

# DEVELOPMENT PLANS

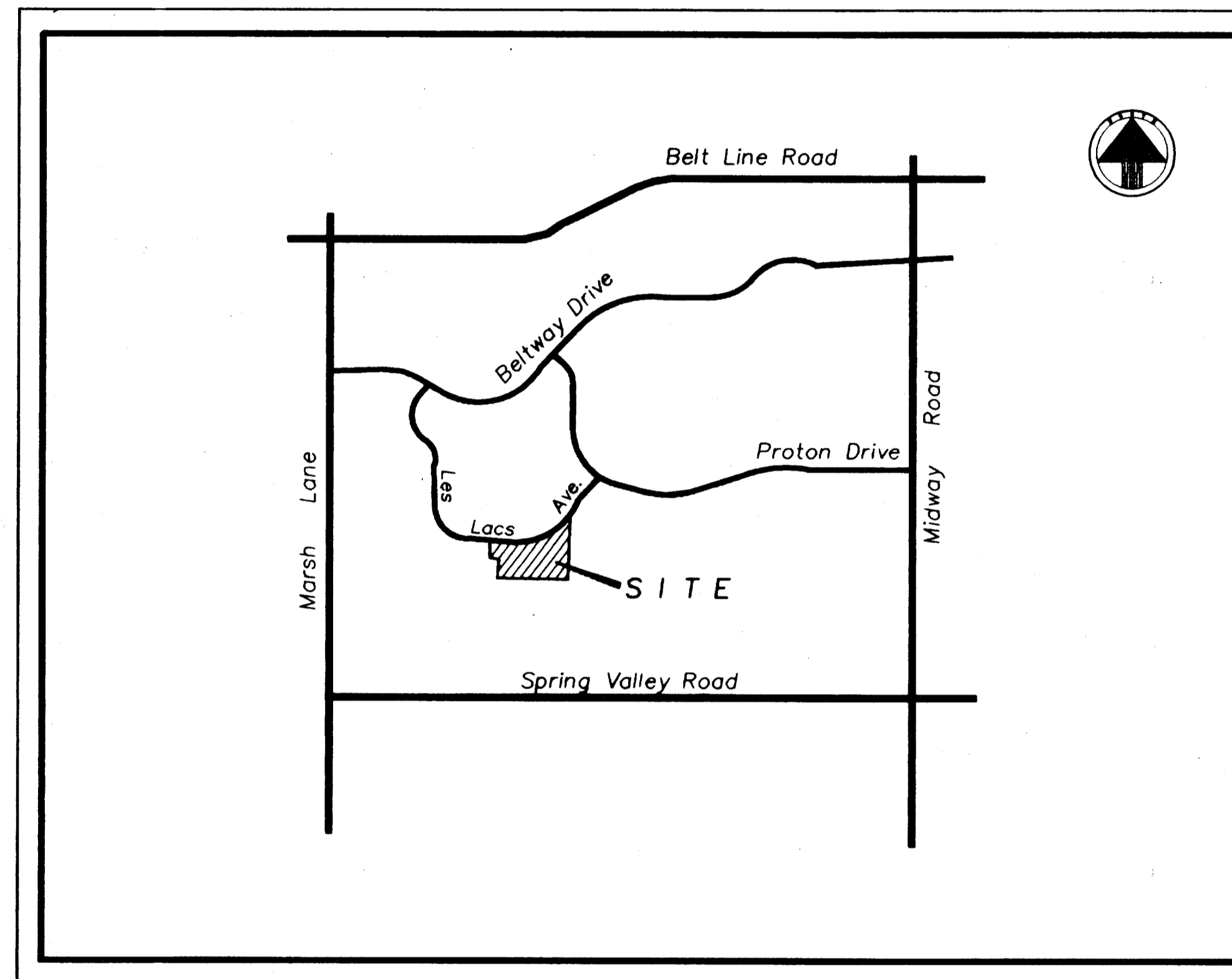
## FOR

# GRAND ADDISON II

## TOWN OF ADDISON, TEXAS

**GENERAL NOTES**

1. Prior to final acceptance by the Town of Addison
  - a) A Texas Registered Professional Engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.  
The Owner shall provide one (1) reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and two (2) blue line sets.
  - b) A five (5) foot sidewalk shall be installed along Les Lacs Drive.
  - c) A one (1) year maintenance bond is required for the subdivision infrastructure.
  - d) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the Owner shall provide a VHS format video tape of the sanitary sewer.
2. Prior to starting construction, the Contractor shall contact the utility companies to locate existing facilities. These include, but may not be limited to the following:
  - a) Town of Addison
  - b) Lone Star Gas
  - c) Southwestern Bell
  - d) Storer Cable
  - e) Planned Cable Systems
  - f) TU Electric
3. Prior to beginning construction, the Owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor (s), Utility Companies and any other affected parties. Notify Bruce Ellis (450-2847) at least 48 hours prior to the time of the Conference and 48 hours prior to beginning of construction.
4. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at their expense.
5. Lot pins shall be in place during construction and prior to final acceptance. Concrete monuments shall be placed on all boundary corners, block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.
6. The Contractor shall stamp a 2-inch "S" in the curb at the location of the sewer service line.
7. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of forty (40) feet from the intersecting curb line unless otherwise noted.
8. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
9. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
10. During construction, the Owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
11. The Contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.



LOCATION MAP  
NOT TO SCALE

**INDEX**

Sheet No.	Description
1-2	Final Plat
3	Drainage Map
4-5	Paving Plans
6-7	Storm Sewer Plans
8	Water & Sewer Plan
9	Sani. Sewer Profiles
10	Erosion Control Plan
11	Barricade Plan
12	Lot Grading Plan
D1-D10	Detail Sheets

PREPARED FOR

BELTWAY ~ LES LACS, LTD.

4835 L.B.J. Freeway ~ Suite 280 ~ Dallas, Texas 75244

AS BUILT PLANS  
05/31/93

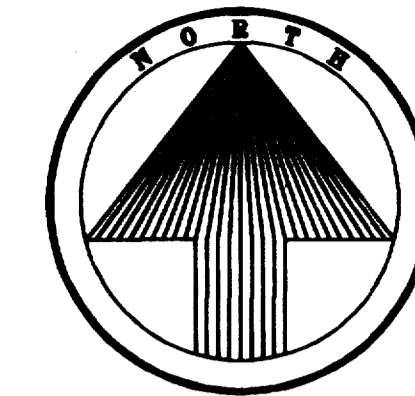
I certify that the construction staking of the paving, drainage, water and sewer was performed in accordance to the approved plans, constructed in compliance and in general conformance to the Town of Addison's specifications and will function in accordance with the intent of the design.



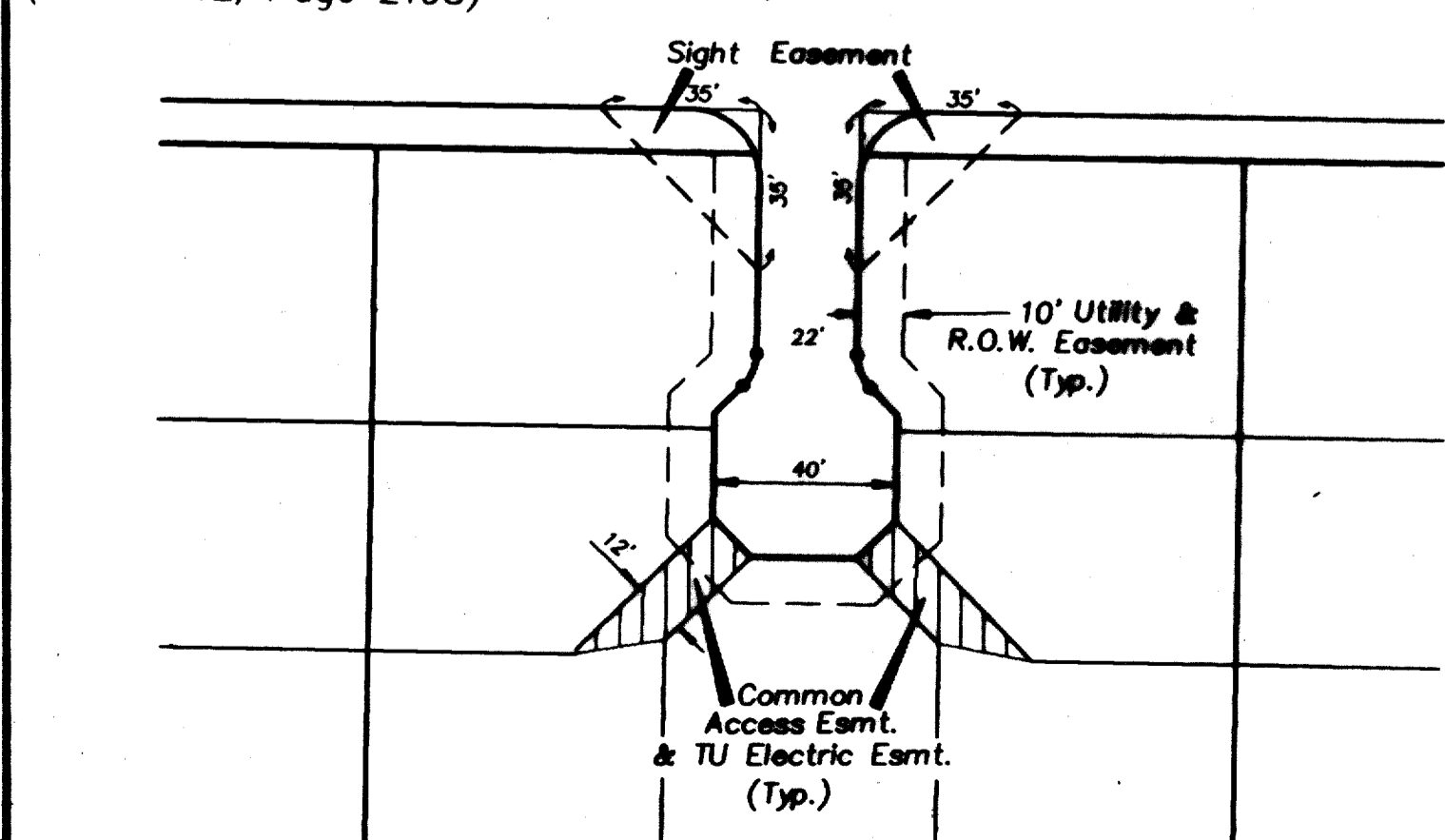
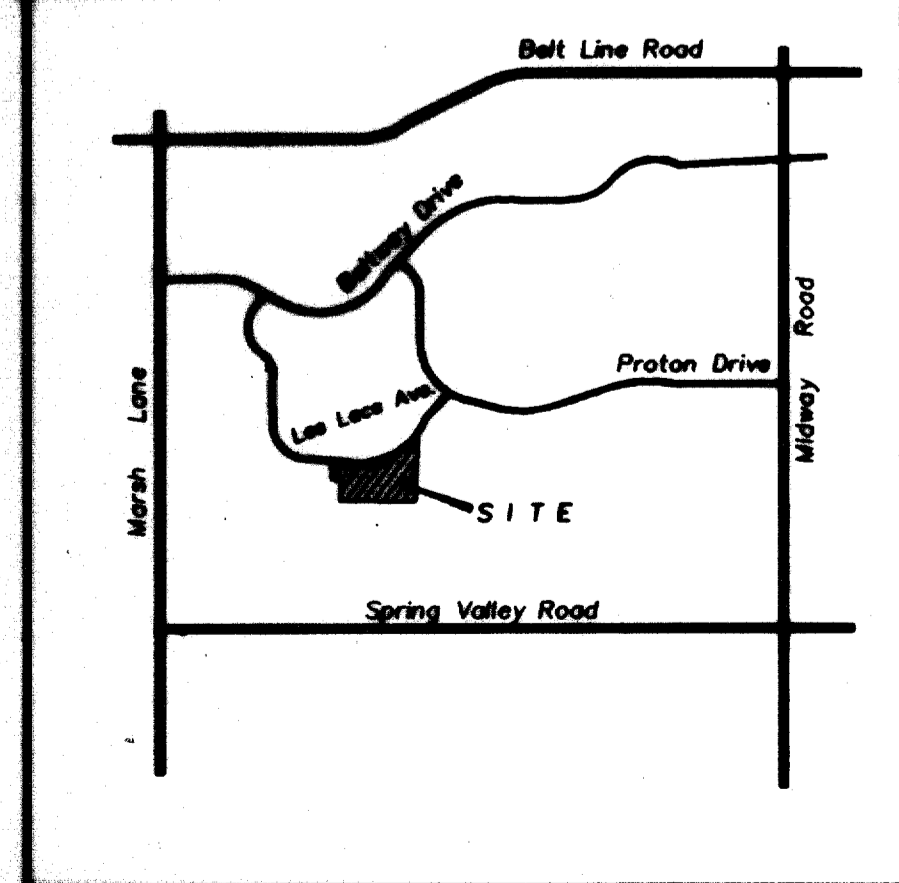
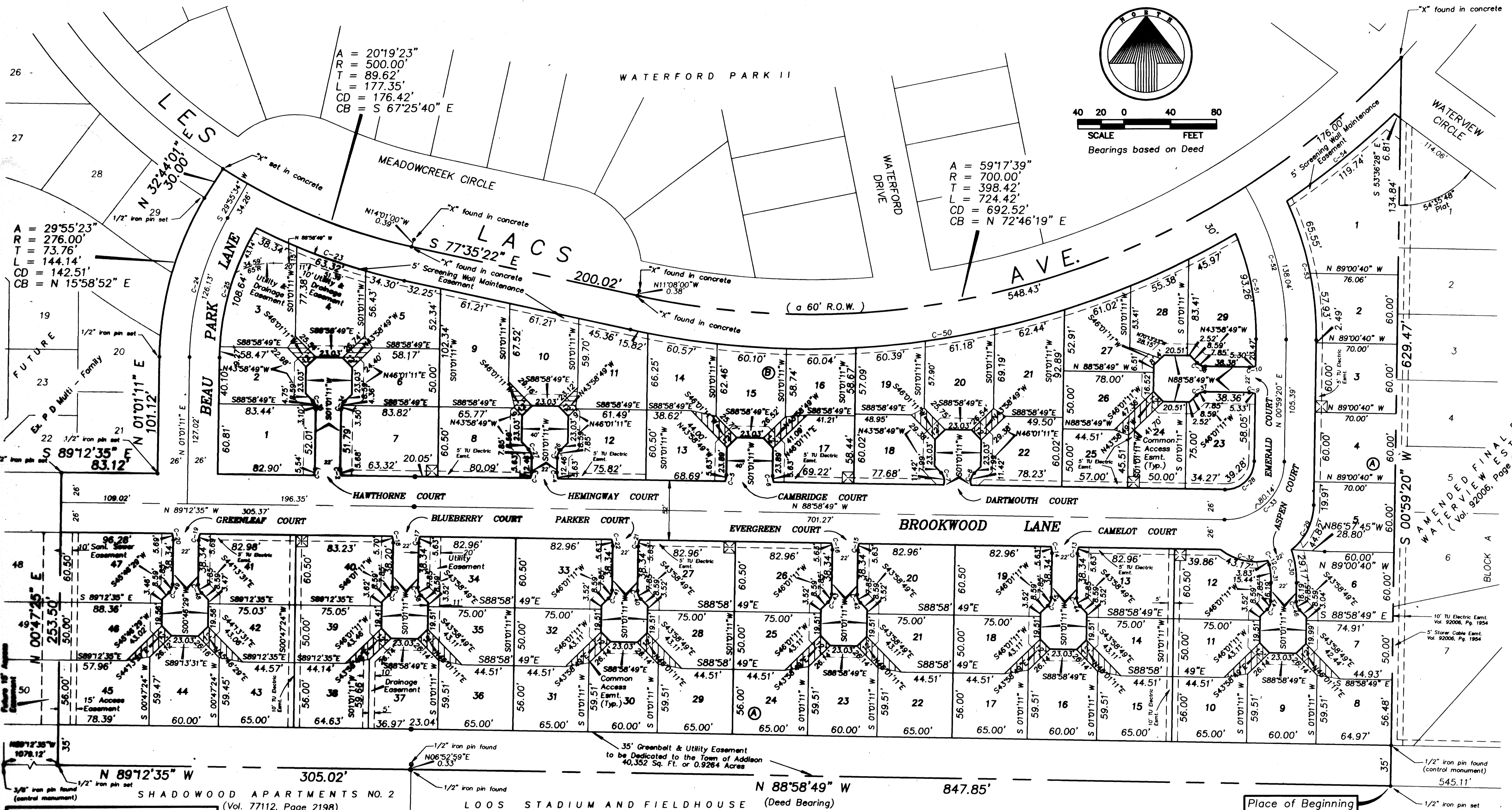
TIPTON ENGINEERING, INC.

6330 Belt Line Road ~ Suite C ~ Garland, Texas 75043 (214) 226-2967





40 20 0 40 80  
SCALE FEET  
Bearings based on Deed



35' Greenbelt & Utility Easement to be Dedicated to the Town of Addison 40,352 Sq. Ft. or 0.9264 Acres

- The following minimum setbacks apply from the property line.
- I. Adjacent to main streets
    - A. Where garage enters into main street. 15.5 feet to garage door 10.5 feet to remainder of structure
    - B. Where garage does not enter into main street. 5.5 feet to structure
    - C. 5 feet to Lee Lacs Avenue
    - D. 5 feet to structure for lots 1, 2, & 3, Bk. B along Beau Park Lane
    - E. 5 feet to structure for lots 23, 24, & 25, Bk. B along Brookwood Lane
  - II. The following minimum setbacks apply from the R.O.W. Adjacent to cut-decks
    - 20 feet to garage door
    - 15 feet to remainder of structure
  - III. Driveway access/curb cuts to Lee Lacs Avenue are prohibited.
  - IV. Driveway access/curb cuts to Beau Park Lane are prohibited for lots 1, 2, & 3, Bk. B
  - V. Driveway access/curb cuts to Brookwood Lane are prohibited for lots 23, 24, & 25, Bk. B

10' x 10' Transformer Pad Eas't.  
TYP. T.U. ELECTRIC CO. PAD EASEMENTS

ENGINEER ~ PLANNER ~ SURVEYOR  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
PH. # 226-2967

AMENDED FINAL PLAT OF  
**GRAND ADDISON II**  
TOWN OF ADDISON

Volume 93063  
Page 3374  
THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273  
DALLAS COUNTY, TEXAS

~ OWNER ~  
**GRAND HOMES, INC.**

8800 N. Central Expy. ~ Suite 330 ~ Dallas, Texas 75231  
PH. # 750-6528

~ OWNER ~  
**BELTWAY - LES LACS, LTD.**

4835 LBJ Freeway ~ Suite 280 ~ Dallas, Texas 75244  
PH. # 392-1010





CURVE DATA

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CD BRG
C-1	15.00	21°08'46"	2.80'	5.54'	5.51'	S 11°36'04" W
C-2	15.00	21°40'45"	2.87'	5.68'	5.64'	N 09°49'12" W
C-3	15.00	21°30'37"	2.85'	5.63'	5.60'	S 11°46'29" W
C-4	15.00	21°30'37"	2.85'	5.63'	5.60'	N 09°44'07" W
C-5	15.00	21°30'37"	2.85'	5.63'	5.60'	S 11°46'29" W
C-6	15.00	21°30'37"	2.85'	5.63'	5.60'	N 09°44'07" W
C-7	10.00	65°25'37"	6.42'	11.42'	10.81'	S 11°72'27" E
C-8	10.00	65°25'37"	6.42'	11.42'	10.81'	N 13°19'49" E
C-9	15.00	20°22'27"	2.70'	5.33'	5.31'	S 78°47'38" E
C-10	15.00	20°15'30"	2.68'	5.30'	5.28'	S 80°53'28" W
C-12	15.00	14°38'09"	1.93'	3.83'	3.82'	S 20°07'29" E
C-13	15.00	21°30'37"	2.85'	5.63'	5.60'	N 11°46'29" E
C-14	15.00	21°30'37"	2.85'	5.63'	5.60'	S 09°44'07" E
C-15	15.00	21°30'37"	2.85'	5.63'	5.60'	N 11°46'29" E
C-16	15.00	21°30'37"	2.85'	5.63'	5.60'	S 09°44'07" E
C-17	15.00	21°30'37"	2.85'	5.63'	5.60'	N 11°46'29" E
C-18	15.00	21°46'56"	2.89'	5.70'	5.67'	S 09°52'17" E
C-19	15.00	21°43'13"	2.88'	5.69'	5.65'	N 11°38'06" E
C-20	15.00	21°44'49"	2.88'	5.69'	5.66'	S 10°05'56" E
C-21	15.00	21°30'37"	2.85'	5.63'	5.60'	N 11°46'29" E
C-22	15.00	21°30'37"	2.85'	5.63'	5.60'	S 09°44'07" E
C-23	530.00	14°41'53"	68.36'	135.96'	135.59'	N 70°14'26" W
C-24	250.00	28°54'22"	64.44'	126.13'	124.79'	N 15°28'23" E
C-25	224.00	30°08'36"	60.36'	117.19'	116.58'	N 16°06'00" E
C-26	10.00	45°00'00"	4.14'	7.85'	7.65'	N 23°31'11" E
C-27	10.00	45°00'00"	4.14'	7.85'	7.65'	S 21°28'49" E
C-28	25.00	90°01'51"	25.01'	39.28'	35.36'	S 46°00'16" W
C-29	50.00	91°21'48"	24.04'	44.82'	43.34'	S 26°40'14" W
C-30	88.00	19°26'06"	14.73'	29.17'	29.03'	S 08°41'52" E
C-31	64.00	13°48'35"	7.76'	15.44'	15.41'	S 05°53'37" E
C-32	50.00	48°28'13"	23.03'	43.17'	41.84'	N 76°50'44" W
C-33	91.00	90°01'51"	51.03'	80.14'	72.14'	S 46°00'16" W
C-34	10.00	45°00'00"	4.14'	7.85'	7.65'	N 23°31'11" E
C-35	10.00	45°00'00"	4.14'	7.85'	7.65'	S 21°28'49" E
C-36	10.00	45°00'00"	4.14'	7.85'	7.65'	N 66°28'49" W
C-37	10.00	45°00'00"	4.14'	7.85'	7.65'	N 66°28'49" W
C-38	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°31'11" W
C-39	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°28'49" W
C-40	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°28'49" W
C-41	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°31'11" W
C-42	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°28'49" W
C-43	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°31'11" W
C-44	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°28'49" W
C-45	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°31'11" W
C-46	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°28'49" W
C-47	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°31'11" W
C-48	10.00	45°00'00"	4.14'	7.85'	7.65'	N 21°43'31" W
C-49	10.00	45°00'00"	4.14'	7.85'	7.65'	S 23°16'29" W
C-50	730.00	42°38'41"	284.70'	542.91'	530.48'	S 81°06'48" W
C-51	224.00	23°51'12"	47.13'	93.26'	92.58'	S 10°56'16" E
C-52	250.00	31°38'08"	70.83'	138.04'	136.29'	S 14°49'44" E
C-53	278.00	25°38'04"	62.79'	123.48'	122.46'	S 11°49'42" E
C-54	730.00	69°23'54"	60.01'	119.74'	119.61'	S 50°58'53" W

STATE OF TEXAS X  
COUNTY OF DALLAS X

OWNERS CERTIFICATE

WHEREAS, BELTWAY-LES LACS, LTD. and GRAND HOMES, INC., are the owners of a tract of land situated in the Town of Addison, Dallas County, Texas, and being a part of the Thomas L. Chenoweth Survey, Abstract 273, and also being part of the tract of land conveyed to Beltway-Les Lacs, Ltd and described as Tract II in the Special Warranty Deed recorded in Volume 90077, Page 2272, of the Deed Records of Dallas County, Texas, and further being part of Grand Addison II an Addition to the Town of Addison as recorded in Volume 93022, Page 7353 of the Dallas County Deed Records, and further being all of a tract of land deeded to Grand Homes, Inc. as recorded in Volume 93041, Page 5590 of the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Amended Final Plat of Waterview Estates, an addition to the Town Of Addison recorded in Volume 92006, Page 1954 of the Map Records of Dallas County, Texas said corner being on the Northerly line of Loos Stadium and Fieldhouse tract, a 1/2" iron pin set at corner;

THENCE, N 88° 58' 49" W, along the Southerly line of said Beltway-Les Lacs, Ltd tract and the Northerly line of said Loos Stadium and Fieldhouse tract, a distance of 847.85 feet to a 1/2" iron pin found at corner, which another 1/2" iron pin found bears N 06°52'59" E a distance of 0.33 feet;

THENCE, N 89° 12' 35" W, along the Southerly line of said Beltway-Les Lacs, Ltd tract and the Northerly line of Shadowood Apartments No. 2 an addition to the Town of Addison, Texas, recorded in Volume 77122, Page 2198 of the Map Records of Dallas County, Texas, a distance of 305.02 feet to a 1/2" iron pin set at corner;

THENCE, N 00° 47' 25" E, a distance of 253.50 feet to a 1/2" iron pin set at corner;

THENCE, S 89° 12' 35" E, a distance of 83.12 feet to a 1/2" iron pin set at corner;

THENCE, N 01° 01' 11" E, a distance of 101.12 feet to a 1/2" iron pin set at corner;

THENCE, around a tangent curve to the Right having a central angle of 29° 55' 23", a radius of 276.00 feet, a chord bearing of N 15° 58' 52" E, an arc distance of 144.14 feet to the end of said curve at a point on the Southerly line of Les Lacs Ave. (a 60' R.O.W.) a 1/2" iron pin set at corner;

THENCE, N 32° 44' 01" E, a distance of 30.00 feet to an "X" set in concrete at corner;

THENCE, along the future centerline of Les Lacs Ave. and around a non-tangent curve to the Left having a central angle of 20° 19' 23", a radius of 500.00 feet, a chord bearing of S 67° 25' 40" E, an arc distance of 177.35 feet to the end of said curve, an "X" found in concrete at corner, from which another "X" found in concrete bears N 14°01'00" W a distance of 0.39 feet;

THENCE, S 77° 35' 22" E, continuing along said future centerline of Les Lacs Ave., a distance of 200.02 feet to an "X" found in concrete at corner, from which another "X" found in concrete bears N 11°08'00" W a distance of 0.38 feet;

THENCE, continuing along said future centerline of Les lacs Ave. and around a tangent curve to the Left having a central angle of 59° 17' 39", a radius of 700.00 feet, a chord bearing of N 72° 46' 19" E, an arc distance of 724.42 feet to an "X" found in concrete at corner;

THENCE, S 00° 59' 20" W, along the West line of said Amended Final Plat of Waterview Estates, a distance of 629.47 feet to the PLACE OF BEGINNING and containing 508,691 sq.ft. or 11.6780 acres of land.

SAVE AND EXCEPT any street right-of-way dedicated to the Town of Addison, Texas by the said Grand Addison II Final Plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BELTWAY-LES LACS, LTD., and GRAND HOMES, INC., do hereby adopt this plat designating the hereinabove property as an Amended Final Plat of GRAND ADDISION II 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 shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, 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 across 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 or water run-off shall be permitted by construction of any type 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS my hand at Addison, Texas, this the 24<sup>th</sup> day of March, 1993.

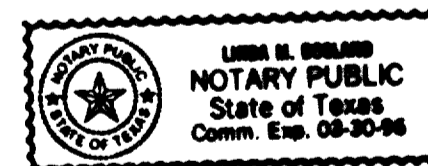
BELTWAY-LES LACS, LTD.

*Don L. French*

STATE OF TEXAS X  
COUNTY OF DALLAS X

Before me the undersigned authority, a Notary Public in and for said State, on this day personally appeared **Don L. French**, 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 purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24<sup>th</sup> day of March, 1993.



*Lisa M. Ballard*  
Notary Public, State of Texas

WITNESS my hand at Addison, Texas, this the 24<sup>th</sup> day of March, 1993.

GRAND HOMES, INC.

STATE OF TEXAS X  
COUNTY OF DALLAS X

Before me the undersigned authority, a Notary Public in and for said State, on this day personally appeared *[Signature]*, 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 purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24<sup>th</sup> day of March, 1993.



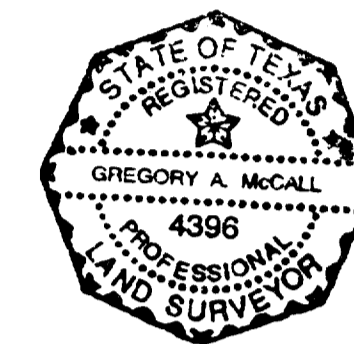
*Janet Bishop*  
Notary Public, State of Texas

SURVEYORS CERTIFICATE

I, GREGORY A. McCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision on Jan. 28, 1993, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Addison, Texas. No Individual Lot Corners were set.

DATE: This the 18<sup>th</sup> day of March, 1993.

TIPTON ENGINEERING, INC.

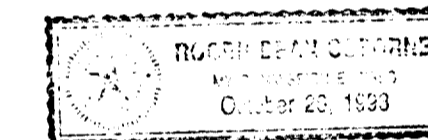


*Gregory A. McCall*  
GREGORY A. McCALL  
Registered Professional Land Surveyor  
No. 4396

STATE OF TEXAS X  
COUNTY OF DALLAS X

Before me the undersigned authority, a Notary Public in and for said State, on this day personally appeared GREGORY A. McCALL, 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 purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18<sup>th</sup> day of March, 1993.



*Roger D. Johnson*  
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY The Town of Addison, Dallas County, Texas, this the 18<sup>th</sup> day of March, 1993.

*[Signature]*  
MAYOR

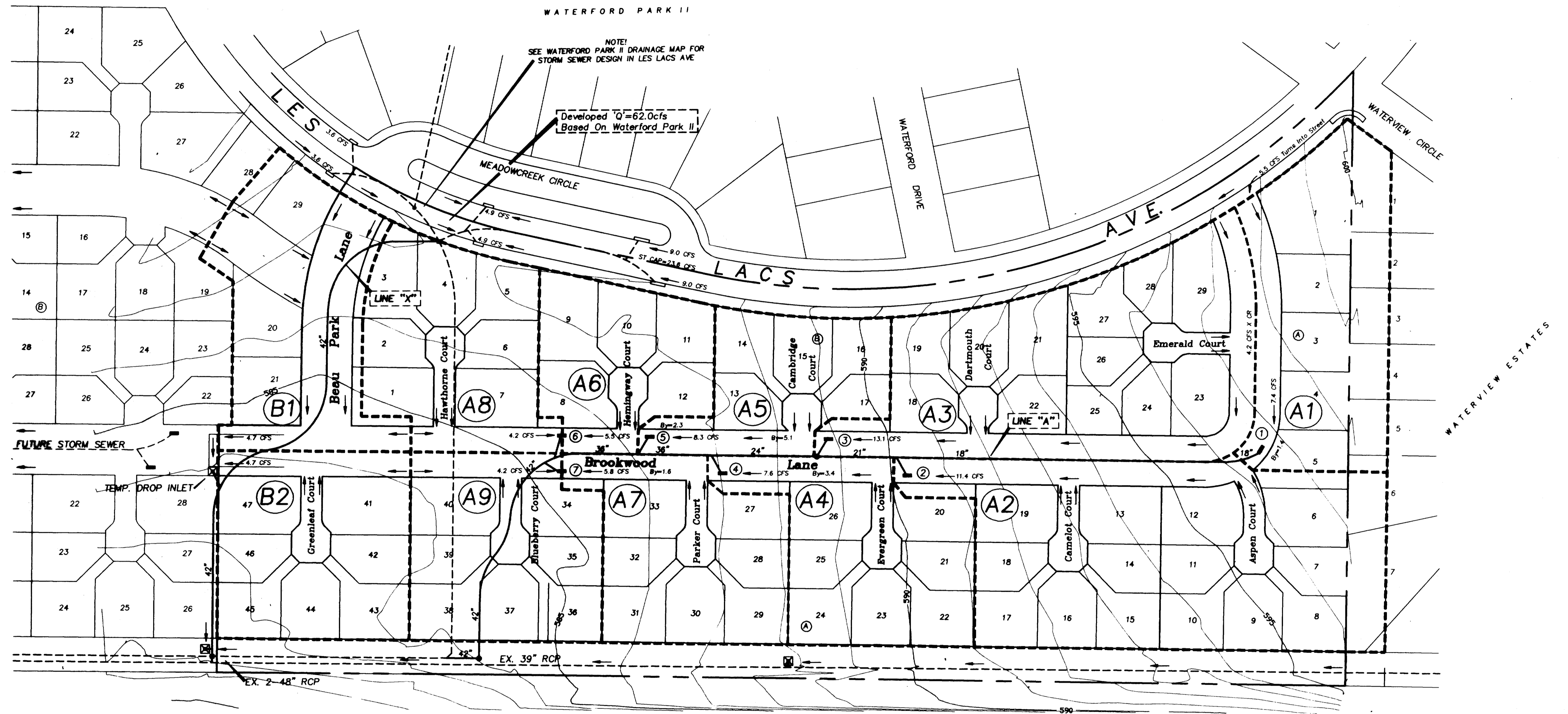
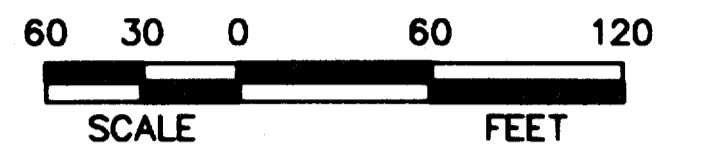
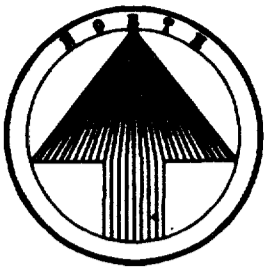
*[Signature]*  
SECRETARY

OWNERS CERTIFICATE

AMENDED FINAL PLAT OF					
GRAND ADDISION II					
TOWN OF ADDISON, TEXAS					
TIPTON ENGINEERING, INC.					
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
TE INC.	TE INC.	03/18/93	Plot 1" = 40'		#3726
					2

PLAT: 3726AOWN





INLET CALCULATION CHART

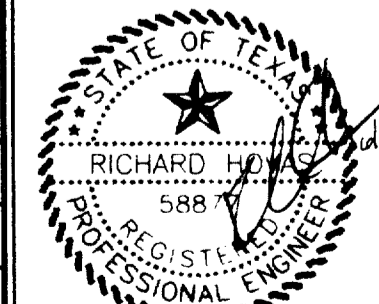
INLET NO.	DRAINAGE AREA (ACRES)	DESIGN FREQ. (YEARS)	TC (IN)	INTENSITY (IN./HR.)	RUNOFF COEFF.	AREA (ACRES)	"Q" (C.F.S.)	UPSTREAM INLET FLOW (C.F.S.)	TOTAL GUTTER FLOW (C.F.S.)	R.O.W. & GUTTER CAPACITY (C.F.S.)	GUTTER SLOPE (FT/100 FT)	LENGTH OF GUTTER (FEET)	"10" OF INLET (C.F.S.)	BY-PASS TO INLET NUMBER
1	A1	100	15.00	7.50	0.70	1.10	8.0	0.00	5.8	7.10	1.00	6.70	6.00	0.00
2	A2	100	15.00	7.50	0.70	1.90	10.0	0.00	10.0	10.00	2.00	6.70	0.00	4
3	A3	100	15.00	7.50	0.70	1.70	8.9	0.00	8.9	10.00	2.00	6.70	0.00	5
4	A4	100	15.00	7.50	0.70	0.80	4.2	2.00	6.2	7.10	1.00	6.70	0.20	7
5	A5	100	15.00	7.50	0.70	0.60	3.2	0.90	4.1	7.10	1.00	6.70	0.00	N/A
6	A6	100	15.00	7.50	0.70	1.40	7.4	0.00	7.4	5.6	0.50	6.70	10.00	0.00
7	A7	100	15.00	7.50	0.70	1.40	7.4	0.00	7.4	5.6	0.50	6.70	10.00	0.00

DRAINAGE DATA

AREA	ACRE	"C"	"100"	"Q100"
A1	1.1	0.7	7.5	5.8
A2	1.9	0.7	7.5	10.0
A3	1.7	0.7	7.5	8.9
A4	0.8	0.7	7.5	4.2
A5	0.6	0.7	7.5	3.2
A6	0.6	0.7	7.5	3.2
A7	0.8	0.7	7.5	4.2
A8	0.8	0.7	7.5	4.2
A9	0.8	0.7	7.5	4.2
B1	0.9	0.7	7.5	4.7
B2	0.9	0.7	7.5	4.7

Bench Mark 1  
 "X" In C.L. of Les Lacs Avenue @ 325'± South of  
 Proton Drive. Elev.=601.80  
 Bench Mark 2  
 "Q" In top of curb North side of Les Lacs Ave.  
 @ curb return Northwest corner of Meadow Creek Cir.  
 Elev.=587.30

As-Built Plans  
 5-28-93

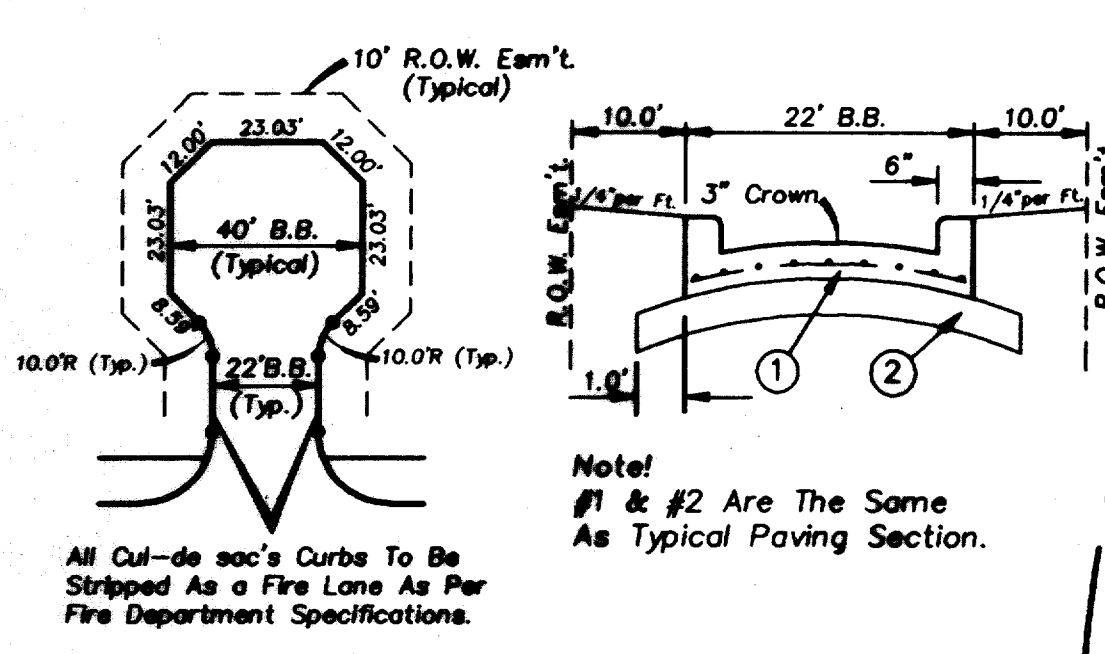


**DRAINAGE PLAN**  
**GRAND ADDISON II**  
 Town Of Addison, Texas

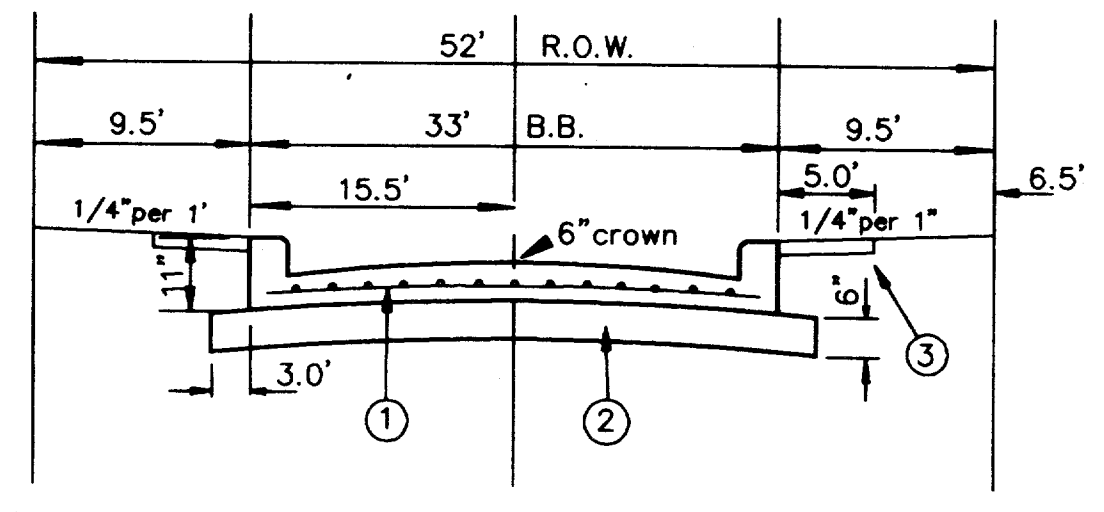
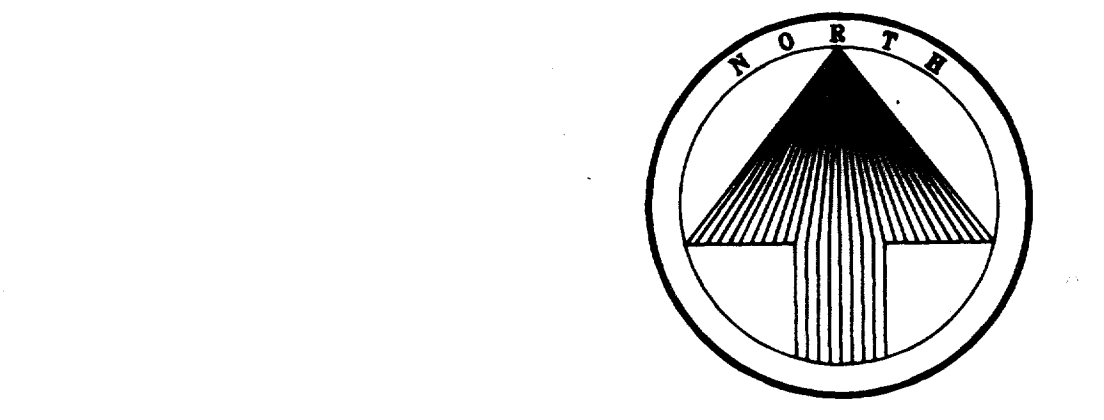
**TIPTON ENGINEERING, INC.**  
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=60'		3726	3





Typical Cul-de-sac Detail



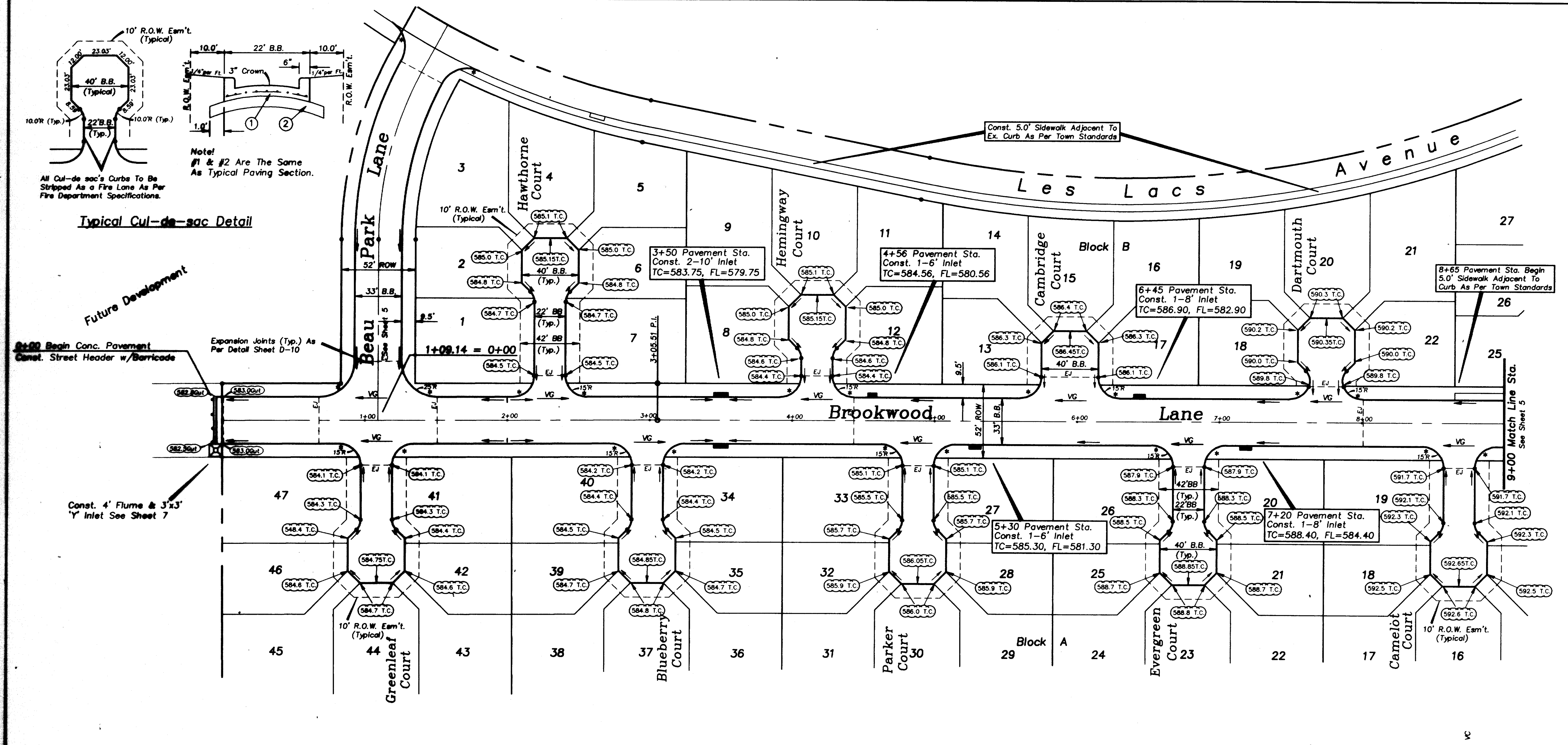
Typical Paving Section

- ① 6" Thk. - 3000 P.S.I. Conc. Reinf. w/No.3 Bars On 18" Centers (Both Ways).
- ② 6" Lime Stabilization required where PI >15. Optimum Lime content based on a Lime/PH. PH should be approximately 12. Test shall be conducted by a qualified Geotechnical firm, to be provided by the Developer. Test results shall be provided to the City. Separate test are required when subgrade conditions change.
- ③ 5' Sidewalk to be built by Homebuilder, Adjacent to the back of curb.

- Construction Notes**
1. All fill compaction shall have 95% density w/0% to +3.0% optimum moisture.
  2. Construct transverse sawed dummy joints every 15' max.
  3. (\*) Construct Barrier Free Ramp at all intersections as per Town standards.
  4. All spoils to be removed from the project & the Town of Addison.

**CAUTION !!!**  
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



585	0+00	0+100	0+200	0+300	0+400	0+500	0+600	0+700	0+800	0+900	9+00
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As-Built Plans  
5-28-93

PAVING PLAN

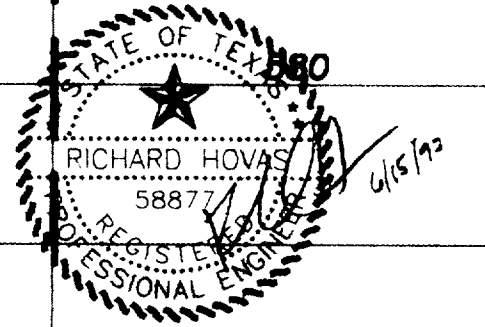
GRAND ADDISON II

Town Of Addison, Texas

TIPTON ENGINEERING, INC.

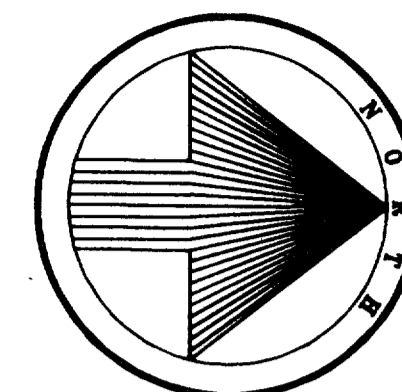
6330, Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=40' 1"=6'		3726	4



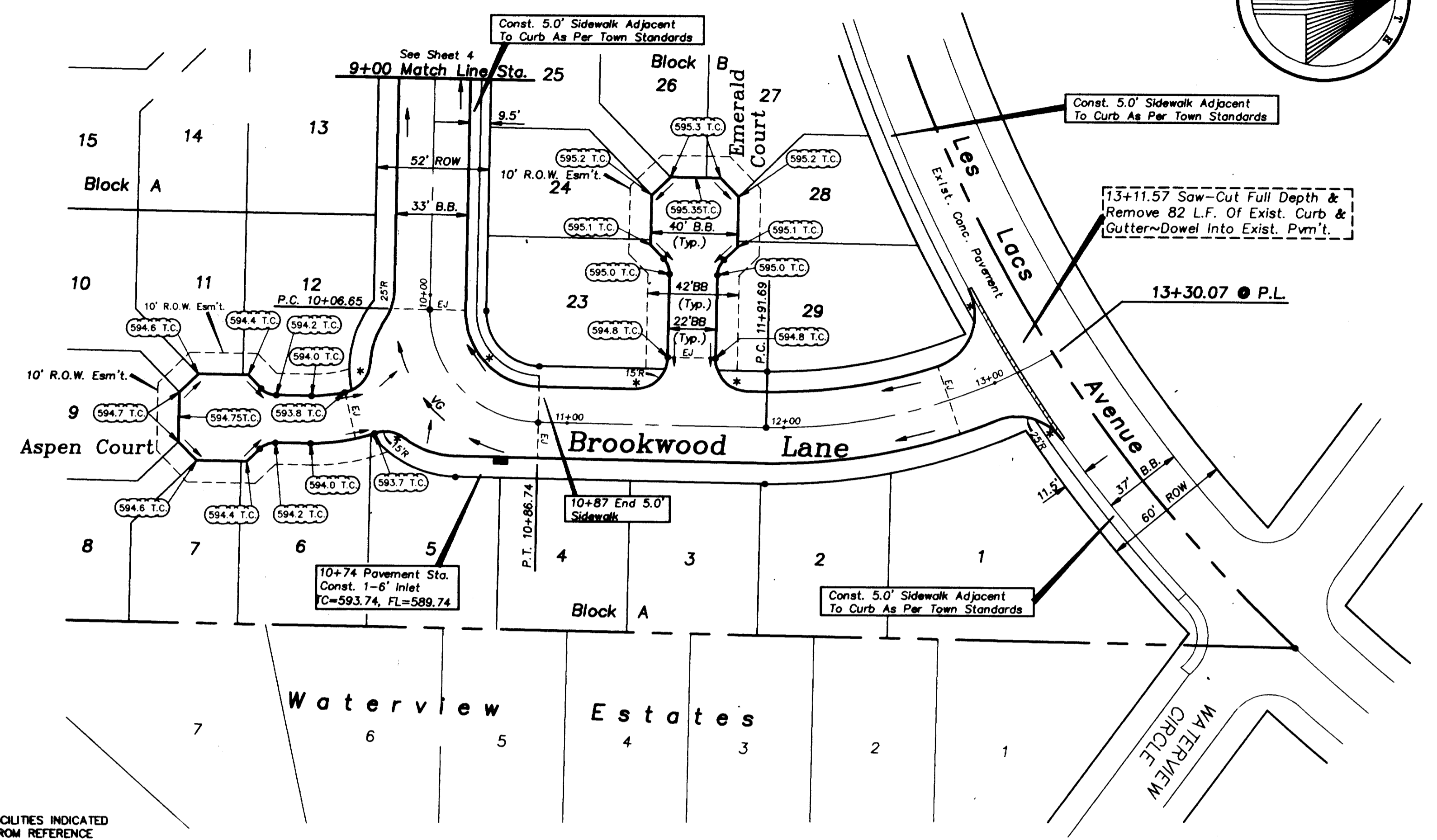
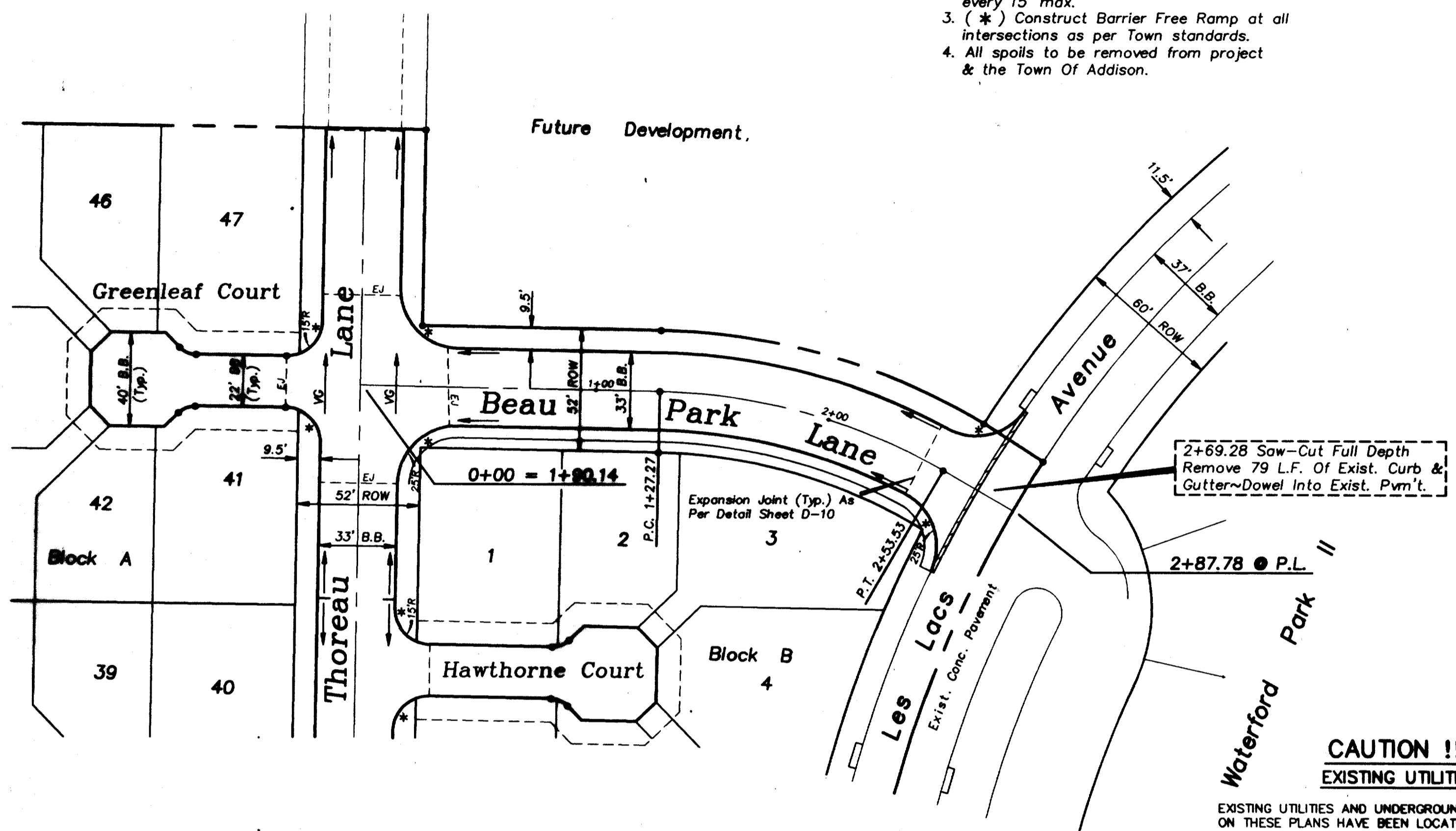
The seal appearing on this document was authorized by Richard Hovav, P.E. 5887





**Construction Notes**

1. All fill compaction shall have 95% density w/0% to +3.0% optimum moisture.
2. Construct transverse sawed dummy joints every 15' max.
3. (\*) Construct Barrier Free Ramp at all intersections as per Town standards.
4. All spoils to be removed from project & the Town Of Addison.



**CAUTION !!!  
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Station	Left R.O.W. Elevation	Right R.O.W. Elevation	Prop. Top Of Curb Elevation	Notes
0+00	580	580	585	Exist. Ground ● Left R.O.W.
1+00	580	580	585	Exist. Ground ● Right R.O.W.
2+00	580	580	585	Prop. Top Of Curb +1.40%
3+00	580	580	585	Exist. Ground ● Left R.O.W.
9+00	585	585	590	9+00 MATCH LINE STA.
10+00	585	585	590	Exist. Ground ● Right R.O.W.
11+00	585	585	590	Prop. Top Of Curb +1.00%
12+00	585	585	590	Exist. Ground ● Left R.O.W.
13+00	585	585	590	Prop. Top Of Curb +3.00%

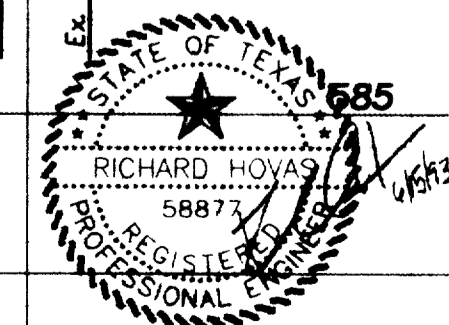
Bench Mark 1  
"X" in C.L. of Les Lacs Avenue ● 325± South of Proton Drive. Elev.=601.80  
Bench Mark 2  
"□" in top of curb North side of Les Lacs Ave. ● curb return Northwest corner of Meadow Creek Cir. Elev.=587.30

As-Built Plans  
5-28-93

**PAVING PLAN  
GRAND ADDISON II  
Town Of Addison, Texas**

**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

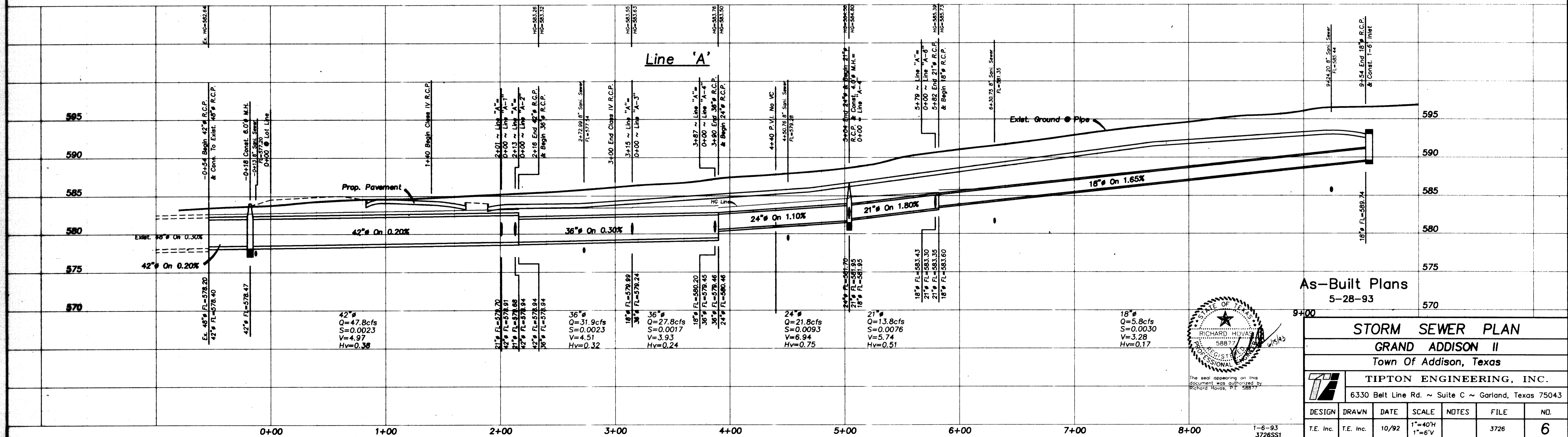
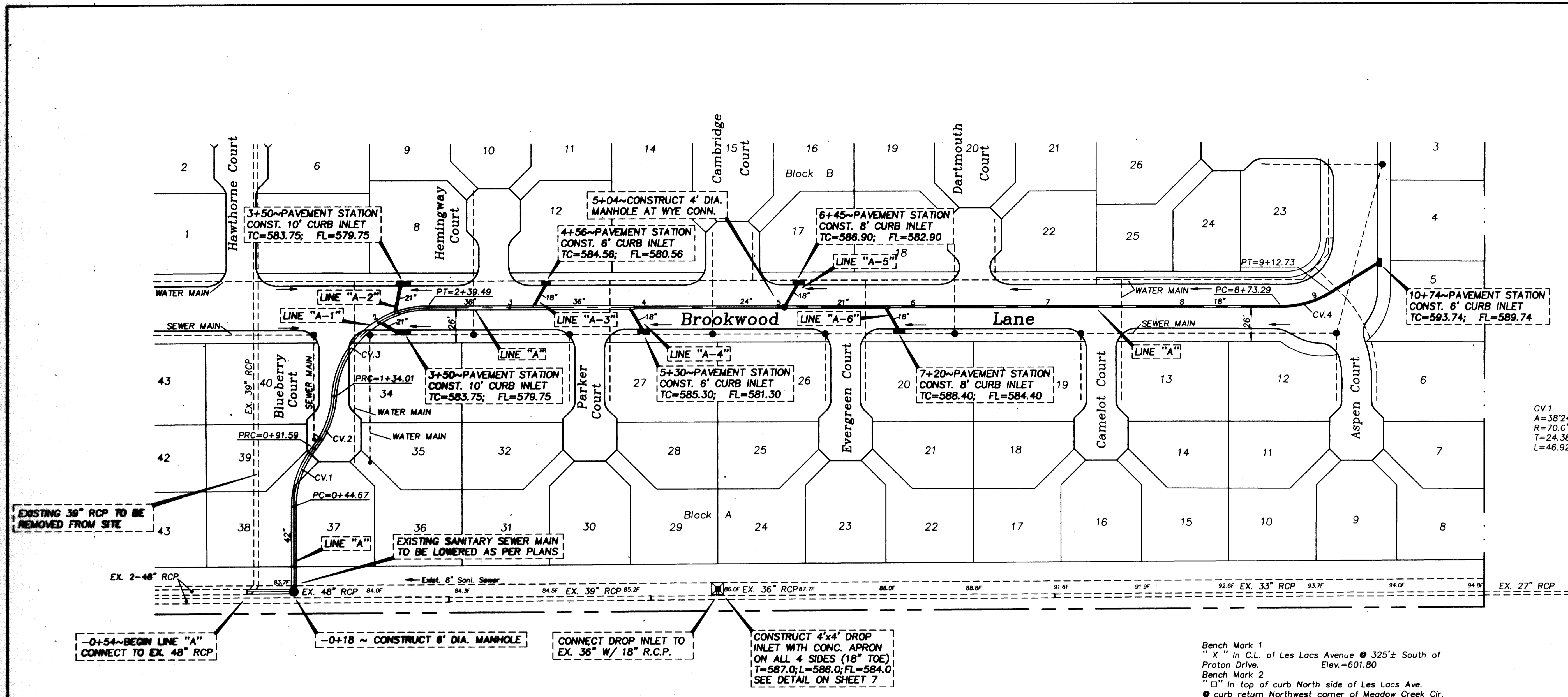
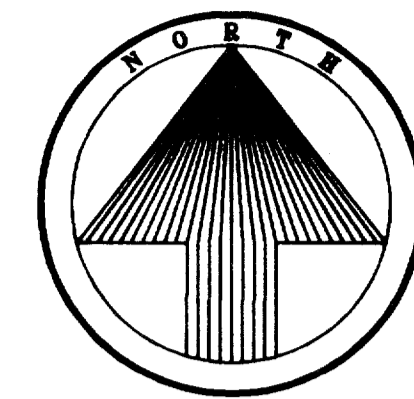
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=40' 1"=6'V		3726P2	5



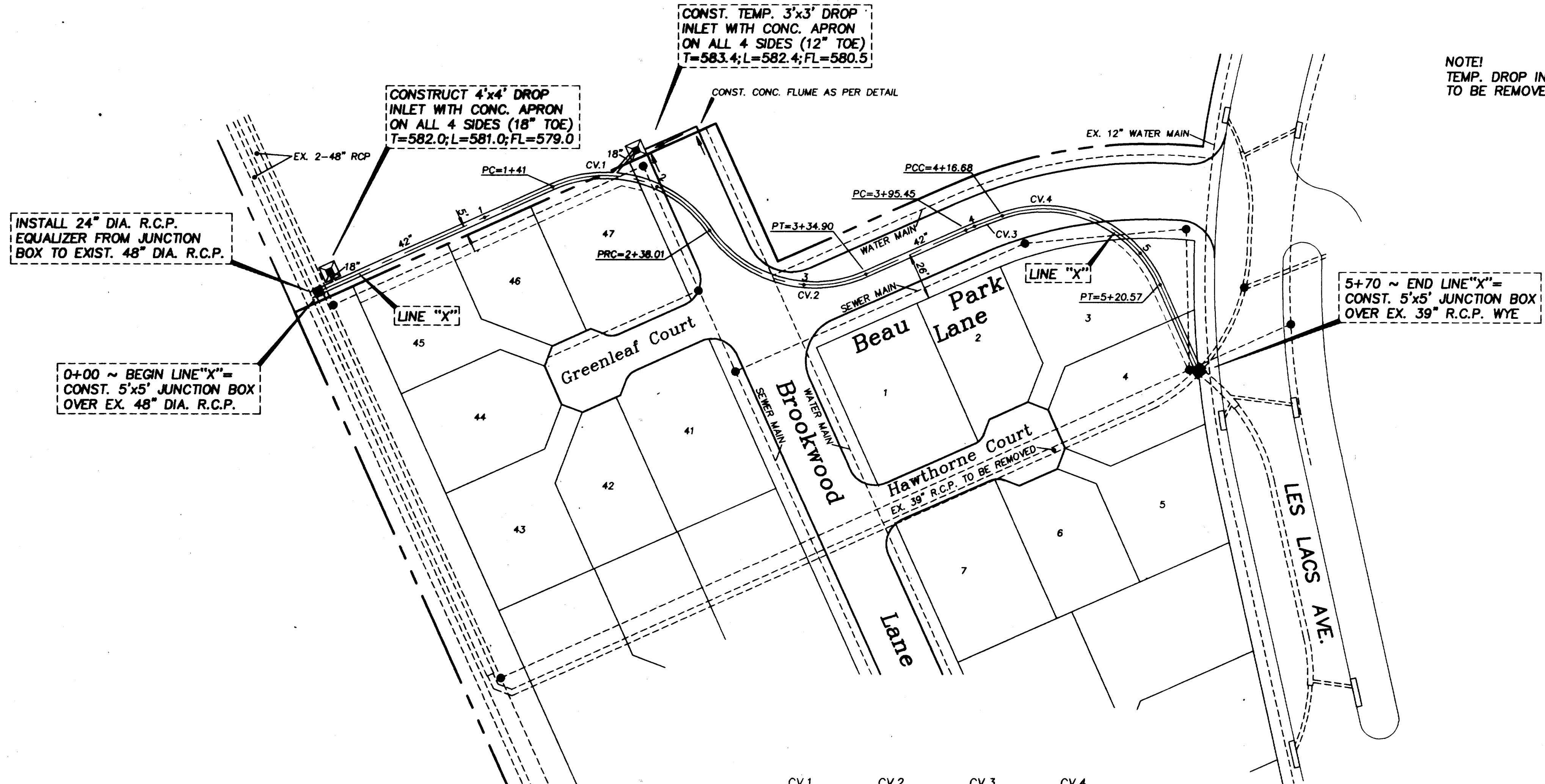
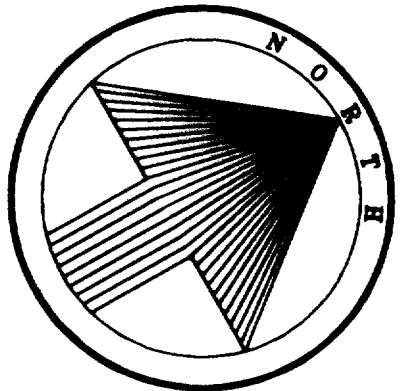
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1-6-93  
3726P2

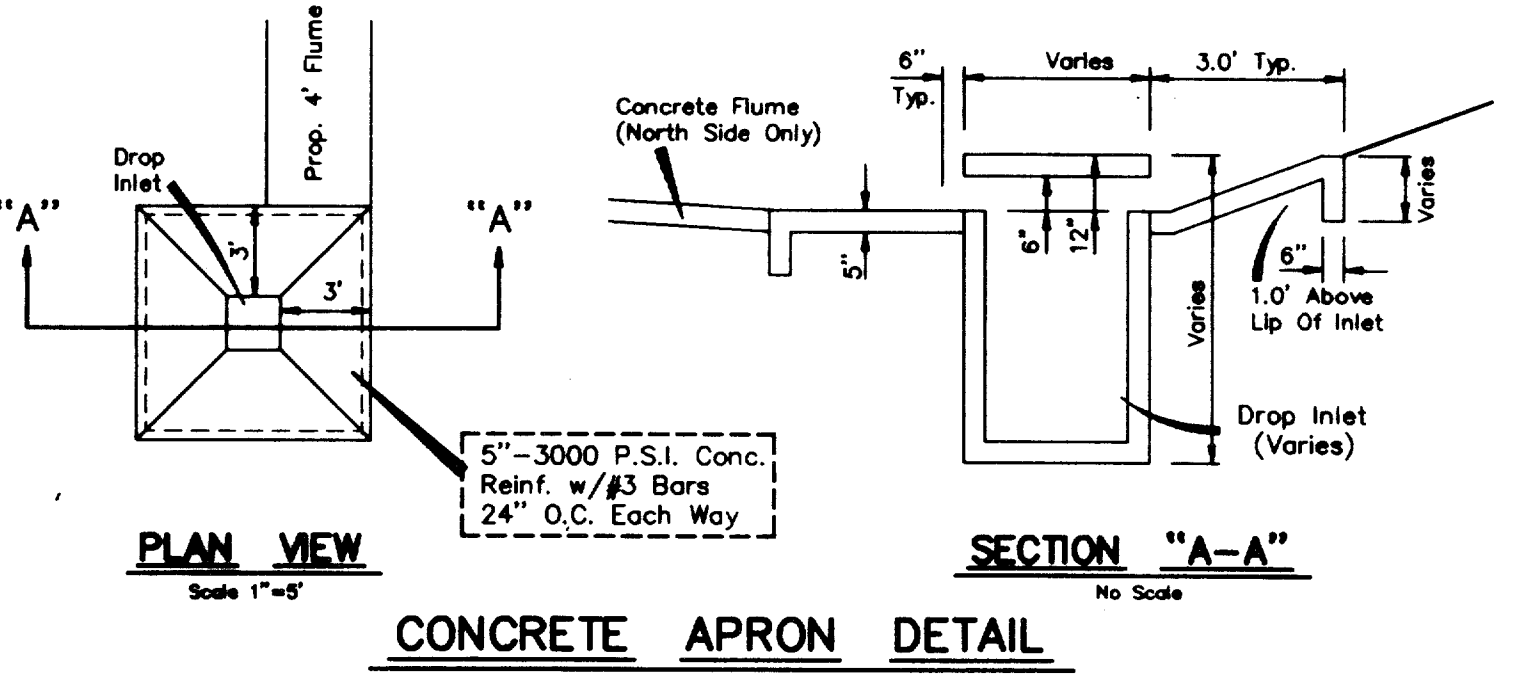
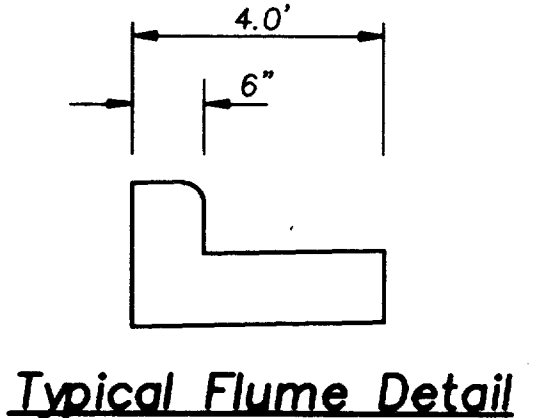








NOTE!  
TEMP. DROP INLET AT END OF STREET PAVING  
TO BE REMOVED WITH CONSTRUCTION OF PHASE 2



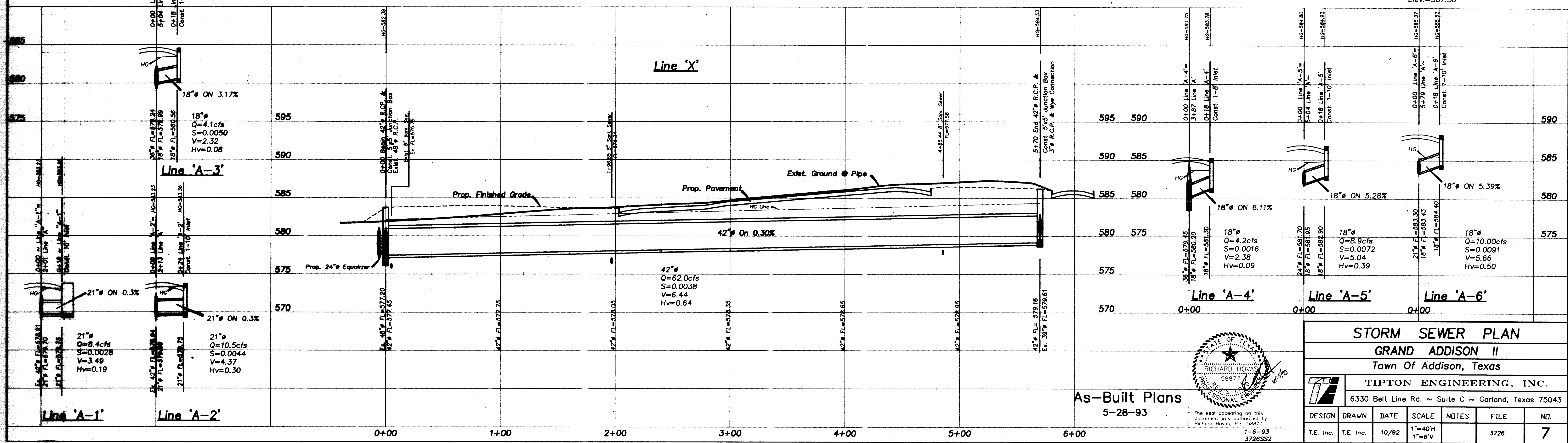
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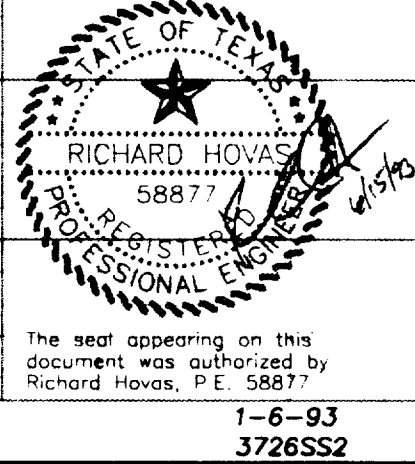
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"□" in top of curb North side of Les Lacs Ave. @ curb return Northwest corner of Meadow Creek Cir. Elev.=587.30

CV.1 A=79'28'31" R=70.0' T=58.19' L=97.10'	CV.2 A=79'13'49" R=70.0' T=57.94' L=96.80'	CV.3 A=4'56'18" R=250.0' T=10.78' L=21.55'	CV.4 A=85'03'42" R=70.0' T=64.21' L=103.92'
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Notes:  
1. Trench Safety Plans & Spec's To Be Furnished By Utility Contractor Prior To Start Of Construction.

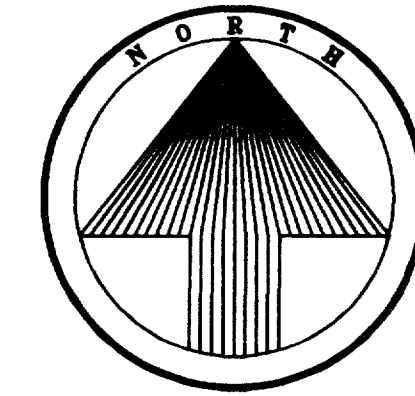
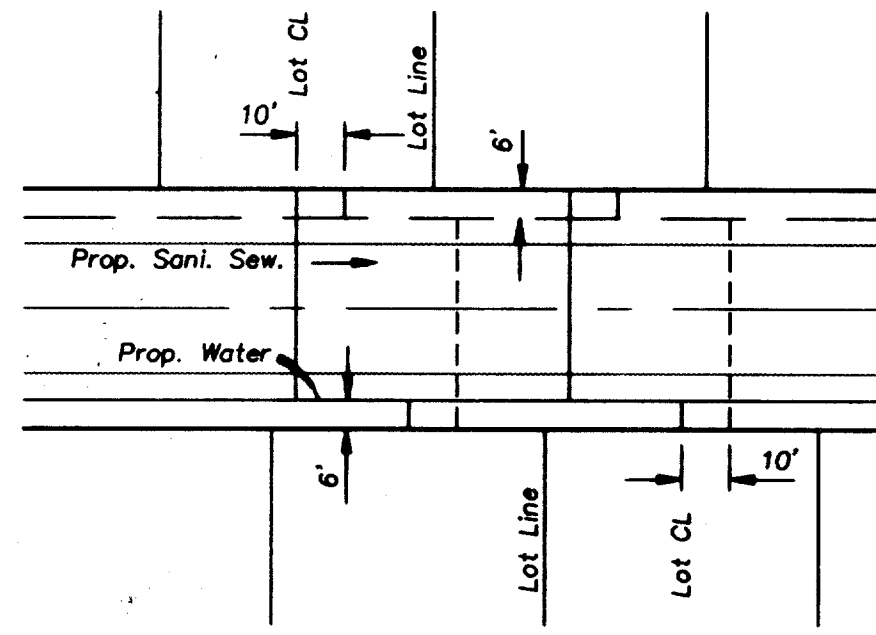


As-Built Plans  
5-28-93



STORM SEWER PLAN						
GRAND ADDISON II						
Town Of Addison, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=40'H 1"=6'V		3726	7

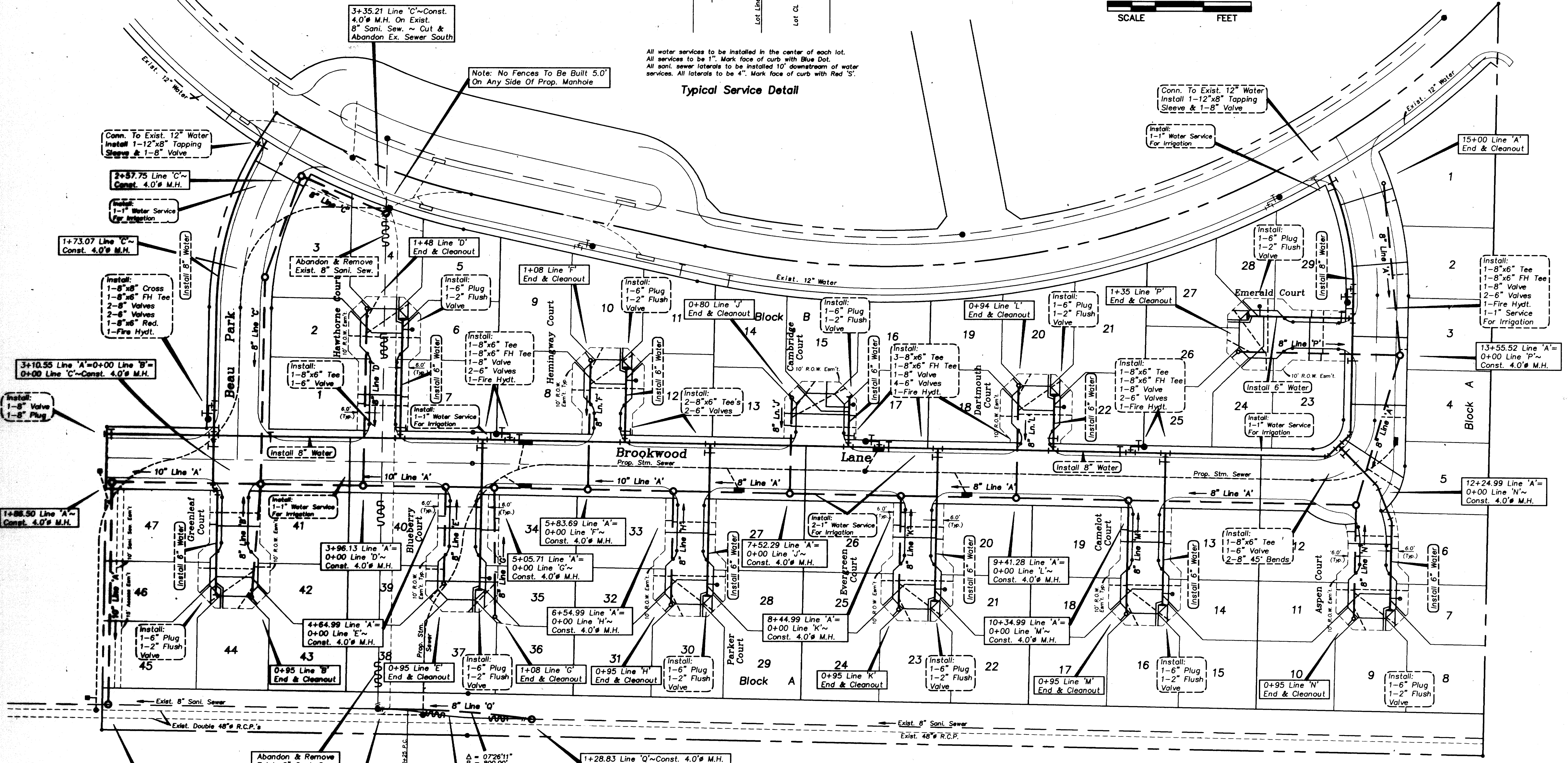




All water services to be installed in the center of each lot.  
 All services to be 1". Mark face of curb with Blue Dot.  
 All sani. sewer laterals to be installed 10' downstream of water services. All laterals to be 4". Mark face of curb with Red 'S'.

Typical Service Detail

Note: No Fences To Be Built 5.0' On Any Side Of Prop. Manhole



Conn. To Exist. 12" Water  
 Install 1-12"x8" Tapping  
 Sleeve & 1-8" Valve

2+57.75 Line 'C'~  
 Const. 4.0' M.H.

Install:  
 1-1" Water Service  
 For Irrigation

1+73.07 Line 'C'~  
 Const. 4.0' M.H.

Install:  
 1-8"x6" Cross  
 1-8"x6" FH Tee  
 2-8" Valves  
 2-6" Valves  
 1-8"x6" Red.  
 1-Fire Hydt.

3+10.55 Line 'A'=0+00 Line 'B'=  
 0+00 Line 'C'~Const. 4.0' M.H.

Install:  
 1-8" Valve  
 1-8" Plug

1+86.50 Line 'A'~  
 Const. 4.0' M.H.

10" Line 'A'

Install:  
 1-1" Water Service  
 For Irrigation

3+96.13 Line 'A'=  
 0+00 Line 'D'~  
 Const. 4.0' M.H.

4+64.99 Line 'A'=  
 0+00 Line 'E'~  
 Const. 4.0' M.H.

Install:  
 1-6" Plug  
 1-2" Flush  
 Valve

0+95 Line 'B'  
 End & Cleanout

0+95 Line 'E'  
 End & Cleanout

0+00 Line 'A'~Const.  
 4.0' M.H. On Exist.  
 8" Sani. Sewer

0+00 Line 'Q'~Conn. To Ex.  
 4.0' M.H. Cut & Plug Ex.  
 8" Sewer After Prop. 8" Sewer  
 Is Installed & Operational

Abandon & Remove  
 Exist. 8" Sani. Sew.

Abandon & Remove  
 Exist. 8" Sani. Sew.

1+28.83 Line 'Q'~Const. 4.0' M.H.  
 w/Drop Connection & Conn. Exist.  
 8" Sewer To M.H., Cut & Plug Exist.  
 8" Sewer After Prop. 8" Sewer Is  
 Connected To Exist. M.H.

Δ = 0726'11"  
 R = 800.00'  
 T = 51.99'  
 L = 103.83'

Install:  
 1-6" Plug  
 1-2" Flush  
 Valve

Install:  
 1-8"x6" Tee  
 1-8"x6" FH Tee  
 1-8" Valve  
 2-6" Valves  
 1-Fire Hydt.  
 1-1" Service  
 For Irrigation

Install:  
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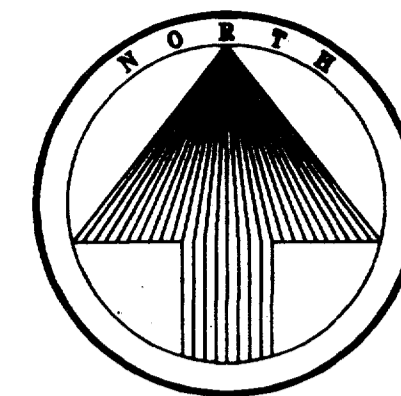
Install:  
 1-6" Plug  
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 Valve

Install:  
 1-6" Plug  
 1-2" Flush  
 Valve

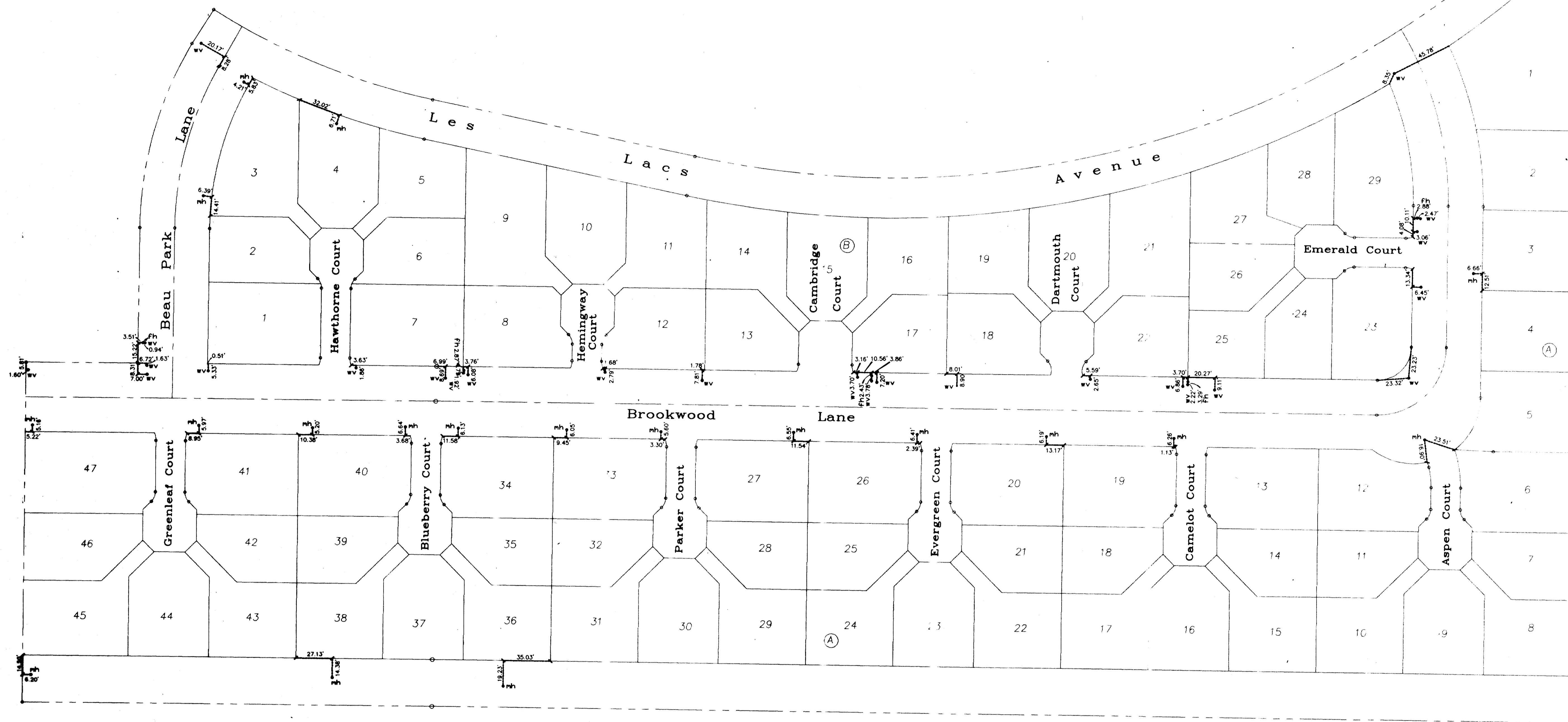
Install:  
 1-6" Plug  
 1-2" Flush  
 Valve

Install:  
 1-6" Plug





40 20 0 40 80  
SCALE FEET



As-Built Plans  
5-28-93



The seal appearing on this document was authorized by Richard Hovak, P.E. 9887

**WATER & SEWER AS-BUILT TIES**  
**GRAND ADDISON II**  
Town Of Addison, Texas

**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=40'		3726	8A

6-14-93  
3726ASB



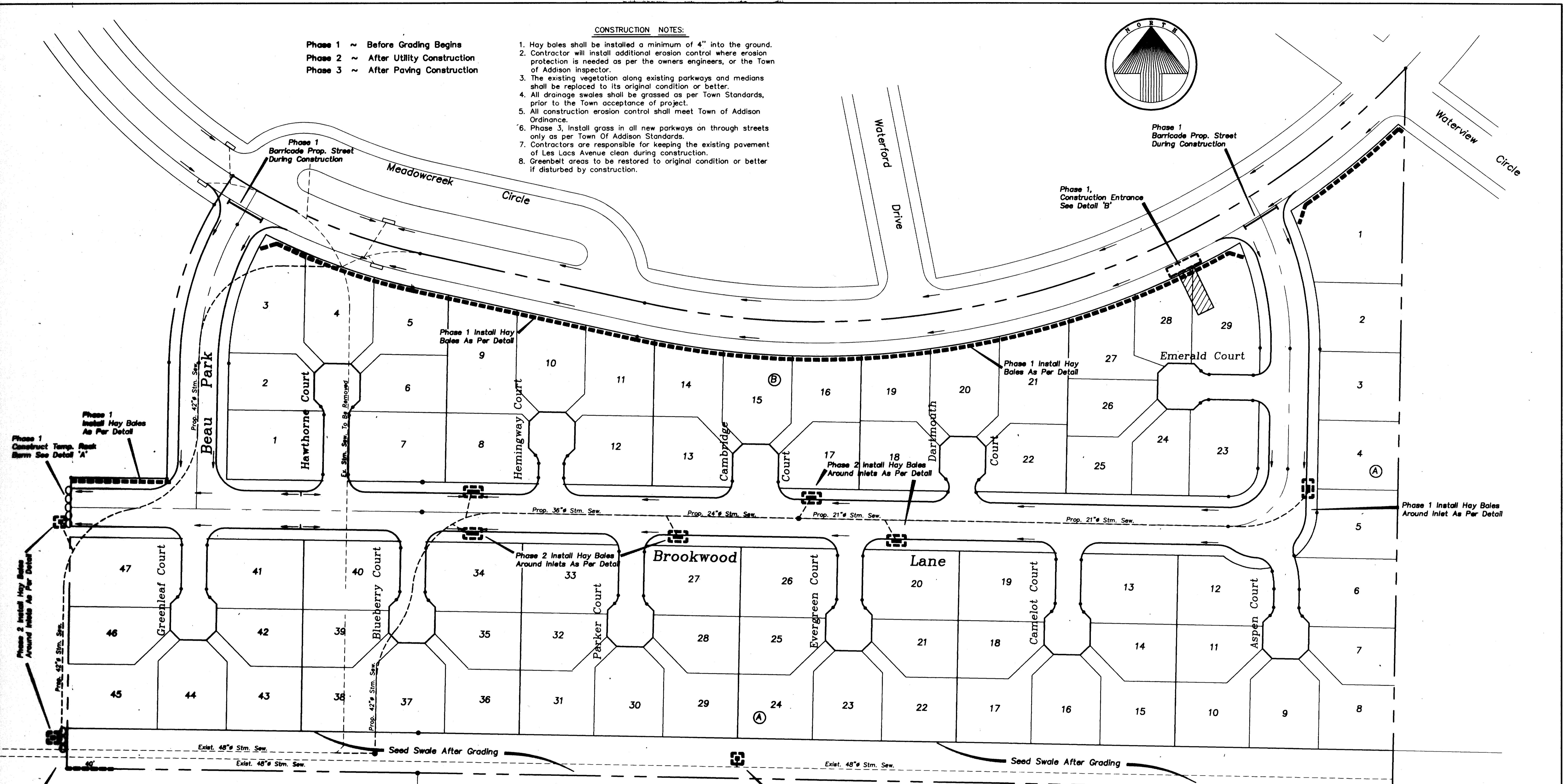
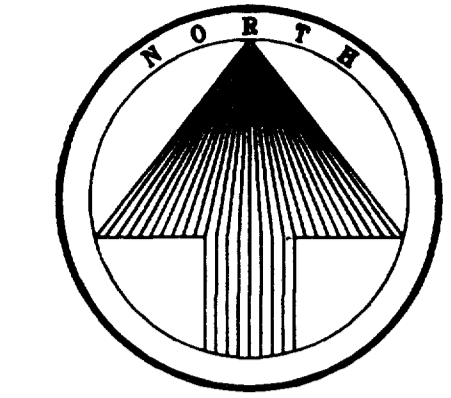




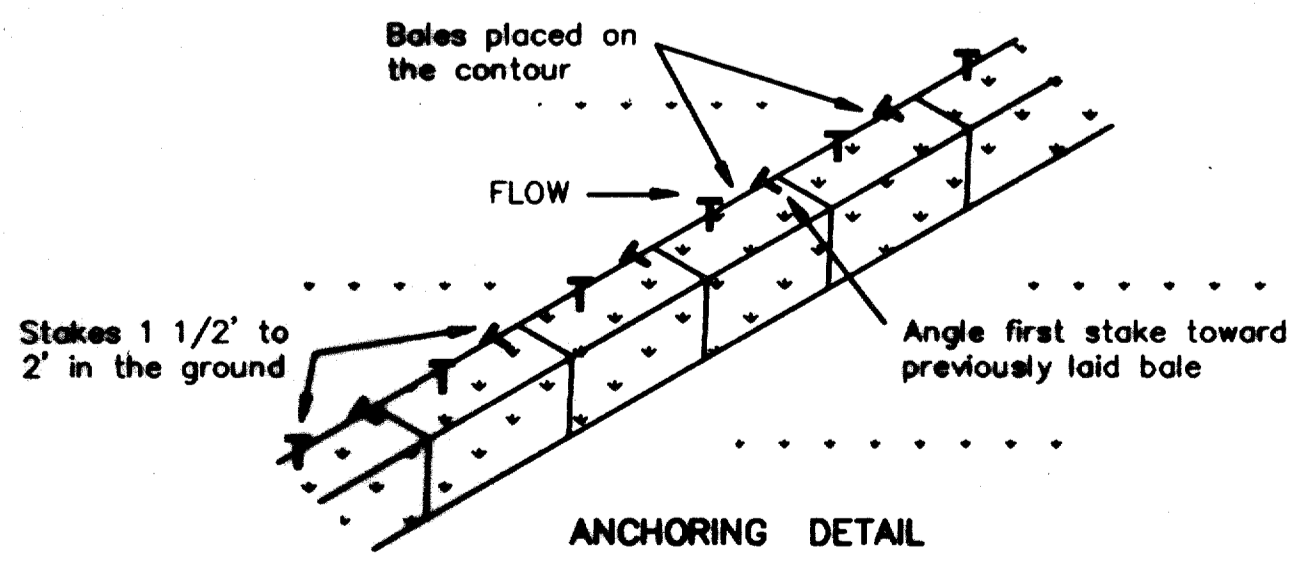
- Phase 1 ~ Before Grading Begins  
 Phase 2 ~ After Utility Construction  
 Phase 3 ~ After Paving Construction

**CONSTRUCTION NOTES:**

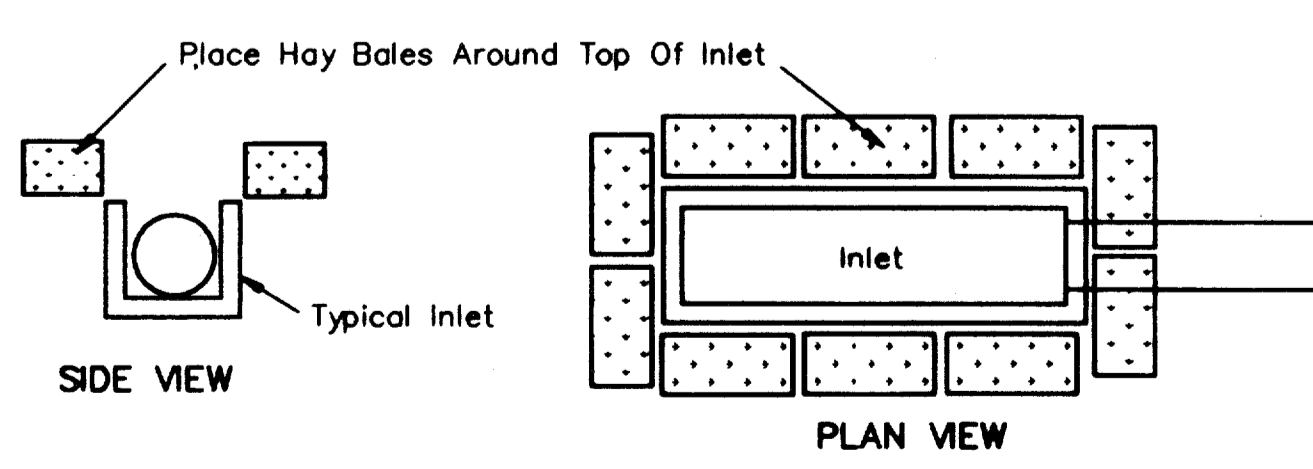
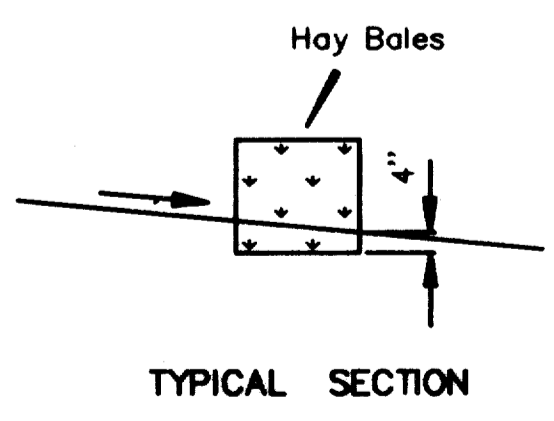
- Hay bales shall be installed a minimum of 4" into the ground.
- Contractor will install additional erosion control where erosion protection is needed as per the owners engineers, or the Town of Addison inspector.
- The existing vegetation along existing parkways and medians shall be replaced to its original condition or better.
- All drainage swales shall be grassed as per Town Standards, prior to the Town acceptance of project.
- All construction erosion control shall meet Town of Addison Ordinance.
- Phase 3, install grass in all new parkways on through streets only as per Town Of Addison Standards.
- Contractors are responsible for keeping the existing pavement of Les Lacs Avenue clean during construction.
- Greenbelt areas to be restored to original condition or better if disturbed by construction.



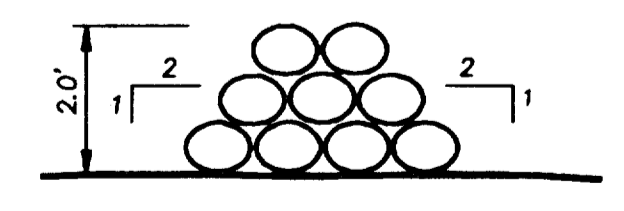
Adjust All Sanitary Sewer To Grade Within Greenbelt Area.



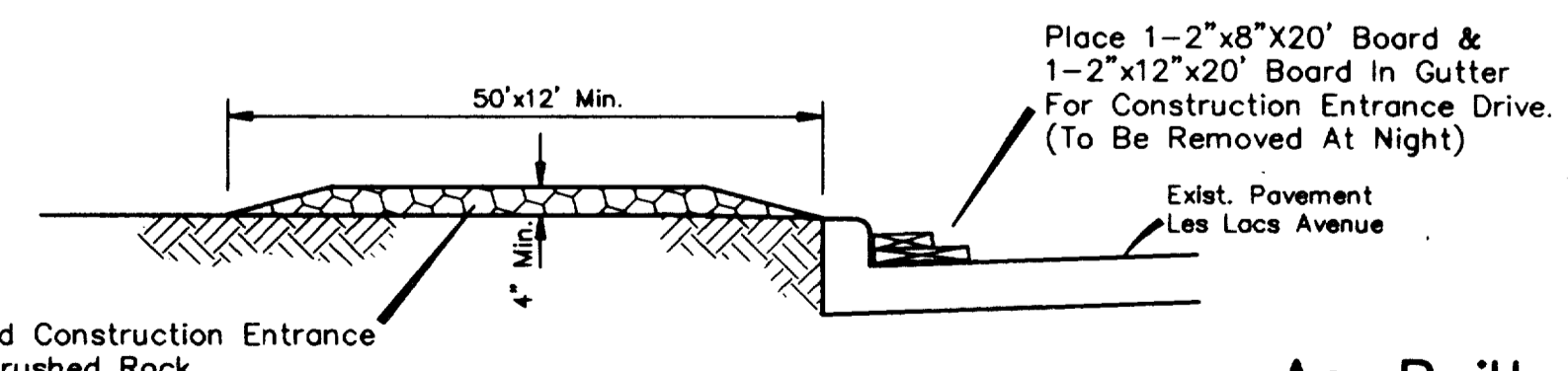
**TYPICAL HAY BALE PLACEMENT**



**TYPICAL HAY BALE PLACEMENT AROUND INLET**



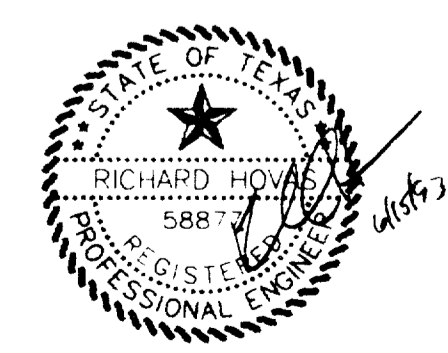
**DETAIL "A" ROCK BERM**



**DETAIL "B" ENTRANCE DRIVE**

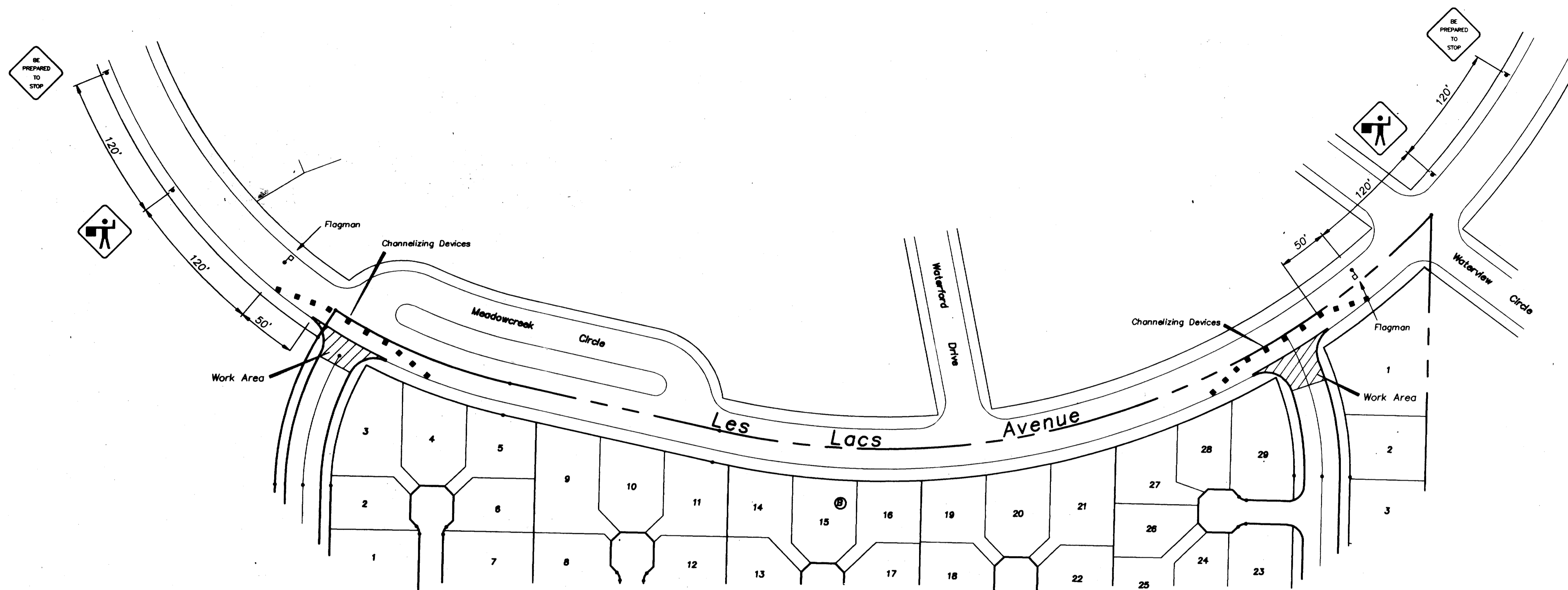
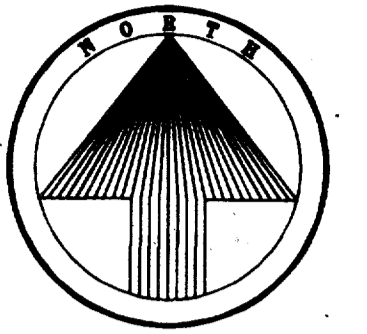
As-Built Plans  
5-28-93

Bench Mark 1  
"X" in C.L. of Les Lacs Avenue @ 325'± South of Proton Drive. Elev.=601.80  
Bench Mark 2  
"□" in top of curb North side of Les Lacs Ave. @ curb return Northwest corner of Meadow Creek Cir. Elev.=587.30



<b>EROSION CONTROL PLAN</b>						
<b>GRAND ADDISON II</b>						
Town Of Addison, Texas						
TIPTON ENGINEERING, INC.						
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
T.E. Inc.	T.E. Inc.	10/92	1"=40'		3726	10

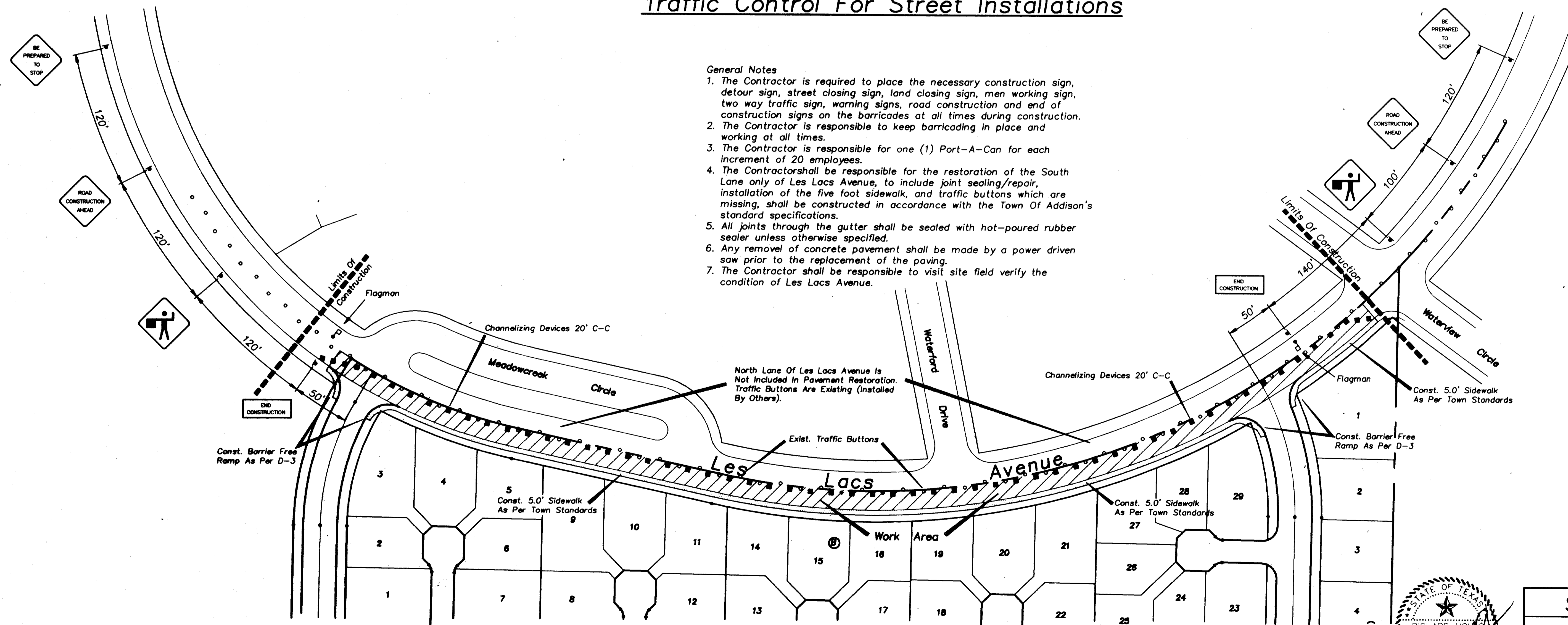




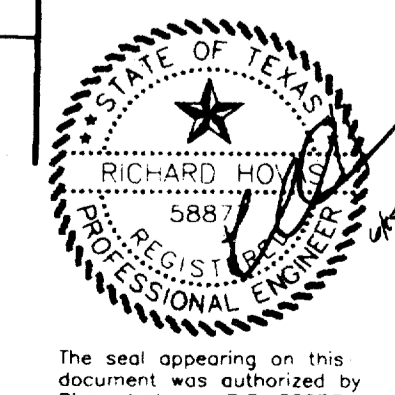
Traffic Control For Street Installations

**General Notes**

1. The Contractor is required to place the necessary construction sign, detour sign, street closing sign, land closing sign, men working sign, two way traffic sign, warning signs, road construction and end of construction signs on the barricades at all times during construction.
2. The Contractor is responsible to keep barricading in place and working at all times.
3. The Contractor is responsible for one (1) Part-A-Can for each increment of 20 employees.
4. The Contractor shall be responsible for the restoration of the South Lane only of Les Lacs Avenue, to include joint sealing/repair, installation of the five foot sidewalk, and traffic buttons which are missing, shall be constructed in accordance with the Town Of Addison's standard specifications.
5. All joints through the gutter shall be sealed with hot-poured rubber sealer unless otherwise specified.
6. Any removal of concrete pavement shall be made by a power driven saw prior to the replacement of the paving.
7. The Contractor shall be responsible to visit site field verify the condition of Les Lacs Avenue.



Traffic Control & Warning Device For  
Restoration Of Les Lacs Avenue



As-Built Plans  
5-28-93

**STREET RESTORATION PLAN**  
**GRAND ADDISON II**  
Town Of Addison, Texas

**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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11-13-92  
3726SRP