

THE CITY OF FORT WORTH, TEXAS PLANS FOR THE CONSTRUCTION OF WATER, SEWER, PAVING, DRAINAGE & STREET LIGHT IMPROVEMENTS TO SERVE RANCH AT DUCK CREEK, PHASE 1

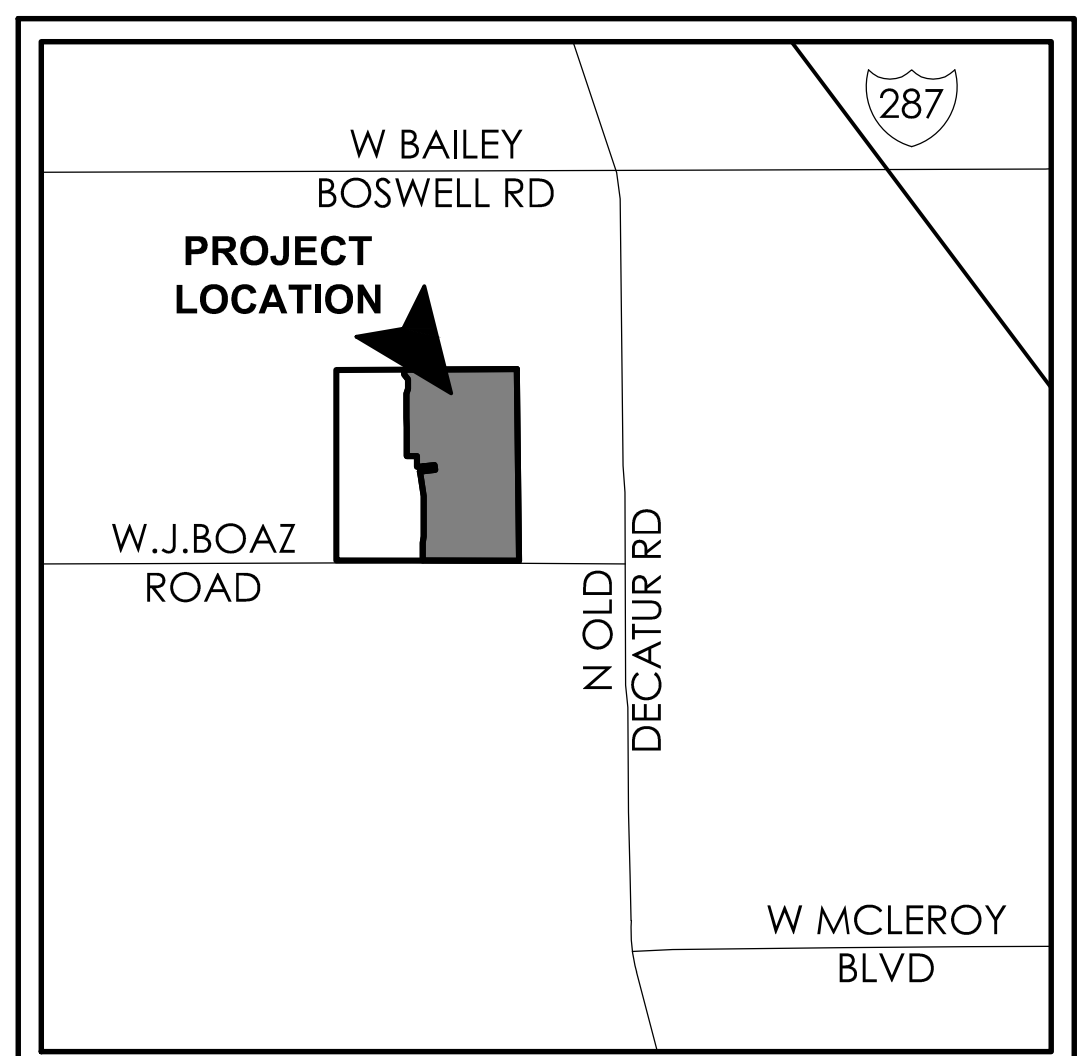
CURRENT CONSTRUCTION STANDARDS FOR DEVELOPMENTS (9-28-2020) SHALL GOVERN ON THIS PROJECT.

BETSY PRICE
MAYOR

DAVID COOKE
CITY MANAGER

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

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



VICINITY MAP
N.T.S

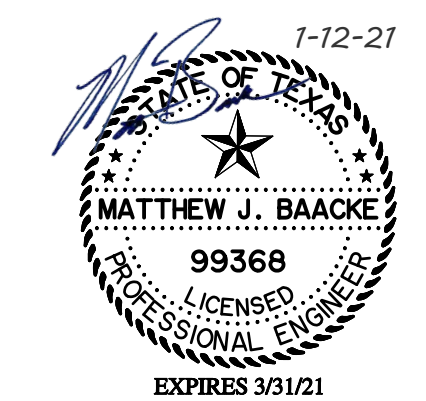
MAPSCO # 33N
COUNCIL DISTRICT # 7

**UNIT I
WATER & SEWER IMPROVEMENTS**

Sheet No.	Description
1-3.	HORIZONTAL CONTROL PLAN
4.	OVERALL WATER LAYOUT
5-7.	WATER LAYOUT
8.	WATER LINE "W-OS-1"
9.	OVERALL SEWER LAYOUT
10-11.	SANITARY SEWER LINE "S-1"
12-14.	SANITARY SEWER LINE "S-2"
15.	SANITARY SEWER LINE "S-3"
16.	SANITARY SEWER LINE "S-4" & "S-5"
17.	WATER AND SANITARY SEWER
	GENERAL NOTES AND DETAILS
18-20.	WATER DETAILS
21-22.	SEWER DETAILS

**UNIT II
DRAINAGE & PAVING IMPROVEMENTS**

Sheet No.	Description
23.	DRAINAGE AREA MAP
24-25.	DRAINAGE CRITERIA AND NOTES
26.	GENERAL NOTES AND GRADING DETAILS
27-29.	GRADING PLAN
30.	BARBER RIDGE TRAIL - STA. 1+00.00 TO 2+39.00
31.	HORSE HILL TRAIL - STA. 1+00.00 TO 2+39.29
32.	HAWKVIEW DRIVE - STA. 1+00.00 TO 10+00.00
33.	HAWKVIEW DRIVE - STA. 10+00.00 TO 19+21.61
34.	HARLEQUIN DRIVE - STA. 1+00.00 TO 3+90.37
35.	KOKERNOT DRIVE - STA. 1+00.00 TO 2+90.03
36.	STOVEPIPE DRIVE - STA. 1+00.00 TO 8+00.00
37.	STOVEPIPE DRIVE - STA. 8+00.00 TO 17+71.15
38.	BASS DRIVE - STA. 10+08.00 TO 17+36.27
39.	KIMBLEWICK DRIVE - STA. 1+00.00 TO 5+60.00
40.	PEELER DRIVE - STA. 1+00.00 TO 3+75.00
41.	SWAN NECK DRIVE - STA. 1+00.00 TO 7+09.91
42-45.	PAVING DETAILS
46.	S.D. LINE "A" - STA. 1+00.00 TO 9+00.00
47.	S.D. LINE "A" - STA. 9+00.00 TO 14+95.83
48.	S.D. LINE "A-4" - STA. 1+00.00 TO 5+64.20
49.	S.D. LINE "B" - STA. 1+00.00 TO 6+55.77 & S.D. LINE "B-3" - STA. 1+00.00 TO 2+87.76
50.	S.D. LINE "C" - STA. 1+00.00 TO 2+12.37
51.	S.D. LINE "D" - STA. 1+00.00 TO 8+52.97
52-53.	S.D. LATERALS
54-56.	DRAINAGE DETAILS
57-58.	STREET LIGHT LAYOUT
59.	STREET LIGHT DETAILS
60.	EROSION CONTROL PLAN
61.	EROSION CONTROL DETAILS
62.	TRAFFIC CONTROL DETAILS



JANUARY, 2021

IPRC NO. 20-0139
CITY PROJECT NO. 103026
FID NO. 30114-0200431-103026-E07685
FILE NO. W-2746

OWNED/DEVELOPED BY:
STARLIGHT HOMES
1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75234
Phone: (972) 428-5404

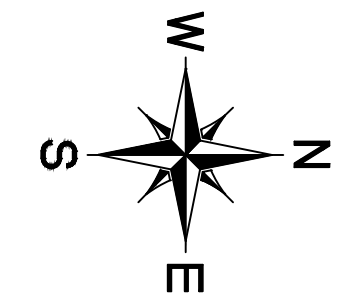
ENGINEER/SURVEYOR:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

DIRECTOR'S DESIGNEE FOR CONSTRUCTION
PLAN APPROVAL
RESOLUTION NO.: 01-10-2020
DATE

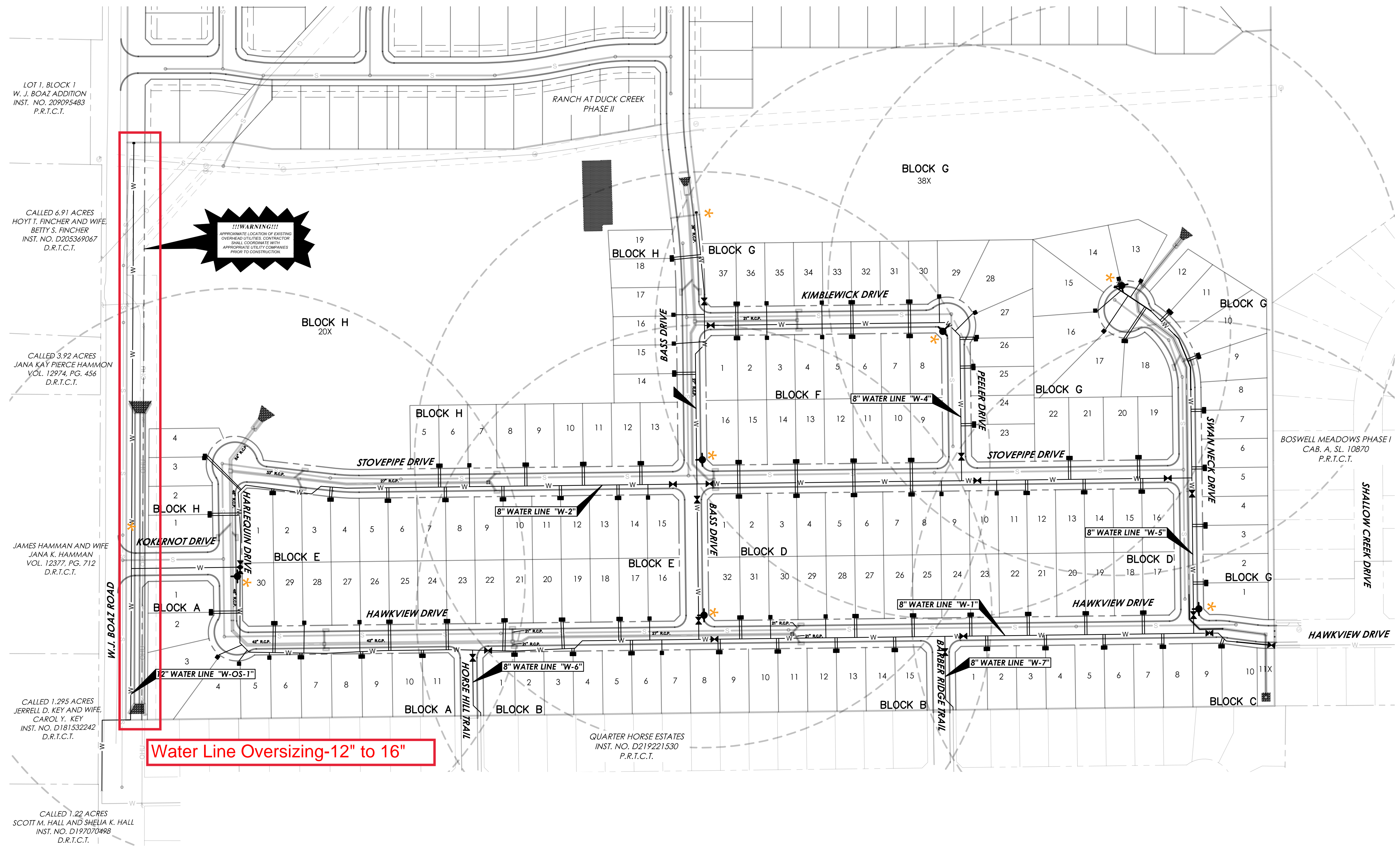
REVIEWED
PROJECT MANAGER
DATE

E:\10874_Starlight_Homes - Boaz_Road\Plans\Sheets\Phase 1\10874-COVER.dwg Thu Jan 21 2021 16:50

JOB NO. 10874 WATER, SEWER, PAVING, DRAINAGE & STREET LIGHT IMPROVEMENTS TO SERVE RANCH AT DUCK CREEK, PHASE 1 FID # 30114-0200431-103026-E07685 CPN # 103026 FILE # 102216 IPRC # 200139



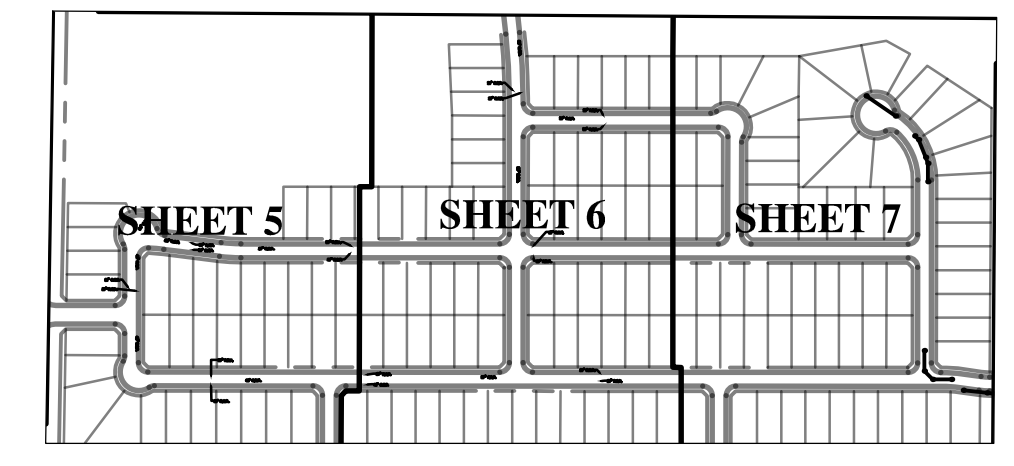
NO.	REVISION DATE



Water Line Oversizing-12" to 16"

!!!WARNING!!!

APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



KEY MAP
N.T.S.

NOTE:
ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES SHALL BE DESIGNED WITH RESTRAINED JOINTS AND CONCRETE THRUST BLOCKING PER COFW RQMT. 5.6.3.

NOTE:
FIRE HYDRANT COVERAGE IS BASED ON 500' RADIUS AND 600' MAXIMUM HOSE LAY LENGTH.

LOT 1, BLOCK 1
W. J. BOAZ ADDITION
INST. NO. 209095483
P.R.T.C.T.

CALLED 6.91 ACRES
HOYT T. FINCHER AND WIFE
BETTY S. FINCHER
INST. NO. D205369067
D.R.T.C.T.

CALLED 3.92 ACRES
JANA KAY PIERCE HAMMON
VOL. 12974, PG. 458
D.R.T.C.T.

JAMES HAMMAN AND WIFE
JANA K. HAMMAN
VOL. 12377, PG. 712
D.R.T.C.T.

CALLED 1.295 ACRES
JERRELL D. KEY AND WIFE
CAROL Y. KEY
INST. NO. D181532242
D.R.T.C.T.

CALLED 1.22 ACRES
SCOTT M. HALL AND SHEILA K. HALL
INST. NO. D197070498
D.R.T.C.T.

RANCH AT DUCK CREEK
PHASE II

BLOCK G
38X

BLOCK H
20X

BLOCK H
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BLOCK G
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BLOCK F
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BLOCK E
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QUARTER HORSE ESTATES
INST. NO. D219221530
P.R.T.C.T.

BOSWELL MEADOWS PHASE I
CAB. A. SL 10870
P.R.T.C.T.

SHALLOW CREEK DRIVE

HAWKVIEW DRIVE

NUMBER OF WATER SAMPLING TABLE

LOCATION OF WATER SAMPLING	NUMBER OF SAMPLES	
1) 1000 L.F. OF PIPE	1	EA
2) DEAD END MAIN	2	EA
3) BRANCHED OFF THE MAIN (LONGER THAN 20 L.F.)	0	EA
4) FIRE LINE	0	EA
5) HYDRANT	6	EA
SUBTOTAL	9	EA
TOTAL SAMPLE TESTED (2 CONSECUTIVE PASSING) =	18	EA
CONTINGENCY (25%)	23	EA
TOTAL ESTIMATED COST FOR WATER SAMPLING (\$30/EACH)	\$690	
(MINIMUM 4 WATER SAMPLE TESTINGS)		

* WATER SAMPLING LOCATION

UTILITY LEGEND	
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED WATER LINE & GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING WATER LINE & GATE VALVE
	EXISTING FIRE HYDRANT

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

BENCH MARK ELEVATION : 774.49
"X" cut in headwall on the west side of Steel Dust Dr. at the intersection of W.J. Boaz Rd. Elevation = 774.49 feet (NAVD88)
BENCH MARK ELEVATION : 768.57
City of Fort Worth Monument No. 9110, located on W.J. Boaz Rd, approximately 0.3 mile west of Old Decatur Rd, in a culvert under W.J. Boaz Rd, for a creek running north to south set in the southeast corner of the culvert level with the road, a city monument #9110 set flush in concrete. Elevation = 768.57 feet (NAVD88)

STARLIGHT HOMES
1800 Valley View Lane, Suite 100
Farmers Branch, Texas 75244
Phone: (972) 298-5404

RANCH AT DUCK CREEK PHASE 1 FORT WORTH, TEXAS

GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Tel: (972) 242-4242
Fax: (972) 242-4244
TDD: (972) 242-4244



JOB NO.: 10874
DATE: 12/3/20
DSGN/DRFT: ILK/HJR
REVIEW: MJB/EWE

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OVERALL WATER LAYOUT