



**TOWN OF COPPER CANYON  
ENGINEERING DESIGN MANUAL**

**CHECKLISTS**

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

**Plat Application:**                     Preliminary Plat    \_\_\_ Preliminary Replat  
   \_\_\_ Final Plat                    \_\_\_ Final Replat

**Engineering Plan:**                     Preliminary    \_\_\_ Final

**Storm Water Management:**    \_\_\_ Conceptual    \_\_\_ Preliminary     Final

**Project Information**

- A. Name of Development: JERNIGAN ESTATES                    B. Date: 02/27/2024
- C. Location of Development: 545 JERNIGAN ROAD, COPPER CANYON, TX 75077
- D. Type of Development: RESIDENTIAL
- E. Total area (acres): 13.165
- F. Proposed Land Uses (zoning designations): R2
- G. Anticipated project schedule: TO BE DETERMINED ASAP
- H. Name of Owner: MICHAEL CANNADAY
- I. Owner Telephone No.: (817) 371-4848    J. FAX No.: (817) 704-4457
- K. Owner Contact Name: MICHAEL CANNADAY
- L. Owner Address: 4931 LONG PRAIRE ROAD, SUITE 200 FLOWER MOUND, TEXAS 75028
- M. Owner Email Address: michael@michaelcannaday.com
- N. Engineer/Surveyor's Name: DARREN ANDREWS
- O. Engineer/Surveyor's Email Address: dandrews@mcadamsco.com
- P. Engineer/Surveyor Firm: The John R. McAdams Company, Inc.
- Q. Telephone No.: 972.310.7328

**PRELIMINARY PLAT CHECKLIST:**

- 1. Ten (10) Sets of Final Plats submitted to the Town Yes \_\_\_ No \_\_\_ N/A
- 2. Preliminary plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes  No \_\_\_ N/A \_\_\_
- 3. Title or name of the subdivision preceded by the words: "Preliminary Plat" Yes  No \_\_\_ N/A \_\_\_
- 4. Name, address and telephone number of the owner, applicant, survey, and/or engineer. Yes  No \_\_\_ N/A \_\_\_
- 5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records. Yes  No \_\_\_ N/A \_\_\_
- 6. Vicinity map and key map, if multiple sheets are needed. Yes  No \_\_\_ N/A \_\_\_
- 7. Date of preparation, written and graphic scale, and north arrow. Yes  No \_\_\_ N/A \_\_\_
- 8. Boundary line of the proposed subdivision drawn with a heavy line. Yes  No \_\_\_ N/A \_\_\_
- 9. Computed gross acreage of the subdivision Yes  No \_\_\_ N/A \_\_\_
- 10. Metes and bounds description of the proposed subdivision. Yes  No \_\_\_ N/A \_\_\_
- 11. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the survey of which it is a part. Yes  No \_\_\_ N/A \_\_\_
- 12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. Yes  No \_\_\_ N/A \_\_\_
- 13. Town limits (if applicable). Yes \_\_\_ No \_\_\_ N/A
- 14. Location, dimension, and description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being developed. Yes  No \_\_\_ N/A \_\_\_
- 15. Show permanent structures or uses that will remain. Yes  No \_\_\_ N/A \_\_\_
- 16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA. Yes  No \_\_\_ N/A \_\_\_
- 17. Location, size and type of all existing utilities within or adjacent lot the site. Yes  No \_\_\_ N/A \_\_\_

- 18. Number each proposed lot and block. Provide the proposed number of lots. Yes  No \_\_\_ N/A \_\_\_
- 19. Existing two (2) foot interval contours referenced to NAD. Yes  No \_\_\_ N/A \_\_\_
- 20. Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way. Yes  No \_\_\_ N/A \_\_\_
- 21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. Yes  No \_\_\_ N/A \_\_\_
- 22. Front building setback lines, side and rear building setback lines. Yes  No \_\_\_ N/A \_\_\_
- 23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes \_\_\_ No \_\_\_ N/A
- 24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. Yes  No \_\_\_ N/A \_\_\_
- 25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. Yes \_\_\_ No \_\_\_ N/A
- 26. Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. Yes \_\_\_ No \_\_\_ N/A

**FINAL PLAT CHECKLIST**

- 1. Ten (10) Sets of Final Plats submitted to the Town Yes \_\_\_ No \_\_\_ N/A
- 2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes \_\_\_ No \_\_\_ N/A
- 3. Title or name of the subdivision preceded by the words "Final Plat" Yes \_\_\_ No \_\_\_ N/A
- 4. Name address and telephone number of the owner, applicant, survey, and/or engineer. Yes \_\_\_ No \_\_\_ N/A
- 5. Vicinity map and key map if multiple sheets are needed. Yes \_\_\_ No \_\_\_ N/A
- 6. Date, written and graphic scale, and north arrow. Yes \_\_\_ No \_\_\_ N/A
- 7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. Yes \_\_\_ No \_\_\_ N/A

8. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. Yes \_\_\_ No \_\_\_ N/A
9. Town limits, if applicable. Yes \_\_\_ No \_\_\_ N/A
10. Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision including dimensions, bearings and curve data. Yes \_\_\_ No \_\_\_ N/A
11. Location, dimension, description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being platted. Yes \_\_\_ No \_\_\_ N/A
12. Location and description of all permanent monuments and control points. Yes \_\_\_ No \_\_\_ N/A
13. Final Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes \_\_\_ No \_\_\_ N/A
14. Floodways / Floodplains (FEMA):
- a. Show the ultimate 100-year water surface elevation. Yes \_\_\_ No \_\_\_ N/A
  - b. Show floodplain and floodway boundaries. Yes \_\_\_ No \_\_\_ N/A
  - c. Drainage Floodway easement limits Yes \_\_\_ No \_\_\_ N/A
  - d. Minimum fill and floor elevations specified. Yes \_\_\_ No \_\_\_ N/A
15. Minimum building setback lines. Yes \_\_\_ No \_\_\_ N/A
16. Lot and block numbers. Yes \_\_\_ No \_\_\_ N/A
17. Approval block in the form prescribed by the Subdivision Regulations Ordinance. Yes \_\_\_ No \_\_\_ N/A
18. Abutting property owner names and recording information. Yes \_\_\_ No \_\_\_ N/A
19. Gross acreage of the land being subdivided Yes \_\_\_ No \_\_\_ N/A
27. Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. Yes \_\_\_ No \_\_\_ N/A
20. Owner's certificate of deed or dedication with the following:
- a. Metes and bounds description. Yes \_\_\_ No \_\_\_ N/A
  - b. Representation that dedicators own the property. Yes \_\_\_ No \_\_\_ N/A
  - c. Dedication statement. Yes \_\_\_ No \_\_\_ N/A

- d. Reference and identification or name of final plat. Yes \_\_\_ No \_\_\_ N/A
- e. Surveyor certification in the form prescribed by the Subdivision Regulation Ordinance. Yes \_\_\_ No \_\_\_ N/A
- 21. Certificate showing all taxes have been paid. Yes \_\_\_ No \_\_\_ N/A
- 22. A letter fully outlining and alterations from the approved Preliminary Plat. Yes \_\_\_ No \_\_\_ N/A

**ENGINEERING SITE PLAN** – Each Engineering Site Plan shall include:

- 1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes  No \_\_\_ N/A \_\_\_
- 2. Title block in lower right hand corner including:
  - a. Subdivision name with lot and block number. Yes  No \_\_\_ N/A \_\_\_
  - b. Area in acres. Yes  No \_\_\_ N/A \_\_\_
  - c. Metes and bounds description including survey name and abstract number. Yes  No \_\_\_ N/A \_\_\_
  - d. Town and County. Yes  No \_\_\_ N/A \_\_\_
  - e. Preparation Date. Yes  No \_\_\_ N/A \_\_\_
- 3. Name, address and telephone number of the owner, applicant, and surveyor/engineer. Yes  No \_\_\_ N/A \_\_\_
- 4. Vicinity map and key map, if multiple sheets are needed. Yes  No \_\_\_ N/A \_\_\_
- 5. Written scale, graphic scale and north arrow. Yes  No \_\_\_ N/A \_\_\_
- 6. Approximate distance to the nearest street. Yes  No \_\_\_ N/A \_\_\_
- 7. Site boundaries, dimensions, lot lines and lot areas. Yes  No \_\_\_ N/A \_\_\_
- 8. Legend. Yes  No \_\_\_ N/A \_\_\_
- 9. Site data summary table including:
  - a. Zoning. Yes  No \_\_\_ N/A \_\_\_
  - b. Proposed use. Yes  No \_\_\_ N/A \_\_\_
  - c. Building area (gross square footage). Yes \_\_\_ No \_\_\_ N/A
  - d. Building height (feet and inches). Yes  No \_\_\_ N/A \_\_\_
  - e. Area of impervious surface. Yes \_\_\_ No \_\_\_ N/A
  - f. Total Parking: Required and provided. Yes \_\_\_ No \_\_\_ N/A

- g. Number of handicap parking spaces. Yes \_\_\_ No \_\_\_ N/A
- h. Number of dwelling units and number of bedrooms (multifamily). Yes \_\_\_ No \_\_\_ N/A
10. Existing improvements within 75' of the subject property. Yes  No \_\_\_ N/A \_\_\_
11. Land use, zoning, subdivision name, recording information and adjacent owners. Yes  No \_\_\_ N/A \_\_\_
12. Building locations, sizes, and dimensions. Yes \_\_\_ No \_\_\_ N/A
13. Distance between buildings on the same lot. Yes \_\_\_ No \_\_\_ N/A
14. Building lines and setbacks. Yes  No \_\_\_ N/A \_\_\_
15. Dimensions of all drive lanes and traffic flow arrows. Yes \_\_\_ No \_\_\_ N/A
16. FEMA floodplains with elevations, and minimum finished floor elevations (include the floodplain note shown on the final plat). Yes \_\_\_ No \_\_\_ N/A
17. Public streets, private drives, and fire lanes with pavement widths and including rights-of-way, median openings, turn lanes, existing driveways, adjacent existing driveways with dimensions, radii, and surface. Yes  No \_\_\_ N/A \_\_\_
18. Distances between existing and proposed driveways. Yes  No \_\_\_ N/A \_\_\_
19. Loading and unloading areas. Yes \_\_\_ No \_\_\_ N/A
20. Ramps, crosswalks, sidewalks and barrier-free ramps with dimensions. Yes \_\_\_ No \_\_\_ N/A
21. Locations of dumpsters and trash compactors with height and material of screening. Yes \_\_\_ No \_\_\_ N/A
22. Size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles. All signage are subject to approval by the Building Inspections Department. Yes \_\_\_ No \_\_\_ N/A
23. Location and sizes of existing and proposed water and sewer mains. Yes  No \_\_\_ N/A \_\_\_
24. Location of fire hydrants. Yes  No \_\_\_ N/A \_\_\_
25. Location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site. Yes  No \_\_\_ N/A \_\_\_
26. Locations, widths, and types of existing and proposed easements. Yes  No \_\_\_ N/A \_\_\_
27. Provide an elevation of all four sides of the building including materials, colors and dimensions at an architectural scale of 1"=20'. Yes \_\_\_ No \_\_\_ N/A
28. Landscape plan provided on separate sheet to show the following:
- a. Natural features including tree masses and anticipated tree loss. Yes \_\_\_ No \_\_\_ N/A
- b. Floodplains, drainageways and creeks. Yes \_\_\_ No \_\_\_ N/A

c. Screening walls and fences, retaining walls, headlight screens, and service area screens including height and type of construction.

Yes  No \_\_\_ N/A \_\_\_

d. Existing and preserved trees including location, size, and species.

Yes  No \_\_\_ N/A \_\_\_

e. Landscaping materials including location and size.

Yes \_\_\_ No \_\_\_ N/A

f. Proposed plant materials.

Yes \_\_\_ No \_\_\_ N/A

g. Note to indicate type and placement of irrigation system.

Yes \_\_\_ No \_\_\_ N/A

29. 2" x 3" blank box in lower right corner for Town use.

Yes  No \_\_\_ N/A \_\_\_

30. Additional information as requested to clarify the proposed development.

Yes  No \_\_\_ N/A \_\_\_

**COVER SHEET** \* - The cover sheet shall include:

1. Project title and type of project.

Yes  No \_\_\_ N/A \_\_\_

2. Location map.

Yes  No \_\_\_ N/A \_\_\_

3. Disposal site for excess excavation.

Yes \_\_\_ No \_\_\_ N/A

4. Index of Sheets (if not included on its own sheet).

Yes  No \_\_\_ N/A \_\_\_

5. Approval blocks for Town including Town Engineer and Director of Public Works.

Yes \_\_\_ No \_\_\_ N/A

6. Professional Engineer's seal, signature and date.

Yes  No \_\_\_ N/A \_\_\_

7. "Release for Construction" note.

Yes  No \_\_\_ N/A \_\_\_

\* NOTE: If the Cover Sheet is not furnished, information should appear on other sheets.

**GENERAL**

1. North arrow clearly shown on each plan sheet.

Yes  No \_\_\_ N/A \_\_\_

2. Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +).

Yes  No \_\_\_ N/A \_\_\_

3. Title blocks, title, sheet number and scales shown.

Yes  No \_\_\_ N/A \_\_\_

4. Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date.

Yes  No \_\_\_ N/A \_\_\_

5. Street names on each sheet.

Yes  No \_\_\_ N/A \_\_\_

6. Property owners and property lines shown.

Yes  No \_\_\_ N/A \_\_\_

7. Submit four (4) sets of plans for review on 22" x 34" sheets.

Yes \_\_\_ No \_\_\_ N/A

8. Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17".

Yes  No \_\_\_ N/A \_\_\_

9. Text shall be legible on the half size 11" x17" plans.

Yes  No  N/A

10. Place standard general notes on plans.

Yes  No  N/A

11. Existing, proposed and future facilities must clearly be defined.

Yes  No  N/A

12. Project name on right end of plan sheets.

Yes  No  N/A



**GRADING** \* – Each grading plan shall include:

- |   |  |
|---|--|
| 1. Horizontal scale for grading plans shall be at 1" = 20' on full size drawings.   | Yes ___ No <input checked="" type="checkbox"/> N/A ___ |
| 2. Existing one-foot contours based on an on-the-ground survey or controlled aerial topographic map (dashed lines and labeled) to extend 20 feet from property line onto adjacent property. | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 3. Proposed one-foot contours – solid lines and labeled.  | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 4. Show top of curb elevation every 50 feet on streets, alleys, existing and proposed parking lots.   | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 5. Slope:   |  |
| a. Back of street curb to property line: 1/4" per foot.   | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| b. Parking lot top of curb to property line: Maximum 4 (horizontal) to 1 (vertical).  | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| c. Any unpaved area to property line: Maximum slope of 4:1.   | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| d. Show driveways with 1/4" per foot + 6" from street gutter up to property line.   | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 6. Letter of approval if grading is proposed on adjacent property.  | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 7. Utility easement from abutting property owners.  | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 8. Proposed inlets, label and size.   | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 9. Proposed pipes, label and size.  | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 10. Existing inlets and pipes.  | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
- \* NOTE: Add statement that grading only is being submitted with these plans.

**PAVING PLAN** – Each Paving Plan shall include:

- |  |  |
|--|--|
| 1. Horizontal scale for paving plans shall be at 1" = 20' on full size drawings. | Yes ___ No <input checked="" type="checkbox"/> N/A ___ |
| 2. Right-of-way, street, alley, drives and sidewalks dimensioned.                | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 3. Centerline stations shown.  | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 4. Limits of work defined.   | Yes <input checked="" type="checkbox"/> No ___ N/A ___ |
| 5. Barrier free ramps at all intersections.                                      | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 6. Pavement transitions.   | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 7. Traffic control items; striping, traffic buttons, sign.                       | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |
| 8. Street lighting.  | Yes ___ No ___ N/A <input checked="" type="checkbox"/> |

- |   |   |                             |   |
|---|---|-----------------------------|---|
| 9. Concrete pavement thickness.   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 10. Minimum 3,600 psi in 28 days concrete compressive strength.                                       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 11. 6" curbs.   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 12. Minimum reinforcement with No. 4 bars 24" o.c. both ways.   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 13. Sidewalks to be 4" thick, 3,600 psi in 28 days, reinforced with No. 3 bars 14" O.C.E.W.           | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 14. Expansion joints at intersection and at minimum 600 foot intervals for pavement.                  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 15. Saw cut at 15-, 17.5- and 20-foot intervals for 6-inch, 7-inch and 8-inch pavements respectively. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 16. Radius at corners conform to Table II-2.  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 17. Gutter flow arrows.   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 18. Roadways comply with thoroughfare plan.   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 19. Geometrics meet design speed criteria.  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 20. Is Superelevation required?   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 21. Retaining Walls:  |   |                             |   |
| a. Type, beginning and ending locations and wall elevations.  | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| b. Provide design if non-standard or modified.  | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| c. Drainage behind walls shown.   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 22. Driveway grades shown.  | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 23. Prepare plans and necessary forms for TDLR plans review and field inspection.                     | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 24. Developer to pay for all review and inspection fees.  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |

**PAVING PROFILES AND GRADES** – Plans shall include:

- |  |   |                             |   |
|--|---|-----------------------------|---|
| 1. Vertical scale for paving profiles shall be at 1" = 4' on full size drawings. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 2. Profiles plotted showing ground at proposed property line.                    | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 3. Top of curb profiles must meet minimum and maximum grade requirements.        | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 4. Driveway profile grades.  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 5. Vertical curves must be designed in accordance with Table II-5.               | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| 6. Contour grading plans for major intersections.                                | Yes <input type="checkbox"/>            | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

- 7. Spot top of curb elevations in plan view on proposed left turn lanes. Yes \_\_\_ No \_\_\_ N/A
- 8. Check carefully for any place water might pond. Are inlets located at sag points or vertical curves? Yes \_\_\_ No \_\_\_ N/A
- 9. Are grades, crossfall, slopes, etc., consistent with information shown on typical section? Yes  No \_\_\_ N/A \_\_\_
- 10. Check ends of project for drainage. If gutters drain to ditches or field type inlets, are grades and profiles shown? Yes \_\_\_ No \_\_\_ N/A
- 11. Minimum grades maintained to assure complete drainage. Yes  No \_\_\_ N/A \_\_\_

**WATER** – All water distribution and transmission facilities shall include:

- 1. Approval letter to connect to the waste line from Bartonville Water Supply Corporation Yes \_\_\_ No \_\_\_ N/A
- 2. Horizontal scale for plan views shall be at 1" = 20' on full size drawings. Yes \_\_\_ No  N/A \_\_\_
- 3. Vertical scale for profile views shall be at 1" = 4' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 4. Loop water mains. Yes \_\_\_ No \_\_\_ N/A
- 5. Valves on fire hydrant leads. Yes  No \_\_\_ N/A \_\_\_
- 6. Valves on main lines between each fire hydrant. Yes \_\_\_ No \_\_\_ N/A
- 7. Maximum distance between each fire hydrant.
  - a. Residential – 500' c-c on street. Yes  No \_\_\_ N/A \_\_\_
  - b. Multifamily – 400' c-c on street. Yes \_\_\_ No \_\_\_ N/A
  - c. Office, retail, commercial, industrial 300' c-c on street. Yes \_\_\_ No \_\_\_ N/A
- 8. All portions of building within 300' radius of a fire hydrant in commercial. Yes \_\_\_ No \_\_\_ N/A
- 9. All portions of building within 400' radius of a fire hydrant in multifamily. Yes \_\_\_ No \_\_\_ N/A
- 10. All portions of buildings within 500' radius of a fire hydrant in single family and duplex residential. Yes  No \_\_\_ N/A \_\_\_
- 11. Maximum length non-looped line serving a fire hydrant is 150 feet. Yes \_\_\_ No  N/A \_\_\_
- 12. Lateral service (min. 1" copper) from main line to two feet from ROW. Yes  No \_\_\_ N/A \_\_\_
- 13. Water main extended to opposite property line or tied to existing main. Yes \_\_\_ No \_\_\_ N/A
- 14. Profile mains 12" and larger. Yes \_\_\_ No \_\_\_ N/A
- 15. Show other utility lines crossing wastewater lines. Yes \_\_\_ No \_\_\_ N/A
- 16. Show location of water meters:
  - a. Domestic. Yes  No \_\_\_ N/A \_\_\_

- b. Irrigation. Yes \_\_\_ No \_\_\_ N/A
- c. Fire line. Yes \_\_\_ No \_\_\_ N/A
- 17. Show size of water meters. Yes \_\_\_ No \_\_\_ N/A
- 18. Note minimum pipe covers (attach water and standard details and general notes). Yes  No \_\_\_ N/A \_\_\_
- 19. Dedicate water line easements up to and including fire hydrants and water meters for lines off ROW. Yes  No \_\_\_ N/A \_\_\_

**WASTEWATER** – All wastewater plans shall include:

- 1. Approval letter to connect to the wastewater collection agency (i.e. Flower Mound, Highland Village, Upper Trinity, Private) Yes \_\_\_ No \_\_\_ N/A
- 2. Horizontal scale for plan views shall be at 1" = 20' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 3. Vertical scale for profile views shall be at 1" = 4' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 4. 8" minimum, PVC SDR-35 (unless 6-inch approved by Town). Yes \_\_\_ No \_\_\_ N/A
- 5. Manhole at end of all lines. Yes \_\_\_ No \_\_\_ N/A
- 6. Manholes at change of pipe size, tees and bends. Yes \_\_\_ No \_\_\_ N/A
- 7. 500' maximum distance between manholes on lines 21" and smaller.  
800' maximum distance between manholes on lines 24" and larger. Yes \_\_\_ No \_\_\_ N/A
- 8. Minimum slopes:
  - a. 6" – 0.50% (Pipe size as approved by Town). Yes \_\_\_ No \_\_\_ N/A
  - b. 8" – 0.33%. Yes \_\_\_ No \_\_\_ N/A
  - c. 10" – 0.25%. Yes \_\_\_ No \_\_\_ N/A
  - d. 12" – 0.20%. Yes \_\_\_ No \_\_\_ N/A
  - e. 15" – 0.14%. Yes \_\_\_ No \_\_\_ N/A
  - f. 18" – 0.12%. Yes \_\_\_ No \_\_\_ N/A
- 9. Maximum slope such that velocity is less than 10 fps. Yes \_\_\_ No \_\_\_ N/A
- 10. Sewer laterals 10' downstream from water service or to center of lot. Yes \_\_\_ No \_\_\_ N/A
- 11. Minimum lateral size:
  - a. Residential, 4". Yes \_\_\_ No \_\_\_ N/A
  - b. Apartment, retail or commercial – 6". Yes \_\_\_ No \_\_\_ N/A
  - c. Manufacturing or industrial – 8". Yes \_\_\_ No \_\_\_ N/A

- 12. Profile all sewer lines except laterals. Yes \_\_\_ No \_\_\_ N/A
- 13. Show other utility lines crossing wastewater lines. Yes \_\_\_ No \_\_\_ N/A
- 14. Label lines to correspond to profile. Yes \_\_\_ No \_\_\_ N/A
- 15. Concrete encasement at creek crossing. Yes \_\_\_ No \_\_\_ N/A
- 16. Provide stub outs to adjacent property. Add services for Planned Development Communities. Yes \_\_\_ No \_\_\_ N/A
- 17. Note benchmark on all sheets. Yes \_\_\_ No \_\_\_ N/A
- 18. 10' utility easement provided for lines not in ROW. Yes \_\_\_ No \_\_\_ N/A

**UTILITIES** – All plans shall show the following:

- 1. Existing and proposed facilities shown in plan and profiles views. Yes  No \_\_\_ N/A \_\_\_
- 2. Underground facilities close to or in conflict with proposed construction located by actual ties and elevations. Yes  No \_\_\_ N/A \_\_\_
- 3. Caution notes shown when construction operations come close to existing utilities. Telephone number of utility contact shall be shown. Yes  No \_\_\_ N/A \_\_\_

**EROSION CONTROL** – All plans shall show the following:

- 1. The scale for Erosion Control Plans may vary however shall be prepared on sheets no smaller than 1" = 100' on full size drawings. Yes  No \_\_\_ N/A \_\_\_
- 2. Existing and Proposed Grading. Yes  No \_\_\_ N/A \_\_\_
- 3. Existing and Proposed Drainage Features. Yes  No \_\_\_ N/A \_\_\_
- 4. Erosion features including temporary construction entrance, silt fence, inlet protection, rock berms, seeding, etc. Yes  No \_\_\_ N/A \_\_\_
- 5. Erosion control standard details. Yes  No \_\_\_ N/A \_\_\_

**PAVEMENT MARKINGS AND SIGNAGE**

- 1. The scale for Pavement Marking Plans may vary however shall be prepared on sheets no smaller than 1" = 100' on full size drawings. Yes  No \_\_\_ N/A \_\_\_
- 2. Pavement Markings and Signage Plan in accordance with MUTCD. Yes  No \_\_\_ N/A \_\_\_
- 3. Pavement Markings Standard Details. Yes  No \_\_\_ N/A \_\_\_

**TRAFFIC CONTROL PLAN**

- 1. The scale for Traffic Control Plans may vary however shall be prepared on sheets no smaller than 1" = 200' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 2. Traffic Control Plan in accordance with MUTCD. Yes \_\_\_ No \_\_\_ N/A
- 3. Traffic Control Standard Details. Yes \_\_\_ No \_\_\_ N/A
- 4. Traffic Control Phasing as necessary. Yes \_\_\_ No \_\_\_ N/A

**LANDSCAPE AND IRRIGATION PLANS**

- 1. The scale for Landscape and Irrigation Plans may vary however shall be prepared on sheets no smaller than 1" = 100' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 2. Landscape Plan showing rights-of-way and proposed back of curbs, sidewalk, existing; and proposed utilities and other features pertinent to the plan. Yes \_\_\_ No \_\_\_ N/A
- 3. Planting details. Yes \_\_\_ No \_\_\_ N/A
- 4. Irrigation Plans including metering, back flow prevention, and provision for electrical service and controllers. Yes \_\_\_ No \_\_\_ N/A
- 5. Irrigation details. Yes \_\_\_ No \_\_\_ N/A

**STREET LIGHTING**

- 1. The scale for Street Lighting Plans may vary however shall be prepared on sheets no smaller than 1" = 100' on full size drawings. Yes \_\_\_ No \_\_\_ N/A
- 1. Lighting and Conduit Layout Plan. Yes \_\_\_ No \_\_\_ N/A
- 2. Lighting Standard Details. Yes \_\_\_ No \_\_\_ N/A