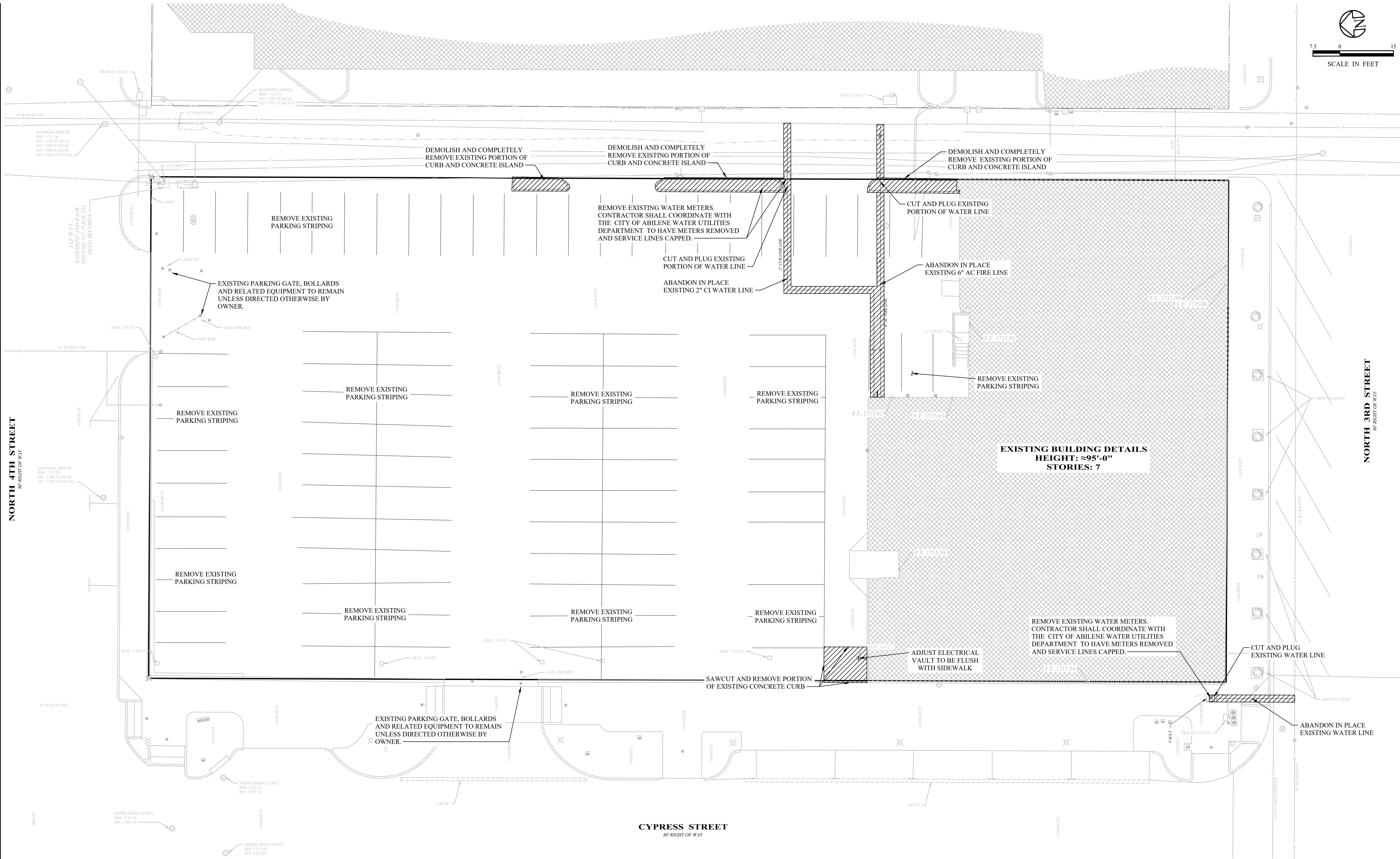


LEGEND

- SANITARY SEWER CLEANOUT
- MANHOLE - SANITARY SEWER
- MANHOLE - STORM DRAIN
- MANHOLE - TELEPHONE
- MANHOLE - ELECTRIC
- ◇ FIRE HYDRANT
- ◇ GIS - FIRE HYDRANT
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- OVERHEAD UTILITY LINE
- ADJOINER LOT LINES
- PROPERTY BOUNDARY
- ⊗ SET X IN CONCRETE
- ▨ AREAS OF DEMOLITION

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY DEMOLITION AND CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 PRIOR TO THE START OF DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO 811 OR DIG-TESS (1-800-344-8377).
2. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER WHEN ANY DISCREPANCY IS FOUND BETWEEN THE PLANS AND EXISTING CONDITIONS. IN THE EVENT THAT DISCREPANCY IS FOUND, CONTRACTOR WILL BE REQUIRED TO MAKE FIELD ADJUSTMENTS TO CORRECT ANY PROBLEM. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCY OR CONFLICT IN GRADE, ALIGNMENT, AND OR CONDITION.
3. CONTRACTOR IS RESPONSIBLE FOR SECURING AND COORDINATING ACCESS TO THE CONSTRUCTION SITE WITH THE OWNER.
4. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, DIESEL, AND OTHER POLLUTANTS INTO ANY AND ALL STORM WATER SYSTEMS AND THE SURROUNDING ENVIRONMENT. REFER TO THE REQUIRED STORM WATER POLLUTION PREVENTION PLAN (SWP3) FOR SPECIFIC REQUIREMENTS. CONTRACTOR SHALL STRICTLY ADHERE TO THE REQUIREMENTS OF THE SWP3. REFER TO THE DRAINAGE PLAN FOR SPECIFIC SWP3 REQUIREMENTS.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL NECESSARY TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE CITY OF ABILENE.
6. DAMAGES SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE EXISTING CONDITION OF THE PROPERTY PRIOR TO THE COMMENCEMENT OF DEMOLITION/CONSTRUCTION. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL AND SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REPAIRING EXISTING VEGETATION OR VEGETATION COVER, REPLACING FENCES, REPLACING TREES, REPAIRING CONCRETE, REPAIRING ASPHALT, ETC.
7. CLEAN-UP SITE AND DISPOSE OF ALL DEBRIS.

GENERAL UTILITY DEMOLITION NOTES:

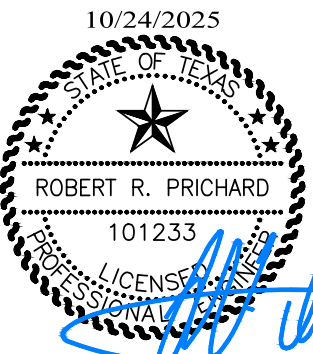
1. CONTRACTOR SHALL COORDINATE WITH ALL LOCAL FRANCHISE UTILITIES (IE. ELECTRIC POWER, TELEPHONE, DATA, CABLE, GAS, ECT.) REGARDING THE ABANDONMENT OF EXISTING UTILITY SERVICE CONNECTIONS AND THE INSTALLATION OF NEW BUILDING SERVICE CONNECTIONS (INCLUDING LINES, METERS, AND RELATED APPURTENANCES).
2. REFER TO MECHANICAL / ELECTRICAL / PLUMBING SHEETS FOR ADDITIONAL DEMOLITION REQUIREMENTS.



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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

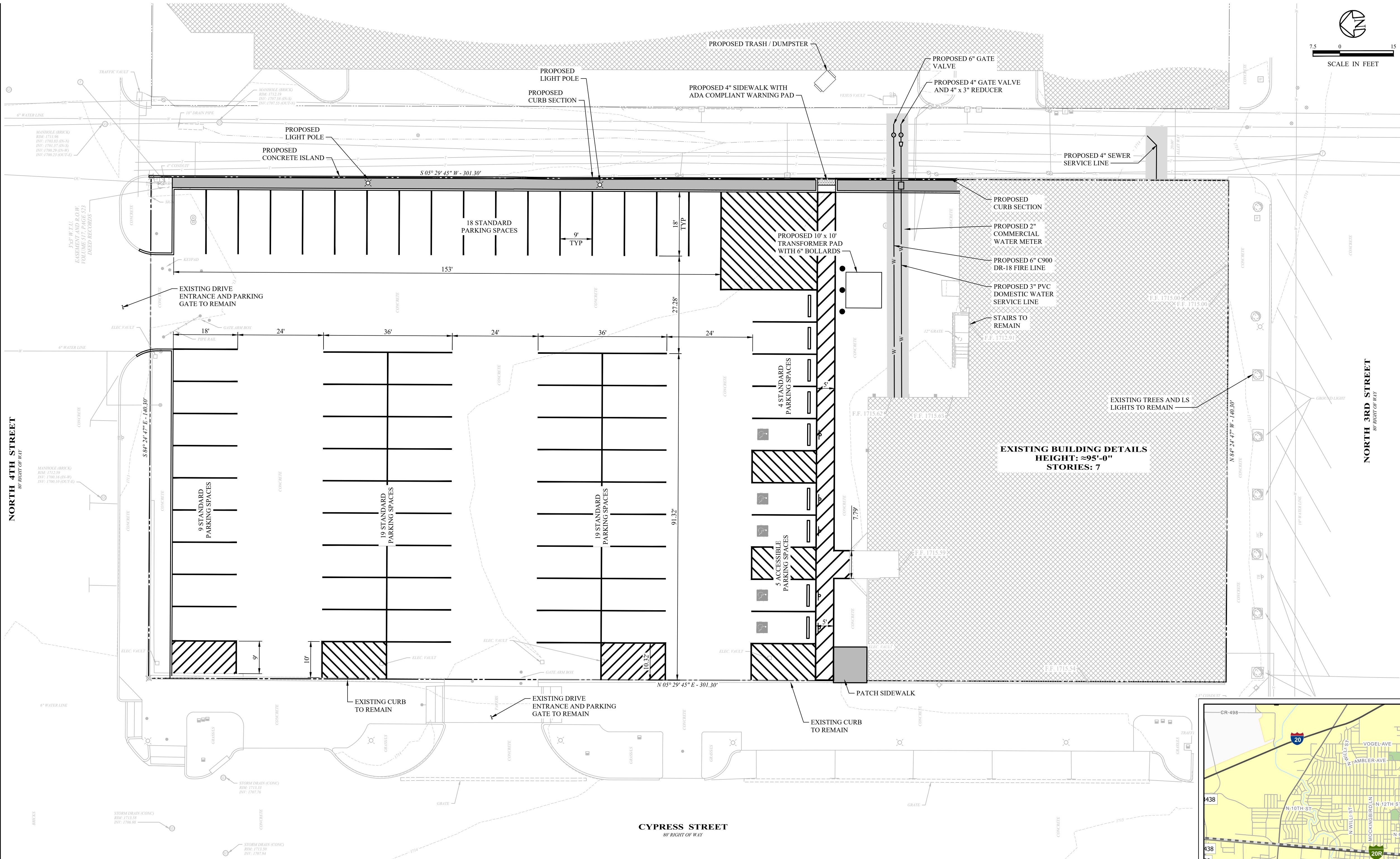


REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

C-1.1
DEMOLITION PLAN

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LEGEND

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OWNER INFORMATION
OPG CYPRESS PARTNERS, LLC
MATTHEW GILLAM
24 N. SANTA FE AVENUE, SUITE A
SALINA, KANSAS 67401

LEGAL
LOT 113, BLOCK 21, ORIGINAL TOWN ABILENE
ABILENE, TAYLOR COUNTY, TEXAS
LOT SQUARE FOOTAGE: 42,272 SQ-FT
LOT ACREAGE: 0.9704 ACRES

ADDRESS
301 CYPRESS STREET
ABILENE, TEXAS

ZONING DISTRICT: LDC CHAPTER 2, ARTICLE 3
CENTRAL BUSINESS (CB)

BUILDING INFORMATION: LDC CHAPTER 2, ARTICLE 4
MULTIPLE FAMILY / APARTMENTS: 57,538 SQ-FT
REFER TO BOARD OF ADJUSTMENT CASE BA-2025-06

DWELLING (APARTMENT) UNIT BREAKDOWN:
2 BEDROOM UNITS: 15 UNITS
1 BEDROOM UNITS: 22 UNITS
EFFICIENCY UNITS: 12 UNITS
TOTAL: 49 UNITS

2 BEDROOM %: 30%
1 BEDROOM %: 45%
EFFICIENCY %: 25%

TAS ACCESSIBLE UNITS: 1 UNIT (2%)

PARKING SPACE REQUIREMENTS: LDC CHAPTER 2, ARTICLE 5
MULTIPLE FAMILY RESIDENCE: 3 SPACES PER 2 DWELLING UNITS
49 DWELLING UNITS:
74 PARKING SPACES (TOTAL REQUIRED)
3 ACCESSIBLE SPACES (MINIMUM REQUIRED)

PARKING PROVIDED
STANDARD PARKING SPACES: 69
ADA / TAS COMPLIANT SPACES: 05
TOTAL: 74

FLOOD NOTE
AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY MAP PANEL NUMBER 48441C0228F WITH EFFECTIVE DATE JANUARY 6TH, 2012, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

SIDEWALK NOTE
SIDEWALKS AND CORRESPONDING CURB RAMPS LOCATED IN CITY RIGHT OF WAY OR PUBLIC ACCESS EASEMENT MUST BE PERMITTED THROUGH ABILENE'S PUBLIC WORKS DEPARTMENT.

EROSION CONTROL
A STORMWATER POLLUTION PREVENTION PLAN (SWP3) INCLUDING SILT FENCING WILL BE UTILIZED DURING THE DEVELOPMENT OF THE SITE. EROSION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.

SITE LIGHTING
ALL EXTERIOR LIGHTING (INCLUDING WALL MOUNTED FIXTURES) SHALL BE FULLY SHIELDED.

REFUSE COLLECTION FACILITY
EXISTING SOLID WASTE CONTAINERS ARE PLANNED TO BE UTILIZED FOR THIS DEVELOPMENT. MINIMAL SOLID WASTE WILL RESULT FROM THE NEW BUILDING DEVELOPMENT AND WILL BE TRANSPORTED TO THE EXISTING SOLID WASTE CONTAINERS ON SITE.

LANDSCAPE PLAN
A COMPLETE LANDSCAPE AND IRRIGATION PLAN MEETING ALL CITY REQUIREMENTS SHALL BE SUBMITTED TO PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO ANY LANDSCAPING INSTALLATION. ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

WHEEL STOP NOTE
THE FRONT FACE (I.E. WHERE THE WHEELS STOP) OF ALL WHEEL STOPS SHALL BE A MINIMUM OF 24" FROM THE FRONT OF THE PARKING SPACE.

MECHANICAL EQUIPMENT
MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) WILL BE SCREENED FROM VIEW OR STREET AND PARKING LOTS, BY MATERIALS CONSISTENT WITH BUILDING'S EXTERIOR.

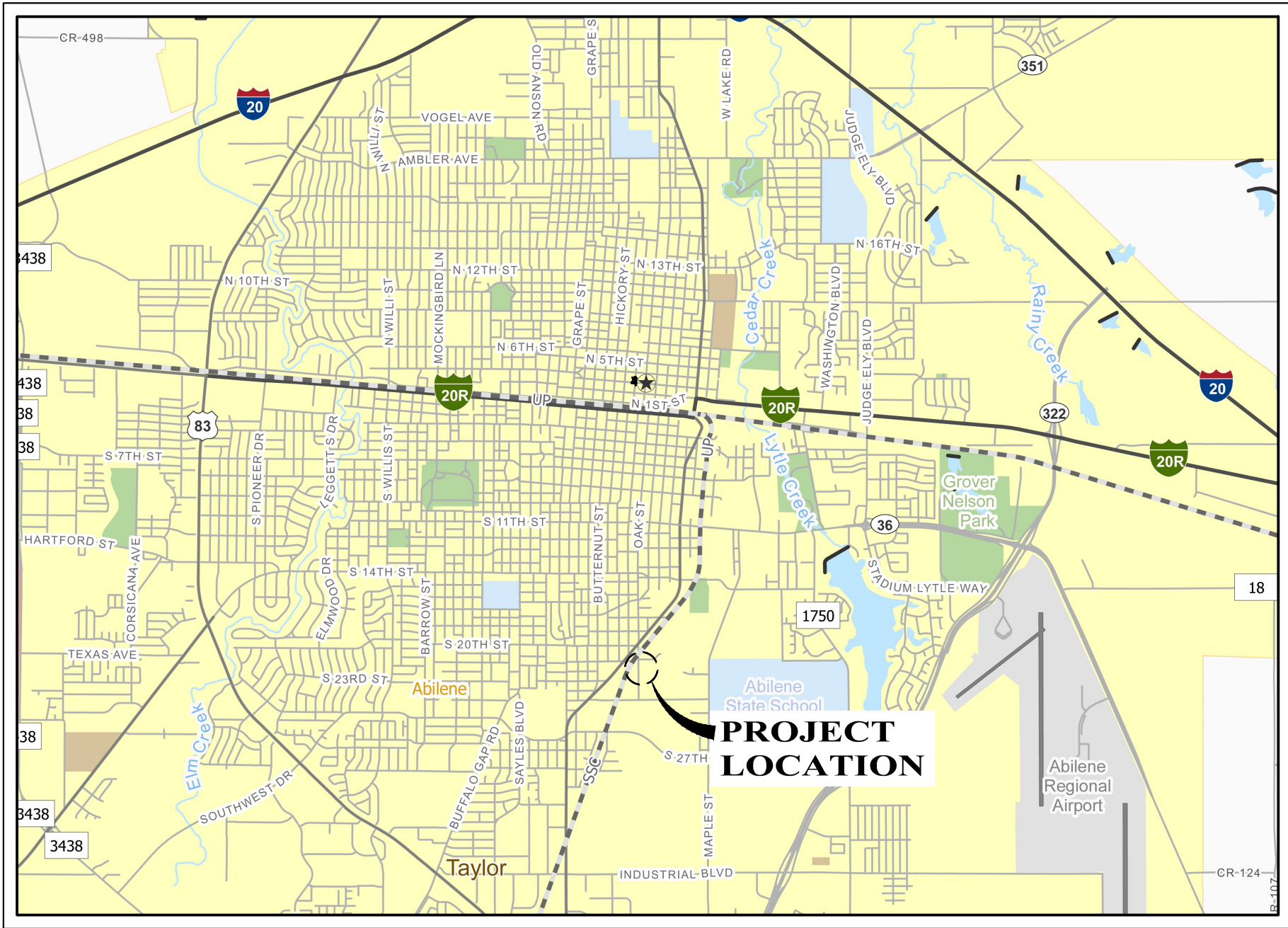
DRAINAGE PLAN NOTES
EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF ABILENE.

PROPOSED IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA: 42,272 SQ-FT
PROPOSED IMPERVIOUS AREA: 42,272 SQ-FT

UTILITY NOTES

1. WATER METER SHALL NOT BE TAPPED OFF FIRE LINE.
2. WATER METER NEEDS TO BE IN PUBLIC RIGHT OF WAY OR EASEMENT.
3. SERVICE LINE FROM WATER METER TO BUILDING SHALL BE 50 PERCENT LARGER THAN DESIRED METER SIZE.
4. WATER AND SEWER SERVICE LINE LOCATIONS, TYPE AND SIZE SHALL BE COORDINATED WITH THE CITY OF ABILENE WATER DEPARTMENT AND LOCAL PLUMBING CODES.
5. THE CONTRACTOR SHALL PROVIDE WATER METER BOXES FOR EACH WATER SERVICE CONNECTION DETAILED ON THE PLANS. FOR WATER METER SIZES 1.5"; TO 2.5", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH 1527 (AMI COMPATIBLE) WATER METER BOX LID AND PMSBCF 1527-12 WATER METER BOX, OR A EAST JORDAN IRON WORKS PRODUCT NUMBER 3213164 (AMI COMPATIBLE) WATER METER BOX LID AND PRODUCT NUMBER 38001527 WATER METER BOX, OR EQUIVALENT. FOR WATER METER SIZES 5.8" TO 1", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH 1324 AMR LID WATER METER BOX LID AND PMSBCF 1324-12 WATER METER BOX, OR AN EAST JORDAN IRON WORKS PRODUCT NUMBER 32131365 (AMI COMPATIBLE) 1324 WATER METER BOX LID AND PRODUCT NUMBER 32414001W WATER METER BOX, OR EQUIVALENT.
6. THE CONTRACTOR SHALL PROVIDE A 5" x 4.5" HYDRA-STORZ ADAPTOR EQUIPPED WITH A CHECK VALVE AND MANUFACTURED BY FYRELINE USE ALL PROPOSED FIRE HYDRANTS.



OVERALL PROJECT LOCATION MAP

SCALE: 1" = 5000'-0"



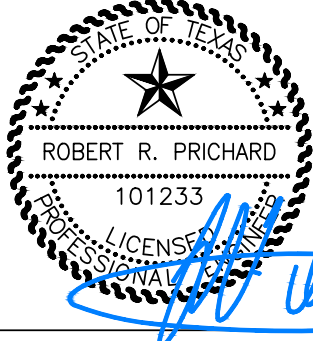
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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

10/24/2025



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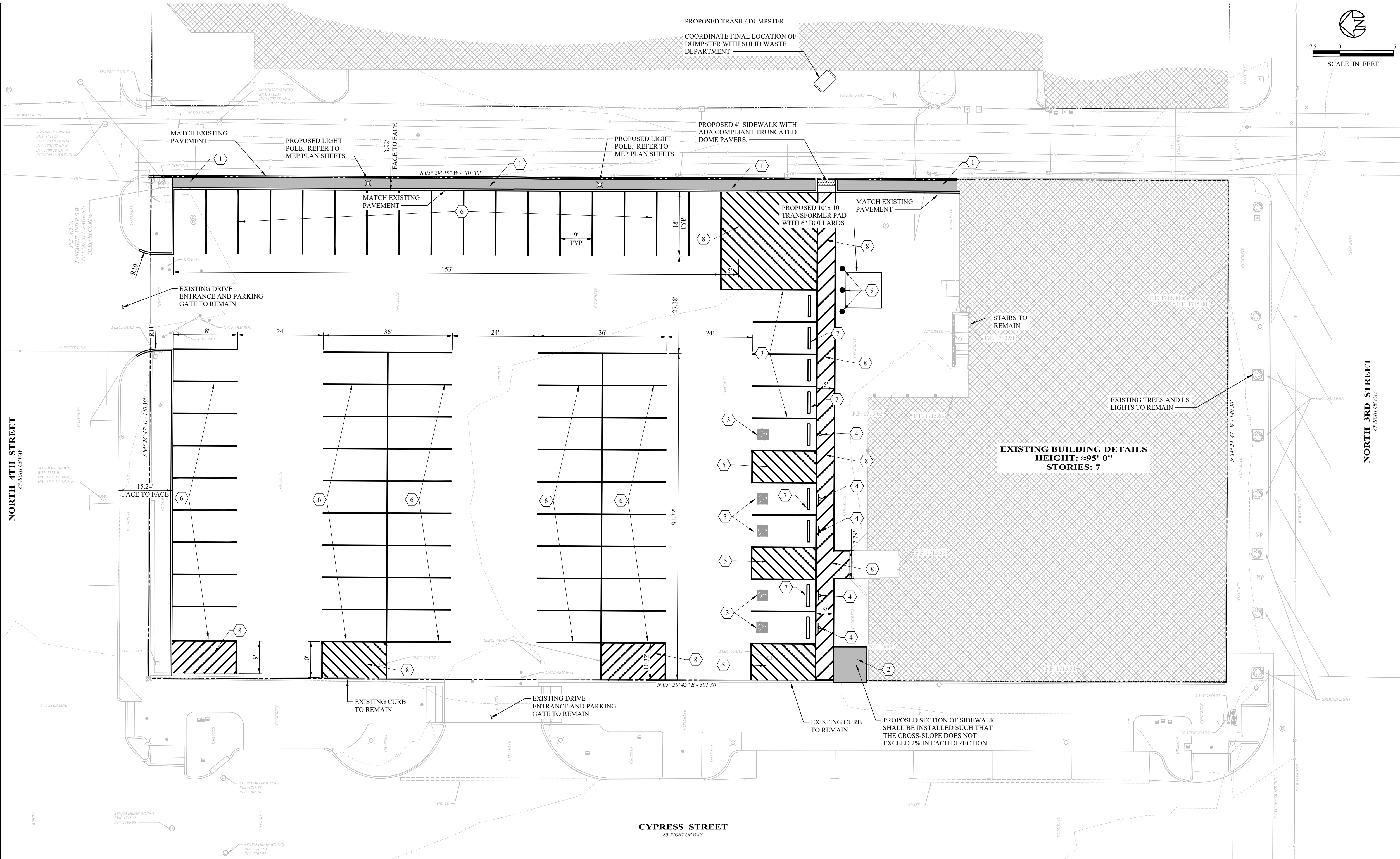
DATE: 10-24-2025

JOB: 24-3483

SHEET NO.:

C-1.2
CITY SITE PLAN

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GENERAL NOTES

- ALL SITE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PROJECT SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING ALL EXISTING BURIED UTILITIES WITHIN THE PROJECT AREA. ANY DAMAGE CAUSED TO EXISTING UNDERGROUND UTILITIES BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S OWN EXPENSE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL AND/OR UTILITY AGENCIES PRIOR TO BEGINNING CONSTRUCTION.
- CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- ALL CURB RAMP SURFACES SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURING AND CONTRASTING COLOR AS DEPICTED ON THE TYPICAL CURB RAMP DETAILS. ALL CURB RAMP SHALL NOT EXCEED AN 8.33% SLOPE (1:12) OR BE LONGER THAN 6 FEET.

NOTES INDICATED BY NUMBER IN # :

- INSTALL TYPICAL CONCRETE MEDIAN PER DETAIL ON SHEET C-1.5.
- INSTALL TYPICAL CONCRETE SIDEWALK.
- INSTALL TYPICAL ADA/TAS COMPLIANT PAVEMENT MARKINGS.
- INSTALL TYPICAL ADA/TAS COMPLIANT PARKING SIGNAGE.
- INSTALL TYPICAL ADA/TAS COMPLIANT ACCESS AISLE STRIPING PER TYPICAL DETAILS.
- INSTALL TYPICAL PARKING AREA STRIPING.
- INSTALL TYPICAL CONCRETE WHEEL STOP.
- PEDESTRIAN ACCESSIBLE PATHWAY. STRIPES SHALL BE 4" IN WIDTH (MIN), SPACED 2'-0" ON CENTERS EACH WAY RUNNING ON A 45 DEG ANGLE.
- INSTALL TYPICAL PIPE BOLLARD, PAINTED YELLOW.

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UTILITY WARNING

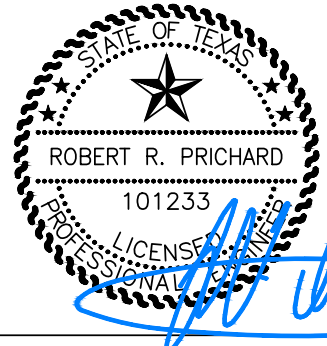
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SITE PLAN

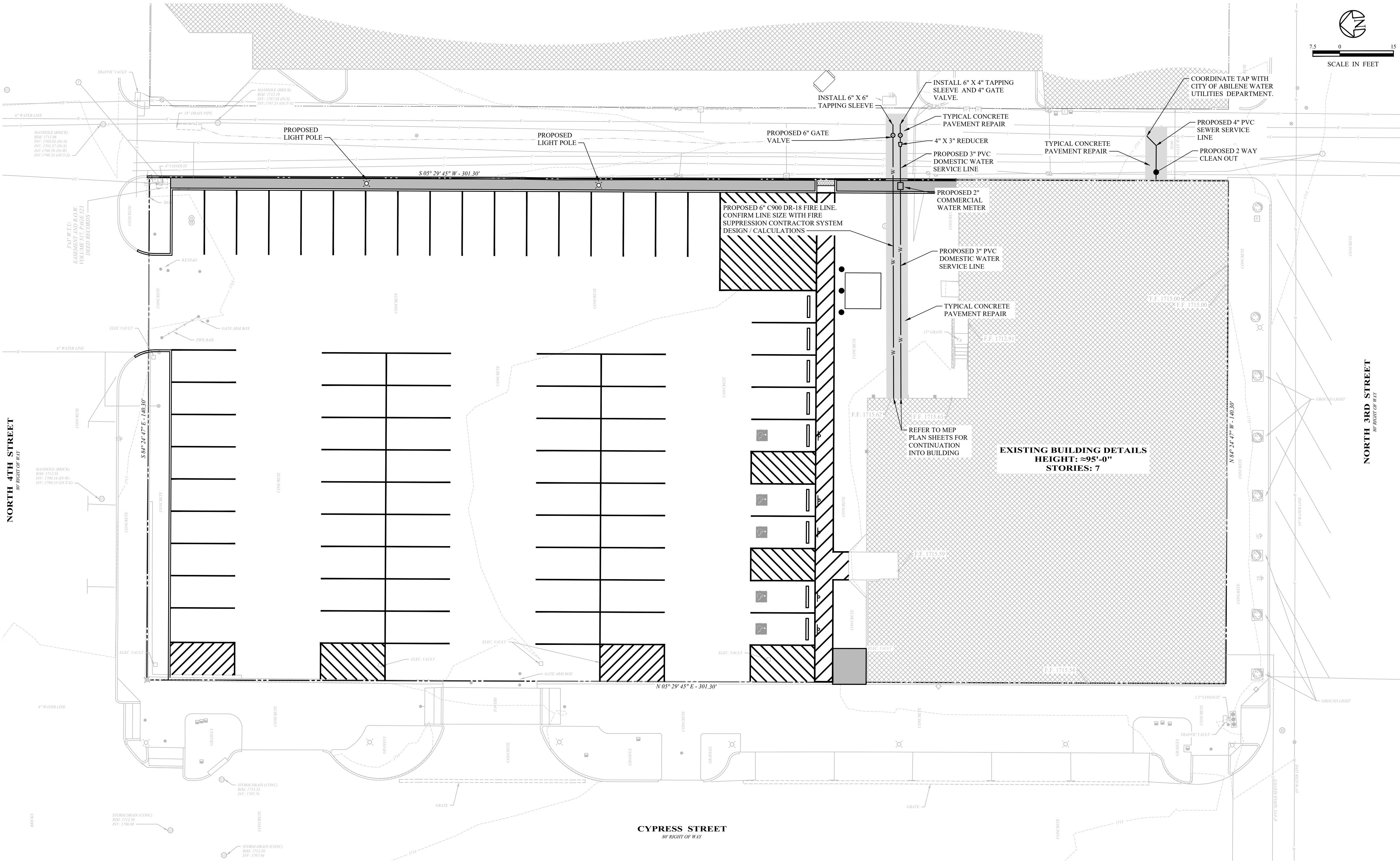
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GENERAL UTILITY INSTALLATION NOTES:

- TRENCH DEPTHS GREATER THAN FOUR (4) FEET SHALL BE SUBJECT TOO, AND FULLY COMPLIANT WITH OSHA TRENCH SAFETY REQUIREMENTS. CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH AND EXCAVATION SAFETY PLAN FOR UTILITY TRENCHES AND /OR OTHER EXCAVATIONS EXCEEDING 4'-0" IN DEPTH. SAFETY PLAN SHALL BE MADE AVAILABLE TO THE CITY OF ABILENE UPON REQUEST.
- WATER AND SEWER YARD SERVICE LINES AND RELATED APPURTENANCES SHALL BE INSTALLED BY A PLUMBER LICENSED IN THE STATE OF TEXAS AND IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE, LATEST EDITION AND LOCAL PLUMBING ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS (ASIDE FROM TXDOT PERMITS) FOR THE REQUIRED INSTALLATIONS.
- CONTRACTOR SHALL COORDINATE TAPPING OF THE CITY WATER AND SEWER MAIN LINES, AND THE INSTALLATION OF BOTH POTABLE WATER AND IRRIGATION WATER METERS WITH THE CITY OF ABILENE CITY WATER UTILITIES DEPARTMENT. CONTRACTOR SHALL FURNISH AND INSTALL ALL WATER METER ASSEMBLY COMPONENTS AS SHOWN AND SPECIFIED. COORDINATE METER PLACEMENT WITH ABILENE CITY WATER DEPARTMENT.
- BEDDING AND BACKFILL REQUIREMENTS. ALL UTILITY PIPING EXTENSIONS SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE NOTES BELOW AND DETAILS AS SHOWN ON SHEET C-405.
 - PIPE ZONE: THE "PIPE ZONE" INCLUDES AREAS OF BEDDING, HAUNCHING (BOTTOM OF THE PIPE TO THE SPRING LINE) AND INITIAL BACKFILL (SPRING LINE OF THE PIPE TO A MINIMUM OF 6 INCHES ABOVE THE TOP OF THE PIPE). MATERIALS SUITABLE FOR USE IN THE "PIPE ZONE" SHALL BE ON SHEET C-116.
 - FINAL BACKFILL MATERIAL (LANDSCAPE AREAS): EARTH BACKFILL MAY BE EXCAVATED AND REUSED FROM TRENCH OR OBTAINED FROM AN APPROVED BORROW AREA. MATERIAL SHALL BE PROCESSED TO ENSURE THAT ONLY SELECT MATERIAL IS USED FOR BACKFILLING OPERATIONS. MATERIAL SHALL BE FREE OF LUMPS, CLODS, LARGE ROCKS, DEBRIS, TRASH, ORGANIC, SPONGY OR OTHERWISE OBJECTIONABLE MATERIAL. THE PRESENCE OF SUCH MATERIAL IN THE BACKFILL MAY PRECLUDE UNIFORM COMPACTION AND RESULT IN EXCESSIVE LOCALIZED POINT LOADS OR DEFLECTIONS IN THE PIPING SYSTEM OR FIBERGLASS STRUCTURE.
 - FINAL BACKFILL MATERIAL (PAVEMENT AREAS): FINAL BACKFILL IN PAVEMENT AREAS SHALL CONSIST OF FLEXIBLE LIMESTONE ROAD BASE OR SIMILAR, ENGINEER APPROVED MATERIAL.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 3' OF COVER OVER DOMESTIC WATER SERVICE LINE.

DOMESTIC WATER INSTALLATION NOTES:

- METER BOX ENCLOSURE SHALL BE A BASS AND HAYS MODEL PMSBCF 1527-12 WITH AMI COMPATIBLE LID (BH 1527); OR EAST JORDAN IRONWORKS (EJI) PRODUCT NUMBER 38001527 METER BOX AND EJI PRODUCT NUMBER 32131364 METER BOX LID (AMI COMPATIBLE); OR CITY APPROVED EQUAL PRODUCT.
- POTABLE WATER SERVICE CLAMPS (SADDLES): 2.5" SERVICE LINES AND SMALLER. SERVICE CLAMPS SHALL BE BRONZE, TWO PIECE WITH O-RING SEAL. USE FORD, MUELLER OR ENGINEER APPROVED EQUIVALENT PRODUCT.
- DOMESTIC WATER SERVICE LINE BETWEEN CITY MAIN AND SERVICE. METER SHALL BE COMPRISED OF SDR-21 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D2241. ALL PIPING SHALL BEAR NSF 61 SEAL OF APPROVAL. SERVICE LINE SHALL TERMINATE INSIDE METER BOX ENCLOSURE.
- WHERE APPLICABLE ALL WATER SERVICE CONNECTION FITTINGS SHALL BE COMPRESSION TYPE FITTINGS. FLARED FITTINGS ARE NOT PERMITTED.
- POTABLE WATER SERVICE LINE BETWEEN THE METER VAULT/BOX AND THE BUILDING SHALL BE COMPRISED OF SDR-21 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D2241. ALL PIPING SHALL BEAR THE NSF 61 SEAL OF APPROVAL. PIPE JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH FLEXIBLE ELASTOMERIC SEAL.
- FIRE SUPPRESSION SYSTEM SUPPLY LINE PIPING SHALL CONSIST OF 6-INCH C900, DR-18 PVC WATER PIPE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900. FIRE SUPPLY LINE SHALL BEAR TE NSF 61 SEAL OF APPROVAL. JOINTS SHALL BE INTEGRAL BELL SPIGOT WITH FLEXIBLE ELASTOMERIC SEAL.
- BURIED FITTINGS GREATER THAN 3 INCHES IN DIAMETER SHALL BE DUCTILE IRON CONFORMING TO AWWA C110 OR AWWA C153. FITTINGS SHALL BE CEMENT LINED PER AWWA C104 AND THE EXTERIOR SHALL BITUMINOUS COATED. FITTINGS SHALL BE PUSH-ON, MECHANICAL JOINT OR FLANGED AS SHOWN. ALL DIRECTLY BURIED DUCTILE IRON FITTINGS AND PIPING SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE ENCASEMENT PER AWWA C105.
- GATE VALVES (4" AND LARGER). GATE VALVES SHALL BE SOLID WEDGE, RESILIENT SEAT TYPE CONFORMING TO THE REQUIREMENTS OF AWWA C509. VALVES SHALL HAVE A WORKING PRESSURE RATING OF 200 PSI (MINIMUM). VALVE STEM SHALL BE NON-RISING WITH O-RING VALVE PACKING AND 2" SQUARE NUT, OPENING COUNTER-CLOCKWISE. FERROUS SURFACES OF VALVE INTERIOR SHALL BE EPOXY COATED PER AWWA C550.

- BURIED FITTINGS 3 INCHES IN DIAMETER AND SMALLER SHALL BE HARCO 200 PVC CONFORMING TO ASTM D2241. FITTINGS SHALL BE NSF APPROVED AND MARKED FOR POTABLE WATER USE. FITTING JOINTS SHALL BE INTEGRAL WITH FLEXIBLE ELASTOMERIC SEAL. WORKING PRESSURE SHALL BE RATED TO 200 PSI
- GATE VALVES (SMALLER THAN 3 INCHES). POTABLE WATER GATE (SHUT OFF) VALVES SMALLER THAN 3 INCH DIAMETER SHALL CONSIST OF BRONZE BODIED GATE VALVES. VALVES SHALL BE DOMESTIC CLASS 125, NON-RISING STEM, SOLID DISC TYPE WITH EITHER SCREWED OR UNION BONNET, AND THREADED ENDS. BODY, BONNET, AND DISC SHALL BE ASTM B62 BRONZE. STEMS SHALL BE COPPER SILICON ALLOY, OR OTHER APPROVED CORROSION RESISTANT MATERIAL WITH EQUAL CHARACTERISTICS OF STRENGTH AND DURABILITY. THE DISC SHALL CLEAR THE PORT AREA COMPLETELY IN THE FULLY OPENED POSITION. THREADED ENDS SHALL CONFORM TO ANSI B16.15. PROVIDE NIBCO T-113, AY MCDONALD, JENKINS, HAMMOND OR ENGINEER APPROVED EQUIVALENT PRODUCT.
- WATER MAIN SHALL BE MARKED UNDER THE GROUND SURFACE, TWO FEET ABOVE THE PIPE BY PLACING A 2" WIDE METALIZED PLASTIC TAPE WITH THE WORD "WATER" PRINTED ON THE TAPE AT REGULAR INTERVALS.
- ALL WATER VALVE CAPS SHALL BE ENCASED IN AN 18" X 18" X 4" THICK, 3,000 PSI CONCRETE COLLAR, REINFORCED WITH #3 REBAR AT 6" CENTERS.
- FIRE LINE THRUST RESTRAINT. CONTRACTOR SHALL INSTALL MECHANICAL THRUST RESTRAINT HARNESSSES AT ALL VALVE AND FITTING LOCATIONS. REFER TO TYPICAL DETAIL ON SHEET C-1.6.

SANITARY SEWER PIPING INSTALLATION NOTES:

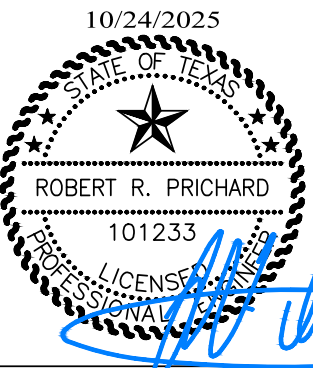
- SANITARY SEWER WASTE AND DRAIN PIPING SHALL BE SDR-35 PVC SANITARY SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034. PIPE SHALL BE MANUFACTURED FROM CELL CLASS 1245B AS PER ASTM D1784. PIPE JOINTS SHALL BE FLEXIBLE, GASKETED, ELASTOMERIC TYPE JOINTS. JOINT GASKETS SHALL BE COMPRESSION TYPE, CONFINED IN A MACHINE GROOVE IN EITHER THE SPIGOT OR THE BELL, AND SHALL MEET THE REQUIREMENTS OF ASTM F477. ALL PIPE JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3212.
- SDR-35 PIPE FITTINGS SHALL BE PUSH-ON TYPE FITTINGS MEETING THE REQUIREMENTS OF ASTM D3034, TYPE PSM.
- CLEANOUTS: CLEANOUTS, WHERE SHOWN/SPECIFIED SHALL BE LINE TYPE PVC PIPING. CLEANOUT PORTS (COVERS) SHALL BE A LACQUERED CAST-IRON BODY AND ROUND EPOXY COATED, GASKETED COVER PLACED IN CONCRETE OR PAVED AREAS. BRONZE/BRASS CAPS IN PEDESTRIAN SIDEWALK AREAS, OR PVC WITH THREADED CAPS IN LANDSCAPE AREA. REFER TO STANDARD CLEANOUT DETAILS ON SHEET C-406.



**Know what's below.
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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

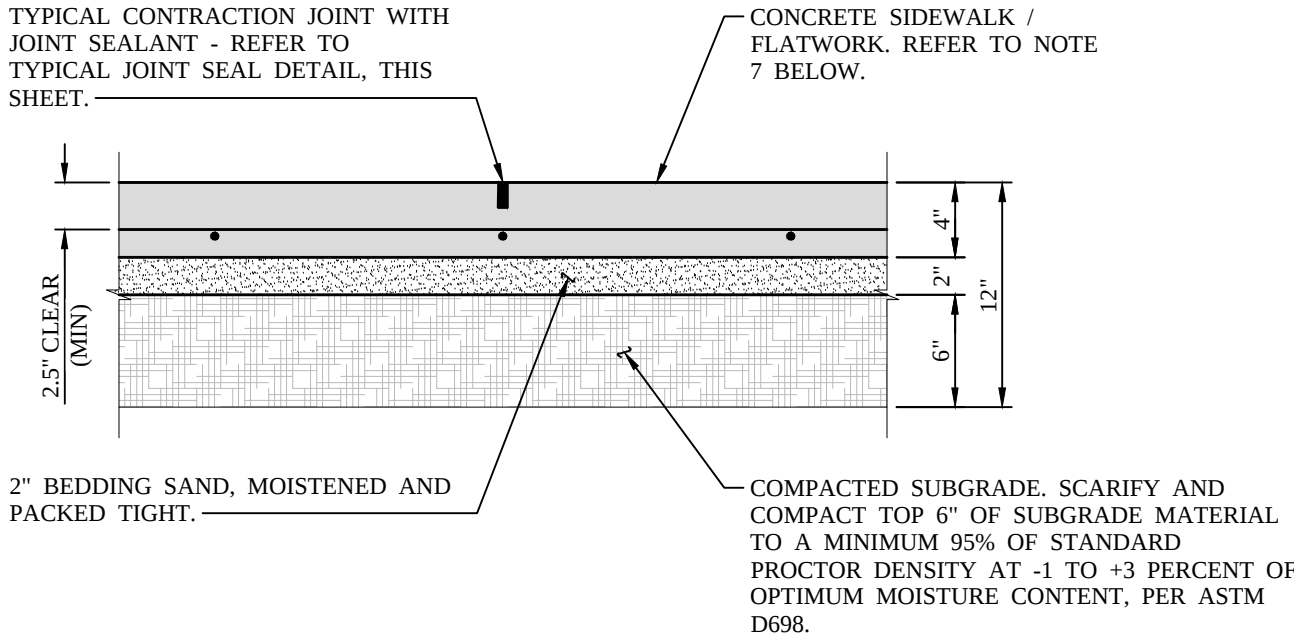


REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

C-1.4
UTILITY PLAN

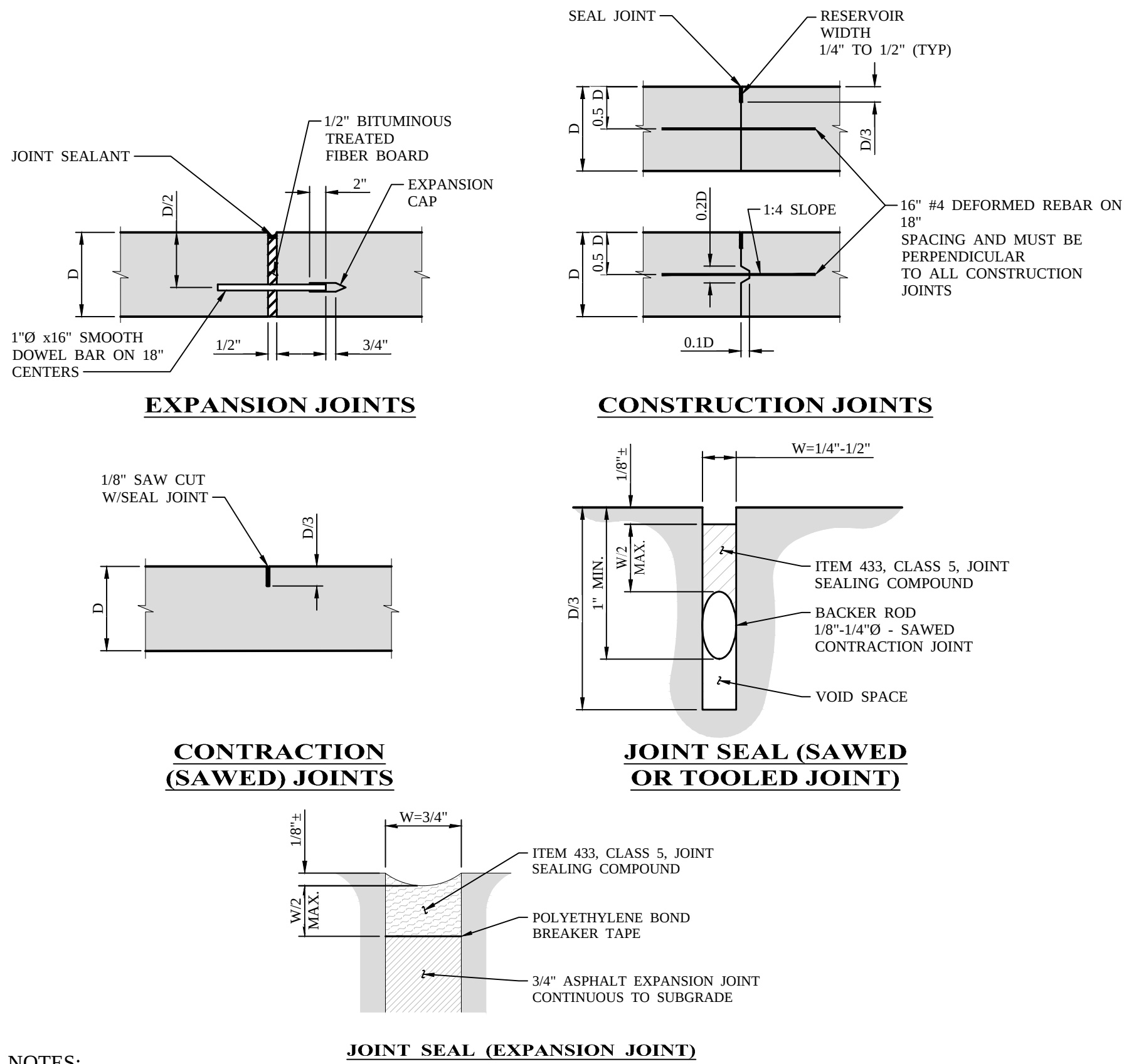
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CONCRETE SIDEWALK/FLATWORK NOTES:

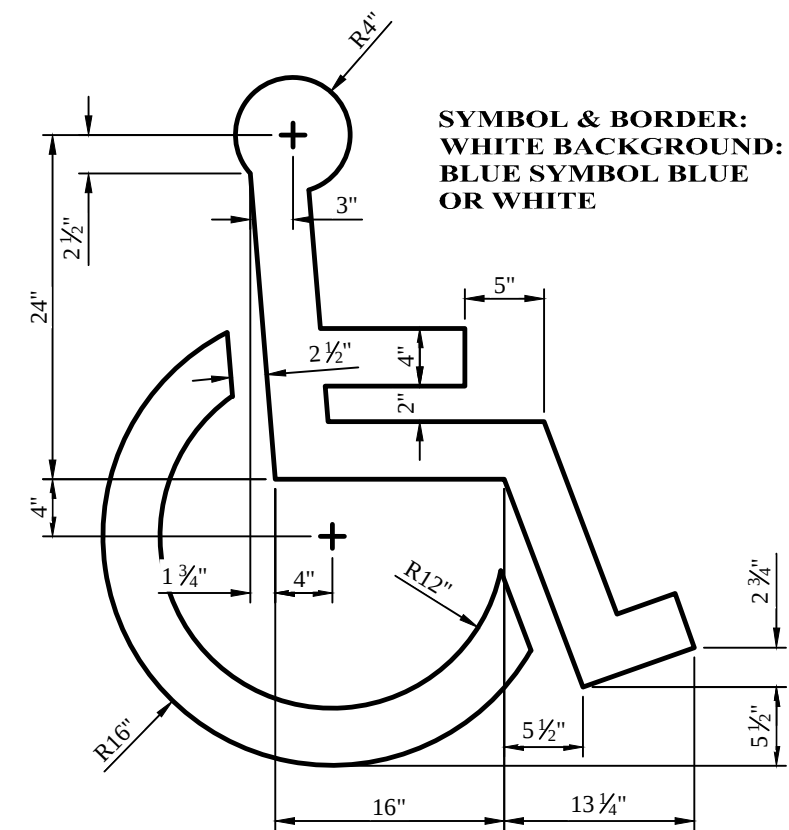
1. CONSTRUCT CONCRETE SIDEWALK/FLATWORK IN ACCORDANCE WITH CITY OF ABILENE STANDARDS.
2. INSTALL CONTROL JOINTS AT 6' INTERVALS IN EACH DIRECTION.
3. PLACE TYPICAL CONSTRUCTION JOINTS AS NECESSARY TO FACILITATE CONCRETE PLACEMENT.
4. INSTALL TYPICAL EXPANSION JOINT AT 30' INTERVALS (MAXIMUM) IN EACH DIRECTION.
5. ALL JOINTS SHALL BE FILLED AND SEALED IN ACCORDANCE WITH SECTION 07 9200 "JOINT SEALANT". ALL JOINT FILLERS AND SEALANTS ARE TO BE INSTALLED WITHIN 24 HOURS OF SAW CUTTING OPERATIONS. REFER TO TYPICAL DETAIL, THIS SHEET.
6. SIDEWALKS AND FLATWORK SHALL RECEIVE ROUGH BROOM FINISH UNLESS DIRECTED OTHERWISE.
7. 4" CLASS "A" CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE SHALL BE REINFORCED WITH #3 STEEL BARS SPACED AT 18" O.C. EACH WAY. DESIGN MIX SHALL HAVE A SLUMP OF 5" (1"-2") AND A MINIMUM OF 3% - 6% ENTRAINED AIR.

TYPICAL CONCRETE SIDEWALK/FLATWORK DETAIL
NO SCALE

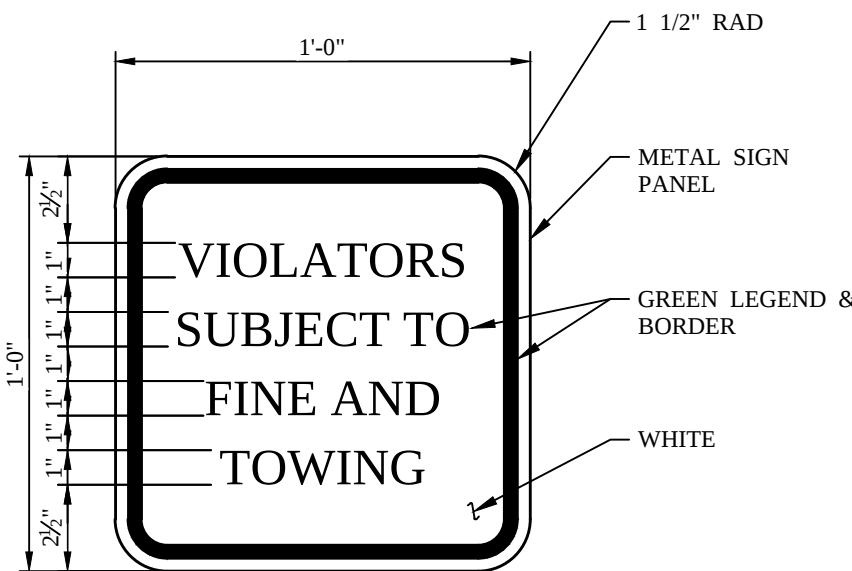


- NOTES:**
1. BACKER RODS SHALL BE COMPATIBLE WITH THE CLASS OF SEALANT USED.
 2. D= SLAB THICKNESS.
 3. SAWED JOINT NOTE: SAWED JOINTS SHALL BE COMPLETED USING A "SOFT SAW" BLADE. SAWING OPERATIONS MUST COMMENCE AS SOON AS IT CAN BE ACCOMPLISHED WITHOUT CAUSING DAMAGE TO THE PAVEMENT. ONCE SAWING HAS COMMENCED, IT SHALL BE CONTINUED UNTIL COMPLETE. SAWING SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. SAWING OPERATIONS SHALL BE COMPLETED IN RAIN OR COLD WEATHER. IF MARRING OF THE SURFACE OCCURS, THE ENGINEER MAY EXTEND THE 12 HOUR LIMIT. REFER TO SECTION 03 3000 "CAST-IN PLACE CONCRETE" FOR FURTHER REQUIREMENTS.

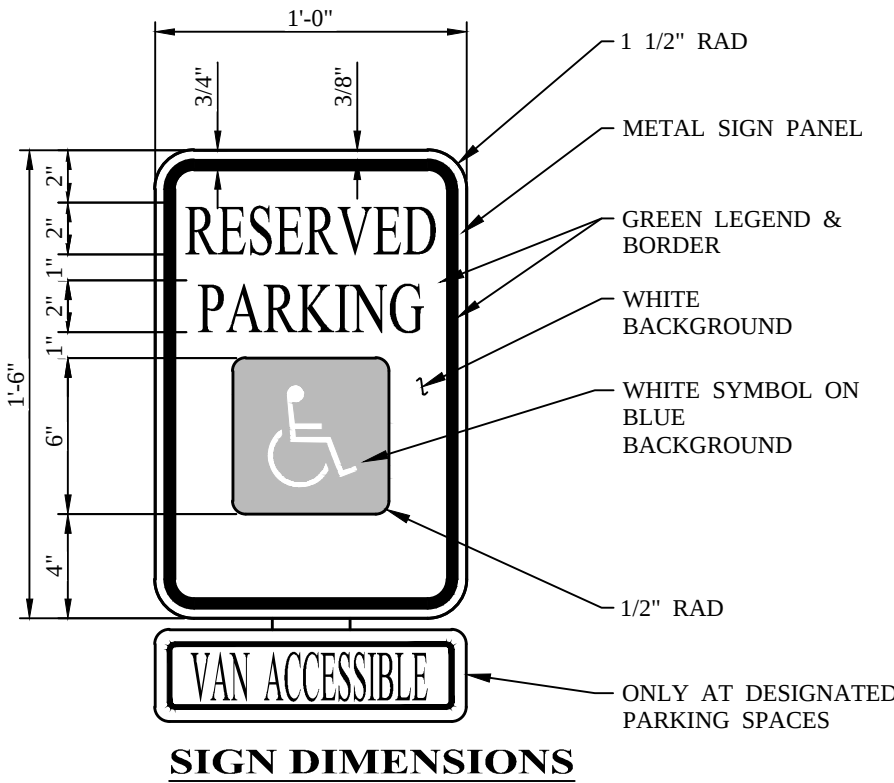
TYPICAL CONCRETE PAVEMENT JOINT DETAILS
NO SCALE



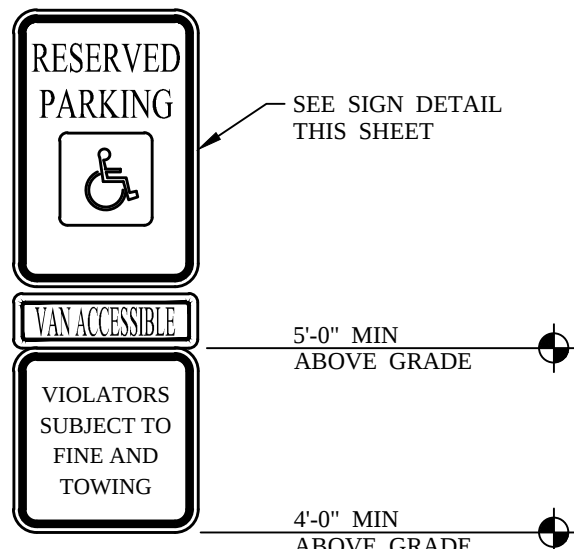
ACCESSIBLE MARKINGS
NO SCALE



SIGN DIMENSIONS



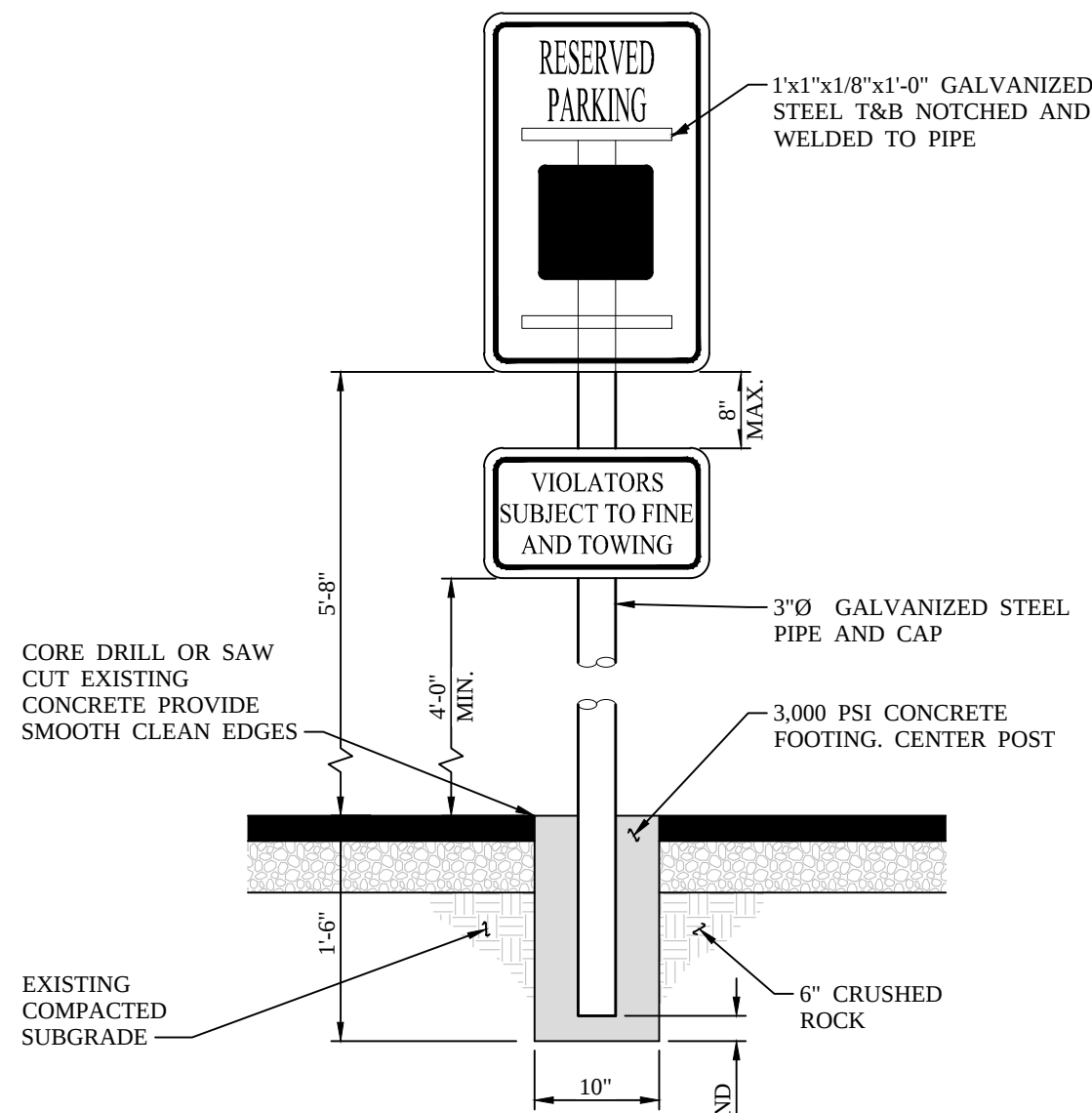
SIGN DIMENSIONS



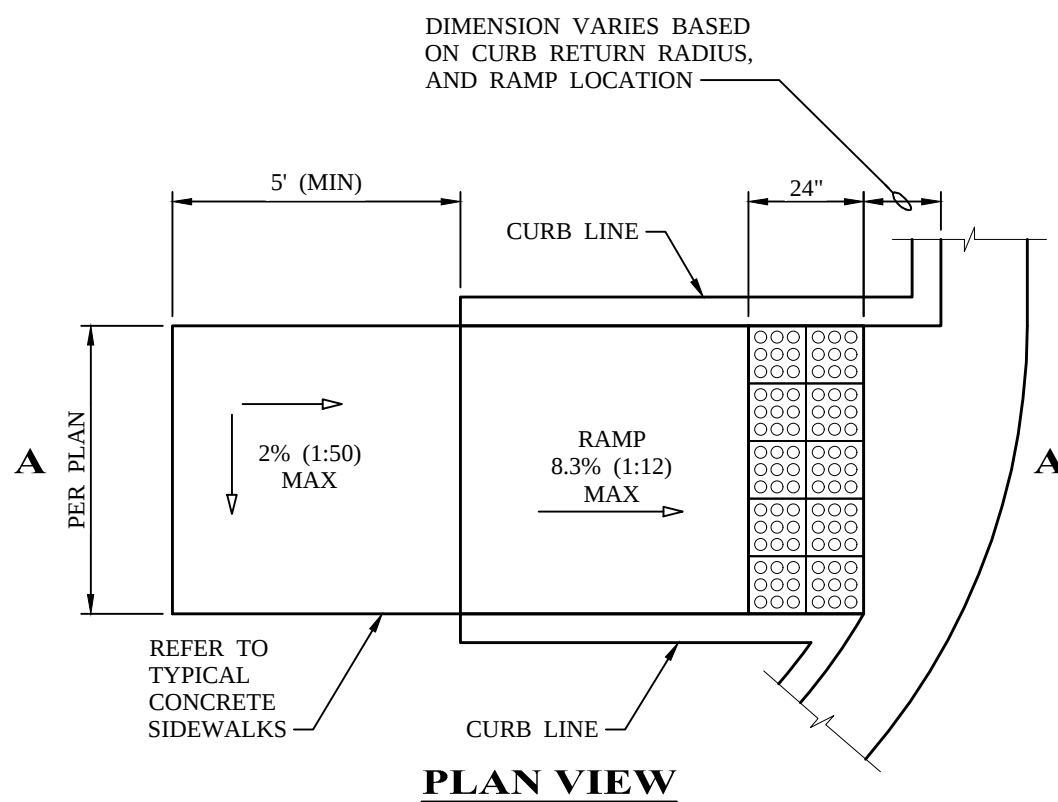
ACCESSIBLE PARKING SIGN
NO SCALE

ACCESSIBLE MARKINGS NOTES:

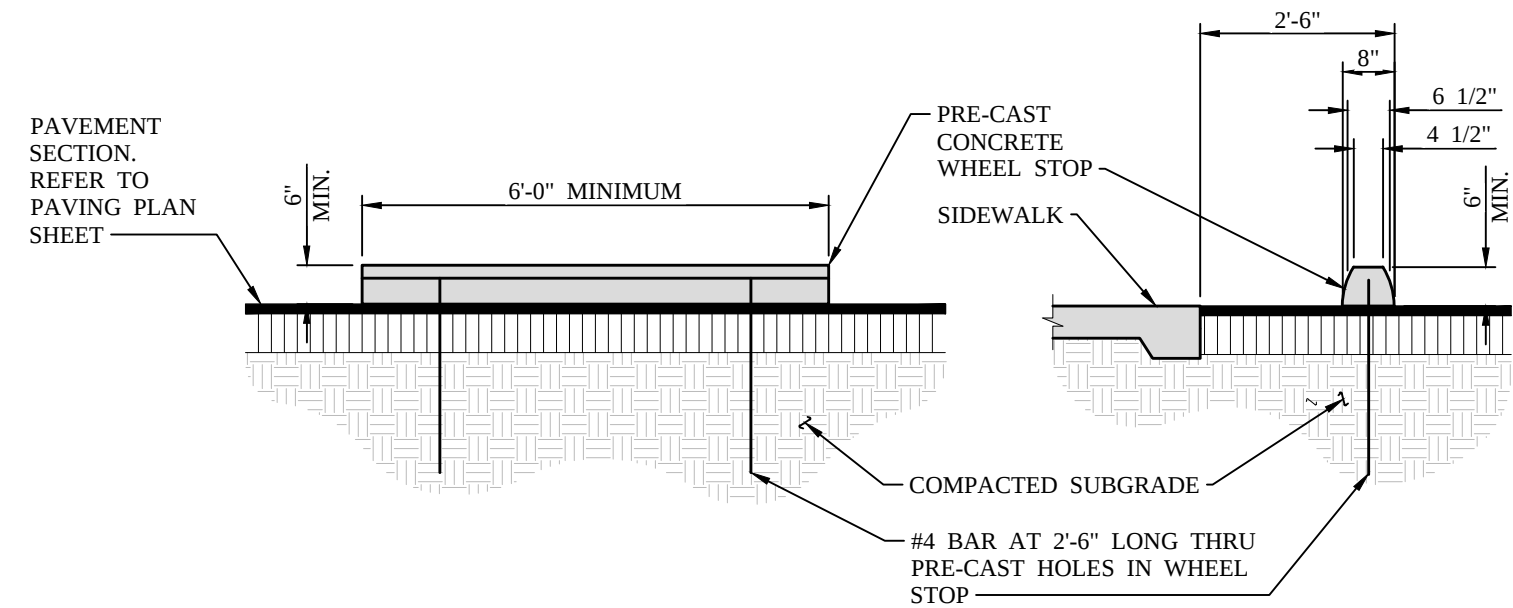
1. DIMENSIONS OF LIMIT LINES, AISLE MARKINGS, AND SYMBOL (WITH OR WITHOUT BACKGROUND) MAY VARY + 10%.
2. PAVEMENT MARKING SYMBOLS (WITH BACKGROUND):
 - 2.1. ARE REQUIRED UNLESS STATED ELSEWHERE IN THE PLANS.
 - 2.2. SHOULD BE PLACED TOWARD THE FAR END OF THE PARKING SPACES SO AS TO BE VISIBLE TO MOTORISTS IN THE TRAVEL LANE.
 - 2.3. MAY BE PAINTED OR PREFABRICATED MATERIAL, AND
 - 2.4. SHALL BE 30"x30" MINIMUM.
3. WITH APPROVAL OF THE ENGINEER, PREFABRICATED PAVEMENT MARKING SYMBOLS WITH BACKGROUND OF OTHER DIMENSIONS EXCEEDING THE 30"x30" MINIMUM MAY BE USED. ALTERNATIVE DESIGNS SHALL INCLUDE A PROPORTION SIZED SYMBOL OF ACCESSIBILITY, AND SHALL CONFORM TO THE ILLUSTRATED COLORS FOR BACKGROUND, SYMBOL AND BORDER.
4. ALL PARKING SPACE LIMIT LINES SHALL BE 4" SOLID WHITE LINES.
5. AISLE MARKINGS SHOWN ARE EXAMPLES ONLY. OTHER METHODS TO INDICATE A NO PARKING AREA ARE ACCEPTABLE. AISLE MARKINGS SHALL BE WHITE.
6. AN R7-8 SIGN:
 - 6.1. SHALL BE REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 - 6.2. SHALL NOT BE PLACED BETWEEN TWO ACCESSIBLE PARKING SPACES.
 - 6.3. SHALL NOT BE PLACED IN A LOCATION THAT RESTRICTS MOVEMENT OF WHEELCHAIRS WITHIN THE ADJACENT SIDEWALK, AND
 - 6.4. SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 7 FEET. IF MOUNTED TO WALL OR LOCATED SO AS NOT TO BE NEAR PEDESTRIAN TRAFFIC MINIMUM MOUNTING HEIGHT MAY BE 7 FEET.
7. POST MOUNTED SIGNS SHOULD BE PLACED APPROXIMATELY 1 FOOT (OR GREATER) BEHIND THE CURB TO PREVENT DAMAGE FROM VEHICLE OVERHANG.
8. SIGNS MAY BE MOUNTED DIRECTLY TO AN ADJACENT WALL OF A BUILDING WHEN POST MOUNTING IS IMPRACTICAL.



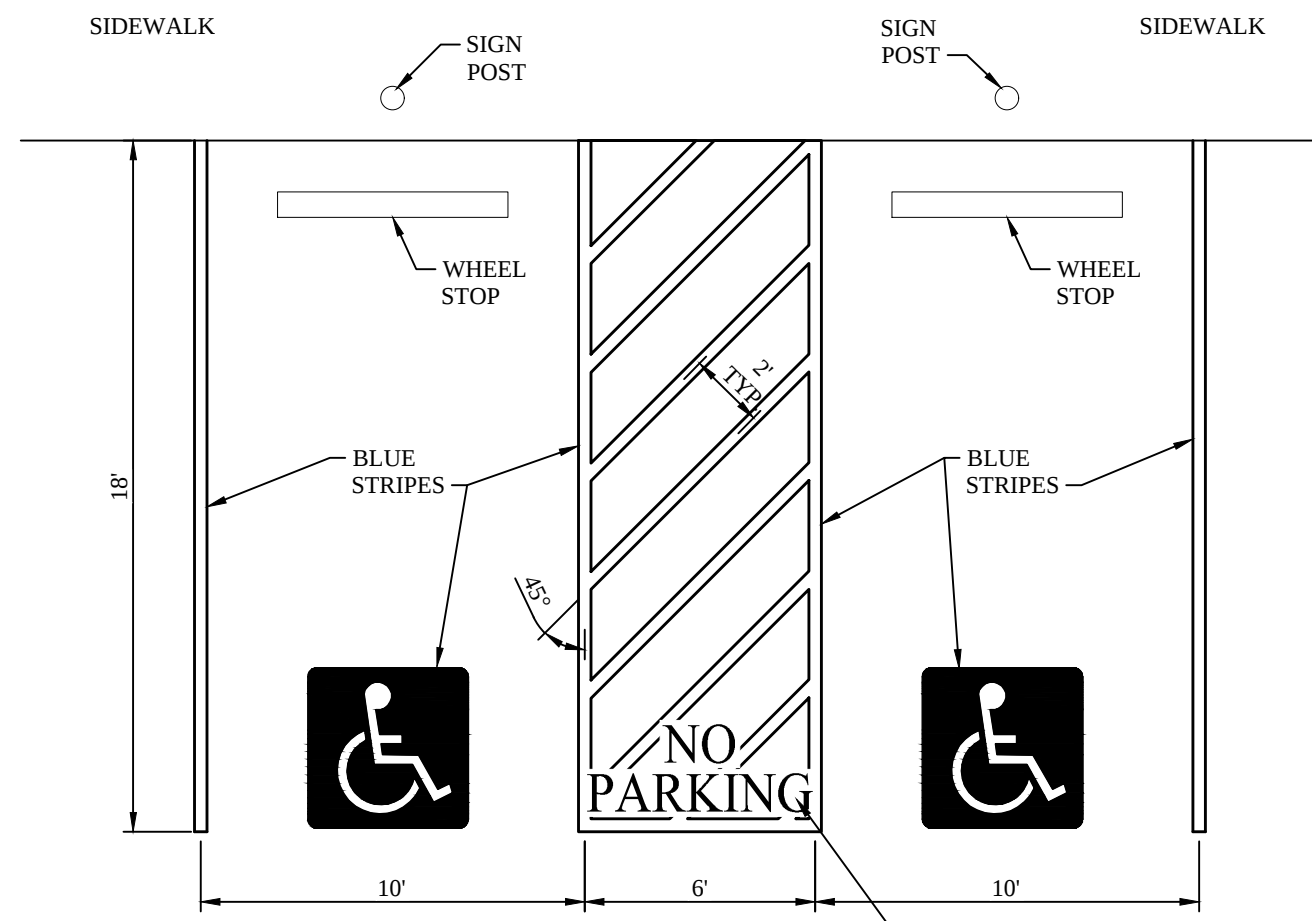
HANDICAPPED PARKING SIGN
NO SCALE



PLAN VIEW

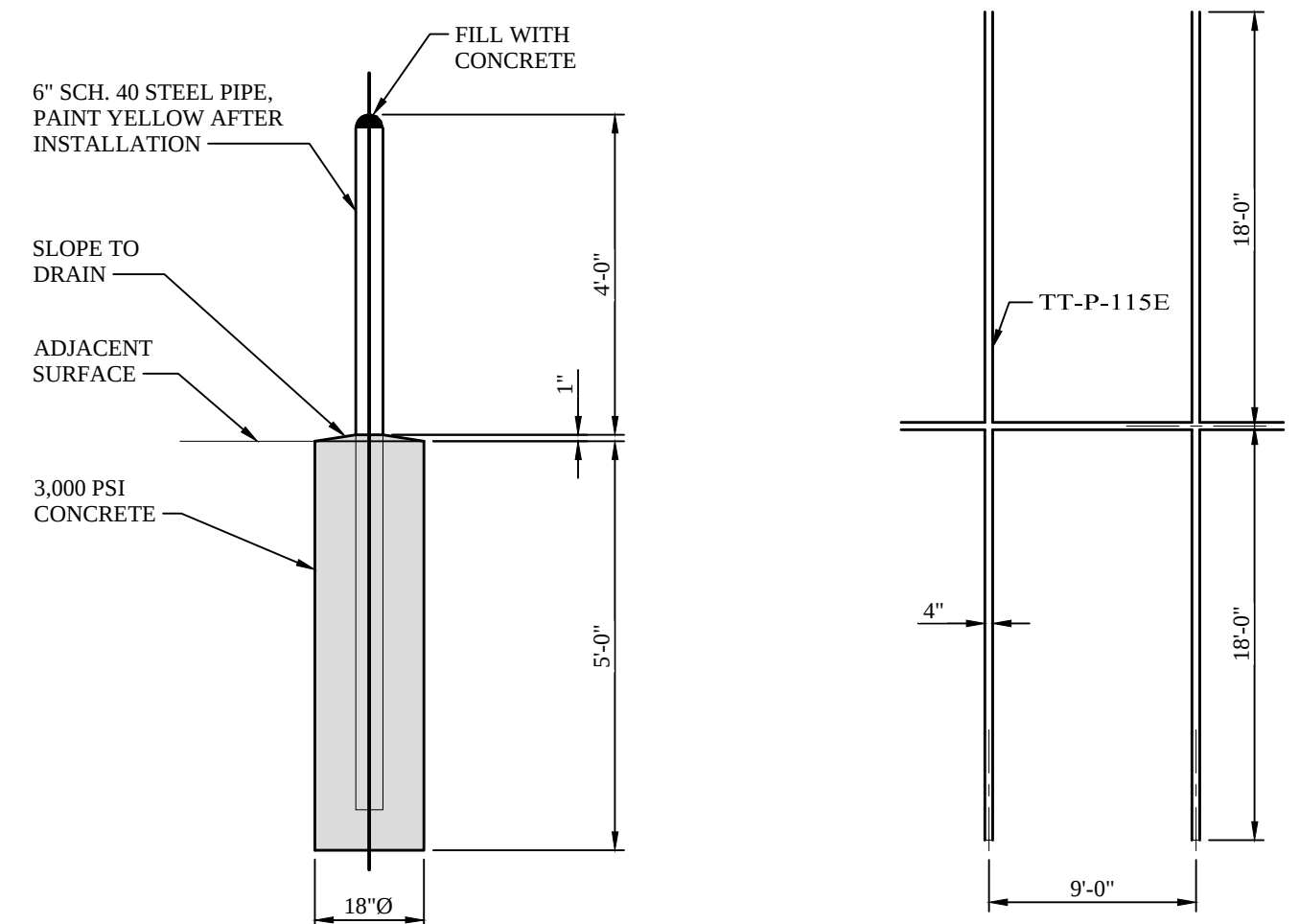


FRONT ELEVATION
SIDE ELEVATION
CONCRETE WHEEL STOP DETAILS
NO SCALE

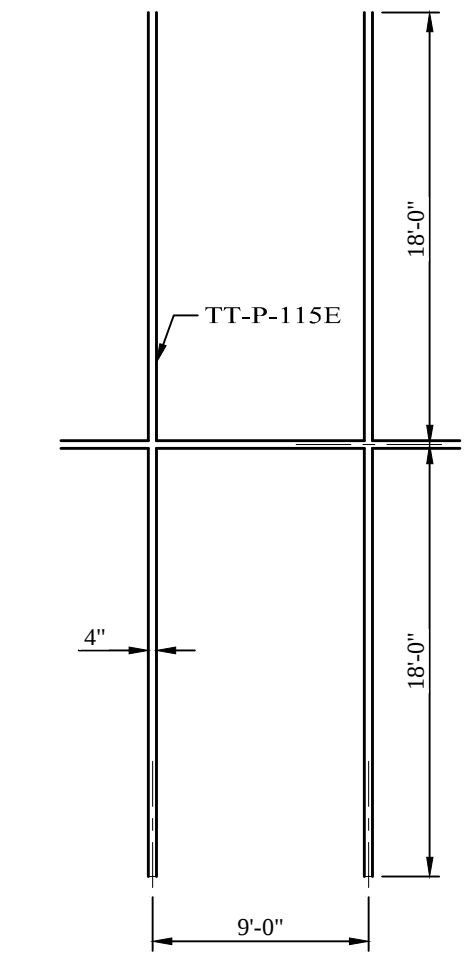


- NOTES:**
- A. STRIPES SHALL BE 4" WIDE WHITE PAINT.
 - B. PAINT "NO PARKING" CENTERED IN EVERY ACCESS AISLE ADJACENT TO AN ACCESSIBLE PARKING SPACE.
 - C. ALL CAPITAL LETTERS
 - D. LETTER HEIGHT SHALL BE 12", WITH A STROKE WIDTH OF 2"
 - E. LETTERS SHALL BE RED PAINT
 - F. PAVEMENT MARKING PAINT SHALL CONSIST OF CHLORINATED RUBBER-ALKYD TYPE FS TT-P-115E

TYPICAL HANDICAP STRIPING DETAIL
NO SCALE



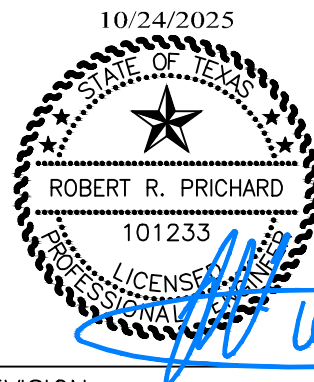
TYPICAL PIPE BOLLARD DETAIL
NO SCALE



TYPICAL STRIPING DETAIL
NO SCALE

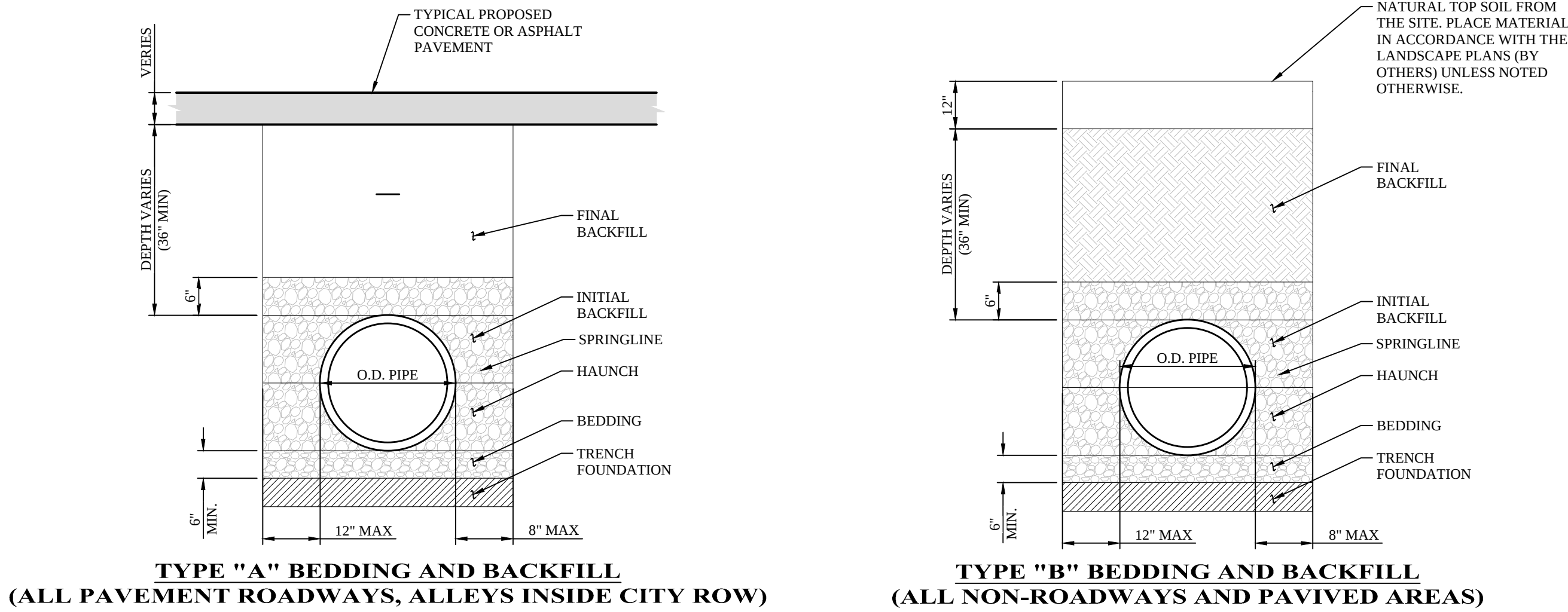


LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS



REVISION: _____
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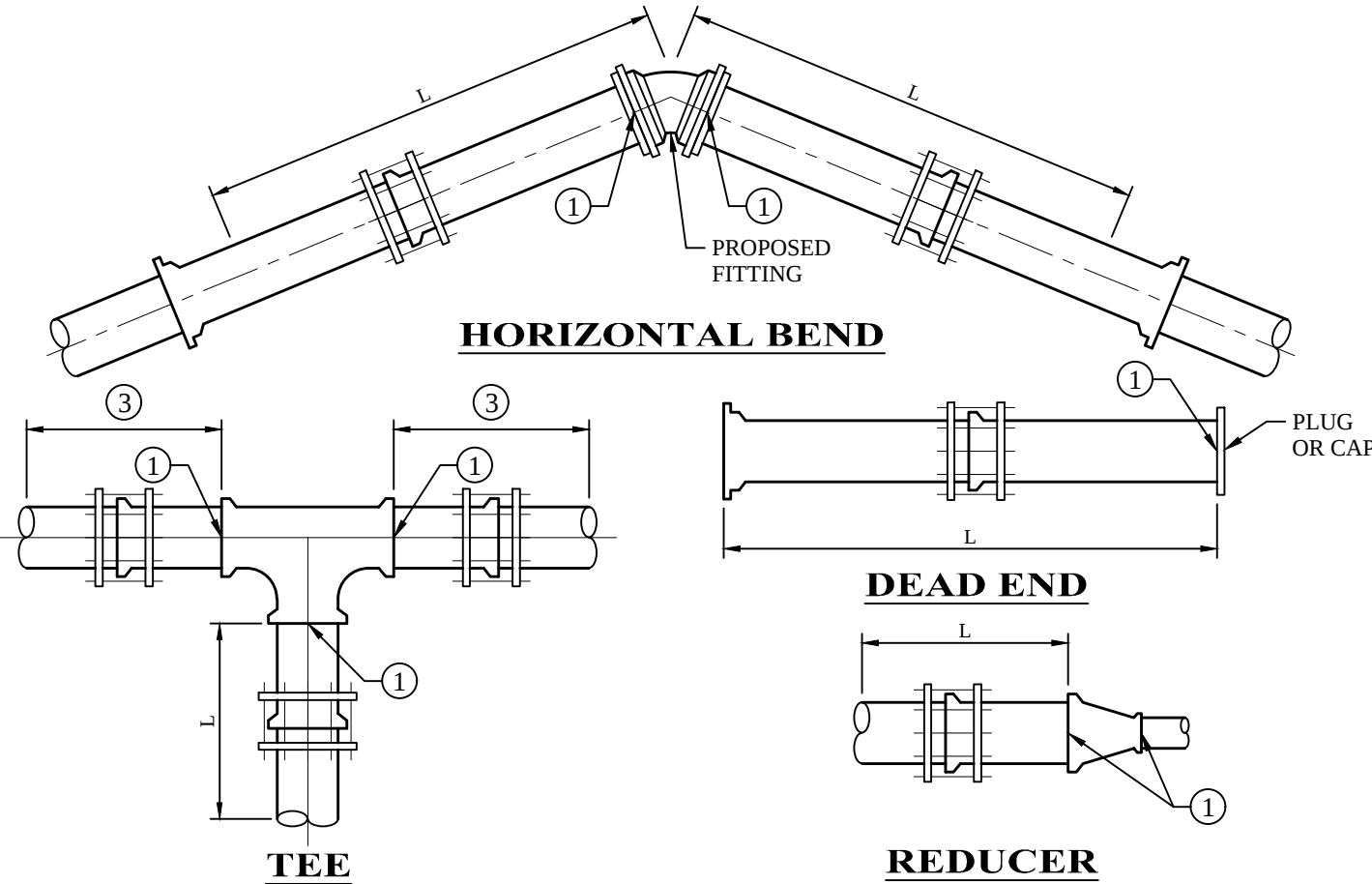




- NOTES:**
1. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SELECT FILL MATERIAL AS SPECIFIED IN THE SITE GEOTECHNICAL REPORT. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL..
 2. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I-III MATERIALS PER MATERIAL CLASSIFICATION TABLE ON THIS SHEET. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6".
 3. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I-III MATERIALS PER MATERIAL CLASSIFICATION TABLE SHOWN ON THIS SHEET IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 4. **FINAL BACKFILL:** SUITABLE MATERIALS INCLUDE CLASS I-IV AS LISTED ON TABLE ON THIS SHEET IN PAVEMENT AREAS. EXCAVATED EARTHEN MATERIALS ACCEPTABLE IN NON-PAVED AREAS. PLACE MATERIAL IN EQUAL LIFTS (8" MAX) AND COMPACT TO A MIN 95% OF STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE PER ASTM D698.

TYPICAL UTILITY TRENCH BEDDING AND BACKFILL REQUIREMENTS

NO SCALE



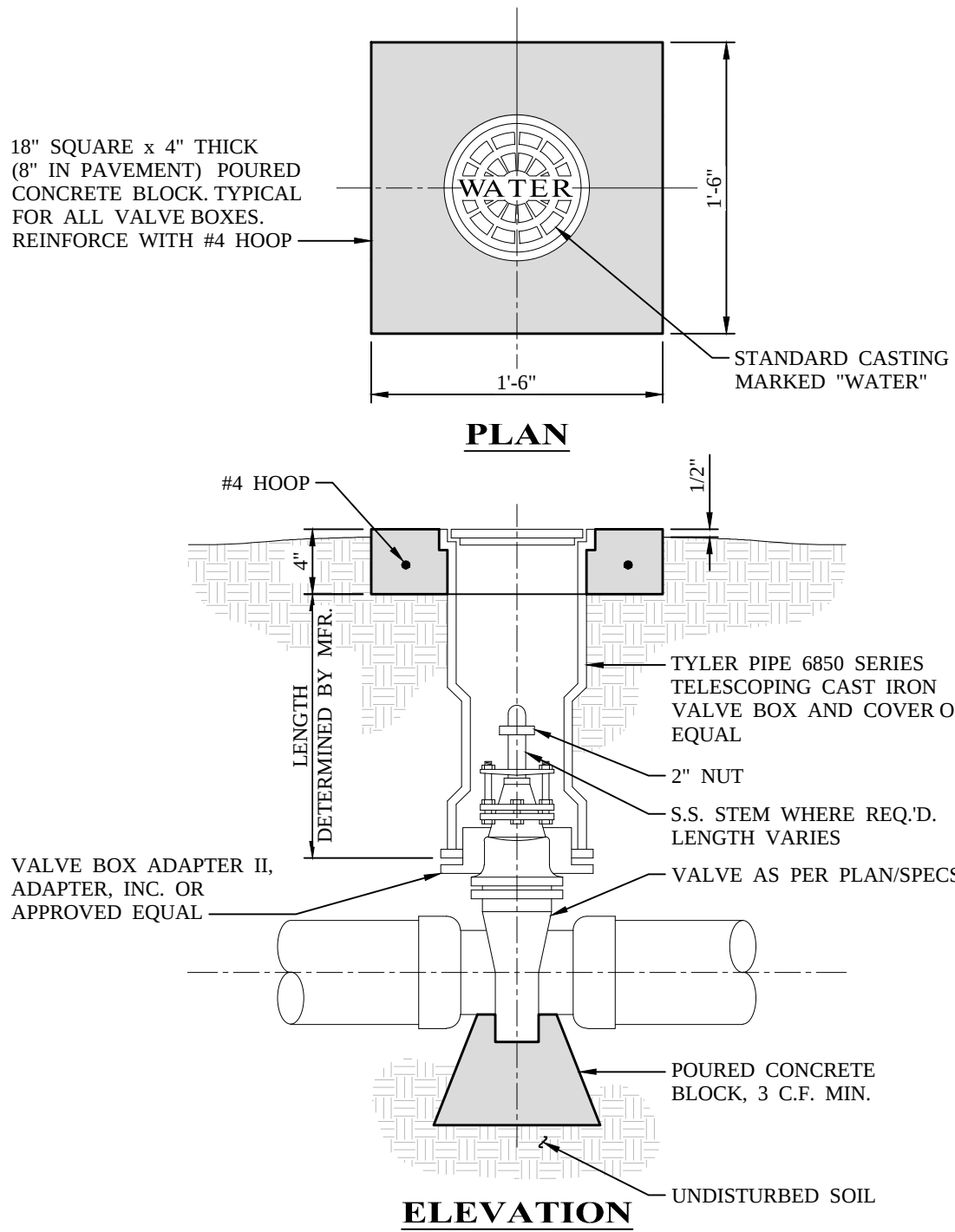
THRUST RESTRAINT TABLE												
TYPE FITTING	VIA MECHANICAL RETAINER GLAND											
	TOTAL FEET OF PIPE (L) REQUIRING RESTRAINT UPSTREAM OF FITTING FOR MECHANICAL JOINT RESTRAINTS ON PRESSURE PIPE (EXCLUDING FITTING JOINTS)											
	8"	10"	12"	14"	16"	20"	24"	30"	36"			
90° BEND	13	23	18	21	25	28	32	38	44			
45° BEND	6	10	8	9	11	12	14	15	16			
22 1/2° BEND	3	5	4	5	5	6	7	8	9			
11 1/4° BEND	2	3	2	2	3	3	4	4	5			
DEAD END	39	75	55	63	N/A	N/A	122	N/A				
TEE	18"x18"	-	20"x18"	24"x20"	36"x30"							
	14"	1"	1"	6"	38"							
REDUCER	18"x12"	-	18"x14"	20"x18"	24"x12"	36"x30"						
	45"	46"	31"	16"	75"	45"						

FOR ADDITIONAL RESTRAINT AT BELL AND SPIGOT CONNECTIONS ALONG STRAIGHT RUN OF PIPE.

- NOTES**
1. INSTALL MECHANICAL THRUST RESTRAINT GLANDS AT ALL FITTINGS.
 2. ALL RESTRAINED LENGTHS HAVE BEEN CALCULATED AT THE MINIMUM COVER OF 4'. AT LOCATIONS WHERE FITTINGS ARE TO BE INSTALLED DEEPER THAN 4' THE RESTRAINED LENGTHS MAY BE REDUCED. CONTRACTOR SHALL SUBMIT ANY REDUCTIONS IN RESTRAINED LENGTH TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 3. RESTRAINED LENGTHS FOR TEES HAVE BEEN CALCULATED ASSUMING A FULL JOINT OF PIPE WILL BE INSTALLED ON EACH SIDE OF THE TEE ALONG THE RUN. IF A JOINT WILL BE INSTALLED CLOSER THAN 20' TO THE TEE, THE CONTRACTOR MUST SUBMIT AN ALTERNATE RESTRAINT PLAN TO THE ENGINEER PRIOR TO CONSTRUCTION.

TRUST RESTRAINT DETAIL

NO SCALE

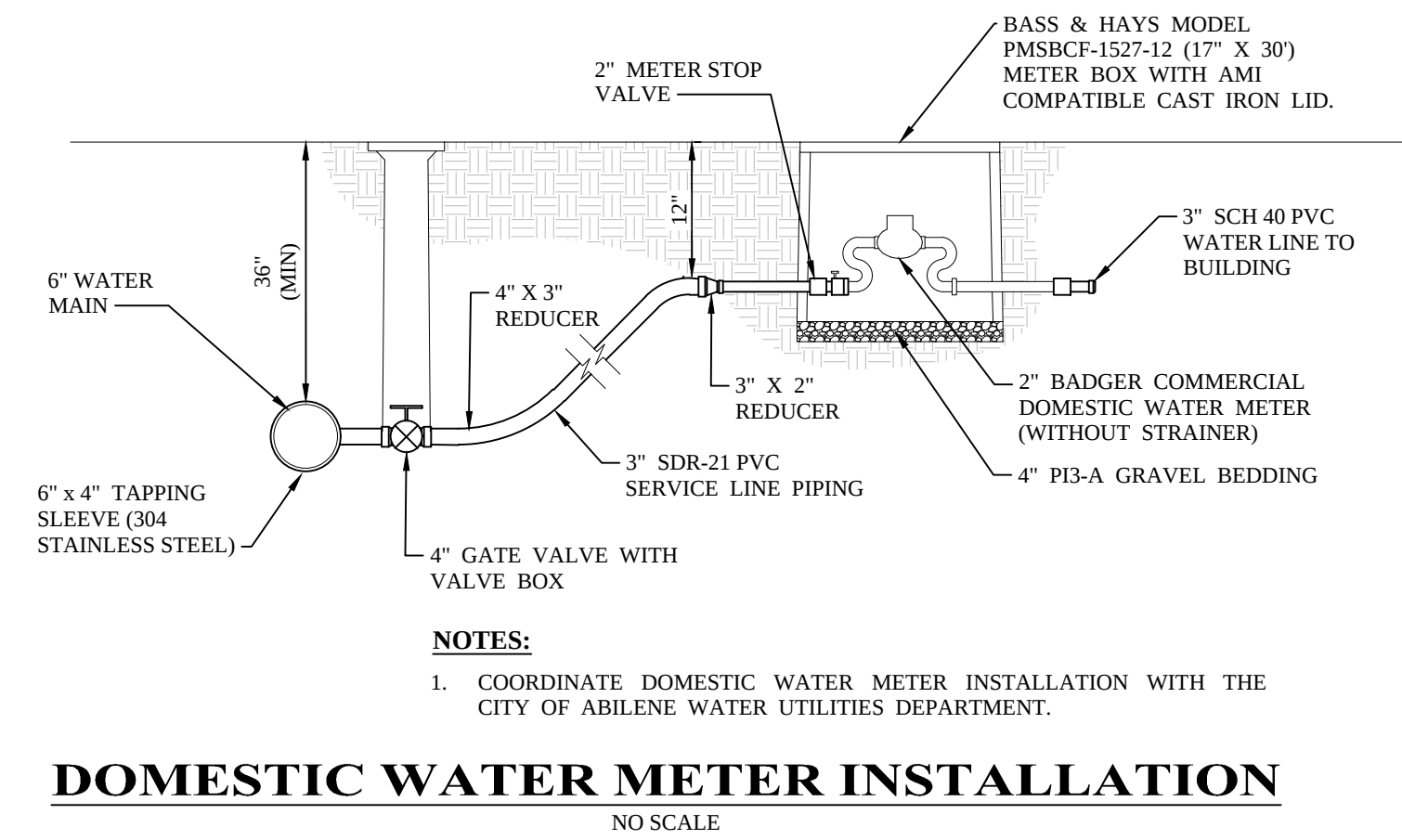


TYPICAL VALVE BOX AND BLOCKING DETAIL

NO SCALE

TABLE 2.1										
CLASS	TYPE	SOIL GROUP SYMBOL	DESCRIPTION ASTM D2487	% PASSING SIEVE SIZES			ATTERBERG LIMITS		COEFFICIENTS	
				1 1/2 IN (40 MM)	#4 (4.75 MM)	#200 (0.075 MM)	LL ^b	PI ^c	UNIFORMITY C _u	CURVATURE C _c
I	MANUFACTURED, PROCESSED AGGREGATE; DENSE-GRADED, CLEAN	NONE	ANGULAR, GRANULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES	100%	≥50%	<5%	NON PLASTIC			
II	COARSE - GRAINED SOILS, CLEAN	GW	WELL - GRADED GRAVELS AND GRAVEL - SAND MIXTURES; LITTLE OR NO FINES	100%	<50% OF COARSE FRACTION	<5%	NON PLASTIC		>4	1 TO 3
		GP	POORLY - GRADED GRAVELS AND GRAVEL - SAND MIXTURES; LITTLE OR NO FINES					>4	<1 OR >3	
		SW	WELL - GRADED SANDS AND GRAVELLY SANDS; LITTLE OR NO FINES		>50% OF COARSE FRACTION			>6	1 TO 3	
		SP	POORLY-GRADED SANDS AND GRAVELLY SANDS; LITTLE OR NO FINES				>3	<1 TO >3		
	COARSE - GRAINED SOILS, BORDERLINE CLEAN TO W/FINES	E.G. GW-GC, SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES	100%	VARIES	5% TO 12%	SAME AS FOR GW, GP, SW, AND SP			
III	COARSE - GRAINED SOILS WITH FINES	GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	100%	<50% OF COARSE FRACTION	> 12% TO <50%	< 4 OR < "A" LINE			
		GC	CLAYEY GRAVELS GRAVEL - SAND - CLAY MIXTURES			< 7 OR > "A" LINE				
		SM	SILTY SANDS, SAND - SILT MIXTURES	>50% OF COARSE FRACTION			> 4 OR < "A" LINE			
		SC	CLAYEY SANDS, SAND - CLAY MIXTURES				> 7 OR < "A" LINE			
IV ^a	FINE-GRAINED SOILS (INORGANIC)	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY	100%	100%	>50%	< 50	< 4 OR < "A" LINE		
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS				> 7 OR > "A" LINE			
a INCLUDES TEST METHOD ASTM D2487 BORDERLINE CLASSIFICATIONS AND DUAL SYMBOLS DEPENDING ON PLASTICITY AND LIQUID LIMITS. b LL = LIQUID LIMIT c PI = PLASTICITY INDEX										

TABLE 3.3	
MINIMUM REQUIRED COMPACTION	
FOR MATERIAL USED WITHIN PIPE ZONE OR FOR BACKFILL OF FIBERGLASS STRUCTURES	
CLASSIFICATION OF BEDDING MATERIAL	STANDARD PROCTOR DENSITY ^a (RELATIVE DENSITY ^b SHOWN IN PARENTHESES)
CLASS I	DUMPED
CLASS II	≥85% STANDARD (≥40% RELATIVE)
CLASS III	86% - 95% STANDARD (41% - 70% RELATIVE)
CLASS IV	>95% STANDARD (>70% RELATIVE)
CLASS V	NOT APPROVED FOR BEDDING MATERIAL
^a = STANDARD PROCTOR DENSITY PER ASTM D698. MOISTURE CONTENT SHALL BE ±2% OF OPTIMUM	
^b = RELATIVE DENSITY PER ASTM D4254	



DOMESTIC WATER METER INSTALLATION

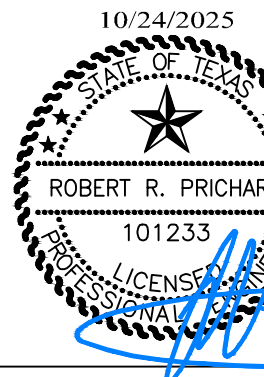
NO SCALE



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