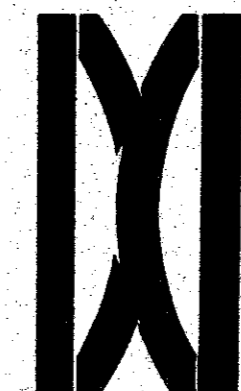


DEVELOPMENT PLANS
FOR
BELTWOOD NORTH
PHASE 2
ADDISON, TEXAS

SHEET INDEX	
SHEET NO	DESCRIPTION
	COVER SHEET
	DRAINAGE AREA MAP
	PAVING PLAN & PROFILE
	WATER & SEWER SHEET

CONNELL DEVELOPMENT CO.
P.O. BOX 34047
DALLAS, TEXAS 75234
357-4694



DATE MAY, 1978	SCALE NONE	SHEET
DONALD C. MOREAU - CONSULTING ENGINEER		OF
2355 STEMMONS FRWY • SUITE 1004 • DALLAS, TEXAS • 638-8430		

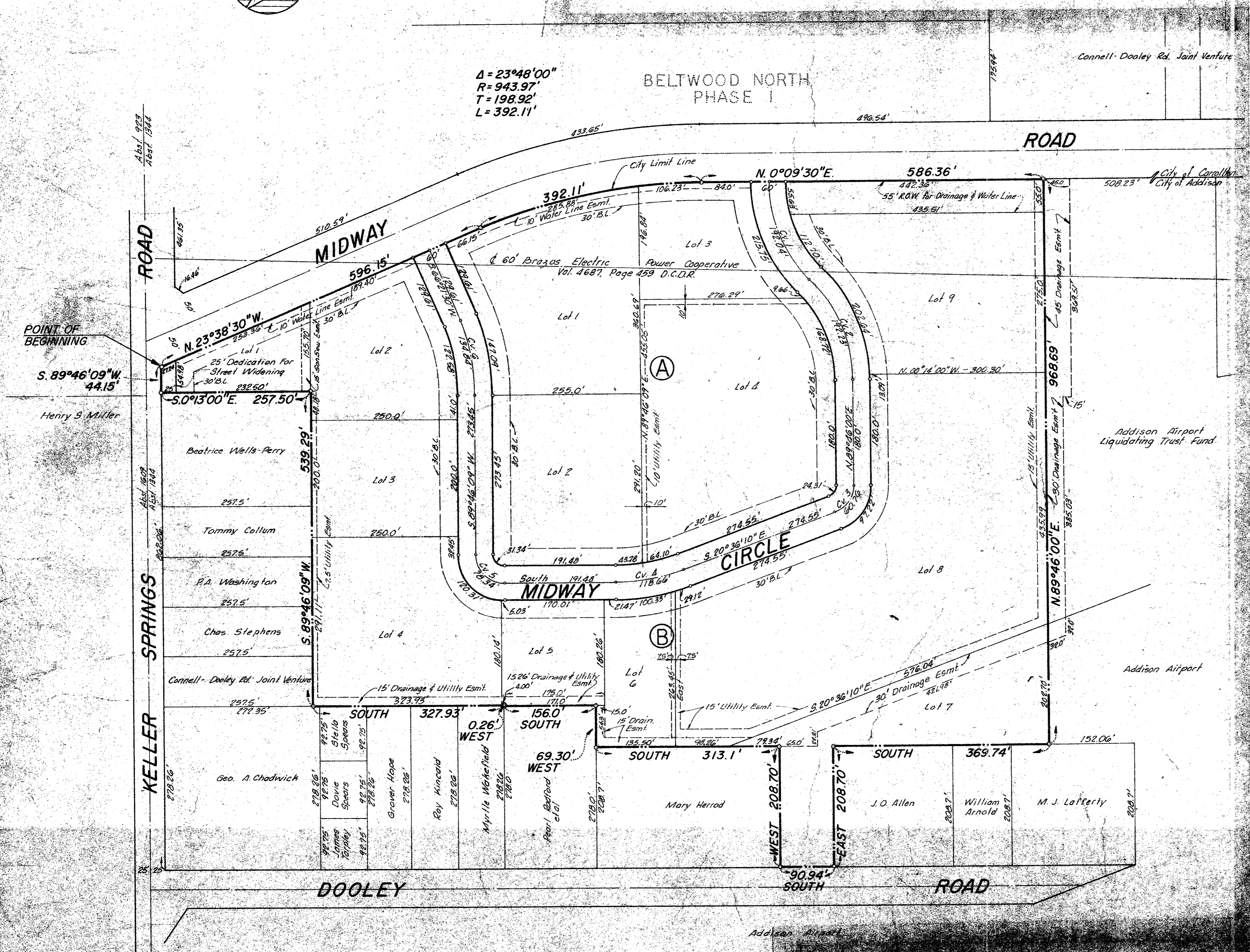
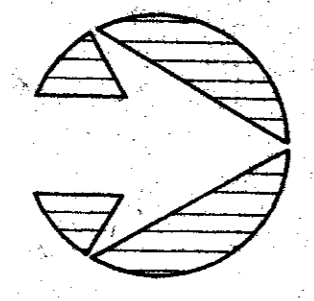
As Built 7-20-79

KNOW ALL MEN BY THESE PRESENTS: That I, Donald C. Moreau, do hereby certify that I prepared this plat from actual and accurate survey on the ground and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the regulations of the City of Addison, Texas.

Donald C. Moreau, P.E.

STATE OF TEXAS COUNTY OF DALLAS Before me, a Notary Public, on this day personally appeared Donald C. Moreau, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 1978. Notary public in and for Dallas County, Texas



STATE OF TEXAS COUNTY OF DALLAS WHEREAS, BELTWOOD NORTH VENTURE, previously known as Connell-Dooley Road Joint Venture, T.A. WILLIAMSON and FIRMAN COOK, and DONELSON M. HOUSEMAN, LUDWIG J. ULRICH and AUDREY H. ULRICH, are the owners of a tract of land in the George Syms Survey, Abstract No. 1344, and located in the City of Addison, Dallas County, Texas and being more particularly described as follows: Beginning at the intersection of the north line of Keller Springs Road (25-feet from the centerline of an original 50-foot right-of-way) and the east line of Midway Road (a 100-foot right-of-way) as recorded in Volume 75224, Page 0036 of the Map Records of Dallas County, Texas; THENCE, N23°38'30" W., 596.15-feet along the east line of Midway Road to the beginning of a curve to the right having a central angle of 23°48'00", a radius of 943.97-feet and a tangent length of 198.92-feet; THENCE, along the curve 392.11-feet to the end of curve; THENCE, N 00°09'30" E., 586.36-feet along the east line of Midway Road; THENCE, N 89°46'00" E., 968.69-feet to a point for corner; THENCE, South, 369.74-feet to a point for corner; THENCE, East, 208.70-feet to a point for corner on the west line of Dooley Road; THENCE, South, 90.94-feet along Dooley Road to a point for corner; THENCE, West, 208.70-feet to a point for corner; THENCE, South, 313.10-feet to a point for corner; THENCE, West, 69.30-feet to a point for corner; THENCE, South, 156.00-feet to a point for corner; THENCE, West, 0.26-feet to a point for corner; THENCE, South, 327.93-feet to a point for corner; THENCE, S 89°46'09" W., 539.29-feet to a point for corner; THENCE, S 00°13'00" E., 257.50-feet to the north line of Keller Springs Road; THENCE, S 89°46'09" W., 44.15-feet to the Point of Beginning and Containing 27.080 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT BELTWOOD NORTH VENTURE, T.A. WILLIAMSON and FIRMAN COOK, DONELSON M. HOUSEMAN, LUDWIG J. ULRICH and AUDREY H. ULRICH, do hereby adopt this plat designating the herein described property as BELTWOOD NORTH, PHASE 2, an addition to the City of Addison, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, 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 growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective systems on the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and performing any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Addison, Texas. WITNESS MY HAND AT DALLAS, TEXAS this _____ day of _____, 1978. BELTWOOD NORTH VENTURE Ludwig J. Ulrich Audrey H. Ulrich Connell Development Company (Manager) C. W. Foose, President T. A. Williamson Firman Cook Donelson M. Houseman

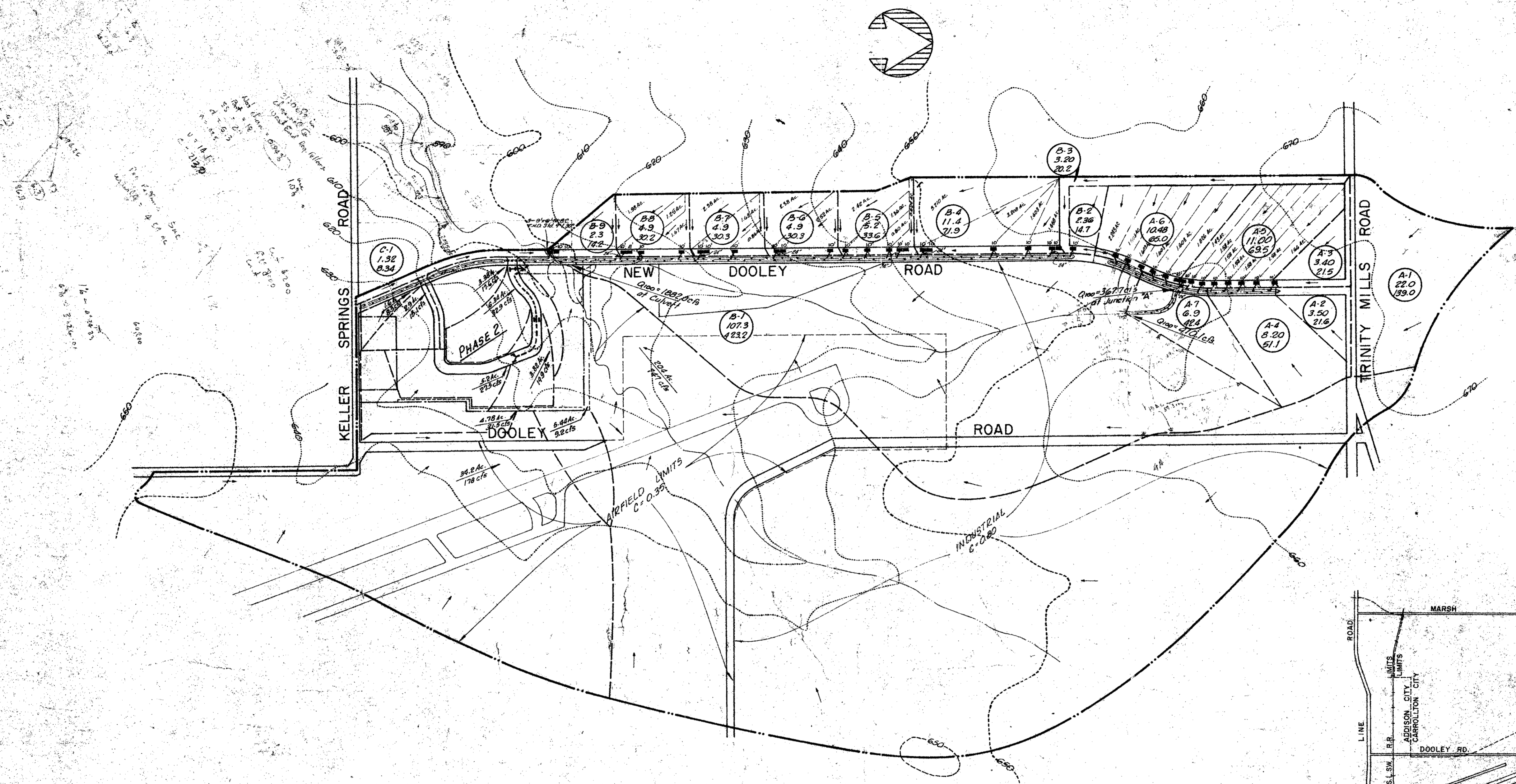
STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ludwig J. Ulrich and Audrey H. Ulrich, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 1978. Notary Public in and for Dallas County, Texas.

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 T. A. Williamson and Firman Cook, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 1978. Notary Public in and for Dallas County, Texas.

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 C. W. Foose, President of Connell Development Company, 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 considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 1978. Notary Public in and for Dallas County, Texas.

CURVE DATA table with columns for INNER and OUTER curves, listing bearings, distances, and stationing for three different curves.

RECOMMENDED FOR APPROVAL: City of Addison, Texas Mayor City Secretary 1978 FINAL PLAT BELTWOOD NORTH PHASE 2 GEO SYMS SURVEY, ABSTRACT 1344 ADDISON, TEXAS SEPT. 1978 SCALE 1"=100' DONALD C. MOREAU CONSULTING ENGINEER 2035 STEAMBOAT FRYE SUITE 100A DALLAS TEXAS 638-8430 Vol. 75224 Pg. 0001



NOTE: All Storm Sewer Laterals Are 21" Unless Otherwise Noted.

BOX CULVERT DESIGN
 3 BBL 9'x6' C.B.C. w/0.5' Freeboard
 $Q = \frac{1.486}{0.015} (49.5) \left(\frac{49.5}{20}\right)^{2.67} (0.006)^{1/2}$
 $Q = 697.1 \text{ cfs. /each BBL.}$
TOTAL CAPACITY = 3(697.1) = 2091.3 cfs.

$Q_{100} @ \text{C.B.C.} = 1882.0 \text{ cfs.}$
 $T_c = 15 \text{ min.} + 4900 \text{ L.F.} @ 5 \text{ fps.} = 31.3 \text{ min.}$
 $I_{100} = 6.3$
 $C = 0.80$ (Area Adjacent To Dooley Rd)
 $C = 0.35$ (Areas Designated as Park & Airfield)
 Actual $C = 0.58$ for Area C-4 from Approx. 144 Ac. Park & Airfield & 143 Ac. Industrial (Avg. Value)

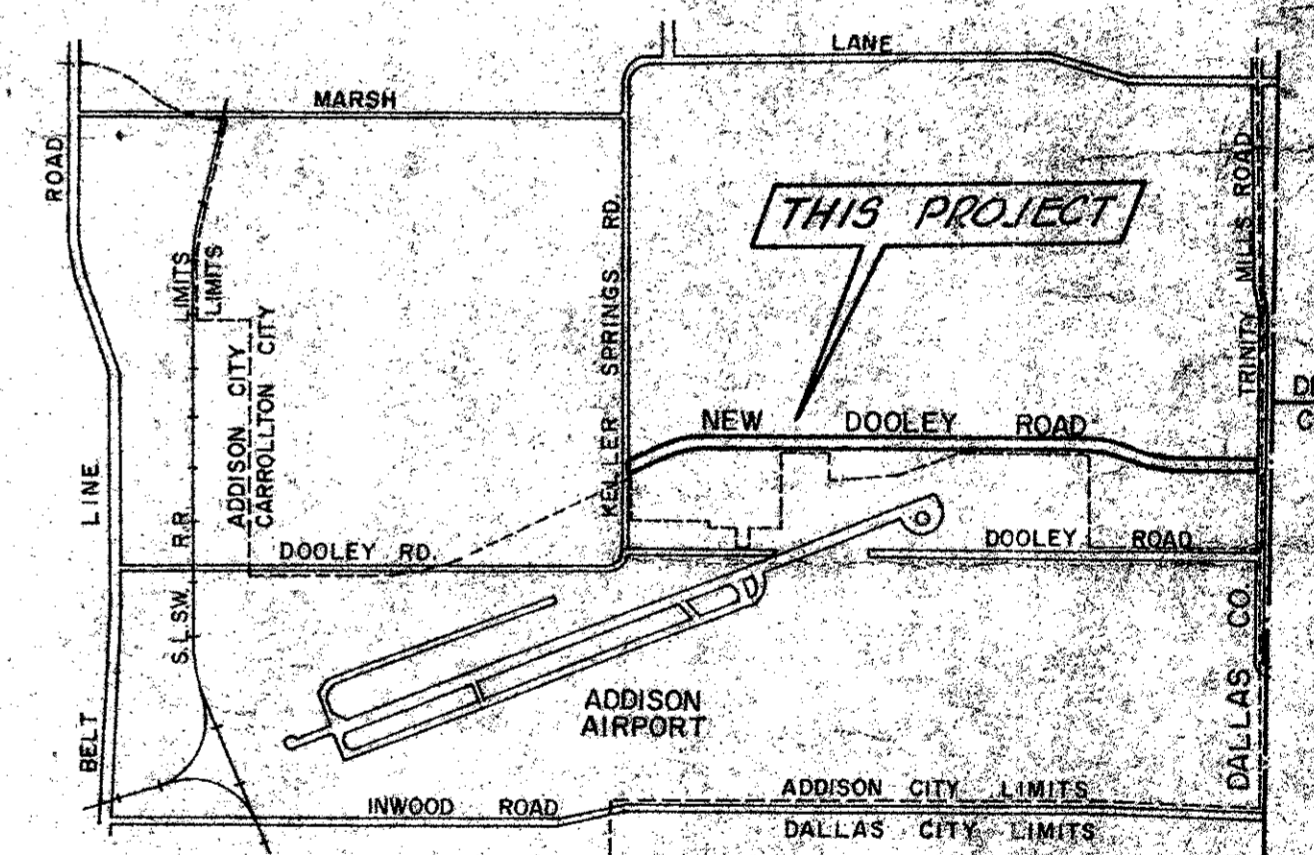
LEGEND
 D.A. NUMBER
 AREA IN ACRES
 RUNOFF IN C.F.S.
 DRAINAGE AREA LIMITS
 SUB-AREAS
 PROPOSED INLETS
 PROPOSED DITCH

INLET CALCULATIONS
 $Q = C I A$
 $C = 0.80$
 $T_c = 15 \text{ min.}$
 $I_{100} = 7.9$
 $Q = 6.32 (A)$

DITCH CALCULATIONS
 $Q_{100} = C I A$
 $C = 0.80$
 $T_c = 15 \text{ mins}$
 $I_{100} = 7.9$
 Drainage Quantities Adjusted By Use of Flow Time

MIN. STREET CAPACITY
 14 cfs @ 0.82% w/ 1 LANE OPEN

PHASE 2 DRAINAGE CRITERIA
 25 Yr. Frequency From Bulletin T.P.-25
 Time of Concentration (in Phase 2) = 10 Min.
 $I_{25} = 6.6 \text{ in/hr.}, C = 0.80$
 Time of Concentration (Airfield & Offsite Industrial) = 31.3 Min.
 $I_{100} = 7.9 \text{ in/hr.}, C = 0.58$ (Combined)



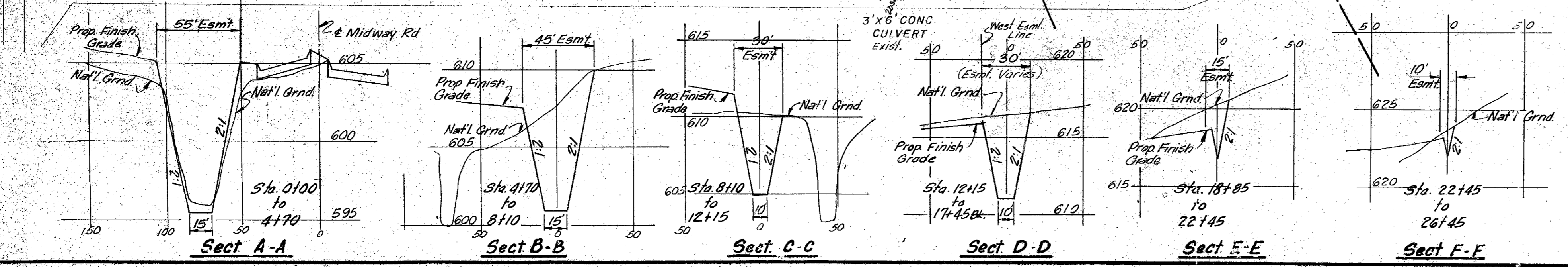
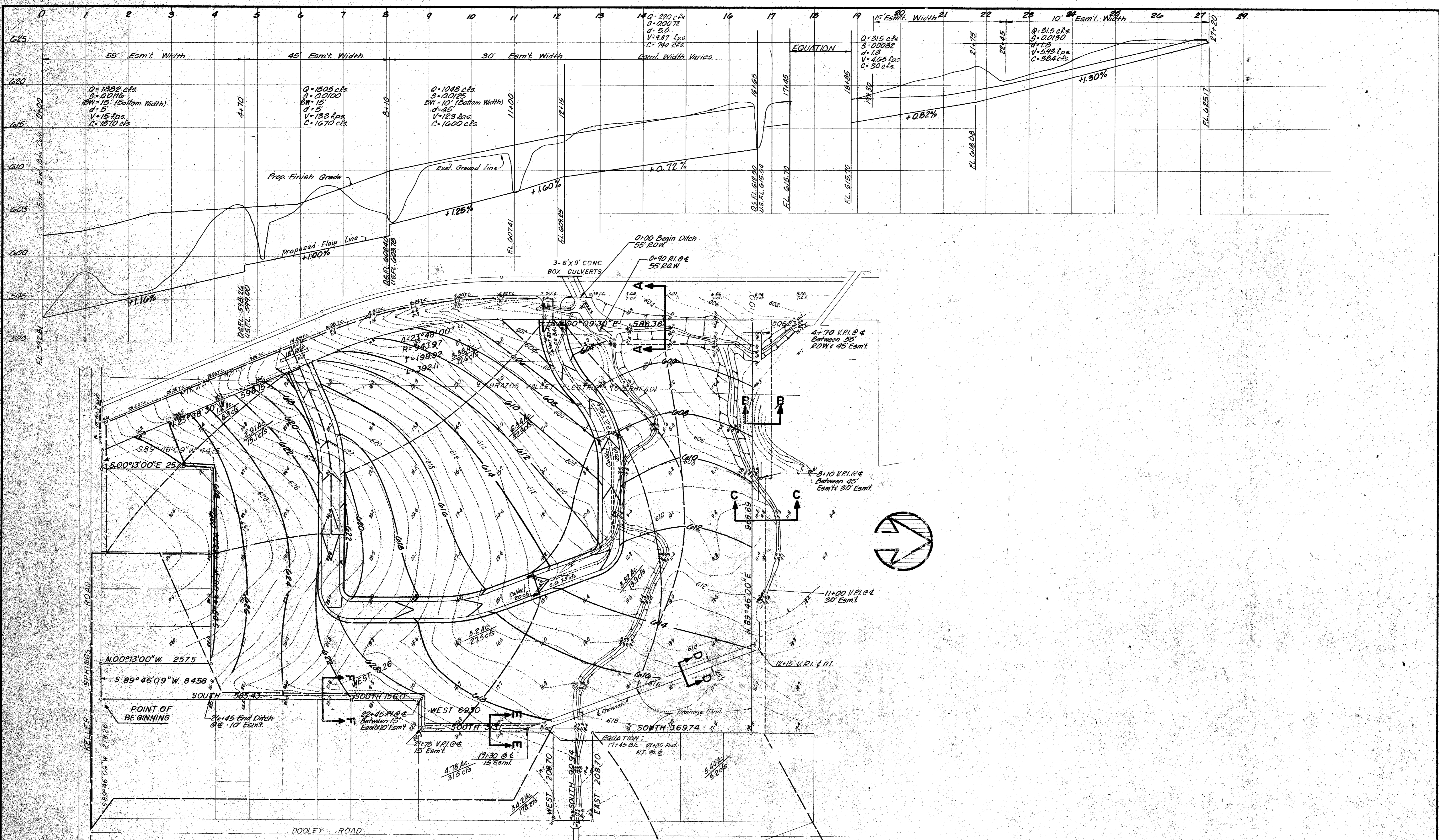
DRAINAGE VICINITY MAP

DRAINAGE AREA MAP
BELTWOOD NORTH, PHASE 2
 ADDISON, TEXAS

PAVING & DRAINAGE PLANS
DOOLEY ROAD
 CITY OF ADDISON, TEXAS

DATE 4-77	SCALE 1" = 400'	JOB NO.	SHEET 2
DONALD C. MOREAU - CONSULTING ENGINEER			OF 10
2355 STEMMONS FRWY. SUITE 1004 - DALLAS, TEXAS			

As Built 7.20.79



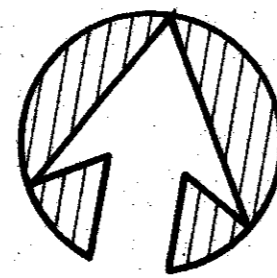
GRADING AND DRAINAGE PLAN
CHANNEL DESIGN
BELTWOOD NORTH - PHASE 2
 CITY OF ARLINGTON, DALLAS COUNTY, TEXAS

DATE: MARCH - 1978 SCALE: 1" = 100' SHEET 3 OF 3

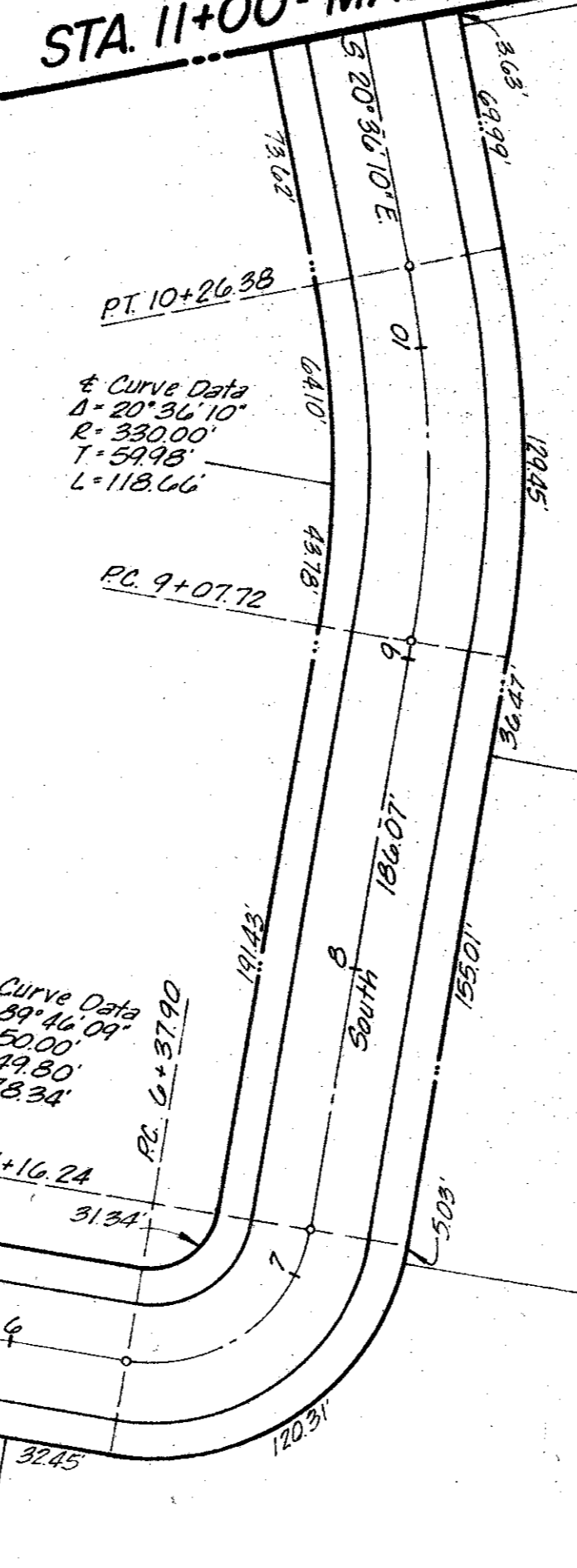
DONALD C. MOREAU - CONSULTING ENGINEER

2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8430

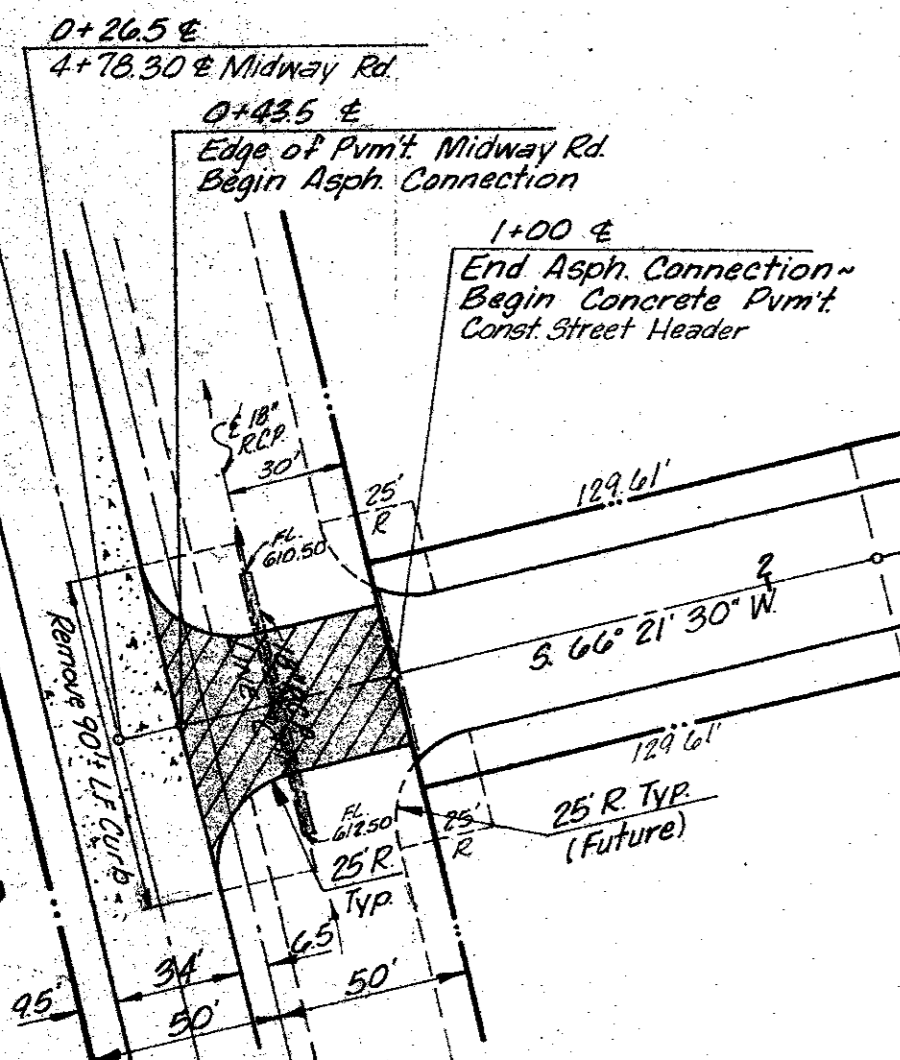
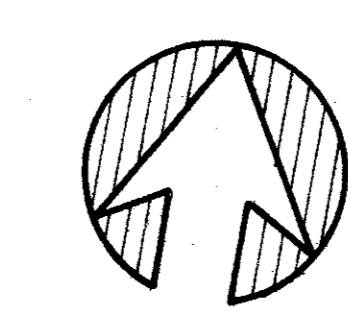
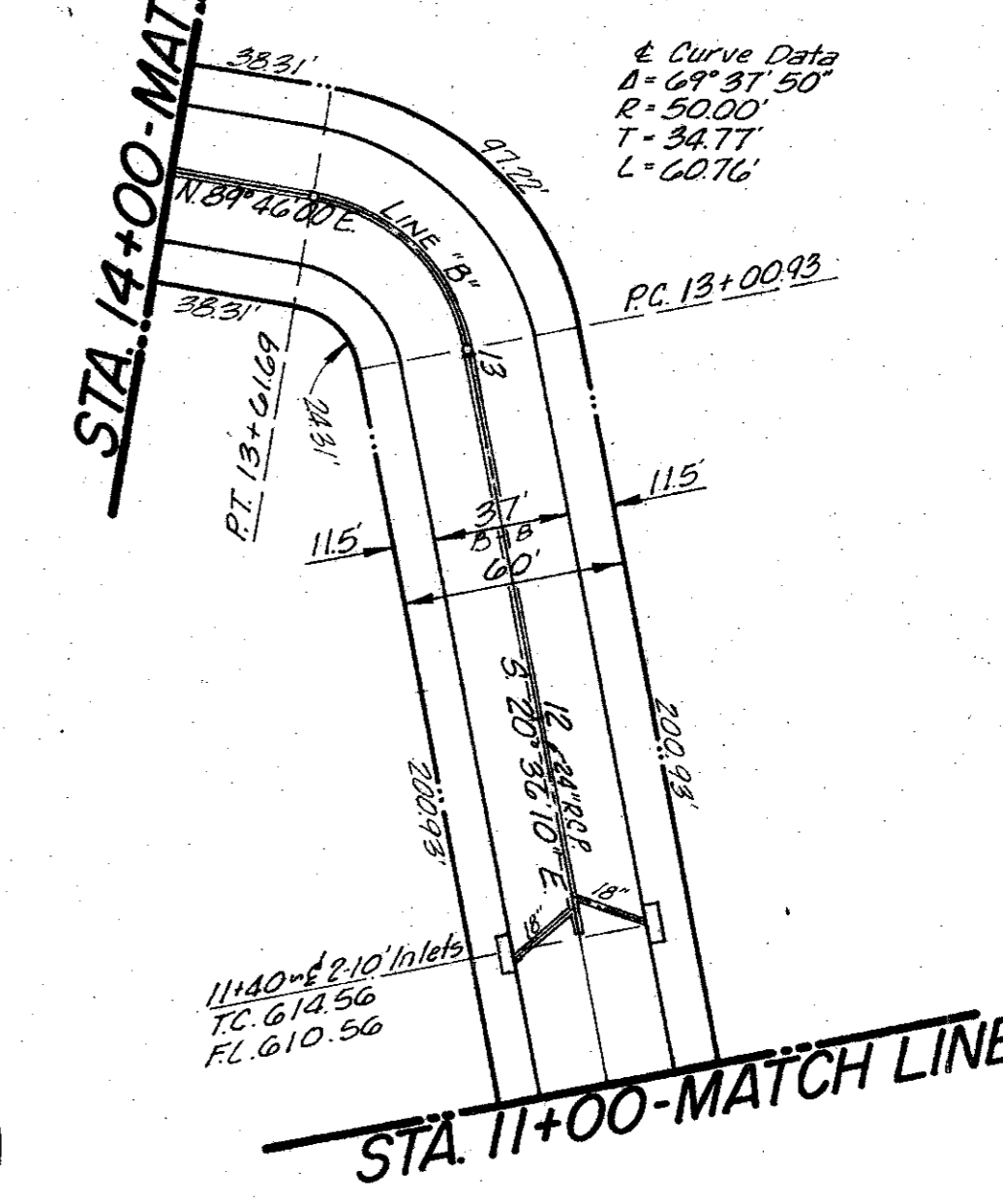
As Built 7/20/79



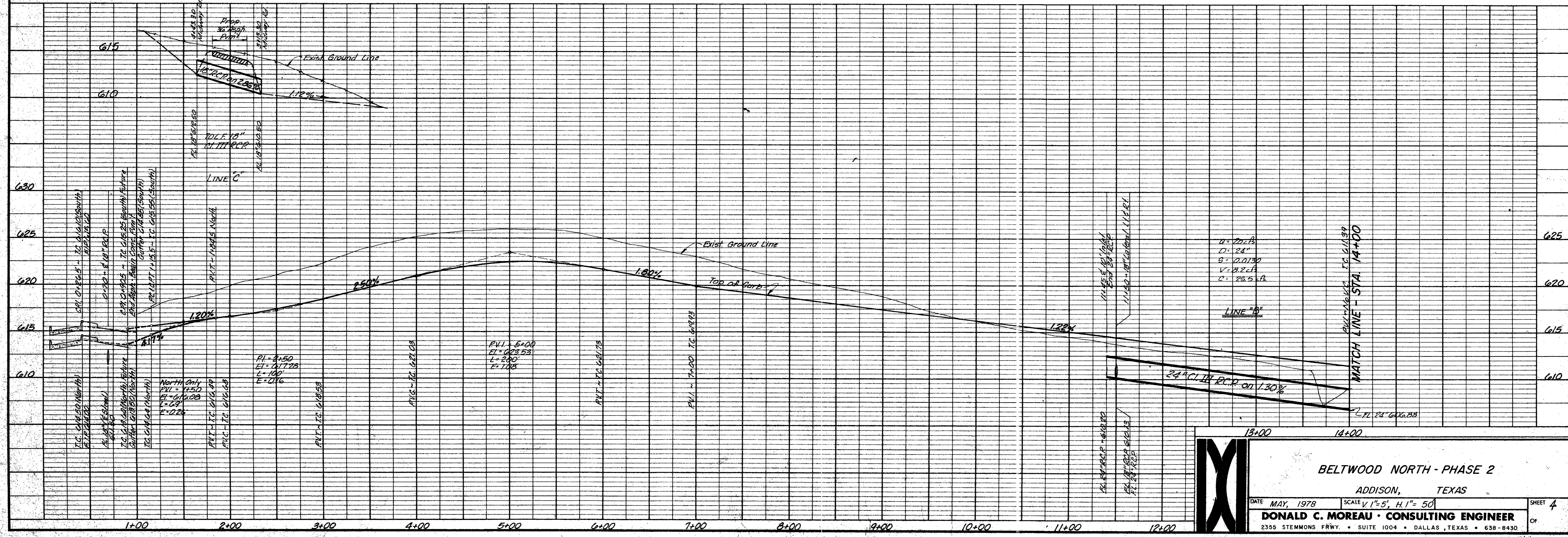
STA. 11+00 - MATCH LINE



STA. 14+00 - MATCH LINE



B.M. 17 Top Hwy @ W Side of Midway Rd
6.1150' ± N. of Midway Rd & Keller Springs Rd
E.L. 602.40



BELTWOOD NORTH - PHASE 2
ADDISON, TEXAS

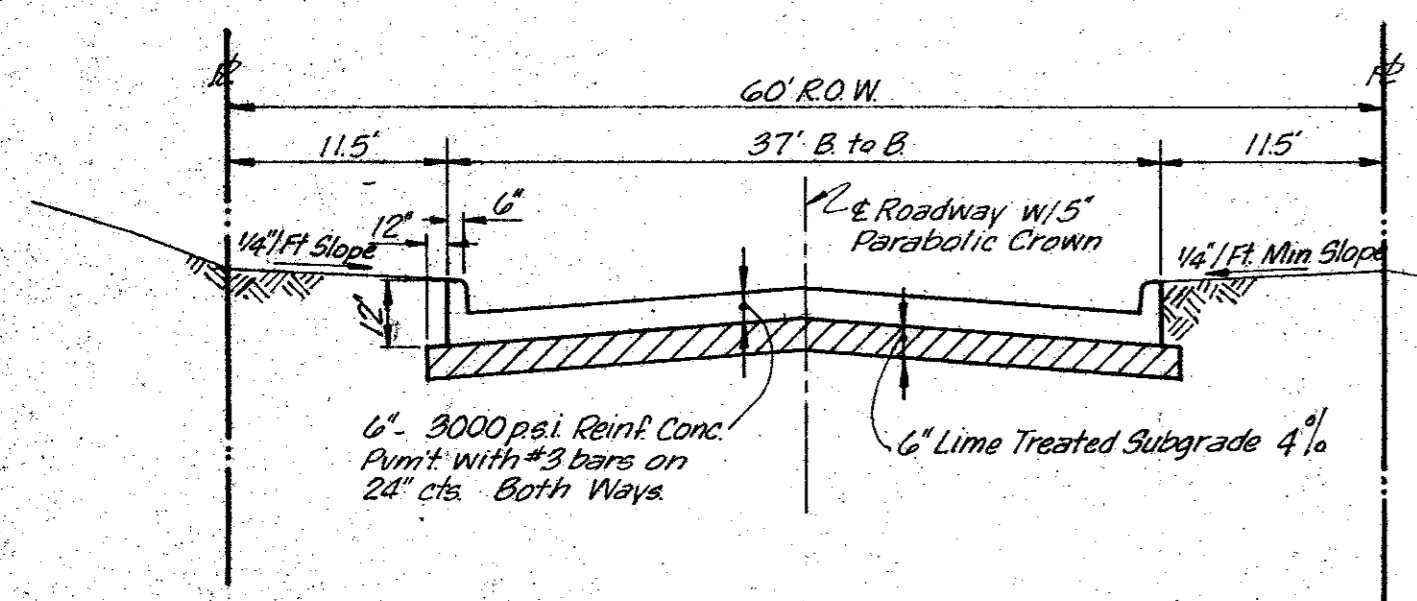
DATE MAY, 1978 SCALE 1/4" = 5', H. 1" = 50'

DONALD C. MOREAU - CONSULTING ENGINEER

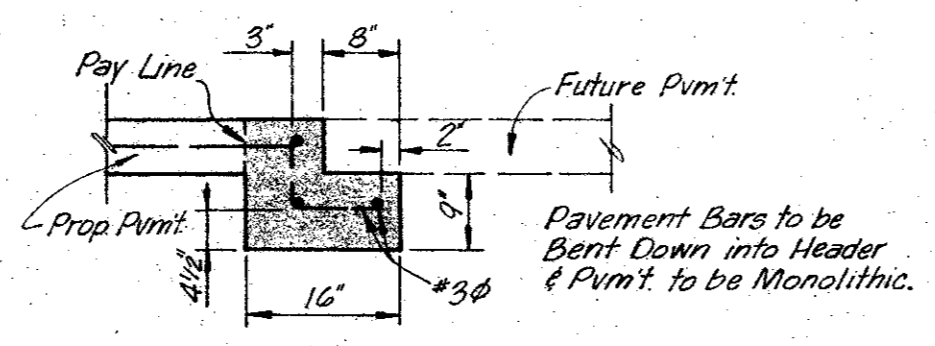
2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8430

SHEET 4 OF

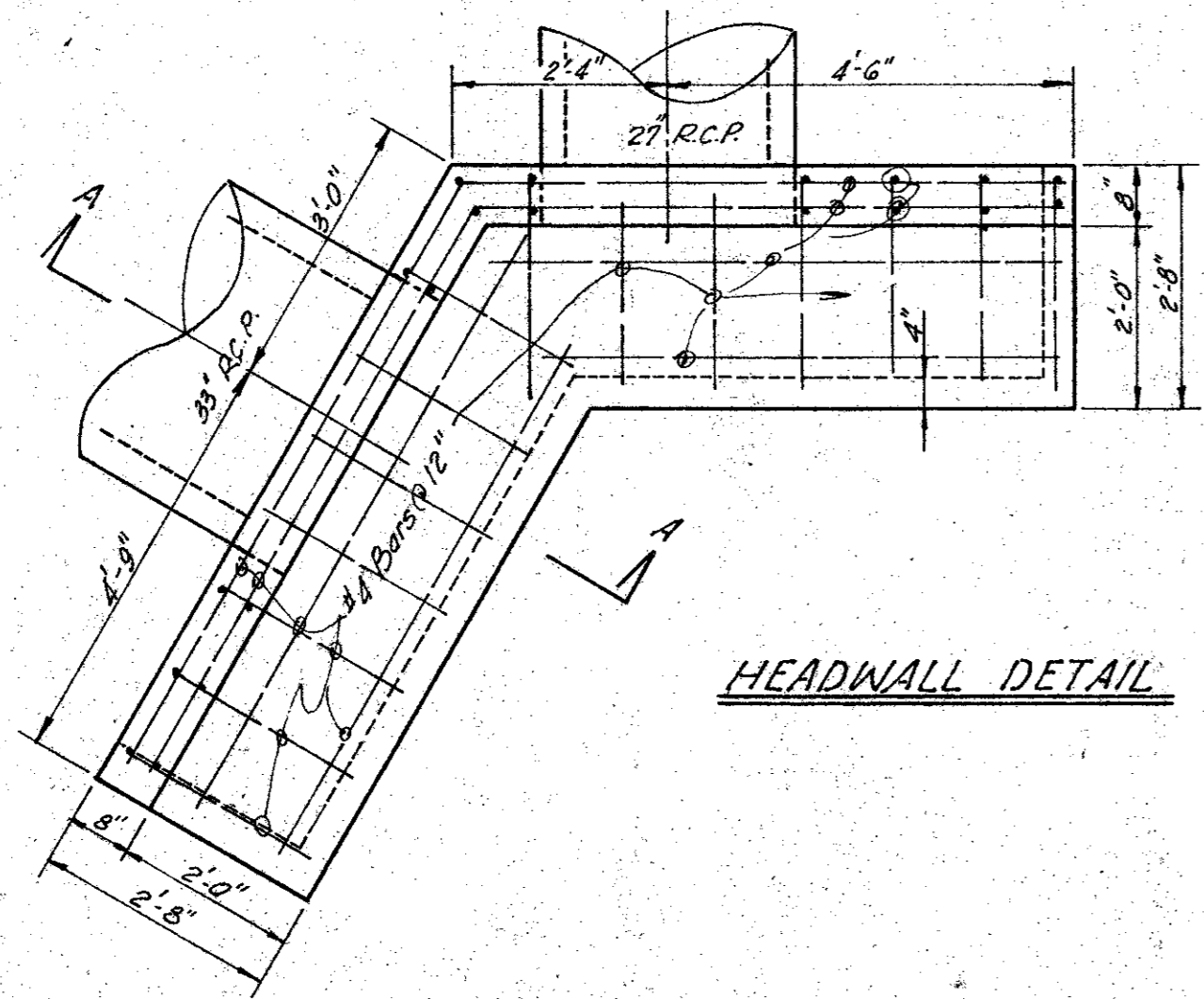
As Built 7-20-79



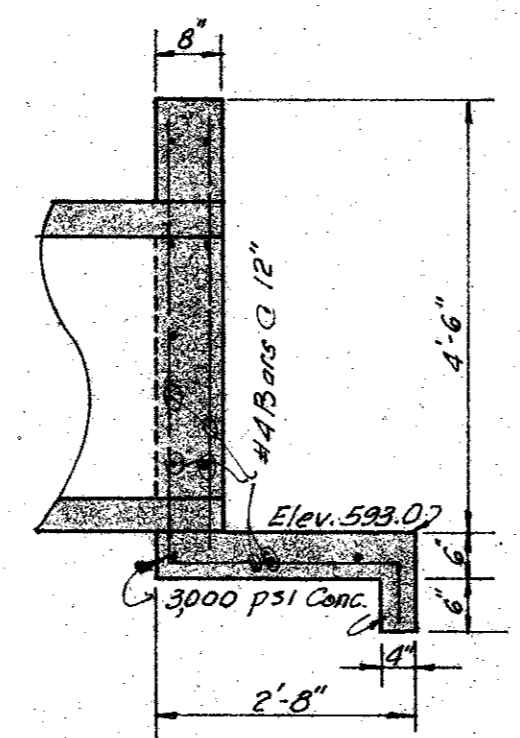
TYPICAL SECTION - 37' PVM'T
NO SCALE



STREET HEADER
NO SCALE

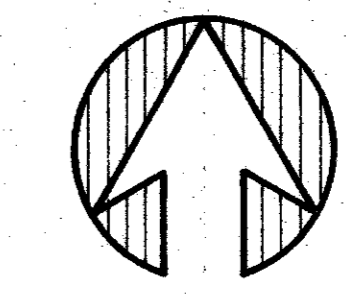
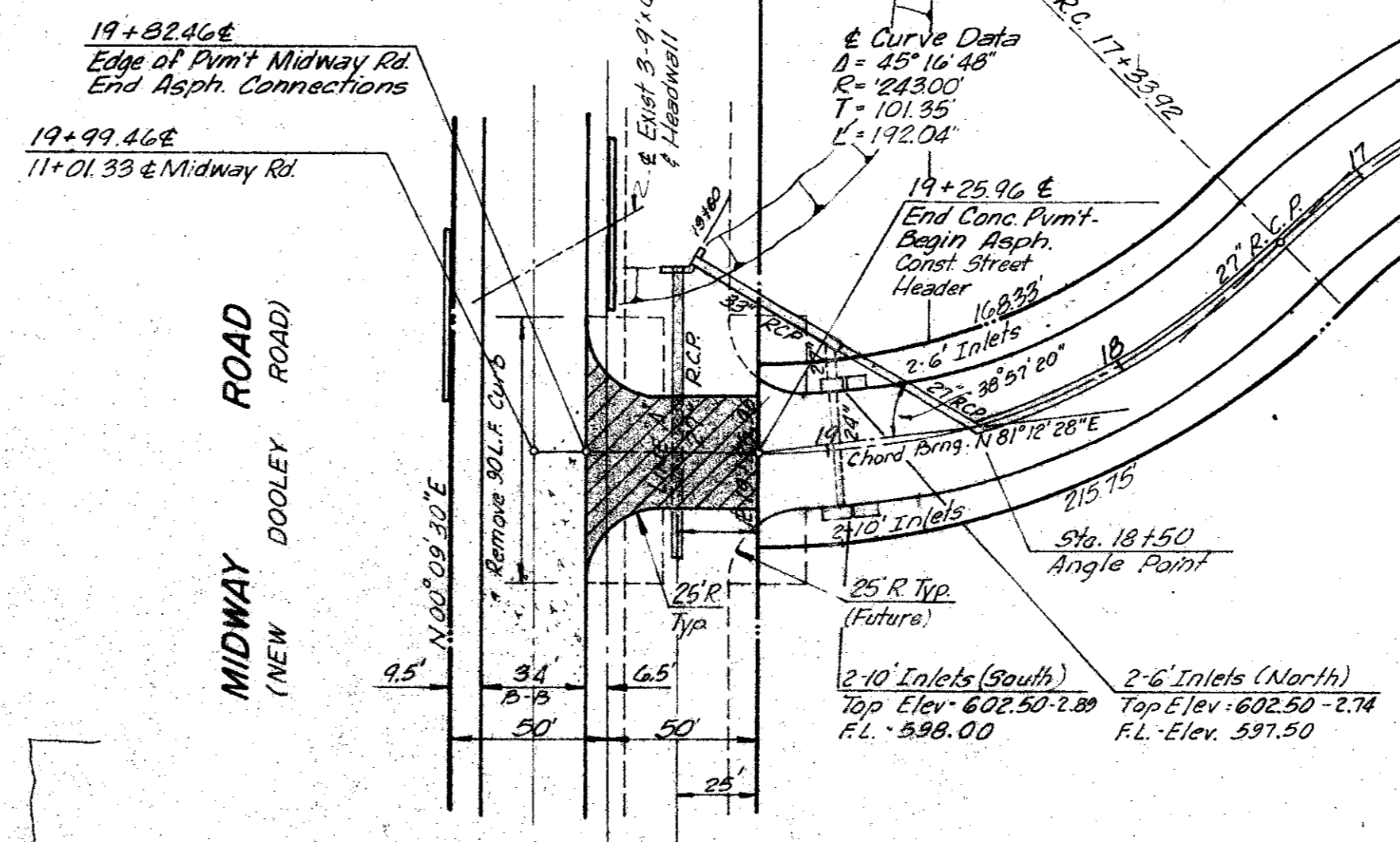
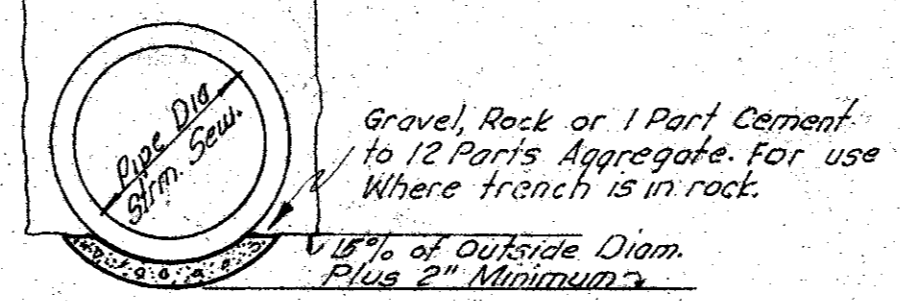


HEADWALL DETAIL

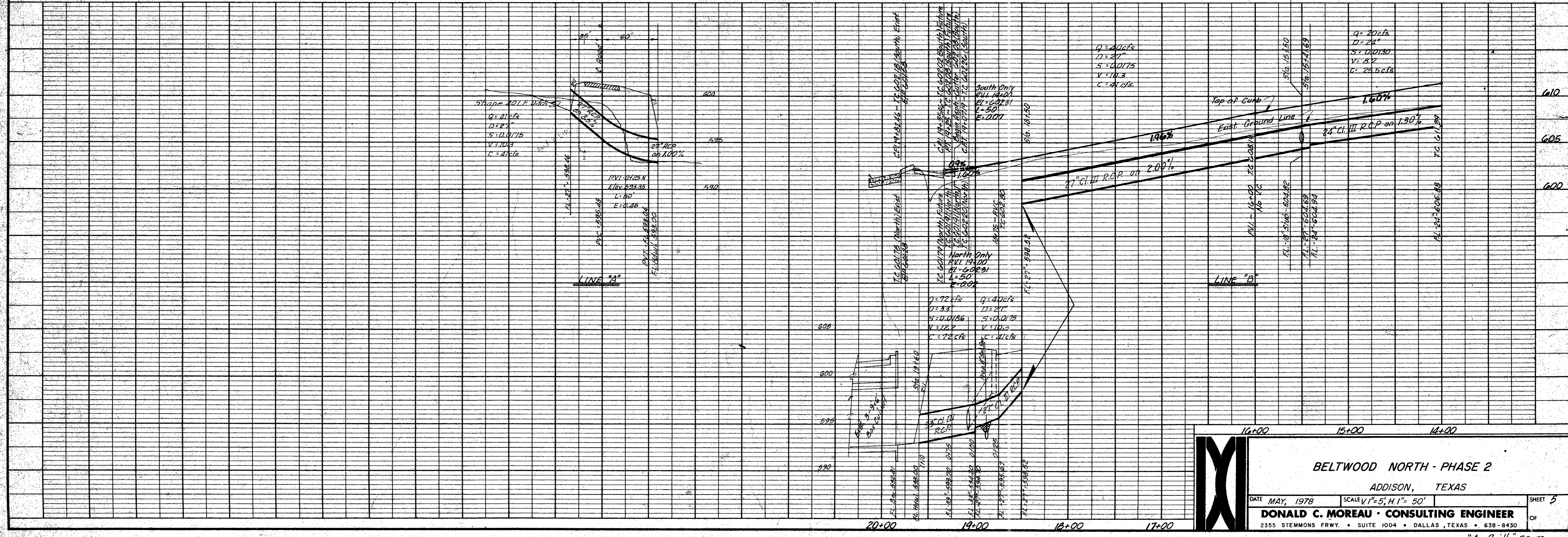


SECTION A-A

GRAVEL, ROCK OR
CONCRETE CUSHION
FOR STORM SEWER IN ROCK



B.M. 25 Top Hdwl. @ W. Side Midway Rd. @ 11501
N. of Midway Rd. & Keller Springs Rd.
El. 60240



BELTWOOD NORTH - PHASE 2
ADDISON, TEXAS

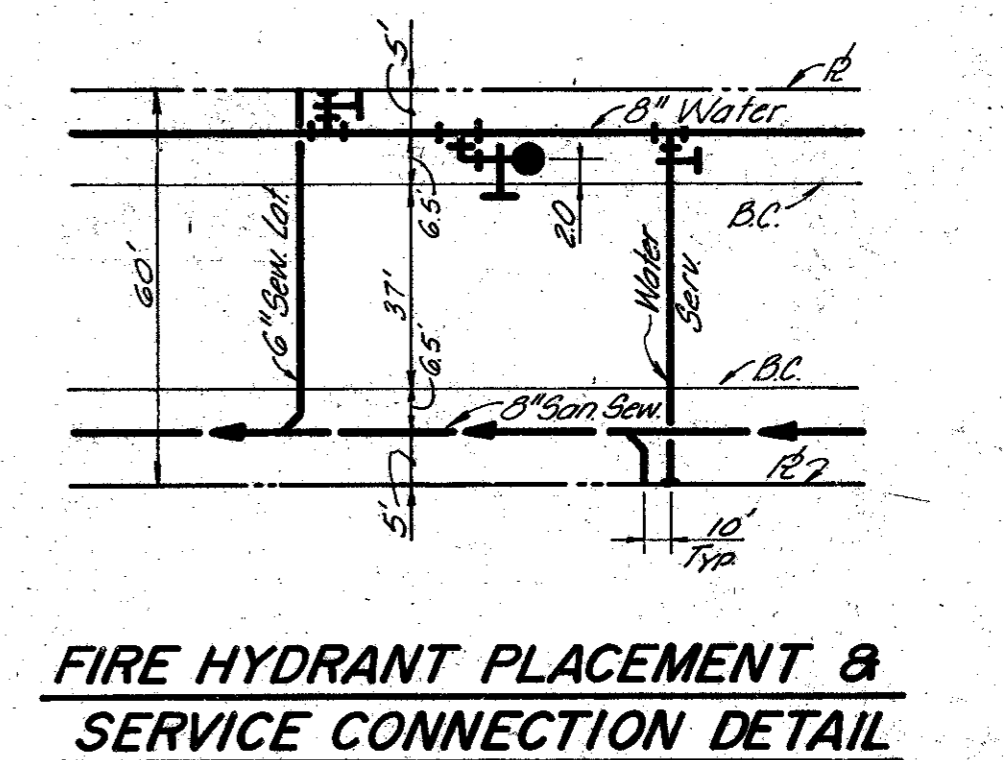
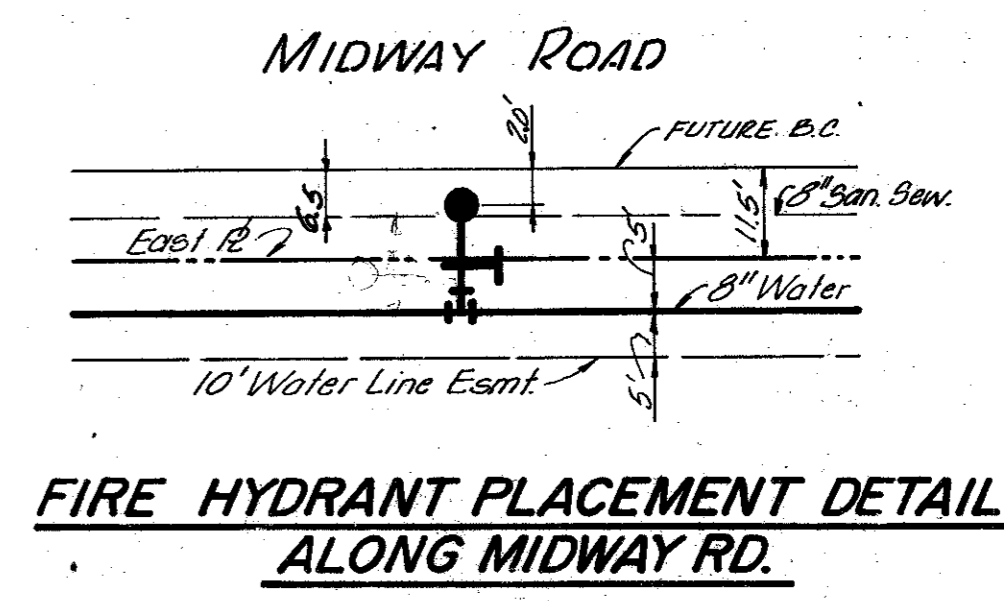
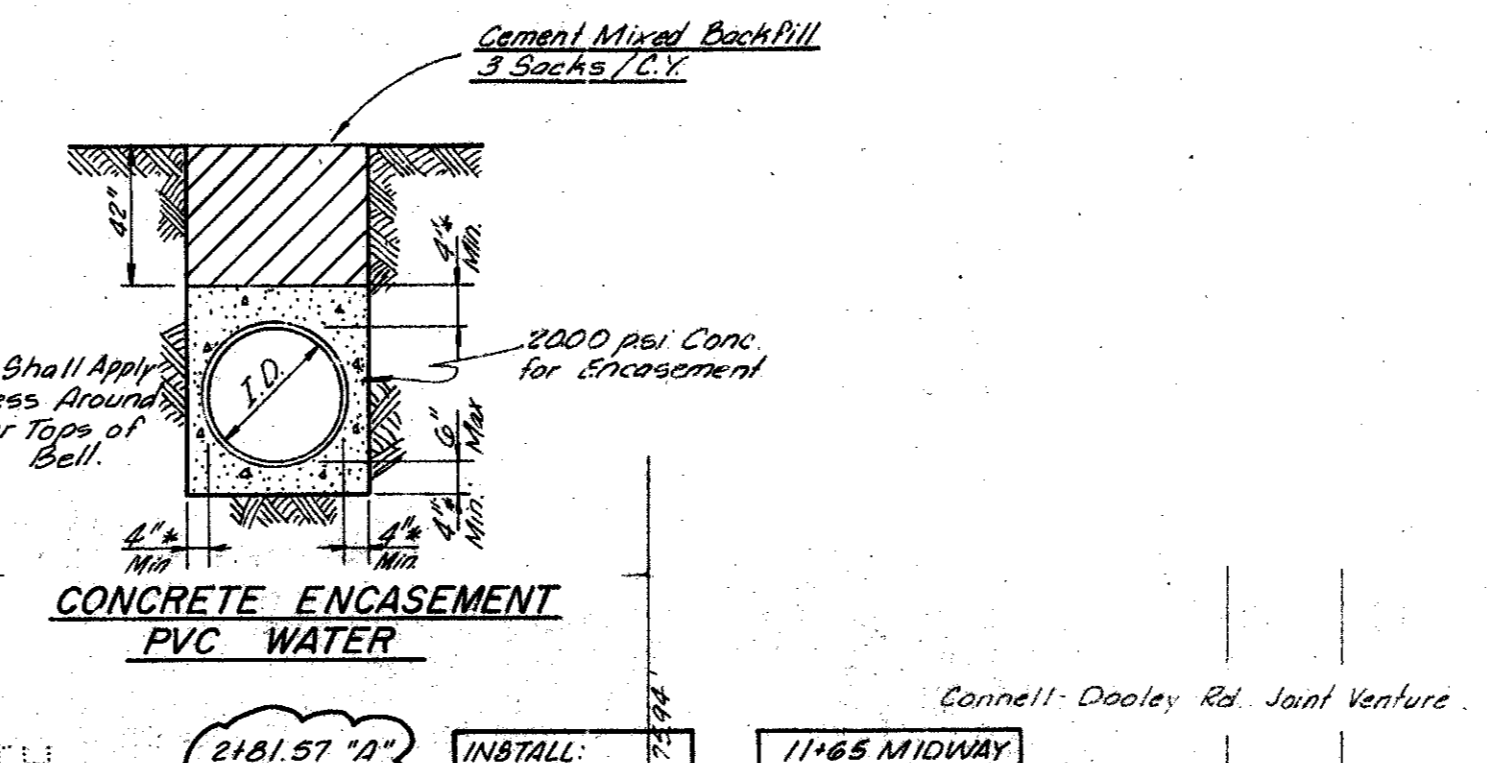
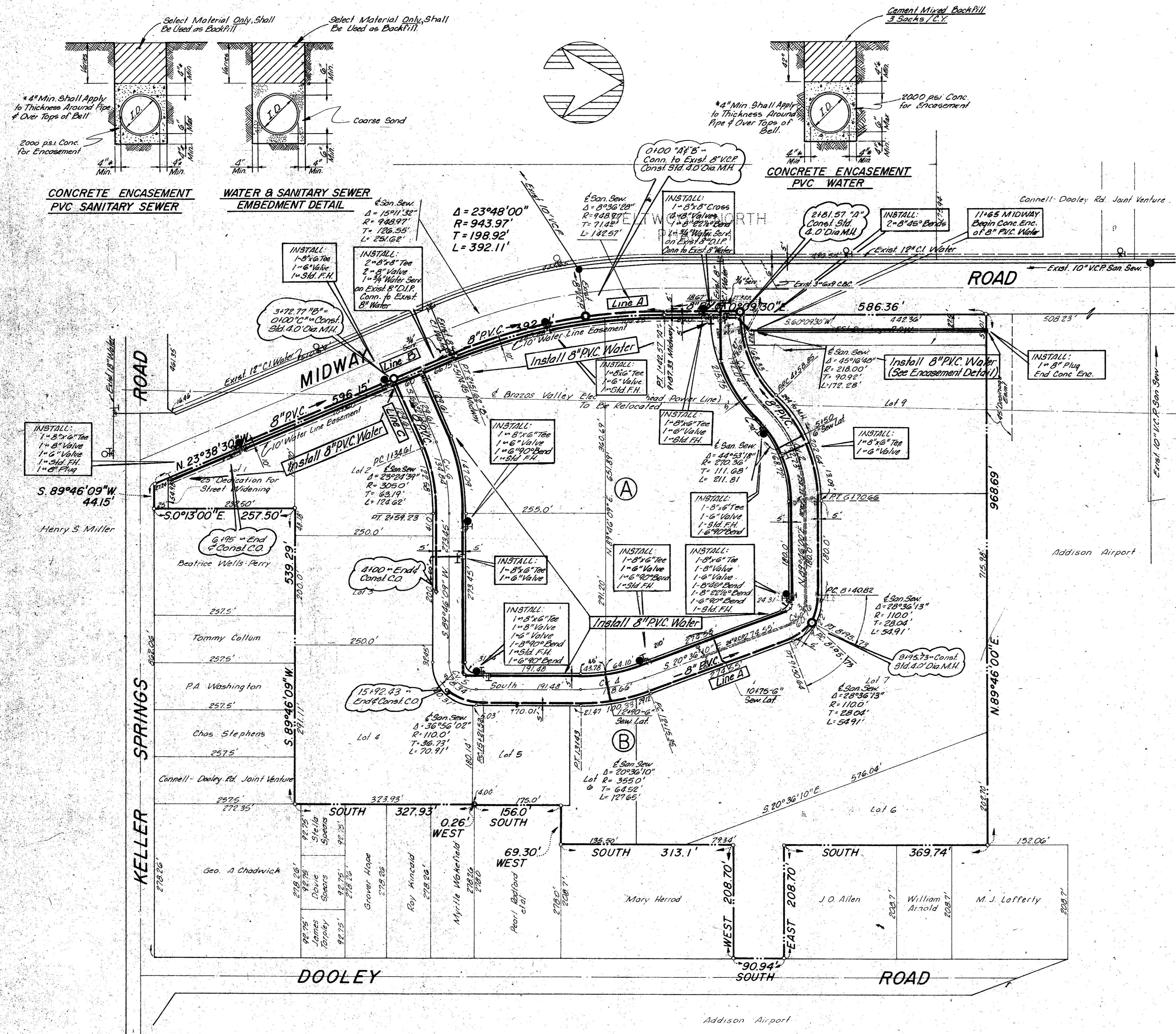
DATE MAY, 1978 SCALE 1"=5', H. 1"= 50'

DONALD C. MOREAU - CONSULTING ENGINEER

2355 STEMMONS FRWY. • SUITE 1004 • DALLAS, TEXAS • 638-8430

SHEET 5 OF

"As Built" 7-20-79



- GENERAL NOTES
- All water mains shall be manufactured in accordance with the requirements of A.W.W.A. C-900-75, PVC pipe with cast iron outside dimensions and rubber ring joints. Pipe shall have a minimum wall thickness equal to, or exceeding Standard Dimension Ratio (SDR) 18. Pipe fittings shall meet the same requirements as the pipe.
 - Water mains shall be installed with minimum cover as listed below (measured from the lowest property line grade of street) or sufficient cover to clear other utilities and inlets. 6" and 8" - 48" Min. Cover.
 - Fire hydrants shall be placed adjacent to the back of curb located as shown on the plans. Hydrants shall be "Centurion" and painted in accordance with the state insurance board code.
 - All water services shall be located 10-feet upstream from sanitary sewer laterals unless otherwise noted.
 - PVC pipe fittings shall have either a solvent joint or elastomeric gasket joint to be approved by the City of Addison. The spigot ends of the pipe and fittings shall be marked so that the Contractor may readily determine when the spigot has reached the proper depth in the socket.
 - The PVC sewer pipe shall be installed in accordance with ASTM Designation D-2321-74. Bell holes shall be excavated in the bedding material to allow for unobstructed assembly of the joint.
 - All sanitary sewer laterals shall be 6" PVC pipe and include wye, bend, stopper and embedment, installed in accordance with the detail shown on the plans.
 - Water and sanitary sewer mains shall be installed in embedment as shown on the "Water and Sanitary Sewer Embedment Detail", unless otherwise specified.
 - Sanitary sewer manholes and cleanouts shall be constructed in accordance with the City of Addison Standard Specifications. All manholes shall be constructed without steps; PVC pipe to manhole connection shall be made with special couplings designed for this purpose.
 - Unless otherwise noted, all materials and construction shall conform to the Standard Specifications of the City of Addison.
 - All PVC water pipe shall have an insulated 18 gage copper trace wire installed directly on top of the pipe and attached permanently to the Fire Hydrants. The contractor shall be responsible for the accurate placement of the trace wire during backfill operations.

CURVE DATA

Station	Δ	R	T	L	Station	Δ	R	T	L
1	45° 16' 48"	243.00'	101.35'	168.33'	4	20° 36' 10"	300.00'	54.53'	107.88'
2	44° 55' 18"	245.36'	101.35'	168.72'	5	89° 46' 09"	20.00'	14.92'	31.34'
3	69° 37' 50"	20.00'	13.91'	24.31'	6	23° 24' 39"	300.00'	54.53'	122.58'

NOTE: install locking corrugated iron meter box over Curb Stop of 8" Water Valve slack on Envel 8" Water Main Connections.

Additional costs resulting from changes, alterations and/or additions not approved by the Owners Engineer shall be at the expense of the Contractor.

B.M.: "□" Top Hdwl. @ W. Side Midway Rd. @ 1150' N. of Midway Rd. & Keller Springs. Elev. 602.40'

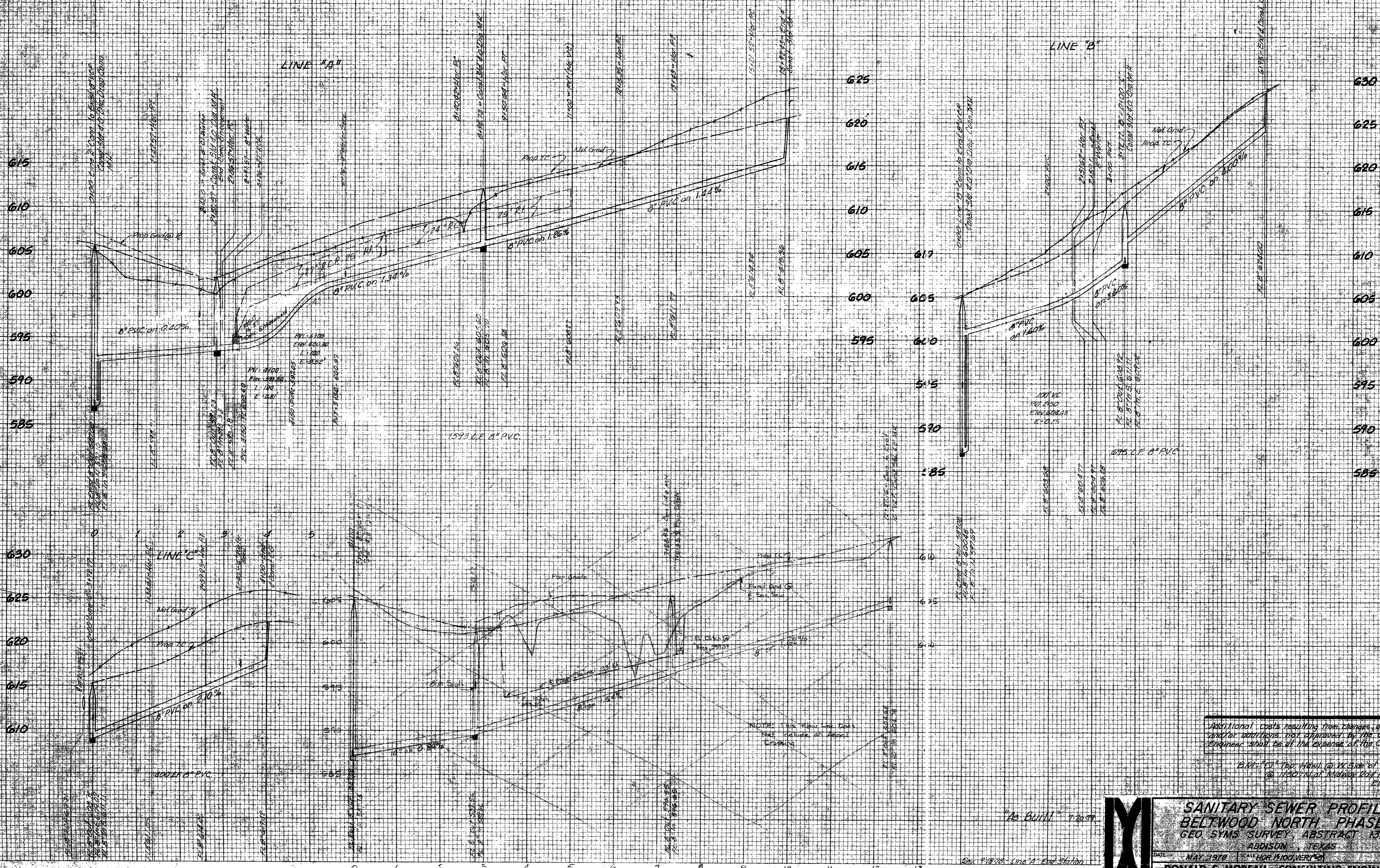
"As Built" 7-20-79



WATER & SEWER PLAN
BELTWOOD NORTH PHASE 2
 GEO. SYMS SURVEY, ABSTRACT 1344
 ADDISON, TEXAS

Rev. 10-20-78 - 8" Water of 3/4" Serv. on Envel 8" D.I.P. Water
 Rev. 10-3-78 - 6" Water Service to Lots 3 & 9
 Rev. 9-18-78 - LINE "A" - Last Curve

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 0 1 2 3 4 5 6 7



Additional costs resulting from changes, omissions and/or additions not approved by the Owner's Engineer shall be at the expense of the Contractor.

611' E.T. Top, 144' W. Side of Midway Rd. for location of Midway Road Water Tower. Elev. 602.00

"As Built" Report

Rev. 9-18-78 Line A End Station

SANITARY SEWER PROFILES
BELTWOOD NORTH PHASE 2
 GEO SYMS SURVEY, ABSTRACT 1344
 ADDISON, TEXAS
 DATE: MAY 1978
 DONALD C. MOREAU CONSULTING ENGINEER
 2525 SIMMONS BLVD. SUITE 1004 • DALLAS, TEXAS 75201