



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'


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.

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 INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48085C0180J, DATED JUNE 2, 2009.

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 310 FOR TYPICAL SECTION.
3. CENTRALIZED MAILBOX CLUSTER SHALL BE INSTALLED TO SERVE ALL LOTS AND SHALL BE MAINTAINED BY HOA.
4. POND SHALL BE MAINTAINED BY HOA.
5. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPING LOCATED IN THE MEDIAN AT THE ENTRANCE N. CHURCH STREET, AND COLLIN COUNTY SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATION TO PERFORM THIS WORK.
6. WORK WITHIN THE EXISTING R.O.W. WILL REQUIRE COLLIN COUNTY PUBLIC WORKS UTILITY PERMIT AND SHOULD BE COORDINATED WITH PUBLIC WORKS. CONTACT (972)548-3700 OR UTILITIES@COLLINCOUNTY.GOV. WORK MAY NOT BEGIN UNTIL THE CORRECT UTILITY PERMIT IS OBTAINED. INSPECTIONS WILL BE PREFORMED BY PUBLIC WORKS.

 LIMITS OF 100 YR FULLY DEVELOPED FLOOD PLAIN

 LIMITS OF 100 YR DETENTION POND WSEL

 LIMITS OF 10' ACCESS A 10% MAX CROSS SLOPE

