

B21-1
14918 LF

CONSTRUCTION PLANS

FOR

LAKE FOREST ADDITION

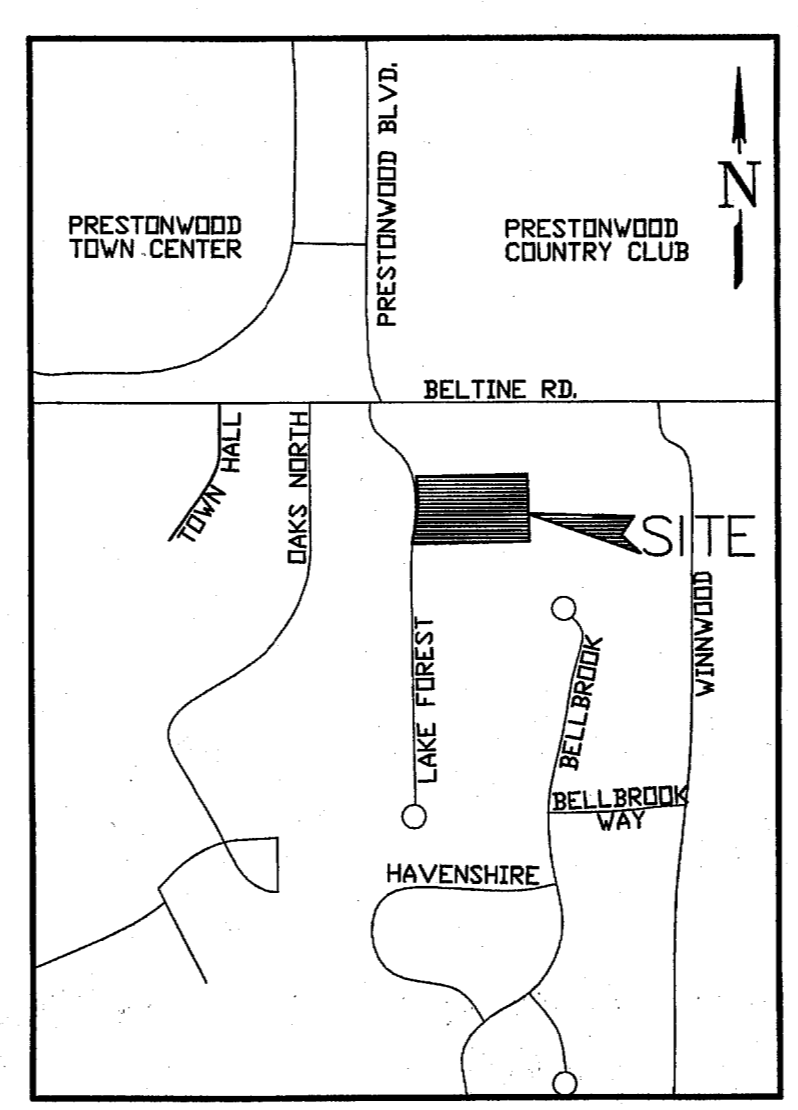
TOWN OF ADDISON DALLAS COUNTY, TEXAS

OWNER:

JOHN CHARLES ALLEN
14918 LAKE FOREST DRIVE
DALLAS, TEXAS 75254

ENGINEER:

MACATEE ENGINEERING
6440 N. CENTRAL EXPWAY, SUITE 414
DALLAS, TEXAS 75206
(214) 373-1180



LOCATION MAP
MAPSCO - 15A
NTS

INDEX

SHEET NO.	DESCRIPTION
1	FINAL PLAT
2	GRADING, DRAINAGE & UTILITY PLAN

APPROVED FOR
CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY: CLAY EARNETT
DATE: 2-5-08

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.

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE
BEING all that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, Dallas County, Texas and being part of a called 2,006 acre tract of land described in deed conveyed to Carroll E. Sherman, recorded in Volume 3103, Page 104, Deed Records, Dallas County, Texas, also being the same property described in deed conveyed to John Charles Allen, recorded in Volume 97152, Page 4140, Deed Records, Dallas County, Texas, described as follows:

BEGINNING at a 60-D nail found for the southwest corner of said Allen tract, the northwest corner of a tract of land conveyed to David M. Rubenstein and Shirley M. Rubenstein by deed recorded in Volume 2002004, Page 10440, Deed Records, Dallas County, Texas, being in the east line of a tract of land conveyed to Charles L. Butler and Stacey M. Butler by deed recorded in Instrument Number 20070237908, Deed Records, Dallas County, Texas and being near the centerline of Lake Forest Drive, from which a 1/2-inch iron rod found for witness bears East, 0.55 feet and a 1-inch iron pipe found for witness bears North 89 degrees 39 minutes 11 seconds East, 14.87 feet;

THENCE along the west line of said Allen tract, the centerline of a 30-foot-wide Private Roadway Easement recorded in Volume 69123, Page 1107, Deed Records, Dallas County, Texas, along the centerline of said Lake Forest Drive, the following course and distances:

North 00 degrees 28 minutes 59 seconds West, a distance of 105.90 feet to a PK nail found for a corner, from which a 60-D nail found for witness bears North 05 degrees 29 minutes 40 seconds East, a distance of 0.64 feet;

North 09 degrees 09 minutes 48 seconds East, a distance of 149.17 feet to an "X" found in concrete for the northwest corner of said Allen tract, said point being the Southwest corner of a tract of land conveyed to Hazel R. Hodge and Milton L. Morris by deed dated January 30, 1999, said point also being in a creek, an "X" found for witness bears North 34 degrees 02 minutes 33 seconds East, a distance of 7.44 feet and an "X" found for witness bears North 75 degrees 28 minutes 57 seconds East, a distance of 9.34 feet;

THENCE along the North line of said Allen tract along said creek, the following course and distances: North 88 degrees 10 minutes 00 seconds East, a distance of 100.00 feet to a point for a corner; North 84 degrees 10 minutes 00 seconds East, a distance of 70.00 feet to a point for a corner; North 63 degrees 00 minutes 00 seconds East, a distance of 128.70 feet to a 1/2-inch iron rod found for a corner, said corner being the northeast corner of said Allen tract, said corner also being the northwest corner of a tract of land conveyed to Town of Addison by deed recorded in Volume 88181, Page 1984, Deed Records, Dallas County, Texas;

THENCE South (Reference Bearing) along the east line of said Allen tract, a distance of 355.90 feet to a 1/2-inch iron rod set for the southeast corner of same, the northeast corner of the aforementioned Rubenstein tract and said point also being in the west line of a tract of land conveyed to Donald R. Loewen by deed recorded in Volume 72034, Page 17423, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod found for witness bears South, a distance of 14.87 feet, same being the southwest corner of the Loewen tract;

THENCE West, along the south line of said Allen tract, a distance of 300.00 feet to the POINT OF BEGINNING, containing 87,374 square feet, or 2,006 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JOHN CHARLES ALLEN ("Owner") does hereby adopt this plat designating the hereinabove property as LAKE FOREST 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 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 town 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 runoff 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 town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town 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 town 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

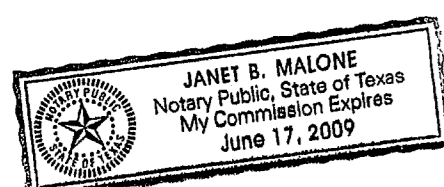
John Charles Allen
John Charles Allen

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Charles Allen, known to me to be the person and officer 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 SEAL OF OFFICE this 29th day of November, 2007.

11-17-2009
My commission expires: *Janet B. Malone*
Notary Public, State of Texas



BENCH MARKS
R.R. SPIKE IN 18" PECAN N. SIDE OF BELTLINE RD. STA 52+48 ~ 54" WATER
~ E. OF INWOOD RD. NEAR LAKE FOREST RD. ELEV=568.34

SURVEYORS CERTIFICATE:

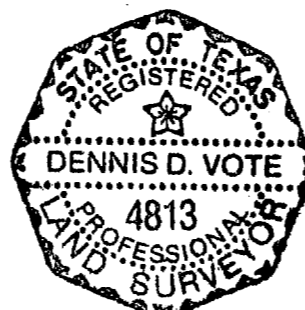
STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dennis D. Vote, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.

Date: This the 28th day of November, 2007.

Dennis D. Vote
DENNIS D. VOTE, Registered Professional Land Surveyor, #4813
Votex Surveying Company (972)-964-0858



CERTIFICATE OF APPROVAL

Approved by the Addison City Council on the 13 day of November, 2007.

Mayor
Mayor

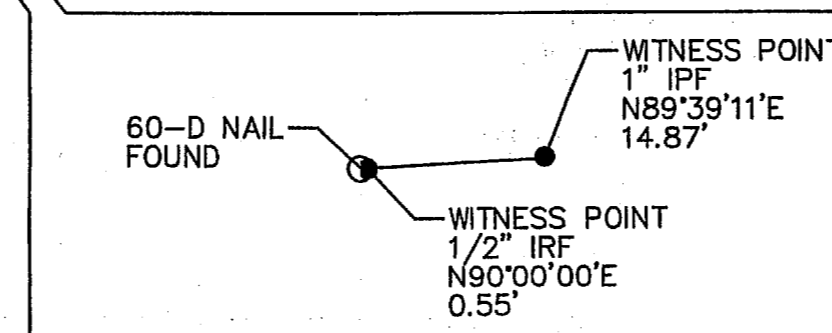
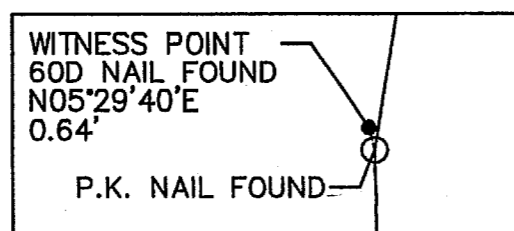
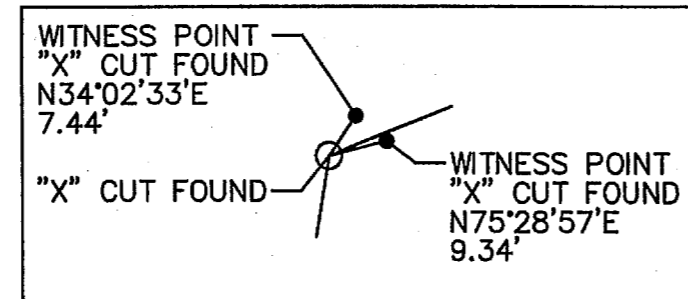
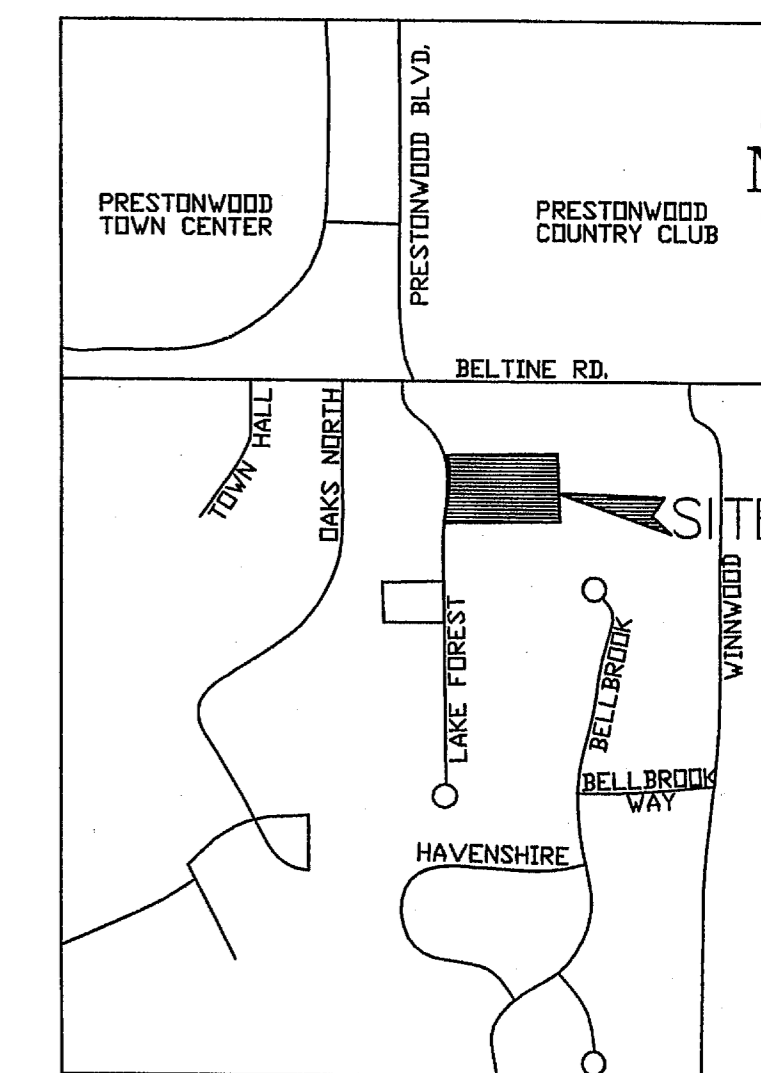
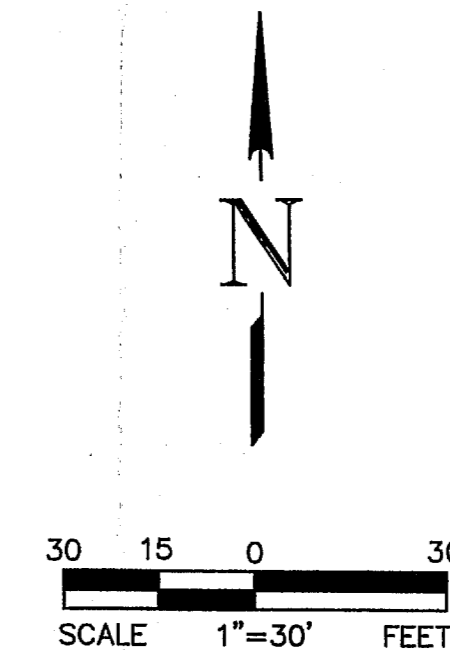
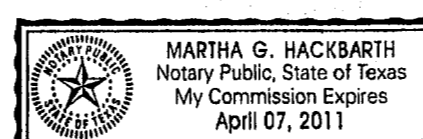
Mari Grist
City Secretary

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dennis D. Vote, 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 SEAL OF OFFICE this 28th day of November, 2007.

4-07-11
My commission expires: *Martha G. Hackbart*
Notary Public, State of Texas



GENERAL NOTE:

- 1. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat, is a violation of Town Ordinance and State Law, as is subject to fines and withholding of utilities and building permits.
- 2. No lot-to-lot drainage allowed except in drainage easements.

BEARING SOURCE:

THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE TOWN OF ADDISON BY DEED (VOL. 88181, PG. 1984, D.R.D.C.T.).

LEGEND

- Boundary Line
- Ex. Easement Line
- Proposed Easement Line
- Proposed Lot Line
- Existing Property Line
- IRF Iron Rod Found
- IPF Iron Pipe Found
- 'X' CUT FND 'X' Cut Found
- Cont. Mon. Control Monument
- Property Corner
- Witness Point
- B.L. Building Setback Line

CONFORMED COPY

OFFICIAL PUBLIC RECORDS

John F. Warren
John F. Warren County Clerk
Dallas County TEXAS

December 10, 2007 04:23:56 PM
FEE: \$33.00 20070440765

FINAL PLAT
LAKE FOREST ADDITION
LOTS 1-2, BLOCK A
2.006 Acres ~ 2 Residential Lots
OUT OF THE
A. BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 2007

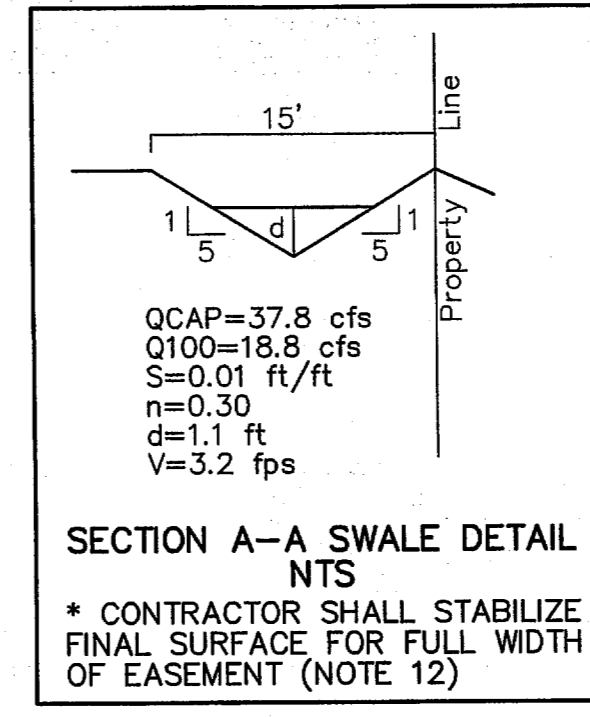
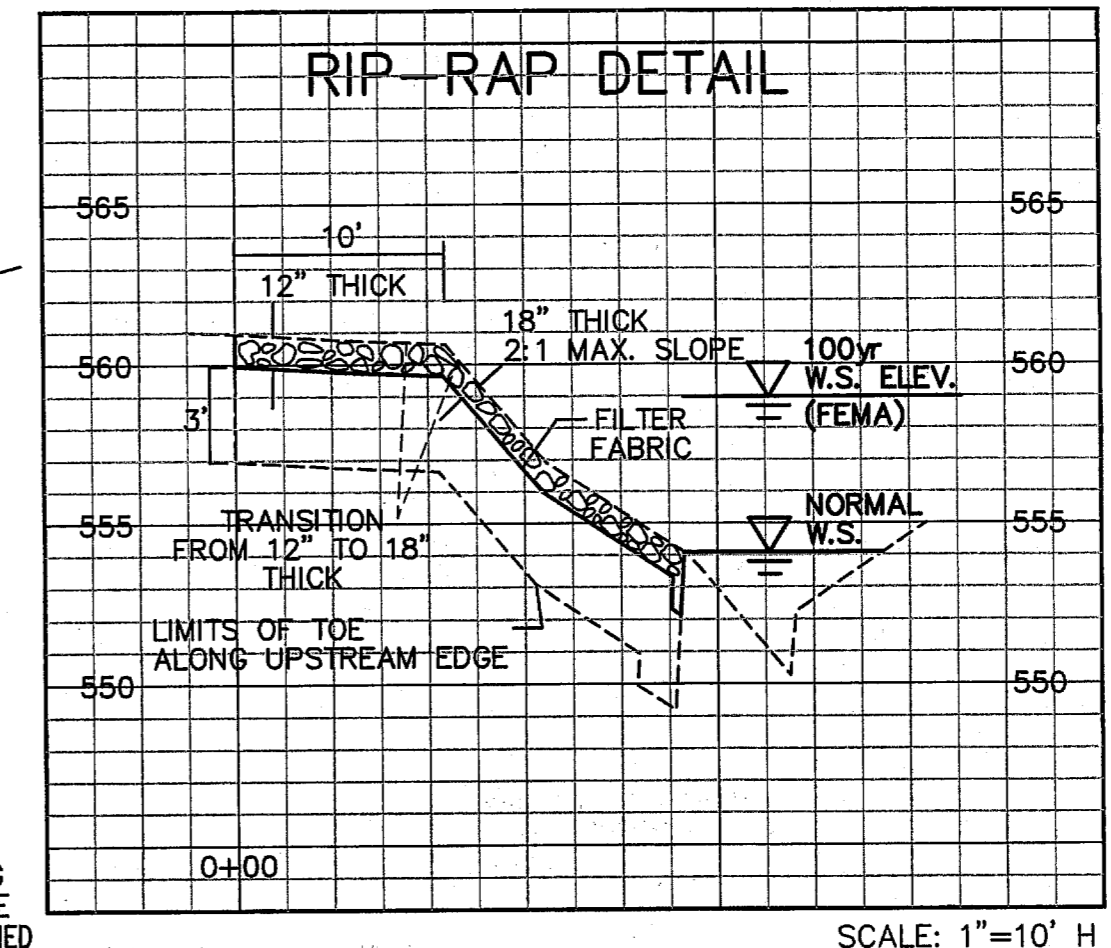
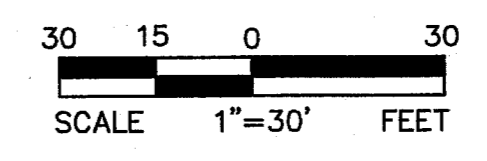
OWNER
JOHN CHARLES ALLEN
14918 LAKE FOREST DRIVE
DALLAS, TEXAS 75254

SURVEYOR
VOTEX SURVEYING COMPANY
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
972-964-0858
FAX 972-964-3604

ENGINEER
MACATEE ENGINEERING
CONTACT: DAYTON MACATEE
6440 N. CENTRAL EXPY., #414
DALLAS, TEXAS 75206
214-373-1180

EARTHWORK NOTES

- Site Preparation
All trees, stumps, brush, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be properly removed and disposed of.
- Compacting Area to be Filled
All areas to be filled should be disc'd or bladed until uniform and free from large clods, brought to a moisture content between optimum and five (5) percentage points above the optimum moisture value for clayey soils and between optimum to +3 percentage points for silty clay soils and soil containing limestone fragments and compacted to between 95 and 100 percent of optimum density in accordance with ASTM D 698.
- Fill Materials
Off-site materials to be used for fill should be approved by the Soils Engineer. There should be no roots, vegetation or any other undesirable matter in the soil, and no rocks larger than six (6) inches in diameter.
- Depth of Mixing of Fill Layers
The fill material should be placed in level, uniform layers, which, when compacted, should have a moisture content and density conforming to the stipulations called for herein. Each layer should be thoroughly mixed during the spreading to insure the uniformity of the layer. The fill thickness should not exceed 10-inch loose lifts.
- Rock
There should be no rock incorporated within the fill which exceeds six (6) inches in its greatest dimension, and no large rocks will be permitted within twelve (12) inches of the finished subgrade.
- Moisture Content
Prior to and in conjunction with the compacting operation, each layer should be brought to the proper moisture content as determined by ASTM D 698, within plus or minus three (3) percentage points of optimum for fill containing limestone rock pieces and between optimum and five percentage points above the optimum for clayey soils.
- Amount of compaction
After each layer has been properly placed, mixed and spread, it should be thoroughly compacted to between 95 and 100 percent of Standard Proctor Density as determined by ASTM D 698.
- Compaction of Fill Layers
Compaction equipment should be of such design that it will be able to compact the fill to the specified density. Compaction of each layer shall be continuous over its entire area.
- Density Tests
Field Density tests should be made by the Soils Engineer or his representative. Density tests should be taken in the compacted material below the disturbed surface. After each layer of fill, compaction tests, as necessary, should be made by the Soils Engineer. If the materials fail to meet the density specified, the course should be reworked as necessary to obtain the specified compaction.
- Supervision
Supervision by the Soils Engineer should be of such continuity during the grading operation that he can certify that all cut and filled areas were graded in accordance with the accepted specifications.
- Slope Control
Embankment slopes should not be steeper than a ratio of three (3) horizontal to one (1) vertical for either fill or cut slopes. Any slope, existing or proposed, steeper than three (3) feet in height should incorporate stabilization methods to include erosion control, embankment stabilization and other slope control measures as required by the slope control specialist.
- Surface Stabilization
Contractor shall stabilize finished surface in swale with curlex (seed-impregnated) as shown. Solid sod shall be installed as each home is built.
- Repair Lake Forest Drive
Damage to Lake Forest Drive due to construction related activities shall be repaired prior to final acceptance.



RATIONAL METHOD

Q=CIA

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

RUNOFF CALCULATIONS

AREA	ACRES	Cwt	Tc	I100	Q100	REMARKS
A	0.07	0.50	15	7.52	0.3	Street to Creek
B1	1.18	0.50	15	7.52	4.4	To Swale
B2	0.83	0.50	15	7.52	3.1	Offsite ~ Into Swale
O1	2.76	0.50	15	7.52	10.4	Offsite ~ Into Swale

WEIGHTED RUNOFF COEFFICIENT CALCULATIONS

PADS	AREA	C	CA
PADS	0.29	0.95	0.28
REMAINING ACREAGE	1.71	0.40	0.68
TOTAL	2.00		0.96

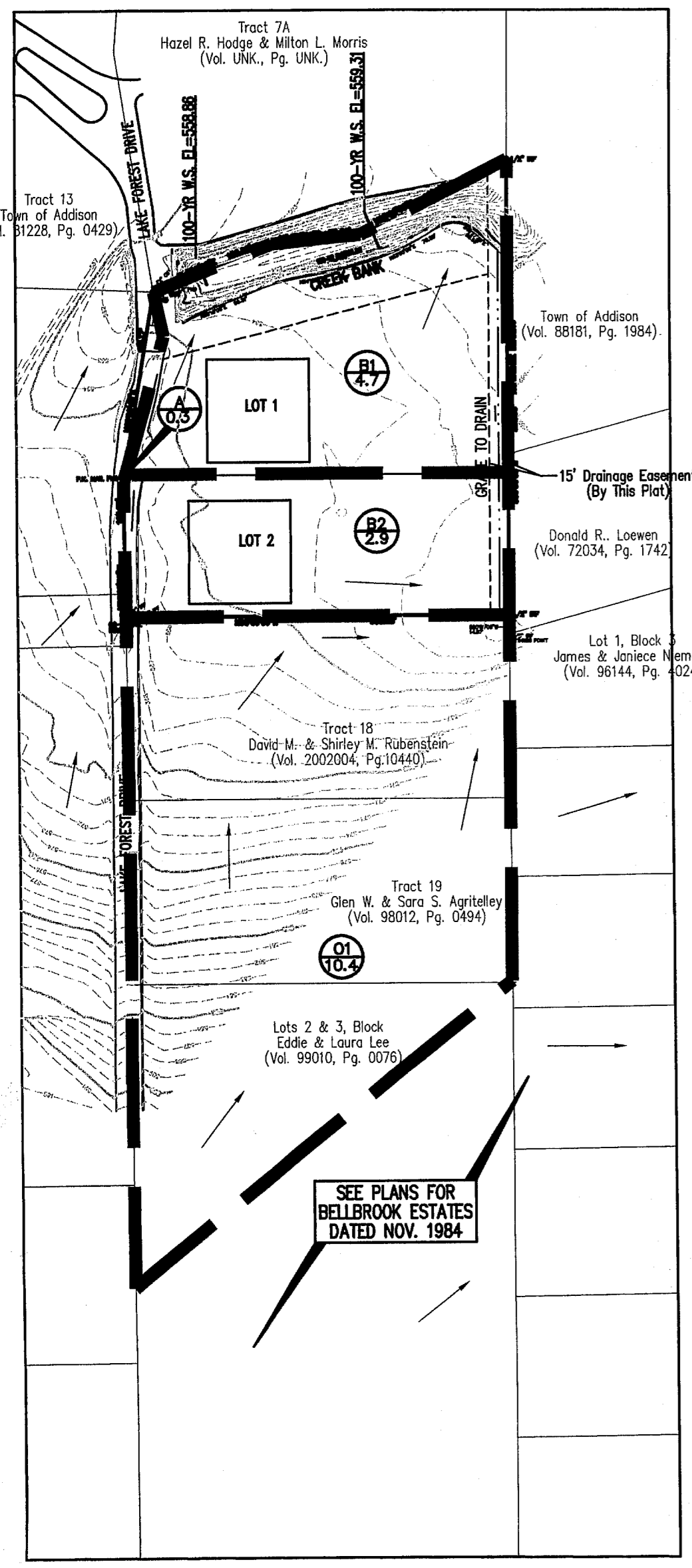
WEIGHTED 'C' = $\frac{CA}{AREA} = \frac{0.96}{2.00} = 0.48$ (USE C = 0.50 MIN)

GRADING NOTES:

- Finished floor (FF) elevations shall be at least four feet above the 100-year water surface elevation.
- The indicated finished pad (FP) and finished floor (FF) elevations may be adjusted to achieve a dirt balance.
- All areas shall be graded to drain as indicated.
- The 100-y water surface elevations (558.86-559.31) were calculated in a limited hydraulic study performed by Macatee Engineering. The 100-y water surface elevation based on FEMA Map number 4813C0165J (08/23/01) is approximately 559.
- Offsite runoff designated as Area O1 flows toward the Y-inlet near the southeast corner of Lake Forest Addition. In the event this inlet fails, the swale along the east property line of Lake Forest Addition is sized to bypass offsite runoff to the creek.

LEGEND

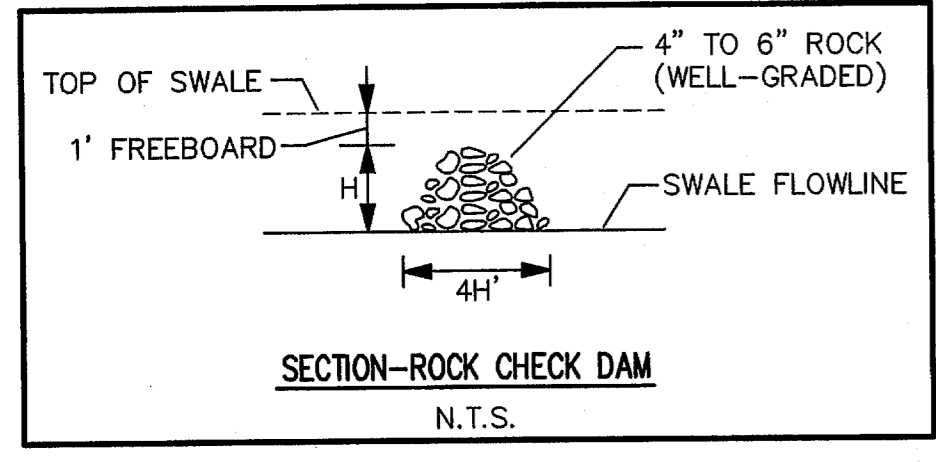
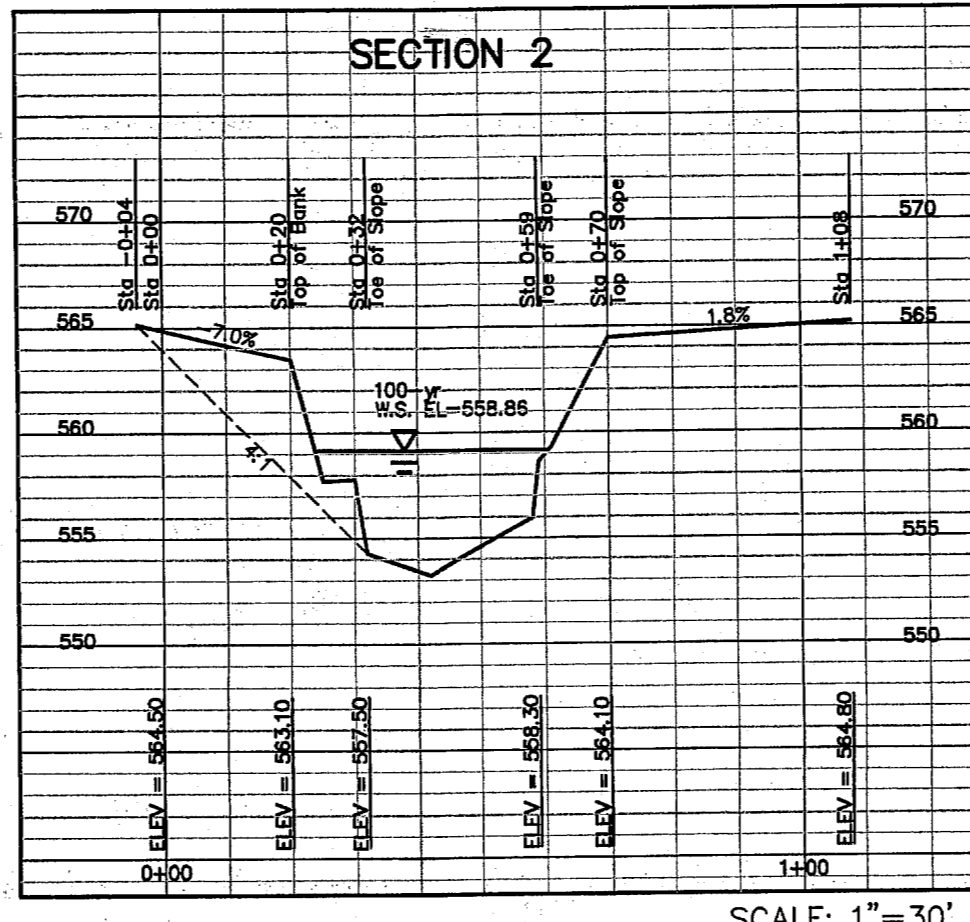
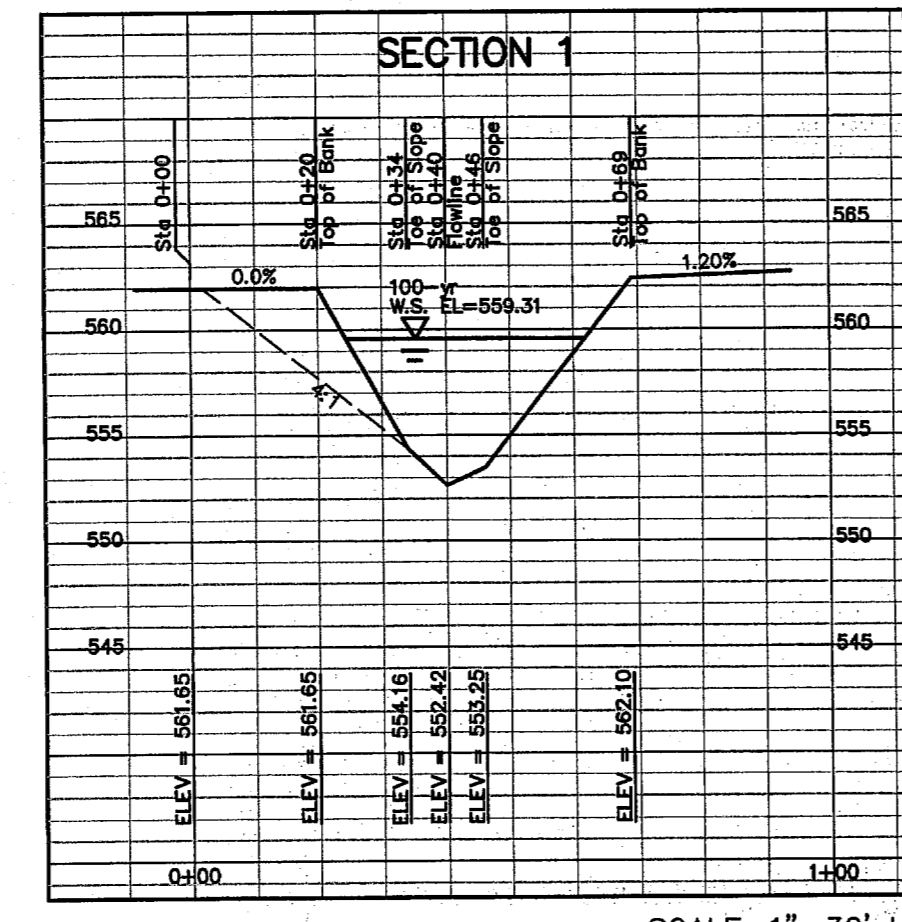
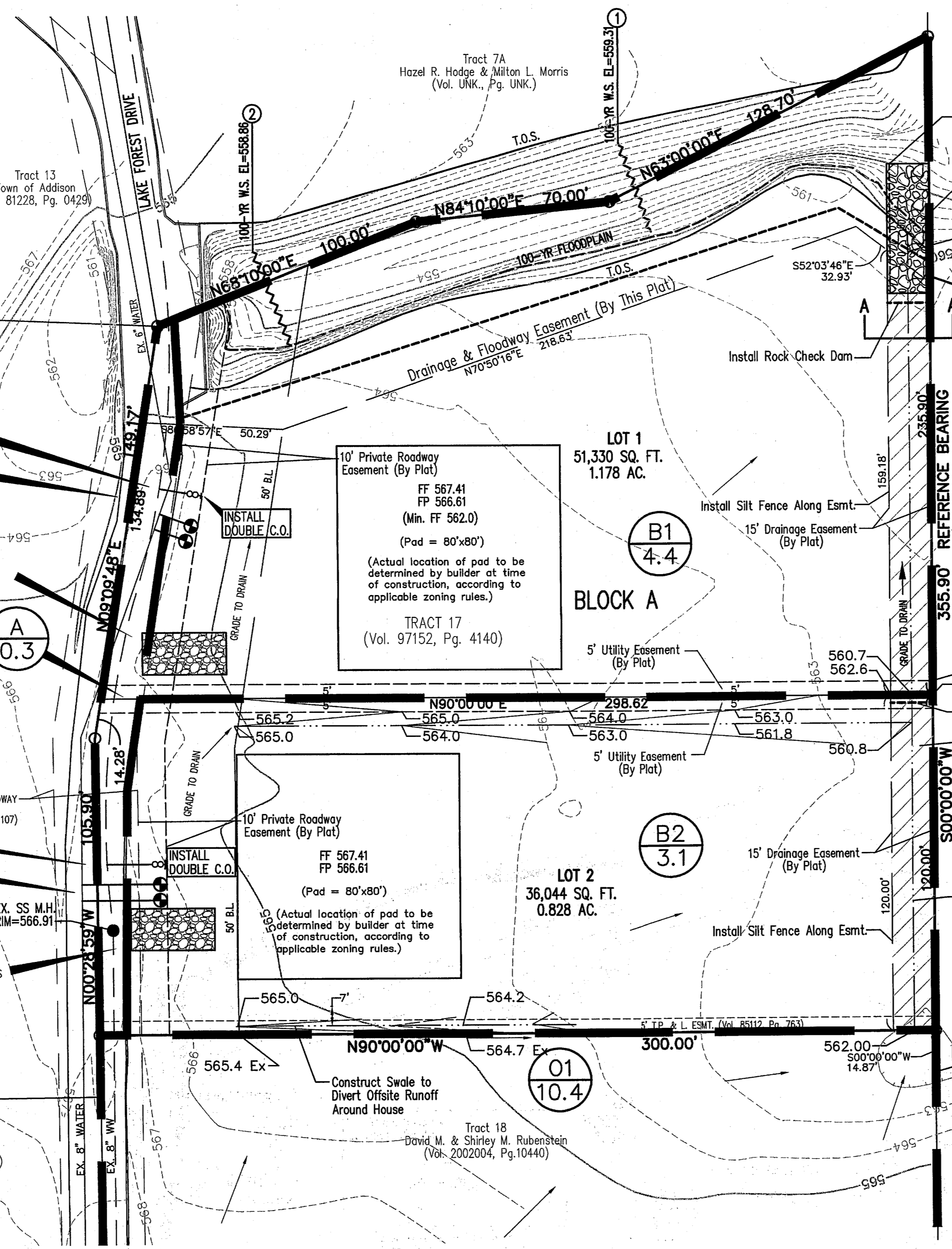
- 500 --- Existing 5' Contour Interval
- 498 --- Existing 1' Contour Interval
- Vg --- Valley Gutter
- --- Proposed Drainage Area Divide
- --- Direction of Flow
- (A1/5.3) --- Proposed Area Designation 100-y Runoff in C.F.S.
- Asphalt Pavement
- Silt Fencing
- Curlex



SCALE 1"=100' FEET
(SCALE FOR OVERALL DRAINAGE AREA MAP)

INSTALL:
1-1" DOM. WATER METER WITH DOUBLE CHECK VALVE ASSEMBLY
1-1 1/2" FIRE SERVICE LINE WITH DOUBLE CHECK VALVE ASSEMBLY
INSTALL STABILIZED CONSTRUCTION ENTRANCE PER TOWN & NCTCOG SPECS (ACTUAL LOCATION MAY BE DETERMINED PRIOR TO CONSTRUCTION)

INSTALL:
1-1" DOM. WATER METER WITH DOUBLE CHECK VALVE ASSEMBLY
1-1 1/2" FIRE SERVICE LINE WITH DOUBLE CHECK VALVE ASSEMBLY
INSTALL STABILIZED CONSTRUCTION ENTRANCE PER TOWN & NCTCOG SPECS (ACTUAL LOCATION MAY BE DETERMINED PRIOR TO CONSTRUCTION)



- Notes:
- Contractor must insure that all areas will be graded to drain.
 - Contractor must field verify all existing utilities prior to construction.
 - Contractor must notify engineer of any discrepancies between these plans and onsite conditions.

BENCH MARKS
R.R. SPIKE IN 18" PECAN N. SIDE OF BELTLINE RD. STA 52+48 ~ 54" WATER
~ E. OF INWOOD RD. NEAR LAKE FOREST RD. ELEV=568.34

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
					Change building setback to 50 feet.	dcm	10/25/07

SCALE 1"=30'

DESIGNED DCM
DRAWN DCM
DATE 10/20/07
DWG FILE GRADING-10-10-07

DAYTON C. MACATEE
REGISTERED PROFESSIONAL ENGINEER
65028
12/06/07

MACATEE ENGINEERING
6443 N. CENTRAL EXPRESSWAY, SUITE 414
DALLAS, TEXAS 75206
TEL 214-373-1180 * FAX 214-373-6680
E-MAIL: contact@macatee-engineering.com

GRADING, DRAINAGE UTILITY PLAN		PROJECT NO.
LAKE FOREST ADDITION		Hershman
TOWN OF ADDISON DALLAS COUNTY, TEXAS		PLATE
		1 of 1