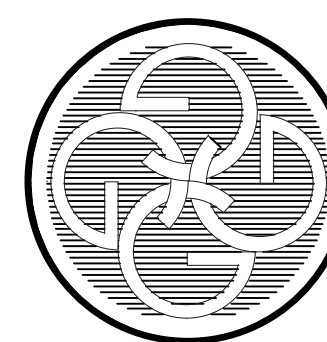


ENGINEERING SITE PLAN
FOR
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HWY
LOT 1, BLOCK A, 4.4469 ACRES
OUT OF THE
WILLIAM FITZHUGH SURVEY, ABSTRACT No. 309
JOHN FITZHUGH SURVEY, ABSTRACT No. 319
CITY OF MELISSA, COLLIN COUNTY, TEXAS
05-17-2018



VICINITY MAP
NTS



**Charles Gojer
and Associates, Inc.**
Consulting Engineers

11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199
TX Registration No. F-697
JOB NO. 17 - 125

ALL WORK IN TxDOT HIGHWAY
R.O.W. SHALL COMPLY WITH
TxDOT STANDARDS AND DETAILS.
CONTACT DANNY MURPHY AT
(972) 547-2326 AT LEAST 24
HOURS PRIOR TO STARTING WORK
IN HIGHWAY RIGHT-OF-WAY.

PLAN SHEET INDEX		
Sheet No.	Sheet Name	Revision Date
1	COVER SHEET	
2	FINAL PLAT (SHEET 1 OF 2)	
2	FINAL PLAT (SHEET 2 OF 2)	
3	CITY GENERAL CONSTRUCTION NOTES	
4	ENGINEERING SITE PLAN	
5	DEMOLITION PLAN	
6	EROSION CONTROL PLAN	
7	EROSION CONTROL DETAILS	
8	WATER & SANITARY SEWER PLAN	
9	WATER LINE PROFILE	
10	SANITARY SEWER PROFILES	
11	STORM DRAIN PLAN	
12	STORM DRAIN PROFILE	
13	DETENTION PLAN	
14	DRAINAGE AREA MAP	
15	GRADING PLAN	
16	PAVING PLAN	
17	FIRE LANE & HOSE LAY EXHIBIT	
18	CITY DETAILS SHEET 1 OF 5	
19	CITY DETAILS SHEET 2 OF 5	
20	CITY DETAILS SHEET 3 OF 5	
21	CITY DETAILS SHEET 4 OF 5	
22	CITY DETAILS SHEET 5 OF 5	
23	STANDARD DETAILS	
24	RETAINING WALL DETAIL	
L-1	LANDSCAPE PLAN	
L-2	TREE PROTECTION PLAN	
TxDOT STANDARD DETAILS:		
BC(1)-14 THRU BC(12)-14		
TCP(1-1)-18, TCP(1-2)-18, TCP(1-4)-18		
PM(1)-12, PM(2)-12, PM(3)-12;		
CRCP(1)-17, CCGG-12, JS-14, PED-12A		
PCU, PCO, CGT-PCO, CGT-PCO		
COLLIN. CO. DRAINAGE MISC. DETAILS		
SETP-PD, SETP-CD		

OWNER:

PINNACLE MONTESSORI OF MELISSA
100 N. CENTRAL EXPWY, SUITE 1008
RICHARDSON, TEXAS 75080
(P) 866-333-6867

ENGINEER:

CHARLES GOJER AND ASSOCIATES, INC.
11615 FOREST CENTRAL DRIVE
DALLAS, TEXAS 75243
(P) 214-340-1199

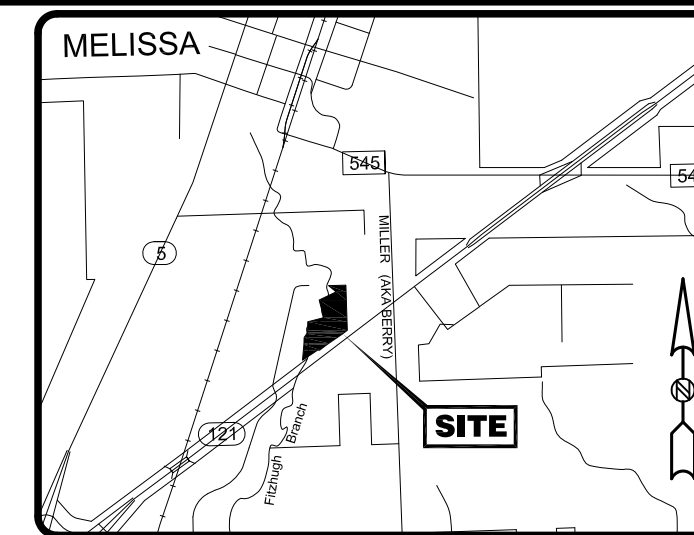
ARCHITECT:

REIBENSTEIN ASSOCIATES
ARCHITECTURE, LLC
2655 PEAVY ROAD
DALLAS, TX. 75228
(214) 327-8383

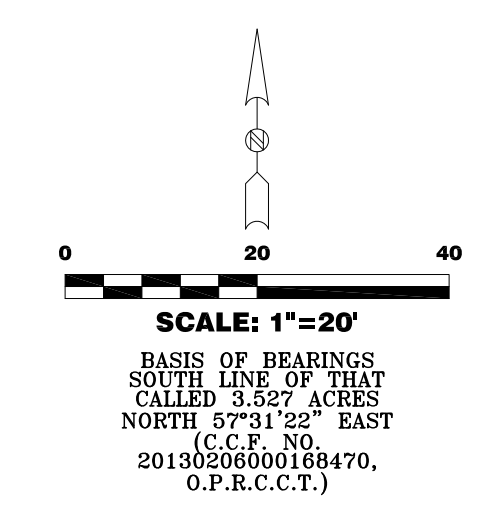
SURVEYOR:

SURVEY CONSULTANTS, INC.
903 N. BOWSER ROAD, SUITE 240
RICHARDSON, TX. 75081
(972) 424-7002





LOCATION MAP
SCALE: 1"=2000'



LEGEND

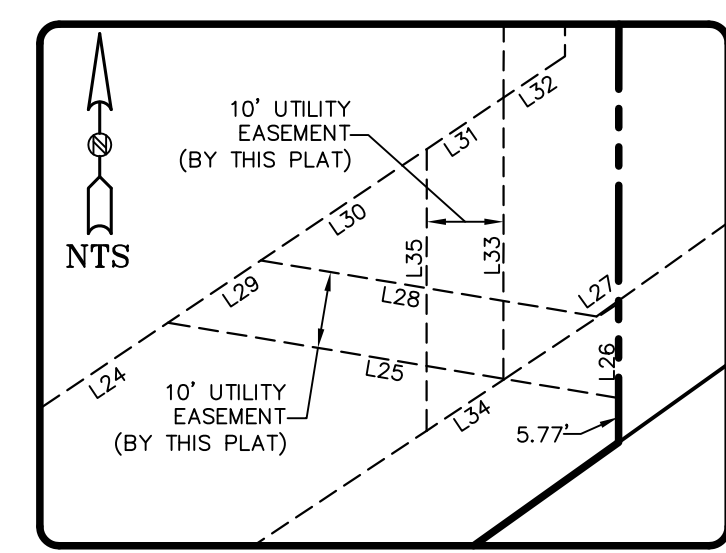
5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SCI"
C.C.F. NO. (C.M.)	COUNTY CLERK'S FILE NUMBER
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
I.P.F.	IRON PIPE FOUND
I.R.F.	IRON ROD FOUND
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
NWS	NORTH COLLIN WATER SUPPLY CORPORATION
NTS	NOT TO SCALE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TX
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME

CURVE TABLE

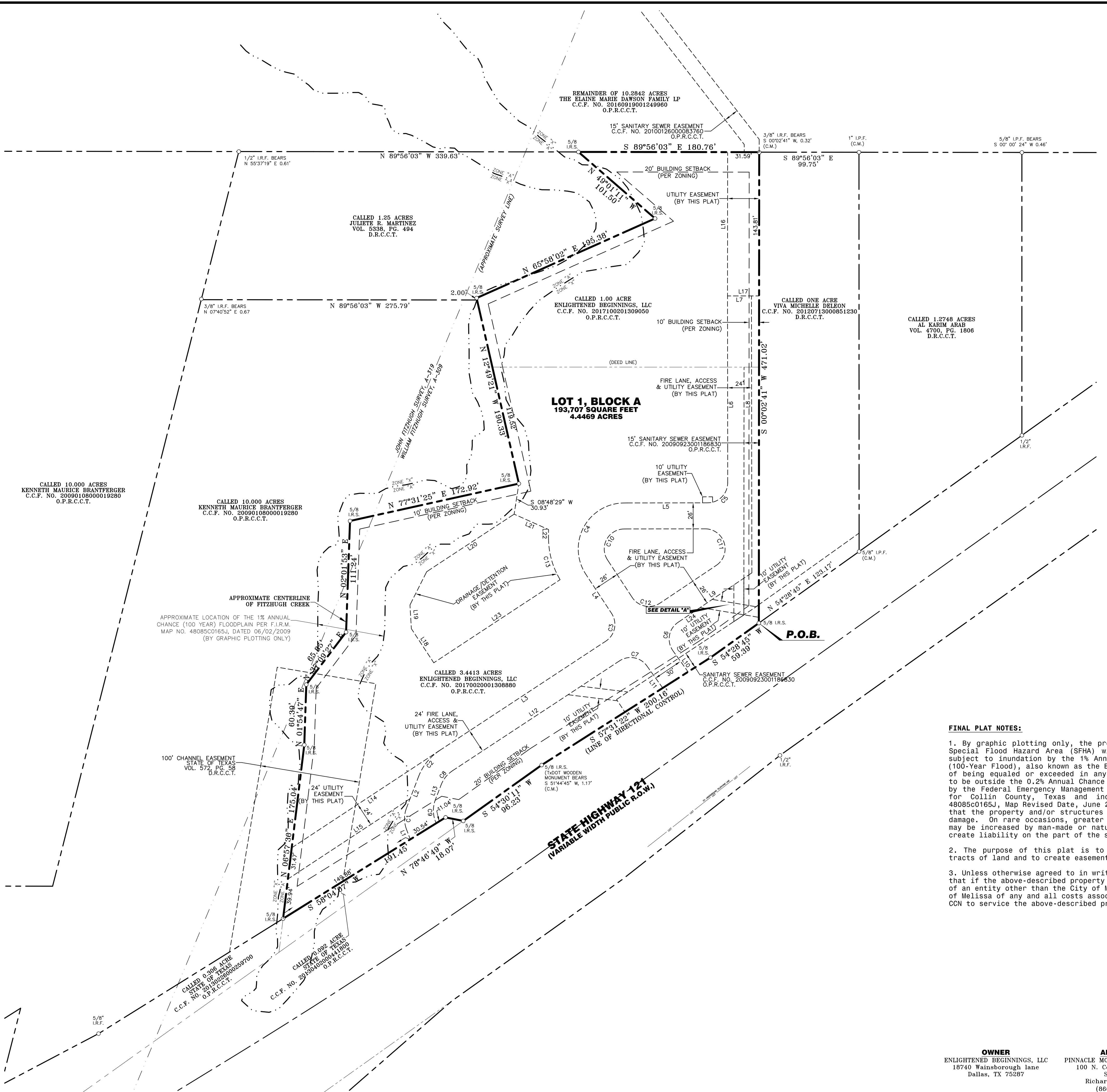
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°46'21"	30.00	21.87	N 00°09'03" E	21.39
C2	35°33'18"	54.00	33.51	N 38°48'53" E	32.97
C3	90°00'00"	20.00	31.42	N 11°39'22" E	28.28
C4	123°15'21"	46.00	98.96	N 28°17'03" E	80.95
C5	89°54'43"	20.00	31.39	N 44°57'22" E	28.26
C6	91°46'00"	20.00	32.03	S 10°16'00" W	28.72
C7	87°43'38"	20.00	30.62	N 79°28'49" W	27.72
C8	35°37'09"	30.00	18.65	S 38°50'48" W	18.35
C9	46°05'51"	30.00	24.14	S 02°00'42" E	23.49
C10	123°15'21"	20.00	43.02	N 28°17'03" E	35.20
C11	146°14'17"	20.00	51.05	S 16°58'08" E	38.28
C12	90°30'22"	20.00	31.59	N 78°35'49" W	28.41
C13	31°04'57"	80.50	43.67	S 15°36'06" E	43.14

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 20°44'08" W	10.78'
L2	N 21°02'14" E	33.81'
L3	N 56°39'25" E	199.36'
L4	N 33°20'38" W	46.92'
L5	N 89°54'43" E	83.55'
L6	N 00°03'15" W	186.95'
L7	S 89°57'19" E	23.95'
L8	S 00°05'11" E	276.95'
L9	S 56°09'00" W	88.97'
L10	S 35°37'00" E	26.11'
L11	N 35°37'00" W	27.23'
L12	S 56°39'22" W	199.95'
L13	S 21°02'14" W	15.84'
L14	N 56°39'19" E	176.68'
L15	S 56°39'22" W	146.25'
L16	N 00°02'41" E	143.30'
L17	N 89°57'19" W	31.59'
L18	N 33°20'38" W	40.80'
L19	N 03°20'38" W	23.76'
L20	N 56°39'22" E	104.69'
L21	S 65°54'49" E	37.65'
L22	S 00°03'37" E	8.59'
L23	S 56°39'22" W	151.22'
L24	N 56°09'00" E	26.70'
L25	S 80°31'15" E	59.50'
L26	N 00°02'41" E	12.67'
L27	S 54°28'45" W	3.54'
L28	N 80°31'15" W	44.32'
L29	S 56°09'00" W	14.57'
L30	N 56°09'00" E	26.02'
L31	N 56°09'00" E	12.05'
L32	N 56°09'00" E	9.63'
L33	S 00°02'41" W	36.74'
L34	S 56°24'25" W	12.01'
L35	N 00°02'41" E	36.68'



DETAIL "A"



FINAL PLAT NOTES:

- By graphic plotting only, the property described hereon lies in Zone "A", a Special Flood Hazard Area (SFHA) without a Base Flood Elevation (BFE), areas subject to inundation by the 1% Annual Chance Flood-the 1% Annual Chance Flood (100-Year Flood), also known as the Base Flood, is the flood that has a 1% chance of being equalled or exceeded in any given year, and Zone "X", areas determined to be outside the 0.2% Annual Chance Floodplain, as indicated on documents issued by the Federal Emergency Management Agency, entitled "Flood Insurance Rate Map, for Collin County, Texas and incorporated areas", Community Panel Number 48085C0165J, Map Revised Date, June 2, 2009. This flood statement does not imply that the property and/or 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. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create one (1) lot from two (2) unplatted tracts of land and to create easements for land development.
- Unless otherwise agreed to in writing, the City of Melissa and developer agree that if the above-described property lies within the sewer and/or water CCN area of an entity other than the City of Melissa, developer shall reimburse the City of Melissa of any and all costs associated with the City of Melissa obtaining the CCN to service the above-described property with water and/or sewer.

ZONING INFORMATION

Existing Zoning: "C-2" (General Commercial)
 Proposed Zoning: "C-2" (General Commercial)
 Min. Front Yard Setback- 20 feet
 Min. Side Yard Setback (Interior Lot)-10 feet
 Rear Yard Setback- 20 feet
 Maximum Height- 100 feet
 Maximum Lot Coverage- 50%
 Proposed Use: "Montessori School"

FINAL PLAT
PINNACLE MONTESSORI SCHOOL
LOT 1, BLOCK A
 4.4469 ACRES
 out of the
 WILLIAM FITZHUGH SURVEY, ABSTRACT No. 319
 JOHN FITZHUGH SURVEY, ABSTRACT NO. 319
 CITY OF MELISSA, COLLIN COUNTY, TEXAS

OWNER
 ENLIGHTENED BEGINNINGS, LLC
 18740 Wainsborough Lane
 Dallas, TX 75287

APPLICANT
 PINNACLE MONTESSORI OF MELISSA
 100 N. Central Expressway
 Suite 1008
 Richardson, TX 75080
 (866) 333-6867

ENGINEER:
 CHARLES GROJER & ASSOCIATES
 11615 Forest Park Drive
 Suite 303
 Dallas, TX 75243
 (214) 340-1199

PROJECT INFORMATION
 Date of Survey: 8/31/2017
 Job Number: 1790206
 Drawn By: W.J.L.
 Date of Drawing: 05/11/2018
 File: 1790206 Plat Final.Dwg
SHEET 1 OF 2



OWNER'S CERTIFICATION

WHEREAS ENLIGHTENED BEGINNINGS, LLC is the owner of a tract of land situated in the City of Melissa, Collin County, Texas, a part of the William Fitzhugh Survey, Abstract No. 309, a part of the John Fitzhugh Survey, Abstract No. 319, being a part of that certain called 29.2959 acre tract of land described by Warranty Deed with Vendor's Lien to J.P. Tate and wife, Helen Tate, as recorded by Volume 1097, Page 172, Deed Records, Collin County, Texas, being all of that called 3.4413 acre tract of land described by Warranty Deed to Enlightened Beginnings, LLC, as recorded by County Clerk's File Number 20171002001308800, Official Public Records, Collin County, Texas, being all of that called 1.0056 acre of land described by Warranty Deed to Enlightened Beginnings, LLC, as recorded by County Clerk's File Number 20171002001309050, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southeast corner of said 3.4413 acre tract, being in the north right-of-way line of State Highway No. 121 (SH-121, a variable width public right-of-way), from which a 5/8 inch iron pipe found for the southeast corner of the certain called one acre tract of land described by Warranty Deed to Viva Michelle DeLeon, as recorded by County Clerk's File Number 20120713000851230, Official Public Records, Collin County, Texas, bears North 54 degrees 28 minutes 45 seconds East, a distance of 123.17 feet;

THENCE along said north right-of-way line as follows:

South 54 degrees 28 minutes 45 seconds West, a distance of 59.39 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 57 degrees 31 minutes 22 seconds West, a distance of 200.16 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, from which a TXDOT wooden monument found bears South 51 degrees 44 minutes 45 seconds West, a distance of 1.17 feet;

South 54 degrees 30 minutes 11 seconds West, a distance of 96.23 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the most easterly northeast corner of that certain called 0.092 acre tract of land described by deed to the State of Texas, as recorded by County Clerk's File Number 20130402000441800, Official Public Records, Collin County, Texas;

North 78 degrees 46 minutes 49 seconds West, along the north line of said State of Texas tract, a distance of 18.07 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 58 degrees 04 seconds 07 seconds West, continuing along the north line of said State of Texas tract, a distance of 191.45 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southwest corner of said 3.4413 acre tract, being the most northerly northeast corner of that certain called 0.306 acre tract of land described by deed to the State of Texas, as recorded by County Clerk's File Number 20130226000259700, Official Public Records, Collin County, Texas, same being in the east line of that certain called 10.00 acre tract of land described by deed to Kenneth Maurice Brantferger, as recorded by County Clerk's File Number 20090108000019280, Official Public Records, Collin County, Texas, and same being in the centerline of Fitzhugh Branch;

THENCE departing said north right-of-way line, along the west line of said 3.4413 acre tract, the east line of said 10.00 acre tract and the centerline of said branch as follows:

North 06 degrees 57 minutes 36 seconds East, a distance of 175.04 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 01 degrees 54 minutes 47 seconds East, a distance of 60.39 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 37 degrees 09 minutes 27 seconds East, a distance of 65.85 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 02 degrees 01 minutes 53 seconds East, a distance of 111.24 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 77 degrees 31 minutes 25 seconds East, a distance of 172.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 12 degrees 49 minutes 21 seconds West, passing at a distance of 119.52 feet to the southwest corner of said 1.0056 acre tract, passing at a distance of 188.33 feet the northeast corner of said 10.00 acre tract and the southeast corner of a called 1.25 acre tract of land described by General Warranty Deed with Vendor's Lien to Juliet R. Martinez, as recorded in Volume 5330, Page 494, Deed Records, Collin County, Texas, continuing for a total distance of 190.33 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE along the east line of said 1.0056 tract, the west line of said 1.250 acre tract and continuing along the centerline of said Fitzhugh Branch as follows:

North 65 degrees 58 minutes 02 seconds East, a distance of 195.38 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 49 degrees 01 minutes 11 seconds West, a distance of 101.50 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the northwest corner of said 1.0056 acre tract, being in the north line of said 29.2959 acre tract, from which a 1/2 inch iron rod found for the northwest corner of said Martinez tract bears North 89 degrees 56 minutes 03 seconds West, a distance of 339.63 feet and North 55 degrees 37 minutes 19 seconds East, a distance of 0.61 feet;

THENCE, along the north line of said 1.0056 acre tract and the north line of said 29.2959 acre tract, South 89 degrees 56 minutes 03 seconds East, a distance of 180.76 feet to the northeast corner of said 1.0056 acre tract, from which a 3/8 inch iron rod found bears South 00 degrees 02 minutes 41 seconds West, a distance of 0.32 feet, being the northeast corner of that certain called one acre tract of land described by Warranty Deed to Viva Michelle DeLeon, as recorded as County Clerk's File Number 20120713000851230, Official Public Records, Collin County, Texas;

THENCE, South 00 degrees 02 minutes 41 seconds West, passing at a distance of 215.01 to the southeast corner of said 1.0056 acre tract, northeast corner of said 3.4413 acre tract, continuing for a total distance of 471.02 feet to the **POINT OF BEGINNING** and containing 193,707 square feet or 4.4469 acres of land, more or less.

OWNER' DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Pinnacle Montessori of Melissa, the owner of the property described in this plat, acting by and through its duly authorized agent does hereby adopt this plat, designating the property as **PINNACLE MONTESSORI OF MELISSA**, an addition to the City of Melissa, Collin County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets, roads, avenues, alleys, public areas shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated, Pinnacle Montessori of Melissa does herein certify the following:

1. The streets, roads, avenues and alleys are dedicated for street, road and avenue proposes.

2. All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat

4. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated.

5. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed reconstructed or placed upon, over or across any easement dedicated by this plat, except that landscape improvements may be placed in landscape easements if approved by the city of Melissa.

6. Provided any private improvements are placed in said rights-of-way, dedications and/or easements, in accordance with all applicable ordinances, rules, and regulations of the city of Melissa, such improvements shall be placed at no risk or obligation to the public and/or the city of Melissa, Collin County, Texas, and the city shall have no responsibility to repair or replace such improvements in, under or over any rights-of-way, dedications and/or easements if they are damaged or destroyed in the utilization of these rights-of-way, dedications and/or easements.

7. 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 particular utilities, said use by public utilities being subordinate to the public's and city of Melissa's use thereof.

8. The city of Melissa and any public or private utility shall have the right: (1) to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspection, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.

9. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

10. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area is necessary for installation and maintenance of manholes, clean outs, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

11. Further, the undersigned owners agree for themselves, their heirs and assigns to indemnify and hold the city of Melissa, Collin County Texas, its successors and assigns, harmless from any damage, including any cost of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this subdivision provided this waiver and indemnification shall not be construed as releasing the city of Melissa, Collin County, Texas its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the city of Melissa, Collin County, Texas, its successors or assigns.

12. The city of Melissa, Collin County, Texas, its officers, employees, agents, successors, assigns and its contractors, are hereby granted a perpetual easement with a right of immediate entry and continued access for the construction, improvement, maintenance and repair of storm drainage, water and sanitary sewer pipes, manholes and other utility structures over, under and across the easements shown on the face of the plat.

13. All modifications to this document shall be by means of plat and approved by the City of Melissa.

14. The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Melissa, its agents, employees, workmen and representative having ingress, egress, and regress in, along, upon and across said premises.

15. The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City of Melissa standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City of Melissa standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City of Melissa standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNER' DEDICATION

16. The City of Melissa, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons which results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of the Code of Ordinances of the City of Melissa, Texas.

17. The floodway area(s) depicted on this plat is (are) hereby dedicated to the public for use forever for drainage and floodway purposes. The City of Melissa, Collin County, Texas is not responsible for the construction and maintenance of facilities within this (these) drainage area(s). The drainage channels and creeks, as in the case of all natural channels, are subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. The 100 year floodplain area(s) depicted on this plat is (are) hereby dedicated to the public for use forever for open space and trail system purposes. The City of Melissa, Collin County, Texas is not responsible for the construction and maintenance of facilities within this (these) area(s). Development within the 100-year floodplain for purposes other than open space, trail system, parking, and stormwater detention purposes is prohibited, unless other approved in writing by the City of Melissa, Collin County, Texas.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Melissa, Texas.

WITNESS, my hand, this the ___ day of _____, 20__.

BY: ENLIGHTENED BEGINNINGS, LLC

BY _____
(AUTHORIZED SIGNATURE)

STATE OF TEXAS \$
COUNTY OF _____ \$

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DOUGLAS S. LOOMIS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Melissa, Texas.

RELEASED 5/11/2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis,
Registered Professional Land Survey No. 5199

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DOUGLAS S. LOOMIS, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ___ day of _____, 2017.

Notary Public in and for the State of Texas

ACCEPTED THIS ___ DAY OF _____, 2018 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MELISSA, TEXAS.

Chairman, Melissa Planning and Zoning Commission

ATTEST:

Secretary, Melissa Planning and Zoning Commission

ACCEPTED THIS ___ DAY OF _____, 2018 BY THE CITY COUNCIL OF THE CITY OF MELISSA, TEXAS.

Mayor, City of Melissa Date _____

The undersigned, the City Secretary of the City of Melissa, hereby certifies that the forgoing Final Plat of Pinnacle Montessori School Subdivision or addition to the City of Melissa was submitted to the City Council on the ___ day of _____, 2018 and the City Council Council by formal action then and there accepted the dedication of the street, alleys and easements and public places, as shown and set forth in and upon said map or plat, and the City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ___ day of _____, A.D. 2018.

City Secretary, City of Melissa, Texas

FINAL PLAT
PINNACLE MONTESSORI SCHOOL
LOT 1, BLOCK A
4.4469 ACRES
out of the
WILLIAM FITZHUGH SURVEY, ABSTRACT No. 309
JOHN FITZHUGH SURVEY, ABSTRACT NO. 319
CITY OF MELISSA, COLLIN COUNTY, TEXAS

OWNER
ENLIGHTENED BEGINNINGS, LLC
18740 Wainsborough Lane
Dallas, TX 75287

APPLICANT
PINNACLE MONTESSORI OF MELISSA
100 N. Central Expressway
Suite 1006
Richardson, TX 75080
(866) 333-6867

ENGINEER:
CHARLES GROJER & ASSOCIATES
11615 Forest Park Drive
Suite 303
Dallas, TX 75243
(214) 340-1199

PROJECT INFORMATION
Date of Survey: 8/31/2017
Job Number: 1790206
Drawn By: W.J.L.
Date of Drawing: 05/11/2018
File: 1790206 Plat Final.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600

1. THE CITY OF MELISSA SHALL MAKE PERIODIC INSPECTIONS OF THE CONSTRUCTION OF IMPROVEMENTS.
2. INSPECTION OF IMPROVEMENTS DOES NOT RELIEVE THE SUBDIVIDER, OR HIS CONTRACTOR, FROM ENSURING THAT THE IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS.
3. THE SUBDIVIDER, OR HIS CONTRACTOR, SHALL MAINTAIN CONTACTS WITH THE CITY ENGINEER, OR HIS REPRESENTATIVE, DURING CONSTRUCTION OF IMPROVEMENTS.
4. SHOP SPECIFICATIONS INCLUDING A TRENCH SAFETY PLAN (IF APPLICABLE), SHALL BE SUBMITTED TO THE CITY ENGINEER OR A REPRESENTATIVE FOR APPROVAL PRIOR TO ANY INSTALLATION OF SUCH ITEM(S).
5. NO SANITARY SEWER, WATER, OR STORM SEWER PIPE SHALL BE COVERED WITHOUT APPROVAL OF THE CITY ENGINEER, OR HIS REPRESENTATIVE. NO FLEXIBLE BASE MATERIAL, SUBGRADE MATERIAL, OR STABILIZATION SHALL BE APPLIED TO THE STREET SUBGRADE WITHOUT SAID APPROVAL. NO CONCRETE SHALL BE POURED NOR ASPHALT APPLIED WITHOUT SAID APPROVAL.
6. THE CITY ENGINEER MAY AT ANY TIME, CAUSE ANY CONSTRUCTION, INSTALLATION, MAINTENANCE, OR LOCATION OF IMPROVEMENTS TO CEASE WHEN, IN HIS JUDGMENT, THE REQUIREMENTS OF THE CITY OF MELISSA OR THE STANDARD AND SPECIFICATIONS HAVE BEEN VIOLATED, AND MAY REQUIRE SUCH RECONSTRUCTION OR OTHER WORK AS MAY BE NECESSARY TO CORRECT ANY SUCH VIOLATION.
7. THE CITY OF MELISSA WILL RETAIN A COMMERCIAL MATERIALS TESTING LABORATORY TO PERFORM TESTS NECESSARY TO VERIFY THAT SPECIFICATIONS ARE BEING MET FOR ALL PUBLIC IMPROVEMENTS.
8. THE COST FOR MATERIALS TESTING SHALL BE REIMBURSED TO THE CITY BY THE DEVELOPER.
9. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER TO ENSURE THAT ALL REQUIRED TESTING IS COMPLETED. FAILURE TO DO SO MAY RESULT IN DELAYS AND/OR REWORK, TO ACCEPT THE COMPLETED PROJECT.
10. MATERIALS AND WORKMANSHIP FOR ALL IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
11. THE MAINTENANCE BOND PER DEVELOPMENT PERMIT APPROVAL WILL BE REQUIRED BEFORE THE COMPLETED PROJECT IS ACCEPTED BY THE CITY ENGINEER. IN LIEU OF REQUIREMENTS SHOWN IN SECTION 5.03 OF THE SUBDIVISION ORDINANCE, THE FOLLOWING MAINTENANCE BOND SCHEDULE MAY BE USED:
 - A. CONSTRUCTION CONTRACT VALUE LESS THAN \$100,000
MAINTENANCE BOND REQUIRED IS 100% OF CONTRACT VALUE FOR 2 YEARS.
 - B. CONSTRUCTION CONTRACT VALUE GREATER THAN \$100K BUT LESS THAN \$500K
- MAINTENANCE BOND REQUIRED IS 50% OF CONTRACT VALUE FOR 2 YEARS.
 - C. CONSTRUCTION CONTRACT VALUE GREATER THAN \$500K BUT LESS THAN \$2 MILLION
- MAINTENANCE BOND REQUIRED IS 25% OF CONTRACT VALUE FOR 2 YEARS.
 - D. CONSTRUCTION CONTRACT VALUE GREATER THAN \$2 MILLION
- MAINTENANCE BOND REQUIRED IS 15% OF CONTRACT VALUE FOR 2 YEARS.

*SEE 7001.5M FOR AS-BUILT RECORD DRAWING INFORMATION REQUIRED.

M ⁴ - CITY OF MELISSA REVISION		NCTCOG STANDARD SPECIFICATION REFERENCE	
500		N/A	
MODIFIED DATE	STANDARD DRAWING NO.	NOTICE DATE	ENFORCEMENT DATE
05/02/14	7001M*		
GENERAL CONSTRUCTION NOTES			
CITY OF MELISSA			

12. AS-BUILT PLANS AND AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO APPROVAL OF THE COMPLETED PROJECT.
 - AS-BUILT FILES SHALL BE SUBMITTED IN DWG/DXF FORMAT, GEOREFERENCE IN THE STATE PLANE; TEXAS NORTH CENTRAL FIPS 4202 (FEET) COORDINATE SYSTEM, USING DATUM OF NAD 83.
 - IF SUBMISSIONS FOR THE PROJECT RELATE TO A PLAT, THE FILE SUBMITTED MUST MATCH EXACTLY THE PLAT THAT IS SUBMITTED.
 - THE FILE SHALL CONTAIN REQUIRED FEATURES FOR THE PROJECT TYPE AS DETAILED BELOW:
 - i. LAYERS FROM FINAL PLAT REQUIREMENTS AS APPLICABLE TO THE PROJECT.
 - ii. WATER UTILITY FEATURES. (VALVE NUT ELEVATIONS AND LOCATIONS, FIRE HYDRANTS, BLOWOFF VALVES, AIR RELEASE VALVES, ETC.)
 - iii. SANITARY SEWER FEATURES. (MANHOLES, FLOWLINES AND CLEANOUTS)
 - iv. STORM SEWER FEATURES. (INLET TOPS, FLOWLINES, HEADWALLS, JUNCTION BOXES)
 - v. ROAD SYSTEM FEATURES. (TIE IN POINT, CENTER LINE EVERY 100 LF, FLOWLINES AT INTERSECTIONS)
13. EACH REQUIRED FEATURE GROUP SHOULD BE PROVIDED AS A SEPARATE LAYER WITHIN THE FILE AND LAYER NAMES SHOULD BE REPRESENTATIVE OF THE INFORMATION CONTAINED IN THE LAYER.
14. AS-BUILT PLANS NEED TO REFLECT THE AS-BUILT SURVEY COMPLETED FOR THE PROJECT. ELEVATION DATA OBTAINED FROM THE AS-BUILT SURVEY NEEDS TO BE ADDED TO WATER, SANITARY SEWER, DRAINAGE AND PAVING SHEETS. STRIKING THROUGH ANY DESIGN ELEVATION AND SLOPE DATA THAT DOESN'T MATCH THE AS-BUILT SURVEY.
15. AS-BUILT SIGNATURE BLOCK PER STANDARD DETAIL 7005M SHALL BE ADDED TO EVERY SHEET OF THE AS-BUILT PLANS, RESIZING THE DETAIL AS NEEDED ACCORDINGLY.
16. A PDF FILE OF THE AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY OF MELISSA ENGINEERING DEPARTMENT FOR REVIEW BEFORE HARD COPIES ARE DELIVERED. TWO FULL SIZE HARD COPIES OF THE AS-BUILT PLANS AND A CD CONTAINING BOTH PDF AND AUTOCAD FILES SHALL BE SUBMITTED TO THE CITY OF MELISSA DEVELOPMENT AND NEIGHBORHOOD SERVICES DEPARTMENT AFTER APPROVAL TO DO SO IS GRANTED BY THE MELISSA ENGINEERING DEPARTMENT.

M ⁴ - CITY OF MELISSA REVISION		NCTCOG STANDARD SPECIFICATION REFERENCE	
500		7001.5M*	
MODIFIED DATE	STANDARD DRAWING NO.	NOTICE DATE	ENFORCEMENT DATE
10/22/15	7001.5M*		
GENERAL CONSTRUCTION NOTES			
CITY OF MELISSA, TEXAS			

1. GATE VALVES AND BUTTERFLY VALVES SHALL NOT BE OVER 1000 FT APART FOR LINES 12" AND LARGER.
2. GATE VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE PLACED IN A VAULT.
3. MINIMUM COVER FOR WATER LINES:
 - 4" thru 12" - 4 FT COVER (5 FT UNIMPROVED)
 - 14" THRU 18" - 5 FT COVER (6 FT UNIMPROVED)
 - 20" AND LARGER - 6 FT COVER (7 FT UNIMPROVED)
4. THE MINIMUM WATER MAIN SIZE SHALL BE 8" IN RESIDENTIAL. (LARGER LINE SIZE MAY BE DETERMINED BY THE COMPREHENSIVE PLAN, WATER MASTER PLAN, OR TO MEET FIRE PROTECTION NEEDS AS DETERMINED BY THE CITY ENGINEER)
5. THERE SHALL BE A MINIMUM OF A FIFTEEN (15) FOOT EASEMENT FOR WATER LINES.
6. THE MINIMUM RESIDENTIAL WATER SERVICE LINE SHALL BE ONE INCH (1") POLY PIPE (SDR 9), AND SHALL BE INSTALLED BEHIND BACK OF CURB IN PARKWAY AWAY FROM DRIVEWAYS.
7. DEAD END MAINS SHALL NOT EXCEED SIX HUNDRED FEET (600'). PROVISIONS SHALL BE PROVIDED FOR FLUSHING DEAD END MAINS WITH A FIRE HYDRANT OR AUTO-FLUSH VALVE PLACED NEAR THE TERMINAL END OF THE LINE.
8. TRACER TAPE SHALL BE INSTALLED ALONG THE TOP CENTERLINE OF ALL NON-METALLIC WATER PIPES A MINIMUM OF TWO FEET ABOVE THE TOP OF PIPE AND SHALL BE DETECTABLE PER MANUFACTURER SPECIFICATIONS BY A METAL DETECTION DEVICE AT THE INSTALLED DEPTH. THE TAPE IS TO CONSIST OF A METAL STRIP COATED WITH A CORROSION RESISTANT SUBSTANCE AND SHALL BE AT LEAST 2" WIDE.
9. A MAXIMUM OF 6 FEET BURY IS ALLOWED FOR FIRE HYDRANTS.
10. REDUCED SIZE DETECTOR VALVES WILL NOT BE ALLOWED.
11. ONLY 3/4" WATEROUS PACER FIRE HYDRANT WITH SAFETY FLANGE WILL BE ALLOWED FOR STANDARD HYDRANTS. FIRE HYDRANTS WITH TWO PUMPER NOZZLES SHALL MEET REQUIREMENTS IN STANDARD DRAWING 4120CM AND 4120DM.
12. ALL FIRE HYDRANT LEADS SHALL CONTAIN A GATE VALVE THAT IS WITHIN 2'-5' OF THE HYDRANT.
13. FIRE HYDRANT MARKERS SHALL CONSIST OF A 4" BY 4" BLUE REFLECTOR PAVEMENT MARKER INSTALLED OPPOSITE EACH FIRE HYDRANT ON ALL STREETS' CENTER LINE.
14. MINIMUM 6" WATER LINES SHALL BE PROVIDED UP TO 25 FT OF FIRE HYDRANTS, OTHERWISE 8" OR LARGER MUST BE USED.
15. ALL WATER LINES SHALL MEET THE REQUIREMENTS OF AWWA AND NCTCOG UNDER THE FOLLOWING SPECIFICATIONS:
 - 8" THRU 12" - C900 DR 18 - PVC
 - 14" AND LARGER - AWWA C301 & C303 - REINFORCED CONCRETE CYLINDER PIPE
 - ; AWWA C905 - PVC - DR 18
 - ; AWWA C151 - DUCTILE IRON PIPE - THICKNESS CLASS 50
16. ALL FEEDER MAINS SHALL BE LOOPED AND ALL OTHER WATER LINES IN EXCESS OF 600' IN LENGTH SHALL BE LOOPED.
17. ALL WATER LINE FITTINGS SHALL BE DUCTILE IRON PER AWWA C110 OR AWWA C153 WITH CORROSION RESISTANT BOLTS/NUTS PER ASTM A325.
18. ALL GATE VALVES SHALL MEET THE REQUIREMENTS OF AWWA C509 AND NCTCOG 502.6.2. GATE VALVES SHALL INCLUDE VALVE BOXES PER STANDARD DRAWING 4050M AND DEBRIS CAPS/PLUGS PER STANDARD DRAWING 4051M. VALVES SHALL BE FURNISHED WITH EXTENSIONS TO 1" BELOW GRADE AT LOCATIONS WHERE THE VALVE OPERATING NUT IS MORE THAN 2' BELOW GRADE.
19. ALL VALVES, FIRE HYDRANTS, AND FITTINGS SHALL BE INSTALLED WITH ADEQUATE THRUST BLOCKING OR MECHANICAL JOINT RESTRAINT IN ACCORDANCE WITH THE CITY OF MELISSA STANDARD CONSTRUCTION DETAILS. POLYETHYLENE WRAPPING SHALL PRECEDE BLOCKING OR RESTRAINT. ALL JOINT RESTRAINTS SHALL BE MEGALUG OR APPROVED EQUIVALENT.
20. THE CITY ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE INSTALLATION OF ANY AND ALL WATER IMPROVEMENTS.

M ⁴ - CITY OF MELISSA REVISION		NCTCOG STANDARD SPECIFICATION REFERENCE	
500		4001M*	
MODIFIED DATE	STANDARD DRAWING NO.	NOTICE DATE	ENFORCEMENT DATE
11/3/17	4001M*	11/17/17	12/18/17
GENERAL CONSTRUCTION WATER NOTES			
CITY OF MELISSA, TEXAS			

1. MANHOLE SPACING FOR TRUNK LINES IS AS FOLLOWS:
 - 400' MAX. SPACING FOR UP TO 8" DIAMETER PIPE
 - 500' MAX. SPACING FOR PIPE 10" THROUGH 15" IN DIAMETER
 - 800' MAX. SPACING FOR PIPE 16" THROUGH 30" IN DIAMETER
 - 1000' MAX. SPACING FOR PIPE 31" THROUGH 48" IN DIAMETER
 - 2000' MAX. SPACING FOR PIPE 54" AND LARGER
 - AT ALL LOCATIONS WHERE DIAMETER OF PIPE CHANGES.
 - AT ALL LOCATIONS WHERE HORIZONTAL AND VERTICAL ALIGNMENT CHANGES.
 - AT THE ENDS OF ALL MAINS LONGER THAN 400'.
 - AT LATERAL CONNECTIONS 6" AND LARGER.
2. THE MAXIMUM ALLOWABLE MANHOLE SPACING IN SUBDIVISIONS IS 400'. MAXIMUM ALLOWABLE MANHOLE SPACING FOR SEWER LINES WITH HORIZONTAL CURVATURE SHALL BE 300 FEET. A MANHOLE SHALL BE LOCATED AT THE PC AND PT OF THE CURVE.
3. ALL MANHOLES SHALL HAVE A 30" OPENING.
4. THERE SHALL BE A MINIMUM OF 0.10 FEET IN FLOW LINE DROP AT EACH MANHOLE.
5. WHERE SEWER LINES ENTER THE MANHOLE HIGHER THAN 24 INCHES ABOVE THE MANHOLE INVERT, THE INVERT SHALL BE FILLED TO PREVENT SOLIDS DEPOSITION.
6. A DROP PIPE SHALL BE PROVIDED FOR A SEWER LINE ENTERING A MANHOLE MORE THAN 18 INCHES ABOVE THE INVERT. IF THE DROP PIPE IS INSIDE THE MANHOLE, A MINIMUM OF 48 INCHES OF CLEAR SPACE SHALL BE MAINTAINED AND THE DROP SHALL BE PERMANENTLY AFFIXED TO THE WALL OF THE MANHOLE.
7. MANHOLES 10 FEET DEEP SHALL BE A MINIMUM OF 60-INCH DIAMETER AT THE FLOW LINE AND ECCENTRIC WITH ONE VERTICAL WALL.
8. WHEN ECCENTRIC CONES ARE SPECIFIED, THE VERTICAL WALL SHALL BE ALIGNED WITH THE OUTGOING (DOWNSTREAM) PIPE.
9. PIPE MATERIAL SHALL BE AS FOLLOWS:
 - FOR PIPE 6" THROUGH 15" DIAMETER LESS THAN 10' DEEP: USE ASTM D3034 SDR-35 PVC.
 - FOR PIPE 6" THROUGH 15" DIAMETER MORE THAN 10' DEEP: USE ASTM D3034 SDR-26 PVC.
 - FOR PIPE 16" DIAMETER AND LARGER LESS THAN 10' DEEP: USE ASTM F679 SDR-35 (PS 40) PVC.
 - FOR PIPE 16" DIAMETER AND LARGER MORE THAN 10' DEEP: USE ASTM F679 SDR-26 (PS 115) PVC.
10. THE INTERIOR OF ALL WASTEWATER MANHOLES, INCLUDING EXISTING MANHOLES THAT ARE ADJUSTED OR CONNECTED TO, SHALL BE COATED WITH AN APPROVED CORROSION-RESISTANT EPOXY COATING SUCH AS RAVEN 405, SPRAYROD, QUADEX STRUCTURE GUARD, GONSHIELD (MAX 10' MANHOLE DEPTH), NUKOTE AEGIS LINING SYSTEMS, SEWERCOAT OR AN APPROVED EQUAL. NUMBER AND THICKNESS OF COATINGS SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
11. ALL TESTING SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG).
12. ALL WASTEWATER LINES SIX (6) INCHES OR LARGER SHALL BE AIR AND MANDREL TESTED, UPON COMPLETION OF FRANCHISE UTILITIES. TELEVISION INSPECTION SHALL ALSO BE REQUIRED WITH MANDREL SHOWN ON VIDEO.
13. ALL FORCE MAINS SHALL BE HYDROSTATICALLY TESTED.
14. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED.
15. SEWER LINES 12 INCHES AND LARGER WILL REQUIRE AN AS-BUILT SURVEY FOR COMPARISON TO THE DESIGN. THE TOLERANCES ALLOWED ARE AS FOLLOWS:
 - FLOW LINE: ±0.10' FROM THE DESIGN
 - PERCENT SLOPE: ±0.10% OF THE DESIGN SLOPE
 - MINIMUM ALLOWABLE SLOPES: AS DEFINED BY TCEQ.
16. THE CITY ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION OF ANY AND ALL PUBLIC IMPROVEMENTS.

M ⁴ - CITY OF MELISSA REVISION		NCTCOG STANDARD SPECIFICATION REFERENCE	
500		5001M*	
MODIFIED DATE	STANDARD DRAWING NO.	NOTICE DATE	ENFORCEMENT DATE
11/3/17	5001M*	11/17/17	12/17/17
GENERAL CONSTRUCTION WASTEWATER NOTES			
CITY OF MELISSA, TEXAS			

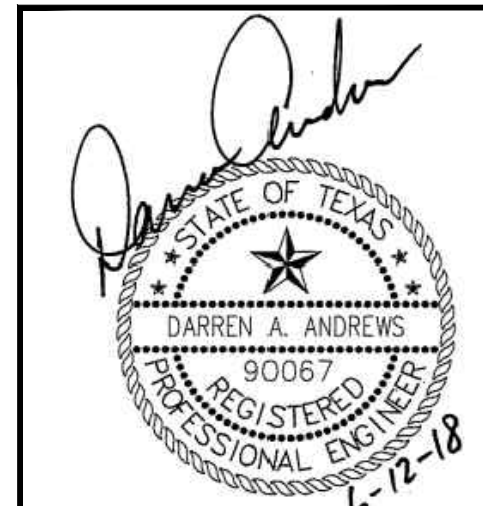
GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
 - A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
 - B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
 - C. BAR LAPS SHALL BE 30 DIAMETERS.
 - D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
 - E. CONTRACTOR WILL BE REQUIRED TO FURNISH AND STAMP CONCRETE PAVING SYSTEM SPECIFYING THE CONTRACTOR AND THE MONTH & YEAR OF PLACEMENT, EVERY 1000 LF AND INTERSECTIONS.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
 - A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH > 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
 - B. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.
3. IF THE ROADWAY IS A DESIGNATED BIKE ROUTE OR BIKE USAGE IS ANTICIPATED, REFER TO NCTCOG'S REGIONAL BICYCLE AND PEDESTRIAN FACILITIES DESIGN MANUAL FOR DESIGN GUIDANCE.

M ⁴ - CITY OF MELISSA REVISION		NCTCOG STANDARD SPECIFICATION REFERENCE	
302, 303		2190M	
MODIFIED DATE	STANDARD DRAWING NO.	NOTICE DATE	ENFORCEMENT DATE
3/31/2014	2190M		
PAVEMENT SYSTEMS			
GENERAL NOTES			

ACCESS SHALL BE MAINTAINED FOR ALL SURROUNDING PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN PRIOR TO CONSTRUCTION.

3
24



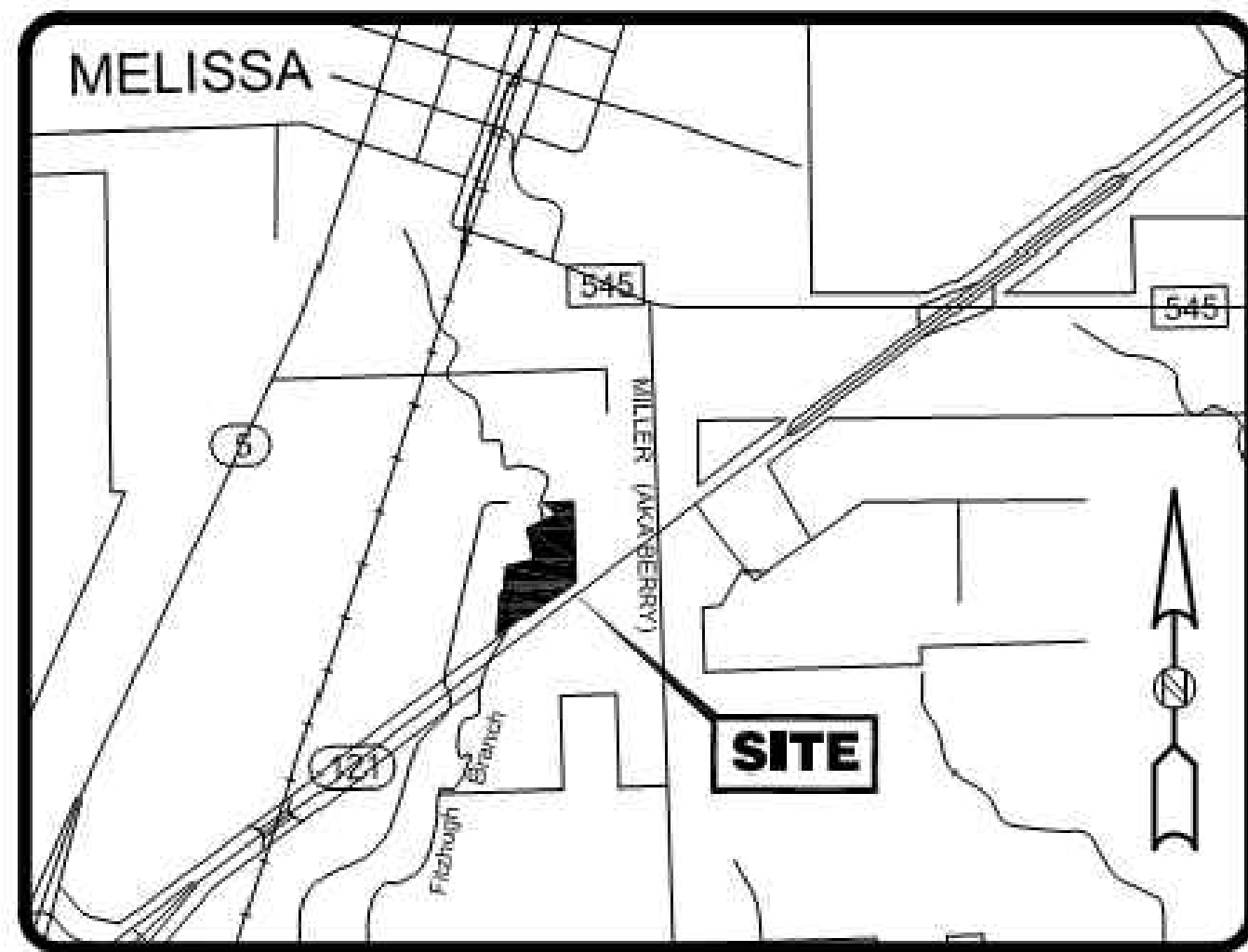
EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

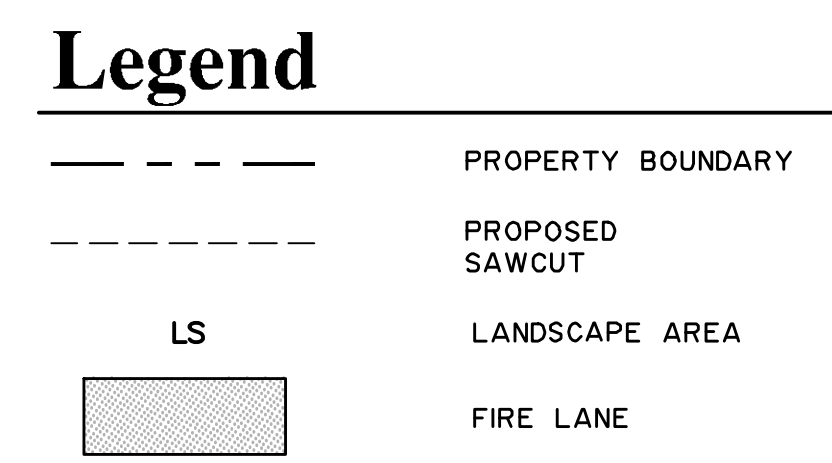
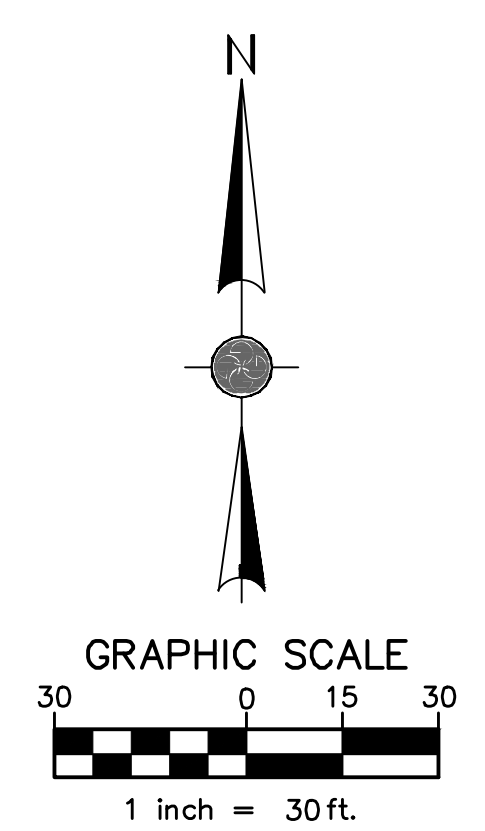
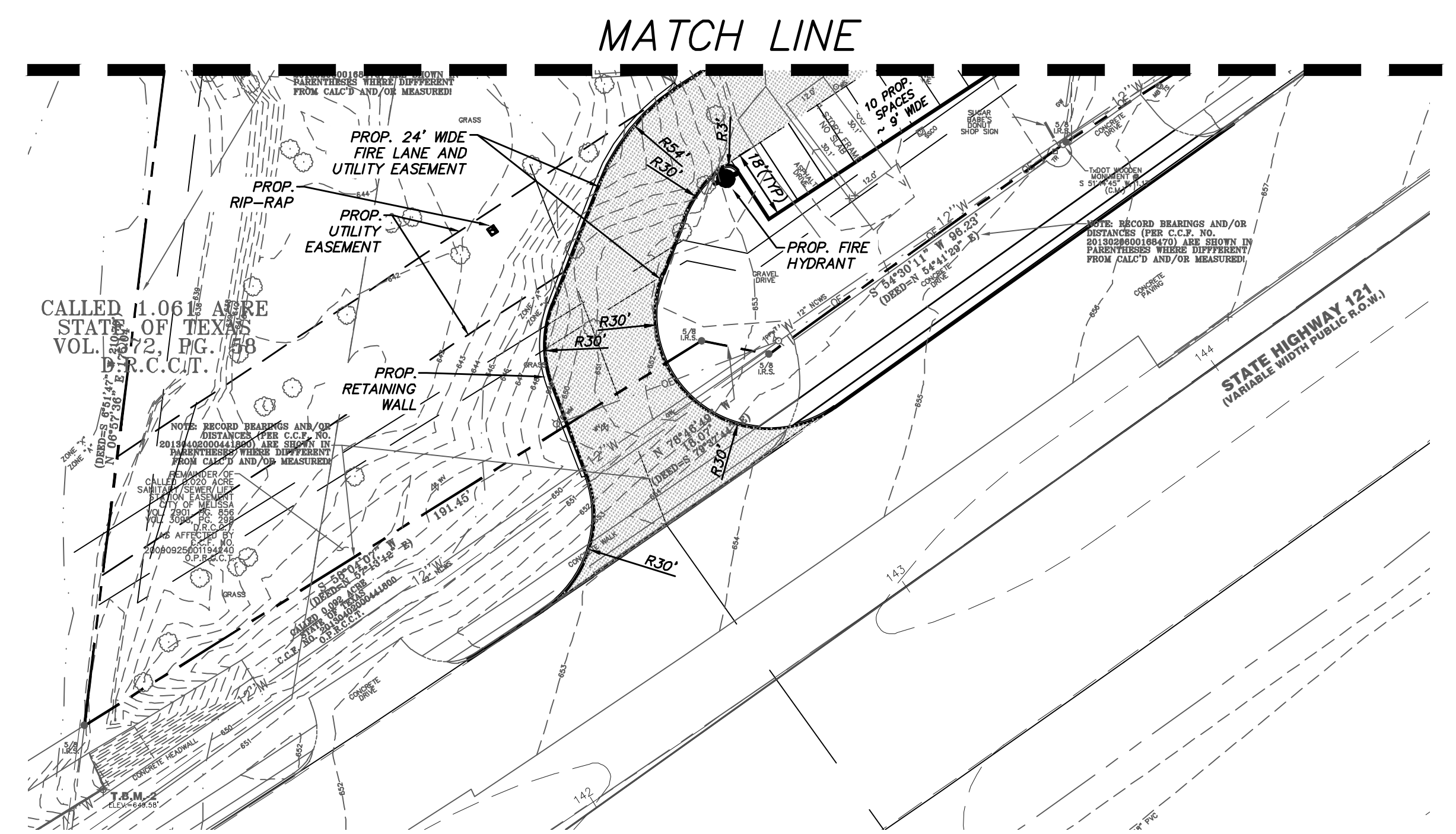
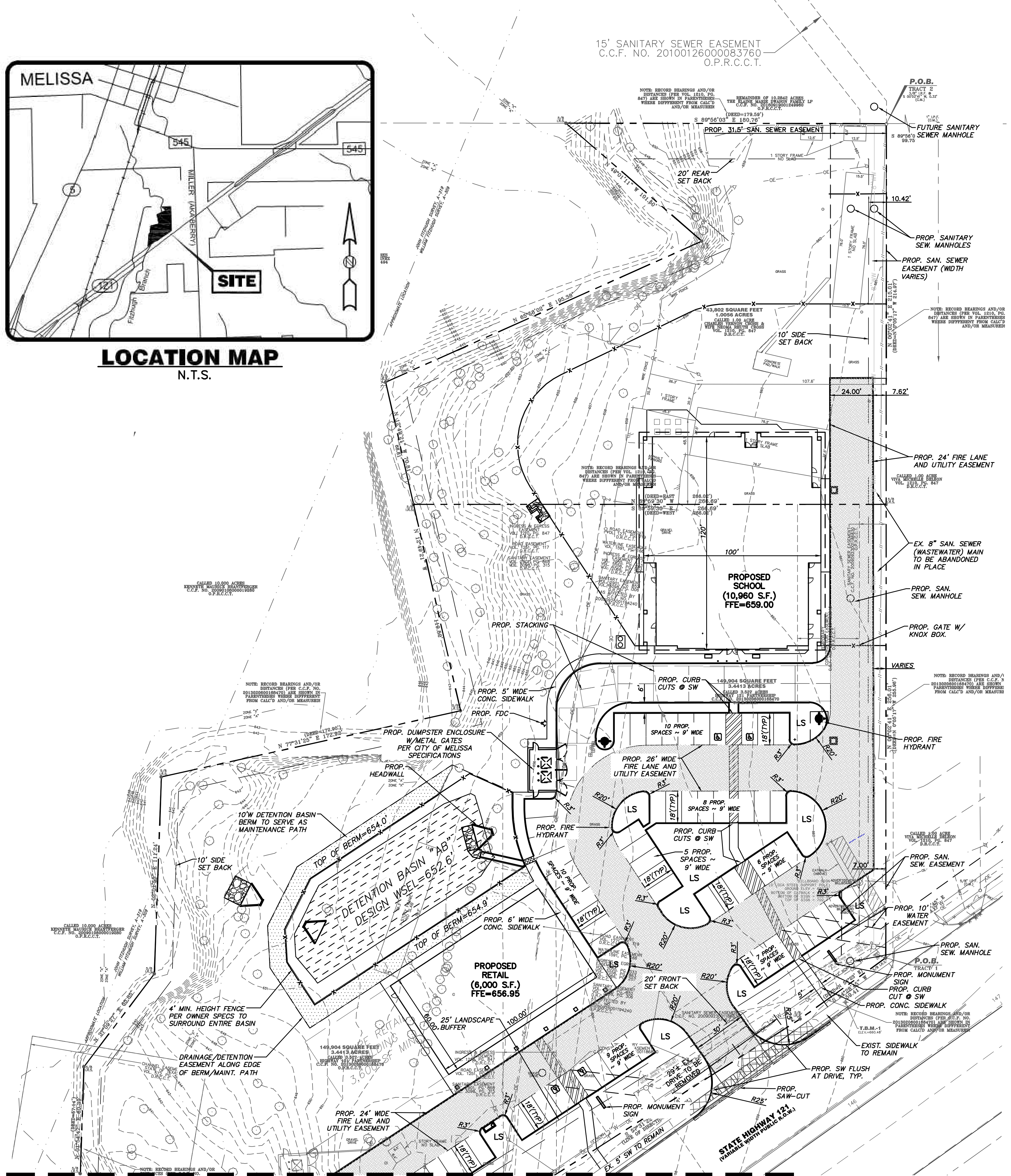
CITY GENERAL CONSTRUCTION NOTES
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---

JOB No. 17-125



LOCATION MAP
N.T.S.



- SITE PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
 3. COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 4. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER CITY OF MELISSA REQUIREMENTS. REFER TO CITY OF MELISSA FOR EXACT REQUIREMENTS.

ALL WORK IN TxDOT HIGHWAY R.O.W. SHALL COMPLY WITH TxDOT STANDARDS AND DETAILS. CONTACT DANNY MURPHY AT (972) 547-2326 AT LEAST 24 HOURS PRIOR TO STARTING WORK IN HIGHWAY RIGHT-OF-WAY.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
Site Area (square feet & acres)	193,706.20 s.f. (4.447 ac)
Zoning District:	C-2
Proposed Use:	Private School/Light Commercial
Building Area:	16,960 s.f.
Building Height (# stories)	29'-11 3/4" Max. 1 Story
Floor Area Ratio:	0.095:1
Lot Coverage:	9.5%
PARKING	
Required Parking (School):	20, 1 accessible (1,370 s.f. activity room/50 = 28 students, 6,020 s.f. classrooms, 301 students 329/17 = 19.4 (20) spaces)
	Required Stacking: 329/20 = 17 spaces
Required Parking (Retail):	30, 1 accessible (6,000 s.f. /20 = 30 spaces)
Total Provided Parking:	School/Retail: 65 (includes 4 accessible)
TOTAL IMPERVIOUS AREA (INCLUDING BUILDING)	33.3% = 64,594 s.f.
TOTAL LANDSCAPE AREA	13.5% = 26,165 s.f.

Owner:
Pinnacle Montessori of Melissa
11615 Forest Central Dr., Suite 1008
Richardson, TX 75080
Ph: (866) 333-6867

Architect:
Reibenstein Associates Architecture, LLC
2655 Peavy Road
Dallas, Texas 75228
Ph: (214) 327-8383

Engineer:
Charles Gojer and Associates, Inc.
11615 Forest Central, Suite 303
Dallas, Texas 75243
Ph.: (214) 340-1199
Contact: Darren Andrews

Surveyor:
Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
Ph: (972) 424-7002

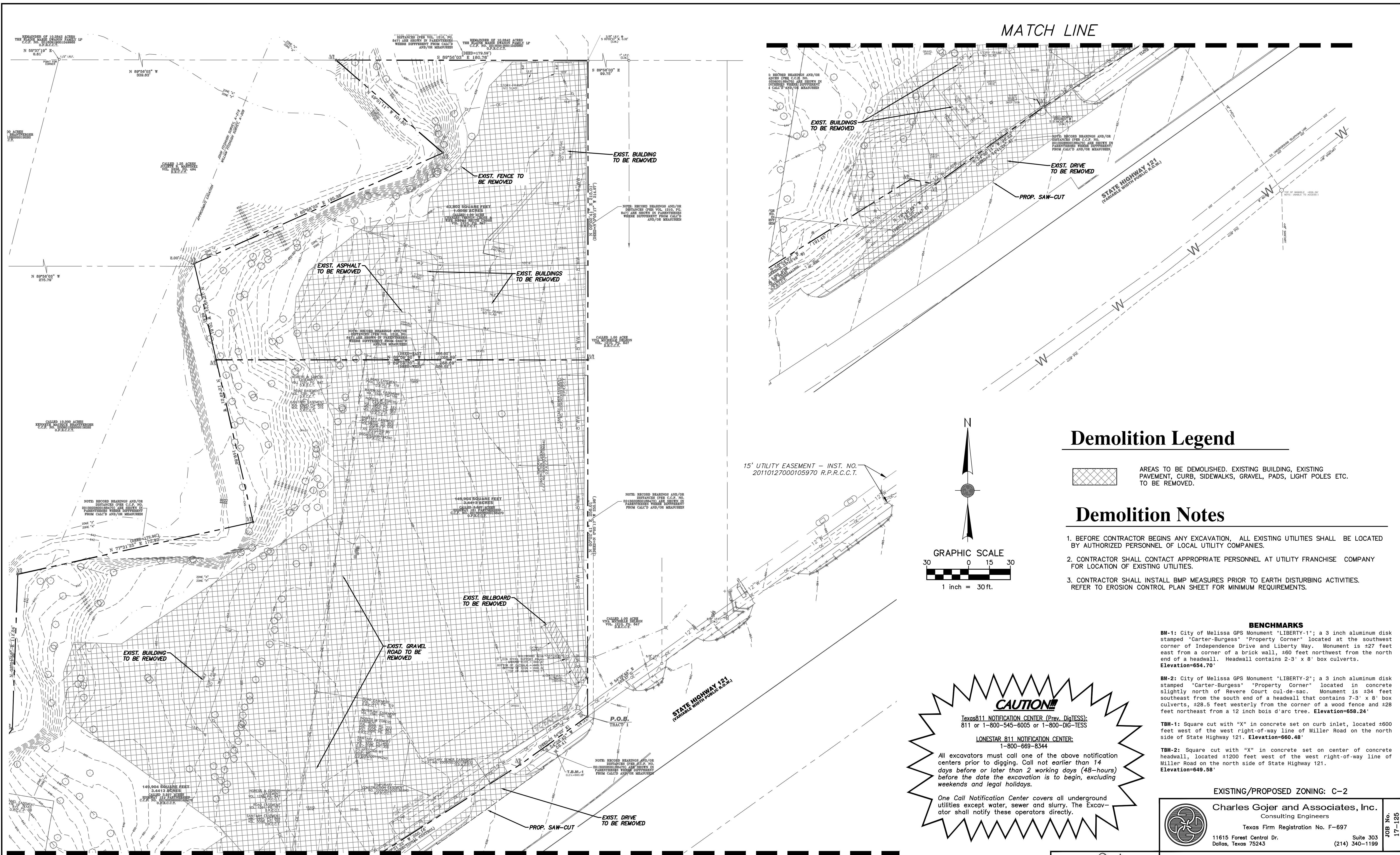
EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr., Suite 303
Dallas, Texas 75243 (214) 340-1199

ENGINEERING SITE PLAN
PINNACLE MONTESSORI SCHOOL
LOT 1, BLOCK A
4.4469 ACRES
OUT OF THE
WILLIAM FITZHUGH SURVEY, ABSTRACT No. 309
JOHN FITZHUGH SURVEY, ABSTRACT No. 319
CITY OF MELISSA, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG8A	15 FEB 2018	1"=30'			





Demolition Legend

AREAS TO BE DEMOLISHED, EXISTING BUILDING, EXISTING PAVEMENT, CURB, SIDEWALKS, GRAVEL, PADS, LIGHT POLES ETC. TO BE REMOVED.

Demolition Notes

- BEFORE CONTRACTOR BEGINS ANY EXCAVATION, ALL EXISTING UTILITIES SHALL BE LOCATED BY AUTHORIZED PERSONNEL OF LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL CONTACT APPROPRIATE PERSONNEL AT UTILITY FRANCHISE COMPANY FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL INSTALL BMP MEASURES PRIOR TO EARTH DISTURBING ACTIVITIES. REFER TO EROSION CONTROL PLAN SHEET FOR MINIMUM REQUIREMENTS.

CAUTION!

Texas811 NOTIFICATION CENTER (Prev. DigTESS):
811 or 1-800-545-6005 or 1-800-DIG-TESS

LONESTAR 811 NOTIFICATION CENTER:
1-800-669-8344

All excavators must call one of the above notification centers prior to digging. Call not earlier than 14 days before or later than 2 working days (48-hours) before the date the excavation is to begin, excluding weekends and legal holidays.

One Call Notification Center covers all underground utilities except water, sewer and slurry. The Excavator shall notify these operators directly.

BENCHMARKS

BM-1: City of Melissa GPS Monument "LIBERTY-1"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located at the southwest corner of Independence Drive and Liberty Way. Monument is ±27 feet east from a corner of a brick wall, ±60 feet northwest from the north end of a headwall. Headwall contains 2-3' x 8' box culverts. Elevation=654.70'

BM-2: City of Melissa GPS Monument "LIBERTY-2"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located in concrete slightly north of Revere Court cul-de-sac. Monument is ±34 feet southeast from the south end of a headwall that contains 7-3' x 8' box culverts, ±28.5 feet westerly from the corner of a wood fence and ±28 feet northeast from a 12 inch bois d'arc tree. Elevation=658.24'

TBM-1: Square cut with "X" in concrete set on curb inlet, located ±600 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. Elevation=660.48'

TBM-2: Square cut with "X" in concrete set on center of concrete headwall, located ±1200 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. Elevation=649.58'

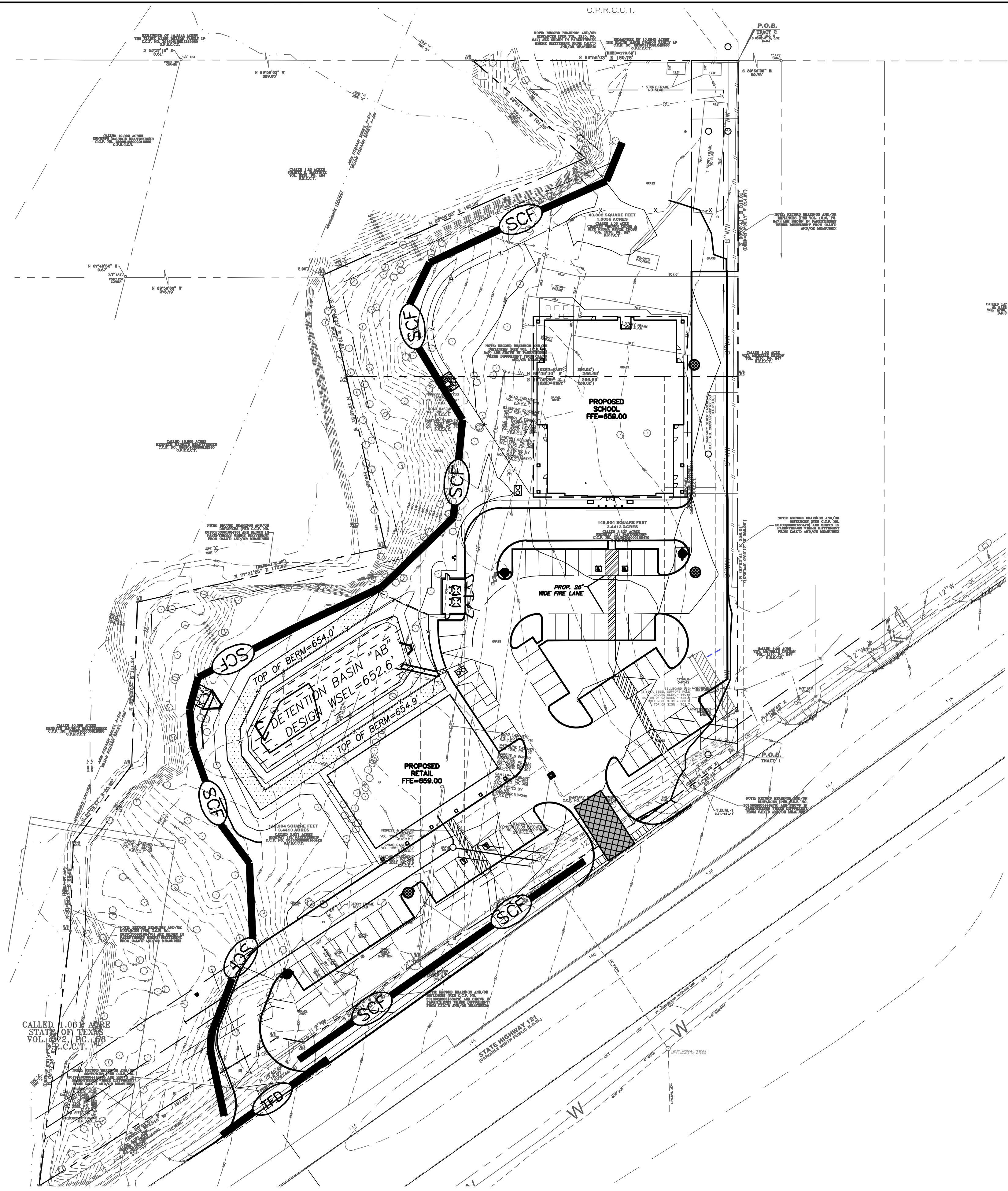
EXISTING/PROPOSED ZONING: C-2

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DEMOLITION PLAN					
PINNACLE MONTESSORI SCHOOL					
2233 SAM RAYBURN HIGHWAY (SH 121)					
DEVELOPMENT AND NEIGHBORHOOD SERVICES					
CITY OF MELISSA, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
DAA	CG&A	17 MAY 2018	1"=30'		
NO.					

5
24

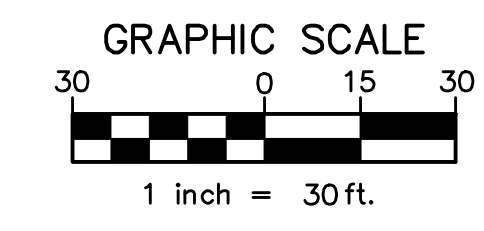
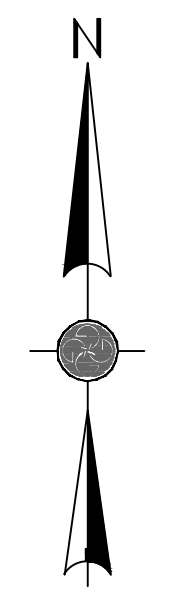




Erosion Control Legend

- LIMITS OF WORK
- CONSTRUCTION FENCE
- SEDIMENT CONTROL FENCE (SCF)
- TRIANGULAR FILTER DIKE (TFD)
- CONTRACTOR'S PARKING, EQUIPMENT AND MATERIAL STORAGE AREA
- CONSTRUCTION ENTRANCE/EXIT
- NEW CONTOURS
- EXISTING CONTOURS
- FLOW ARROW
- INLET PROTECTION
- TREE PROTECTION

ALL WORK IN TxDOT HIGHWAY R.O.W. SHALL COMPLY WITH TxDOT STANDARDS AND DETAILS. CONTACT DANNY MURPHY AT (972) 542-2345 AT LEAST 24 HOURS PRIOR TO STARTING WORK IN HIGHWAY RIGHT-OF-WAY.

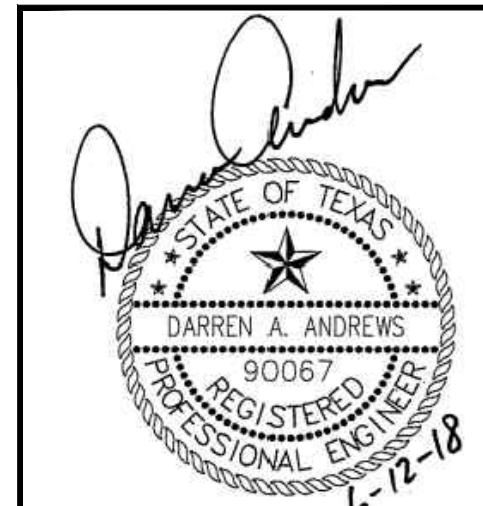


CAUTION!
Texas 811 NOTIFICATION CENTER (Prev. DigTESS):
811 or 1-800-545-6005 or 1-800-DIG-TESS
LONESTAR 811 NOTIFICATION CENTER:
1-800-669-8344

All excavators must call one of the above notification centers prior to digging. Call not earlier than 14 days before or later than 2 working days (48-hours) before the date the excavation is to begin, excluding weekends and legal holidays.

One Call Notification Center covers all underground utilities except water, sewer and slurry. The Excavator shall notify these operators directly.

6
24



BENCHMARKS
BM-1: City of Melissa GPS Monument "LIBERTY-1"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located at the southwest corner of Independence Drive and Liberty Way. Monument is ±27 feet east from a corner of a brick wall, ±60 feet northwest from the north end of a headwall. Headwall contains 2-3' x 8' box culverts. **Elevation=654.70'**
BM-2: City of Melissa GPS Monument "LIBERTY-2"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located in concrete slightly north of Revere Court cul-de-sac. Monument is ±34 feet southeast from the south end of a headwall that contains 7-3' x 8' box culverts, ±28.5 feet westerly from the corner of a wood fence and ±28 feet northeast from a 12 inch bois d'arc tree. **Elevation=658.24'**
TBM-1: Square cut with "X" in concrete set on curb inlet, located ±600 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. **Elevation=660.48'**
TBM-2: Square cut with "X" in concrete set on center of concrete headwall, located ±1200 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. **Elevation=649.58'**

EXISTING/PROPOSED ZONING: C-2
Charles Gojer and Associates, Inc.
 Consulting Engineers
 Texas Firm Registration No. F-697
 11615 Forest Central Dr. Suite 303
 Dallas, Texas 75243 (214) 340-1199

EROSION CONTROL PLAN						
PINNACLE MONTESSORI SCHOOL						
2233 SAM RAYBURN HIGHWAY (SH 121)						
DEVELOPMENT AND NEIGHBORHOOD SERVICES						
CITY OF MELISSA, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018	1"=30'		---	---

CALLED 1.086 ACRES
 STATE OF TEXAS
 VOL. 582, PG. 656
 P.S.R.C.C.T.

Erosion / Sedimentation Control Notes:

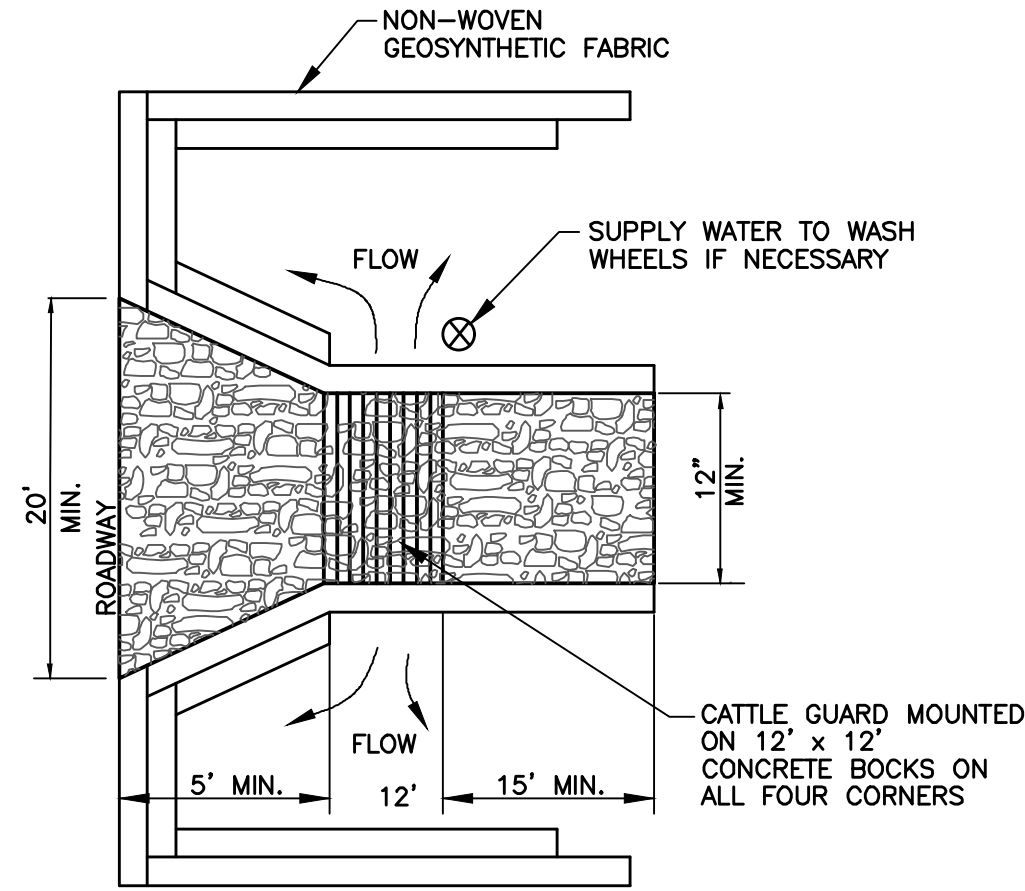
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITTING THROUGH OFPC AND IMPLEMENTING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE CONTRACTOR MUST FOLLOW ALL CURRENT FEDERAL, STATE AND LOCAL AUTHORITY REGULATIONS. REFER TO KEY NOTE NO. 1.
2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION.)
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE SEDIMENT AND EROSION SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY THE FEDERAL, STATE, TRIBAL OR LOCAL OFFICIALS. CHANGES TO THE PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CONTRACTOR INSPECTING THE SITE.
4. IF OFF-SITE BORROW OF SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND THE EROSION CONTROL PLAN UPDATED BY THE CONTRACTOR TO SHOW LOCATION OF SUCH SITES. OFF-SITE BORROW AND SPOIL AREAS ARE TO BE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH REQUIREMENTS IN NOTE THREE ABOVE. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THIS PROJECT.
5. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT AND THE LOCAL GOVERNING AUTHORITY'S (MS4) DESIGN GUIDE STANDARDS FOR TREE AND NATURAL AREA PROTECTION. REFER TO PLAN, NOTES, DETAILS AND SPECIFICATIONS.
6. PRIOR TO BEGINNING ANY SOIL DISTURBING ACTIVITIES ON SITE, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT(S)/OWNER'S REP., AND THE LOCAL GOVERNING AUTHORITY (MS4) IF APPLICABLE AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES. THE CONTRACTOR SHALL NOTIFY THE ABOVE NOTED PARTIES AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF THE PROJECT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR DURING CONSTRUCTION AT LEAST ONCE EVERY 7 CALENDAR DAYS ON THE SAME DAY OF THE WEEK (TUESDAY) AND THE NECESSARY MODIFICATIONS COMPLETED. CONTRACTOR SHALL ALSO INSPECT ALL CONTROL MEASURES AFTER FINAL STABILIZATION (PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED ON THE SITE WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.).
9. IF STOCKPILES ARE REQUIRED ON SITE, INSTALL SEDIMENT FENCING/BARRIER CONTROL AT TOE OF SLOPE. DURING WET WEATHER SEASON, STOCKPILES SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL. MIN. THICKNESS AND HELD TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES OR OTHER APPROVED METHODS.
10. SOIL RETENTION BLANKETS SHALL BE INSTALLED ON ALL GRADED EARTH SLOPES 6:1 AND STEEPER OR AS
11. ALL DISTURBED EARTH SHALL BE PERMANENTLY SODDED OR SEEDED WHEN THE PROJECT IS COMPLETED. THE SPECIFIC PLANT MATERIAL PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 01 TO SEPTEMBER 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
12. PROTECT TREES AS INDICATED ON PLAN, BY PLACING FENCING AT THE TREE'S DRIP LINE AT A MINIMUM. ADDITIONAL PROTECTIVE MEASURES MAY BE NEEDED. REFER TO NOTES AND/OR DETAILS.
13. AS INLETS ARE CONSTRUCTED ON SITE, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED TO PROTECT AGAINST CONSTRUCTION RUN-OFF FROM ENTERING STORM SEWER SYSTEM.
14. CONTRACTOR SHALL NOT CLEAN VEHICLES ON SITE UNLESS A CLEANING/WASH STATION FOR SEDIMENT CONTROL IS CONSTRUCTED.
15. CONTRACTOR SHALL USE APPROPRIATE SEDIMENT CONTROL WHILE DEWATERING ON SITE. A SEDIMENT TANK OR SUMP PIT DEWATERING STRUCTURE MAY BE USED.
16. CONTRACTOR SHALL HAVE ADDITIONAL FILTER DIKES AVAILABLE TO INSTALL ON SITE, AS REQUIRED FOR UNFORESEEN EMERGENCY USE DURING CONSTRUCTION, WHERE ADDITIONAL EROSION/SEDIMENTATION PROTECTION IS NEEDED.
17. PRIOR TO FINAL ACCEPTANCE BY THE OWNER/OWNER REP., ANY HAUL ROADS AND/OR WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND RE-VEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
18. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR FURTHER INVESTIGATION.
19. IF THE EROSION CONTROL PLANS, AS APPROVED, CANNOT CONTROL EROSION AND OFF SITE SEDIMENTATION, IT IS REQUIRED, BY THE GENERAL TCEQ PERMIT, THAT THE PLAN BE REVISED AND ADDITIONAL EROSION CONTROL DEVICES BE INSTALLED. ADDITIONAL TEMPORARY BMP MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AT HIS OWN EXPENSE.
20. THE OWNER'S REPRESENTATIVE HAS THE AUTHORITY TO DIRECT THE CONTRACTOR TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH TCEQ RULES AND PERMIT REGULATIONS.
21. THE GENERAL CONTRACTOR SHALL COORDINATE SCHEDULES WITH SUBCONTRACTORS FOR INSTALLATION AND REMOVAL OF SEDIMENT CONTROLS WITH THE BERMUDA'S/OWNER'S APPROVAL.

Sequence Of Earth Disturbing Activities

1. SUBMIT AND OBTAIN THE NECESSARY APPROVALS ON ALL OF THE REQUIRED PLANS AND PERMITS.
2. COMPLETE CONSTRUCTION SITE NOTICE (CSN) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER TCEQ TPDES GENERAL PERMIT NO. TXR 150000. THE NOI AND CSN SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL. OFPC WILL SUBMIT TO TCEQ AND MS4.
3. OBTAIN NOTICE TO PROCEED AND BEGIN INSTALLATION OF EROSION/SEDIMENT CONTROLS PRIOR TO ON-SITE MOBILIZATION OF EQUIPMENT AND MATERIALS.
 - (a) PLACE BMP'S CONTROLS, SIGNS AND BARRICADES. INSTALL INLET PROTECTION ON EXISTING INLETS, PERIMETER SILT FENCING AND OTHER REQUIRED SEDIMENT BARRIERS AS SHOWN ON PLAN.
 - (b) ON-SITE MOBILIZATION OF EQUIPMENT AND MATERIALS.
 - (c) SITE CLEARING. REMOVAL OF GROUND COVER AND SELECTED TREES.
 - (d) SITE DEMOLITION.
 - (e) SITE GRADING. LEVEL AND CONTOUR SITE.
 - (f) FOUNDATION EXCAVATION AND CONSTRUCTION
 - (g) UTILITY CONSTRUCTION.
 - (h) ERECT STRUCTURE
 - (i) PAVING ROADWAYS/DRIVEWAYS AND MISCELLANEOUS AREAS.
 - (j) SITE RESTORATION AND LANDSCAPING.
 - (k) PERFORM DEMOBILIZATION OF REMAINING EQUIPMENT AND MATERIALS.
4. AS PRACTICAL, ANY SOIL DISTURBED SHALL BE TEMPORARILY SEEDED OR OTHERWISE STABILIZED UNTIL FINAL STABILIZATION MEASURES ARE TAKEN.
5. WHEN ALL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED, REMOVE ALL TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION WITH THE OWNER'S APPROVAL.
6. COMPLETE NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE THAT IS THE RESPONSIBILITY OF THE PERMITTEE; OR ANOTHER PERMITTED OPERATOR HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. THE NOT SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. OFPC WILL SUBMIT TO TCEQ AND TO MS4 WITHIN 30 DAYS AFTER FINAL STABILIZATION.

Key Notes:

1. THE CONTRACTOR MUST FOLLOW ALL CURRENT FEDERAL, STATE AND LOCAL AUTHORITY REGULATIONS. THE EROSION/SEDIMENTATION CONTROL PLAN, SHOWS THE MINIMUM REQUIRED BMP MEASURES TO PROTECT THE SITE. ADDITIONAL BMP MEASURES MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER, DUE TO CONSTRUCTION MEANS AND METHODS UNDER THE CONTROL OF THE GENERAL CONTRACTOR. SEVERAL OF THESE SUCH ITEMS, BY NO MEANS ALL-INCLUSIVE, INCLUDE; SCHEDULING/PHASING OF WORK, LOCATION OF ON AND OFF-SITE STORAGE AREAS, STOCKPILE LOCATIONS, UNFORSEEN WORK OUTSIDE CONSTRUCTION LIMITS, TRUCK/HAUL ROUTES AND ETC. THE PLAN MAY BE MODIFIED BY THE CONTRACTOR, WITH THE OWNER REPRESENTATIVE'S PERMISSION, IN ORDER TO PREVENT CONSTRUCTION DEBRIS AND RUN-OFF FROM LEAVING THE SITE AND VIOLATING THE GENERAL PERMIT.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE, AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.



Plan

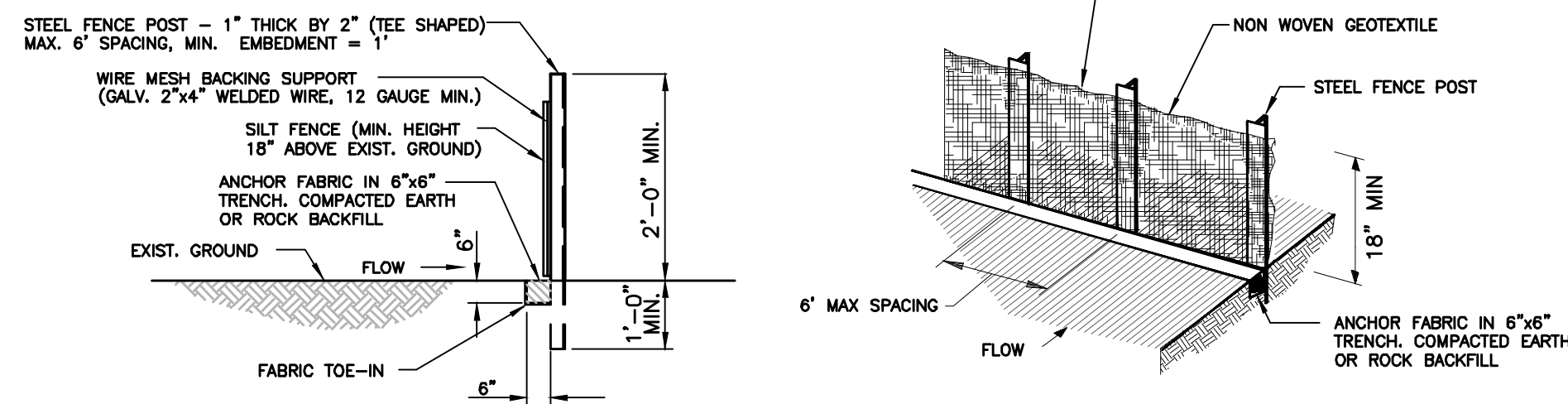
THE STABILIZED CONSTRUCTION EXIT IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL BEFORE EXITING THE SITE ONTO THE EXISTING ROADWAY. LOCATION FOR INSTALLATION SHOULD BE IDENTIFIED ON THE PROJECT'S EROSION CONTROL PLAN. AN ALTERNATE LOCATION MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION. STABILIZED CONSTRUCTION EXIT SHALL BE DRESSED WITH ADDITIONAL STONE AS NECESSARY.

A STEEL GRID THAT ALLOWS THE SAFE PASSAGE OF VEHICLES WHILE AGITATING THE TIRES TO LOOSEN AND REMOVE THE SOIL BUILD UP. THE GRID OR STRUCTURES SHALL CONFORM TO THE FOLLOWING:

1. IT SHALL CONSIST OF PIPES OR TUBES SPACED SUCH THAT THERE IS A MINIMUM CLEAR DISTANCE BETWEEN THE PIPES OR TUBES OF 4". IT SHALL BE ELEVATED ABOVE THE GROUND SURFACE A MINIMUM OF 6" TO ALLOW WATER, DEBRIS AND SOIL TO DRAIN.
2. MINIMUM DIAMETER OF PIPE OR TUBE SHALL BE 3".
3. IT SHALL BE DESIGNED TO SUPPORT ANY AND ALL VEHICLES ENTERING AND LEAVING THE CONSTRUCTION SITE.
4. IT SHALL BE FIRMLY PLACED IN THE GROUND AT THE EXIT.
5. IT SHALL BE OF SUFFICIENT LENGTH SO THAT THE AGITATION WILL REMOVE THE SOIL FROM THE TIRES OR A MINIMUM OF 8'-0".
6. AT THE "STREET SIDE" APPROACH OF THE GRID THERE SHALL BE AN IMPERVIOUS SURFACE OR IT SHALL CONSIST OF 3" TO 5" DIAMETER ANGULAR CRUSHED STONE/ROCK APPROXIMATELY 5'-0" IN LENGTH, MINIMUM, AND 8" DEEP, MINIMUM, ON THE "JOB SITE" SIDE OF THE GRID, THERE SHALL BE 3" TO 5" DIAMETER ANGULAR CRUSHED STONE/ROCK 15'-0" IN LENGTH, MINIMUM, 8" DEEP, MINIMUM. THE STEEL GRID WILL BE BETWEEN THE "STREET SIDE" APPROACH AND THE JOB SITE CRUSHED STONE/ROCK. ALL CRUSHED STONE/ROCK SHALL HAVE FILTER FABRIC BENEATH THE STONE/ROCK.
7. STEEL GRID AREA SHALL BE USED AS THE TIRE WASH AREA. WHEN TIRE WASH IS IN USE (RAINY OR MUDDY DAYS) THE AREA SHALL BE MANNED AND THE TIRES SHALL BE WASHED USING A HIGH PRESSURE HOSE/NOZZLE.
8. THE AREA BENEATH THE GRID SHALL BE SLOPED SUCH THAT DEBRIS, SOIL AND WATER SHALL BE DIVERTED BACK ON TO THE CONSTRUCTION SITE OR TO A SEDIMENT BASIN. NO WATER, SOIL OR DEBRIS SHALL LEAVE THE CONSTRUCTION SITE. THE RESULTING DISCHARGE SHALL BE DISPOSED OF PROPERLY.

01 Stabilized Construction Entrance/Exit

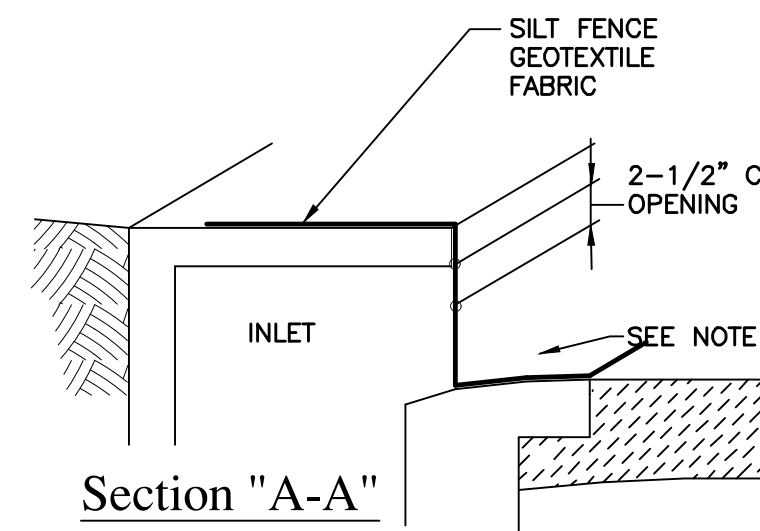
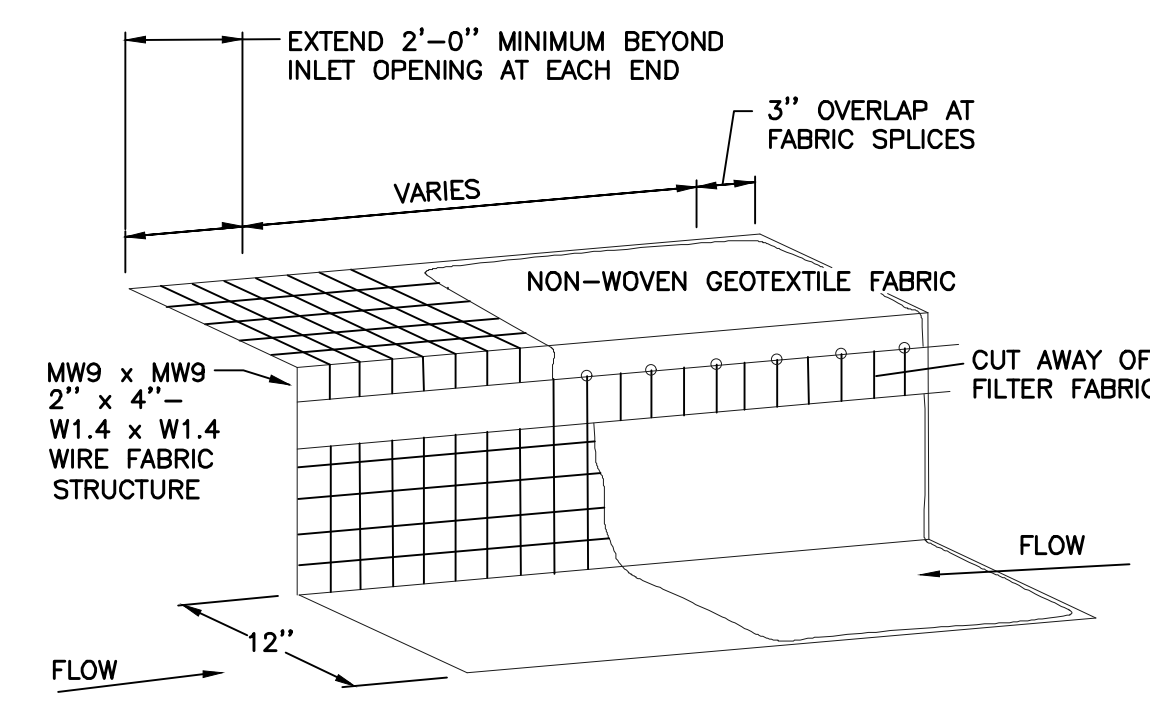
N.T.S.



1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 12".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (e.g. PAVEMENT) THE FABRIC SHALL BE WEIGHTED DOWN WITH ROCK OR 1"x4" LUMBER SECURELY FASTENED TO THE SURFACE, ON THE UPSTREAM SIDE TO PREVENT FLOW UNDER THE FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE FILTER FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. THE FILTER FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE BACKING, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POST.
5. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6". THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTRATION.
6. INSPECTION SHALL BE MADE WEEKLY AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, IF NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED AND WITH THE APPROVAL OF OFPC.

04 Silt Fence Detail

N.T.S.



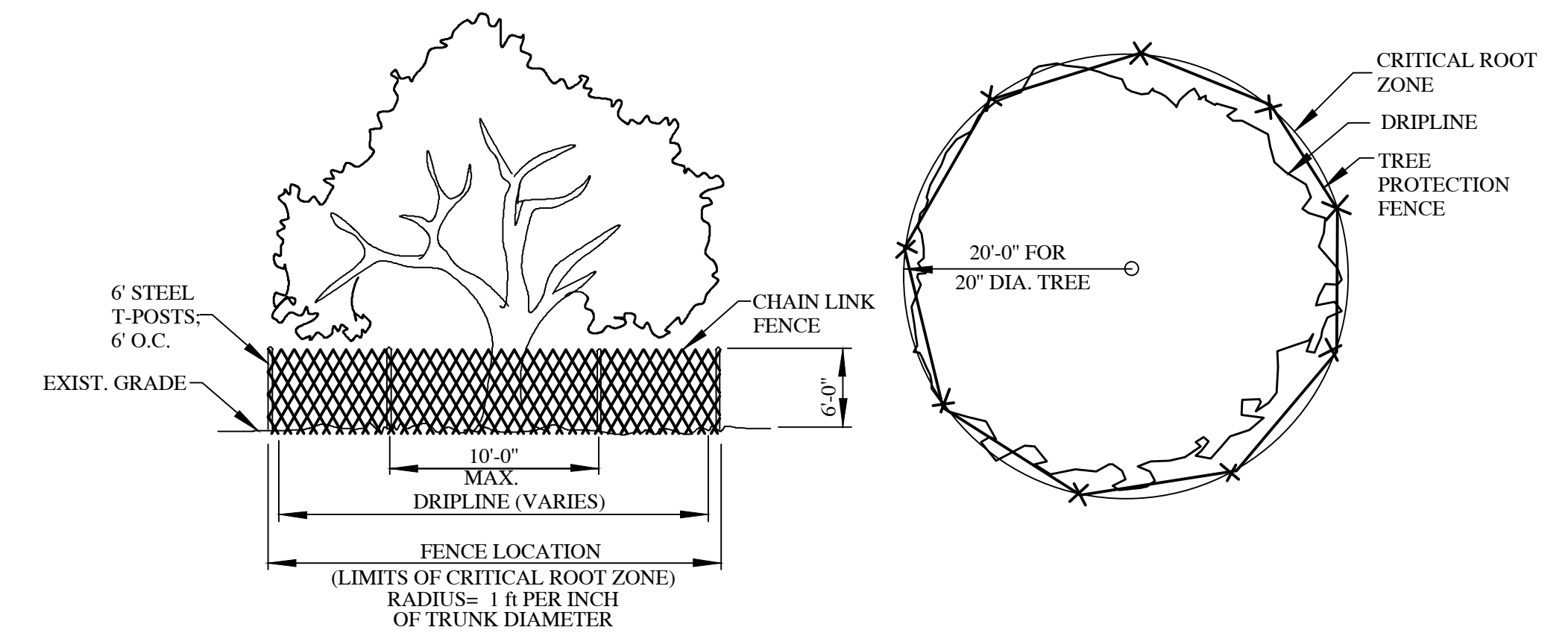
Section "A-A"

NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, USE 1"x4" LUMBER SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE CONCRETE. IF PEDESTRIAN TRAFFIC ONLY THE USE OF 20 lb GRAVEL BAGS TO SECURE MATERIAL IS PERMITTED.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN IN THIS DETAIL. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. THE PERFORMANCE OF THE INLET PROTECTIONS SHALL BE MONITORED DURING EACH RAINFALL EVENT AND PROTECTION SHALL BE IMMEDIATELY REMOVED IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTION SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENTS STABILIZED.

02 Curb Inlet Protection

N.T.S.



05 Tree Protection Details

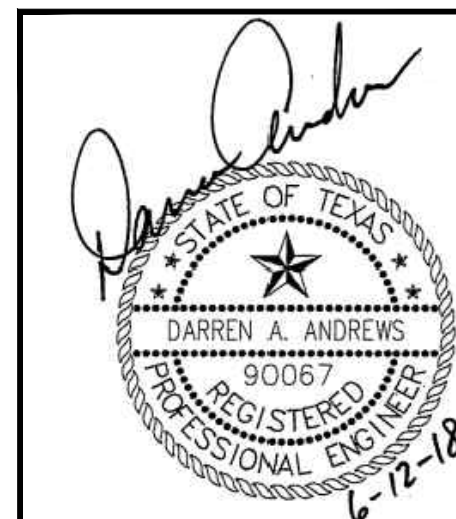
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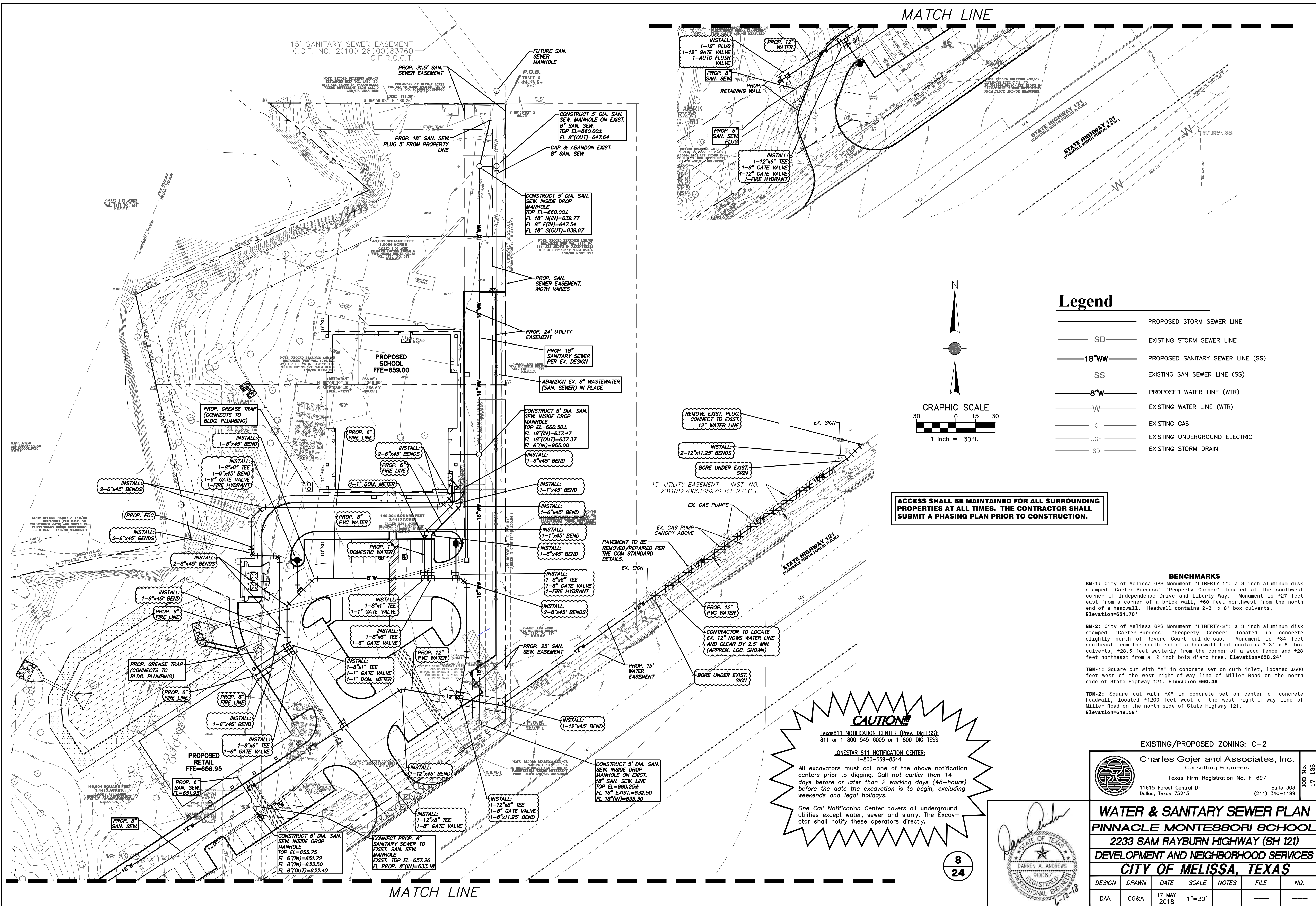
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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---



7
24

JOB No.
17-125



MATCH LINE

15' SANITARY SEWER EASEMENT
C.C.F. NO. 2010012600083760
O.P.R.C.C.T.

PROP. 31.5' SAN. SEWER EASEMENT

FUTURE SAN. SEWER MANHOLE

CONSTRUCT 5' DIA. SAN. SEW. MANHOLE ON EXIST. 8" SAN. SEW.
TOP EL.=660.00±
FL 8"(IN)=647.64

CONSTRUCT 5' DIA. SAN. SEW. INSIDE DROP MANHOLE
TOP EL.=660.00±
FL 18" N(IN)=639.77
FL 8" E(IN)=647.54
FL 18" S(OUT)=639.67

PROP. SAN. SEWER EASEMENT, WIDTH VARIES

PROP. 24' UTILITY EASEMENT

PROP. 18" SANITARY SEWER PER EX. DESIGN

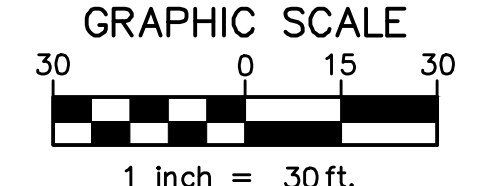
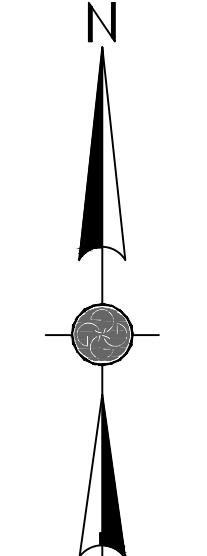
ABANDON EX. 8" WASTEWATER (SAN. SEWER) IN PLACE

CONSTRUCT 5' DIA. SAN. SEW. INSIDE DROP MANHOLE
TOP EL.=660.00±
FL 18"(IN)=637.47
FL 18"(OUT)=637.37
FL 6"(IN)=655.00

REMOVE EXIST. PLUG, CONNECT TO EXIST. 12" WATER LINE

15' UTILITY EASEMENT - INST. NO. 20110127000105970 R.P.R.C.C.T.

ACCESS SHALL BE MAINTAINED FOR ALL SURROUNDING PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN PRIOR TO CONSTRUCTION.



Legend

- PROPOSED STORM SEWER LINE
- SD — EXISTING STORM SEWER LINE
- 18"WW — PROPOSED SANITARY SEWER LINE (SS)
- SS — EXISTING SAN SEWER LINE (SS)
- 8"W — PROPOSED WATER LINE (WTR)
- W — EXISTING WATER LINE (WTR)
- G — EXISTING GAS
- UGE — EXISTING UNDERGROUND ELECTRIC
- SD — EXISTING STORM DRAIN

BENCHMARKS

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WATER & SANITARY SEWER PLAN
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

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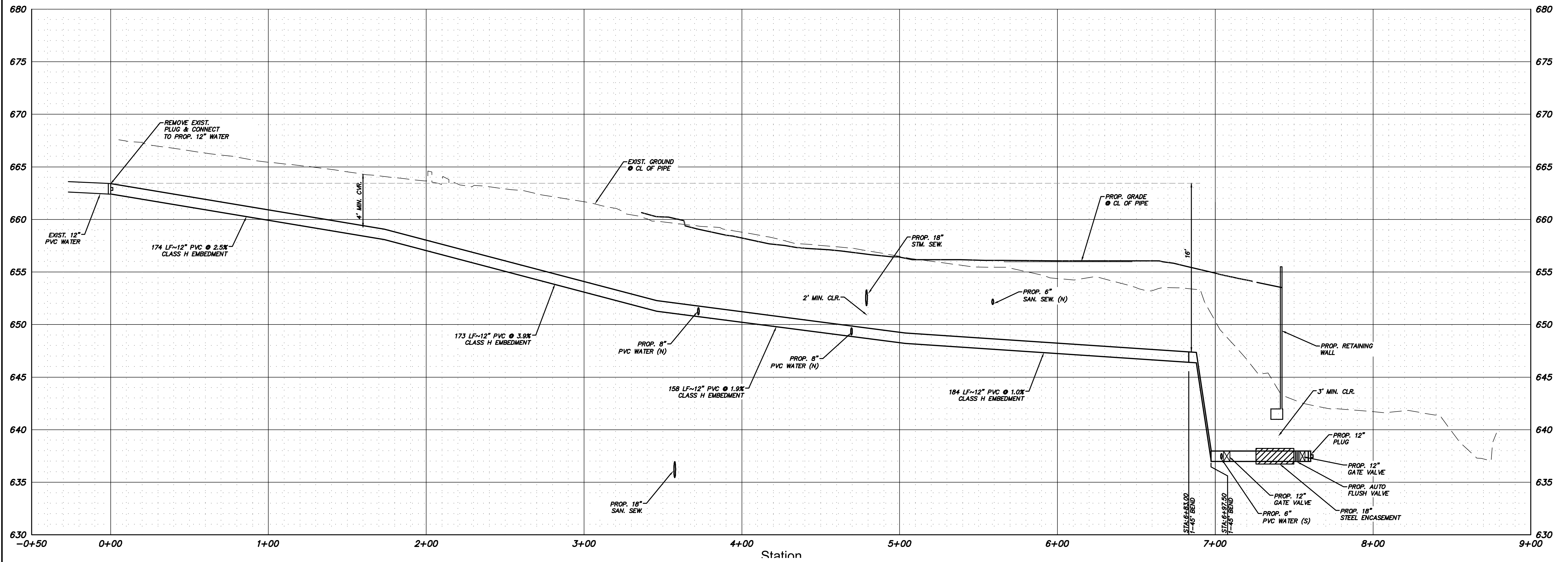
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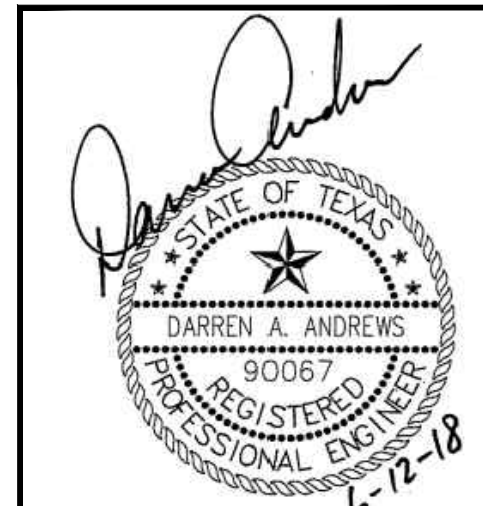
MATCH LINE

JOB NO. 17-125



NOTE:
MAXIMUM PIPE DEFLECTION
IS 6" PER 20' OF PIPE

9
24

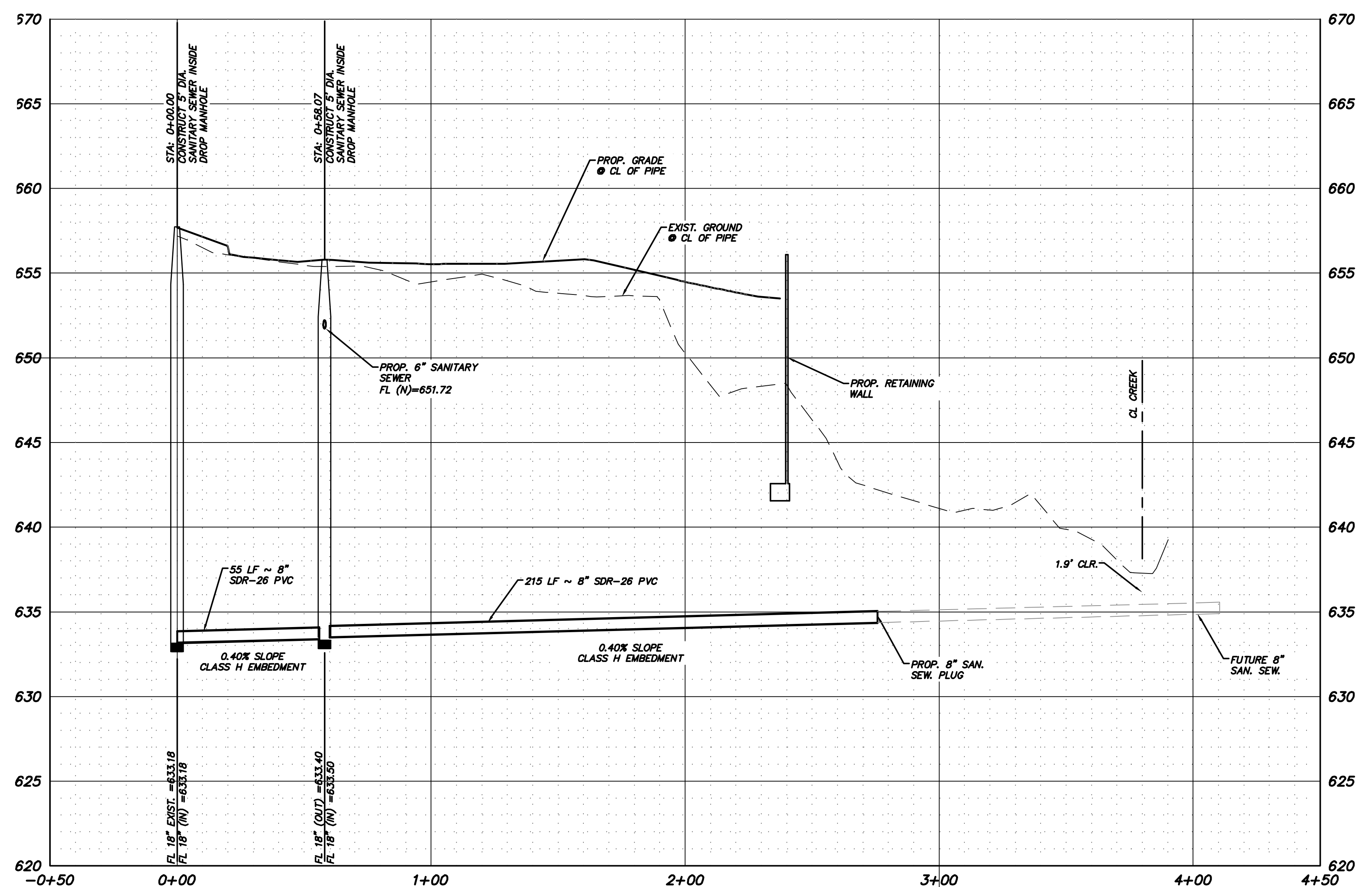
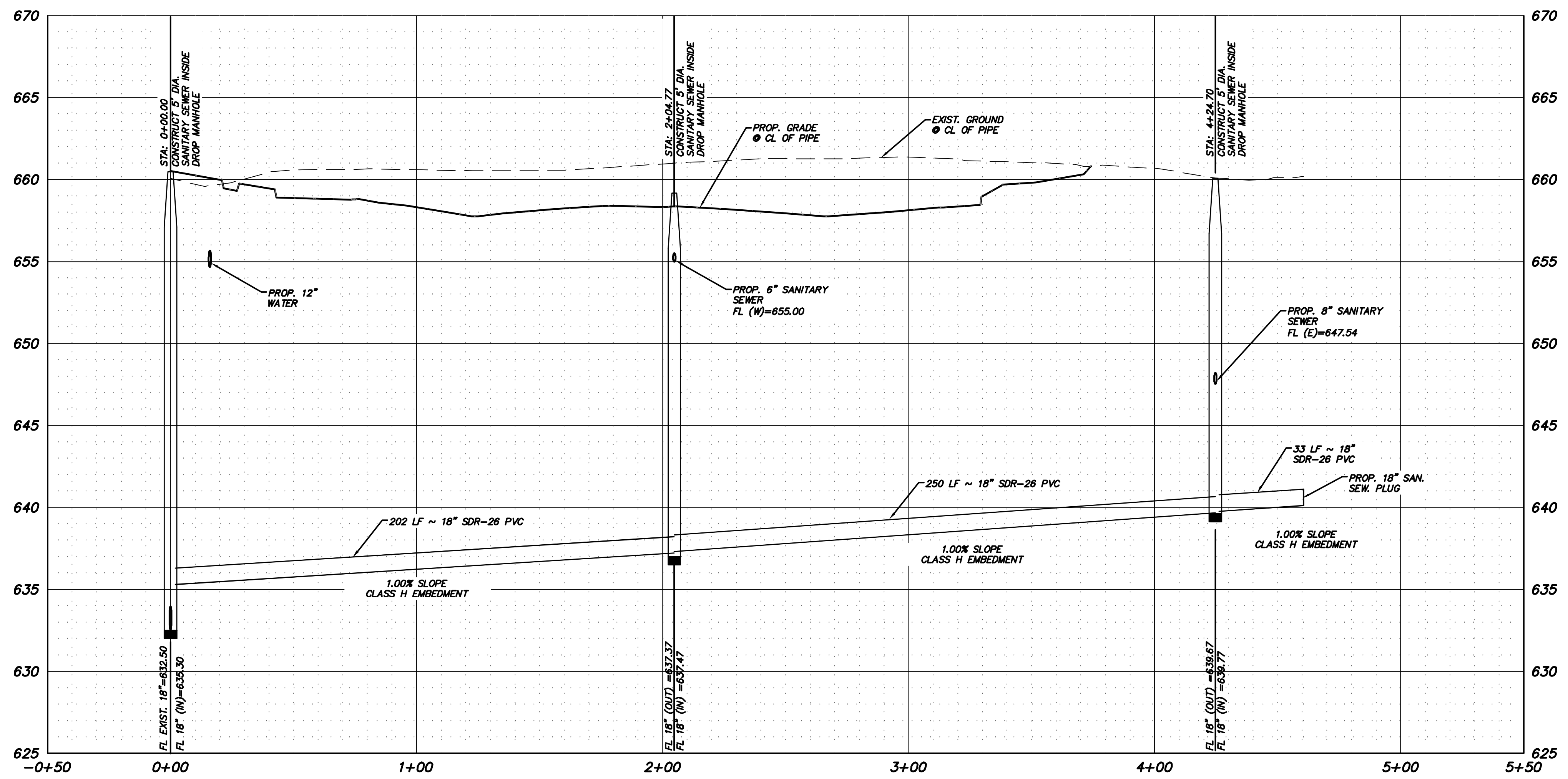


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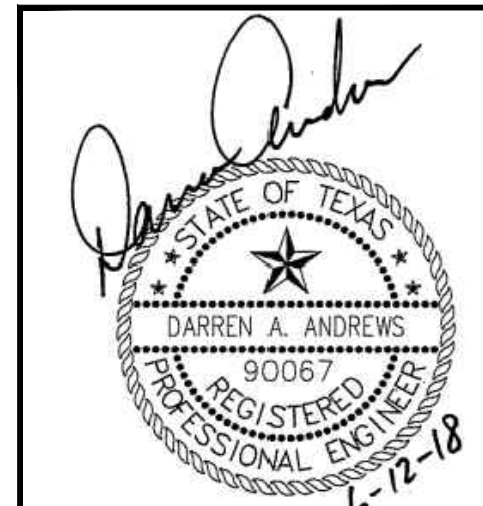
WATER LINE PROFILE
PINNACLE MONTESSORI SCHOOL
 2233 SAM RAYBURN HIGHWAY (SH 121)
 DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---

JOB No.
17-125



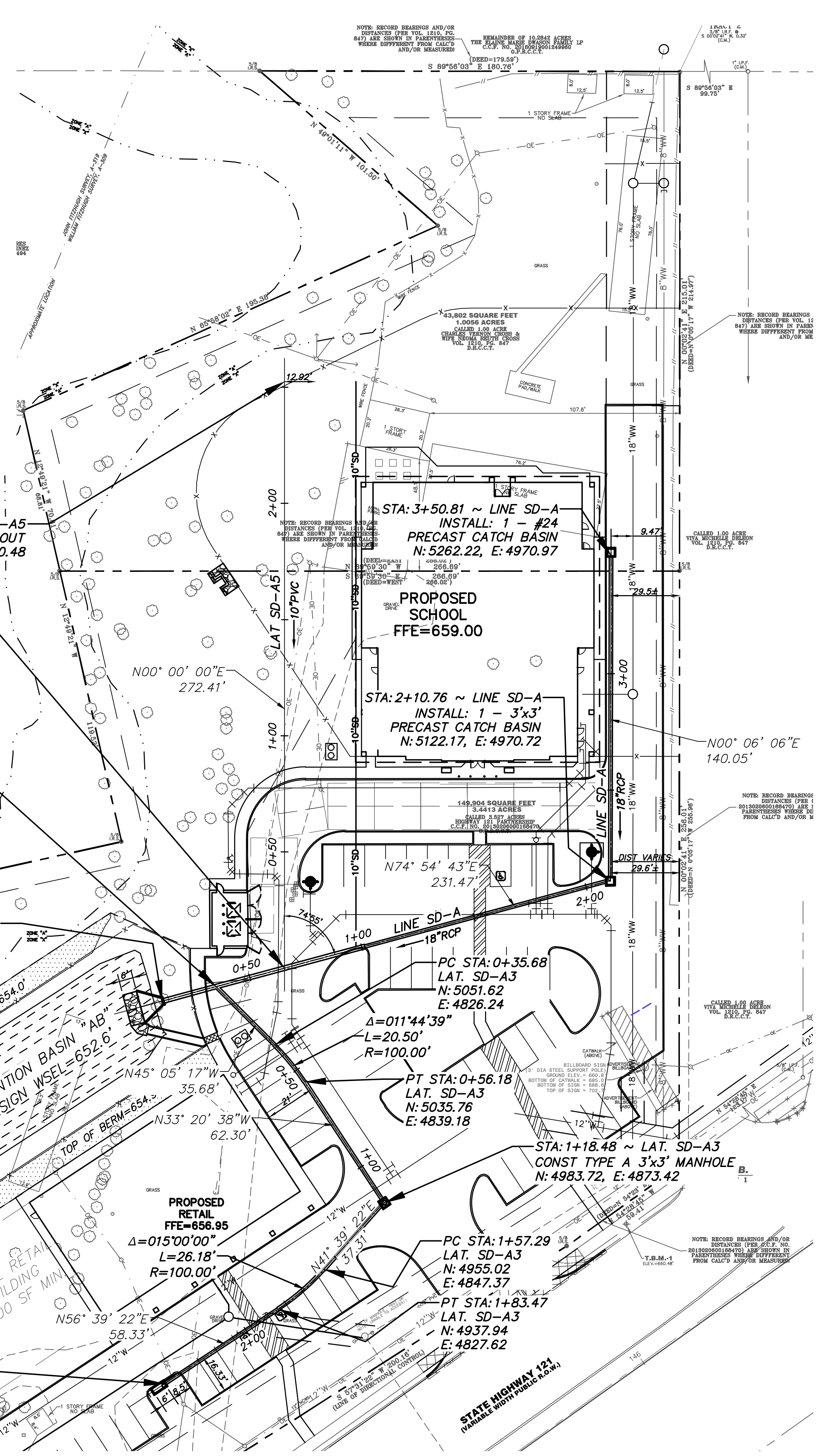
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EXISTING/PROPOSED ZONING: C-2
 Charles Gojer and Associates, Inc.
 Consulting Engineers
 Texas Firm Registration No. F-697
 11615 Forest Central Dr. Suite 303
 Dallas, Texas 75243 (214) 340-1199

SANITARY SEWER PROFILES						
PINNACLE MONTESSORI SCHOOL						
2233 SAM RAYBURN HIGHWAY (SH 121)						
DEVELOPMENT AND NEIGHBORHOOD SERVICES						
CITY OF MELISSA, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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17-125



Legend

- EXISTING PROPERTY LINE
- ▭ EXISTING BUILDING
- ▭ EXISTING EDGE OF ASPHALT
- ▭ EXISTING SIDEWALK
- ▭ EXISTING CURB & GUTTER
- EXISTING TREES
- EXISTING INLETS
- ▭ PROPOSED BUILDING
- ▭ PROPOSED CURB & GUTTER
- ▭ PROPOSED SIDEWALK
- ▭ PROPOSED WASTEWATER LINE
- ▭ PROPOSED STORM DRAIN LINE
- ▭ PROPOSED WATER LINE (SIZE 6")
- ▭ PROPOSED GAS MAIN
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CURB INLET
- PROPOSED STORM DRAIN GRATE INLET
- PROPOSED CLEANOUT

GRAPHIC SCALE
1 inch = 30 ft.

- ### Storm Sewer Notes:
- ALL WORK SHALL COMPLY WITH CITY OF MELISSA STANDARDS FOR STORM DRAINAGE UTILITIES AND APPROPRIATE SECTIONS OF NCTCOG ITEMS 501 AND 506 AND DETAILS IN DIVISION 6000. IF CITY OR NCTCOG STANDARDS CONFLICT WITH THESE NOTES OR THE CONTENTS OF THE PLANS IN ANY WAY, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER GUIDANCE.
 - EXCEPT WHERE SPECIFIED ON PLAN, ALL STORM DRAIN SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) PER NCTCOG ITEM 501.6.
 - SMOOTH-WALL POLYETHYLENE (PE) PER NCTCOG ITEM 501.23 MAY BE SUBSTITUTED FOR CLASS III RCP WHERE APPROVED BY THE OWNER AND THE CITY.
 - CLASS IV OR CLASS V RCP MAY BE SUBSTITUTED FOR CLASS III AS A NO-COST OPTION, BUT IN NO CASE SHALL A LOWER NUMERICAL CLASS BE USED WHERE A HIGHER CLASS IS SPECIFIED ON THE PLANS.
 - PE PIPE MAY NOT BE SUBSTITUTED FOR CLASS IV OR CLASS V RCP.
 - WHERE A NON-STANDARD BEND IS SPECIFIED, THE CONTRACTOR SHALL USE THE CLOSEST STANDARD BEND AND ACHIEVE THE DESIRED ANGLE BY PULLING THE PIPE JOINTS PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. ALL BENDS LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS.
 - WHERE CONCRETE PIPE STORM DRAINS ARE INSTALLED ON A CURVED ALIGNMENT, RADIUS PIPE WITH BEVELED ENDS SHALL BE USED WHERE RECOMMENDED BY THE PIPE MANUFACTURER. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHERE RADIUS PIPE WILL BE REQUIRED, UNLESS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS, INSTALLATION OF RADIUS PIPE WILL BE PAID AT THE SAME UNIT PRICE AS STANDARD STRAIGHT PIPE.
 - ALL ROOF DRAIN LINES SHALL BE SDR 26 PVC PER ASTM D 2241 AND NCTCOG 501.15, OR SCHEDULE 40 SOLVENT-WELD DWV PVC PER ASTM D 1785, WITH CLASS "B" EMBEDMENT PER NCTCOG STANDARD DETAIL 3020.
 - UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR THE CITY, PRECAST INLETS SHALL BE FORTERRA #24 CATCH BASIN (TY CATALOG PAGE NO. 8.5) OR 3'x3' STANDARD BATCH BASIN (PAGE NO 8.9), WHERE CALLED FOR ON PLAN.
 - CONCRETE PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND SHALL BE CONSTRUCTED AND JOINED TOGETHER IN SUCH A MANNER THAT NO SPILL THROUGH OF BACKFILL WILL OCCUR. THIS INCLUDES THE LIFT HOLES USED IN CERTAIN PIPE OR BOX SIZES. APPROVED JOINT MATERIALS ARE RUBBER GASKETS PER ASTM C1619 CLASS A OR C.
 - WHERE LEADS OR PIPE TERMINATE INTO AN EXISTING SYSTEM, A CONCRETE COLLAR SHALL BE POURED AT THE JUNCTION TO FORM A WATERTIGHT CONNECTION.
 - WHERE CONNECTING TO AN EXISTING PIPE OR STRUCTURE, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE AND/OR STRUCTURE AND VERIFY EXACT LOCATION AND ELEVATION BEFORE LAYING ANY NEW PIPE ON THAT SYSTEM. SIGNIFICANT DISCREPANCIES FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER AS SOON AS PRACTICAL.
 - UNLESS OTHERWISE SPECIFIED IN PLAN DETAILS, CONCRETE FOR STORM DRAINAGE STRUCTURES SHALL BE CLASS "A" PER NCTCOG ITEM 702 WITH 3,000 PSI MINIMUM COMPRESSIVE STRENGTH WHEN TESTED AT 28 DAYS.
 - WYE CONNECTIONS SHALL BE MADE AT A 60° ANGLE UNLESS OTHERWISE NOTED ON PLAN.
 - UNITS OF LENGTH ARE FEET UNLESS OTHERWISE MARKED AS INCHES ("), CENTIMETERS (CM), METERS (M) OR YARDS (YD).

CAUTION!

Texas811 NOTIFICATION CENTER (Prev. DigTESS):
811 or 1-800-545-6005 or 1-800-DIG-TESS

LONESTAR 811 NOTIFICATION CENTER:
1-800-669-5344

All excavators must call one of the above notification centers prior to digging. Call not earlier than 14 days before or later than 2 working days (48-hours) before the date the excavation is to begin, excluding weekends and legal holidays.

One Call Notification Center covers all underground utilities except water, sewer and slurry. The Excavator shall notify these operators directly.

- ### BENCHMARKS
- BM-1:** City of Melissa GPS Monument 'LIBERTY-1'; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located at the southwest corner of Independence Drive and Liberty Way. Monument is ±27 feet east from a corner of a brick wall, ±60 feet northwest from the north end of a headwall. Headwall contains 2-3' x 8' box culverts. **Elevation=654.70'**
- BM-2:** City of Melissa GPS Monument 'LIBERTY-2'; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located in concrete slightly north of Revere Court cul-de-sac. Monument is ±34 feet southeast from the south end of a headwall that contains 7-3' x 8' box culverts, ±28.5 feet westerly from the corner of a wood fence and ±28 feet northeast from a 12 inch bois d'arc tree. **Elevation=658.24'**
- TBM-1:** Square cut with "X" in concrete set on curb inlet, located ±600 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. **Elevation=660.48'**
- TBM-2:** Square cut with "X" in concrete set on center of concrete headwall, located ±1200 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. **Elevation=649.58'**

EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
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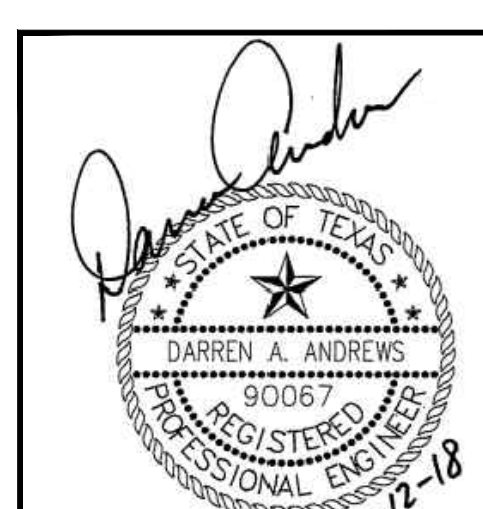
STORM DRAIN PLAN

PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES

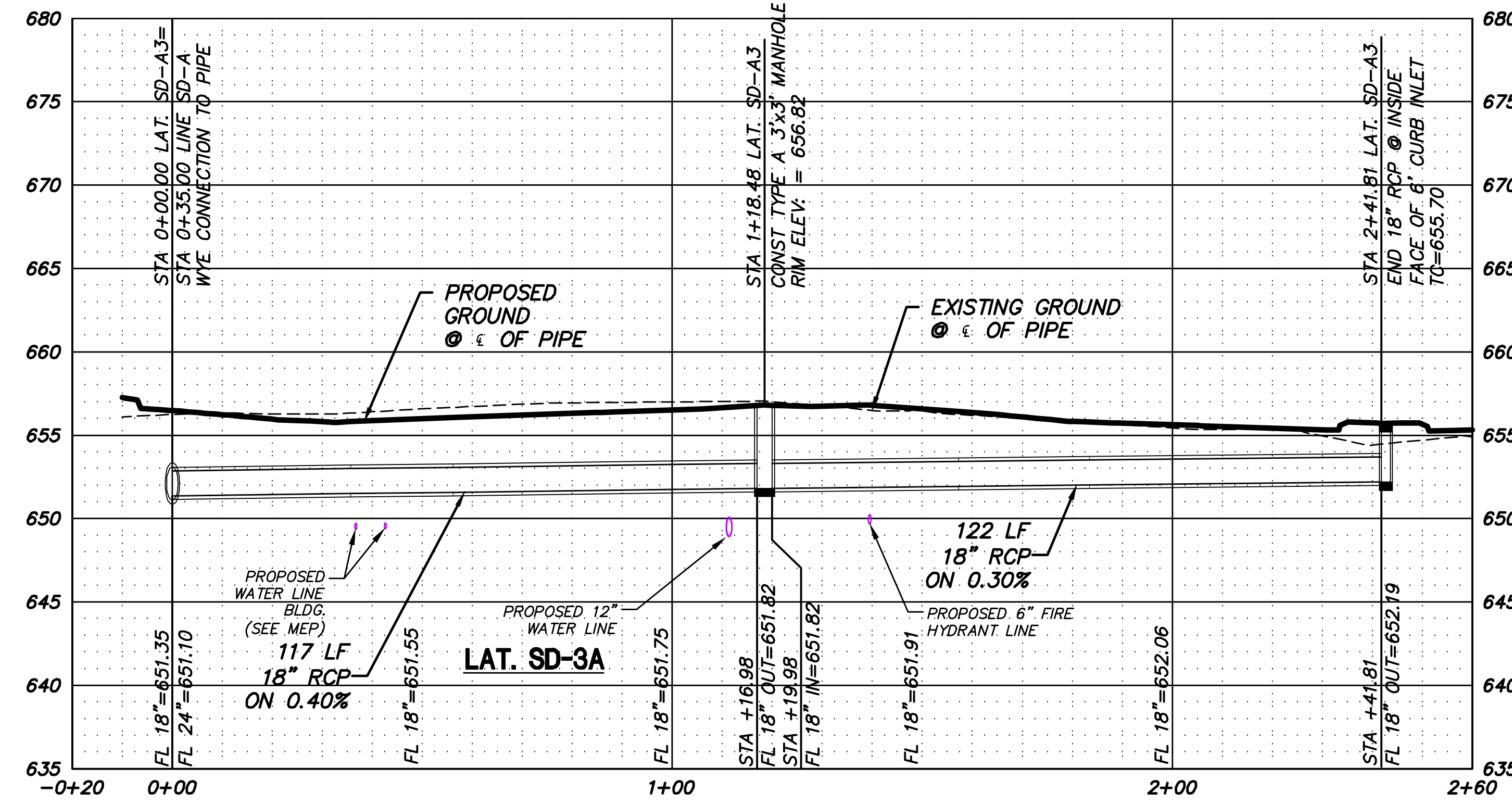
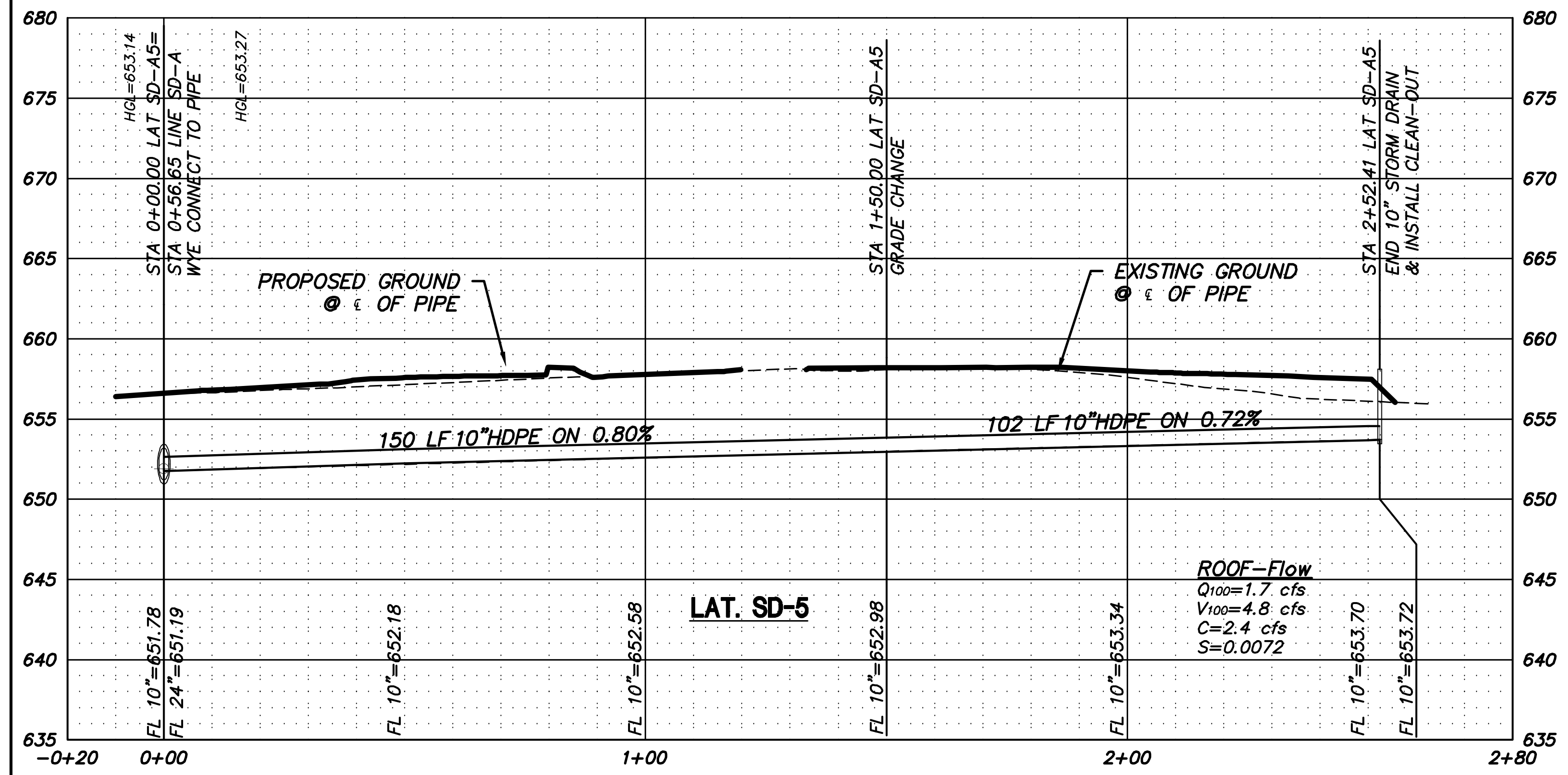
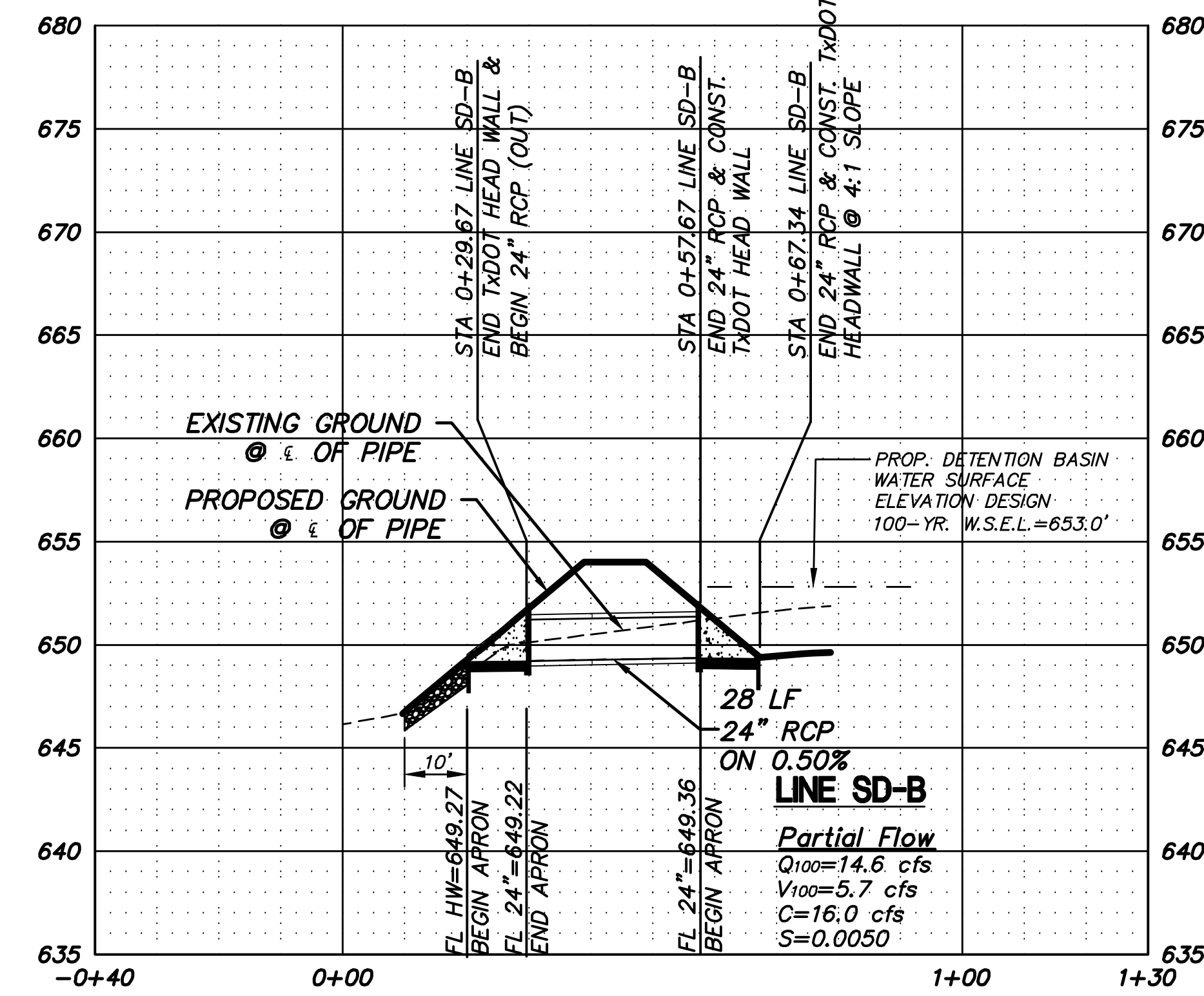
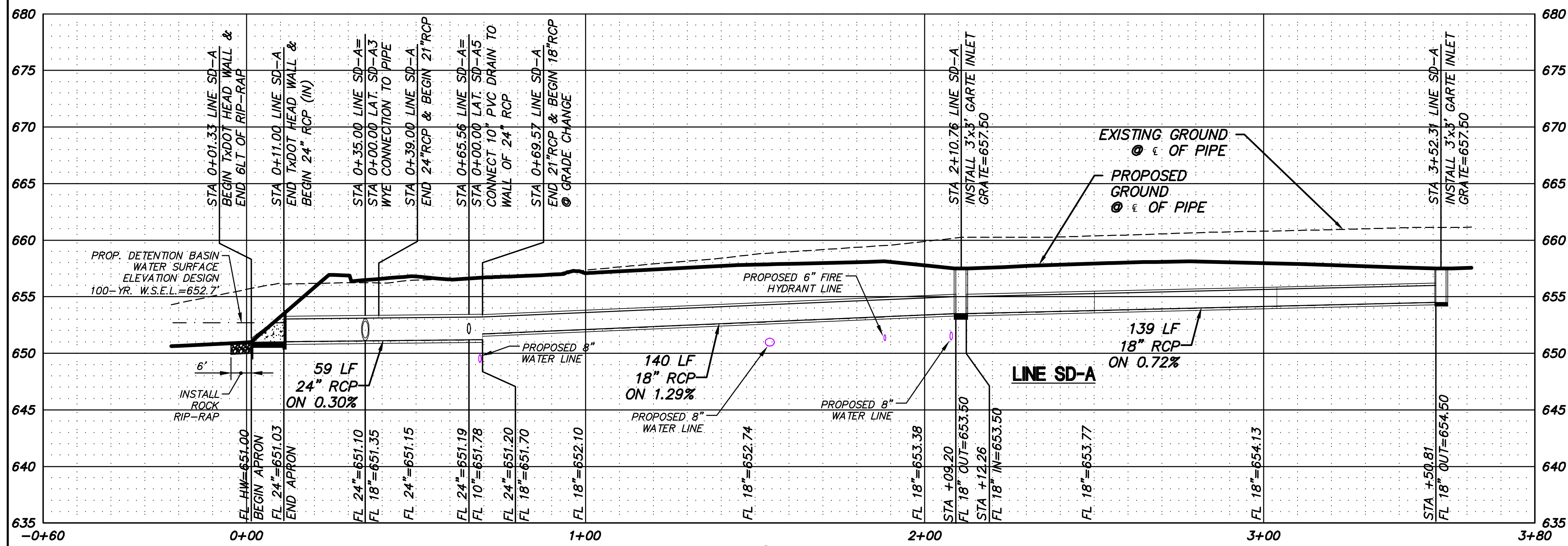
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018	1"=30'	---	---	---

JOB No. 17-125



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CAUTION!

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BENCHMARKS

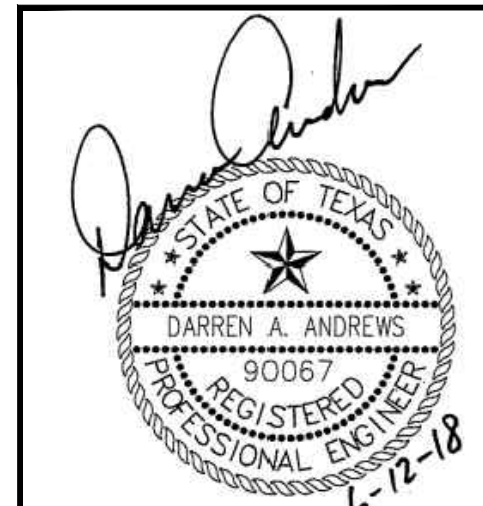
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24



EXISTING/PROPOSED ZONING: C-2

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STORM DRAIN PROFILE

PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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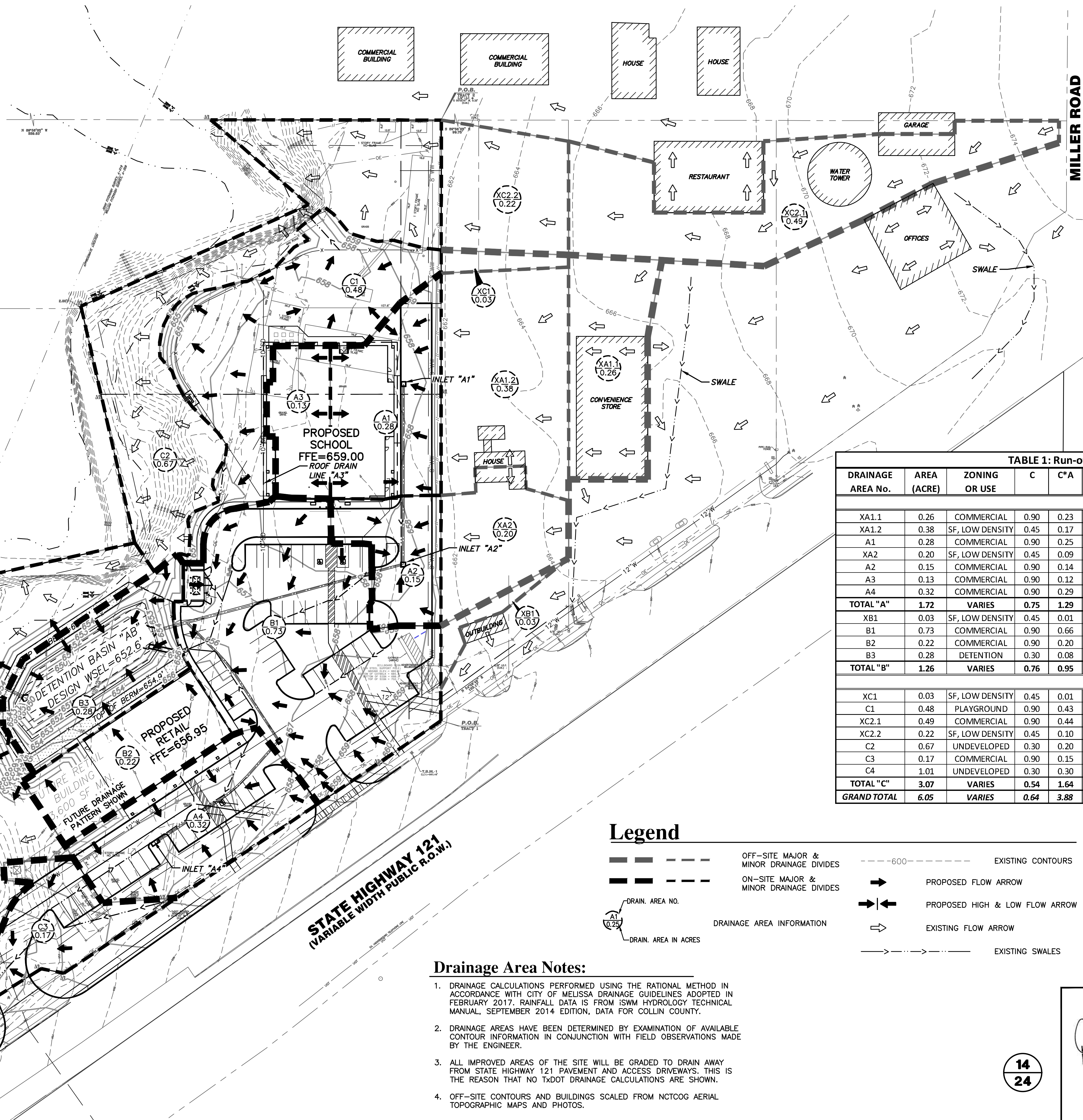
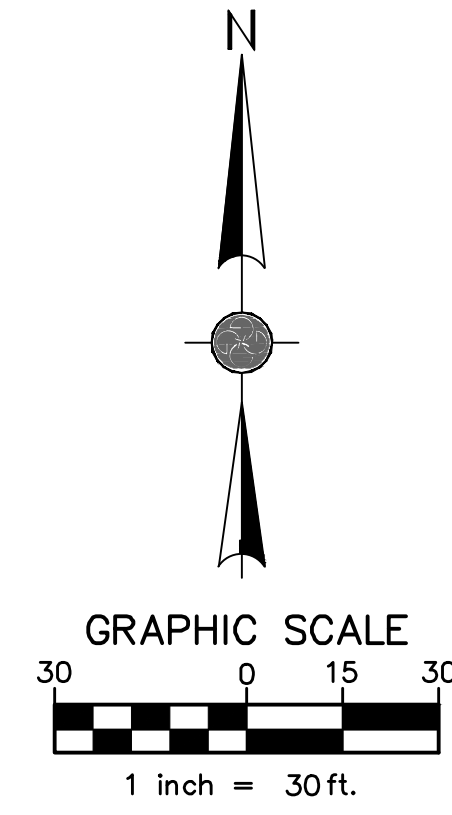


TABLE 1: Run-off Computations (PROPOSED CONDITION)

DRAINAGE AREA No.	AREA (ACRE)	ZONING OR USE	C	C*A	TC (MIN.)	FREQUENCY (YRS)	I100 (in/hr.)	Q100 (CFS)	REMARKS
DETAINED AREAS									
XA1.1	0.26	COMMERCIAL	0.90	0.23	10.0	100	9.20	2.2	ADJACENT PROPERTY TO AREA XA1.2
XA1.2	0.38	SF, LOW DENSITY	0.45	0.17	10.0	100	9.20	1.6	ADJACENT PROPERTY TO AREA A1
A1	0.28	COMMERCIAL	0.90	0.25	10.0	100	9.20	2.3	DRIVEWAY/ROOFTOP TO INLET A1
XA2	0.20	SF, LOW DENSITY	0.45	0.09	10.0	100	9.20	0.8	ADJACENT PROPERTY TO AREA A2
A2	0.15	COMMERCIAL	0.90	0.14	10.0	100	9.20	1.2	DRIVEWAY/ROOFTOP TO INLET A2
A3	0.13	COMMERCIAL	0.90	0.12	10.0	100	9.20	1.1	DRIVEWAY/ROOFTOP TO INLET A3
A4	0.32	COMMERCIAL	0.90	0.29	10.0	100	9.20	2.6	DRIVEWAY/ROOFTOP TO INLET A4
TOTAL "A"	1.72	VARIES	0.75	1.29	10.0	100	9.20	11.8	TO SYSTEM "SD-A"
XB1	0.03	SF, LOW DENSITY	0.45	0.01	10.0	100	9.20	0.1	ADJACENT PROPERTY TO AREA B1
B1	0.73	COMMERCIAL	0.90	0.66	10.0	100	9.20	6.0	PARKING LOT SURFACE DRAINAGE TO DETENTION
B2	0.22	COMMERCIAL	0.90	0.20	10.0	100	9.20	1.8	COMM'L TO DETENTION BASIN (INCL. FUTURE)
B3	0.28	DETENTION	0.30	0.08	10.0	100	9.20	0.8	DETENTION BASIN "AB"
TOTAL "B"	1.26	VARIES	0.76	0.95	10.0	100	9.20	8.8	SURFACE DRAINAGE TO DETENTION BASIN
NON-DETAINED AREAS									
XC1	0.03	SF, LOW DENSITY	0.45	0.01	10.0	100	9.20	0.1	ADJACENT PROPERTY TO AREA C1
C1	0.48	PLAYGROUND	0.90	0.43	10.0	100	9.20	4.0	TO CREEK FROM PROJECT (FUTURE DEVELOPMENT)
XC2.1	0.49	COMMERCIAL	0.90	0.44	10.0	100	9.20	4.1	ADJACENT PROPERTY TO AREA XC2.2
XC2.2	0.22	SF, LOW DENSITY	0.45	0.10	10.0	100	9.20	0.9	ADJACENT PROPERTY TO AREA C2
C2	0.67	UNDEVELOPED	0.30	0.20	10.0	100	9.20	1.8	TO CREEK - NORTH (NO DEVELOPMENT)
C3	0.17	COMMERCIAL	0.90	0.15	10.0	100	9.20	1.4	COMMERCIAL TO AREA C4 (INCL. FUTURE)
C4	1.01	UNDEVELOPED	0.30	0.30	10.0	100	9.20	2.8	TO CREEK - SOUTH (NO DEVELOPMENT)
TOTAL "C"	3.07	VARIES	0.54	1.64	10.0	100	9.20	15.1	TO CREEK
GRAND TOTAL	6.05	VARIES	0.64	3.88	10.0	100	9.20	35.7	TOTAL DRAINAGE IF NO DETENTION

Legend

- OFF-SITE MAJOR & MINOR DRAINAGE DIVIDES
- ON-SITE MAJOR & MINOR DRAINAGE DIVIDES
- DRAIN. AREA NO.
- DRAIN. AREA IN ACRES
- EXISTING CONTOURS
- ➔ PROPOSED FLOW ARROW
- ➔➔ PROPOSED HIGH & LOW FLOW ARROW
- ➔ EXISTING FLOW ARROW
- EXISTING SWALES

- Drainage Area Notes:**
- DRAINAGE CALCULATIONS PERFORMED USING THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF MELISSA DRAINAGE GUIDELINES ADOPTED IN FEBRUARY 2017. RAINFALL DATA IS FROM ISWM HYDROLOGY TECHNICAL MANUAL, SEPTEMBER 2014 EDITION, DATA FOR COLLIN COUNTY.
 - DRAINAGE AREAS HAVE BEEN DETERMINED BY EXAMINATION OF AVAILABLE CONTOUR INFORMATION IN CONJUNCTION WITH FIELD OBSERVATIONS MADE BY THE ENGINEER.
 - ALL IMPROVED AREAS OF THE SITE WILL BE GRADED TO DRAIN AWAY FROM STATE HIGHWAY 121 PAVEMENT AND ACCESS DRIVEWAYS. THIS IS THE REASON THAT NO TxDOT DRAINAGE CALCULATIONS ARE SHOWN.
 - OFF-SITE CONTOURS AND BUILDINGS SCALED FROM NCTCOG AERIAL TOPOGRAPHIC MAPS AND PHOTOS.

CALLED A 0.618 ACRE STATE OF TEXAS VOL. 1342, PG. 196

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EXISTING/PROPOSED ZONING: C-2

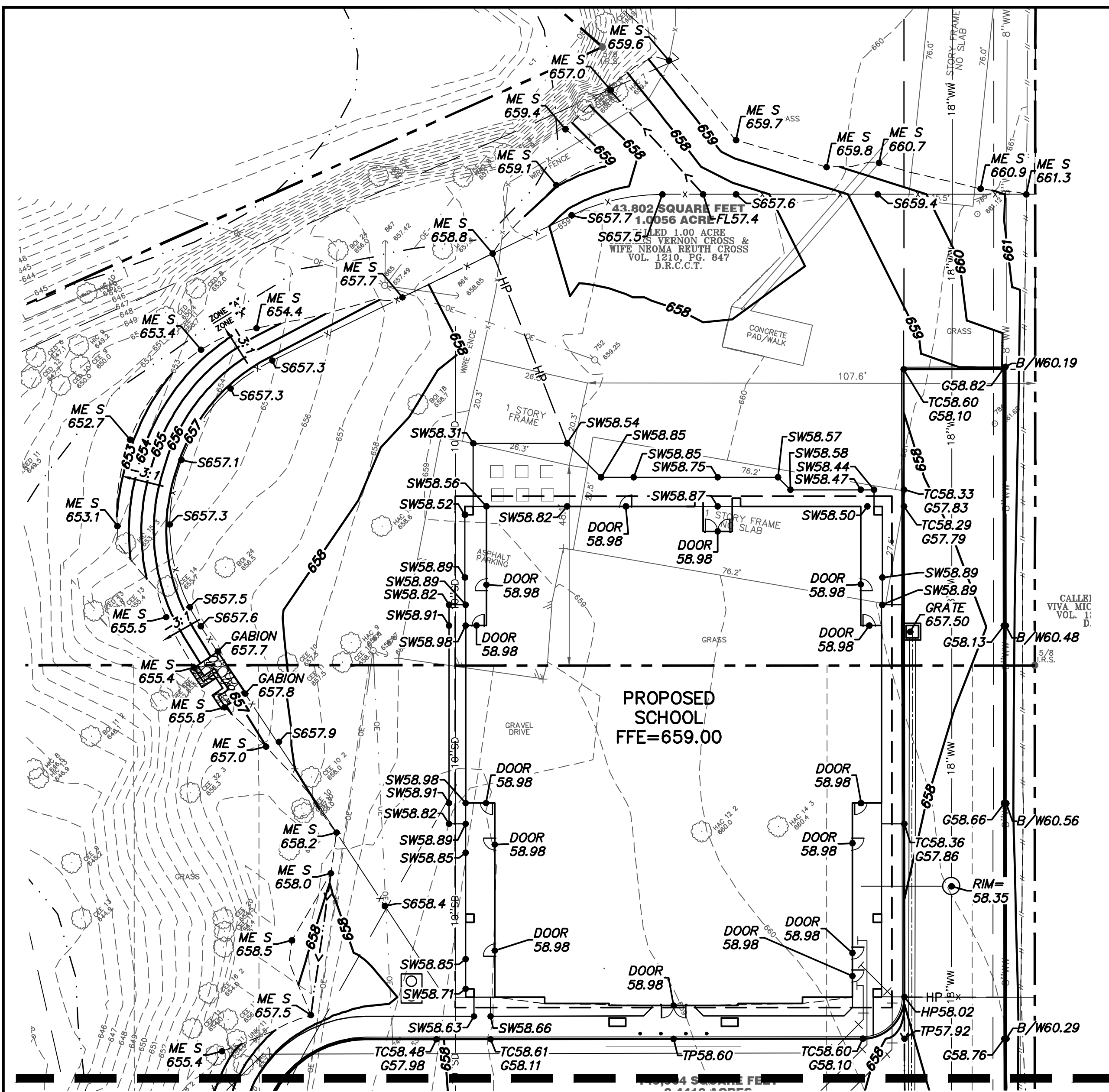
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Texas Firm Registration No. F-697
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DRAINAGE AREA MAP

PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

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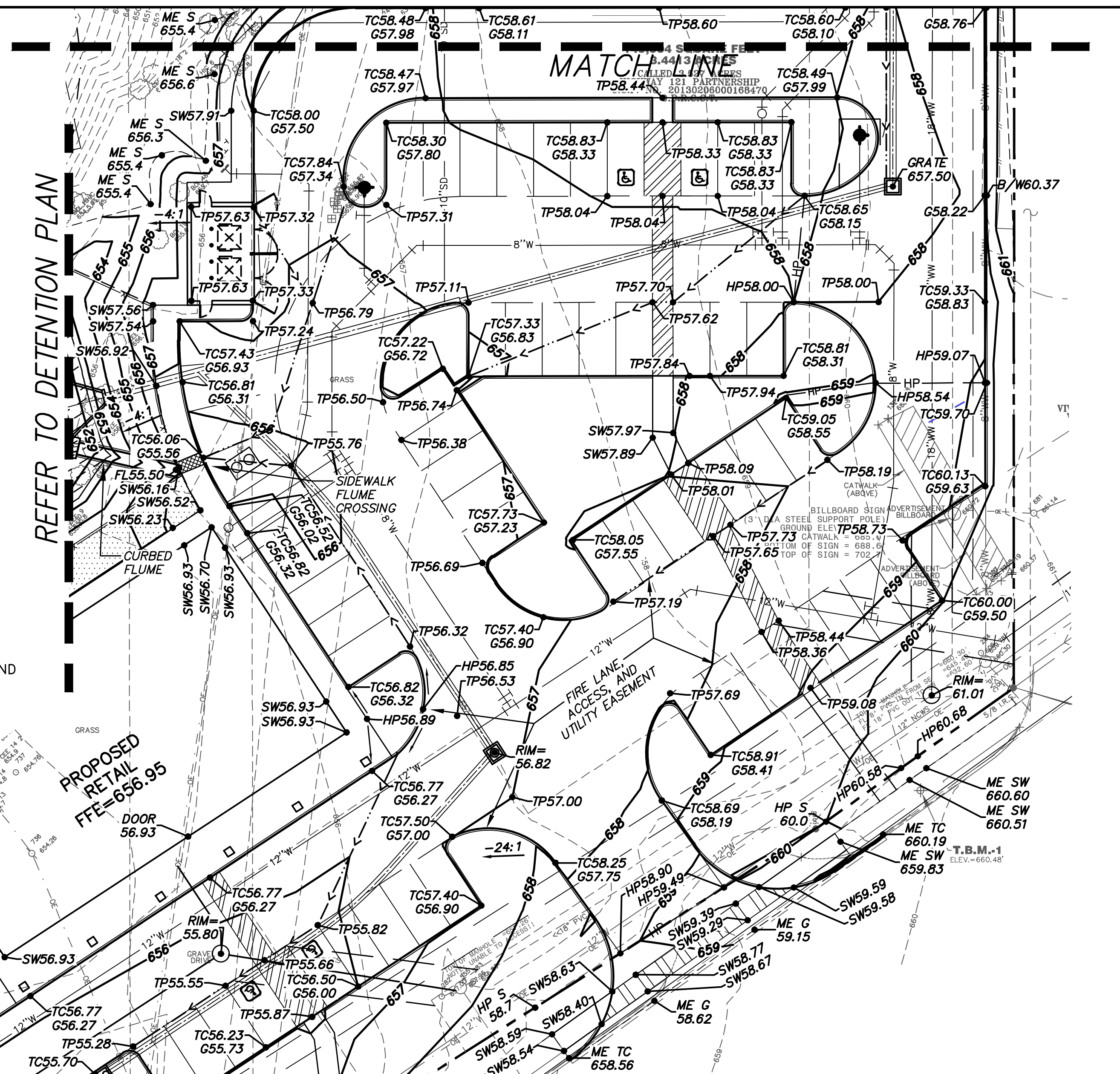


Grading Legend

- PROP. STORM SEWER INLET
- SPOT ELEVATION
- EXISTING SPOT ELEVATIONS
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FINISHED FLOOR ELEVATION
- SECTION MARKER
- SWALE LINE/FLOW ARROW
- HIGH POINT/RIDGE LINE
- GRADE BREAK
- CURB TAPER NOTE
HEIGHT AT EACH END OF TAPER (IN.)
LENGTH OF TAPER ALONG B.C. (FT.)
(EXAMPLE NOTE IS A 6" TO 4" TAPER IN 10' CURB LENGTH)

Spot Grade Abbreviations:

- | | | | |
|-----|---|-----|--------------------------|
| TC | TOP OF CURB | B/S | BOTTOM OF STEPS |
| TP | TOP OF PAVEMENT | T/S | TOP OF STEPS |
| G | GRADE AT GUTTER | S | TOP SOIL/FINISHED GROUND |
| SW | TOP OF SIDEWALK | FL | FLOW LINE |
| ME | MATCH EXISTING | PD | PLANTER DRAIN |
| HP | HIGH POINT | | |
| B/W | GROUND BASE OF WALL (NOT FOOTING GRADE) | | |
| T/W | GROUND AT TOP OF WALL (NOT STRUCTURE TOP) | | |



General Construction Notes:

- REFER TO GENERAL NOTES AND LEGEND FOR GENERAL CONSTRUCTION NOTES.
- REFER TO THE TOPOGRAPHIC EXHIBIT PREPARED BY SURVEY CONSULTANTS, INC. OF RICHARDSON, TEXAS, DATED 7 SEPTEMBER 2017, FOR IMPORTANT INFORMATION REGARDING EXISTING SITE CONDITIONS.
- REFER TO DETENTION PLAN FOR GRADING NOTES.

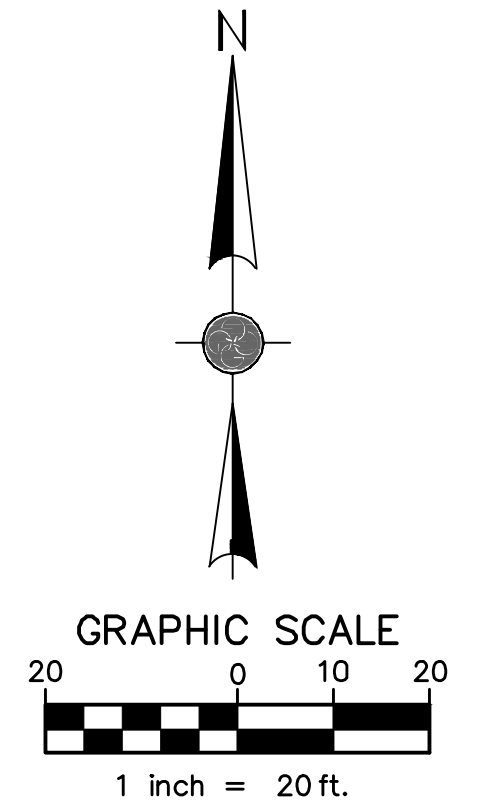
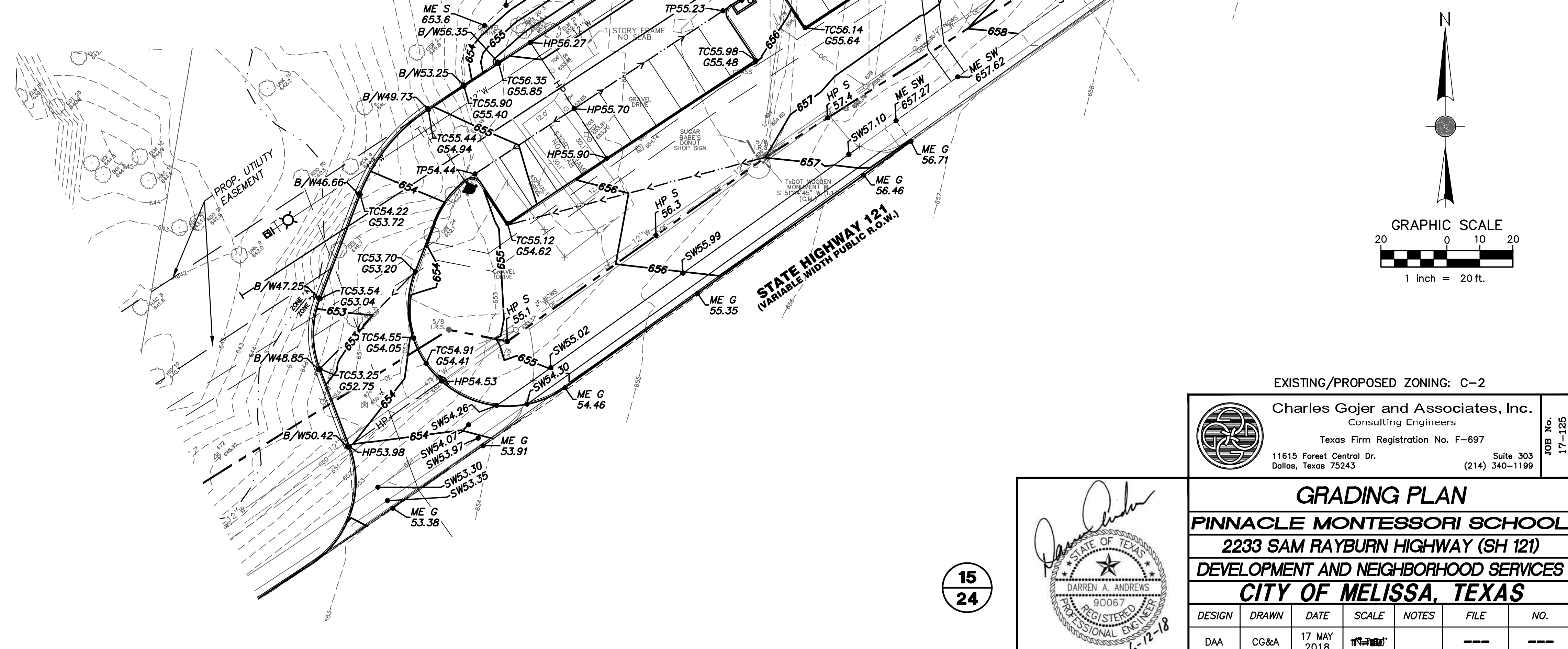
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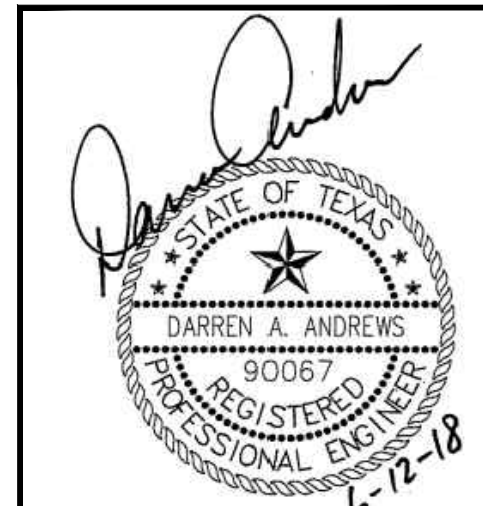
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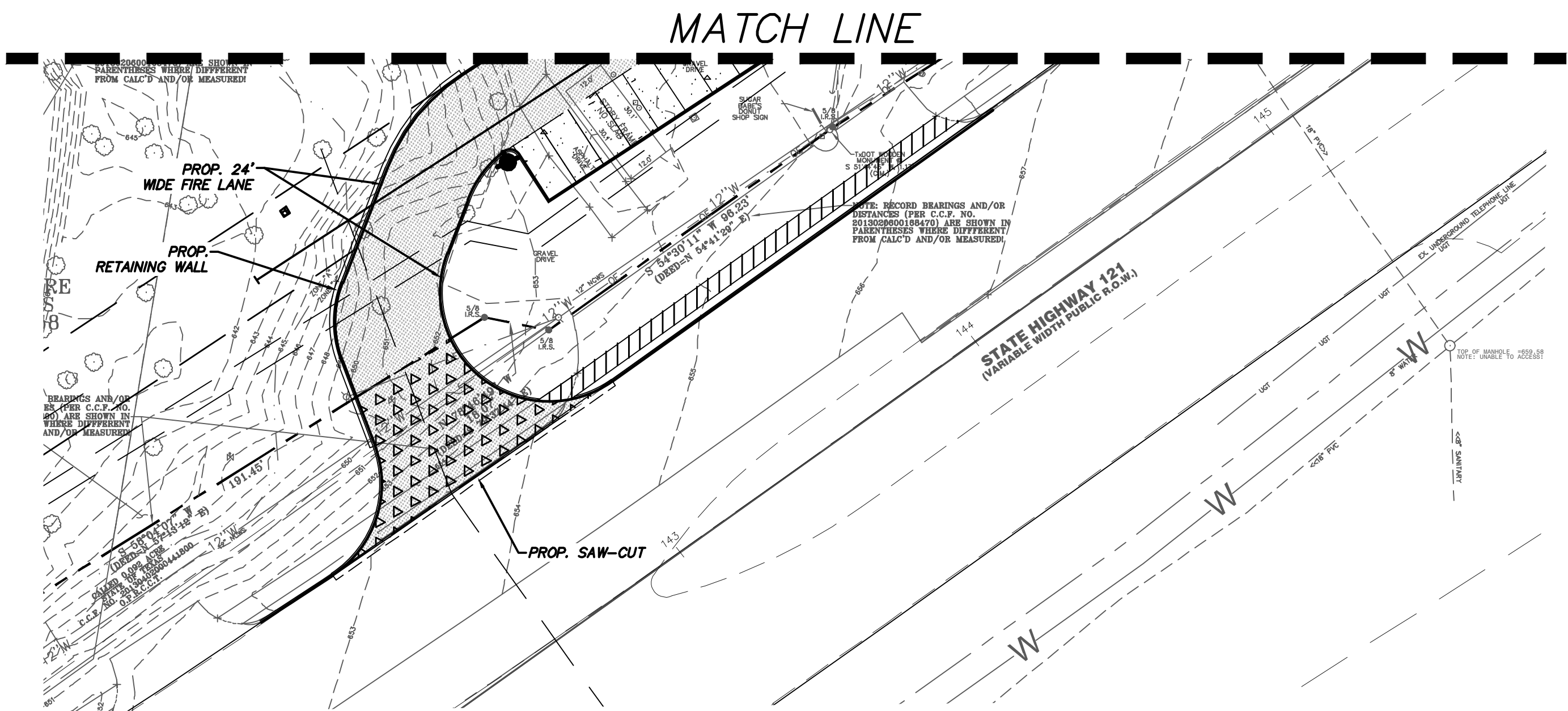
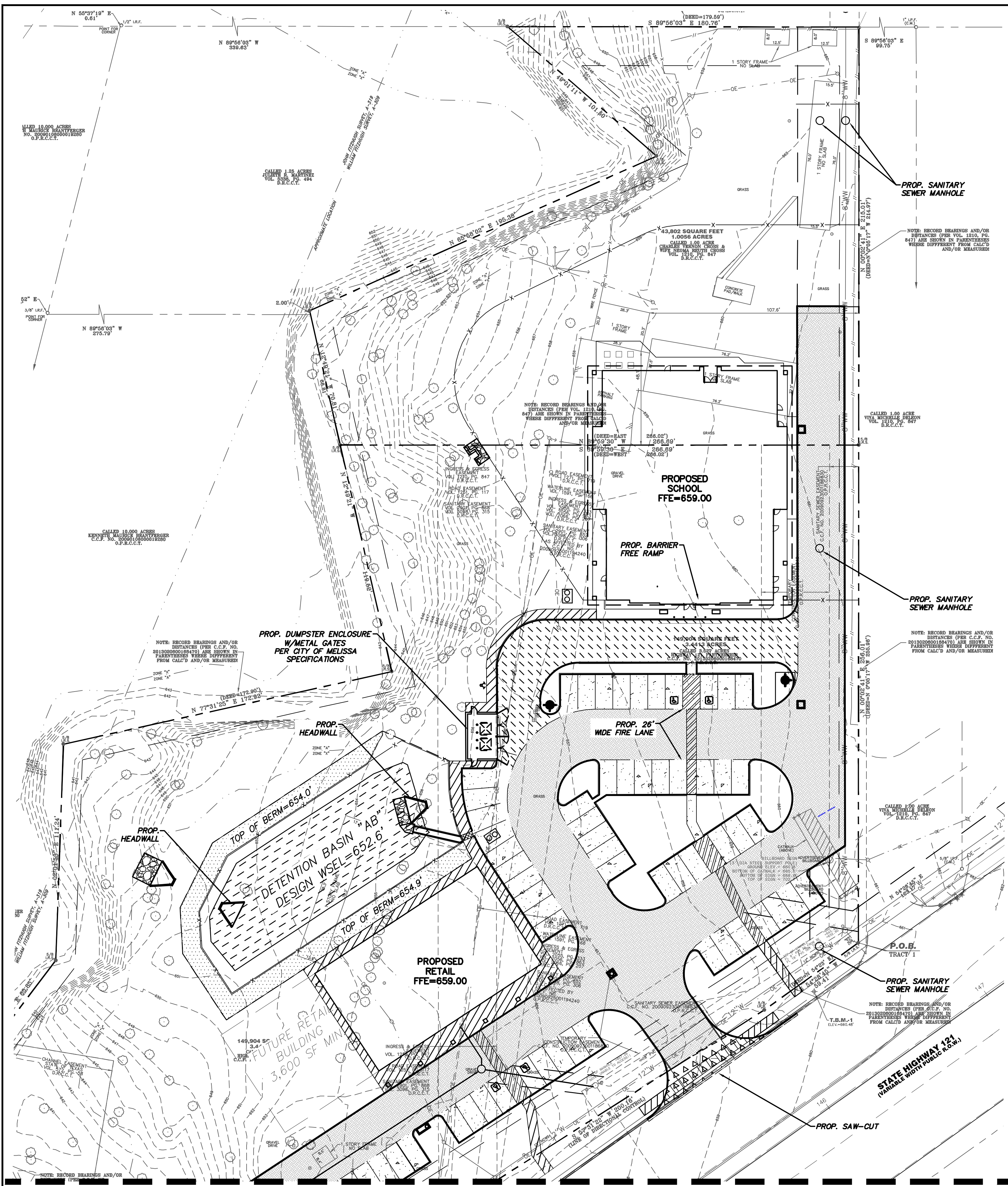
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17-125

GRADING PLAN

PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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Legend

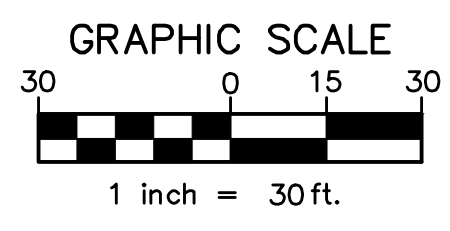
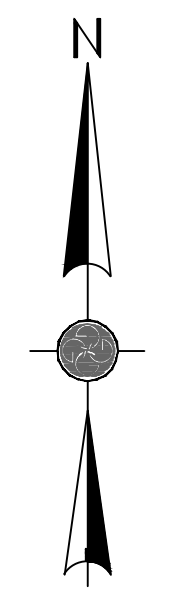
- PROPOSED 6" CURB
- PROPOSED FIRE LANE STRIPING
- 4" 3500psi CONCRETE PAVEMENT OVER 6" SUBGRADE COMPACTED TO 95% ASTM D-698
- 5" 3500psi CONCRETE PAVEMENT REINF. W/#3s @ 18" O.C., OVER 6" LIME TREATED SUBGRADE COMPACTED TO 95% ASTM D-698
- 6" 3500psi CONCRETE PAVEMENT REINF. W/#3s @ 18" O.C., OVER 6" LIME TREATED SUBGRADE COMPACTED TO 95% ASTM D-698
- 7" 3500psi CONCRETE PAVEMENT (FIRE LANE) REINF. W/#3s @ 18" O.C., OVER 6" LIME TREATED SUBGRADE COMPACTED TO 95% ASTM D-698
- 8" 3500psi CONCRETE PAVEMENT REINF. W/#3s @ 18" O.C., OVER 6" LIME TREATED SUBGRADE COMPACTED TO 95% ASTM D-698

Paving Notes:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MELISSA STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE OWNER/REP. REFER TO THE CITY OF MELISSA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS AND SECTIONS FOR DETAILS NOT SHOWN IN PLANS.
2. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH CITY OF MELISSA REQUIREMENTS.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
4. PAVING CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN CURBS AT INTERSECTIONS WHERE BARRIER FREE RAMPS ARE TO BE CONSTRUCTED.
5. THE CONTRACTOR SHALL PROVIDE, CONSTRUCT AND MAINTAIN BARRICADES AND SIGNS IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES & THE CITY.
6. CONSTRUCTION JOINTS, COLD JOINTS, ISOLATION JOINTS, ABUTTING AGAINST STRUCTURES, AND CURB RETURNS NEED TO HAVE NON TACKING FILLER INSTALLED TO ALLOW FOR EXPANSION.
7. TESTING LAB REPRESENTATIVE MUST BE PRESENT PRIOR TO AND DURING PAVING.
8. ACCESSIBLE PARKING STALL & UNLOADING ZONE SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY FORMS PRIOR TO CONSTRUCTION.
9. PROPOSED PAVING SHALL MATCH EXISTING JOINT PATTERN & TYPE.
10. THE CITY OF MELISSA SHALL CONDUCT FIRE LANE INSPECTION AND VERIFY THAT THE FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION PLANS.

ALL WORK IN TxDOT HIGHWAY R.O.W. SHALL COMPLY WITH TxDOT STANDARDS AND DETAILS. CONTACT DANNY MURPHY AT (972) 547-2326 AT LEAST 24 HOURS PRIOR TO STARTING WORK IN HIGHWAY RIGHT-OF-WAY.

ONLY THE FIRE LANES, AS SHOWN ON THE CITY APPROVED SITE PLAN, ARE REQUIRED TO BE PAVED AT THIS TIME. ANY FUTURE DEVELOPMENT ON THIS PROPERTY MAY REQUIRE ADDITIONAL FIRE LANES AT THE EXPENSE OF THE OWNER. THE ADJACENT PROPERTY OWNER WILL BE FINANCIALLY RESPONSIBLE FOR THE FIRE LANE PAVING IF IT IS REQUIRED FOR THE DEVELOPMENT OF THE PROPERTY TO THE WEST.



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LONESTAR 811 NOTIFICATION CENTER:
1-800-669-8344

All excavators must call one of the above notification centers prior to digging. Call not earlier than 14 days before or later than 2 working days (48-hours) before the date the excavation is to begin, excluding weekends and legal holidays.

One Call Notification Center covers all underground utilities except water, sewer and slurry. The Excavator shall notify these operators directly.

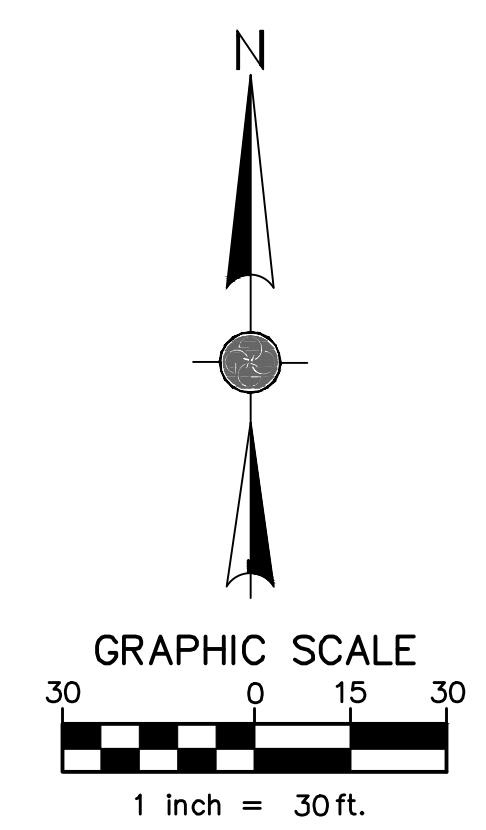
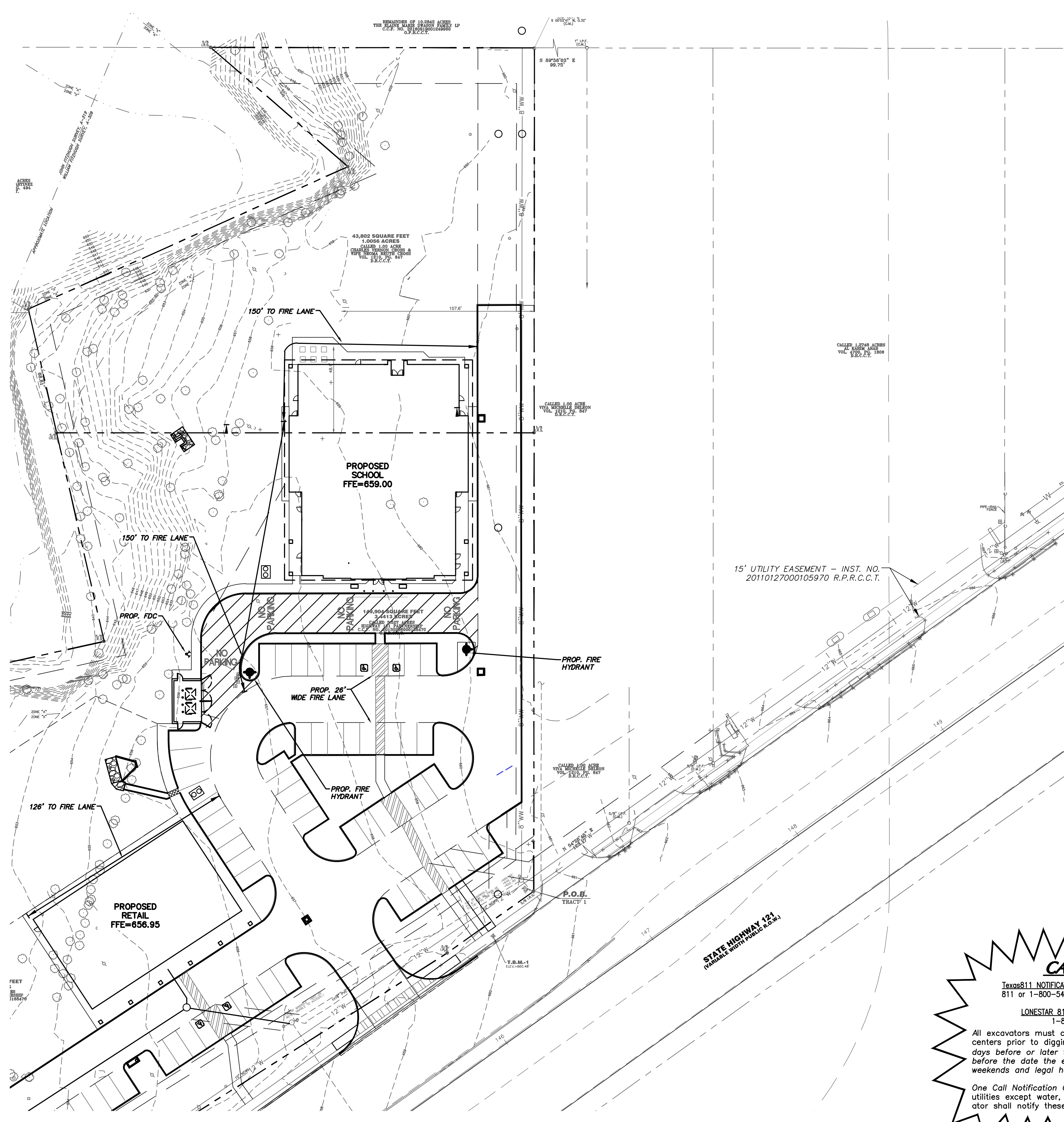
16
24



- BENCHMARKS**
- BM-1:** City of Melissa GPS Monument "LIBERTY-1"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located at the southwest corner of Independence Drive and Liberty Way. Monument is ±27 feet east from a corner of a brick wall, ±60 feet northwest from the north end of a headwall. Headwall contains 2-3' x 8' box culverts. Elevation=654.70'
- BM-2:** City of Melissa GPS Monument "LIBERTY-2"; a 3 inch aluminum disk stamped "Carter-Burgess" "Property Corner" located in concrete slightly north of Revere Court cul-de-sac. Monument is ±34 feet southeast from the south end of a headwall that contains 7-3' x 8' box culverts, ±28.5 feet westerly from the corner of a wood fence and ±28 feet northeast from a 12 inch bois d'arc tree. Elevation=658.24'
- TBM-1:** Square cut with "X" in concrete set on curb inlet, located ±600 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. Elevation=660.48'
- TBM-2:** Square cut with "X" in concrete set on center of concrete headwall, located ±1200 feet west of the west right-of-way line of Miller Road on the north side of State Highway 121. Elevation=649.58'

EXISTING/PROPOSED ZONING: C-2

		Charles Gojer and Associates, Inc. Consulting Engineers	
Texas Firm Registration No. F-697		JOB No. 17-125	
11615 Forest Central Dr. Dallas, Texas 75243		Suite 303 (214) 340-1199	
PAVING PLAN			
PINNACLE MONTESSORI SCHOOL			
2233 SAM RAYBURN HIGHWAY (SH 121)			
DEVELOPMENT AND NEIGHBORHOOD SERVICES			
CITY OF MELISSA, TEXAS			
DESIGN	DRAWN	DATE	SCALE
DAA	CG&A	17 MAY 2018	1"=30'
NOTES	FILE	NO.	
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CAUTION!

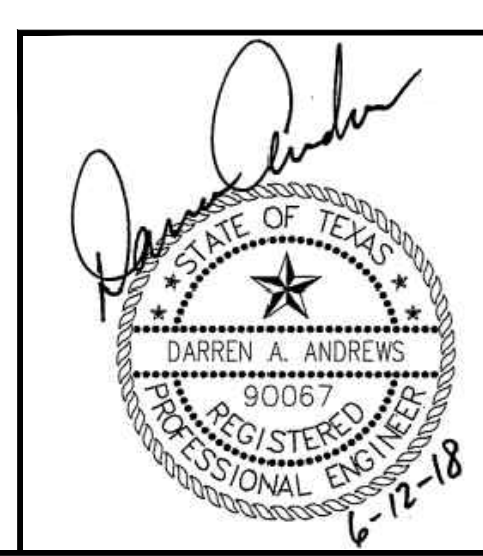
Texas811 NOTIFICATION CENTER (Prev. DigTESS):
811 or 1-800-545-6005 or 1-800-DIG-TESS

LONESTAR 811 NOTIFICATION CENTER:
1-800-669-8344

All excavators must call one of the above notification centers prior to digging. Call not earlier than 14 days before or later than 2 working days (48-hours) before the date the excavation is to begin, excluding weekends and legal holidays.

One Call Notification Center covers all underground utilities except water, sewer and slurry. The Excavator shall notify these operators directly.

17
24

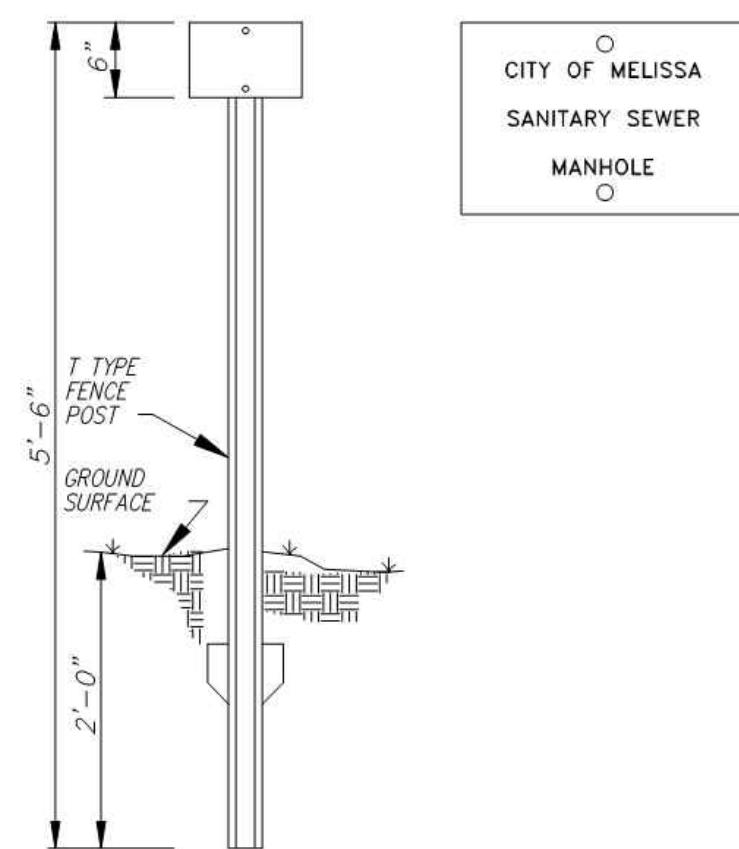


EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

FIRE LANE & HOSE LAY EXHIBIT						
PINNACLE MONTESSORI SCHOOL						
2233 SAM RAYBURN HIGHWAY (SH 121)						
DEVELOPMENT AND NEIGHBORHOOD SERVICES						
CITY OF MELISSA, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018	1"=30'		---	---

JOB No. 17-125



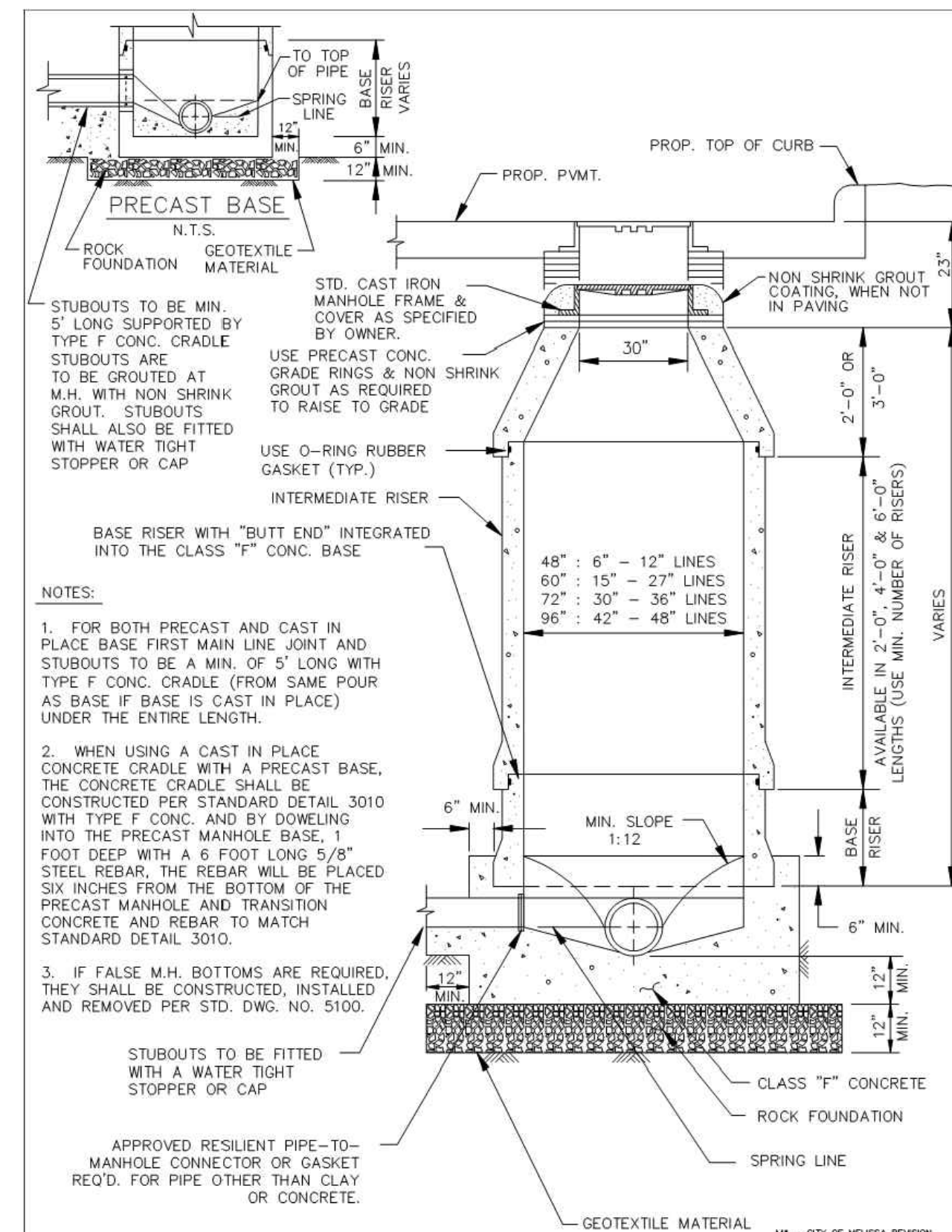
- NOTES:
1. THE CONTRACTOR SHALL FURNISH AND INSTALL THE STEEL POST AND MOUNT THE SIGN ON THE POST.
 2. THE SIGN SHALL HAVE BLACK LETTERING ON AN ORANGE BACKGROUND.
 3. POST SIGNS SHALL BE MOUNTED WITH TWO 1/4" MACHINE BOLTS, LOCK WASHERS AND HEX NUTS.
 4. SIGNS SHALL BE PLACED AT BOTH SIDES OF HIGHWAYS, ROADS OR RAILROAD CROSSINGS WHICH EVER THE CASE MAY BE.

WASTEWATER MARKER SIGN CITY OF MELISSA, TEXAS		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		N/A	5022M*
		DATE: 11/06/03	STANDARD DRAWING NO. 5002M*

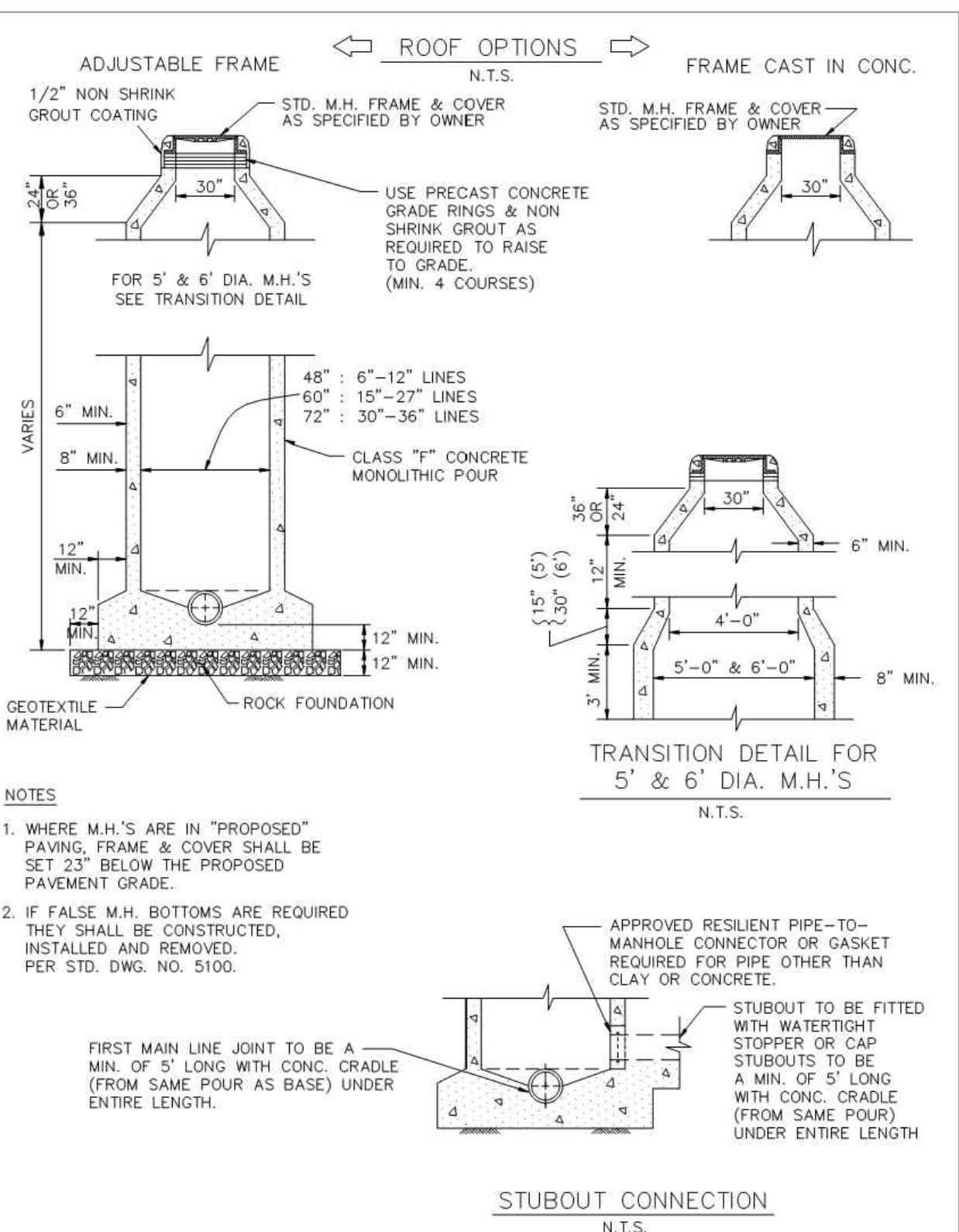
TELEVISION REPORT ON SANITARY SEWERS

- A. DIGITAL VIDEO DISC (DVD) FORMAT IN COLOR WITH DATA VIEW (ACCURATE FOOTAGE DISPLAYED ON VIDEO). VHS SHALL BE USED IF DVD FORMAT CANNOT BE ACCOMMODATED.
- B. ALL PERTINENT DATA RECORDED IN AUDIO ON THE MEDIA TO INCLUDE:
1. SUBDIVISION NAME AND PHASE NUMBER.
 2. MANHOLE NUMBERS (THESE NUMBERS MUST MATCH MANHOLE NUMBERS ON "AS BUILT" DRAWINGS).
 3. DATE.
 4. SIZE AND MATERIAL OF PIPE.
 5. SERVICE CONNECTIONS LOCATIONS RIGHT OR LEFT.
 6. ALL DISTANCES BETWEEN MANHOLES.
 7. LOCATIONS OF SUSPECTED AND OBVIOUS PIPE DEFICIENCIES (I.E. BAD JOINTS, BREAKS OR LEAKS, ETC).
- C. PVC PIPE SHALL HAVE A DEFLECTION TEST USING A 5% (GO NO GO) TEST MANDREL OF APPROPRIATE SIZE WHICH SHALL BE VISIBLE ON VIDEO AT ALL TIMES.
- D. THE CONTRACTOR WILL ALSO PROVIDE A WRITTEN TELEVISION REPORT (INDICATING MANHOLE NUMBERS) THAT WILL ACCOMPANY THE VIDEO RECORDING. THIS WRITTEN REPORT MUST INCLUDE:
1. MANHOLE NUMBERS (THESE NUMBERS MUST MATCH MANHOLE NUMBERS ON "AS BUILT" DRAWINGS).
 2. SERVICE CONNECTION LOCATIONS RIGHT OR LEFT.
 3. REFERENCE TO SERVICE CONNECTION LOCATIONS OUT OF MANHOLES.
 4. LOCATIONS OF SUSPECTED AND OBVIOUS DEFICIENCIES (I.E. BAD JOINTS, BREAKS, OR LEAKS, ETC).
 5. DEPTH OF EACH MANHOLE.
 6. ACTUAL MEASURED DISTANCE (ON GROUND) BETWEEN MANHOLES.
- E. ALL VISUAL AND TELEVISION INSPECTIONS SHALL BE COMPLETED AND APPROVED BY THE CITY INSPECTOR FROM THE CITY OF MELISSA ENGINEERING DEPARTMENT PRIOR TO PLACING OF ANY PAVEMENT. AN INSPECTOR FROM THE MELISSA ENGINEERING DEPARTMENT MUST WITNESS THE RECORDING. THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR SCHEDULING. TELEVISION RECORDINGS MUST CLEARLY SHOW DETAILS OF STRUCTURAL DEFECTS, MISALIGNMENTS AND INFILTRATION. ALL KNOWN OR INDICATED BREAKS SHALL BE REPAIRED BY THE CONTRACTOR. REGARDLESS OF THE TEST ALLOWANCES. FAULTY SECTIONS OF SEWER LINES OR MANHOLES REJECTED BY THE ENGINEER SHALL BE REMOVED AND REPAIRED BY THE CONTRACTOR. SUNKEN MANHOLES WILL NOT BE ACCEPTED. ALL MANHOLE INVERTS MUST BE COMPLETED PRIOR TO VIDEO RECORDING.

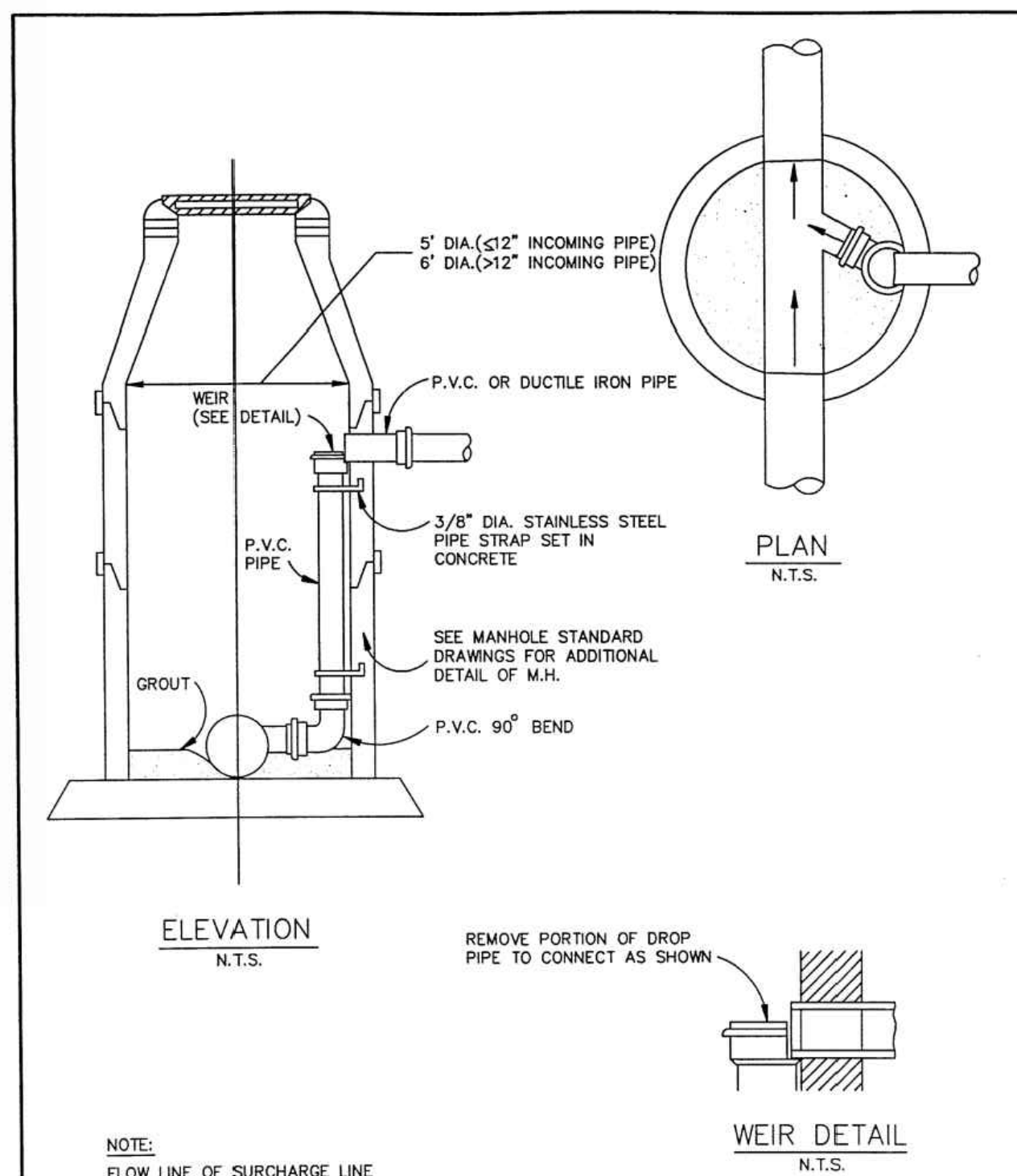
TELEVISION REPORT SPECIFICATION CITY OF MELISSA, TEXAS		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		N/A	507.5
		DATE: 11/13/08	STANDARD DRAWING NO. 5003M*



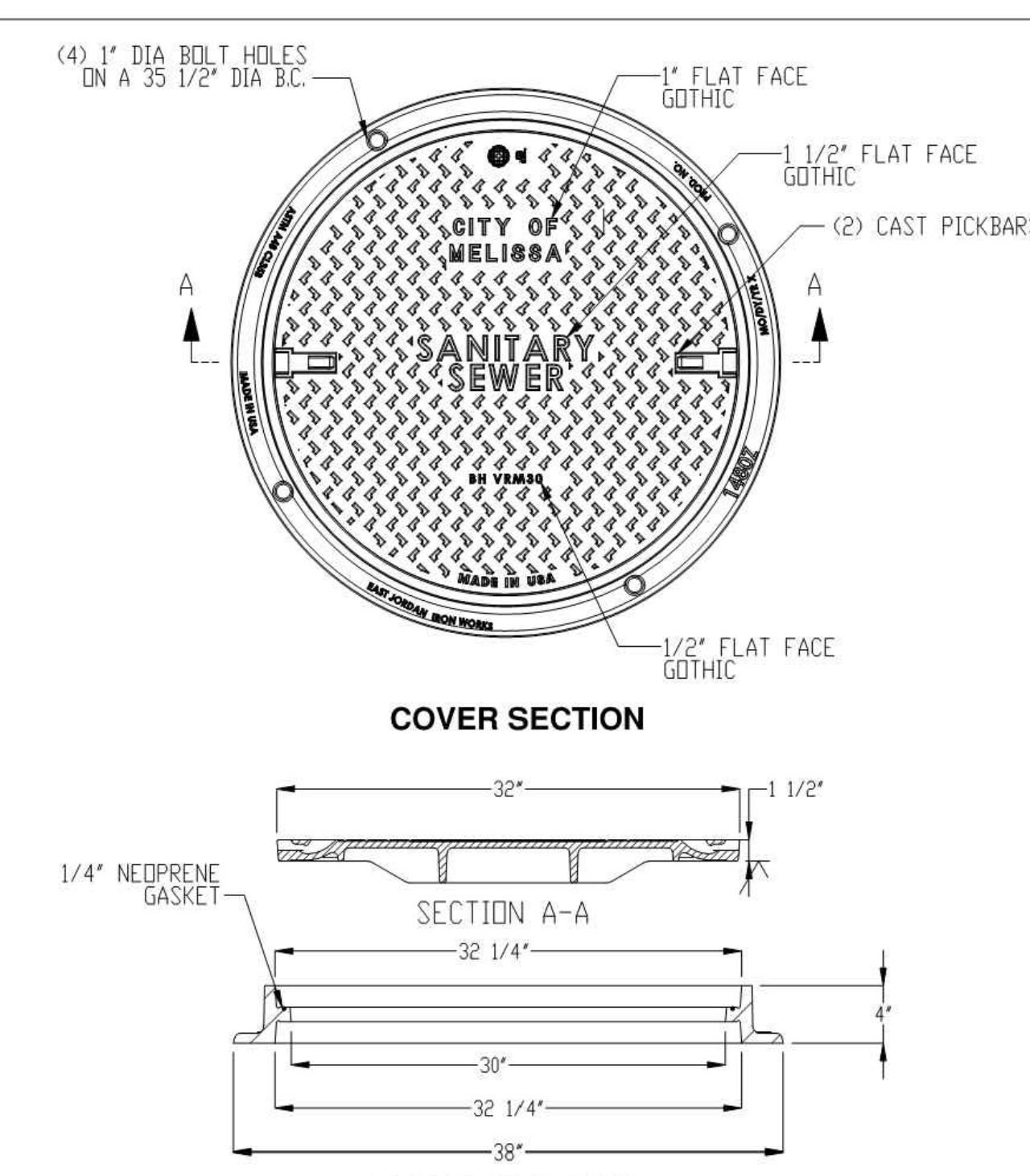
WASTEWATER MANHOLE PRECAST		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		502.1	5020M*
		DATE: 11/13/08	STANDARD DRAWING NO. 5020M*



WASTEWATER MANHOLE CAST-IN-PLACE		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		502.1	5030M*
		DATE: 11/13/08	STANDARD DRAWING NO. 5030M*



WASTEWATER MANHOLE INSIDE DROP CONNECTION		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		502.1	5080
		DATE: OCT. '04	STANDARD DRAWING NO. 5080



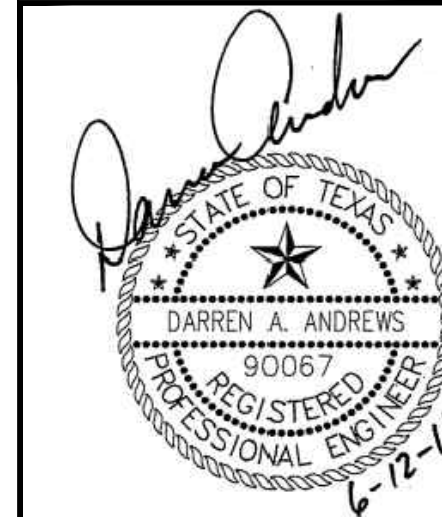
WASTEWATER MANHOLE RING & COVER LOOSE FIT		MP - CITY OF MELISSA REVISION	MP - CITY OF MELISSA REVISION
		502.1	5085AM*
		DATE: 11/17/17	STANDARD DRAWING NO. 5085AM*

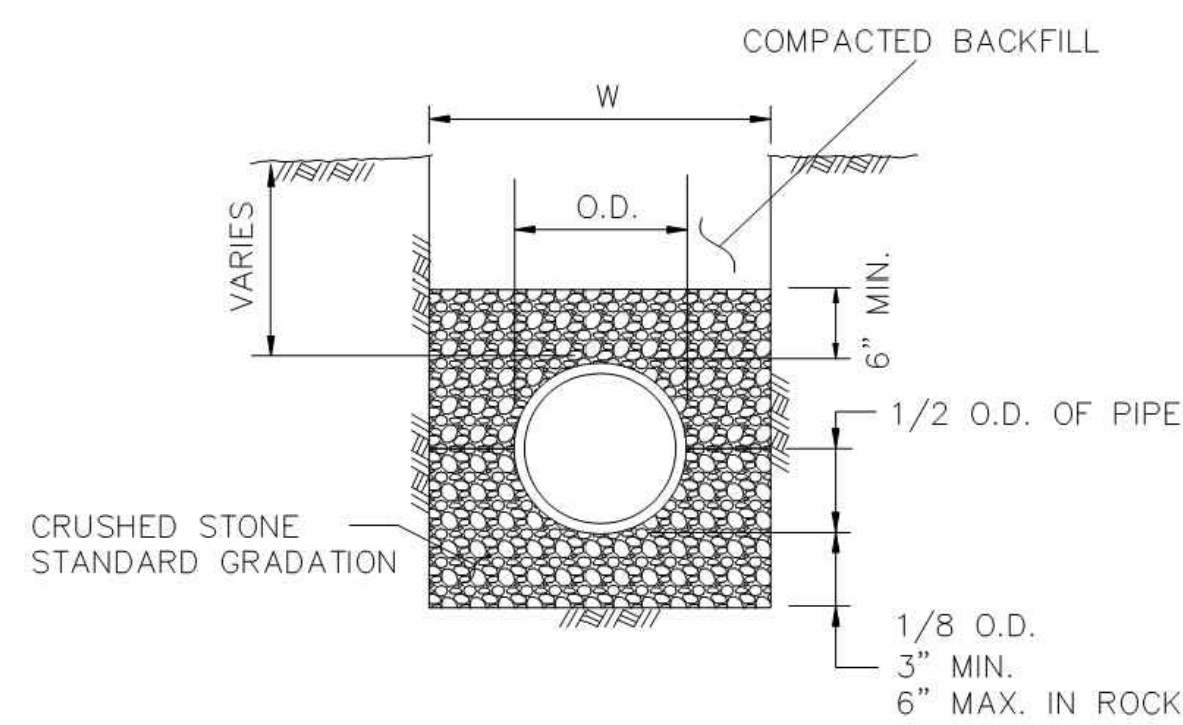
EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

CITY DETAILS 1 OF 5
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---





NOTES:

1. CLASS H EMBEDMENT ACCEPTABLE FOR STANDARD P.V.C. SEWER INSTALLATION, STANDARD P.V.C., R.C.C.P., AND DUCTILE IRON WATER LINE INSTALLATION.

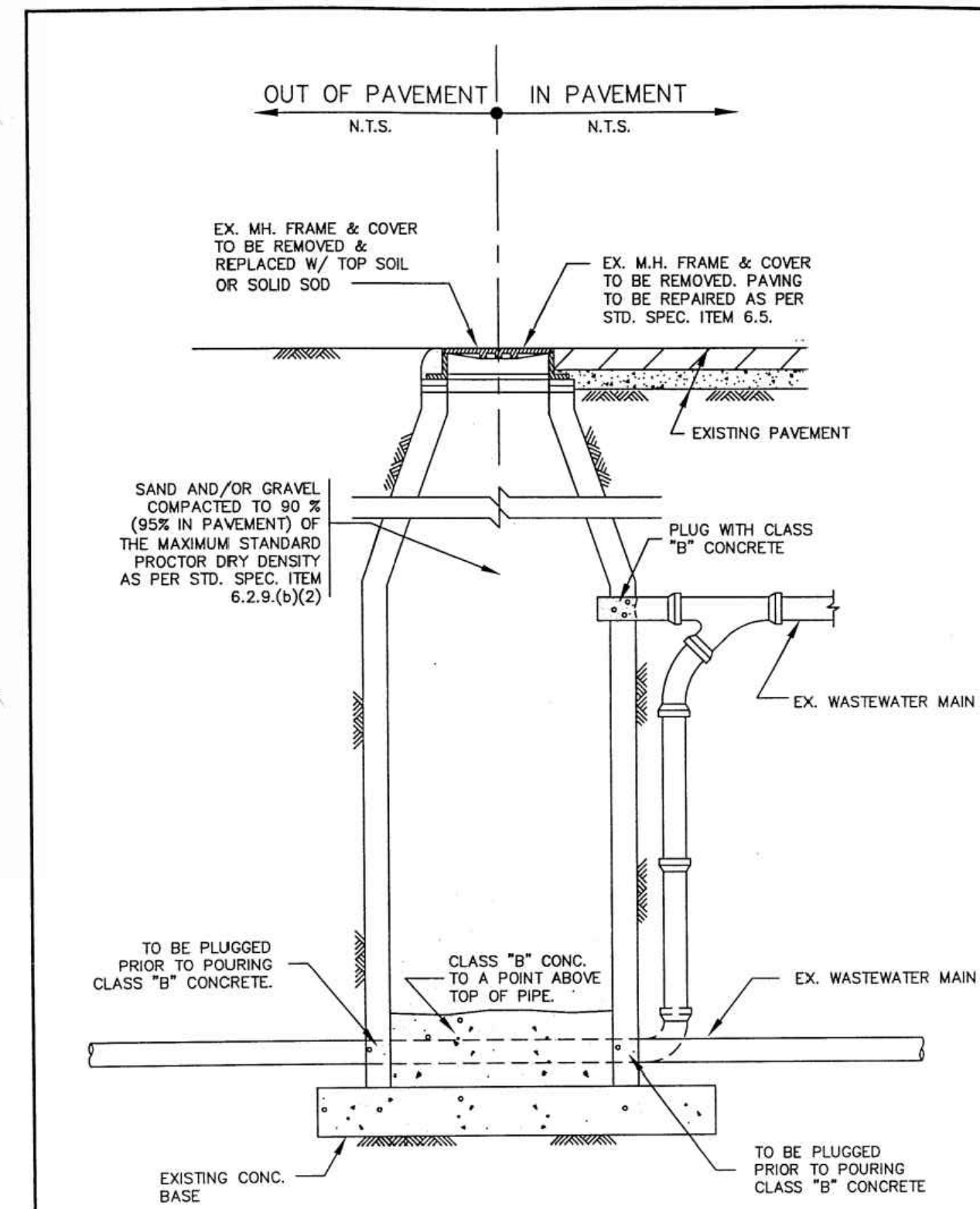
2. O.D. = OUTSIDE DIAMETER OF PIPE.

3. W = TRENCH WIDTH.

WIDTH OF TRENCH SHALL BE 24 INCHES PLUS O.D. FOR PIPE GREATER THAN 24 INCHES IN DIAMETER AND O.D. PLUS SIXTEEN INCHES FOR PIPE LESS THAN OR EQUAL TO 24 INCHES I.D.

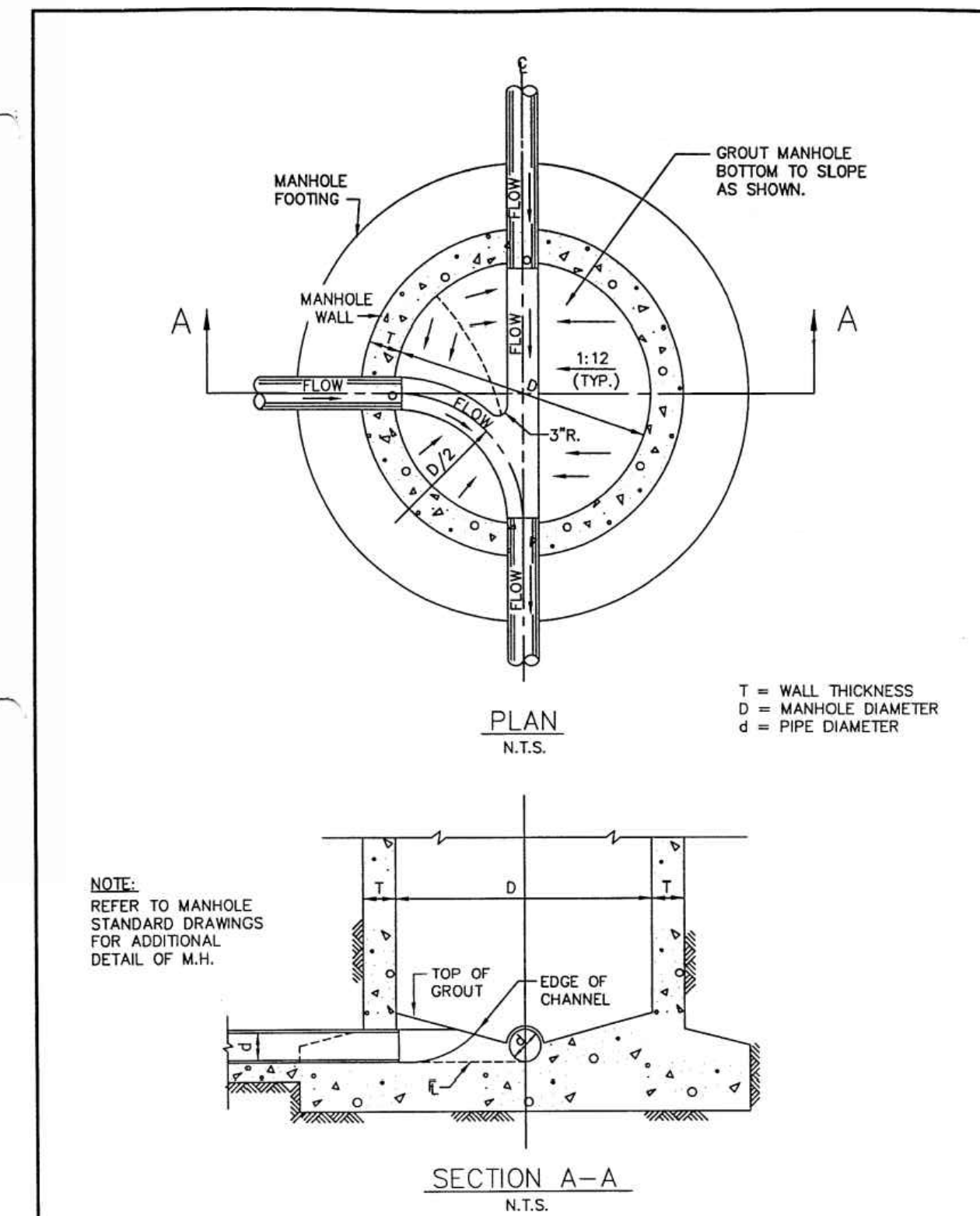
CLASS H EMBEDMENT
CITY OF MELISSA

M - CITY OF MELISSA REVISION	
INDICATE STANDARD SPECIFICATION REFERENCE	504
DATE	07/20/09
STANDARD DRAWING NO.	3061M*



ABANDONMENT OF MANHOLE
IN OR OUT OF PAVEMENT

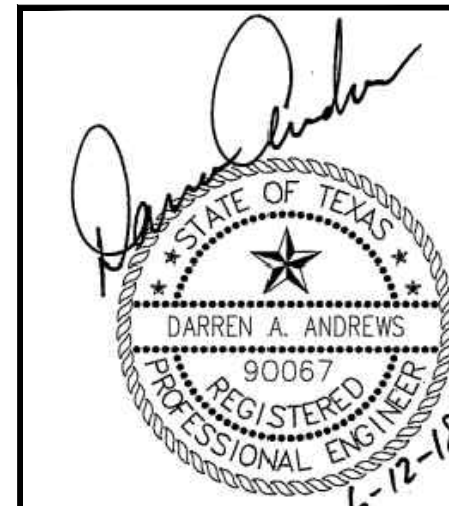
M&B Civil Inc. (Seal of Government)	
STANDARD SPECIFICATION REFERENCE	504
DATE	OCT. '04
STANDARD DRAWING NO.	5170



WASTEWATER MANHOLE
LINE INTERSECTION

M&B Civil Inc. (Seal of Government)	
STANDARD SPECIFICATION REFERENCE	502.1
DATE	OCT. '04
STANDARD DRAWING NO.	5090

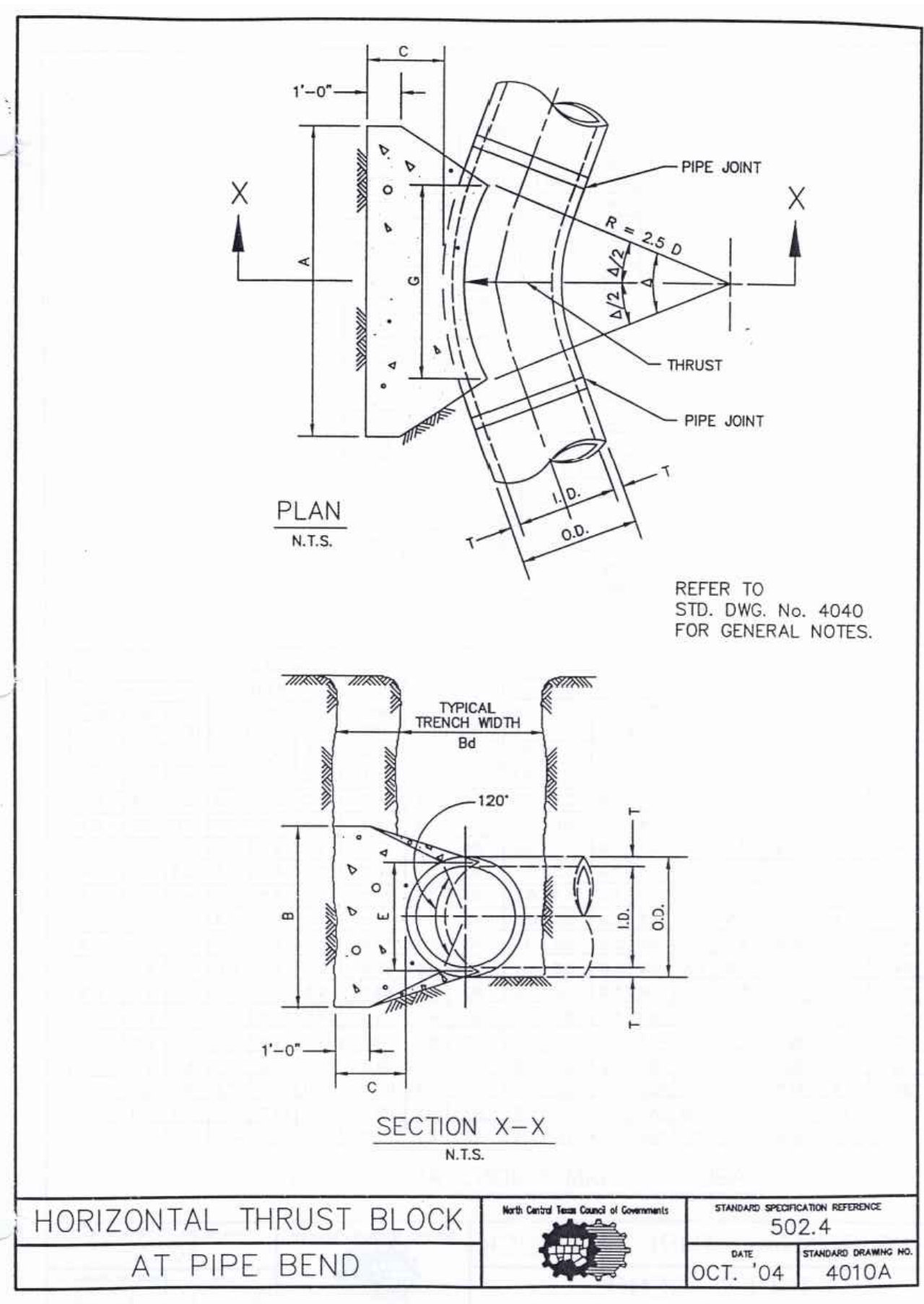
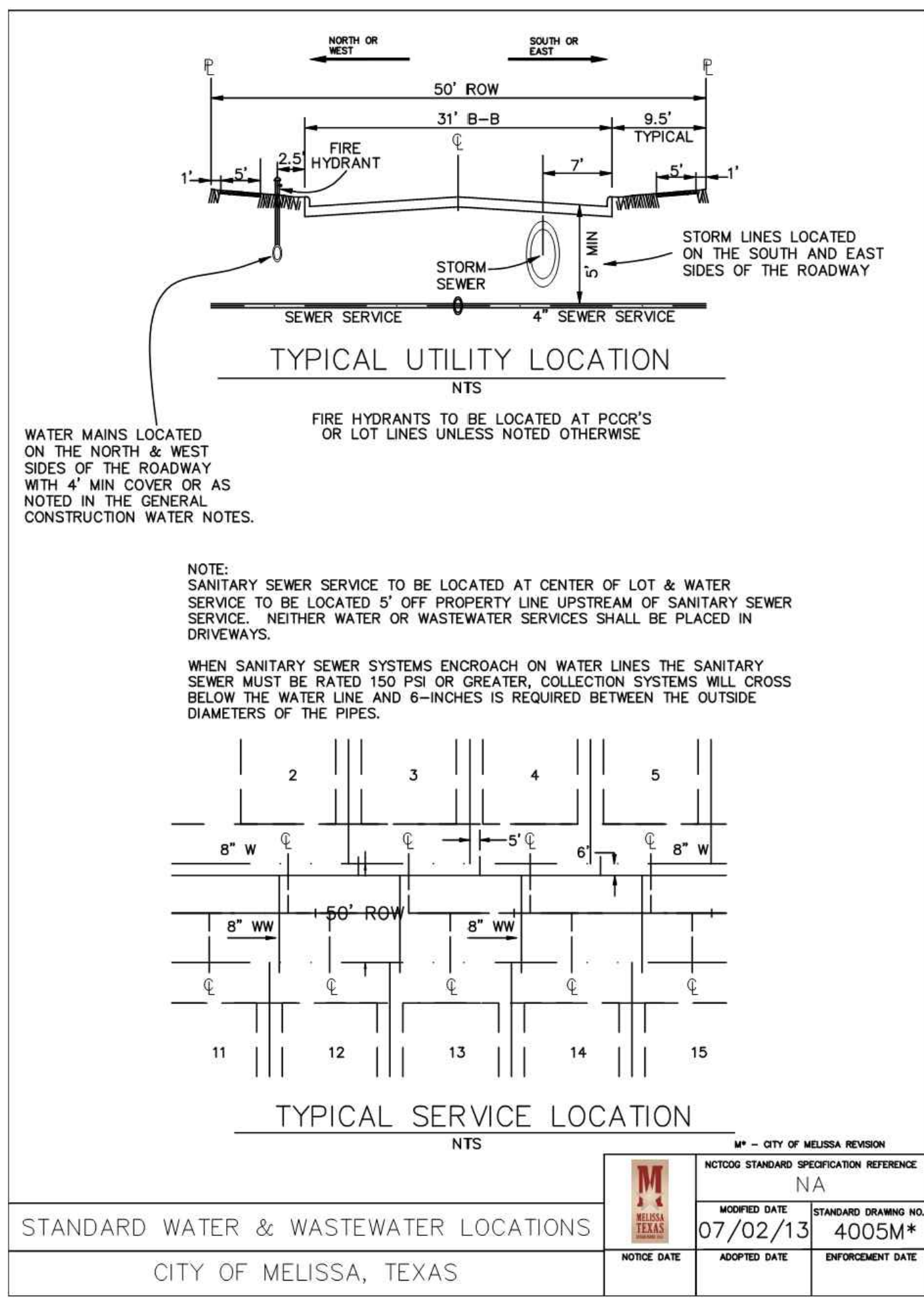
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EXISTING/PROPOSED ZONING: C-2

	Charles Gojer and Associates, Inc. Consulting Engineers Texas Firm Registration No. F-697 11615 Forest Central Dr. Suite 303 Dallas, Texas 75243 (214) 340-1199	JOB No. 17-125
	CITY DETAILS 2 OF 5 PINNACLE MONTESSORI SCHOOL 2233 SAM RAYBURN HIGHWAY (SH 121) DEVELOPMENT AND NEIGHBORHOOD SERVICES CITY OF MELISSA, TEXAS	

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---



HORIZONTAL THRUST BLOCK AT PIPE BEND
N.T.S.

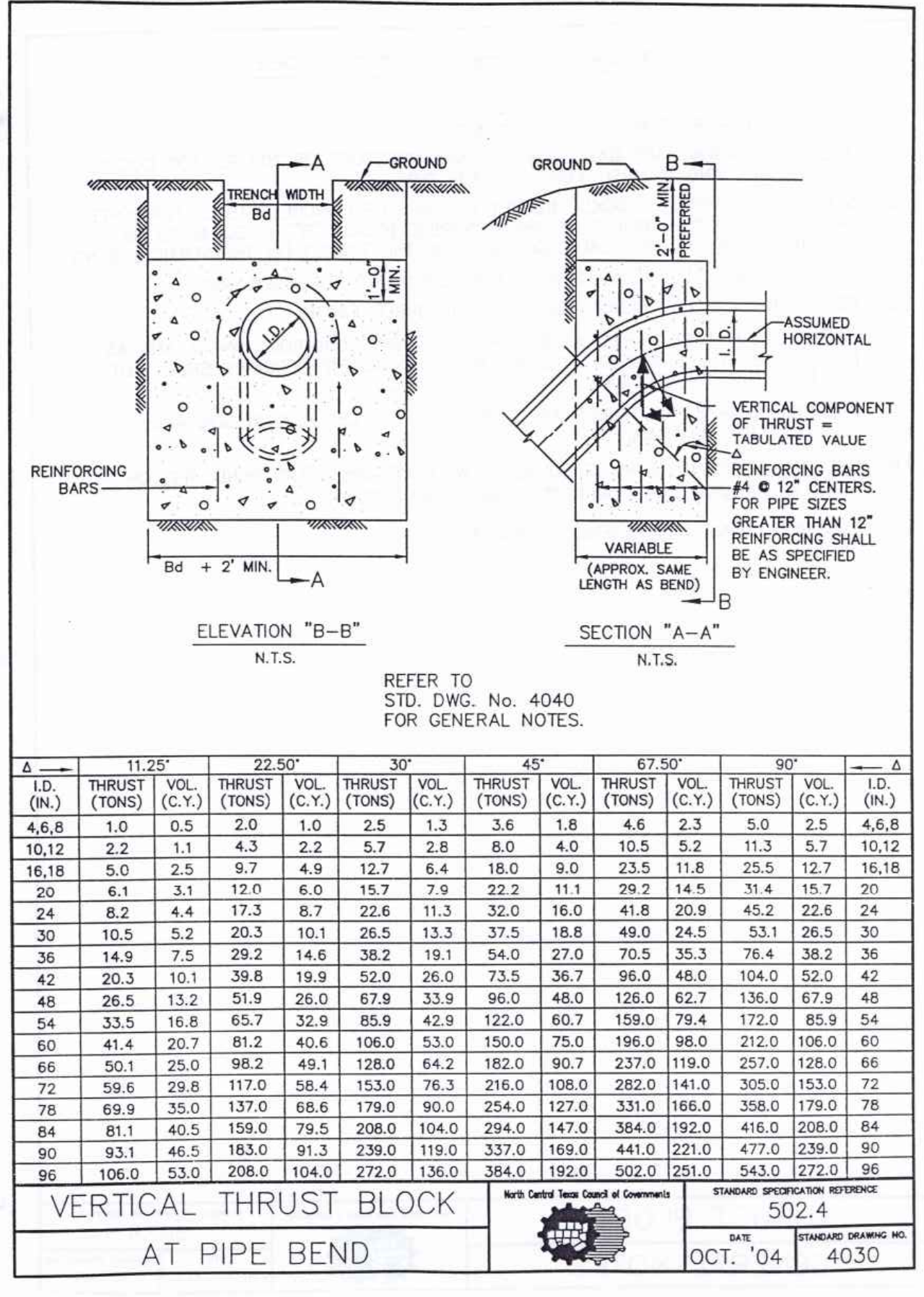
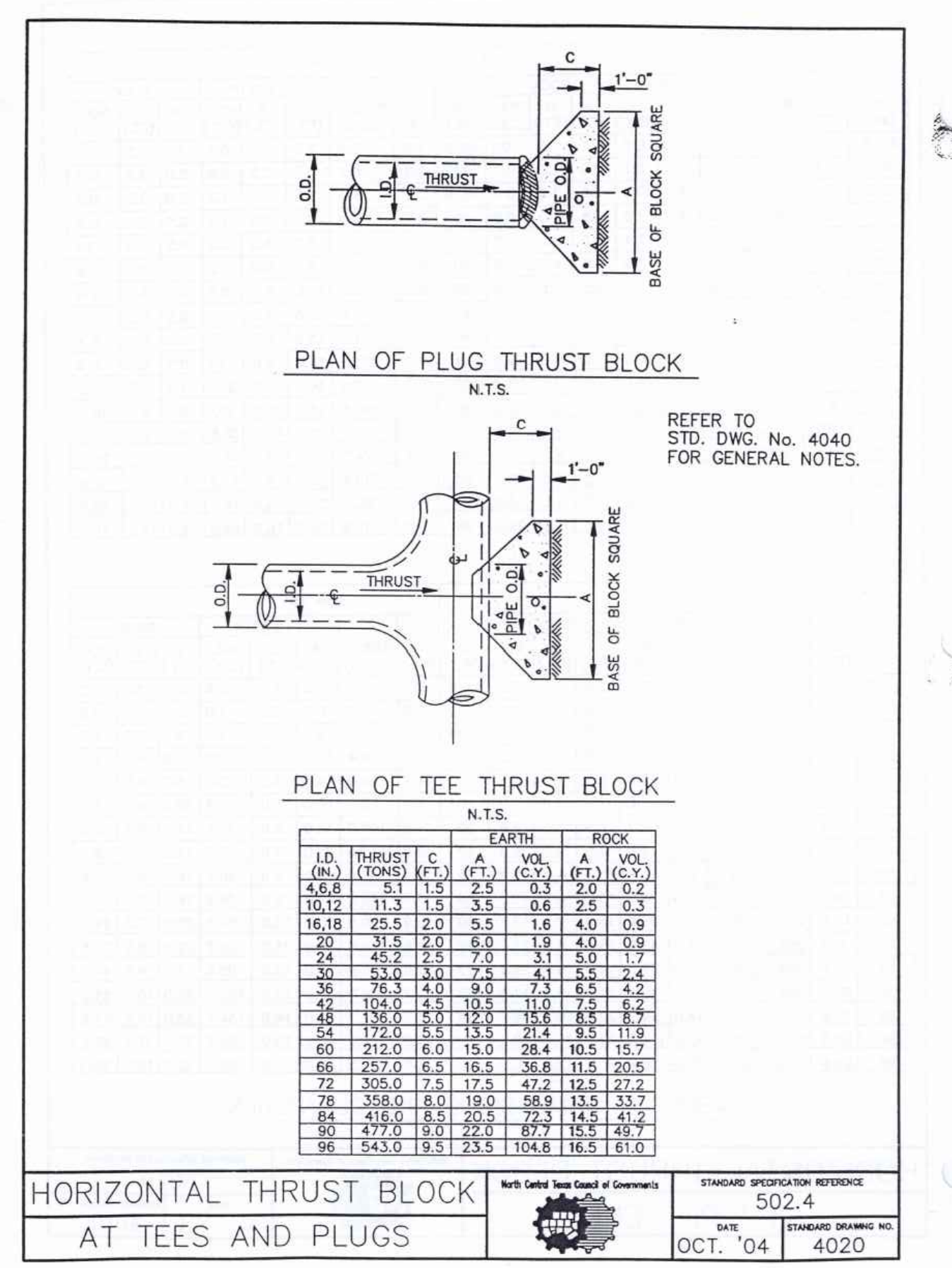
REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

I.D. (IN.)	T (IN.)	Δ = 11.25°		Δ = 22.50°		E (FT.)
		G (FT.)	THRUST (TONS)	G (FT.)	THRUST (TONS)	
4.6,8	0.4	1.0	1.0	1.0	1.0	0.9
10,12	0.5	1.5	1.5	1.5	1.5	1.2
16,18	0.6	2.0	2.0	2.0	2.0	1.6
20	0.7	2.5	2.5	2.5	2.5	1.8
24	0.8	3.0	3.0	3.0	3.0	2.1
30	1.0	4.0	4.0	4.0	4.0	2.6
36	1.2	5.0	5.0	5.0	5.0	3.1
42	1.5	6.5	6.5	6.5	6.5	3.8
48	1.8	8.0	8.0	8.0	8.0	4.6
54	2.1	10.0	10.0	10.0	10.0	5.5
60	2.5	12.5	12.5	12.5	12.5	6.6
66	3.0	15.0	15.0	15.0	15.0	7.9
72	3.5	17.5	17.5	17.5	17.5	9.4
78	4.0	20.0	20.0	20.0	20.0	11.0
84	4.5	22.5	22.5	22.5	22.5	12.7
90	5.0	25.0	25.0	25.0	25.0	14.5
96	5.5	27.5	27.5	27.5	27.5	16.4

HORIZONTAL THRUST BLOCK AT PIPE BEND
N.T.S.

REFER TO STD. DWG. No. 4040 FOR GENERAL NOTES.

I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH		ROCK		I.D. (IN.)	G (FT.)	THRUST (TONS)	EARTH		ROCK		
			A (FT.)	B VOL. (C.Y.)	A (FT.)	B VOL. (C.Y.)				A (FT.)	B VOL. (C.Y.)	A (FT.)	B VOL. (C.Y.)	
4.6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4.6,8	1.5	3.9	2.0	1.5	0.1
10,12	1.5	3.9	2.5	2.0	0.3	2.0	2.0	0.2	10,12	2.2	8.7	3.5	2.5	0.2
16,18	2.2	5.5	4.0	3.0	0.4	3.0	3.0	0.3	16,18	3.2	19.5	4.5	4.5	0.3
20	2.4	6.3	4.5	4.0	0.4	4.0	4.0	0.3	20	3.6	24.1	5.5	5.5	0.4
24	2.9	7.5	5.5	5.0	0.5	5.0	5.0	0.4	24	4.3	34.6	7.0	7.0	0.5
30	3.6	9.5	7.0	6.5	0.6	6.5	6.5	0.5	30	5.4	46.6	9.0	9.0	0.6
36	4.4	11.5	8.5	8.0	0.7	8.0	8.0	0.6	36	6.5	58.5	11.0	11.0	0.7
42	5.1	13.5	10.0	9.5	0.8	9.5	9.5	0.7	42	7.5	71.5	13.0	13.0	0.8
48	5.8	15.5	11.5	11.0	0.9	11.0	11.0	0.8	48	8.6	85.5	15.0	15.0	0.9
54	6.5	17.5	13.0	12.5	1.0	12.5	12.5	0.9	54	9.7	100.5	17.0	17.0	1.0
60	7.3	19.5	14.5	14.0	1.1	14.0	14.0	1.0	60	10.7	116.5	19.0	19.0	1.1
66	8.0	21.5	16.0	15.5	1.2	15.5	15.5	1.1	66	11.8	133.5	21.0	21.0	1.2
72	8.7	23.5	17.5	17.0	1.3	17.0	17.0	1.2	72	12.9	151.5	23.0	23.0	1.3
78	9.4	25.5	19.0	18.5	1.4	18.5	18.5	1.3	78	14.0	170.5	25.0	25.0	1.4
84	10.1	27.5	20.5	20.0	1.5	20.0	20.0	1.4	84	15.0	190.5	27.0	27.0	1.5
90	10.9	29.5	22.0	21.5	1.6	21.5	21.5	1.5	90	16.1	211.5	29.0	29.0	1.6
96	11.6	31.5	23.5	23.0	1.7	23.0	23.0	1.6	96	17.1	233.5	31.0	31.0	1.7



THRUST BLOCK GENERAL NOTES

- CONCRETE FOR BLOCKING SHALL BE CLASS "B".
- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
- VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
- WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
- POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE SHALL NOT BE LESS THAN SHOWN HERE.
- THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
- USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
- CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

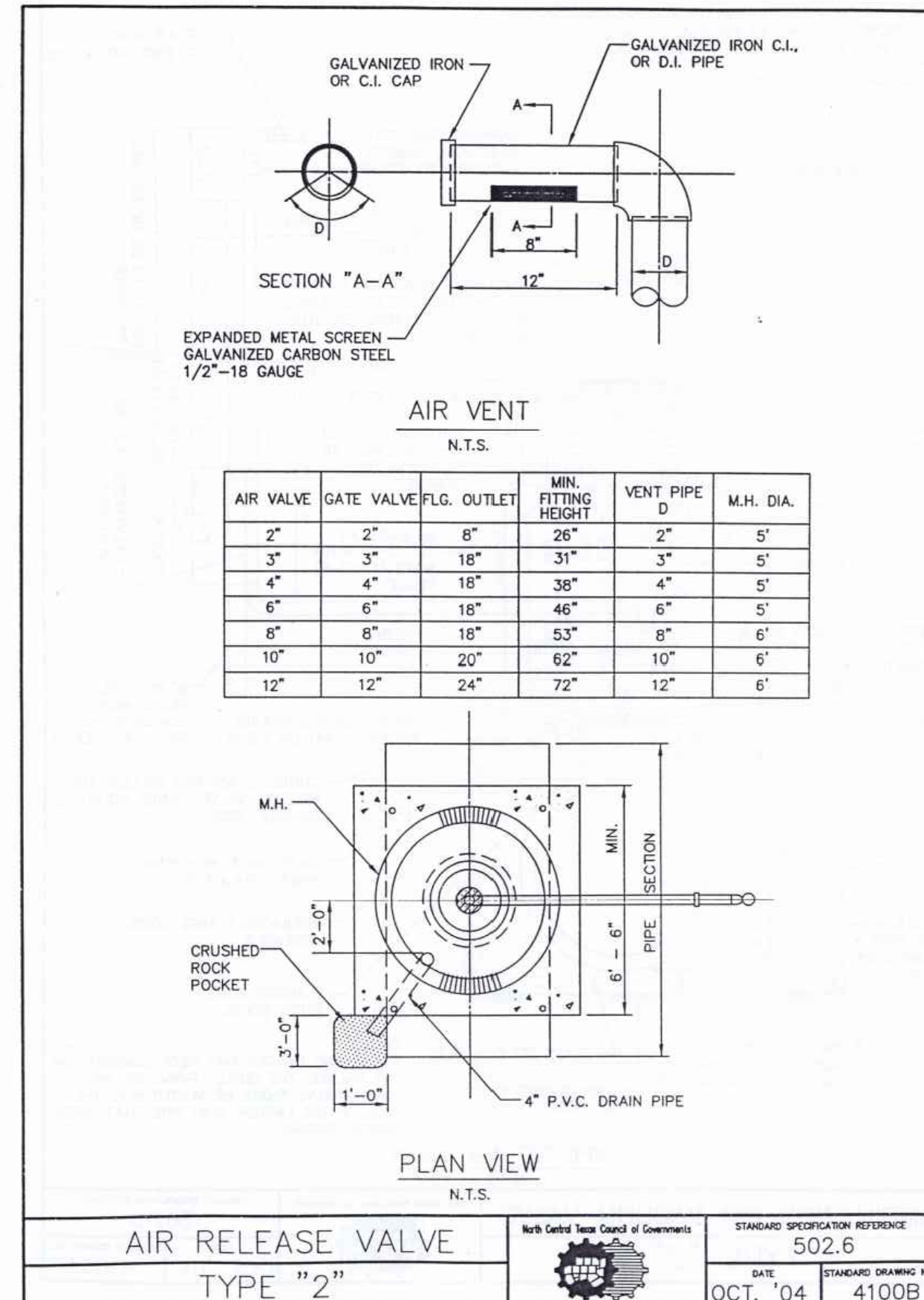
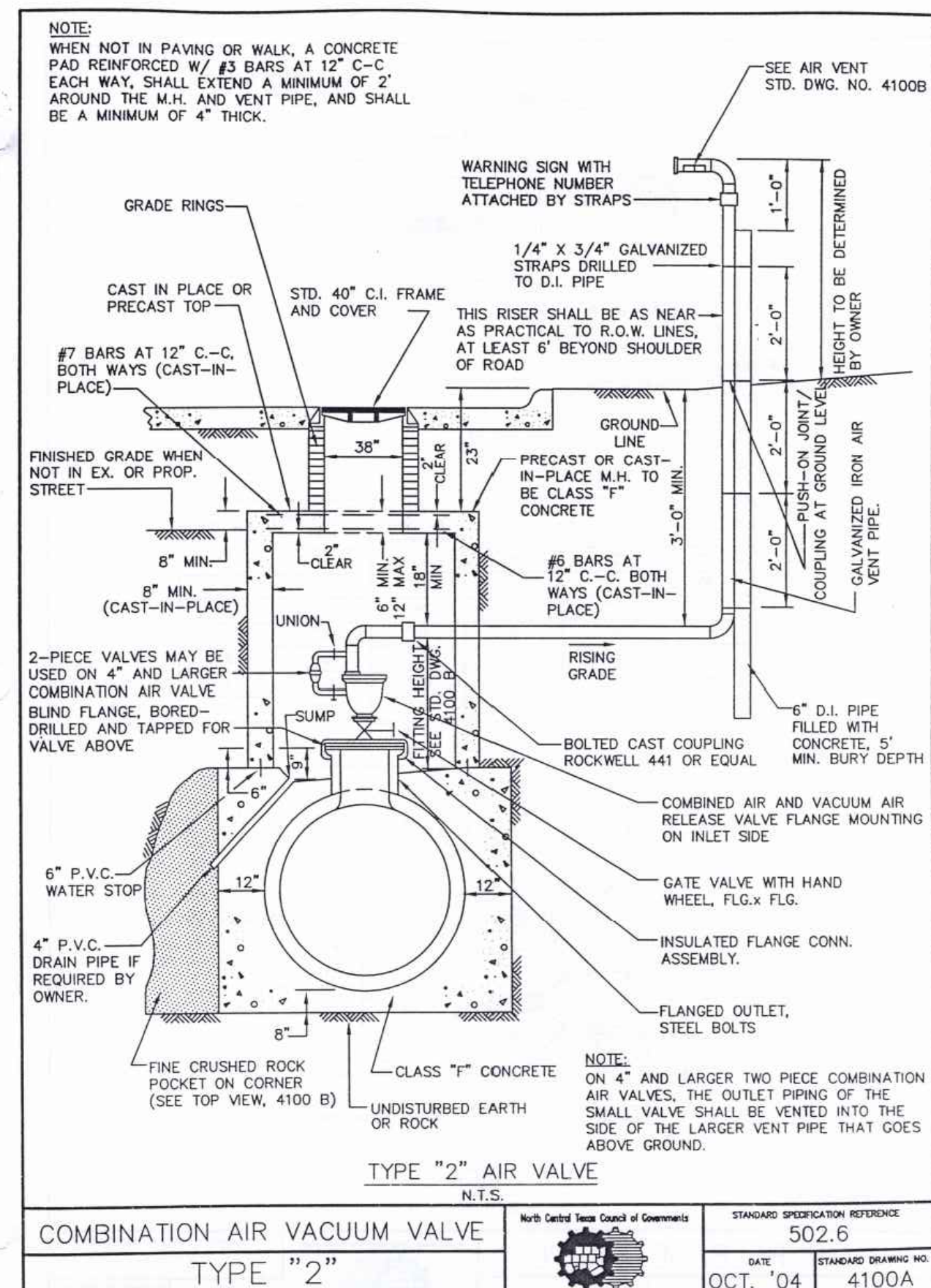
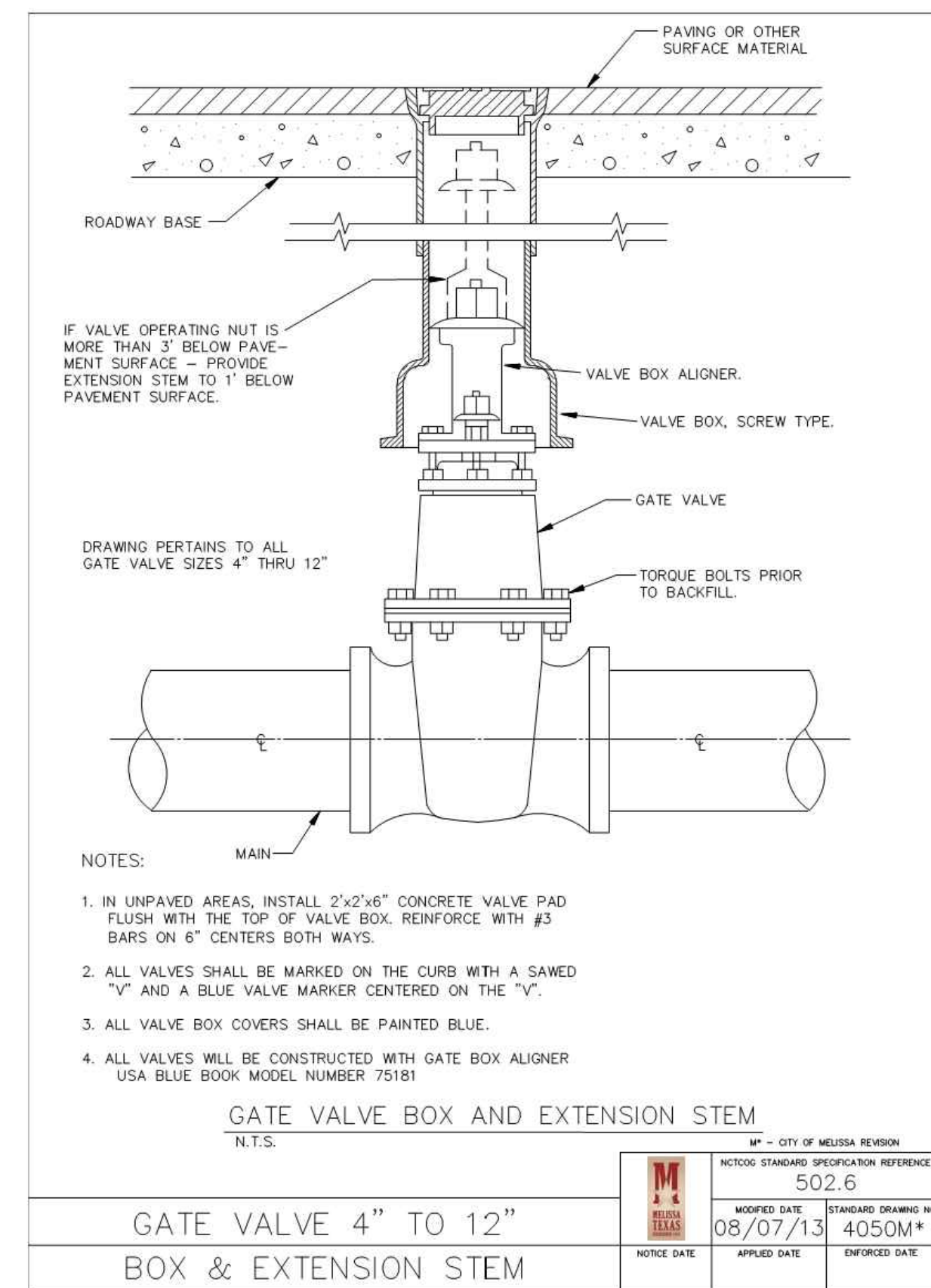
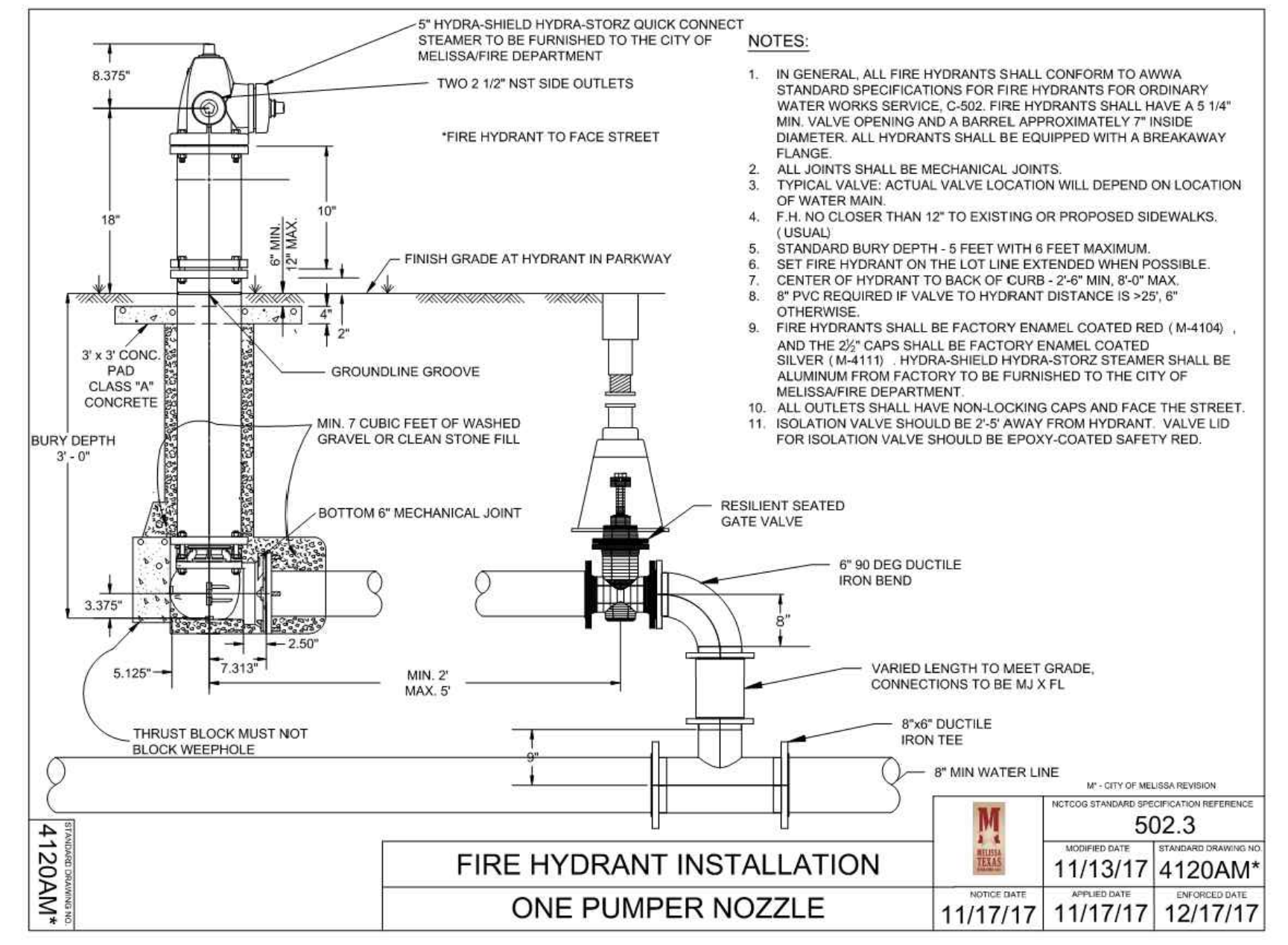
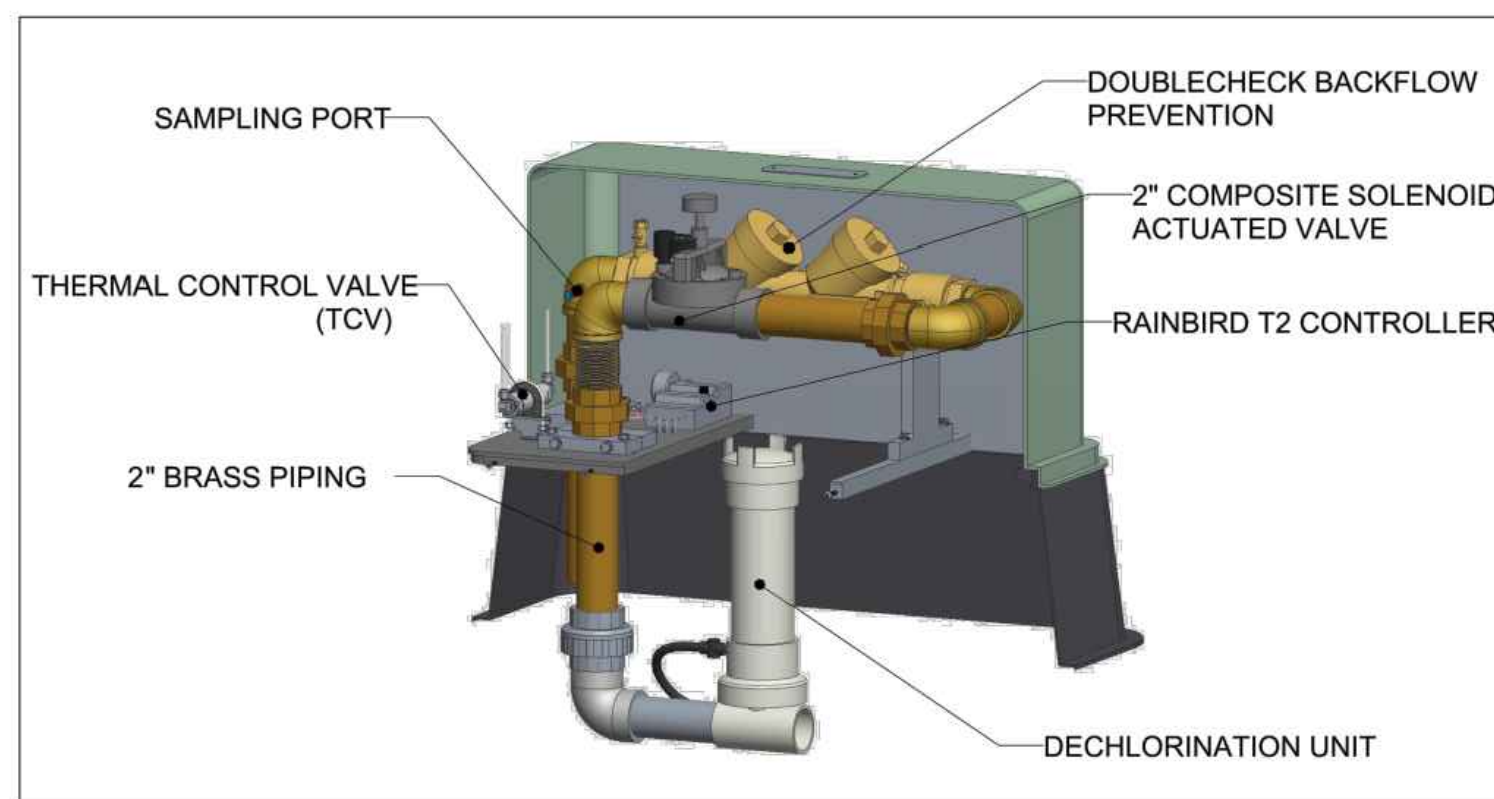
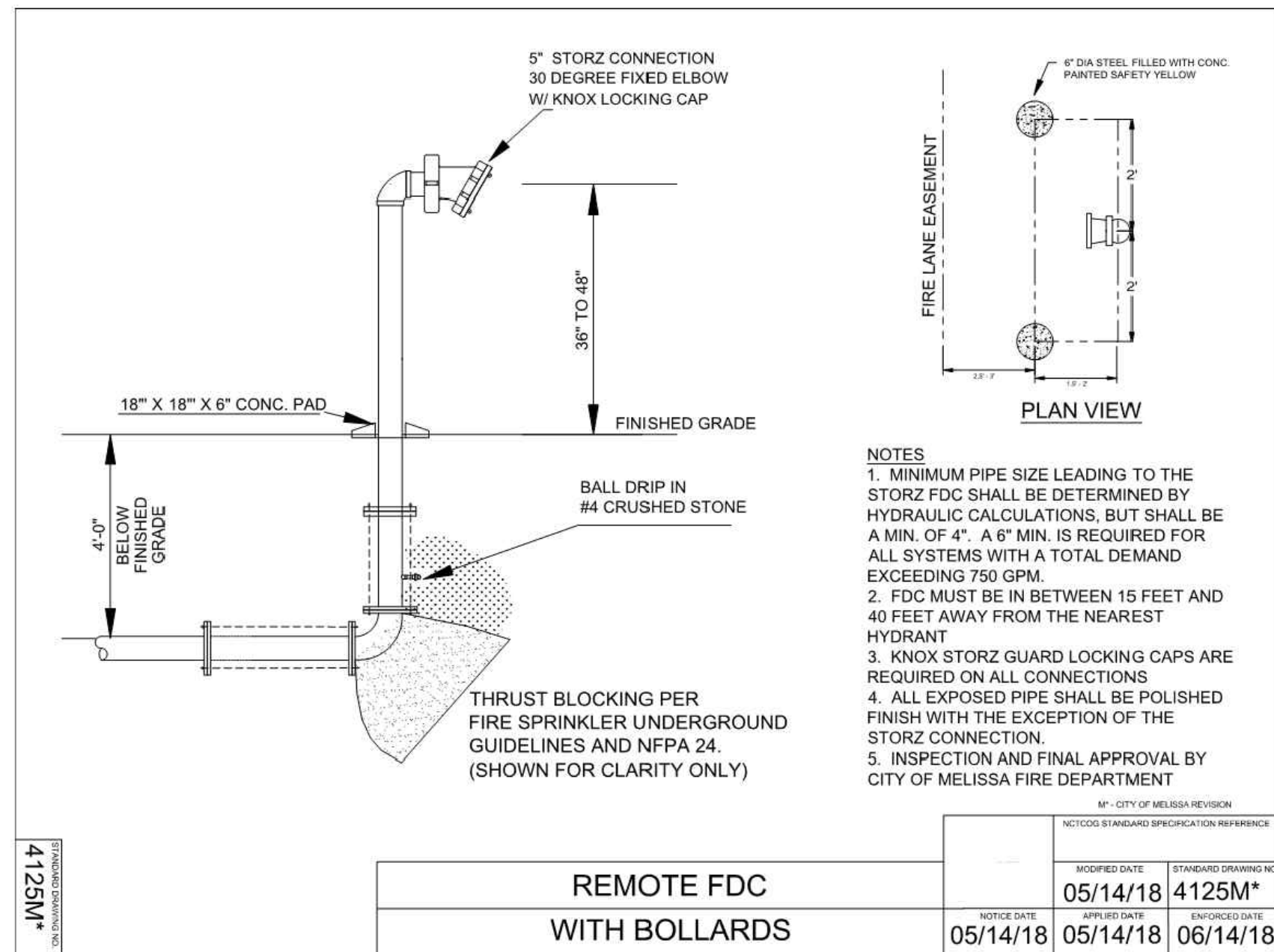
THRUST BLOCK GENERAL NOTES
N.T.S.

EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

CITY DETAILS 3 OF 5
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018				



EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
 Consulting Engineers
 Texas Firm Registration No. F-697
 11615 Forest Central Dr. Suite 303
 Dallas, Texas 75243 (214) 340-1199

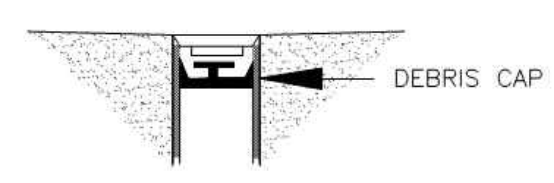
CITY DETAILS 4 OF 5
PINNACLE MONTESSORI SCHOOL
 2233 SAM RAYBURN HIGHWAY (SH 121)
 DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---

21
24

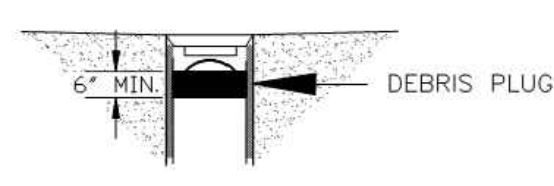
DEBRIS CAP

1. THE DEBRIS CAP SHALL BE DESIGNED AND INSTALLED TO PREVENT DEBRIS SUCH AS DIRT, DUST, SAND ETC. FROM PASSING AROUND THE CAP AND DOWN INTO THE VALVE HOUSING. THE CAP SHALL BE HELD IN PLACE BY A MECHANISM WHICH WILL NOT DAMAGE THE VALVE HOUSING. ONCE INSTALLED THE CAP MUST WITHSTAND, WITHOUT SLIPPAGE, A MINIMUM VERTICAL FORCE OF 50 POUNDS, AT A LOADING RATE OF 1.0 IN./MINUTE.
2. THE CAP SHALL BE MANUFACTURED OF CORROSION RESISTANT MATERIALS.
3. DEBRIS CAP SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATION.
4. THE CAP SHALL BE CAPABLE OF SECURELY HOLDING A STANDARD LOCATING COIL, "SCOTCHMARK" 4" DISC MARKER BY 3M OR EQUAL.
5. THE CAP SHALL BE CONSTRUCTED TO ALLOW THE DEVICE TO BE SECURED BY A LOCK. THE LOCK (PAD, BARREL, ETC.) SHALL BE SUPPLIED BY THE AGENCY.
6. THE HANDLE AND/OR BODY OF THE CAP SHALL BE INTEGRALLY COLORED IF REQUIRED BY THE AGENCY. IF REQUIRED THE COLOR SHALL CONFORM TO THE ONE CALL LOCATING SERVICE (BLUE STAKE) COLORS.
7. THE CAP SHALL BE INSTALLED IN ALL VALVE HOUSINGS AS REQUIRED BY THE CONTRACT DOCUMENTS OR BY THE AGENCY'S POLICIES.
8. THE DEBRIS CAP SHALL BE MANUFACTURED BY SW SERVICES, INC. OR APPROVED EQUAL.



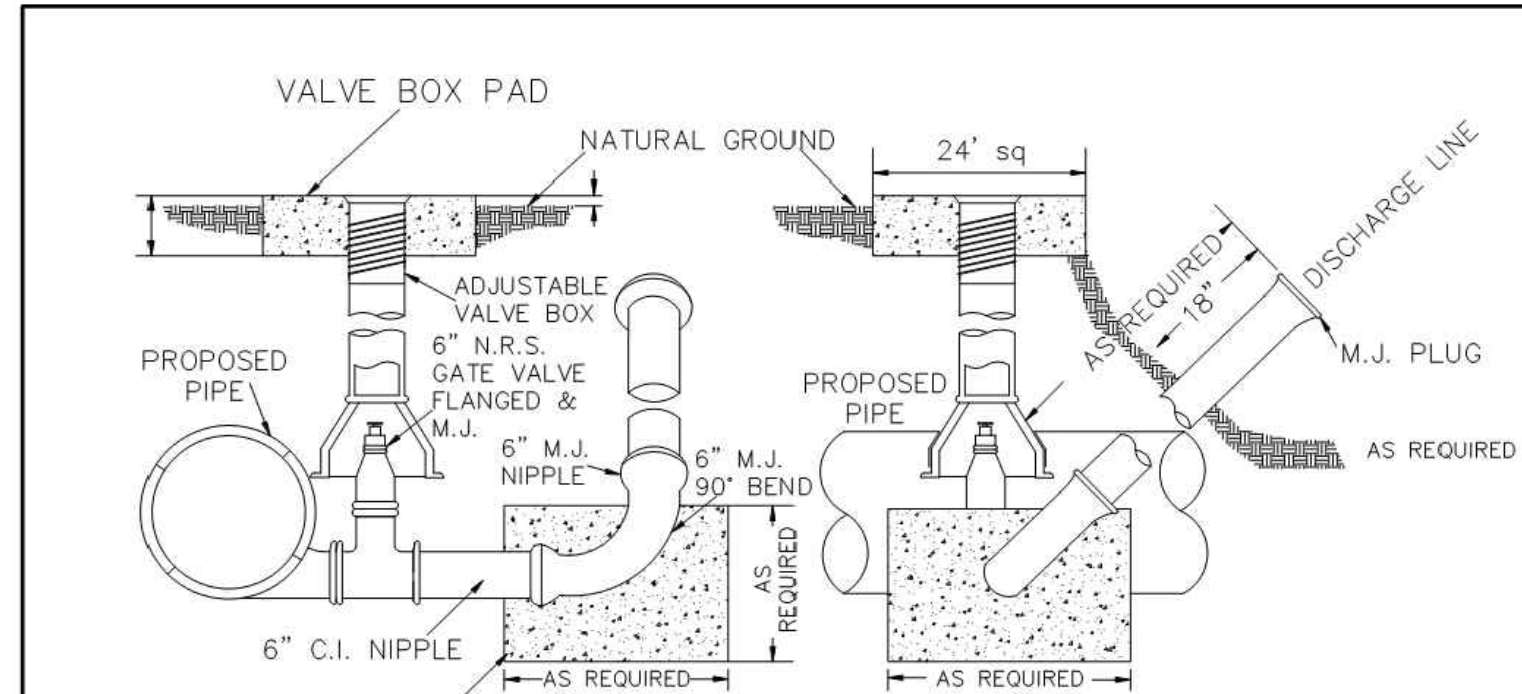
DEBRIS PLUG

1. PUSH-IN/PULL OUT PLUG SHALL BE MANUFACTURED OF 1.2 OR 1.7 POUND DENSITY CLOSED-CELL POLYETHYLENE MATERIAL. ALL MATERIALS SHALL BE FLEXIBLE, NON-CRACKING, AND WILL NOT ABSORB WATER.
2. THE POLYETHYLENE PAD SHALL CONFORM TO THE SIDES OF THE ENCLOSURE WITHOUT THE NEED FOR ANY TIGHTENING MECHANISM.
3. THE DEVICE SHALL COME COMPLETE WITH A 350 POUND TEST POLYPROPYLENE HANDLE FOR EASY AND SECURE PLUG REMOVAL AND BE FLEXIBLE SO AS NOT TO INTERFERE WITH THE INSTALLATION OF ANY ENCLOSURE TOP.
4. THE PLUG SHALL BE MANUFACTURED BY INFACOT CORPORATION OR APPROVED EQUAL.



DEBRIS CAP/PLUG	
CITY OF MELISSA, TEXAS	

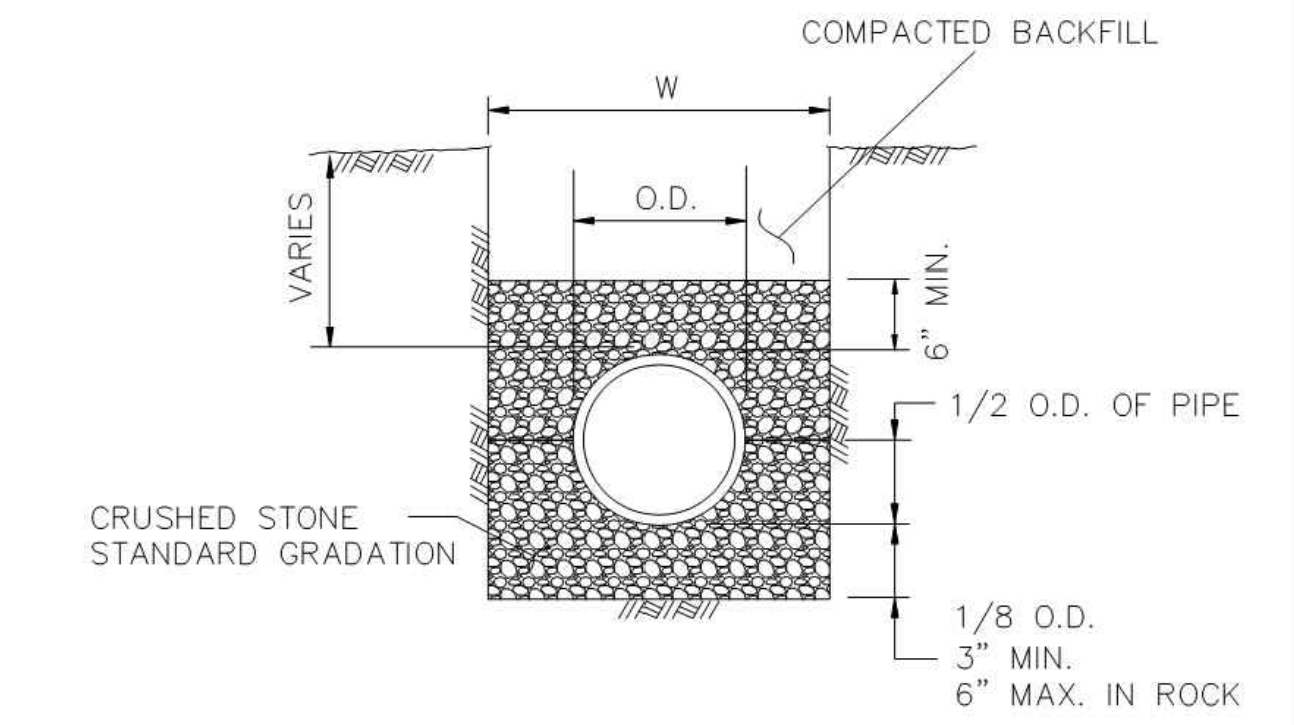
M ¹ - CITY OF MELISSA REVISION	
NCTCOG STANDARD SPECIFICATION REFERENCE	
DATE	STANDARD DRAWING NO.
11/09/12	4051M*



CLASS "B" CONCRETE THRUST BLOCK TO BE PLACED ON UNDISTURBED EARTH.

NOTE:
MUST BE DISCHARGED INTO STORM SEWER, BRIDGE OR CULVERT.

M ¹ - CITY OF MELISSA REVISION	
NCTCOG STANDARD SPECIFICATION REFERENCE	
DATE	STANDARD DRAWING NO.
11/19/13	4220M*



NOTES:

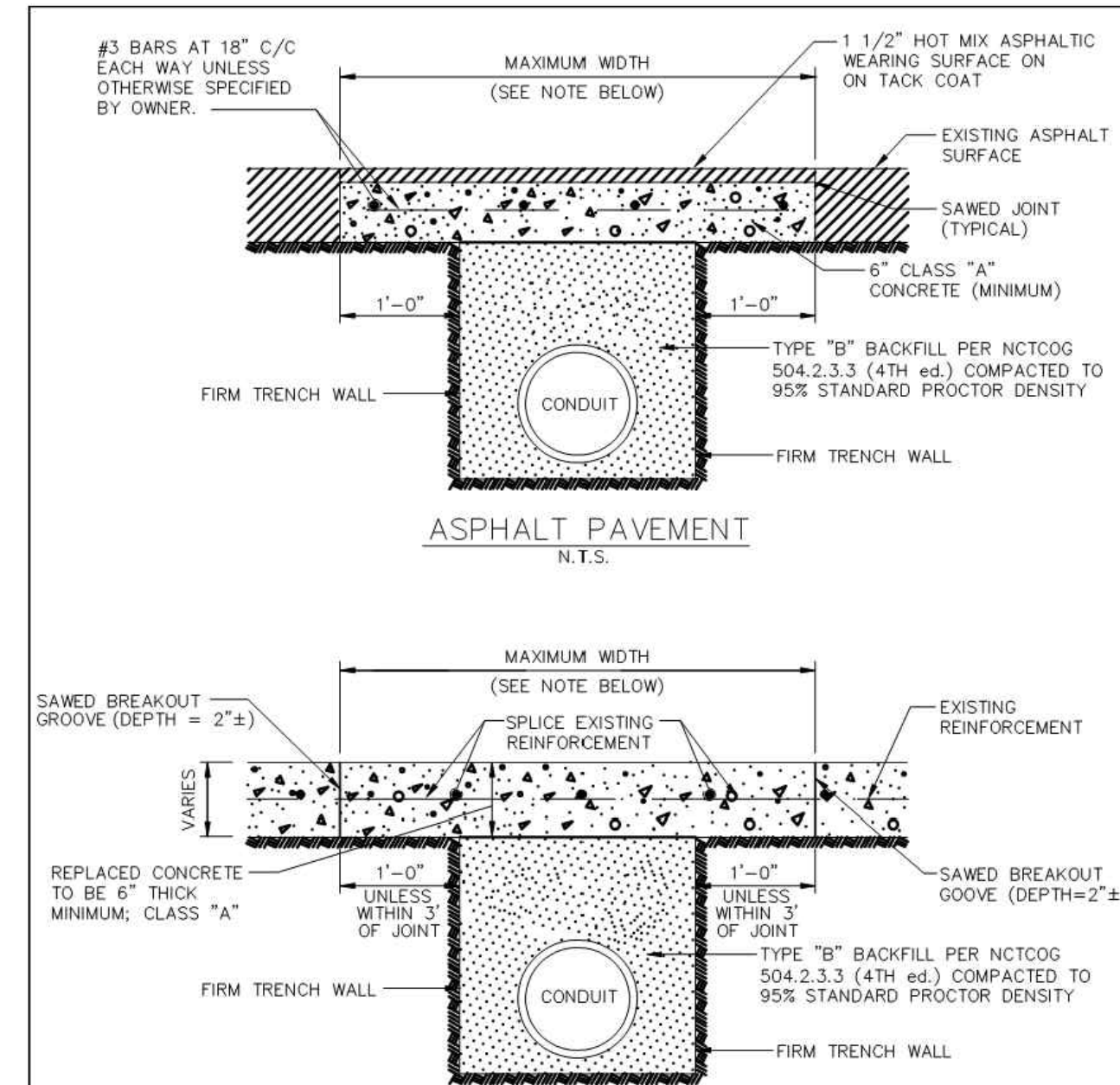
1. CLASS H EMBEDMENT ACCEPTABLE FOR STANDARD P.V.C. SEWER INSTALLATION, STANDARD P.V.C., R.C.C.P., AND DUCTILE IRON WATER LINE INSTALLATION.

2. O.D. = OUTSIDE DIAMETER OF PIPE.

3. W = TRENCH WIDTH.

WIDTH OF TRENCH SHALL BE 24 INCHES PLUS O.D. FOR PIPE GREATER THAN 24 INCHES IN DIAMETER AND O.D. PLUS SIXTEEN INCHES FOR PIPE LESS THAN OR EQUAL TO 24 INCHES I.D.

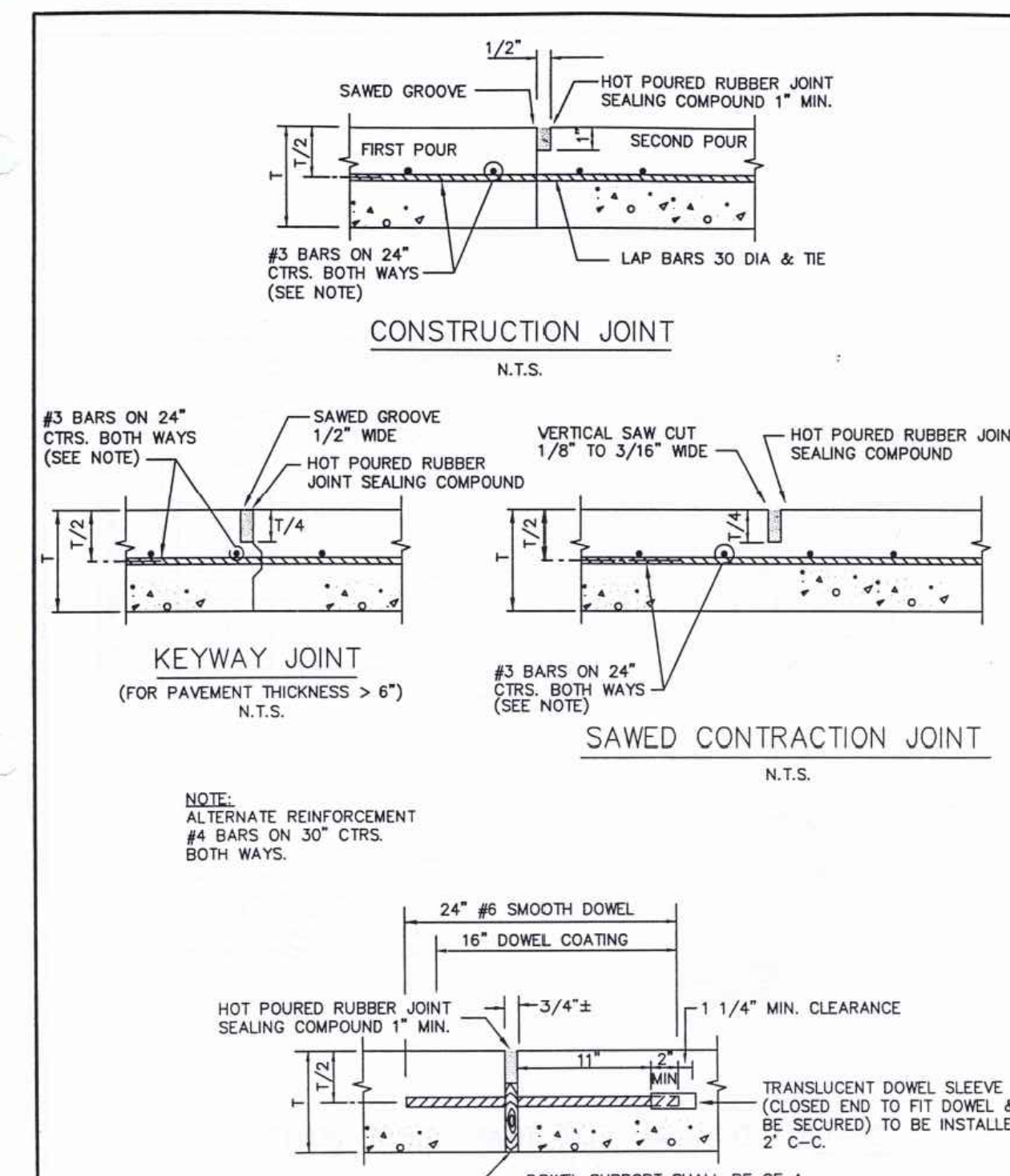
CLASS H EMBEDMENT
CITY OF MELISSA



PAVEMENT CUTS REMOVAL & REPLACEMENT

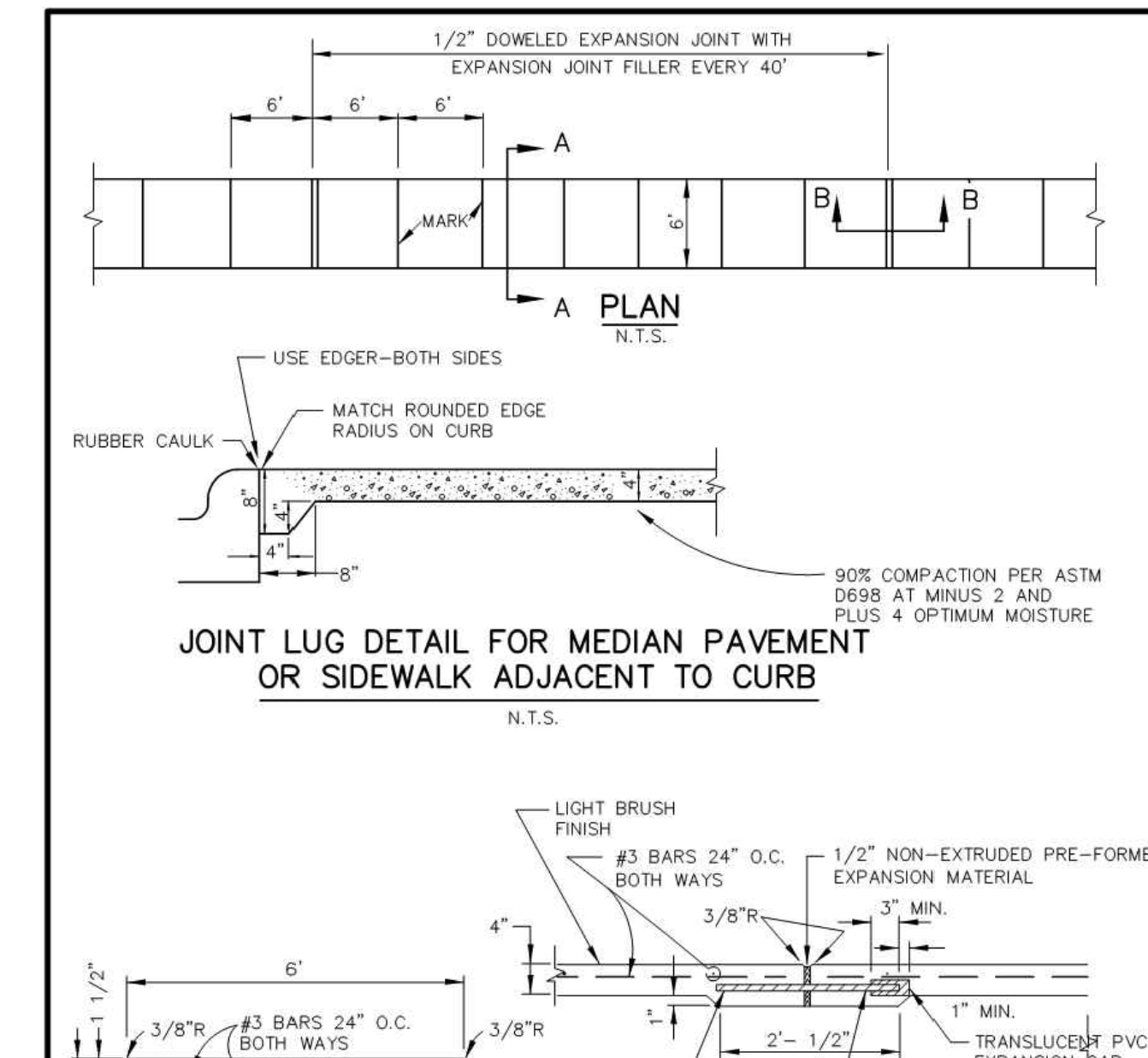
CITY OF MELISSA

M ¹ - CITY OF MELISSA REVISION	
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DATE	STANDARD DRAWING NO.
03/01/10	3070M*



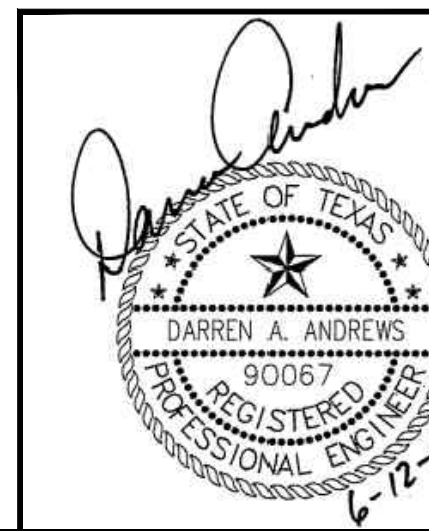
REINFORCED CONCRETE PAVEMENT JOINTS

M ¹ - CITY OF MELISSA REVISION	
NCTCOG STANDARD SPECIFICATION REFERENCE	
DATE	STANDARD DRAWING NO.
OCT. '04	2050



REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING

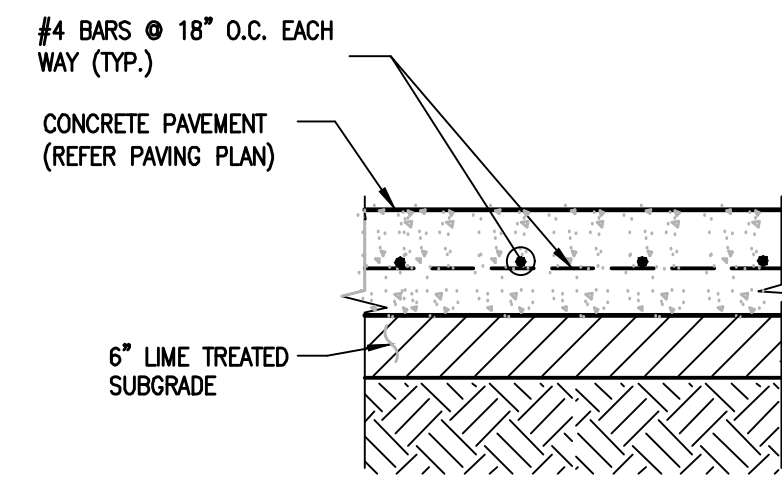
M ¹ - CITY OF MELISSA REVISION	
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DATE	STANDARD DRAWING NO.
12/17/13	2170M*



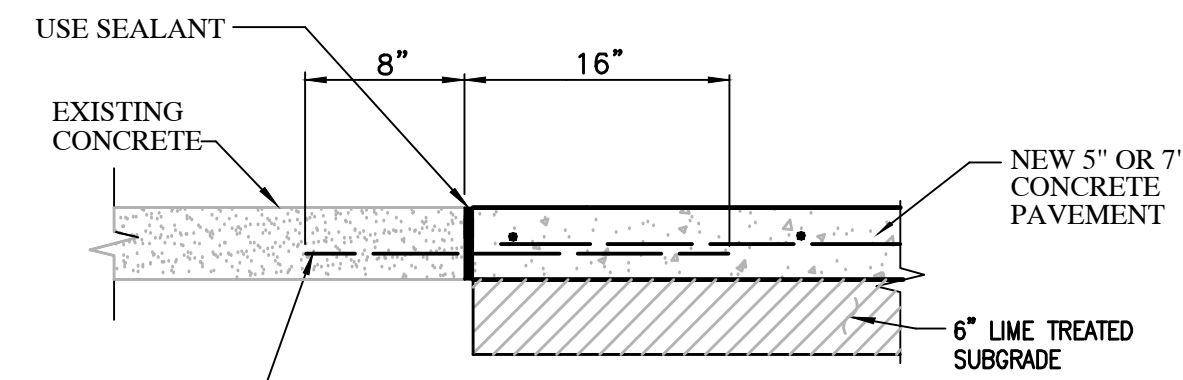
EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

CITY DETAILS 5 OF 5						
PINNACLE MONTESSORI SCHOOL						
2233 SAM RAYBURN HIGHWAY (SH 121)						
DEVELOPMENT AND NEIGHBORHOOD SERVICES						
CITY OF MELISSA, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---

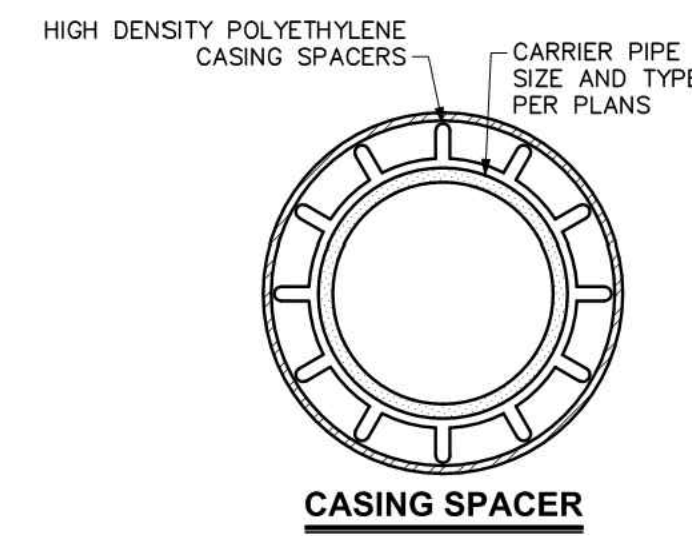
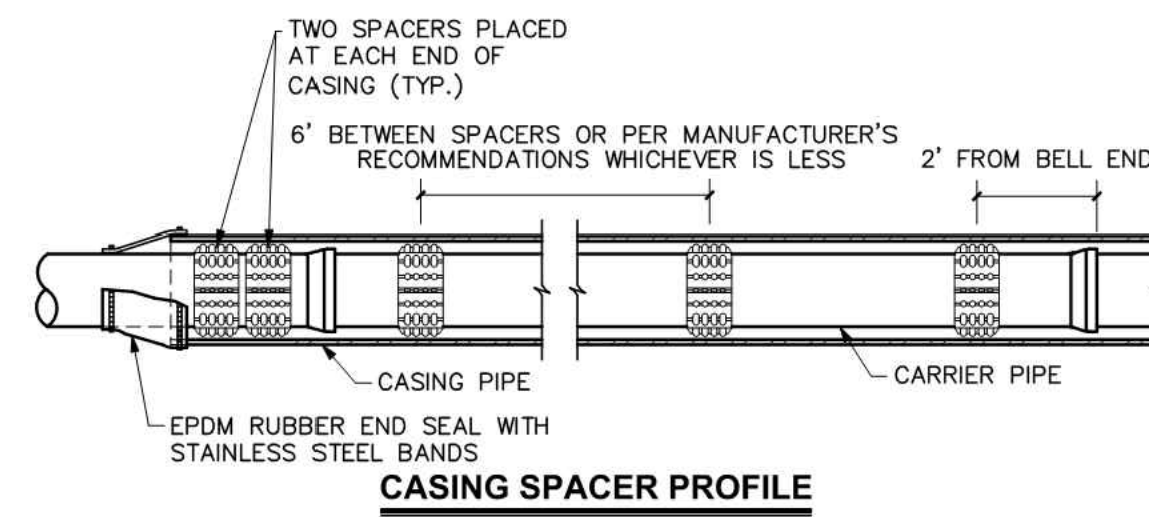


01 New Reinforced Concrete Section
N.T.S.



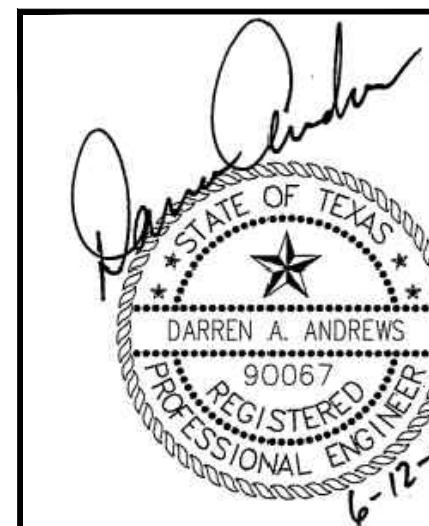
PROVIDE #6 @ 18" O.C. SET INTO 7/8" DIA. HOLES x 8" LONG FILLED WITH EPOXY GEL. APPLY BONDING AGENT TO EXISTING CONCRETE PAVEMENT BEFORE POURING NEW PAVEMENT. OR SAWCUT AND EXPOSE 3/8" BAR DIAMETERS OF EXISTING REINFORCING STEEL AND LAP NEW REINFORCING STEEL.

02 Existing To New Concrete Pavement
N.T.S.



03 Casing Spacers Detail
N.T.S.

23
24



EXISTING/PROPOSED ZONING: C-2

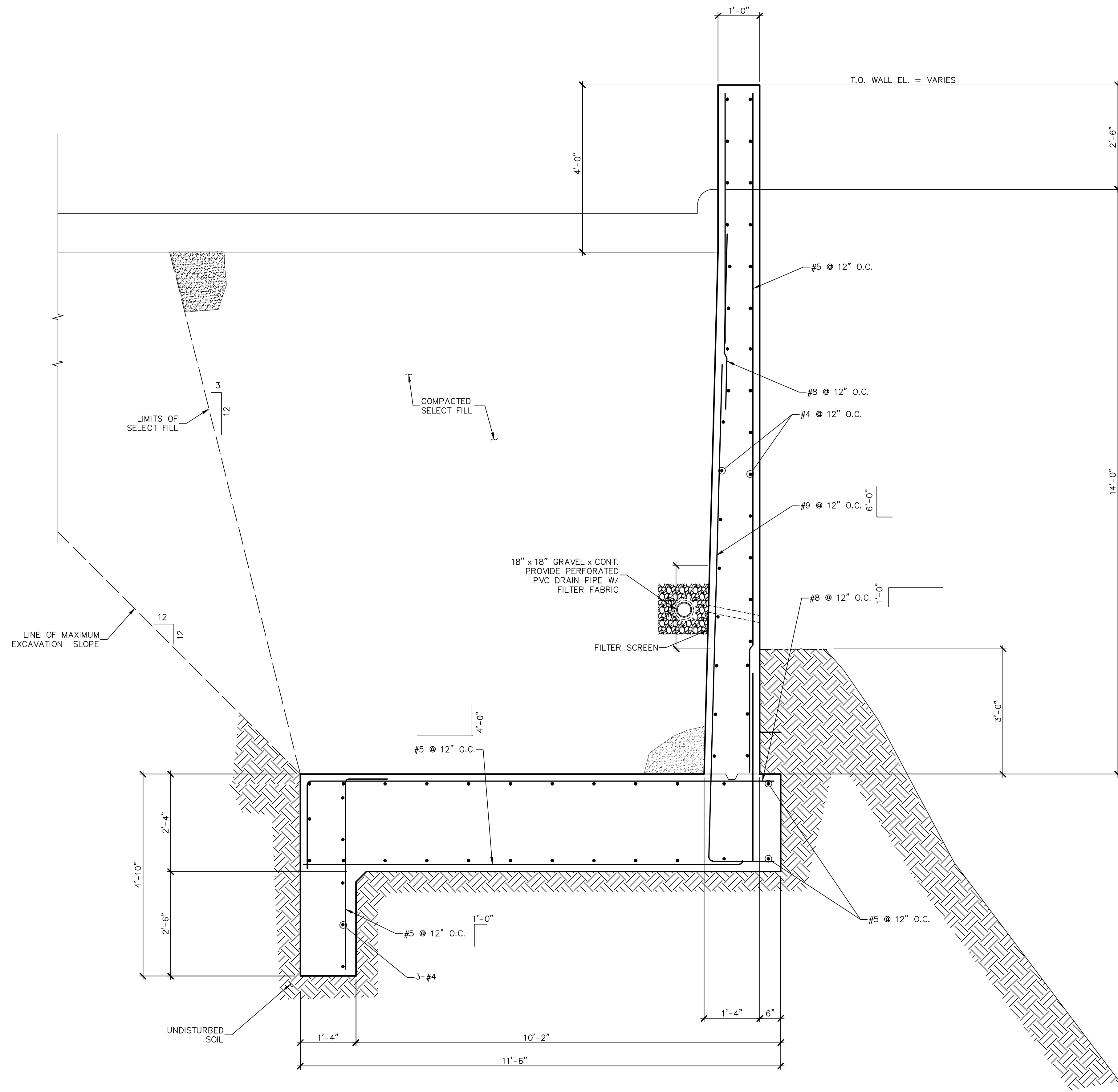
Charles Gojer and Associates, Inc.
Consulting Engineers
Texas Firm Registration No. F-697
11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

JOB No.
17-125

STANDARD DETAILS

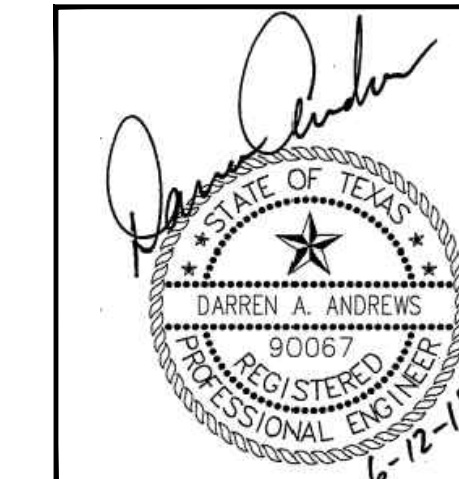
PINNACLE MONTESSORI SCHOOL
2233 SAM RAYBURN HIGHWAY (SH 121)
DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---



01 RETAINING WALL SECTION
 SCALE: $\frac{3}{4}'' = 1'-0''$

24
24



EXISTING/PROPOSED ZONING: C-2

Charles Gojer and Associates, Inc.
 Consulting Engineers
 Texas Firm Registration No. F-697
 11615 Forest Central Dr. Suite 303
 Dallas, Texas 75243 (214) 340-1199

RETAINING WALL DETAIL
PINNACLE MONTESSORI SCHOOL
 2233 SAM RAYBURN HIGHWAY (SH 121)
 DEVELOPMENT AND NEIGHBORHOOD SERVICES
CITY OF MELISSA, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DAA	CG&A	17 MAY 2018			---	---

JOB No. 17-125