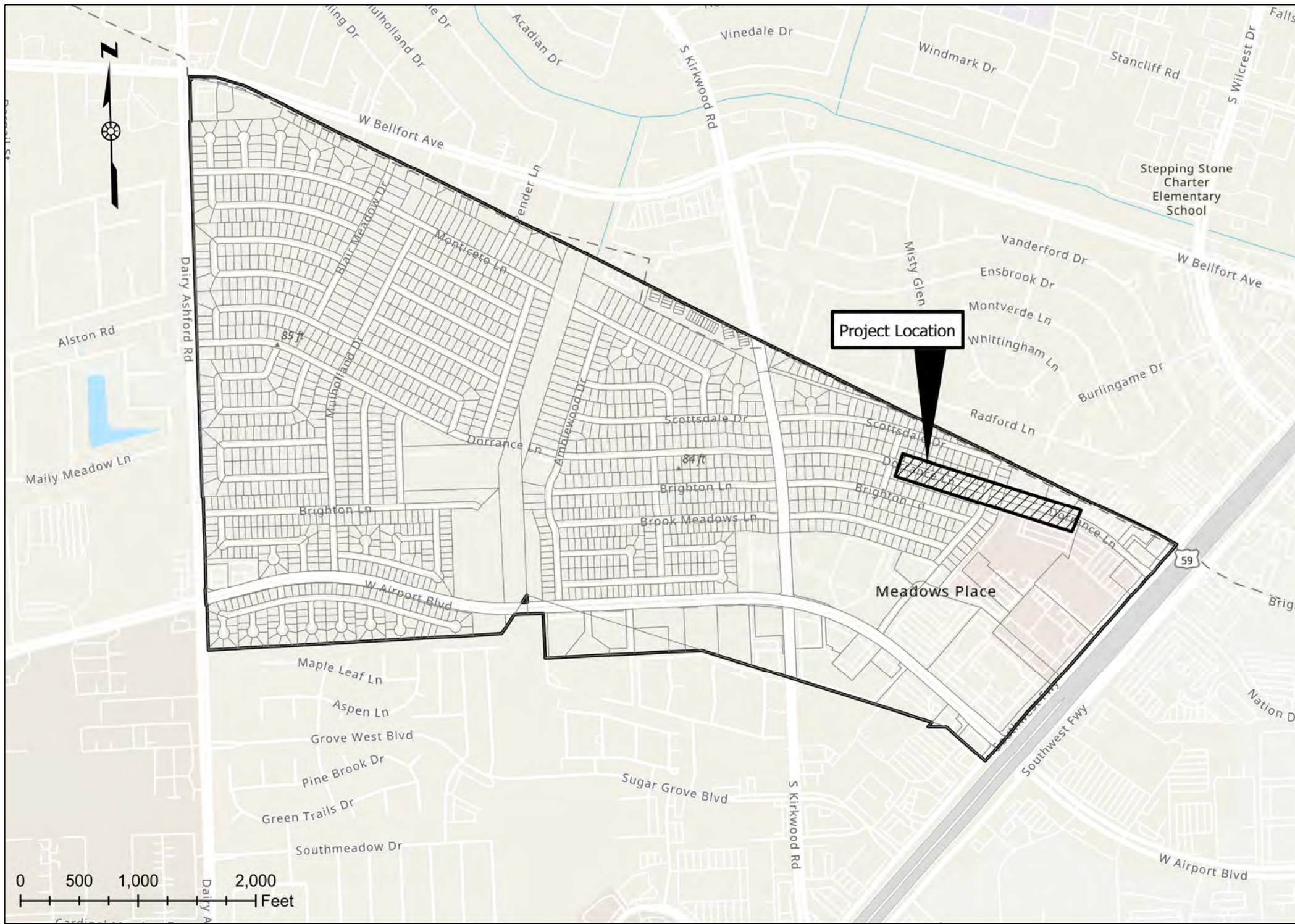




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Fort Bend County Key Map : 569B

Contract Drawings For

Dorrance Lane

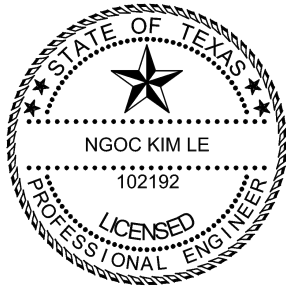
Reconstruction from Oxford Lane to past Bloomington Lane - Phase 2

Project No.
10402813

Meadows Place, Texas
August, 2024

Mayor: Audrey St. Germain

Alderman I: David Mertins Sr.
Alderman II: Tia Baker
Alderman III: Rick J. Staigle (Mayor Pro Tem)
Alderman IV: Kurt Kopczynski
Alderman V: Kelle K. Mills



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5. BASELINE CONTROL
6. SHEET LAYOUT
7. ABBREVIATIONS
8. ROADWAY TYPICAL SECTIONS

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10. DORRANCE LANE STA. 12+50 TO STA. 17+00
11. DORRANCE LANE STA. 17+00 TO STA. 21+50
12. DORRANCE LANE STA. 21+50 TO STA. 25+78

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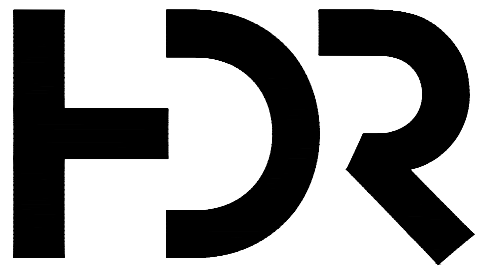
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54. TREE PROTECTION PLAN (SHEET 3 OF 3)



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

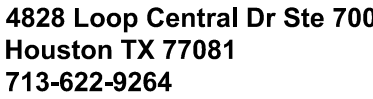
NOTICE: FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.	
VERIFICATION OF PRIVATE UTILITY LINES	
<i>Mike Brower</i>	DATE: 10/14/24
CENTERPOINT ENERGY NATURAL GAS UTILITIES SHOWN. (GAS SERVICE LINES ARE NOT SHOWN). THIS SIGNATURE NOT TO BE USED FOR CONFLICT VERIFICATION. SIGNATURE VALID FOR SIX MONTHS	
<i>Mike Brower</i>	DATE: 10/14/24
CENTERPOINT ENERGY/UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY. (THIS SIGNATURE VERIFIES EXISTING UNDERGROUND FACILITIES -- NOT TO BE USED FOR CONFLICT VERIFICATION.) SIGNATURE VALID FOR SIX MONTHS	
<i>Jesse Rodriguez</i>	DATE: 10/10/2024
APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY. SIGNATURE VALID FOR ONE YEAR.	

SUBMITTED BY:

Ngoc Kim Le

Ngoc Kim Le, P.E.
HDR Engineering, Inc.

DATE: 08-14-2024



D

PROJECT FOR

Dorrance Lane Reconstruction Project



C

B



SHEET NAME

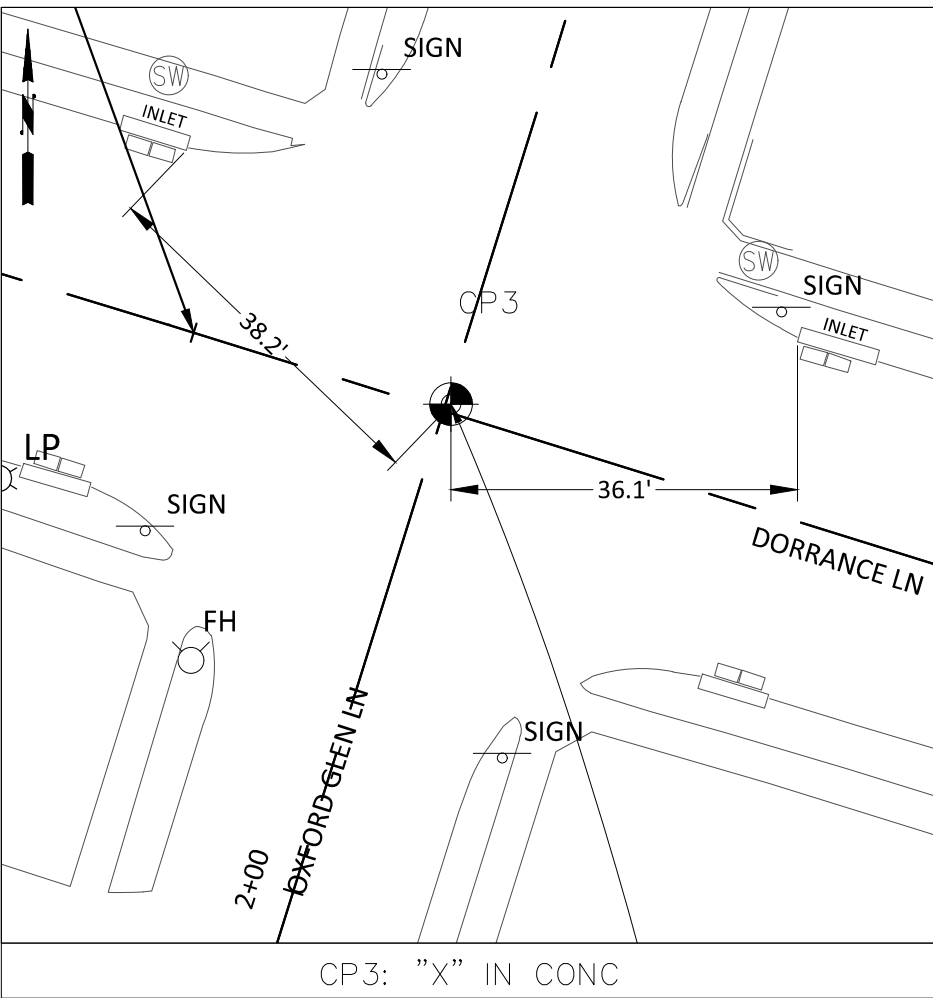
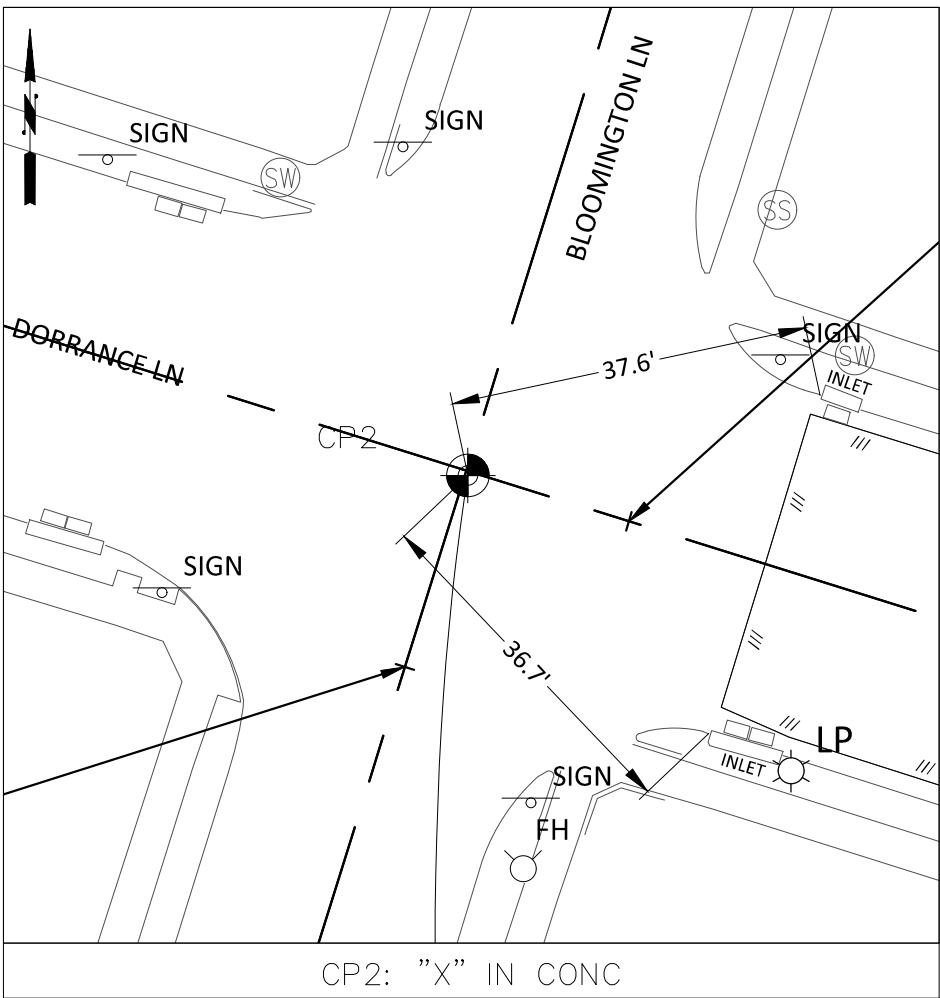
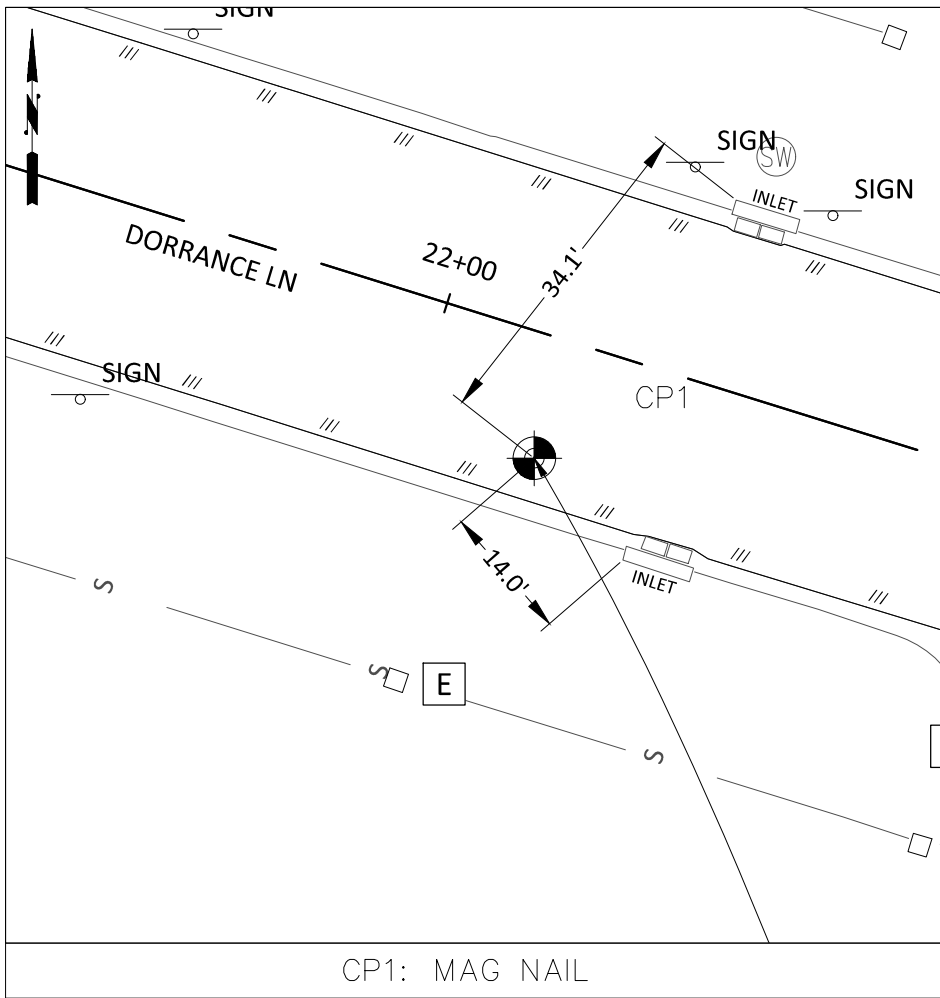
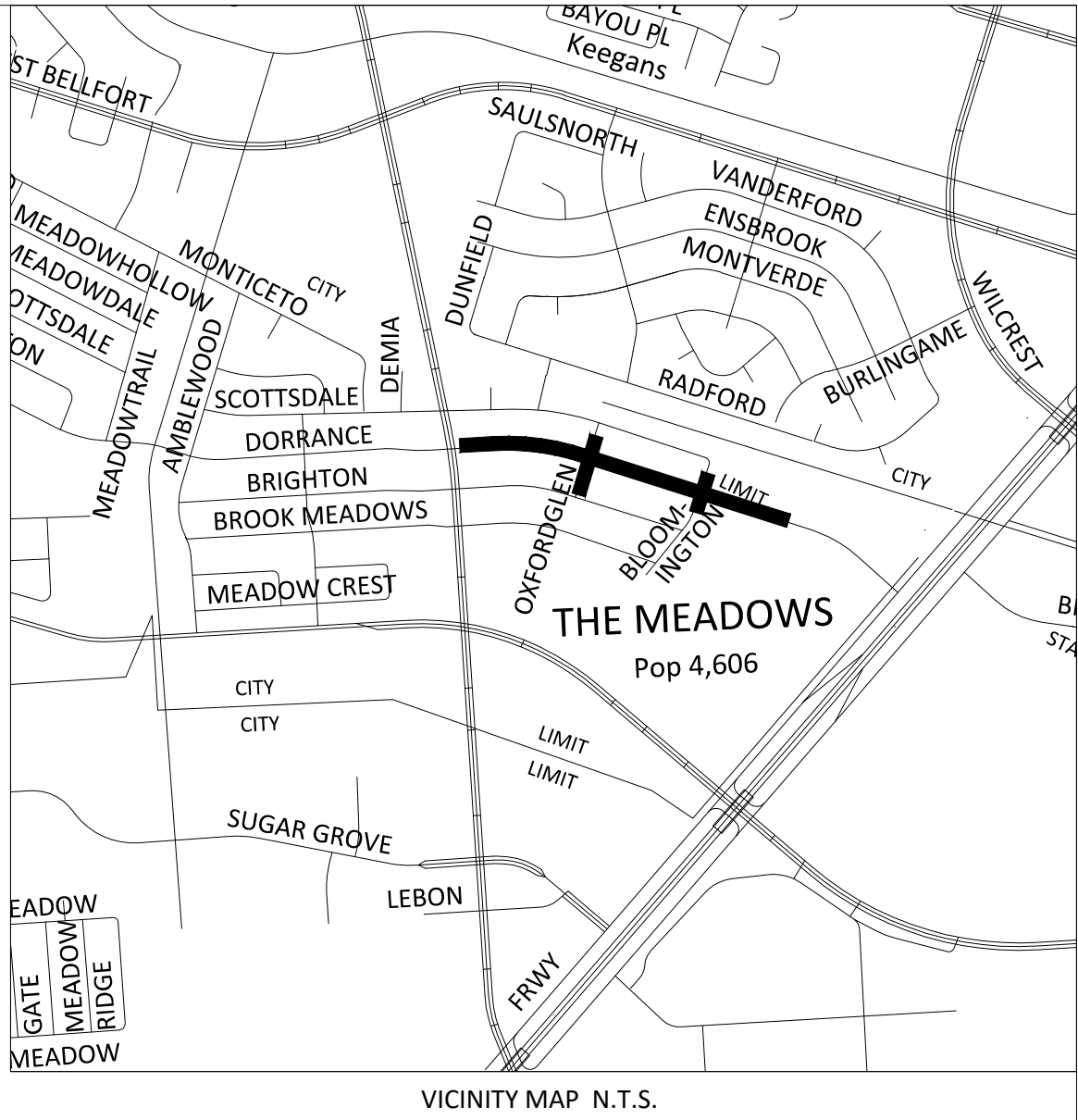
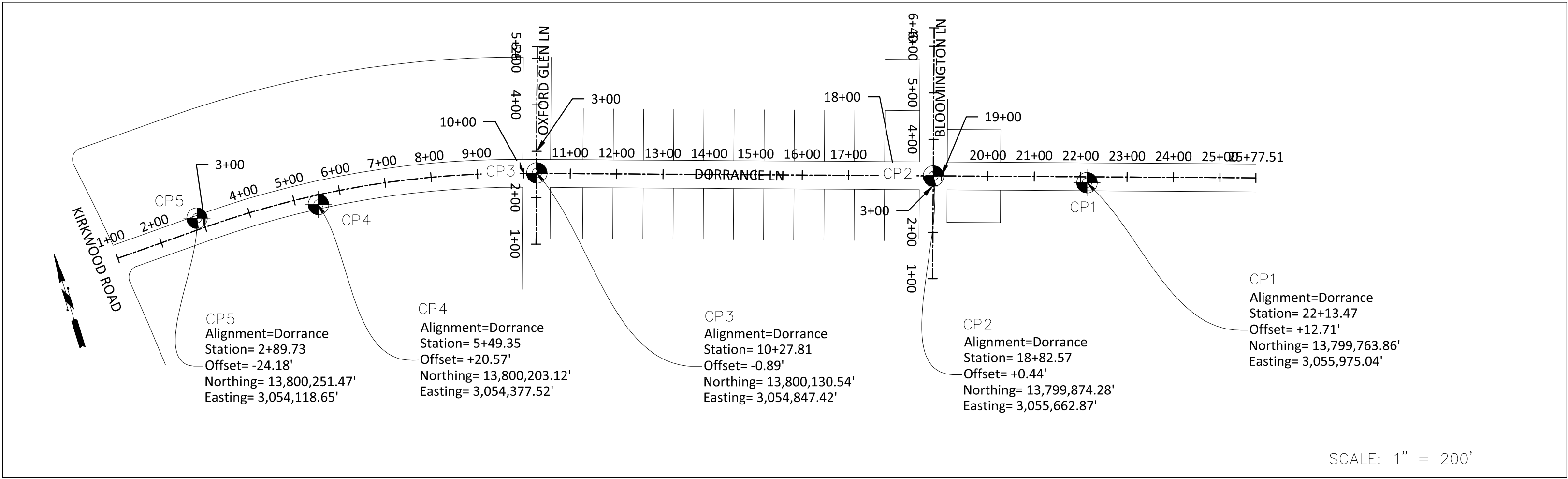
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SHEET NUMBER

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FILE NAME

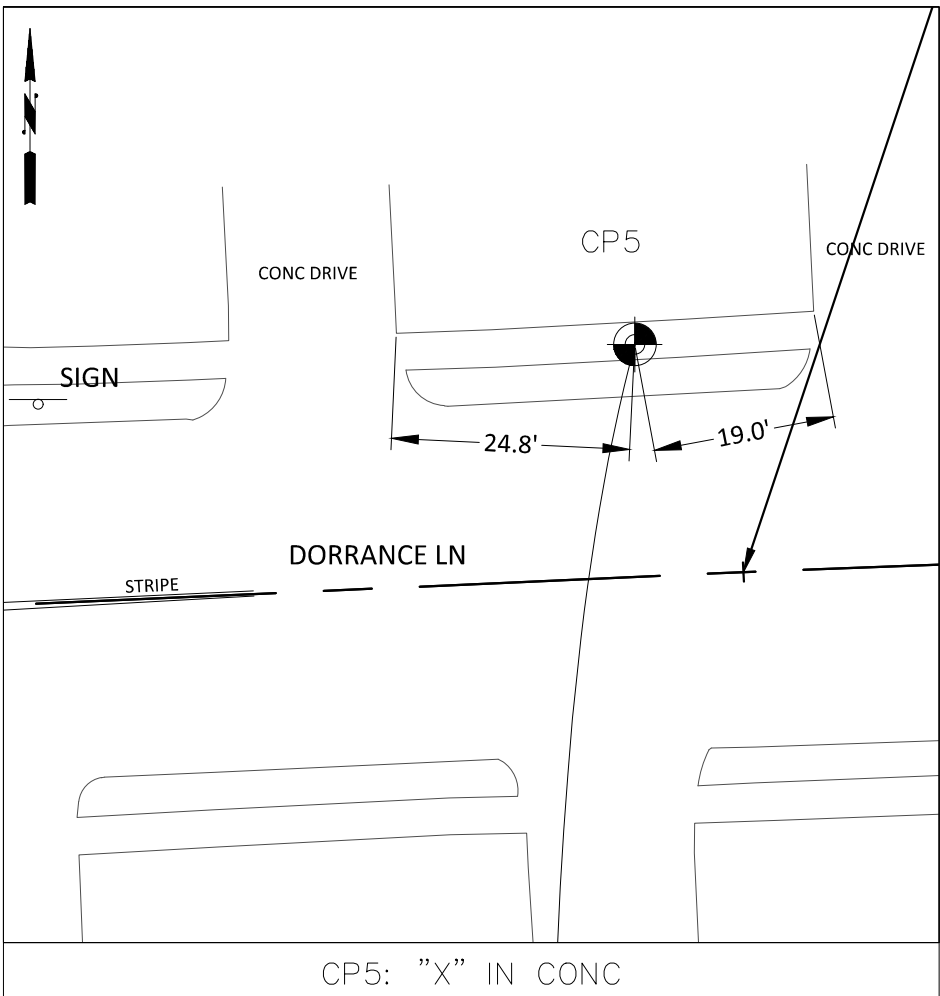
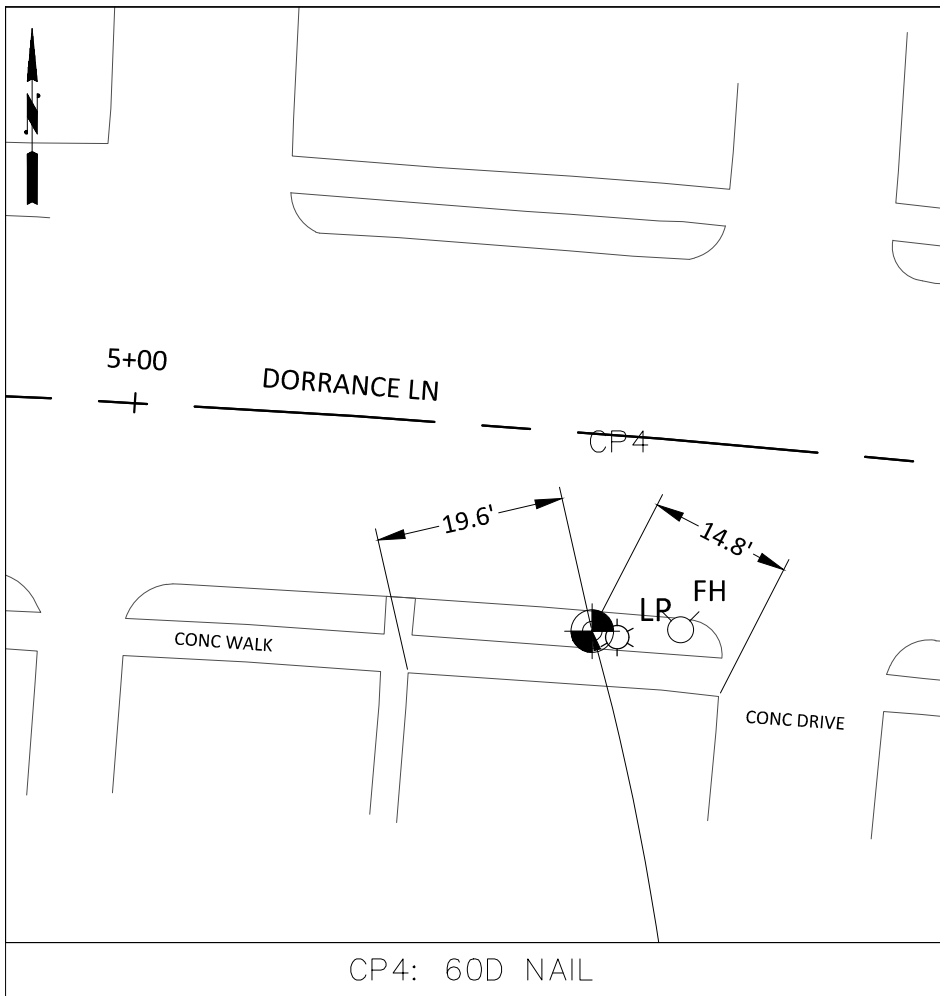
02-03 General Notes



HARRIS COUNTY FLOODPLAIN REFERENCE MARKS

FLOODPLAIN RM No.: 040410
STAMPING D118 BM03
VERTICAL DATUM: NAVD88-GEOID99 (CONUS) 2001 ADJ.
ELEVATION = 75.52'

FLOODPLAIN RM No.: 040415
STAMPING D118 BM04
VERTICAL DATUM: NAVD88-GEOID99 (CONUS) 2001 ADJ.
ELEVATION = 78.20'



CONTROL POINT CHART				
CP No.	NORTHING	EASTING	ELEVATION IN FEET	DESCRIPTION
1	13799763.86	3055975.04	78.71	MAG NAIL
2	13799874.28	3055662.87	79.20	"X" IN CONC
3	13800130.54	3054847.42	79.41	"X" IN CONC
4	13800203.12	3054377.52	80.26	NAIL 60D
5	13800251.47	3054118.65	79.65	"X" IN CONC
6	13803179.47	3053355.38	78.20	BM040415
7	13802127.82	3057513.96	75.52	BM040410

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground and is true and correct to the best of my knowledge and belief.

Robert D. Ellis
Registered Professional
Land Surveyor No. 4006



ELLIS SURVEYING SERVICES
2805 23th Ave N
Texas City, TX 77590
Tel: (409) 938-8700 www.ellisurvey.com
Texas Firm Reg. No. 100340-00

SCALE: 1" = 20'

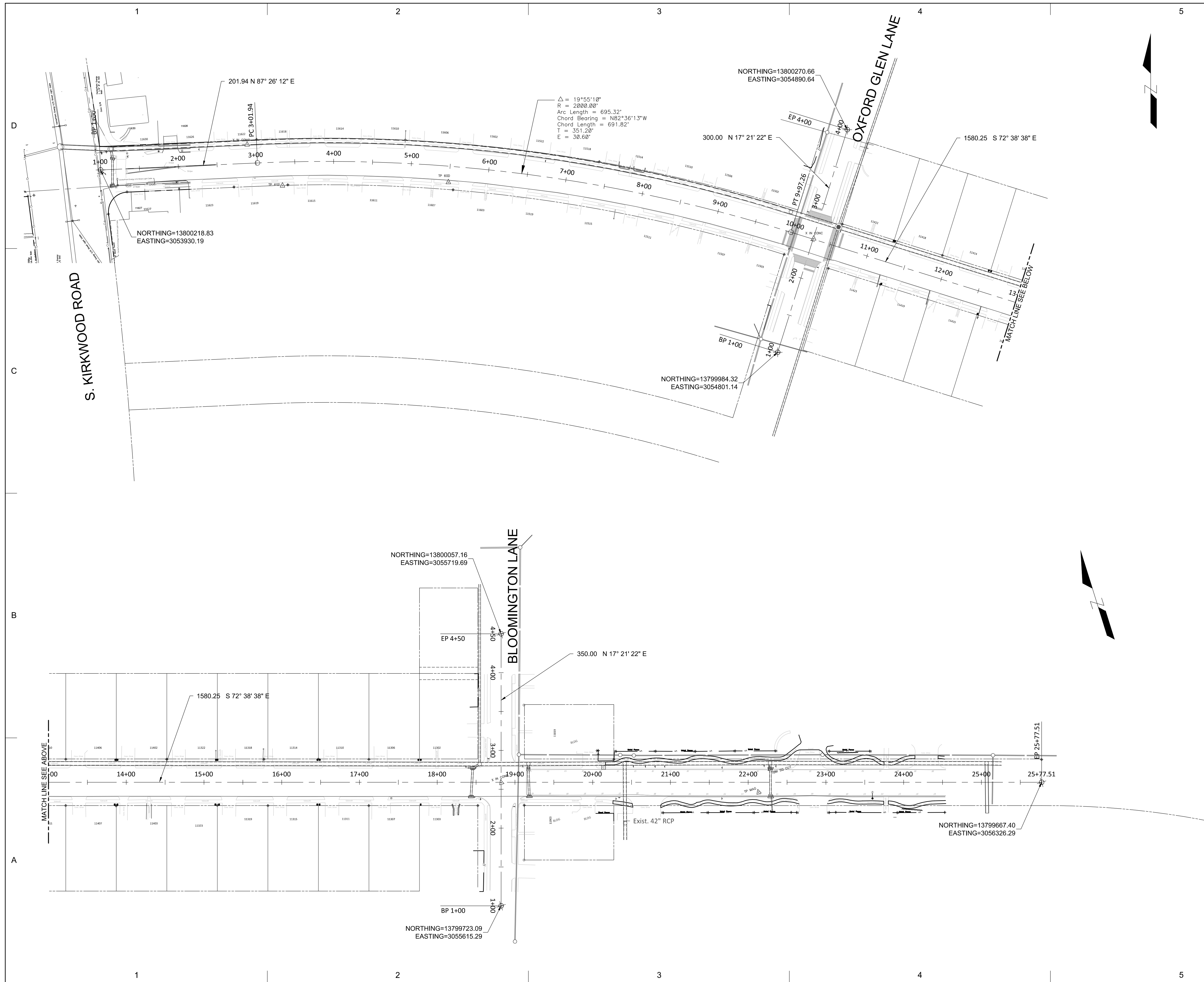
PHONE: (409)-938-8700

JOB NUMBER
2942

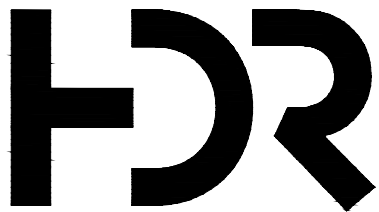
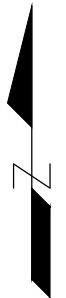
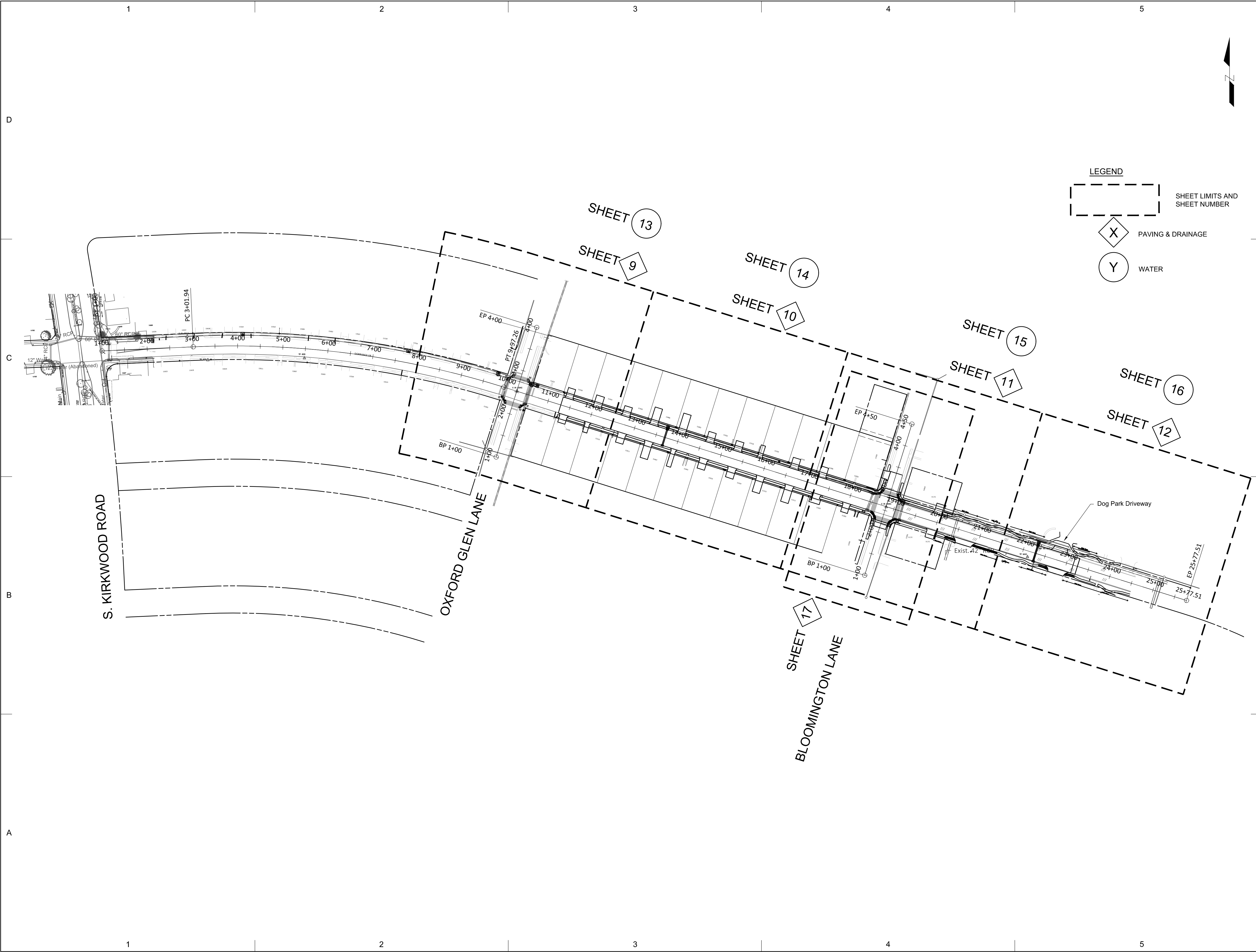
DATE: 4-22-2021

SHEET 4 OF 54

CONTROL SHEET
FOR
DORRANCE LANE
IN THE MEADOWS SECTION ONE
SUBDIVISION
FORT BEND & HARRIS COUNTY, TEXAS



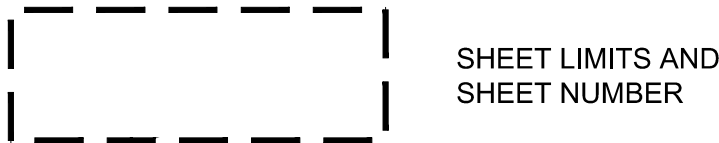
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Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

LEGEND



PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

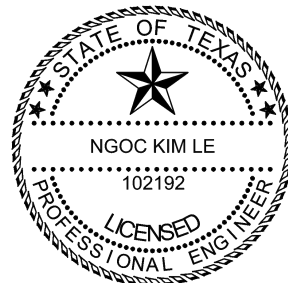


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Life.

MARK DATE DESCRIPTION

PROJECT NUMBER 10402813
ORIGINAL ISSUE

PROJECT MANAGER Ngoc Kim Le, P.E.
PROJECT DESIGNER
PROJECT ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
INTERIOR DESIGNER
EQUIPMENT PLANNER
WAYFINDING
DRAWN BY G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

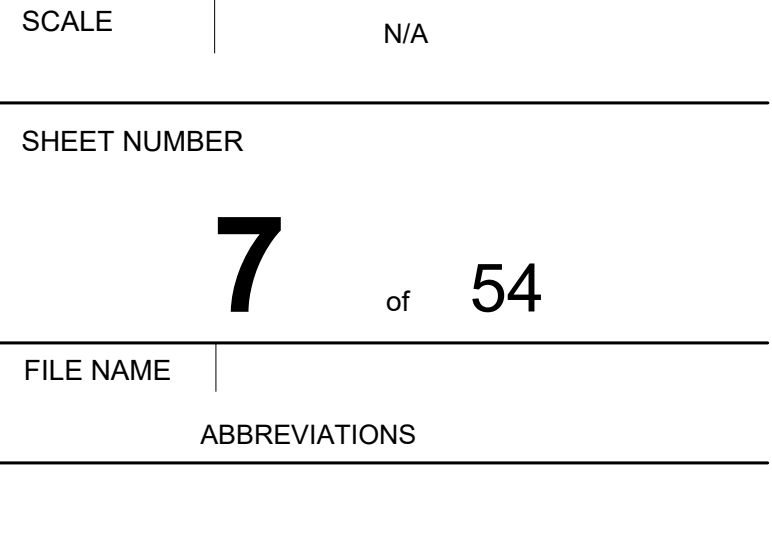
DORRANCE LANE
SHEET LAYOUT
PHASE 2

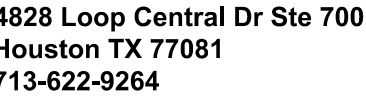
SCALE 1" = 100' H

SHEET NUMBER

6 of 54

FILE NAME
Sheet Layout





Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

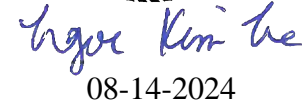
Dorrance Lane Reconstruction Project

[illegible]

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



SHEET NAME

DORRANCE LANE TYPICAL SECTIONS

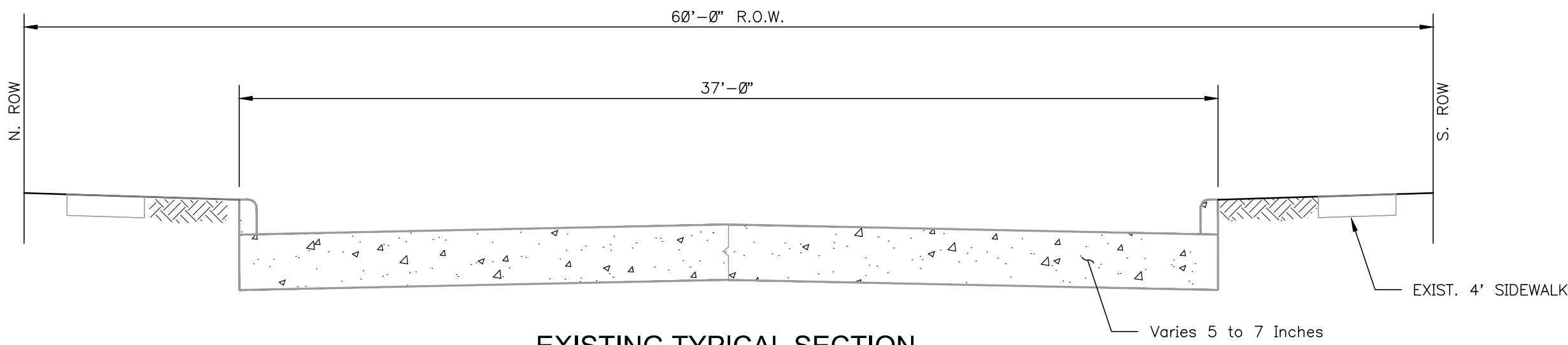
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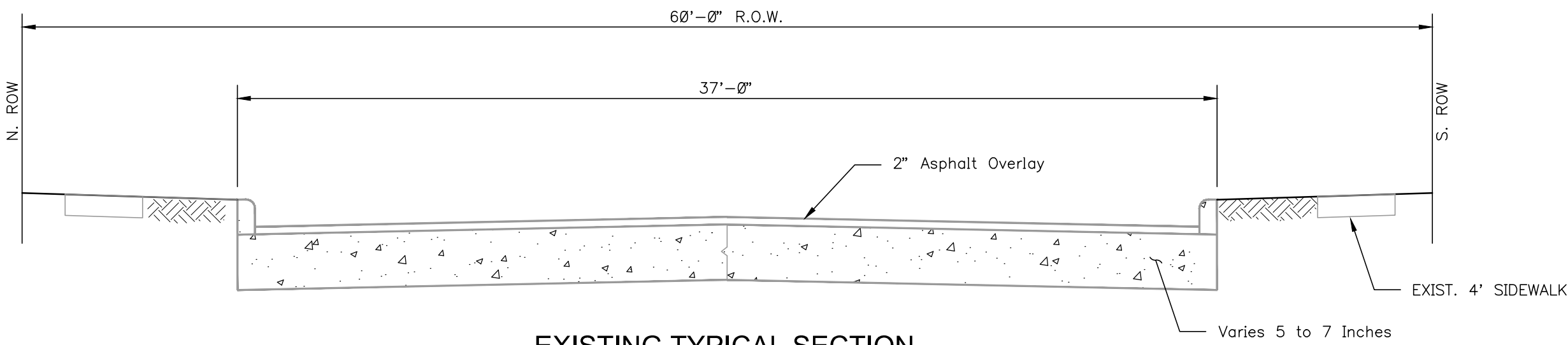
8 of 54

FILE NAME	
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Typical Sections



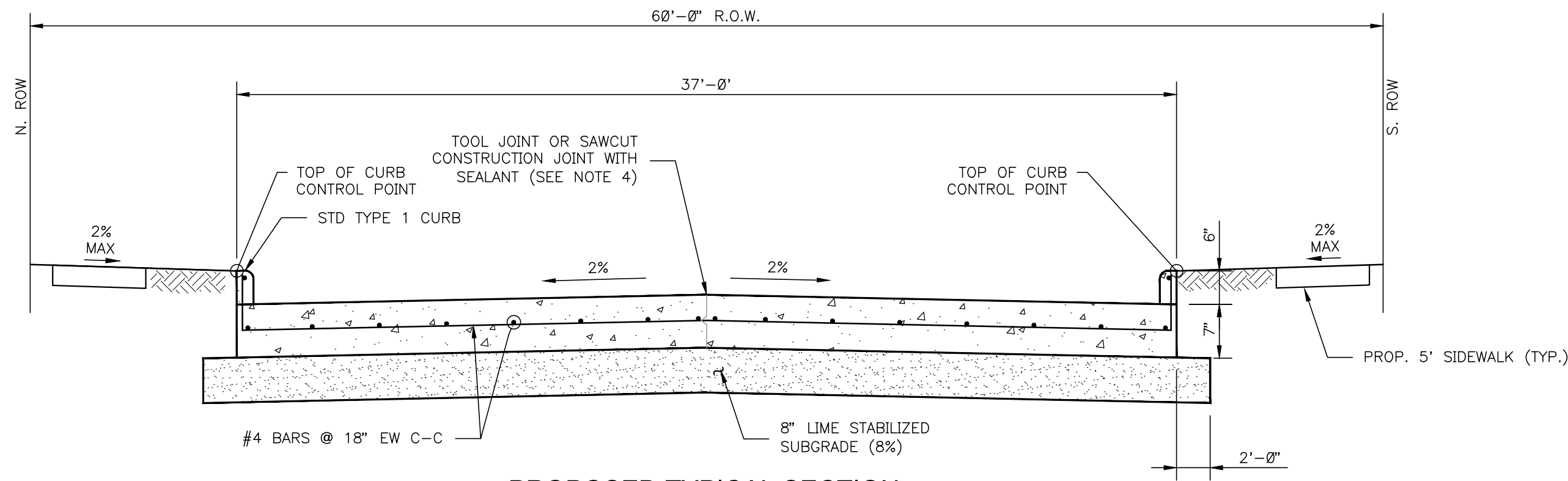
EXISTING TYPICAL SECTION
(Concrete Pavement from Oxford Lane to Bloomington Lane)
(Existing Sections)



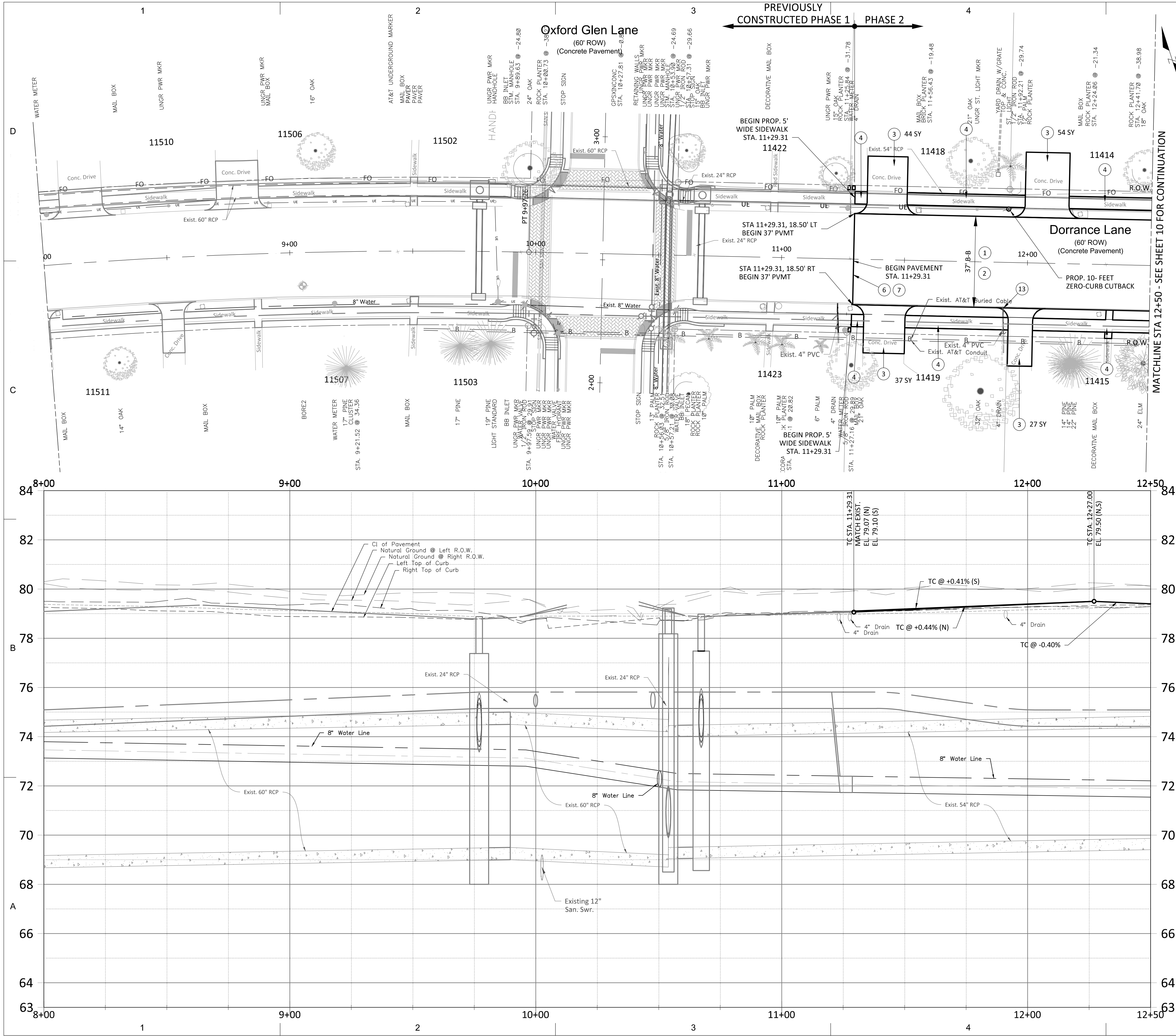
EXISTING TYPICAL SECTION
(Concrete Pavement with 2-Inch Asphalt Overlay East of Bloomington Lane)
(Existing Sections)

NOTES:

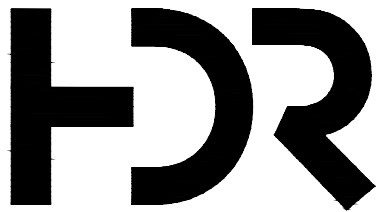
1. PAVEMENT SECTIONS SHALL BE LOCATED IN CENTER OF R.O.W.
2. SUBGRADE TREATMENT AND TYPE SHALL BE STABILIZED ACCORDING TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
3. REINFORCING BAR SIZE AND SPACING SHALL BE ACCORDING TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
4. REFERENCE CONSTRUCTION JOINT DETAIL ON THE STANDARD DETAILS.



PROPOSED TYPICAL SECTION (Proposed Sections)



- KEYNOTES:
1. REMOVE AND DISPOSE OF EXIST. PAVEMENT WITH CURB.
 2. PROPOSED 7" REINFORCED CONCRETE PAVEMENT W/STD. 6" CURB.
 3. REMOVE AND REPLACE DRIVEWAY WITH 6" CONCRETE PER DETAILS.
 4. REMOVE & REPLACE OR INSTALL NEW WALKWAYS/SIDEWALK PER SIDEWALK DETAIL.
 5. REMOVE & REPLACE OR INSTALL NEW CURB RAMP.
 6. PROP. FULL DEPTH SAWCUT (NO SEPARATE PAY).
 7. PROPOSED PAVING HEADER.
 8. REMOVE AND REPLACE/SALVAGE EXISTING SIGN. (SEE STRIPING & SIGNAGE PLAN).
 9. REMOVE EXISTING STORM SEWER PIPE.
 10. REMOVE EXISTING INLET, MANHOLE, OR JUNCTION BOX.
 11. EXISTING PRIVATE SPRINKLER VALVES, SPRINKLER HEADS, AND IRRIGATION PIPING TO BE RELOCATED.
 12. CONTRACTOR SHALL COORDINATE SUPPORT, ADJUSTMENT, OR RELOCATION OF POWER/LIGHT POLES AND/OR GUY ANCHORS W/ OWNER OF POLES, AS REQUIRED.
 13. REMOVE AND REPLACE EXIST. YARD DRAIN USING 4" PVC PIPE. (SEE DETAIL IN PLANS).
 14. PROP. CURB ON SIDEWALK & WHEELCHAIR RAMPS.
- CONTRACTOR TO PERFORM CRITICAL LOCATION OF EXIST. UTILITY PRIOR TO WORK.



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Houston TX 77081
713-622-9264


Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

City of Meadows PLACE			Your Place for Life.
MARK			DATE
PROJECT NUMBER			10402813
ORIGINAL ISSUE			
PROJECT MANAGER			Ngoc Kim Le, P.E.
PROJECT DESIGNER			
PROJECT ARCHITECT			
LANDSCAPE ARCHITECT			
CIVIL ENGINEER			
STRUCTURAL ENGINEER			
MECHANICAL ENGINEER			
ELECTRICAL ENGINEER			
INTERIOR DESIGNER			
EQUIPMENT PLANNER			
WAYFINDING			
DRAWN BY			G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

DORRANCE LANE
PLAN AND PROFILE
(PAVING & DRAINAGE)
STA. 8+00 TO STA. 12+50

SCALE

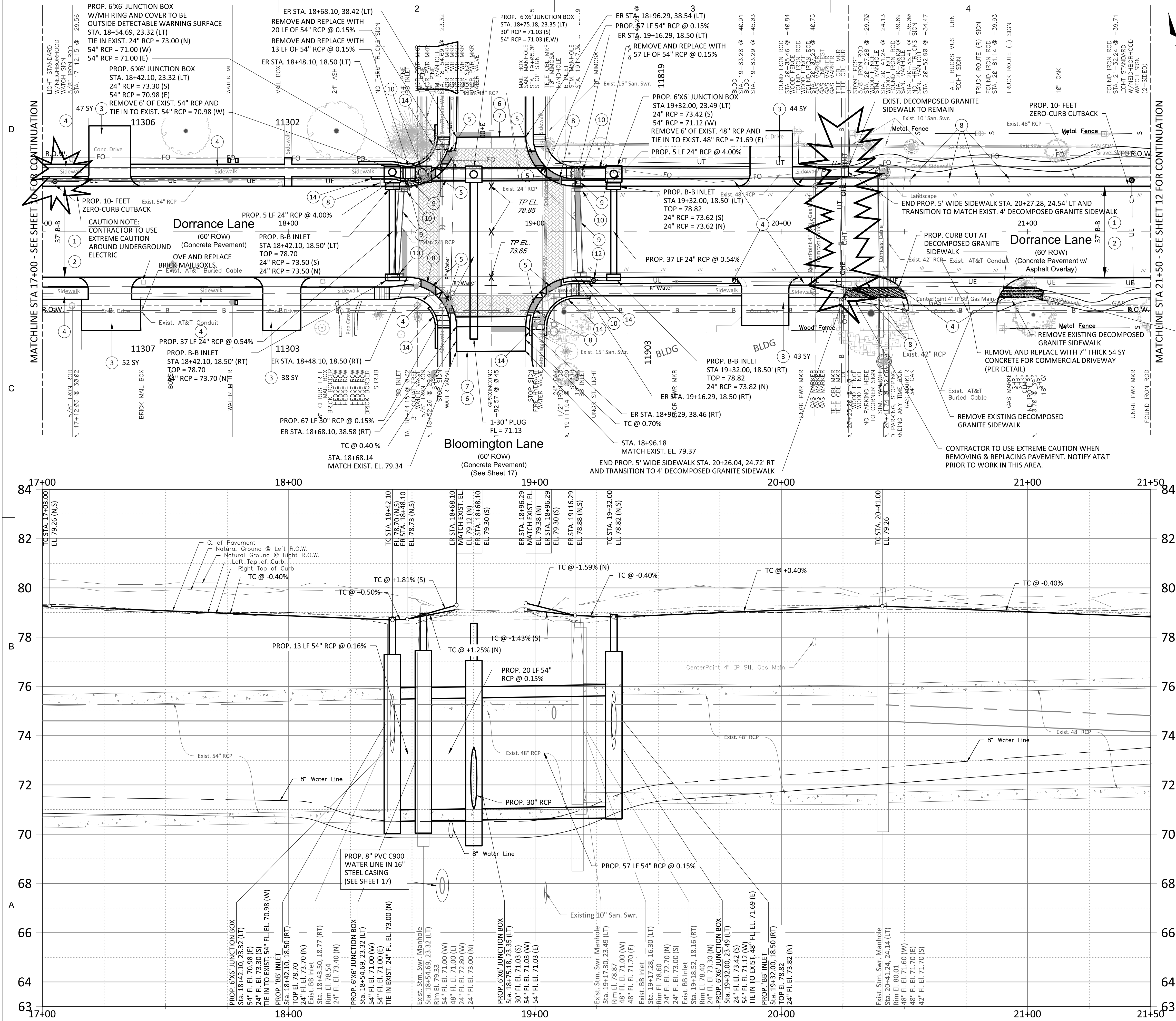
1" = 20' H/1" = 2' V

SHEET NUMBER

9 of 54

FILE NAME

01 C01



- KEYNOTES:
1. REMOVE AND DISPOSE OF EXIST. PAVEMENT WITH CURB.
 2. PROPOSED 7" REINFORCED CONCRETE PAVEMENT W/STD. 6" CURB.
 3. REMOVE AND REPLACE DRIVEWAY WITH 6" CONCRETE PER DETAILS.
 4. REMOVE & REPLACE OR INSTALL NEW WALKWAYS/SIDEWALK PER SIDEWALK DETAIL.
 5. REMOVE & REPLACE OR INSTALL NEW CURB RAMP.
 6. PROP. FULL DEPTH SAWCUT (NO SEPARATE PAY).
 7. PROPOSED PAVING HEADER.
 8. REMOVE AND REPLACE/SALVAGE EXISTING SIGN. (SEE STRIPING & SIGNAGE PLAN).
 9. REMOVE EXISTING STORM SEWER PIPE.
 10. REMOVE EXISTING INLET, MANHOLE, OR JUNCTION BOX.
 11. EXISTING PRIVATE SPRINKLER VALVES, SPRINKLER HEADS, AND IRRIGATION PIPING TO BE RELOCATED.
 12. CONTRACTOR SHALL COORDINATE SUPPORT, ADJUSTMENT, OR RELOCATION OF POWER/LIGHT POLES AND/OR GUY ANCHORS W/ OWNER OF POLES, AS REQUIRED.
 13. REMOVE AND REPLACE EXIST. YARD DRAIN USING 4" PVC PIPE. (SEE DETAIL IN PLANS).
 14. PROP. CURB ON SIDEWALK & WHEELCHAIR RAMPS.
- PROP. DECOMPOSED GRANITE SIDEWALK
- CONTRACTOR TO PERFORM CRITICAL LOCATION OF EXIST. UTILITY PRIOR TO WORK.
- END PROP. DECOMPOSED GRANITE 21+06.21, 25.80' RT

HR

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Houston TX 77081
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Texas P.E. Firm
Registration No. F-754

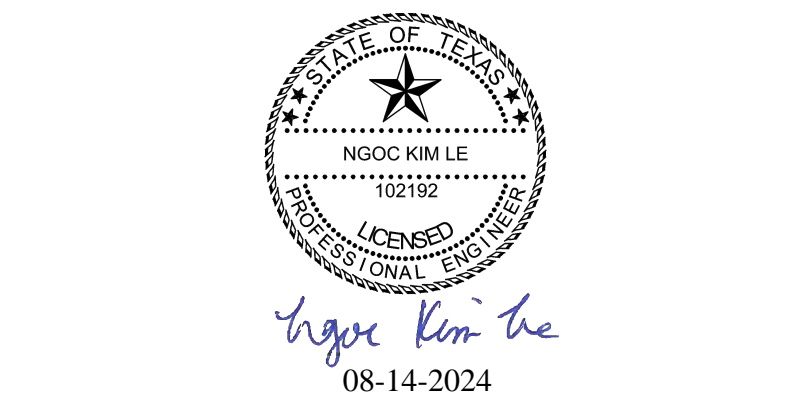
PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



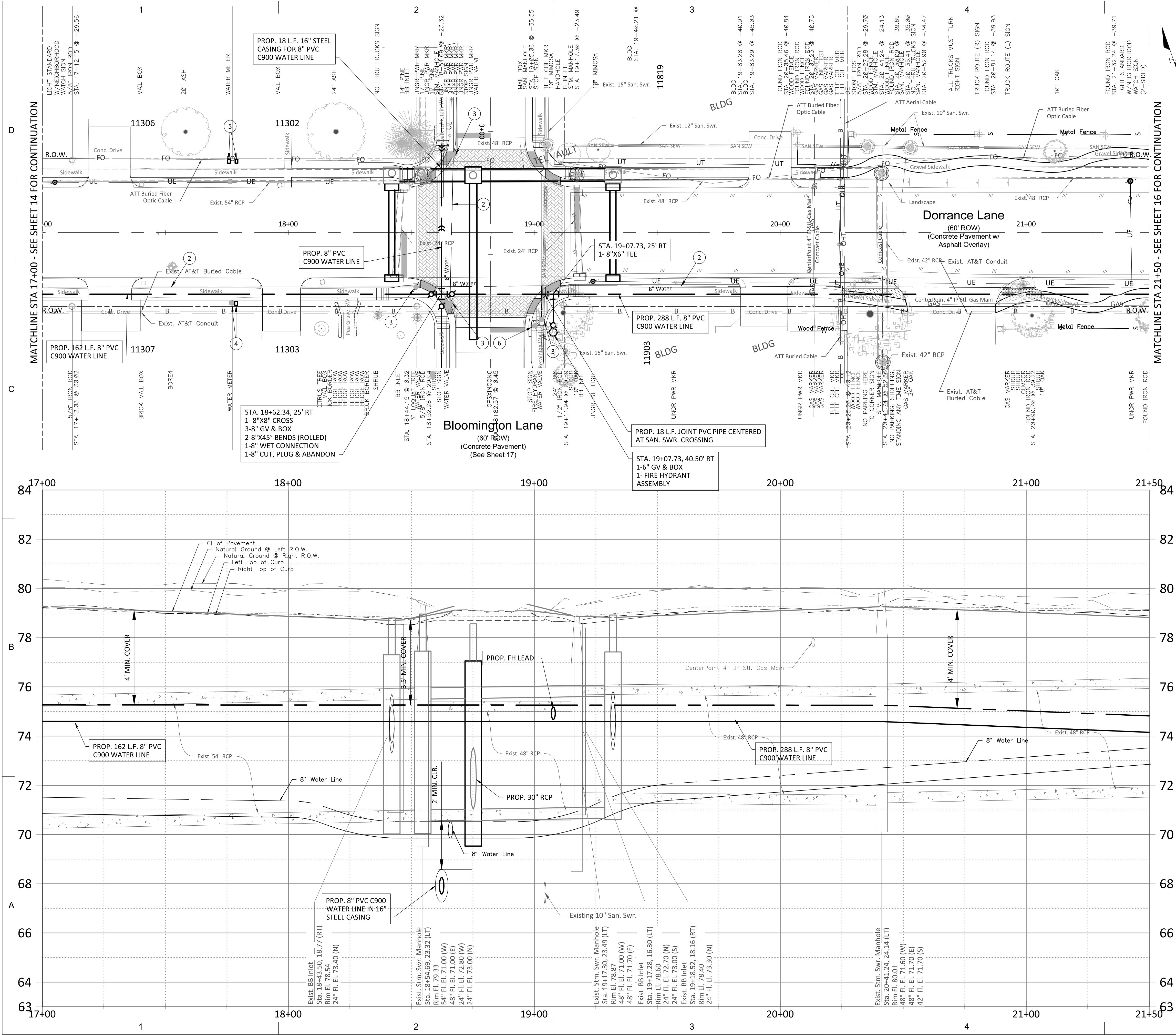
MARK	DATE	DESCRIPTION
PROJECT NUMBER	10402813	
ORIGINAL ISSUE		
PROJECT MANAGER	Ngoc Kim Le, P.E.	
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
WAYFINDING PLANNER		
DRAWN BY	G.S. Fuller	



SHEET NAME

DORRANCE LANE PLAN AND PROFILE (PAVING & DRAINAGE) STA. 17+00 TO STA. 21+50

SCALE	1" = 20' H/1" = 2' V
SHEET NUMBER	11 of 54
FILE NAME	01 C01



- KEYNOTES:
1. REMOVE EXISTING WATER LINE.
 2. ABANDON EXISTING WATER LINE AS PER SPECIFICATIONS.
 3. ABANDON EXISTING WATER LINE VALVE AS PER SPECIFICATIONS.
 4. PROP. SHORT SIDE WATER SERVICE REPLACEMENT, INCLUDING RELOCATION AS NEEDED.
 5. PROP. LONG SIDE WATER SERVICE REPLACEMENT, INCLUDING RELOCATING EXISTING METER BOX TO NEW LOCATION AS NEEDED.
 6. REMOVE AND SALVAGE EXISTING FIRE HYDRANTS.
 7. CENTER ONE JOINT OF PVC WATER LINE AT SANITARY CROSSING.



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754


PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
PROJECT NUMBER 10402813		
ORIGINAL ISSUE		
PROJECT MANAGER Ngoc Kim Le, P.E.		
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY G.S. Fuller		

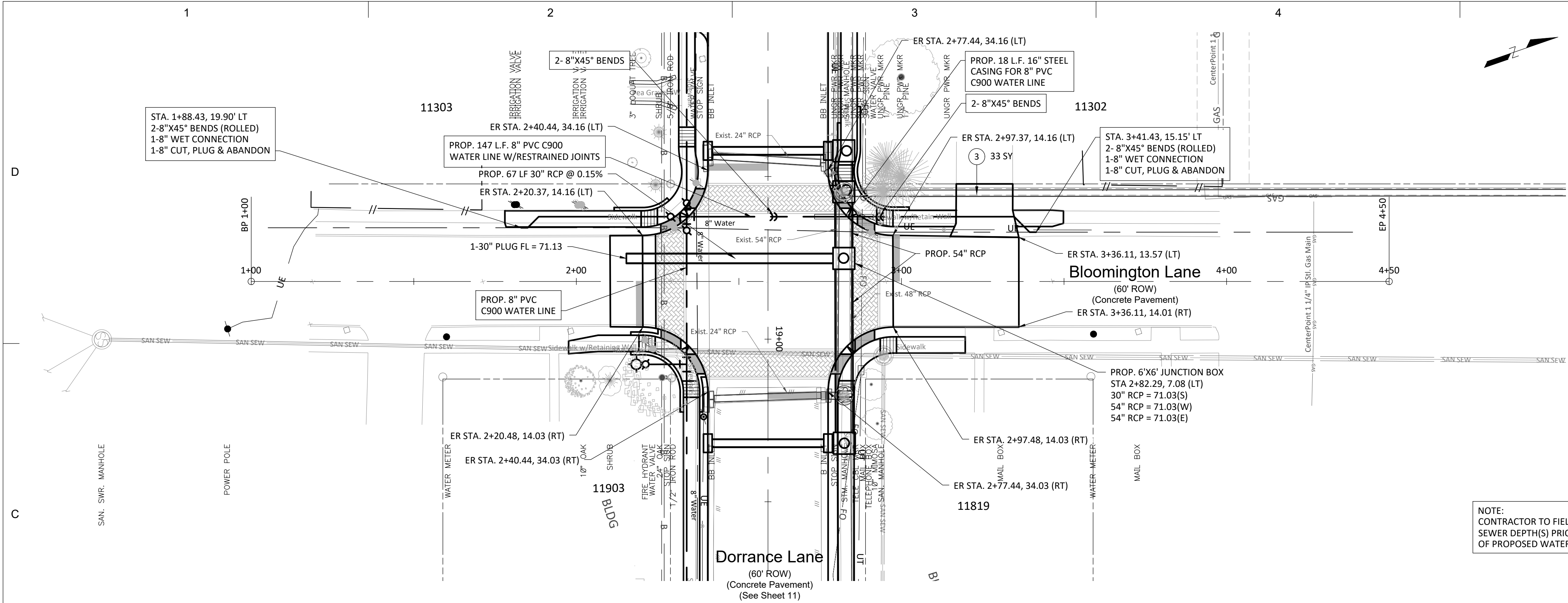


Ngoc Kim Le
08-14-2024

SHEET NAME

DORRANCE LANE PLAN AND PROFILE (WATER) STA. 17+00 TO STA. 21+50

A	SCALE	1" = 20' H/1" = 2' V
SHEET NUMBER		
15 of 54		
FILE NAME		
01 C01		



- KEYNOTES:
1. REMOVE EXISTING WATER LINE.
 2. ABANDON EXISTING WATER LINE AS PER SPECIFICATIONS.
 3. ABANDON EXISTING WATER LINE VALVE AS PER SPECIFICATIONS.
 4. PROP. SHORT SIDE WATER SERVICE REPLACEMENT, INCLUDING RELOCATION AS NEEDED.
 5. PROP. LONG SIDE WATER SERVICE REPLACEMENT, INCLUDING RELOCATING EXISTING METER BOX TO NEW LOCATION AS NEEDED.
 6. REMOVE AND SALVAGE EXISTING FIRE HYDRANTS.
 7. CENTER ONE JOINT OF PVC WATER LINE AT SANITARY CROSSING.



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
PROJECT NUMBER 10402813		
ORIGINAL ISSUE		
PROJECT MANAGER Ngoc Kim Le, P.E.		
PROJECT DESIGNER		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY		G.S. Fuller



SHEET NAME

BLOOMINGTON LANE PLAN AND PROFILE

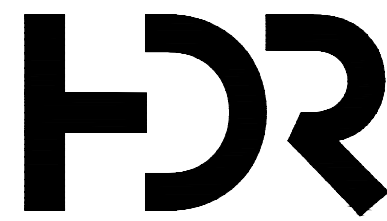
STA. 0+50 TO STA. 4+50

SCALE 1" = 20' H/1" = 2' V

SHEET NUMBER

17 of 54

FILE NAME 01 C01



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project



Your
Place for
Life.

SW3P LEGEND

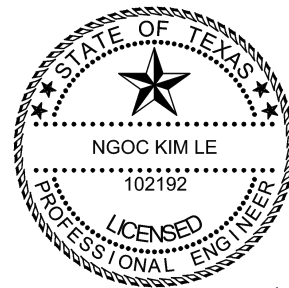
- 60"
60"
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING MANHOLE
EXISTING "BB" INLET
PROPOSED "BB" INLET
PROPOSED JUNCTION BOX
INLET PROTECTION BARRIER
FOR EXIST. AND PROP. INLETS
(PHASE I & II CONSTRUCTION)

ROW IN PROJECT AREA

MARK DATE DESCRIPTION

PROJECT NUMBER 10402813
ORIGINAL ISSUE

PROJECT MANAGER Ngoc Kim Le, P.E.
PROJECT DESIGNER
PROJECT ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
INTERIOR DESIGNER
EQUIPMENT PLANNER
WAYFINDING
DRAWN BY G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

DORRANCE LANE
SWPPP
PLAN
Phase 2

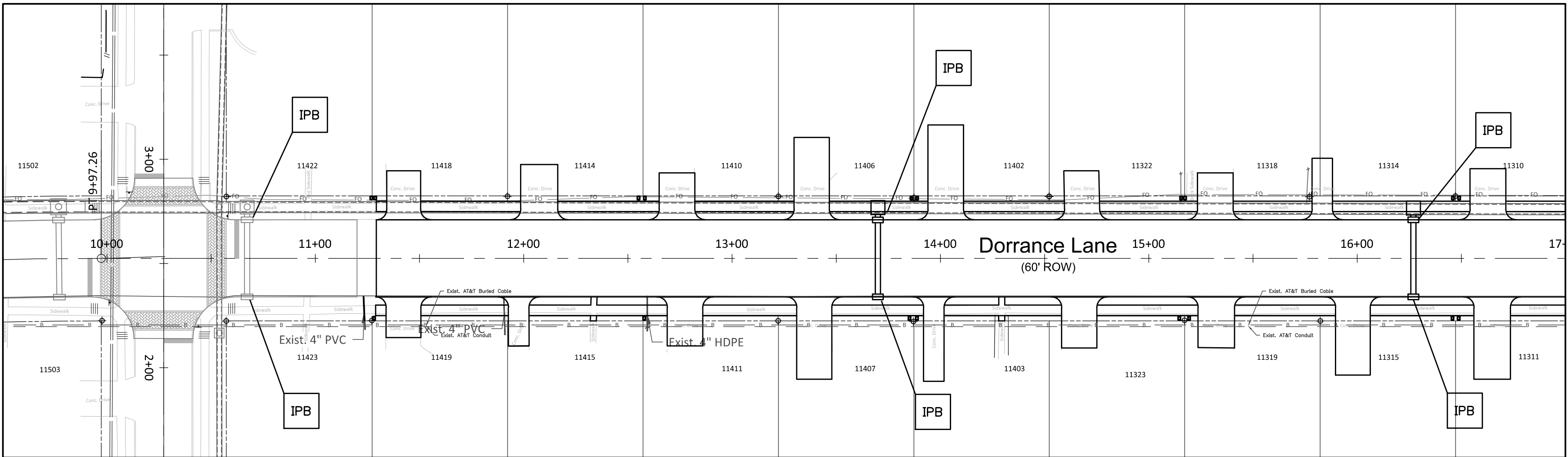
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SHEET NUMBER

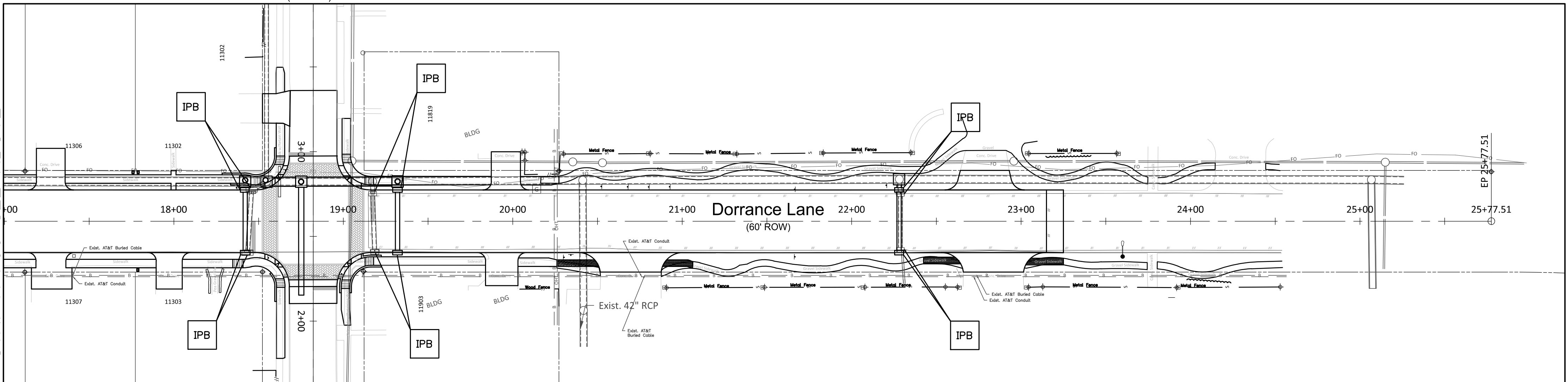
20 of 54

FILE NAME SWPPP SHEET

Oxford Glen Lane
(60' ROW)



Bloomington Lane
(60' ROW)



PROJECT FOR

Meadows Place, Texas

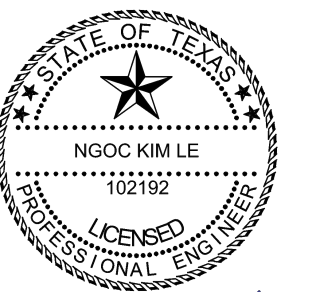
Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim He
08-14-2024

SHEET NAME

DORRANCE LANE SWPPP DETAILS

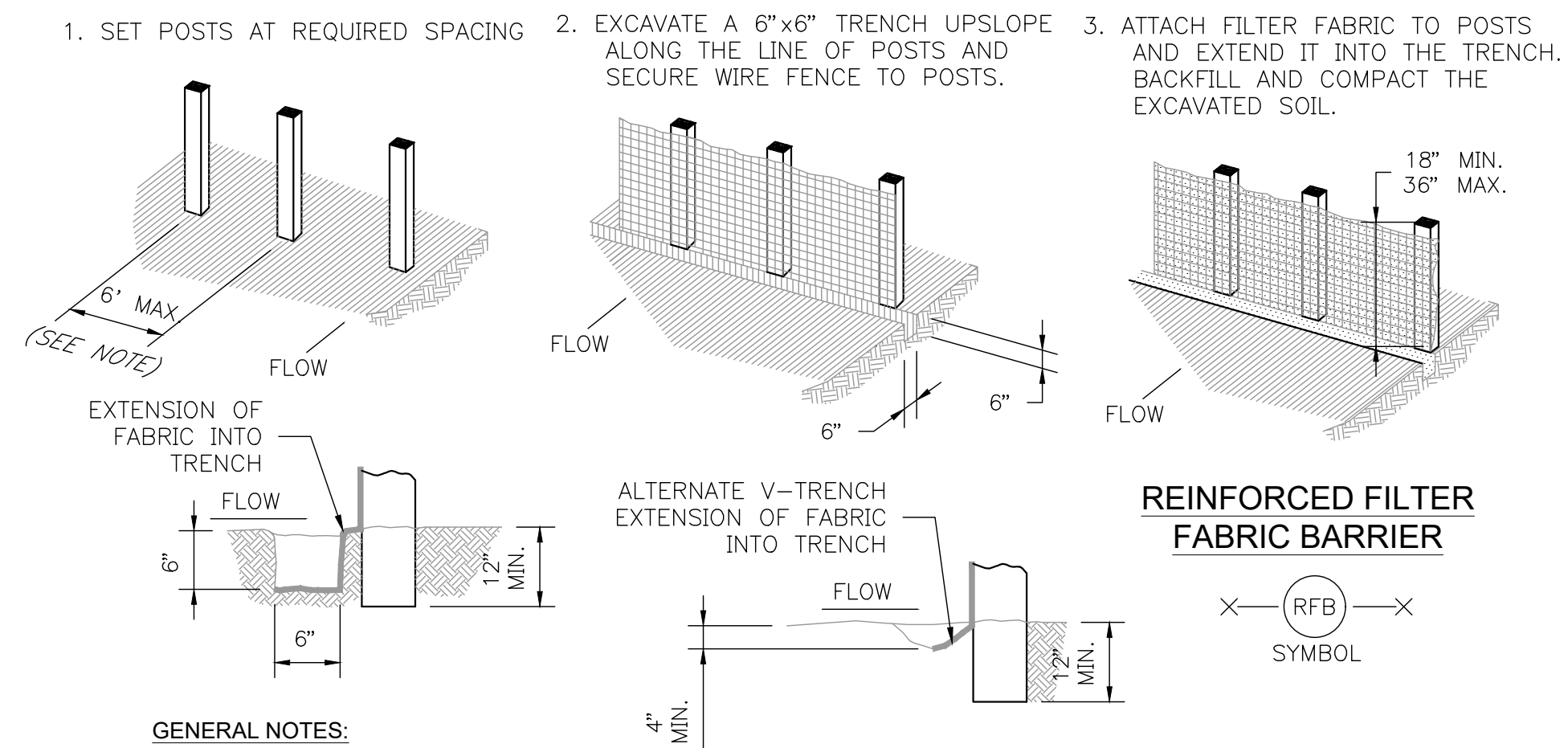
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SHEET NUMBER

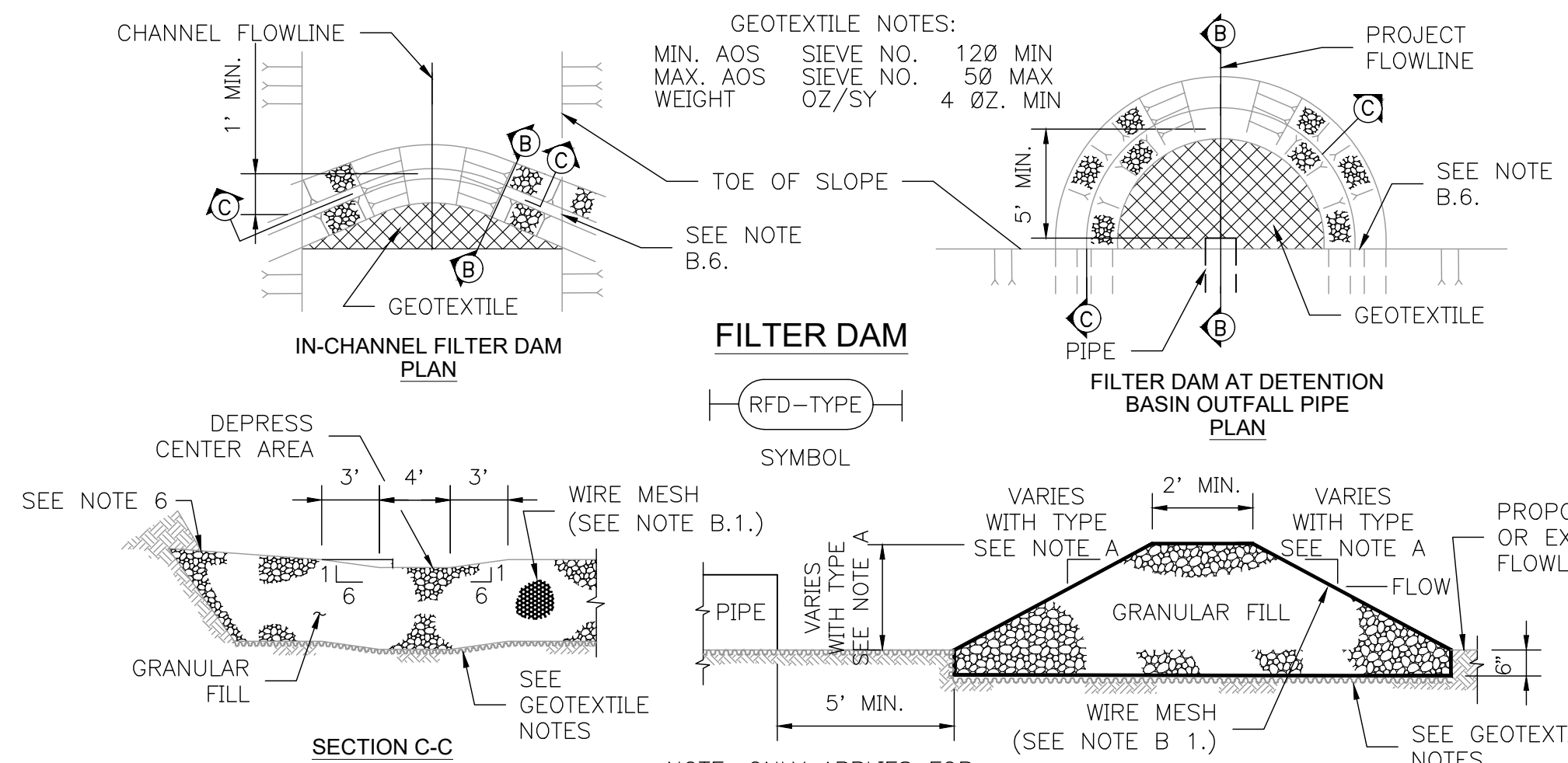
21 of 54

FILE NAME	SWPPP DETAILS

D

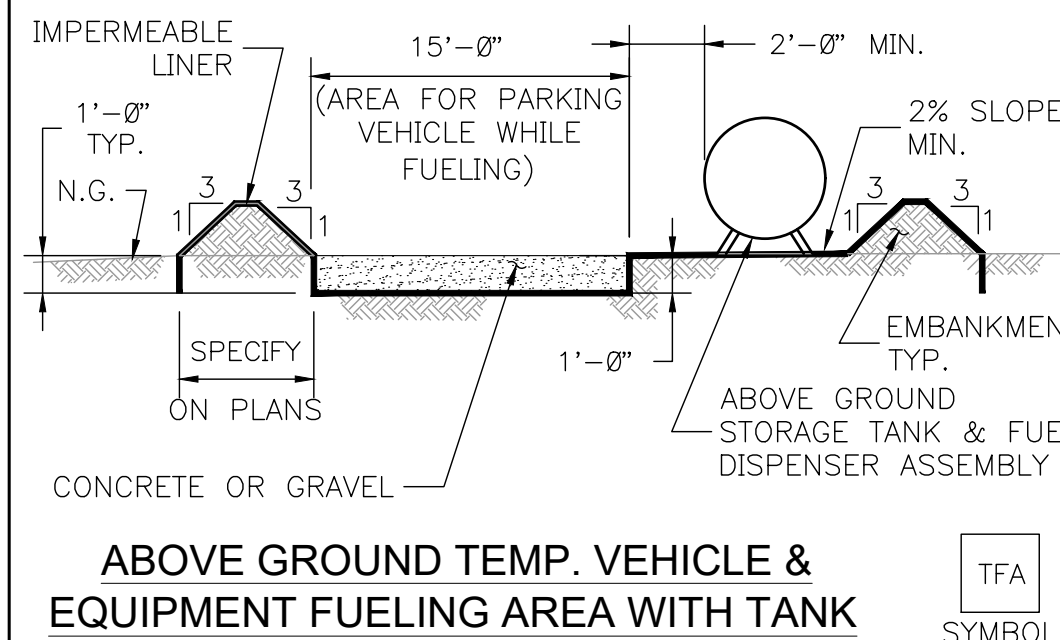


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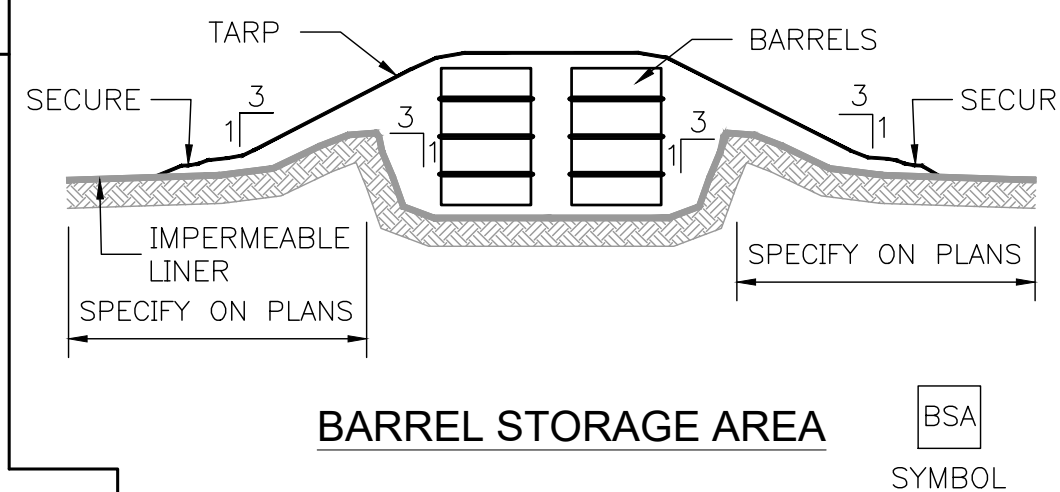
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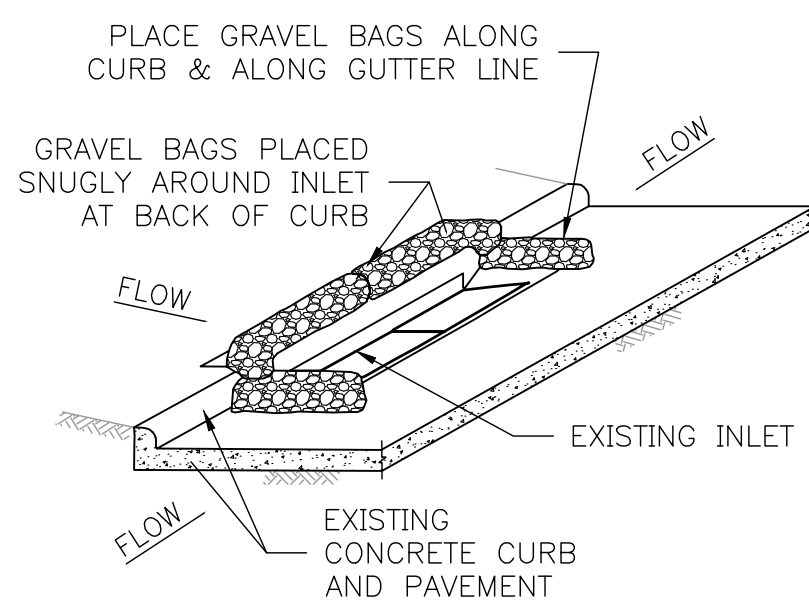
GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.



GENERAL NOTES:

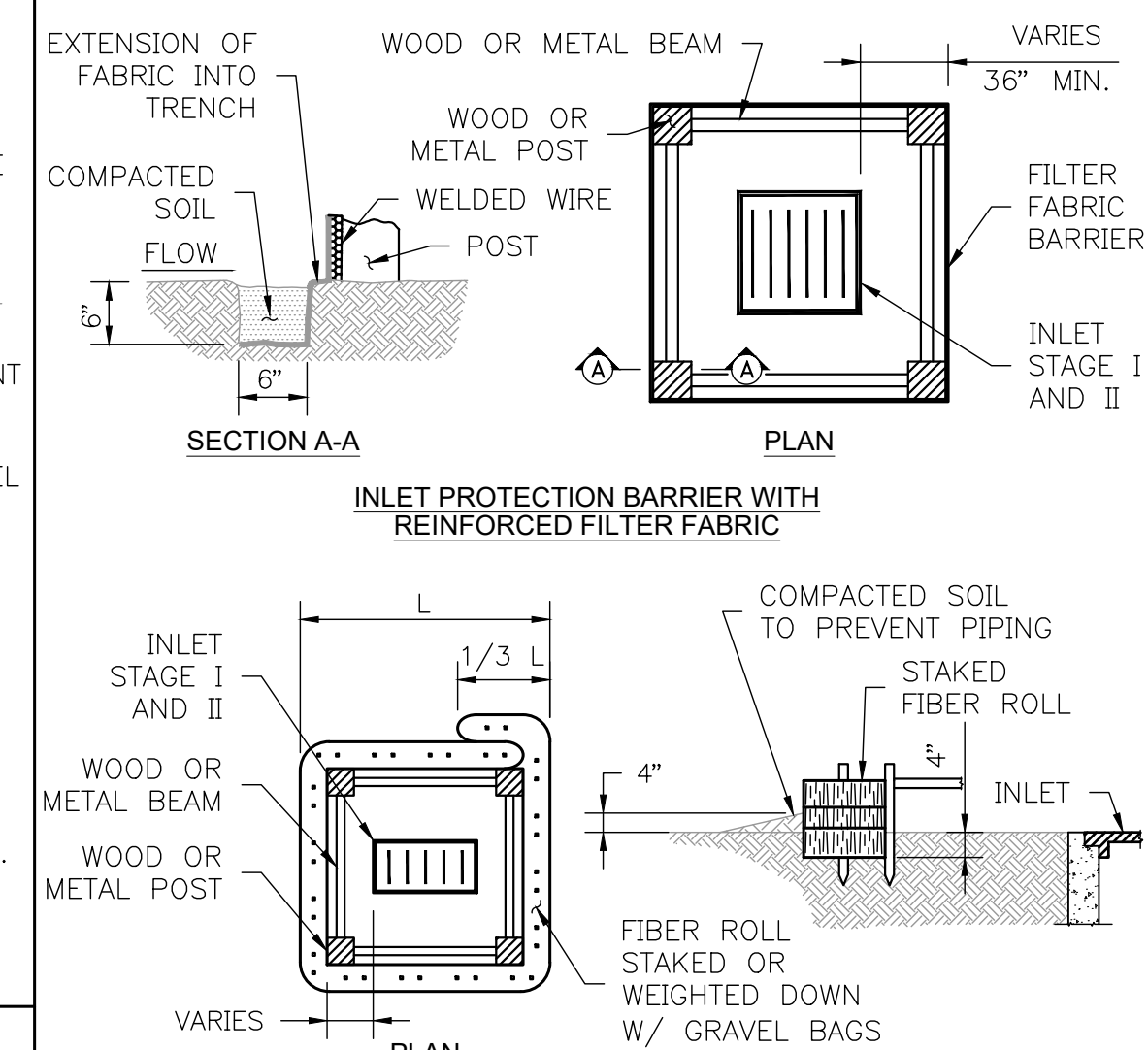
1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.



INLET PROTECTION BARRIERS FOR STAGE II INLETS

GENERAL NOTES:

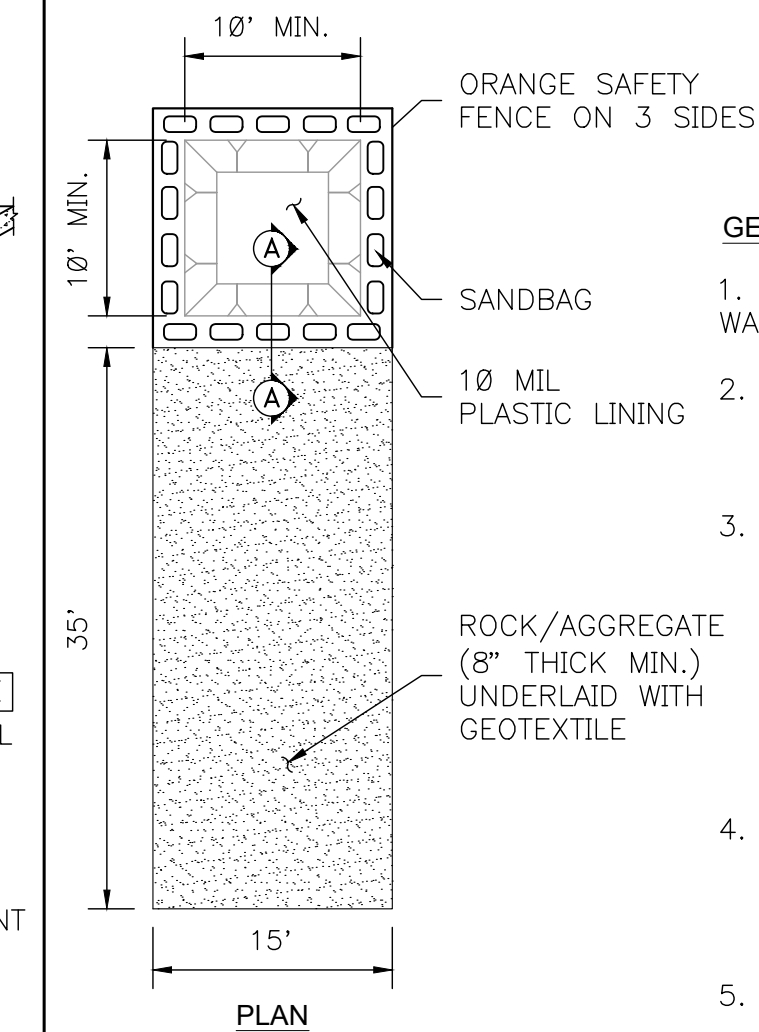
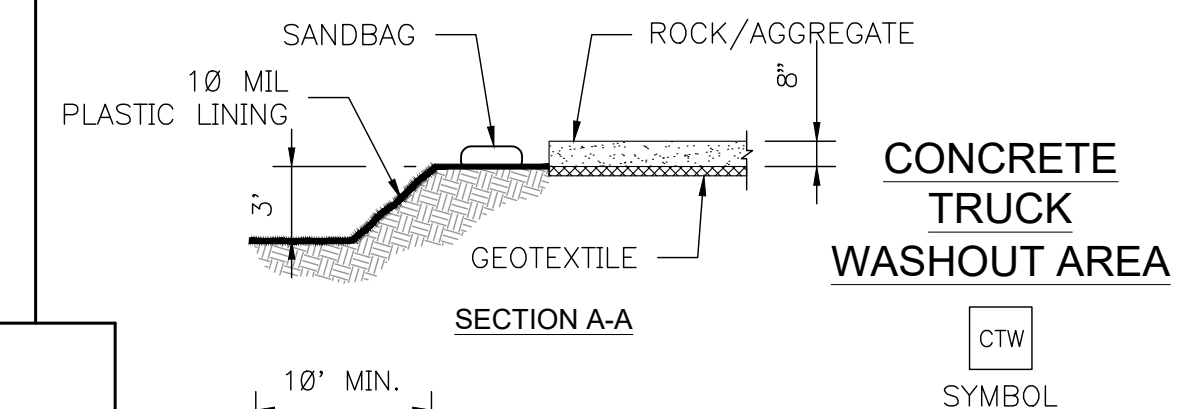
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



GENERAL NOTES:

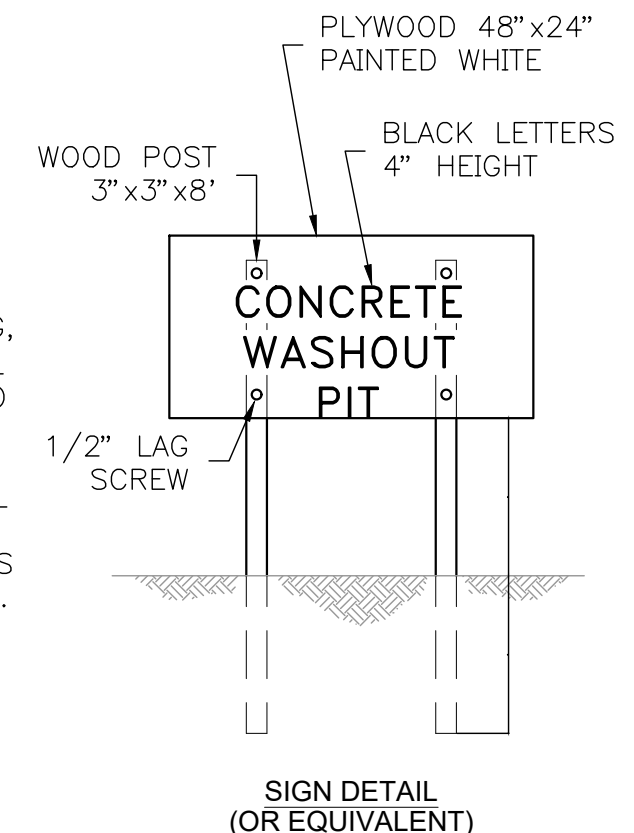
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT"
PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



1

2

3

4

5

D

C

B

A

GENERAL TRAFFIC CONTROL NOTES:

1. IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF "TRAFFIC CONTROL PLAN" DURING CONSTRUCTION THAN WHAT IS OUTLINED IN CONTRACT DRAWINGS HE/SHE SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT AN ALTERNATIVE SET OF PLANS TO PLAN REVIEW FOR APPROVAL THREE WEEKS PRIOR TO BEGINNING CONSTRUCTION. THESE PLANS SHALL BE DRAWN TO SCALE AND SEALED BY A P.E. IN THE STATE OF TEXAS.

2. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TXMUTCD - LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION. FOR A 30 MPH ROADWAY, SIGNS SHALL BE PLACED MIN. 120' APART PER MINIMUM SIGN SPACING DISTANCE 'X' FROM "TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL" DETAIL.

3. CONTRACTOR SHALL NOTIFY CITY 72 HOURS PRIOR TO INSTALLING TRAFFIC CONTROL DEVICES.

4. THE TCP PLAN SHALL BE COORDINATED WITH ALL LOCAL AGENCIES AND SERVICES THAT MAY BE IMPACTED BY THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO EMERGENCY RESPONSE AGENCIES SUCH AS CITY POLICE DEPARTMENT, FIRE DEPARTMENT, TRASH PICKUP, USPS, SCHOOLS, AND TXDOT.

5. NO WORK WILL BE ALLOWED ON SATURDAYS OR HOLIDAYS, WITHOUT PRIOR AUTHORIZATION BY CITY STAFF.

6. CONTRACTOR SHALL CONSTRUCT INTERSECTIONS ONE QUARTER AT A TIME TO MAINTAIN ACCESS. IF APPROVED FOR STREET CLOSURES, CONTRACTOR SHALL NOT HAVE ADJACENT INTERSECTION STREETS CLOSED AT THE SAME TIME.

7. CONTRACTOR SHALL LIMIT CONSTRUCTION ZONE NOT TO EXCEED 500 LF FOR REMOVAL AND REPLACEMENT OF PAVEMENT TO MINIMIZE RESIDENCES' INCONVENIENCE.

8. THE CONTRACTOR SHALL NOT STORE ANY CONSTRUCTION MATERIALS IN SUCH A MANNER AS TO OBSTRUCT VEHICLE DRIVER SIGHT DISTANCES.

9. ALL SIGNS, WARNING DEVICES, AND BARRICADES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ACTS OF VANDALISM OR ACCIDENT. THE CONTRACTOR SHALL INSURE THAT ALL BARRICADES, SIGNS, CHANNELIZING DEVICES, WARNING LIGHTS, TRAFFIC HANDLING DEVICES, AND TEMPORARY AND EXISTING PAVEMENT MARKINGS ARE MAINTAINED IN A CLEAN FUNCTIONAL CONDITION AT ALL TIMES.

10. THE CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS WHICH ARE IN CONFLICT WITH THE CONSTRUCTION SIGNS.

11. NOTHING IN THESE NOTES OR PLANS SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT; INCLUDING SAFETY OF ALL MODES OF TRANSPORTATION, PERSONS, AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. PROJECT SITE AND PROPOSED IMPROVEMENTS TO BE MAINTAINED AND CONTRACTOR TO CLEAN UP AT THE END OF EACH DAY AS APPROVED BY THE ENGINEER AND CITY.

12. THE CITY HAS THE RIGHT TO DEMAND THE INSTALLATION OF ADDITIONAL TRAFFIC CONTROL DEVICES OR MODIFICATIONS OF THESE PLANS AND NOTES, AS DEEMED NECESSARY TO PROMOTE THE SAFE AND ORDERLY FLOW OF TRAFFIC, INCLUDING PEDESTRIANS AND BICYCLES, THROUGH THE CONSTRUCTION WORK ZONE. THE CONTRACTOR SHALL COMPLY WITH THESE ADDITIONAL REQUESTS OR MODIFICATIONS WITH DUE DILIGENCE.

13. WHEN ENTERING OR LEAVING ROADWAYS CARRYING PUBLIC TRAFFIC, THE CONTRACTOR'S EQUIPMENT WHETHER EMPTY OR LOADED SHALL IN ALL CASES YIELD TO PUBLIC TRAFFIC WITH ASSISTANCE OF CONTRACTOR PROVIDED CERTIFIED FLAGGER/OFF-DUTY OFFICER.

14. ACCESS TO DRIVEWAYS ADJACENT TO THE CONSTRUCTION WORK ZONE SHALL BE MAINTAINED AT ALL TIMES AS MUCH AS POSSIBLE. ADDITIONAL CONES AND DELINEATORS MAY BE REQUIRED TO DELINEATE THE DRIVEWAY ACCESS ROUTE THROUGH THE CONSTRUCTION ZONE. A MINIMUM OF A 10' TRAVEL LANE SHALL BE MAINTAINED ACROSS THE DRIVEWAYS, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF MEADOWS PLACE.

15. CONTRACTOR SHALL PROVIDE A TEMPORARY DRIVEWAY FOR RESIDENTS UNTIL THE DRIVEWAY HAS BEEN REPLACED. THIS SHALL BE INCIDENTAL TO THE TRAFFIC CONTROL PAY ITEM.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE RESIDENTS A MINIMUM OF 7 DAYS PRIOR TO WORKING IN FRONT OF THEIR PROPERTY.

17. SPILLAGE RESULTING FROM HAULING OPERATIONS ALONG OR ACROSS ANY PUBLIC TRAVELED WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

18. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE PROJECT AT ALL TIMES.

19. CONTRACTOR SHALL COORDINATE ACCESS LIMITATIONS WITH BUSINESSES ADJACENT TO AND ALONG DORRANCE LANE.

4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264


Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

City of
Meadows
PLACE



Your
Place for
Life.

MARK

DATE

DESCRIPTION

PROJECT NUMBER

10402813

ORIGINAL ISSUE

PROJECT MANAGER

Ngoc Kim Le, P.E.

PROJECT DESIGNER

PROJECT ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

INTERIOR DESIGNER


EQUIPMENT PLANNER

WAYFINDING

DRAWN BY

G.S. Fuller

STATE OF TEXAS



NGOC KIM LE

102192

LICENSED
PROFESSIONAL ENGINEER

Ngoc Kim Le

08-14-2024

SHEET NAME

TRAFFIC CONTROL PLAN
GENERAL NOTES

A

SCALE

N/A

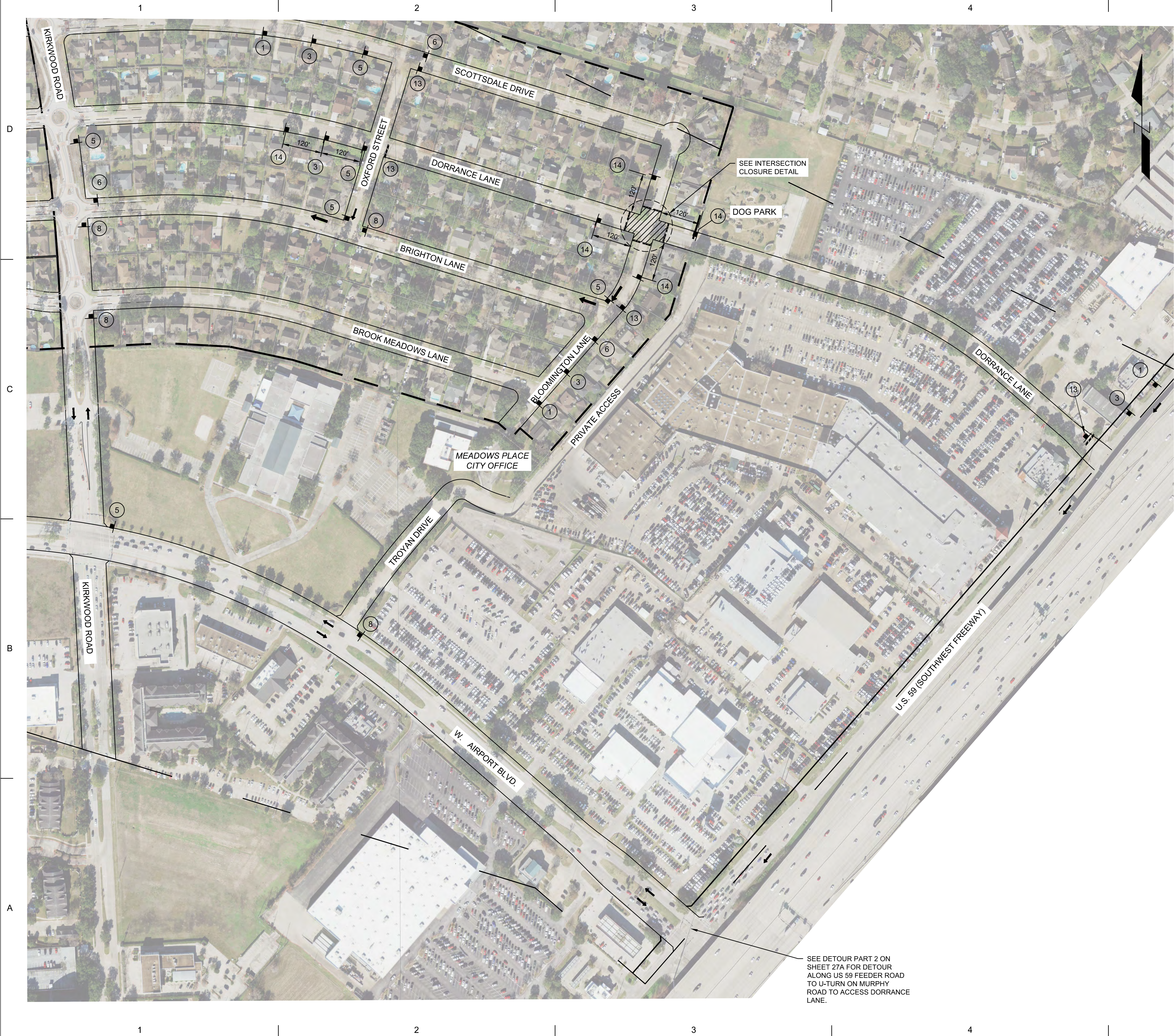
SHEET NUMBER

22 of 54

FILE NAME

TCP GEN NOTES





LEGEND

PHASE 1 WORK AREA

TYPE III BARRICADE

SIGN

TRAFFIC FLOW

HR

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Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

**Dorrance Lane
Reconstruction Project**



- 1

CW20-1*
- 2

R6-1
- 3

CW20-2
- 4

G20-2
- 5

M4-9R
- 6

M4-9L
- 7

M4-8a
- 8

M4-9S
- 9

R3-1
- 10

R3-2
- 11

R6-1
- 12

R6-1
- 13

ROAD CLOSED TO THRU TRAFFIC
R11-4
- 14

Road Closed Ahead
CW20-3**
Dorrance Ln
M4-11TP

MARK	DATE	DESCRIPTION
PROJECT NUMBER	10226224	
ORIGINAL ISSUE		
PROJECT MANAGER	Ngoc Kim Le, P.E.	
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY	G.S. Fuller	



SHEET NAME

**CLOSURE OF BLOOMINGTON LN.
AND DORRANCE LN.
DETOUR PLAN
PHASE 3**

SCALE	NTS
SHEET NUMBER	25 of 54
FILE NAME	



1. PLACE EROSION CONTROL ITEMS WHERE APPLICABLE (TYPICAL OF ALL TRAFFIC CONTROL PLAN NARRATIVE SEQUENCE ITEMS.)
2. PLACE DETOUR SIGNS FOR PHASE 3 IN ACCORDANCE WITH DETOUR LAYOUT.
3. INSTALL WATER LINE AND STORM SEWER INSTALLATION. CONTRACTOR SHALL COORDINATE WITH CITY PRIOR TO INSTALLING SECTIONS OF UTILITIES.
4. CONSTRUCT STORM SEWER, PAVEMENT, SIDEWALK, AND DRIVEWAYS ON THE ENTIRE INTERSECTION OF BLOOMINGTON LANE.

TRAFFIC FLOW

1. NO TWO ADJACENT INTERSECTIONS SHALL BE CLOSED AT THE SAME TIME.
2. NO TRUCK TRAFFIC ALLOWED IN RESIDENTIAL AREA.
3. CONTRACTOR AND CITY TO COORDINATE WITH VROOM FULFILLMENT SHIPPING TERMINAL, ADJACENT CAR DEALERSHIPS AND BUSINESSES REGARDING SIGNAGE, TRUCK ROUTING, AND ACCESS.



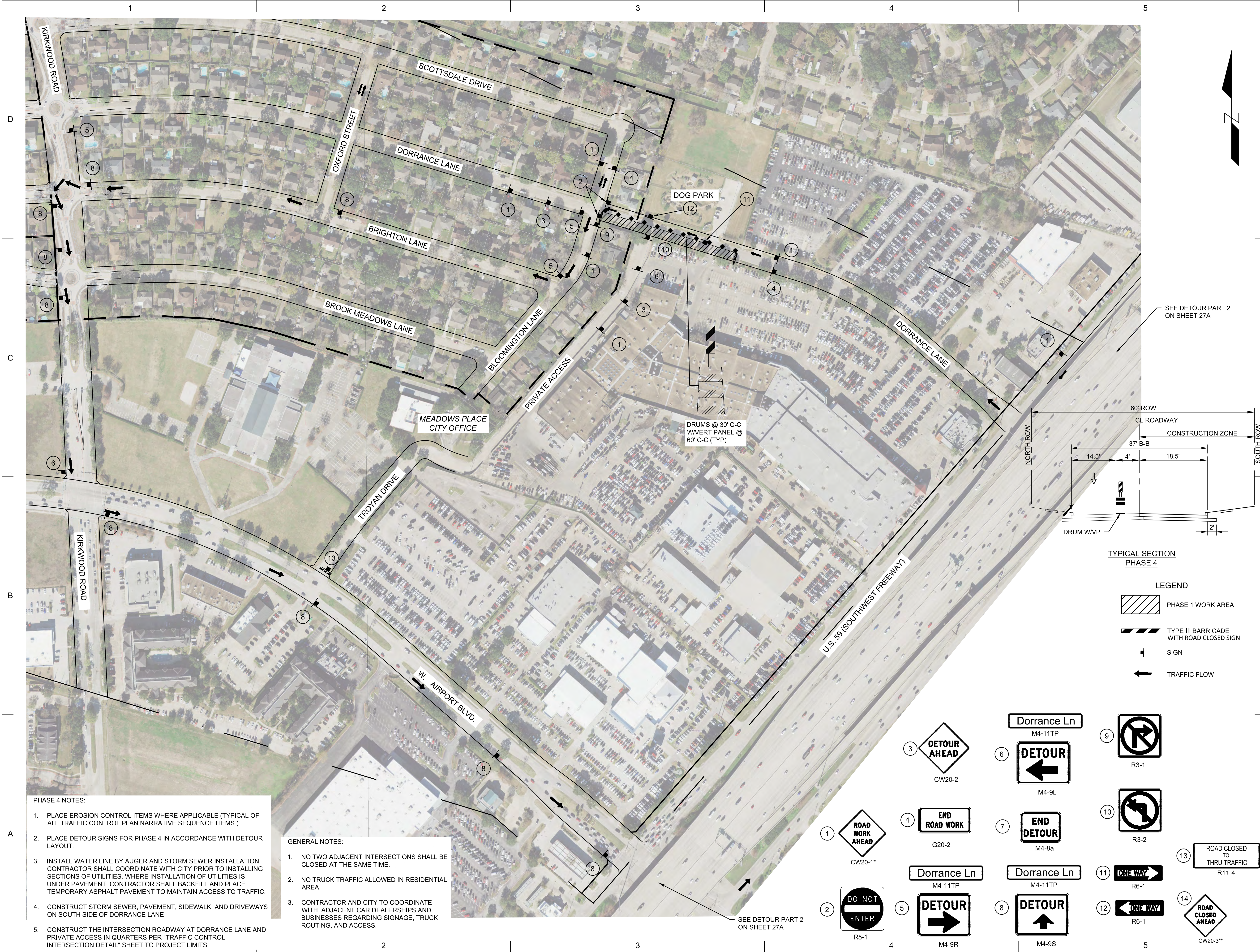
Dorrance Lane Reconstruction Project



Ngoc Kim h
08-14-2024

CLOSURE OF BLOOMINGTON LN. AND DORRANCE LANE NOTES AND DETAIL PHASE 3

SCALE	NTS
SHEET NUMBER	
26 of 54	
FILE NAME	



4828 Loop Central Dr Ste 800
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

**Dorrance Lane
Reconstruction Project**

City of Meadows PLACE

Your Place for Life.

MARK	DATE	DESCRIPTION
PROJECT NUMBER	10226224	
ORIGINAL ISSUE		
PROJECT MANAGER	Ngoc Kim Le, P.E.	
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY	G.S. Fuller	

Ngoc Kim Le
08-14-2024

SHEET NAME

**TRAFFIC CONTROL
DETOUR PLAN
PHASE 4 - PART 1**

SCALE	NTS
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SHEET NUMBER

27 of **54**

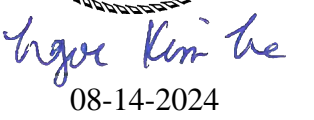
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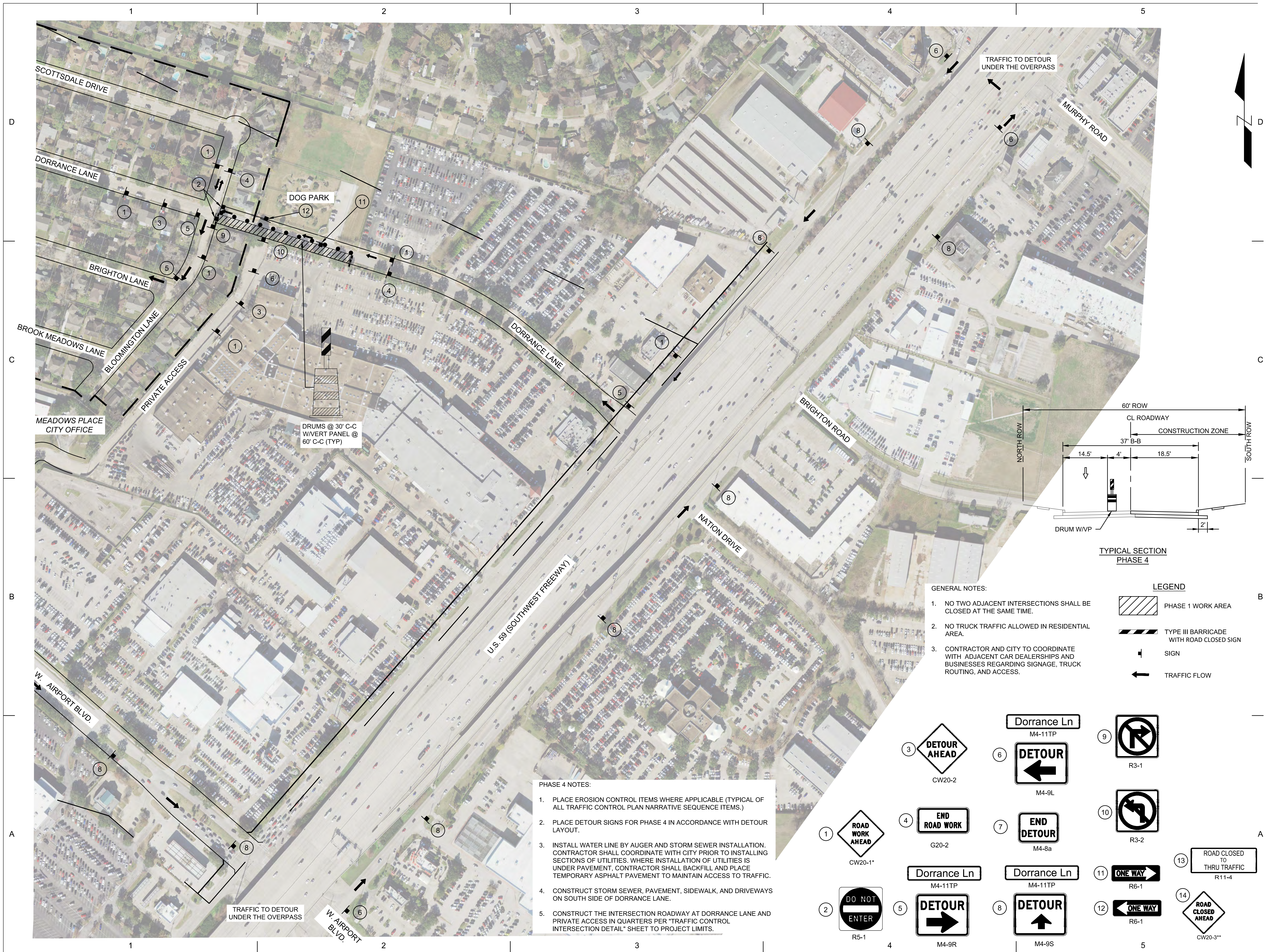
Dorrance Lane Reconstruction Project

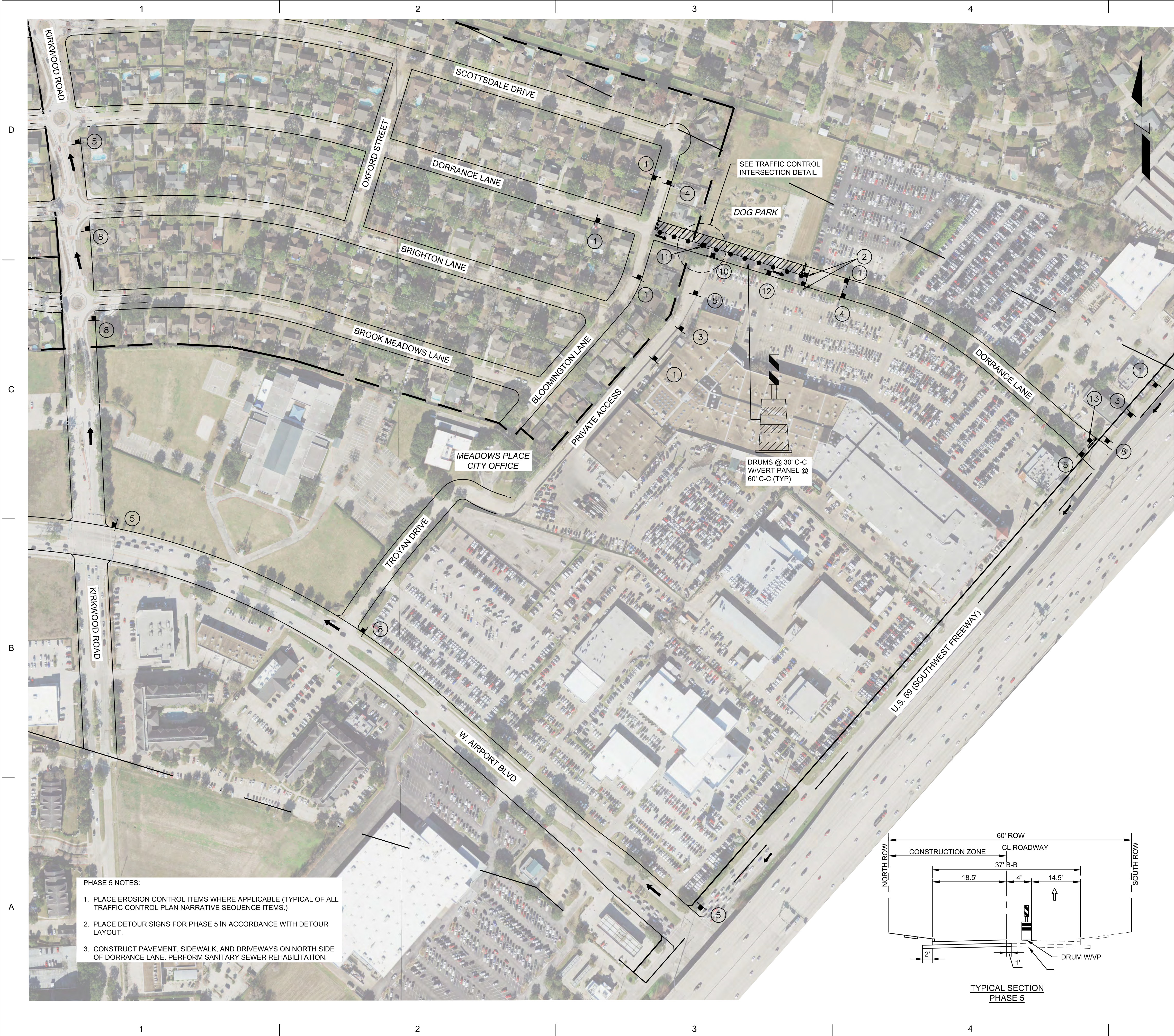


PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



27A of 54





LEGEND

- PHASE 1 WORK AREA
- TYPE III BARRICADE WITH ROAD CLOSED SIGN
- SIGN
- TRAFFIC FLOW

- GENERAL NOTES:
- NO TWO ADJACENT INTERSECTIONS SHALL BE CLOSED AT THE SAME TIME.
 - NO TRUCK TRAFFIC ALLOWED IN RESIDENTIAL AREA.
 - CONTRACTOR AND CITY TO COORDINATE WITH VROOM FULFILLMENT SHIPPING, TERMINAL, AND ADJACENT CAR DEALERSHIPS AND BUSINESSES REGARDING SIGNAGE, TRUCK ROUTING, AND ACCESS.

1

ROAD WORK AHEAD

CW20-1*

2

DO NOT ENTER

R6-1

3

DETOUR AHEAD

CW20-2

4

END ROAD WORK

G20-2

5

DETOUR

M4-9R

6

DETOUR

M4-9L

7

END DETOUR

M4-8a

8

DETOUR

M4-9S

9

NO RIGHT TURN

R3-1

10

NO LEFT TURN

R3-2

11

ONE WAY

R6-1

12

ONE WAY

R6-1

13

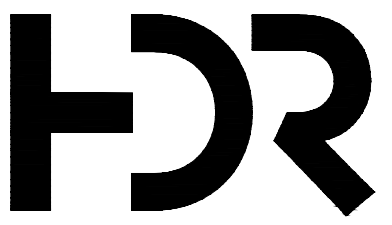
ROAD CLOSED TO THRU TRAFFIC

R11-4

14

ROAD CLOSED AHEAD

CW20-3**



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Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

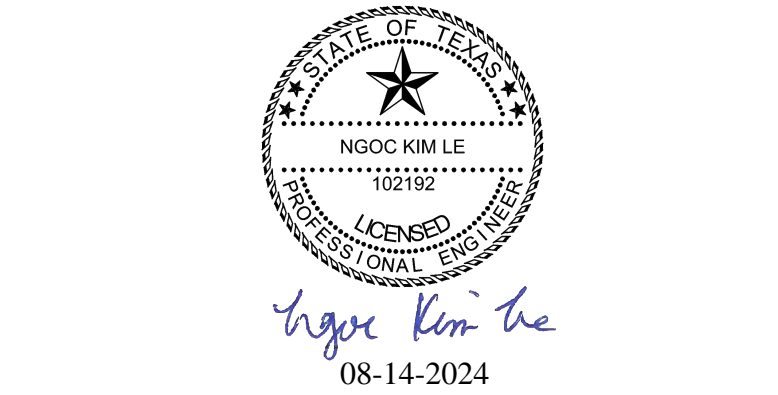
PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
PROJECT NUMBER	10226224	
ORIGINAL ISSUE		
PROJECT MANAGER	Ngoc Kim Le, P.E.	
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY	G.S. Fuller	



SHEET NAME

TRAFFIC CONTROL

DETOUR PLAN PHASE 5

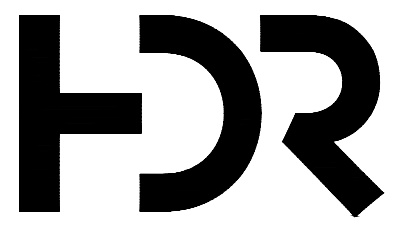
SCALE	NTS
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SHEET NUMBER

28

of 54

FILE NAME



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

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Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

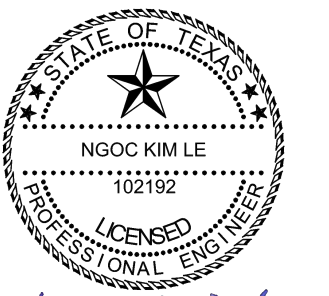


Your
Place for
Life.

MARK DATE DESCRIPTION

PROJECT NUMBER 10402813
ORIGINAL ISSUE

PROJECT MANAGER Ngoc Kim Le, P.E.
PROJECT DESIGNER
PROJECT ARCHITECT
LANDSCAPE ARCHITECT
CIVIL ENGINEER
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
INTERIOR DESIGNER
EQUIPMENT PLANNER
WAYFINDING
DRAWN BY G.S. Fuller



08-14-2024

SHEET NAME

ONE-LANE TWO-WAY
TRAFFIC CONTROL DETAIL

SCALE NTS

SHEET NUMBER

29 of 54

FILE NAME

1

2

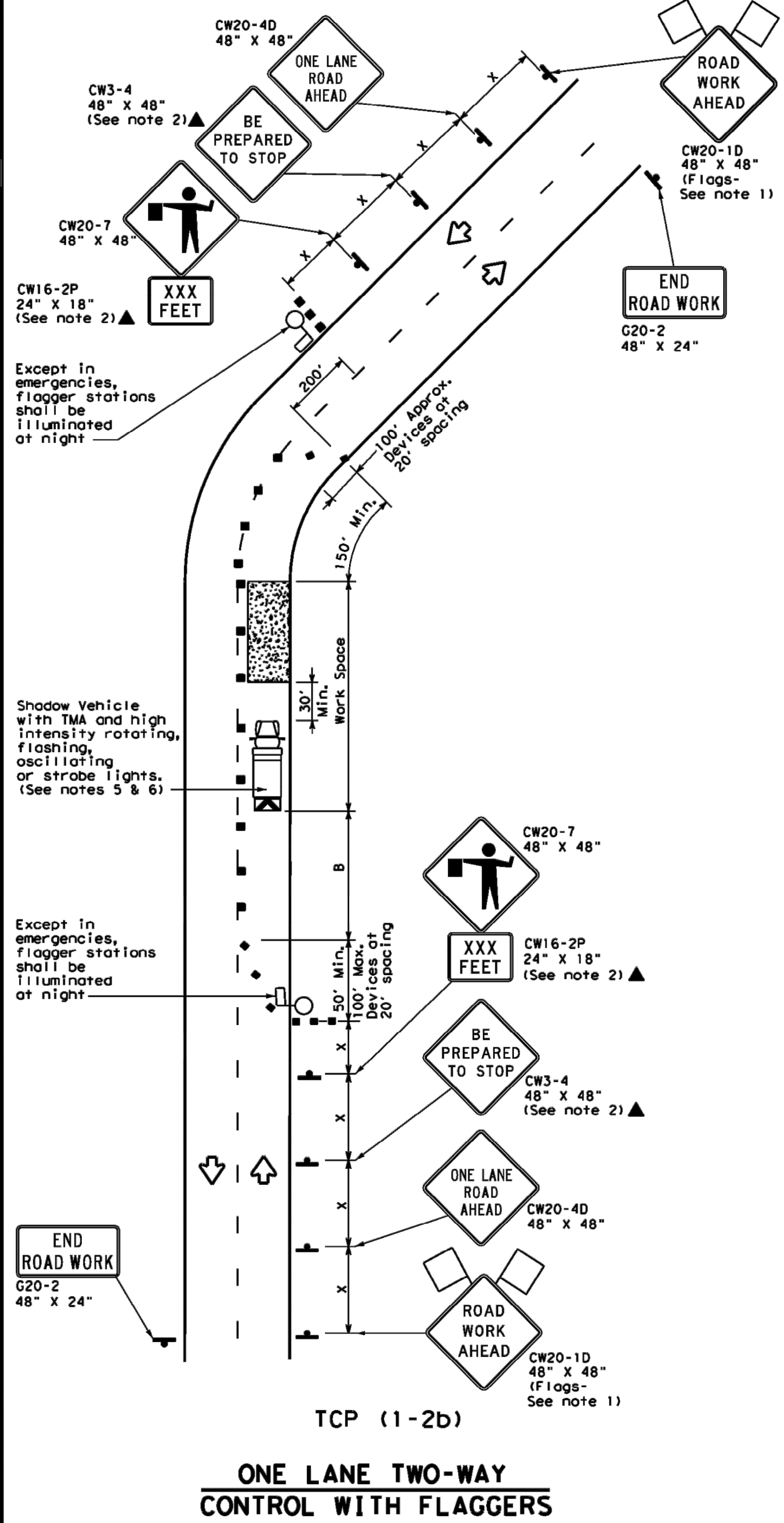
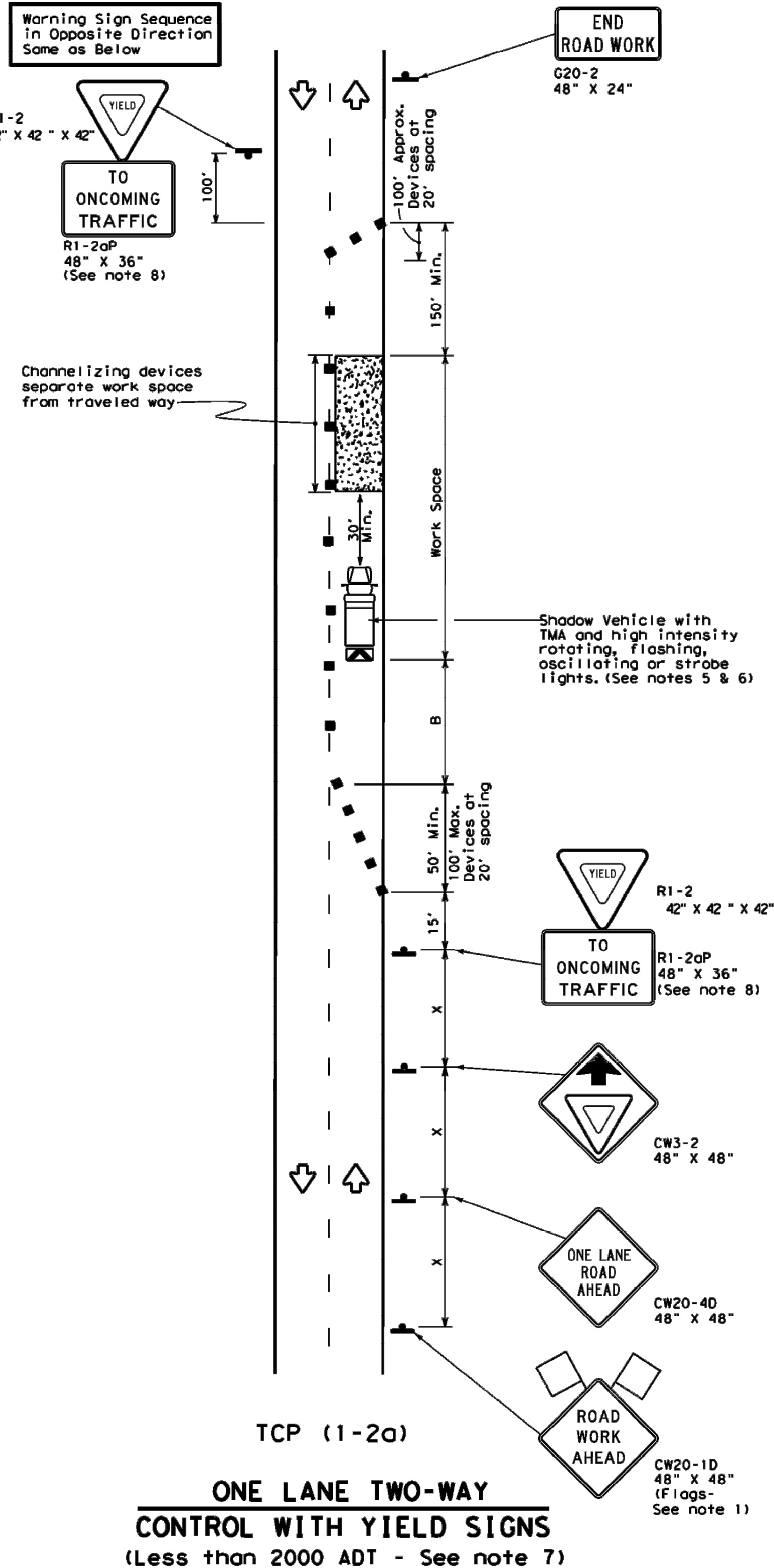
3

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5

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DATE: 11/15/21
FILE:



LEGEND					
	Type 3 Barricade		Channelizing Devices		
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)		
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)		
	Sign		Traffic Flow		
	Flag		Flagger		

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	L = WS ² / 60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40	L = WS	265'	295'	320'	40'	80'	240'	155'	305'
45		450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
- Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
- R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
- Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation		Traffic Operations Division Standard	
TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL TCP (1-2) - 18			
FILE: tcp1-2-18.dgn	DN:	CK:	DW:
© 1x00T December 1985	CONT:	SECT:	JOB:
4-90 4-98	DIST:	COUNTY:	SHEET NO.
2-94 2-12			
1-97 2-18			
1521			



Dorrance Lane Reconstruction Project



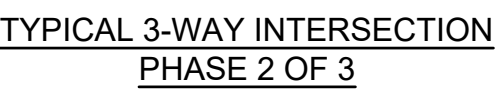
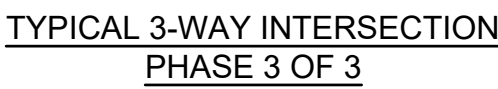
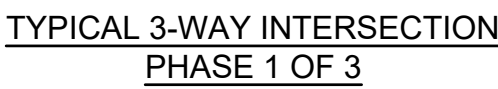
PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



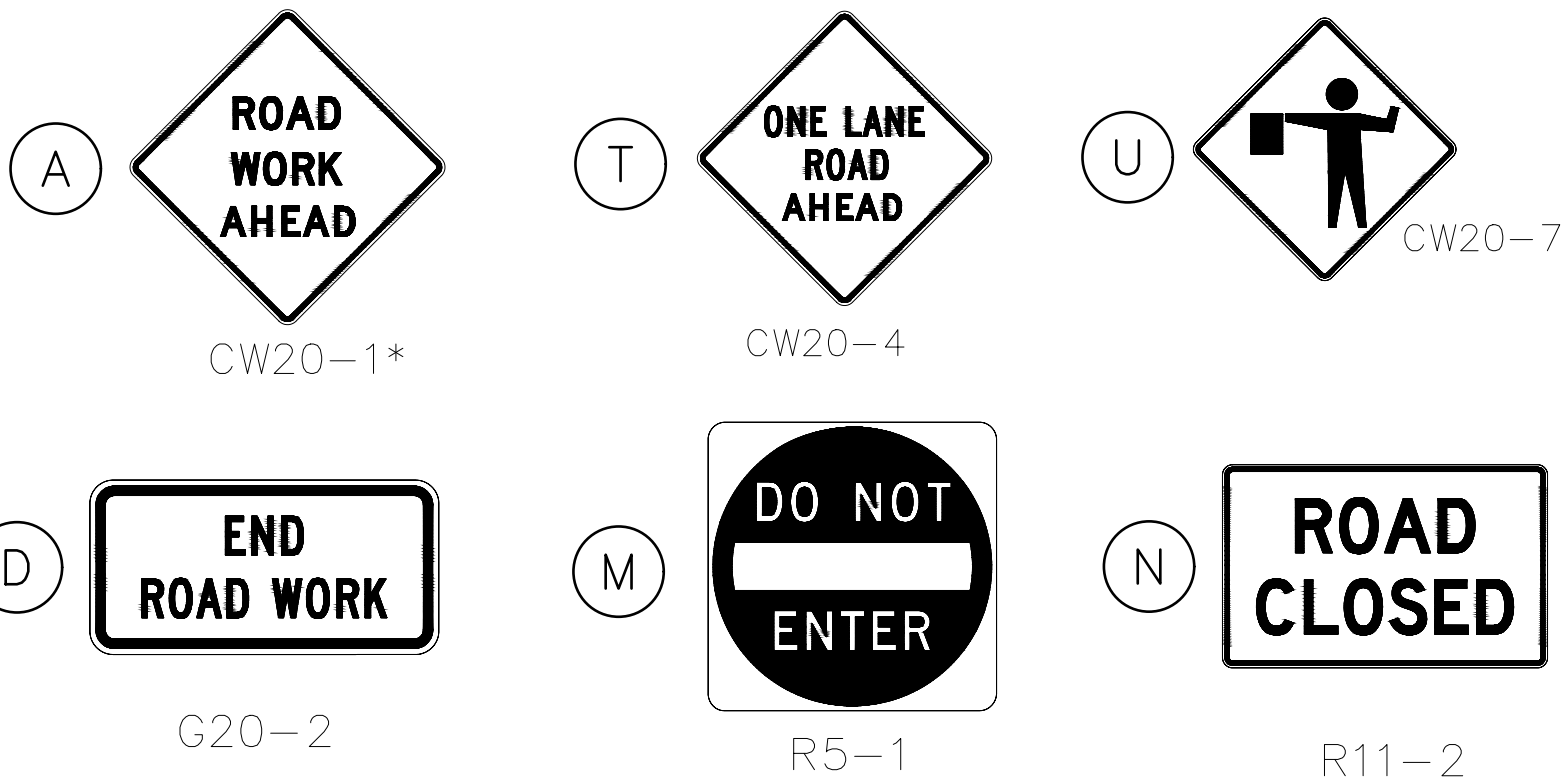
TYPICAL 3-WAY INTERSECTION DETAIL

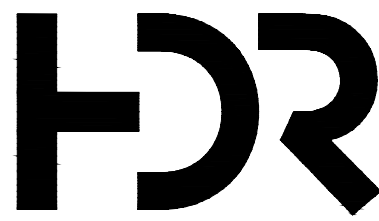
SHEET NUMBER

30 of 54

FILE NAME

LEGEND





4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

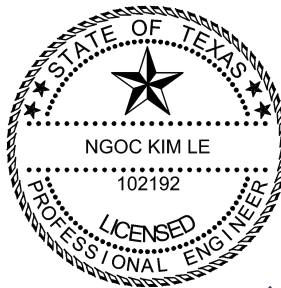


Your
Place for
Life.

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



08-14-2024

SHEET NAME

PAVING DETAILS 1

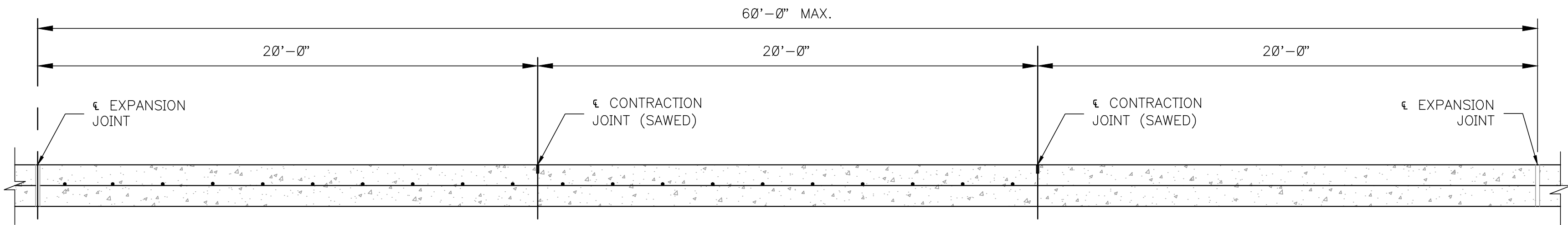
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SHEET NUMBER

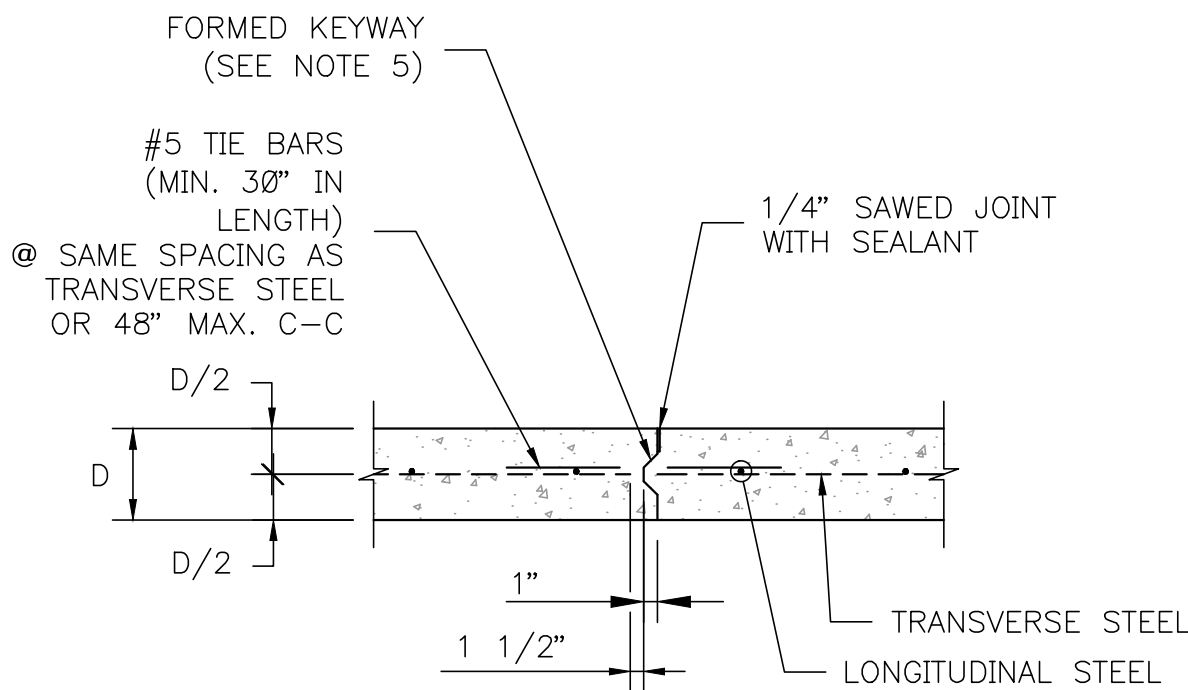
32 of 54

FILE NAME

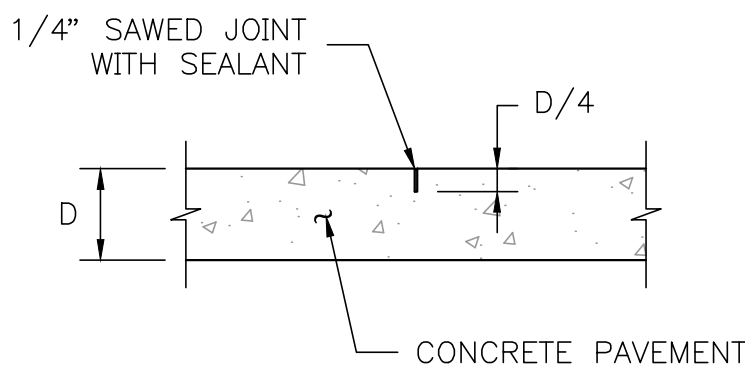
PAVING DETAILS



SPACING OF TRANSVERSE
EXPANSION AND CONTRACTION JOINTS
SCALE: N.T.S.



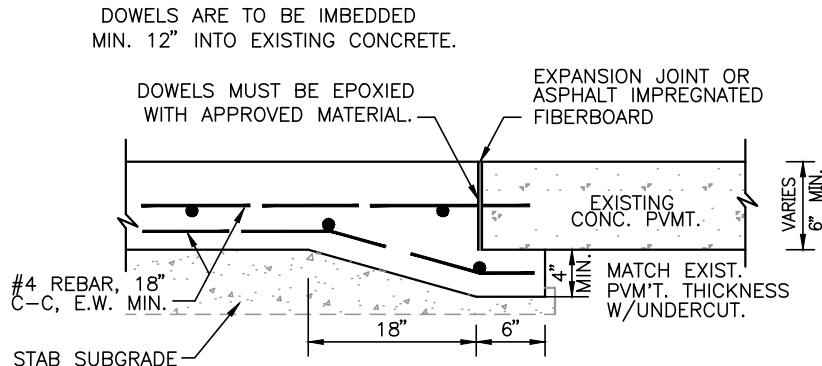
LONGITUDINAL CONSTRUCTION JOINT
SCALE: N.T.S.



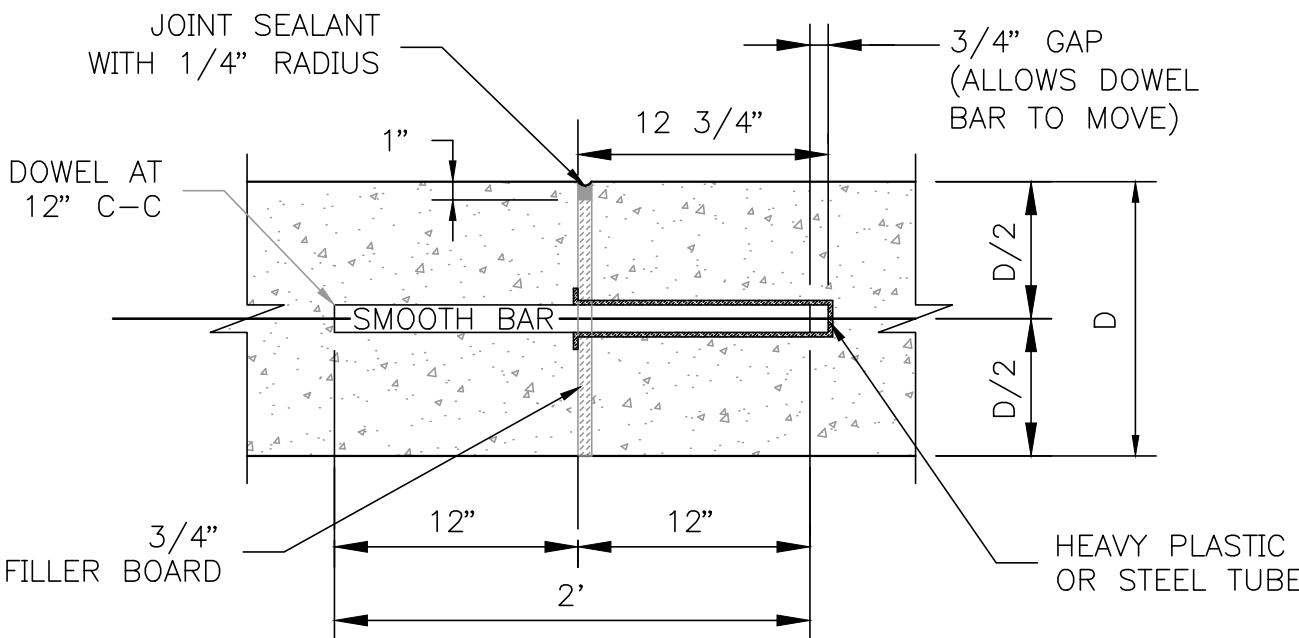
CONTRACTION JOINT (SAWED)
SCALE: N.T.S.

NOTE FOR CONTRACTION JOINT:

- 20'-0" MAXIMUM SPACING BETWEEN JOINTS.



UNDERCUT DETAIL WITH HEADER
SCALE: N.T.S.



DOWEL TYPE EXPANSION JOINT
SCALE: N.T.S.

DOWELS	
PAVEMENT THICKNESS (D)	DOWEL DIA.
6"	3/4"
7"	1"
8"	1"
9" & 10"	1 1/4"

NOTES FOR DOWEL EXPANSION JOINT:

- EXPANSION JOINT SHALL BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM DISTANCE OF 60 FEET.
- CENTER DOWEL HORIZONTALLY ON JOINT.
- EXPANSION JOINT BARS SHALL BE HELD PARALLEL TO THE FINISHED CONCRETE SURFACE.

GENERAL NOTES:

- REINFORCING CENTERED IN PROPOSED PAVEMENT, 3" CLEAR AT EDGES.
- IF NO EXPOSED REINFORCING STEEL EXISTS, HORIZONTAL DOWELS SHALL BE GRADE 60, 24" LONG DRILLED AND AND EMBEDDED 12" INTO THE CENTER OF THE EXISTING CONCRETE SLAB WITH EPOXY OR APPROVED EQUAL. SIZE OF DOWEL BARS SHALL CONFORM TO TABLE 1. DOWELS SHALL BE PLACED 12" CENTER TO CENTER.
- THE CONTRACTOR TO USE FULL DEPTH SAWCUT WITH DRILLED IN DOWELS.
- THE CHAIRS USED TO SUPPORT THE BAR MATS SHALL BE OF SUFFICIENT STRUCTURAL QUALITY AND NUMBER TO HOLD THE MAT WITHIN THE PLACEMENT HEIGHT, AND SHALL BE OF A TYPE APPROVED BY THE ENGINEER. SPACING OF BAR SUPPORT CHAIRS SHALL BE 3 FEET MAXIMUM.
- SAWED CONTRACTION JOINTS SHALL BE USED FOR LONGITUDINAL JOINTS WHEREVER MORE THAN ONE LANE WIDTH IS PLACED IN A SINGLE POUR. KEYED CONSTRUCTION JOINTS SHALL BE USED AT ALL OTHER JOINTS.
- D = THICKNESS OF CONCRETE PAVEMENT.

FILE NAME	
PAVING DETAILS	

PROJECT FOR

Meadows Place, Texas

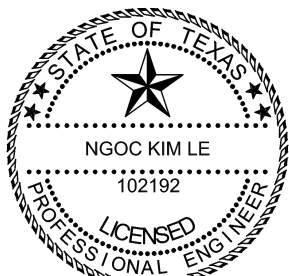
Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
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CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



08-14-2024

SHEET NAME

SIDEWALK DETAILS

SCALE	NTS
-------	-----

SHEET NUMBER

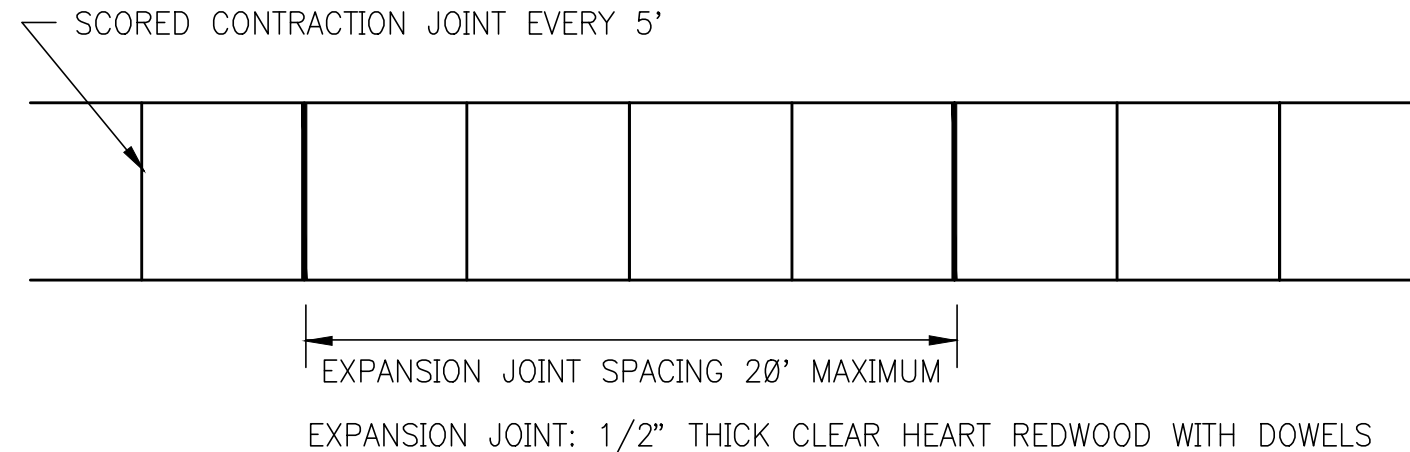
34 of 54

FILE NAME	
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PAVING DETAILS

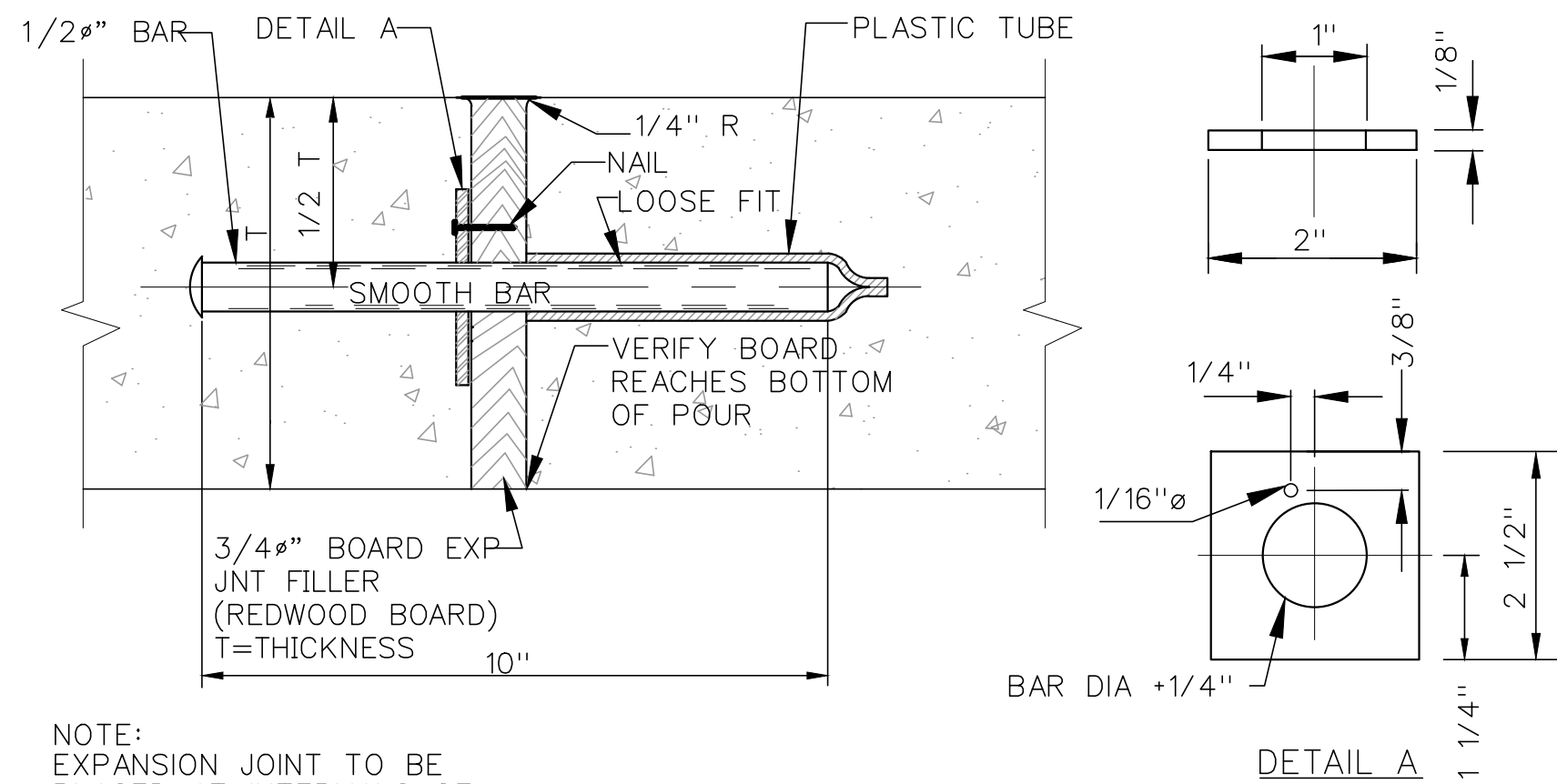
SIDEWALK NOTES:

1. STREET GRADES AND CROSS SLOPES SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. CHANGES IN LEVEL GREATER THAN 1/4 INCH ARE NOT PERMITTED.
2. DRIVEWAYS AND TURNOUTS SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH ITEM CONCRETE DRIVEWAYS, SIDEWALKS SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH ITEM, "CONCRETE SIDEWALKS".



SIDEWALK JOINT DETAILS

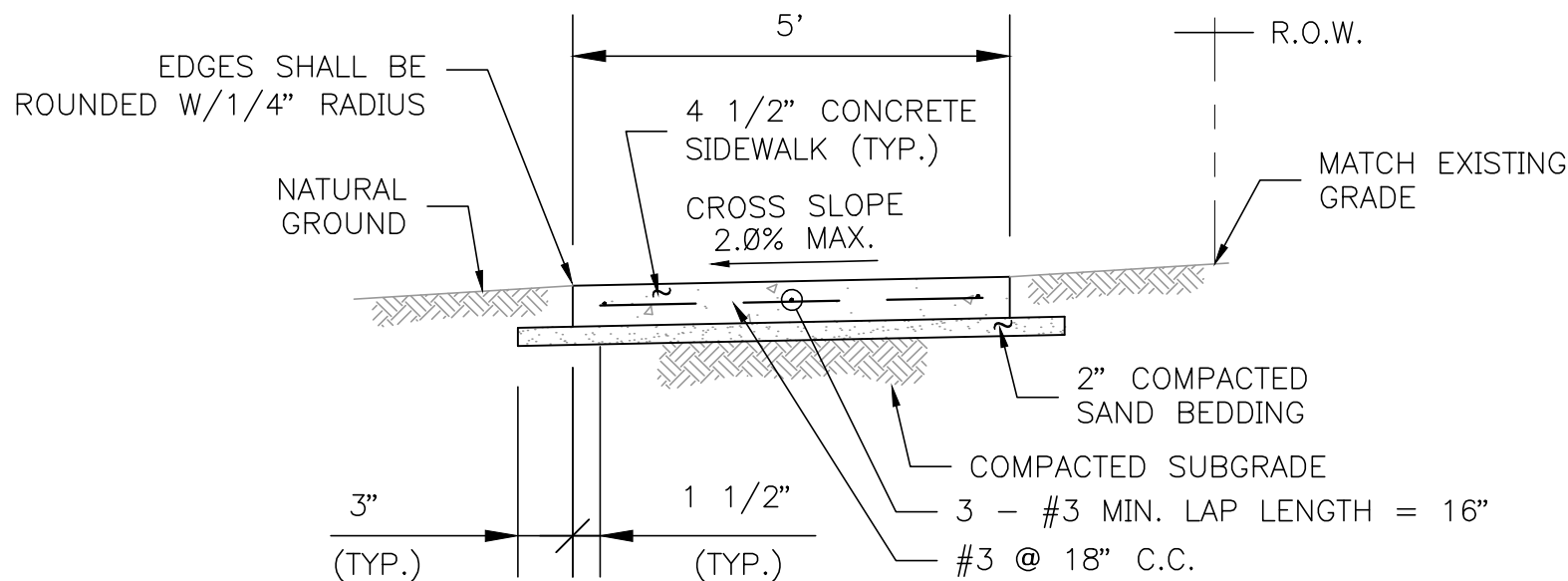
NTS



NOTE:
EXPANSION JOINT TO BE
PLACED AT INTERVALS OF
20' MAX OR AS DIRECTED
BY THE ENGINEER.

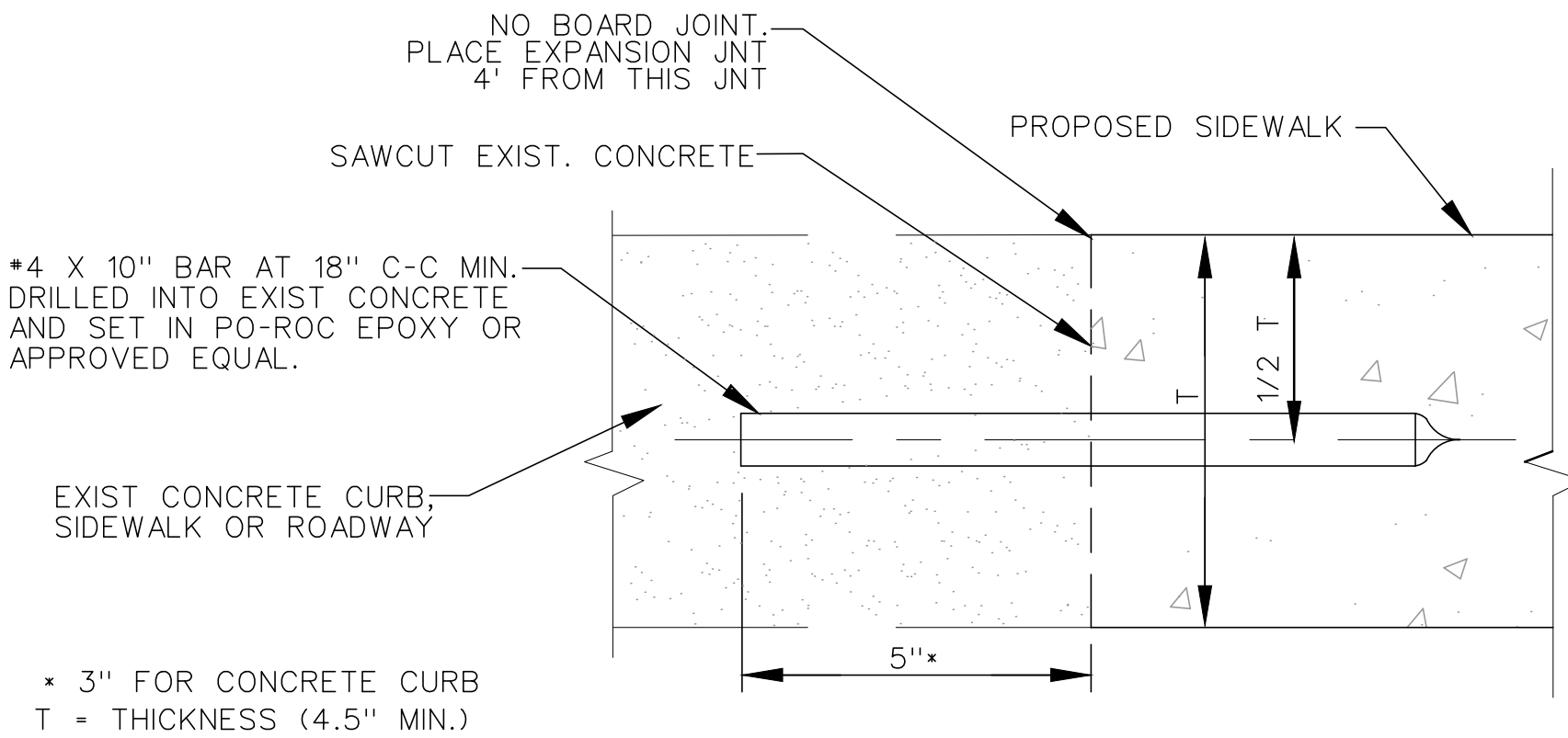
SIDEWALK EXPANSION JOINT

NTS



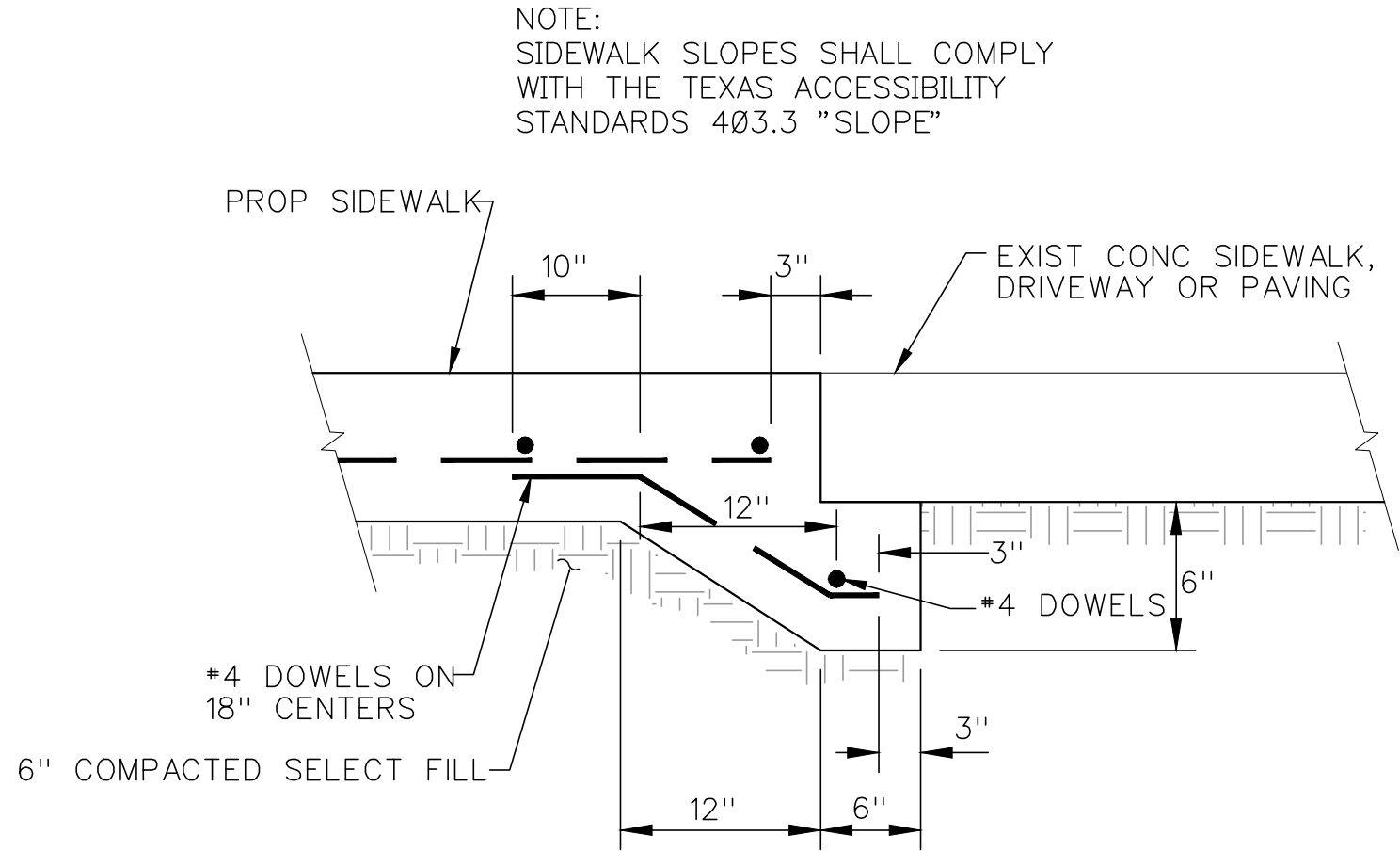
TYPICAL SIDEWALK SECTION

NTS



PROPOSED SIDEWALK AT EXISTING CONCRETE

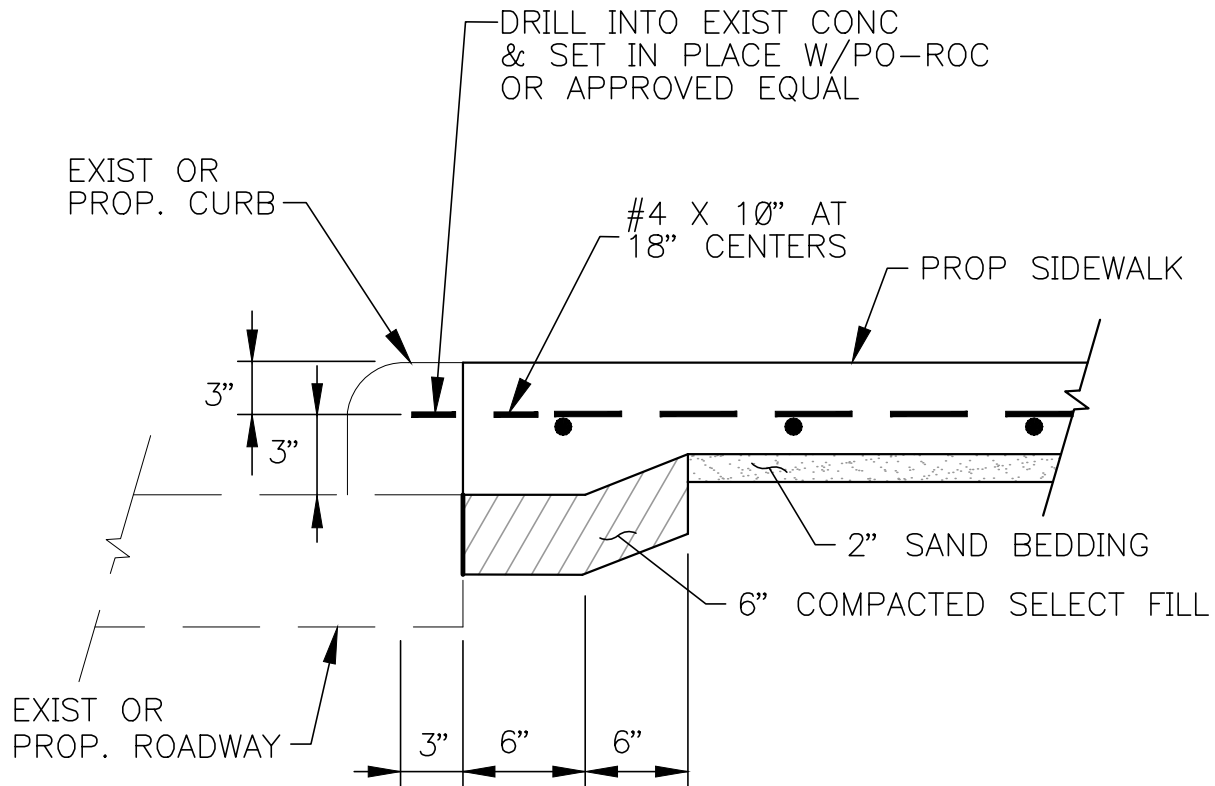
NTS



SIDEWALK HEADER DETAIL

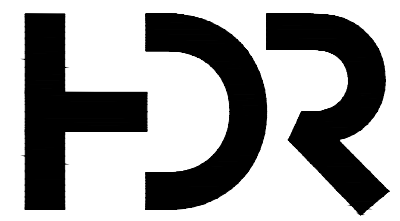
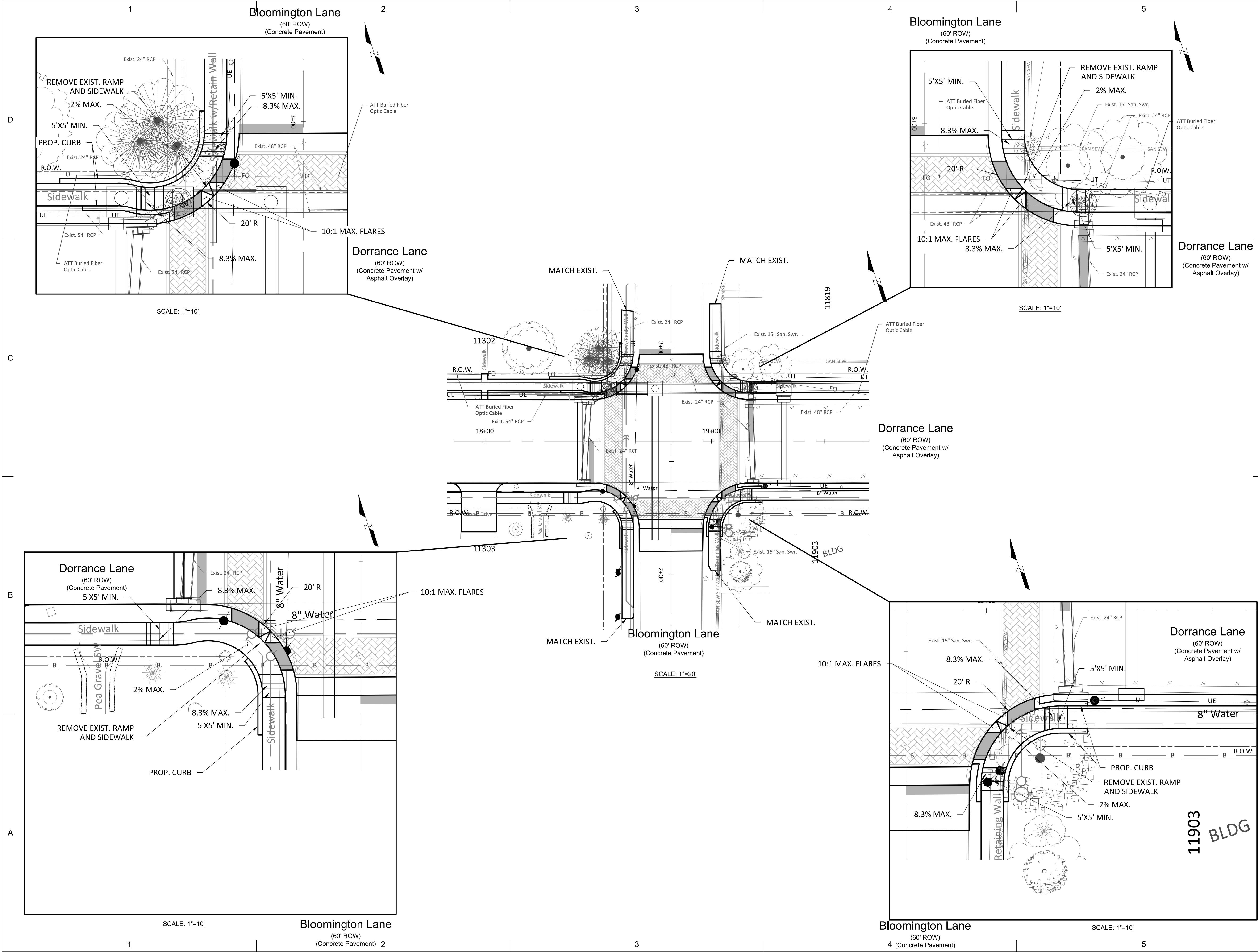
(TO BE USED WHEN DOWELING INTO
EXISTING CONC IS NOT PRACTICAL
AS DIRECTED AND APPROVED BY ENGINEER)
(NO SEPARATE PAY)

NTS



CONNECTION OF PROPOSED SIDEWALK TO CURBED ROADWAY

NTS



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

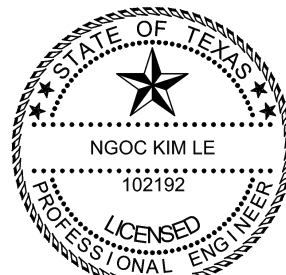


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MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10402813
ORIGINAL ISSUE	

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MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

DORRANCE LANE
@
BLOOMINGTON LANE
CURB RAMP LAYOUT

SCALE	AS NOTED
-------	----------

SHEET NUMBER

35 of 54

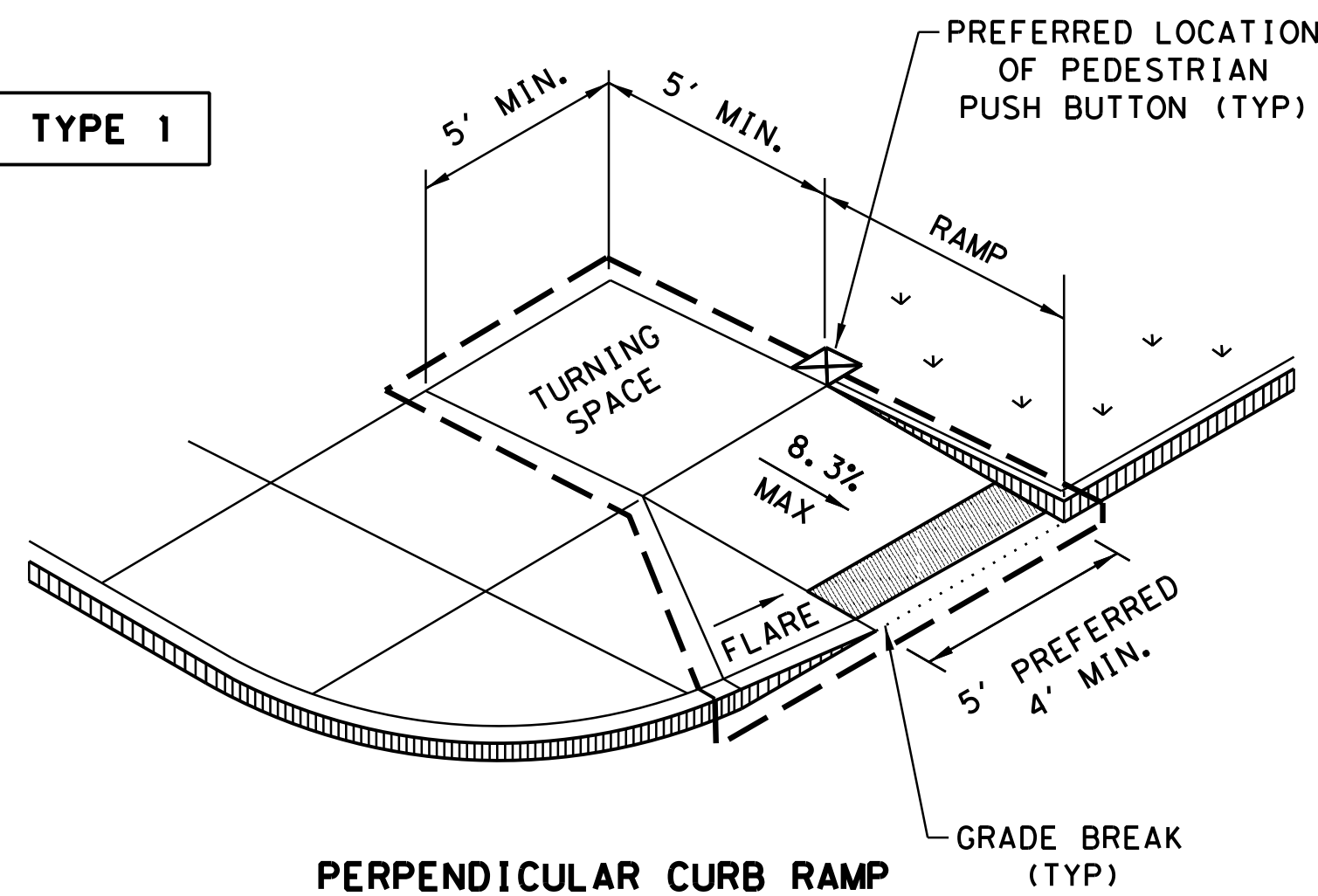
FILE NAME

01 C01

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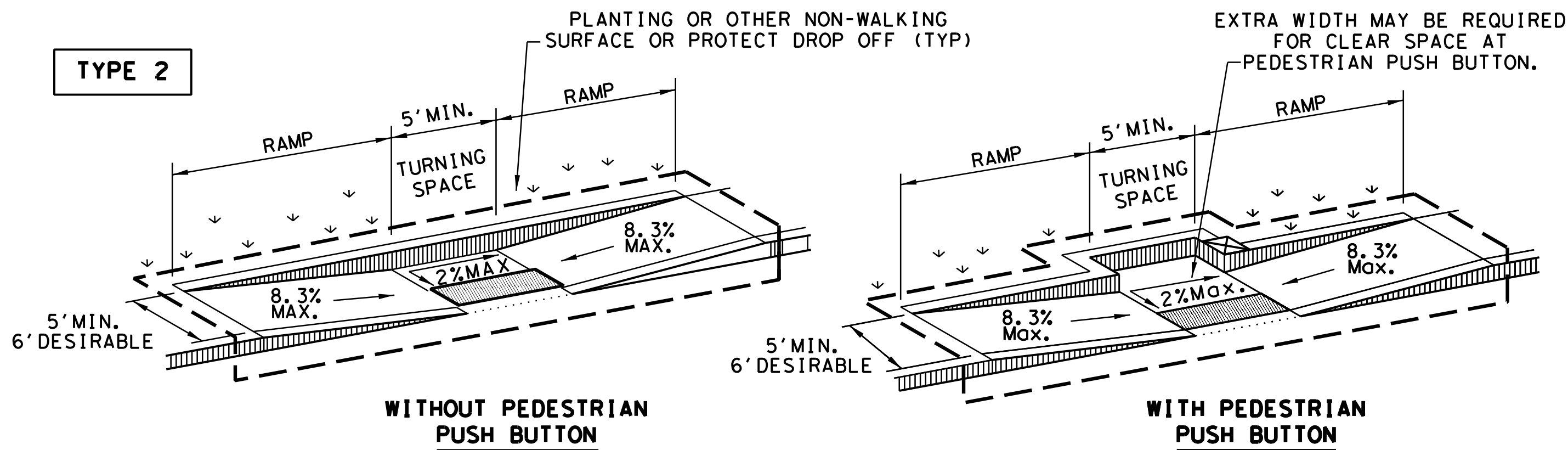
DATE: FILE:

TYPE 1



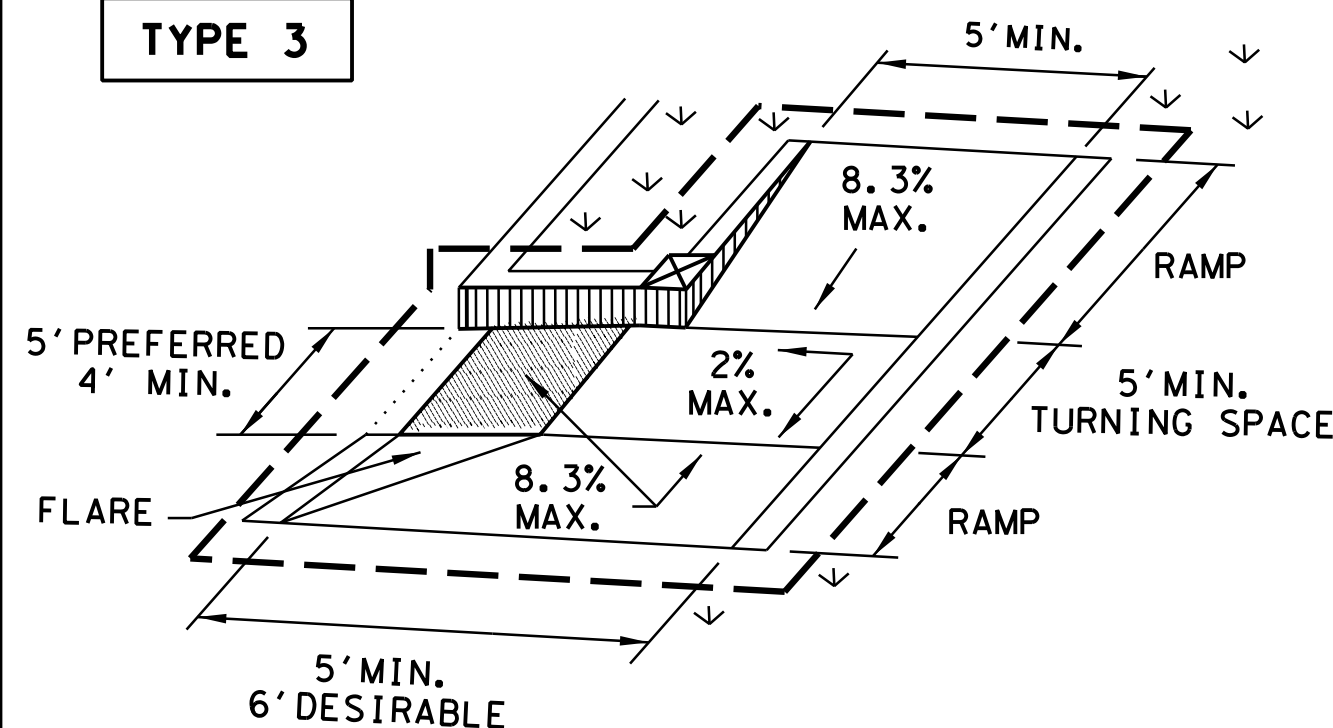
PERPENDICULAR CURB RAMP

TYPE 2

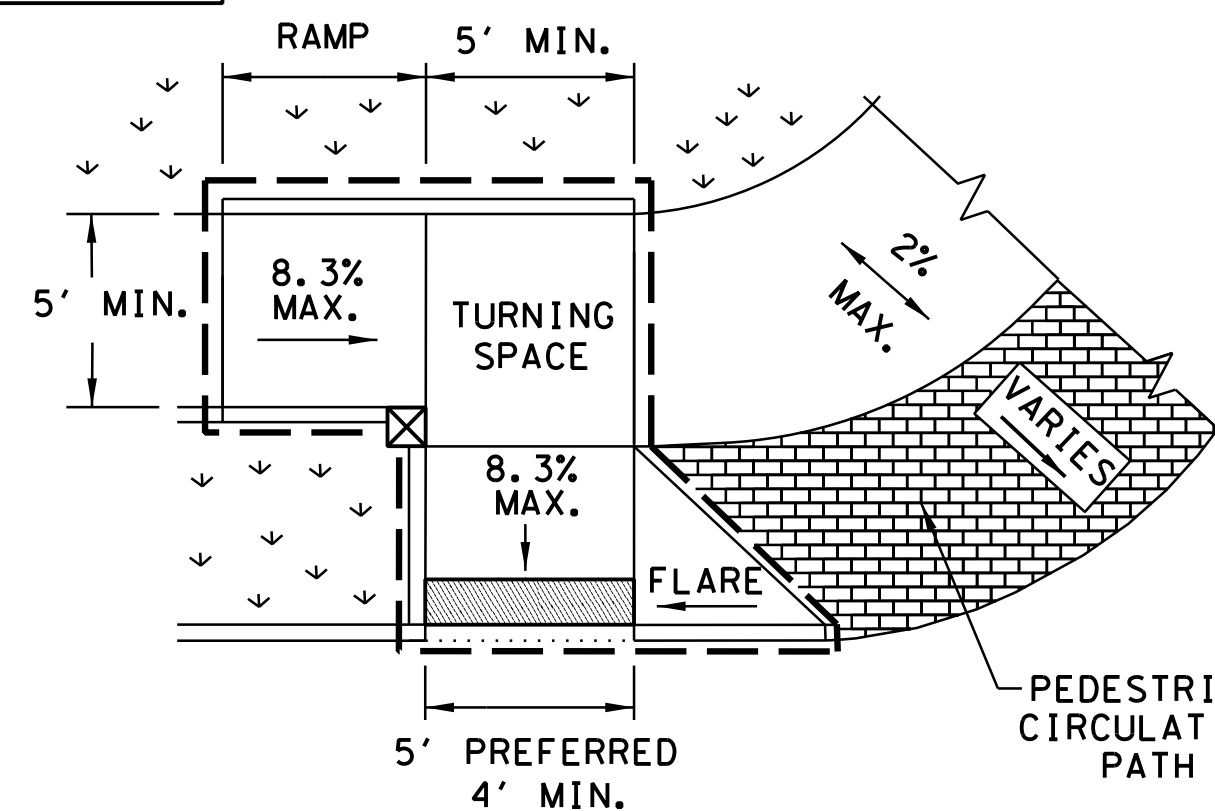


PARALLEL CURB RAMP

TYPE 3

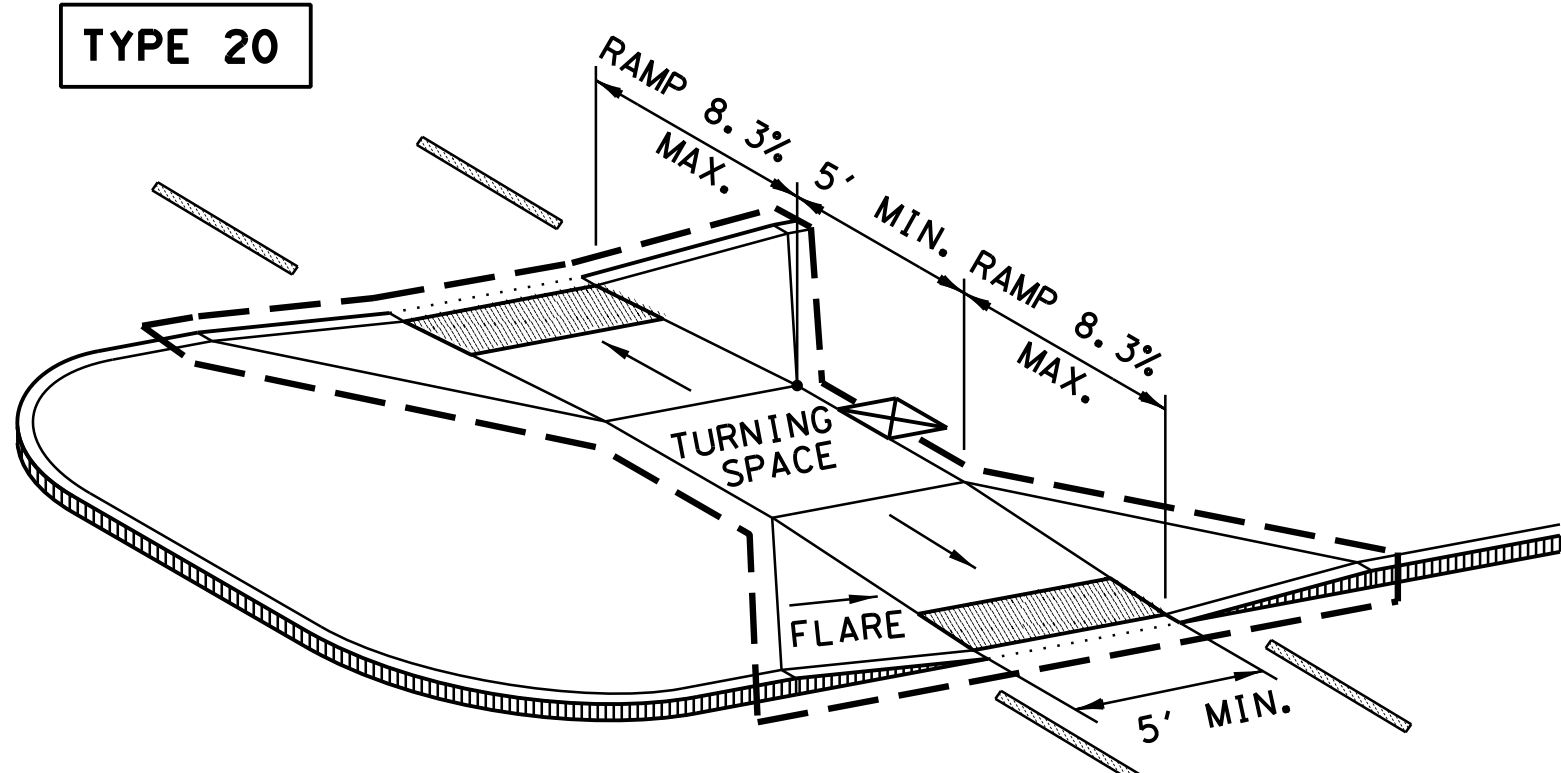


TYPE 6



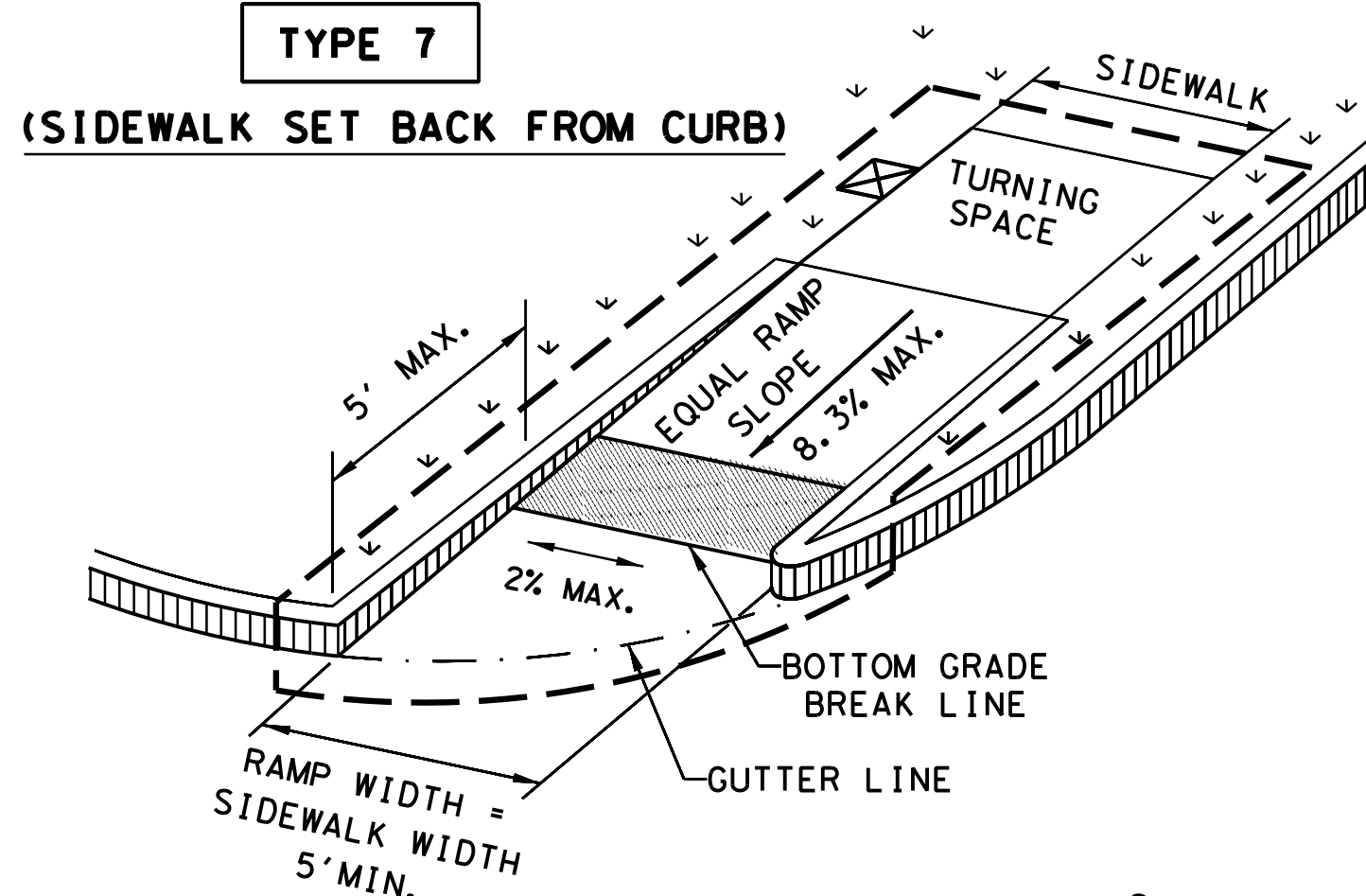
COMBINATION CURB RAMPS

TYPE 20

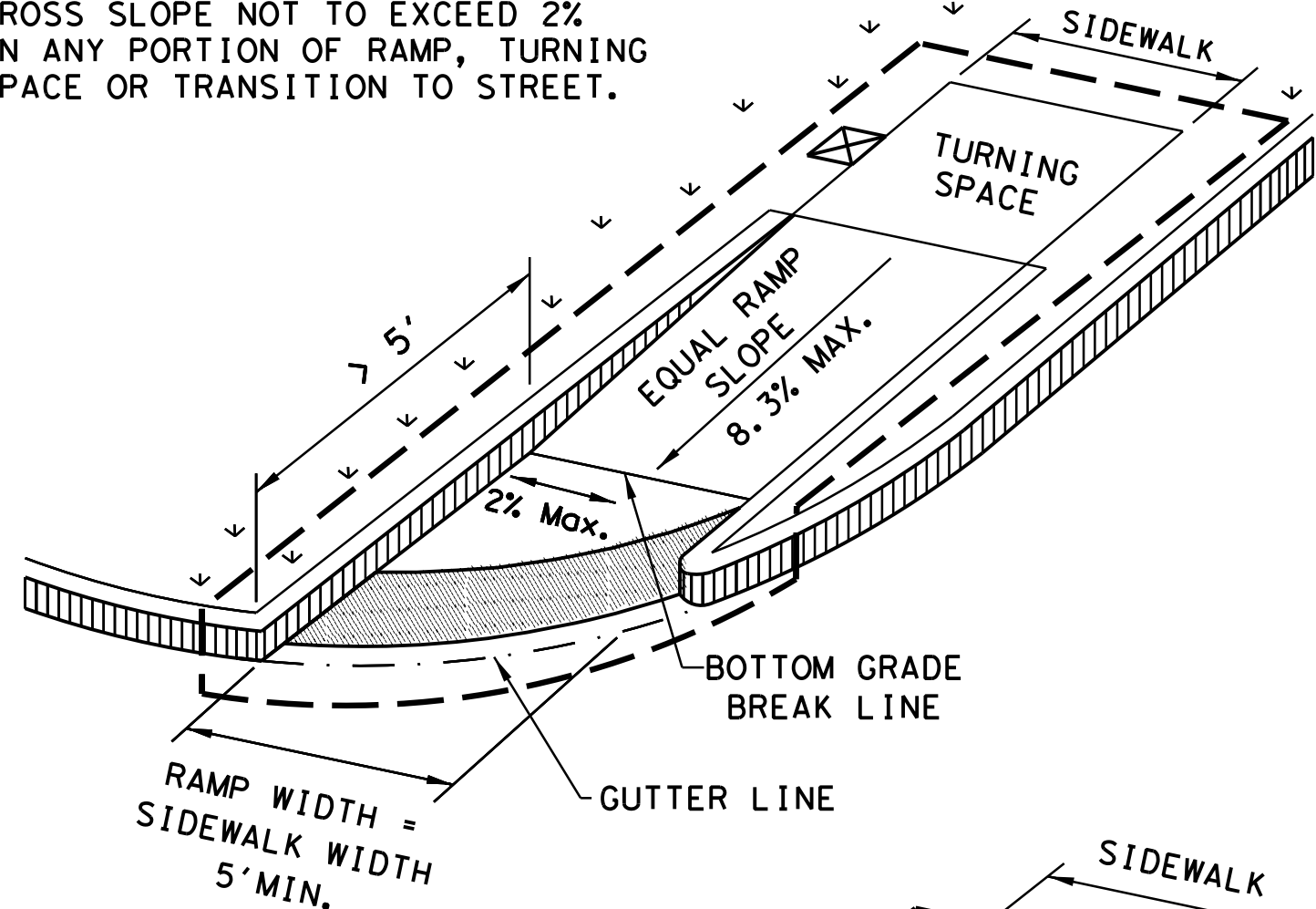


CURB RAMPS AT MEDIAN ISLANDS

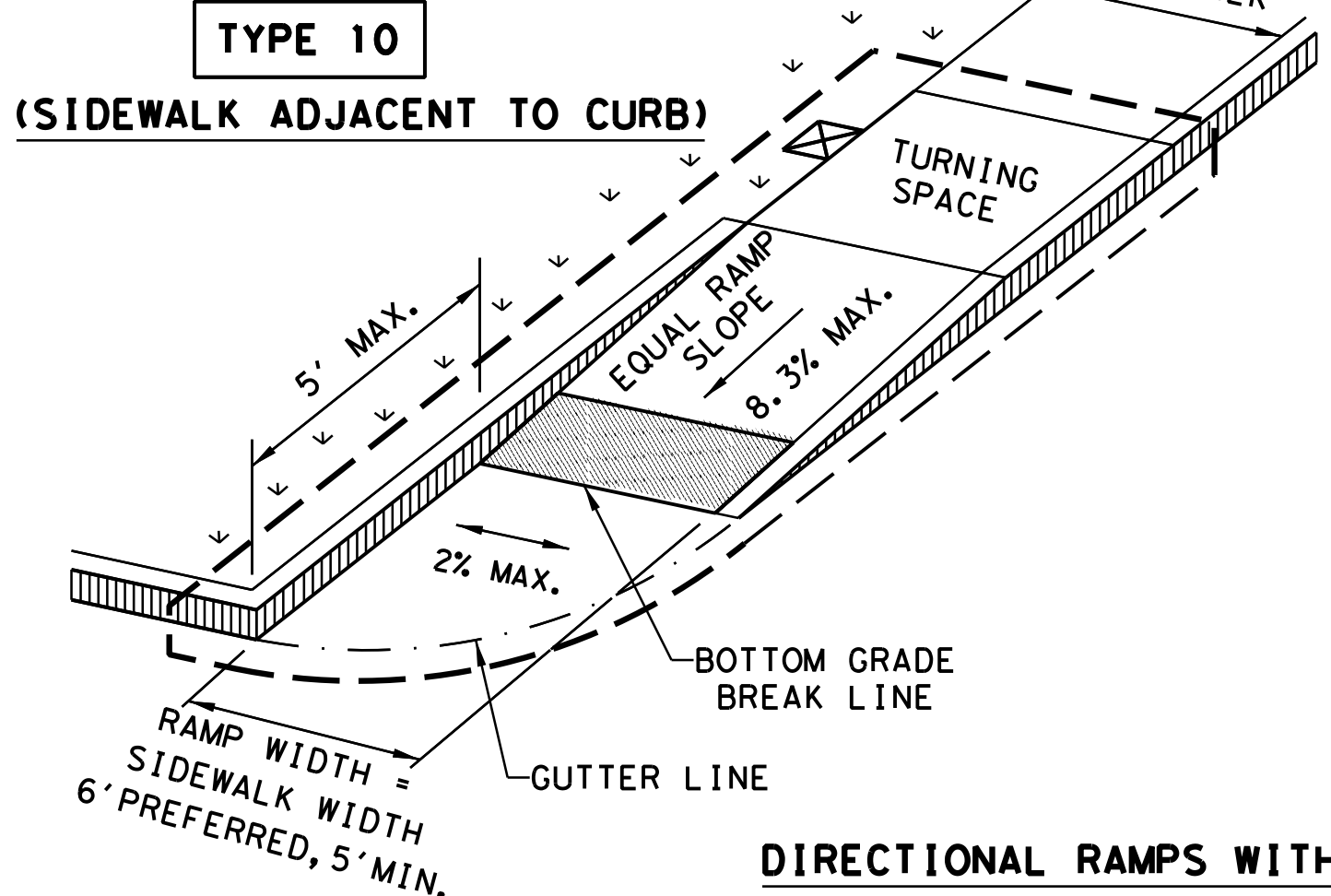
TYPE 7



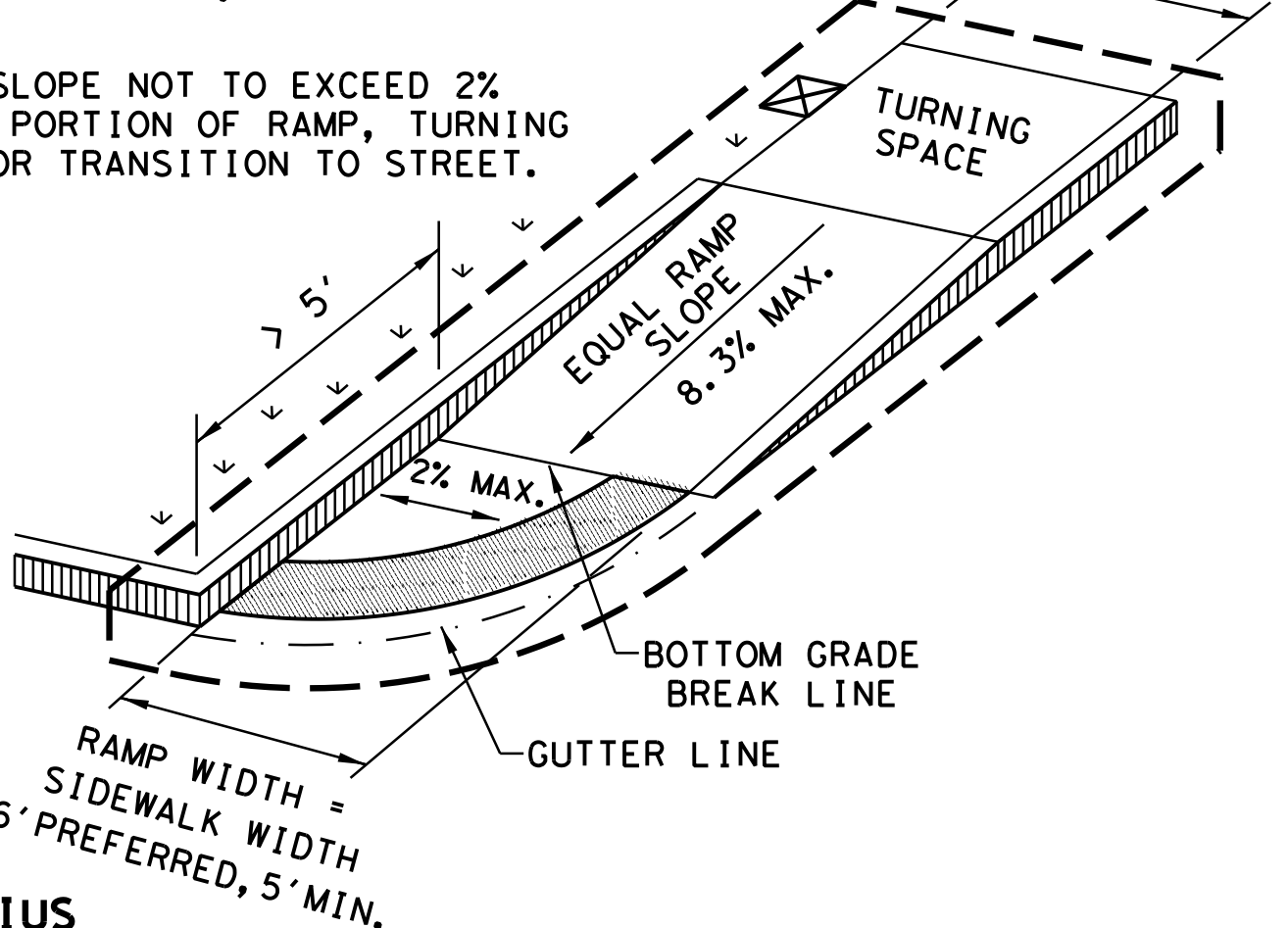
CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.



TYPE 10

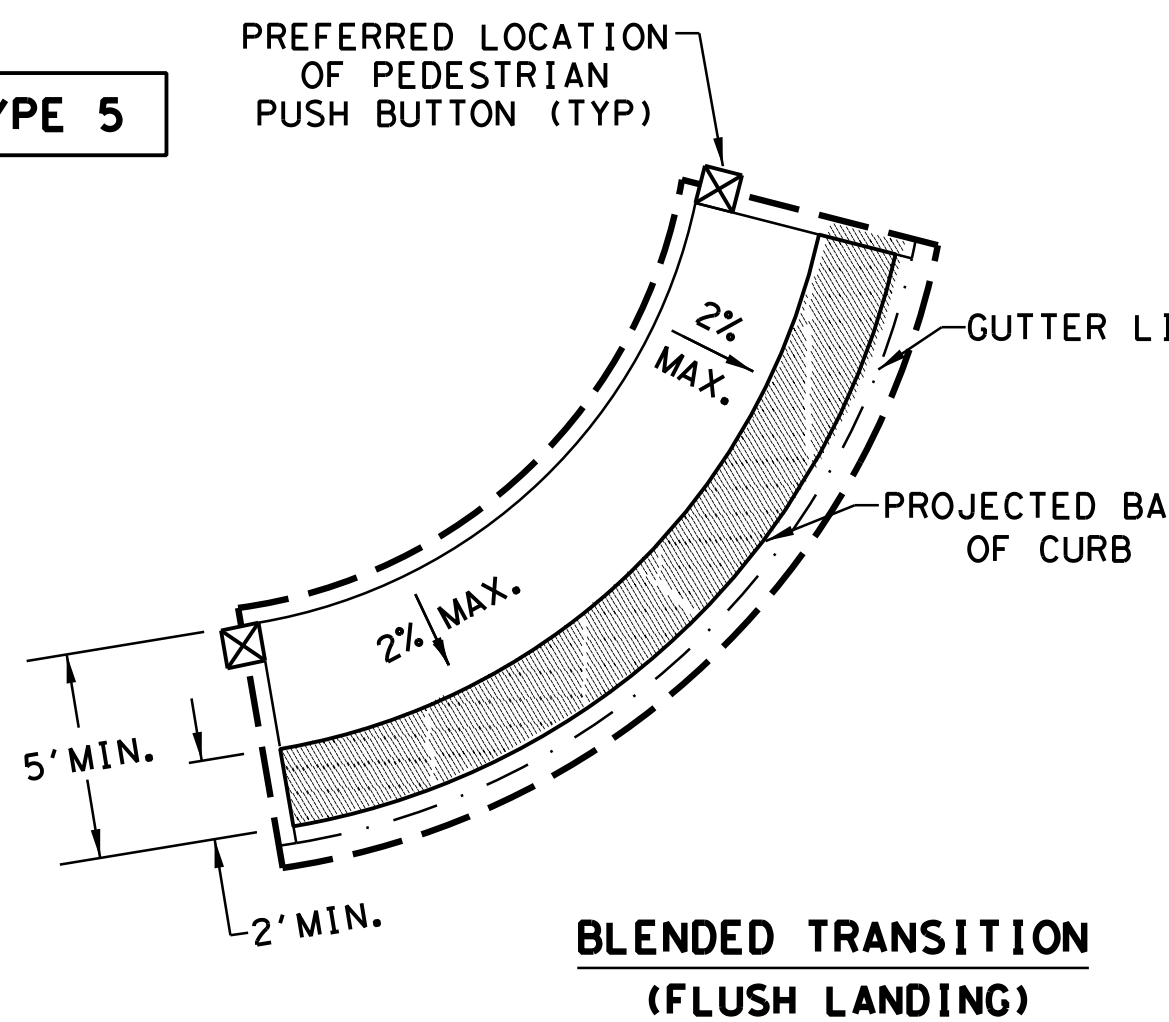


CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, TURNING SPACE OR TRANSITION TO STREET.



DIRECTIONAL RAMPS WITHIN RADIUS

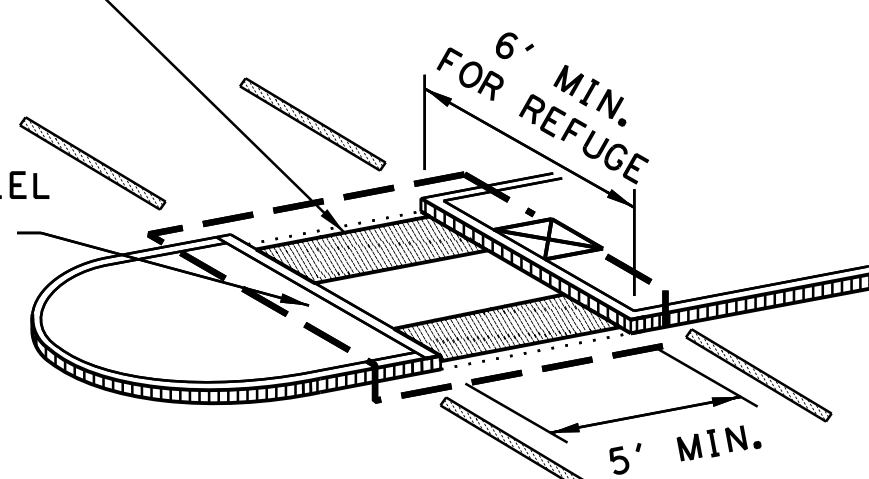
TYPE 5



BLENDED TRANSITION (FLUSH LANDING)

INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

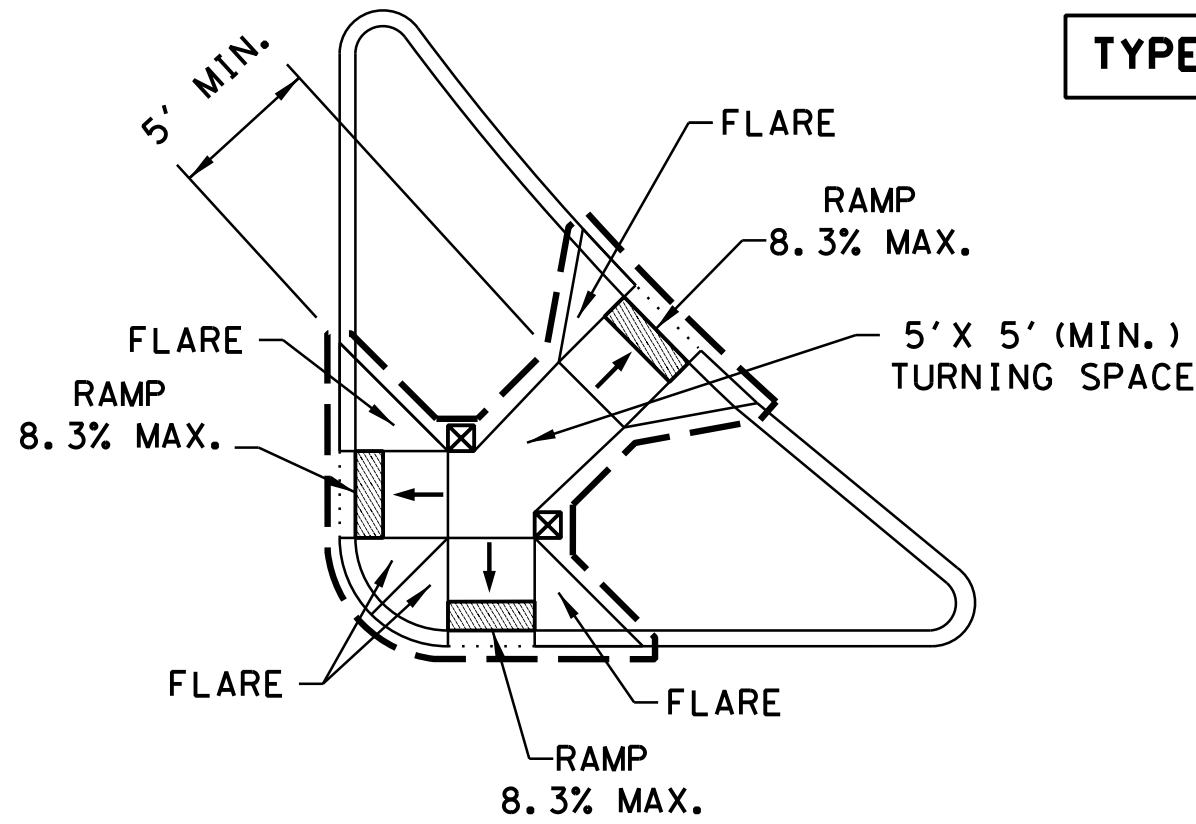
ALIGN CURB PARALLEL WITH CROSSWALK.



NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

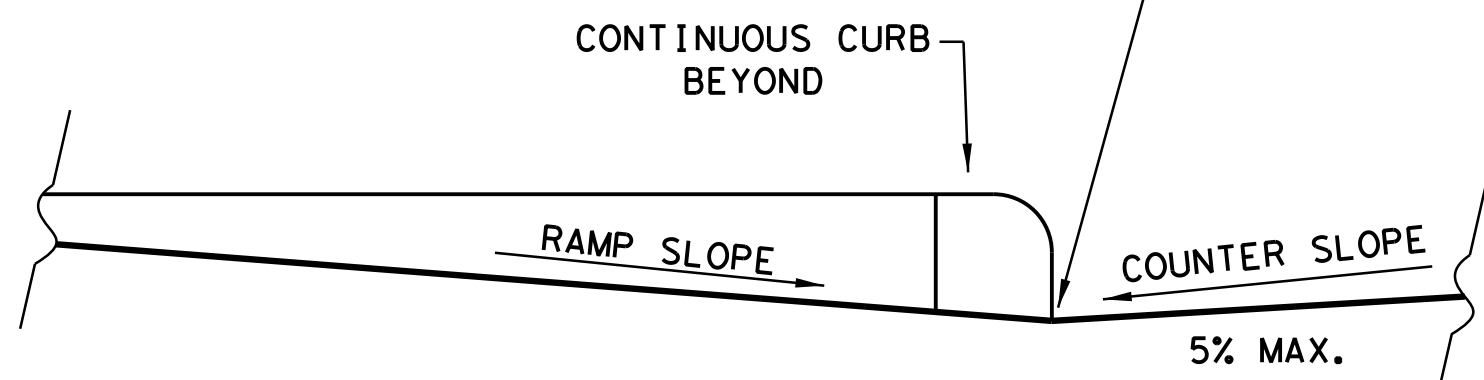
TYPE 21

TYPE 22



COMBINATION ISLAND RAMPS

BOTTOM GRADE BREAK OF CURB RAMP WILL NORMALLY BE AT GUTTER LINE. SURFACE SLOPES AT GRADE BREAKS SHALL BE FLUSH.



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

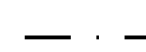
NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.



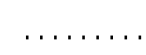
GUTTER LINE



DETECTABLE WARNING SURFACE



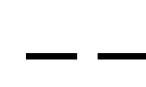
GRADE BREAK



DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.



RAMP LIMITS OF PAYMENT



SHEET 1 OF 4

Texas Department of Transportation

Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISED 08, 2002	REVISIONS			
REVISED 06, 2012				
REVISED 01, 2018				
	DIST	COUNTY		SHEET NO.
				36 of 54

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DATE:
FILE:

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

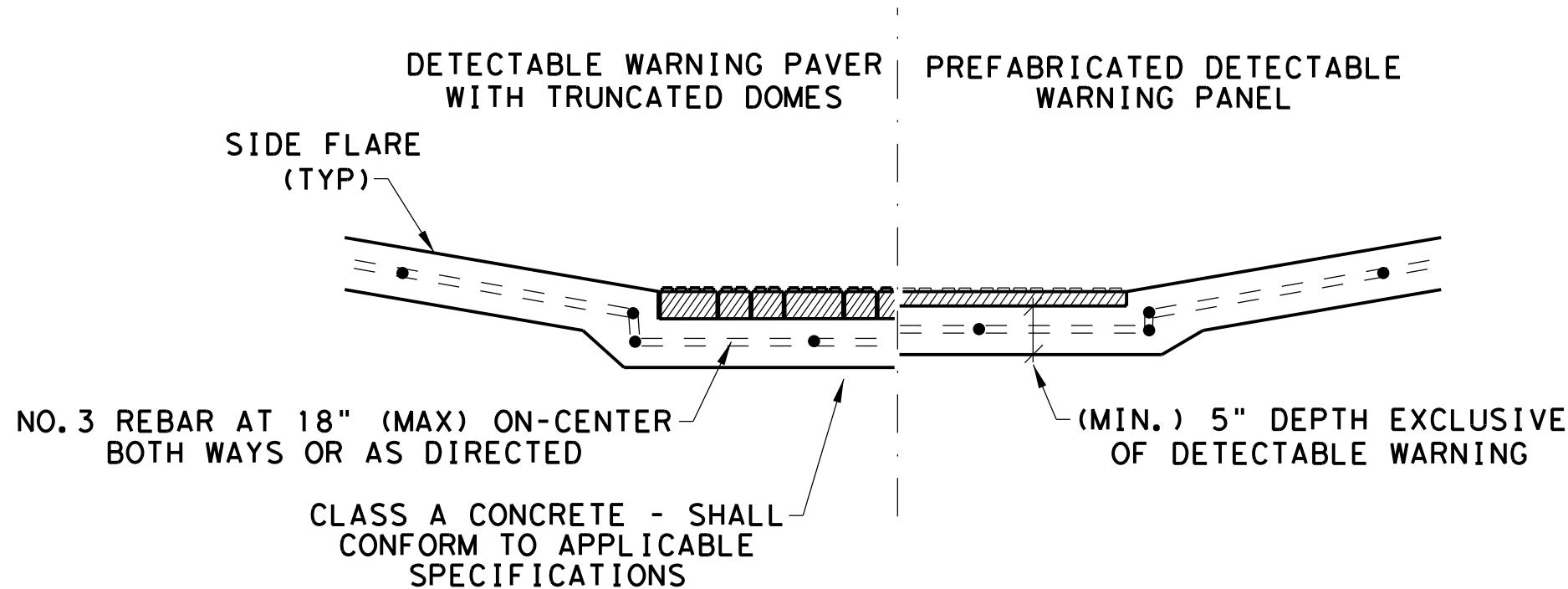
19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

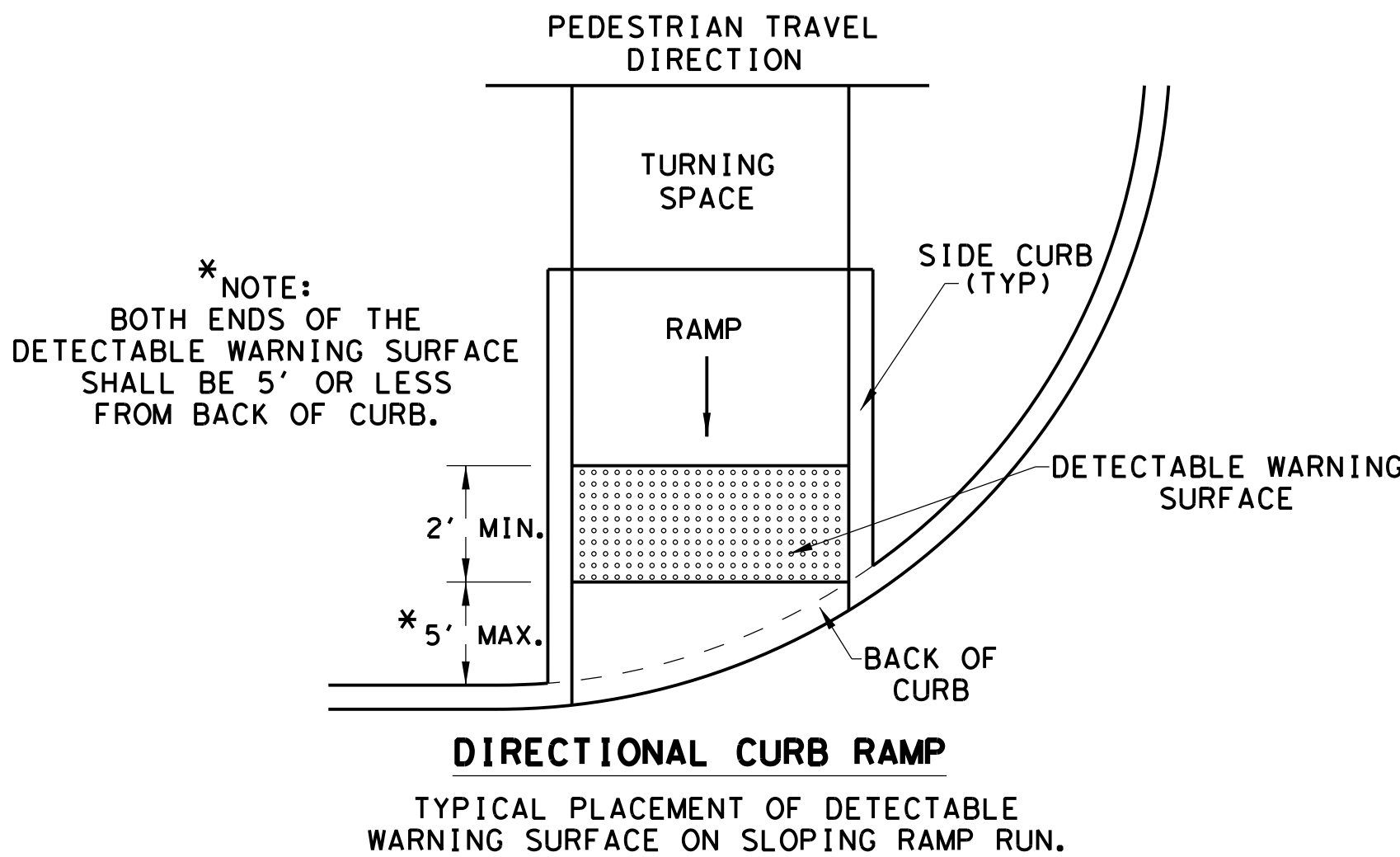
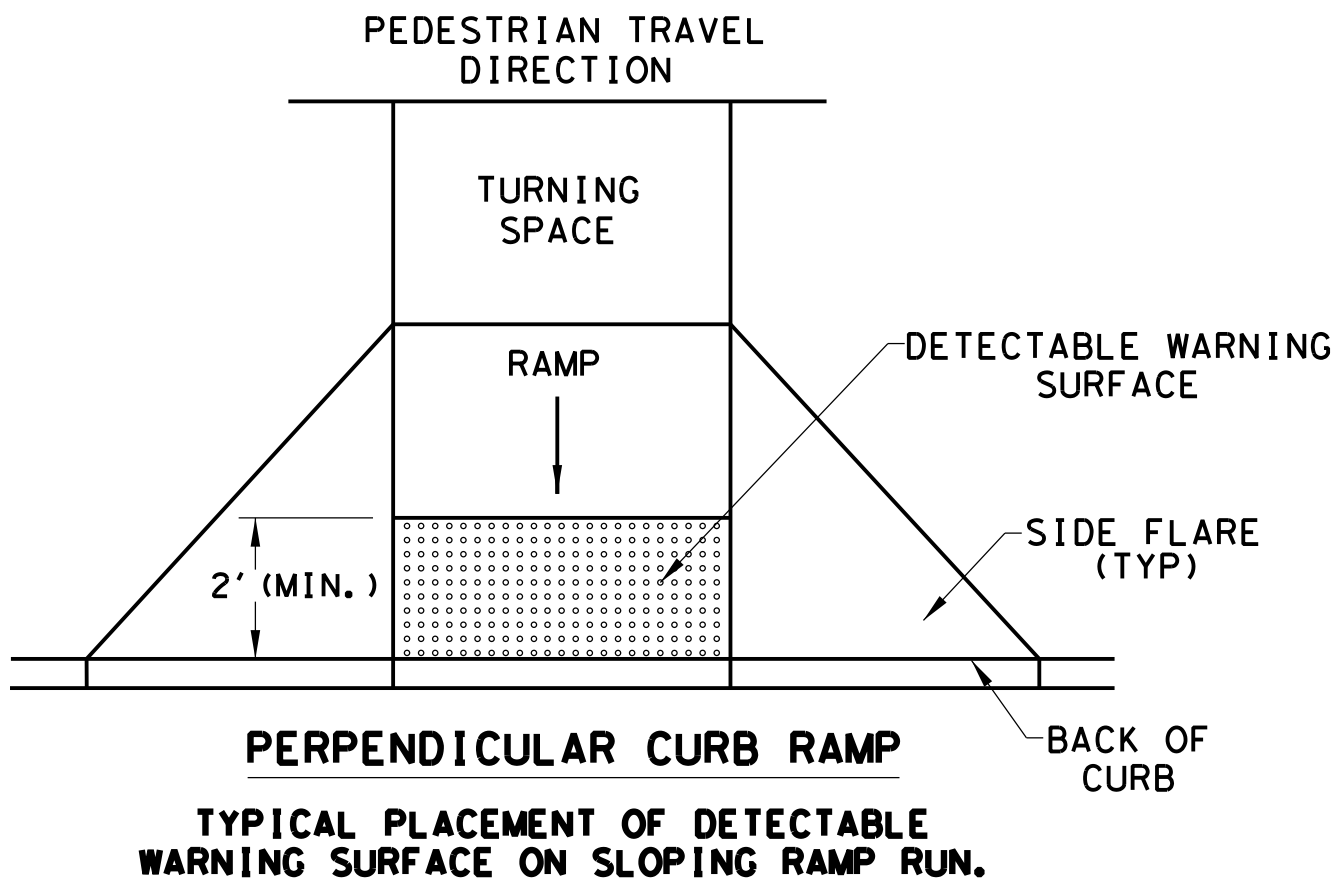
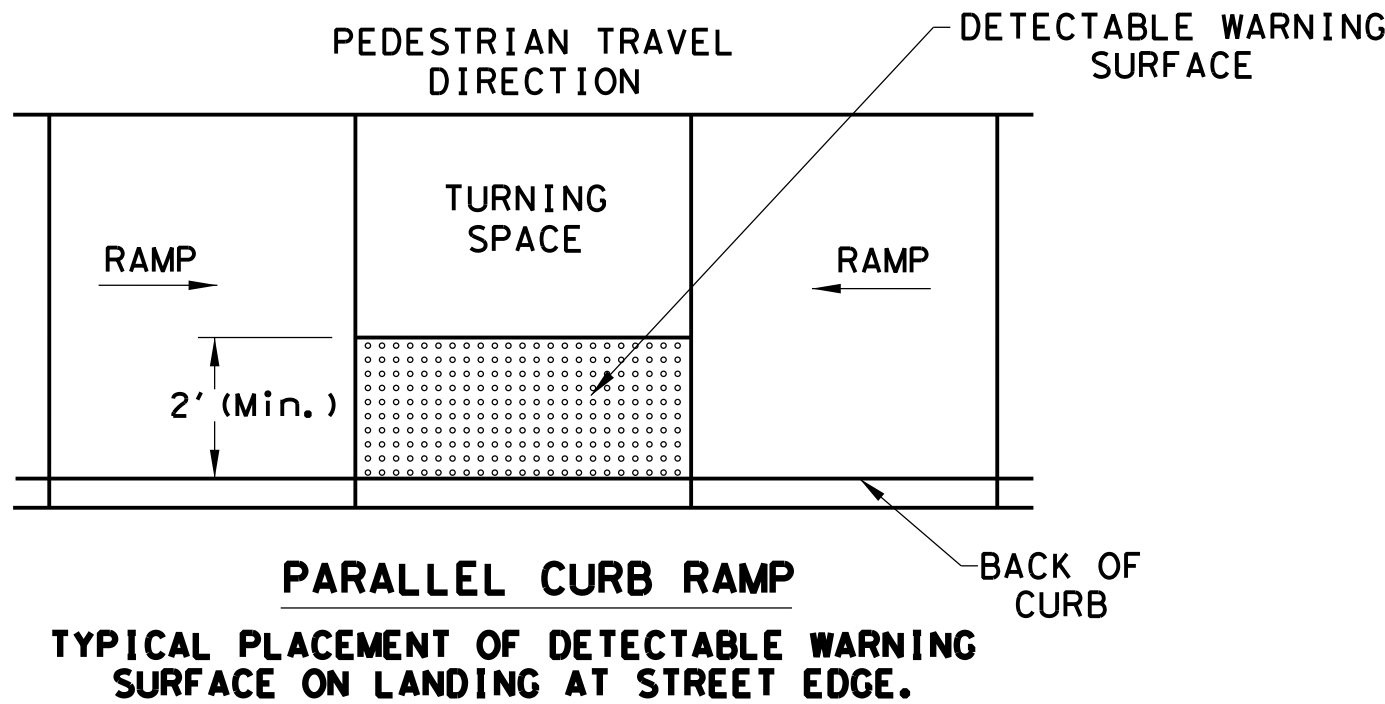
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS

DETECTABLE WARNING SURFACE DETAILS



SHEET 2 OF 4



Design
Division
Standard

PEDESTRIAN FACILITIES CURB RAMPS

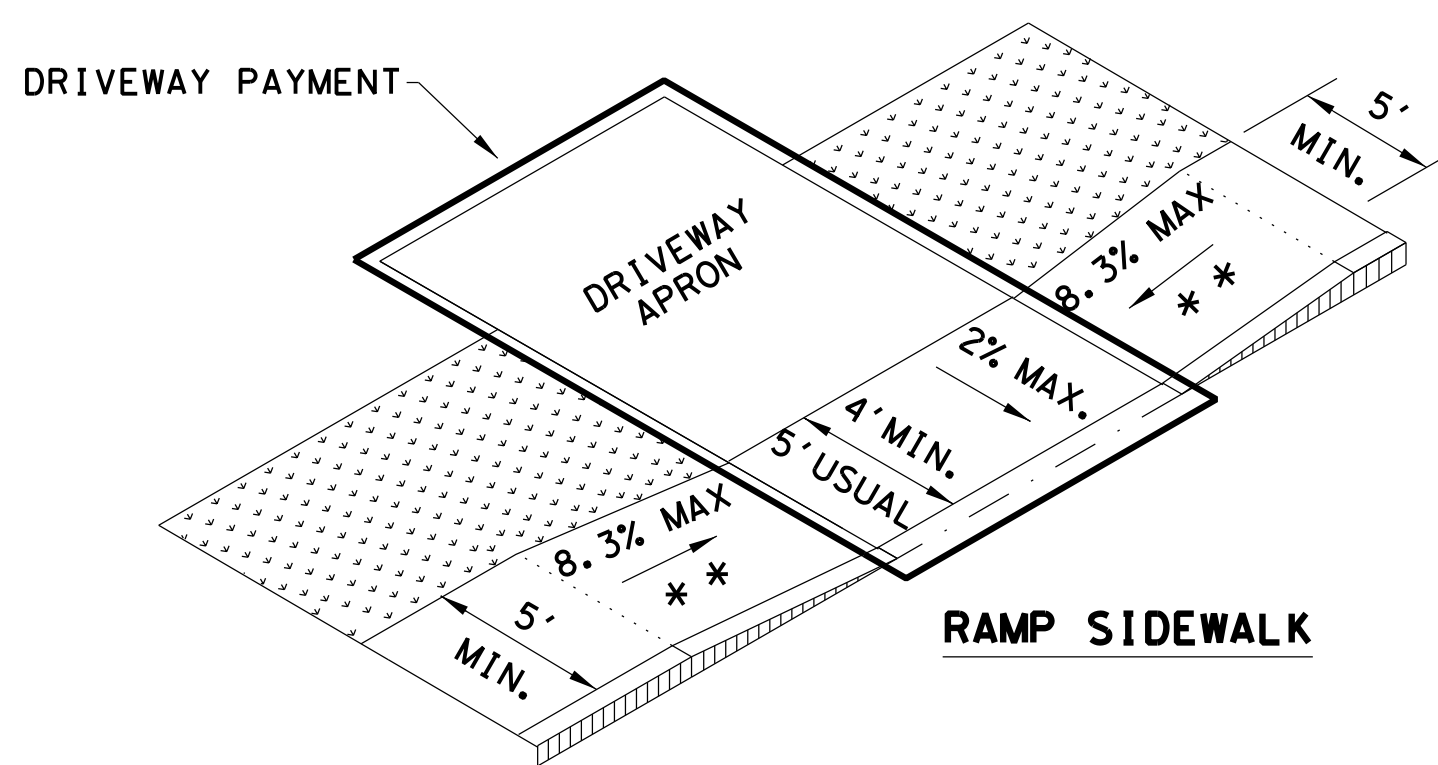
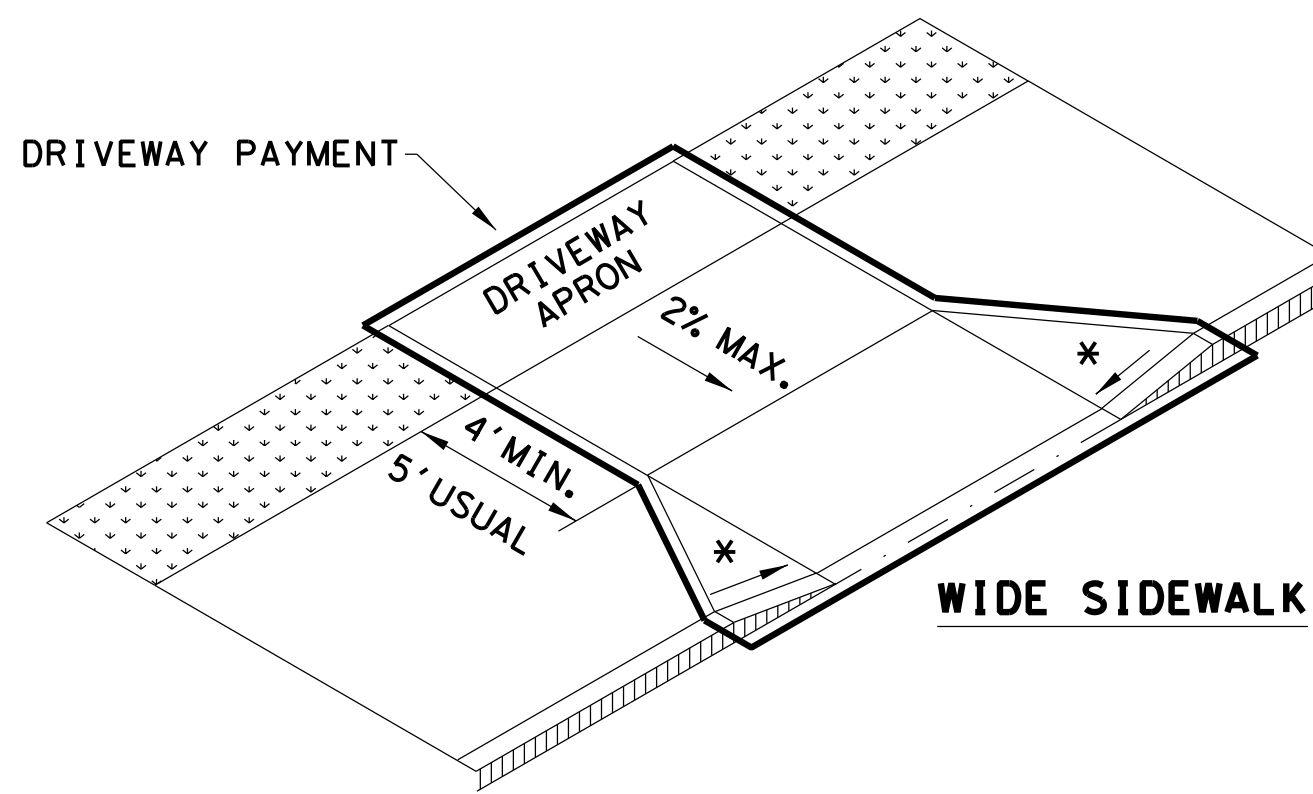
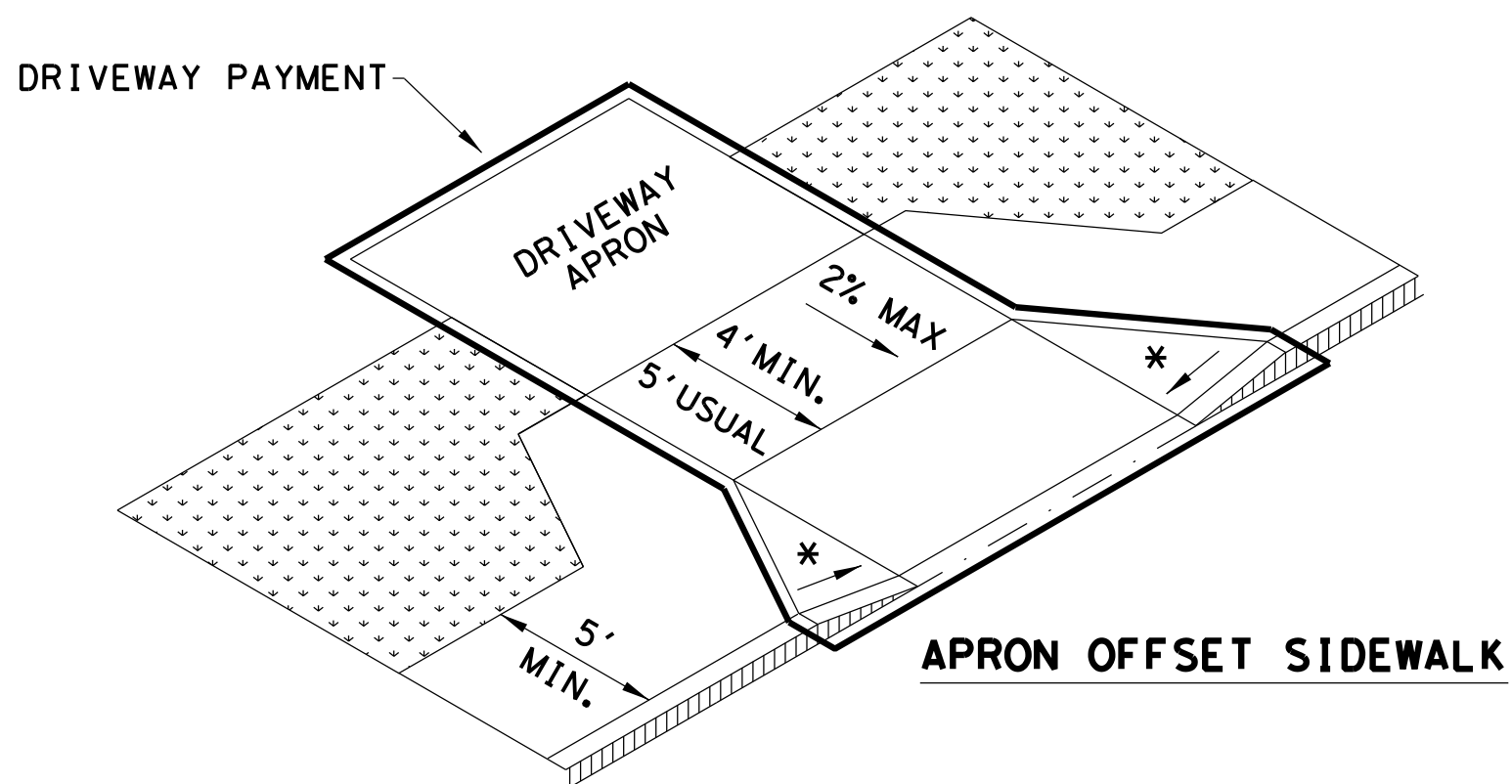
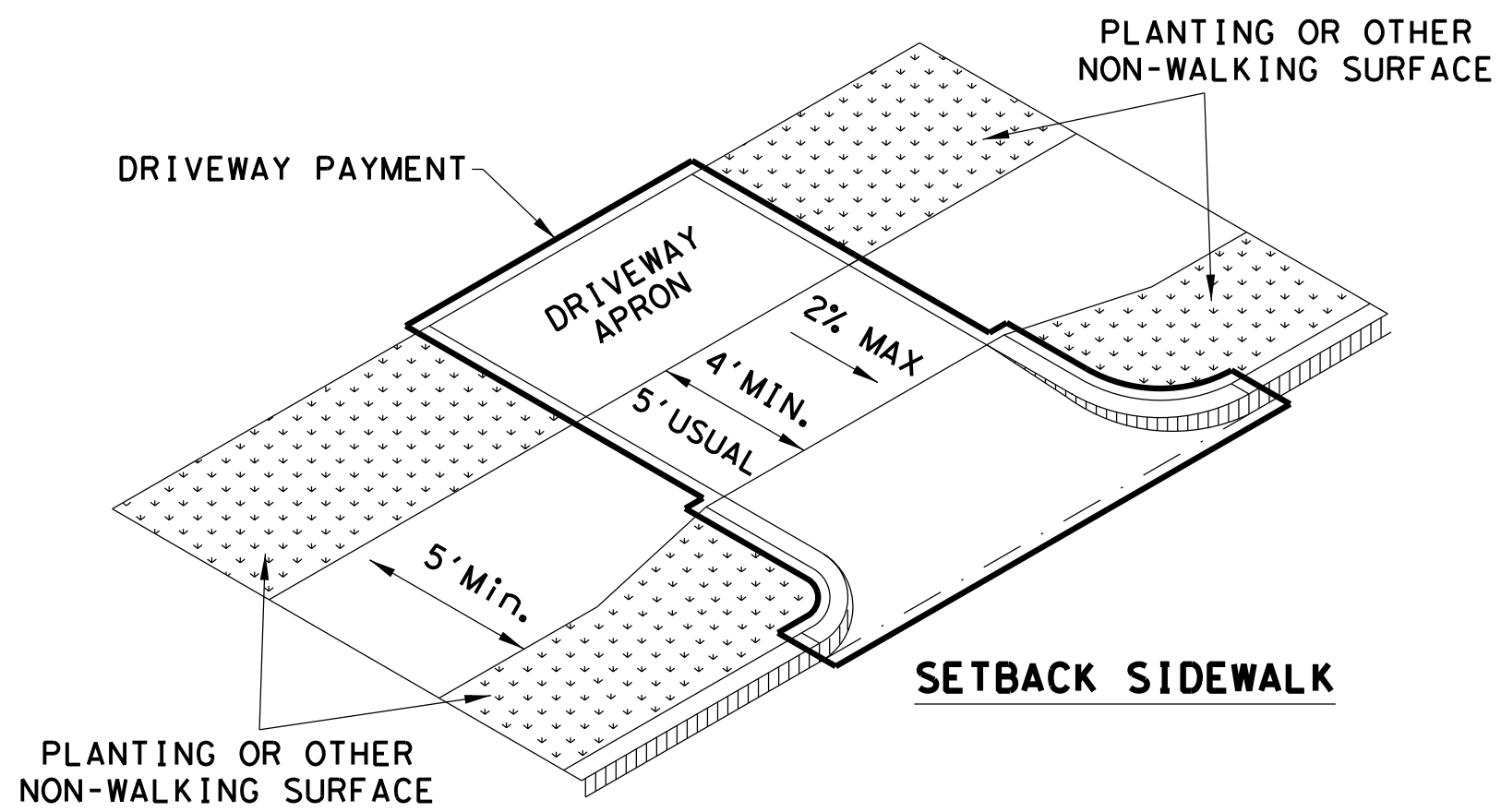
PED-18

FILE: ped18	DN: TxDOT	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 08, 2005				
REVISED 06, 2012				
REVISED 01, 2018				
	DIST	COUNTY		SHEET NO.
				37 of 54

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DATE:
FILE:

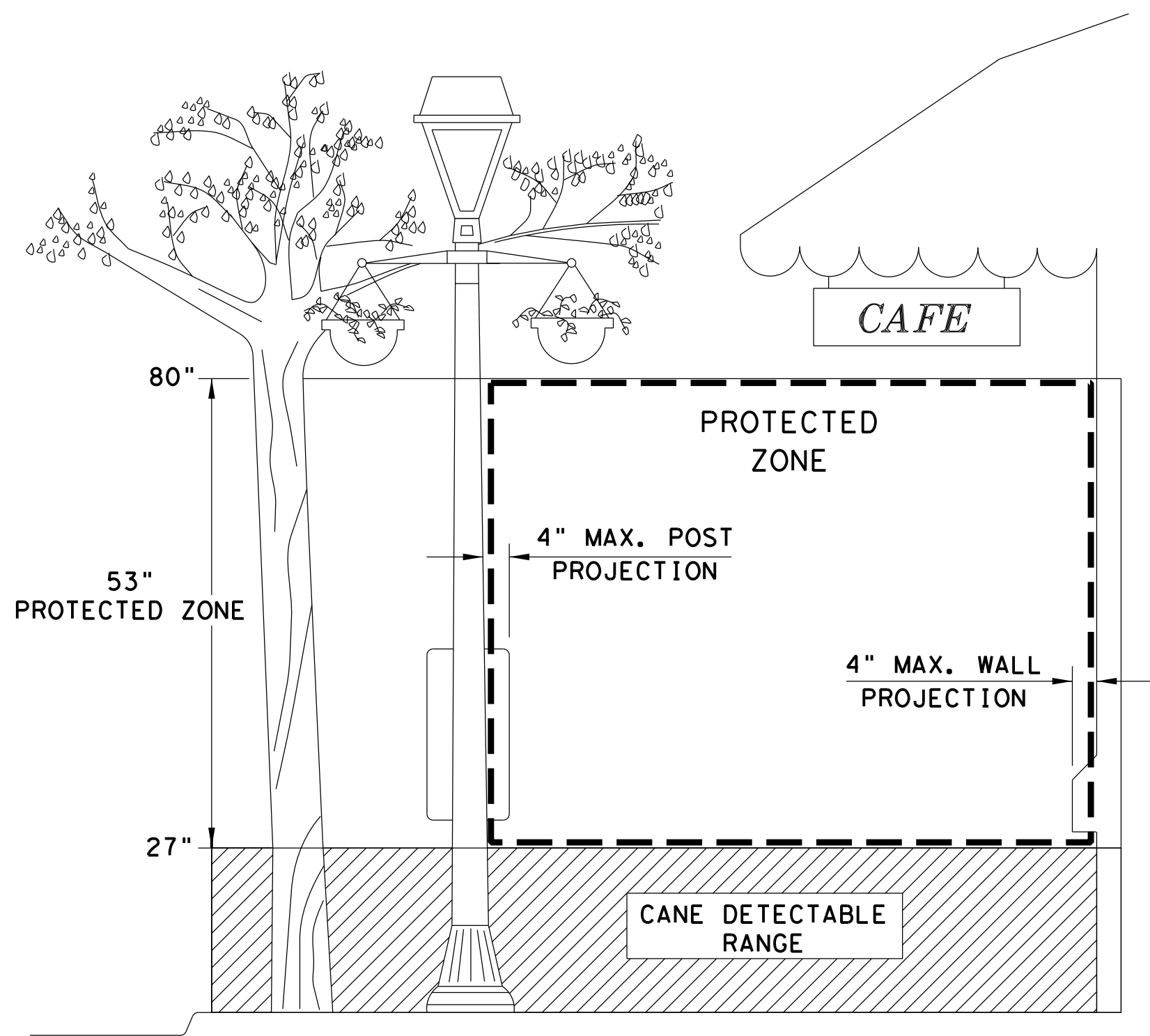
SIDEWALK TREATMENT AT DRIVEWAYS



NOTES:

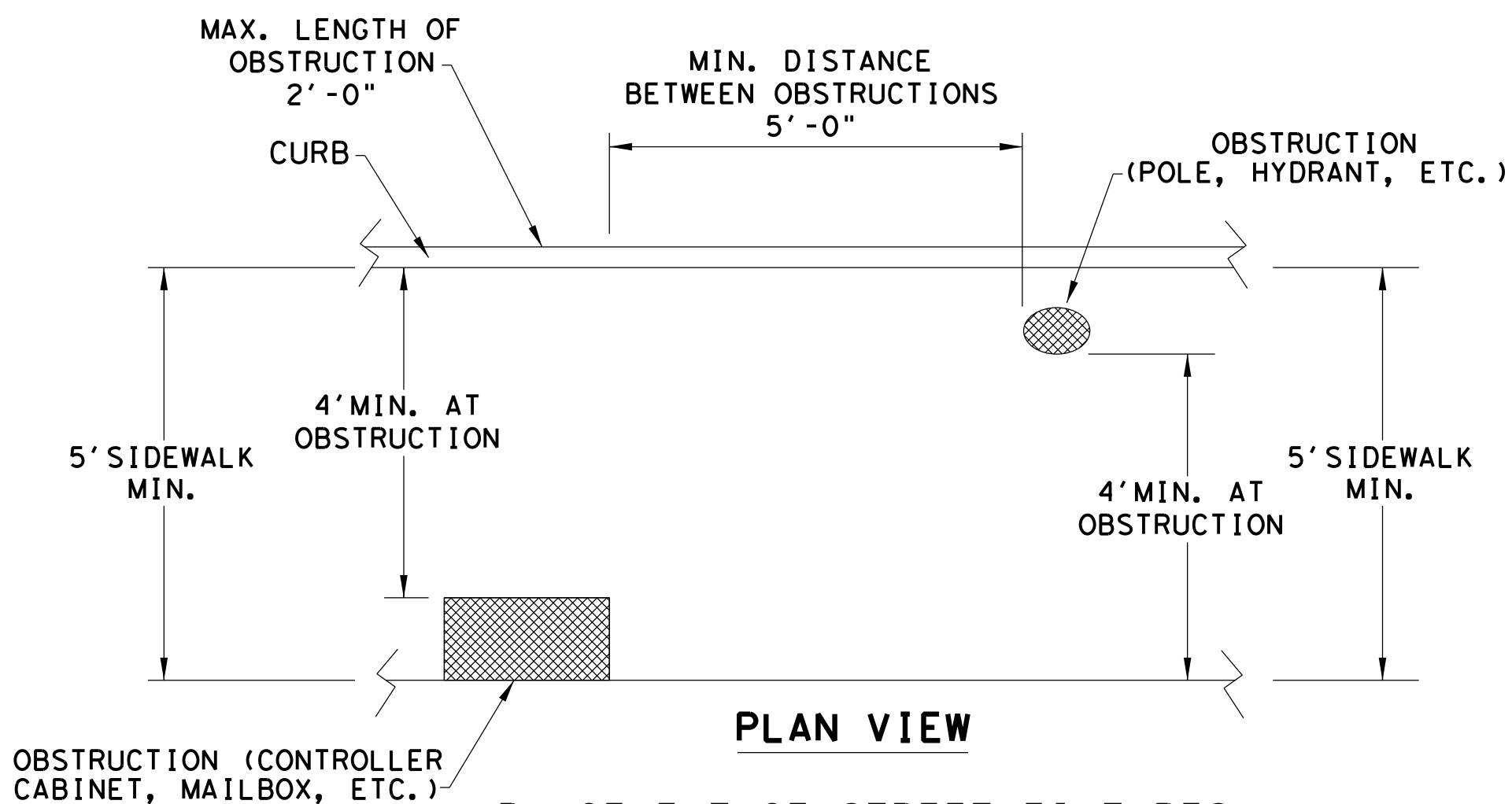
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.



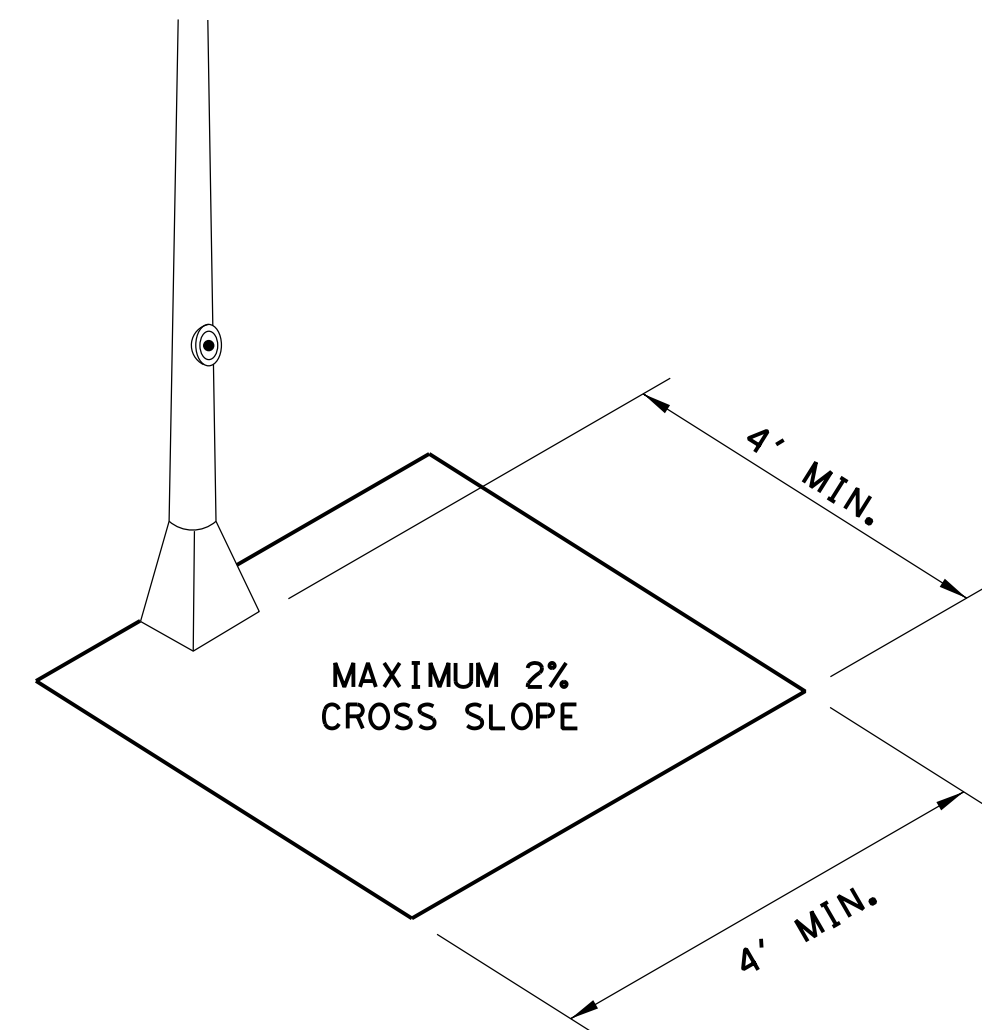
PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.

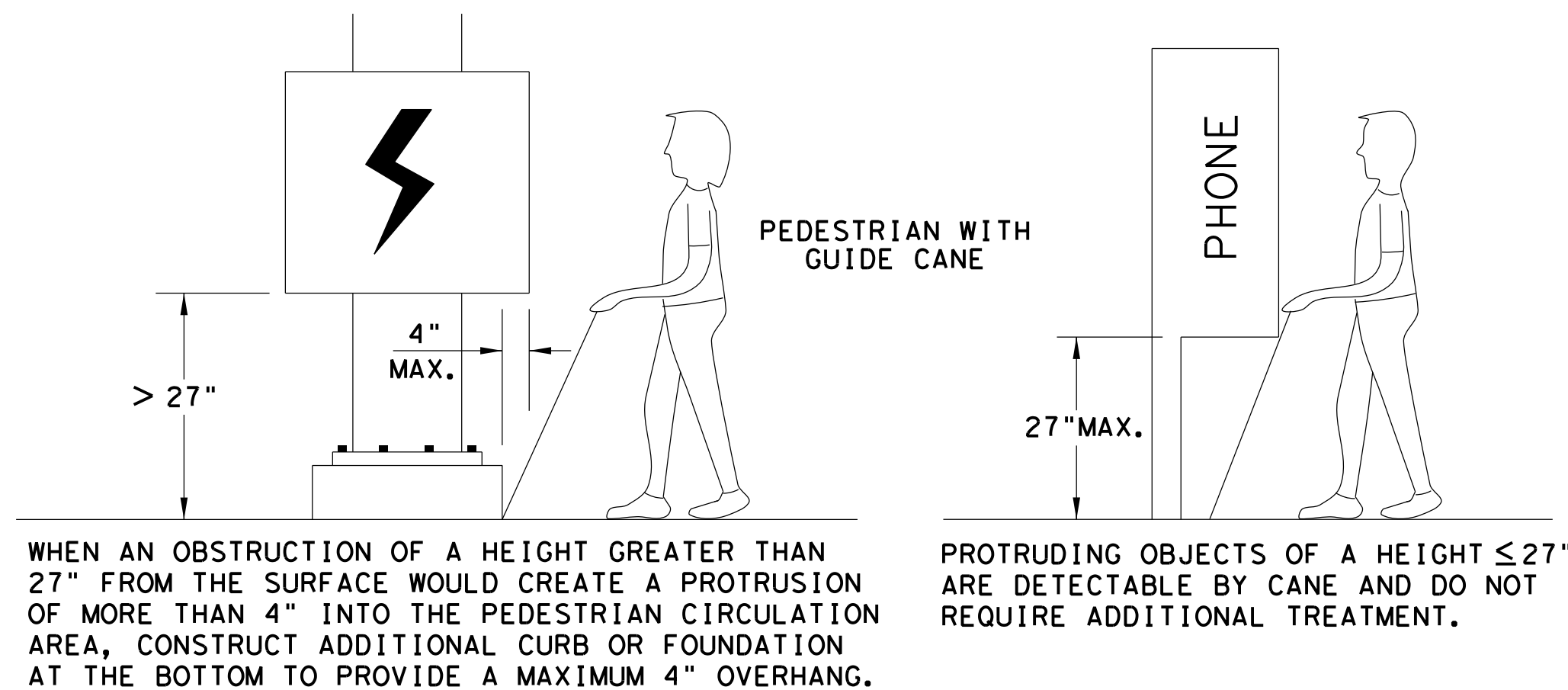


PLAN VIEW PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

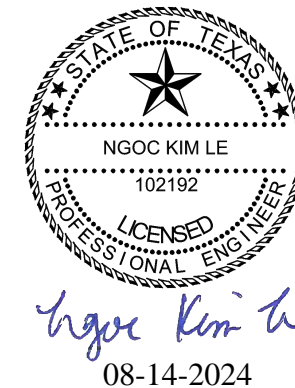
SHEET 3 OF 4



PEDESTRIAN FACILITIES CURB RAMPS

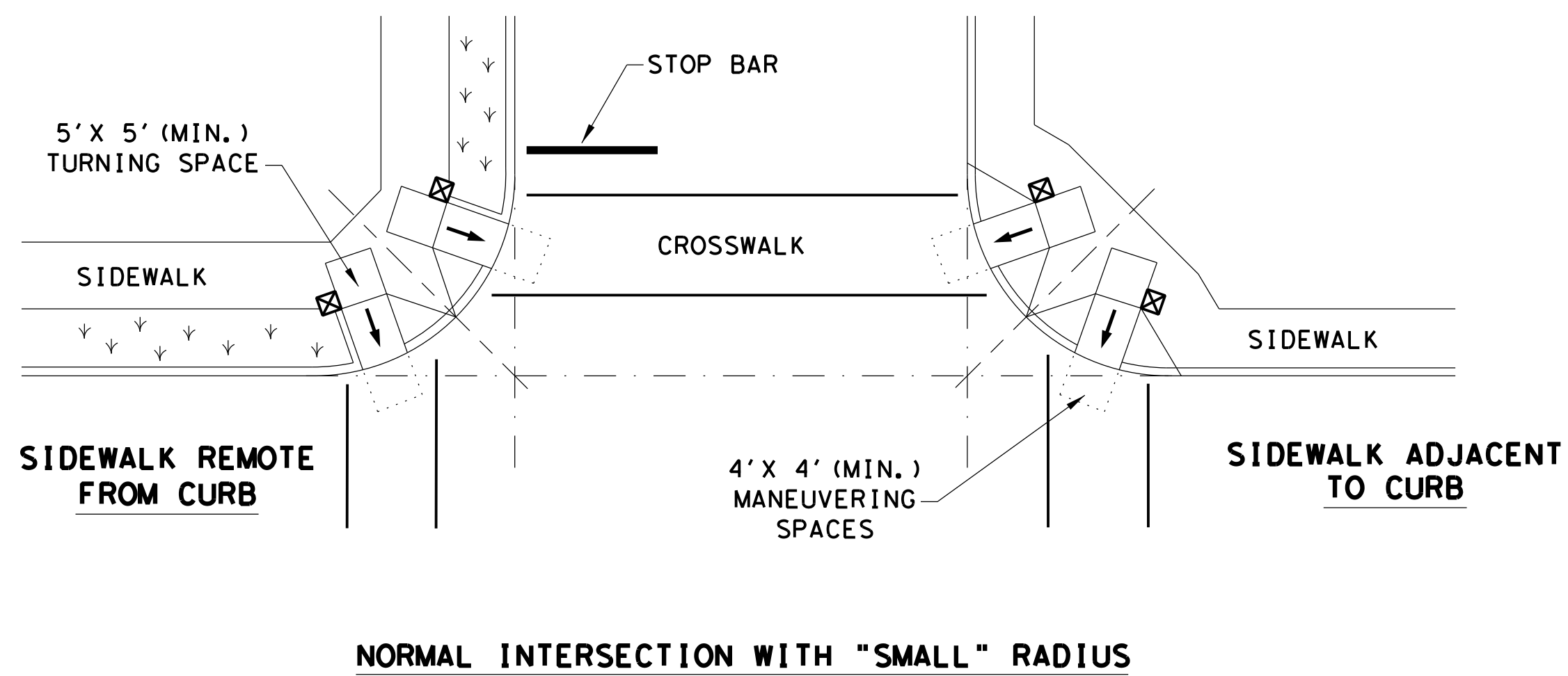
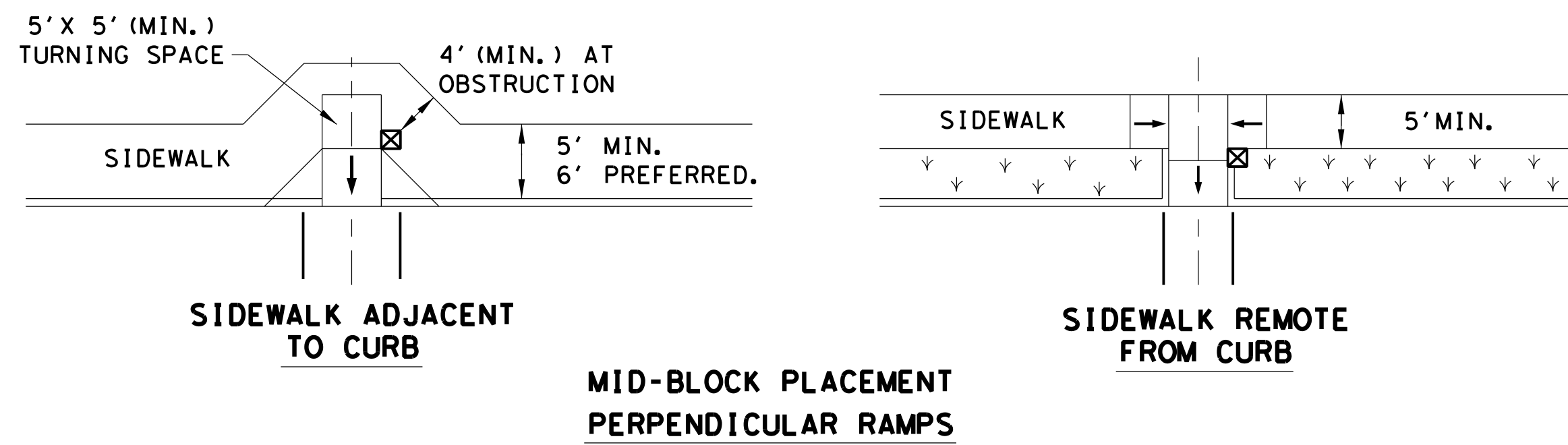
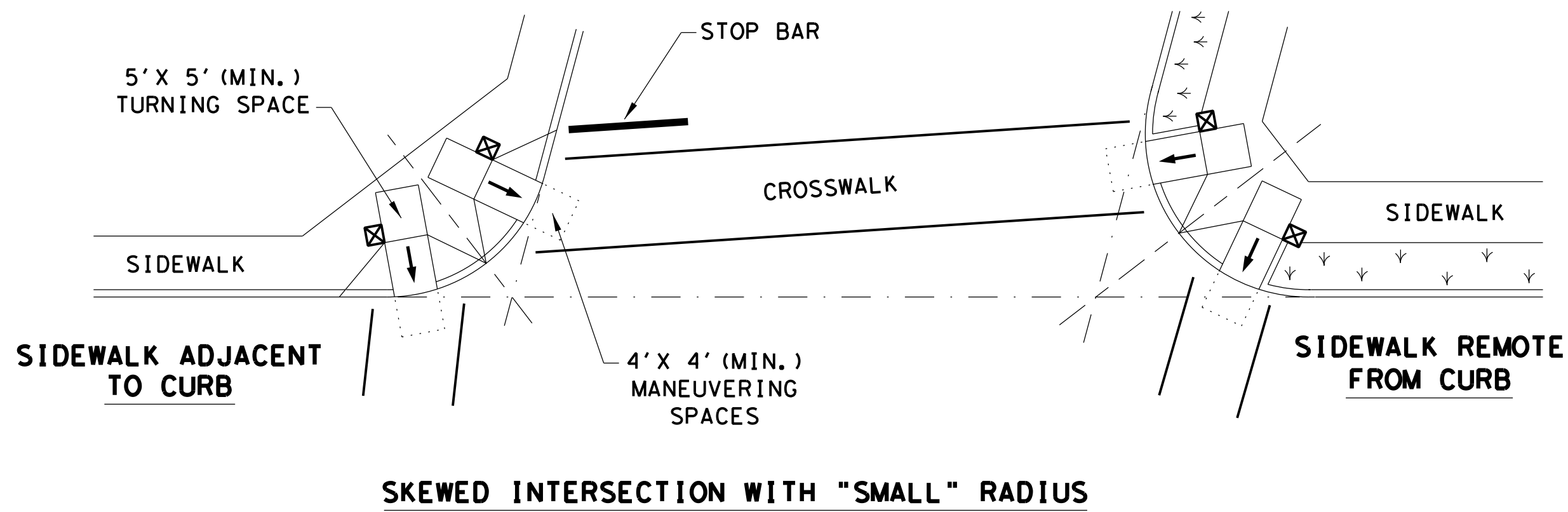
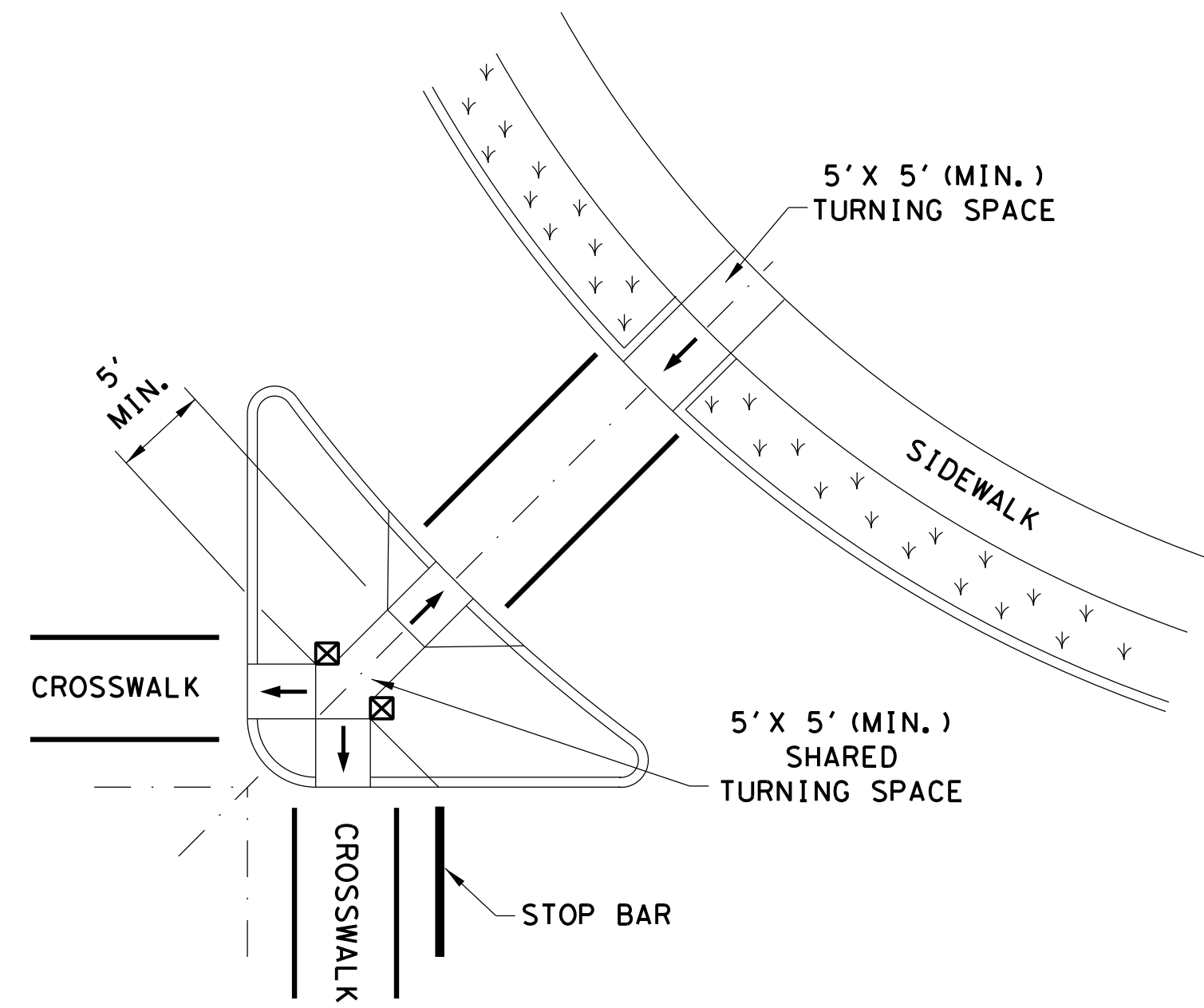
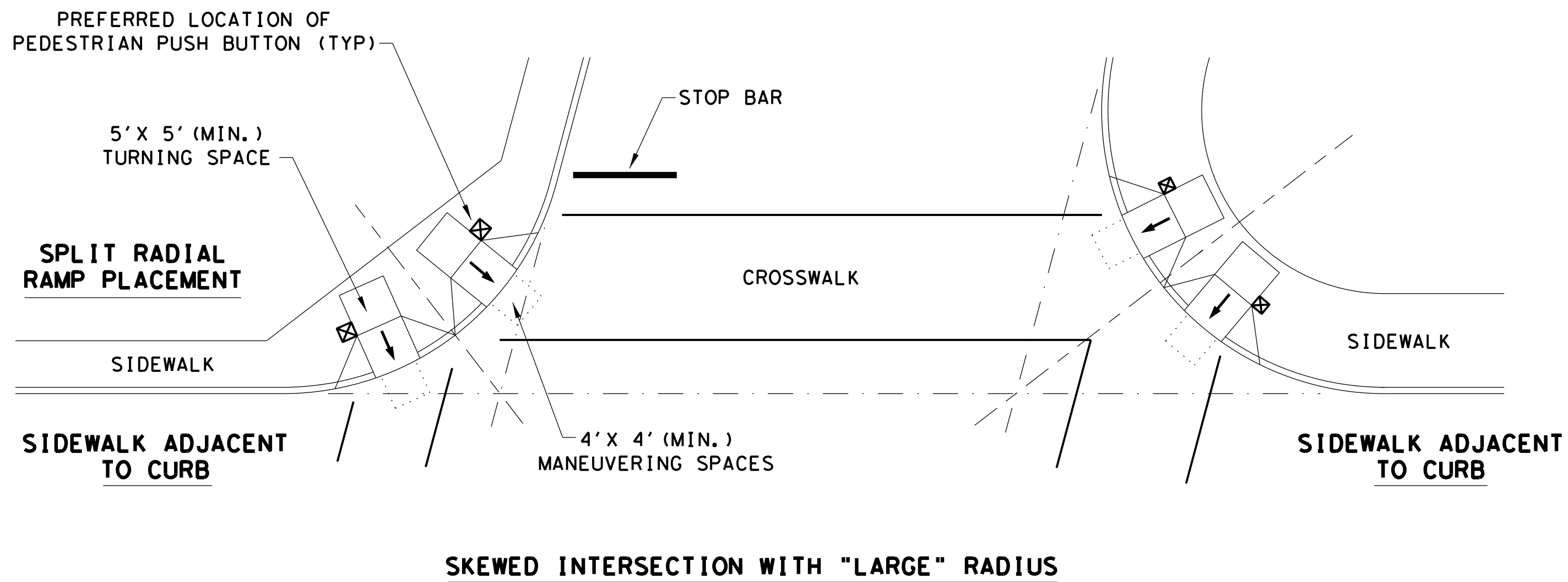
PED-18

FILE: ped18	DN: TxDOT	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 08, 2005				
REVISED 06, 2012				
REVISED 01, 2018				
	DIST	COUNTY		SHEET NO.
				38 of 54



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TYPICAL CROSSING LAYOUTS
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



LEGEND:

SHOWS DOWNWARD SLOPE.



DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).



DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.



SHEET 4 OF 4



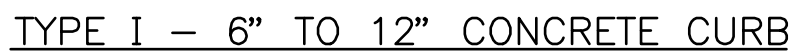
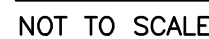
Design
Division
Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY	SHEET NO.	
REVISED 08, 2005			39 of 54	
REVISED 06, 2012				
REVISED 01, 2018				

DATE:
FILE:



AT SPECIFIC LOCATIONS (TO BE DETERMINED IN THE FIELD), IN REGARDS TO TREE ROOT PROTECTION AND PROPERTY ELEVATION, CURB HEIGHT VARIATIONS OF 6" OR 12" MAY BE REQUIRED. WHEN CURB HEIGHT REQUIRED IS 12" ADD A SECOND CONTINUOUS #4 DEF. BAR AND LENGTHEN VERTICAL STEEL TO MAINTAIN MAX. 3" FROM TOP OF CURB TO TOP OF STEEL.

NTS



NOTE:
LOCATIONS, LENGTHS & TRANSITIONS
TO BE DETERMINED IN THE FIELD.



Meadows Place, Texas

Dorrance Lane Reconstruction Project



PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	



MISCELLANEOUS DETAILS 1

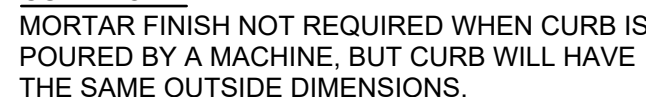
NTS

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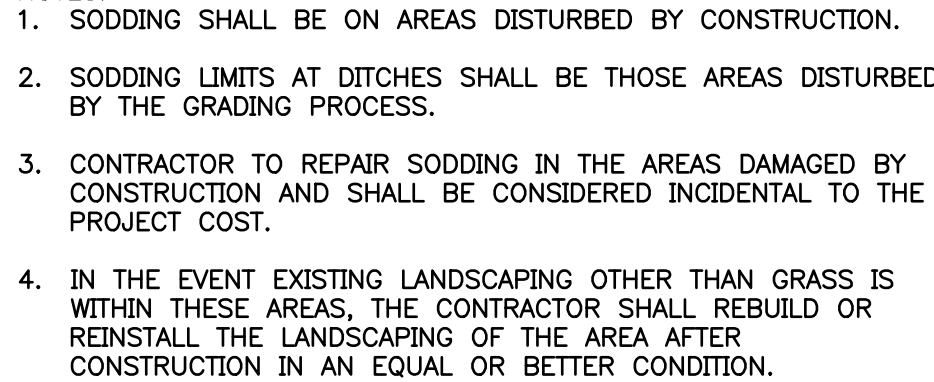
FILE NAME	Miscellaneous Details 1
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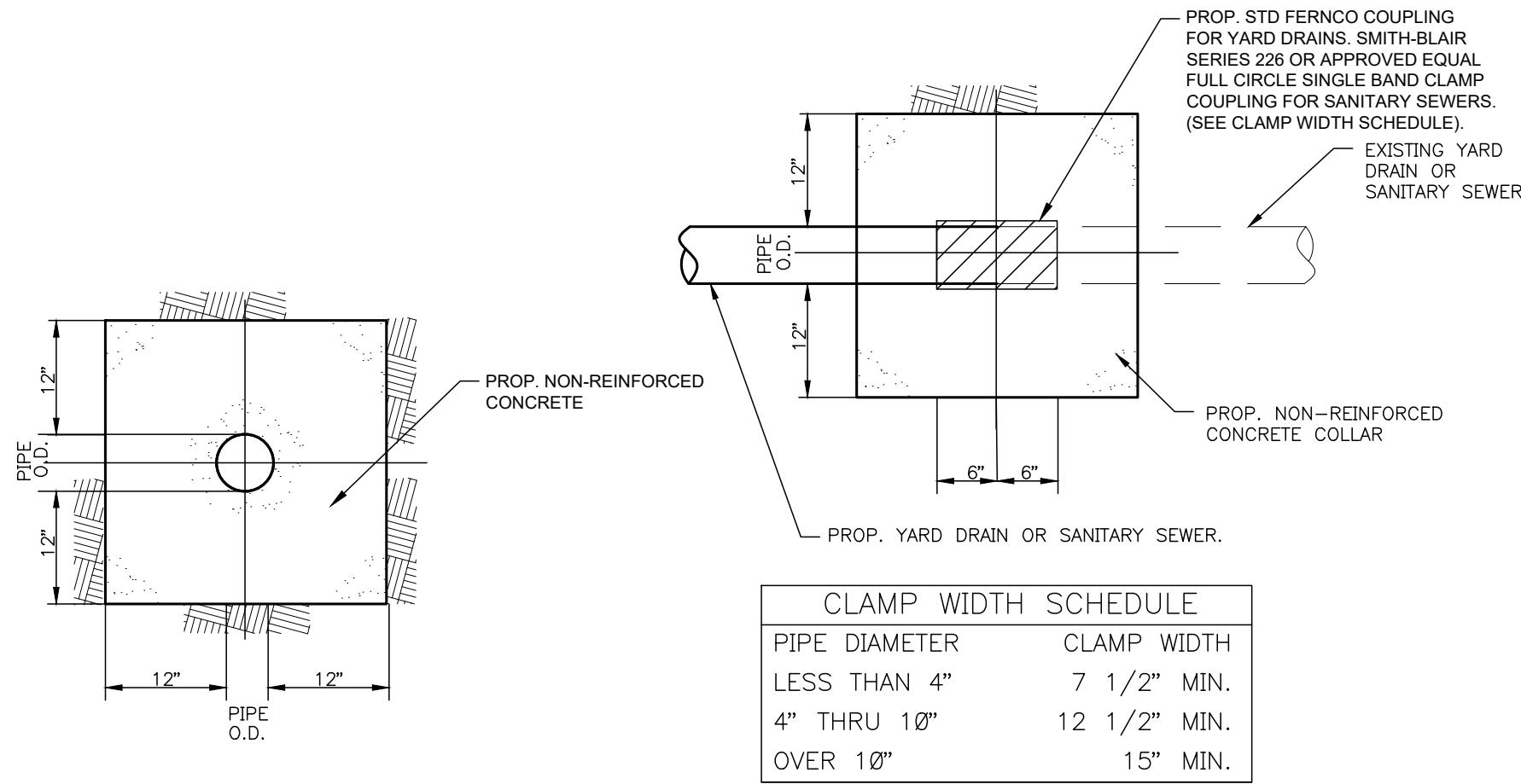
MAILBOX NOTE:
ALL MAILBOX INSTALLATIONS SHALL COMPLY WITH CURRENT
U.S. POSTAL SERVICE REQUIREMENTS.



AT SPECIFIC LOCATIONS, IN REGARDS TO
TREE ROOT PROTECTION, PLANS CALL FOR
CURB HEIGHT VARIATIONS UP TO 12".
WHEN CURB HEIGHT EXCEEDS 8" ADD A
SECOND CONTINUOUS #4 DEF. BAR AND
LENGTHEN VERTICAL STEEL TO MAINTAIN MAX.
3' FROM TOP OF CURB TO TOP OF STEEL.

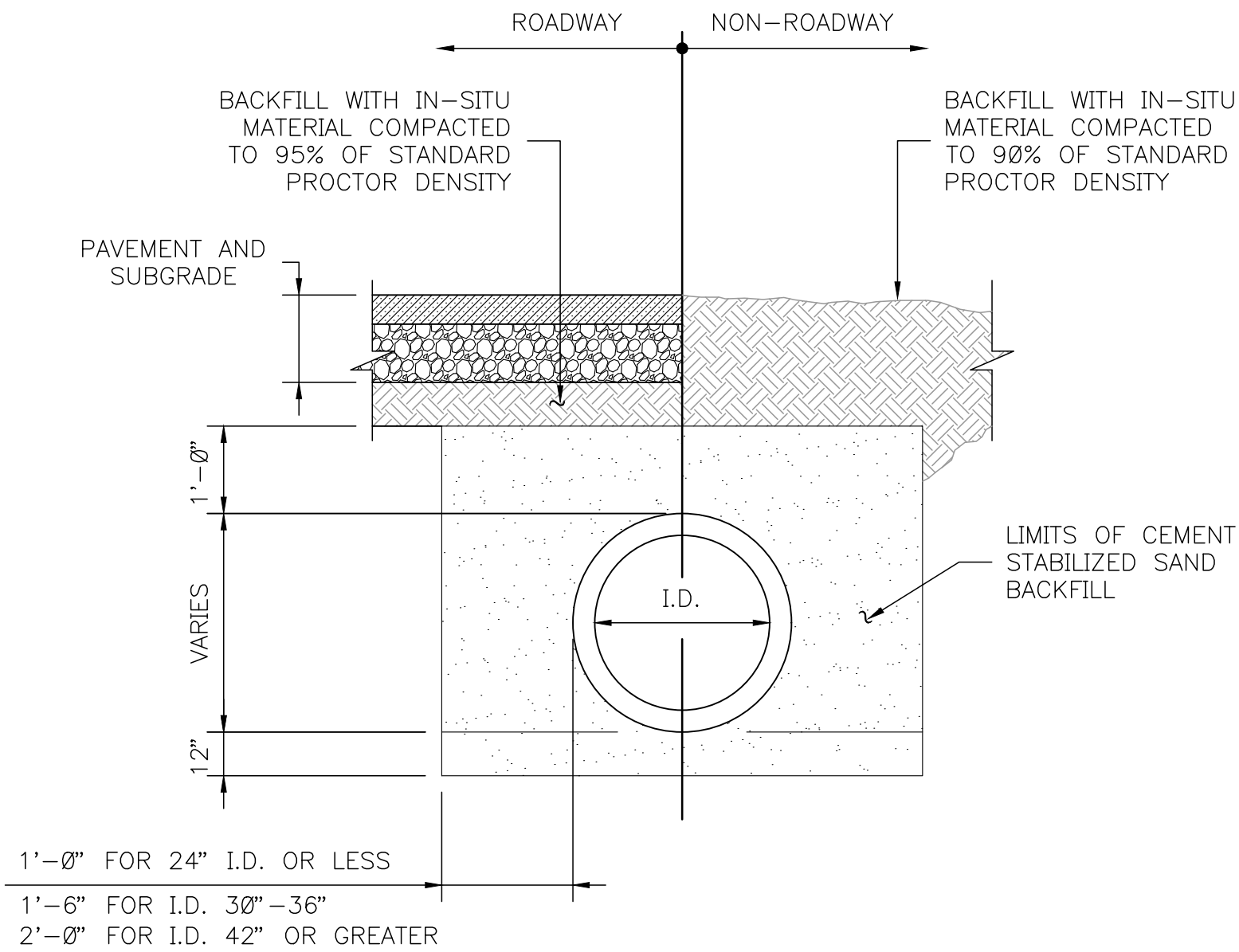


NOT TO SCALE

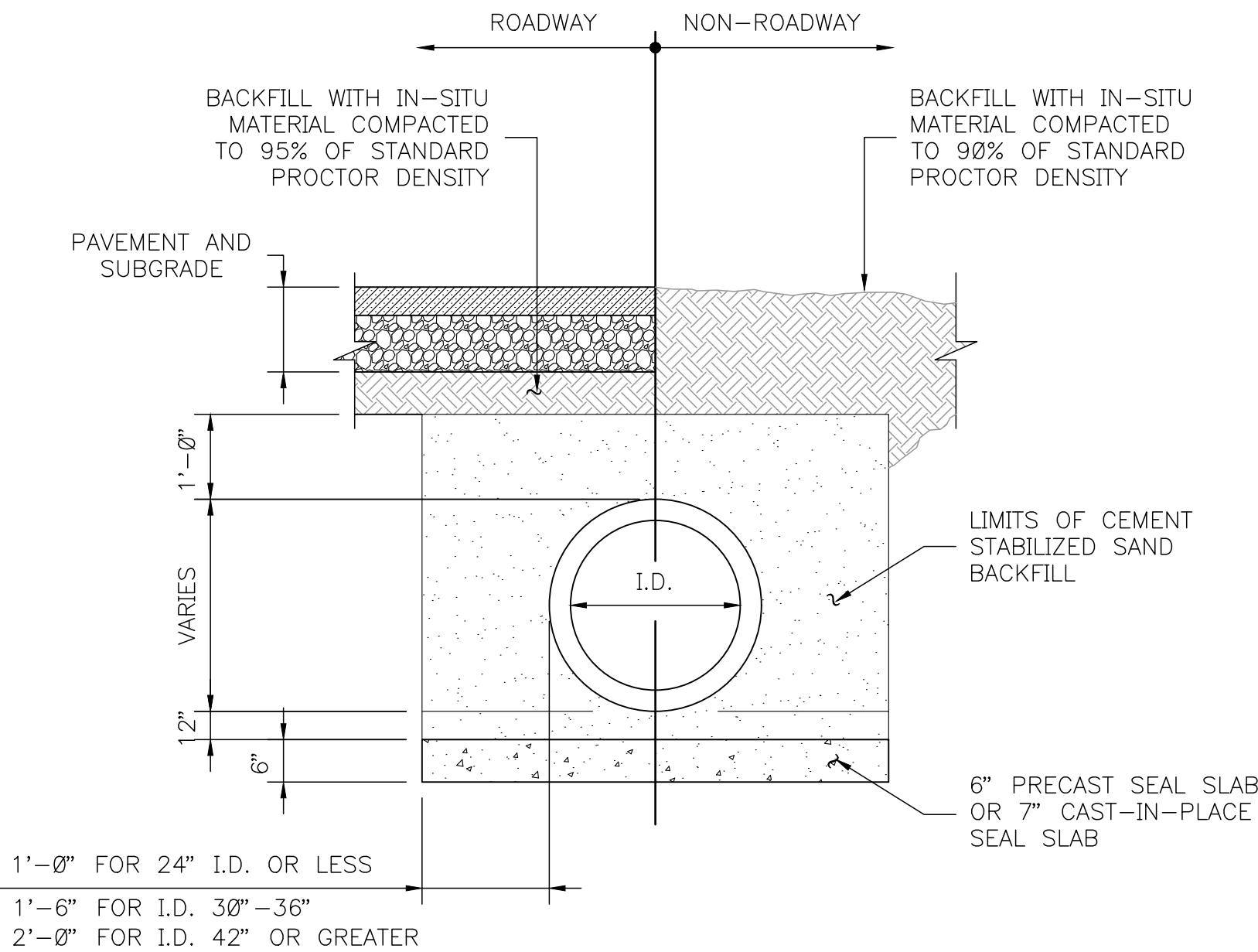


CLAMP WIDTH SCHEDULE	
PIPE DIAMETER	CLAMP WIDTH
LESS THAN 4"	7 1/2" MIN.
4" THRU 10"	12 1/2" MIN.
OVER 10"	15" MIN.

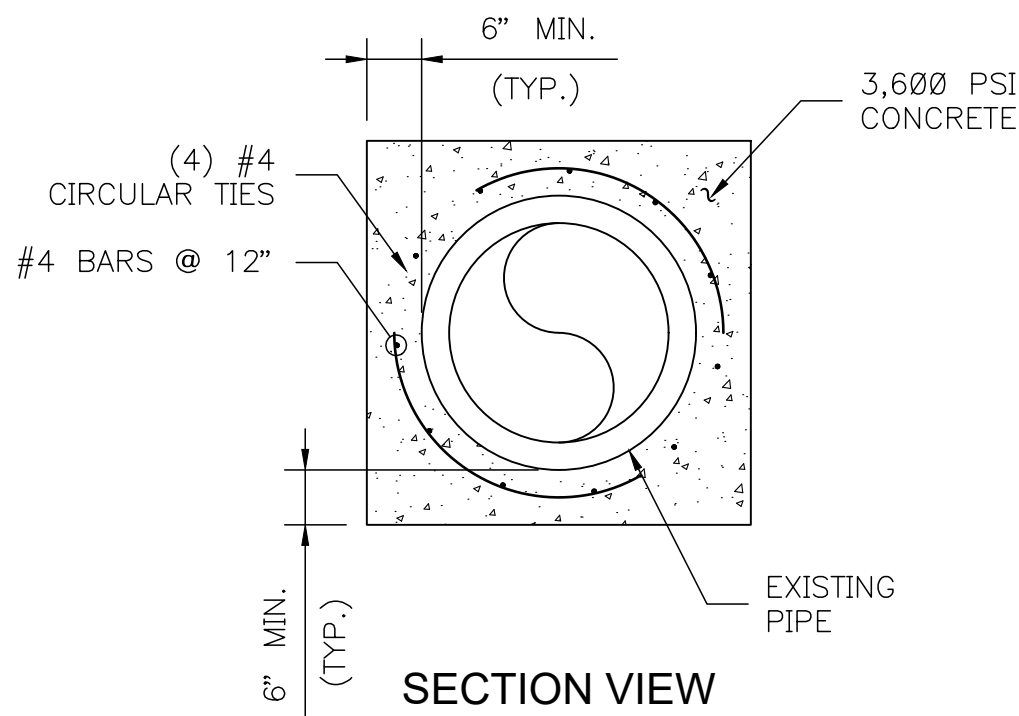
SANITARY SEWER COUPLING
CONNECTION
NTS



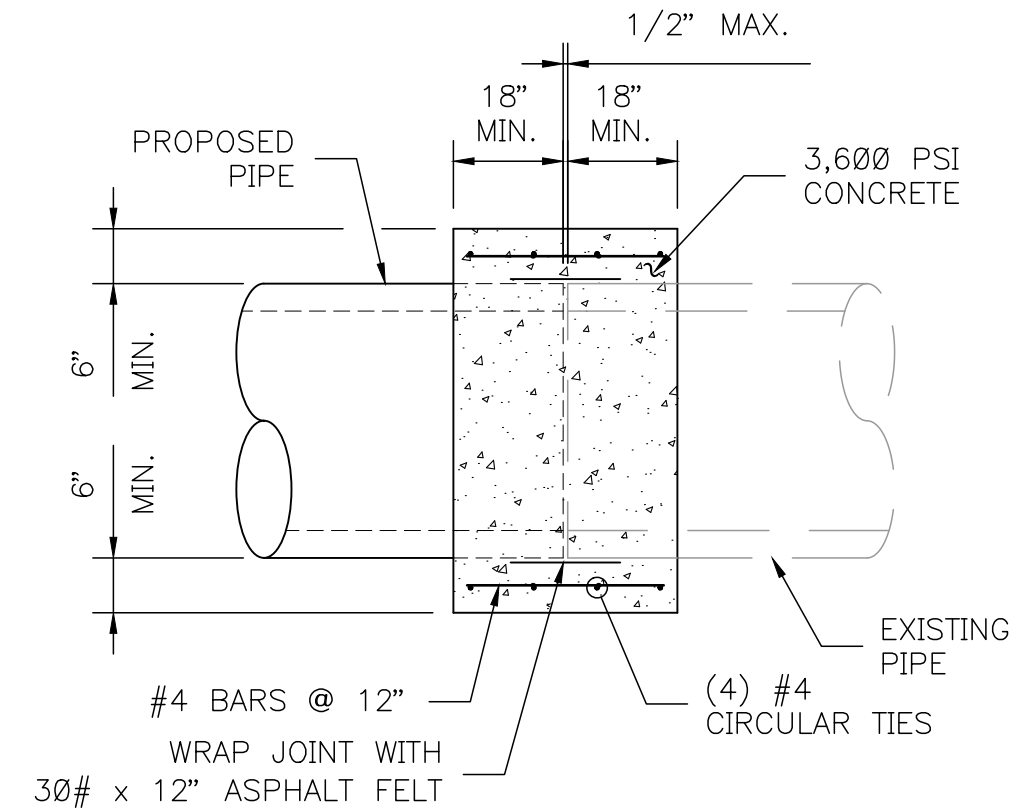
REINFORCED CONCRETE PIPE
NTS



REINFORCED CONCRETE PIPE
WITH SEAL SLAB



SECTION VIEW



ELEVATION VIEW

TYPICAL CONCRETE COLLAR
NTS

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



SHEET NAME

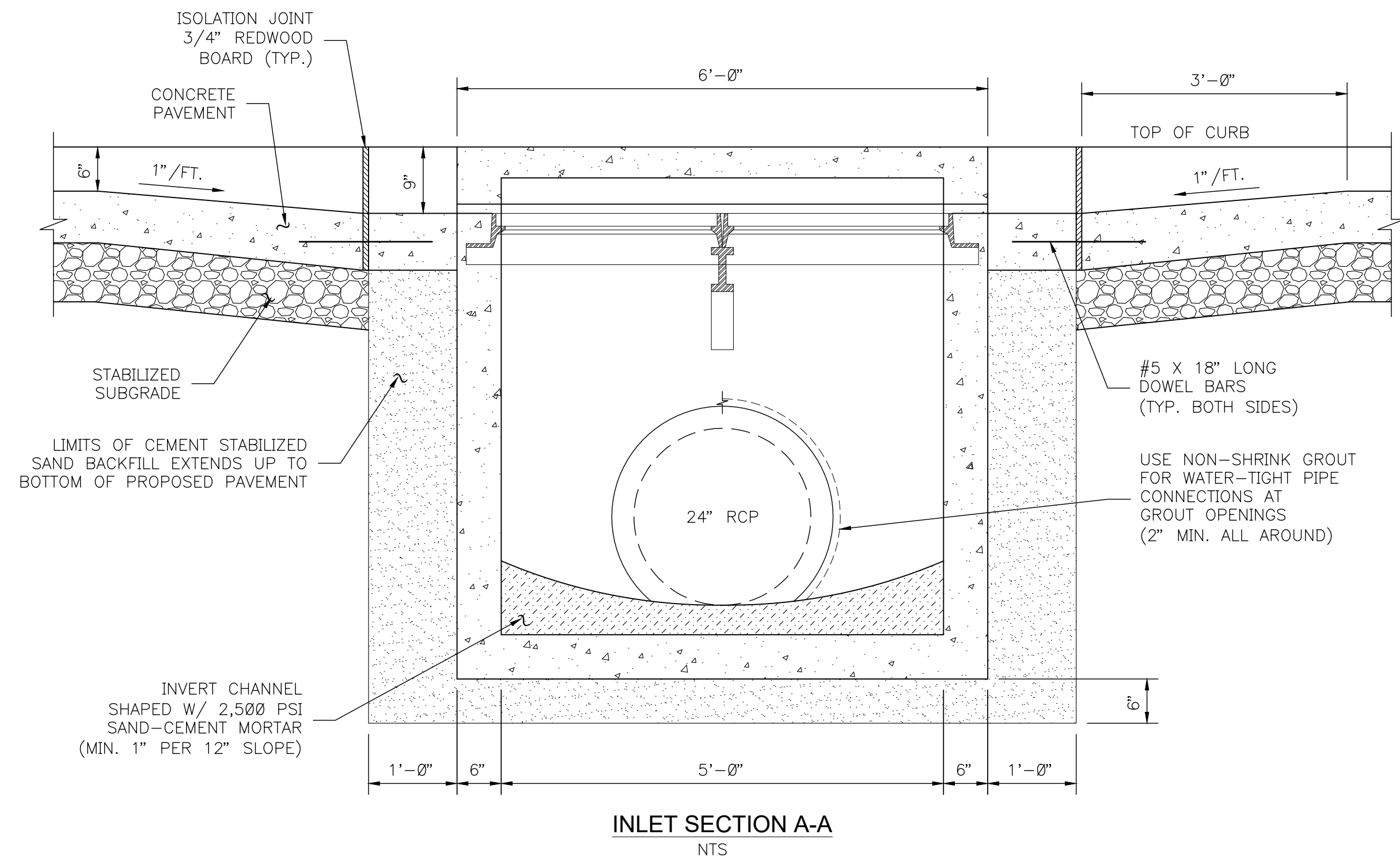
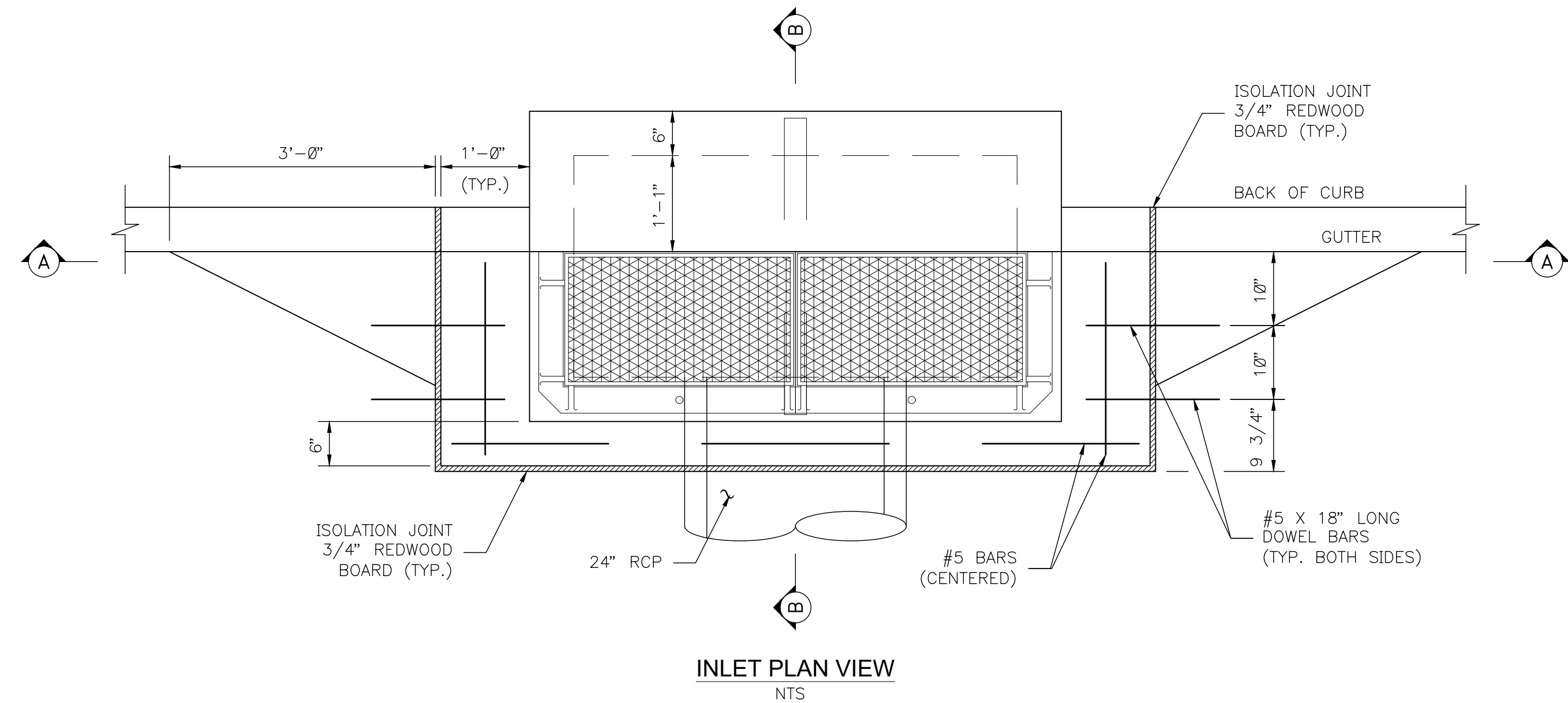
STORM SEWER DETAILS 2

SCALE	NTS
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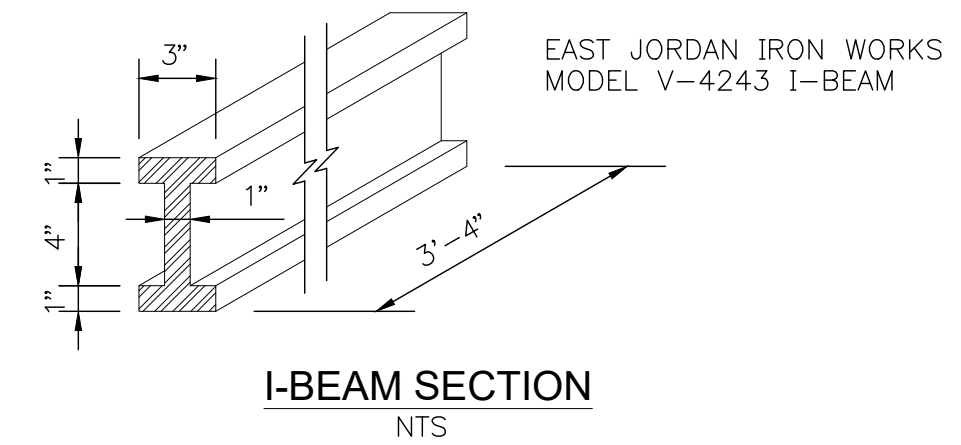
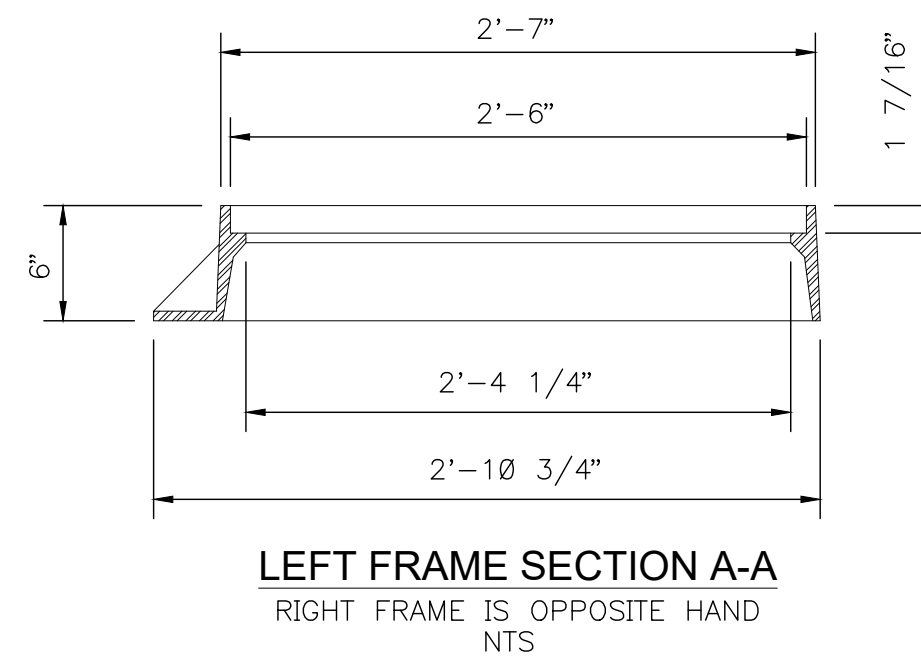
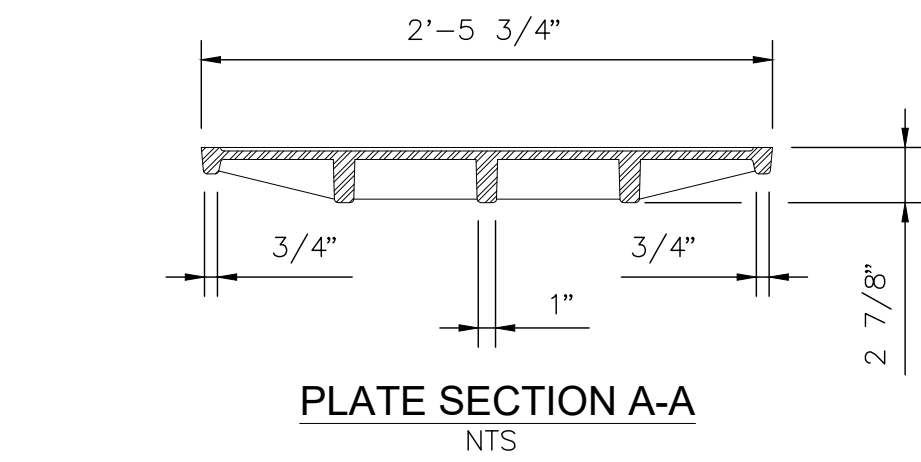
SHEET NUMBER

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FILE NAME	
STORM SEWER DETAILS	

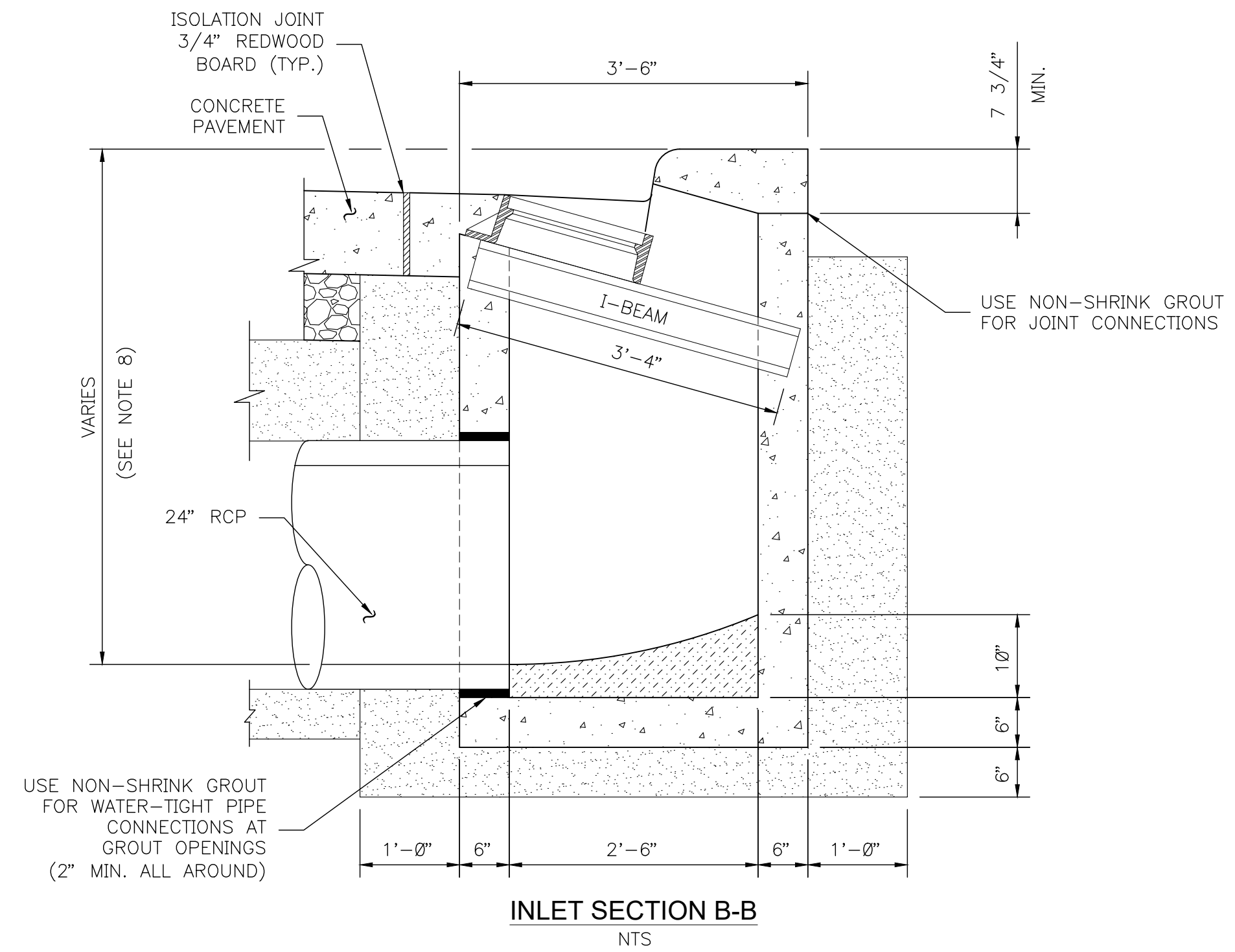


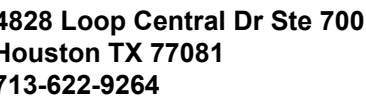
STORM SEWER TYPE "BB" INLET



GENERAL NOTES:

1. CONSTRUCTION AND MATERIALS SHALL MEET REQUIREMENTS OF SPECIFICATION SECTION 02606, "PRECAST INLETS, HEADWALLS, AND WINGWALLS."
2. CONCRETE FOR INLET: MINIMUM 4,000 PSI IN 28 DAYS
3. PRECAST STRUCTURE TO MEET ASTM C913.
4. FRAME WITH SOLID PLATE SHALL BE EAST JORDAN IRON WORKS MODEL V-4243 OR APPROVED EQUAL.
5. IF THE ENGINEER OF RECORD SPECIFIES A CAST-IN-PLACE INLET, HE/SHE SHALL INCORPORATE A DETAILED DRAWING INTO THE CONTRACT DOCUMENTS. HOWEVER, IF THE CONTRACTOR ELECTS TO CONSTRUCT A CAST-IN-PLACE INLET, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A DETAILED DRAWING, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
6. SHOP DRAWINGS WILL BE REQUIRED FOR PRECAST CONSTRUCTION OF INLET.
7. KNOCK-OUTS ARE NOT PERMISSIBLE FOR PRECAST CONSTRUCTION OF INLET.
8. AS SPECIFIED BY THE ENGINEER OF RECORD. (SEE PLANS)





Texas P.E. Firm
Registration No. F-754

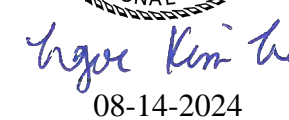
PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project



MARK	DATE	DESCRIPTION
PROJECT NUMBER	10402813	
ORIGINAL ISSUE		
PROJECT MANAGER		Ngoc Kim Le, P.E.
PROJECT DESIGNER		
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY		G.S. Fuller



SHEET NAME

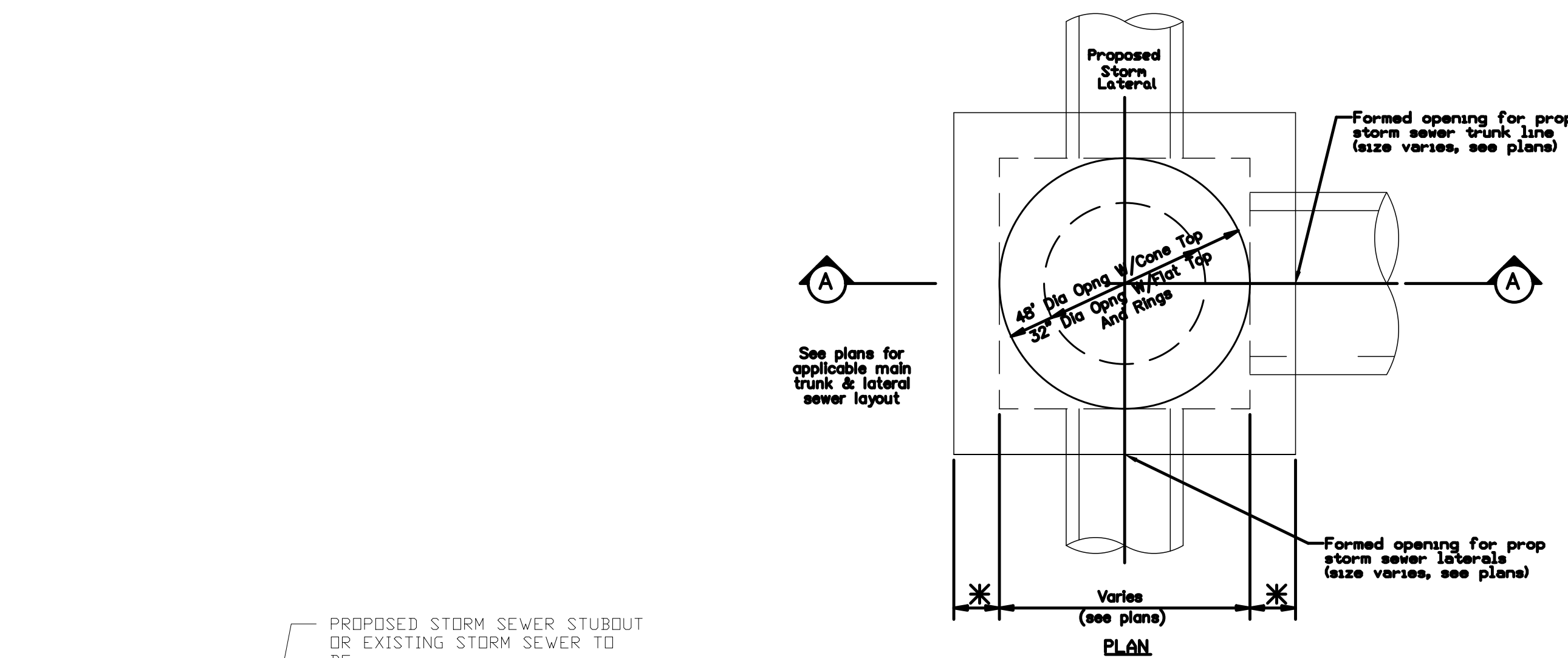
STORM SEWER DETAILS 3

SCALE	NTS
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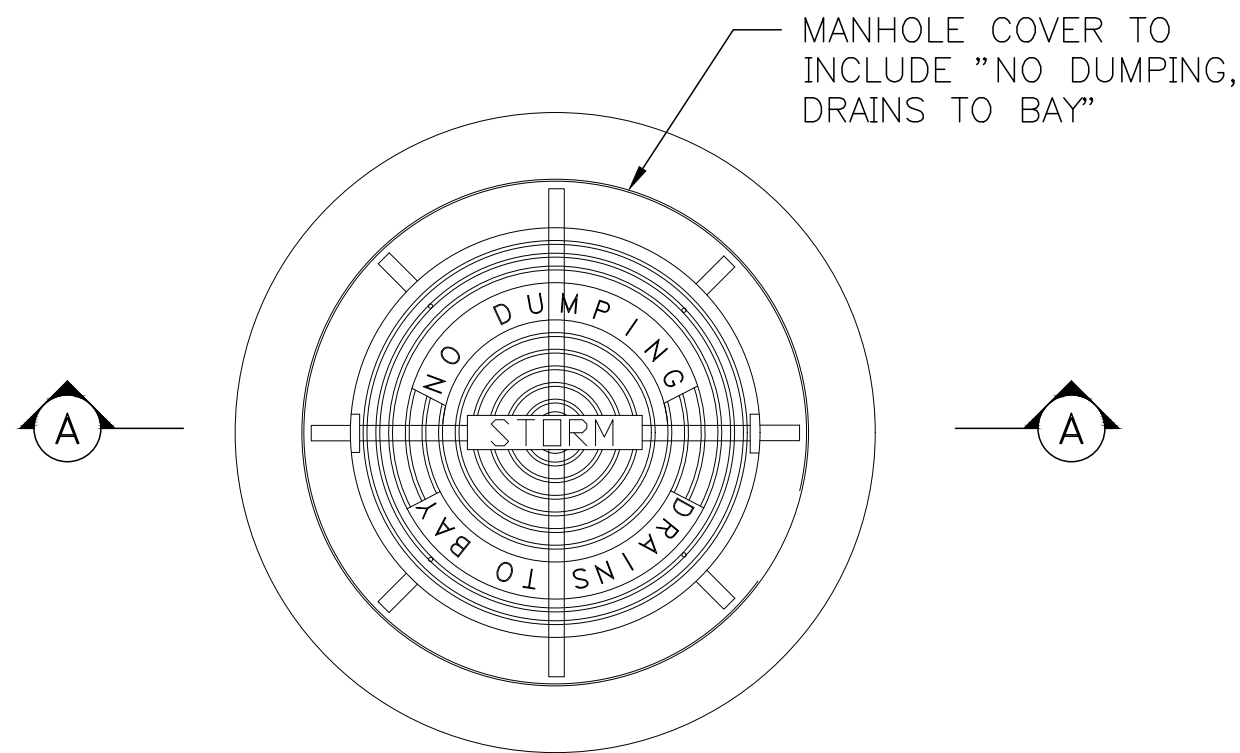
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FILE NAME | STORM SEWER DETAILS

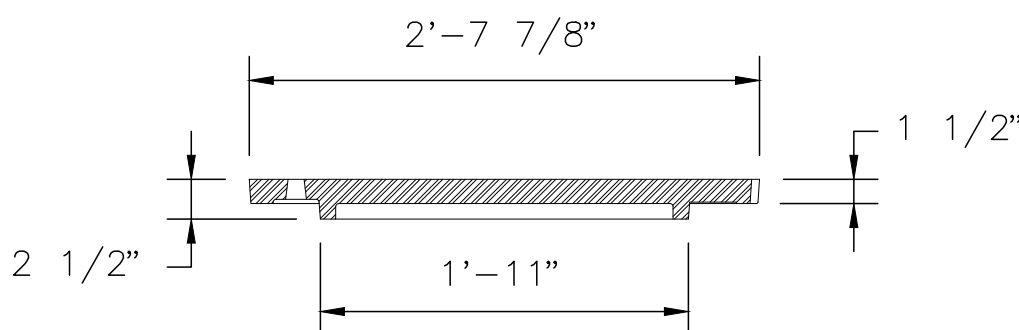


**PRECAST STORM SEWER
JUNCTION BOX NOTES:**

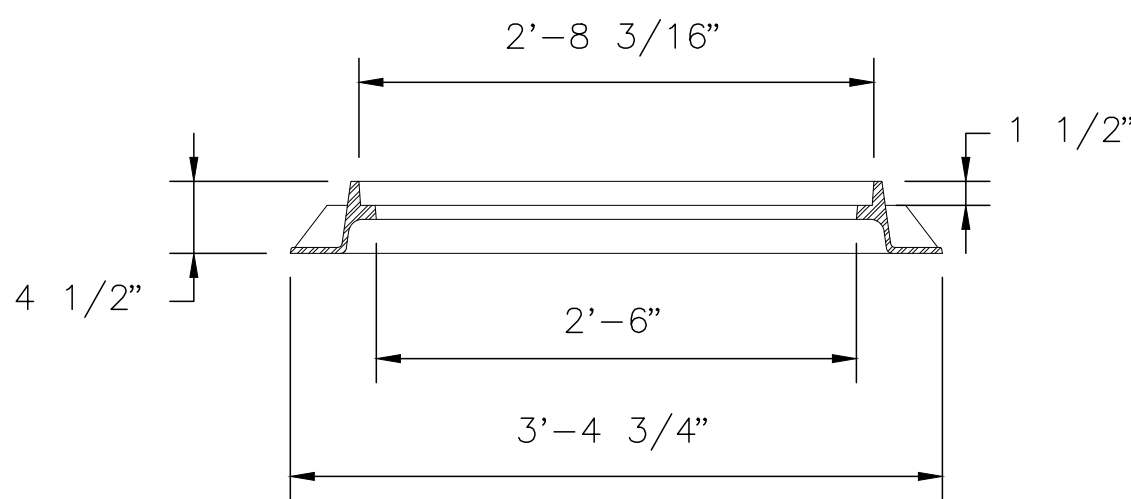
1. All Precast Storm Box Manholes Shall Be Constructed Of 4000 Psi Concrete, Reinforced 60000 Psi Hs L2 Loading.
2. Where Storm Sewer Lead & Trunkman Depths Allow The Top Of The Box To Be At Or Greater Than A Min. 4'-0" Depth, Concrete Sections May Be Used. Where Leads & Main Depths Exceed The Box Height, Top To Be Flat Top and rings.
3. In Cases Where The Top Slabs May Encroach Into Proposed Pavement Thickness, The Subgrade Over The Box Shall Be Eliminated And The Proposed Concrete Pavement Shall Be Poured In Required Extra Thickness To The Top Of The Box As Noted On This Sheet.
4. Top And Bottom Slabs Along With Wall Thickness And Related Structural Steel Including cones or flat top and rings, Shall Be Per Manufacturer, signed and sealed by an Engineer licensed in the state of Texas and stamped. Proposed function box on the plans. Provide location with street name, Station and Offset.



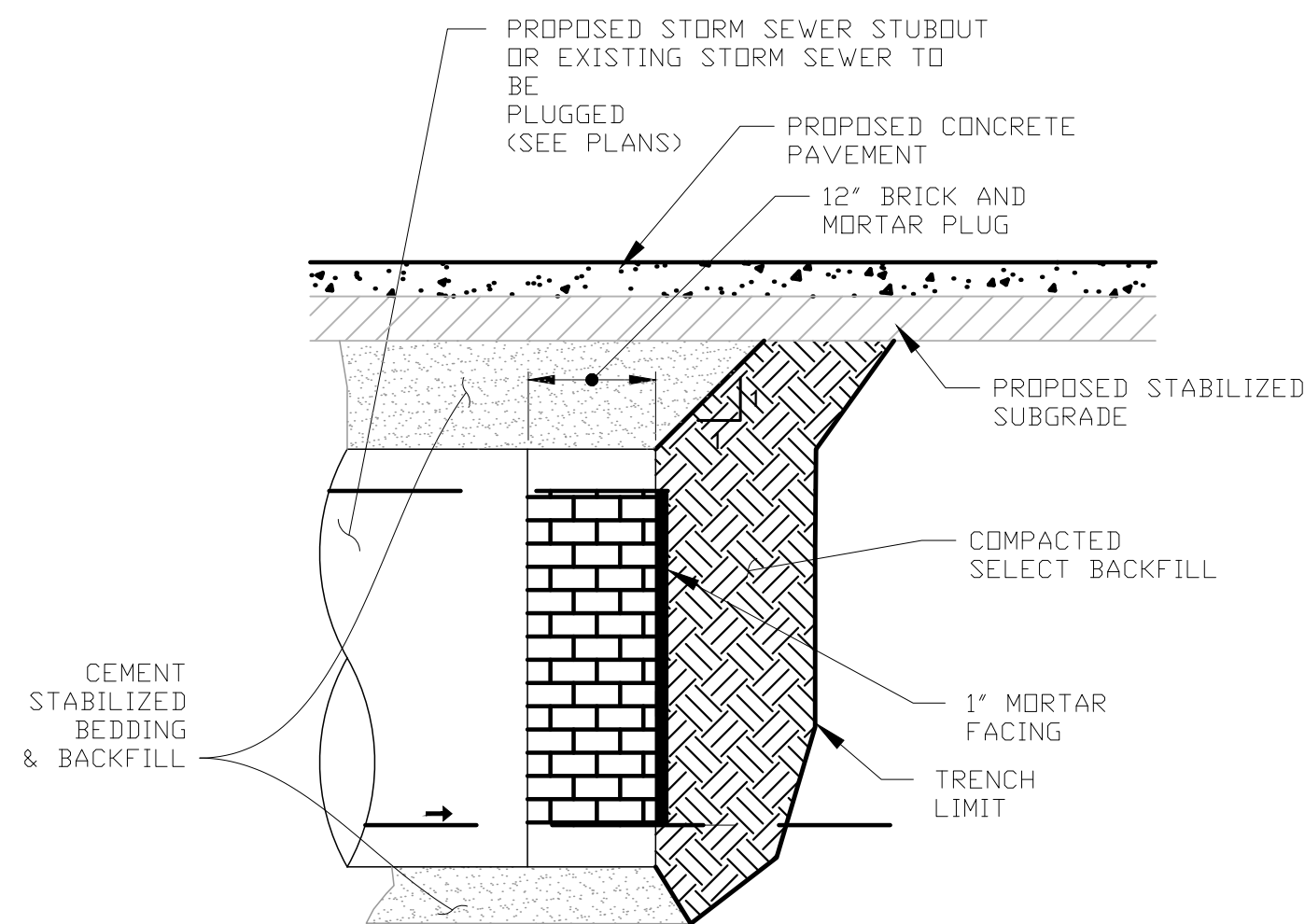
PLAN VIEW
FRAME AND COVER
NTS



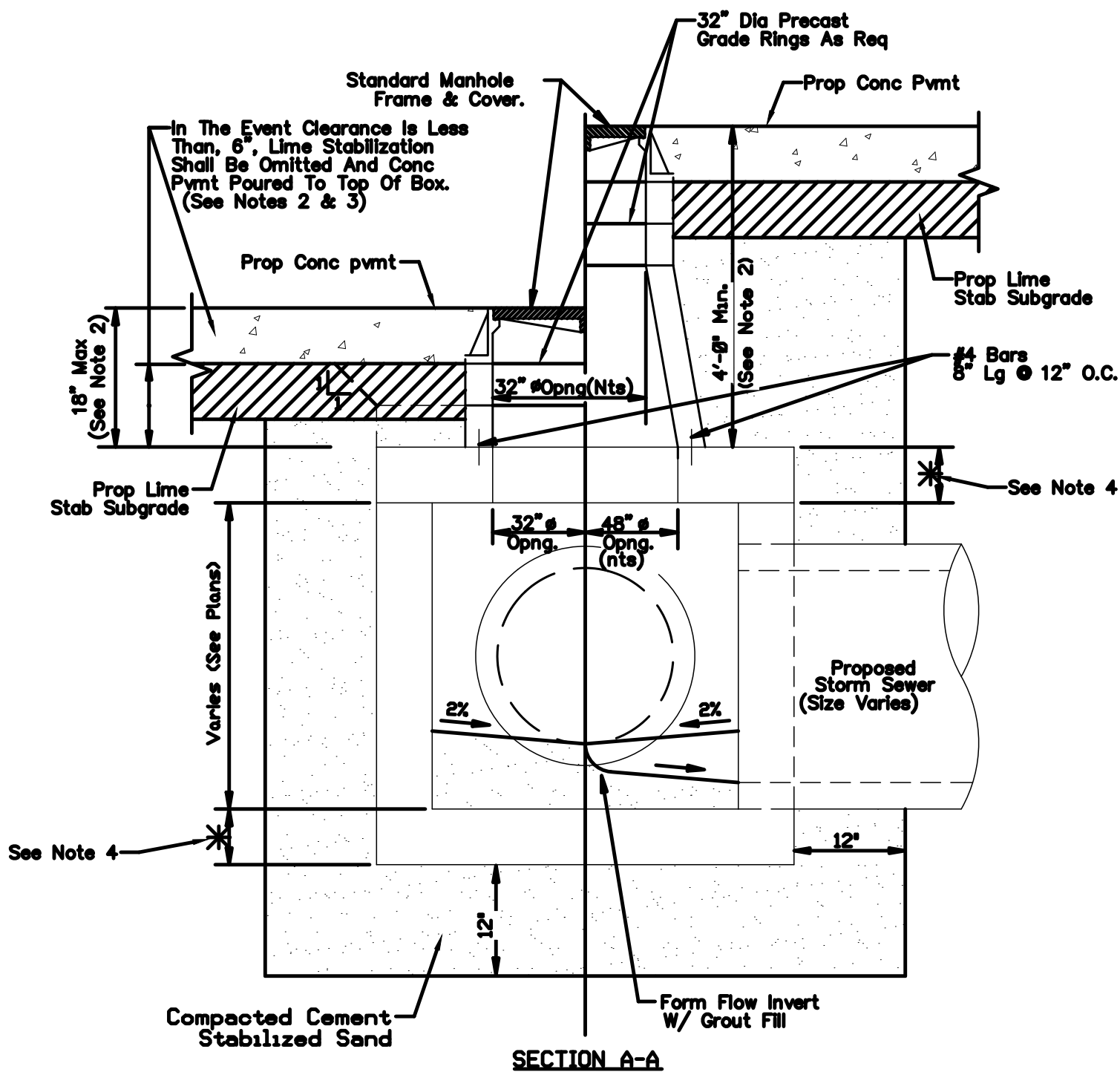
COVER SECTION A-A
NTS



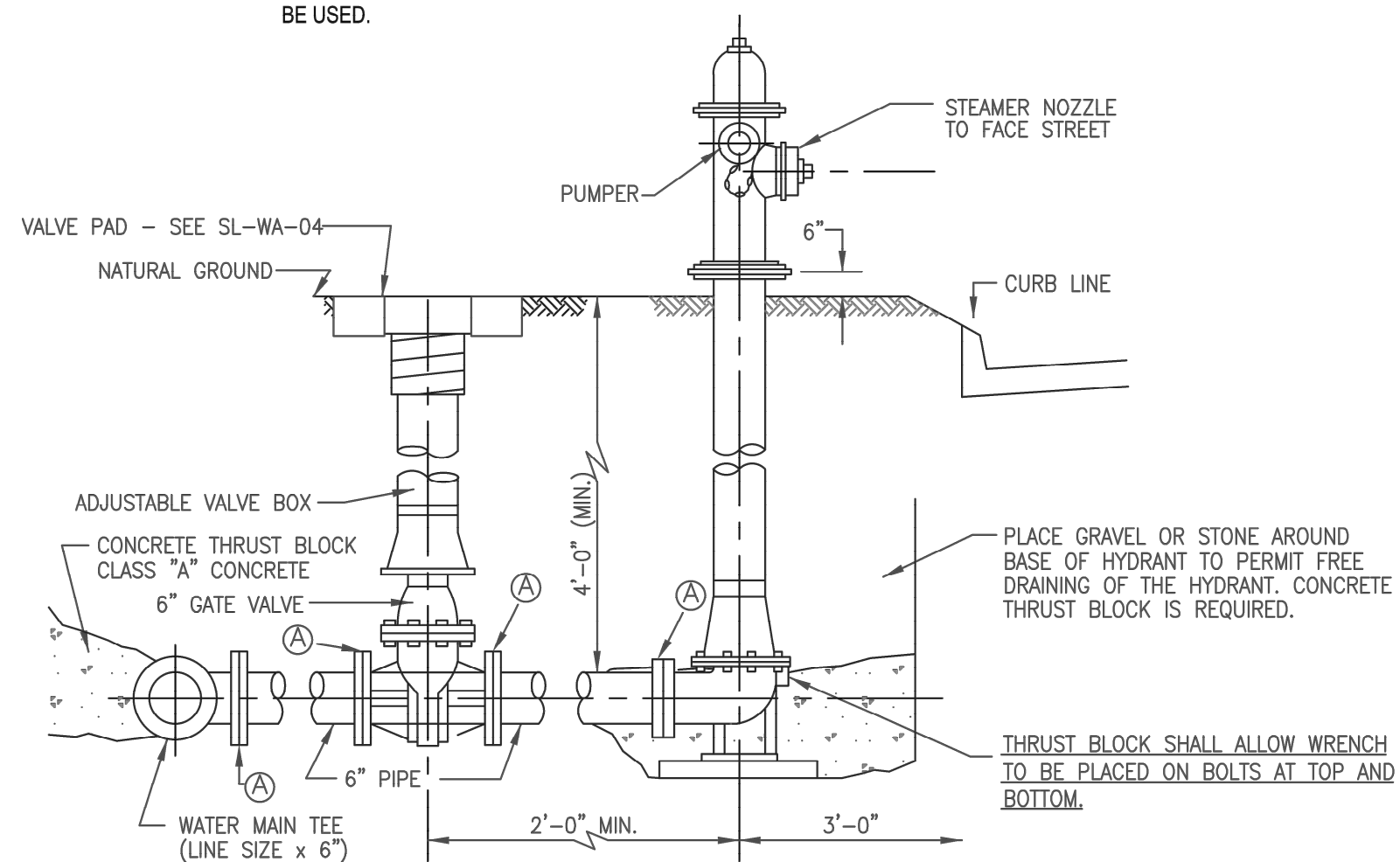
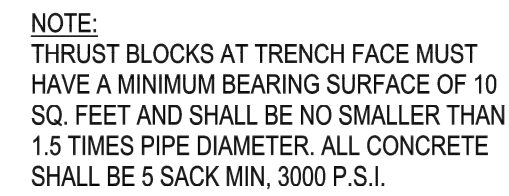
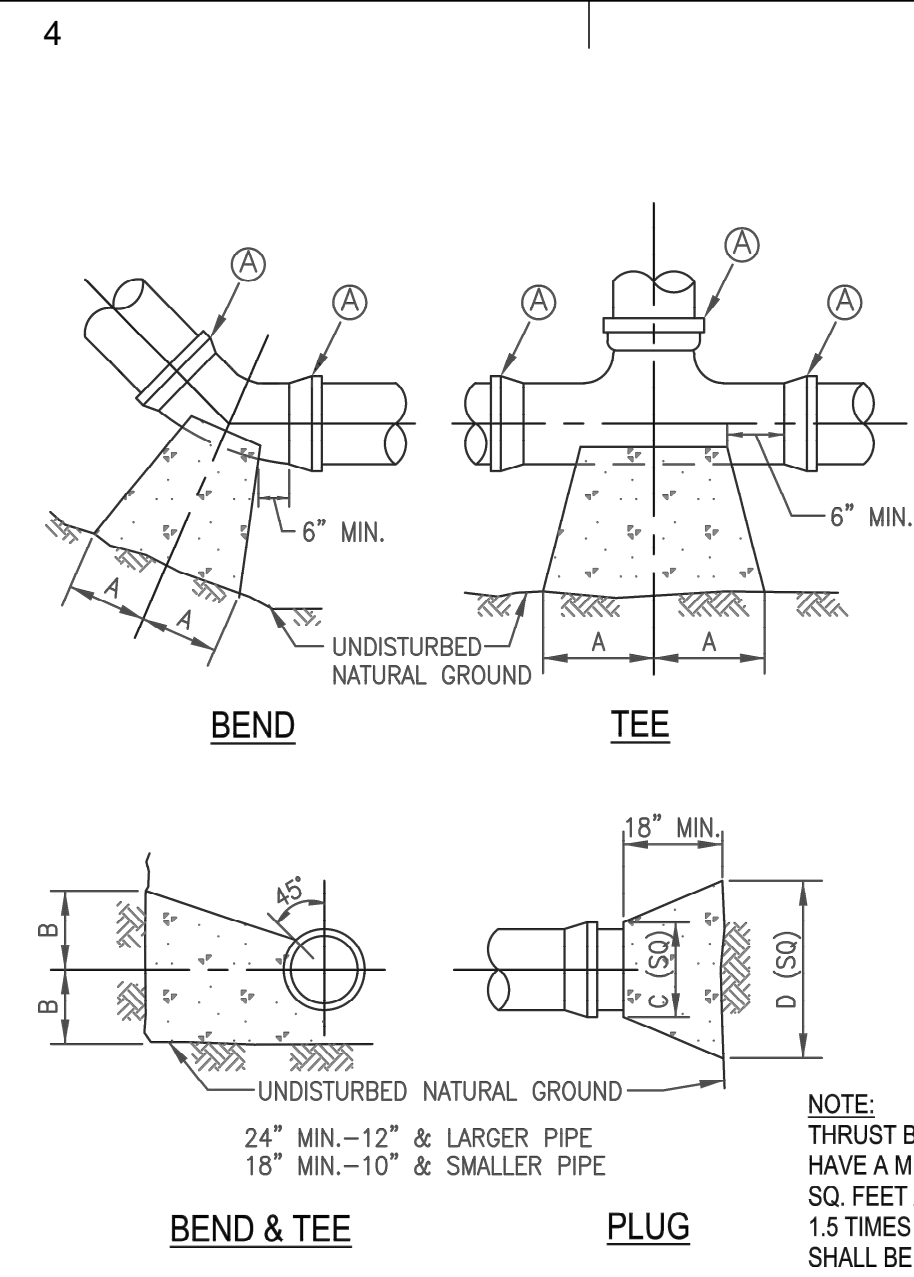
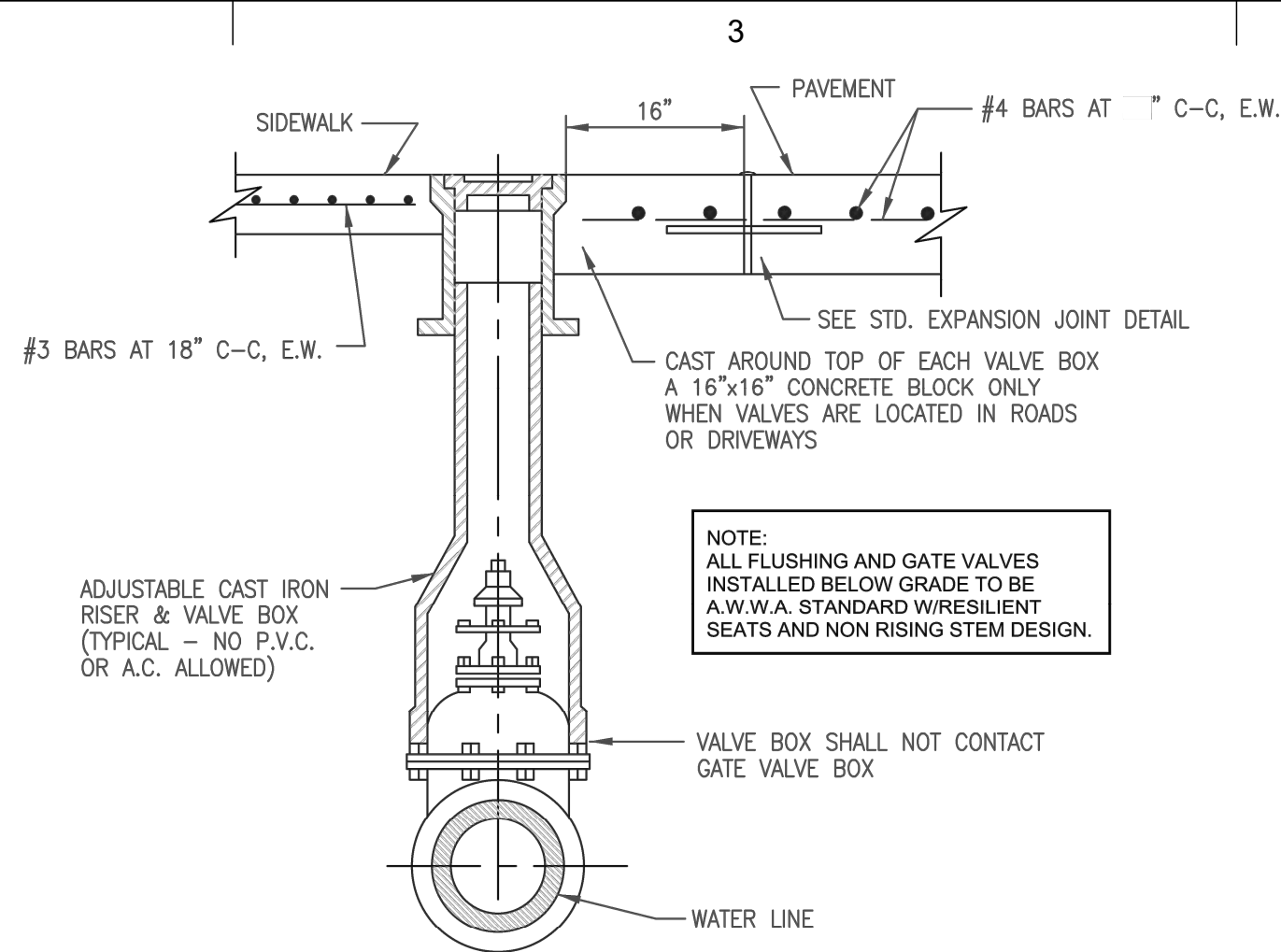
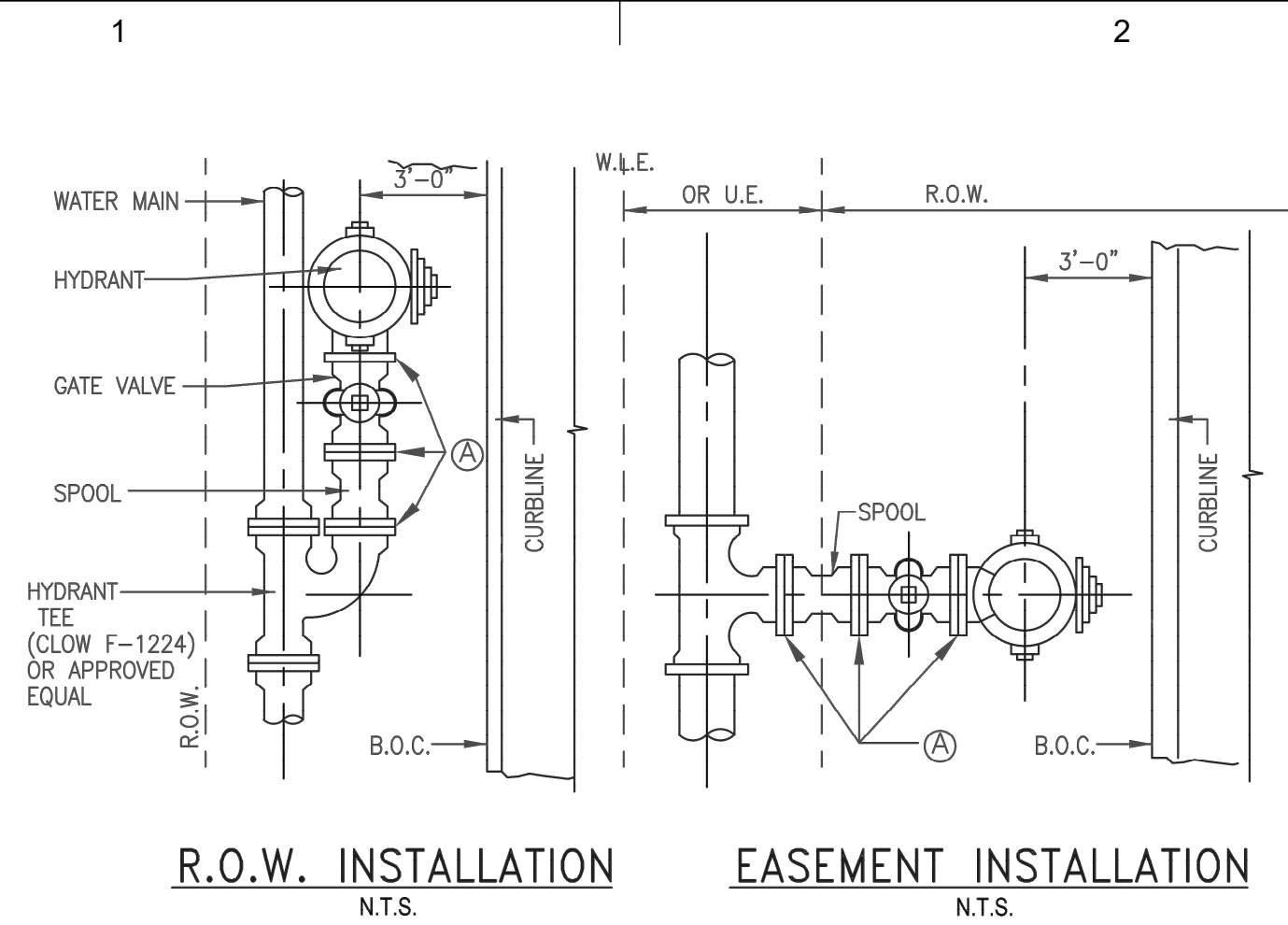
FRAME SECTION A-A
NTS



STORM SEWER PLUG



PRECAST STORM SEWER JUNCTION BOX
(JCTBOX(COMPL)(PJB)

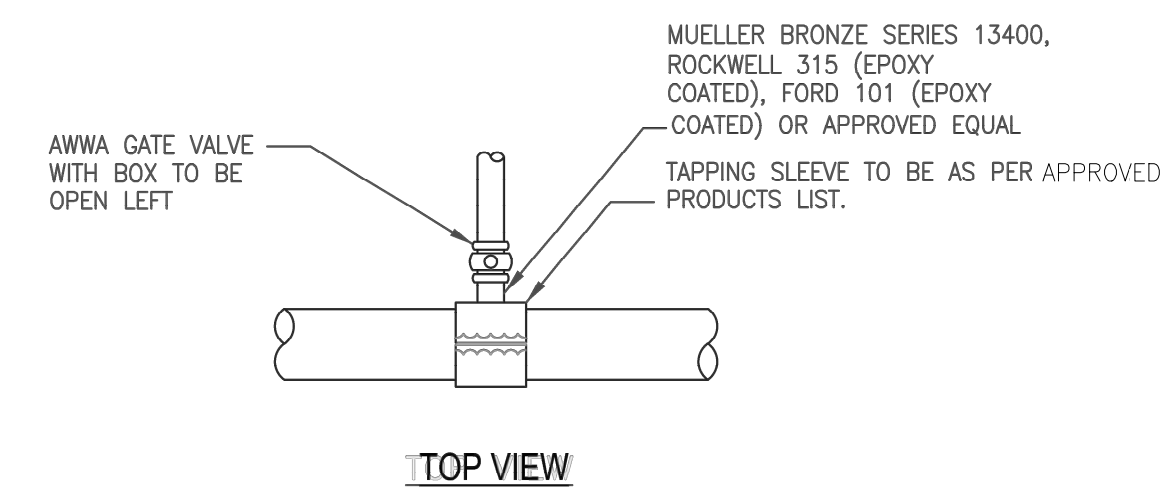
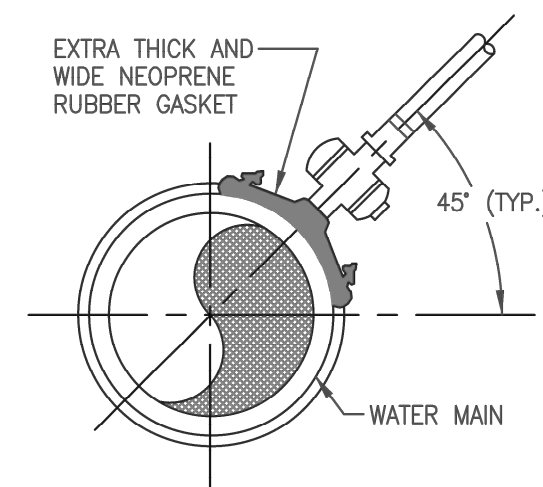


FLUSHING VALVE COLOR CODE	
MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	— — — — YELLOW
8 INCHES	— — — — WHITE
12 TO 16 INCHES	— — — — GREEN
GREATER THAN 16 INCHES	— — — — ORANGE

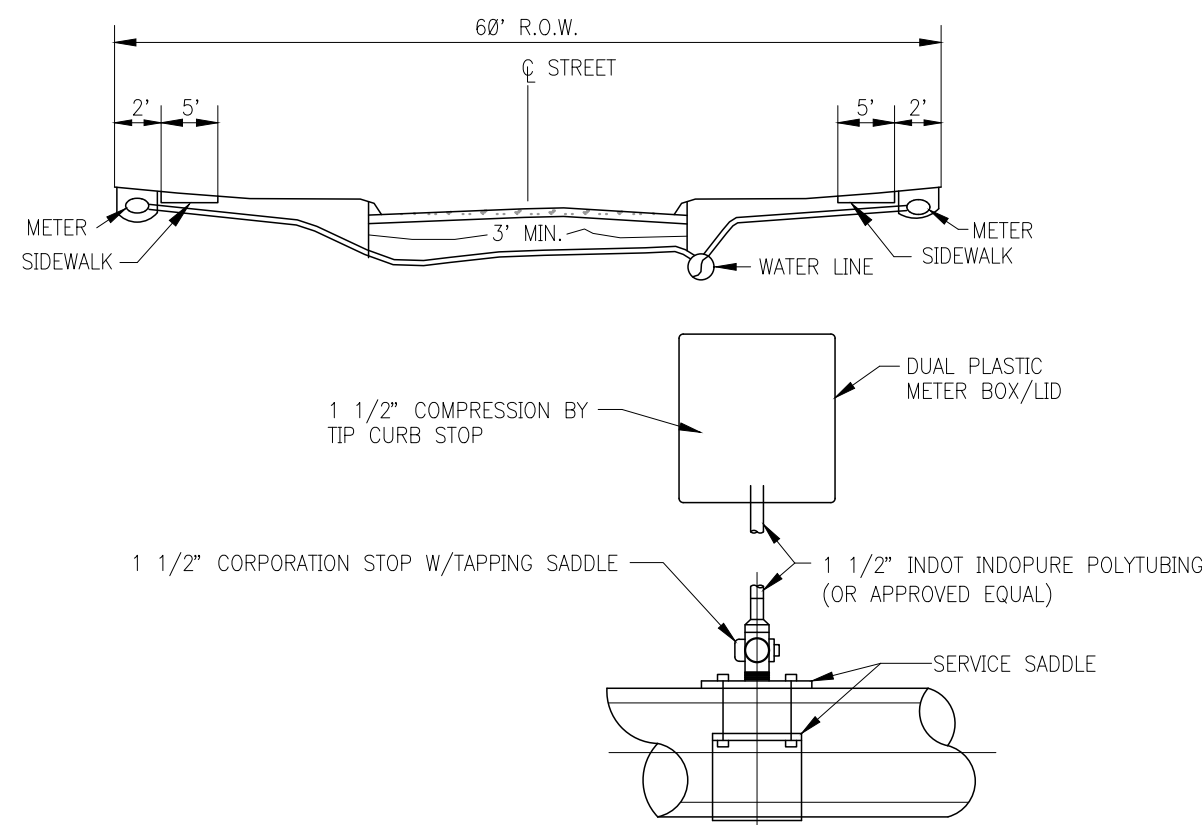
FIRE HYDRANT BODY TO BE PAINTED GEO—GLEN 301
 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY
 GEO—GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE
MUELLER, KENNEDY, AMERICAN, M&H
OR APPROVED EQUAL WITH STEAMER
5" STORZ

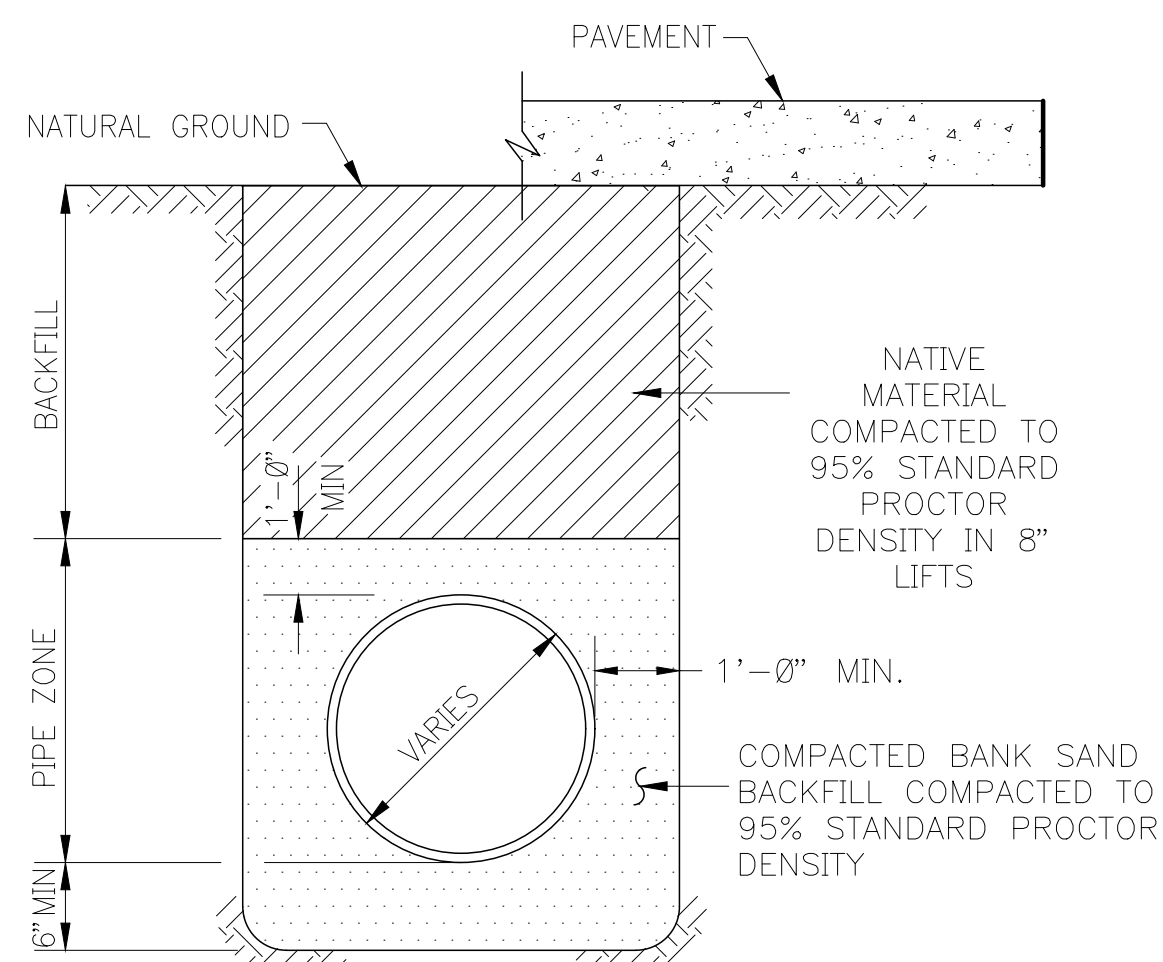
ALL FLUSHING VALVES TO BE SAND
BLASTED AND PAINTED AS PER
CITY DESIGN STANDARDS.



TAPPING SLEEVE & VALVE DETAIL



METER BOX DETAIL



P.V.C. PIPE BEDDING & BACKFILL

NTS

*SEE CONSTRUCTION NOTES

CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT MEADOWS PLACE PUBLIC WORKS DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (FT) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
7. REFER TO: MANHOLE DETAILS, GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
8. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

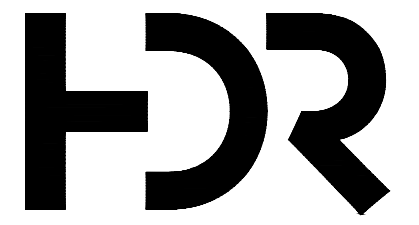
NOTES:
POLYETHYLENE WRAP FOR IRON PIPE

NOTE:
1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.

2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS," ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A, ANSI/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS.

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
30"	60"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

**Texas P.E. Firm
Registration No. F-754**

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project

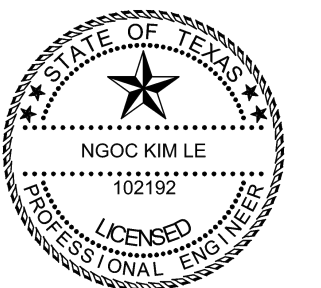


***Your
Place for
Life.***

MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim He
08-14-2024

SHEET NAME

WATER DETAILS 1

A	SCALE	NTS
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SHEET NUMBER

44 of 54

FILE NAME	
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STORM SEWER DETAILS

4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project

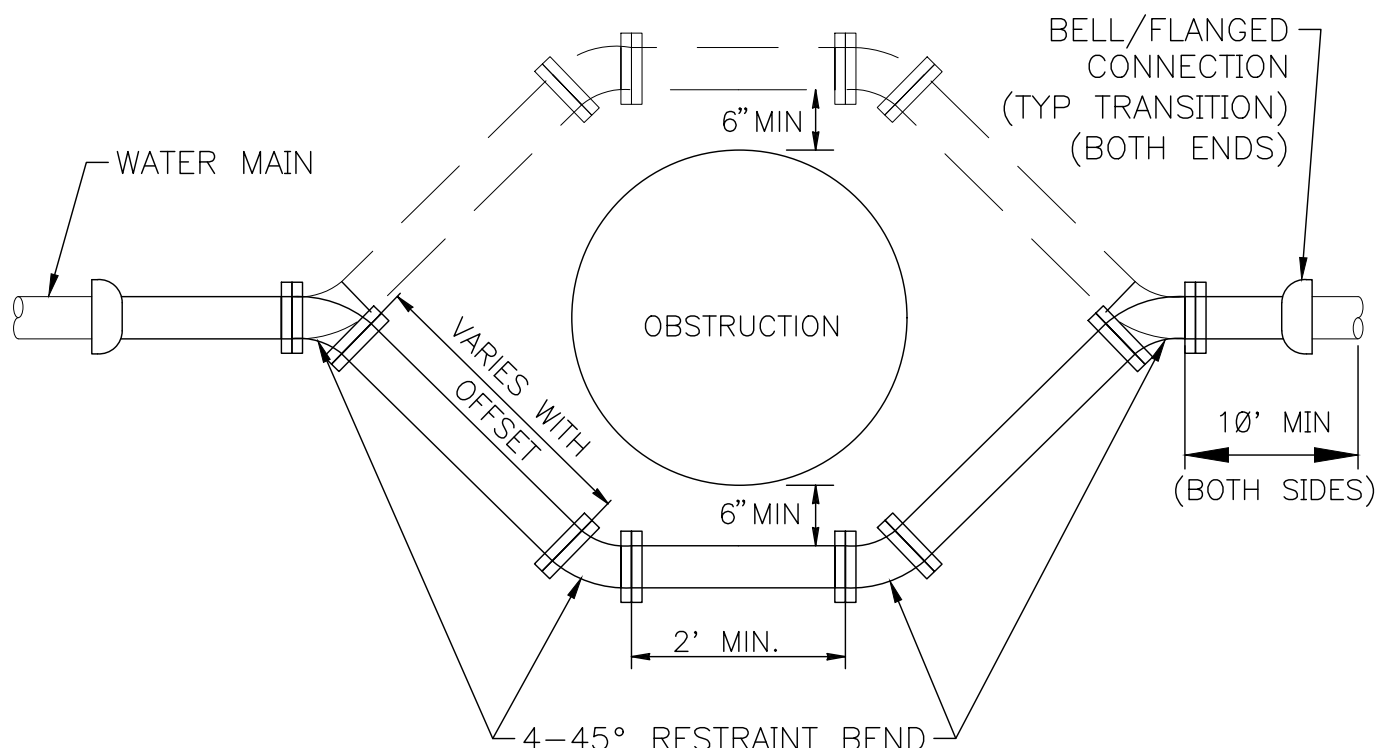


MIN PIPE WALL THICKNESS	
4"	— 0.250"
6"	— 0.280"
8"	— 0.322"
12" AND LARGER	— 0.375"

FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE CITY.

NOTES:

1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE CITY MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY APPROVED PRODUCTS LIST.



PVC WATER PIPE OFFSET ASSEMBLY

N.T.S.

SHEET NAME

WATER DETAILS 2

SCALE

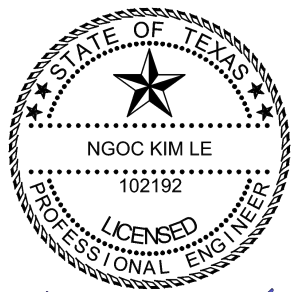
NTS

SHEET NUMBER

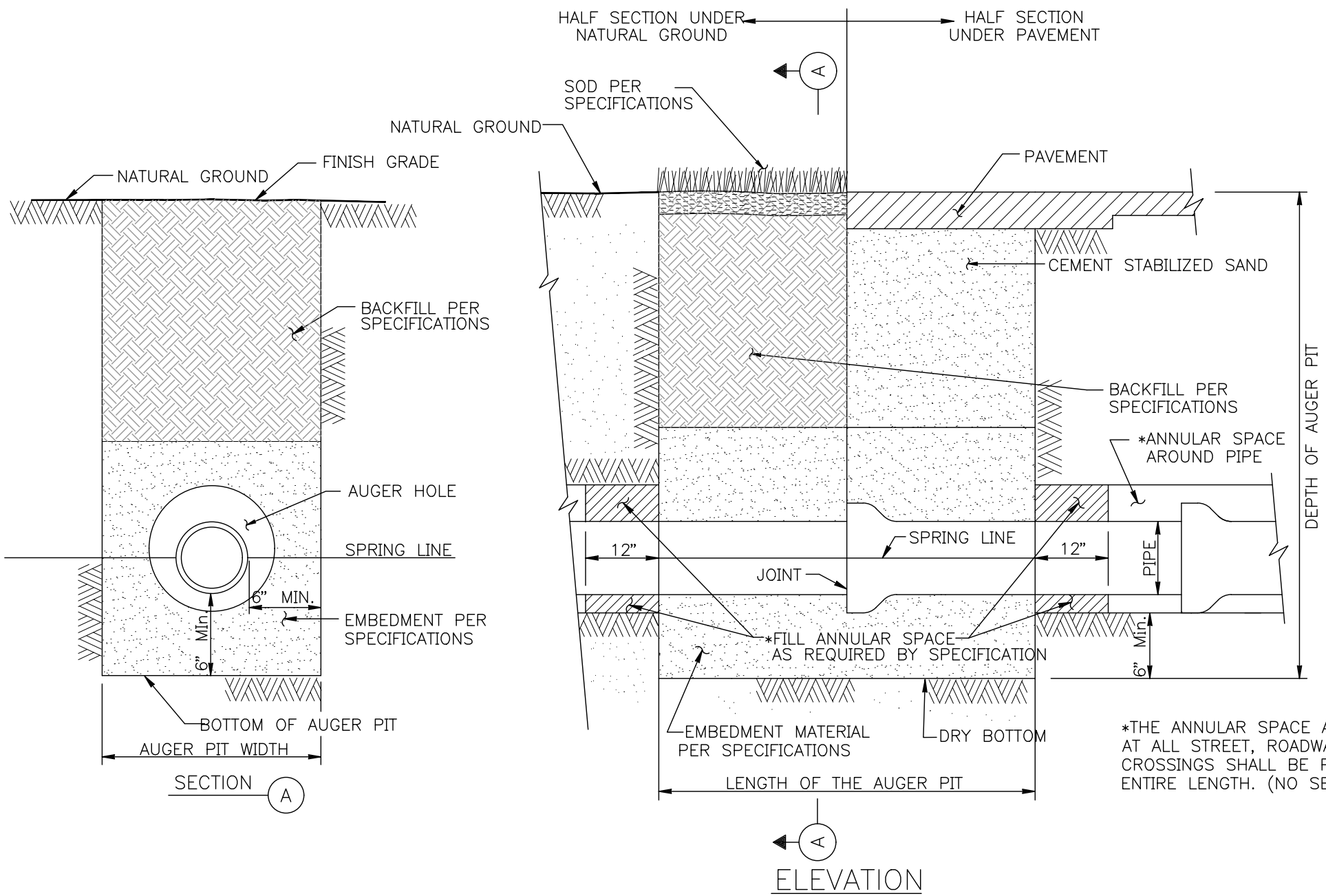
45 of 54

FILE NAME

STORM SEWER DETAILS

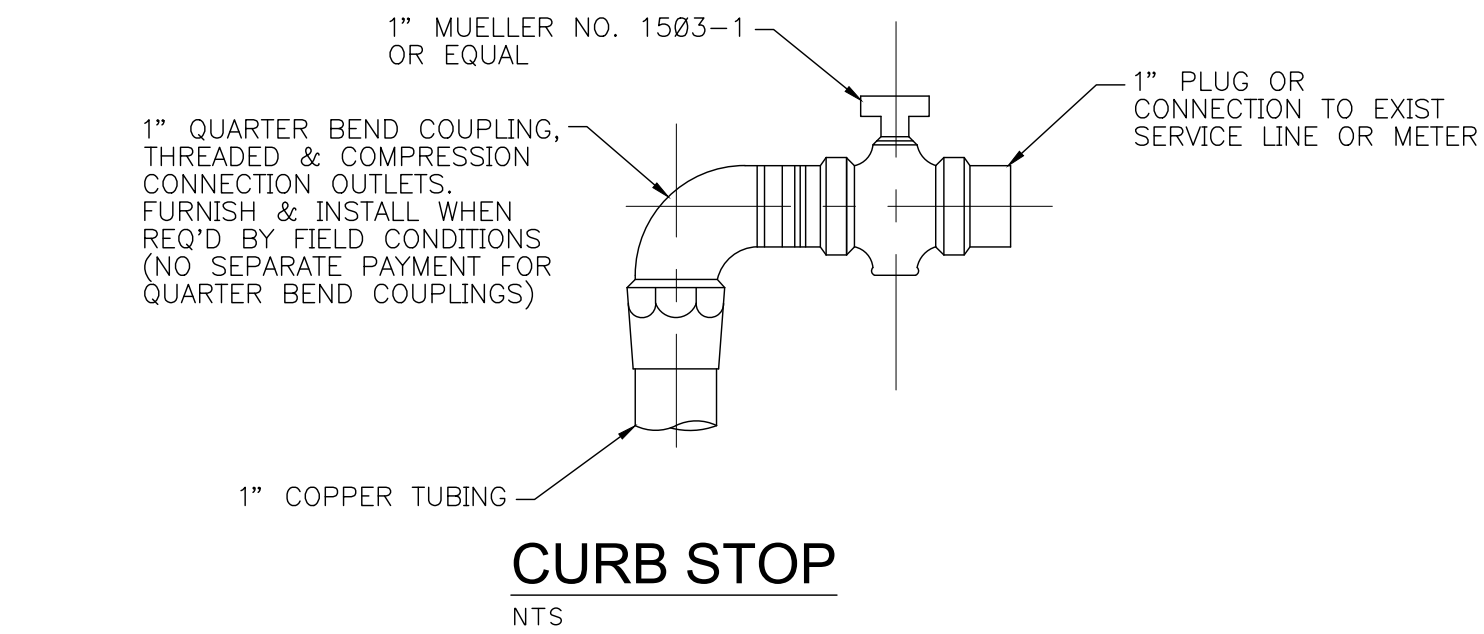


08-14-2024



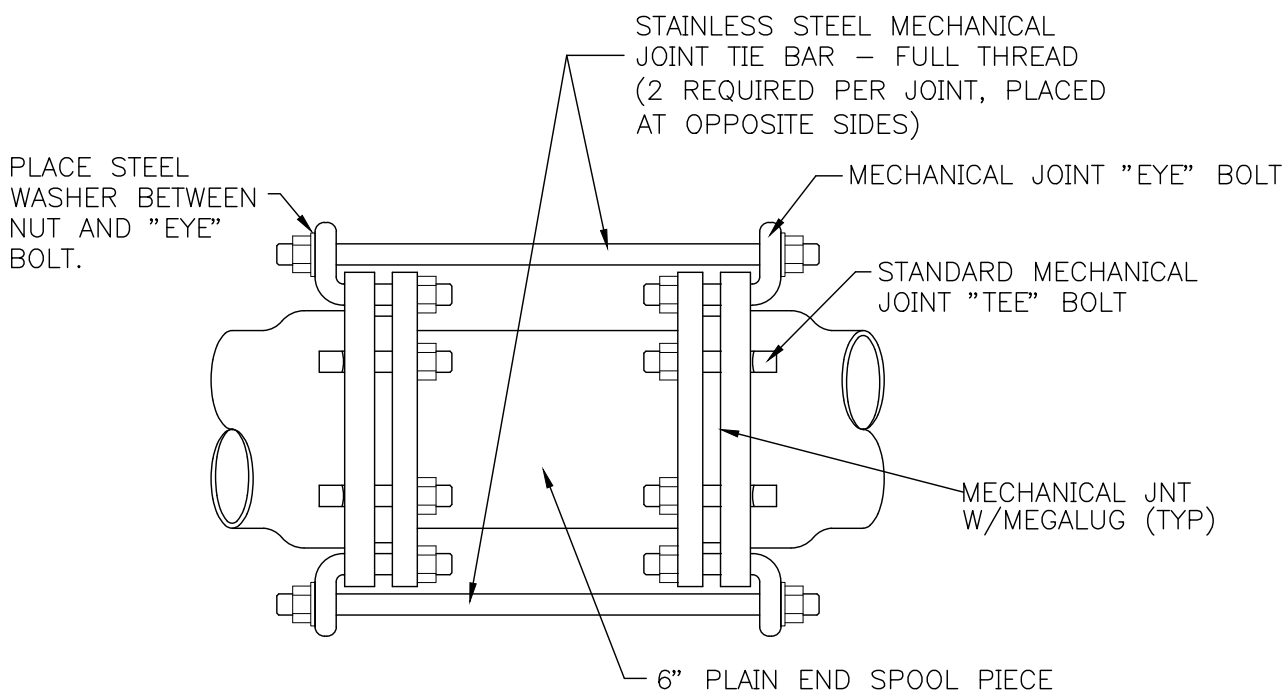
AUGER PIT AND AUGER HOLE

N.T.S.



CURB STOP

NTS

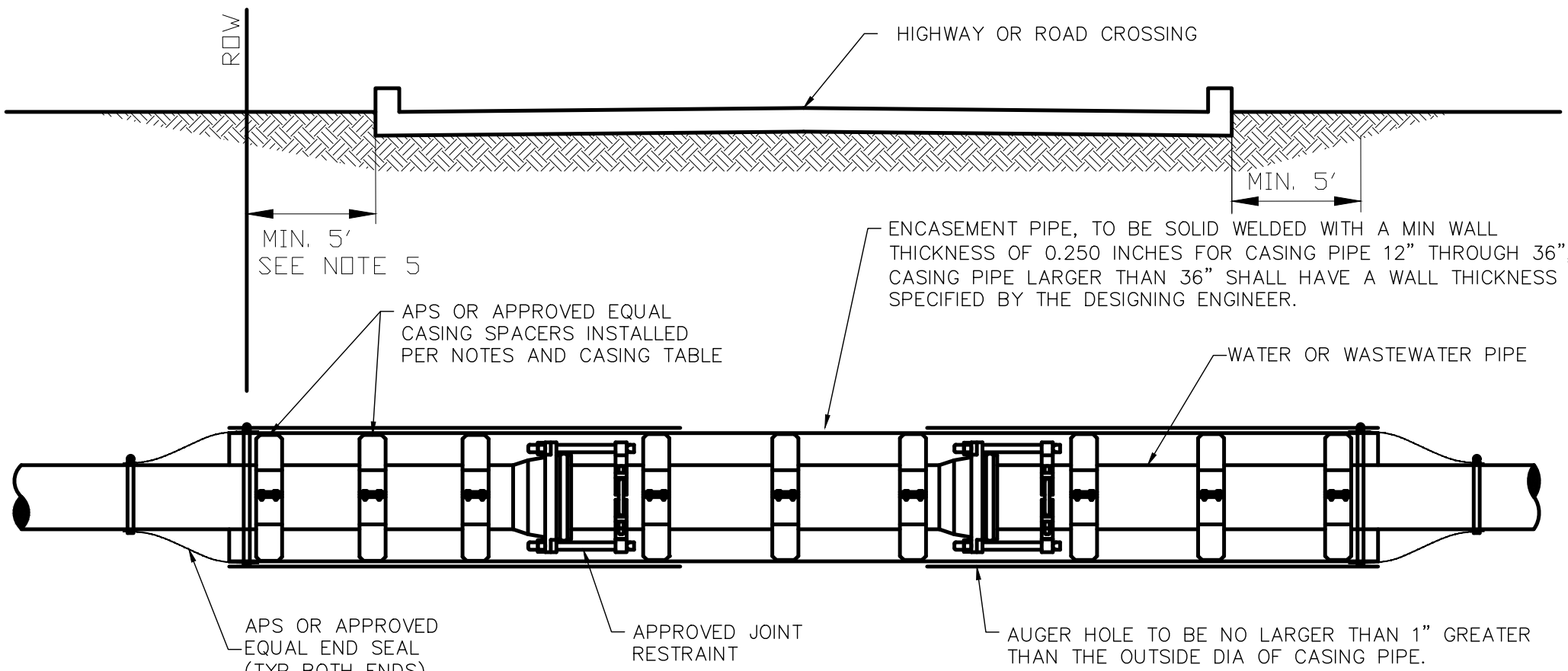


MECHANICAL RESTRAINT

N.T.S.

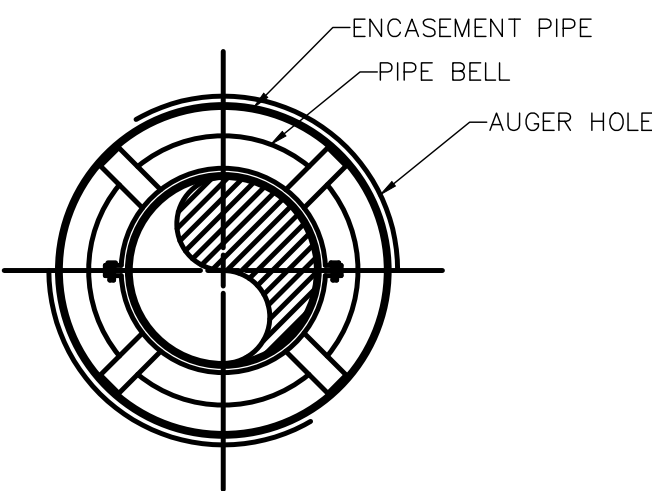
NOTES:

1. CLOSE CORP STOPPS & REMOVE 3/4" COPPER JUMPER AND BLOW OFF AFTER SATISFACTORY DISINFECTION AND TESTING.
2. TO BE USED WHEN STEEL SECTION MUST BE TESTED SEPARATELY.
3. INSULATED JOINTS ARE TO BE USED WHEN CONNECTING STEEL SECTION TO ANOTHER TYPE METAL PIPE.



LONGITUDINAL SECTION

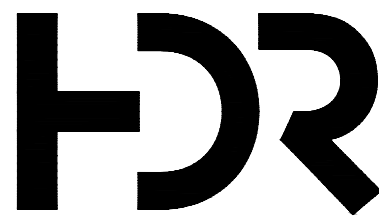
CASING TABLE		
NOMINAL PIPE SIZE DIA IN INCHES	MIN CASING SIZE INSIDE DIA IN INCHES	MAX SKID SUPPORT SPACING IN FEET
4	12	4.7
6	12	6.3
8	16	7.4
10	18	8.5
12	20	9.6
15 & 16	22	11.0
18	26	12.0
20 & 21	30	12.0
24	33	12.0
27	36	12.0



CROSS SECTION

NOTES:

1. SPACERS FOR CARRIER PIPE SHALL BE STAINLESS STEEL, NEOPRENE OR APPROVED EQUAL AND SHALL BE INSTALLED TO CENTER CARRIER PIPE WITHIN CASING WITH A MAX TOLERANCE OF " BETWEEN RUNNER AND 2 CASING INSIDE AS WELL AS PREVENT THE CARRIER PIPE FROM RESTING ON THE BELLS WITHIN THE CASING. SEE CASING TABLE FOR SPACER DISTANCE AND NUMBER OF SPACERS.
2. SPACERS TO BE PLACED A MIN OF 1' BACK FROM EACH JOINT THAT FALLS WITHIN CASING. A GREATER SET BACK MAY BE REQUIRED FOR LARGER PIPE. SEE CASING TABLE FOR ADDITIONAL INFO ON SPACING OF SUPPORTS.
3. WHEN INSTALLING GRAVITY PIPE WITH CASING CONTRACTOR SHALL TAKE INTO CONSIDERATION PIPE GRADE SO THAT THE SEWER PIPE MAINTAINS THE PROPER FALL.
4. JOINT RESTRAINTS ARE REQUIRED ON ALL JOINTS THAT FALL UNDER OR WITHIN 10' OF HIGHWAY CROSSINGS REGARDLESS OF PIPE MATERIAL, CASED OR NOT.
5. THE LENGTH OF CASING MAY VARY DEPENDING ON THE TYPE OF ROADWAY. THE CASING SHALL BE EXTENDED FROM ROW TO ROW FOR STATE HIGHWAYS, THOROUGHFARES, AND COLLECTOR STREETS.



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

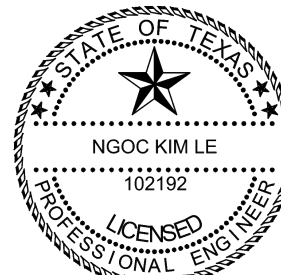
Dorrance Lane
Reconstruction Project



MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

SANITARY SEWER
DETAILS 1

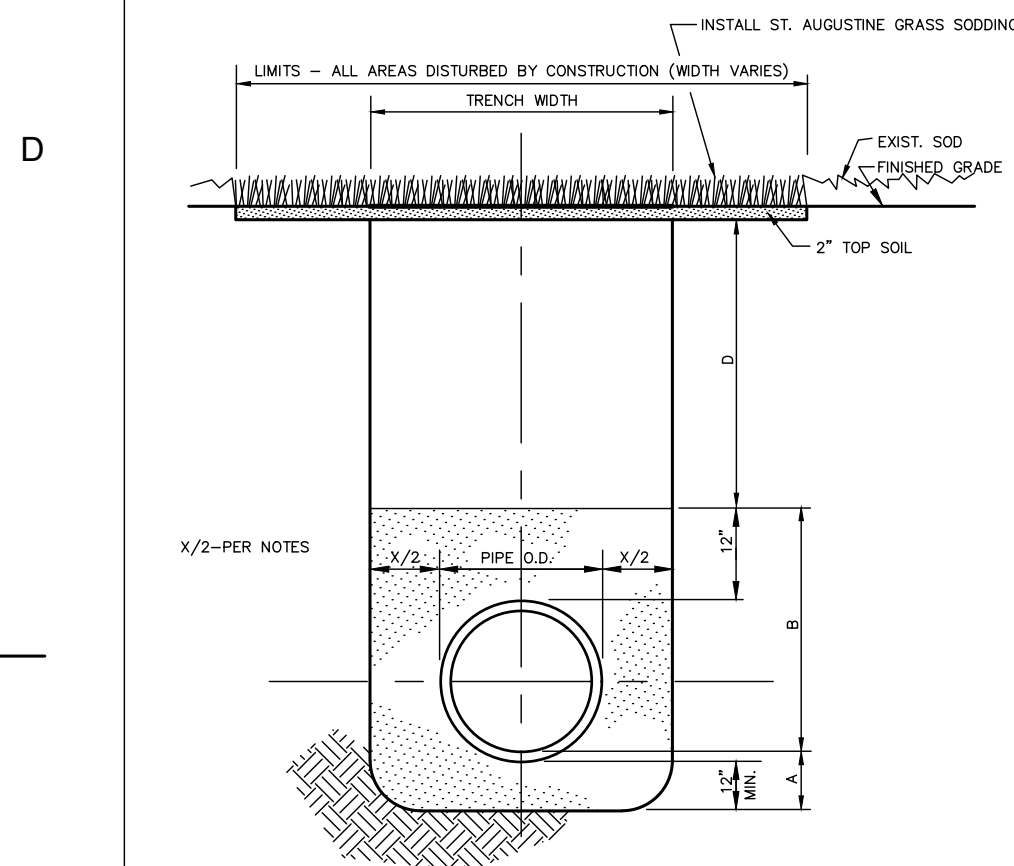
SCALE	AS NOTED
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SHEET NUMBER

46 of 54

FILE NAME

46 Sanitary Sewer Details



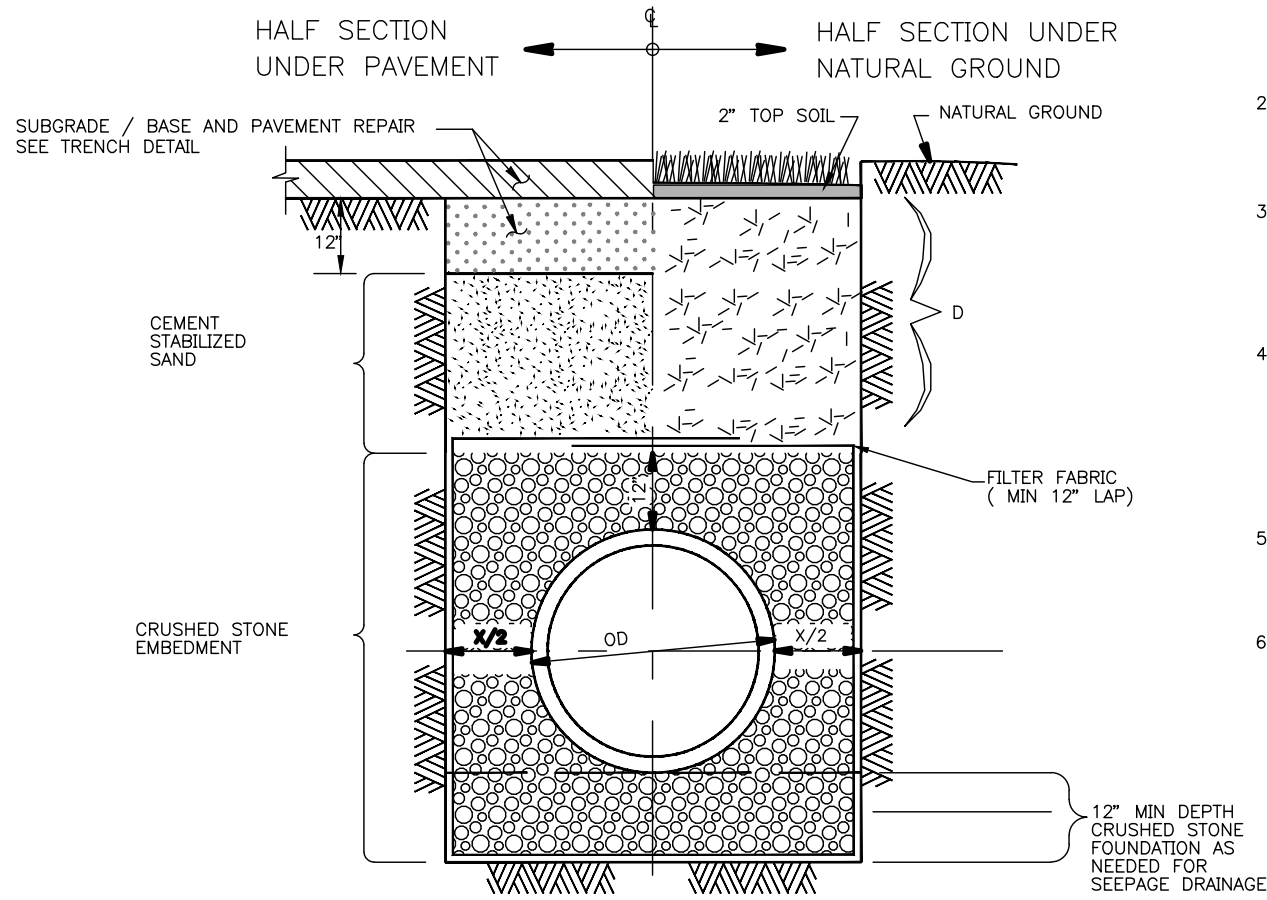
BEDDING NOTES:

- CEMENT STABILIZED SAND (8% CEMENT, COMPACTED TO 90% OF MAX. STD. PROCTOR AS PER ASTM D-1557) PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE OR ABOVE - MINIMUM DEPTH = 12".
- COMMIT STABILIZED SAND (AS SPECIFIED ABOVE) THOROUGHLY RODDED, PLACED AFTER PIPE IS LAID.
- COMPACTED BANK SAND BACKFILL, COMPACTED AS PER SPECIFICATIONS.
- NATIVE EARTH BACKFILL, CONTAINING NO ROCKS OR OTHER DEBRIS NOR CONTAINING ANY DIRT GLOBS EXCEEDING 6" IN ANY DIMENSION, PLACED IN 6" LAYERS, MOTTENDED IF NECESSARY AND THOROUGHLY COMPACTED TO A DENSITY EQUIVALENT TO A MINIMUM OF 90% OF MAX. DRY DENSITY AS DETERMINED BY ASTM D698, UNLESS OTHERWISE NOTED.
- MINIMUM TRENCH WIDTH SHALL BE PIPE OUTSIDE DIAMETER PLUS AN ALLOWANCE "X" FOR THE FOLLOWING NOMINAL PIPE SIZES:

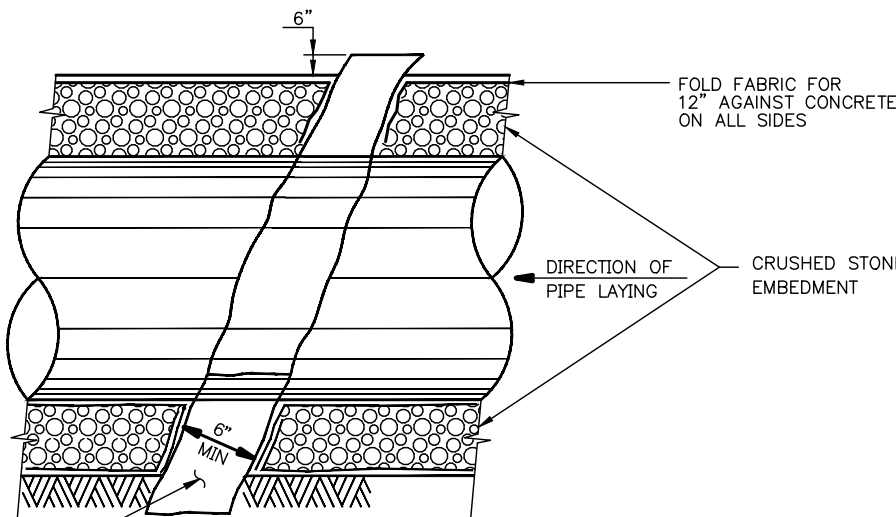
NOMINAL PIPE SIZE	"X"
LESS THAN 36"	24"
36" AND GREATER	36"

SANITARY SEWER TRENCH DETAIL FOR PIPES UNDER NATURAL GROUND (CLASS 'AA' BEDDING)

NOT TO SCALE

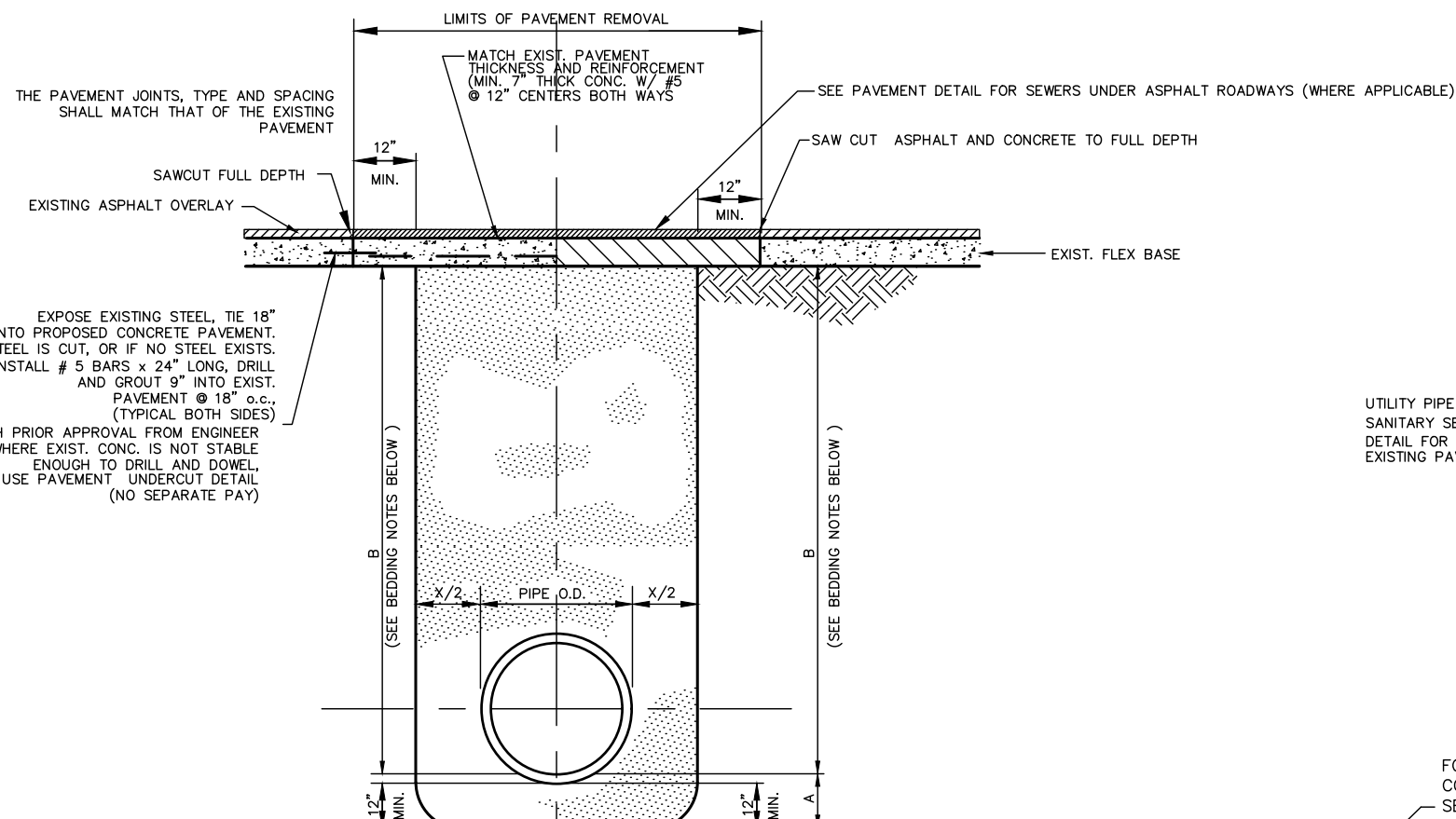


TYPICAL CROSS-SECTION



LONGITUDINAL SECTION ALONG PIPE CENTERLINE AT FOUNDATION TRENCH DAM WET CONDITION BEDDING

NOT TO SCALE



SANITARY SEWER TRENCH DETAIL FOR PIPES UNDER EXISTING PAVEMENT

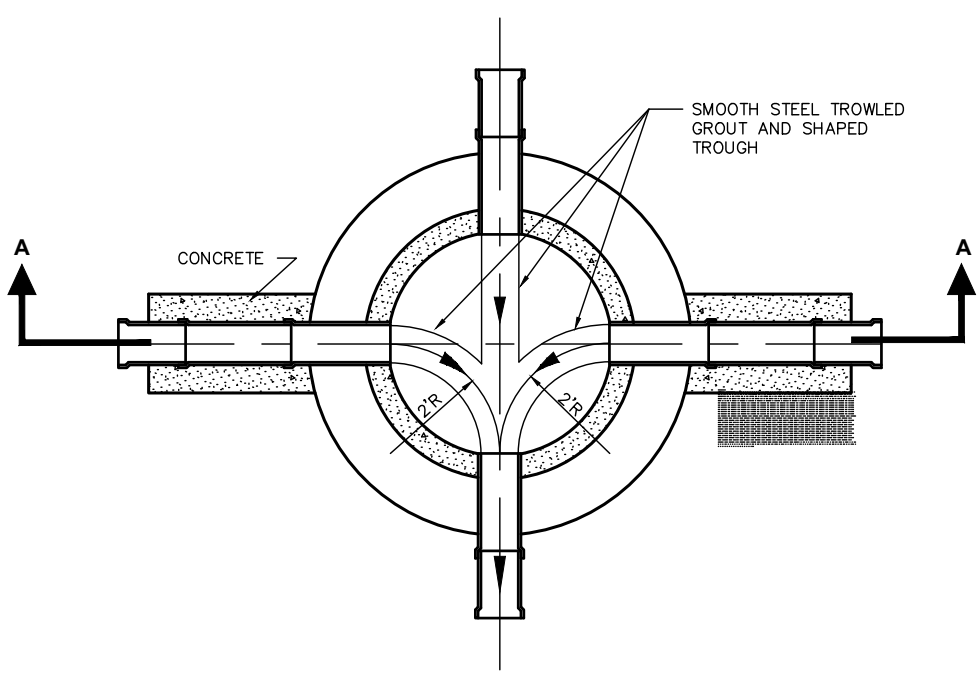
SODDING NOTES:

- SODDING SHALL BE INSTALLED IN AREAS DISTURBED BY CONSTRUCTION.
- CONTRACTOR SHALL REPAIR SODDING IN AREAS DAMAGED BY CONSTRUCTION AND REPAIR SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- IF EXISTING LANDSCAPING OTHER THAN GRASS IS WITHIN THESE AREAS, THE CONTRACTOR SHALL REBUILD OR REINSTALL THE LANDSCAPING OF THE AREA AFTER CONSTRUCTION IN AN EQUAL OR BETTER CONDITION.

NOTES:

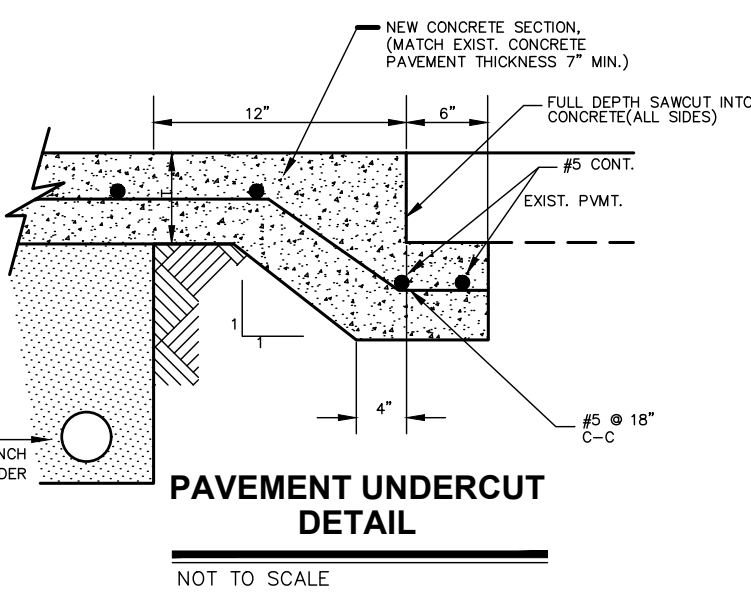
- ACTUAL SHAPE OF CONCRETE TRENCH DAM CROSS SECTION MAY BE DETERMINED BY CONTRACTOR IN FIELD, MEETING MINIMUM THICKNESS AND KEY DEPTH REQUIREMENTS.
- THIS DETAIL IS TO BE USED TO PROVIDE A FIRM STABLE TRENCH BOTTOM WHERE MECHANICAL DEWATERING CANNOT PROVIDE A FIRM STABLE TRENCH BOTTOM.
- IN THE EVENT A FIRM STABLE TRENCH BOTTOM CANNOT BE OBTAINED PRIOR TO IMPLEMENTING THIS DETAIL OR AFTER IMPLEMENTING THIS DETAIL, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE IF SUCH CONDITIONS ARE PRESENT.
- CRUSHED STONE EMBEDMENT SHALL MEET ASTM D2321 CLASS 1A, CLASS 1B MATERIAL. USE A SUITABLE GRADED MATERIAL WHERE CONDITIONS MAY CAUSE MIGRATION OF FINES AND LOSS OF PIPE SUPPORT, FOR SEVER CONDITIONS A SPECIAL FOUNDATION MAY BE REQUIRED. NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE IF SUCH CONDITIONS ARE PRESENT.
- TRENCH DAM SHALL BE PLACED A MINIMUM OF ONE BETWEEN EACH MANHOLE OR 300 FEET WHICH EVER IS LESS.
- MINIMUM TRENCH WIDTH SHALL BE PIPE OUTSIDE DIAMETER PLUS AN ALLOWANCE "X" FOR THE FOLLOWING NOMINAL PIPE SIZES:

NOMINAL PIPE SIZE	"X"
LESS THAN 36"	24"
36" AND GREATER	36"



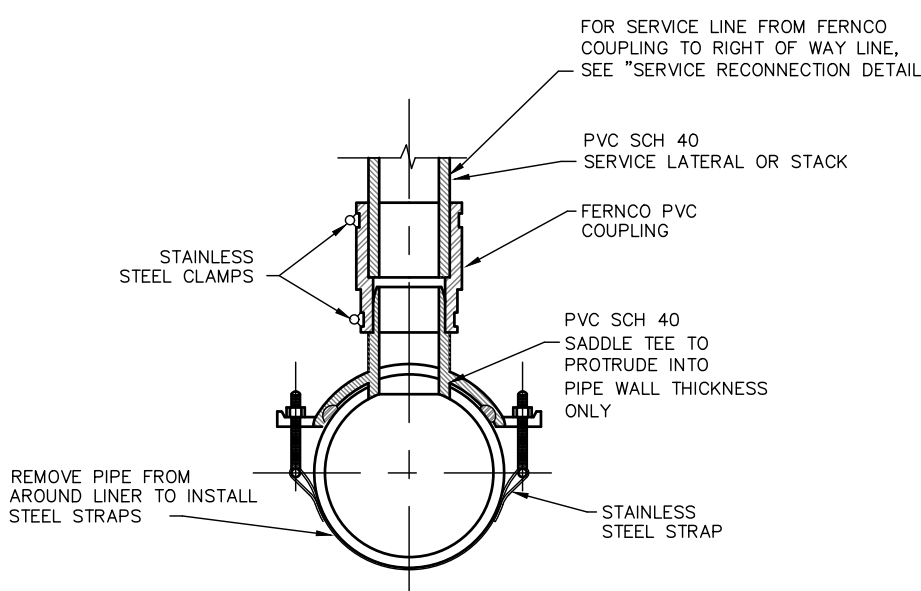
BOTTOM PLAN

SANITARY MANHOLE DETAIL FOR PIPE 24" AND UNDER



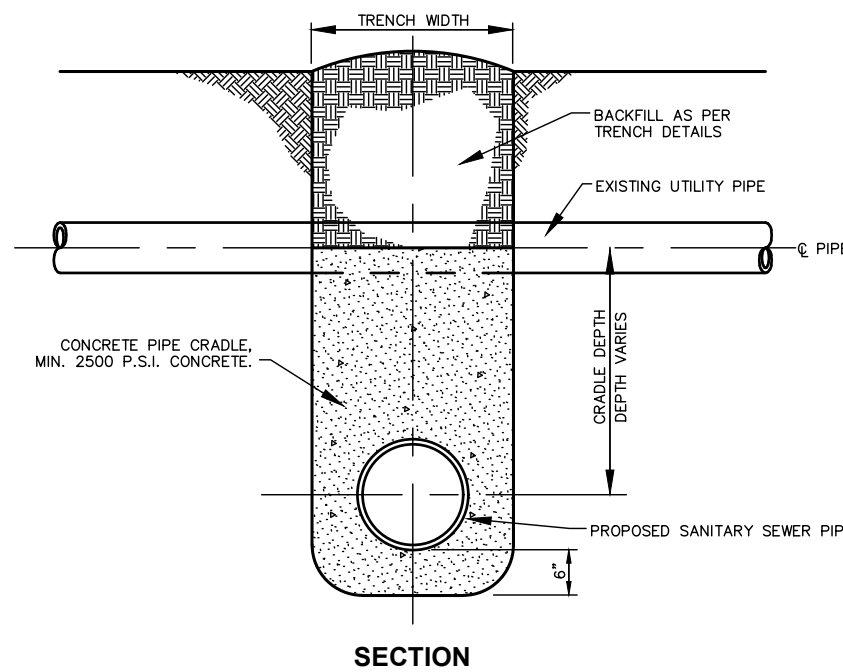
PAVEMENT UNDERCUT DETAIL

NOT TO SCALE

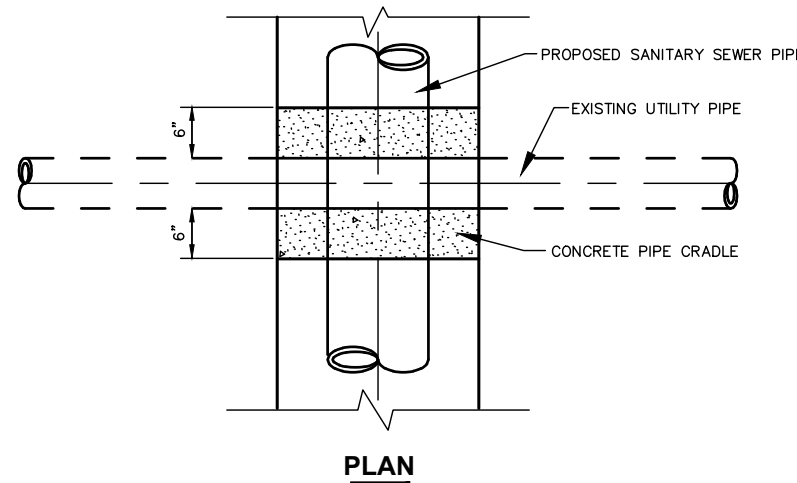


SANITARY SEWER SERVICE SADDLE DETAIL (Service Reconnection (by excavation) on lines Rehabilitated by Pipe Bursting and Cured in Place Liner)

NOT TO SCALE



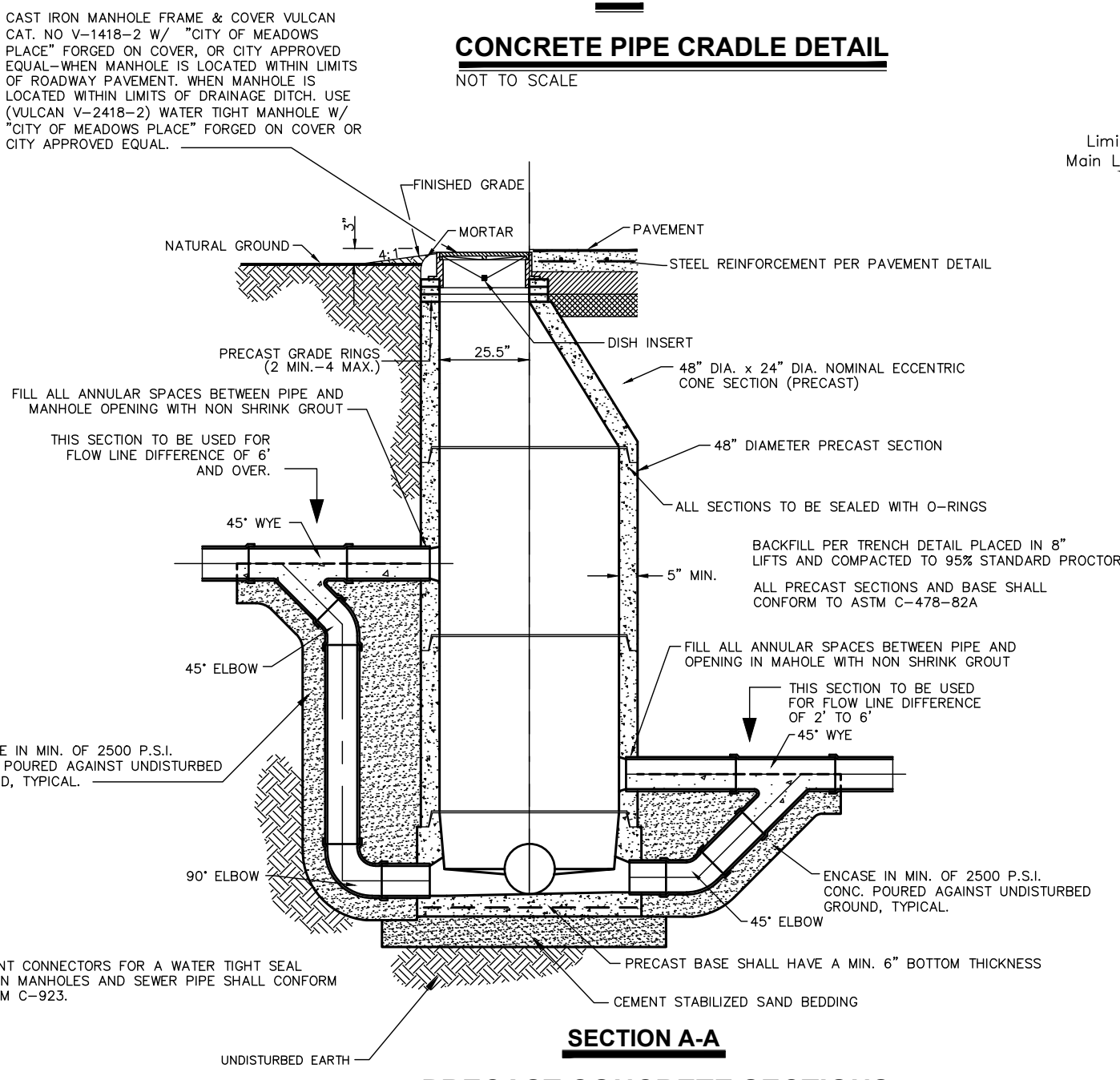
SECTION



PLAN

CONCRETE PIPE CRADLE DETAIL

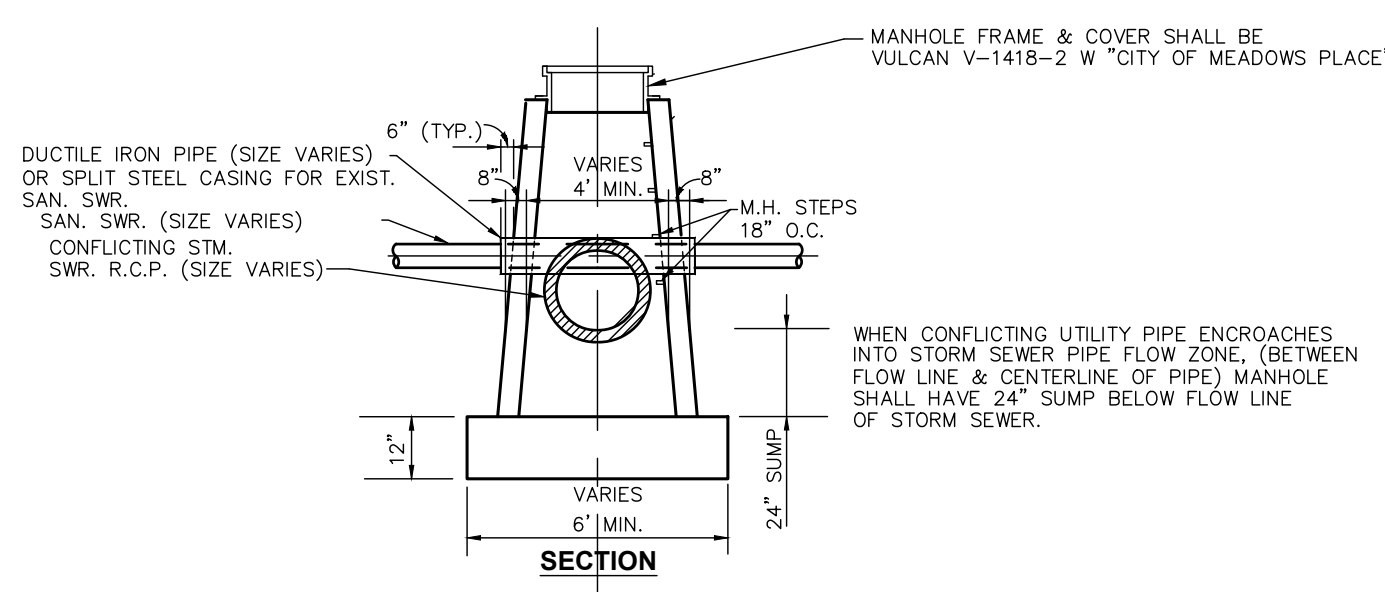
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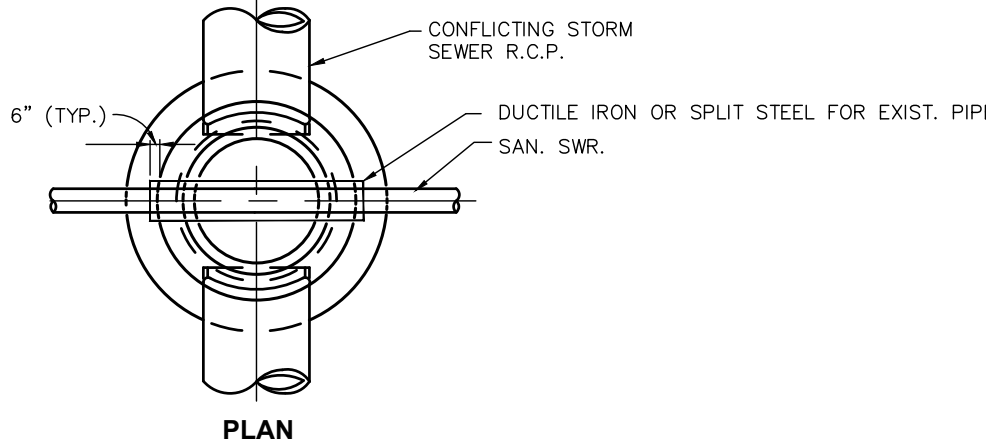
SECTION A-A

PRECAST CONCRETE SECTIONS

NOT TO SCALE

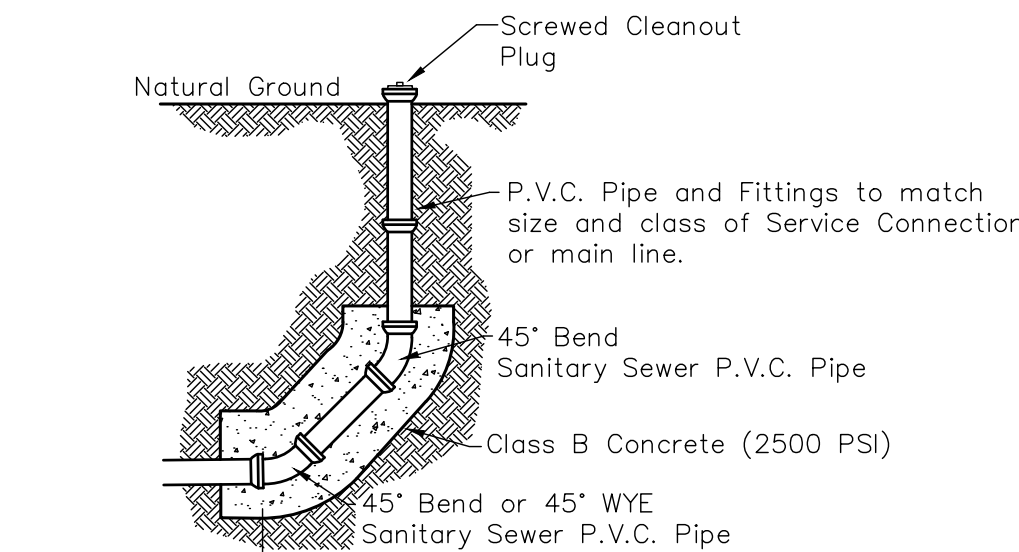


SECTION



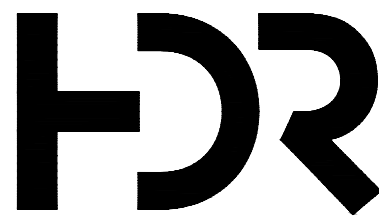
JUNCTION MANHOLE W/ SUMP

NOT TO SCALE



Cleanout Detail

Not to Scale



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

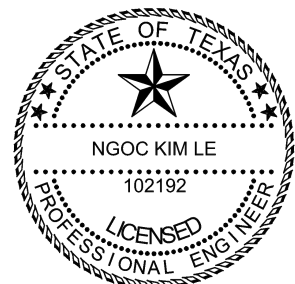
Dorrance Lane
Reconstruction Project



MARK DATE DESCRIPTION

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

SANITARY SEWER
DETAILS 2

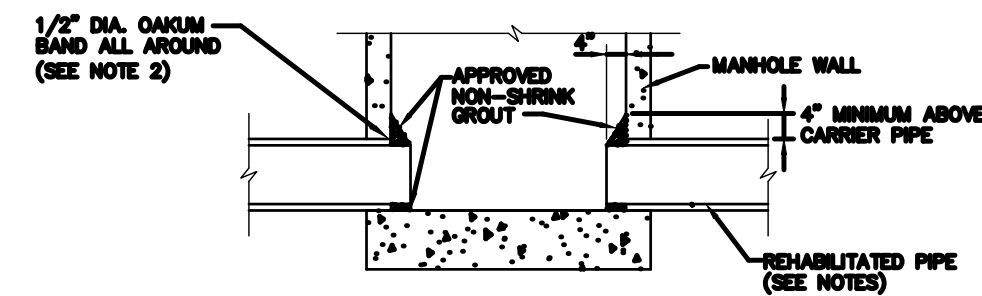
SCALE AS NOTED

SHEET NUMBER

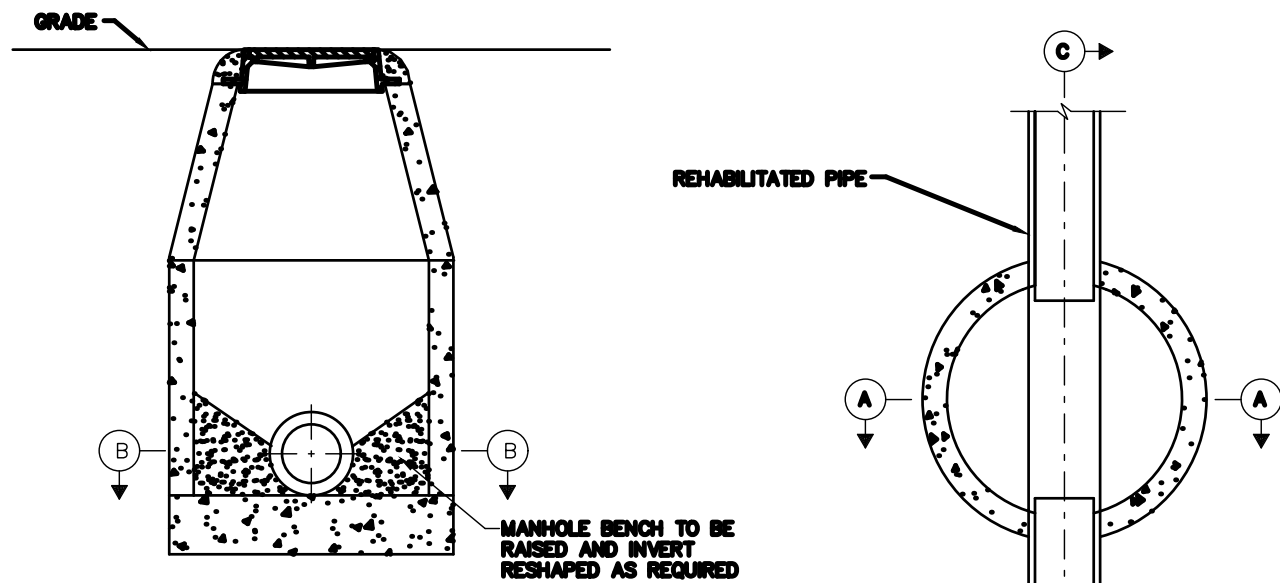
47 of 54

FILE NAME

47 Sanitary Sewer Details



SECTION C-C

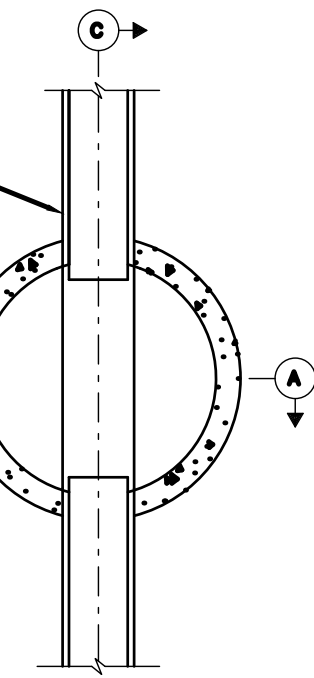


SECTION A-A

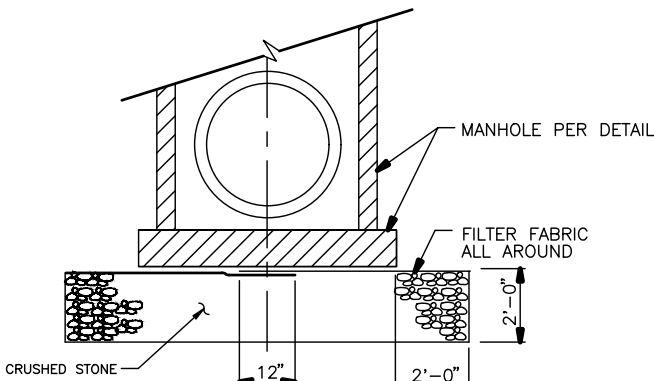
- NOTES:
1. THE EXISTING ANNULAR SPACE BETWEEN MANHOLE WALL AND THE PIPE, IF ANY, SHALL BE FILLED WITH ACTIVATED OAKUM. MINIMUM 12 INCH OR ONE-HALF PIPE DIAMETER WHICHEVER IS LARGER.
 2. ALL OAKUM SHALL BE SOAKED IN SCOTCH SEAL 5800 OR EQUAL.

SANITARY SEWER SEALING OF
CURED IN PLACE
LINED AND PIPE BURSTING
LINED PIPE AT MANHOLE

Not to Scale



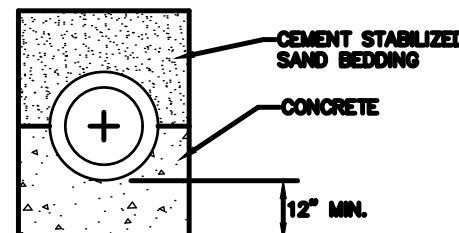
SECTION B-B



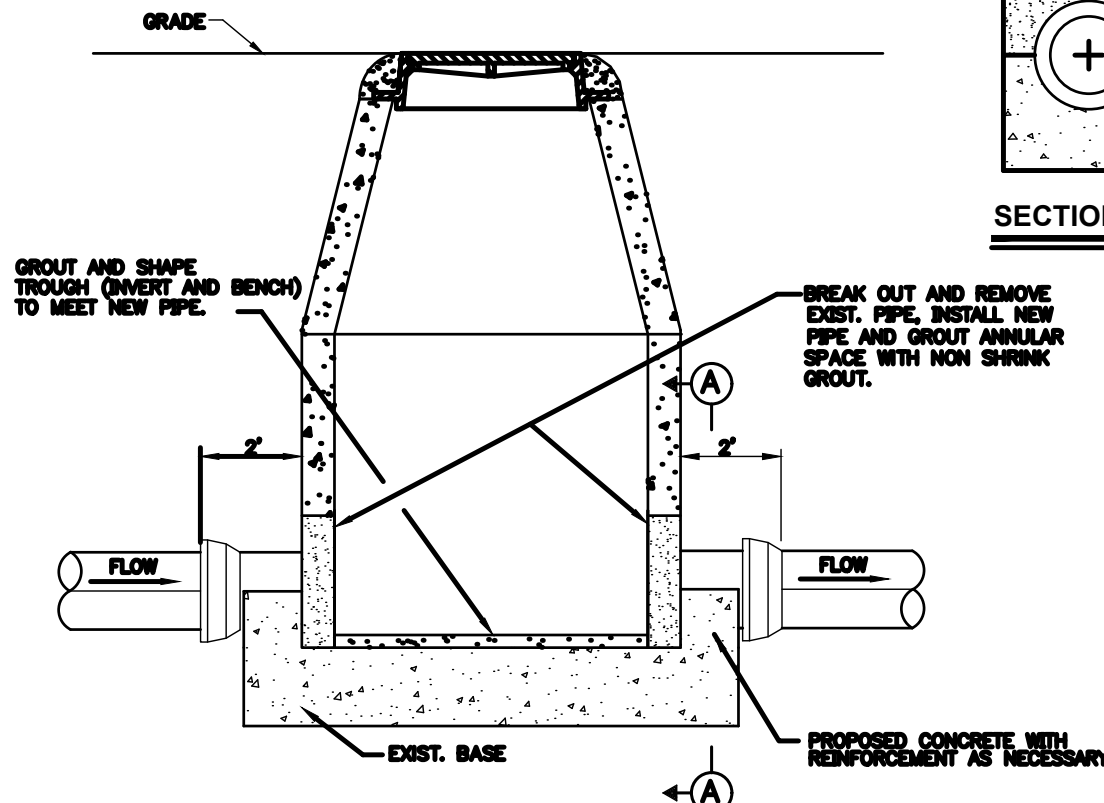
SECTION A

WET CONDITION BEDDING FOR MANHOLE CONSTRUCTION
(Crushed Stone Supported Manhole for Unstable Subgrade)

Not to Scale



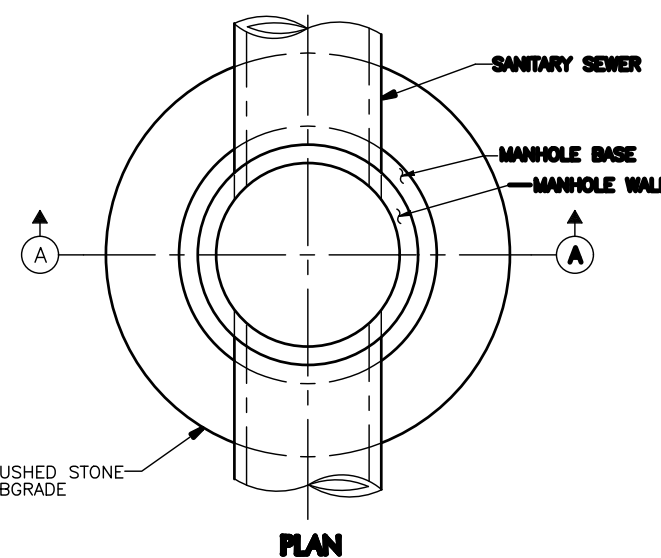
SECTION A-A



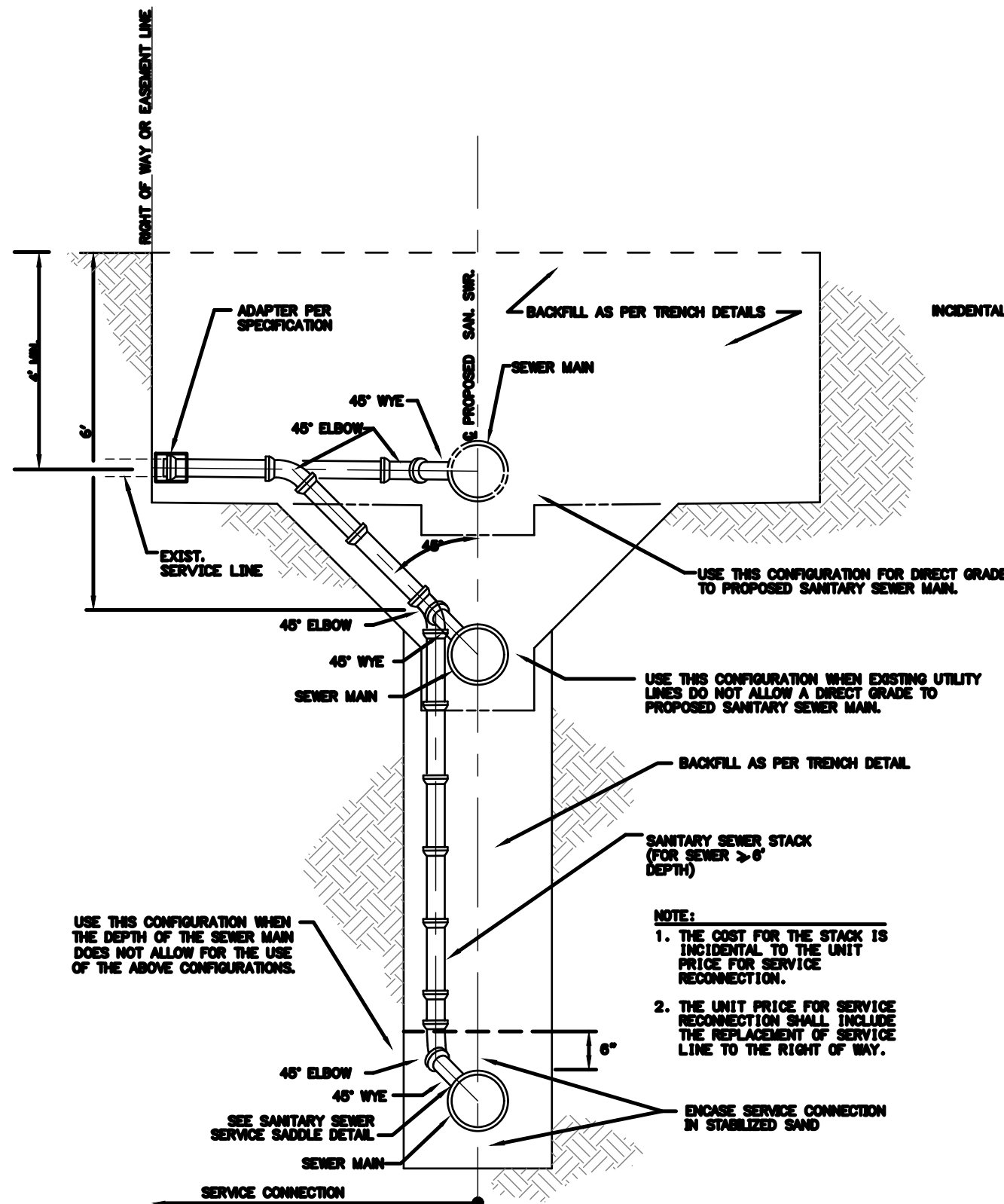
RECONNECTION OF SANITARY SEWER MAIN BEING
REMOVED AND REPLACED TO EXISTING MANHOLE

Not to Scale

- NOTES:
1. CRUSHED STONE SUPPORT UNDER A MANHOLE BASE SHALL BE INSTALLED AT ALL LOCATIONS WHERE REQUIRED. SUBGRADE COMPACTION AND/OR DEWATERING CANNOT BE ACHIEVED.



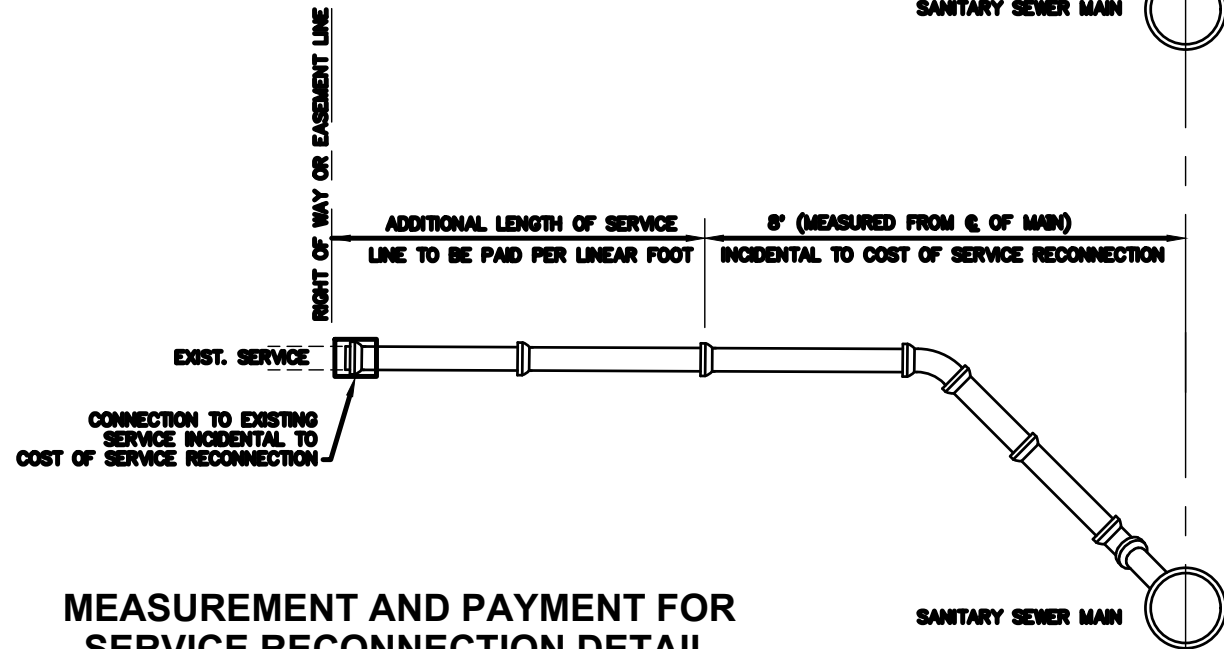
PLAN

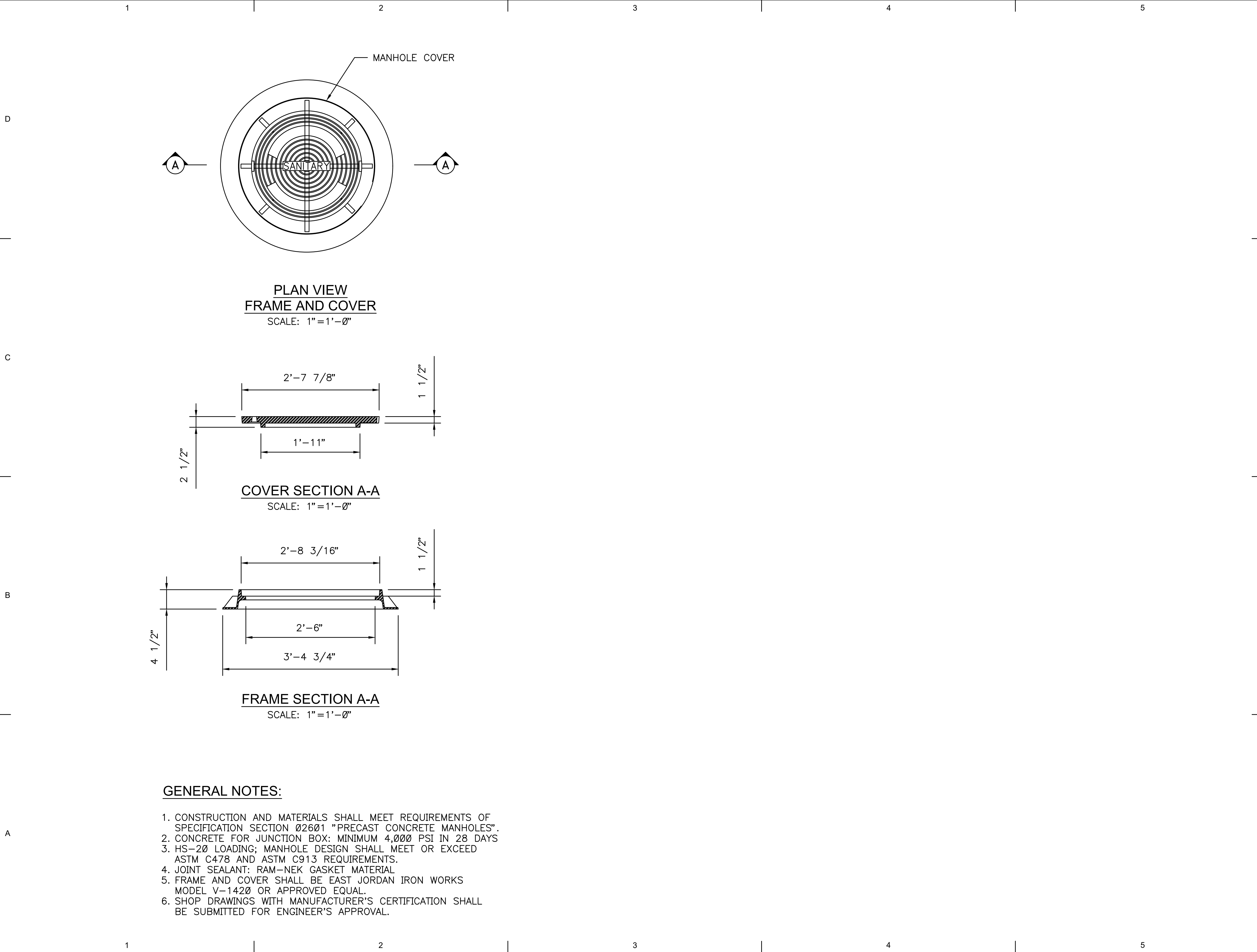


SERVICE RECONNECTION DETAIL

MEASUREMENT AND PAYMENT FOR
SERVICE RECONNECTION DETAIL

NOT TO SCALE





4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

City of
Meadows
PLACE

*Your
Place for
Life.*

MARKDATEDESCRIPTION

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller

Ngoc Kim Le
08-14-2024

SHEET NAME

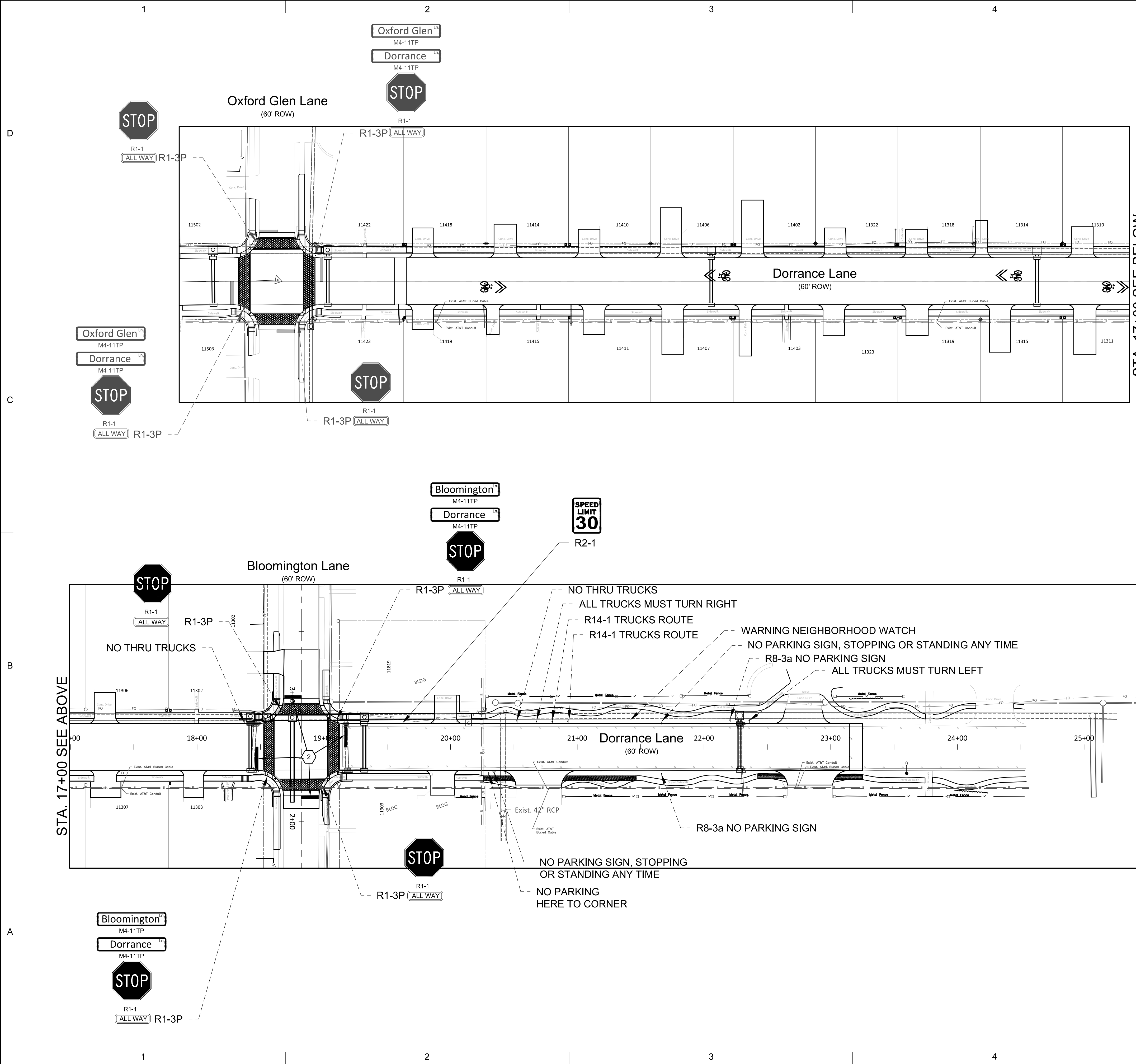
SANITARY SEWER
DETAILS 3

A	SCALE	AS NOTED
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SHEET NUMBER

48 of 54

FILE NAME	48 Sanitary Sewer Details 3
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STRIPING LEGEND

- ① DOUBLE 4" YELLOW CENTER STRIPE
- ② WHITE 24" STOP BAR

SIGNING LEGEND

- XX-XX (XX"XX") → PROPOSED SIGN LOCATION
- XX-XX - - - - - EXISTING SIGN TO REMAIN

BIKE SHARROW

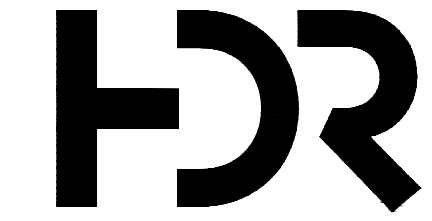
STAMPED CONCRETE AT CROSSWALK

SIGNING NOTE

ALL "NEIGHBORHOOD WATCH", AND "DEAF CHILD AREA" SIGNS SHALL REMAIN IN PLACE. IF REQUIRED BY CONSTRUCTION, THE SIGNS SHALL BE REMOVED AND REPLACED AS CLOSE TO THEIR ORIGINAL LOCATION AS POSSIBLE.

GENERAL NOTES:

- ALL INTERSECTIONS WHERE A STOP SIGN IS LOCATED SHALL HAVE A STOP BAR. STOP BARS SHALL BE LOCATED WHERE PEDESTRIAN CROSSWALKS ARE PROVIDED, 1'-4" BEHIND CROSSWALKS.
- STOP BARS SHALL BE 24" WIDE, AND CONSIST OF SOLID WHITE LINES EXTENDING ACROSS APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.



4828 Loop Central Dr Ste 700
Houston TX 77081
713-622-9264

Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane
Reconstruction Project

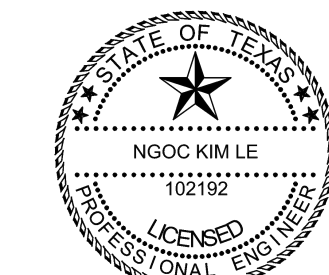


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Life.

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim Le
08-14-2024

SHEET NAME

DORRANCE LANE
STRIPING & SIGNAGE
PLAN
PHASE 2

SCALE 1" = 40'

SHEET NUMBER

49 of 54

FILE NAME

49 - Stripping Plan Phase 1

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project

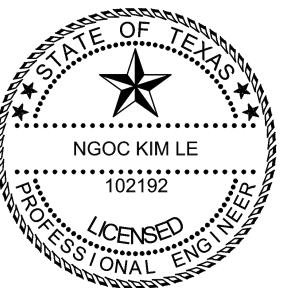


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MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10402813
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



Ngoc Kim He
08-14-2024

SHEET NAME

DORRANCE LANE STRIPING & SIGNAGE DETAILS

SCALE

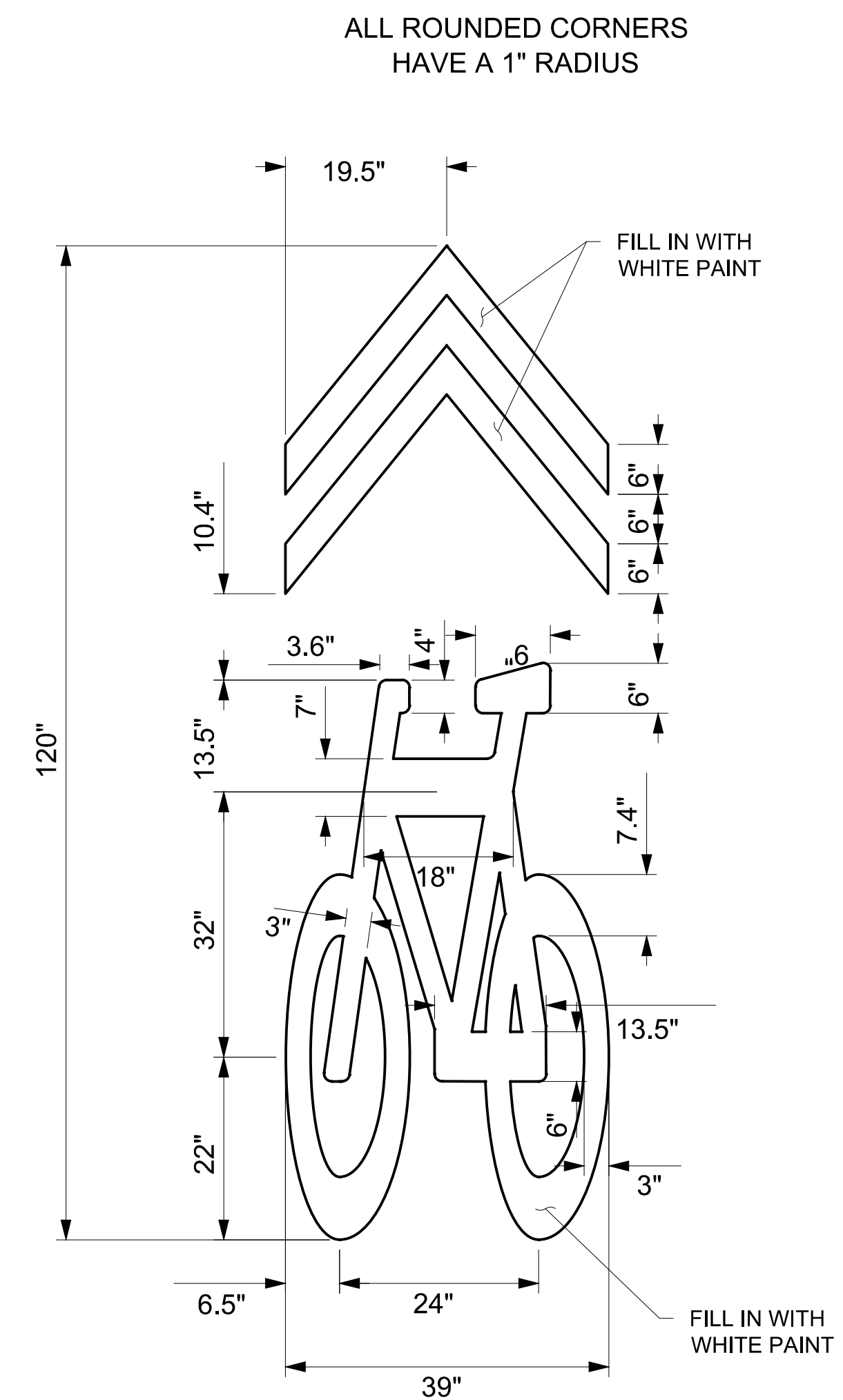
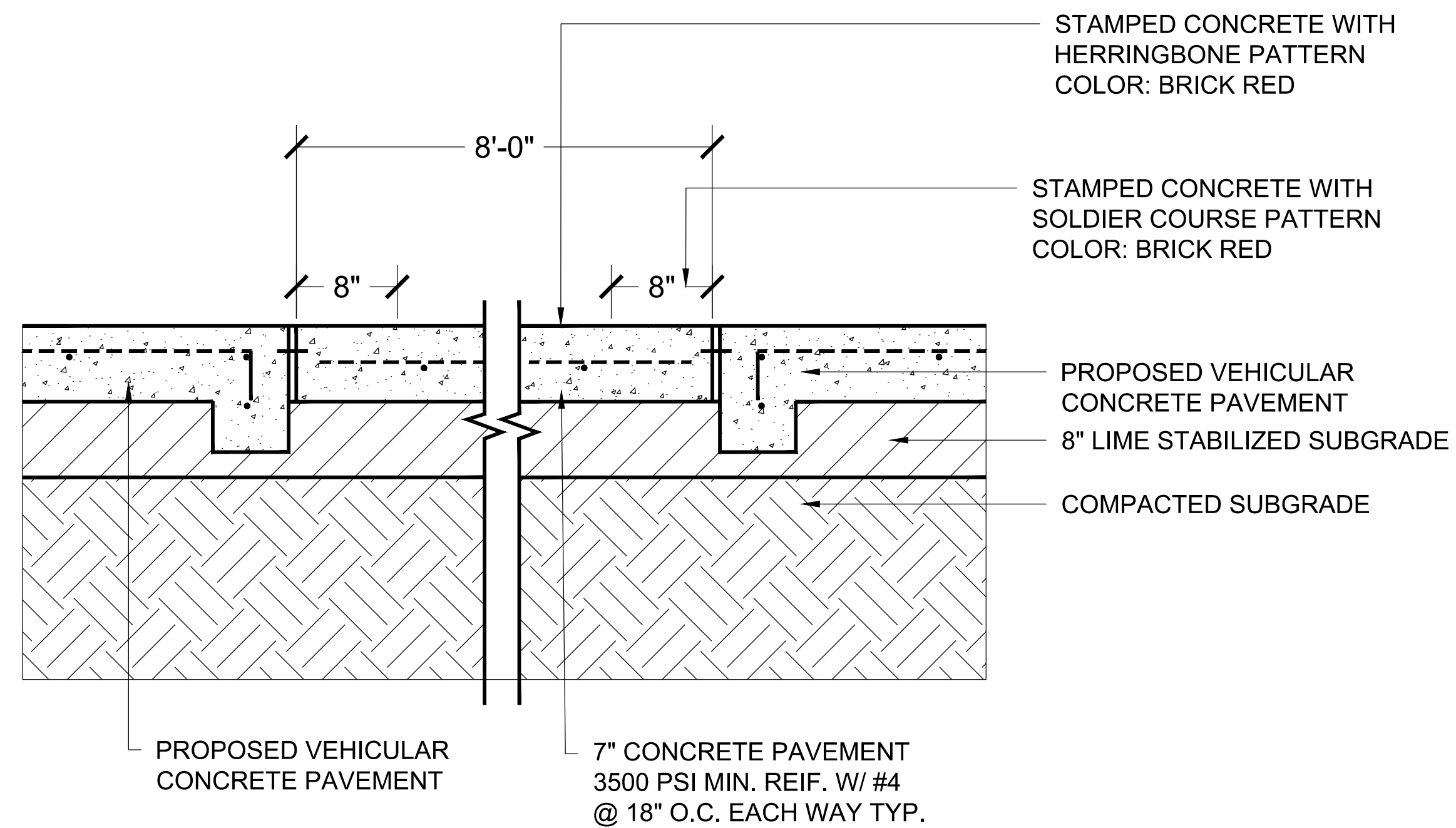
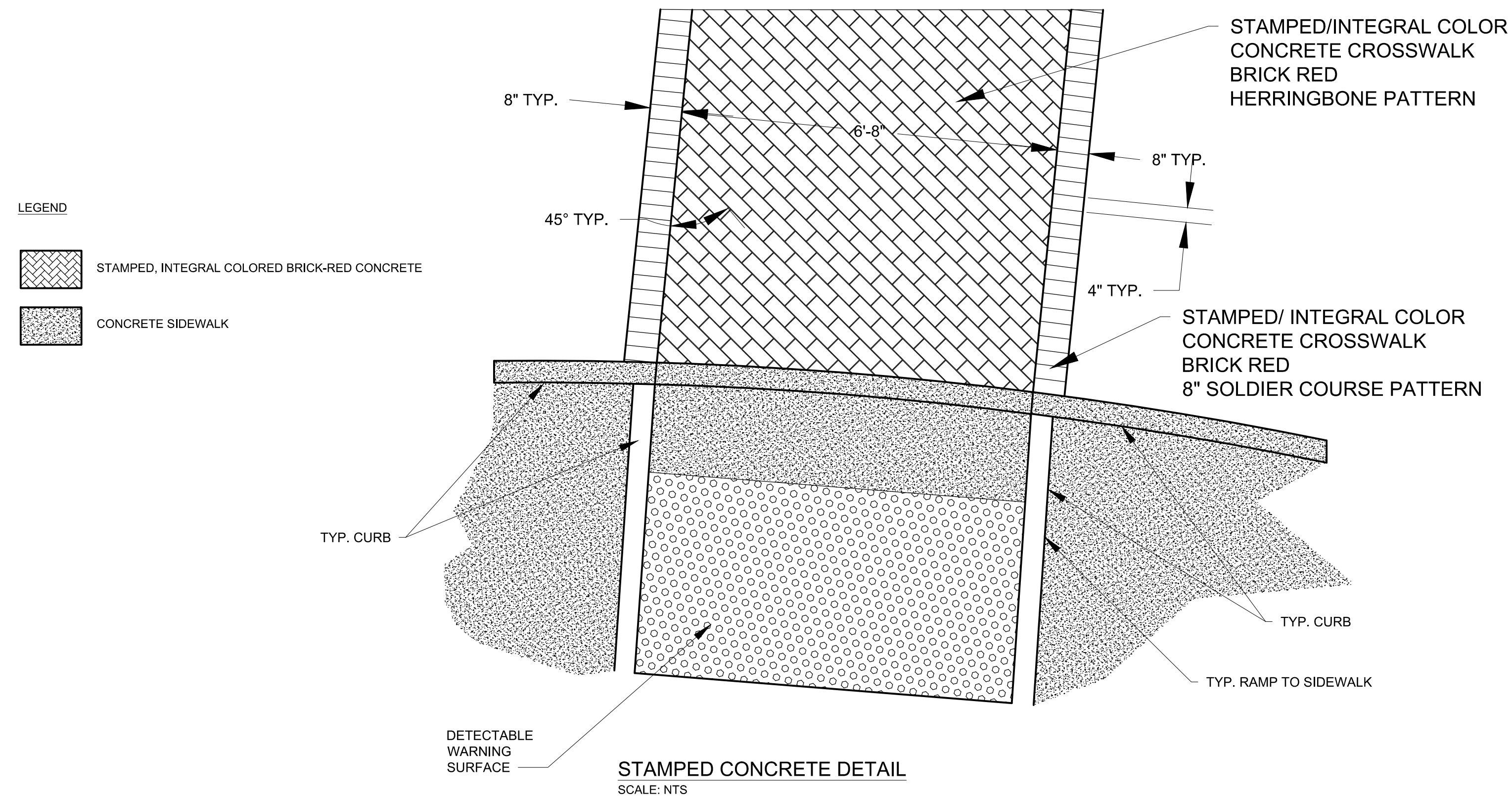
SHEET NUMBER

50 of 54

FILE NAME	
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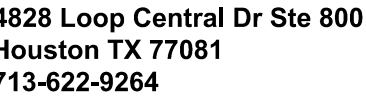
49 - Stripping Plan Phase 1

50



DETAIL FOR SHARROW PAVEMENT MARKING

SCALE: NTS



Texas P.E. Firm
Registration No. F-754

PROJECT FOR

Meadows Place, Texas

Dorrance Lane Reconstruction Project

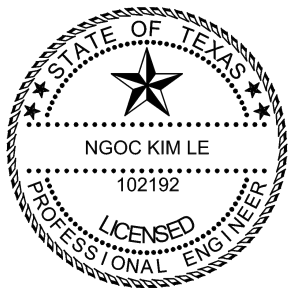


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Life.***

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER	10226224
ORIGINAL ISSUE	

PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	G.S. Fuller



08-14-2024

SHEET NAME

CURB DRAIN DETAIL

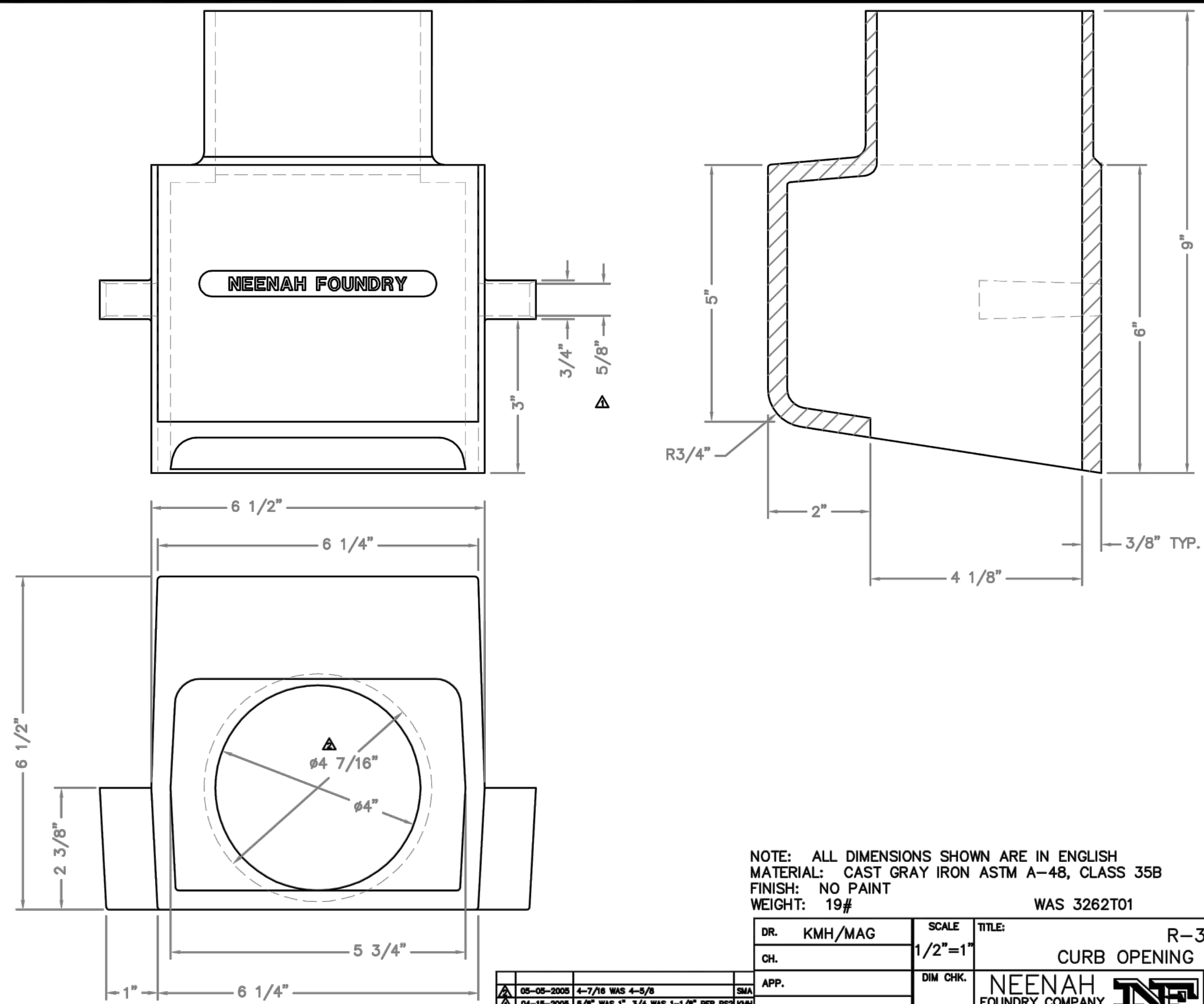
SCALE	AS NOTED
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SHEET NUMBER

51 of 54

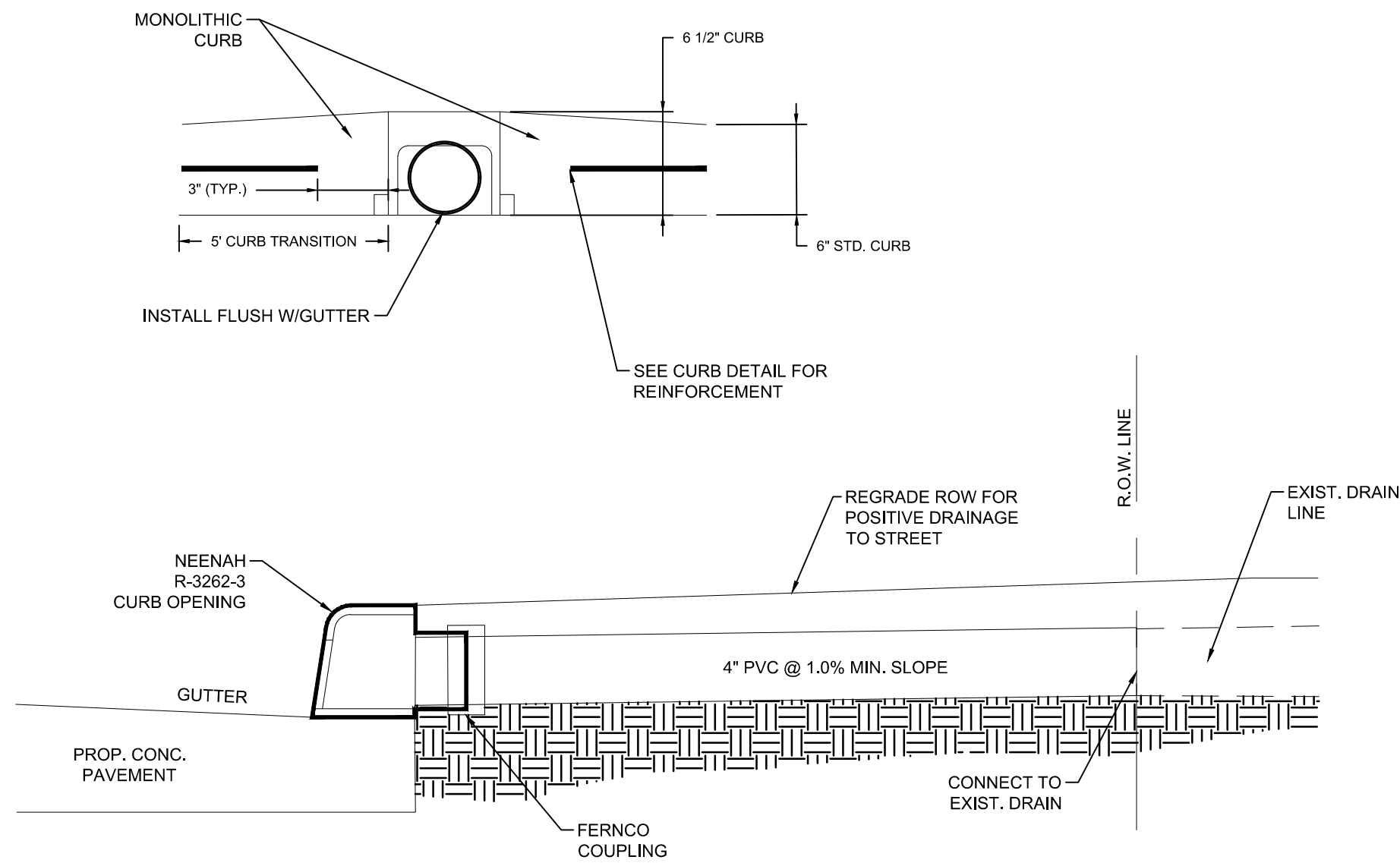
FILE NAME	
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50 MC-24-19



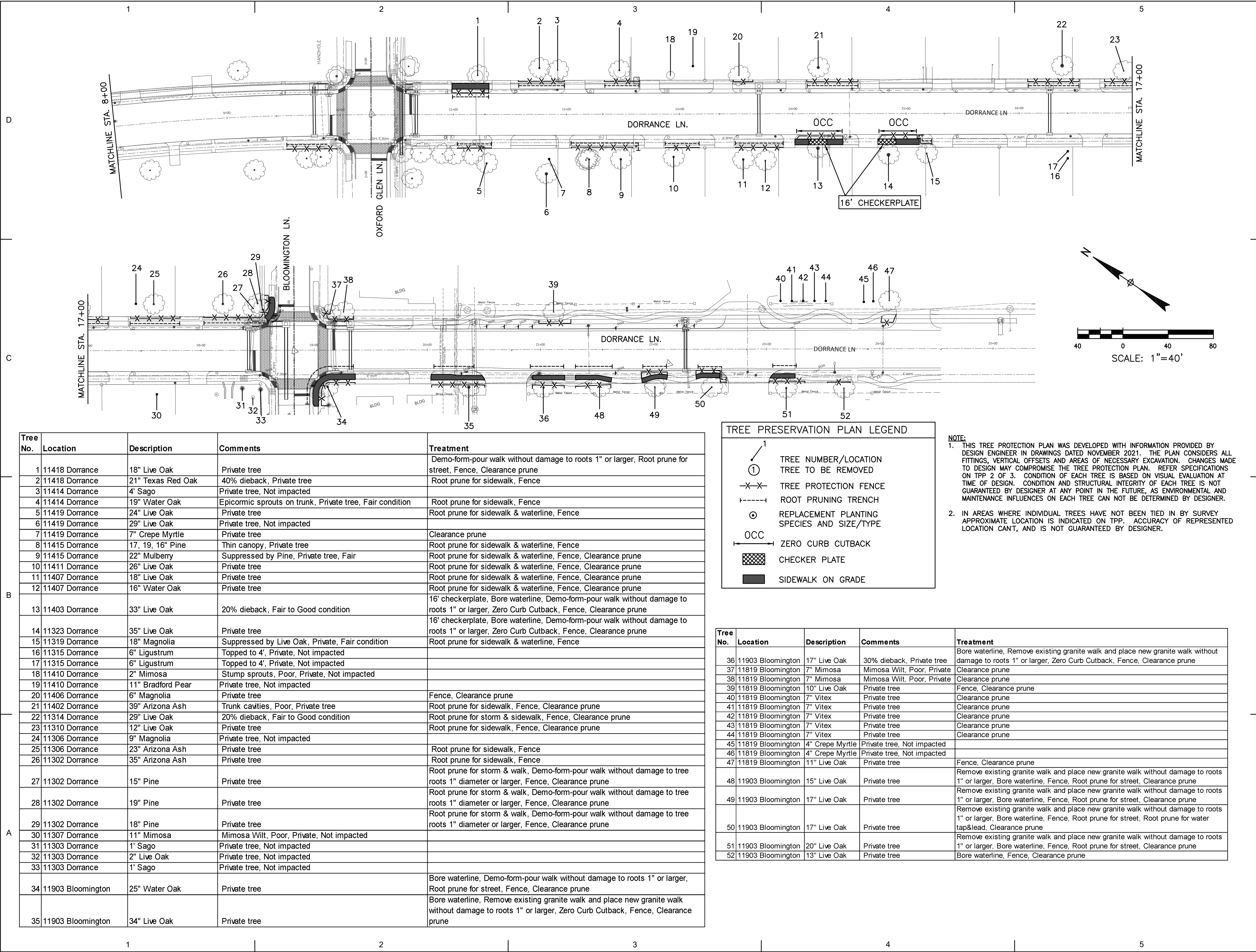
NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 19# WAS 3262T01

DR. KMH/MAG	SCALE 1/2"=1"	TITLE: R-3262-3		
CH.		CURB OPENING w/SPIGOT (I.D. 4")		
APP.	DIM CHK.	NEENAH FOUNDRY COMPANY NEENAH WISCONSIN 54956		NF- 32620430
DATE 11-11-2004				B



CURB DRAIN DETAIL

NTS



210 Stone Bush Ct. • Katy, Texas 77493
281-391-0022 ckoehl@koehlurbanforestry.com

APPROVED: *Craig N. Koehl* 11/15/2021

PROJECT FOR

City of Meadows Place

Dorrance Lane Reconstruction Project

MARK DATE DESCRIPTION

PROJECT NUMBER	10292224
ORIGINAL ISSUE	
PROJECT MANAGER	Ngoc Kim Le, P.E.
PROJECT DESIGNER	
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	N.B.

TREE PRESERVATION PLAN LEGEND

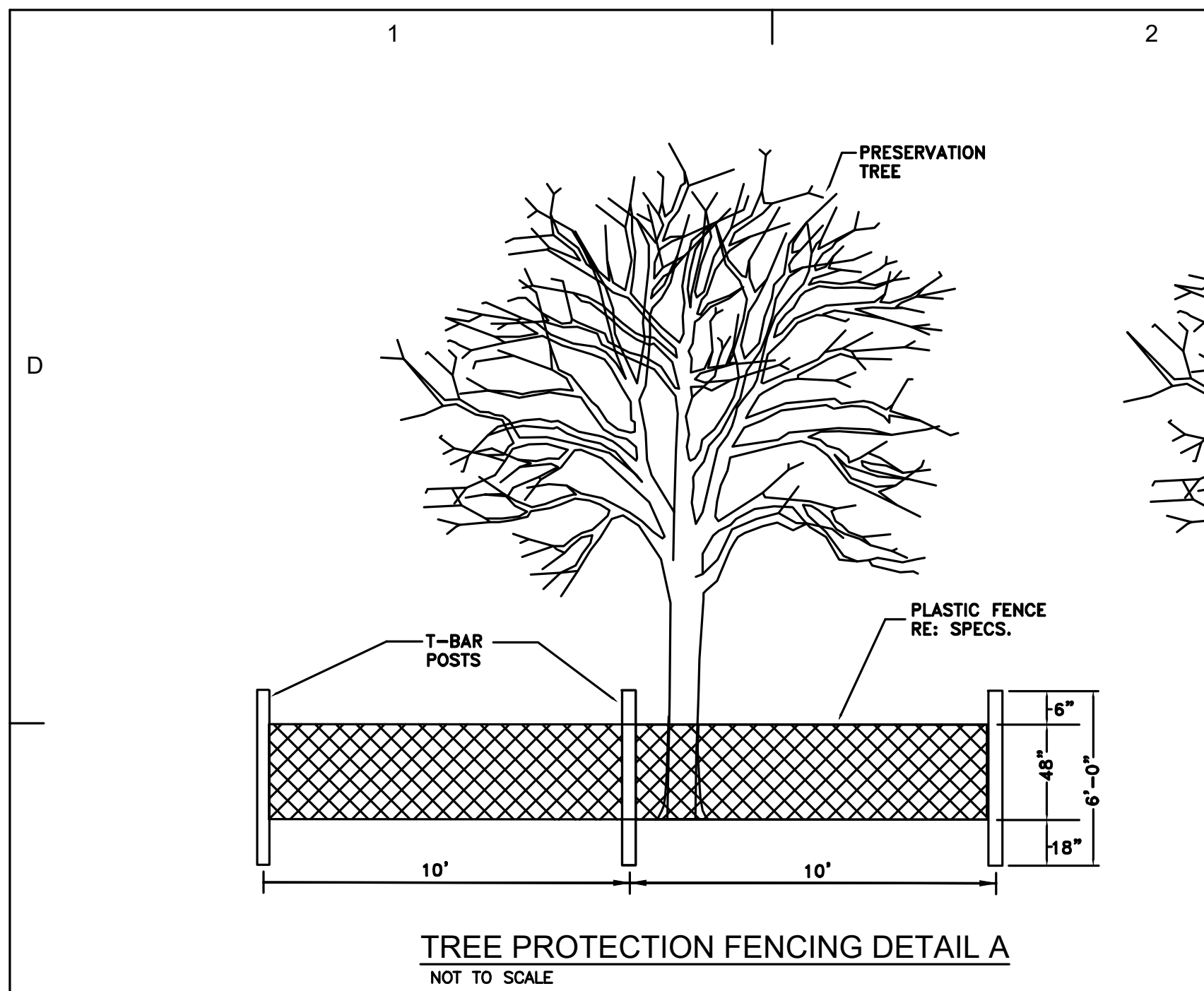
- TREE NUMBER/LOCATION
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- ROOT PRUNING TRENCH
- REPLACEMENT PLANTING SPECIES AND SIZE/TYPE
- ZERO CURB CUTBACK
- CHECKER PLATE
- SIDEWALK ON GRADE

NOTE:

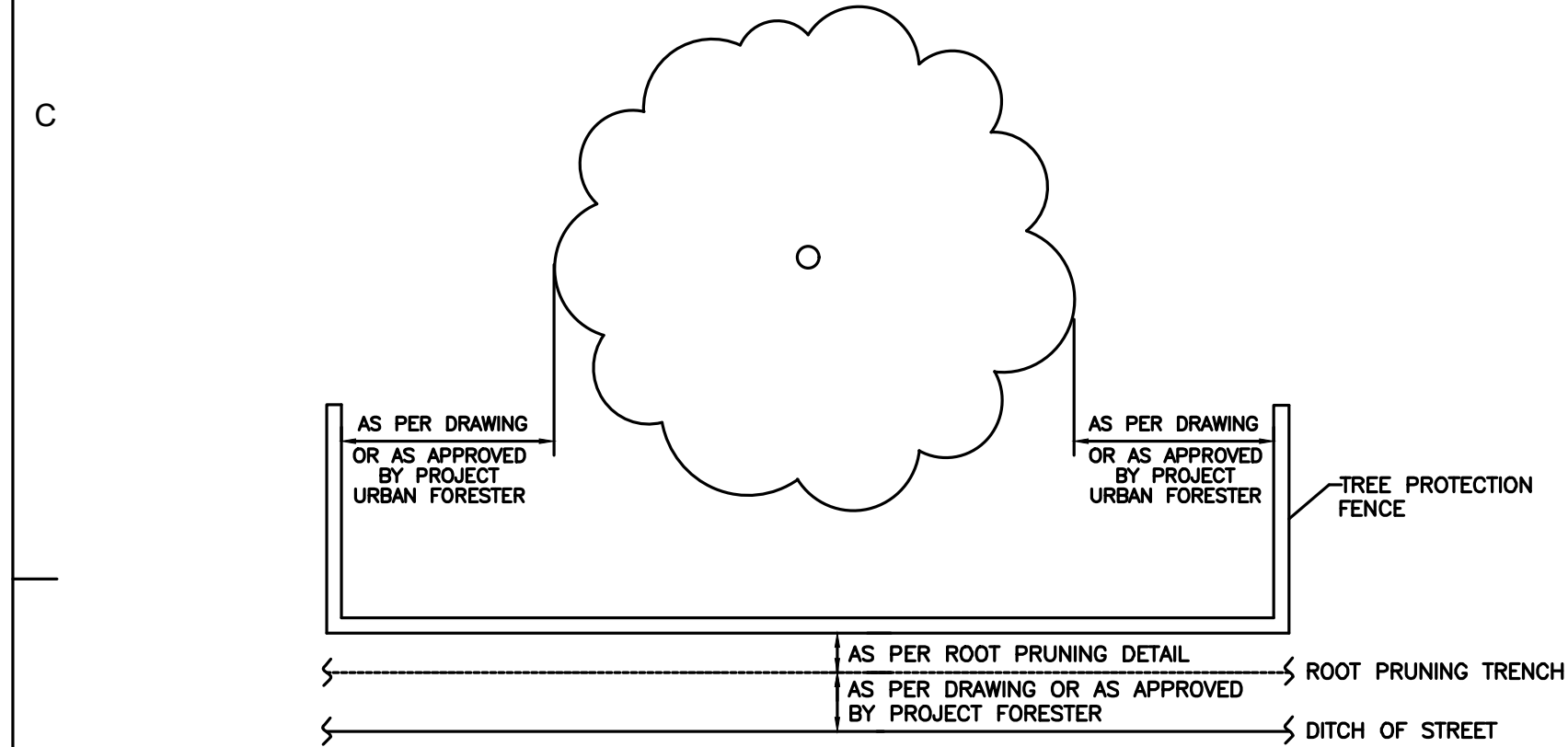
1. THIS TREE PROTECTION PLAN WAS DEVELOPED WITH INFORMATION PROVIDED BY DESIGN ENGINEER IN DRAWINGS DATED NOVEMBER 2021. THE PLAN CONSIDERS ALL FITTINGS, VERTICAL OFFSETS AND AREAS OF NECESSARY EXCAVATION. CHANGES MADE TO DESIGN MAY COMPROMISE THE TREE PROTECTION PLAN. REFER SPECIFICATIONS ON TPP 2 OF 3. CONDITION OF EACH TREE IS BASED ON VISUAL EVALUATION AT TIME OF DESIGN. CONDITION AND STRUCTURAL INTEGRITY OF EACH TREE IS NOT GUARANTEED BY DESIGNER AT ANY POINT IN THE FUTURE, AS ENVIRONMENTAL AND MAINTENANCE INFLUENCES ON EACH TREE CAN NOT BE DETERMINED BY DESIGNER.

2. IN AREAS WHERE INDIVIDUAL TREES HAVE NOT BEEN TIED IN BY SURVEY APPROXIMATE LOCATION IS INDICATED ON TPP. ACCURACY OF REPRESENTED LOCATION CANT, AND IS NOT GUARANTEED BY DESIGNER.

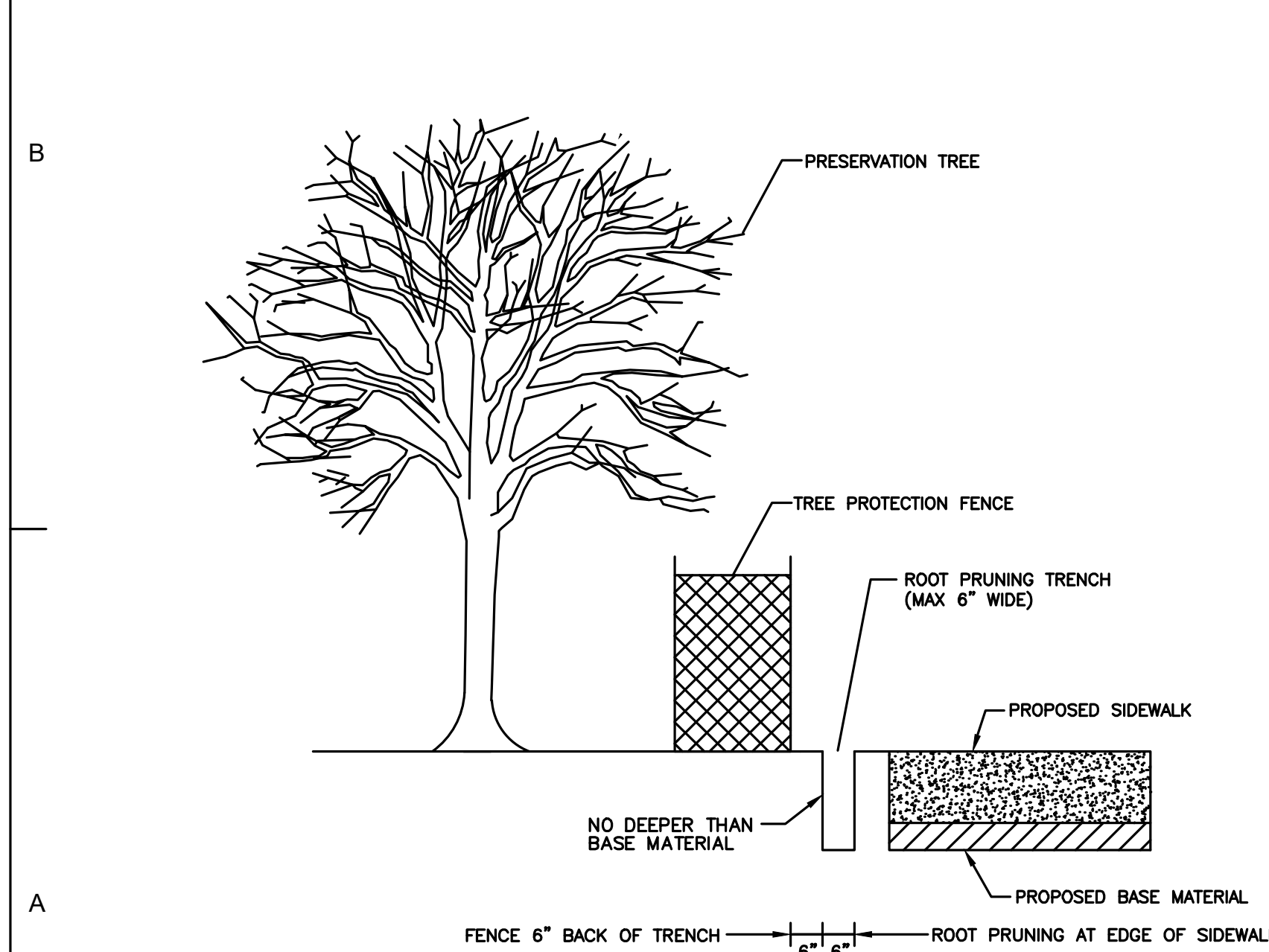
Tree No.	Location	Description	Comments	Treatment
36	11903 Bloomington	17" Live Oak	30% dieback, Private tree	Bore waterline. Remove existing granite walk and place new granite walk without damage to roots 1" or larger, Zero Curb Cutback, Fence, Clearance prune
37	11819 Bloomington	7" Mimosa	Mimosa Wilt, Poor, Private	Clearance prune
38	11819 Bloomington	7" Mimosa	Mimosa Wilt, Poor, Private	Clearance prune
39	11819 Bloomington	10" Live Oak	Private tree	Fence, Clearance prune
40	11819 Bloomington	7" Vitex	Private tree	Clearance prune
41	11819 Bloomington	7" Vitex	Private tree	Clearance prune
42	11819 Bloomington	7" Vitex	Private tree	Clearance prune
43	11819 Bloomington	7" Vitex	Private tree	Clearance prune
44	11819 Bloomington	7" Vitex	Private tree	Clearance prune
45	11819 Bloomington	4" Crepe Myrtle	Private tree, Not impacted	
46	11819 Bloomington	4" Crepe Myrtle	Private tree, Not impacted	
47	11819 Bloomington	11" Live Oak	Private tree	Fence, Clearance prune
48	11903 Bloomington	15" Live Oak	Private tree	Remove existing granite walk and place new granite walk without damage to roots 1" or larger, Bore waterline, Fence, Root prune for street, Clearance prune
49	11903 Bloomington	17" Live Oak	Private tree	Remove existing granite walk and place new granite walk without damage to roots 1" or larger, Bore waterline, Fence, Root prune for street, Clearance prune
50	11903 Bloomington	17" Live Oak	Private tree	Remove existing granite walk and place new granite walk without damage to roots 1" or larger, Bore waterline, Fence, Root prune for street, Root prune for water tap&lead, Clearance prune
51	11903 Bloomington	20" Live Oak	Private tree	Remove existing granite walk and place new granite walk without damage to roots 1" or larger, Bore waterline, Fence, Root prune for street, Clearance prune
52	11903 Bloomington	13" Live Oak	Private tree	Bore waterline, Fence, Clearance prune



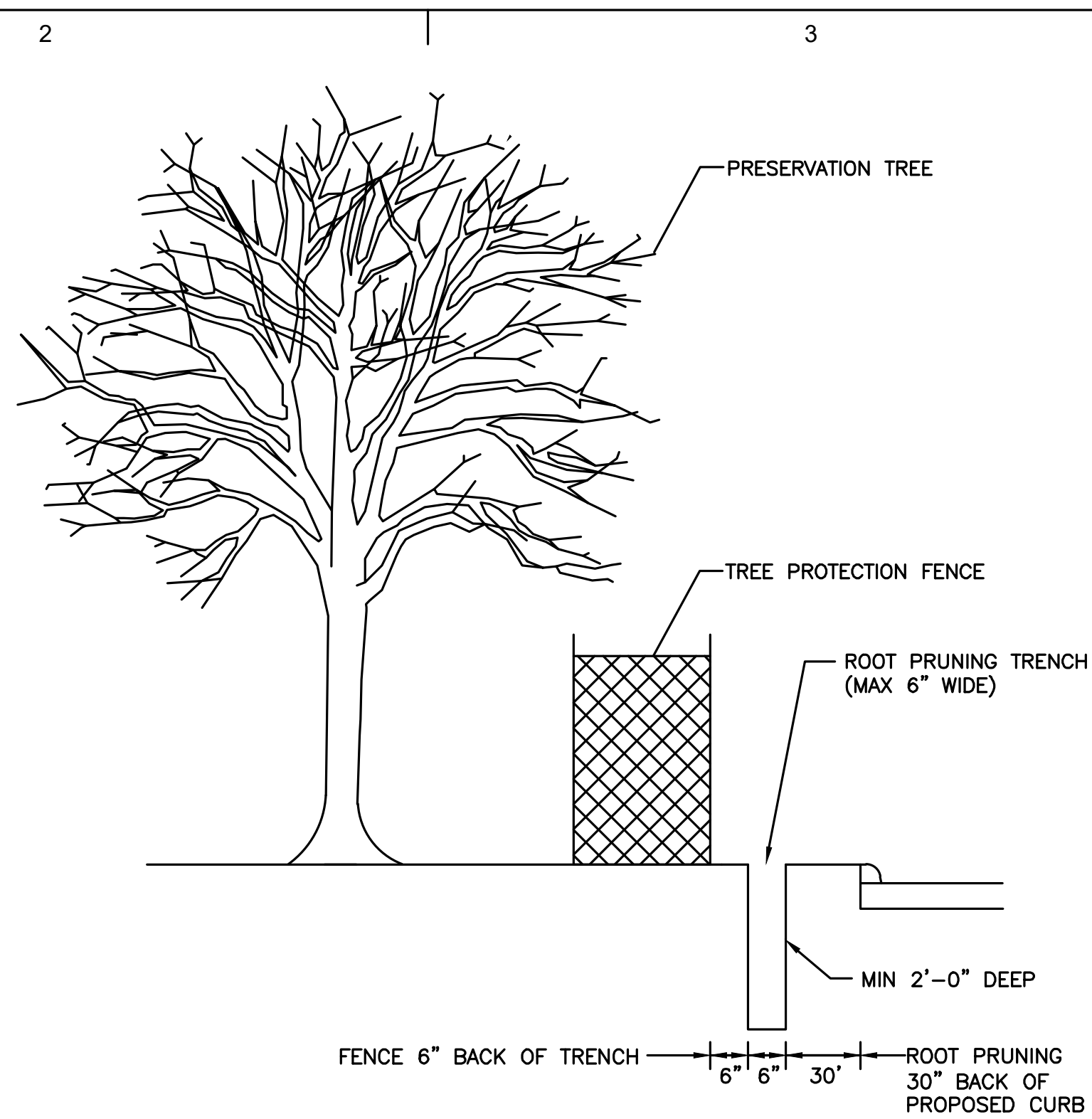
TREE PROTECTION FENCING DETAIL A
NOT TO SCALE



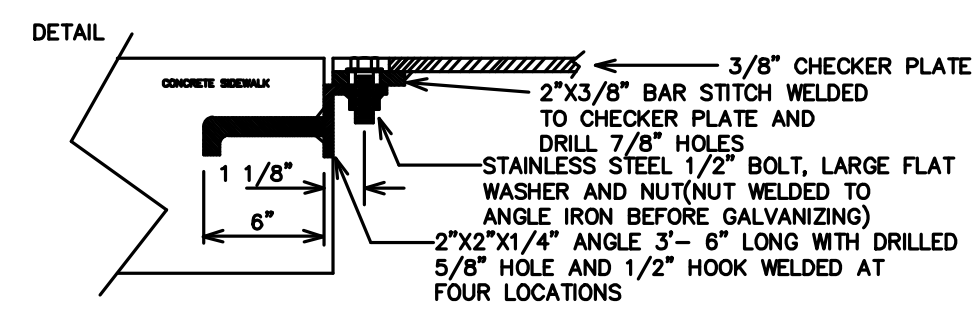
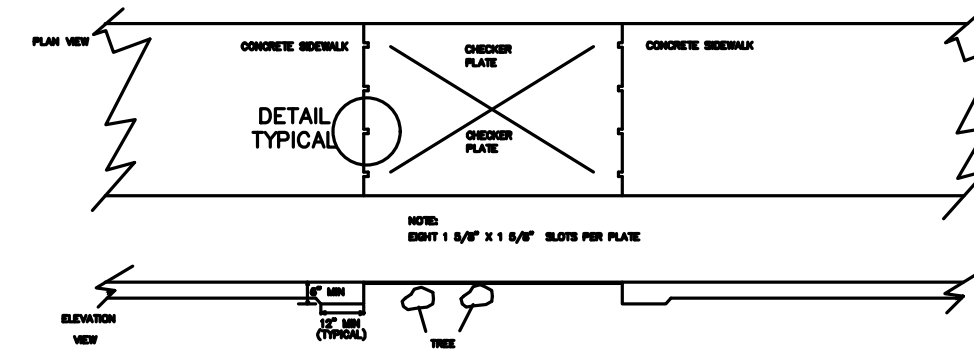
TREE PROTECTION FENCING DETAIL B
NOT TO SCALE



ROOT PRUNE FOR SIDEWALK
NOT TO SCALE

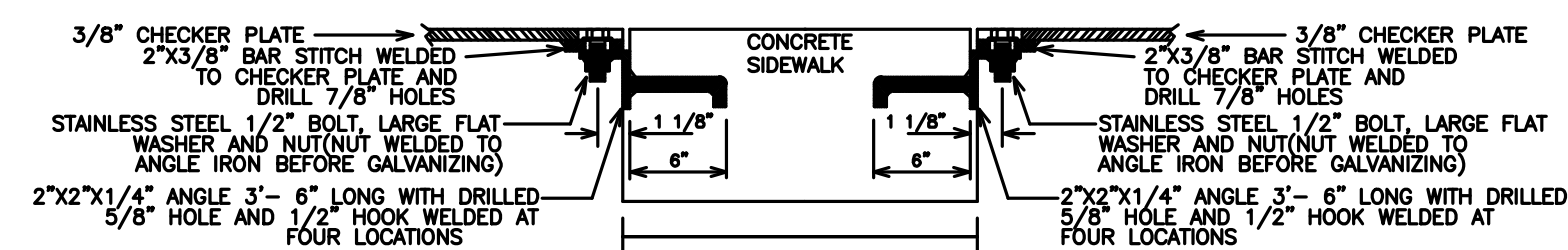
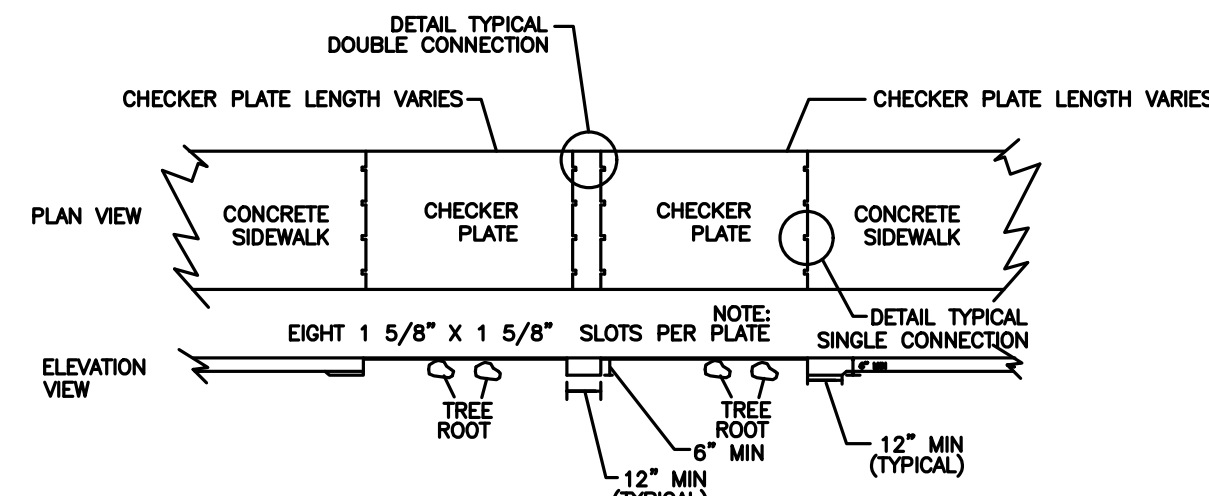


ROOT PRUNE FOR STREET-CURB & GUTTER - NO OCC
NOT TO SCALE



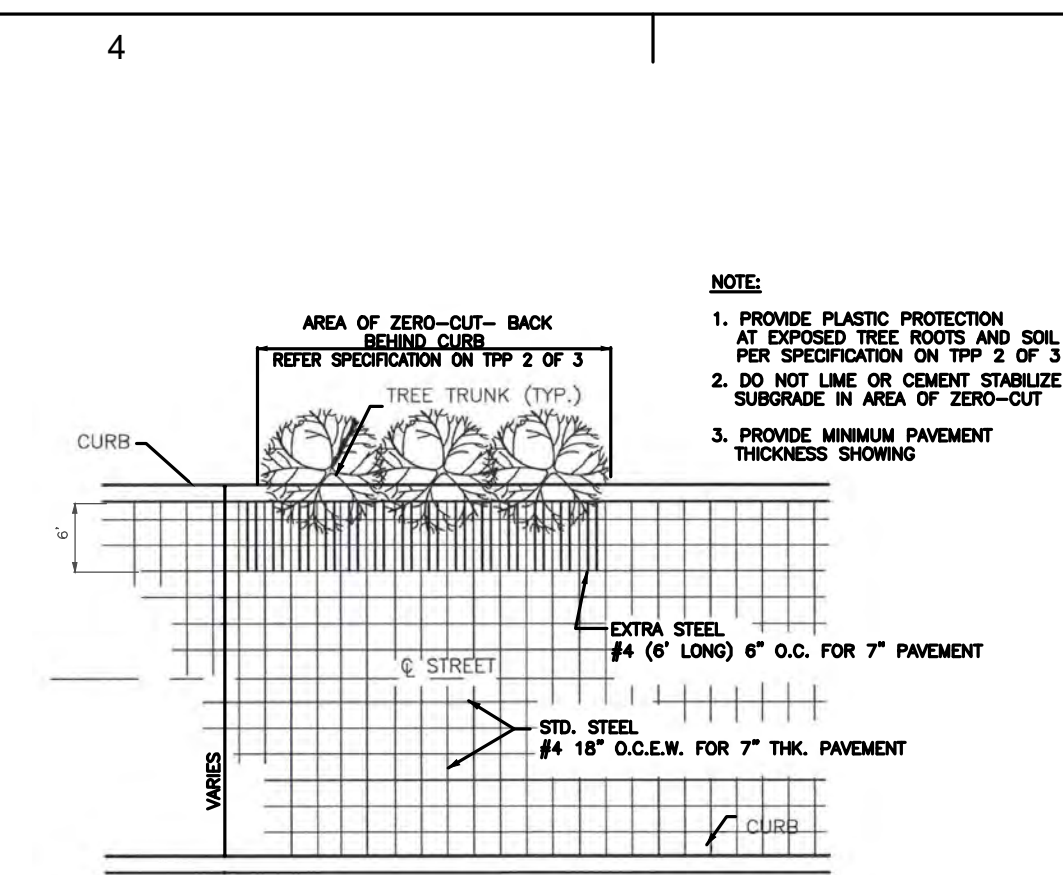
CHECKERPLATE DETAIL-SINGLE CONNECTION
NOT TO SCALE

NOTE:
ALL IRONWORK TO BE HOT DIPPED GALVINIZED EXCEPT AS NOTED.

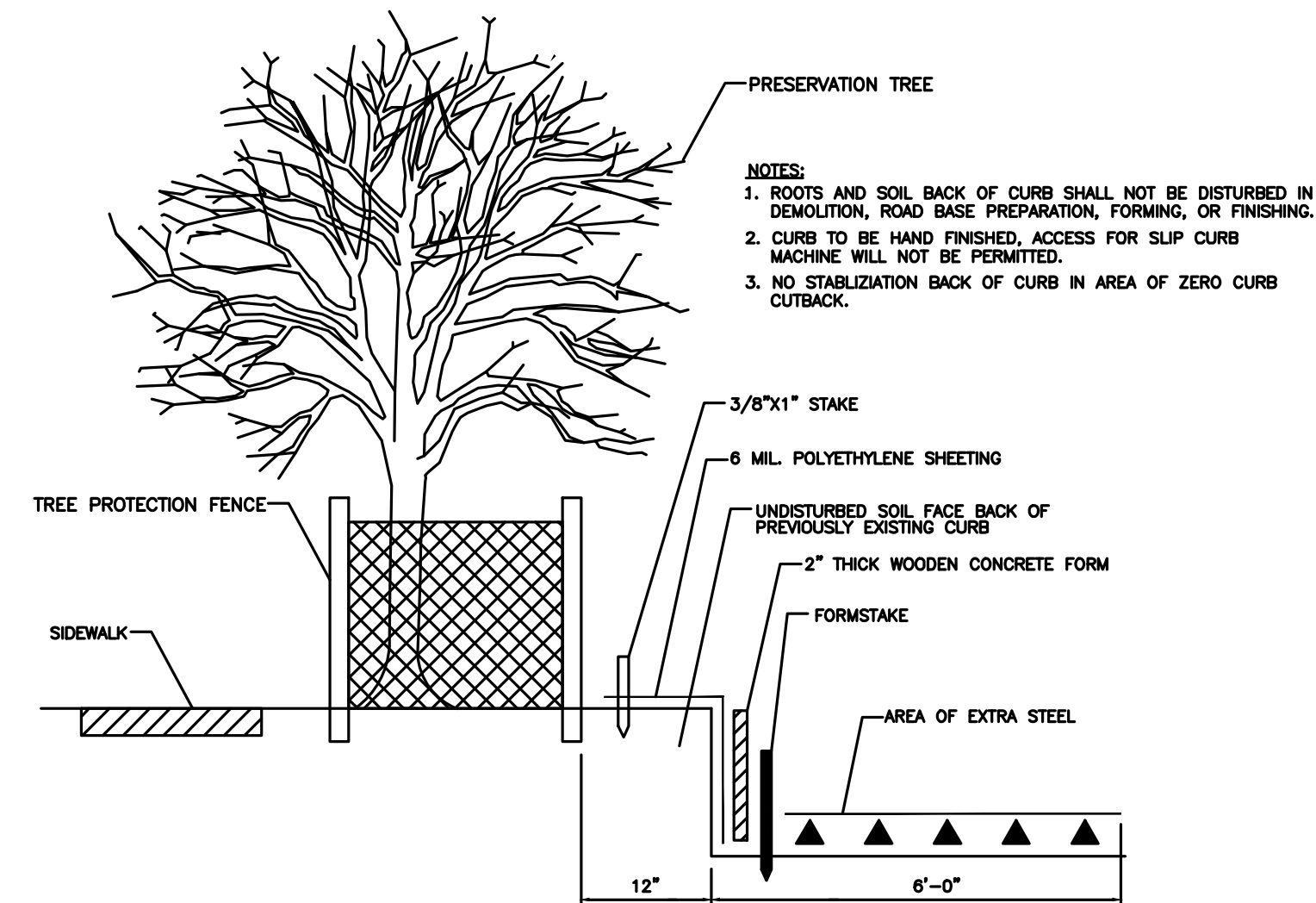


CHECKERPLATE DETAIL-DOUBLE CONNECTION
NOT TO SCALE

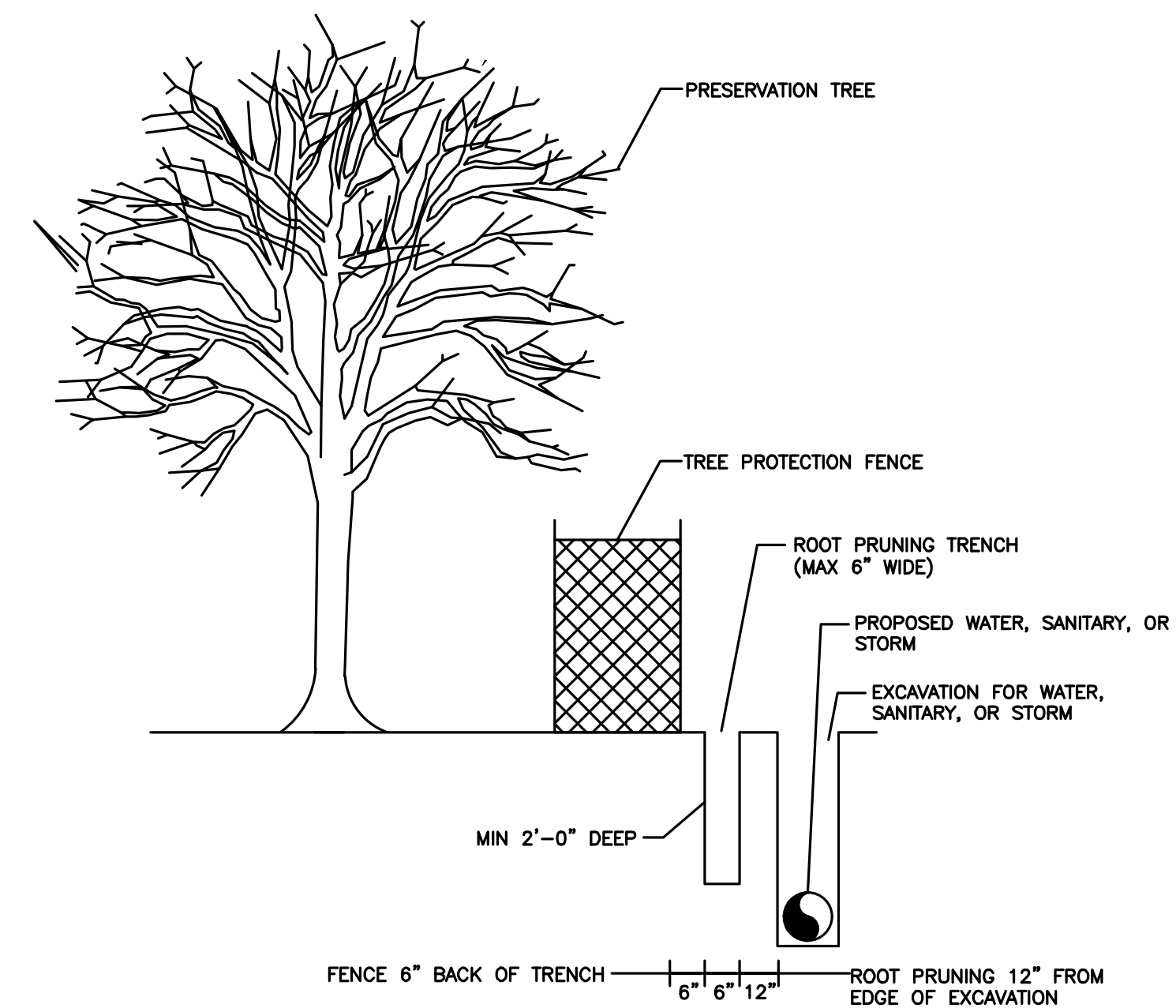
NOTE:
ALL IRONWORK TO BE HOT DIPPED GALVINIZED EXCEPT AS NOTED.



ZERO CURB CUTBACK DETAIL
EXTRA STEEL BEHIND CURB
NOT TO SCALE



ZERO CURB CUTBACK DETAIL-PROFILE VIEW
NOT TO SCALE



ROOT PRUNE FOR WATER, SANITARY, OR STORM LINE
NOT TO SCALE



APPROVED: Craig N. Koell 11/15/2021

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[illegible]

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WAYFINDING	
DRAWN BY	N.B.

SHEET NAME

TREE PROTECTION PLAN
SHEET 3 OF 3

SCALE	
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SHEET NUMBER

54 of 54

FILE NAME	
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