

PAVING, GRADING & UTILITIES

FOR

CENTURY BANK

LOT 2, MARSH/ BELT LINE SHOPPING CENTER ADDITION

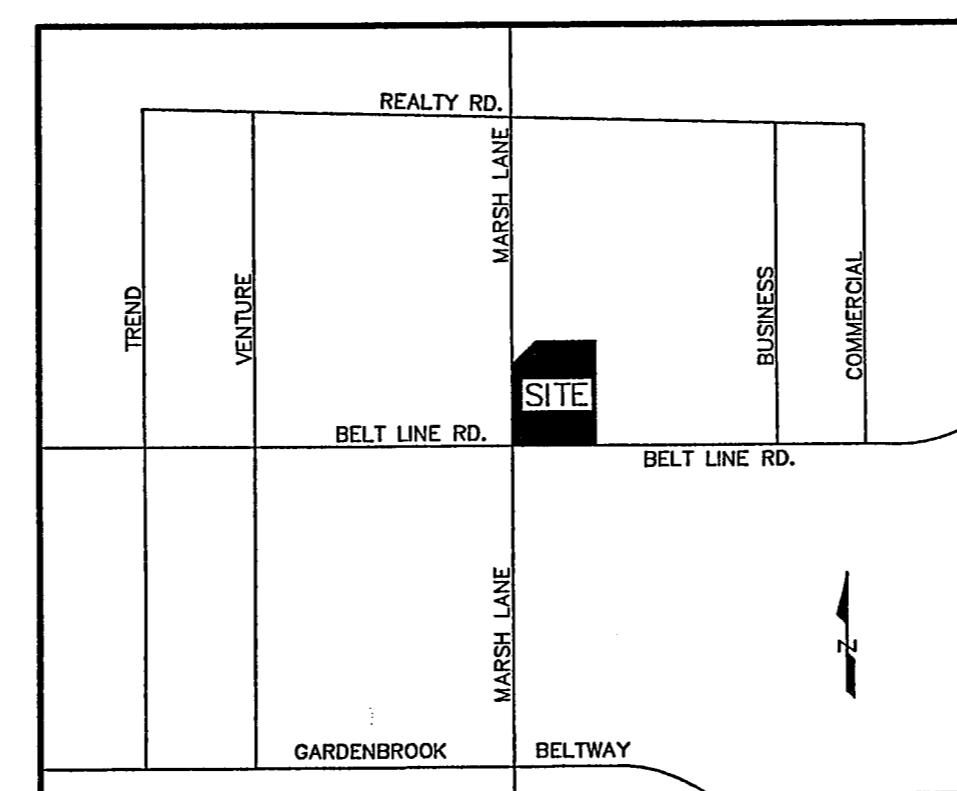
IN THE

TOWN OF ADDISON

DALLAS COUNTY, TEXAS

ARCHITECT:
MR. BILL PATTON
6910 LIVE OAK LANE
TEXARKANA, AR 71854

OWNER:
CENTURY BANK
2900 ST. MICHAEL DR.
TEXARKANA, TX
903-334-8999



LOCATION MAP
N.T.S.
MAPSCO 4G

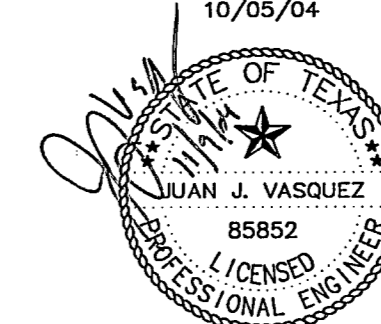
SHEET INDEX

- SITE PLAN
- SP1 SURVEY PLAT
- C1 DEMOLITION PLAN
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- C5 UTILITY PLAN
- C6 GENERAL NOTES & DETAILS
- L1 LANDSCAPE PLAN
- L2 IRRIGATION PLAN

CONSTRUCTION RECORDS

DATE: 4/15/05 BY: J.J.V.
THIS DRAWING INDICATES THE WORK COMPLETED PER INFORMATION
SUPPLIED BY THE CONTRACTOR. ACTUAL ON THE GROUND SURVEY
VERIFICATION WAS NOT PERFORMED EXCEPT AS SPECIFICALLY NOTED.

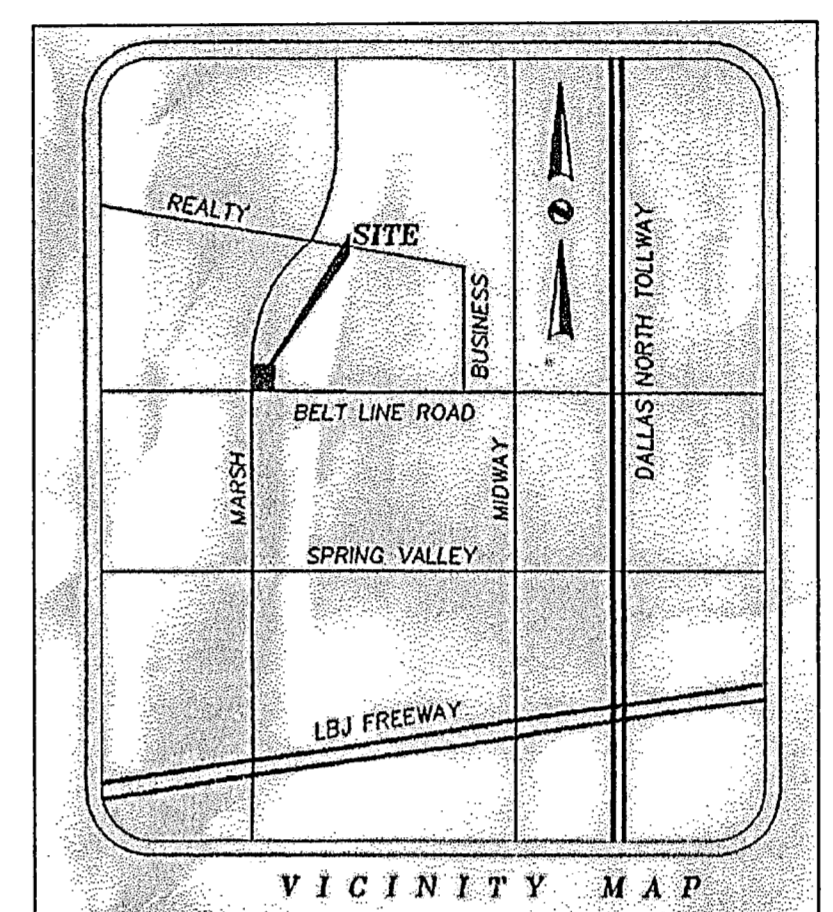
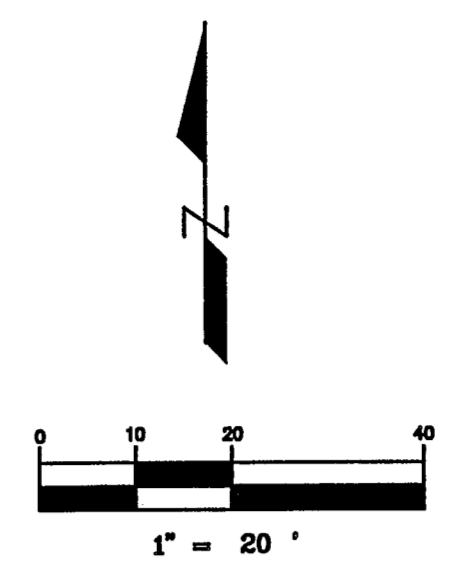
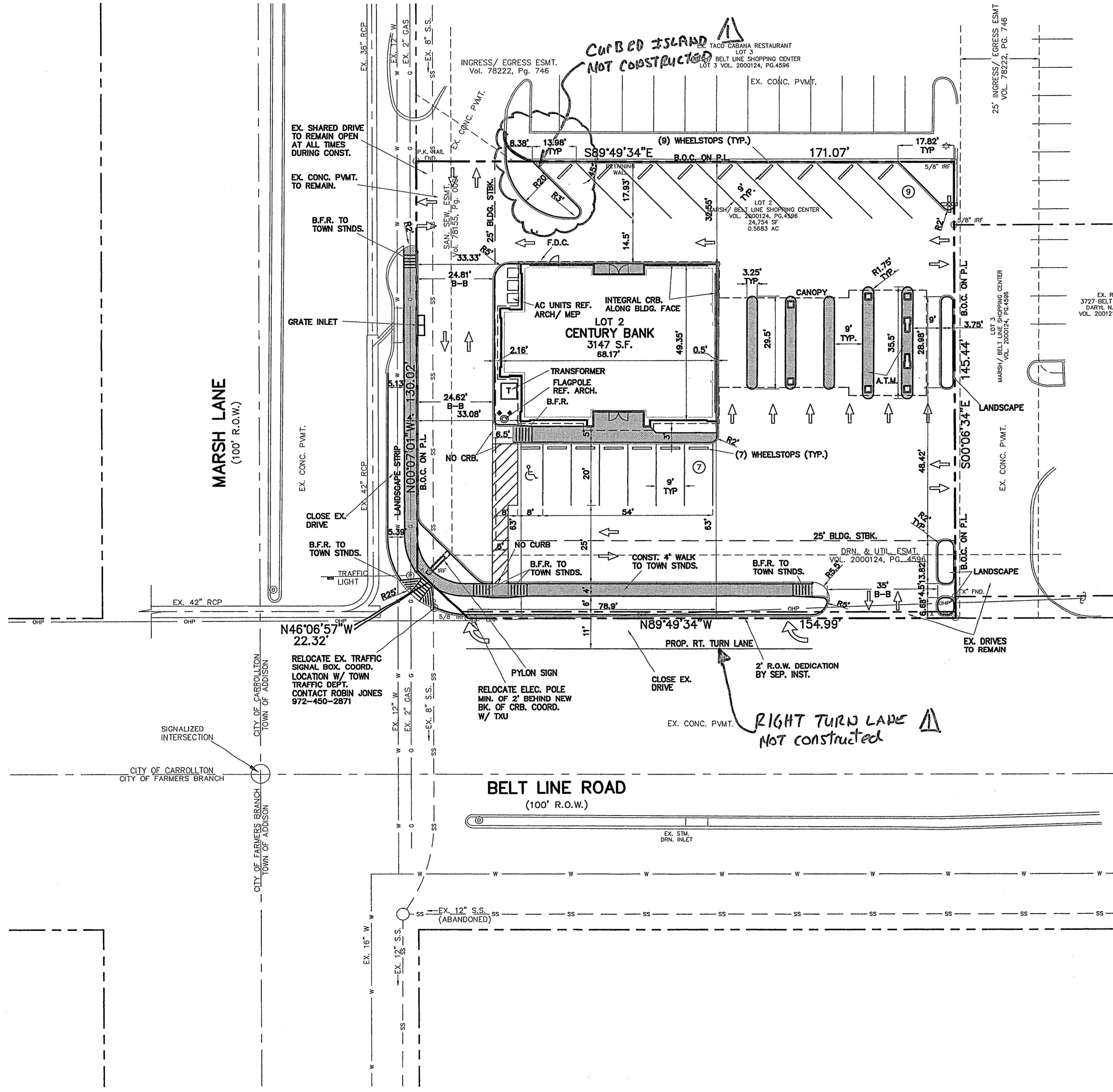
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
JUAN J. VASQUEZ, P.E. 85852, ON
10/05/04



DATE: 11/09/04 CONSTRUCTION SET
DATE: 11/04/04 2nd SUBMITTAL
DATE: 10/21/04 1st SUBMITTAL

TOMDEN ENGINEERING, L.L.P.
12655 N. Central Expwy., Suite 1016
Dallas, Texas 75243
Ph: 972.386.6446 Fax: 972.386.6409
mail@tomden.com

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SITE SUMMARY TABLE

Project Name	CENTURY BANK
Zoning District	PD
Proposed use	BANK W/ DRIVE THRU
Site Area:	0.5683 Acres 24,754 Sq. Ft.
Building Area	3,147 Sq.Ft.
Building Height:	1 Story
Lot Coverage:	3147/ 24,754 = 12.7%
Floor Area Ratio:	3,147 s.f./ 24,754 = 0.13:1
Parking Required:	BANK W/ DRIVE THRU: 1SPC/300 S.F. = 3,147 S.F./300 S.F. = 11 SPACES
Parking Provided:	Regular = 15 SPACES Handicap = 1 SPACES Total = 16 SPACES

BUILDING SETBACKS	
BELT LINE	25
MARSH	25
SIDES & REAR	0

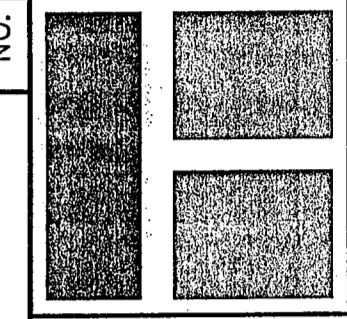
NOTES

1. Dimensions are to back of curb or face of building, unless otherwise noted.
2. Building layout parallel and perpendicular to the south property line.
3. All curb radii are 2' unless otherwise noted.
4. All landscaping shall be installed per Town of Addison Codes.
5. See sheets C1-C6 for Civil Construction Plans.

BENCHMARK

SQUARE CUT ON THE CENTERLINE OF AN INLET AT THE INTERSECTION OF MARSH LANE AND BELT LINE ROAD. ELEVATION = 585.21

NO.	DATE	NOTE	APP.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 6886, ON 10/26/04



CENTURY BANK
BELT LINE ROAD & MARSH LANE

ARCHITECT:
MR. BILL PATTON
2800 TEXARKANA, TX
903-534-8899

SITE PLAN

Scale: 1" = 20'
Designed by: J.J.V.
Drawn by: J.K.A.
Checked by: J.J.V.
S:\P 2004\310-03\dwg\010005PLN
Date: 11/17/04 14:49

CONSTRUCTION RECORDS	
DATE: 4/15/05	BY: J.J.V.
THIS DRAWING INDICATES THE WORK COMPLETED PER INFORMATION SUPPLIED BY THE CONTRACTOR. ACTUAL ON THE GROUND SURVEY VERIFICATION WAS NOT PERFORMED EXCEPT AS SPECIFICALLY NOTED.	

SHEET
SP1
OF

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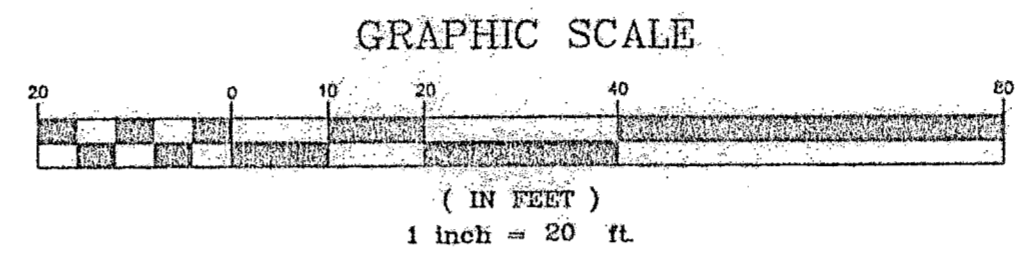
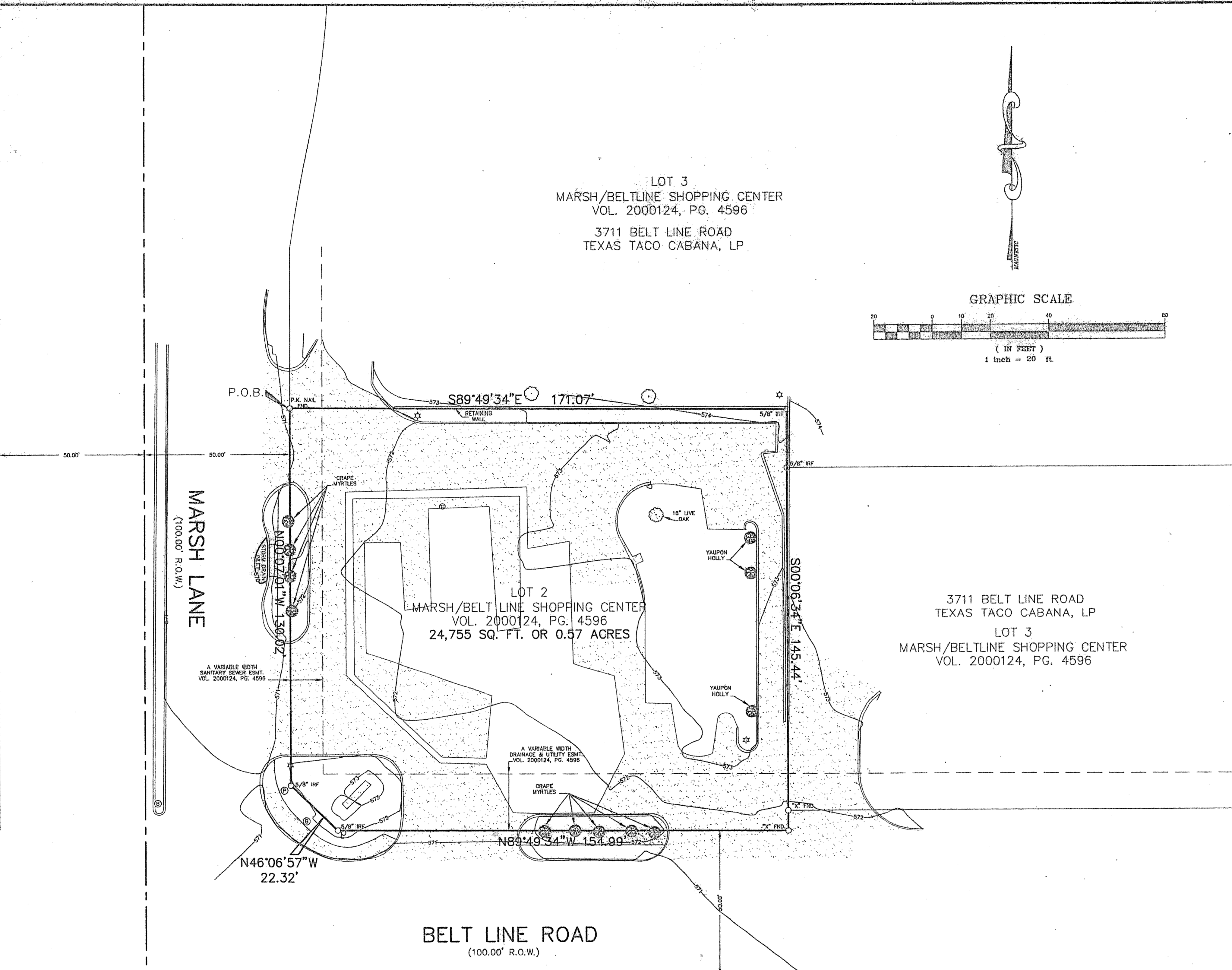
LEGEND

- ☐ GAS METER
- ☐ GAS VALVE
- ☐ TELEPHONE PEDESTAL
- ☐ POWER POLE
- ← DOWN GUY
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ CLEAN OUT
- ☐ SIGN
- ☆ LIGHT POLE
- ◯ TREE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ TRANSFORMER PAD
- ⊙ ELECTRIC METER
- ⊙ STORM DRAIN MAN HOLE
- X - TYPICAL FENCE
- ▣ CONCRETE
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ TRAFFIC SIGNAL POLE
- ⊗ SHRUB

LOT 3
MARSH/BELTLINE SHOPPING CENTER
VOL. 2000124, PG. 4596
3711 BELT LINE ROAD
TEXAS TACO CABANA, LP

LOT 2
MARSH/BELTLINE SHOPPING CENTER
VOL. 2000124, PG. 4596
24,755 SQ. FT. OR 0.57 ACRES

3711 BELT LINE ROAD
TEXAS TACO CABANA, LP
LOT 3
MARSH/BELTLINE SHOPPING CENTER
VOL. 2000124, PG. 4596



SURVEY PLAT
TO THE LIENHOLDERS AND/OR OWNERS AND PURCHASERS OF THE PREMISES SURVEYED AND LAWYERS TITLE INSURANCE CORPORATION:
This is to certify that I have, this date, made an on the ground survey of the property located on 3701 Belt Line Road in the Town of Addison, Texas, described as follows:

BEING a tract of land situated in the T.L. Chenoweth Survey, Abstract No. 273, and also being all of Lot 2, MARSH/BELT LINE SHOPPING CENTER, an Addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 2000124, Page 4596, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a pk nail found for corner in the east right-of-way line of Marsh Lane (100' R.O.W.), said corner being N 00°07'01" W, a distance of 130.02 feet from a corner clip at the intersection of the north right-of-way line of Belt Line Road (100' R.O.W.), with the said east right-of-way line of Marsh Lane, said corner also being the northwest corner of Lot 2, of said Marsh/Belt Line Shopping Center Addition, and the most westerly southwest corner of Lot 3, of said Addition;

THENCE S 89°49'34" E, departing the said east right-of-way line of Marsh Lane, and along the south line of said Lot 3, a distance of 171.07 feet to a 5/8 inch iron rod found for corner, said point being the northeast corner of said Lot 2;

THENCE S 00°06'34" E, along the east line of said Lot 2, a distance of 145.44 feet to a "X" cut found for corner, said point being in the north right-of-way line of said Belt Line Road;

THENCE N 89°49'34" W, along the said north right-of-way line of Belt Line Road, a distance of 154.99 feet to a 5/8 inch iron rod found for corner;

THENCE N 46°06'57" W, departing the said north right-of-way line of Belt Line Road, a distance of 22.32 feet to a 5/8 inch iron rod found for corner in the said east right-of-way line of Marsh Lane, and in the west line of said Lot 2;

THENCE N 00°07'01" W, along the said east right-of-way line of Marsh Lane, a distance of 130.02 feet to the POINT OF BEGINNING and containing 24,754 square feet or 0.57 acre of computed land.

NOTES CORRESPONDING TO SCHEDULE "B"

10a. The following matters affecting the subject property as shown on the plat recorded in Volume 2000124, Page 4596, of the Map Records of Dallas County, Texas:

A variable width sanitary sewer easement along the west property line. (Plotted on survey)

A variable width drainage and utility easement along the south property line. (Plotted on survey)

10b. Terms, provisions, easements and conditions contained in Mutual Easement Agreement by deed recorded in Volume 94184, Page 3295, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10c. Terms, provisions, easements and conditions contained in Reciprocal Shopping Center Easement Agreement by deed recorded in Volume 98032, Page 3997, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10d. Terms, provisions, easements and conditions contained in Lease Agreement by deed recorded in Volume 98240, Page 03281, of the Deed Records of Dallas County, Texas. (Does not affect the subject property)

10e. Property is subject to Reciprocal Easement Agreement by deed recorded in Volume 2003226, Page 7880, of the Deed Records of Dallas County, Texas. (No legal description)

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. Basis of Bearing - Subject Plat
4. Benchmark - Square cut on the centerline of an inlet at the intersection of Marsh Lane and Belt Line Road. Elevation is 585.21.

This survey was performed in connection with the transaction described in OF No. TH04-302387 of Lawyers Title Insurance Corporation. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100-Year Flood), Map date 08/23/2001, Community Panel No. 48013C0180J, subject lot is located in Zone "X".

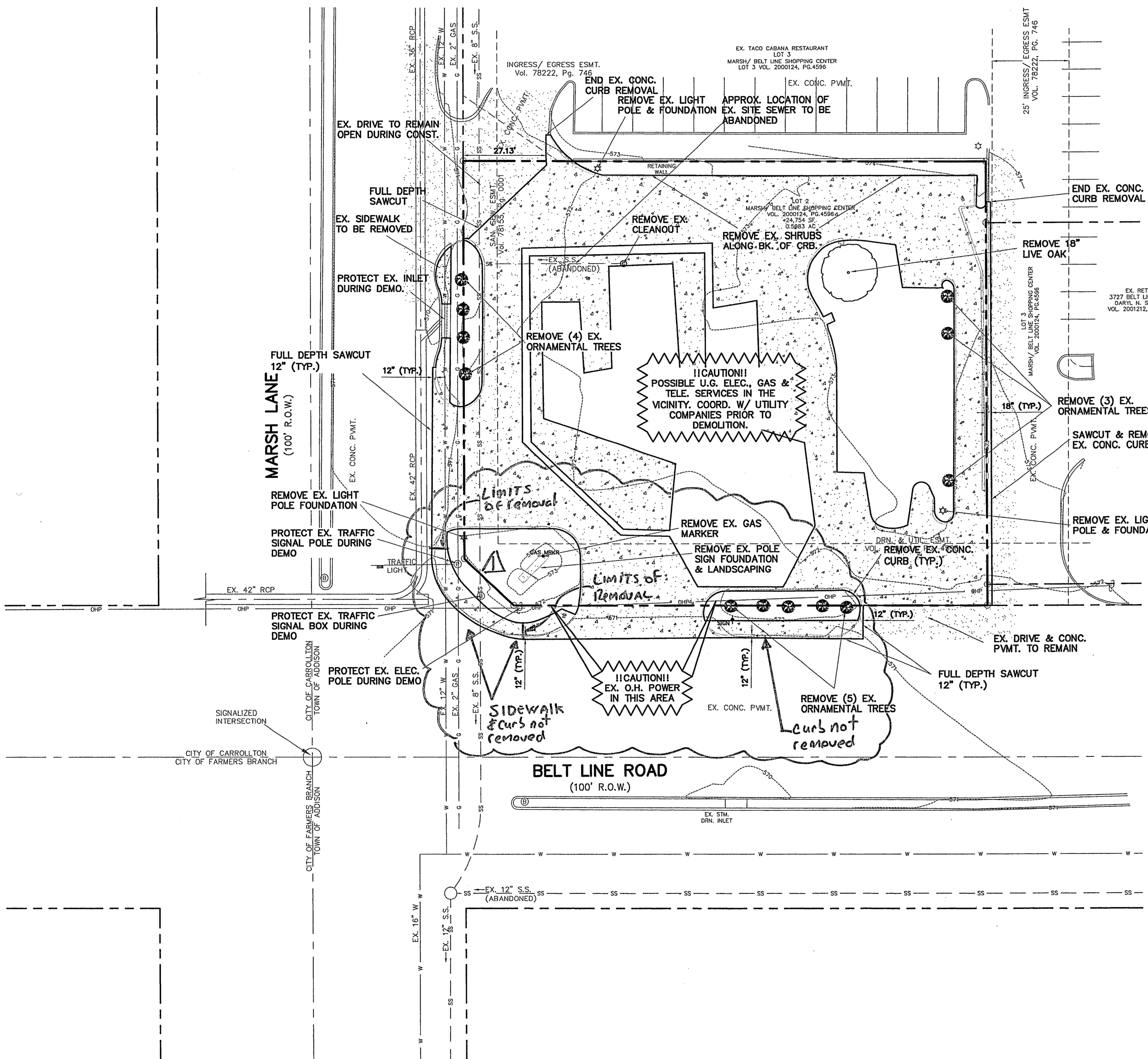
The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

Hugh E. Peiser
Hugh E. Peiser
Registered Professional Land Surveyor No. 3688

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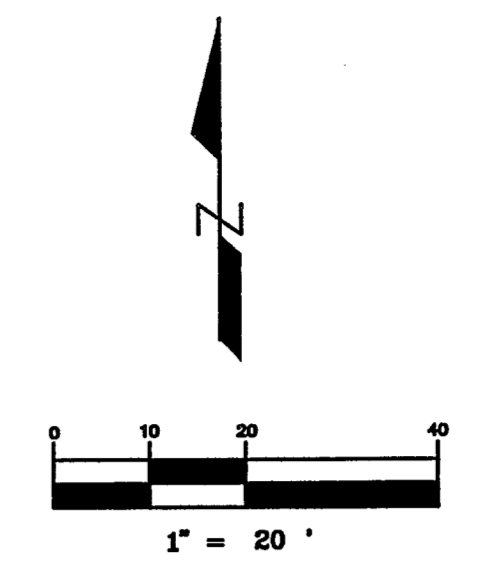
JOB NO.: P-348B	PEISER SURVEYING CO. www.peisersurveying.com			
DATE: 10/15/2004	801 ENTERPRISE DRIVE FLOWER MOUND, TEXAS 75028 972-724-5776 (O) 972-724-5779 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		
SCALE: 1" = 20'	DRAWN BY: R.R.M.			

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LEGEND

---	PROP. BOUNDARY
---	PROP. SAWCUT LINE
---	EX. PAVEMENT
---	EX. EASEMENT
---	EX. CONTOUR
---	EX. SAN. SEW.
---	EX. WATER
---	EX. GAS
---	EX. OVERHEAD POWER
---	EX. STORM SEWER
---	LIGHT POLE TO BE REMOVED
---	CONC. P.V.M.T. TO BE REMOVED
---	EX. TREE TO BE REMOVED



BENCHMARK
 SQUARE CUT ON THE CENTERLINE OF AN INLET AT THE INTERSECTION OF MARSH LANE AND BELT LINE ROAD. ELEVATION = 565.21

NOTES

1. Remove existing irrigation system inside demolition area. Abandon in place the system outside demolition area. Remove where necessary.

SITE DEMOLITION SPECIFICATIONS

- PART 1 - GENERAL**
- 1.1 RELATED DOCUMENTS**
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
1. Section 01400 - Testing Laboratory Services
 2. Section 02110 - Site Clearing
 3. Section 02200 - Earthwork
 4. Section 02221 - Excavation, Trenching, Embedment, and Backfilling for Utilities
- 1.2 SCOPE**
- A. Perform all Work required for the complete and satisfactory execution of all site demolition, including designated structures, foundations, slabs-on-grade, identified utilities and underground piping.
- 1.3 PROJECT RECORD DOCUMENTS**
- A. Submit field record of this plan indicating any changes in actual conditions or work performed.
 - B. Accurately record actual location of capped utilities and subsurface obstructions.
- 1.4 REGULATORY REQUIREMENTS**
- A. Conform to applicable city, county, state and federal codes for demolition of structures, safety of adjacent structures, dust control, runoff control and disposal of related items.
 - B. Obtain required permits from authorities having jurisdiction.
 - C. Notify affected utility companies a minimum of forty-eight (48) hours before starting Work and comply with their requirements.
 - D. Do not close or obstruct roadways, sidewalks, drainage paths, or hydrants without permits from agencies having jurisdiction.
 - E. Conform to all applicable regulatory procedures when discovering hazardous or contaminated materials.
 - F. Construct all erosion control measures prior to demolition or earthwork commencement per plans.
- PART 2 - PRODUCTS**
- NONE
- PART 3 - EXECUTION**
- 3.1 PREPARATION**
- A. Provide, erect, and maintain temporary barriers and security devices as needed and/or required by the Owner, city, county, state, or federal regulations.
 - B. Protect existing landscaping materials, if any, appurtenances and structures which are not to be demolished.
 - C. Provide bracing and shoring as required to prevent movement or settlement of all adjacent structures.
 - D. Mark location of all existing underground utilities.
 - E. Obtain all permits, as applicable, from all regulatory agencies.
- 3.2 DEMOLITION REQUIREMENTS**
- A. Conduct demolition to minimize interference with adjacent structures and public right-of-way.
 - B. Cease operations immediately if adjacent structures appear to be in danger. Notify Engineer and Owner immediately. Do not resume operations until directed.
 - C. Conduct operations with minimum interference to public or private accesses.
 - D. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon or limit access to their property.
 - E. Sprinkle work with water to minimize dust. Provide hoses and water connections for this purpose.
- 3.3 DEMOLITION**
- A. Remove all existing structures within the limits of new site construction, including all walls, railings, etc.
 - B. All existing wells, septic systems, sewer treatment plants, etc., must be abandoned, capped, sealed, filled, and/or closed as required by the Texas Commission on Environmental Quality and all other city, county, state, or federal regulatory agencies.
 - C. All site utilities conflicting with new site construction or not to be used in this project shall be capped off and removed. All other utilities not used in this project shall be abandoned in-place.
 - D. Where pavement and/or curb to be removed abuts existing pavement and/or curb to remain, a neat, straight, full-depth saw cut shall be made with a concrete saw.
 - E. Remove all demolished materials from site. Do not burn or bury materials on site. Contractor shall leave site in clean condition.
 - F. Backfill all excavation and trenches to match surrounding grades. Compact to 95% of ASTM D698.

CAUTION

CONTACT:
 ONCOR GAS: 972-485-6204 (MR. GEORGE MELENDEZ)
 SBC: 214-920-0190 (MR. BERUNER BAKER)
 ONCOR ELECT: 972-323-8917 (MR. LARRY REDICK)
 TEXAS ONE STOP 1-800-245-4545
 48 HOURS PRIOR TO CONSTRUCTION

CONSTRUCTION RECORDS
 DATE: 4/15/05 BY: J.J.V.
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NO.	DATE	NOTE
1	4/15/05	AS BUILT

TOMDEN ENGINEERING, L.L.P.
 12855 N. Central Expwy., Suite 1016
 Dallas, Texas 75243
 Ph: 972.386.6446 Fax: 972.386.6409
 mail@tomden.com



ARCHITECT
 MR. BILL PATTON
 6910 LIVE OAK LANE
 TEXARKANA, AR 71854

OWNER:
 CENTURY BANK
 2900 ST. MICHAEL DR.
 805-334-8810

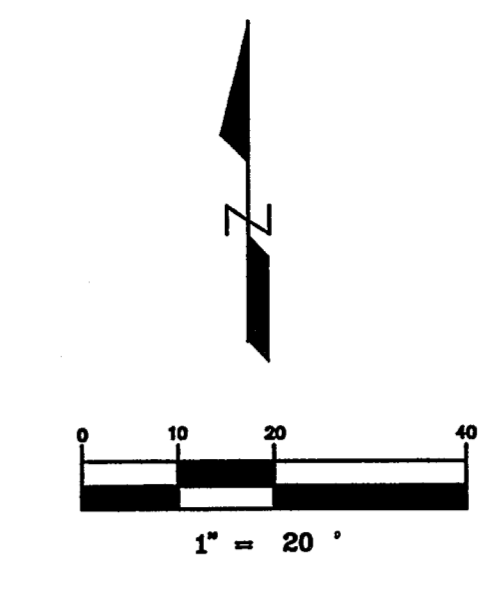
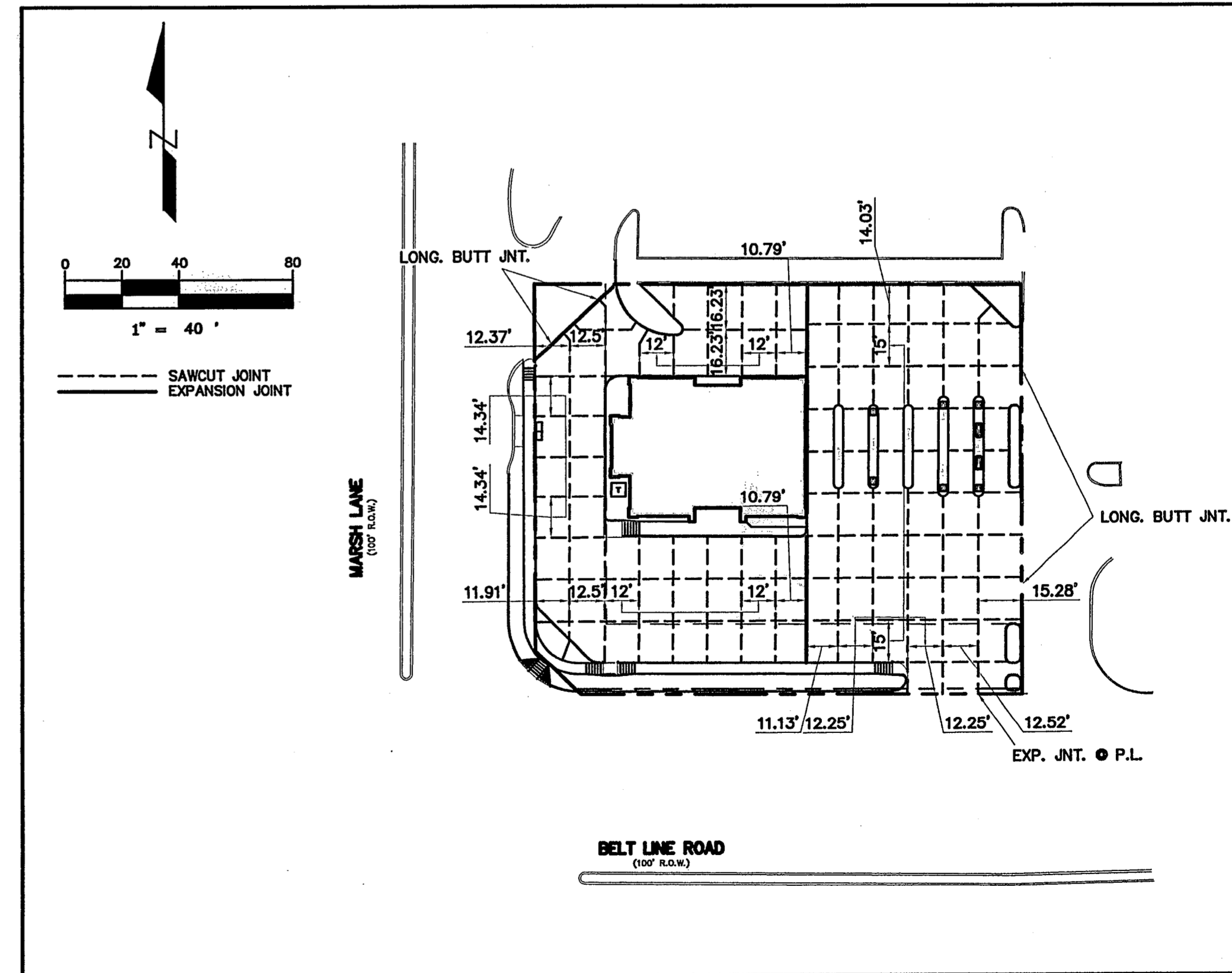
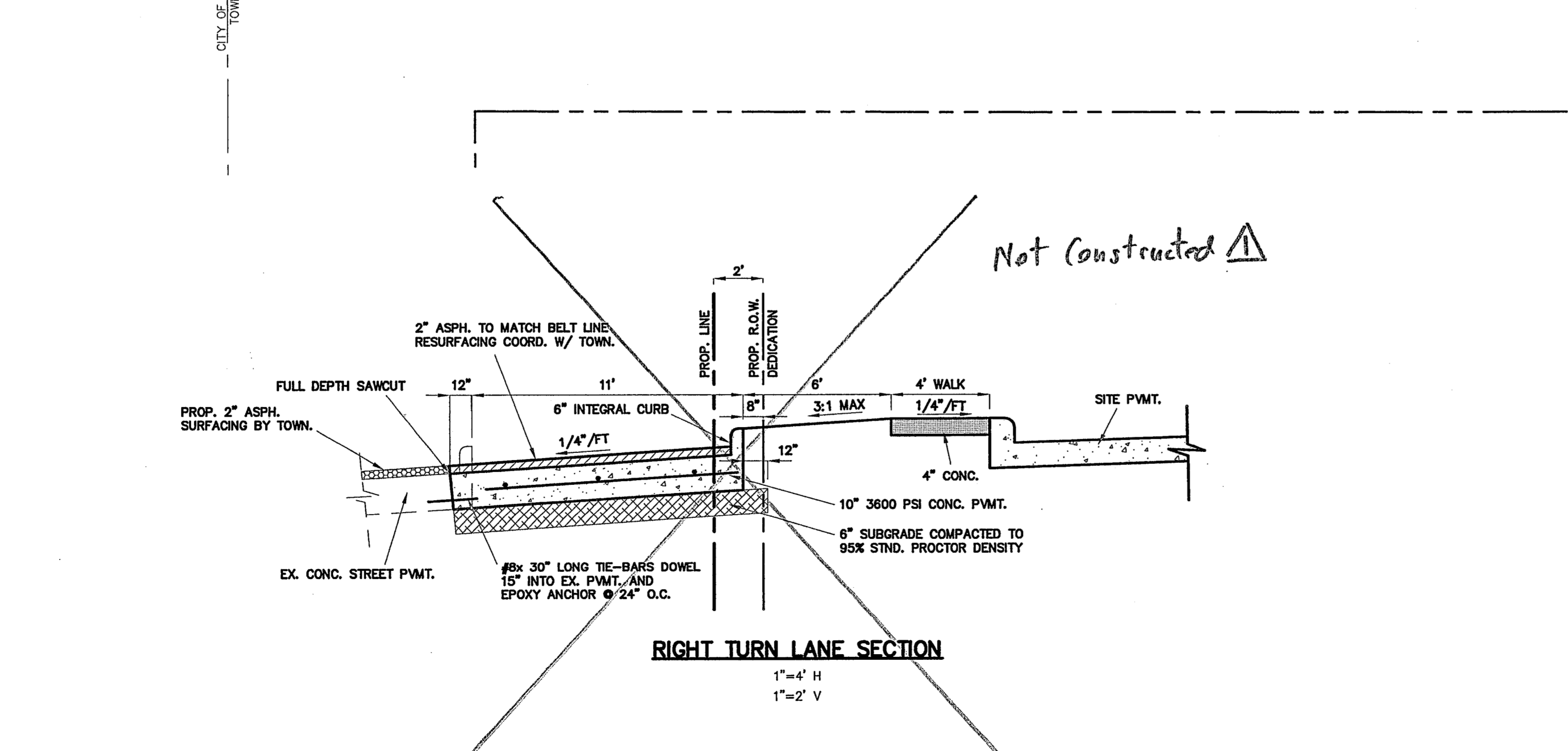
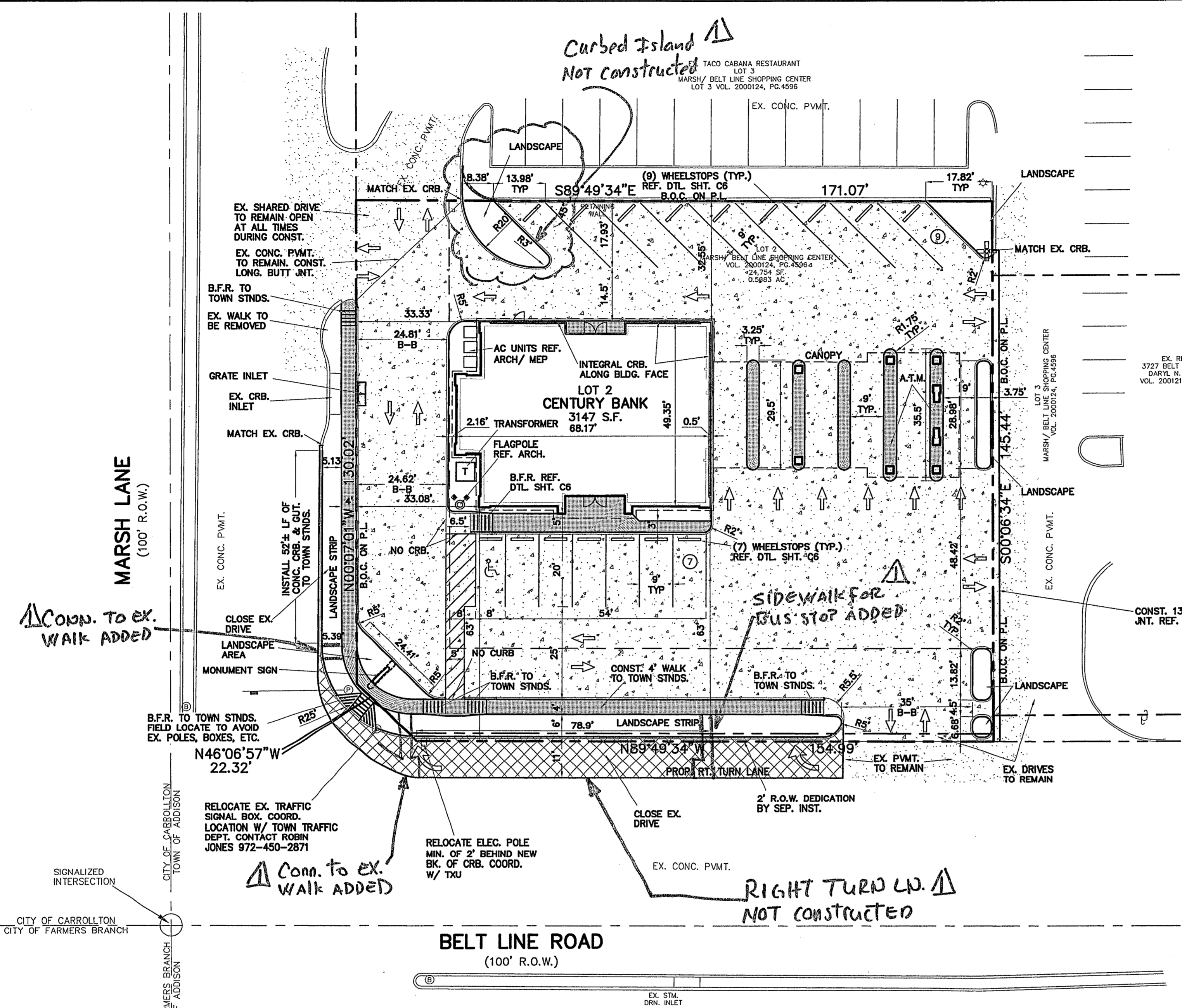
CENTURY BANK & MARSH LANE
BELT LINE ROAD & MARSH LANE

DEMOLITION PLAN

Scale: 1" = 20'
 Designed by: J.J.V.
 Drawn by: J.K.A.
 Checked by: J.J.V.
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 Date: 11/04/04 11:15

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BENCHMARK
 SQUARE CUT ON THE CENTERLINE OF AN INLET AT THE INTERSECTION OF MARSH LANE AND BELT LINE ROAD.
 ELEVATION = 585.21

- LEGEND**
- PROP. 4" SIDEWALK
 - PROP. 6" PAVEMENT
 - PROP. STREET P.W.M.T. (REF. DTL THIS SHT.)
 - PROPOSED 6" INTEGRAL CURB
 - PROPOSED SITE LIGHT POLE
 - EXISTING PAVEMENT

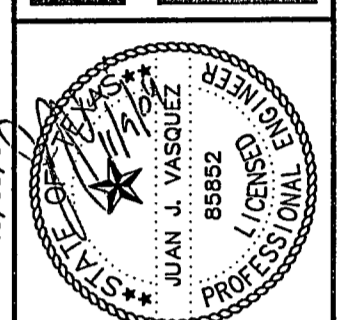
- GENERAL NOTES**
1. Boundary Survey by Peiser Survey dated 10/15/04.
 2. All dimensions are to edge of pavement, face of building or back of curb, unless otherwise noted.
 3. Building and new parking layout is parallel and perpendicular to the south property line.
 4. All curb radii not called out are 2' measured at back of curb.
 5. See sheet C6 for General Notes, Paving Notes and details.
 6. Refer to Architectural plans for building dimensions.
 7. Install all handicap striping, signage, markings and ramp finishes in accordance with the latest ADA and TAS standards.
 8. See Architectural Plans for flag pole and site light details.

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JOINT LAYOUT
 1"=40'

NO.	DATE	NOTE:
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THE SEAL APPEARING ON THIS DRAWING IS THE PROPERTY OF JUAN J. VASQUEZ, P.E. 85852, ON 10/09/04



CENTURY BANK & MARSH LANE
 ARCHITECT:
 MR. BILL PATTON
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 TEARKANA, AR 71854

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 972-386-6409

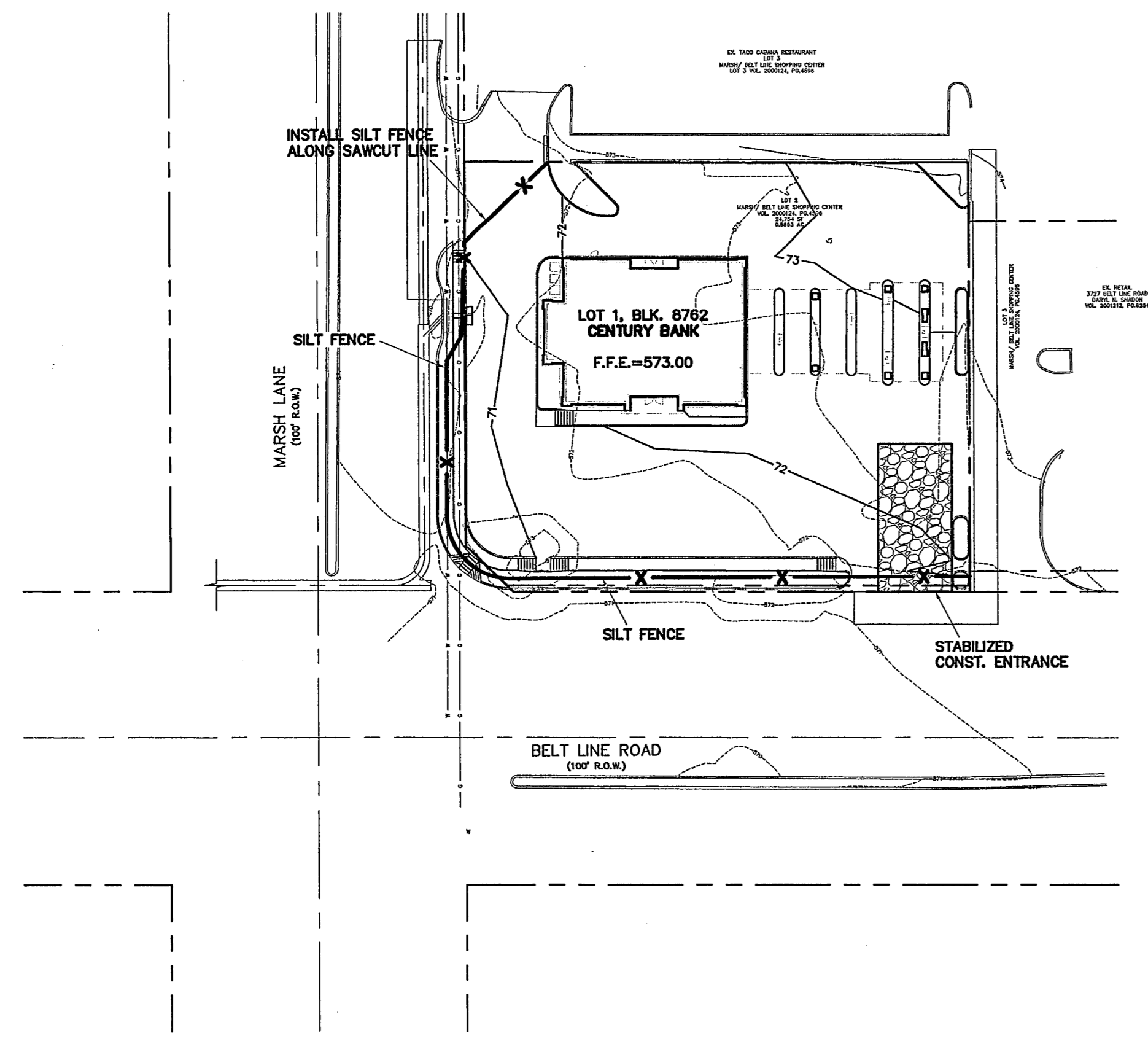
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 mail@tomden.com

LAYOUT & PAVING PLAN

Scale: 1" = 20'
 Designed by: J.J.V.
 Drawn by: J.K.A.
 Checked by: J.J.V.
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 Date: 11/09/04 09:48

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TOTAL SITE AREA = 0.57 ACRES
TOTAL DISTURBED AREA 0.54 = ACRES

EROSION CONTROL PLAN

EROSION CONTROL GENERAL NOTES

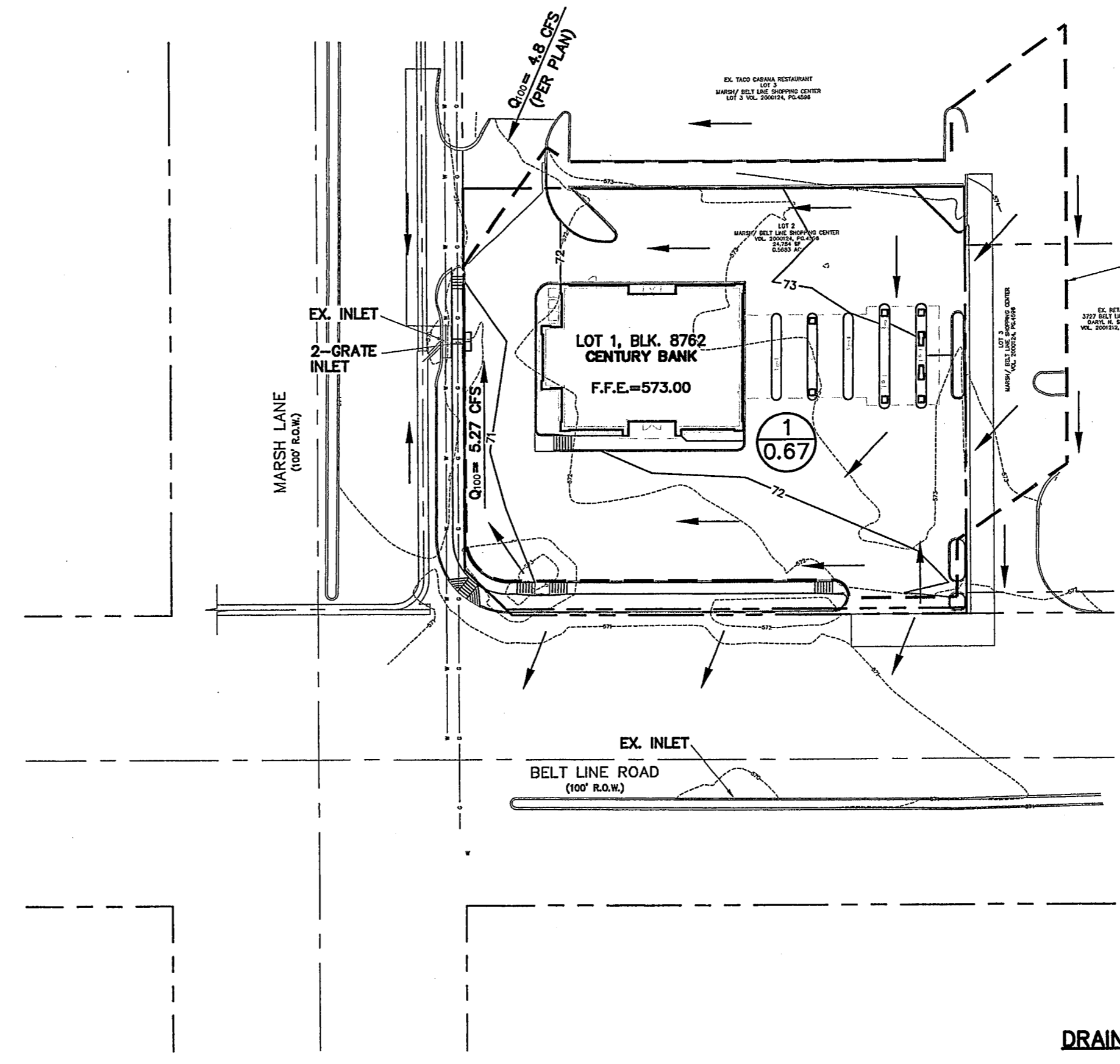
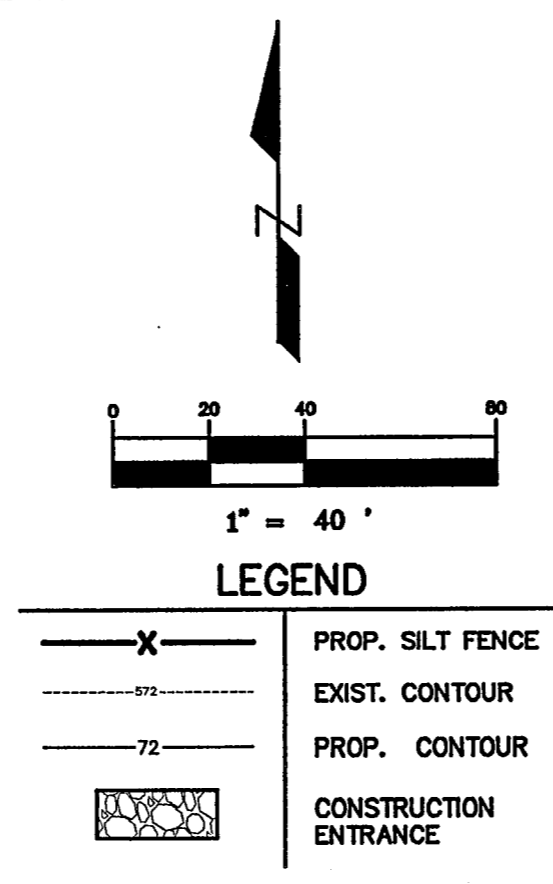
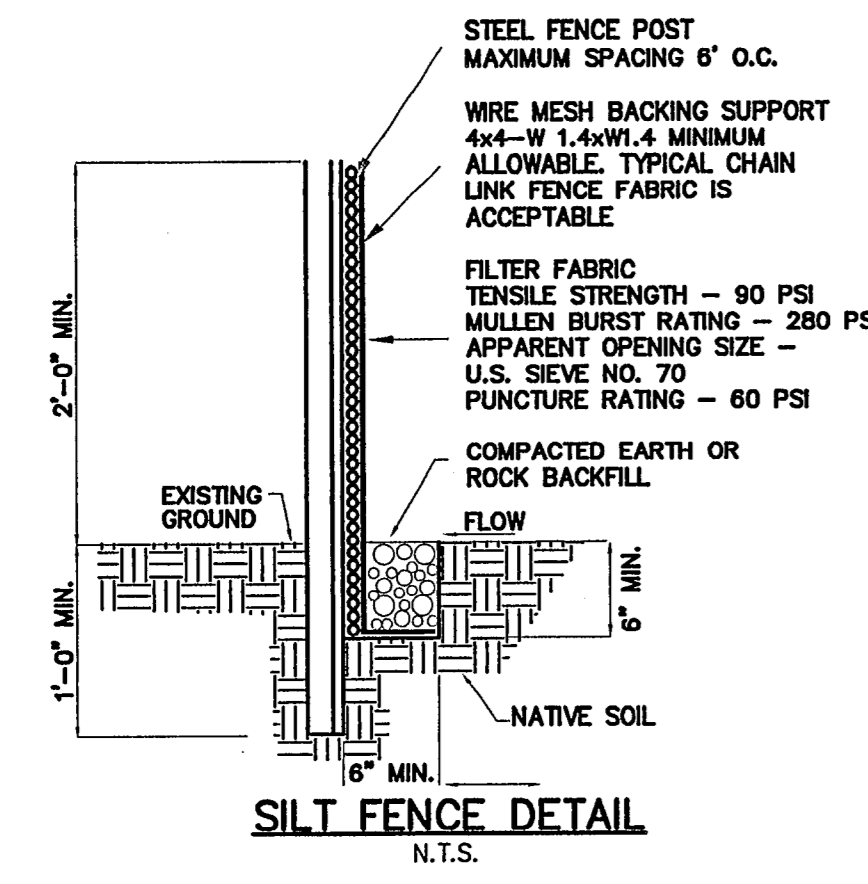
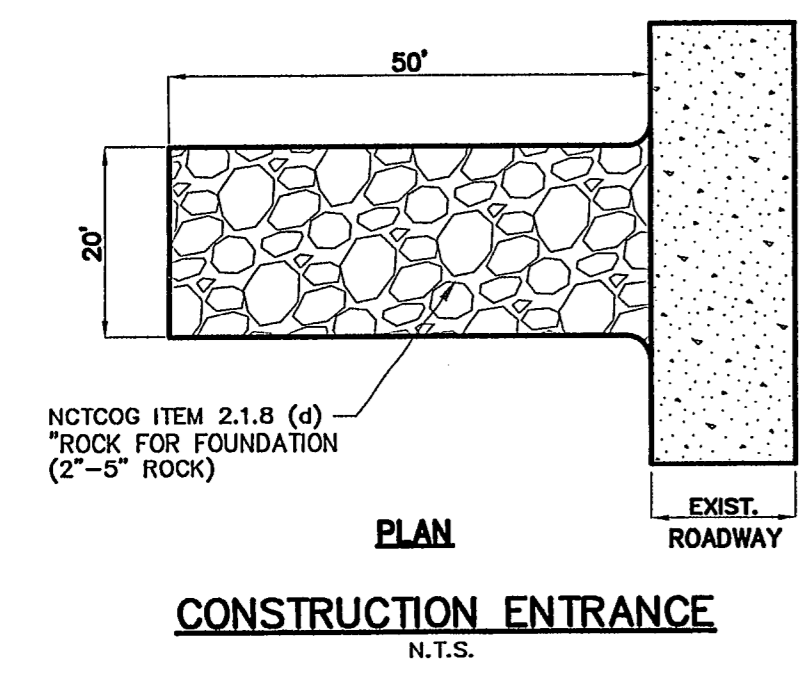
1. TEMPORARY EROSION CONTROL MEASURES SHALL COMPLY WITH COG SPECIFICATION ITEM 3.12 "TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL" COG C.O.P. EROSION CONTROL MANUAL & BEST MANAGEMENT PRACTICES AS REFLECTED IN THE EROSION CONTROL PLAN FOR THIS SITE.
2. ALL TEMPORARY EROSION CONTROL DEVICES AND MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
3. ALL CONTRACTORS SHALL MINIMIZE THE GENERATION OF DUST BY WATERING THEIR WORKING AREAS AND HAUL ROADS AS REQUIRED.
4. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
5. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
6. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
7. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS.
8. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
9. DISTURBED AREAS THAT ARE SEEDDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDDED OR RESODDED, IF NECESSARY.

STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - 3 TO 5 INCHES OPEN GRADED ROCK.
2. LENGTH-AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS-NOT LESS THAN 8 INCHES.
4. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING-WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE-ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

SILT FENCE

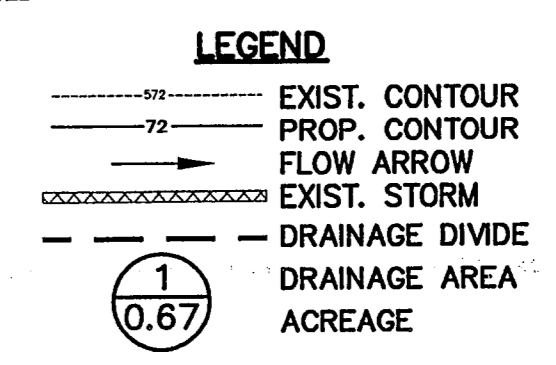
1. STEEL POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



DRAINAGE AREA CALCULATIONS

DA	AREA	C	Tc	I100	Q100	COMMENT
1	0.67	0.90	10	8.74	5.27	TO 2-GRATE INLET

DRAINAGE AREA MAP



CONSTRUCTION RECORDS
DATE: 4/15/05 BY: J.J.V.
THIS DRAWING INDICATES THE WORK COMPLETED PER INFORMATION SUPPLIED BY THE CONTRACTOR. ACTUAL ON THE GROUND SURVEY VERIFICATION WAS NOT PERFORMED EXCEPT AS SPECIFICALLY NOTED.

APP.	
NO.	
DATE	
NOTE:	

TOMDEN ENGINEERING, L.L.P.
12855 N. Central Expwy., Suite 1016
Dallas, Texas 75243
Ph: 972.386.6409 Fax: 972.386.6409
mail@tomden.com

CENTURY BANK
BELT LINE ROAD & MARSH LANE

ARCHITECT:
MR. BILL PATTON
6910 LINE OAK LANE
TEANAHUAH, TX 75154

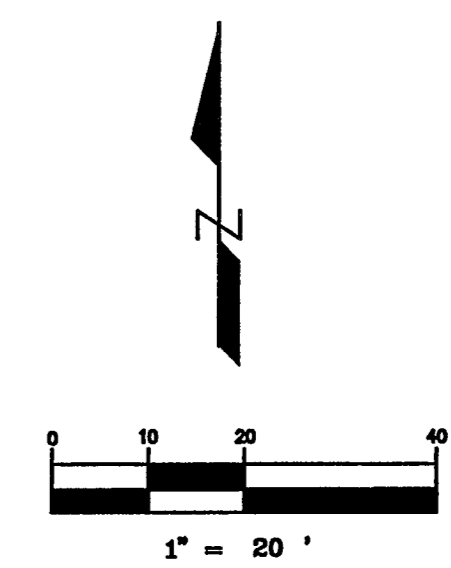
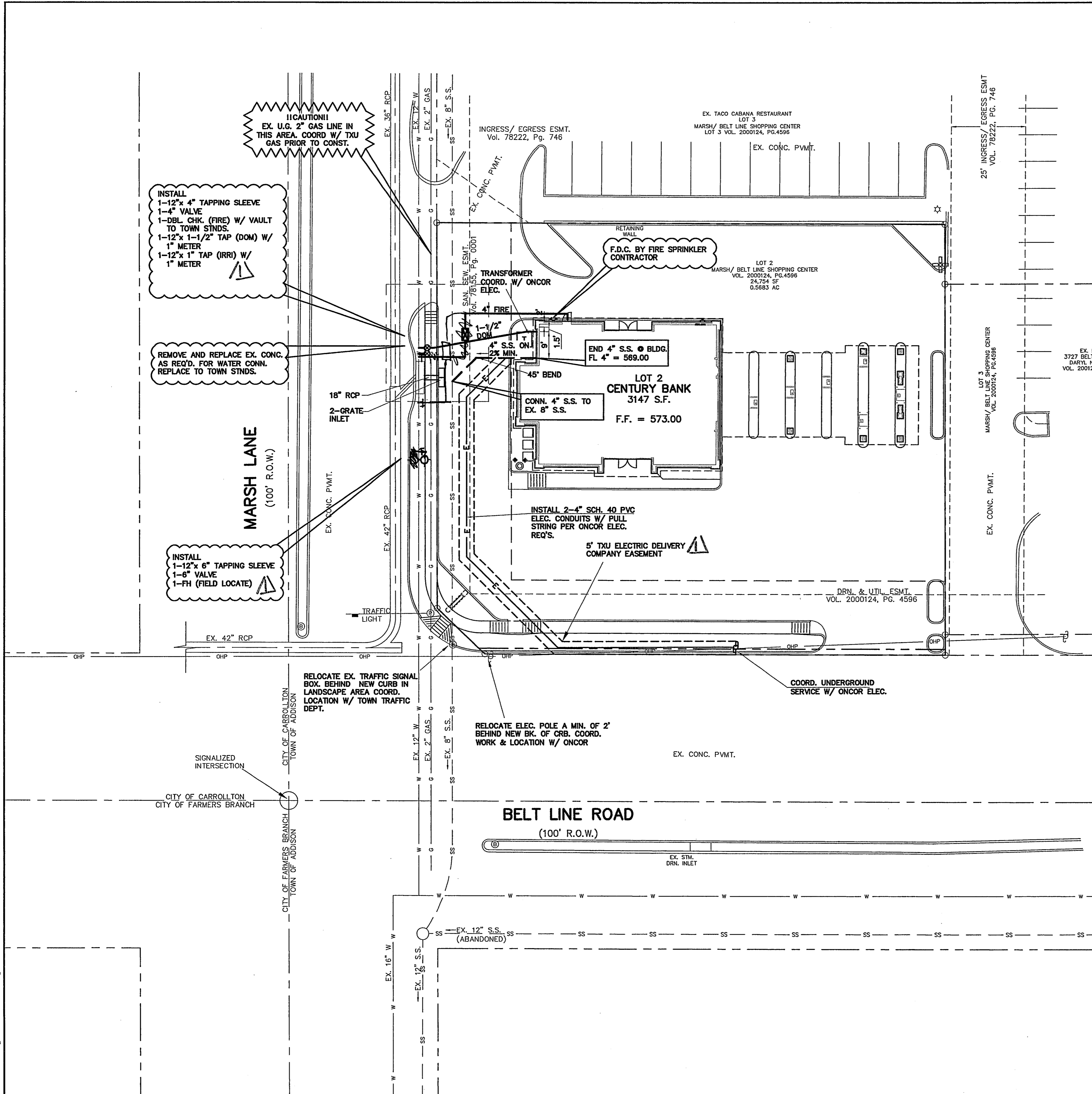
OWNER:
CENTURY BANK
2900 S. MICHAEL DR.
DALLAS, TX 75226

DRAINAGE AREA MAP & EROSION CONTROL PLAN

Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: J.K.A.
Checked by: J.J.V.
S: LP 2004\310-03\dwg\01CD4D&E
Date: 11/04/04 11:56

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OF 6

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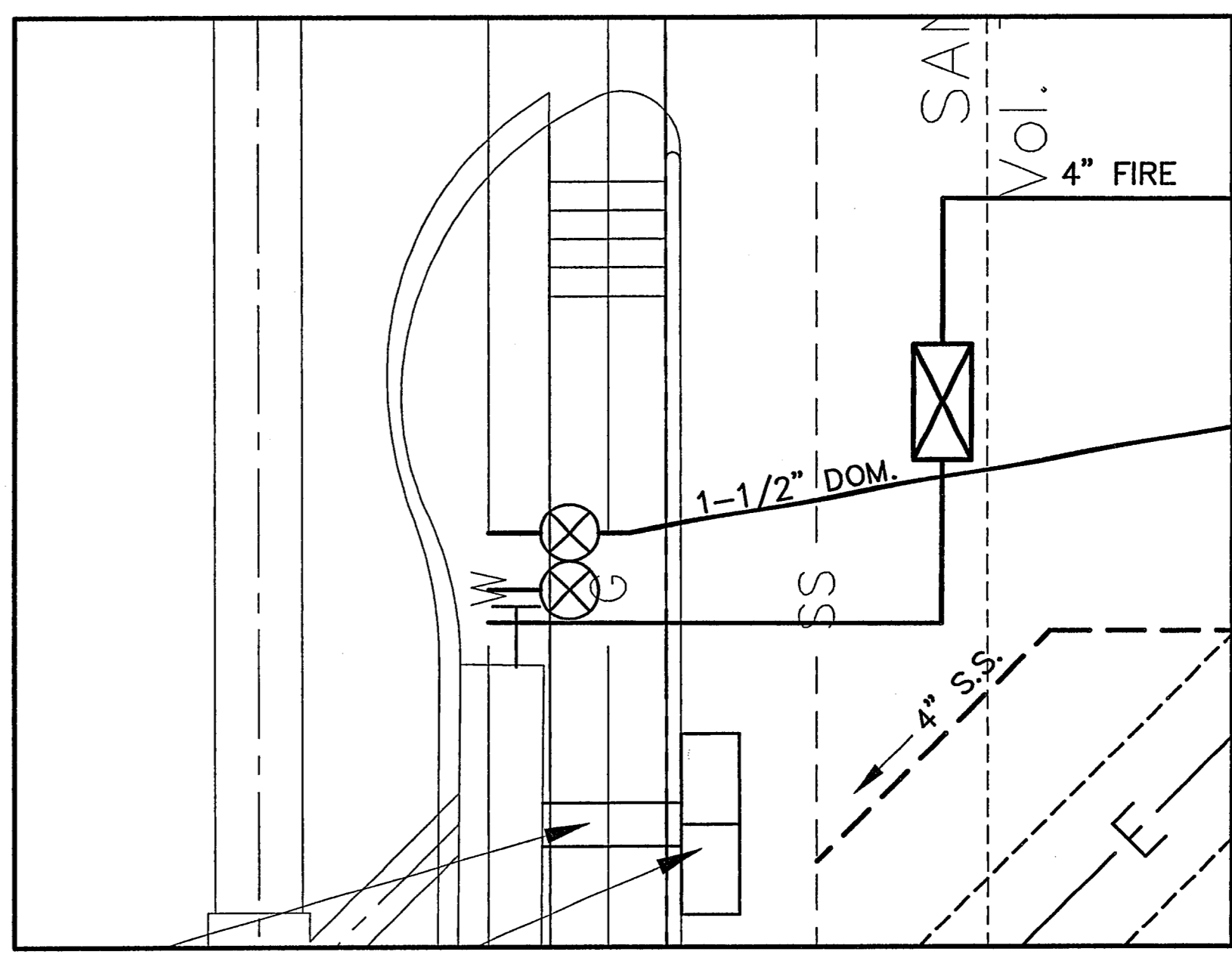
LEGEND

EXISTING	PROPOSED
—	—
—	—
—	—
—	—
—	—
—	—

- BENCHMARK**
- SQUARE CUT ON THE CENTERLINE OF AN INLET AT THE INTERSECTION OF MARSH LANE AND BELT LINE ROAD. ELEVATION = 585.21
- NOTES**
- See sheet C6 for General Notes and Utility Notes.
 - See MEP Plans for telephone and electrical service.

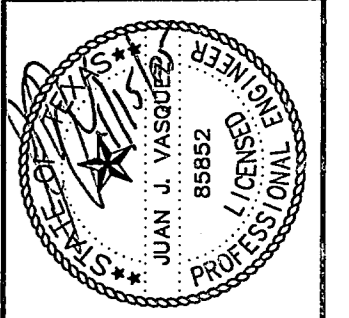
CAUTION

CONTACT:
 ONCOR GAS: 972-485-6204 (MR. GEORGE MELENDEZ)
 SBC: 214-920-0190 (MR. BERUNER BAKER)
 ONCOR ELECT: 972-323-8917 (MR. LARRY REDICK)
 TEXAS ONE STOP 1-800-245-4545
 48 HOURS PRIOR TO CONSTRUCTION



UTILITY INSET
SCALE: 1" = 5'

NO.	DATE	NOTE	APP.
1	4/15/05	AS	JJV



CENTURY BANK & MARSH LANE
BELT LINE ROAD & MARSH LANE

ARCHITECT:
 MR. BILL PATTON
 6800 W. WILSON
 TEXARKANA, AR 71854

OWNER:
 CENTURY BANK
 250 TEXARKANA, TX
 903-334-8869

UTILITY PLAN

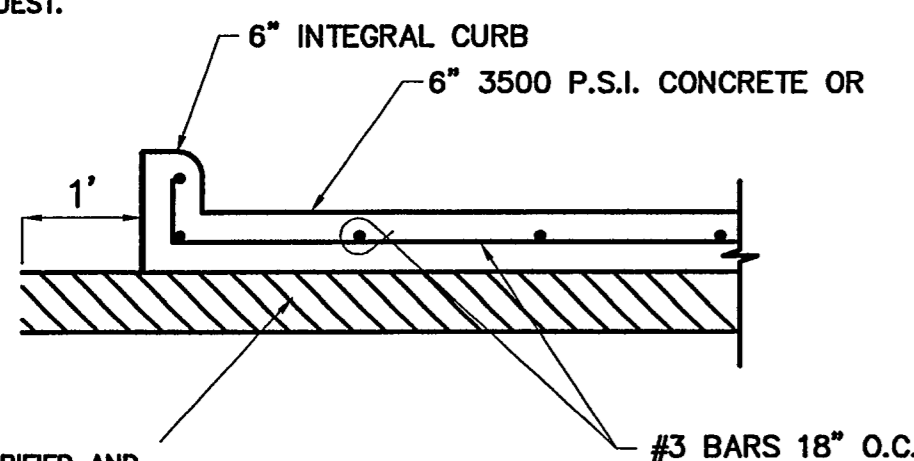
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Designed by: JJV.
Drawn by: JKA.
Checked by: JJV.
Sheet: 01C05UTL
Date: 11/04/04 12:24

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C5
 OF **6**

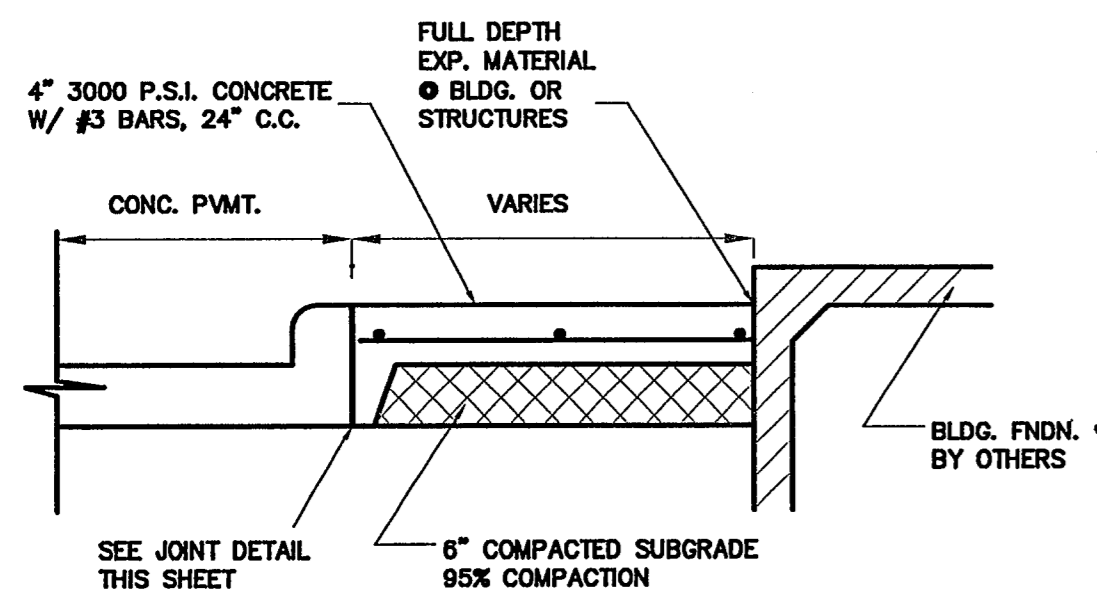
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 12655 N. Central Expwy., Suite 1016
 Dallas, Texas 75243
 Ph: 972.386.6446 Fax: 972.386.6409
 mail@tomden.com

NOTE:
A SUBSURFACE SOIL CONDITIONS REPORT WAS NOT PREPARED FOR THIS SITE. PAVEMENT AND SUBGRADE DESIGN BASED ON SIMILAR PROJECTS PER CLIENT'S REQUEST.



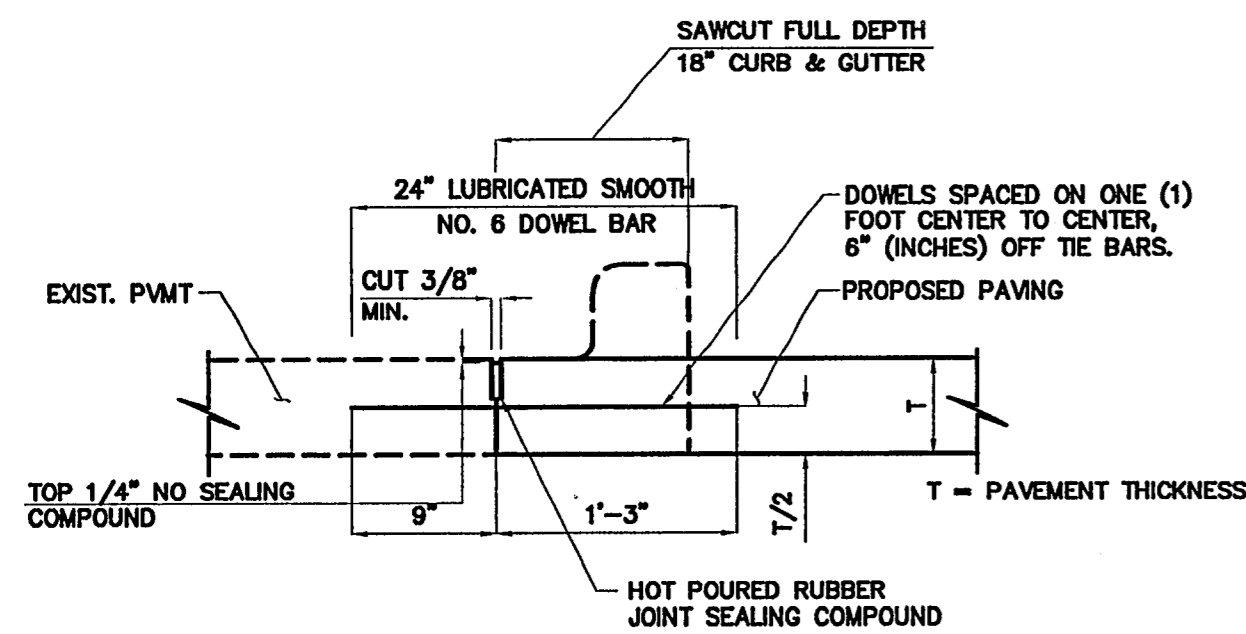
6" SUBGRADE SCARIFIED AND RECOMPACTED TO A MINIMUM OF 95% STD PROCTOR DENSITY (ASTM D698) AT OR ABOVE OPTIMUM MOISTURE CONTENT.

ON-SITE CONCRETE PAVEMENT SECTION
1"=2"



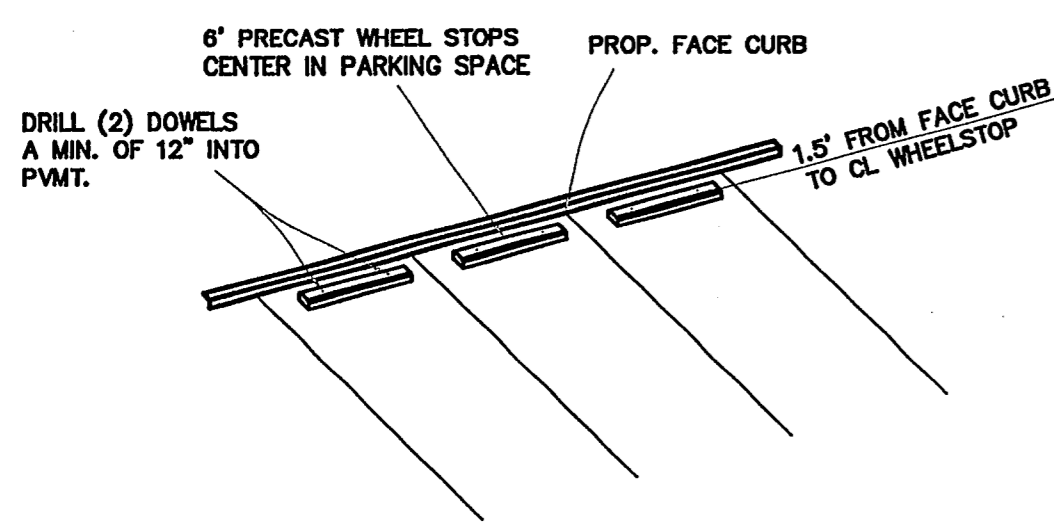
GROOVED CONTROL JOINTS @ 5' MAX. SPACING, EXP. JOINTS @ 48' MAX. SPACING AND @ INTERSECTIONS.

SIDEWALK SECTION @ BUILDING
N.T.S.

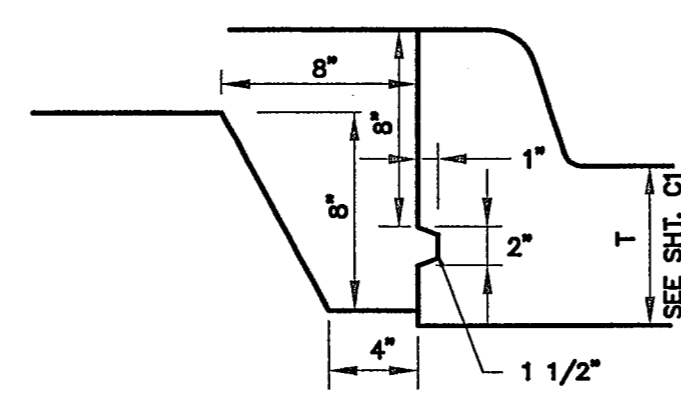


NOTES:
1. Number 5 smooth dowel bar may be used in 5 inch and 6 inch pavement thickness.
2. Dowel bars shall be drilled into pavement horizontally by use of a mechanical rig.
3. Drilling by hand is not acceptable pushing dowel bars into green concrete not acceptable.

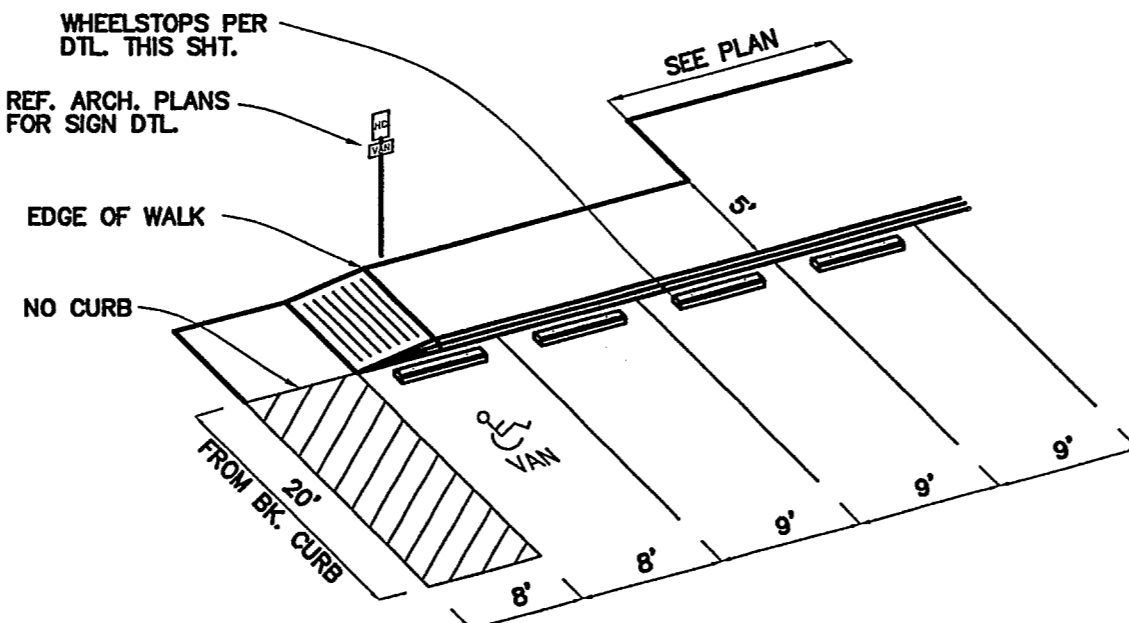
LONGITUDINAL BUTT JOINT
SCALE: 1"=1'



TYPICAL WHEELSTOP DETAIL
N.T.S.

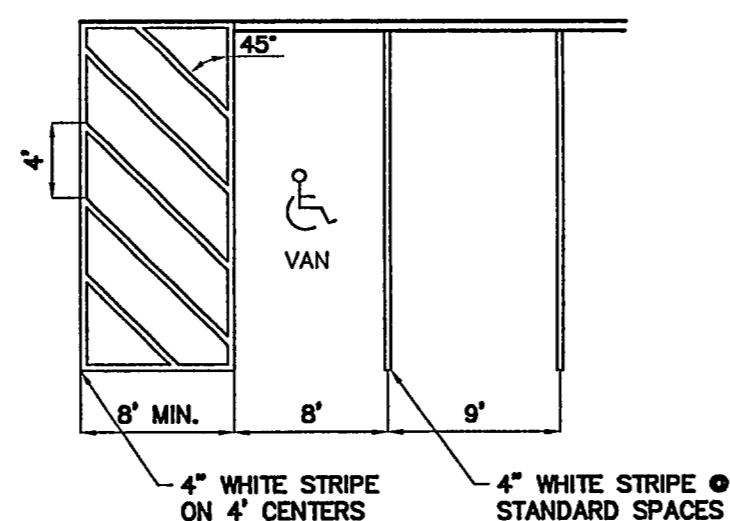


SIDEWALK / CURB JOINT DETAIL
N.T.S.



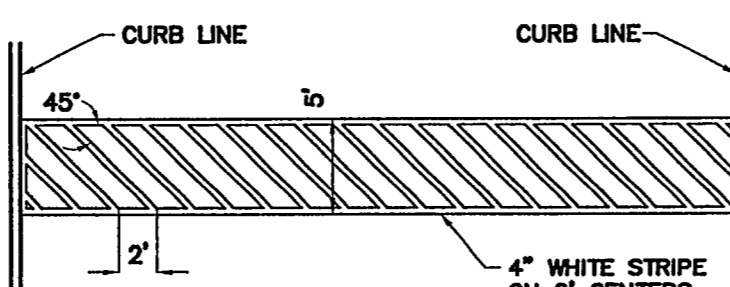
NOTES:
1. Ramps shall have maximum slope of 12:1 for 6' topers, 10:1 for curb flares.
2. Ramp color and texture shall meet current TDLR standards.

HANDICAP PARKING DETAIL
N.T.S.



Symbols and striping shall meet current TDLR standards.

TYPICAL STRIPING DETAIL
1"=10'



CROSSWALK STRIPING DETAIL
1"=10'

GENERAL NOTES

- PERIMETER CONTROL POINTS AND A LOCAL BENCHMARK SHALL BE PROVIDED. ALL OTHER CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL PROTECT AND MAINTAIN CONTROL POINTS PROVIDED.
- ALL INSPECTIONS, TESTING AND COST THEREOF WILL BE PROVIDED BY THE OWNER THROUGH AN INDEPENDENT TESTING COMPANY AND/OR THE TOWN.
- ALL AREAS OUTSIDE OF THE PROJECT SITE WHICH ARE DISTURBED BY THE CONTRACTOR'S ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION AND SEEDED, SODED OR REPAVED AS REQUIRED.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND (OR) PUBLIC/PRIVATE UTILITY COMPANIES WHICH MAY BE WORKING IN THE AREA.
- BARRICADES AND WARNING SIGNS SHALL BE INSTALLED AS REQUIRED BY THE CITY, TxDOT, OR THE ENGINEER. CONSTRUCTION AND PLACEMENT SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- TEMPORARY JOB-SITE TRAILERS AND STORAGE AREAS MUST COMPLY WITH CURRENT CITY REQUIREMENTS.
- EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS SHALL BE PROTECTED OR REMOVED AS NOTED. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGES.
- WHERE GRADE CHANGES ARE PROPOSED AT EXISTING UTILITY APPURTENANCES, CONTRACTOR SHALL ADJUST SUCH APPURTENANCES AS REQUIRED.
- WATER FOR CONTRACTOR IS AVAILABLE IN THE RIGHT-OF-WAY ALONG MARSH LANE.
- CONTRACTOR YARD AND STORAGE AREAS MUST BE APPROVED BY THE OWNER. NO EMPLOYEE OR EQUIPMENT PARKING SHALL BE ALLOWED ANYWHERE ELSE AT ANY TIME.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE & FEDERAL LAWS AND ORDINANCES.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS WHICH SHALL BE REVIEWED BY THE OWNER PRIOR TO EACH MONTHLY PAY APPLICATION REVIEW.
- CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PREPARED AS PART OF THIS PROJECT AND ANY OTHER CONDITIONS REQUIRED BY THE TEXAS GENERAL PERMIT, THE TCEQ, THE EPA OR THE CITY REGARDING EROSION CONTROL.
- ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. SUBMITTALS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT ALL EXISTING ROADS SHALL BE LEFT IN A CONDITION EQUAL TO THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THIS PROJECT.
- THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT HE MAY NEGOTIATE SUCH ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL SERVICES ENCOUNTERED.
- PER TEXAS HOUSE BILL 1569, EFFECTIVE AS OF SEPTEMBER 1, 1989, IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO PROVIDE AND MAINTAIN A VISIBLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. BID ITEMS FOR TRENCH EXCAVATION SAFETY PROTECTION ARE INCLUDED IN THE PROPOSAL.
- THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR WHICH MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT.
- ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE.
- THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN-UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY APPEARANCE.
- CONTRACTOR SHALL SUPPLY THE TOWN WITH A SET OF "AS-BUILT" FOR THEIR RECORDS.

PAVING NOTES

- ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND TO THE 3RD EDITION OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (OGG) AS AMENDED BY THE CONTRACT DOCUMENTS AND THE CITY.
- ALL PAVING DIMENSIONS ARE MEASURED TO BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE AS SHOWN ON THE PLANS OR TYPICAL DETAILS.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- BOUNDARY MONUMENTS HAVE BEEN SET BY OTHERS. CONTRACTOR SHALL VERIFY THEIR EXISTENCE AND ACCURACY PRIOR TO CONSTRUCTION. ADVISE THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL STAKING.
- COORDINATES MAY BE PROVIDED TO ASSIST THE CONTRACTOR AND HIS SURVEYOR. SHOULD ANY DISCREPANCY ARISE BETWEEN THE COORDINATES AND THE INTENT OF THE LAYOUT OR PLAN, CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER. VERIFY THAT COORDINATES AND DIMENSIONS MATCH DURING LAYOUT PRIOR TO CONSTRUCTION.
- PAVEMENT STRENGTH, THICKNESS AND REINFORCING SHALL MEET OR EXCEED THE PLAN AND DETAILS.
- PAVEMENT SUBGRADE SHALL BE PROOF-ROLLED AND ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED AND RECOMPACTED PRIOR TO PAVING. SUBGRADE SHALL CONFORM TO GEOTECHNICAL RECOMMENDATIONS PRIOR TO PAVING.
- WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, PROVIDE MACHINE DRILLED AND EPOXY SET #5 BARS ON 24-INCH CENTERS, MINIMUM 1-FOOT PENETRATION, 24-INCHES LONG.
- SAWCUT NEW PAVEMENT AS SOON AS PRACTICAL WHEN CONCRETE CAN SUPPORT EQUIPMENT AND PROVIDE A NEAT AND TRUE CUT.
- ALL JOINTS SHALL BE CONTINUOUS THROUGH THE CURB.
- SAW ALL CONSTRUCTION JOINTS, CLEAN AND IMMEDIATELY SEAL.

GRADING NOTES

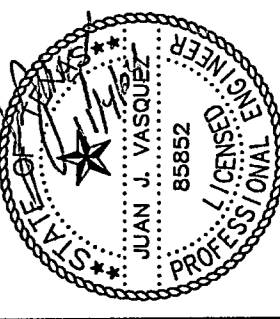
- INSTALL SILT FENCE AND PROVIDE ON-GOING MAINTENANCE.
- MAINTAIN AND PROTECT TOPSOIL STOCKPILE.
- ALL GRADE TOLERANCES 0.1 FOOT.
- PERFORM ADDITIONAL FINE GRADING AROUND PAVING AND FOUNDATIONS AS REQUIRED TO MEET FINISHED GRADES INDICATED ON THE PLANS.
- PLACE TOPSOIL IN LANDSCAPE ISLANDS (4-INCH MINIMUM DEPTH).
- FINE GRADE INTERIOR LANDSCAPE AREAS TO PROVIDE SMOOTH FINISH AND POSITIVE DRAINAGE.
- REGRADE PERIMETER LANDSCAPE AREAS AS NECESSARY.
- EXCESS EXCAVATION SHALL BE REMOVED FROM THE SITE.
- COMPACTION OF FILL BY SHEEPS FOOT ROLLER.

UTILITY NOTES

- CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY AND SHALL COORDINATE WITH SAME WHEN CONNECTING TO THEIR SYSTEMS.
- EXISTING STORM SEWER AND UTILITY DATA IS PROVIDED FOR INFORMATION ONLY FROM THE BEST AVAILABLE PLAN RECORDS. CONTRACTOR SHALL VERIFY THEIR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- FOR ALL CONSTRUCTION PROJECTS IN WHICH TRENCH EXCAVATION WILL EXCEED FIVE FEET (5') THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR ADEQUATE SAFETY SYSTEMS THAT MEET OSHA STANDARDS.
- THERE SHALL BE A MINIMUM COVER OF FORTY-EIGHT INCHES (48") OVER WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND, OR THE PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- IF THERE IS LESS THAN 1' OF CLEARANCE BETWEEN THE STORM AND SANITARY SEWER SERVICES, THE SANITARY SEWER SERVICES WILL NEED TO BE CONCRETE ENCASED 10' ON EACH SIDE OF CROSSING.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED.
- THE CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
- WATER LINE TAPS & METER PER CITY STANDARDS.
- WATER AND SEWER SERVICES LINES PER APPLICABLE PLUMBING CODE AND BUILDING PERMIT REQUIREMENTS.
- NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF ANY SITE CONSTRUCTION.
- COORDINATE WITH OTHER CONTRACTORS INSTALLING GAS, ELECTRIC AND TELEPHONE SERVICES.
- ALL UTILITIES ENTERING BUILDING SHALL BE CONSTRUCTED TO 5' OUTSIDE FACE OF BUILDING. COORDINATE WITH MEP PLANS FOR BUILDING CONNECTIONS.
- WHERE PROPOSED WATER LINE CROSSES A PROPOSED SANITARY SEWER LINE, CONTRACTOR SHALL CONCRETE ENCASE THE SANITARY SEWER 10' ON EACH SIDE OF WATER LINE AND PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE LINES.
- ALL VALVES, DUCTILE IRON PIPE, CAST IRON PIPE, CAST IRON FITTINGS, AND SPECIALS, SHALL BE POLYETHYLENE WRAPPED.
- WATER & SEWER SERVICES AND SIZES PROVIDED BY MEP.
- MANHOLE COVER, VALVES, METER BOXES AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH FINAL GRADE.
- ALL CONSTRUCTION ON ALL PUBLIC SEWER AND WATER SYSTEMS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
- BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARD DETAILS.
- ALL FIRE PROTECTION MAINS AND APPURTENANCES SHALL BE APPROVED & PERMITTED BY THE CITY FIRE DEPARTMENT.

NO.	DATE	NOTE	APP.

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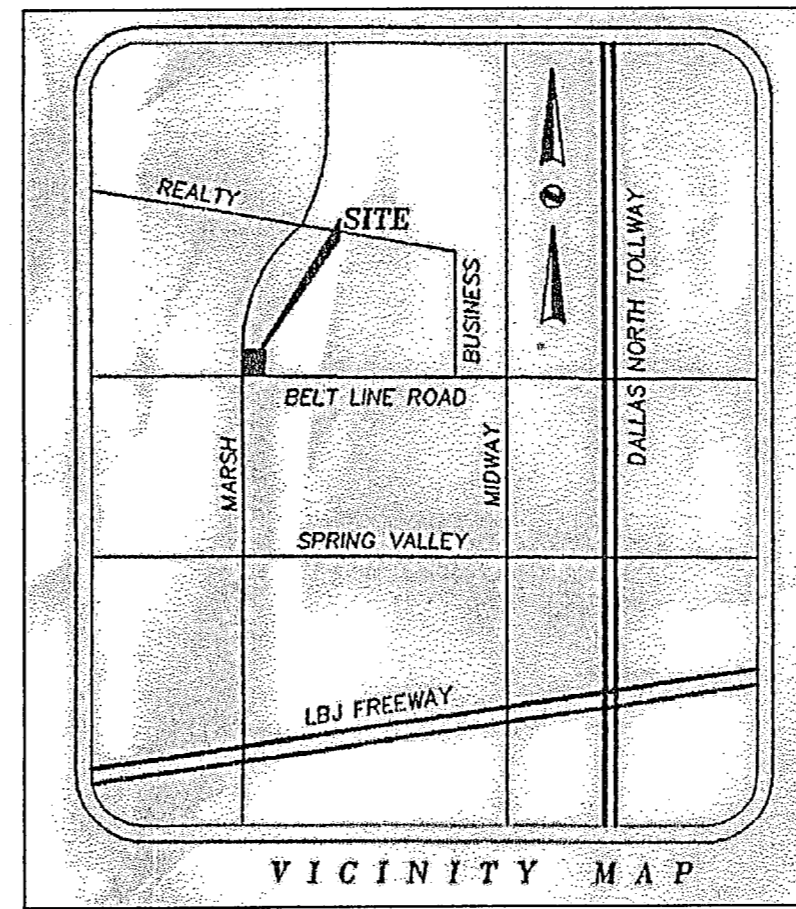
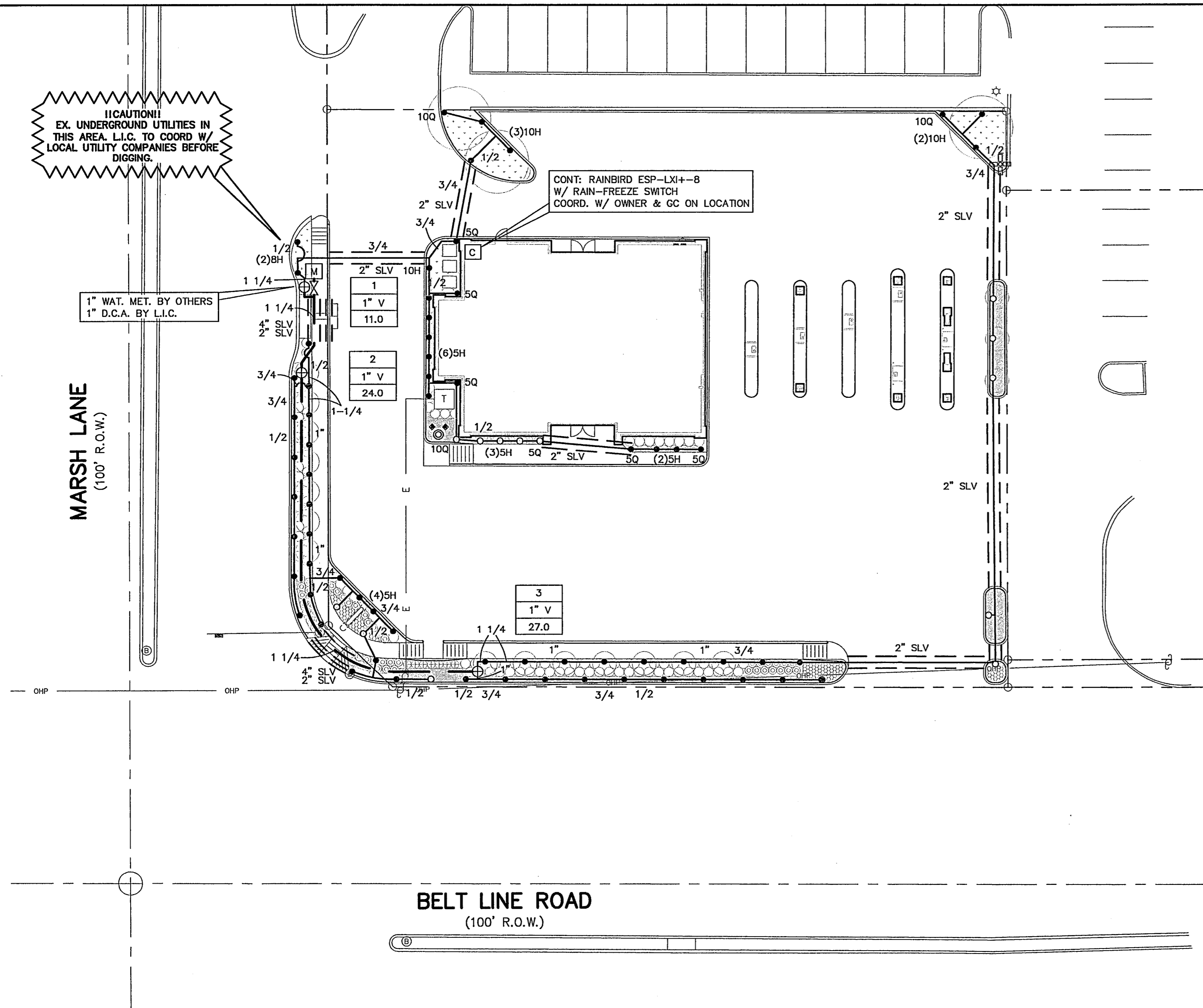
GENERAL NOTES & DETAILS

Scale: AS SHOWN
Designed by: J.J.V.
Drawn by: J.K.A.
Checked by: J.J.V.
S.N.P. 2004\310-03.dwg\01COBDET
Date: 11/04/04 12:27

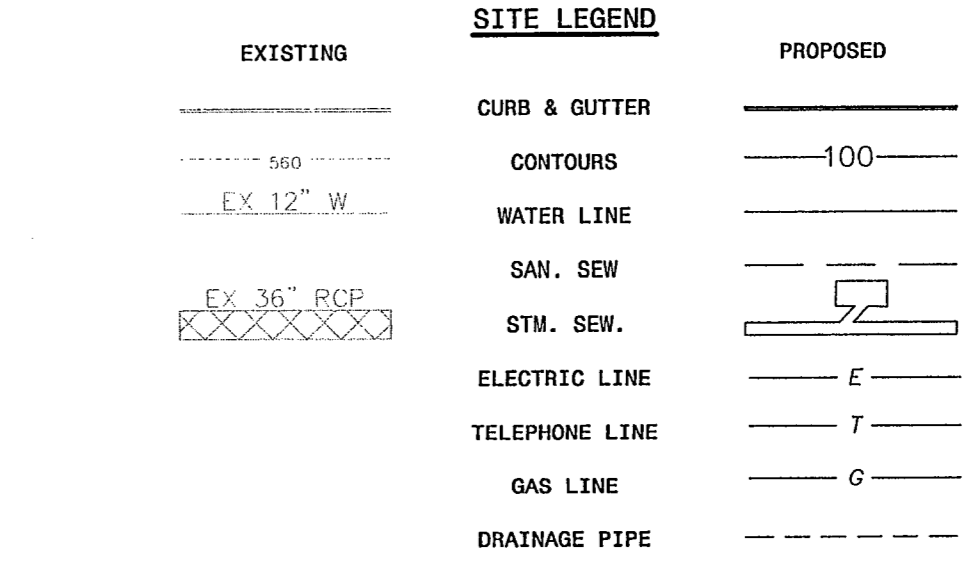
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CAUTION
 CONTACT:
 TXU GAS: 972-323-8917 (MR. GEORGE MELENDEZ)
 SSC: 214-920-0190 (MR. BERUNER BAKER)
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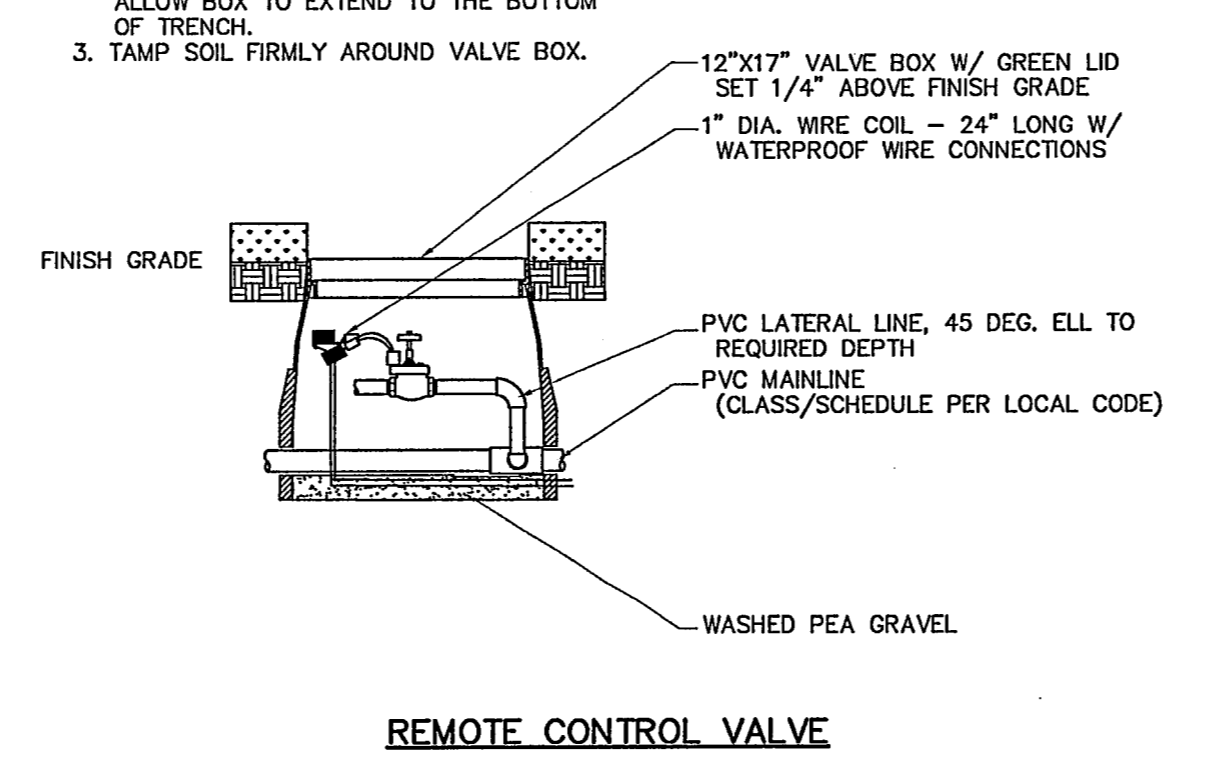
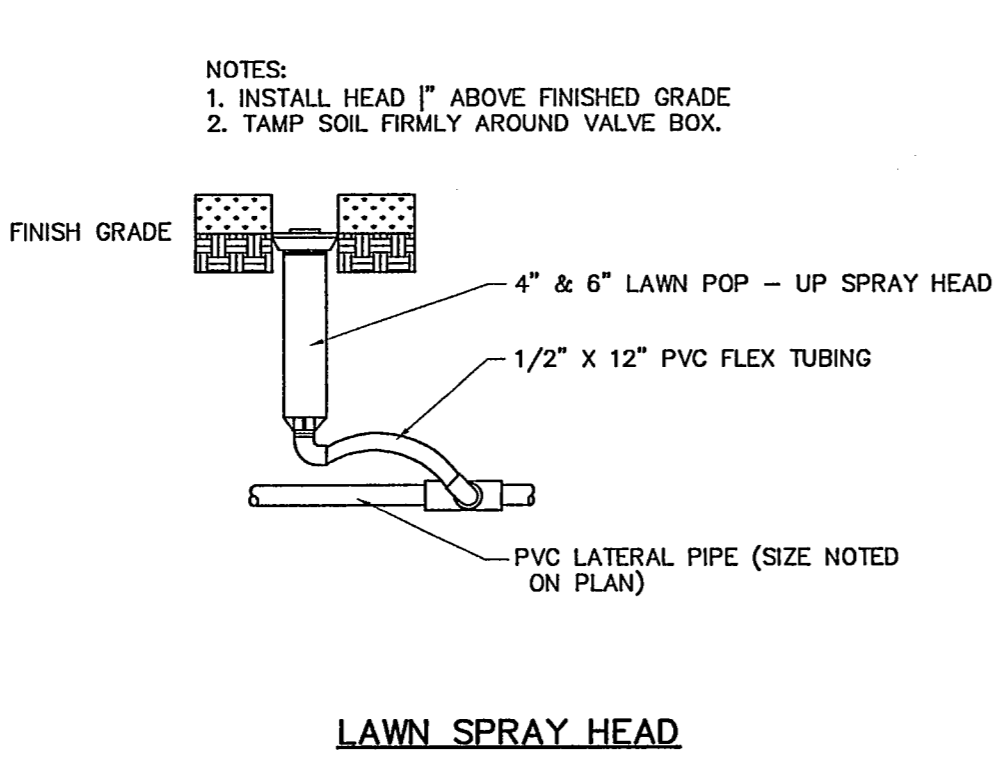
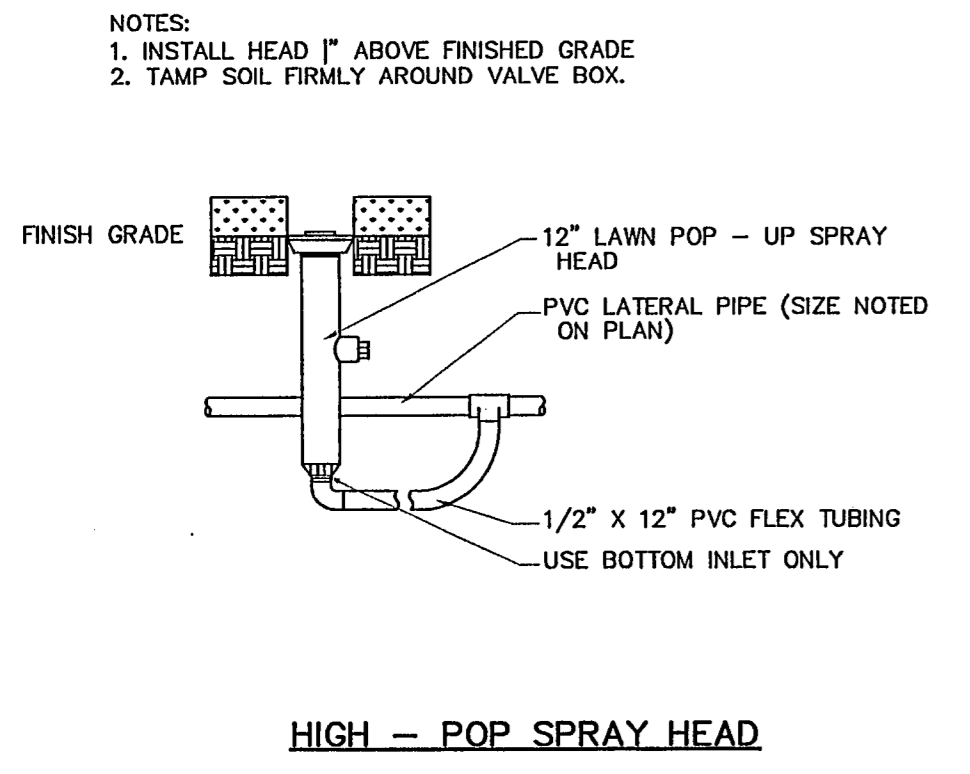
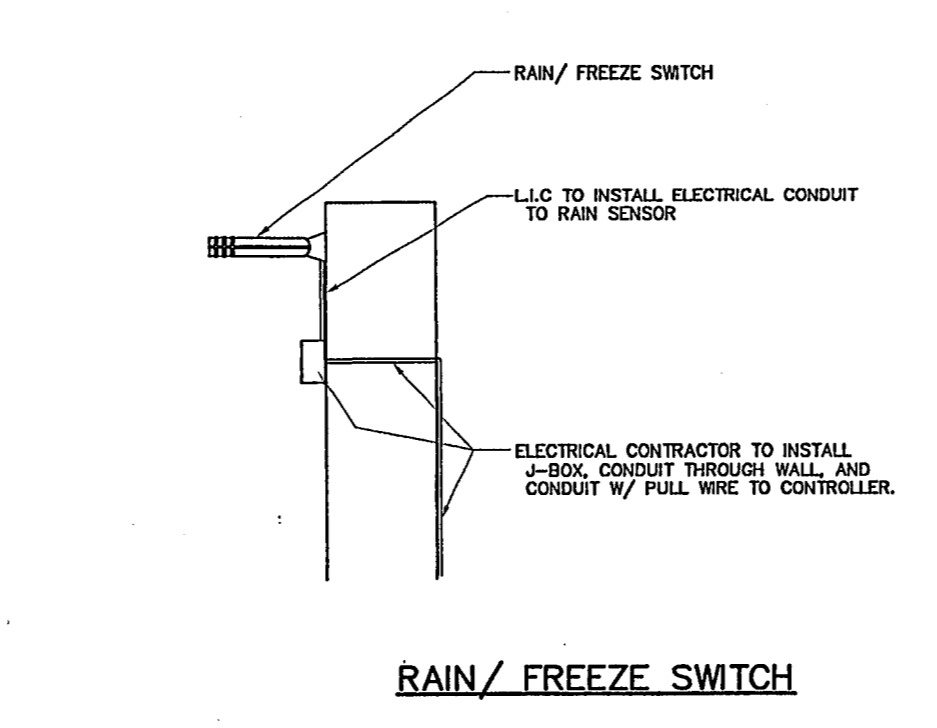
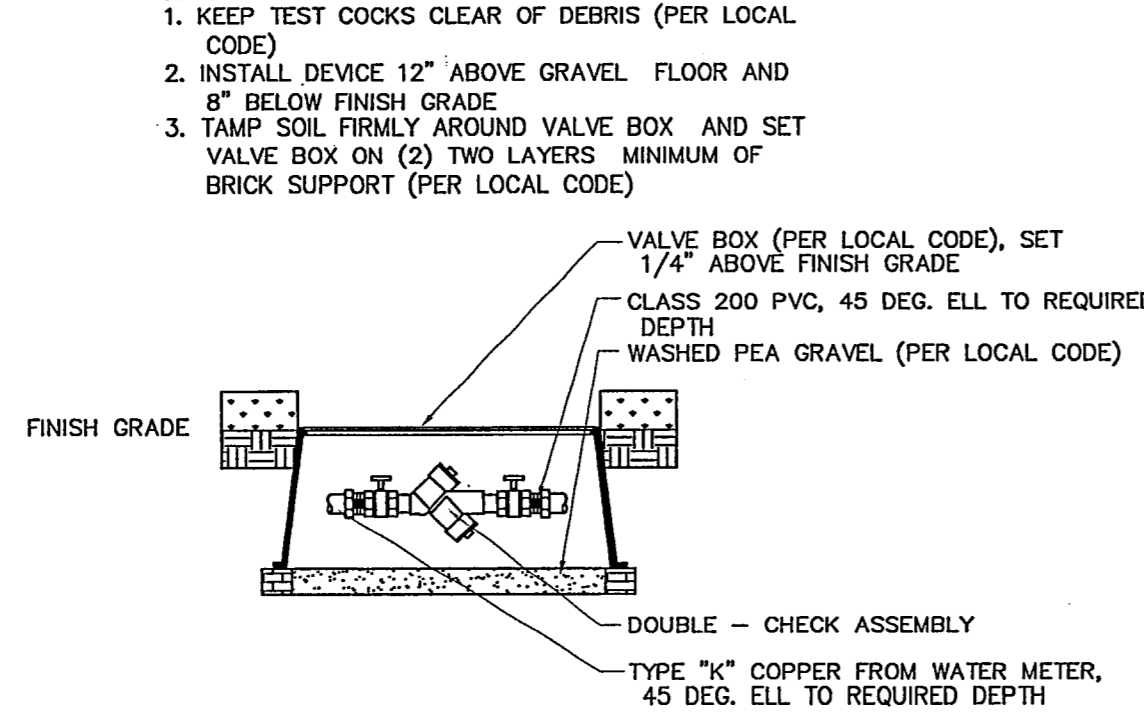
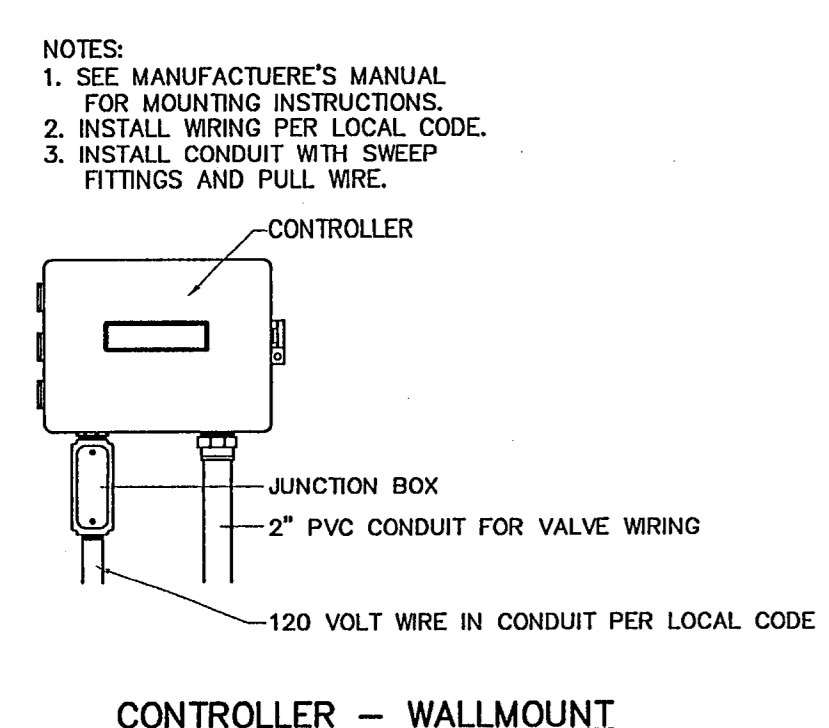
IRRIGATION SYMBOLS & LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
●	LAWN SPRAY HEAD	RAINBIRD	#1804 SAM-PRS SERIES w/ #8 NPS NOZZLES UNLESS NOTED OTHERWISE
○	HIGH-POP SPRAY HEAD	RAINBIRD	#1812 SAM-PRS SERIES w/ #8 NPS NOZZLES UNLESS NOTED OTHERWISE
⊕	REMOTE CONTROL VALVE	RAINBIRD	PEB SERIES SIZED AS SHOWN
⊗	DOUBLE-CHECK ASSEMBLY	FEBCO	805Y SIZED AS SHOWN
M	WATER METER	REFER TO PLAN	PER LOCAL CODE BY OTHERS
C	CONTROLLER	RAINBIRD	ESP-LX+ SERIES w/ RAIN-FREEZE SWITCH STATION #'S SHOWN ON PLAN
—	MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN
—	LATERAL PIPING	REFER TO PLAN	CLASS 200 PVC FOR 3/4" AND GREATER, AND CLASS 315 FOR 1/2" SIZED AS SHOWN
—	SLEEVE	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN
1	STATION NUMBER		
1" V	VALVE SIZE		
30.0	GPM (APPROX. +/- 2 GPM)		

PRESSURE LOSS TABLE

	ZONE #3 (27.0 GPM)
1" WAT. MET.	4.3
1" COPPER 'K'	0.4
1" D.C.A.	4.0
1-1/4" MAINLINE	3.6
1-1/4" R.C.V.	3.2
SECT./ HD.	35.0
	50.5

- IRRIGATION NOTES**
- COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - VERIFY STATIC PRESSURE TEN DAYS PRIOR TO THE START OF CONSTRUCTION. IF STATIC PRESSURE IS LESS THAN 60.0 PSI, DO NOT START WORK UNTIL NOTIFIED TO PROCEED BY THE OWNER. DESIGN PRESSURE IS 48.9. SEE PRESSURE LOSS TABLE THIS SHEET FOR CALCULATIONS.
 - PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER LOCATION BY OTHER TRADES.
 - ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZING. WIRES SHALL BE SPLICED TOGETHER WITH WATERPROOF CONNECTORS.
 - ROUTE COMMON WIRE FROM CONTROLLER TO REMOTE SENSORS IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
 - INSTALL REMOTE CONTROL VALVES IN 12" X 17" VALVE BOXES PER DETAIL SHOWN.
 - LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER AND BE SCH. 40 PVC. SIZED AS SHOWN ON THE PLAN.
 - SLEEVES SHALL BE SCH. 40 PVC, SIZED AS SHOWN ON THE PLANS AND INSTALLED BY OTHER TRADES.
 - CONNECT LAWN AND HIGH-POP LAWN SPRAY HEADS TO LATERAL PIPE WITH 1/2" X 12" PVC FLEX TUBING. USE BOTTOM INLET ONLY. PER DETAIL SHOWN.
 - CONNECT ROTARY HEADS TO LATERAL PIPE WITH LASCO "UNITIZED" O-RING SWING JOINTS, PER DETAIL SHOWN.
 - IF IRRIGATION PIPE AND VALVES ARE SHOWN OUTSIDE OF PROPERTY LINES IT IS FOR CLARITY PURPOSES ONLY. ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED WITHIN STREET CURBS, LANDSCAPE EASEMENTS, RIGHT-OF-WAYS, PROPERTY LINES, ETC.
 - THIS LANDSCAPE IRRIGATION SYSTEM IS DESIGNED FOR 100% COVERAGE OF ALL LANDSCAPED AREAS. IF ANY CHANGES ARE NECESSARY IN THE FIELD IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
 - DUE TO 100% COVERAGE AND ANY OTHER UNCONTROLLABLE CIRCUMSTANCE, THIS IRRIGATION SYSTEM MAY SPRAY OUTSIDE OF ITS INTENDED BOUNDARIES. THIS MAY CAUSE SLIPPERY CONDITIONS ON PAVED SURFACES. IRRIGATION CONTRACTOR IS TO ADJUST NOZZLES TO MINIMIZE OVERSPRAY.
 - BECAUSE CHANGES TO THE FINAL PLAN MAY BE NECESSARY IN THE FIELD, THE IRRIGATION CONTRACTOR IS REQUIRED TO SUBMIT AN AS-BUILT PLAN TO ALL AGENTS WHO HAVE DESIGN RESPONSIBILITIES FOR THIS PROJECT. THIS INCLUDES THE CITY PLANNING OFFICIAL, THE ENGINEER, THE LANDSCAPE DESIGNER, AND THE IRRIGATION DESIGNER.
 - NOZZLE LEGEND: SYMBOL = ARC RADIUS
 F = 100%, E = 75%, C = 66%, H = 50%, B = 33%, Q = 25%.
 ALL NOZZLE ARCS ARE 8' IN RADIUS UNLESS NOTED OTHERWISE ON THE PLAN.



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OWNER:
 CENTURY BANK
 MR. MICHAEL DR.
 903-334-8889

Scale: 1" = 20'
 Designed by J.K.A.
 Drawn by: CAD
 Checked by: J.K.A.
 S:\LP 2004\310-03.dwg\0102IRR
 Date: 11/11/04 14:05

IRRIGATION PLAN

SHEET
L2
 OF 2