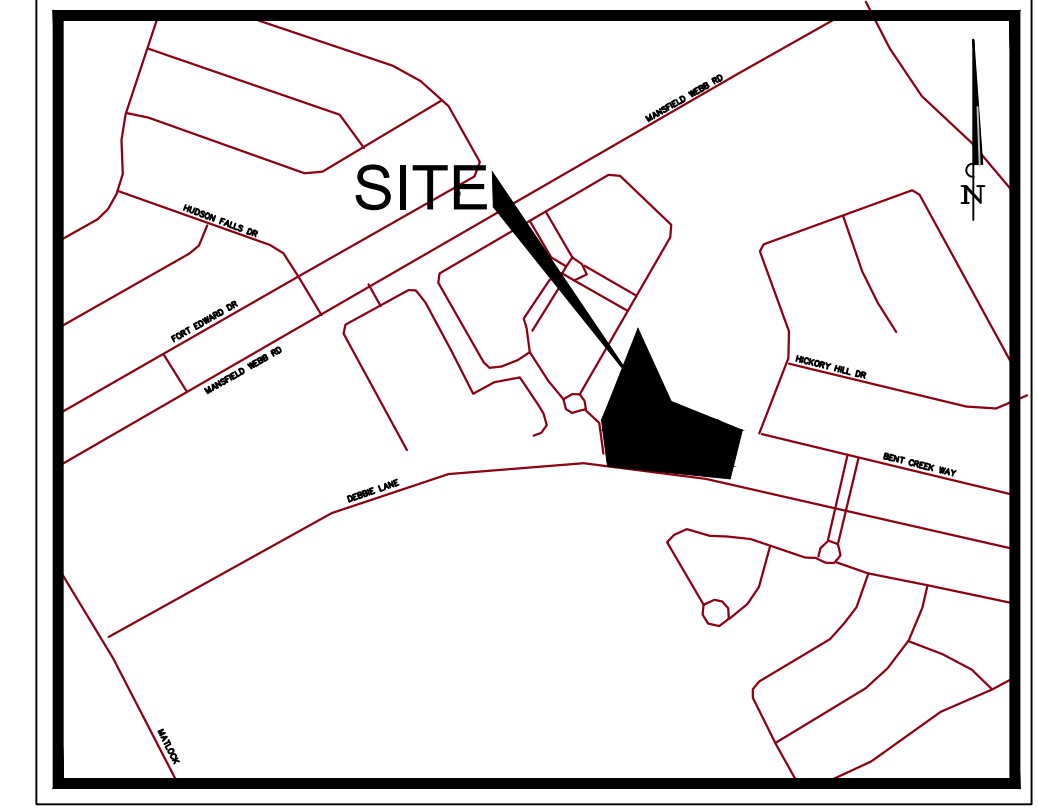
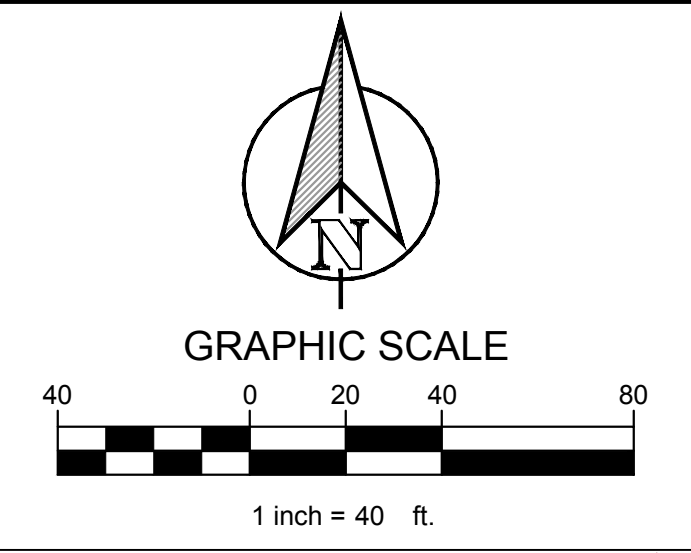


& DOC. #204197277, O.P.R.T.C.T.

TRACT 1
L.T. ERVIN VOL. 3900, PG. 265
D.R.T.C.T.

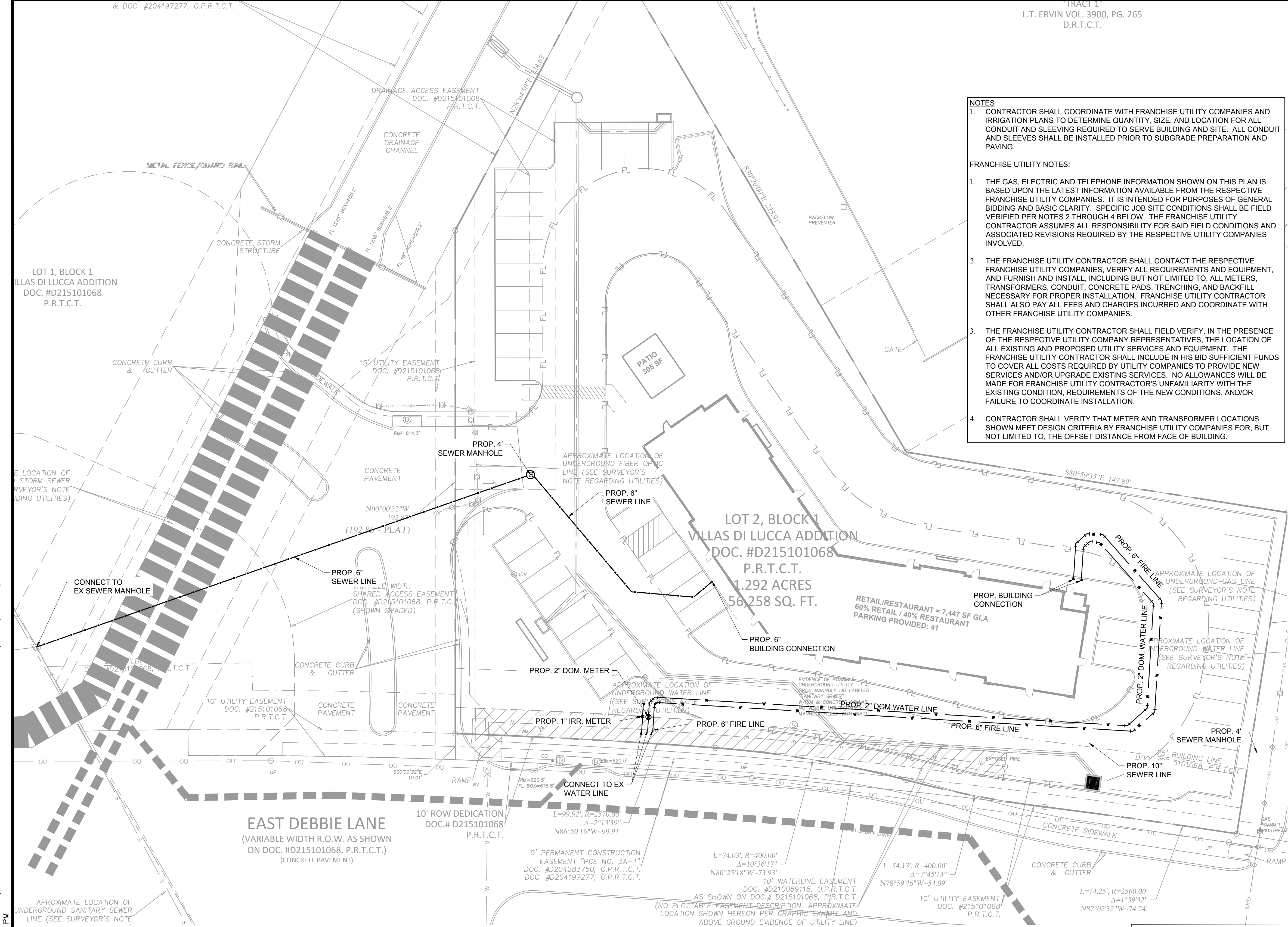


VICINITY MAP

- NOTES**
- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.
- FRANCHISE UTILITY NOTES:**
- THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
 - THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
 - THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
 - CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

LEGEND

	EXISTING WATER MAIN
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
	PROPOSED COMMUNICATION LINE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN



SITE PLAN
VILLA DI LUCCA ADDITION
 ALTA/NSPS LAND TITLE SURVEY
 CITY OF MANSFIELD, TEXAS, TARRANT COUNTY
 April 15, 2024
 1.292 ACRES
 LOT(S): 1 (ONE)
 ZC#24-006

SURVEYOR:
 BARTON CHAPA SURVEYING, LLC
 3601 NNE LOOP 820
 FORT WORTH, TX 76137
 FIRM# 10194474
 PH. 817.864.1957
 CONTACT: JACK BARTON
 EMAIL: JACK@BCSDFW.CPM

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DR.
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

DEVELOPER:
 SCSD-FINELL, LTD
 14114 DALLAS PARKWAY SUITE #670
 DALLAS, TX 75254
 PH. 214.483.0400



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer
 No. 125651
 State 4/15/2024

CARY ALBERT
MANSFIELD, TX

NO.	DATE	REVISION	BY

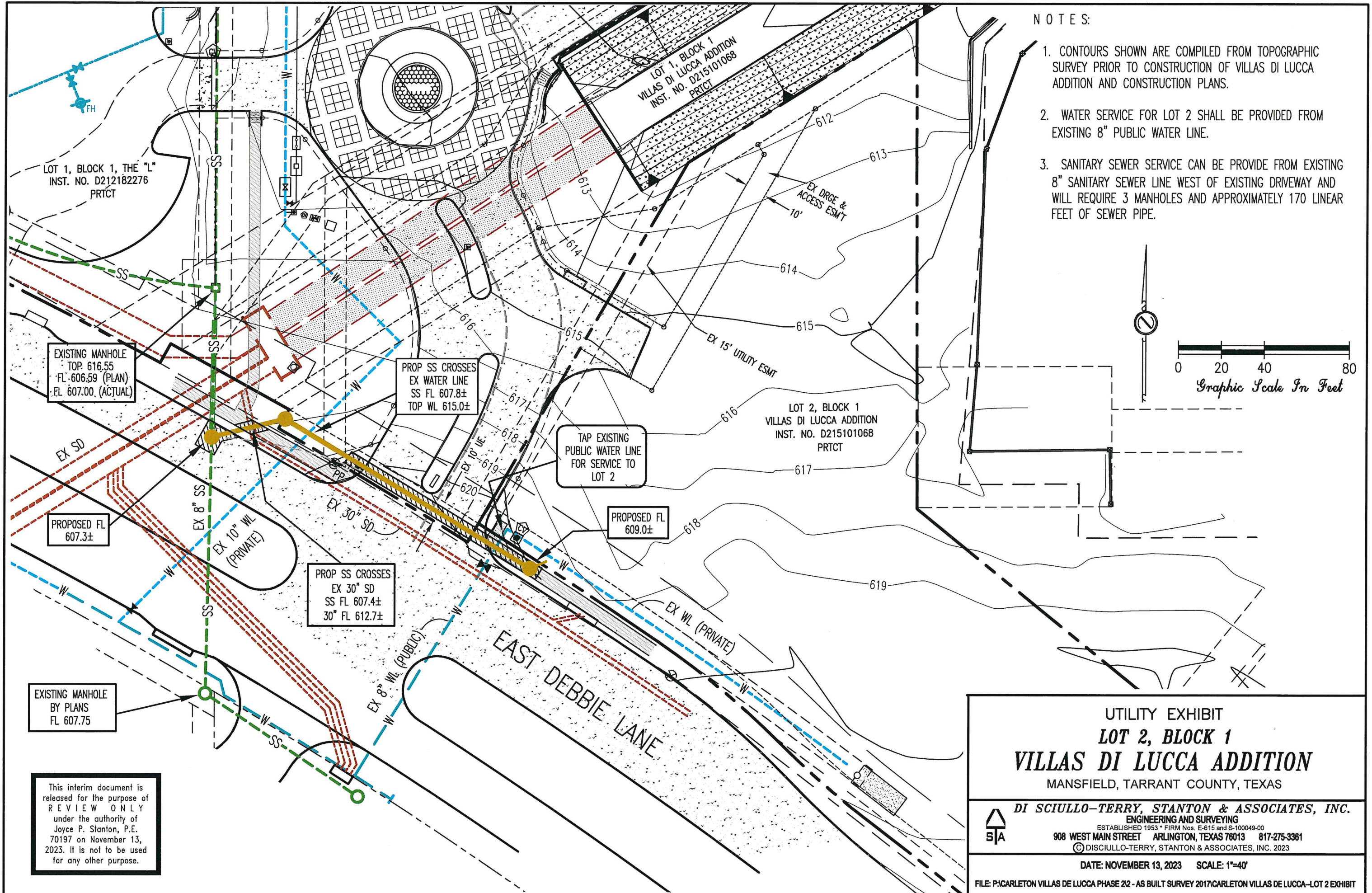
PRELIMINARY UTILITY PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	4/15/2024

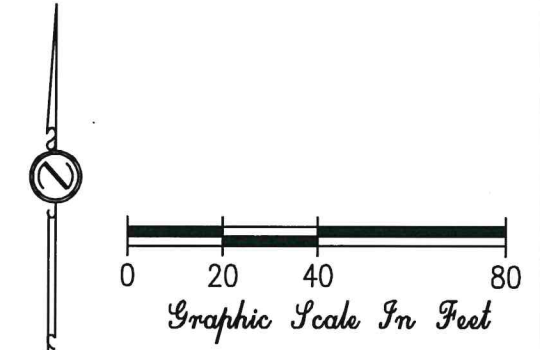
SHEET
C-2

File No. 2024-031

PLOTTED BY: CHANCE LACEY
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 LAST SAVED: 4/15/2024 2:29 PM



- NOTES:
1. CONTOURS SHOWN ARE COMPILED FROM TOPOGRAPHIC SURVEY PRIOR TO CONSTRUCTION OF VILLAS DI LUCCA ADDITION AND CONSTRUCTION PLANS.
 2. WATER SERVICE FOR LOT 2 SHALL BE PROVIDED FROM EXISTING 8" PUBLIC WATER LINE.
 3. SANITARY SEWER SERVICE CAN BE PROVIDE FROM EXISTING 8" SANITARY SEWER LINE WEST OF EXISTING DRIVEWAY AND WILL REQUIRE 3 MANHOLES AND APPROXIMATELY 170 LINEAR FEET OF SEWER PIPE.



UTILITY EXHIBIT
LOT 2, BLOCK 1
VILLAS DI LUCCA ADDITION
 MANSFIELD, TARRANT COUNTY, TEXAS

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
 ENGINEERING AND SURVEYING
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00
 908 WEST MAIN STREET ARLINGTON, TEXAS 76013 817-275-3361
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2023

DATE: NOVEMBER 13, 2023 SCALE: 1"=40'
FILE: P:\CARLETON VILLAS DE LUCCA PHASE 22 - AS BUILT SURVEY 2017\CARLETON VILLAS DE LUCCA-LOT 2 EXHIBIT

This interim document is released for the purpose of REVIEW ONLY under the authority of Joyce P. Stanton, P.E. 70197 on November 13, 2023. It is not to be used for any other purpose.