BENCHMARKS

BENCHMARK NO. 1

A 5/8 INCH IRON ROD WITH A CAP STAMPED "CONTROL POINT" SET IN NATURAL GROUND ALONG N. CHURCH STREET NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, APPROXIMATELY 73 FEET EAST AND 166 FEET SOUTH OF A POWER POLE LOCATED ACROSS THE ROAD. NORTHING = 7,187,683.134' EASTING = 2,591,231.778' ELEVATION = 687.28'

BENCHMARK NO. 2

A 5/8 INCH IRON ROD WITH A CAP STAMPED "CONTROL POINT" SET IN NATURAL GROUND ALONG N. CHURCH STREET LOCATED APPROXIMATELY 5 FEET OFF THE EAST SIDE OF THE ROAD, NORTH OF THE SUBJECT PROPERTY AND APPROXIMATELY 400 FEET SOUTH OF THE INTERSECTION WITH THE SOUTH SIDE OF STERLING STREET. NORTHING = 7,187,440.163' EASTING = 2,590,894.869' ELEVATION = 688.96'

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FLOODNOTE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AND "ZONE A" (100 YR FLOOD HAZARD AREA) WHEN SCALED FROM FLOOD INSURACE RATE MAP COMMUNITY – PANEL NUMBER 48085C0180J, DATED JUNE 2, 2009.

CENTERLINE, BACK OF CURB, & EDGE OF PAVEMENT LABELS

CURVE NO.	DELTA	RADIUS	TANGENT LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH

NOTES:

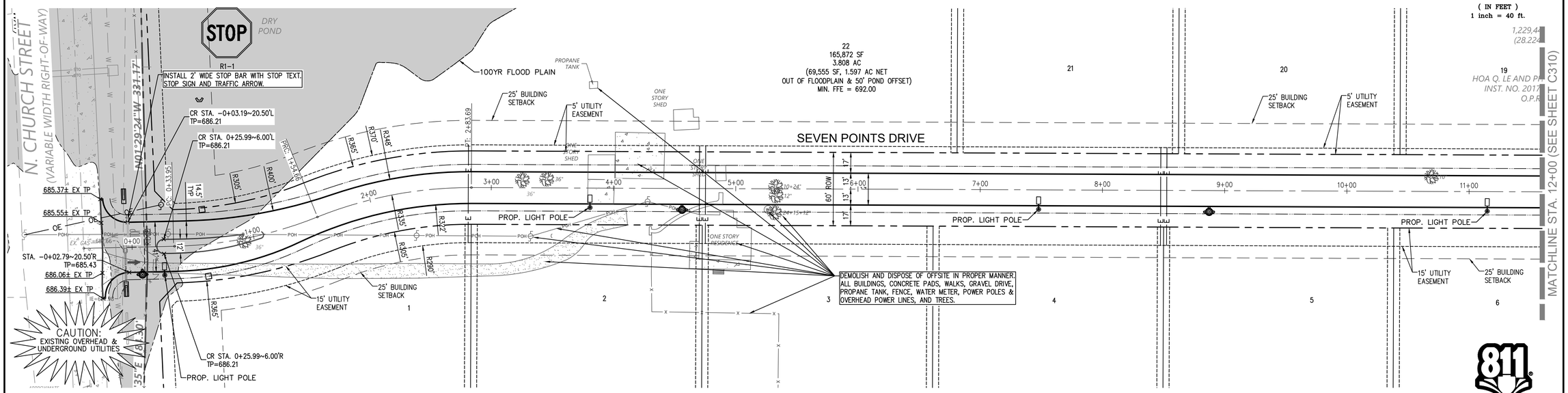
1. NO VERTICAL OBJECTS WITH A HEIGHT OF MORE THAN 2' SHALL BE PLACED INSIDE THE CLEAR SIGHT TRIANGLE INCLUDING FENCES, TREES, SHRUBS, PARKED VEHICLES, MAILBOXES, ABOVE GROUND UTILITY APPURTENANCES, SIGNS OTHER THAN THOSE NECESSARY FOR TRAFFIC CONTROL AND IDENTIFICATION OF ROADWAY NAMES.
2. SEE C 410 FOR TYPICAL SECTION.
3. MAILBOX SHALL BE INSTALLED ON EACH INDIVIDUAL LOTS. NO CENTRALIZED MAILBOX.
4. POND SHALL BE MAINTAINED BY OWNER OF LOT 22.

LEGEND:

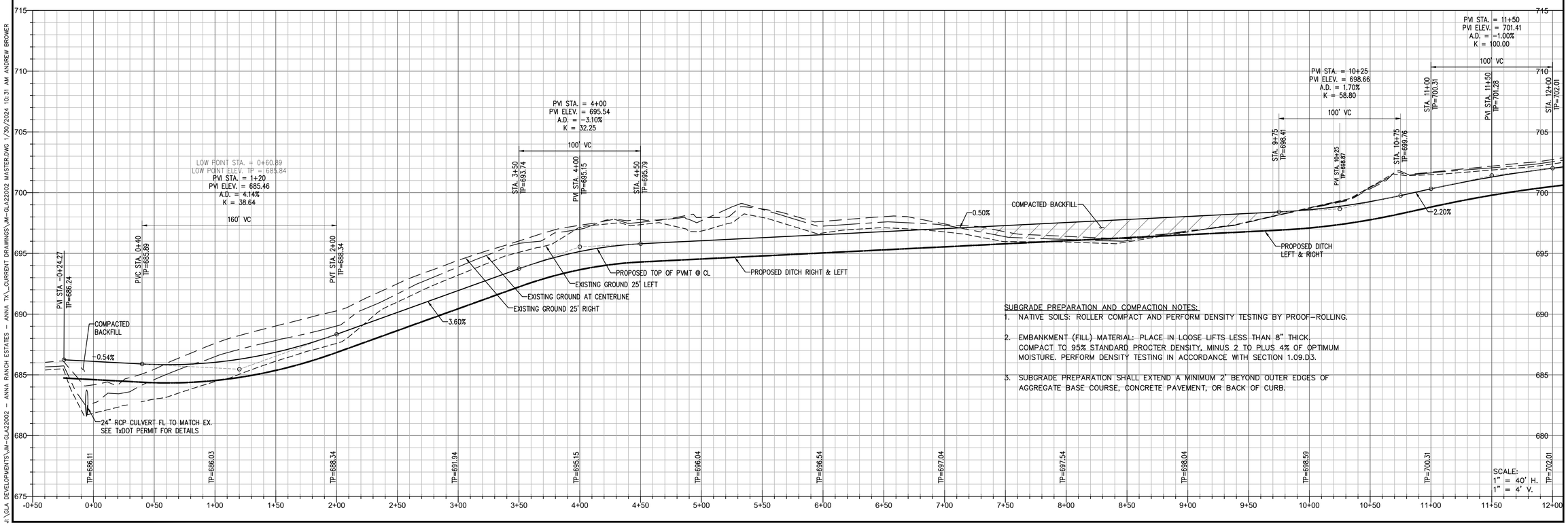
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EDGE OF CONCRETE
- TRAFFIC SIGN
- FIRE HYDRANT
- LIGHT POLE
- LIMITS OF FLOODPLAIN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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



SUBGRADE PREPARATION AND COMPACTION NOTES:

1. NATIVE SOILS: ROLLER COMPACT AND PERFORM DENSITY TESTING BY PROOF-ROLLING.
2. EMBANKMENT (FILL) MATERIAL: PLACE IN LOOSE LIFTS LESS THAN 8" THICK. COMPACT TO 95% STANDARD PROCTER DENSITY, MINUS 2 TO PLUS 4% OF OPTIMUM MOISTURE. PERFORM DENSITY TESTING IN ACCORDANCE WITH SECTION 1.09.D.3.
3. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM 2' BEYOND OUTER EDGES OF AGGREGATE BASE COURSE, CONCRETE PAVEMENT, OR BACK OF CURB.

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John Measels, PE
CIVIL ENGINEER
FIRM NO. F-19504
STATE OF TEXAS
KYLE W. FLAMING
113877
PROFESSIONAL ENGINEER
01/25/24

ANNA RANCH ESTATES

N. CHURCH ST. & STERLING DR.
28.224 ACRES IN THE JOHN CHALMERS SURVEY
ABSTRACT NO. 233
CITY OF ANNA, COLLIN COUNTY, TEXAS 75409

REV	DATE	DESCRIPTION	NAME
	01/25/24	2ND. RESUBMITTAL	JMCE
			JMCE

PROJECT NO: JM-GLA22002
DRAWN BY: JMCE
CHECKED BY: JMCE
ISSUE DATE: 01/25/2024

SEVEN POINTS DRIVE PLAN & PROFILE

C 300

J:\GLA DEVELOPMENTS\JM-GLA22002 - ANNA RANCH ESTATES - ANNA TX_CURRENT DRAWINGS\JM-GLA22002 MASTER.DWG 1/30/2024 10:31 AM ANDREW BROWER