

GRADING, DRAINAGE, PAVING & UTILITY SITE CONSTRUCTION PLANS

FOR LOT 2, BLK 'A', BELTWOOD NORTH - AIRPORT ADD.

PW#2007-12

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JUNE 01, 2009

Note To Contractor(s):
After the project is complete the contractor(s) is (are) to provide the engineer with "red lined" mark-ups of these plans showing any field changes made during construction. These mark-ups will be used to prepare "Construction Record Drawings" per the Town of Addison requirements.

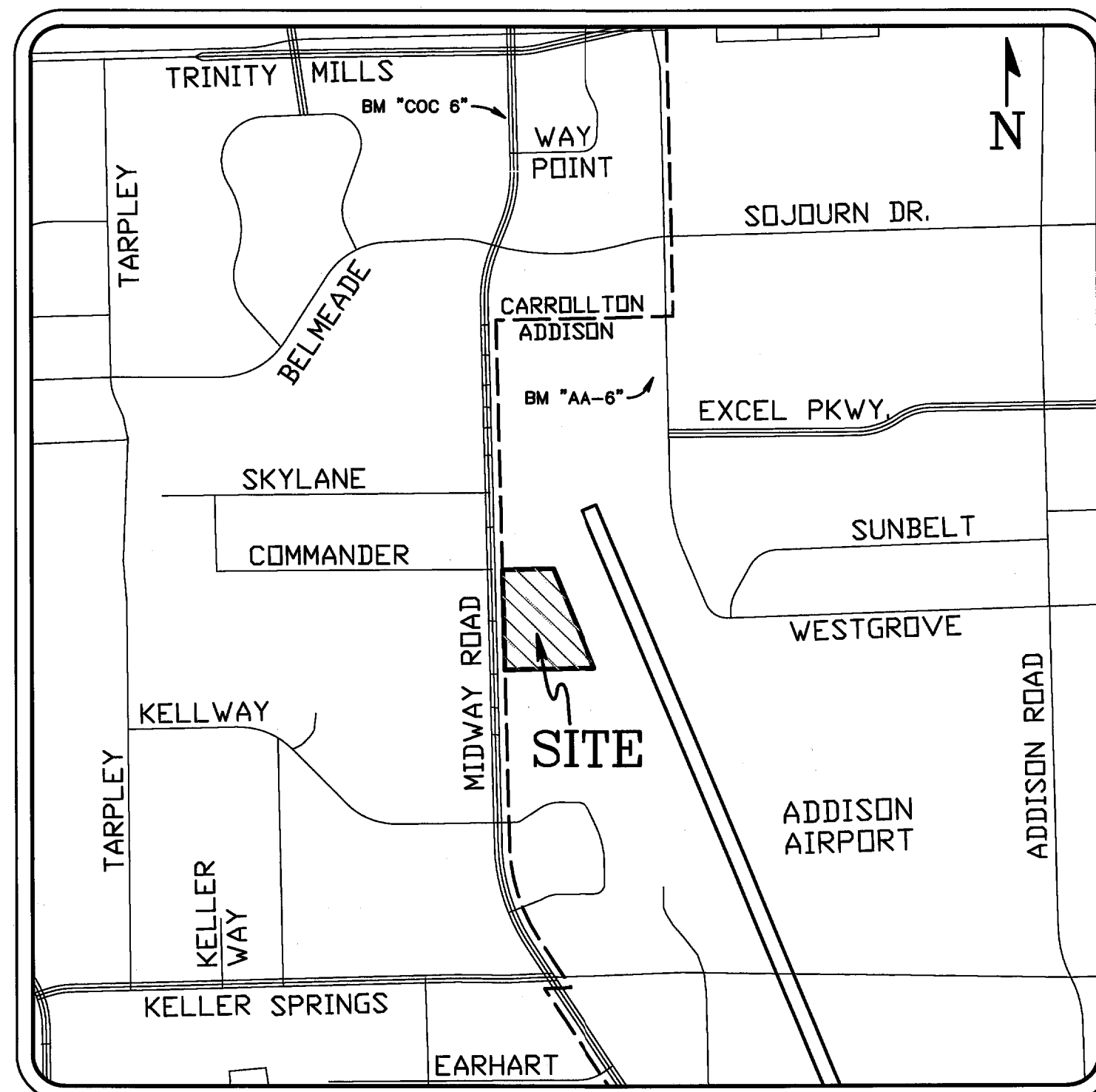
At least 48 hours prior to beginning construction in the vicinity of existing underground utilities, the contractor shall notify the following as applicable.

WATER/SEWER/DRAINAGE	TOWN OF ADDISON	(972) 450-2897
LINE LOCATE SERVICE	DIG TESS	(800) DIG-TESS

CONSTRUCTION GENERAL NOTES

- All construction shall conform to the Town of Addison Standard Details and Specifications for Paving, Storm Drainage, Water & Sewer, latest edition. All work is subject to inspection by the Town of Addison.
- The existence and locations of all underground utilities shown (main lines, no lateral or services shown) on the drawings were obtained from available records and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown. The contractor shall determine the depth and location of all existing underground utilities prior to construction and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not of record or not shown on the plans. Contractor shall be responsible for contacting all franchise and city utilities at least 48 hours prior to starting construction.
- Any contractor/subcontractor performing work on this project shall familiarize himself with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from his operations. Said existing improvements shall include but not be limited to pavement, structures, fences, plants, etc. Any removal or damage to existing improvements shall be replaced or repaired by the contractor at his expense and shall be approved by the Town of Addison.
- All construction, testing and materials shall meet or exceed all standards & specifications of the Town of Addison and the "Standard Specifications for Public Works Construction, North Central Texas Council of Government."
- All construction in Midway Road right-of-way is within the City of Carrollton and shall conform to the City of Carrollton Standard Details and Specifications, latest edition. All work is subject to inspection by the City of Carrollton.

City of Carrollton Inspector Contact Person: Bill Pitmon 972-466-3242



LOCATION MAP
NOT TO SCALE

OWNER & DEVELOPER

S & B INVESTMENTS
P.O. BOX 700008
DALLAS, TEXAS 75370
PHONE: 972.735.8855
FAX: 972.735.8896
CONTACT: VICTOR A. SAHM, JR.

SHEET INDEX	
SHEET NO.	DESCRIPTION
	COVER SHEET
	FINAL PLAT (2 SHEETS)
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C3.1	SITE GRADING PLAN
C4.1	DRAINAGE AREA MAP & CALCULATIONS
C5.1	SITE DRAINAGE PLAN
C6.1	SITE UTILITY PLAN
C7.1	SITE PAVING PLAN
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C9.6	TRAFFIC CONTROL PLAN
	LANDSCAPE PLAN
	IRRIGATION PLANS (2 SHEETS)

APPROVED FOR CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY: *CLAY BARRETT*
DATE: *JUNE 2, 2009*

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

RELEASED ON 06/01/09 FOR CONSTRUCTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
CECIL A. CHESHER, P.E. #92674



BENCHMARKS

TOWN OF ADDISON B.M.#7:
SQUARE CUT ON TOP OF AN INLET AT THE
NORTHWEST CORNER OF SUNBELT & WESTGROVE
ELEV. = 628.54'

TxDOT (furnished by TOWN OF ADDISON) COA-8:
2" BRASS DISK STAMPED "TxDOT COA-8 GPS"
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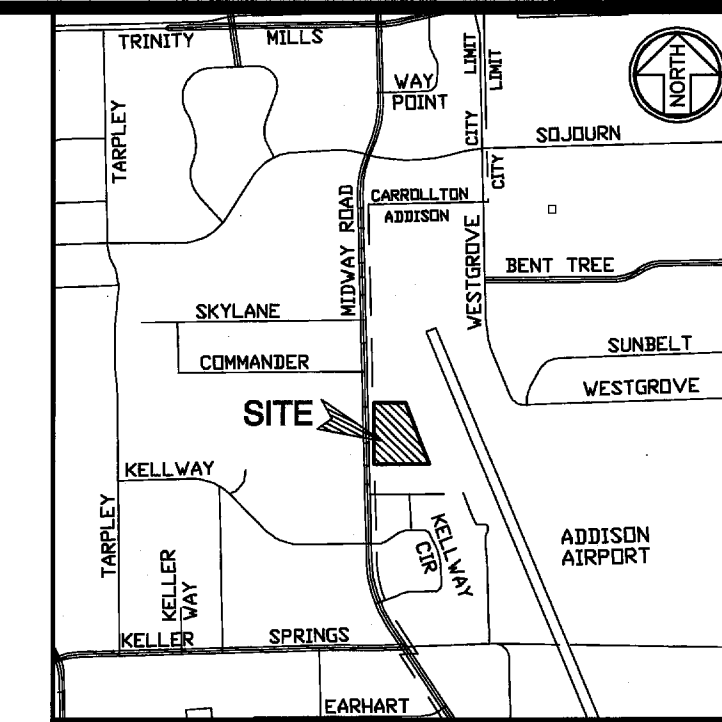


4009 CLIPPER COURT
PLANO, TX 75023-6609
PHONE: 469.261.6840
FAX: 972.966.7121
www.peakxv.com

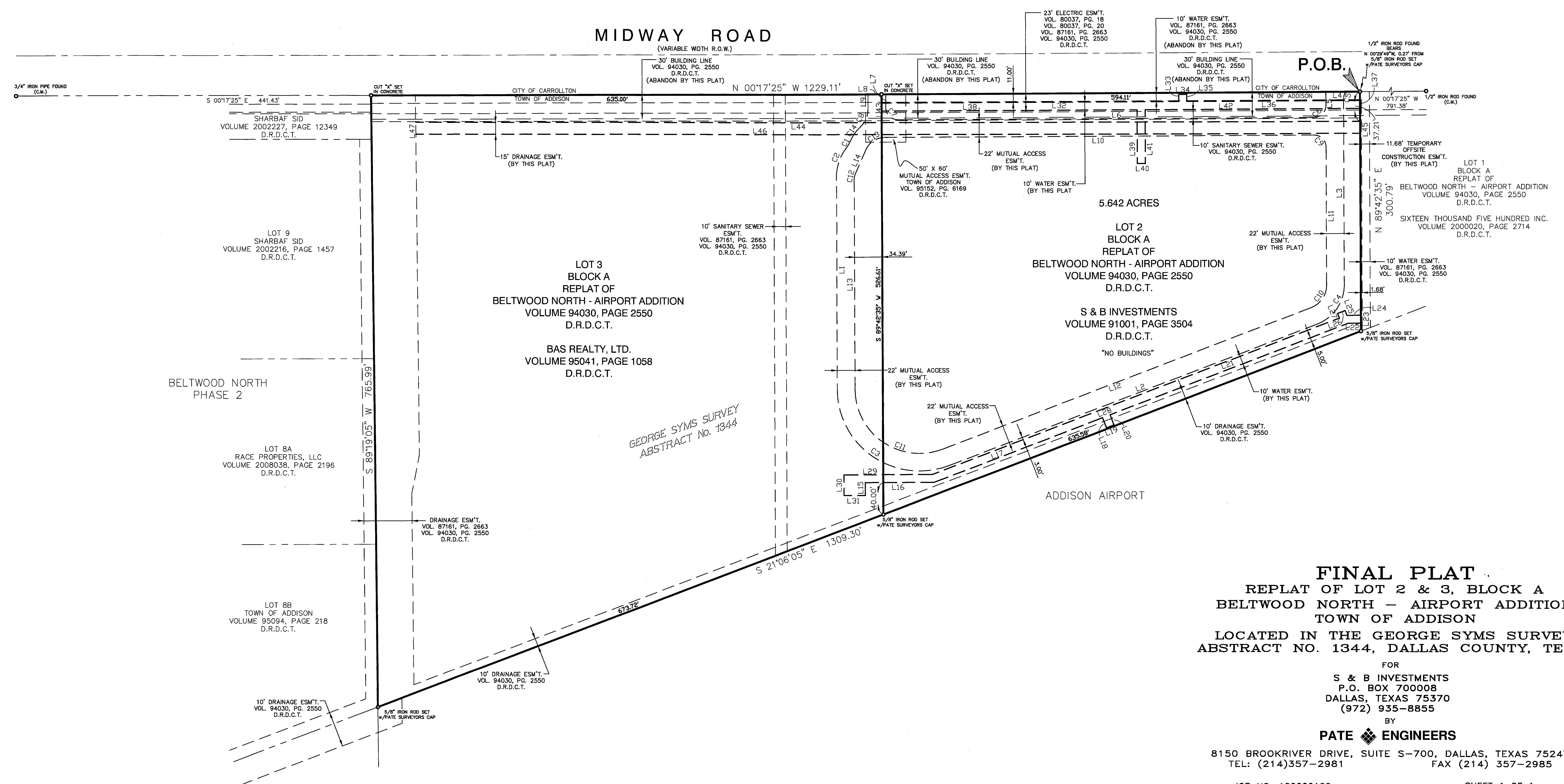
Job No. 19-0701, LOT 2, BLK 'A', BELTWOOD NORTH - AIRPORT ADD. (PW#2007-12)

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°42'35"E	270.09	L25	S68°53'55"W	6.43
L2	N21°06'05"W	489.77	L26	S21°06'05"E	10.00
L3	S89°42'35"W	232.77	L27	N68°53'55"E	6.28
L4	S00°17'25"E	24.61	L28	S21°06'05"E	541.53
L5	N89°42'35"E	17.00	L29	S00°17'25"E	109.81
L6	S00°17'25"E	516.50	L30	N89°42'35"E	26.14
L7	S89°42'35"W	17.00	L31	N00°17'25"W	26.30
L8	S00°17'25"E	22.00	L32	N00°17'25"W	368.88
L9	N89°42'35"E	18.80	L33	S89°42'35"W	8.91
L10	N00°17'25"W	533.25	L34	N00°17'25"W	10.00
L11	N89°42'35"E	173.77	L35	N89°42'35"E	8.91
L12	S21°06'05"E	489.82	L36	N00°17'25"W	215.23
L13	S89°42'35"W	263.70	L37	N89°42'35"E	10.00
L14	N68°53'55"W	34.25	L38	N00°17'25"W	317.12
L15	S89°42'35"W	16.14	L39	N89°42'35"E	67.50
L16	N00°17'25"W	85.35	L40	N00°17'25"W	10.00
L17	N21°06'05"W	224.35	L41	S89°42'35"W	67.50
L18	N68°53'55"E	13.50	L42	N00°17'25"W	286.99
L19	N21°06'05"W	10.00	L43	S89°42'35"W	10.00
L20	S68°53'55"W	13.50	L44	S00°07'15"E	1173.88
L21	N21°06'05"W	316.79	L45	N89°42'35"E	15.00
L22	N00°17'25"W	15.91	L46	S00°07'15"E	1173.78
L23	S89°42'35"W	10.00	L47	S89°19'05"W	15.00
L24	S00°17'25"E	17.33			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°12'38"	30.00	8.49	N60°41'45"W	8.46
C2	33°08'13"	63.85	36.93	S69°09'32"E	36.42
C3	111°03'38"	102.00	197.71	N34°10'48"E	188.18
C4	69°11'18"	52.00	62.79	N55°41'44"W	59.05
C5	29°12'17"	20.50	10.45	S75°41'16"E	10.34
C6	90°00'00"	15.00	23.56	N45°17'25"W	21.21
C7	90°00'00"	15.00	23.56	N44°42'35"E	21.21
C8	47°58'02"	30.00	25.12	N66°17'54"W	24.40
C9	90°00'00"	15.00	23.56	S44°42'35"W	21.21
C10	69°11'20"	30.00	36.23	N55°41'45"W	34.07
C11	111°03'34"	80.00	155.11	N34°09'48"E	131.93
C12	23°19'36"	15.00	6.11	S78°37'37"E	6.06
C13	66°40'26"	25.00	29.09	S33°37'37"E	27.48
C14	26°28'41"	47.00	21.73	S55°33'14"E	21.54



BASE OF BEARINGS: All bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, NAD83



FINAL PLAT
 REPLAT OF LOT 2 & 3, BLOCK A
 BELTWOOD NORTH - AIRPORT ADDITION
 TOWN OF ADDISON
 LOCATED IN THE GEORGE SYMS SURVEY,
 ABSTRACT NO. 1344, DALLAS COUNTY, TEXAS

FOR
 S & B INVESTMENTS
 P.O. BOX 70008
 DALLAS, TEXAS 75370
 (972) 935-8855
 BY
PATE ENGINEERS
 8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
 TEL: (214)357-2981 FAX (214) 357-2985

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, S&B Investments and BAS Realty, Ltd. are the owners of a tract of land situated in the George Syms Survey, Abstract No. 1344, Dallas County, Texas and being all of Lots 2 and 3, Block A of the replat of Beltwood North - Airport Addition, an addition to the Town of Addison, Texas and being all of that certain tract of land as described in deed to S & B Investments as recorded in Volume 91001, Page 3504 of the Deed Records of Dallas County, Texas and in deed to BAS Realty, Ltd. by deed recorded in Volume 95041, Page 1058, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch Iron rod set with 'Pate Surveyors' cap at the northwesterly corner of said Lot 2 and also being the southwesterly corner of Lot 1 of said Beltwood North - Airport Addition and also being on the easterly right-of-way line of Midway Road (Variable Width Right-of-Way) and from which a 1/2 Inch Iron rod bears North 00 degrees 29 minutes 49 seconds West, 0.27 feet;

THENCE North 89 degrees 42 minutes 35 seconds East, along the common line of said Lot 1 and Lot 2, a distance of 300.79 feet to a 5/8 Inch Iron rod set with 'Pate Surveyors' cap at the northeasterly corner of said Lot 2 and the southeasterly corner of said Lot 1 and also being on a westerly line of Addison Airport;

THENCE South 21 degrees 06 minutes 05 seconds East, along the common line of said Lot 2 and said Addison Airport, passing at 635.58 feet a 5/8 Inch Iron rod set with 'Pate Surveyors' cap at the southeast corner of said Lot 2 and continuing along the common line of said Lot 3 and said Addison Airport a total distance of 1309.30 feet to a 5/8 Inch Iron rod set with 'Pate Surveyors' cap at the southeasterly corner of said Lot 3;

THENCE South 89 degrees 19 minutes 05 seconds West, along the south line of said Lot 3, a distance of 765.99 feet to a cut 'X' in concrete set at the southwesterly corner of said Lot 3 and also being on the easterly right-of-way line of the aforementioned Midway Road;

THENCE North 00 degrees 17 minutes 25 seconds West, along the easterly right-of-way line of said Midway Road, passing at 635.00 feet a cut 'X' in concrete set at the southwesterly corner of said Lot 2 and continuing along the easterly right-of-way line of said Midway Road a total distance of 1229.11 feet to the POINT OF BEGINNING and containing 15.032 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Mark A. Nace, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Addison, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Mark A. Nace, R.P.L.S.
State of Texas No. 5539



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Mark A. Nace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2009.

Notary Public, State of Texas

OWNER'S DEDICATION

That S & B INVESTMENTS and BAS REALTY, LTD ('Owners') does hereby adopt this plat designating the herein above property as A REPLAT OF LOT 2 & 3, BLOCK A OF BELTWOOD NORTH - AIRPORT ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements provided however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and access all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The City will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that, in the event it becomes necessary for the City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage then, in such event, the City shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesired conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the natural drainage channels and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filed to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.

The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall, at all times, have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown, provided, however, that owner shall, at its sole cost and expense, be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

S & B INVESTMENTS

BAS REALTY, LTD

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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Notary Public, State of Texas

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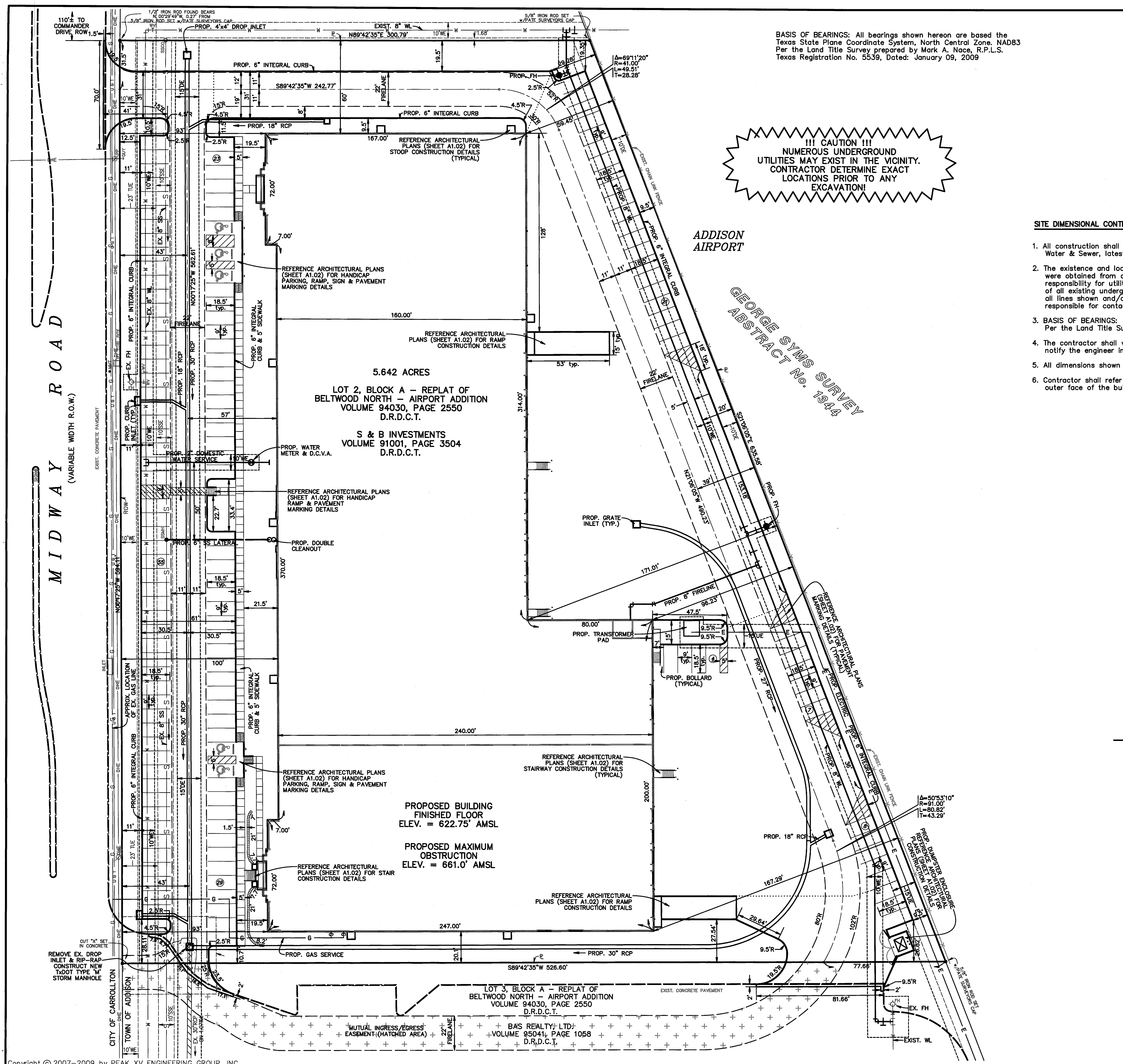
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TOWN OF ADDISON
LOCATED IN THE GEORGE SYMS SURVEY,
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FOR
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P.O. BOX 700008
DALLAS, TEXAS 75370
(972) 935-8855

BY
PATE ENGINEERS

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985



BASIS OF BEARINGS: All bearings shown hereon are based the Texas State Plane Coordinate System, North Central Zone, NAD83 Per the Land Title Survey prepared by Mark A. Nace, R.P.L.S. Texas Registration No. 5539, Dated: January 09, 2009

!!! CAUTION !!!
 NUMEROUS UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY. CONTRACTOR DETERMINE EXACT LOCATIONS PRIOR TO ANY EXCAVATION!

BENCHMARKS

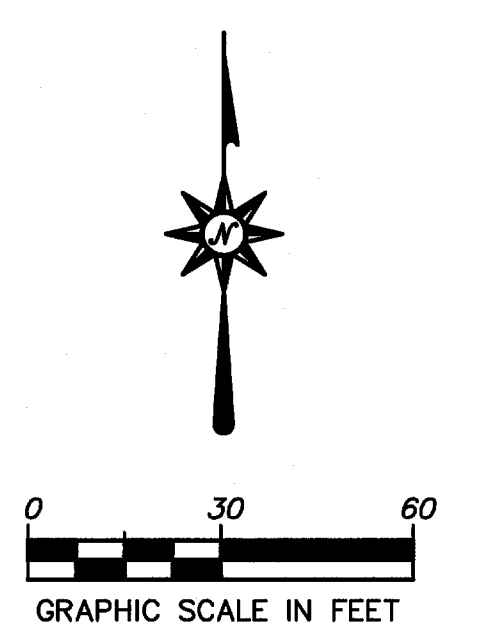
TOWN OF ADDISON B.M.#7: SQUARE CUT ON TOP OF AN INLET AT THE NORTHWEST CORNER OF SUNBELT & WESTGROVE ELEV. = 628.54'
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ABBREVIATIONS LEGEND

- MIN. FF = MINIMUM FINISHED FLOOR ELEV.
- RCP = REINFORCED CONCRETE PIPE (DRAINAGE)
- TR = TELEPHONE RISER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- SSMH = SANITARY SEWER MANHOLE
- PP = POWER OR UTILITY POLE
- OHE = OVERHEAD POWER OR UTILITY LINE
- ROW = RIGHT-OF-WAY
- C = CENTERLINE
- PL = PROPERTY LINE
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER LINE EASEMENT
- TUE = T.U. UTILITY EASEMENT

SITE DIMENSIONAL CONTROL NOTES

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4. The contractor shall verify all dimensions as shown during construction layout prior to actual construction commencement and shall notify the engineer immediately of any inconsistencies found.
5. All dimensions shown are to the back of curb. All curb radius shown are at the back of curb.
6. Contractor shall refer to the architectural plans for exact building dimensions. All building dimensions shown are to the outer face of the building walls.



LEGEND

- OHE — EXIST. OVERHEAD UTILITY
- UGT — EXIST. UNDERGROUND CABLE
- W — EXIST. WATER LINE
- S — EXIST. SANITARY SEWER
- 450 — EXISTING CONTOURS
- ← DIRECTION OF FLOW
- - - EASEMENT
- - - PROPOSED RIDGE LINE
- - - PROPOSED DRAINAGE SWALE
- PROPOSED STORM SEWER W/ INLET
- ▨ EXISTING STORM SEWER W/ INLET

OWNER & DEVELOPER

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 P.O. BOX 700008
 DALLAS, TEXAS 75370
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 CONTACT: VICTOR A. SAHM, JR.

NO.	REVISIONS NUMBER	BY	DATE
5	Revised per City of Carrollton/Released for Construction	CAC	06/01/09
4	Revised per the TOWN OF ADDISON	CAC	05/07/09
3	Revised per the TOWN OF ADDISON	CAC	04/24/09
2	Revised per the TOWN OF ADDISON	CAC	04/02/09
1	Submitted to the TOWN OF ADDISON	CAC	01/26/09



RELEASED ON 06/01/09 FOR CONSTRUCTION
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 CECIL A. CHESHER, P.E. #92674

ENGR. SITE & DIMENSIONAL PLAN	JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF	18-0701
BELTWOOD NORTH - AIRPORT ADDITION	SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS	C1.1

Mon Jun 01 15:32:05 2009
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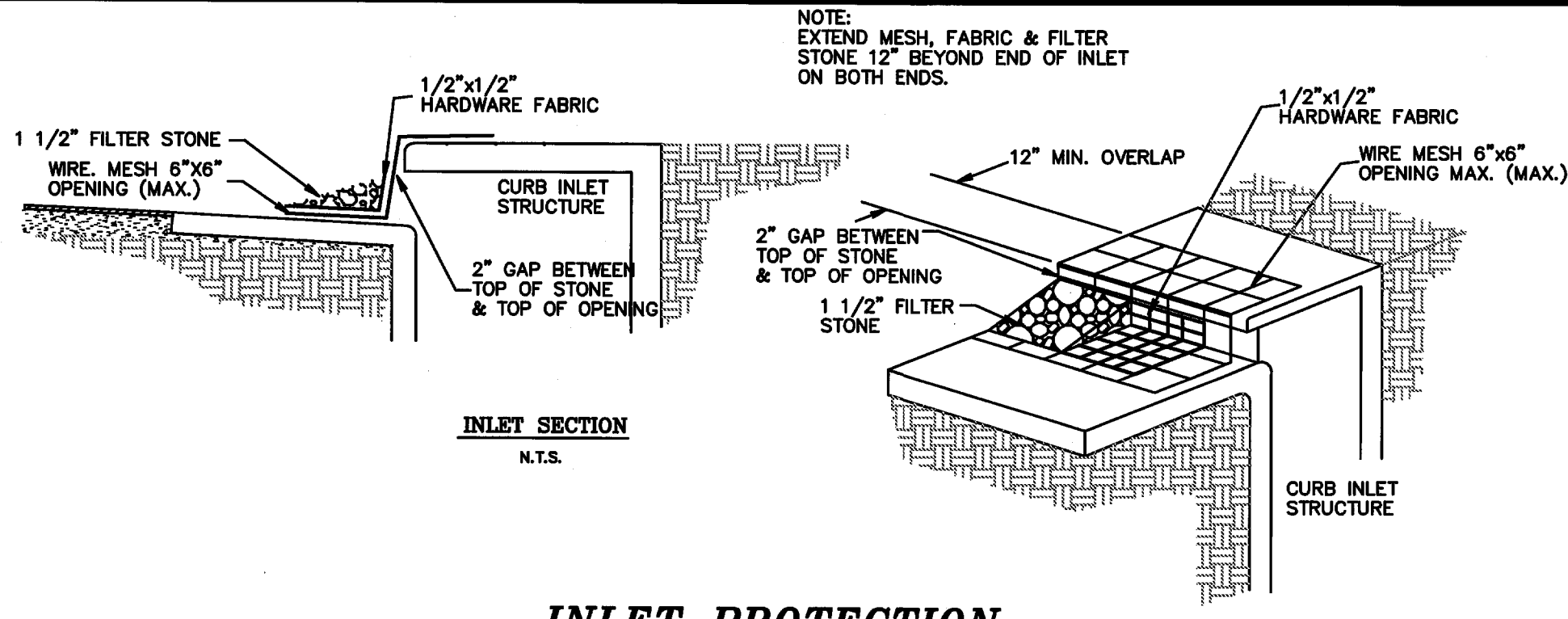
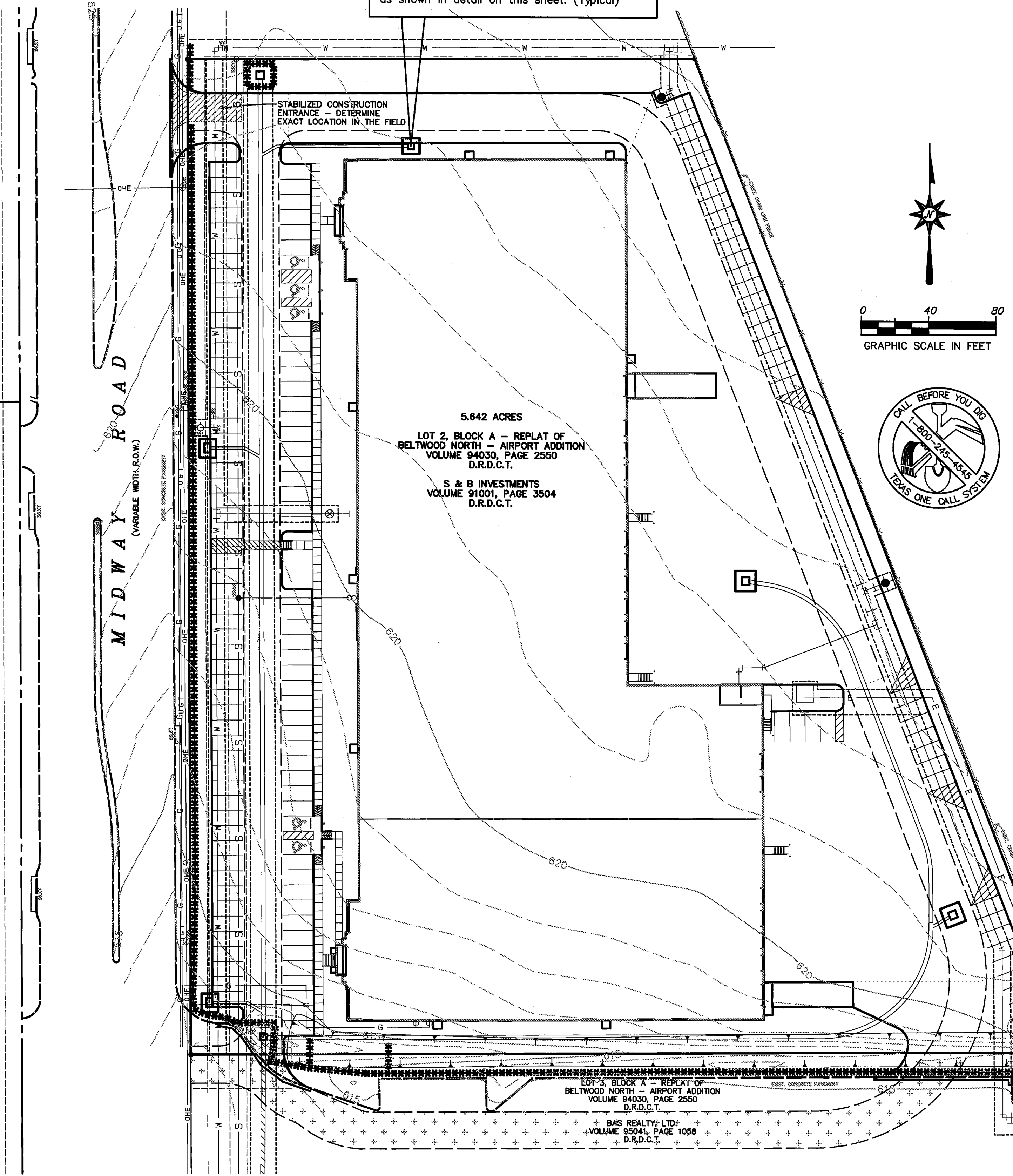
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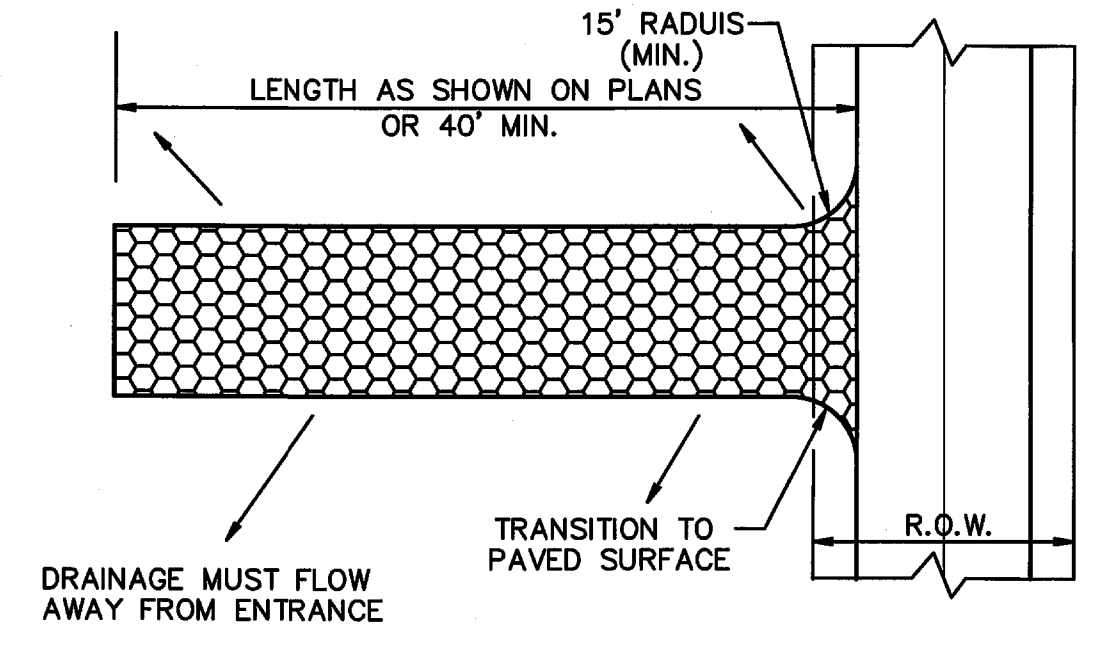
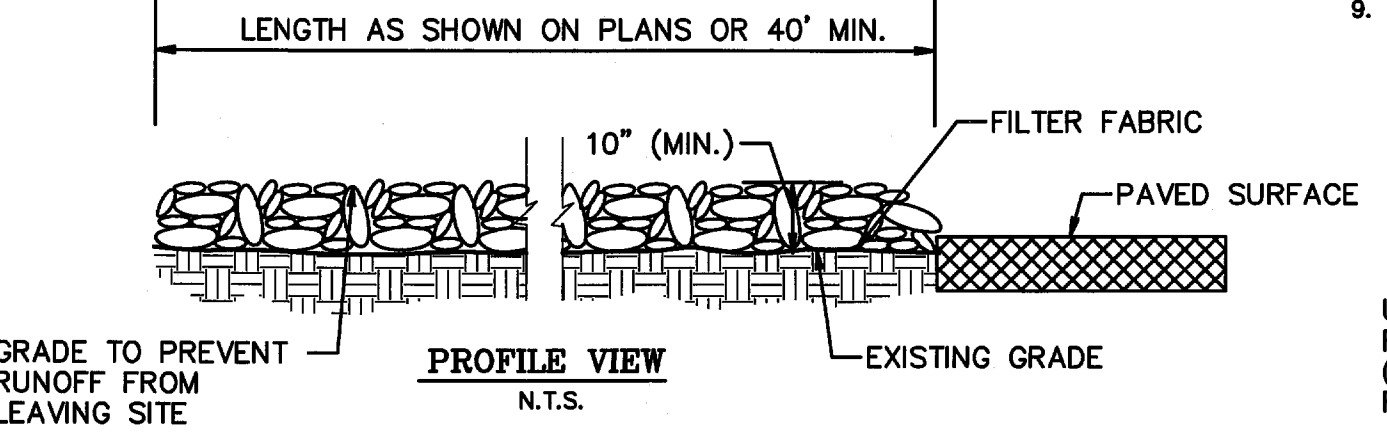
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UTILITIES MAY EXIST IN THE VICINITY.
CONTRACTOR DETERMINE EXACT
LOCATIONS PRIOR TO ANY
EXCAVATION!

Utility Contractor shall protect inlets from silt
by plugging inlet until pavement is constructed.
When inlet top is constructed, utility contractor
shall install filter fabric inlet erosion protection
as shown in detail on this sheet. (Typical)

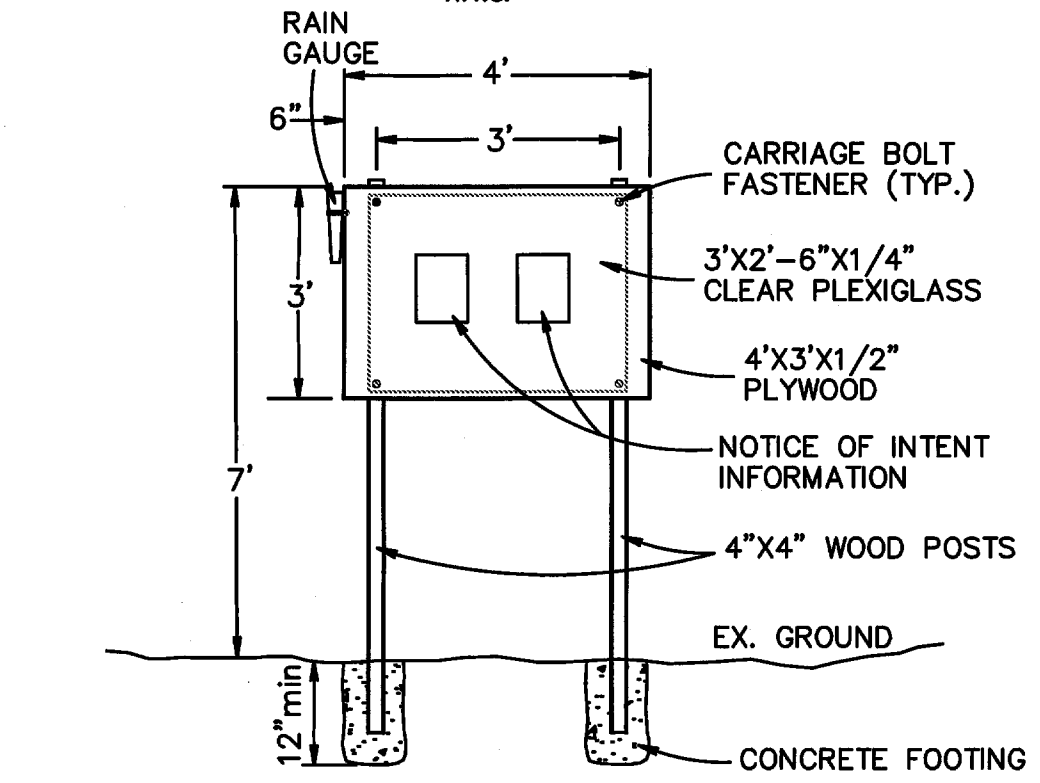


INLET PROTECTION
N.T.S.



CONST. ENTRANCE GENERAL NOTES:
1. Crushed stone for construction entrance shall be 2"-3" at greatest dimension and shall be installed to a compacted depth of 10 inches.
2. Filter fabric is to be Marafi 100X or equal. (Marafi, Inc.: 800-438-1855)
3. If construction entrance crosses a drainage ditch, swale, etc., a drainage pipe shall be installed with min. 12 inches cover of crushed stone.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

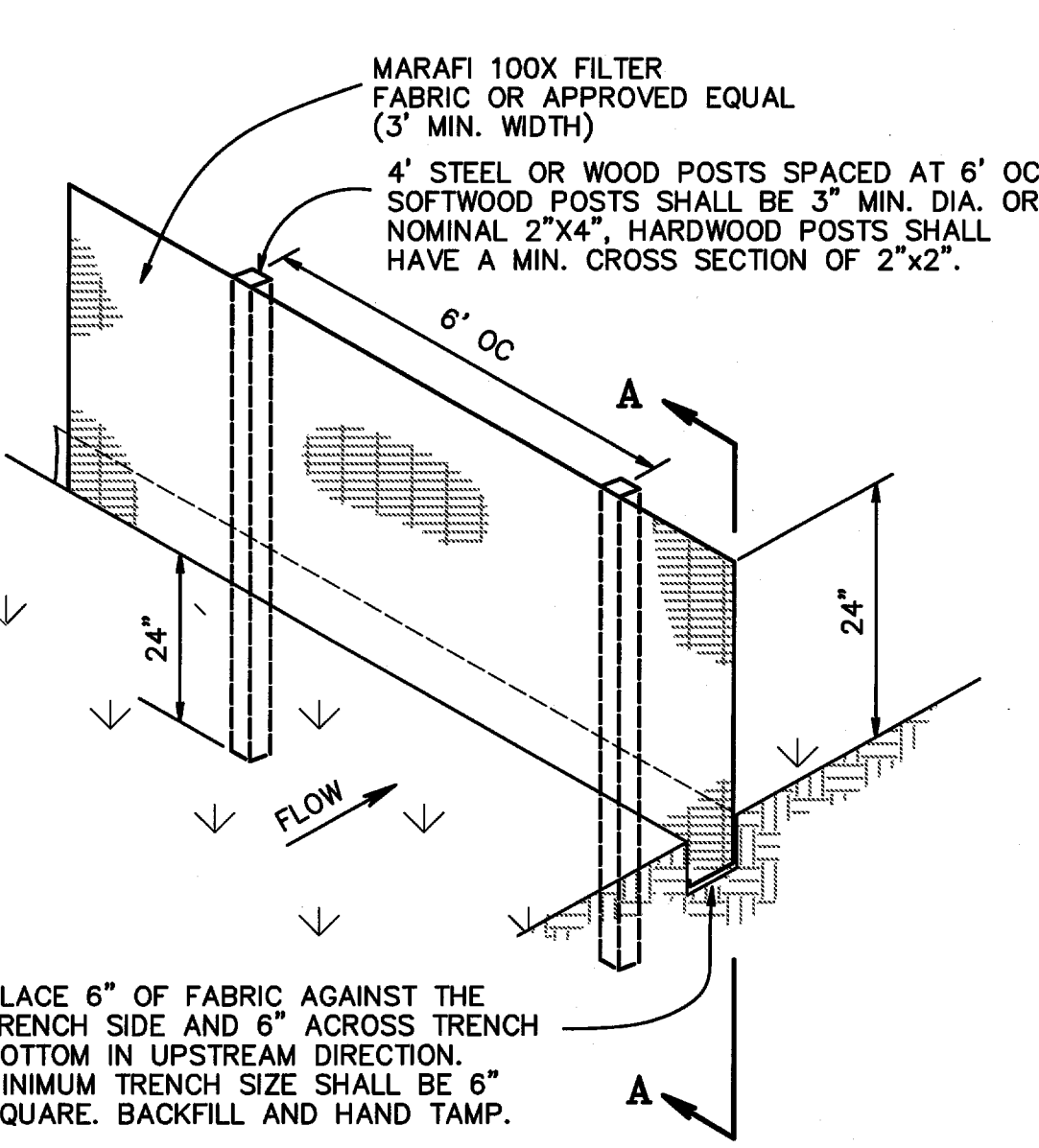
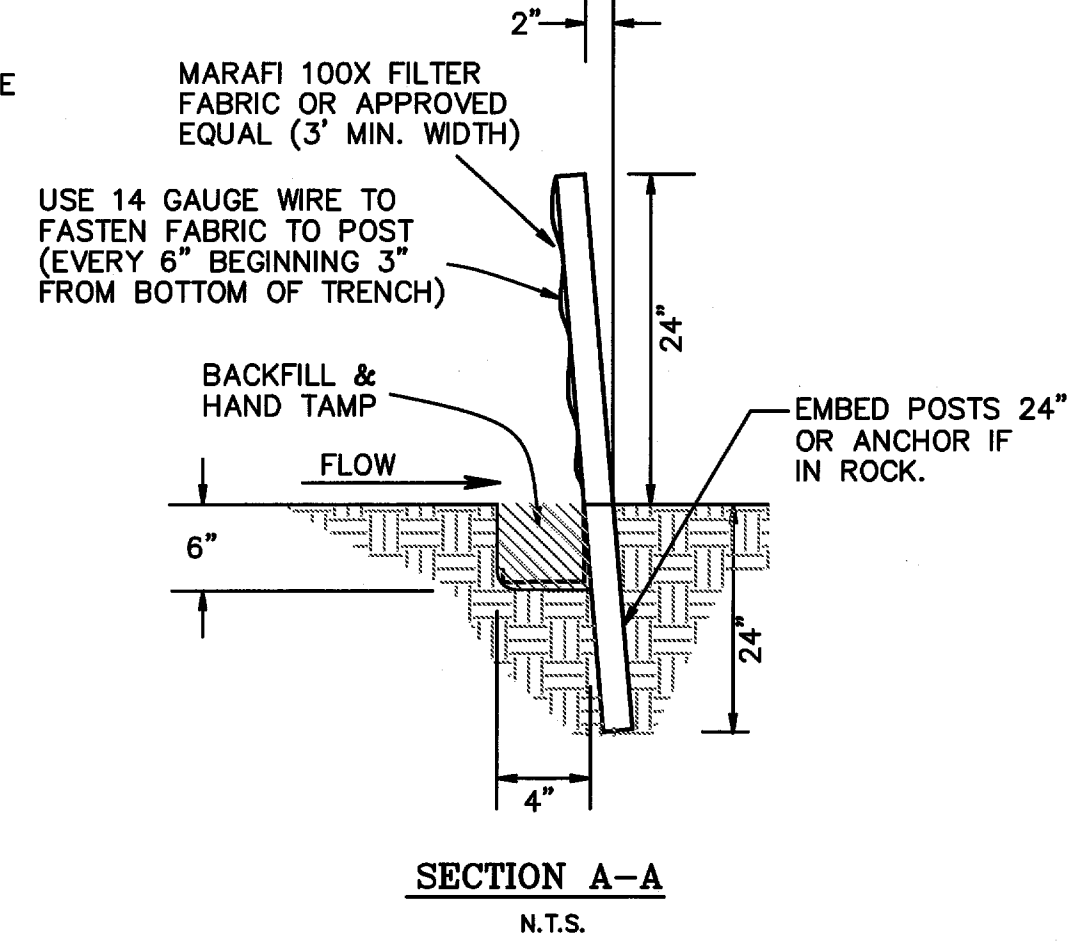


N.O.I. SIGN BOARD
N.T.S.

Silt Fence Erosion Control to be installed by the Earthwork Contractor prior to stripping site as shown in details. Exact fence location shall be coordinated with the Owner & Engineer prior to installation. (TYPICAL)

OWNER & DEVELOPER
S & B INVESTMENTS
P.O. BOX 700008
DALLAS, TEXAS 75370
PHONE: 972.735.8855
FAX: 972.735.8896
CONTACT: VICTOR A. SAHM, JR.

SILT FENCE GENERAL NOTES:
1. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
2. The trench should be a minimum of six inches deep and four inches wide to allow for the silt fence to be laid in the ground and backfilled.
3. Silt fence should be securely fastened to each support post.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Silt fence shall be removed when it has served its usefulness, so as not to block or impede storm flow or drainage.
6. Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
7. Accumulated silt shall be removed when it reaches a depth of six inches and disposed of in an approved spoil site or as in No. 6 above.
8. At point of surface flow concentration reinforce silt fence with wire mesh backing on downstream side of fence.
9. Filter fabric is to be Marafi 100X or approved equal. (Marafi, Inc.: 800-438-1855)



SILT FENCE EROSION CONTROL
N.T.S.

- GENERAL NOTES FOR THE EROSION CONTROL PLAN**
- All operators and/or contractors shall conform to the terms and conditions of the National Pollution Discharge Elimination System (NPDES) General Permit and all applicable requirements of the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA). All erosion control operations and devices shall be in accordance with the current City Sediment and Erosion Control Ordinance.
 - The Notice of Intent (NOI), as required by the General Permit, must be properly displayed on site at all times by each operator.
 - All releases of reportable quantities of hazardous substances shall be reported immediately to the facility operator, TCEQ and the EPA.
 - The Contractor shall inspect the site at least once every fourteen days and within 24 hours of a 1/2-inch or greater rainfall event. The Contractor shall document the results. Copies of the inspection reports shall accompany the Contractor's monthly pay request.
 - If the Erosion Control Plan, as approved cannot control pollution and off-site sedimentation from the project, then revisions to the plan will be required and additional pollution control devices may be required on site. Modifications to the Storm Water Pollution Prevention Plan shall be implemented and be in-place within a seven calendar day period. All changes are to be approved by the design engineer and the City.
 - If any contractor sees a violation by an operator or another contractor, he shall notify the operator and contractor in violation, as well as the facility operator and the owner.
 - Erosion control measures as shown on the Erosion Control Plan shall be installed prior to the start of land disturbing activities in that area.
 - Accumulated silt deposits shall be removed from silt fences and hay bale dikes when silt depth reaches six inches. Removal of silt deposits by the contractor shall be incidental to the performance of the contract and a separate bid item shall not be included.
 - The contractor shall add or delete erosion protection at the request and direction of the inspector, engineer or the City.
 - After installation of pavement, final site grading and general cleanup, the grass groundcover shall be established in all parking lot medians and all other disturbed areas. Materials shall be as specified in the landscape plans or per Item 2.15 and seeding shall be in accordance with Item 3.10 of the NCTCOG Standard Specifications.
 - It shall be the contractor's responsibility to control and limit silt and sediment leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams and storm drainage systems from erosion deposits.
 - If any erosion control is removed for construction and/or access purposes, the contractor shall replace it at the end of the work day.
 - It shall be the contractor's responsibility to provide a dumpster (or equal) to collect solid waste materials during construction. The containers shall be hauled to a landfill by the Contractor.
 - The attached Drainage Area Map, as prepared by PEAK XV ENGINEERING GROUP, INC. specifically for this project, shall be made part of the Storm Water Pollution Prevention Plan.
 - All hazardous materials shall be handled and disposed of by the contractor in accordance with Federal, State and Local regulations.
 - It is anticipated that the following non-storm water discharges may be associated with this project. These discharges are authorized through the construction general permit:
 - Fire hydrant flushings
 - Water used to wash vehicles and to control dust
 - Potable water sources including waterline flushings
 - Irrigation drainages
 - Pavement washdown
 - Uncontaminated ground water
 - Construction water
 - Upon completion of fine grading by Paving and Grading Contractor, all areas not otherwise permanently stabilized shall be seeded and maintained until a uniform coverage of 75% minimum density, as determined by the Owner's representative and the City is achieved.
 - Site entry and exit locations shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. All sediment spilled, dropped, washed or tracked on a public roadway must be removed immediately. When washing is required to remove sediment prior to entrance to a public roadway, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin. The contractor is responsible for any citations and/or fines resulting from tracked sediment in the public roadways.
 - If off-site soil borrow or spoil sites are used by the contractor in conjunction with this project, this information shall be disclosed and added to the Erosion Control Plan. Off-site borrow and spoil areas are considered a part of the project site and therefore shall comply with the Erosion Control Plan. These areas shall be stabilized with permanent ground cover prior to final approval of the project.
 - A Storm Water Pollution Prevention Plan (SWPPP) Narrative will be prepared by the Owner's Representative and distributed to the Contractors prior to the start of construction. That Narrative and this Erosion Control Plan (drawings), together make up this project's SWPPP.

- LEGEND**
- ***** SILT FENCE/ EROSION CONTROL DEVICE ON-SITE CONTRACTOR TO MAINTAIN UNTIL PROJECT COMPLETION
 - ▨ STABILIZED CONSTRUCTION ENTRANCE
 - INLET EROSION CONTROL DEVICE
 - ▨ ROCK CHECK DAM
 - ▨ SILT FENCE CHECK DAM
 - DIRECTION OF FLOW
 - 500— EXISTING CONTOURS

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1	Submitted to the TOWN OF ADDISON	CAC	01/26/09

RELEASED ON 06/01/09 FOR CONSTRUCTION

CECIL A. CHESHER
92674
LICENSED PROFESSIONAL ENGINEER

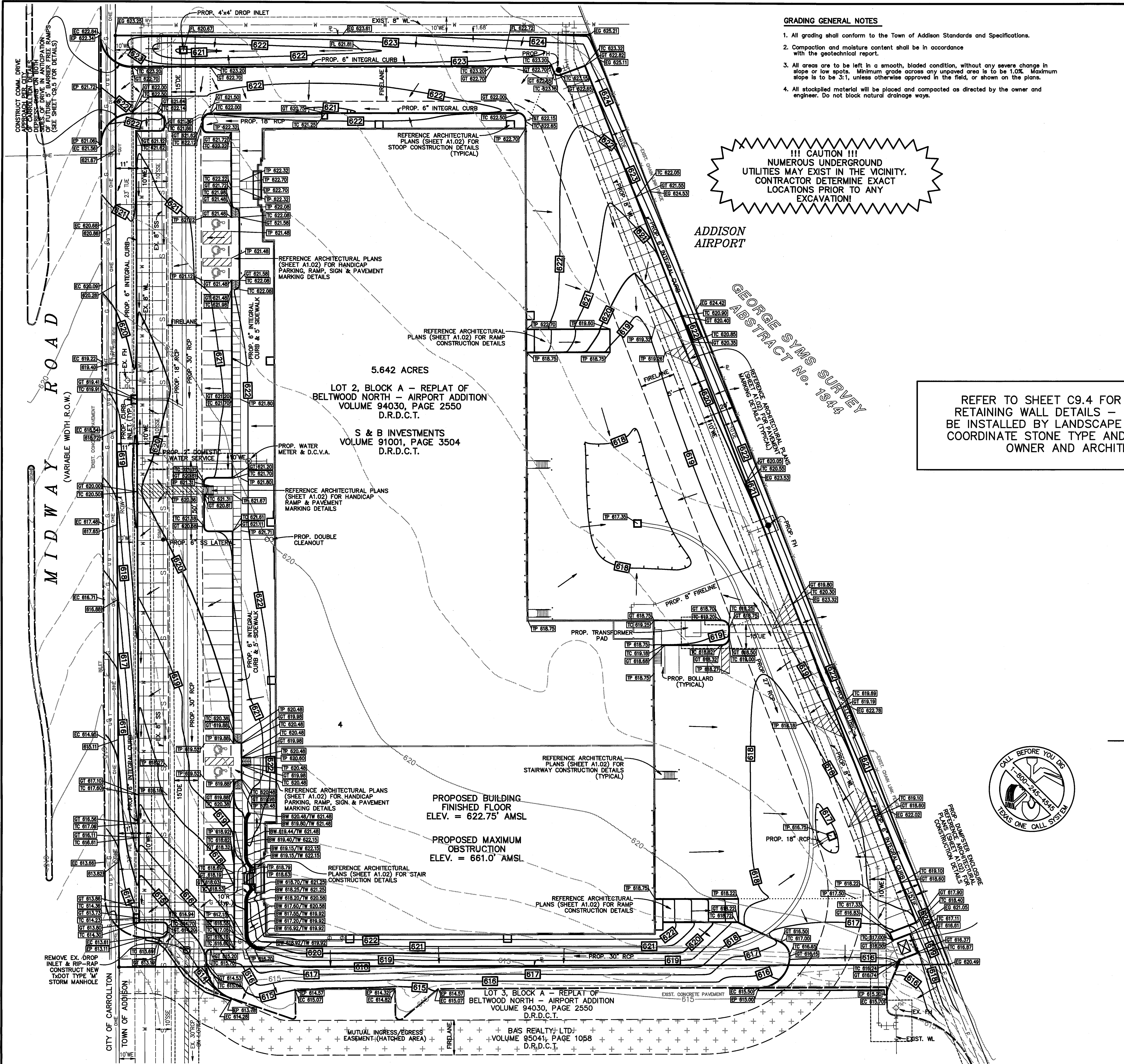
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CECIL A. CHESHER, P.E. #92674

PEAK XV
Civil Engineering • Land Development
www.peakxv.com

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PHONE 469.261.6840
FAX 972.985.7121

EROSION CONTROL PLAN
(LOT 2, BLOCK A) RE-PLAT OF
BELTWOOD NORTH - AIRPORT ADDITION
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JOB NUMBER
18-0701
SHEET NUMBER
C2.1



GRADING GENERAL NOTES

- All grading shall conform to the Town of Addison Standards and Specifications.
- Compaction and moisture content shall be in accordance with the geotechnical report.
- All areas are to be left in a smooth, bladed condition, without any severe change in slope or low spots. Minimum grade across any ungraded area is to be 1.0%. Maximum slope is to be 3:1, unless otherwise approved in the field, or shown on the plans.
- All stockpiled material will be placed and compacted as directed by the owner and engineer. Do not block natural drainage ways.

!!! CAUTION !!!
 NUMEROUS UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY. CONTRACTOR DETERMINE EXACT LOCATIONS PRIOR TO ANY EXCAVATION!

BENCHMARKS

TOWN OF ADDISON B.M.#7:
 SQUARE CUT ON TOP OF AN INLET AT THE NORTHWEST CORNER OF SUNBELT & WESTGROVE ELEV. = 628.54
 TxDOT (furnished by TOWN OF ADDISON) COA-8: 2" BRASS DISK STAMPED "TxDOT COA-8 GPS" LOCATED ON TOP OF AN INLET 200± SOUTHEAST OF THE INTERSECTION OF KELLER SPRINGS & MIDWAY ON THE EAST SIDE OF MIDWAY ROAD. ELEV. = 638.75

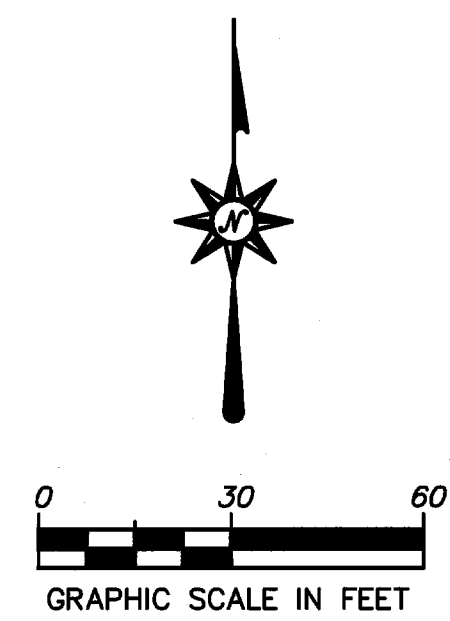
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- WV = WATER VALVE
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LEGEND

- 675 EXISTING CONTOUR
- 675 PROPOSED CONTOUR
- FF 700.00** PROPOSED FINISH FLOOR ELEVATION
- EG EXISTING GROUND ELEVATION
- EP EXISTING PAVEMENT ELEVATION
- EC EXISTING TOP OF CURB ELEVATION
- TC PROPOSED TOP OF CURB ELEVATION
- TP PROPOSED TOP PAVEMENT ELEVATION
- INV PROPOSED INVERT ELEVATION
- FL PROPOSED FLOWLINE ELEVATION
- BW PROPOSED BOTTOM OF WALL ELEV.
- TW PROPOSED TOP OF WALL ELEV.
- PROPOSED RETAINING WALL
- EXIST. OVERHEAD UTILITY
- EXIST. UNDERGROUND CABLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER
- 460 EXISTING CONTOURS
- DIRECTION OF FLOW
- EASEMENT
- PROPOSED RIDGE LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED STORM SEWER W/ INLET
- EXISTING STORM SEWER W/ INLET

REFER TO SHEET C9.4 FOR PROPOSED RETAINING WALL DETAILS - WALL SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR COORDINATE STONE TYPE AND COLOR WITH OWNER AND ARCHITECT



OWNER & DEVELOPER

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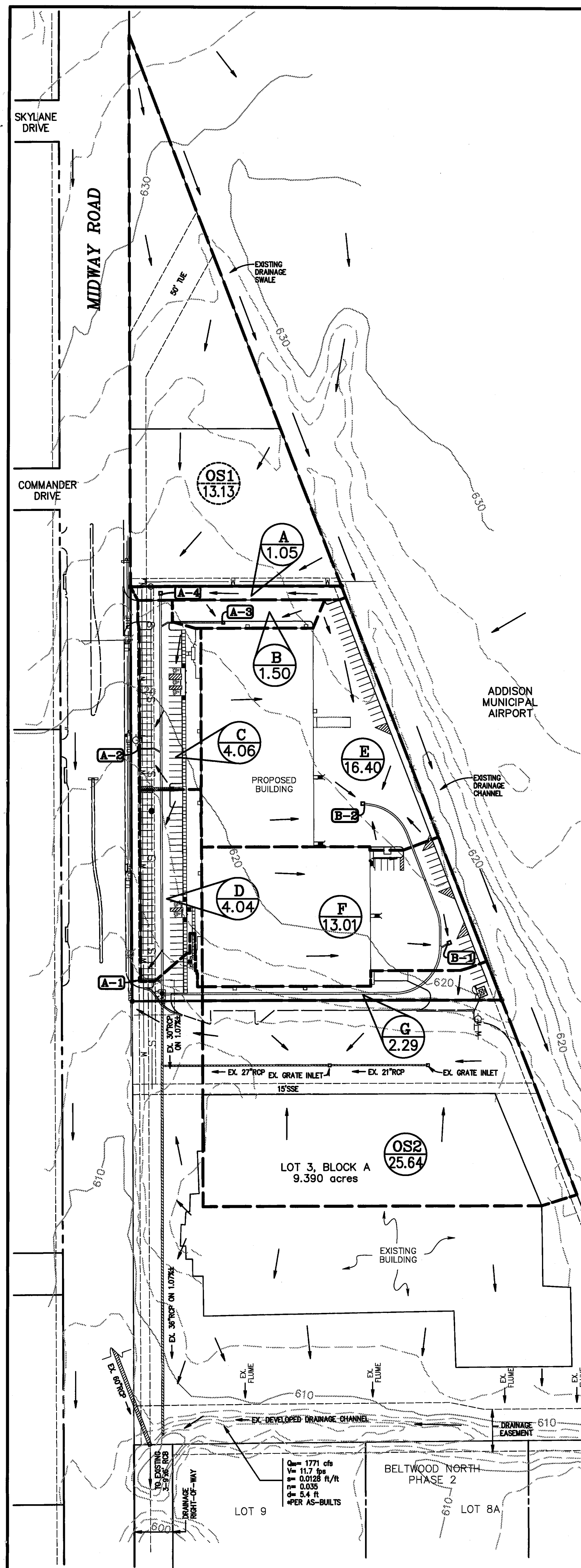
PEAK XV
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 CECIL A. CHESNER, P.E. #92674

SITE GRADING PLAN		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C3.1

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TOWN OF ADDISON, TEXAS
LOT 2, BLK 'A', BELTWOOD NORTH - AIRPORT ADD.

INLET DESIGN CALCULATIONS

100 YEAR DESIGN CALCULATIONS

INLET NO.	LOCATION	DESIGN STORM FREQUENCY (YRS.)	AREA RUNOFF Q = CIA				CARRY-OVER FROM UPSTREAM INLET (c.f.s.)	CROSS-OVER FROM OTHER DRAINAGE AREAS (c.f.s.)	TOTAL FLOW (c.f.s.)	STREET CAPACITY (c.f.s.)	GUTTER SLOPE (FT/100 FT)	CROWN TYPE	SELECTED INLET			CARRY-OVER TO DOWNSTREAM INLET (c.f.s.)			
			TIME OF CONC. (MIN.)	INTENSITY I (IN./HR.)	RUNOFF COEFF. 'C'	AREA (Ac)							'q' (c.f.s.)	INLET OPENING LENGTH	TYPE		MAX. DEPTH (FEET)	MAX. CAPACITY (CFS)	ACTUAL DEPTH (FEET)
A-1	STA 0+32.08 LAT. "A-1"	100	10	8.74	0.90	0.51	4.04	0.00	0.00	4.04	NA	SAG	NA	5'	CURB	0.50	5.30	0.42	0.00
A-2	STA 0+32.08 LAT. "A-2"	100	10	8.74	0.90	0.52	4.06	0.00	0.00	4.06	NA	SAG	NA	5'	CURB	0.50	5.30	0.42	0.00
A-3	STA 0+89.51 LAT. "A-3"	100	10	8.74	0.90	0.19	1.50	0.00	0.00	1.50	NA	SAG	NA	3'	CURB	0.50	3.18	0.30	0.00
A-4	STA 12+04.24 LINE "A"	100	10	8.74	0.90	0.13	1.05	0.00	13.13	14.18	NA	SAG	NA	4'x4'	DROP	1.00	48.00	0.48	0.00
B-1	STA 0+12.55 LAT. "B-1"	100	10	8.74	0.90	1.65	13.01	0.00	0.00	13.01	NA	SAG	NA	38"x38"	GRATE	0.75	18.87	0.36	0.00
B-2	STA 6+83.68 LINE "B"	100	10	8.74	0.90	2.09	16.40	0.00	0.00	16.40	NA	SAG	NA	38"x38"	GRATE	1.40	21.79	0.57	0.00

DRAINAGE CALCULATIONS

AREA NO.	ACRES	C	Tc	I _{in}	Q _{in}	I _{un}	Q _{un}	PICK-UP POINTS		
								Inlet 1	Inlet 2	To DA
A	0.133	0.90	10	6.36	0.76	8.74	1.05	A-4		
B	0.190	0.90	10	6.36	1.09	8.74	1.50	A-3		
C	0.516	0.90	10	6.36	2.95	8.74	4.06	A-2		
D	0.514	0.90	10	6.36	2.94	8.74	4.04	A-1		
E	2.085	0.90	10	6.36	11.93	8.74	16.40	B-2		
F	1.653	0.90	10	6.36	9.46	8.74	13.01	B-1		
G	0.291	0.90	10	6.36	1.67	8.74	2.29			OS2
OS1	2.732	0.55	10	6.36	9.56	8.74	13.13			A
OS2	3.260	0.90	10	6.36	18.66	8.74	25.64			EXISTING GRATE INLETS

GRATE INLET (SUMP) CAPACITY CALCULATIONS

$Q = 4.82 * A * Y^{1/2}$
 Q = capacity (cfs)
 L = area of the orifice opening (sq. feet)
 Y = max. possible head over grate (feet)

CURB INLET (SUMP) CAPACITY CALCULATIONS

$Q = 3.0 * L * Y^{3/2}$
 Q = capacity (cfs)
 L = length of inlet opening (feet)
 Y = total depth of inlet opening (feet)

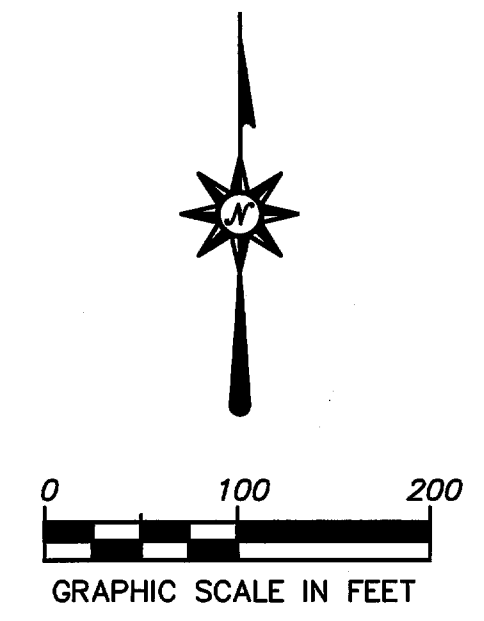
RATIONAL METHOD

$Q = C * I * A$
 Q ~ Flow (c.f.s.)
 C ~ Runoff Coefficient
 I ~ Intensity (in./hr.)
 A ~ Drainage Area (Acres)

LEGEND

- PROPOSED AREA DESIGNATION 100-YR DEVELOPED RUNOFF IN C.F.S.
- PROPOSED AREA DESIGNATION 100-YR UNDEVELOPED RUNOFF IN C.F.S.
- PROPOSED DRAINAGE AREA DIVIDE
- PROPOSED INLET NUMBER
- EXIST. OVERHEAD UTILITY
- EXIST. UNDERGROUND CABLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER
- EXISTING CONTOURS
- DIRECTION OF FLOW
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DRAINAGE AREA MAP & CALCS.

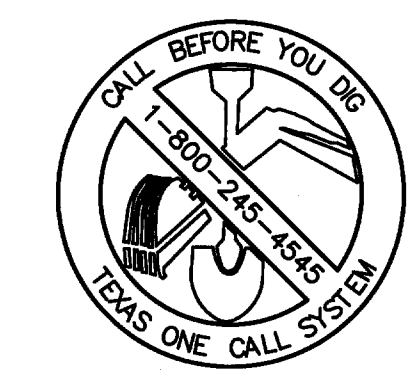
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TOWN OF ADDISON, DALLAS COUNTY, TEXAS

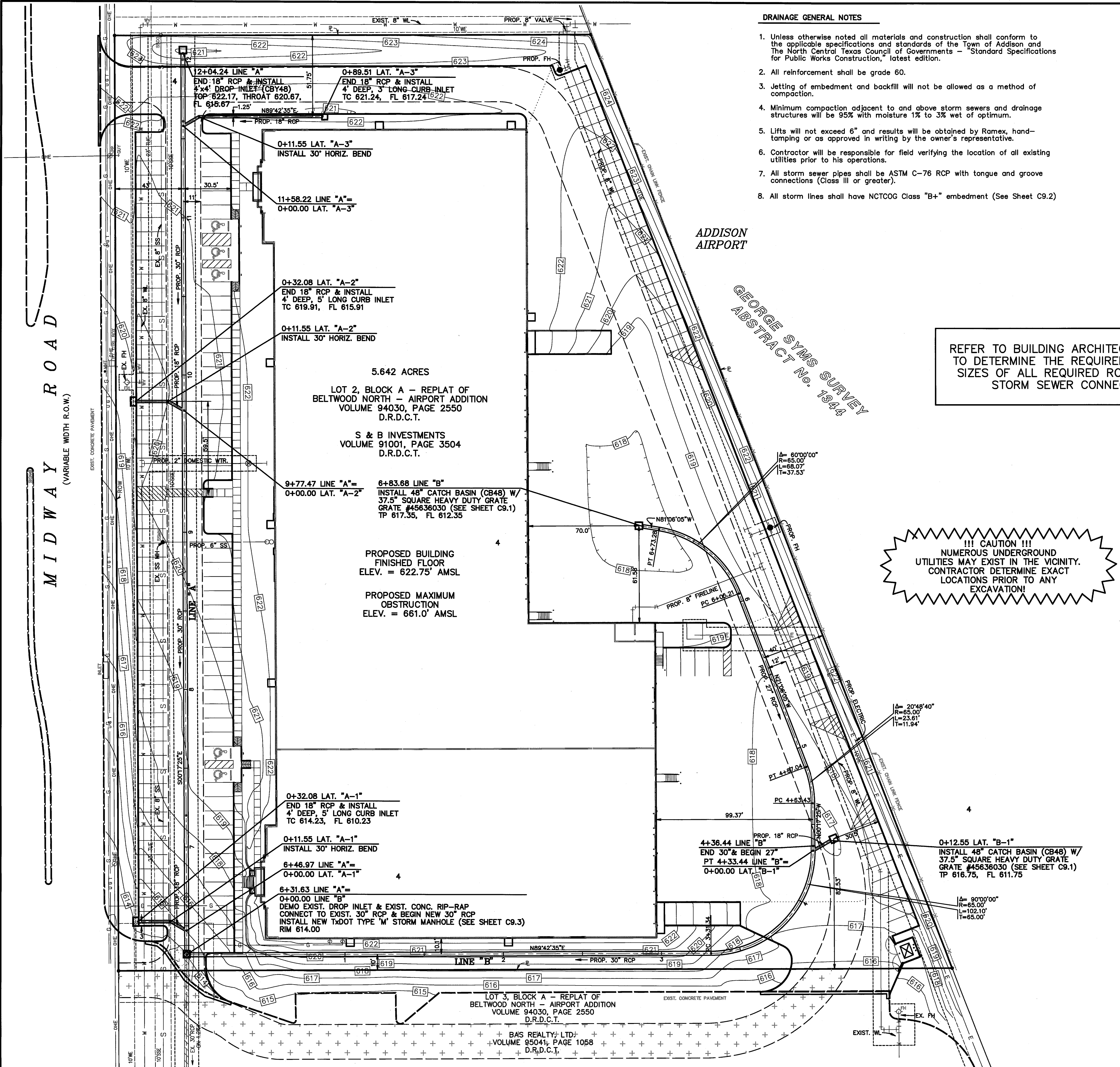
JOB NUMBER
18-0701

SHEET NUMBER
C4.1



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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 CECEL A. CHESHIRE, P.E. #92674



DRAINAGE GENERAL NOTES

1. Unless otherwise noted all materials and construction shall conform to the applicable specifications and standards of the Town of Addison and The North Central Texas Council of Governments - "Standard Specifications for Public Works Construction," latest edition.
2. All reinforcement shall be grade 60.
3. Jetting of embedment and backfill will not be allowed as a method of compaction.
4. Minimum compaction adjacent to and above storm sewers and drainage structures will be 95% with moisture 1% to 3% wet of optimum.
5. Lifts will not exceed 6" and results will be obtained by Ramex, hand-tamping or as approved in writing by the owner's representative.
6. Contractor will be responsible for field verifying the location of all existing utilities prior to his operations.
7. All storm sewer pipes shall be ASTM C-76 RCP with tongue and groove connections (Class III or greater).
8. All storm lines shall have NCTCOG Class "B+" embedment (See Sheet C9.2)

BENCHMARKS

TOWN OF ADDISON B.M.#7:
 SQUARE CUT ON TOP OF AN INLET AT THE
 NORTHWEST CORNER OF SUNBELT & WESTGROVE
 ELEV. = 628.54'
 TxDOT (furnished by TOWN OF ADDISON) COA-8:
 2" BRASS DISK STAMPED "TxDOT COA-8 GPS"
 LOCATED ON TOP OF AN INLET 200'± SOUTHEAST
 OF THE INTERSECTION OF KELLER SPRINGS &
 MIDWAY ON THE EAST SIDE OF MIDWAY ROAD.
 ELEV. = 638.75'

ABBREVIATIONS LEGEND

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ADDISON
AIRPORT

GEORGE SYMS SURVEY
ABSTRACT No. 1944

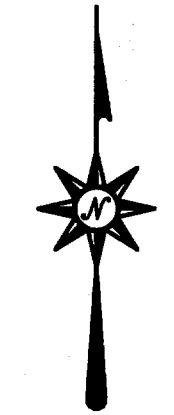
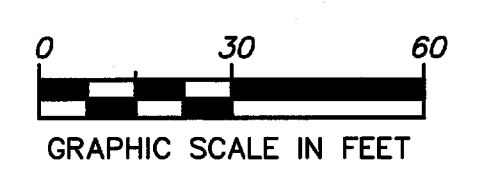
REFER TO BUILDING ARCHITECTURAL PLANS
TO DETERMINE THE REQUIRED LOCATIONS/
SIZES OF ALL REQUIRED ROOF DRAIN TO
STORM SEWER CONNECTIONS.

!!! CAUTION !!!
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 UTILITIES MAY EXIST IN THE VICINITY.
 CONTRACTOR DETERMINE EXACT
 LOCATIONS PRIOR TO ANY
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LEGEND

- 675 PROPOSED CONTOUR
- OHE EXIST. OVERHEAD UTILITY
- U & T EXIST. UNDERGROUND CABLE
- W-W EXIST. WATER LINE
- S-S EXIST. SANITARY SEWER
- 460 EXISTING CONTOURS
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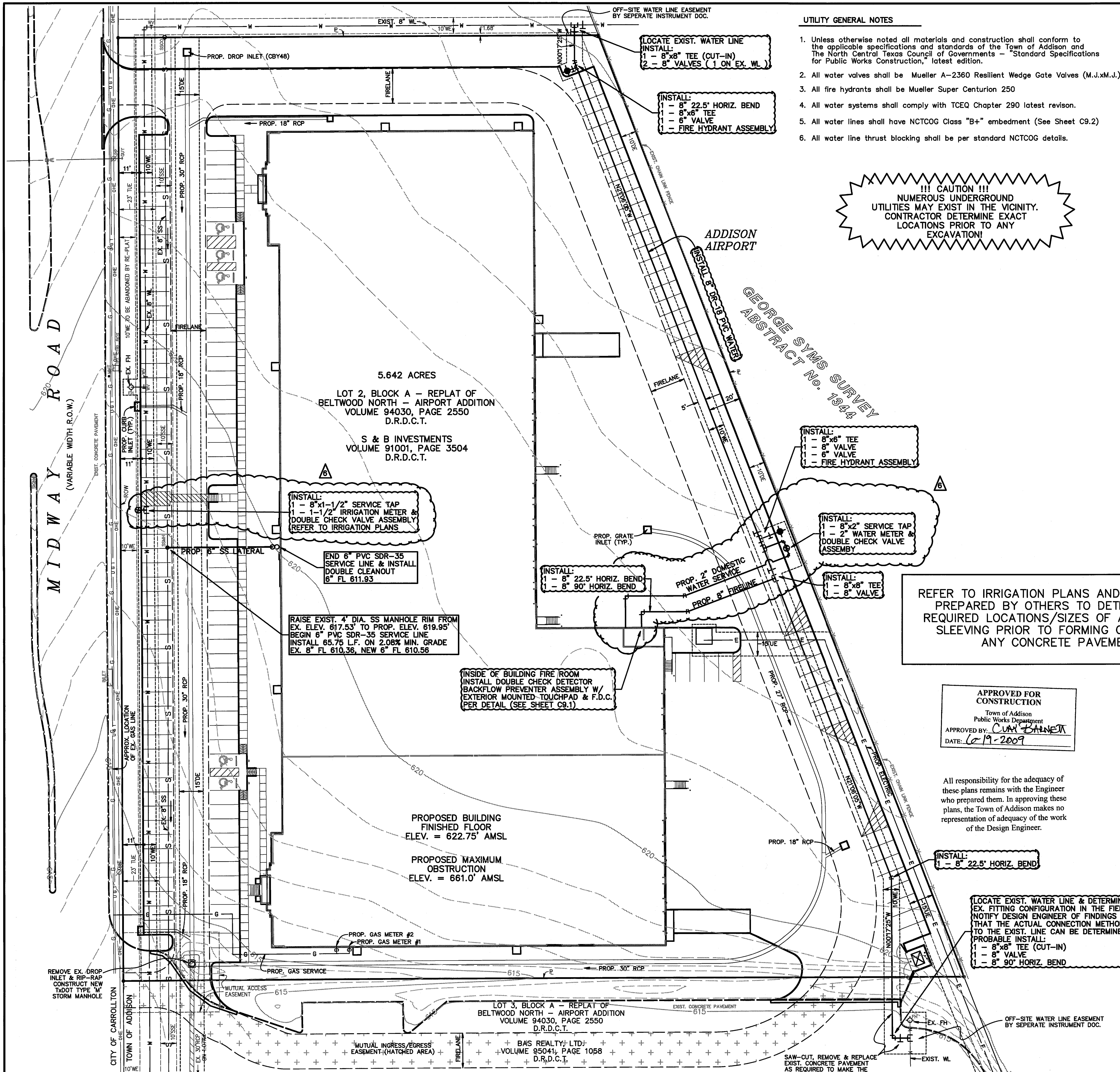
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SITE DRAINAGE PLAN		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C5.1



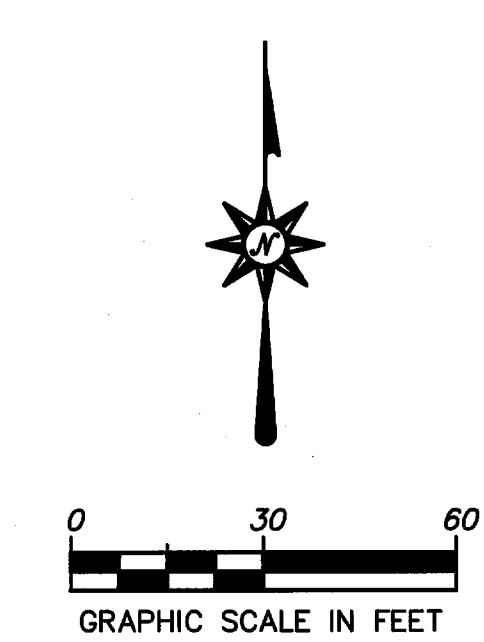
- UTILITY GENERAL NOTES**
1. Unless otherwise noted all materials and construction shall conform to the applicable specifications and standards of the Town of Addison and The North Central Texas Council of Governments - "Standard Specifications for Public Works Construction, latest edition.
 2. All water valves shall be Mueller A-2360 Resilient Wedge Gate Valves (M.J.xM.J.)
 3. All fire hydrants shall be Mueller Super Centurion 250
 4. All water systems shall comply with TCEQ Chapter 290 latest revision.
 5. All water lines shall have NCTCOG Class "B+" embedment (See Sheet C9.2)
 6. All water line thrust blocking shall be per standard NCTCOG details.

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 EXCAVATION!

REFER TO IRRIGATION PLANS AND M.E.P. PLANS
 PREPARED BY OTHERS TO DETERMINE THE
 REQUIRED LOCATIONS/SIZES OF ALL REQUIRED
 SLEEVING PRIOR TO FORMING OR POURING
 ANY CONCRETE PAVEMENT.



LEGEND

—OHE—	EXIST. OVERHEAD UTILITY
—UGT—	EXIST. UNDERGROUND CABLE
—W—W—	EXIST. WATER LINE
—S—S—	EXIST. SANITARY SEWER
—460—	EXISTING CONTOURS
←	DIRECTION OF FLOW
---	EASEMENT
---	PROPOSED RIDGE LINE
---	PROPOSED DRAINAGE SWALE
—[]—	PROPOSED STORM SEWER W/ INLET
—[]—	EXISTING STORM SEWER W/ INLET

APPROVED FOR CONSTRUCTION
 Town of Addison
 Public Works Department
 APPROVED BY: *CUAN BARNETT*
 DATE: 10-19-2009

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

OWNER & DEVELOPER
S & B INVESTMENTS
 P.O. BOX 700008
 DALLAS, TEXAS 75370
 PHONE: 972.735.8855
 FAX: 972.735.8896
 CONTACT: VICTOR A. SAHM, JR.

INSTALL:
 1 - 8" 22.5" HORIZ. BEND

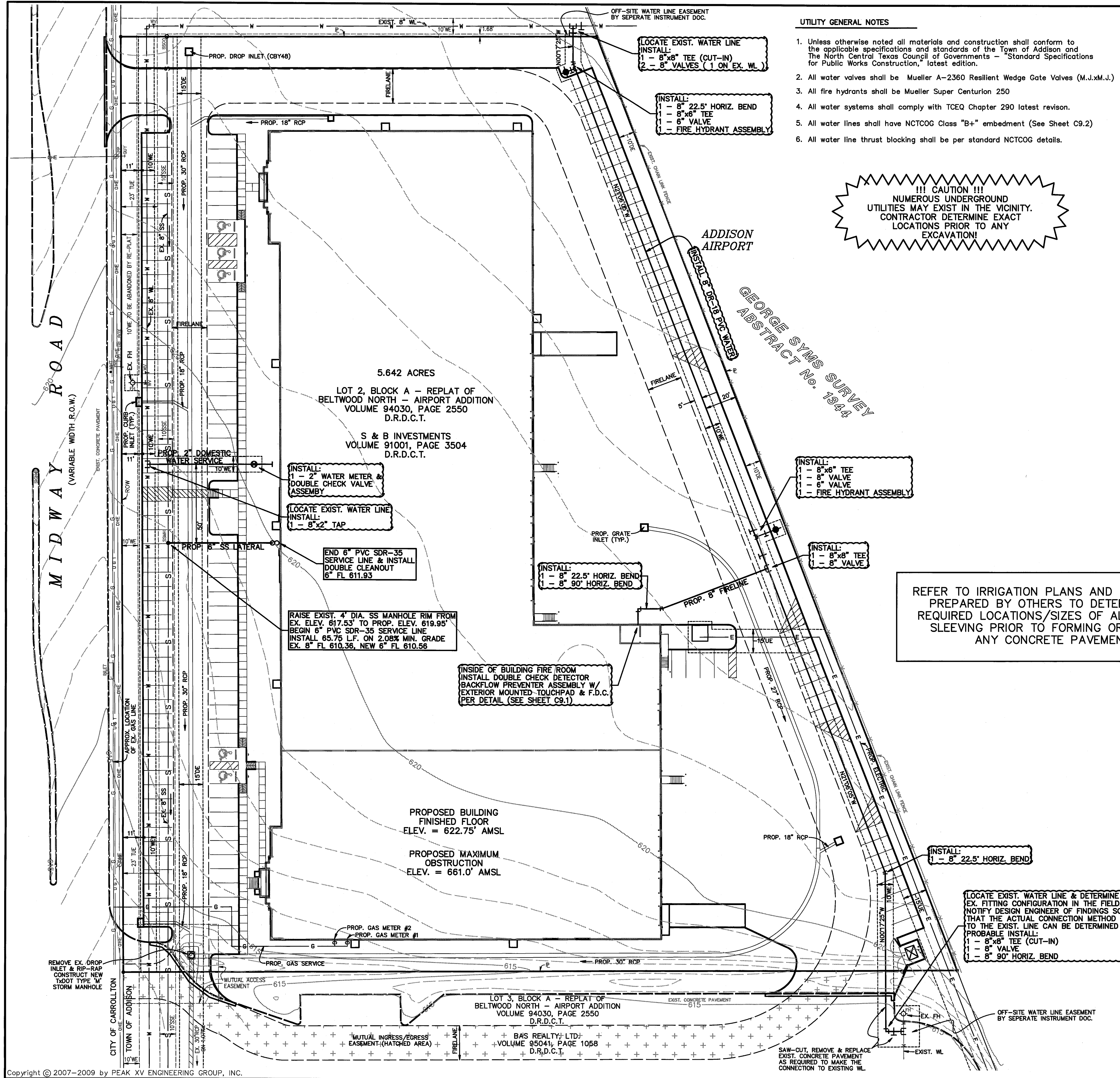
LOCATE EXIST. WATER LINE & DETERMINE EX. FITTING CONFIGURATION IN THE FIELD. NOTIFY DESIGN ENGINEER OF FINDINGS SO THAT THE ACTUAL CONNECTION METHOD TO THE EXIST. LINE CAN BE DETERMINED.
 PROBABLE INSTALL:
 1 - 8"x8" TEE (CUT-IN)
 1 - 8" VALVE
 1 - 8" 90° HORIZ. BEND

NO.	REVISIONS NUMBER	BY	DATE
5	Revised Domestic Water Serv. Location per Contractor	CAC	06/17/09
5	Revised per City of Carrollton/Released for Construction	CAC	06/01/09
4	Revised per the TOWN OF ADDISON	CAC	05/07/09
3	Revised per the TOWN OF ADDISON	CAC	04/24/09
2	Revised per the TOWN OF ADDISON	CAC	04/02/09
1	Submitted to the TOWN OF ADDISON	CAC	01/26/09

PEAK XV
 CIVIL ENGINEERING & LAND DEVELOPMENT
 4009 CLIPPER COURT
 PLANO, TX 75023-5609
 PHONE 469.261.6840
 FAX 972.986.7121
 www.peakxveng.com

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 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 CECIL A. CHESHER, P.E. #2674

SITE UTILITY PLAN		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C6.1



UTILITY GENERAL NOTES

1. Unless otherwise noted all materials and construction shall conform to the applicable specifications and standards of the Town of Addison and the North Central Texas Council of Governments - "Standard Specifications for Public Works Construction," latest edition.
2. All water valves shall be Mueller A-2360 Resilient Wedge Gate Valves (M.J.x.M.J.).
3. All fire hydrants shall be Mueller Super Centurion 250
4. All water systems shall comply with TCEQ Chapter 290 latest revision.
5. All water lines shall have NCTCOG Class "B+" embedment (See Sheet C9.2)
6. All water line thrust blocking shall be per standard NCTCOG details.

BENCHMARKS

TOWN OF ADDISON B.M.#7:
 SQUARE CUT ON TOP OF AN INLET AT THE
 NORTHWEST CORNER OF SUNBELT & WESTGROVE
 ELEV. = 628.54

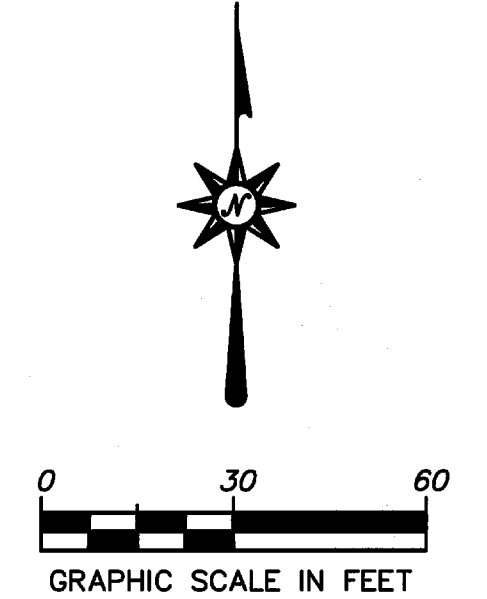
TxDOT (furnished by TOWN OF ADDISON) COA-8:
 2" BRASS DISK STAMPED "TxDOT COA-8 GPS"
 LOCATED ON TOP OF AN INLET 200'± SOUTHEAST
 OF THE INTERSECTION OF KELLER SPRINGS &
 MIDWAY ON THE EAST SIDE OF MIDWAY ROAD.
 ELEV. = 638.75

ABBREVIATIONS LEGEND

- MIN. FF = MINIMUM FINISHED FLOOR ELEV.
- RCP = REINFORCED CONCRETE PIPE (DRAINAGE)
- TR = TELEPHONE RISER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- SSMH = SANITARY SEWER MANHOLE
- PP = POWER OR UTILITY POLE
- OHE = OVERHEAD POWER OR UTILITY LINE
- ROW = RIGHT-OF-WAY
- C = CENTERLINE
- PL = PROPERTY LINE
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER LINE EASEMENT
- TUE = T.U. UTILITY EASEMENT

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 CONTRACTOR DETERMINE EXACT
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REFER TO IRRIGATION PLANS AND M.E.P. PLANS
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LEGEND

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- UGT EXIST. UNDERGROUND CABLE
- W-W EXIST. WATER LINE
- S-S EXIST. SANITARY SEWER
- 450 EXISTING CONTOURS
- DIRECTION OF FLOW
- EASEMENT
- - - PROPOSED RIDGE LINE
- - - PROPOSED DRAINAGE SWALE
- [] PROPOSED STORM SEWER W/ INLET
- [] EXISTING STORM SEWER W/ INLET

OWNER & DEVELOPER

S & B INVESTMENTS
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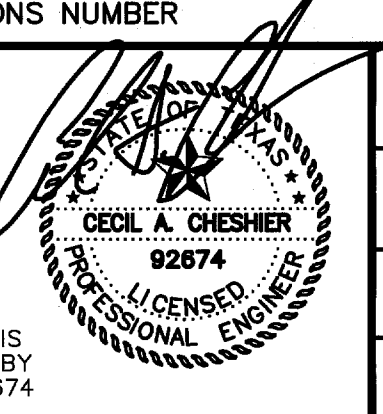
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1	Submitted to the TOWN OF ADDISON	CAC	01/26/09

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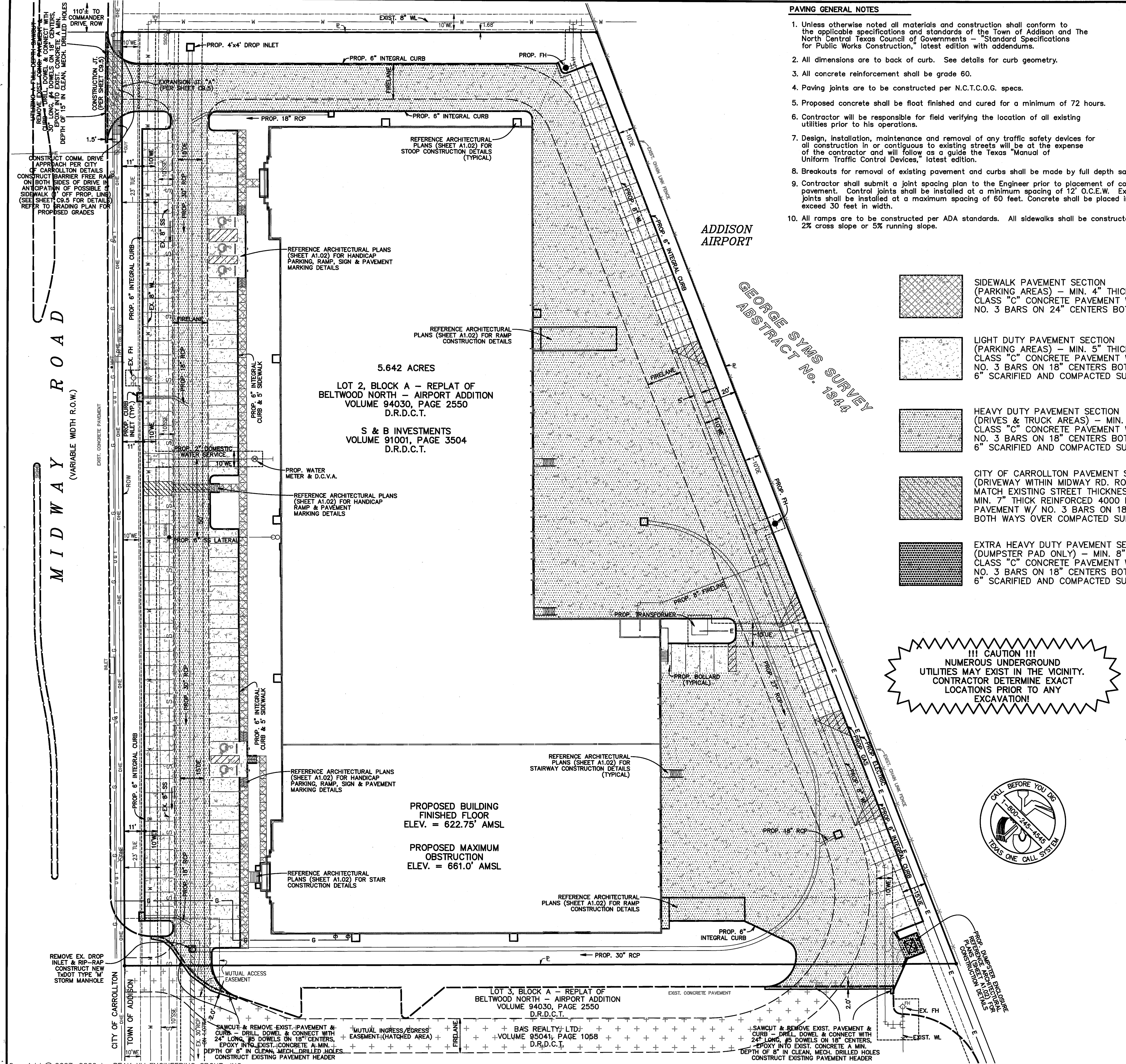
THE SEAL APPEARING ON THIS
 DOCUMENT WAS AUTHORIZED BY
 CECL A. CHESHER, P.E. #92674



SITE UTILITY PLAN
 (LOT 2, BLOCK A) RE-PLAT OF
 BELTWOOD NORTH - AIRPORT ADDITION
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JOB NUMBER: 18-0701
 SHEET NUMBER: C9.1

U:\018-Vic Sahn\2007\018-0701 Airport Addition\018-0701 PLANS 04.dwg



PAVING GENERAL NOTES

1. Unless otherwise noted all materials and construction shall conform to the applicable specifications and standards of the Town of Addison and The North Central Texas Council of Governments - "Standard Specifications for Public Works Construction," latest edition with addendums.
2. All dimensions are to back of curb. See details for curb geometry.
3. All concrete reinforcement shall be grade 60.
4. Paving joints are to be constructed per N.C.T.C.O.G. specs.
5. Proposed concrete shall be float finished and cured for a minimum of 72 hours.
6. Contractor will be responsible for field verifying the location of all existing utilities prior to his operations.
7. Design, installation, maintenance and removal of any traffic safety devices for all construction in or contiguous to existing streets will be at the expense of the contractor and will follow as a guide the Texas "Manual of Uniform Traffic Control Devices," latest edition.
8. Breakouts for removal of existing pavement and curbs shall be made by full depth sawcut.
9. Contractor shall submit a joint spacing plan to the Engineer prior to placement of concrete pavement. Control joints shall be installed at a minimum spacing of 12' O.C.E.W. Expansion joints shall be installed at a maximum spacing of 60 feet. Concrete shall be placed in strips not to exceed 30 feet in width.
10. All ramps are to be constructed per ADA standards. All sidewalks shall be constructed not to exceed 2% cross slope or 5% running slope.

BENCHMARKS

TOWN OF ADDISON B.M.#7:
 SQUARE CUT ON TOP OF AN INLET AT THE
 NORTHWEST CORNER OF SUNBELT & WESTGROVE
 ELEV. = 628.54'

TxDOT (furnished by TOWN OF ADDISON) COA-8:
 2" BRASS DISK STAMPED "TxDOT COA-8 GPS"
 LOCATED ON TOP OF AN INLET 200' SE
 OF THE INTERSECTION OF KELLER SPRINGS &
 MIDWAY ON THE EAST SIDE OF MIDWAY ROAD.
 ELEV. = 638.75'

ABBREVIATIONS LEGEND

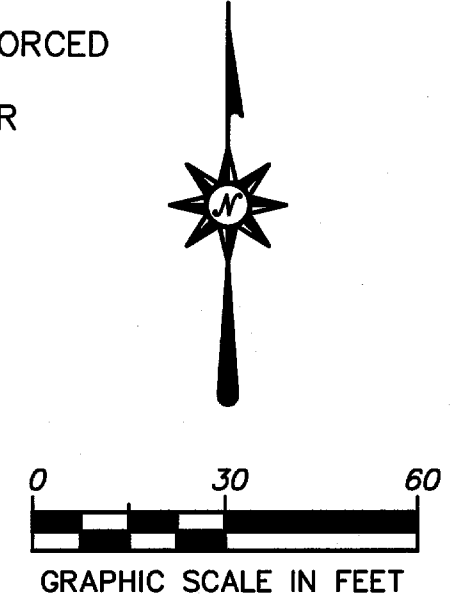
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- TUE = T.U. UTILITY EASEMENT

NO geo-technical or structural paving or foundation design or recommendations is being made by these plans. Pavement specifications shown are based solely upon the geo-technical report supplied by the owner. It shall be the responsibility of the owner/developer to seek ALL geo-technical and/or structural paving design or recommendations by others.

- SIDEWALK PAVEMENT SECTION (PARKING AREAS) - MIN. 4" THICK REINFORCED CLASS "C" CONCRETE PAVEMENT W/ NO. 3 BARS ON 24" CENTERS BOTH WAYS
- LIGHT DUTY PAVEMENT SECTION (PARKING AREAS) - MIN. 5" THICK REINFORCED CLASS "C" CONCRETE PAVEMENT W/ NO. 3 BARS ON 18" CENTERS BOTH WAYS OVER 6" SCARIFIED AND COMPACTED SUBGRADE
- HEAVY DUTY PAVEMENT SECTION (DRIVES & TRUCK AREAS) - MIN. 7" THICK REINFORCED CLASS "C" CONCRETE PAVEMENT W/ NO. 3 BARS ON 18" CENTERS BOTH WAYS OVER 6" SCARIFIED AND COMPACTED SUBGRADE
- CITY OF CARROLLTON PAVEMENT SECTION (DRIVEWAY WITHIN MIDWAY RD. ROW) MATCH EXISTING STREET THICKNESS OR MIN. 7" THICK REINFORCED 4000 PSI CONCRETE PAVEMENT W/ NO. 3 BARS ON 18" CENTERS BOTH WAYS OVER COMPACTED SUBGRADE
- EXTRA HEAVY DUTY PAVEMENT SECTION (DUMPSTER PAD ONLY) - MIN. 8" THICK REINFORCED CLASS "C" CONCRETE PAVEMENT W/ NO. 3 BARS ON 18" CENTERS BOTH WAYS OVER 6" SCARIFIED AND COMPACTED SUBGRADE

REFER TO IRRIGATION PLANS AND M.E.P. PLANS PREPARED BY OTHERS TO DETERMINE THE REQUIRED LOCATIONS/SIZES OF ALL REQUIRED SLEEVING PRIOR TO FORMING OR POURING ANY CONCRETE PAVEMENT.

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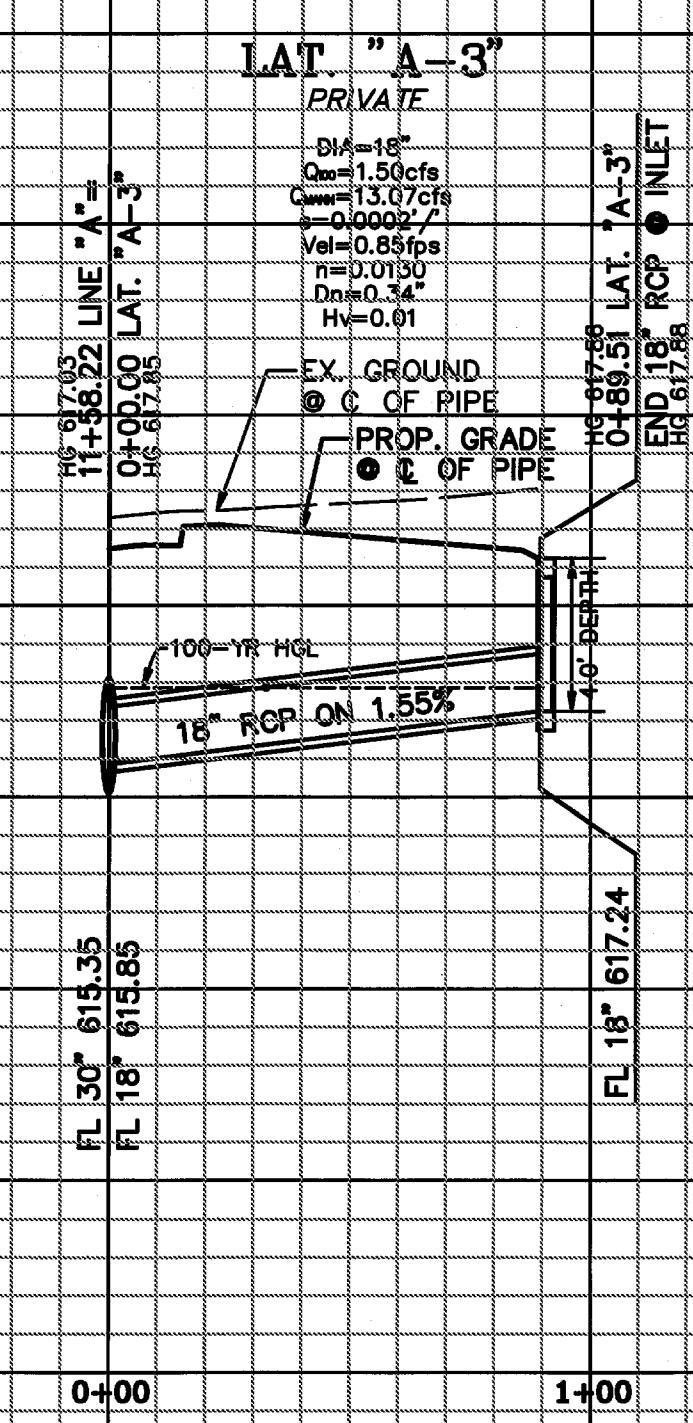
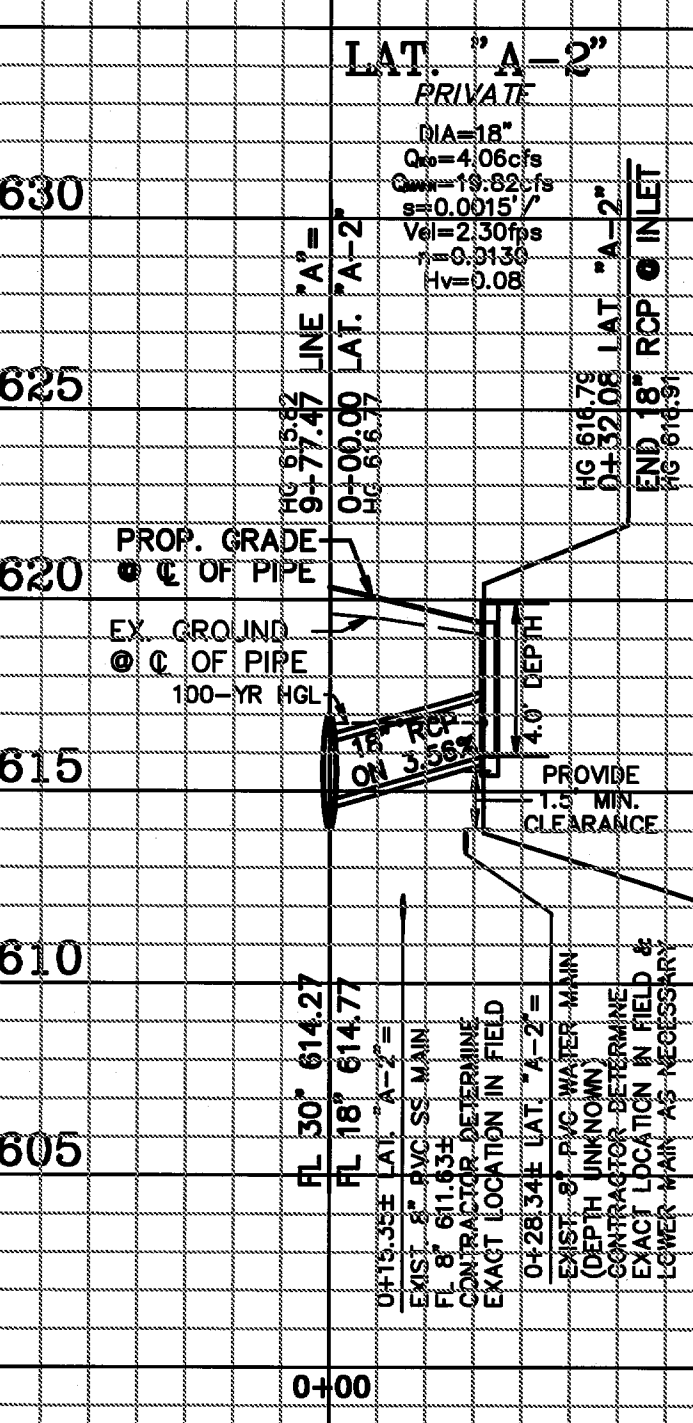
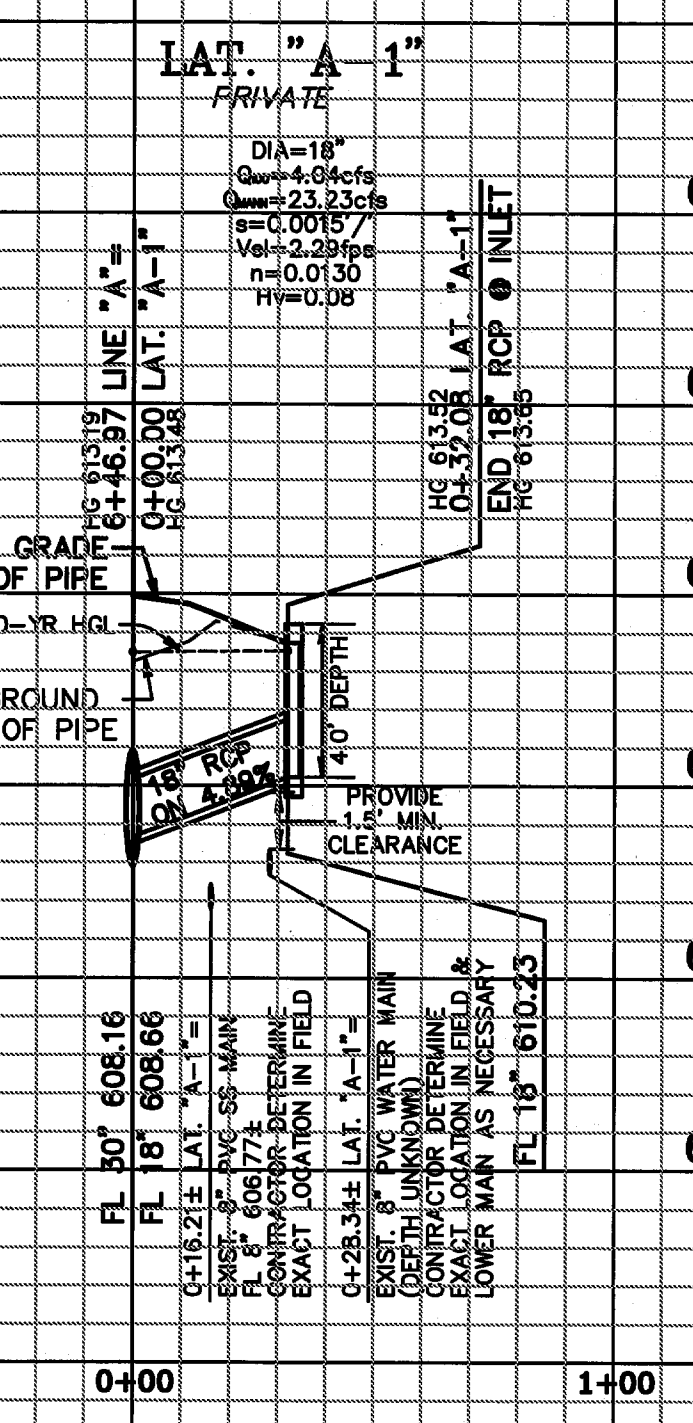
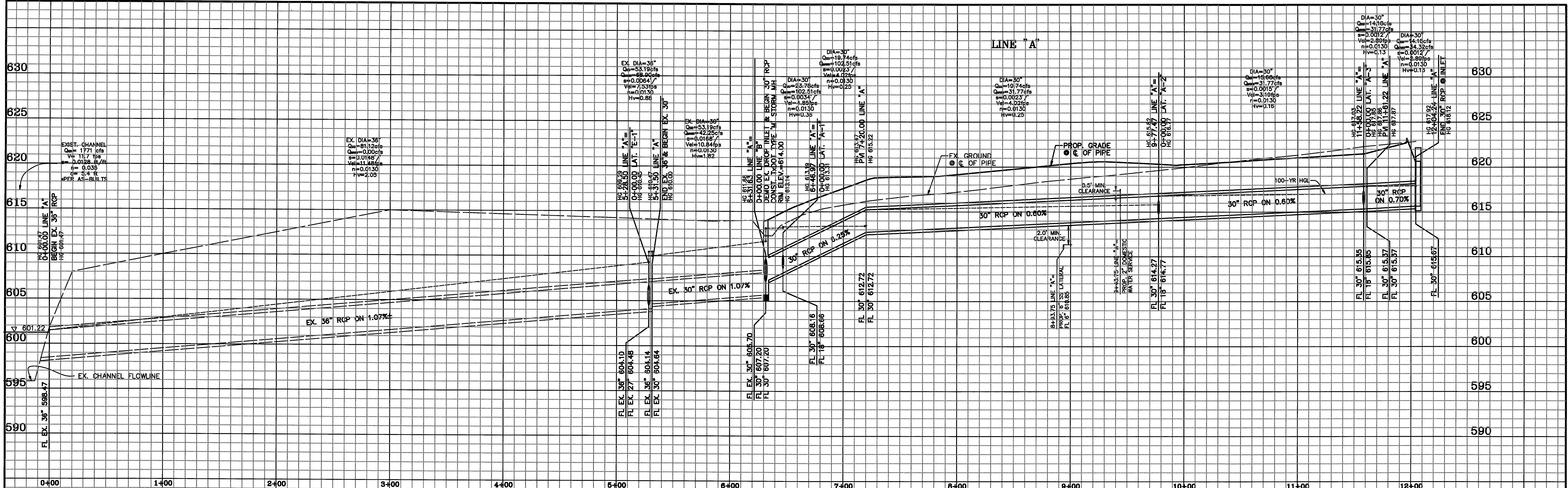
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4	Revised per the TOWN OF ADDISON	CAC	05/07/09
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PEAK XV
 ENGINEERING GROUP, INC.
 Civil Engineering • Land Development
 4009 CLIPPER COURT
 PLANO, TX 75023-5609
 PHONE 469.261.6840
 FAX 972.965.7121
 www.peakxveng.com

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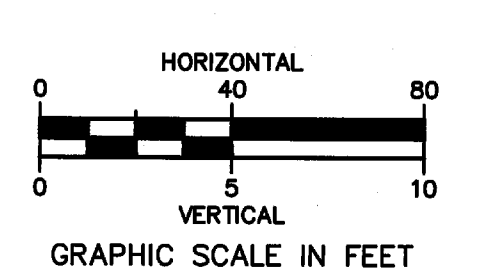
SITE PAVING PLAN		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C7.1



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BENCHMARKS
 TOWN OF ADDISON B.M.#7: SQUARE CUT ON TOP OF AN INLET AT THE NORTHWEST CORNER OF SUNBELT & WESTGROVE ELEV. = 628.54'

TxDOT (furnished by TOWN OF ADDISON) COA-8: 2" BRASS DISK STAMPED "TxDOT COA-8 09" LOCATED ON TOP OF AN INLET 200'± SOUTHWEST OF THE INTERSECTION OF KELLER SPRINGS & MIDWAY ON THE EAST SIDE OF MIDWAY ROAD. ELEV. = 638.75'



OWNER & DEVELOPER
S & B INVESTMENTS
 P.O. BOX 700008
 DALLAS, TEXAS 75370
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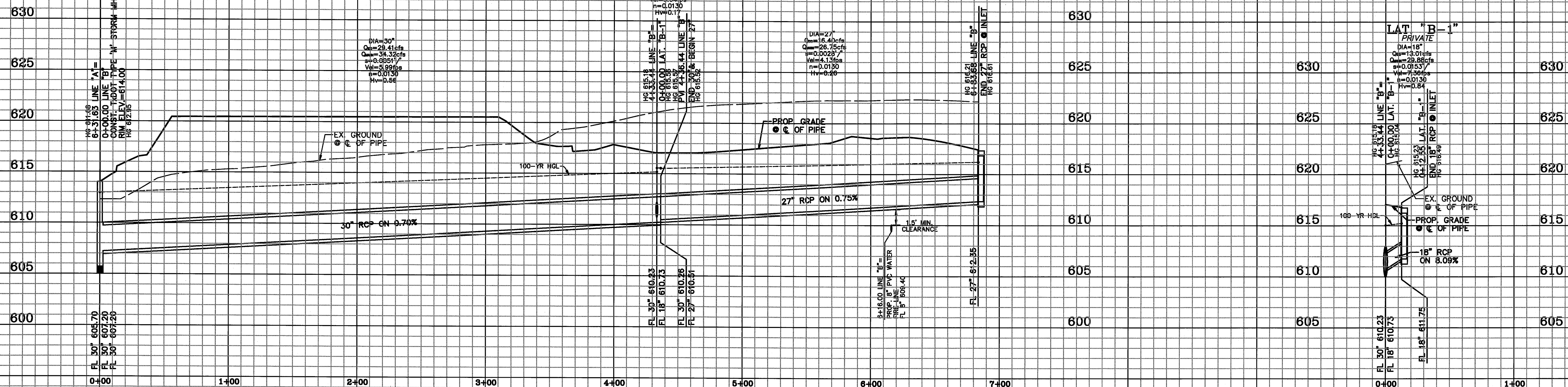
CECIL A. CHESHER
 LICENSED PROFESSIONAL ENGINEER
 92674

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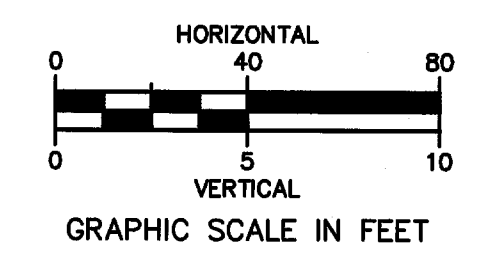
DRAINAGE PROFILES - LINE "A"		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C8.1

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 2009



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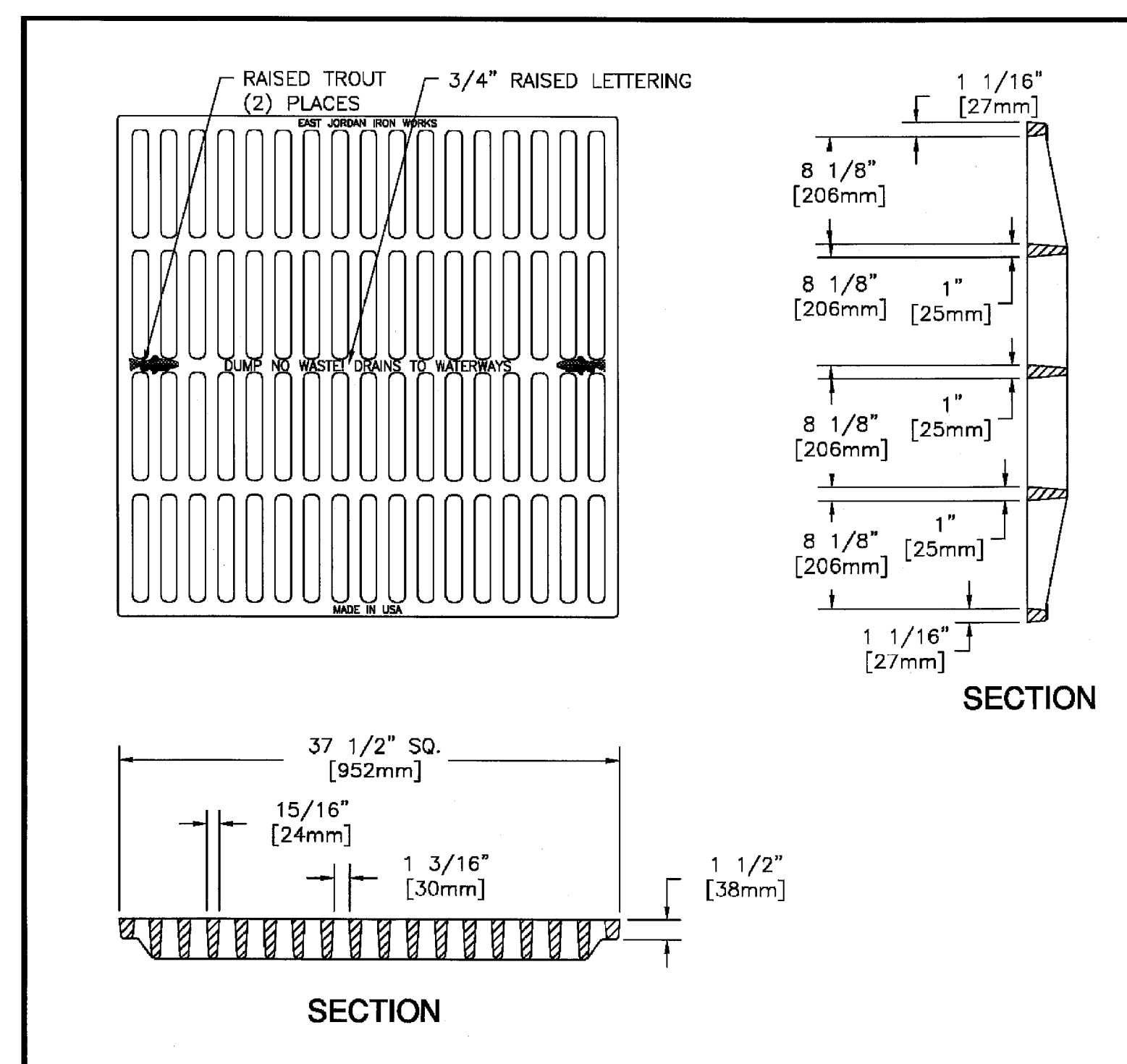
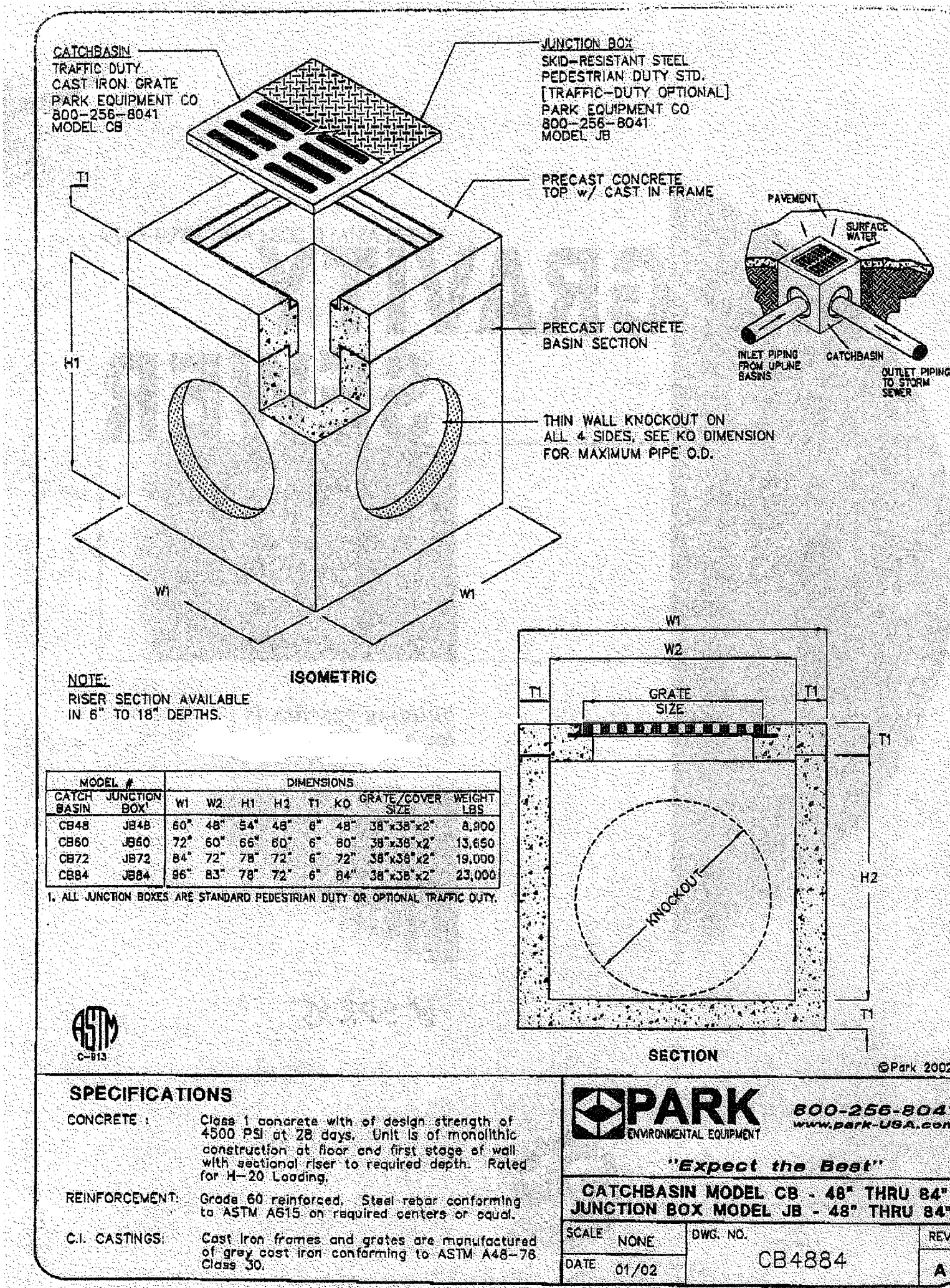
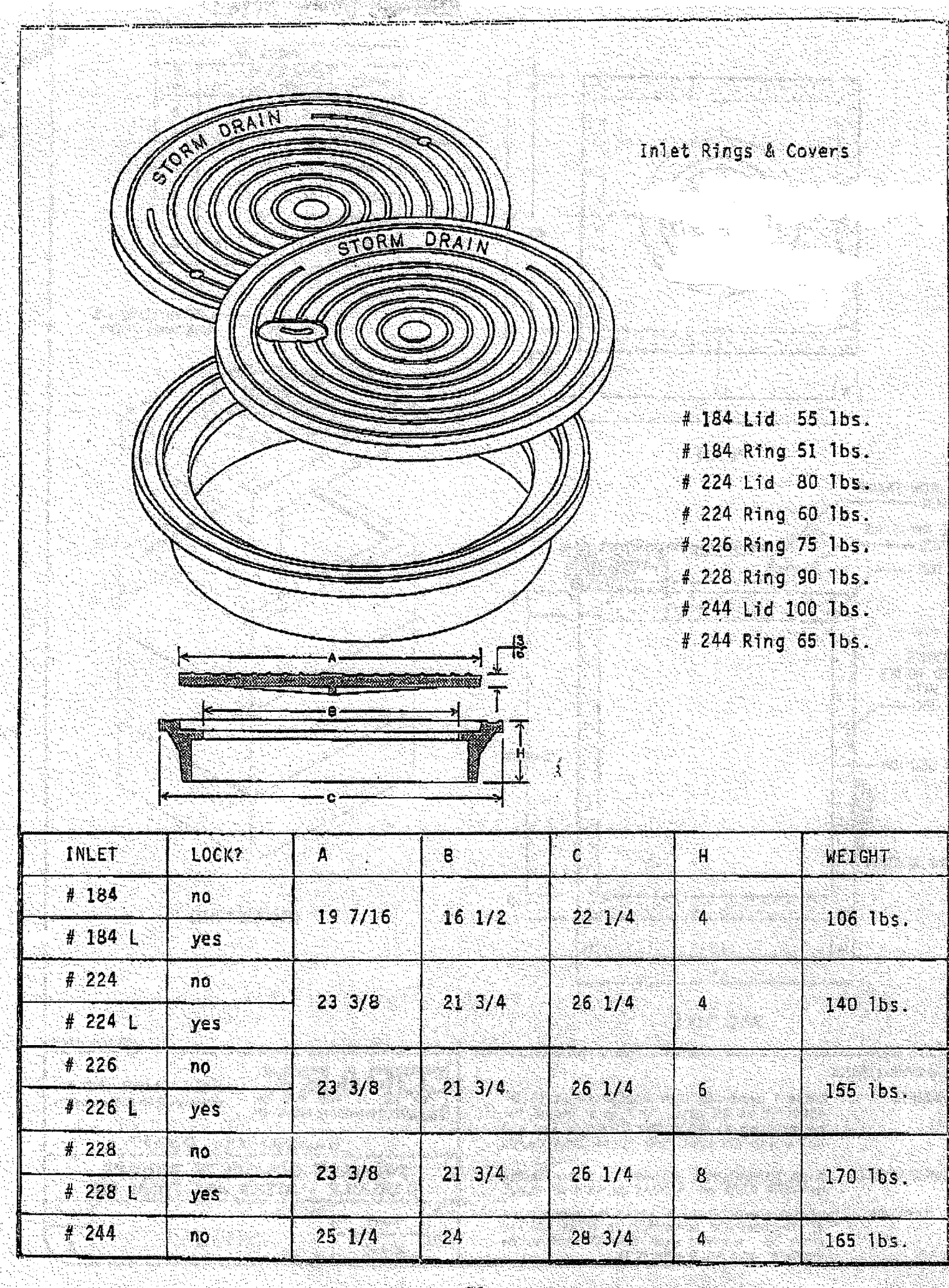
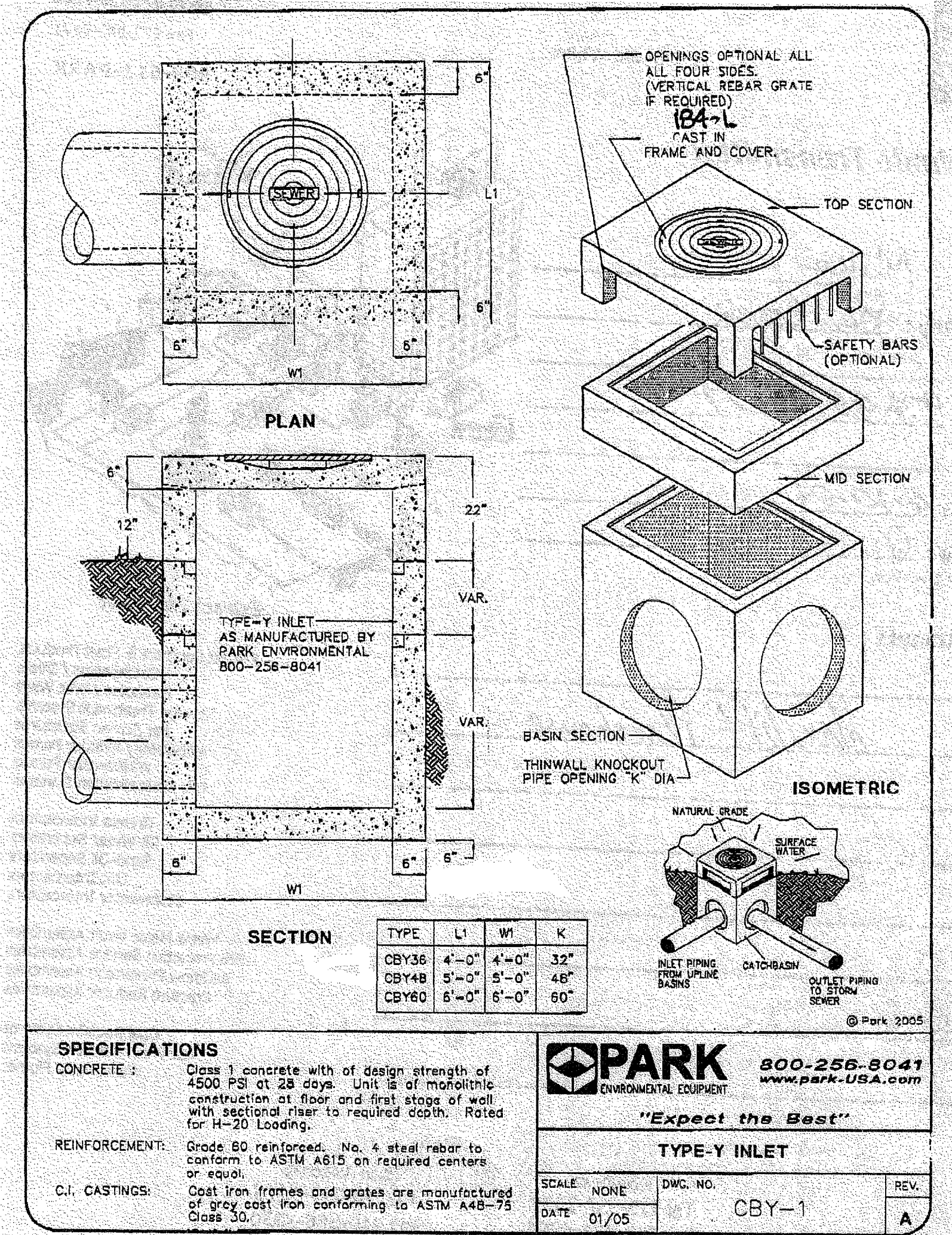
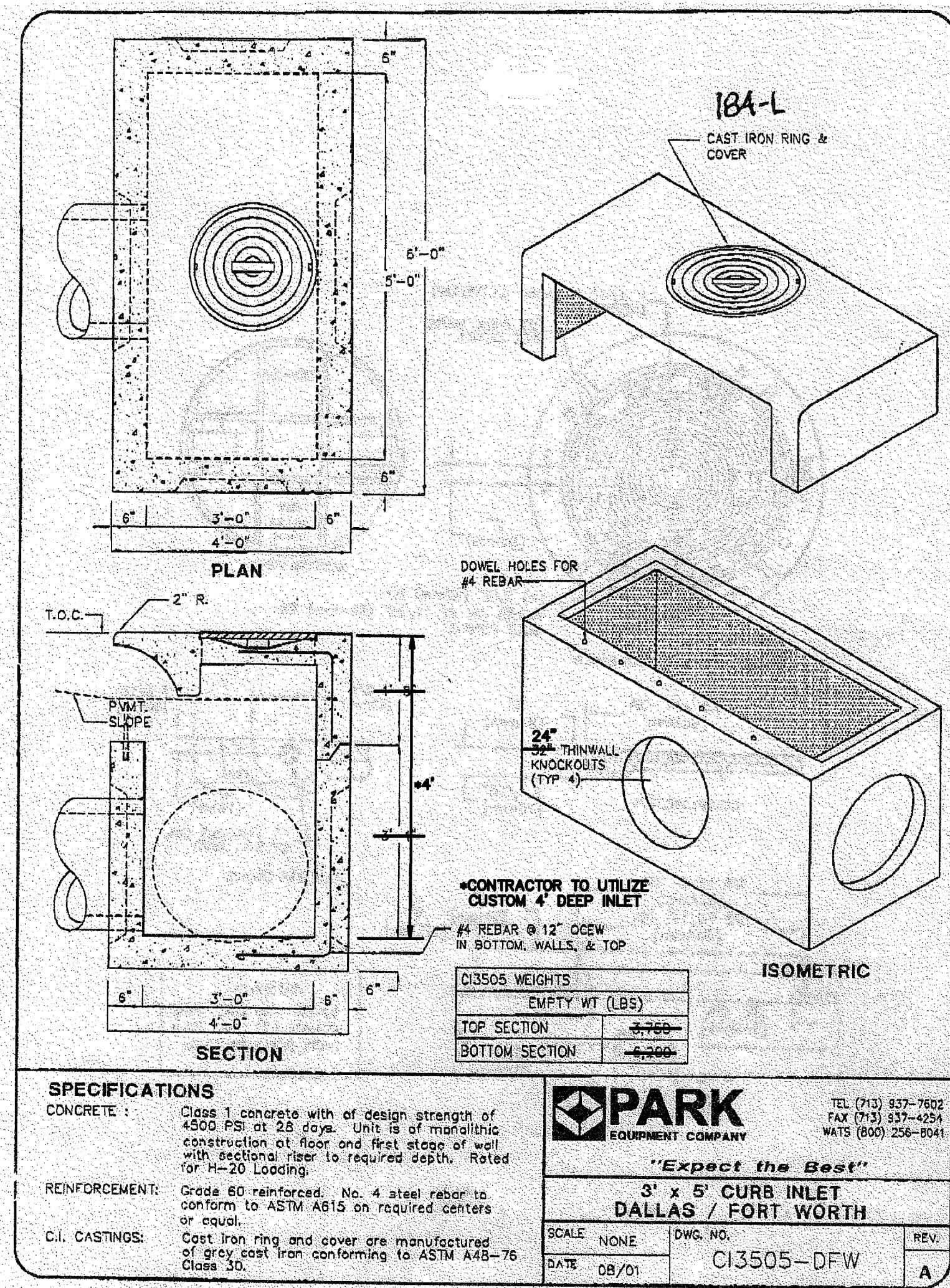
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DRAINAGE PROFILES - LINE "B"		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		CB.2

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EAST JORDAN IRON WORKS, INC.
 P.O. BOX 439
 EAST JORDAN, MI. 49727
 1-800-874-4100
 FAX 231-536-4458

DRAWN: TCL DATE: 06/04/03
 APPROVED: DATE:

CATCH BASIN GRATE
 PRODUCT NO. 45636030 UNDIPPED
 CATALOG NO. V-5636
 REF. PRODUCT DRAWING 45636030
 EST. WT. GRATE: 380 LBS 173kg

OPEN AREA 651 SQ. INCHES 4202 SQ. cm
 MAT'L SPEC. GRATE - GRAY IRON ASTM A48 CL35

LOAD RATING HEAVY DUTY



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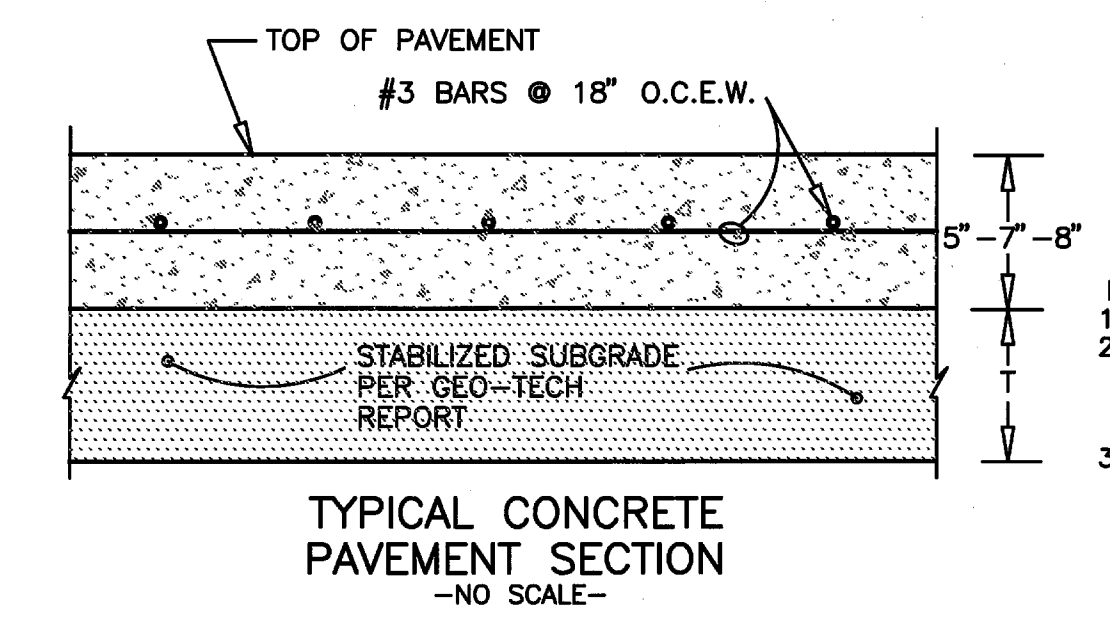
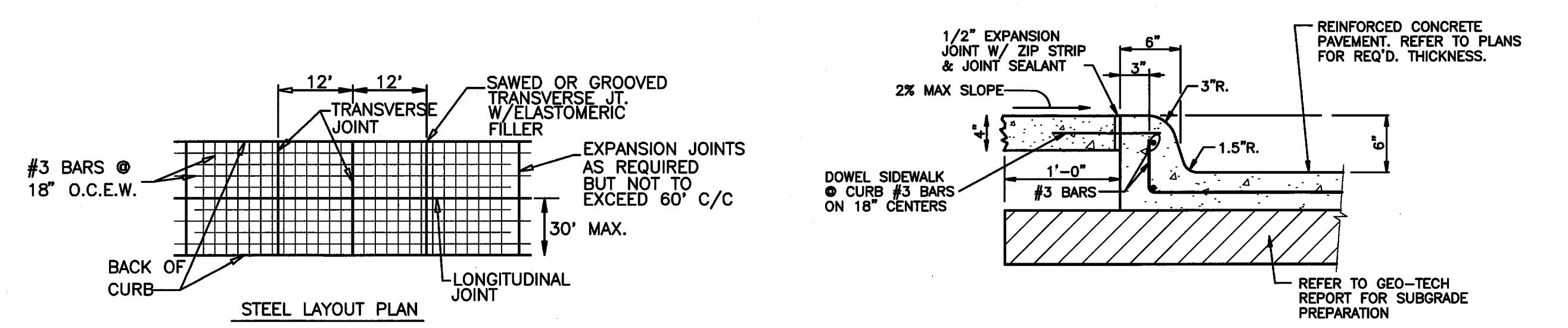
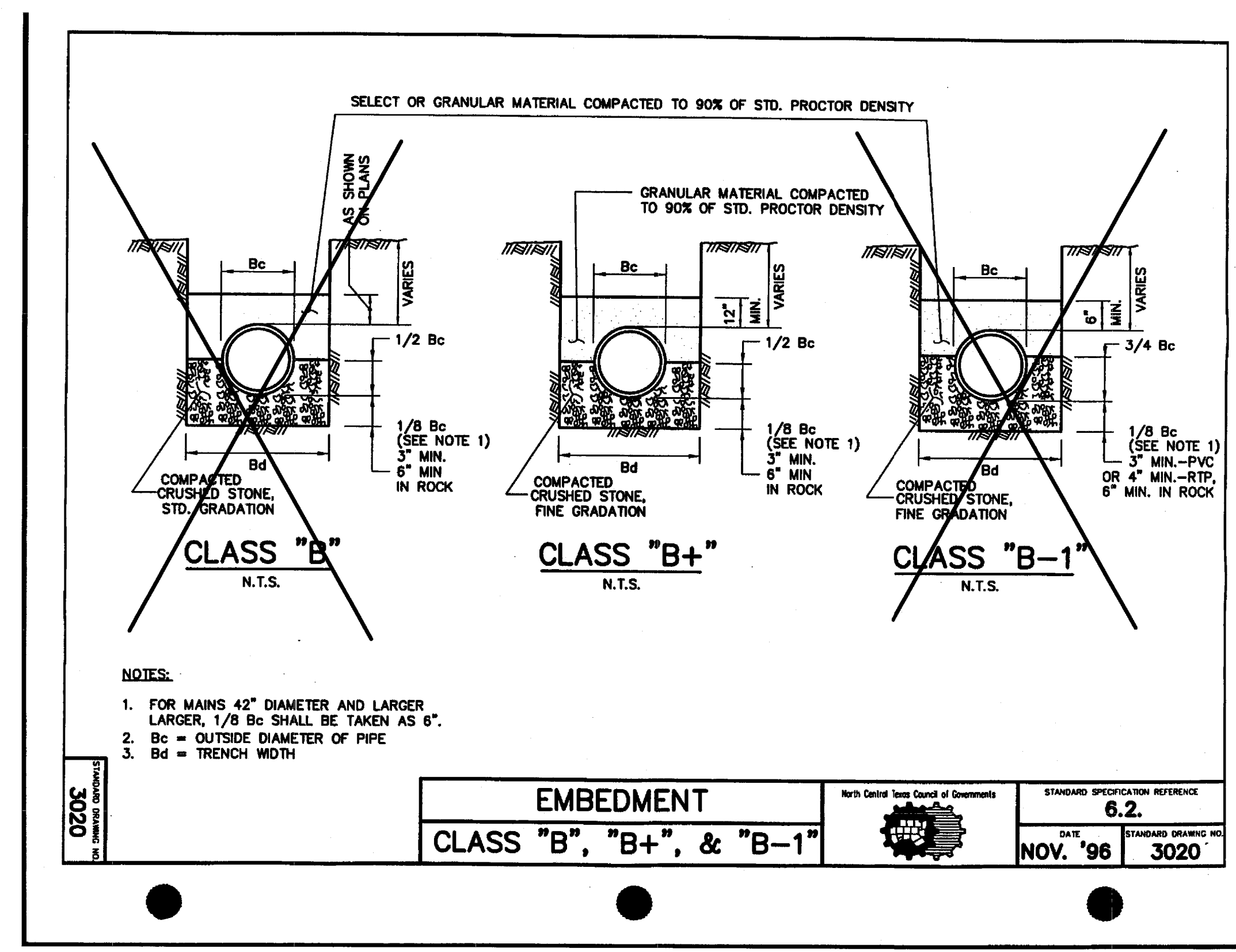
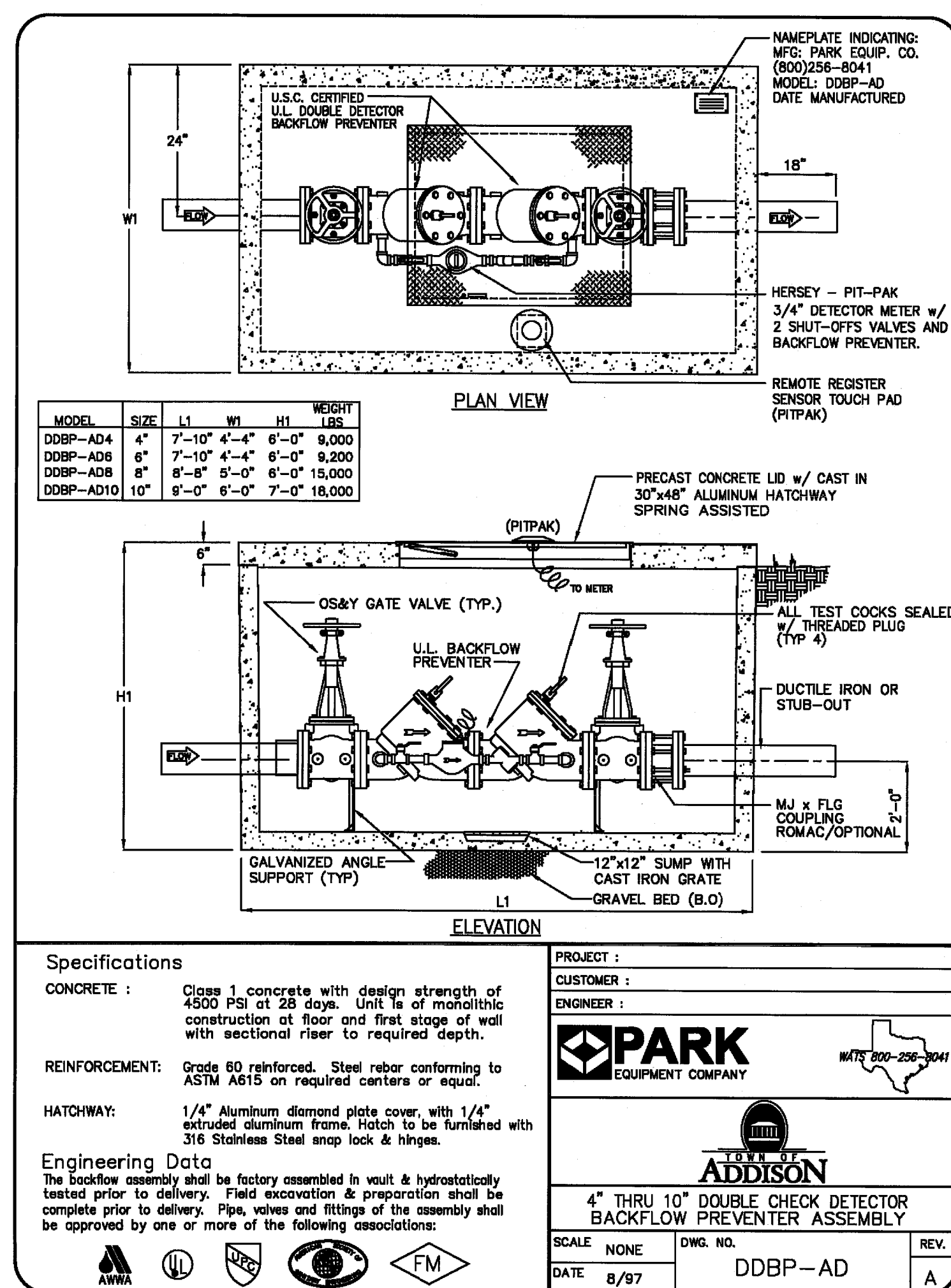
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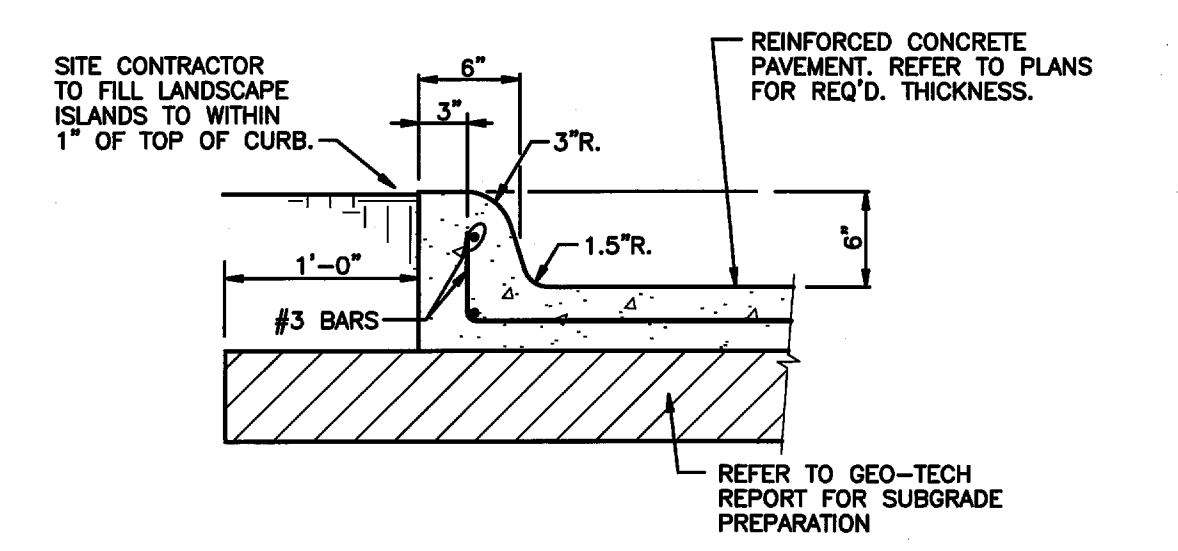
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CIVIL CONSTRUCTION DETAILS
 (LOT 2, BLOCK A) RE-PLAT OF
 BELTWOOD NORTH - AIRPORT ADDITION
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JOB NUMBER 18-0701
 SHEET NUMBER C9.1



NOTES:
 1. SEE JOINT DETAILS ON THIS SHEET
 2. PRIOR TO START OF CONSTRUCTION ON THE CONCRETE PAVEMENT, THE CONTRACTOR SHALL FURNISH TO THE ENGINEER A DETAILED JOINT LAYOUT PLAN FOR APPROVAL.
 3. CONCRETE SHALL BE CLASS "C"



Specifications

CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional rebar to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

HATCHWAY: 1/4" Aluminum diamond plate cover, with 1/4" extruded aluminum frame. Hatch to be furnished with 316 Stainless Steel snap lock & hinges.

Engineering Data
 The backflow assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

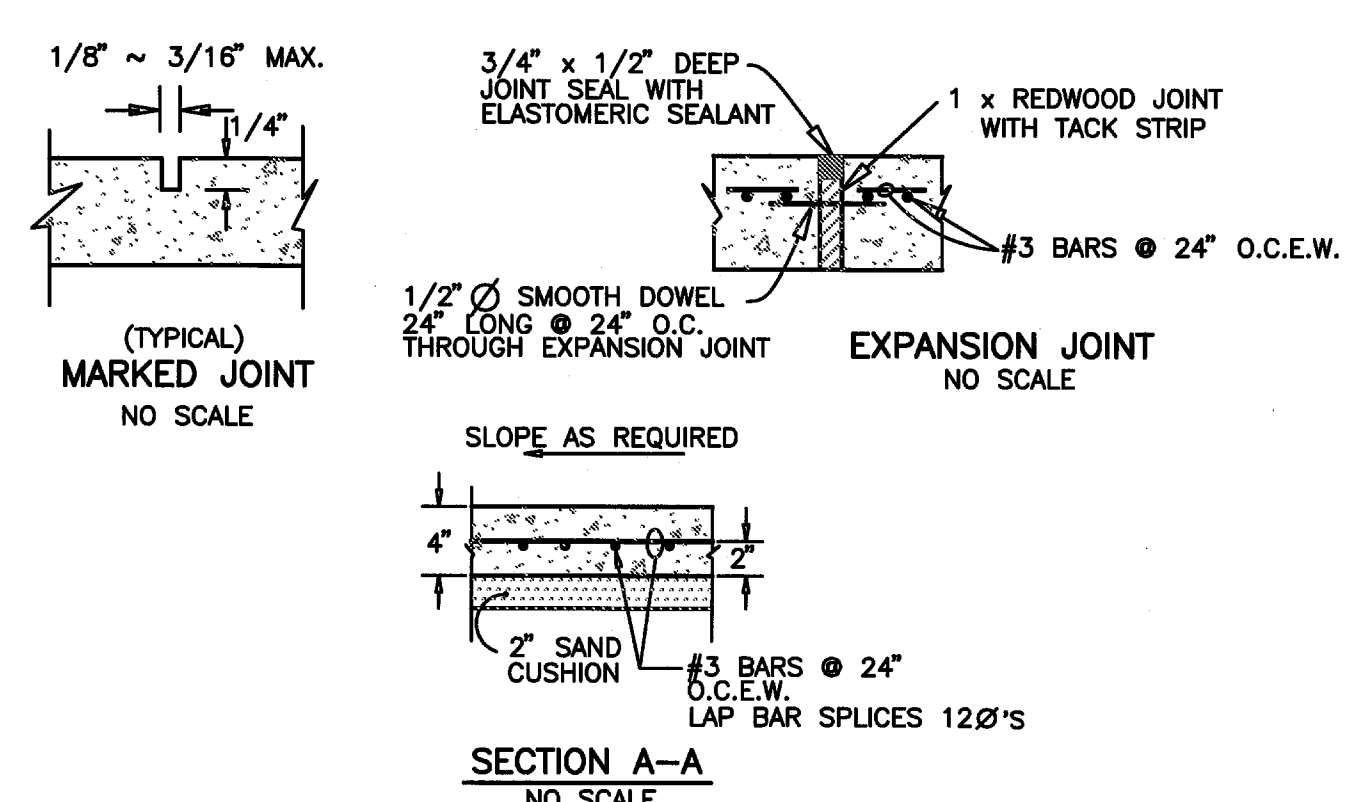
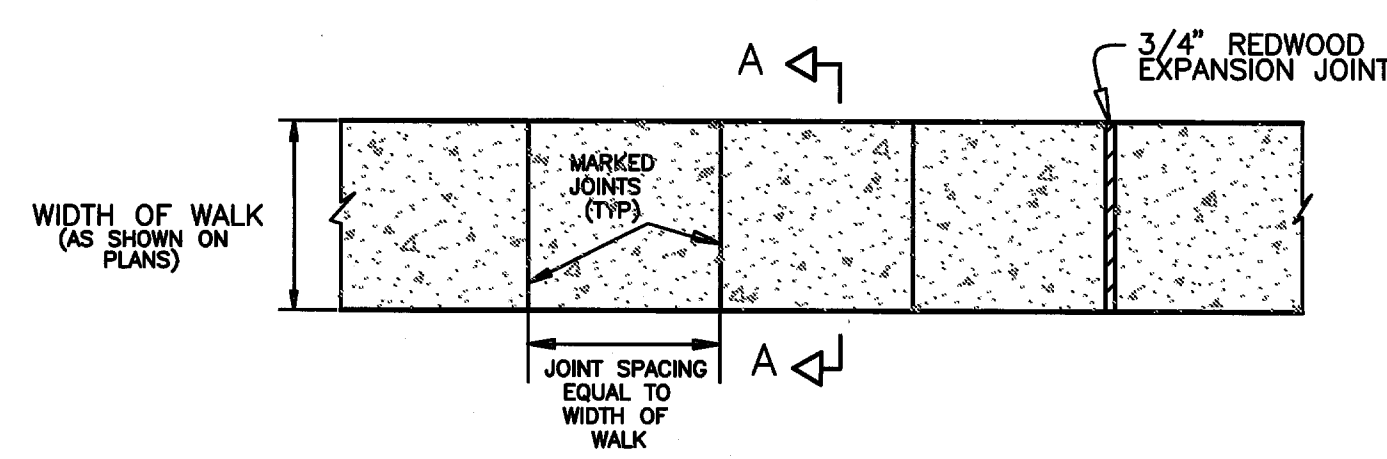
AWWA, UL, IBC, FM

PROJECT: PARK EQUIPMENT COMPANY
CUSTOMER: PARK EQUIPMENT COMPANY
ENGINEER: ADDISON

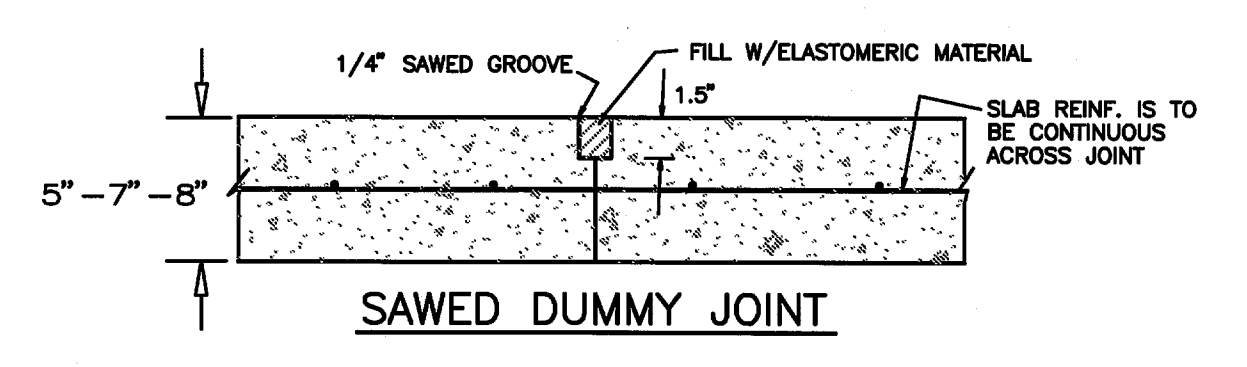
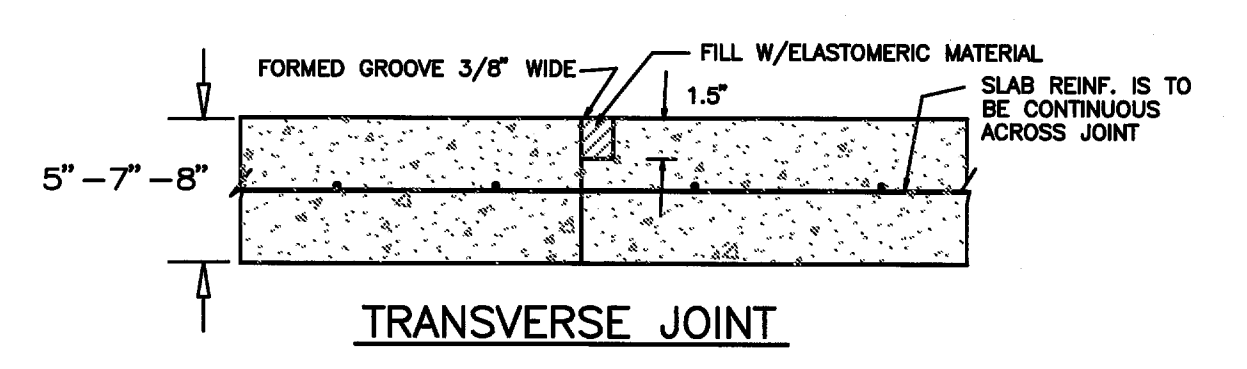
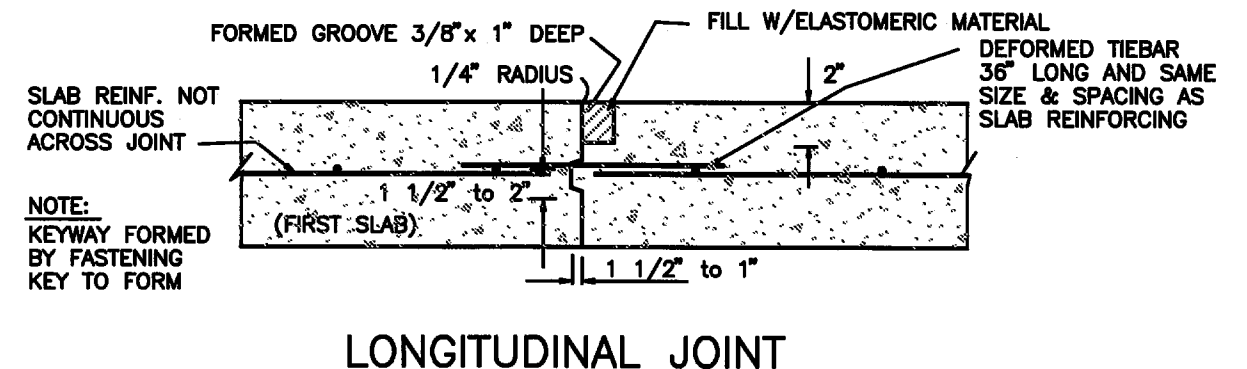
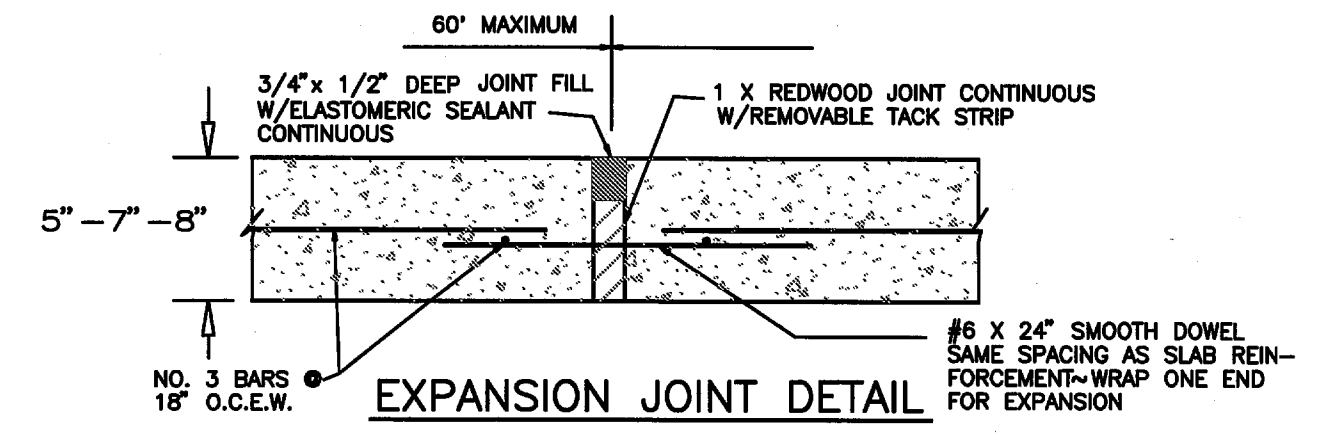
4" THRU 10" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER ASSEMBLY

SCALE: NONE
 DATE: 8/97
 Dwg. NO.: DDBP-AD
 REV.: A

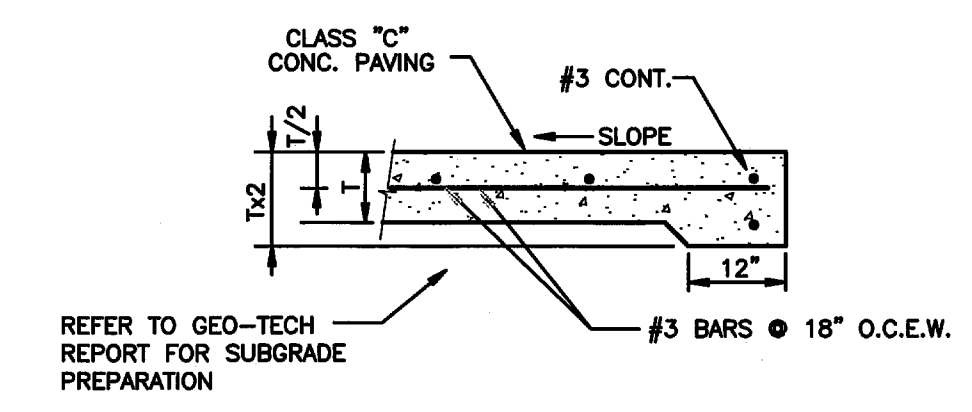
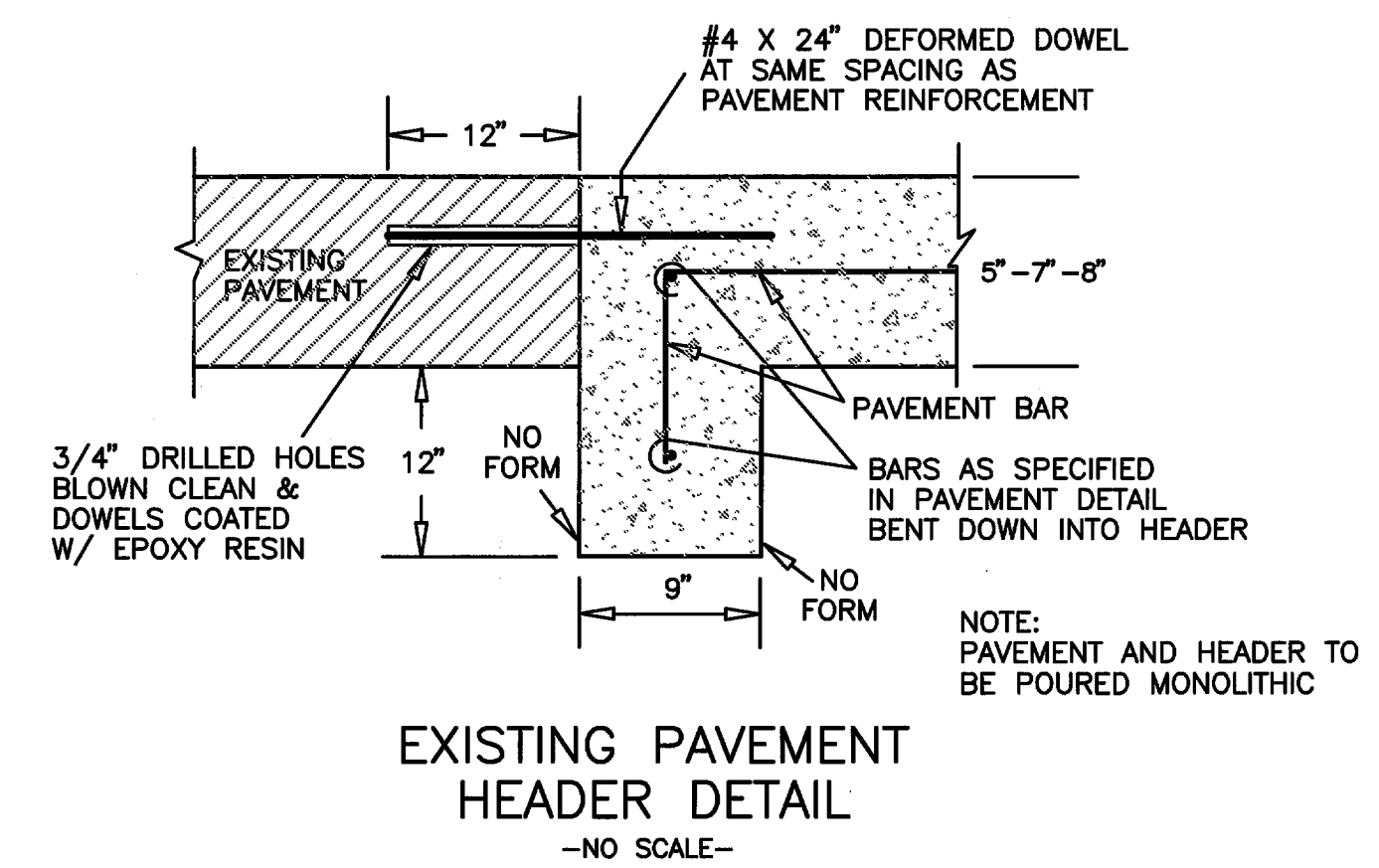
EMBEDMENT	North Central Iron Council of Governments	STANDARD SPECIFICATION REFERENCE
CLASS "B", "B+", & "B-1"		6.2
		DATE: NOV. '96
		STANDARD DRAWING NO.: 3020



NOTES:
 1. ALL CONCRETE SHALL BE CLASS "C"
 2. TYPE 2 WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO ALL SIDEWALK.
 3. SIDEWALK SHALL RECEIVE A LIGHT BROOM FINISH.
 4. INSTALL 1/2" ASPHALT BOARD EXPANSION JOINT FILLER BETWEEN SIDEWALK AND BACK OF CURB OR OTHER FIXED OBJECTS.
 5. WHERE NEW SIDEWALK TIES TO OLD OR EXISTING SIDEWALK AT OTHER THAN AN EXISTING EXPANSION JOINT, THE EXISTING REINFORCING STEEL SHALL BE TIED TO THE NEW REINFORCING STEEL.



PAVEMENT JOINT DETAILS -NO SCALE-



OWNER & DEVELOPER
S & B INVESTMENTS
 P.O. BOX 70008
 DALLAS, TEXAS 75370
 PHONE: 972.735.8855
 FAX: 972.735.8896
 CONTACT: VICTOR A. SAHM, JR.



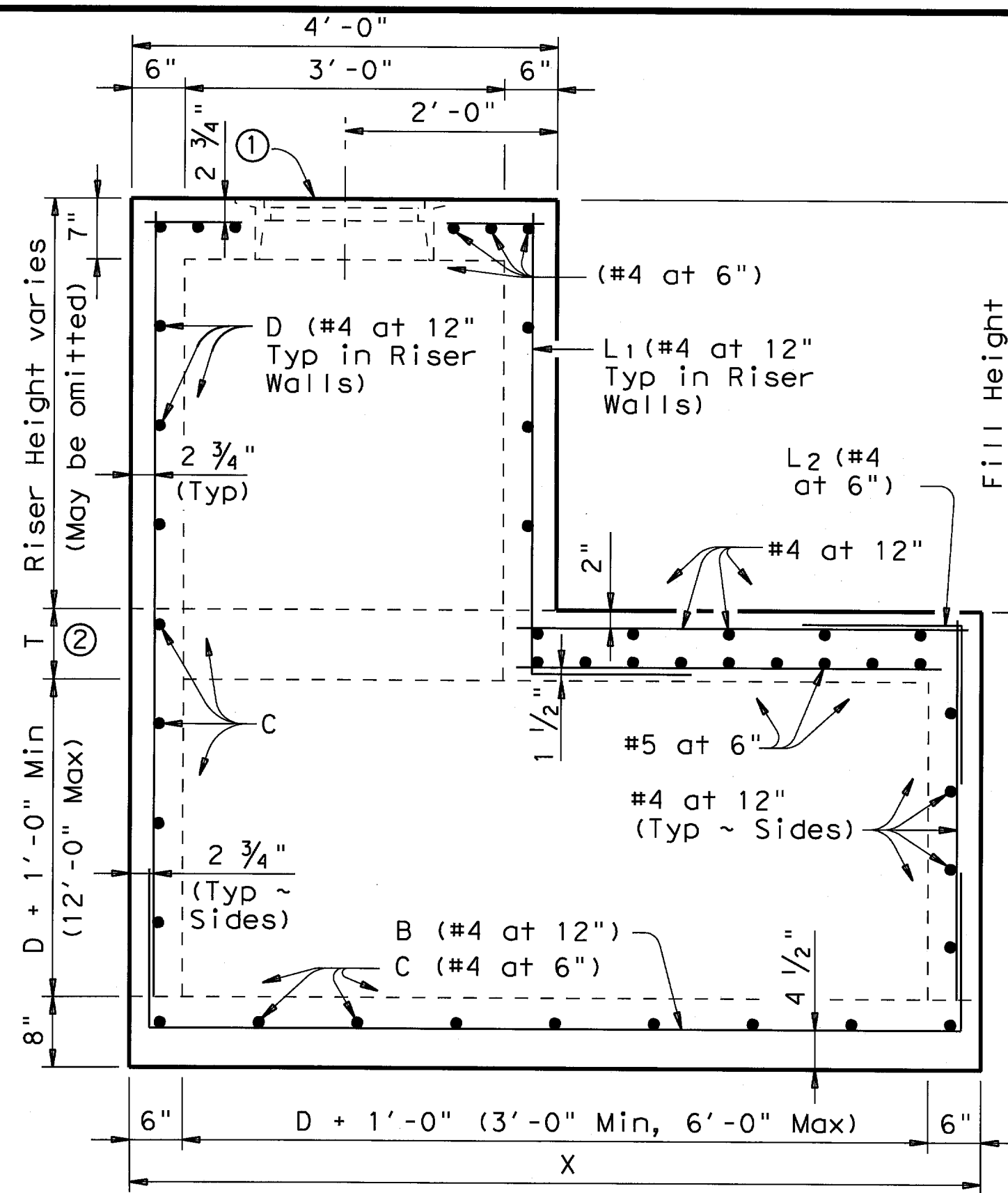
NO.	REVISIONS NUMBER	BY	DATE
5	Revised per City of Carrollton/Released for Construction	CAC	06/01/09
4	Revised per the TOWN OF ADDISON	CAC	05/07/09
3	Revised per the TOWN OF ADDISON	CAC	04/24/09
2	Revised per the TOWN OF ADDISON	CAC	04/02/09
1	Submitted to the TOWN OF ADDISON	CAC	01/26/09

RELEASED ON 06/01/09 FOR CONSTRUCTION

CECIL A. CHESHER
 LICENSED PROFESSIONAL ENGINEER
 92674

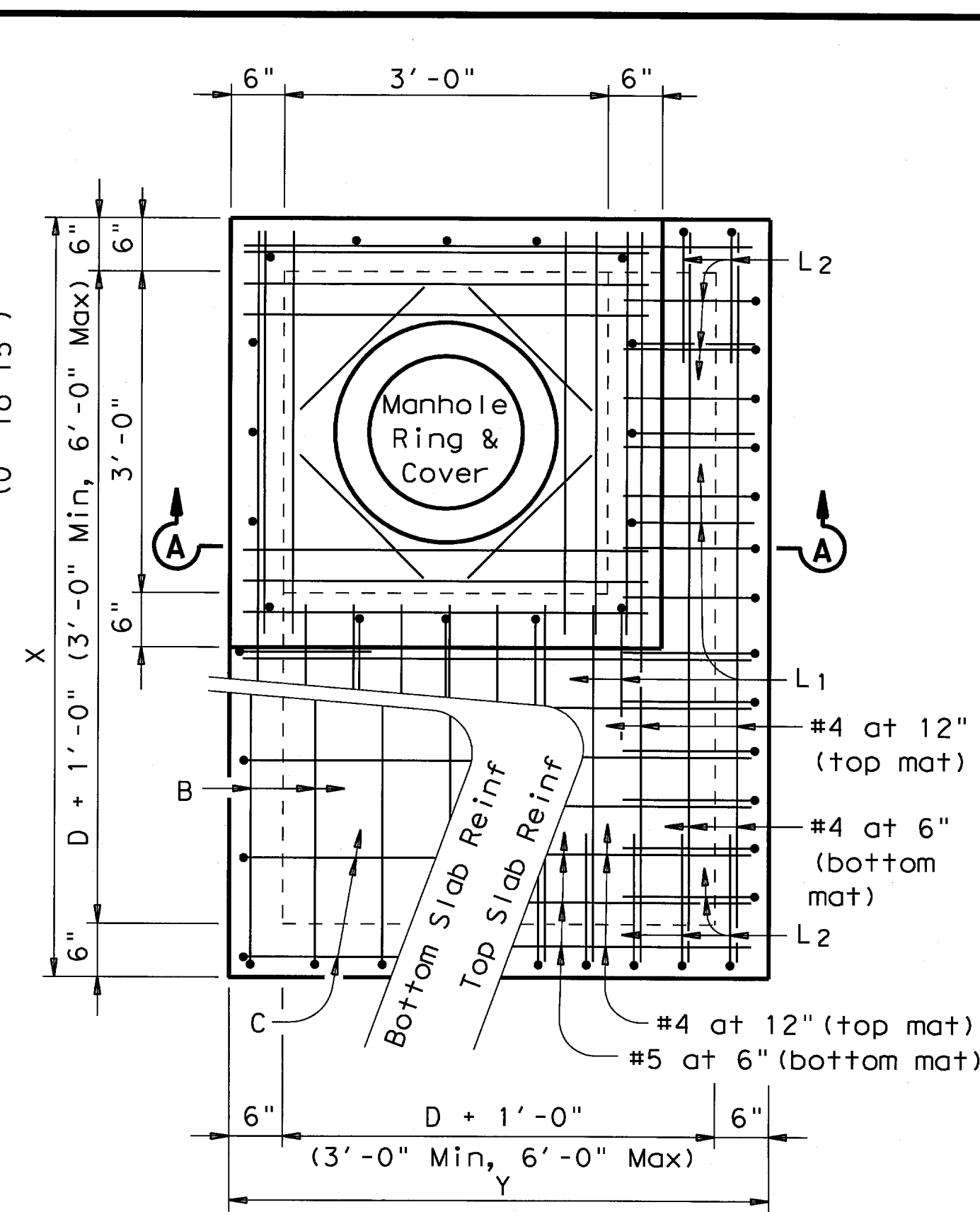
CIVIL CONSTRUCTION DETAILS		JOB NUMBER
(LOT 2, BLOCK A) RE-PLAT OF		18-0701
BELTWOOD NORTH - AIRPORT ADDITION		SHEET NUMBER
TOWN OF ADDISON, DALLAS COUNTY, TEXAS		C9.2

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ELEVATION

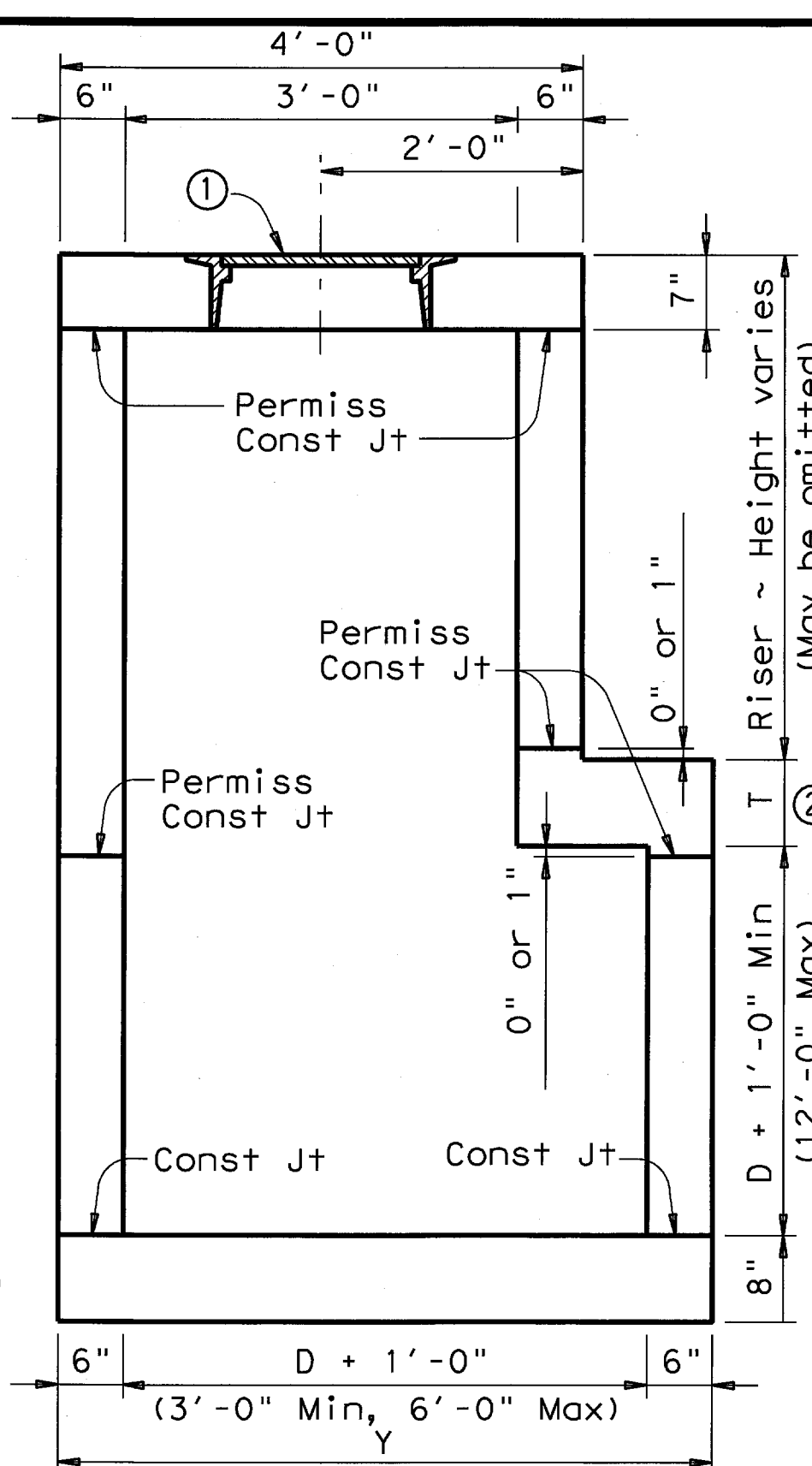
D = Maximum inside diameter of any pipe entering the side shown or the opposite side



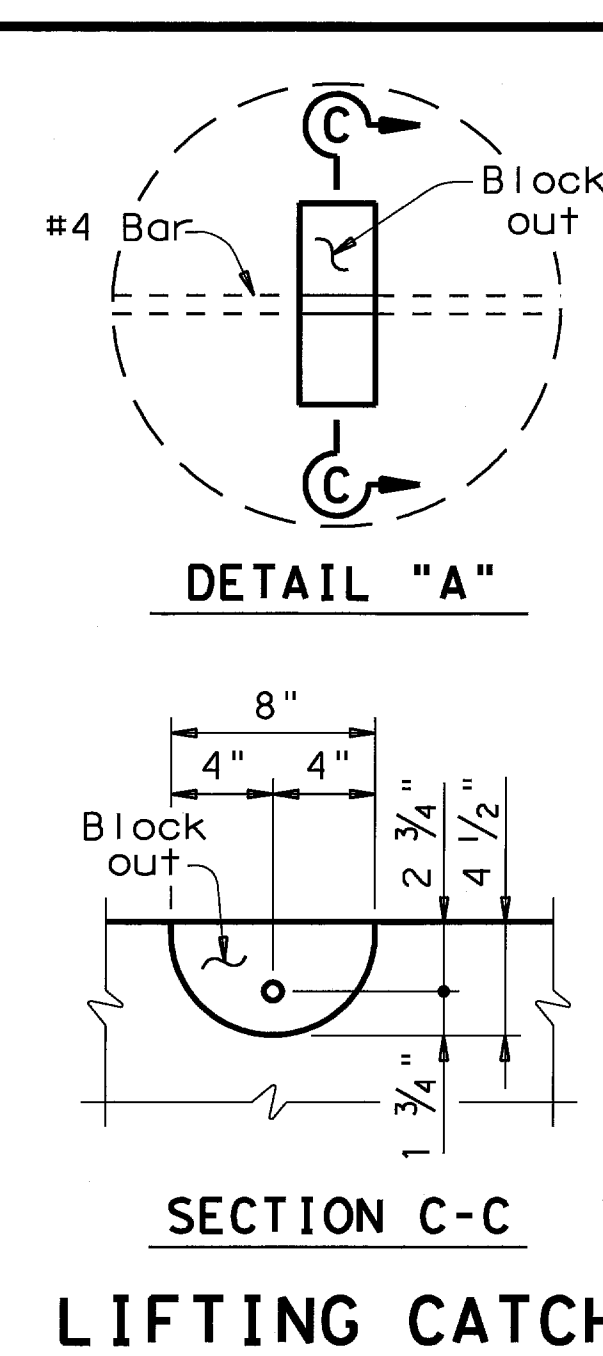
PLAN

MANHOLE WITH CAST-IN-PLACE RISER

- ① See Ring and Cover Details
- ② For Fill Height less than or equal to 10', T=8". For Fill Height between 10' and 15', T=10".



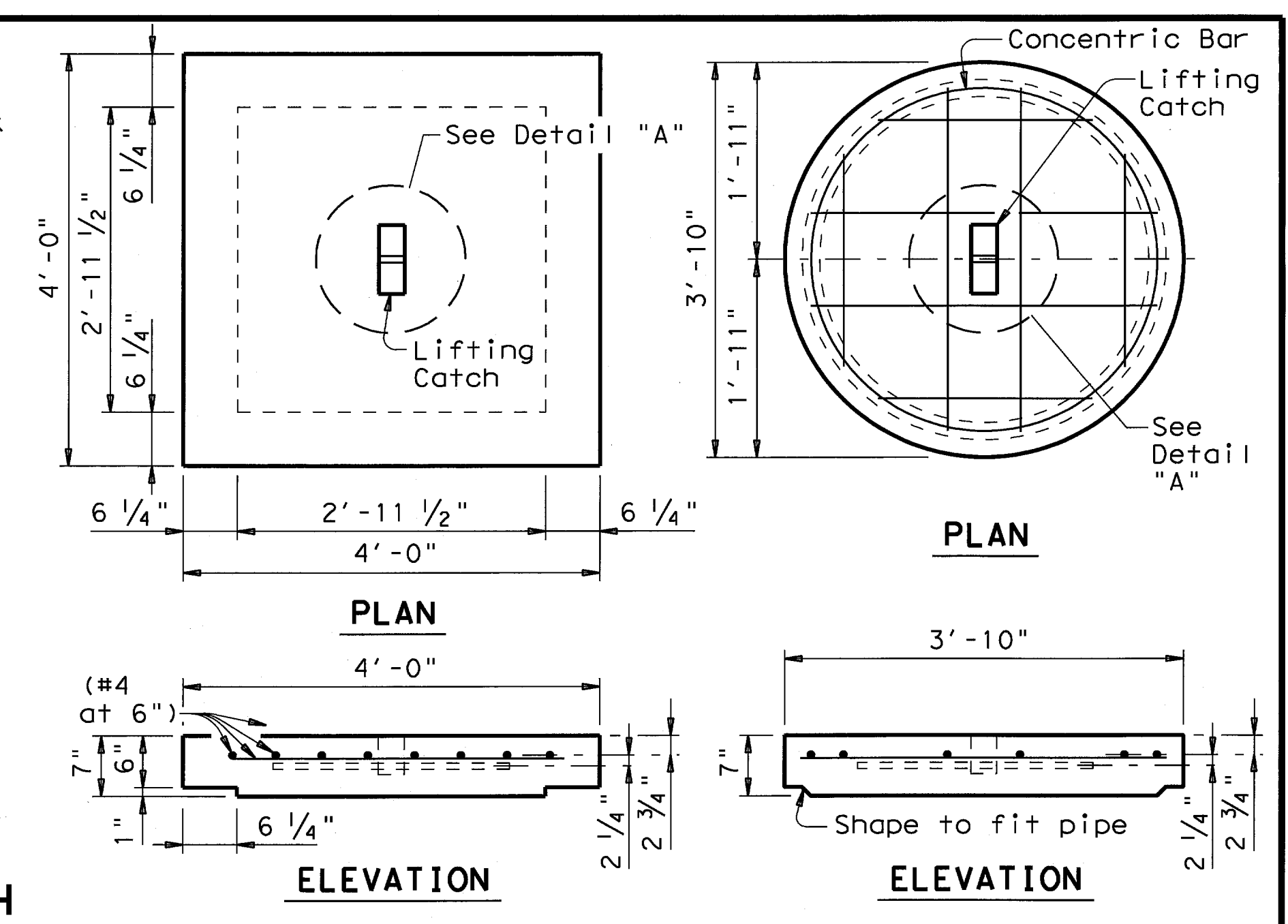
SECTION A-A



DETAIL "A"

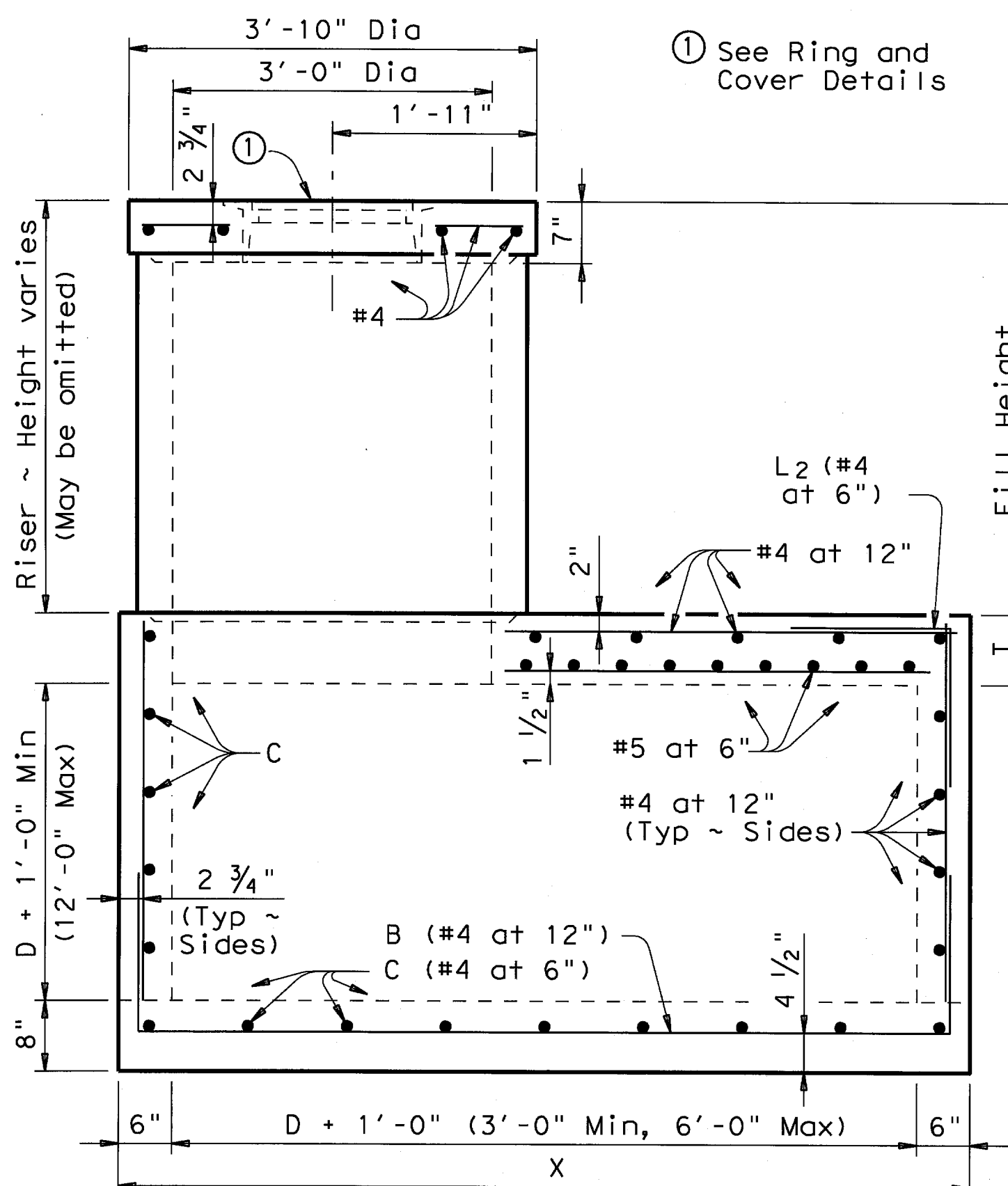
SECTION C-C

LIFTING CATCH

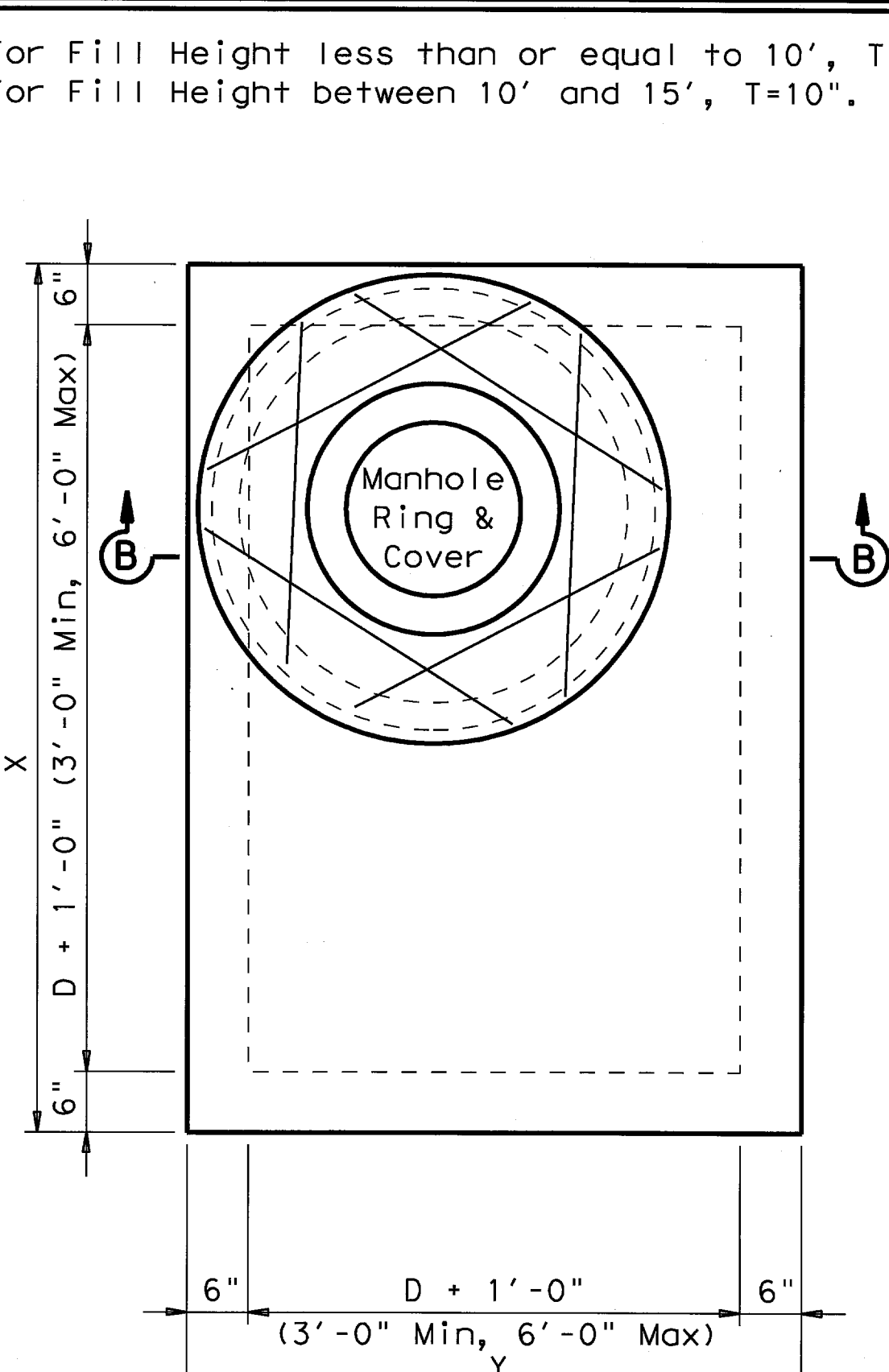


CAST-IN-PLACE RISER COVER CONCRETE PIPE RISER COVER

OPTIONAL PRECAST CONCRETE LIFT-OFF COVERS

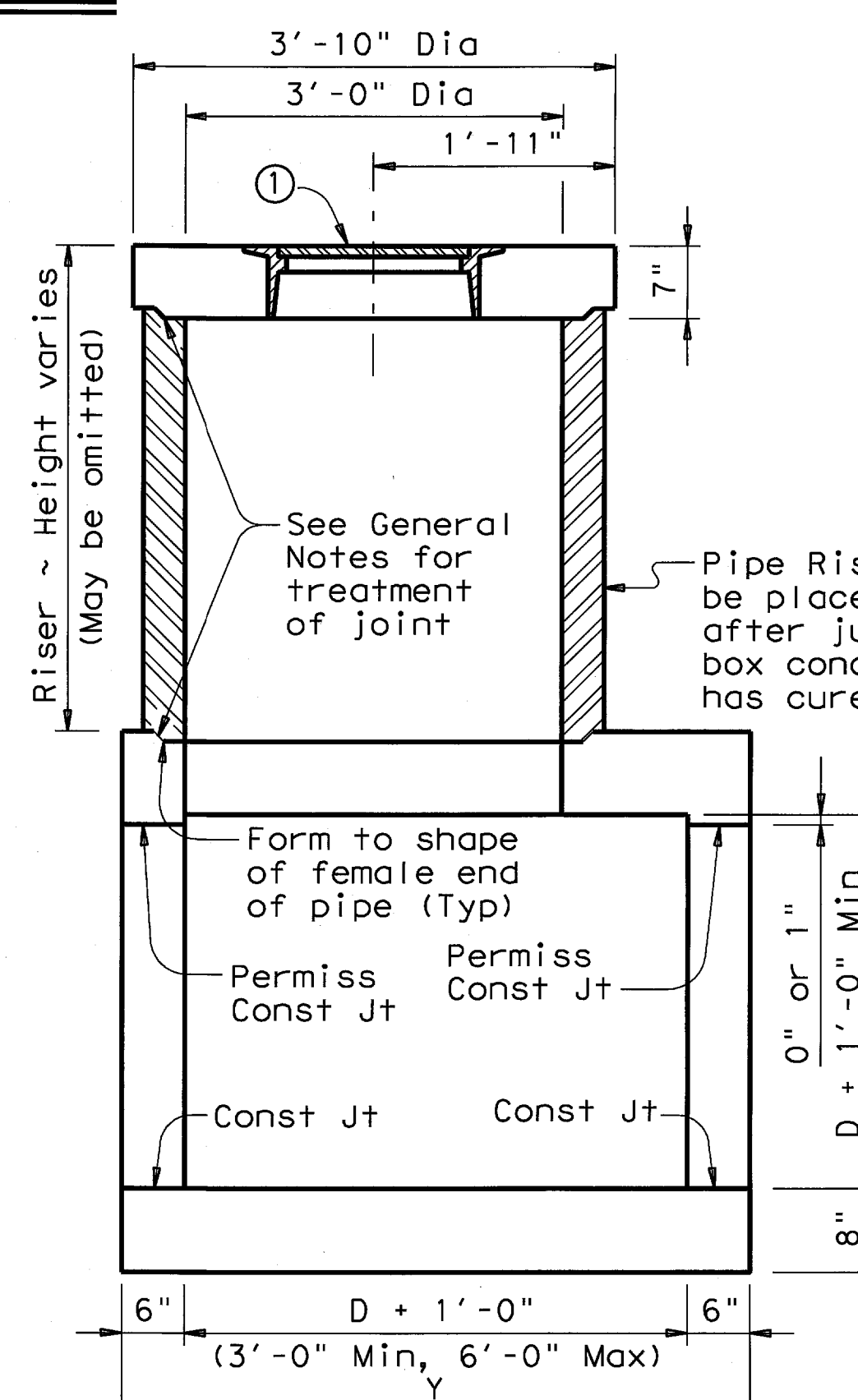


ELEVATION

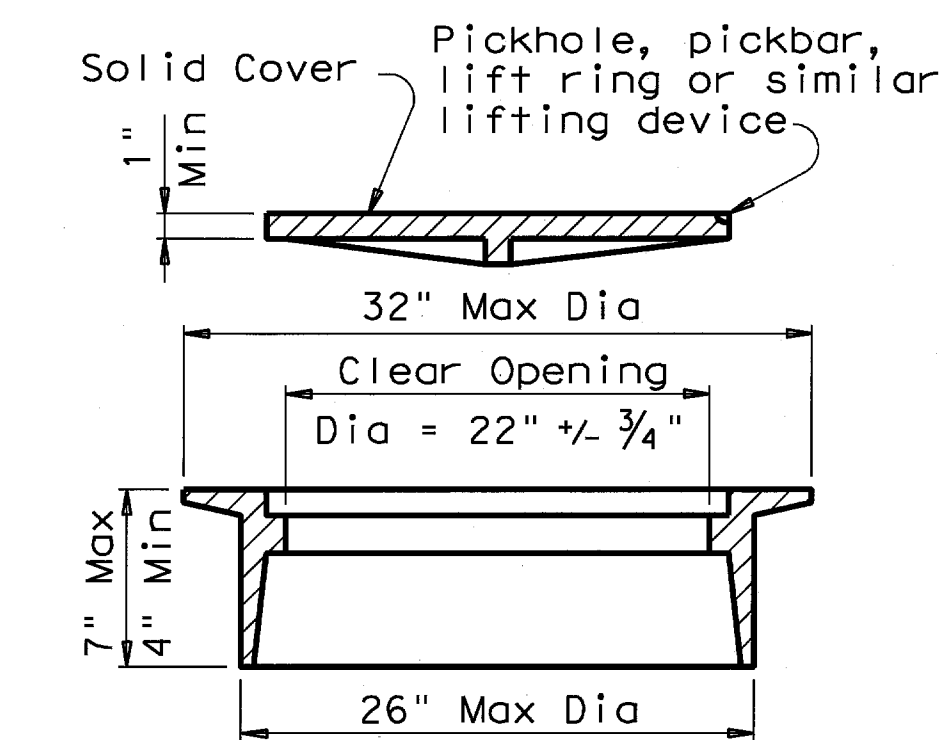


PLAN

OPTIONAL MANHOLE WITH CONCRETE PIPE RISER

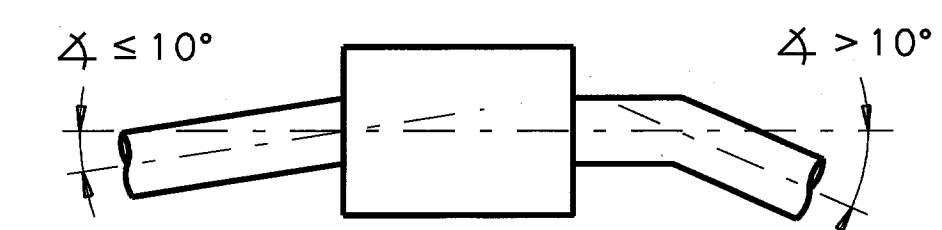


SECTION B-B



RING AND COVER DETAILS

Approximate Weight = 245 lb



PIPE CONNECTION DETAIL

Connecting pipes should enter within 10° of normal to inlet wall. If necessary, pipe elbow or curved approach alignment should be used to stay within this limit.

GENERAL NOTES:

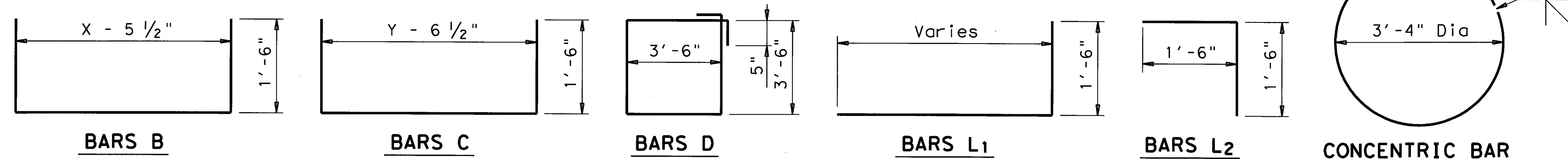
Unless otherwise shown in the plans, payment will be made for each manhole of the Type M. When approved, precast inlets with equivalent structural capacity may be furnished. Sealed engineering calculations and drawings shall be submitted for approval prior to construction. Shop drawings will not be required. In areas of conflict between reinforcing steel, blockouts, pipes, anchor bolts or other reinforcing steel, the reinforcement shall be bent or adjusted to clear as directed by the Engineer. The riser may be constructed of reinforced concrete as shown or of Reinforced Concrete Pipe, Class III, in accordance with ASTM Designation C-76. If pipe is used, joints shall conform to the Item "Reinforced Concrete Pipe Culverts". Precast Concrete Lift-Off Cover may be substituted for Ring and Cover. The riser, either cast-in-place or concrete pipe, may be located in any corner. All reinforcing steel shall be #4 unless otherwise noted. Pipes may enter any or all walls. The maximum size of pipe that can be accommodated is 60". More than one pipe may enter a side, subject to the maximum box dimension shown. The clear distance between adjacent pipes should be 9" minimum. Ring and cover shall conform to the requirements of AASHTO M306, "Standard Specification for Drainage Structure Castings". Materials shall conform to ASTM A48, Class 35B for gray iron castings or ASTM A536, Grade 65-45-12 for ductile iron castings. Aluminum alloy castings shall not be permitted. All concrete shall be Class "A" (f'c = 3000 psi).

Texas Department of Transportation
Bridge Division

**MANHOLE TYPE M
(JUNCTION BOX WITH ACCESS)
15' MAX FILL**

MH-M

FILE#	mh-mst+de.dgn	DN#	TxDOT	CK#	TER	DW#	MCB	CK#	TER/GAF
©	TxDOT	May 2005	DISTRICT	FEDERAL AID PROJECT		SHEET			
REVISIONS								C9.3	
COUNTY	CONTROL	SECT	JOB	HIGHWAY					



BARS B

BARS C

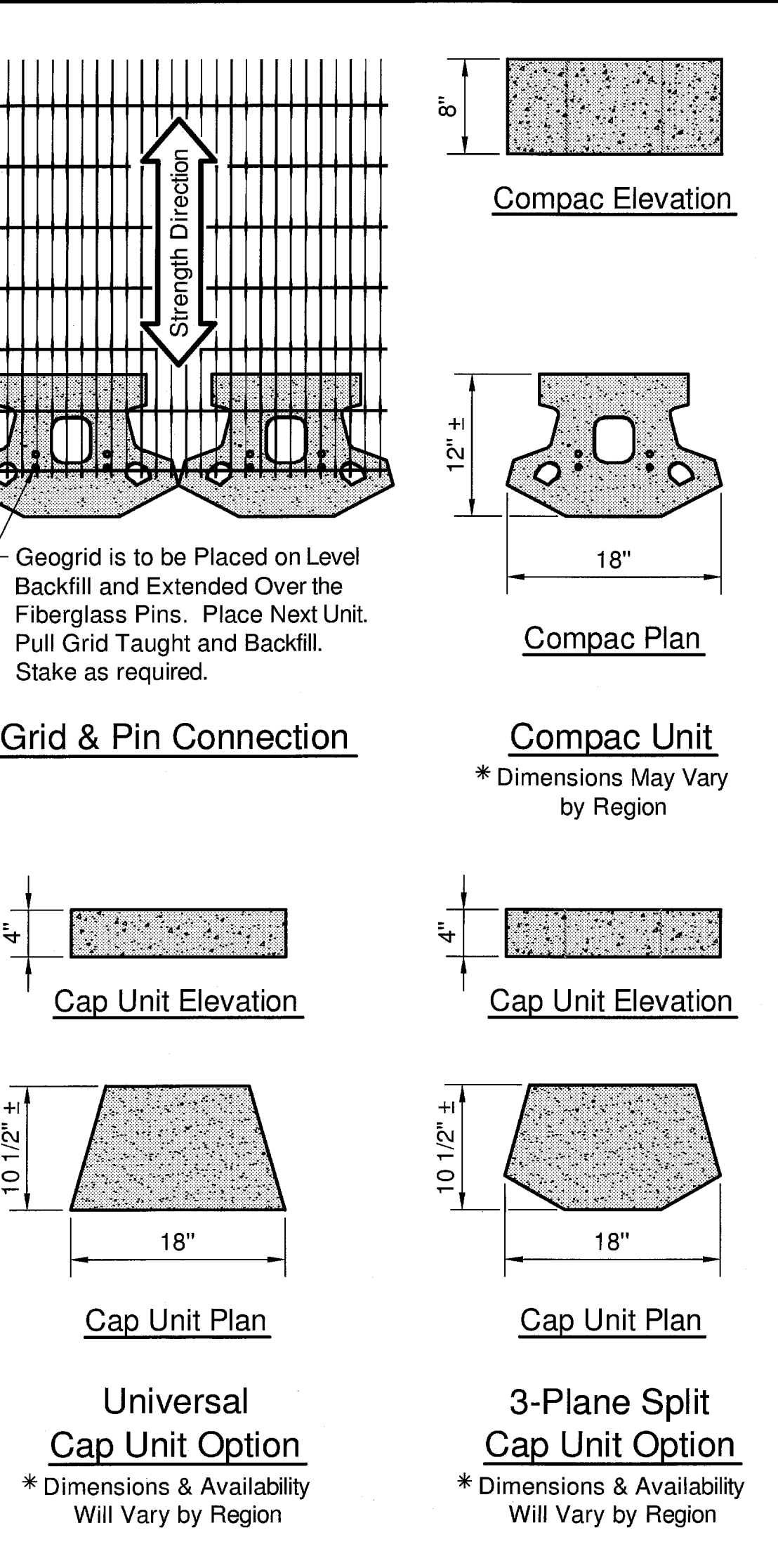
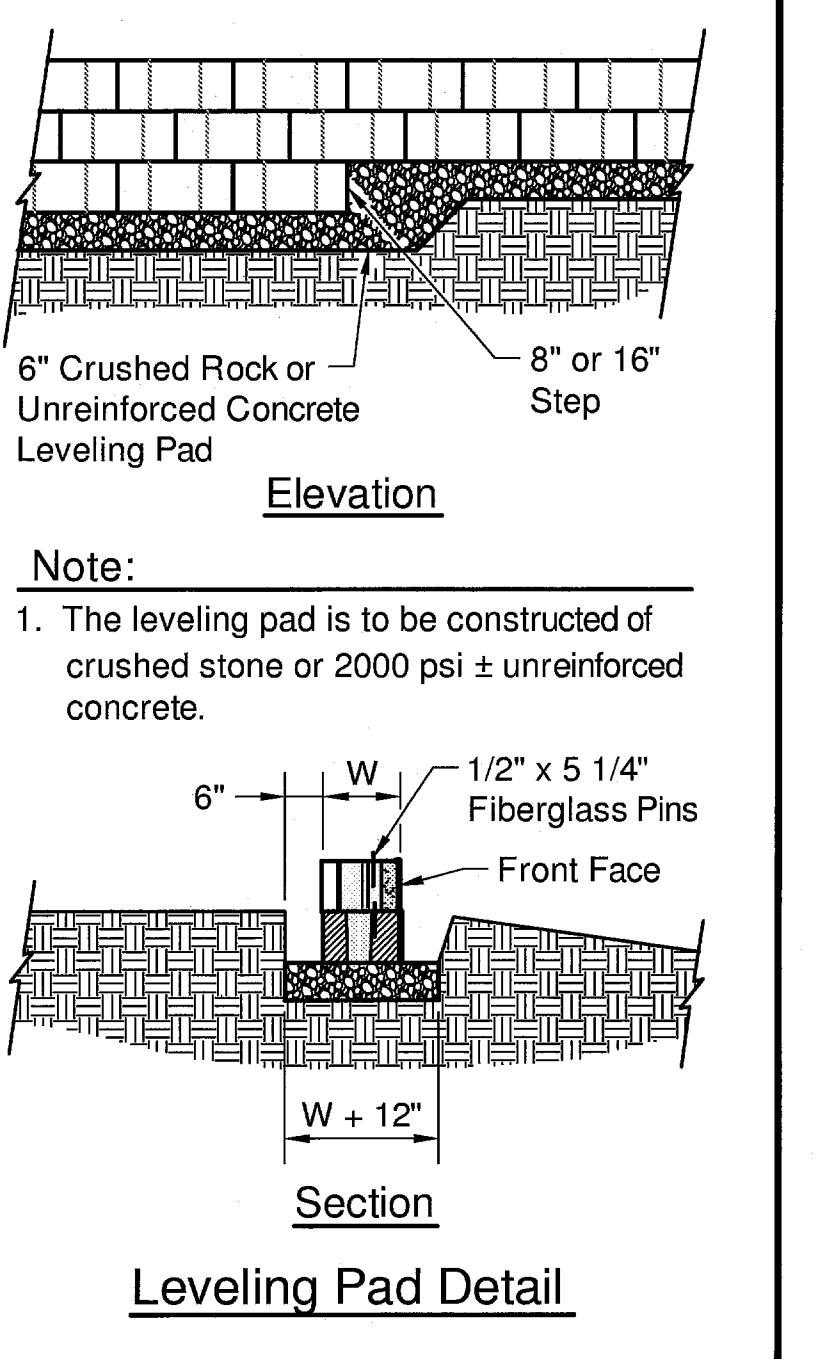
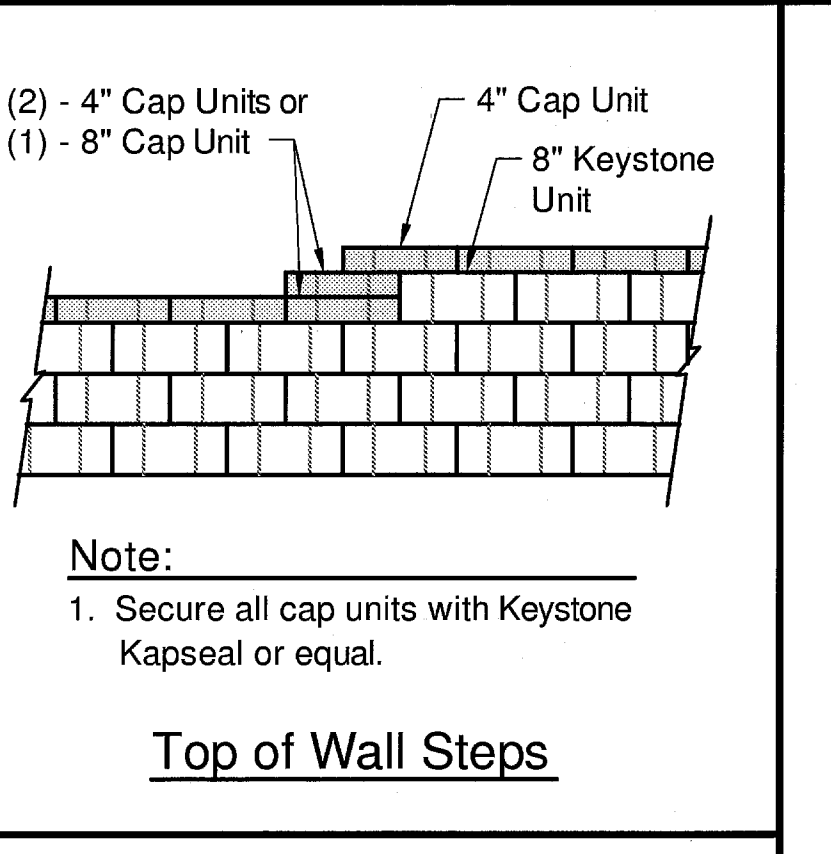
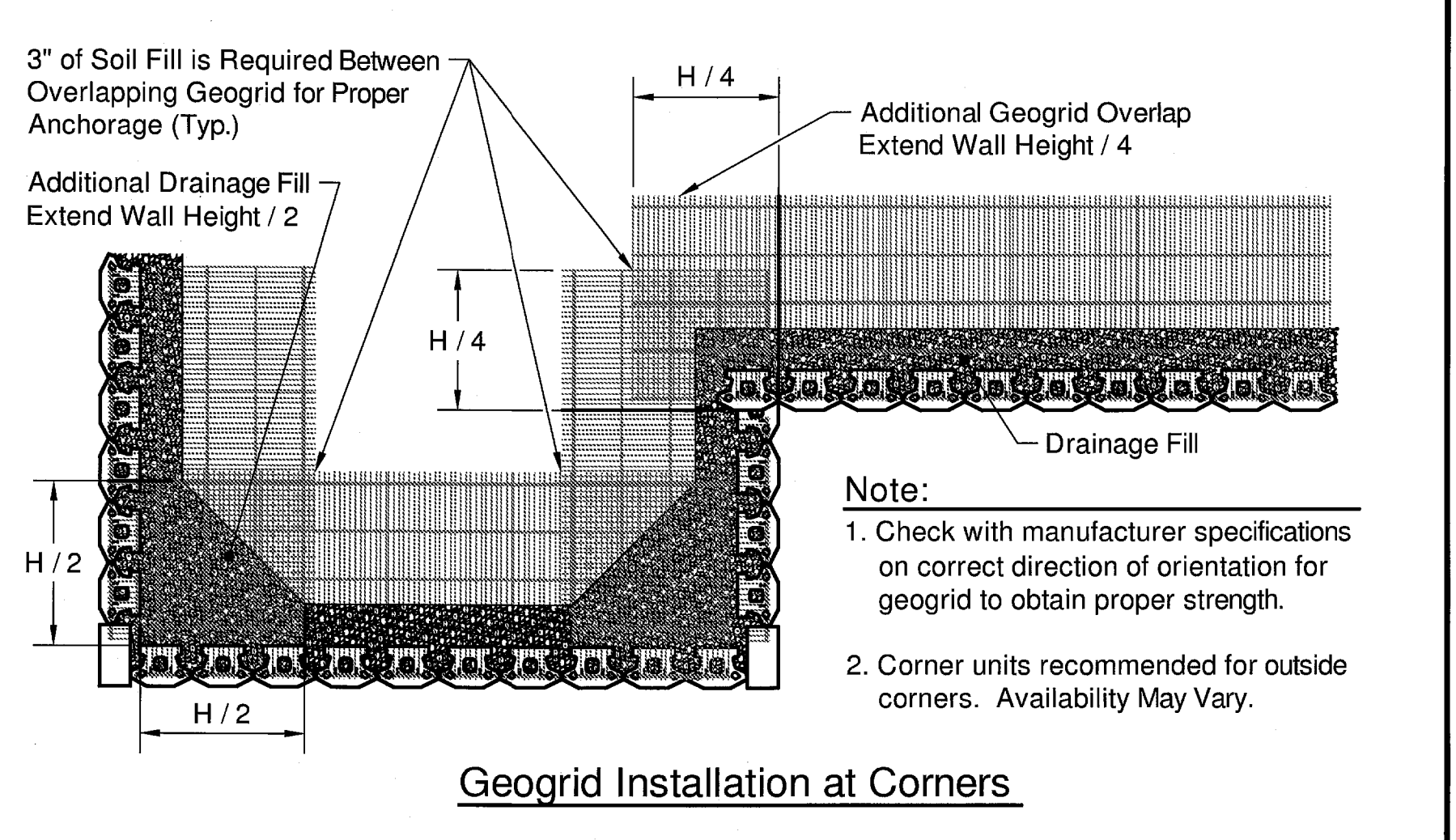
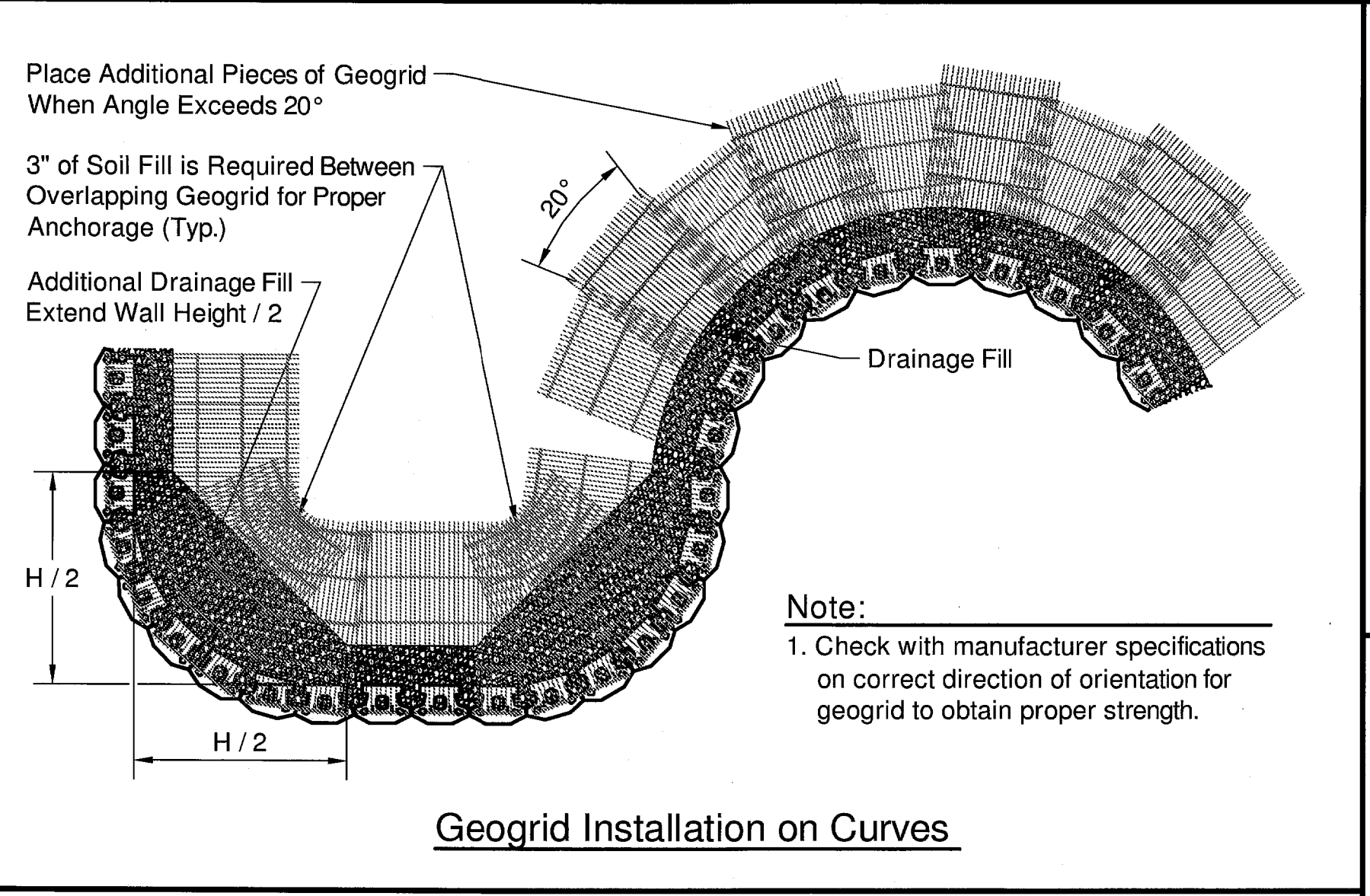
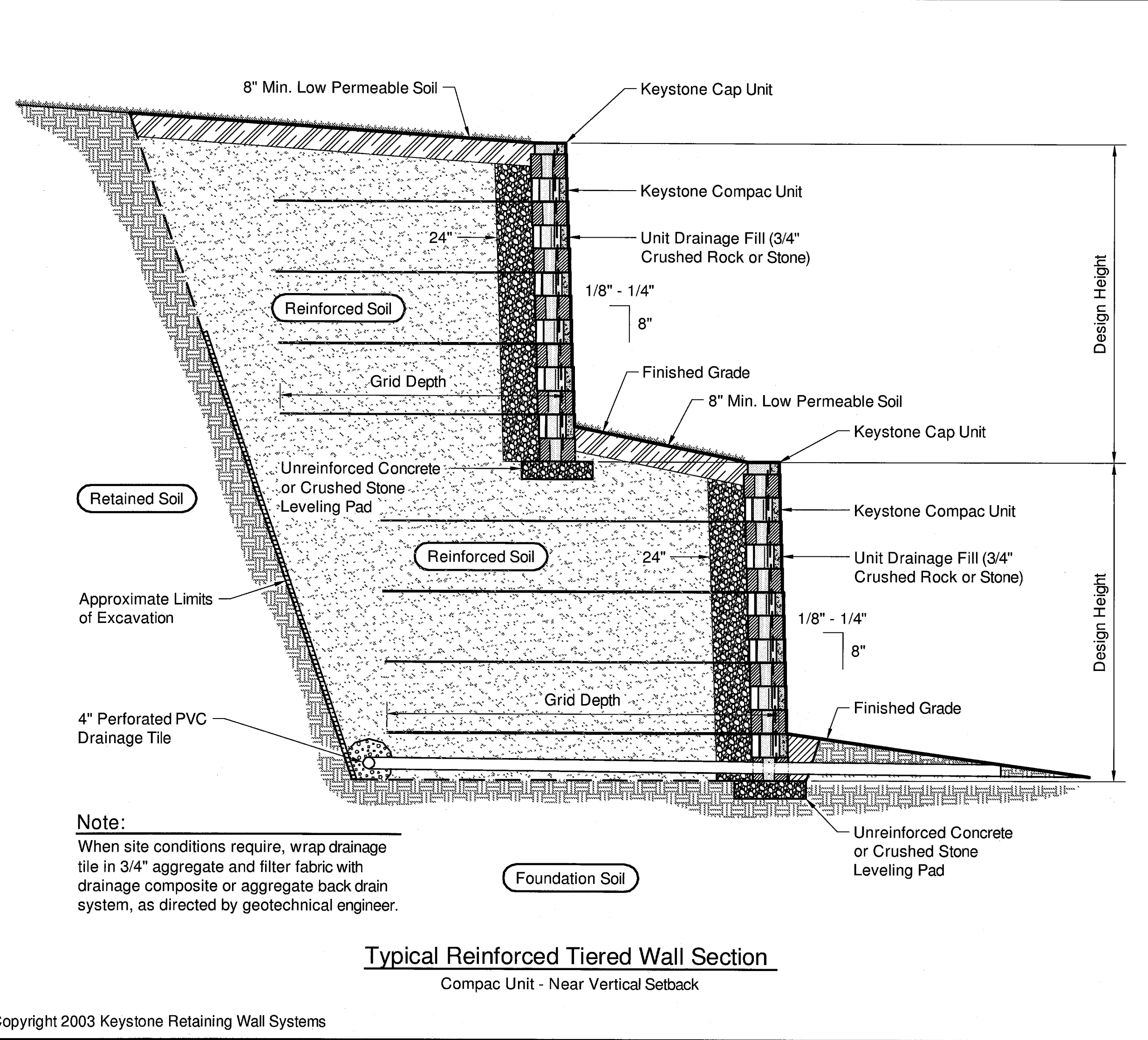
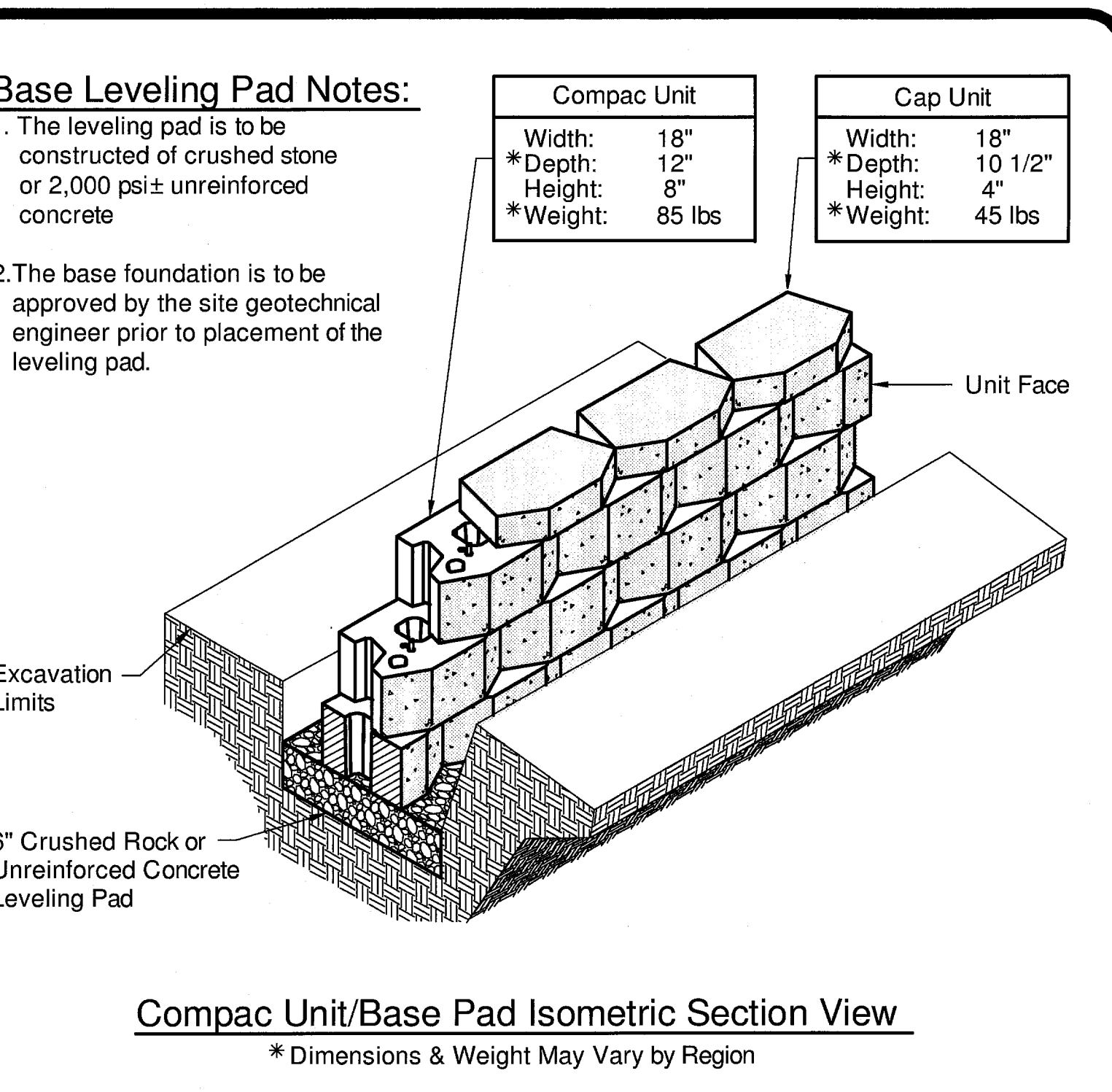
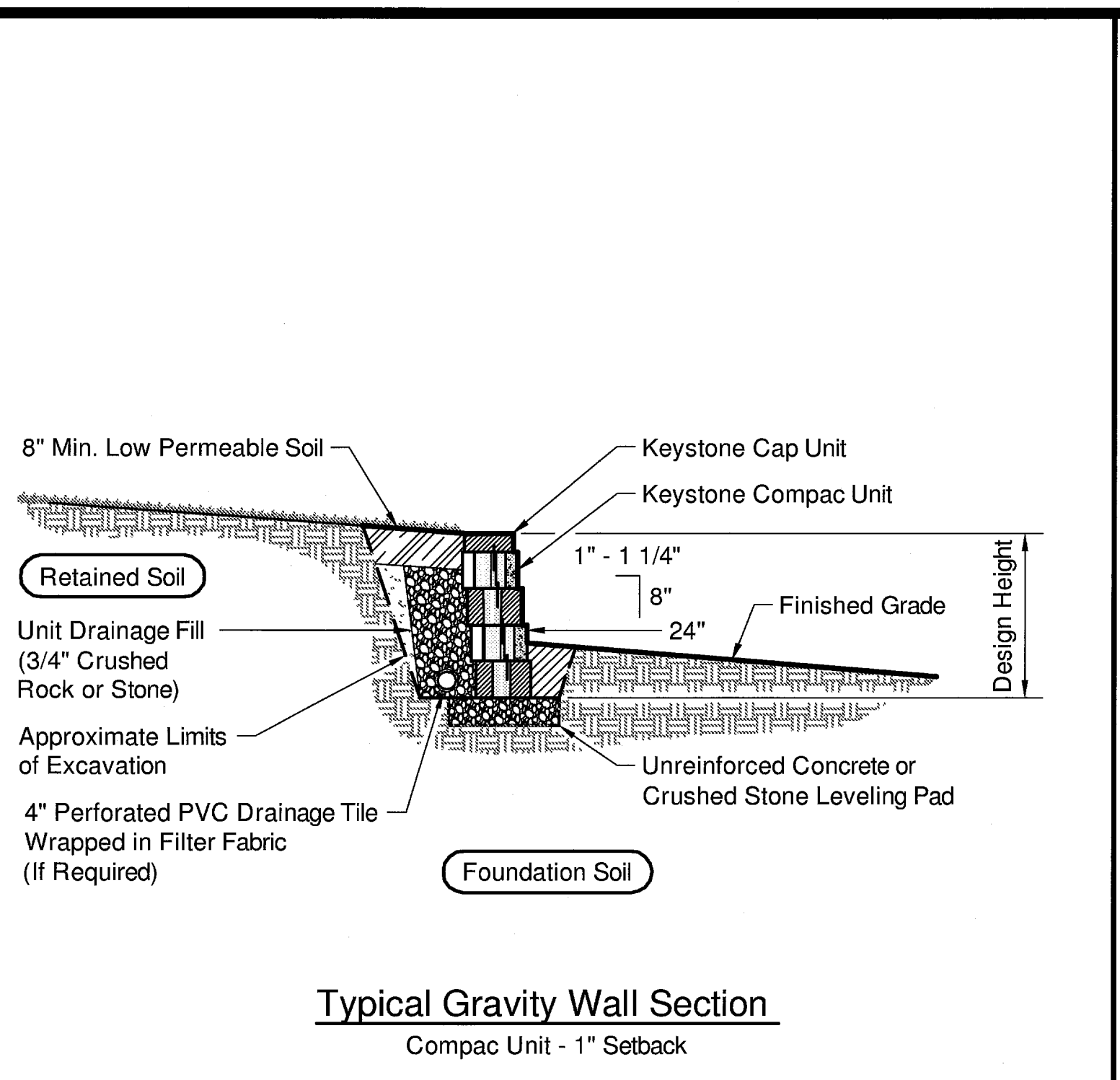
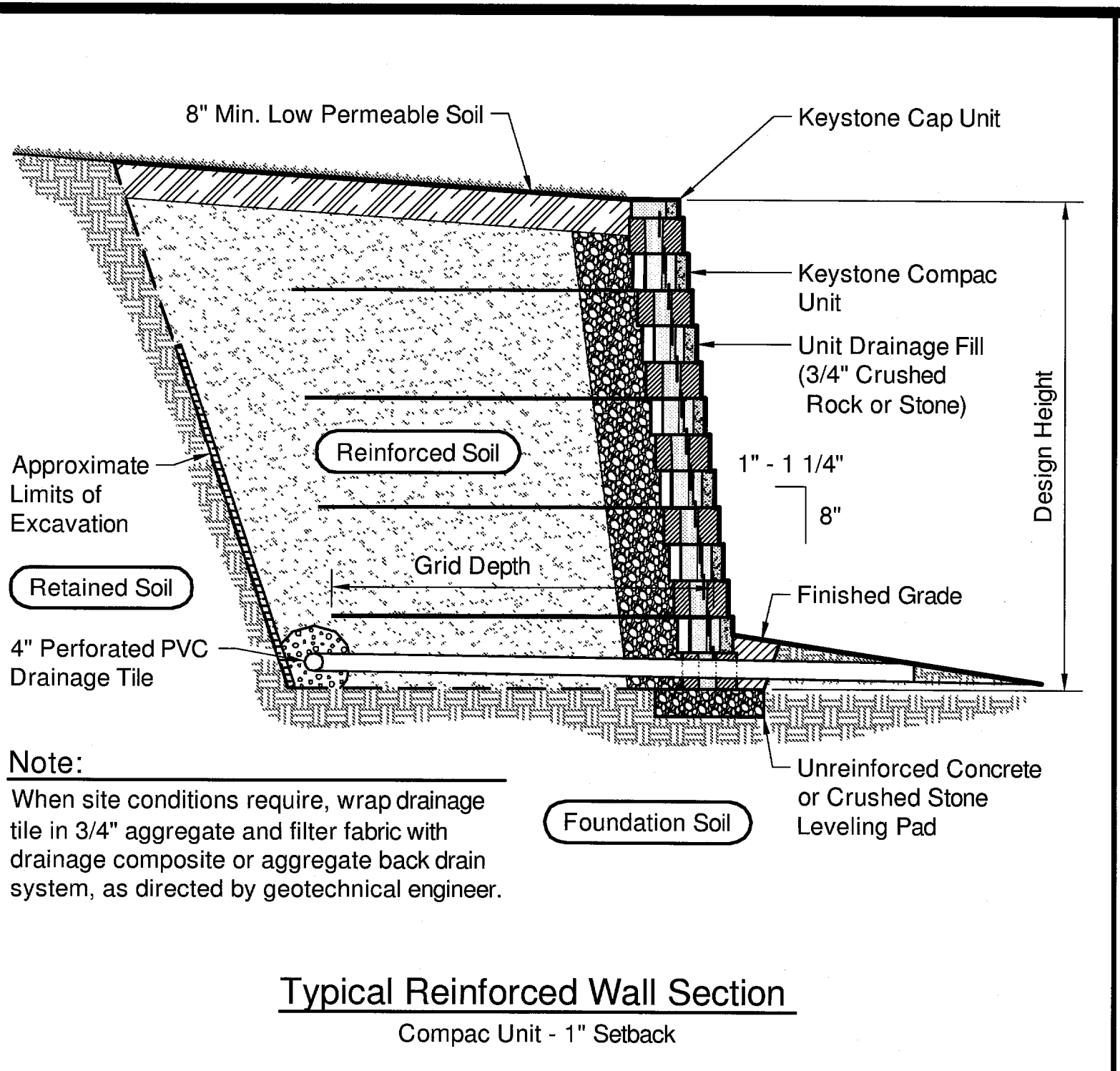
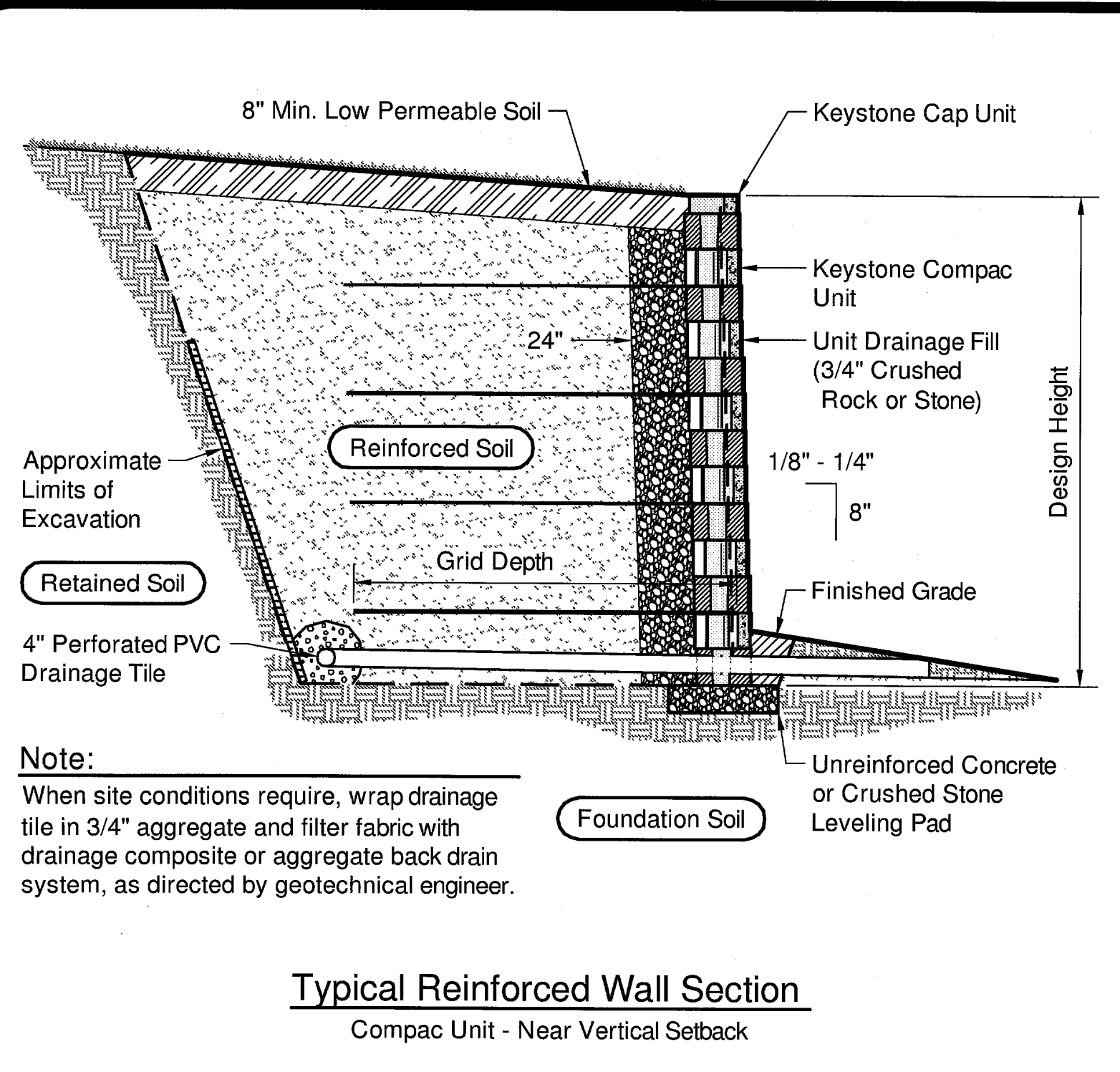
BARS D

BARS L1

BARS L2

CONCENTRIC BAR

LEVELS DISPLAYED



Copyright 2003 Keystone Retaining Wall Systems

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

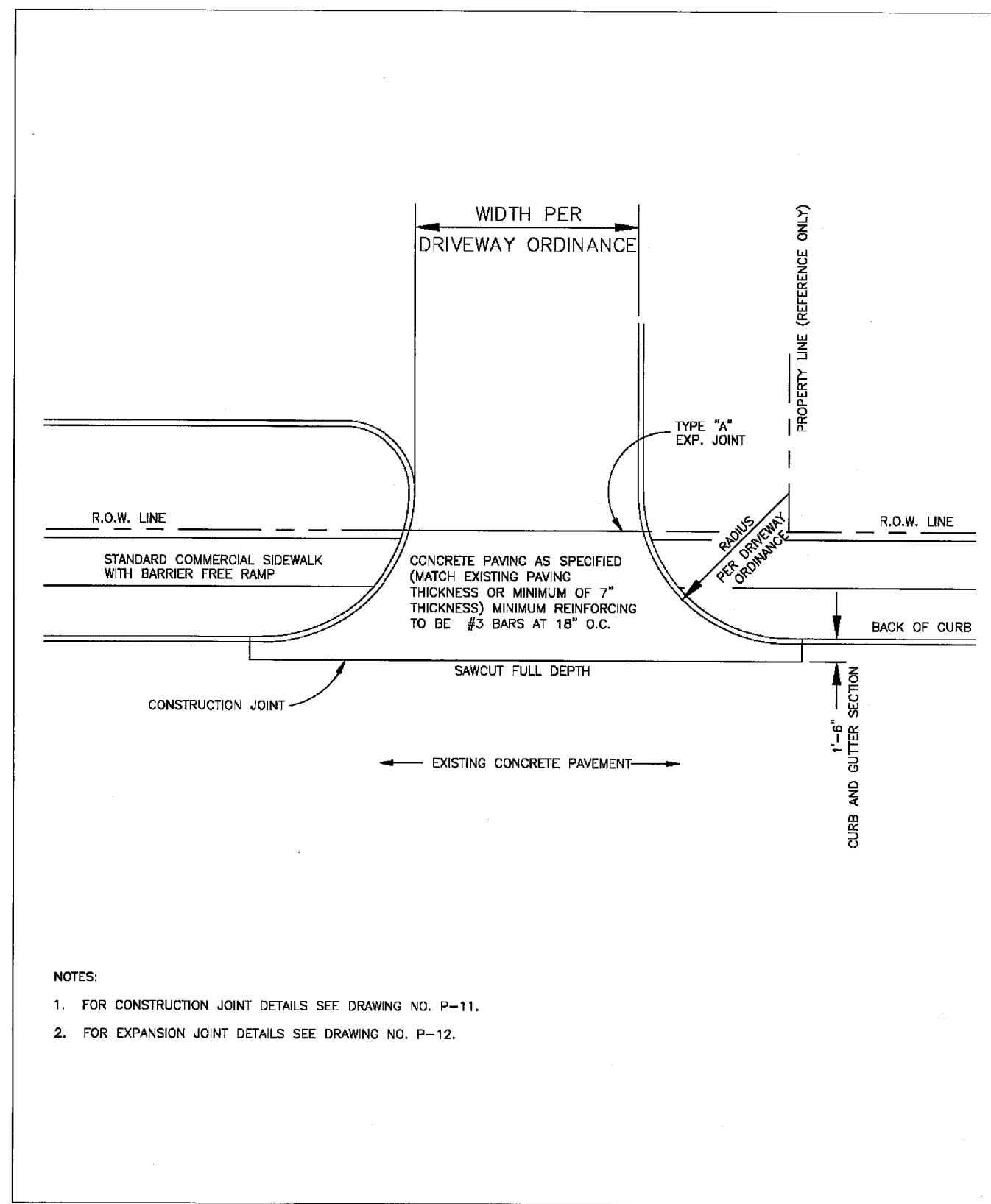
This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By



Designed By: RKM
 Checked By: CDM
 Scale: No Scale

Title: Compac Unit - Tri Plane Face Details
 Project: Keystone Retaining Wall Systems Typical Wall Details
 Date: 06/01/09
 Project No: 018-0701
 Drawing No: c9.4



- NOTES:
1. FOR CONSTRUCTION JOINT DETAILS SEE DRAWING NO. P-11.
 2. FOR EXPANSION JOINT DETAILS SEE DRAWING NO. P-12.

GENERAL DESIGN STANDARDS PAVING DETAILS

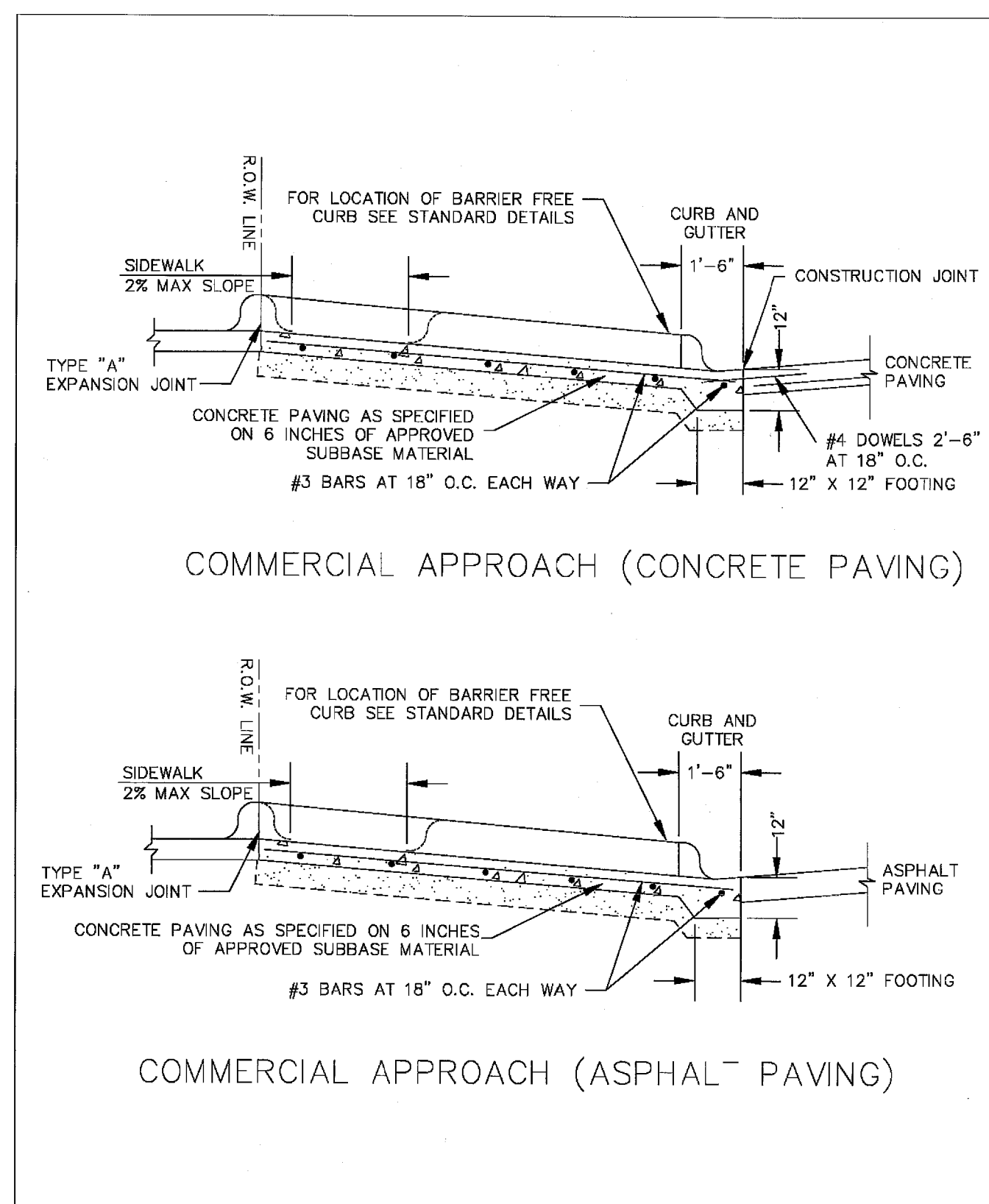
SCALE: N.T.S. DATE: 1/2006
SHEET NUMBER: 1 OF 2 SHEETS

P-15

COMMERCIAL DRIVE APPROACH PLAN VIEW

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200



GENERAL DESIGN STANDARDS PAVING DETAILS

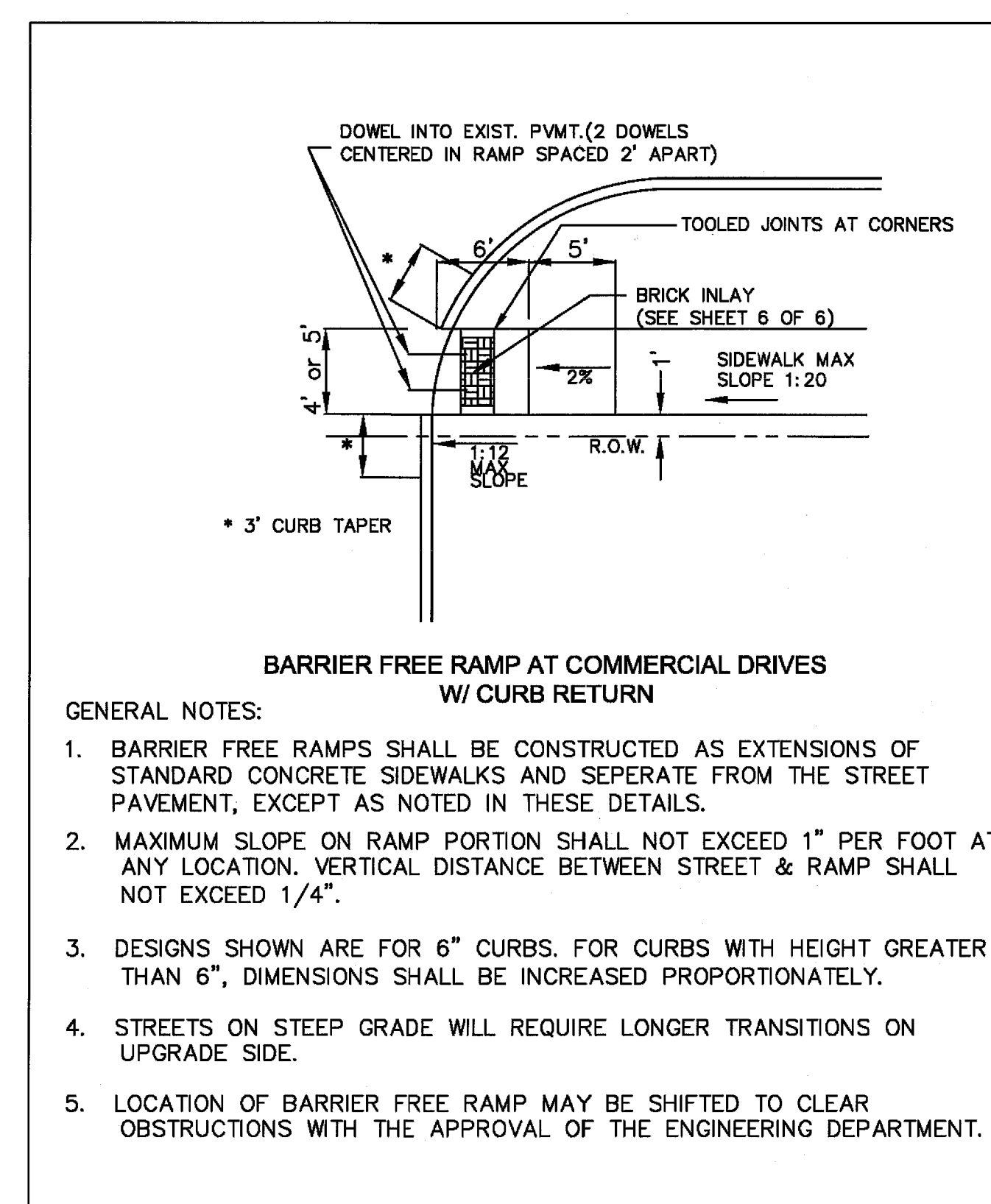
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SHEET NUMBER: 2 OF 2 SHEETS

P-15

COMMERCIAL DRIVE APPROACH CROSS SECTIONS

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200



GENERAL DESIGN STANDARDS PAVING DETAILS

SCALE: N.T.S. DATE: 1/2007
SHEET NUMBER: 5 OF 6 SHEETS

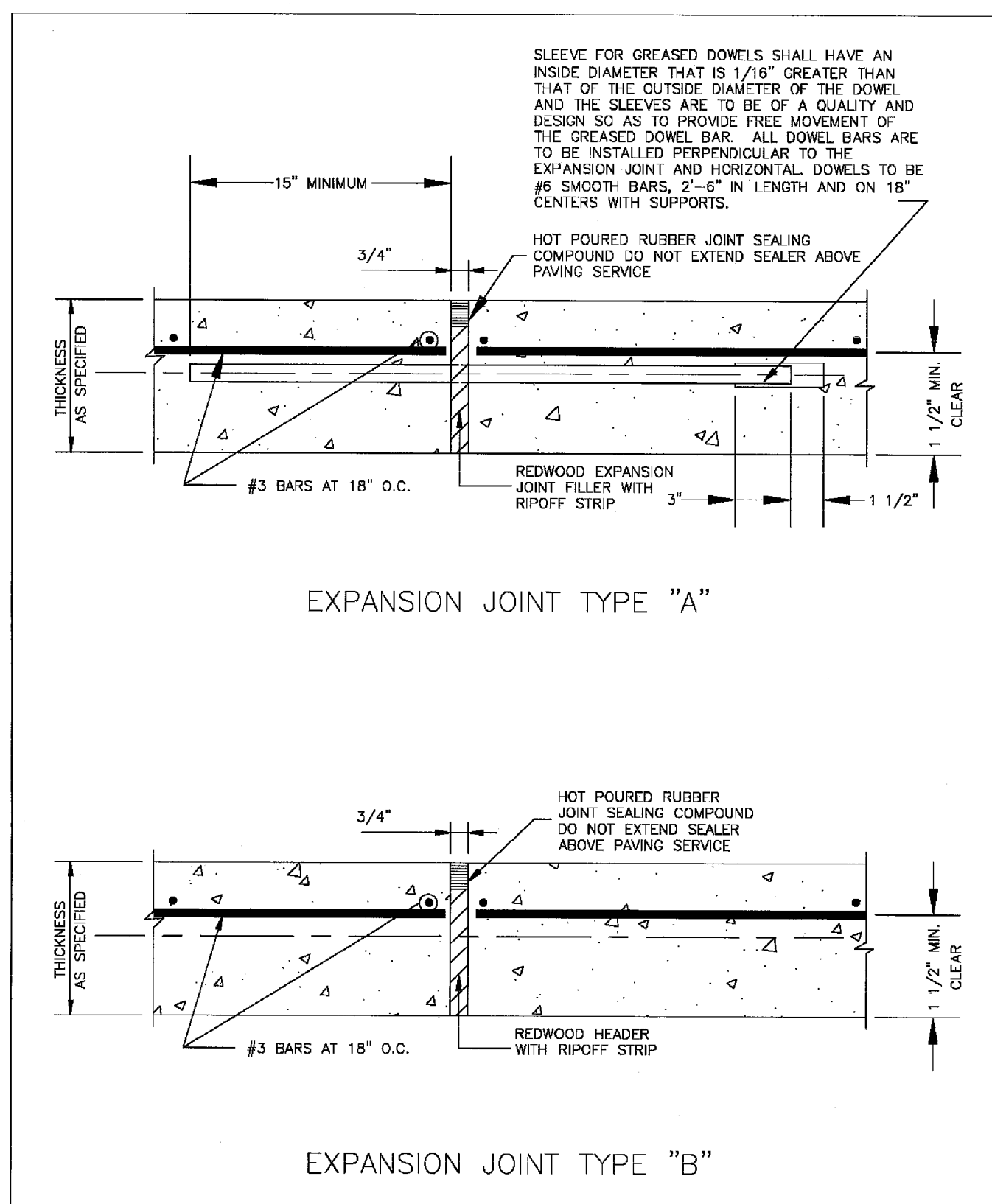
P-18

BARRIER FREE RAMP DETAILS

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200

DETAILS CONTAINED ON THIS SHEET ARE INTENDED FOR THE PROPOSED DRIVEWAY CONNECTION TO MIDWAY ROAD AND PROPOSED CONSTRUCTION WITHIN THE CITY OF CARROLLTON RIGHT-OF-WAY ONLY!



GENERAL DESIGN STANDARDS PAVING DETAILS

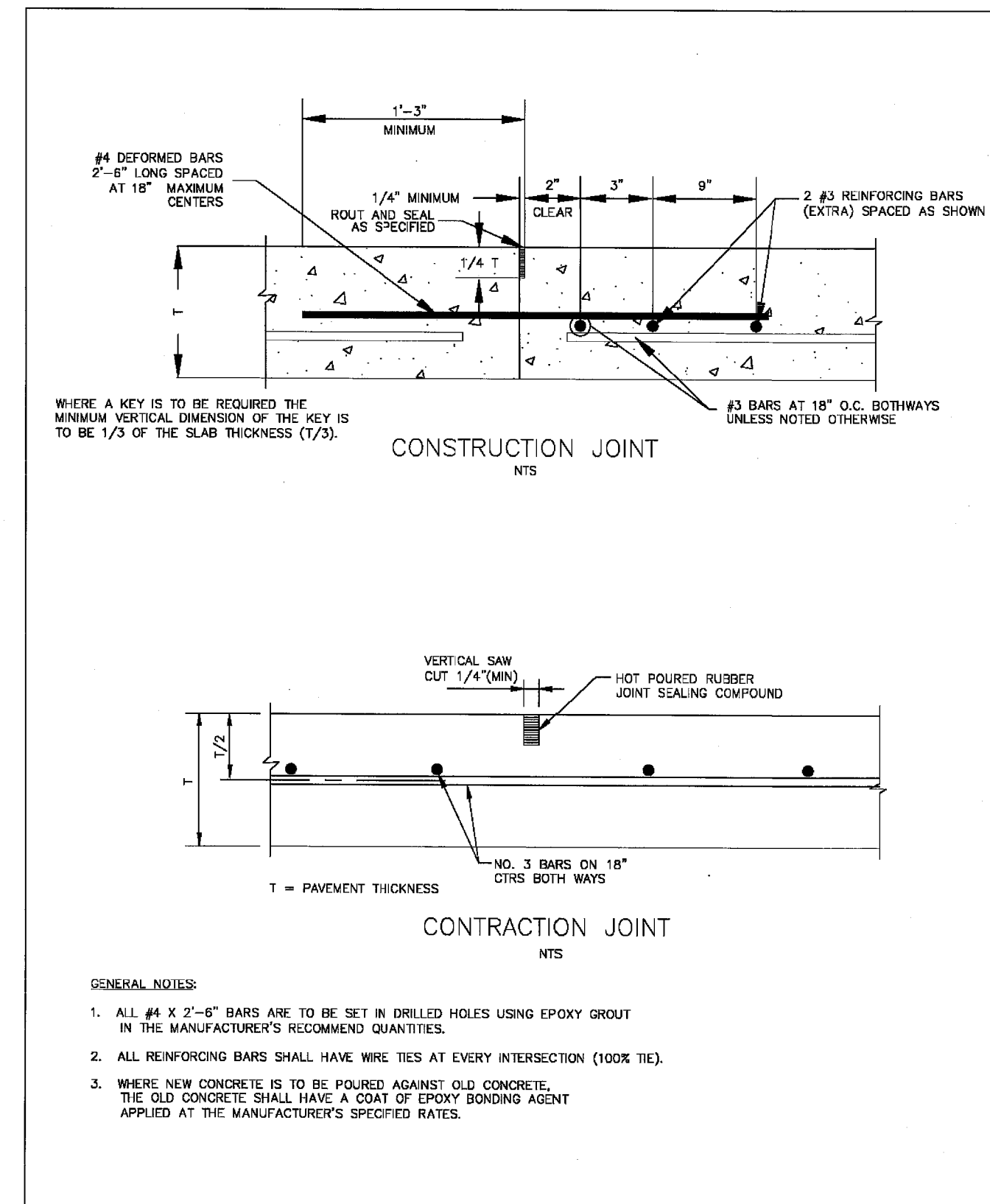
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SHEET NUMBER: 1 OF 1 SHEETS

P-12

EXPANSION JOINT DETAILS

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200



GENERAL DESIGN STANDARDS PAVING DETAILS

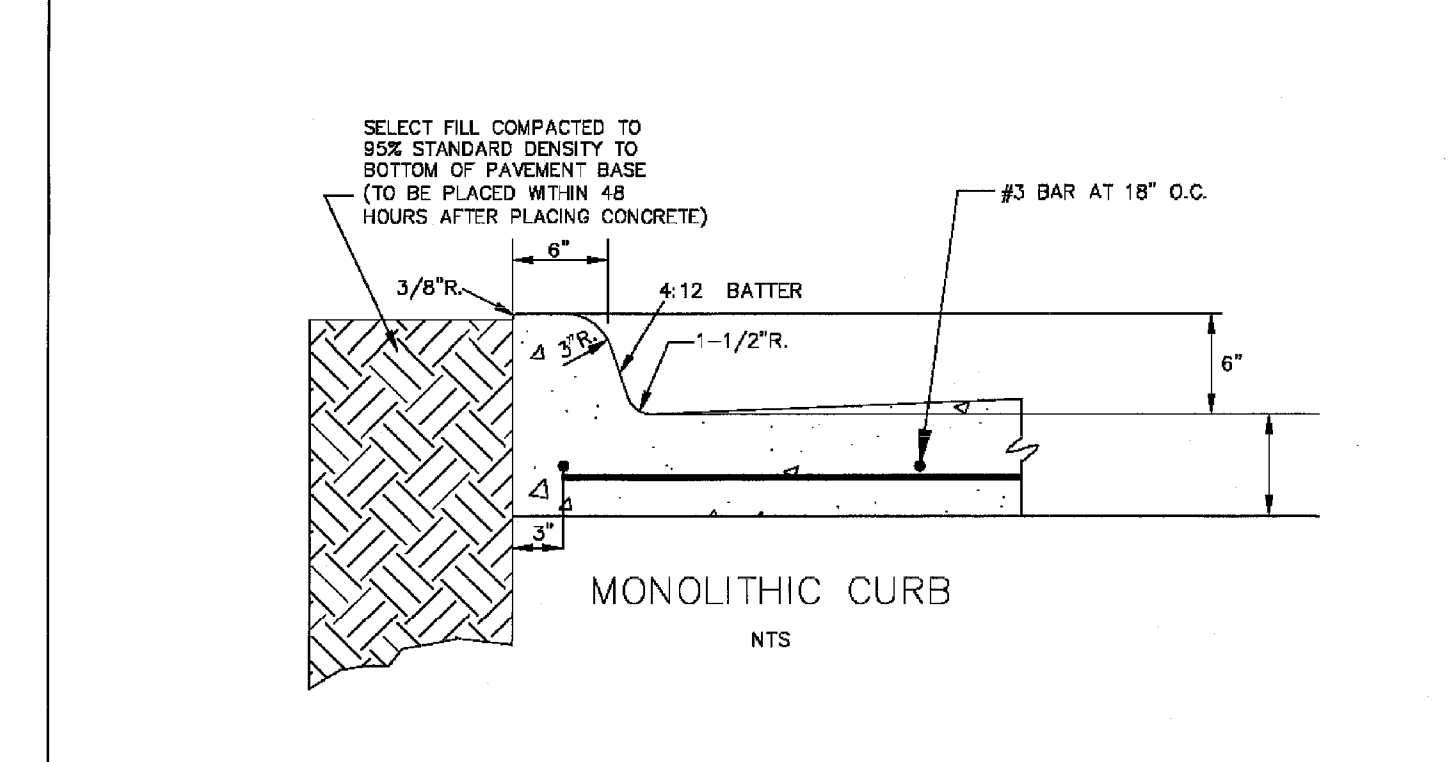
SCALE: N.T.S. DATE: 1/2004
SHEET NUMBER: 1 OF 1 SHEETS

P-11

CONSTRUCTION AND CONTRACTION JOINT DETAILS

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200



GENERAL DESIGN STANDARDS PAVING DETAILS

SCALE: N.T.S. DATE: 1/2004
SHEET NUMBER: 1 OF 1 SHEETS

P-9

CURB DETAILS

CARROLLTON ENGINEERING DEPARTMENT

1845 E. JACKSON ROAD CARROLLTON, TEXAS 75008 WWW.C.CARROLLTON.TX.US (972)466-3200



OWNER & DEVELOPER

S & B INVESTMENTS
P.O. BOX 700008
DALLAS, TEXAS 75370
PHONE: 972.735.8855
FAX: 972.735.8896
CONTACT: VICTOR A. SAHM, JR.

5	Revised per City of Carrollton/Released for Construction	CAC	06/01/09
4	Revised per the TOWN OF ADDISON	CAC	05/07/09
3	Revised per the TOWN OF ADDISON	CAC	04/24/09
2	Revised per the TOWN OF ADDISON	CAC	04/02/09
1	Submitted to the TOWN OF ADDISON	CAC	01/28/09
NO.	REVISIONS NUMBER	BY	DATE

PEAK XV ENGINEERING GROUP, INC.
4009 CLIPPER COURT
PLANO, TX 75023-5609
PHONE 469.261.6840
FAX 972.986.7121
www.peakxv.com

RELEASED ON 06/01/09 FOR CONSTRUCTION

Cecil A. Cheshier
LICENSED PROFESSIONAL ENGINEER
92874

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
CECIL A. CHESHER, P.E. #92874

CARROLLTON DRIVEWAY CONST. DETAILS

(LOT 2, BLOCK A) RE-PLAT OF

BELTWOOD NORTH - AIRPORT ADDITION

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

JOB NUMBER: 18-0701
SHEET NUMBER: C9.5

