



THE CITY OF FORT WORTH, TEXAS TRANSPORTATION & PUBLIC WORKS WATER IMPROVEMENTS FOR INFRASTRUCTURE AT PRIMROSE STATION

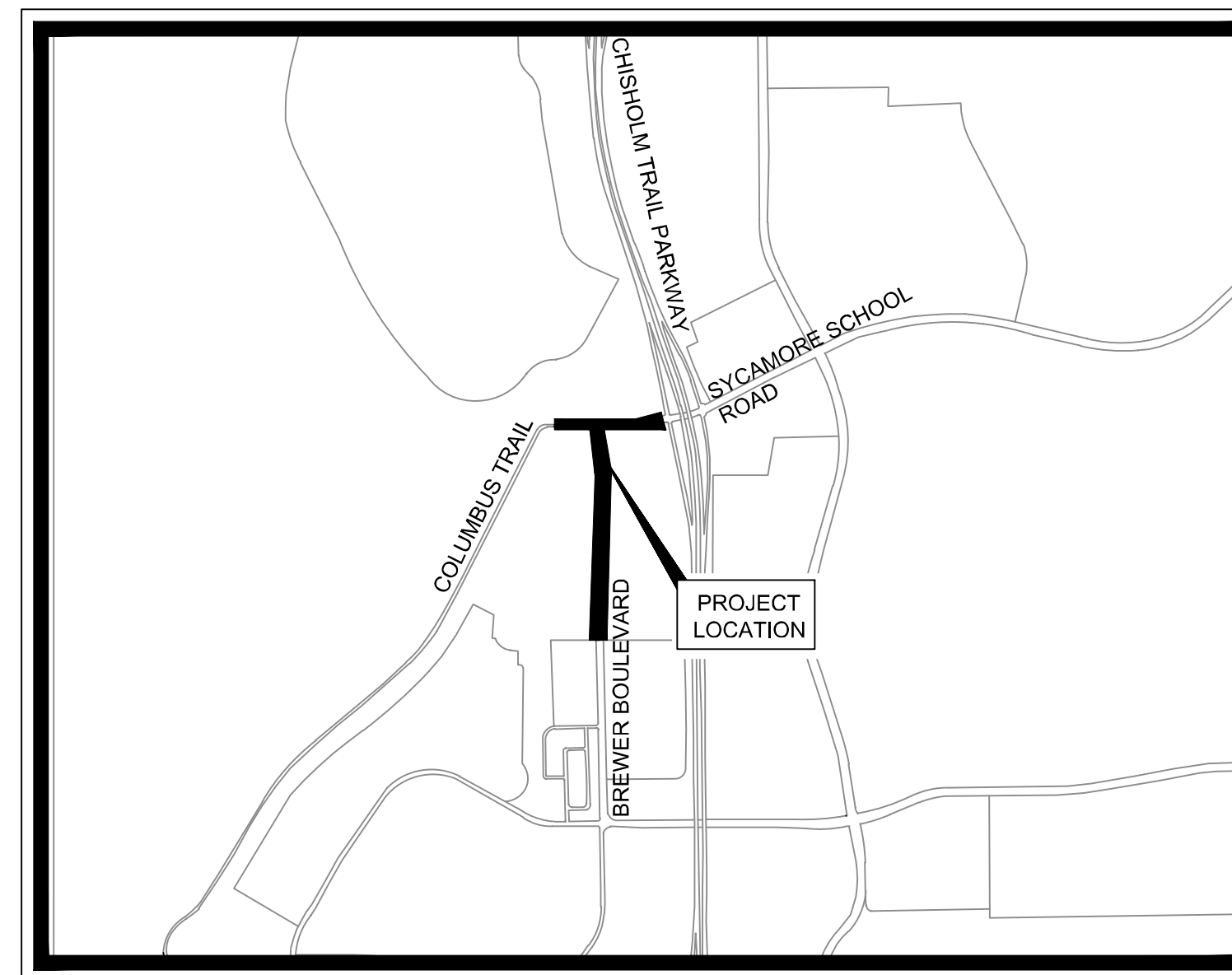
CURRENT CONSTRUCTION STANDARDS
FOR DEVELOPMENTS (12/01/2022) SHALL
GOVERN ON THIS PROJECT

MATTIE PARKER
MAYOR

DAVID COOKE
CITY MANAGER

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

CHRISTOPHER P. HARDER, P.E.
DIRECTOR, WATER DEPARTMENT



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

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14	PROPOSED 24-INCH WATER LINE A STA 8+00 TO 16+00
15	PROPOSED 24-INCH WATER LINE A STA 16+00 TO 24+00
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17	PROPOSED 24-INCH WATER LINE B BEGIN TO STA 7+00
18	PROPOSED 24-INCH & 16-INCH WATER LINE B STA 7+00 TO 14+00
19	PROPOSED 16-INCH WATER LINE B STA 14+00 TO END
20	PROPOSED 12-INCH WATER LINE C BEGIN TO END
21	PROPOSED 12-INCH WATER LINE D BEGIN TO END
22	PROPOSED WATER LINE LATERAL PROFILES
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24	WATER PLAN DETAILS II
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27	CATHODIC PROTECTION DETAILS I
28	CATHODIC PROTECTION DETAILS II
C1.1	TRAFFIC CONTROL DETAIL - INCLUDED FOR REFERENCE
C9.1	EROSION CONTROL PLAN - INCLUDED FOR REFERENCE
C9.2	EROSION CONTROL PLAN - INCLUDED FOR REFERENCE



PREPARED BY:
Kimley»Horn

Firm Registration No. F-928
13455 Noel Road, Two Galleria Office Tower Suite 700
Dallas, Texas 75240
Tel. No. (972)-770-1300



Know what's below.
Call before you dig.

MAPSCO NOs: 102L, 102Q COUNCIL DISTRICT 6 SEPTEMBER 2023

IPRC RECORD NO. IPRC23-0003
CITY PROJECT NO. 104666
FID NO. 30114-0200431-104666-E07685
X-NO. X-27673

ENGINEER:
Kimley-Horn and Associates, Inc.
801 Cherry Street
Suite 1300, Unit 11
Fort Worth, Texas 76102
Phone: 817-339-2258
Contact: Chris Igo, P.E.

DEVELOPER:
JPI Real Estate Acquisition, LLC
600 E. Las Colinas Blvd.
Suite 1800
Irving, TX 75039
Phone: (972) 556-1700
Contact: Miller Sylvan

ARCHITECT:
DSGN Works
10000 North Central Expressway
Suite 1045
Dallas, Texas 75231
Phone: (214) 274-5989
Contact: Robert Finta

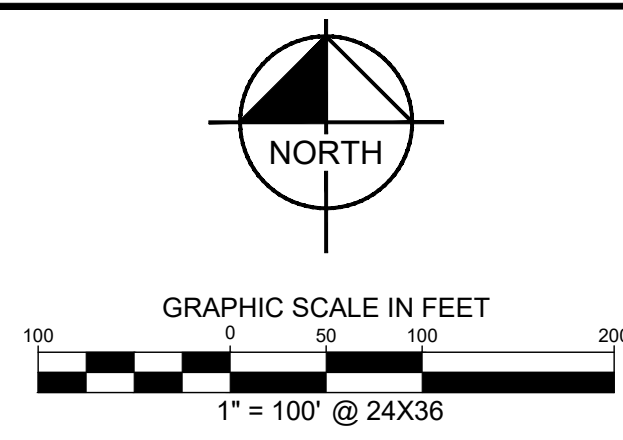
Andrew Goodman, P.E. 10/05/2023

DREW GOODMAN, P.E. DATE:
DIRECTOR'S DESIGNEE FOR
CONSTRUCTION PLAN APPROVAL
RESOLUTION NO. 01-10-2020

George Marquez 10/05/2023
REVIEWED: GEORGE MARQUEZ DATE:
PROJECT MANAGER

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CPN# 104666
IPRC23-0003
FID #: 30114-0200431-104666-E07685
KHA PROJECT NO. 063377088
CIVIL CONSTRUCTION PLANS



FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0295K and 48439C0410K, for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

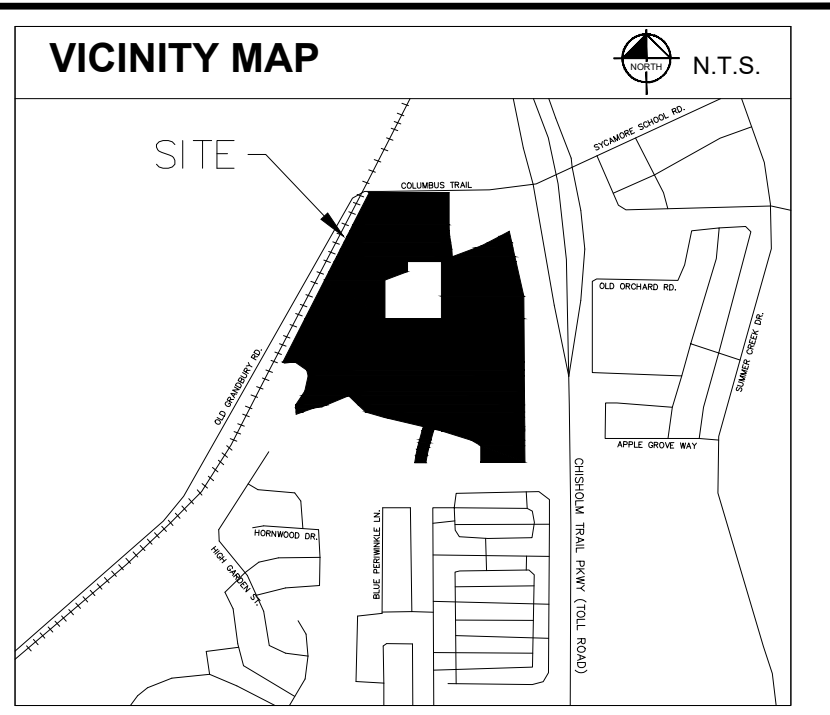
ZONE X (shaded) areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

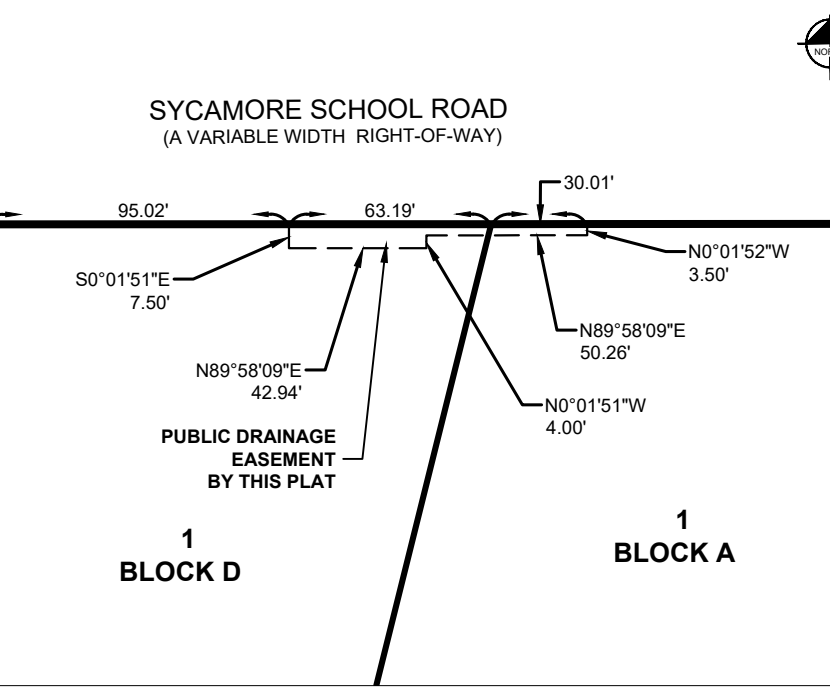
If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

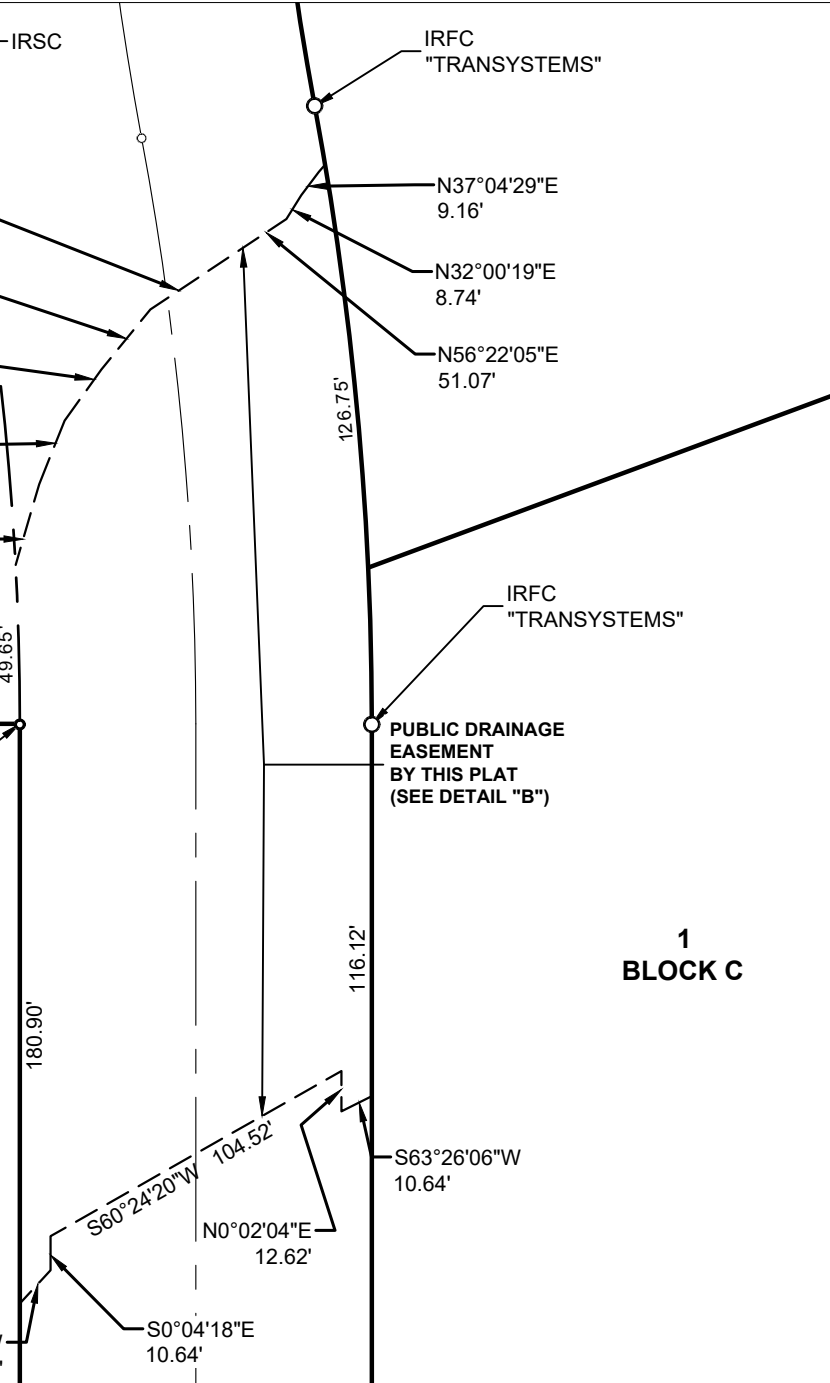
P.O.B. - POINT OF BEGINNING
 IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
 CAB. SL. = CABINET, SLIDE
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS



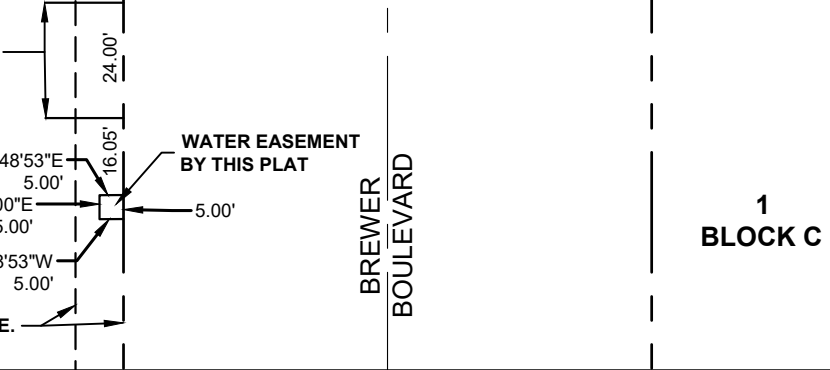
DETAIL "A" SCALE 1" = 60'




DETAIL "B" SCALE 1" = 60'



DETAIL "C" SCALE 1" = 40'



- NOTES:**
- All corners are a 5/8-inch iron rod with red plastic cap stamped "KHA" set unless otherwise noted.
 - NOTICE: Sealing a portion of this addition by metes and bounds is a violation of city subdivision ordinances and state platting statutes and is subject to fines and withholding of utilities and building permits.
 - The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.
 - Construction Prohibited over Easements. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
 - Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.
 - Line and curve data on sheet 4.
 - Flood Plain/Drainage-Way Maintenance: The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.
 - Floodplain Restriction: No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.



FORT WORTH

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	12.413	540,706

BLOCK C		
LOT NO.	ACRES	SQ. FT.
1	25.365	1,104,910
2	9.373	408,272

BLOCK D		
LOT NO.	ACRES	SQ. FT.
1	28.866	1,257,391
2	4.117	179,352
3	7.007	305,216

OWNER:
CITY OF FORT WORTH, TEXAS


OWNER:
JEFFERSON PRIMROSE NORTH, LLC
 600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 EMAIL: MILLER.SYLVAN@JPI.COM

OWNER:
JEFFERSON PRIMROSE LAND HOLDINGS, LLC
 600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 EMAIL: MILLER.SYLVAN@JPI.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: PEYTON MCGEE, P.E.
 PHONE: 972-770-1300

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300

FINAL PLAT
PRIMROSE STATION
 LOT 1, BLOCK A, LOTS 1 & 2, BLOCK C,
 LOTS 1-3, BLOCK D
 94.0144 ACRES SITUATED IN
 J. ASBURY SURVEY, ABSTRACT NO. 52
 A. HODGE SURVEY, ABSTRACT NO. 1789
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 PP-22-030

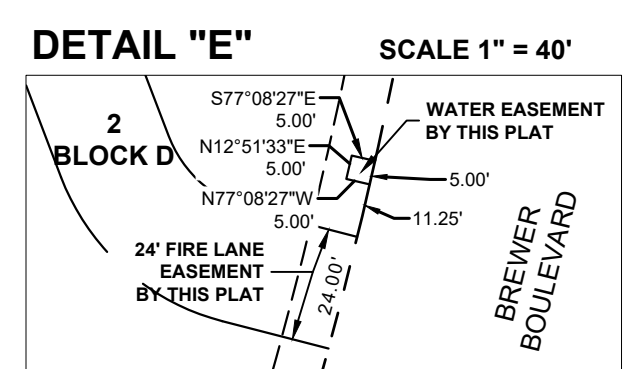
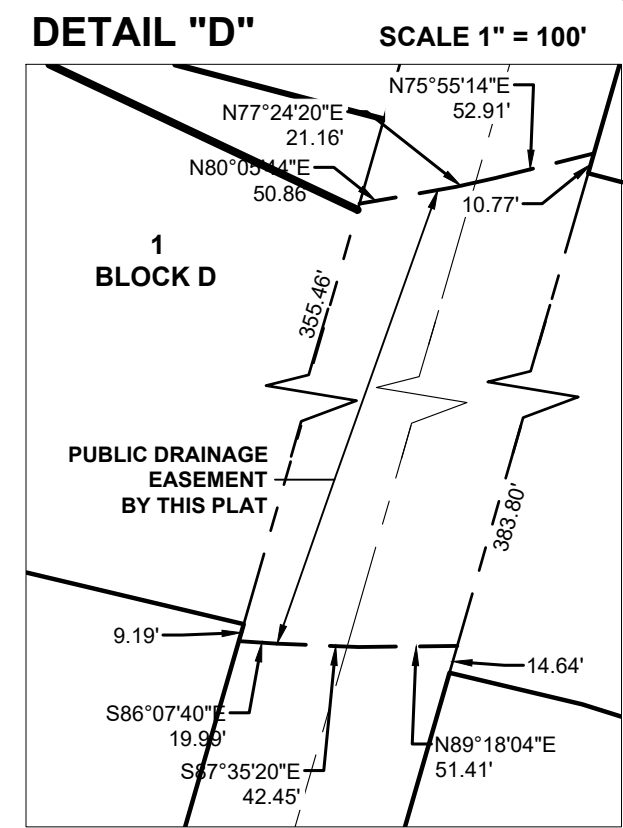
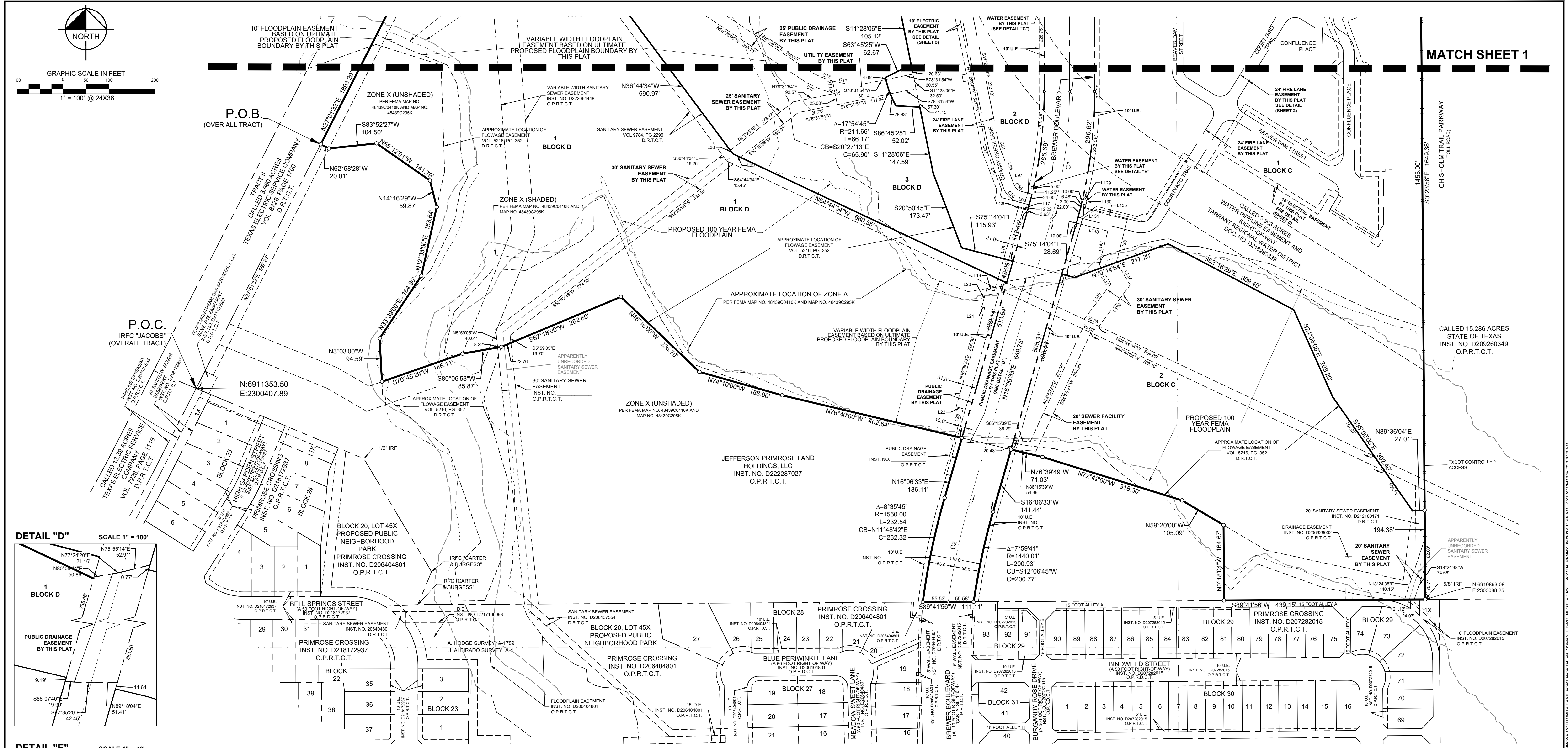


Kimley Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MGB/PCB	JAD	Sep. 2023	064446522	1 OF 8

MATCH SHEET 2



- NOTES:**
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FORT WORTH

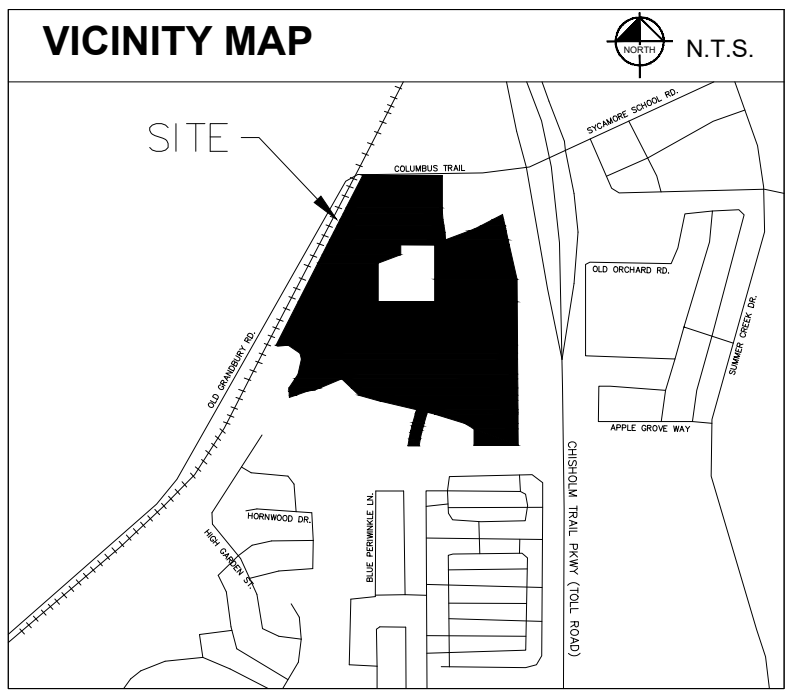
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LEGEND

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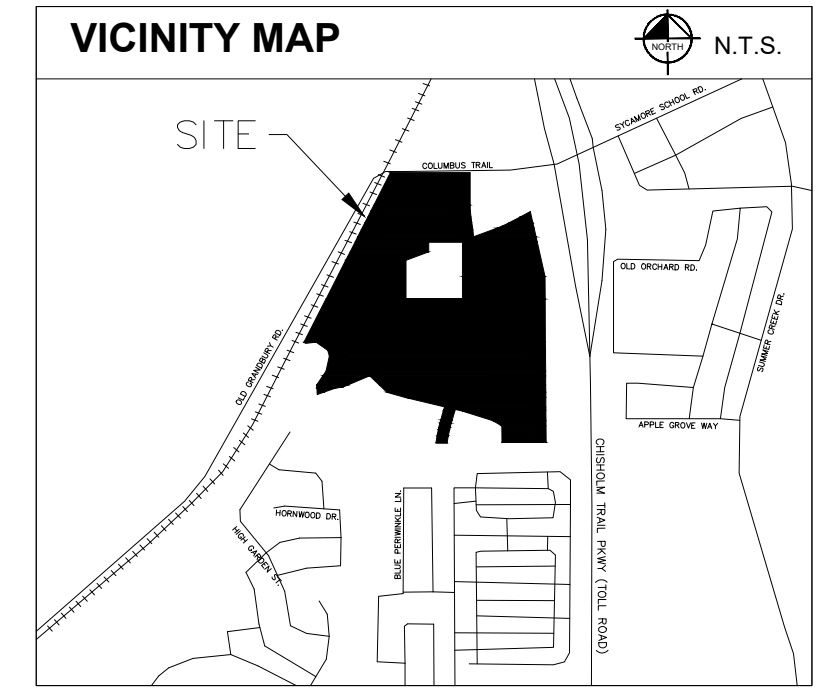
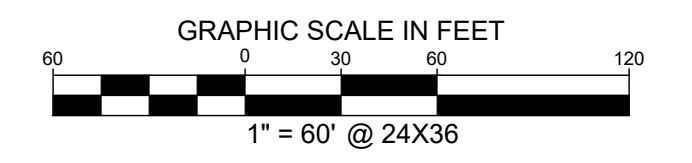
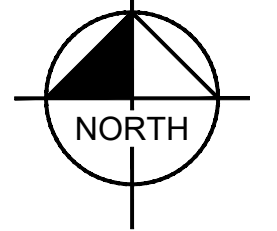
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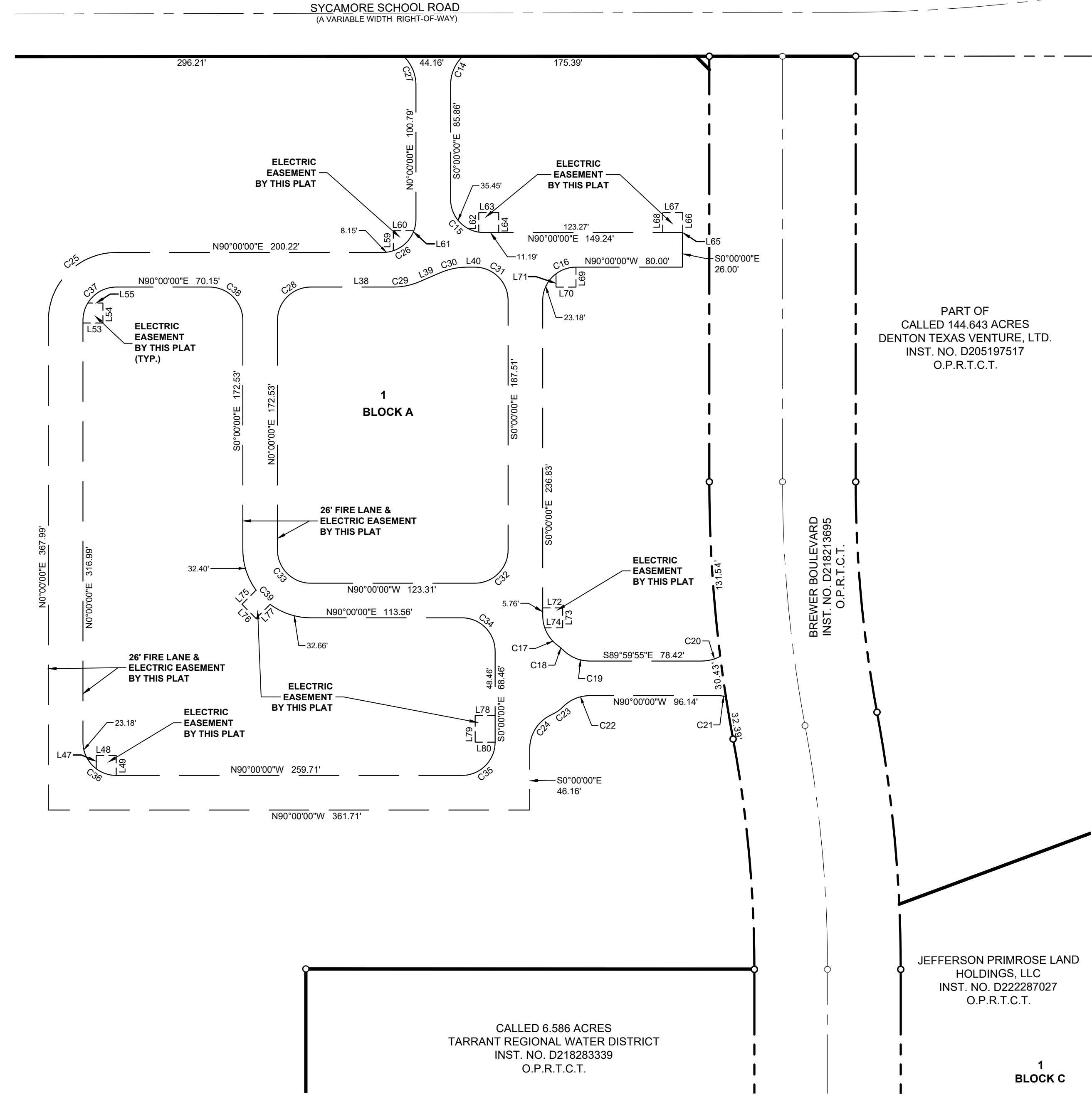
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FIRE LANE AND ELECTRIC EASEMENTS BY THIS PLAT



LEGEND
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NOTES:
 Line and curve data on sheet 4.





FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

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Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

OWNER:
 CITY OF FORT WORTH, TEXAS

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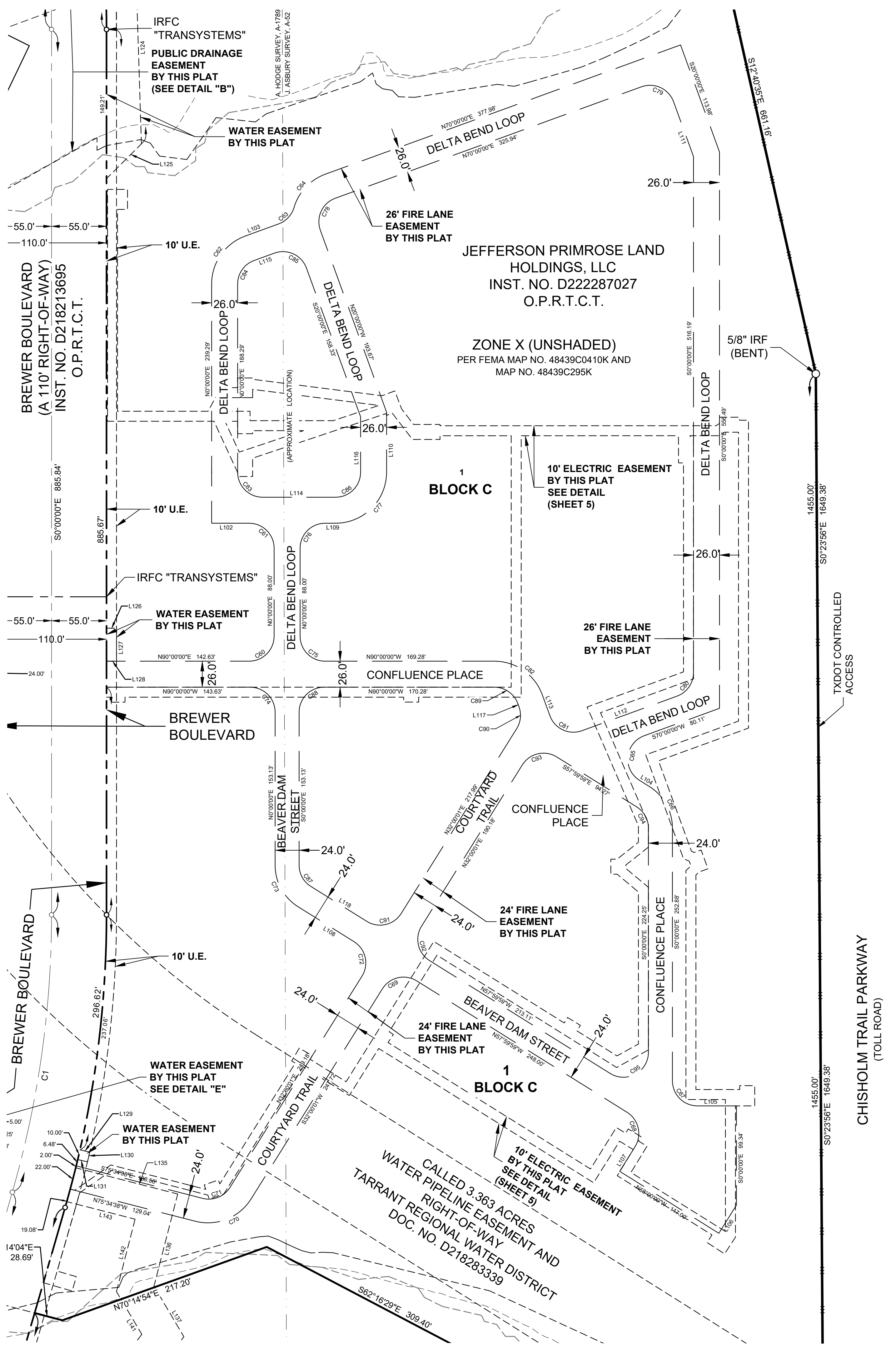
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Scale: 1" = 60'	Drawn by: MGB/PCB	Checked by: JAD
Date: Sep. 2023	Project No.: 064446522	Sheet No.: 3 OF 8



CHISHOLM TRAIL PARKWAY
 (TOLL ROAD)

1455.00'
 S0°23'56"E 1649.38'

1455.00'
 S0°23'56"E 1649.38'

5/8" IRF
 (BENT)

SYCAMORE SCHOOL ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

14°04'E
 28.69'

19.08'

22.00'

6.48'

10.00'

5.00'

237.86'

20.86'

110.0'

110.0'

55.0'

55.0'

55.0'

55.0'

55.0'

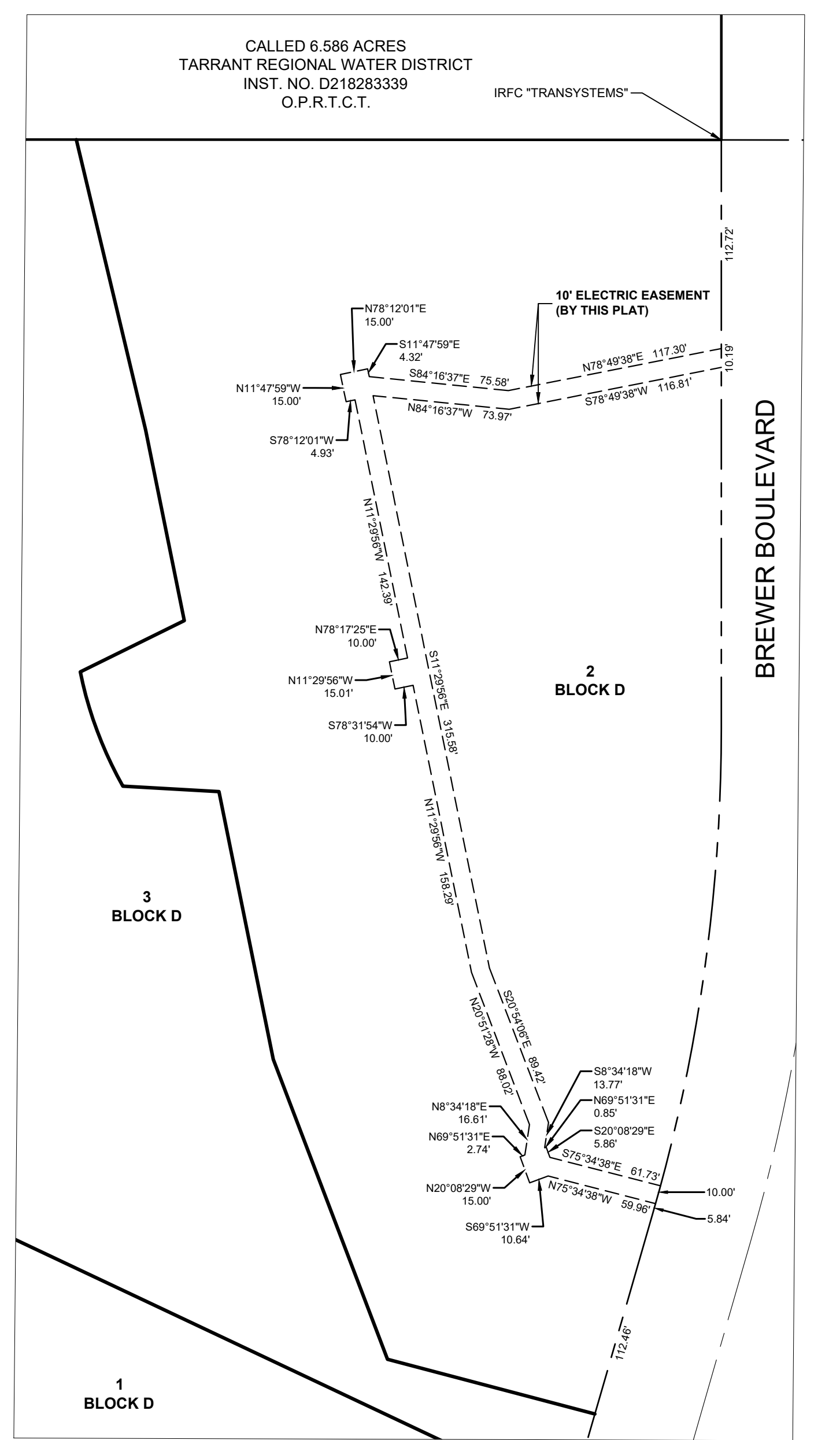
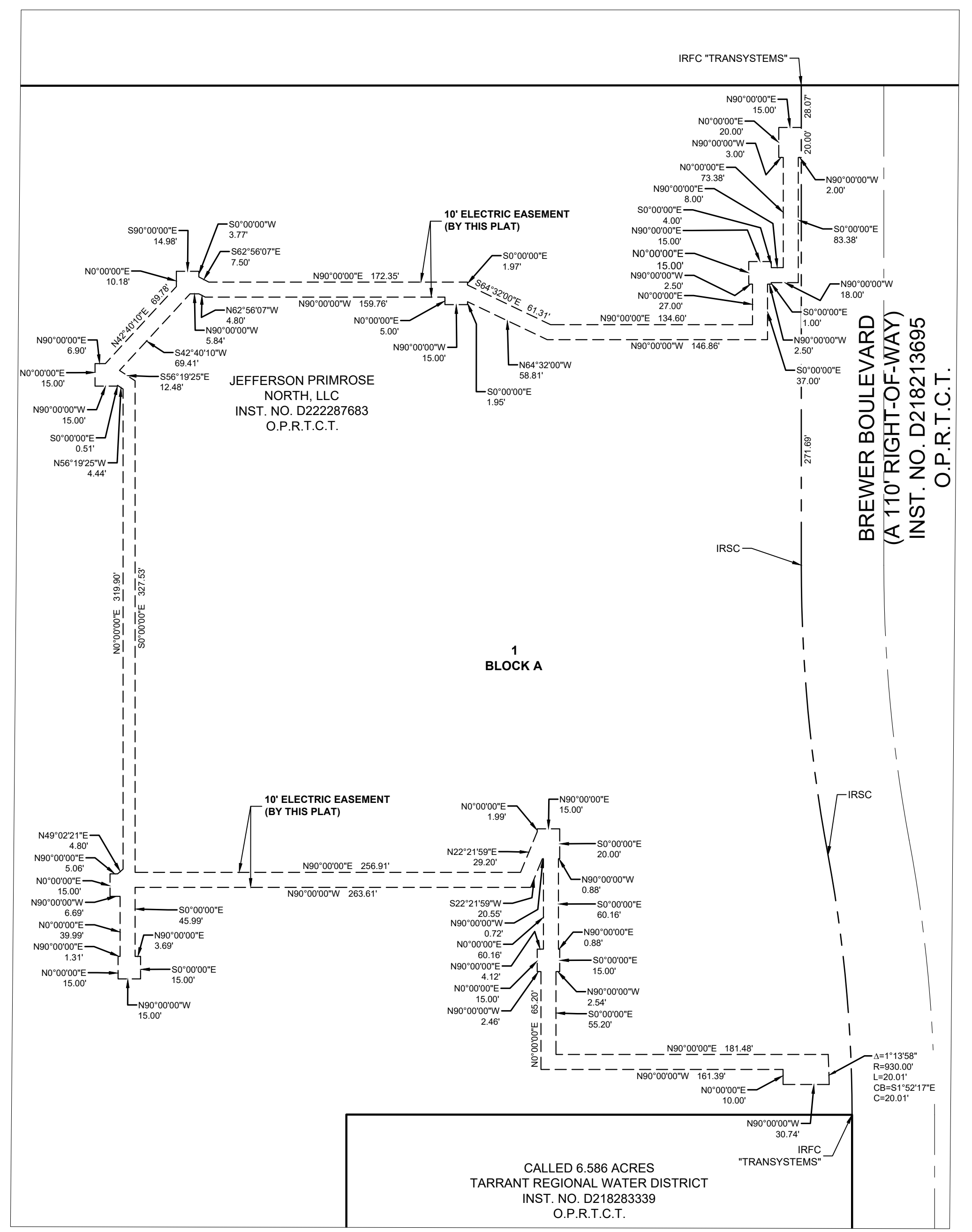
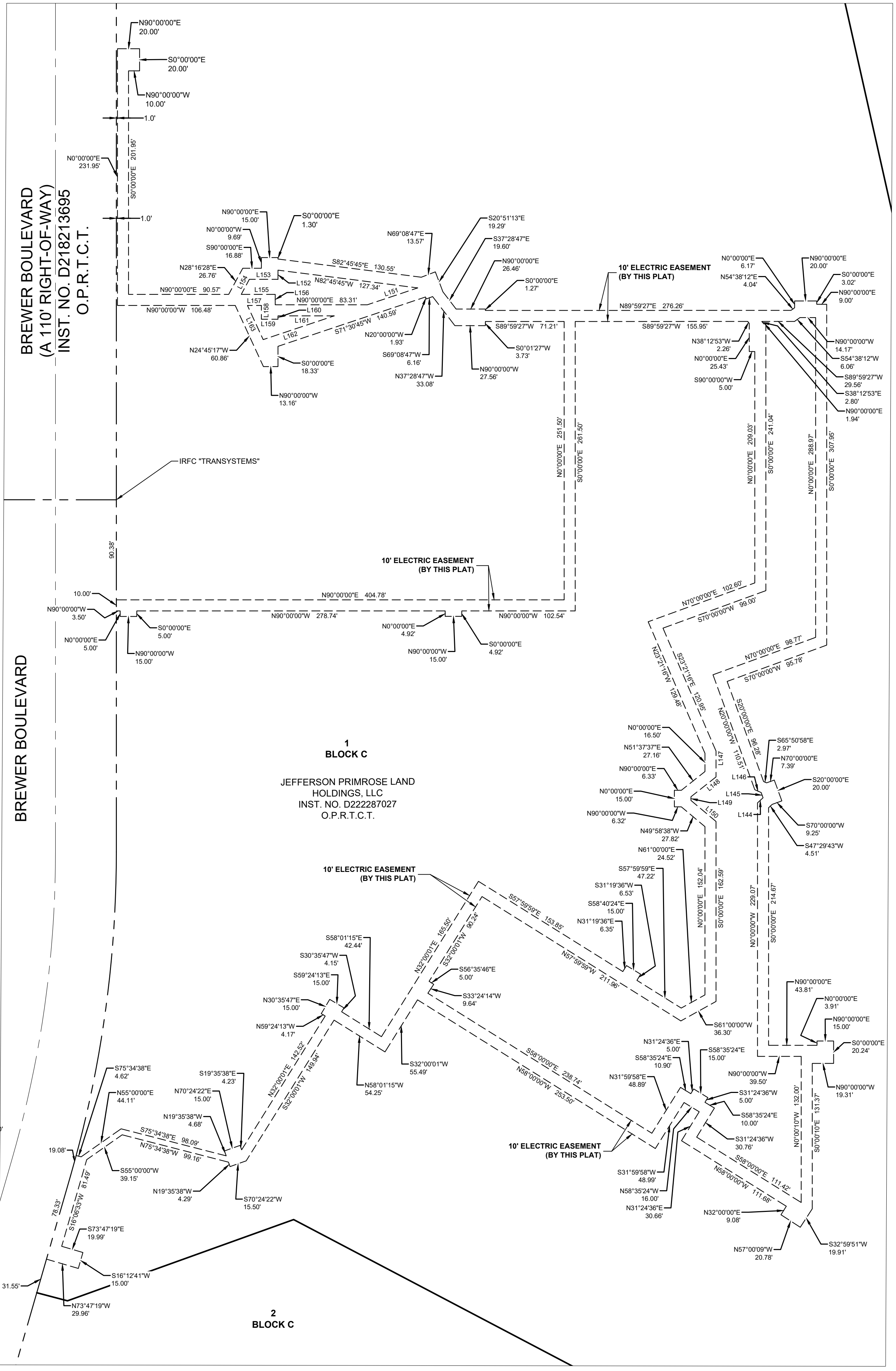
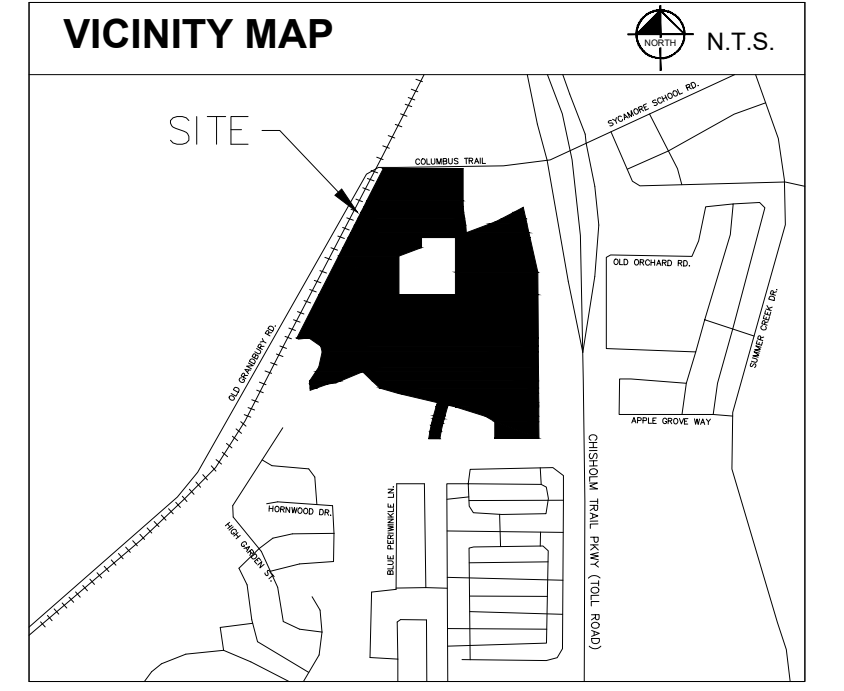
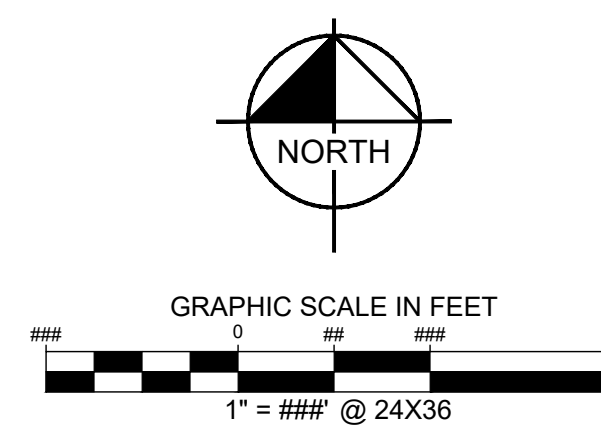
55.0'

55.0'

55.0'

55.0'

ELECTRIC EASEMENTS BY THIS PLAT



FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

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By: _____
Chairman

By: _____
Secretary

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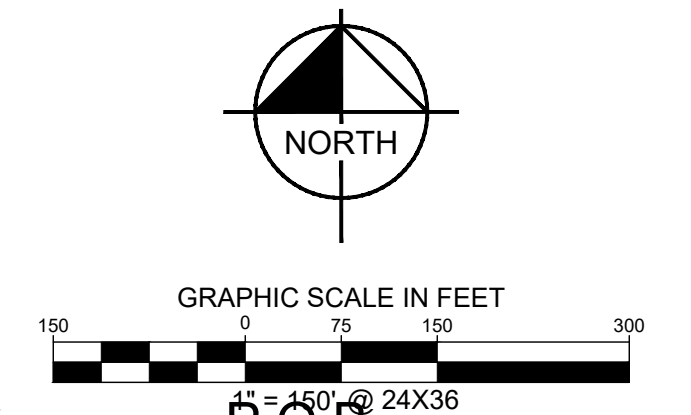
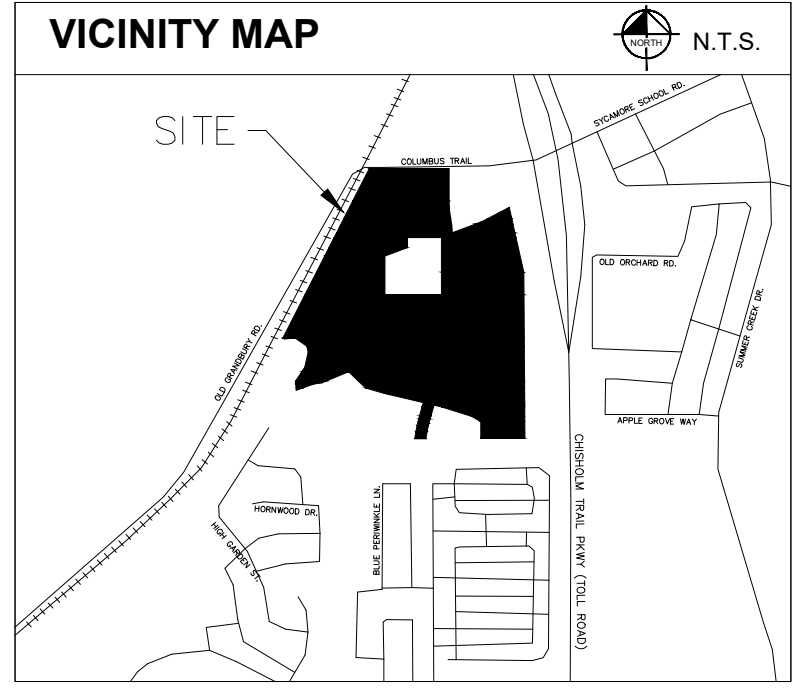
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CONTACT: PEYTON MCGEE, P.E.
PHONE: 972-770-1300

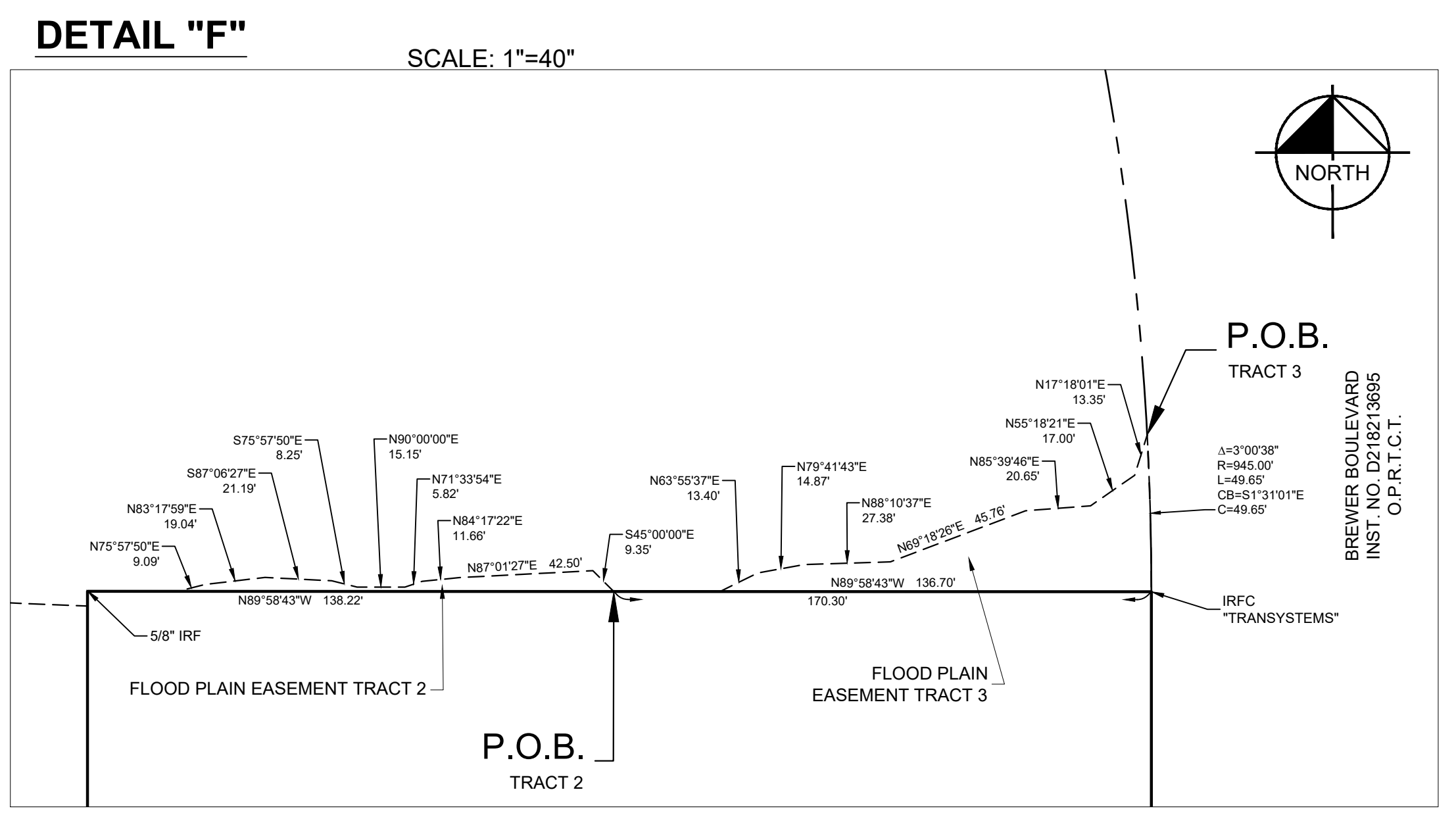
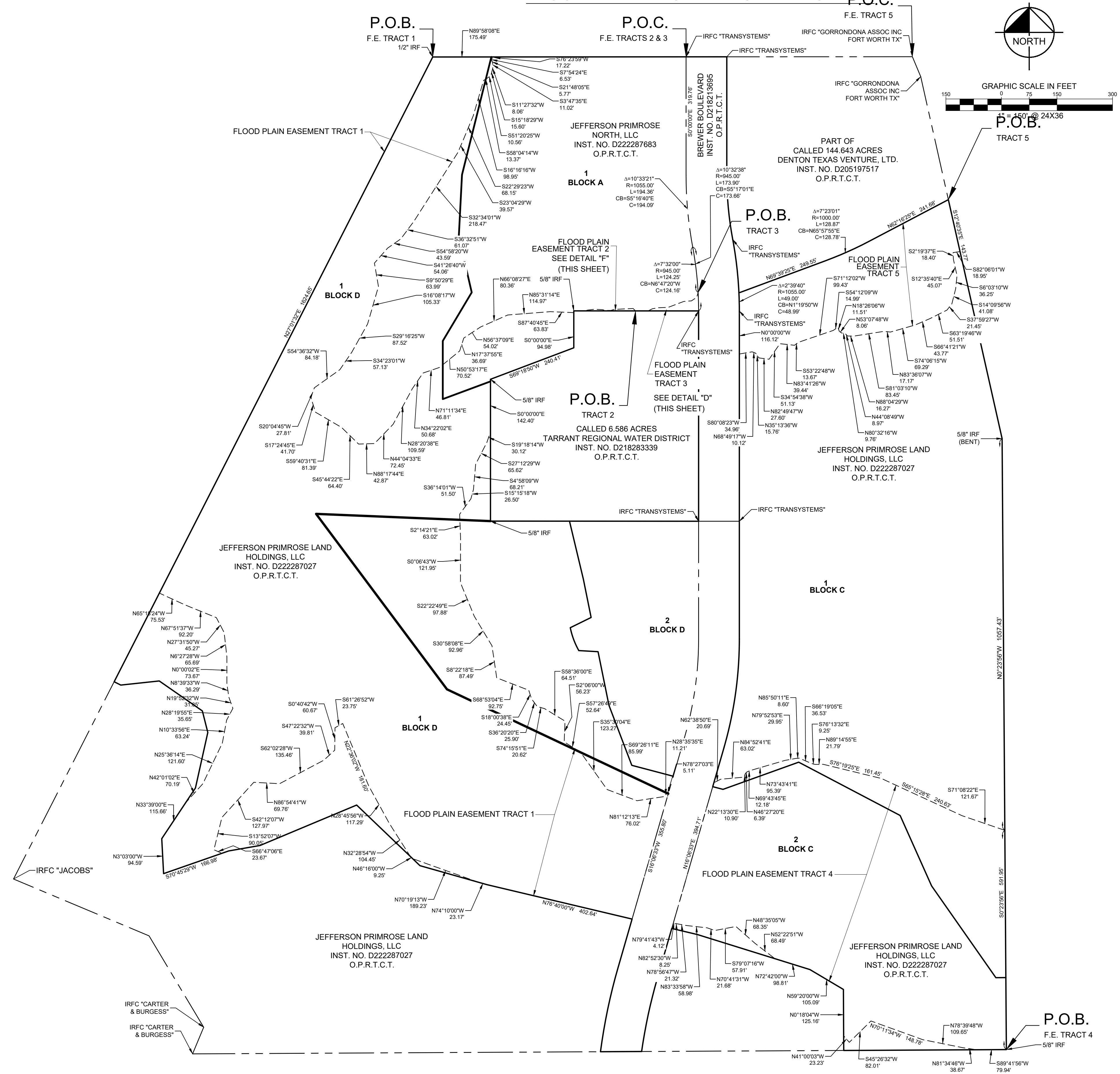
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300

DWG NAME: KIMLEY-HORN-COUNTY-DAL2023-09-20-13455-NOEL-RD-TWO-GALLERIA-OFFICE-TOWER-SUITE-700-DALLAS-TX-75240-PP-22-030-01.DWG PLOTTED BY: BOOTH, PENNY 9/20/23 11:38 AM LAST SAVED 9/20/23 12:30 AM

FLOOD PLAIN EASEMENTS BY THIS PLAT



LEGEND
 P.O.B. - POINT OF BEGINNING
 IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED FOUND
 IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET CAB. SL. = CABINET, SLIDE
 D.R.D.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS



FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
 NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

By: _____ Chairman

By: _____ Secretary

FINAL PLAT
PRIMROSE STATION
 LOT 1, BLOCK A, LOTS 1 & 2, BLOCK C,
 LOTS 1-3, BLOCK D
 94.0144 ACRES SITUATED IN
 J. ASBURY SURVEY, ABSTRACT NO. 52
 A. HODGE SURVEY, ABSTRACT NO. 1789
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 PP-22-030

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	MGB/PCB	JAD	Sep. 2023	064446522	6 OF 8

OWNER:
 CITY OF FORT WORTH, TEXAS

OWNER:
 JEFFERSON PRIMROSE NORTH, LLC
 600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 EMAIL: MILLER.SYLVAN@JPI.COM

OWNER:
 JEFFERSON PRIMROSE LAND HOLDINGS, LLC
 600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 EMAIL: MILLER.SYLVAN@JPI.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: PEYTON MCGEE, P.E.
 PHONE: 972-770-1300

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300

DWG NAME: KIMLEY-HORN-COUNTY-DALLAS\SURVEY\505446522-FINAL\PRIMROSE STATION\LOT 1 & 2, BLOCK C, LOTS 1-3, BLOCK D.DWG LAST SAVED: 09/20/23 10:23 AM

FLOODPLAIN EASEMENT DESCRIPTION

TRACT 1

BEING a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a part of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE LAND HOLDINGS, LLC, recorded in Instrument No. D222287027, Official Public Records, Tarrant County, Texas and being a part of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE NORTH, LLC, recorded in Instrument No. D222287683, of said Official Public Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found the northwest corner of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and being in the south right-of-way line of Columbus Trail (a variable width right-of-way);

THENCE with said south right-of-way line of Columbus Trail, North 89°58'08" East, a distance of 175.49 feet to a point for corner;

THENCE departing said right-of-way line of Columbus Trail, and over and across said JEFFERSON PRIMROSE NORTH, LLC tract and JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

South 76°23'59" West, a distance of 17.22 feet to a point for corner;
South 07°54'24" East, a distance of 6.53 feet to a point for corner;
South 21°48'05" East, a distance of 5.77 feet to a point for corner;
South 03°47'35" East, a distance of 11.02 feet to a point for corner;
South 11°27'32" West, a distance of 8.06 feet to a point for corner;
South 15°18'29" West, a distance of 15.60 feet to a point for corner;
South 51°20'25" West, a distance of 10.56 feet to a point for corner;
South 58°04'14" West, a distance of 13.37 feet to a point for corner;
South 16°16'16" West, a distance of 98.95 feet to a point for corner;
South 22°29'23" West, a distance of 68.15 feet to a point for corner;
South 23°04'29" West, a distance of 39.57 feet to a point for corner;
South 32°34'01" West, a distance of 218.47 feet to a point for corner;
South 36°32'51" West, a distance of 61.07 feet to a point for corner;
South 54°58'20" West, a distance of 43.59 feet to a point for corner;
South 41°26'40" West, a distance of 54.06 feet to a point for corner;
South 09°50'29" East, a distance of 63.99 feet to a point for corner;
South 16°08'17" West, a distance of 105.33 feet to a point for corner;
South 29°16'25" West, a distance of 87.52 feet to a point for corner;
South 34°23'01" West, a distance of 57.13 feet to a point for corner;
South 54°36'32" West, a distance of 84.18 feet to a point for corner;
South 20°04'45" West, a distance of 27.81 feet to a point for corner;
South 17°24'45" East, a distance of 41.70 feet to a point for corner;
South 59°40'31" East, a distance of 81.39 feet to a point for corner;
South 45°44'22" East, a distance of 64.40 feet to a point for corner;
North 88°17'44" East, a distance of 42.87 feet to a point for corner;
North 44°04'33" East, a distance of 72.45 feet to a point for corner;
North 28°20'38" East, a distance of 109.59 feet to a point for corner;
North 34°22'02" East, a distance of 50.66 feet to a point for corner;
North 71°11'34" East, a distance of 46.81 feet to a point for corner;
North 50°53'17" East, a distance of 70.52 feet to a point for corner;
North 17°37'55" East, a distance of 36.69 feet to a point for corner;
North 56°37'09" East, a distance of 54.02 feet to a point for corner;
North 66°08'27" East, a distance of 80.36 feet to a point for corner;
North 85°31'14" East, a distance of 114.97 feet to a point for corner;
South 87°40'45" East, a distance of 63.83 feet to a point for corner in the west line of a called 6.586 acre tract of land described in Agreed Final Judgment to Tarrant Regional Water District recorded in Instrument No. D218283339, of said Official Public Records;

THENCE with said west line of said called 6.586 acre tract, the following course and distances:

South 00°00'00" East, a distance of 94.98 feet to a point for corner;
South 69°18'50" West, a distance of 240.41 feet to a 5/8" iron rod found for corner;
South 00°00'00" East, a distance of 142.40 feet to a point for corner;

THENCE departing said west line and over and across said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

South 19°18'14" West, a distance of 30.12 feet to a point for corner;
South 27°12'29" West, a distance of 65.62 feet to a point for corner;
South 04°58'09" West, a distance of 68.21 feet to a point for corner;
South 15°15'18" West, a distance of 26.50 feet to a point for corner;
South 36°14'01" West, a distance of 51.50 feet to a point for corner;
South 02°14'21" East, a distance of 63.02 feet to a point for corner;
South 00°06'43" West, a distance of 121.95 feet to a point for corner;
South 22°22'49" East, a distance of 97.88 feet to a point for corner;
South 30°58'08" East, a distance of 92.96 feet to a point for corner;
South 08°22'18" East, a distance of 87.49 feet to a point for corner;
South 68°53'04" East, a distance of 92.75 feet to a point for corner;
South 18°00'38" East, a distance of 24.45 feet to a point for corner;
South 36°20'20" East, a distance of 25.90 feet to a point for corner;
South 74°15'51" East, a distance of 20.62 feet to a point for corner;
South 58°36'00" East, a distance of 64.51 feet to a point for corner;
South 02°06'00" West, a distance of 56.23 feet to a point for corner;
South 57°26'49" East, a distance of 52.64 feet to a point for corner;
South 35°30'04" East, a distance of 123.27 feet to a point for corner;
South 69°26'11" East, a distance of 85.99 feet to a point for corner;
North 81°12'13" East, a distance of 76.02 feet to a point for corner;
North 28°35'35" East, a distance of 11.21 feet to a point for corner;
North 78°27'03" East, a distance of 5.11 feet to a point for corner;
South 16°06'33" West, a distance of 355.80 feet to a point for corner;
North 76°40'00" West, a distance of 402.64 feet to a point for corner;
North 74°10'00" West, a distance of 23.17 feet to a point for corner;
North 70°19'13" West, a distance of 189.23 feet to a point for corner;
North 46°16'00" West, a distance of 9.25 feet to a point for corner;
North 32°28'54" West, a distance of 104.45 feet to a point for corner;
North 28°45'56" West, a distance of 117.29 feet to a point for corner;
North 22°36'02" West, a distance of 181.60 feet to a point for corner;
South 61°26'52" West, a distance of 23.75 feet to a point for corner;
South 00°40'42" West, a distance of 60.67 feet to a point for corner;

South 47°22'32" West, a distance of 39.81 feet to a point for corner;
South 62°02'28" West, a distance of 135.46 feet to a point for corner;
North 86°54'41" West, a distance of 69.76 feet to a point for corner;
South 42°12'07" West, a distance of 127.97 feet to a point for corner;
South 13°52'07" West, a distance of 90.05 feet to a point for corner;
South 66°47'06" East, a distance of 23.67 feet to a point for corner;
South 70°45'29" West, a distance of 166.98 feet to a point for corner;
North 03°03'00" West, a distance of 94.59 feet to a point for corner;
North 33°39'00" East, a distance of 115.66 feet to a point for corner;
North 42°01'02" East, a distance of 70.19 feet to a point for corner;
North 25°36'14" East, a distance of 121.60 feet to a point for corner;
North 10°33'56" East, a distance of 63.24 feet to a point for corner;
North 28°19'55" East, a distance of 35.65 feet to a point for corner;
North 19°52'32" West, a distance of 31.85 feet to a point for corner;
North 08°39'33" West, a distance of 36.29 feet to a point for corner;
North 00°00'02" East, a distance of 73.67 feet to a point for corner;
North 06°27'28" West, a distance of 65.69 feet to a point for corner;
North 27°31'30" West, a distance of 45.27 feet to a point for corner;
North 67°51'37" West, a distance of 92.20 feet to a point for corner;
North 65°18'24" West, a distance of 75.53 feet to a point for corner in the west line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract;

THENCE with said west line of the JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, North 27°01'32" East, a distance of 1,624.65 feet to the POINT OF BEGINNING and containing 1,213,354 square feet or 27.8548 acres of land.

TRACT 2

BEING a tract of land situated in the J. Heath Survey, Abstract No. 641, J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a part of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE NORTH, LLC, recorded in Instrument No. D222287683, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for the northwest corner of Brewer Boulevard (a 110-foot right-of-way) recorded in Instrument No. D218213695, of said Official Public Records;

THENCE with said west right-of-way line of Brewer Boulevard, the following courses and distances:

South 00°00'00" East, a distance of 319.76 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 10°33'21", and a chord bearing and distance of South 05°16'40" East, 194.09 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 194.36 feet to a point for corner at the beginning of a reverse curve to the right with a radius of 945.00 feet, a central angle of 10°32'38", and a chord bearing and distance of South 05°17'01" East, 173.66 feet;
In a southerly direction, with said reverse curve to the right, an arc distance of 173.90 feet to a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for the northeast corner of a called 6.586 acre tract of land described in Agreed Final Judgment to Tarrant Regional Water District recorded in Instrument No. D218283339, of said Official Public Records;

THENCE with the north line of said called 6.586 acre tract, North 89°58'43" West, a distance of 170.30 feet to THE POINT OF BEGINNING;

THENCE continuing with the north line of said called 6.586 acre tract, North 89°58'43" West, a distance of 138.22 feet to a point for corner;

THENCE departing the north line of said called 6.586 acre tract, over and across said JEFFERSON PRIMROSE NORTH, LLC tract, the following courses and distances:

North 75°57'50" East, a distance of 9.09 feet to a point for corner;
North 83°17'59" East, a distance of 19.04 feet to a point for corner;
South 87°06'27" East, a distance of 21.19 feet to a point for corner;
South 75°57'50" East, a distance of 8.25 feet to a point for corner;
North 90°00'00" East, a distance of 15.15 feet to a point for corner;
North 71°33'54" East, a distance of 5.82 feet to a point for corner;
North 84°17'22" East, a distance of 11.66 feet to a point for corner;
North 87°01'27" East, a distance of 42.50 feet to a point for corner;
South 45°00'00" East, a distance of 9.35 feet to the POINT OF BEGINNING and containing 507 square feet or 0.0116 acres of land.

TRACT 3

BEING a tract of land situated in the J. Heath Survey, Abstract No. 641, J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a part of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE NORTH, LLC, recorded in Instrument No. D222287683, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for the northwest corner of Brewer Boulevard (a 110-foot right-of-way) recorded in Instrument No. D218213695, of said Official Public Records;

THENCE with said west right-of-way line of Brewer Boulevard, the following courses and distances:

South 00°00'00" East, a distance of 319.76 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 10°33'21", and a chord bearing and distance of South 05°16'40" East, 194.09 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 194.36 feet to a point for corner at the beginning of a reverse curve to the right with a radius of 945.00 feet, a central angle of 07°32'00", and a chord bearing and distance of South 06°47'20" East, 124.16 feet;
In a southerly direction, with said reverse curve to the right, an arc distance of 124.25 feet to a point at the beginning of a non-tangent curve to the right with a radius of 945.00 feet, a central angle of 03°00'38", and a chord bearing and distance of South 01°31'01" East, 49.65 feet and being the POINT OF BEGINNING;

THENCE continuing with said west right-of-way line of Brewer Boulevard, in a westerly direction, with said non-tangent curve to the right, an arc distance of 49.65 feet to a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for the northeast corner of a called 6.586 acre tract of land described in Agreed Final Judgment to Tarrant Regional Water District recorded in Instrument No. D218283339, of said Official Public Records;

THENCE with the north line of said called 6.586 acre tract, North 89°58'43" West, a distance of 136.70 feet to a point for corner;

THENCE departing the north line of said called 6.586 acre tract, over and across said JEFFERSON PRIMROSE NORTH, LLC tract and JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

North 63°55'37" East, a distance of 13.40 feet to a point for corner;
North 79°41'43" East, a distance of 14.87 feet to a point for corner;
North 88°10'37" East, a distance of 27.38 feet to a point for corner;
North 69°18'26" East, a distance of 45.76 feet to a point for corner;
North 85°39'46" East, a distance of 20.65 feet to a point for corner;
North 55°18'21" East, a distance of 17.00 feet to a point for corner;
North 17°18'01" East, a distance of 13.35 feet to the POINT OF BEGINNING and containing 2,345 square feet or 0.0538 acres of land.

TRACT 4

BEING a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a portion of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE LAND HOLDINGS, LLC recorded in Instrument No. D222287027, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and being the southwest corner of a called 15.286 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas recorded in Instrument No. D209260349, of said Official Public Records and being in the north line of Primrose Crossing an addition to the City of Fort Worth according to the plat recorded in Instrument No. D207282015, of said Official Public Records, from which the northeast corner of said Primrose Crossing addition bears, North 89°41'56" East, a distance of 30.34 feet.

THENCE with the south line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and the north line of said Primrose Crossing plat, South 89°41'56" West, a distance of 79.94 feet to a point for corner;

THENCE departing said south line of the JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and north line of said Primrose Crossing plat, over and across said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract the following courses and distances:

North 81°34'46" West, a distance of 38.67 feet to a point for corner;
North 78°39'48" West, a distance of 109.65 feet to a point for corner;
North 70°11'34" West, a distance of 148.78 feet to a point for corner;
South 45°28'32" West, a distance of 82.01 feet to a point for corner;
North 41°00'03" West, a distance of 23.23 feet to a point for corner;
North 00°18'04" West, a distance of 125.16 feet to a point for corner;
North 59°20'00" West, a distance of 105.09 feet to a point for corner;
North 72°42'00" West, a distance of 98.81 feet to a point for corner;
North 52°22'51" West, a distance of 68.49 feet to a point for corner;
North 48°35'05" West, a distance of 68.35 feet to a point for corner;
South 79°07'16" West, a distance of 57.91 feet to a point for corner;
North 70°41'31" West, a distance of 21.68 feet to a point for corner;
North 83°33'58" West, a distance of 58.98 feet to a point for corner;
North 78°56'47" West, a distance of 21.32 feet to a point for corner;
North 82°52'30" West, a distance of 8.25 feet to a point for corner;
North 79°41'43" West, a distance of 4.12 feet to a point for corner;
North 16°06'33" East, a distance of 394.71 feet to a point for corner;
North 62°38'50" East, a distance of 20.69 feet to a point for corner;
North 84°52'41" East, a distance of 63.02 feet to a point for corner;
North 22°13'30" East, a distance of 10.90 feet to a point for corner;
North 46°27'20" East, a distance of 6.39 feet to a point for corner;
North 69°43'45" East, a distance of 12.18 feet to a point for corner;
North 73°43'41" East, a distance of 95.39 feet to a point for corner;
North 79°52'53" East, a distance of 29.95 feet to a point for corner;
North 85°50'11" East, a distance of 8.60 feet to a point for corner;
South 66°19'05" East, a distance of 36.53 feet to a point for corner;
South 76°13'32" East, a distance of 9.25 feet to a point for corner;
North 89°14'55" East, a distance of 21.79 feet to a point for corner;
South 76°19'25" East, a distance of 161.45 feet to a point for corner;
South 65°15'28" East, a distance of 240.63 feet to a point for corner;
South 71°08'22" East, a distance of 121.67 feet to a point for corner in the east line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and being in the west line of said called 15.286 acre tract, from which a bent 5/8-inch iron rod found for corner bears North 00°23'56" West, a distance of 1057.43 feet;

THENCE with said east line of the JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and said west line of the called 15.286 acre tract, South 00°23'56" East, a distance of 591.95 feet to the POINT OF BEGINNING and containing 483,346 square feet or 11.0961 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

TRACT 5

BEING a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a portion of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE LAND HOLDINGS, LLC recorded in Instrument No. D222287027, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "GORRONDONA ASSOC INC FORT WORTH TX" found for the northwest corner of a of a called 15.286 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas recorded in Instrument No. D209260349, of said Official Public Records, and being in the south right-of-way line of Sycamore School Road (a variable width right-of-way);

THENCE departing said south right-of-way line of Sycamore School Road and with the east line of said called 15.286 acre tract, the following courses and distances:

South 22°43'12" East, a distance of 58.23 feet to a 5/8-inch iron rod with plastic cap stamped "GORRONDONA ASSOC INC FORT WORTH TX" found;
South 12°40'35" East, a distance of 340.43 feet to the POINT OF BEGINNING and being the northeast corner of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract;

THENCE with the east line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, South 12°40'35" East, a distance of 143.77 feet to a point for corner;

THENCE departing said east line of the JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, over and across said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

South 82°06'01" West, a distance of 18.95 feet to a point for corner;
South 02°19'37" East, a distance of 18.40 feet to a point for corner;
South 12°35'40" East, a distance of 45.07 feet to a point for corner;
South 06°03'10" West, a distance of 36.25 feet to a point for corner;
South 14°09'56" West, a distance of 41.08 feet to a point for corner;
South 37°59'27" West, a distance of 21.45 feet to a point for corner;
South 63°19'46" West, a distance of 51.51 feet to a point for corner;
South 66°41'21" West, a distance of 43.77 feet to a point for corner;
South 74°06'15" West, a distance of 69.29 feet to a point for corner;
North 83°36'07" West, a distance of 17.17 feet to a point for corner;
South 81°03'10" West, a distance of 83.45 feet to a point for corner;
North 88°04'29" West, a distance of 16.27 feet to a point for corner;
North 44°08'49" West, a distance of 8.97 feet to a point for corner;
North 80°32'16" West, a distance of 9.76 feet to a point for corner;
North 53°07'48" West, a distance of 8.06 feet to a point for corner;
North 18°26'06" West, a distance of 11.51 feet to a point for corner;
South 54°12'09" West, a distance of 14.99 feet to a point for corner;
South 71°12'02" West, a distance of 99.43 feet to a point for corner;
South 53°22'48" West, a distance of 13.67 feet to a point for corner;
North 83°41'26" West, a distance of 39.44 feet to a point for corner;
South 34°54'38" West, a distance of 51.13 feet to a point for corner;
North 82°49'47" West, a distance of 27.60 feet to a point for corner;
North 35°13'36" West, a distance of 15.76 feet to a point for corner;
North 68°49'17" West, a distance of 10.12 feet to a point for corner;
South 80°08'23" West, a distance of 34.96 feet to a point for corner in the west line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and the east right-of-way line of Brewer Boulevard (a 110-foot wide right-of-way);

THENCE with said west line of the JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and said east right-of-way line of Brewer Boulevard, the following courses and distances:

North 00°00'00" West, a distance of 116.12 feet to a 5/8-inch iron rod with plastic cap stamped "TRANSYSTEMS" found and being at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 02°39'40", and a chord bearing and distance of North 01°19'50" West, 48.99 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 49.00 feet to a point for the northwest corner of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract;

THENCE with the north line of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

North 69°39'25" East, a distance of 249.55 feet to a point at the beginning of a tangent curve to the left with a radius of 1,000.00 feet, a central angle of 07°23'01", and a chord bearing and distance of North 65°57'55" East, 128.78 feet;
In a northeasterly direction, with said tangent curve to the left, an arc distance of 128.87 feet to a point for corner;
North 62°16'25" East, a distance of 241.68 feet to the POINT OF BEGINNING and containing 135,106 square feet or 3.1016 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

FINAL PLAT
PRIMROSE STATION

LOT 1, BLOCK A, LOTS 1 & 2, BLOCK C, LOTS 1-3, BLOCK D
94.0144 ACRES SITUATED IN
J. ASBURY SURVEY, ABSTRACT NO. 52
A. HODGE SURVEY, ABSTRACT NO. 1789
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PP-22-030

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NA, MGB/PCB, JAD, Sep. 2023, 064446522, 7 OF 8

OWNER:
CITY OF FORT WORTH, TEXAS

OWNER:
JEFFERSON PRIMROSE NORTH, LLC
600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
EMAIL: MILLER.SYLVAN@JPI.COM

OWNER:
JEFFERSON PRIMROSE LAND HOLDINGS, LLC
600 EAST LAS COLINAS BLVD., SUITE 2800, IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
EMAIL: MILLER.SYLVAN@JPI.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: PEYTON MCGEE, P.E.
PHONE: 972-770-1300

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300

Fort Worth City Plan Commission logo and seal. Text: CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL. Plat Approval Date: By: Chairman By: Secretary

DRAWN: KIMLEY-HORN.COM/ITL; CHECKED: KIMLEY-HORN.COM/ITL; DATE: 09/20/2023; TIME: 10:52:31 AM; PROJECT: PP-22-030; SHEET: 7 OF 8

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, DENTON TEXAS VENTURE, LTD., JEFFERSON PRIMROSE LAND HOLDINGS, LLC, JEFFERSON PRIMROSE NORTH, LLC and CITY OF FORT WORTH, are the owners of a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789 and John F. Heath Survey, Abstract No. 641, Tarrant County, Texas and being all of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE LAND HOLDINGS, LLC, recorded in Instrument No. D222287027, Official Public Records, Tarrant County, Texas and being all of a tract of land described in Deed to Jefferson Primrose North, LLC, recorded in Instrument No. D222287693, of said Official Public Records and being all of a tract of land described in Dedication of Right-of-Way Agreement to the City of Fort Worth in Instrument No. D218213695, of said Official Public records, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "JACOBS" found for the north corner of Primrose Crossing an addition to the City of Fort Worth according to the plat recorded in Instrument No. D218172937, of said Official Public Records and being the south corner of Tract

II, a called 3.960 acre tract of land described in Special Warranty Deed to TEXAS ELECTRIC SERVICE COMPANY recorded in Volume 8728, Page 1700, Deed Records, Tarrant County, Texas;

THENCE with the southeast line of said Tract II, North 27°01'32" East, a distance of 597.87 feet to the POINT OF BEGINNING;

THENCE with the southeast line of said Tract II and Tract I, a called 1.368 acre tract of land described in Special Warranty Deed to TEXAS ELECTRIC SERVICE COMPANY recorded in Volume 8728, Page 1700, of said Deed Records, and southeast line of a called 0.344 acre tract of land described in Deed to the City of Fort Worth recorded in Volume 8503, Page 2011, of said Deed Records, North 27°01'32" East, a distance of 1893.20 feet to a 1/2" iron rod found for the northeast corner of said Tract I and being the northwest corner of said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract and being in the south right-of-way line of Sycamore School Road (a variable width right-of-way);

THENCE with said south right-of-way line of Sycamore School Road, North 89°58'08" East, a distance of 793.96 feet to a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found at the intersection of said south right-of-way line of Sycamore School Road and the east right-of-way line of Brewer Boulevard (a 110' right-of-way) recorded in Instrument No. D218213695, of said Official Public Records;

THENCE with said west right-of-way line of said Brewer Boulevard, the following courses and distances:

South 00°00'00" East, a distance of 319.82 feet to a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for corner at the beginning of a tangent curve to the left with a radius of 945.00 feet, a central angle of 10°33'20", and a chord bearing and distance of South 05°16'40" East, 173.85 feet;
In a southerly direction, with said tangent curve to the left, an arc distance of 174.10 feet to a 5/8" iron rod with plastic cap stamped "TRANSYSTEMS" found for corner at the beginning of a reverse curve to the right with a radius of 1,055.00 feet, a central angle of 07°53'41", and a chord bearing and distance of South 06°36'30" East, 145.25 feet;
In a southerly direction, with said reverse curve to the right, an arc distance of 145.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a north corner of said Jefferson Primrose Land Holdings, LLC tract;

THENCE with a north line of said Jefferson Primrose Land Holdings, LLC tract, the following courses and distances:

North 69°39'25" East, a distance of 249.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 1,000.00 feet, a central angle of 07°23'01", and a chord bearing and distance of North 65°57'55" East, 128.78 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 128.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 62°16'25" East, a distance of 241.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Jefferson Primrose Land Holdings, LLC tract and being in the west line of a called 15.286 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas recorded in Instrument No. D209260349, of said Official Public Records;

THENCE with the west line of said called 15.286 acre tract, the following courses and distances:

South 12°40'35" East, a distance of 661.16 feet to a 5/8" iron rod found for corner;
South 00°23'56" East, a distance of 1,649.38 feet to a 5/8" iron rod found for the southwest corner of said 15.286 acre tract and being in the north line of Primrose Crossing an addition to the City of Fort Worth according to the plat recorded in Instrument No. D207282015, of said Official Public Records;

THENCE with the north line of said Primrose Crossing addition, South 89°41'56" West, a distance of 439.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of Primrose Crossing addition, over and across said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

North 00°18'04" West, a distance of 164.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 59°20'00" West, a distance of 105.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 72°42'00" West, a distance of 318.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 76°39'49" West, a distance of 71.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 16°06'33" West, a distance of 141.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 1,440.01 feet, a central angle of 07°59'41", and a chord bearing and distance of South 12°06'45" West, 200.77 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 200.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said north line of Primrose Crossing addition;

THENCE with said north line of Primrose Crossing addition, South 89°41'56" West, a distance of 111.11 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 1,550.00 feet, a central angle of 08°35'45", and a chord bearing and distance of North 11°48'42" East, 232.32 feet;

THENCE departing said north line of Primrose Crossing addition, over and across said JEFFERSON PRIMROSE LAND HOLDINGS, LLC tract, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 232.54 feet to a point for corner;
North 16°06'33" East, a distance of 136.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 76°40'00" West, a distance of 402.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 74°10'00" West, a distance of 188.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 46°16'00" West, a distance of 236.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 67°18'00" West, a distance of 282.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 80°06'53" West, a distance of 85.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 70°45'29" West, a distance of 186.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 03°03'00" West, a distance of 94.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 33°39'00" East, a distance of 164.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 12°33'00" East, a distance of 153.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 14°16'29" West, a distance of 59.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 55°12'01" West, a distance of 141.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 83°52'27" West, a distance of 104.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 62°58'28" West, a distance of 20.01 feet to the POINT OF BEGINNING and containing 4,382.267 square feet or 100.6030 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

SAVE AND EXCEPT THE FOLLOWING TRACT:

BEING a tract of land situated in the A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being all of a called 6.586 acre tract of land described in Agreed Final Judgment to Tarrant Regional Water District recorded in Instrument No. D218283339, of said Official Public Records;

COMMENCING at a 1/2" iron rod found for the northwest corner of a tract of land described in Special Warranty Deed to JEFFERSON PRIMROSE LAND HOLDINGS, LLC, recorded in Instrument No. D222287027, of said Official Public Records and being in the south right-of-way line of Sycamore School Road (a variable width right-of-way);

THENCE with said south right-of-way line of Sycamore School Road, North 89°58'08" East, a distance of 683.96 feet to a 5/8" iron rod with cap stamped "TRANSYSTEMS" found at the intersection of said south right-of-way line of Sycamore School Road and the west right-of-way line of Brewer Boulevard (a 110-foot right-of-way) recorded in Instrument No. D218213695, of said Official Public Records;

THENCE departing said right-of-way line of Sycamore School Road and with said right-of-way line of Brewer Boulevard, the following courses and distances:

South 00°00'00" East, a distance of 319.76 feet to a 5/8" iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 10°33'21", and a chord bearing and distance of South 05°16'40" East, 194.09 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 194.36 feet to a 5/8" iron rod with cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 945.00 feet, a central angle of 10°32'38", and a chord bearing and distance of South 05°17'01" East, 173.66 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 173.90 feet to a 5/8" iron rod with cap stamped "TRANSYSTEMS" found for the northeast corner of said 6.586 acre tract of land and being the POINT OF BEGINNING and being at the beginning of a non-tangent curve to the right with a radius of 945.00 feet, a central angle of 00°00'42", and a chord bearing and distance of South 00°00'21" East, 0.19 feet;

THENCE with the north, west, south and east lines of said called 6.586 acre tract, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 0.19 feet to a point for corner South 00°00'00" East, a distance of 567.47 feet to a 5/8" iron rod with cap stamped "TRANSYSTEMS" found for corner;
North 89°58'11" West, a distance of 561.94 feet to a 5/8" iron rod found for corner;
North 00°00'00" East, a distance of 382.93 feet to a 5/8" iron rod found for corner;
North 69°18'50" East, a distance of 240.41 feet to a 5/8" iron rod with cap stamped "KHA" set for corner;
North 00°00'00" East, a distance of 99.64 feet to a 5/8" iron rod found for corner;
South 89°58'43" East, a distance of 337.03 feet to the POINT OF BEGINNING and containing 286.998 square feet or 6.5886 acres of land leaving 4,095.269 square feet or 94.0144 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFERSON PRIMROSE NORTH, LLC, does hereby adopt this final plat designating the herein described property as **PRIMROSE STATION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

JEFFERSON PRIMROSE NORTH, LLC

By: _____
Signature

By: _____
Name - Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JEFFERSON PRIMROSE LAND HOLDINGS, LLC, does hereby adopt this final plat designating the herein described property as **PRIMROSE STATION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

JEFFERSON PRIMROSE LAND HOLDINGS, LLC

By: _____
Signature

By: _____
Name - Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DENTON TEXAS VENTURE, LTD., does hereby adopt this final plat designating the herein described property as **PRIMROSE STATION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

DENTON TEXAS VENTURE, LTD.

By: _____
Signature

By: _____
Name - Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF FORT WORTH, does hereby adopt this final plat designating the herein described property as **PRIMROSE STATION**, an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

DENTON TEXAS VENTURE, LTD.

By: _____
Signature

By: _____
Name - Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

I, J. Andy Dobbs, do hereby certify that I prepared this final plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

J. Andy Dobbs _____ Date _____
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §


BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.

Notary Public, State of Texas

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

 FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
Plat Approval Date: _____	
By: _____	Chairman
By: _____	Secretary

OWNER:
CITY OF FORT WORTH, TEXAS

OWNER:
JEFFERSON PRIMROSE NORTH, LLC
600 EAST LAS COLINAS BLVD., SUITE
2800, IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
EMAIL: MILLER.SYLVAN@JPI.COM

OWNER:
JEFFERSON PRIMROSE LAND HOLDINGS, LLC
600 EAST LAS COLINAS BLVD., SUITE
2800, IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
EMAIL: MILLER.SYLVAN@JPI.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: PEYTON MCGEE, P.E.
PHONE: 972-770-1300

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300

FINAL PLAT PRIMROSE STATION

LOT 1, BLOCK A, LOTS 1 & 2, BLOCK C,
LOTS 1-3, BLOCK D
94.0144 ACRES SITUATED IN
J. ASBURY SURVEY, ABSTRACT NO. 52
A. HODGE SURVEY, ABSTRACT NO. 1789
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
PP-22-030

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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- C9.2 - EROSION CONTROL PLAN - INCLUDED FOR REFERENCE

CONTACT LIST

PATRICK J. BUCKLEY, P.E.	CITY OF FORT WORTH - DEVELOPMENT SERVICES	(817) 716-2997
CESAR ZAVALA	CITY OF FORT WORTH - FIELD OPERATIONS SUPERVISOR	(817) 475-2656
KENNY WILSON	CITY OF FORT WORTH - DISTRIBUTION OPERATIONS	(817) 925-2360
MATT DAVIS	CITY OF FORT WORTH - FIELD OPERATIONS SUPERVISOR	(817) 944-8277
RUSSELL PIOR	CITY OF FORT WORTH - PLANT OPERATIONS	(817) 392-8194
CHRIS IGO, P.E.	KIMLEY-HORN AND ASSOCIATES, INC.	(817) 335-6511
PEYTON MCGEE, P.E.	KIMLEY-HORN AND ASSOCIATES, INC.	(817) 335-6511
HAILEY COX	TARRANT REGIONAL WATER DISTRICT	(817) 335-2491
DIGTESS	DIGTESS	1-800-344-8377
JOE MARTINEZ	WILLIAMS MLP OPERATING, LLC (GAS LINE)	(817) 564-3465
GENERAL NUMBER	WILLIAMS MLP OPERATING, LLC (GAS LINE)	(855) 427-2875

LEGEND

— x" WL —	EXISTING WATER LINE	⊗	EXISTING WATER MANHOLE
— x" SS —	EXISTING SANITARY SEWER LINE	⊞	EXISTING WATER METER
— x" SD —	EXISTING STORM SEWER LINE	⊙	EXISTING FIRE HYDRANT
— x" G —	EXISTING GAS LINE	⊘	EXISTING POWER POLE
— OHE —	EXISTING OVERHEAD ELECTRIC	⊙	EXISTING SANITARY SEWER MANHOLE
— UGT —	EXISTING UNDERGROUND TELEPHONE	☆	EXISTING LIGHT POLE
— UGE —	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING WATER VALVE
— UGC —	EXISTING UNDERGROUND CABLE	⊗	EXISTING STREET SIGN
=====	EXISTING CURB	⊗	EXISTING TREE
— — — — —	ASPHALT	⊗	EXISTING TREE TO BE REMOVED
— □ — □ — □ — □ —	EXISTING METAL FENCE	⊗	CONTROL POINT
— · · · · ·	EXISTING BARBED WIRE FENCE	⊗	BENCHMARK
— — — — —	PROPERTY LINE	⊗	PROPOSED PLUG
— — — — —	EXISTING PERMANENT EASEMENT	⊗	PROPOSED GATE VALVE
— · · · · ·	PROPOSED PERMANENT EASEMENT	⊗	PROPOSED BUTTERFLY VALVE
— · · · · ·	TEMPORARY CONSTRUCTION EASEMENT	⊗	PROPOSED DUAL AIR RELEASE VALVE VAULT
— — — — —	PROPOSED WATER/SANITARY SEWER LINE	⊗	REFERENCE FIGURE A ON SHEET B
— — — — —	PROPOSED WATER LINE REFERENCED TO ANOTHER SHEET	⊗	BORE HOLE-#
		⊗	PROPOSED BLOW OFF VALVE
		⊗	PROPOSED CATHODIC TEST STATION
		⊗	PROPOSED FIRE HYDRANT
		⊗	PROPOSED HORIZONTAL BLOCKING

RE: A/B
BH-#

PROJECT SPECIFIC NOTES

1. RESTRAINED JOINTS - ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS IN ADDITION TO CONCRETE THRUST BLOCKING. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS. TABLE 5-2 FROM THE FORT WORTH DESIGN POLICIES AND PROCEDURES INCLUDES THE MINIMUM LENGTHS OF PIPE TO BE RESTRAINED FOR 8-INCH AND 12-INCH PVC WATER MAINS.
2. RADIUS OF CURVATURE/JOINT DEFLECTION - MINIMUM RADIUS OF CURVE AND MAXIMUM JOINT DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF MANUFACTURER'S RECOMMENDATION, AFTER WHICH THE USE OF HORIZONTAL OR VERTICAL BENDS WILL BE REQUIRED. NO BENDING OF PIPE IS ALLOWED.
3. CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS, DUE TO EXCAVATION, TO PRE-CONSTRUCTION CONTOURS.
4. NWP 58, GENERAL CONDITION 10 REQUIRES THAT THE ACTIVITY COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY-APPROVED STATE OR LOCAL FLOODPLAIN REQUIREMENTS.
5. CONTRACTOR SHALL CONTACT EACH GAS PIPELINE OPERATOR 48 HOURS PRIOR TO CONSTRUCTION IN VICINITY OF GAS LINES.
6. CONTRACTOR SHALL COMPLY WITH ALL TRWD CROSSING REQUIREMENTS AS APPLICABLE.
7. EACH GAS PIPELINE OPERATOR SHALL BE PRESENT ON SITE DURING ALL CONSTRUCTION IN THE VICINITY OF THE GAS PIPELINES TO WITNESS THAT A VERTICAL CLEARANCE OF AT LEAST 2' IS MAINTAINED FROM THE OUTSIDE DIAMETERS OF THE PIPELINE AND THE WATER MAIN. ALL GAS CROSSINGS WILL REQUIRE FOREIGN PIPELINE CROSSINGS TEST STATIONS. CONTRACTOR TO SUBMIT PLAN TO ACHIEVE THIS ALONG WITH THE CATHODIC STUDY.
8. CONTRACTOR SHALL RETURN ANY GATES ENCOUNTERED TO EXISTING CONDITION, WHETHER OPEN OR CLOSED, EACH TIME A GATE IS PASSED THROUGH.
9. CONTRACTOR SHALL SECURE TRENCH AT NIGHT BY MEANS OF FENCING THAT WILL WITHSTAND INTRUSIONS FROM LIVESTOCK. THE COST OF FENCING SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE PROJECT. ANY DAMAGE OR INJURY TO LIVESTOCK DUE TO CONSTRUCTION ACTIVITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. BENDS AND JOINT TYPES ARE CALLED OUT FOR DUCTILE IRON PIPE. C200 OR C303 PIPE WILL REQUIRE WELDED OR FLANGED CONNECTIONS AS NECESSARY.
11. HORIZONTAL BLOCKING IS REQUIRED WHEN IT CAN BE INSTALLED AGAINST UNDISTURBED NATIVE SOIL, WITHOUT IMPACTING ADJACENT/PARALLEL UTILITIES. VERTICAL BLOCKING IS NOT REQUIRED AT VERTICAL BENDS SINCE THE PIPE WILL ALSO BE REQUIRED TO BE RESTRAINED ACCORDING TO THE LENGTHS SHOWN ON THE PLANS AND AS DESCRIBED IN THE PIPE MATERIAL SPECIFICATIONS.
12. THE CONTRACTOR HAS THE OPTION TO BID ALTERNATE PIPE MATERIALS (DIP, C-200 STEEL, AND C-303 BAR-WRAPPED CONCRETE STEEL CYLINDER). SPECIFIC LOCATIONS WITH VARYING DEPTHS AND PRESSURE REQUIREMENTS MAY DICTATE DIFFERENT PIPE PRESSURE CLASSES WHICH SHALL BE DESIGNED ACCORDING TO THE APPLICABLE SPECIFICATIONS AND AWWA STANDARDS. MINIMUM WORKING PRESSURES SHALL BE AS FOLLOWS:
 - WATER MAINS A & B - 150 PSI
 - SURGE ALLOWANCE OF AN ADDITIONAL 100 PSI SHALL ALSO BE INCORPORATED IN THE DESIGN OF ALL PIPELINES.
14. CONTRACTOR SHALL BE AWARE THAT MULTIPLE DEVELOPER OR CITY PROJECTS WILL BE ONGOING THROUGHOUT THE CONSTRUCTION PERIOD. MANY OF WHICH WILL BE UTILIZING THE SAME PROPERTY ENTRANCE, ACCESS EASEMENT, AND STAGING AREAS. COORDINATION WILL BE REQUIRED AMONG ALL CONTRACTORS TO ACCOMMODATE THE WORK WHICH MAY RESULT IN SCHEDULING CONFLICTS AND POTENTIAL DELAYS. CONTRACTOR SHALL PLAN FOR THESE MINOR DISRUPTIONS IN THE WORK. NO SEPARATE PAYMENT WILL BE ALLOWED FOR THIS ITEM. AT A MINIMUM, CONTRACTOR WILL BE REQUIRED TO COORDINATE TRAFFIC CONTROL AND EROSION CONTROL WITH IPRC 22-0133.
15. FOR EXISTING UNIMPROVED AREAS, CONTRACTOR SHALL BACKFILL FINAL 12" OF PROPOSED TRENCH WITH ACCEPTABLE BACKFILL IN ACCORDANCE WITH SECTION 33 05 05. ALL WORK AND MATERIALS ASSOCIATED WITH THIS REQUIREMENT SHALL BE CONSIDERED SUBSIDIARY TO THE INSTALLATION OF PIPELINE AND NO SEPARATE PAYMENT SHALL BE MADE.
16. CONTRACTOR IS MADE AWARE THAT THE ENTIRE PROJECT SITE IS SURROUNDED BY ADJACENT CONSTRUCTION. CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES TO ACCOMMODATE ONGOING WORK IN THE AREA. NO SEPARATE PAYMENT WILL BE MADE FOR COORDINATION WITH ADJACENT WORK.
17. CONTRACTOR SHALL COORDINATE WITH GAS COMPANIES INDICATED IN THE DRAWINGS AT PROPOSED CROSSINGS AND GIVE 48-HOURS OF ADVANCED NOTIFICATION OF PROPOSED EXCAVATION/TUNNELING AND SCHEDULE WORK TO HAVE APPROPRIATE REPRESENTATIVES ON-SITE. DELAYS ASSOCIATED WITH SCHEDULING GAS COMPANY SITE INSPECTION SHALL NOT BE CAUSE FOR ADDITIONAL CONSTRUCTION DAYS.
18. A SOIL CORROSIVITY AND CATHODIC PROTECTION STUDY HAS NOT BEEN PERFORMED FOR THIS PIPELINE. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A STUDY AND DESIGN IN ACCORDANCE WITH SECTION 33 04 12 AND CITY STANDARD DETAILS.
19. CONTRACTOR SHALL SUBMIT ALL EXPLORATORY EXCAVATION LOCATION INFORMATION PRIOR TO BEGINNING EXCAVATION OPERATIONS.
20. CONTRACTOR SHALL COORDINATE EROSION CONTROL WITH ONSITE CONSTRUCTION ACTIVITIES, AND SUBMIT EROSION CONTROL PLAN PRIOR TO CONSTRUCTION.

NUMBER OF WATER SAMPLING TABLE			
LOCATION OF WATER SAMPLING		NUMBER OF SAMPLES	
1.)	1000 LF OF PIPE	5	EA
2.)	DEAD END MAIN	1	EA
3.)	BRANCHED OFF THE MAIN (LONGER THAN 20 LF)	4	EA
4.)	FIRE LINE	7	EA
5.)	HYDRANT	2	EA
	SUBTOTAL	19	EA
	TOTAL SAMPLE TESTED (2 CONSECUTIVE PASSING) =	38	EA
	TOTAL ESTIMATED COST FOR WATER SAMPLING (\$30/Each)	\$1,140.00	
	(MINIMUM 4 WATER SAMPLE TESTINGS)		

WARNING

THE LOCATION AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND WERE OBTAINED FROM UTILITY COMPANY RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY LOCATION, DEPTH AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WARNING! UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. CONTACT THE FOLLOWING OFFICES AT LEAST 48 HOURS PRIOR TO EXCAVATION AT THIS LOCATION.

DIGTESS	DIGTESS	(800) 344-8377
GARY TILORY	AT&T/SBC	(817) 338-6202
ANTONY COGNASI	ONCOR ELECTRIC	(817) 215-6781
JACOB LINDSAY	ATMOS GAS	(806) 777-0274
MATT DAVIS	CITY OF FORT WORTH	(817) 944-8277
PATRICK BUCKLEY	CITY OF FORT WORTH	(817) 716-2997
WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

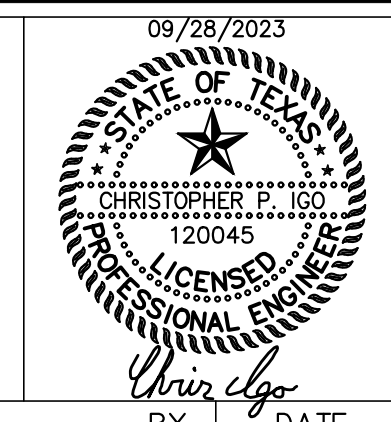
BENCHMARKS

1. #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.

ELEV: 744.07

2. #52 - SQUARE CUT WITH "X" CUT ON TOP OF A CONCRETE CURB AT THE CENTER RADIUS OF A CURB RETURN. LOCATED AT THE SOUTHWEST CORNER OF SOUTH BOUDN CHISHOLM TRAIL PARKWAY AND SYCAMORE SCHOOL ROAD.

ELEV: 762.58



REV.	COMMENTS	BY	DATE
1			
2			
3			



INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

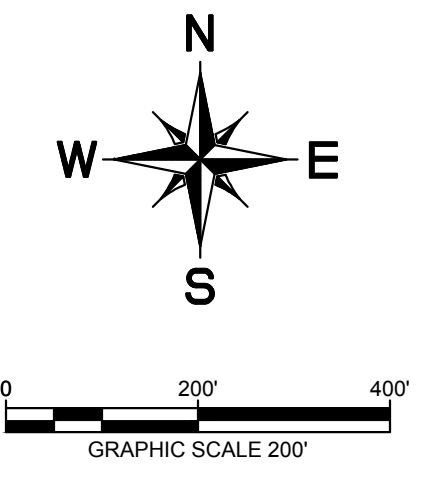
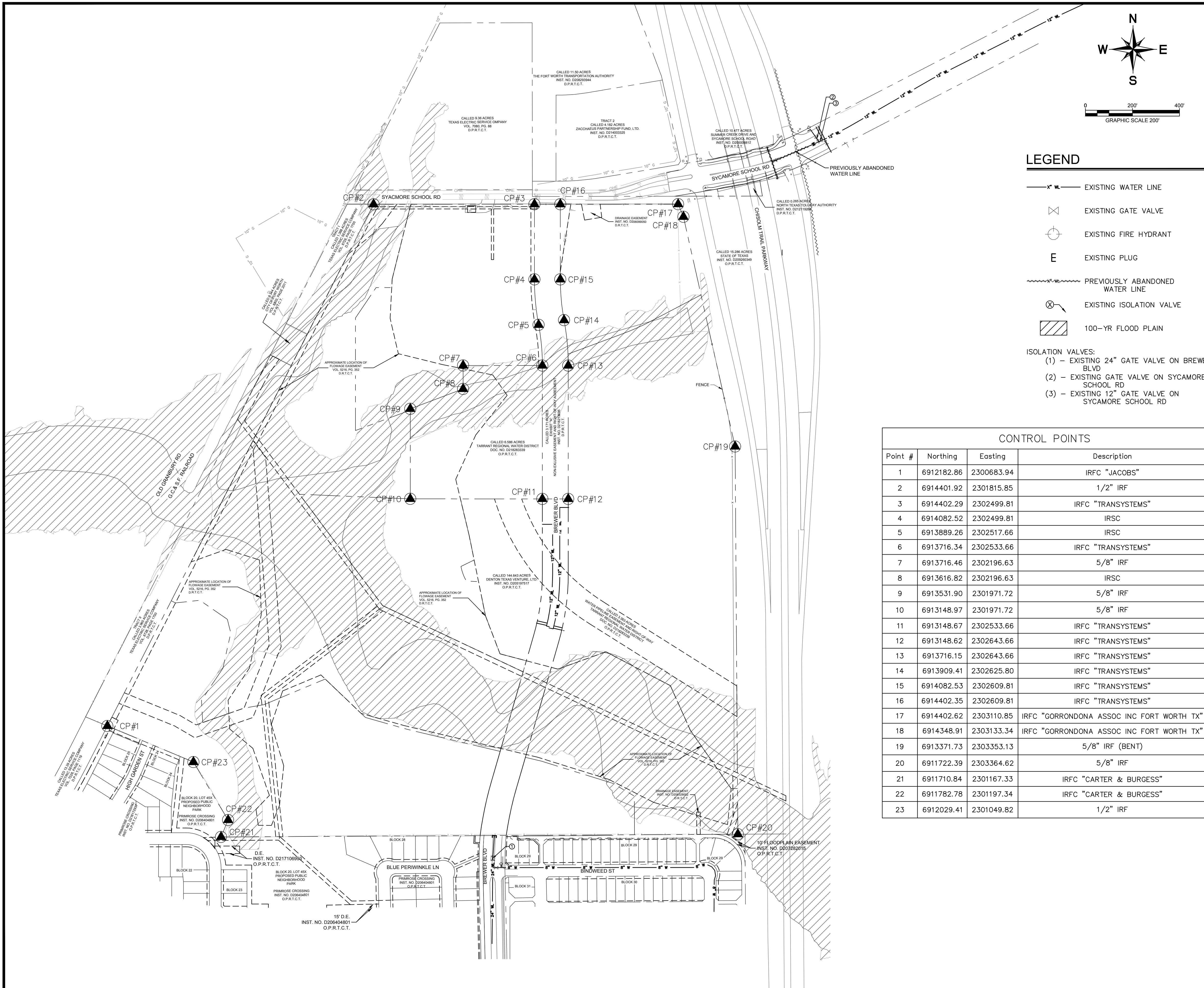
GENERAL NOTES I



801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN:	CPI	DATE	SCALE	PROJECT NO.	SHEET
DRAWN:	JIN	Sep 2023		CITY PROJECT #104666	9
CHECKED:	JCK			WATER PROJECT #XXX	

K:\DAL_Civil\063377098 - Primrose Station\Coa\PlanSheets\C-Existing Utilities.dwg 9/28/23 8:41am



LEGEND

- x- EXISTING WATER LINE
 - ⊗ EXISTING GATE VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - E EXISTING PLUG
 - PREVIOUSLY ABANDONED WATER LINE
 - ⊗ EXISTING ISOLATION VALVE
 - ▨ 100-YR FLOOD PLAIN
- ISOLATION VALVES:
 (1) - EXISTING 24" GATE VALVE ON BREWER BLVD
 (2) - EXISTING GATE VALVE ON SYCAMORE SCHOOL RD
 (3) - EXISTING 12" GATE VALVE ON SYCAMORE SCHOOL RD

NOTES

- PRE-EXISTING MEDIANS/PARKWAYS - ALL EXISTING MEDIANS/ROWS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THEIR ORIGINAL STATE OR BETTER UPON COMPLETION OF THE PROJECT. IN THE EVENT THAT GRASS HAS BEEN DISTURBED, GRASS SHALL BE ESTABLISHED AT 100% BY CONTRACTOR. PRIOR TO SOD OR SEEDING, REMOVE ALL ROCKS GREATER THAN 1" (32 92 13 - SODDING - REVISED MAY 13, 2021 OR 32 92 14 - NON-NATIVE SEEDING - REVISED MAY 13, 2021). ALL DIRT MOUNDS SHALL BE REMOVED FROM MEDIANS/ROWS PRIOR TO SEEDING AFTER CONSTRUCTION IS COMPLETED.

WARNING

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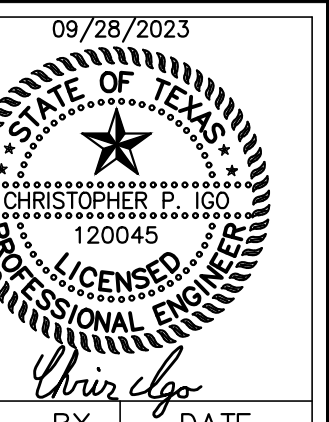
- | | | |
|--------------------|------------------------|----------------|
| DIGTESS | DIGTESS | (800) 344-8377 |
| GARY TILROY | AT&T/SBC | (817) 338-6202 |
| ANTONY COGNASI | ONCOR ELECTRIC | (817) 215-6781 |
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| WILLIAM BROWN | CHARTER COMMUNICATIONS | (817) 298-3513 |
| CITY OF FORT WORTH | WATER DEPARTMENT | (817) 392-8296 |

BENCHMARKS

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ELEV: 744.07
- #52 - SQUARE CUT WITH "X" CUT ON TOP OF A CONCRETE CURB AT THE CENTER RADIUS OF A CURB RETURN. LOCATED AT THE SOUTHWEST CORNER OF SOUTH BOUDN CHISHOLM TRAIL PARKWAY AND SYCAMORE SCHOOL ROAD.
ELEV: 762.58

CONTROL POINTS

Point #	Northing	Easting	Description
1	6912182.86	2300683.94	IRFC "JACOBS"
2	6914401.92	2301815.85	1/2" IRF
3	6914402.29	2302499.81	IRFC "TRANSYSTEMS"
4	6914082.52	2302499.81	IRSC
5	6913889.26	2302517.66	IRSC
6	6913716.34	2302533.66	IRFC "TRANSYSTEMS"
7	6913716.46	2302196.63	5/8" IRF
8	6913616.82	2302196.63	IRSC
9	6913531.90	2301971.72	5/8" IRF
10	6913148.97	2301971.72	5/8" IRF
11	6913148.67	2302533.66	IRFC "TRANSYSTEMS"
12	6913148.62	2302643.66	IRFC "TRANSYSTEMS"
13	6913716.15	2302643.66	IRFC "TRANSYSTEMS"
14	6913909.41	2302625.80	IRFC "TRANSYSTEMS"
15	6914082.53	2302609.81	IRFC "TRANSYSTEMS"
16	6914402.35	2302609.81	IRFC "TRANSYSTEMS"
17	6914402.62	2303110.85	IRFC "GORRONDONA ASSOC INC FORT WORTH TX"
18	6914348.91	2303133.34	IRFC "GORRONDONA ASSOC INC FORT WORTH TX"
19	6913371.73	2303353.13	5/8" IRF (BENT)
20	6911722.39	2303364.62	5/8" IRF
21	6911710.84	2301167.33	IRFC "CARTER & BURGESS"
22	6911782.78	2301197.34	IRFC "CARTER & BURGESS"
23	6912029.41	2301049.82	1/2" IRF



REV.	COMMENTS	BY	DATE
1			
2			
3			

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

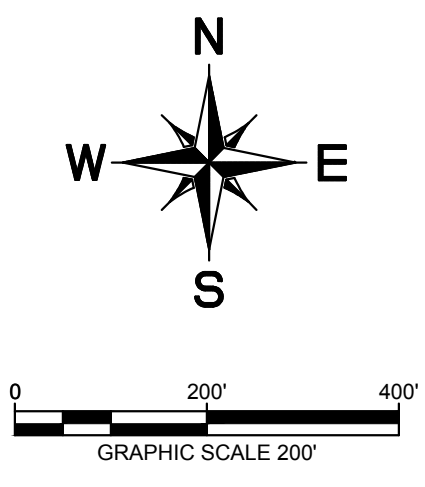
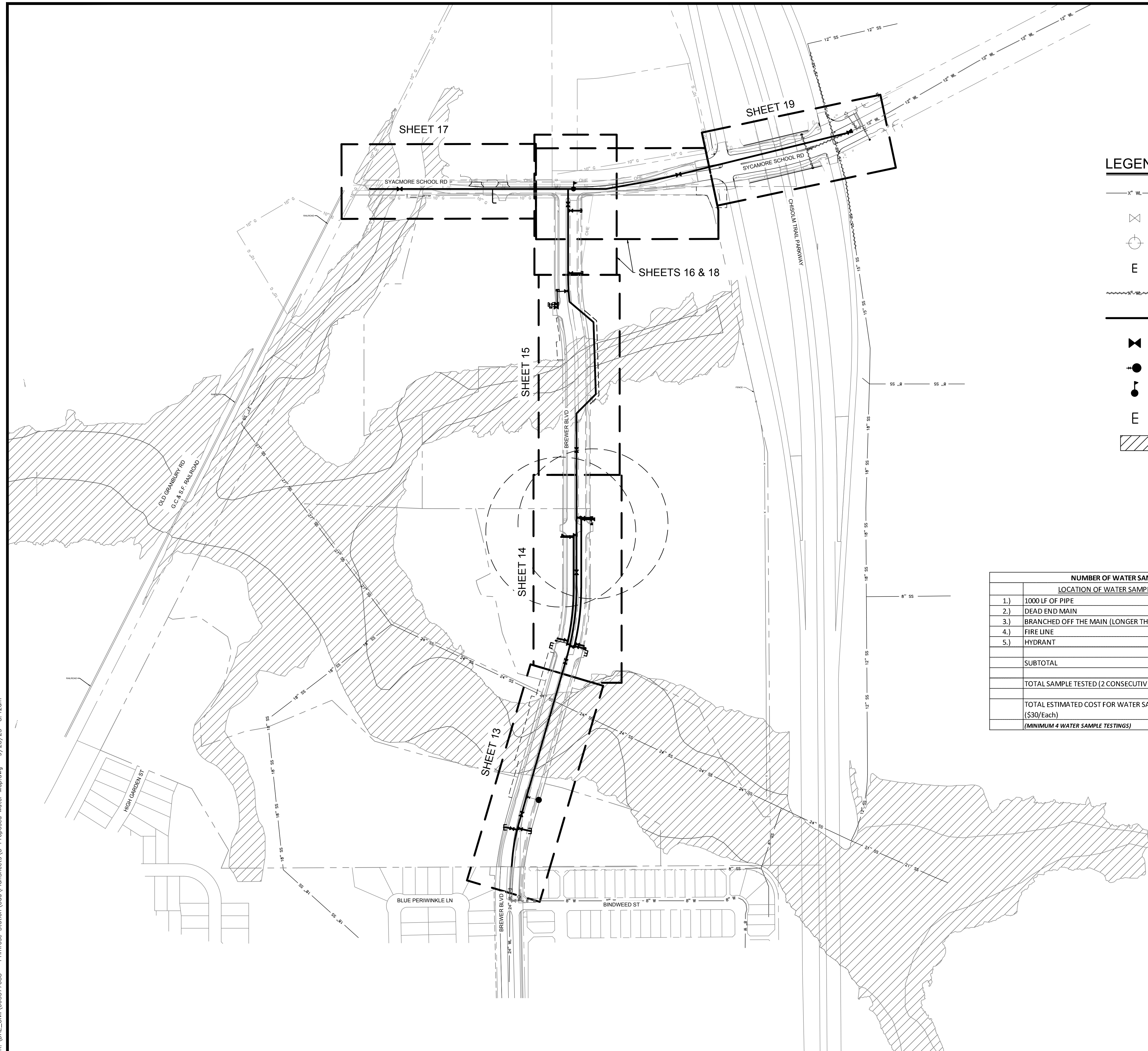
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

EXISTING WATER MAP AND CONTROL

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	11

K:\DAL\Civil\063377088 - Primrose Station\Coa\PlanSheets\C-Proposed Water Map.dwg 9/28/23 8:42am



LEGEND

- x— WL — EXISTING WATER LINE
- ⊗ EXISTING GATE VALVE
- ⊕ EXISTING FIRE HYDRANT
- E EXISTING PLUG
- ~~~~~ PREVIOUSLY ABANDONED WATER LINE
- PROPOSED WATER LINE
- ⊗ PROPOSED GATE VALVE
- PROPOSED BLOW OFF VALVE
- ⊕ PROPOSED AIR RELEASE VALVE
- E PROPOSED PLUG
- ▨ 100-YR FLOOD PLAIN

NUMBER OF WATER SAMPLING TABLE			
LOCATION OF WATER SAMPLING		NUMBER OF SAMPLES	
1.)	1000 LF OF PIPE	5	EA
2.)	DEAD END MAIN	1	EA
3.)	BRANCHED OFF THE MAIN (LONGER THAN 20 LF)	4	EA
4.)	FIRE LINE	7	EA
5.)	HYDRANT	2	EA
SUBTOTAL		19	EA
TOTAL SAMPLE TESTED (2 CONSECUTIVE PASSING) =		38	EA
TOTAL ESTIMATED COST FOR WATER SAMPLING (\$30/Each)		\$1,140.00	
<i>(MINIMUM 4 WATER SAMPLE TESTINGS)</i>			

NOTES

- RADIUS OF CURVATURE/JOINT DEFLECTION – MINIMUM RADIUS OF CURVE AND MAXIMUM DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF MANUFACTURER'S RECOMMENDATION, AFTER WHICH THE USE OF HORIZONTAL OR VERTICAL BENDS WILL BE REQUIRED. NO BENDING OF PIPE IS ALLOWED.
- RESTRAINED JOINTS – ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS IN ADDITION TO CONCRETE THRUST BLOCKING. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS. TABLE 5-2 INCLUDES THE MINIMUM LENGTHS OF PIPE TO BE RESTRAINED FOR 8-INCH AND 12-INCH PVC WATER MAINS.

WARNING

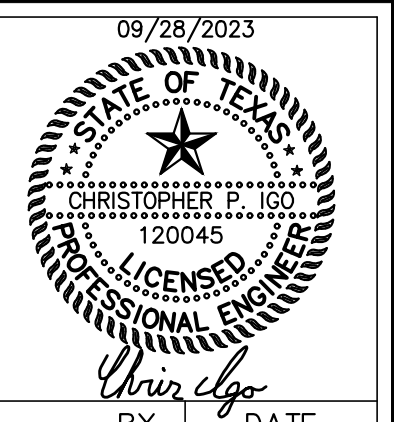
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WARNING! UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. CONTACT THE FOLLOWING OFFICES AT LEAST 48 HOURS PRIOR TO EXCAVATION AT THIS LOCATION.

- | | | |
|-------------------------------------|------------------------|----------------|
| DIGTESS | DIGTESS | (800) 344-8377 |
| GARY TILORY | AT&T/SBC | (817) 338-6202 |
| ANTONY COGNASI | ONCOR ELECTRIC | (817) 215-6781 |
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| WILLIAM BROWN | CHARTER COMMUNICATIONS | (817) 298-3513 |
| CITY OF FORT WORTH WATER DEPARTMENT | | (817) 392-8296 |

BENCHMARKS

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ELEV: 762.58



REV.	COMMENTS	BY	DATE

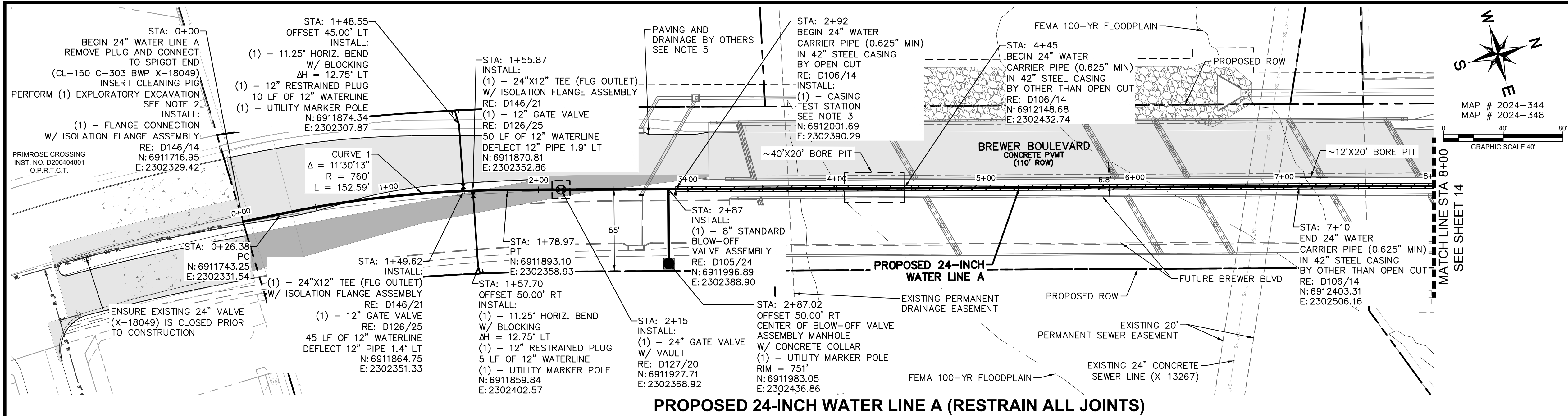
FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED WATER MAP & SHEET INDEX

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6611
TBPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	12



NOTES

1. MAXIMUM JOINT DEFLECTION = 1.5'; BUT NO MORE THAN PIPE MATERIAL MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL ACHIEVE SPECIFIED DEFLECTION OVER NECESSARY NUMBER OF JOINTS OF PIPE.
2. LOCATION OF EXISTING UTILITIES SHALL BE PER SECTION 33 05 30. CONTRACTOR SHALL CONFIRM PIPE TYPE, ELEVATION, ETC. PRIOR TO CONSTRUCTION.
3. A SOIL CORROSION AND CATHODIC PROTECTION STUDY HAS NOT BEEN PERFORMED FOR THIS PIPELINE. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A STUDY AND DESIGN IN ACCORDANCE WITH SECTION 33 04 12 AND CITY STANDARD DETAILS. AT A MINIMUM, CONTRACTOR SHALL INSTALL TEST STATIONS AT ALL CASED SECTIONS AND FOREIGN PIPELINE CROSSINGS.
4. ENSURE EXISTING ISOLATION VALVES ARE RESTRAINED PRIOR TO CLOSING IN ADVANCE OF SHUTDOWN AND CONNECTION PROCEDURES.
5. PAVING TO BE COMPLETED AS PART OF CITY PROJECT NO. 104256 AND IPRC22-0133.
6. MINIMUM RADIUS OF CURVE AND MAXIMUM DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF THE MANUFACTURER'S RECOMMENDATION, AFTER WHICH USE OF HORIZONTAL OR VERTICAL BENDS WILL BE REQUIRED. NO BENDING OF THE PIPE IS ALLOWED.

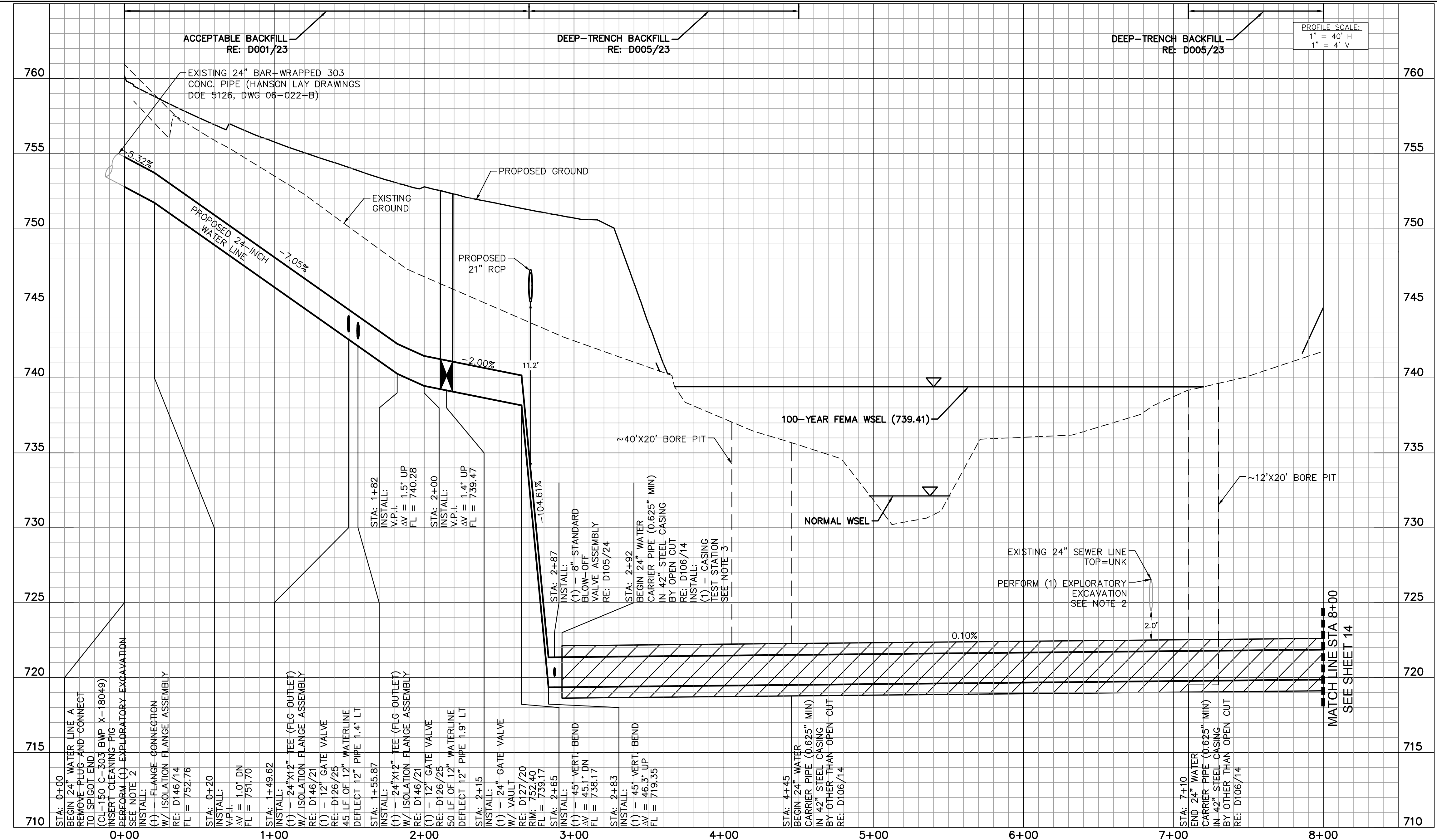
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WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

PROPOSED 24-INCH WATER LINE A (RESTRAIN ALL JOINTS)



BENCHMARKS

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ELEV: 762.58

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

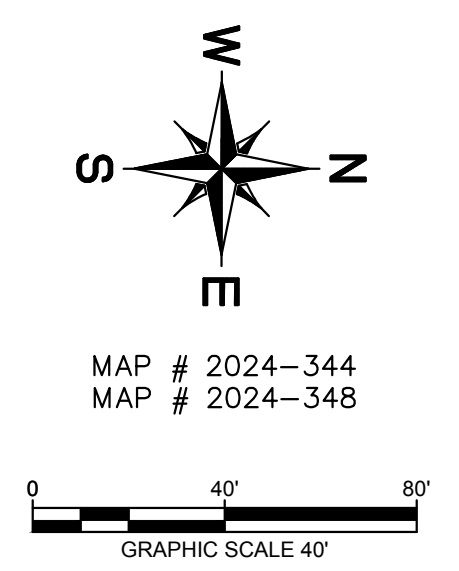
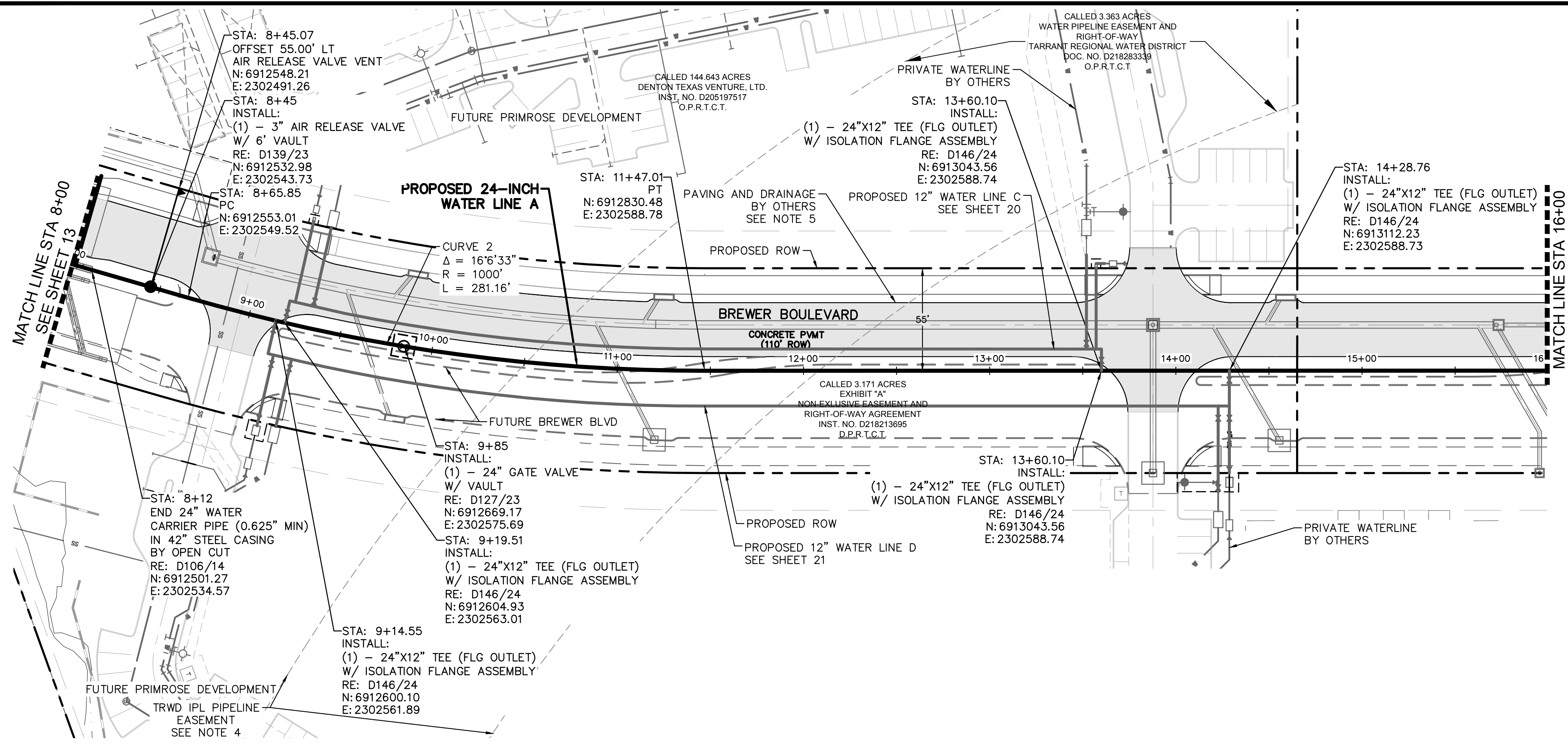
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED 24-INCH WATER LINE A
BEGIN TO STA 8+00

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6811
TYPE No. F-928

DESIGN:	CPI	DATE	SCALE	PROJECT NO.	SHEET
DRAWN:	JIN	Sep 2023		CITY PROJECT #104666	13
CHECKED:	JCK			WATER PROJECT #XXX	

K:\DAL\Civil\063377088 - Primrose Station\Coa\PlanSheets\C-Water Plan - WL A.dwg 9/28/23 8:43am



- ### NOTES
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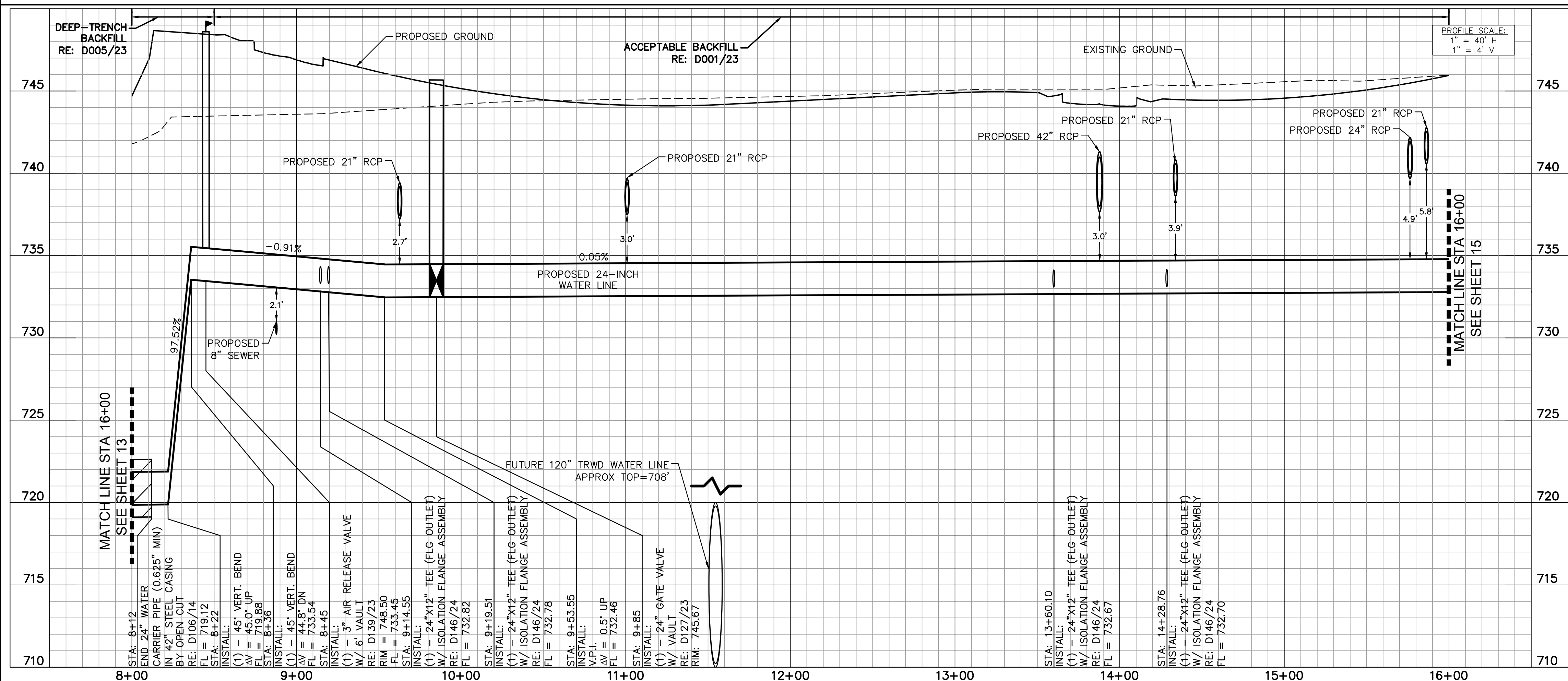
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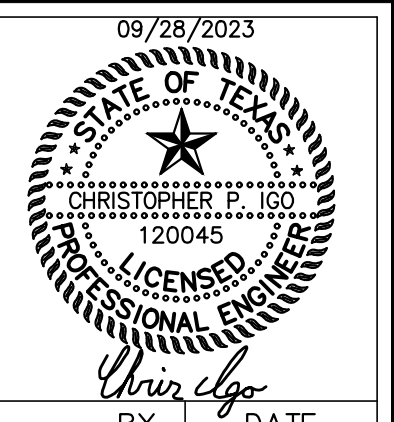
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DIGTESS	DIGTESS	(800) 344-8377
GARY TILORY	AT&T/SBC	(817) 338-6202
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JACOB LINDSAY	ATMOS GAS	(806) 777-0274
MATT DAVIS	CITY OF FORT WORTH	(817) 944-8277
PATRICK BUCKLEY	CITY OF FORT WORTH	(817) 716-2997
WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

PROPOSED 24-INCH WATER LINE A (RESTRAIN ALL JOINTS)



- ### BENCHMARKS
1. #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.
ELEV: 744.07
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ELEV: 762.58



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

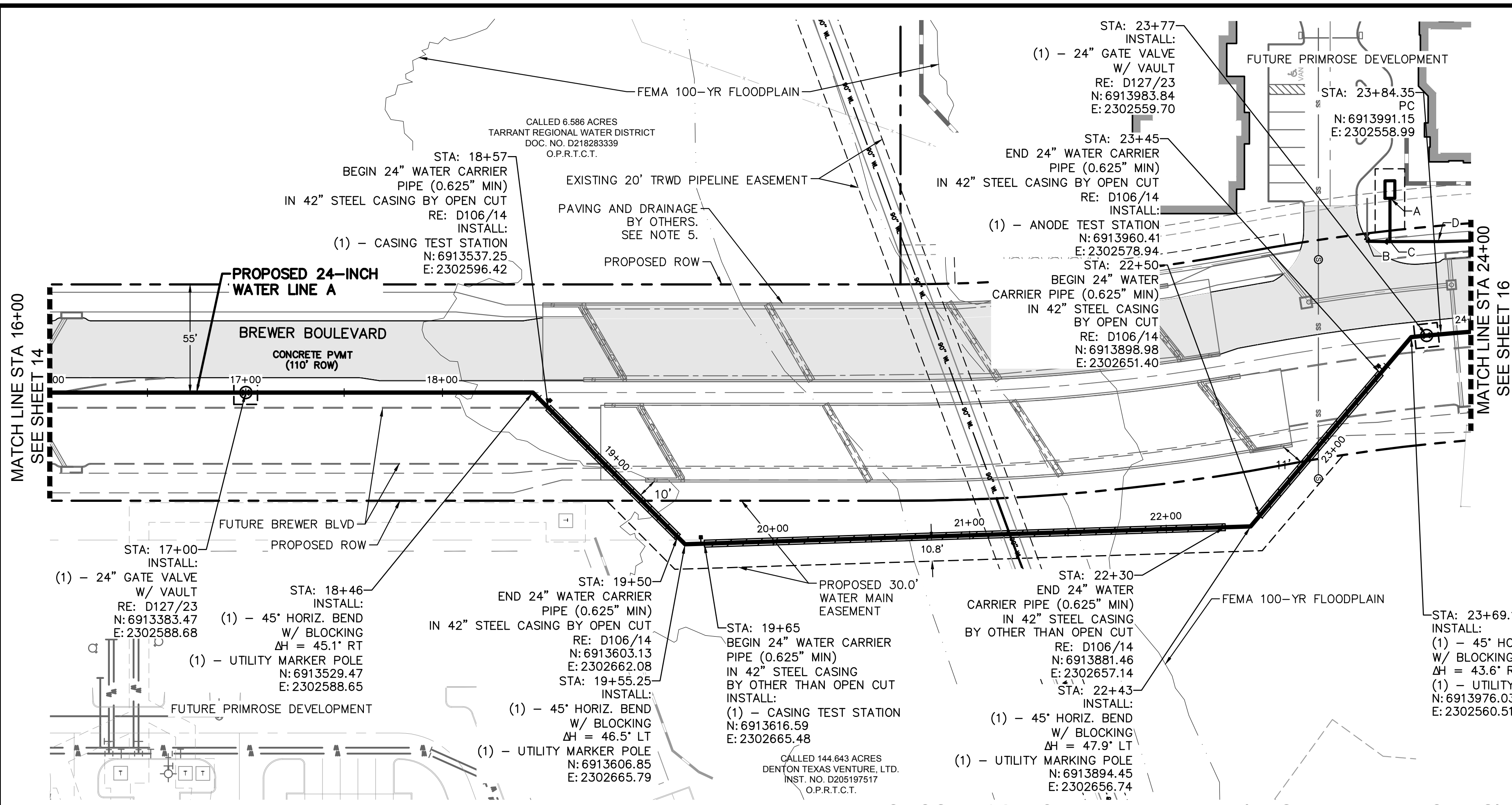
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED 24-INCH
WATER LINE A
STA 8+00 TO STA 16+00

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBE No. F-928

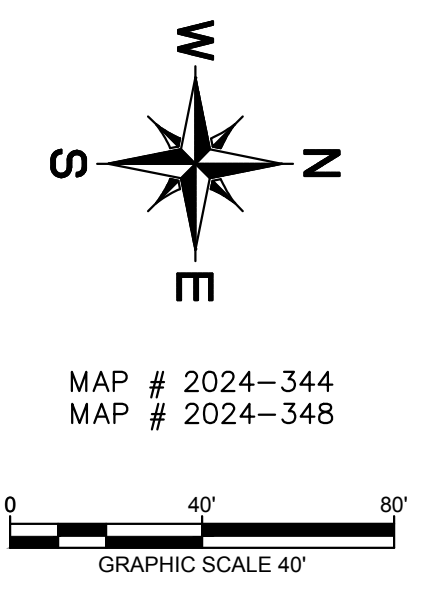
DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666	14
DRAWN:			WATER PROJECT #XXX	
CHECKED:				

K:\DAL_Civil\063377088 - Primrose Station\Coa\PlanSheets\C-Water\Plan - WL_A.dwg 9/28/23 8:43am



PROPOSED WATERLINE A STRUCTURE TABLE

NAME	STATION	OFFSET	NORTHING EASTING	DESCRIPTION
A	23+69.16	-71.4	N: 6913965.18 E: 2302489.90	INSTALL: (1) - 6" DOMESTIC METER VAULT
B	23+69.16	-53.5	N: 6913953.59 E: 2302511.95	INSTALL: (1) - 8" 90° HORIZ BEND W/ BLOCKING (1) - 8" GATE VALVE
C	23+69.16	-49.8	N: 6913965.19 E: 2302511.95	INSTALL: (1) - 12"x6" TEE (1) - 12"x8" REDUCER (S)
D	23+86.82	-47.0	N: 6913989.42 E: 2302511.95	INSTALL: H.P.I ΔH=1.3' RT



NOTES

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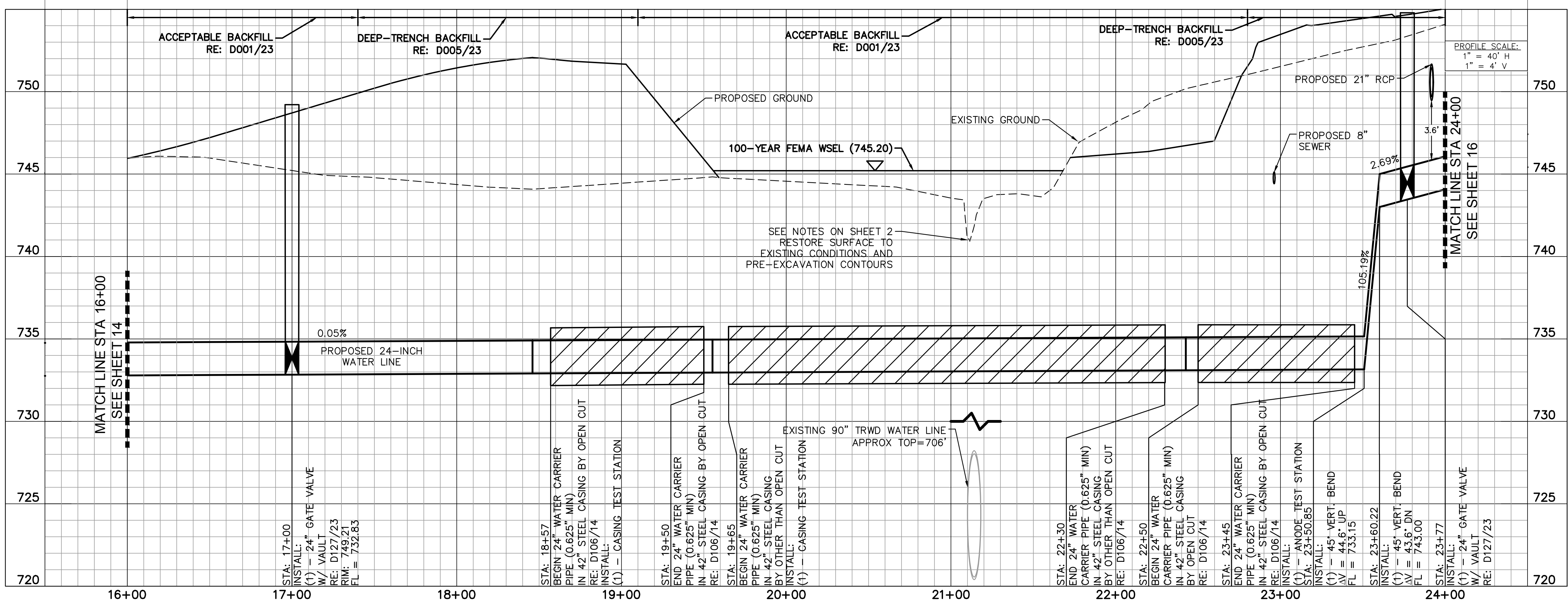
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WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

PROPOSED 24-INCH WATER LINE A (RESTRAIN ALL JOINTS)



BENCHMARKS

- #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.
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ELEV: 762.58

09/28/2023

REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

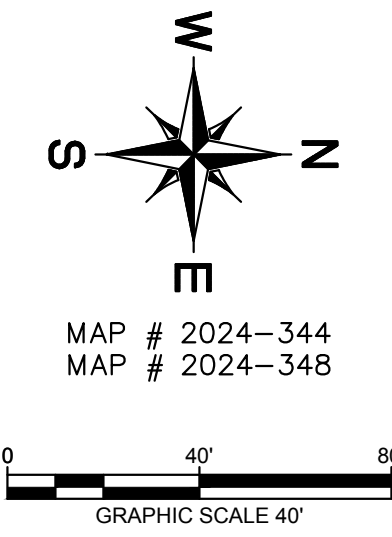
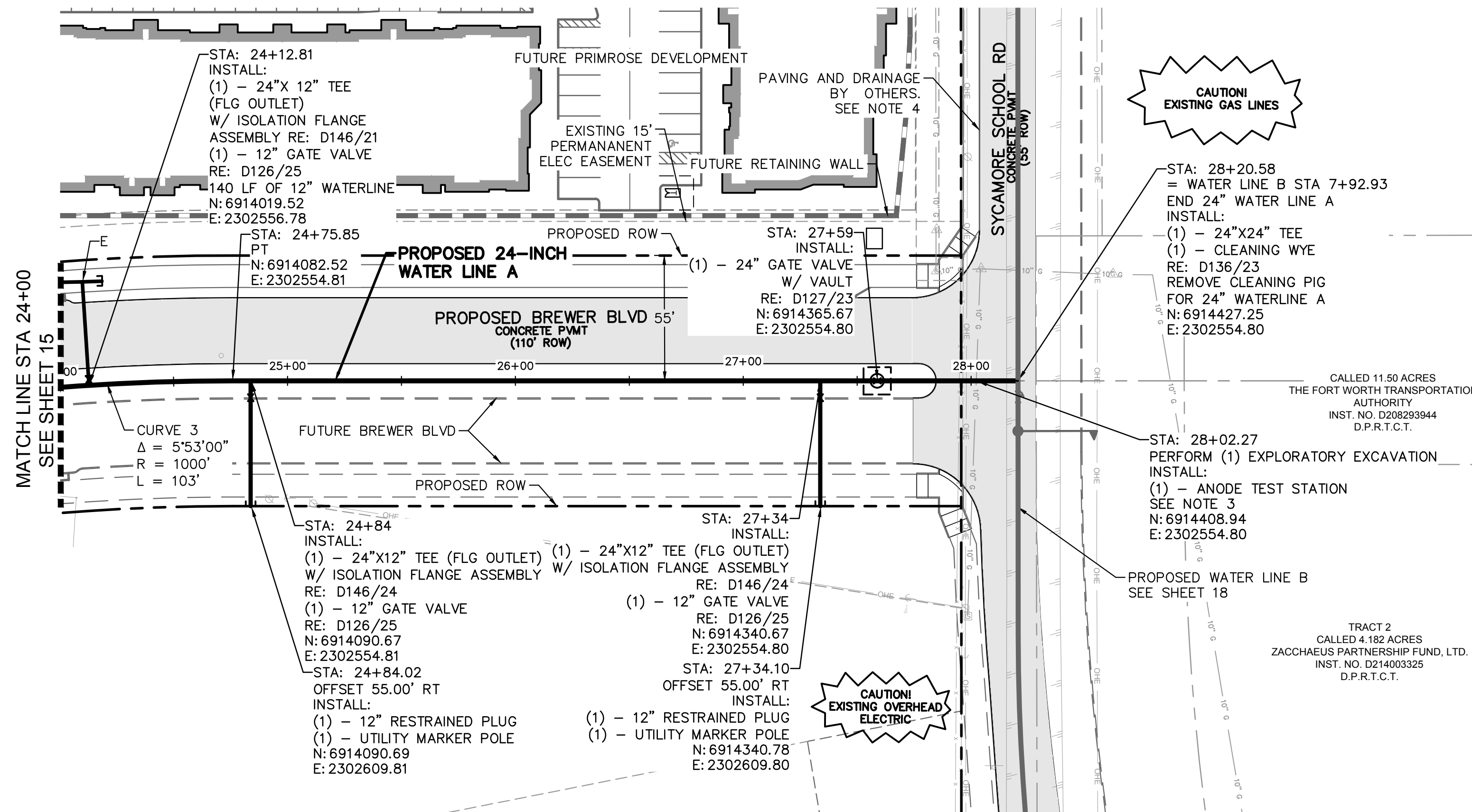
**PROPOSED 24-INCH
WATER LINE A
STA 16+00 TO STA 24+00**

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6811
TBPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	15

K:\DAL_Civil\063377088 - Primrose Station\Cad\PlanSheets\C-Water Plan - WL A.dwg 9/28/23 8:43am



NAME	STATION	OFFSET	NORTHING EASTING	DESCRIPTION
E	24+12.73	-45.6	N: 6914016.57 E: 2302511.31	INSTALL: (1) - 12"x12" TEE (1) - UTILITY MARKER POLE (1) - 12" RESTRAINED PLUG (N)

- NOTES**
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WARNING

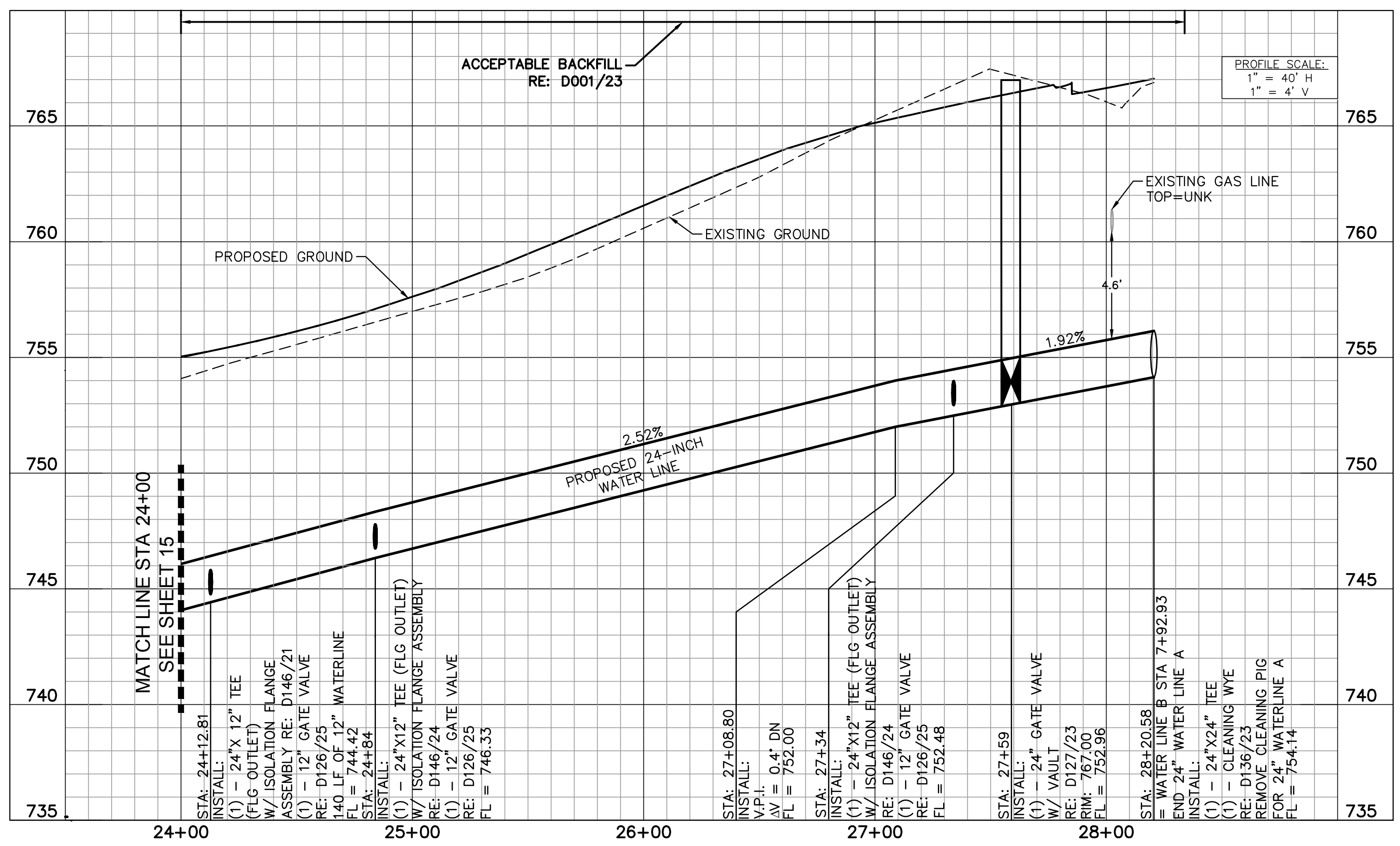
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CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

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ELEV: 762.58

PROPOSED 24-INCH WATER LINE A (RESTRAIN ALL JOINTS)



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

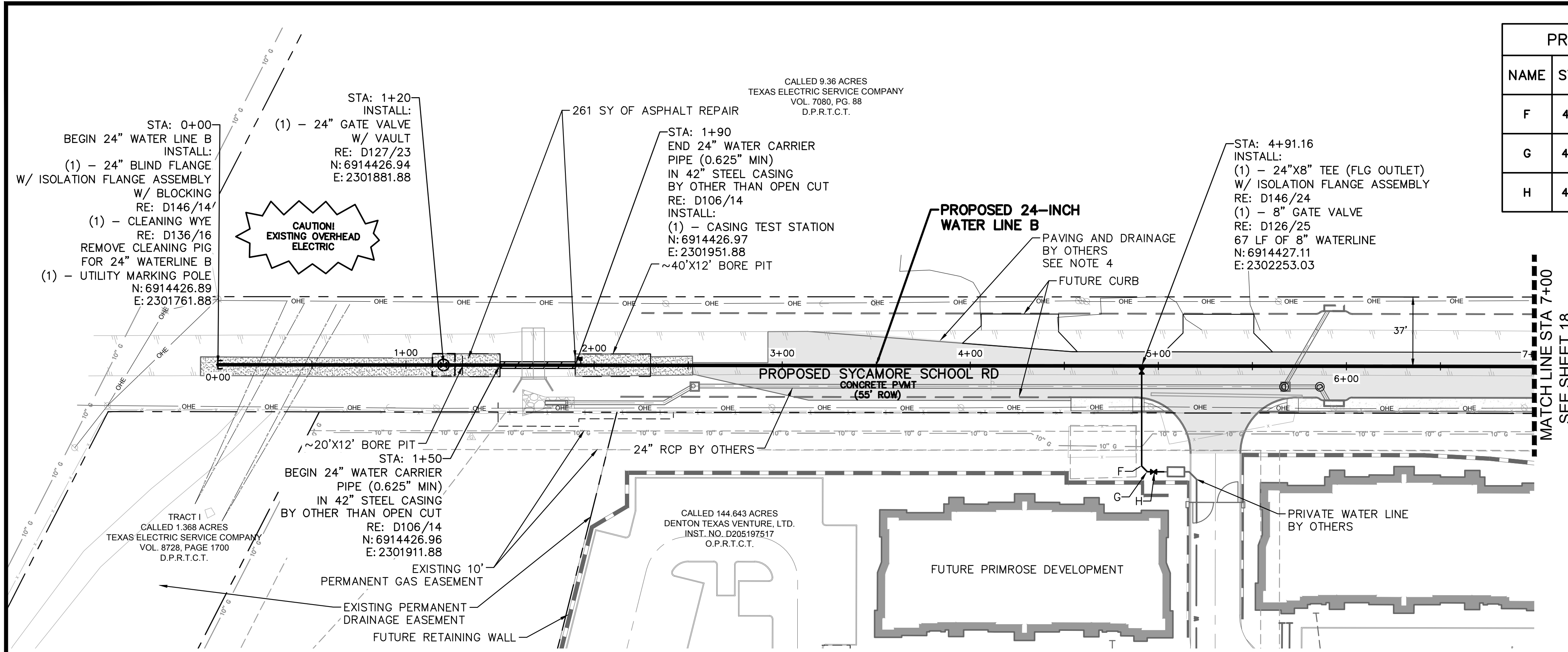
PROPOSED 24-INCH WATER LINE A
STA 16+00 TO END

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	16

K:\DAL_Civil\063377088 - Primrose Station\Cad\PlanSheets\C-Water Plan - WL B.dwg 9/28/23 8:44am



PROPOSED WATERLINE B STRUCTURE TABLE				
NAME	STATION	OFFSET	NORTHING EASTING	DESCRIPTION
F	4+91.22	53.2	N: 6914373.88 E: 2302253.13	INSTALL: (1) - 8" 45' HORIZ. BEND
G	4+94.23	56.2	N: 6914370.88 E: 2302256.14	INSTALL: (1) - 8" 45' HORIZ. BEND
H	4+98.25	56.2	N: 6914370.88 E: 2302260.16	INSTALL: (1) - 8" GATE VALVE

NOTES

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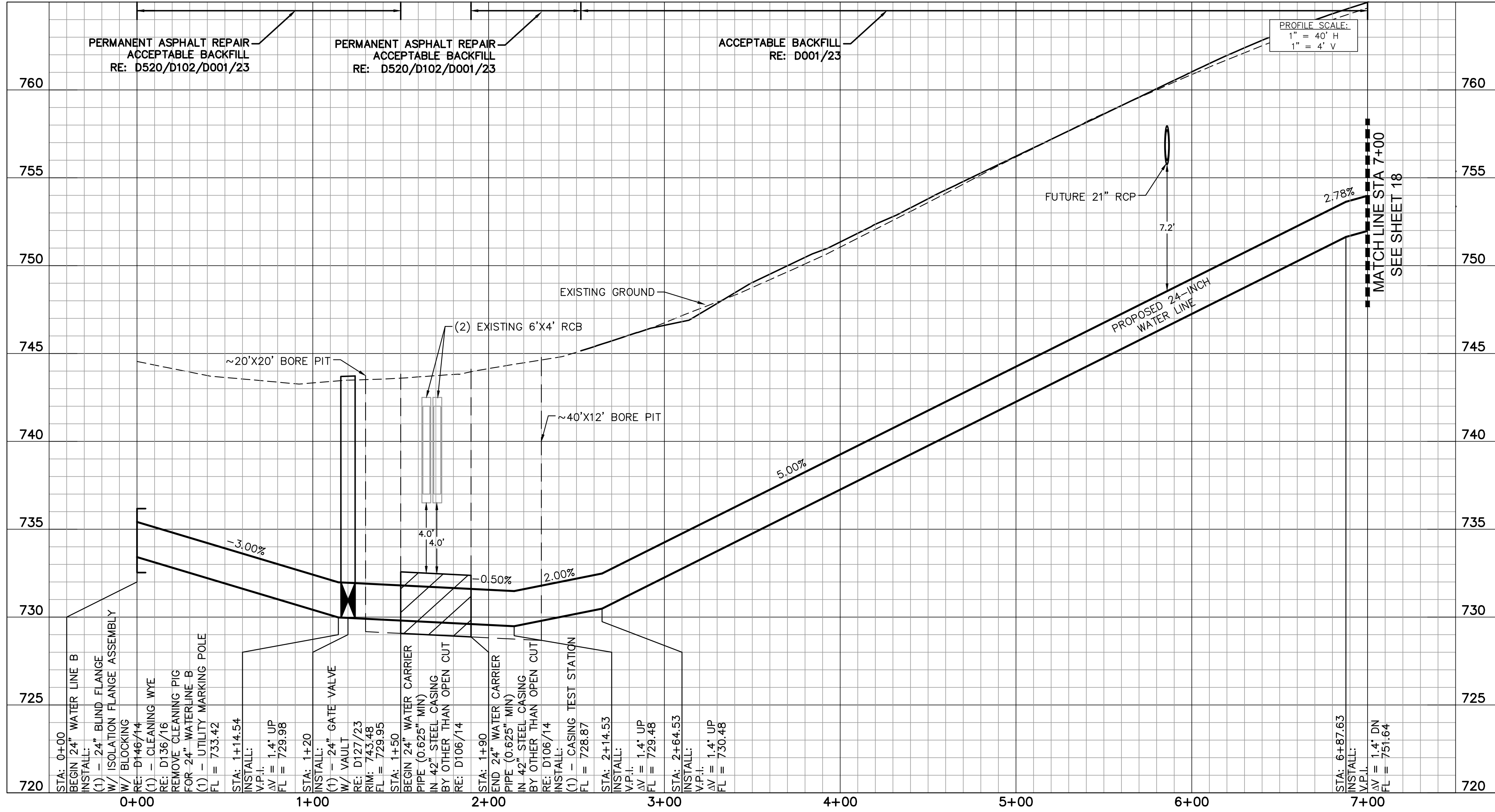
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CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

PROPOSED 24-INCH WATER LINE B (RESTRAIN ALL JOINTS)



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ELEV: 762.58

09/28/2023

REV.	COMMENTS	BY	DATE

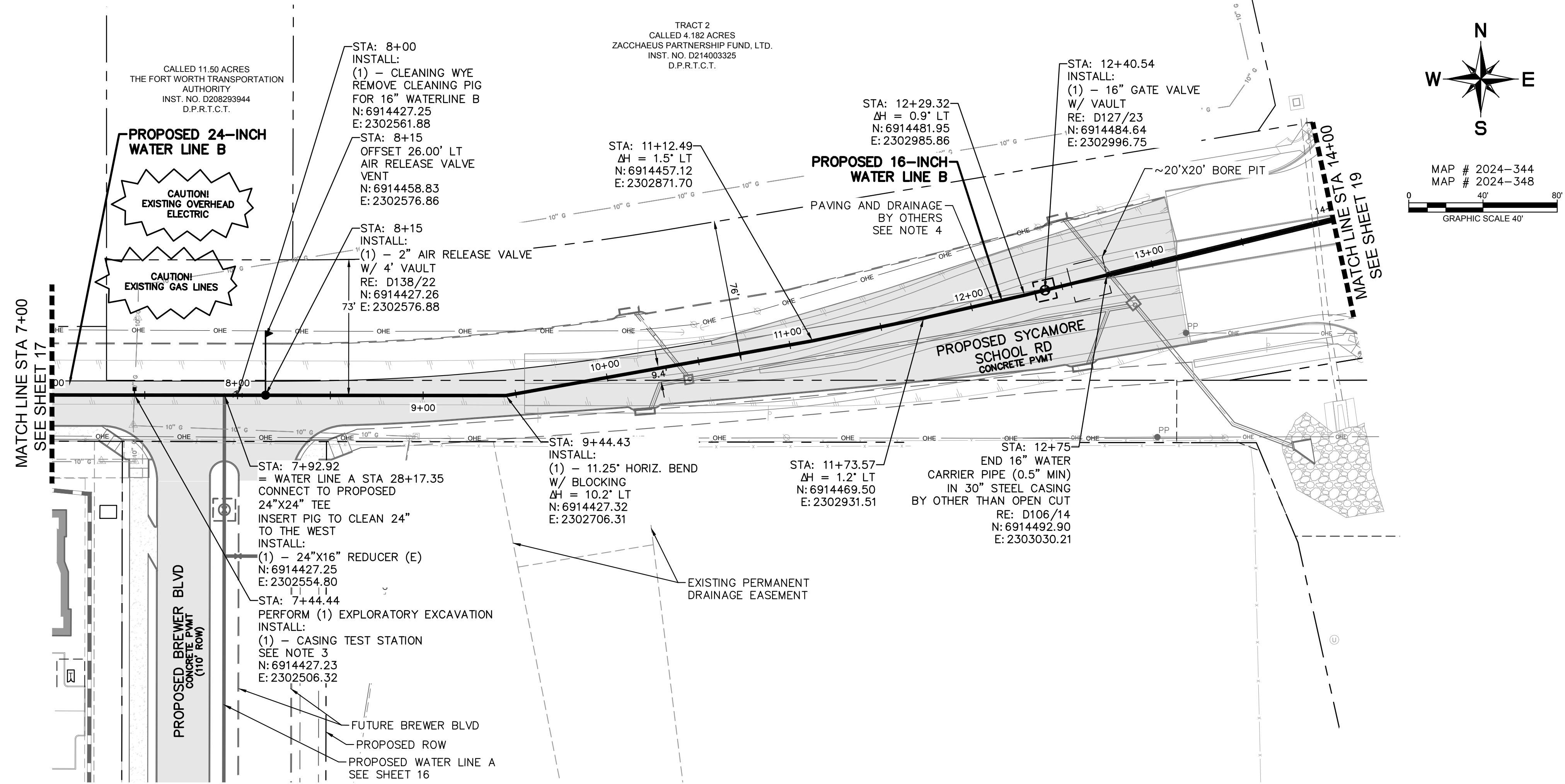
FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

**PROPOSED 24-INCH WATER LINE B
BEGIN TO STA 7+00**

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6811
TPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	17



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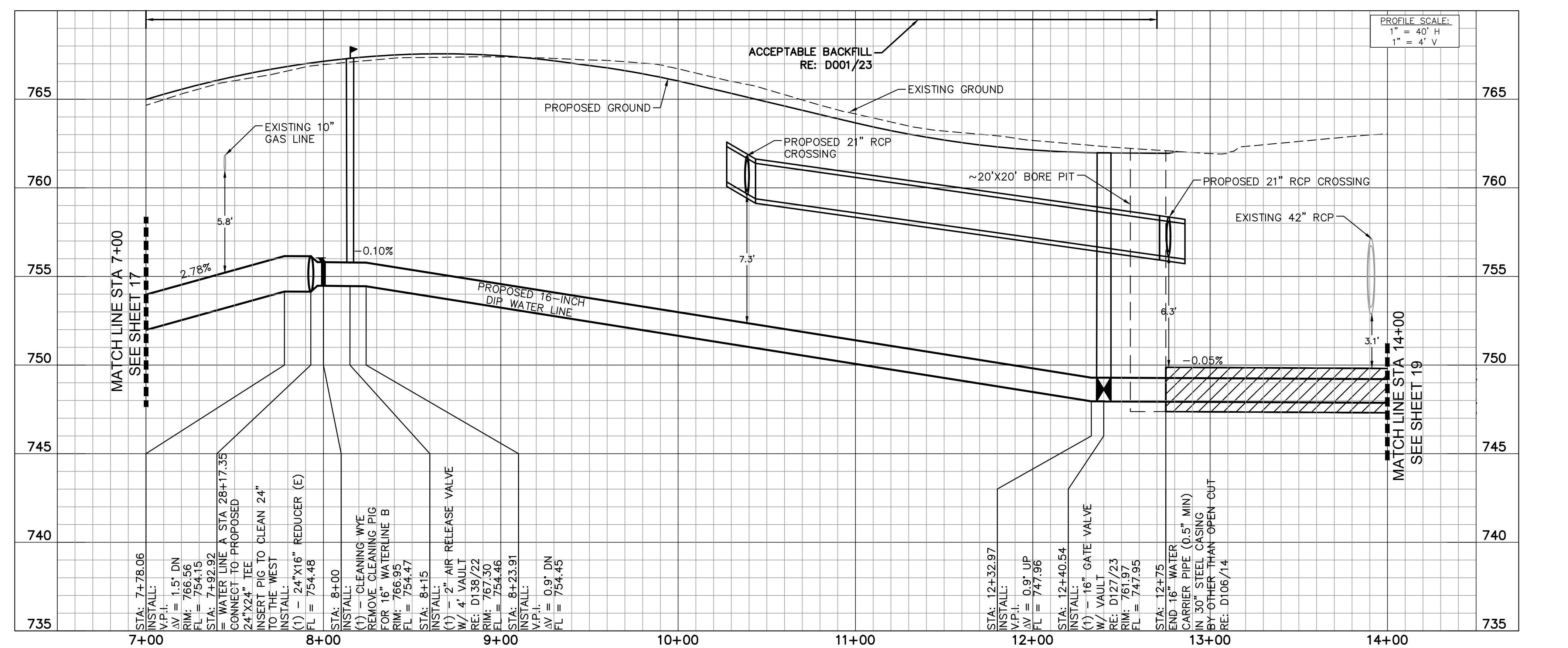
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CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

PROPOSED 24-INCH/16-INCH WATER LINE B (RESTRAIN ALL JOINTS)



BENCHMARKS

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09/28/2023

REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

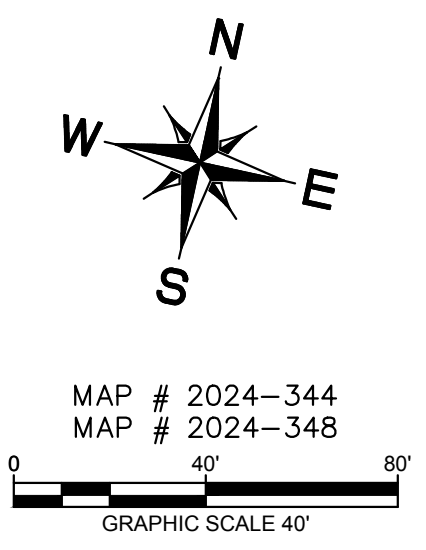
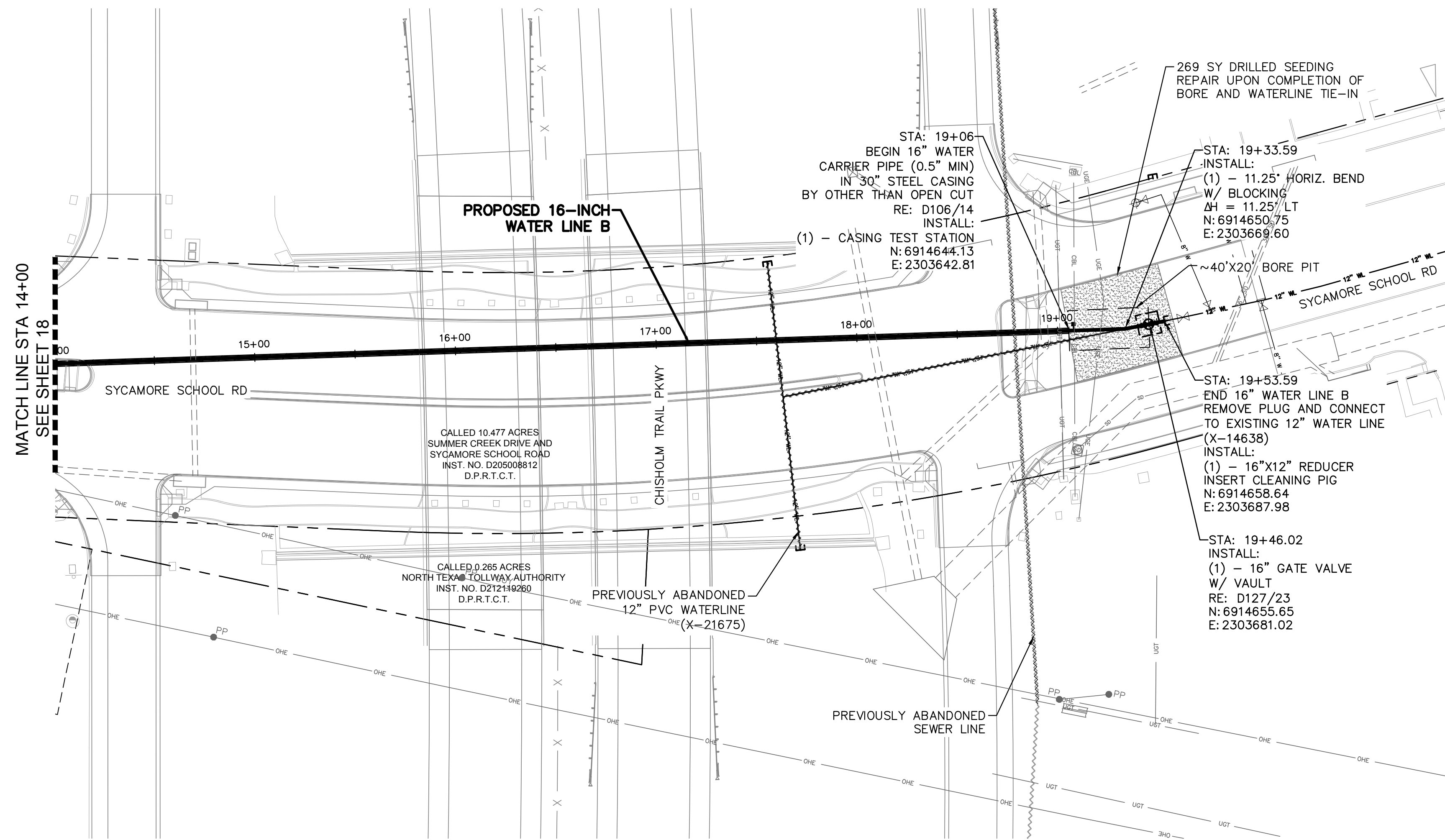
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED 24-INCH/16-INCH WATER LINE B
STA 7+00 TO STA 14+00

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TYPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	18

K:\DAL_Civil\063377088 - Primrose Station\Cad\PlanSheets\C-Water Plan - WL_B.dwg 9/28/23 8:44am



PROPOSED 16-INCH WATER LINE B (RESTRAIN ALL JOINTS)

NOTES

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4. CONTACT NTTA AND SUBMIT PERMIT APPLICATION TWO WEEKS PRIOR TO MOBILIZATION.
5. ENSURE EXISTING VALVES ARE RESTRAINED PRIOR TO CLOSING IN ADVANCE OF SHUTDOWN AND CONNECTION PROCEDURE.
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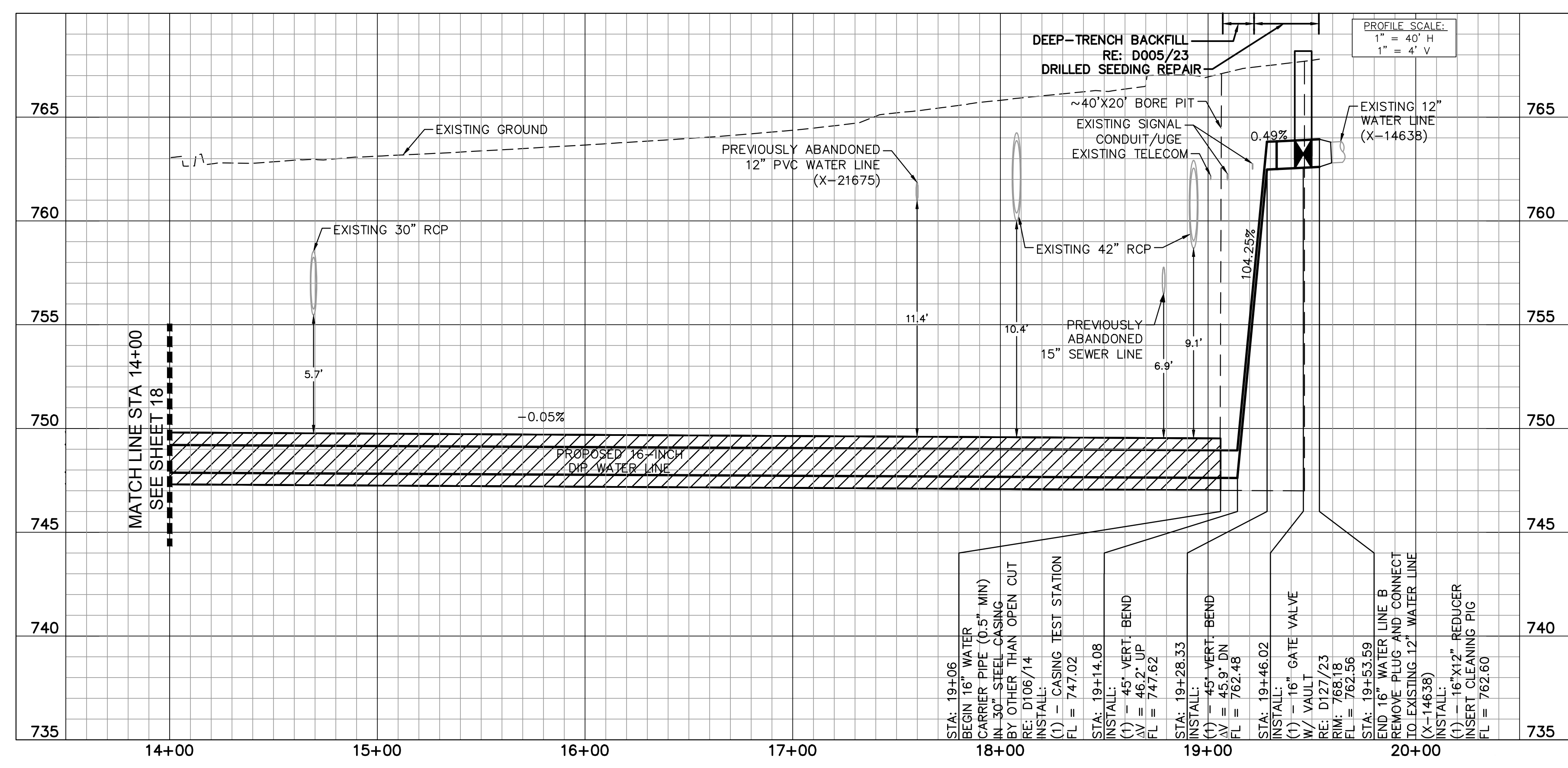
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WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

BENCHMARKS

1. #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.
ELEV: 744.07
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ELEV: 762.58



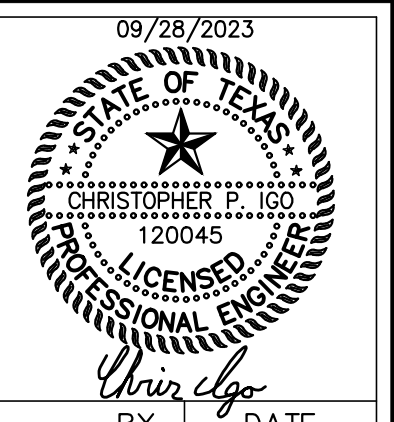
REV.	COMMENTS	BY	DATE

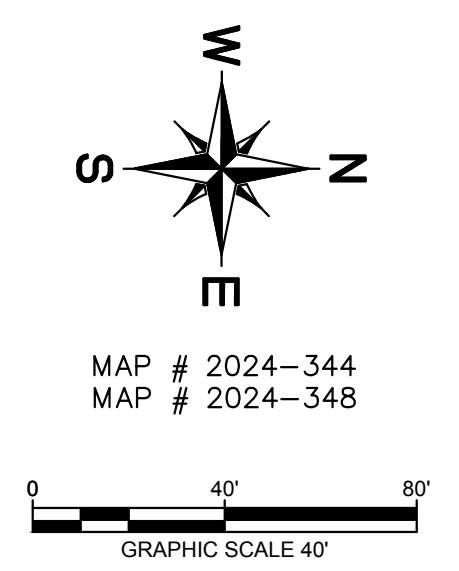
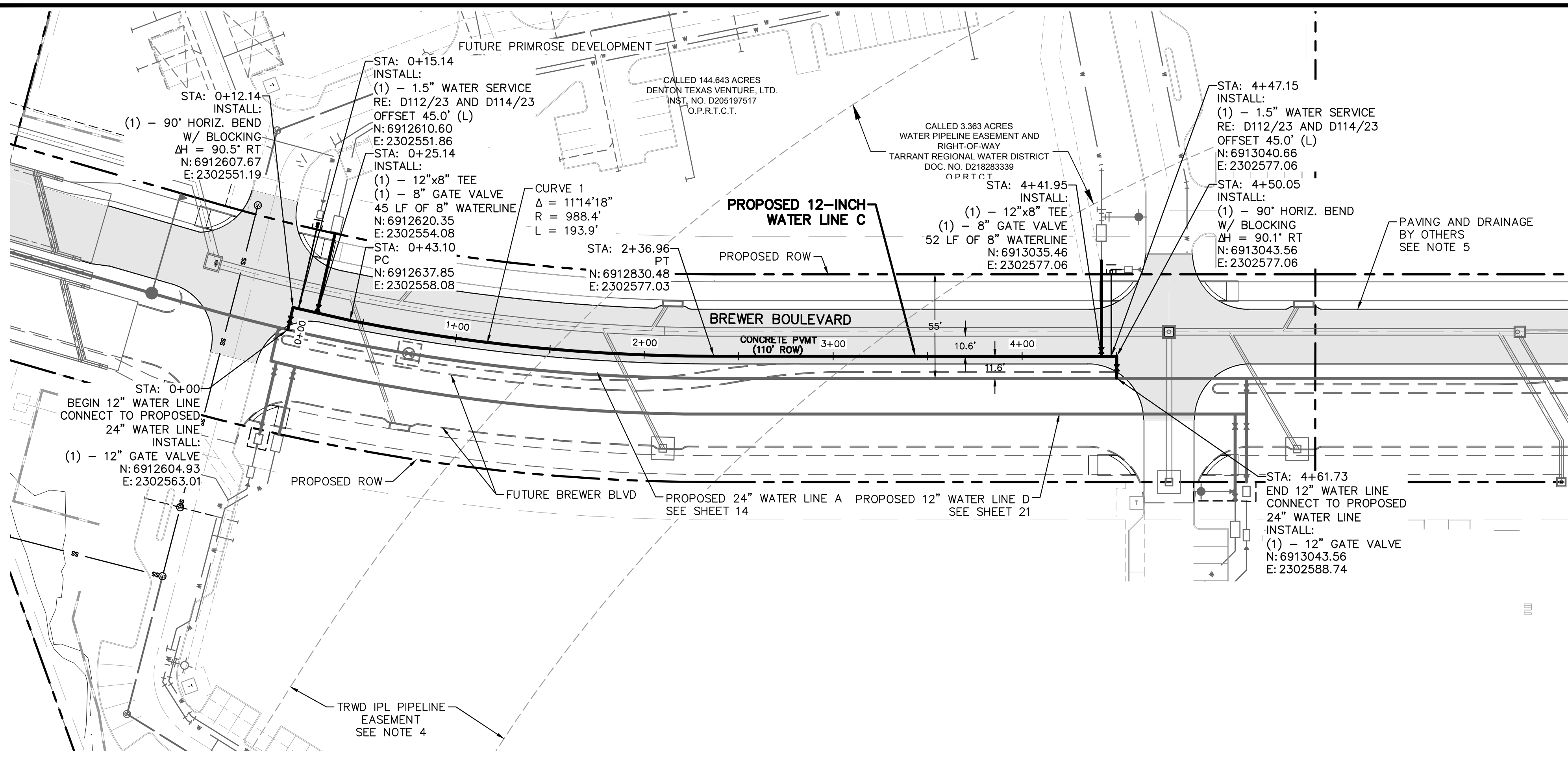
FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED 16-INCH WATER LINE B
STA 14+00 TO END
Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	19
DRAWN:				
CHECKED:				





NOTES

1. MAXIMUM JOINT DEFLECTION = 1.5'; BUT NO MORE THAN PIPE MATERIAL MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL ACHIEVE SPECIFIED DEFLECTION OVER NECESSARY NUMBER OF JOINTS OF PIPE.
2. LOCATION OF EXISTING UTILITIES SHALL BE PER SECTION 33 05 30. CONTRACTOR SHALL CONFIRM PIPE TYPE, ELEVATION, ETC. PRIOR TO CONSTRUCTION.
3. A SOIL CORROSION AND CATHODIC PROTECTION STUDY HAS NOT BEEN PERFORMED FOR THIS PIPELINE. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A STUDY AND DESIGN IN ACCORDANCE WITH SECTION 33 04 12 AND CITY STANDARD DETAILS. AT A MINIMUM, CONTRACTOR SHALL INSTALL TEST STATIONS AT ALL CASED SECTIONS AND FOREIGN PIPELINE CROSSINGS.
4. CONTACT TRWD (HAILEY COX 817-335-2491) TWO WEEKS PRIOR TO CONSTRUCTION NEAR TRWD WATERLINE.
5. PAVING TO BE COMPLETED AS PART OF CITY PROJECT NO. 104256 AND IPRC22-0133.
6. MINIMUM RADIUS OF CURVE AND MAXIMUM DEFLECTION ANGLE OF PIPE JOINTS WILL BE RESTRICTED TO 50% OF THE MANUFACTURER'S RECOMMENDATION, AFTER WHICH USE OF HORIZONTAL OR VERTICAL BENDS WILL BE REQUIRED. NO BENDING OF THE PIPE IS ALLOWED.
7. ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS IN ADDITION TO CONCRETE THRUST BLOCKING. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS.

WARNING

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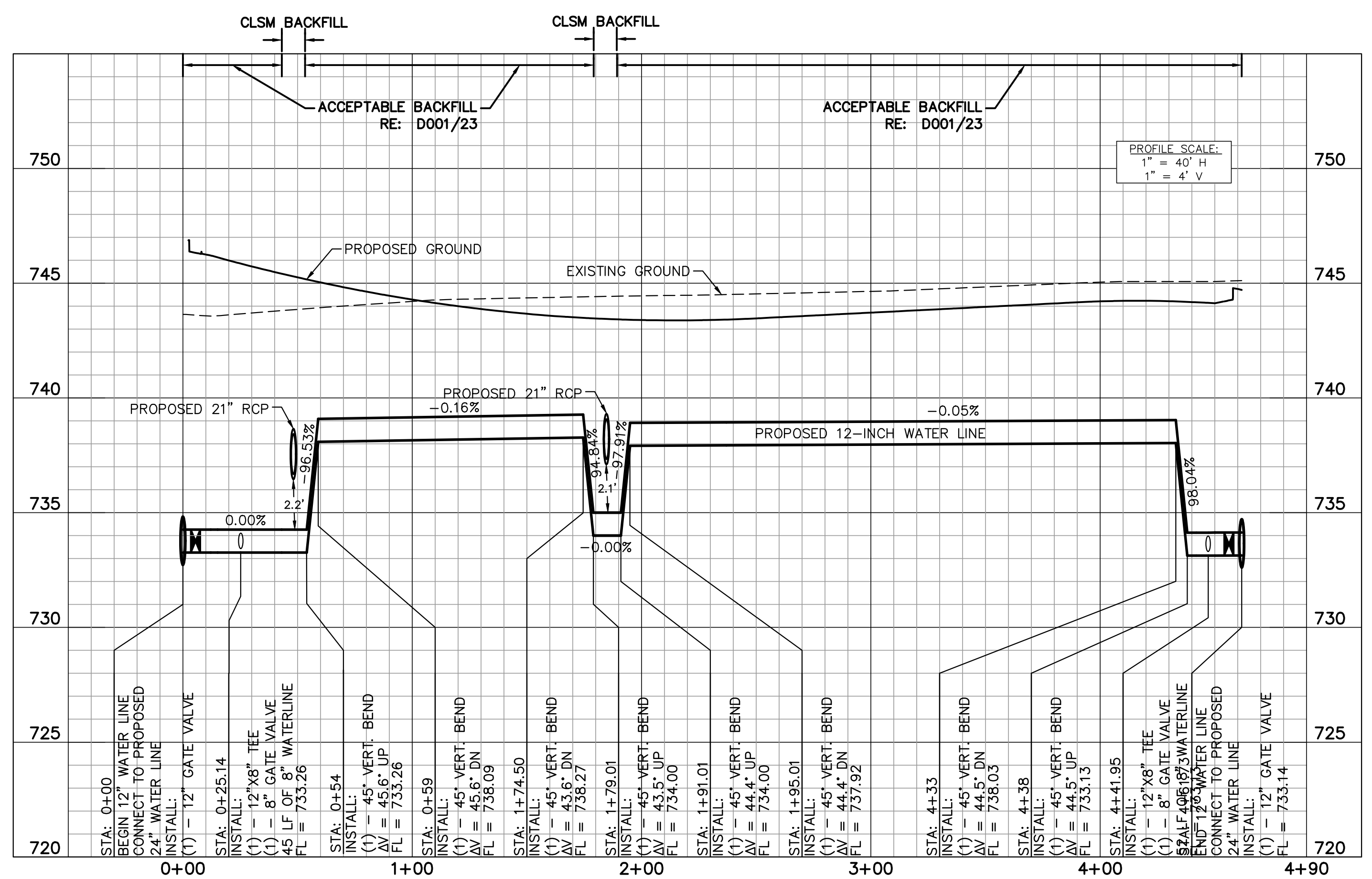
WARNING! UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. CONTACT THE FOLLOWING OFFICES AT LEAST 48 HOURS PRIOR TO EXCAVATION AT THIS LOCATION.

DIGTESS	DIGTESS	(800) 344-8377
GARY TILROY	AT&T/SBC	(817) 338-6202
ANTONY COGNASI	ONCOR ELECTRIC	(817) 215-6781
JACOB LINDSAY	ATMOS GAS	(806) 777-0274
MATT DAVIS	CITY OF FORT WORTH	(817) 944-8277
PATRICK BUCKLEY	CITY OF FORT WORTH	(817) 716-2997
WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

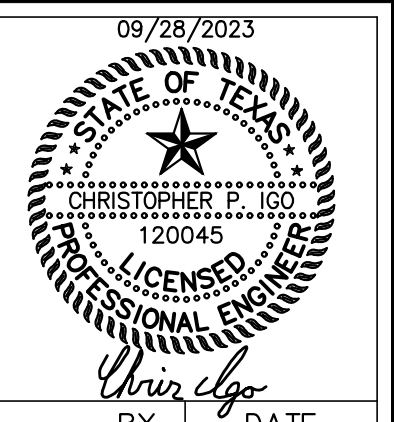
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ELEV: 762.58

PROPOSED 12-INCH WATER LINE C



REV.	COMMENTS	BY	DATE



FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

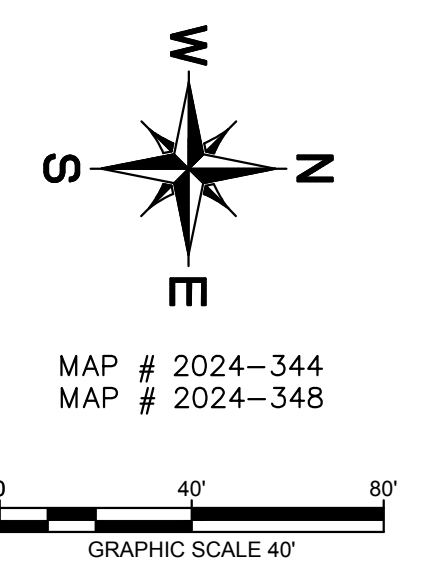
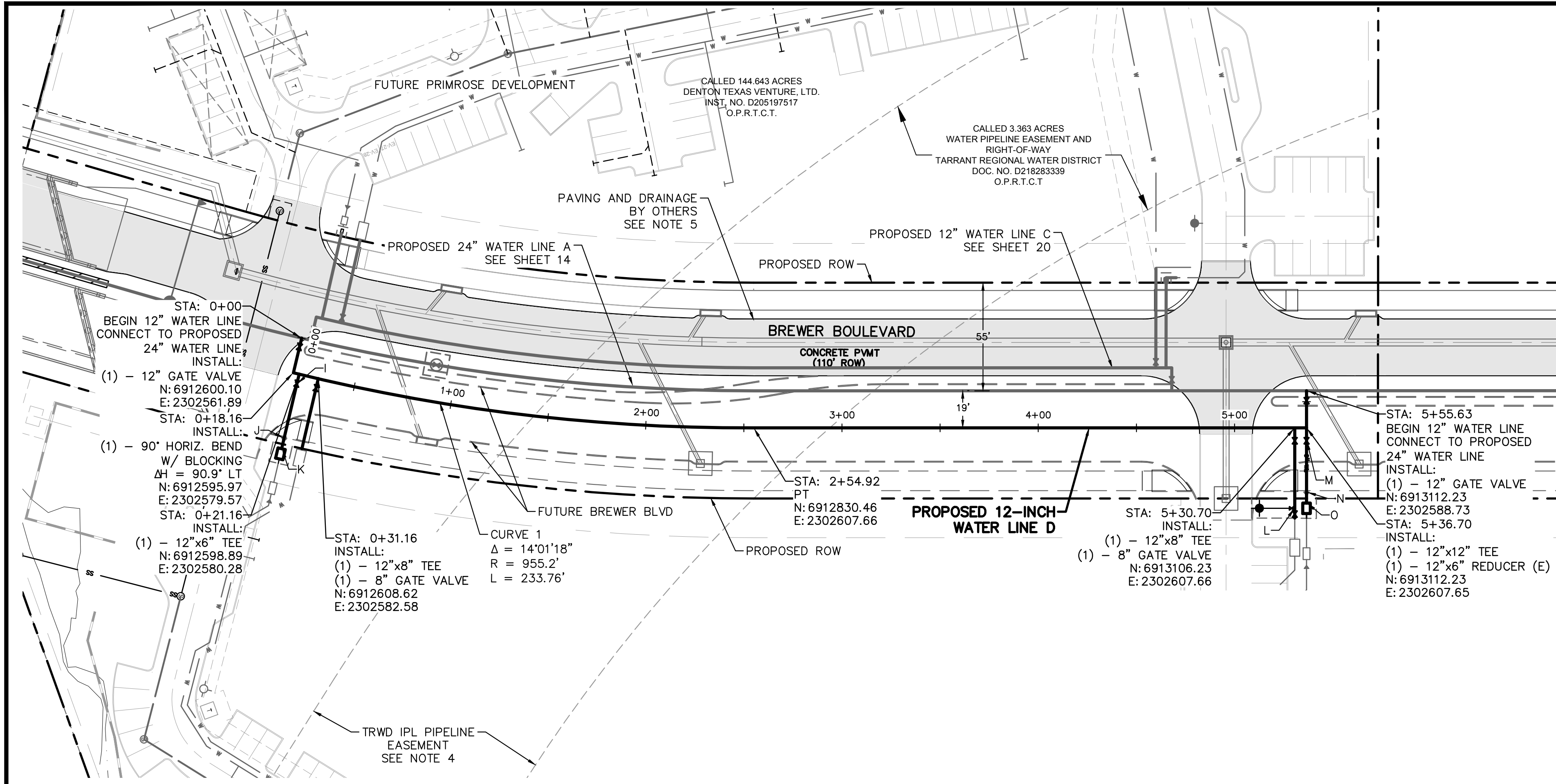
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

**PROPOSED 12-INCH WATER LINE C
BEGIN TO END**



801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN: CPI	DATE: Sep 2023	SCALE:	PROJECT NO.:	SHEET: 20
DRAWN: JIN			CITY PROJECT #104666	
CHECKED: JCK			WATER PROJECT #XXX	



PROPOSED WATERLINE D STRUCTURE TABLE				
NAME	STATION	OFFSET	NORTHING EASTING	DESCRIPTION
I	0+21.21	4.9	N: 6912597.77 E: 2302585.08	INSTALL: (1) - 6" GATE VALVE
J	0+21.49	33.5	N: 6912591.27 E: 2302612.87	INSTALL: (1) - 6"x4" REDUCER
K	0+21.54	39.0	N: 6912590.01 E: 2302618.28	INSTALL: (1) - 3" WATER METER VAULT
L	5+30.70	41.0	N: 6913106.23 E: 2302648.66	INSTALL: (1) - 8"x6" TEE (1) - FH ASSEMBLY (1) - 8" GATE VALVE
M	5+36.70	6.6	N: 6913112.23 E: 2302614.21	INSTALL: (1) - 6" GATE VALVE
N	5+36.70	32.8	N: 6913112.23 E: 2302640.44	INSTALL: (1) - 6"x4" REDUCER
O	5+36.70	38.3	N: 6913112.23 E: 2302645.99	INSTALL: (1) - 3" WATER METER VAULT

NOTES

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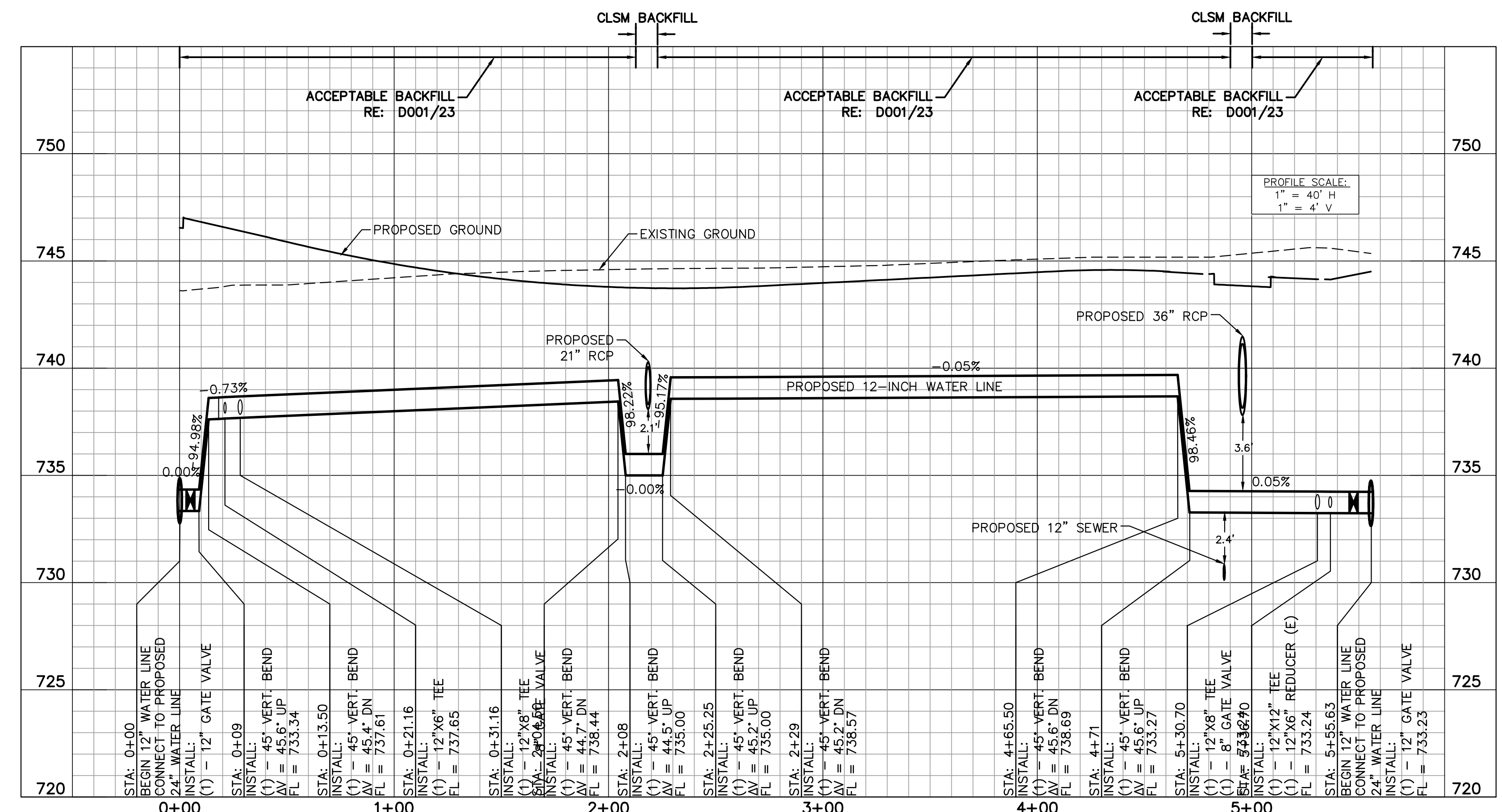
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WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

PROPOSED 12-INCH WATER LINE D

BENCHMARKS

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ELEV: 762.58



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

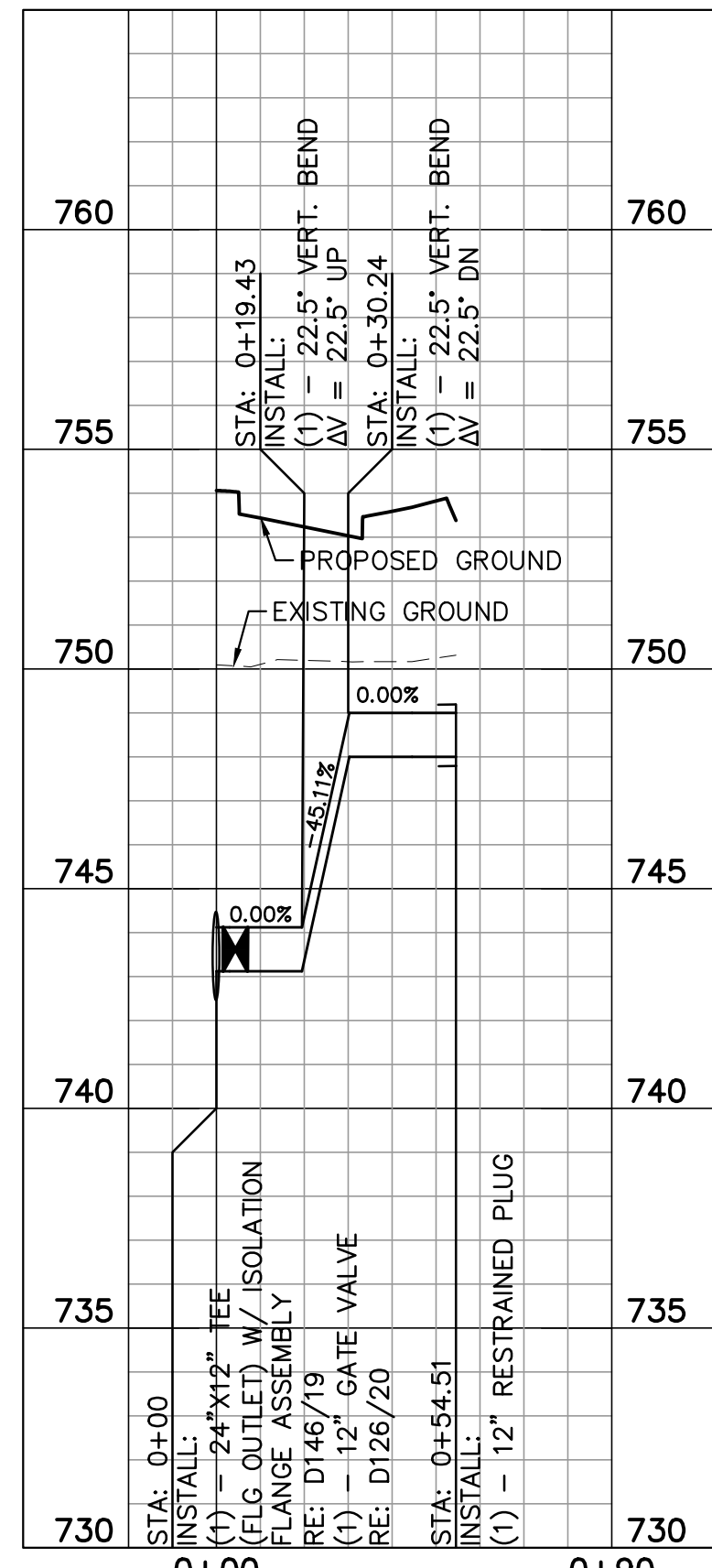
**PROPOSED 12-INCH WATER LINE D
BEGIN TO END**

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6811
TBPE No. F-928

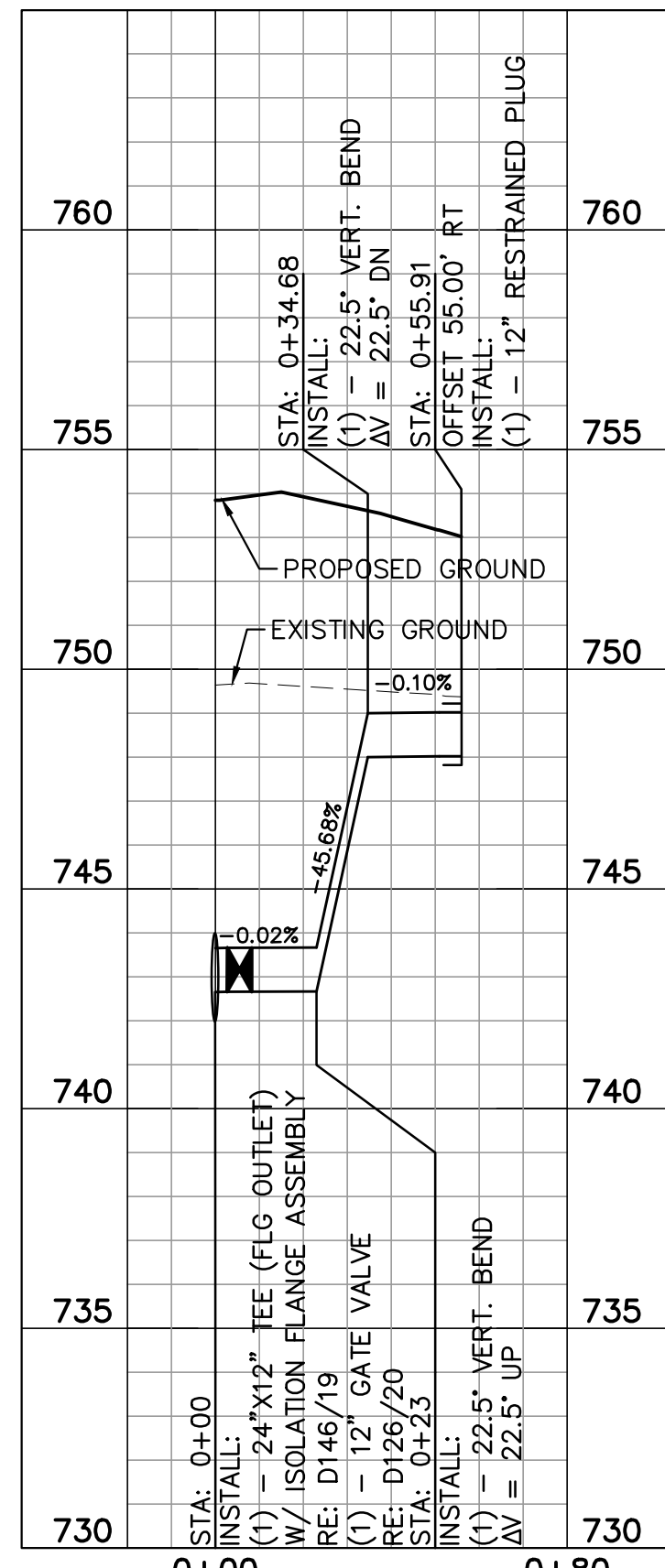
DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	21

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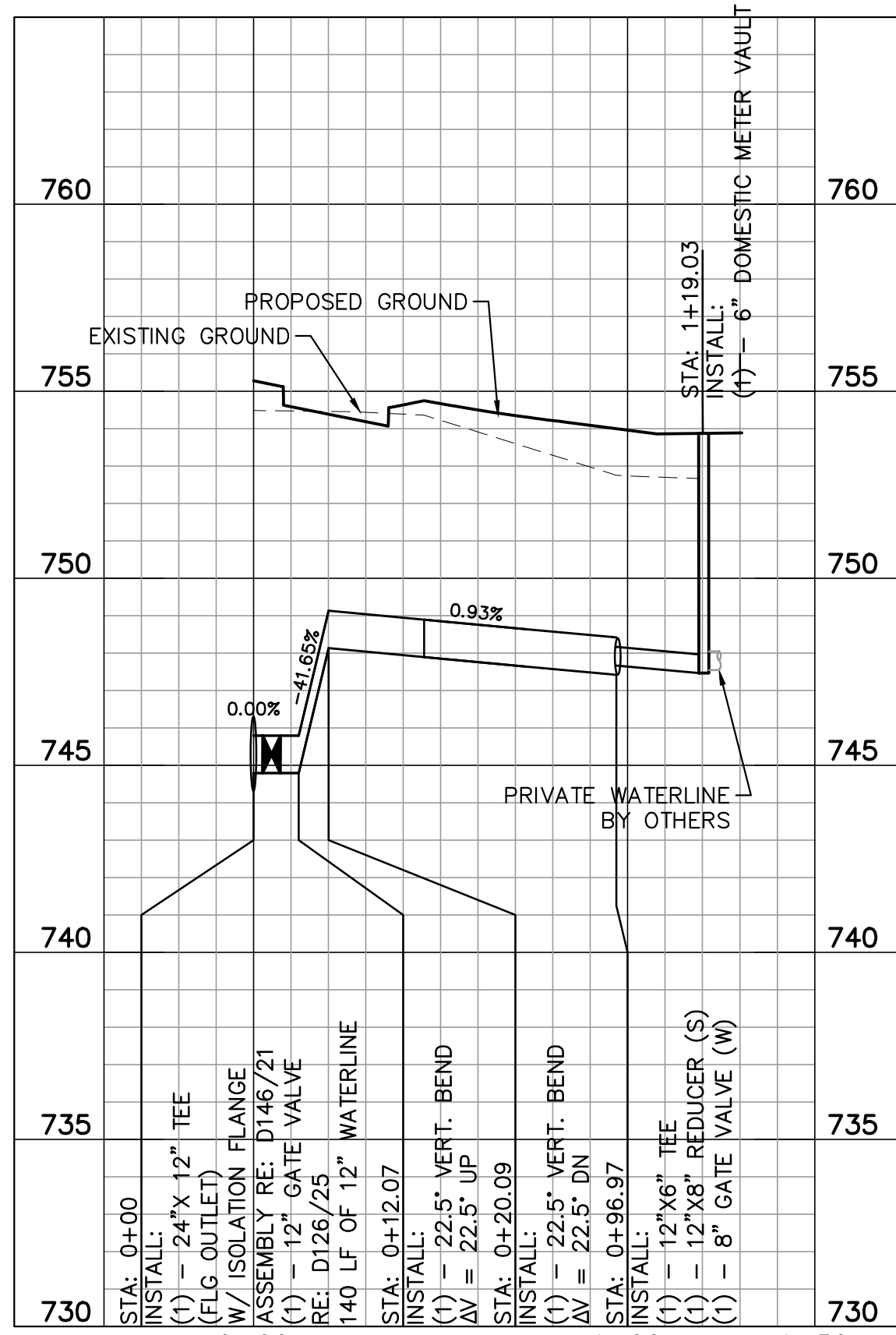
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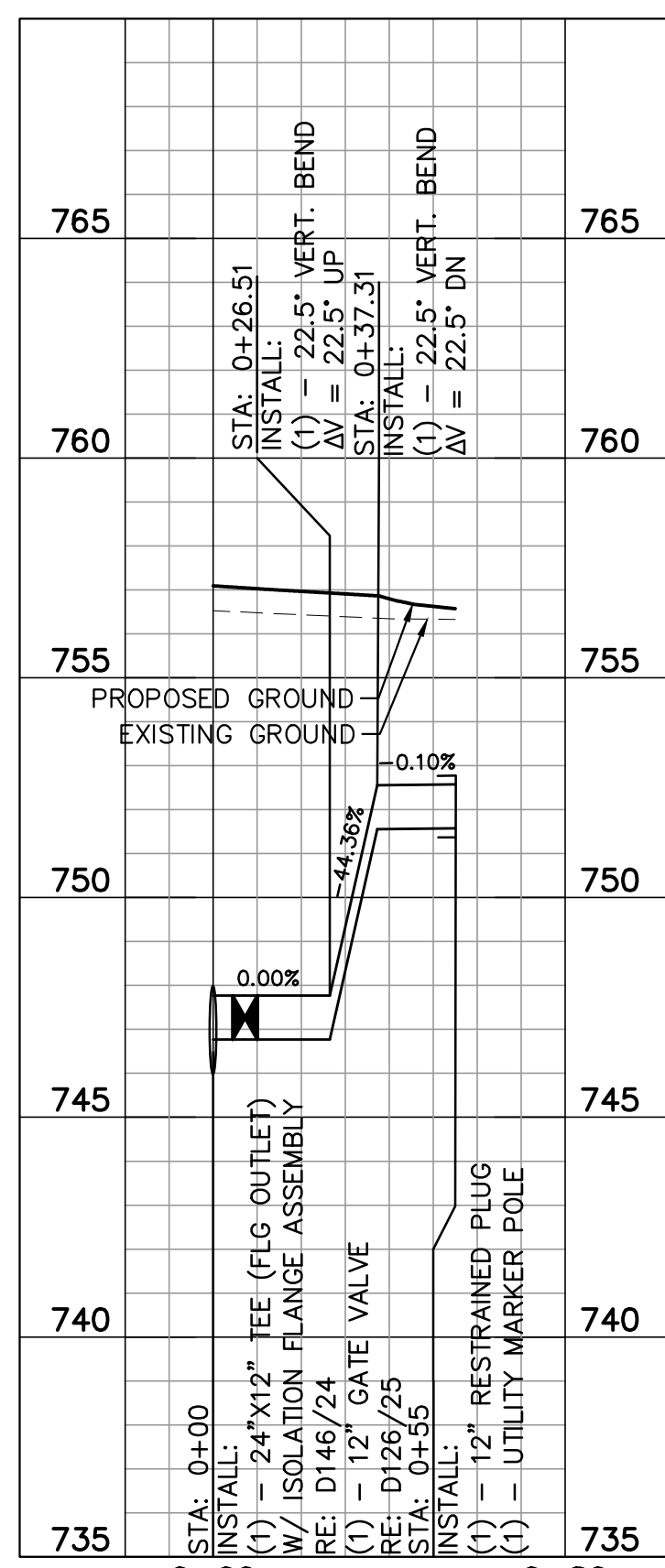
WATER LINE A - STA 1+49



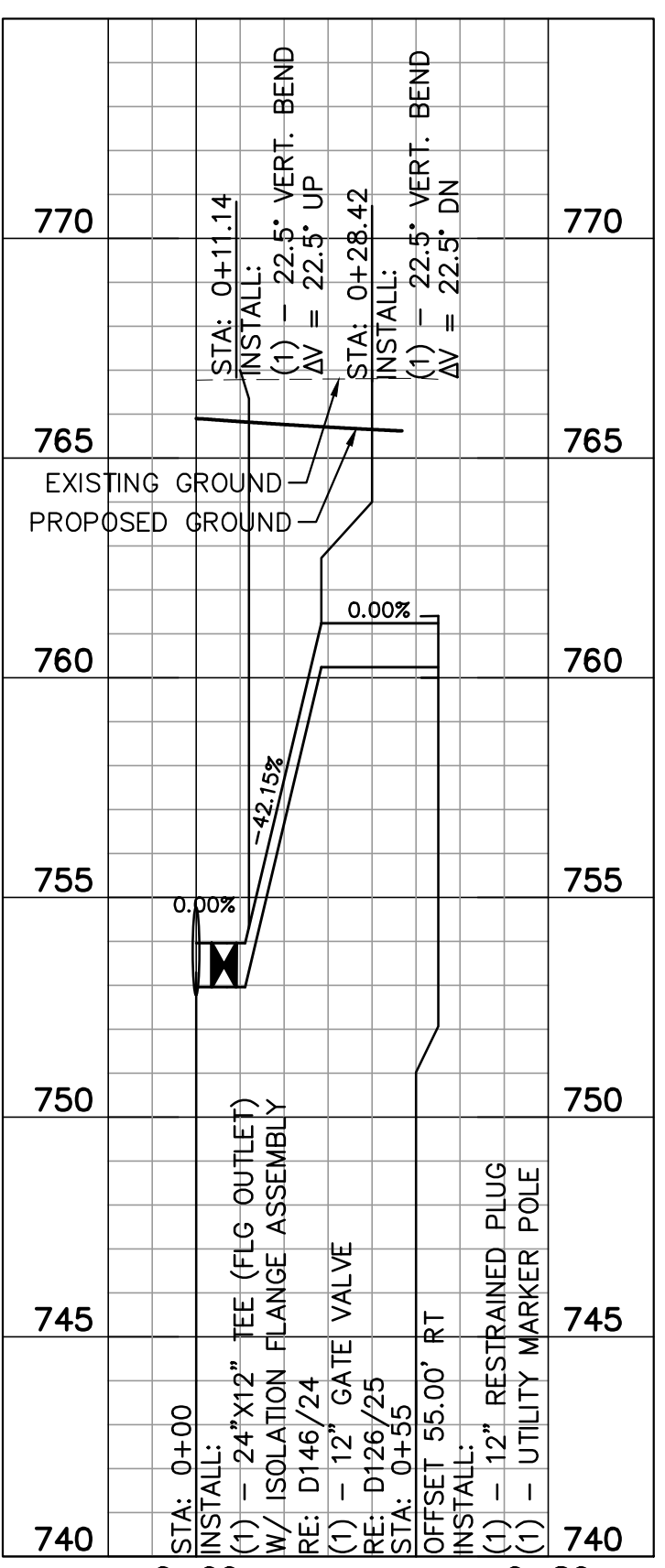
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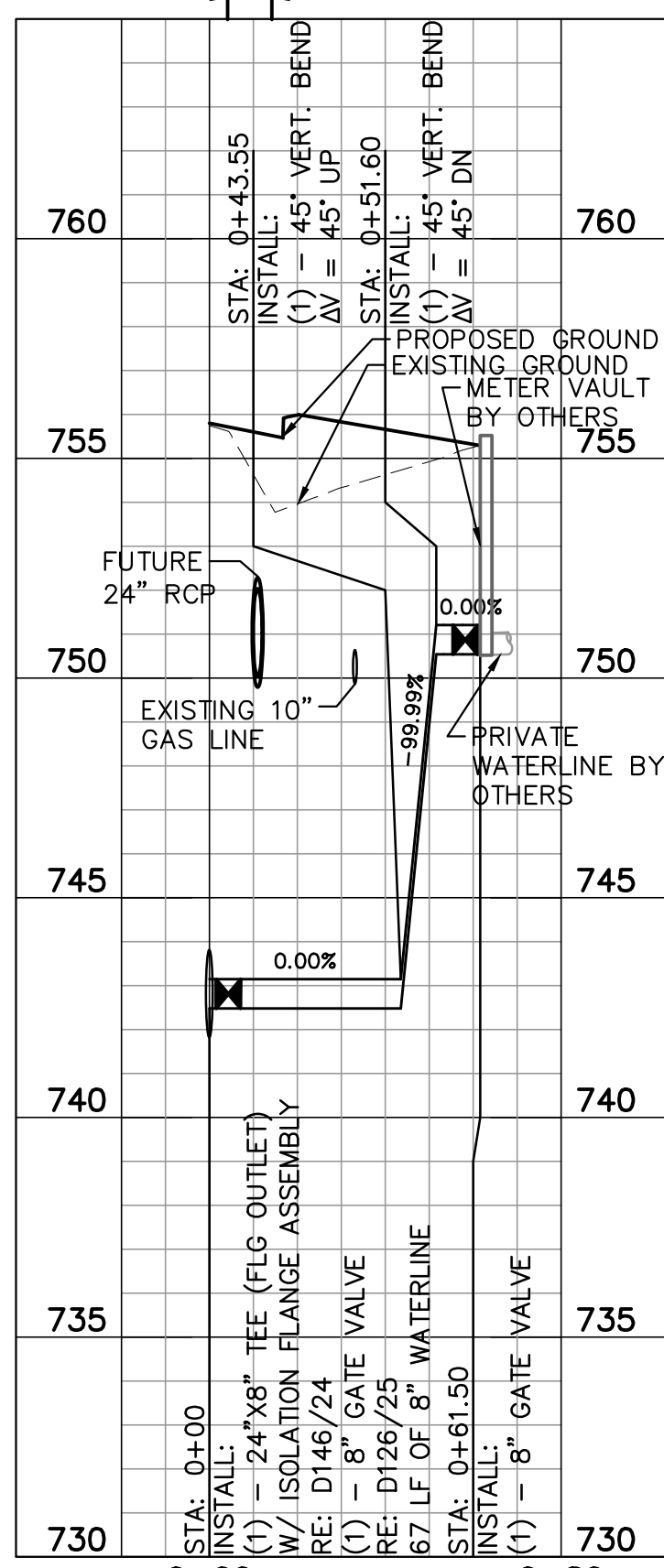
WATER LINE A - STA 24+13



WATER LINE A - STA 24+84



WATER LINE A - STA 27+34



WATER LINE B - STA 4+91

NOTES

- ALL BACKFILL TO BE ACCEPTABLE PER DETAILS ON SHEET 20 EXCEPT WHERE CALLED OUT.

PROFILE SCALE:
1" = 40' H
1" = 4' V

WARNING

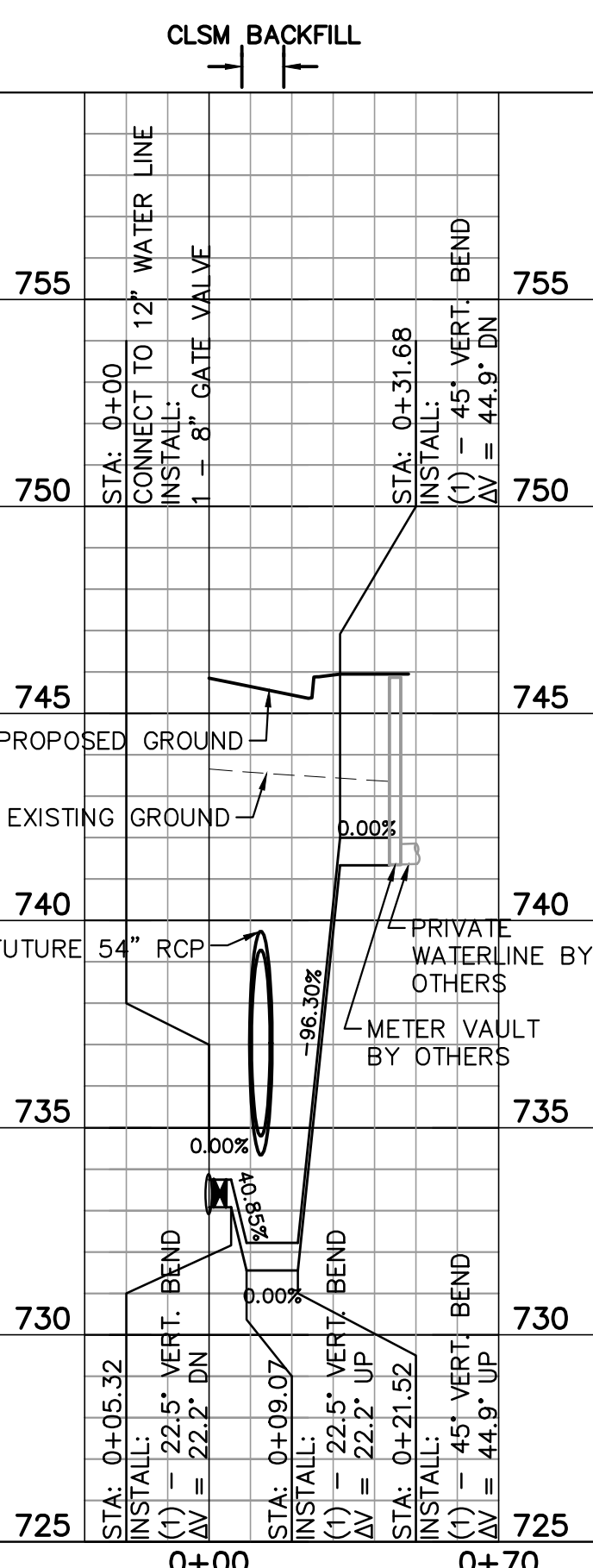
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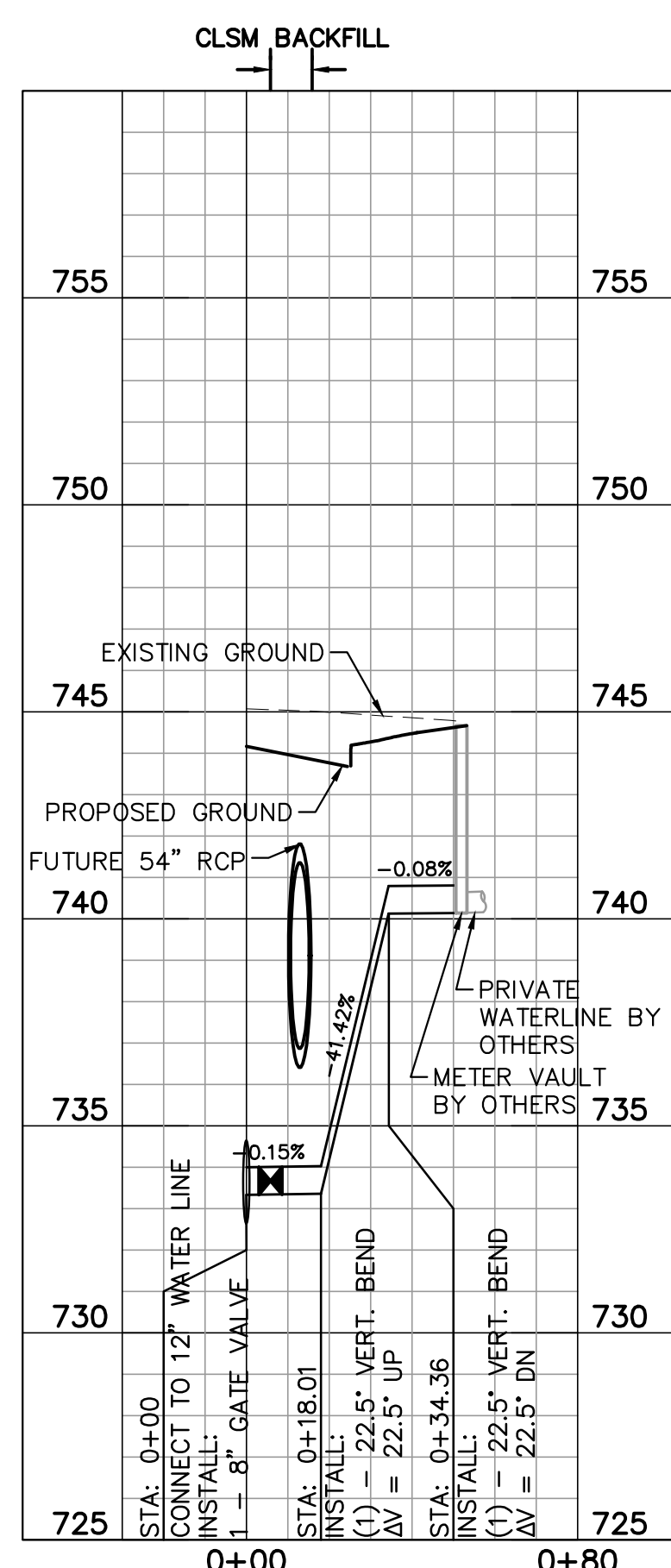
DIGTESS	DIGTESS	(800) 344-8377
GARY TILROY	AT&T/SBC	(817) 338-6202
ANTONY COGNASI	ONCOR ELECTRIC	(817) 215-6781
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WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH WATER DEPARTMENT		(817) 392-8296

BENCHMARKS

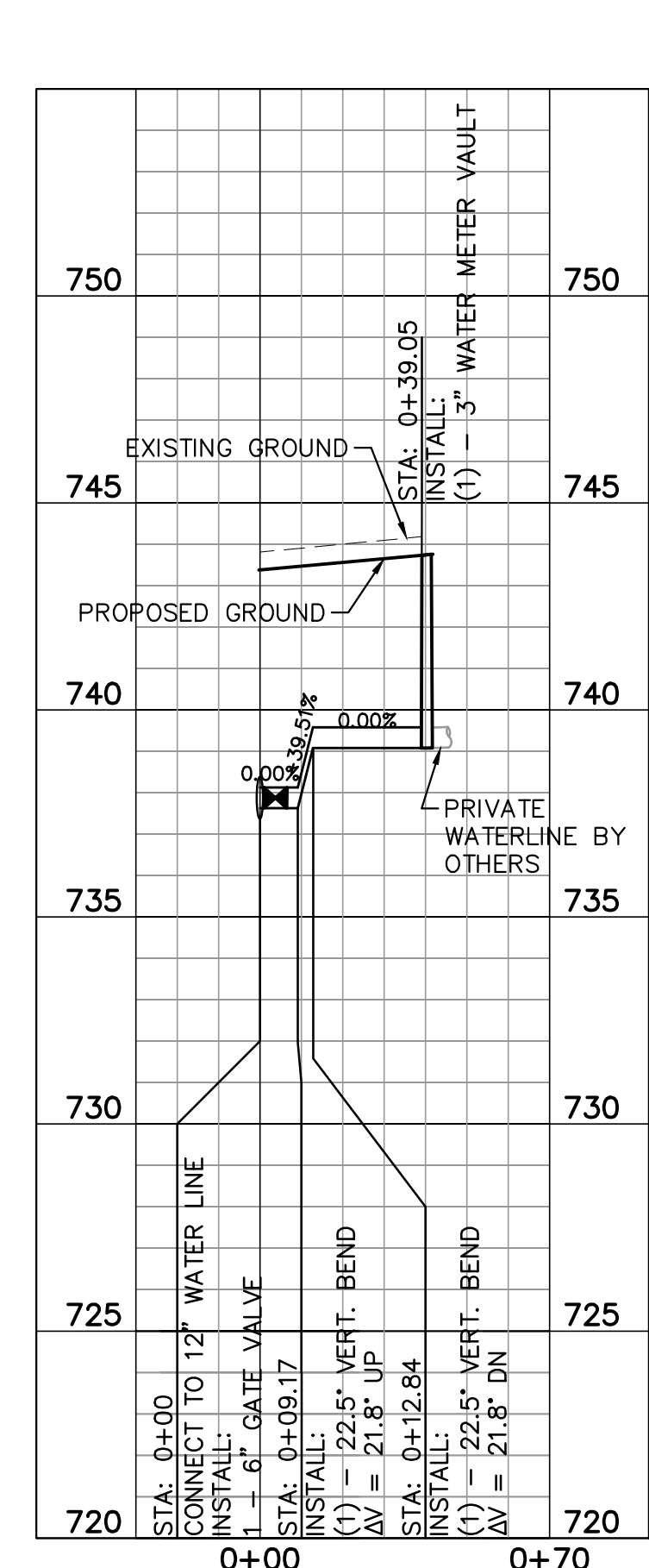
- #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.
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ELEV: 762.58



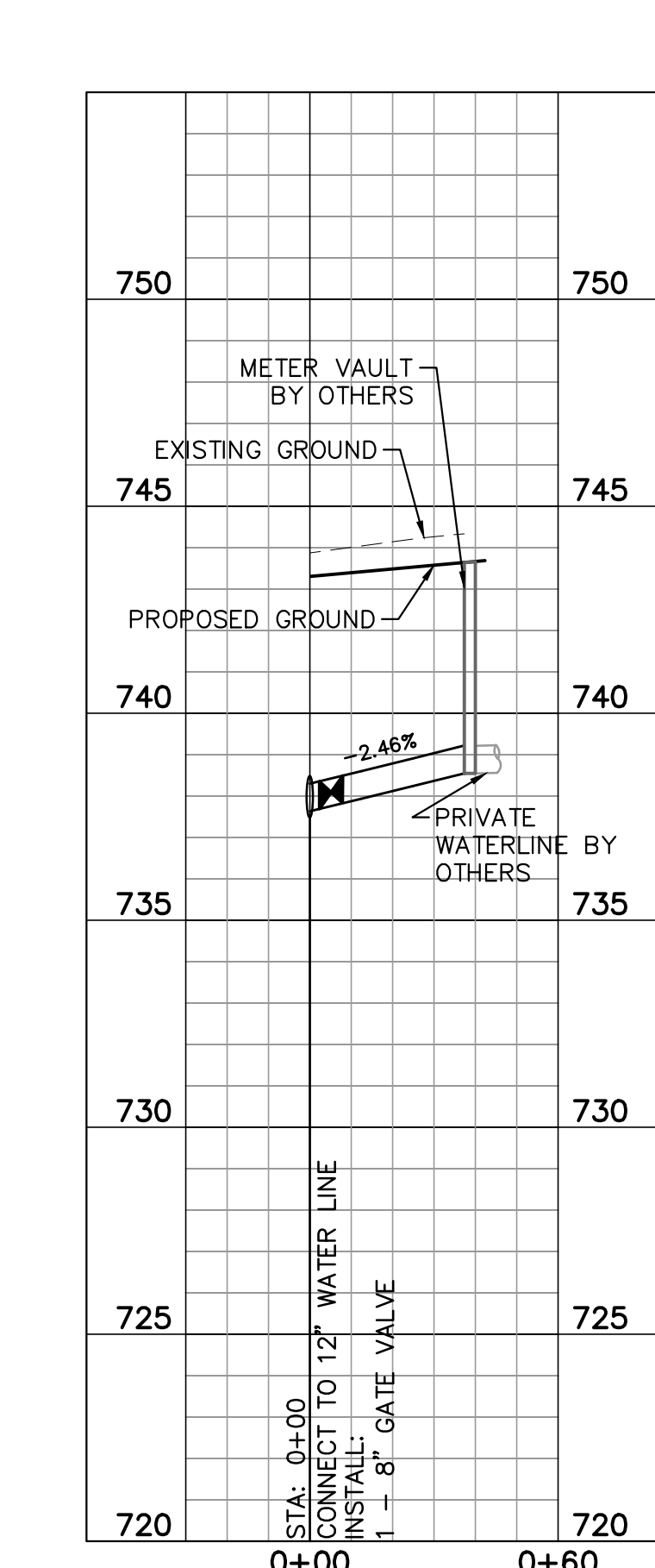
WATER LINE C - STA 0+25



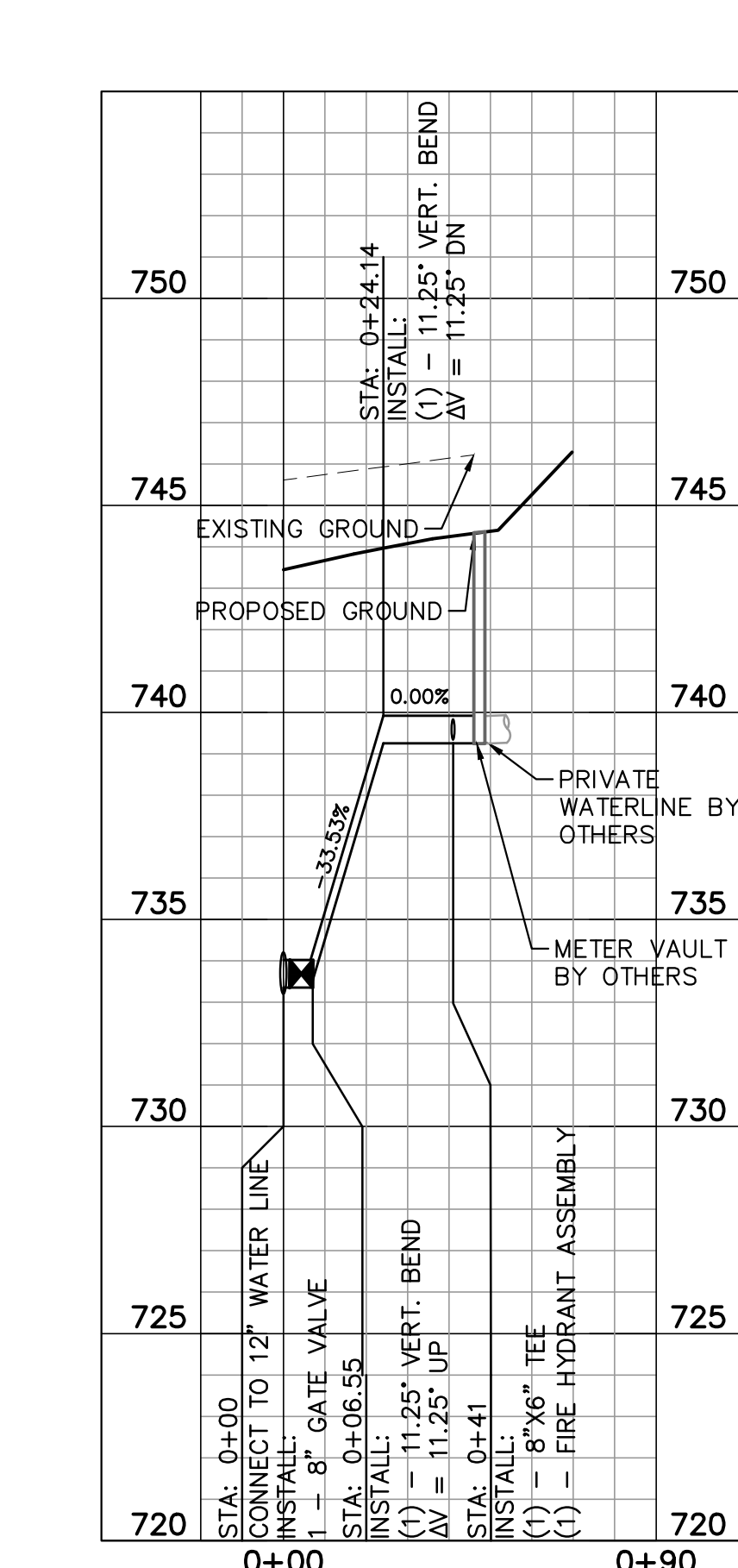
WATER LINE C - STA 4+42



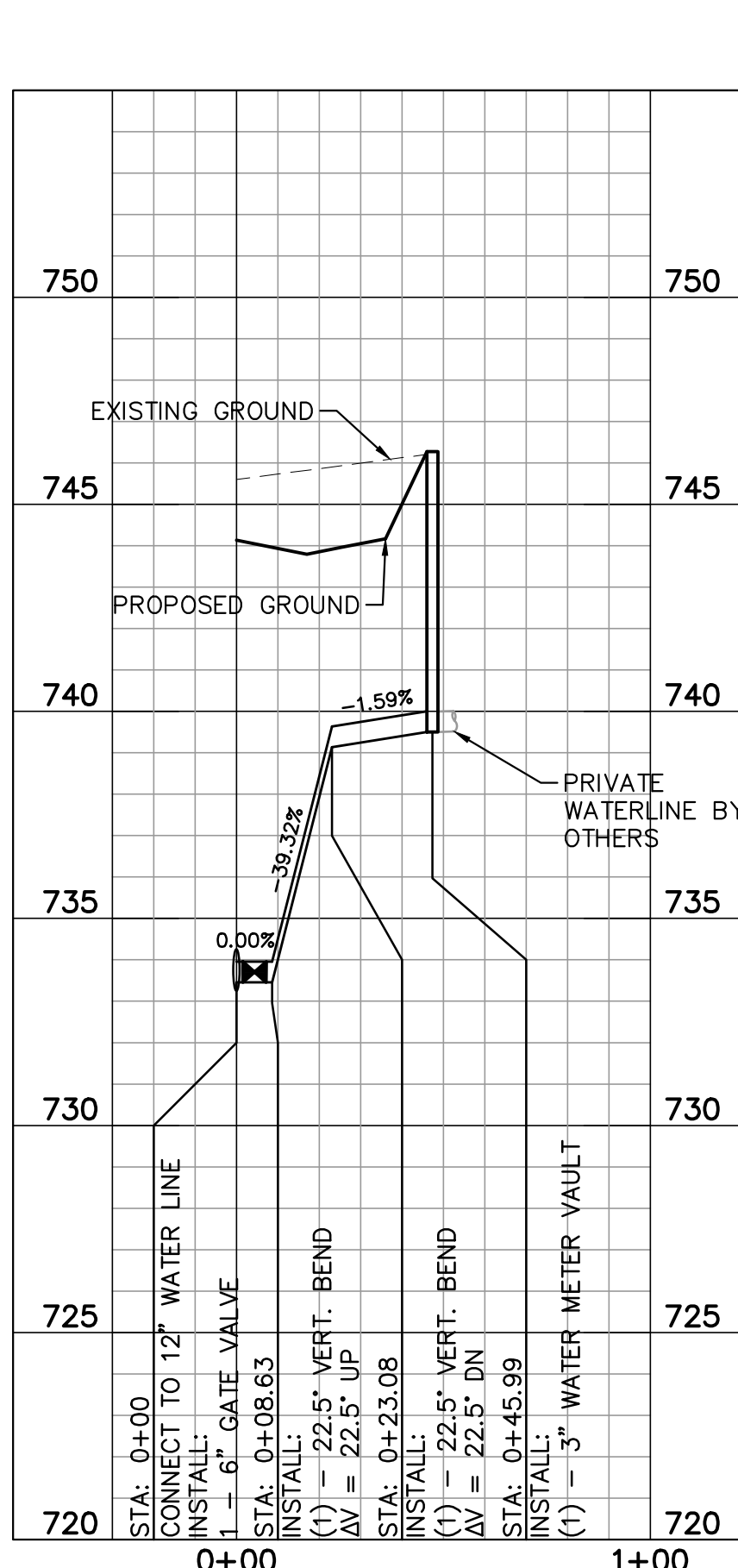
WATER LINE D - STA 0+21



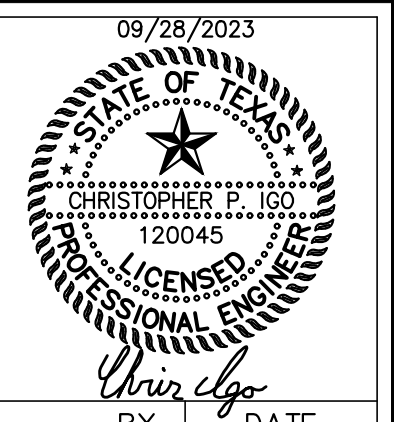
WATER LINE D - STA 0+31



WATER LINE D - STA 5+30



WATER LINE D - STA 5+36



REV.	COMMENTS	BY	DATE
1			
2			

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

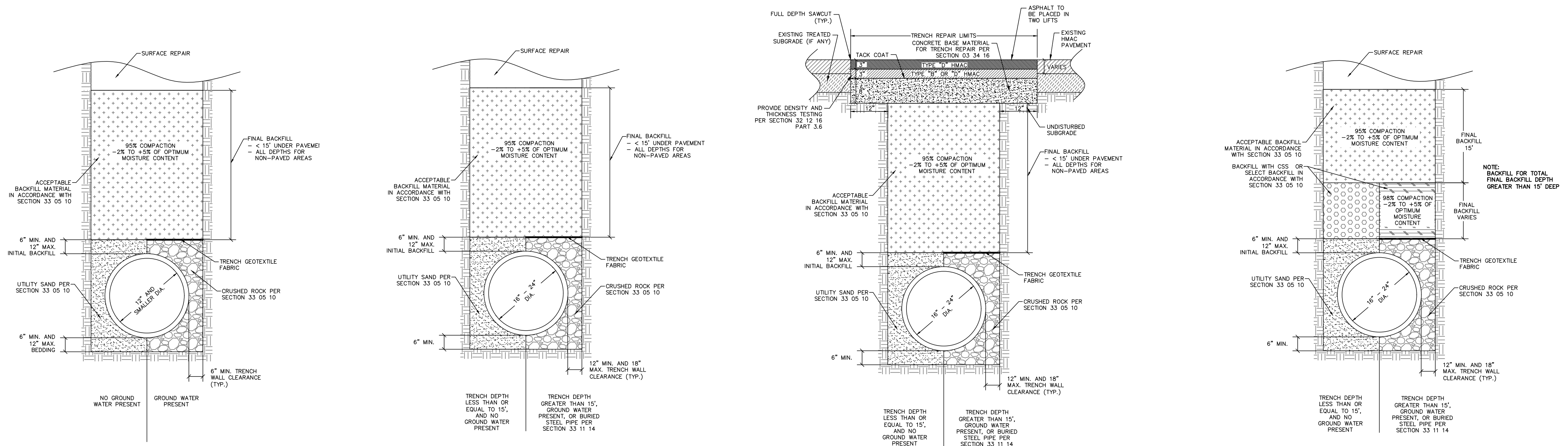
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PROPOSED WATER LINE
LATERAL PROFILES

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN: CPI	DATE: Sep 2023	SCALE:	PROJECT NO.:	SHEET: 22
DRAWN: JIN			CITY PROJECT #104666	
CHECKED: JCK			WATER PROJECT #XXX	

NOTES



D001 D101
33 05 10-D001 ACCEPTABLE BACKFILL
33 05 10-D101 EMBEDMENT FOR WATER LINES
12-INCH AND SMALLER
SCALE: N.T.S.

D001 D102
33 05 10-D001 ACCEPTABLE BACKFILL
33 05 10-D102 EMBEDMENT FOR WATER LINES
16-INCH TO 24-INCH
SCALE: N.T.S.

D520 D001 D102
32 01 17-D520 ASPHALT PAVEMENT TRENCH REPAIR
33 05 10-D001 ACCEPTABLE BACKFILL
33 05 10-D102 EMBEDMENT FOR WATER LINES
16-INCH TO 24-INCH
SCALE: N.T.S.

D005 D102
33 05 10-D005 DEEP TRENCH BACKFILL
33 05 10-D102 EMBEDMENT FOR WATER LINES
16-INCH TO 24-INCH
SCALE: N.T.S.

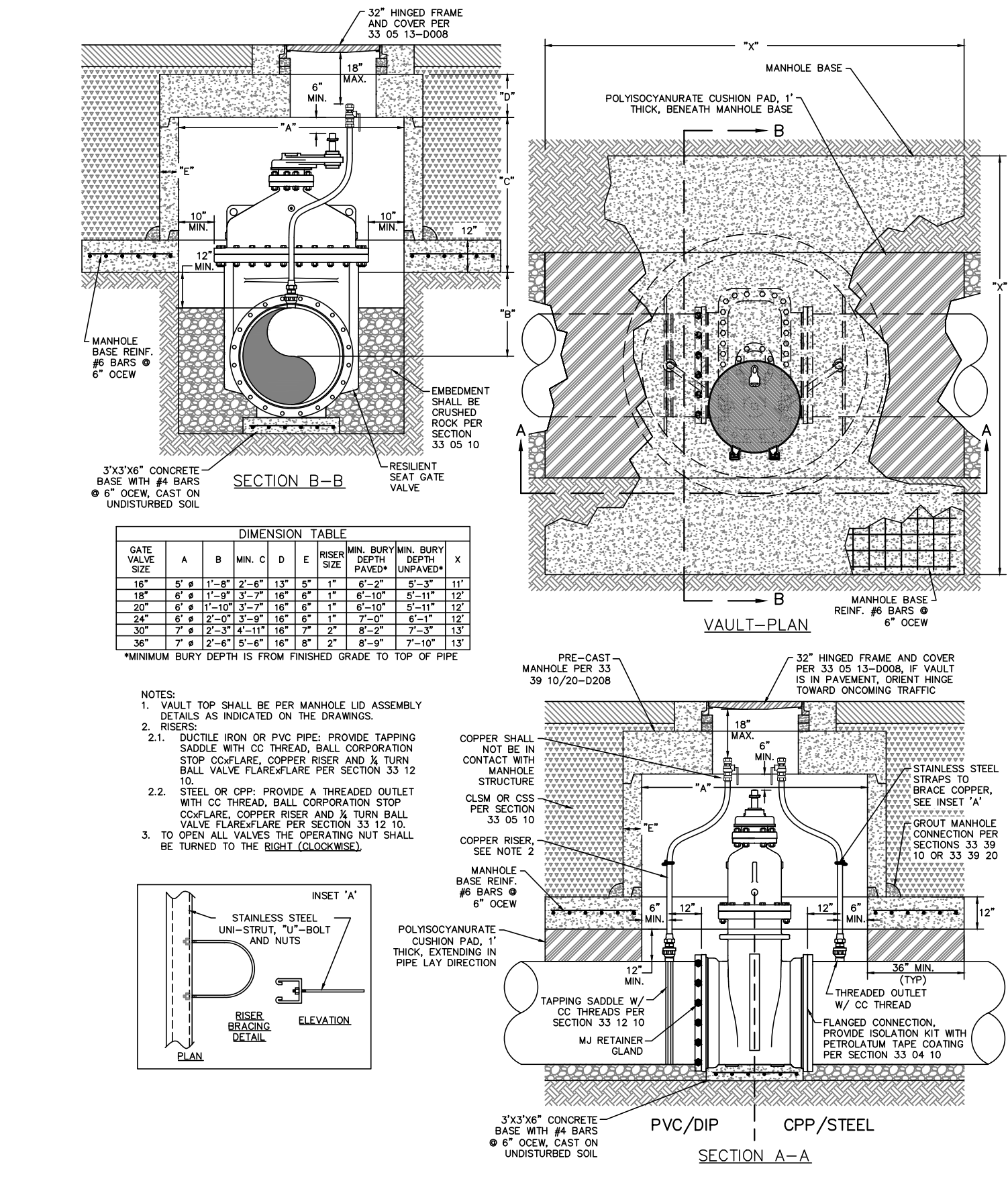
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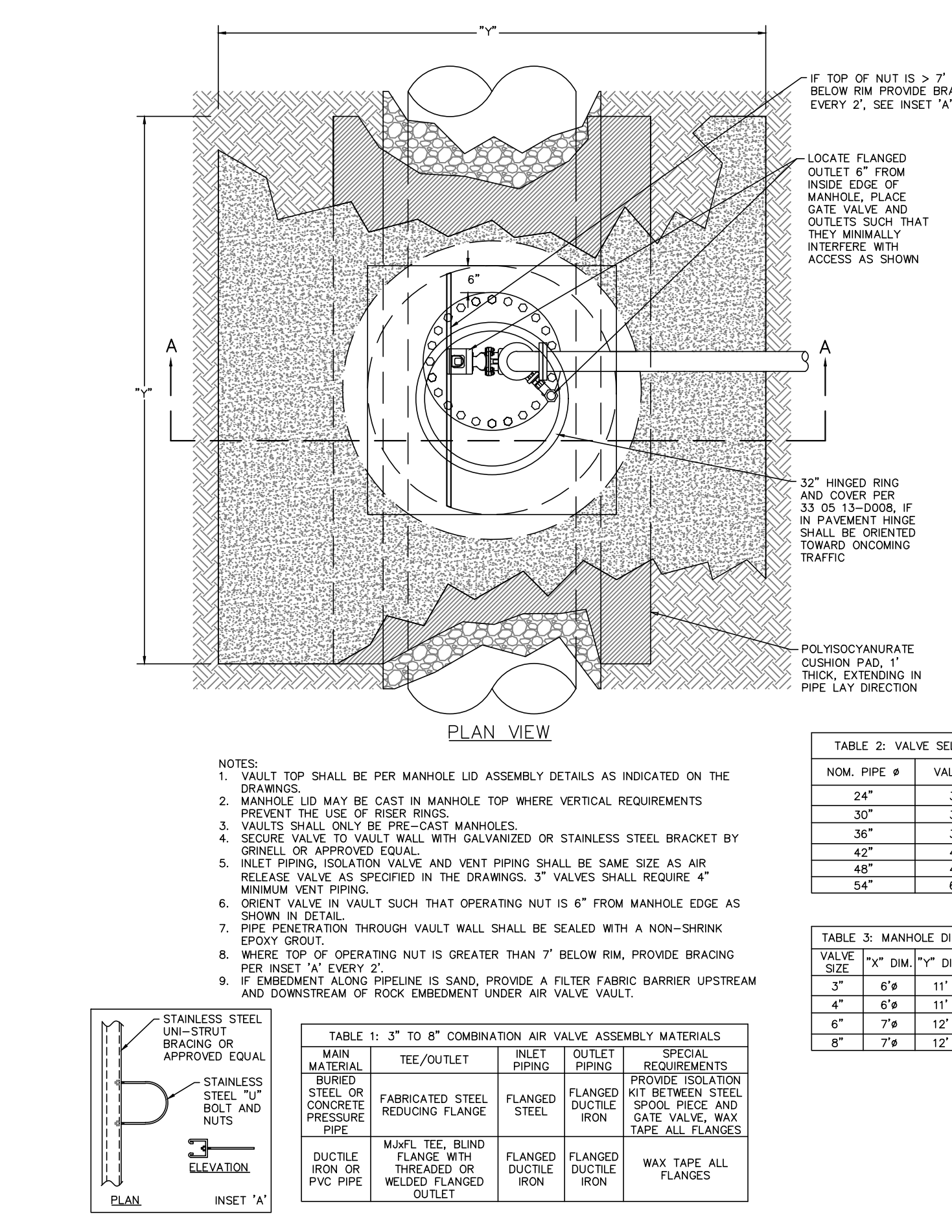
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CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

BENCHMARKS

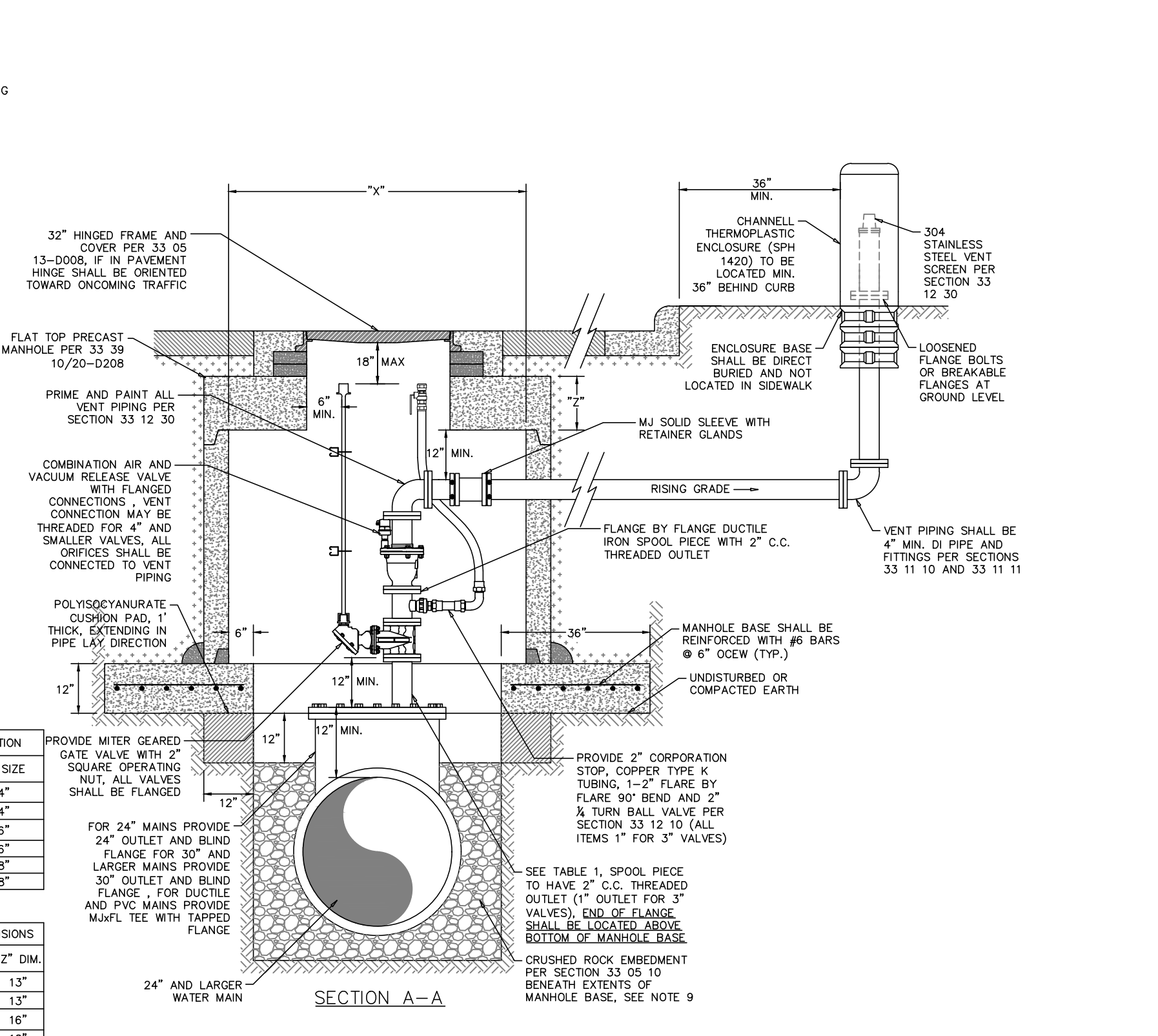
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ELEV: 762.58



D127
33 12 20-D127 WATER TRANSMISSION GATE VALVE & VAULT (16" - 36")
SCALE: N.T.S.



D139
33 12 30-D139 POTABLE COMBINATION AIR VALVE ASSEMBLY - 3 TO 8-INCH VALVES
SCALE: N.T.S.



D139
33 12 30-D139 POTABLE COMBINATION AIR VALVE ASSEMBLY - 3 TO 8-INCH VALVES
SCALE: N.T.S.

09/28/2023

STATE OF TEXAS
CHRISTOPHER P. 100
120045
PROFESSIONAL ENGINEER

REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

WATER PLAN DETAILS I

Kimley»Horn
801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TFPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666	23
DRAWN:				
CHECKED:				

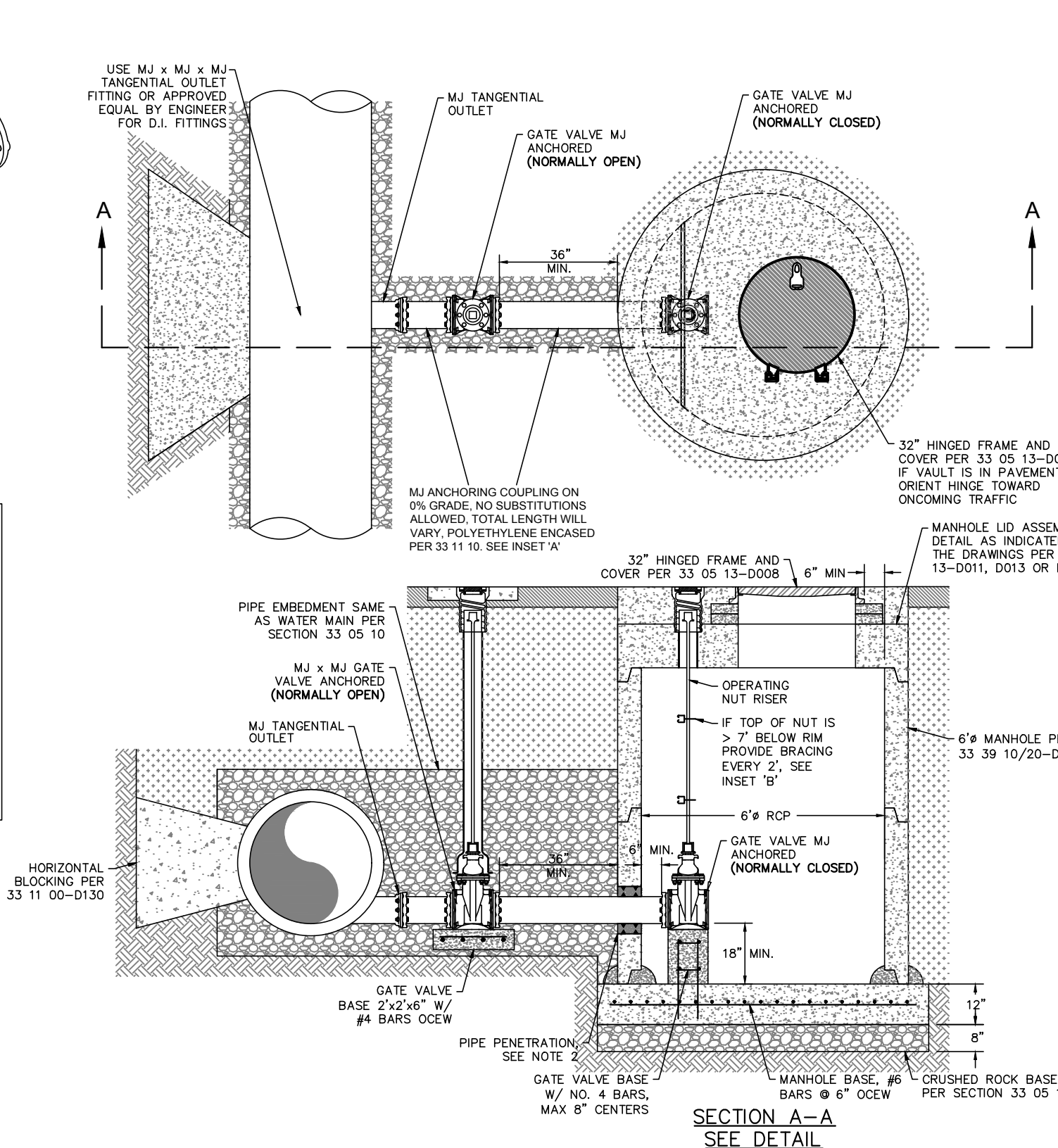
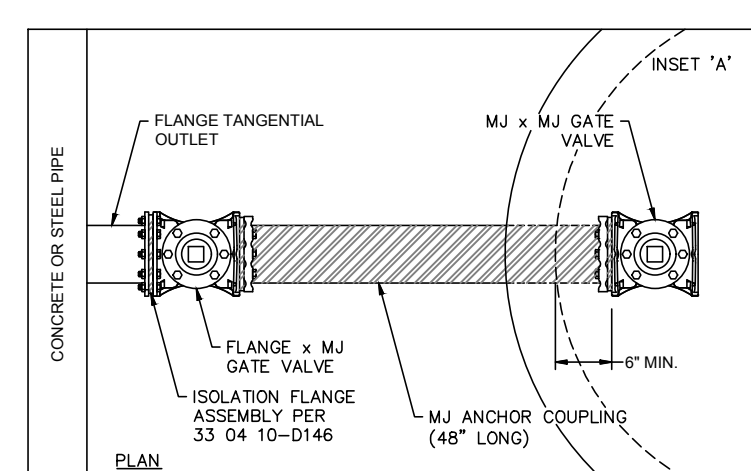
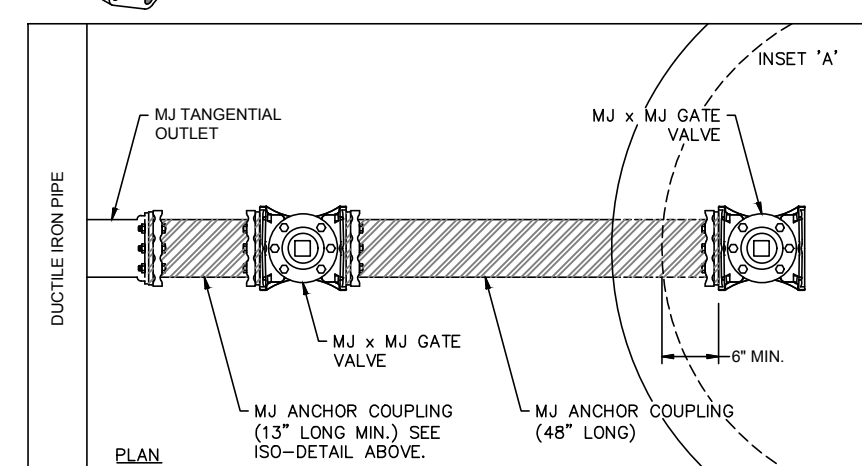
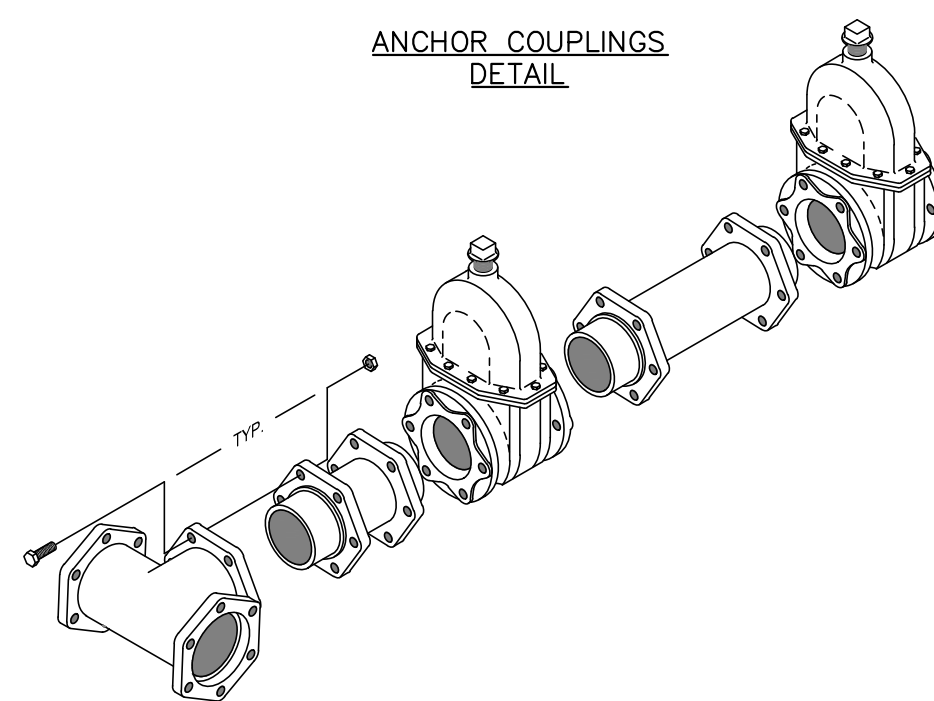
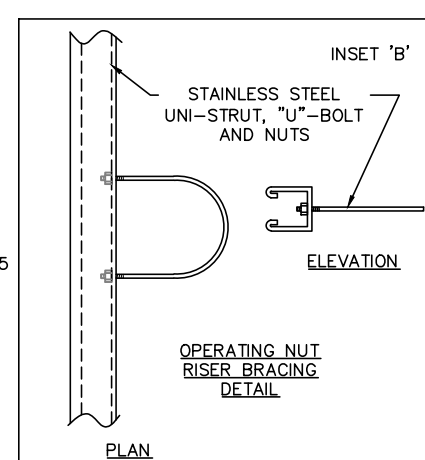
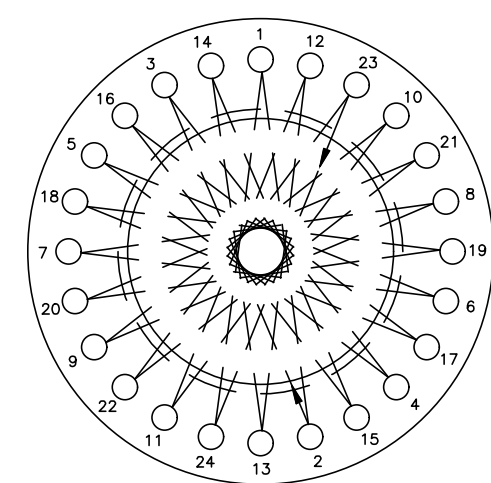


Table with 2 columns: MAIN ROW PIPE SIZE, BLOW-OFF PIPE SIZE. Rows include 16", 20", 24", 30", 36", 42", 48", 54" diameters.

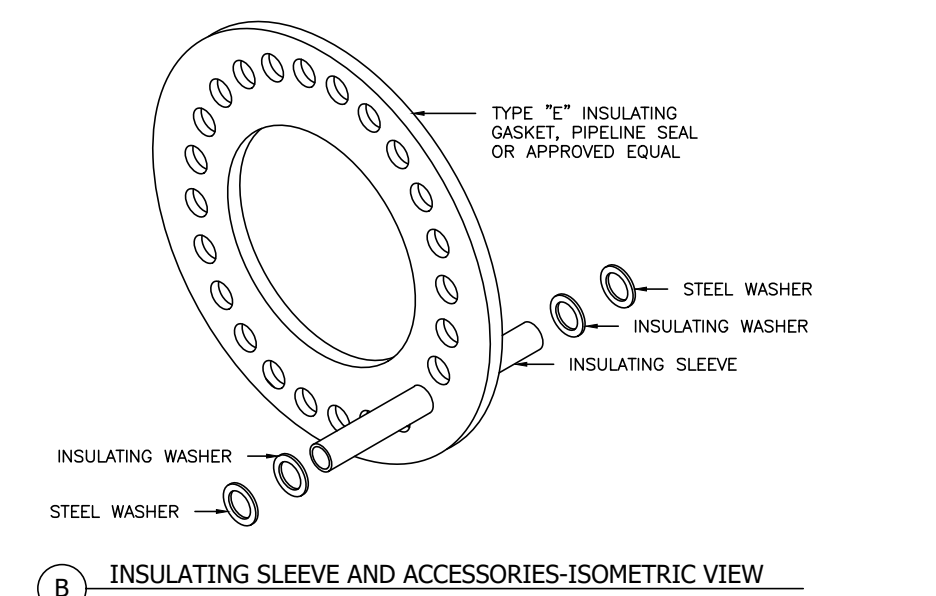


NOTE: 1. TEE SHALL BE PAID FOR SEPARATELY AND SHALL NOT BE INCLUDED AS A PART OF THE STANDARD BLOW-OFF ASSEMBLY LINE-ITEM. 2. MANHOLE PENETRATIONS SHALL BE CONSTRUCTED AS SPECIFIED IN 33 39 10 CAST IN PLACE MANHOLES OR 33 39 20 PRE-CAST MANHOLES AND DETAILED IN SEWER DETAILS D208. 3. ALL ANCHOR COUPLINGS SHALL BE ANCHOR X ANCHOR WITH WELDED RING AND STANDARD M.J. GLAND POLYETHYLENE ENCASED.

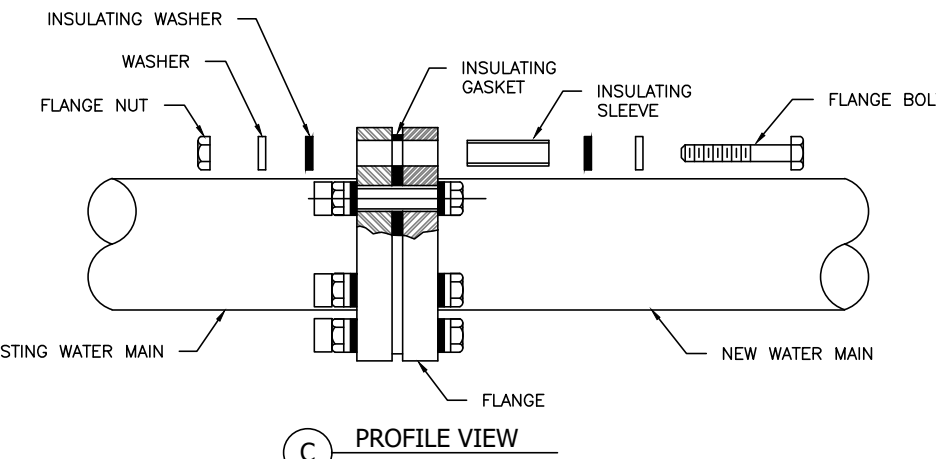


BOLT TIGHTENING SEQUENCE

NOTE: 1. SINCE ISOLATION FLANGE KIT HAS BEEN INSTALLED, A TEST SHALL BE PERFORMED TO ASSURE PIPELINE JOINT IS ISOLATED ONE SIDE FROM THE OTHER PRIOR TO SURGING.



INSULATING SLEEVE AND ACCESSORIES-ISOMETRIC VIEW

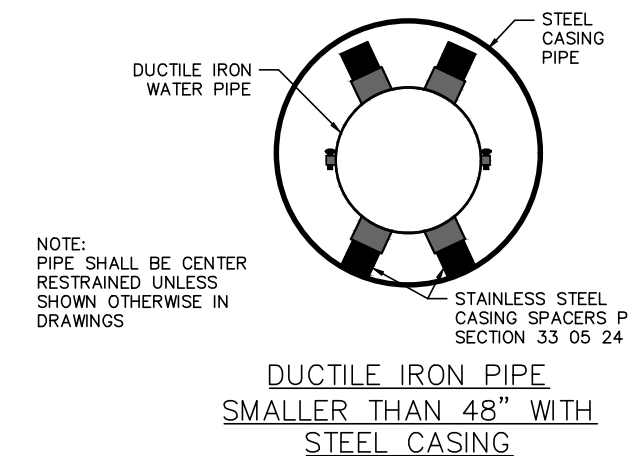


PROFILE VIEW

D146 ISOLATION FLANGE ASSEMBLY

24

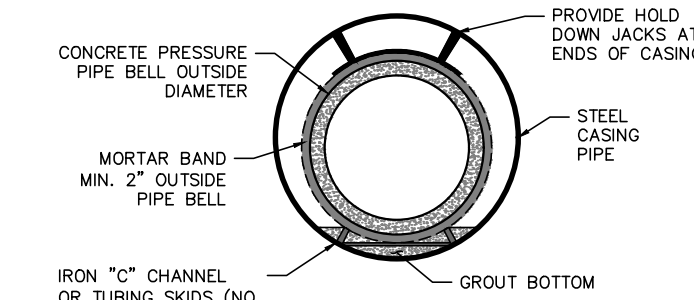
SCALE: N.T.S.



NOTE: PIPE SHALL BE CENTER RESTRAINED UNLESS SHOWN OTHERWISE IN DRAWINGS.

DUCTILE IRON PIPE SMALLER THAN 48" WITH STEEL CASING

Table: CASING PIPE SCHEDULE - DUCTILE IRON PIPE. Columns: NOMINAL CARRIER PIPE SIZE, DUCTILE IRON PIPE BELL OD, MIN CASING STEEL ID, DUCTILE IRON PIPE CARRIER BELL OD, MIN CASING STEEL ID.



24"-42" CONCRETE AND STEEL PRESSURE PIPE WITH STEEL CASING

Table: CASING PIPE SCHEDULE - CONCRETE PRESSURE/STEEL PIPE. Columns: NOMINAL CARRIER PIPE SIZE, C/P CARRIER PIPE BELL OD, MIN CASING STEEL ID, C/P CARRIER PIPE BELL OD, MIN CASING STEEL ID, STEEL CARRIER PIPE BELL OD, MIN CASING STEEL ID.

NOTE: 1. CASING DIAMETERS SHOWN ARE TO MEET MINIMUM INSTALLATION REQUIREMENTS. LARGER CASING SIZES AS INDICATED IN THE DRAWINGS SHALL GOVERN. CASING SIZES MAY BE INCREASED TO ALLOW FOR CASING INSTALLATION TOLERANCE VARIABILITY.

D105 33 12 60-D105 STANDARD BLOW-OFF ASSEMBLY

24

SCALE: N.T.S.

NOTE: 1. FOR BELL AND SPIGOT PIPE, REMOVE ALL SLACK LINE PRIOR TO BACKFILL AND PRESSURE TESTING.

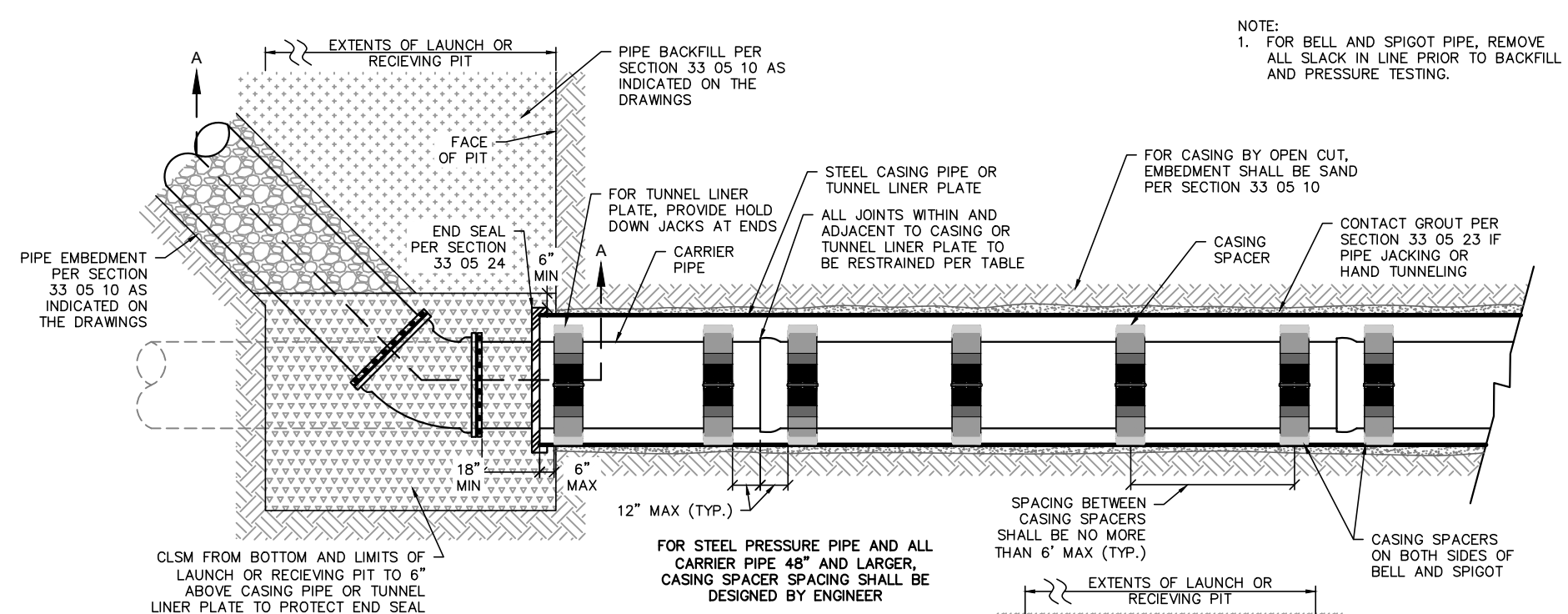
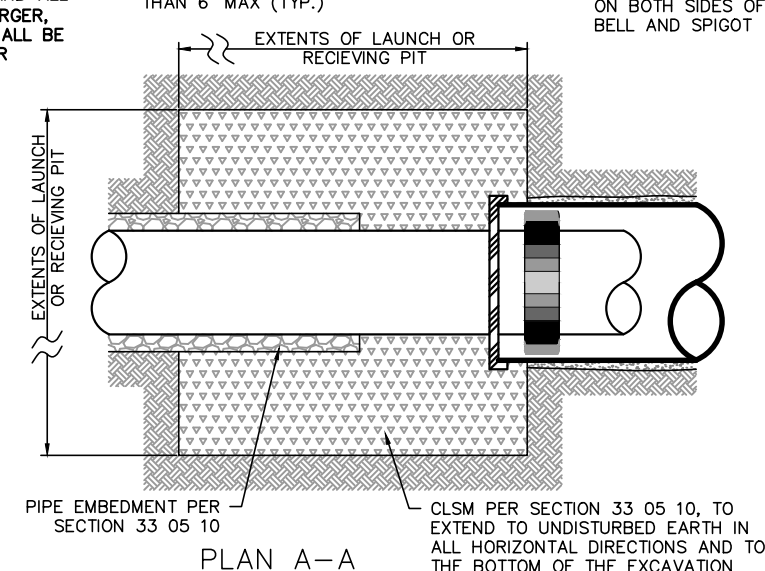


Table: CARRIER PIPE - RESTRAINED JOINTS. Columns: FITTINGS, PIPE, CARRIER PIPE - RESTRAINED JOINTS, DP DIAMETERS, DP DIAMETERS, STEEL PIPE ALL SIZES.

*IR- FLEX BY US PIPE, FLEX-RING BY ADCPO, OR APPROVED EQUAL. *LOK-RING BY ADCPO, OR APPROVED EQUAL.

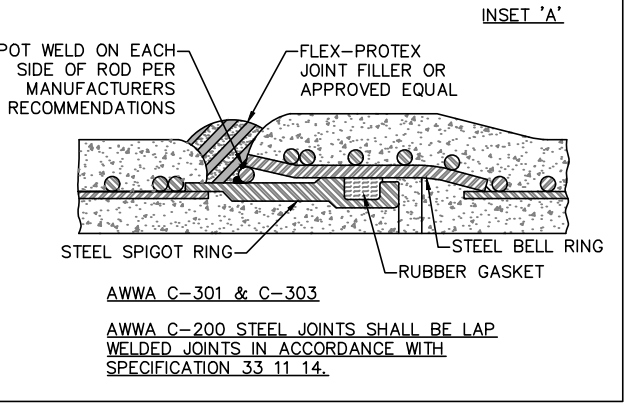
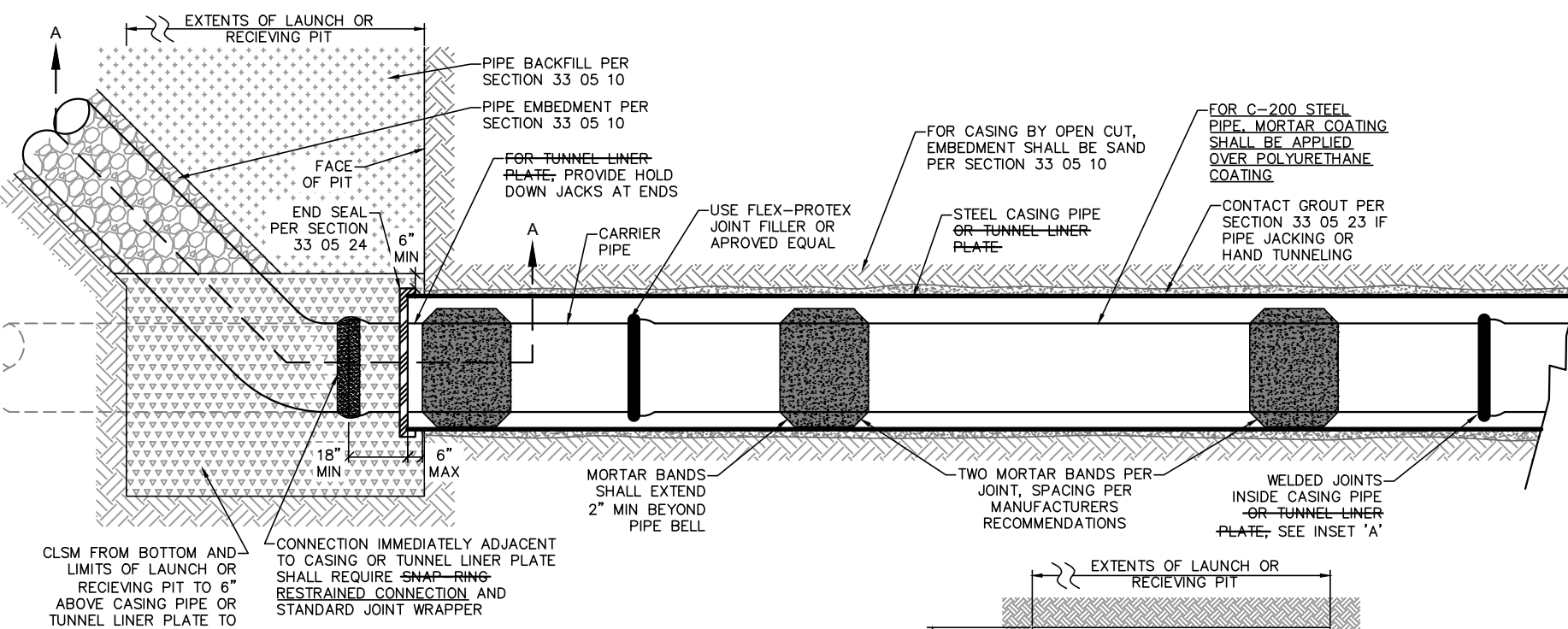


D108

33 05 24-D108 DUCTILE IRON PIPE AND STEEL-PIPE CASING & TUNNEL-LINER-PLATE PROFILE (M)

24

SCALE: N.T.S.



D109

33 05 24-D109 CONCRETE PRESSURE PIPE & STEEL PIPE CASING & TUNNEL-LINER-PLATE PROFILE (M)

24

SCALE: N.T.S.

D106 33 05 24-D106 WATER CARRIER PIPE INSTALLATION IN STEEL CASING

24

SCALE: N.T.S.

WARNING THE LOCATION AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND WERE OBTAINED FROM UTILITY COMPANY RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY LOCATION, DEPTH AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

- 1. #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD. ELEV: 744.07
2. #52 - SQUARE CUT WITH "X" CUT ON TOP OF A CONCRETE CURB AT THE CENTER RADIUS OF A CURB RETURN. LOCATED AT THE SOUTHWEST CORNER OF SOUTH BOUDN CHISHOLM TRAIL PARKWAY AND SYCAMORE SCHOOL ROAD. ELEV: 762.58

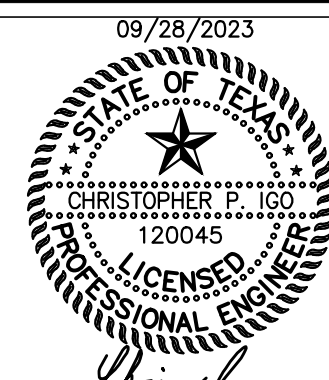


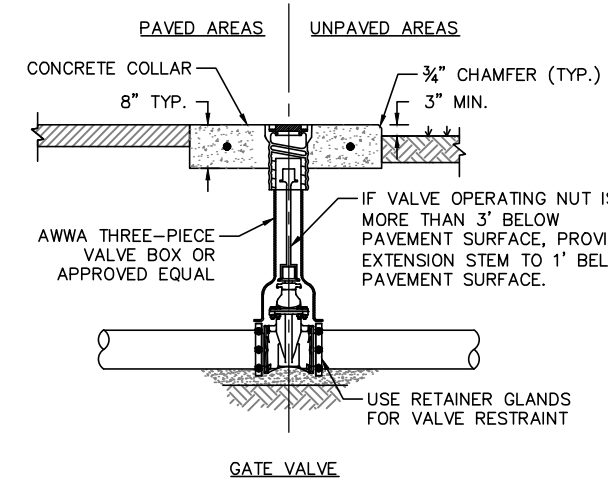
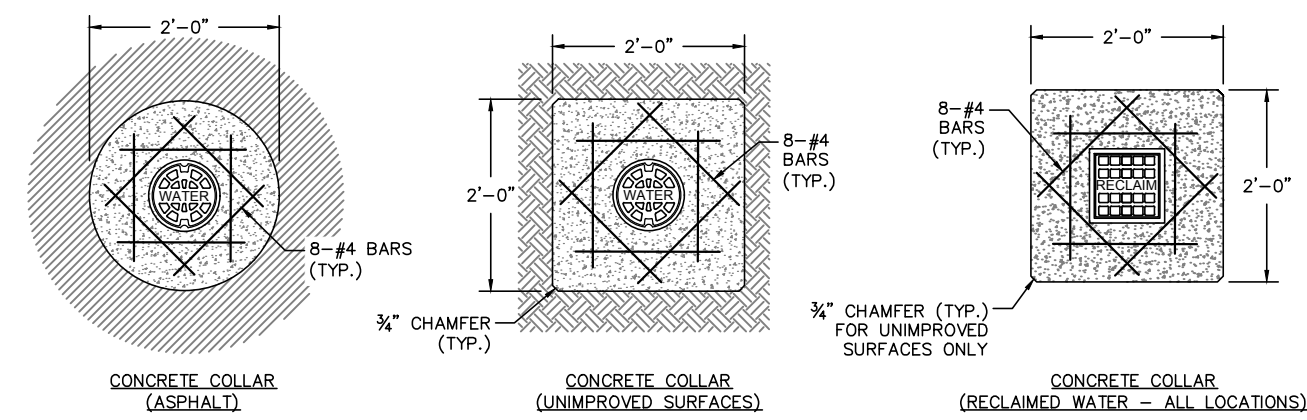
Table with 4 columns: REV., COMMENTS, BY, DATE.

FORT WORTH CITY OF FORT WORTH, TEXAS WATER DEPARTMENT

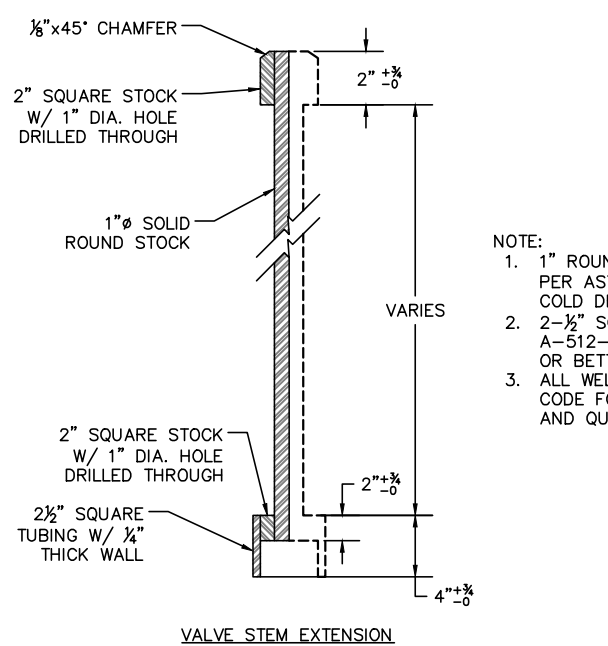
INFRASTRUCTURE PRIMROSE STATION CITY OF FORT WORTH TARRANT COUNTY, TEXAS

WATER PLAN DETAILS II

Kimley Horn logo and contact information: 801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102. Includes design, draw, and check dates and project numbers.

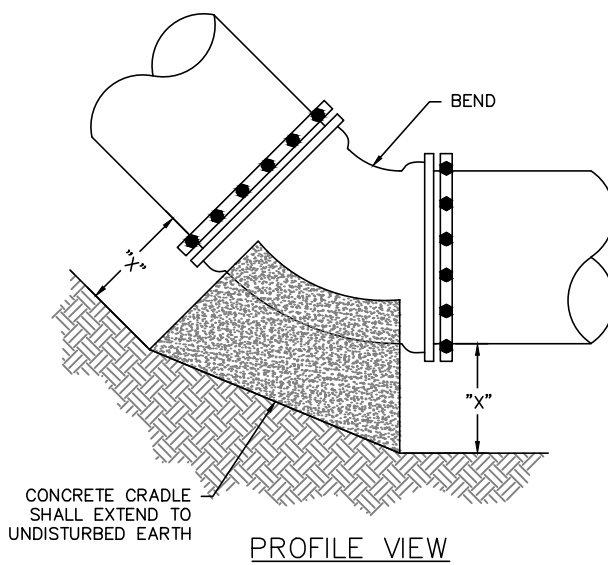


- NOTE:
- GATE VALVES SHALL BE RESILIENT SEATED.
 - PROVIDE 3" MIN. OF COVER OVER REINFORCEMENT IN ALL DIRECTIONS.
 - COLLARS SHALL BE 4,000 P.S.I. CONCRETE PER SECTION 03 30 00.



- NOTE:
- 1" ROUND SOLID BAR & 2" SQUARE PER ASTM A-108-B1, SAE 1020, COLD DRAWN OR BETTER.
 - 2" SQUARE TUBING PER ASTM A-513-75, SAE 1020, COLD DRAWN OR BETTER.
 - ALL WELDS SHALL COMPLY WITH A.W.S. CODE FOR PROCEDURE, APPEARANCE AND QUALITY OF WELDS.

D126 33 12 20-D126 WATER DISTRIBUTION GATE VALVE AND BOX (12-INCH AND SMALLER)
SCALE: N.T.S.

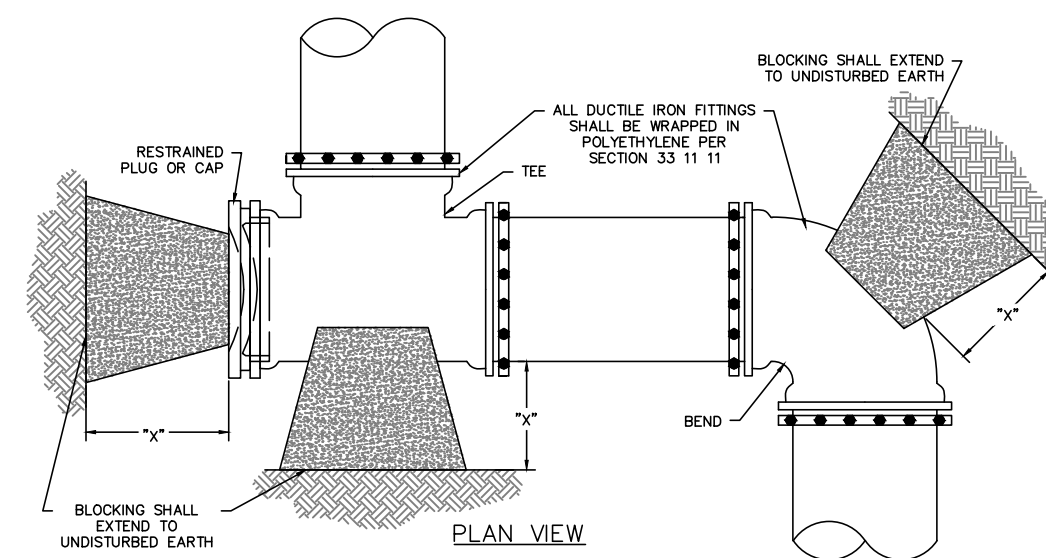


PIPE SIZE	MIN. AREA (SF)	45° BENDS MIN. AREA (SF)	22.5° BENDS MIN. AREA (SF)	11.25° BENDS MIN. AREA (SF)
6"	4.50	4.00*	4.00*	4.00*
8"	8.00	4.33	4.00*	4.00*
10"	12.50	6.76	4.00*	4.00*
12"	17.99	9.74	4.96	4.00*
16"	31.99	17.31	8.83	4.43
20"	49.98	27.05	13.79	6.93
24"	71.97	38.95	19.86	9.98

*MINIMUM THRUST BLOCKING SURFACE AREA SHALL BE 4 SQUARE FEET.
*DIMENSION "X" TO BE A MINIMUM OF ONE FOOT AND SIX INCHES, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH BOTTOM.

- NOTES:
- THRUST BLOCKING AREAS SHOWN ARE BASED ON:
1.1. 225 PSI TEST PRESSURE
1.2. 3,000 PSF HORIZONTAL OR LATERAL BEARING PRESSURE FOR ACCEPTABLE SOILS
1.3. MINIMUM COVER OF 42"
1.4. A SAFETY FACTOR OF 1.5.
 - THE ENGINEER SHALL PROVIDE A SEPARATE BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES. THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID.
 - ALL MJ FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS.
 - CRADLES FOR WATER LINES LARGER THAN 24" SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND SHOWN ON THE DRAWINGS.
 - ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.
 - CONCRETE MATERIAL SHALL CONFORM TO SECTION 03 30 00.

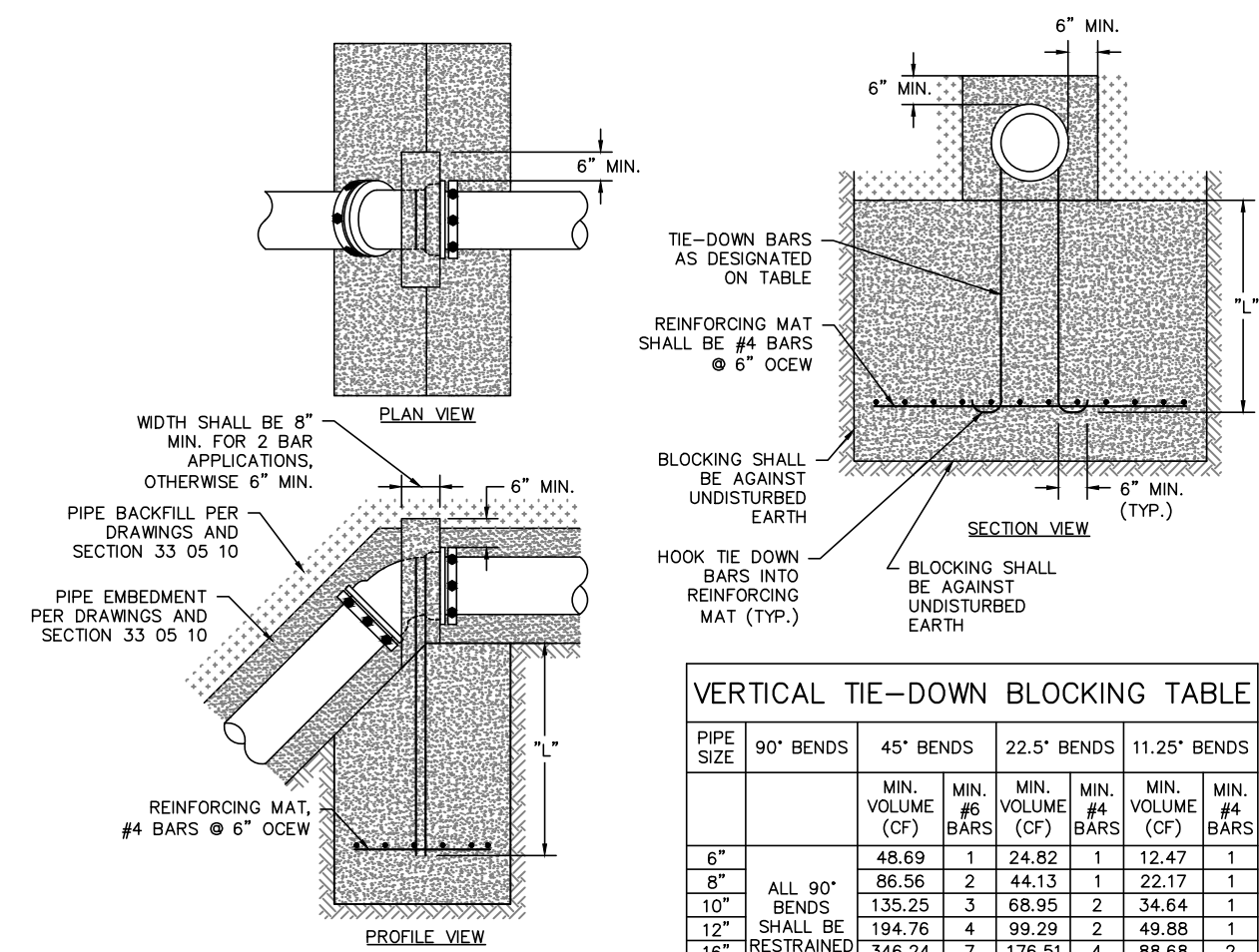
D131 33 11 00-D131 CONCRETE CRADLE
SCALE: N.T.S.



PIPE SIZE	MIN. AREA (SF)	45° BENDS MIN. AREA (SF)	22.5° BENDS MIN. AREA (SF)	11.25° BENDS MIN. AREA (SF)
6"	4.50*	4.00*	4.00*	4.00*
8"	8.00	4.33	4.00*	4.00*
10"	12.50	6.76	4.00*	4.00*
12"	17.99	9.74	4.96	4.00*
16"	31.99	17.31	8.83	4.43
20"	49.98	27.05	13.79	6.93
24"	71.97	38.95	19.86	9.98

- NOTES:
- THRUST BLOCKING AREAS SHOWN ARE BASED ON:
1.1. 225 PSI TEST PRESSURE
1.2. 3,000 PSF HORIZONTAL OR LATERAL BEARING PRESSURE FOR ACCEPTABLE SOILS
1.3. MINIMUM COVER OF 42"
1.4. A SAFETY FACTOR OF 1.5.
 - THE ENGINEER SHALL PROVIDE A SEPARATE BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES. THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID.
 - ALL MJ FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS.
 - BLOCKING FOR WATER LINES LARGER THAN 24" SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND SHOWN ON THE DRAWINGS.
 - ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.
 - CONCRETE MATERIAL SHALL CONFORM TO SECTION 03 30 00.

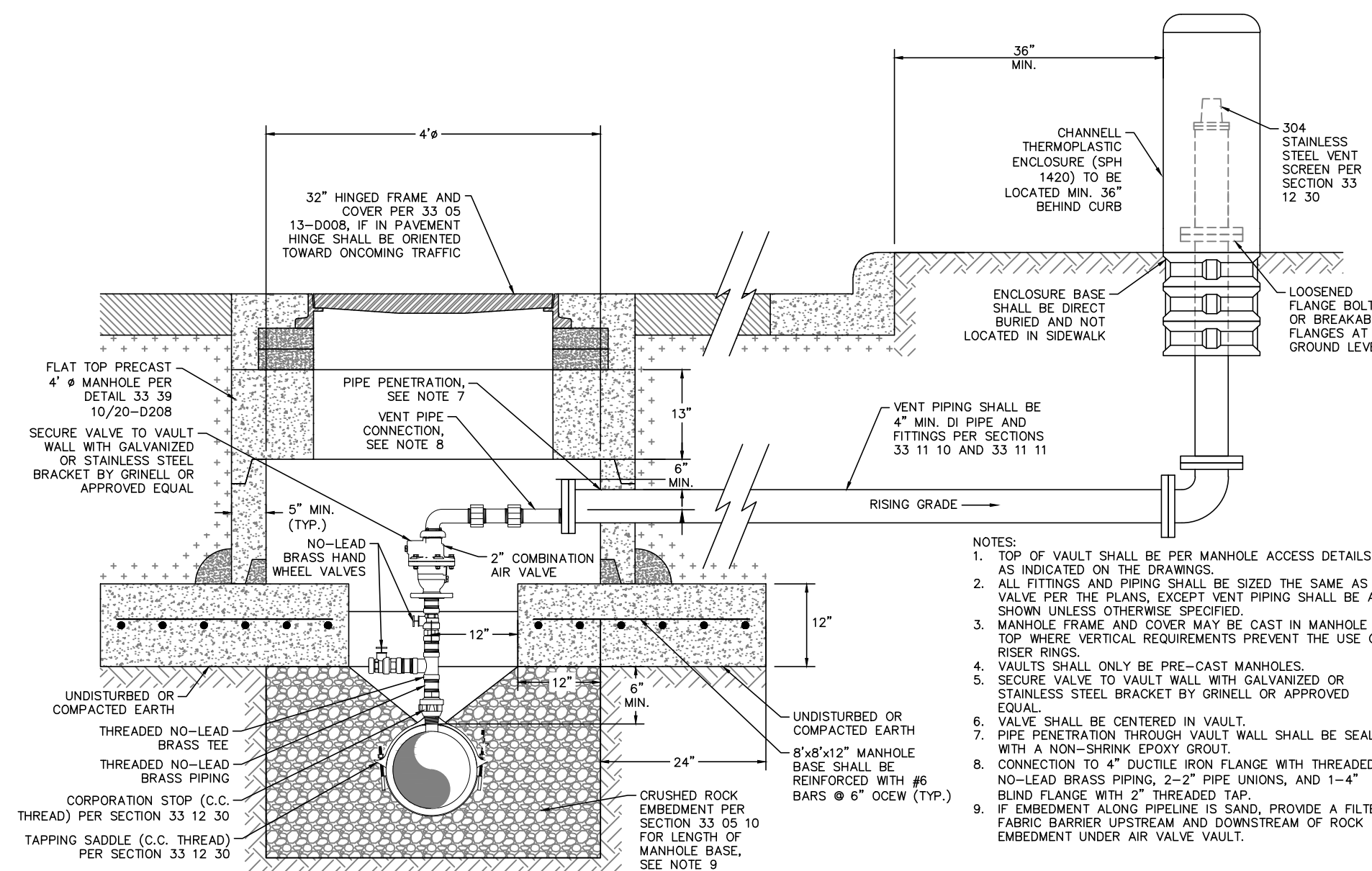
D130 HORIZONTAL THRUST BLOCKING
SCALE: N.T.S.



PIPE SIZE	90° BENDS	45° BENDS	22.5° BENDS	11.25° BENDS		
					MIN. VOLUME (CF)	MIN. # BARS
6"	48.69	1	24.82	1	12.47	1
8"	86.56	2	44.13	1	22.17	1
10"	135.25	3	68.95	2	34.64	1
12"	194.76	4	99.29	2	49.88	1
16"	346.24	7	176.51	4	88.68	2
24"	780	7	400	8	200	4

- NOTES:
- VERTICAL TIE-DOWN BLOCKING VOLUMES SHOWN ARE BASED ON:
1.1. 225 PSI TEST PRESSURE
1.2. 150 PCF CONCRETE DENSITY
1.3. A SAFETY FACTOR OF 1.5.
 - BAR QUANTITIES ARE BASED ON:
2.1. 30 KSI #4 STEEL REINFORCEMENT BAR
2.2. A FACTOR OF SAFETY OF 1.5
2.3. "L" SHALL BE A MINIMUM OF 18".
 - THE ENGINEER SHALL PROVIDE A SEPARATE VERTICAL TIE-DOWN BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE THRUST RESTRAINT BY MEANS OF VERTICAL TIE-DOWN BLOCKING FOR ALL PIPES. THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID.
 - ALL MJ FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS.
 - WIDTHS, LENGTHS AND DEPTHS MAY VARY BUT SATISFACTION OF ABOVE MINIMUM VOLUMES MUST BE DEMONSTRATED.
 - KEEP CONCRETE CLEAR OF PIPE JOINTS AND BOLTS.
 - VERTICAL TIE-DOWN BLOCKING FOR LINES 16" AND LARGER SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND SHOWN ON THE DRAWINGS.
 - ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.
 - CONCRETE MATERIAL SHALL CONFORM TO SECTION 03 30 00.

D132 33 11 00-D132 VERTICAL TIE-DOWN BLOCKING (M)
SCALE: N.T.S.



- NOTES:
- TOP OF VAULT SHALL BE PER MANHOLE ACCESS DETAILS AS INDICATED ON THE DRAWINGS.
 - ALL FITTINGS AND PIPING SHALL BE SIZED THE SAME AS VALVE PER THE PLANS, EXCEPT VENT PIPING SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 - MANHOLE FRAME AND COVER MAY BE CAST IN MANHOLE TOP WHERE VERTICAL REQUIREMENTS PREVENT THE USE OF RISER RINGS.
 - VAULTS SHALL ONLY BE PRE-CAST MANHOLES.
 - SECURE VALVE TO VAULT WALL WITH GALVANIZED OR STAINLESS STEEL BRACKET BY GRINELL OR APPROVED EQUAL.
 - VALVE SHALL BE CENTERED IN VAULT.
 - PIPE PENETRATION THROUGH VAULT WALL SHALL BE SEALED WITH A NON-SHRINK EPOXY GROUT.
 - CONNECTION TO 4" DUCTILE IRON FLANGE WITH THREADED NO-LEAD BRASS PIPING, 2-2" PIPE UNIONS, AND 1-4" BLIND FLANGE WITH 2" THREADED TAP.
 - IF EMBEDMENT ALONG PIPELINE IS SAND, PROVIDE A FILTER FABRIC BARRIER UPSTREAM AND DOWNSTREAM OF ROCK EMBEDMENT UNDER AIR VALVE VAULT.

D138 33 12 30-D138 POTABLE COMBINATION AIR VALVE ASSEMBLY - 2-INCH VALVE
SCALE: N.T.S.

NOTES

WARNING

THE LOCATION AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND WERE OBTAINED FROM UTILITY COMPANY RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY LOCATION, DEPTH AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WARNING! UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. CONTACT THE FOLLOWING OFFICES AT LEAST 48 HOURS PRIOR TO EXCAVATION AT THIS LOCATION.

DIGTESS	DIGTESS	(800) 344-8377
GARY TILORY	AT&T/SBC	(817) 338-6202
ANTONY COGNASI	ONCOR ELECTRIC	(817) 215-6781
JACOB LINDSAY	ATMOS GAS	(806) 777-0274
MATT DAVIS	CITY OF FORT WORTH	(817) 944-8277
PATRICK BUCKLEY	CITY OF FORT WORTH	(817) 716-2997
WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

BENCHMARKS

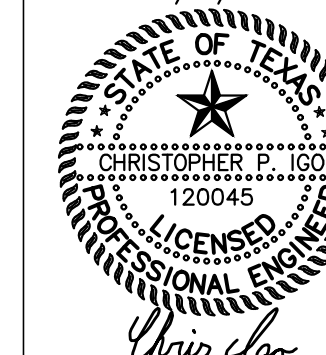
- #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.

ELEV: 744.07

- #52 - SQUARE CUT WITH "X" CUT ON TOP OF A CONCRETE CURB AT THE CENTER RADIUS OF A CURB RETURN. LOCATED AT THE SOUTHWEST CORNER OF SOUTH BOUDN CHISHOLM TRAIL PARKWAY AND SYCAMORE SCHOOL ROAD.

ELEV: 762.58

09/28/2023



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

WATER PLAN DETAILS III

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	25

UTILITY COLOR TABLE	
UTILITY	COLOR
POTABLE WATER	BLUE
RECLAIMED WATER	PURPLE
SANITARY SEWER	GREEN
STORM DRAIN	RED

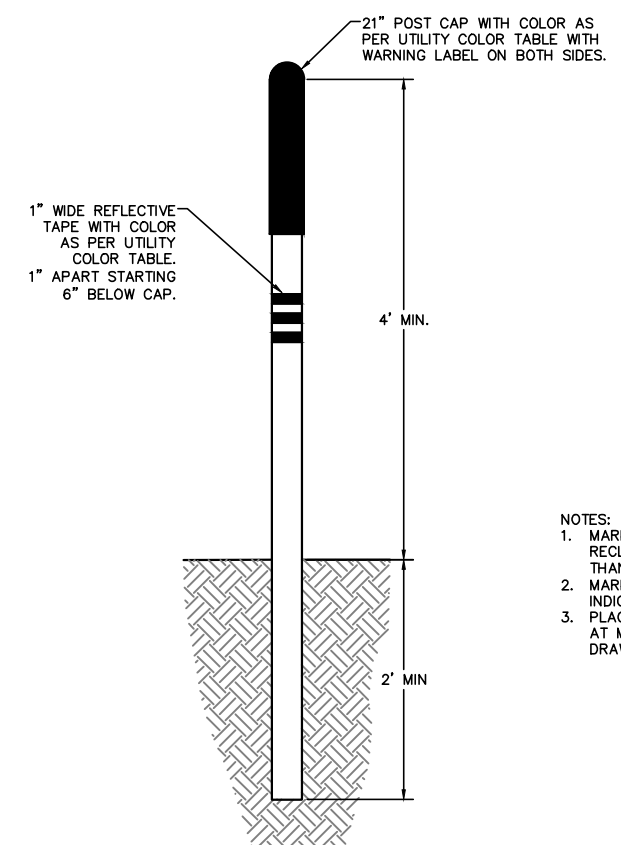
CAUTION
UTILITY

FORT WORTH

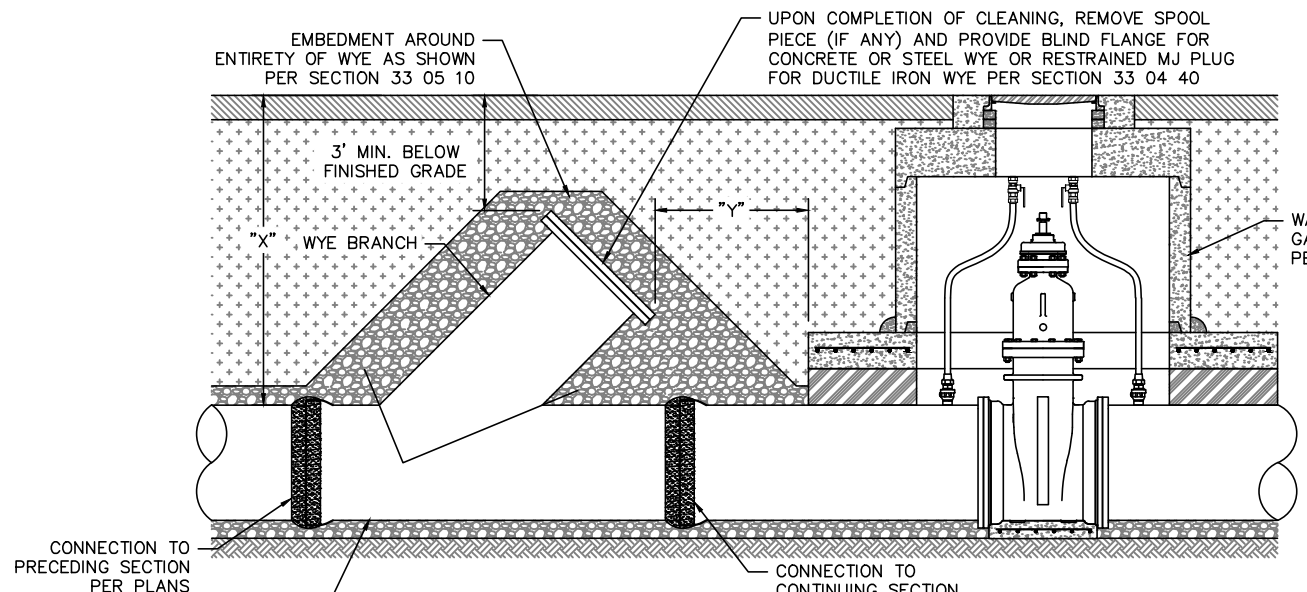
IN CASE OF EMERGENCY PLEASE CALL (817) 392-4477

FOR LINE LOCATION PLEASE CALL (817) 392-8296

UTILITY WARNING LABEL N.T.S.

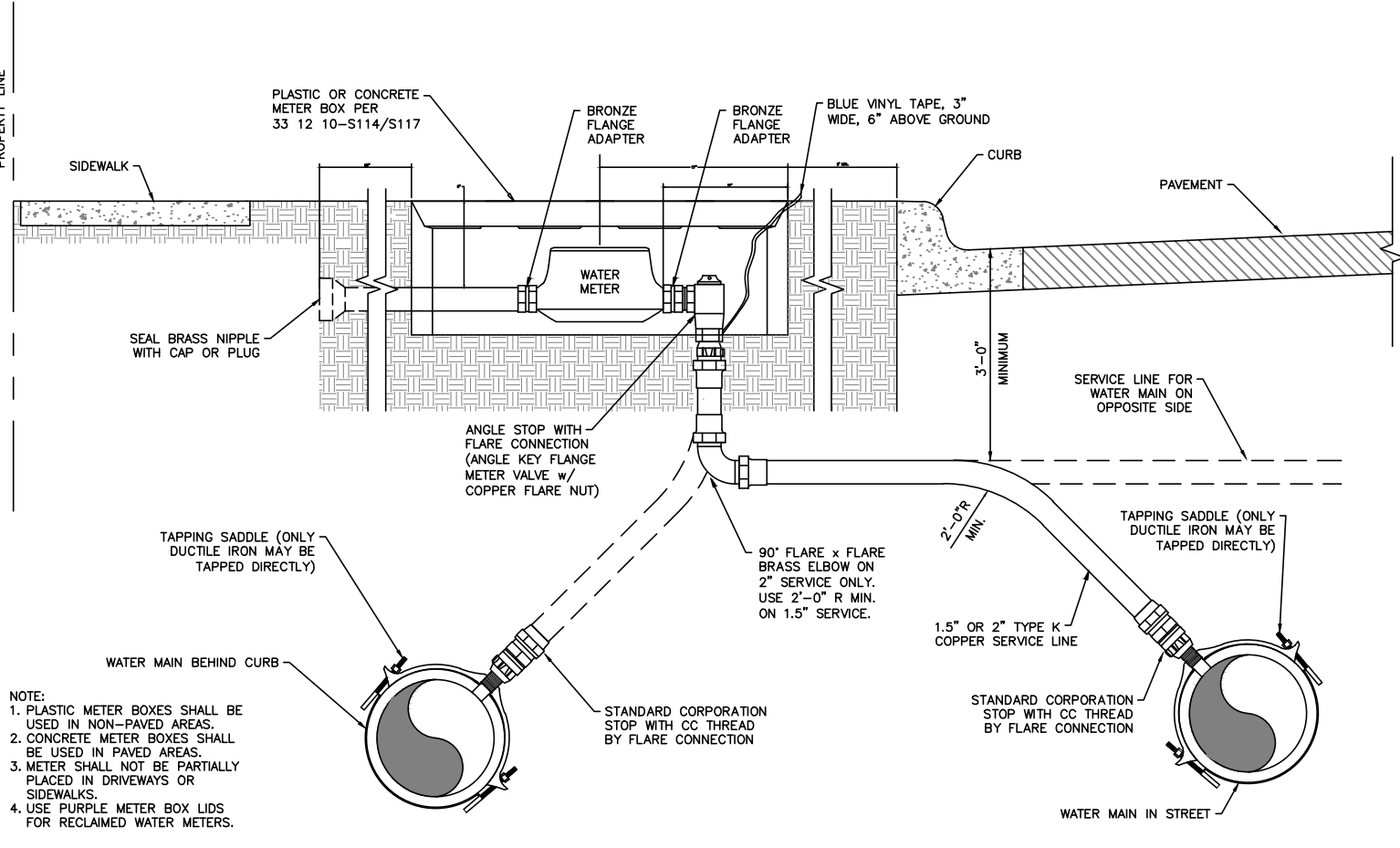


- NOTES:
- MARKERS SHALL BE REQUIRED FOR ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER LINES GREATER THAN 12"
 - MARKERS SHALL BE REQUIRED FOR STORM DRAINS WHEN INDICATED ON THE DRAWINGS.
 - PLACE MARKERS AT EACH 10'-0" WAY CROSSING AND AT ALL UTILITY CROSSINGS AS INDICATED IN THE DRAWINGS.



NO. OF FITTINGS	MIN. DIA.	MIN. WALL THICK.	MIN. DIA. TO CENTER OF FITTING
1	18"	1/2"	4"
2	20"	3/4"	4"
3	24"	1"	4"
4	30"	1 1/4"	5"
5	36"	1 1/2"	5"

- NOTES:
- 1/4" DIMENSION ONLY APPLIES WHERE GATE VALVE VAULTS ARE IN THE VICINITY OF A PROPOSED CLEANING WYE.
 - PROVIDE TEMPORARY INTERNAL PLUG FOR TESTING.
 - WRAP FLANGES IN PETROLATUM TAPE PER SECTION 33 04 10.
 - FOR DUCTILE IRON WATER MAINS, MJ WYE SHALL BE RESTRAINED TO ADJACENT PIPE WITH RETAINER GLANDS AND MJ PLUG SHALL BE RESTRAINED DIRECTLY TO THE FITTING.
 - ALL DUCTILE IRON SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER SECTION 33 11 11.
 - WYES SHALL ONLY BE LOCATED WHERE INDICATED ON THE DRAWINGS.

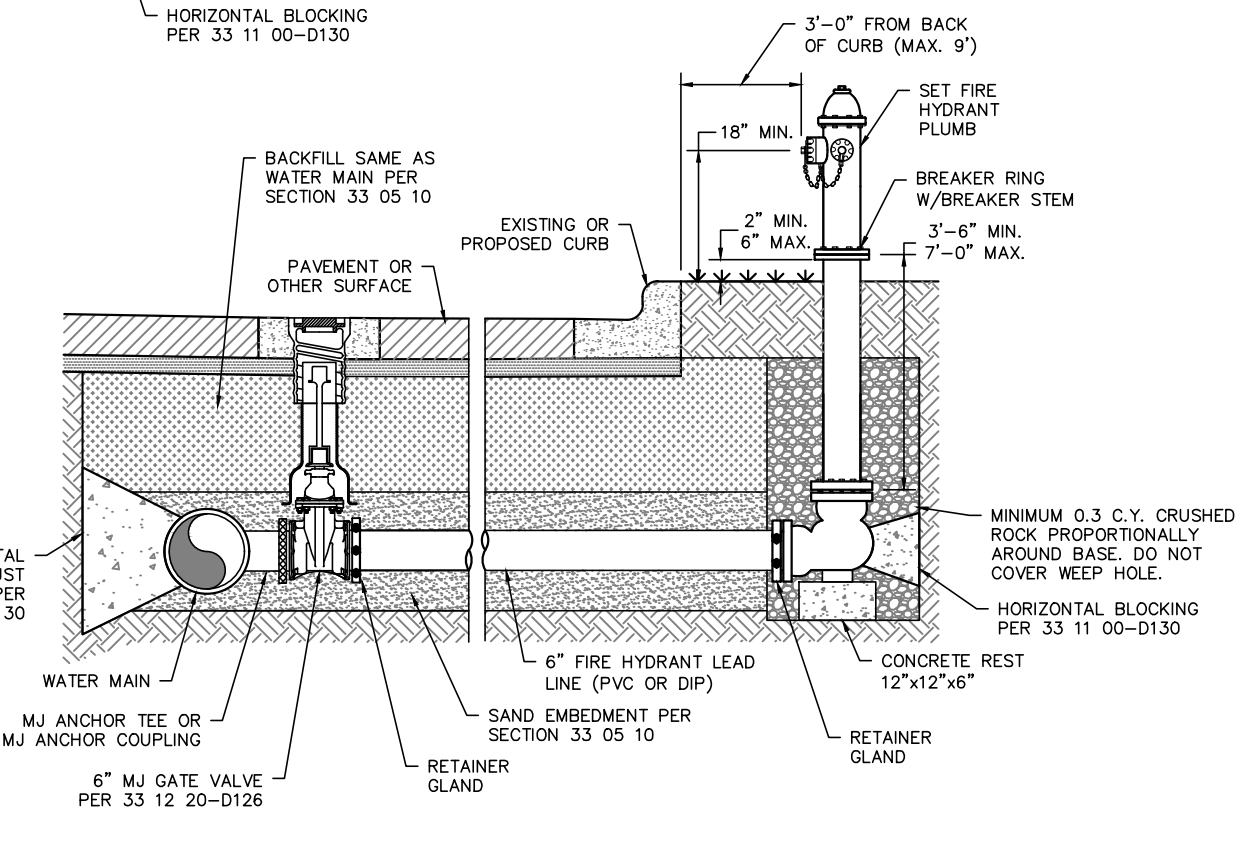
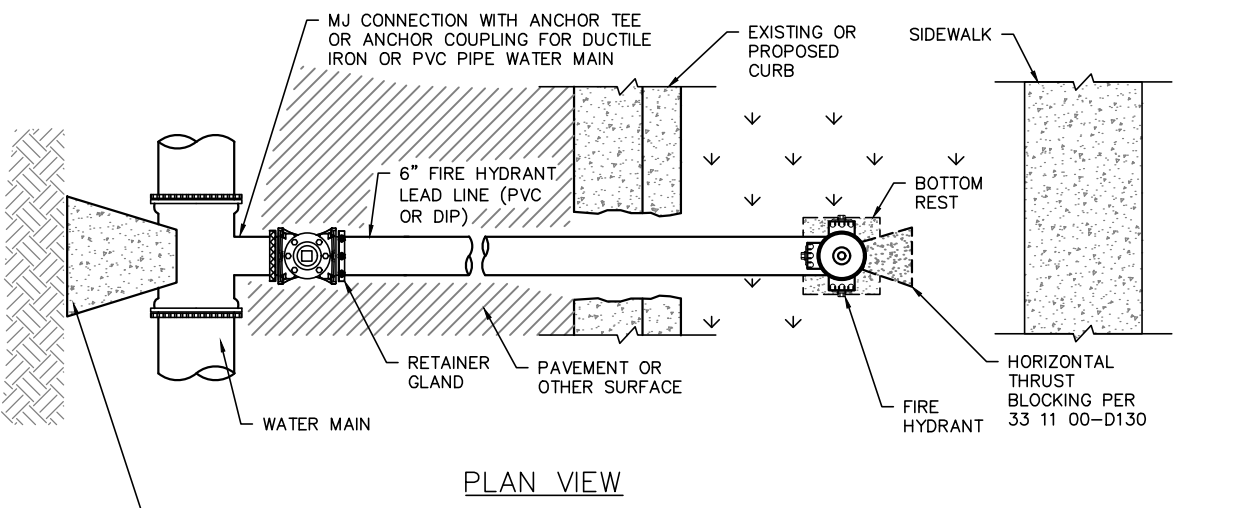


- NOTE:
1. PLASTIC METER BOXES SHALL BE USED IN NON-PAVED AREAS.
 2. CONCRETE METER BOXES SHALL BE USED IN PAVED AREAS.
 3. METER SHALL NOT BE PARTIALLY PLACED IN SIDEWALKS OR SIDEWALKS.
 4. USE PURPLE METER BOX LIDS FOR RECLAIMED WATER METERS.

D016 33 05 26-D016 UTILITY MARKER POLE
26 SCALE: N.T.S.

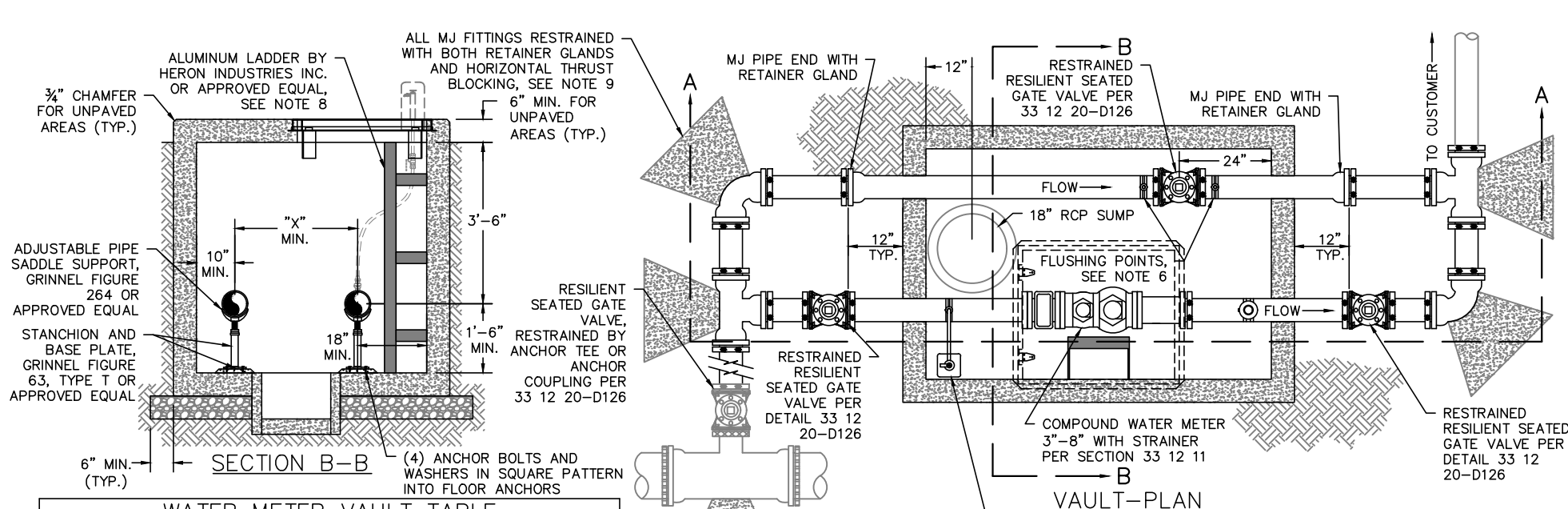
D136 33 04 40-D136 STANDARD CLEANING WYE FOR WATER TRANSMISSION PIPE (16" AND LARGER)
26 SCALE: N.T.S.

D112 33 12 10-D112 1.5 AND 2-INCH WATER SERVICE
26 SCALE: N.T.S.



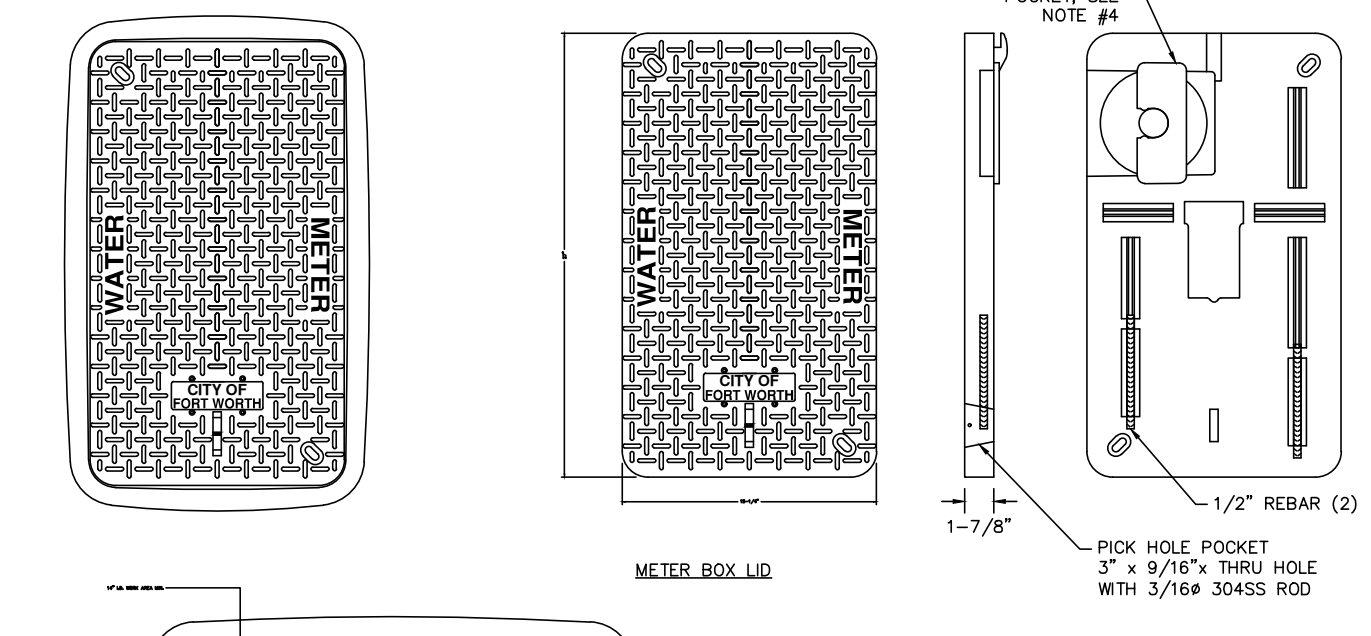
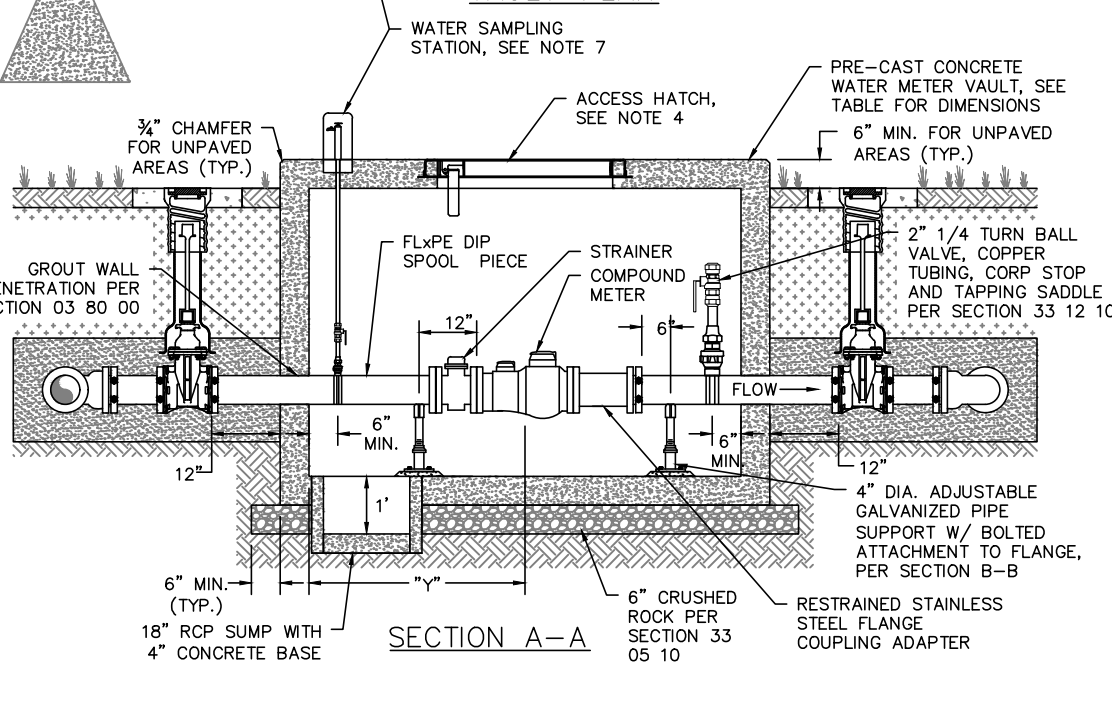
- NOTE:
- DO NOT LOCATE FIRE HYDRANT IN SIDEWALK.
 - PROVIDE FOUR (4) FOOT CLEARANCE AROUND FIRE HYDRANT.
 - EXTENSION SECTIONS MAY BE USED AS REQUIRED AND INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
 - FOR CONCRETE PRESSURE PIPE OR BURIED STEEL PIPE, PROVIDE AN ISOLATION KIT AND WAX PETROLATUM TAPE COATING PER SECTION 33 04 10 AND FL&MJ GATE VALVE.

D120 33 12 40-D120 STANDARD FIRE HYDRANT (STRAIGHT)
26 SCALE: N.T.S.



METER SIZE	BYPASS MAIN ISOLATION VALVE SIZE	MIN. VAULT SEPARATION	MIN. VAULT INTERIOR DIMENSIONS
3"	4"	6"	64"x46"x60"
4"	4"	6"	64"x46"x60"
6"	6"	24"	90"x60"x60"
8"	8"	30"	90"x60"x60"

- NOTES:
- WATER METERS LARGER THAN 8" SHALL BE DESIGNED BY ENGINEER.
 - ALL METER VAULT PIPING SHALL BE DUCTILE IRON.
 - 3" METERS SHALL HAVE 4" VAULT PIPING AND SHALL REQUIRE REDUCING FLANGE ADAPTERS ON BOTH SIDES OF METERS.
 - ACCESS OPENING SHALL BE CENTERED OVER WATER METER AND SHALL BE:
 - NON-TRAFFIC AREAS: NON-H-20 LOADING 30"x30" STEEL SINGLE LEAF DOOR, BILCO TYPE J MODEL OR APPROVED EQUAL (AS SHOWN), INTEGRALLY CAST INTO VAULT TOP.
 - TRAFFIC AREAS: 32" HINGED DUCTILE IRON FRAME AND COVER OR APPROVED PER MANHOLE LID ASSEMBLY DETAIL AS INDICATED IN THE DRAWINGS.
 - ONLY PRE-CAST VAULTS WILL BE ACCEPTED. CAST-IN-PLACE VAULTS WILL REQUIRE A SEPARATE SUBMITTAL.
 - FOR FLUSHING OF BYPASS LINE, INSTALL 2-1/4" TAPPING SADDLES, 2-1/2" CORP STOPS, COPPER TURNING AND 2-1/4" TURN BALL VALVES, PER SECTION 33 12 10.
 - FOR WATER SAMPLING STATION, INSTALL 1" TAPPING SADDLE, CORP STOP, BALL VALVE AND ASSEMBLY FOR WATER SAMPLING STATION PER SECTION 33 12 50. WHEN VAULT IS LOCATED IN TRAFFIC AREAS, LOCATE SAMPLE STATION IN A NON-TRAFFIC AREA OR AS INDICATED ON THE DRAWINGS.
 - ALUMINUM LADDER BY HERON INDUSTRIES OR APPROVED EQUAL: RAILS SHALL BE 1-1/2" IPS SCH. 40 ALUMINUM PIPE (6063 ALLOY) WITH END CAPS. RUNGS SHALL BE 3/4" THICK ALUMINUM TREAD PLATE (3003 ALLOY) BENT TO FORM 2-1/2"x4-1/2" CHANNEL. WALL BRACKETS SHALL BE 3/4" THICK 2-1/2"x10" BENT PLATE (6063 ALLOY) WITH 6" STANDOFF.
 - RESTRAIN ALL MECHANICAL JOINTS FITTINGS WITH HORIZONTAL THRUST BLOCKING PER 33 11 00-D130 AND RETAINER GLANDS. RESTRAIN ALL GATE VALVES WITH RETAINER GLANDS OR ANCHOR TEE OR ANCHOR COUPLING.



- NOTE:
- USE THIS METER BOX IN NON-PAVED AREAS ONLY.
 - DIMENSIONS ± 1/8" UN.O.
 - WALL THICKNESS: 1/2"
 - SNAP LOCK POCKET WILL RECEIVE AMR/AMV DEVICE ENDPOINT. SNAP LOCK SLOT IS 1-7/8" ± .015" TO ALLOW FOR A FINGER FORCE. INSTALL POCKET HEIGHT IS 3/8" FOR MIN 1/8" AIR GAP.

D119 33 12 11-D119 COMBINATION TURBINE METER VAULT INSTALLATION WITH BYPASS
26 SCALE: N.T.S.

D114 33 12 10-D114 2-INCH STANDARD PLASTIC METER BOX (1.5 & 2-INCH METERS)
26 SCALE: N.T.S.

NOTES

WARNING

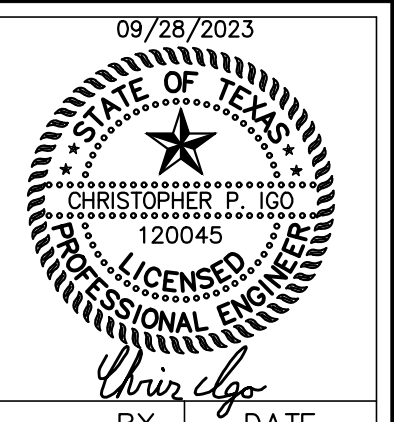
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WARNING! UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. CONTACT THE FOLLOWING OFFICES AT LEAST 48 HOURS PRIOR TO EXCAVATION AT THIS LOCATION.

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GARY TILROY	AT&T/SBC	(817) 338-6202
ANTONY COGNASI	ONCOR ELECTRIC	(817) 215-6781
JACOB LINDSAY	ATMOS GAS	(806) 777-0274
MATT DAVIS	CITY OF FORT WORTH	(817) 944-8277
PATRICK BUCKLEY	CITY OF FORT WORTH	(817) 716-2997
WILLIAM BROWN	CHARTER COMMUNICATIONS	(817) 298-3513
CITY OF FORT WORTH	WATER DEPARTMENT	(817) 392-8296

BENCHMARKS

- #50 - CITY OF FORT WORTH MONUMENT #87169 - 3" DISK ON COLUMBUS TRAIL 0.5 OF A MILE WEST OF OLD GRANBURY ROAD AT THE CULVERT UNDER THE ROAD ON THE EAST END OF THE NORTH HEADWALL BELOW THE CONCRETE GUARD RAIL AND 1' ABOVE THE ROAD.
ELEV: 744.07
- #52 - SQUARE CUT WITH "X" CUT ON TOP OF A CONCRETE CURB AT THE CENTER RADIUS OF A CURB RETURN. LOCATED AT THE SOUTHWEST CORNER OF SOUTH BOUDN CHISHOLM TRAIL PARKWAY AND SYCAMORE SCHOOL ROAD.
ELEV: 762.58



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

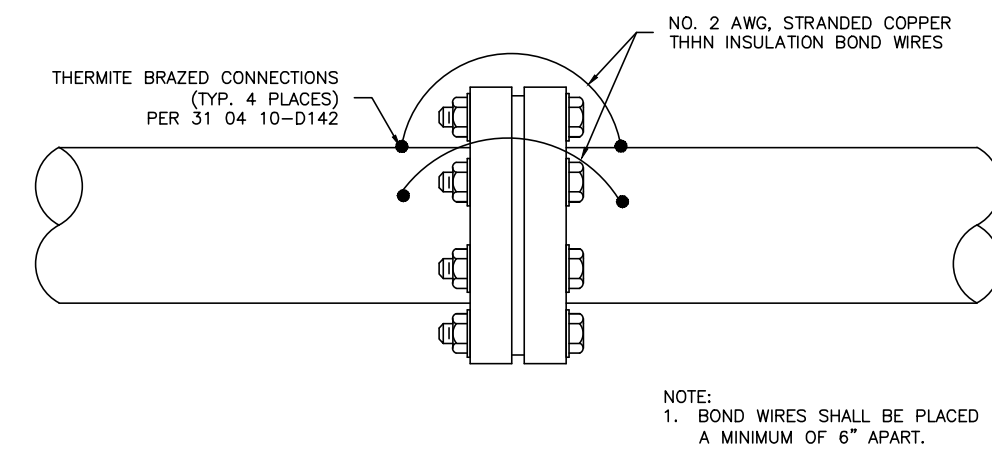
INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

WATER PLAN DETAILS IV

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

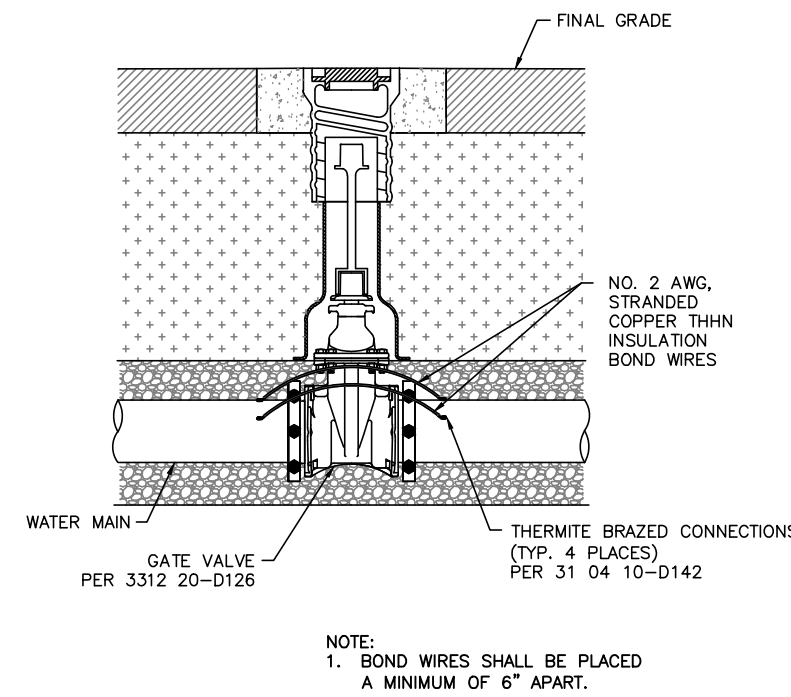
DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666	26
DRAWN:			WATER PROJECT #XXX	
CHECKED:				



D140 33 04 10-D140 ELECTRICAL BONDING ACROSS FLANGE

27

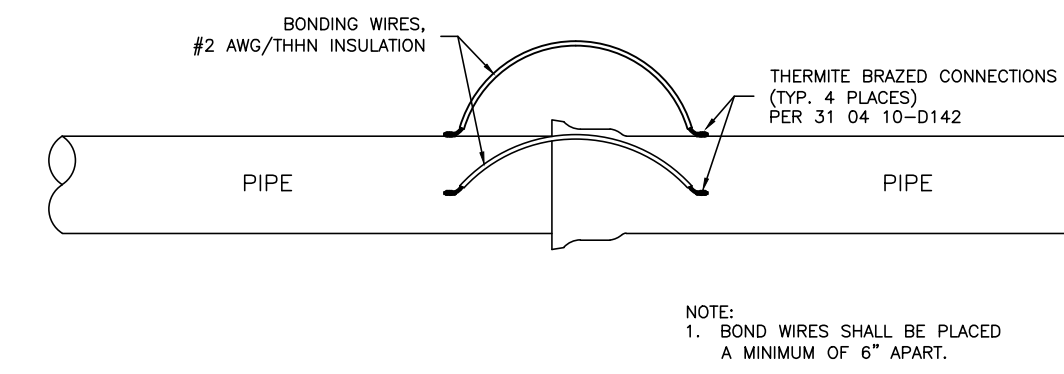
SCALE: N.T.S.



D141 33 04 10-D141 ELECTRICAL BONDING ACROSS VALVE

27

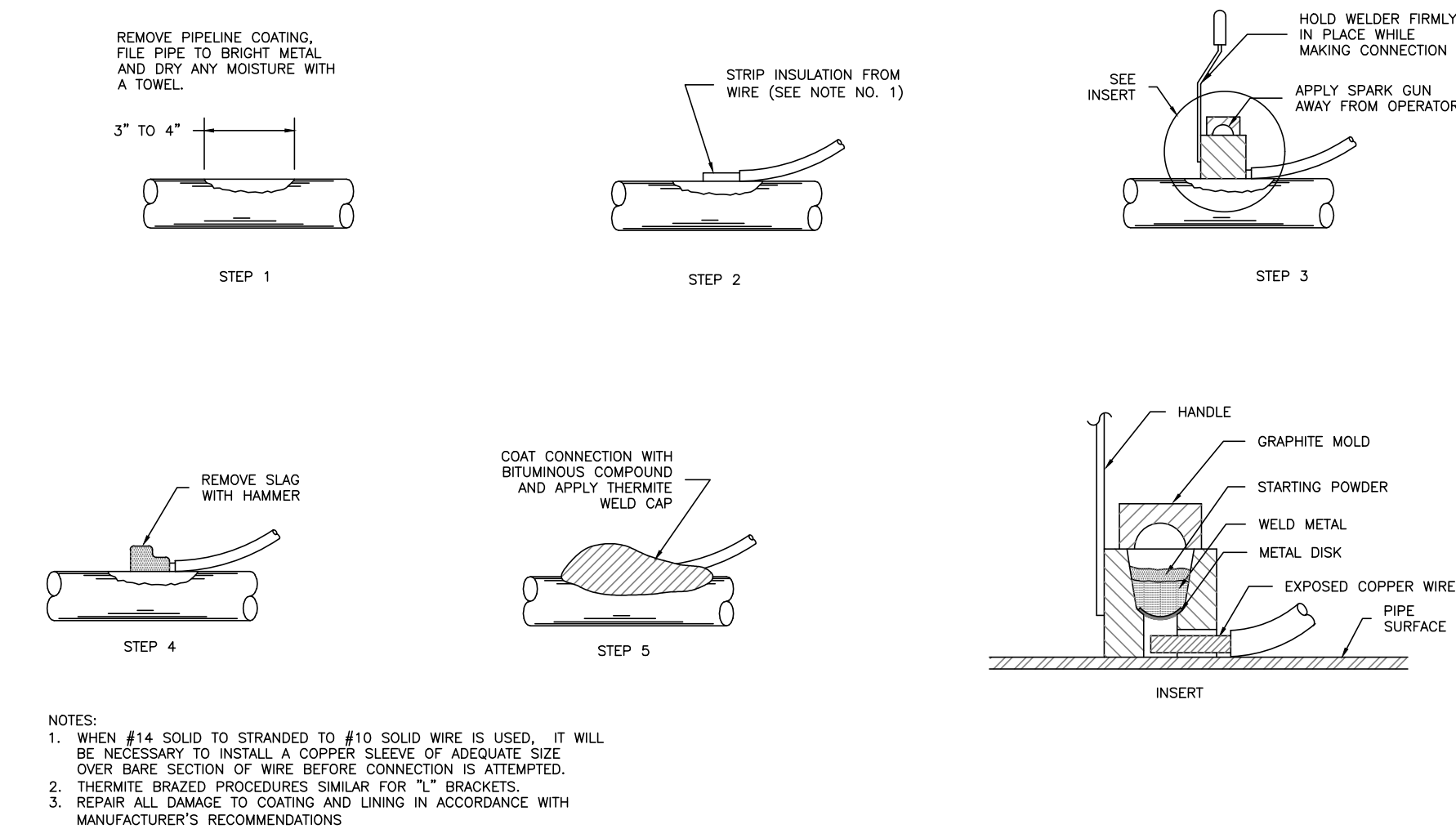
SCALE: N.T.S.



D143 33 04 10-D143 BELL AND SPIGOT BONDING

27

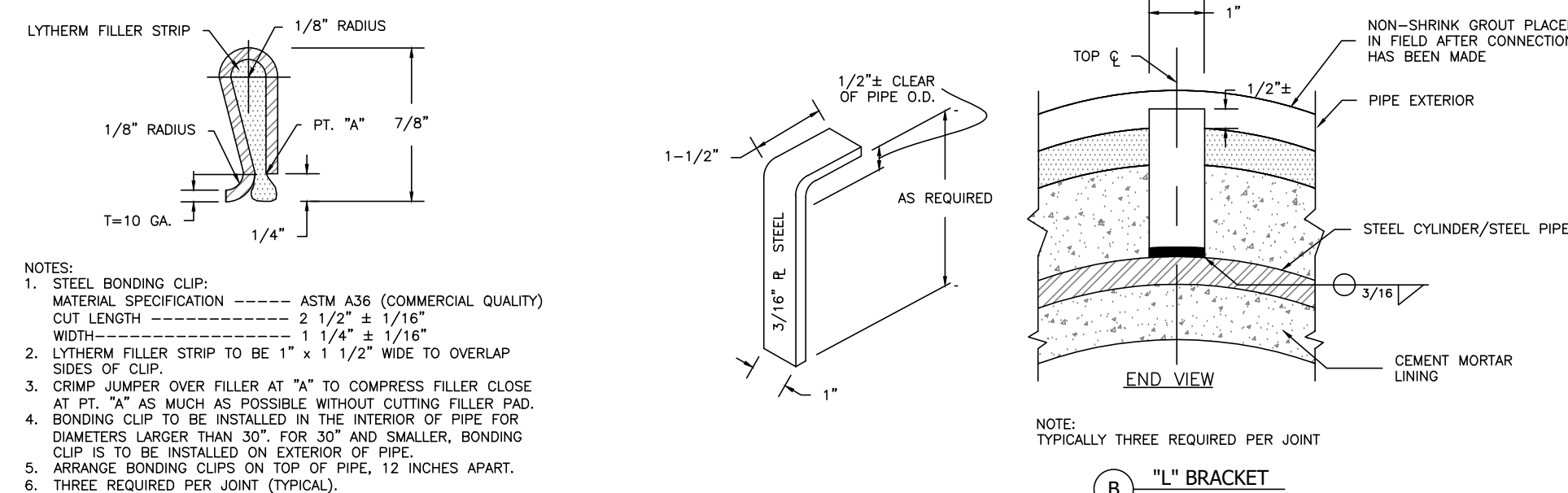
SCALE: N.T.S.



D142 33 04 10-D142 THERMITE BRAZED CONNECTION DETAIL

27

SCALE: N.T.S.



A STEEL BONDING CLIP

D144 33 04 10-D144 BOND JOINT-LINED CYLINDER PIPE

27

SCALE: N.T.S.

WARNING

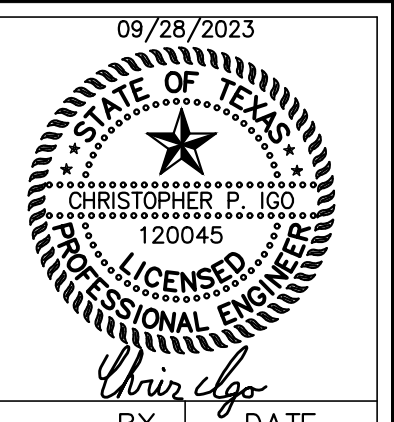
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ELEV: 744.07
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ELEV: 762.58



REV.	COMMENTS	BY	DATE

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

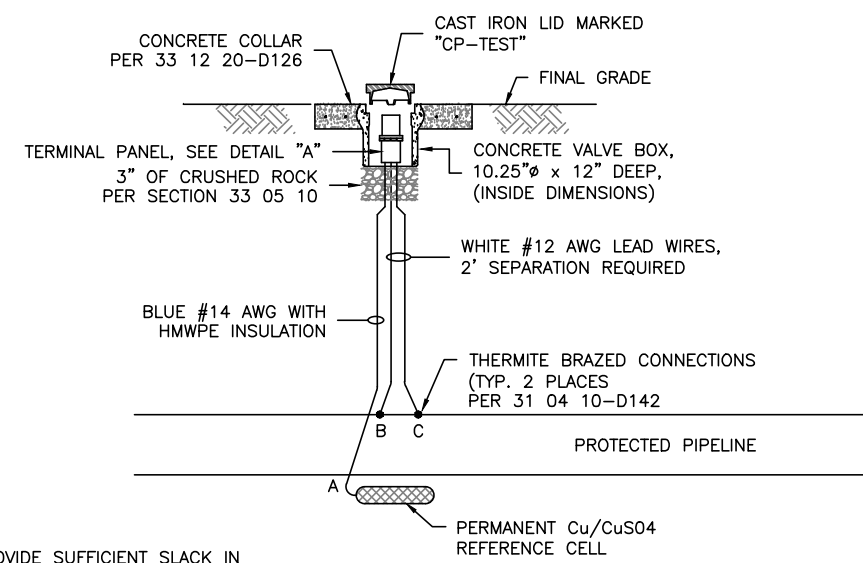
CATHODIC PROTECTION
DETAILS I

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

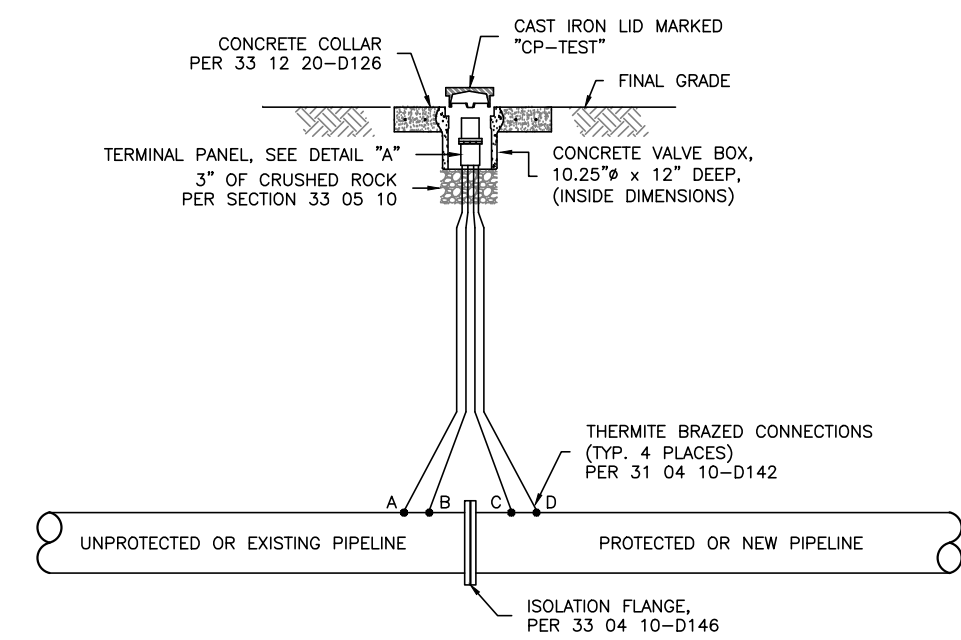
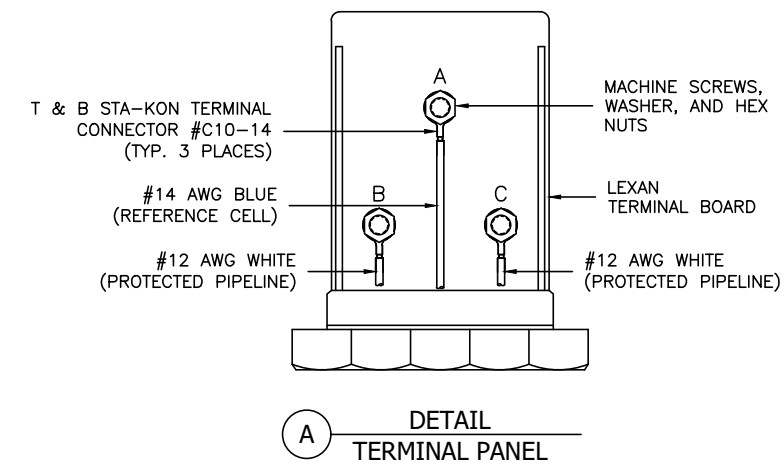
DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	27

K:\DAL\Civil\063377088 - Primrose Station\Cad\PlanSheets\C-Water\Plan - Details - Cathodic.dwg 9/28/23 8:49am



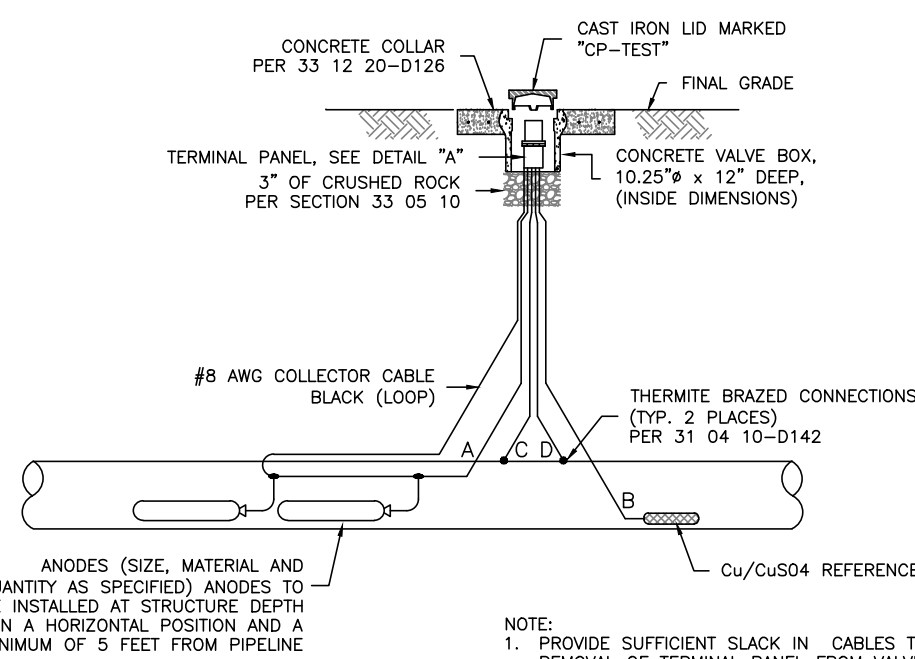
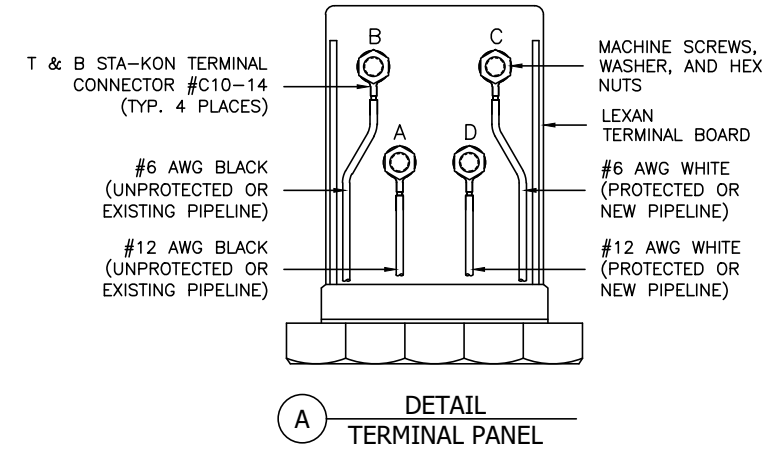
NOTE:
1. PROVIDE SUFFICIENT SLACK IN CABLES TO ALLOW REMOVAL OF TERMINAL PANEL FROM VALVE BOX.

D147 33 04 11-D147 FLUSH MOUNTED POTENTIAL TEST STATION
28 SCALE: N.T.S.



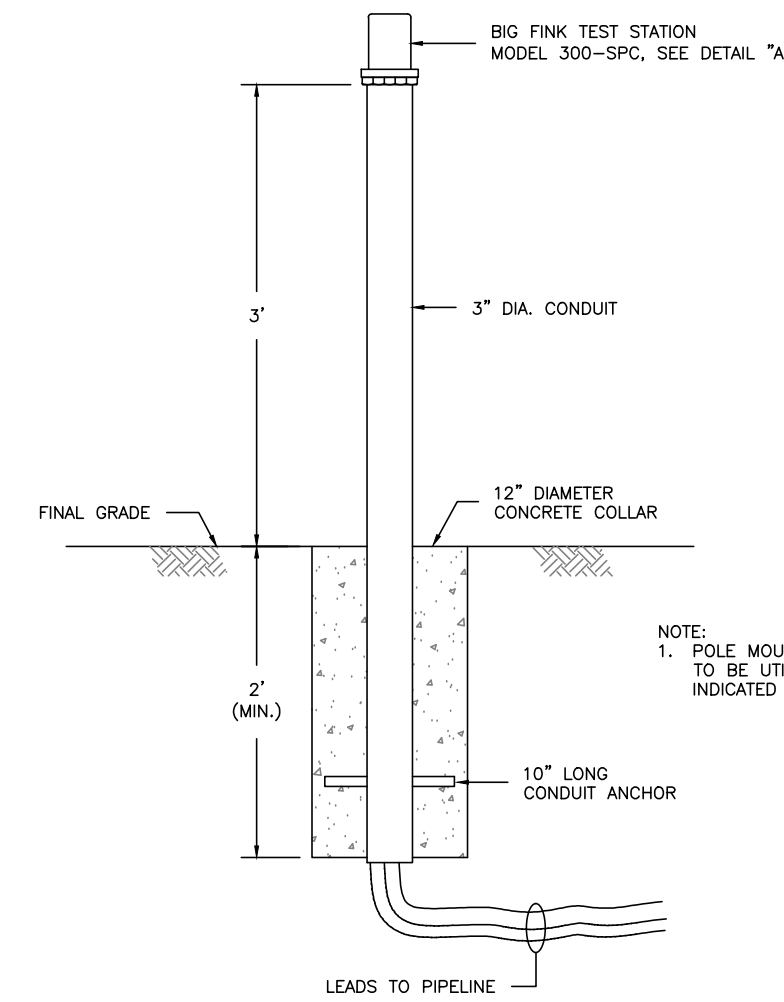
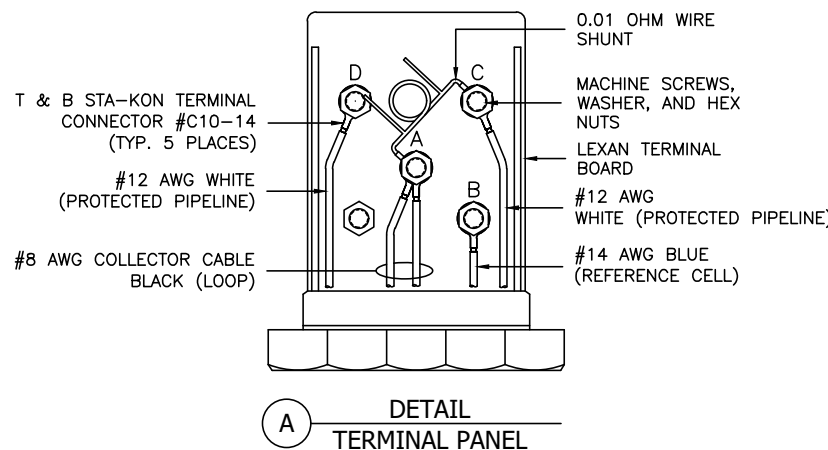
NOTE:
1. PROVIDE SUFFICIENT SLACK IN CABLES TO ALLOW REMOVAL OF TERMINAL PANEL FROM VALVE BOX.
2. #12 AWG SHALL BE SOLID SINGLE CONDUCTOR WIRE.
3. #6 AWG SHALL BE STRANDED SINGLE CONDUCTOR WIRE.

D150 33 04 11-D150 FLUSH MOUNTED FLANGE INSULATION TEST STATION
28 SCALE: N.T.S.



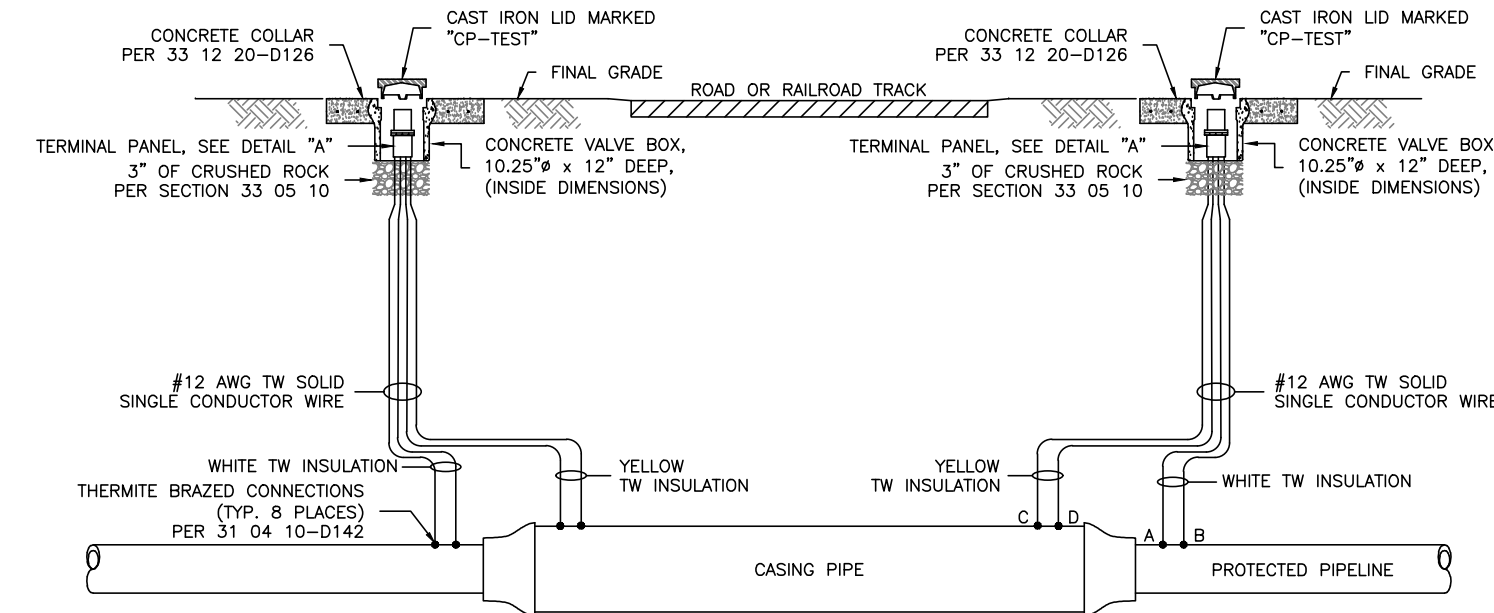
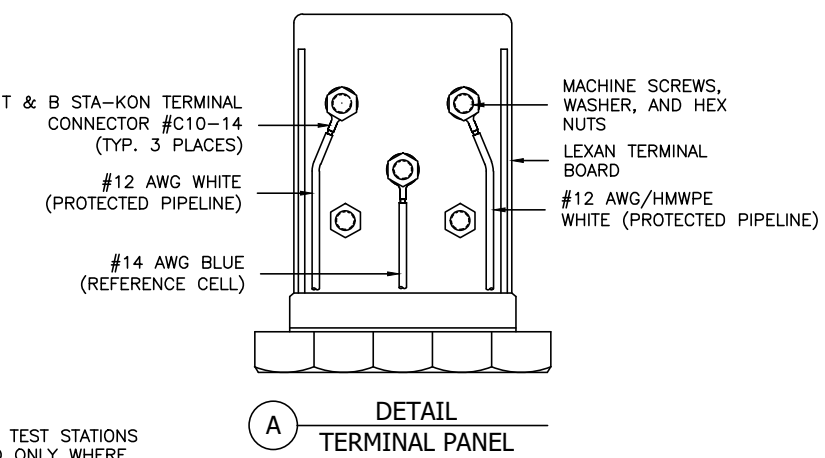
NOTE:
1. PROVIDE SUFFICIENT SLACK IN CABLES TO ALLOW REMOVAL OF TERMINAL PANEL FROM VALVE BOX.

D152 33 04 12-D152 MAGNESIUM ANODE INSTALLATION TEST STATION
28 SCALE: N.T.S.



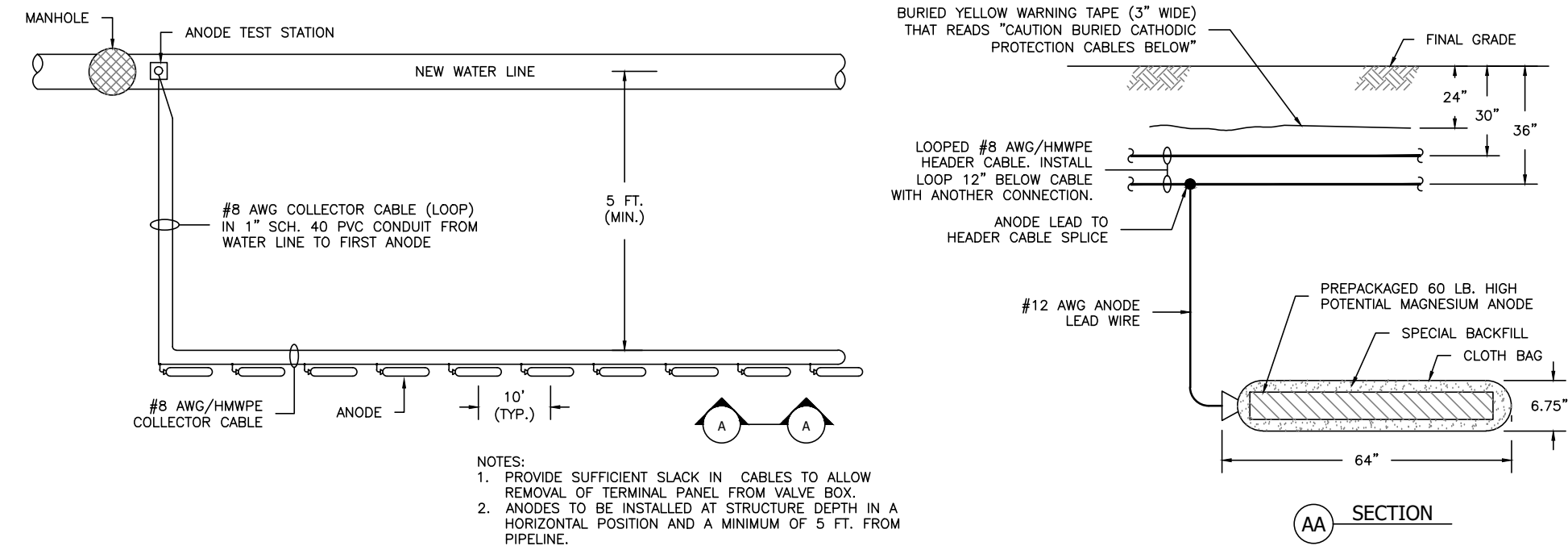
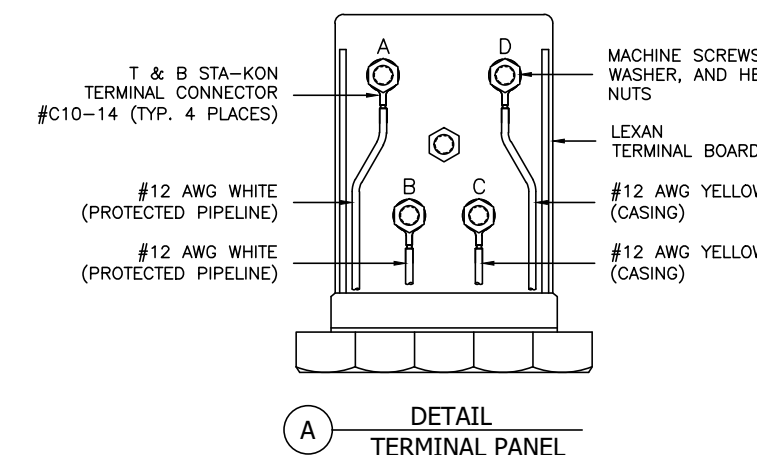
NOTE:
1. POLE MOUNTED TEST STATIONS TO BE UTILIZED ONLY WHERE INDICATED ON THE DRAWINGS.

D149 33 04 11-D149 POLE MOUNTED TEST STATION ASSEMBLY
28 SCALE: N.T.S.



NOTE:
1. PROVIDE SUFFICIENT SLACK IN CABLES TO ALLOW REMOVAL OF TERMINAL PANEL FROM VALVE BOX.

D151 33 04 11-D151 FLUSH MOUNTED CASE CROSSING TEST STATION
28 SCALE: N.T.S.



NOTE:
1. PROVIDE SUFFICIENT SLACK IN CABLES TO ALLOW REMOVAL OF TERMINAL PANEL FROM VALVE BOX.
2. ANODES TO BE INSTALLED AT STRUCTURE DEPTH IN A HORIZONTAL POSITION AND A MINIMUM OF 5 FT. FROM PIPELINE.

D153 33 04 12-D153 ANODE INSTALLATION PLAN
28 SCALE: N.T.S.

NOTES

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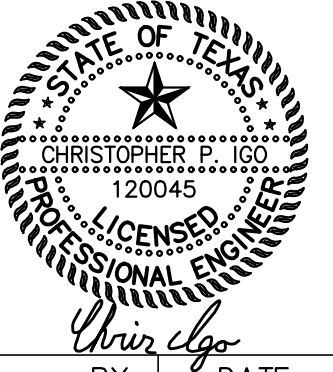
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BENCHMARKS

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ELEV: 762.58

09/28/2023



REV.	COMMENTS	BY	DATE
1			
2			
3			

FORT WORTH CITY OF FORT WORTH, TEXAS
WATER DEPARTMENT

INFRASTRUCTURE PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

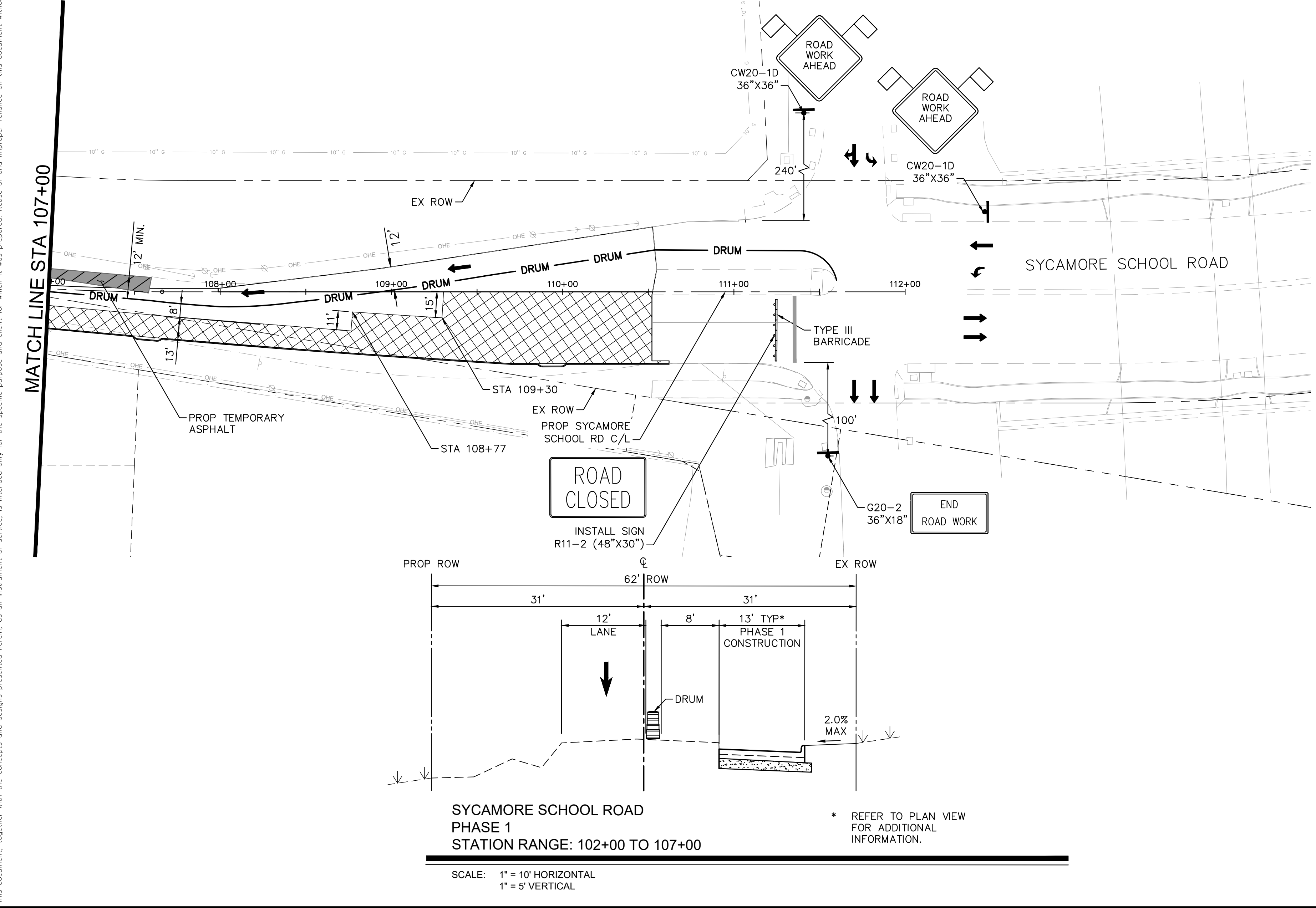
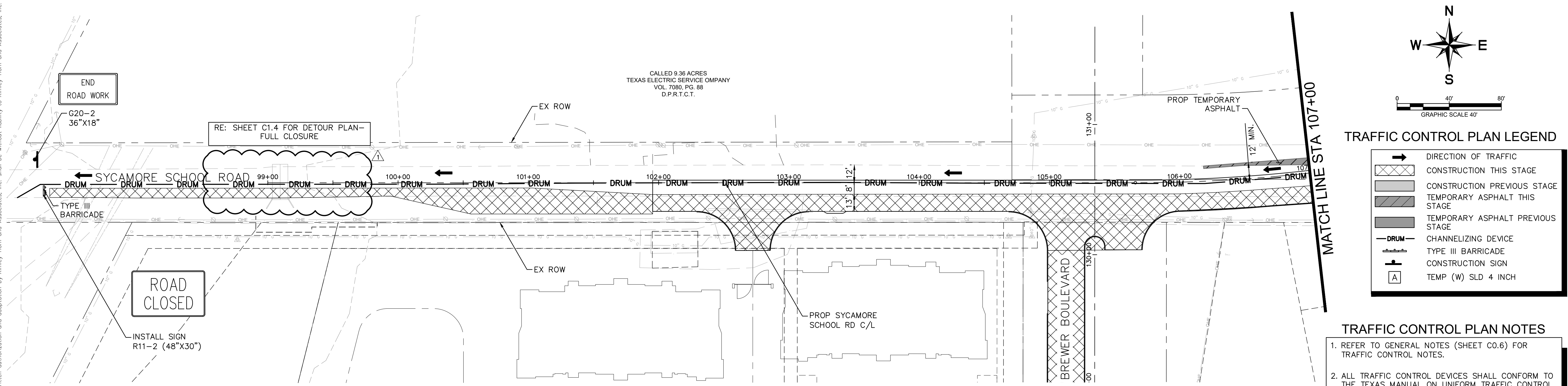
CATHODIC PROTECTION
DETAILS II

Kimley»Horn

801 Cherry St, Unit 11, Suite 1300, Fort Worth, TX 76102 817-335-6511
TBPE No. F-928

DESIGN:	DATE	SCALE	PROJECT NO.	SHEET
CPI	Sep 2023		CITY PROJECT #104666 WATER PROJECT #XXX	28

Plotted By: Torango, Yessica Date: May 09, 2023 04:27:39pm File Path: K:\del_civil\063377088 - primrose station\Cad\plansheets\C-Traffic Control Plan.dwg
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TRAFFIC CONTROL PLAN LEGEND

- DIRECTION OF TRAFFIC
- CONSTRUCTION THIS STAGE
- CONSTRUCTION PREVIOUS STAGE
- TEMPORARY ASPHALT THIS STAGE
- TEMPORARY ASPHALT PREVIOUS STAGE
- CHANNELIZING DEVICE
- TYPE III BARRICADE
- CONSTRUCTION SIGN
- TEMP (W) SLD 4 INCH

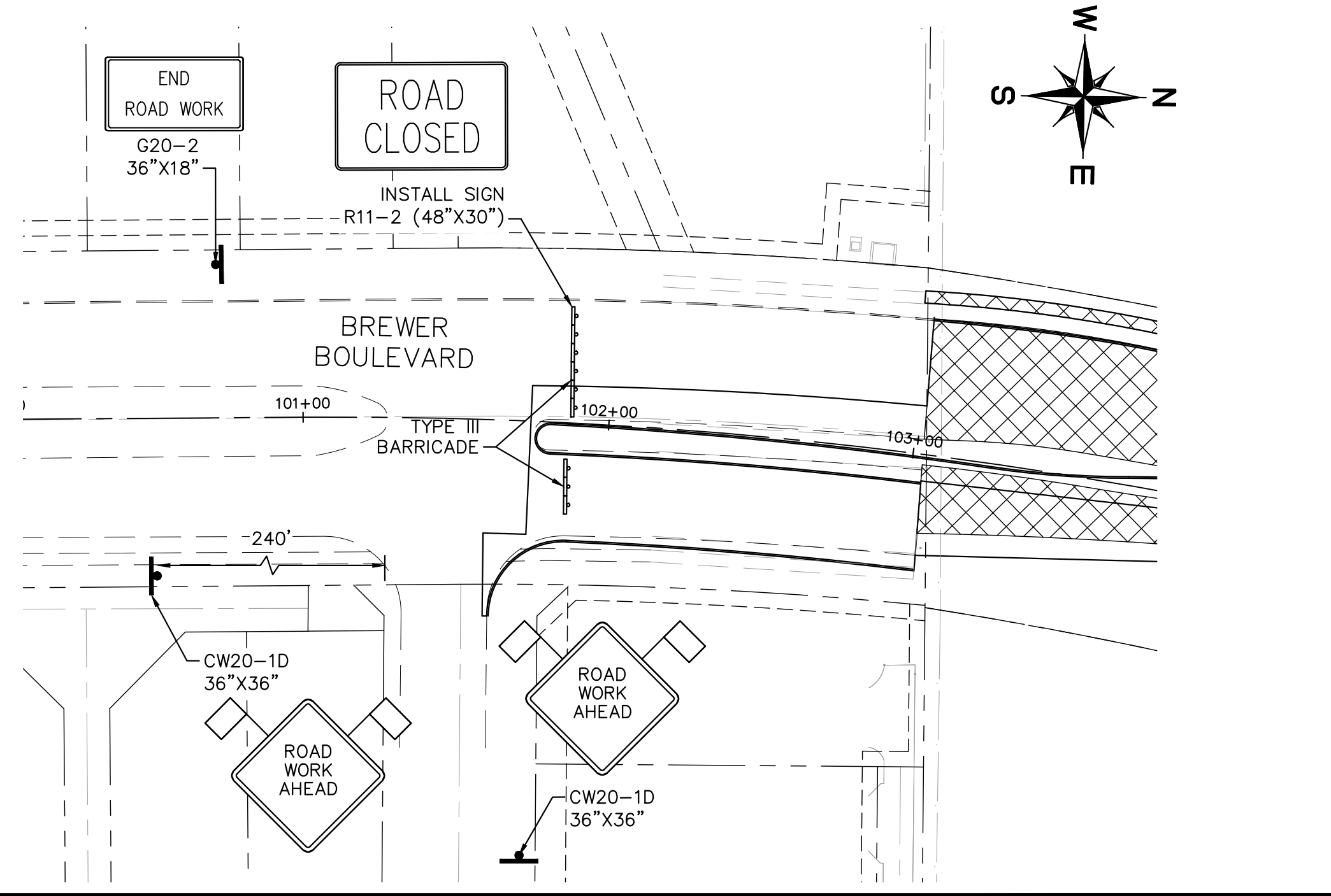
TRAFFIC CONTROL PLAN NOTES

- REFER TO GENERAL NOTES (SHEET C0.6) FOR TRAFFIC CONTROL NOTES.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- SIGN SPACING ON THIS SHEET IS SHOWN SCHEMATICALLY. CONTRACTOR SHALL PLACE SIGNS IN ACCORDANCE WITH TMUTCD. SEE DETOUR PLAN SHEETS FOR SUGGESTED SIGN PLACEMENT.
- CONTRACTOR SHALL PROVIDE TEMPORARY PAVEMENT MARKINGS IN ACCORDANCE WITH TMUTCD.
- CONTRACTOR SHALL ADJUST CHANNELIZING DEVICES AND SIGNAGE AS REQUIRED FOR EACH CONSTRUCTION PHASE.
- BARRICADES AND SIGNS SHALL BE PLACED IN SUCH A MANNER AS TO NOT INTERFERE WITH THE SIGHT DISTANCE OF DRIVERS.
- ALL ITEMS NECESSARY TO IMPLEMENT TRAFFIC CONTROL PLAN, INCLUDING TEMPORARY RIDING SURFACES, SIGNS, BARRICADES, AND PAVEMENT MARKINGS SHALL BE SUBSIDIARY TO THE BARRICADES, SIGNS, AND TRAFFIC HANDLING (WITH CLOSURES) BID ITEM.
- CONTRACTOR SHALL PROVIDE ACCESS TO ALL PROPERTIES AT ALL TIMES AND TO ALL LOCAL RESIDENTS, BUSINESSES, MAIL SERVICES, TRASH PICK-UP AND EMERGENCY SERVICES.

SHIFTING TAPER LENGTH	QUANTITY	UNIT
160<		FT
ONE-LANE, TWO-WAY TRAFFIC TAPER LENGTH	50< X <100	FT
SHOULDER TAPER LENGTH	106<	FT
DRUM SPACING	<40	FT
SIGN SPACING	<100	FT

SYCAMORE SCHOOL ROAD AND BREWER BOULEVARD TRAFFIC TAPER LENGTHS AND DEVICE SPACINGS

INCLUDED FOR REFERENCE. CONTRACTOR TO COORDINATE WITH IPRC 22-0133



05/09/23 YR

TOP FULL CLOSURE REVISION

Kimley-Horn

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 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3620
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley-Horn
 Engineer: PEYTON E. MCGEE
 P.E. No. 122114 Date: 09/06/2022

KHA PROJECT	063377088
DATE	MAY 2023
SCALE:	AS SHOWN
DESIGNED BY:	GSM
DRAWN BY:	GSM
CHECKED BY:	JMR

TRAFFIC CONTROL PLAN - PHASE 1

INFRASTRUCTURE PRIMROSE STATION
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

SHEET NUMBER
C1.1

NO.	REVISIONS	DATE	BY

SITE MAP GENERAL NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

- PHASE A - GRADING**
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 - BEGIN CLEARING AND GRADING OF SITE.
 - SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
 - INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - PAVING**
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
 - STABILIZE SUBGRADE.
 - PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
 - RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.
- PHASE D - LANDSCAPING AND SOIL STABILIZATION**
- REVEGETATE LOT AND PARKWAYS.
 - LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
 - REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

SURFACE PREPARATION FOR TEMPORARY SEEDING

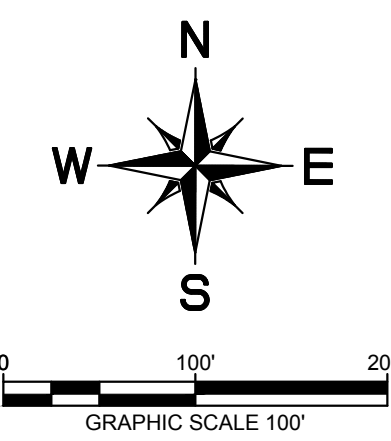
- INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
- FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
- ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.

APPLICATION

- WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
- APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
- EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING-DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.



EROSION CONTROL LEGEND

- 632 — PROPOSED CONTOUR
- - - 632 - - - EXISTING CONTOUR
- ⊖ SCP ⊖ SILT CONTROL FENCE
- ⊖ IP ⊖ INLET PROTECTION
- ⊖ LD ⊖ LIMITS OF DISTURBANCE
- ⊖ CE ⊖ CONSTRUCTION ENTRANCE/EXIT
- ⊖ CW ⊖ CONCRETE WASHOUT
- ⊖ CD ⊖ SOD EDGE
- ⊖ CD ⊖ ROCK CHECK DAM

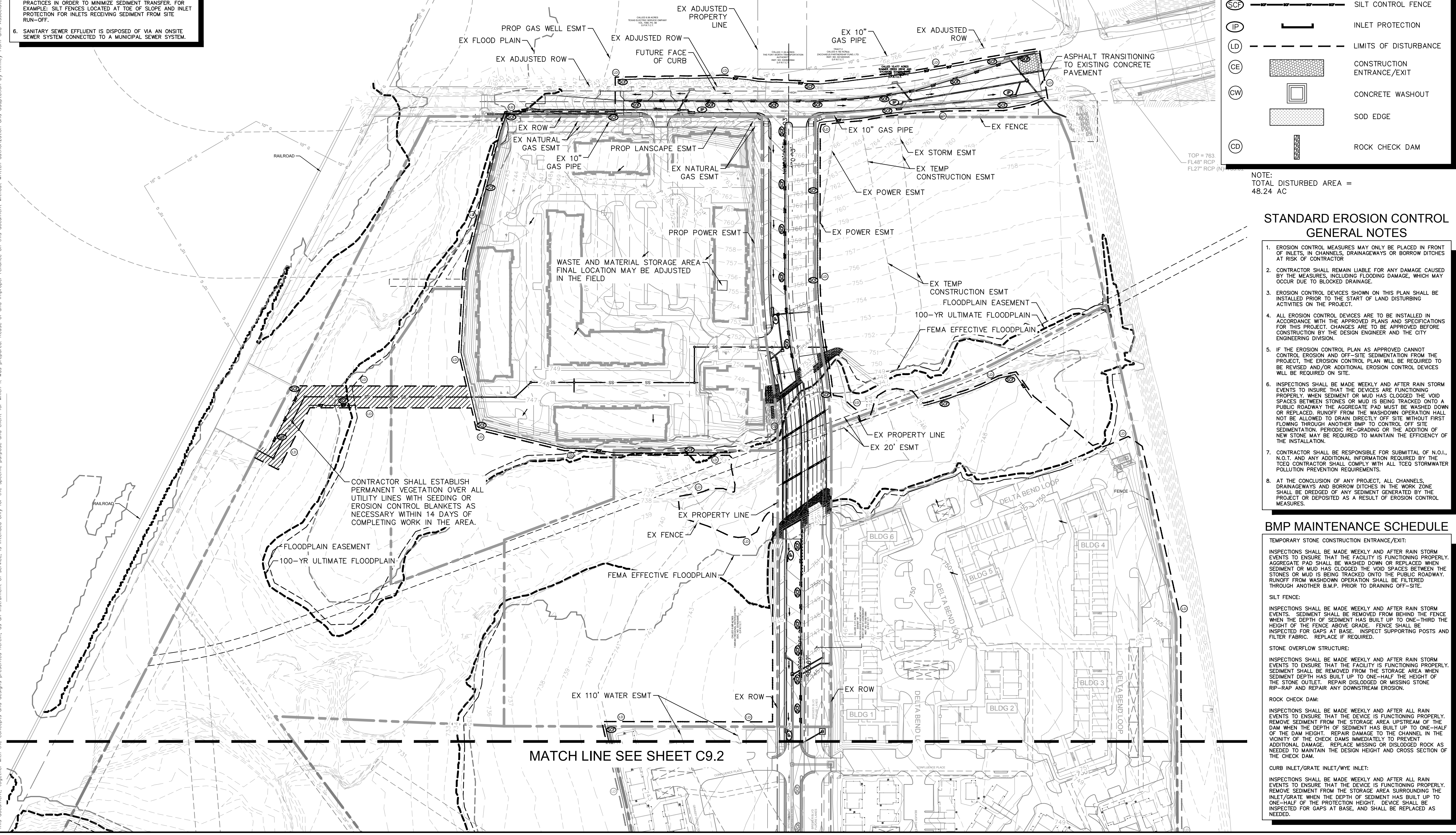
NOTE:
TOTAL DISTURBED AREA =
48.24 AC

STANDARD EROSION CONTROL GENERAL NOTES

- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, 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.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COME WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.
- 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.

BMP MAINTENANCE SCHEDULE

- TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.
- SILT FENCE:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.
- STONE OVERFLOW STRUCTURE:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.
- ROCK CHECK DAM:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.
- CURB INLET/GRATE INLET/WYE INLET:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.



MATCH LINE SEE SHEET C9.2

Plotted By: Reo, Coleb Date: September 28, 2023 09:00:34am File Path: K:\DAL_Civil\06377088 - Primrose Station\06377088 - Erosion Control Plan.dwg
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KHA PROJECT 06377088	DATE	AUGUST 31, 2023	SCALE	AS SHOWN	DESIGNED BY	CEL	DRAWN BY	C/JH	CHECKED BY	CEL
	DATE	AUGUST 31, 2023	SCALE	AS SHOWN	DESIGNED BY	CEL	DRAWN BY	C/JH	CHECKED BY	CEL

EROSION CONTROL PLAN

**INFRASTRUCTURE
PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

SHEET NUMBER
C9.1

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

STANDARD EROSION CONTROL GENERAL NOTES

1. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTION.
2. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
5. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
6. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ. CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.
8. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

- PHASE A - GRADING**
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 2. BEGIN CLEARING AND GRADING OF SITE.
 3. SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
 2. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - PAVING**
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
 2. STABILIZE SUBGRADE.
 3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
 4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.
- PHASE D - LANDSCAPING AND SOIL STABILIZATION**
1. REVEGETATE LOT AND PARKWAYS.
 2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
 3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS COVERED.

VEGETATIVE STABILIZATION REQUIREMENTS

TEMPORARY SEEDING

ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEED WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.

TEMPORARY SEEDING SPECIES

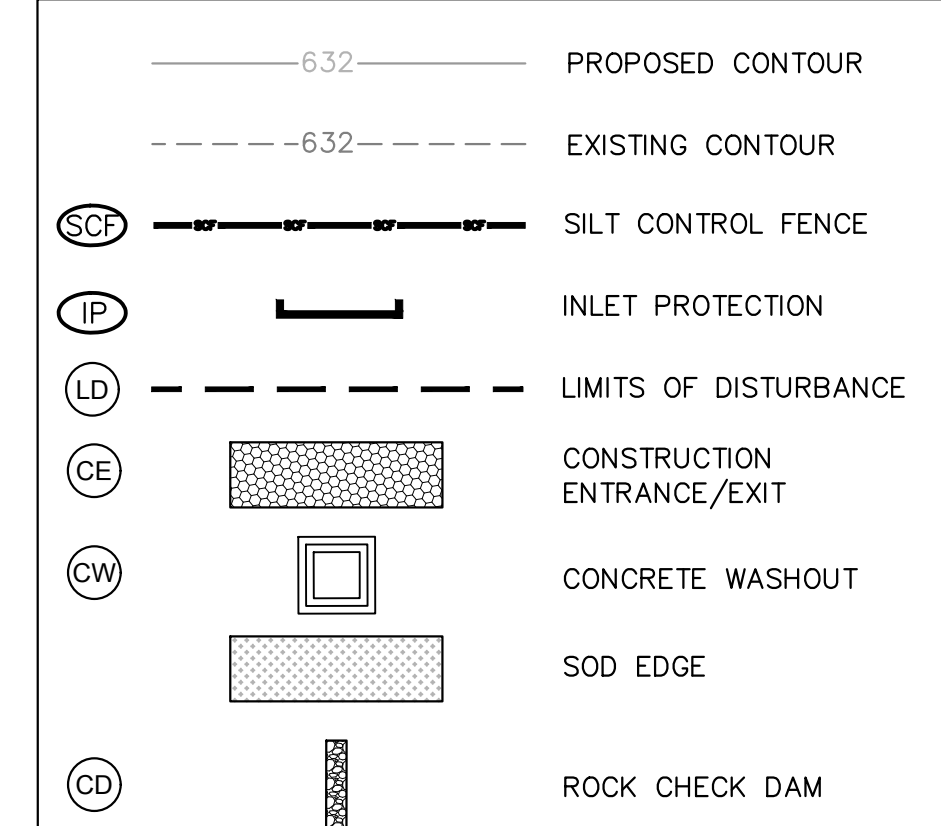
TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

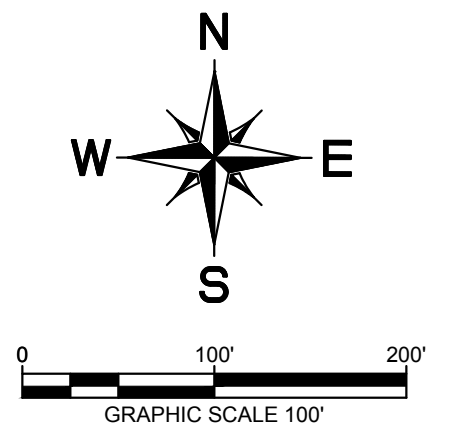
SURFACE PREPARATION FOR TEMPORARY SEEDING

1. INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
 2. FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
 3. ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.
- APPLICATION**
1. WHEN HYDOMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
 2. APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
 3. EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

EROSION CONTROL LEGEND



NOTE:
TOTAL DISTURBED AREA = 48.24 AC



BMP MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASHDOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

STONE OVERFLOW STRUCTURE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE HEIGHT OF THE STONE OUTLET. REPAIR OR DISLODGED OR MISSING STONE RIP-RAP AND REPAIR ANY DOWNSTREAM EROSION.

ROCK CHECK DAM:

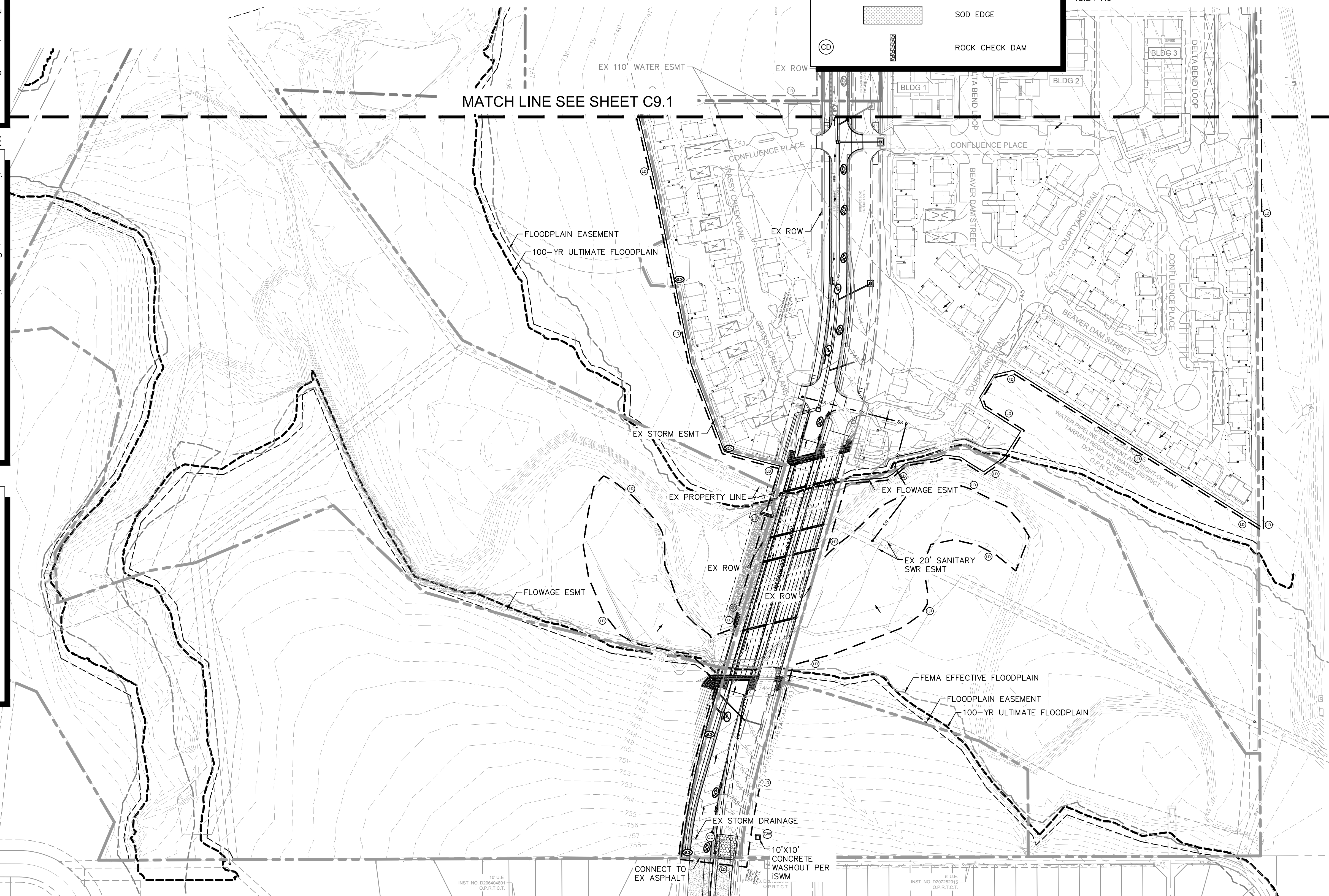
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA UPSTREAM OF THE DAM WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE DAM HEIGHT. REPAIR DAMAGE TO THE CHANNEL IN THE VICINITY OF THE CHECK DAMS IMMEDIATELY TO PREVENT ADDITIONAL DAMAGE. REPLACE MISSING OR DISLODGED ROCK AS NEEDED TO MAINTAIN THE DESIGN HEIGHT AND CROSS SECTION OF THE CHECK DAM.

CURB INLET/GRATE INLET/WYE INLET:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

SITE MAP GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.



No.	REVISIONS	DATE	BY

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

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Not for construction or permit purposes.

Kimley»Horn

Engineer: CARLOS E. LEAL
P.E. No. 141458 Date: 07/19/2023

KHA PROJECT	06.3377088
DATE	AUGUST 31, 2023
SCALE:	AS SHOWN
DESIGNED BY:	CEL
DRAWN BY:	C.J.H
CHECKED BY:	CEL

EROSION CONTROL PLAN

INFRASTRUCTURE PRIMROSE STATION

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

SHEET NUMBER
C9.2

Plotted By: Reo, Caleb Date: September 28, 2023 09:00:46am File Path: K:\DAL\Civil\06.3377088 - Primrose Station\GridPlanSheets\C-Erosion Control Plan.dwg
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