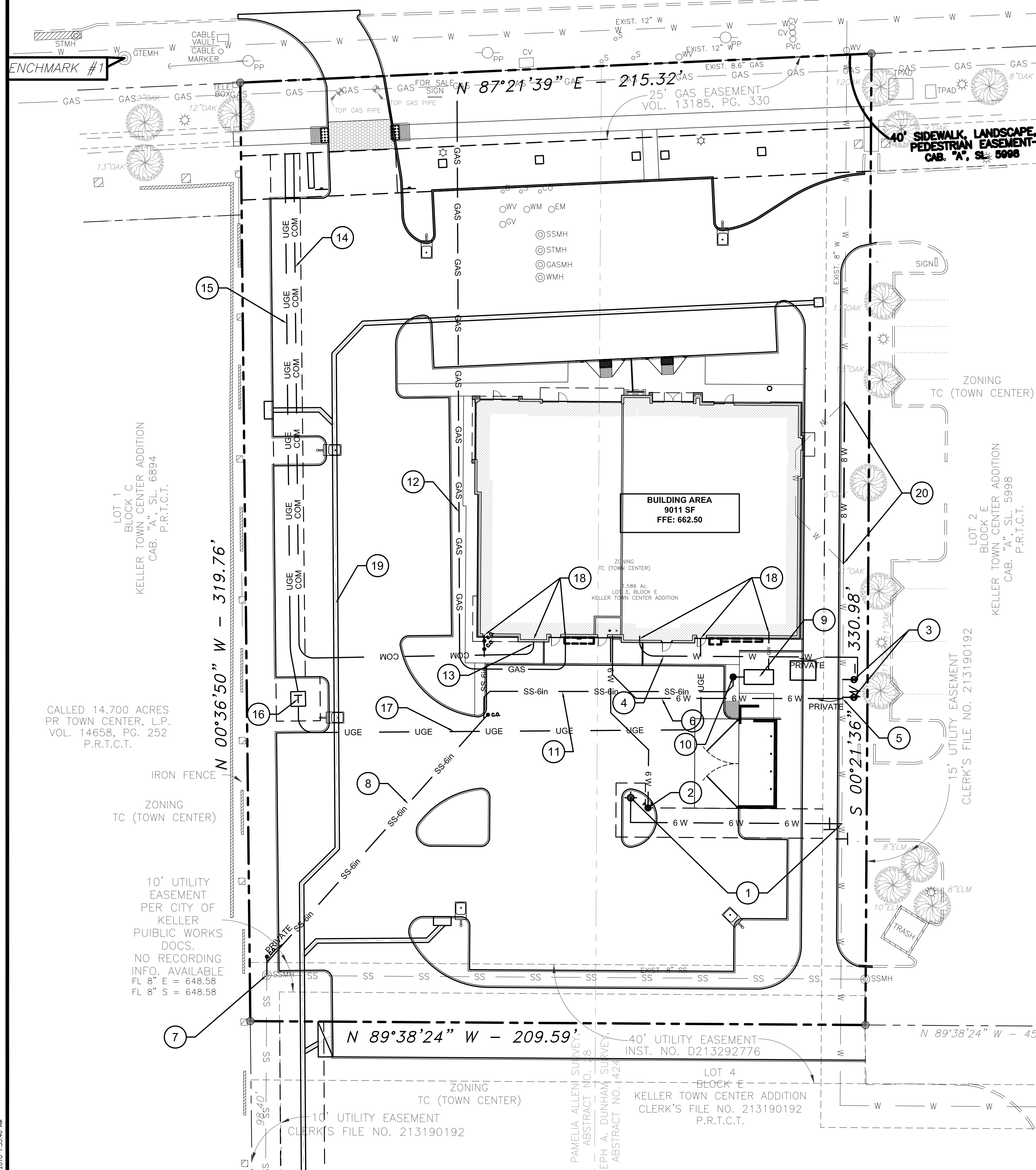


(VARIABLE WIDTH RIGHT-OF-WAY)  
KELLER PARKWAY  
F.M. 1709

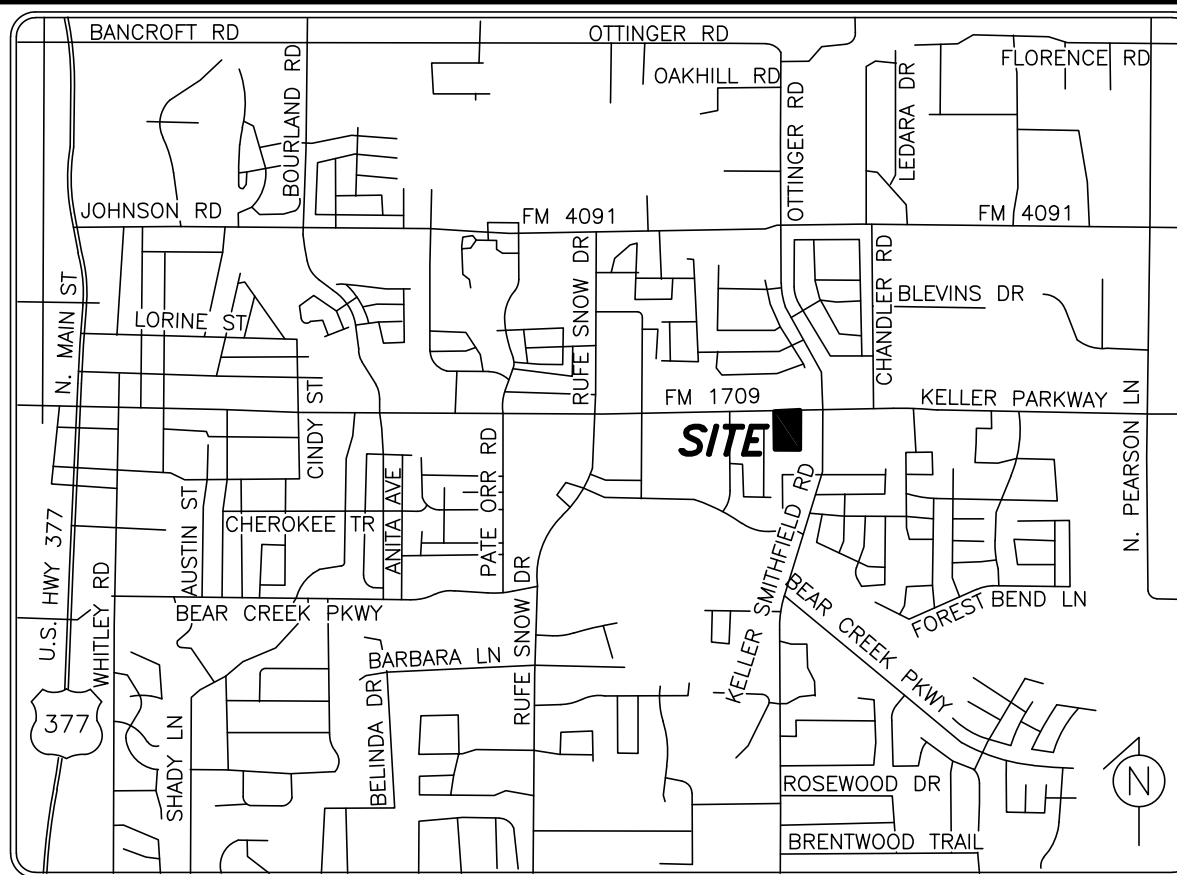


GENERAL NOTES

- ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-TESS AT 1.800.344.8377 PRIOR TO ANY EXCAVATION.
- IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
- ALL PIPE SHALL BE LAID STARTING AT THE PUBLIC TIE-IN LOCATION AND LAID UPSTREAM FROM THAT POINT.
- ALL SANITARY SEWER AND WATER PIPE AND APPURTENANCES SHALL MEET ASTM AND CITY OF KELLER STANDARDS FOR UTILITY CONSTRUCTION.
- GAS LINE TO BE INSTALLED PER ATMOS REQUIREMENTS. LINE SIZE TO BE DETERMINED BASED ON LOAD REQUIREMENTS AND AVAILABLE PRESSURE AT GAS METER.
- OBTAIN ALL PERMITS REQUIRED BY CITY OF KELLER AND TEXAS DEPT. OF TRANSPORTATION (TXDOT) PRIOR TO STARTING CONSTRUCTION OF UTILITIES WITHIN CITY OF KELLER AND TXDOT RIGHTS-OF-WAY & EASEMENTS.
- SEE GENERAL NOTES SHEET C-0.3 FOR ADDITIONAL INFORMATION.
- FOR IRRIGATION AND ELECTRICAL SLEEVE LOCATIONS REFER TO THE IRRIGATION AND ELECTRICAL PLANS.

NOTES BY SYMBOL

- PROPOSED FIRE HYDRANT. INSTALL 8" CUT-IN TEE, 1-6" VALVE, 1-8" VALVE AND APPROX. 80 LF OF 6" LEAD LINE TO FIRE HYDRANT. FIRE HYDRANT AND LEAD LINE TO BE LOCATED IN THE PROPOSED 10' WATER EASEMENT.
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- INSTALL 2" SERVICE TAP AND METER FOR DOMESTIC SERVICE AND 1" SERVICE TAP AND METER FOR IRRIGATION SERVICE PER CITY OF KELLER STANDARD DETAIL.
- INSTALL APPROX. 80 LF OF 2" WATER LINE FOR DOMESTIC SERVICE TO BUILDING SERVICE ENTRY POINT.
- INSTALL 6" TAP IN EXIT 8" WATERLINE FOR FIRE SPRINKLER SERVICE
- INSTALL 6" PRIVATE WATER LINE (NOT TO EXCEED 100 LF) TO FIRE RISER ROOM. DOUBLE DETECTOR CHECK VALVE TO BE LOCATED INSIDE THE FIRE RISER ROOM. FINAL LINE SIZE TO BE DETERMINED BY THE FIRE PROTECTION CONTRACTOR.
- CONNECT 6" SEWER FROM BUILDING TO EXIST. SEWER MANHOLE = 648.75 (FIELD VERIFY).
- INSTALL APPROX. 150 LF OF 6" SANITARY SEWER AT APPROX. 6.5% SLOPE. INSTALL CLEANOUTS AT EVERY CHANGE IN DIRECTION OF THE SEWER LINE. FLOWLINE AT BUILDING = 658.50
- INSTALL 1500 GAL. GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE DETAILS. RIMS TO BE FLUSH WITH FINISHED GRADE. FL IN = 659.00 ; FL OUT = 658.90. REFER TO PLUMBING PLANS FOR SIZING INFORMATION. CONNECT TO GREASE WASTE LINE BUILDING FROM BUILDING.
- INSTALL EFFLUENT SAMPLING INSPECTION WELL (A. PARKS EQUIPMENT SERVICES SAMPLE WELL SWB-1, HANSON PRECAST SAMPLING WELL OR PW EAGLE SAMPLE WELL WITH 15" MIN. DIA. ACCESS COVER). FL = 658.80; RIM TO BE FLUSH WITH PAVEMENT. RIM ELEV. (WEST WELL) = 661.62 ; RIM ELEV. (EAST WELL) = 662.29.
- INSTALL APPROX. 100 LF OF 6" LINE FROM GREASE INTERCEPTORS AND CONNECT TO 6" SANITARY SEWER LINE.
- APPROX. 300 LF 2-1/2" GAS LINE TO BE INSTALLED BY ATMOS. SIZE TO BE VERIFIED BASED ON AVAILABLE PRESSURE AND DEMAND BY ATMOS ENERGY. PROVIDE LOAD REQUIREMENTS TO ATMOS. GAS LINE EXTENSION 100' BEYOND THE ROW TO BE PAID FOR BY DEVELOPER. ROUTING SHOWN IS PRELIMINARY.
- GAS METER LOCATION.
- INSTALL 2-4" CONDUITS FOR COMMUNICATION LINE TO BUILDING FROM ROW
- INSTALL 3-4" CONDUITS FOR PRIMARY ELECTRIC LINES TO TO PAD MOUNTED TRANSFORMER IN UTILITY EASEMENT. COORDINATE WITH ONCOR ELECTRIC DELIVERY FOR INSTALLATION
- PAD MOUNTED TRANSFORMER BY ONCOR. PAD AND REQUIRED BOLLARDS TO BE INSTALLED BY THE CONTRACTOR. COORDINATE WITH ONCOR FOR SPECIFICATIONS.
- INSTALL 2-4" CONDUITS FOR ELECTRIC SECONDARY LINES TO BUILDING FROM PAD MOUNTED TRANSFORMER POWER POLE IN UTILITY EASEMENT. COORDINATE WITH ONCOR FOR SERVICE INSTALLATION
- SANITARY SEWER, GREASE WASTE, WATER AND GAS LINES FROM BUILDING. COORDINATE WITH PLUMBING PLANS
- FOR STORM DRAIN INFORMATION, REFER TO SHEET C-3.1
- REALIGNED 8" WATERLINE. INSTALL PER CITY OF KELLER PUBLIC WORKS REQUIREMENTS

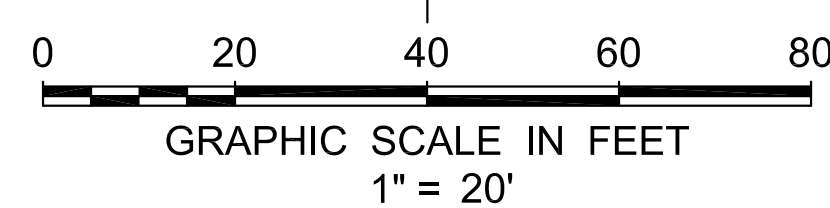


LEGEND :

- PROPOSED SAN. SEWER CLEANOUT
- PROPOSED SAN. SEWER MANHOLE
- T PROPOSED GATE VALVE
- W — W — PROPOSED WATER LINE
- SS-6in — SS-6in — PROPOSED PRIVATE 6" SAN. SEWER LINE
- GAS — GAS — PROPOSED GAS LINE
- UGE — UGE — PROPOSED UNDERGROUND ELECTRICAL
- COM — COM — PROPOSED DATA/VOICE LINES

UTILITY MATERIAL SPECIFICATIONS	
DESCRIPTION	SPECIFICATION
6" WATER LINE AND LARGER	AWWA C900
3" & SMALLER PRIVATE WATER LINE	PEX (ASTM F876, F877)
GAS LINES	ASTM D-25 13 DIRECT BURIAL PE PIPE
SANITARY SEWER (4" TO 15")	SDR35 MEETING ASTM D3034

REVIEWED  
CITY OF KELLER  
RELEASED FOR CONSTRUCTION  
DATE: \_\_\_\_\_  
PUBLIC WORKS DIRECTOR / CITY ENGINEER



UTILITY PLAN

1.586 ACRE PARCEL LOT 3 - BLOCK E  
KELLER TOWN CENTER ADDITION  
CITY OF KELLER, TARRANT COUNTY, TEXAS

OWNER  
TRINITY PARTNERS COMMERCIAL REAL ESTATE  
450 N. KIMBALL AVE., SUITE 100  
SOUTHLAKE, TX 76092  
ATTN: BRAD BOWEN PH: (214) 693-7424

ENGINEER  
THOMAS SITE DEVELOPMENT  
ENGINEERING INC.  
2004 BEDFORD ROAD, STE 200, BEDFORD, TX 76021  
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

**THOMAS**  
SITE DEVELOPMENT  
ENGINEERING INC.  
REGISTRATION NO. F-10288  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
PHONE: (214) 680-2728, THOMAS-ENG.COM  
EMAIL: MATHEW@THOMAS-ENG.COM



**JASON'S DELI**  
1.586 ACRE PARCEL LOT 3 - BLOCK E  
KELLER TOWN CENTER ADDITION  
CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

C-4.0