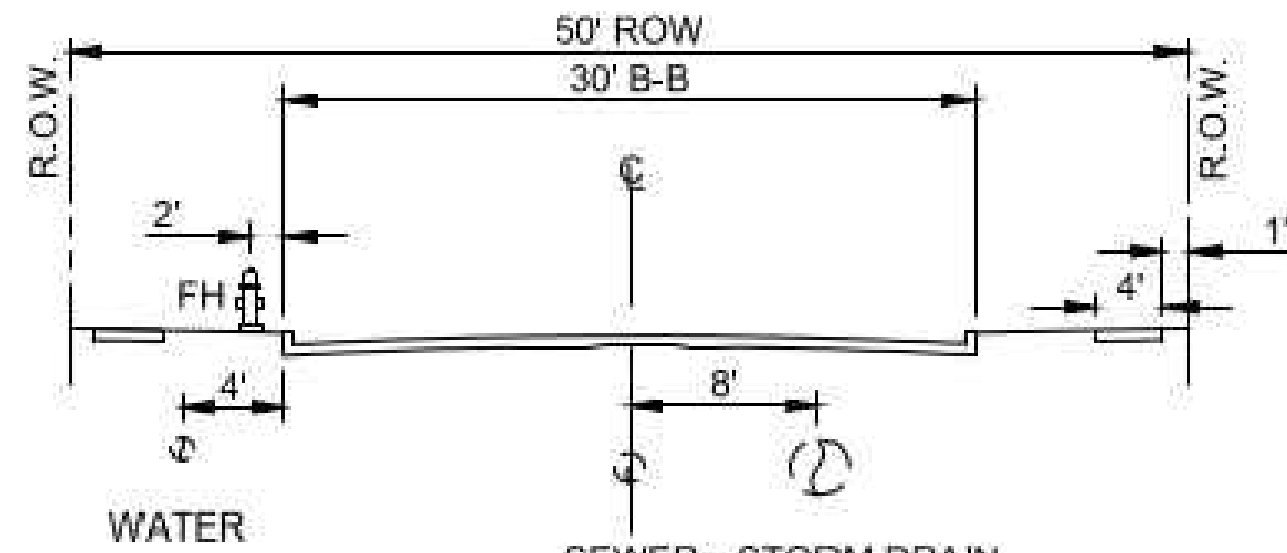
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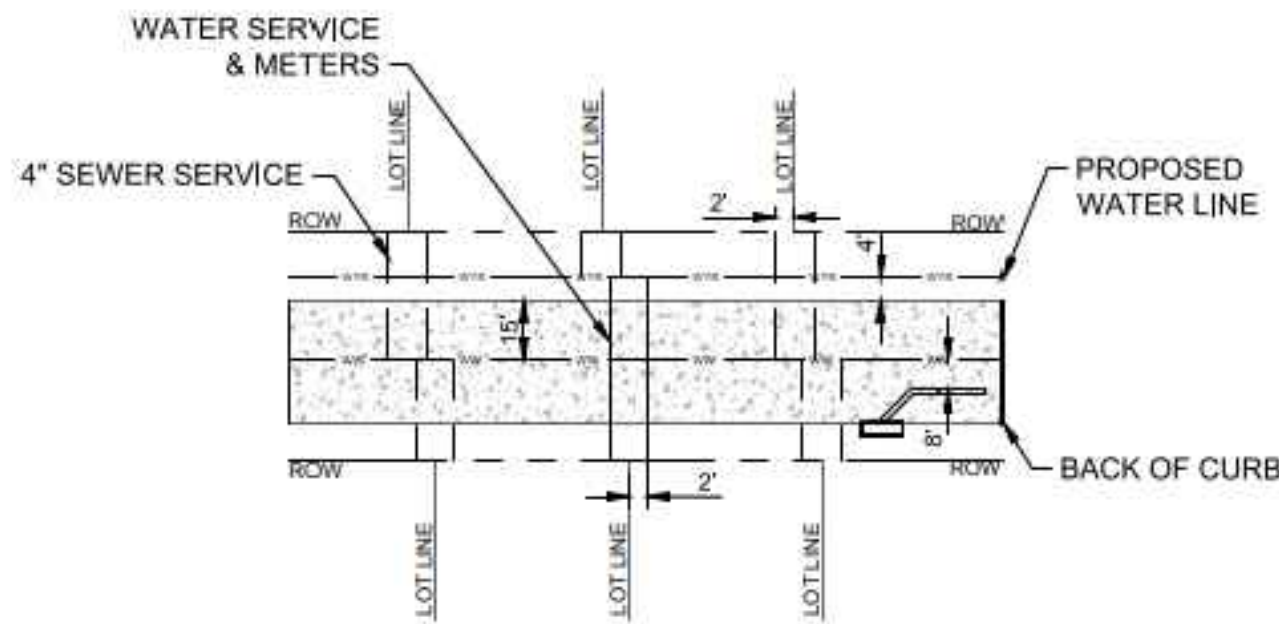
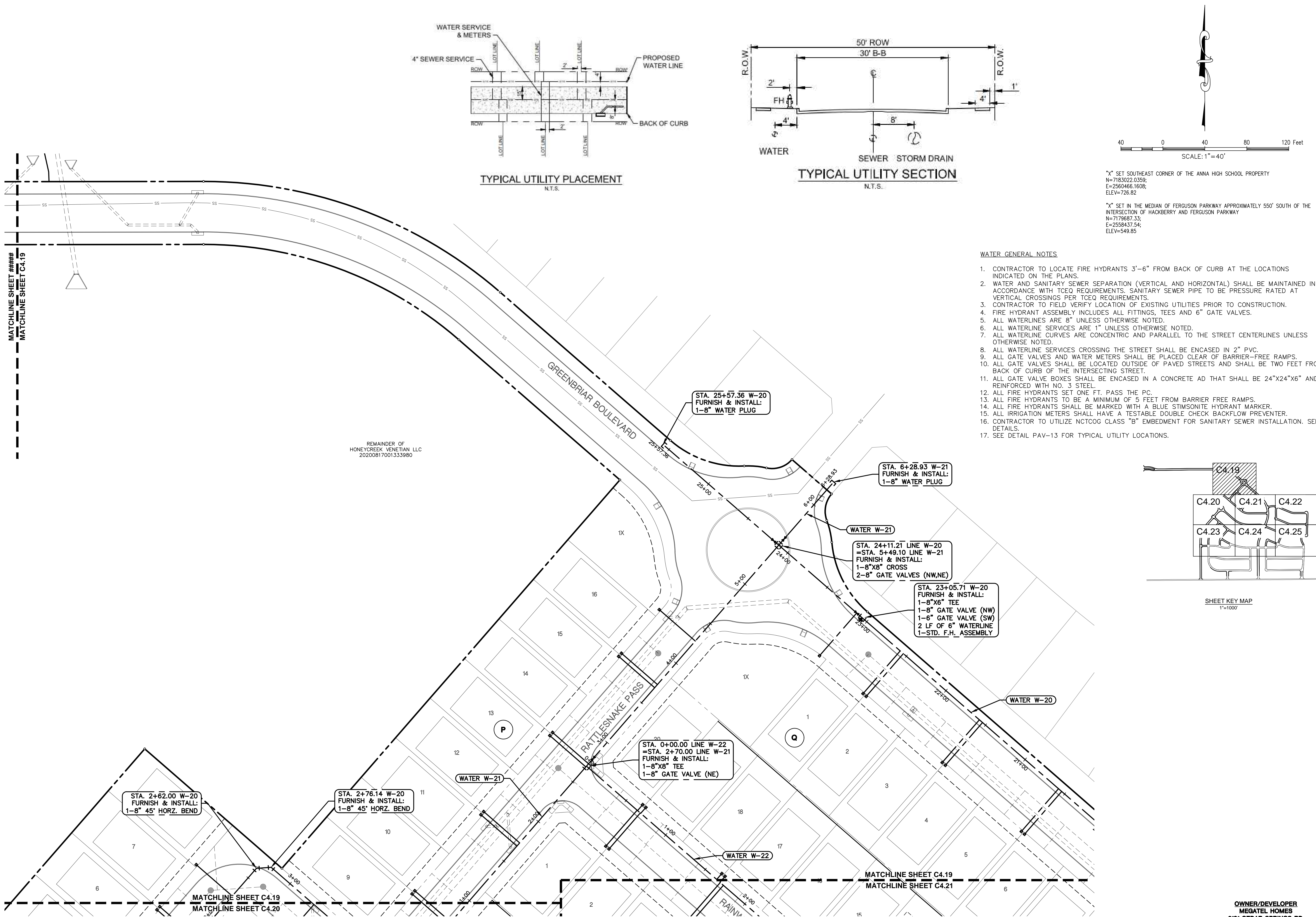
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MEH21001

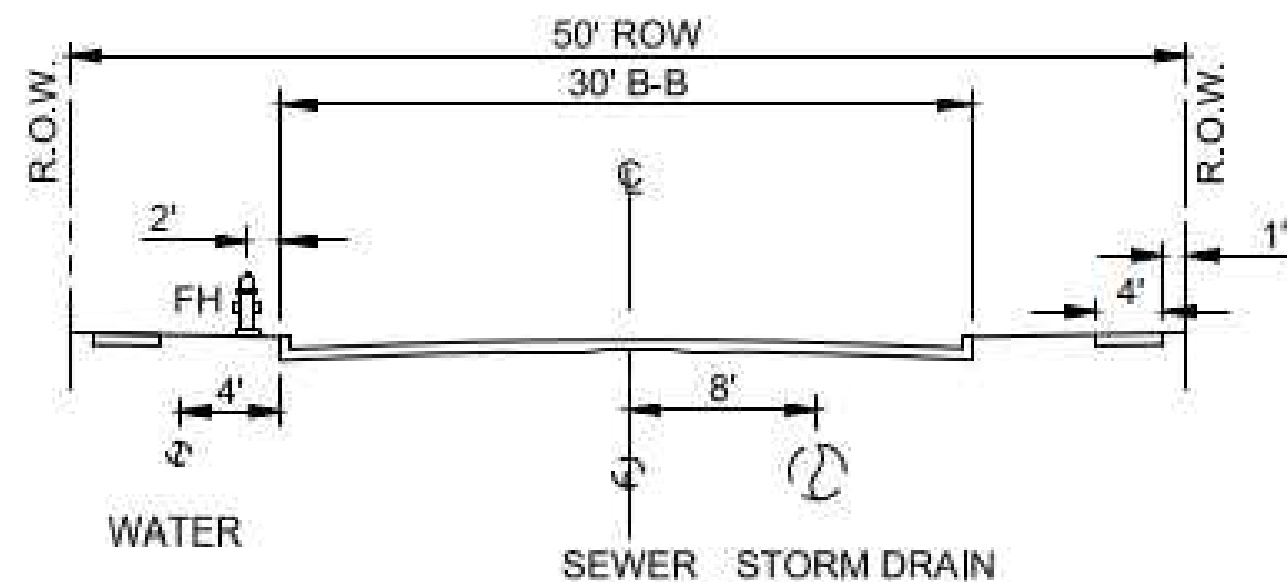
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VENETIAN AT WESTON PHASE 2A

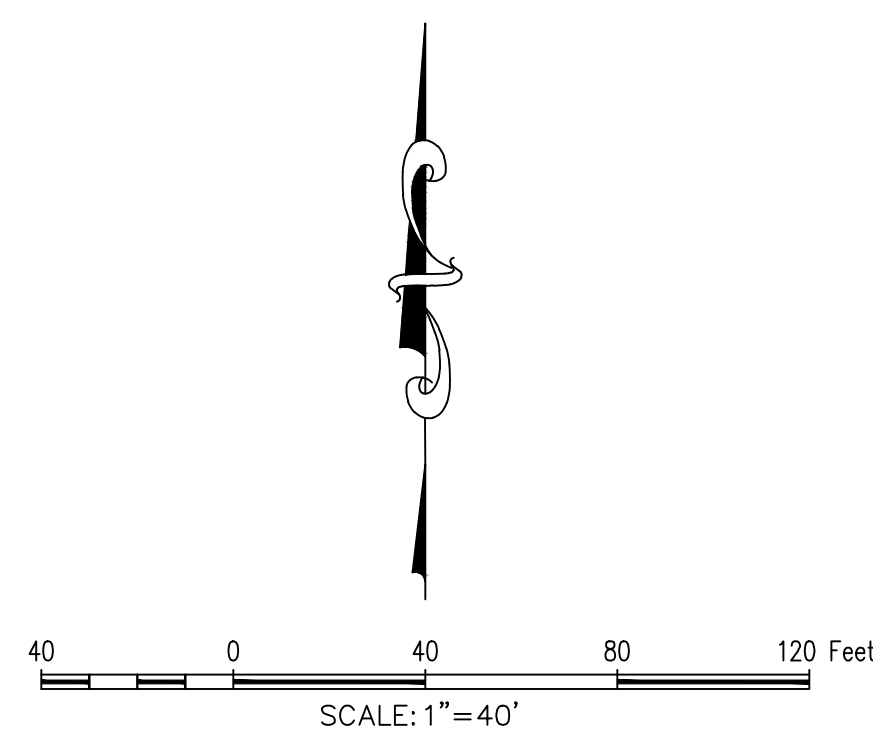
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TYPICAL UTILITY SECTION
N.T.S.

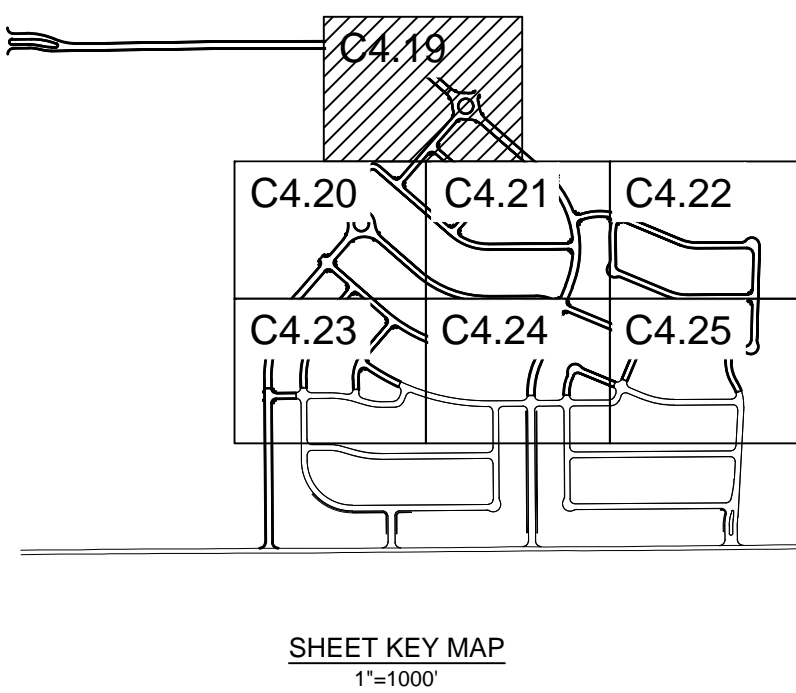


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

WATER GENERAL NOTES

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3. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND 6" GATE VALVES.
5. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
6. ALL WATERLINE SERVICES ARE 1" UNLESS OTHERWISE NOTED.
7. ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
8. ALL WATERLINE SERVICES CROSSING THE STREET SHALL BE ENCASED IN 2" PVC.
9. ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
10. ALL GATE VALVES SHALL BE LOCATED OUTSIDE OF PAVED STREETS AND SHALL BE TWO FEET FROM BACK OF CURB OF THE INTERSECTING STREET.
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12. ALL FIRE HYDRANTS SET ONE FT. PASS THE PC.
13. ALL FIRE HYDRANTS TO BE A MINIMUM OF 5 FEET FROM BARRIER FREE RAMPS.
14. ALL FIRE HYDRANTS SHALL BE MARKED WITH A BLUE STIMSONITE HYDRANT MARKER.
15. ALL IRRIGATION METERS SHALL HAVE A TESTABLE DOUBLE CHECK BACKFLOW PREVENTER.
16. CONTRACTOR TO UTILIZE NCTCOG CLASS "B" EMBEDMENT FOR SANITARY SEWER INSTALLATION. SEE DETAILS.
17. SEE DETAIL PAV-13 FOR TYPICAL UTILITY LOCATIONS.



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.19

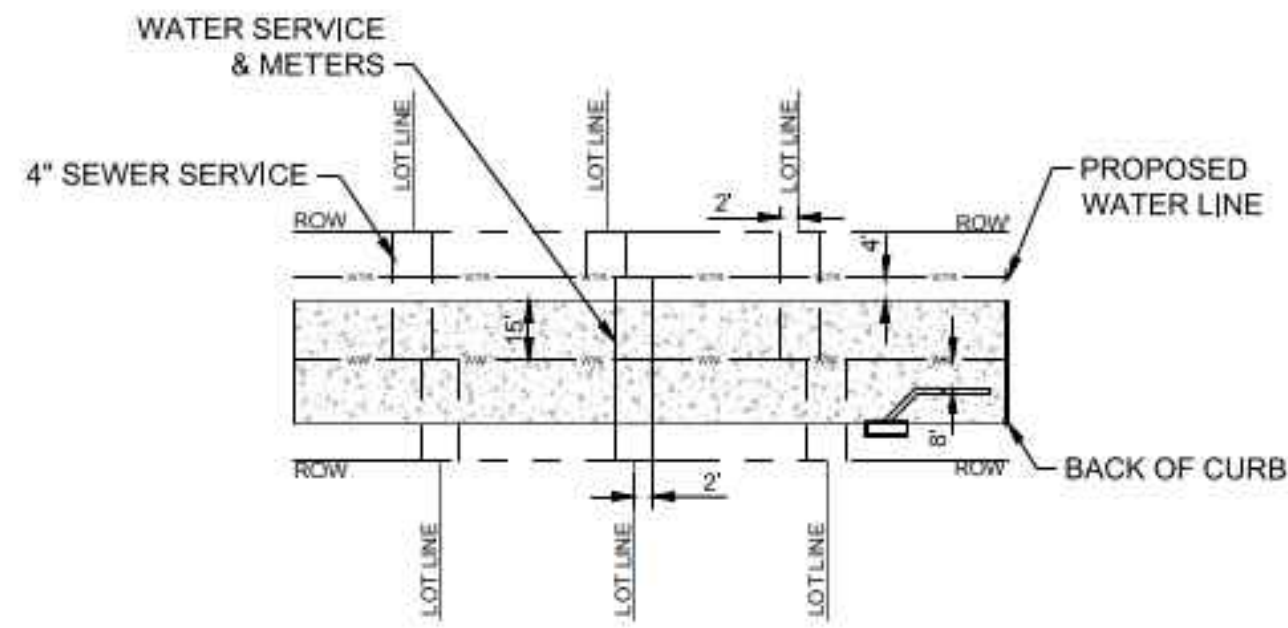
OWNER/DEVELOPER
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The John R. McAdams
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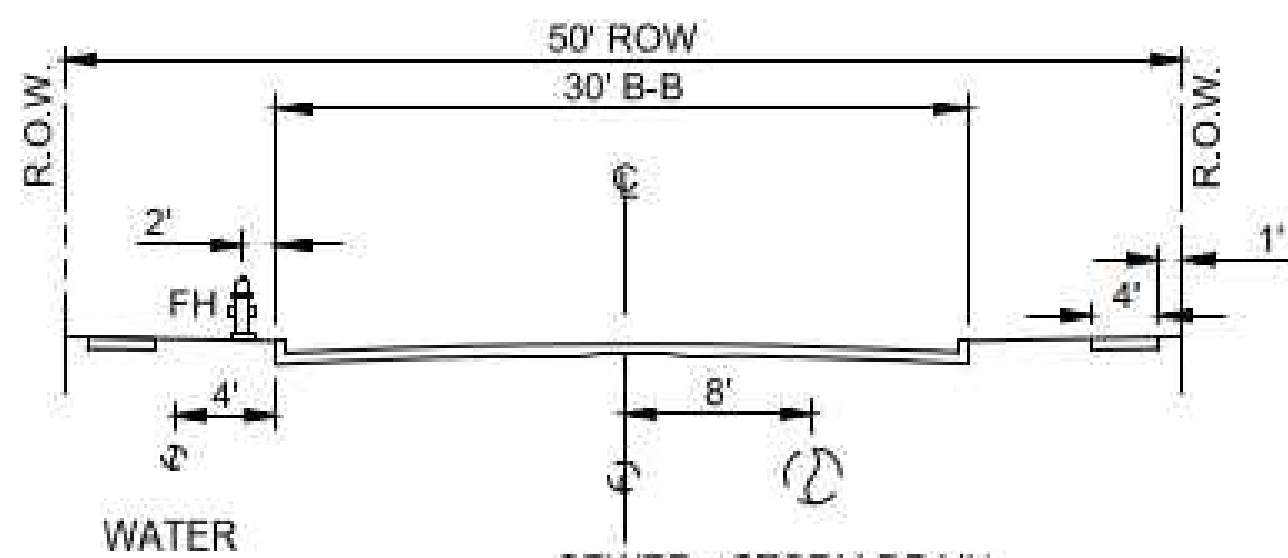
MCADAMS

VENETIAN AT WESTON PHASE 2A

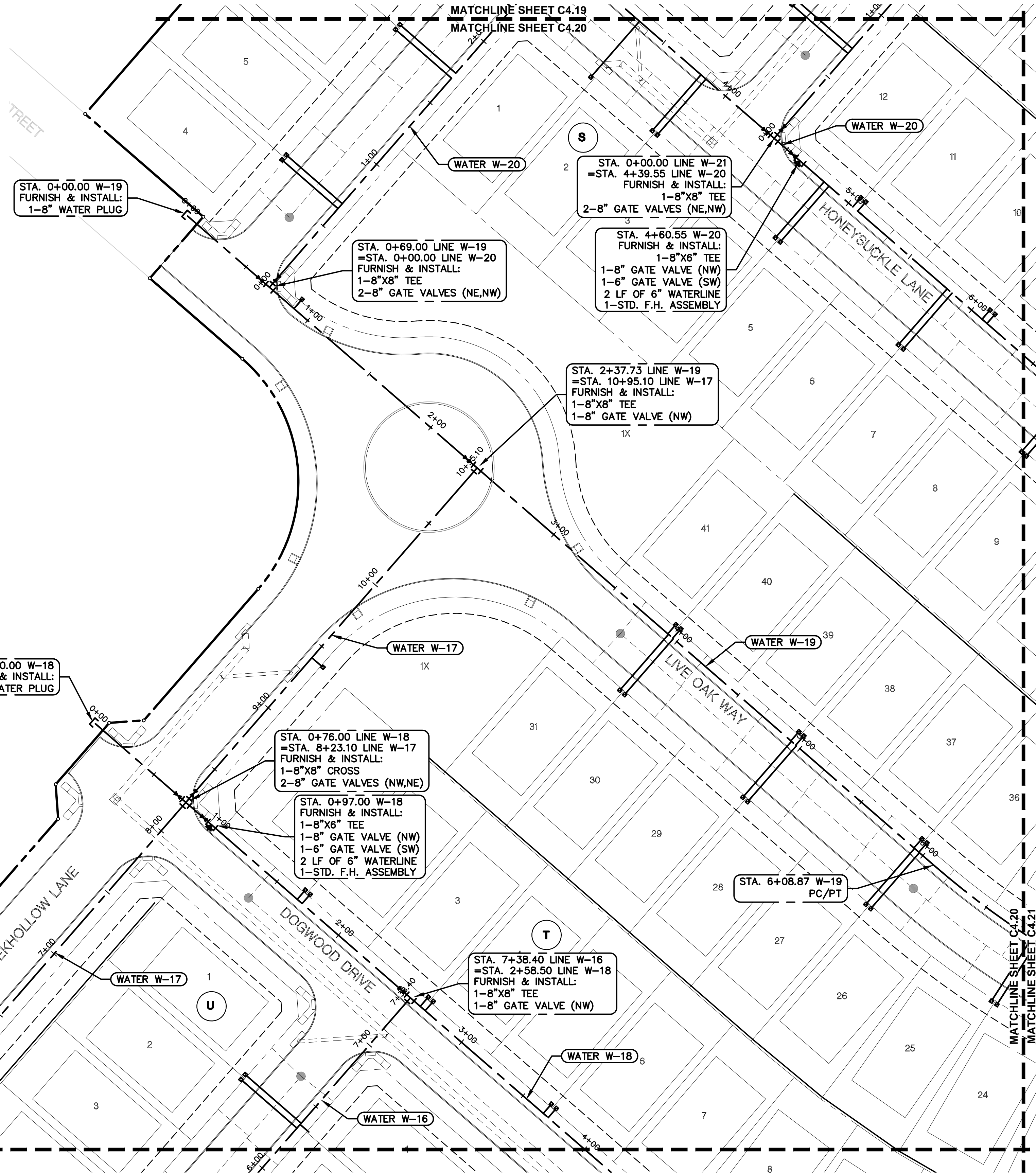
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Scale: 1"=40' - User: J. Wilson
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Date: 03/07/2022
Scale: 1"=40'
Revisions:



TYPICAL UTILITY PLACEMENT
N.T.S.

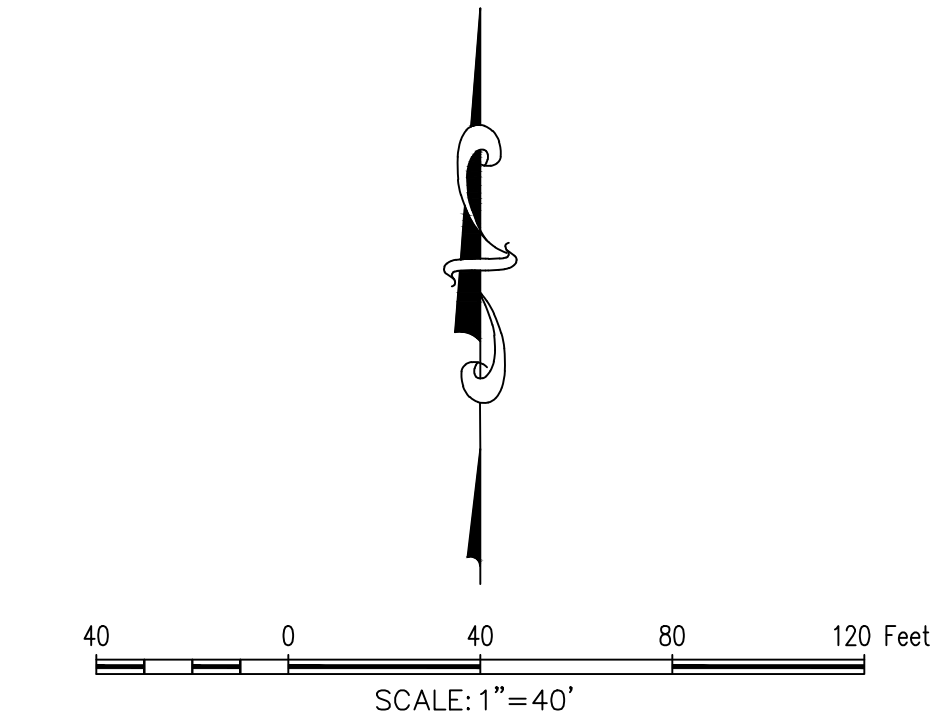


TYPICAL UTILITY SECTION
N.T.S.



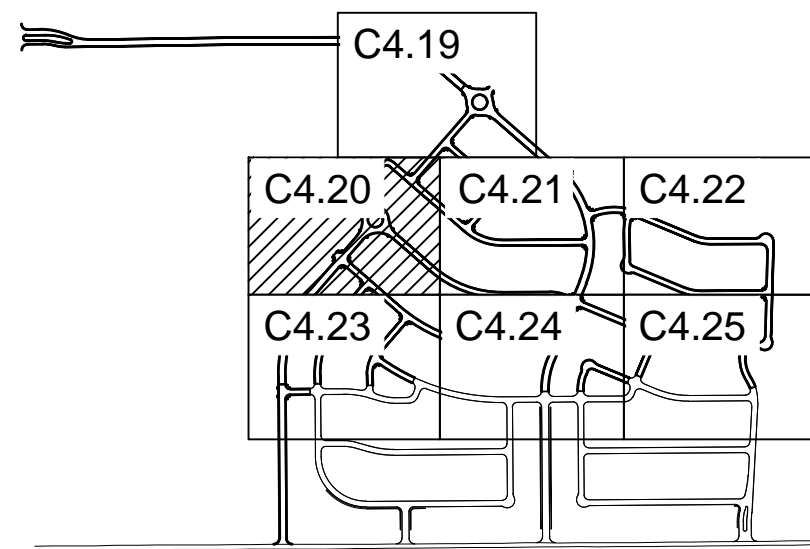
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SHEET KEY MAP
1"=1000'

VENETIAN AT WESTON PHASE 2A
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70,078 Acres
in the

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1"=40'
Revisions:

MEH21001

C4.20

OWNER/DEVELOPER
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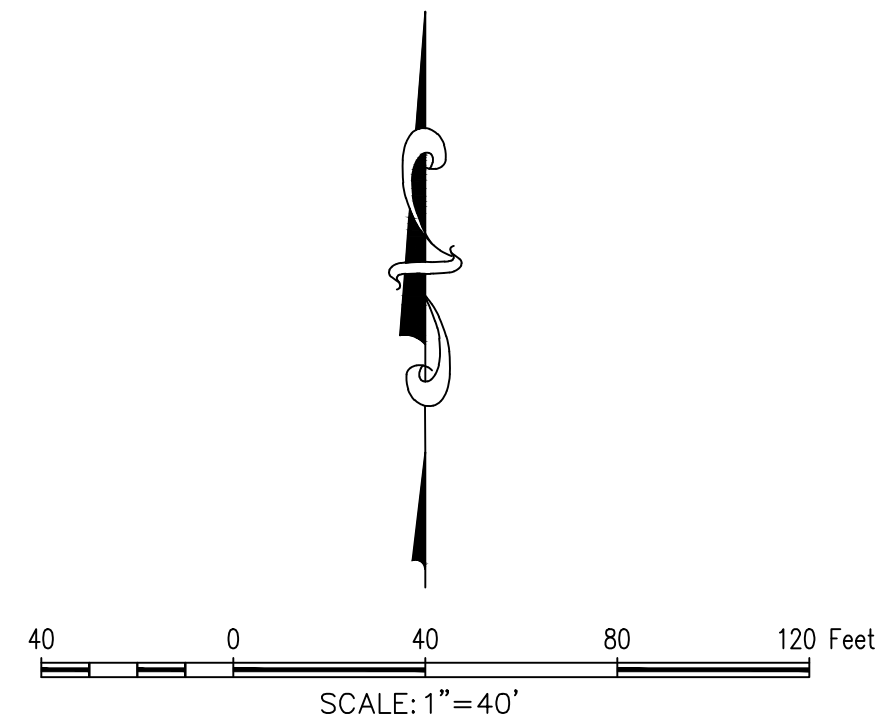
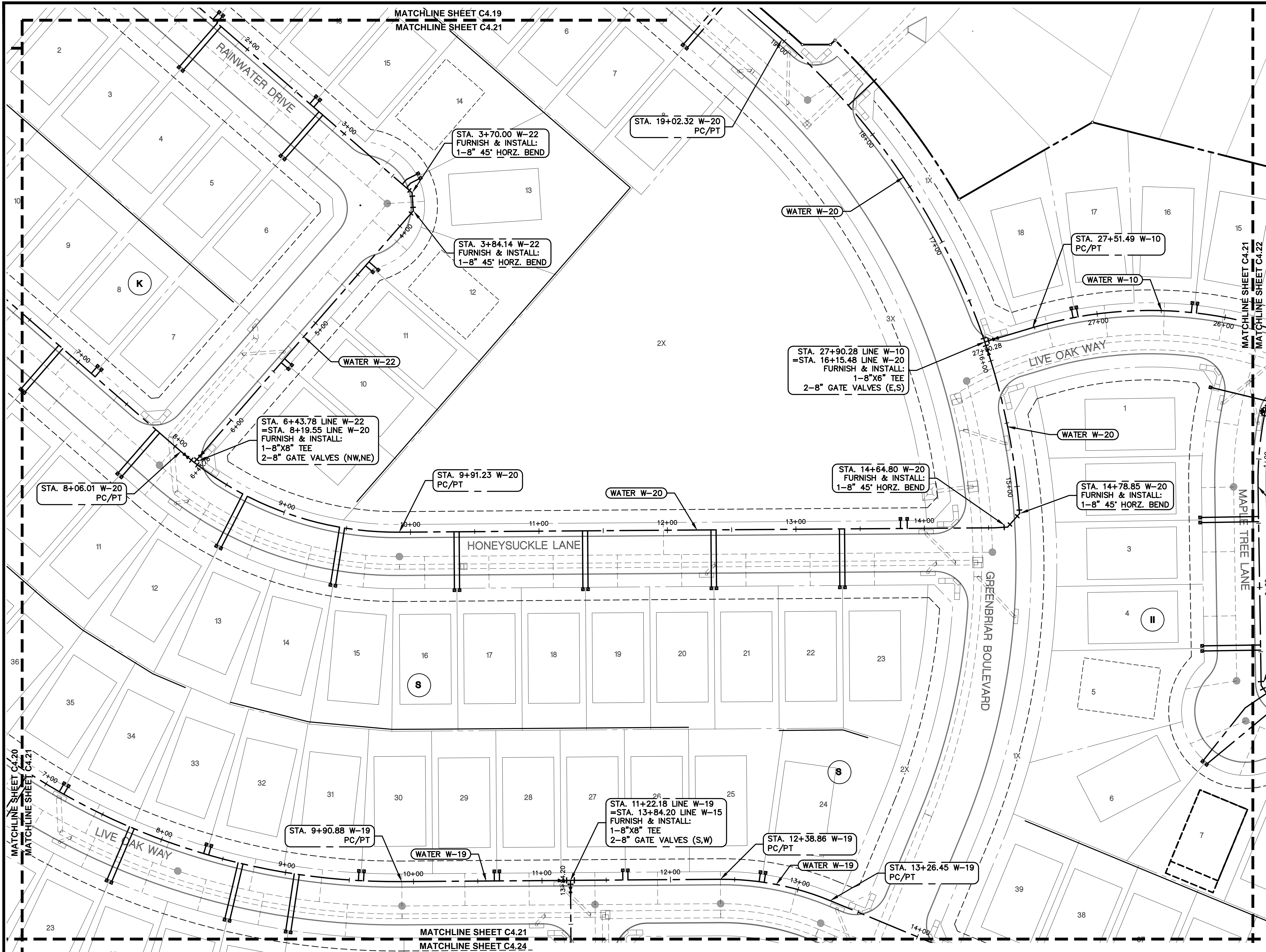
The John R. McAdams Company, Inc.
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MCADAMS

VENETIAN AT WESTON PHASE 2A

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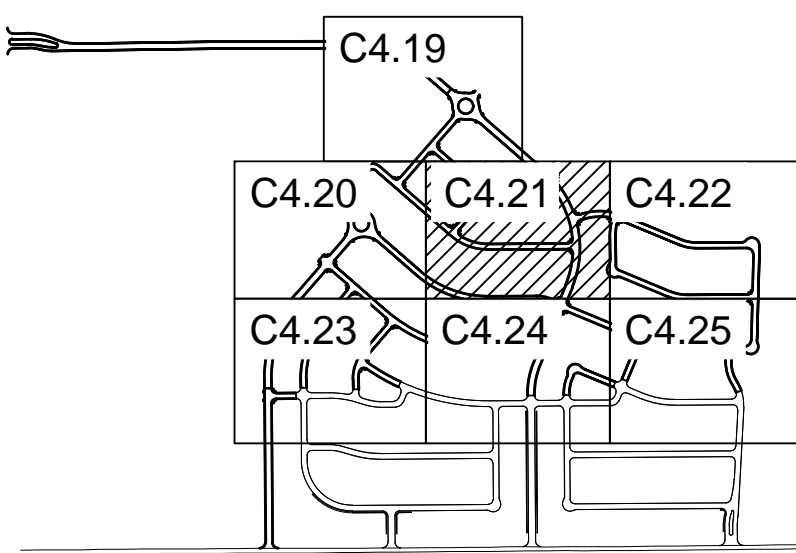


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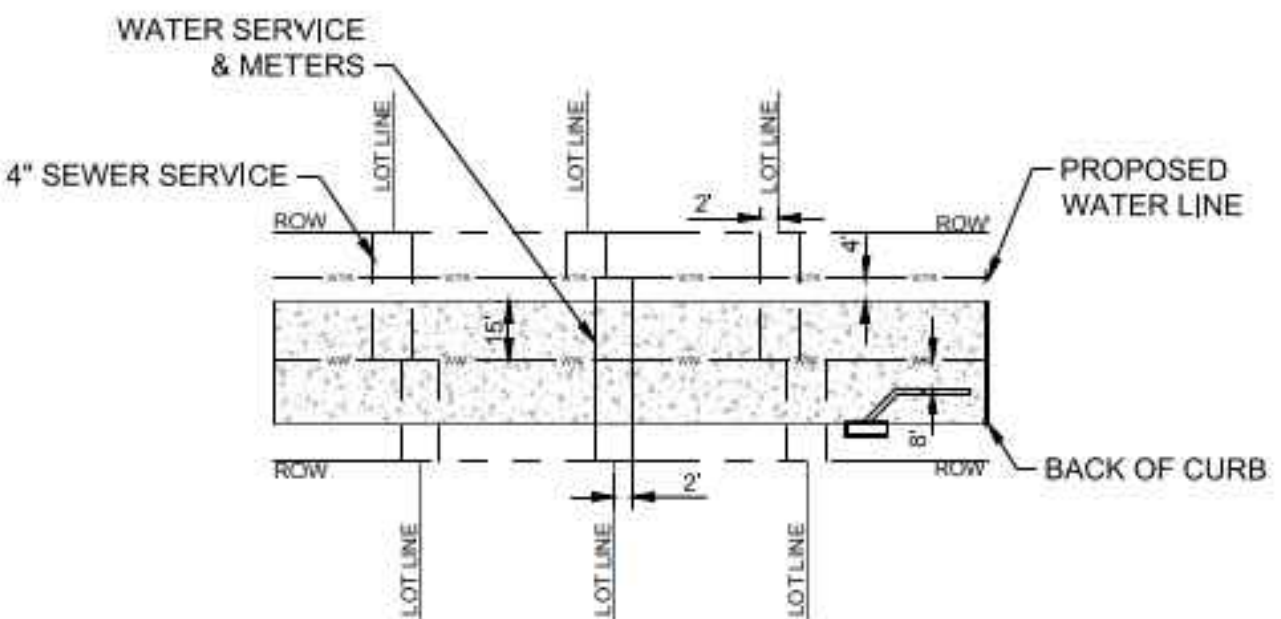
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WATER GENERAL NOTES

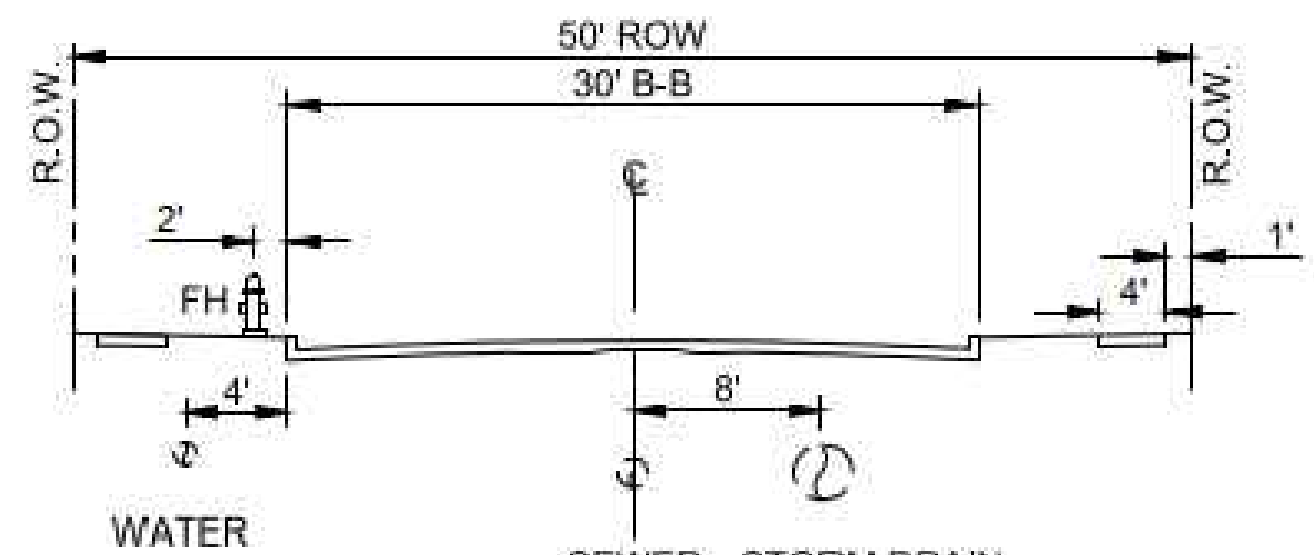
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SHEET KEY MAP
1"=1000'



TYPICAL UTILITY PLACEMENT
N.T.S.



TYPICAL UTILITY SECTION
N.T.S.

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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VENETIAN AT WESTON PHASE 2A
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70.078 Acres
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CITY OF WESTON
COLLIN COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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MATTHEW G. ST. MARIE,
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DATE 3/7/2022

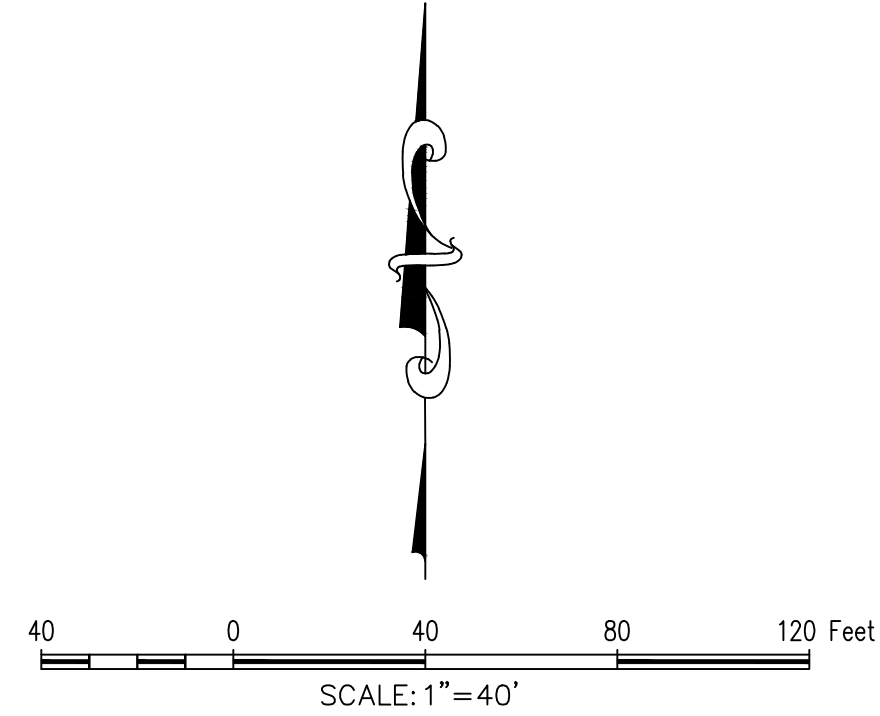
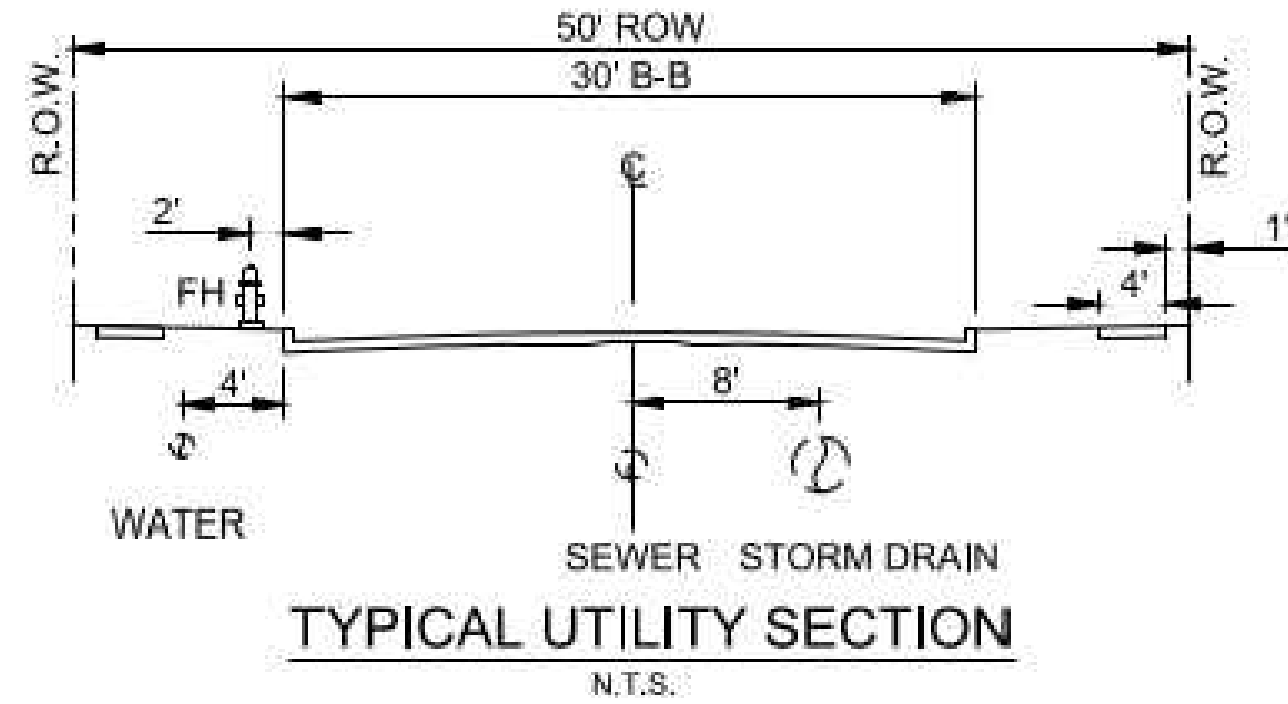
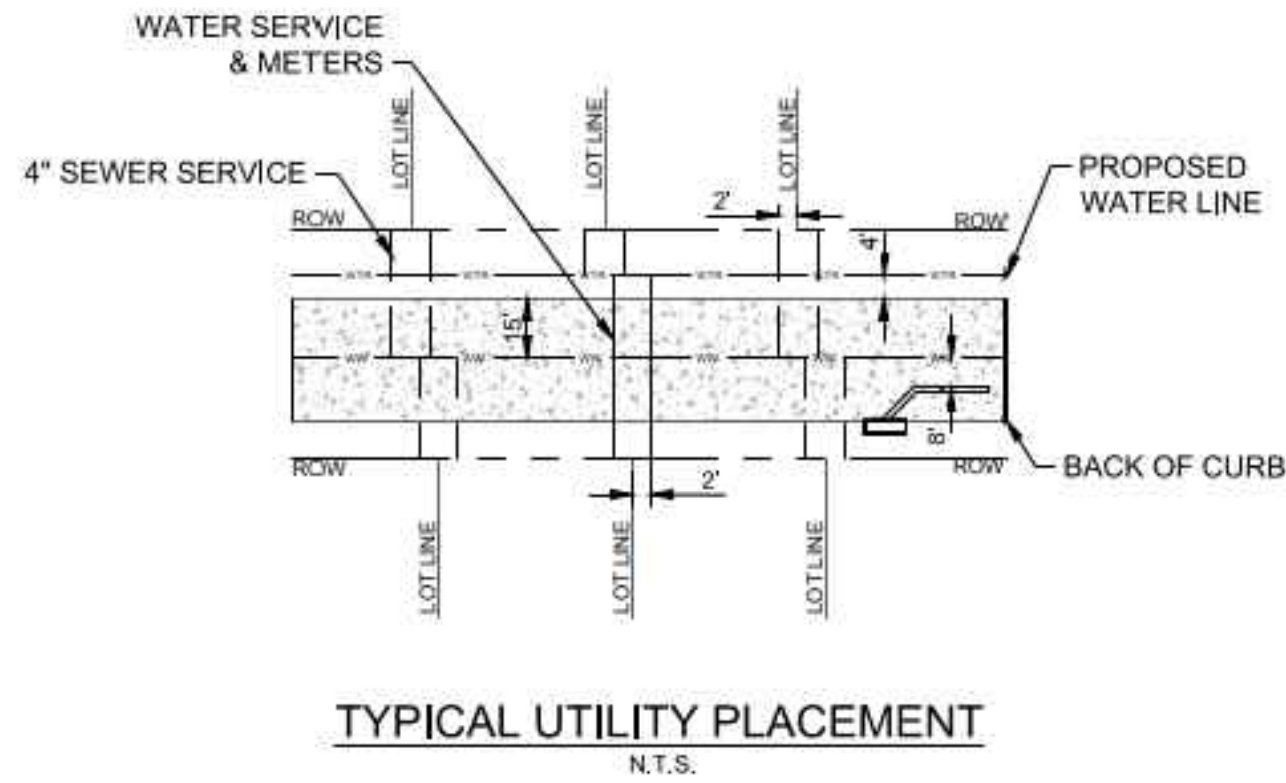
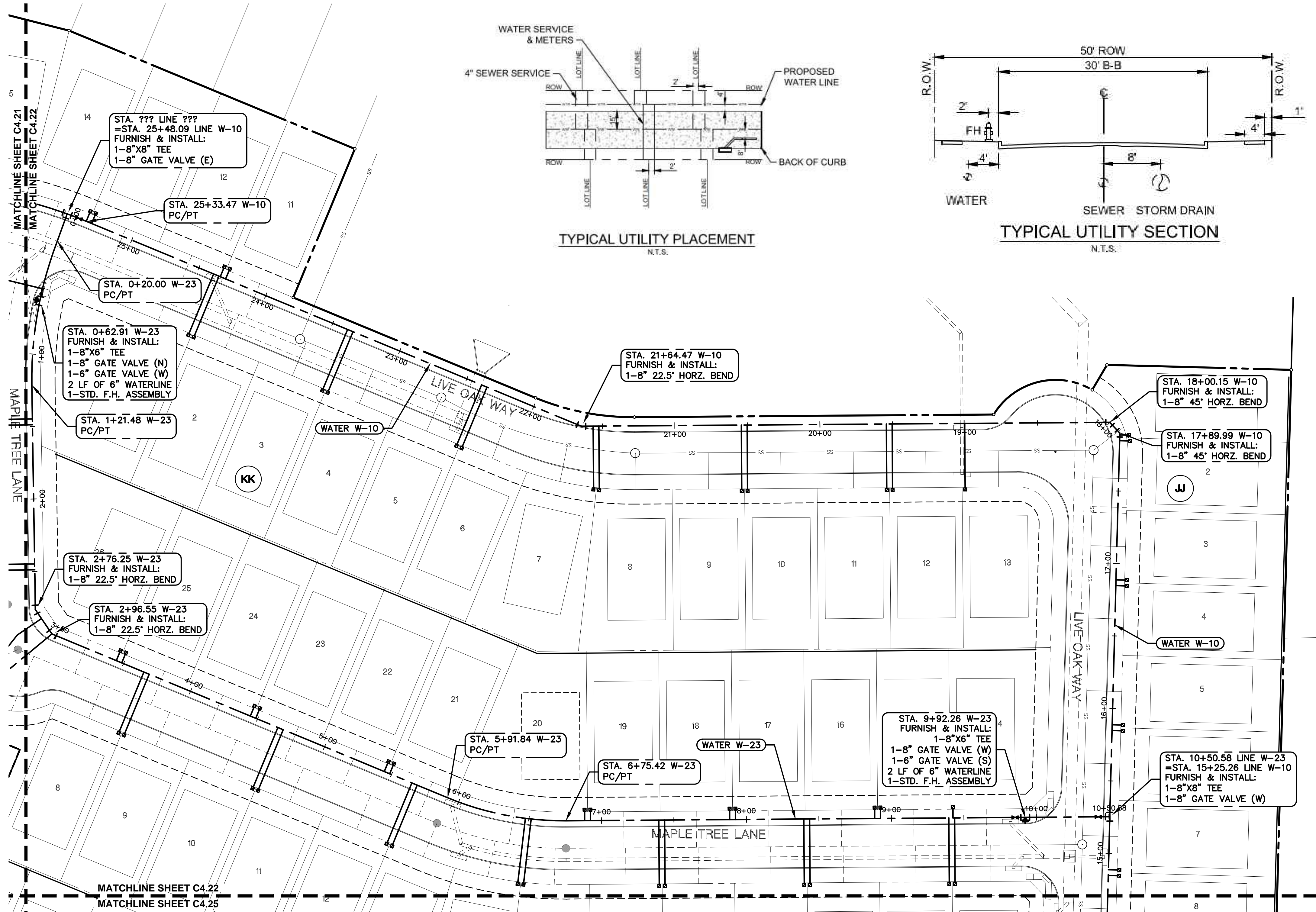
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Revisions:

MEH21001

C4.21

VENETIAN AT WESTON PHASE 2A

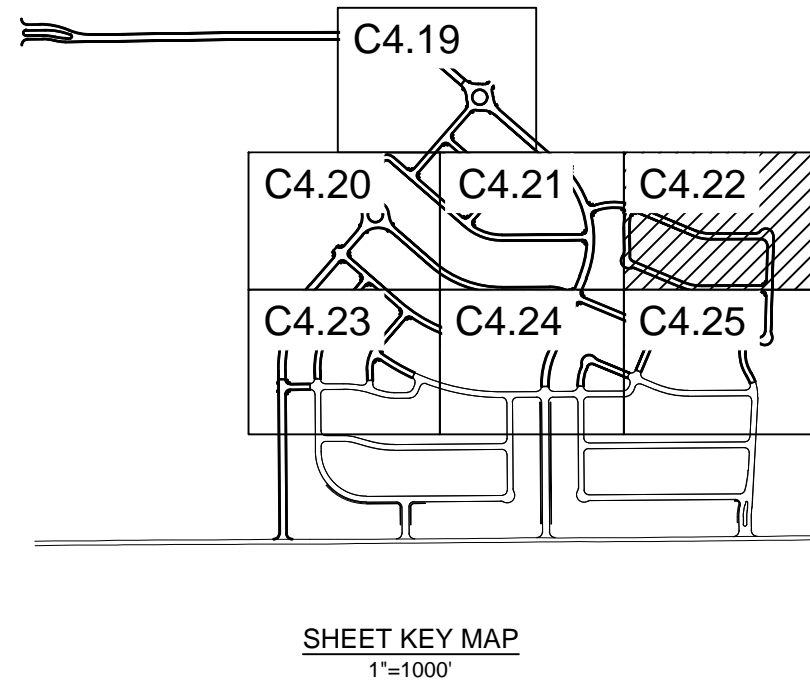
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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
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70.078 Acres
in the
CITY OF WESTON
J. WILSON SURVEY, ABSTRACT NO. 963
COLLIN COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS
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TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.22

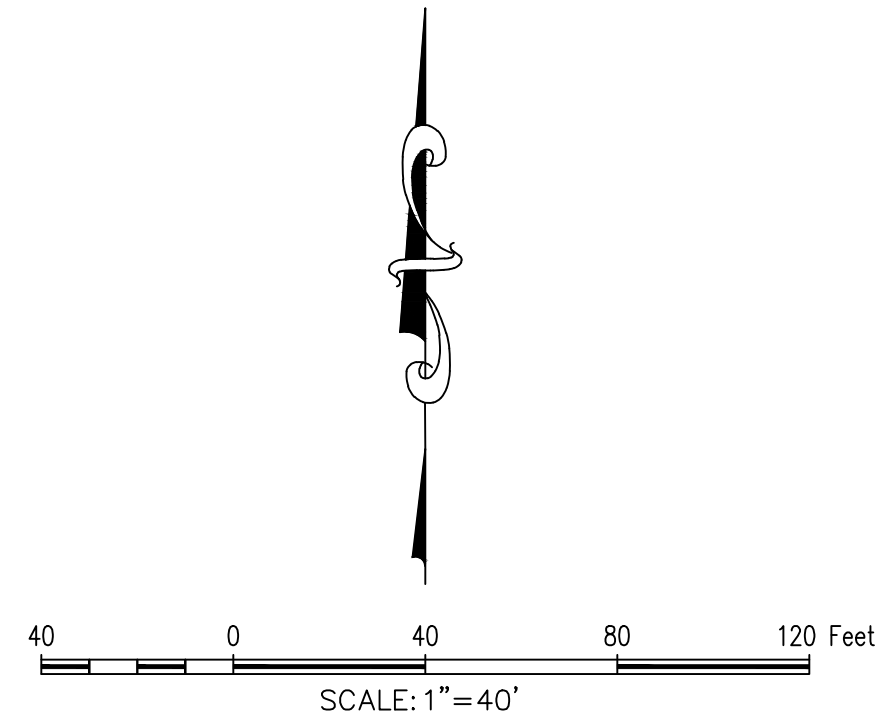
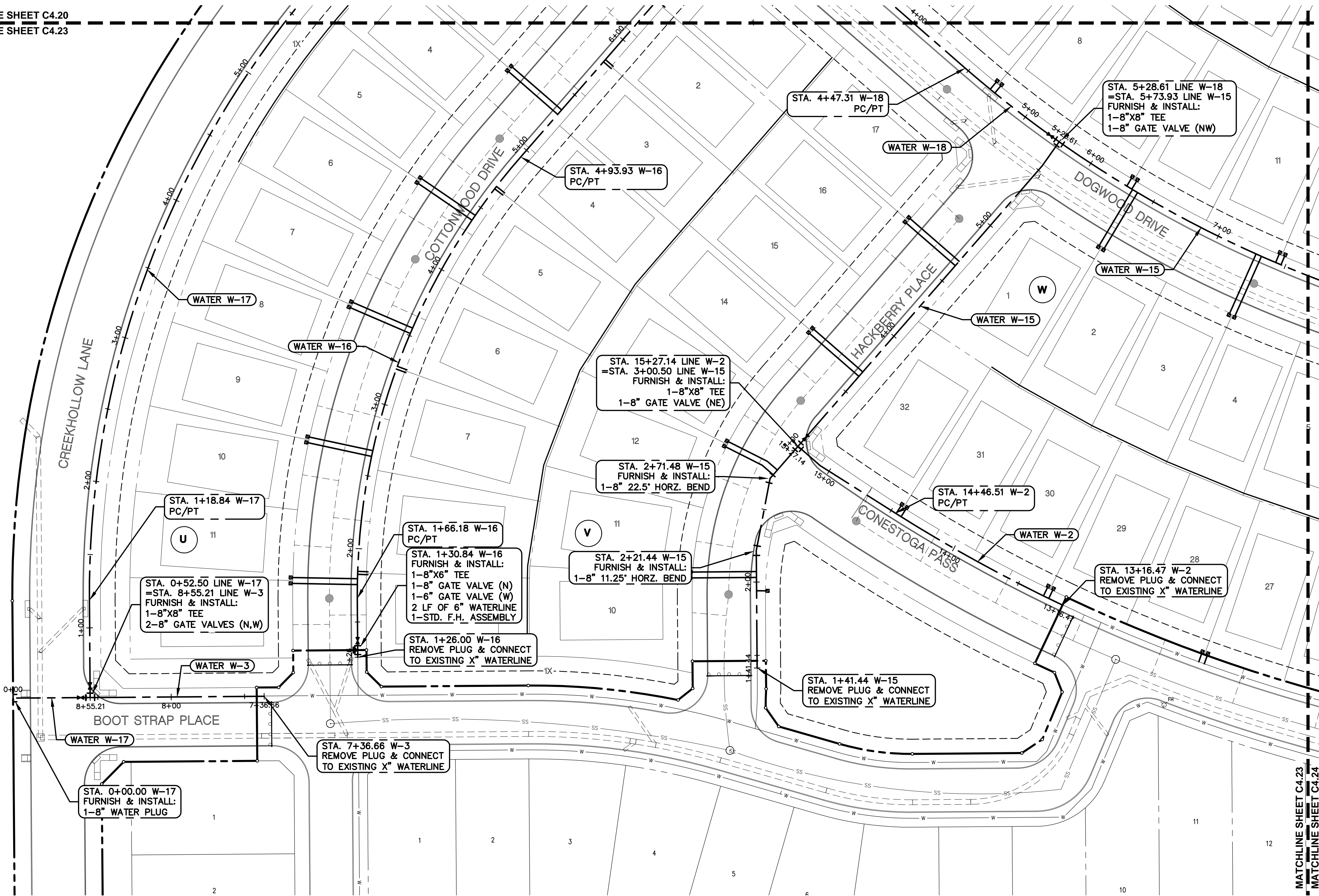
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VENETIAN AT WESTON PHASE 2A

MATCHLINE SHEET C4.20
MATCHLINE SHEET C4.23

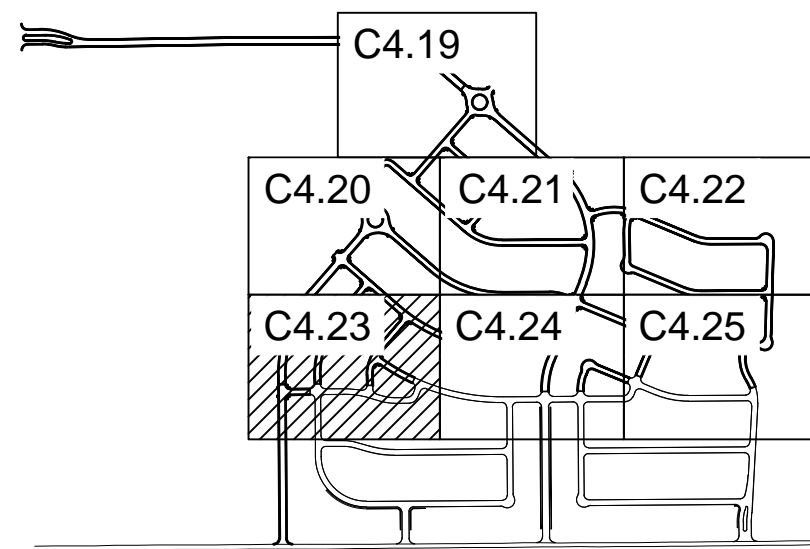


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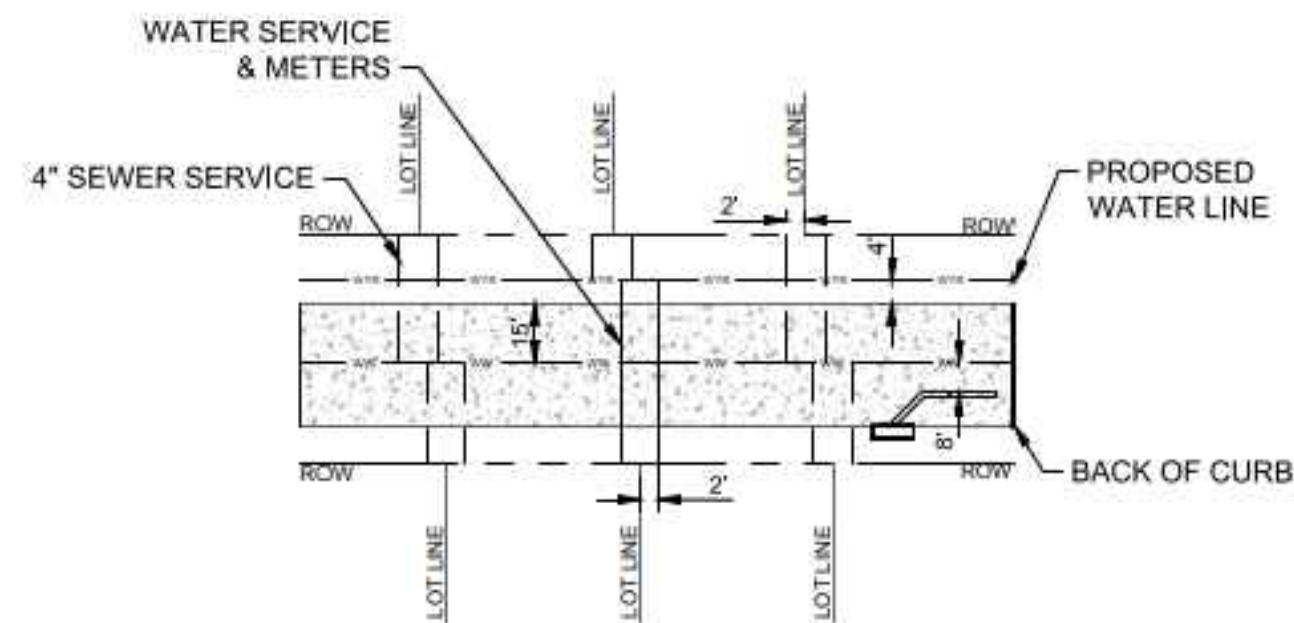
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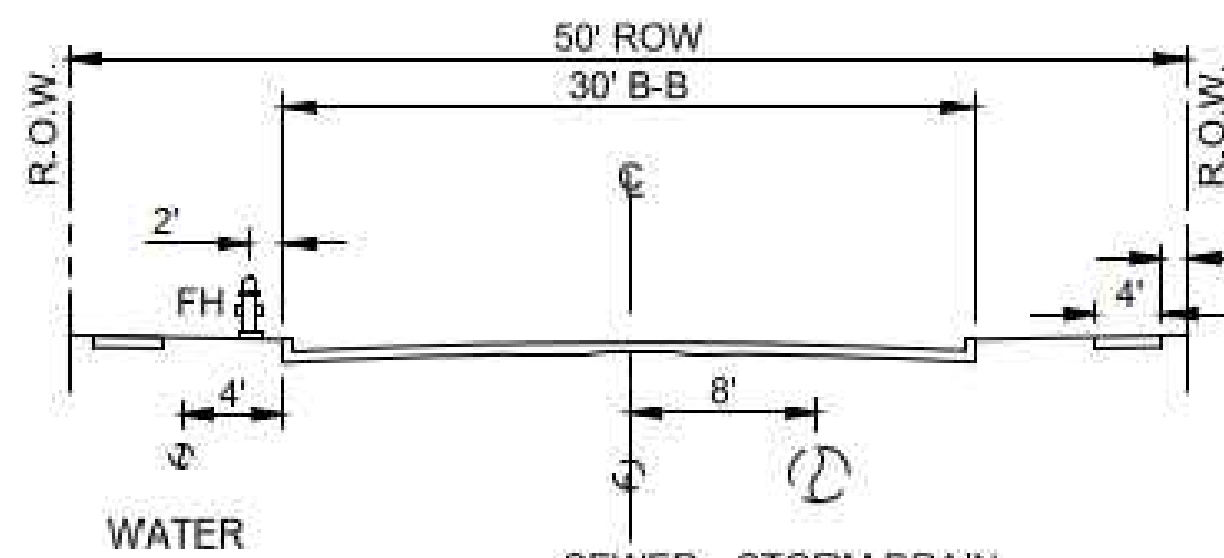
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N.T.S.



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MCADAMS

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WATER PLAN

PRELIMINARY PLANS

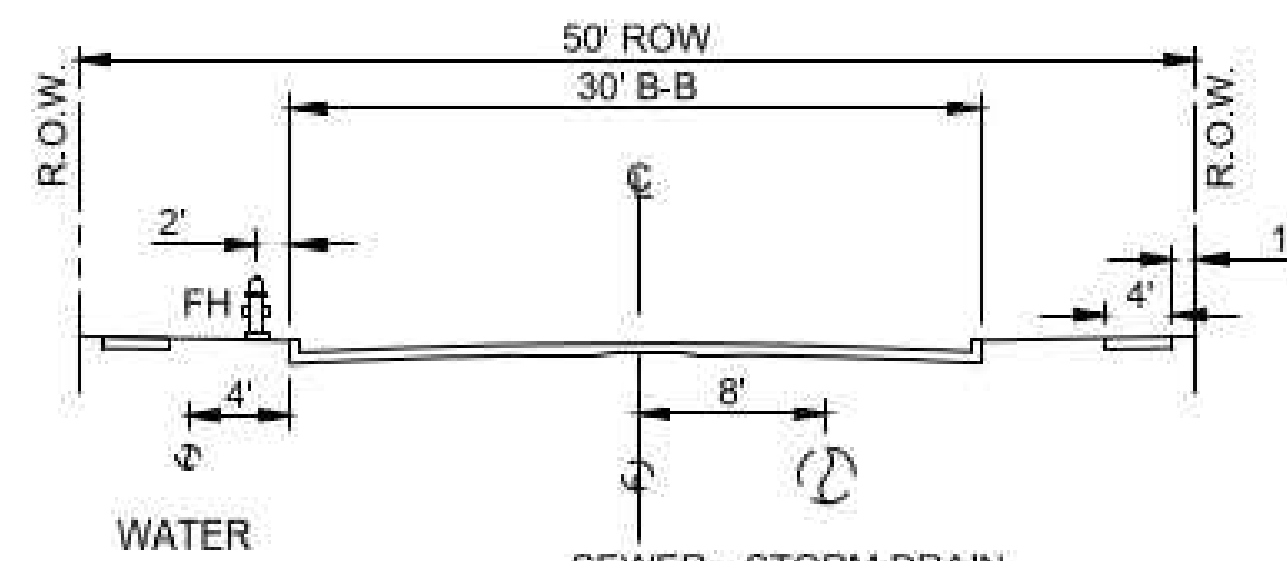
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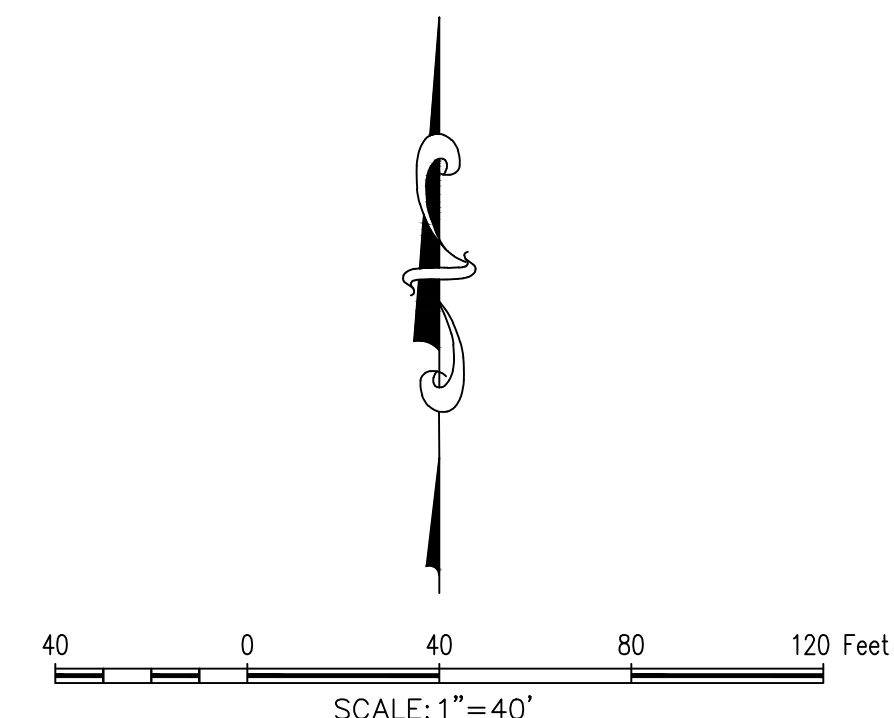
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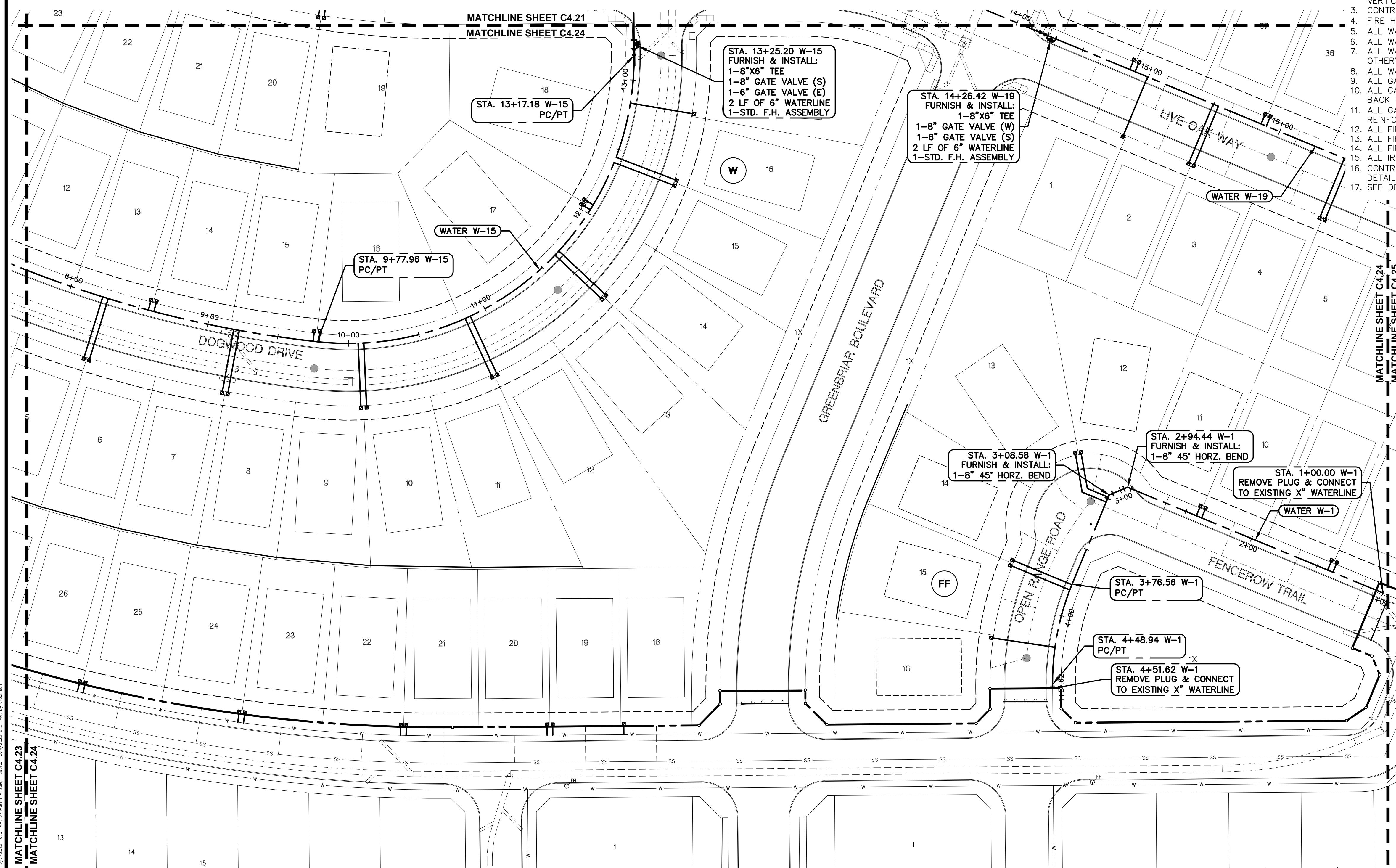
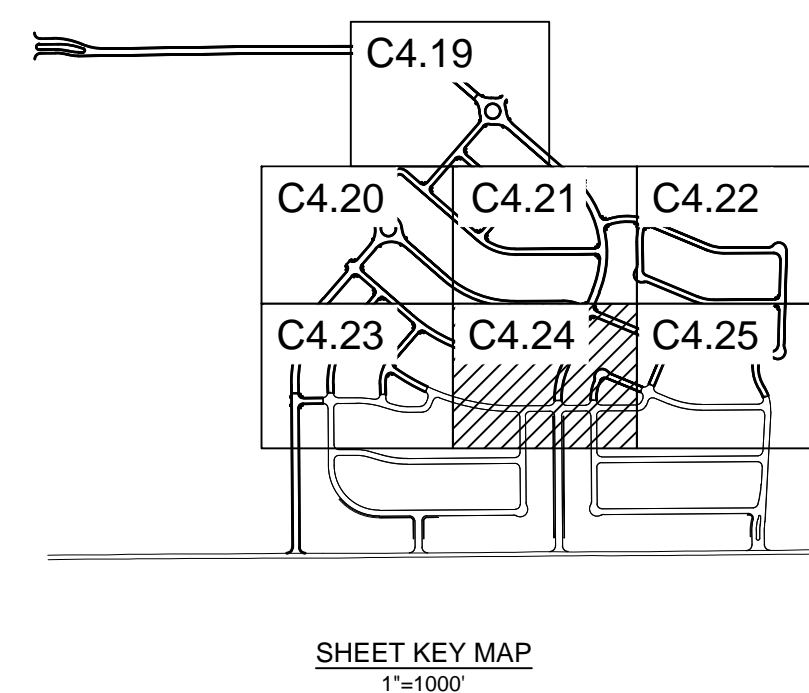


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4. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND 6" GATE VALVES.
5. ALL WATERLINES ARE 8" UNLESS OTHERWISE NOTED.
6. ALL WATERLINE SERVICES ARE 1" UNLESS OTHERWISE NOTED.
7. ALL WATERLINE CURVES ARE CONCENTRIC AND PARALLEL TO THE STREET CENTERLINES UNLESS OTHERWISE NOTED.
8. ALL WATERLINE SERVICES CROSSING THE STREET SHALL BE ENCASED IN 2" PVC.
9. ALL GATE VALVES AND WATER METERS SHALL BE PLACED CLEAR OF BARRIER-FREE RAMPS.
10. ALL GATE VALVES SHALL BE LOCATED OUTSIDE OF PAVED STREETS AND SHALL BE TWO FEET FROM BACK OF CURB OF THE INTERSECTING STREET.
11. ALL GATE VALVE BOXES SHALL BE ENCASED IN A CONCRETE PAD THAT SHALL BE 24"x24"x6" AND REINFORCED WITH NO. 3 STEEL.
12. ALL FIRE HYDRANTS SET ONE FT. PASS THE PC.
13. ALL FIRE HYDRANTS TO BE A MINIMUM OF 5 FEET FROM BARRIER FREE RAMPS.
14. ALL FIRE HYDRANTS SHALL BE MARKED WITH A BLUE STIMSONITE HYDRANT MARKER.
15. ALL IRRIGATION LINES SHALL BE TESTABLE DOUBLE CHECK BACKFLOW PREVENTER.
16. CONTRACTOR TO UTILIZE NCTCOG CLASS "B" EMBEDMENT FOR SANITARY SEWER INSTALLATION. SEE DETAILS.
17. SEE DETAIL PAV-13 FOR TYPICAL UTILITY LOCATIONS.



OWNER/DEVELOPER
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C4.24

VENETIAN AT WESTON PHASE 2A

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

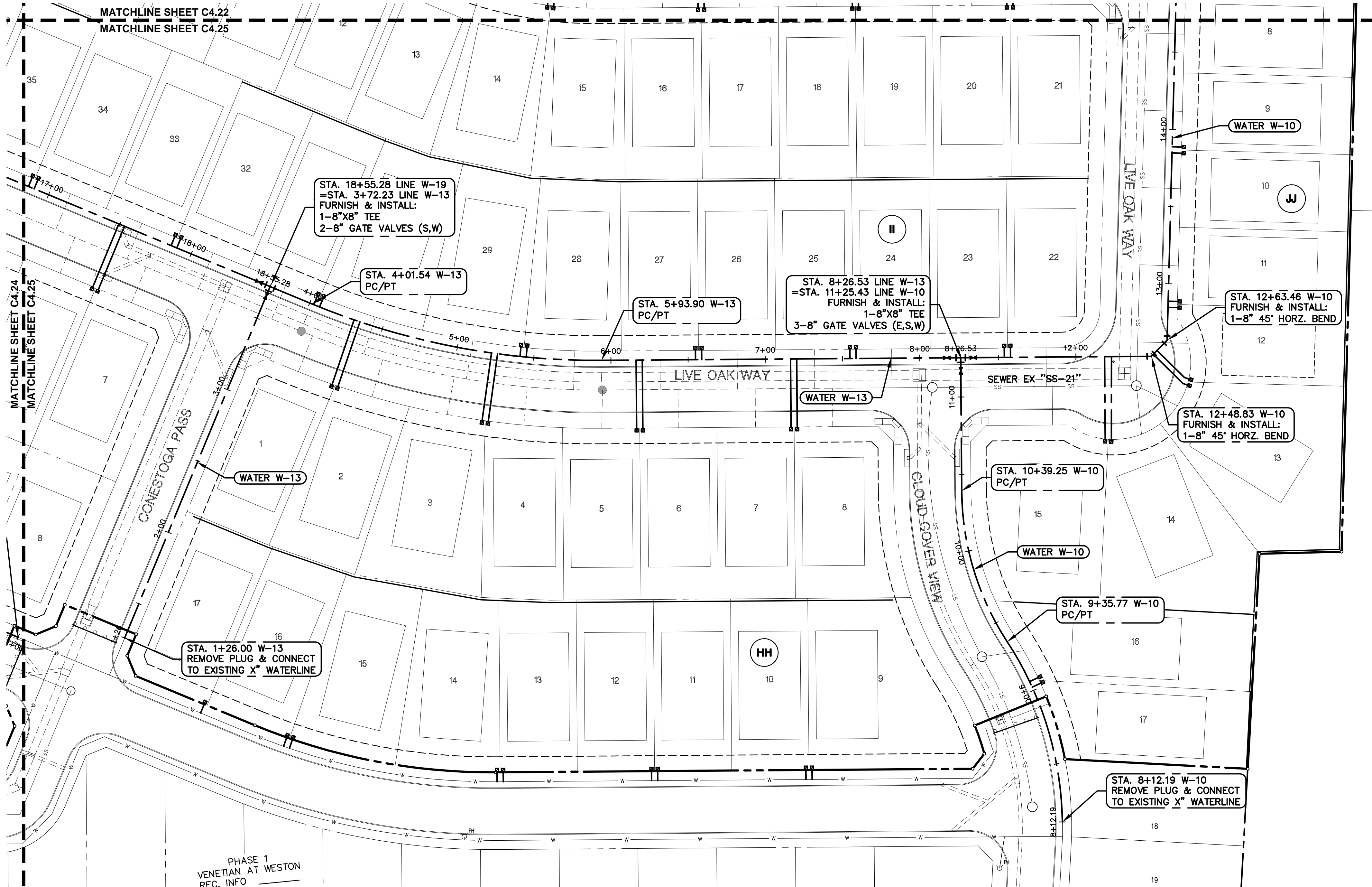
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

IPE: 19762 TBPLS: 10194440
www.mcadamsco.com

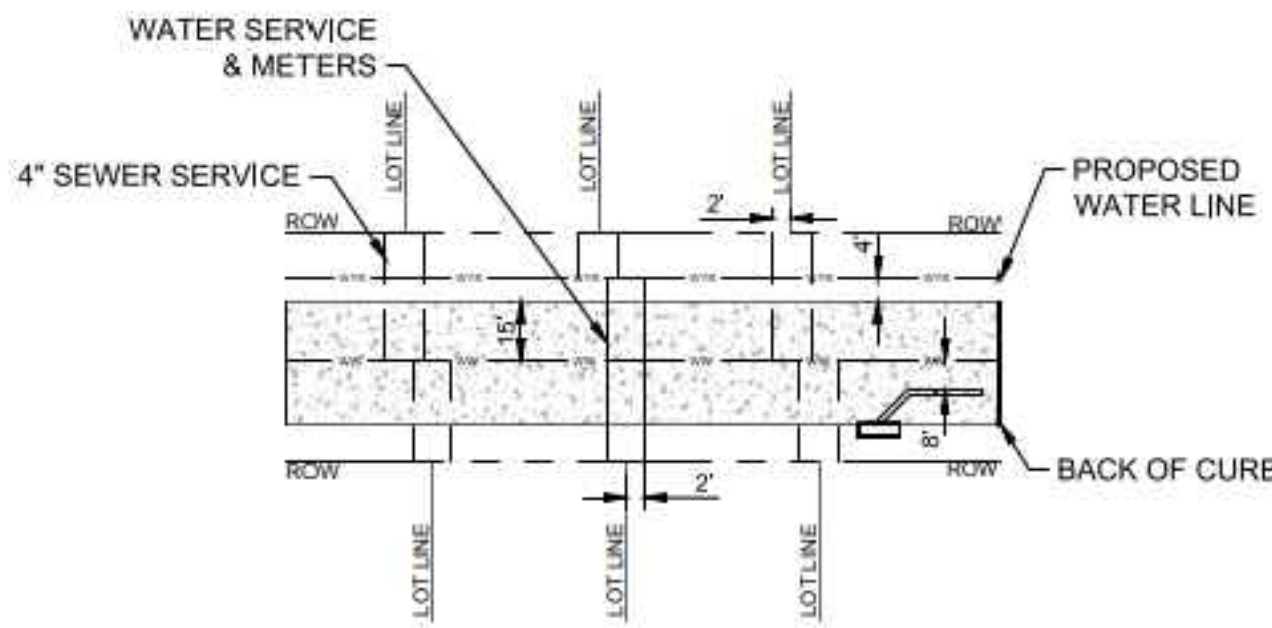
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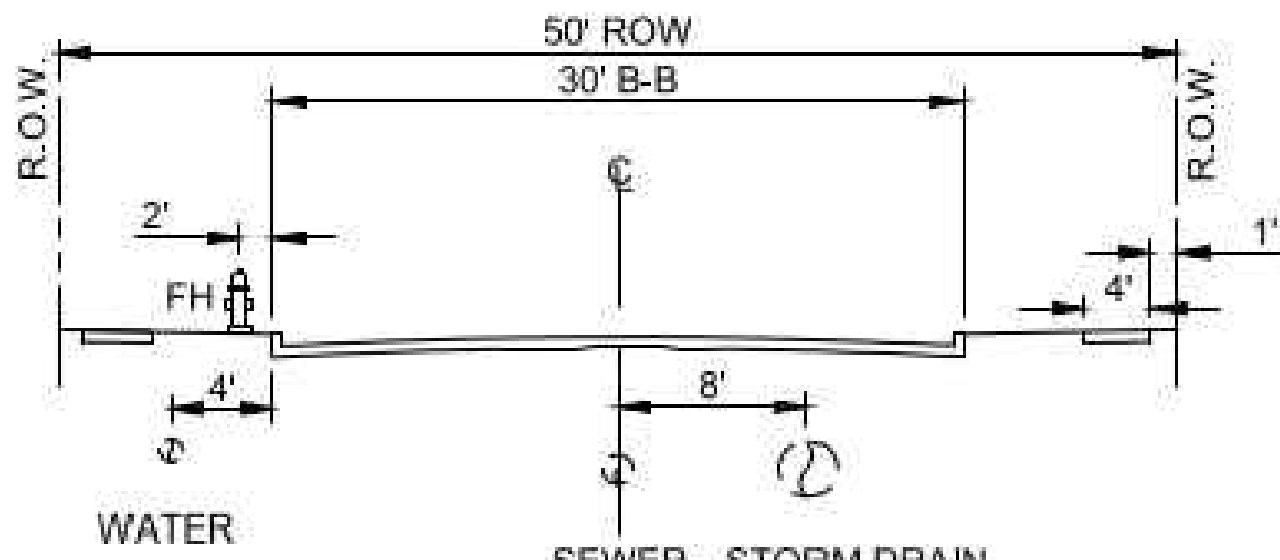


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R.F.C. INFO



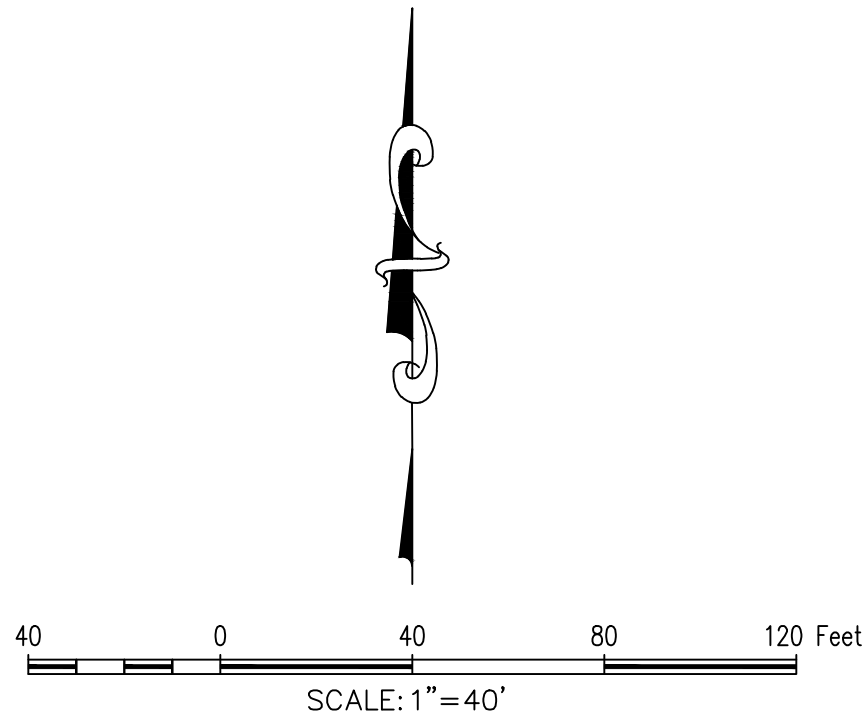
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N.T.S.



TYPICAL UTILITY SECTION

N.T.S.

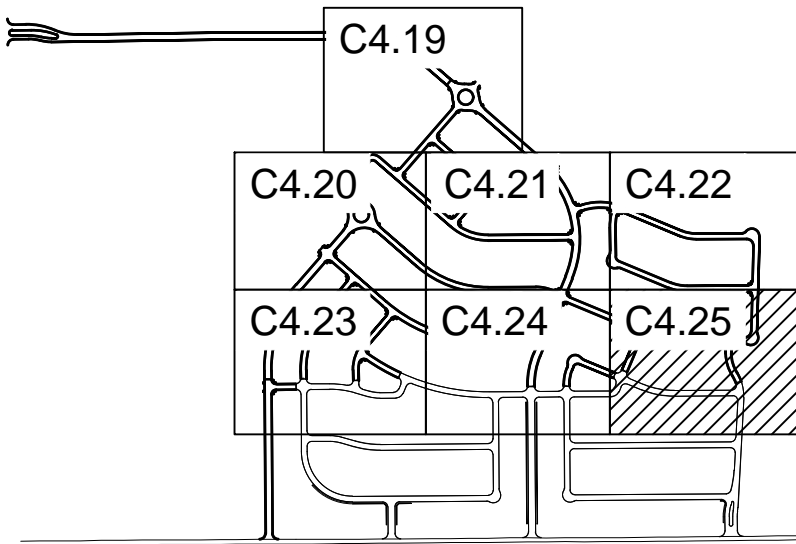


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E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

WATER GENERAL NOTES

1. CONTRACTOR TO LOCATE FIRE HYDRANTS 3'-6" FROM BACK OF CURB AT THE LOCATIONS INDICATED ON THE PLANS.
2. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS. SANITARY SEWER PIPE TO BE PRESSURE RATED AT VERTICAL CROSSINGS PER TCEQ REQUIREMENTS.
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17. SEE DETAIL PAV-13 FOR TYPICAL UTILITY LOCATIONS.



SHEET KEY MAP
1"=1000'

The John R. McAdams
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Lewisville, Texas 75057
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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com



VENETIAN AT WESTON PHASE 2A
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70,078 Acres
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WATER PLAN

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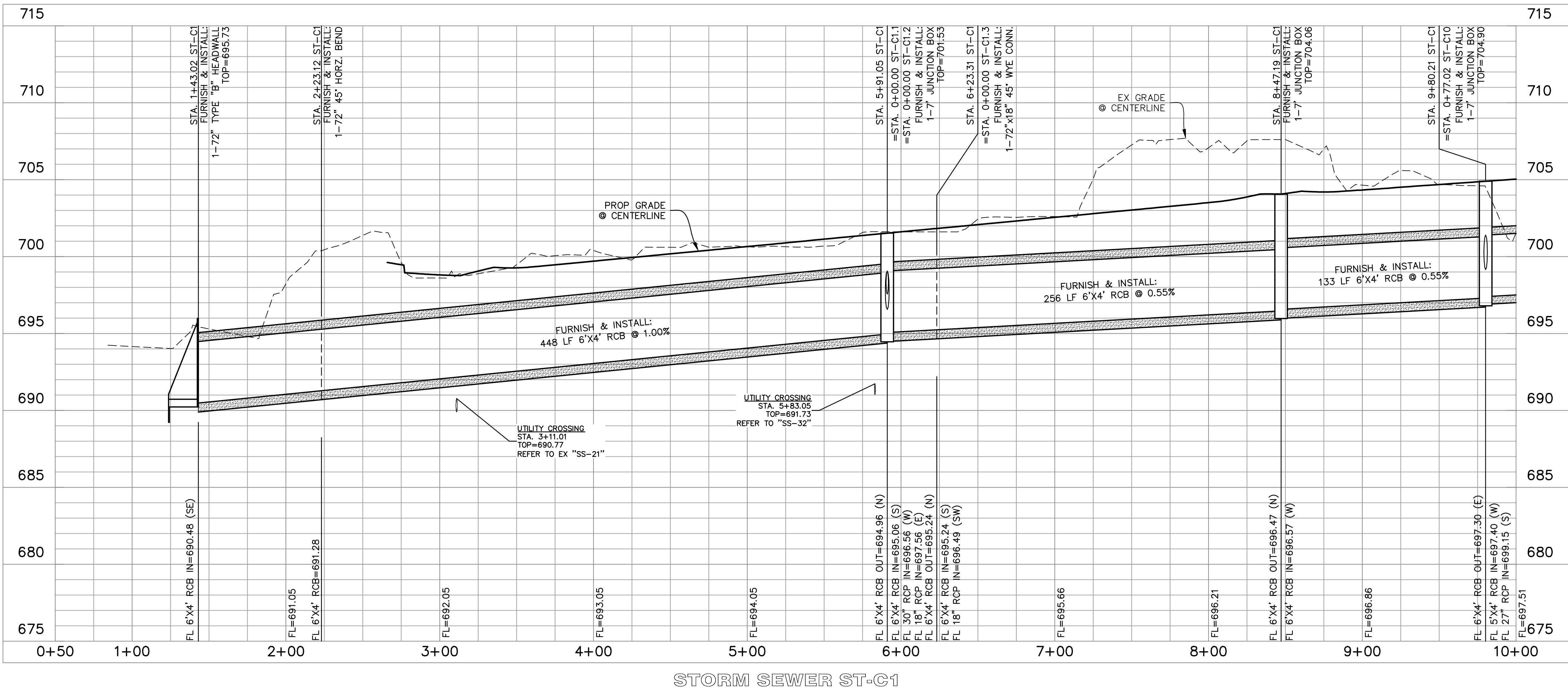
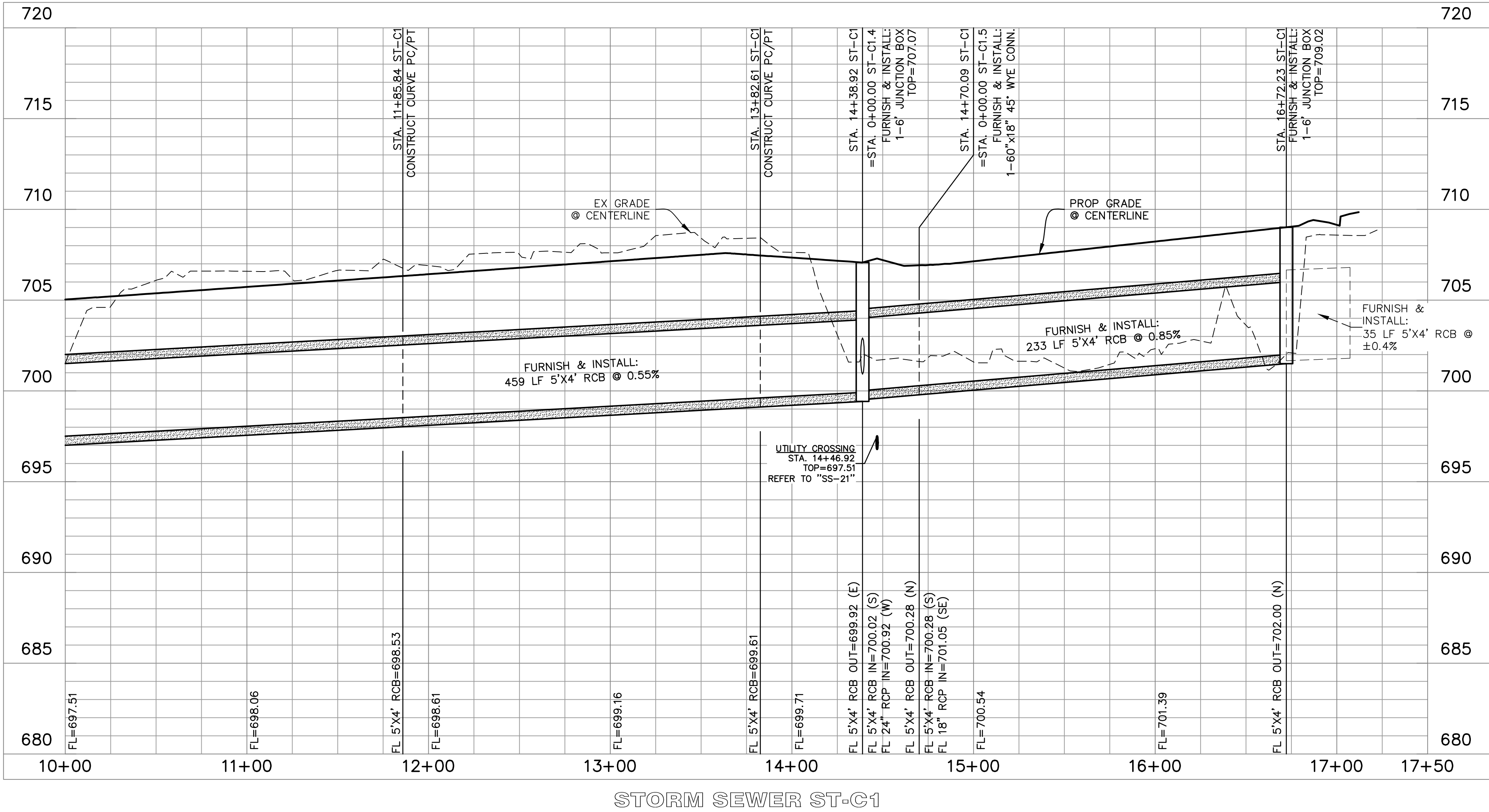
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Revisions:

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C4.25

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Drawing Scale: 1" = 40'
Drawing Revisions: 1
Drawing Author: J. Wilson
Drawing Checker: J. Wilson
Drawing Approver: J. Wilson
Drawing Date: 03/07/2022
Drawing Scale: 1" = 40'
Drawing Revisions: 1
Drawing Author: J. Wilson
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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

STORM SEWER PROFILES

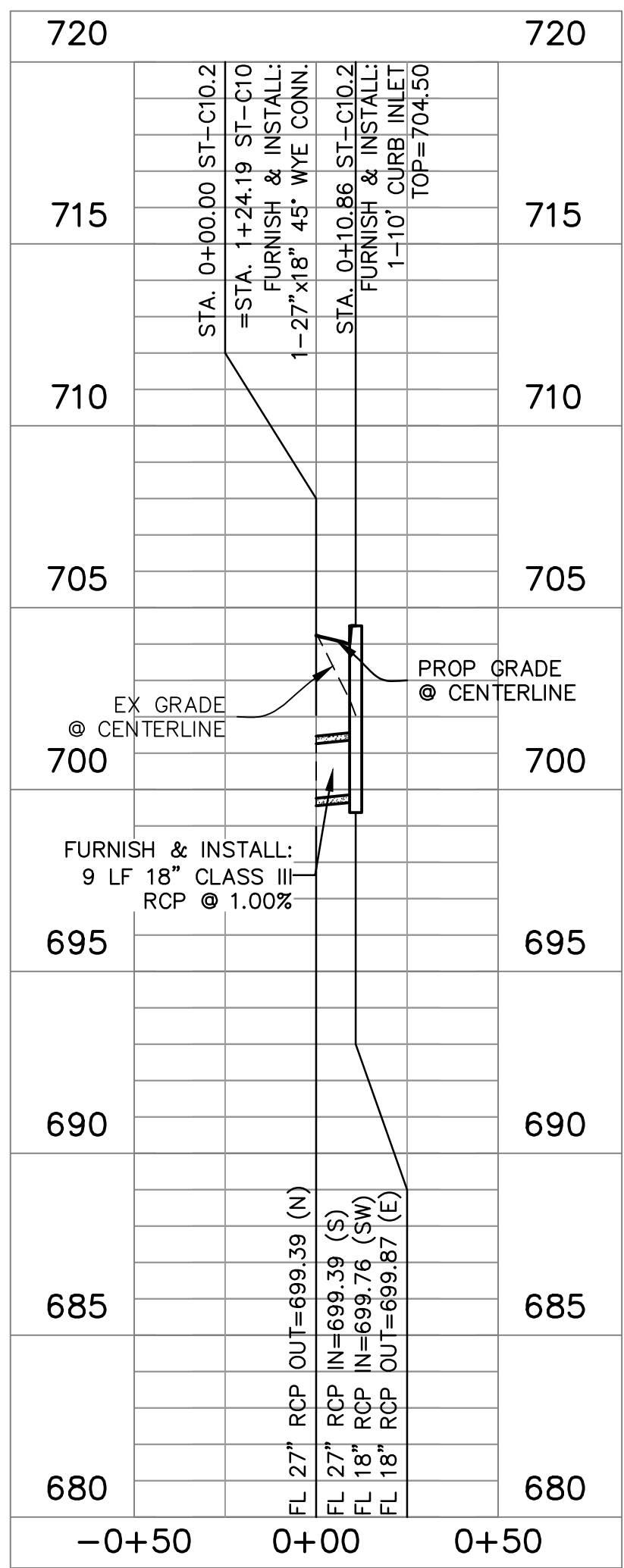
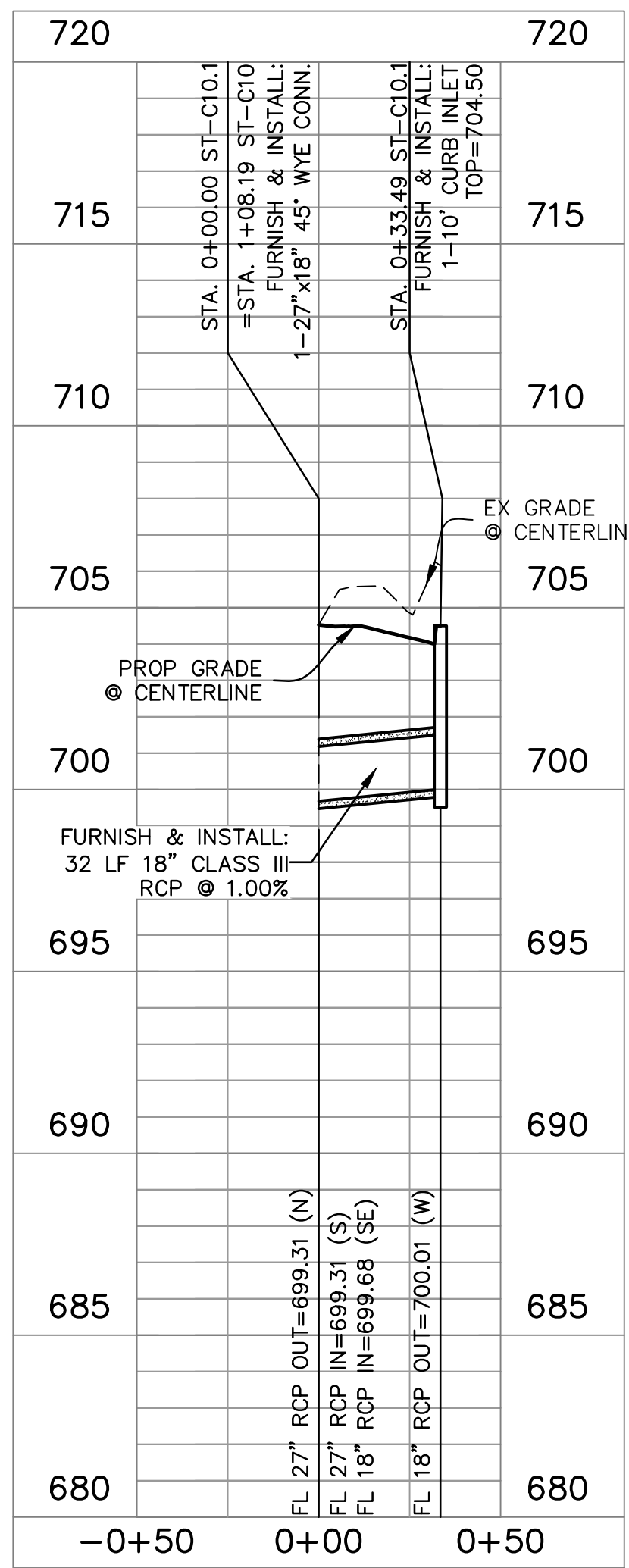
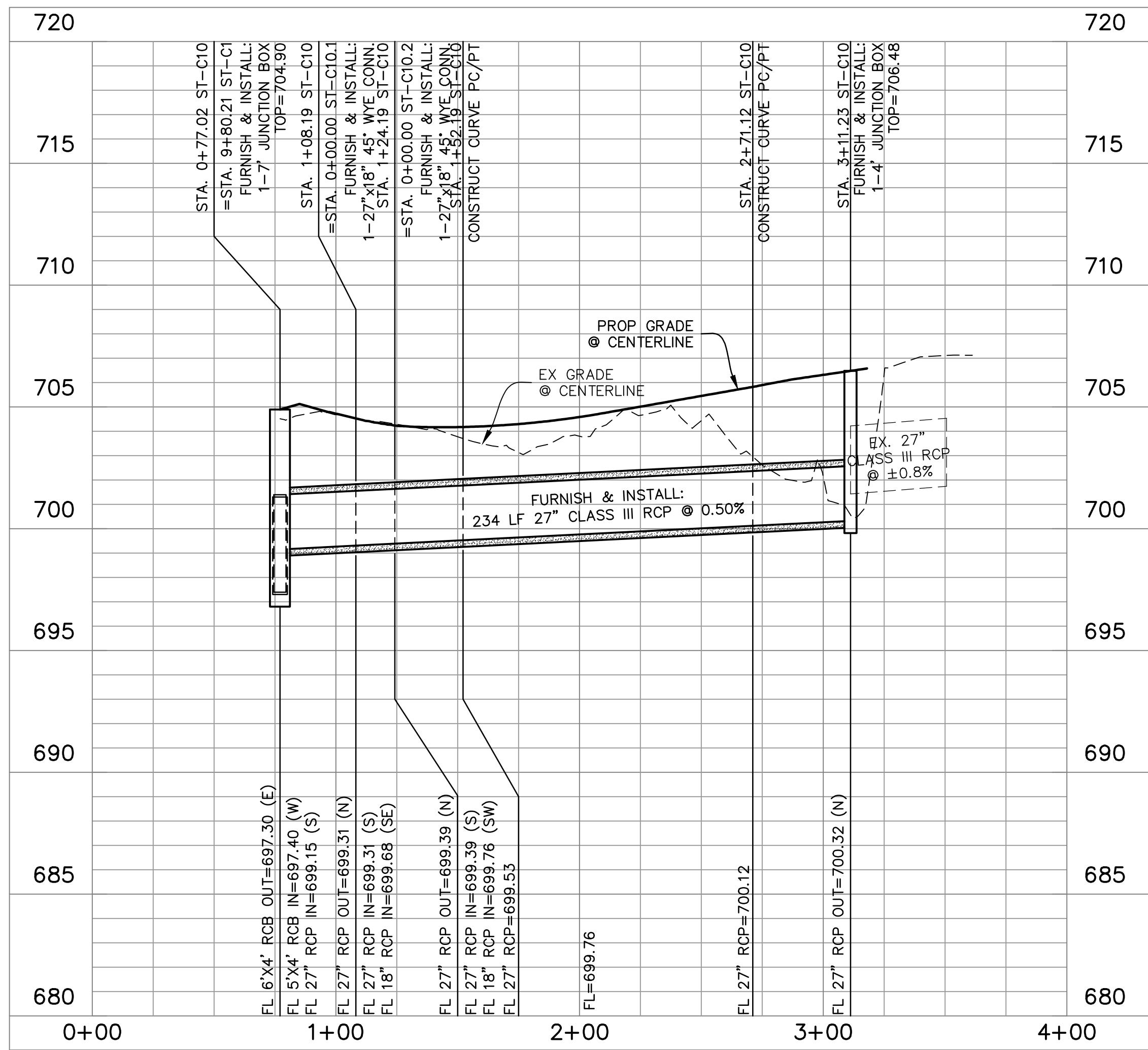
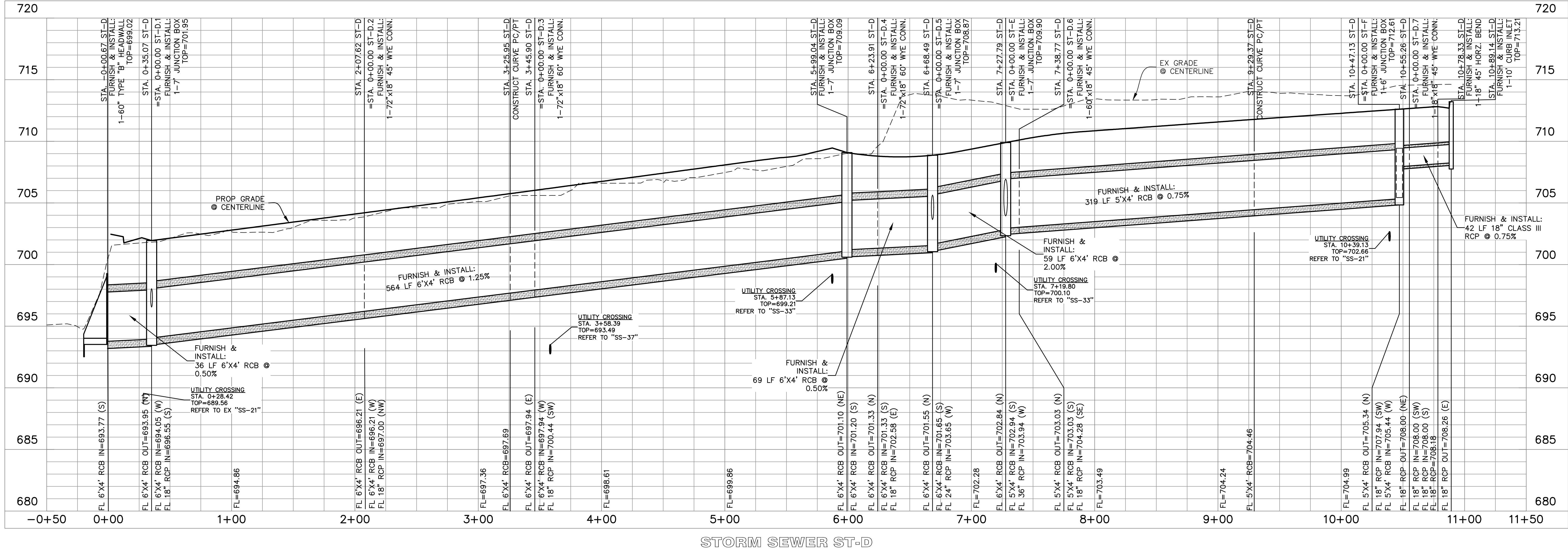
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
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J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



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VENETIAN AT WESTON PHASE 2A

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J. WILSON SURVEY, ABSTRACT NO. 963
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TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

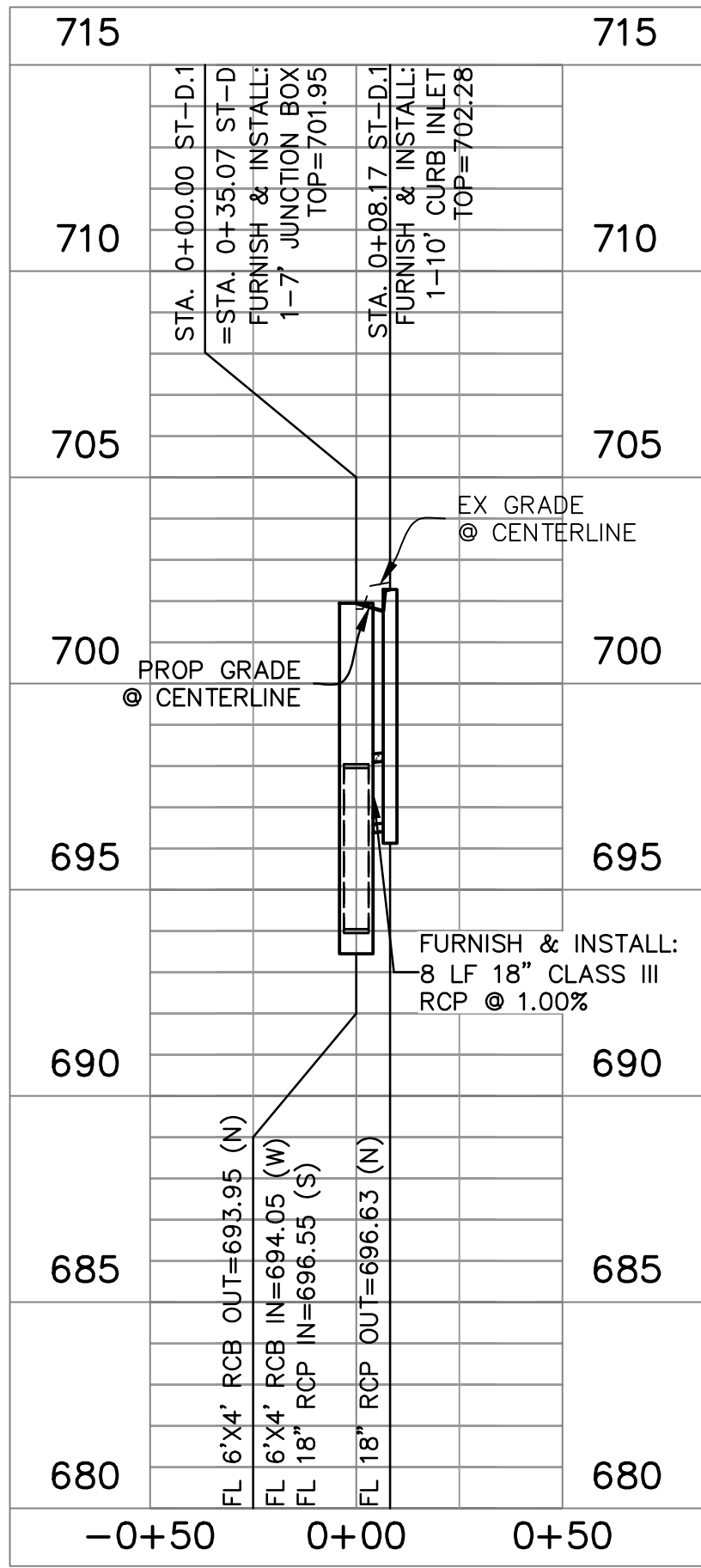
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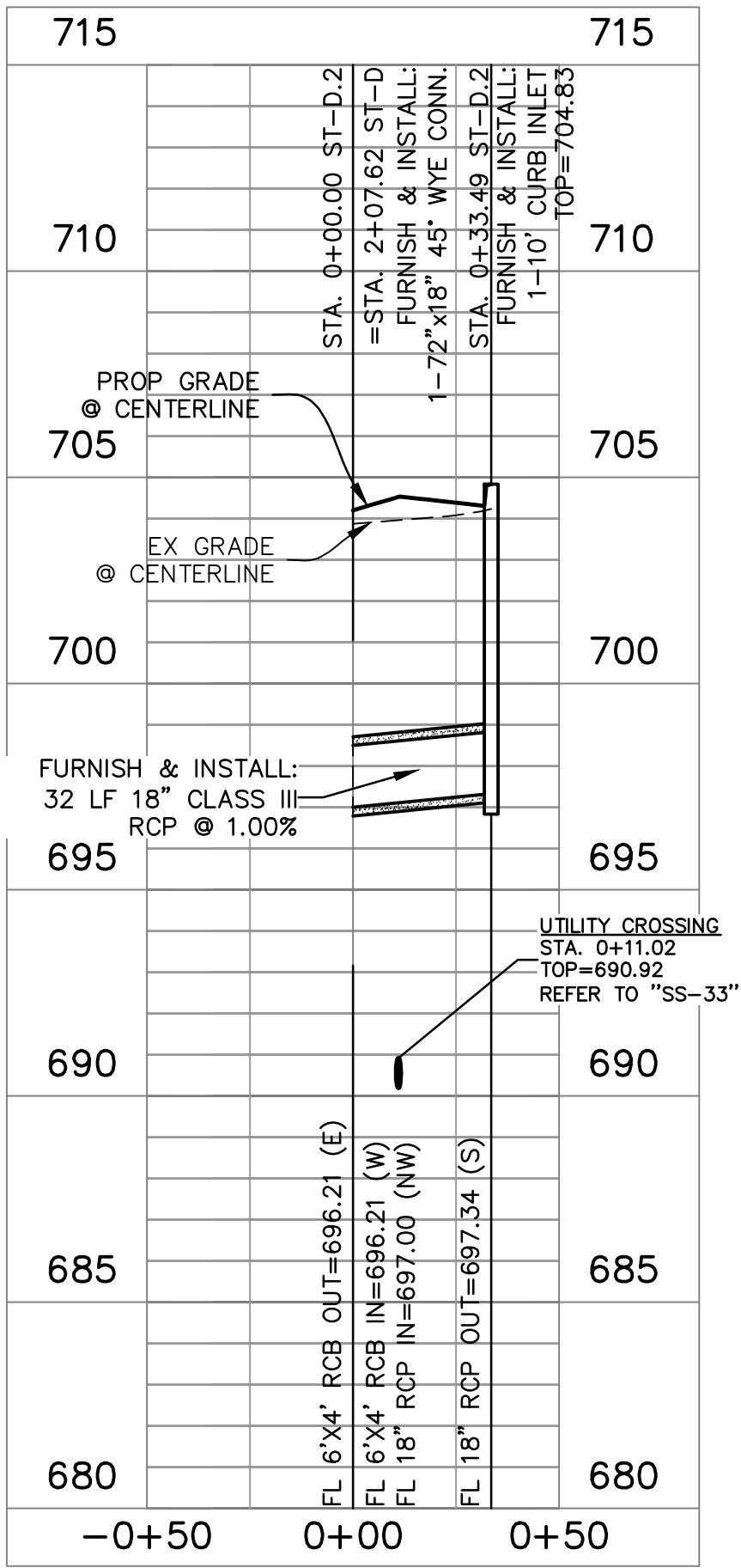
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VENETIAN AT WESTON PHASE 2A

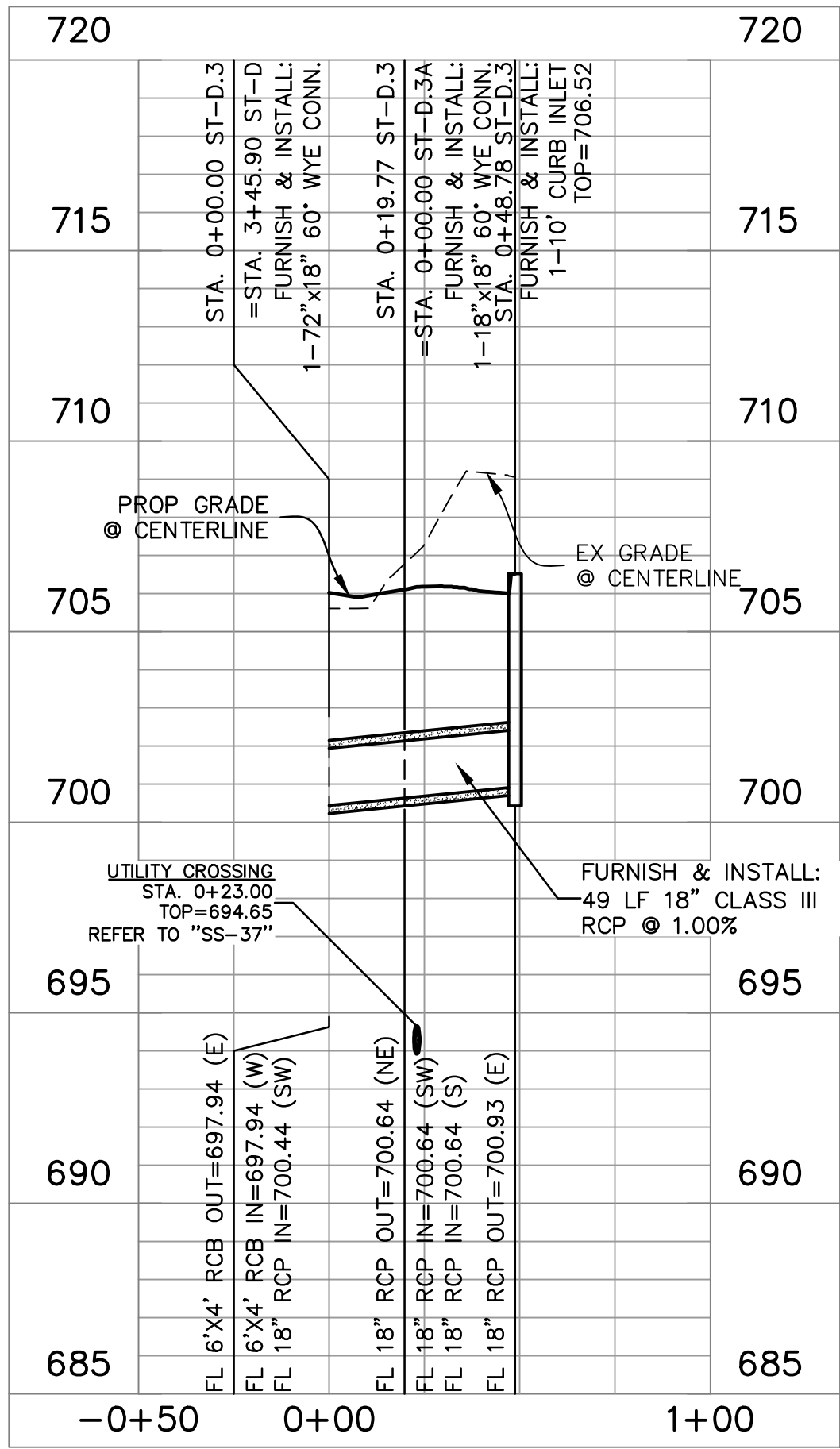
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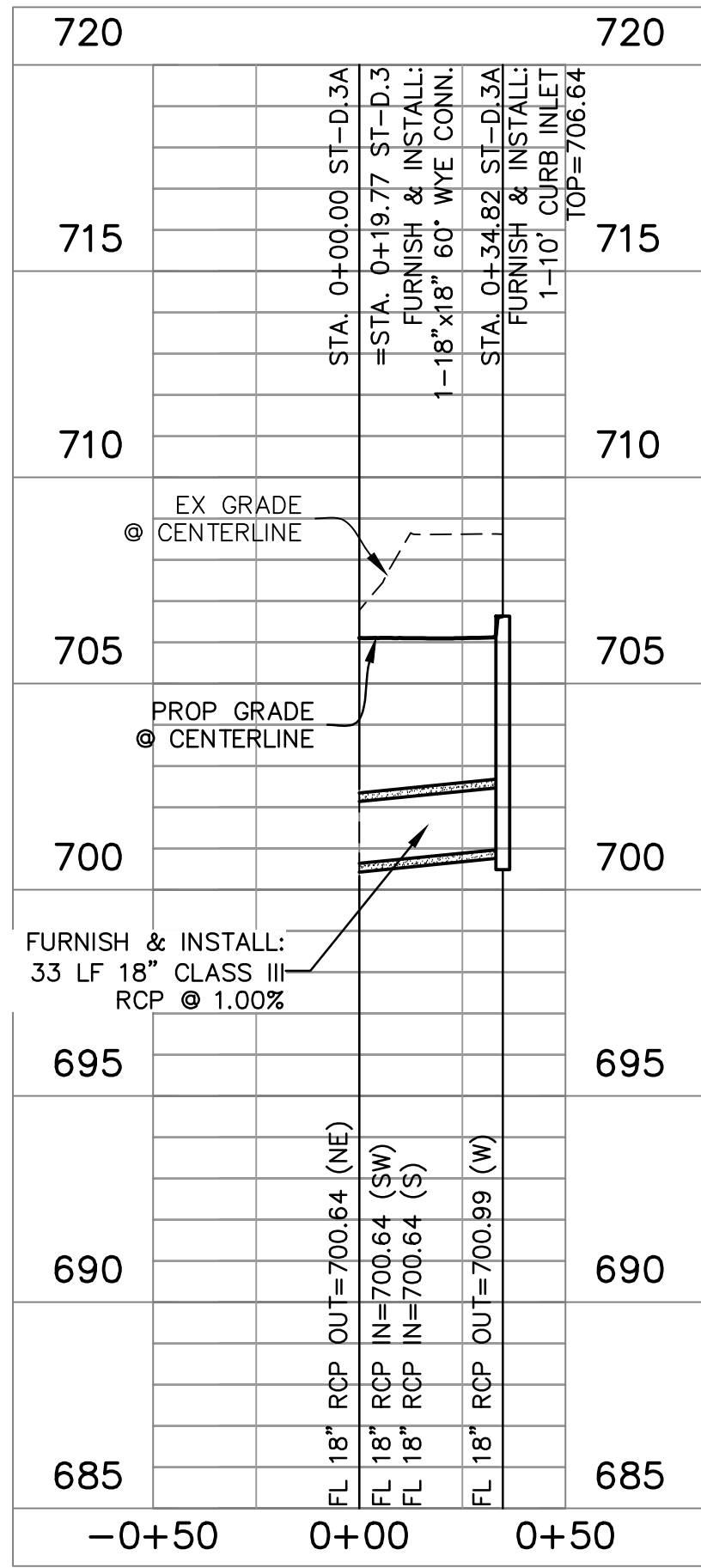
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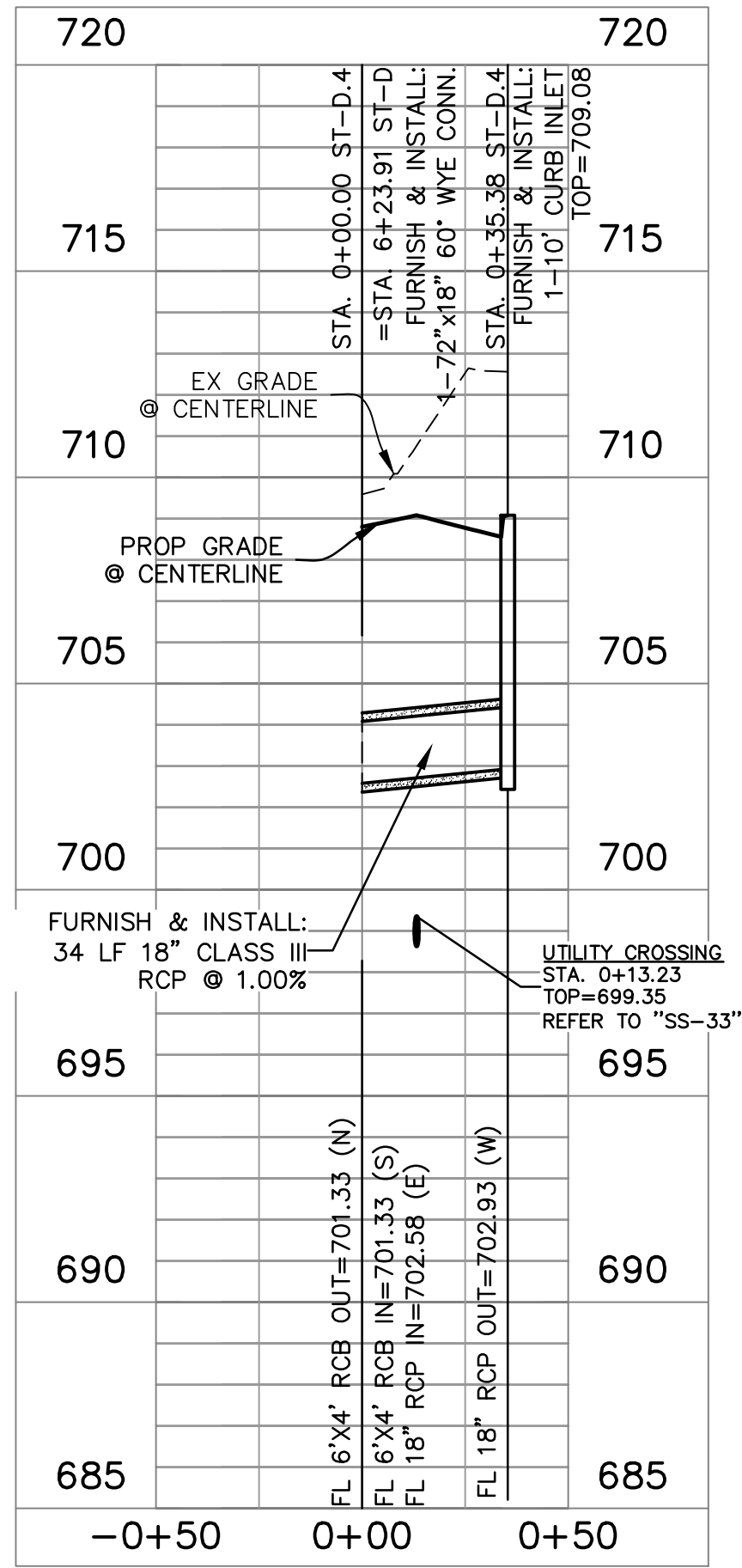
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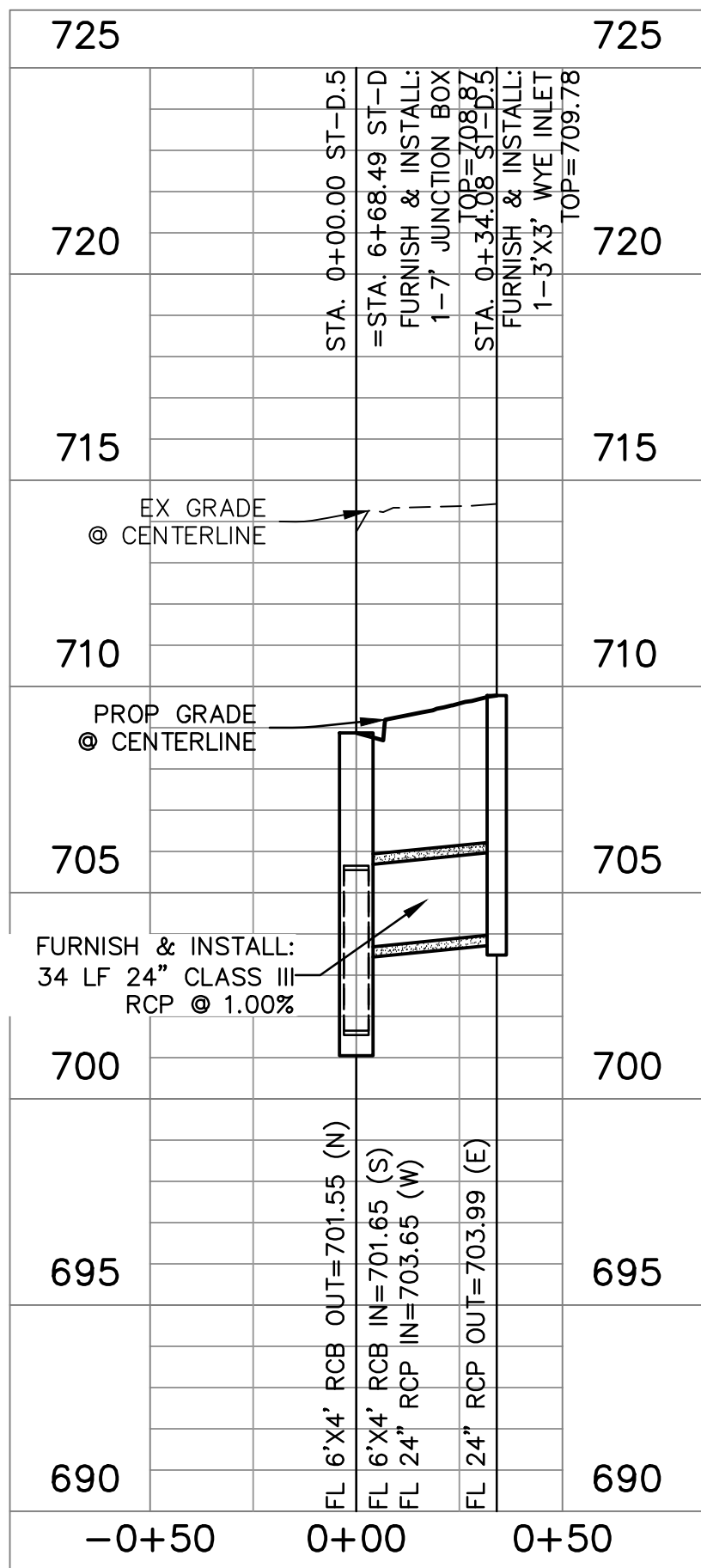
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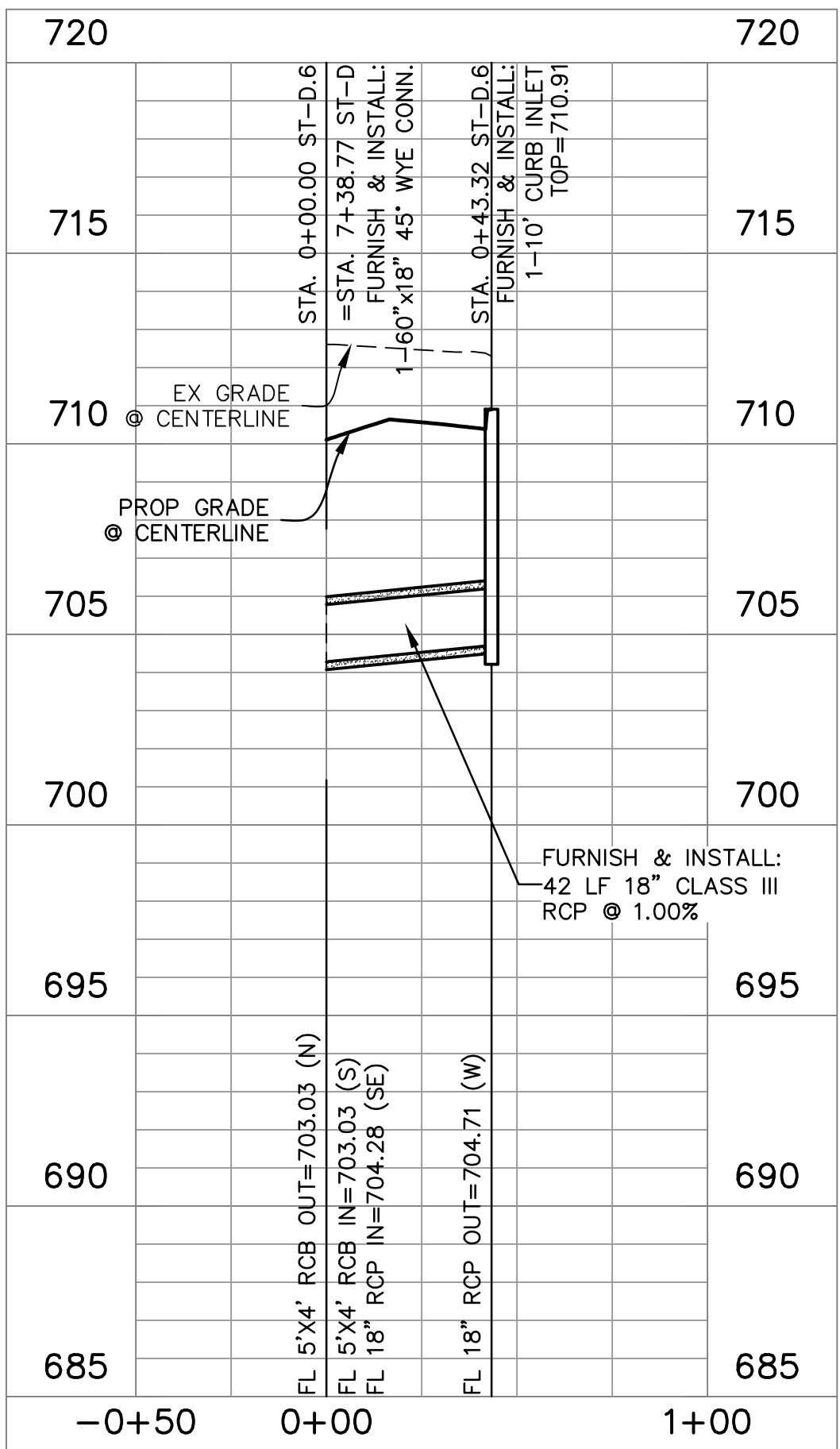
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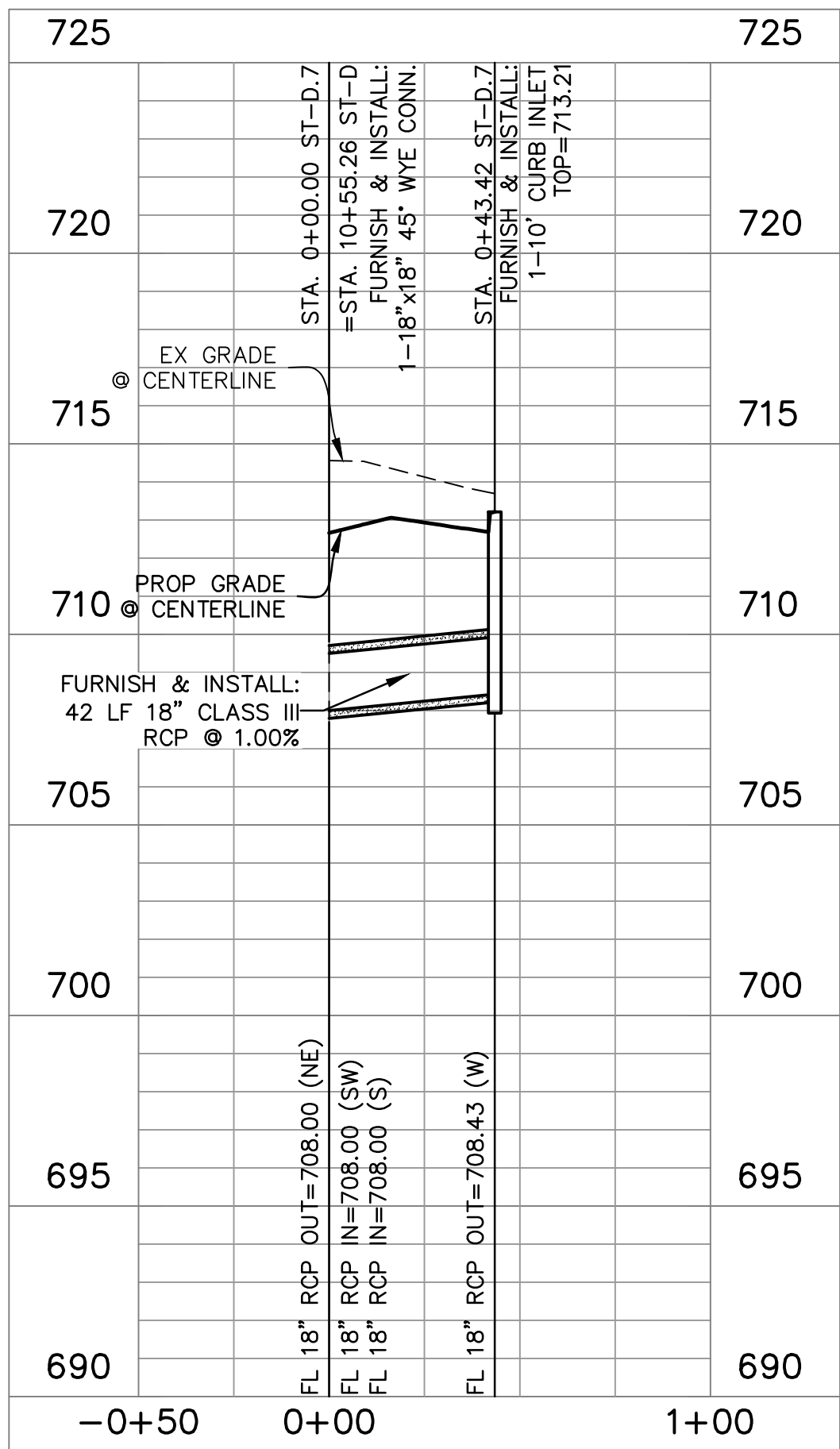
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STORM SEWER ST-D.5



STORM SEWER ST-D.6



STORM SEWER ST-D.7

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STORM SEWER PROFILES

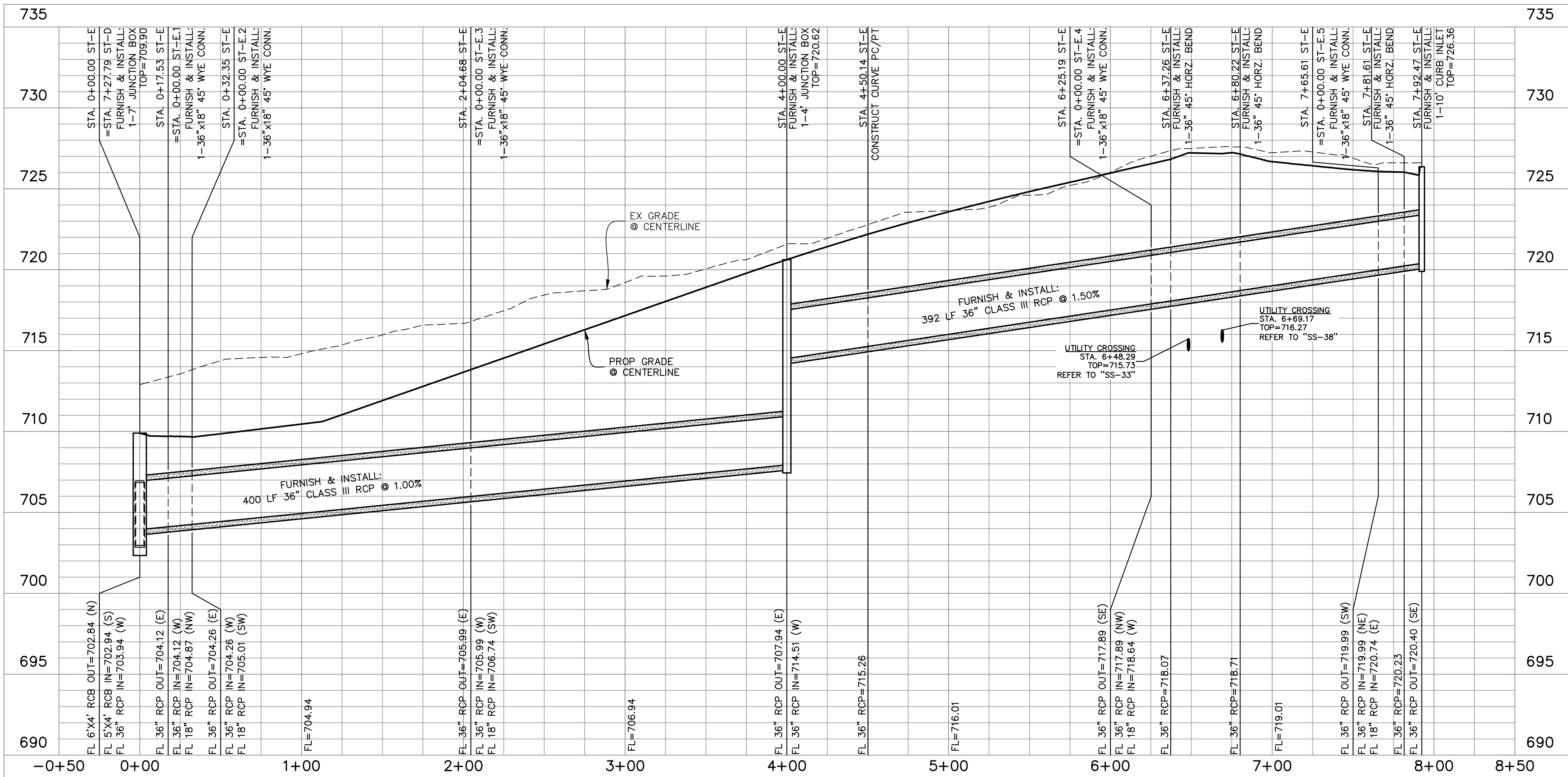
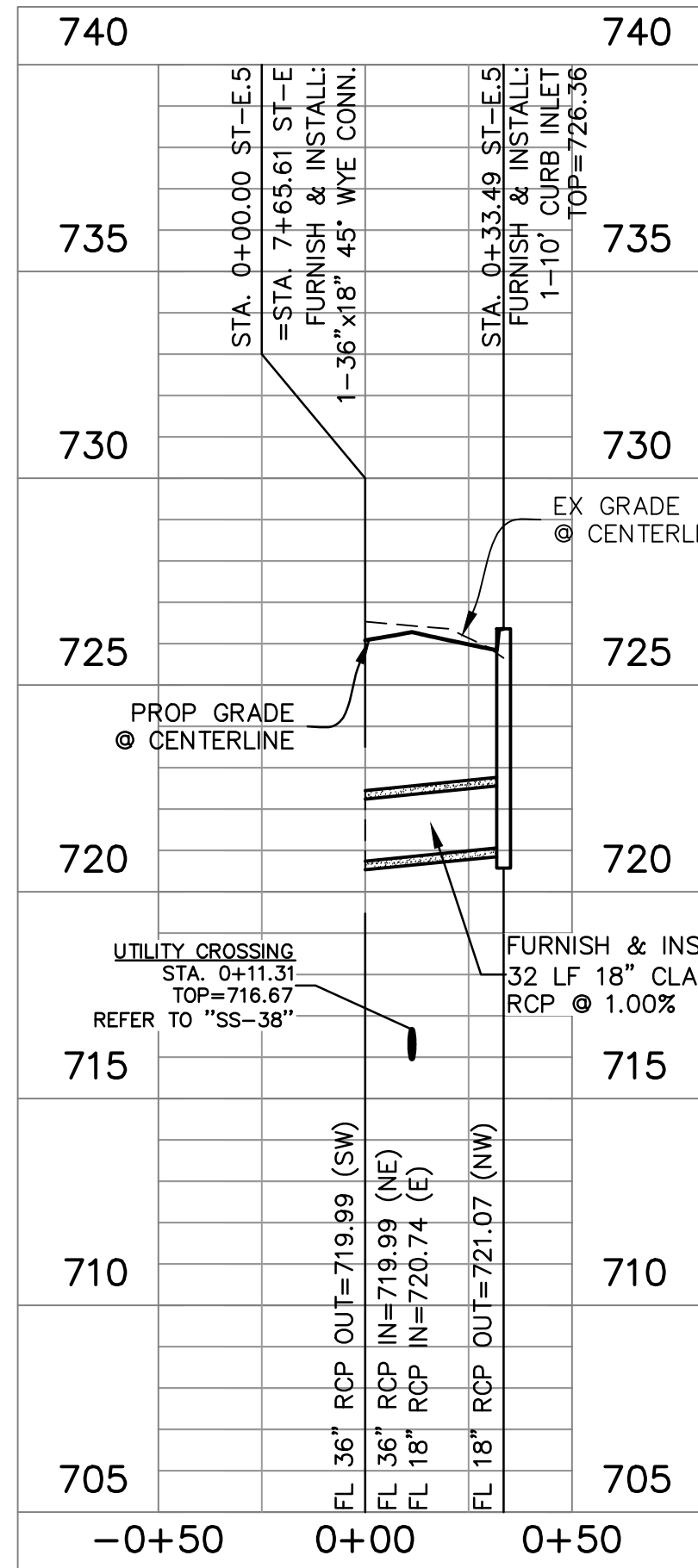
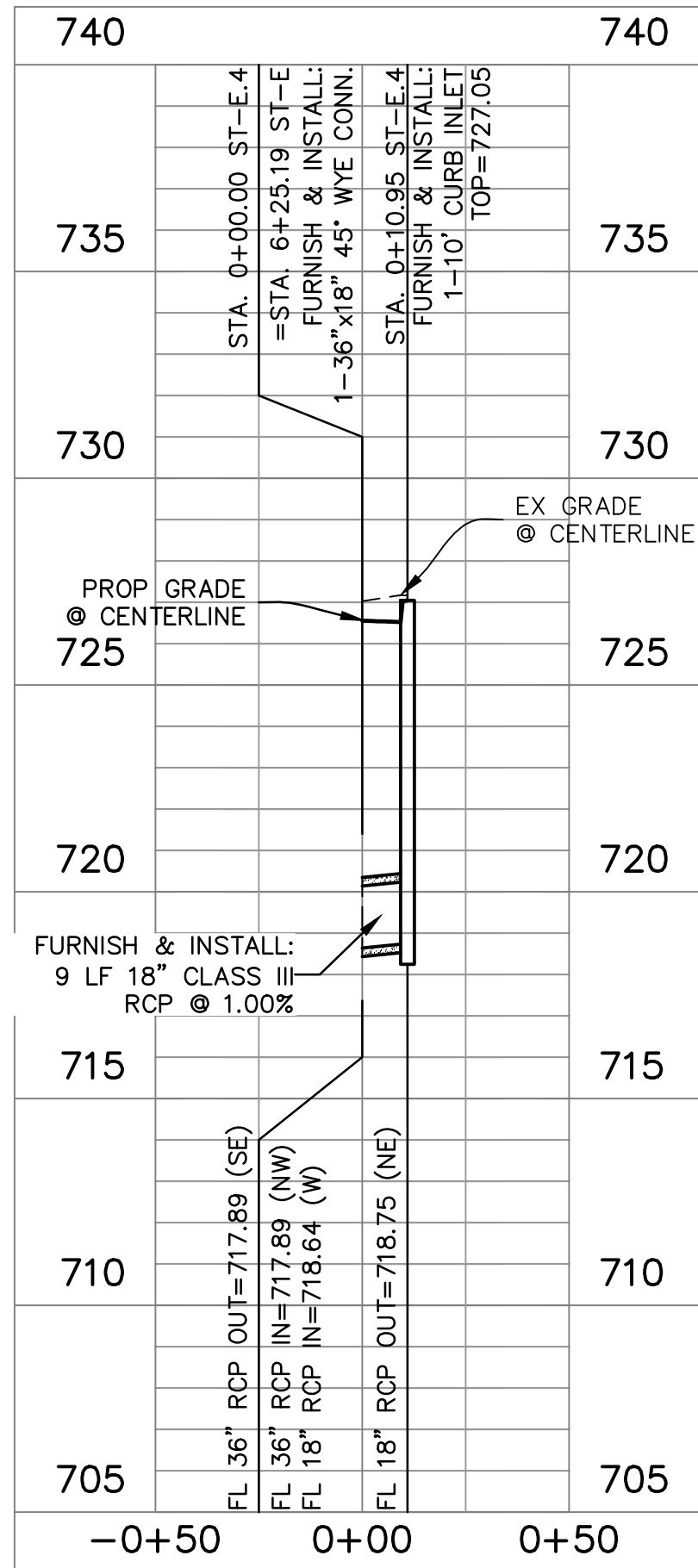
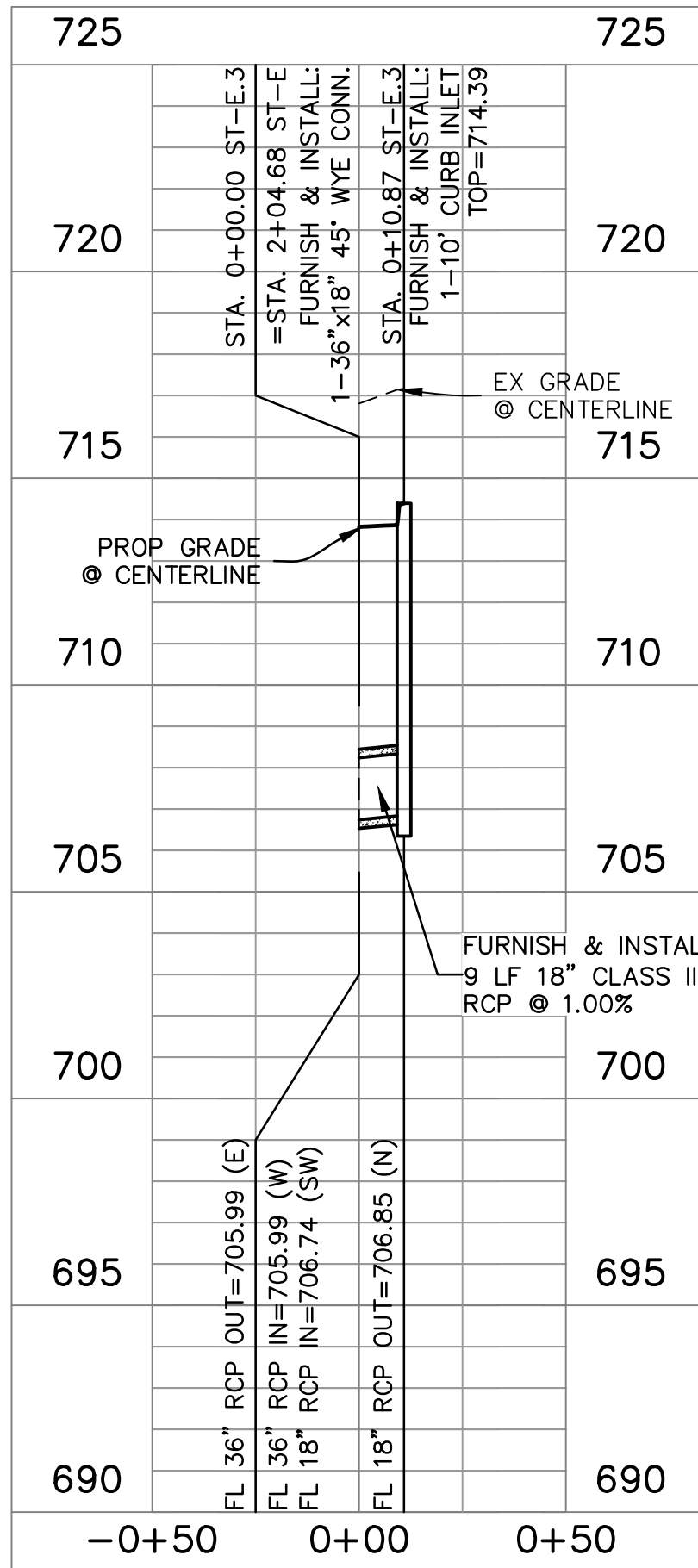
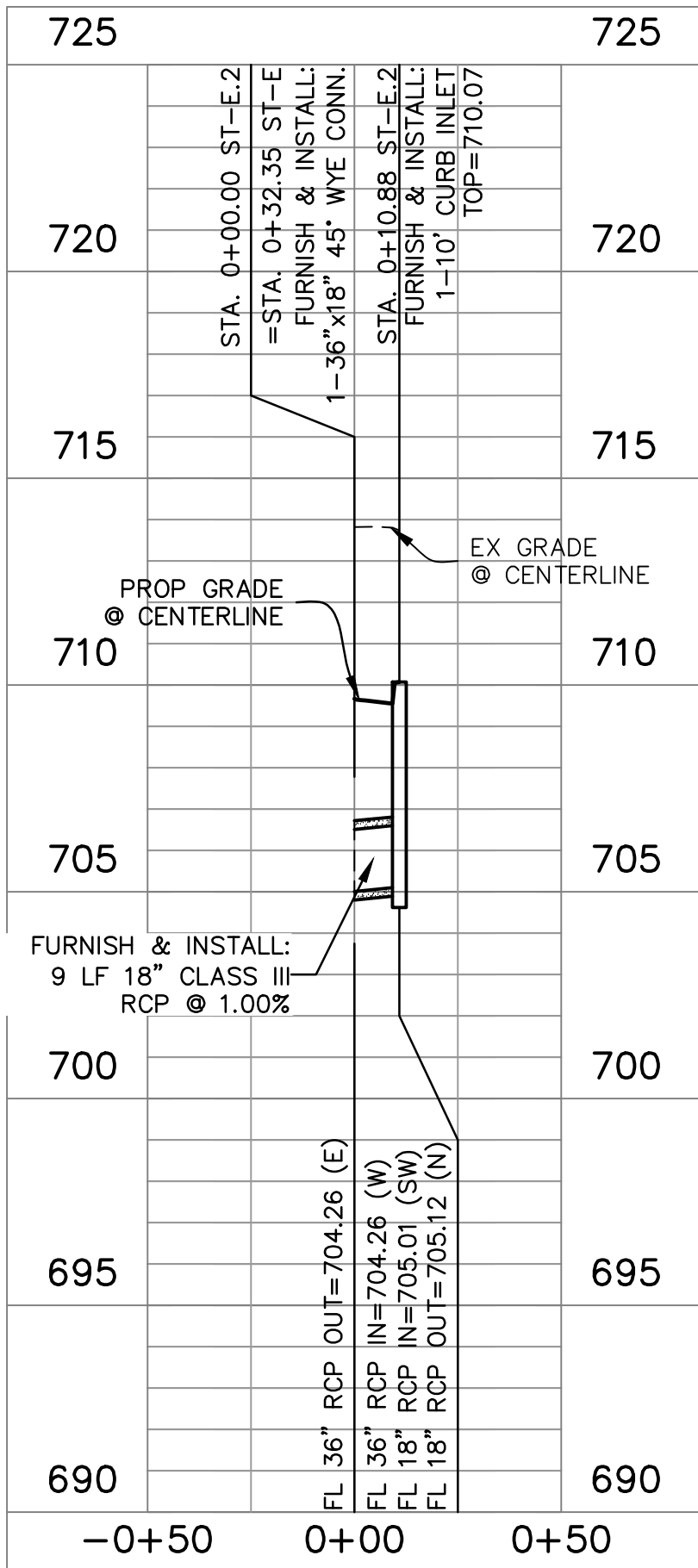
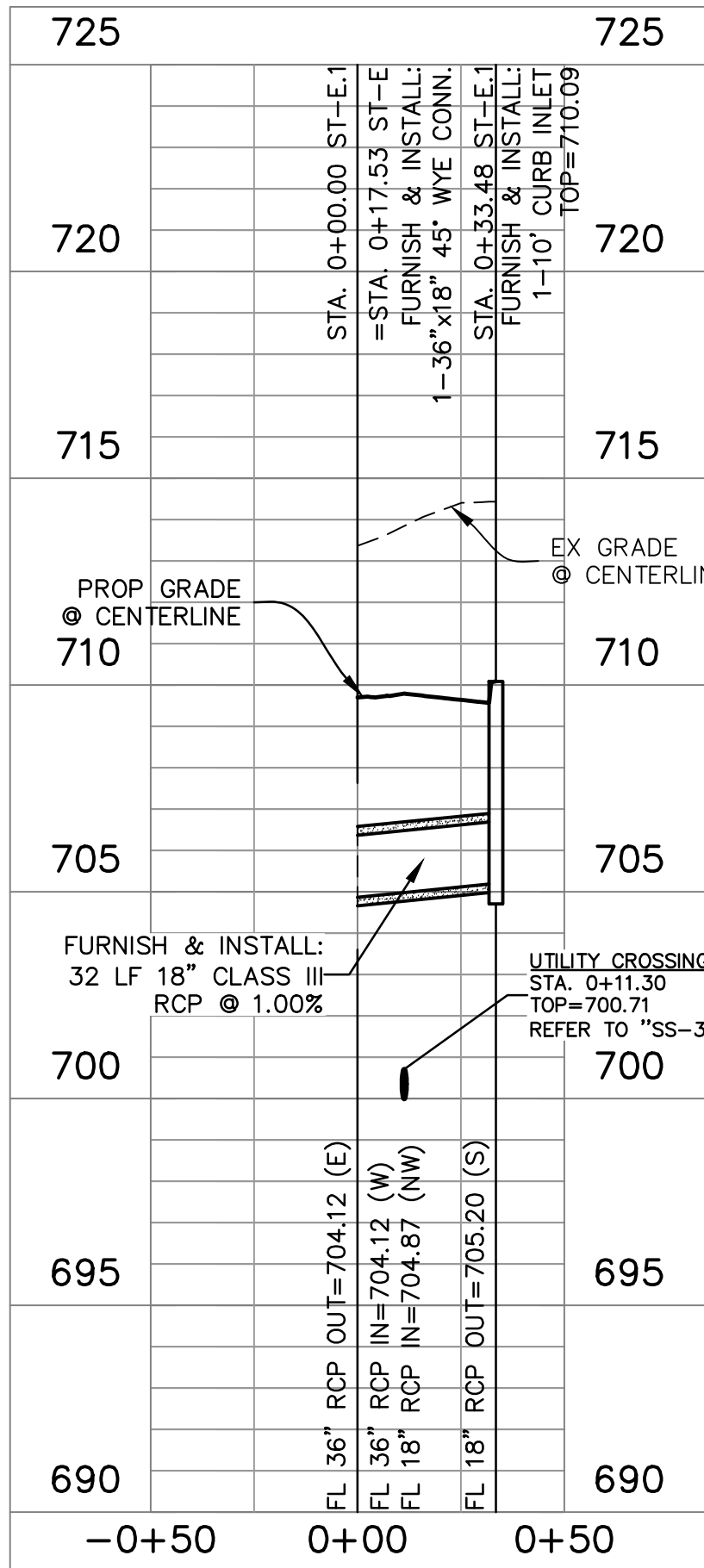
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.07 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



The John R. McAdams Company, Inc.
111 Hillside Drive
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201 Country View Drive
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940.246.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

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MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
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Revisions:

STORM SEWER PROFILES

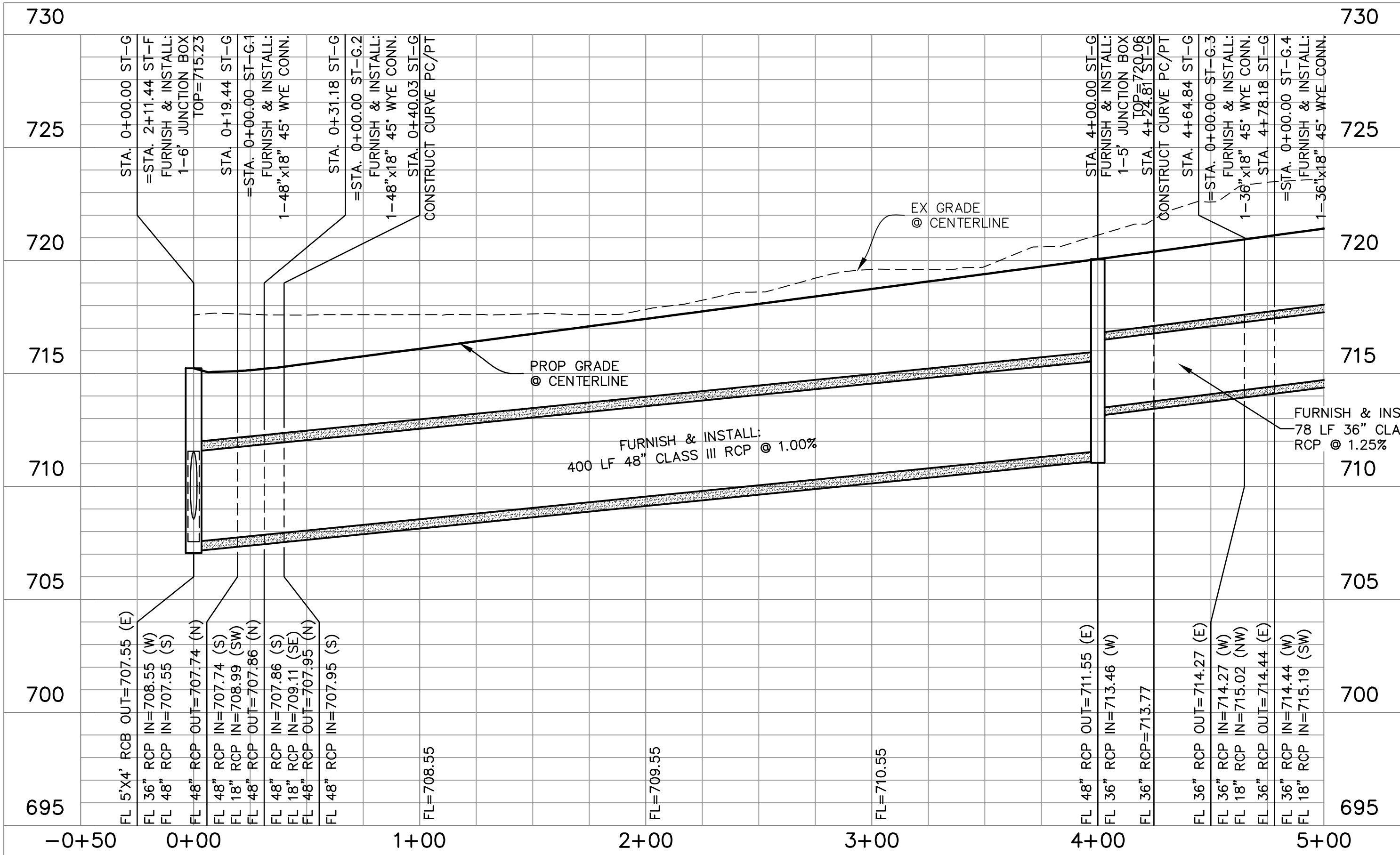
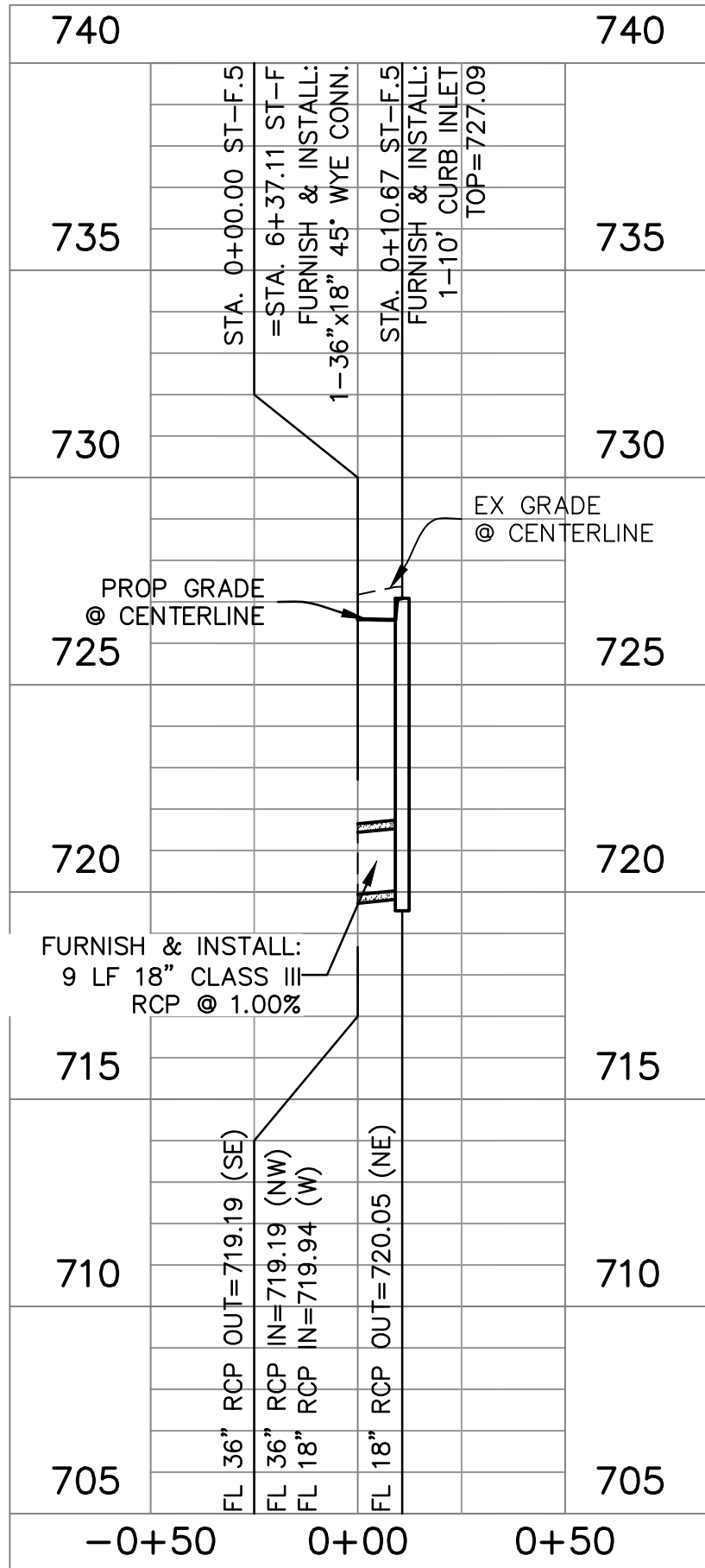
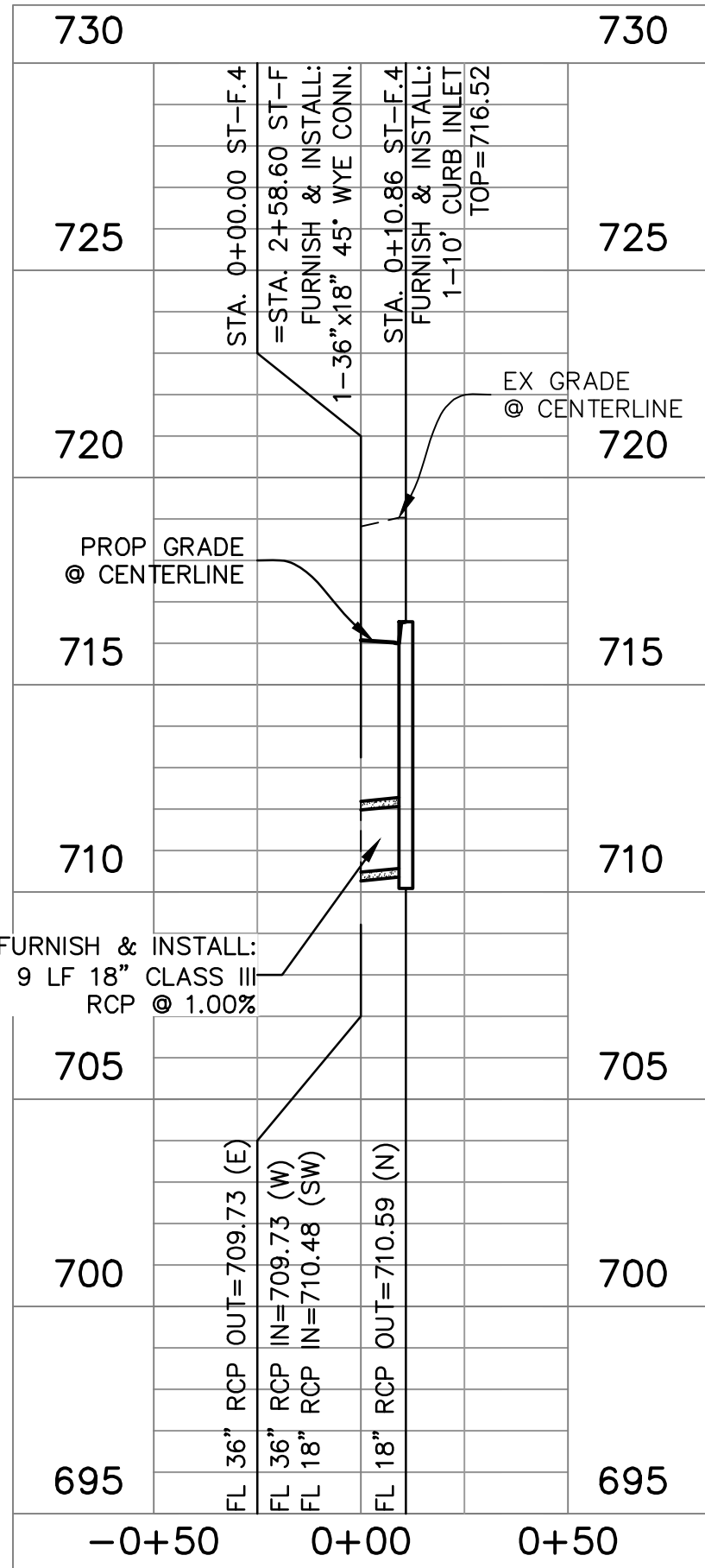
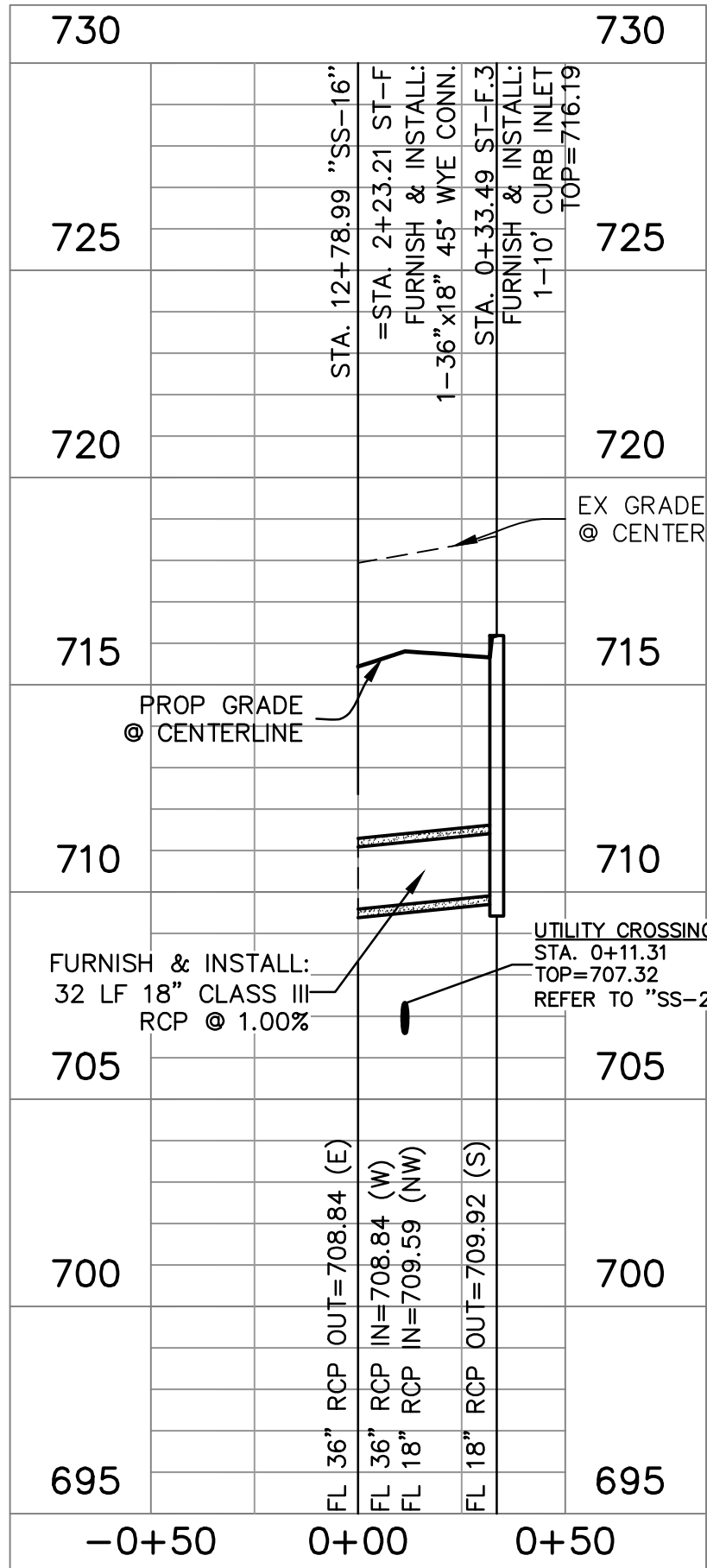
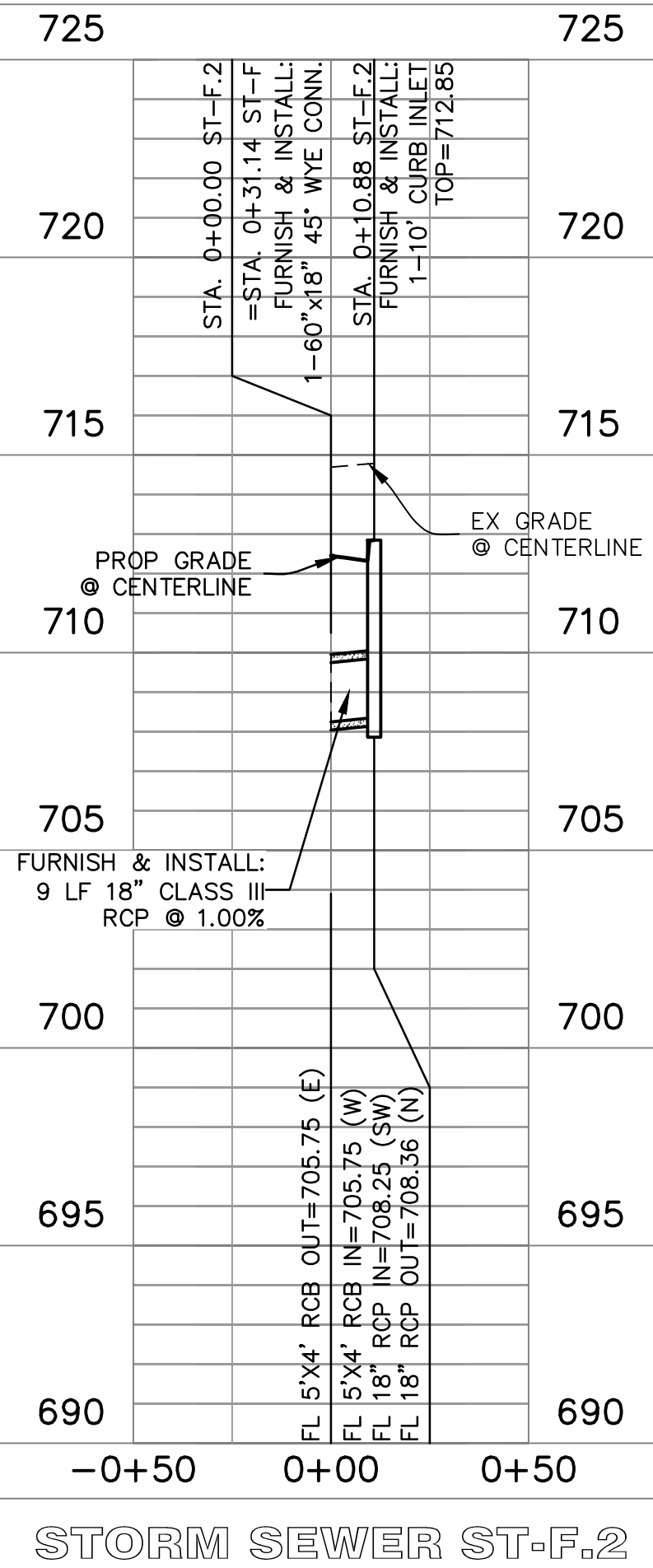
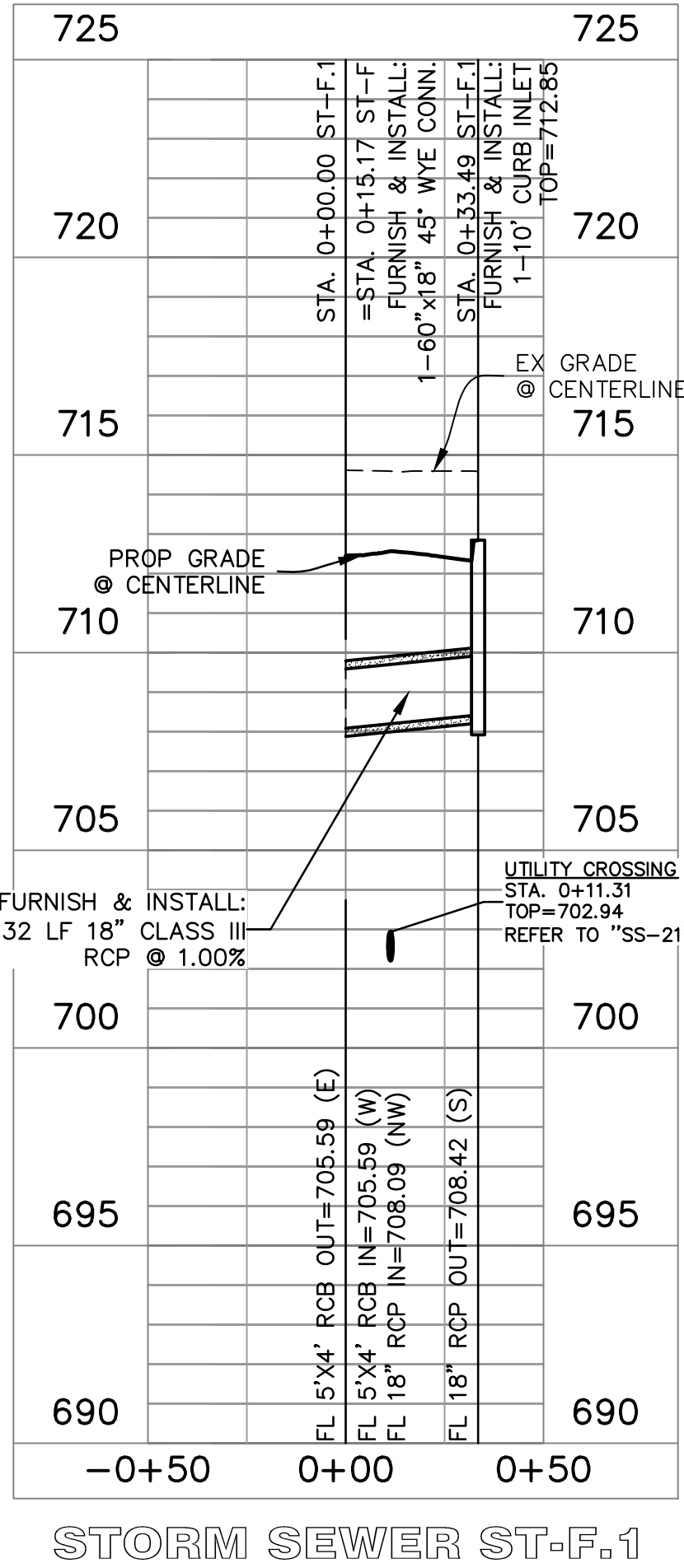
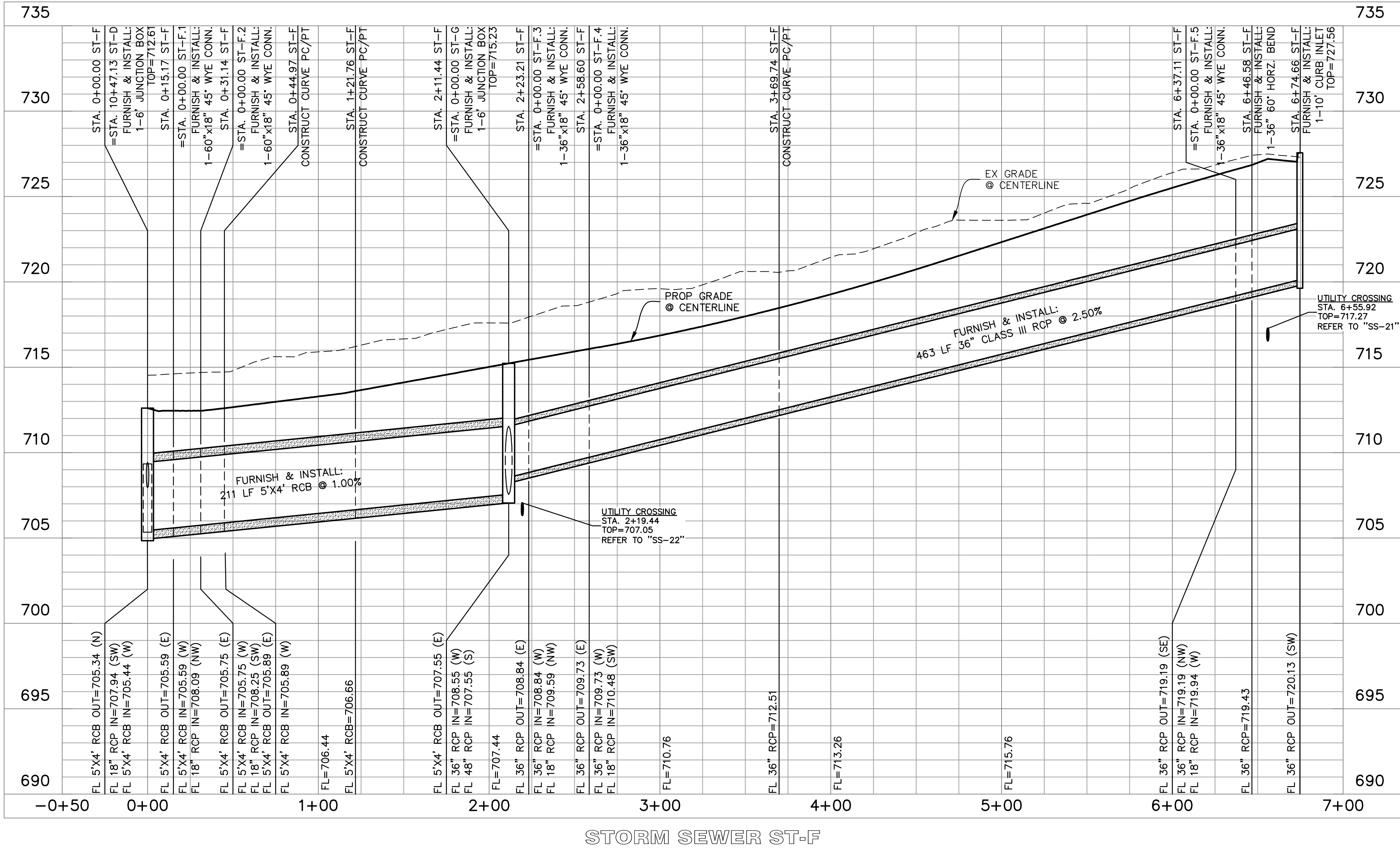
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VENETIAN AT WESTON PHASE 2A

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STORM SEWER PROFILES

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DALLAS, TEXAS 75201
Ph. 972-339-0169
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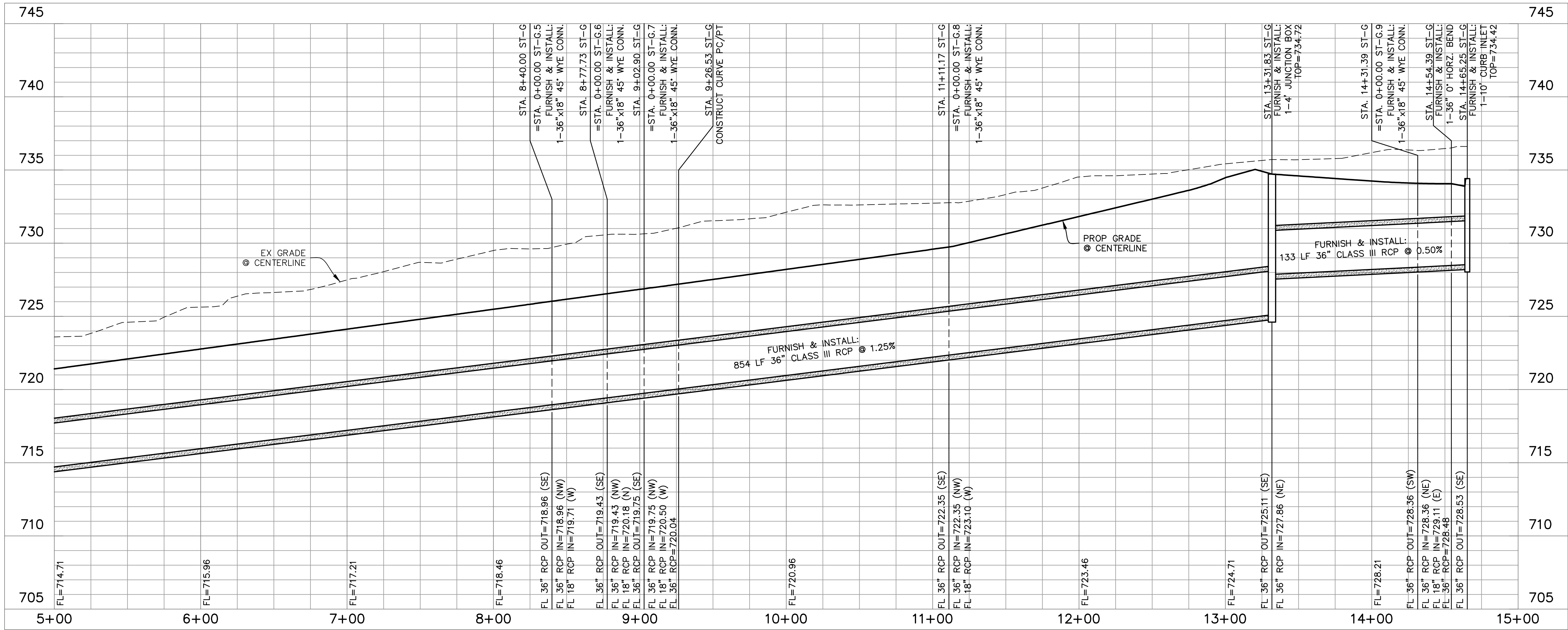
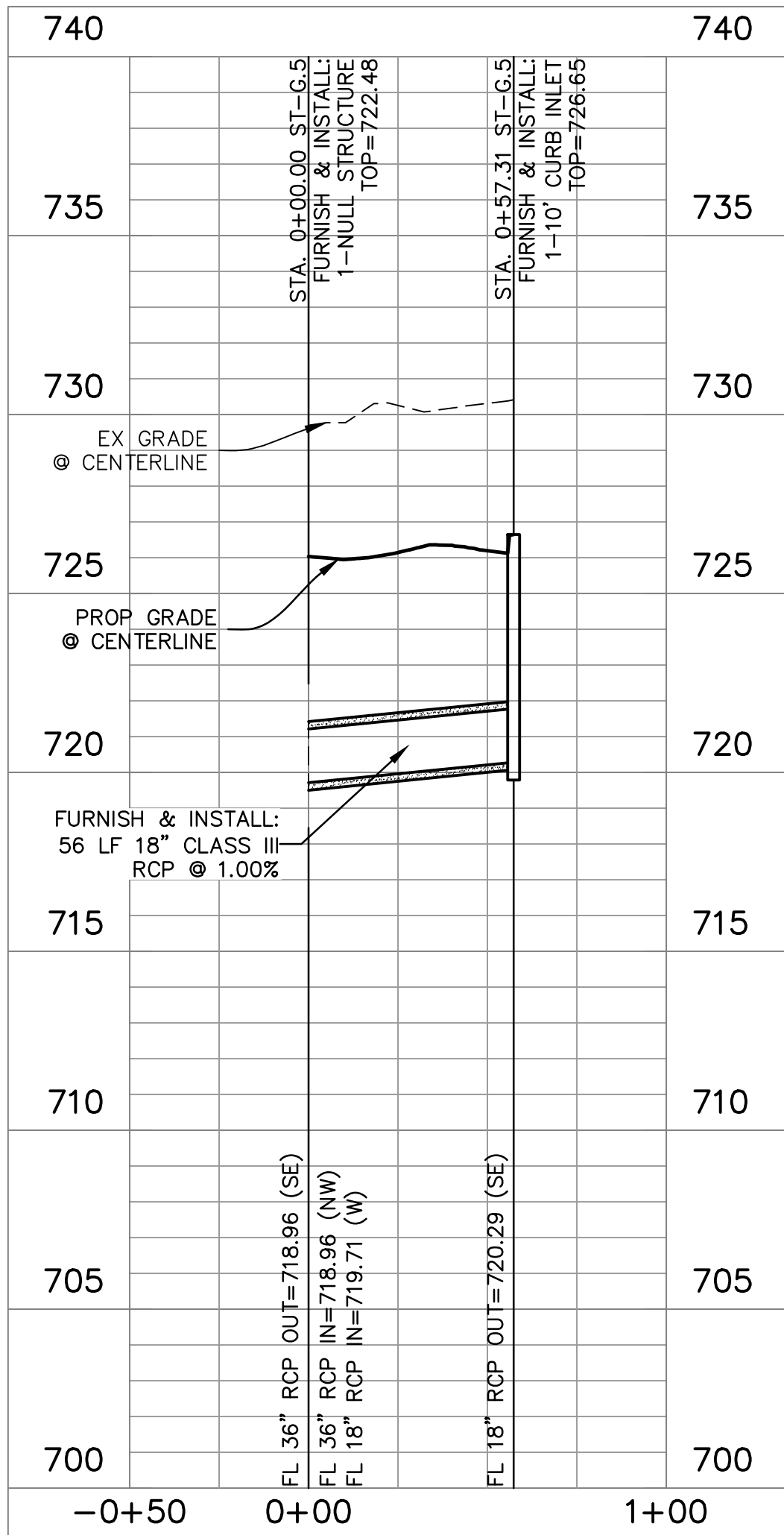
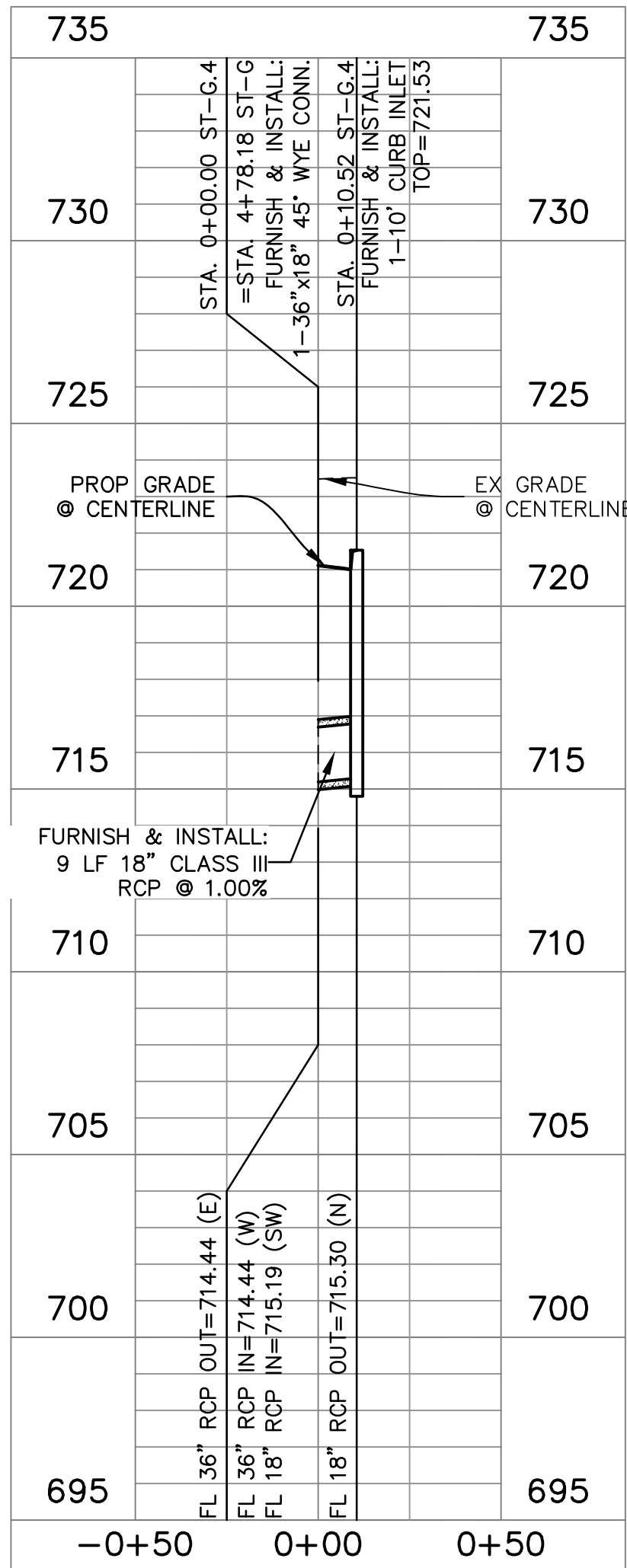
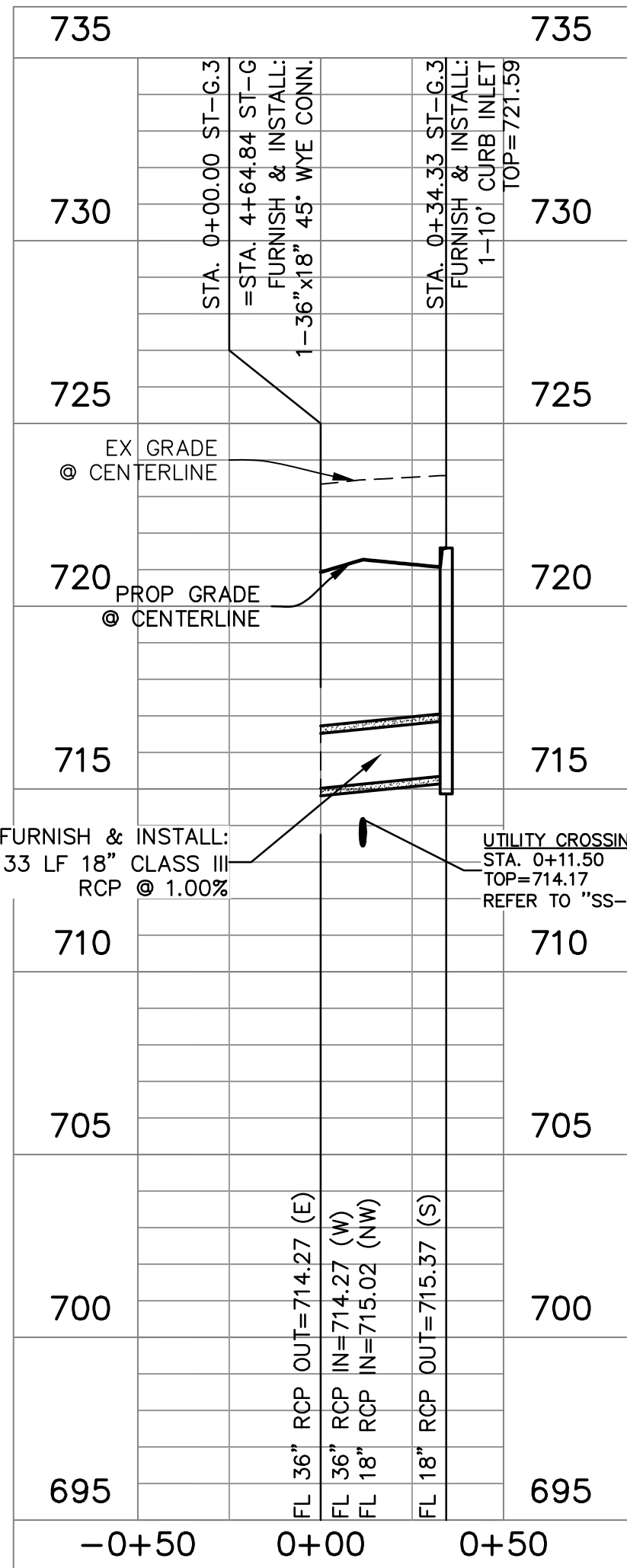
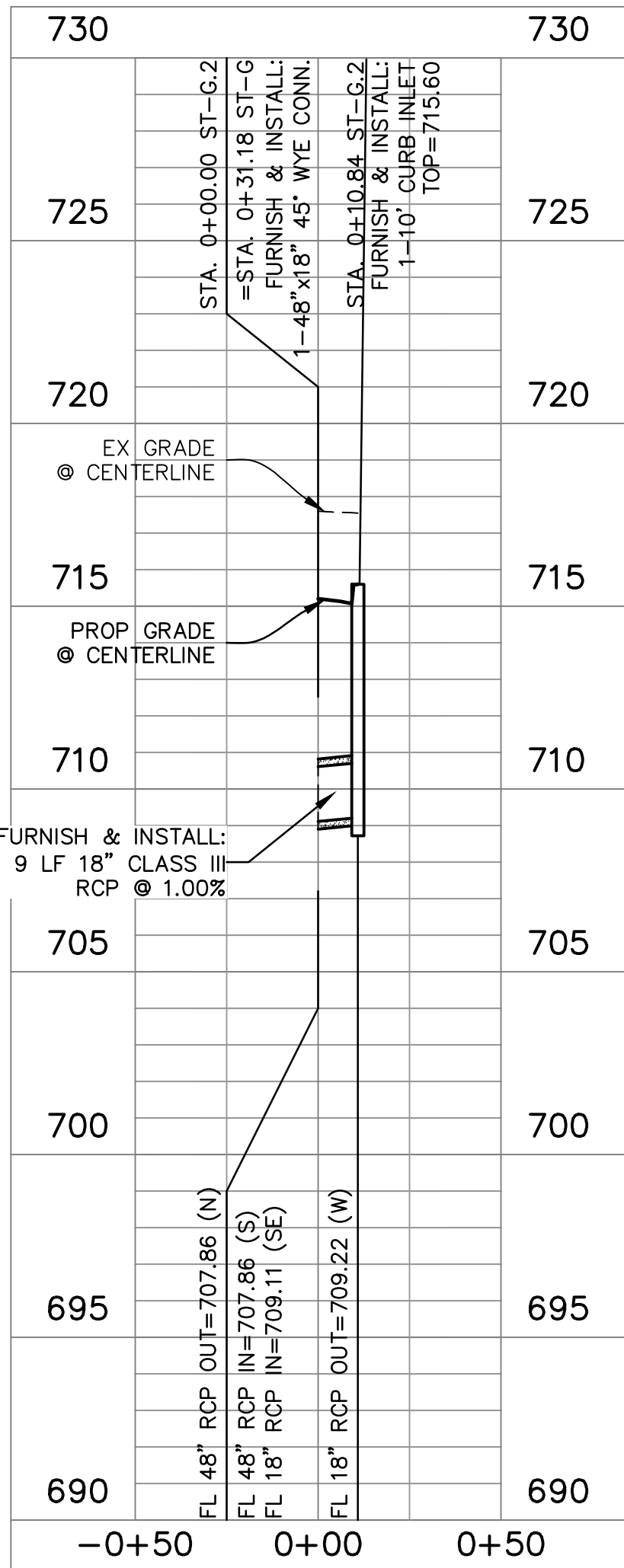
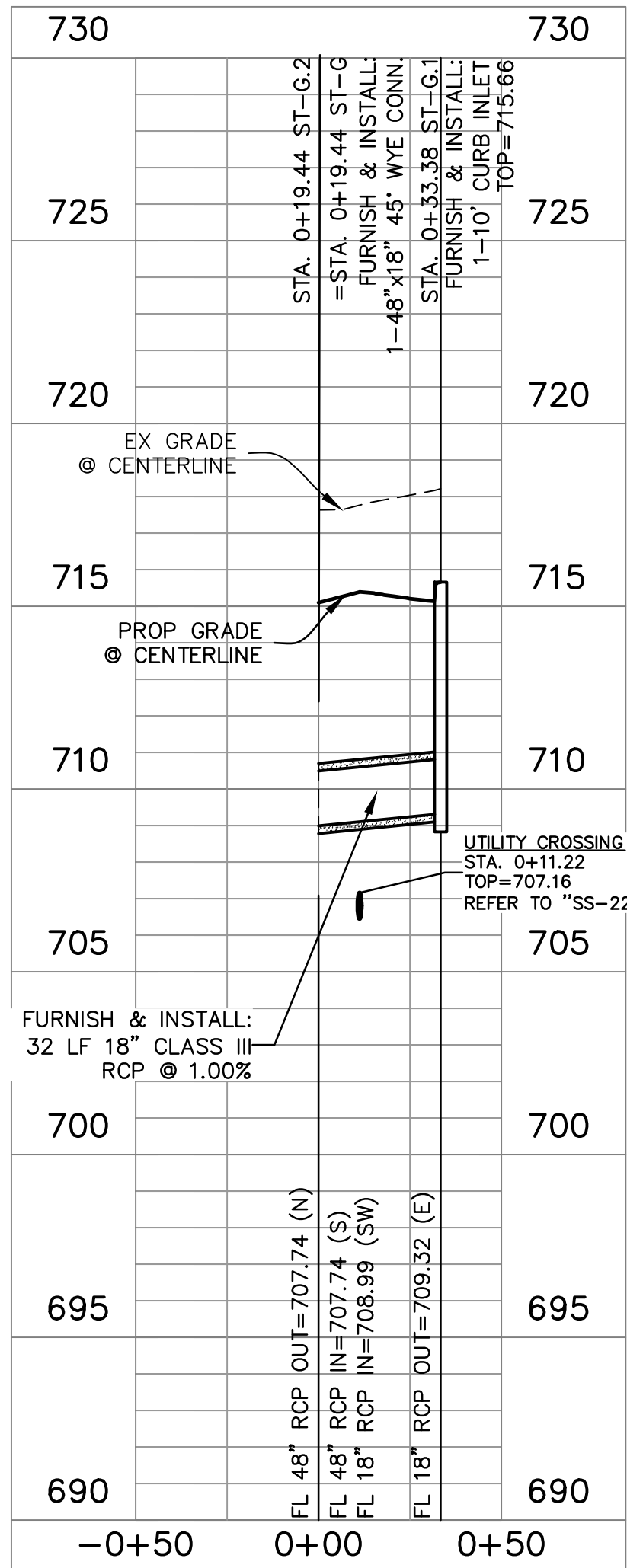
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TBP: 19762
MATTHEW G. ST. MARIE,
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Date: 03/07/2022
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STORM SEWER PROFILES

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CITY OF WESTON
COLLIN COUNTY, TEXAS

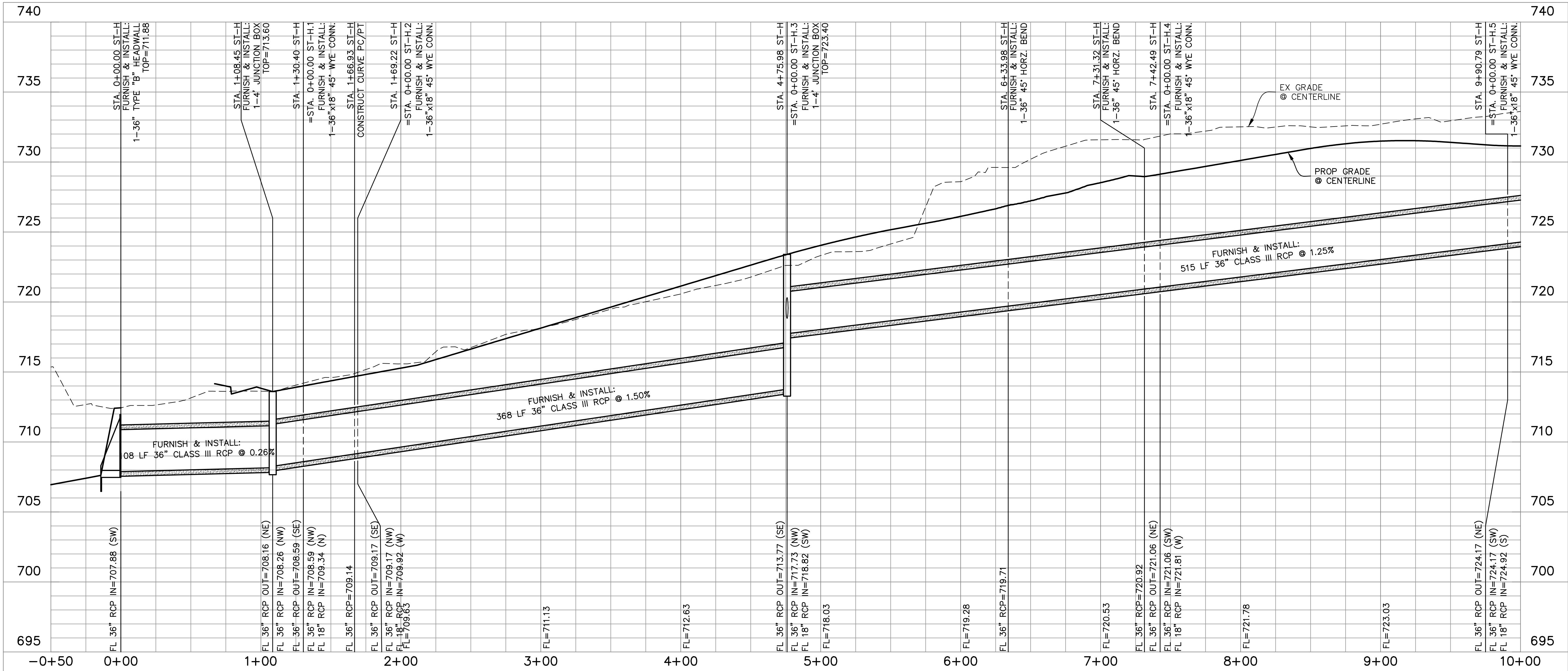


MCADAMS

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111 Hillside Drive
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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
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VENETIAN AT WESTON PHASE 2A

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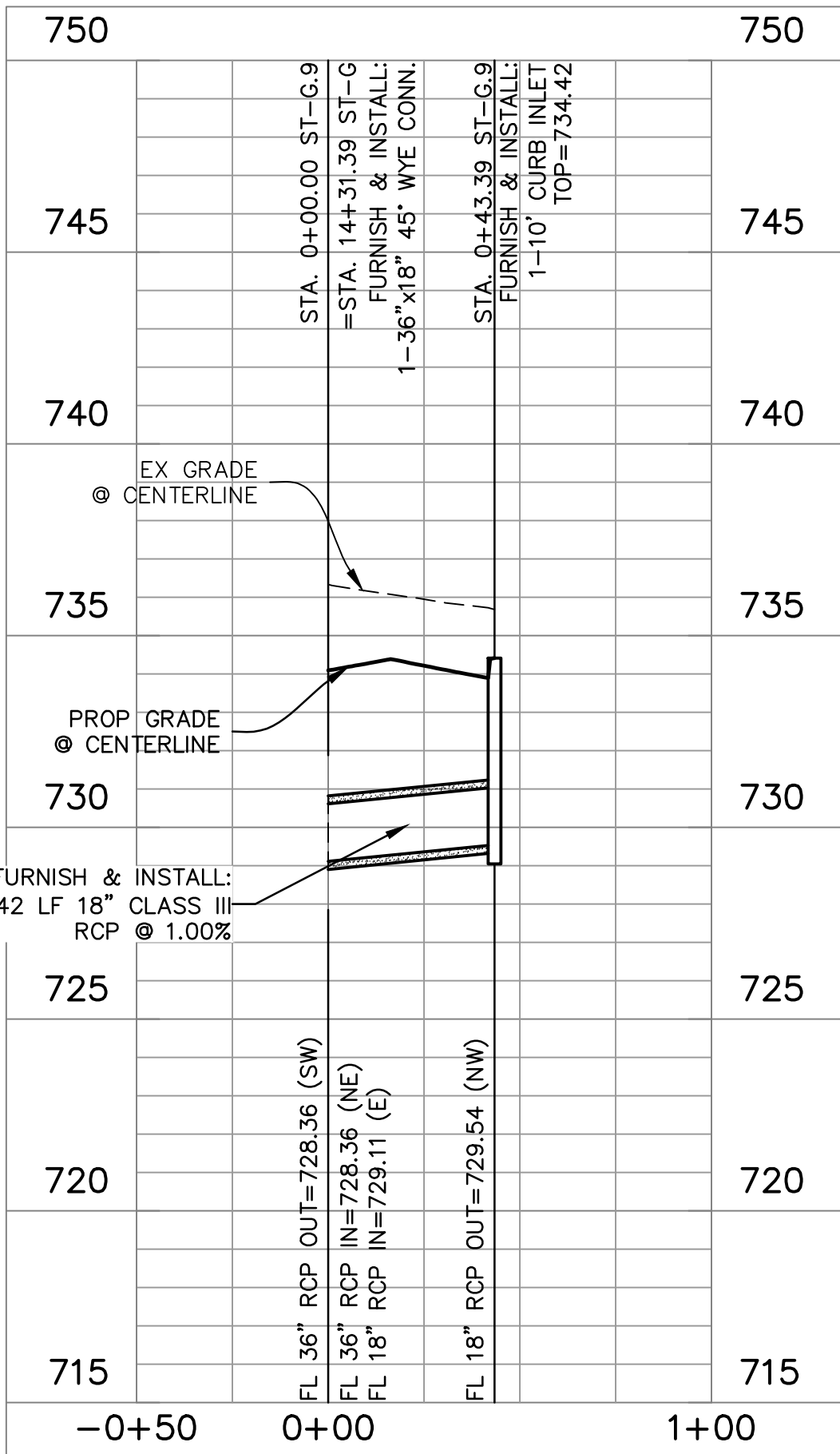
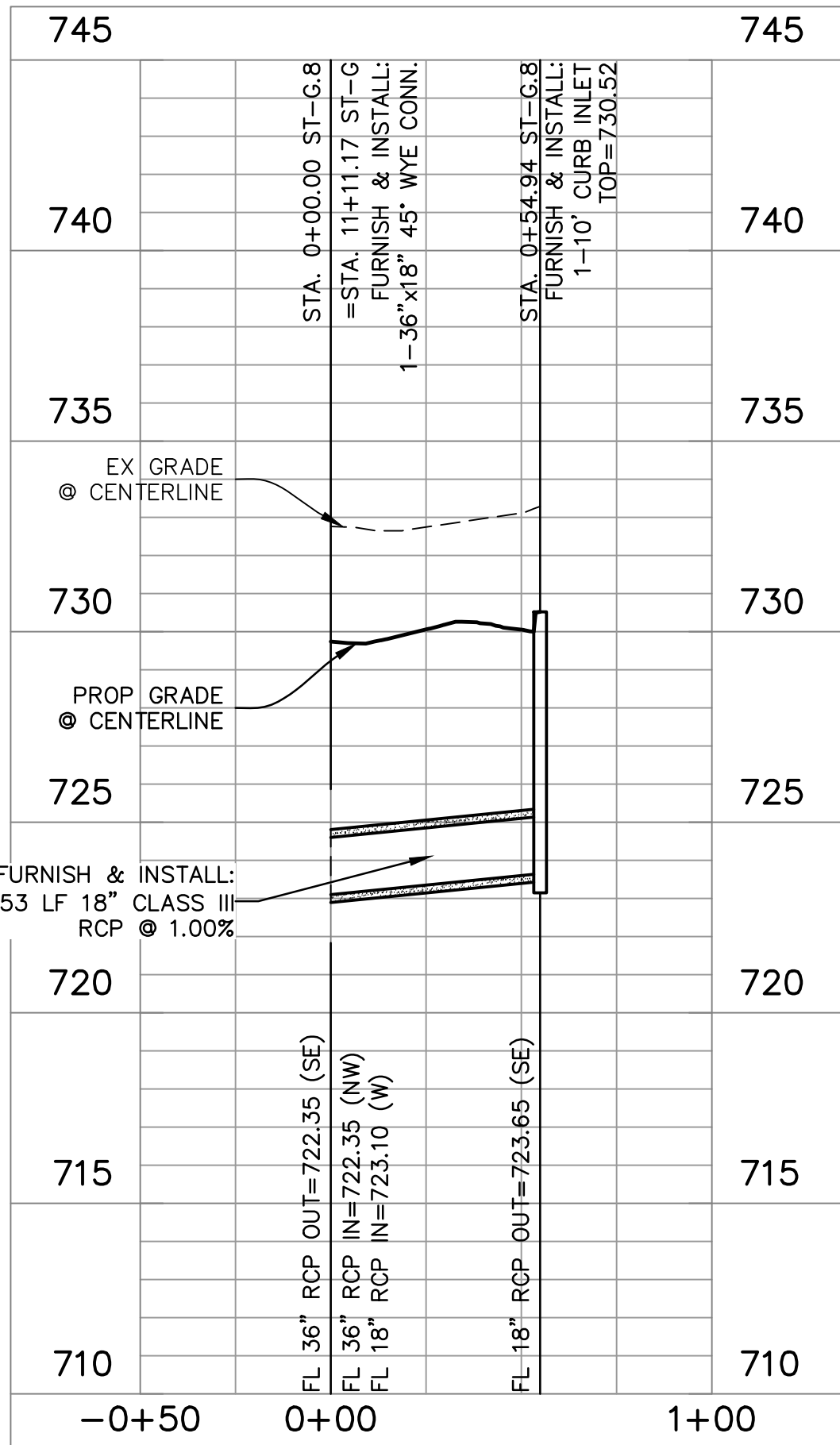
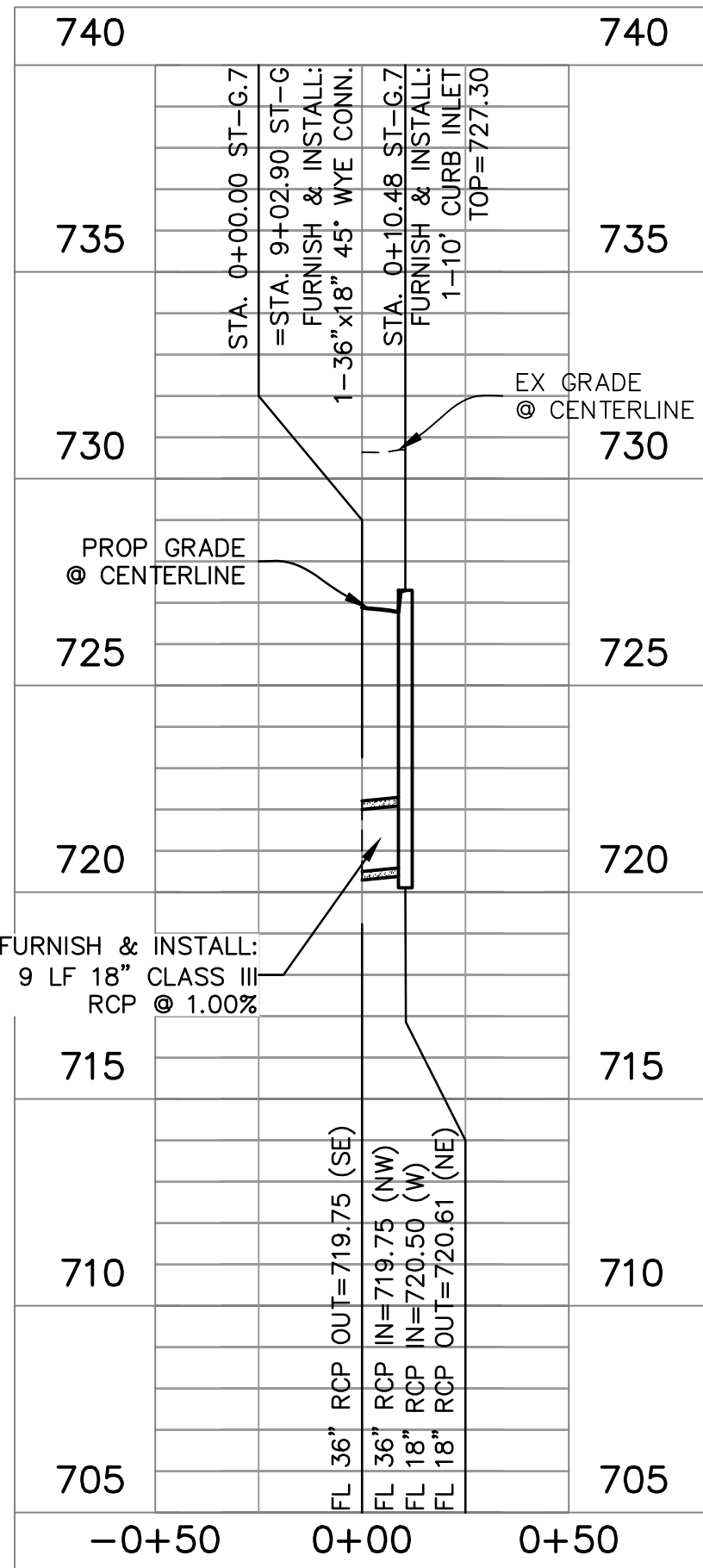
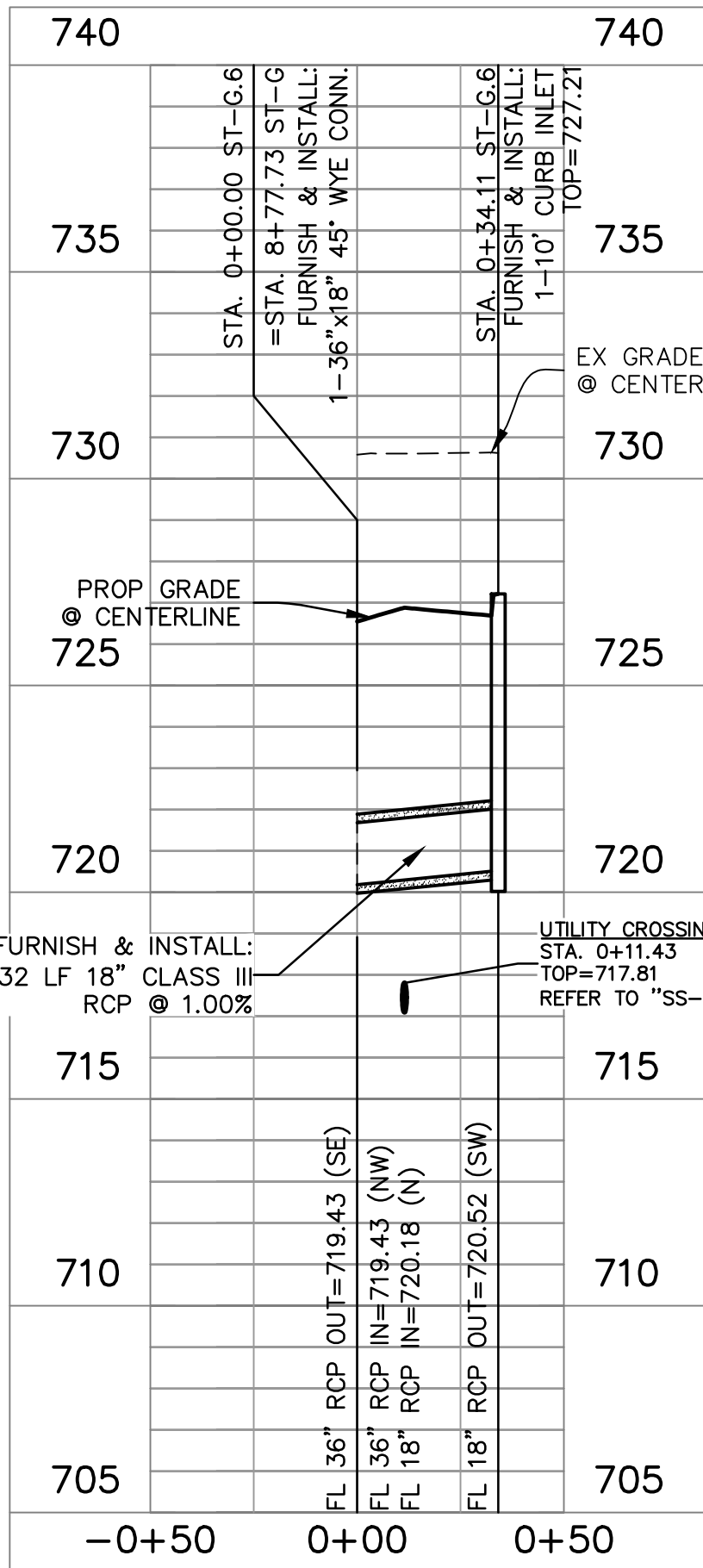
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STORM SEWER ST-G.6

STORM SEWER ST-G.7

STORM SEWER ST-G.8

STORM SEWER ST-G.9



MEH21001

C5.08

PRELIMINARY PLANS
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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

STORM SEWER PROFILES

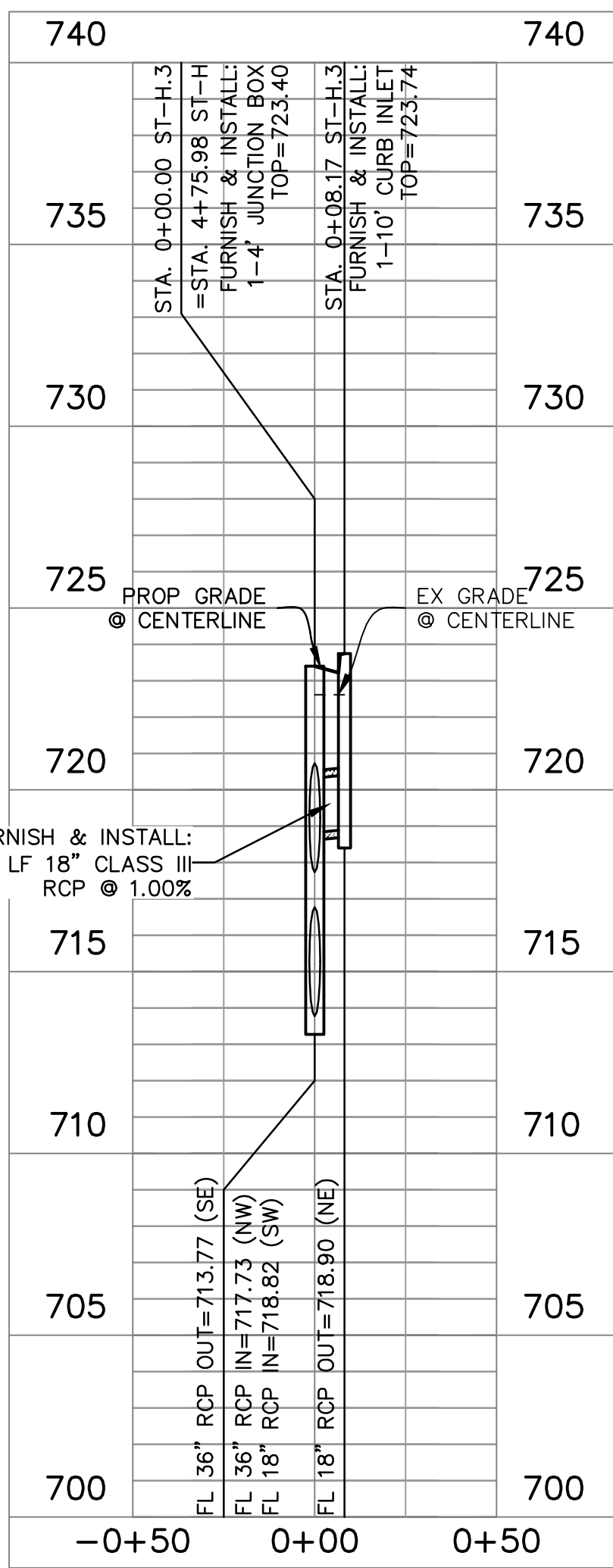
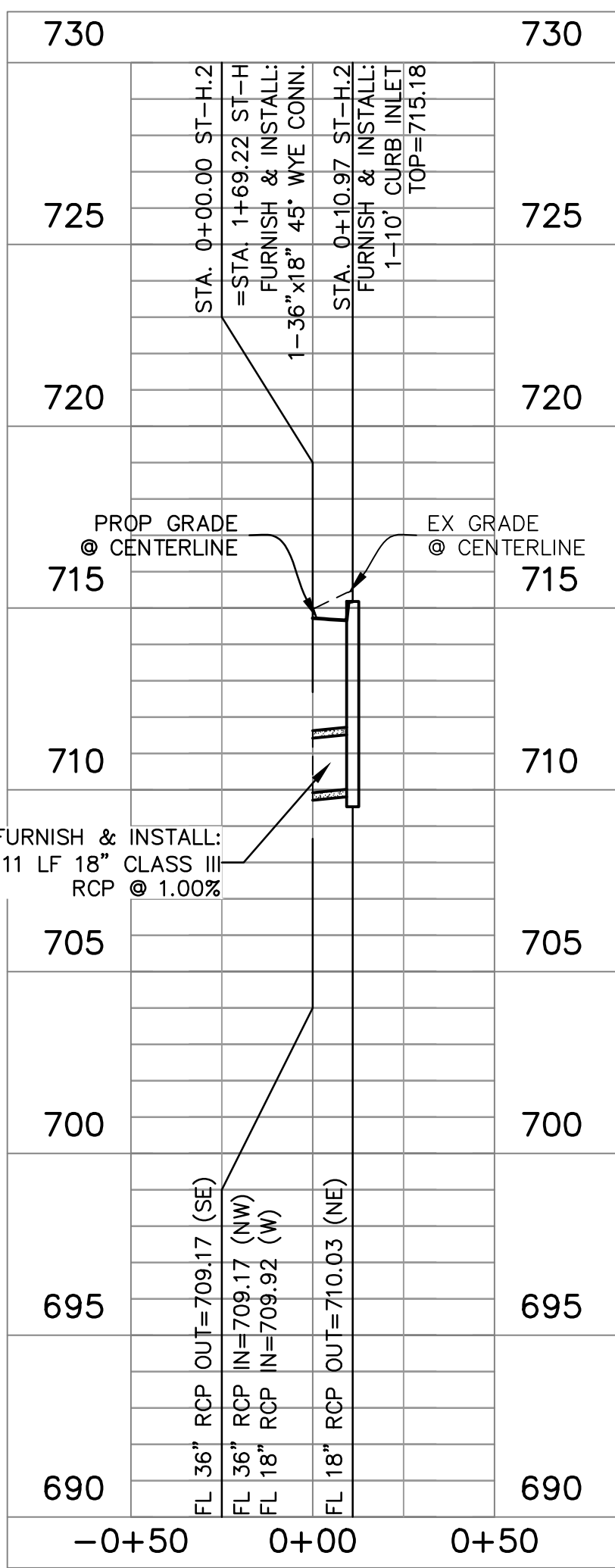
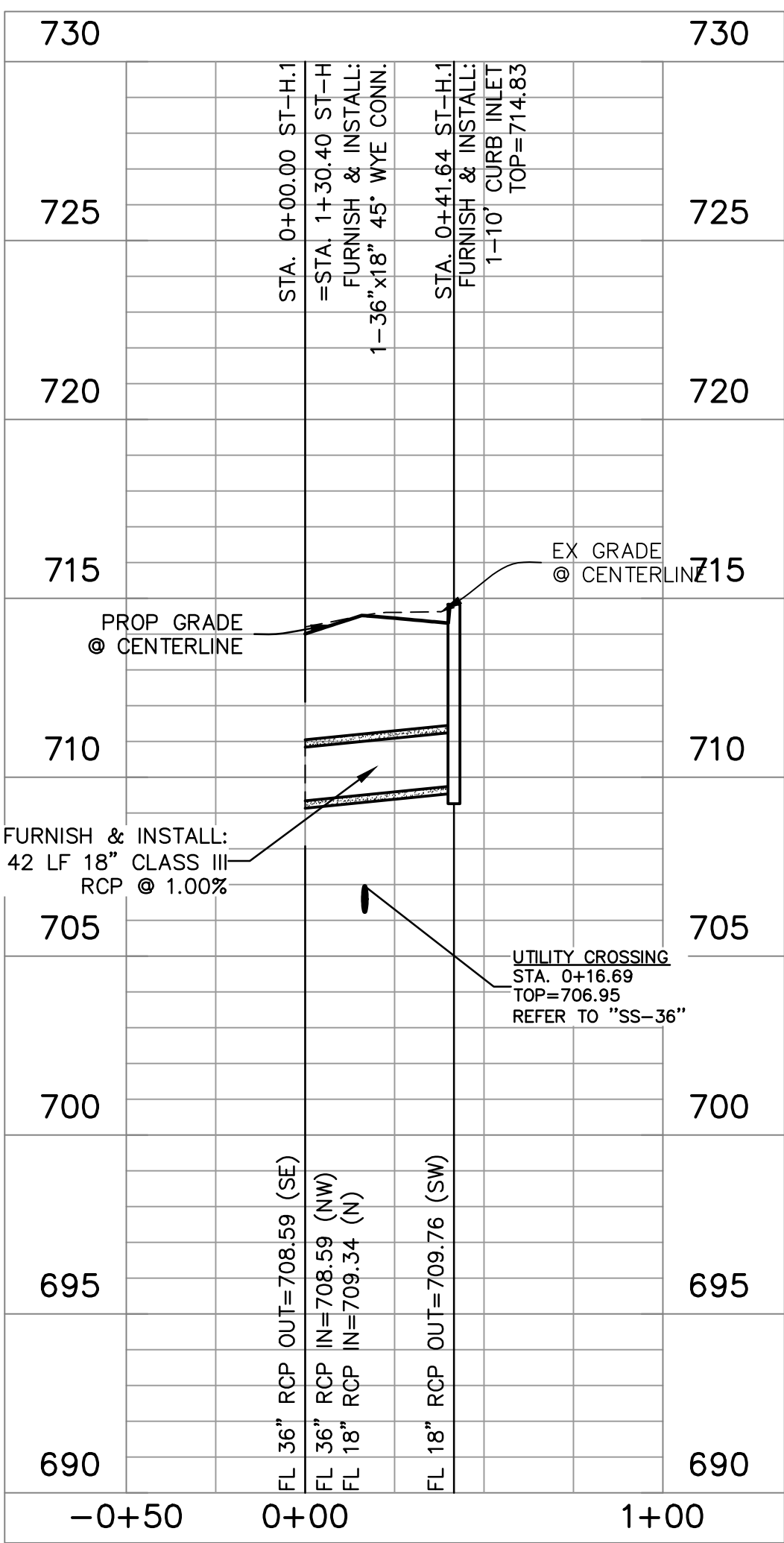
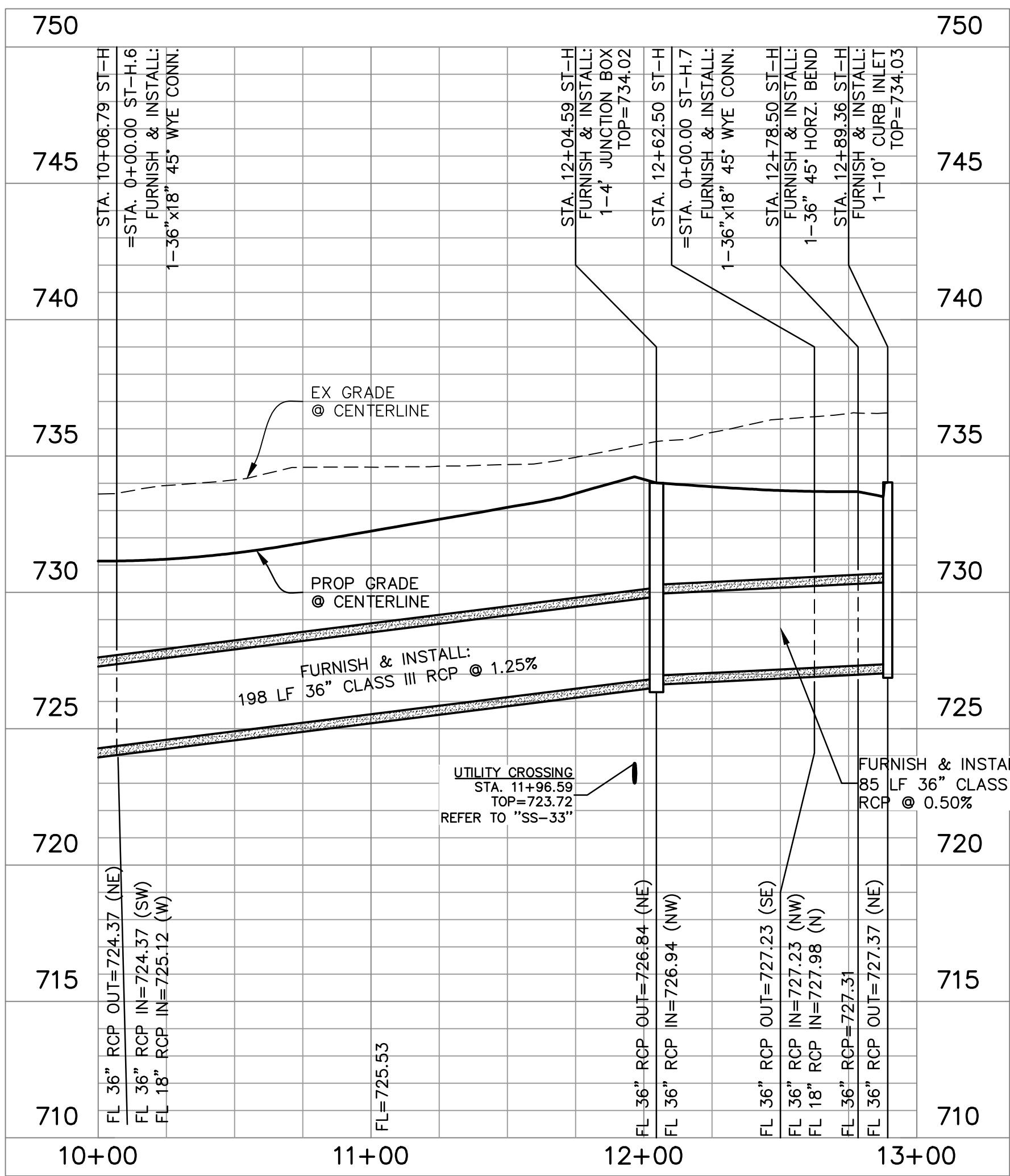
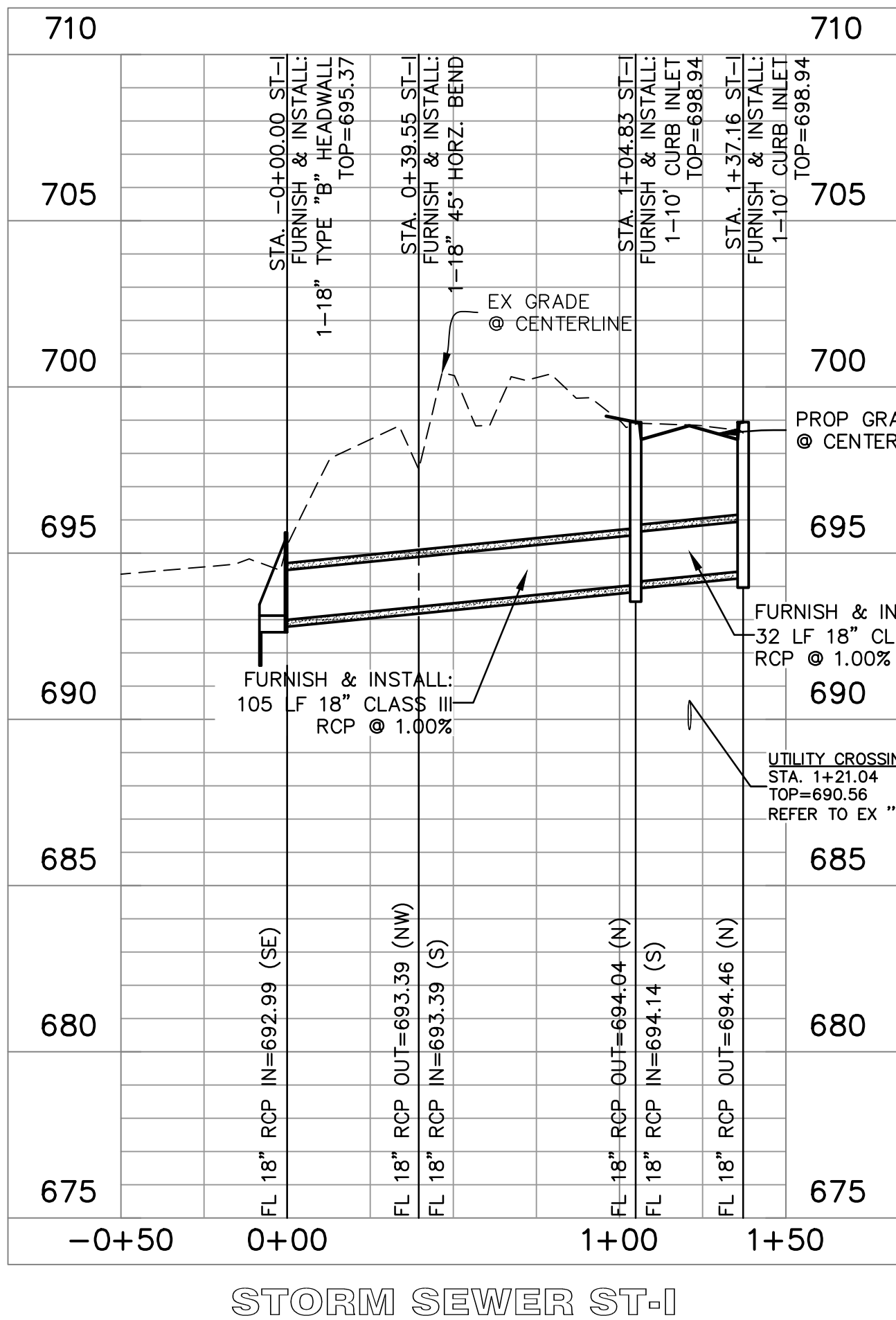
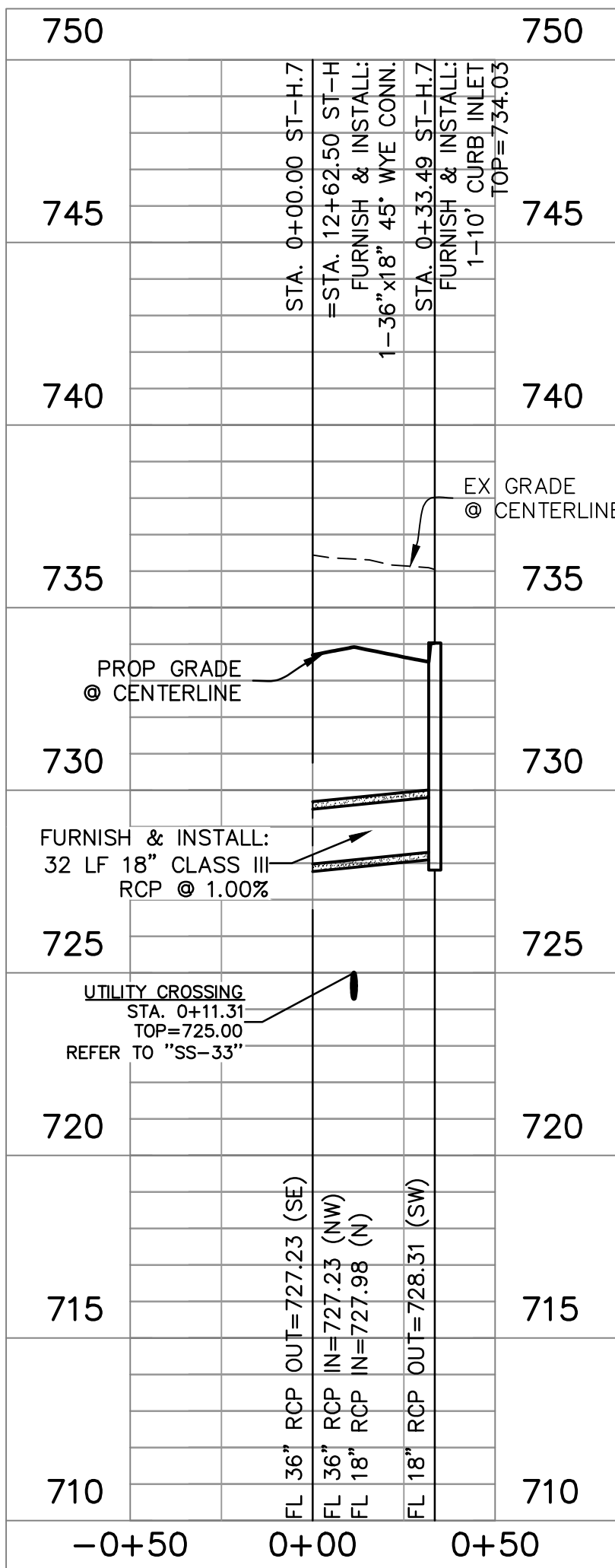
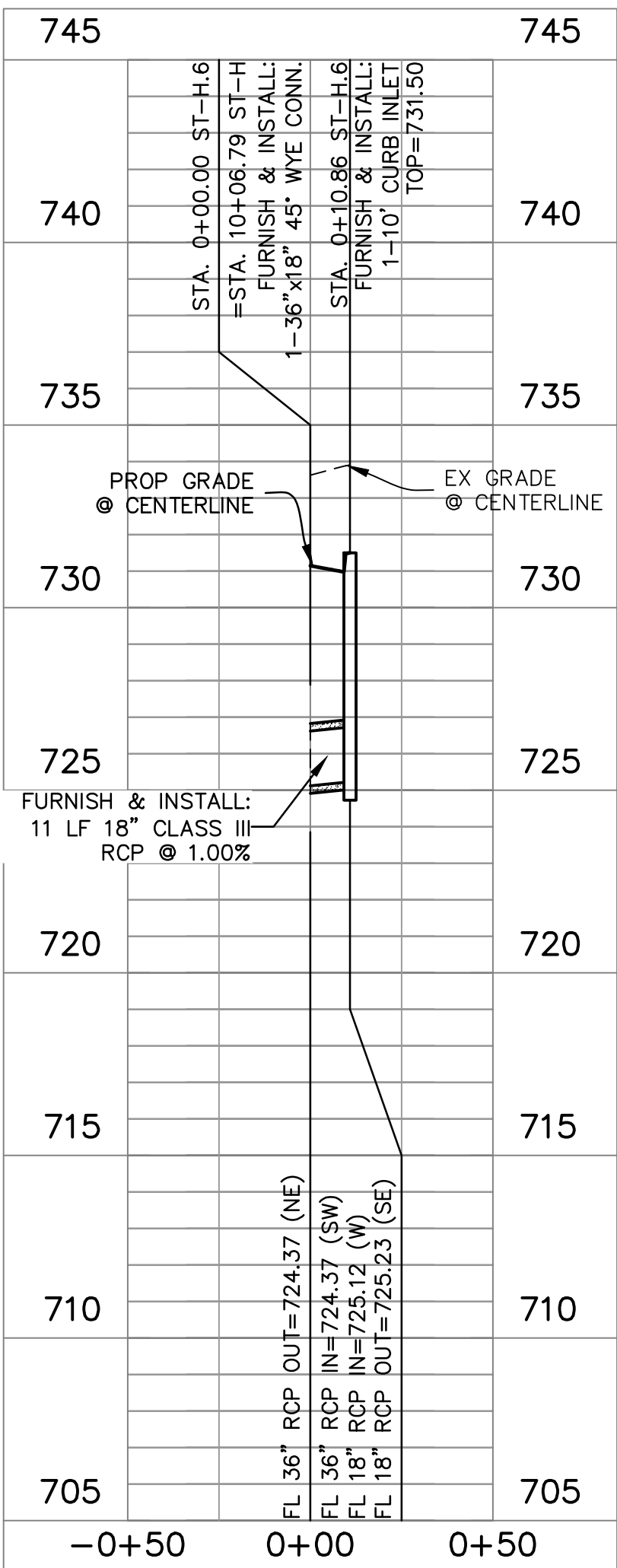
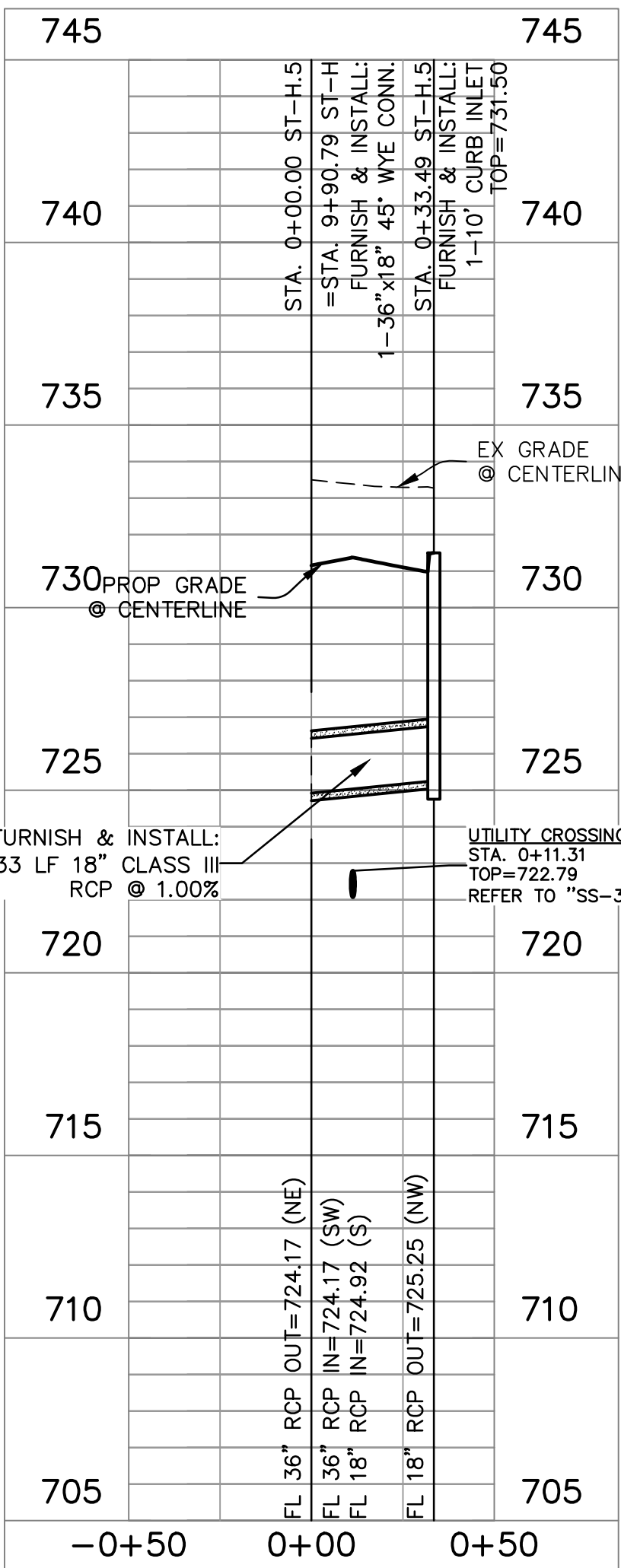
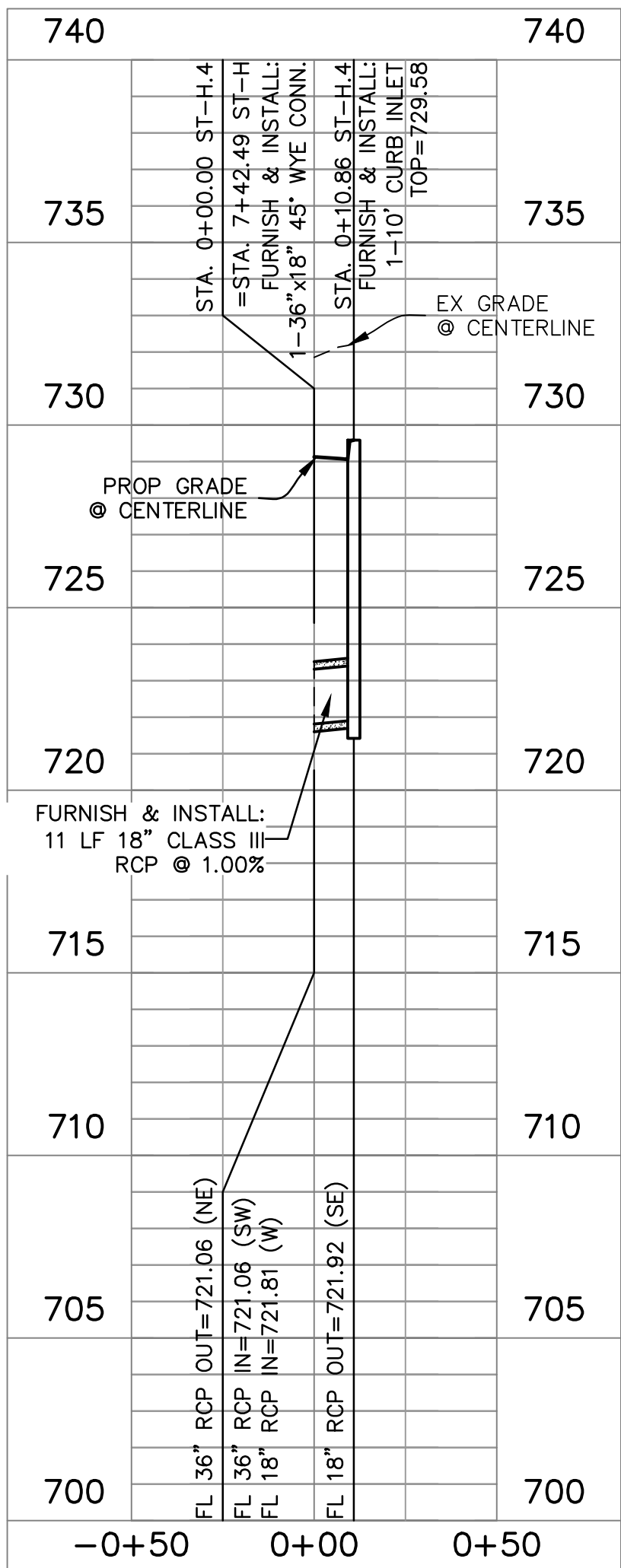
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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Date: 03/07/2022
Scale: 1" = 40'
Revisions:
Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:



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C5.09

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STORM SEWER PROFILES

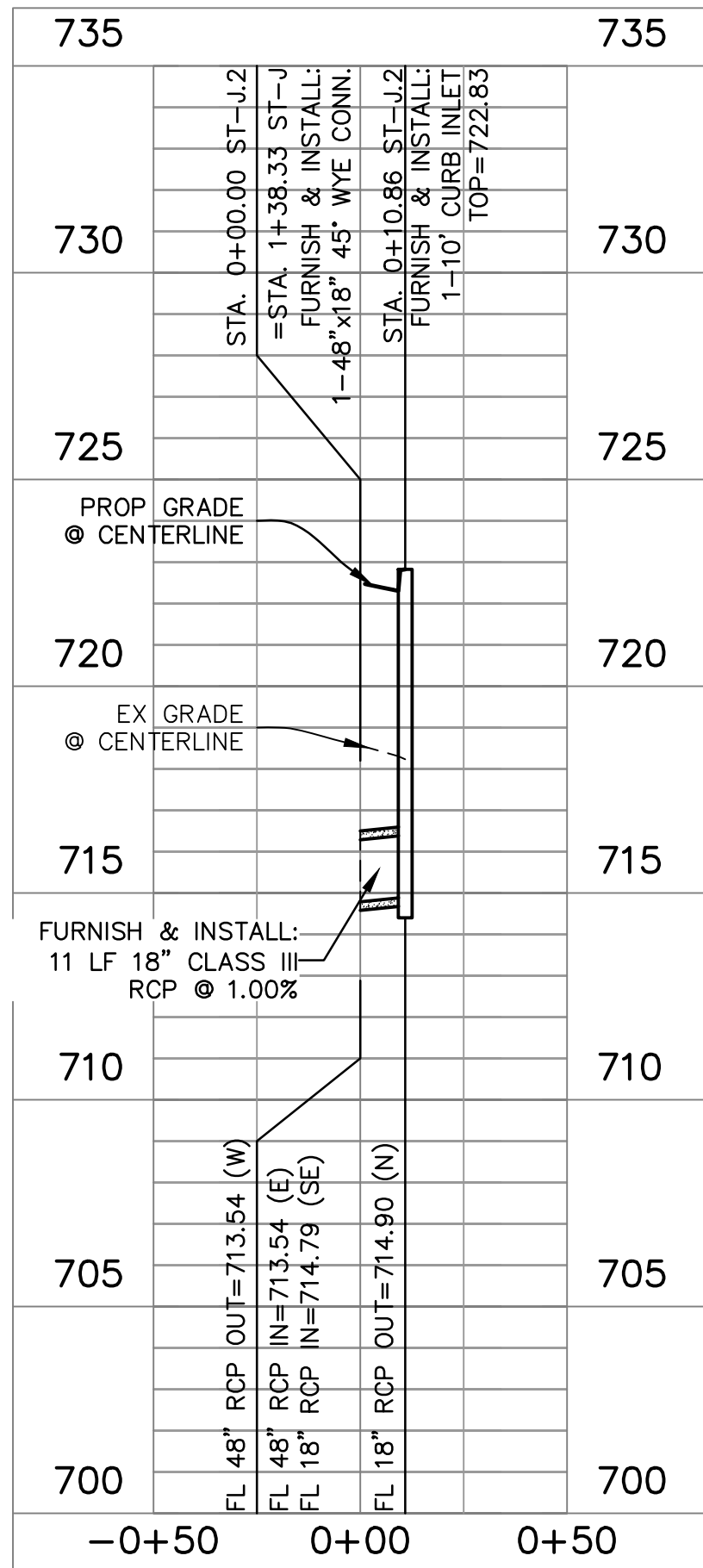
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70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



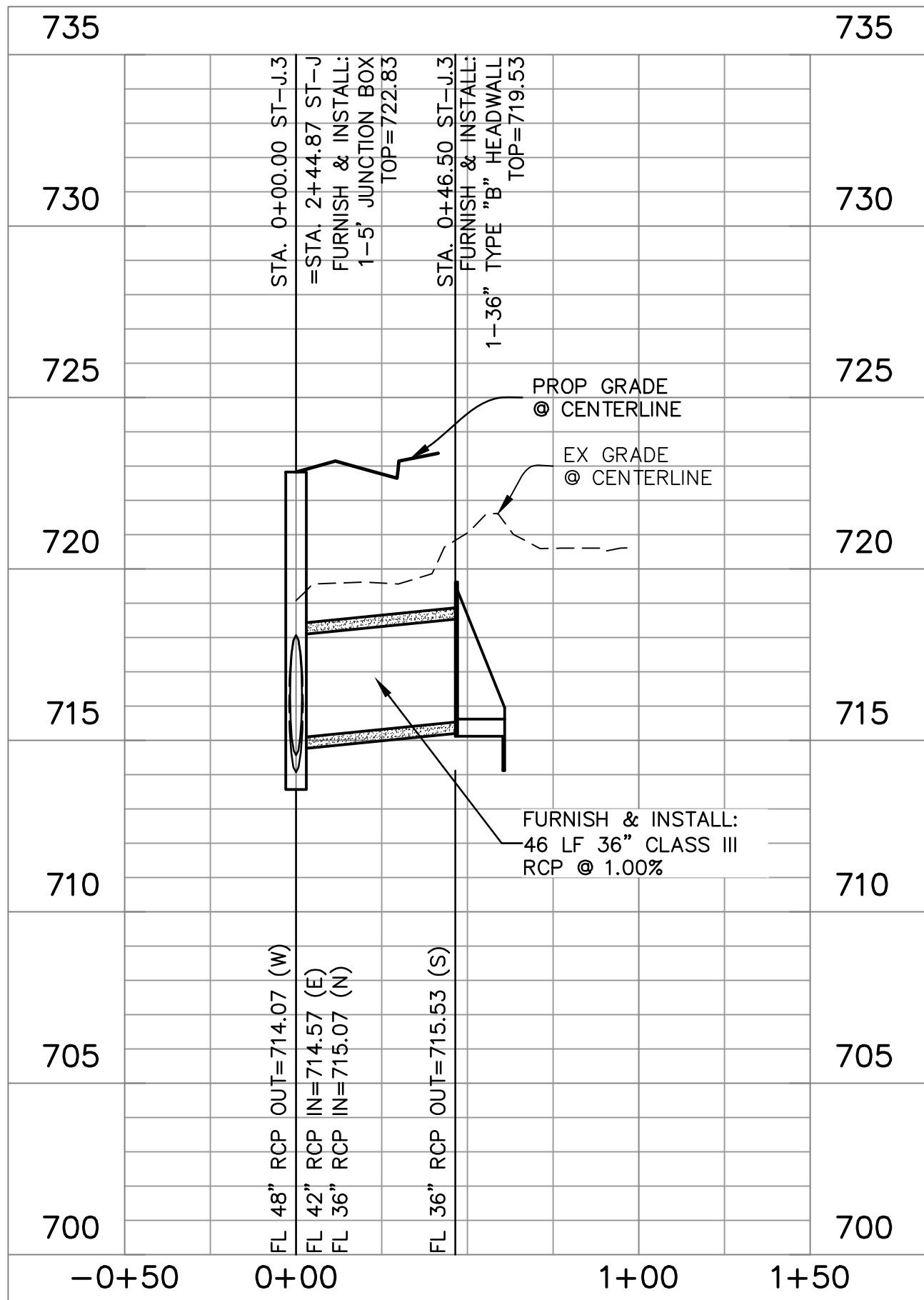
The John R. McAdams Company, Inc.
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940.246.1012
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VENETIAN AT WESTON PHASE 2A

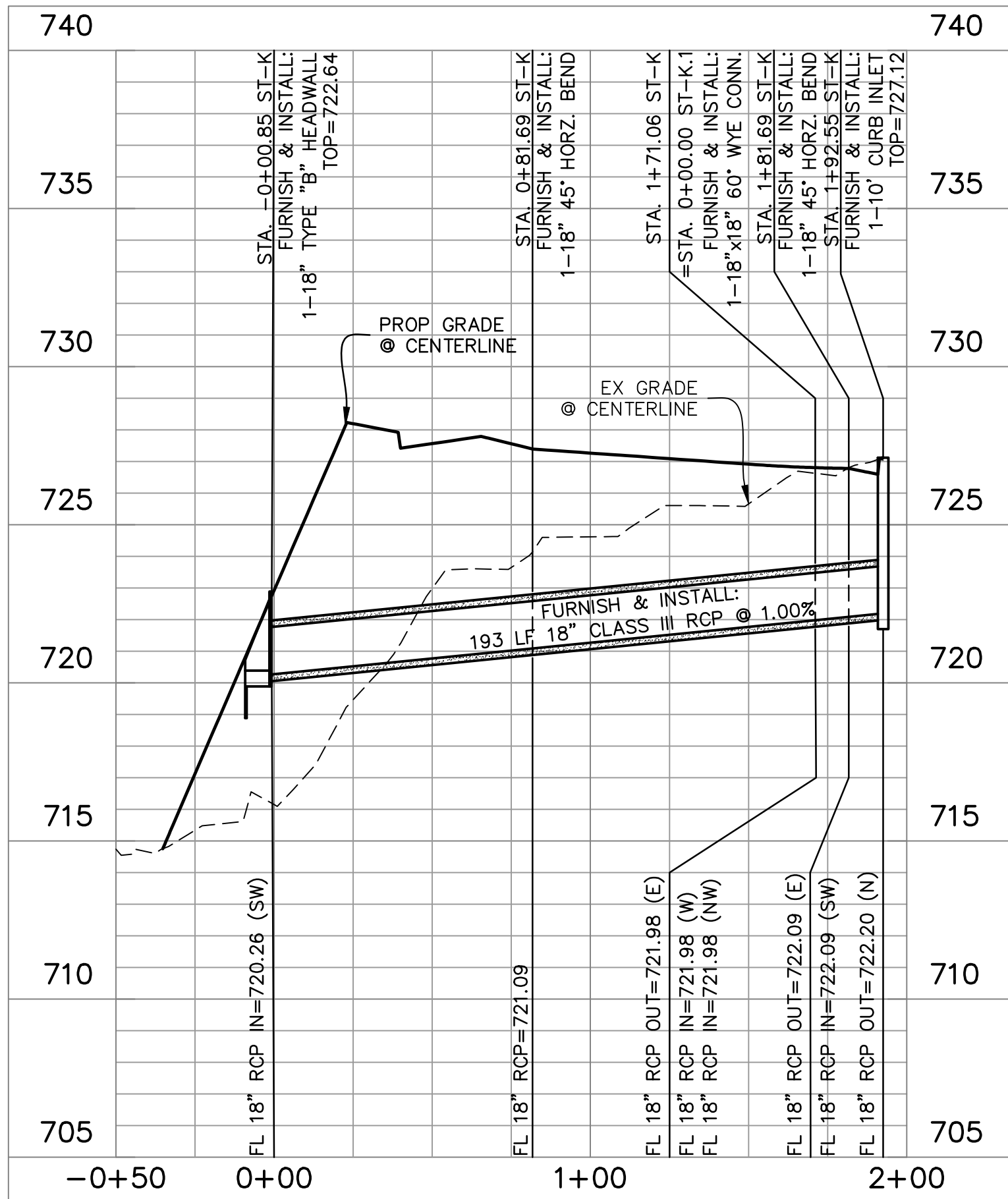
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Drawing Checker: J. Wilson
Drawing Approver: J. Wilson
Drawing Status: For Review
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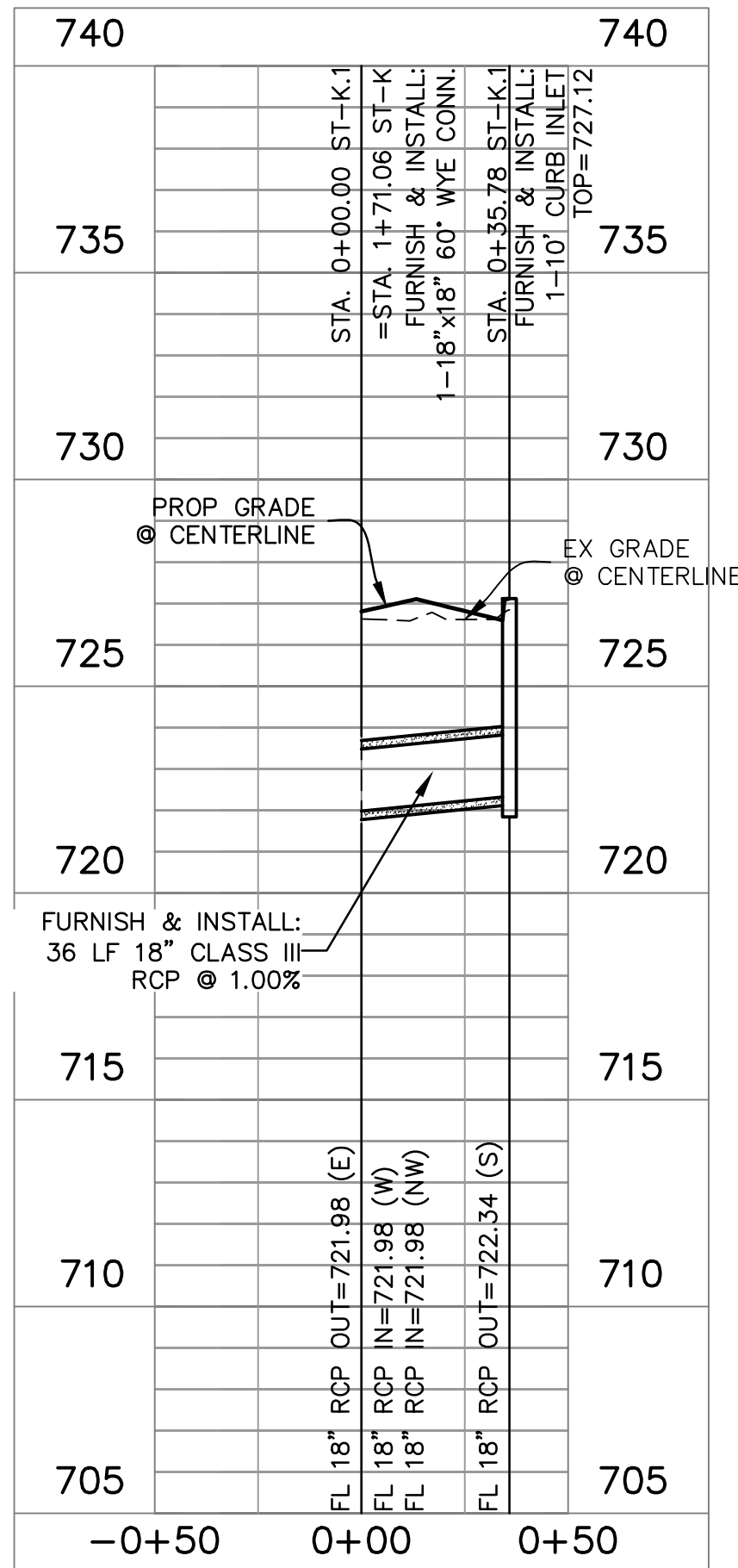
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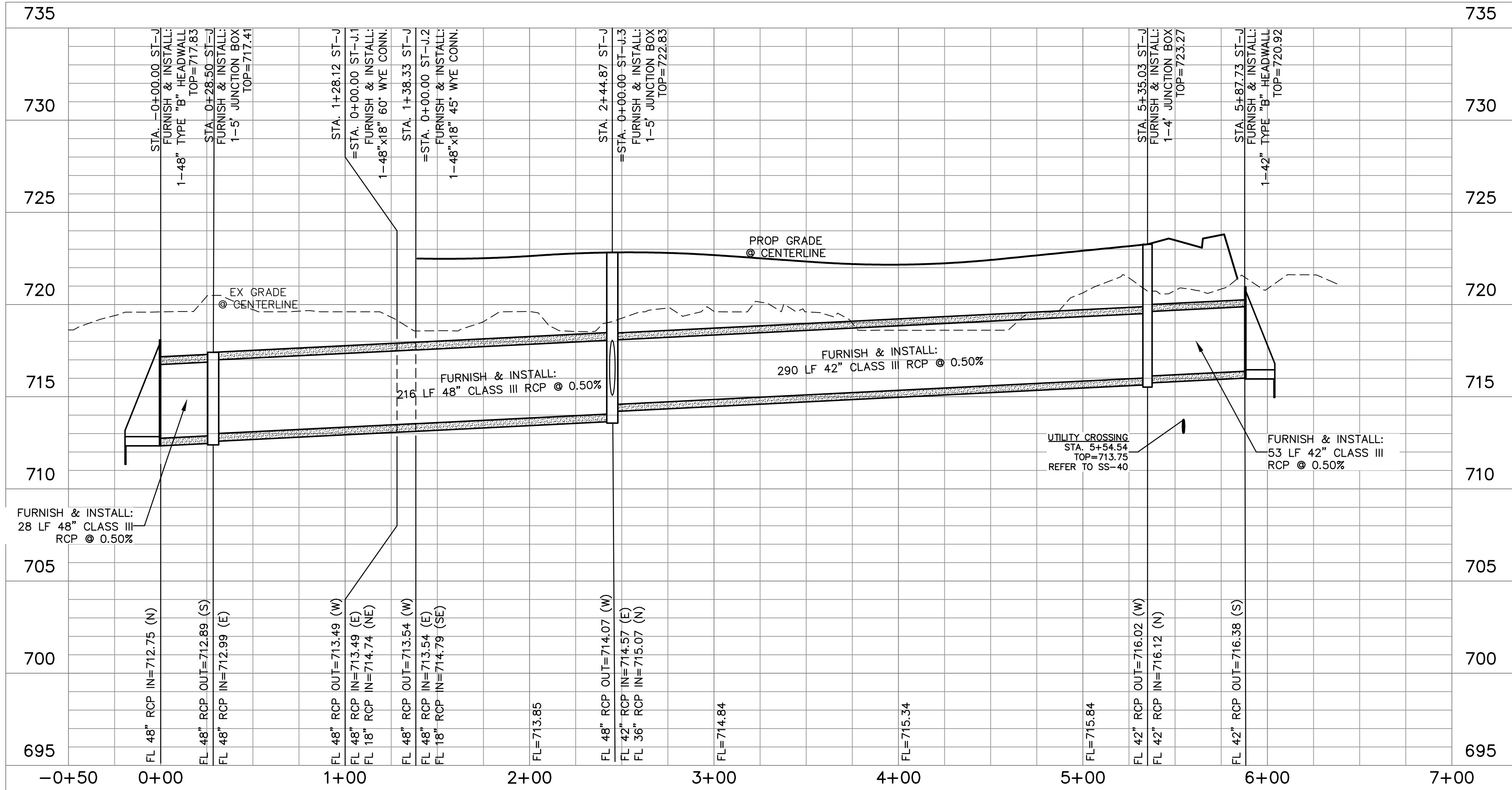
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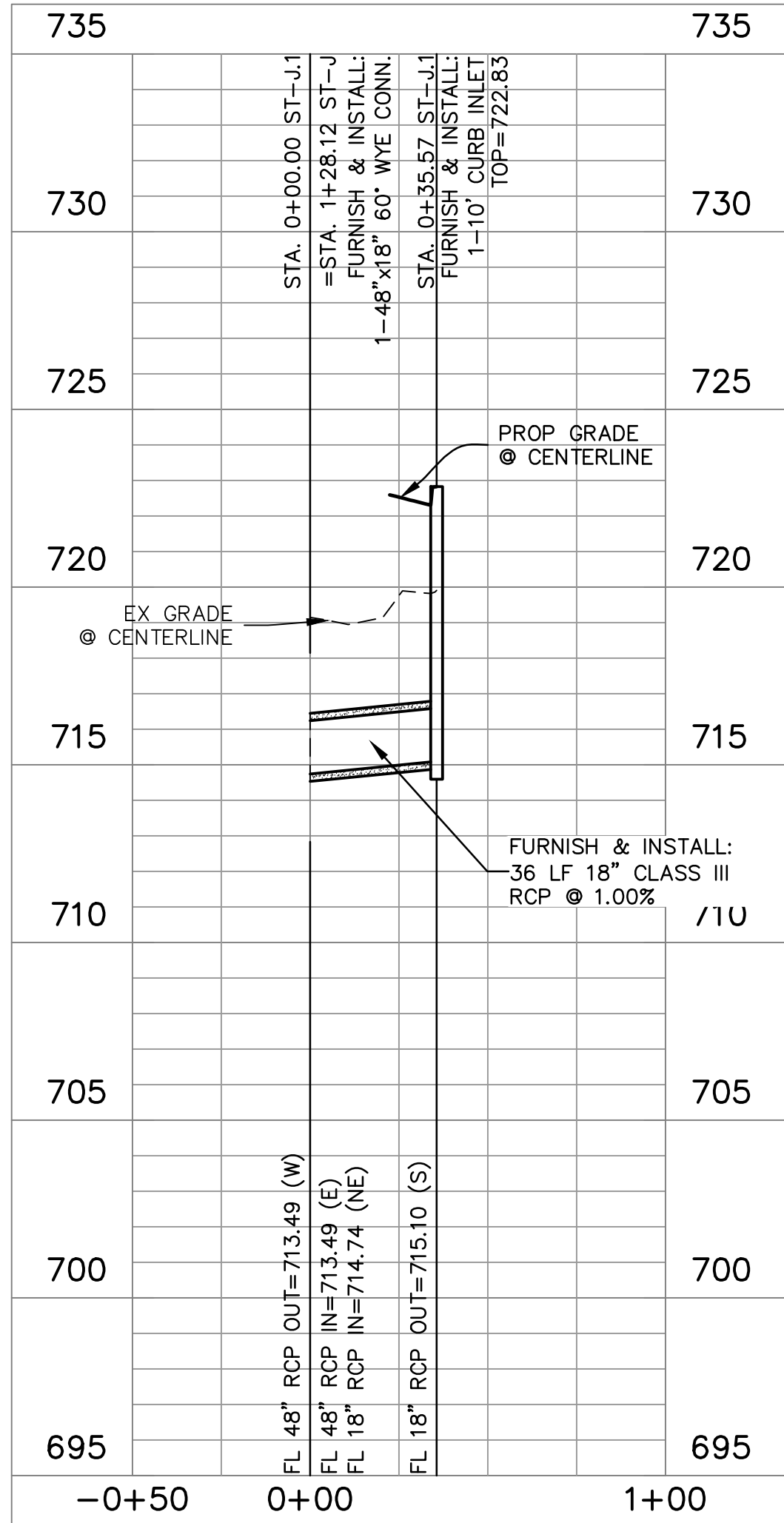
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STORM SEWER ST-K.1



STORM SEWER ST-J



STORM SEWER ST-J.1

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C5.10

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

STORM SEWER PROFILES

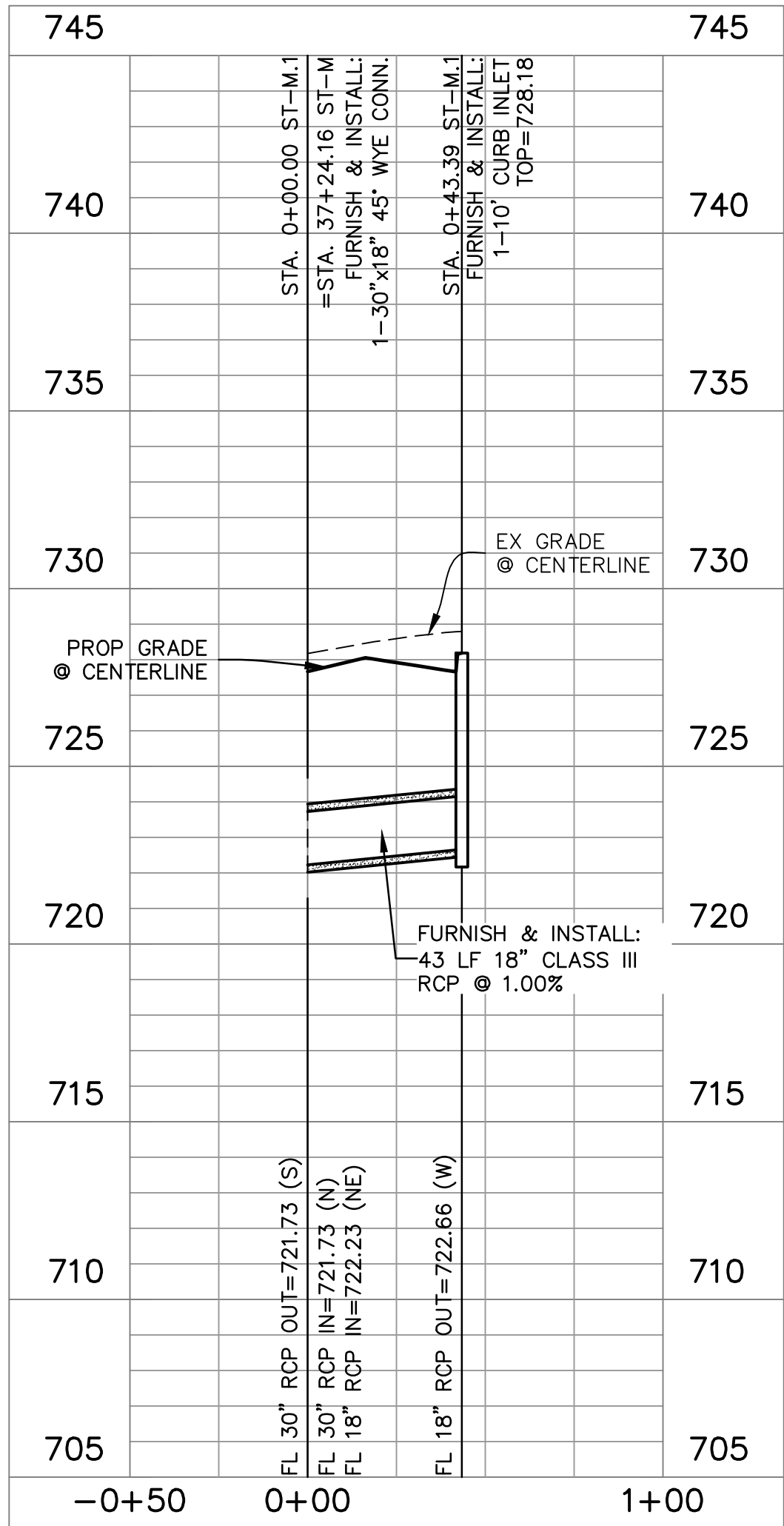
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



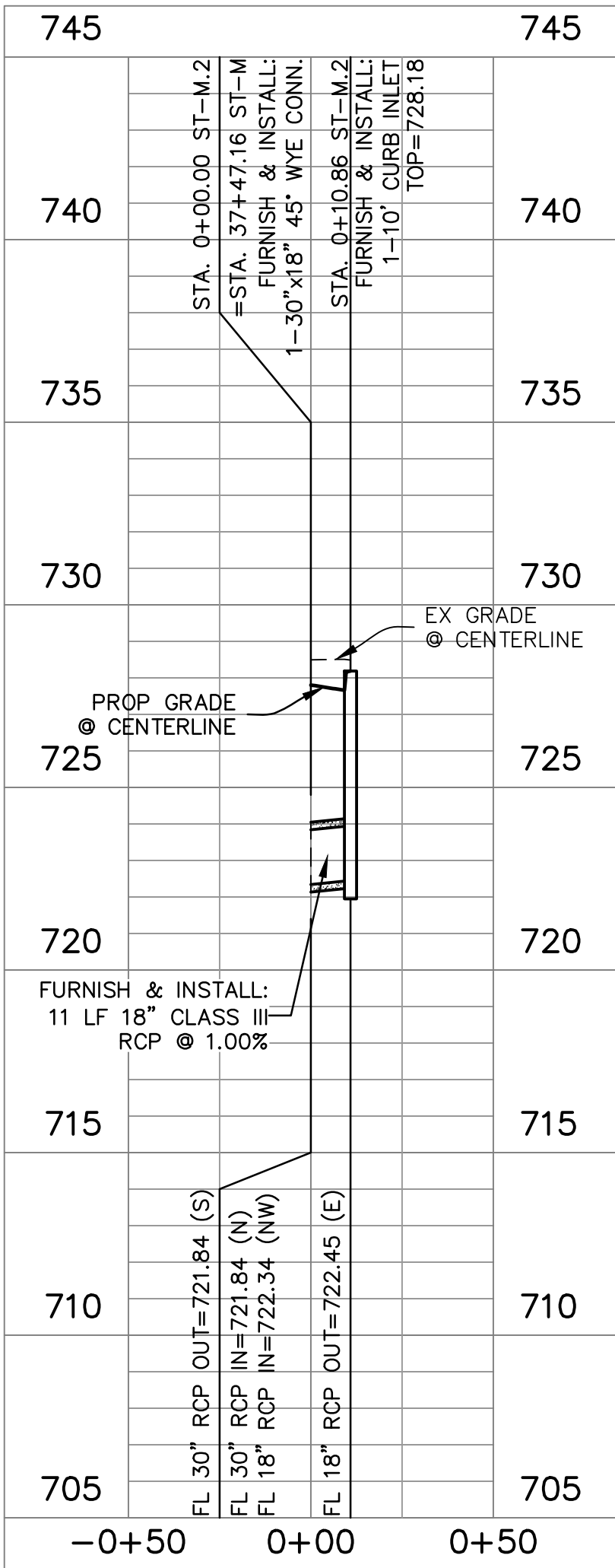
The John R. McAdams Company, Inc.
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VENETIAN AT WESTON PHASE 2A

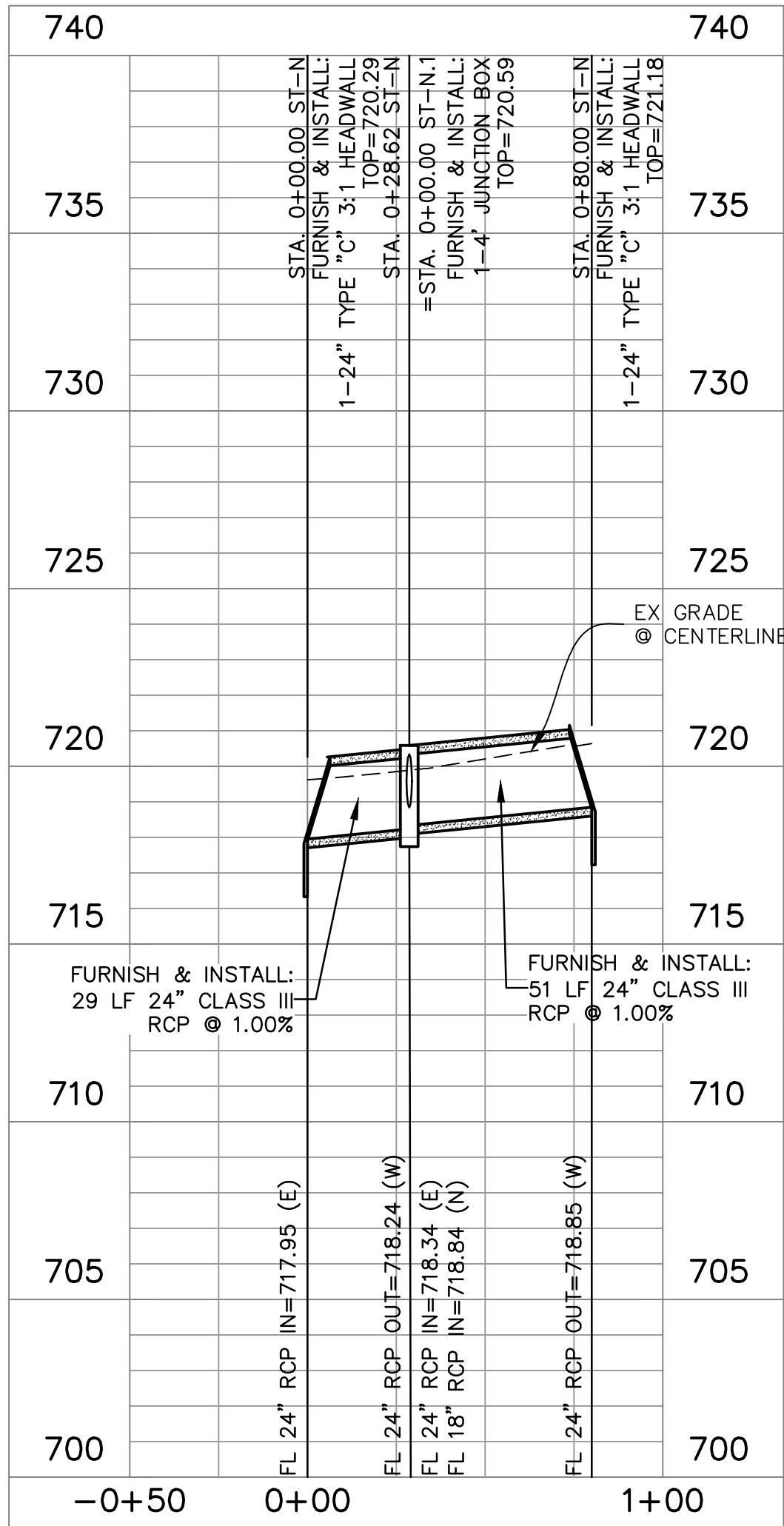
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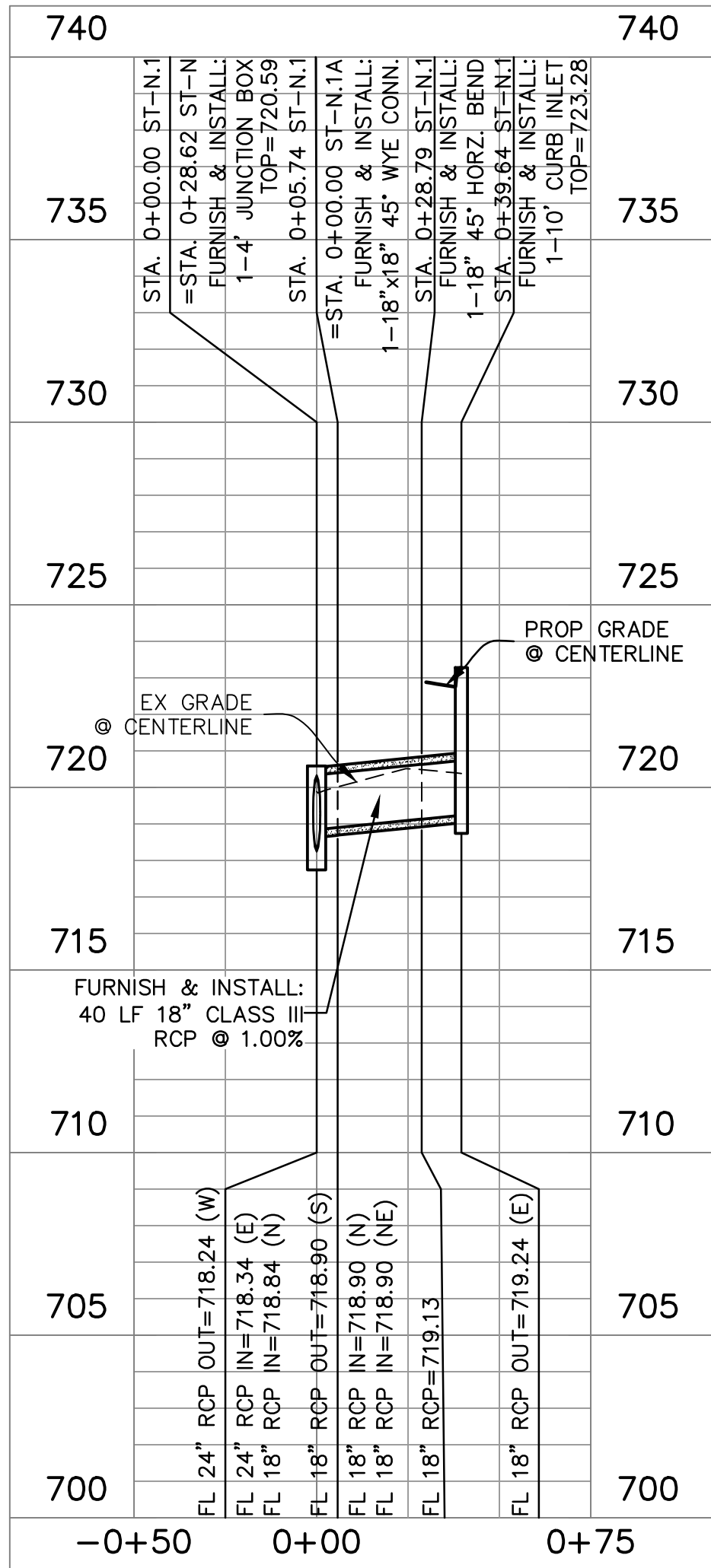
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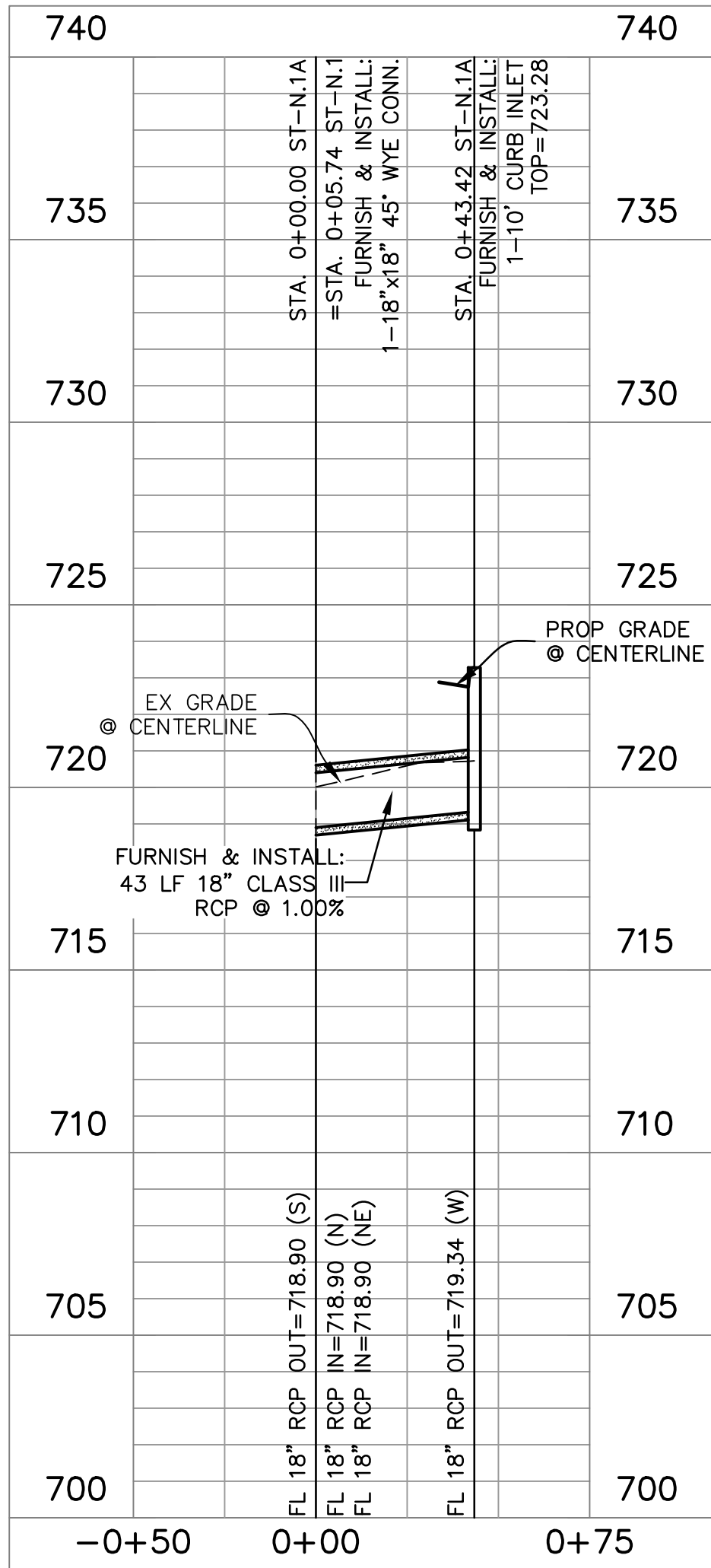
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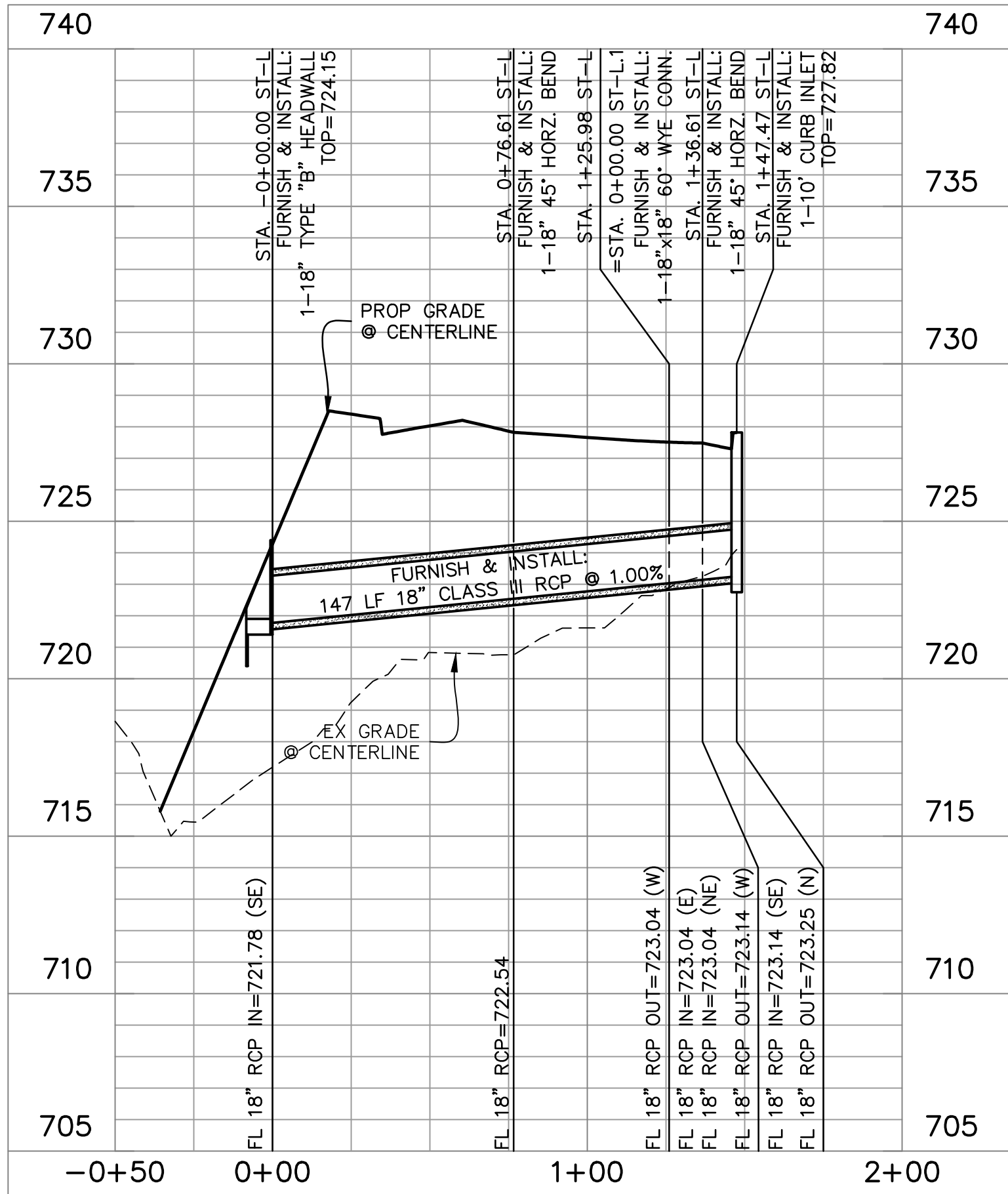
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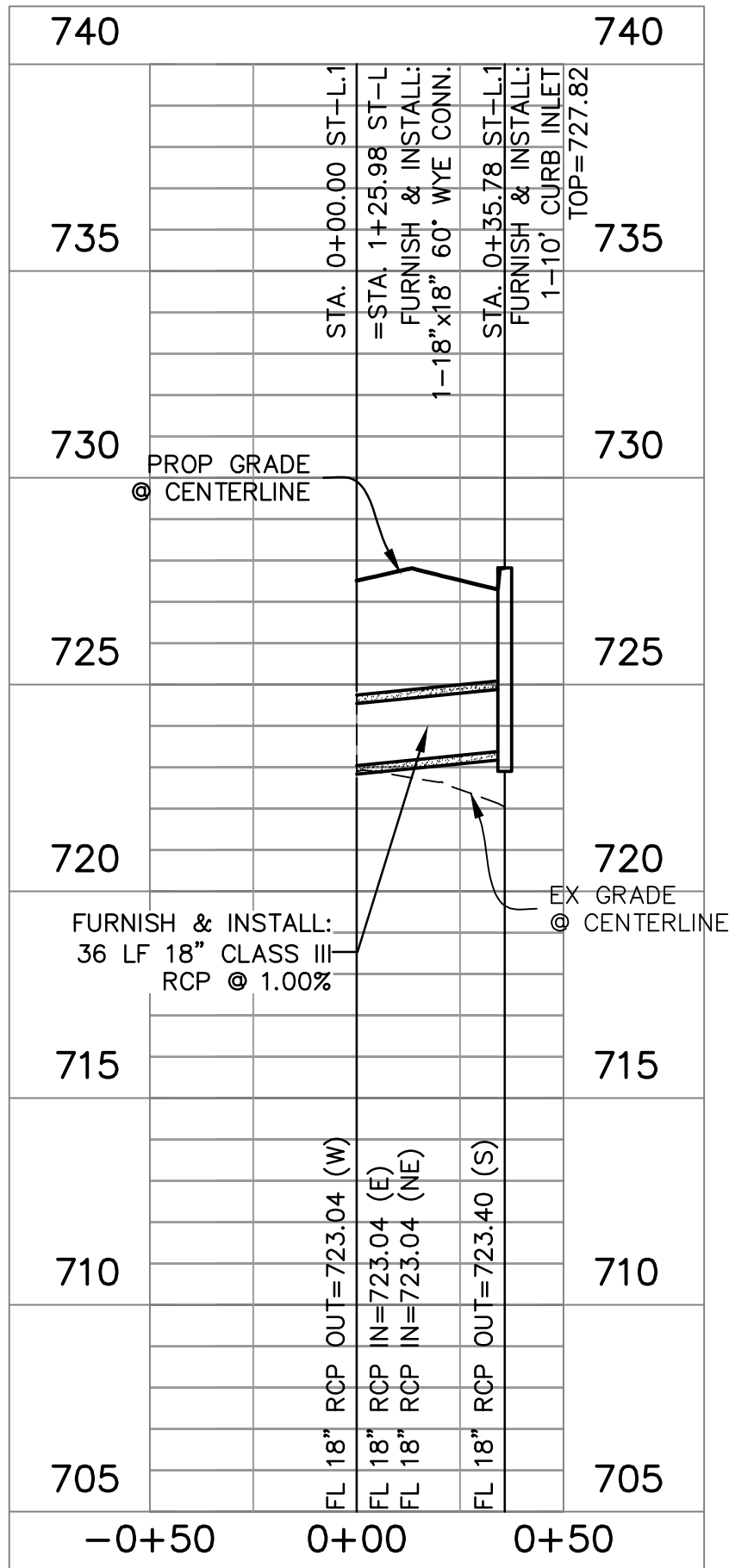
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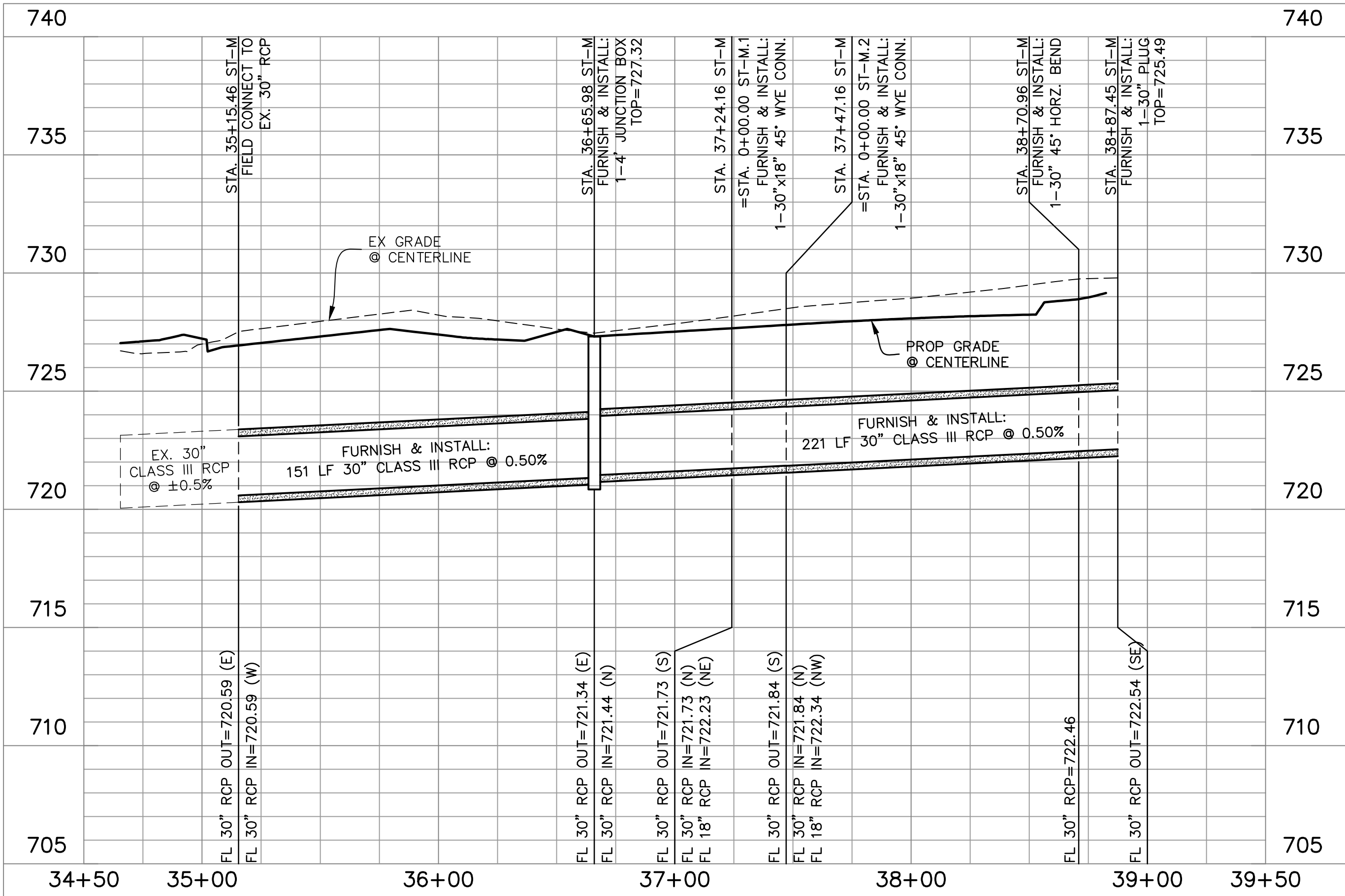
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STORM SEWER ST-L



STORM SEWER ST-L.1



STORM SEWER ST-M

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PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

STORM SEWER PROFILES

VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A

70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

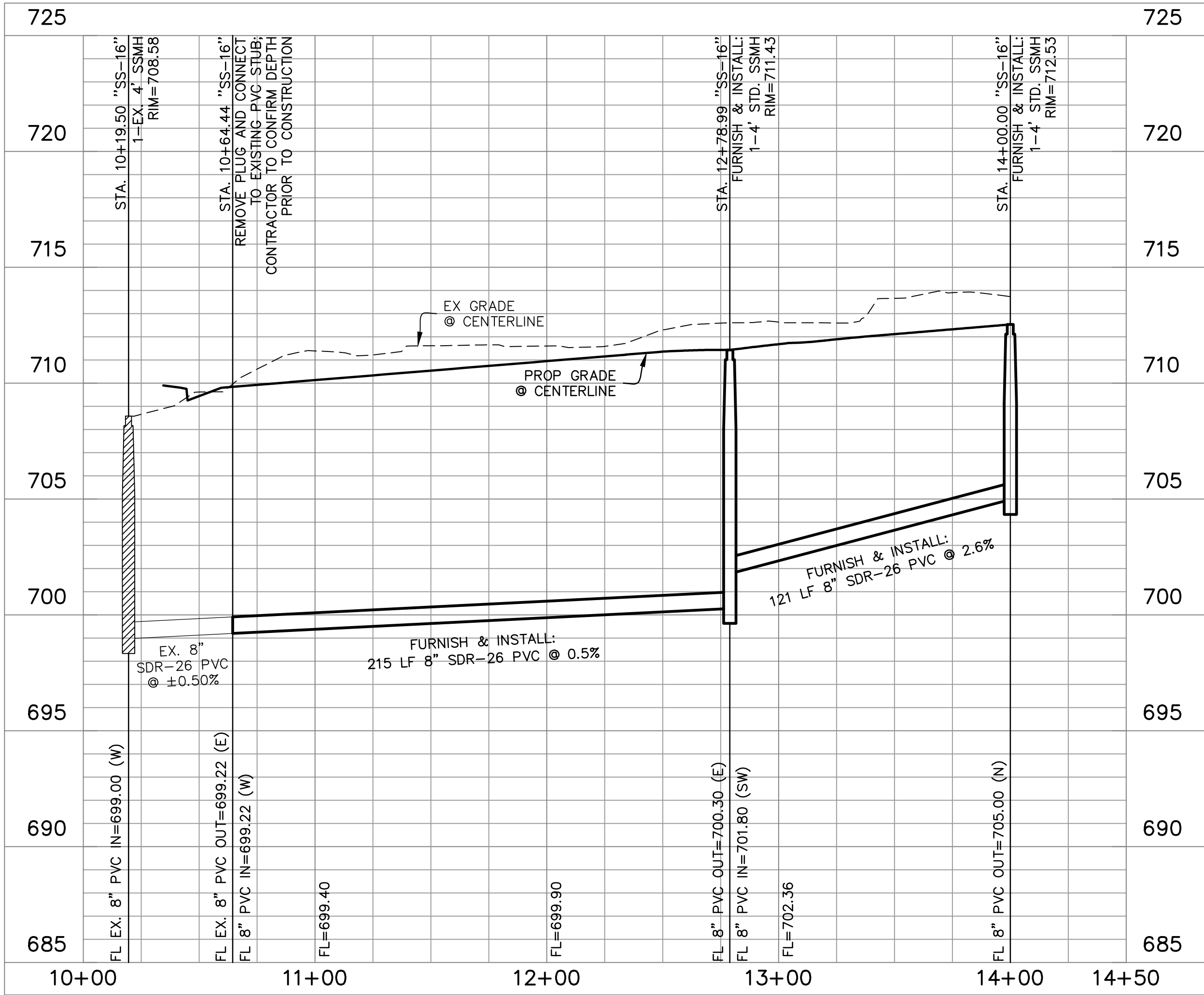


MCADAMS

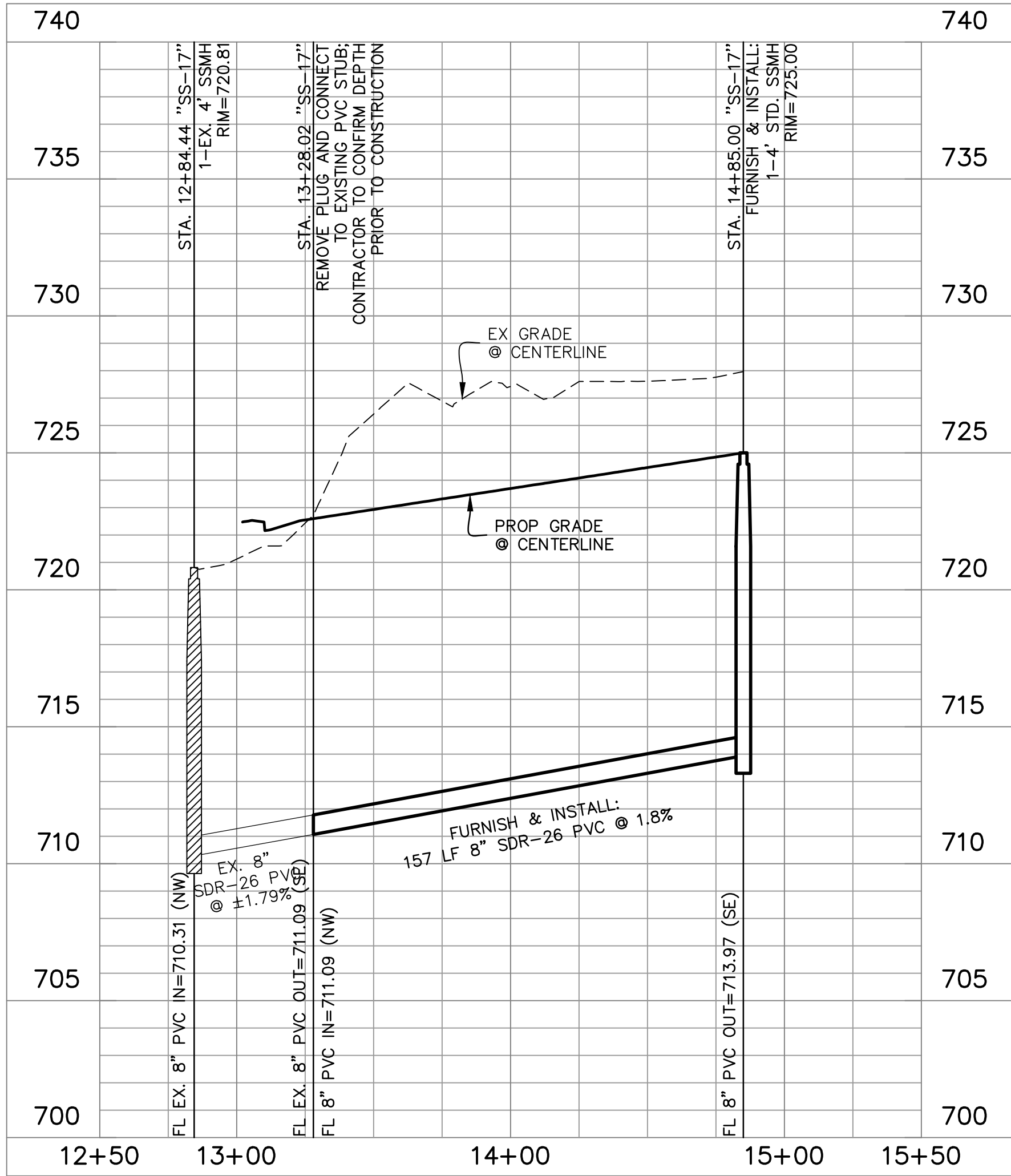
The John R. McAdams Company, Inc.
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VENETIAN AT WESTON PHASE 2A

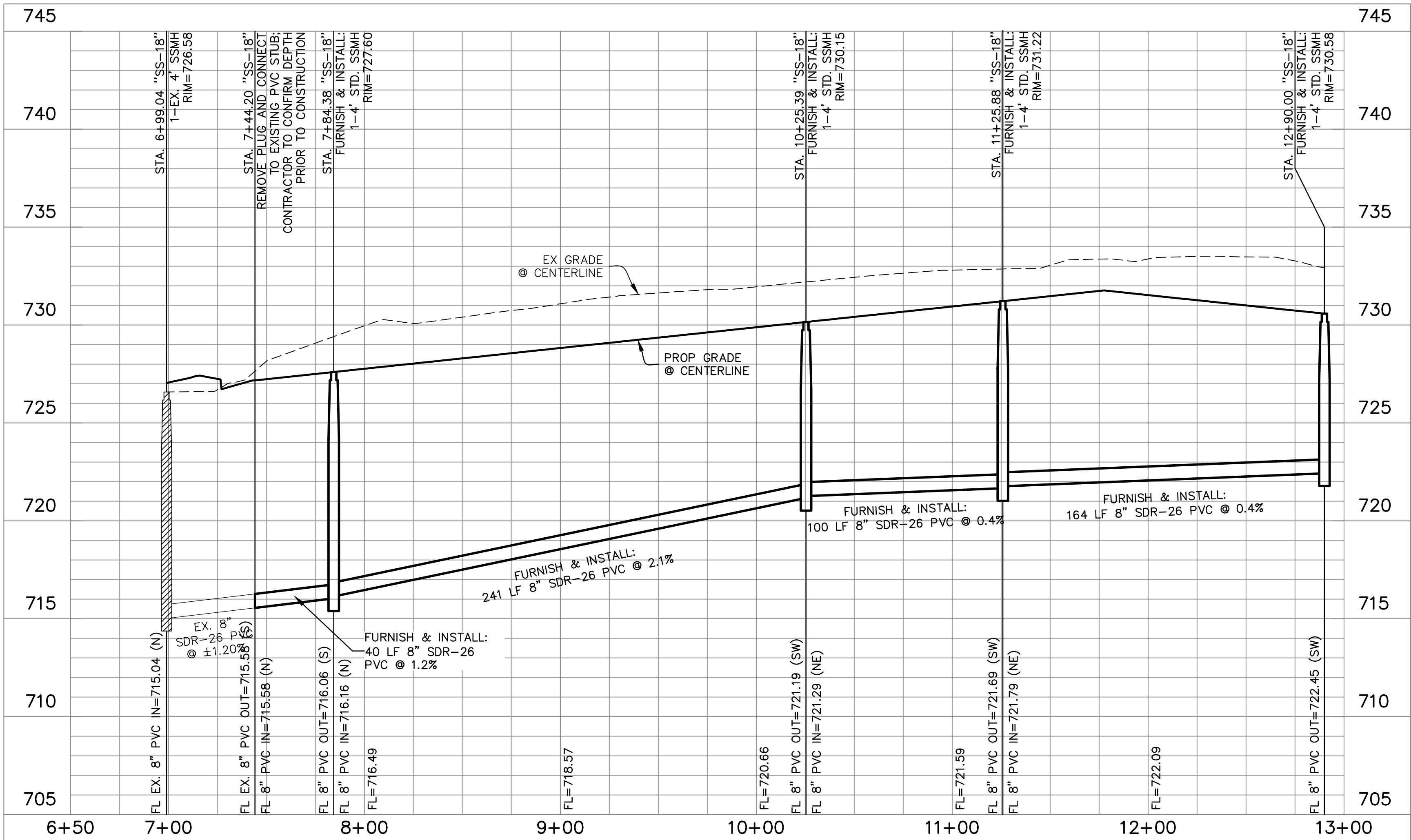
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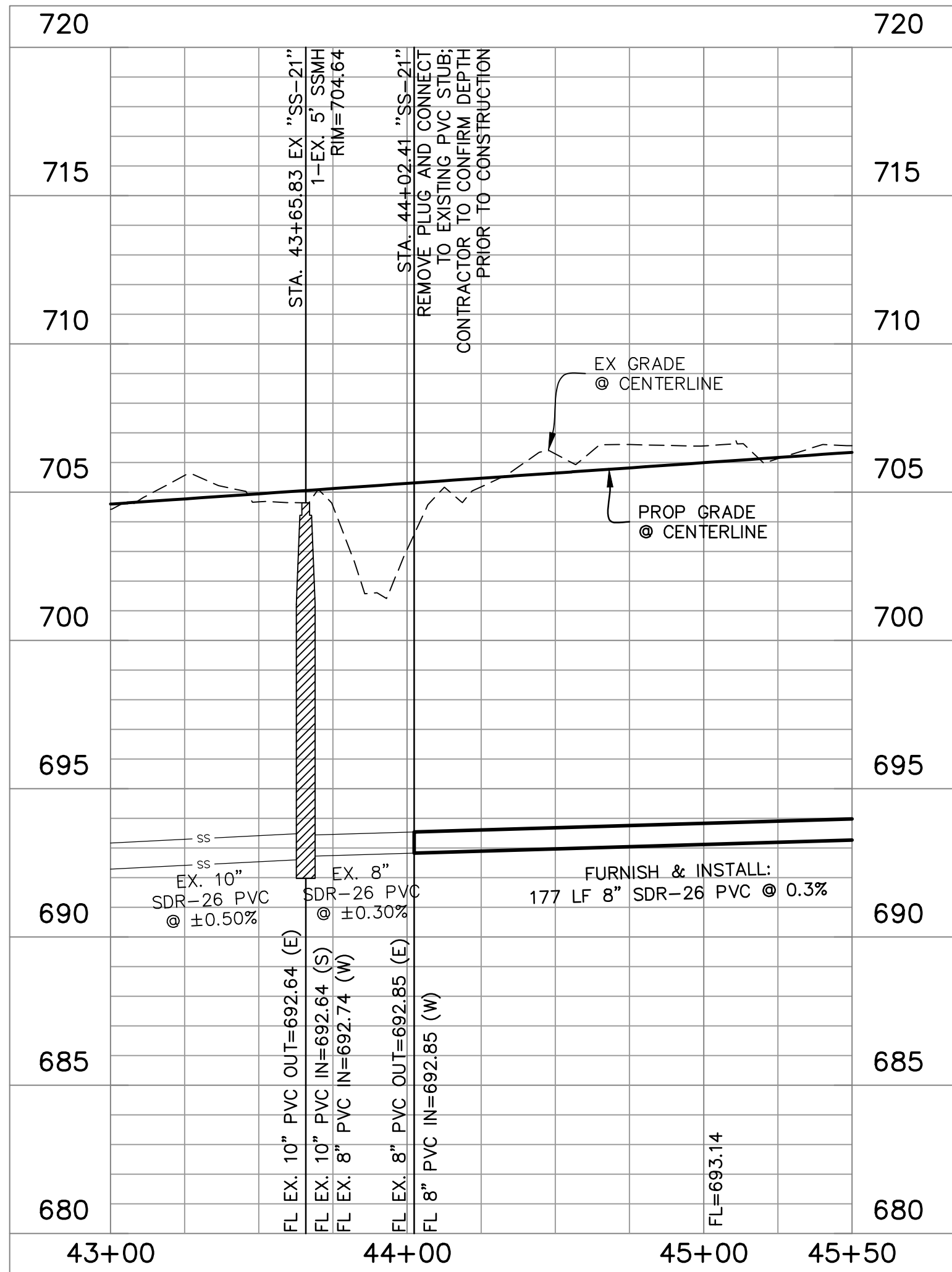
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SANITARY SEWER "SS-17"



SANITARY SEWER "SS-18"



SANITARY SEWER "SS-21"

OWNER/DEVELOPER
MEGATEL HOMES
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DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

SANITARY SEWER PROFILES

PRELIMINARY PLANS

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Revisions:

MEH21001

C5.12

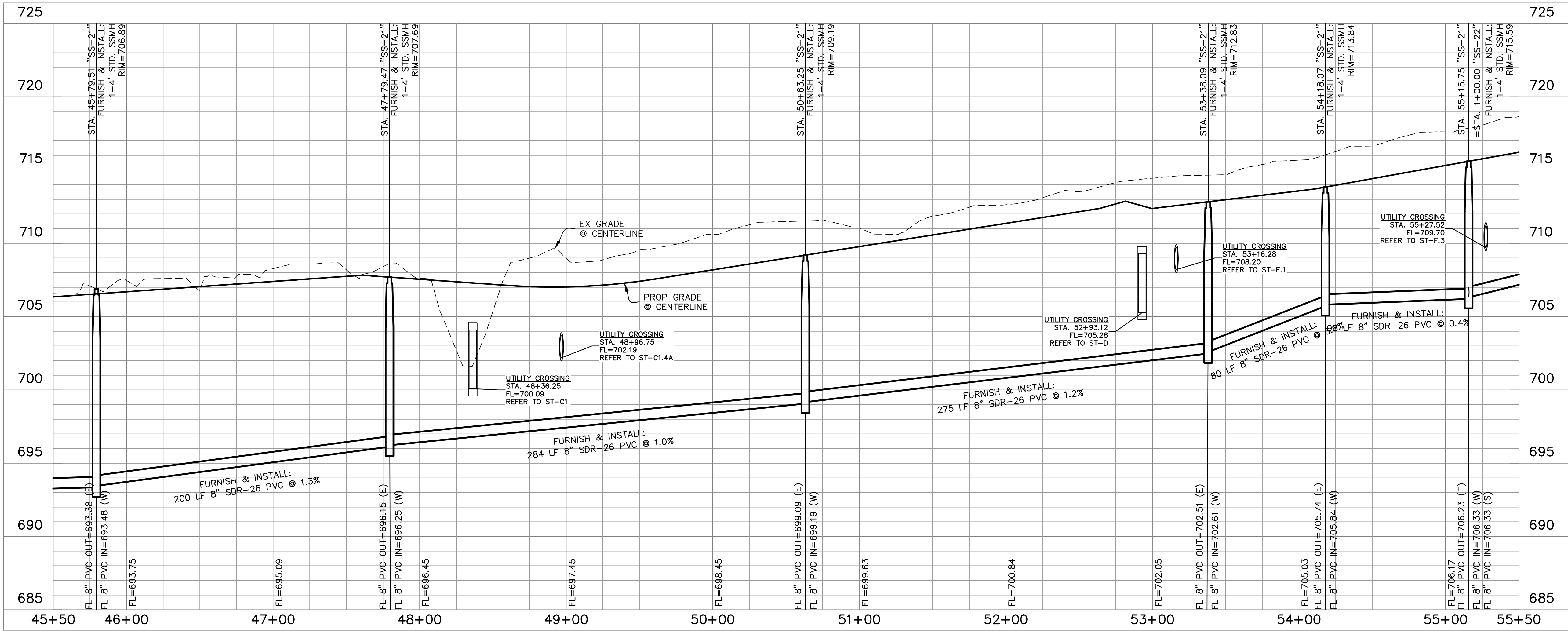
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VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS
J. WILSON SURVEY, ABSTRACT NO. 963



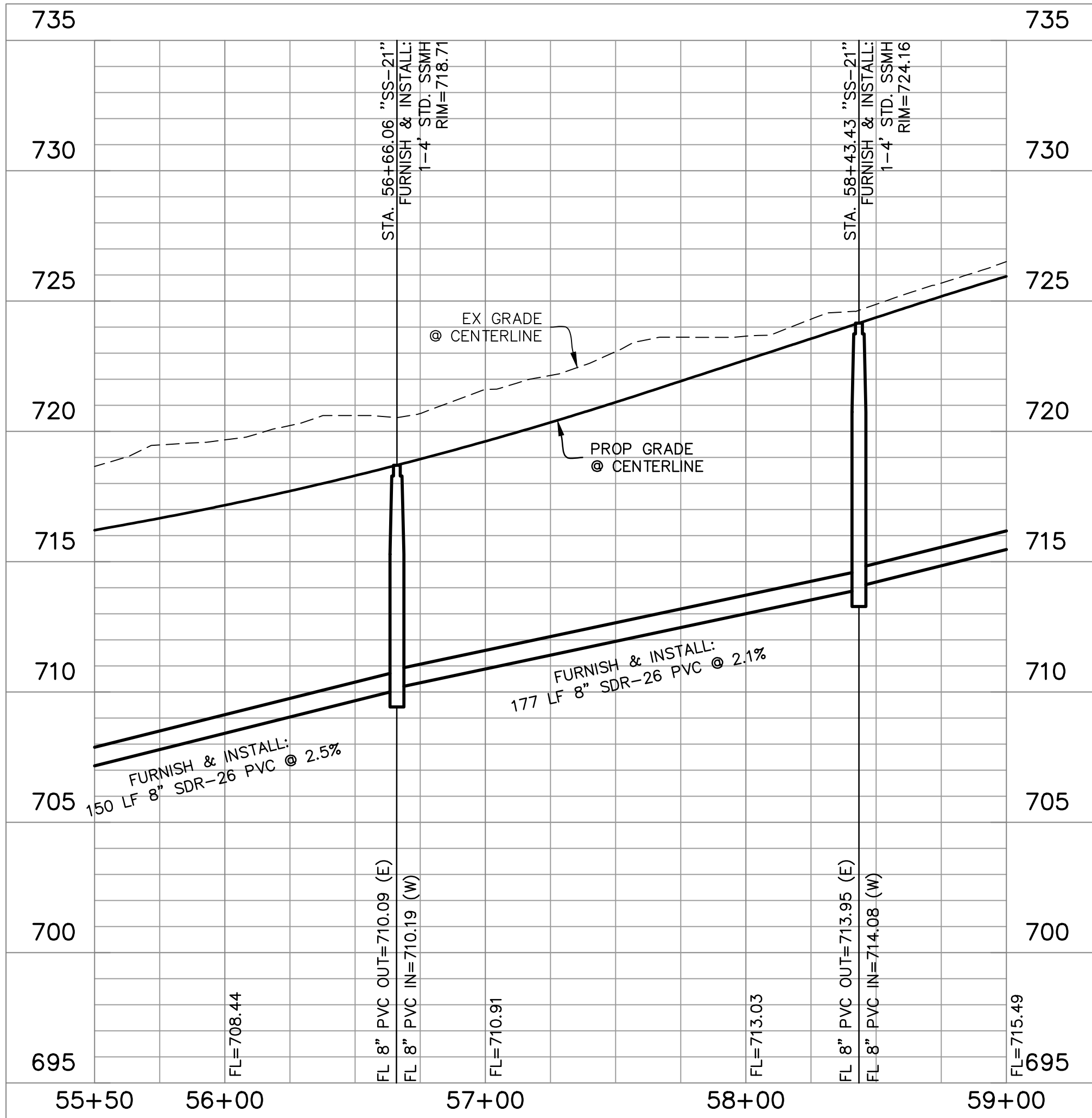
The John R. McAdams Company, Inc.
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VENETIAN AT WESTON PHASE 2A

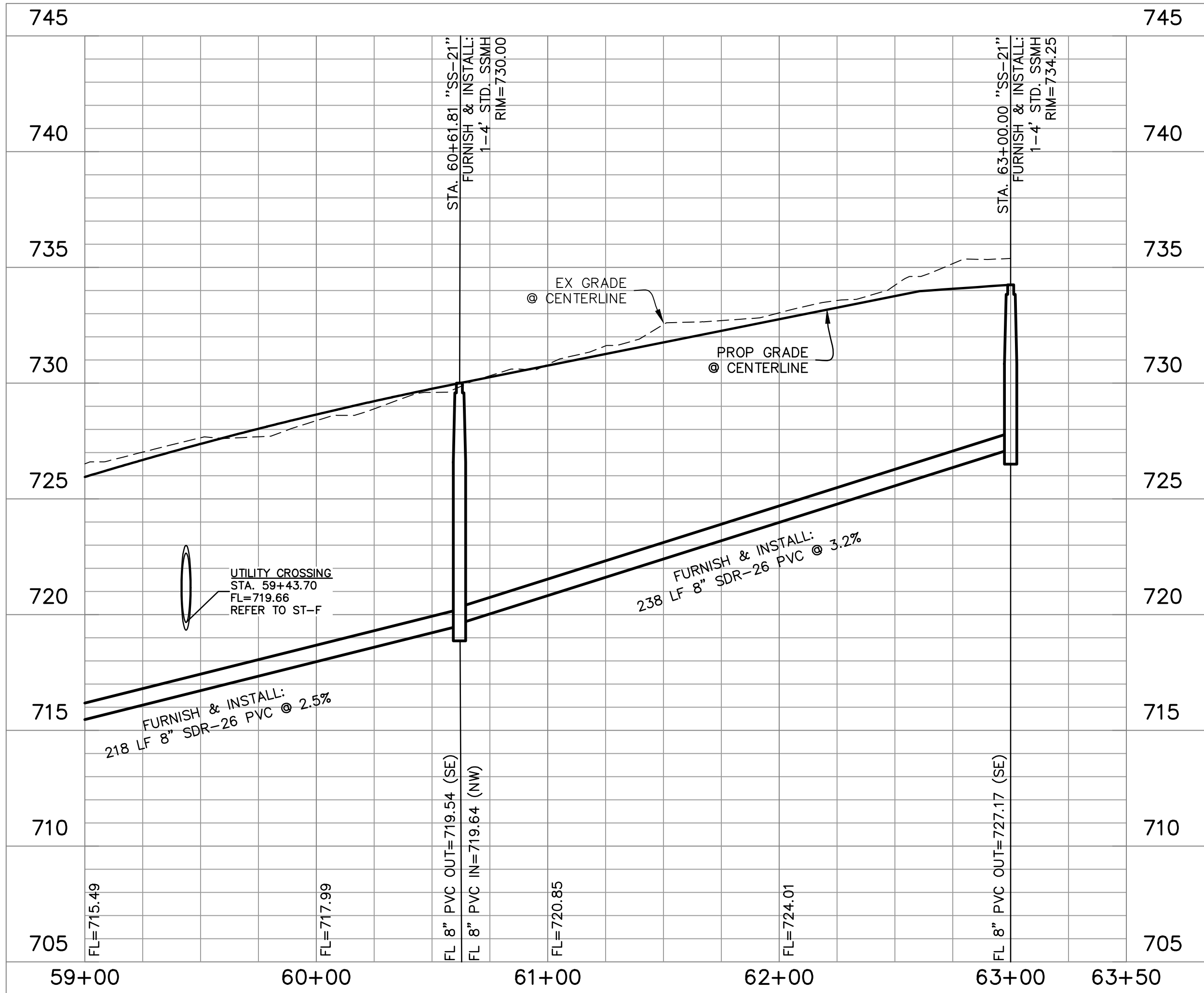
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Drawing By: J. Wilson
Drawing Check: J. Wilson
Drawing Date: 03/07/2022
Drawing Scale: 1" = 40'



SANITARY SEWER "SS-21"



SANITARY SEWER "SS-21"



SANITARY SEWER "SS-21"

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PRELIMINARY PLANS

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Date: 03/07/2022
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Revisions:

SANITARY SEWER PROFILES

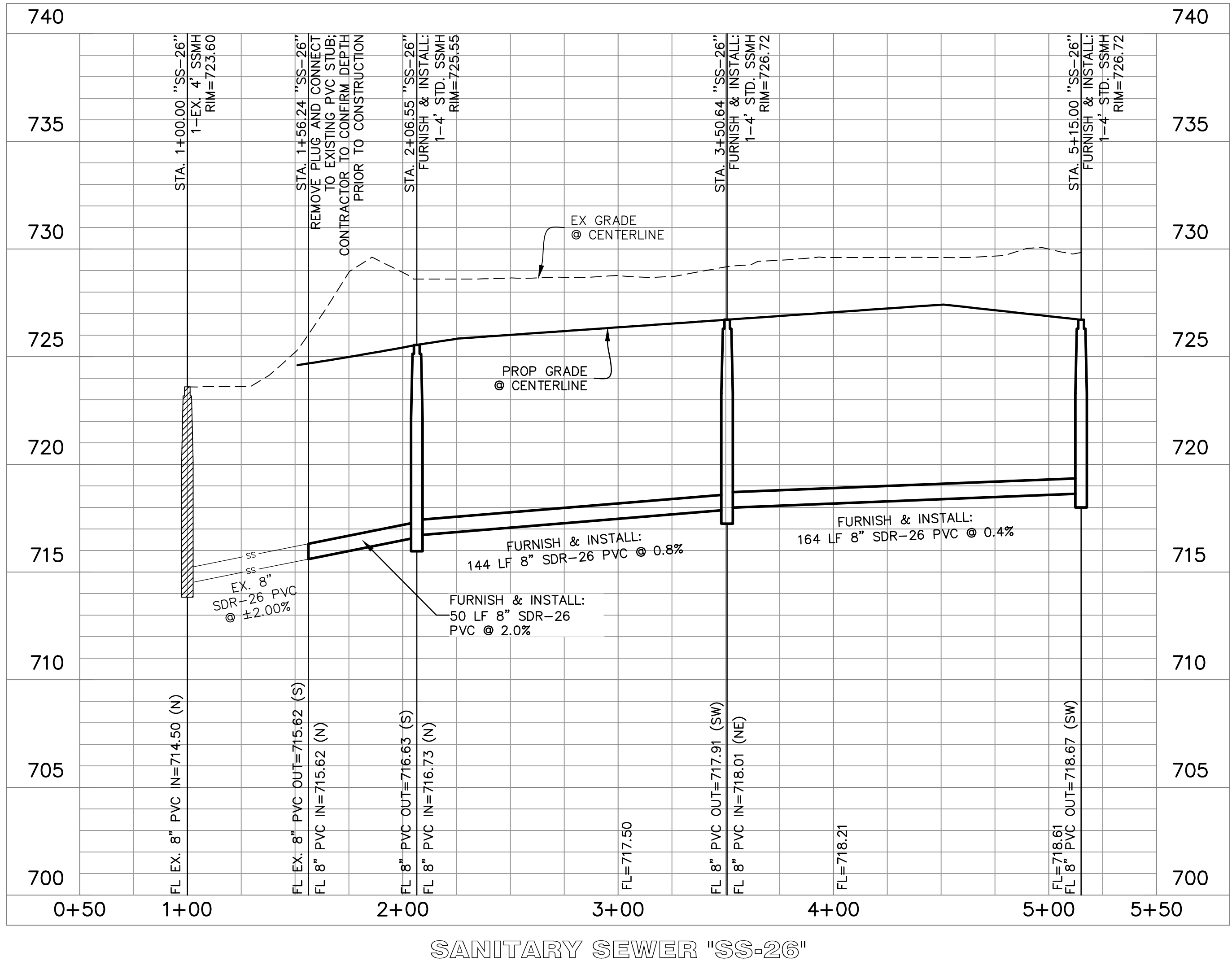
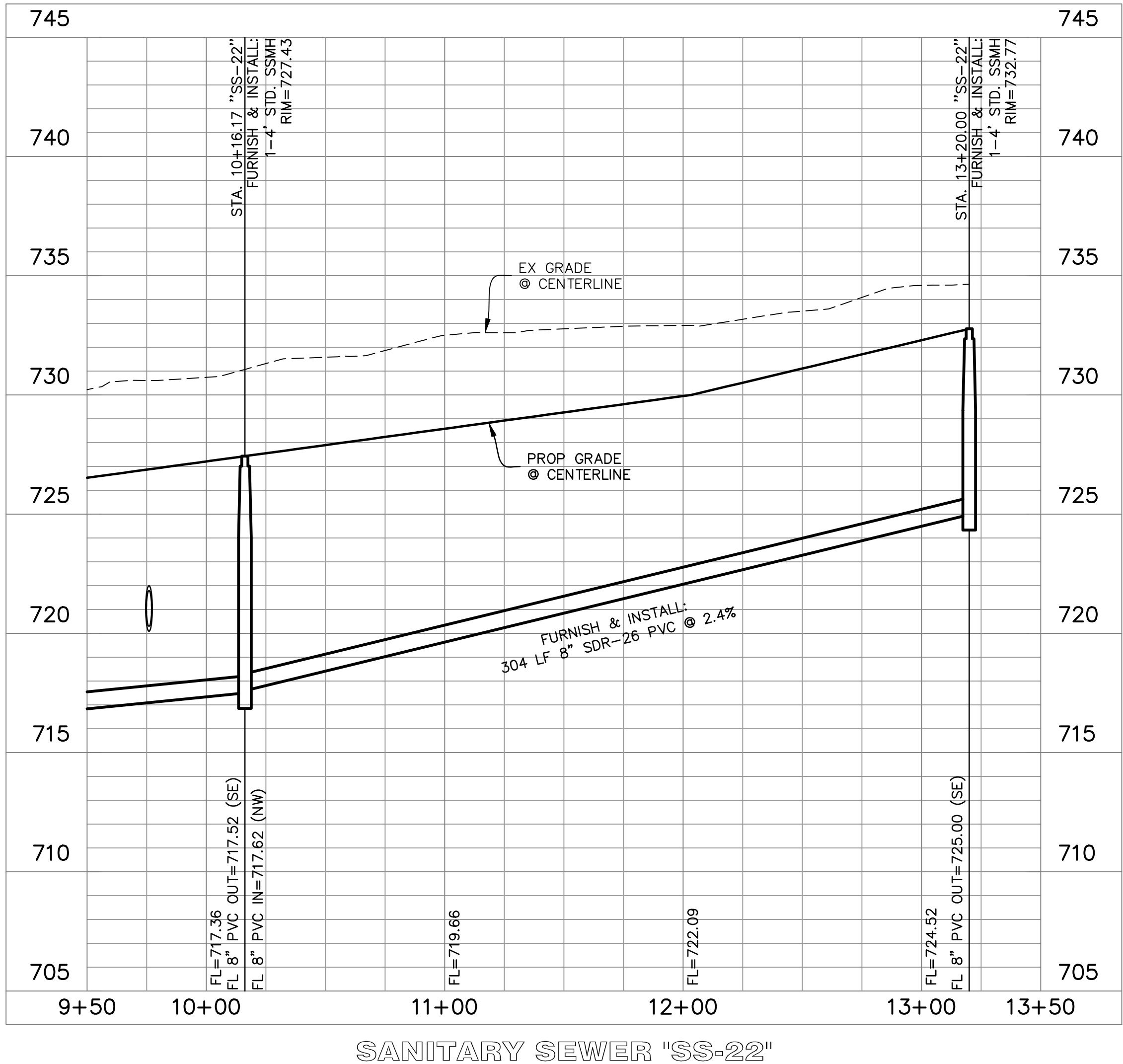
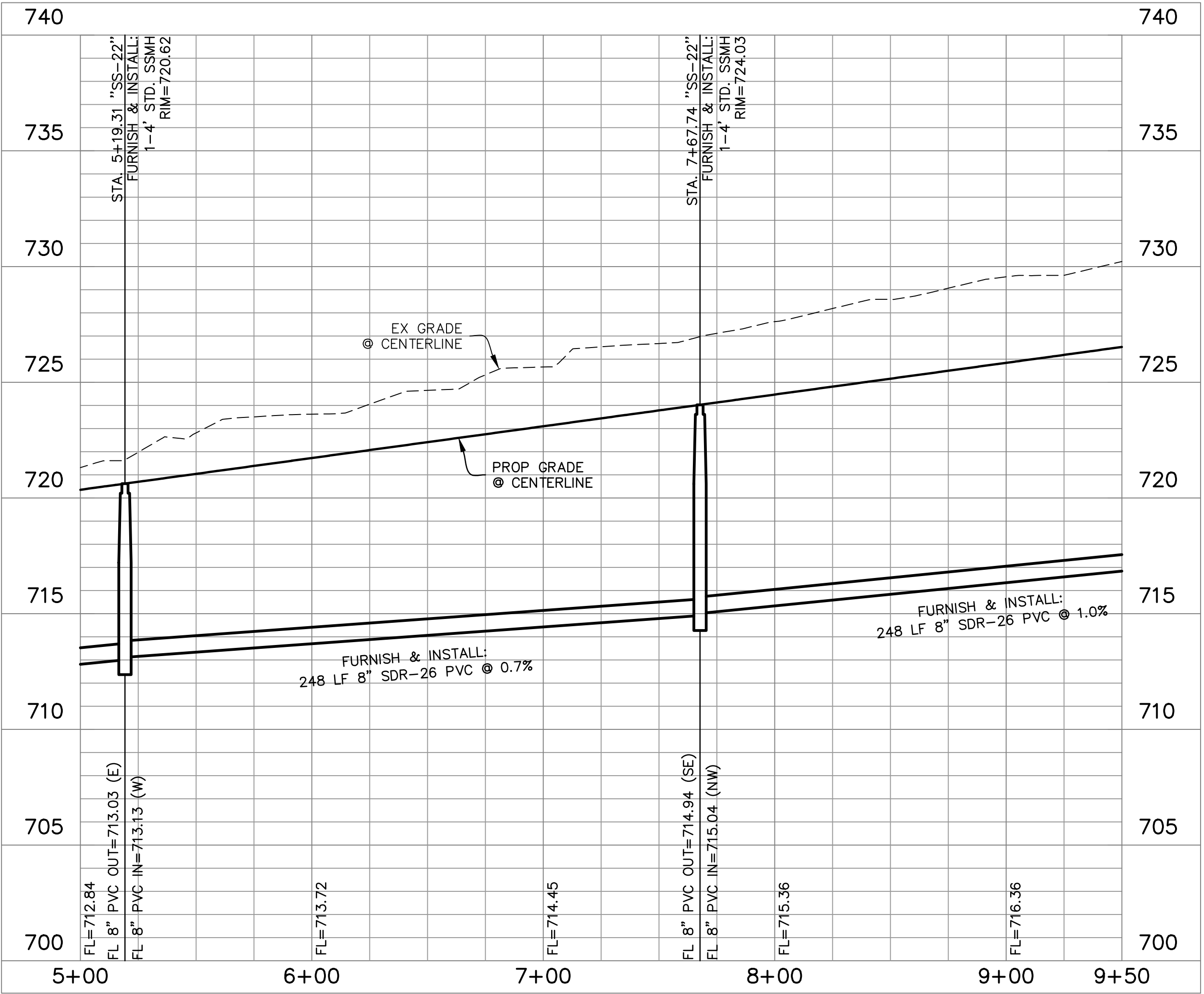
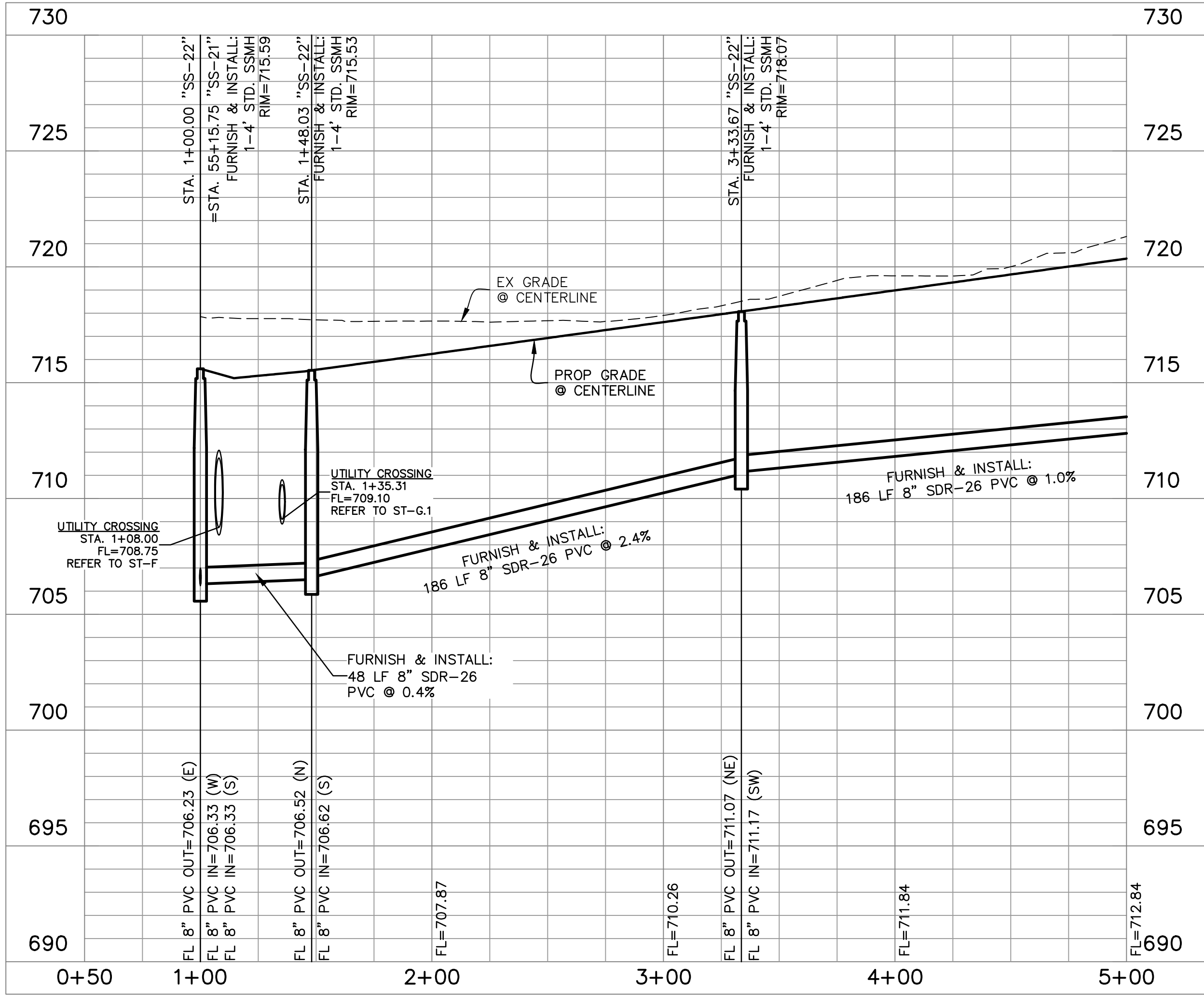
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS
J. WILSON SURVEY, ABSTRACT NO. 963



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VENETIAN AT WESTON PHASE 2A

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Revisions: 1/1/2022 1:28 PM, by: jmcadams



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Date: 03/07/2022
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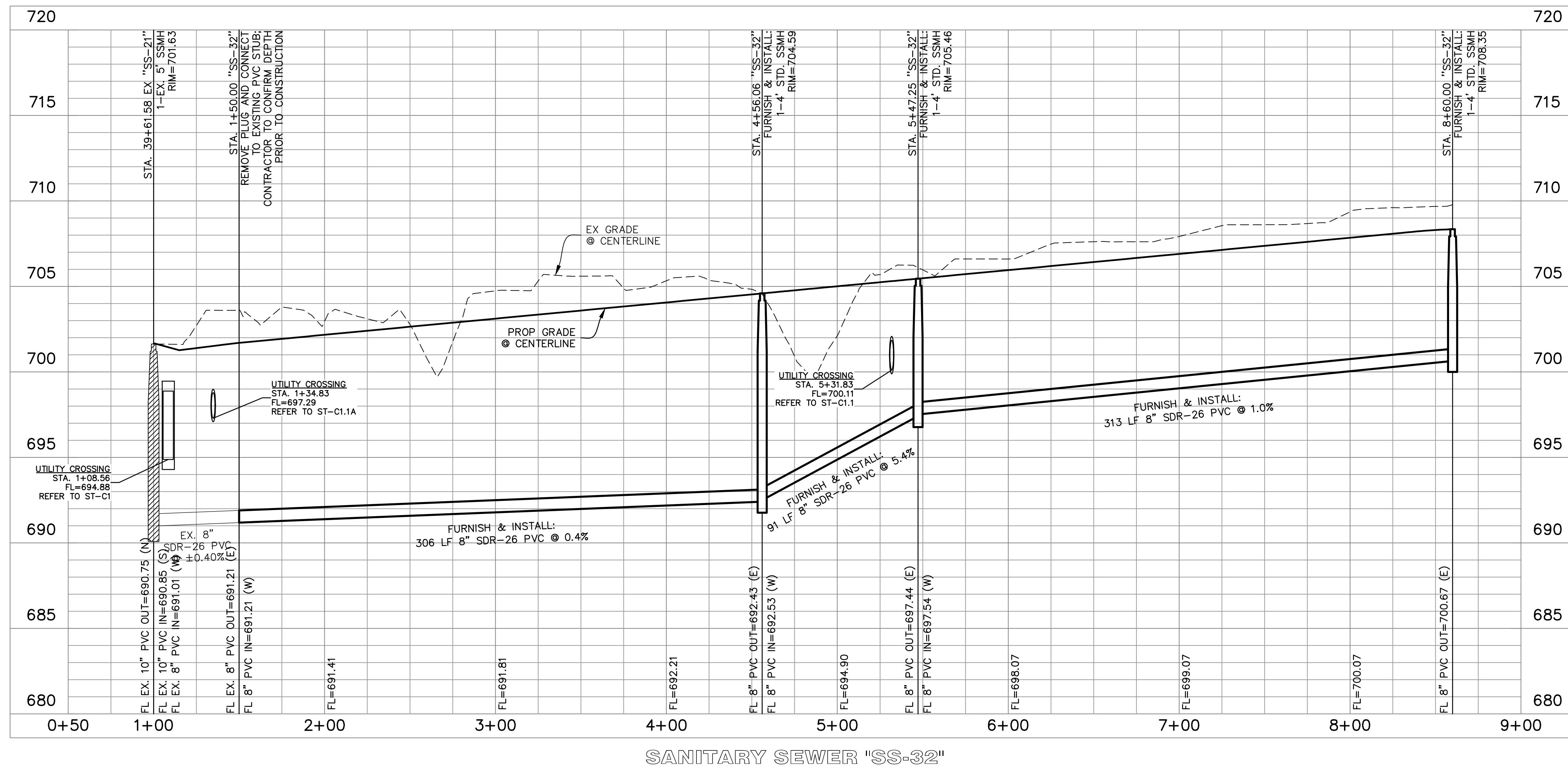
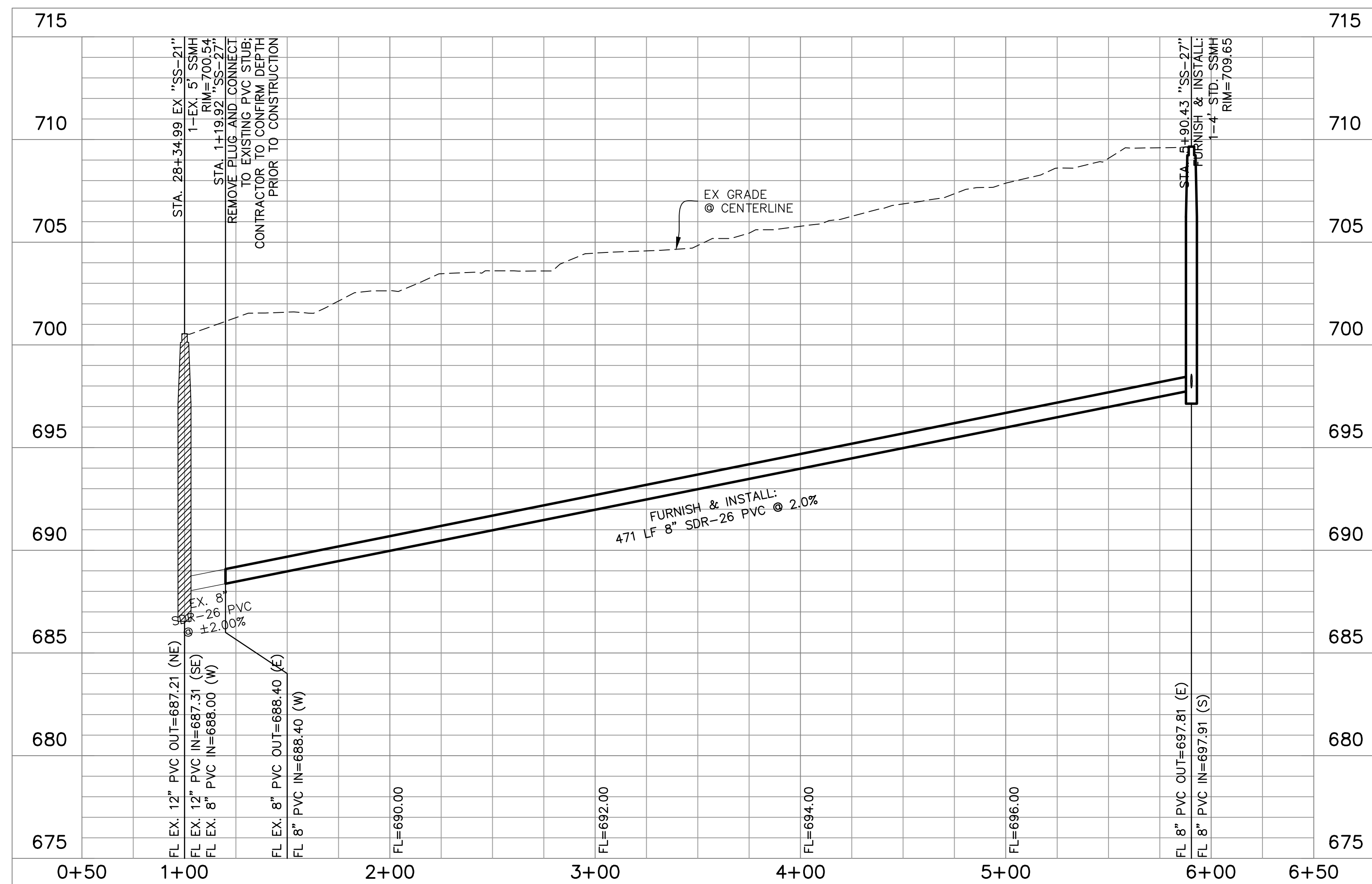
SANITARY SEWER PROFILES

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70,078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
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VENETIAN AT WESTON PHASE 2A



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Contact: MR. ZACH IPOUR

MEH21001

(C5.15)

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

SANITARY SEWER PROFILES

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres
in the
J. J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



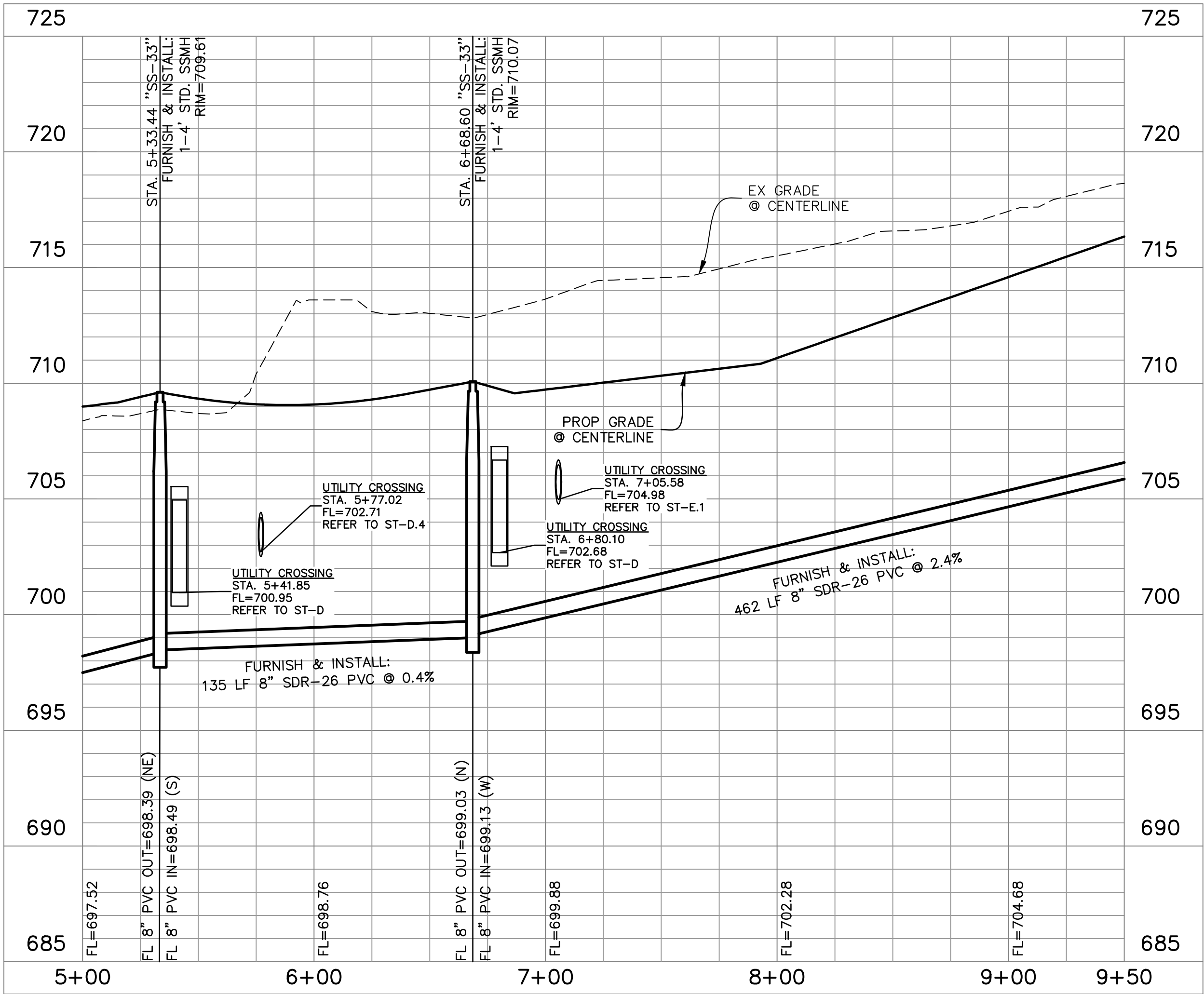
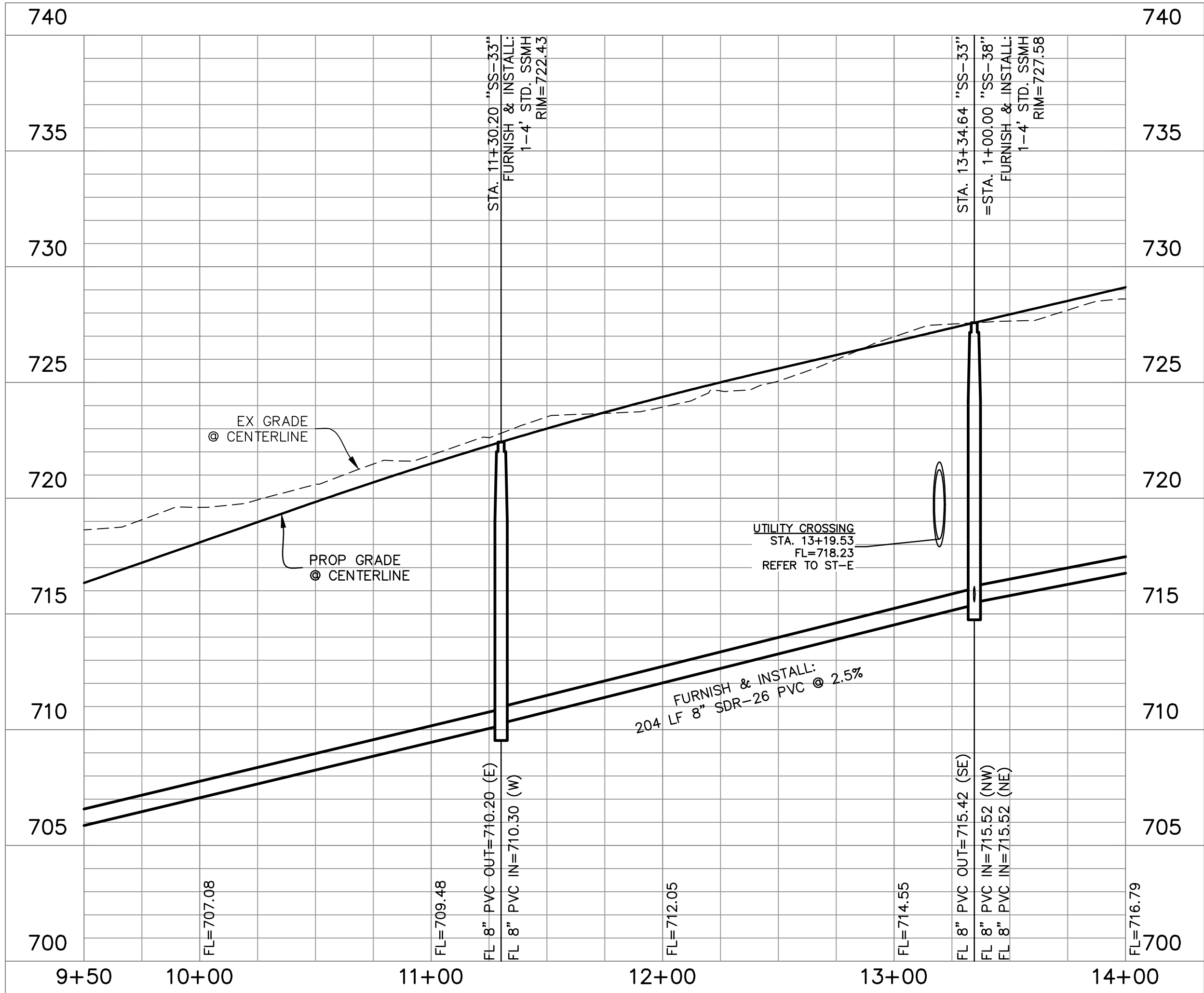
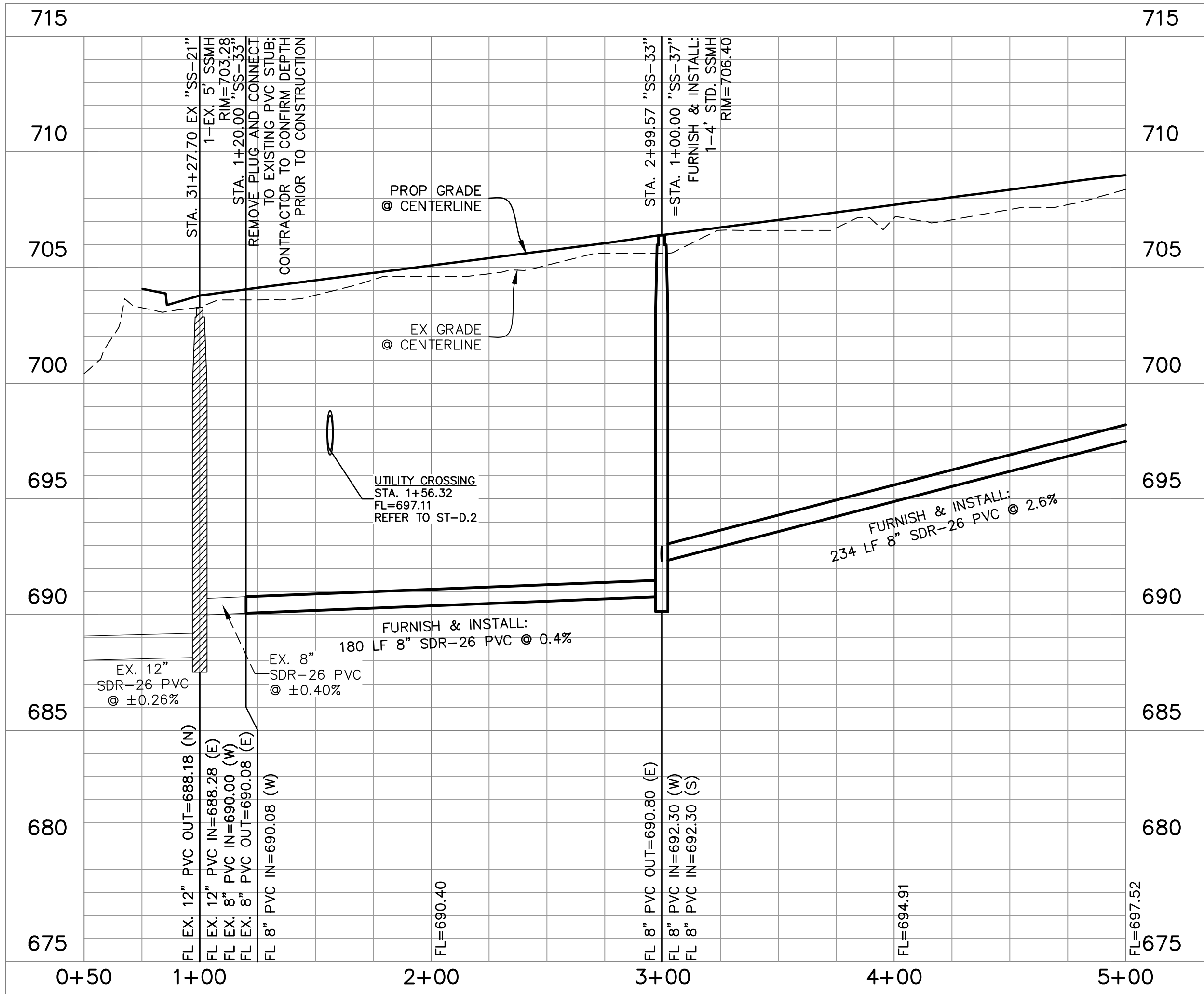
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPPE: 19762 TBPPLS: 101934440
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VENETIAN AT WESTON PHASE 2A

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Drawing Author: J. Wilson
Drawing Checker: J. Wilson



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Drawn By: ASC
Date: 03/07/2022
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Revisions:

SANITARY SEWER PROFILES

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

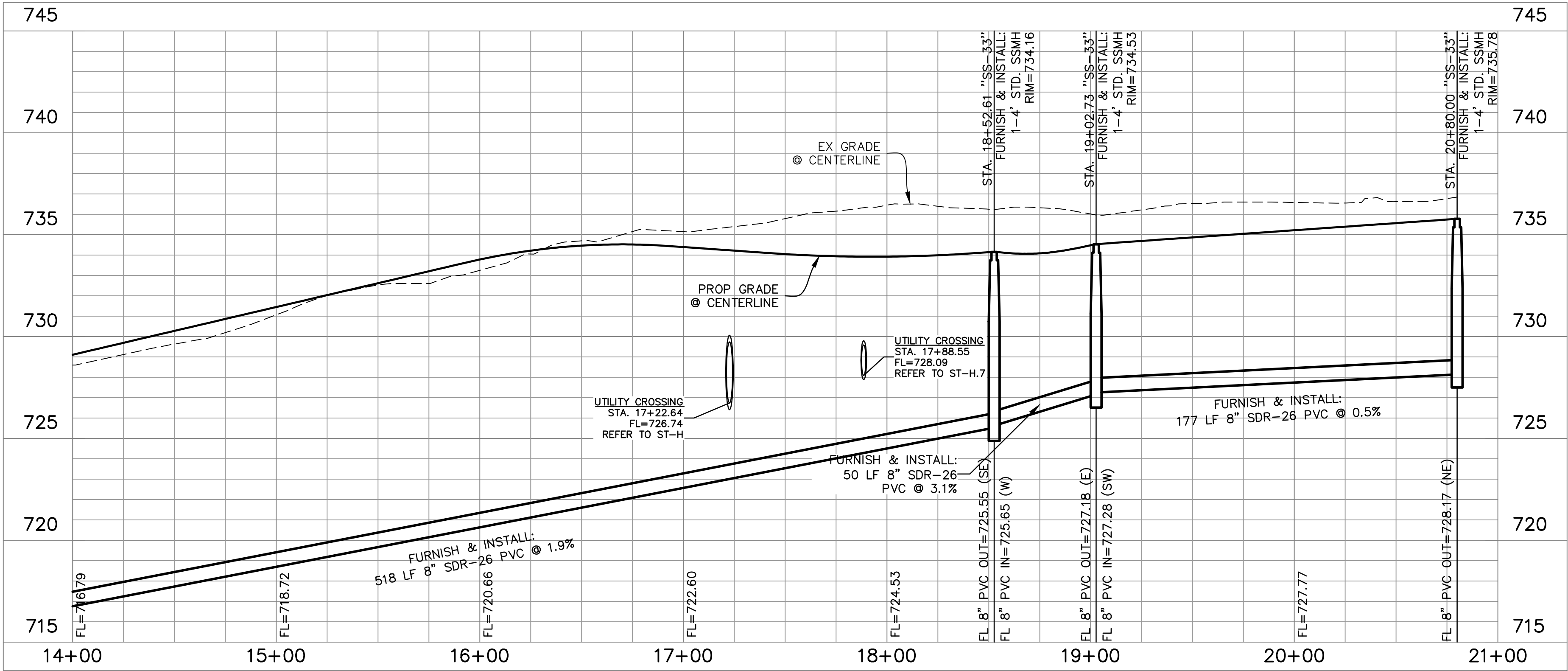
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



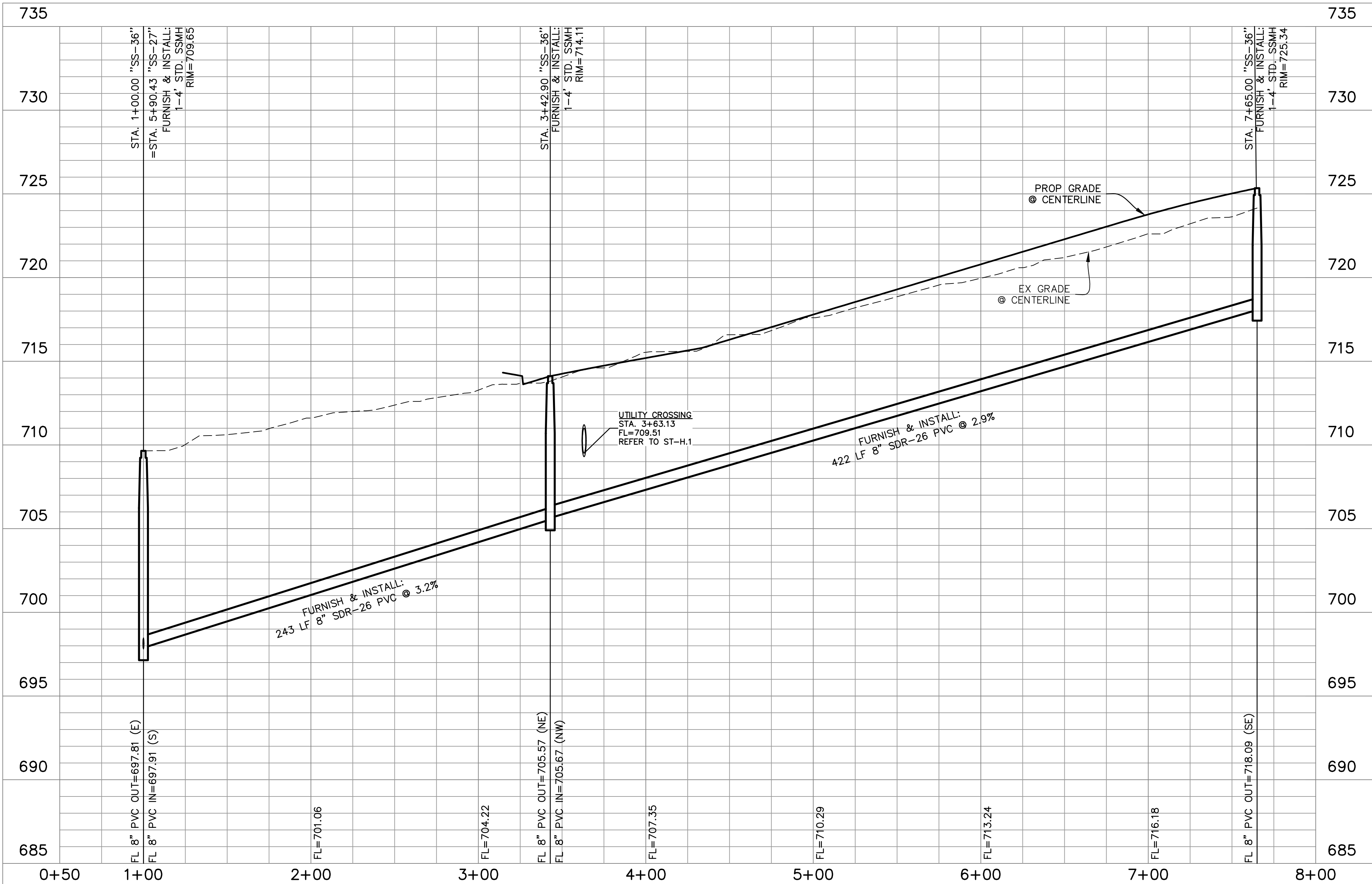
The John R. McAdams Company, Inc.
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TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A

File: \\jrc\projects\MEH21001_Venetian at Weston.dwg, Version: 03/07/2022, Drawn by: JRC, Checked by: JRC, Date: 03/07/2022, Scale: 1"=40', Plot Date: 03/07/2022, Plot By: JRC, Plot Scale: 1"=40', Plot Size: 11x17, Plot Orientation: Landscape, Plot Title: VENETIAN AT WESTON PHASE 2A



SANITARY SEWER "SS-33"



SANITARY SEWER "SS-36"

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

MEH21001

C5.17

SANITARY SEWER PROFILES

PRELIMINARY PLANS

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VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A

70.078 Acres

in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

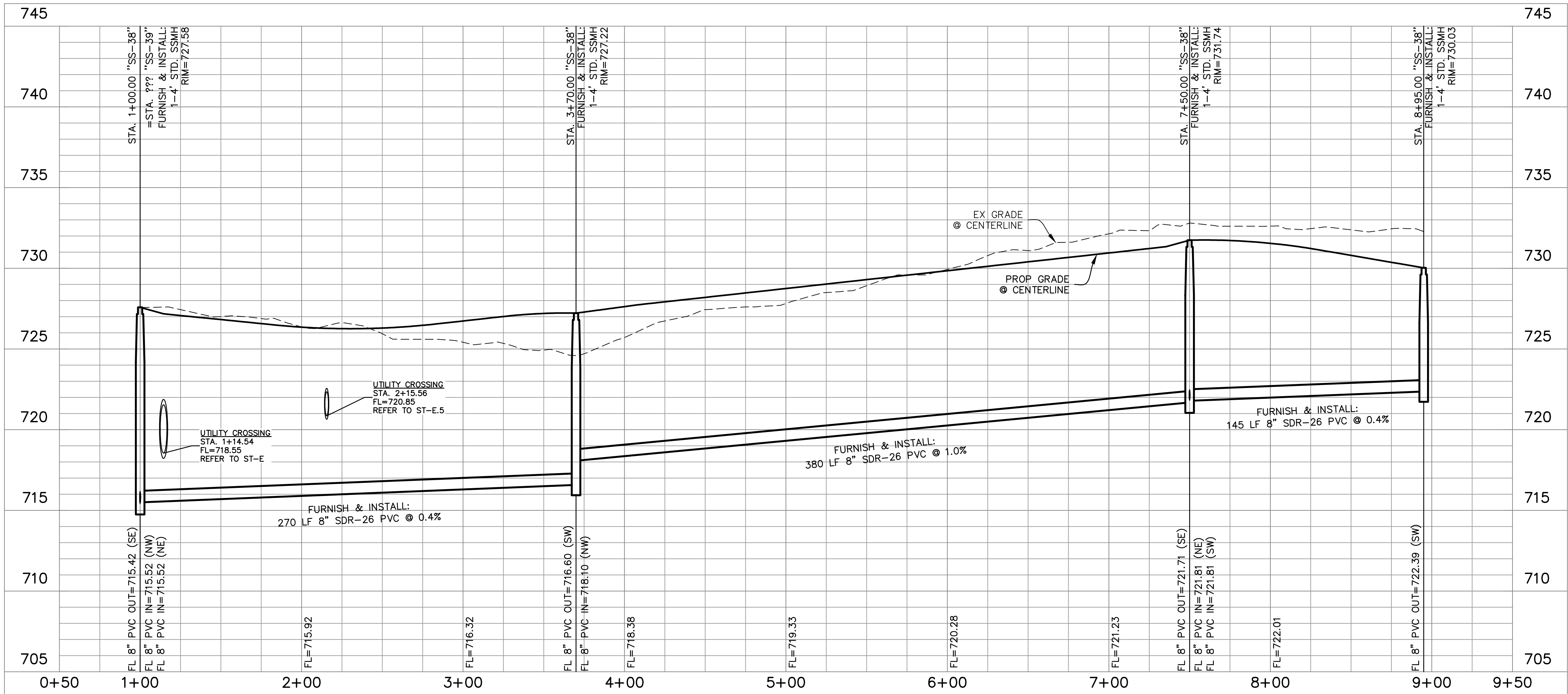
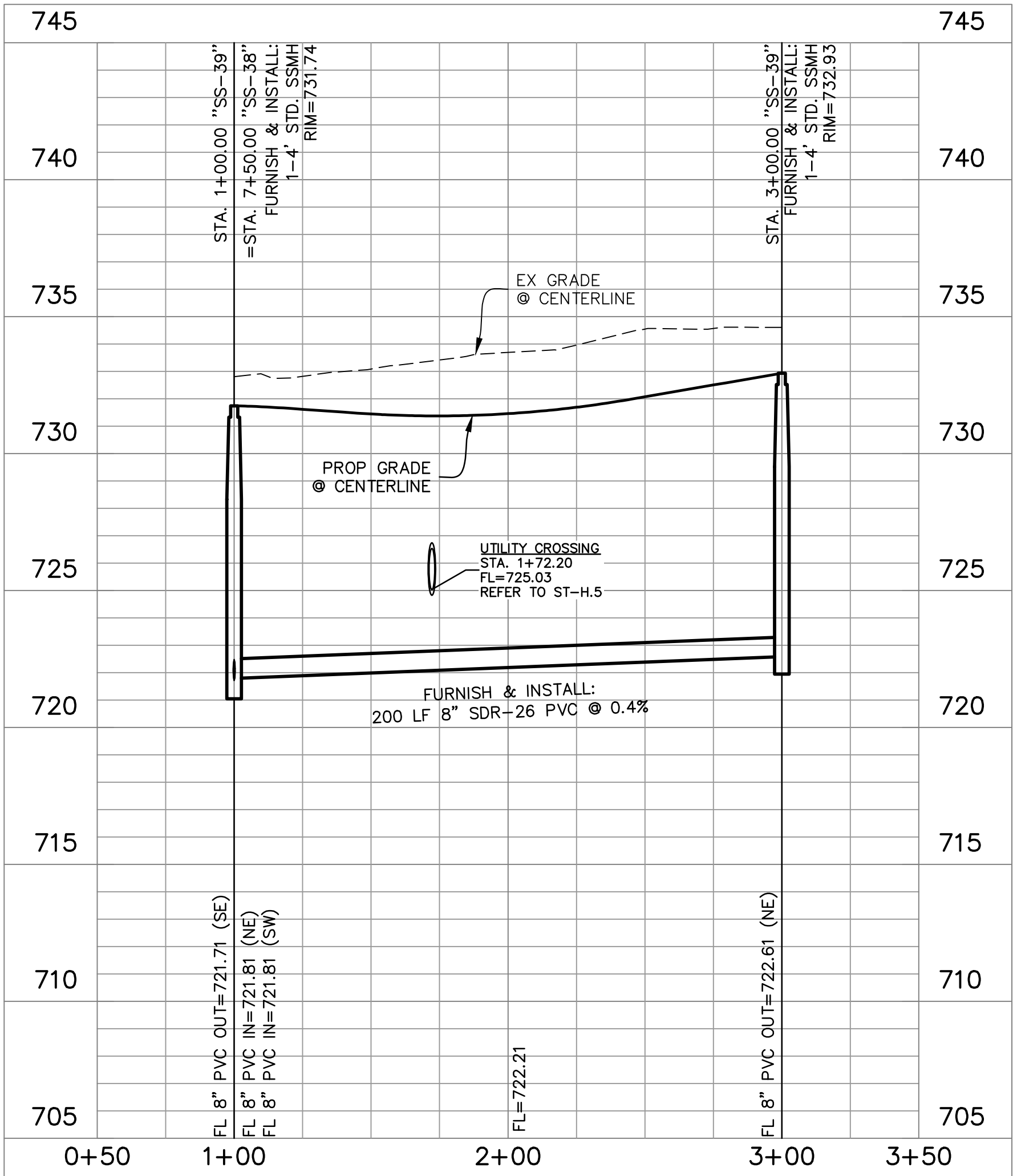
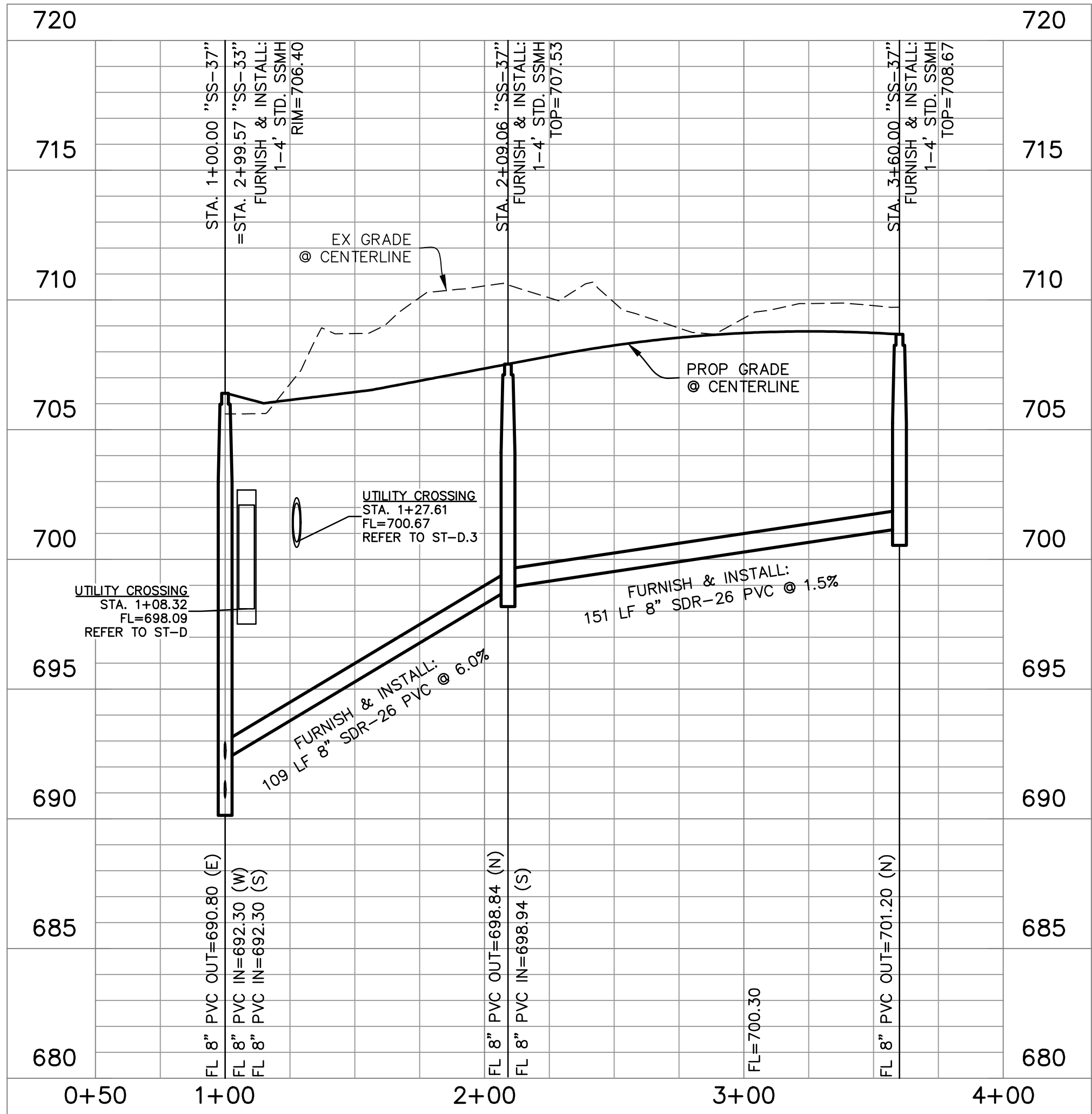


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Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
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VENETIAN AT WESTON PHASE 2A

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Drawing: Phase 2A, MEH21001-2A.dwg
Date: 03/07/2022 1:27 PM, by: jmcadams



OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

MEH21001

C5.18

PRELIMINARY PLANS
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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

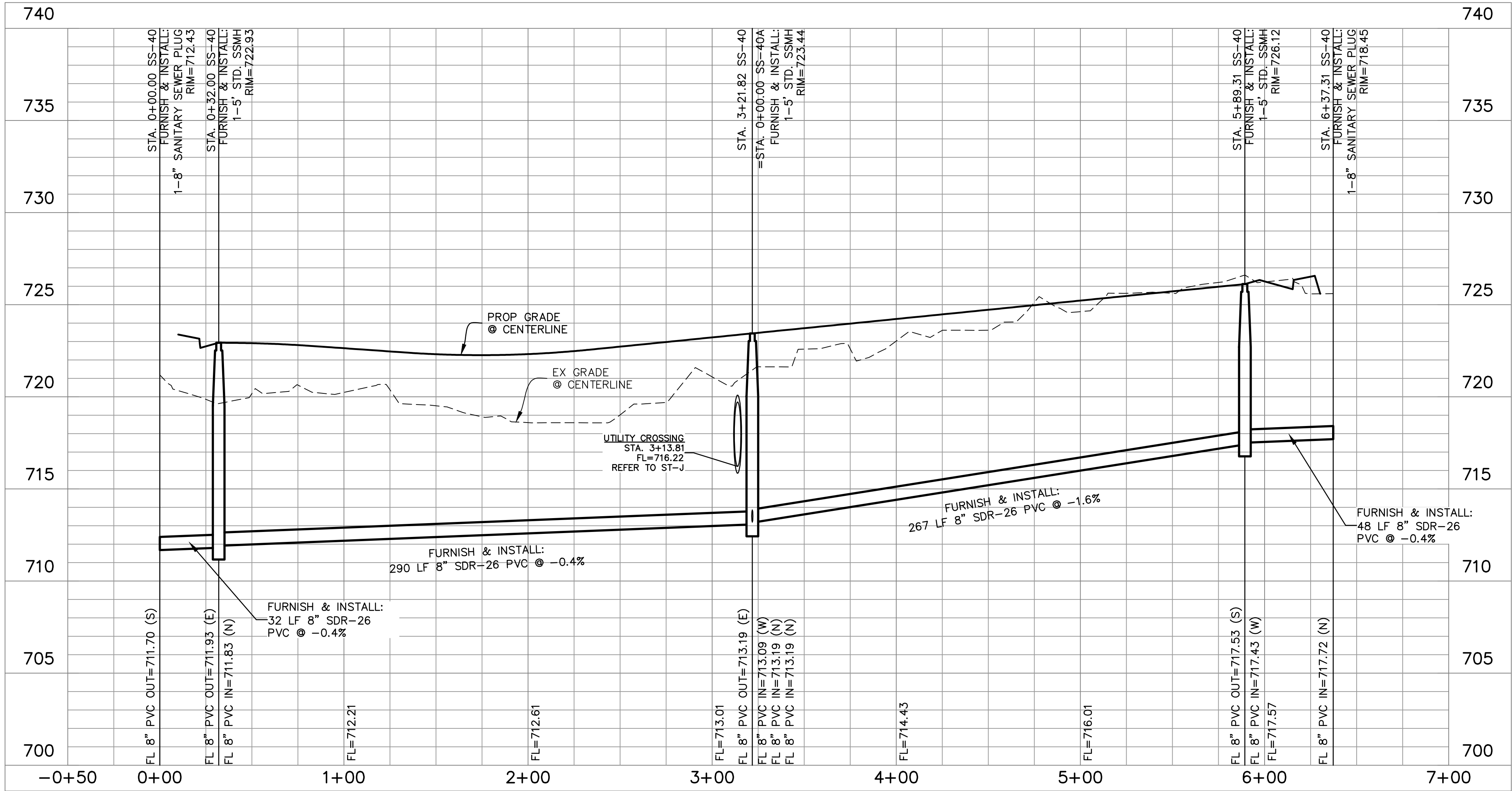
SANITARY SEWER PROFILES

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

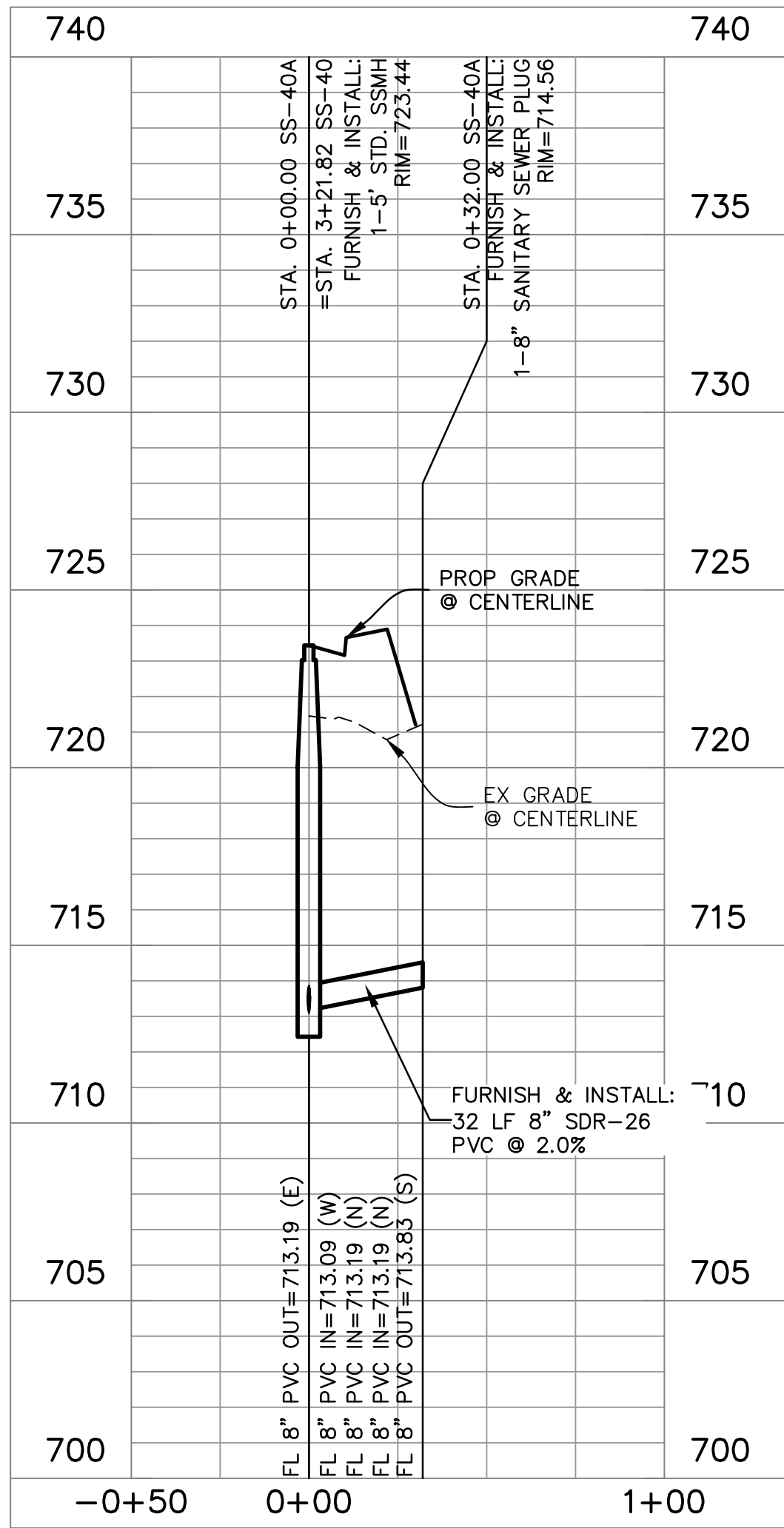


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Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
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File: W:\Projects\MEH21001_Venetian at Weston - Phase 2\04-Production\Engineering\Construction Drawings\Current
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Drawn: 3/7/2022 2:28 PM by J. Williams
Scale: 3/7/2022 2:27 PM by J. Williams



SANITARY SEWER SS-40



SANITARY SEWER SS-40A

OWNER/DEVELOPER
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DALLAS, TEXAS 76201
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C5.19

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 40'
Revisions:

SANITARY SEWER
PROFILES

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 10194440
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Printer: HP DesignJet T1100e



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

BMP LEGEND:

Silt Fence --- -- -- --

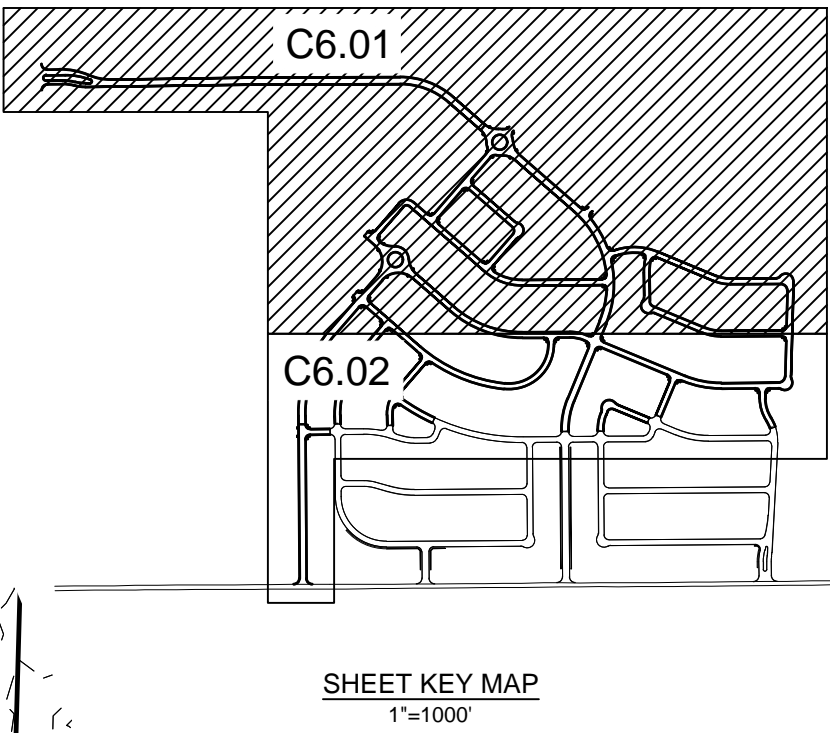
Inlet Protection [Solid Black Box]

Organic Filter
Tube Check Dam [Hatched Box]

Curlex Blanket [Checkered Box]

EROSION CONTROL NOTES:

1. REFER TO SWPPP MANUAL FOR ADDITIONAL EROSION CONTROL MEASURES.
2. THE SWPPP MANUAL SHALL REMAIN ON-SITE DURING CONSTRUCTION AT ALL TIMES.
3. THIS PLAN IS NOT INTENDED TO COMPLY WITH NPDES REQUIREMENTS OR TCEQ GENERAL CONSTRUCTION PERMIT REQUIREMENTS. REFER TO SWPPP MANUAL FOR ALL PERTINENT REGULATIONS.



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

J. WILSON SURVEY, ABSTRACT NO. 963

EROSION CONTROL PLAN

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 100'
Revisions:

MEH21001

C6.01

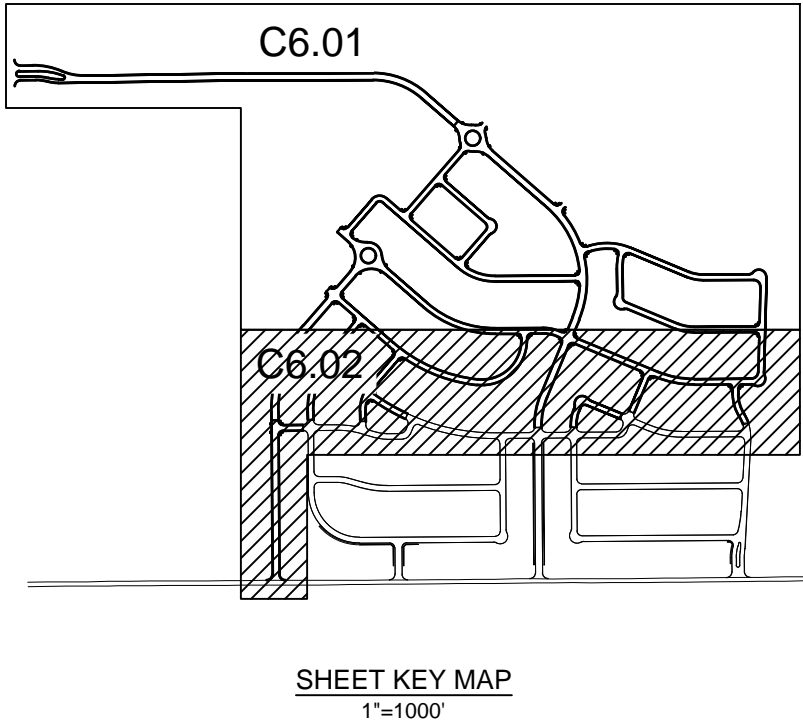
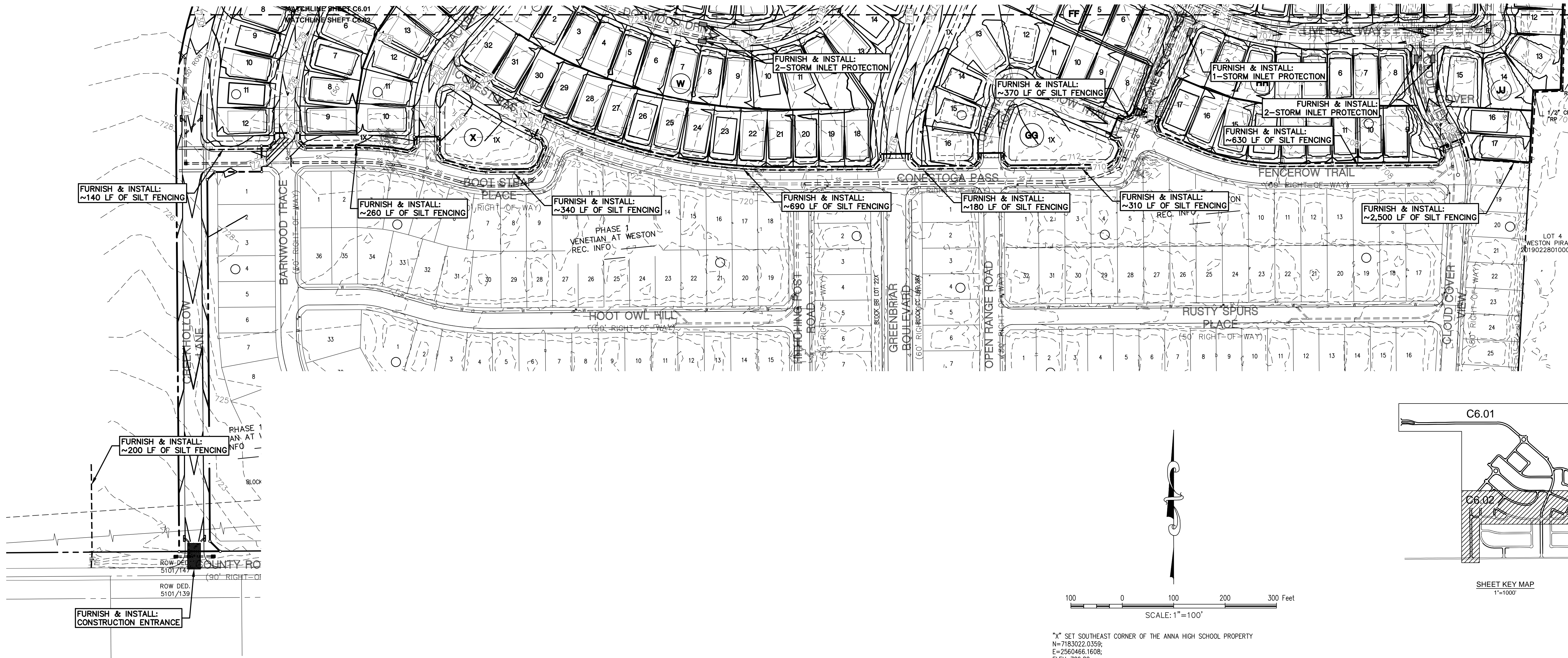
OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

MCADAMS

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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A

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Scale: 1/2"=100'



100 0 100 200 300 Feet
SCALE: 1"=100'

"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

BMP LEGEND:

- Silt Fence -----
Inlet Protection [Symbol]
Organic Filter [Symbol]
Tube Check Dam [Symbol]
Curlex Blanket [Symbol]

EROSION CONTROL NOTES:

1. REFER TO SWPPP MANUAL FOR ADDITIONAL EROSION CONTROL MEASURES.
2. THE SWPPP MANUAL SHALL REMAIN ON-SITE DURING CONSTRUCTION AT ALL TIMES.
3. THIS PLAN IS NOT INTENDED TO COMPLY WITH NPDES REQUIREMENTS OR TCEQ GENERAL CONSTRUCTION PERMIT REQUIREMENTS. REFER TO SWPPP MANUAL FOR ALL PERTINENT REGULATIONS.

OWNER/DEVELOPER
MEGATEL HOMES
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DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70,078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

EROSION CONTROL PLAN

PRELIMINARY PLANS

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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 100'
Revisions:

MEH21001

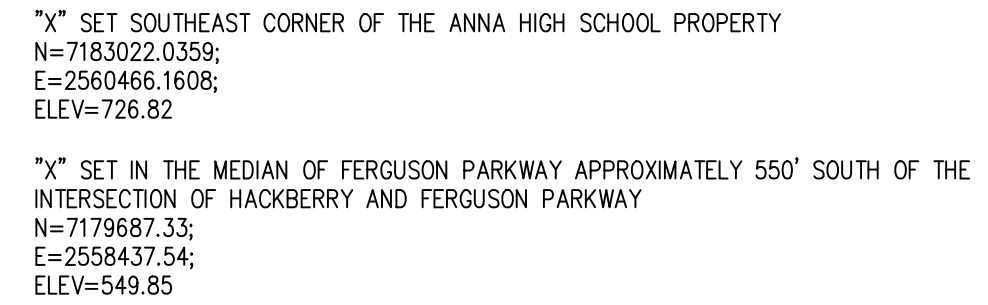
C6.02

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1812
TBPE: 19762 TBPLS: 10194440
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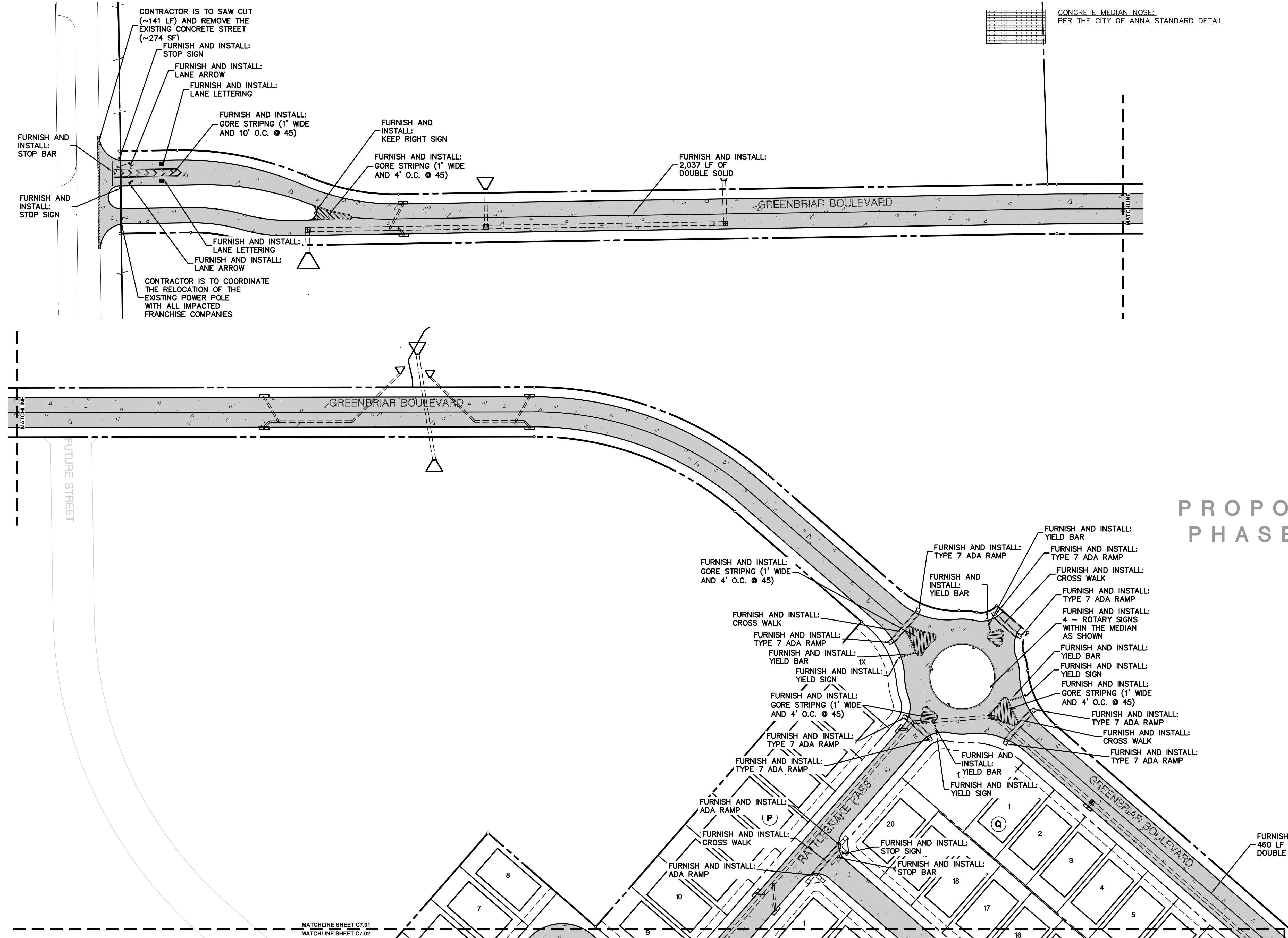


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VENETIAN AT WESTON PHASE 2A



1. ALL DIMENSIONS ARE FROM BACK OF CURB OR EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
2. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVING REQUIREMENTS.
3. CONTRACTOR TO ENSURE ALL BARRIER-FREE RAMPS AND CROSSWALKS MEET ADA SLOPE REQUIREMENTS.
4. ADA PATH MAXIMUM SLOPE FOR ALL ADA PATHS TO BE 5% AND MAXIMUM CROSS SLOPE TO BE 2% AND NOT TO BE EXCEEDED.
5. FURNISH & INSTALL CROSSWALKS & STOP BARS AS SHOWN. CROSSWALKS TO BE 12" WIDE WHITE & STOP BARS TO BE 24" WIDE WHITE STRIPING.



OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0159
Contact: MR. ZACH IPOUR

J. WILSON SURVEY, ABSTRACT NO. 963
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

PAVING, SIGNING, STRIPING, AND STREET LIGHTNING PLAN

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 60'
Revisions:

MEH21001

C7.01

VENETIAN AT WESTON PHASE 2A



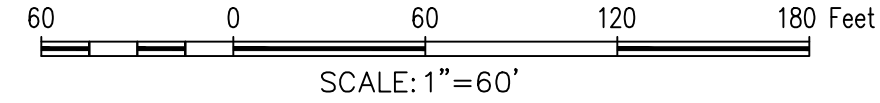
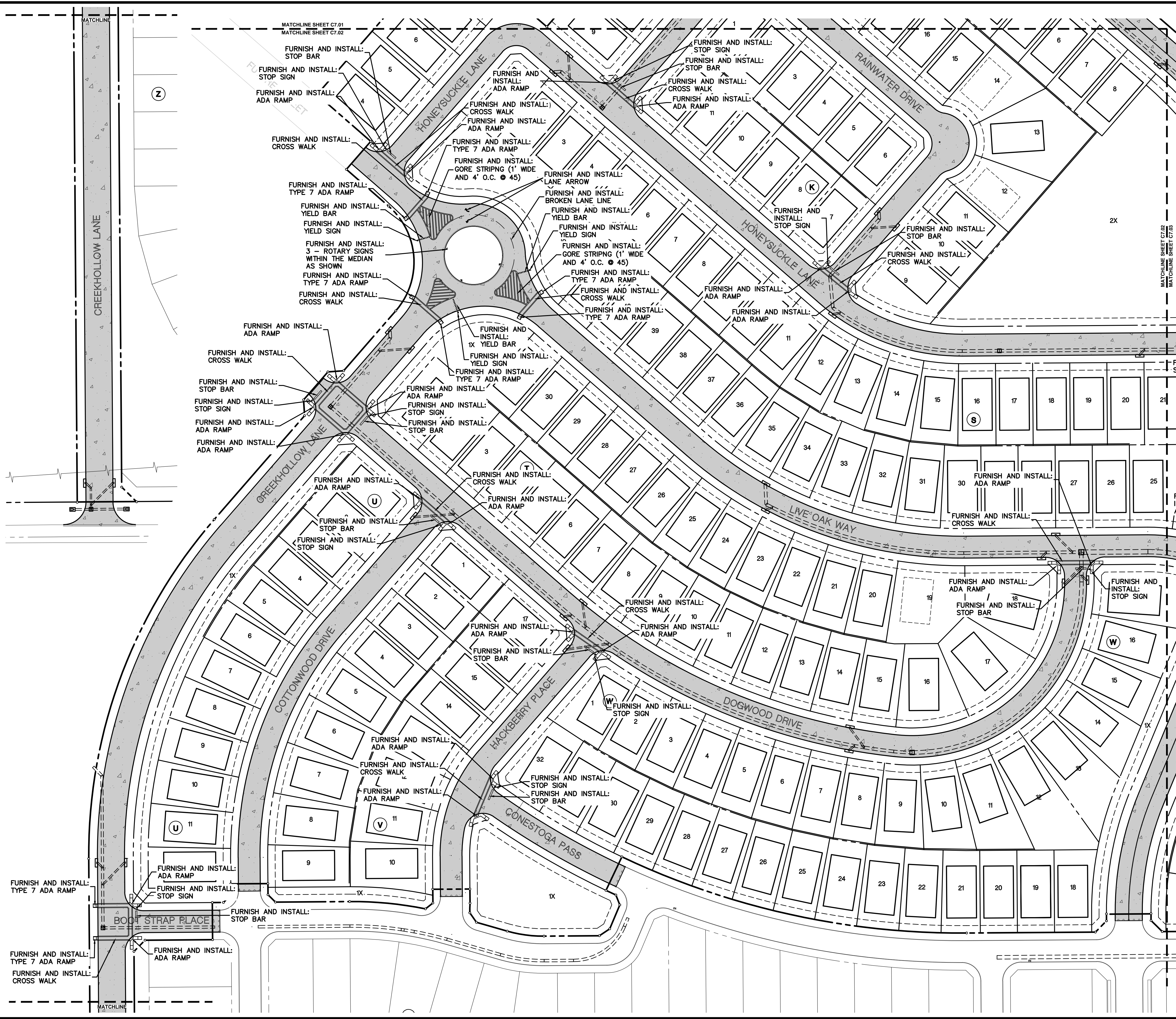
MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Reno, Texas 76262
940.240.1012

TBPF: 19762 TBPLS: 10194400
www.mcadamsco.com

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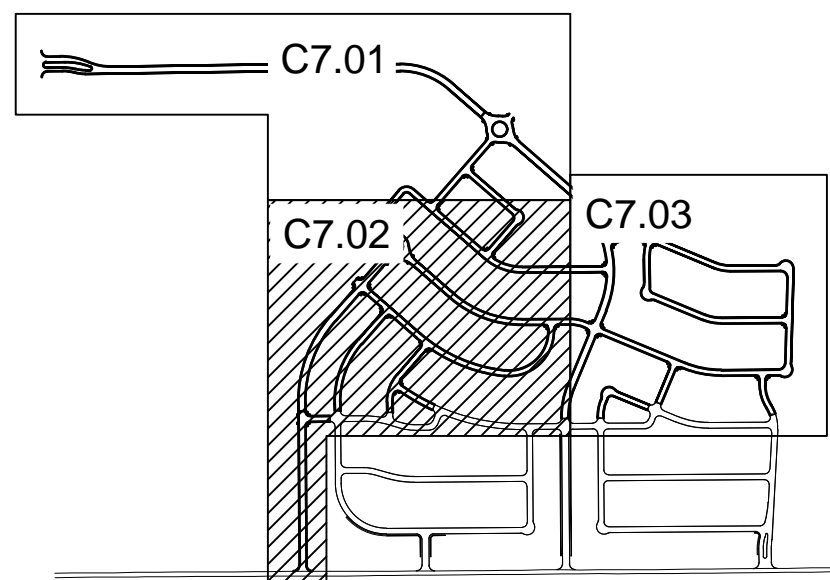


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

1. ALL DIMENSIONS ARE FROM BACK OF CURB OR EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
2. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVING REQUIREMENTS.
3. CONTRACTOR TO ENSURE ALL BARRIER-FREE RAMPS AND CROSSWALKS MEET ADA SLOPE REQUIREMENTS.
4. ADA PATH MAXIMUM SLOPE FOR ALL ADA PATHS TO BE 5% AND MAXIMUM CROSS SLOPE TO BE 2% AND NOT TO BE EXCEEDED.
5. FURNISH & INSTALL CROSSWALKS & STOP BARS AS SHOWN. CROSSWALKS TO BE 12" WIDE WHITE & STOP BARS TO BE 24" WIDE WHITE STRIPING.



PAVING SPECIFICATIONS:

- ARTERIAL SECTION:**
8" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 8" LIME-STABILIZED SUBGRADE COMPACTED TO 95% SPD
- RESIDENTIAL SECTION:**
6" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 6" LIME-STABILIZED SUBGRADE COMPACTED TO 95% SPD
- SIDEWALK BY DEVELOPER:**
4" 4,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 1.5" SAND CUSHION COMPACTED TO 95% SPD
- CONCRETE MEDIAN NOSE:**
PER THE CITY OF ANNA STANDARD DETAIL

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

**PAVING, SIGNING,
STRIPING, AND STREET
LIGHTNING PLAN**

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 60'
Revisions:

MEH21001

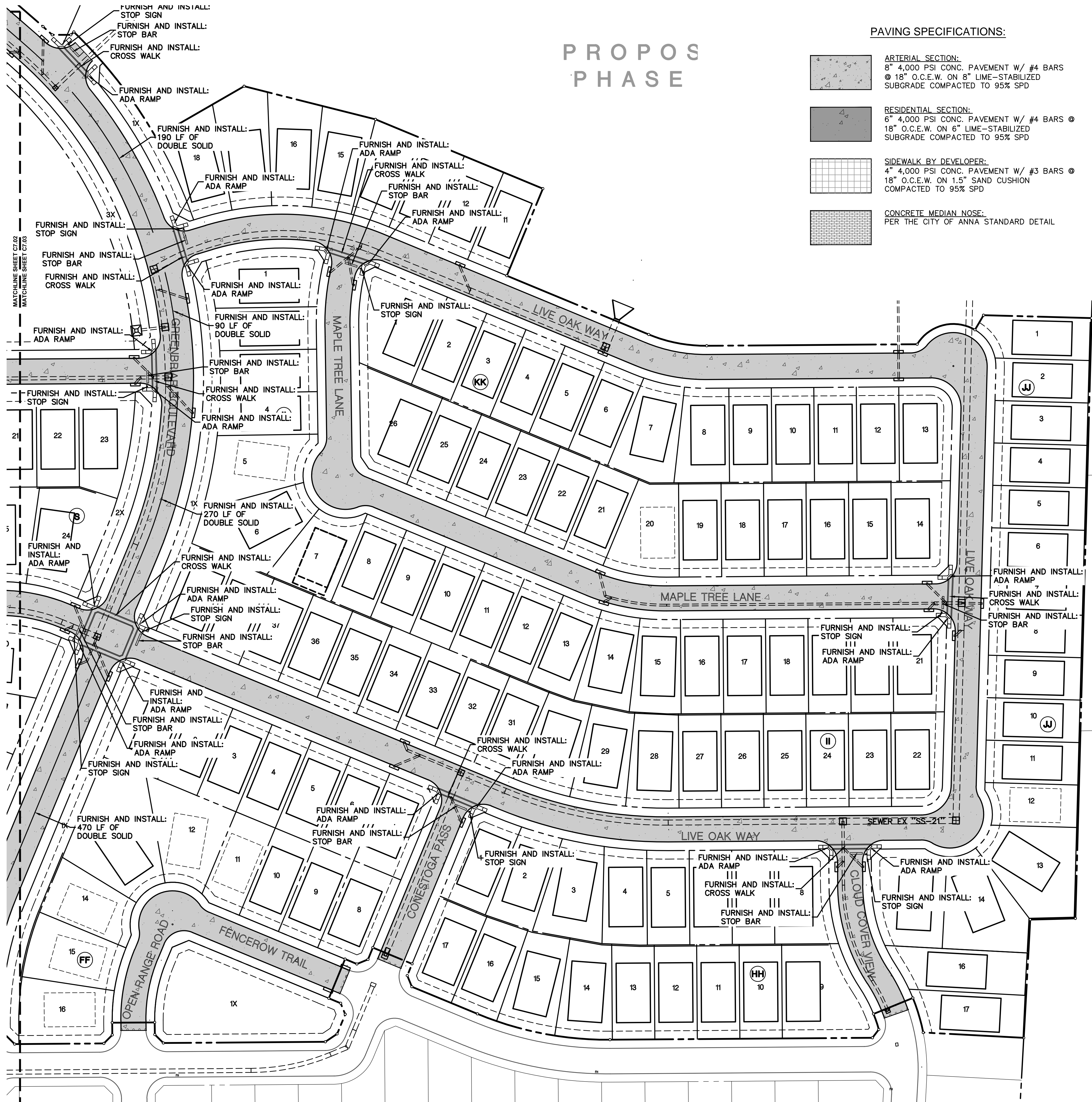
C7.02

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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A

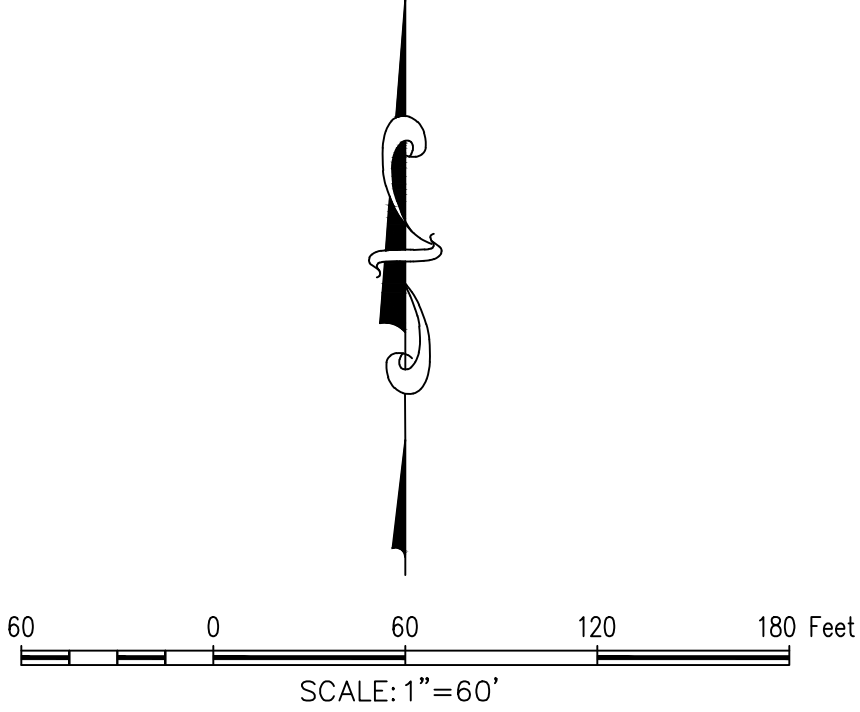
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Drawing Phase: 2.5\MEH21001-PAV
Drawing Date: 07/2022 8:11 AM, by JRM
Scale: 1/4"=60'



PROPOS
PHASE

PAVING SPECIFICATIONS:

- ARTERIAL SECTION:**
8" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 8" LIME-STABILIZED SUBGRADE COMPACTED TO 95% SPD
- RESIDENTIAL SECTION:**
6" 4,000 PSI CONC. PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 6" LIME-STABILIZED SUBGRADE COMPACTED TO 95% SPD
- SIDEWALK BY DEVELOPER:**
4" 4,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 1.5" SAND CUSHION COMPACTED TO 95% SPD
- CONCRETE MEDIAN NOSE:**
PER THE CITY OF ANNA STANDARD DETAIL

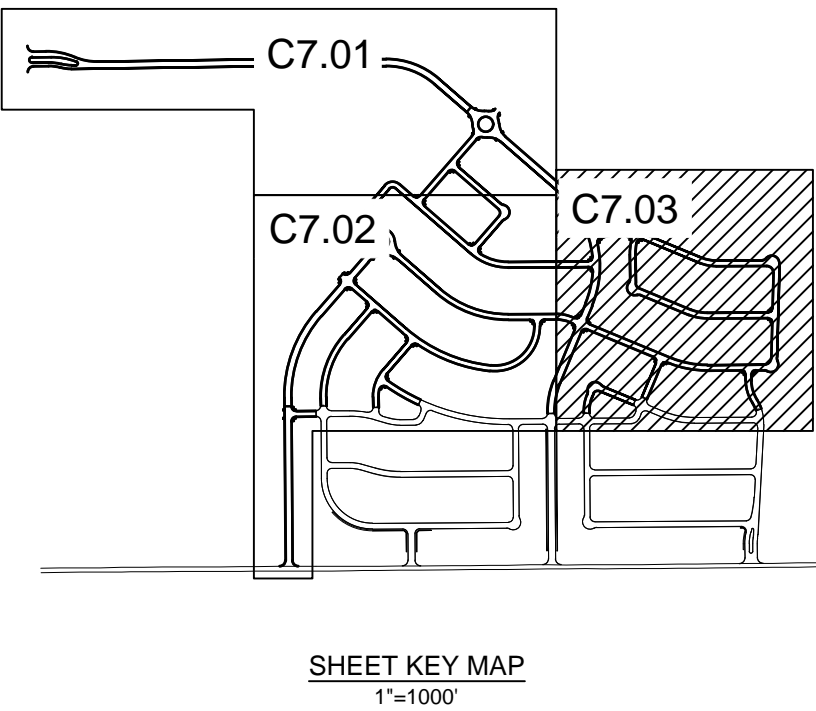


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

- ALL DIMENSIONS ARE FROM BACK OF CURB OR EDGE OF SIDEWALK, UNLESS OTHERWISE NOTED.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVING REQUIREMENTS.
- CONTRACTOR TO ENSURE ALL BARRIER-FREE RAMPS AND CROSSWALKS MEET ADA SLOPE REQUIREMENTS.
- ADA PATH MAXIMUM SLOPE FOR ALL ADA PATHS TO BE 5% AND MAXIMUM CROSS SLOPE TO BE 2% AND NOT TO BE EXCEEDED.
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PAVING, SIGNING,
STRIPING, AND STREET
LIGHTNING PLAN

PRELIMINARY PLANS

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Drawn By: ASC
Date: 03/07/2022
Scale: 1" = 60'
Revisions:

MEH21001

C7.03

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

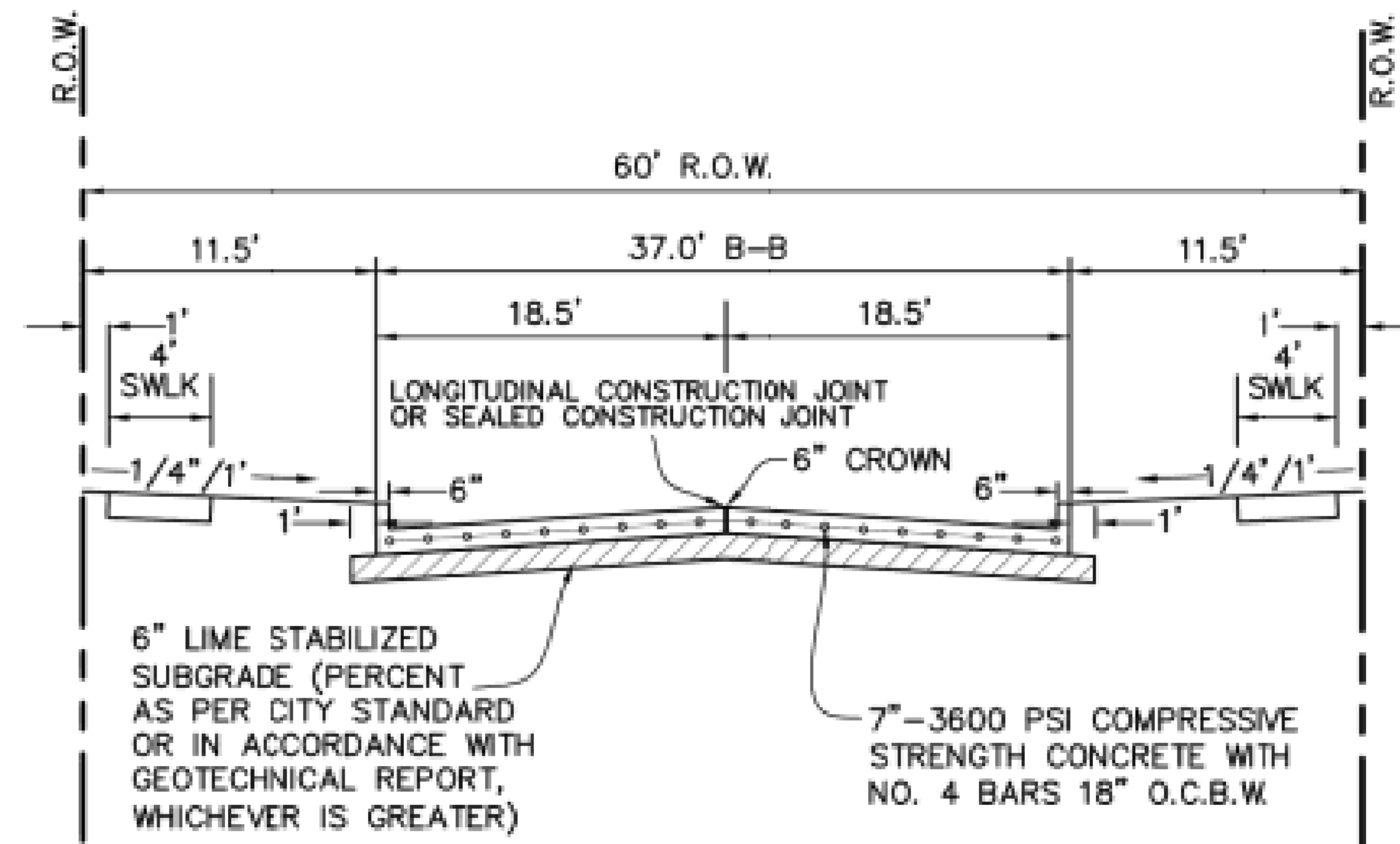
VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

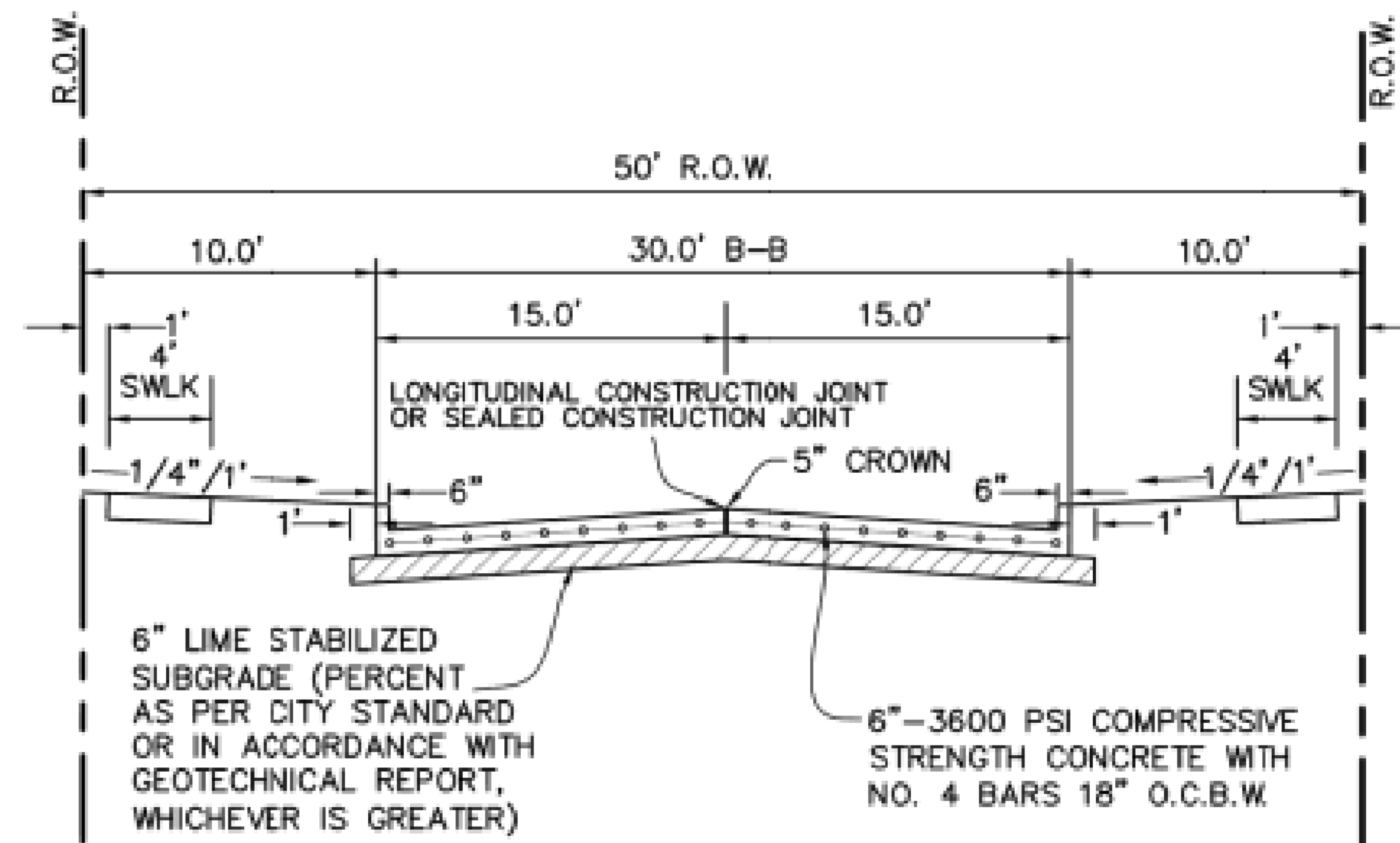
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A



37' B-B
TYPICAL PAVEMENT
SECTION
N.T.S.



30' B-B
TYPICAL PAVEMENT
SECTION
N.T.S.

The John R. McAdams
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

TYPICAL ROAD SECTIONS

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

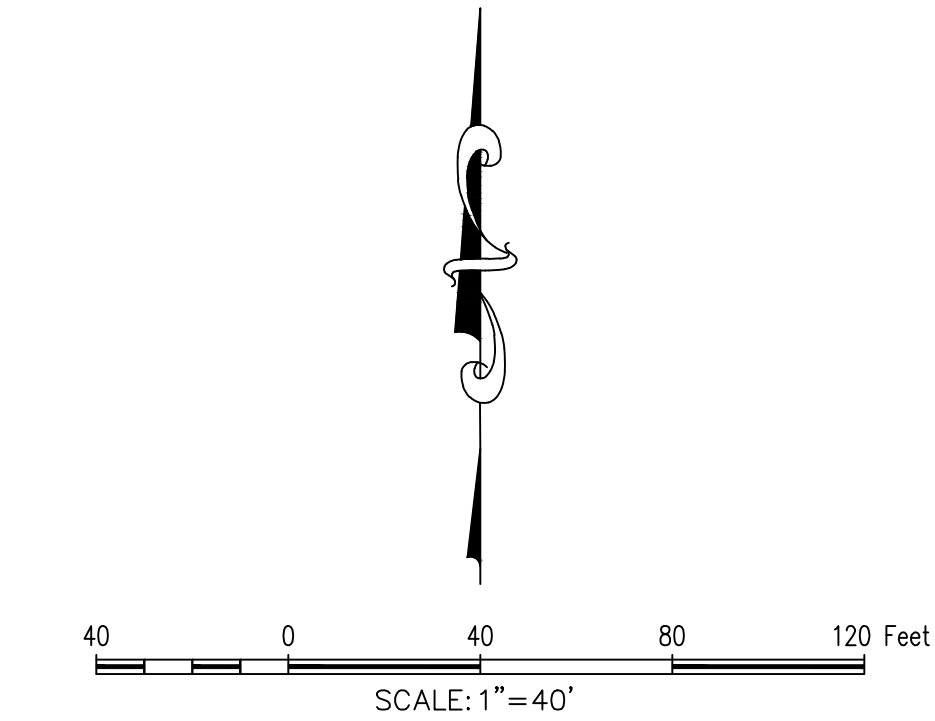
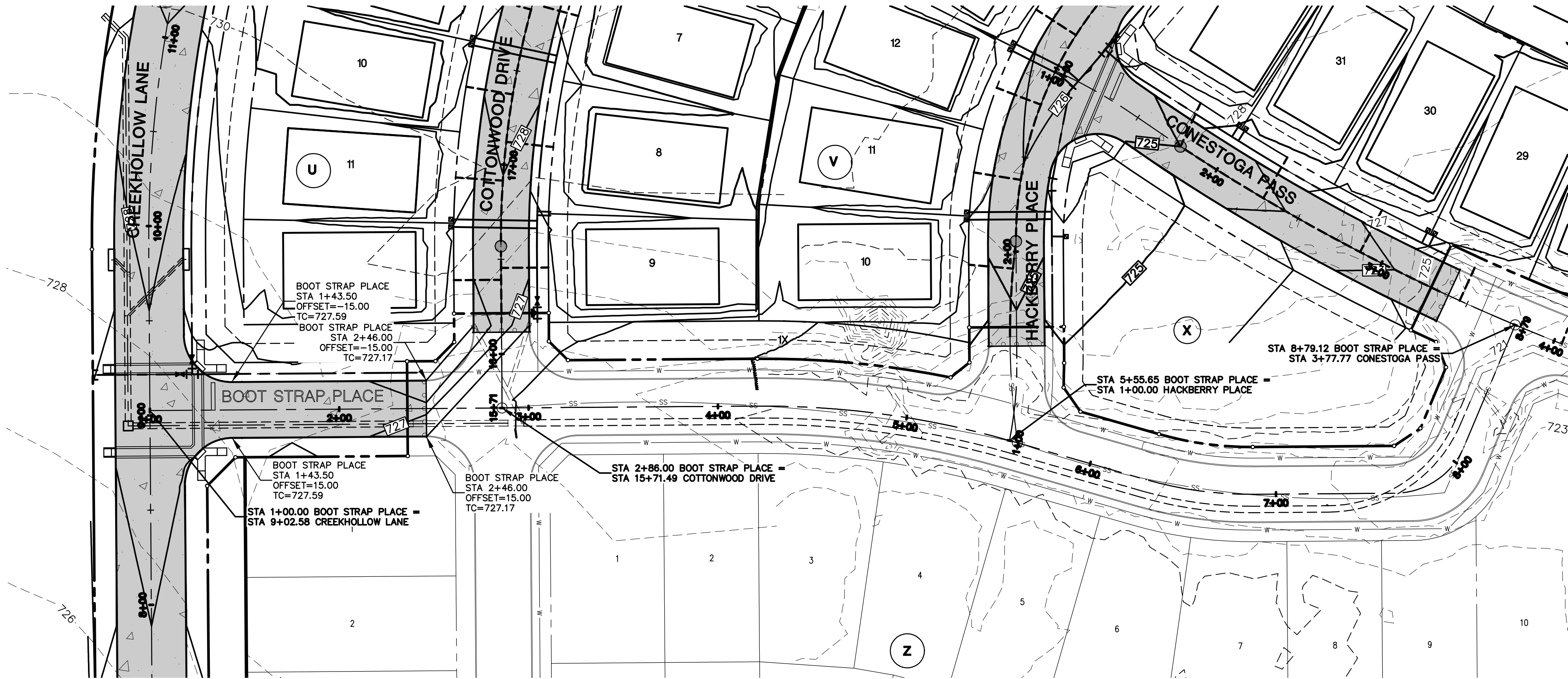
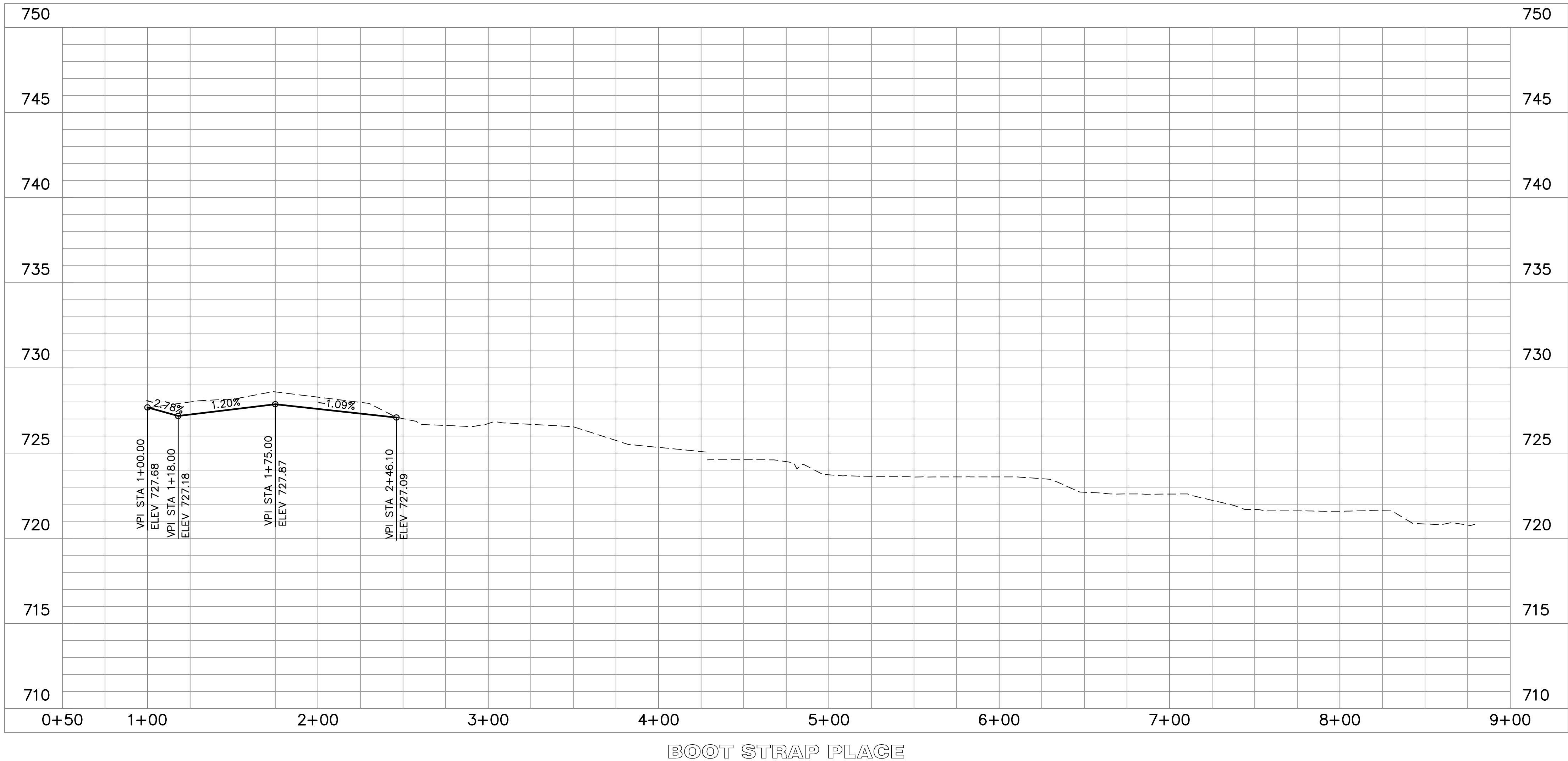
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Date: 03/07/2022
Scale: N.T.S.
Revisions:

MEH21001

C7.04

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

File: M:\Projects\MEH21001_Venetian at Weston.dwg - Phase 03a-Production\Engineering\Construction Drawings\Current
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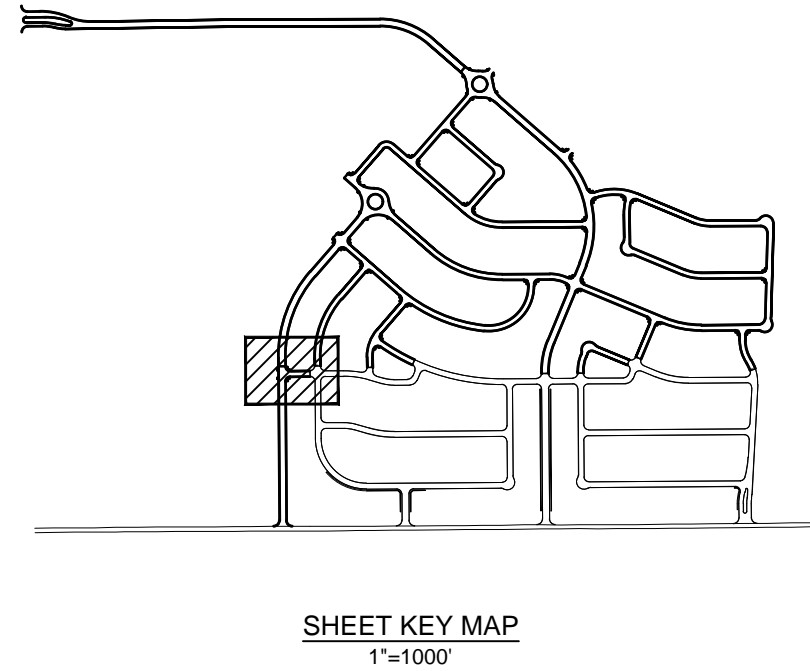


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

1. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR QUANTITY CALLOUTS.
2. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR PAVING SPECIFICATIONS AND LEGEND.
3. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR ADDITIONAL NOTES & REQUIREMENTS.



BOOT STRAP PLACE PLAN
& PROFILE

PRELIMINARY PLANS

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COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1'=4'
Revisions:

MEH21001

C7.05

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

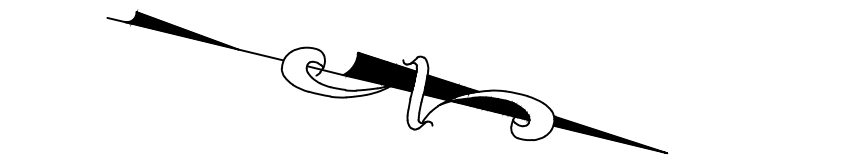
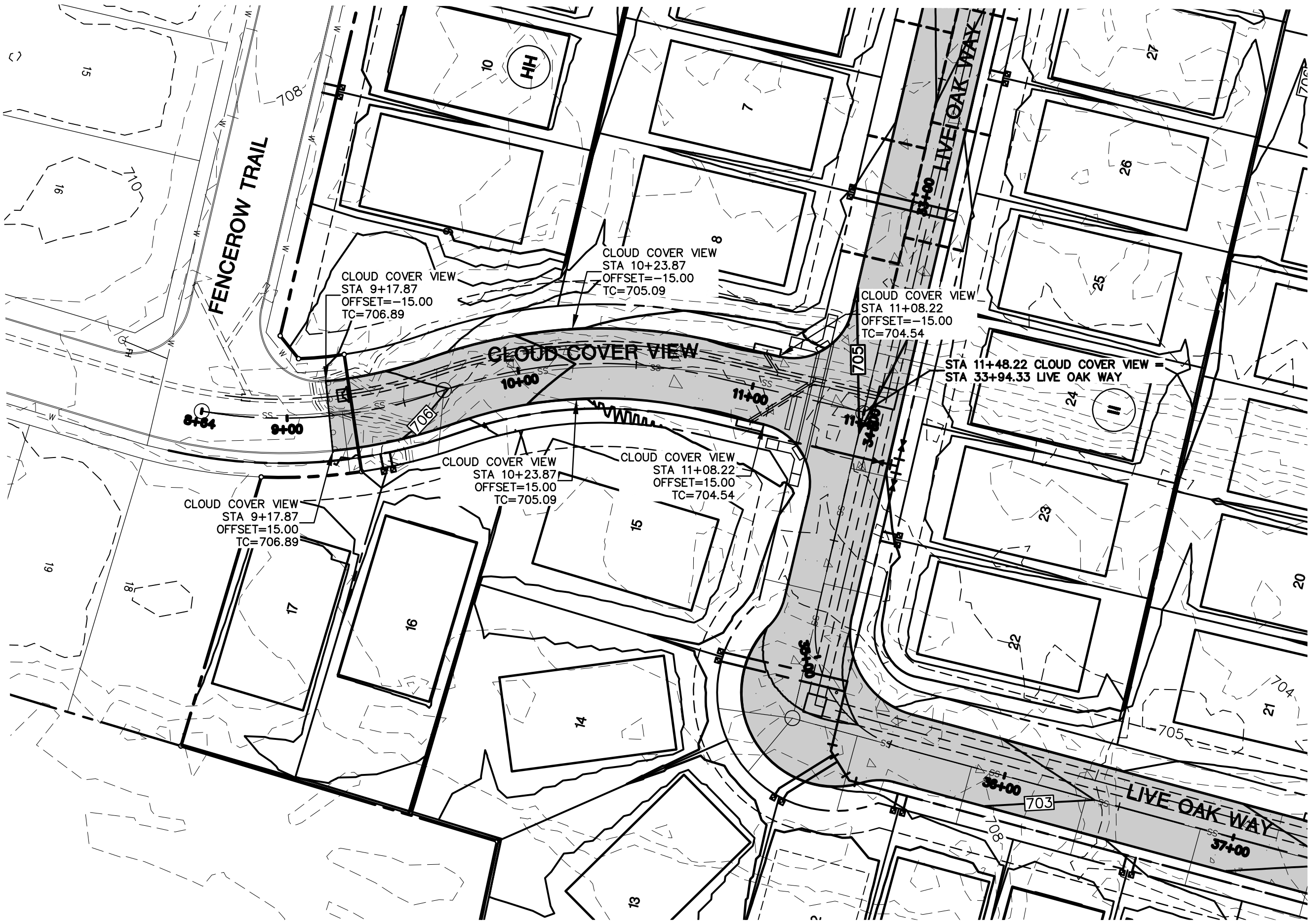


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111 Hillside Drive
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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

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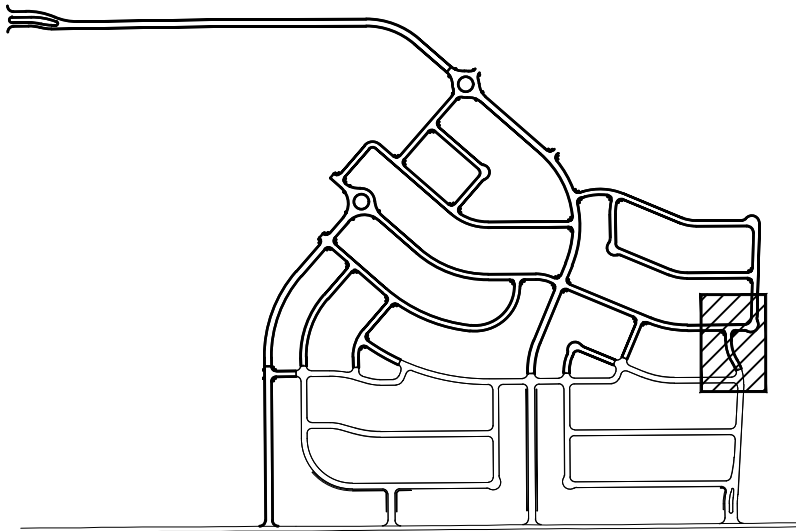
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E=2560466.1608;
ELEV=726.82

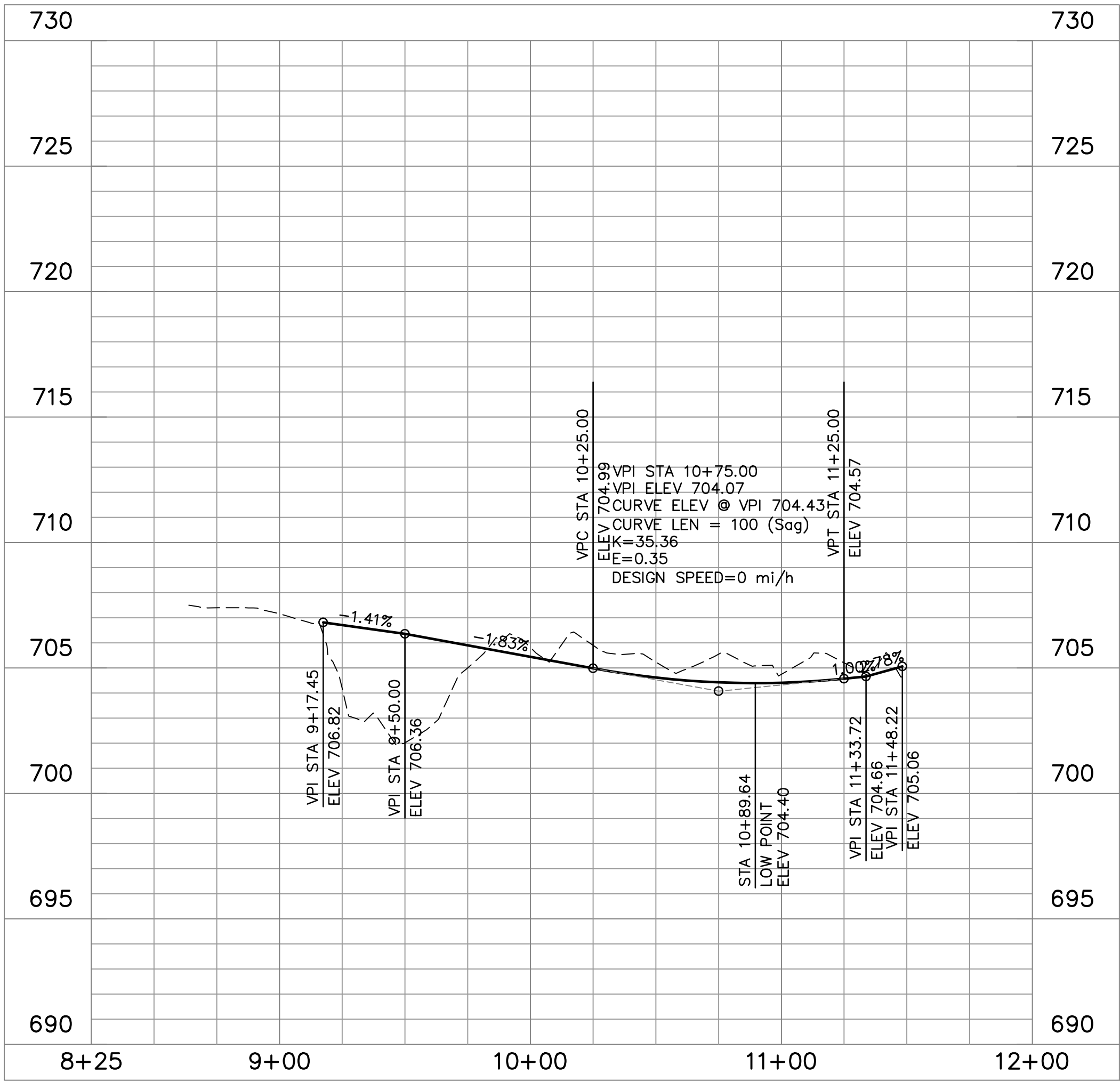
"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

1. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR QUANTITY CALLOUTS.
2. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR PAVING SPECIFICATIONS AND LEGEND.
3. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03)
FOR ADDITIONAL NOTES & REQUIREMENTS.



SHEET KEY MAP
1"=1000'



CLOUD COVER VIEW

OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

CLOUD COVER VIEW PLAN
& PROFILE

PRELIMINARY PLANS

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COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.06

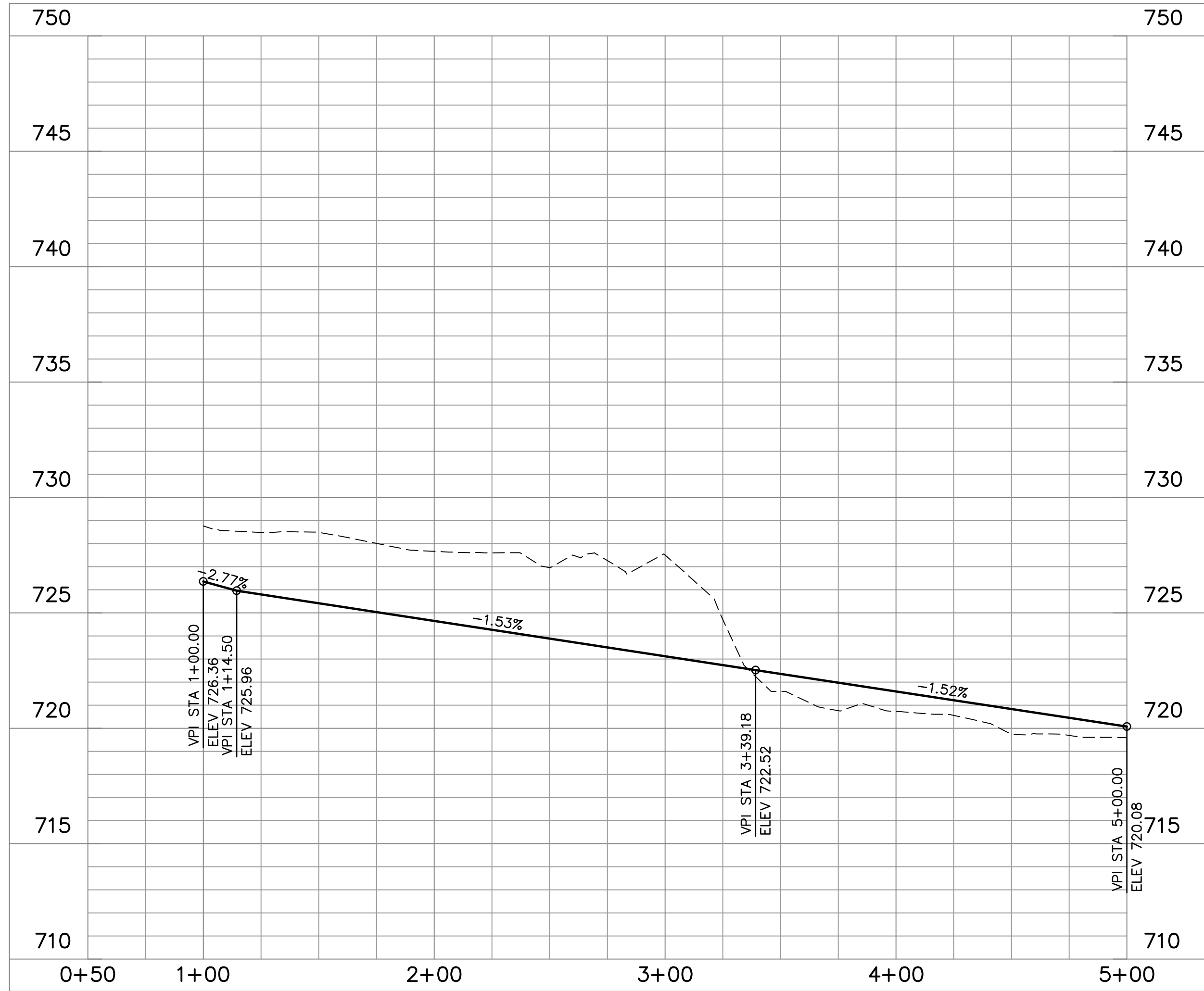
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com



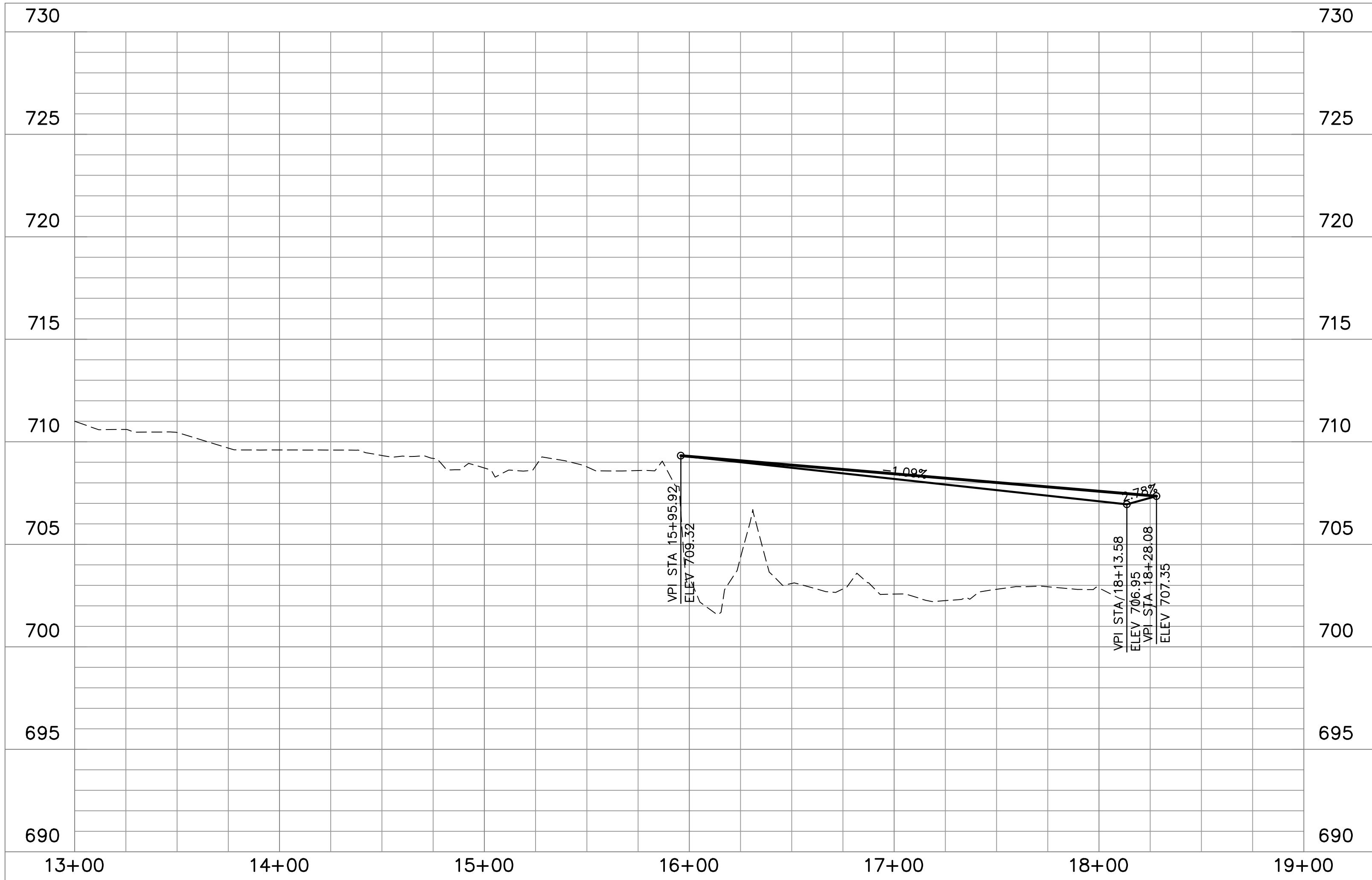
MCADAMS

VENETIAN AT WESTON PHASE 2A

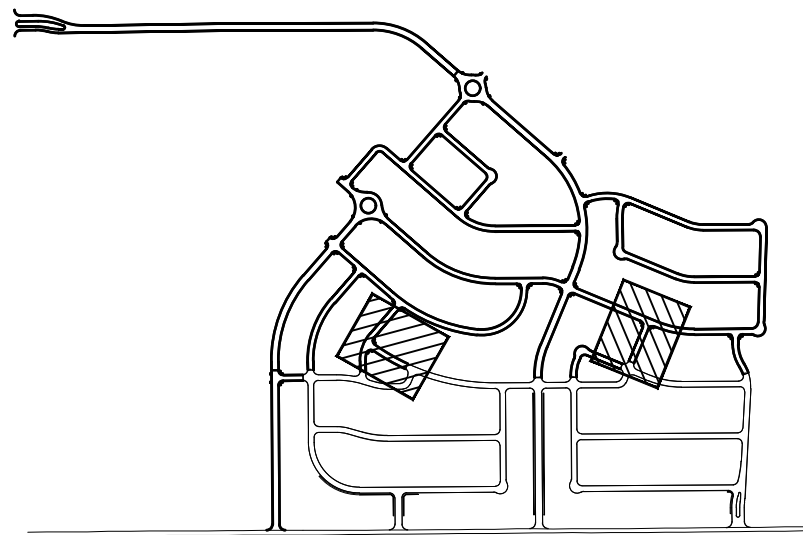
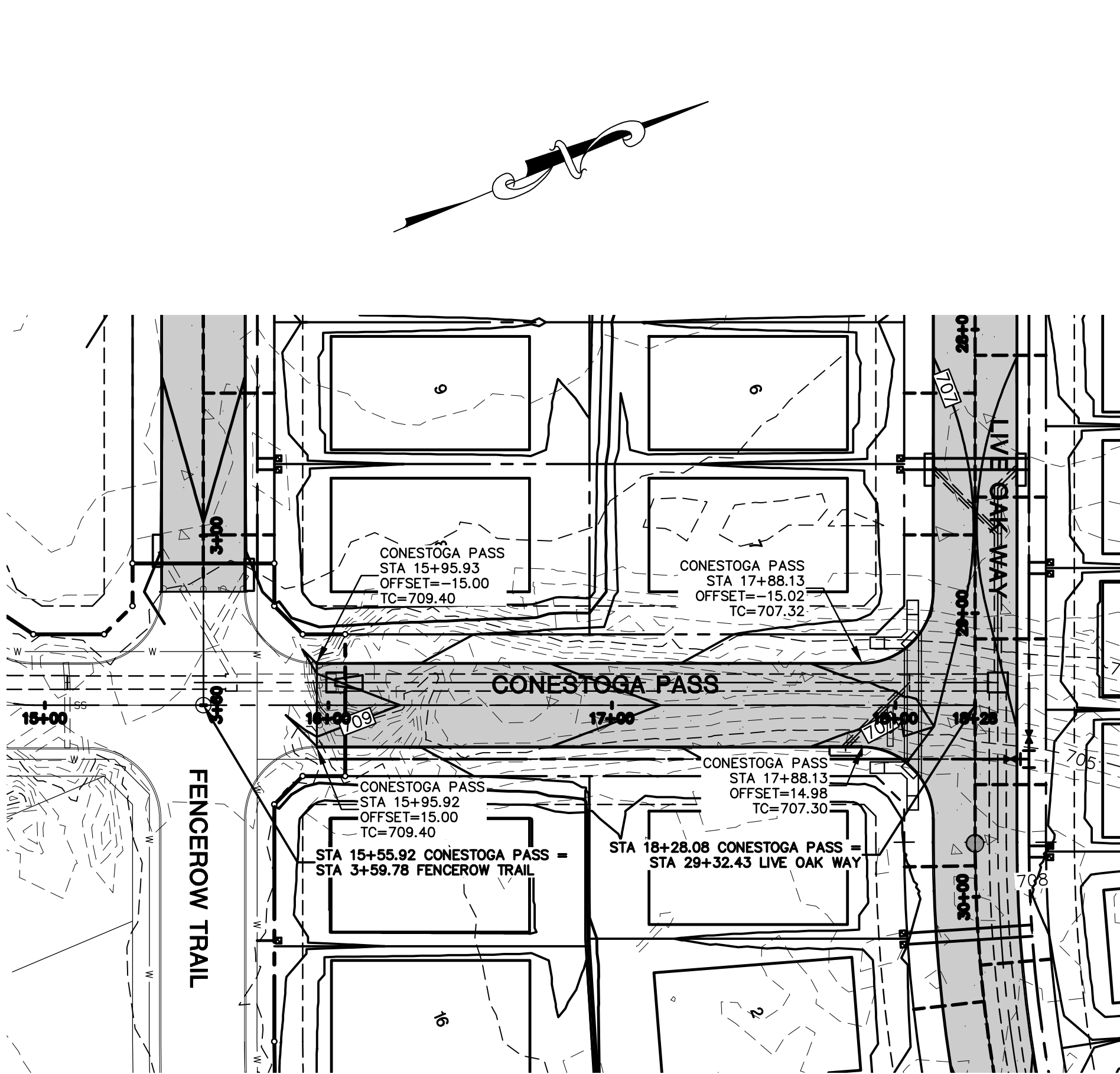
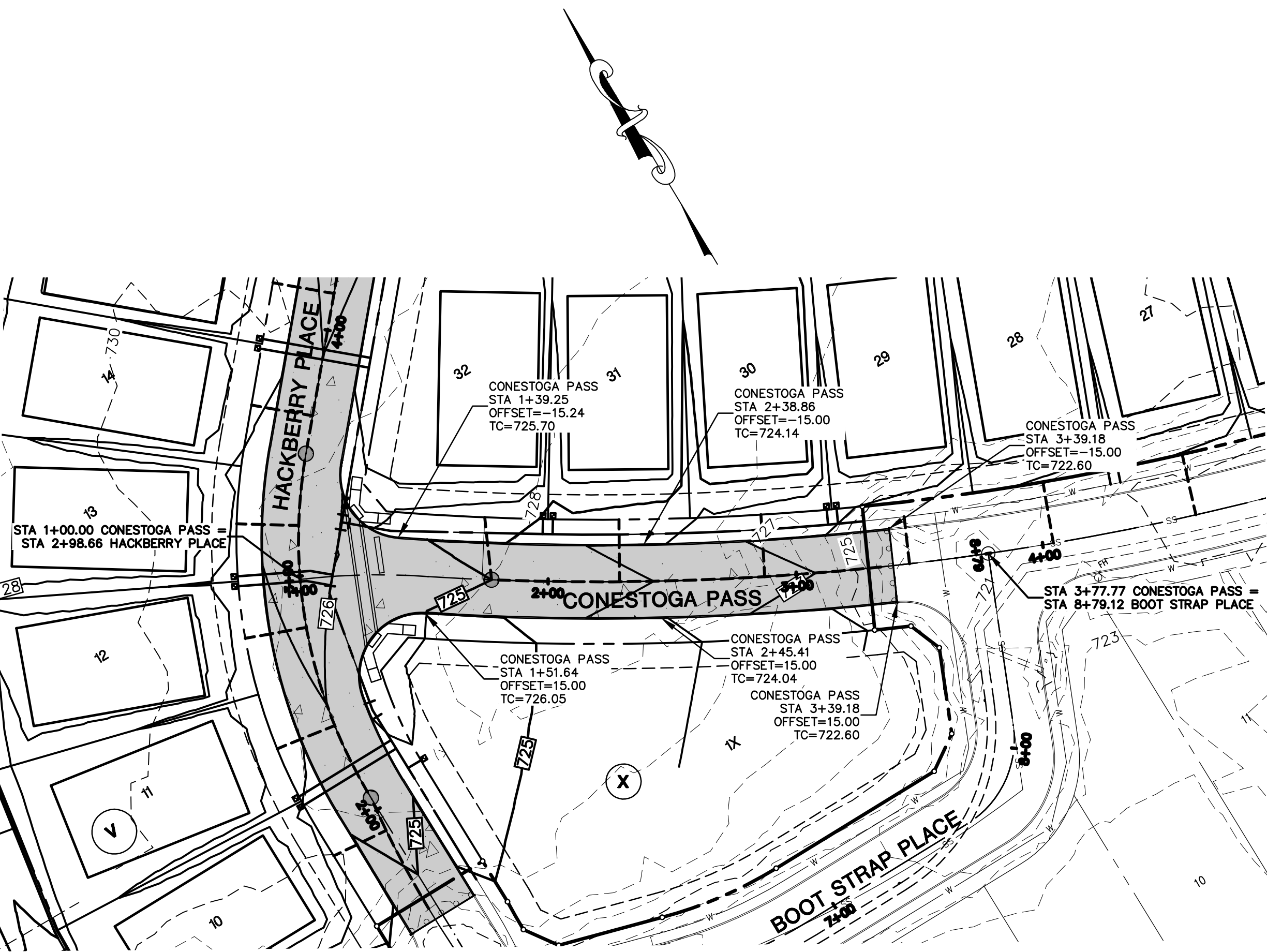
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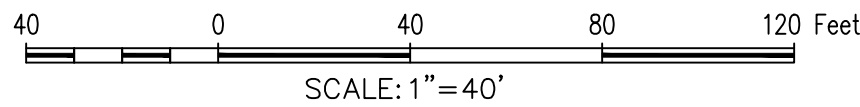
CONESTOGA PASS



CONESTOGA PASS



SHEET KEY MAP
1"=1000'



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

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940.246.1012
TBPE: 19762 TBPLS: 1018440
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

CONESTOGA PASS PLAN &
PROFILE

PRELIMINARY PLANS

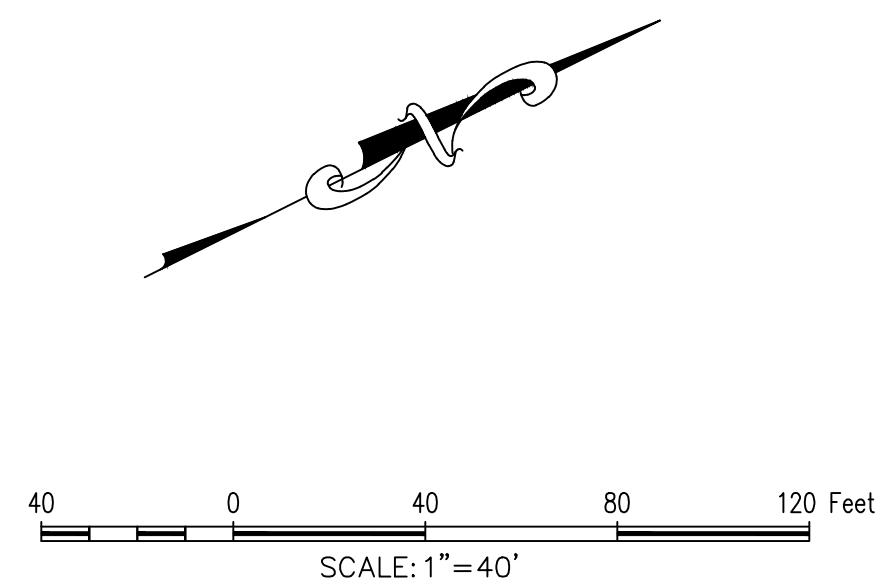
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1 = 40' ; V 1"=4'
Revisions:

MEH21001

C7.07

VENETIAN AT WESTON PHASE 2A

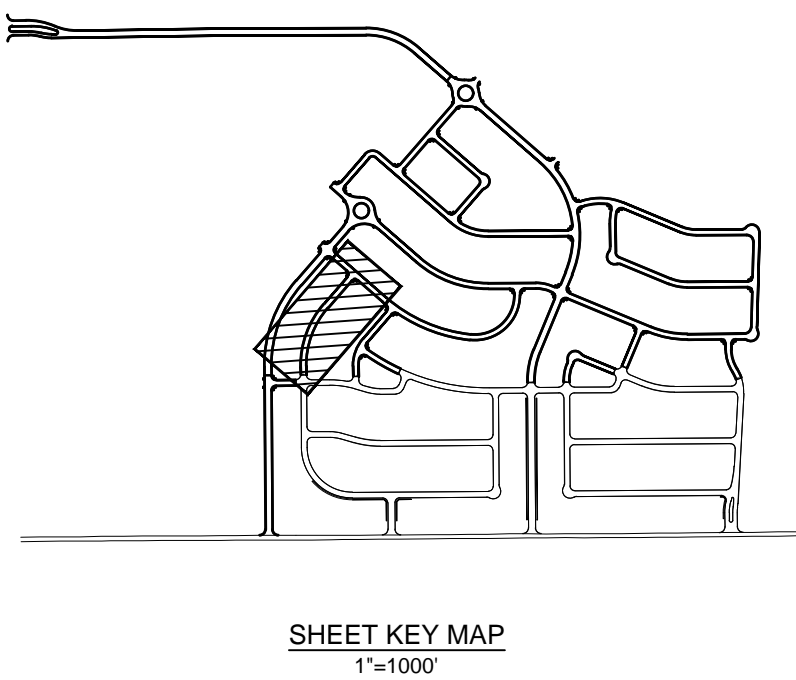


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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ELEV=726.82

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**The John R. McAdams
Company, Inc.**
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972. 436. 9712

**201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012**

**BPBE: 19762 TBPLS: 10194440
www.mcadamsco.com**



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

COTTONWOOD DRIVE PLAN & PROFILE

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

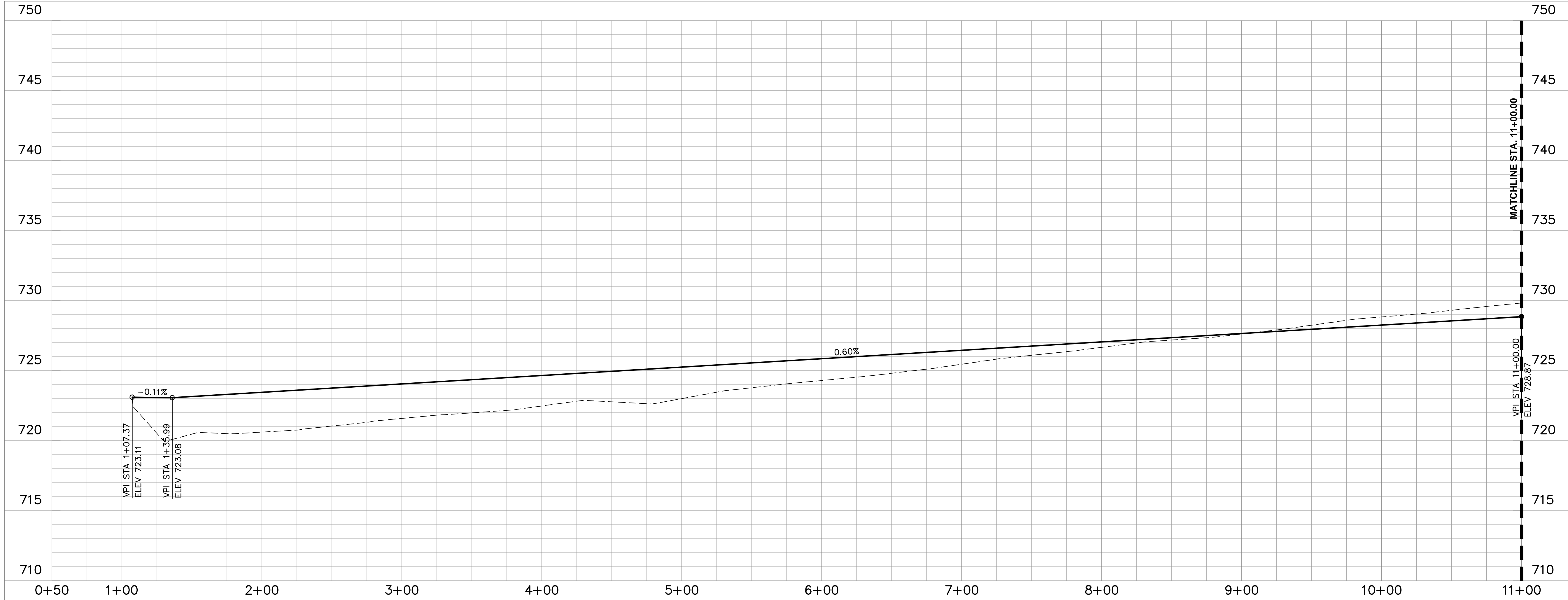
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Date: 03/07/2022
Scale: H1"=40'; V 1"=4'
Revisions:

MEH21001

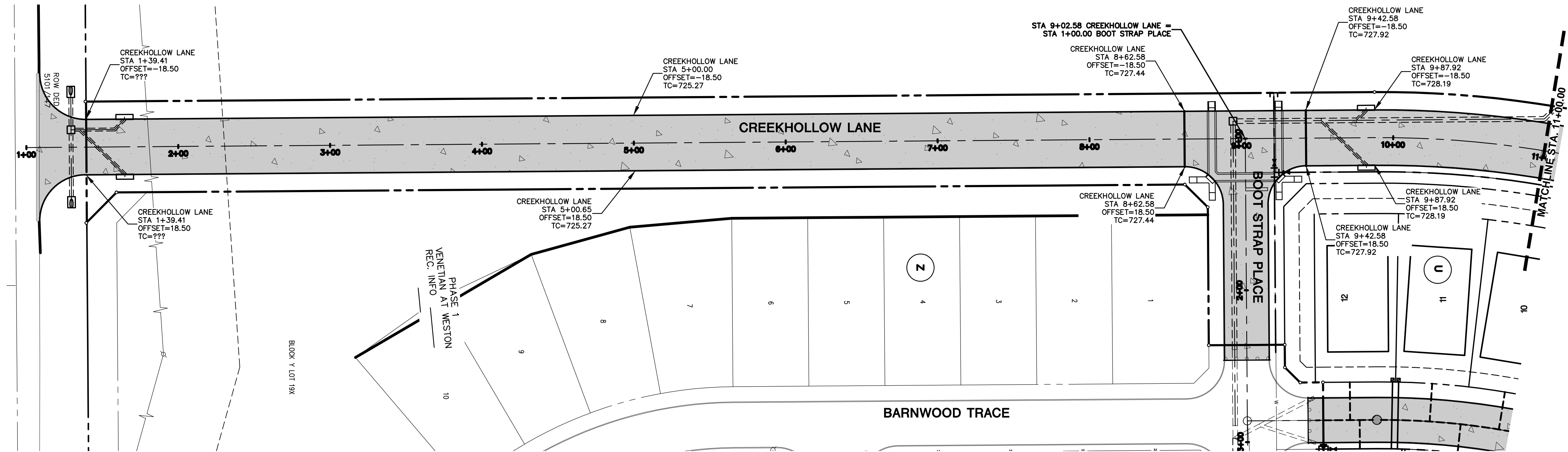
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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0159
Contact: MR. ZACH IPOUR

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Plotted: 07/2022 by: J. R. Williams, Scale: 1/2"=40' (H), 1/4"=40' (V)



CREEKHOLLOW LANE

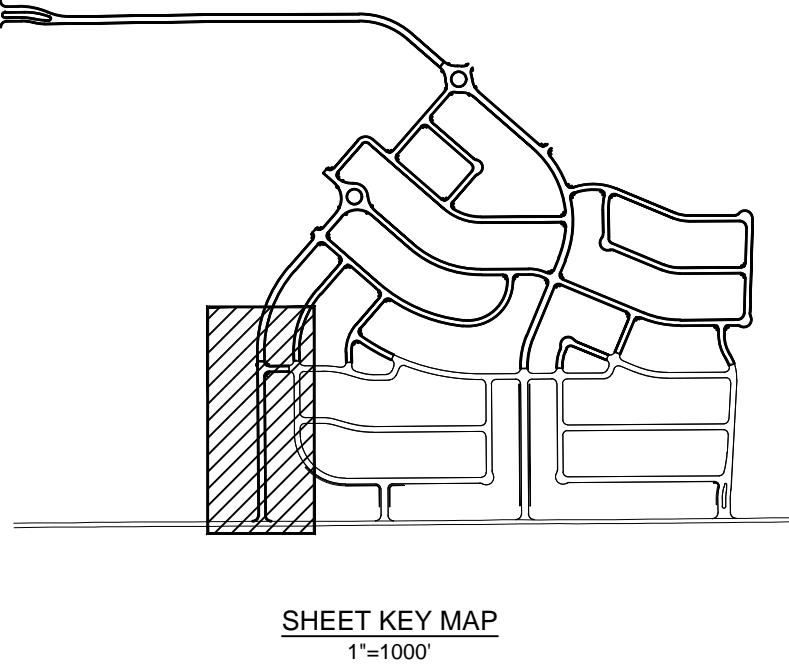
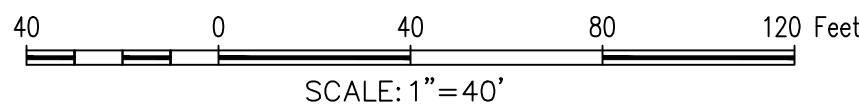


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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85



PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V1=4'
Revisions:

MEH21001

C7.09

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

CREEKHOLLOW LANE PLAN
& PROFILE

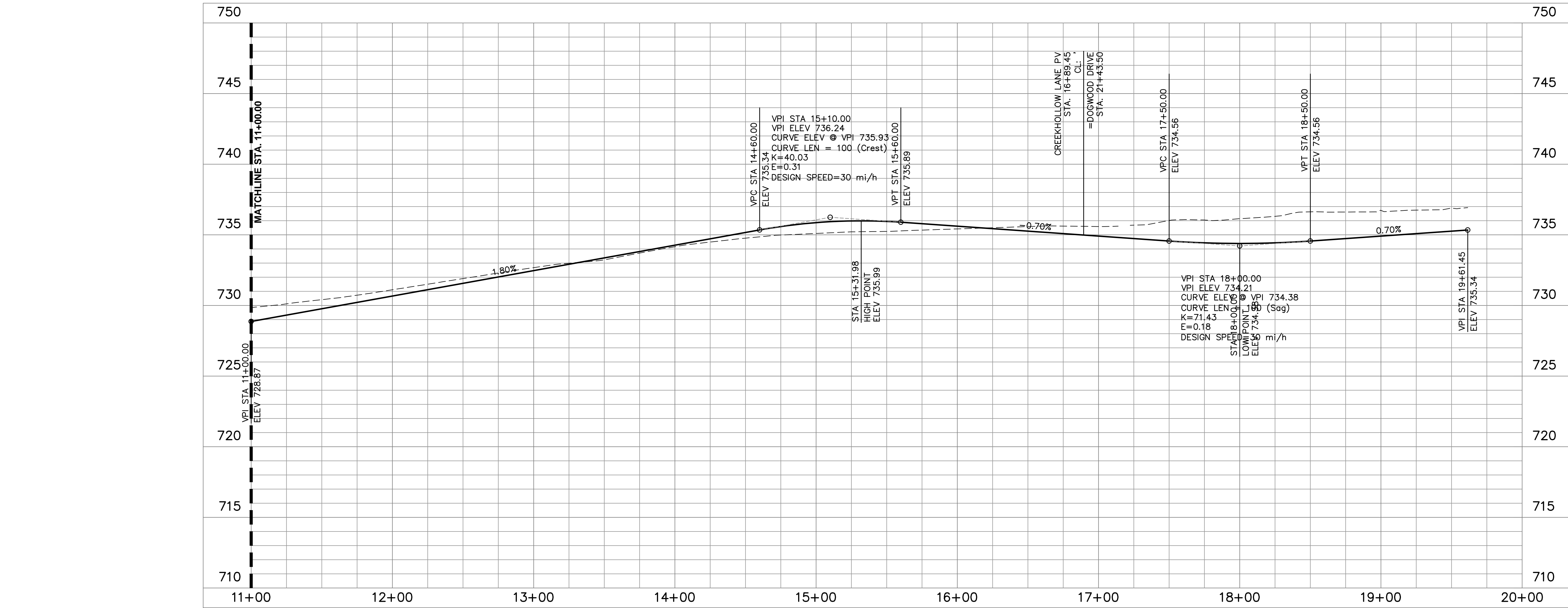
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
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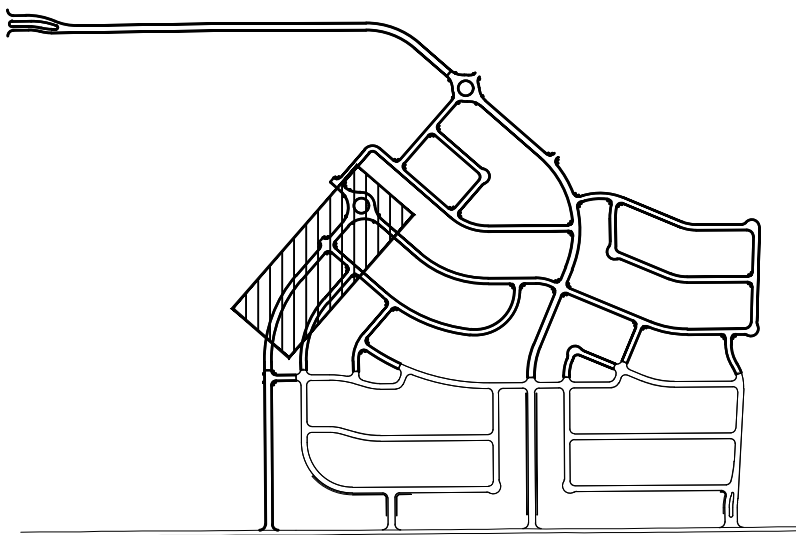
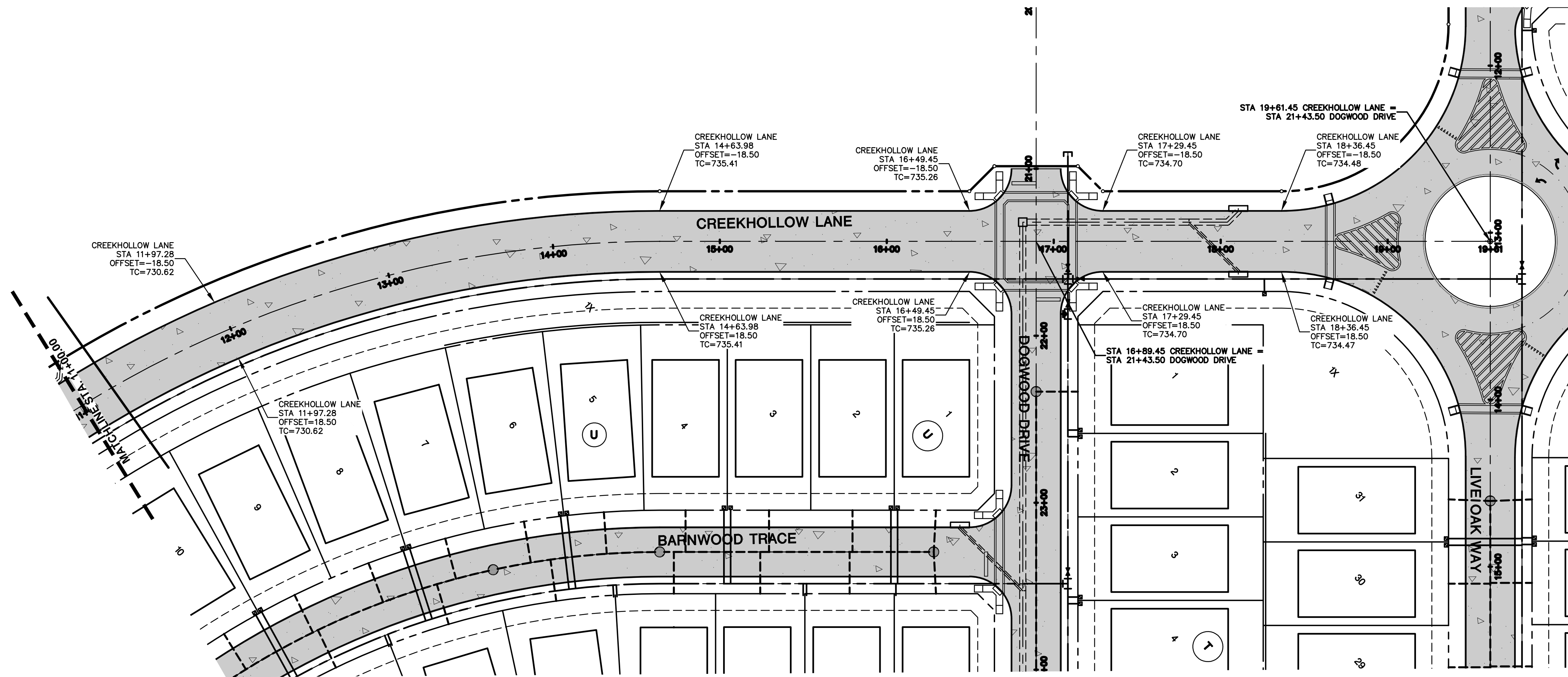
MCADAMS

VENETIAN AT WESTON PHASE 2A

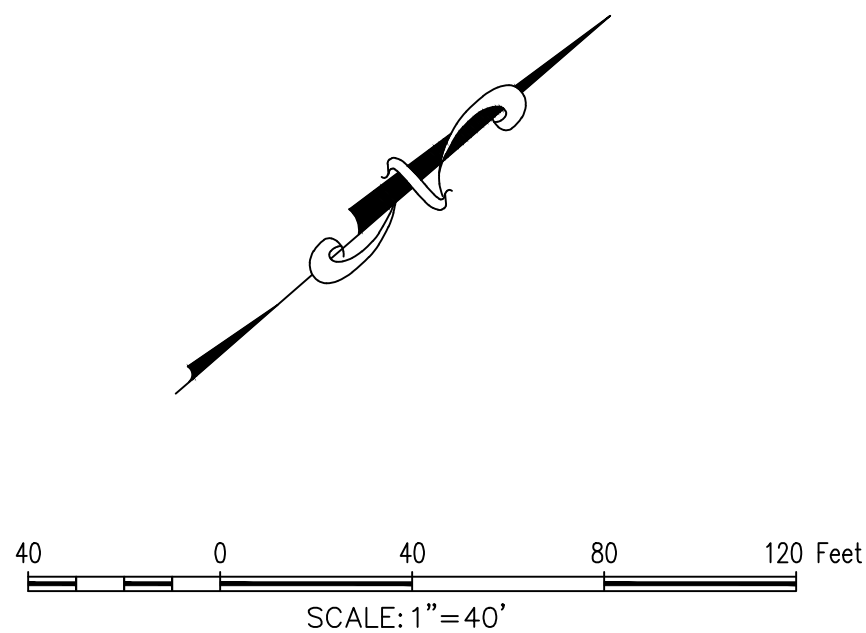
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Drawing: 03/07/2022, 10:09 AM, by: jrm
Scale: 1"=40'



CREEKHOLLOW LANE



SHEET KEY MAP
1"=1000'



"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179867.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.10

CREEKHOLLOW LANE PLAN
& PROFILE

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

PRELIMINARY PLANS

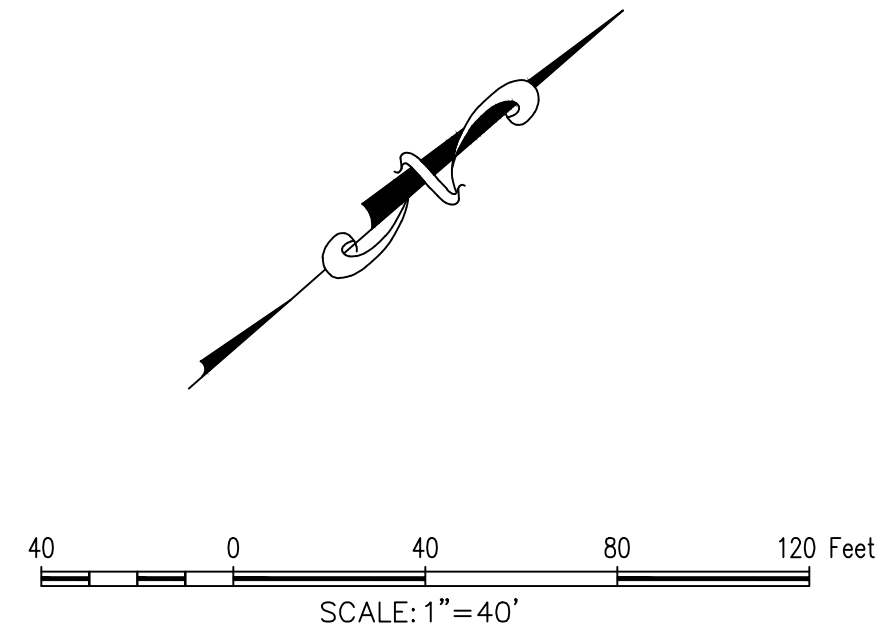
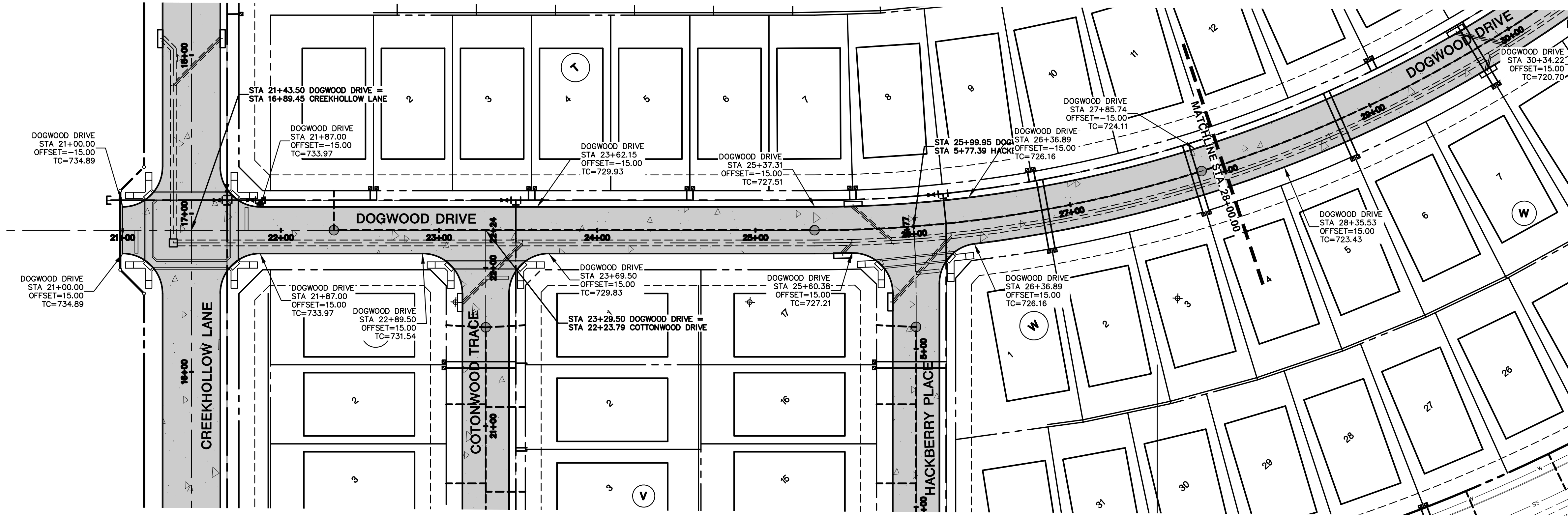
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
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VENETIAN AT WESTON PHASE 2A

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Drawings\Phase 2\MEH21001-P2.dwg
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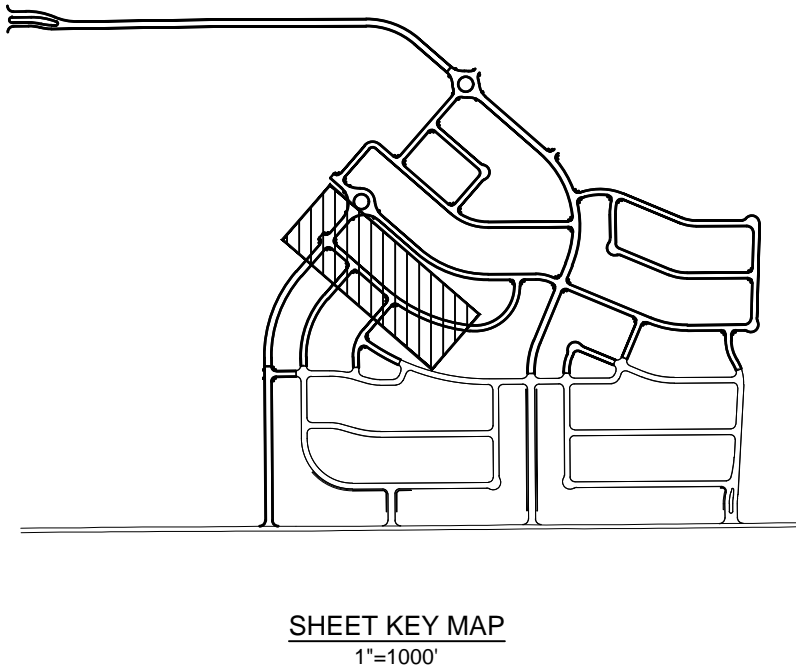
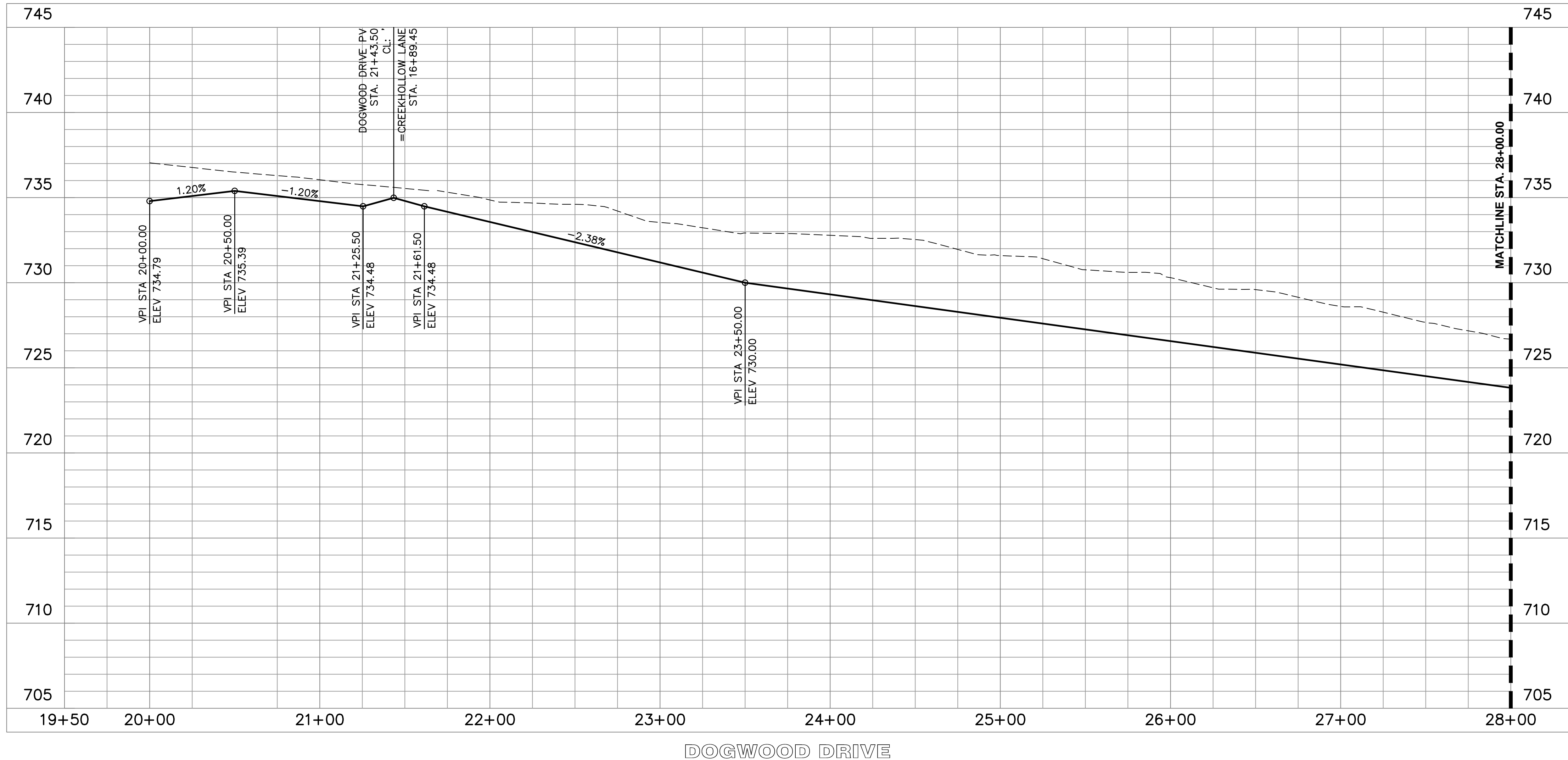


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

DOGWOOD DRIVE PLAN & PROFILE

PRELIMINARY PLANS

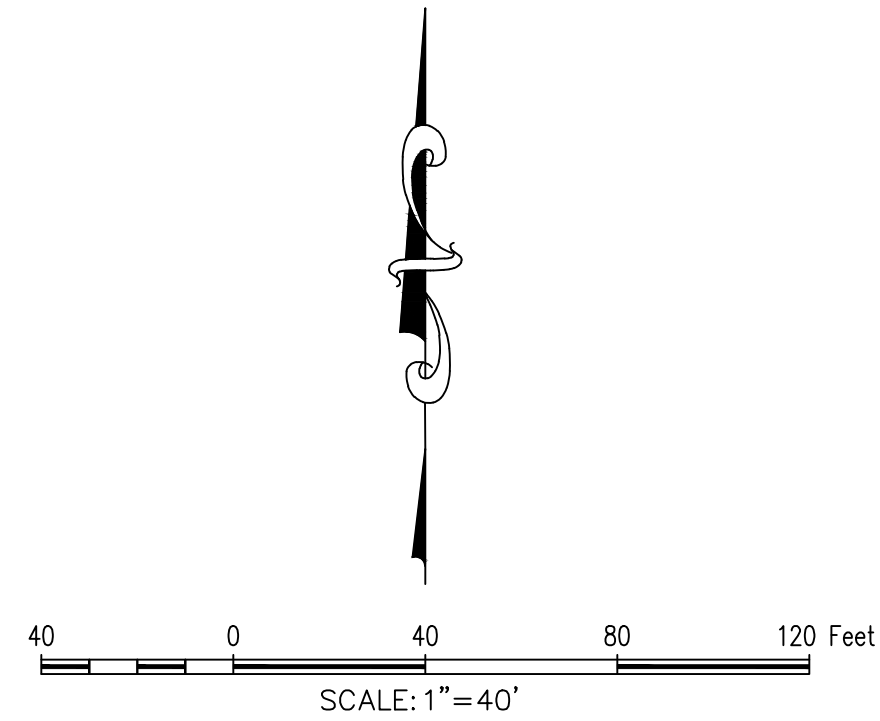
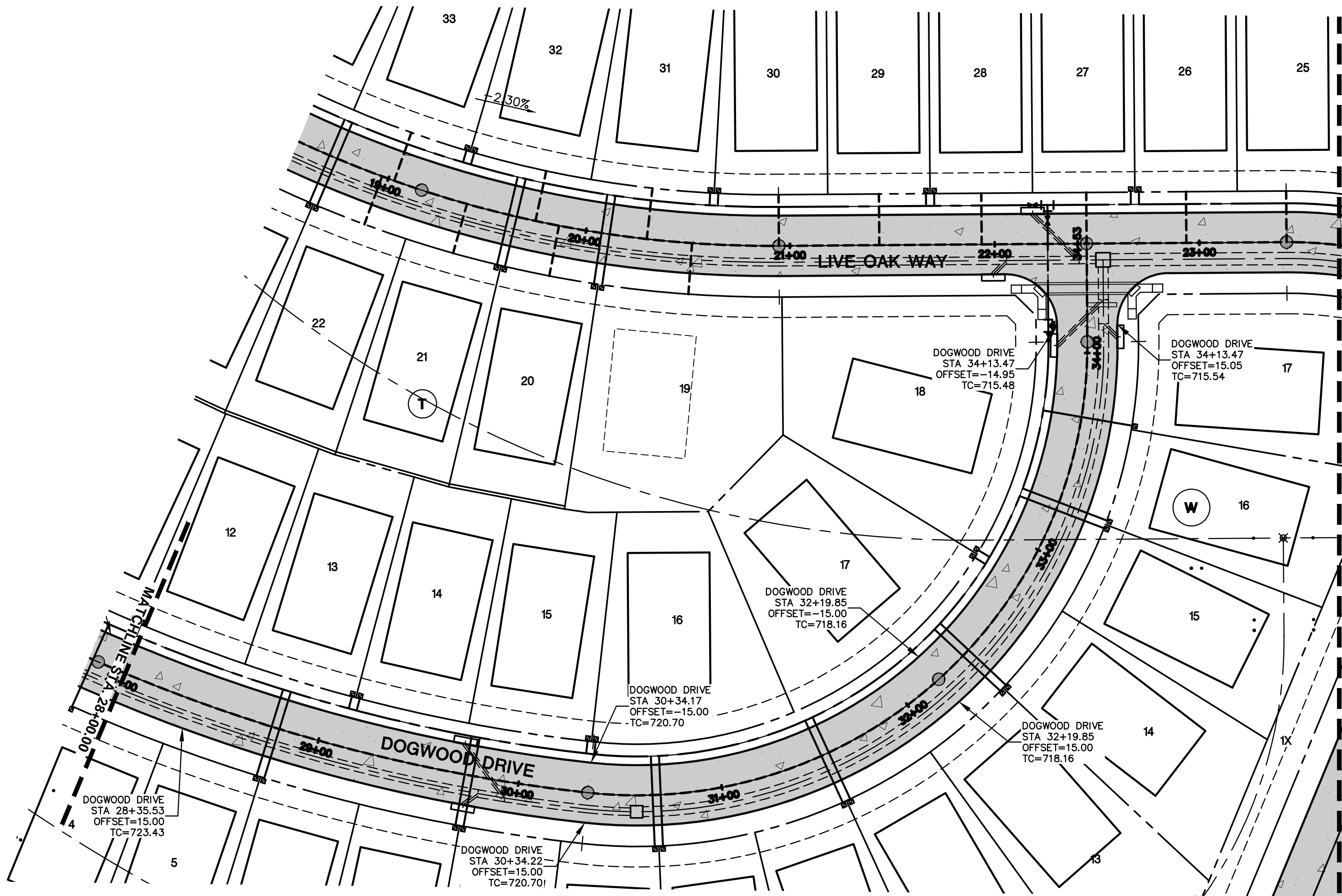
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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.11

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Date: 03/07/2022
Scale: 1"=40'
Revisions:

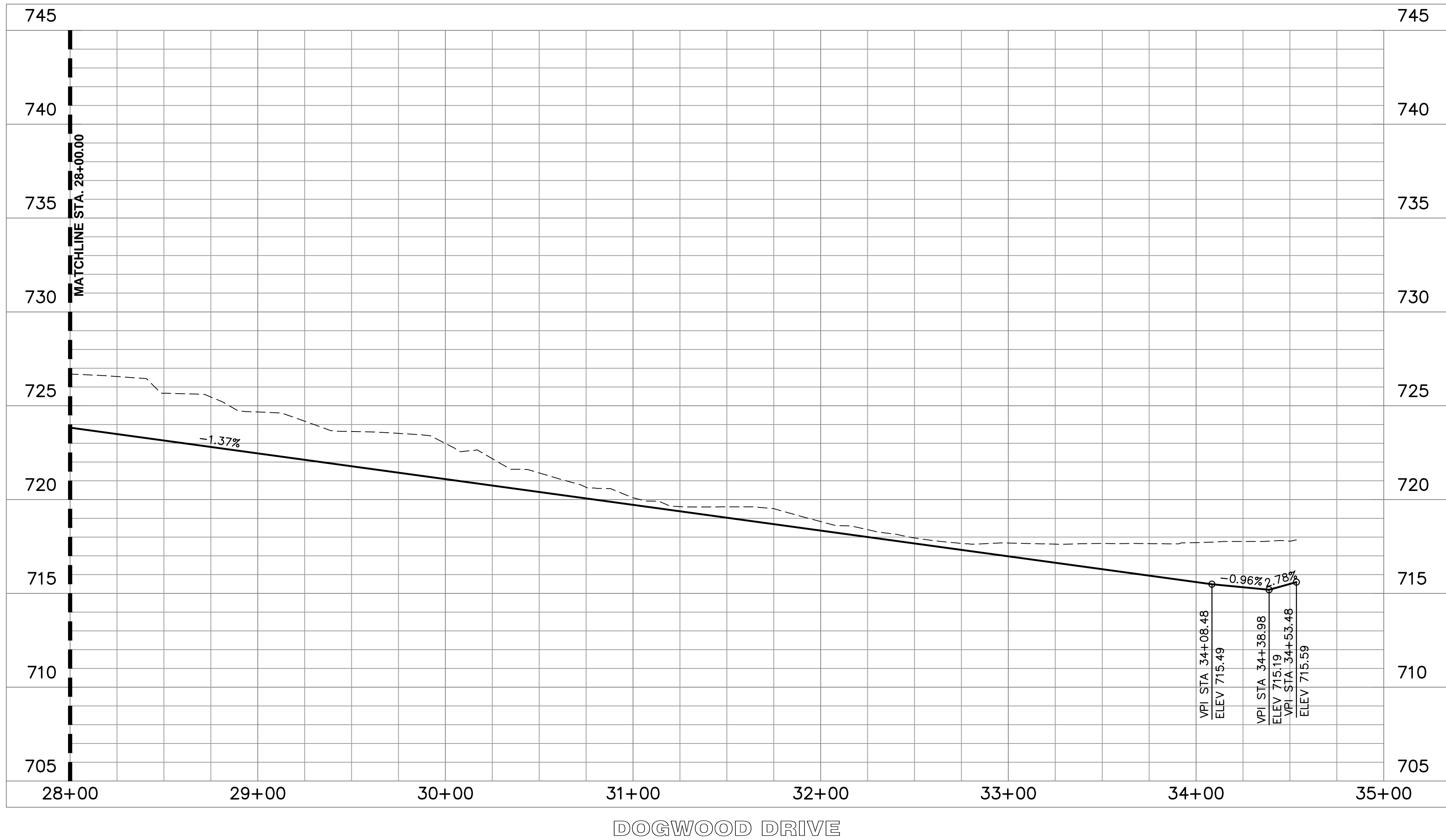
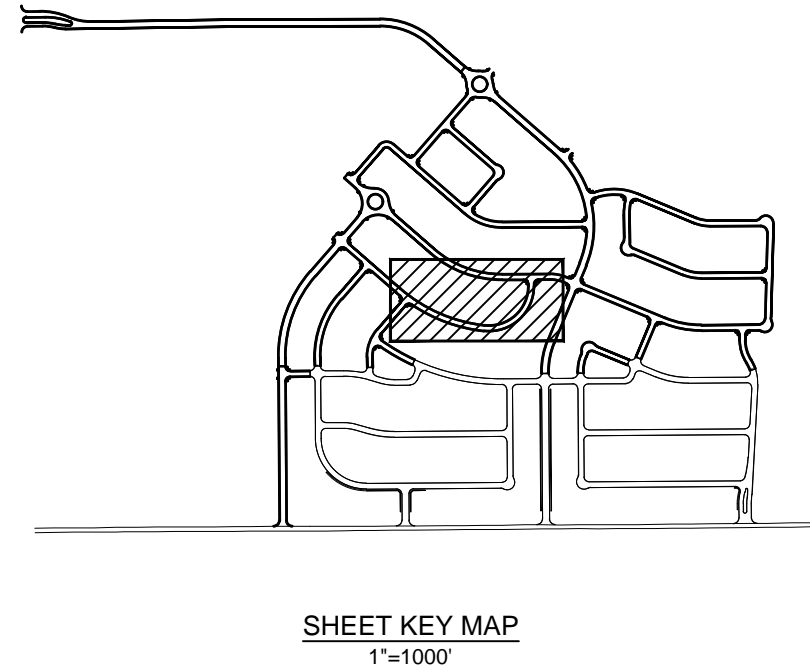


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS

DOGWOOD DRIVE PLAN &
PROFILE

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

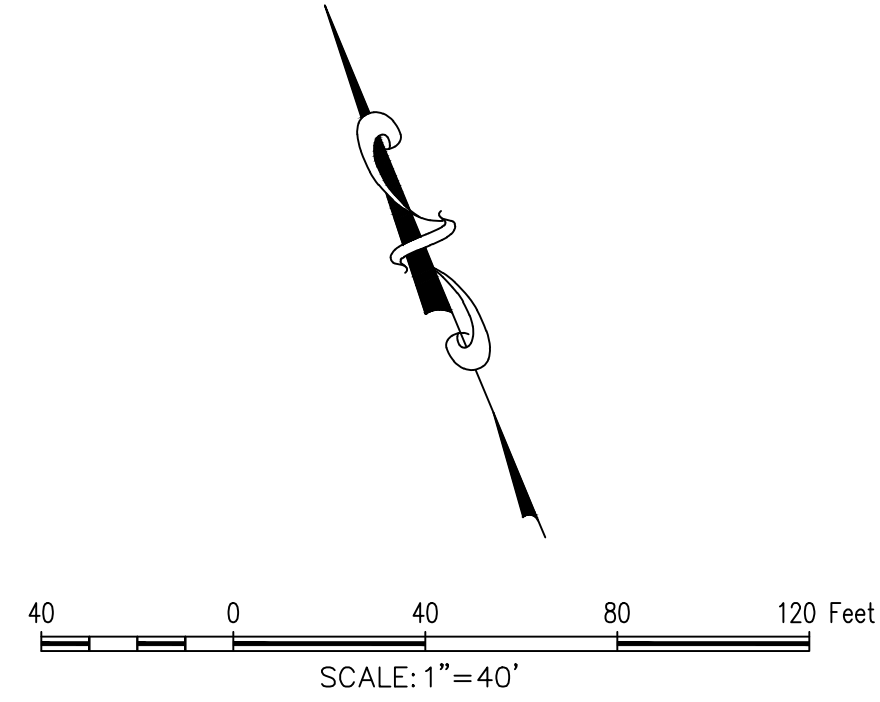
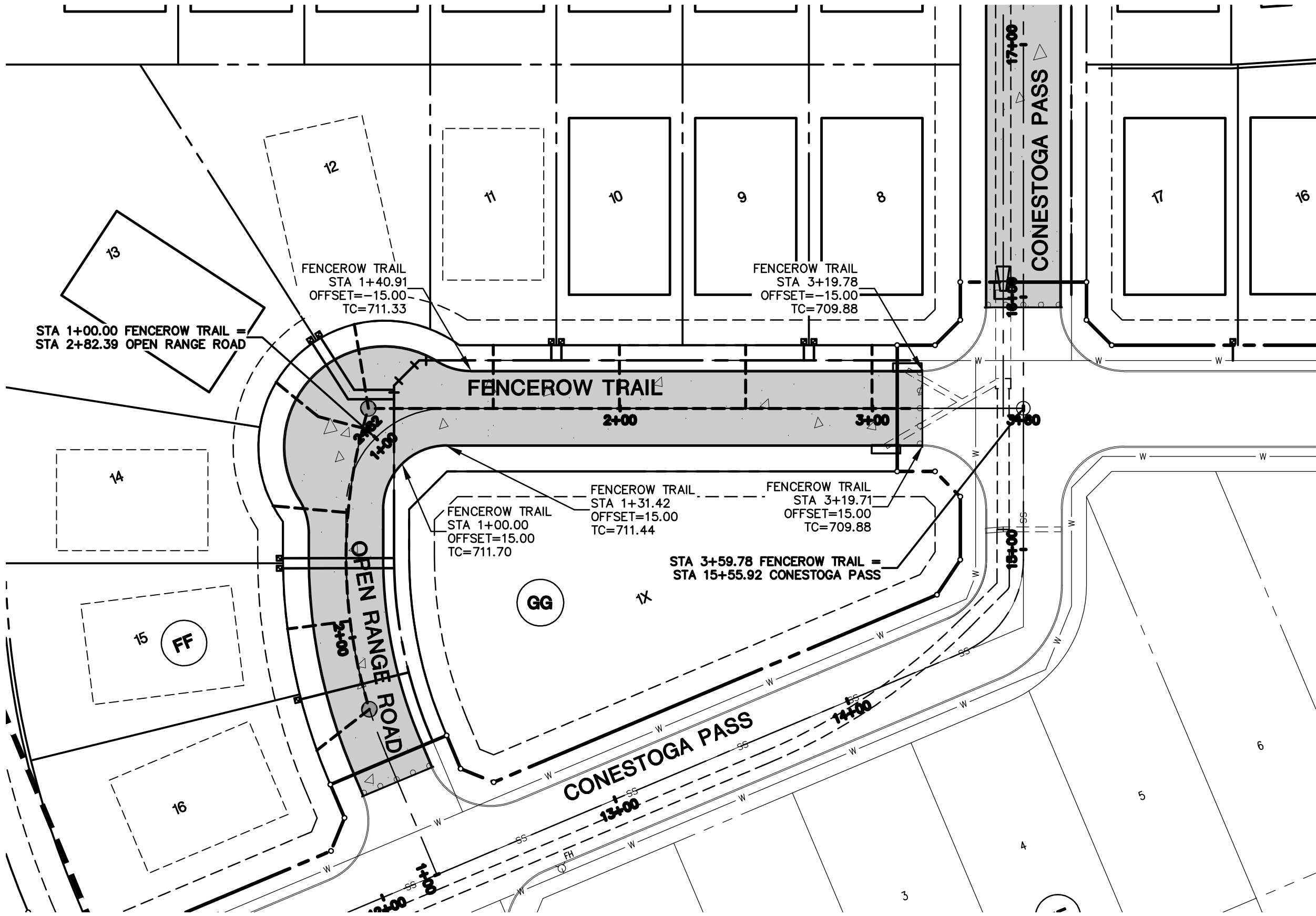
MEH21001

C7.12

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
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201 Country View Drive
Rockwall, Texas 75087
940.246.1812
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

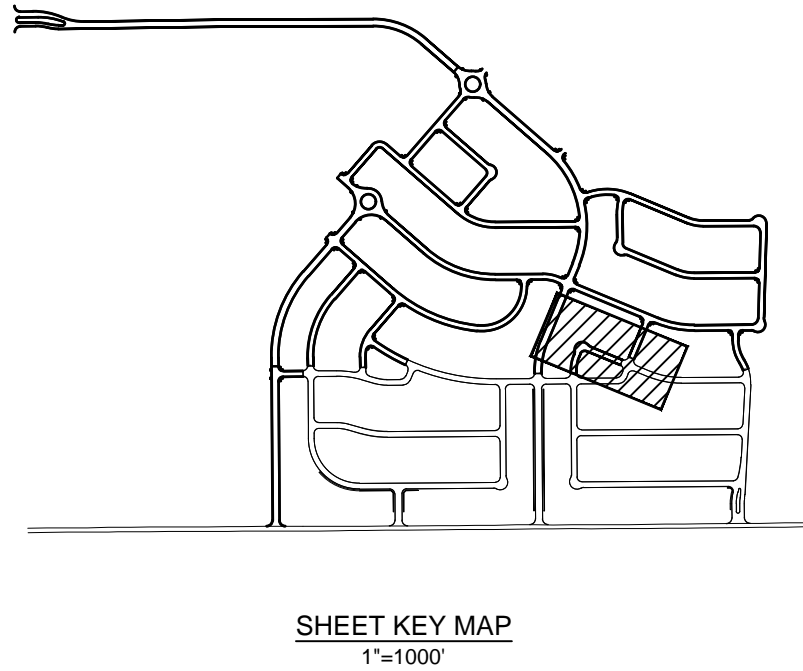
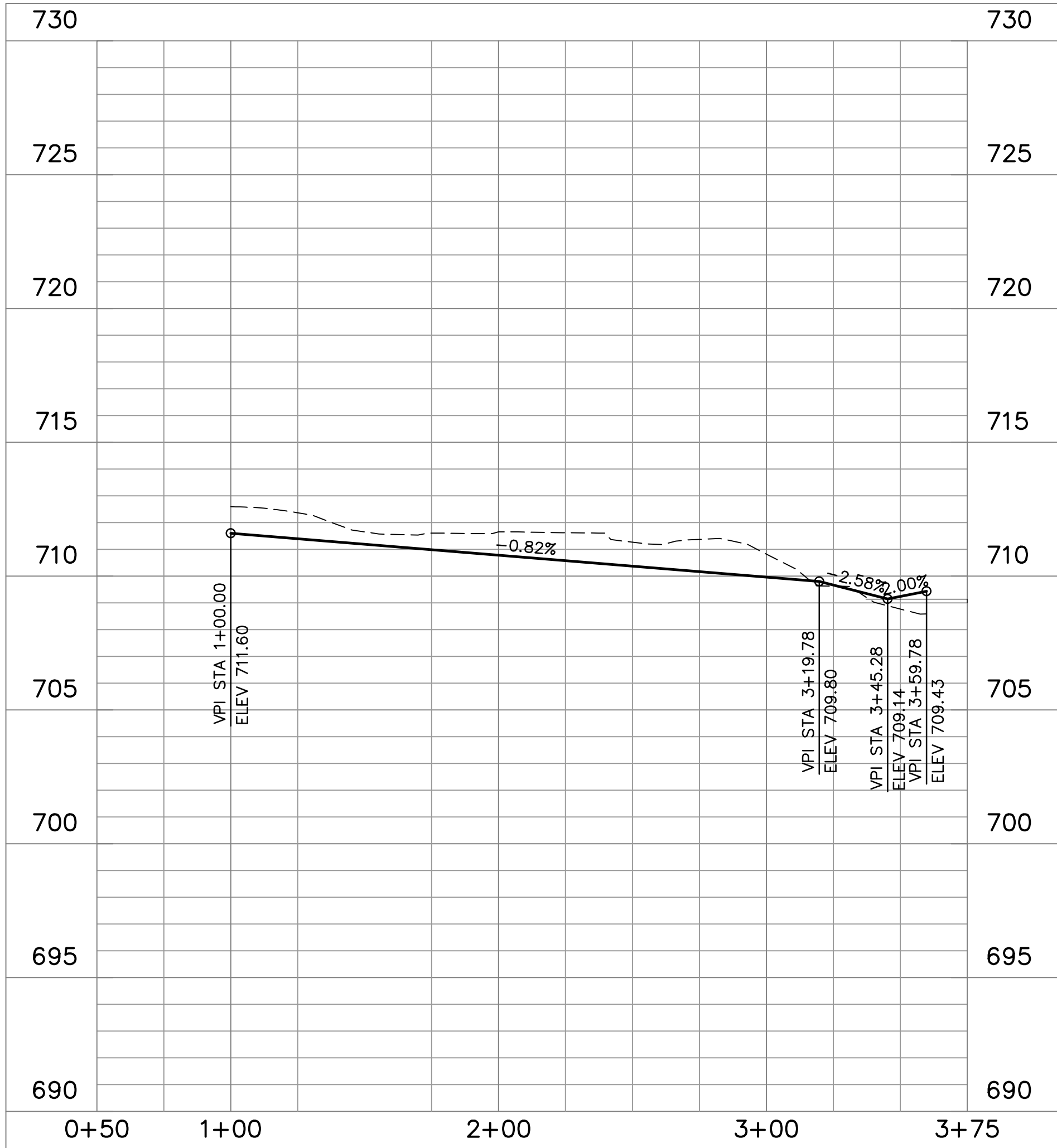


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
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OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 76201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

FENCEROW TRAIL PLAN &
PROFILE

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

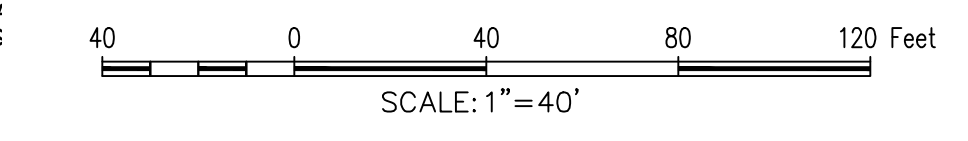
C7.13

The John R. McAdams Company, Inc.
111 Hillside Drive
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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1812
TBPE: 19762 TBPLS: 10194440
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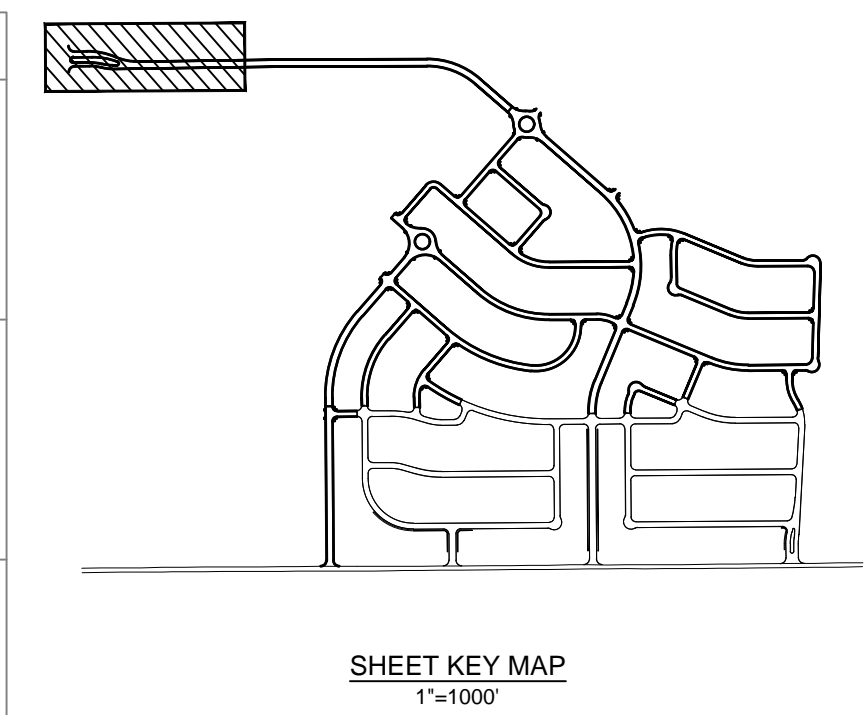
MCADAMS

VENETIAN AT WESTON PHASE 2A



"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

1. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03) FOR QUANTITY CALLOUTS.
2. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03) FOR PAVING SPECIFICATIONS AND LEGEND.
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J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

GREENBRIAR BOULEVARD PLAN & PROFILE

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THE JOHN R. MCADAMS
COMPANY, INC.
BP: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

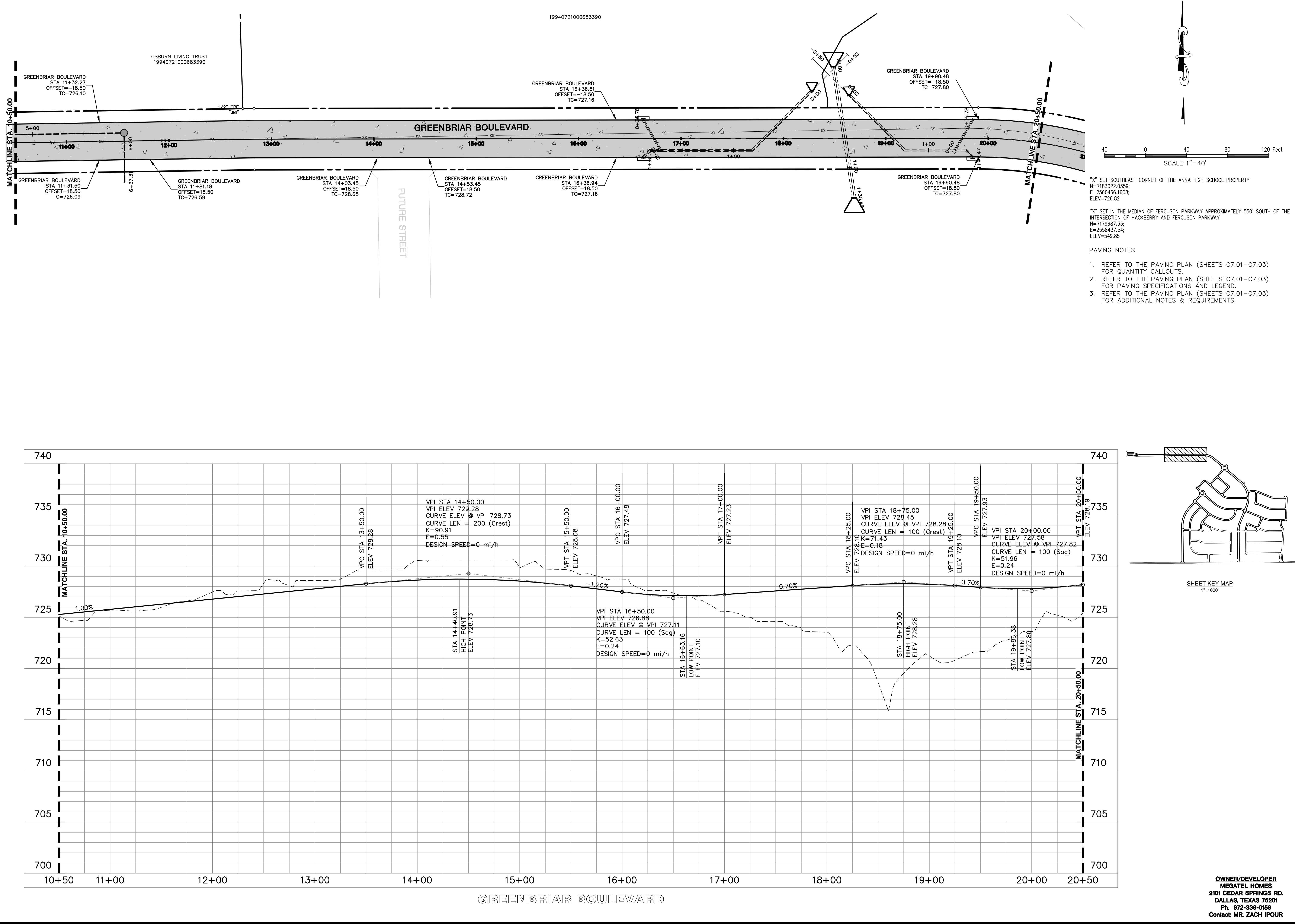
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Revisions:

MEH21001

C7.14)

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Project: 17/2022
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Date: 03/07/2022
Drawn By: AR
Checked By: JRM
Reviewed By: JRM
Approved By: JRM



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
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J. WILSON SURVEY, ABSTRACT NO. 963
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MEH21001

C7.15

VENETIAN AT WESTON PHASE 2A

GREENBRIAR BOULEVARD
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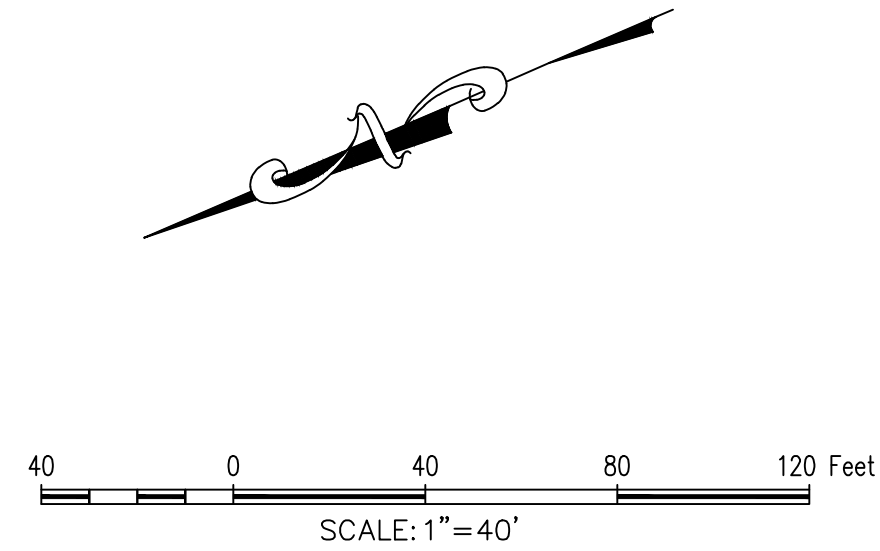
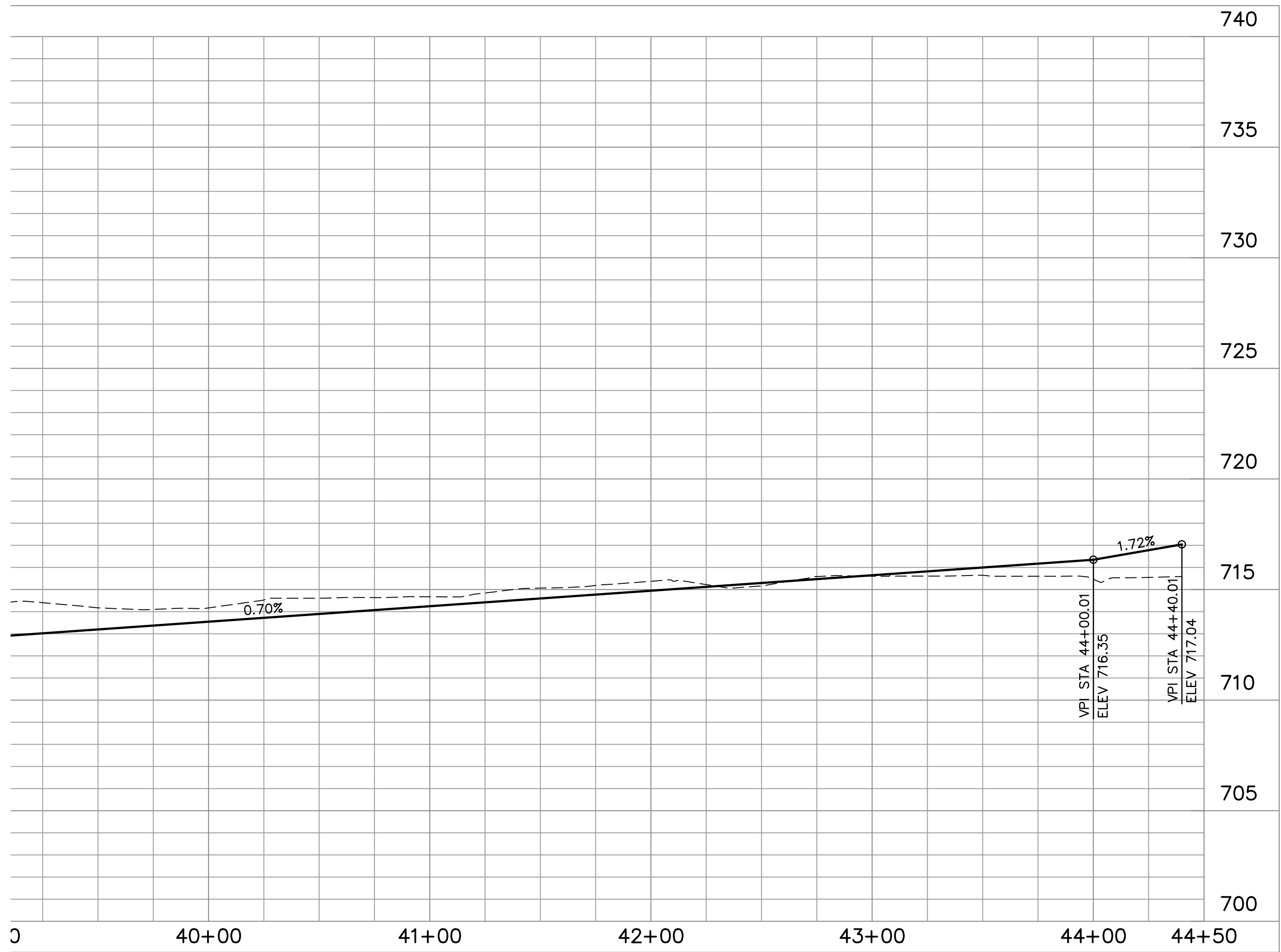
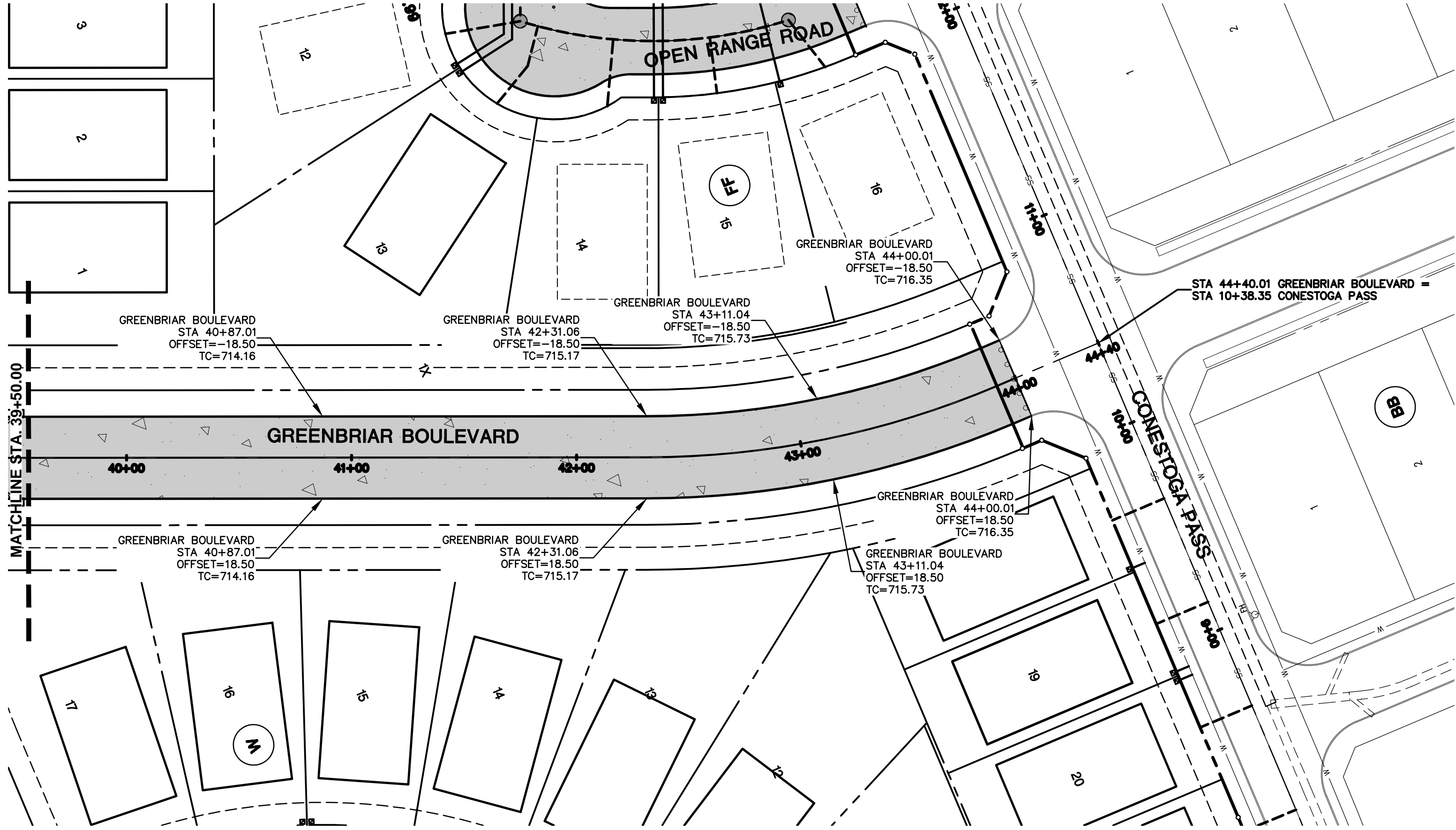
Drawn By: AR
Date: 03/07/2022
Scale: 1"=40' ; V 1"=4'
Revisions:

THE JOHN R. MCADAMS
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VENETIAN AT WESTON PHASE 2A

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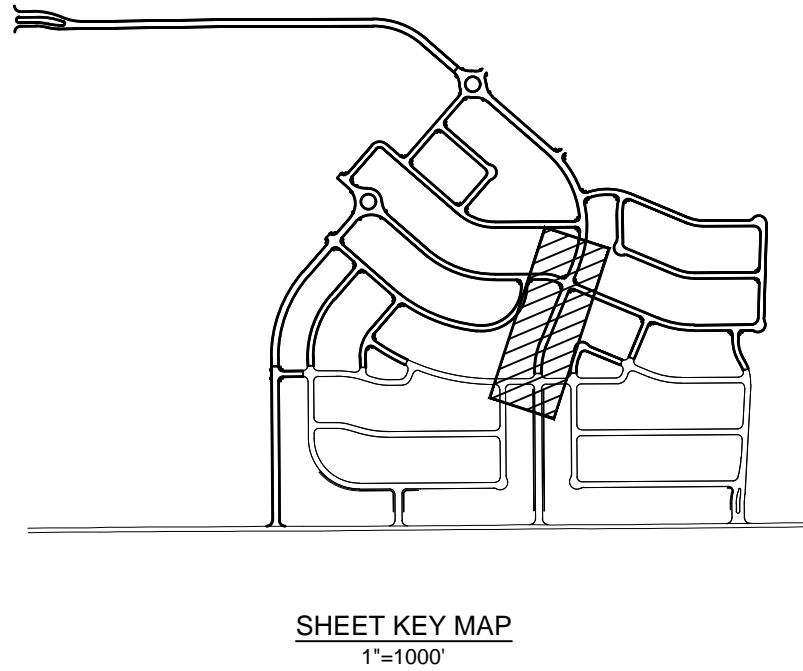


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

GREENBRIAR BOULEVARD
PLAN & PROFILE

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TBPE: 19762
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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1'=4'
Revisions:

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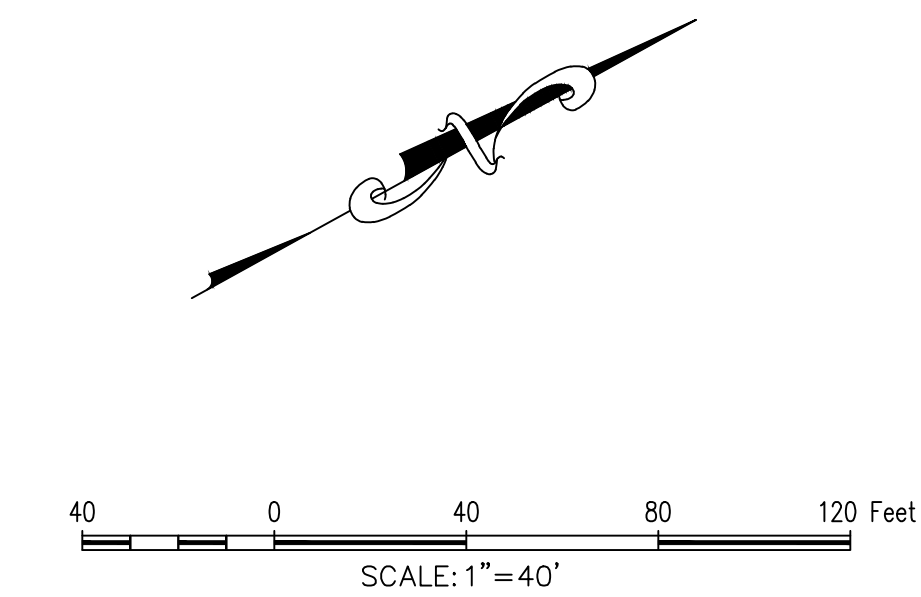
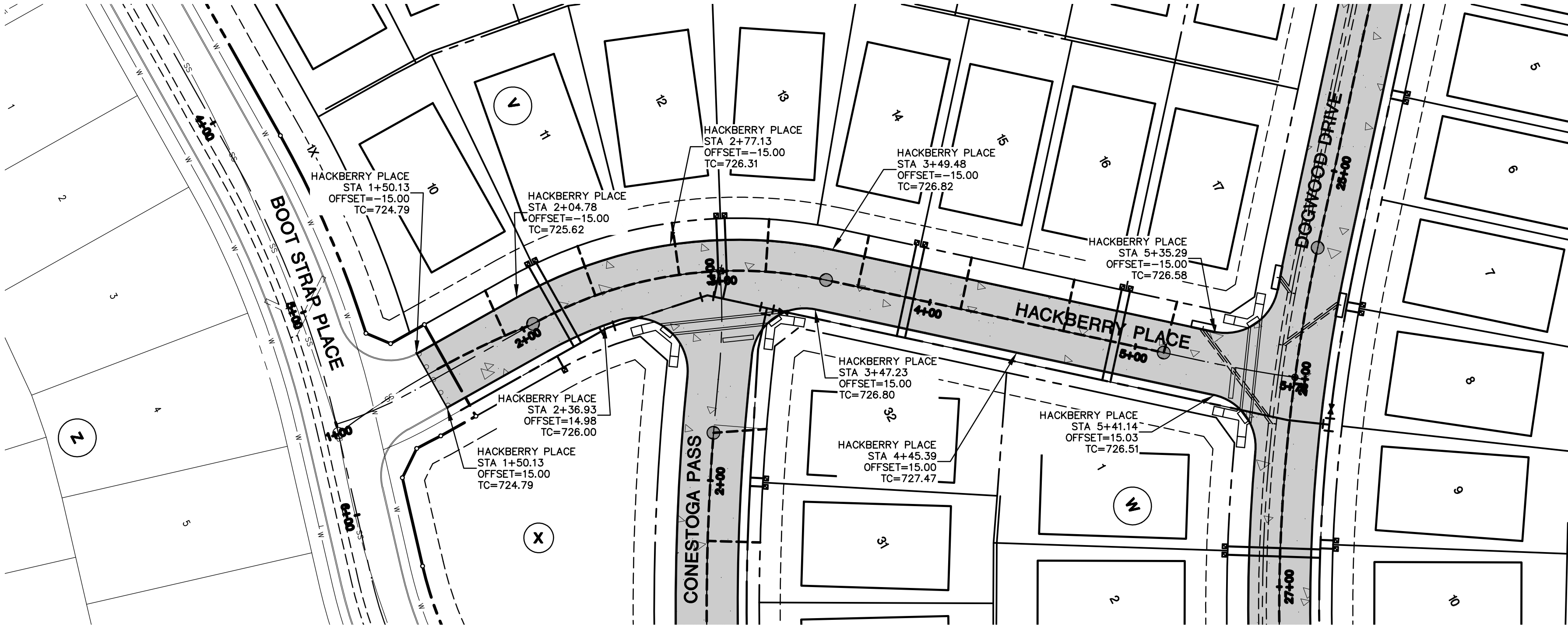
C7.18

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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 10184440
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VENETIAN AT WESTON PHASE 2A

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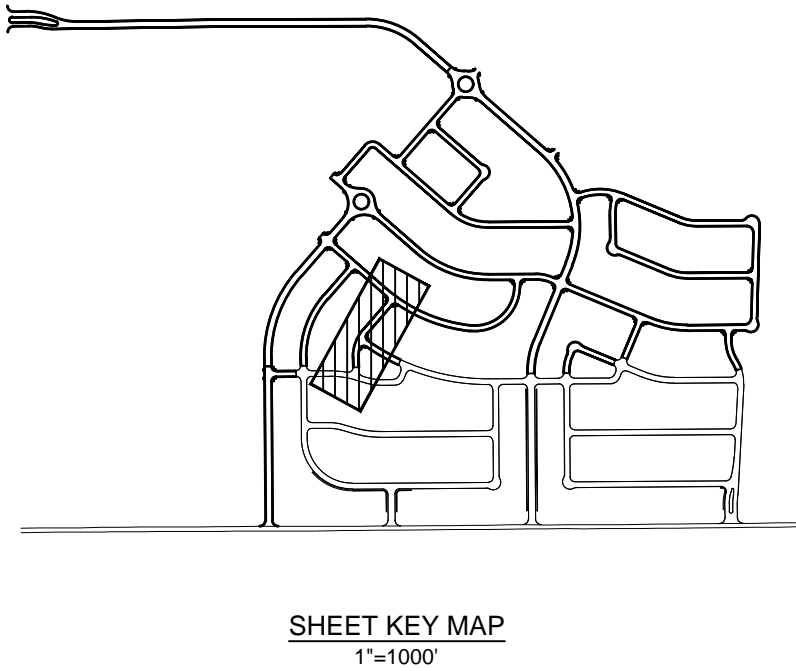
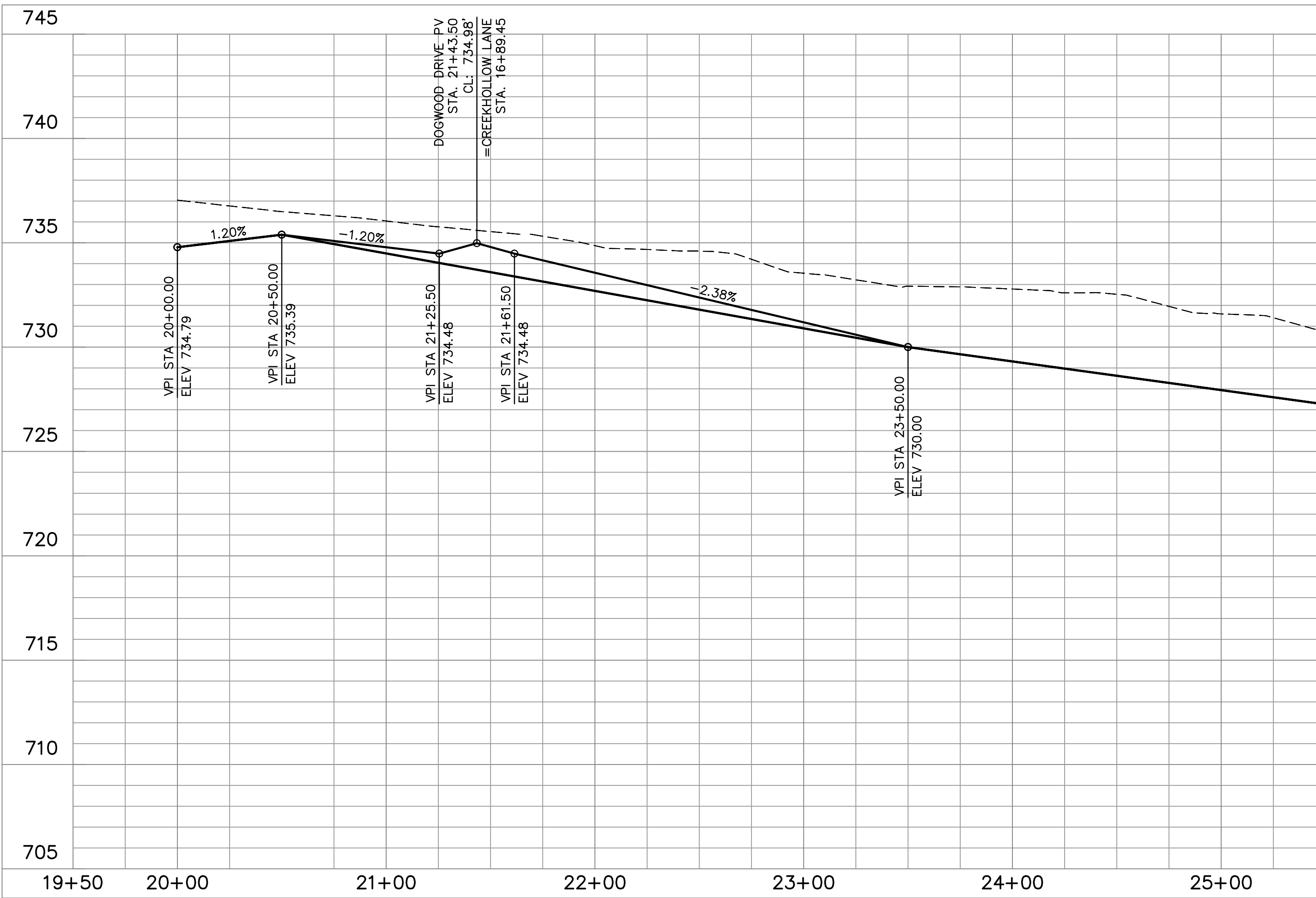


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

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PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1'=4'
Revisions:

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

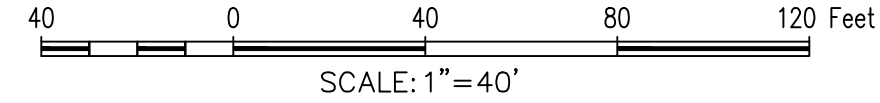
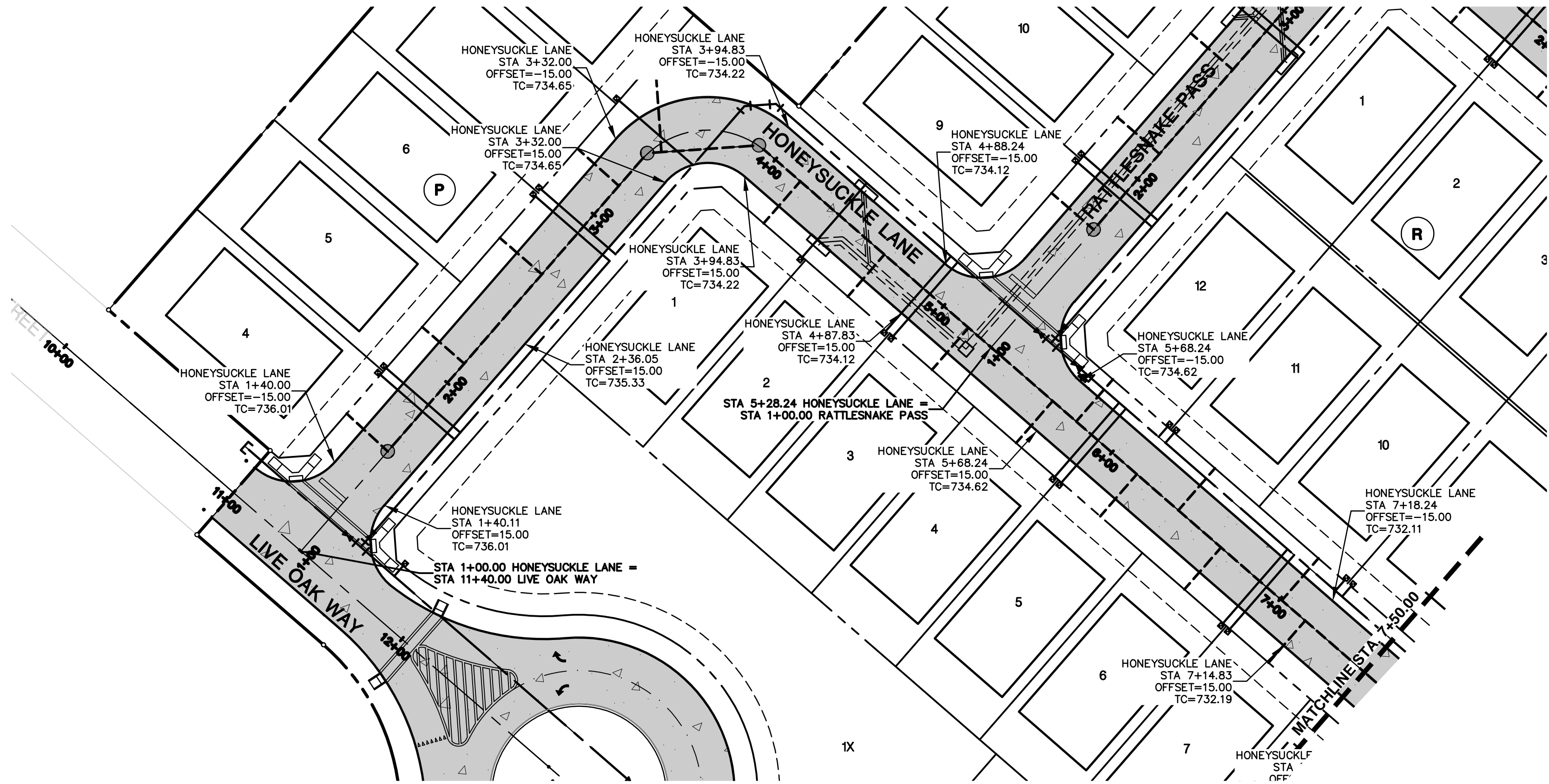
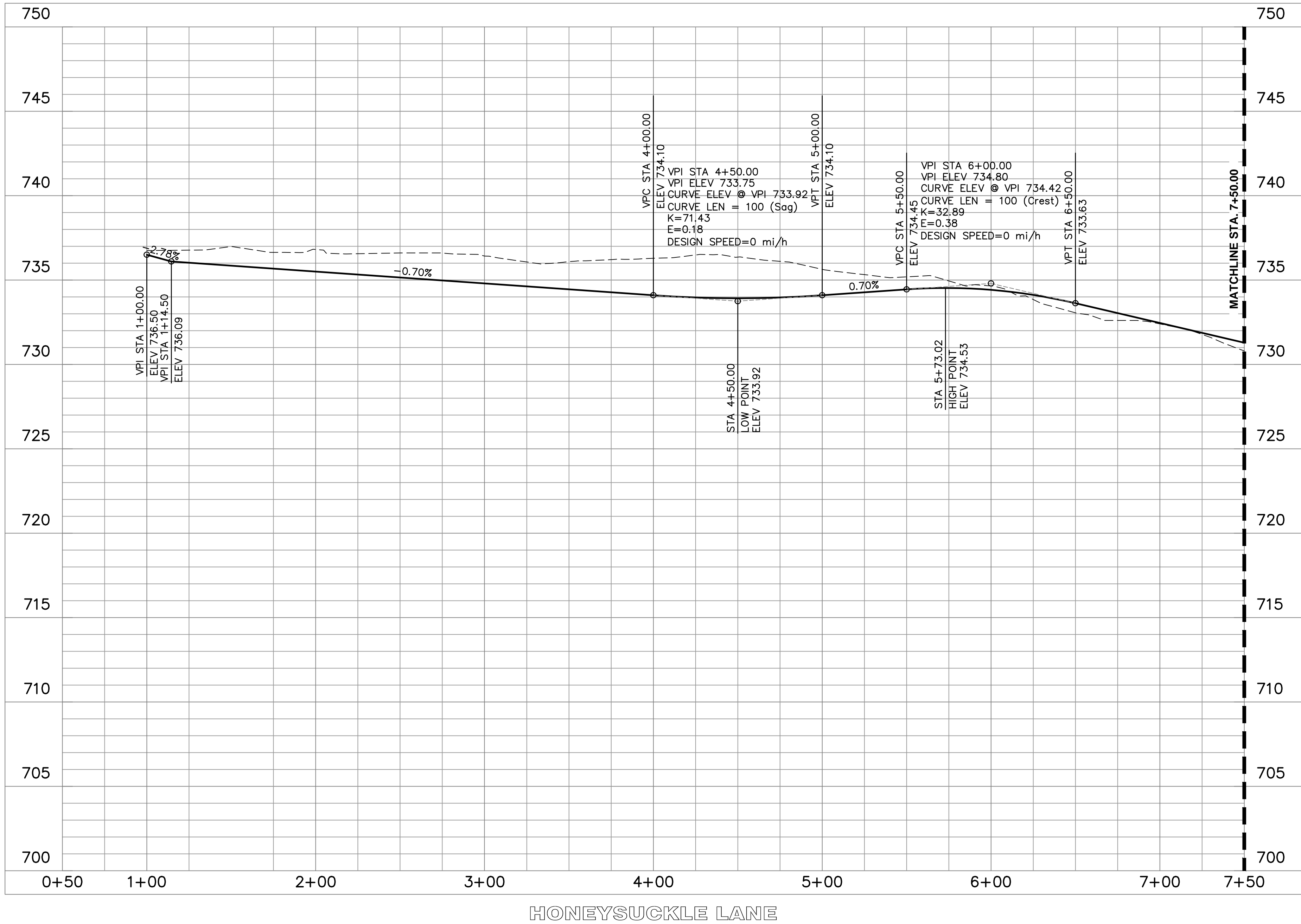
HACKBERRY PLACE PLAN &
PROFILE



The John R. McAdams
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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
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VENETIAN AT WESTON PHASE 2A

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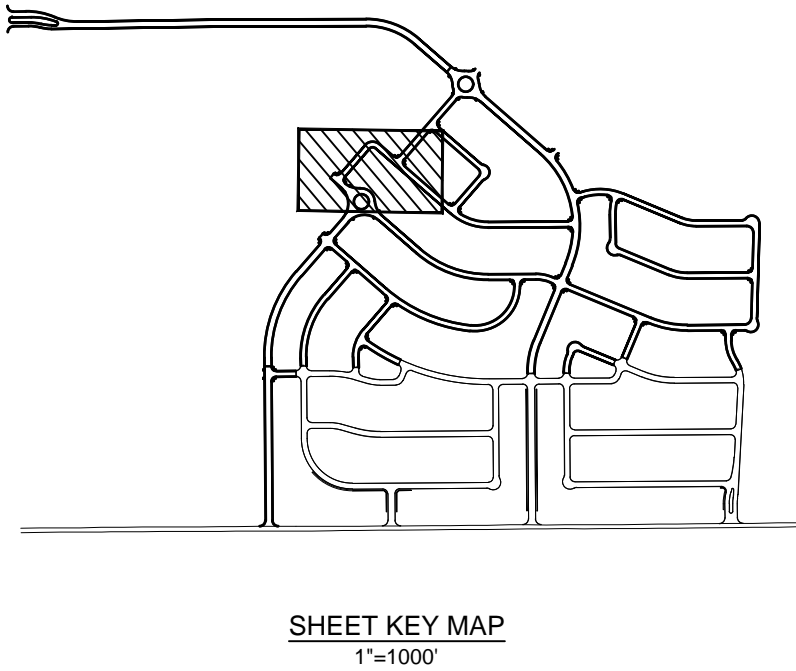


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
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ELEV=549.85

PAVING NOTES

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OWNER/DEVELOPER
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DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

**HONEYSUCKLE LANE PLAN
& PROFILE**

PRELIMINARY PLANS
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TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V1=4'
Revisions:

MEH21001

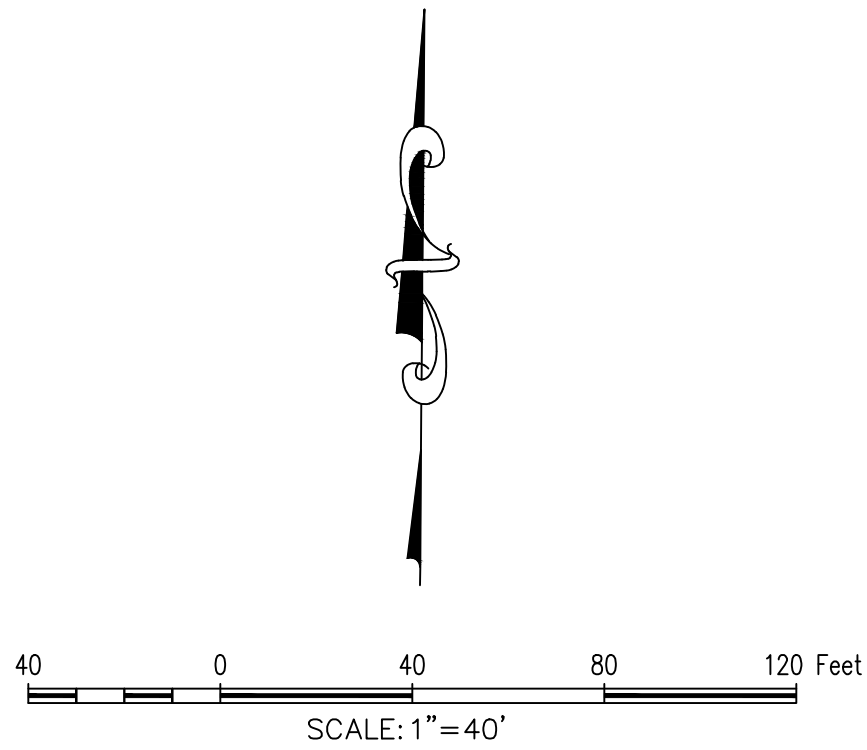
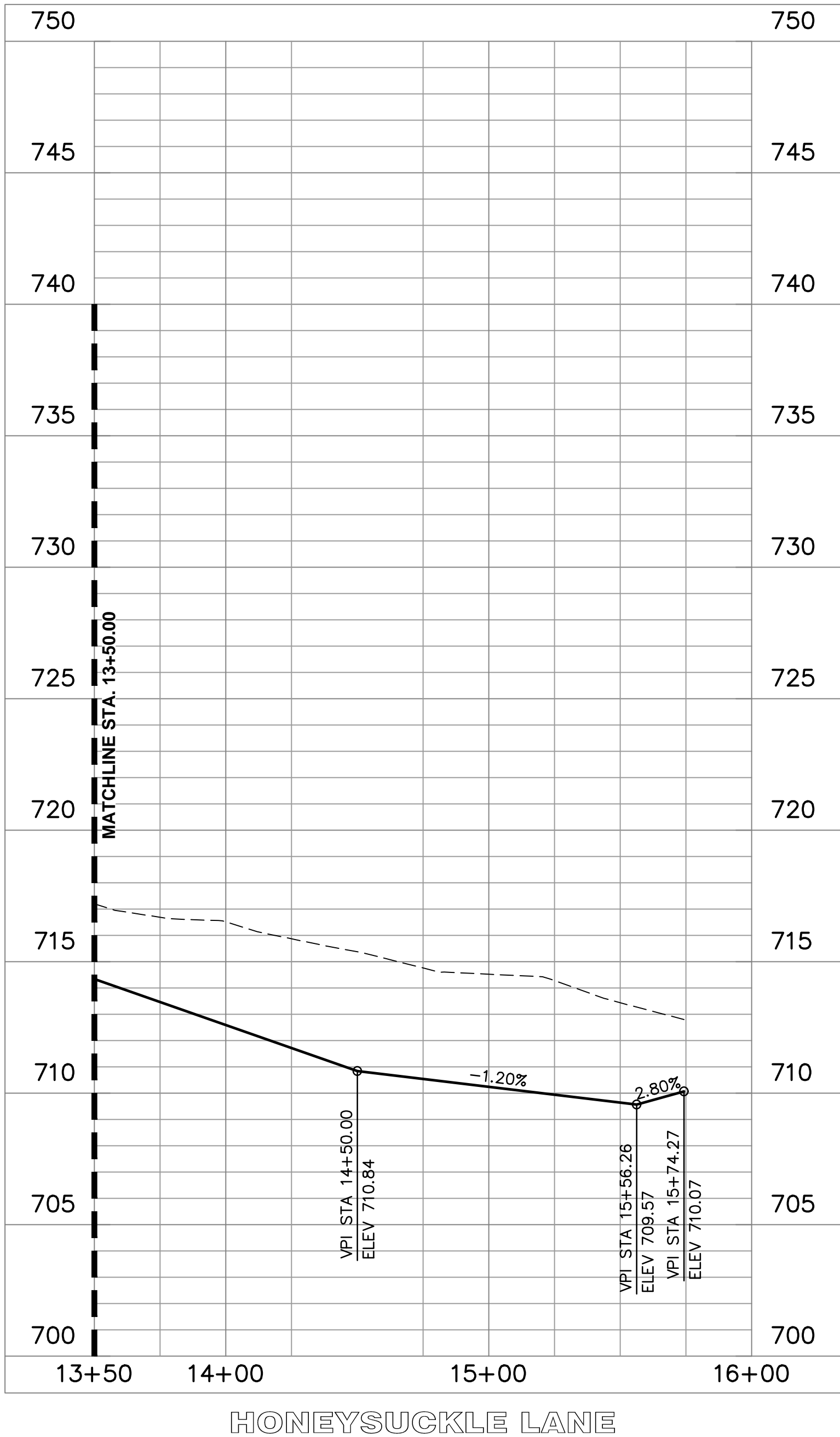
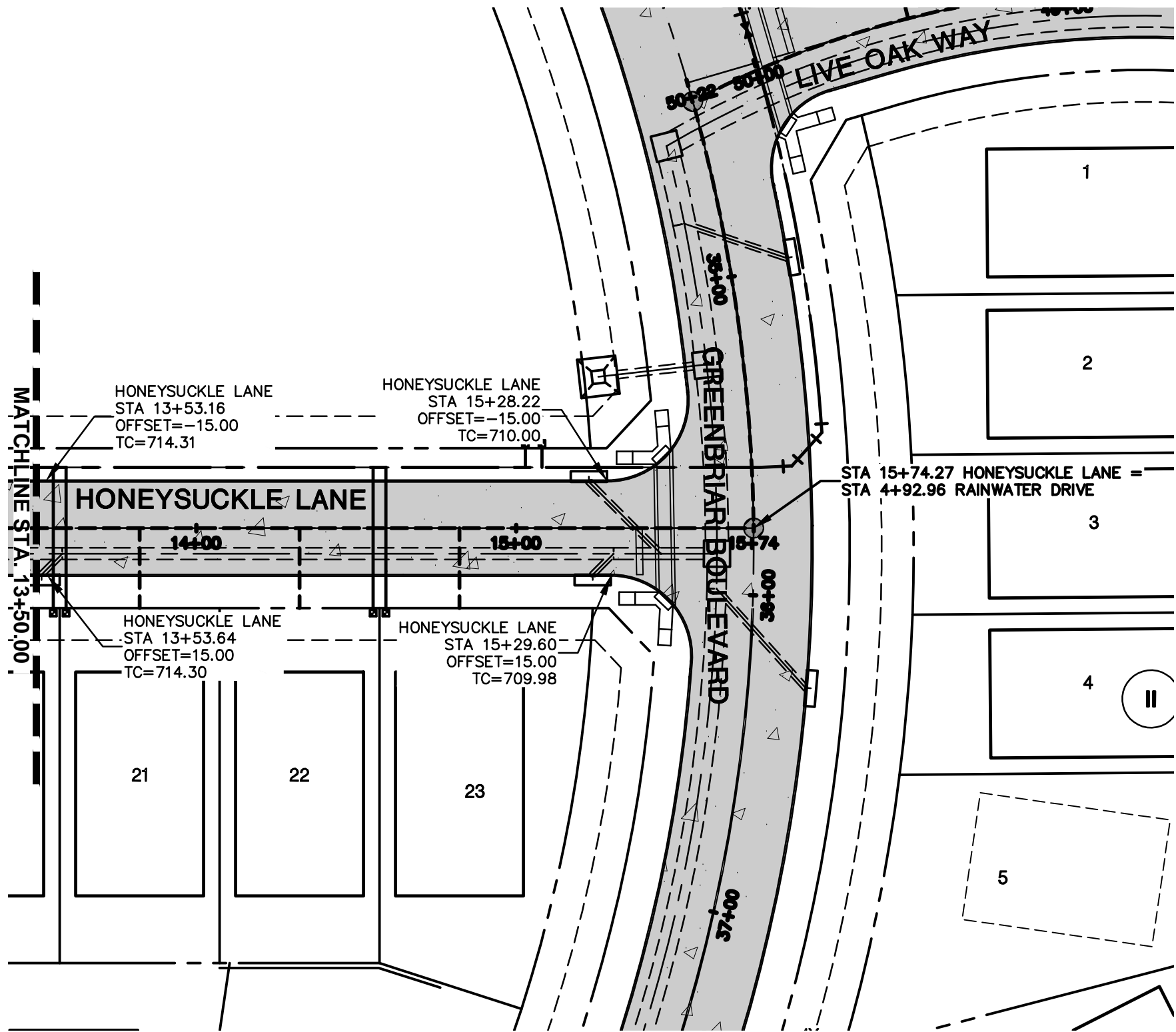
C7.20

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



VENETIAN AT WESTON PHASE 2A

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Scale: 1"=40' (Horizontal) 1"=4' (Vertical)
Author: J. Wilson
Checked: J. Wilson
Plotted: 03/07/2022 11:03 AM
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Printer: HP DesignJet T1200
Status: PLOTTED
Sheet: 27 of 27
Title: VENETIAN AT WESTON PHASE 2A

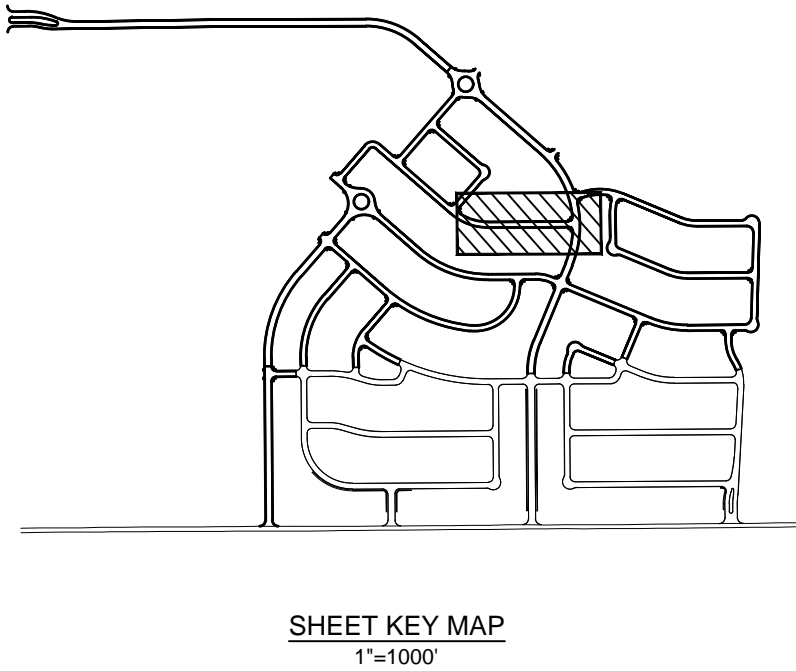


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
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HONEYSUCKLE LANE PLAN
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PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1'=4'
Revisions:

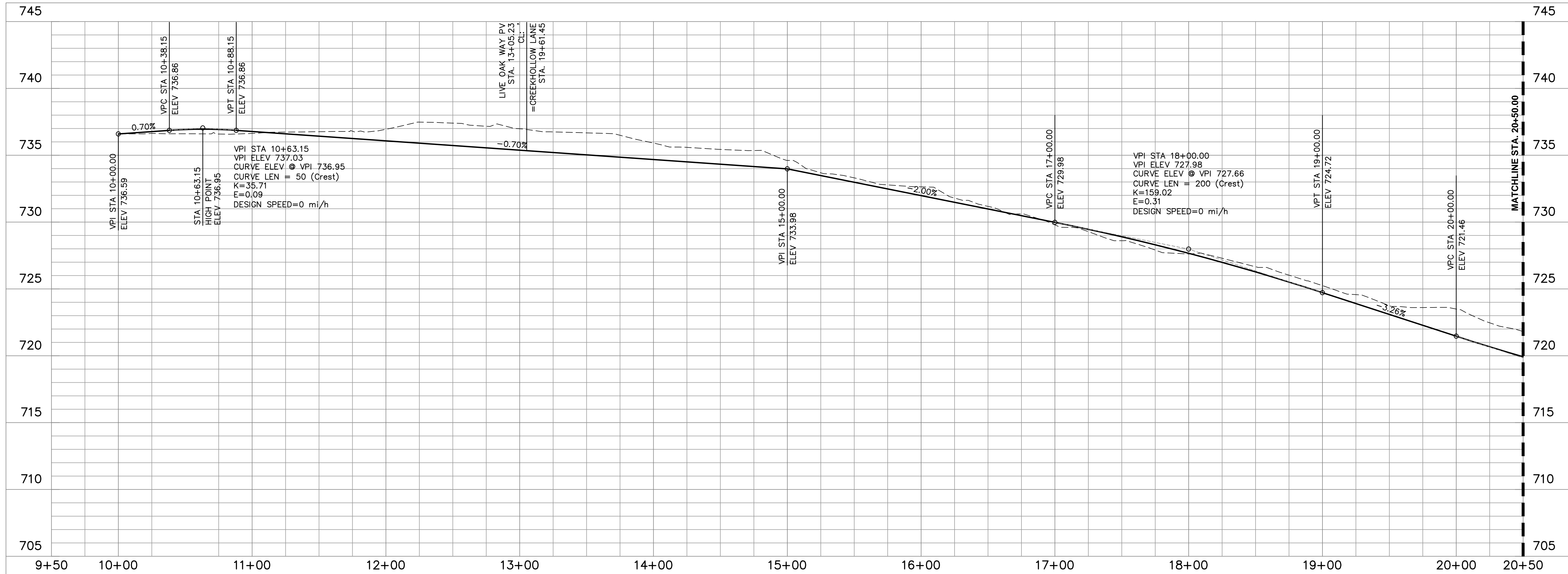
MEH21001

C7.22

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VENETIAN AT WESTON PHASE 2A



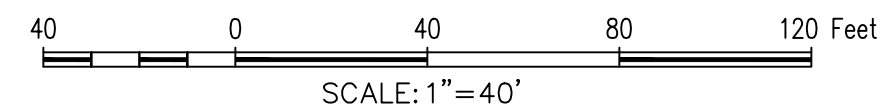
LIVE OAK WAY

"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
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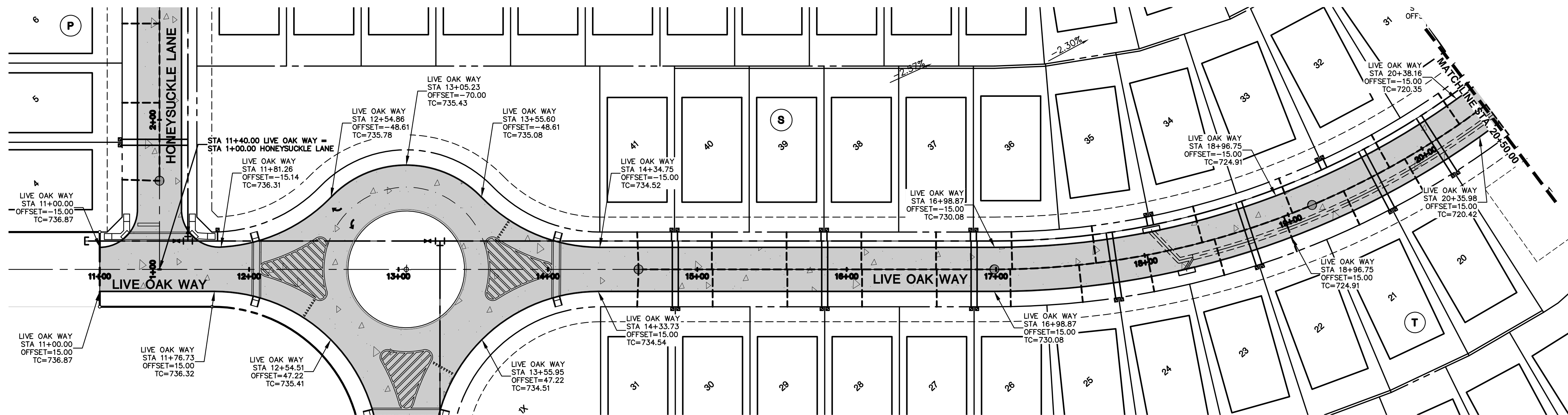
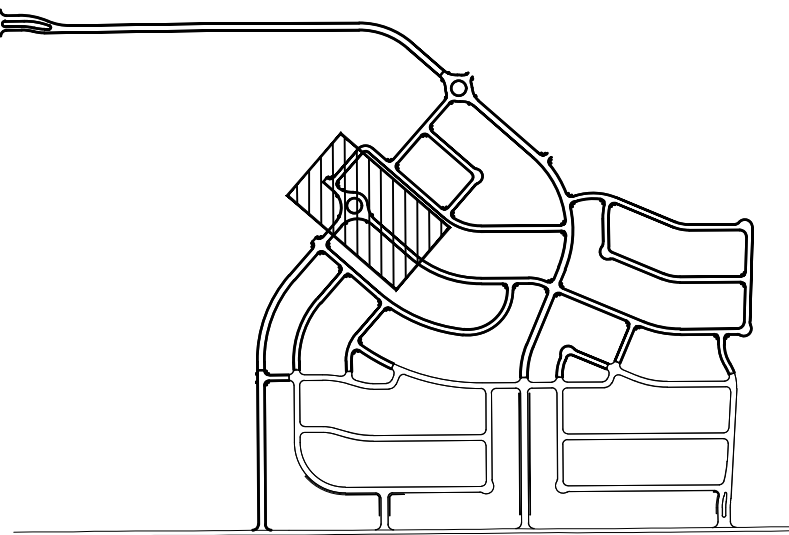
"X" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
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SHEET KEY MAP
1"=1000'



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DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.23

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

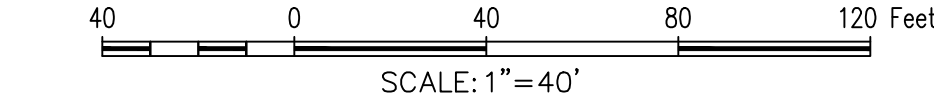
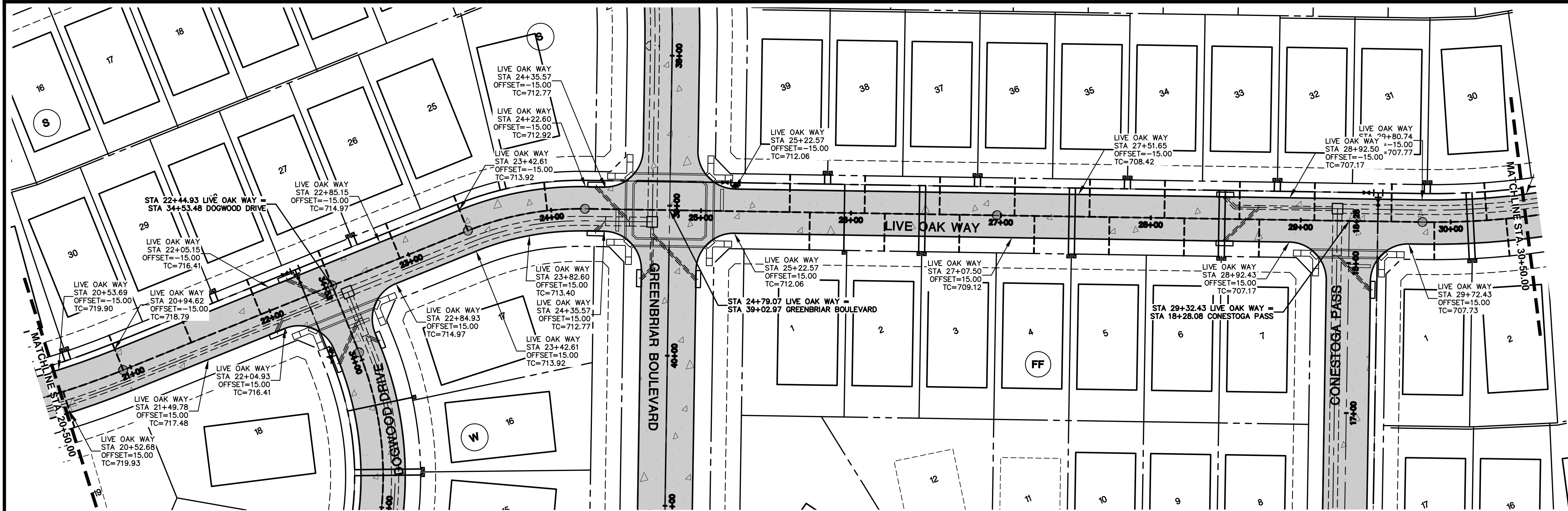
J. WILSON SURVEY, ABSTRACT NO. 963
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Rockwall, Texas 75087
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VENETIAN AT WESTON PHASE 2A

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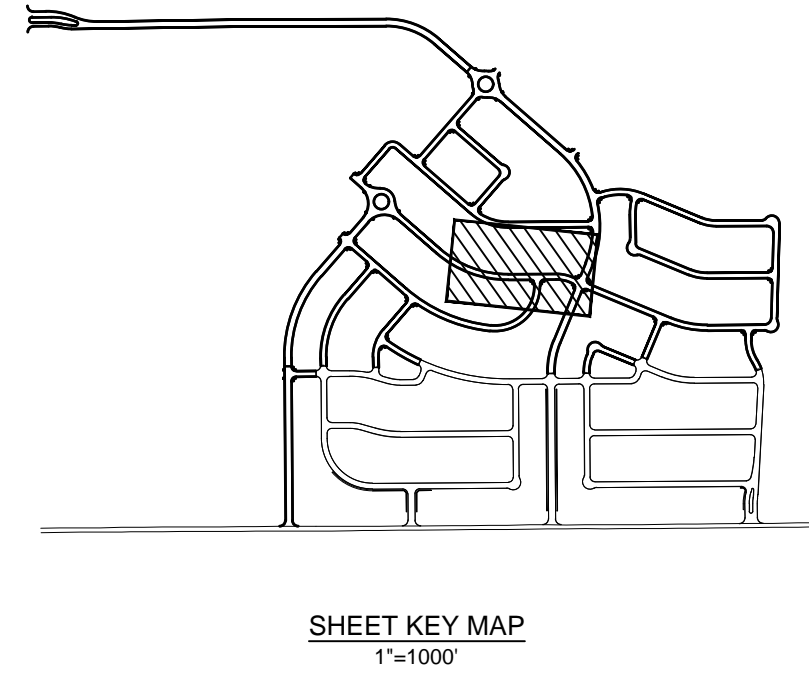
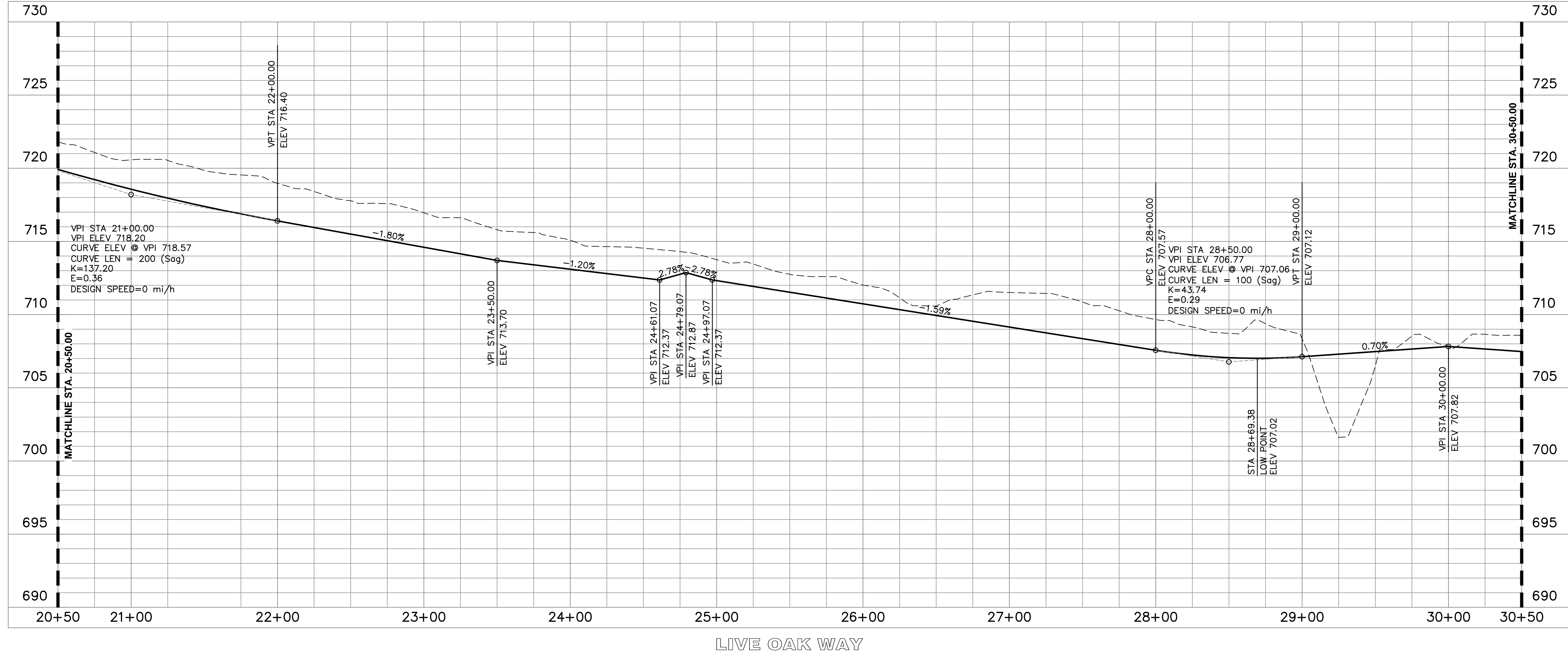


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LIVE OAK WAY PLAN & PROFILE

PRELIMINARY PLANS

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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.24

VENETIAN AT WESTON PHASE 2A
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70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
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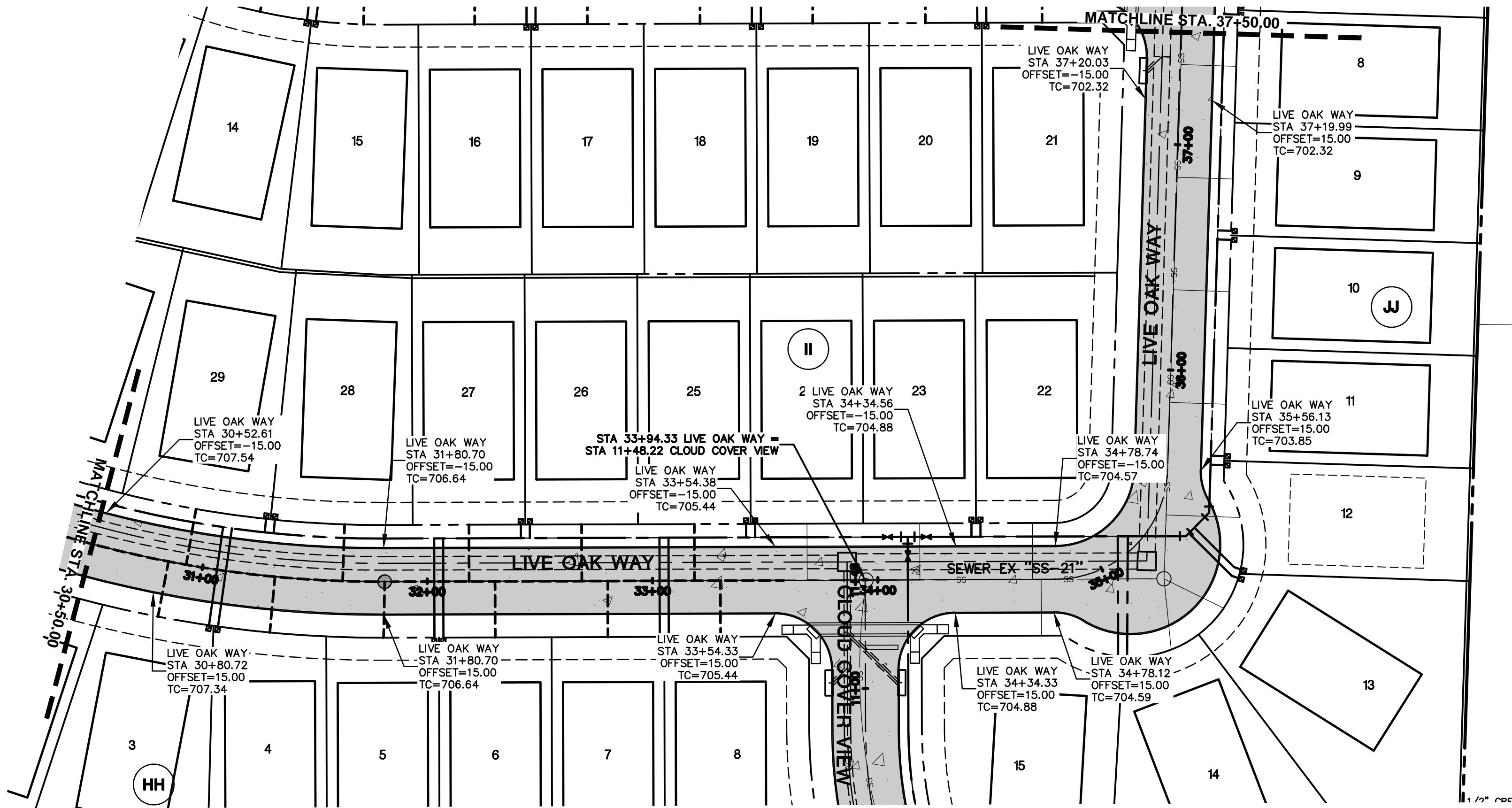


VENETIAN AT WESTON PHASE 2A

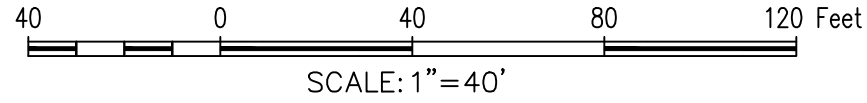
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Printed: 03/07/2022 11:52 AM, by jacobson



LIVE OAK WAY



LC
WESTON
20190221

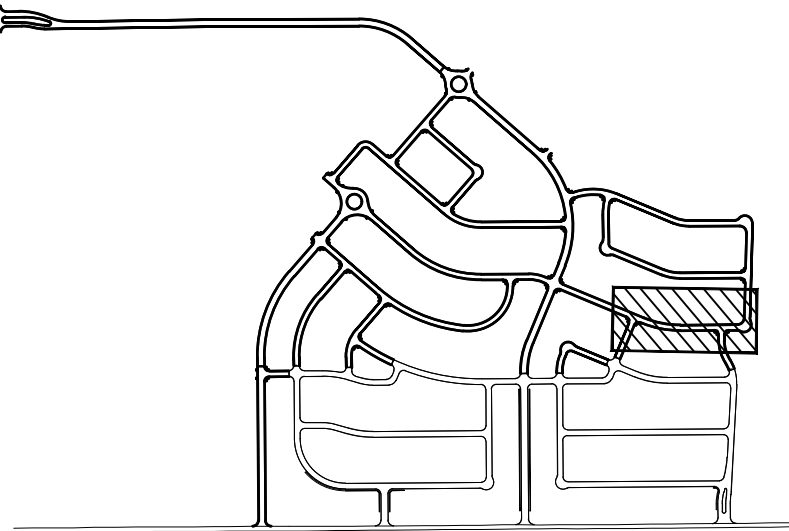


"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
N=7183022.0359;
E=2560466.1608;
ELEV=726.82

"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE
INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
E=2558437.54;
ELEV=549.85

PAVING NOTES

1. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03) FOR QUANTITY CALLOUTS.
2. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03) FOR PAVING SPECIFICATIONS AND LEGEND.
3. REFER TO THE PAVING PLAN (SHEETS C7.01-C7.03) FOR ADDITIONAL NOTES & REQUIREMENTS.



SHEET KEY MAP
1"=1000'

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

LIVE OAK WAY PLAN &
PROFILE

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.25

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres

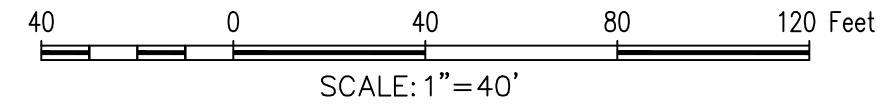
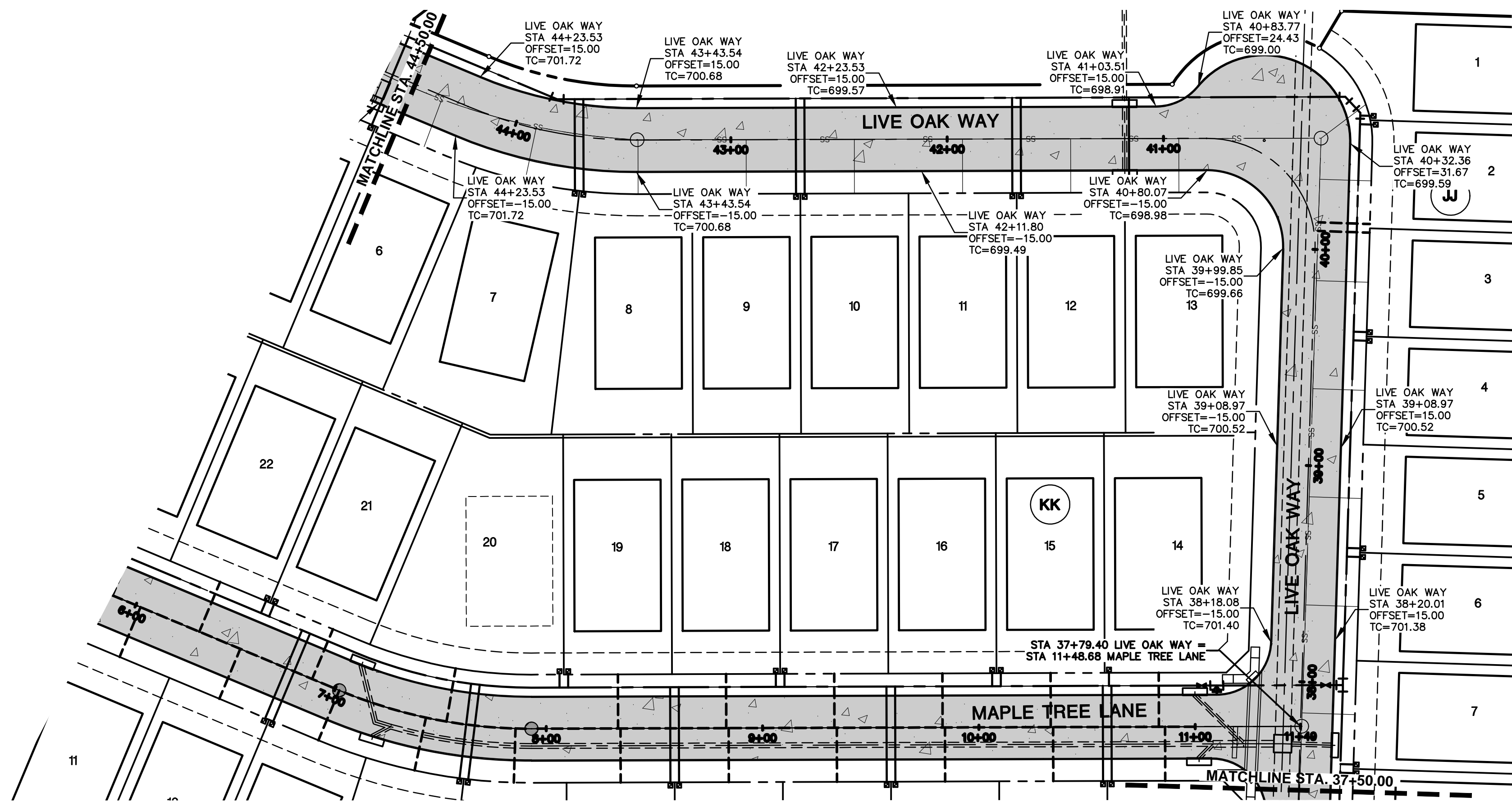
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS



MCADAMS

The John R. McAdams
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111 Hillside Drive
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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com

VENETIAN AT WESTON PHASE 2A

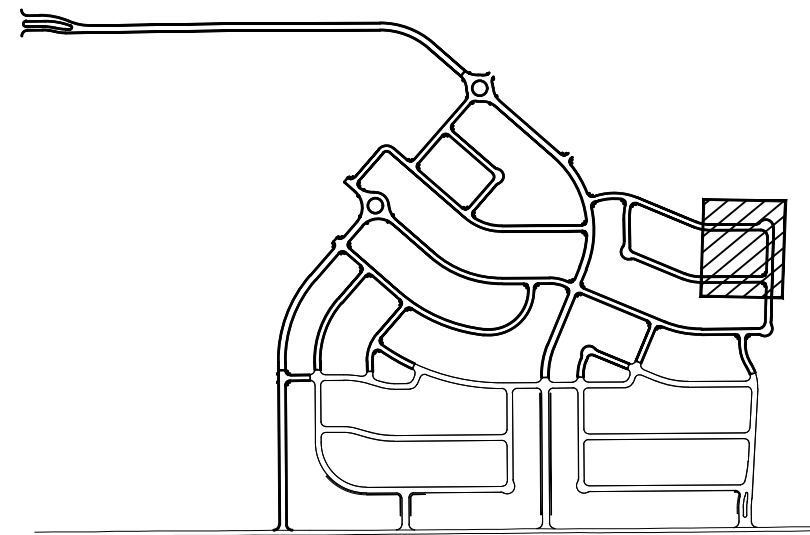


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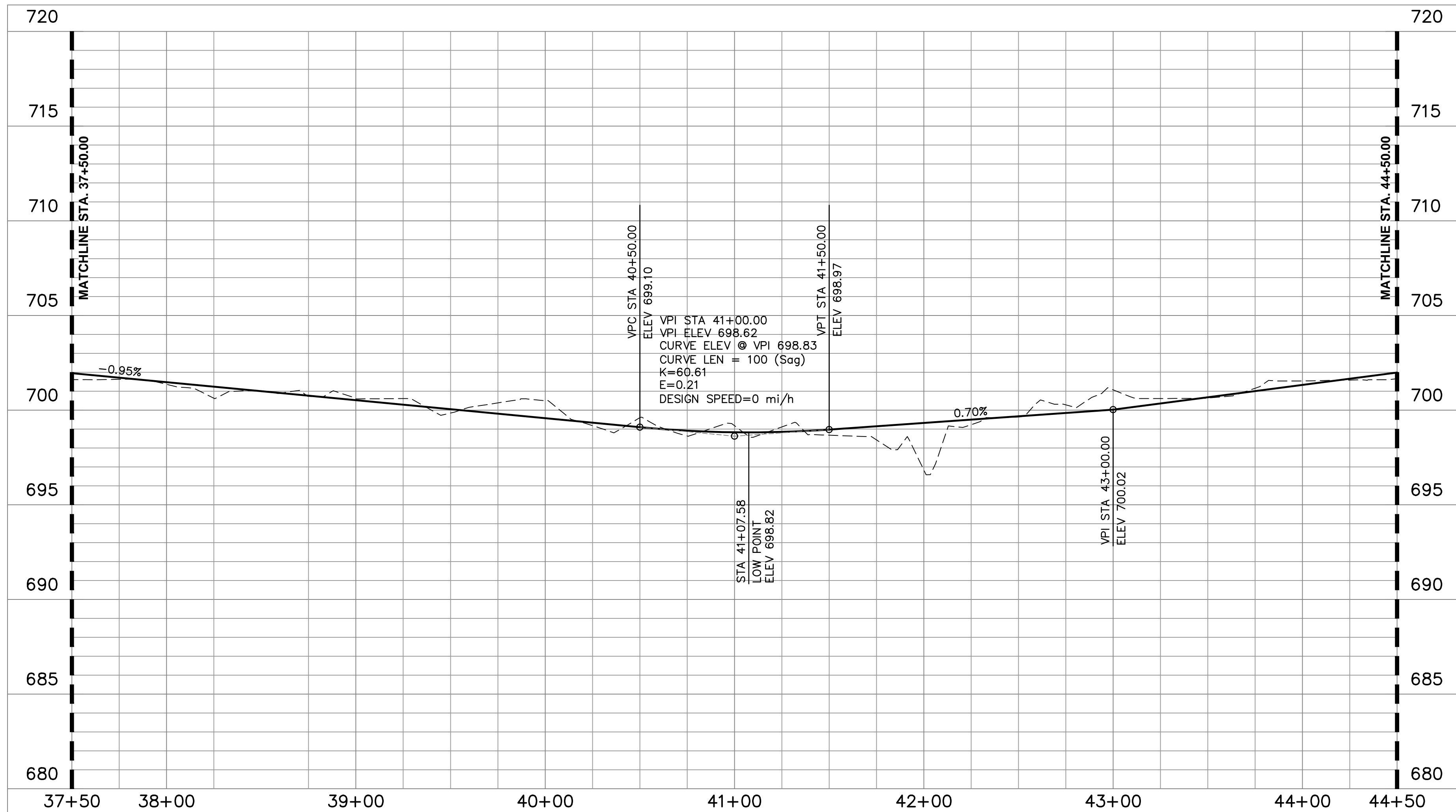
"Y" SET IN THE MEDIAN OF FERGUSON PARKWAY APPROXIMATELY 550' SOUTH OF THE INTERSECTION OF HACKBERRY AND FERGUSON PARKWAY
N=7179687.33;
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SHEET KEY MAP
1"=1000'



LIVE OAK WAY

OWNER/DEVELOPER
MEGATEL HOMES
2101 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

LIVE OAK WAY PLAN &
PROFILE

PRELIMINARY PLANS

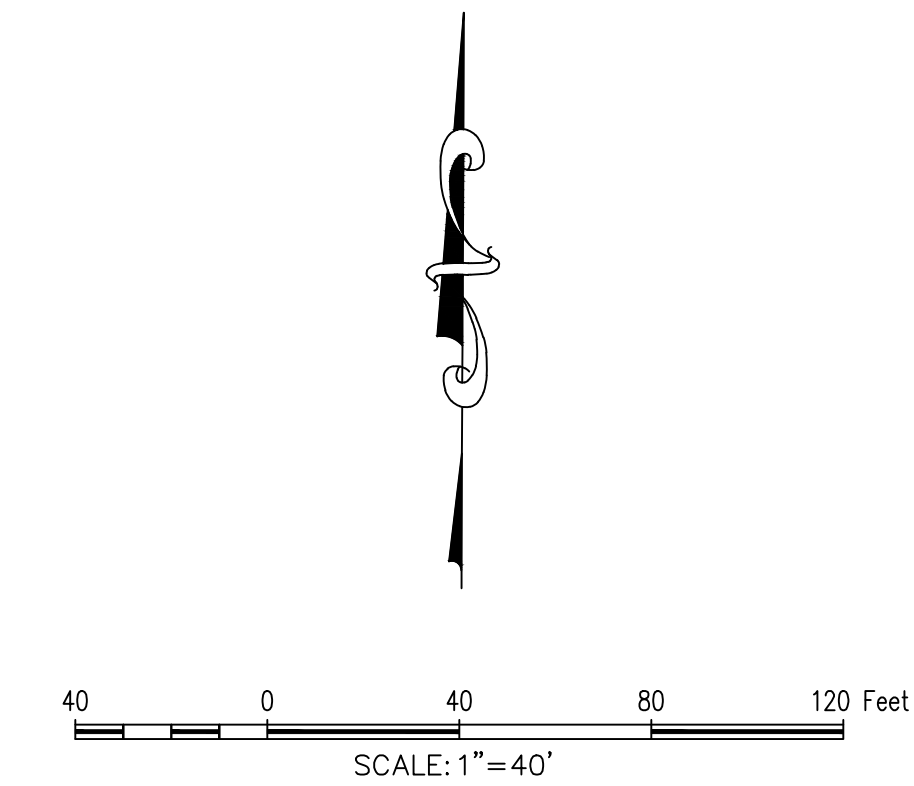
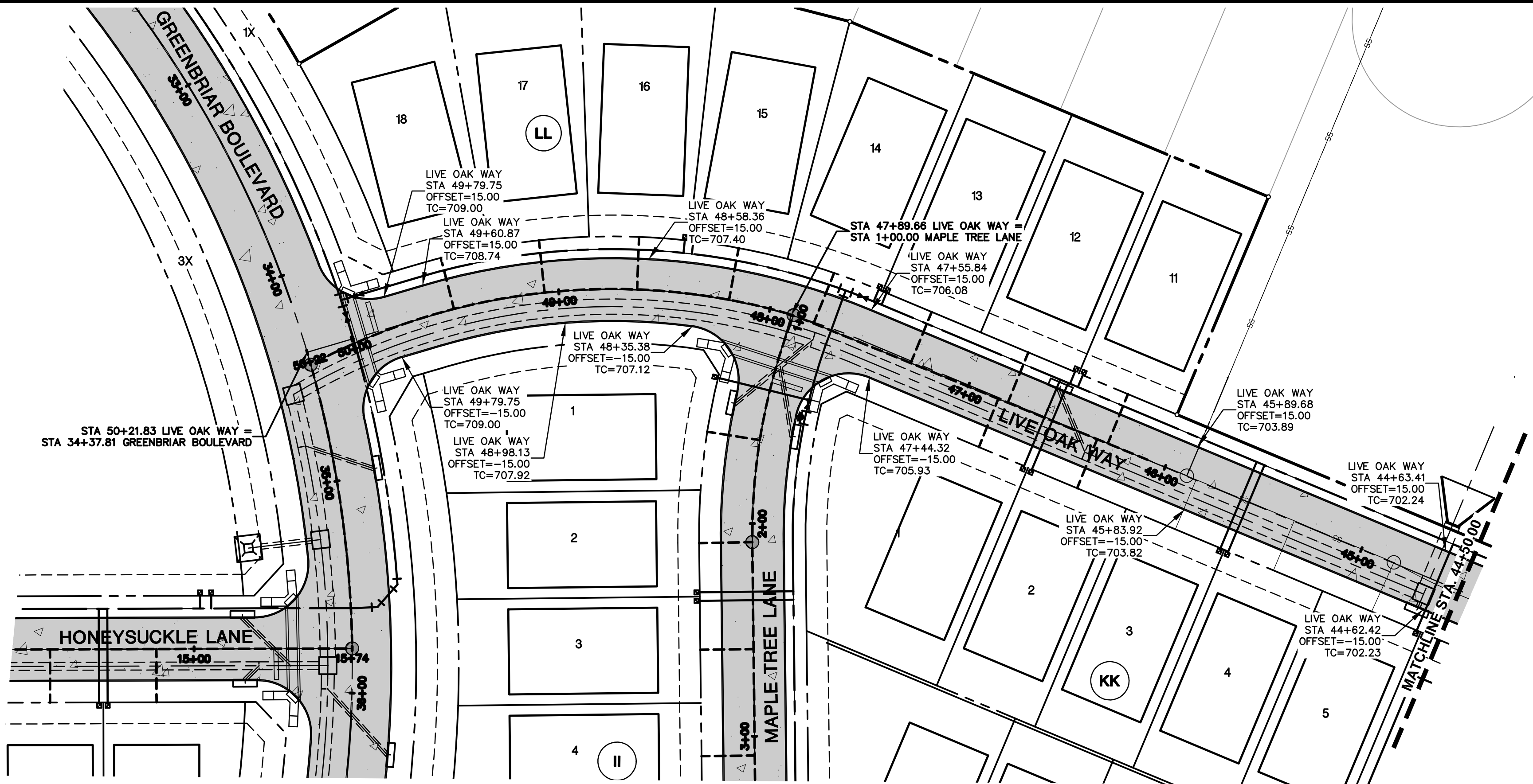
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Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.26

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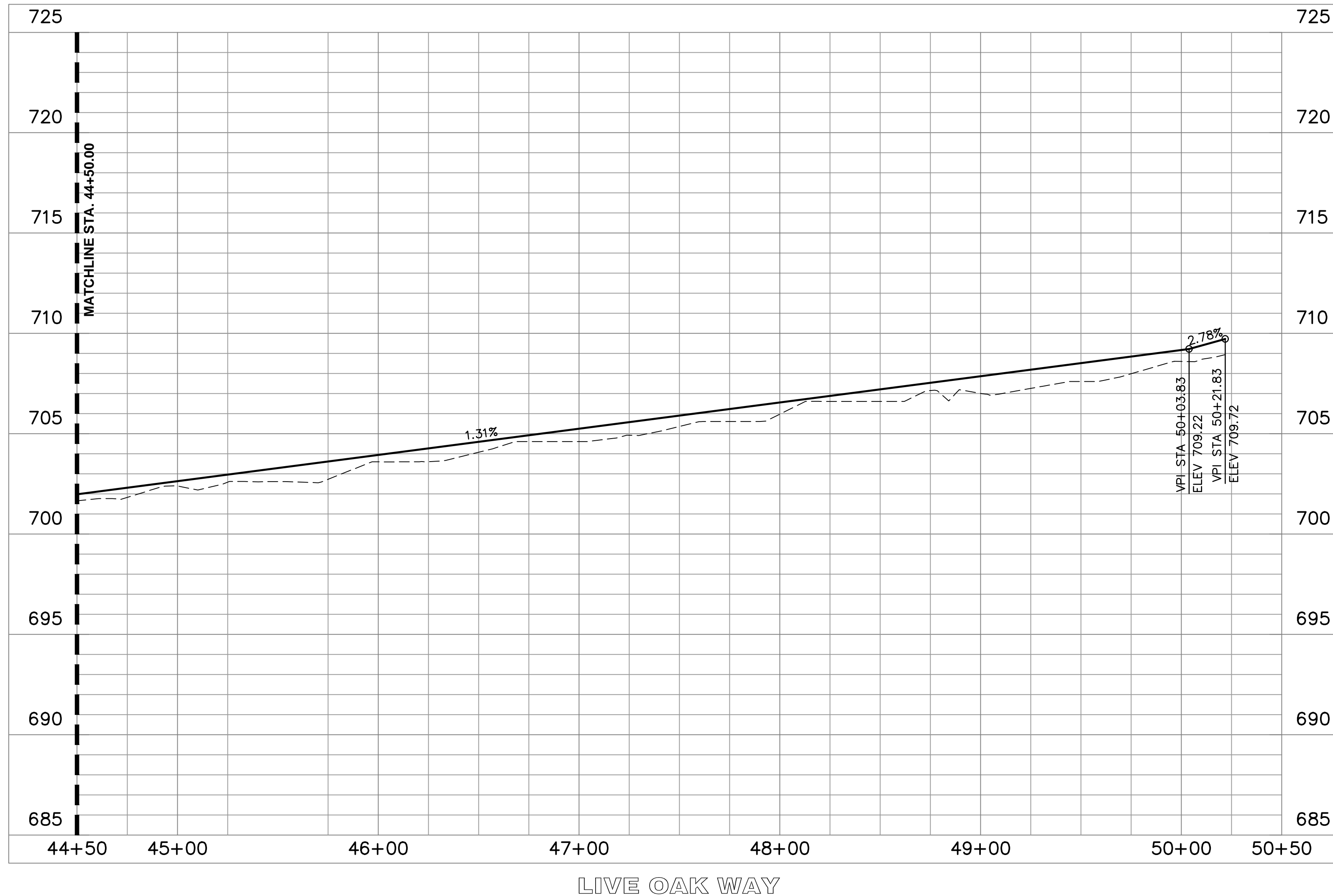
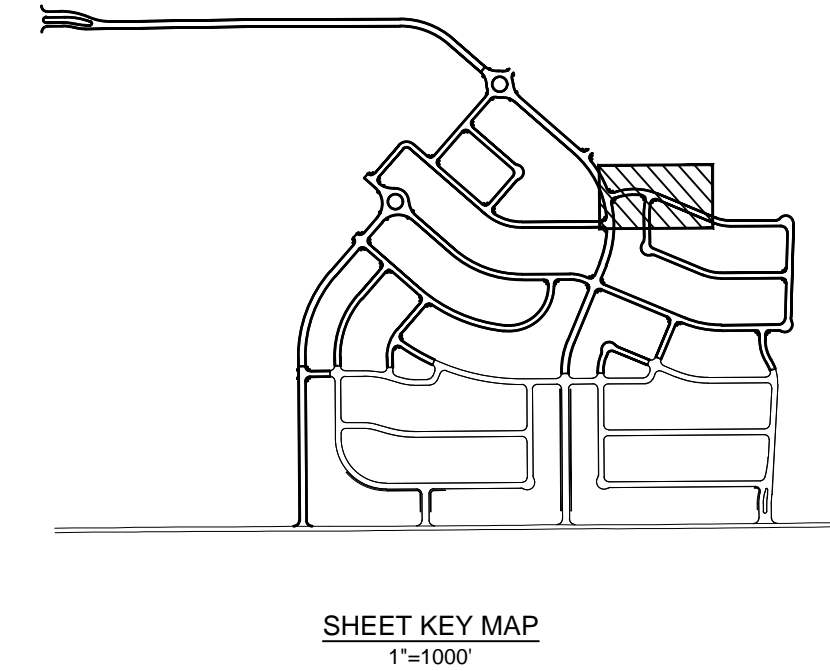


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N=7183022.0359;
E=2560466.1608;
ELEV=726.82

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OWNER/DEVELOPER
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

LIVE OAK WAY PLAN &
PROFILE

PRELIMINARY PLANS

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Revisions:

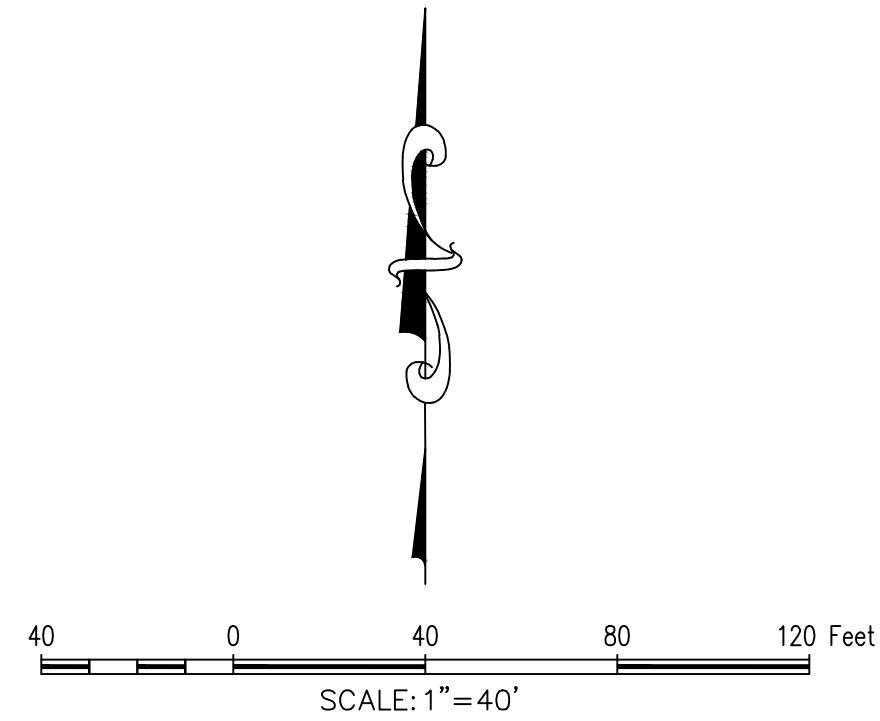
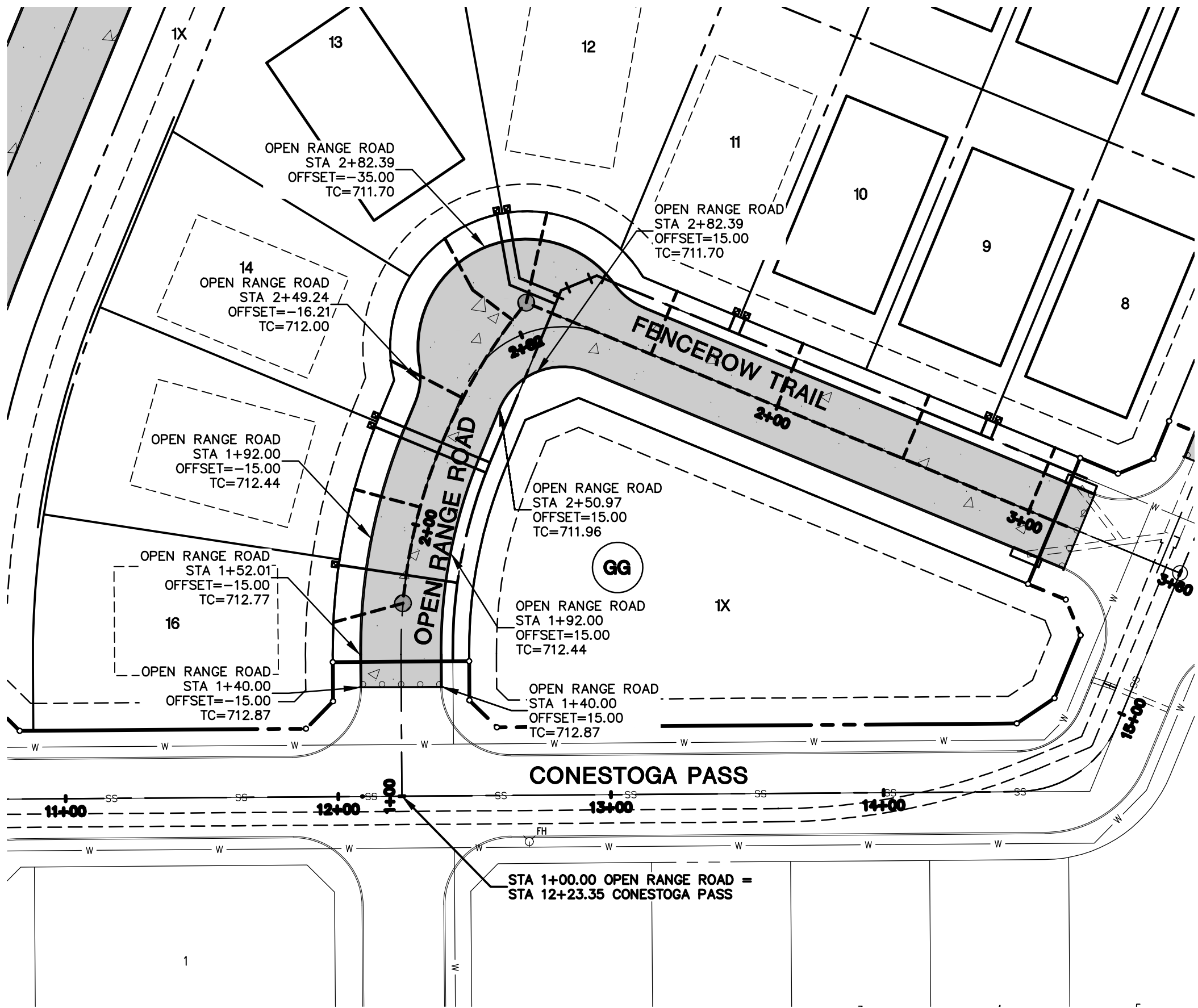
MEH21001

C7.27

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111 Hillside Drive
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201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 10194440
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VENETIAN AT WESTON PHASE 2A

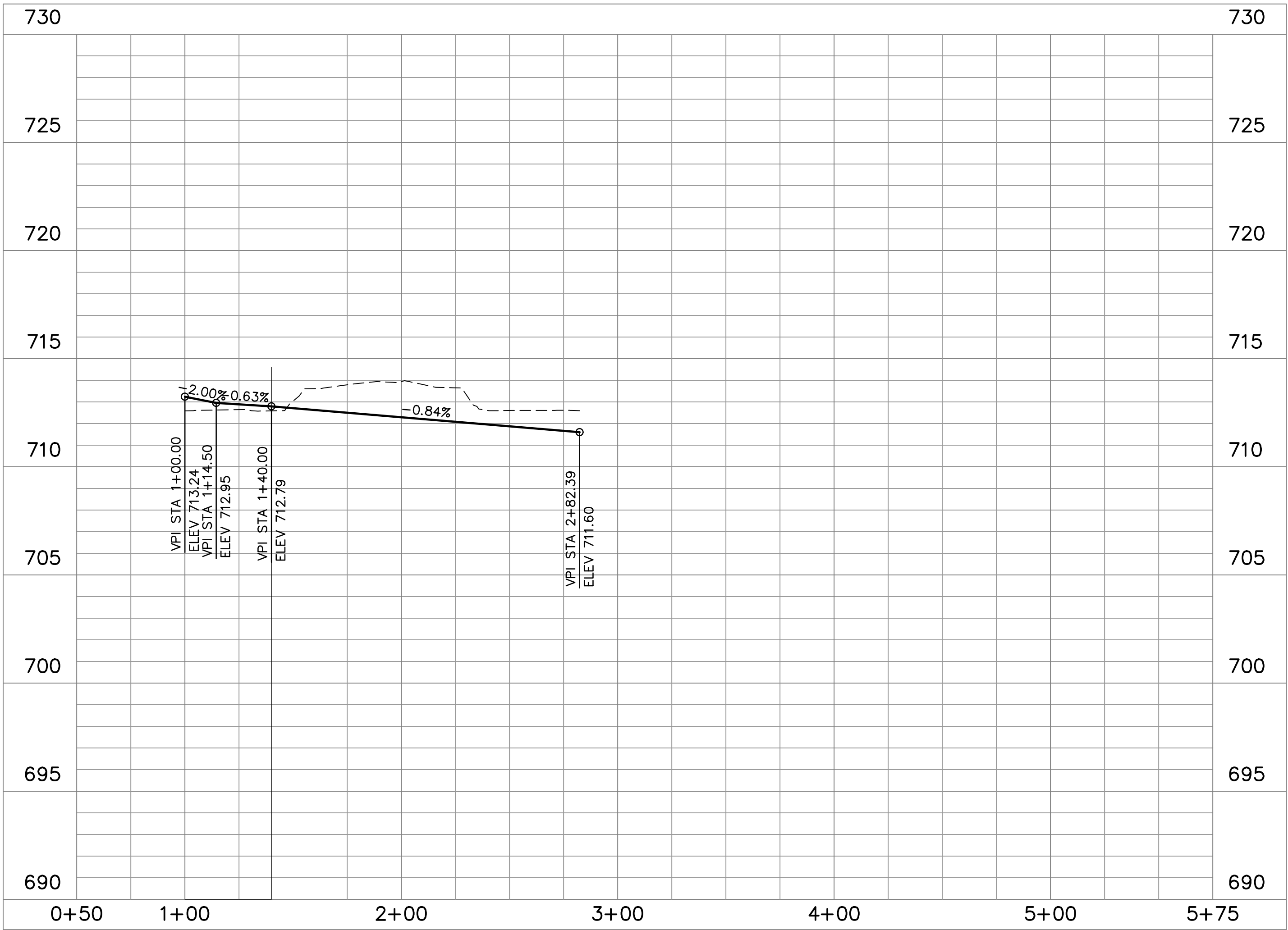
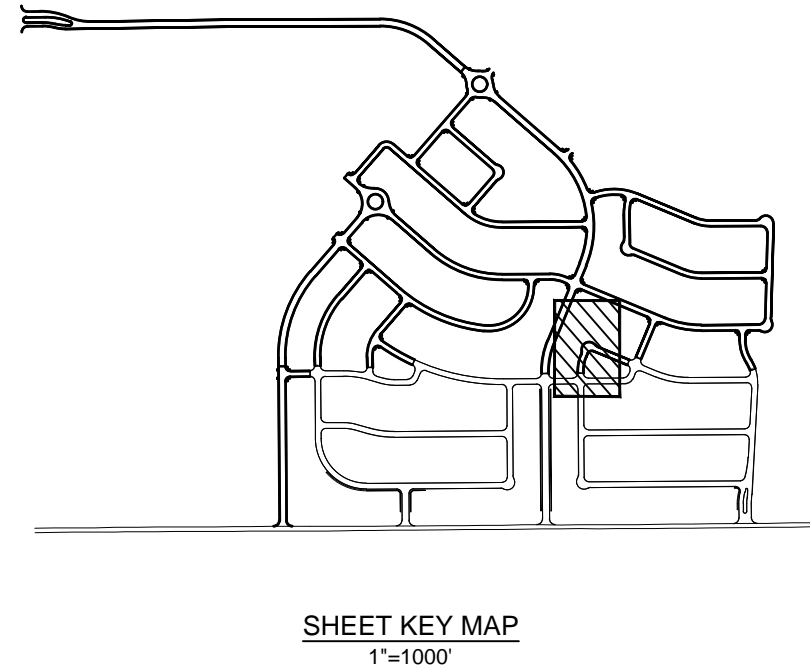


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Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

OPEN RANGE ROAD PLAN &
PROFILE

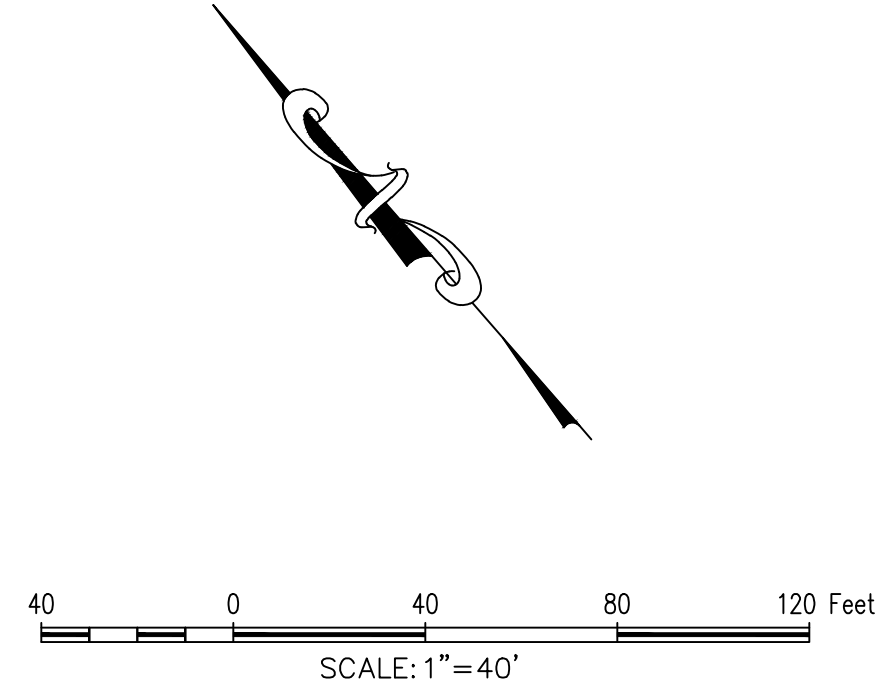
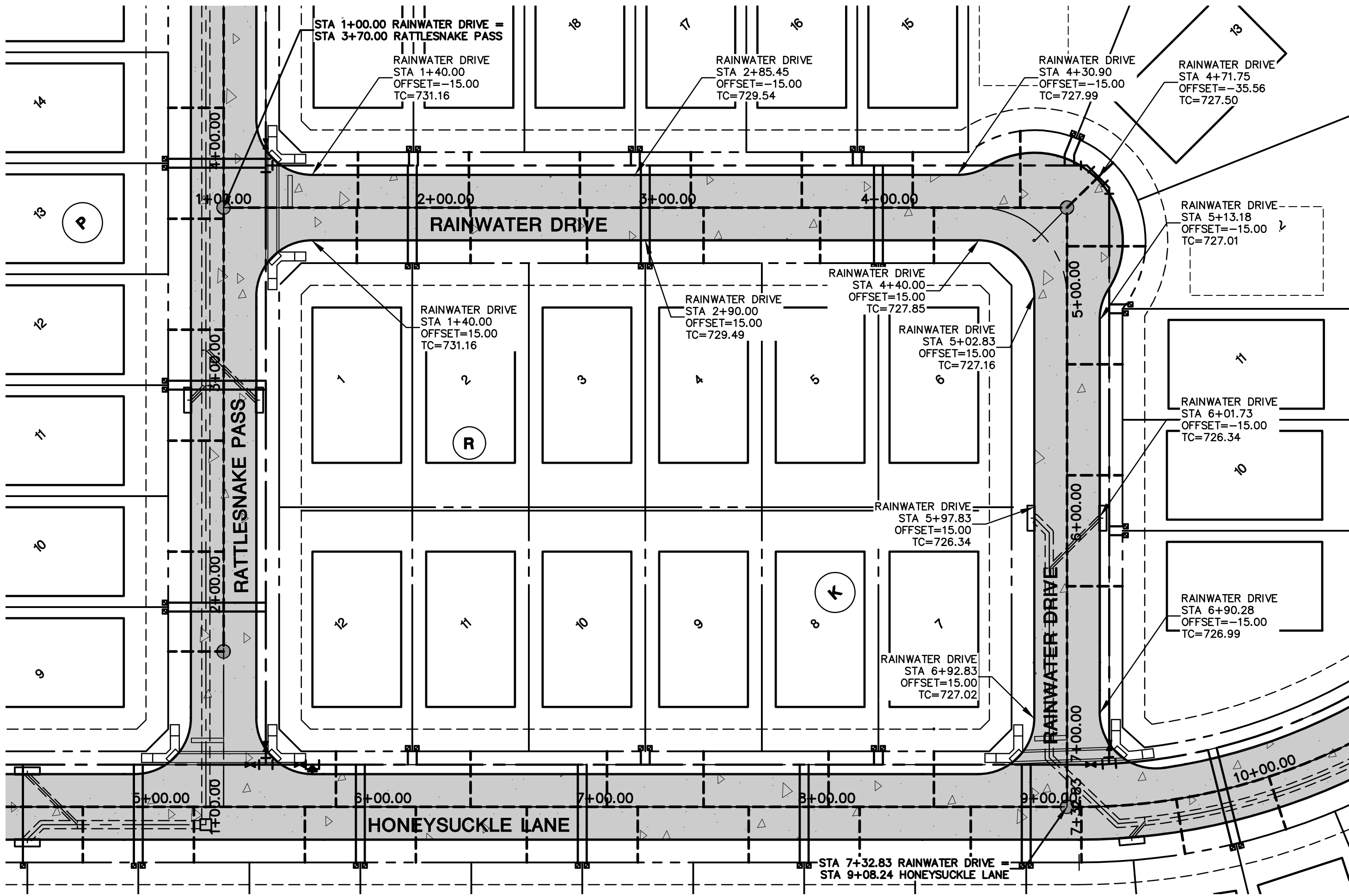
PRELIMINARY PLANS
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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: H1=40'; V 1'=4'
Revisions:

MEH21001

C7.29

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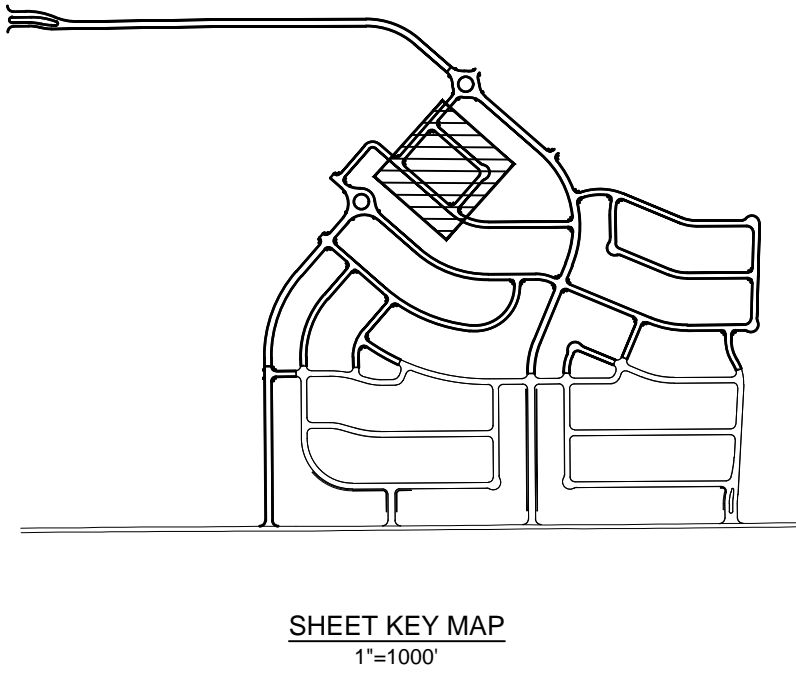
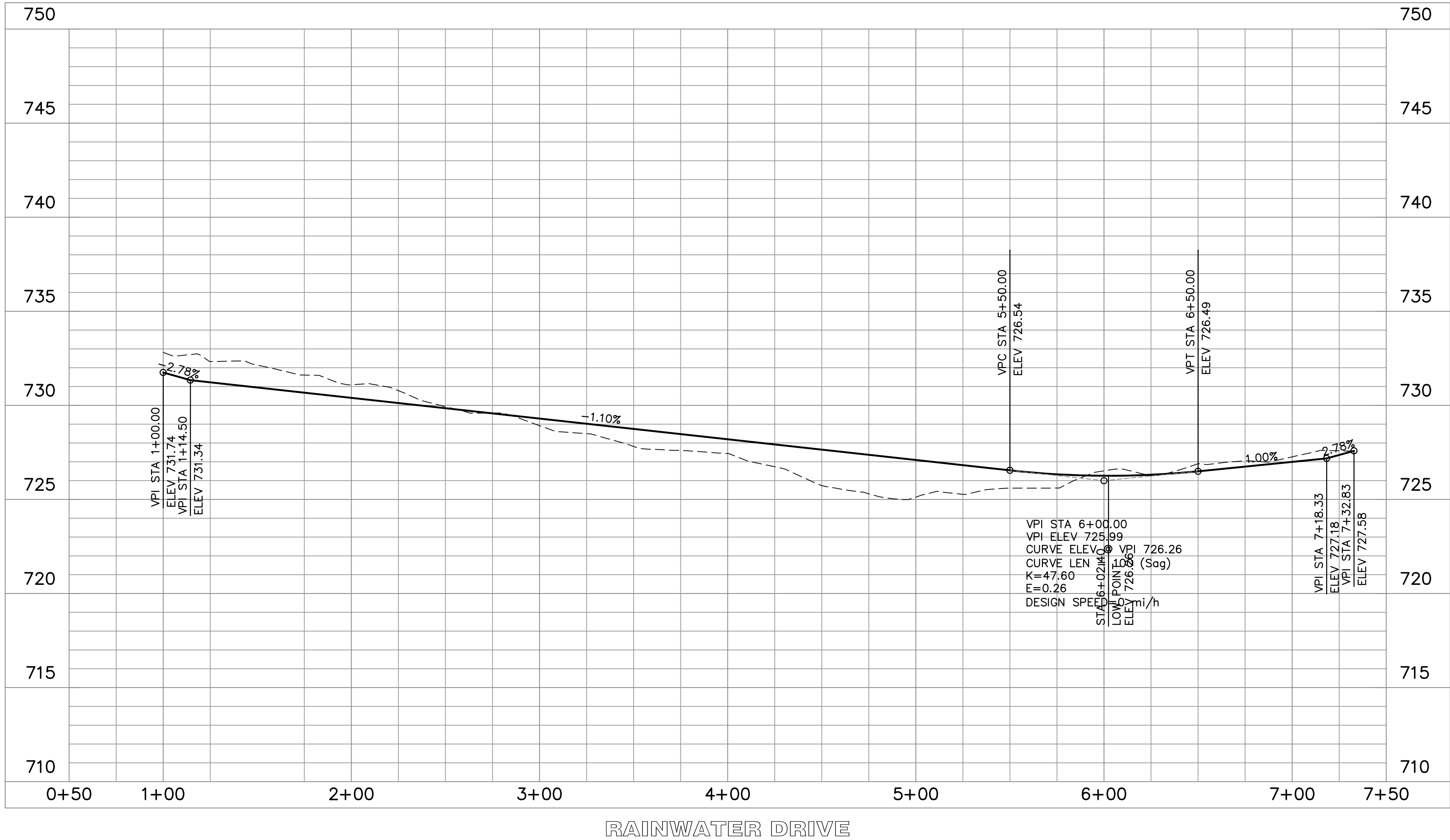


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111 Hillside Drive
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

RAINWATER DRIVE PLAN &
PROFILE

PRELIMINARY PLANS

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THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

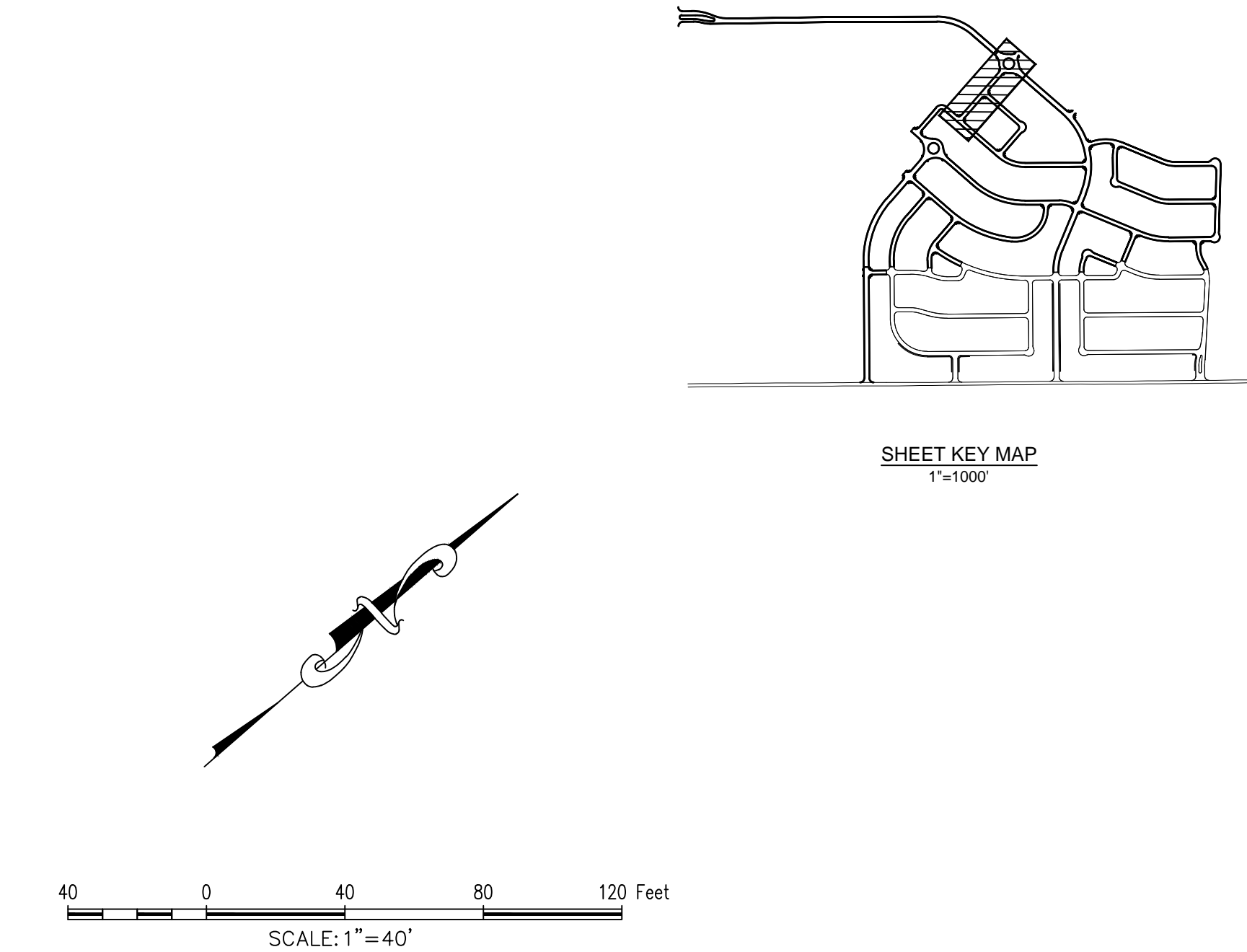
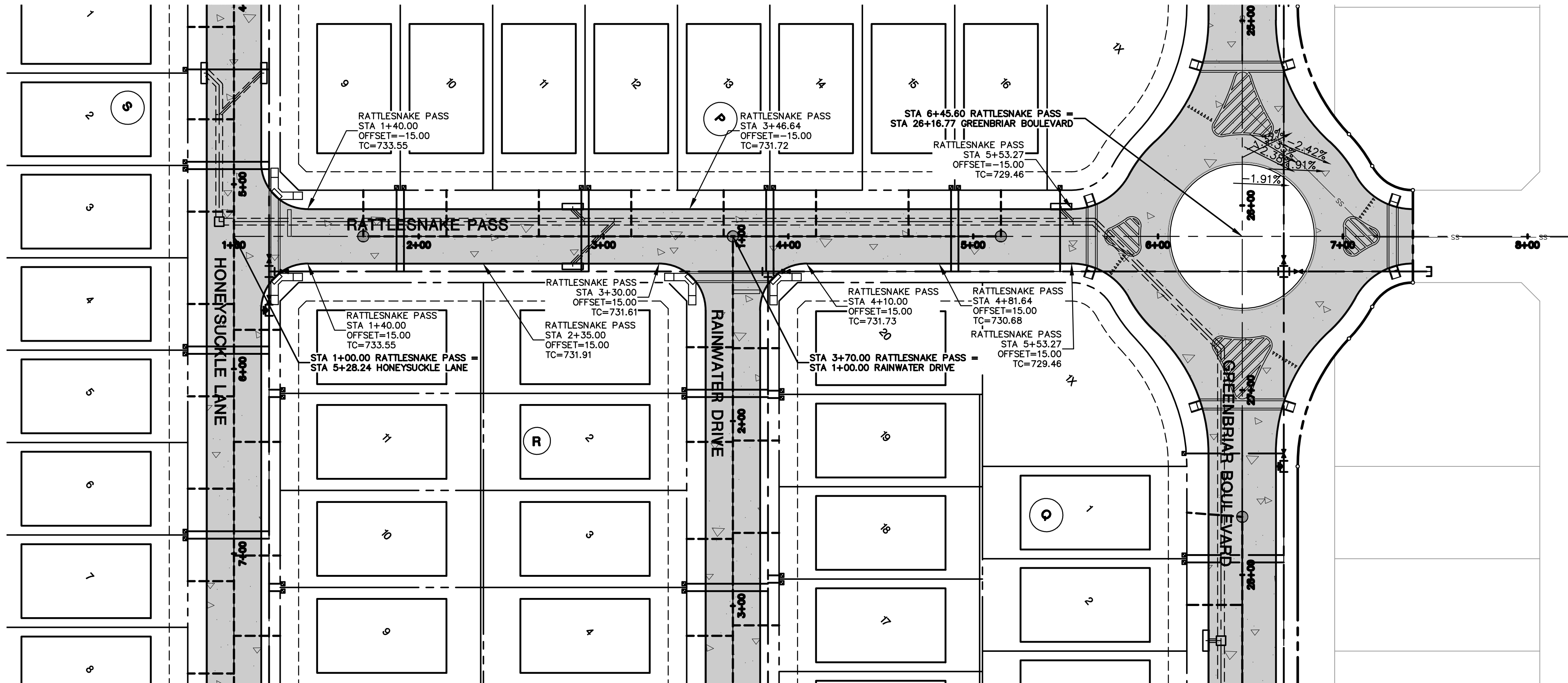
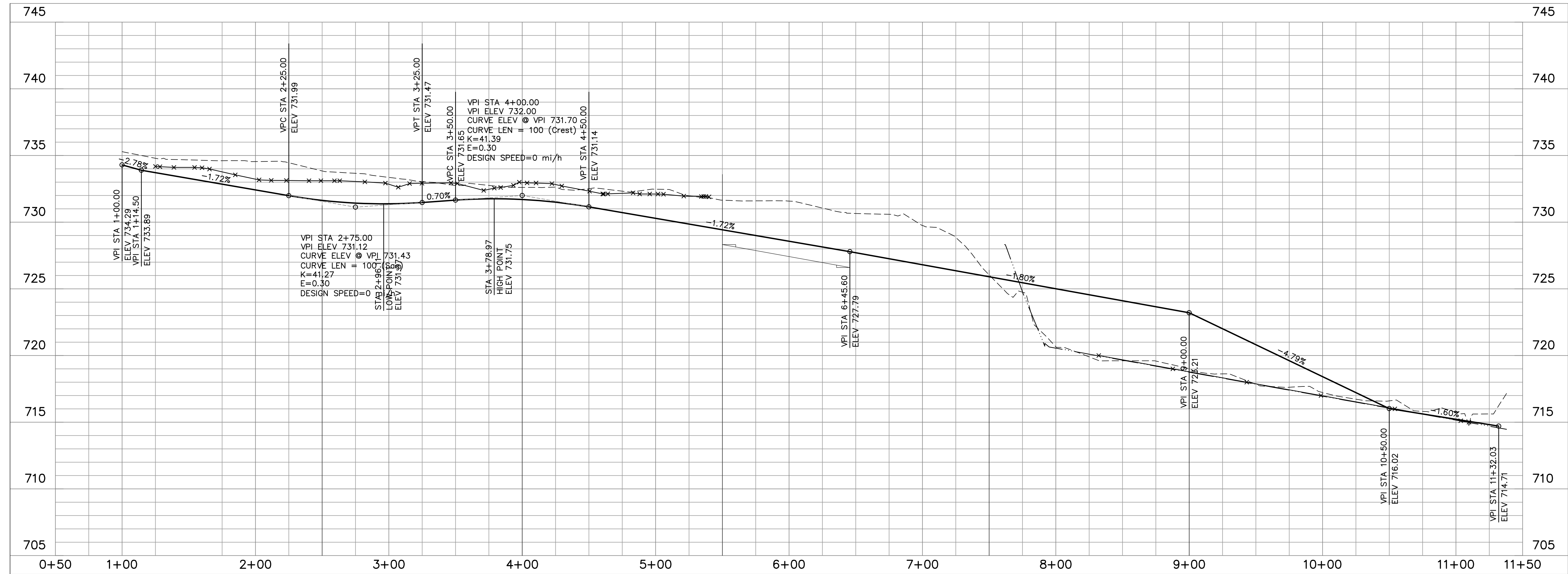
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Date: 03/07/2022
Scale: H1=40'; V 1"=4'
Revisions:

MEH21001

C7.30

OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

File: M:\Projects\MEH21001\Drawings\at Weston - Phase 1\04-Production\Engineering\Construction\Drawings\Current
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Drawing: 07/2022 11:14 AM by: J. Williams
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"X" SET SOUTHEAST CORNER OF THE ANNA HIGH SCHOOL PROPERTY
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OWNER/DEVELOPER
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VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A
70.078 Acres
in the
CITY OF WESTON
COLLIN COUNTY, TEXAS
J. WILSON SURVEY, ABSTRACT NO. 963

**RATTLESNAKE PASS PLAN
& PROFILE**

PRELIMINARY PLANS
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TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
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Revisions:

MEH21001

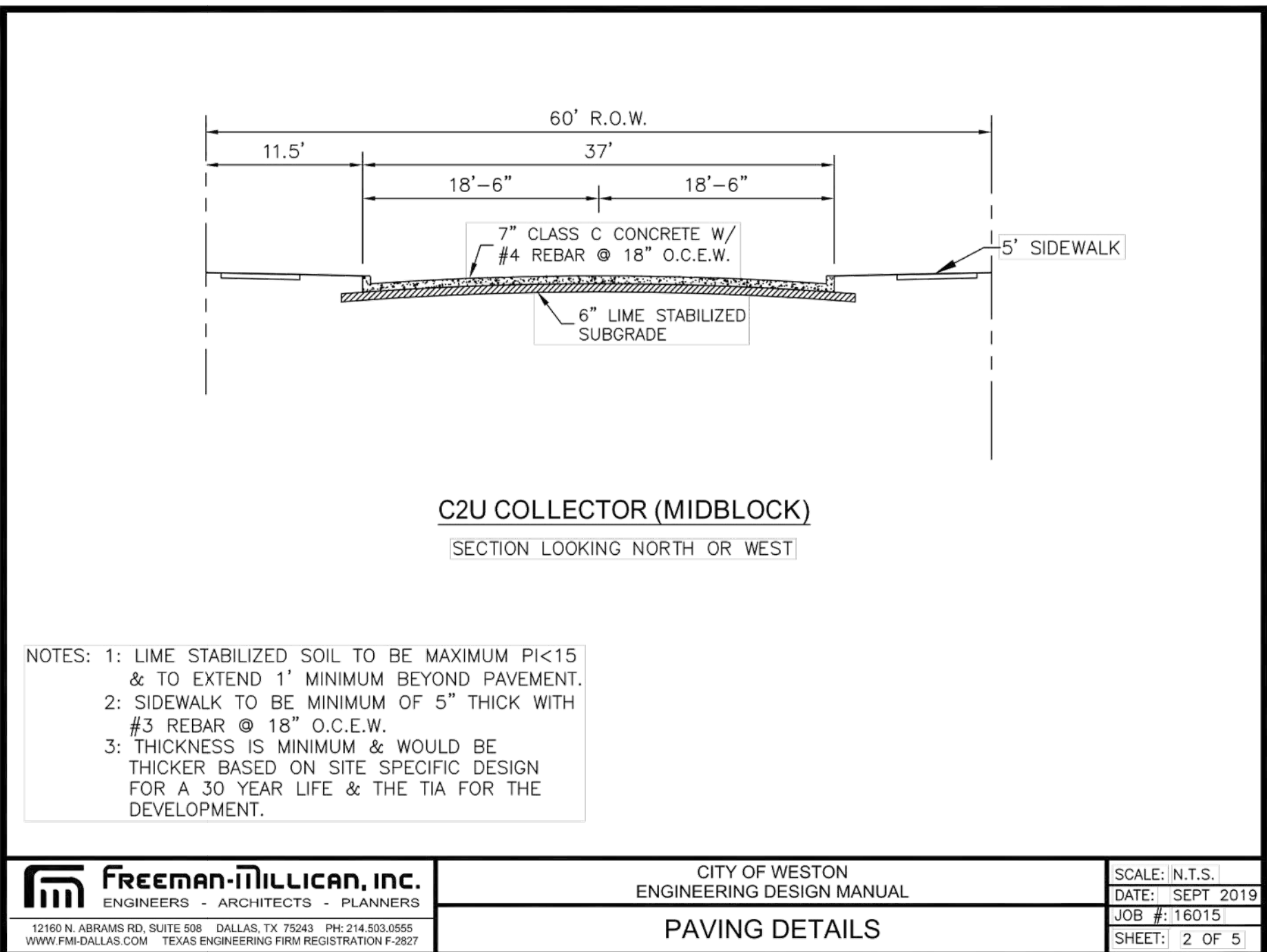
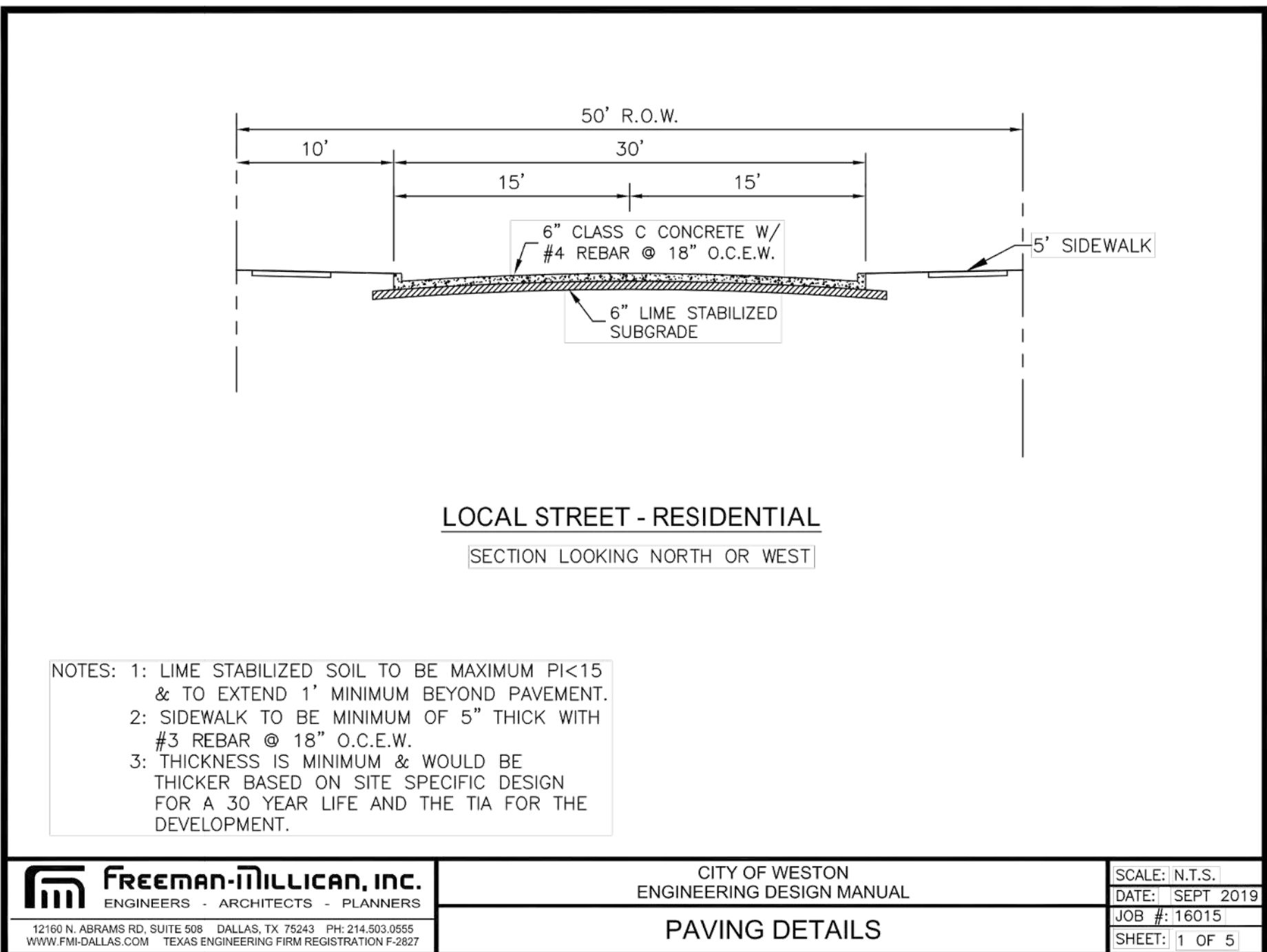
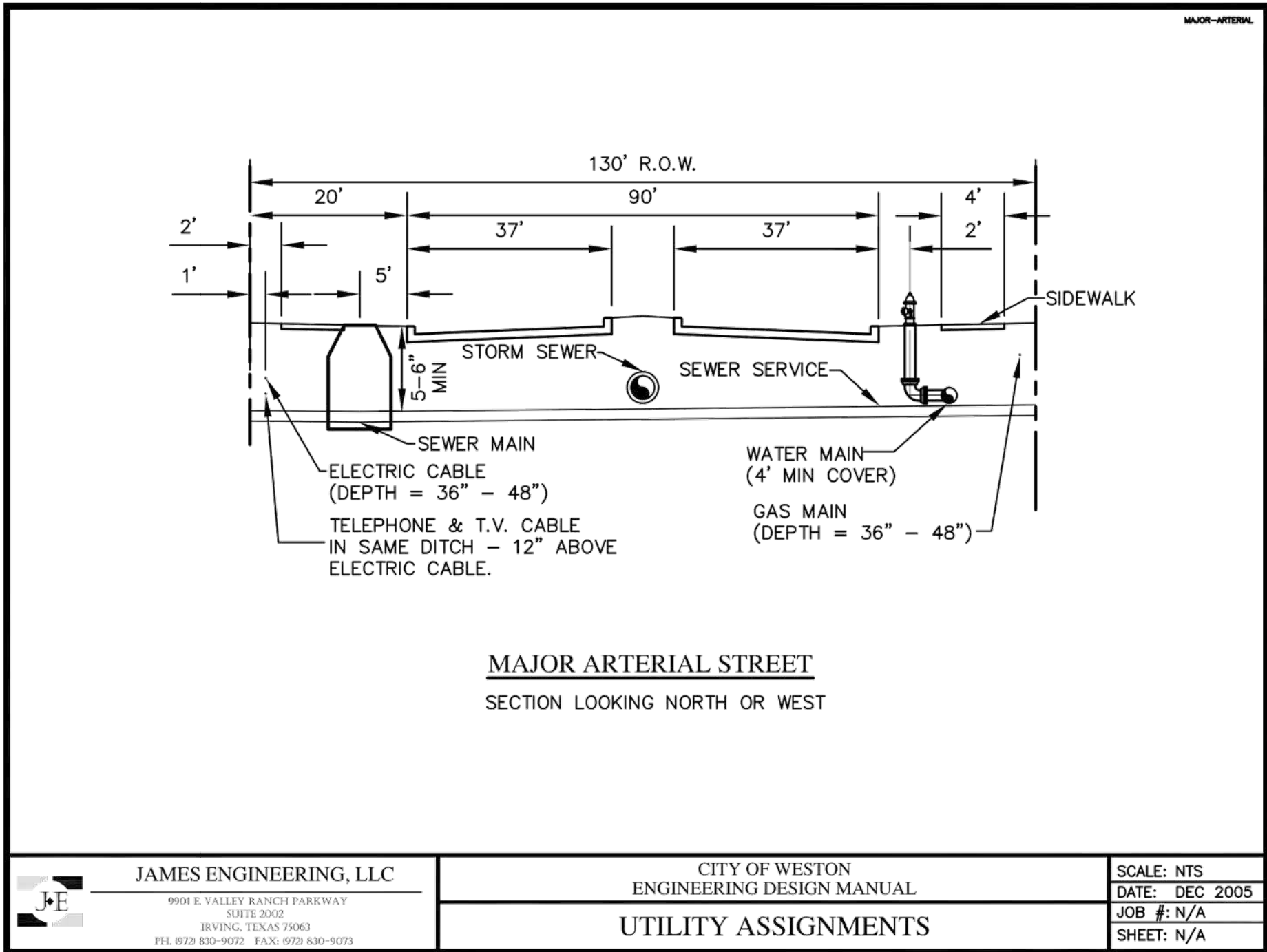
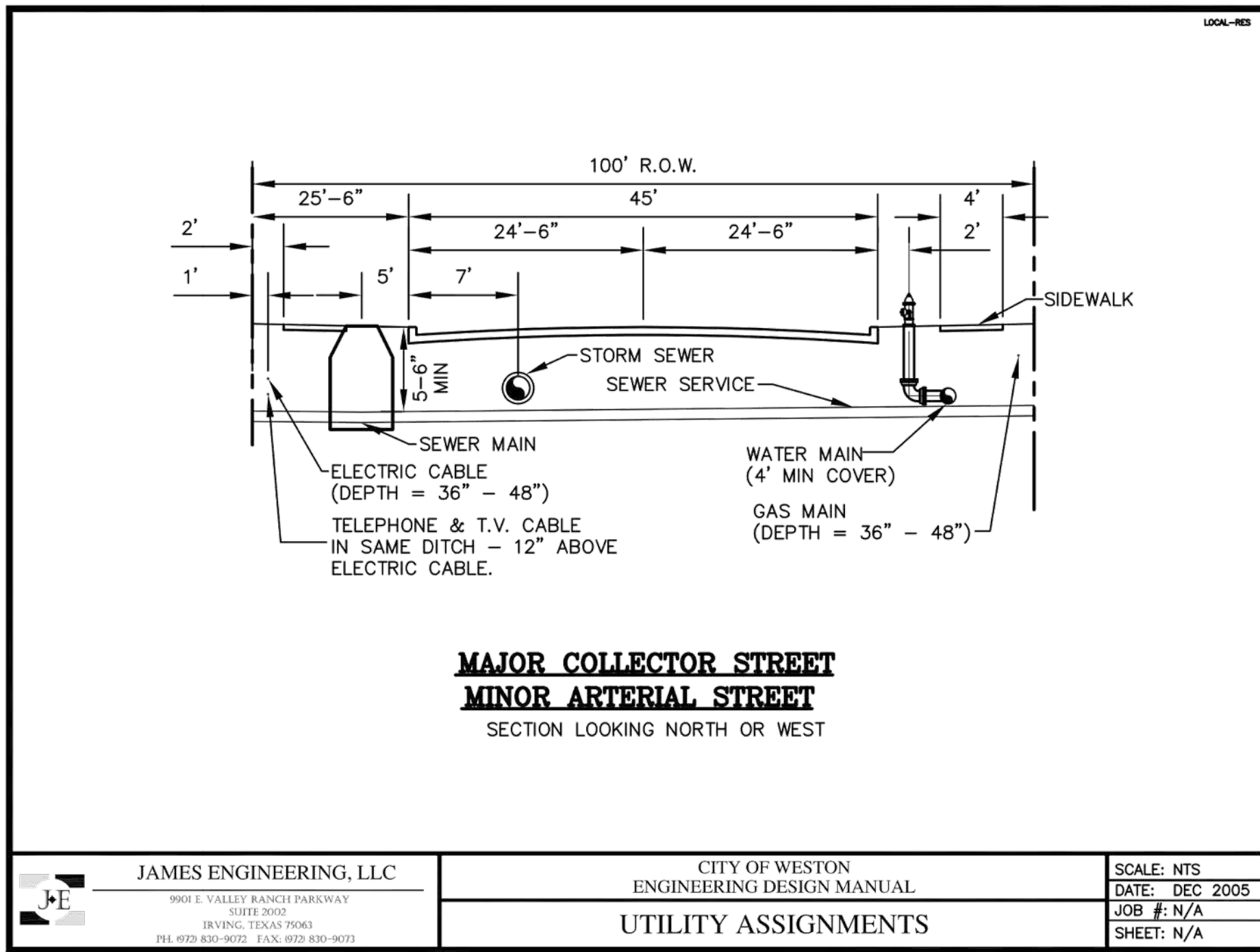
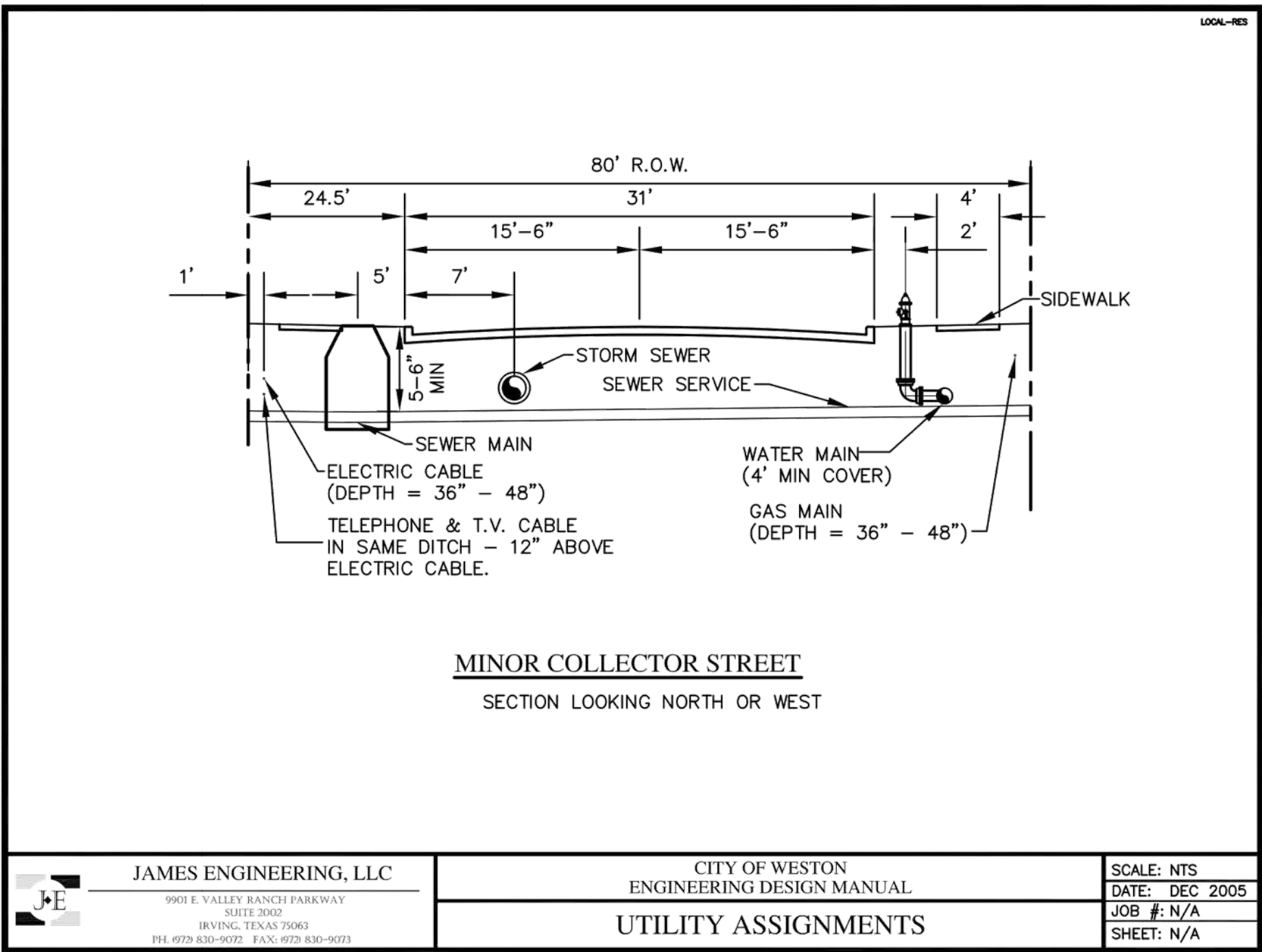
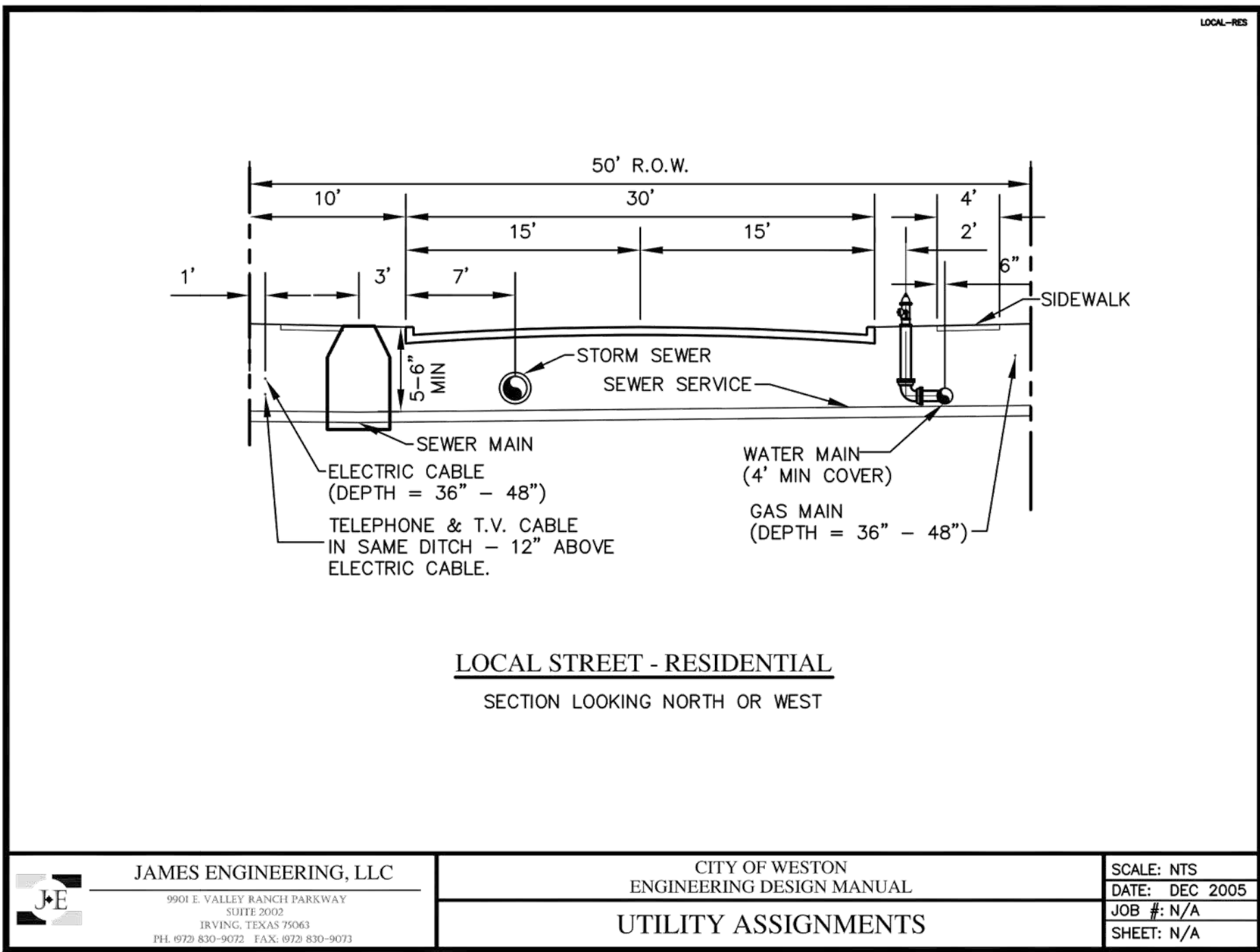
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201 Country View Drive
Rockwall, Texas 75087
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VENETIAN AT WESTON PHASE 2A

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Drawing: Phase 2A\MEH21001-01
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Scale: 3/4"=1'-0" (0.75)



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MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

Drawn By: AR
Date: 03/07/2022
Scale: N.T.S.
Revisions:

MEH21001

C8.01

VENETIAN AT WESTON PHASE 2A

VENETIAN AT WESTON PHASE 2A

70.078 Acres

J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

**STANDARD CONSTRUCTION
DETAILS**

PRELIMINARY PLANS

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DATE 3/7/2022

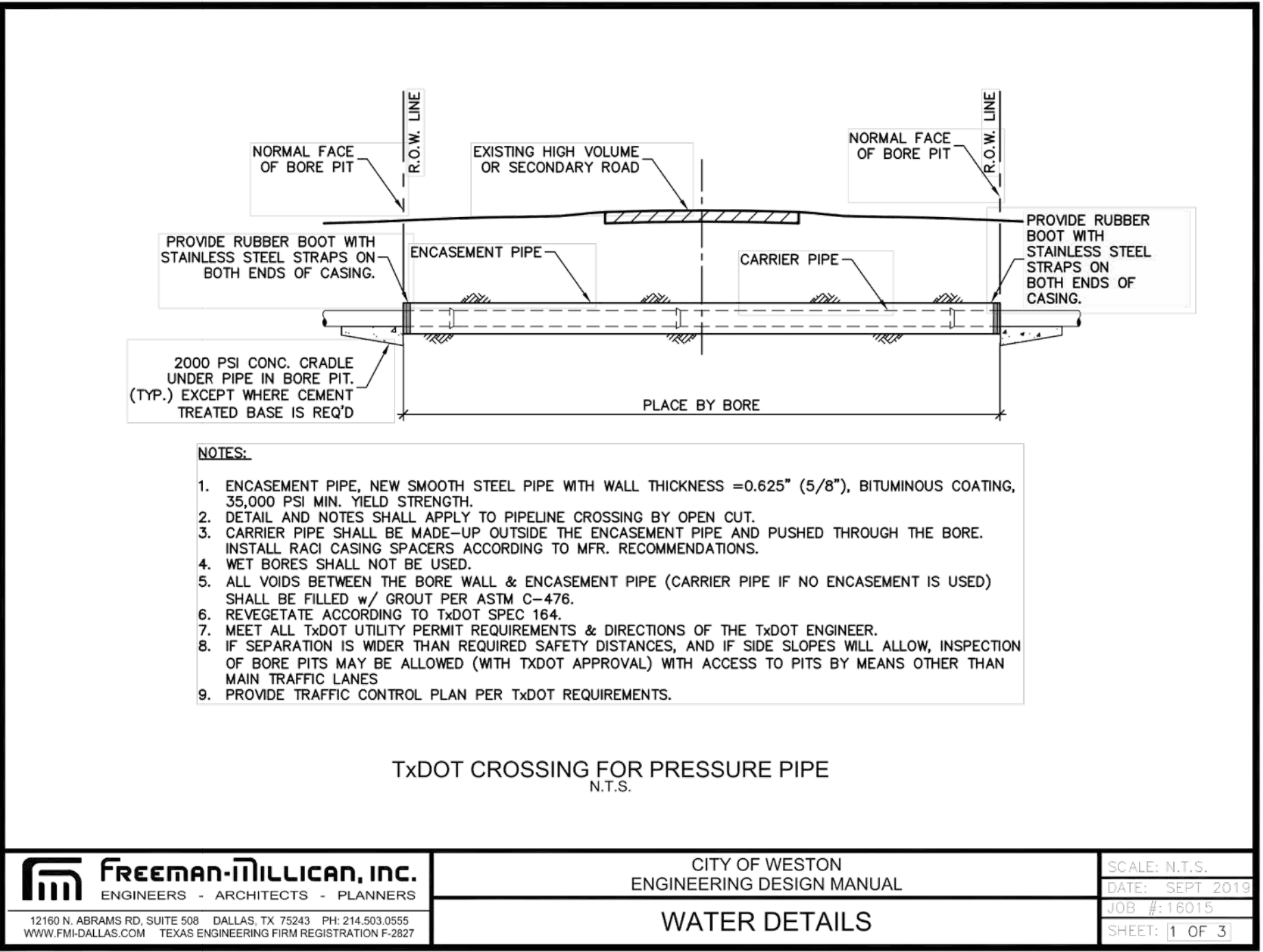
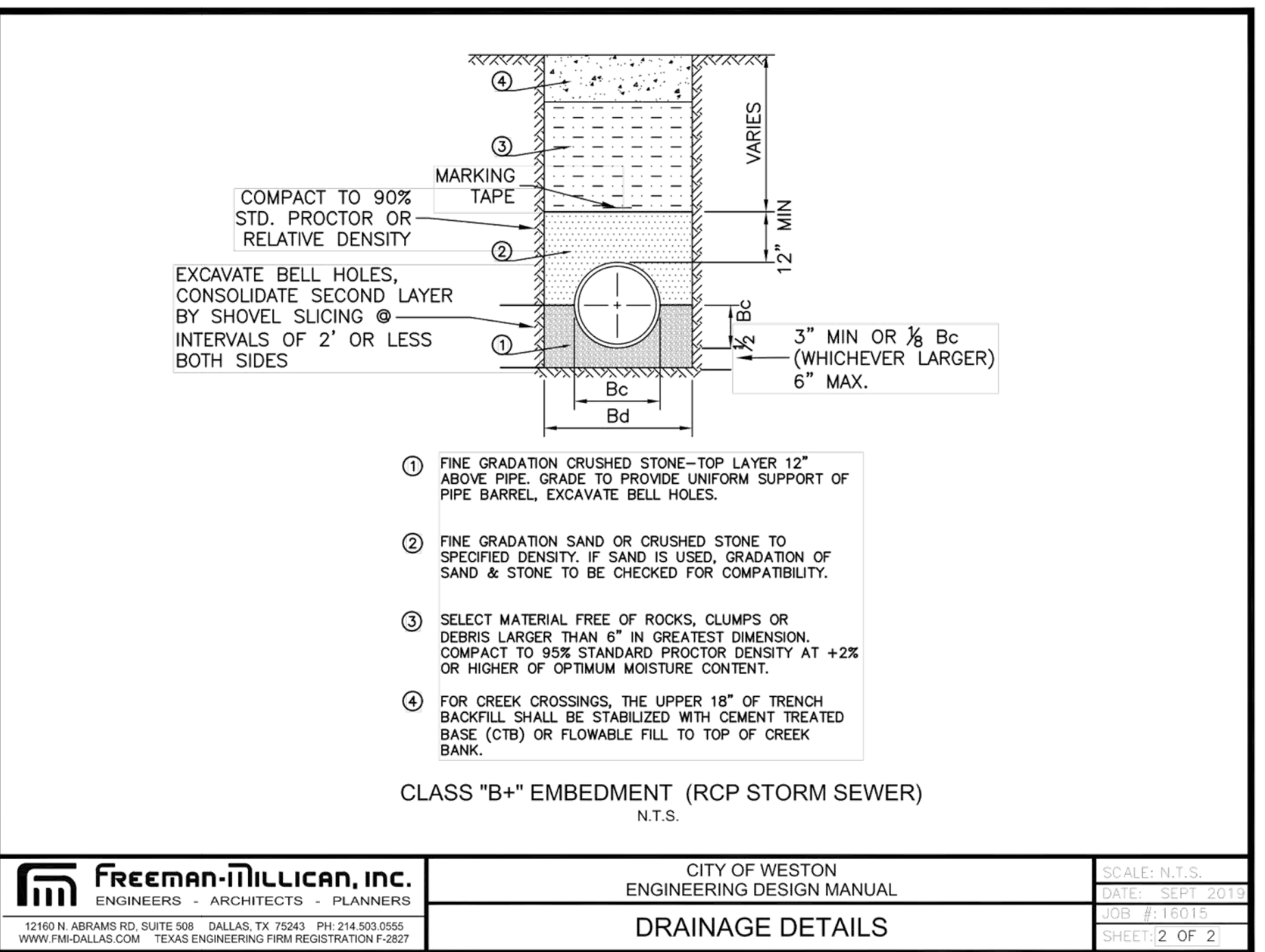
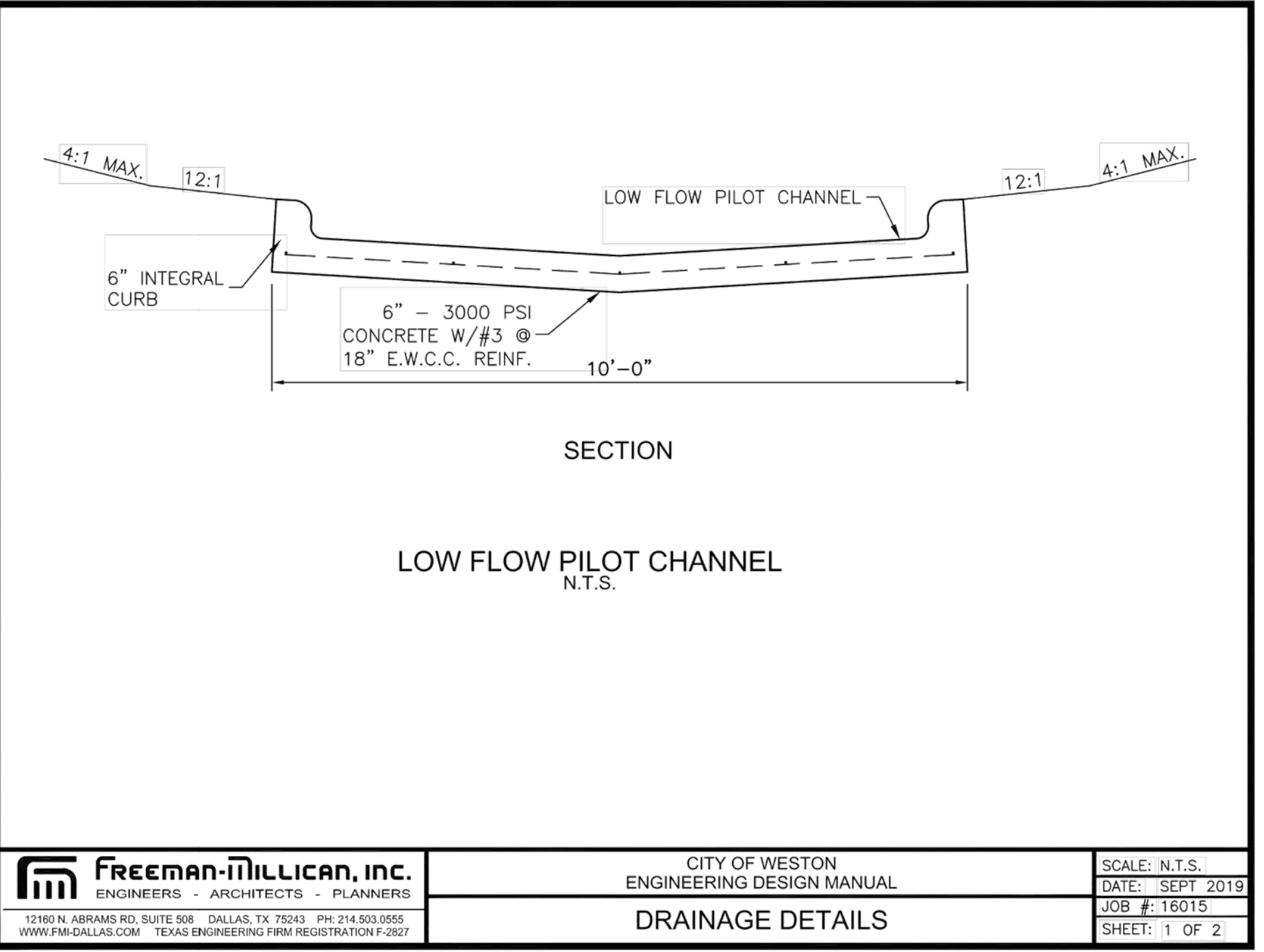
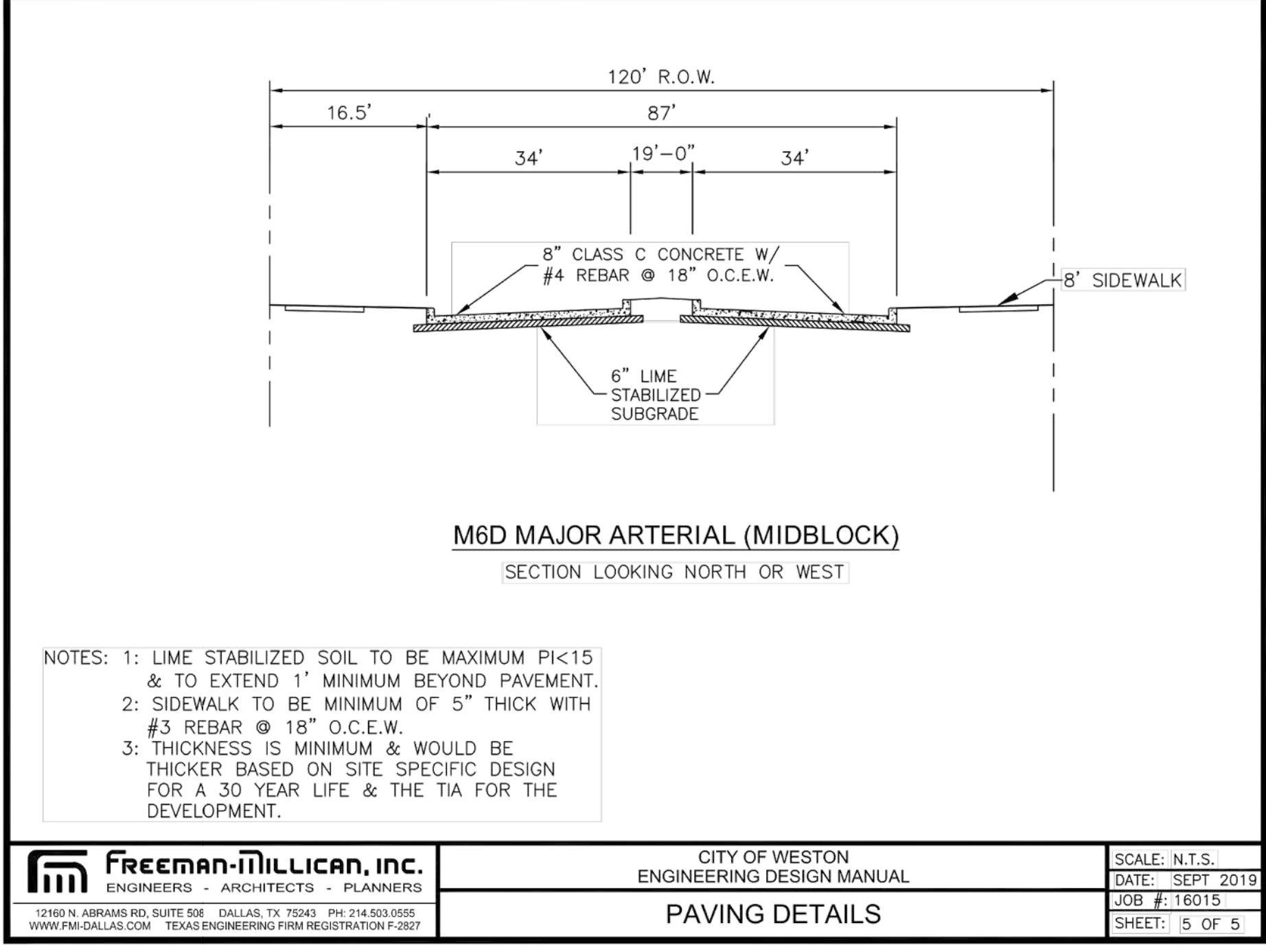
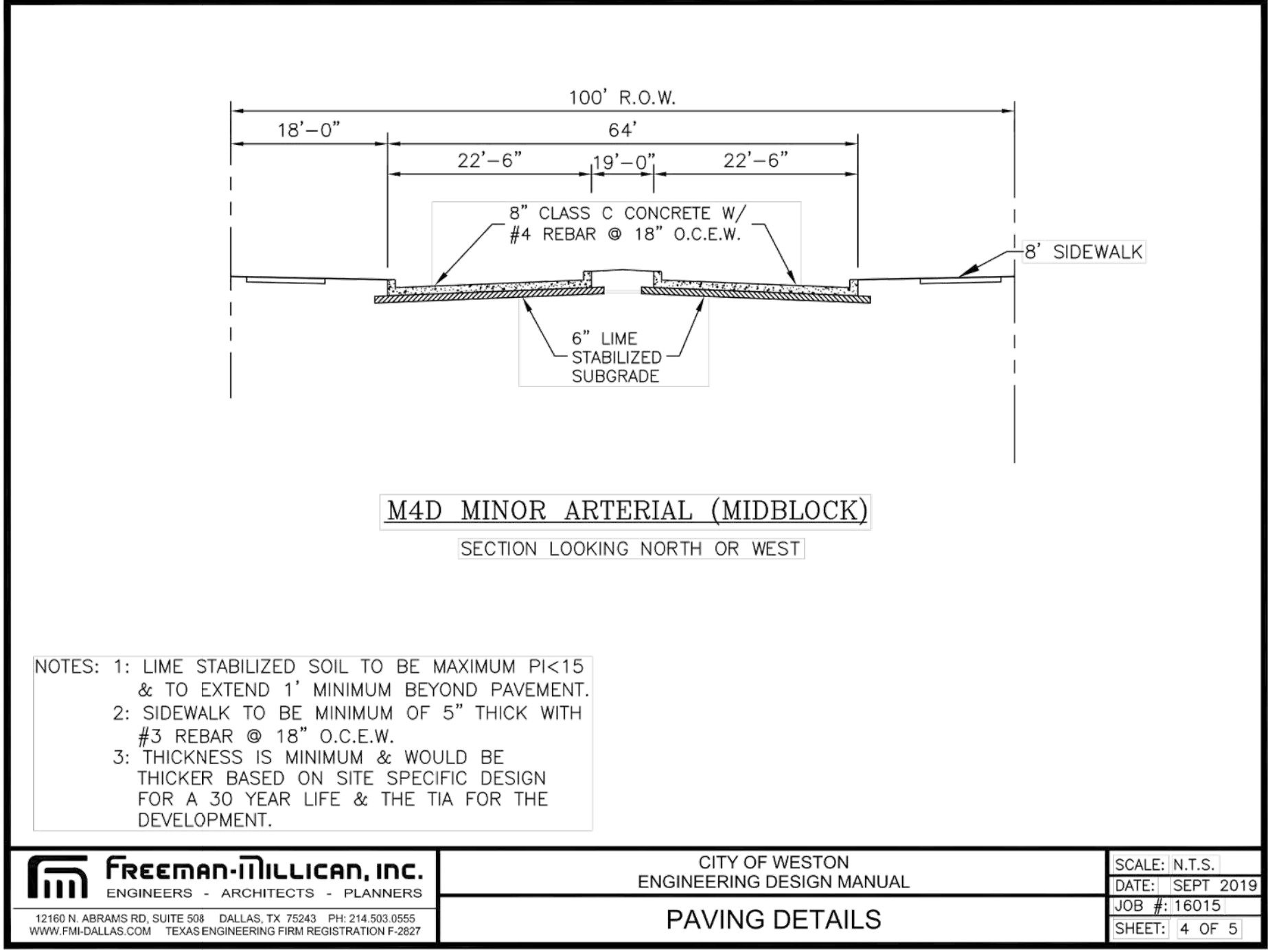
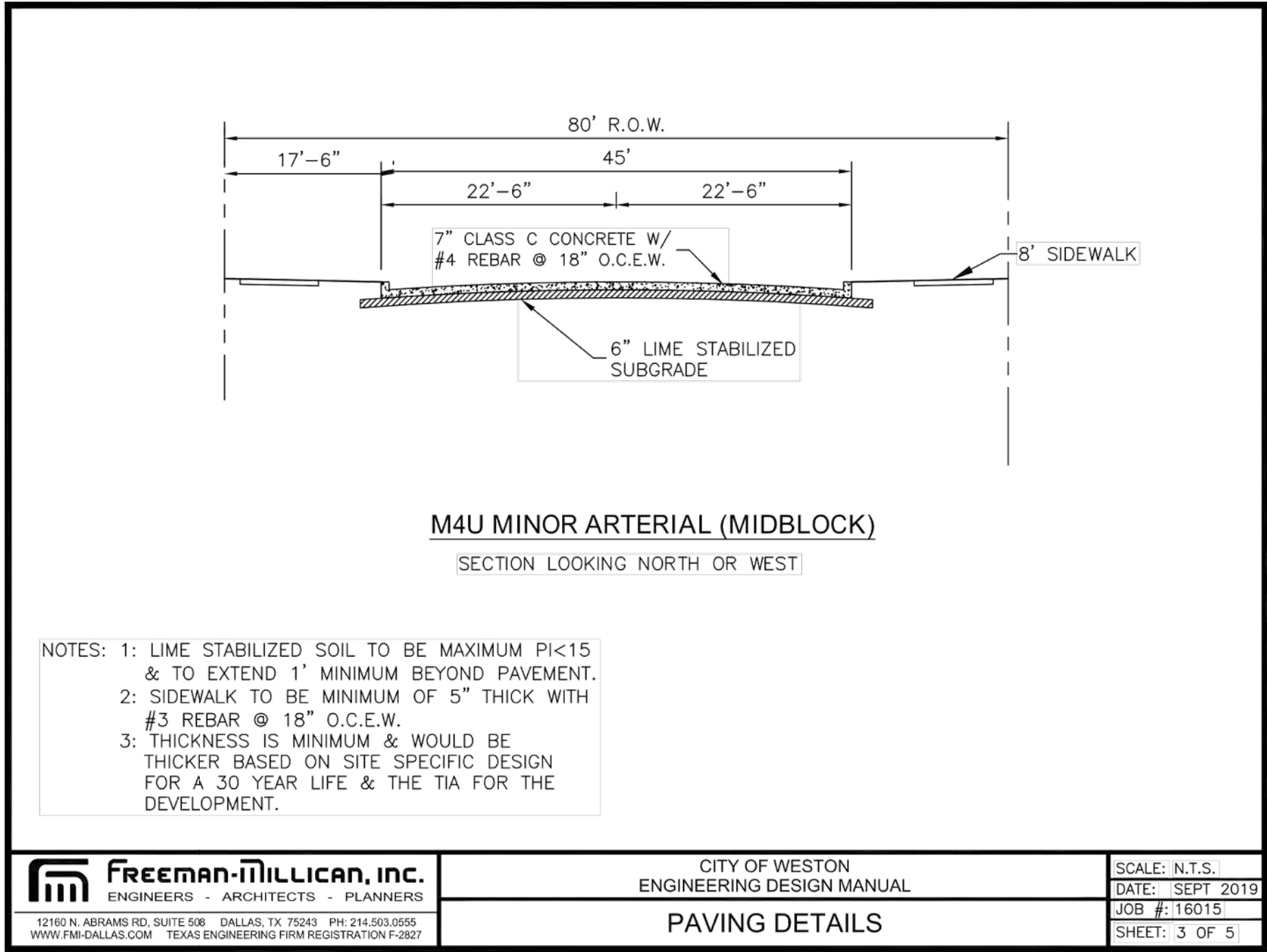


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VENETIAN AT WESTON PHASE 2A

File: M:\Projects\MEH21001\Drawings\Construction\Drawings\Detailing\Phase 2A\MEH21001-01.dwg
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Printed: 07/2022 2:58 PM by J. R. McAdams
Scale: 3/4"=1'-0" (1/4"=1'-0" for 1/4" scale)



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Drawn By: AR
Date: 03/07/2022
Scale: N.T.S.
Revisions:

MEH21001

C8.02

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STANDARD CONSTRUCTION
DETAILS

PRELIMINARY PLANS

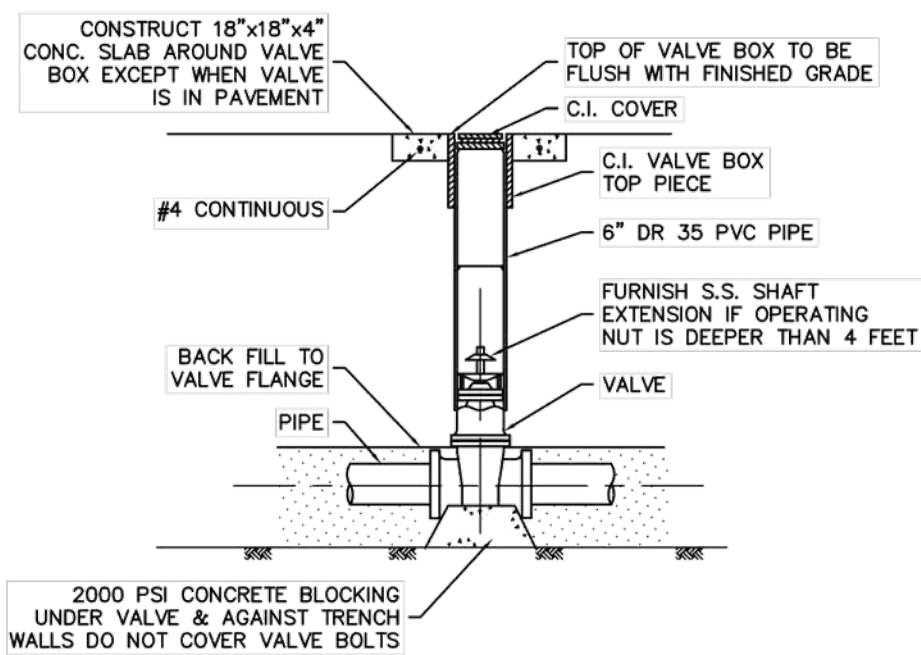
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MCADAMS

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VENETIAN AT WESTON PHASE 2A

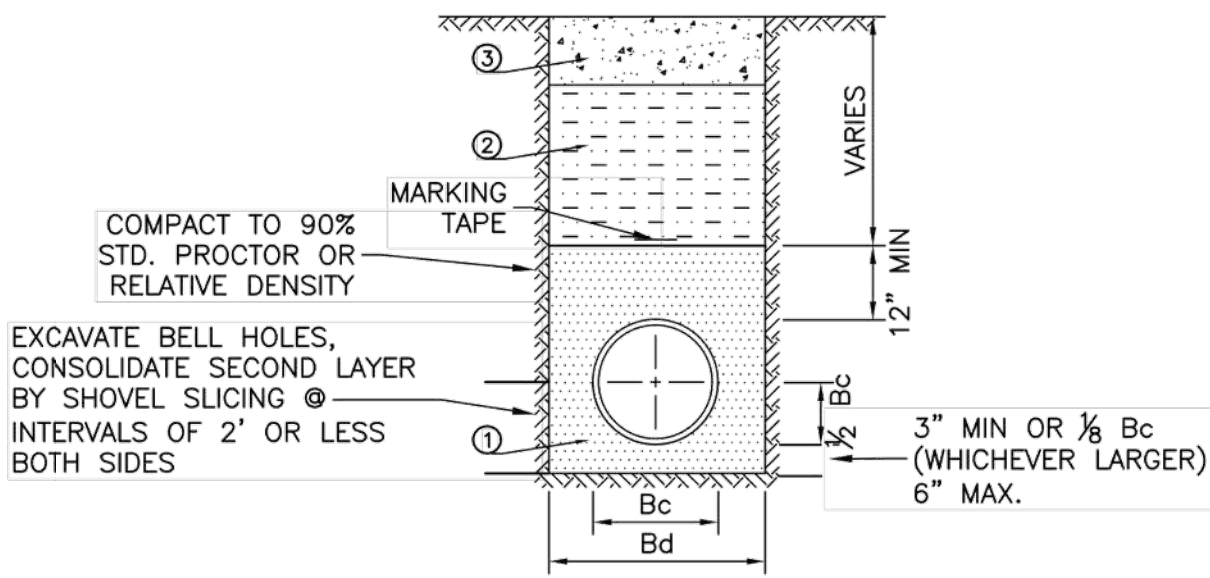


VALVE INSTALLATION
N.T.S.

Freeman-Millican, Inc.
ENGINEERS - ARCHITECTS - PLANNERS
12160 N. ABRAMS RD, SUITE 500 DALLAS, TX 75243 PH: 214.503.0555
WWW.FM-DALLAS.COM TEXAS ENGINEERING FIRM REGISTRATION F-2827

CITY OF WESTON
ENGINEERING DESIGN MANUAL
WATER DETAILS

SCALE: N.T.S.
DATE: SEPT. 2013
JOB #: 15015
SHEET: 2 OF 3

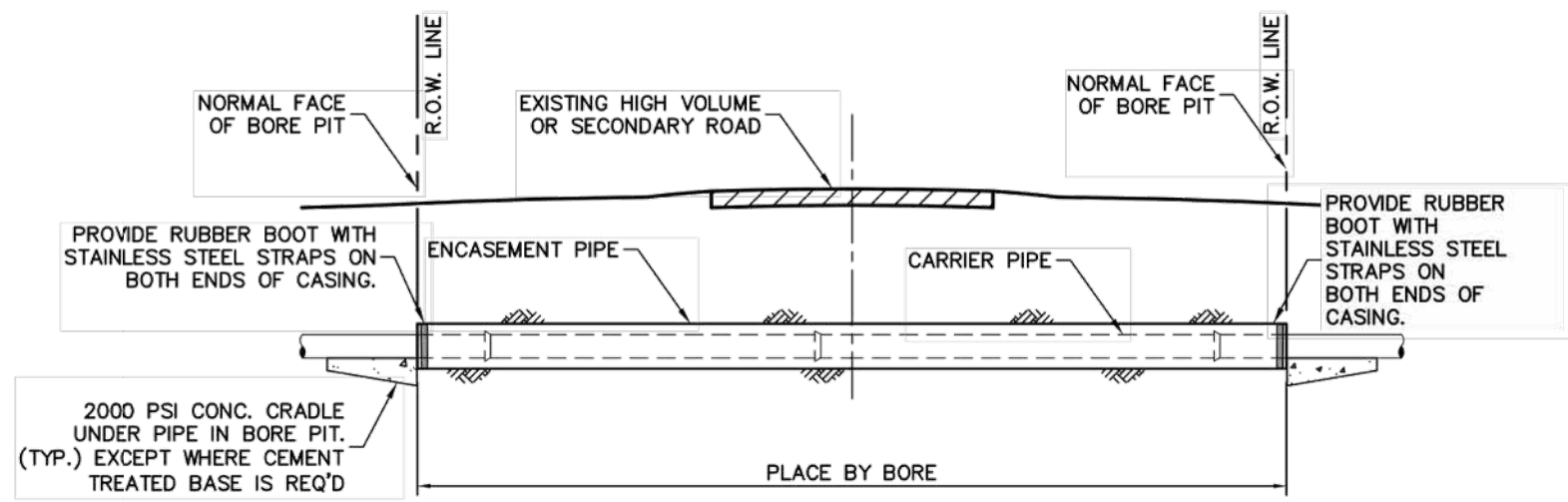


CLASS "B-4" EMBEDMENT (WATER LINES)
N.T.S.

Freeman-Millican, Inc.
ENGINEERS - ARCHITECTS - PLANNERS
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SCALE: N.T.S.
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JOB #: 15015
SHEET: 3 OF 3

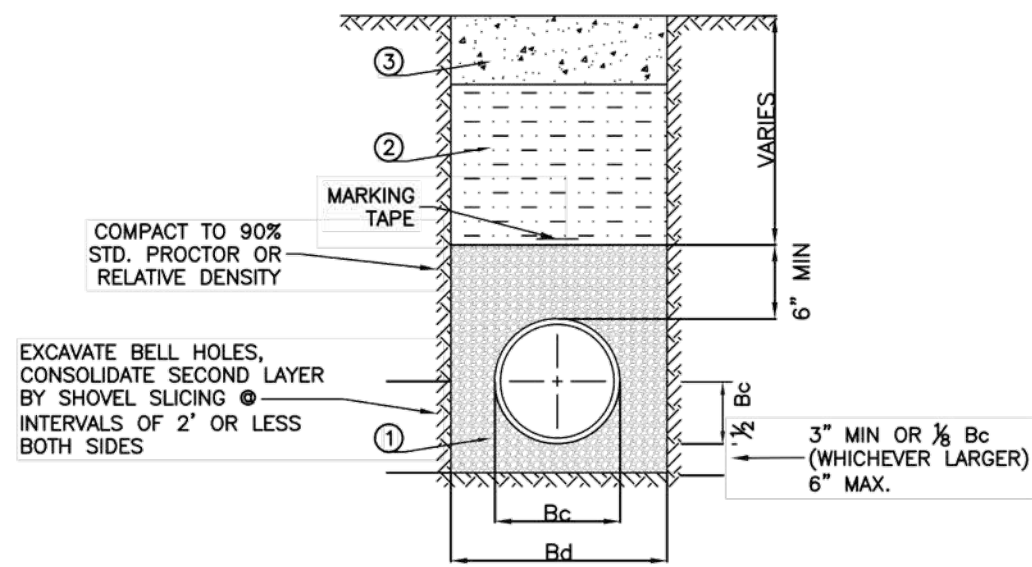


TxDOT CROSSING FOR PRESSURE PIPES
N.T.S.

Freeman-Millican, Inc.
ENGINEERS - ARCHITECTS - PLANNERS
12160 N. ABRAMS RD, SUITE 500 DALLAS, TX 75243 PH: 214.503.0555
WWW.FM-DALLAS.COM TEXAS ENGINEERING FIRM REGISTRATION F-2827

CITY OF WESTON
ENGINEERING DESIGN MANUAL
SEWER DETAILS

SCALE: N.T.S.
DATE: SEPT. 2013
JOB #: 15015
SHEET: 1 OF 3

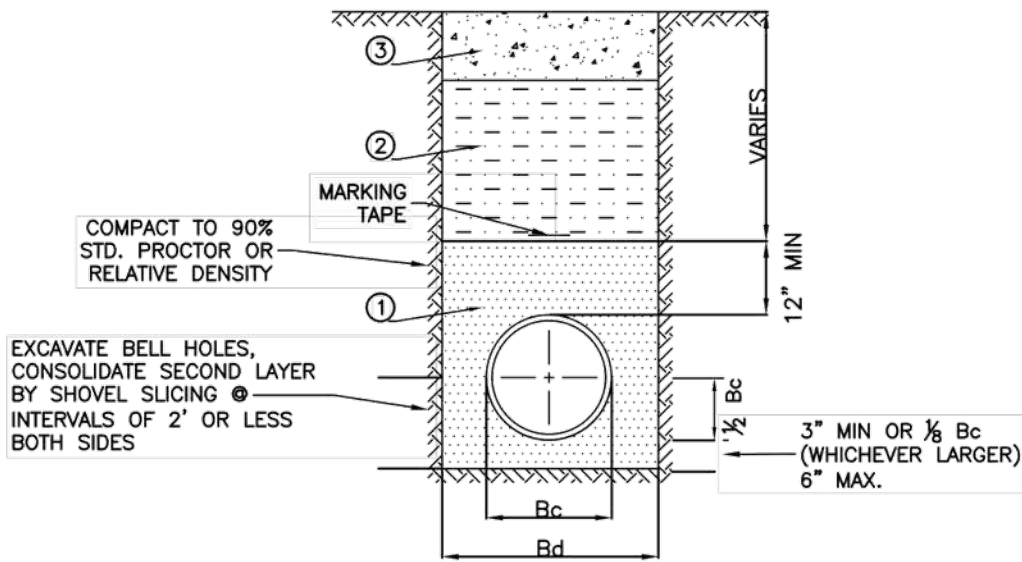


MODIFIED CLASS "B-4" EMBEDMENT (GRAVITY SEWER)
N.T.S.

Freeman-Millican, Inc.
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CITY OF WESTON
ENGINEERING DESIGN MANUAL
SEWER DETAILS

SCALE: N.T.S.
DATE: SEPT. 2013
JOB #: 15015
SHEET: 2 OF 3



CLASS "B-4" EMBEDMENT (SEWER FORCE MAIN)
N.T.S.

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CITY OF WESTON
ENGINEERING DESIGN MANUAL
SEWER DETAILS

SCALE: N.T.S.
DATE: SEPT. 2013
JOB #: 15015
SHEET: 3 OF 3



VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres
in the
J. WILSON SURVEY, ABSTRACT NO. 963
CITY OF WESTON
COLLIN COUNTY, TEXAS

STANDARD CONSTRUCTION
DETAILS

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 3/7/2022

Drawn By: AR
Date: 03/07/2022
Scale: N.T.S.
Revisions:

MEH21001

C8.03

OWNER/DEVELOPER
MEGATEL HOMES
201 CEDAR SPRINGS RD.
DALLAS, TEXAS 75201
Ph. 972-339-0169
Contact: MR. ZACH IPOUR

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)].

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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 provided 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" or "construction notes" is responsible for compliance with Title 30, Texas Administrative Code, Chapter 213, and all applicable TCEQ regulations. The holder of any Edwards Aquifer "protection plan" or "construction notes" is also responsible for compliance with all applicable TCEQ regulations, including the Edwards Aquifer Protection Plan, and any other rules, orders, or regulations that may be issued by the Executive Director. Failure to comply with any of the provisions 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.

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- Page 3 of 3

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C8.04



File: \\s:\projects\MEH21001\Drawings\at Weston - Phase 1\04-Production\Figments\Construction Drawings\Current
Drawings\Phase 2A\MEH21001-01
Drawing: 07/2022 2:30 PM, by JRM, 10 updates

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

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- 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.

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

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OWNER/DEVELOPER
MEGATEL HOMES
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Contact: MR. ZACH IPOUR

MEH21001

C8.05

Drawn By: AR
Date: 03/07/2022
Scale: N.T.S.
Revisions:

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE, P.E. #110326
DATE 3/7/2022

STANDARD CONSTRUCTION DETAILS

VENETIAN AT WESTON PHASE 2A
VENETIAN AT WESTON PHASE 2A

70.078 Acres

in the
CITY OF WESTON
COLLIN COUNTY, TEXAS
J. WILSON SURVEY, ABSTRACT NO. 963



MCADAMS

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VENETIAN AT WESTON PHASE 2A