


1. THE CITY OF MELISSA SHALL MAKE PERIODIC INSPECTIONS OF THE CONSTRUCTION OF IMPROVEMENTS.
2. INSPECTION OF IMPROVEMENTS DOES NOT RELIEVE THE SUBDIVIDER, OR HIS CONTRACTOR, FROM ENSURING THAT THE IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS.
3. THE SUBDIVIDER, OR HIS CONTRACTOR, SHALL MAINTAIN CONTACTS WITH THE CITY ENGINEER, OR HIS REPRESENTATIVE, DURING CONSTRUCTION OF IMPROVEMENTS.
4. SHOP SPECIFICATIONS INCLUDING A TRENCH SAFETY PLAN (IF APPLICABLE), SHALL BE SUBMITTED TO THE CITY ENGINEER OR A REPRESENTATIVE FOR APPROVAL PRIOR TO ANY INSTALLATION OF SUCH ITEM(S).
5. NO SANITARY SEWER, WATER, OR STORM SEWER PIPE SHALL BE COVERED WITHOUT APPROVAL OF THE CITY ENGINEER, OR HIS REPRESENTATIVE. NO FLEXIBLE BASE MATERIAL, SUBGRADE MATERIAL, OR STABILIZATION SHALL BE APPLIED TO THE STREET SUBGRADE WITHOUT SAID APPROVAL. NO CONCRETE SHALL BE POURED NOR ASPHALT APPLIED WITHOUT SAID APPROVAL.
6. THE CITY ENGINEER MAY AT ANY TIME, CAUSE ANY CONSTRUCTION, INSTALLATION, MAINTENANCE, OR LOCATION OF IMPROVEMENTS TO CEASE WHEN, IN HIS JUDGMENT, THE REQUIREMENTS OF THE CITY OF MELISSA OR THE STANDARD AND SPECIFICATIONS HAVE BEEN VIOLATED, AND MAY REQUIRE SUCH RECONSTRUCTION OR OTHER WORK AS MAY BE NECESSARY TO CORRECT ANY SUCH VIOLATION.
7. THE CITY OF MELISSA WILL RETAIN A COMMERCIAL MATERIALS TESTING LABORATORY TO PERFORM TESTS NECESSARY TO VERIFY THAT SPECIFICATIONS ARE BEING MET FOR ALL PUBLIC IMPROVEMENTS.
8. THE COST FOR MATERIALS TESTING SHALL BE REIMBURSED TO THE CITY BY THE DEVELOPER.
9. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER TO ENSURE THAT ALL REQUIRED TESTING IS COMPLETED. FAILURE TO DO SO MAY RESULT IN DELAYS AND/OR REWORK, TO ACCEPT THE COMPLETED PROJECT.
10. MATERIALS AND WORKMANSHIP FOR ALL IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
11. THE MAINTENANCE BOND PER DEVELOPMENT PERMIT APPROVAL WILL BE REQUIRED BEFORE THE COMPLETED PROJECT IS ACCEPTED BY THE CITY ENGINEER. IN LIEU OF REQUIREMENTS SHOWN IN SECTION 5.03 OF THE SUBDIVISION ORDINANCE, THE FOLLOWING MAINTENANCE BOND SCHEDULE MAY BE USED:
 - A. CONSTRUCTION CONTRACT VALUE LESS THAN \$100,000
 - MAINTENANCE BOND REQUIRED IS 100% OF CONTRACT VALUE FOR 2 YEARS.
 - B. CONSTRUCTION CONTRACT VALUE GREATER THAN \$100K BUT LESS THAN \$500K
 - MAINTENANCE BOND REQUIRED IS 50% OF CONTRACT VALUE FOR 2 YEARS.
 - C. CONSTRUCTION CONTRACT VALUE GREATER THAN \$500K BUT LESS THAN \$2 MILLION
 - MAINTENANCE BOND REQUIRED IS 25% OF CONTRACT VALUE FOR 2 YEARS.
 - D. CONSTRUCTION CONTRACT VALUE GREATER THAN \$2 MILLION
 - MAINTENANCE BOND REQUIRED IS 15% OF CONTRACT VALUE FOR 2 YEARS.

*SEE 7001.5M FOR AS-BUILT RECORD DRAWING INFORMATION REQUIRED.

M* - CITY OF MELISSA REVISION

GENERAL CONSTRUCTION NOTES		NCTCOG STANDARD SPECIFICATION REFERENCE N/A	
		MODIFIED DATE 05/02/14	STANDARD DRAWING NO. 7001M*
CITY OF MELISSA	NOTICE DATE	ADOPTED DATE	ENFORCEMENT DATE

12. AS-BUILT PLANS AND AN ELECTRONIC FILE SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO APPROVAL OF THE COMPLETED PROJECT.

- AS-BUILT FILES SHALL BE SUBMITTED IN DWG/DXF FORMAT, GEOREFERENCE IN THE STATE PLANE; TEXAS NORTH CENTRAL FIPS 4202 (FEET) COORDINATE SYSTEM, USING DATUM OF NAD 83.
- IF SUBMISSIONS FOR THE PROJECT RELATE TO A PLAT, THE FILES SUBMITTED MUST MATCH EXACTLY TO THE PLAT THAT IS SUBMITTED.
- THE FILES SHALL CONTAIN THE FOLLOWING FEATURES LISTED BELOW, AS APPLICABLE:

- i. LAYERS FROM FINAL PLAT REQUIREMENTS AS APPLICABLE TO THE PROJECT: (LOT LINES, RIGHT OF WAY LINES, EASEMENT LINES, ETC.)
- ii. WATER UTILITY FEATURES: (VALVE NUT ELEVATIONS AND LOCATIONS, FIRE HYDRANTS, BLOWOFF VALVES, AIR RELEASE VALVES, ETC.)
- iii. SANITARY SEWER FEATURES: (MANHOLES, FLOWLINES AND CLEANOUTS)
- iv. STORM SEWER FEATURES: (JUNCTION BOX & INLET TOPS, HEADWALLS, DITCHES, FLOWLINES, OUTFALL STRUCTURES, PONDS)
- v. ROAD SYSTEM FEATURES: (TIE IN POINT, CENTER LINE EVERY 100 LF, PC & PT, BACK OF CURB, GUTTER, SIGNAL POSTS)
- vi. GATES, FENCES, STREET SIGNS, MONUMENT SIGNS, LIGHT POLES, RIPRAP, IRRIGATION VALVES.

13. EACH REQUIRED FEATURE GROUP SHOULD BE PROVIDED AS A SEPERATE LAYER WITHIN THE FILE AND LAYER NAMES SHOULD BE REPRESENTATIVE OF THE INFORMATION CONTAINED IN THE LAYER.

14. AS-BUILT PLANS NEED TO REFLECT THE AS-BUILT SURVEY COMPLETED FOR THE PROJECT. ELEVATION DATA OBTAINED FROM THE AS-BUILT SURVEY NEEDS TO BE ADDED TO WATER, SANITARY SEWER, DRAINAGE, AND PAVING SHEETS, STRIKING THROUGH ANY DESIGN ELEVATION AND SLOPE DATA THAT DOESN'T MATCH THE AS-BUILT SURVEY.

15. AS-BUILT SIGNATURE BLOCK PER STANDARD DETAIL 7005M SHALL BE ADDED TO EVERY SHEET OF THE AS-BUILT PLANS, RESIZING THE DETAIL AS NEEDED ACCORDINGLY.

16. A PDF FILE OF THE AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY OF MELISSA ENGINEERING DEPARTMENT FOR REVIEW BEFORE HARD COPIES ARE DELIVERED. TWO FULL SIZE HARD COPIES OF THE AS-BUILT PLANS AND A CD CONTAINING BOTH PDF AND AUTOCAD FILES SHALL BE SUBMITTED TO THE CITY OF MELISSA DEVELOPMENT AND NEIGHBORHOOD SERVICES DEPARTMENT AFTER APPROVAL TO DO SO IS GRANTED BY THE MELISSA ENGINEERING DEPARTMENT.

17. A LIFE SAFETY PLAN IS REQUIRED FOR AS-BUILT PLANS. THE LIFE SAFETY PLAN SHALL INCLUDE THE LAYOUT AND LOCATION OF THE FOLLOWING:

- FIRE LANES
- HYDRANTS
- FDC'S
- FIRE ALARM PANELS
- ELEVATORS
- ROOF ACCESS
- KNOX BOX LOCATIONS
- ELECTRICAL ROOMS AS WELL AS ELECTRICAL SHUT OFF
- GAS METER AND SHUT OFF
- STORM SHELTERS OR STRONG ROOMS
- RISER ROOM
- ELEVATOR CONTROL ROOMS

M* - CITY OF MELISSA REVISION

NCTCOG STANDARD SPECIFICATION REFERENCE



GENERAL CONSTRUCTION NOTES

CITY OF MELISSA, TEXAS

NOTICE DATE
07/31/24

MODIFIED DATE
07/31/24


APPLIED DATE
08/31/24

STANDARD DRAWING NO.
7001.5M*

ENFORCED DATE
08/31/24

UTILITY CONTACTS									
PUBLIC		CONTACT	PHONE NO.	DATE	APPROVAL SIGNATURE				
DEPARTMENT	ENGINEERING	NOLAN HARVEY	469.907.5500						
	PUBLIC WORKS	JEFF CARTWRIGHT	469.853.9788						
	FIRE	CARL NIX	214.425.8443						
	PERMITTING	TYLER BREWER	972.838.2036						
COLLIN COUNTY TXDOT		JENNIFER VORSTER	972.542.2345						
ELECT.	PRIVATE	CONTACT	PHONE NO.						
	ONCOR ELECTRIC	CHRIS DULANEY	972.569.1294						
	GRAYSON-COLLIN ELECTRIC COOP	MICHAEL LAUER WILL McGINNIS	903.482.7183 903.482.7100						
WATER	NORTH COLLIN SPECIAL UTILITY DISTRICT	ALLEN KNIGHT	972.837.2331						
	NORTH TEXAS MUNICIPAL WATER DISTRICT	KEVIN MCNEELY	469.626.4750						
	GREATER TEXOMA UTILITY AUTHORITY	STEVE WHITE	501.760.8933						
GAS	ATMOS ENERGY	DAVID STAGEBERG	214.733.5150						
	ONEOK PIPELINE								
PHONE AND CABLE	ZAYO	LOUISE JUDY	817.665.4702						
	AT&T - LEGACY (LONG DISTANCE)	IKE BUTLER	214-821-5237						
	AT&T - LOCAL - FEEDER LINES	BUFF MAY	972.520.1634						
	AT&T - LOCAL - MAIN LINES	BUFF MAY	972.520.1634						
	AT&T - LOCAL - LINE REPAIR	GREGORY HENDRICKS	214.250.4336						
	GCEC TELECOM	TODD DETRO	903.267.8285						
	TIME WARNER CABLE	CHAD WHIDDEN	817.822.8244						
	OPTIMUM	KEVIN ATKINS (PRG CONSULTING)	404.583.2977						
		GARY ESTEP	469.400.6338						
NOTE: DEVELOPER SHALL SECURE SIGNATURES FROM ANY OF THE ABOVE FRANCHISE UTILITIES AND AGENCIES IF APPLICABLE				NCTCOG STANDARD SPECIFICATION REFERENCE N/A					
SIGNATURE BLOCK CITY OF MELISSA				MODIFIED DATE 06/14/24		STANDARD DRAWING NO. 7002M*			
				APPLIED DATE 06/14/24		ENFORCED DATE 07/14/24			

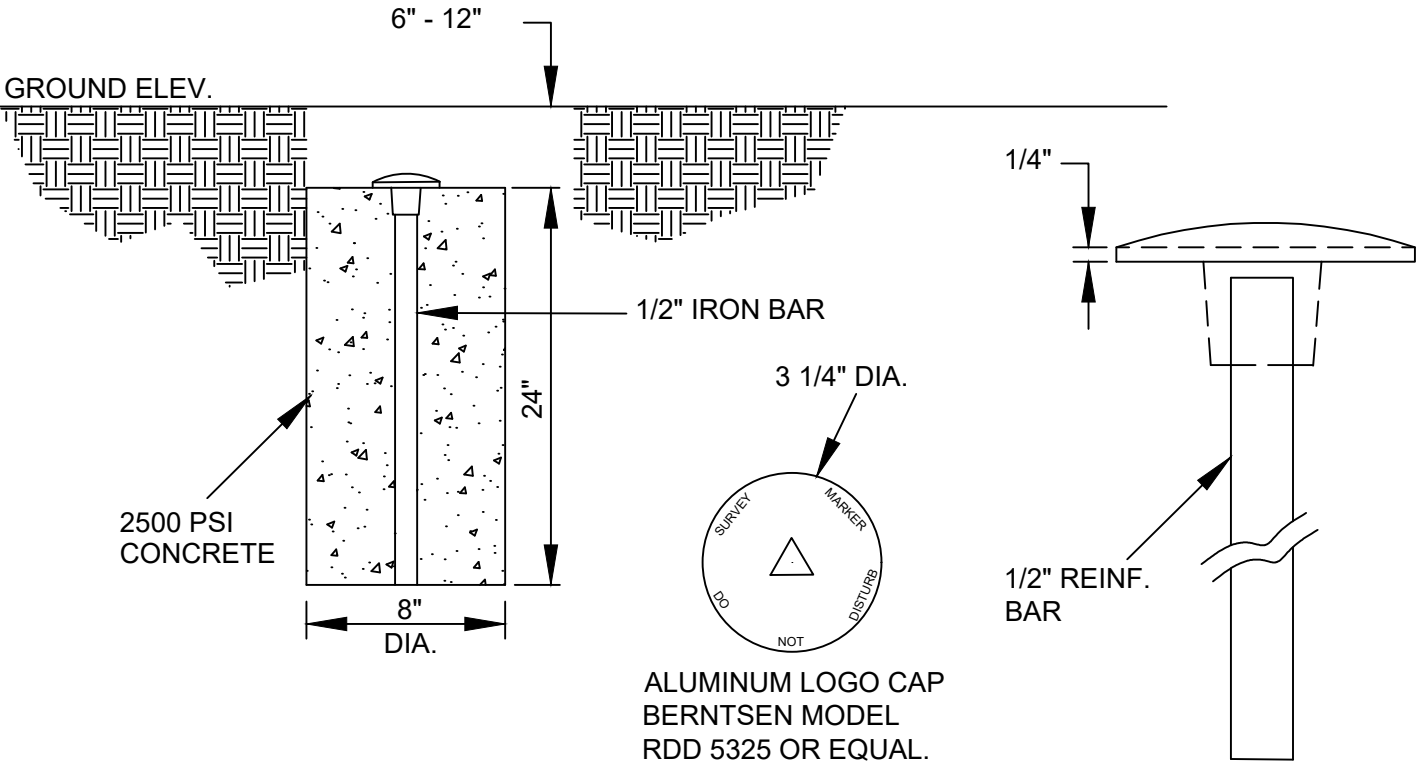
7002M*



NOTICE DATE
06/14/24

NOTE:

1. ALL LOT MARKERS SHALL BE ONE-HALF INCH (1/2") REINFORCING BAR, EIGHTEEN (18) INCHES LONG, OR APPROVED EQUAL, AND SHALL BE PLACED AT ALL LOT CORNERS FLUSH WITH THE GROUND OR AT SUCH AN ELEVATION THAT THEY WILL NOT BE DISTURBED DURING OR AFTER CONSTRUCTION AND THE TOP OF THE MONUMENT SHALL NOT BE MORE THAN TWELVE (12) INCHES BELOW THE FINISH GROUND ELEVATION.
2. CONCRETE MONUMENTS SHALL BE PLACE ON AT LEAST TWO (2) BLOCK CORNERS, BOUNDARY CORNERS OR ANGLE POINTS FOR EACH PLAT OR PHASE OF A MULTIPLATTED AREA OR SUBDIVISION.
3. CONCRETE MONUMENTS SHALL BE TIED INTO THE PLANE COORDINATES FOR THE LAMBERT CONFORMAL CONIC PROJECTION FOR TEXAS, NORTH CENTRAL ZONE. REFERENCE MAY BE MADE TO SPECIAL PUBLICATION NO. 252, PLANE COORDINATE PROJECTION TABLES FOR TEXAS, PUBLISHED AND PRINTED BY THE UNITED STATES DEPARTMENT OF COMMERCE, COAST AND GEODETIC SURVEY.
4. WHERE NO BENCH MARK IS ESTABLISHED OR CAN BE FOUND WITHIN THREE HUNDRED (300) FEET OF THE BOUNDARY OF THE SUBDIVISION, SUCH BENCH MARK SHALL BE ESTABLISHED AS A MONUMENT, AND SHALL BE READILY ACCESSIBLE AND IDENTIFIABLE ON THE GROUND AND SHALL BE RECORDED ON THE CITY OF MELISSA BENCH MARK DATUM.



CONCRETE MONUMENT

NTS

M* - CITY OF MELISSA REVISION

MONUMENTS & MARKERS

CITY OF MELISSA

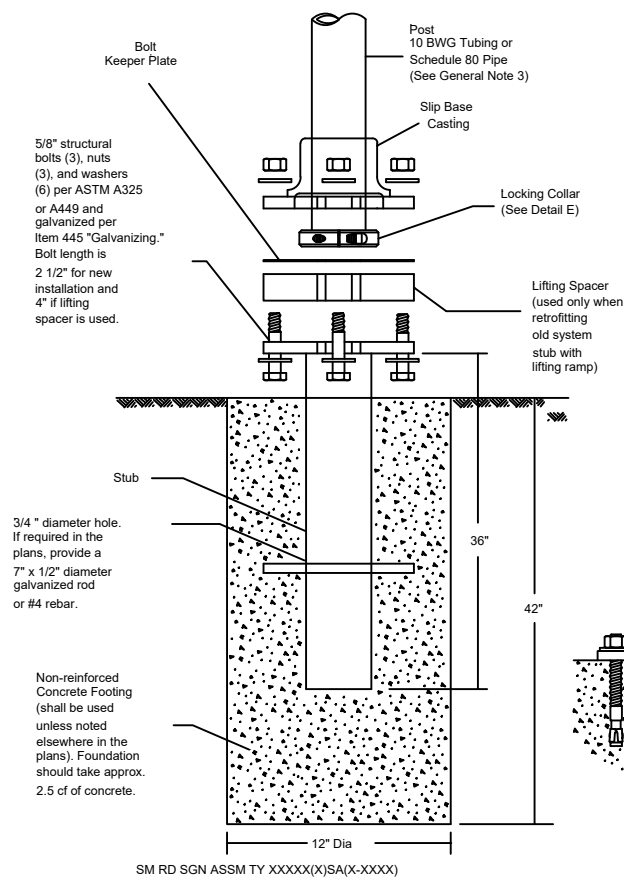


NCTCOG STANDARD SPECIFICATION REFERENCE

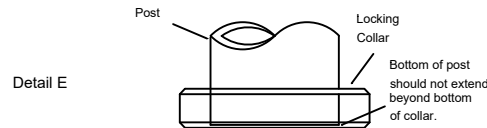
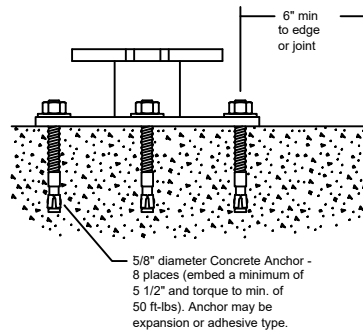
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DATE
11/06/03

STANDARD DRAWING NO.
7003M*

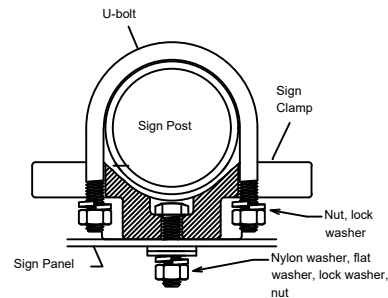


Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have minimum yield and ultimate tensile strengths of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively. Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time, per the manufacturer's recommendations.



TEXAS UNIVERSAL TRAINGLE SUBBASE SYSTEM

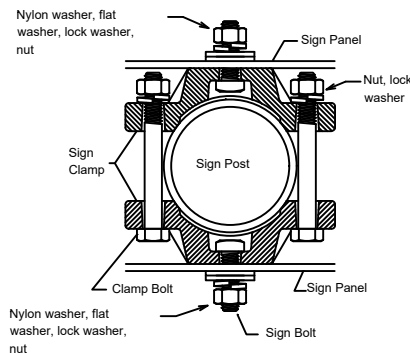
NTS



Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum and 1 3/4 inch for plywood signs.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

Sign clamps may be either the specific size clamp or the universal clamp.



Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGN ATTACHMENT DETAIL

NTS

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SIGN POST DETAIL

CITY OF MELISSA



NCTCOG STANDARD SPECIFICATION REFERENCE

N/A

DATE
11/06/03

STANDARD DRAWING NO.
7004M*

AS-BUILT DRAWINGS

DATE _____

THIS DOCUMENT IS SUBMITTED AS AN "AS-BUILT DRAWING" FOR RECORD PURPOSES ONLY.

I, _____ THE DEVELOPER OR ITS REPRESENTATIVE, DO HERBY CERTIFY THAT THIS DOCUMENT REPRESENTS IMPROVEMENTS AS CONSTRUCTED AND THAT IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS ACCEPTED BY THE CITY OF MELISSA, EXCEPT FOR CHANGES OR MODIFICATIONS REFLECTED HEREON.

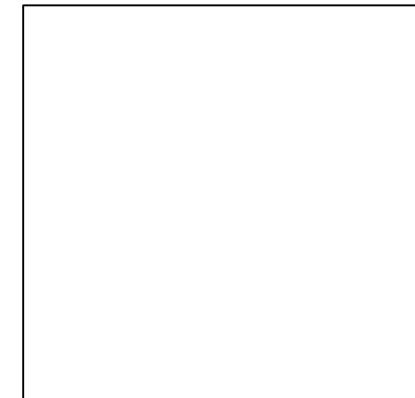
SIGNATURE _____

DATE _____

I, _____ P.E., DO HERBY CERTIFY THAT THIS DOCUMENT ACCURATELY REFLECTS AS-BUILT CONDITIONS AS REPORTED BY THE DEVELOPER, ITS REPRESENTATIVE, OR THE CONTRACTOR(S).

SIGNATURE _____

DATE _____



ENGINEERING SEAL

M* - CITY OF MELISSA REVISION

NCTCOG STANDARD SPECIFICATION REFERENCE



NOTICE DATE

MODIFIED DATE

09/25/15

STANDARD DRAWING NO.

7005M*

APPLIED DATE

ENFORCED DATE

AS-BUILT SIGNATURE BLOCK

CITY OF MELISSA

STANDARD DRAWING NO.
7005M*

Site Plan Summary

	Required	Proposed
Lot Area (sq. ft.)		
Minimum Lot Width (ft.)		
Minimum Lot Depth (ft.)		
Front Yard Setback (ft.)		
Side Yard Setback (ft.)/interior lot		
Side Yard Setback (ft.)/corner lot		
Rear Yard Setback (ft.)		
Maximum Height (stories or ft.)		
Maximum Lot Coverage (%)		
Minimum Dwelling Size (sq. ft.)*		
Maximum Density Per Acre		
Parking**		

*The minimum floor area of any dwelling shall be exclusive of garages, breezeways, and porches.

**Provide detailed parking calculations

M* - CITY OF MELISSA REVISION

ZONING REQUIREMENTS

CITY OF MELISSA



NCTCOG STANDARD SPECIFICATION REFERENCE

N/A

DATE

05/05/04

STANDARD DRAWING NO.

7006M*

Non-Residential Landscaping Summary		
	Required	Proposed
Minimum Landscaping Area (% of pavement area on site)	10	
Landscaping Along Street ROW	-	-
Minimum Width of Landscape Edge (ft) ^a	10	
Minimum No. of Shade Trees Within Landscape Edge Per 500ft ² ^b	1	
OR Minimum Number of Approved Ornamental Trees per 500 ft ²	1	
Minimum No. of Shrubs per 500 ft ² of Landscaped Edge Where Parking Lots and Drives Abut the Landscaped Edge ^c	10	
Shrubs or Berms, If Parking Lot is Located More Than 50 ft. From Street ROW	No	
Interior Parking Lot Landscaping	-	-
Required For At Least 20 Parking Spaces	Yes	
Area of Interior Landscaping For Each 180 Square Foot Parking Space (ft ²)	8	
Minimum No. of Shade Trees For Every 20 Parking Spaces ^d	1	
OR Minimum No. of Approved Ornamental Trees For Every 20 Parking Spaces	1	
Landscaping For Corner Lots	-	-
Only Required For Intersection of Two Major or Larger Throughfares	Yes	
Minimum Width of Landscaped Edge Located Along Street ROW Beginning at the Corner and Extending 175 ft or to the Closest Driveway (ft) ^e	15	
Minimum Landscaped Edge Required at a Right-Turn Lane Location (ft)	7.5	
Minimum Area Located at the Intersection Corner of the Lot (ft ²) ^f	900	
Landscaping/Screening for Parking Lots Adjacent to Residential Areas	-	-
Continuous Screen of Shrubs (5 Gallons Min.) Required Where Parking is Within 50 ft of Residentially Zoned Property and is Not Screened From View By a Screening Wall	Yes	

^a may be reduced in C-1 district to minimum of 2 ft where lots are less than 2 acres. In such case, a minimum of 1 shade tree (3" caliper minimum) or an approved ornamental tree shall be planted for every 50 ft of frontage on any public street.

^b 3" caliper minimum

^c a berm may be placed within the landscaped edge in lieu of the required shrubs. The berm must be 42 in. above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a 3 to 1 grade.

^d 4" caliper minimum

^e beyond this point, the landscaped edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width

^f this landscaped area shall be provided within the area measured a minimum distance of 40 ft from the projected corner of the intersection on both sides of the lot. No trees should be planted in this area.

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LANDSCAPING REQUIREMENTS

CITY OF MELISSA

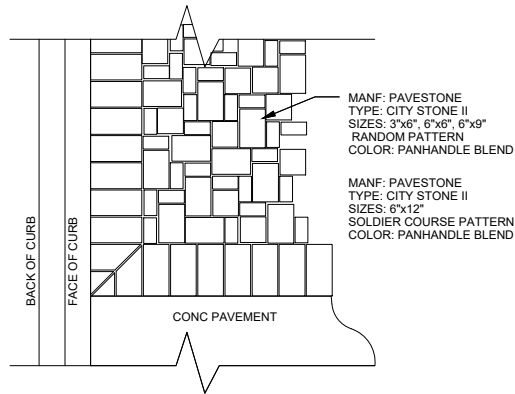


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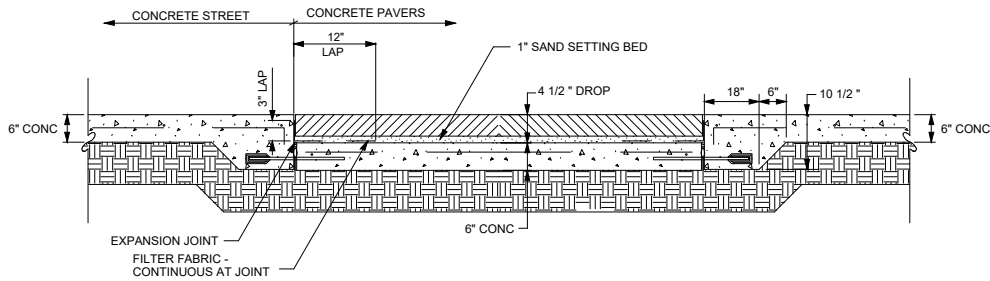
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STANDARD DRAWING NO.
7007M*



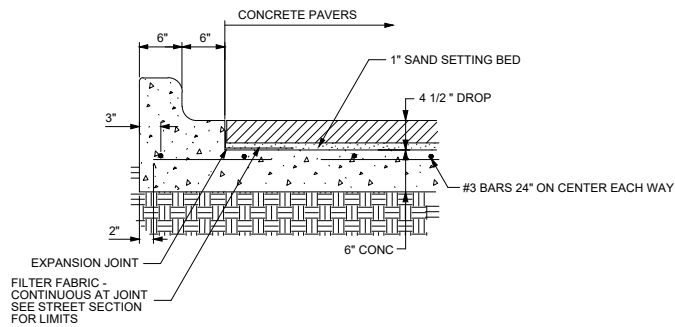
PATTERN DETAIL

NTS



STREET SECTION THROUGH CONCRETE PAVERS

NTS



PAVER DEPRESSION DETAIL

NTS

M* - CITY OF MELISSA REVISION

PAVE STONE DETAILS

CITY OF MELISSA

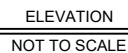


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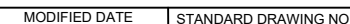
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05/03/05

STANDARD DRAWING NO.
7008M*



- M* - CITY OF MELISSA REVISION

NCTCOG STANDARD SPECIFICATION REFERENCE	
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7009M*

NOTICE DATE
05/09/17

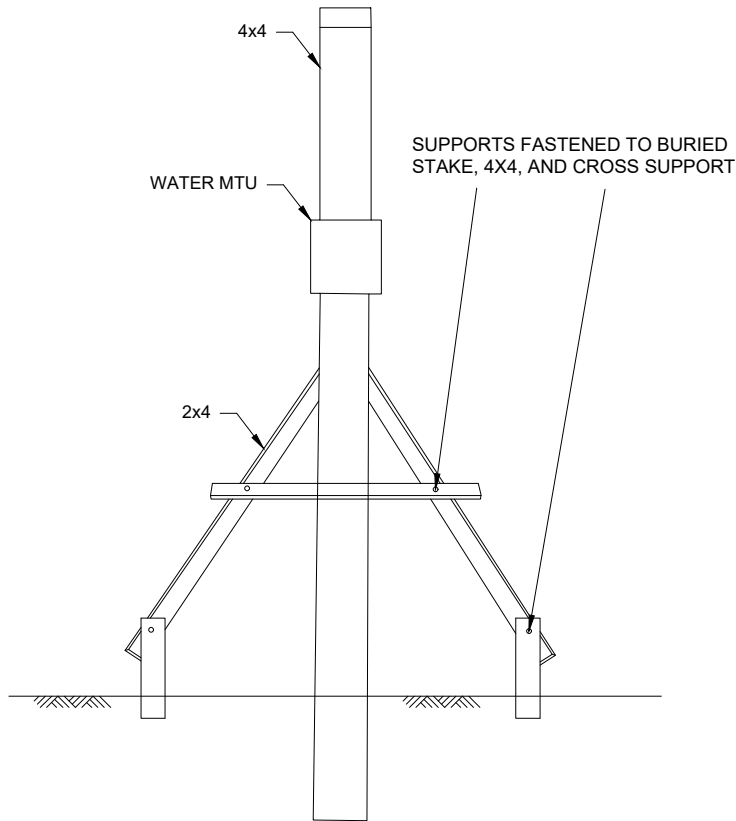
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05/09/17

ENFORCED DATE
06/09/17

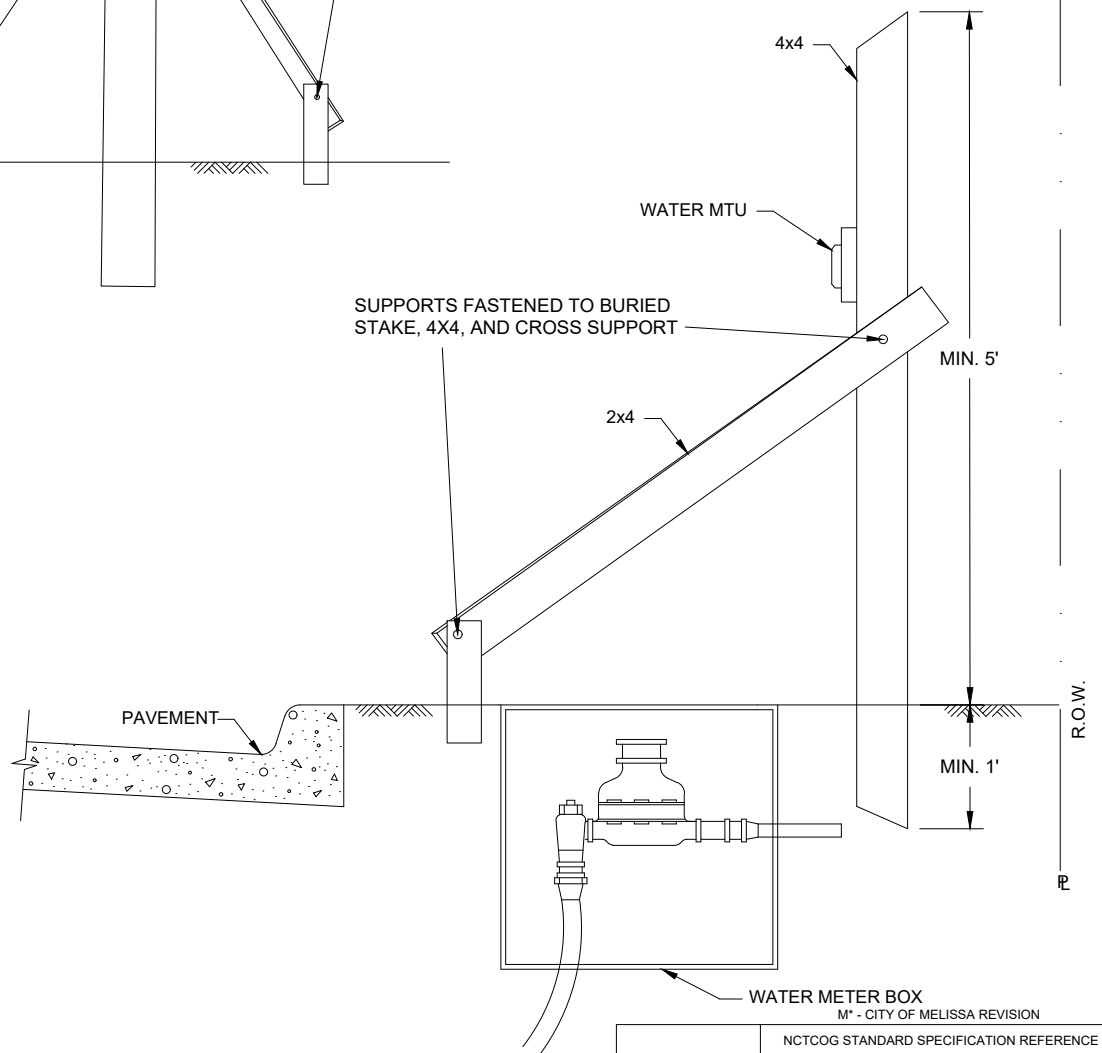
SCREENING WALL
CITY OF MELISSA

STANDARD DRAWING NO

FRONT VIEW




SIDE VIEW



WATER MTU T-POLE DETAIL

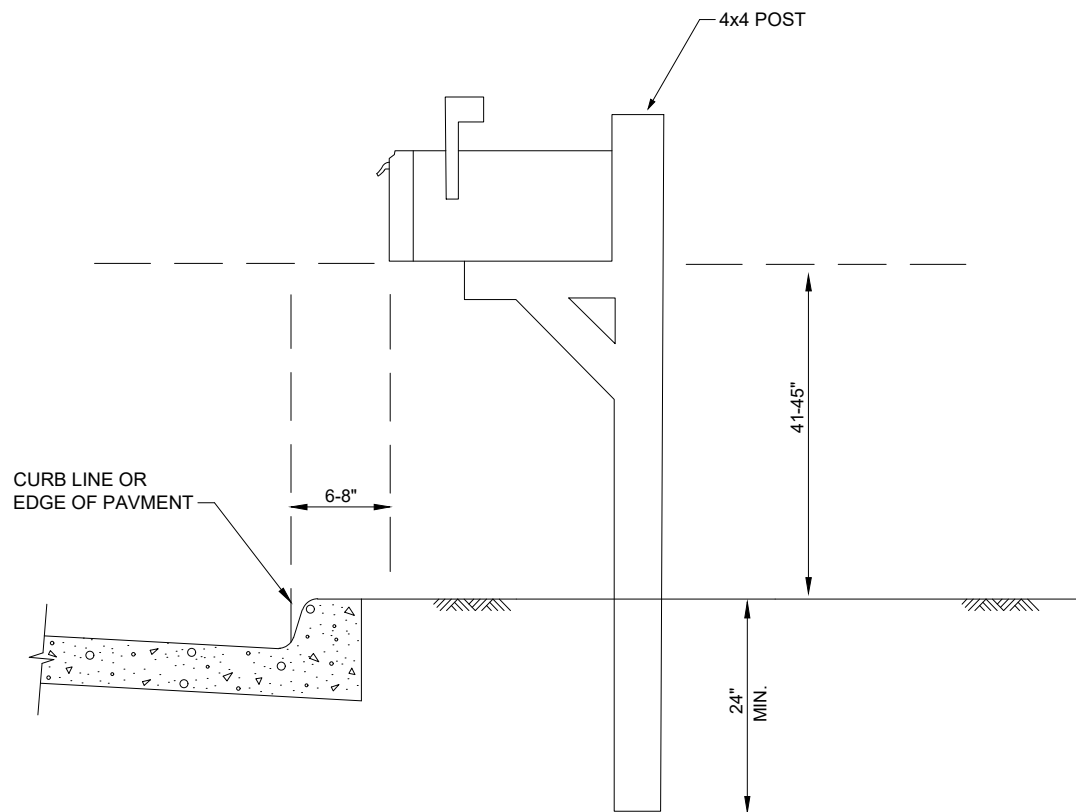
CITY OF MELISSA

	M* - CITY OF MELISSA REVISION	
	NCTCOG STANDARD SPECIFICATION REFERENCE	
	N/A	
	MODIFIED DATE	STANDARD DRAWING NO.
NOTICE DATE	ADOPTED DATE	ENFORCEMENT DATE
06/14/24	06/14/24	07/14/24
	06/14/24	7010M*


Front



SIDE



M* - CITY OF MELISSA REVISION

	NCTCOG STANDARD SPECIFICATION REFERENCE	
	N/A	
	MODIFIED DATE	STANDARD DRAWING NO.
NOTICE DATE	ADOPTED DATE	ENFORCEMENT DATE
06/14/24	06/14/24	07/14/24

MAILBOX DETAIL

CITY OF MELISSA