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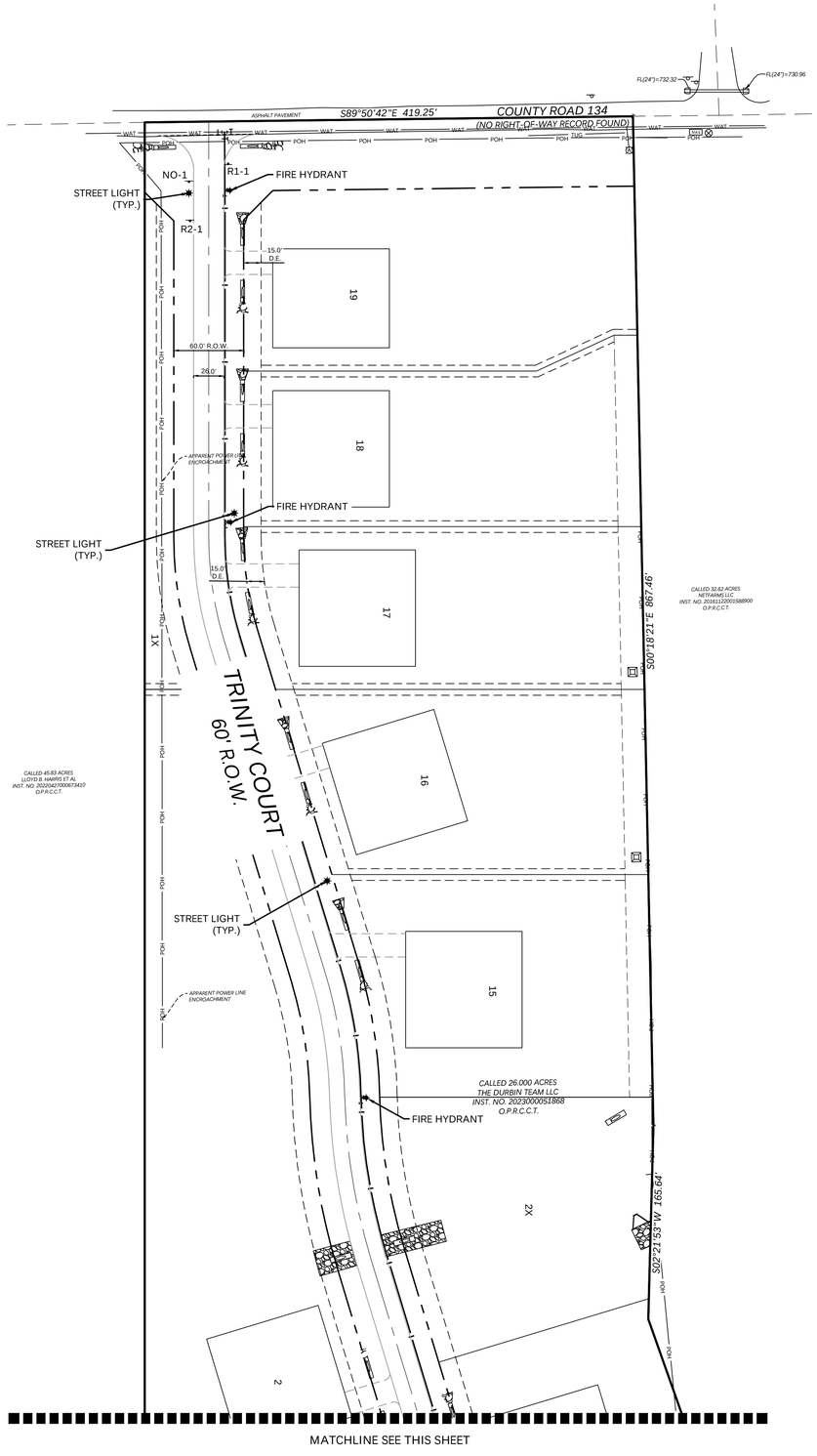

CAUTION !!!

EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Texas811 Know what's below. Call before you dig.

GRAPHIC SCALE 1"=60'

60 0 60 120

LEGEND

- STREET LIGHT LOCATION
- STREET LIGHT WITH SIGN LOCATION
- R1-1 STOP SIGN LOCATION
- R2-1 SPEED LIMIT SIGN
- D3 STREET SIGN WITH STOP SIGN LOCATION
- NO-1 NO OUTLET
- 3-4" CONDUIT (SCHEDULE 40 PVC W/PULL STRINGS)
- FIRE HYDRANT LOCATION

NOTE:
A 3' CLEAR ZONE SHALL BE PROVIDED FOR ALL FIRE HYDRANTS.

NOTE:
FEMA FLOODPLAIN EXISTS ON THE PROPERTY. REFER TO FLOOD INSURANCE MAP NUMBER 48085C0130J, DATED JUNE 2, 2009.

BENCH MARK LIST:

BENCHMARK #1 - MAG NAIL SET ON THE EAST SIDE OF THE ASPHALT PAVEMENT OF COUNTY ROAD 174 APPROXIMATELY 20' NORTH OF THE NORTH ASPHALT PAVEMENT LINE OF COUNTY ROAD 134.

ELEVATION = 735.75

BENCHMARK #2 - MAG NAIL SET ON THE NORTH EDGE OF THE ASPHALT PAVEMENT OF COUNTY ROAD 134 APPROXIMATELY 1,100' WEST OF THE NORTHWEST CORNER OF THE 26 ACRE TRACT.

ELEVATION = 722.87

N:\0044950.00\06 CAD\DWG\SITE DESIGN C3D\0044950.00-C-SIGN.DWG

CELINA 26 ACRES

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 10/23/2023
REVISIONS:

PREPARED FOR:

BUDZ LAND DEVELOPMENT, LLC
2750 S. PRESTON ROAD, SUITE 111-509
CELINA, TEXAS 75009

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: MATTHEW D. LEE, PE
P.E. No.: 90451
Date: 06/13/2024
Westwood

CELINA 26 ACRES
CELINA, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

SIGNAGE PLAN

PROJECT NUMBER: 0044950.00

SHEET NUMBER:
9.01
DATE: 06/13/2024