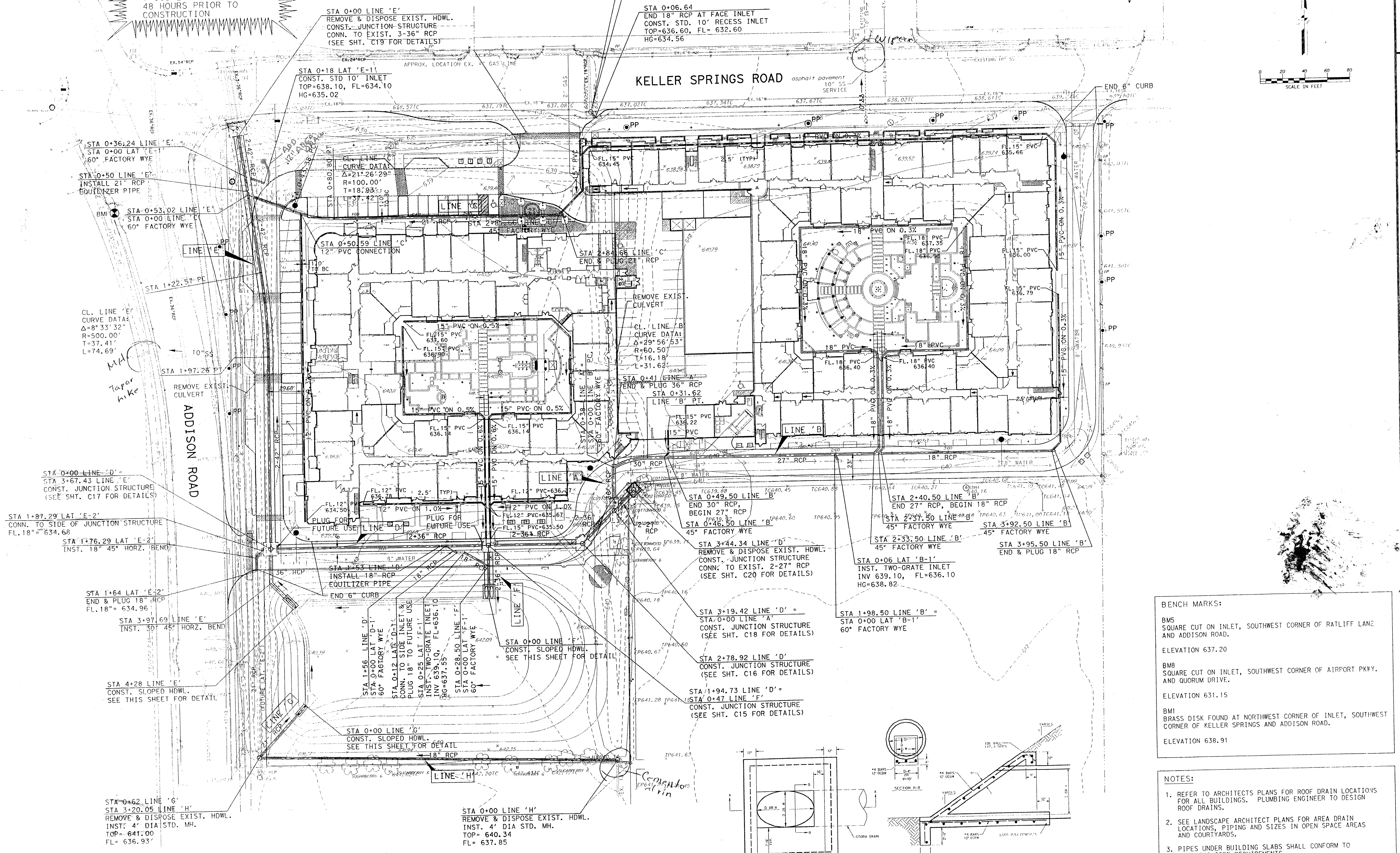
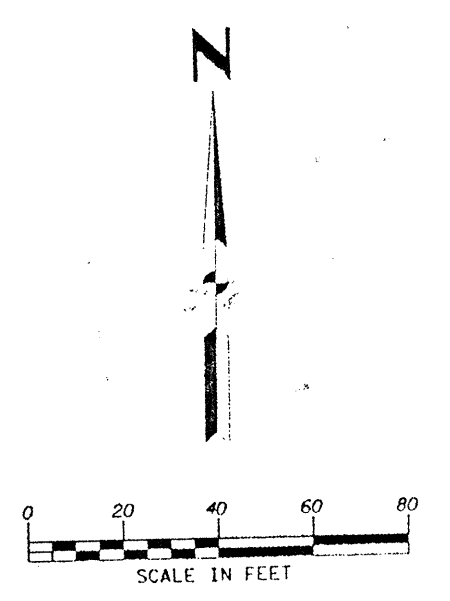


CAUTION!!
 EXIST. GAS MAIN IN AREA
 CONTACT TEXAS ONE CALL
 1-800-245-4545
 48 HOURS PRIOR TO
 CONSTRUCTION

REMOVE & DISPOSE EXIST. INLET
 CONST. STD. 4" DIA. MH. AT THE END
 OF EXIST. 18" RCP.
 STA 0+00 BEGIN 18" RCP
 TOP= 637.05, FL= 633.03

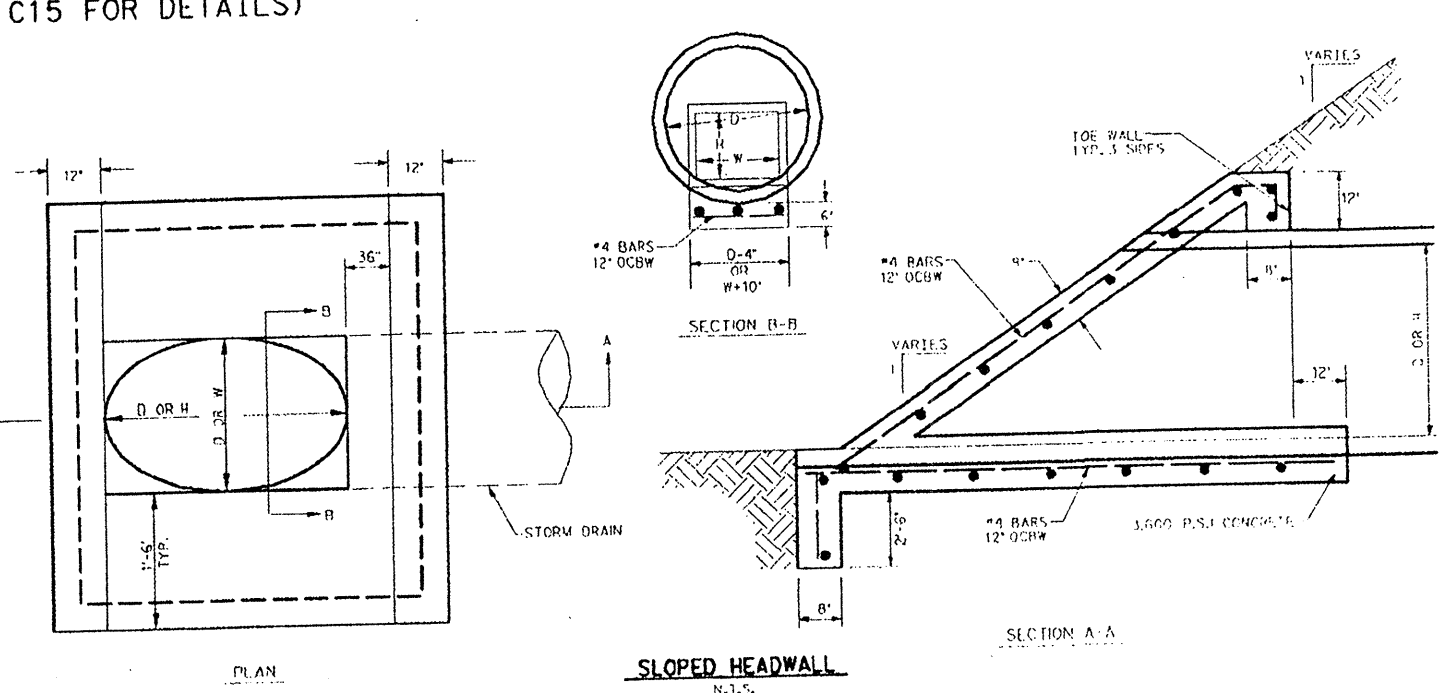
STA 0+06.64
 END 18" RCP AT FACE INLET
 CONST. STD. 10" RECESS INLET
 TOP=636.60, FL= 632.60
 HG=634.56

187
 164
 023
 164
 187

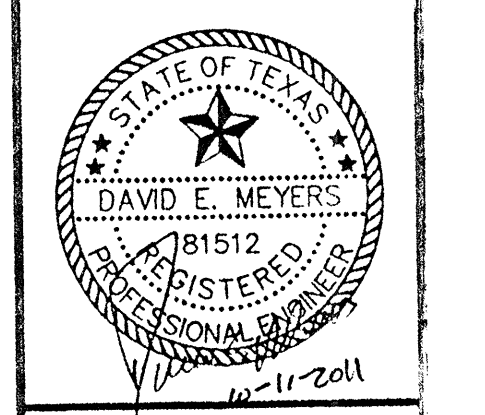


BENCH MARKS:
 BM5
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF RATLIFF LANE
 AND ADDISON ROAD.
 ELEVATION 637.20
 BM8
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF AIRPORT PKWY.
 AND QUORUM DRIVE.
 ELEVATION 631.15
 BM1
 BRASS DISK FOUND AT NORTHWEST CORNER OF INLET, SOUTHWEST
 CORNER OF KELLER SPRINGS AND ADDISON ROAD.
 ELEVATION 638.91

NOTES:
 1. REFER TO ARCHITECT'S PLANS FOR ROOF DRAIN LOCATIONS
 FOR ALL BUILDINGS. PLUMBING ENGINEER TO DESIGN
 ROOF DRAINS.
 2. SEE LANDSCAPE ARCHITECT PLANS FOR AREA DRAIN
 LOCATIONS, PIPING AND SIZES IN OPEN SPACE AREAS
 AND COURTYARDS.
 3. PIPES UNDER BUILDING SLABS SHALL CONFORM TO
 PLUMBING CODE REQUIREMENTS.



Kimley-Horn
 and Associates, Inc.
 1800 West Loop South, Suite 500
 Dallas, TX 75260 P: 972-770-0000
 F: 972-770-0000
 No. _____ Date _____
 Revision _____

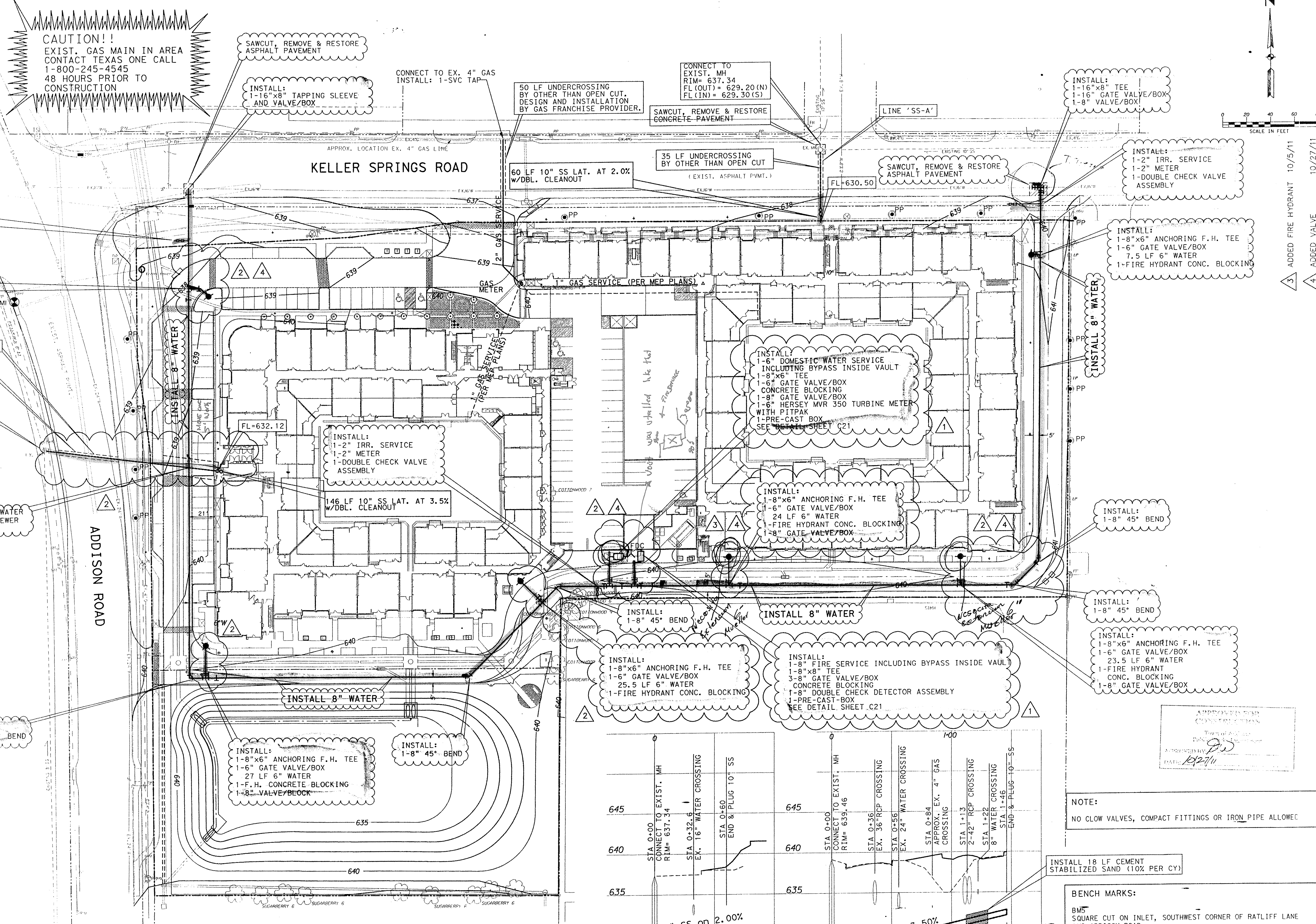


**Keller Springs Lofts
 Loft Apartments in Addison**
 Town of Addison, Texas

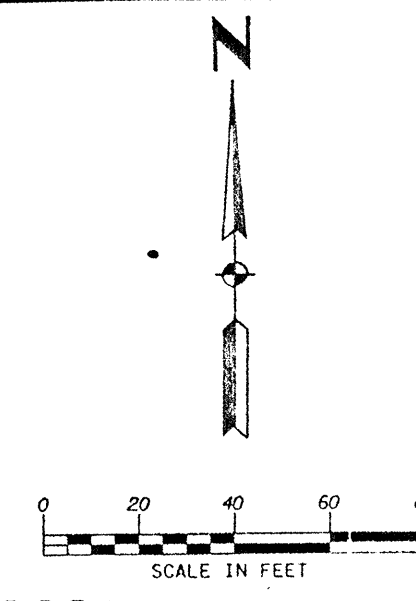
STORM SEWER PLAN

DATE: OCTOBER 11, 2011
 DESIGN: KHA
 DRAWN: KHA
 CHECKED: KHA
 KHA NO.: 064362003
 CITY NO.: _____

SHEET
C8



CAUTION!!
 EXIST. GAS MAIN IN AREA
 CONTACT TEXAS ONE CALL
 1-800-245-4545
 48 HOURS PRIOR TO
 CONSTRUCTION



INSTALL:
 1-2" IRR. SERVICE
 1-2" METER
 1-DOUBLE CHECK VALVE
 ASSEMBLY

INSTALL:
 1-8"x6" ANCHORING F.H. TEE
 1-6" GATE VALVE/BOX
 1-6" 45° BEND
 20 LF 6" WATER
 1-F.H. CONCRETE BLOCKING
 1-8" VALVE/BLOCK

50 LF UNDERCROSSING
 BY OTHER THAN OPEN CUT

CONNECT TO
 EXIST. MH
 RIM= 639.46
 FL (OUT)= 626.91 (N)
 FL (IN)= 627.01 (E)

CENTER ONE JOINT OF WATER
 LINE OVER SANITARY SEWER
 CROSSING

SAWCUT, REMOVE & RESTORE
 ASPHALT PAVEMENT

INSTALL:
 1-16"x8" TAPPING SLEEVE
 AND VALVE/BOX

CONNECT TO EX. 4" GAS LINE
 INSTALL: 1-SVC TAP

50 LF UNDERCROSSING
 BY OTHER THAN OPEN CUT.
 DESIGN AND INSTALLATION
 BY GAS FRANCHISE PROVIDER.

CONNECT TO
 EXIST. MH
 RIM= 637.34
 FL (OUT)= 629.20 (N)
 FL (IN)= 629.30 (S)

SAWCUT, REMOVE & RESTORE
 CONCRETE PAVEMENT

35 LF UNDERCROSSING
 BY OTHER THAN OPEN CUT
 (EXIST. ASPHALT PAVT.)

60 LF 10" SS LAT. AT 2.0%
 W/DBL. CLEANOUT

LINE 'SS-A'

SAWCUT, REMOVE & RESTORE
 ASPHALT PAVEMENT

INSTALL:
 1-16"x8" TEE
 1-16" GATE VALVE/BOX
 1-8" VALVE/BOX

INSTALL:
 1-2" IRR. SERVICE
 1-2" METER
 1-DOUBLE CHECK VALVE
 ASSEMBLY

INSTALL:
 1-8"x6" ANCHORING F.H. TEE
 1-6" GATE VALVE/BOX
 7.5 LF 6" WATER
 1-FIRE HYDRANT CONC. BLOCKING

INSTALL:
 1-6" DOMESTIC WATER SERVICE
 INCLUDING BYPASS INSIDE VAULT
 1-8"x6" TEE
 1-6" GATE VALVE/BOX
 CONCRETE BLOCKING
 1-6" GATE VALVE/BOX
 1-8" HERSEY MVR 350 TURBINE METER
 WITH PITPAK
 1-PRE-CAST BOX
 SEE DETAIL SHEET C21

INSTALL:
 1-8"x6" ANCHORING F.H. TEE
 1-6" GATE VALVE/BOX
 24 LF 6" WATER
 1-FIRE HYDRANT CONC. BLOCKING
 1-8" GATE VALVE/BOX

INSTALL:
 1-8" 45° BEND

INSTALL:
 1-8" 45° BEND

INSTALL:
 1-8"x6" ANCHORING F.H. TEE
 1-6" GATE VALVE/BOX
 23.5 LF 6" WATER
 1-FIRE HYDRANT
 CONC. BLOCKING
 1-8" GATE VALVE/BOX

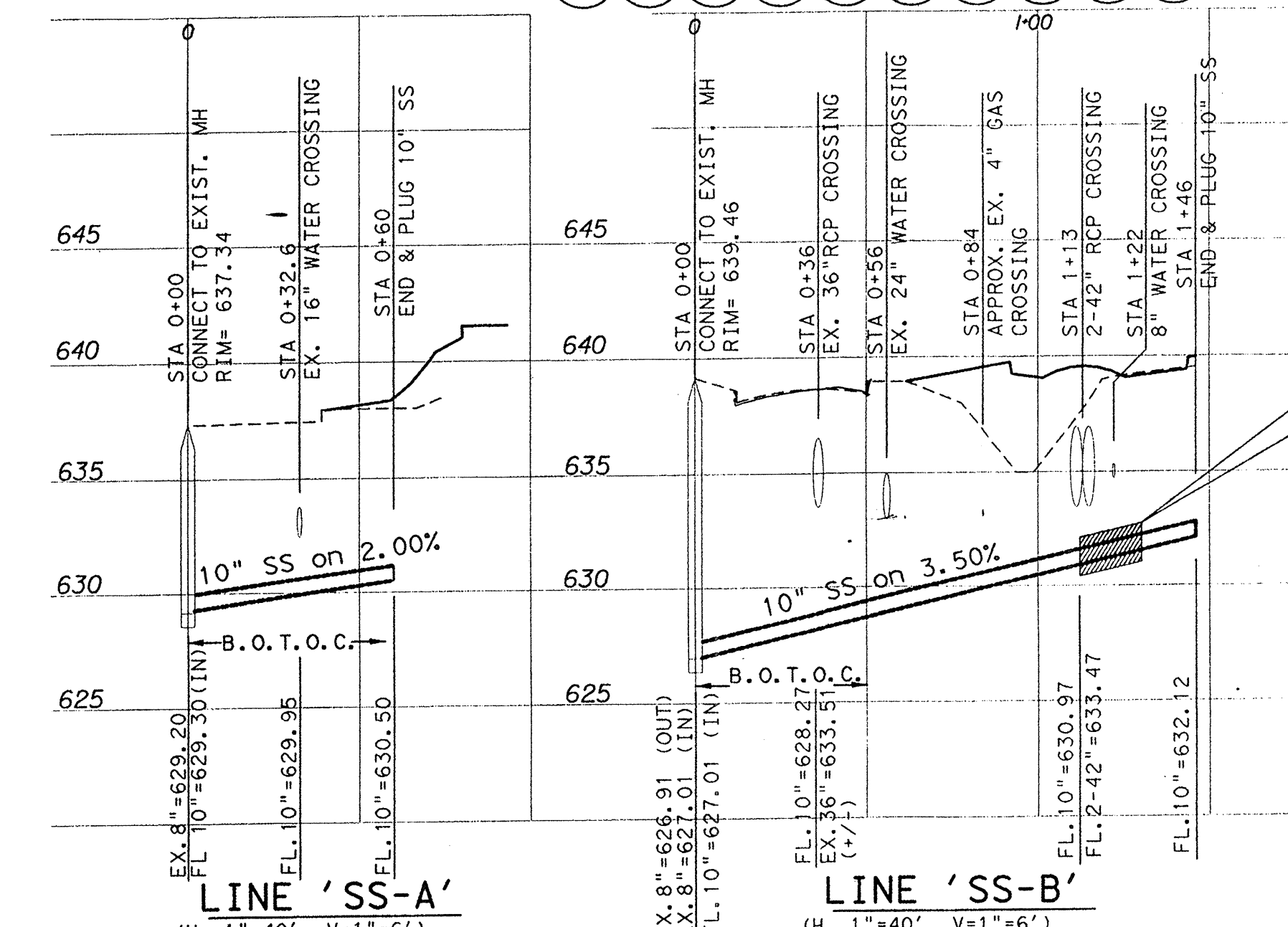
INSTALL:
 1-8"x6" ANCHORING F.H. TEE
 1-6" GATE VALVE/BOX
 25.5 LF 6" WATER
 1-FIRE HYDRANT CONC. BLOCKING

INSTALL:
 1-8" FIRE SERVICE INCLUDING BYPASS INSIDE VAULT
 1-8"x8" TEE
 3-8" GATE VALVE/BOX
 CONCRETE BLOCKING
 1-8" DOUBLE CHECK DETECTOR ASSEMBLY
 1-PRE-CAST BOX
 SEE DETAIL SHEET C21

NOTE:
 NO CLOW VALVES, COMPACT FITTINGS OR IRON PIPE ALLOWED.

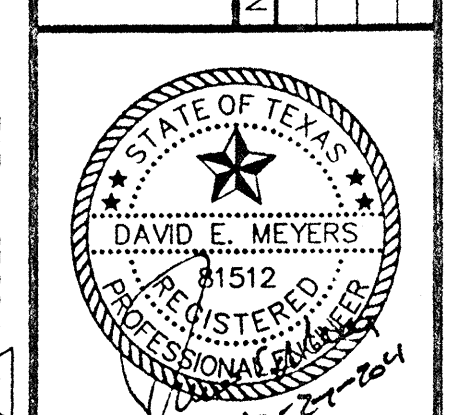
INSTALL 18 LF CEMENT
 STABILIZED SAND (10% PER CY)

BENCH MARKS:
 BM5
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF RATLIFF LANE
 AND ADDISON ROAD.
 ELEVATION 637.20
 BM8
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF AIRPORT PKWY.
 AND QUORUM DRIVE.
 ELEVATION 631.15
 BM1
 BRASS DISK FOUND AT NORTHWEST CORNER OF INLET, SOUTHWEST
 CORNER OF KELLER SPRINGS AND ADDISON ROAD.
 ELEVATION 638.91



Kimley-Horn
 and Associates, Inc.
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 Dallas, TX 75248-6868
 Phone: 972-968-8877
 Fax: 972-968-8877

Revision
 No. 1
 Description
 REVISION WATER SERVICE AND
 FIRE SERVICE NOTES
 Date
 8/26/11
 9/14/11



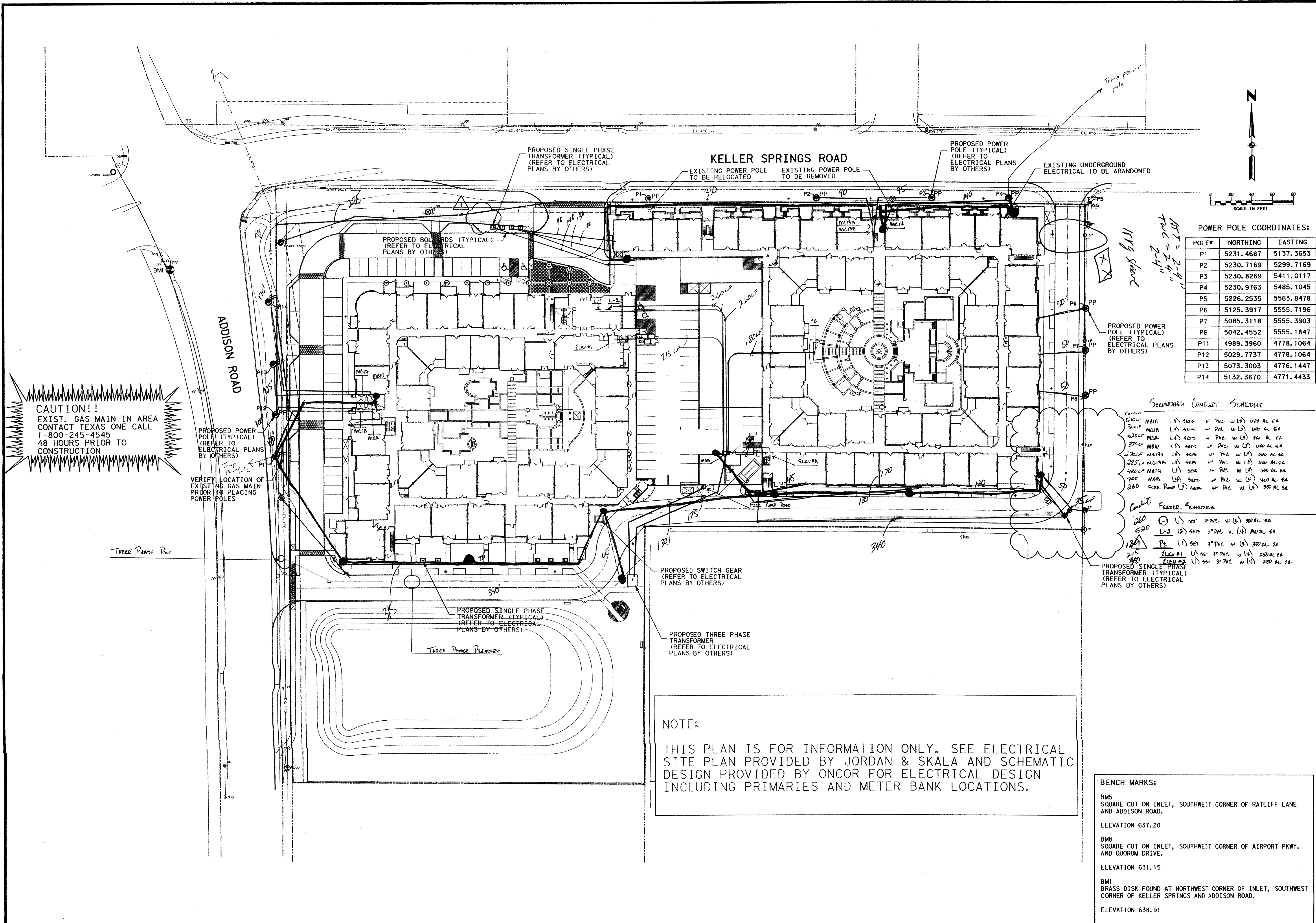
Keller Springs Lofts
 Loft Apartments in Addison
 Town of Addison, Texas

WATER AND WASTEWATER
 PLAN - PROFILE

DATE: OCTOBER 27, 2011

DESIGN: KHA	CITY NO.:
DRAWN: KHA	
CHECKED: KHA	
KHA NO.: 064362003	

SHEET
C10



CAUTION!!
 EXIST. GAS MAIN IN AREA
 CONTACT TEXAS ONE CALL
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 48 HOURS PRIOR TO
 CONSTRUCTION

PROPOSED POWER POLE (TYPICAL)
 (REFER TO ELECTRICAL PLANS BY OTHERS)

VERIFY LOCATION OF EXISTING GAS MAIN PRIOR TO PLACING POWER POLES

PROPOSED BOLLARDS (TYPICAL)
 (REFER TO ELECTRICAL PLANS BY OTHERS)

PROPOSED SINGLE PHASE TRANSFORMER (TYPICAL)
 (REFER TO ELECTRICAL PLANS BY OTHERS)

KELLER SPRINGS ROAD

EXISTING POWER POLE TO BE RELOCATED
 EXISTING POWER POLE TO BE REMOVED

PROPOSED POWER POLE (TYPICAL)
 (REFER TO ELECTRICAL PLANS BY OTHERS)

EXISTING UNDERGROUND ELECTRICAL TO BE ABANDONED

POWER POLE COORDINATES:

POLE#	NORTHING	EASTING
P1	5231.4687	5137.3653
P2	5230.7169	5299.7169
P3	5230.8269	5411.0117
P4	5230.9763	5485.1045
P5	5226.2535	5563.8478
P6	5125.3917	5555.7196
P7	5085.3118	5555.3903
P8	5042.4552	5555.1847
P11	4989.3960	4778.1064
P12	5029.7737	4778.1064
P13	5073.3003	4776.1447
P14	5132.3670	4771.4433

11/9 Street
 MT = 2'-4"
 TWC = 2'-4"

SECONDARY CONDUIT SCHEDULE

- 510 LF MB12 (L3) SERA 1" PVC W (L) 400 AL EA
- 300 LF MB13 (L3) SERA 1" PVC W (L) 400 AL EA
- 520 LF MB14 (L3) SERA 1" PVC W (L) 500 AL EA
- 370 LF MB10 (L3) SERA 1" PVC W (L) 400 AL EA
- 270 LF MB12A (L3) SERA 1" PVC W (L) 400 AL EA
- 285 LF MB13B (L3) SERA 1" PVC W (L) 400 AL EA
- 440 LF MB14 (L3) SERA 1" PVC W (L) 400 AL EA
- 700 MB15 (L4) SERA 1" PVC W (L) 400 AL EA
- 260 FEED PUMP (L3) SERA 1" PVC W (L) 300 AL EA

CONDUIT FEEDER SCHEDULE

- 260 (L) 1" SET 3" PVC W (L) 300 AL EA
- 520 (L) 2" SET 3" PVC W (L) 400 AL EA
- 180 (L) 1" SET 3" PVC W (L) 300 AL EA
- 215 (L) 1" SET 3" PVC W (L) 250 AL EA
- 240 (L) 1" SET 3" PVC W (L) 250 AL EA

PROPOSED SINGLE PHASE TRANSFORMER (TYPICAL)
 (REFER TO ELECTRICAL PLANS BY OTHERS)

NOTE:

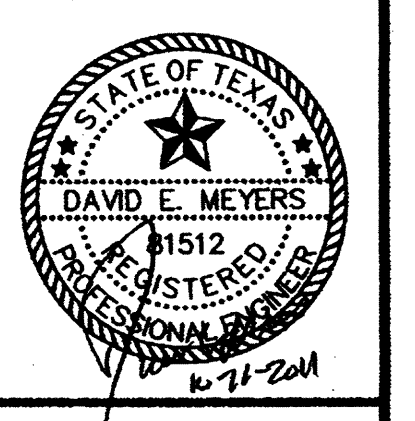
THIS PLAN IS FOR INFORMATION ONLY. SEE ELECTRICAL SITE PLAN PROVIDED BY JORDAN & SKALA AND SCHEMATIC DESIGN PROVIDED BY ONCOR FOR ELECTRICAL DESIGN INCLUDING PRIMARIES AND METER BANK LOCATIONS.

BENCH MARKS:

- BMS SQUARE CUT ON INLET, SOUTHWEST CORNER OF RATLIFF LANE AND ADDISON ROAD. ELEVATION 637.20
- BMB SQUARE CUT ON INLET, SOUTHWEST CORNER OF AIRPORT PKWY. AND QUORUM DRIVE. ELEVATION 631.15
- BM1 BRASS DISK FOUND AT NORTHWEST CORNER OF INLET, SOUTHWEST CORNER OF KELLER SPRINGS AND ADDISON ROAD. ELEVATION 638.91

Kimley-Horn and Associates, Inc.
 1000 West Loop South, Suite 200
 Houston, TX 77027-3000
 Phone: 281-416-7700
 Fax: 281-416-7701

Revision: 1
 DATE: 9/19/11
 REVISIONS: REVISED TRANSFORMERS AND POWER POLE LAYOUTS



Keller Springs Lofts
Loft Apartments in Addison
 Town of Addison, Texas

ELECTRICAL SITE PLAN

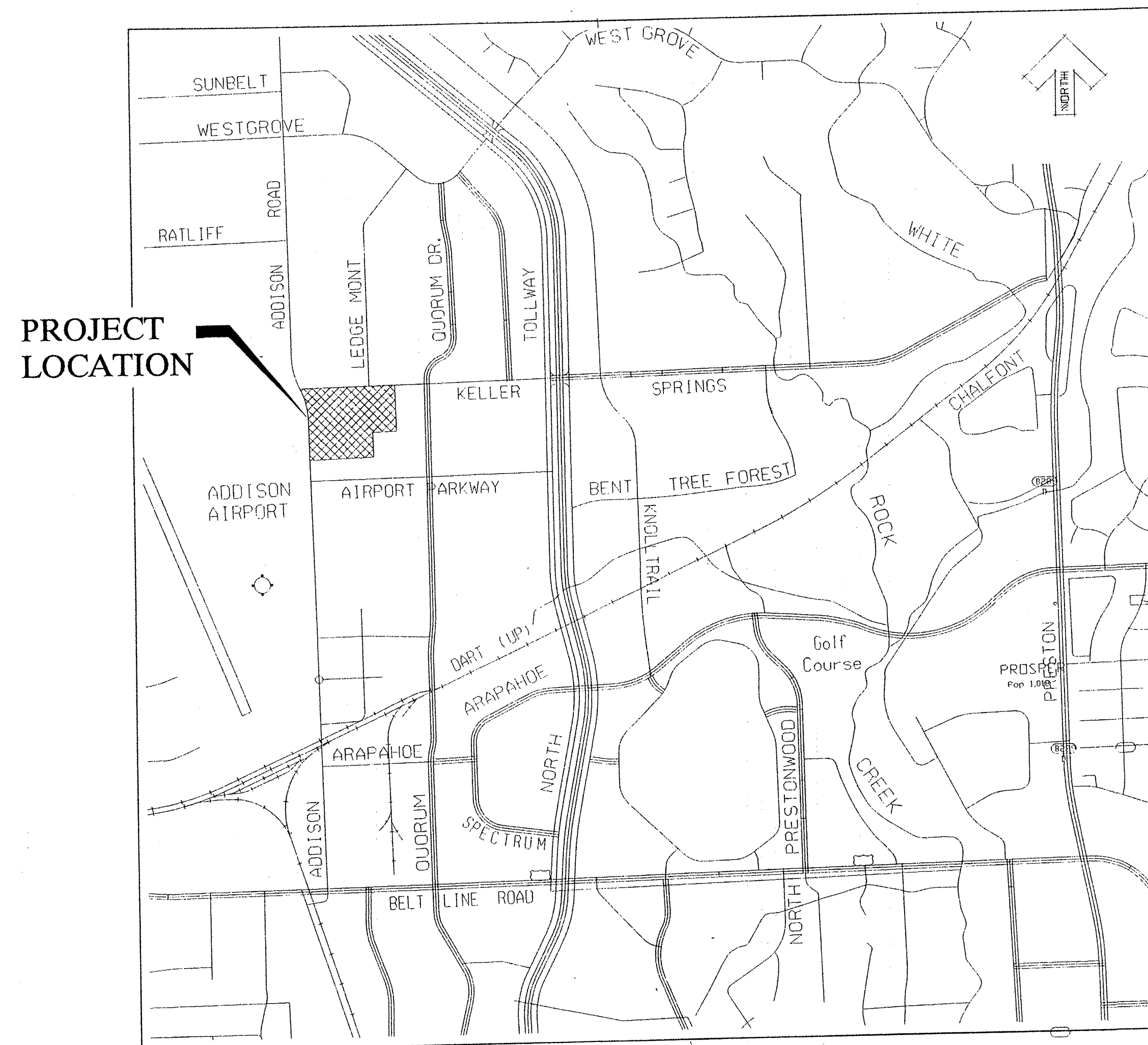
DATE: OCTOBER 11, 2011
 DESIGN: KHA
 DRAWN: KHA
 CHECKED: KHA
 KHA NO.: 084362003
 CITY NO.:

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG

PERMIT SET - NOT FOR CONSTRUCTION	08/05/2011
PROJECT COORDINATION SET	08/19/2011
100% COORDINATION SET CITY SUBMITTAL #2	08/26/2011
100% COORDINATION SET CITY SUBMITTAL #3	09/14/2011
ISSUES FOR CONSTRUCTION	10/11/2011



VICINITY MAP
(NOT TO SCALE)

SHEET LIST	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
	FINAL PLAT
C2	GENERAL NOTES
C2a	TOWN OF ADDISON WATER AND WASTEWATER REQUIREMENTS
C2b	TOWN OF ADDISON WATER AND WASTEWATER REQUIREMENTS
C3	DIMENSION CONTROL PLAN
C4	GRADING PLAN
C4a	PAVING PLAN
C5	DRAINAGE AREA MAP
C6	DETENTION POND CALCULATIONS
C7	DRAINAGE CALCULATIONS
C8	STORM SEWER PLAN
C8a	TREE DRAIN PLAN
C9	STORM SEWER PROFILES
C10	WATER & WASTEWATER PLAN - PROFILE
C10a	ELECTRICAL SITE PLAN
C11-11a	POLLUTION CONTROL PLAN
C12-12b	PAVING DETAILS
C13-C14	STORM WATER DETAILS
C15-C20	JUNCTION STRUCTURE DETAILS
C21-C22a	WATER DETAILS
C23	WASTEWATER DETAILS
C24	UTILITY DETAILS

PREPARED FOR:

Embrey Partners, Ltd.

1020 NE Loop 410, Ste 700
San Antonio, Texas 78209

PREPARED BY:

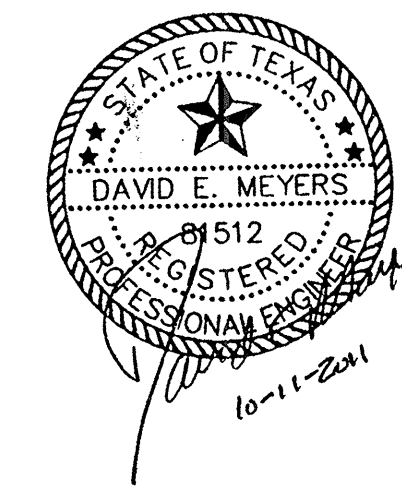


**Kimley-Horn
and Associates, Inc.**

12700 Park Central Drive, Suite 1800, Dallas, TX 75251-1516 972-770-1300
Firm Registration No. F-928

OCTOBER 11, 2011

PW# 2006-001



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