





PLOTTED BY: LON WHITTEN, DATE: 2/14/2025, 3:18 PM, PATH: P:\3820-00\0500 Land Surveying\0505 Planning\3820-00-02 PLAT.dwg

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CORSICANA, 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. RELEASED FOR REVIEW BY:

LON E. WHITTEN DATE: FEBRUARY 13, 2025  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5893

STATE OF TEXAS )  
 COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

REMAINDER OF A CALLED 122.563 ACRES  
 WHEELOK ENERGY, L.P.  
 TENTH TRACT  
 VOLUME 1316, PAGE 190  
 (DESCRIBED IN VOLUME 796, PAGE 410)  
 OPRNCT

\* GENERAL NOTES \*

- BEARINGS AND COORDINATES SHOWN ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE". (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF SUBJECT PROPERTY IS 01°05'23". ALL DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 0.9999999114259 (THIS IS THE GRID TO SURFACE SCALE FACTOR TO USE).
- ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48349C0360D, EFFECTIVE DATE JUNE 5, 2012. THE SURVEYOR OFFERS NO OPINION AS TO THE FLOOD POTENTIAL OF THE SUBJECT PROPERTY.

PROPERTY DESCRIPTION

BEING A 3.000 ACRE TRACT OF LAND SITUATED IN THE GEORGE HEMPLING SURVEY, ABSTRACT NO. 372, NAVARRO COUNTY, TEXAS, AS DESCRIBED IN THE DEED TO OPG RED CEDAR PARTNERS, LLC, AS RECORDED IN COUNTY CLERK DOCUMENT No. 2025-000760, OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS (OPRNCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (SPINNER) (GRID N: 6,712,926.60, GRID E: 2,587,502.30), FOR THE NORTHWEST CORNER OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, THE SOUTHWEST CORNER OF LOT 1, BLOCK 1636, ELEMENTARY SCHOOL ADDITION, AN ADDITION TO THE CITY OF CORSICANA, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 303, OPRNCT, AND IN THE EAST RIGHT-OF-WAY LINE FM 2555 (S. 45<sup>TH</sup> STREET), A VARIABLE WIDTH RIGHT-OF-WAY (100 FOOT WIDE AT THIS POINT), AS DESCRIBED IN DISTRICT COURT CAUSE No. 28-85 (84-10) AND IN THE TEXAS DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP DAL268201AB, FROM SAID 1/2" IRON ROD FOUND, A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 1, THE EAST RIGHT-OF-WAY LINE OF SAID FM 2555, AND FOR THE END OF A CURVE TO THE RIGHT, BEARS NORTH 03°29'26" EAST, A DISTANCE OF 232.11 FEET;

THENCE NORTH 58°03'11" EAST, WITH THE COMMON LINE OF SAID OPG RED CEDAR PARTNERS, LLC TRACT AND SAID LOT 1, A DISTANCE OF 388.87 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF S. 44<sup>TH</sup> STREET, A 60 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON SAID ELEMENTARY SCHOOL ADDITION PLAT, BEARS NORTH 58°03'11" EAST, A DISTANCE OF 768.38 FEET;

THENCE NORTH 58°03'11" EAST, WITH THE COMMON LINE OF SAID OPG RED CEDAR PARTNERS, LLC TRACT AND SAID LOT 1, A DISTANCE OF 388.87 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE NORTHEAST CORNER OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF S. 44<sup>TH</sup> STREET, A 60 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON SAID ELEMENTARY SCHOOL ADDITION PLAT, BEARS NORTH 58°03'11" EAST, A DISTANCE OF 768.38 FEET;

THENCE SOUTH 58°03'11" WEST, WITH THE SOUTHERLY LINE OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, A DISTANCE OF 461.42 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, IN THE EAST RIGHT-OF-WAY LINE OF SAID FM 2555, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 713.95 FEET, AND A CHORD WHICH BEARS NORTH 18°19'03" WEST, A DISTANCE OF 307.91 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, WITH THE WEST LINE OF SAID OPG RED CEDAR PARTNERS, LLC TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID FM 2555 AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°54'22", AN ARC LENGTH OF 310.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,676 SQUARE FEET OR 3.000 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OPG RED CEDAR PARTNERS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, RED CEDAR ADDITION, AN ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 OWNER

ADDRESS:

STATE OF TEXAS §  
 COUNTY OF TARRANT §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
 BY \_\_\_\_\_, OF OPG RED CEDAR PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

CITY OF CORSICANA, TEXAS PLANNING AND ZONING APPROVAL:

APPROVED BY THE CITY OF CORSICANA, TEXAS PLANNING AND ZONING DEPARTMENT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 MANAGER, CITY OF CORSICANA, TEXAS PLANNING AND ZONING DEPARTMENT

\_\_\_\_\_  
 SECRETARY, CITY OF CORSICANA, TEXAS PLANNING AND ZONING DEPARTMENT

CITY OF CORSICANA, TEXAS APPROVAL:

THAT I, DARWIN J. MYERS, DIRECTOR OF ENGINEERING FOR THE CITY OF CORSICANA, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS SUBMITTED TO MY OFFICE FOR MY INSPECTION AND APPROVAL AND WAS APPROVED.

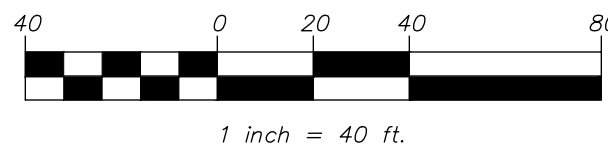
APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
 DARWIN J. MYERS, P.E.  
 DIRECTOR OF ENGINEERING, CITY OF CORSICANA, TEXAS



VICINITY MAP

NO SCALE



LEGEND/ABBREVIATIONS

IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRTCT	DEED RECORDS NAVARRO COUNTY, TEXAS
PRTCT	PLAT RECORDS NAVARRO COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS NAVARRO COUNTY, TEXAS
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
MF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
CC#	COUNTY CLERK'S INSTRUMENT NUMBER

_____	BOUNDARY LINE
_____	ADJOINER LINE / LOT LINE
_____	ORIGINAL LOT LINE / DEED LINE
_____	EASEMENT LINE
_____	ROADWAY CENTERLINE
_____	SURVEY LINE

FINAL PLAT  
 LOT 1, BLOCK 1  
 RED CEDAR ADDITION

BEING 3.000 ACRES OF LAND  
 SITUATED IN THE GEORGE HEMPLING SURVEY  
 ABSTRACT NO. 372  
 CITY OF CORSICANA,  
 NAVARRO COUNTY, TEXAS

1 BUILDABLE LOT

FEBRUARY 2025

SURVEYOR/ENGINEER:



tpepls registration number: 1 - 2759  
 tpepls registration/license number: 10088000  
 519 east border  
 orlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

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 SHEET 1 OF 1

MMA PROJECT NO. 3820-00-02



PLOTTED BY: MADLINE MAP DATE: 3/27/2025 9:41 AM PLOT: p:\3650-00-00\700 and development\700 construction documents\3650\3650.dwg

GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CORSICANA STANDARD SPECIFICATIONS.
- THE LOCATIONS OF ALL EXISTING UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS OR PROVIDED BY VARIOUS OWNERS OF THE FACILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. SUCH VERIFICATION SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS. NOTIFY THE PROJECT INSPECTOR PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT AREA 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES TO RELOCATE, BRACE, AND SUPPORT ANY UTILITY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL ASSOCIATED WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS. ANY REPAIR TO THE DAMAGED EXISTING UTILITIES SHALL BE AT THE COST OF CONTRACTOR.
- PUBLIC OR PRIVATE UTILITY LINES MAY EXIST THAT ARE NOT SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE INTEGRITY OF THESE LINES. SUCH WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS.
- A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) PERMIT WILL BE REQUIRED WHEN ENTERING/CROSSING RIGHT-OF-WAY OF TXDOT. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING TXDOT 48 HOURS PRIOR TO CONSTRUCTION.
- TRENCH SAFETY PLAN SHALL BE STAMPED, SIGNED, AND DATED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES PRIOR TO CONSTRUCTION.
- THE “STORM WATER POLLUTION PREVENTION PLAN (SWPPP)” SHALL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES PRIOR TO CONSTRUCTION. A “NOTICE OF INTENT” (NOI) SHALL BE INCLUDED IN THE SUBMITTAL IF THE PROJECT IS 5 ACRES IN SIZE OR LARGER. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF THE PROJECT COMPLETION.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE APPROPRIATE JURISDICTIONAL AUTHORITIES FOR APPROVAL FOR ANY UTILITY AND STREET WORK THAT WILL CAUSE LANE CLOSURES. AT LEAST ONE LANE TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION, ADMINISTRATION, AND INSPECTION ACTIVITIES WITH THE PROJECT INSPECTOR IN ACCORDANCE WITH CITY REGULATIONS.
- ALL PRIVATE WATER AND SANITARY SEWER WORK REQUIRED WITHIN THE PRIVATE PROPERTY SHALL BE PERFORMED BY A LICENSED PLUMBER. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED PROPERTY OWNERS. SURFACE RESTORATION TO AN EQUAL OR BETTER CONDITION SHALL BE PERFORMED IMMEDIATELY AFTER THE WATER AND SEWER WORK IS COMPLETE.
- THE CONTRACTOR SHALL AVOID DAMAGING EXISTING SPRINKLER SYSTEMS THAT MAY BE IN THE CONSTRUCTION AREA. REMOVED OR DAMAGED SPRINKLER SYSTEMS SHALL BE REPAIRED BY A LICENSED IRRIGATOR. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS.
- THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DAMAGING ANY LANDSCAPING THAT MAY BE IN THE CONSTRUCTION AREA. REPLACING DAMAGED LANDSCAPING SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN OR BID PROPOSAL.
- REMOVAL OF TREES AND EXISTING STRUCTURES SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL PROVIDE ALL FENCING AND/OR BARRICADES TO MAINTAIN PUBLIC SAFETY AROUND THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL CLEAN UP DIRT AND DEBRIS IN THE PAVED AREAS TO ENSURE THE STREET IS IN DRIVABLE CONDITION AT THE END OF EACH WORKING DAY.
- EXISTING MAIL BOXES SHALL BE PROTECTED AND MAIL SERVICE SHALL NOT BE INTERRUPTED.
- REMOVAL AND HAUL-OFF EXCESS CONSTRUCTION MATERIALS FROM THE CONSTRUCTION SITE SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- THE CONTRACTOR SHALL AVOID REMOVING OR DAMAGING EXISTING FENCES. REMOVED OR DAMAGED FENCES SHALL BE REPLACED OR RESTORED WITH SAME TYPE, STYLE, AND MATERIAL TO AN EQUAL OR BETTER CONDITION. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- TEMPORARY FENCES SHALL BE INSTALLED TO PROTECT PRIVATE PROPERTIES WHEN THE CONSTRUCTION WORK IS PERFORMED WITHIN THE EASEMENTS. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

WATER NOTES:

- ALL WATER MAINS USING PVC PIPE SHALL BE IN COMPLIANCE WITH AWWA C900 OR C905.
- CLASS “C” EMBEDMENT SHALL BE USED FOR ALL WATER MAINS.
- A MINIMUM COVER OF FORTY-TWO INCHES (42”) OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE PROPOSED FINISHED GRADES. .
- ALL VALVE BOXES SHALL BE ADJUSTED UP TO THE FINISHED PAVEMENT GRADE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER MAINS USING PVC PIPE SHALL BE SDR-26, HEAVY WALL, IN COMPLIANCE WITH ASTM D-3034 LATEST REVISION.
- CLASS “B” EMBEDMENT SHALL BE USED FOR ALL SANITARY SEWER MAINS.
- THE CONTRACTOR SHALL ENSURE ALL THE EXISTING SEWER SERVICES CAN BE RECONNECTED OR REROUTED TO THE NEW MAINS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION SO THE MODIFICATION CAN BE MADE IF NECESSARY.
- THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION TELEVISION INSPECTION OF ALL THE EXISTING SEWER LINES TO BE ABANDONED OR REHABILITATED BY OTHER THAN OPEN CUT TO VERIFY THE SERVICE LOCATIONS AND LINE CONDITIONS. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- ALL SEWER SERVICES SHALL BE REPLACED WITH 4” PVC FROM THE NEW MAIN TO THE PROPERTY LINE OR EASEMENT LINE UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN OR BID PROPOSAL.
- THE CONTRACTOR SHALL VERIFY THE EXISTING SANITARY SEWER SLOPE PRIOR TO MAKING CONNECTIONS. SLOPE OF THE NEW MAIN AND THE EXISTING MAIN SHALL MATCH UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLAN. A REDUCER SHALL BE USED WHEN A LARGER SIZE LINE CONNECTS TO A SMALLER SIZE LINE.
- THE CONTRACTOR SHALL VERIFY THE SIZE, ELEVATION, AND MATERIAL OF THE EXISTING LINE PRIOR TO ORDERING PREFABRICATED MANHOLE.
- REWORK THE INVERT WHERE TYING INTO AN EXISTING MANHOLE.
- BYPASS PUMPING REQUIRED FOR PERFORMING CONSTRUCTION WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.
- ALL MANHOLES AND CLEANOUTS SHALL BE ADJUSTED UP TO THE FINISHED PAVEMENT GRADE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO ALL OTHER BID ITEMS UNLESS OTHERWISE INDICATED ON THE CONSTRUCTION PLANS OR BID PROPOSAL.

SOURCE BENCHMARK:

CITY OF CORSICANA MONUMENT No. N150:  
 3” BRASS NGS MONUMENT ON TOP OF WELL CURB  
 BEHIND OLD OAK VALLEY SCHOOL. BEING 240’  
 EAST OF THE INTERSECTION OF F.M. 2555 (S.  
 45TH STREET) AND SW COUNTY ROAD No. 1025.  
 PUBLISHED ELEV: 458.44’  
 NAD83 TXNC (GRID-MEASURED)  
 N: 6710973.766  
 E: 2588671.371

ONSITE BENCHMARKS:

SITE BM#1:  
 BOX CUT WITH “X” IN CENTER LOCATED ON TOP  
 OF CONCRETE HEADWALL ON THE EAST SIDE OF  
 F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33  
 FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF  
 THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO  
 NAVARRO ELEMENTARY SCHOOL.  
 ELEV: 456.90  
 NAD83 TXNC (GRID-MEASURED)  
 N: 6713242.890  
 E: 2587518.029

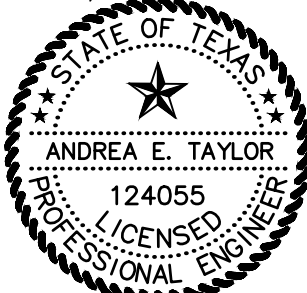
SITE BM#2:  
 BOX CUT WITH “X” IN CENTER LOCATED ON TOP  
 OF CONCRETE HEADWALL ON THE WEST SIDE OF  
 F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34  
 FEET SOUTHWEST OF F.M. 2555 AND ON THE  
 NORTH SIDE OF A GRAVEL DRIVEWAY.  
 ELEV: 457.84  
 NAD83 TXNC (GRID-MEASURED)  
 N: 6712307.395  
 E: 2587696.455

RED CEDAR RESIDENCES  
 CORSICANA, TEXAS  
 GENERAL NOTES



civil engineering surveying landscape architecture planning  
 tlpels registration number: f - 2759  
 tlpels registration/license number: 10088000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

3/27/2025



FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25


REV.	DATE	DESCRIP.
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SHEET CONTENT:

GENERAL NOTES

SHEET NO:

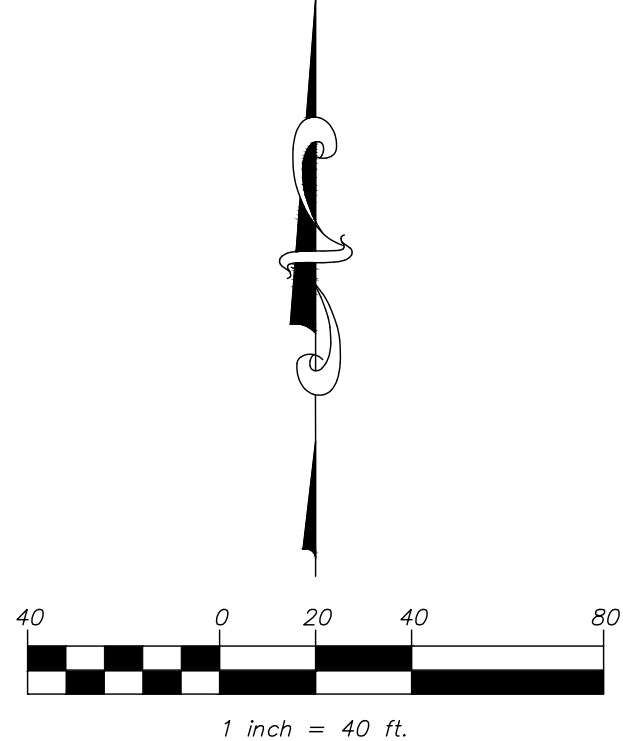
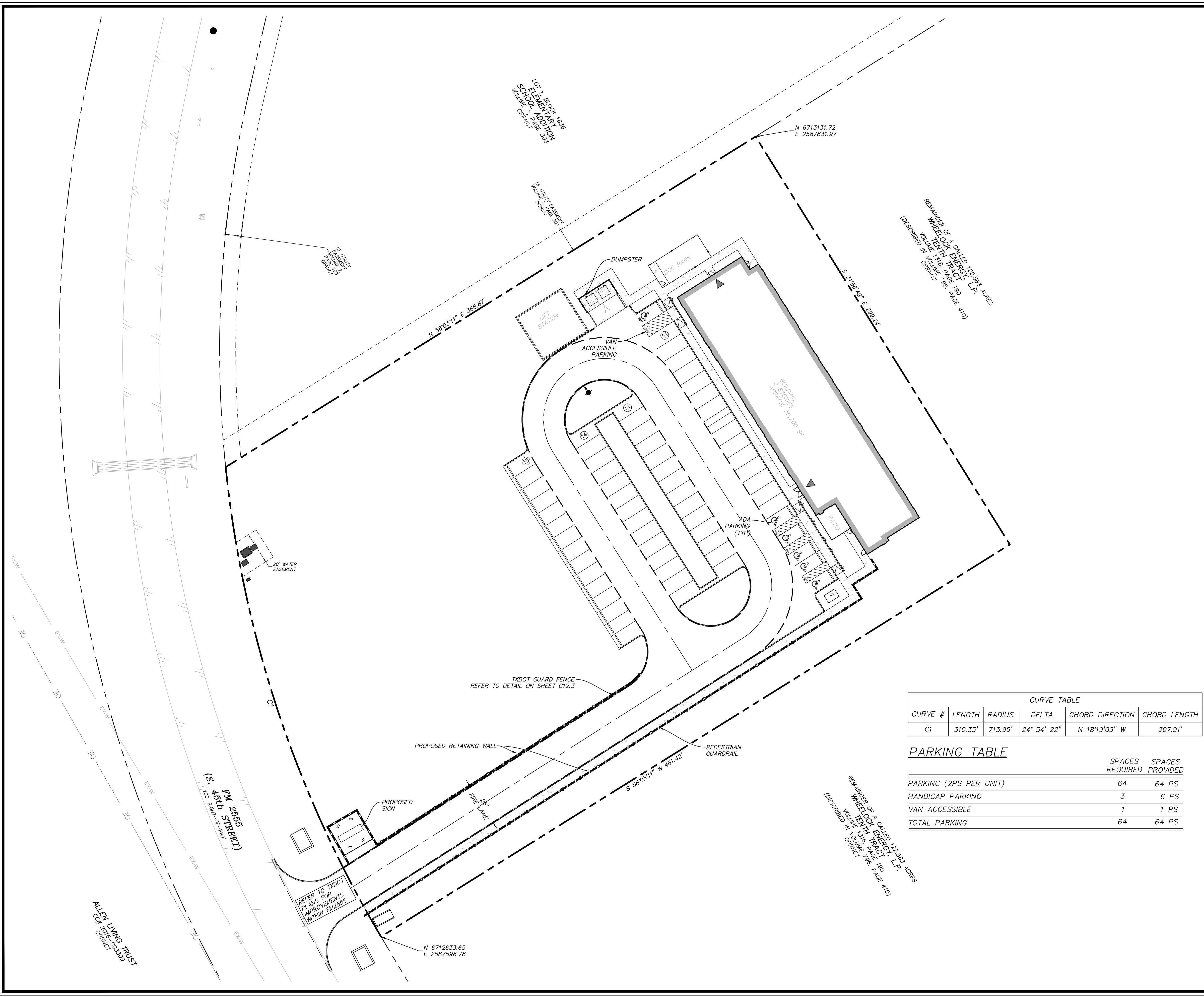
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ROUTED BY: MADELINE WEBB DATE: 3/27/2025 9:15 AM PATH: p:\3820-00-02\700 land development\700 construction documents\02schematic sheets\C3OVERALL SITE PLAN.dwg



LEGEND:	
FIRE LANE	---
ACCESSIBLE PARKING SPACE	
SIGN	
WHEEL STOP	
EXISTING WATER LINE	— OE —
EXISTING WATER LINE	— EX-W —
PROPOSED FIRE HYDRANT	
PROPOSED LIGHT POLE	
PARKING COUNT	⑤

- NOTES:**
1. TYPICAL PARKING STALL IS 18' LONG X 9' WIDE.
  2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
  4. REFER TO SHEET C1.0 FOR GENERAL NOTES.
  5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
  6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

**GENERAL UTILITY NOTES:**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**SOURCE BENCHMARK:**

**CITY OF CORSICANA MONUMENT No. N150:**  
3" BRASS NGS MONUMENT ON TOP OF WELL CURB BEHIND OLD OAK VALLEY SCHOOL. BEING 240' EAST OF THE INTERSECTION OF F.M. 2555 (S. 45TH STREET) AND SW COUNTY ROAD No. 1025. PUBLISHED ELEV: 458.44'  
NAD83 TXNC (GRID—MEASURED)  
N: 6710973.766  
E: 2588671.371

**ONSITE BENCHMARKS:**

**SITE BM#1:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE EAST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33 FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO NAVARRO ELEMENTARY SCHOOL. ELEV: 456.90  
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N: 6713242.890  
E: 2587518.029

**SITE BM#2:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34 FEET SOUTHWEST OF F.M. 2555 AND ON THE NORTH SIDE OF A GRAVEL DRIVEWAY. ELEV: 457.84  
NAD83 TXNC (GRID—MEASURED)  
N: 6712307.395  
E: 2587696.455

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	310.35'	713.95'	24° 54' 22"	N 18°19'03" W	307.91'

**PARKING TABLE**

PARKING (2PS PER UNIT)	SPACES	
	REQUIRED	PROVIDED
HANDICAP PARKING	3	6 PS
VAN ACCESSIBLE	1	1 PS
TOTAL PARKING	64	64 PS

RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
OVERALL SITE PLAN

**mma**  
civil engineering surveying landscape architecture planning  
tbpels registration number: f - 2759  
tbpels registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

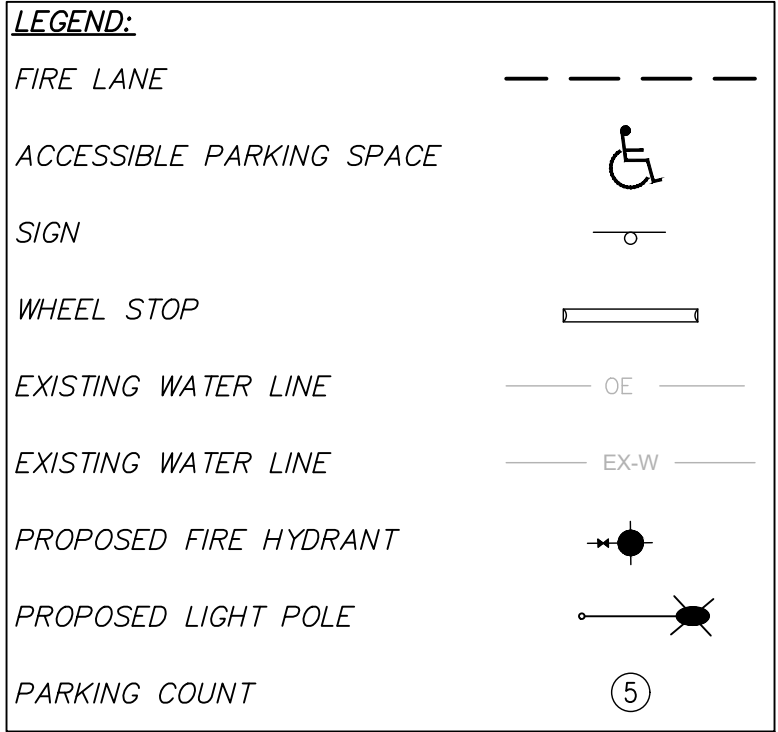
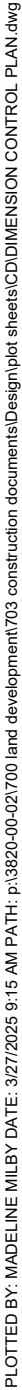
3/27/2025  
  
ANDREA E. TAYLOR  
124055  
LICENSED PROFESSIONAL ENGINEER  
FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

REV.	DATE	DESCRIP.

OVERALL SITE  
PLAN

SHEET NO:  
**C3.0**  
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SOURCE BENCHMARK:

CITY OF CORSICANA MONUMENT No. N150:  
3" BRASS NGS MONUMENT ON TOP OF WELL CURB  
BEHIND OLD OAK VALLEY SCHOOL, BEING 240'  
EAST OF THE INTERSECTION OF F.M. 2555 (S.  
15TH STREET) AND SW COUNTY ROAD No. 1025.  
PUBLISHED ELEV: 458.44'  
NAD83 TXNC (GRID-MEASURED)  
N: 6710973.766  
E: 2588671.371

### ONSITE BENCHMARKS:

SITE BM#1:  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
OF CONCRETE HEADWALL ON THE EAST SIDE OF  
R.M. 2555 (S. 45TH STREET). APPROXIMATELY 33  
FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF  
THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO  
NAVARRO ELEMENTARY SCHOOL.  
ELEV: 456.90

SITE BM#2:  
 BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
 OF CONCRETE HEADWALL ON THE WEST SIDE OF  
 F.M. 2555 (S. 45TH STREET), APPROXIMATELY 34  
 FEET SOUTHWEST OF F.M. 2555 AND ON THE  
 NORTH SIDE OF A GRAVEL DRIVEWAY.  
 ELEV: 457.84  
WAD83 TXNC (GRID-MEASURED)  
 N: 6712307.395  
 E: 2587696.455

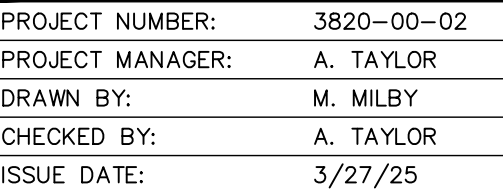
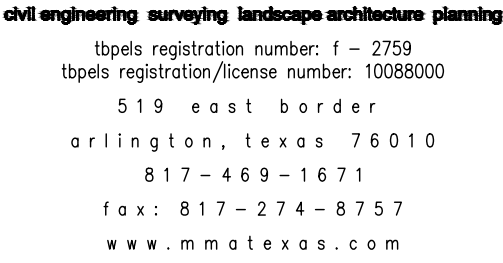
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	310.35'	713.95'	24° 54' 22"	N 18°19'03" W	307.91'
C2	59.69'	38.00'	90° 00' 00"	N 12°28'30" E	53.74'
C3	119.35'	38.00'	179° 57' 39"	S 57°27'20" W	76.00'
C4	9.73'	24.00'	23° 14' 22"	S 45°51'19" W	9.67'

REMANDED OF A CALLED 122-563 ACRES  
WHEELLOCK ENERGY, L.P.  
VOLUME 1316, PAGE 190  
VOLUME 766, PAGE 410)  
(DESCRIBED IN OPINION)

RED CEDAR RESIDENCES  
CORSICANA, TEXAS

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DIMENSION CONTROL PLAN

[illegible]

SHEET CONTENT:

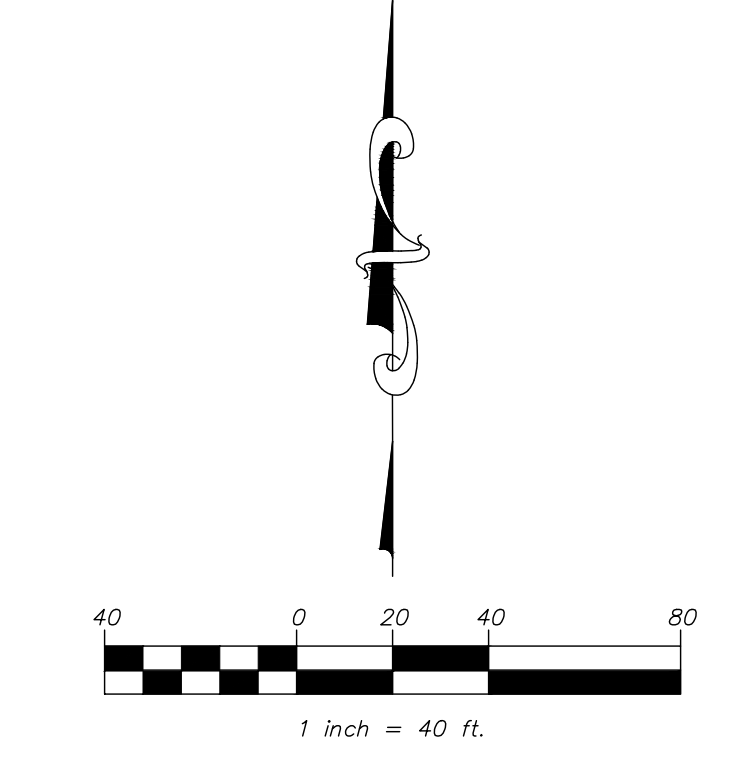
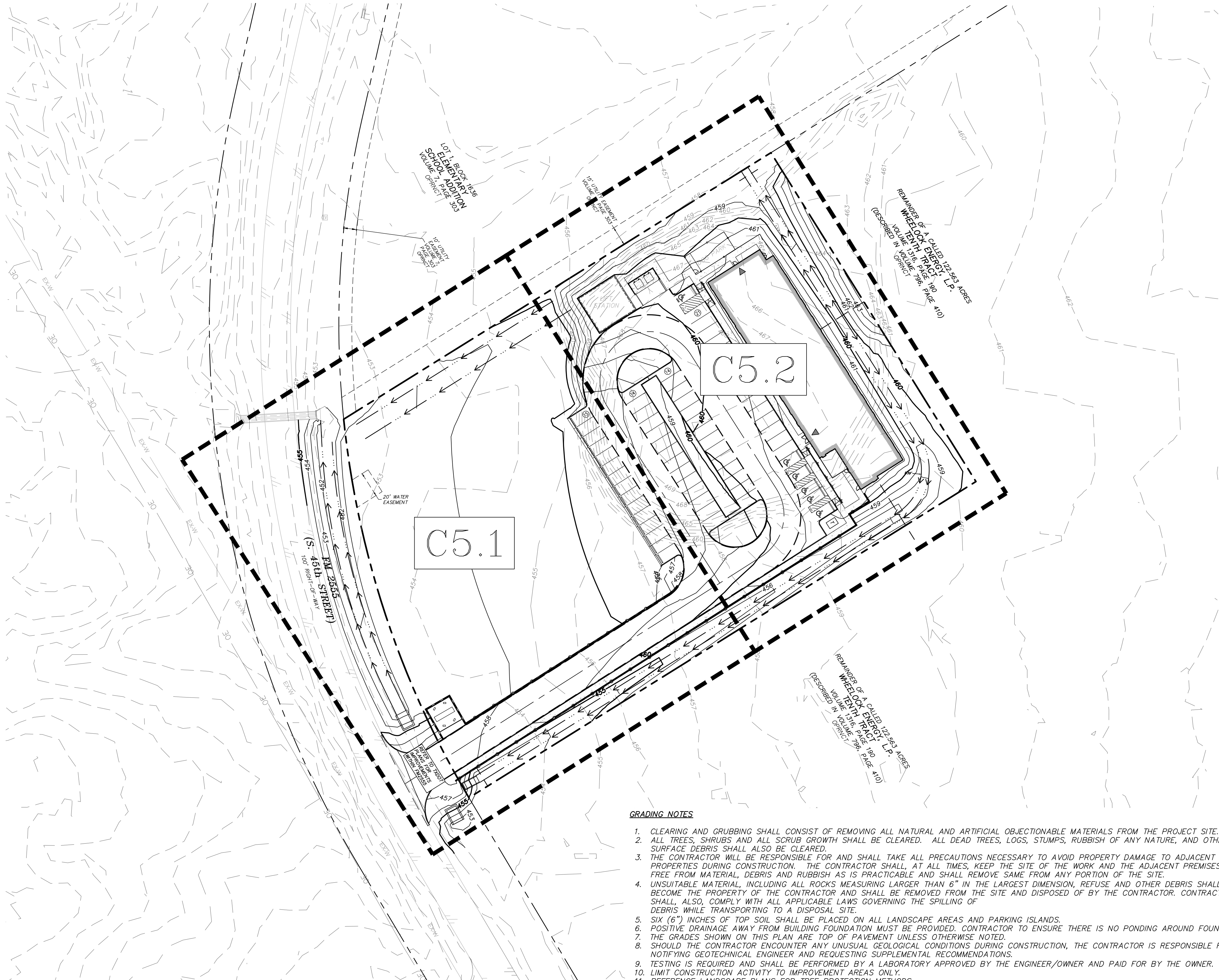
# DIMENSION CONTROL PLAN

SHEET NO: **C4.0**

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PLOTTED BY: MADELINE MILBY DATE: 5/27/2025 3:12 AM PATH: p:\3650-00-002700 land development\3650-00-002700 drawings\3650-00-002700 overall grading plan.dwg



<b>LEGEND:</b>	
EXISTING MAJOR CONTOUR	— -640— -
EXISTING MINOR CONTOUR	— -641— -
PROPOSED MAJOR CONTOUR	<b>— 640 —</b>
PROPOSED MINOR CONTOUR	<b>— 641 —</b>
FINISHED GRADE	• FG 630.00
FINISHED FLOOR ELEVATION	FF 630.0
MINIMUM FINISHED FLOOR	MFF 630.0
PROPOSED TOP OF PAVEMENT	• TP 630.00
PROPOSED TOP OF CURB	• TC 630.00
PROPOSED GUTTER	• GT 630.00
PROPOSED TOP OF WALL	• TW 630.00
PROPOSED BOTTOM OF WALL	• BW 630.00
MATCH EXISTING	• EX 630.00±
PROPOSED RETAINING WALL	<b>— — — — —</b>

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**PUBLISHED ELEV: 458.44'**  
NAD83 TXNC (GRID—MEASURED)  
N: 6710973.766  
E: 2588671.371

**ONSITE BENCHMARKS:**

**SITE BM#1:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE EAST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33 FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO NAVARRO ELEMENTARY SCHOOL.  
**ELEV: 456.90**  
NAD83 TXNC (GRID—MEASURED)  
N: 6713242.890  
E: 2587518.029


**SITE BM#2:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34 FEET SOUTHWEST OF F.M. 2555 AND ON THE NORTH SIDE OF A GRAVEL DRIVEWAY.  
**ELEV: 457.84**  
NAD83 TXNC (GRID—MEASURED)  
N: 6712307.395  
E: 2587696.455

**GRADING NOTES**

- CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIALS FROM THE PROJECT SITE.
- ALL TREES, SHRUBS AND ALL SCRUB GROWTH SHALL BE CLEARED. ALL DEAD TREES, LOGS, STUMPS, RUBBISH OF ANY NATURE, AND OTHER SURFACE DEBRIS SHALL ALSO BE CLEARED.
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# RED CEDAR RESIDENCES CORSICANA, TEXAS OVERALL GRADING PLAN

  
 civil engineering surveying landscape architecture planning  
 tlpels registration number: f - 2759  
 tlpels registration/license number: 10088000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

3/27/2025  
  
 FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

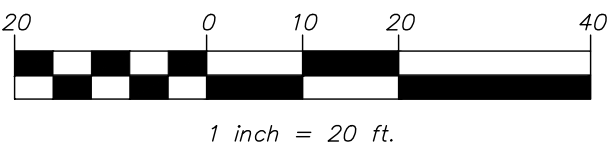

REV.	DATE	DESCRIP.
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SHEET CONTENT:

## OVERALL GRADING PLAN

SHEET NO:  
**C5.0**  
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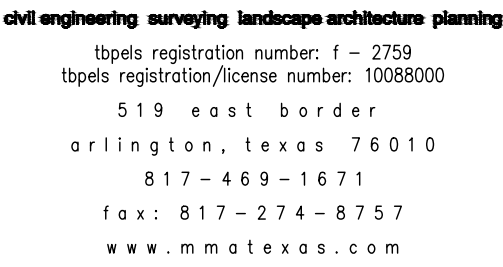
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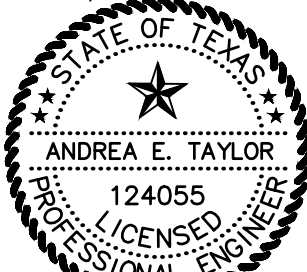
RED CEDAR RESIDENCES  
CORSICANA, TEXAS

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GRADING PLAN



3/27/2025



FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

[illegible]

REV.	DATE	DESCRIP.
SHEET CONTENT:		

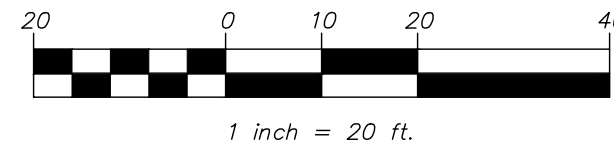
## GRADING PLAN

SHEET NO:

## C5.1

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**LEGEND.**

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SOURCE BENCHMARK:

### ONSITE BENCHMARKS:

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 (VAD83 TXNC (GRID-MEASURED))  
 N: 6712307.395  
 E: 2587696.455

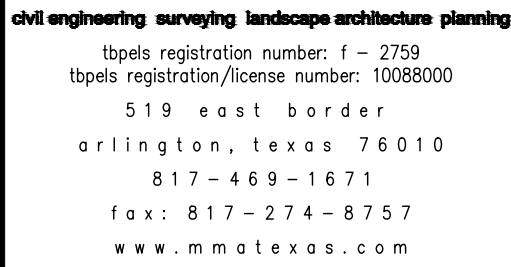
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# RED CEDAR RESIDENCES CORSICANA, TEXAS

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## GRADING PLAN



3/27/2025



PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

[illegible]

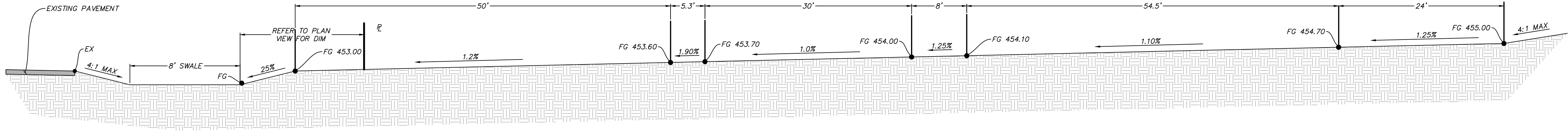
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## GRADING PLAN

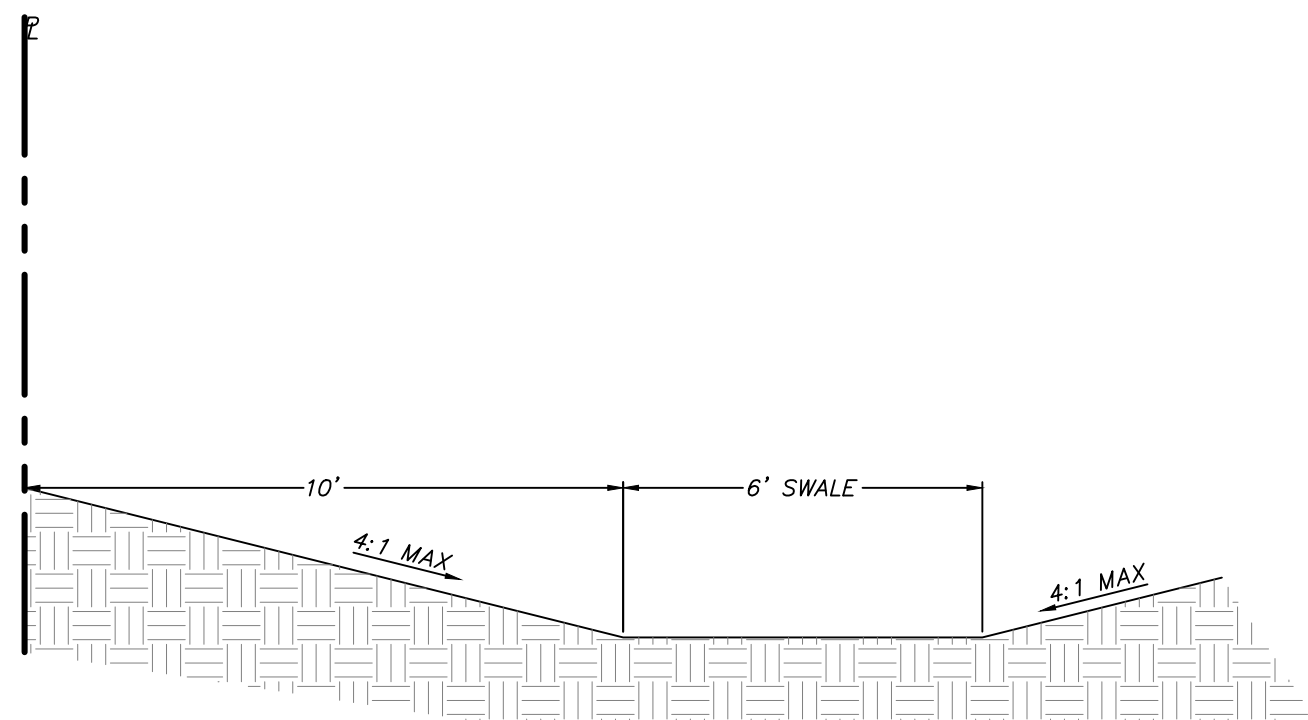
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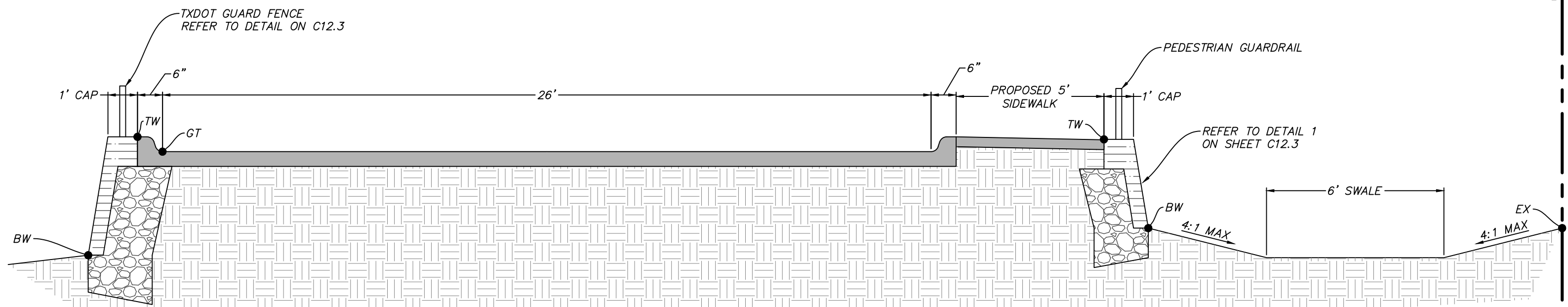
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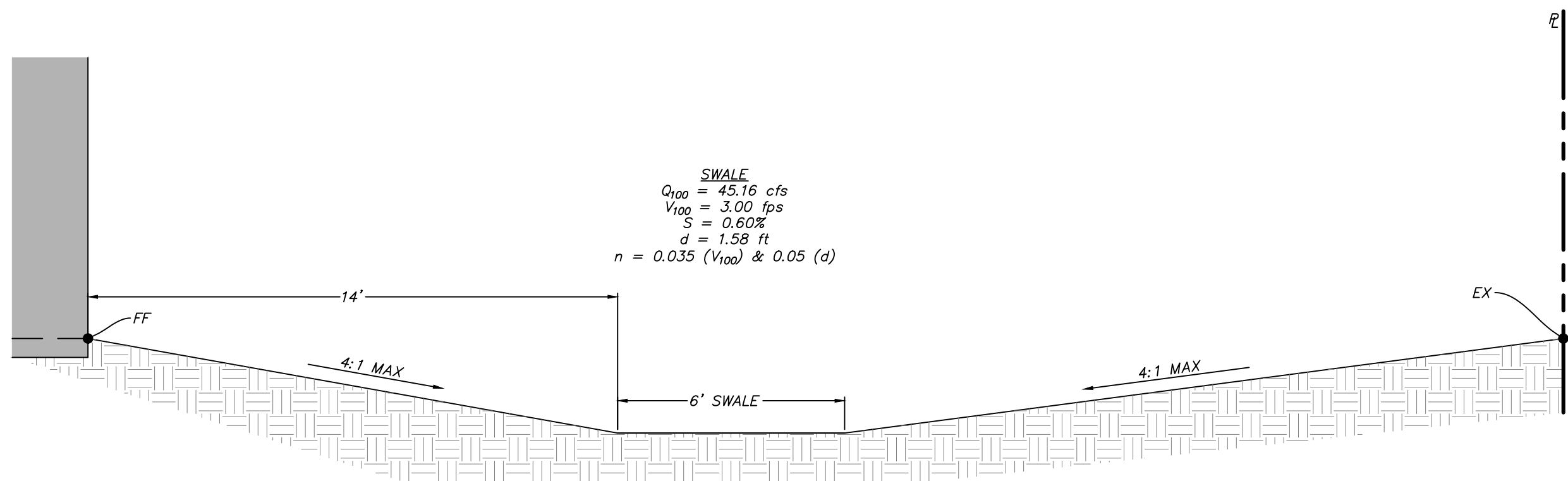
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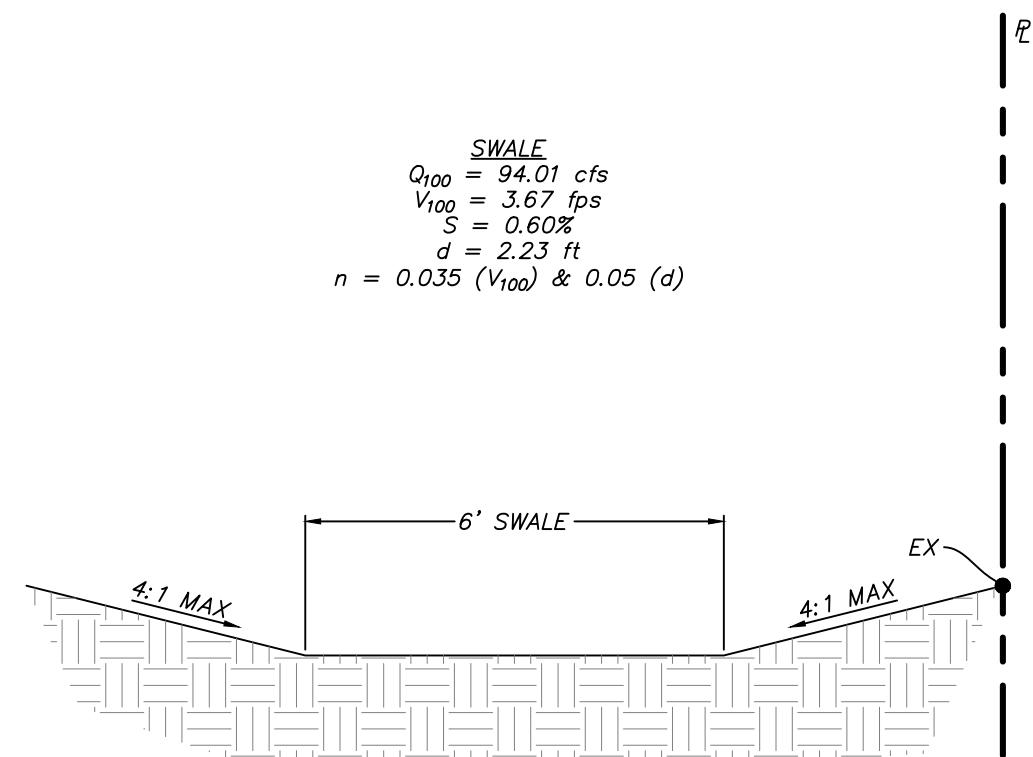
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NOT TO SCALE



2 SECTION B-B  
NOT TO SCALE



4 SECTION D-D  
NOT TO SCALE



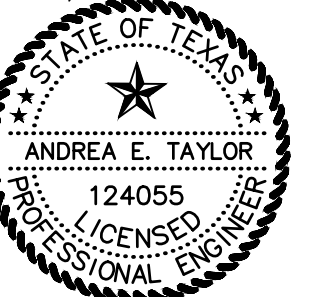
3 SECTION C-C  
NOT TO SCALE

RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
GRADING SECTIONS



civil engineering surveying landscape architecture planning  
tbpels registration number: f - 2759  
tbpels registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

3/27/2025



FOR REVIEW

PROJECT NUMBER: 3820-00-02  
PROJECT MANAGER: A. TAYLOR  
DRAWN BY: M. MILBY  
CHECKED BY: A. TAYLOR  
ISSUE DATE: 3/27/25

REV. DATE DESCRIP.

SHEET CONTENT:

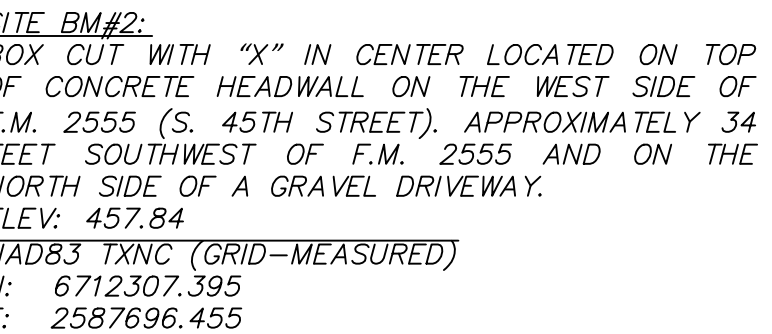
GRADING  
SECTIONS

SHEET NO:

C5.3

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# PAVING PLAN

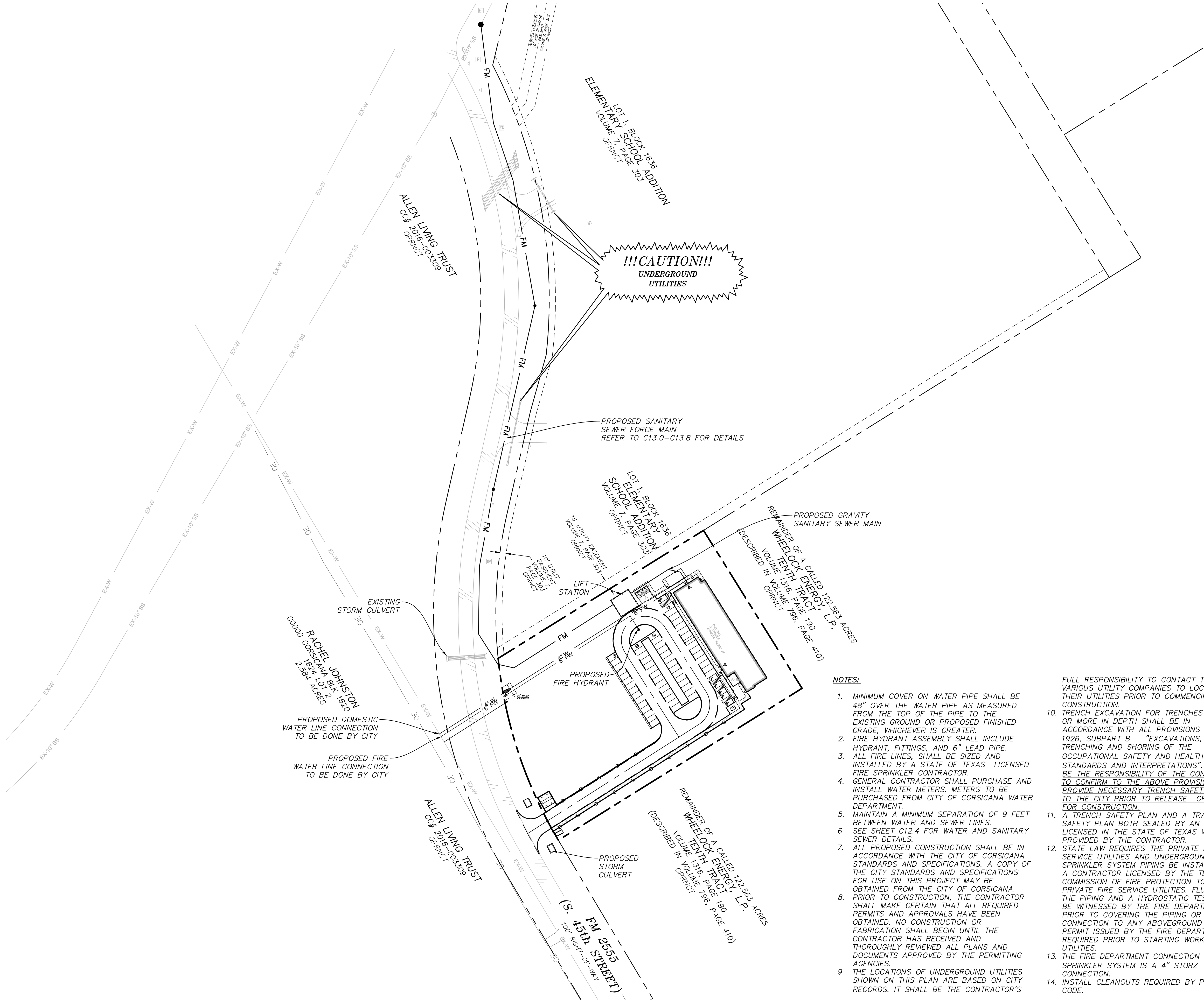
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SET NO: **C6.0**

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PLOTTED BY: MADELINE MUEY DATE: 5/27/2025 9:10 AM PATH: p:\3650-00-002700 and development\T02 construction documents\03graphic sheets\03OVERALL UTILITY PLAN.dwg



**LEGEND:**

EXISTING SANITARY SEWER ——— EX-SS ———

EXISTING WATER LINE ——— EX-W ———

EXISTING FIRE HYDRANT FH

EXISTING OVERHEAD ELECTRIC ——— OE ———

EXISTING STORM LINE

PROPOSED STORM LINE

PROPOSED STORM INLET

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED GATE VALVE w

PROPOSED WATER LINE ——— w ———

PROPOSED SEWER LINE ——— ss ———

PROPOSED SEWER MANHOLE ss

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ELEV: 457.84  
NAD83 TXNC (GRID-MEASURED)  
N: 6712307.395  
E: 2587696.455

NOTES:

- MINIMUM COVER ON WATER PIPE SHALL BE 48" OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- FIRE HYDRANT ASSEMBLY SHALL INCLUDE HYDRANT, FITTINGS, AND 6" LEAD PIPE.
- ALL FIRE LINES, SHALL BE SIZED AND INSTALLED BY A STATE OF TEXAS' LICENSED FIRE SPRINKLER CONTRACTOR.
- GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL WATER METERS. METERS TO BE PURCHASED FROM CITY OF CORSICANA WATER DEPARTMENT.
- MAINTAIN A MINIMUM SEPARATION OF 9 FEET BETWEEN WATER AND SEWER LINES.
- SEE SHEET C12.4 FOR WATER AND SANITARY SEWER DETAILS.
- ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CORSICANA STANDARDS AND SPECIFICATIONS. A COPY OF THE CITY STANDARDS AND SPECIFICATIONS FOR USE ON THIS PROJECT MAY BE OBTAINED FROM THE CITY OF CORSICANA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCIES.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON CITY RECORDS. IT SHALL BE THE CONTRACTOR'S

FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

- TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART B – "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH'S STANDARDS AND INTERPRETATIONS". IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE CITY PRIOR TO RELEASE OF PLANS FOR CONSTRUCTION.
- A TRENCH SAFETY PLAN AND A TRAFFIC SAFETY PLAN BOTH SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS WILL BE PROVIDED BY THE CONTRACTOR.
- STATE LAW REQUIRES THE PRIVATE FIRE SERVICE UTILITIES AND UNDERGROUND SPRINKLER SYSTEM PIPING BE INSTALLED BY A CONTRACTOR LICENSED BY THE TEXAS COMMISSION OF FIRE PROTECTION TO INSTALL PRIVATE FIRE SERVICE UTILITIES. FLUSHING OF THE PIPING AND A HYDROSTATIC TEST IS TO BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO COVERING THE PIPING OR MAKING CONNECTION TO ANY ABOVEGROUND PIPING. A PERMIT ISSUED BY THE FIRE DEPARTMENT IS REQUIRED PRIOR TO STARTING WORK ON THE UTILITIES.
- THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM IS A 4" STORZ CONNECTION.
- INSTALL CLEANOUTS REQUIRED BY PLUMBING CODE.

RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
OVERALL UTILITY PLAN

civil engineering surveying landscape architecture planning

tbpls registration number: f - 2759  
tbpls registration/license number: 10088000

519 east border  
arlington, texas 76010

817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

3/27/2025

FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25


REV.	DATE	DESCRIP.
------	------	----------

SHEET CONTENT:

OVERALL  
UTILITY PLAN

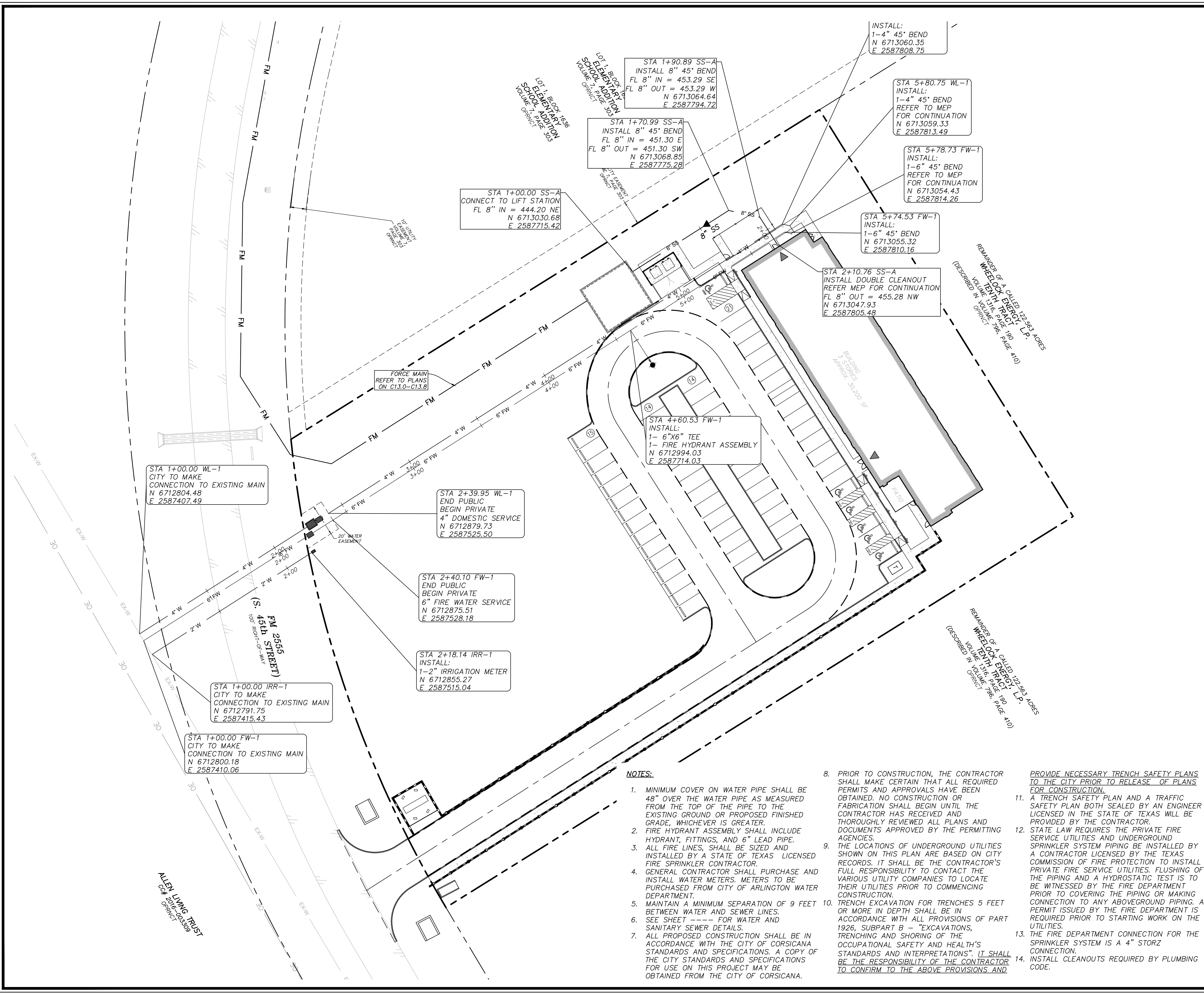
SHEET NO:

**C7.0**

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PLOTTED BY: MADELINE MUEY DATE: 3/27/2025 9:17 AM PATH: p:\3650-00-002700 land development\3650-00-002700\3650-00-002700.dwg



**LEGEND:**

EXISTING SANITARY SEWER	— EX-SS —
EXISTING WATER LINE	— EX-W —
EXISTING FIRE HYDRANT	— FH —
EXISTING OVERHEAD ELECTRIC	— OE —
EXISTING STORM LINE	— SS —
PROPOSED STORM LINE	— SS —
PROPOSED STORM INLET	— SS —
PROPOSED FIRE HYDRANT ASSEMBLY	— SS —
PROPOSED GATE VALVE	— w —
PROPOSED WATER LINE	— w —
PROPOSED SEWER LINE	— SS —
PROPOSED SEWER MANHOLE	— SS —

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SOURCE BENCHMARK:

CITY OF CORSICANA MONUMENT No. N150: 3" BRASS NGS MONUMENT ON TOP OF WELL CURB BEHIND OLD OAK VALLEY SCHOOL. BEING 240' EAST OF THE INTERSECTION OF F.M. 2555 (S. 45TH STREET) AND SW COUNTY ROAD No. 1025. PUBLISHED ELEV: 458.44' NAD83 TXNC (GRID—MEASURED) N: 6710973.766 E: 2588671.371

ONSITE BENCHMARKS:

SITE BM#1: BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE EAST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33 FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO NAVARRO ELEMENTARY SCHOOL. ELEV: 456.90 NAD83 TXNC (GRID—MEASURED) N: 6713242.890 E: 2587518.029

SITE BM#2: BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE WEST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34 FEET SOUTHWEST OF F.M. 2555 AND ON THE NORTH SIDE OF A GRAVEL DRIVEWAY. ELEV: 457.84 NAD83 TXNC (GRID—MEASURED) N: 6712307.395 E: 2587696.455

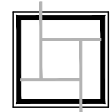
NOTES:

- MINIMUM COVER ON WATER PIPE SHALL BE 48" OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- FIRE HYDRANT ASSEMBLY SHALL INCLUDE HYDRANT, FITTINGS, AND 6" LEAD PIPE.
- ALL FIRE LINES, SHALL BE SIZED AND INSTALLED BY A STATE OF TEXAS LICENSED FIRE SPRINKLER CONTRACTOR.
- GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL WATER METERS. METERS TO BE PURCHASED FROM CITY OF ARLINGTON WATER DEPARTMENT.
- MAINTAIN A MINIMUM SEPARATION OF 9 FEET BETWEEN WATER AND SEWER LINES.
- SEE SHEET ---- FOR WATER AND SANITARY SEWER DETAILS.
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RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
ONSITE UTILITY PLAN



civil engineering surveying landscape architecture planning  
 tlpels registration number: f - 2759  
 tlpels registration/license number: 10088000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

3/27/2025



FOR REVIEW

PROJECT NUMBER: 3820-00-02  
 PROJECT MANAGER: A. TAYLOR  
 DRAWN BY: M. MILBY  
 CHECKED BY: A. TAYLOR  
 ISSUE DATE: 3/27/25

REV. DATE DESCRIP.

SHEET CONTENT:

ONSITE  
UTILITY PLAN

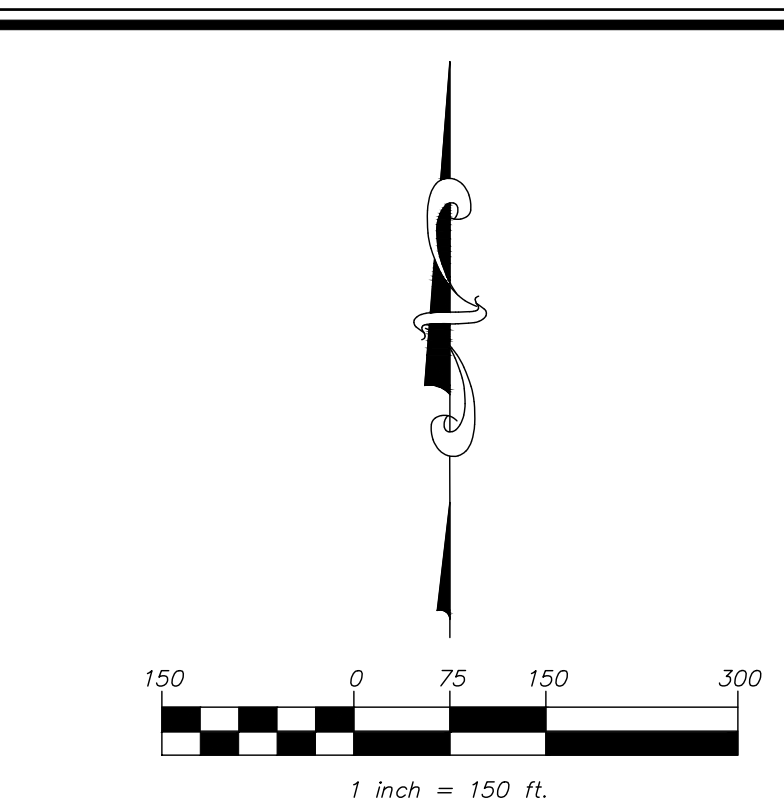
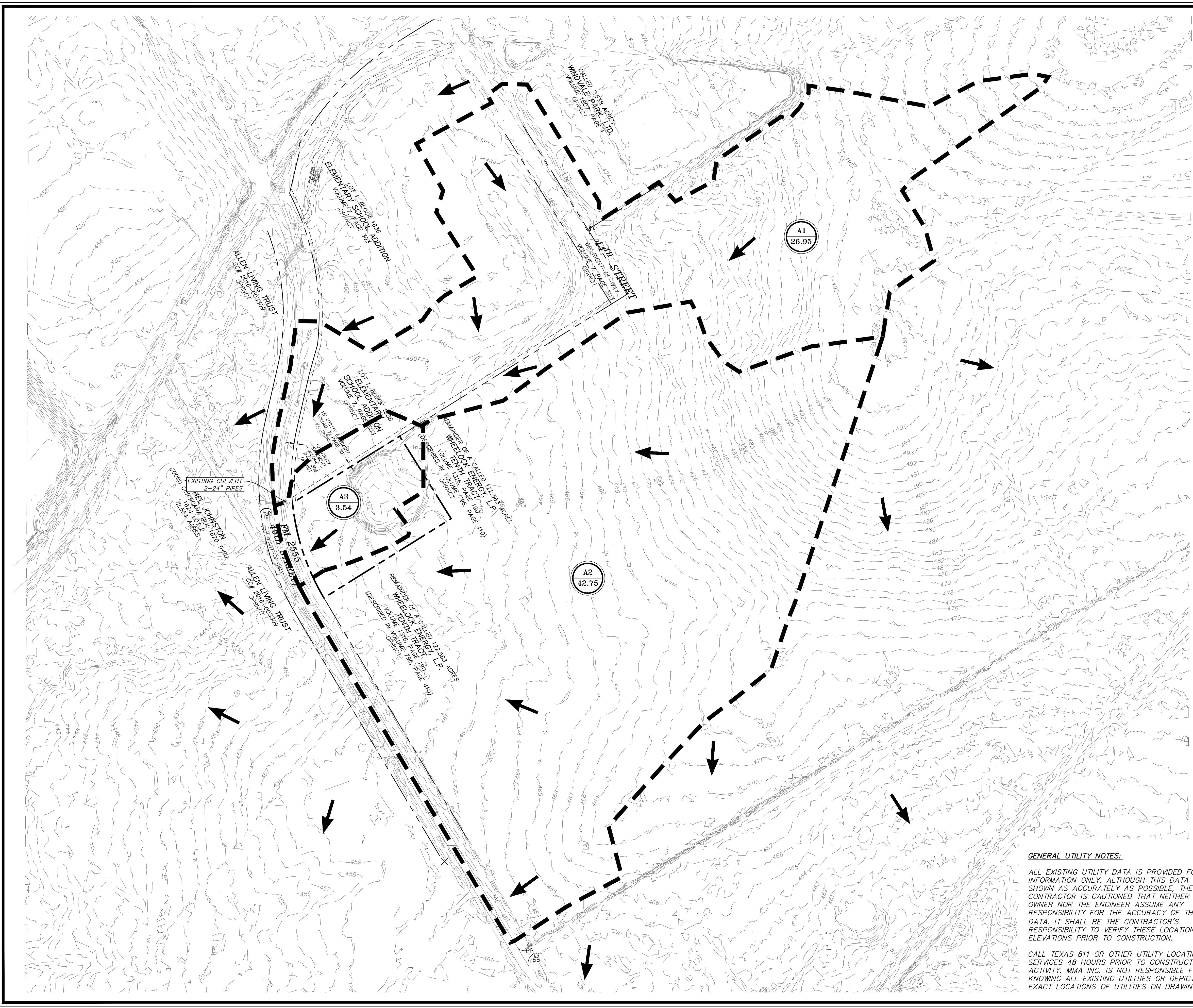
SHEET NO:

C7.1

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ROUTED BY: MADLINE MAP DATE: 5/27/2025 9:17 AM PATH: p:\3825\00\20700\land development\103\contributor documents\topographic sheets\EXISTING DRAINAGE AREA MAP.dwg



**LEGEND:**

EXISTING MAJOR CONTOUR    --640--

EXISTING MINOR CONTOUR    --641--

PROPOSED MINOR CONTOUR    **640**

PROPOSED MAJOR CONTOUR    **641**

PROPOSED STORM DRAIN   

DRAINAGE AREA BOUNDARY   

DRAINAGE AREA LABEL

NAME   

AREA (ACRES)   

INLET DESIGNATION   

FLOW AREA   

DESIGN POINT   

- NOTES:**
- PROPERTY IS ZONED MIXED RESIDENTIAL.
  - DESIGN CRITERIA IS BASED ON CORSICANA CODE OF ORDINANCES AND ISWM MANUAL DATED 2014.
  - EXISTING CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY PREPARED BY MMA, DATED NOVEMBER, 2024 AND LIDAR COMPLETED IN 2022 DOWNLOADED FROM TNRS.
  - DRAINAGE AREAS ARE BASED ON PROPOSED GRADING DESIGN, EXISTING TOPOGRAPHY, AND ASBUILT PLAN INFORMATION.
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**SOURCE BENCHMARK:**

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PUBLISHED ELEV: 458.44'  
NAD83 TXNC (GRID-MEASURED)  
N: 6710973.766  
E: 2588671.371

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BOX CUT WITH "X" IN CENTER LOCATED ON TOP OF CONCRETE HEADWALL ON THE EAST SIDE OF F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33 FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO NAVARRO ELEMENTARY SCHOOL.  
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NAD83 TXNC (GRID-MEASURED)  
N: 6713242.890  
E: 2587518.029

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E: 2587696.455

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RED CEDAR RESIDENCES  
CORSICANA, TEXAS

EXISTING DRAINAGE AREA MAP

civil engineering surveying landscape architecture planning  
tbpels registration number: f - 2759  
tbpels registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
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3/27/2025

FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

REV.	DATE	DESCRIP.

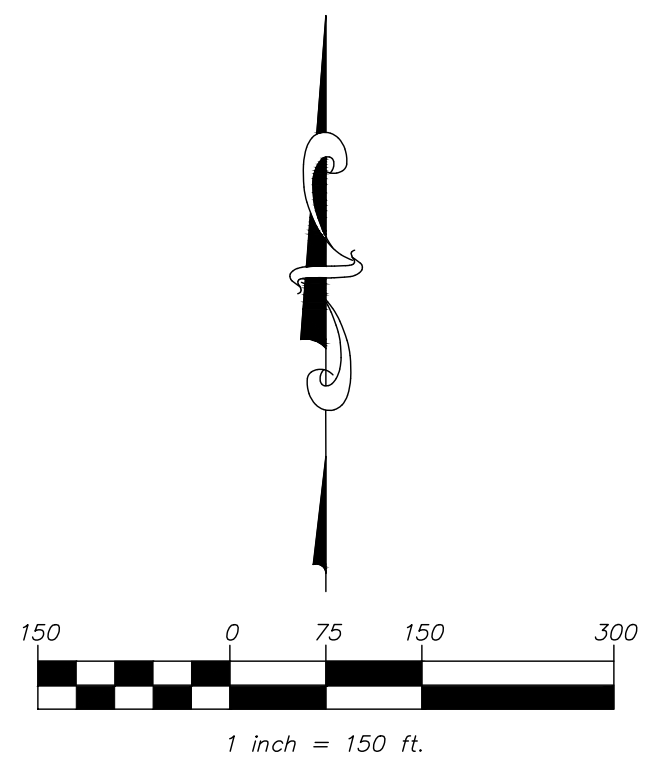
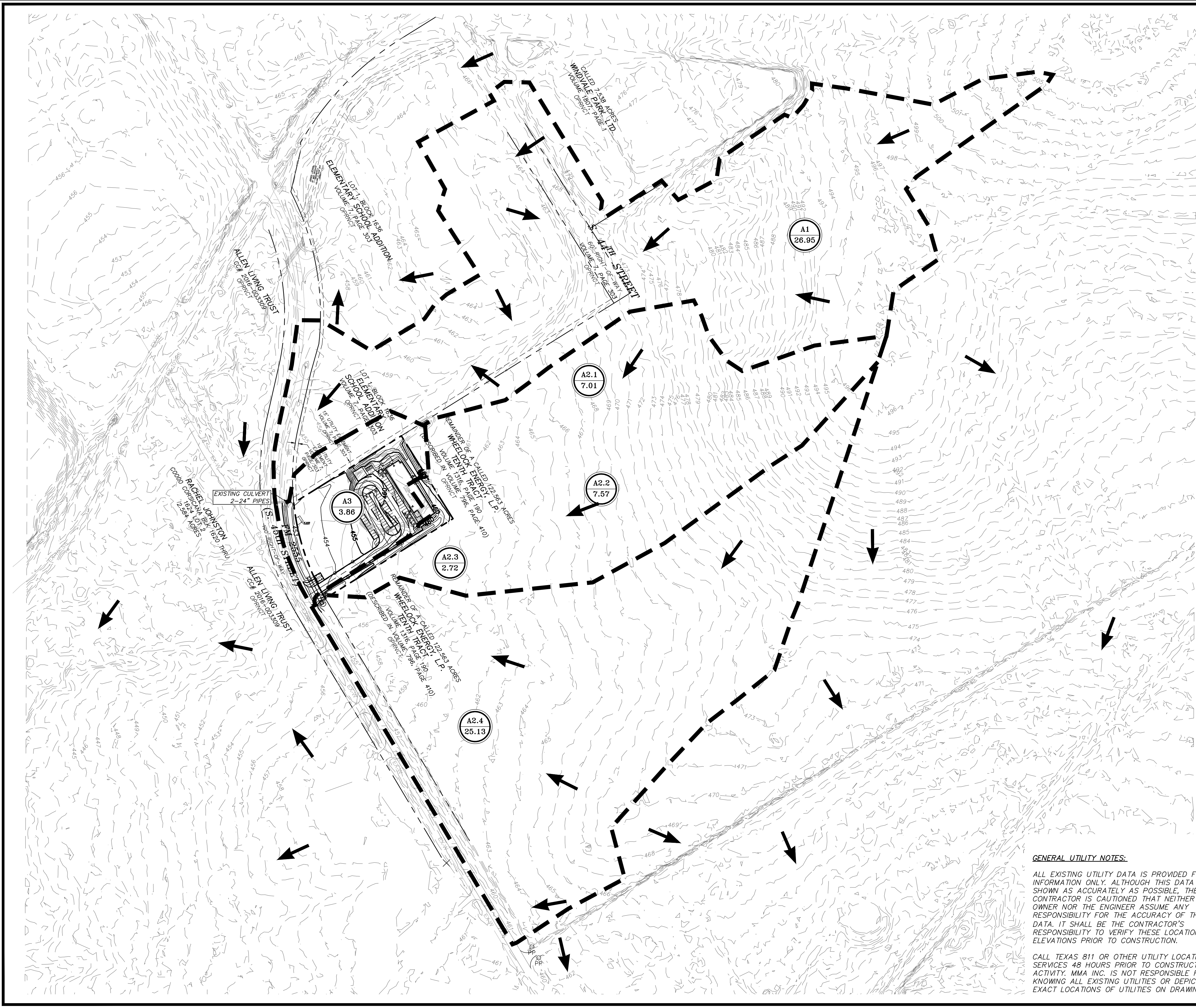
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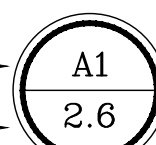
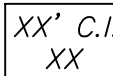

**EXISTING DRAINAGE AREA MAP**

SHEET NO: **C8.0**

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- LEGEND:**
- |                        |   |
|------------------------|---|
| EXISTING MAJOR CONTOUR | — -640— —   |
| EXISTING MINOR CONTOUR | — -641— —   |
| PROPOSED MINOR CONTOUR | — <b>640</b> —  |
| PROPOSED MAJOR CONTOUR | — 641 —   |
| PROPOSED STORM DRAIN   | == //   |
| DRAINAGE AREA BOUNDARY | ■ ■ ■ ■   |
| DRAINAGE AREA LABEL    |  |
| NAME                   | _____   |
| AREA (ACRES)           | _____   |
| INLET DESIGNATION      |  |
| FLOW AREA              | ➡   |
| DESIGN POINT           |  |

- NOTES:**
1. PROPERTY IS ZONED MIXED RESIDENTIAL.
  2. DESIGN CRITERIA IS BASED ON CORSICANA CODE OF ORDINANCES AND ISWM MANUEL DATED 2014.
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SOURCE BENCHMARK:

CITY OF CORSICANA MONUMENT No. N150:  
3" BRASS NGN MONUMENT ON TOP OF WELL CURB  
BEHIND OLD OAK VALLEY SCHOOL, BEING 240  
EAST OF THE INTERSECTION OF F.M. 2555 (S  
45TH STREET) AND SW COUNTY ROAD No. 1025.  
PUBLISHED ELEV: 458.44'  
NAD83 TXNC (GRID-MEASURED)  
N: 6710973.766  
E: 2588671.371

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BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
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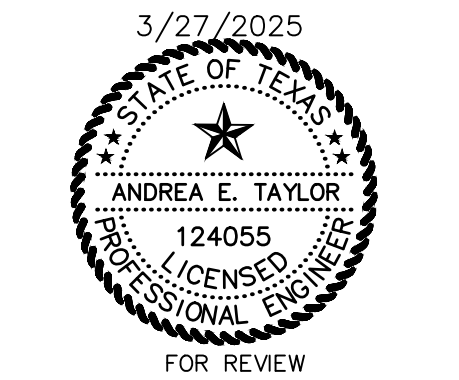
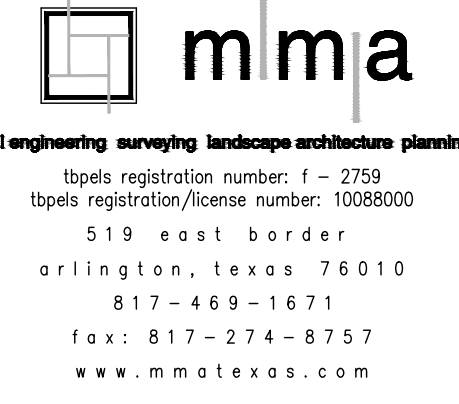
SITE BM#2:  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
OF CONCRETE HEADWALL ON THE WEST SIDE OF  
F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34  
FEET SOUTHWEST OF F.M. 2555 AND ON THE  
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ELEV: 457.84  
NAD83 TXNC (GRID-MEASURED)  
N: 6712307.395  
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RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
DRAINAGE AREA MAP



PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

REV.	DATE	DESCRIP.	

SHEET CONTENT:

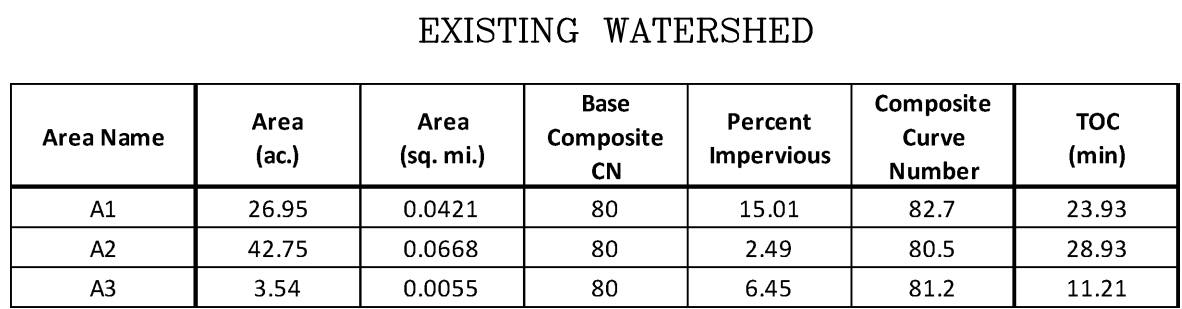
# DRAINAGE AREA MAP

SHEET NO: **C9.0**

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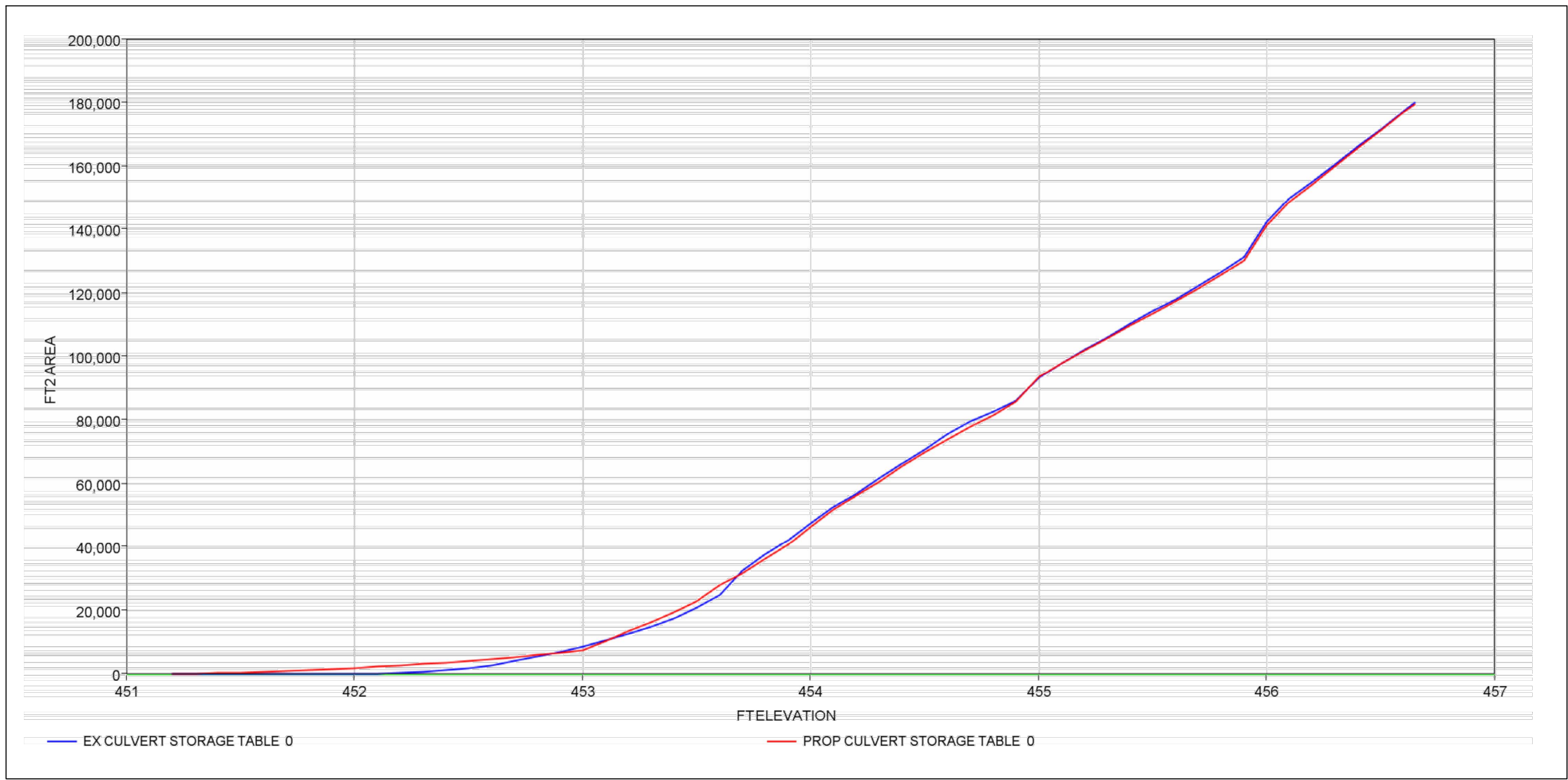




Junction	Existing Discharge (cfs)		Proposed Discharge (cfs)		Difference	
	25-Yr	100-Yr	25-Yr	100-Yr	25-Yr	100-Yr
A1	125.9	168.7	125.9	168.7	0.0	0.0
A2	176.3	239.0	174.9	237.1	-1.3	-1.8
A3	22.5	30.4	32.5	42.8	10.0	12.5
EX CULVERT	268.8	401.2	268.6	396.3	-0.1	-4.9

A2 BREAKDOWN					
Area Name	Area (ac.)	Area (sq. mi.)	TOC (min)	100-YR Discharge (cfs)	Comment
A2.1	7.01	0.0110	21.81	45.16	To Section D-D
A2.2	7.57	0.0118	21.61	48.85	To Section C-C
A2.3	2.72	0.0043	19.83	18.49	To 5'x3' Culvert
A2.4	25.13	0.0393	28.93	106.32	To 8'x3' Culvert

\*REFER TO SECTIONS ON C5.3



Area Name	Area (sq.)	Area (sq. mi.)	Base Composite CN	Percent Impervious	Composite Curve Number	TOC (min)
A1	26.95	0.0421	80	15.01	82.7	23.93
A2	42.44	0.0663	80	2.4	80.4	28.93
A3	3.86	0.0060	80	36.46	86.6	5.04

SOURCE BENCHMARK:

CITY OF CORISCANA MONUMENT NO. N150:  
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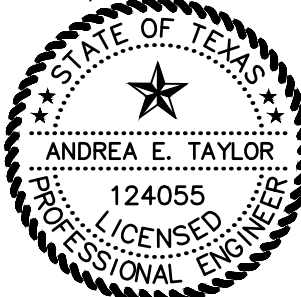
RED CEDAR RESIDENCES  
CORSICANA, TEXAS

# DRAINAGE AREA CALCULATIONS



civil engineering surveying landscape architecture planning  
 tpbels registration number: f - 2759  
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 519 east border  
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3/27/2025



FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

REV.	DATE	DESCRIP.	

SHEET CONTENT:

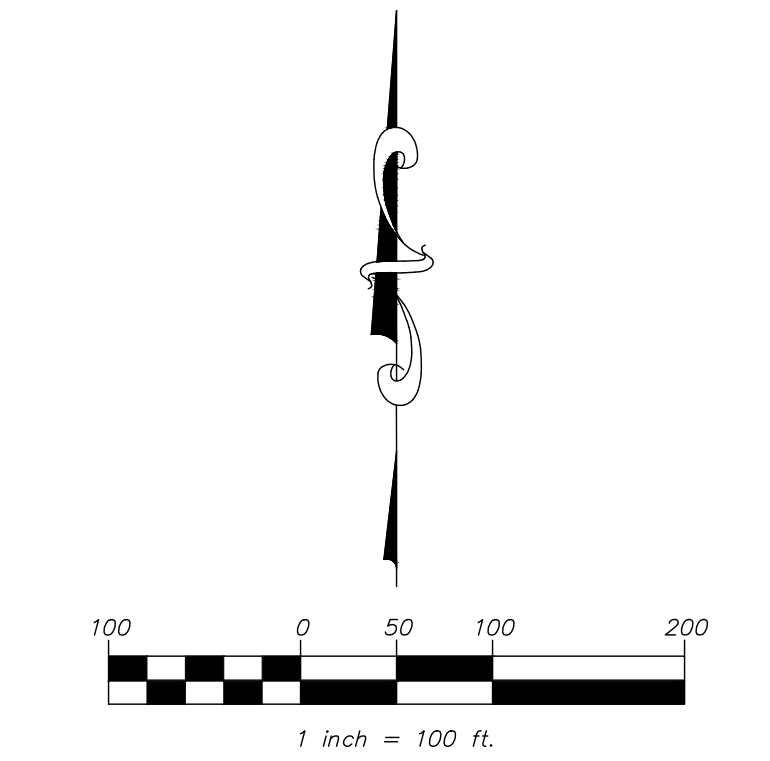
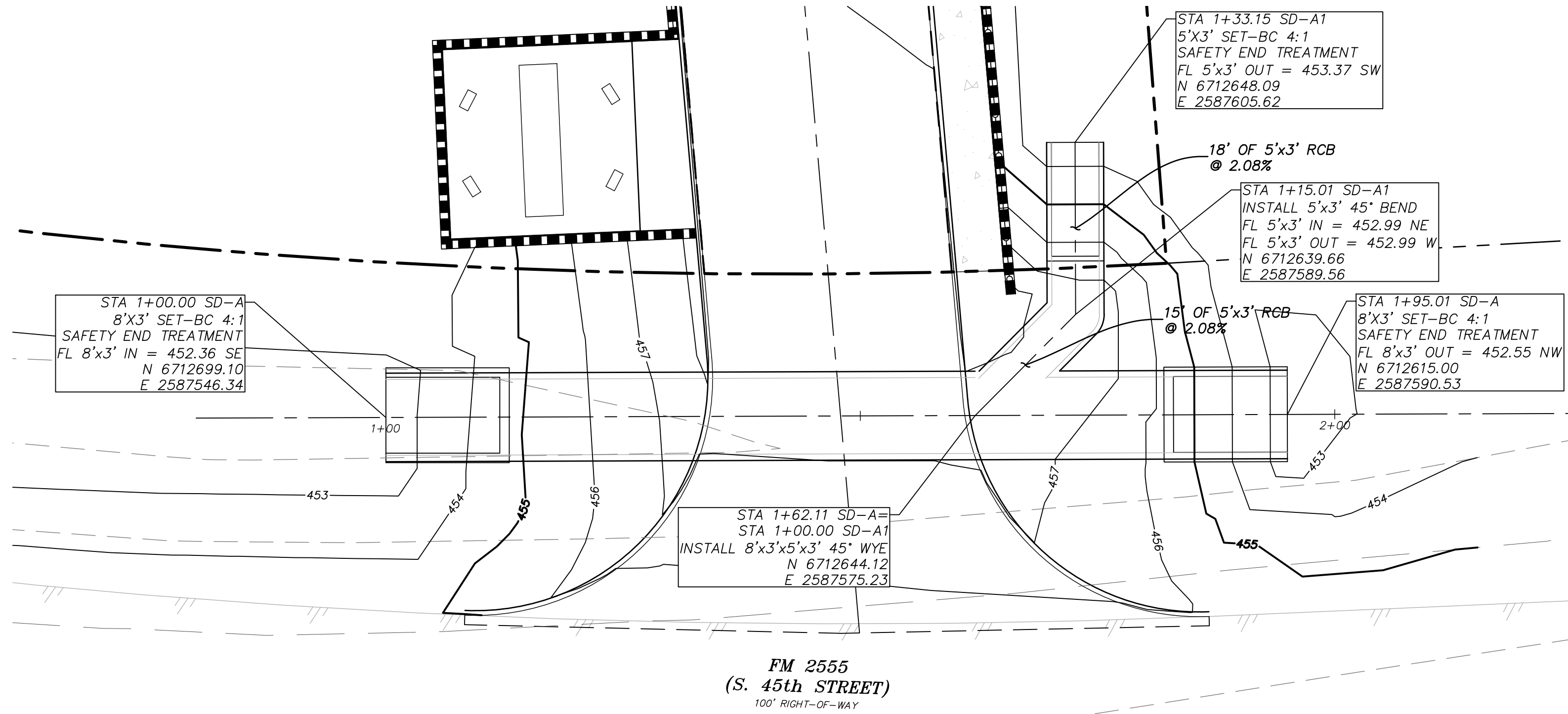
## DRAINAGE AREA CALCULATIONS

SHEET NO:

## C9.1

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**LEGEND:**

EXISTING SANITARY SEWER	EX-SS
EXISTING WATER LINE	EX-W
EXISTING FIRE HYDRANT	FH
EXISTING OVERHEAD ELECTRIC	OE
EXISTING STORM LINE	
PROPOSED STORM LINE	
PROPOSED STORM INLET	
PROPOSED FIRE HYDRANT ASSEMBLY	
PROPOSED GATE VALVE	W
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	SS
PROPOSED SEWER MANHOLE	SS

### Culvert Report

Hydralow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, Jan 24 2025

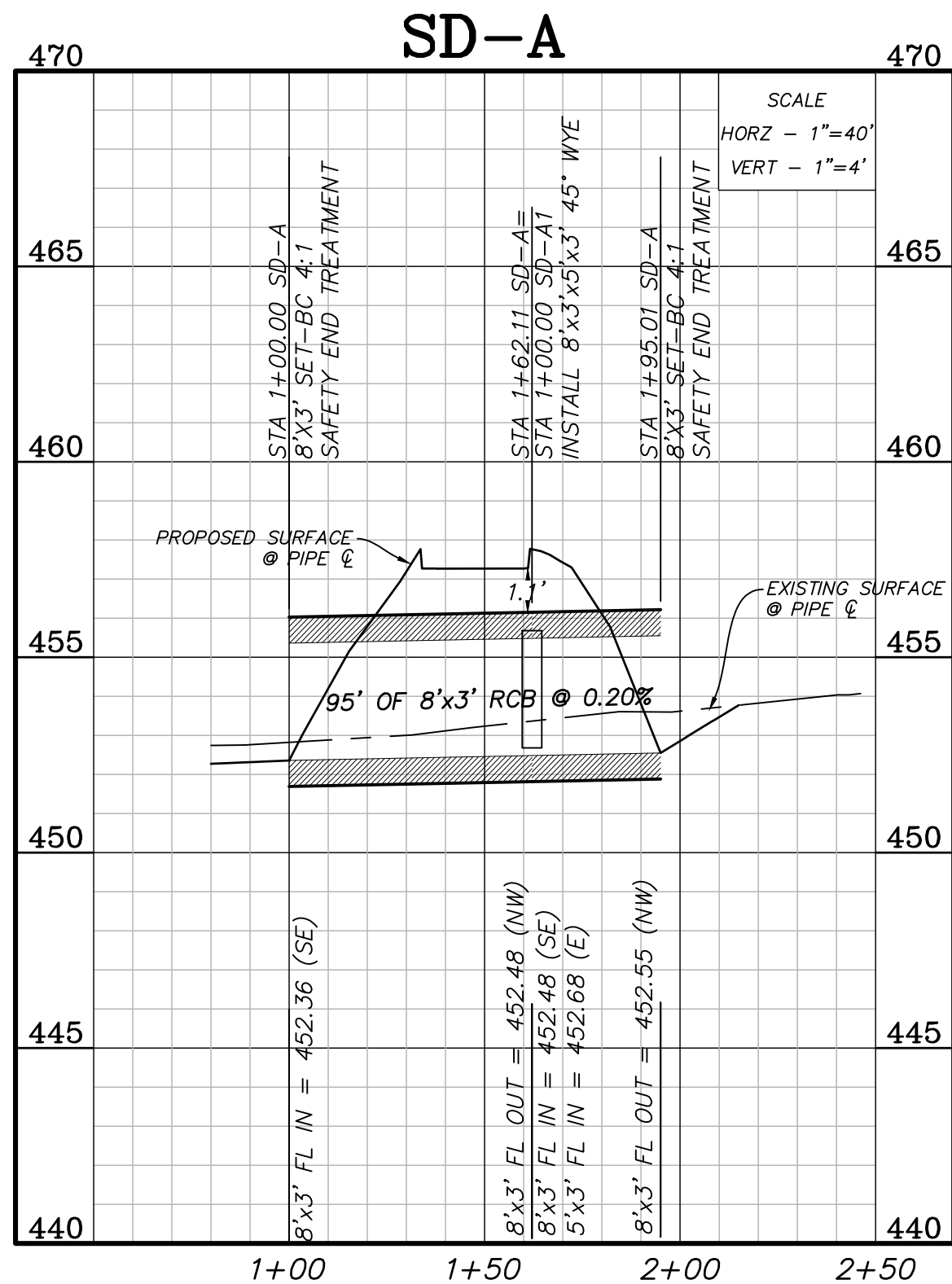
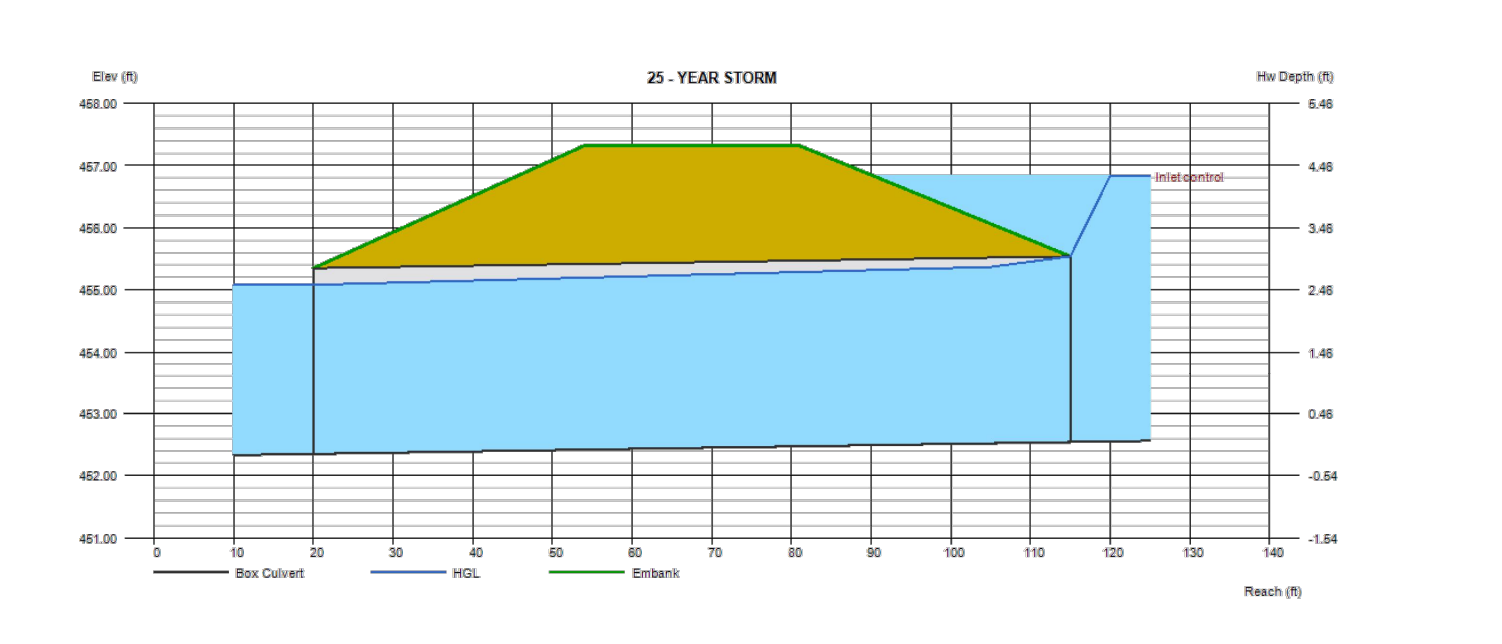
#### 25 - YEAR STORM

Invert Elev Dn (ft) = 452.36  
Pipe Length (ft) = 95.00  
Slope (%) = 0.20  
Invert Elev Up (ft) = 452.55  
Rise (in) = 36.0  
Shape = Box  
Span (in) = 96.0  
No. Barrels = 1  
n-Value = 0.013  
Culvert Type = Flared Wingwalls  
Culvert Entrance = 30D to 75D wingwall flares  
Coeff. K,M,c,Y,k = 0.026, 1, 0.0347, 0.81, 0.4

**Embankment**  
Top Elevation (ft) = 457.32  
Top Width (ft) = 27.00  
Crest Width (ft) = 40.00

**Calculations**  
Qmin (cfs) = 176.00  
Qmax (cfs) = 238.57  
Tailwater Elev (ft) = (dc+D)/2

**Highlighted**  
Qtotal (cfs) = 176.00  
Qpipe (cfs) = 176.00  
Qovertop (cfs) = 0.00  
Veloc Dn (ft/s) = 8.05  
Veloc Up (ft/s) = 7.68  
HGL Dn (ft) = 455.08  
HGL Up (ft) = 455.40  
Hw Elev (ft) = 456.83  
Hw/D (ft) = 1.43  
Flow Regime = Inlet Control



#### SOURCE BENCHMARK:

CITY OF CORSICANA MONUMENT No. N150:  
3" BRASS NGS MONUMENT ON TOP OF WELL CURB  
BEHIND OLD OAK VALLEY SCHOOL. BEING 240'  
EAST OF THE INTERSECTION OF F.M. 2555 (S.  
45TH STREET) AND SW COUNTY ROAD No. 1025.  
PUBLISHED ELEV: 458.44'  
NAD83 TXNC (GRID-MEASURED)  
N: 6710973.766  
E: 2588671.371

#### ONSITE BENCHMARKS:

**SITE BM#1:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
OF CONCRETE HEADWALL ON THE EAST SIDE OF  
F.M. 2555 (S. 45TH STREET). APPROXIMATELY 33  
FEET EAST OF F.M. 2555 AND 48 FEET SOUTH OF  
THE SOUTH CONCRETE DRIVE TO JOSE ANTONIO  
NAVARRO ELEMENTARY SCHOOL.  
ELEV: 456.90  
NAD83 TXNC (GRID-MEASURED)  
N: 6713242.890  
E: 2587518.029

**SITE BM#2:**  
BOX CUT WITH "X" IN CENTER LOCATED ON TOP  
OF CONCRETE HEADWALL ON THE WEST SIDE OF  
F.M. 2555 (S. 45TH STREET). APPROXIMATELY 34  
FEET SOUTHWEST OF F.M. 2555 AND ON THE  
NORTH SIDE OF A GRAVEL DRIVEWAY.  
ELEV: 457.84  
NAD83 TXNC (GRID-MEASURED)  
N: 6712307.395  
E: 2587696.455

RED CEDAR RESIDENCES  
CORSICANA, TEXAS

STORM PLAN

**mma**  
civil engineering surveying landscape architecture planning  
tbpels registration number: f - 2759  
tbpels registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

3/27/2025  
STATE OF TEXAS  
ANDREA E. TAYLOR  
124055  
LICENSED PROFESSIONAL ENGINEER  
FOR REVIEW

PROJECT NUMBER: 3820-00-02  
PROJECT MANAGER: A. TAYLOR  
DRAWN BY: M. MILBY  
CHECKED BY: A. TAYLOR  
ISSUE DATE: 3/27/25

REV.	DATE	DESCRIP.

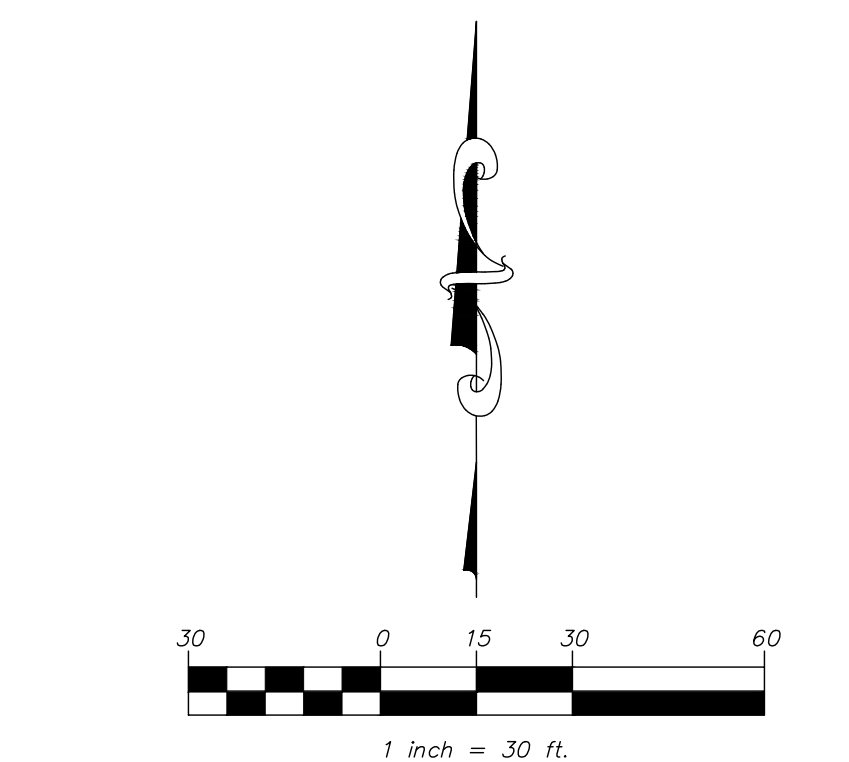
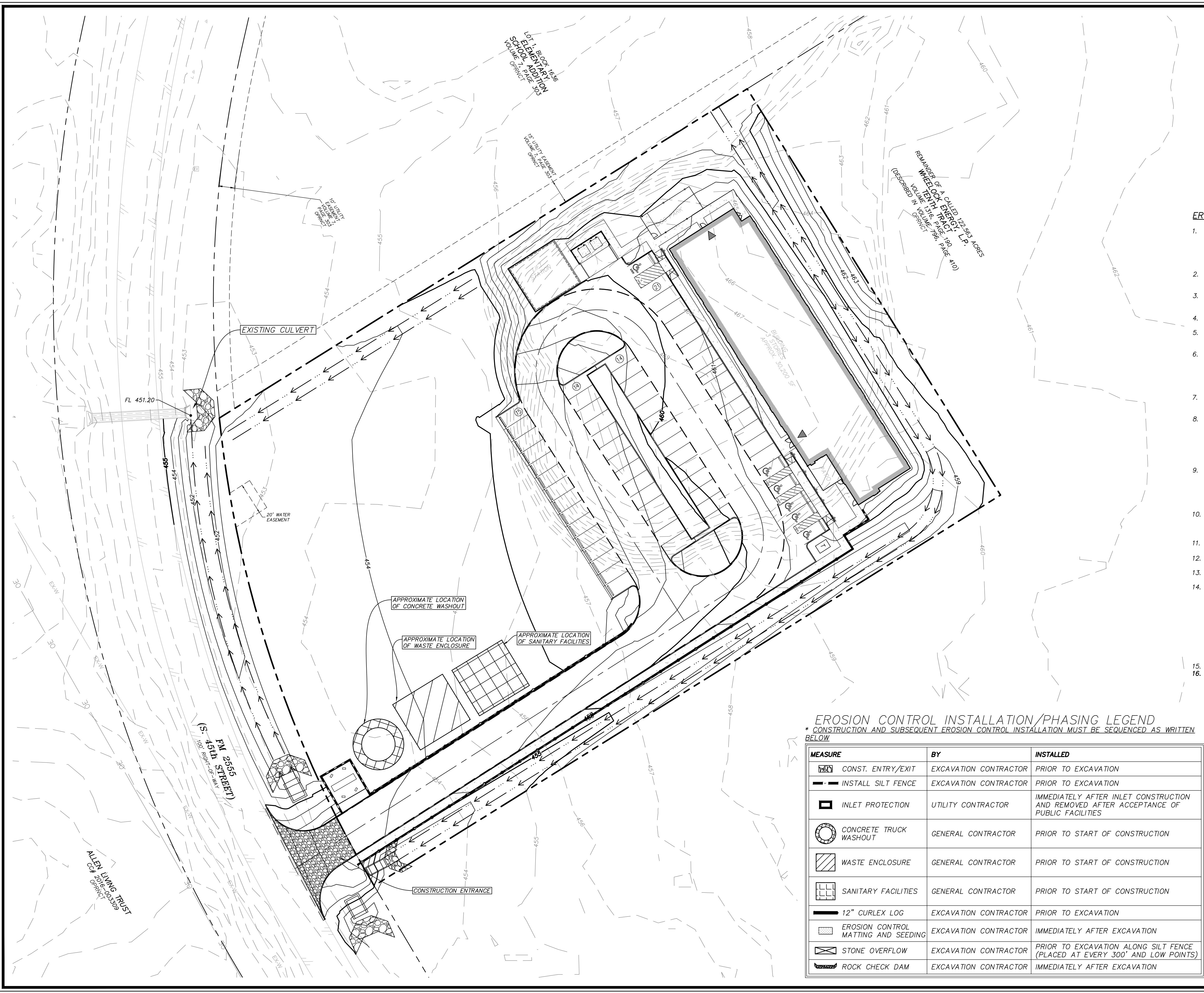
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STORM PLAN

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**EROSION CONTROL NOTES**

1. OWNER: OVERLAND PROPERTY GROUP  
5341 W. 151ST TERRACE  
LEAWOOD, KANSAS 66224  
CONTACT: CONTACT NAME: APRIL ENGSTROM  
TEL: 785-212-0810
2. PERIMETER EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE STARTING ANY SOIL DISTURBING ACTIVITIES.
3. STREET EXCAVATION TO BE PERFORMED AND EROSION CONTROL MEASURES IN PLACE BEFORE GRUBBING/LOT GRADING.
4. SEDIMENT DISCHARGED OR TRACKED ON TO EXISTING PAVEMENT SHALL BE REMOVED DAILY.
5. CONTRACTOR IS TO CONTAIN ALL RUNOFF FROM MATERIALS USED IN THE SUBGRADE STABILIZATION PROCESS.
6. RETAIN FLOATABLE AND WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
7. PAVING CONTRACTOR TO INSTALL A PIT FOR TEMPORARY ON-SITE DISPOSAL OF CONCRETE WASTE FROM MIXING DRUMS AND CHUTES.
8. INSPECT POLLUTION CONTROL MEASURES EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2" OR MORE. REPAIR OR REPLACE DAMAGED MEASURES TO RETAIN SEDIMENT AND OTHER POLLUTANTS ON SITE. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS.
9. PERMANENTLY STABILIZE EXPOSED SOIL WITHIN AND ADJACENT TO THE SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES. STABILIZATION IS OBTAINED WHEN THE SOIL IS COVERED BY A COMBINATION OF STRUCTURES, PAVING, AND PERENNIAL VEGETATION.
10. INSTALL A LIQUID TIGHT BERMED AREA (LINER REQUIRED), OR OTHER SPILL PROTECTION MEASURE PER THE FIRE CODE, FOR ANY TEMPORARY FUEL TANKS PLACED ON SITE DURING CONSTRUCTION.
11. ALL CONTRACTORS TO MAINTAIN EXISTING EROSION CONTROL MEASURES IN PLACE.
12. CONSTRUCTION ENTRANCE/EXIT TO BE LOCATED BY GRADING CONTRACTOR AND APPROVED BY OWNER.
13. ALL GRADING TO CONFORM TO THE APPROVED GRADING PLAN FOR RED CEDAR RESIDENCES.
14. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
15. SEE LANDSCAPE PLAN FOR SOD LOCATIONS.
16. TOTAL DISTURBED AREA = 3.4 AC.

**SOURCE BENCHMARK:**

CITY OF CORSICANA MONUMENT No. N150:  
3" BRASS NGS MONUMENT ON TOP OF WELL CURB BEHIND OLD OAK VALLEY SCHOOL. BEING 240' EAST OF THE INTERSECTION OF F.M. 2555 (S. 45TH STREET) AND SW COUNTY ROAD No. 1025.  
PUBLISHED ELEV: 458.44'

NAD83 TXNC (GRID-MEASURED)  
N: 6710973.766  
E: 2588671.371

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ELEV: 456.90

NAD83 TXNC (GRID-MEASURED)  
N: 6713242.890  
E: 2587518.029

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ELEV: 457.84  
NAD83 TXNC (GRID-MEASURED)  
N: 6712307.395  
E: 2587696.455

**EROSION CONTROL INSTALLATION/PHASING LEGEND**

\* CONSTRUCTION AND SUBSEQUENT EROSION CONTROL INSTALLATION MUST BE SEQUENCED AS WRITTEN BELOW.

MEASURE	BY	INSTALLED
CONST. ENTRY/EXIT	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION
INSTALL SILT FENCE	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION
INLET PROTECTION	UTILITY CONTRACTOR	IMMEDIATELY AFTER INLET CONSTRUCTION AND REMOVED AFTER ACCEPTANCE OF PUBLIC FACILITIES
CONCRETE TRUCK WASHOUT	GENERAL CONTRACTOR	PRIOR TO START OF CONSTRUCTION
WASTE ENCLOSURE	GENERAL CONTRACTOR	PRIOR TO START OF CONSTRUCTION
SANITARY FACILITIES	GENERAL CONTRACTOR	PRIOR TO START OF CONSTRUCTION
12" CURLEX LOG	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION
EROSION CONTROL MATTING AND SEEDING	EXCAVATION CONTRACTOR	IMMEDIATELY AFTER EXCAVATION
STONE OVERFLOW	EXCAVATION CONTRACTOR	PRIOR TO EXCAVATION ALONG SILT FENCE (PLACED AT EVERY 300' AND LOW POINTS)
ROCK CHECK DAM	EXCAVATION CONTRACTOR	IMMEDIATELY AFTER EXCAVATION

RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
EROSION CONTROL PLAN

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ANDREA E. TAYLOR  
124055  
LICENSED PROFESSIONAL ENGINEER  
FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

REV.	DATE	DESCRIP.

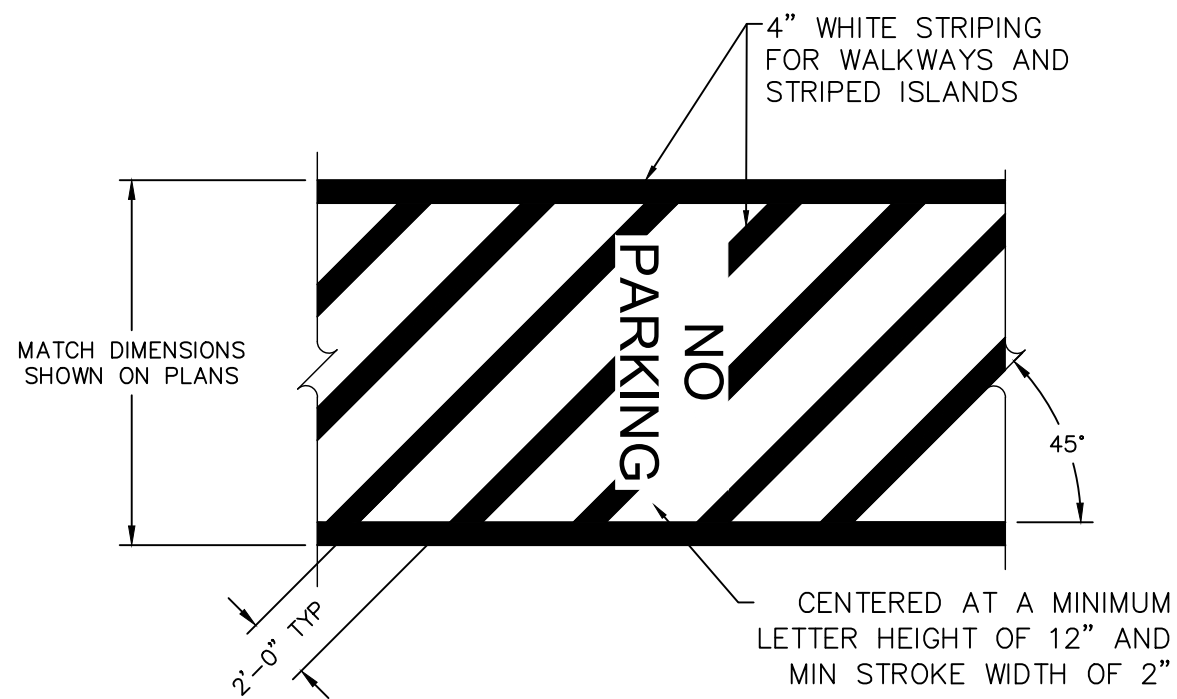
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**EROSION CONTROL PLAN**

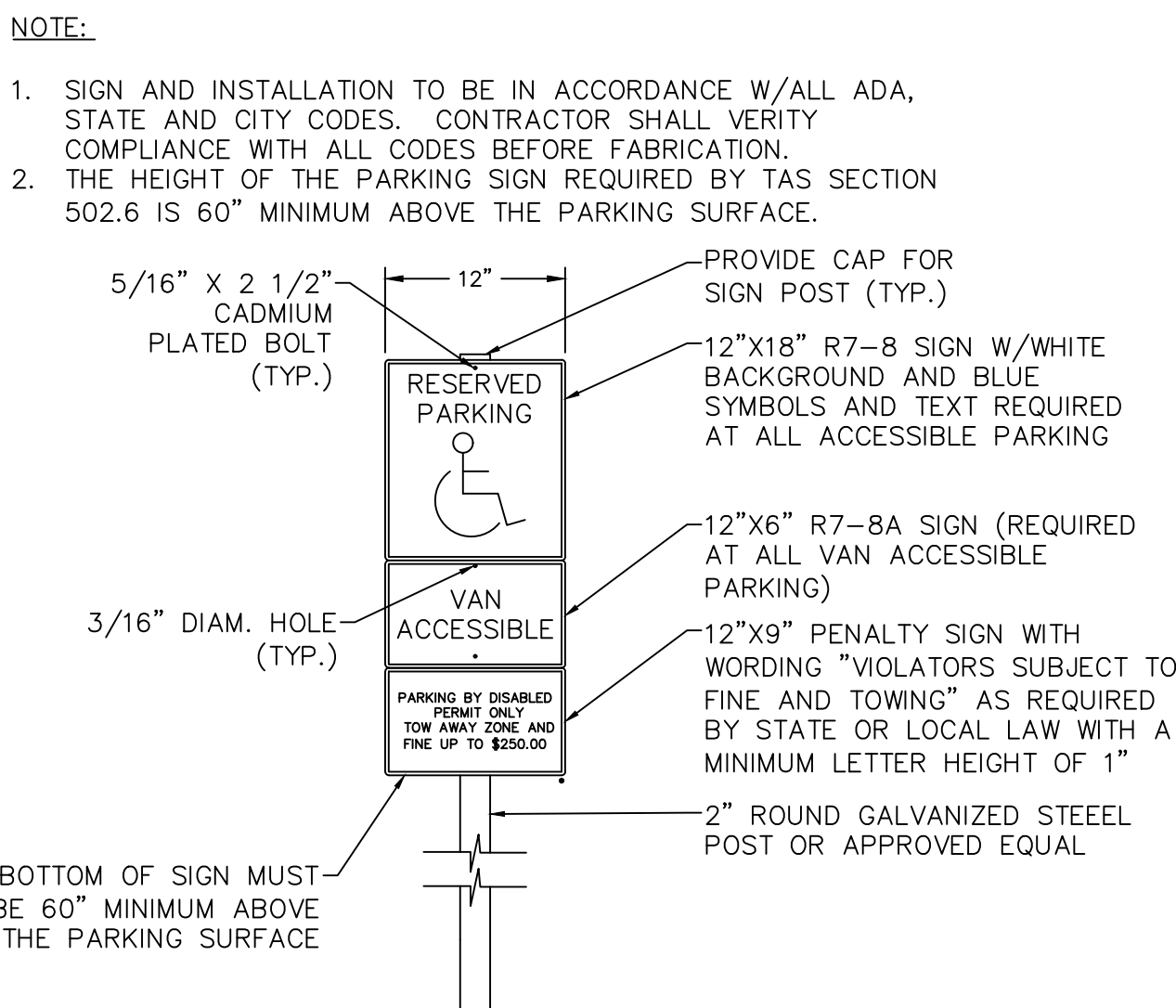
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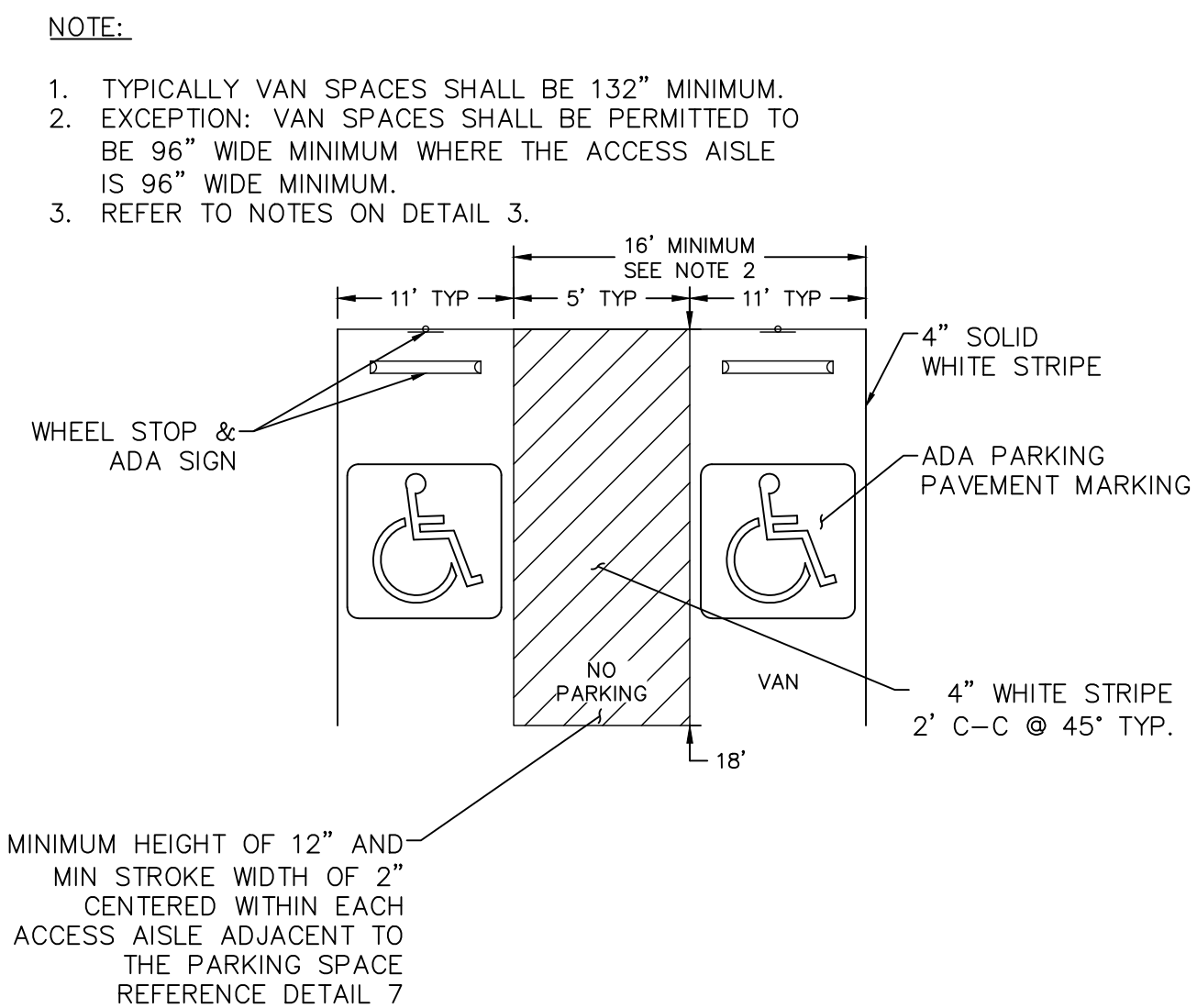
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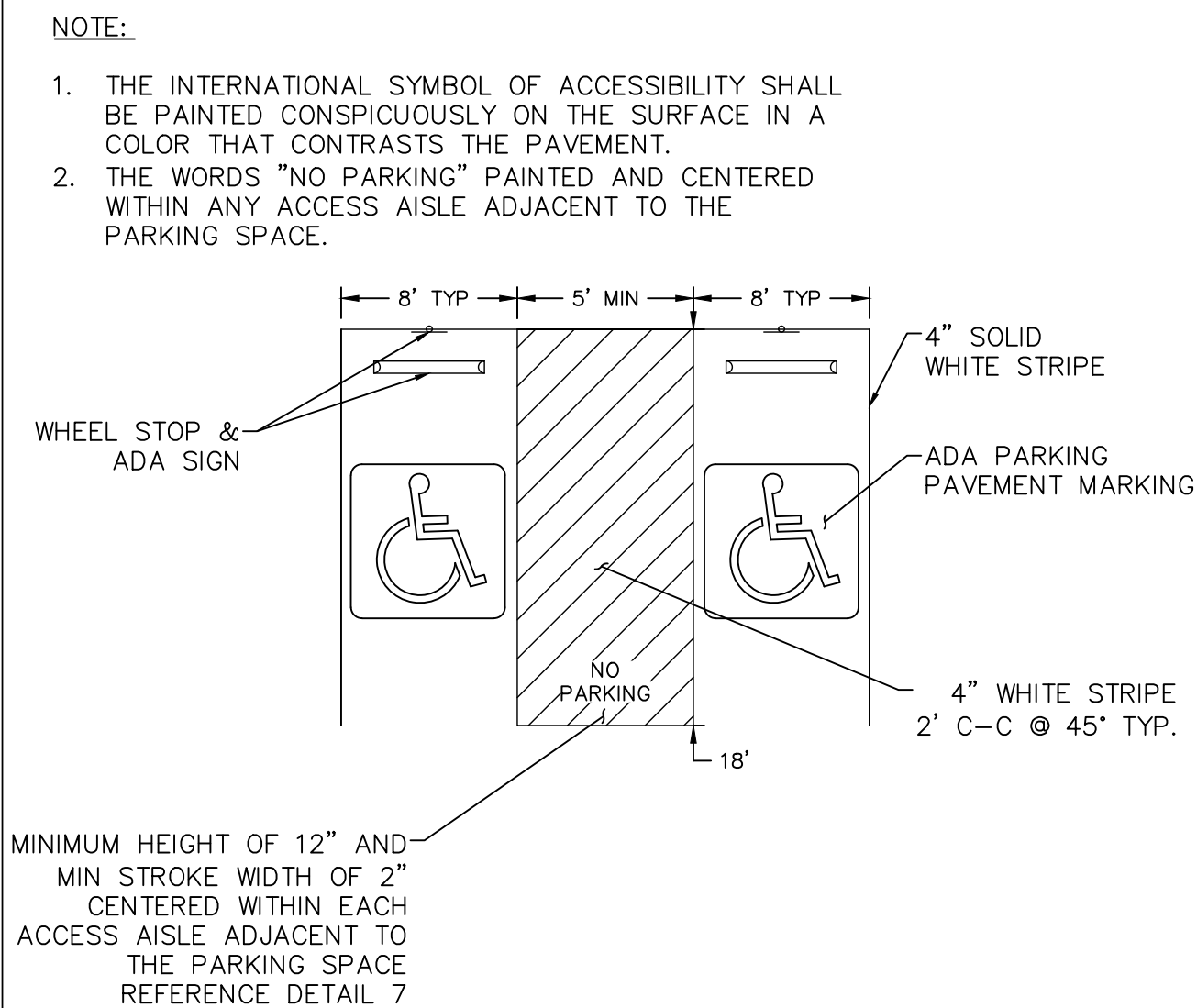
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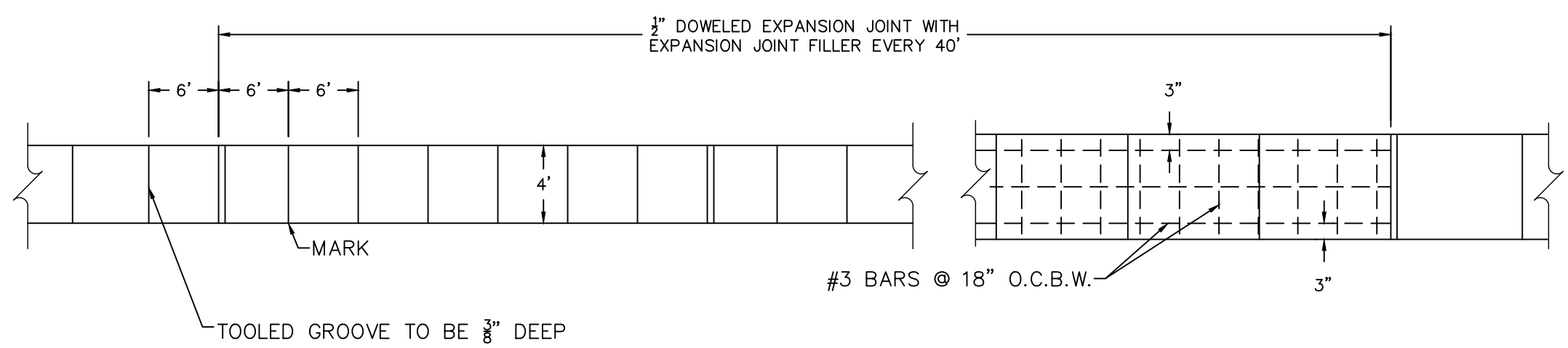
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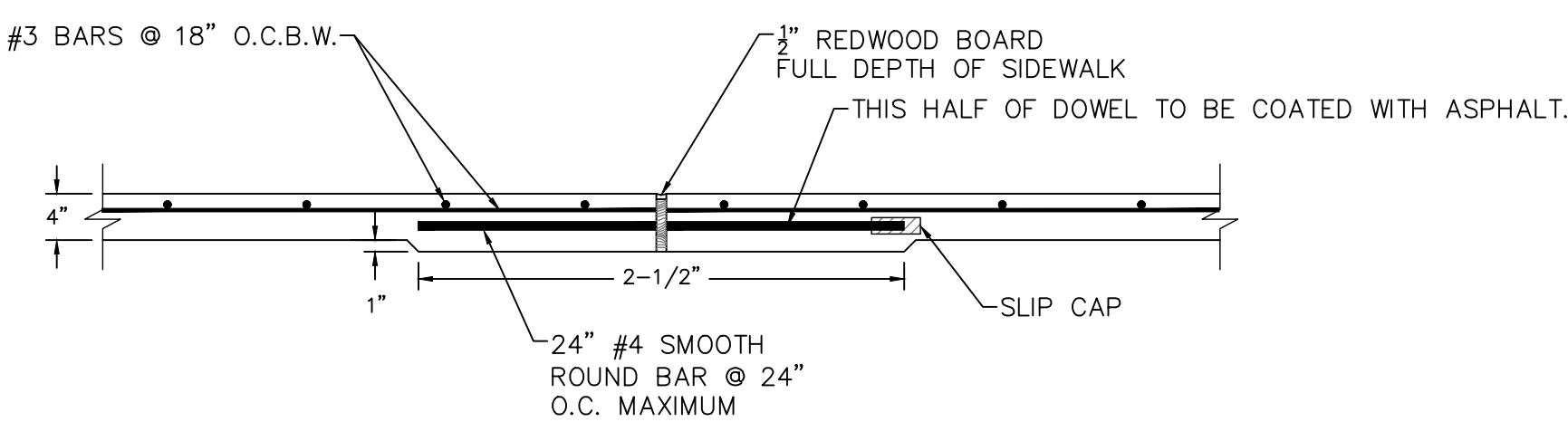
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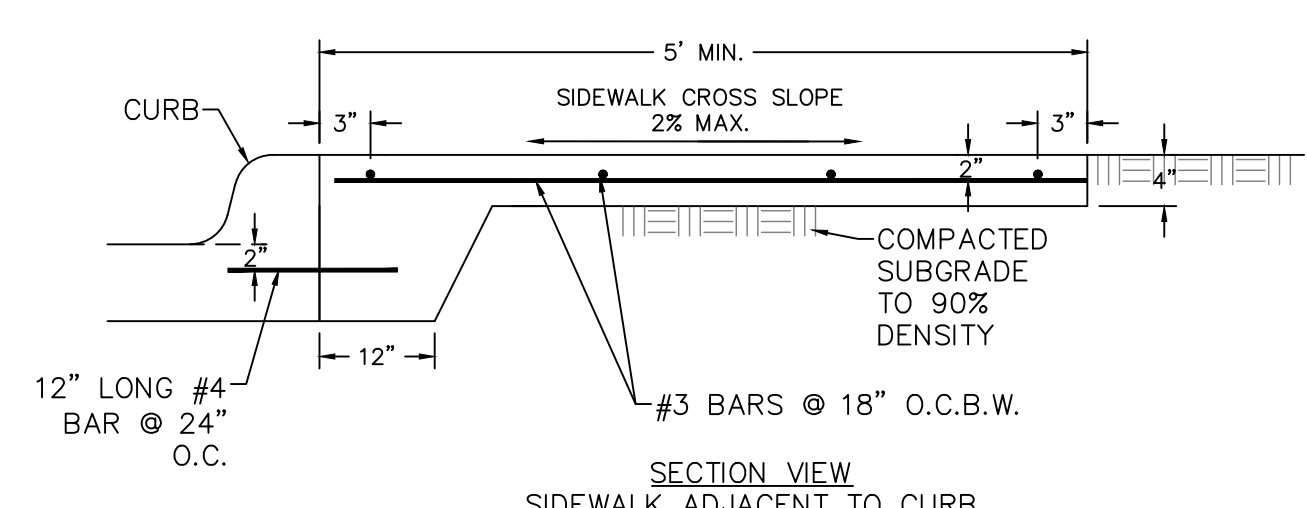
3 TYPICAL ACCESSIBLE PARKING DETAIL  
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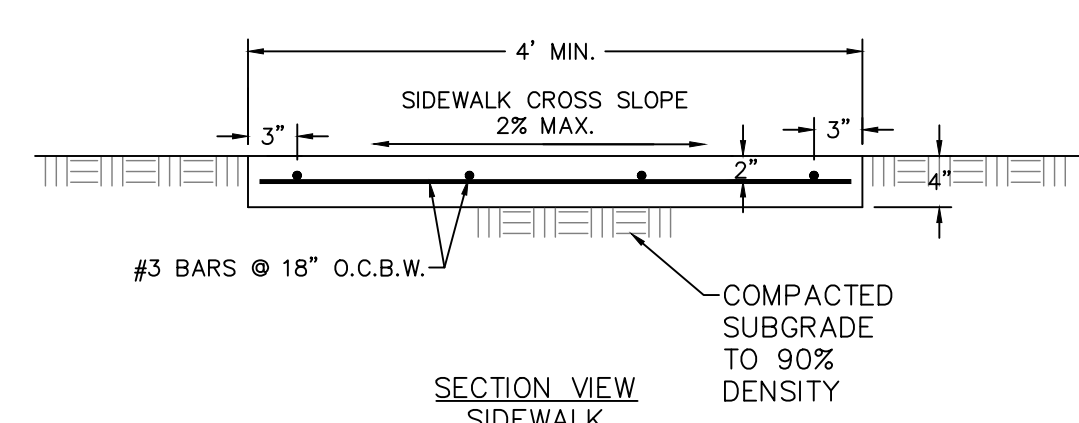
PLAN  
 REINFORCED CONCRETE SIDEWALK



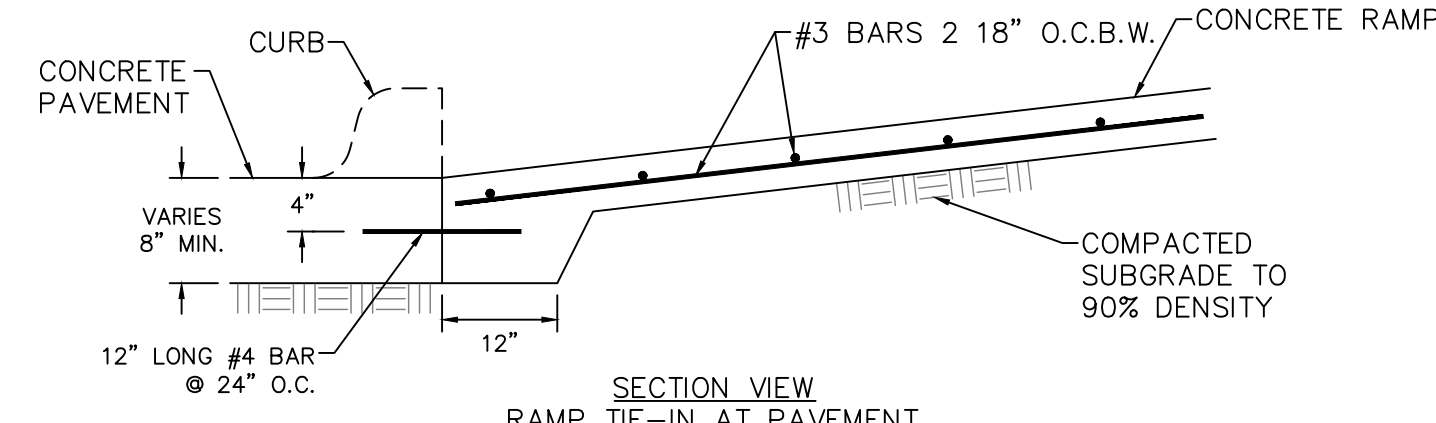
EXPANSION JOINT DETAIL



SECTION VIEW  
 SIDEWALK ADJACENT TO CURB



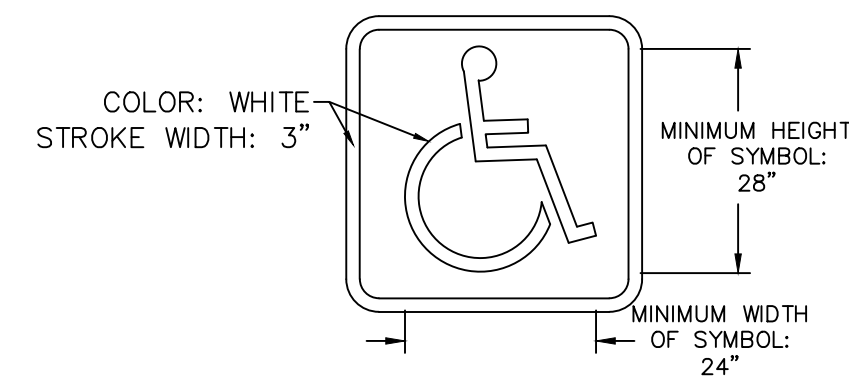
SECTION VIEW  
 SIDEWALK



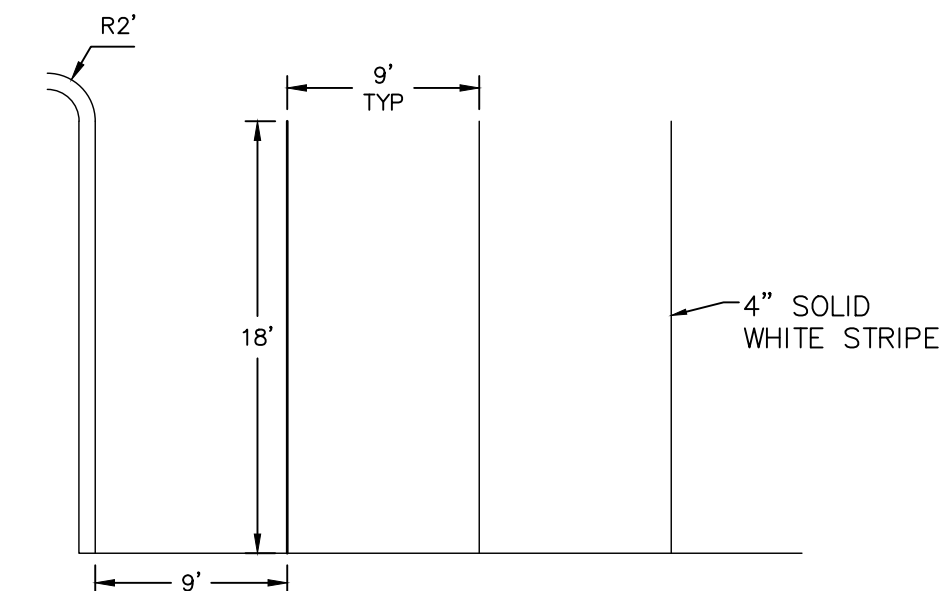
SECTION VIEW  
 RAMP TIE-IN AT PAVEMENT

NOTE:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT.



2 ADA PARKING PAVEMENT MARKING DETAIL  
 NOT TO SCALE



1 TYPICAL PARKING DETAIL  
 NOT TO SCALE

4 SIDEWALK DETAILS  
 NOT TO SCALE

# RED CEDAR RESIDENCES CORSICANA, TEXAS

## PAVING DETAILS

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 tlpels registration/license number: 10088000  
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 817-469-1671  
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 www.mmatexas.com

3/27/2025  
 STATE OF TEXAS  
 ANDREA E. TAYLOR  
 124055  
 LICENSED PROFESSIONAL ENGINEER  
 FOR REVIEW

PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

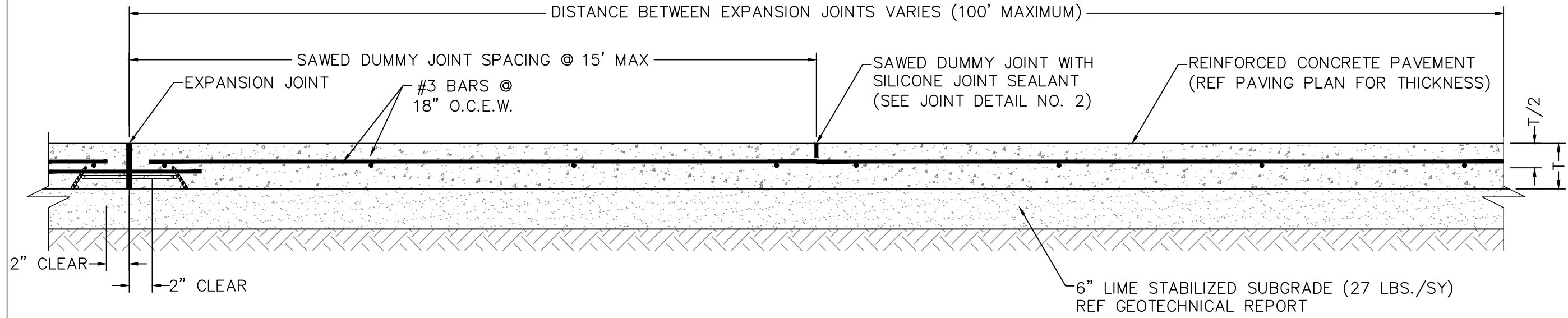
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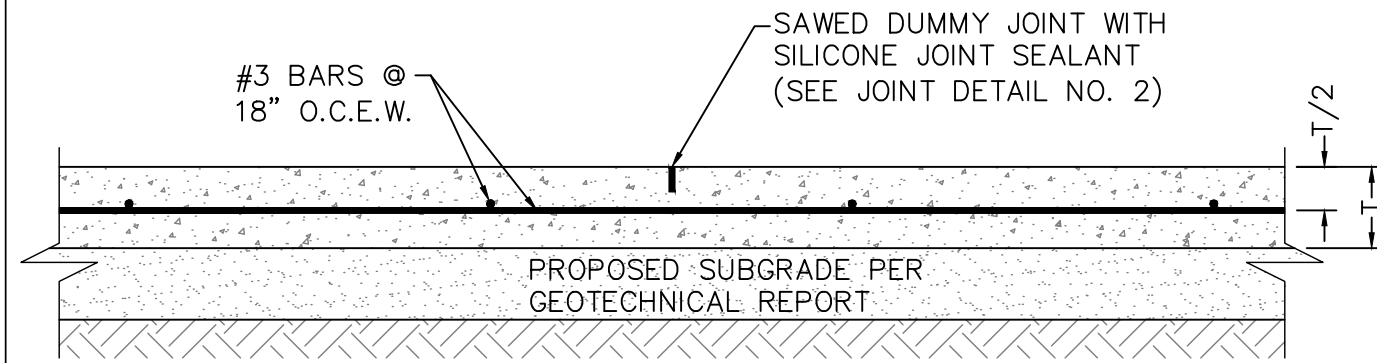
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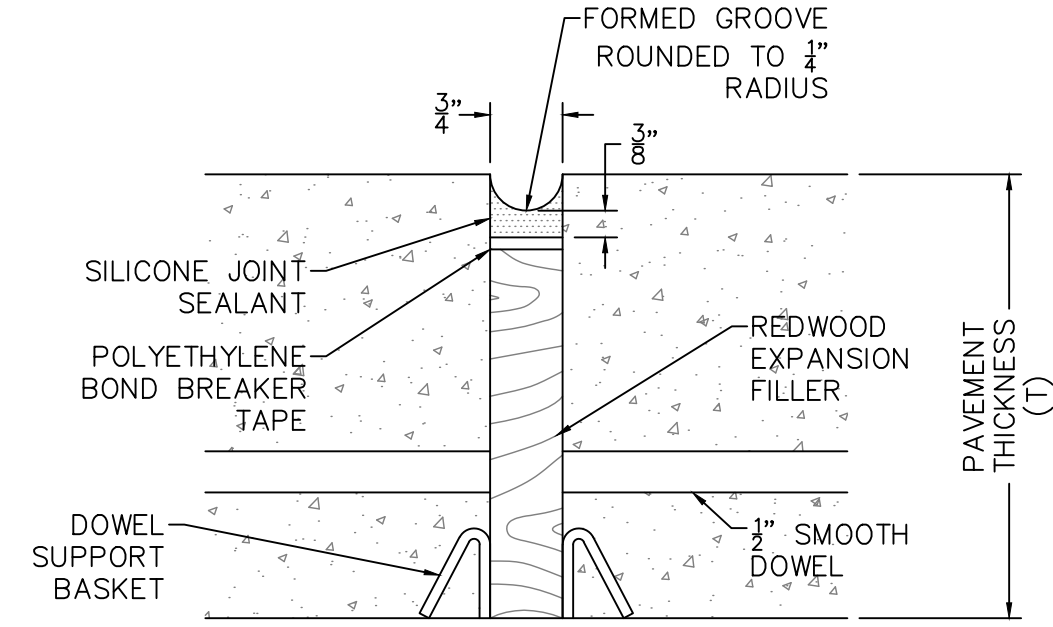
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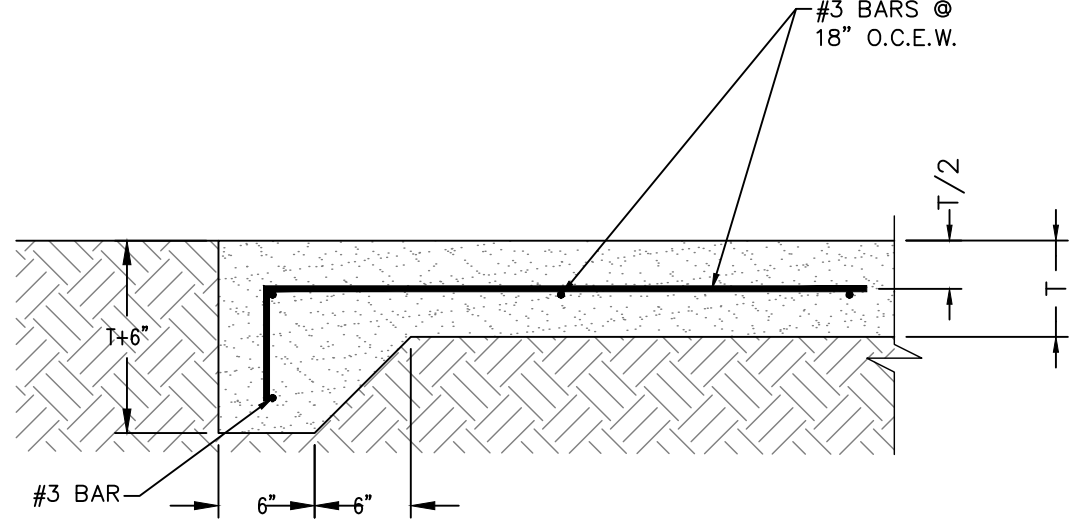
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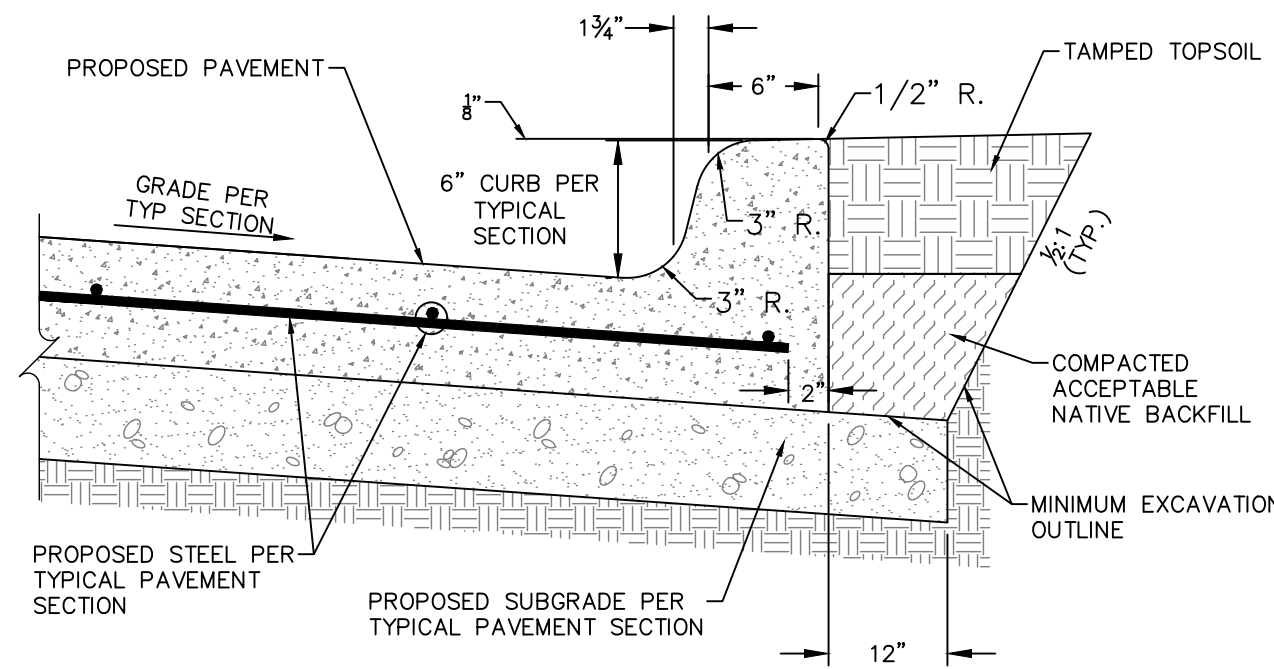
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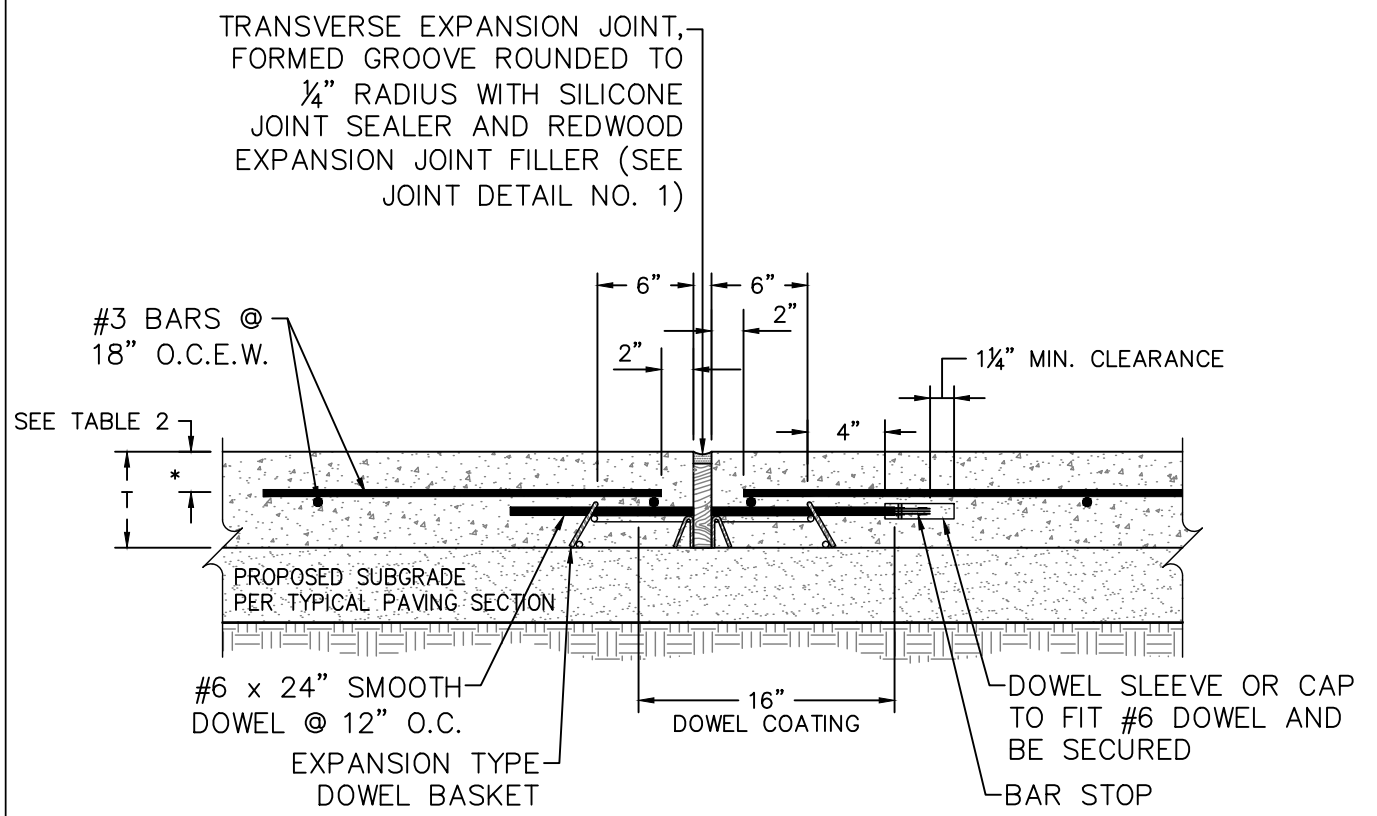
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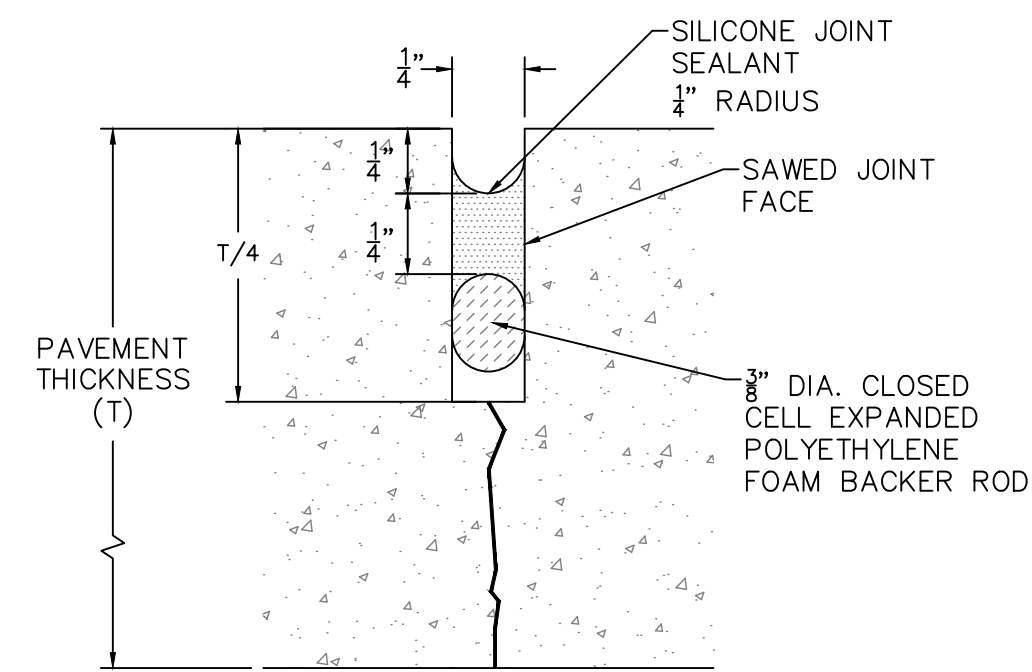
11 THICKENED EDGE  
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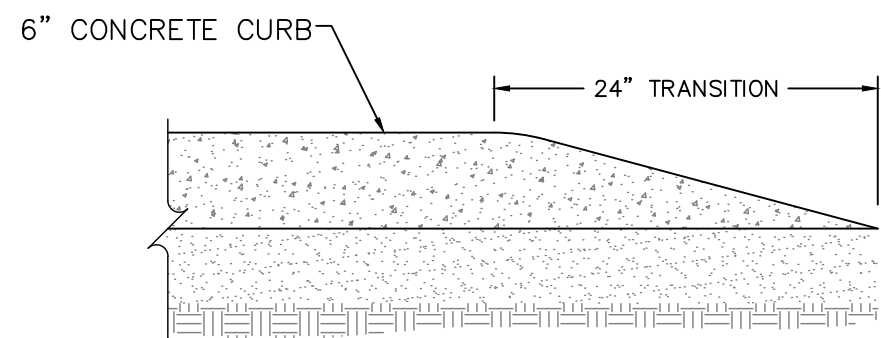
8 STANDARD MONOLITHIC CURB  
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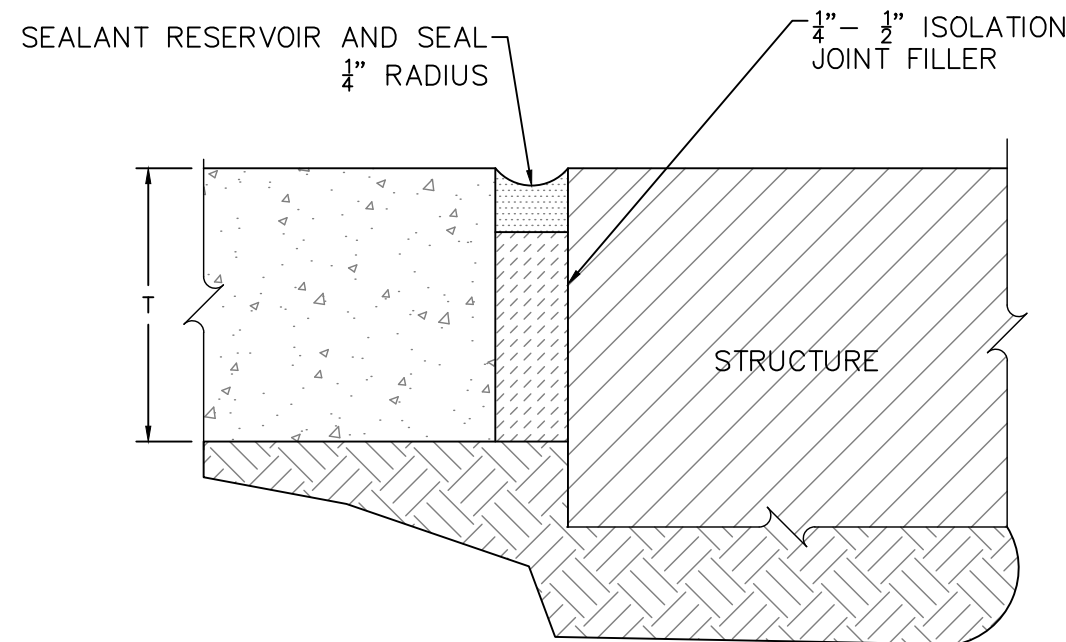
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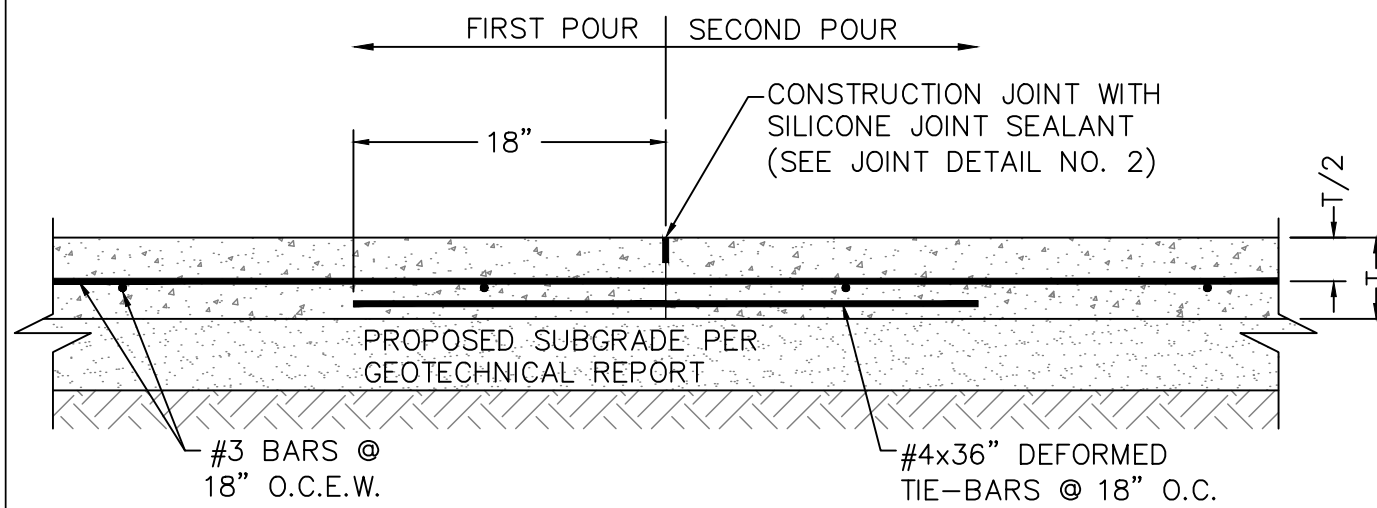
2 JOINT DETAIL NO. 2  
 NOT TO SCALE



10 CURB TAPER  
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7 ISOLATION JOINT  
 NOT TO SCALE



4 CONSTRUCTION JOINT  
 NOT TO SCALE

CONSTRUCTION NOTES

1. FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE.  
 2. FOR PAVEMENT THICKNESS "T" REFER TO PAVING PLAN.

TABLE 1 (SAWED DUMMY JOINT DEPTH)	
DIM T = PAVEMENT THICKNESS	DIM T/4 = JOINT DEPTH
5"	1 1/4"
6"	1 1/2"
7"	1 3/4"
8"	2"
9"	2 1/4"

TABLE 2 (PAVEMENT REINFORCING STEEL PLACEMENT)	
DIM T = PAVEMENT THICKNESS	* (CLEARANCE FROM FACE OF CONCRETE)
5"	2"
6"	2"
7"	2 1/2"
8"	2 3/4"
9"	3"

NOTE: ALL DOWELS TO BE PLACED AT T/2.

1 PAVING NOTES & TABLES  
 NOT TO SCALE

RED CEDAR RESIDENCES  
 CORSICANA, TEXAS  
 PAVING DETAILS

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 STATE OF TEXAS  
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PROJECT NUMBER:	3820-00-02
PROJECT MANAGER:	A. TAYLOR
DRAWN BY:	M. MILBY
CHECKED BY:	A. TAYLOR
ISSUE DATE:	3/27/25

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PAVING  
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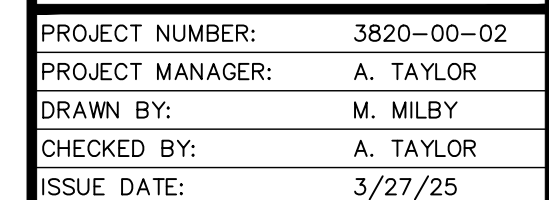
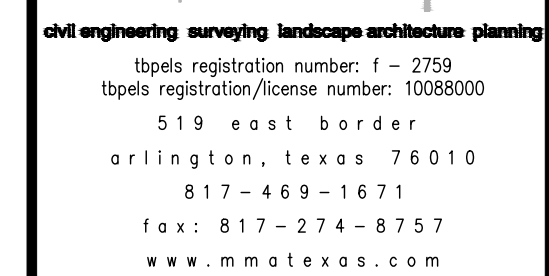




# RED CEDAR RESIDENCES CORSICANA, TEXAS

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## PAVING DETAILS



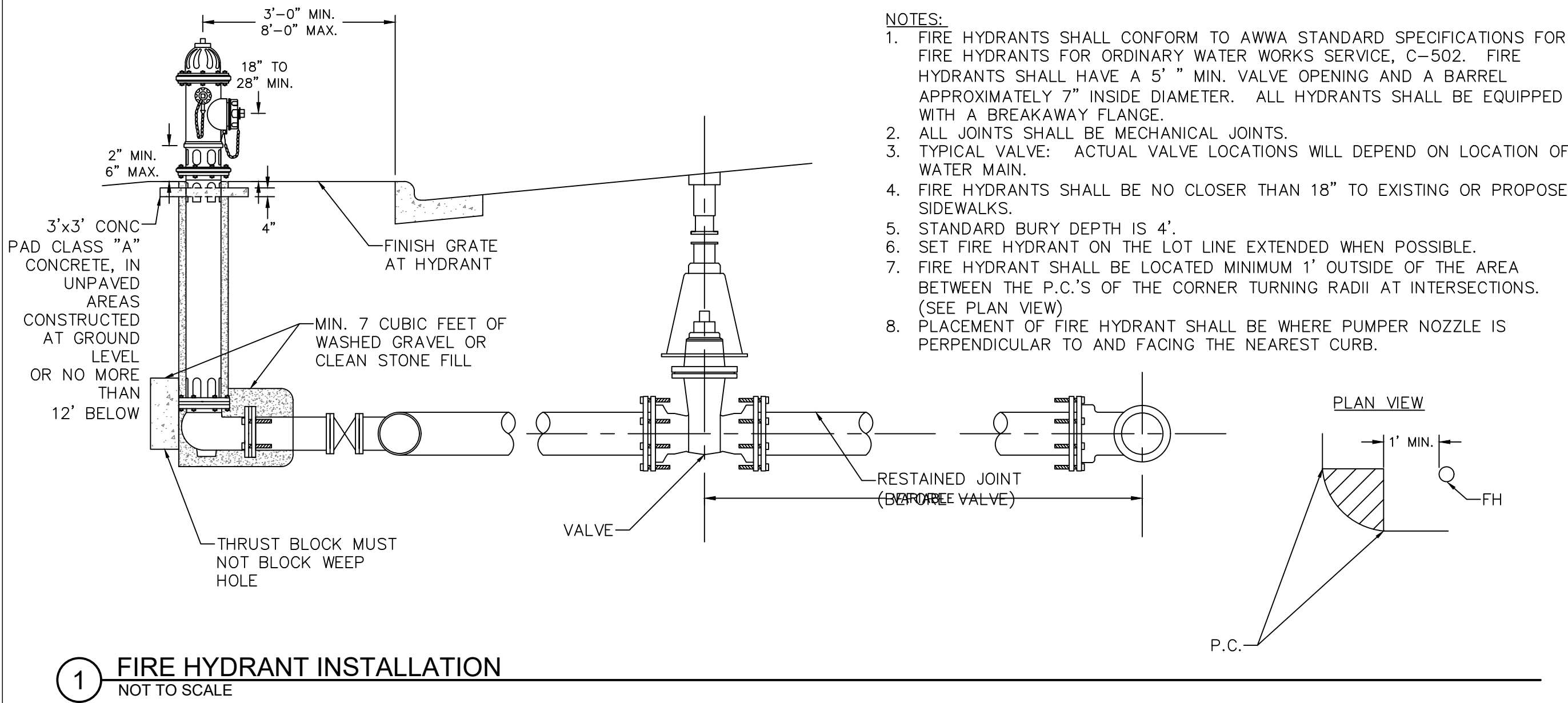
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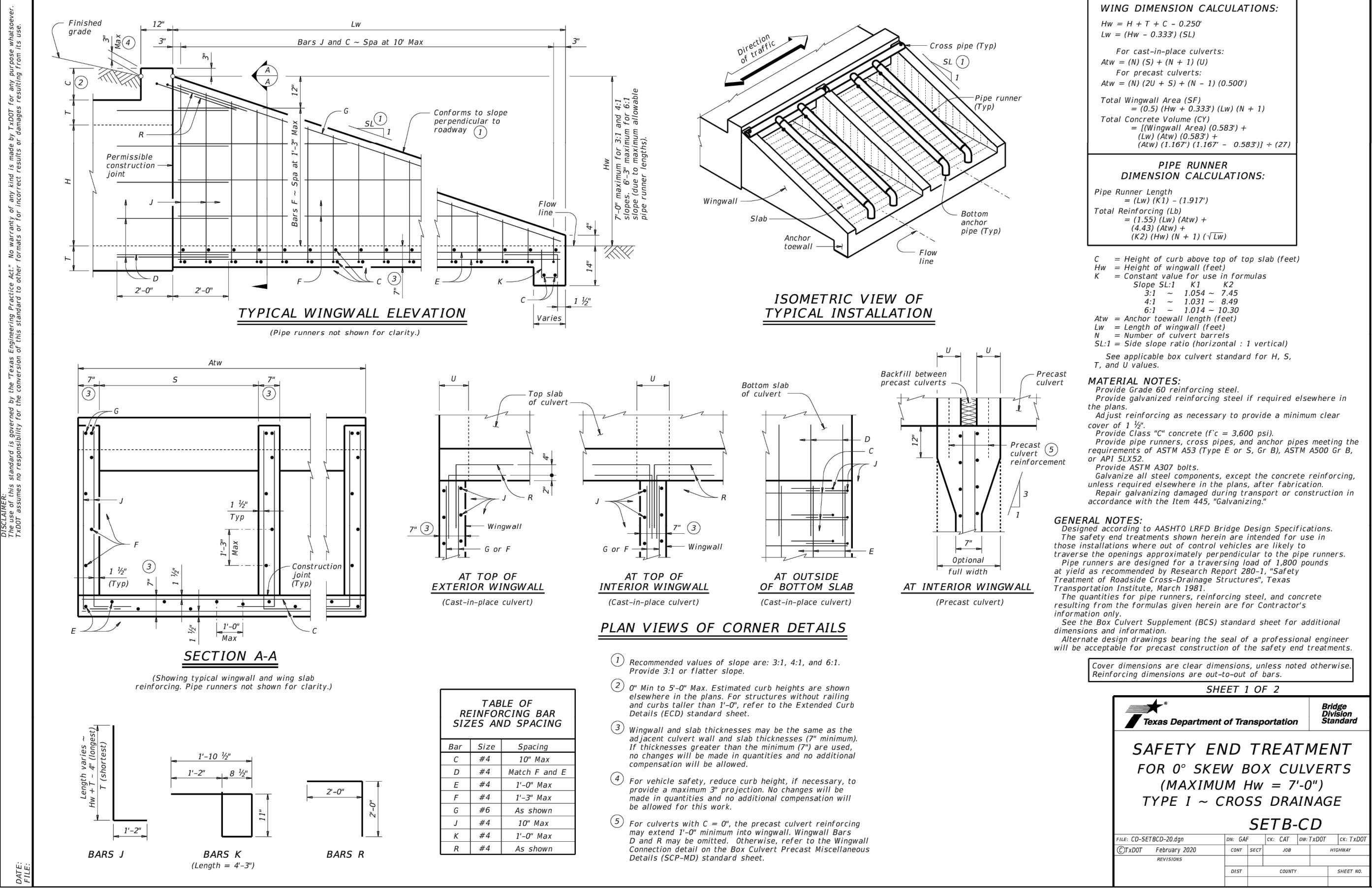
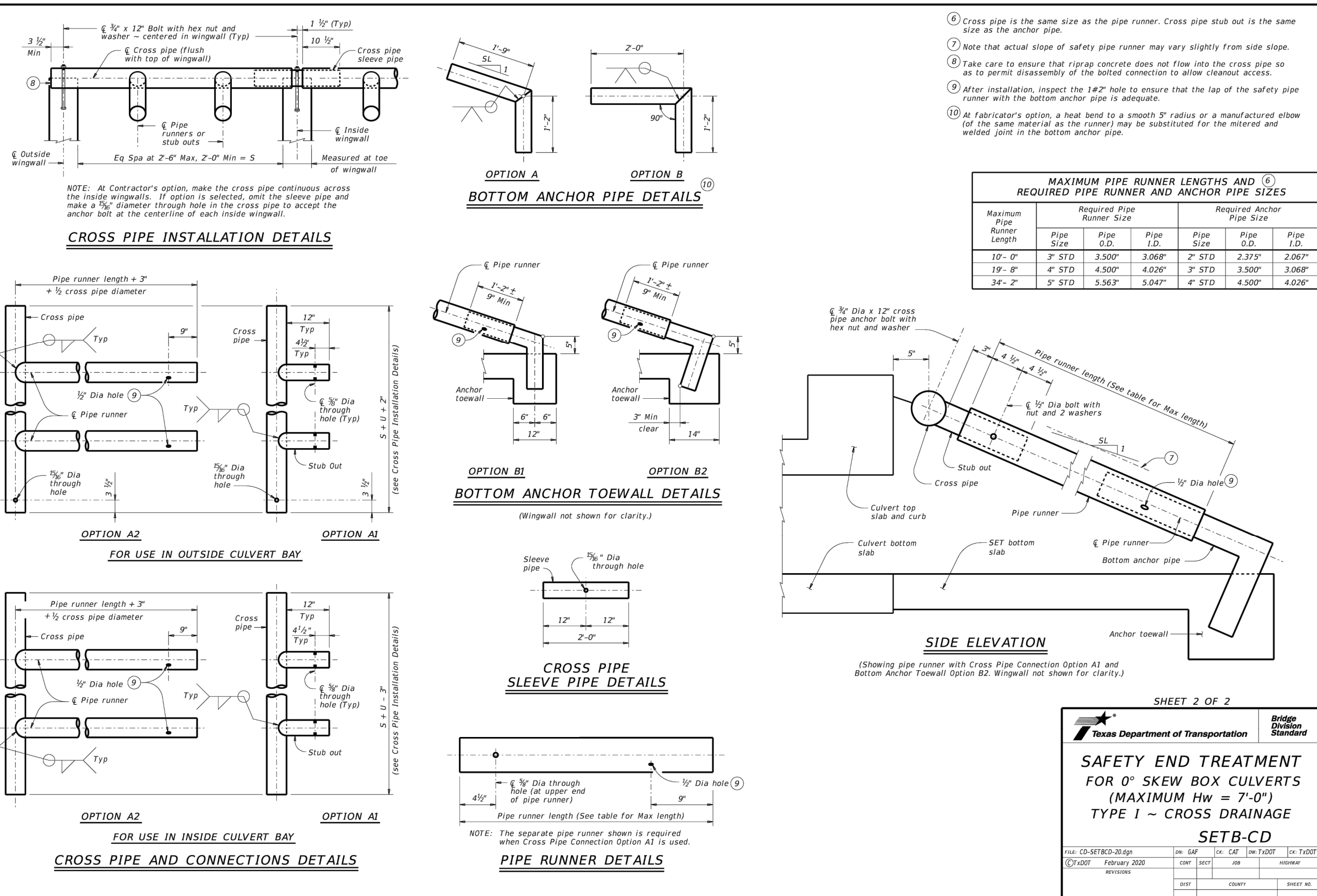






- NOTES:
1. FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
  2. ALL JOINTS SHALL BE MECHANICAL JOINTS.
  3. TYPICAL VALVE: ACTUAL VALVE LOCATIONS WILL DEPEND ON LOCATION OF WATER MAIN.
  4. FIRE HYDRANTS SHALL BE NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS.
  5. STANDARD BURY DEPTH IS 4'.
  6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
  7. FIRE HYDRANT SHALL BE LOCATED MINIMUM 1' OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
  8. PLACEMENT OF FIRE HYDRANT SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

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RED CEDAR RESIDENCES  
CORSICANA, TEXAS  
UTILITY DETAILS

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PROJECT MANAGER: A. TAYLOR  
DRAWN BY: M. MILBY  
CHECKED BY: A. TAYLOR  
ISSUE DATE: 3/27/25

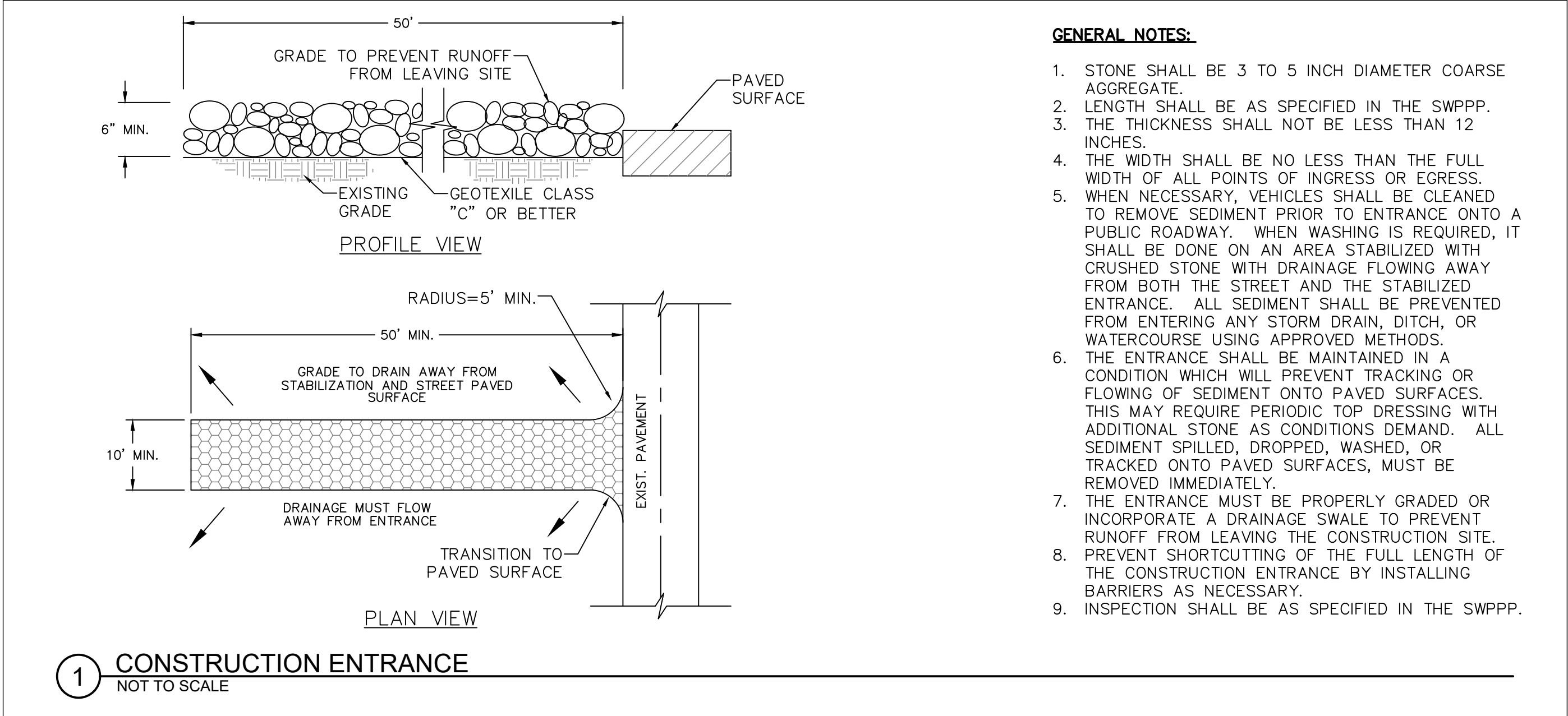
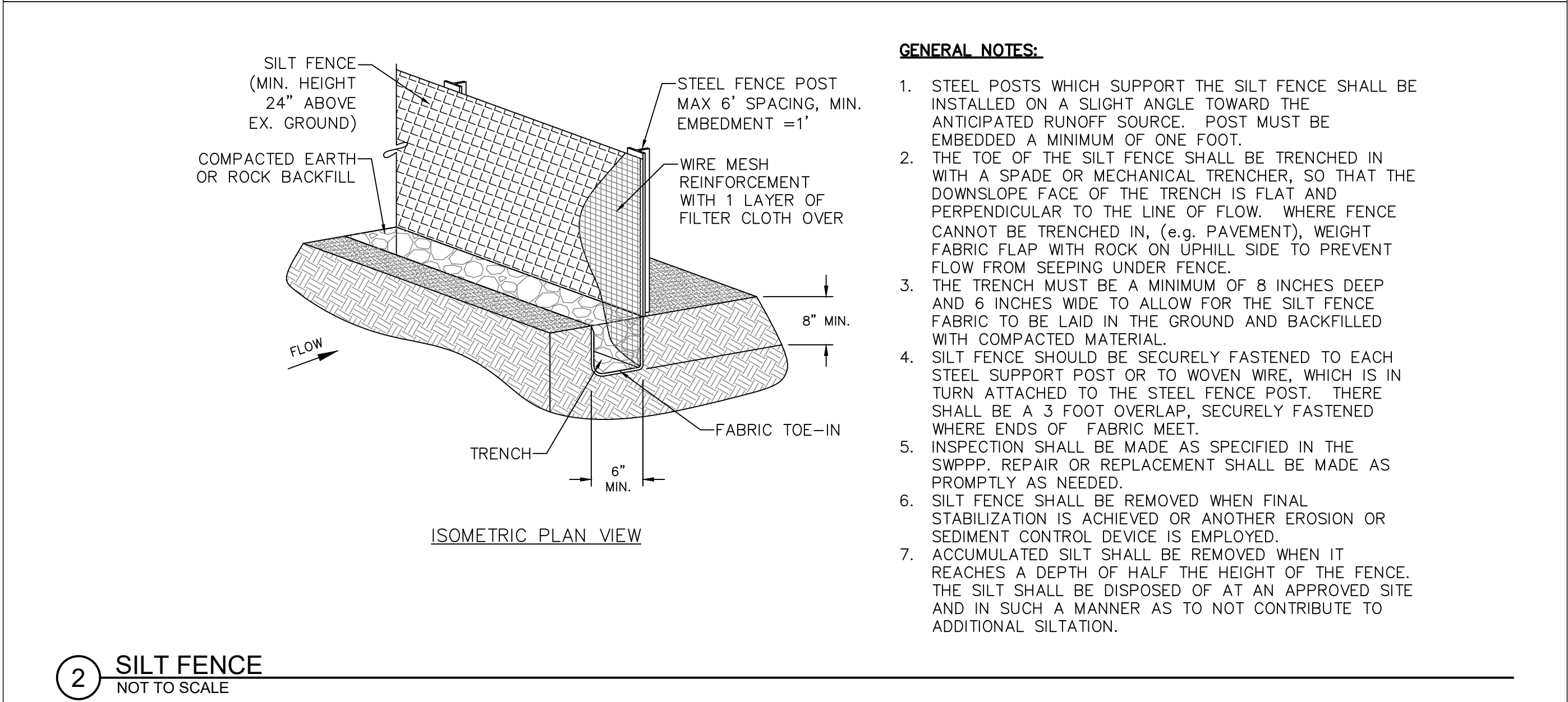
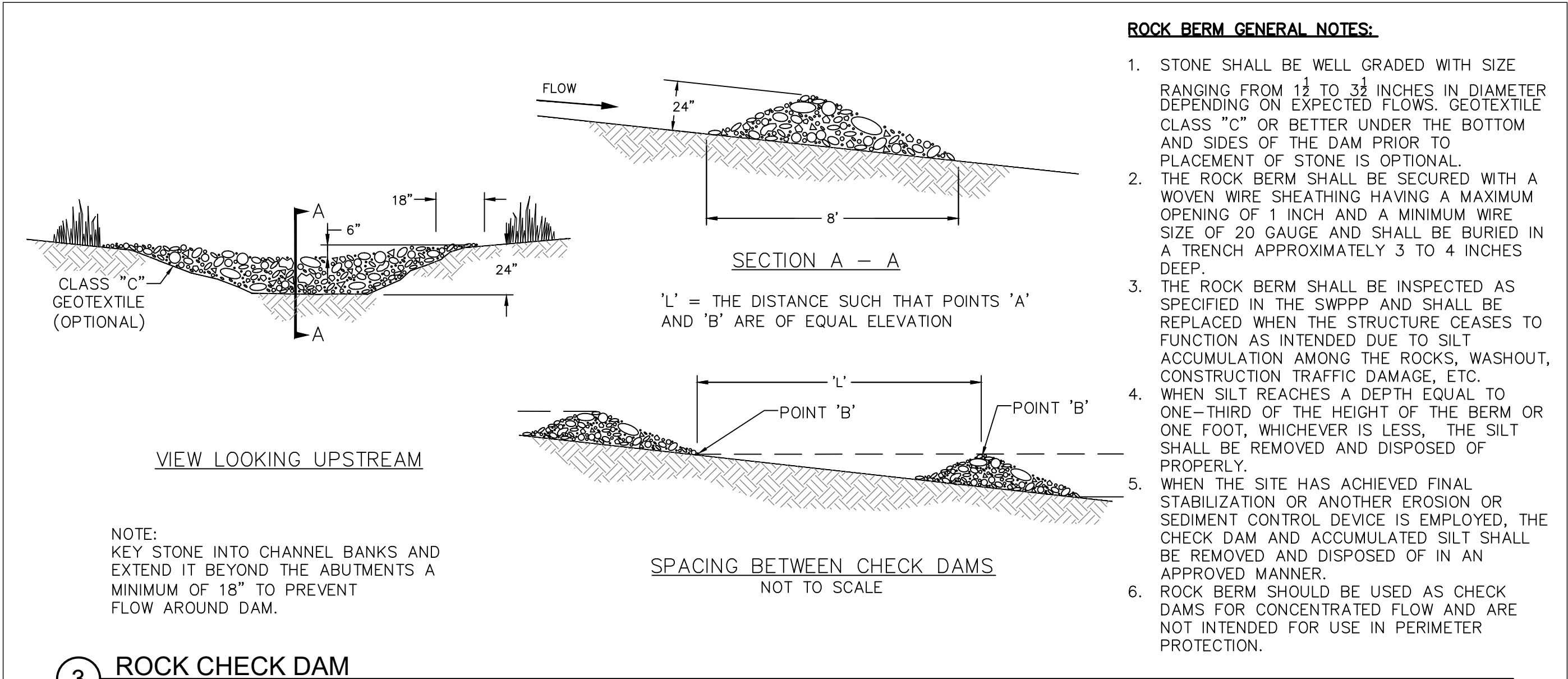
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DETAILS

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RED CEDAR RESIDENCES  
CORSICANA, TEXAS

EROSION CONTROL DETAILS

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CHECKED BY:	A. TAYLOR
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SHEET CONTENT:

**EROSION CONTROL DETAILS**

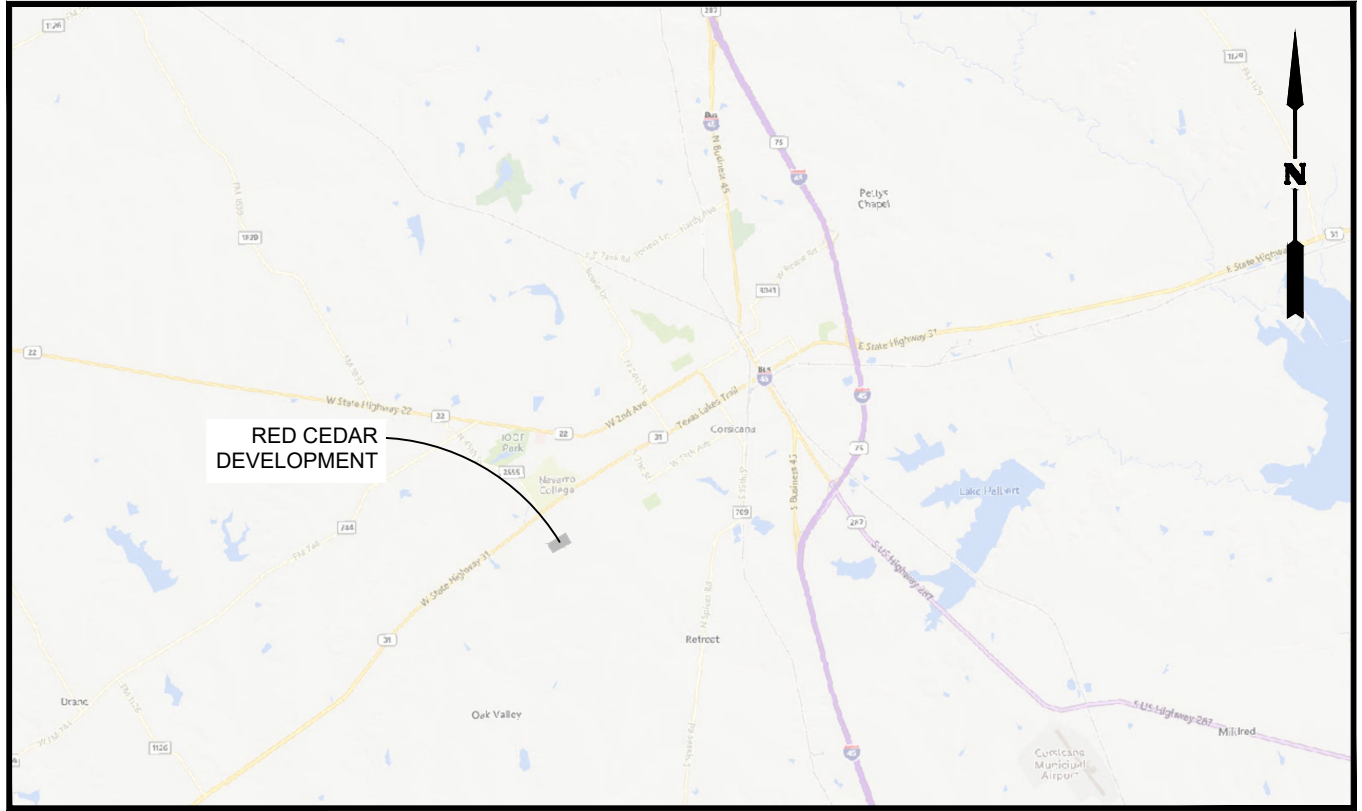
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# THE CITY OF CORSCICANA, TEXAS

## CONSTRUCTION PLANS FOR THE RED CEDAR DEVELOPMENT LIFT STATION AND FORCE MAIN



PROJECT VICINITY MAP

60% DESIGN DELIVERABLE

JANUARY 2025

PREPARED BY:



**PROVENANCE**  
ENGINEERING

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PROJECT I.D. 703.24.01

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OR PERMIT PURPOSES

KENT W. RIKER  
P.E. NO. 103730

Plot Date: 1/31/2025 5:23:37 PM  
Revit File: Autodesk Docs/703.24.01 Red Cedar LS & FM/703.24.01 Lift Station Coordination Model.rvt

GENERAL NOTES:

1. ALL THE WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE LAWS OF THE STATE OF TEXAS, OSHA STANDARDS, AND THE REQUIREMENTS OF TCEQ WHERE APPLICABLE.
2. THESE PLANS CONTAIN WORK TO BE COMPLETED BY OTHERS. REFER TO THE PLANS AND SPECIFICATIONS PREPARED BY MMA FOR THE RED CEDAR DEVELOPMENT IN CORSICANA. CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF THOSE DOCUMENTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE PLANS/SPECIFICATIONS OF THE WORK TO BE COMPLETED BY OTHERS PRIOR TO CONSTRUCTION.
3. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING FACILITIES SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, SPRINKLER SYSTEMS AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE OWNER.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, DUE TO CONTRACTORS OPERATION, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
5. ALL SPECIFIED TESTING SHALL BE PERFORMED BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. IF THE TEST RESULTS ARE UNSATISFACTORY, ALL COSTS INVOLVED IN CORRECTING DEFICIENCIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, SHALL BE BORNE BY THE CONTRACTOR. COSTS OF RETESTING AND REINSPECTION REQUIRED AS THE RESULT OF INADEQUATE, INSUFFICIENT, OR INCOMPLETE WORK BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. THE OWNER WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER, THE OWNER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING FABRICATION OF MATERIALS OR ERECTION OF THE WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, HAVE TRENCH AND EXCAVATION SAFETY PLANS, PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS, FOR ALL OPEN EXCAVATIONS. ALL SUCH PLANS SHALL BE AVAILABLE ON-SITE AND FOLLOWED AT ALL TIMES. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P, PG. 128-137, AND ANY AMENDMENTS THERE TO. TRENCHING SHALL MEET ALL SAFETY REQUIREMENTS OF OSHA. CERTIFICATION OF TRENCH BOXES SHALL BE REQUIRED.
8. THE GEOTECHNICAL INVESTIGATION REPORT AND LOGS OF BORINGS ARE AVAILABLE FOR REVIEW UPON REQUEST. SUBSURFACE BORING LOGS AND OTHER INFORMATION CONTAINED WITHIN THE REPORT WERE OBTAINED BY THE OWNER SOLELY FOR USE BY THE ENGINEER IN ESTABLISHING DESIGN CRITERIA FOR THIS PROJECT. THE ACCURACY OR COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL PERFORM ADDITIONAL GEOTECHNICAL INVESTIGATIONS AS HE DEEMS NECESSARY FOR HIS CONSTRUCTION ACTIVITIES. THERE SHALL NOT BE ANY ADDITIONAL PAYMENT OR EXTENSIONS OF CONTRACT TIME TO THE CONTRACTOR FOR ADDITIONAL GEOTECHNICAL INVESTIGATIONS THAT HE MAY REQUIRE TO PERFORM THIS WORK.
9. MONITOR FABRICATION AND INSTALLATION TOLERANCE CONTROL OF PRODUCTS TO PRODUCE ACCEPTABLE WORK. DO NOT PERMIT TOLERANCES TO ACCUMULATE.
10. COMPLY WITH MANUFACTURERS' RECOMMENDED TOLERANCES AND TOLERANCE REQUIREMENTS IN REFERENCE STANDARDS. WHEN SUCH TOLERANCES CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT/ENGINEER BEFORE PROCEEDING.
11. ADJUST PRODUCTS TO APPROPRIATE DIMENSIONS; POSITION BEFORE SECURING PRODUCTS IN PLACE.
12. GROUNDWATER AT THE PROPOSED SITE WILL VARY DEPENDING ON SEASONAL VARIATIONS AND SUBSURFACE CONDITIONS. GROUNDWATER LEVELS SHOWN IN THE BORING LOGS ARE ONLY AN INDICATION OF GROUNDWATER LEVELS AT THE TIME OF DRILLING THE BORINGS.
13. EXCAVATION BY "BLASTING," UNDER ANY CIRCUMSTANCES, IS NOT ALLOWED ON THIS PROJECT.
14. OTHER CONTRACTORS MAY BE WORKING ON THE SITE IN CONJUNCTION WITH OTHER CONCURRENT CONTRACTS. CONTRACTOR SHALL COORDINATE ACTIVITIES WITH OTHER CONTRACTORS ON THE SITE AND THE OWNER.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NCTCOG STANDARDS.
16. ALL EXCESS EXCAVATED MATERIAL, NOT SUITABLE FOR BACKFILL IS TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, IN A LOCATION APPROVED BY THE OWNER.
17. IF EXCAVATED MATERIAL IS NOT ACCEPTABLE FOR BACKFILL, THE CONTRACTOR SHALL PROVIDE SELECT IMPORT MATERIAL AS REQUIRED. ALL BACKFILL MATERIAL IS SUBSIDIARY TO THE PRICE OF PIPE AND STRUCTURES IN PLACE.
18. ALL IMPROVEMENTS REMOVED OR DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED OR RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO BEGINNING CONSTRUCTION.
19. ALL TRENCH SAFETY AND SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH TEXAS STATE LAW AND O.S.H.A. STANDARDS FOR ALL EXCAVATIONS.
20. ALL PIPE AND STRUCTURE EXCAVATION SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY PER ASTM D698.
21. WHERE PIPE INSTALLATIONS IN ROCK (OR OTHER INCOMPRESSIBLE FOUNDATION) THE CONTRACTOR SHALL EXCAVATE SO AS TO PROVIDE A MINIMUM OF 8" (OR 1/2" PER FOOT OF COVER) GRANULAR CUSHION BENEATH THE PIPE. COST OF ROCK EXCAVATION SHALL BE CONSIDERED INCIDENTAL TO CONTRACT AS A WHOLE. THERE WILL BE NO EXTRA PAYMENT FOR ROCK EXCAVATION.
22. CONTRACTOR SHALL SHAPE EMBEDMENT MATERIAL TO ACCOMMODATE THE BELLED JOINTS OF PIPES TO INSURE SUPPORT THROUGHOUT THEIR LENGTHS. BELLED JOINTS SHALL HAVE A MINIMUM OF 2" OF FILL BENEATH THEM.
23. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
24. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONTRACTOR'S FIELD OFFICE AS NECESSARY WITH TELEPHONE AND SANITARY FACILITIES IN THE STAGING AREA. OWNER'S PHONE, SANITARY AND OTHER FACILITIES SHALL NOT BE USED BY THE CONTRACTOR'S PERSONNEL.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY AT THE SITE AGAINST THEFT, VANDALISM, ETC.
26. SIZE AND LOCATION OF CONTRACTOR'S STORAGE AREA SHOWN AS GENERAL GUIDELINES. CONTRACTOR SHALL SUBMIT DETAILED SITE PLAN FOR REVIEW PRIOR TO MOBILIZATION.
27. EXISTING VALVES, PIPELINES AND STRUCTURES MAY LEAK IN THE CLOSED POSITION. CONTRACTOR SHALL PROVIDE WHATEVER MEANS AND EQUIPMENT NECESSARY TO CONTROL WATER DURING CONSTRUCTION.
28. THE CONTRACTOR SHALL COORDINATE OPERATION OF ALL EXISTING VALVES WITH THE OWNER. OPERATION OF VALVES BY CONTRACTOR IS NOT ALLOWED.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-RECORDED" PLANS TO THE OWNER OF RECORD SHOWING THE LOCATION OF VALVES, PIPELINES, AND ALL FIELD CHANGES MADE DURING CONSTRUCTION. THIS INFORMATION SHALL BE PLACED AND MARKED "AS-RECORDED" BY THE ENGINEER OF RECORD. COPIES OF THESE "AS-RECORDED" PLANS SHALL BE FURNISHED TO THE OWNER AS REQUIRED. PAYMENT WILL BE MADE TO CONTRACTOR UPON RECEIPT OF "AS-RECORDED" PLANS. THE CONTRACTOR WILL NOT RECEIVE FINAL PAYMENT UNTIL THE OWNER VERIFIED "AS-RECORDED" DRAWINGS.
30. ALL CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR. THERE SHALL NOT BE A SEPARATE BID ITEM FOR STAKING.
31. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF WORK AND SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES ARE DISCOVERED.
32. ALL DEWATERING SHALL BE INCIDENTAL AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER.
33. THE CONTRACTOR SHALL EVALUATE THE PROJECT'S WORK AREA(S) TO DETERMINE IF ANY SPACES ARE PERMIT-REQUIRED CONFINED SPACES.
34. TEST THE INSTALLED PIPE FOR LEAKAGE IN ACCORDANCE WITH THE APPLICABLE ASTM STANDARD SPECIFICATION. THE DESIGN WORKING PRESSURE OF THE PIPE MUST NOT EXCEED 2/3 OF THE RATED PRESSURE OF THE PIPE. SPECIFY THE APPLICABLE ASTM STANDARD TO BE USED.
35. GENERAL NOTE ABOUT TCEQ STANDARDS FOR SEPARATION OF SEWER LINES AND POTABLE WATER LINES.
36. POTABLE AND NON-POTABLE WATER LINES MAY NOT SHARE A COMMON TRENCH.
37. THE PROJECT RESPONSIBLE CONTRACTOR AND ANY OTHER SUB-CONTRACTOR UNDER SEPARATE CONTRACT, IS/ARE REQUIRED TO HAVE A PRE-CONSTRUCTION MEETING WITH CITY STAFF. SUCH A MEETING IS REQUIRED BEFORE ANY INFRASTRUCTURE CONSTRUCTION IS PERFORMED. SHOULD THE RESPONSIBLE CONTRACTOR(S) REPRESENTATIVE FAIL TO PARTICIPATE WITHIN A MUTUALLY SCHEDULED PRE-CONSTRUCTION MEETING, ALL CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY TERMINATED INDEFINITELY BY THE OWNER. SUCH MEETINGS WILL ALSO BE MANDATORY, UPON OWNER'S REQUEST, DURING THE CONSTRUCTION PROCESS, IF NECESSARY.
38. DIG THROUGH LOCATOR TAPE WILL BE BURIED 2 FEET ABOVE SEWER LINES AND COMPLY WITH DETAILS HEREIN.
39. CONTRACTOR SHALL CONTACT TEXAS 811 BY DIALING 811 FOR UTILITY LOCATES NO LATER THAN TWO FULL WORKING DAYS PRIOR TO COMMENCING GRADING/PAVING/CONSTRUCTION.
40. EXISTING UTILITIES ARE TO REMAIN IN SERVICE AT ALL TIMES. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE UTILITY OWNER AND SHALL SUBMIT WRITTEN APPROVAL TO THE ENGINEER PRIOR TO TAKING UTILITY OUT OF SERVICE.
41. THIS LIFT STATION AND FORCE MAIN SHALL BE DESIGNED, CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) RULES 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 217 AND NCTCOG WATER & WASTEWATER STANDARD SPECIFICATION.
42. GRAVITY SEWER PIPE SHALL BE PVC SDR 26 AND GREEN IN COLOR.
43. FORCE MAIN SHALL BE EPOXY LINED DUCTILE IRON PIPE COATED WITH THE SPECIFIED COATING OR C900-DR 18 PVC AS SHOWN ON THE PLANS.
44. ALL PIPES SHALL BE COLOR CODED AND MARKED IN ACCORDANCE WITH ASME A13.1.
45. ALL GRAVITY SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH 30 TAC TESTING SHALL INCLUDE A LOW PRESSURE AIR TEST AND DEFLECTION TESTING.
46. ALL FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH 30 TAC §217.68. A CONTINUOUS 12-GAUGE SOLID CORE INSULATED DETECTOR WIRE, WHICH CAN BE LOCATED FROM THE GROUND SURFACE USING A LOCATOR, SHALL BE INSTALLED ON ALL NON-METALLIC PIPELINES. THE DETECTOR WIRE SHALL BE PLACED ON TOP OF THE PIPE AND TAPED IN PLACE EVERY FIVE FEET. THE DETECTOR WIRE SHALL BE TURNED UP AND TERMINATED AT APPROVED LOCATOR STATIONS. TRACER WIRE MUST BE CONTINUOUS.
47. ALL BORING OPERATIONS SHALL CONFORM TO DIVISION 6 "UNDERGROUND CONDUIT CONSTRUCTION OF THE NCTCOG SPECIFICATIONS.
48. EMBEDMENT AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 500 "UNDERGROUND CONDUIT CONSTRUCTION AND APPURTENANCES OF THE NCTCOG SPECIFICATIONS.
49. EMBEDMENT SHALL CONSIST OF 6 INCHES OF CRUSHED STONE BEDDING WITH A CRUSHED STONE ENVELOPE SURROUNDING THE PIPE. THE ENVELOPE SHALL EXTEND A MINIMUM OF 6 INCHES EITHER SIDE OF THE PIPE WALL AND A MINIMUM OF 6 INCHES OVER THE TOP OF PIPE.
50. IN AREAS WHERE FORCE MAIN WILL BE UNDER PAVEMENT, THE PIPE SHALL BE BACKFILLED USING FLEXIBLE BASE CONFORMING TO TXDOT ITEM 247 (GRADE 2).

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2	G002	GENERAL NOTES AND SHEET LIST
3	G003	GENERAL ABBREVIATIONS AND SYMBOLS
4	G901	LIFT STATION PERSPECTIVE VIEW
5	C001	CIVIL ABBREVIATIONS AND SYMBOLS
6	C101	LIFT STATION CIVIL SITE PLAN I
7	C102	LIFT STATION CIVIL SITE PLAN II
8	C103	FORCEMAIN PLAN & PROFILE
9	C701	CIVIL DETAILS I
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11	C703	CIVIL DETAILS III
12	S001	STRUCTURAL NOTES ABBREVIATIONS & SYMBOLS
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15	D002	LIFT STATION DESIGN NOTES
16	D101	LIFT STATION SITE PLAN
17	D102	LIFT STATION PLAN AND SECTIONS
18	D701	PROCESS DETAILS I

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OVERLANDPROPERTY GROUP

NO.	REVISION	DATE
1	60% DESIGN SUBMITTAL	01/31/24

01"

IF BAR DOES NOT MEASURE 1", ADJUST SCALE ACCORDINGLY.

VERIFY SCALE

SHEET TITLE:  
GENERAL NOTES AND SHEET LIST

PROJECT TITLE:  
RED CEDAR DEVELOPMENT LIFT STATION AND FORCE MAIN

DATE:	JAN. 2024
CHECKED BY:	PROV. ENG.
DESIGNED BY:	PROV. ENG.
DRAWN BY:	PROV. ENG.

PROJECT I.D. 703.24.01

CONTRACT NO. \_\_\_\_\_

G002


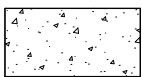
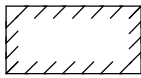
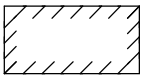
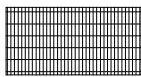
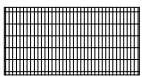
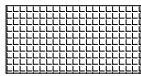
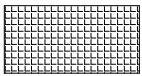
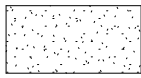
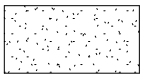
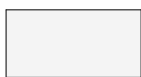
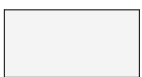
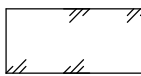
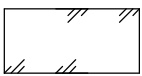
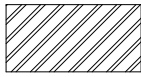
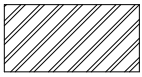
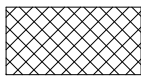
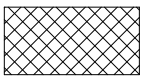
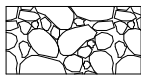
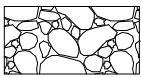
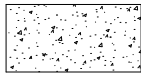
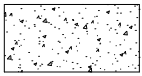




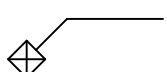
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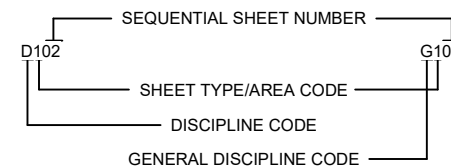
## GENERAL ABBREVIATIONS

	ANCHOR BOLT	FL	FLOWLINE, FLOOR
ACI	AMERICAN CONCRETE INSTITUTE	FLG	FLANGE
ADJ	ADJUSTABLE	FLH	FLAT HEAD
AFF	ABOVE FINISHED FLOOR	FLTR	FILTER
AGGR	AGGREGATE	FIN	FINISH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FT	FOOT, FEET
	ALUMINUM	FTG	FOOTING
ALUM	ALUMINUM	FWD	FORWARD
ALT	ALTERNATE	°F	DEGREES, FAHRENHEIT
ANDZ	ANODIZE		
ARCH	ARCHITECTURAL	GA	GAUGE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	GAL	GALLON
		GALV	GALVANIZED
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	GC	GROOVED COUPLING
		GCF	GROOVED COUPLING FITTING
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING & AIR CONDITIONING ENGINEERS	GL	GLASS
		GPD	GALLONS PER DAY
		GPH	GALLONS PER HOUR
ASTM	AMERICAN SOCIETY OF TESTING & MATERIALS	GPM	GALLONS PER MINUTE
API	AMERICAN PETROLEUM INSTITUTE	H	HEIGHT
AWS	AMERICAN WELDING SOCIETY	HB	HOSE BIBB
AWWA	AMERICAN WATER WORKS ASSOCIATION	HCL	HYDROCHLORIC ACID
		HDW	HARDWARE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	HG, HGL	HYDRAULIC GRADE
		HMC	HARNESSED MECHANICAL COUPLING
ACI	AMERICAN CONCRETE INSTITUTE		
AUTO	AUTOMATIC	HORIZ	HORIZONTAL
AUX	AUXILIARY	HP	HORSEPOWER
@	AT	HPI	HORIZONTAL POINT OF INTERSECTION
AVG	AVERAGE		
		HWL	HIGH WATER LEVEL
BC	BACK OF CURB	ID	INSIDE DIAMETER
BF	BLIND FLANGE	IN	INCH, INCHES
BFP	BACKFLOW PREVENTER	INFL	INFLUENT
BLDG	BUILDING	INSTM	INSTRUMENT
BM	BENCHMARK	INV	INVERT
BOT	BOTTOM	ISA	INSTRUMENT SOCIETY OF AMERICA
BU	BUTTERFLY VALVE		
BWCP	BAR WRAPPED CONCRETE CYLINDER PIPE	IEEE	INSTITUTE OF ELECTRICAL & ELECTRONIC ENGINEERS
		IES	ILLUMINATING ENGINEERING SOCIETY
C	CHANNEL (BEAM)	IF	INSIDE FACE
CAB	CABINET		
CC	CONCENTRIC	IT	JOINT
CEIL	CEILING		
CFM	CUBIC FEET PER MINUTE		
CFS	CUBIC FEET PER SECOND		
CHEM	CHEMICAL	KIP	THOUSAND POUNDS
CJ	CONSTRUCTION JOINT	KW	KILOWATT
CK	CHECK VALVE		
CL	CENTER LINE	L OR Δ	L OR ANGLE
CLO	CLOSET	LAB	LABORATORY
CLR	CLEAR	LAV	LAVATORY
CTR	CENTER	LB	POUND
CMU	CONCRETE MASONRY UNIT	LB/CU FT	POUNDS PER CUBIC FOOT
CO	CLEANOUT	LF	LINEAR FEET
COL	COLUMN	LPG	LIQUIFIED PETROLEUM GAS
CONT	CONTINUOUS	LR	LONG RADIUS
COORD	COORDINATE	LT	LEFT
CPLG	COUPLING	LWL	LOW WATER LEVEL
CRS	COLD ROLLED STEEL		
CF, CU FT	CUBIC FOOT	M	MIDDLE ORDINATE
CU IN	CUBIC INCH	MAS	MASONRY
CY, CU YD	CUBIC YARD	MAX	MAXIMUM
°C	DEGREES, CENTIGRADE	MCC	MOTOR CONTROL CENTER
		MECH	MECHANICAL
D	PENNY (NAIL SIZE)	MFR	MANUFACTURER
DBL	DOUBLE	MGD	MILLION GALLONS PER DAY
DEMO	DEMOLITION	MH	MANHOLE
DET	DETAIL	MIN	MINIMUM
DI	DUCTILE IRON	MISC	MISCELLANEOUS
DIA	DIAMETER	MJ	MECHANICAL JOINT
DIST	DISTRIBUTION	MWS	MAXIMUM WATER SURFACE
DWG	DRAWING		
		N	NORTH
E	EAST	NEC	NATIONAL ELECTRIC CODE
EA	EACH	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
EC	ECCENTRIC		
EFF	EFFLUENT	NIC	NOT IN CONTRACT
EF	EACH FACE	NO	NUMBER
EL, ELEV	ELEVATION	NPT	NATIONAL PIPE THREADS
ELB	ELBOW	NFS	NATIONAL SANITARY FOUNDATION
ELEC	ELECTRICAL		
ENGR	ENGINEER	NTS	NOT TO SCALE
EQPT, EQUIP	EQUIPMENT	NWL	NORMAL WATER LEVEL
EW	EACH WAY		
EWEF	EACH WAY EACH FACE		
EX, EXIST	EXISTING	OC	ON CENTER
EXH	EXHAUST	OD	OUTSIDE DIAMETER
EXP	EXPANSION	OF	OUTSIDE FACE
EXP AB	EXPANSION ANCHOR BOLT	OH	OVERHEAD POWER LINE
EXP JT	EXPANSION JOINT	OIT	OPERATOR INTERFACE TERM
		OSD	OPEN SITE DRAIN
FC	FLEXIBLE COUPLING	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
FCA	FLANGED COUPLING ADAPTER		
FD	FLOOR DRAIN	OPNG	OPENING
FDA	FLOOR DRAIN W/INTERNAL TRAP	OZ	OUNCE
FDN	FOUNDATION		
FF	FINISHED FLOOR	P	PIPE
FG	FINISHED GRADE	PC	POINT OF CURVATURE
FH	FIRE HYDRANT	PE	PLAIN END
FIG	FIGURE	PI	POINT OF INTERSECTION
FLG, FLG'D	FLANGE, FLANGED	PL	PLATE (STEEL)
		PLC(S)	PLACE(S)
		PLYWD	PLYWOOD
		PMID	PROCESS, MECHANICAL & INSTRUMENTATION DIAGRAM
		PO	POLYMER PMIO
		PREFAB	PREFABRICATED

## DRAFTING SYMBOLS LEGEND

EXISTING	PROPOSED	
		REINFORCED CONCRETE SECTION
		BUILDING PLAN VIEW
		GRATING - PLAN VIEW
		ALUMINUM OR STEEL PLATING
		SELECT BACKFILL/SAND
		GRANULAR FILL OR GRAVEL ROAD
		ASPHALT PAVEMENT
		STEEL IN SECTION
		MASONRY (BRICK OR BLOCK)
		RIPRAP
		DEMOLITION
		EARTH OR GRADE
	TB-1	TEST BORING LOCATION AND NUMBER
	TB-1	TEST BORING LOCATION AND NUMBER
		COORDINATE LOCATION

## DRAWINGS IDENTIFICATION CODE



## DISCIPLINE CODE

<u>CODE</u>	<u>DESCRIPTION</u>
G	GENERAL
C	CIVIL
S	STRUCTURAL
D	PROCESS MECHANICAL
E	ELECTRICAL

## SHEET TYPE/AREA CODES

<u>CODE</u>	<u>DESCRIPTION</u>
000	LEGENDS/NOTES
100	PLANS/SECTIONS (LIFT STATION)
600	SCHEDULES/DIAGRAMS
700	STANDARD DETAILS
900	3D/PERSPECTIVE VIEWS

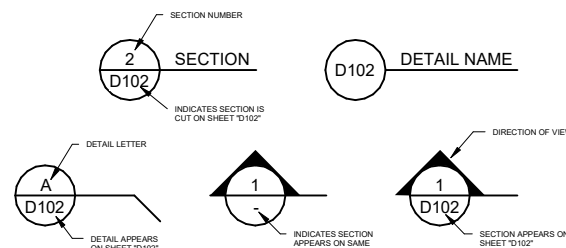
## SYSTEM/FLUID CODES

<u>CODE</u>	<u>DESCRIPTION</u>
ABDN	ABANDONED PIPE
AI	AIR SUPPLY
BFP	BELT FILTER PRESS FILTRATE
BW	BACKWASH WATER
CL	CHLORINE SOLUTION
DR/DL	DRAIN LINE
DSL	DIGESTED SLUDGE
FE	FILTERED EFFLUENT
FM	FORCE MAIN
ML/IE	MIXED LIQUOR/INTERMEDIATE EFFLUENT
NP/NPW	NON-POTBLE WATER
PEF	PLANT EFFLUENT
PW	POTABLE WATER
RAS	RETURN ACTIVATED SLUDGE
RW	RAW WASTEWATER
SC	SCUM
SE	SECONDARY EFFLUENT
SS	SANITARY SEWER
SW	SERVICE WATER
TSL	THICKENED SLUDGE
WAS	WASTE ACTIVATED SLUDGE

## PIPE MATERIAL CODES

<u>CODE</u>	<u>DESCRIPTION</u>
CPVC	CHLORINATED POLYVINYL CHLORIDE
CI	CAST IRON
RCCP	REINFORCED CONCRETE CYLINDER PIPE
DI	DUCTILE IRON
FRP	FIBERGLASS REINFORCED PIPE
PVC	POLYVINYL CHLORIDE
S	STEEL
SS	STAINLESS STEEL

## SYMBOL LEGEND



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OVERLAND

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0 1" IF BAR DOES NOT MEASURE "1"  
VEREY SCALE

SHEET TITLE: GENERAL ABBREVIATIONS AND SYMBOLS

PROJECT TITLE: RED CEDAR DEVELOPMENT LIFT STATION AND FORCE

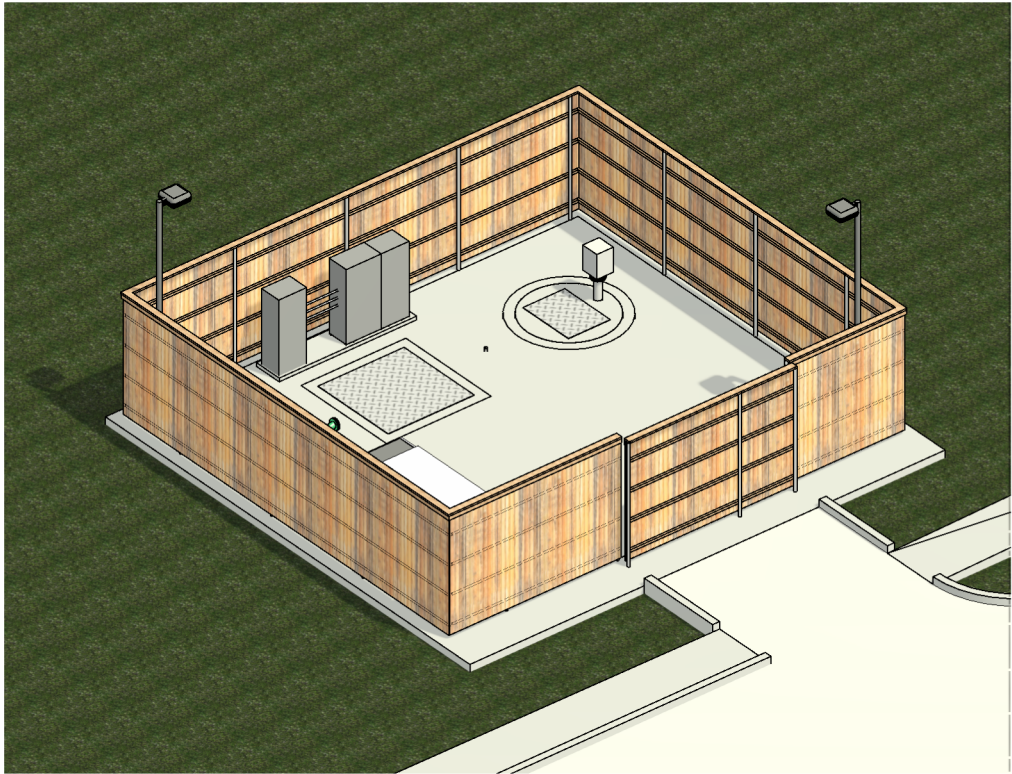
DATE:	JAN. 2024
CHECKED BY:	K. RIKER
DESIGNED BY:	T. MOODY
DRAWN BY:	T. MOODY
PROJECT I.D.	703.24.0
CONTRACT NO.	

G003

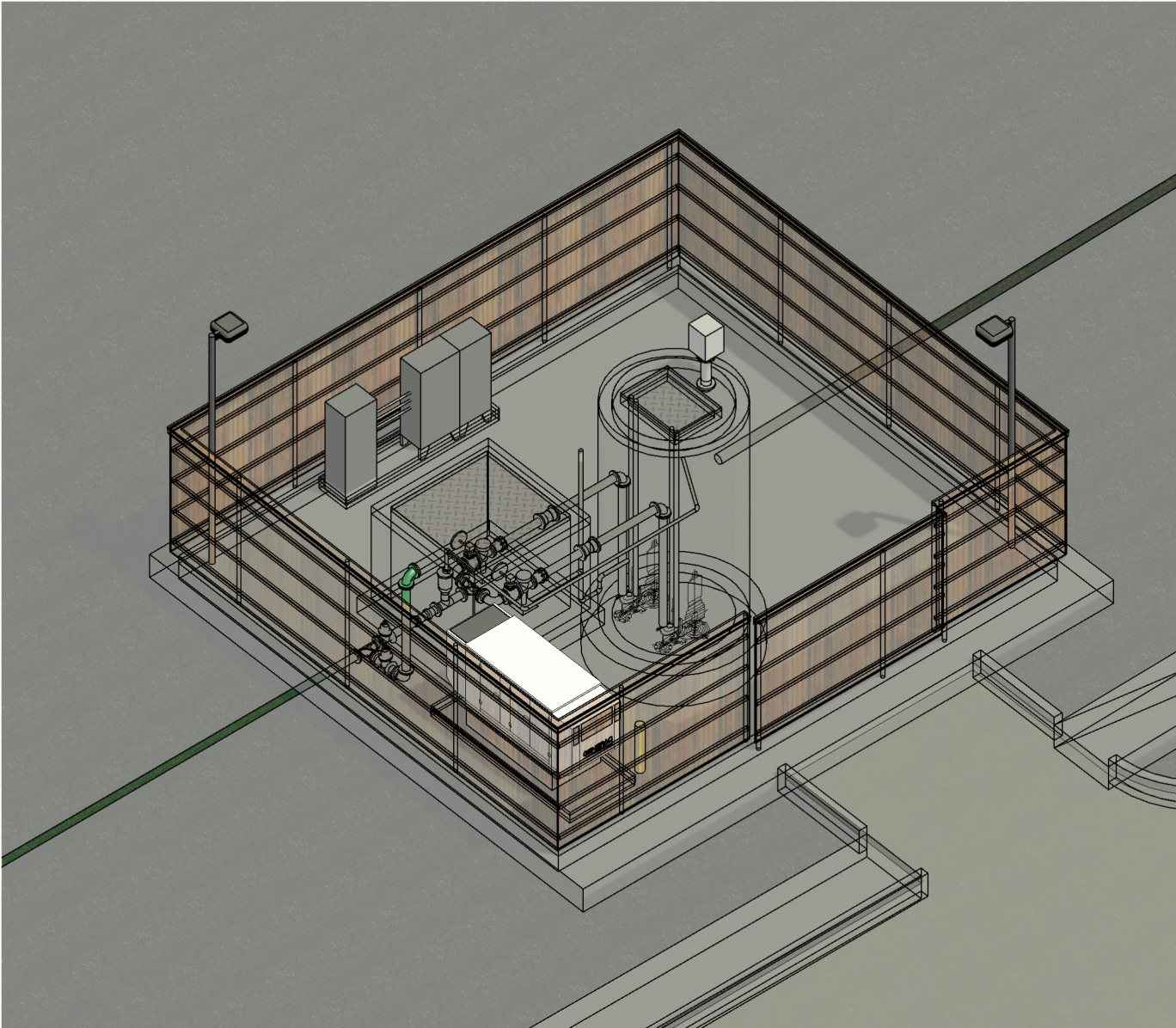
SHEET 3 OF 18



Plot Date: 1/31/2025 3:53:02 PM  
Revit File: Autodesk Docs/703.24.01 Red Cedar LS & FM/703.24.01 Lift Station Coordination Model.rvt



LIFT STATION REALISTIC VIEW  
SCALE:



LIFT STATION TRANSPARENT VIEW  
SCALE:

DATE:	JAN. 2024
CHECKED BY:	K. RIKER
DESIGNED BY:	T. MOODY
DRAWN BY:	N. DAVIDSON
PROJECT I.D.	703.24.01
CONTRACT NO.	

G901

SHEET 4 OF 18

SHEET TITLE:  
LIFT STATION PERSPECTIVE VIEW

PROJECT TITLE:  
RED CEDAR DEVELOPMENT LIFT STATION AND FORCE MAIN

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1	60% DESIGN SUBMITTAL	01/31/24

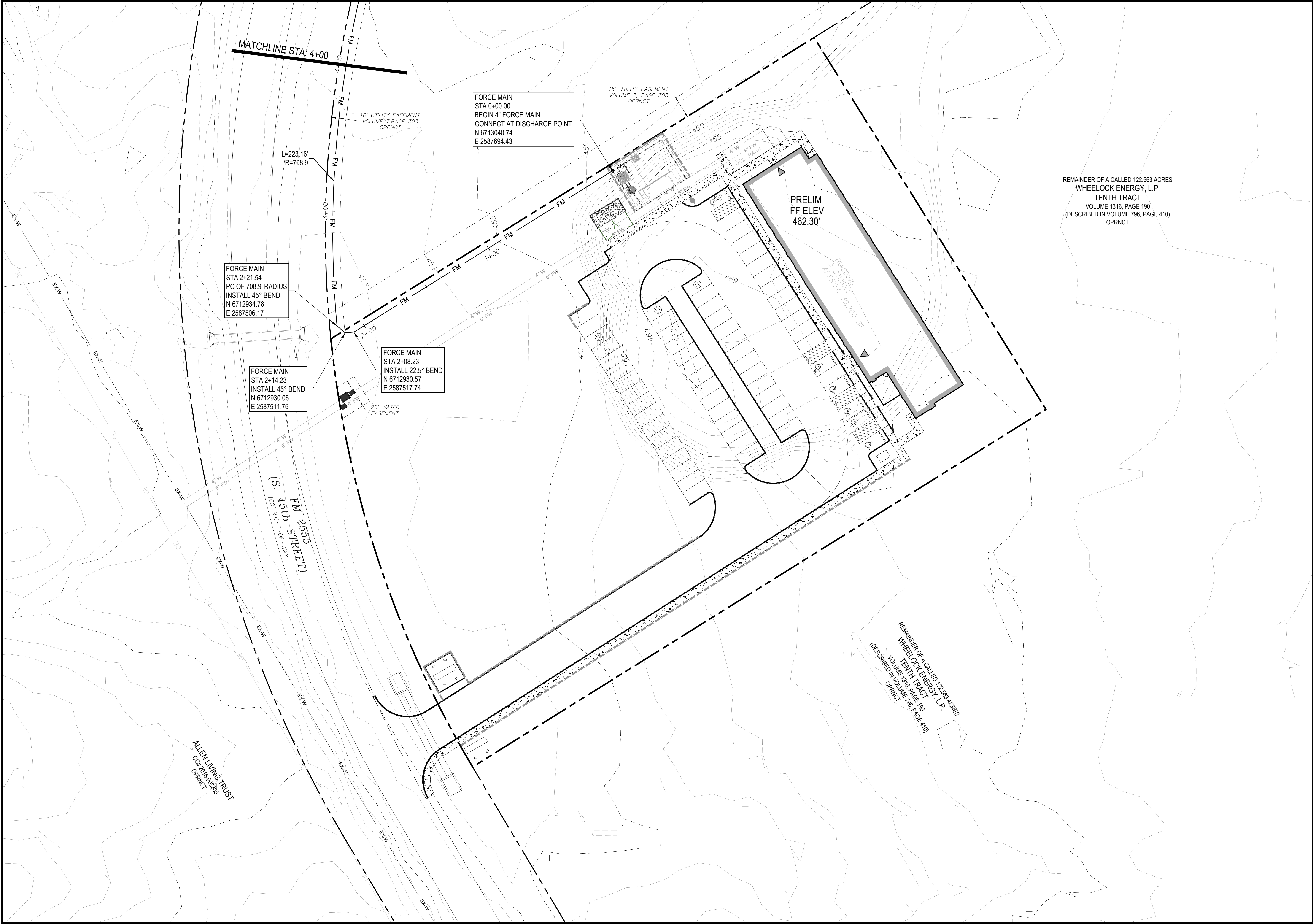
0 1" IF BAR DOES NOT MEASURE 1",  
VERIFY SCALE ADJUST SCALE ACCORDINGLY.



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REFERENCES: ProfEng-Titleblock  
Jun 28, 2025 - 3:43pm  
C:\Autodesk\RED Cedar\2024-12-05 Red Cedar CAD Base.dwg LAYOUT: SITE PLAN USER:



DATE:01/22/25

CHECKED BY:

DESIGNED BY:

DRAWN BY:

PROJECT I.D.703.24.01

CONTRACT NO.N/A

DRAWING NO:

SHEET TITLE:  
LIFT STATION CIVIL SITE PLAN

PROJECT TITLE:  
RED CEDAR DEVELOPMENT  
LIFT STATION & FORCE MAIN

C101

SHEET 6 OF 18

NO.1

REVISION

60% DESIGN SUBMITTAL

DATE01/22/25

0

1"

VERIFY SCALE

IF BAR DOES NOT MEASURE 1",  
ADJUST SCALE ACCORDINGLY

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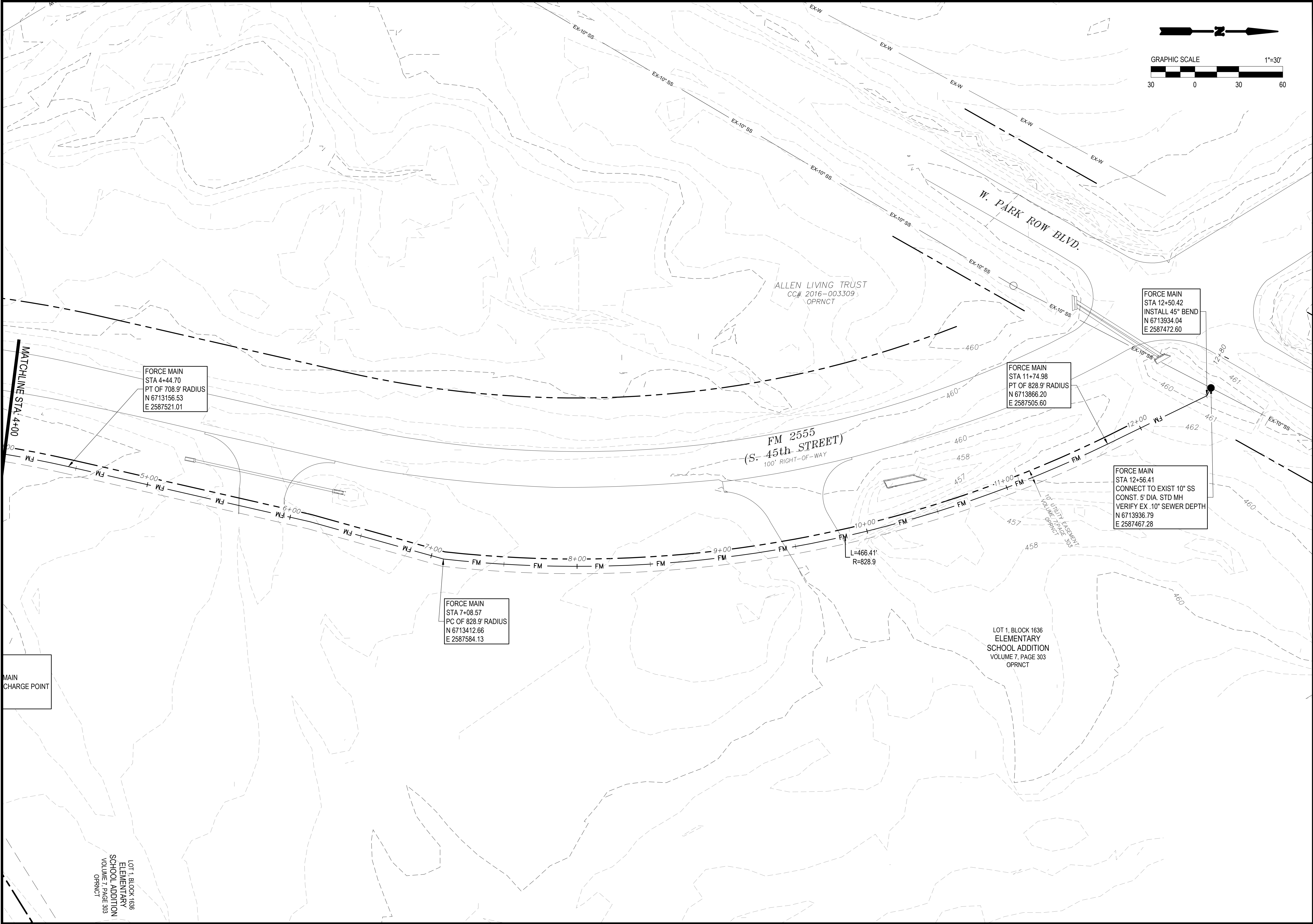
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REFERENCES: ProfEng-Titleblock  
Jun 29, 2025 - 3:55pm C:\Autodesk\RED Cedar\2024-12-05 Red Cedar CAD Base.dwg LAYOUT: SITE PLAN1 USER:



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SHEET TITLE:  
**LIFT STATION CIVIL SITE PLAN II**

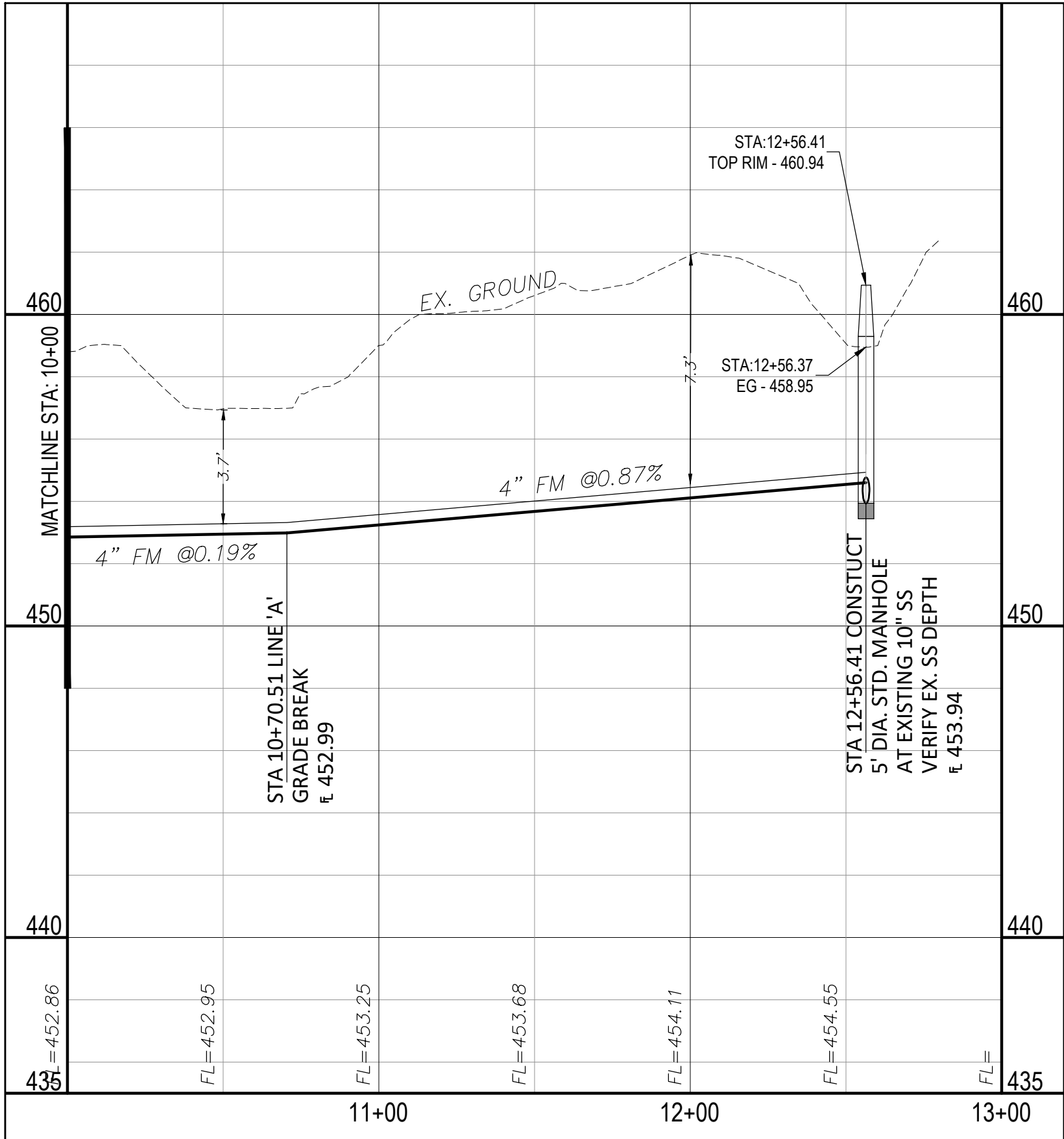
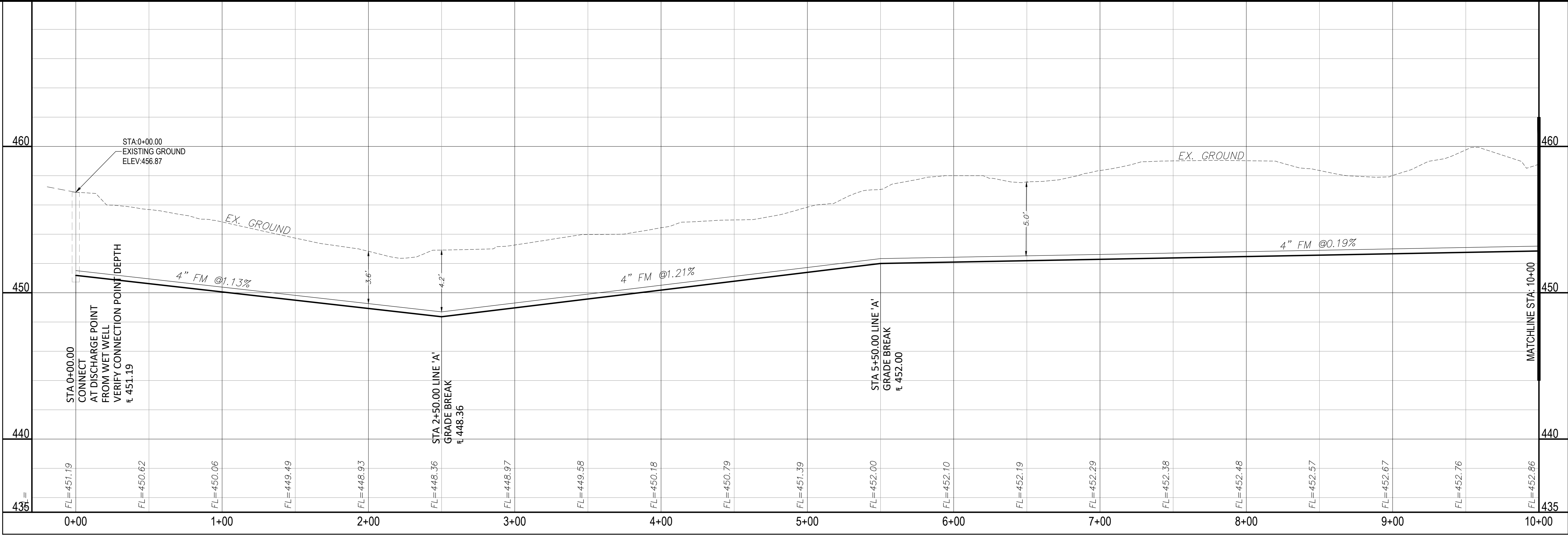
PROJECT TITLE:  
**RED CEDAR DEVELOPMENT  
LIFT STATION & FORCE MAIN**

DATE:	JANUARY 2025
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DESIGNED BY:	
DRAWN BY:	
PROJECT I.D.	703.24.01
CONTRACT NO.	N/A
DRAWING NO.	<b>C102</b>
SHEET	7 OF 18

0 1" IF BAR DOES NOT MEASURE 1" ADJUST SCALE ACCORDINGLY

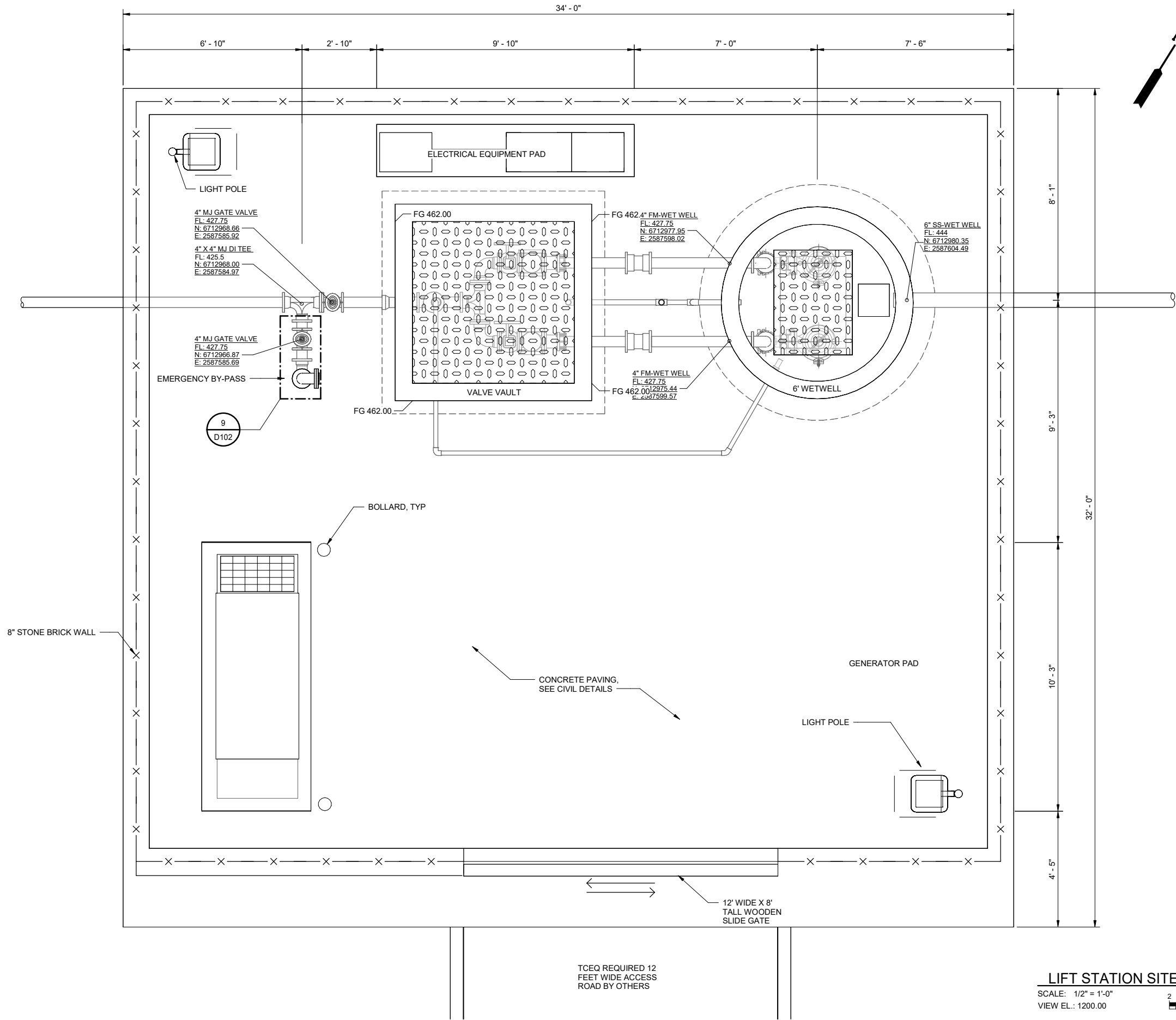
GRAPHIC SCALE 1"=30'  
30 0 30 60





SHEET TITLE: <b>FORCEMAIN PLAN &amp; PROFILE</b>		NO. REVISION 1 60% DESIGN SUBMITTAL		DATE 01/22/25
PROJECT TITLE: <b>RED CEDAR DEVELOPMENT LIFT STATION &amp; FORCE MAIN</b>		IF BAR DOES NOT MEASURE 1" ADJUST SCALE ACCORDINGLY 0 1" 0		
DATE: JANUARY 2025	CHECKED BY:	PROJECT I.D. 703.24.01		
DESIGNED BY:	DRAWN BY:	CONTRACT NO. N/A		
DRAWING NO: <b>C103</b>		SHEET 8 OF 18		
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- GENERAL NOTES**
- ALL DUCTILE IRON PIPE, FITTINGS, VALVES, AND FLANGED ADAPTORS OUTSIDE OF WET WELL SHALL BE COATED WITH A TWO-PART EPOXY COATING
  - ALL PIPING IN THE WET WELL SHALL BE 316-STAINLESS STEEL THROUGH FLANGED COUPLING ADAPTOR INSIDE OF VALVE VAULT - TRANSITION TO DUCTILE IRON PIPE (300 PSI)
  - ALL FASTENERS - BOLTS, NUTS, WASHERS, ETC - SHALL BE ASTM A-316 STAINLESS STEEL.
  - PROVIDE 316 STAINLESS STEEL INTERMEDIATE GUIDE BAR BRACKETS IN ACCORDANCE W/ PUMPMANUFACTURER REQUIREMENTS.
  - SPACING OF BETWEEN PUMPS SHALL BE IN ACCORDANCE W/ PUMP MANUFACTURER REQUIREMENTS.
  - LOCATE PIPE SUPPORTS APPROXIMATELY WHERE SHOWN.
  - PLACE SUPPORTS BENEATH SPOOLS OR FITTINGS ADJACENT TO VALVES. LOCATE PIPE SUPPORTS APPROXIMATELY WHERE SHOWN. PLACE SUPPORTS BENEATH SPOOLS OR FITTINGS ADJACENT TO VALVES.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF ANY DISCREPANCY IS FOUND.
  - ENTRY GATE AND SUPPORTS SHALL BE DESIGNED BY THE FENCE CONTRACTOR TO BE A SLIDING MANUALLY OPERATED GATE WITH A METAL FRAME AND WOODEN FACADE TO MATCH THE SPECIFIED LIFT STATION FENCE INCLUDING HEIGHT. ENTRY GATE MUST MEET ALL THE TCEQ REQUIREMENTS. MUST INCLUDE LOCKING MECHANISM, AND A CANE BOLT

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IF BAR DOES NOT MEASURE 1",  
ADJUST SCALE ACCORDINGLY.

0 1" 2

VERIFY SCALE

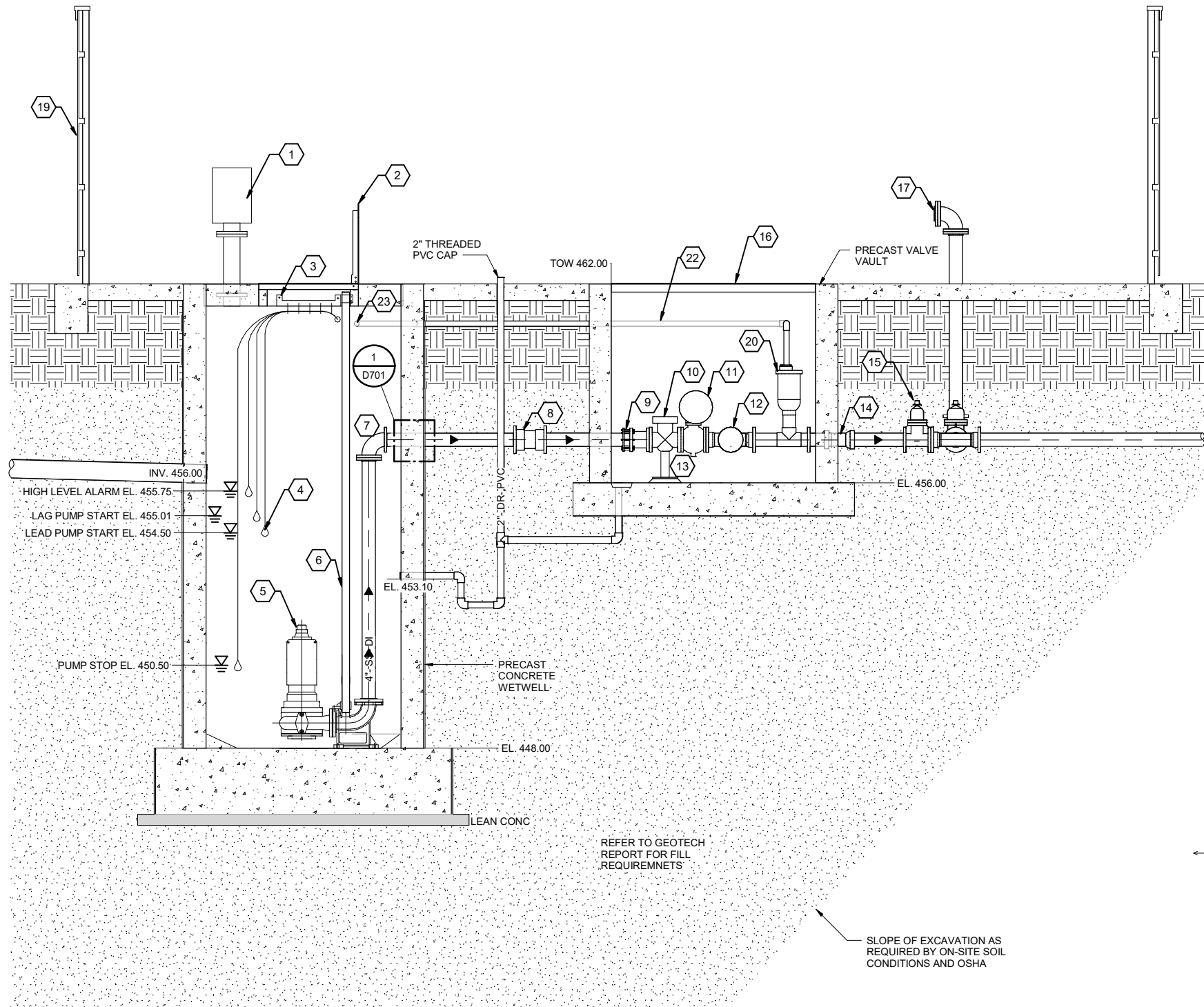
SHEET TITLE:  
**LIFT STATION SITE PLAN**

PROJECT TITLE:  
**RED CEDAR DEVELOPMENT LIFT STATION AND FORCE MAIN**

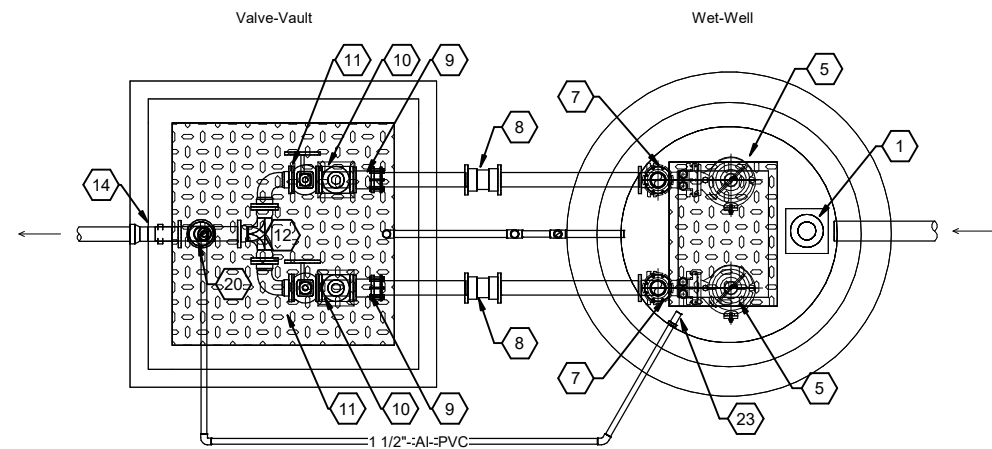
DATE:	JAN. 2024
CHECKED BY:	K. RIKER
DESIGNED BY:	T. MOODY
DRAWN BY:	N. DAVIDSON
PROJECT I.D.	703.24.01
CONTRACT NO.	



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Revit File: Autodesk Docs/703.24.01 Red Cedar LS & FM/703.24.01 Lift Station Coordination Model.rvt



1 LIFT STATION SECTION  
SCALE: 1/2" = 1'-0"  
SCALE IN FEET



LIFT STATION PLAN

SCALE: 3/8" = 1'-0"  
VIEW EL.: 1200.00  
SCALE IN FEET

NOTES BY SYMBOL	
1	4" FLANGED PVC GOOSE NECK VENT WITH OPTIONAL WAGER 2050-50 ODOR CONTROL SYSTEM SEE DETAILS 3 & 4 ON D102
2	36" x 36" SINGLE LEAF ALUMINUM HATCHWAY
3	SS CABLE BRACKET WITH HOOKS
4	WATER LEVEL SENSOR
5	SUBMERSIBLE PUMP
6	SS GUIDE RAILS AND LIFTING CHAIN
7	4" DI 90° ELBOW MJ x FL w/ STAR GRIPS
8	4" DI MJ x MJ CONNECTION
9	4" DI ROMAC B2111-A RFCA
10	4" VAL-MATIC SWING-FLEX CHECK VALVE
11	4" VAL-MATIC CAM CENTRIC PLUG VALVE
12	4"x4"x4" DI TEE
13	316 SS ADJUSTABLE PIPE SUPPORTS, TYP
14	4" FL x MJ DI WALL PENETRATION, TYP
15	4" BURIED MJ GATE VALVE
16	72" x 80" SINGLE LEAF ALUMINUM HATCHWAY
17	4" DI BLIND FLANGE
19	8" TALL WOODEN SECURITY FENCE
20	4" A.R.I. COMBINATION AIR VALVE, MODEL D-025LTSS02NS
22	1 1/2" PVC CAV DRAIN ROUTE TO WET WELL
23	1 1/2" TIDE FLEX CHECK VALVE TF-2

#### GENERAL NOTES

- ALL DUCTILE IRON PIPE, FITTINGS, VALVES, AND FLANGED ADAPTORS OUTSIDE OF WET WELL SHALL BE COATED WITH A TWO-PART EPOXY COATING.
- ALL PIPING IN THE WET WELL SHALL BE 316-STAINLESS STEEL THROUGH FLANGED COUPLING ADAPTOR INSIDE OF VALVE VAULT - TRANSITION TO DUCTILE IRON PIPE (300 PSI).
- ALL FASTENERS - BOLTS, NUTS, WASHERS, ETC - SHALL BE ASTM A-316 STAINLESS STEEL.
- PROVIDE 316 STAINLESS STEEL INTERMEDIATE GUIDE BAR BRACKETS IN ACCORDANCE W/ PUMP MANUFACTURER REQUIREMENTS.
- SPACING OF BETWEEN PUMPS SHALL BE IN ACCORDANCE W/ PUMP MANUFACTURER REQUIREMENTS.
- LOCATE PIPE SUPPORTS APPROXIMATELY WHERE SHOWN.
- PLACE SUPPORTS BENEATH SPOOLS OR FITTINGS ADJACENT TO VALVES. LOCATE PIPE SUPPORTS APPROXIMATELY WHERE SHOWN. PLACE SUPPORTS BENEATH SPOOLS OR FITTINGS ADJACENT TO VALVES.
- A 120 MIL MONOLITHIC EPOXY COATING SHALL BE APPLIED TO THE INTERIOR OF THE WET WELL AND INCREASED TO 240 MIL THICKNESS FOR THE BOTTOM PORTION OF THE WET WELL (IE, FLOOR TO A POINT 2' ABOVE THE CROWN OF THE INFLUENT GRAVITY PIPING).
- A 40 MIL BITUMINOUS COATING SHALL BE APPLIED TO THE EXTERIOR OF THE WET WELL.

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ADJUST SCALE ACCORDINGLY.

SHEET TITLE:  
LIFT STATION PLAN AND SECTIONS

PROJECT TITLE:  
RED CEDAR DEVELOPMENT LIFT STATION AND FORCE MAIN

DATE:	JAN. 2024
CHECKED BY:	K. RIKER
DESIGNED BY:	T. MOODY
DRAWN BY:	N. DAVIDSON

PROJECT I.D. 703.24.01

CONTRACT NO.

**D102**

SHEET 17 OF 18