



THE CITY OF FORT WORTH, TEXAS PLANS FOR THE CONSTRUCTION OF

WATER, SANITARY SEWER, STORM DRAIN
PAVING, LIGHTING & GRADING IMPROVEMENTS
TO SERVE

TAVOLO PARK, PHASE 5

LOTS 13-28, 29X, BLOCK 19;
LOTS 1-8, LOT 9X, LOTS 10-21, 22X; BLOCK 31;
LOTS 1-8, 9X, 10-33, 34X, 35-42, BLOCK 32;
LOTS 1-8, 9X, 10-24, 25X, 26-33, BLOCK 33;
LOTS 1-8, 9X, 10-21, 22X, 23-30, BLOCK 34;
LOTS 1-5, 6X, 7X, BLOCK 35

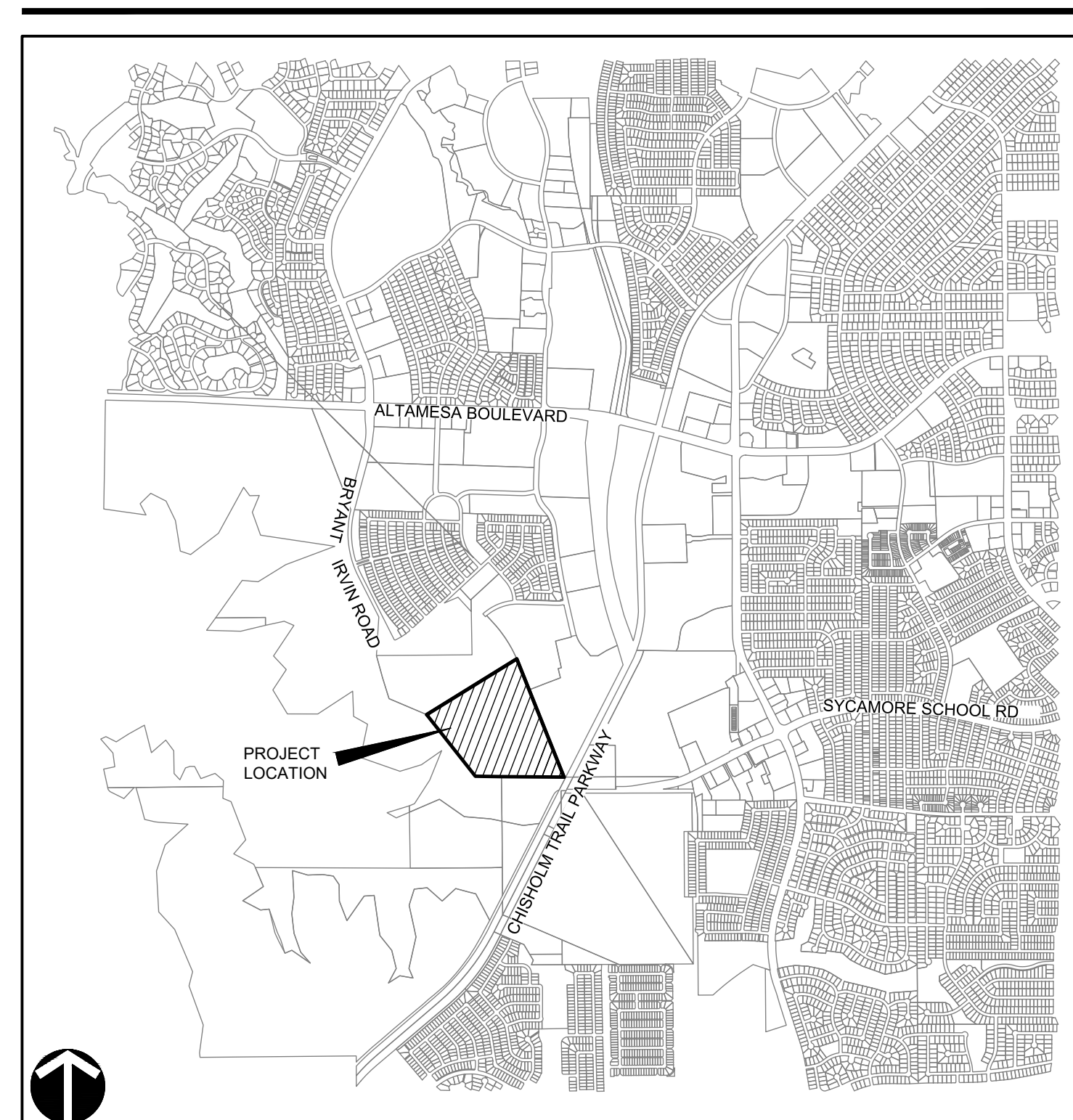
CURRENT CONSTRUCTION STANDARDS FOR DEVELOPMENT
(3/11/2022) SHALL GOVERN ON THIS PROJECT.

MATTIE PARKER
MAYOR

DAVID COOKE
CITY MANAGER

MICHAEL OWEN, P.E.
CITY ENGINEER, TRANSPORTATION AND
PUBLIC WORKS DEPARTMENT

CHRISTOPHER P. HARDER, P.E.
DIRECTOR, WATER DEPARTMENT



LOCATION MAP
(NOT TO SCALE)

MAPSCO NO. 705
COUNCIL DISTRICT 6

FEBRUARY 21, 2023

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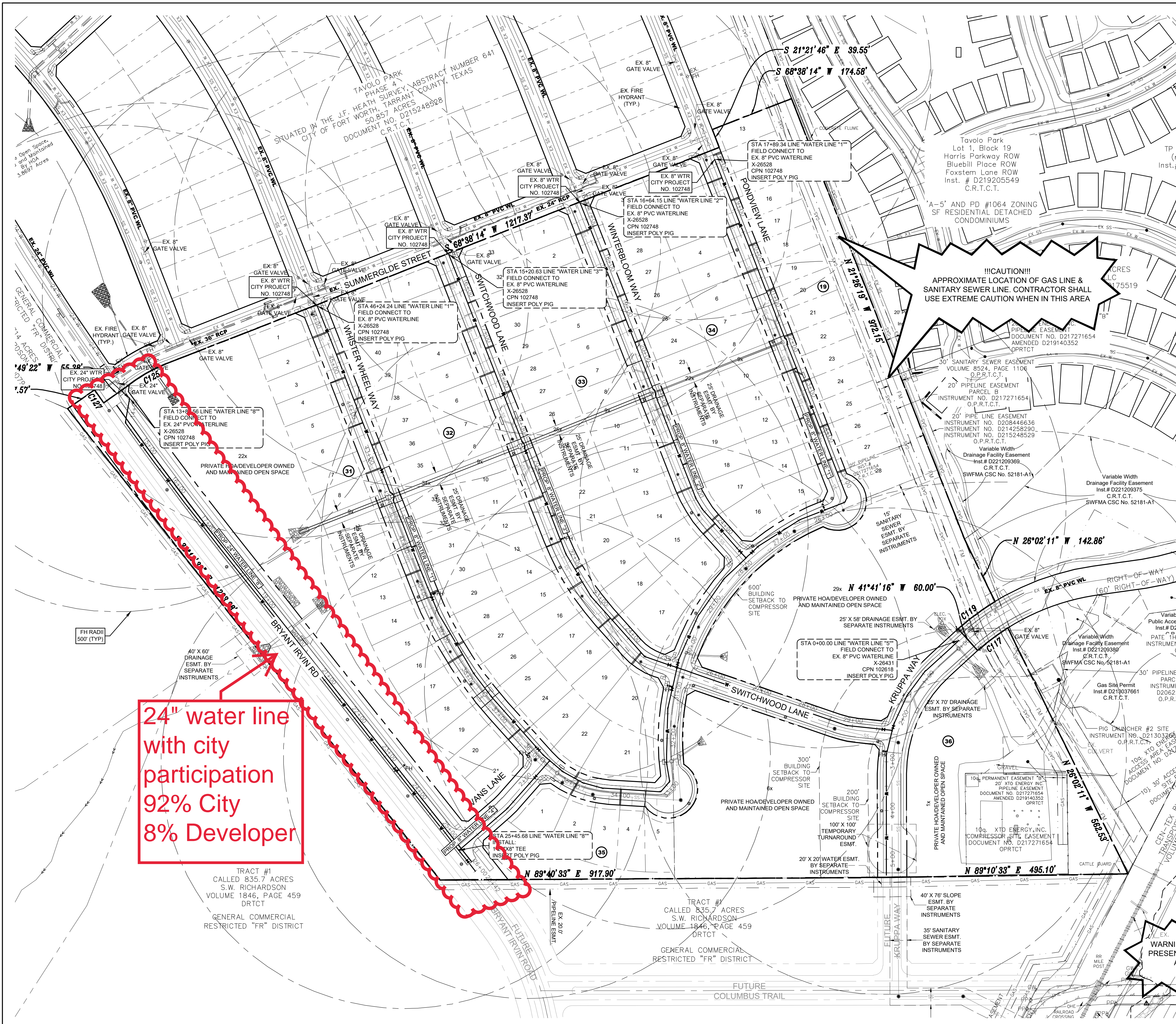
DIRECTOR'S DESIGNEE FOR CONSTRUCTION _____ DATE: _____
PLAN APPROVAL: _____
RESOLUTION NO. _____

REVIEWED: _____ DATE: _____
PROJECT MANAGER _____

IPRC RECORD NO. IPRC22-0214
CITY PROJECT NO. 104156
FID NO. 30114-0200431-104156-E07685
FILE NO. W-2891

OWNER/DEVELOPER BY:
CND-TAVLO, LLC
1111 NORTH POST OAK RD
HOUSTON, TEXAS 77055
CONTACT: GARRETT LUST
PHONE: 972-323-7508

PREPARED BY:
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
CONTACT NAME: BRIAN DENCH



24" water line with city participation 92% City 8% Developer

UTILITY LEGEND

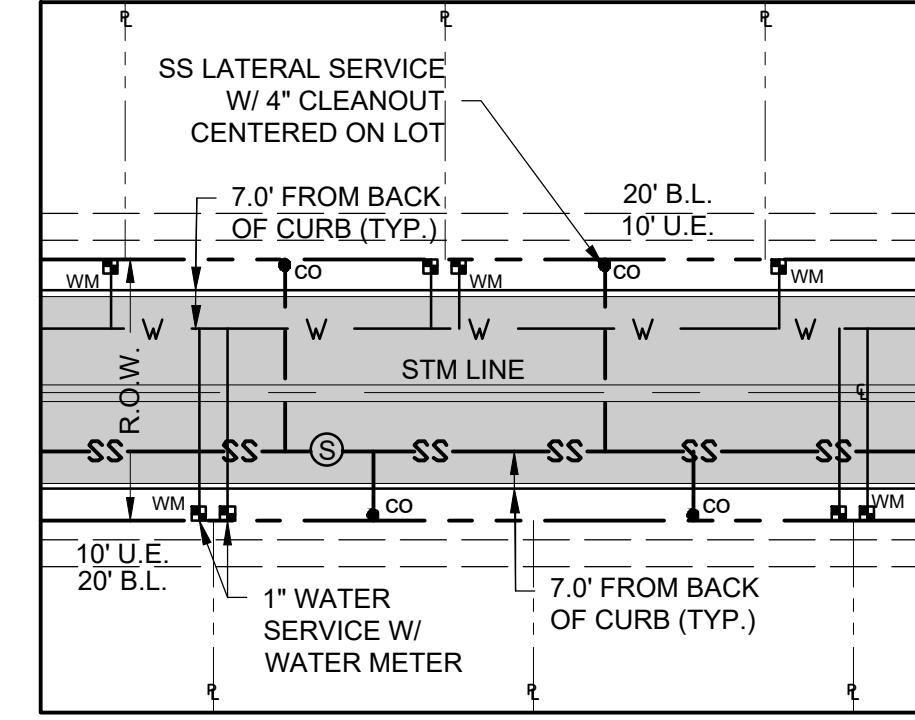
| | |
|--|----------------------------|
| | FLOODWAY LIMITS |
| | PROPERTY LINE |
| | EASEMENT LINE |
| | 100 YR FLOODPLAIN LIMIT |
| | PROPOSED OVERHEAD ELECTRIC |
| | PROPOSED SAN. SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED STORM SEWER LINE |
| | PROP. FIRE HYDRANT |
| | PROP. WATER METER |
| | PROP. WATER VALVE |
| | PROP. SEWER MANHOLE |
| | PROP. GRATE INLET |
| | PROP. JUNCTION BOX |
| | PROP. CURB INLET |
| | FIRE HYDRANT COVERAGE |

APPROVED RECORD NUMBER: WSL-2022-1522

NOTES

- REFER TO SHEETS 02 & 03 GENERAL NOTES FOR CITY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.
- THE CITY OF FORT WORTH DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
- REFER TO STRUCTURAL PLANS FOR ALL BUILDING AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
- ALL T.C.E.O. PIPE SEPARATION MUST BE MET.
- ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS.
- ALL FITTINGS SHOWN ARE MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- ALL T.C.E.O. PIPE SHALL BE AWWA C-900 DR-14 CLASS 200, C900.
- PVC WATER PIPE 16 INCHES TO 24 INCHES SHALL BE AWWA C-905 DR 18 PIPE.
- WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
- ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE.
- ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
- TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN 6" LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY SPECIFICATIONS.
- ALL BORE PITS, TRENCHES, AND INSPECTION HOLES SHALL BE BACKFILLED WITHIN 48 HOURS OF THE INSTALLATION OF UTILITY LINES. THE METHOD OF COMPACTIONS SHALL BE SUCH THAT A SOIL DENSITY EQUAL TO THAT EXISTING PRIOR TO THE START OF CONSTRUCTION WILL BE REQUIRED AS VERIFIED BY AN APPROVED TESTING LABORATORY. ANY EXCESS OR SURPLUS MATERIAL RESULTING DUE TO DISPLACEMENT OF UTILITY LINES AND CONDUITS SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO THE CITY.
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- 5.6.3 RESTRAINED JOINTS - ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS IN ADDITION TO CONCRETE THRUST BLOCKING. ANCHOR TEES OR ANCHOR COUPLINGS SHOULD BE USED TO SECURE ALL BRANCH VALVES TO FITTINGS. TABLE 5-2 INCLUDES THE MINIMUM LENGTHS OF PIPE TO BE RESTRAINED FOR 8-INCH AND 12-INCH PVC WATER MAINS.

!!!CAUTION!!!
APPROXIMATE LOCATION OF GAS LINE & SANITARY SEWER LINE. CONTRACTOR SHALL USE EXTREME CAUTION WHEN IN THIS AREA



Number of Water Sampling Table

| Location of Water Sampling | Number of Samples | |
|--|-------------------|----|
| 1) 1000LF of Pipe | 7 | EA |
| 2) Dead End Main | 2 | EA |
| 3) Branched Off the Main (Longer Than 20LF) | 0 | EA |
| 4) Fire Line | 0 | EA |
| 5) Hydrant | 7 | EA |
| Subtotal | 16 | EA |
| Total Sample Tested (2 Consecutive Passings) = | 32 | EA |
| Total Estimated Cost for Water Sampling (\$30/Each) (Minimum 4 Water Sample Testing) | \$960.00 | |

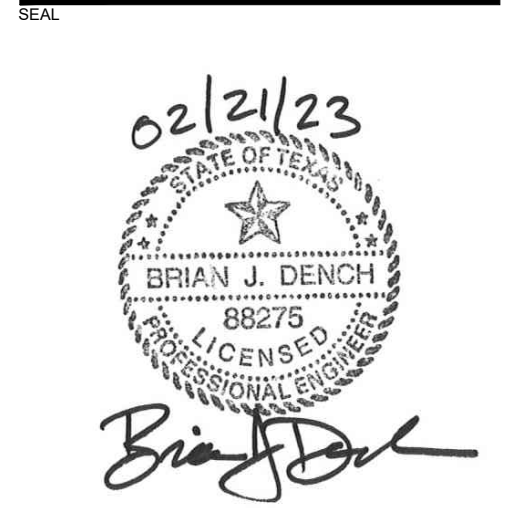
BENCHMARKS

BM-1: CITY OF FORT WORTH MONUMENT #8106 SET ON THE NORTHEAST CORNER OF ALTA MESA BLVD AND GRANDBURY ROAD, ON THE NORTH CURB OF ALTA MESA BLVD IN THE CENTER OF A 10' INLET, +1.3' EAST OF GRANDBURY ROAD. ELEVATION = 803.48'

BM-2: CITY OF FORT WORTH BENCHMARK #8619 LOCATED ON AN INLET ON THE EAST SIDE OF ASPEN WOOD TRAIL AT THE INTERSECTION WITH MEADOWSIDE ROAD. ELEVATION=743.05'

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

KEY MAP



NOT FOR CONSTRUCTION

PROJECT

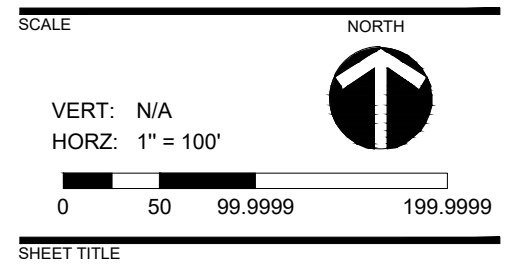
TAVOLO PARK PHASE 5
FORT WORTH,
TARRANT COUNTY,
TEXAS

LANDDESIGN PROJ.# 8521055

REVISION / ISSUANCE

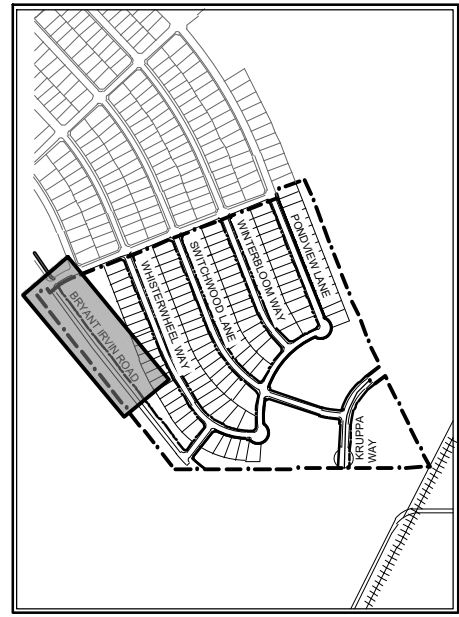
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|-----|-------------|------|
| | | |
| | | |
| | | |

DESIGNED BY: JD
DRAWN BY: JD
CHECKED BY: TE



OVERALL WATER PLAN

SHEET NUMBER **05**



KEY MAP

SEAL



NOT FOR CONSTRUCTION

TAVOLO PARK PHASE 5

FORT WORTH,
TARRANT COUNTY,
TEXAS

LANDDESIGN PROJ.# 8521055

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

DESIGNED BY: JD
DRAWN BY: JD
CHECKED BY: TE

SCALE: NORTH
VERT: 1" = 4'
HORIZ: 1" = 40'

SHEET TITLE
WATER PLAN & PROFILE

SHEET NUMBER
10

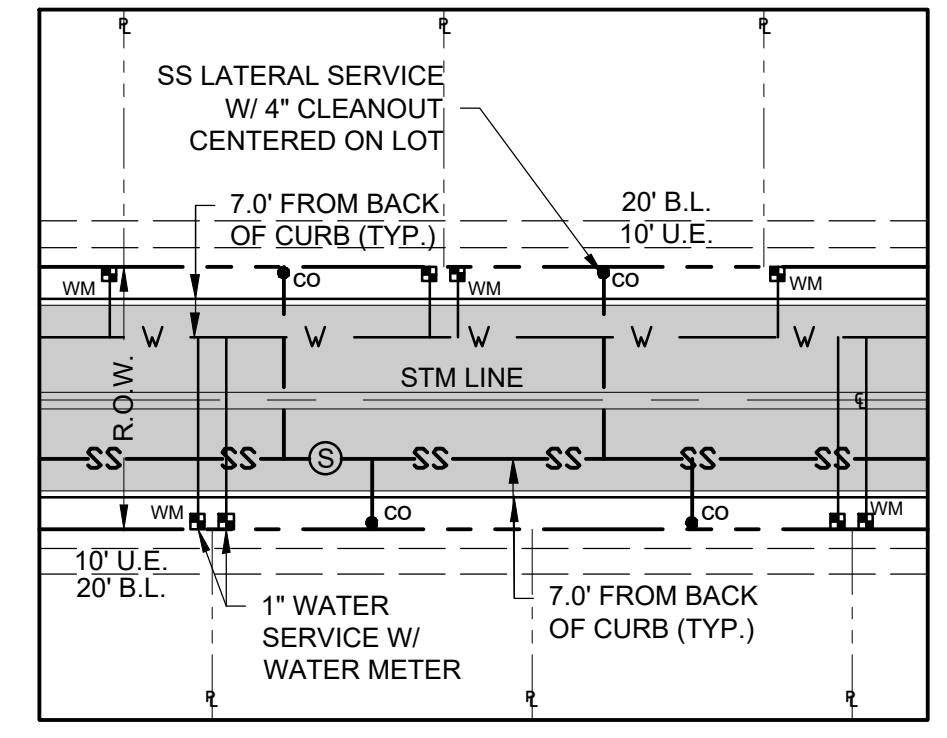
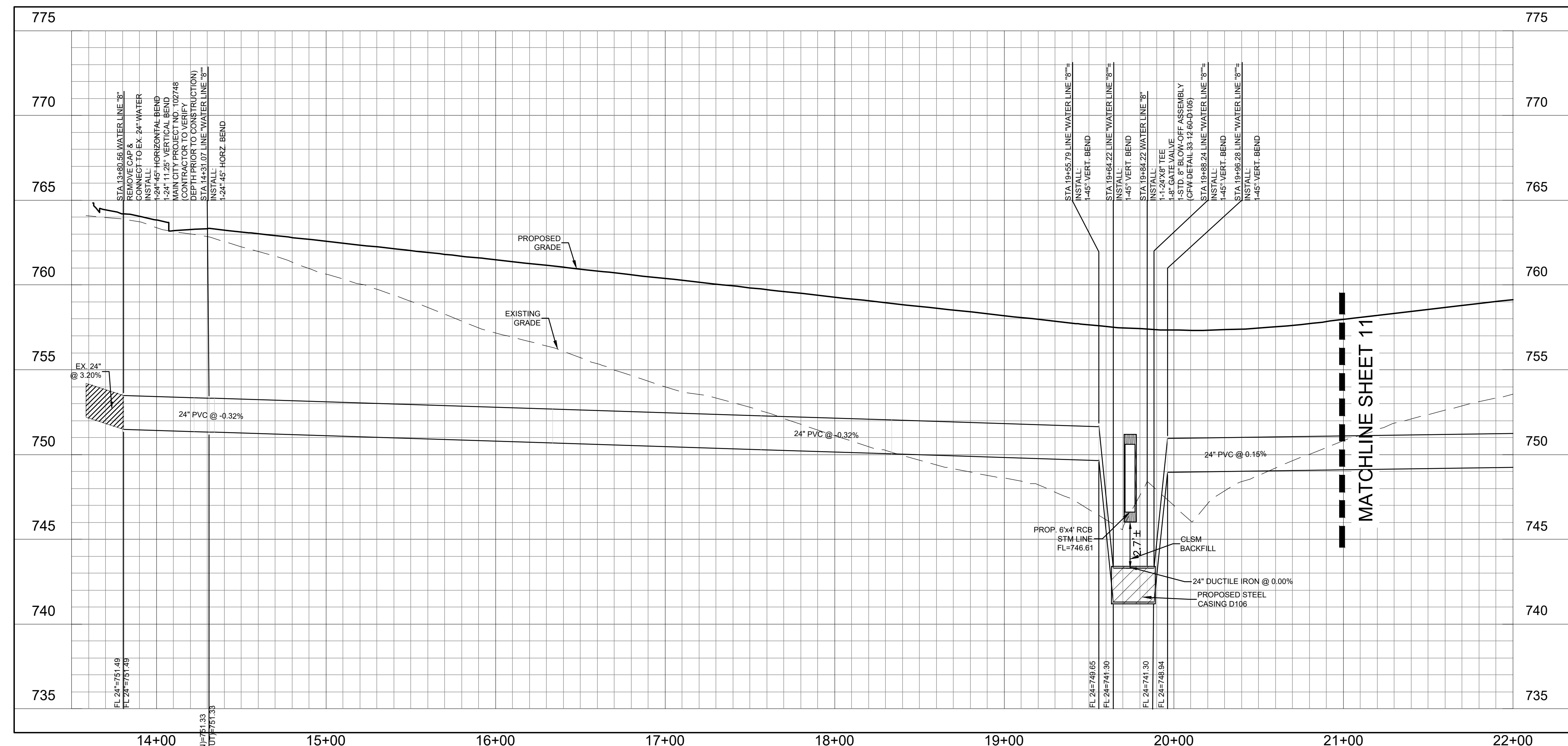
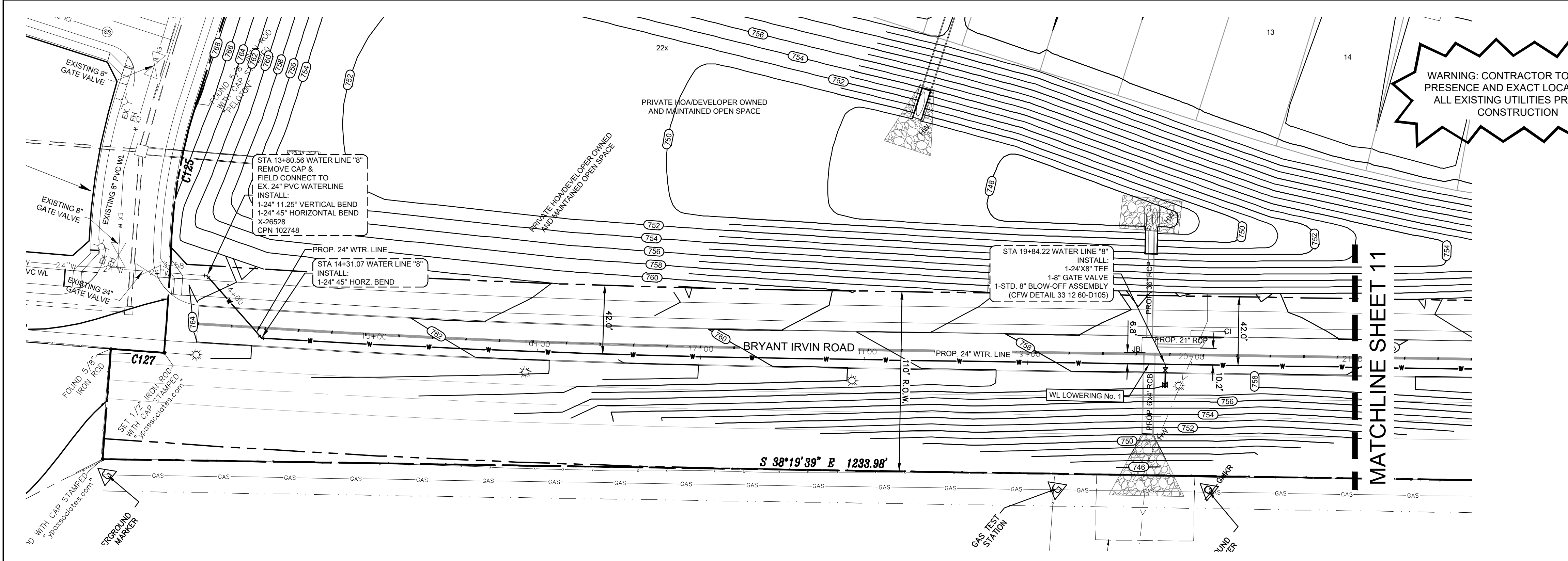
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UTILITY LEGEND

| | |
|--|----------------------------|
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| | EASEMENT LINE |
| | 100 YR FLOODPLAIN LIMIT |
| | PROPOSED OVERHEAD ELECTRIC |
| | PROPOSED SAN SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED STORM SEWER LINE |
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TYPICAL UTILITY PLACEMENT (NTS)

Water Lowering Table

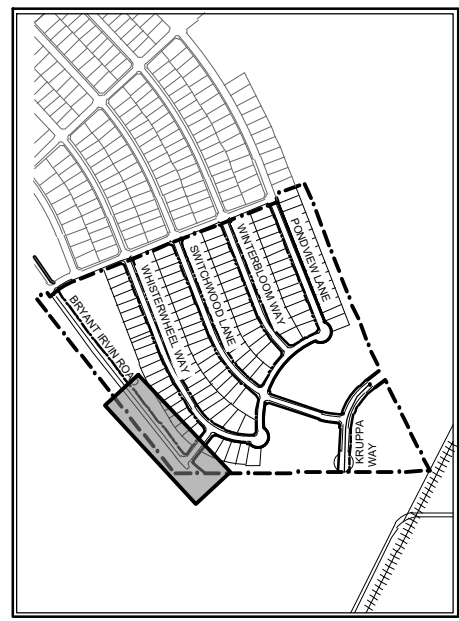
| DIMENSION | NO. 1 |
|-----------|--------|
| A | 751.70 |
| B | 14.84 |
| C | 8.40 |
| D | 6.41 |
| E | 757.45 |
| F | 36" |
| G | 746.61 |
| H | 743.30 |
| I | 751.29 |
| J | West |
| K | East |

*SEE DETAIL D106 ON SHEET 25

BENCHMARKS

BM-1: CITY OF FORT WORTH MONUMENT #8106 SET ON THE NORTHEAST CORNER OF ALTA MESA BLVD AND GRANDBURY ROAD, ON THE NORTH CURB OF ALTA MESA BLVD IN THE CENTER OF A 10' INLET, +1'-3" EAST OF GRANDBURY ROAD. ELEVATION = 803.48'

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KEY MAP
N.T.S.

KEY MAP
N.T.S.

SEAL



NOT FOR CONSTRUCTION

PROJECT

TAVOLO PARK PHASE 5

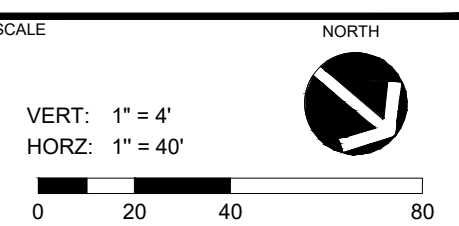
FORT WORTH,
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REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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DESIGNED BY: JD
DRAWN BY: JD
CHECKED BY: TE



SHEET TITLE

WATER PLAN & PROFILE

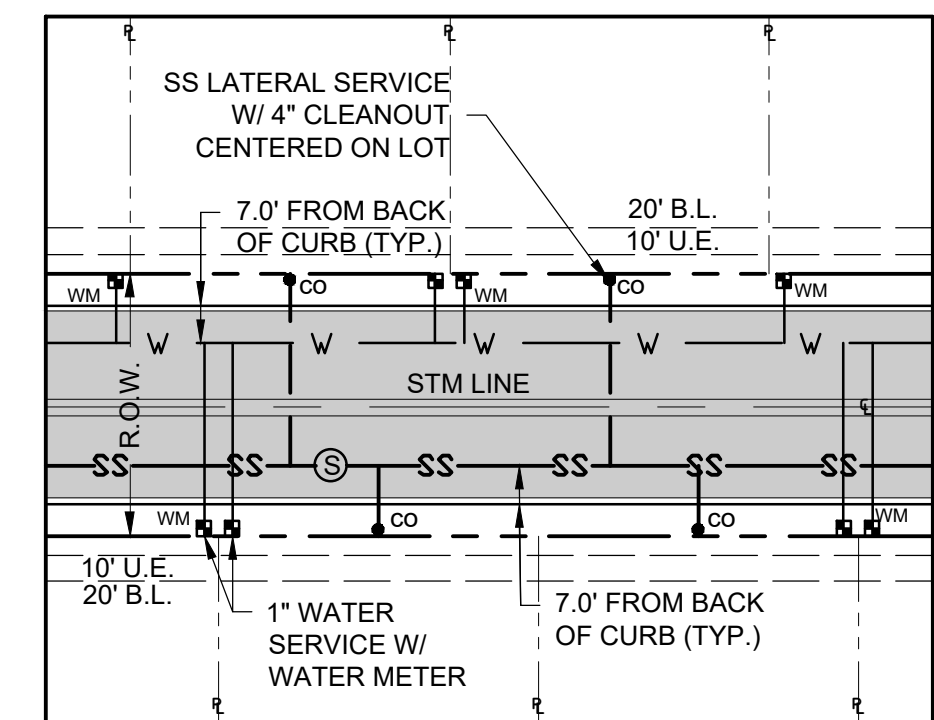
SHEET NUMBER

UTILITY LEGEND

| | |
|--|----------------------------|
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| | EASEMENT LINE |
| | 100 YR FLOODPLAIN LIMIT |
| | PROPOSED OVERHEAD ELECTRIC |
| | PROPOSED SAN. SEWER LINE |
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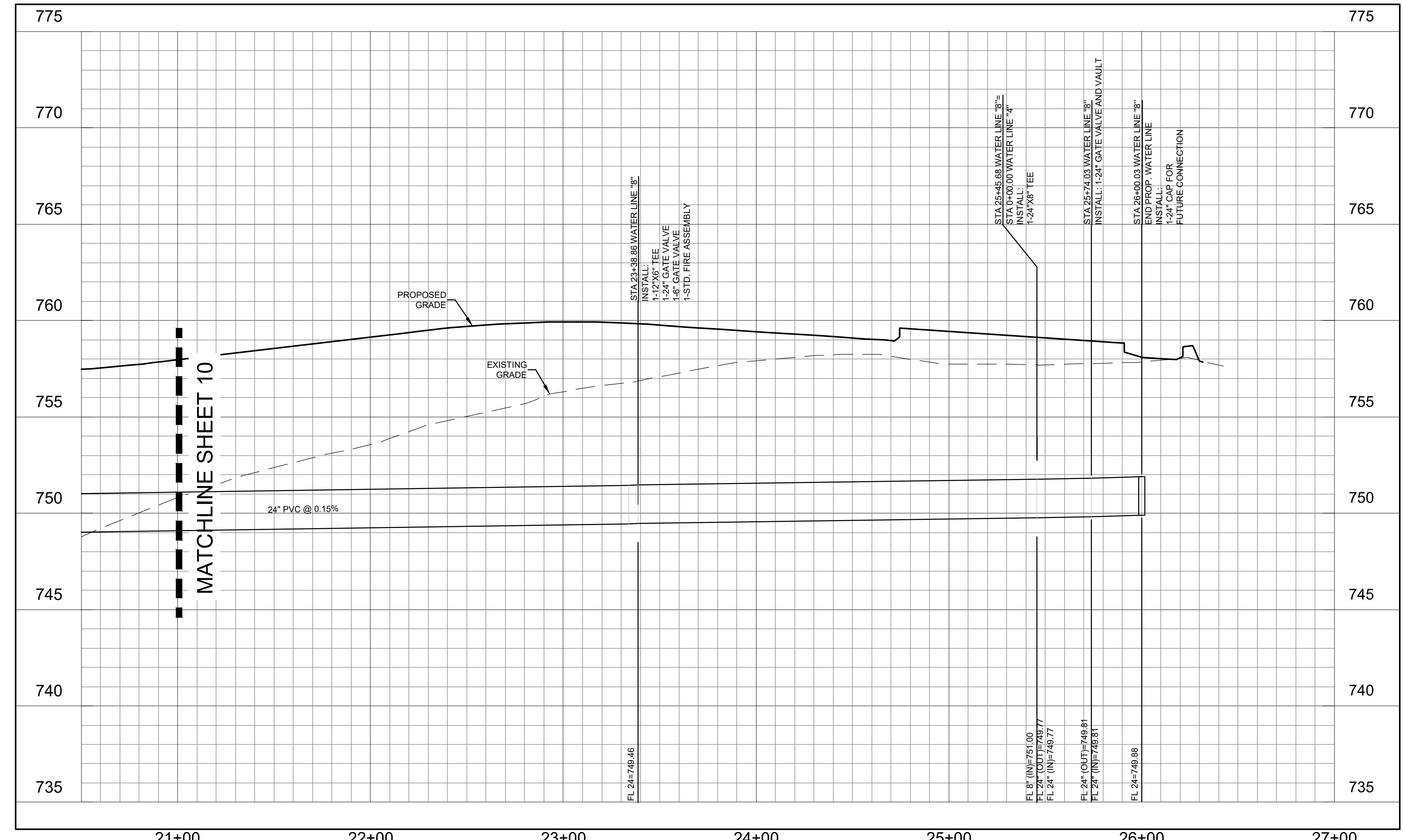
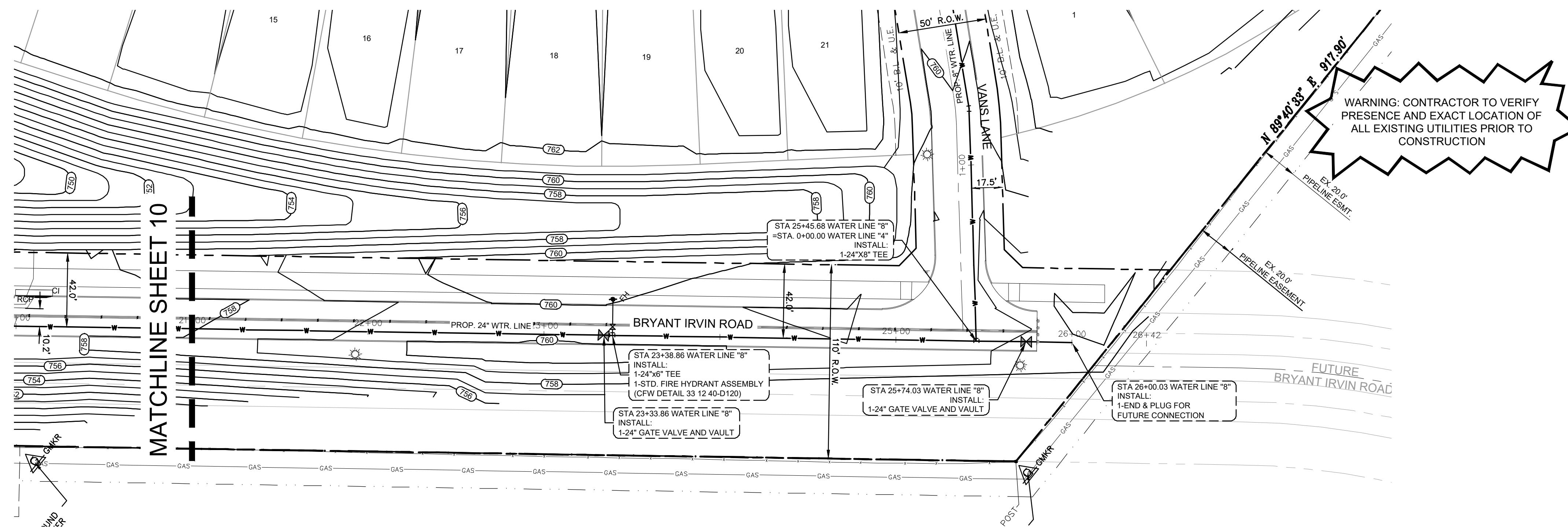


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WATER LINE "8"
H:1"=40'
V:1"=4'