

May 7, 2025

City of Keller
Community Development
1100 Bear Creek Pkwy
Keller, TX 76248

RE: Specific Use Permit Submission for Proposed Electric Vehicle Charging Station at 101 Town Center Ln. Keller, TX 76248. Parcel: 07874065

Project Description:

MN8 has entered into an agreement with Regency Centers LP, to install an Electric Vehicle Charging Station (EVCS) in a portion of the existing parking lot at 101 Town Center Ln. Keller, TX 76248. Regency Centers LP has duly authorized and appointed Francis Energy and Dewberry Engineers, Inc. ("Dewberry") and their employees, agents, and contractors, as Owner's Agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct the necessary improvements to the property for the purpose of installing the proposed electric vehicle charging facility.

MN8 proposes to install the EVCS in the southwestern section of the existing parking area which abuts Rufe Snow Dr. as shown on the plans for the EVCS prepared by Dewberry Engineers and submitted as part of the Specific Use Permit application process. As no additional access/egress is required or proposed for the site, the EVCS should not negatively impact the function and design of any rights-of-way adjacent to the property. The Applicant's EVCS installation in the location proposed will neither alter the design and arrangement of any buildings on the property nor will it cause any meaningful change with the open spaces of the site. Furthermore, it will remain consistent with the existing character, use planning, and design arrangements of the area.

The EVCS will be comprised of (9) standard charging stalls and (1) accessible charging stall serviced by (5) Alpitronic HYC400 dual port dispensers. The installation will also include (6) Smart poles, (1) electrical switchboard, (1) utility transformer, and (2) trash cans.

Project Partners:

Francis Energy:

- Ashley Broek – Preconstruction Design Manager, (913) 626-9067, [REDACTED]

Dewberry Engineering, Inc:

- David Whelan – Senior Project Manager, 617-531-0765, [REDACTED]
- Meghan Youngbar – Site Acquisition, 919-424-3776, [REDACTED]



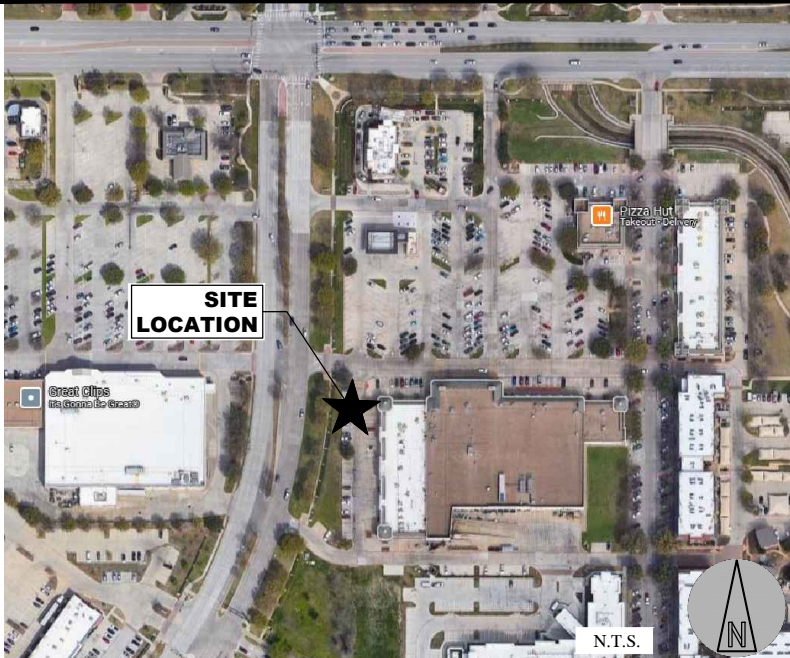
APPLICANT SITE NAME:
KELLER TOWN CENTER

SITE ADDRESS:
101 TOWN CENTER LN., KELLER, TX 76248

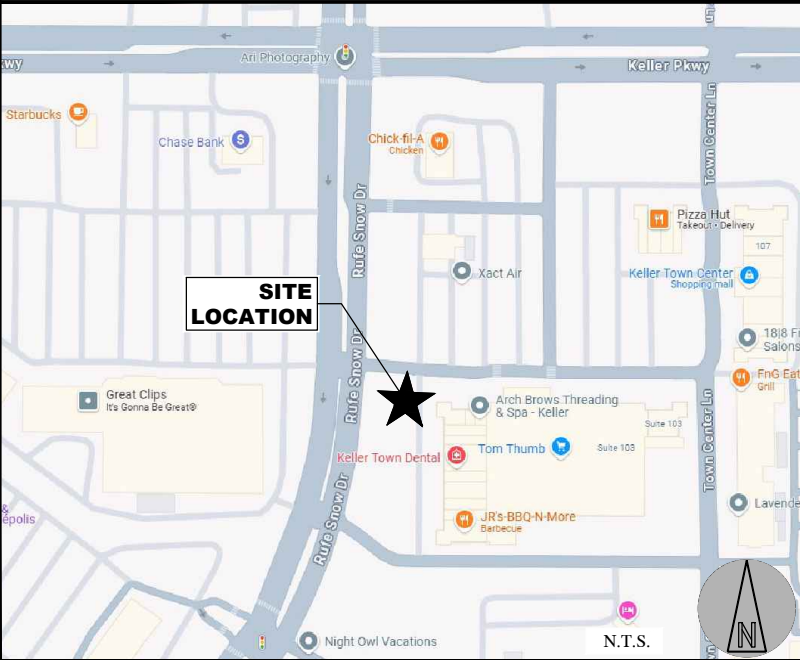
PROJECT: P-000243

QBI CODE: 5254

AERIAL MAP



VICINITY MAP



SITE INFORMATION

SITE LOCATION*:
LATITUDE: 32° 55' 56.78" N
LONGITUDE: 97° 13' 44.21" W
*BASED ON GOOGLE EARTH

SITE ADDRESS: 101 TOWN CENTER LN.,
KELLER, TX 76248
COUNTY: TARRANT

JURISDICTION: KELLER CITY
ZONING CLASS: TC - TOWN CENTER
CONTACT: KALEENA STEVENS
EMAIL: [REDACTED]
PHONE: (817) 743-4130

ASSIGNED PARCEL #: 07874065

ENGINEER OF RECORD:
CONTACT: DAVID S. WHELAN, P.E.
EMAIL: [REDACTED]
PHONE: (617) 531-0765

A&E PROJECT MANAGER:
CONTACT: DAVID S. WHELAN, P.E.
EMAIL: [REDACTED]
PHONE: (617) 531-0765

CONSTRUCTION MANAGER:
TBD

CONTRACTOR NOTES:

- CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE THEN IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

JURISDICTION COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2021 INTERNATIONAL BUILDING CODE.
2018 INTERNATIONAL ENERGY CONSERVATION CODE.
2023 NATIONAL ELECTRIC CODE (NEC).

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.



TEXAS ONE CALL

811 OR 1-800-344-8377

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

APPLICANT: MN8 ENERGY

MN8 ENERGY:
CONTACT: JEREMY GILLAM
EMAIL: [REDACTED]
PHONE: (561) 234-4010

PROPERTY OWNER: REGENCY CENTERS LP
CONTACT: EDWARD TOOHEY
EMAIL: [REDACTED]
PHONE: T.B.D.

UTILITY COMPANY: ONCOR
WORK ORDER: #27690629
CONTACT: CHARLES DOUGLAS
EMAIL: [REDACTED]
PHONE: (817) 215-6306

FEMA FLOOD ZONE: X

DRAWING INDEX

SHEET NO.	SHEET DESCRIPTION
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G-2	GENERAL NOTES I
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C-1	SITE PLAN
C-2	EXISTING SITE & DEMOLITION PLAN
C-3	SITE & DIMENSION PLAN
C-4	ENLARGED EQUIPMENT PLAN
C-5	CONSTRUCTION DETAILS (1 OF 4)
C-6	CONSTRUCTION DETAILS (2 OF 4)
C-7	CONSTRUCTION DETAILS (3 OF 4)
C-8	CONSTRUCTION DETAILS (4 OF 4)
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LS-1	LANDSCAPE DETAILS
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E-4	UTILITY DETAILS
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R-2	EQUIPMENT SPECIFICATIONS (FOR REFERENCE ONLY)

PROJECT DESCRIPTION

- INSTALL (5) ALPITRONIC HYC400 DUAL PORT DISPENSERS
- INSTALL (6) SMART POLES
- INSTALL (1) ELECTRICAL SWITCHBOARD
- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (2) TRASH CANS

STRUCTURAL DESIGN CRITERIA

WIND DESIGN DATA:

- ULTIMATE WIND SPEED = 99 MPH
- RISK CATEGORY: I
- WIND IMPORTANCE FACTOR: I = 1.0
- WIND EXPOSURE CATEGORY: C

SEISMIC DESIGN DATA:

- OCCUPANCY CATEGORY: I
- SEISMIC IMPORTANCE FACTOR: I = 1.0
- SITE CLASS: D (ASSUMED)
- MAPPED SPECTRAL RESPONSE COEFFICIENTS:
 $S_s = 0.101$ $S_1 = 0.053$
- DESIGN SPECTRAL RESPONSE COEFFICIENTS:
 $S_{DS} = 0.108$ $S_{D1} = 0.085$
- SEISMIC DESIGN CATEGORY: B

ASSUMED SOIL PROPERTIES:

- ALLOWABLE BEARING PRESSURE: 1,500 PSF
- ALLOWABLE LATERAL BEARING PRESSURE: 100 PSF/FT

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:	HMP
CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF MN8 ENERGY AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 100% REVIEW		03/13/25	HMP	A
ISSUED FOR PERMITS		04/11/25	HMP	0
ISSUED FOR PERMITS		07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

TITLE SHEET

SHEET #:

G-1

DEWBERRY GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR(S) OR SUB-CONTRACTOR(S) – CIVIL CONTRACTOR AND/OR ELECTRICIAN
CONTRACTOR
PROJECT OWNER/CONSTRUCTION MANAGER – MNB
PROJECT HOST – LEGAL PROPERTY OWNER
ENGINEER – DEWBERRY ENGINEERS INC.
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT OWNER PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE INSTALLATION AS INDICATED ON THE DRAWINGS FOR A FULLY FUNCTIONAL CHARGING STATION AND COMPLETE PROJECT.
6. THE SUB-CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON DRAWINGS, THE GENERAL CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE PROJECT ENGINEER. ONLY WRITTEN APPROVALS SHALL BE DEEMED TO CONFIRM ANY SUCH CHANGES AS BEING APPROVED.
8. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT UNIQUE JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK.
9. THE GENERAL CONTRACTOR SHALL REVIEW ROUTING OF CONDUIT, POWER AND GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING PLAN DRAWING. THE GENERAL CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONSTRUCTION MANAGER AND PROJECT HOST.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE PROJECT HOST. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF GENERAL CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
12. APPLICABLE BUILDING CODES:
THE GENERAL CONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. THE GENERAL CONTRACTOR WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION
13. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S).
16. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
17. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND GENERAL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) TO THE SITE AND/OR BUILDING.
18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
20. THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE PROJECT HOST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
22. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A:10-B:C AND SHALL BE WITHIN 35 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
23. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE PROJECT OWNER AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
24. GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES AND ALL SPECIFIED CLOSE-OUT DOCUMENTATION TO THE PROJECT OWNER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
25. THE GENERAL CONTRACTOR SHALL LEAVE THE WORK AREA AND SURROUNDING PREMISES IN A CLEAN CONDITION.
26. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
27. NO TRASH CORRAL/SOLID WASTE STORAGE AREA IS TO BE INSTALLED AS PART OF PROJECT.
28. THE TOPOGRAPHIC SURVEY BY OTHERS SHALL BE REFERENCED WITH THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
29. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGED REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

30. ALL PROPERTY LINES, RIGHT OF WAYS, CENTERLINES, DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON A TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
31. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
32. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR’S EXPENSE TO THE SATISFACTION OF THE OWNER.
33. THE AREAS OF THE OWNER’S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
34. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS AND DISPOSE IN A LAWFUL MANNER.

ELECTRICAL NOTES:

1. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS. ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, SUB-CONTRACTOR SHALL NOTIFY THE PROJECT HOST AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE PROJECT HOST HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE SUB-CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE THE SUBCONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A. UL – UNDERWRITERS LABORATORIES
B. NEC – NATIONAL ELECTRICAL CODE
C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
E. SBC – STANDARD BUILDING CODE
F. NFPA – NATIONAL FIRE PROTECTION ASSOCIATION
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH ENGINEER ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE PROJECT HOST.
6. THE GENERAL CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE GENERAL CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER OR BY PROJECT DEVELOPER.
8. THE GENERAL CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE PROJECT HOST'S CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. CONDUCTORS: THE CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER OR ALUMINUM WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.
10. ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
12. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. SUB-CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL SUB-CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY THE CONSTRUCTION MANGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. THE GENERAL CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
19. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
20. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE CONTRACTOR(S) RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
21. THE SUBCONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.
22. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

23. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED ALUMINUM & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
24. ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL UNLESS SPECIFIED OTHERWISE. RACEWAYS: ALL CONDUITS SHALL BE SCHEDULE 40 EMT MEETING OR EXCEEDING NEMA TC2 – 1990 UNLESS SPECIFIED OTHERWISE. THE SUB-CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. EMT CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
25. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
26. CONNECTORS FOR POWER CONDUCTORS: SUB-CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
27. THE SUB-CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC".
28. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
29. ALL BOLTS SHALL BE STAINLESS STEEL.
30. ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE SUBCONTRACTOR SHOULD BE NEW AND UNUSED.
31. PER NEC 625.22 – THE USER INTERFACE (CHARGE POST) IS CONTROLLED BY THE ELECTRICAL EQUIPMENT (SUPERCHARGER CABINET) AND THE FOLLOWING PRECAUTIONS HAVE BEEN TAKEN TO ENSURE THE SAFETY OF CUSTOMERS AND THOSE AROUND THE EQUIPMENT. BEFORE ANY VOLTAGE OR CURRENT IS APPLIED TO THE CHARGE POST, THE CABINET MUST COMMUNICATE WITH THE MNB VEHICLE. THERE IS A 'HANDSHAKE' BETWEEN THE CAR AND THE CABINET CONFIRMING THAT THE VEHICLE IS ACTUALLY A MNB AND THAT THE VEHICLE CAN HANDLE THE SUPERCHARGING. VOLTAGE IS THEN APPLIED TO THE POWER SOCKETS IN THE CHARGE POST AND ONCE THE VOLTAGE READING FROM THE CAR IS VERIFIED AS THE SAME IN THE CHARGING CABINET, THEN CURRENT BEGINS TO FLOW. IF AT ANY POINT IN THIS PROCESS A FAULT IS DETECTED, THE CHARGING WILL STOP IMMEDIATELY, WITHIN A MATTER OF MILLISECONDS. DURING THE NORMAL CHARGING CYCLE, IF ANY FAULT OR IRREGULARITY IS DETECTED, THE CHARGING WILL AGAIN STOP WITHIN MILLISECONDS OF DETECTION. BEYOND THIS LOGIC PROTECTION, THERE IS PHYSICAL PROTECTION FROM OVER-CURRENT OR OVER-VOLTAGE WITHIN EACH OF THE CHARGERS. BEYOND THAT, FAST ACTING FUSES ALSO PROTECT THE VEHICLE OUTPUTS FROM OUTPUTTING TOO HIGH OF A CURRENT.

HORIZONTAL DIRECT DRILLING NOTES:

1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING AND INSTALLING UNDERGROUND UTILITIES USING THE DIRECTIONAL BORING (HORIZONTAL DIRECTIONAL DRILLING, HDD) METHOD OF INSTALLATION, ALSO COMMONLY REFERRED TO AS GUIDED HORIZONTAL BORING. THIS WORK SHALL INCLUDE ALL SERVICES, EQUIPMENT, MATERIALS, AND LABOR FOR THE COMPLETE AND PROPER INSTALLATION, TESTING, RESTORATION OF UNDERGROUND UTILITIES AND ENVIRONMENTAL PROTECTION AND RESTORATION.
2. WORK PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MUST SUBMIT TO THE ENGINEER A GENERAL WORK PLAN OUTLINING THE PROCEDURE AND SCHEDULE TO BE USED TO EXECUTE THE PROJECT. PLAN SHOULD DOCUMENT THE THOUGHTFUL PLANNING REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.
3. ENVIRONMENTAL PROTECTION: CONTRACTOR SHALL PLACE SILT FENCE BETWEEN ALL BORING OPERATIONS AND ANY DRAINAGE, WETLAND, WATERWAY OR OTHER AREA DESIGNATED FOR SUCH PROTECTION BY CONTRACT DOCUMENTS, STATE, FEDERAL AND LOCAL REGULATIONS. ADDITIONAL ENVIRONMENTAL PROTECTION NECESSARY TO CONTAIN ANY HYDRAULIC OR BORING FLUID SPILLS SHALL BE PUT IN PLACE, INCLUDING BERMS, LINERS, TURBIDITY CURTAINS AND OTHER MEASURES. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS. FUEL OR OIL MAY NOT BE STORED IN BULK CONTAINERS WITHIN 200' OF ANY WATER-BODY OR WET-LAND.
4. UTILITY LOCATES: CONTRACTOR SHALL NOTIFY ALL COMPANIES WITH UNDERGROUND UTILITIES IN THE WORK AREA VIA THE STATE OR LOCAL "ONE-CALL" TO OBTAIN UTILITY LOCATES. ONCE THE UTILITIES HAVE BEEN LOCATED CONTRACTOR SHALL PHYSICALLY IDENTIFY THE EXACT LOCATION OF THE UTILITIES BY VACUUM OR HAND EXCAVATION, WHEN POSSIBLE, IN ORDER TO DETERMINE THE ACTUAL LOCATION AND PATH OF ANY UNDERGROUND UTILITIES WHICH MIGHT BE WITHIN 20 FEET OF THE BORE PATH. CONTRACTOR SHALL NOT COMMENCE BORING OPERATIONS UNTIL THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE WORK AREA HAVE BEEN VERIFIED.
5. SAFETY: CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STATE, FEDERAL AND LOCAL SAFETY REGULATIONS AND ALL OPERATIONS SHALL BE CONDUCTED IN A SAFE MANNER. SAFETY MEETINGS SHALL BE CONDUCTED AT LEAST WEEKLY WITH A WRITTEN RECORD OF ATTENDANCE AND TOPIC SUBMITTED TO ENGINEER.
6. SITE RESTORATION: FOLLOWING BORING OPERATIONS, CONTRACTOR WILL DE-MOBILIZE EQUIPMENT AND RESTORE THE WORK-SITE TO ORIGINAL CONDITION. ALL EXCAVATIONS WILL BE BACKFILLED AND COMPACTED TO 95% OF ORIGINAL DENSITY. LANDSCAPING WILL BE RESTORED TO ORIGINAL.
7. RECORD KEEPING: CONTRACTOR SHALL MAINTAIN A DAILY PROJECT LOG OF BORING OPERATIONS AND A GUIDANCE SYSTEM LOG WITH A COPY GIVEN TO ENGINEER AT COMPLETION OF PROJECT. AS-BUILT DRAWINGS SHALL BE CERTIFIED AS TO ACCURACY BY CONTRACTOR.

TRAFFIC MANAGEMENT NOTES:

1. ALL TEMPORARY CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS, UNLESS SUPERCEDED BY THESE PLANS.
2. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
3. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
4. TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
5. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).
6. CONTRACTORS SHALL NOTIFY THE OWNER AND ALL TENANTS OF THIS PROPERTY AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.
7. THE FIRST FIVE PLASTIC DRUMS OF A TAPER SHALL BE MOUNTED WITH TYPE A LIGHTS.
8. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH.
9. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
10. EXISTING PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES THROUGH A COMBINATION OF PEDESTRIAN DETOURS OR PROTECTED SAFE ROUTES. ALL PEDESTRIAN ROUTES SHALL MEET APPLICABLE ACCESSIBILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AT THIS LOCATION. THE CONTRACTOR SHALL INSTALL TEMPORARY TRAFFIC SIGNS, DRUMS, CONES, OR OTHER TRAFFIC CONTROL DEVICES TO DIRECT VEHICLES AND PEDESTRIANS AROUND THE WORK ZONE.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:



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DRAWN BY:	HMP
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APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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DESCRIPTION	DATE	BY	REV
ISSUED FOR 100% REVIEW	03/13/25	HMP	A
ISSUED FOR PERMITS	04/11/25	HMP	0
ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

GENERAL NOTES I

SHEET #:

G-2

SITE WORK NOTES:

PART 1 – GENERAL

- 1.1 REFERENCES:
- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION--CURRENT EDITION).
 - B. AASHTO (AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS)
 - C. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
 - D. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
 - B. ALL WORK SHALL BE INSPECTED AND VERIFIED FOR CONFORMANCE AND RELEASED BY THE ENGINEER WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE GENERAL CONTRACTOR(S) RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE CONTRACT.
 - B. AVOID DAMAGE AND TAKE PROTECTIVE MEASURES TO THE SITE AND TO EXISTING FACILITIES, IMPROVEMENTS, STRUCTURES, PAVEMENTS, CURBS, AND LANDSCAPING DESIGNATED TO REMAIN. ANY DAMAGED PART SHALL BE REPAIRED AT SUB-CONTRACTOR(S) EXPENSE TO THE SATISFACTION OF THE PROJECT HOST.
 - C. KEEP SITE FREE OF ALL PONDING OR STANDING WATER.
 - D. PROVIDE EROSION CONTROL MEASURES, IF REQUIRED, SHALL BE IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
 - E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
 - F. ALL EXISTING ACTIVE, SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUB-CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE GENERAL CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
 - G. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE PROJECT OWNER AND/OR LOCAL UTILITIES.
 - H. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE PROJECT HOST OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE PROJECT HOST AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
 - I. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE PROJECT HOST AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.
 - J. SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
 - K. THE GENERAL CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS, RUBBISH, DEBRIS, STUMPS, STICKS, AND STONES.
 - L. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH DEBRIS FROM THE SITE ON A DAILY BASIS.
 - M. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT TREES, VEGETATION, AND ROOT SYSTEMS DURING CONSTRUCTION.
 - N. CONTRACTOR TO COORDINATE POST CONSTRUCTION LANDSCAPING FINISHES WITH OWNER AND MN8.

PART 2 – PRODUCTS

2.1 GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	TOTAL PERCENT PASSING
1-1/2 INCH	100
1 INCH	75 TO 100
3/4 INCH	80 TO 100
3/8 INCH	35 TO 75
NO. 4	30 TO 60
NO. 30	7 TO 30
NO. 200	3 TO 15

2.2 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).

2.3 ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS SHALL BE SELECT STRUCTURAL FILL MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS IN ACCORDANCE WITH THE FOLLOWING:

SIEVE SIZE	TOTAL PERCENT PASSING
4 INCH	100
NO. 40	0 TO 70
NO. 200	0 TO 40

2.4 MATERIALS SHALL BE SUBSTANTIALLY FREE OF SHALE OR OTHER SOFT, POOR DURABILITY PARTICLES. IF TESTING IS ELECTED BY PROJECT OWNER, MATERIAL WITH A MAGNESIUM SULFATE SOUNDNESS LOSS EXCEEDING 30% WILL BE REJECTED.

2.5 COARSE AGGREGATE FOR SUBBASE COURSE SHALL CONFORM TO ASTM D2940.

2.6 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE ENGINEER. TYPICALLY THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.

PART 3 – EXECUTION

- 3.1 GENERAL:
- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF A RAIN EVENT, NO SEDIMENT WILL LEAVE THE WORK SITE.
 - B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
 - C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
 - D. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

- E. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR UNDESIRABLE MATERIALS.
- F. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH GRANULAR FILL.
- G. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- H. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE ENGINEER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- I. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- J. DURING EXCAVATION, THE SUB-CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF EXCAVATION.
- K. WHEN DIRECTIONAL BORING IS REQUIRED, SUB-CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

3.2 BACKFILL:

- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH SPECIFIED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
- B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
- C. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- D. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 12-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN LOOSE DEPTH AND COMPACTED.
- E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- F. WHENEVER THE DENSITY TESTING INDICATES THAT THE SUB-CONTRACTOR(S) HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE CONSTRUCTION MANAGER. THE SUB-CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
- G. THE SUB-CONTRACTOR SHALL OBTAIN GRAB SAMPLES OF SUFFICIENT QUANTITY TO PROVIDE TO LAB FOR PURPOSE OF DETERMINING MAX DRY DENSITY. ALL LOOSE AND/OR ORGANIC MATERIAL SHALL BE REMOVED PRIOR TO PREPARATION OF THE AREA FOR PLACEMENT OF STRUCTURAL BACKFILL. OVERALL PLAN AREA OF WORK SHALL EXTEND 3'-0" MINIMUM BEYOND THE FINAL DIMENSIONS.

H. SCARIFY THE EXISTING SOILS TO A DEPTH OF 6" AND RE-COMPACT USING A VIBRATING PLATE OR TAMPER, ANY SOFT AREAS SHALL BE OVEREXCAVATED 12" AND BACKFILLED WITH MATERIALS AND COMPACTION REQUIREMENTS SHOWN ON THE DRAWINGS.

I. PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL AND SUBBASE SHALL BE IN 12" LIFTS. EXCAVATE FOR THE FOOTING EDGE AS SHOWN ON THE DRAWINGS.

3.3 TRENCHING EXCAVATION:

- J. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
- K. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
- L. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, EXCAVATE THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION, THEN BACKFILL WITH 12" OF GRANULAR MATERIAL.

3.4 TRENCHING BACKFILL:

- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
- B. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF BACKFILLING.
- C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
- D. PLACE GRANULAR BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS AND HAUNCHES.
- E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
- F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
- G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS ESTABLISHED BY THE STANDARD PROCTOR TEST, ASTM D 698.
- H. PER LOCAL REGULATORY AUTHORITY AND AS APPLICABLE, ALL TRENCHES IN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

3.5 FINISH GRADING:

- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL MATCH SURROUNDING TOPOGRAPHY AND STRUCTURES.
- B. UTILIZE GRANULAR FILL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
- C. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL OR BETTER CONDITION.
- D. AREAS OF THE PROJECT HOST'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR PARKING/DRIVING AREAS SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.

3.6 ASPHALT PAVING ROAD:

- A. AASHTO
- B. STATE SPECIFIC ASPHALT SPECIFICATIONS FOR HIGHWAYS
- C. THE SUB-CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING AND APPLYING SEALCOATING, UNLESS OTHERWISE SPECIFIED.

REINFORCED CONCRETE NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOB SITE. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
- ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS (UNLESS OTHERWISE NOTED). ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
- MAXIMUM AGGREGATE SIZE SHALL BE 3/4".
- THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 615, GRADE 60
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

- REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH "DETAILING MANUAL--2004 PUBLICATION SP-66" AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-318-08.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B"; ALL HOOKS SHALL BE STANDARD, UNO.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH:	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	#6 AND LARGER 2 IN. #5 AND SMALLER & WWF 1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:	SLAB AND WALL 3/4 IN. BEAMS AND COLUMNS 1-1/2 IN.

- A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- INSTALLATION OF CONCRETE ANCHOR, SHALL BE PER MANUFACTURERS WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
- DO NOT WELD OR TACKWELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- LOCATE ADDITIONAL EXPANSION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
- MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 50 DEGREES AND 90 DEGREES FAHRENHEIT. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
- PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:	HMP
CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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ISSUED FOR PERMITS	04/11/25	HMP	0
ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

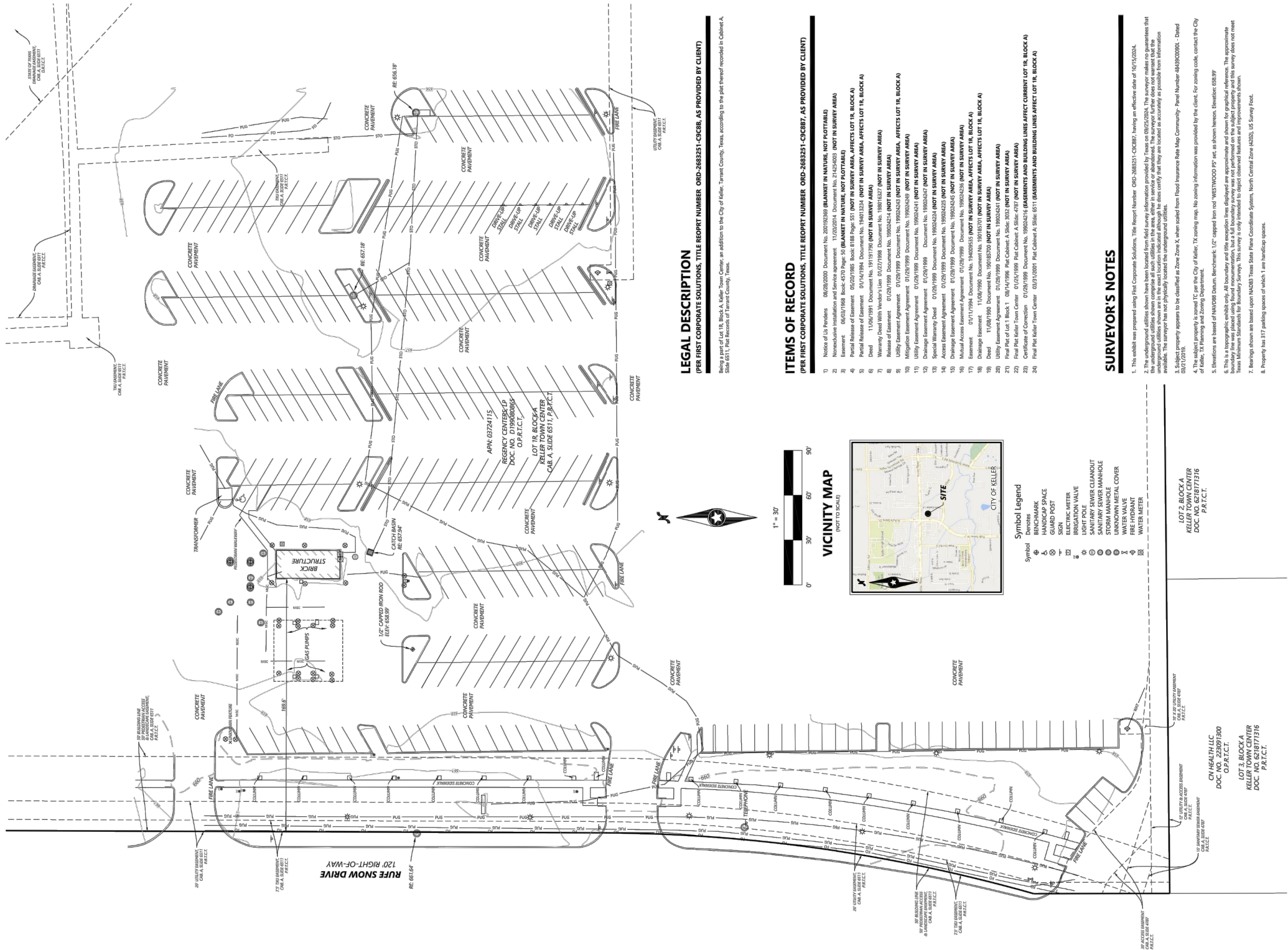
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

GENERAL NOTES II

SHEET #:

G-3



NOT TO SCALE
FOR REFERENCE ONLY

CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1"=30'

INITIAL ISSUE: 12/30/2024

PREPARED FOR:
MN8 ENERGY, LLC

1000 KELLER PARKWAY
CITY OF KELLER, TARRANT COUNTY, TEXAS

Westwood
Phone: 817.472.4640 2901 DALLAS HWY., STE. 400
FAX: 817.472.4640 PLANO, TX 75075
Westwood Professional Services, Inc.
11000 S. SHILOH ROAD, SUITE 100, DALLAS, TX 75244

Partial Topographic Survey
SHEET NUMBER: **1** OF **1**
DATE: **1/6/2025**
PROJECT NUMBER: **00535559.73**

SURVEYOR'S STATEMENT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Texas.

JASON E. WESTWOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5557



SURVEYOR'S NOTES

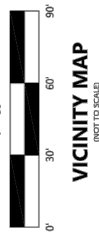
- The utility was prepared using Final Corporate Solutions, Title Report Number: ORD-2483251-CHC867, having an effective date of 10/10/2024.
- The underground utilities shown have been located from field survey information provided by Jones & Jones, Inc. The surveyor makes no guarantee that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information provided by Jones & Jones, Inc.
- Subject property appears to be classified as Zone X, when scaled from Flood Insurance Rate Map Community: Panel Number: 44300000. Dated 03/21/2018.
- The subject property is zoned TC per the City of Keller, TX zoning map. No zoning information was provided by the client. For zoning code, contact the City of Keller, TX Planning and Zoning Department.
- Elevations are based on NAVD83 datum. Benchmark 1/2" capped iron rod, elevation 658.99.
- This is a topographic exhibit only. All boundary and title exception lines displayed are approximate and shown for graphical reference. The approximate boundary line was placed using field measurement, but a full boundary survey was not performed on the subject property and this survey does not meet the requirements of a boundary survey.
- Boundaries shown are based upon NAVD83 Texas State Plane Coordinate System, North Central Zone (4302), US Survey Feet.
- Property has 317 parking spaces of which 1 are handicap space.

LEGAL DESCRIPTION

(PER FIRST CORPORATE SOLUTIONS, TITLE REPORT NUMBER ORD-2483251-CHC867, AS PROVIDED BY CLIENT)
Being a part of Lot 18, Block A, Keller Town Center, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Siler 6511, Plat Records of Tarrant County, Texas.

ITEMS OF RECORD

- (PER FIRST CORPORATE SOLUTIONS, TITLE REPORT NUMBER ORD-2483251-CHC867, AS PROVIDED BY CLIENT)
- Notes of J.E. Westwood 06/08/2020 Document No. 200192369 (BLANKET IN NATURE, NOT PLOTTABLE)
 - Notice of Completion and Service Agreement 11/20/2014 Document No. 21425403
 - Final Release of Easement 06/05/1988 Document No. 198803108 (NOT IN SURVEY AREA)
 - Final Release of Easement 06/05/1988 Document No. 198803108 (NOT IN SURVEY AREA)
 - Partial Release of Easement 01/14/1994 Document No. 194013241 (NOT IN SURVEY AREA, AFFECTS LOT 18, BLOCK A)
 - Deed 11/06/1991 Document No. 191151750 (NOT IN SURVEY AREA)
 - Warning Deed With Vendor's Lien 01/22/1998 Document No. 198916327 (NOT IN SURVEY AREA)
 - Release of Easement 01/20/1998 Document No. 199024214 (NOT IN SURVEY AREA, AFFECTS LOT 18, BLOCK A)
 - Utility Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Utility Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Utility Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Special Warranty Deed 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Access Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Drainage Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Mutual Access Easement Agreement 01/29/1999 Document No. 199024245 (NOT IN SURVEY AREA)
 - Easement 01/11/1994 Document No. 194009353 (NOT IN SURVEY AREA, AFFECTS LOT 18, BLOCK A)
 - Drainage Easement 11/06/1991 Document No. 198903108 (NOT IN SURVEY AREA)
 - Utility Easement Agreement 01/20/1998 Document No. 199024245 (NOT IN SURVEY AREA)
 - Final Plat of Lot 1 Block 1 08/14/1998 Plat Cabinet A, Siler 6511 (NOT IN SURVEY AREA)
 - Final Plat Keller Town Center 01/25/1999 Plat Cabinet A, Siler 6511 (NOT IN SURVEY AREA)
 - Certificate of Correction 01/25/1999 Document No. 199024216 (EASEMENTS AND BUILDING LINES AFFECT CURRENT LOT 18, BLOCK A)
 - Final Plat Keller Town Center 03/31/2001 Plat Cabinet A, Siler 6511 (EASEMENTS AND BUILDING LINES AFFECT LOT 18, BLOCK A)



SYMBOL LEGEND

- Symbol Denotes
- BENCHMARK
 - HANDICAP SPACE
 - UTILITY POLE
 - SEWER SIGN
 - ELECTRIC METER
 - IRRIGATION VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - UNKNOWN METAL COVER
 - FIRE HYDRANT
 - WATER METER

STAMP:

FOR REFERENCE ONLY

ENGINEERING LICENSE:

PLANS PREPARED FOR:

MN8

FRANCIS ENERGY

PLANS PREPARED BY:

Dewberry

Dewberry Engineers Inc.

600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:

HMP

CHECKED BY:

NRK

APPROVED BY:

DSW

PROJECT NO:

50186207

JOB NO:

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APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

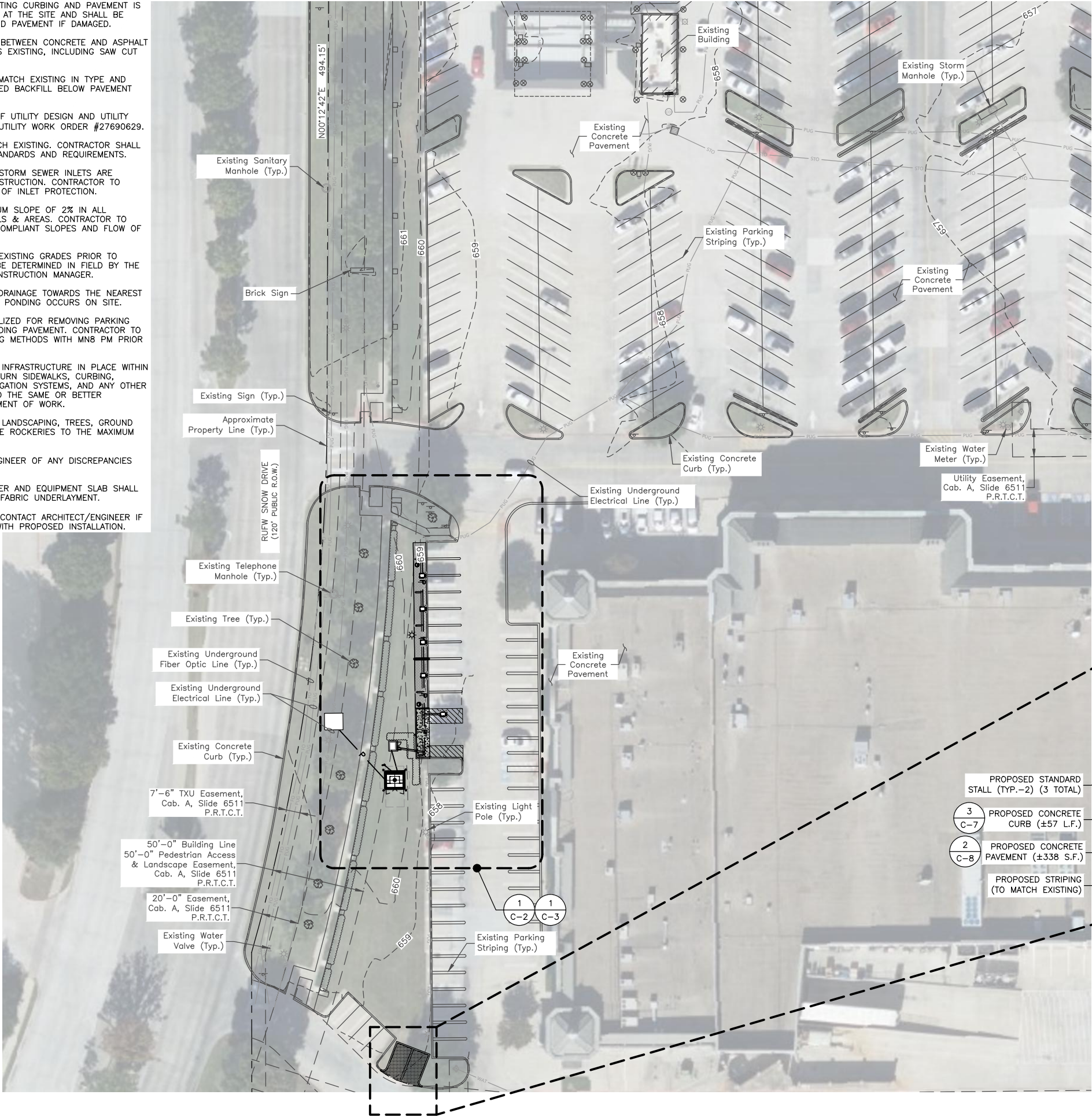
SURVEY
(BY OTHERS)

SHEET #:

S-1

NOTES:

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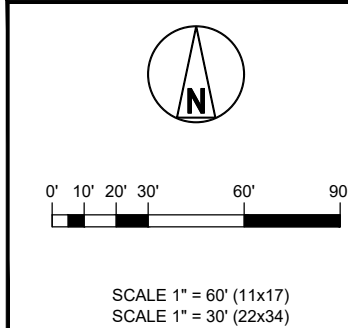
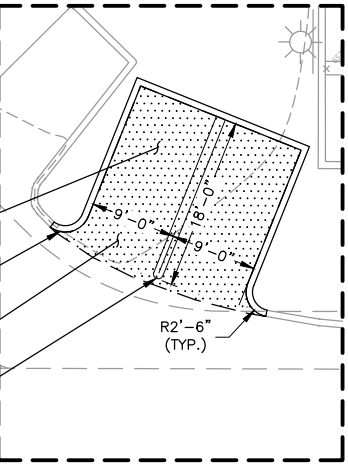


EQUIPMENT LEGEND:

- PROPOSED DC FAST CHARGING DISPENSER
- PROPOSED SMART POLE
- PROPOSED TRASH CAN
- PROPOSED SWITCHGEAR
- PROPOSED TRANSFORMER
- PROPOSED POWER LINE
- PROPOSED TELCO LINE

LEGEND:

- HANDICAP SPACE
- GUARD POST
- SIGN
- ELECTRIC METER
- IRRIGATION VALVE
- LIGHT POLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- UNKNOWN METAL COVER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TREE



STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:

HMP

CHECKED BY:

NRK

APPROVED BY:

DSW

PROJECT NO:

50186207

JOB NO:

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ISSUED FOR PERMITS	04/11/25	HMP	0
ISSUED FOR PERMITS	07/28/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

SITE PLAN

SHEET #:

C-1

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DEMOLITION SCHEDULE	
DESCRIPTION	AREA
LANDSCAPE AREA	±915 S.F.
CONCRETE PAVEMENT	±475 S.F.
TOTAL AREA	±1,390 S.F.
CONCRETE CURB	±27 L.F.

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

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 **Dewberry®**

Dewberry Engineers Inc.

600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
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KELLER TOWN CENTER

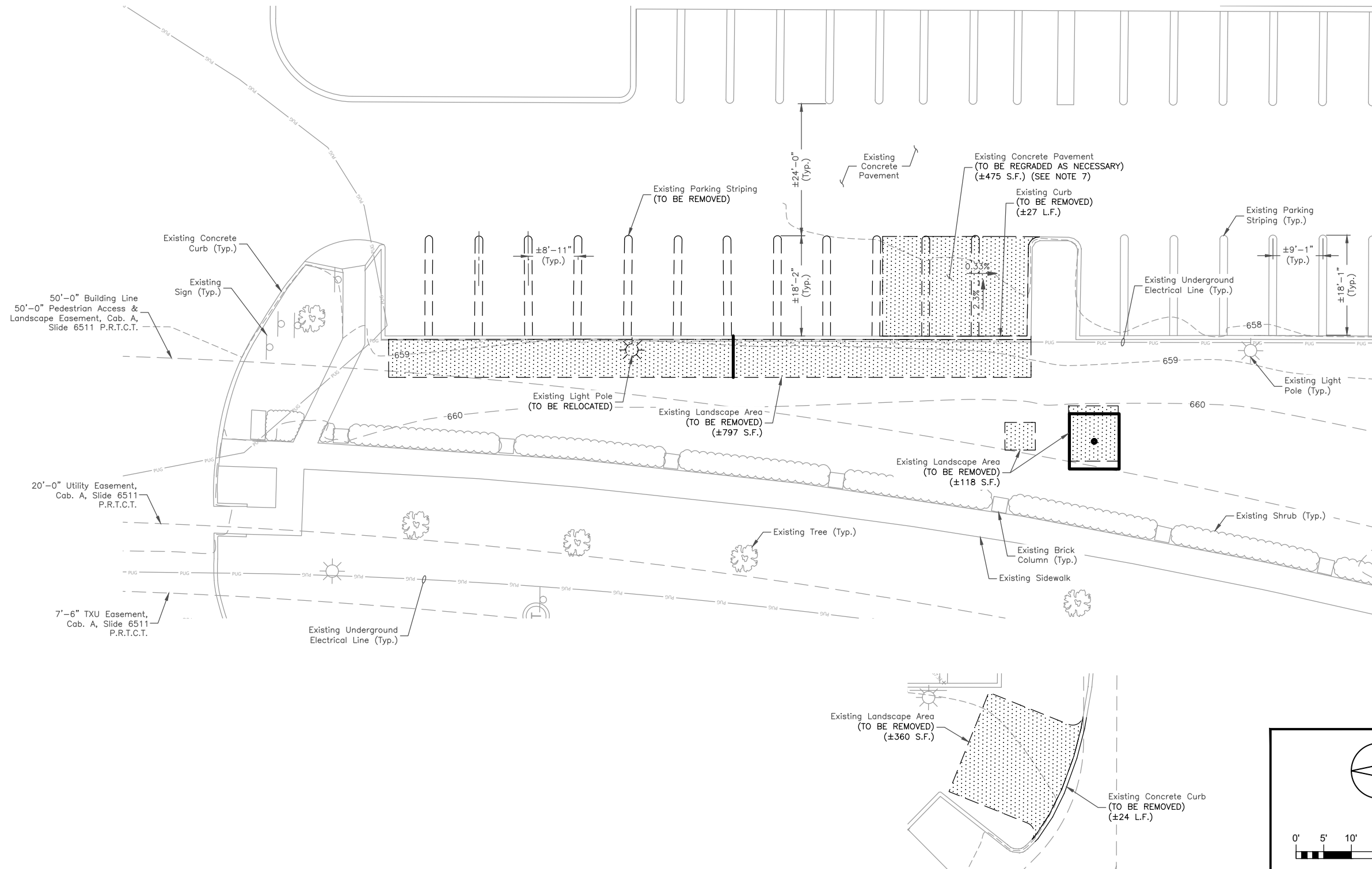
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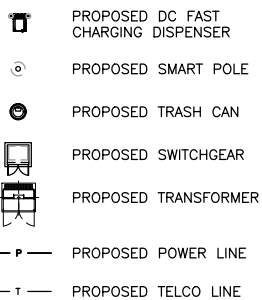
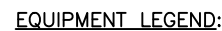
SHEET DESCRIPTION:	SHEET #:
EXISTING SITE & DEMOLITION PLAN	C-2



SCALE 1" = 20' (11x17)
SCALE 1" = 10' (22x34)

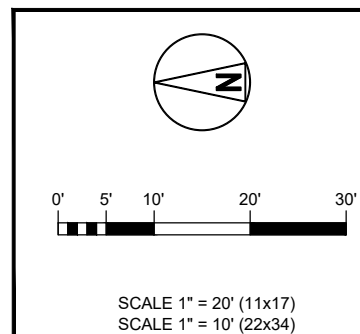
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DESCRIPTION	SYMBOL
CHARGING DISPENSER NUMBERS	#
CHARGING STALL NUMBERS	#

DESCRIPTION	COUNT
TOTAL # OF EXISTING STALLS RECONFIGURED	13
TOTAL # OF EV CHARGING STALLS	10
TOTAL # OF STANDARD STALLS	3
NET STALL LOSS	0



DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

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KELLER, TX 76248

SHEET DESCRIPTION: _____

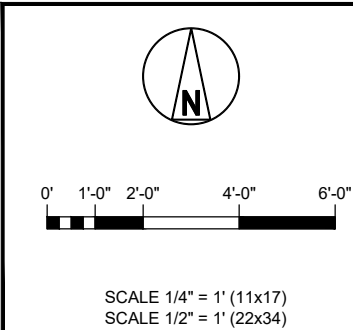
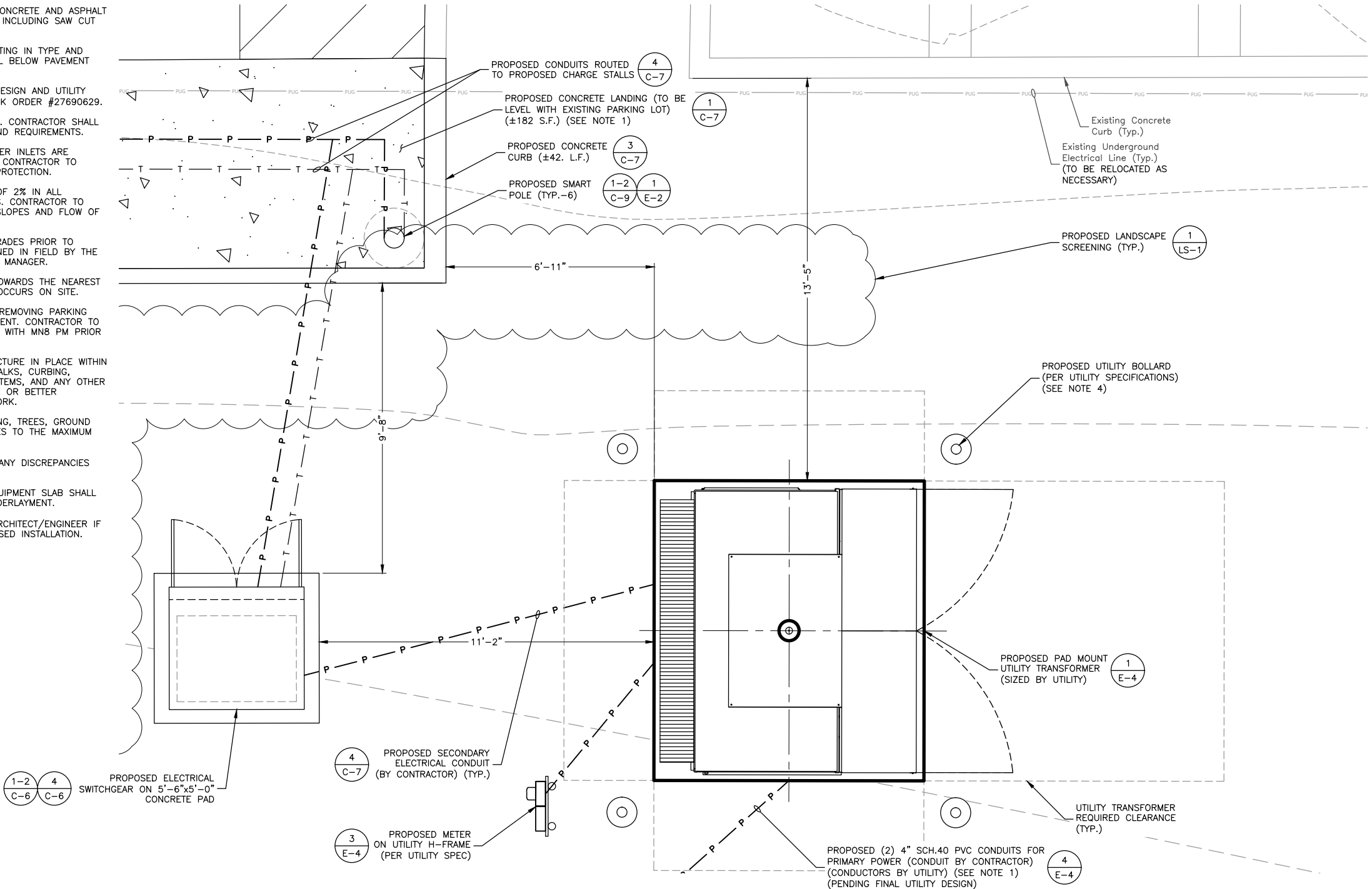
**SITE &
DIMENSION
PLAN**

HEET #:

C-3

NOTES:

1. CONTRACTOR SHALL ENSURE THAT EXISTING CURBING AND PAVEMENT IS NOT DAMAGED WHILE ACCESSING WORK AT THE SITE AND SHALL BE RESPONSIBLE TO REPLACE CURBING AND PAVEMENT IF DAMAGED.
2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
3. PROPOSED ASPHALT PAVEMENT SHALL MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION.
4. CONTRACTOR TO REFERENCE DETAILS OF UTILITY DESIGN AND UTILITY STANDARDS PRIOR TO CONSTRUCTION. UTILITY WORK ORDER #27690629.
5. PROPOSED CURB AND GUTTER TO MATCH EXISTING. CONTRACTOR SHALL INSTALL PER LOCAL JURISDICTIONAL STANDARDS AND REQUIREMENTS.
6. CONTRACTOR TO ENSURE ALL NEARBY STORM SEWER INLETS ARE COVERED WITH SILT BAGS DURING CONSTRUCTION. CONTRACTOR TO REFERENCE LOCAL AHJ REQUIREMENTS OF INLET PROTECTION.
7. CONTRACTOR SHALL MAINTAIN A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS FOR ALL ACCESSIBLE STALLS & AREAS. CONTRACTOR TO REGRADE AS NECESSARY TO ENSURE COMPLIANT SLOPES AND FLOW OF WATER.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR & APPROVED BY THE CONSTRUCTION MANAGER.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
10. CONTRACTOR TO ENSURE METHODS UTILIZED FOR REMOVING PARKING STRIPING DOES NOT DAMAGE SURROUNDING PAVEMENT. CONTRACTOR TO CONFIRM STRIPING REMOVAL & PAINTING METHODS WITH MN8 PM PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROTECT EXISTING INFRASTRUCTURE IN PLACE WITHIN THE AREA OF IMPROVEMENTS, AND RETURN SIDEWALKS, CURBING, ASPHALT, LANDSCAPING, PLANTERS IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
12. CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING, TREES, GROUND COVER, ROOT SYSTEMS AND DECORATIVE ROCKERIES TO THE MAXIMUM EXTENT POSSIBLE.
13. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
14. DISTURBED AREAS AROUND TRANSFORMER AND EQUIPMENT SLAB SHALL BE COVERED WITH MULCH AND FILTER FABRIC UNDERLAYMENT.
15. HAND DIG AROUND EXISTING UTILITIES. CONTACT ARCHITECT/ENGINEER IF UNDERGROUND CONDITIONS CONFLICT WITH PROPOSED INSTALLATION.



STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:

MN8 FRANCIS ENERGY

PLANS PREPARED BY:

Dewberry
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY: HMP
CHECKED BY: NRK
APPROVED BY: DSW
PROJECT NO: 50186207
JOB NO: 50186207

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	ISSUED FOR 100% REVIEW	03/13/25	HMP	A
	ISSUED FOR PERMITS	04/11/25	HMP	0
	ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

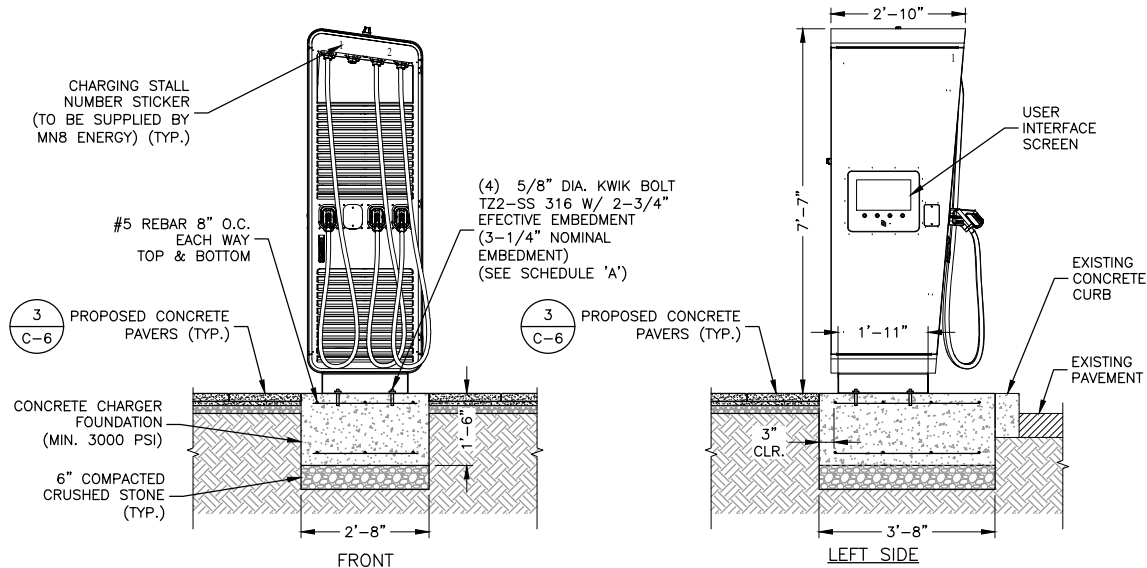
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

ENLARGED EQUIPMENT PLAN

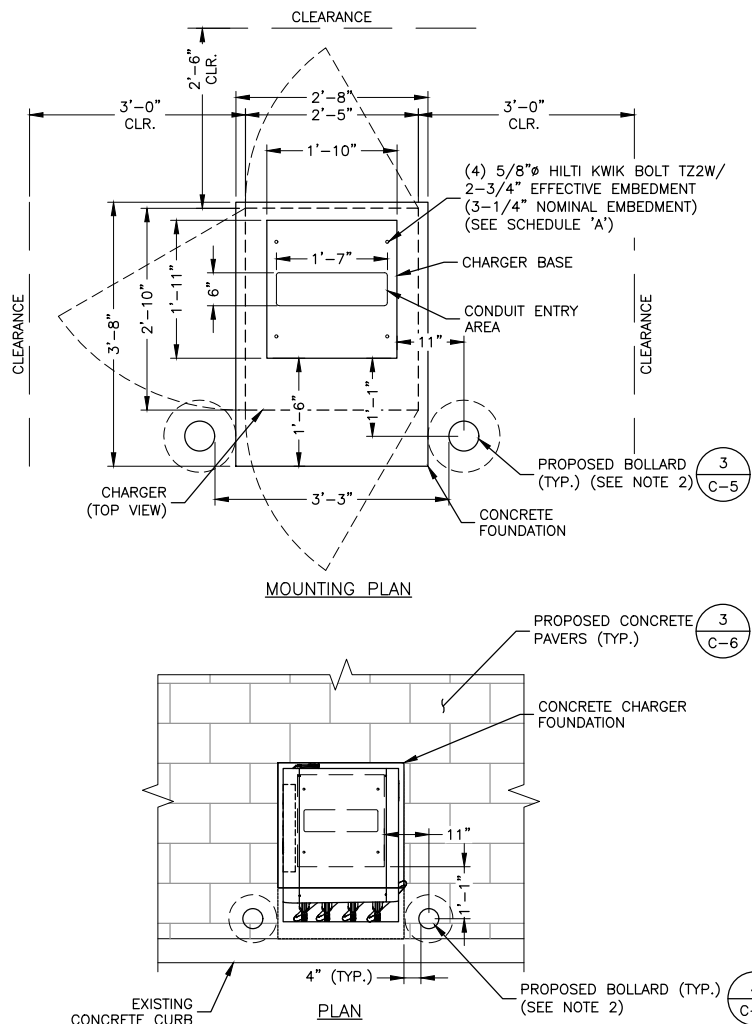
SHEET #:

C-4



NOTES:

1. FINISH EXPOSED FACE BY RUBBING WHITE GREEN IN LIEU OF APPLYING PRODUCT AFTER FACE HARDENS/SETS.
2. 3/4" CHAMFER (TYP.) FOR EXPOSED EDGES.
3. TROWEL EDGE AGAINST EXISTING SLAB/CURB.



FOUNDATION NOTES:

1. U.N.O. ALL ANCHOR BOLTS TO BE 316 SS GRADE.
2. U.N.O. ALL THREADED RODS TO BE 316 SS GRADE.
3. EPOXY ANCHORS TO BE HILTI HY-200 V3 (ICC-ES ESR 4868) OR EQUIVALENT.

MARK	ANCHORS	ALT. ANCHORAGE
A	(4) 5/8"Ø HILTI KWIK BOLT TZ2 W/ 2-3/4" EFFECTIVE EMBEDMENT (3-1/4" NOMINAL EMBEDMENT)	(4) 1/2"Ø HILTI HIT-HY 200 V3 + HAS THREADED ROD W/ 4-1/2" EMBEDMENT

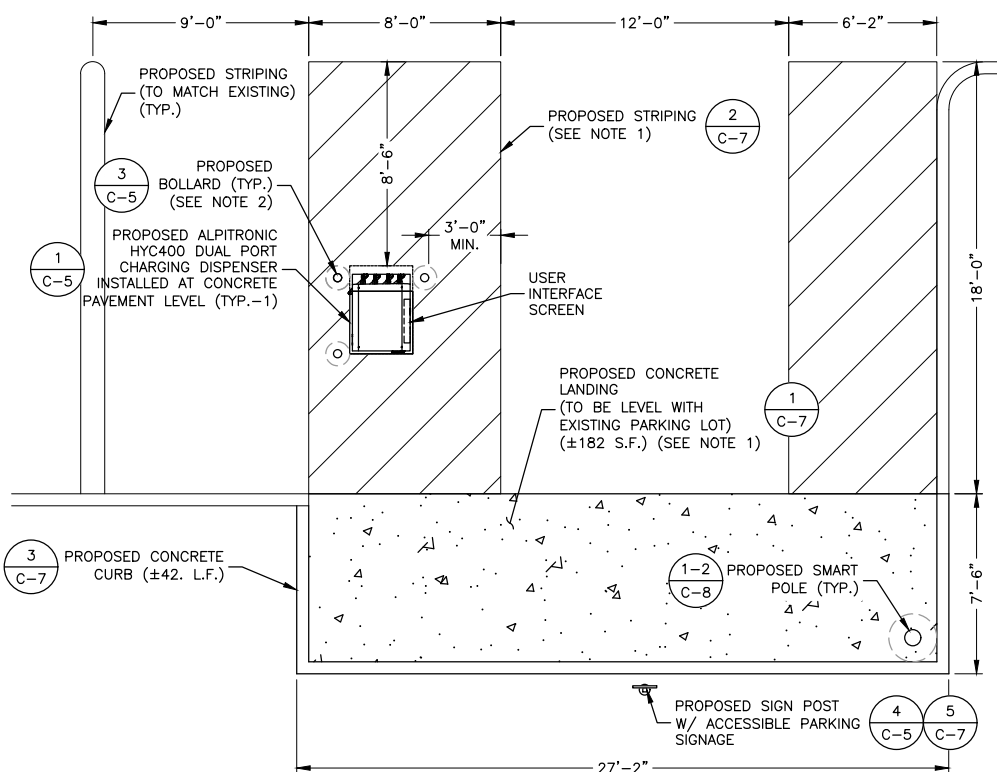
CHARGER SPECIFICATIONS:

WEIGHT: ±1840 LBS (835 kg)
ENCLOSURE RATING: NEMA 3R
CORROSION PROTECTION CLASS (ISO12944-2): C3
OPERATING TEMP: -30°C-55°C
HUMIDITY: 5%-95% RELATIVE HUMIDITY
EFFICIENCY: >97.5% UNDER FULL LOAD
NOMINAL VOLTAGE: 480V
NOMINAL INPUT CURRENT: 480A
FREQUENCY: 60 HZ
POWER FACTOR: >0.99

NOTES:

1. CONTRACTOR TO REFERENCE LATEST VERSION OF ALPITRONIC HYPERCHARGER 'OPERATION INSTRUCTION AND INSTALLATION GUIDE-HARDWARE' PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ENSURE ALL REQUIRED CHARGER CLEARANCES ARE MET AND NO DOOR SWINGS ARE RESTRICTED.
3. BOLLARDS NOT SHOWN FOR CLARITY. REFER TO PLAN VIEW FOR BOLLARD PLACEMENT.
4. FOUNDATION SIZE IS RATED FOR WINDSPEEDS UP TO 140 MPH.

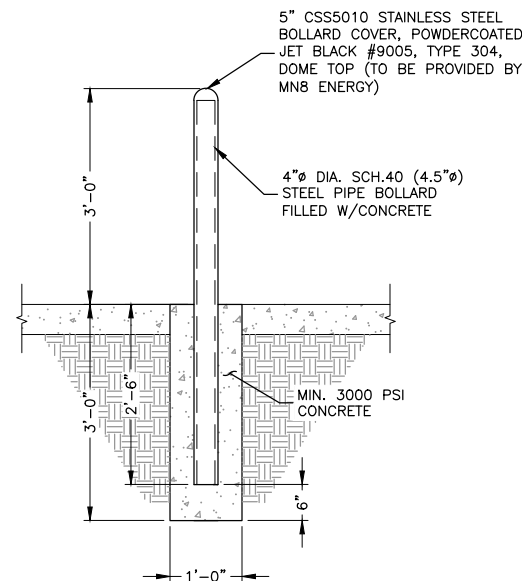
1 ALPITRONIC HYC400 DISPENSER DETAIL
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO ENSURE PARKING STALL, STRIPING AISLE AND CHARGER ACCESS AREA ARE LESS THAN 2% SLOPE IN ALL DIRECTIONS. REGRADE AREA AS REQUIRED.
2. CONTRACTOR TO ENSURE ALL REQUIRED CHARGER CLEARANCES ARE MET AND NO DOOR SWINGS ARE RESTRICTED.
3. CHARGER TO BE MOUNTED FLUSH WITH PAVEMENT. CONTRACTOR TO VERIFY ALL OPERABLE PARTS ARE NO HIGHER THAN 48" ABOVE FINISHED GRADE.

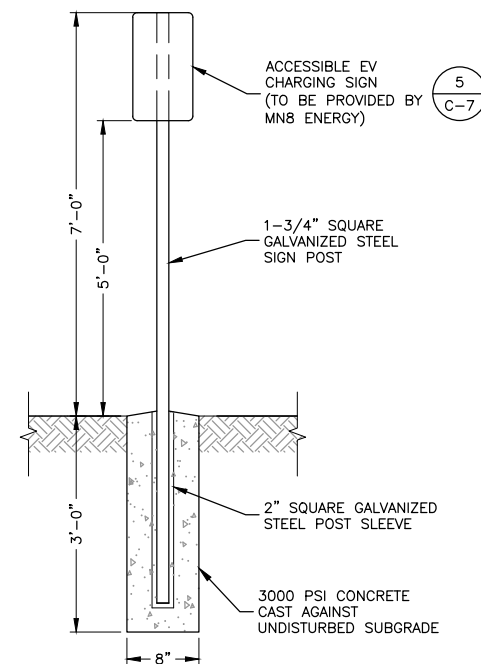
2 ALPITRONIC HYC400 ACCESSIBLE LAYOUT
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO ENSURE BOLLARD PLACEMENT DOES NOT RESTRICT CHARGER/EQUIPMENT CLEARANCES OR DOOR SWINGS.
2. CONTRACTOR TO CONFIRM BOLLARD COVER SPEC WITH MN8 ENERGY PRIOR TO INSTALLATION.

3 BOLLARD DETAIL
SCALE: N.T.S.



NOTES:

1. TOP OF ALL SIGNS TO BE ALIGNED TO 7'-0" ABOVE GRADE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO ENSURE SIGN PLACEMENT DOES NOT RESTRICT CHARGER CLEARANCES OR DOOR SWINGS.

4 SIGN POST DETAIL
SCALE: N.T.S.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:	HMP
CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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	ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

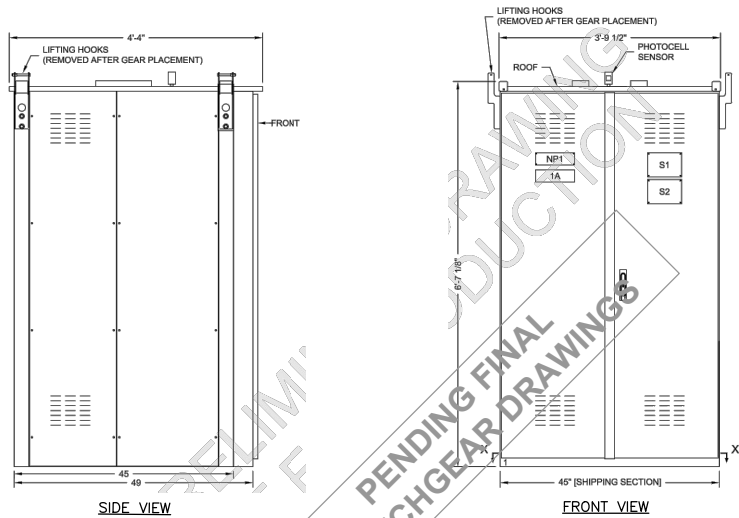
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

CONSTRUCTION
DETAILS (1 OF 4)

SHEET #:

C-5



SWITCHGEAR DETAIL

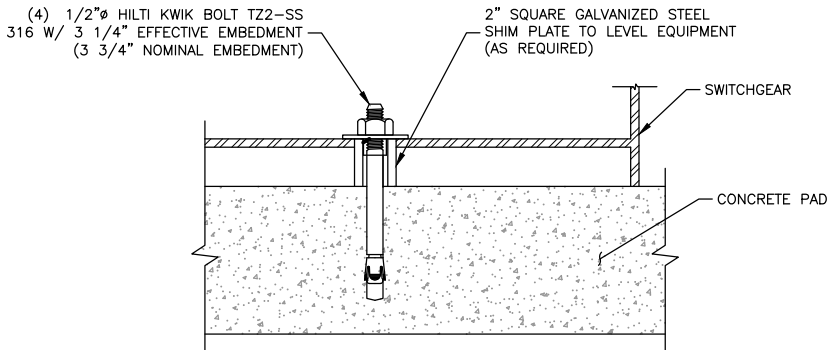
SCALE: N.T.S.

SWITCHBOARD SPECIFICATIONS:

- MANUFACTURER: LINCOLN ELECTRIC
- MODEL: EV-2
- ENCLOSURE RATING: NEMA 3R
- SYSTEM RATING: 480/277V, 3Ø, 4W, 60HZ
- AMPS: 3000A
- INTERRUPT RATING: 65KAIC
- BUS: SILVER PLATED COPPER, 1000A PER SQ. IN.
- BOTTOM CONDUIT ENTRY
- INCOMING SERVICE CONDUCTORS TO BE RATED 75°C
- FINISH: WHITE

NOTES:

- CONTRACTOR TO REFERENCE MANUFACTURER SWITCHBOARD DRAWINGS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ENSURE ALL REQUIRED CLEARANCES ARE MET AND NO DOOR SWINGS ARE RESTRICTED.
- MOUNT SWITCHGEAR PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR TO CONFIRM COMMUNICATIONS ANTENNA MOUNTING LOCATION WITH MN8 ENERGY PROJECT MANAGER.

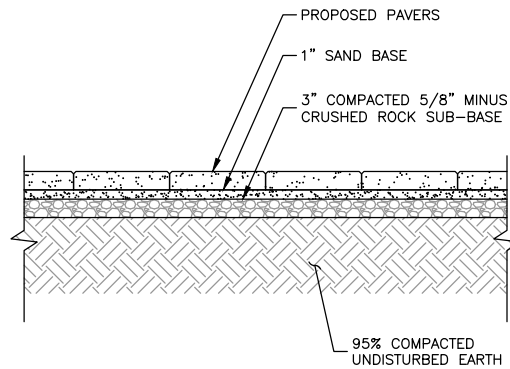


SWITCHGEAR ANCHORAGE DETAIL

SCALE: N.T.S.

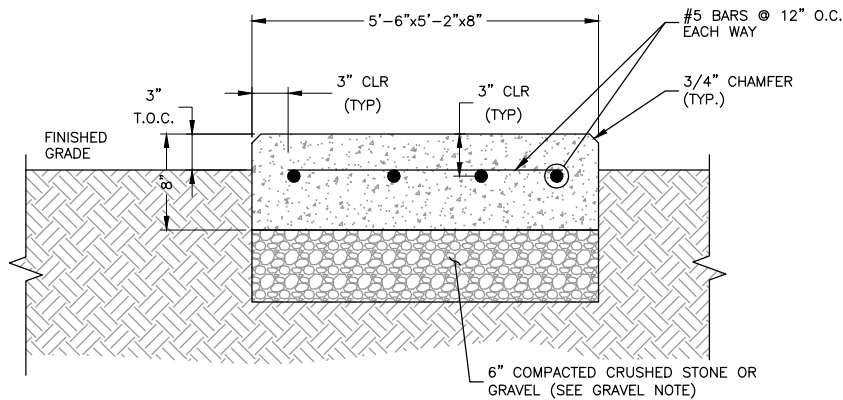
NOTES:

- PAVERS MANUFACTURED BY BELGARD COMMERCIAL.
- SIZE: 18"x24"x2-3/8"
- ALTERNATED SIZE: 18"x18"x2-3/8"
- PATTERN: STRETCHER BOND
- FINISH: PEWTER
- INSTALL POLYMERIC JOINTING SAND BETWEEN PAVERS.



PAVER DETAIL

SCALE: N.T.S.



NOTE:

- FOUNDATION SIZE IS RATED FOR WINDSPEEDS UP TO 140 MPH.

GROUNDING NOTE:

SEE SHEET E-3, DETAIL 2 FOR SWITCHGEAR FOUNDATION GROUNDING PLAN.

GRAVEL NOTE:

GRAVEL SHALL BE NATURAL OR CRUSHED STONE WITH 100 PERCENT PASSING 1 INCH SIEVE.

FOUNDATION NOTE:

MINIMUM SOIL BEARING CAPACITY OF 1500 PSF IS ASSUMED IN ALL FOUNDATIONS AND SLAB AREAS. (GENERAL CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION)

SWITCHGEAR FOUNDATION SECTION

SCALE: N.T.S.

WARNING

ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE REQUIRED

Arc Flash Boundary	x ft	Level x
Incident Energy in cal/cm ²	x ft	Minimum PPE Requirements
Working Distance	x ft	
Shock Hazard Exposure	480 VAC	
Insulating Glove Class	x	
Shock Hazard When Covers Removed	x	
Limited Approach Boundary	x ft	
Restricted Approach Boundary	x ft	

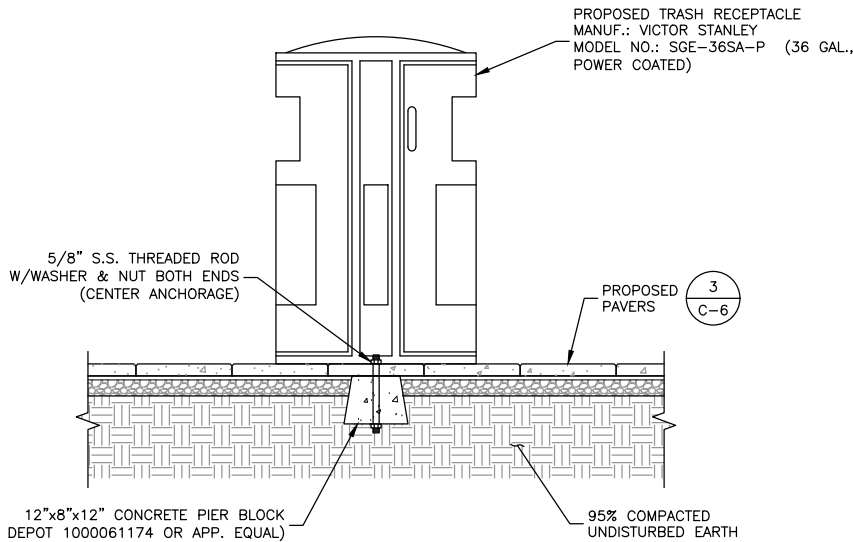
EXAMPLE FAULT CURRENT LABEL

NOTES:

- CONTRACTOR TO REFERENCE CURRENT NATIONAL ELECTRICAL CODE FOR MINIMUM ARC FLASH LABEL REQUIREMENTS.
- CONTRACTOR TO CONFIRM LABEL CONTENTS WITH ENGINEER OF RECORD PRIOR TO INSTALLING.
- ARC FLASH LABEL TO BE APPLIED IN VISIBLE LOCATION ON FRONT OF SWITCHGEAR.
- MATERIAL: ENGRAVED ON OUTDOOR RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR THE ENVIRONMENT.
- TEXT: MIN 3/8" AND 1/8" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD.
- RED BACKGROUND, WHITE LETTERING.

ARC FLASH WARNING LABEL

SCALE: N.T.S.



NOTES:

- ANCHOR BOLTS AND HARDWARE ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR MORE INFORMATION PRIOR TO INSTALLATION.

WASTE MANAGEMENT BIN DETAIL

SCALE: N.T.S.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:	HMP
CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

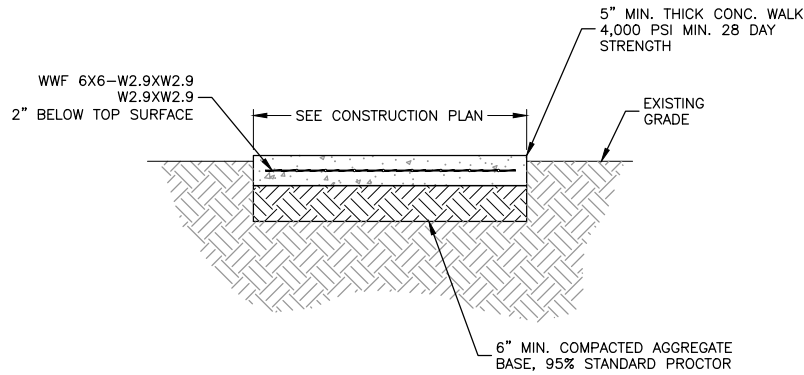
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

CONSTRUCTION
DETAILS (2 OF 4)

SHEET #:

C-6



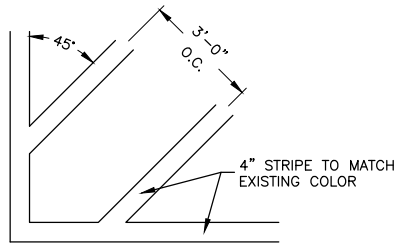
NOTES:

1. SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
2. INSTALL FORMS AS NECESSARY.
3. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
4. CONCRETE TO BE 4,000 PSI AIR ENTRAINED CONCRETE.
5. INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

1

CONCRETE LANDING DETAIL

SCALE: N.T.S.



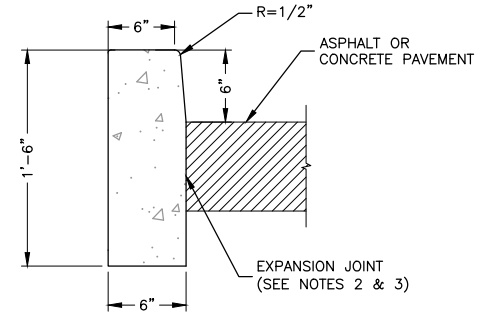
NOTES:

1. ALL PAVEMENT MARKINGS TO MATCH EXISTING, UNLESS STATED OTHERWISE.
2. MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ACCESSIBLE PARKING AND SYMBOLS, ETC, PER LOCAL REQUIREMENTS AND AS FOLLOWS:
 - 2.1. PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.
3. PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ACCESSIBLE ACCESS RAMPS.
4. APPLY 2 COATS WITH STRAIGHT EDGES.
5. WHITE STRIPING ONLY UNLESS JURISDICTION MANDATED OTHERWISE.

2

TRANSVERSE STRIPING DETAIL

SCALE: N.T.S.



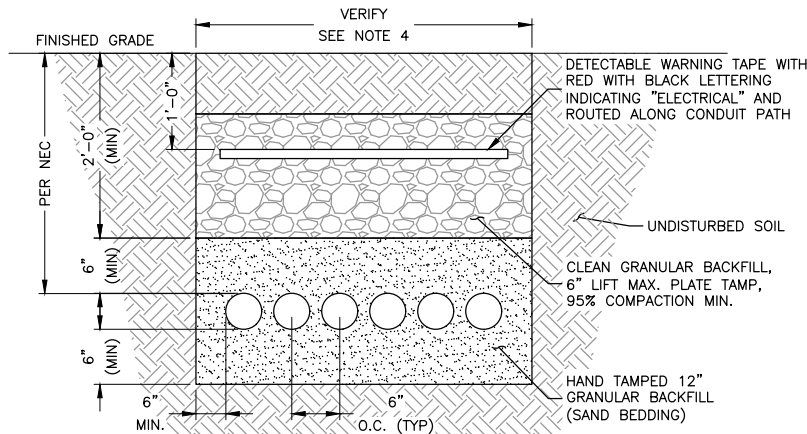
NOTES:

1. CURB TO MATCH EXISTING SITE CONDITIONS UNLESS OTHERWISE NOTED.
2. CONCRETE EXPANSION JOINT MATERIAL TO BE 1/2" IN THICKNESS AT ALL LOCATIONS.
3. EXPANSION JOINTS TO BE PLACED AT ALL LOCATIONS ABUTTING RIGID OBJECTS, TANGENT POINTS OF CIRCULAR CURBS, AND MATCHING ADJACENT CONCRETE PAVEMENT JOINTS. MAX SPACING 100 FEET LINEAR.
4. ADD (3) #4 REBAR DOWELS SPACED VERTICALLY EVEN INTO EXISTING CURB AS REQUIRED WHERE ABUTTED.

3

CONCRETE CURB DETAIL

SCALE: N.T.S.



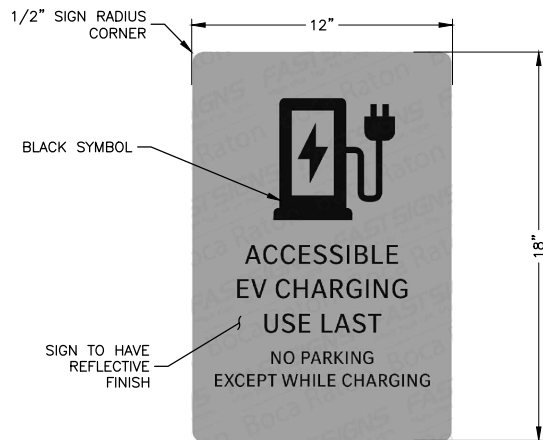
NOTES:

1. ANY EXCAVATION LEFT OPEN SHOULD BE SECURELY FENCED OFF.
2. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
3. CONTRACTOR SHALL INSTALL CONDUITS BELOW LOCAL FROST LINE. SHOULD FIELD CONDITIONS VARY, CONTRACTOR SHALL COORDINATE WITH CONTACT ENGINEER LISTED ON TITLE SHEET.
4. CONTRACTOR TO VERIFY WIDTH OF TRENCH REQUIRED. REFER TO SITE ELECTRICAL DRAWINGS FOR ROUTING.
5. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY. CONTRACTOR TO REFERENCE UTILITY STANDARDS BOOK PRIOR TO CONSTRUCTION. ALL ELECTRICAL SITE WORK TO BE CONDUCTED TO UTILITY COMPANY AND/OR NEC STANDARDS.

4

SECONDARY ELECTRICAL CONDUIT TRENCH DETAIL

SCALE: N.T.S.



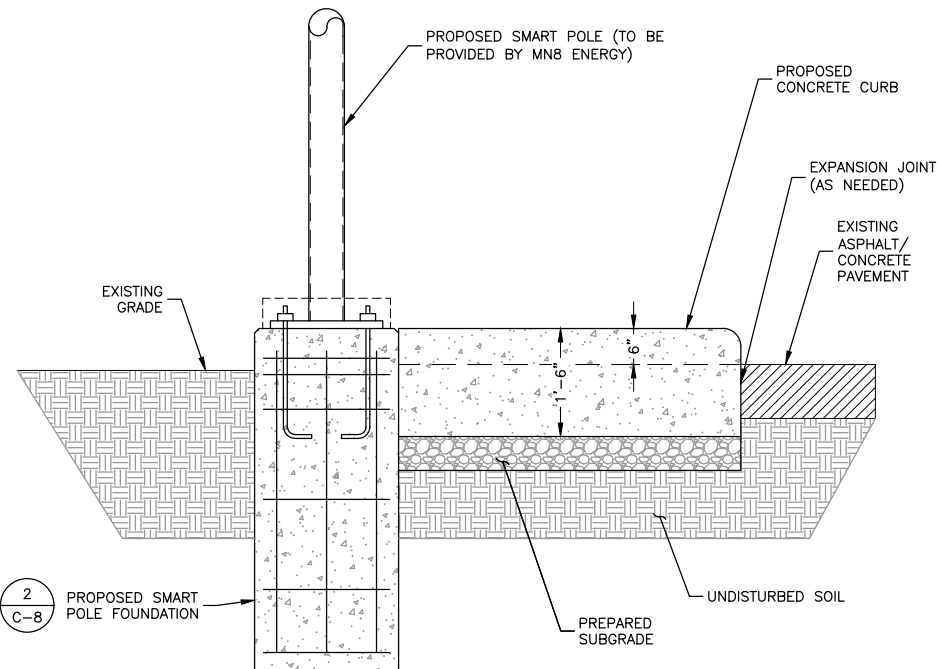
SPECIFICATIONS:

SIGN MATERIAL: ALUMINUM
TEXT FONT: MERCEDES BENZ CORPO S-TITLE/REGULAR
BACKGROUND COLOR: MERCEDES BENZ STANDARD GRAY
TEXT COLOR: BLACK

5

ACCESSIBLE EV CHARGING SIGN DETAIL

SCALE: N.T.S.



NOTE:

1. CURB STYLE, DEPTH, REINFORCEMENT AND APPEARANCE TO MATCH EXISTING SITE CONDITIONS UNLESS OTHERWISE NOTED.

6

ACCESSIBLE CHARGING AREA - SECTION VIEW

SCALE: N.T.S.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
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KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

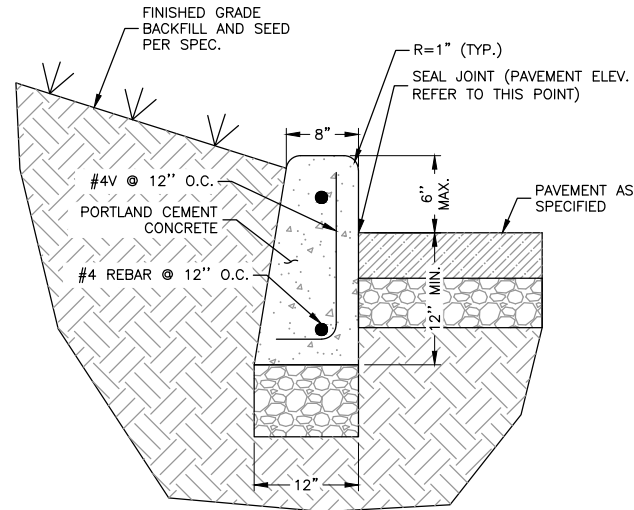
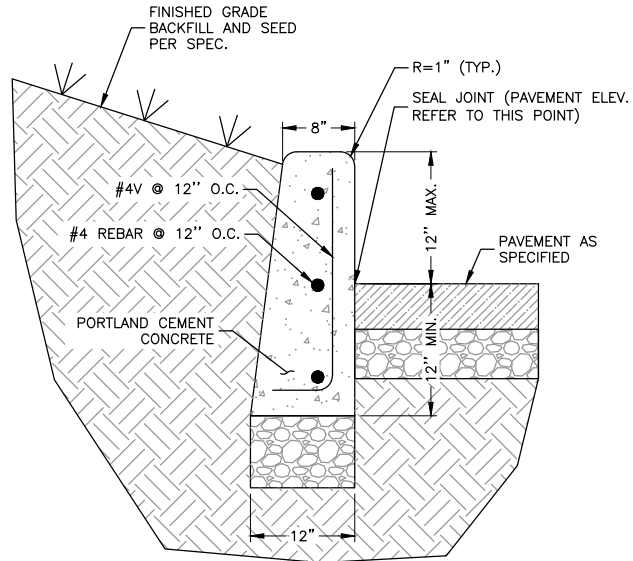
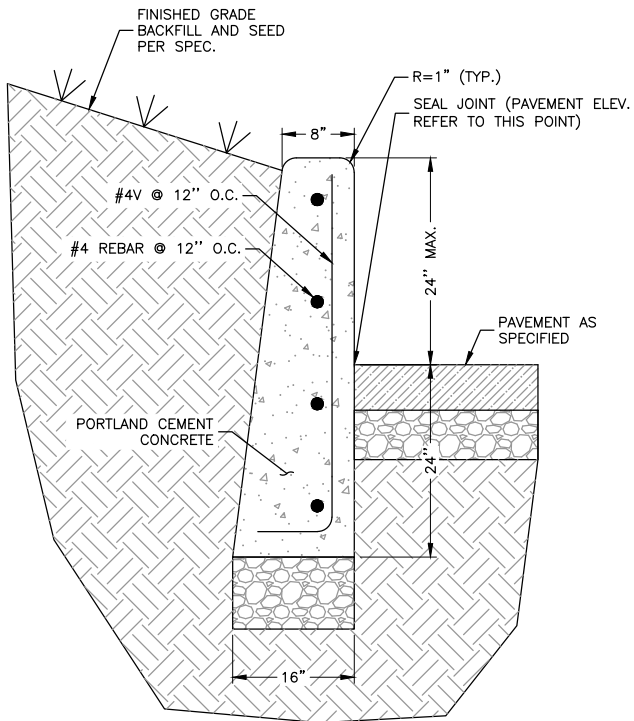
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

CONSTRUCTION
DETAILS (3 OF 4)

SHEET #:

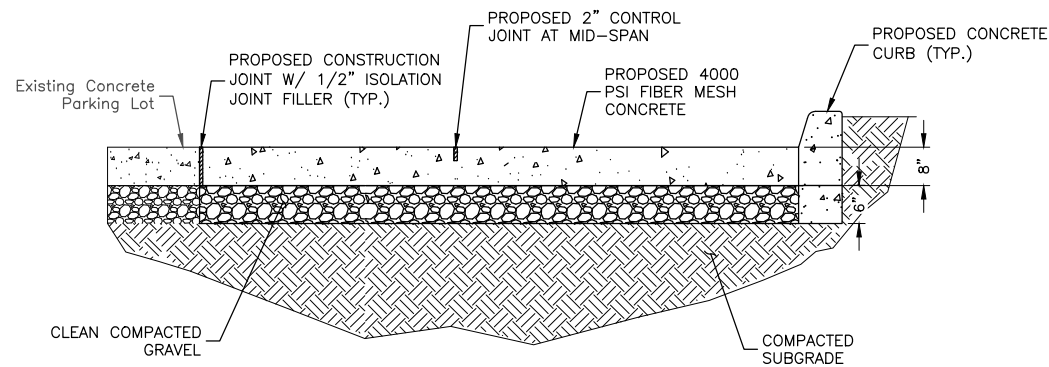
C-7



NOTES:

1. SAW CUT AREA TO BE REPAIRED/REPLACED. DISPOSE OF DEBRIS PROPERLY OFF SITE.
2. INSTALL FORMS AS NECESSARY.
3. COMPACT EXISTING SUBGRADE MATERIAL TO ACHIEVE 95% COMPACTION.
4. CONCRETE TO BE 4000 PSI AIR ENTRAINED CONCRETE.
5. INSTALL CONTROL JOINTS EVERY 10 LINEAR FEET.

1 **24" - 6" CONCRETE CURB DETAIL**
SCALE: N.T.S.



2 **CONCRETE PAVEMENT DETAIL**
SCALE: N.T.S.

STAMP:

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CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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ISSUED FOR PERMITS	07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

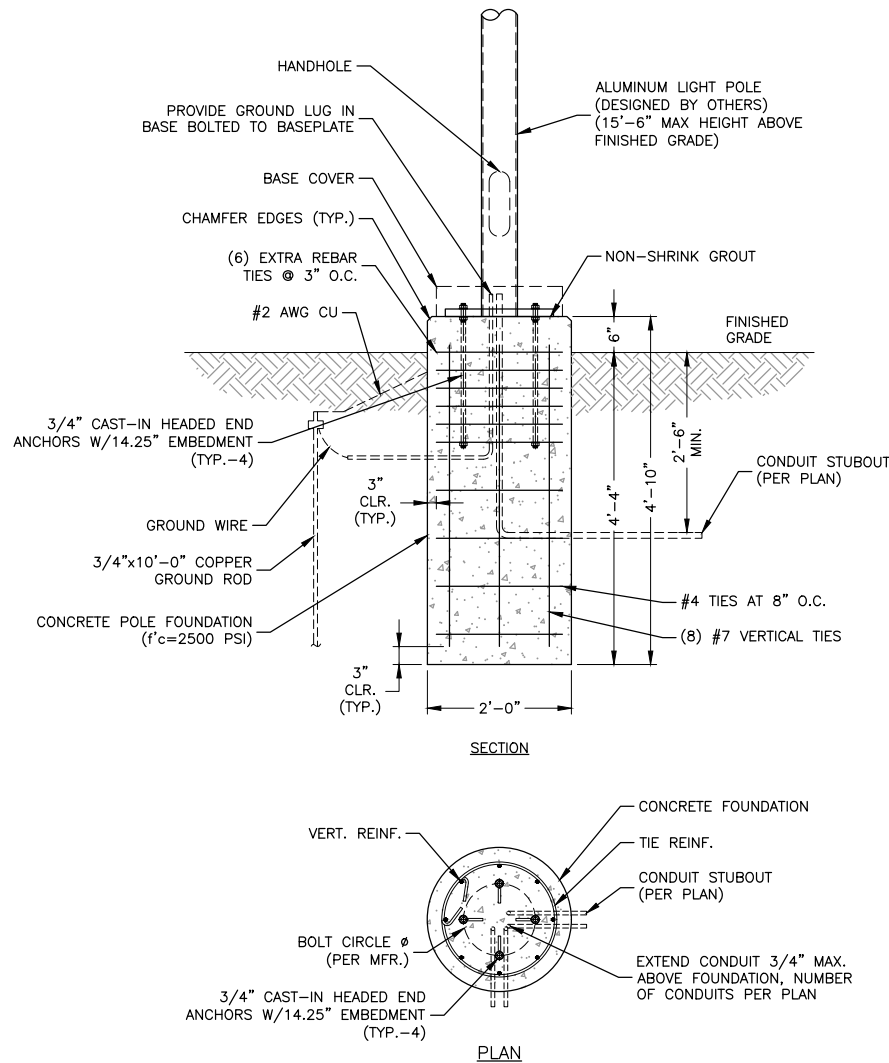
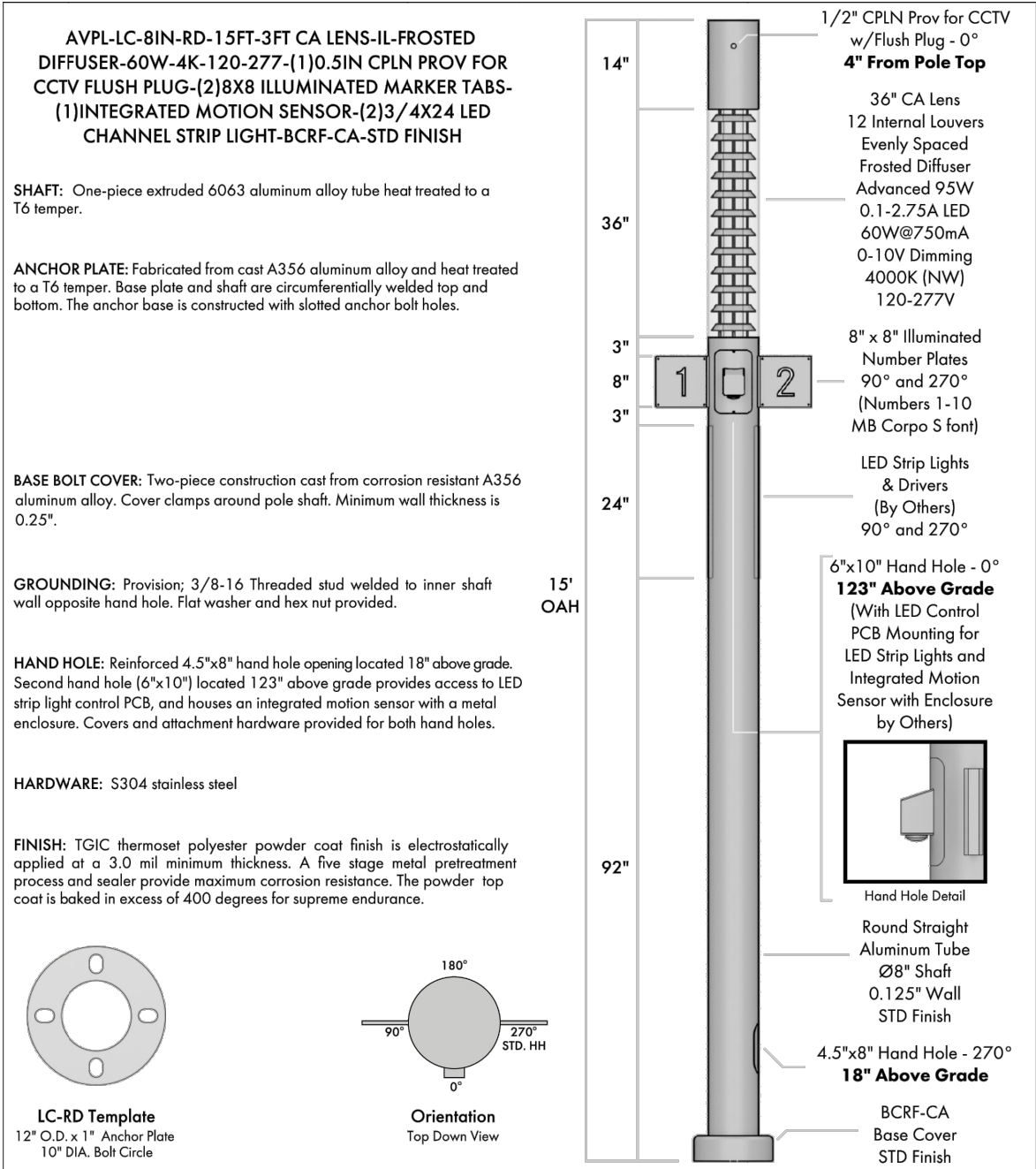
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

CONSTRUCTION
DETAILS (4 OF 4)

SHEET #:

C-8



NOTES:

1. CONTRACTOR TO REFERENCE LATEST VERSION OF LIGHT POLE DESIGN BY AV POLES & LIGHTING PRIOR TO CONSTRUCTION OF FOUNDATION.
2. CONTRACTOR TO REFERENCE CONDUIT SCHEDULE & PLAN FOR TOTAL NUMBER OF CONDUIT STUBS REQUIRED PER FOUNDATION.
3. FOUNDATION SIZE IS RATED FOR WINDSPEEDS UP TO 140 MPH.

STAMP:

DAVID S. WHELAN
TX P.E. LICENSE 150120
EXP. 06/30/2025

ENGINEERING LICENSE:

DAVID S. WHELAN,
TEXAS P.E. LICENSE 150120

PLANS PREPARED FOR:

MN FRANCIS
ENERGY

PLANS PREPARED BY:

Dewberry®
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

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CHECKED BY: NRK
APPROVED BY: DSW
PROJECT NO: 50186207
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SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

SMART POLE
DETAILS

SHEET #:

C-9

1

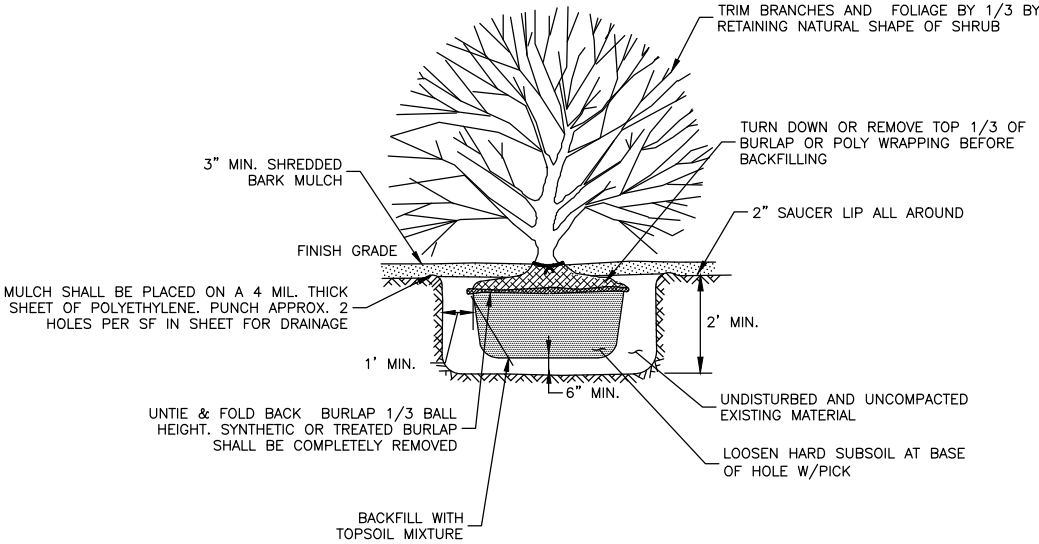
SMART POLE DETAIL (DESIGNED BY OTHERS)

SCALE: N.T.S.

2

SMART POLE FOUNDATION DETAIL

SCALE: N.T.S.



1 **SHRUBS PLANTING DETAIL**
SCALE: N.T.S.

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EXP. 06/30/2025

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MN:

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ENERGY

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KELLER TOWN CENTER

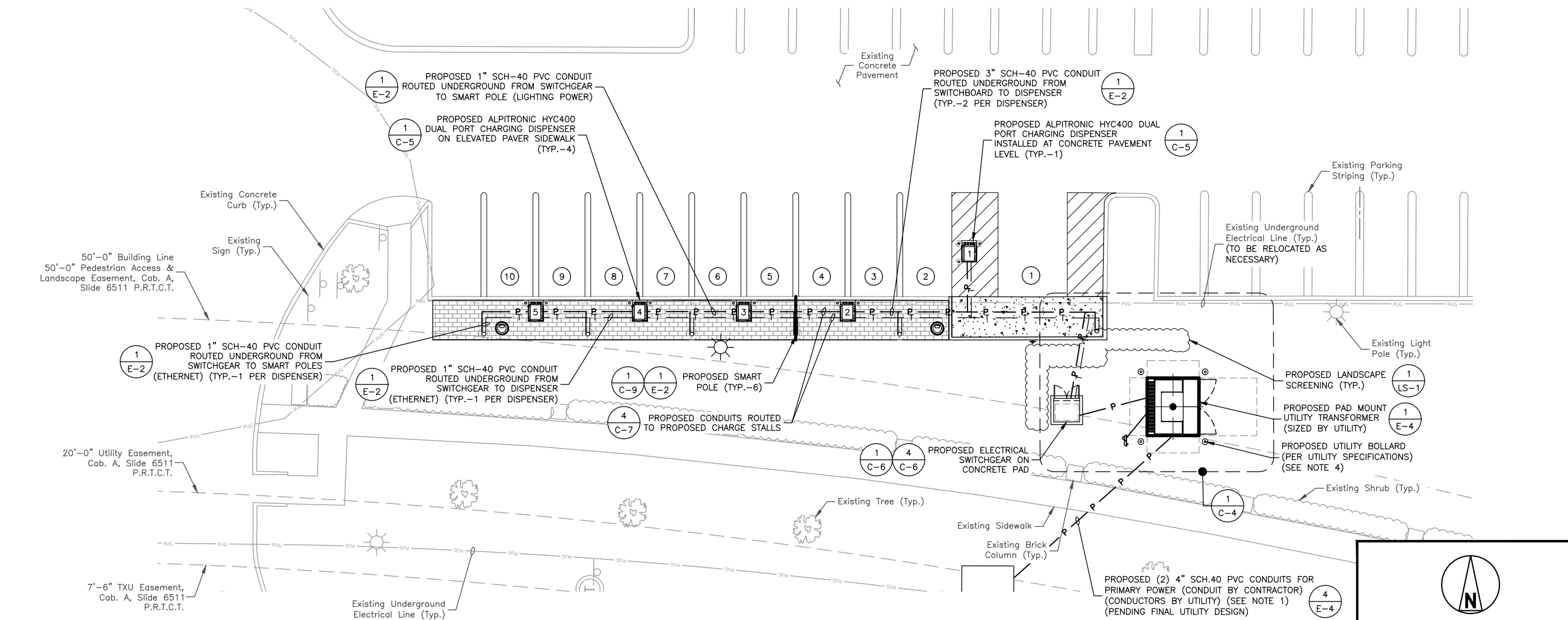
SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:	SHEET #:
LANDSCAPE DETAILS	LS-1



1

ELECTRICAL SITE PLAN

NOTES:

1. CONTRACTOR TO REFERENCE DETAILS OF UTILITY DESIGN AND UTILITY STANDARDS PRIOR TO CONSTRUCTION. UTILITY WORK ORDER #27690629.

2. ALL ELECTRICAL WORK ON SITE TO BE CONDUCTED TO NEC & LOCAL UTILITY STANDARDS.

N

0'

5'

10'

20'

30'

SCALE 1" = 20' (11x17)
SCALE 1" = 10' (22x34)

Scope	Customer Provided	Customer Install	Utility Provided	Utility Install
New Utility Pole			X	X
Riser Conduit & Conductors (Up Pole and Overhead Line Connections)			X	X
Primary Bore (Between Transformer & Primary Connection Point)	X	X		
Primary Conductors (Between Transformer & Primary Connection Point)			X	X
Transformer Pad (Must be cast in place)	X	X		
Transformer			X	X
CT/PT Cabinet Pad/H-Frame	N/A	N/A	N/A	N/A
CT/PT Cabinet	N/A	N/A	N/A	N/A
Meter Socket	X	X		
CTs/PTs			X	X
Primary Connections in Transformer			X	X
Secondary Connections in Transformer			X	X
Transformer Lugs			X	X
Secondary Trench/Bore (Between Transformer or CT/PT Cabinet)	X	X		
Secondary Conductors (Between Transformer or CT/PT Cabinet)	X	X		
Landscaping and Pavement Repairs	X	X		

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TX P.E. LICENSE 115108
EXP. 06/30/2025

ENGINEERING LICENSE:

JOSEPH GIGANTIELLO,
TEXAS P.E. LICENSE 115108

PLANS PREPARED FOR:

MN

FRANCIS
ENERGY

PLANS PREPARED BY:

Dewberry

Dewberry Engineers Inc.
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APPROVED BY:

DSW

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APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

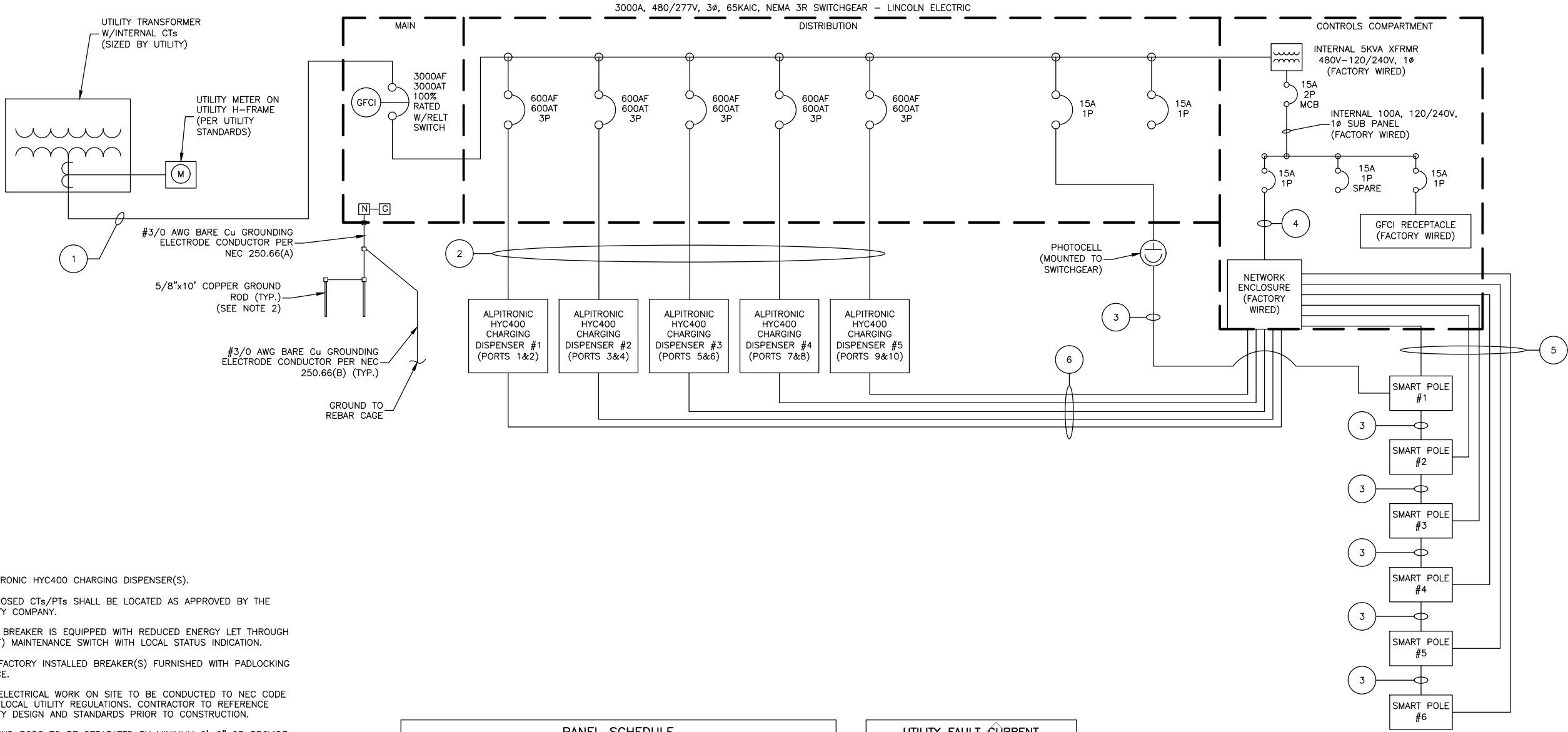
101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

ELECTRICAL
PLAN

SHEET #:

E-1



NOTES:

- ALPITRONIC HYC400 CHARGING DISPENSER(S).
- PROPOSED CTs/PTs SHALL BE LOCATED AS APPROVED BY THE UTILITY COMPANY.
- MAIN BREAKER IS EQUIPPED WITH REDUCED ENERGY LET THROUGH (RELT) MAINTENANCE SWITCH WITH LOCAL STATUS INDICATION.
- ALL FACTORY INSTALLED BREAKER(S) FURNISHED WITH PADLOCKING DEVICE.
- ALL ELECTRICAL WORK ON SITE TO BE CONDUCTED TO NEC CODE AND LOCAL UTILITY REGULATIONS. CONTRACTOR TO REFERENCE UTILITY DESIGN AND STANDARDS PRIOR TO CONSTRUCTION.
- GROUND RODS TO BE SEPARATED BY MINIMUM 6'-0" OR PROVIDE A CERTIFIED TEST SHOWING RESISTANCE TO GROUND IS 25 OHMS OR LESS.
- SERVICE ENTRANCE MAIN DISCONNECT SWITCH W/ GROUND FAULT PROTECTION & ARC ENERGY REDUCTION SWITCH PER NEC. 240.87.
- PROVIDE LOCKABLE OPEN CIRCUIT BREAKER IN ACCORDANCE WITH NEC 110.25 AND IN COMPLIANCE WITH NEC 625.43.

SERVICE ELECTRICAL CIRCUIT SCHEDULE			
NO:	FROM	TO	CONFIGURATION
1	PROPOSED UTILITY TRANSFORMER	PROPOSED 3000A, 480/277V SWITCHGEAR: INCOMING	[8 SETS:] (3) 600KCMIL CU (1) 600KCMIL CU NEUT IN 4" PVC CONDUIT
2	PROPOSED 3000A, 480/277V SWITCHGEAR (600A BREAKER)	PROPOSED ALPITRONIC HYC400 CHARGING DISPENSER (TYP.-5)	[2 SETS PER CHARGER:] (3) 350KCMIL CU (1) #1 AWG CU GROUND IN 3" PVC CONDUIT
3	PROPOSED 3000A, 480/277V SWITCHGEAR (15A BREAKER)	PROPOSED SMART POLE (TYP.-6) (LIGHTING POWER)	(2) #10 AWG CU (1) #10 AWG CU GROUND IN (1) 1" PVC CONDUIT
4	PROPOSED 120/240V INTERNAL SUB PANEL (15A BREAKER)	PROPOSED NETWORK ENCLOSURE	FACTORY WIRED
5	PROPOSED NETWORK ENCLOSURE	PROPOSED SMART POLE (TYP.-6) (COMMS, POE)	[1 SET PER SMART POLE:] (1) SHIELDED CAT6 IN (1) 1" PVC CONDUIT
6	PROPOSED NETWORK ENCLOSURE	PROPOSED ALPITRONIC HYC400 CHARGING DISPENSER (TYP.-5)	[1 SET PER CHARGER:] (1) SHIELDED CAT6 IN (1) 1" PVC CONDUIT

PANEL SCHEDULE							
PANEL NAME: EV-2 MANUFACTURER: LINCOLN ELECTRIC VOLTAGE: 480/277VAC, 3Ø, 4W MAIN DISCONNECT MEANS: MCB				MAIN RATING: 3000A, 100% RATED BUS RATING: 3000A FAULT CURRENT RATING: 65KAIC ENCLOSURE RATING: NEMA 3R			
CKT NO.	DESCRIPTION	BREAKER	POLE	LOAD (kVA) AØ	LOAD (kVA) BØ	LOAD (kVA) CØ	TOTAL CIRCUIT PROPOSED LOAD (kVA)
1	HYC400 #1 (PORTS 1 & 2)	600AF 600AT	3	133.02	133.02	133.02	399.06
2	HYC400 #2 (PORTS 3 & 4)	600AF 600AT	3	133.02	133.02	133.02	399.06
3	HYC400 #3 (PORTS 5 & 6)	600AF 600AT	3	133.02	133.02	133.02	399.06
4	HYC400 #4 (PORTS 7 & 8)	600AF 600AT	3	133.02	133.02	133.02	399.06
5	HYC400 #5 (PORTS 9 & 10)	600AF 600AT	3	133.02	133.02	133.02	399.06
6	-	-	-	-	-	-	-
7	LIGHTING	15A	1	0.42	-	-	0.42
8	SPARE	15A	1	-	-	-	-
9	5 kVA XFRMR	-	-	1.78	-	-	1.78
PROPOSED kVA PER PHASE:				667.30	665.10	665.10	
PROPOSED SWITCHGEAR TOTAL LOAD:							1,997.5 KVA
PROPOSED SWITCHGEAR TOTAL LOAD:							2,402.6 A

UTILITY FAULT CURRENT
VOLTAGE: 480/277V
TRANSFORMER SIZE: I.B.D. KVA
*FAULT CURRENT: I.B.D. AMPS

* FAULT CURRENT INFORMATION PROVIDED BY ONCOR ON ___/___/___.

BREAKER SETTINGS
3000A MCB: - MANUFACTURER: SCHNEIDER ELECTRIC - MODEL: MASTERPACT MTZ2 40H1 FIXED FOR MICROLOGIC X, 3000A, 66kA/415VAC(Icu),3P - Ir: 1 - Ir: 4 - Isd: 3 - tsd: 0.1 (out) - Ii: 6 - Ig: D - tg: 0.3 (out)
600A BRANCH BREAKERS: - MANUFACTURER: SCHNEIDER ELECTRIC - MODEL: PJP36080U31AYP - Ir: FIXED - Ii: 5

STAMP:

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TX P.E. LICENSE 115108
EXP. 06/30/2025

ENGINEERING LICENSE:

JOSEPH GIGANTIELLO,
TEXAS P.E. LICENSE 115108

PLANS PREPARED FOR:

MN FRANCIS ENERGY

PLANS PREPARED BY:

Dewberry
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

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CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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APPLICANT SITE NAME:

KELLER TOWN CENTER

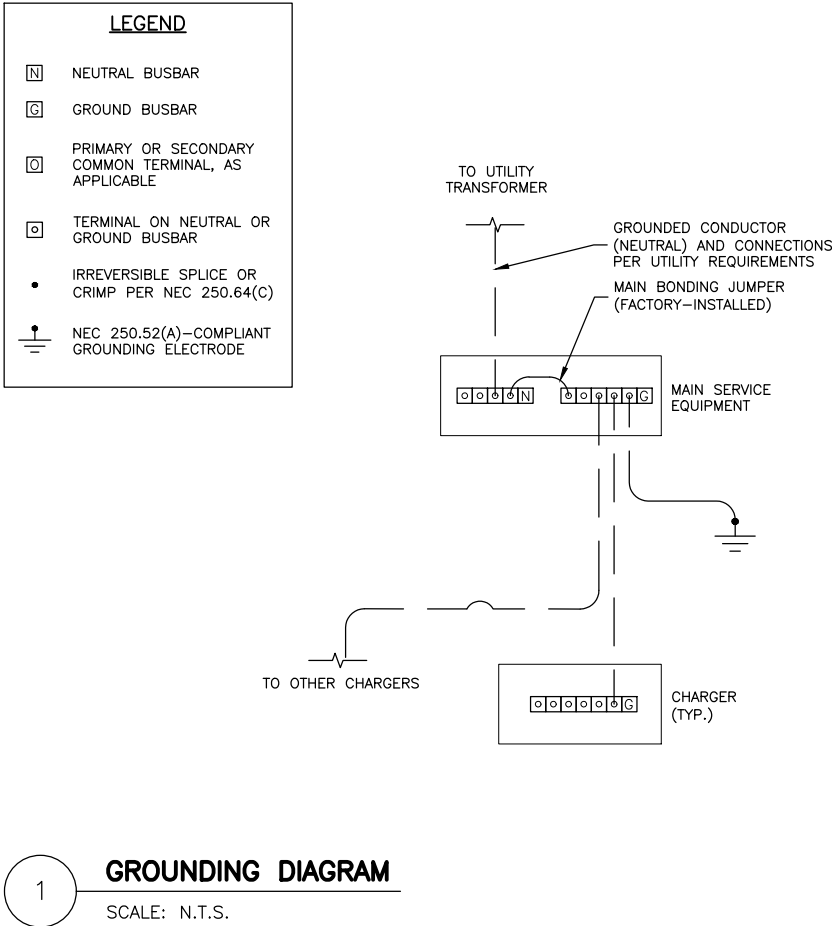
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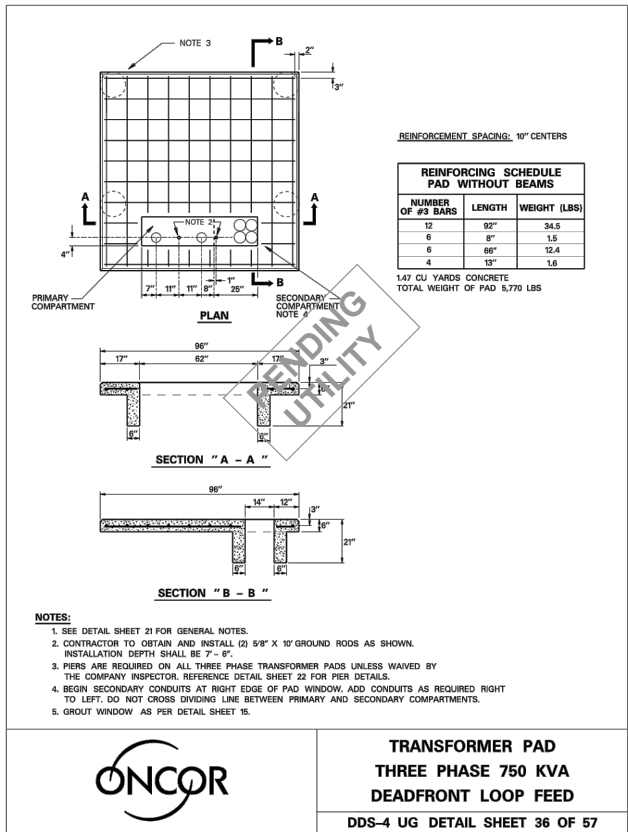
PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

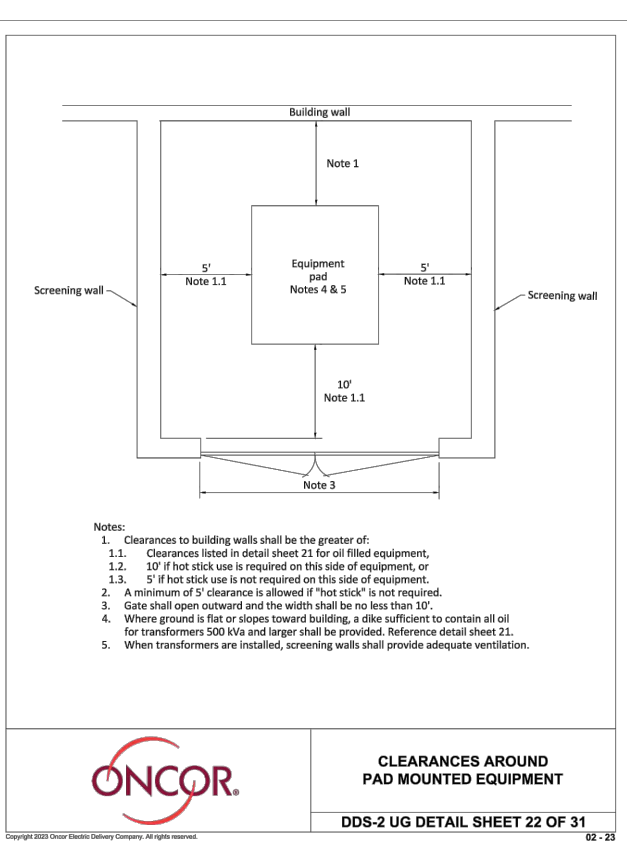
SHEET DESCRIPTION:	SHEET #:
ELECTRICAL ONE-LINE DIAGRAM	E-2





TRANSFORMER FOUNDATION DETAIL

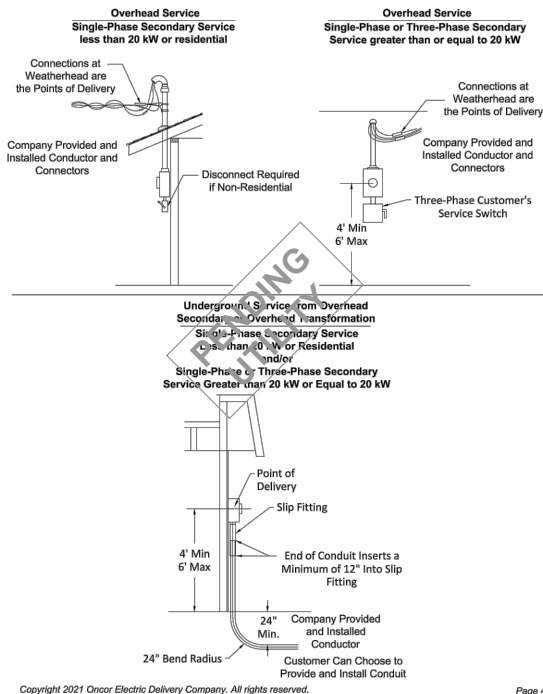
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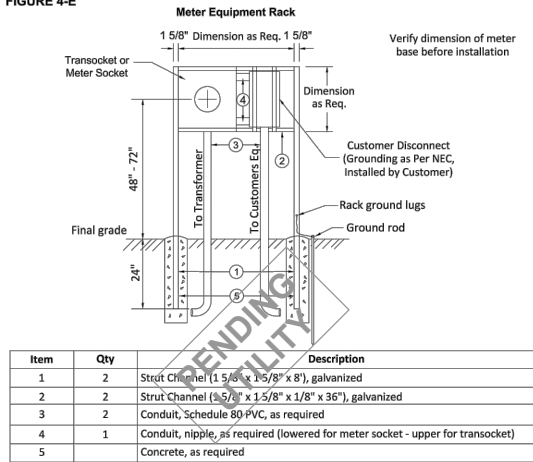
TRANSFORMER CLEARANCE DETAIL

SCALE: N.T.S.

COMPANY - CUSTOMER RESPONSIBILITY SINGLE METER LOCATIONS - OVERHEAD SERVICE AND UNDERGROUND SERVICE FROM OVERHEAD SOURCE



UNDERGROUND SERVICE, METER RACK FIGURE 4-E



- Notes:
- Company owned service lateral conductors are installed by Company and line-side (top) connections made up by Company. Customer service conductors are installed and connected in socket by Customer.
 - Meter socket, rack and conduit/risers provided, installed and maintained by Customer. A 4 inch minimum clearance from the disconnect switch operating-lever is required. See Table 5-C, pages 58-61 for list of approved meter sockets.
 - Service lateral or source conductors provided and installed as per 400.02, page 34. The service raceway to transformer (source) may not contain any conduit or other open connections.
 - A 4 feet clearance is required from meter side of meter rack assembly to any obstruction or structure.
 - Customer service equipment may be installed on the meter rack assembly in accordance with all applicable codes. In unincorporated areas, contact company representative for details.
 - Customer provides, installs and maintains the ground rod conductor, #6 Copper minimum and connection to a ground rod. Company reserves the right to refuse installation of service contingent upon observing an unsafe Customer connection.
 - Alternate Design- Customer shall obtain Company approval of any alternate design prior to installation. A Meter Pedestal is an acceptable alternate design. Contact Company Representative for details.
- Copyright 2021 Oncor Electric Delivery Company. All rights reserved.
- Page 41

NOTES:

- SPECIFICATION BASED ON ONCOR SPECIFICATIONS FOR METER INSTALLATION.
- CONTRACTOR TO VERIFY APPROVED VENDORS W/ UTILITY IF ORDERING PRECAST FOUNDATION.
- CONTRACTOR TO CONFIRM LATEST SPECIFICATIONS W/ UTILITY PRIOR TO CONSTRUCTION OR ORDERING.

METER SOCKET DETAIL

SCALE: N.T.S.

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JOSEPH GIGANTIELLO
TX P.E. LICENSE 115108
EXP. 06/30/2025

ENGINEERING LICENSE:

JOSEPH GIGANTIELLO,
TEXAS P.E. LICENSE 115108

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry

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KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

UTILITY
DETAILS

SHEET #:

E-4

hyc400

Product data sheet

1/3

100 kW to 400 kW
DC-charging system
for EVs

Up to 97.5 %
efficiency under full load

Up to 2x 600 A
simultaneous output

50 kW
dynamic load management granularity

150 - 1000 V
output range

Bidirectional
future capability

All-in-one design for an ultra-compact footprint

Up to 4 simultaneous charge outputs

Power-Stack scalable architecture



Product data sheet HYC400UL / V1-2
© Alpitronic Americas LLC
5815 Westpark Drive, Charlotte, NC 28217
info@alpitronic.us

www.hypercharger.us



hyc400

Product data sheet

2/3

Charging Interfaces

Connection options	CCS1, J3400 (NACS), CHAdeMO
Cable lengths	11.5 ft (3.5 m), 16.4 ft (5 m), 25 ft (7.5 m)
RFID system	ISO/IEC 14443A/B, ISO/IEC 15693, NFC
Network connections	Dual SIM, 4G LTE Modems 10/100 Base-T Ethernet
Energy management	Configurable static power limit, Dynamic Power limit via OCPP/Modbus
Network communications protocol	Open Charge Point Protocol (OCPP) 1.6 and 2.0.1 Modbus, API
Vehicle communications protocol	DIN 70121, ISO 15118, Autocharge, Plug and Charge, CHAdeMO 1.2

Electrical

AC nominal voltage (RMS)	480 V ±10%
AC nominal input current (RMS)	480 A
Input connection	3-Phase: L1, L2, L3, GND (no neutral)
Frequency	60 Hz
Power factor	> 0.99 at full load
THDi (Total harmonic distortion)	< 5% at full load
Conversion efficiency	up to 97.5% at full load
SCCR	65 kA
Surge protection	Type 1, In 20 kA, I _{max} 50 kA
Standby power consumption	43 W
DC output	100 kW (one Power-Stack), max. 300 A 200 kW (two Power-Stacks), max. 600 A 300 kW (three Power-Stacks), max. 900 A (600 A max. per cable) 400 kW (four Power-Stacks), max. 1200 A (600 A max. per cable)
Output voltage	150 - 1000 VDC

(1) Standard environmental conditions 60°F [20°C], 10 ft [3 m] distance

(2) See Manual for environmental derate

(3) Depending on the configuration

(4) Compliance assessment completed by PWC

www.hypercharger.us

1

ALPITRONIC HYC400 DISPENSER SPECIFICATIONS

SCALE: N.T.S.

hyc400

Product data sheet

3/3

General

Operating temperature	-30°C up to +55°C (-22°F to 131°F) ⁽²⁾
Storage/transport temperature	-40°C to 70°C (-40°F to 158°F)
Altitude	<4,000 m (< 13,000 ft) ⁽³⁾
Humidity (in operation, storage)	Up to 95% non-condensing
Enclosure type	NEMA 3R (IP54) Indoor/Outdoor
Impact resistance (IEC 62262)	IK10
Noise emission	< 52 dBA ⁽⁴⁾
Dimensions (H x W x D)	88 x 29 x 26 in (2185 x 732 x 663 mm)
Weight	1235 lbs up to 1965 lbs (560 kg up to 890 kg) ⁽³⁾
Accessibility	Meets ADA requirements for height and reach
User interface	15.6" display, 4 buttons, RGB connector status
Multilingual system	GUI in 27 languages
Remote management	Access control, configuration, diagnostics, software updates

Configuration Options

Branding	Options for custom colors (powder coating), custom vinyl
CMS (Cable Management System)	Metal swing arm keeps 16.4 ft (5 m) off the ground
Payment system	Credit card reader optional (Payter/Nayax), EMV Chip, Tap to Pay

Compliance and Safety

NRTL	UL 2202, UL 2231-1, UL 2231-2 CSA C22.2 No. 346.22, No. 2811-12, No. 2812-12 File No. E515867
Metering	CTEP No. 5966-24
EMC	FCC 47CFR Part 15B (Class A)
Electrical safety	NEC (NFPA 70) Article 625
NEVI	BABA ⁽⁴⁾

More Information:
www.hypercharger.us



STAMP:

FOR REFERENCE ONLY

ENGINEERING LICENSE:

PLANS PREPARED FOR:

MN: FRANCIS ENERGY

PLANS PREPARED BY:

Dewberry®

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
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APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

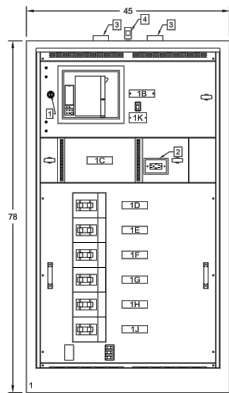
SHEET DESCRIPTION:

EQUIPMENT SPECIFICATIONS

SHEET #:

R-1

THIS DRAWING IS A LINCOLN ELECTRIC PROPRIETARY WORK PRODUCT AND SHOULD NOT BE SHARED WITH ANYONE OTHER THAN THE INTENDED RECEIVER. THE CONTENT OF THE DRAWING IS COVERED UNDER THE IN-PLACE MUTUAL NDA.



SECTION 1 WEIGHT
1300 lbs (APPROX.)

FRONT VIEW
(SHOWN WITHOUT DOORS)

- PRODUCT DESCRIPTION & RATINGS:**
- EV-2
 - UTILITY INFORMATION (N/A)**
 - METER BEFORE DISCONNECT (HOT SEQUENCE).
 - POWER SYSTEM DATA**
 - INCOMING - BOTTOM FEED.
 - BUS SYSTEM DATA**
 - SILVER PLATED COPPER MAIN BUS.
 - DENSITY RATED AT 1000A PER SQUARE INCH.
 - 98% CONDUCTIVITY RATED IN ACCORDANCE W/ UL891.
 - ENCLOSURE DATA**
 - CODE GAUGE, FORMED COVERS AND DOORS
 - ENCLOSURE SHALL CONFORM TO INGRESS PROTECTION REQUIREMENTS IN ACCORDANCE WITH TYPE-3R.
 - EXTERIOR HARDWARE SHALL BE TAMPER-RESISTANT.
 - DOOR HANDLES ARE EQUIPPED WITH PADLOCK HASP.
 - FINISH SHALL BE: **WHITE**.
 - FRONT ACCESSIBLE ONLY.
 - CODE STANDARDS**
 - UL891
 - CSA-C22.2 No. 244
 - SUITABLE FOR USE AS SERVICE EQUIPMENT.
 - NAMEPLATES**
 - PHENOLIC TYPE, WHITE w/BLACK LETTERS.
 - ACCESSORIES**
 - ENCLOSURE HEATER W/ HYGROSTAT CONTROL
 - SERVICE DISCONNECT PROVIDED WITH GROUND FAULT PROTECTION IN ACCORDANCE WITH NEC 230.95

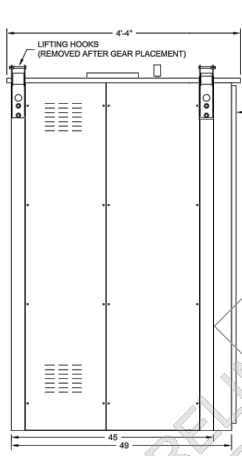
- LEGEND:**
- 1 - ERMS (ENERGY REDUCTION MAINTENANCE SWITCH)
 - 2 - 15A, 120VAC DUPLEX RECEPTACLE
 - 3 - ANTENNA
 - 4 - PHOTOCELL SENSOR

REFERENCES:

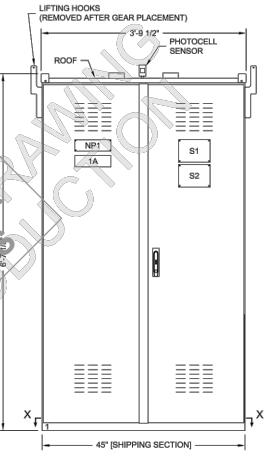
- FOR NAMEPLATE DESIGNATIONS SEE 'SWITCHBOARD SCHEDULE' SHT-03

	LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, LINCOLN, NJ 07035 WWW.LE1949.COM MAIN (202) 688-3900	CUSTOMER	PROJECT	DRAWING TITLE	DESIGNATION	CONFIGURATION ID	JOB #	DRAWN BY	DATE	SHEET NUMBER
		ASSETCO HPC LEASING, LLC 750 PARK OF COMMERCE BLVD SUITE 200 BOCA RATON, FL	Keller Town Center TX - Keller 5254 FRANCIS ENERGY	FRONT VIEW	EV-2	EV2-100090 [REV 0]	-	-	-	1 OF 5
			SHORT CIRCUIT RATING	VOLTAGE	AMPERAGE	SYSTEM	BUS MATERIAL	ENCLOSURE	REV	DRAWING NUMBER
			65kA, SYM. RMS	480Y/277V AC	3000A	3ø, 4W	COPPER	TYPE-3R	-	XXXXXSB01

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LEFT-SIDE VIEW
(END SECTION)



FRONT VIEW
(EXTERIOR DOORS SHOWN)

SIGNAGE:

NP1 - LINCOLN NAMEPLATE (2.5" x 8" ALUMINUM)

S1 - DANGER 480 VOLTS [B-LINGUAL (ENGLISH-SPANISH)]

S2 - DANGER ARC FLASH [B-LINGUAL (ENGLISH-SPANISH)]

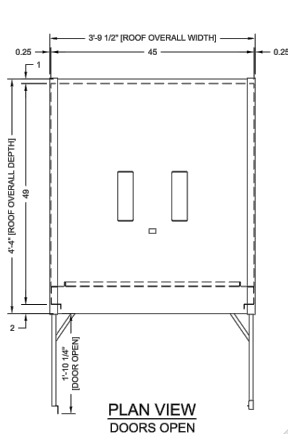
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- FOR NAMEPLATE DESIGNATIONS SEE 'SWITCHBOARD SCHEDULE' SHT-03

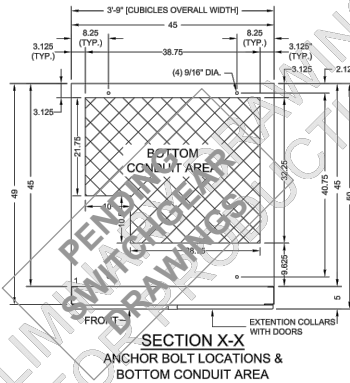
- FOR SECTION VIEW 'X-X' SEE SHT-04

	LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, LINCOLN, NJ 07035 WWW.LE1949.COM MAIN (202) 688-3900	CUSTOMER ASSETCO HPC LEASING, LLC 750 PARK OF COMMERCE BLVD SUITE 200 BOCA RATON, FL	PROJECT Keller Town Center TX - Keller 5254 FRANCIS ENERGY	DRAWING TITLE EXTERIOR VIEWS	DESIGNATION EV-2	CONFIGURATION ID EV2-100090 [REV 0]	JOB # -	DRAWN BY -	DATE -	SHEET NUMBER 5 OF 5
					SHORT CIRCUIT RATING 65kA, SYM. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 3000A	SYSTEM 3ø, 4W	BUS MATERIAL COPPER	ENCLOSURE TYPE-3R

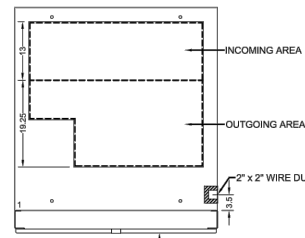
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PLAN VIEW
DOORS OPEN

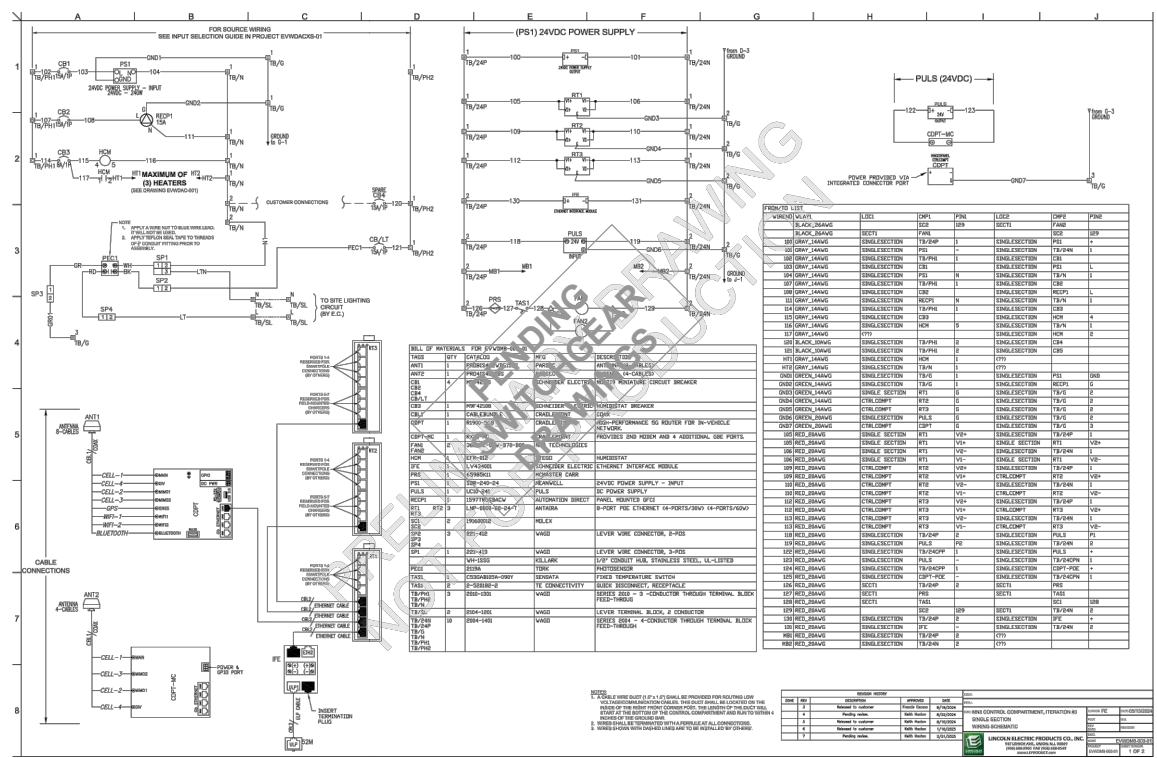


SECTION X-X
ANCHOR BOLT LOCATIONS &
BOTTOM CONDUIT AREA



EXAMPLE: CONDUIT CONFIGURATION
SECTION-1 BOTTOM CONDUIT AREA

	LINCOLN ELECTRIC PRODUCTS CO., INC. 947 LEHIGH AVENUE, LINCOLN, NJ 07035 WWW.LE1949.COM MAIN (202) 688-3900	CUSTOMER ASSETCO HPC LEASING, LLC 750 PARK OF COMMERCE BLVD SUITE 200 BOCA RATON, FL	PROJECT Keller Town Center TX - Keller 5254 FRANCIS ENERGY	DRAWING TITLE PLAN VIEW	DESIGNATION EV-2	CONFIGURATION ID EV2-100090 [REV 0]	JOB # -	DRAWN BY -	DATE -	SHEET NUMBER 4 OF 5
					SHORT CIRCUIT RATING 65kA, SYM. RMS	VOLTAGE 480Y/277V AC	AMPERAGE 3000A	SYSTEM 3ø, 4W	BUS MATERIAL COPPER	ENCLOSURE TYPE-3R



1

SWITCHGEAR SPECIFICATIONS

SCALE: N.T.S.

STAMP:

FOR REFERENCE ONLY

ENGINEERING LICENSE:

PLANS PREPARED FOR:



PLANS PREPARED BY:

Dewberry

Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

DRAWN BY:	HMP
CHECKED BY:	NRK
APPROVED BY:	DSW
PROJECT NO:	50186207
JOB NO:	50186207

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SUBMITTALS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 100% REVIEW		03/13/25	HMP	A
ISSUED FOR PERMITS		04/11/25	HMP	0
ISSUED FOR PERMITS		07/25/25	TK	1

APPLICANT SITE NAME:

KELLER TOWN CENTER

SITE NUMBER:

PROJECT: P-000243
QBI CODE: 5254

SITE ADDRESS:

101 TOWN CENTER LN.,
KELLER, TX 76248

SHEET DESCRIPTION:

EQUIPMENT
SPECIFICATIONS

SHEET #:

R-2

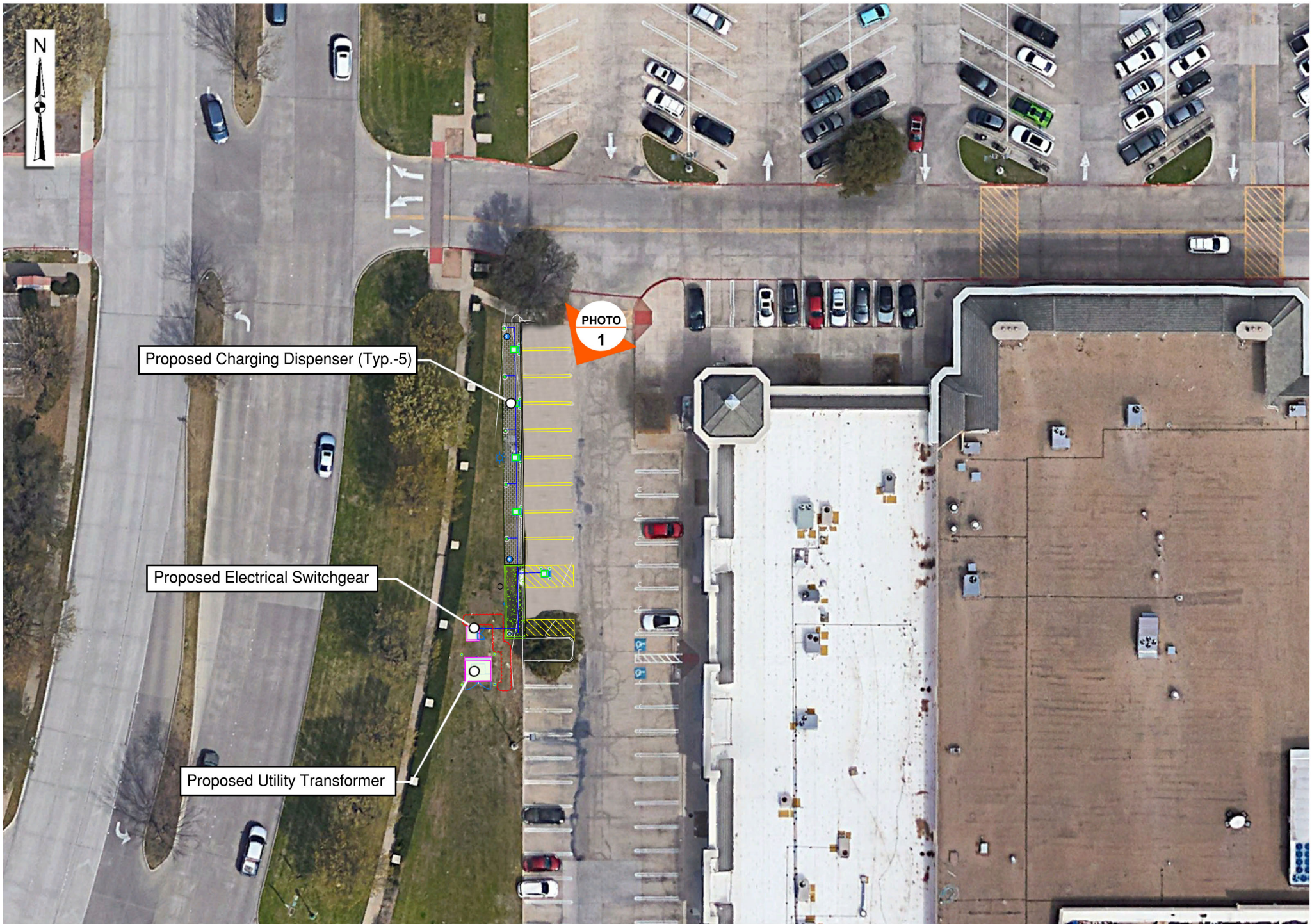


PHOTO
1

Proposed Charging Dispenser (Typ.-5)

Proposed Electrical Switchgear

Proposed Utility Transformer



BEFORE

AFTER