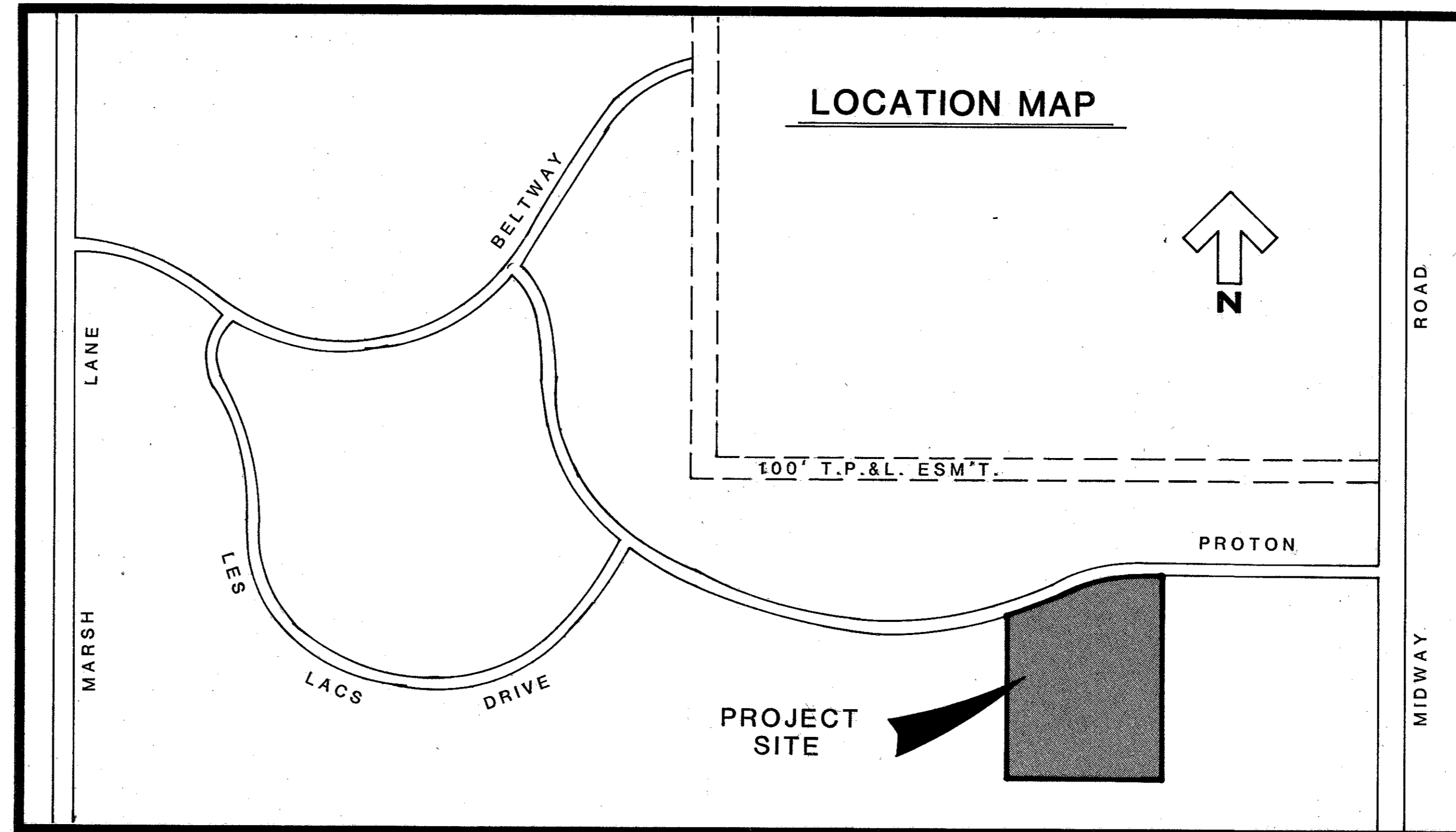


DEVELOPMENT PLANS FOR LES LACS VILLAGE PHASE I



GENERAL NOTES

1. All street and alley intersections and connections shall be built by the developer.
2. Excavation from streets to be deposited in low areas to allow proper drainage.
3. All existing ditches, except as noted on drainage plans, are to be filled to conform to surrounding terrain.
4. It will be the responsibility of the developer and/or the contractor to protect and maintain to proper line and grade all public utilities, manholes, cleanouts, valve boxes, fire hydrants, etc. during the construction of this project, prior to and after placing permanent pavement.
5. All materials and workmanship shall conform to the City Standards and Specifications.

INDEX

Sheet No.	Description
1	FINAL PLAT
2	DRAINAGE AREA MAP
3	DIMENSION CONTROL
4	GRADING PLAN
5	WATER AND SEWER PLAN
6	WATER AND SEWER PROFILE

PREPARED FOR:

DONDI PROPERTIES
7995 L.B.J. FREEWAY SUITE 118
DALLAS, TEXAS, 75251

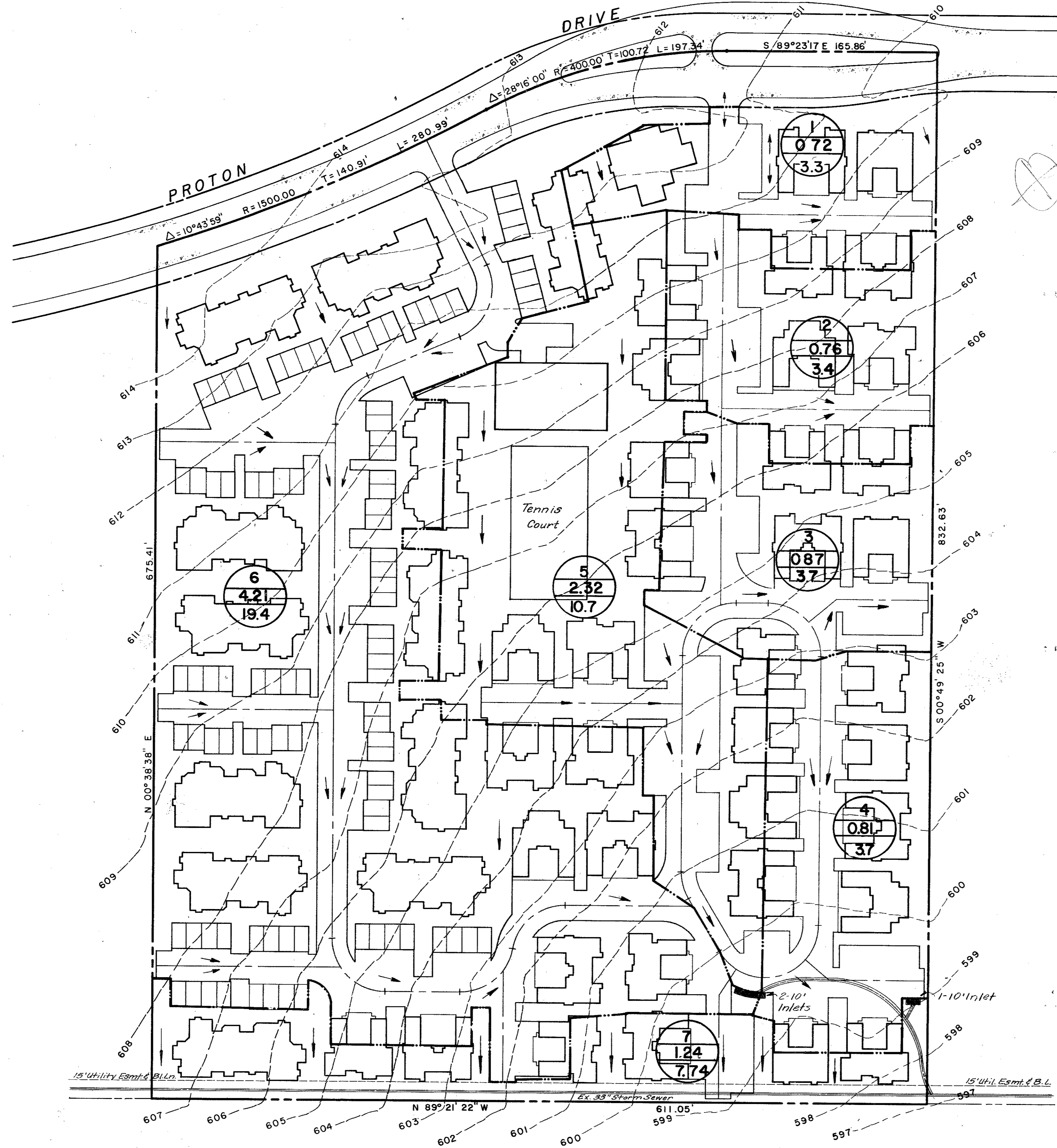
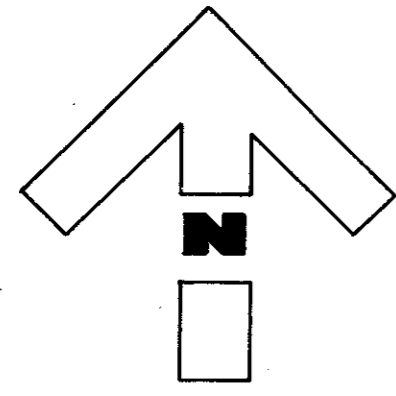
PREPARED BY:

C

Cook CONSULTANTS, Inc.
engineers · planners · surveyors

4919 north central expressway dallas, texas 75205 214/526-6120

CITY OF ADDISON
APPROVED
CONSTRUCTION
BUILDING DEPARTMENT
DATE: 3-29-82
NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN VERIFYING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY OR IMPLY WARRANCE TO SUCH CODES.



- LEGEND**
- DRAINAGE DIVIDE
 - FLOW ARROWS
 - STORM SEWER
 - DRAINAGE DITCH
 - CONTOUR LINE
 - R.O.W. LINE
 - DRAINAGE AREA NO.
 - AREA (Ac.)
 - DISCHARGE (cfs)

Design Criteria
C = 0.7
I = 6.0
Inlet Time = 15 min.

Note: For Offsite Drainage Information see Drainage Area Map, Sh. 1/6, File No. 80-95 by Raymond L. Goodson, Jr., Consulting Engineers, dated July, 1981.

BENCHMARKS
 " ON T.C. 100th NORTH OF RAILROAD & EAST SIDE OF DALLAS PARKWAY
 " ON T.C. 100th NORTH OF RAILROAD & WEST SIDE OF KNOLL TRAIL. FOR

APPROVED
 BUILDING DEPARTMENT 601.56

DATE: _____
 NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE THE CONTRACTOR'S LIABILITY OR OBLIGATION TO SUCH CODES.

2
6

**DRAINAGE AREA MAP
 LES LACS VILLAGE PHASE I**

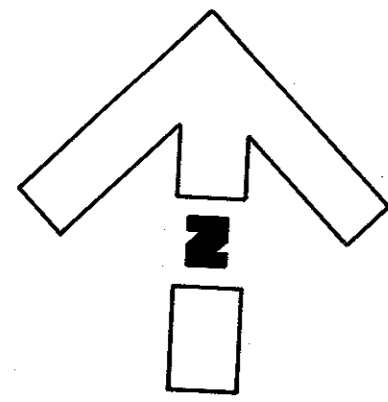
**DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON, TEXAS**

Cook Consultants, Inc.
 engineers - planners - surveyors
 4915 NORTH CENTRAL EXPRESSWAY - DALLAS, TEXAS 75205 - 214/528-6123

PROJECT NO. 81215-1

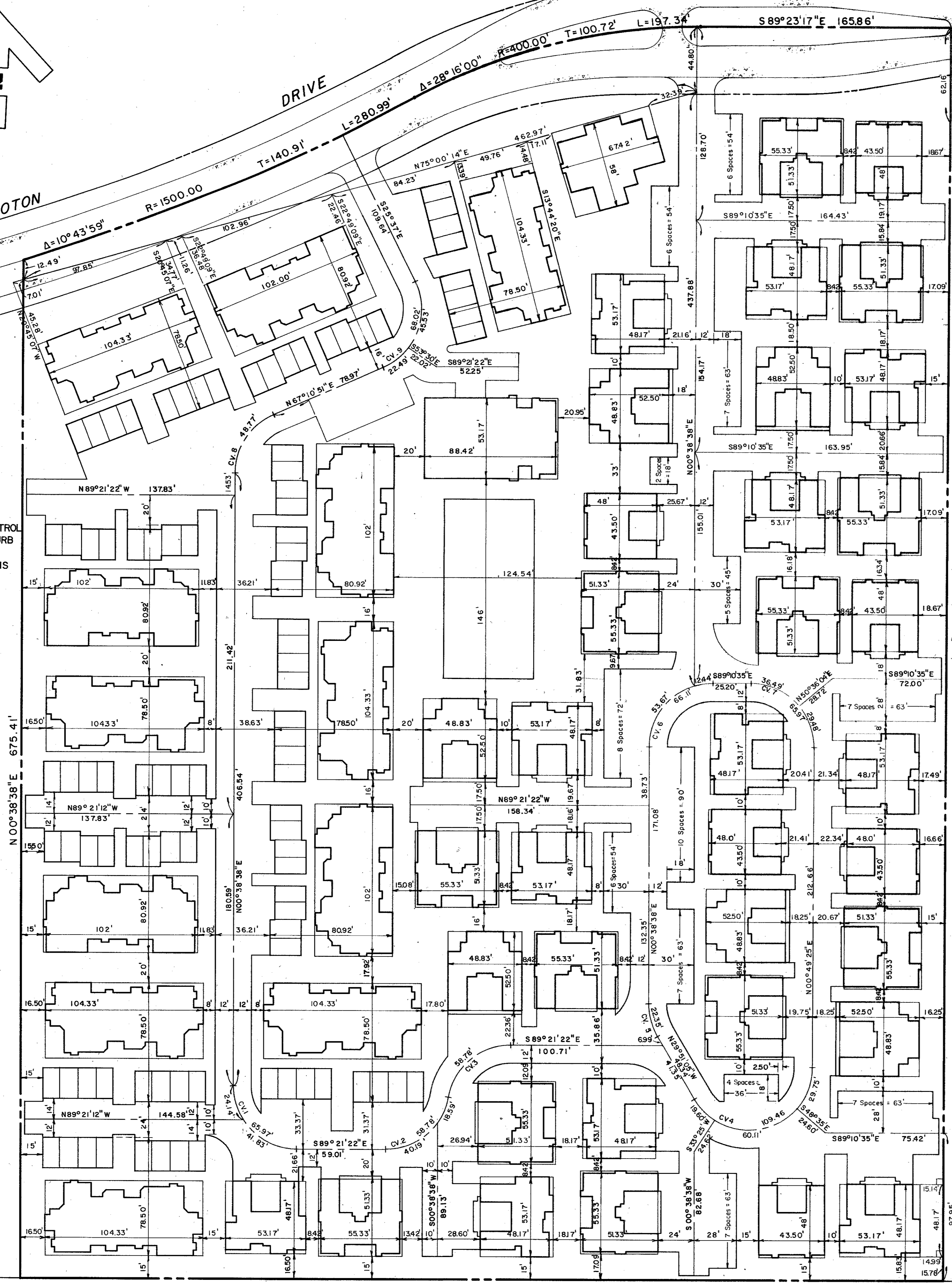


DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
C.S.K.	B.A.G.	1"=50'		C.C.I.		



PROTON

DRIVE



GENERAL NOTES

1. DO NOT SCALE DRAWING-DIMENSIONS CONTROL
2. ALL DIMENSIONS ARE TO BACK OF CURB OR TO OUTSIDE FACE OF BUILDING.
3. REFER TO ARCHITECTS BUILDING PLANS FOR ALL BUILDING DIMENSIONS.

BENCHMARKS

TOP OPERATING NOT ON HD 453 WEST AND 15' SOUTH OF S.E. COR. OF PROPERTY ELEV. 608.33

ON TOP OF S.W. COR. OF COVE. FOOTING OF TEXAS POWER & LIGHT CO. TOWER # 424382291, (EAST) 450' NORTH OF NORTH PROPERTY LINE ELEV. 409.46

APPROVED FOR CONSTRUCTION

THIS CONTRACT IS HEREBY REPRESENTED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF THESE PERMITS PRIOR TO THE START OF WORK. NO WORK SHALL BE PERMITTED WITHOUT THE NECESSARY VARIANCE TO SUCH CONTRACT.

3/6

**DIMENSION CONTROL
LES LACS VILLAGE PHASE I**

**DEPARTMENT OF PUBLIC WORKS
CITY OF ADDISON, TEXAS**

DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NQ
C.S.K.	B.A.G.	1"=40'		C.C.I.		

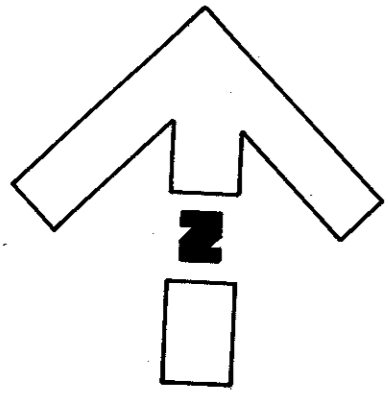
COOK CONSULTANTS, INC.
Engineers - Planners - Surveyors
4018 NORTH CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75244-2010

PROJECT NO. 81215-1



N 89° 21' 22" W 611.05'

GREENHILL SCHOOL

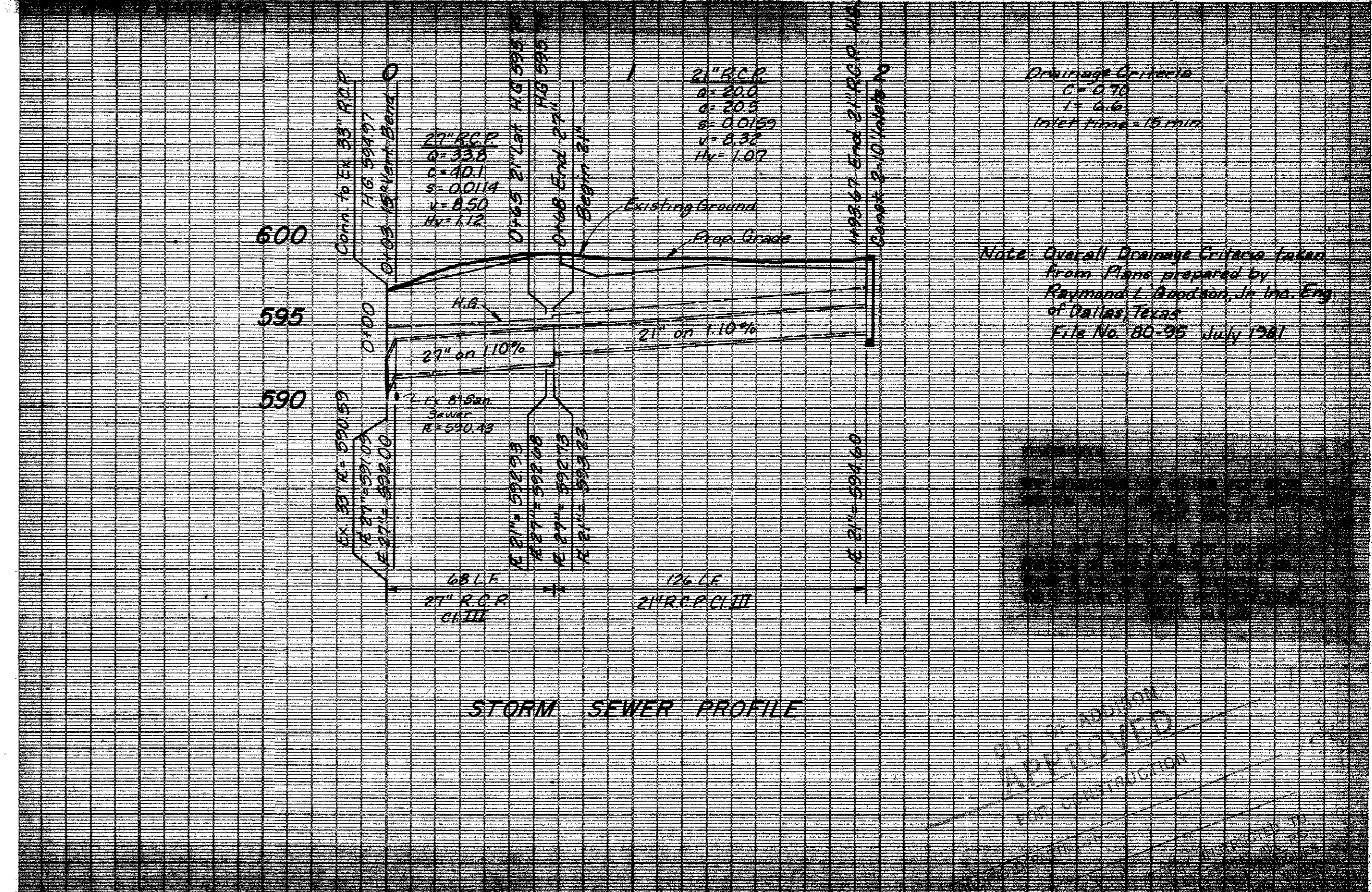
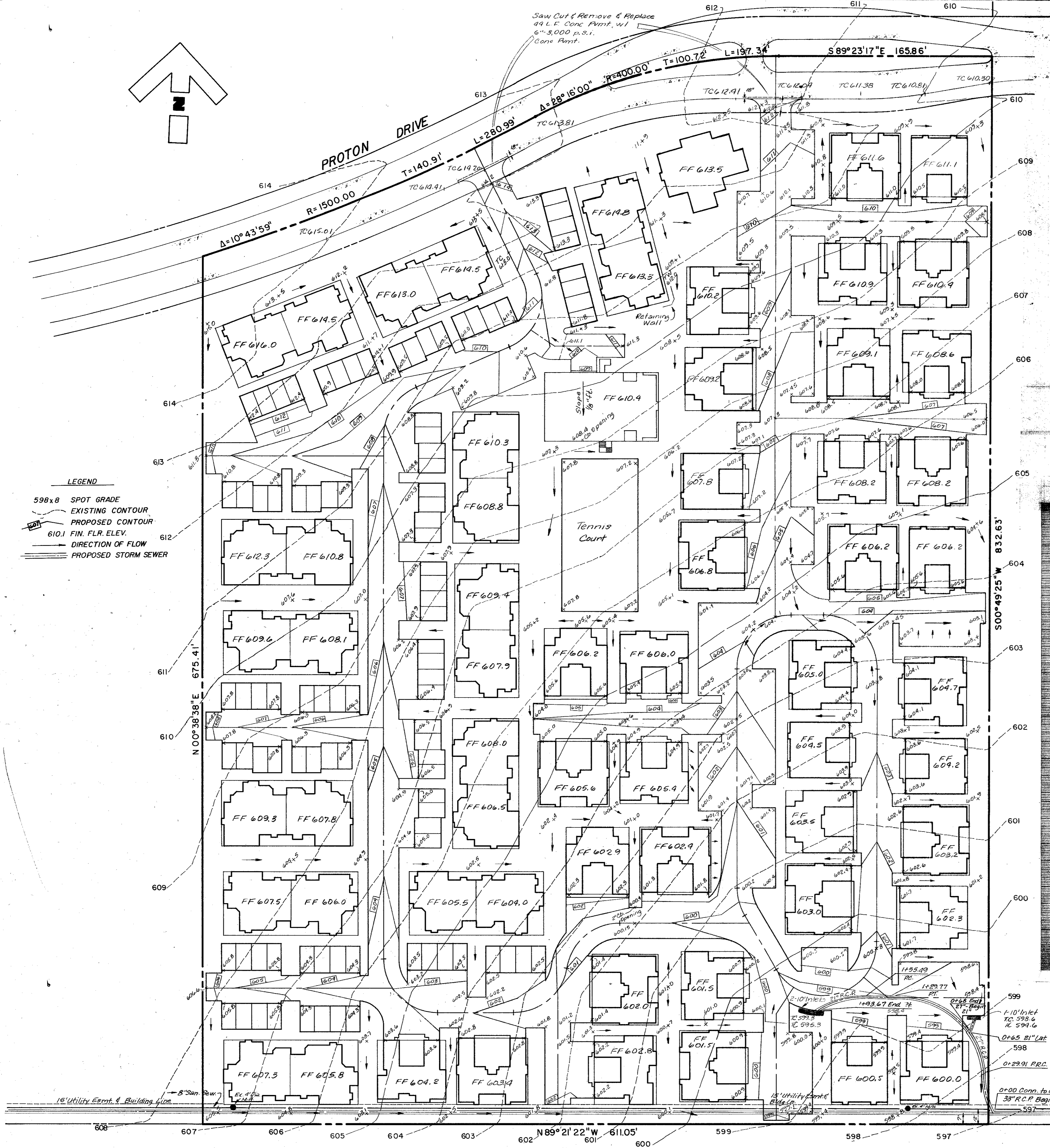


Saw Cut & Remove & Replace
44 L.F. Conc. Pmt. w/ 6" 3,000 p.s.i. Conc. Pmt.

- GENERAL GRADING NOTES**
1. Fill exceeding 8" and less than 24" in depth under foundation and pavement areas must be compacted to 95% Standard Proctor Density.
 2. All pavement within the limits of this project is proposed.
 3. Grades outside buildings shall be 6" below finished floor elevation for slab-on-grade foundations unless otherwise noted. (Pad grades below F.F. elevation may vary; 8", 9", 10", etc.)
 4. All fill shall be void of debris and rocks shall be size 6" diameter or smaller.
 5. All fill shall be lifted and compacted to intervals of 6" to 12" in elevation and shall be compacted to 95% Standard Proctor Density.
 6. Fill under buildings and pavement shall be compacted to 95% Standard Proctor Density and shall be density controlled fill.
 7. Steps in walks shall be installed where necessary to keep walks to 5% grade or less. Risers shall not exceed 6" unless otherwise noted. Treads to be 12" maximum.
 8. Refer to approved architect plans prior to staking final building pads and to approved dimension control plans for final building location.
 9. Refer to approved utility plans prior to staking final grades.
 10. Platwork (sidewalks, patios, turbs) shall be 3000 psi - 5 sack, min. 28 day strength concrete, or equal to existing city or county standards.
 11. Platwork reinforcement shall be 60 ksi grade reinforcement bars, ASTM-615, and welded wire mesh, ASTM-185 or placement according to city or county specifications.
 12. Sub-grade for concrete pavement shall have 6" - 6% lime by dry wt. measure added, 6" to 8" deep and compacted to 95% Standard Proctor Density for soils having plasticity index greater than 15.
 13. Field construction shall be in accordance with latest approved architectural and engineering plans and governing specifications. Building foundations shall be accurately placed within the lot and shall not be placed until surveyor has placed lot corners. There shall be no deviation from this procedure. Appropriate City Inspector shall be present as required for work.
 14. For additional perimeter grade beams that are to be deepened, refer to the approved grading plan for specific locations, and cross check with the structural foundation plans.
 15. Any units with interior depressed areas shall be checked for waterproofing, drainage, and foundation coordination between civil, structural, mechanical, and architectural prior to pouring foundations. For depressed areas of units adjacent to the units perimeter "up turned" concrete stem walls are required and outside concrete surface areas are to be waterproofed.
 16. For retaining walls refer to details these plans or landscape plans.
 17. Please notify surveying department manager at phone number on plans at least 24 hours in advance. Our survey trucks are radio equipped for emergency problem service; however, please consider our other clients when requesting shorter notice.
 18. Refer to local municipality specifications or special agencies where not specifically addressed in other general notes for additional clarification and specific details. Other City and/or County Engineer Plans indicated shall be in contractor's possession.

LEGEND

- 598x8 SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 610.1 FIN. FLR. ELEV.
- DIRECTION OF FLOW
- PROPOSED STORM SEWER



Note: Overall Drainage Criteria taken from Plans prepared by Raymond L. Goodson, Jr. Inc. Eng. of Dallas, Texas. File No. 80-95 July 1981

DATE: _____
 CONTRACTOR: _____
 ENGINEER: _____
 SURVEYOR: _____
 APPROVED FOR CONSTRUCTION

4
6

**GRADING PLAN
 LES LACS VILLAGE PHASE I**

**DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON, TEXAS**

DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
C.S.K.	B.A.G.	1"=40' 1"=6'		C.C.I.		

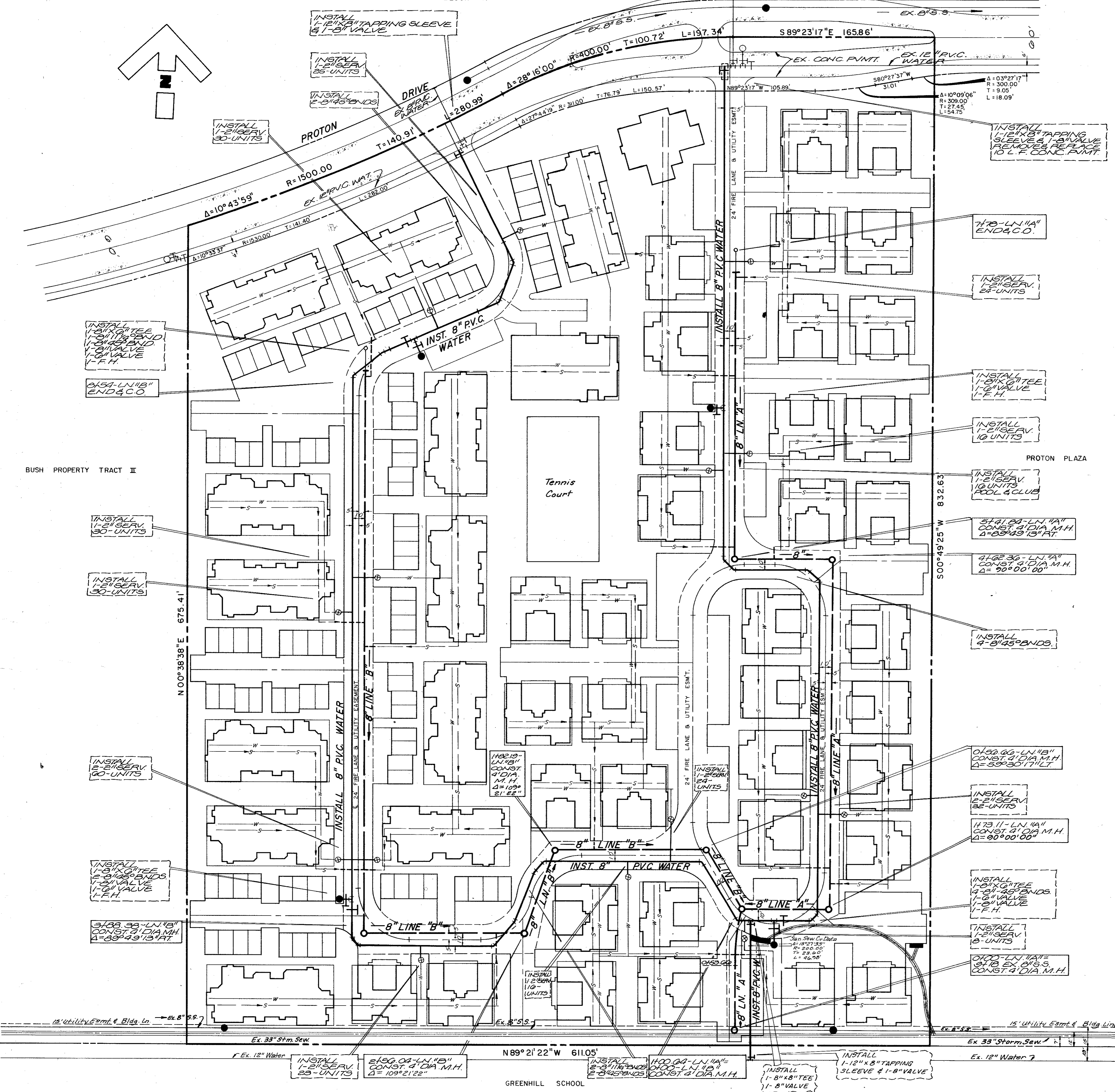
COOK CONSULTANTS, INC.
 engineers, planners, surveyors

PROJECT NO. 8125-1

GREENHILL SCHOOL

GENERAL NOTES

- All water mains shall be PVC Class 200 water pipe.
- All water mains shall have a minimum cover below finished grades as follows: 6" & 8" - 48", 12" - 60", or as required to clear other utilities.
- The location of all utilities are taken from existing public records. The exact location must be determined by the Contractor. It is the duty of the contractor to ascertain whether any other facilities (additional), other than those on the plans may be present.
- All utility trenches under proposed paving shall be backfilled and compacted to 95% Standard Proctor Density.
- All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor after placing of permanent paving.
- All work and materials shall be in accordance with the City of Addison Standard Specifications.
- Contractor shall be responsible for providing "as-built" plans to the engineer showing the location of sewer service by distance to the lot lines.
- All water services shall be 2" copper and located as shown.
- All water and sewer laterals shall be extended 2' beyond back of curb.
- All sanitary sewer laterals shall be 6" and located as shown.



BENCHMARKS
 TOP OPERATING NUT ON HYD 433' WEST AND 15' SOUTH OF S.E. COR. OF PROPERTY. ELEV. 606.35
 " " ON TOP OF S.W. COR. OF CONC. FOOTING OF TEXAS POWER & LIGHT CO. TOWER # 12N-3W-T291. LOCATED 450' NORTH OF NORTH PROPERTY LINE. ELEV. 619.46

APPROVED
 [Signature]
 BUILDING DEPARTMENT 3-29-82

DATE: _____
 NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND FOR ORDINANCES APPLICABLE TO HIS WORK AND FOR APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSIDERED TO RELIEVE RESPONSIBILITY OR IMPART VARIANCE TO SUCH CODES.

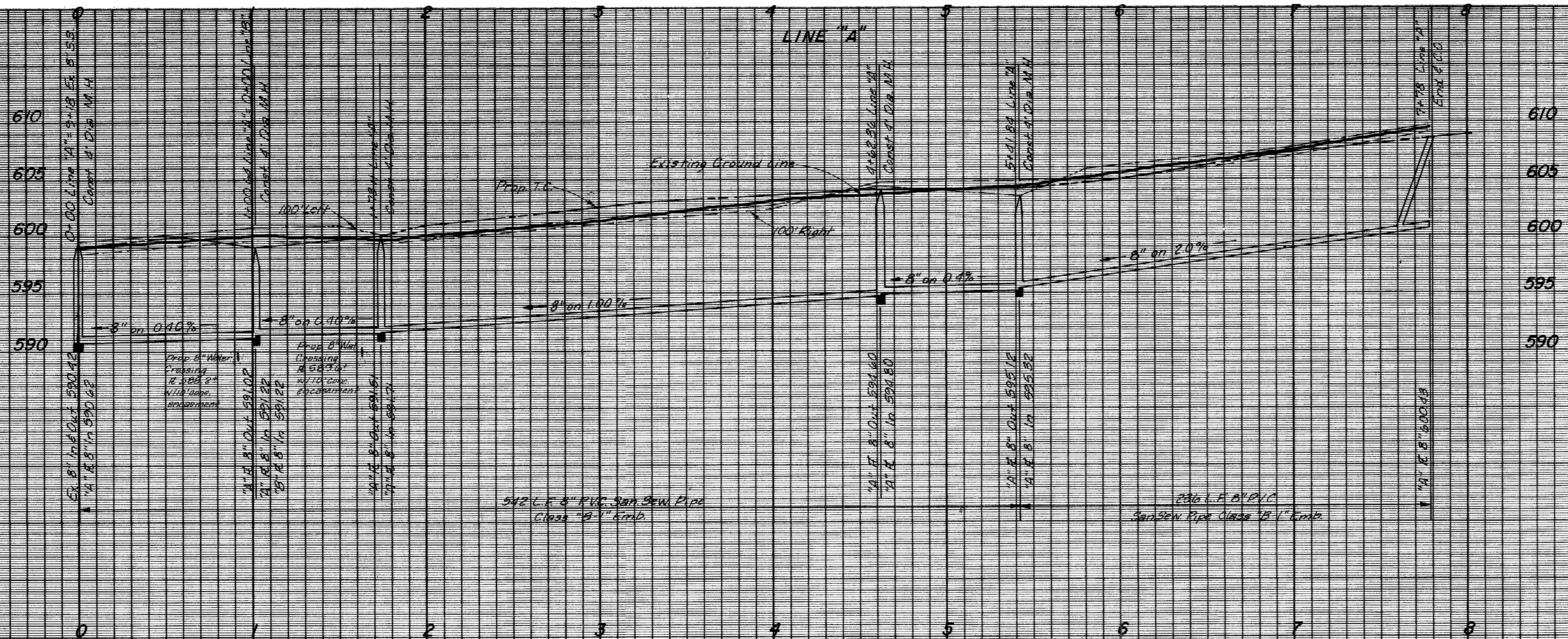
5
6

**WATER & SEWER PLAN
 LES LACS VILLAGE PHASE I**

**DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON, TEXAS**


DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
P.A.	P.A.	1"=40'		C.C.I.		

COOK CONSULTANTS, INC.
 engineers • planners • surveyors
 4019 NORTH CENTRAL EXPWAY • DALLAS, TEXAS 75204 (214) 350-0100
 PROJECT NO. 9125-1



1. SEE PLAN FOR LOCATION OF ALL MANHOLES AND STRUCTURES.
 2. ALL STRUCTURES TO BE CONCRETE AND REINFORCED WITH STEEL.
 3. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 4. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 5. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 6. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 7. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 8. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 9. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.
 10. ALL STRUCTURES TO BE FINISHED WITH 1/2" PLASTER AND PAINTED.

SANITARY SEWER PROFILES
 LES LACS VILLAGE PHASE I
 LINES "A" & "B"
 DEPARTMENT OF PUBLIC WORKS
 CITY OF ADDISON, TEXAS


COOK CONSULTANTS, INC.
 engineers • planners • surveyors
 4810 NORTH CENTRAL EXPRESSWAY, SUITE 2000, DALLAS, TEXAS 75246-2000
 PROJECT NO. 81215-1



DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
P.A.	B.A.G.		1" = 40' H 1" = 6' V	C.C.I.		