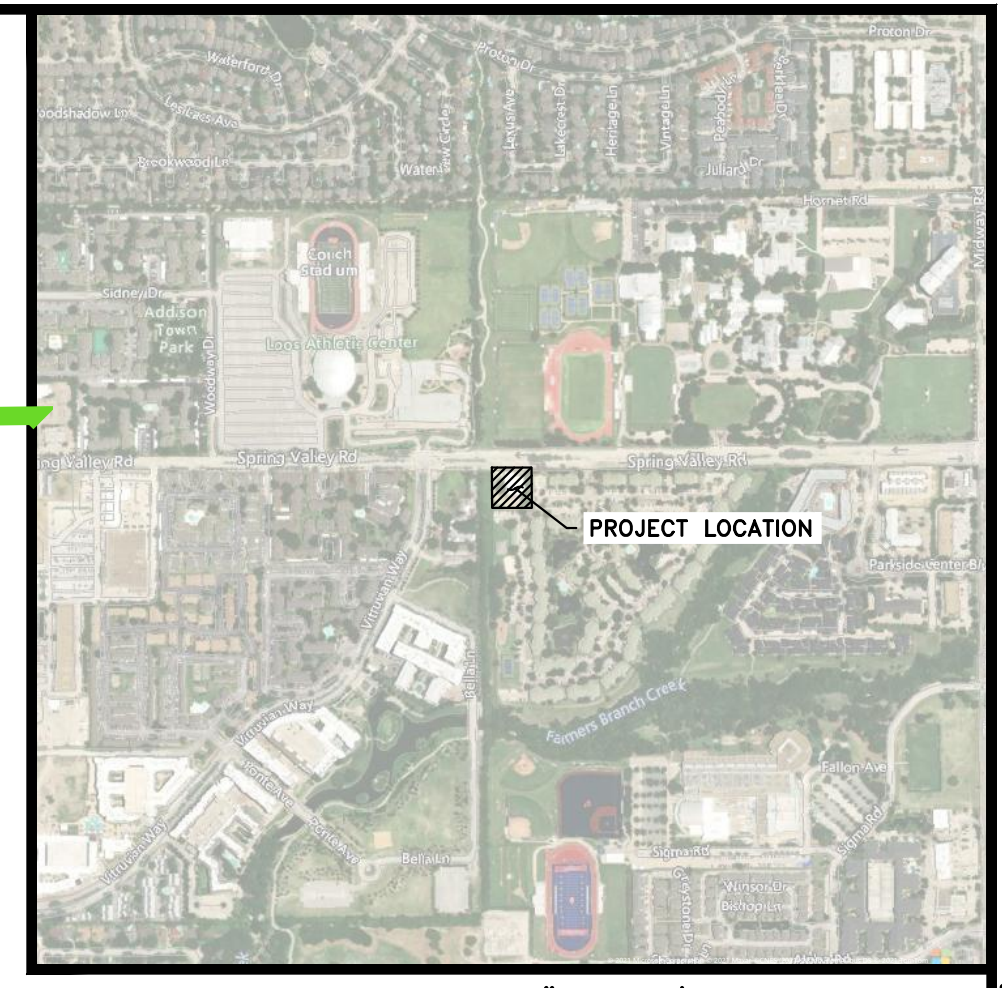


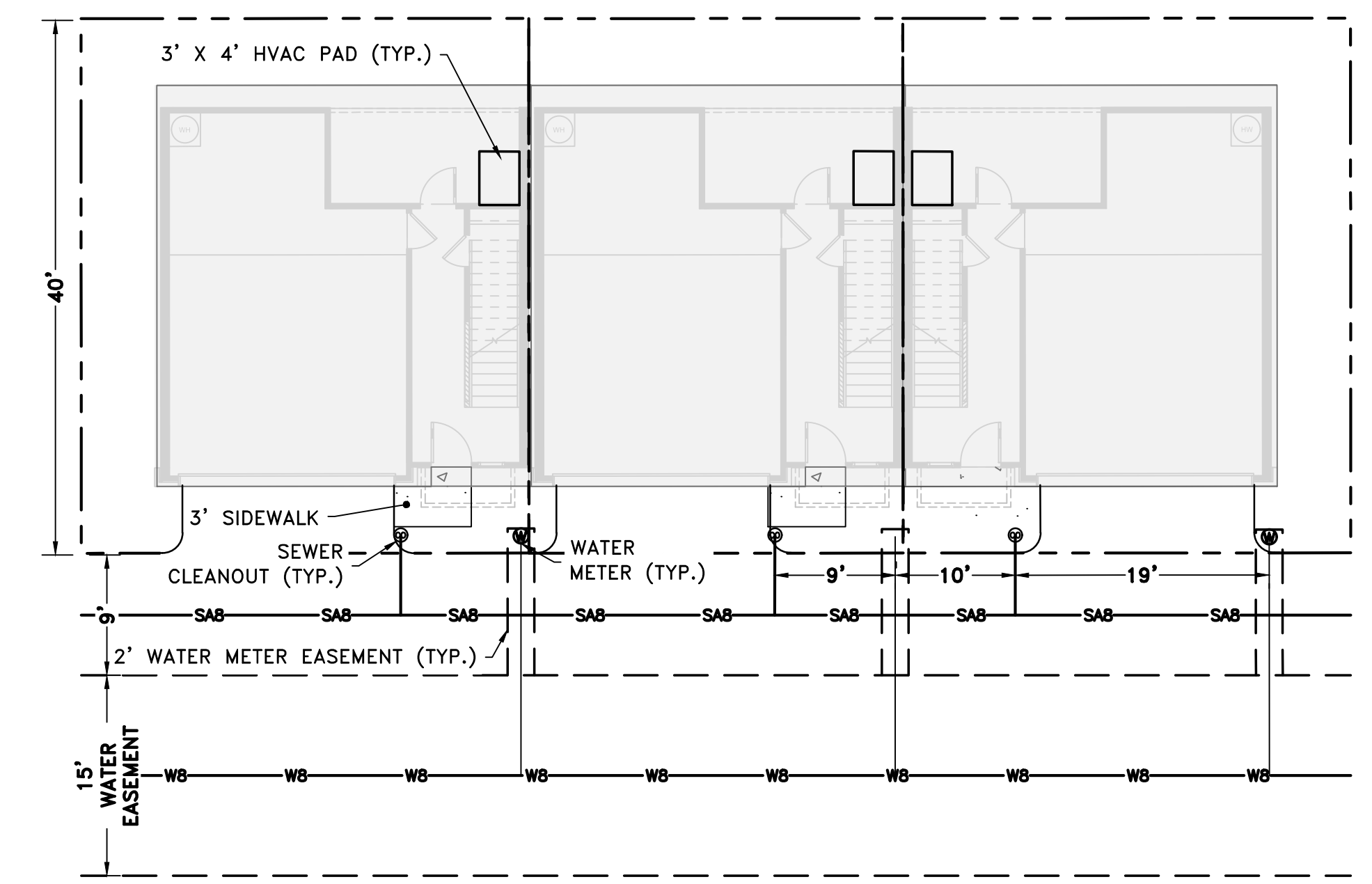
**STANDARD UTILITY PLAN NOTES:**

1. FIRE LANES
  - A. FOR DETAILS CONCERNING THE REQUIREMENT, LOCATION, AND ENFORCEMENT OF FIRE LANES REFER TO THE 2018 UNIFORM FIRE CODE AND CITY ORDINANCE 3607.
  - B. FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
  - C. A MINIMUM OF 14 FEET SHALL OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRE LANES.
  - D. FIRE LANES SHALL BE CONSTRUCTED OF AN ALL-WEATHER DRIVING SURFACE HAVING THE CAPABILITY TO SUPPORT A 80,000
  - E. ALL FIRE LANES SHALL HAVE A MINIMUM 26-FOOT INSIDE RADIUS AND A MINIMUM 50-FOOT OUTSIDE RADIUS.
2. UTILITIES
  - A. THE MINIMUM UTILITY EASEMENT SHALL BE 15 FEET WIDE.
  - B. ALL UNITS WILL BE EQUIPPED WITH A NFPA 13D SPRINKLER SYSTEM PER IRC.
3. SIDEWALKS
  - C. ALL SIDEWALKS SHALL BE ADA COMPLIANT.
4. ALL PLANT MATERIAL INCLUDING TREES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE LEGISLATION.
5. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR COMPRESSORS, PUMPS, EXTERIOR WATER HEATERS, WATER SOFTENERS, PRIVATE GARBAGE CANS (NOT INCLUDING PUBLIC SIDEWALK WASTE BINS), AND STORAGE TANKS MAY NOT BE STORED OR LOCATED WITHIN ANY STREET SPACE. WATER PUMPS NOT VISIBLE ARE NOT INCLUDED IN THE PROHIBITION.

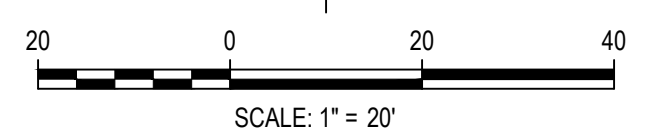
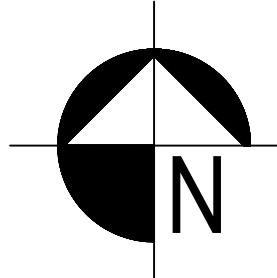


**LEGEND:**

- PROPERTY BOUNDARY LINE
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE



TYPICAL 3-UNIT UTILITY SERVICE LAYOUT  
SCALE: 1"=10'



THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF CARLOS CASAS, P.E. #140218 MARCH 29, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

**811** Know what's below. Call before you dig.  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**OWNER: CITY OF FARMERS BRANCH**  
ADDRESS: 13000 WILLIAM DODSON PARKWAY  
FARMERS BRANCH, TX 75234  
PHONE: (972) 247-3131

**APPLICANT: TCCI LAND COMPANY, LLC**  
NAME: TOMMY CANSLER  
ADDRESS: 3930 GLADE RD, STE 108,  
COLLEYVILLE, TX 76034  
PHONE: (512) 470-2615

**LANDSCAPE ARCHITECTURE: STRAND**  
NAME: XI BREEDING, PLA  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204

**ARCHITECTURE: STRAND**  
NAME: NICK SNYDER  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204

**CIVIL ENGINEERING: STRAND**  
NAME: CARLOS CASAS, PE  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204  
TX REG. # 140218

<b>STRAND</b> 10003 Technology Blvd. West Dallas, TX 75220 972-620-8204 Registration No. F-1629	<b>SANITARY SEWER LAYOUT PLAN</b>	
	SHEET: C7.00	CASE: 22-SP-09
<b>REVISION DATES</b>	NOAH GOOD SURVEY, ABSTRACT NO. 520	
3/28/2023	THE STATION 3940 SPRING VALLEY ROAD FARMERS BRANCH, TX 75001 TOTAL SITE AREA = 1.007 ACRES	
	CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS	
	PREPARED DATE: 3/28/2023	