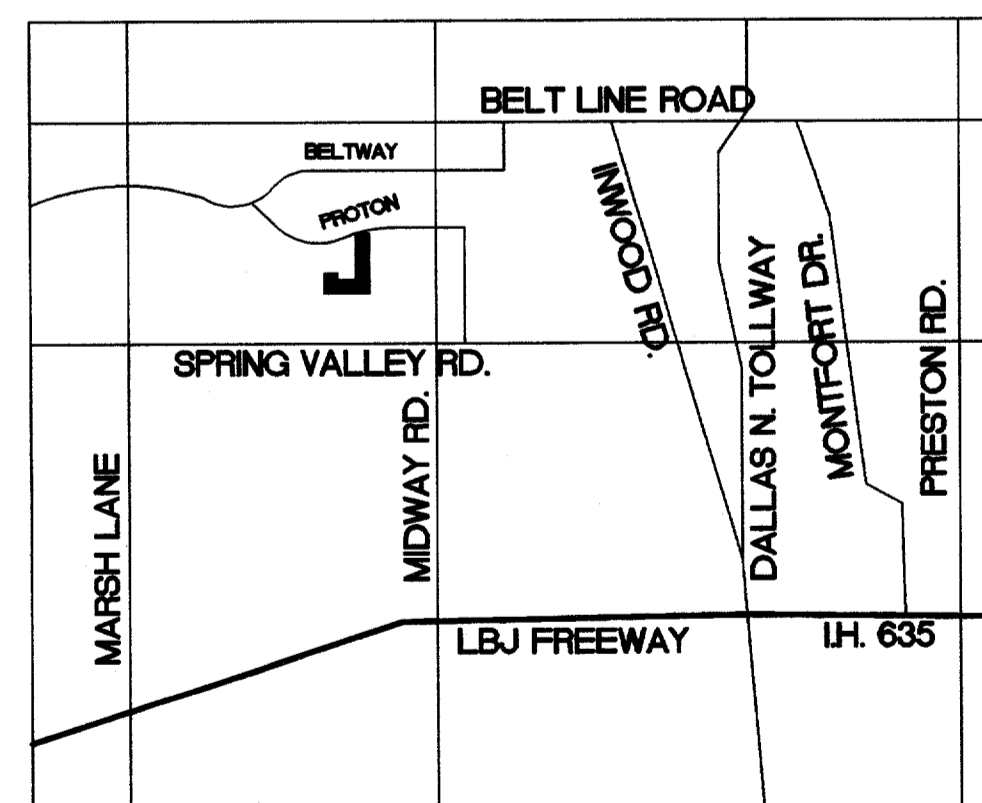


AS BUILT PLANS
FOR

TOWN HOMES OF ADDISON

ADDISON, TEXAS

PREPARED FOR:
ABSTRACT CONSTRUCTION, COMPANY
11157 ABLE LANE
DALLAS, TEXAS 72559



VICINITY MAP
NOT TO SCALE

PRECISE LAND SURVEYING INC.,
4915 GUS THOMASSON ROAD
MESQUITE, TEXAS 75150
(972) 681-7072 FAX (972) 279-1508

INDEX
SHEET NO. DESCRIPTION

- | | |
|----|--------------------------------|
| 1 | COVER SHEET |
| AB | AS-BUILT STREETS AND UTILITIES |
| 3 | GRADING PLAN |
| 4 | DRAINAGE AREA MAP |
| 5 | OFF-SITE STORM SEWER |
| 6 | WATER AND WASTEWATER |
| 7 | STORM SEWER PROFILES |
| 8 | STORM SEWER PROFILES |
| 9 | SANITARY SEWER PROFILES |
| 10 | SANITARY SEWER PROFILES |
| 11 | PROTON DR. MODIFICATIONS |
| 12 | EROSION CONTROL |
| 13 | DETAILS |

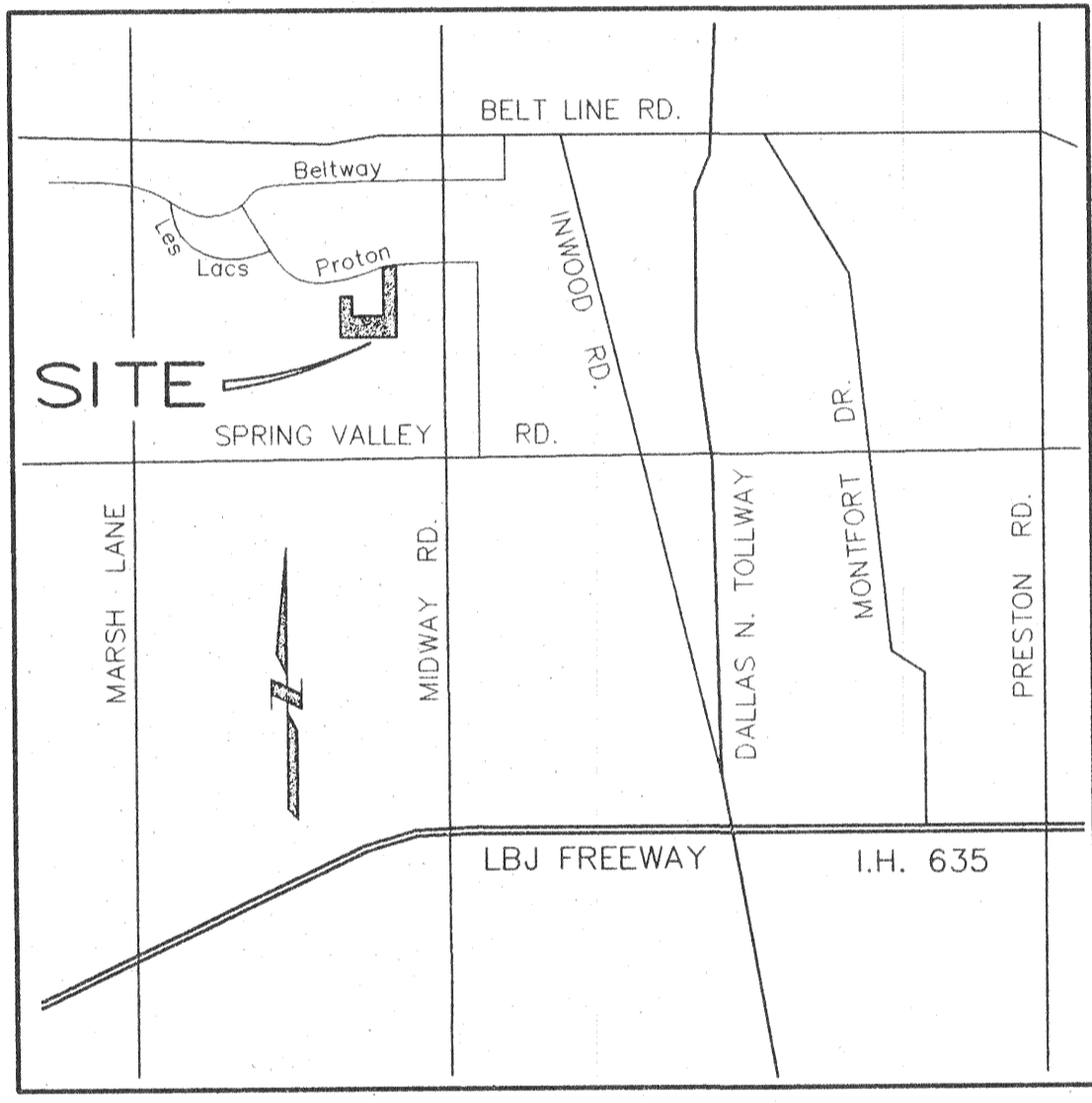
NOTE:
CONSTRUCTION SHOWN ON PLAN SHEETS 3 THRU 13
IS AS-BUILT PER CONTRACTOR.

FEBRUARY, 1996

4-5
P328
B28

DEVELOPMENT PLANS FOR TOWN HOMES OF ADDISON

A TOWNHOUSE DEVELOPMENT
IN
ADDISON, TEXAS



VICINITY MAP
NO SCALE

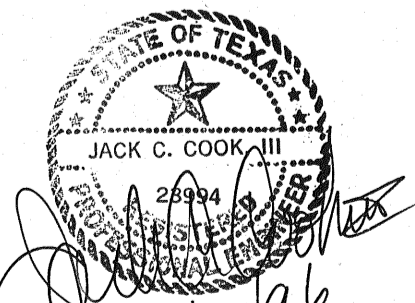
SHEET NO.	INDEX DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	GRADING PLAN
4	DRAINAGE AREA MAP
5	OFF-SITE STORM SEWER
6	WATER & WASTEWATER
7	STORM SEWER PROFILES
8	STORM SEWER PROFILES
9	SANITARY SEWER PROFILES
10	SANITARY SEWER PROFILES
11	PROTON DR. MODIFICATIONS
12	EROSION CONTROL
13 & 14	DETAILS

PREPARED FOR:
RS&B HOMES, LTD.
14901 QUORUM DRIVE, SUITE 500
DALLAS, TEXAS 75240

Cook Consultants, Inc.
CIVIL AND STRUCTURAL ENGINEERING
LAND SURVEYING AND LAND PLANNING
12250 Inwood road • suite 10 dallas, texas 75244
[214] 387-1890 fax [214] 387-8210

MAY 1996

NOTE:
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 COORDINATION & OR PRELIMINARY
 BIDDING ONLY
 PERMITTING
 CONSTRUCTION
UNDER THE AUTHORITY OF JACK C. COOK III
PROFESSIONAL ENGINEER



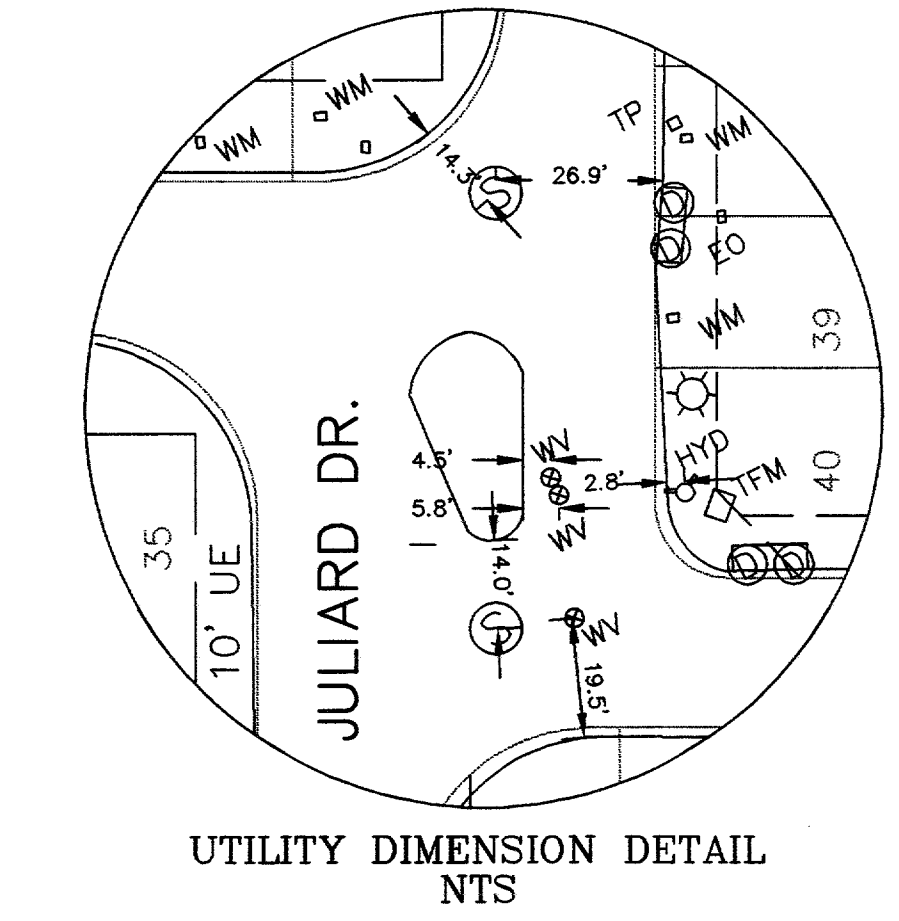
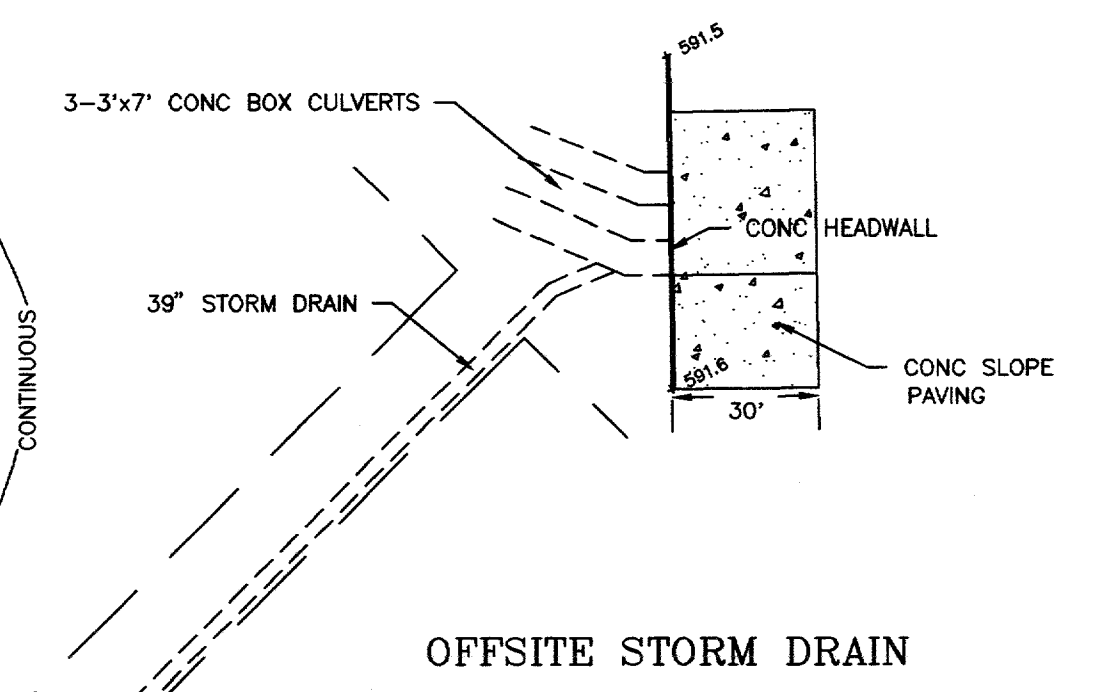
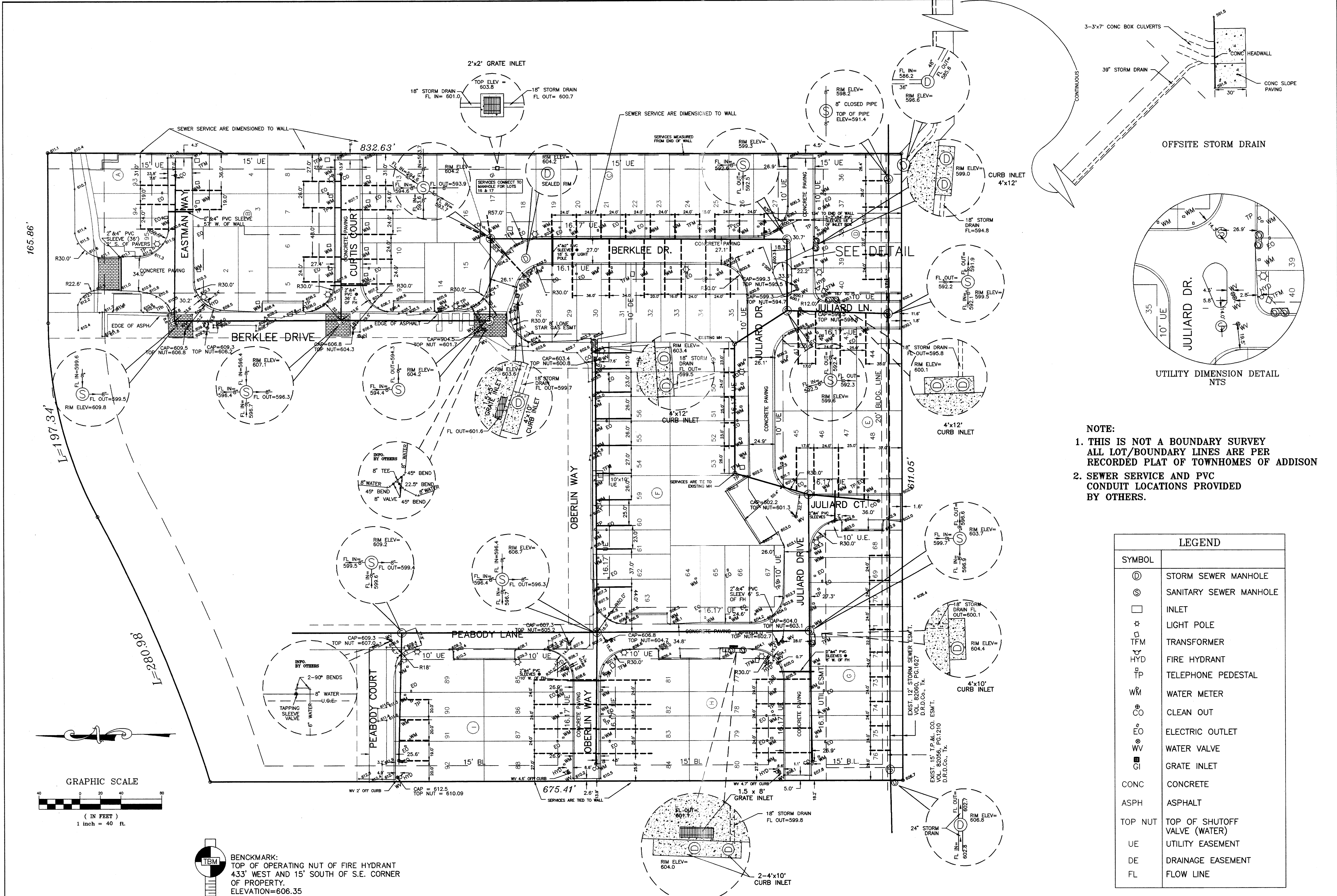
7/17/96

QRB
7-1-96

incl. Proton
Modifications

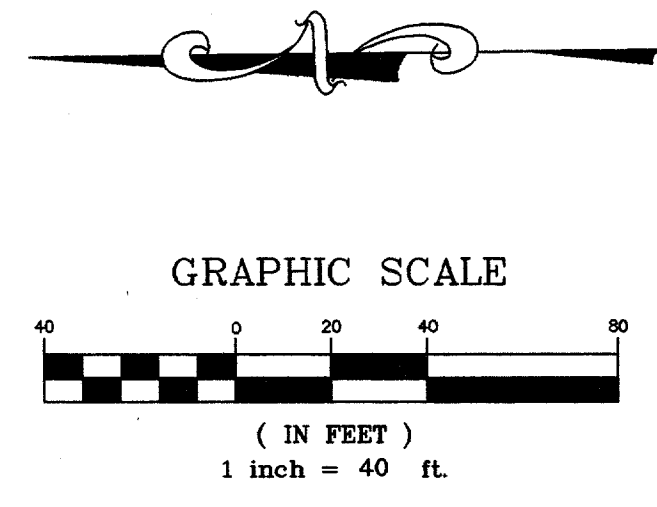
on Proton
Town Homes

QRB

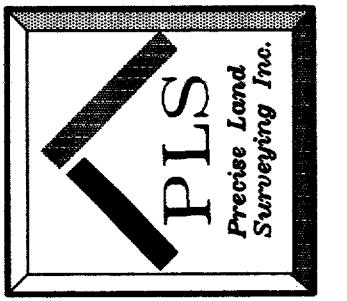


- NOTE:**
1. THIS IS NOT A BOUNDARY SURVEY ALL LOT/BOUNDARY LINES ARE PER RECORDED PLAT OF TOWNHOMES OF ADDISON
 2. SEWER SERVICE AND PVC CONDUIT LOCATIONS PROVIDED BY OTHERS.

LEGEND	
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
□	INLET
⊛	LIGHT POLE
⊞	TRANSFORMER
⊞	FIRE HYDRANT
⊞	TELEPHONE PEDESTAL
WM	WATER METER
⊙	CLEAN OUT
EO	ELECTRIC OUTLET
WV	WATER VALVE
GI	GRATE INLET
CONC	CONCRETE
ASPH	ASPHALT
TOP NUT	TOP OF SHUTOFF VALVE (WATER)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
FL	FLOW LINE



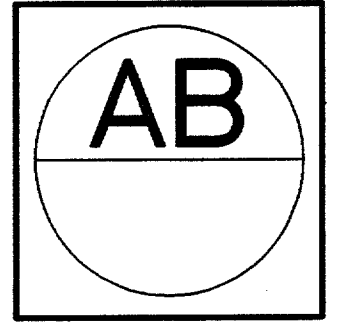
BENCHMARK:
 TOP OF OPERATING NUT OF FIRE HYDRANT
 433' WEST AND 15' SOUTH OF S.E. CORNER
 OF PROPERTY.
 ELEVATION=606.35

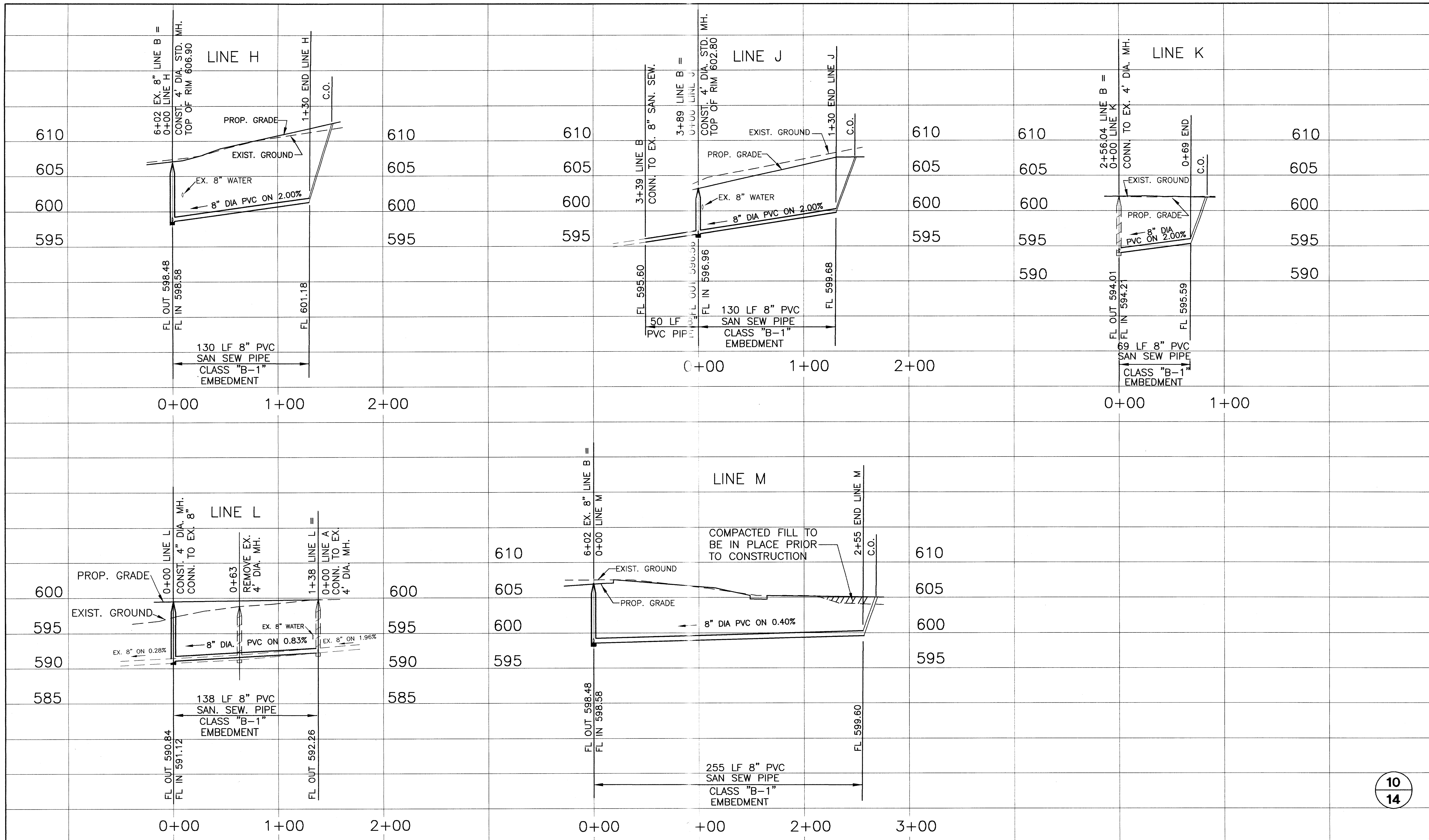


REVISIONS	
PROJECT NO.	96-4443
DATE	
DRAWN BY	SD
APPROVED BY	RDS
DATE	01/20/97

AS - BUILT OF STREETS & UTILITIES.
TOWNHOMES OF ADDISON

PRECISE LAND SURVEYING, INC.
 4915 GUS THOMASSON ROAD • MESQUITE, TEXAS 75150
 (972) 681-7072 FAX (972) 279-1508





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THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT, 433' WEST AND 15' SOUTH OF S.E. CORNER OF PROPERTY. ELEVATION 606.35

DESIGNED BY _____ DATE _____
COOK CONSULTANTS INC.

TOWN OF ADDISON _____ DATE _____

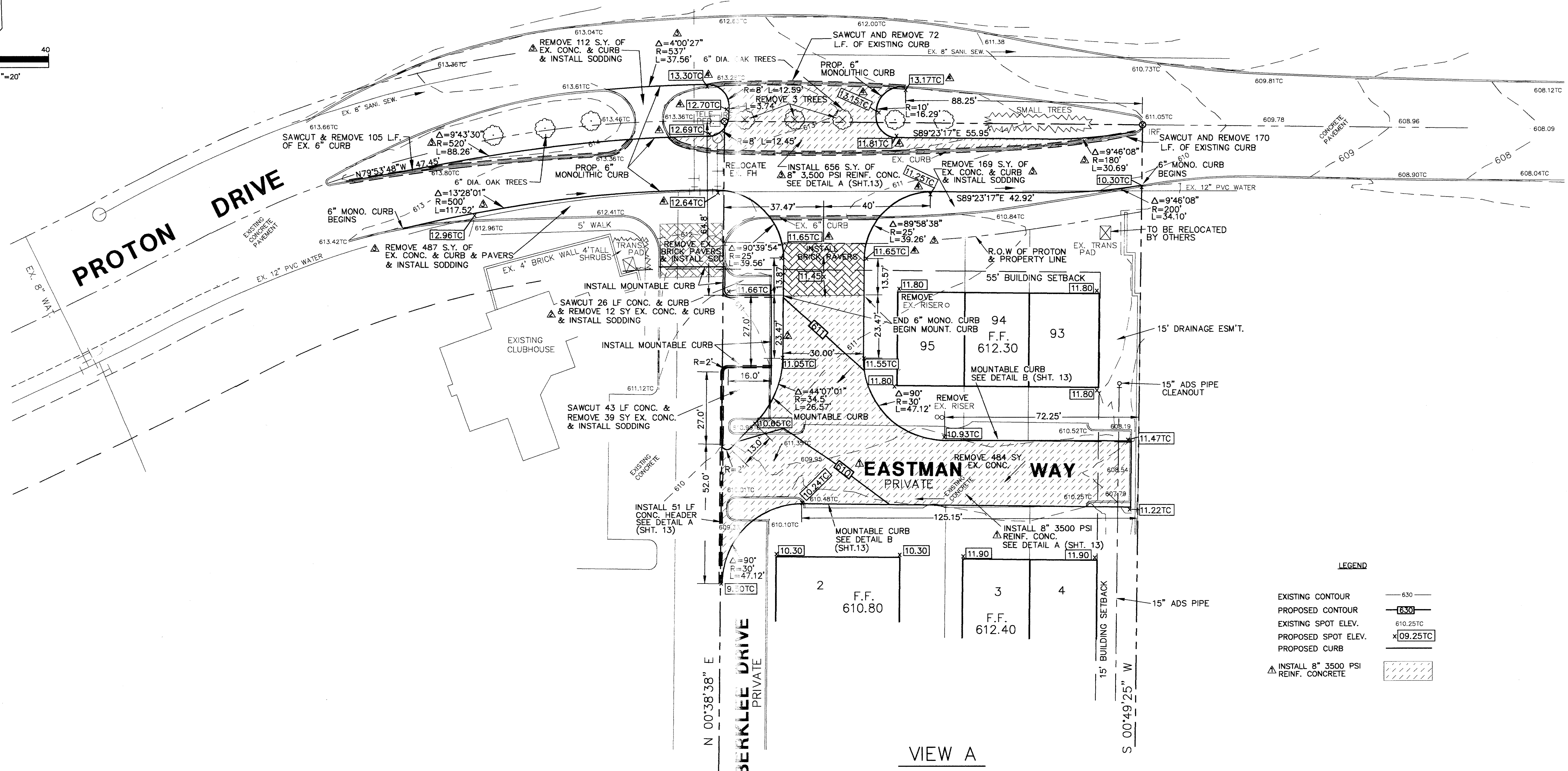
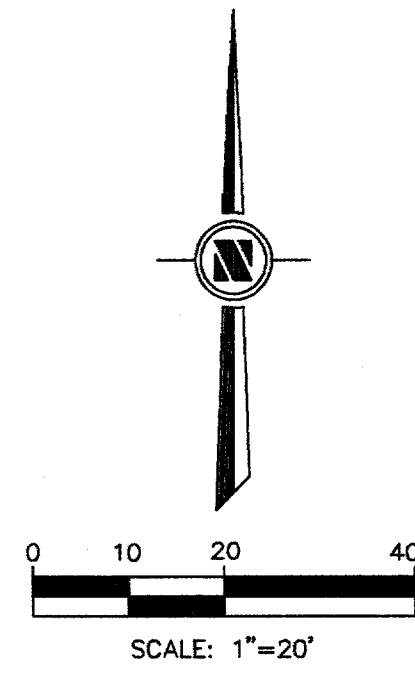
CONTRACT NO. _____
CONTRACTOR _____

SANITARY SEWER PROFILES

TOWN HOMES OF ADDISON

TOWN OF ADDISON, TEXAS

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	5/1/96	1"=40'H 1"=6'V			



LEGEND

EXISTING CONTOUR	— 630 —
PROPOSED CONTOUR	— 630 —
EXISTING SPOT ELEV.	610.25TC
PROPOSED SPOT ELEV.	x09.25TC
PROPOSED CURB	— —
INSTALL 8" 3500 PSI REINF. CONCRETE	▨

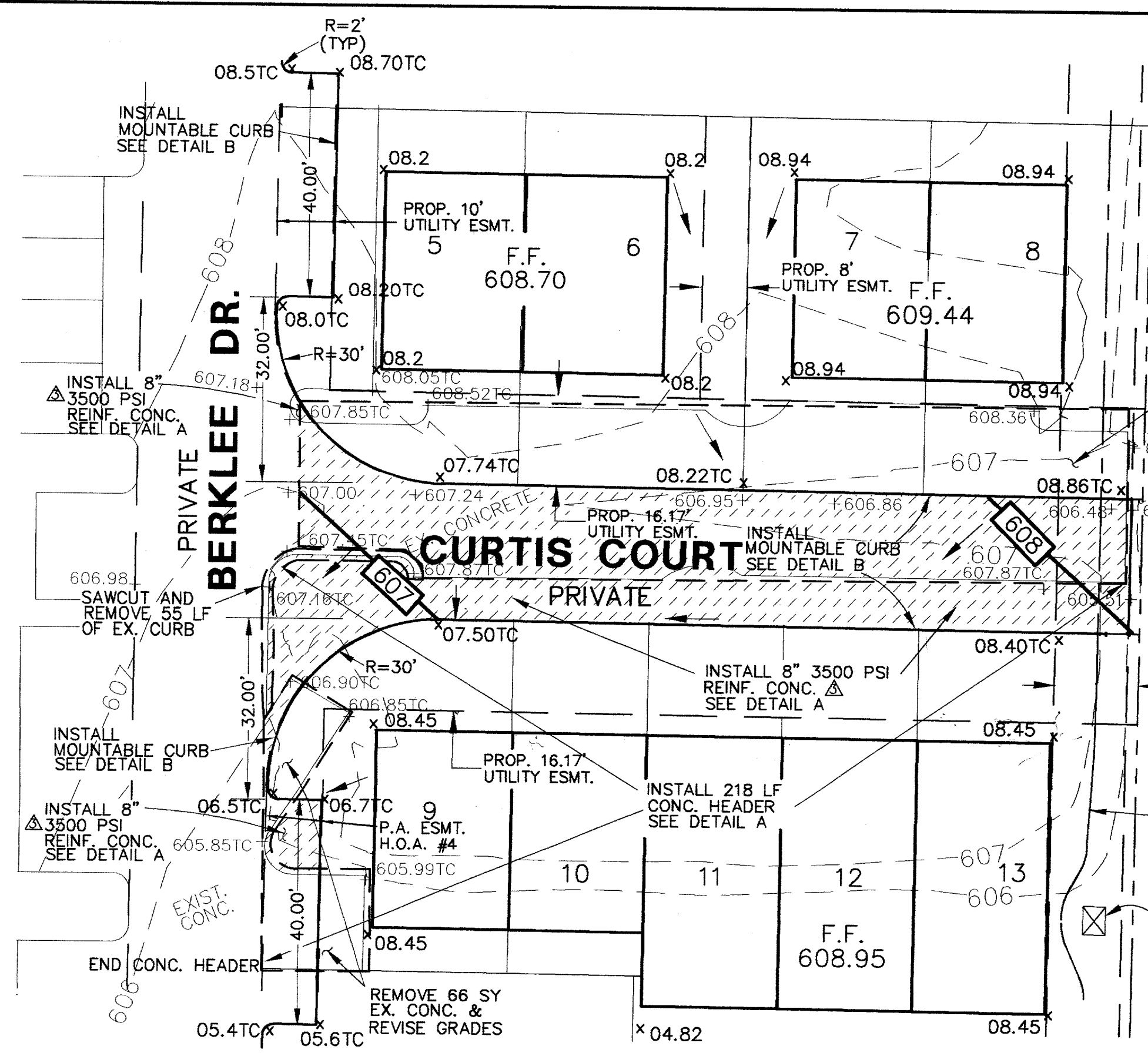
VIEW A
SCALE: 1" = 20'

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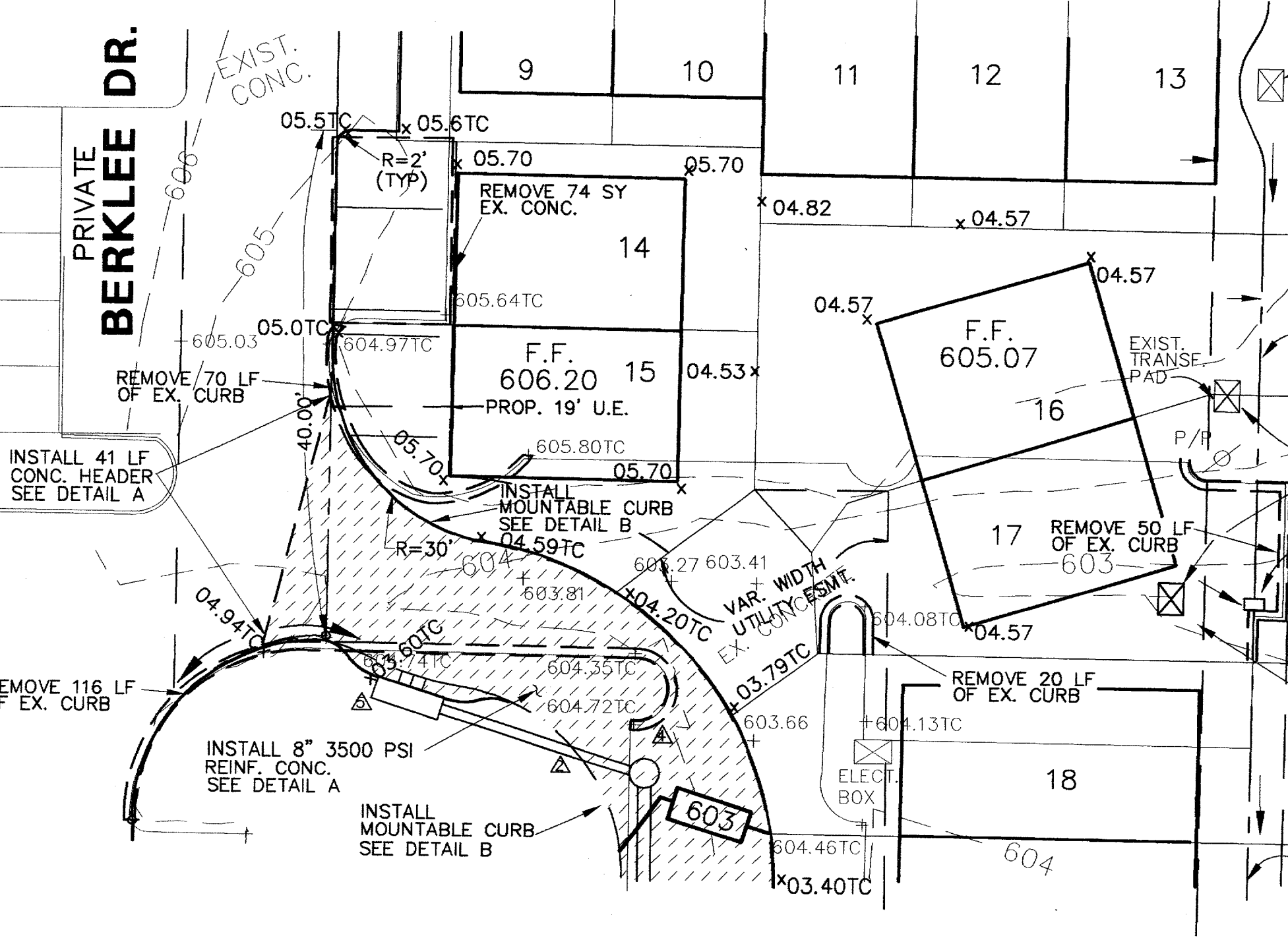
THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON.

				PROTON DR. MODIFICATIONS	
				TOWN HOMES OF ADDISON	
				DEPARTMENT OF PUBLIC WORKS	
				TOWN OF ADDISON, TEXAS	
REV. NO.	PROJ. NO.	DESCRIPTION	DATE	DESIGN	NO.
△		REVISED PROP. GRADES	8/19/96		
△		REVISED MEDIAN & CURB	6/05/96		
△		REVISED PER CITY COMMENTS	5/21/96		
△		REVISED PER CITY COMMENTS	5/2/96		

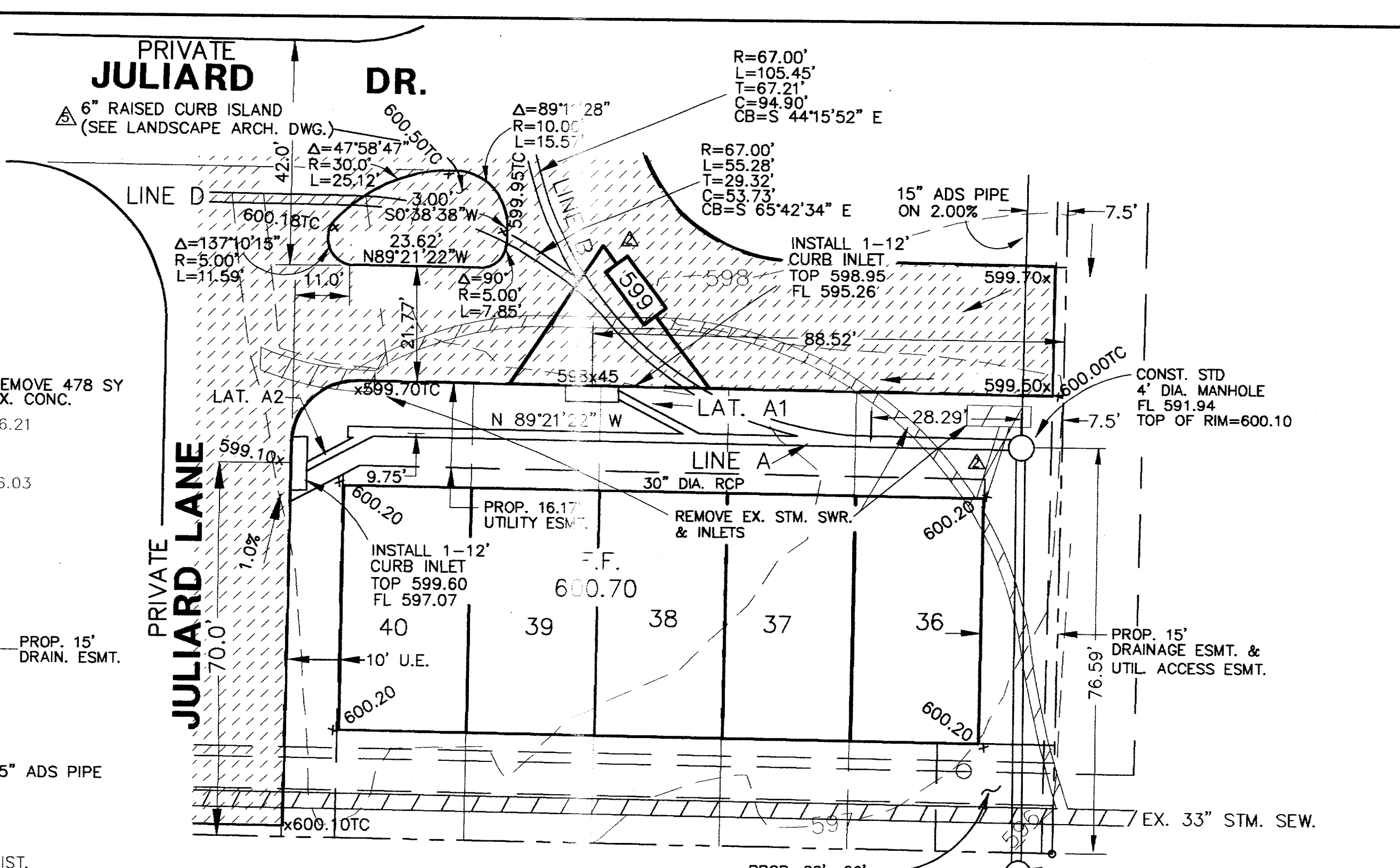
DATE:	PROJECT NO. 81215-35	DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		LD	LAC	10/25/95	1"=20'	CCI		



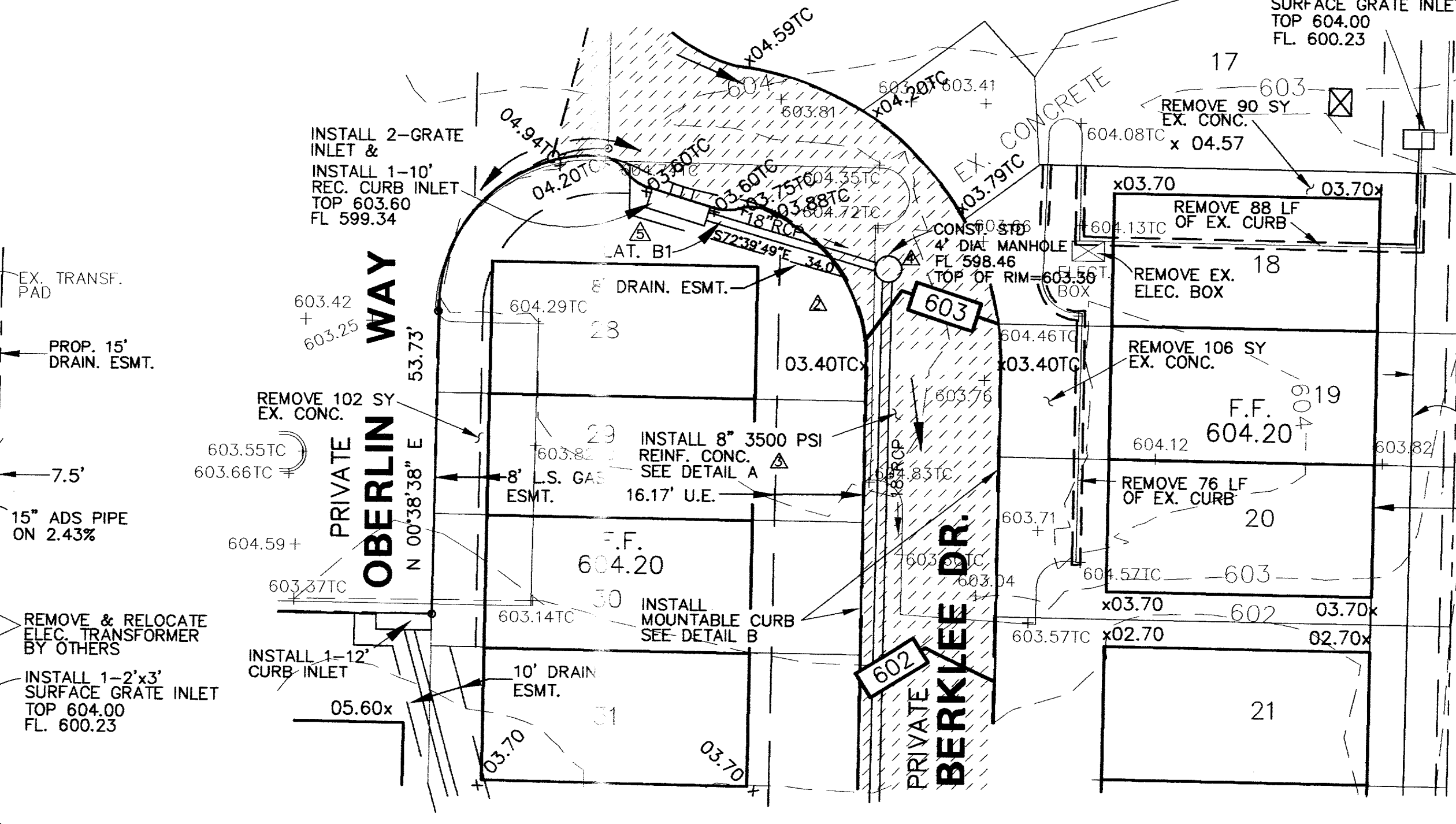
VIEW B
SCALE: 1" = 20'



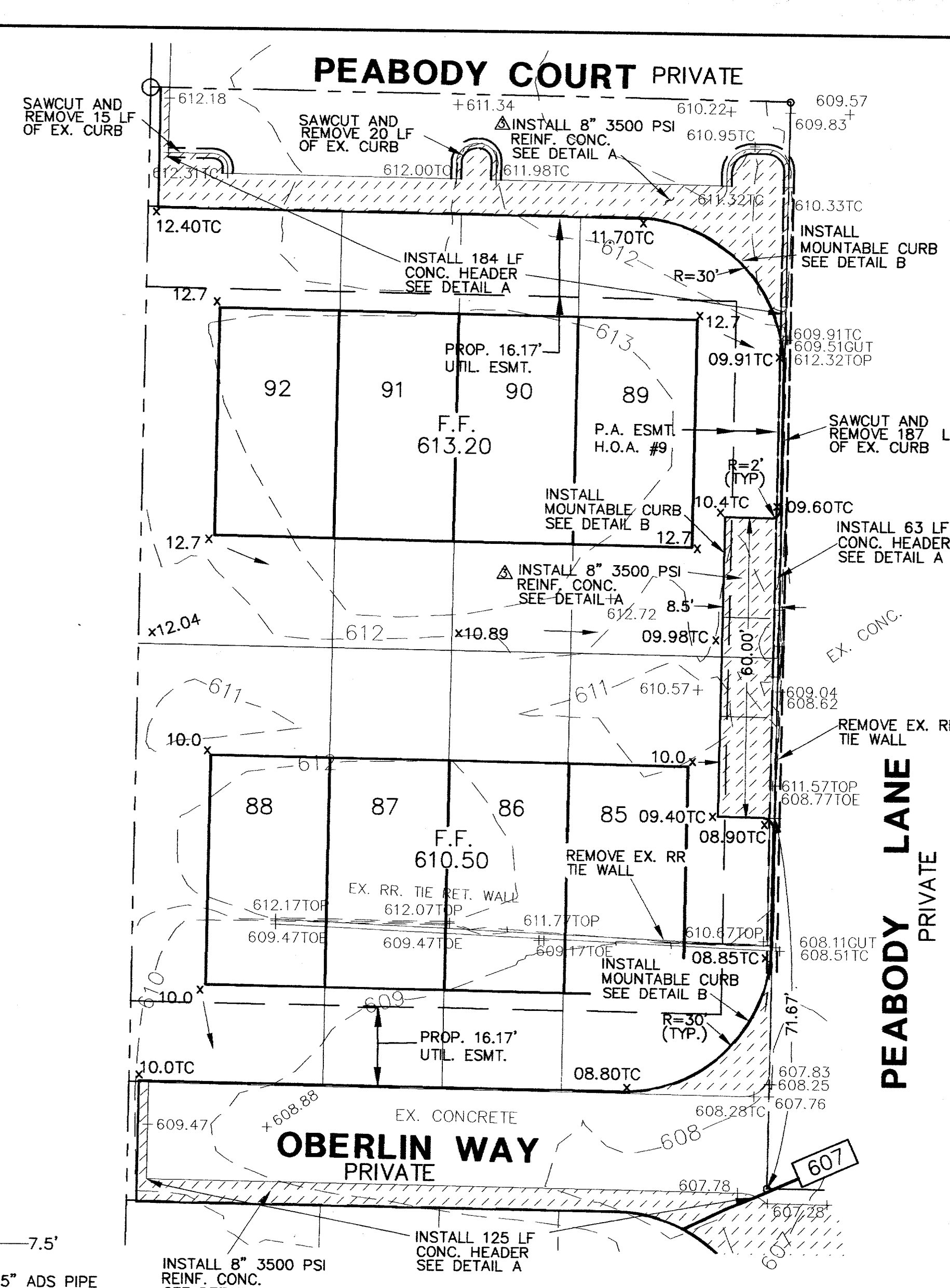
VIEW C
SCALE: 1" = 20'



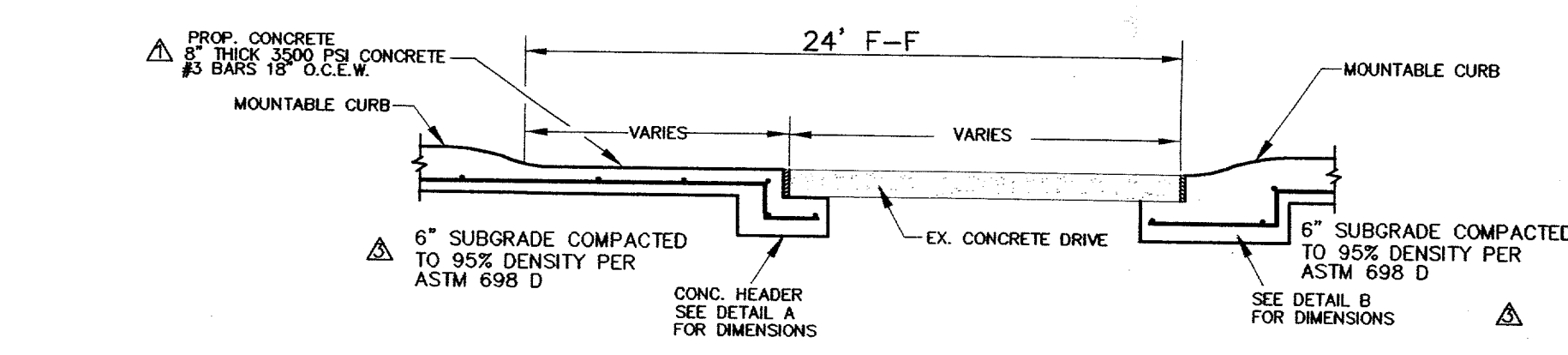
VIEW E
SCALE: 1" = 20'



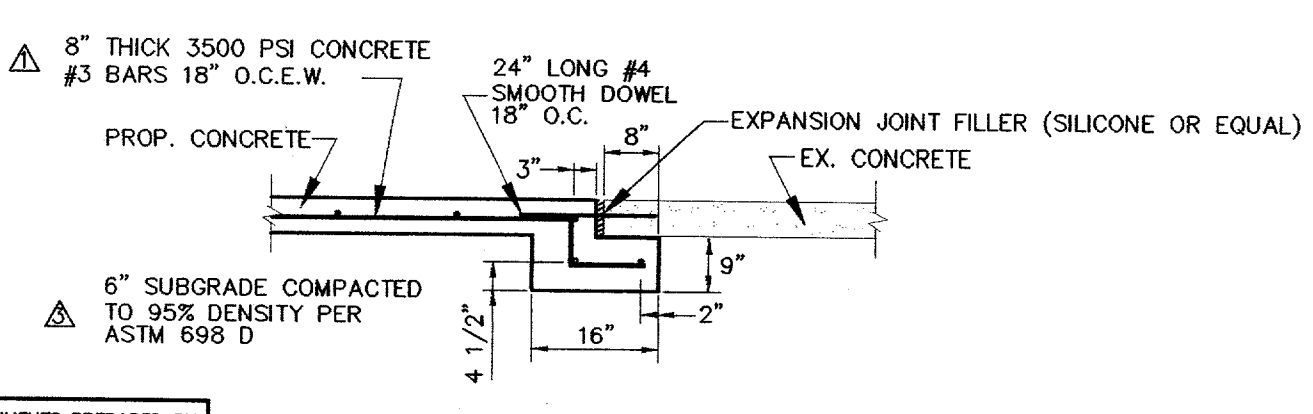
VIEW F
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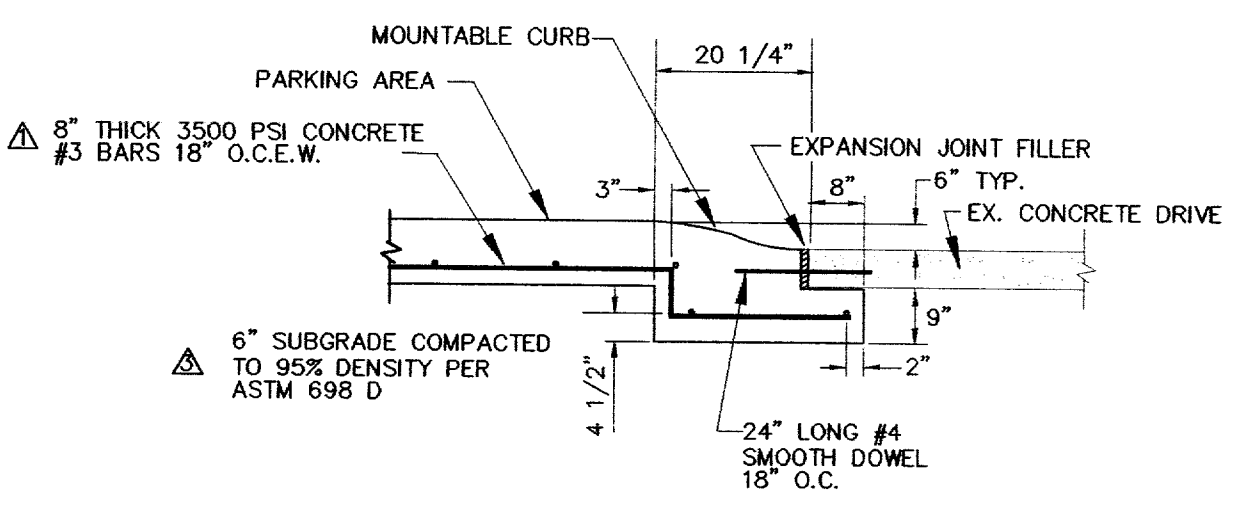
VIEW D
SCALE: 1" = 20'



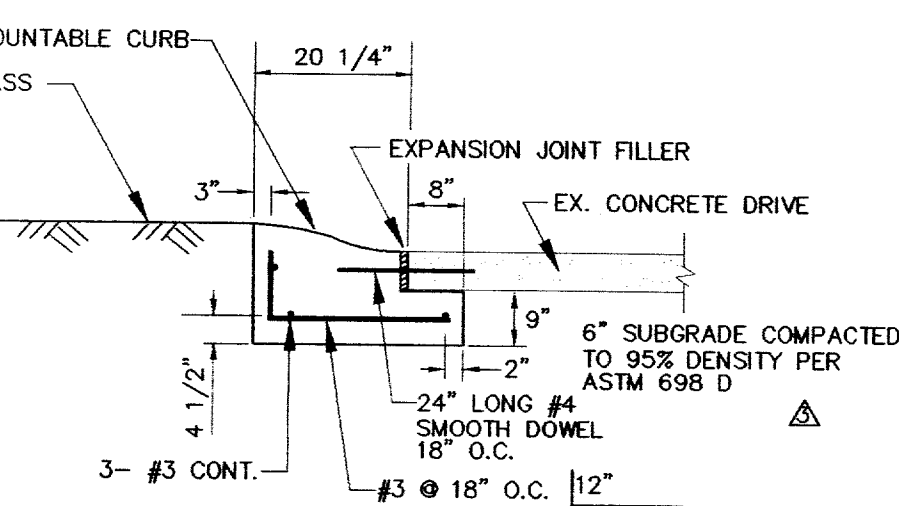
DETAIL "C"
TYPICAL PAVING SECTION
NO SCALE



DETAIL "A"
PAVEMENT & CONC. HEADER
NO SCALE



DETAIL "B"
MOUNTABLE CURB & GUTTER
NO SCALE



DETAIL "E"
MOUNTABLE CURB & GUTTER
NO SCALE

LEGEND

▲ PROPOSED PAVEMENT
INSTALL 8" 3500 PSI
REINF. CONC.

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THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
▲		REV. LAT. B1, ADDED ISLAND	7/11/96
▲		REVISED PER CITY COMMENTS	5/21/96
▲		REVISED PER CITY COMMENTS	5/1/96
▲		REVISED STORM SEWER	4/25/96
▲		CHANGED PAVEMENT & SUBGRADE	2/21/96

DETAILS						
TOWN HOMES OF ADDISON						
DEPARTMENT OF PUBLIC WORKS						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	5/1/96	AS NOTED	CCI		

DATE: _____
PROJECT NO. 81215-35

SANITARY SEWER

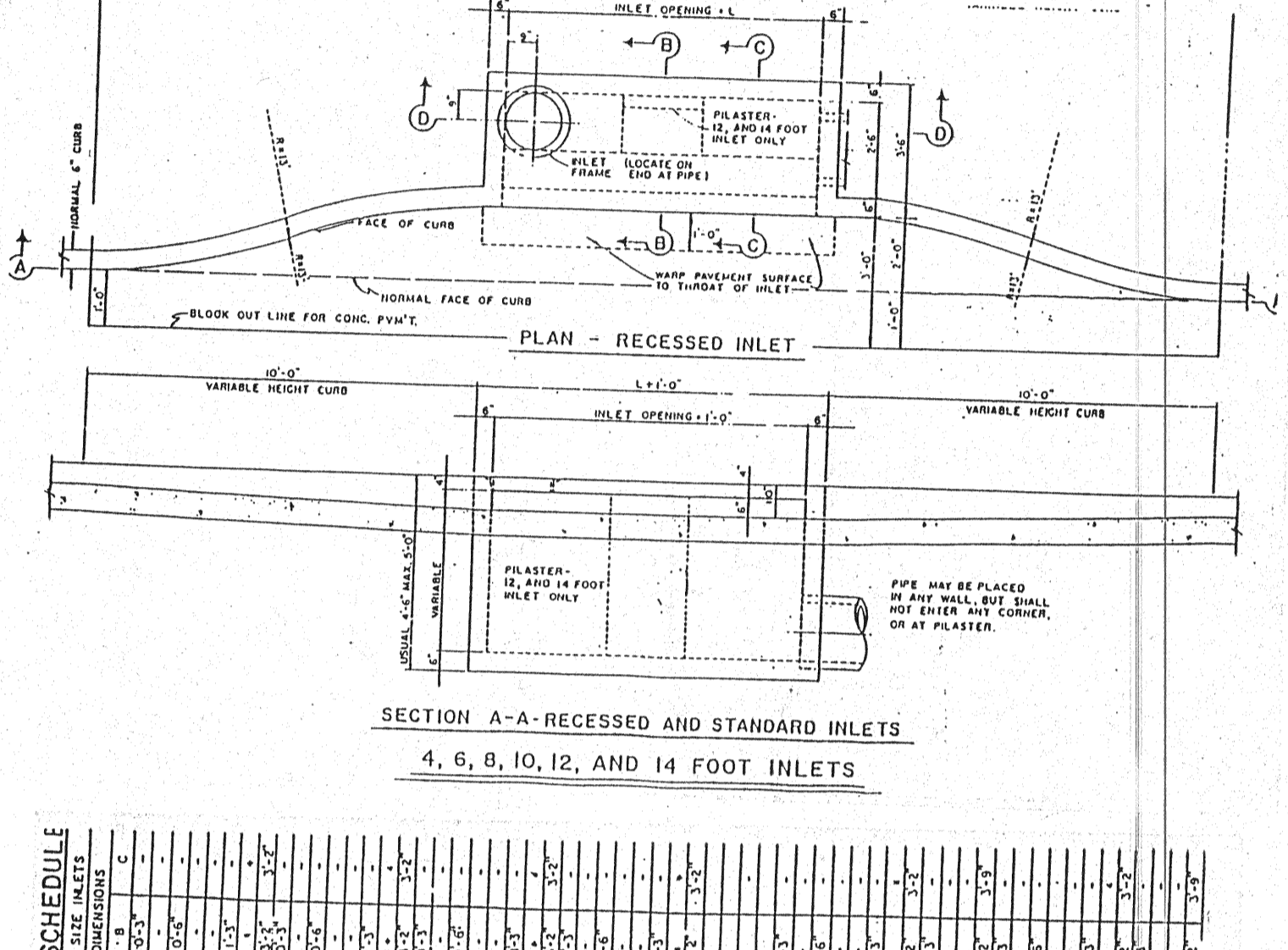
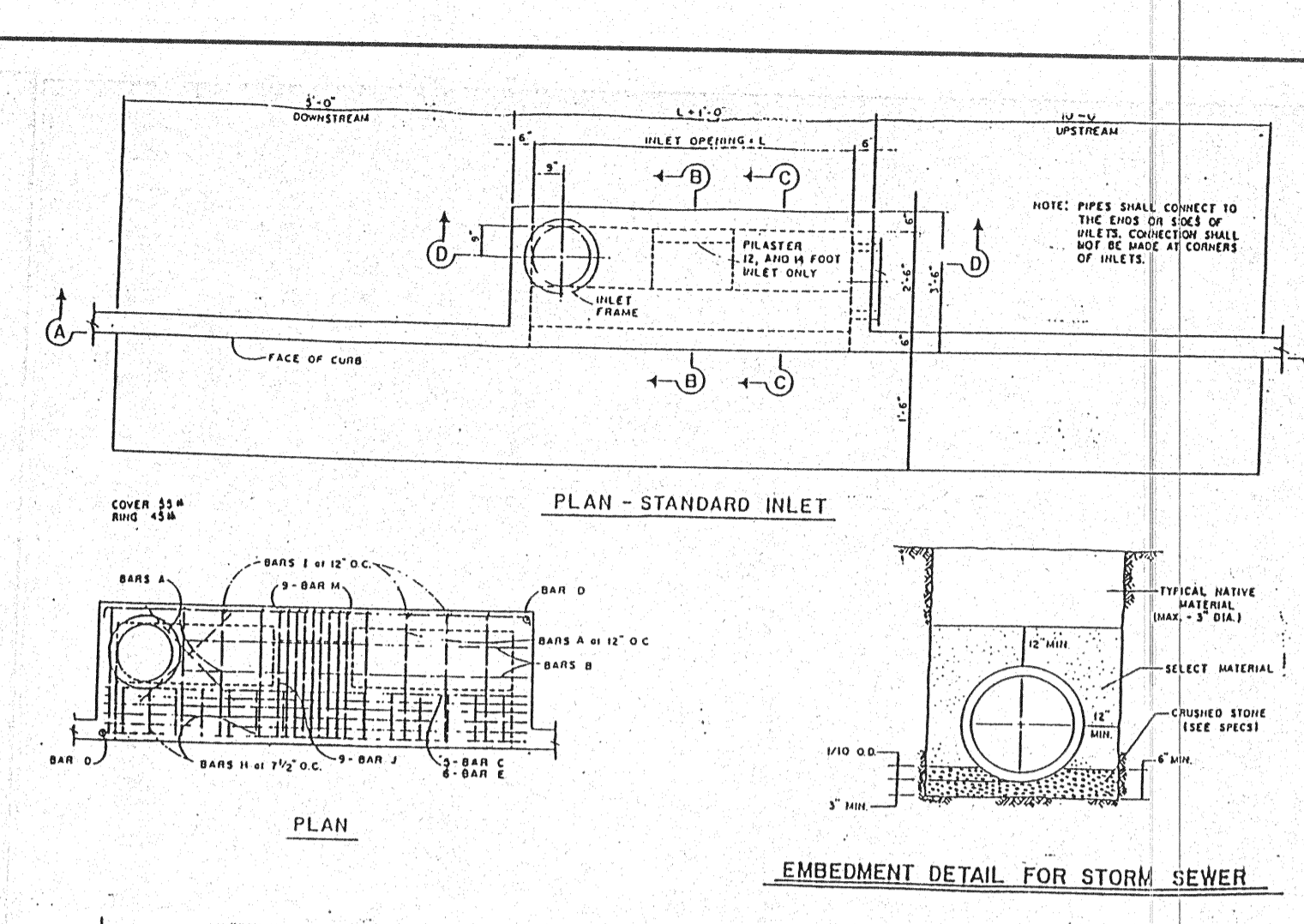
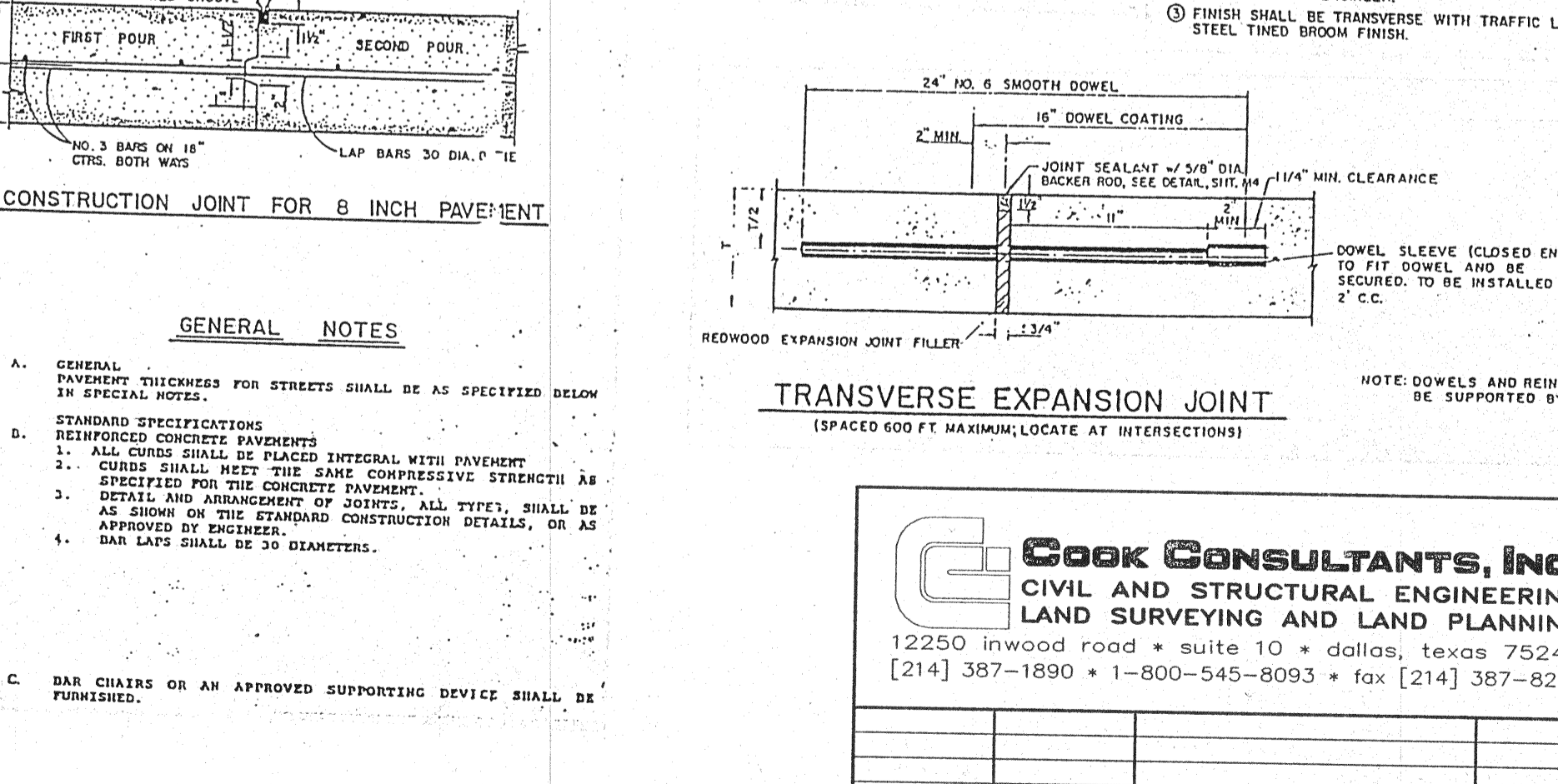
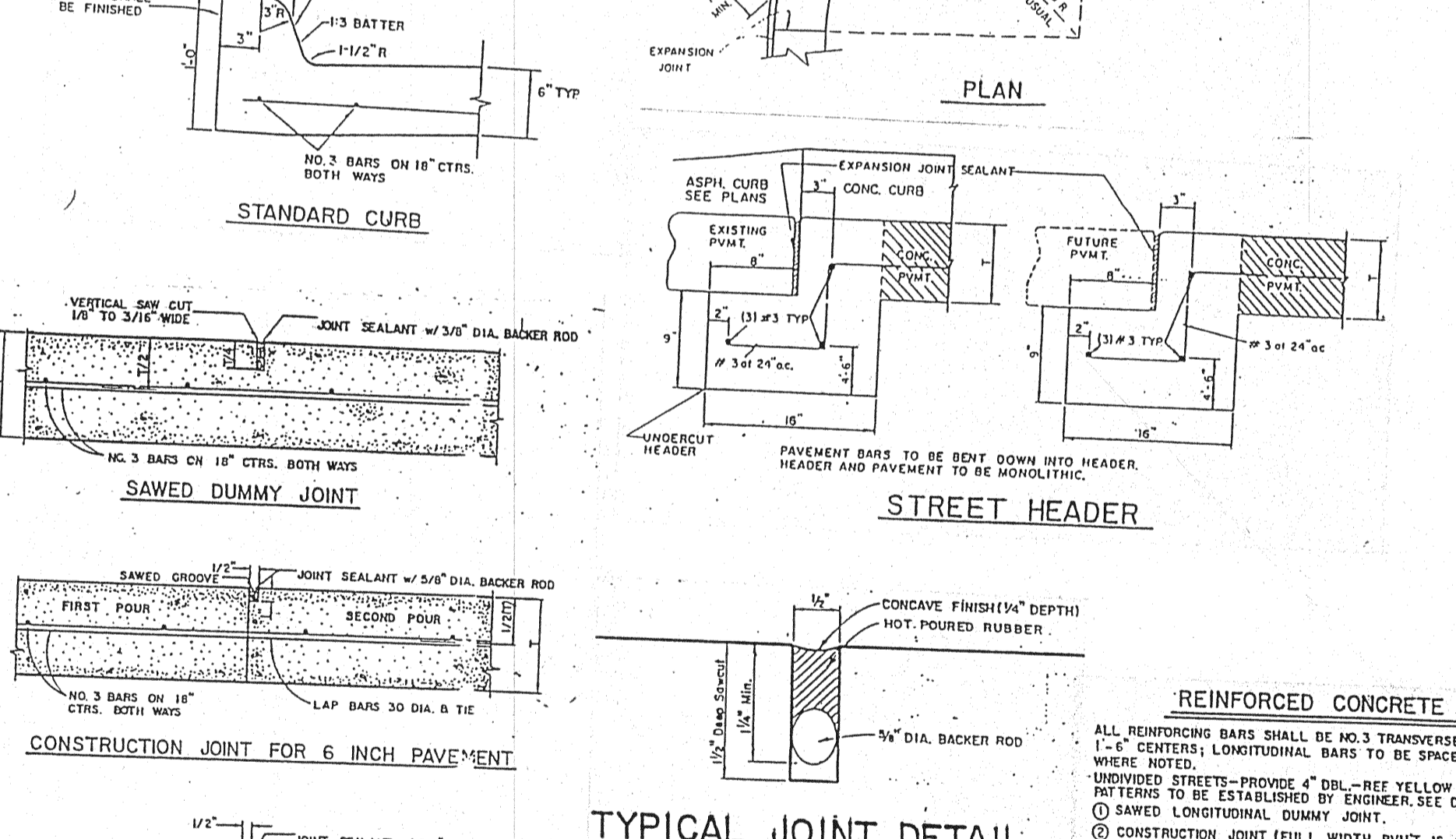
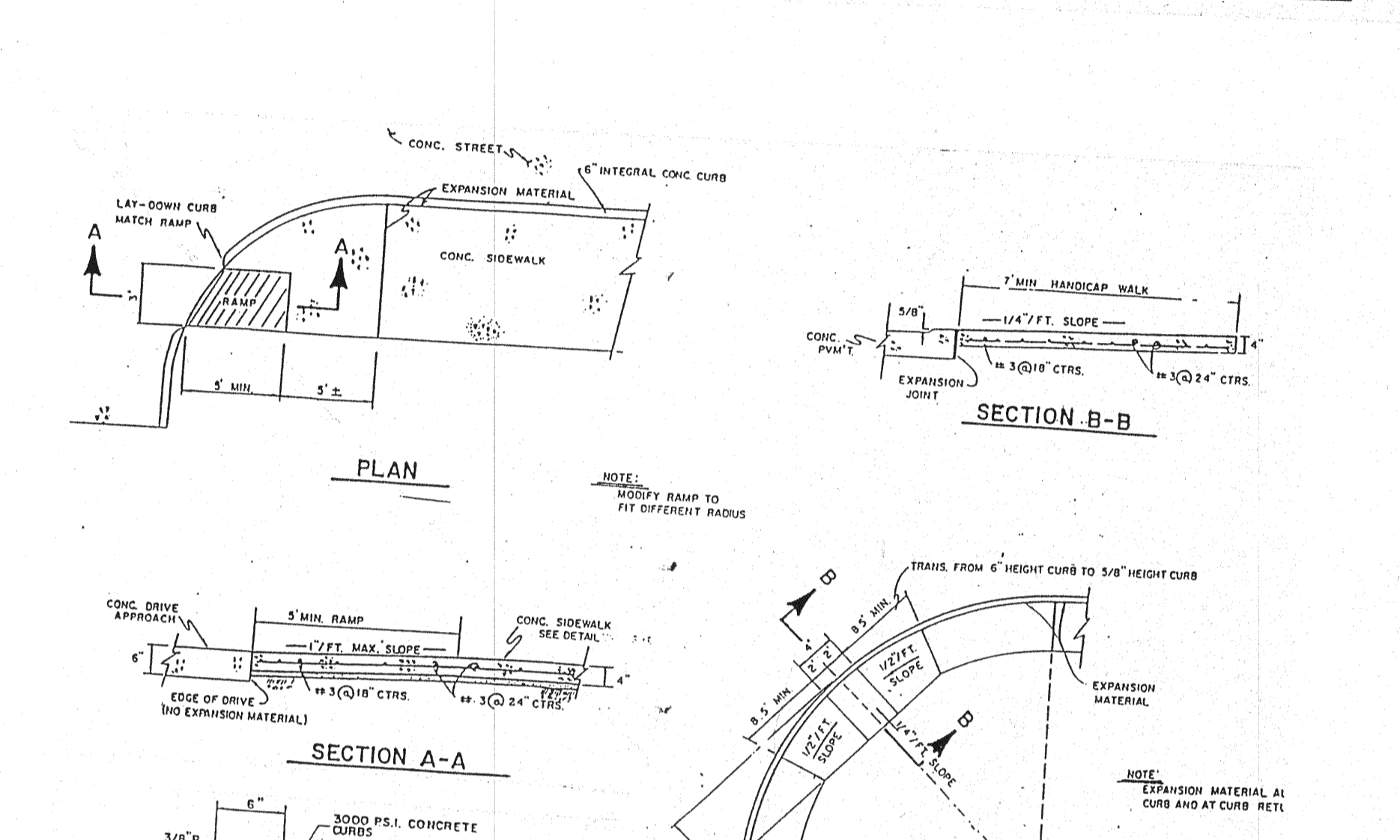
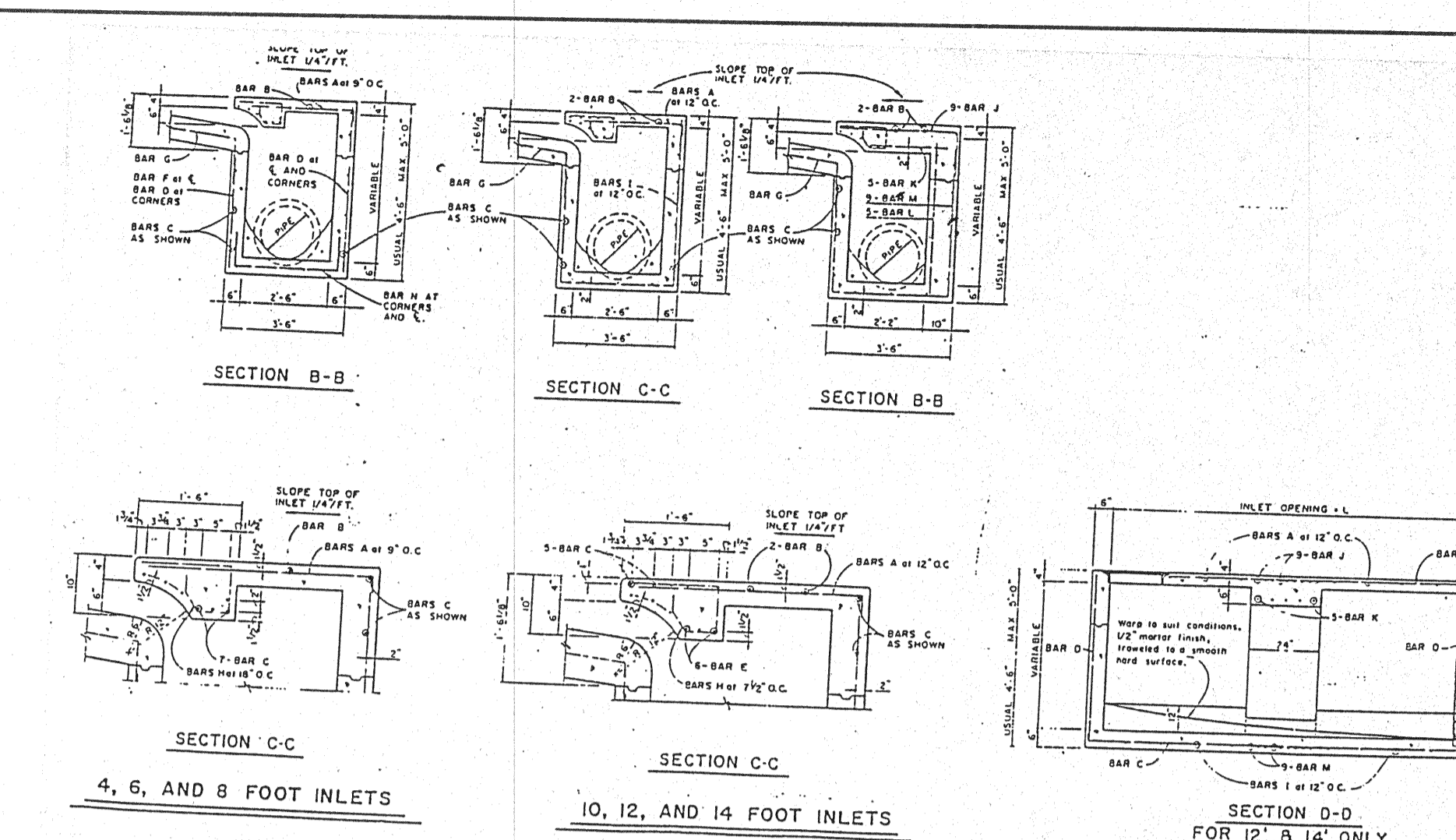
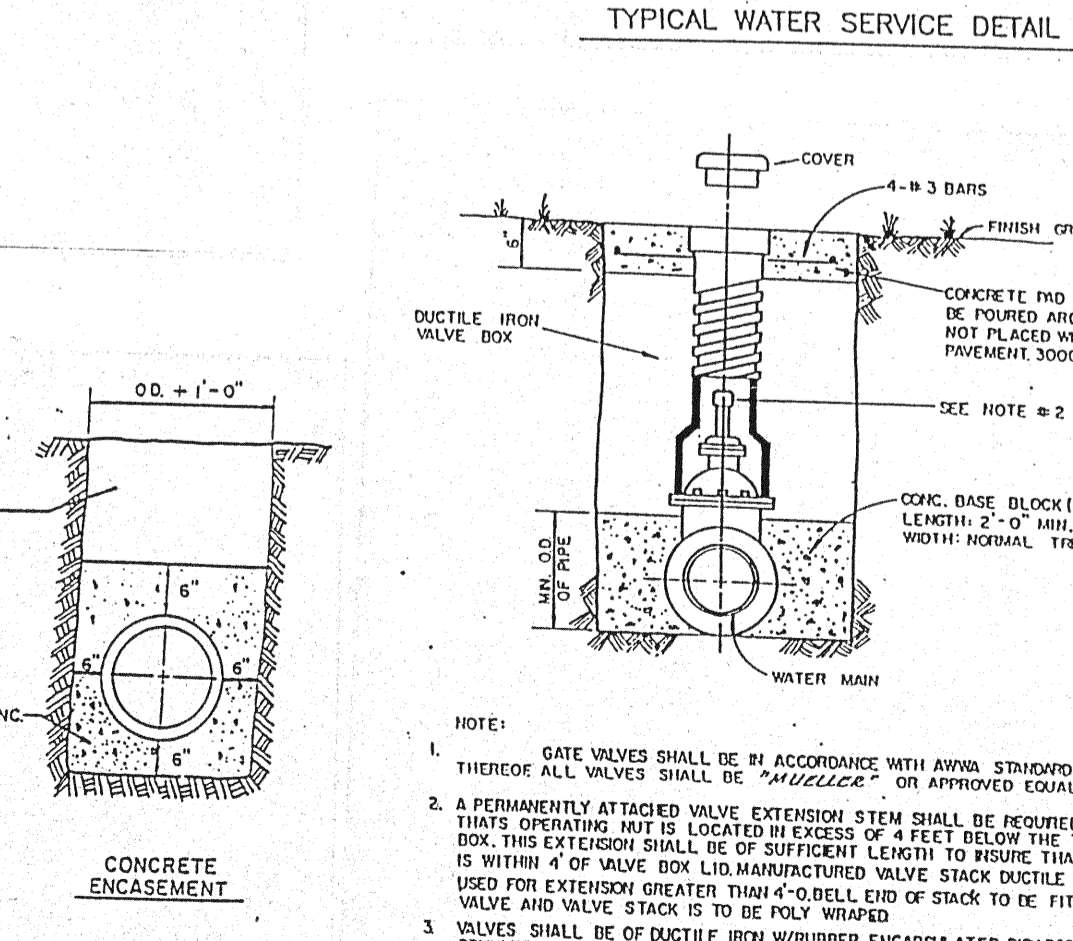
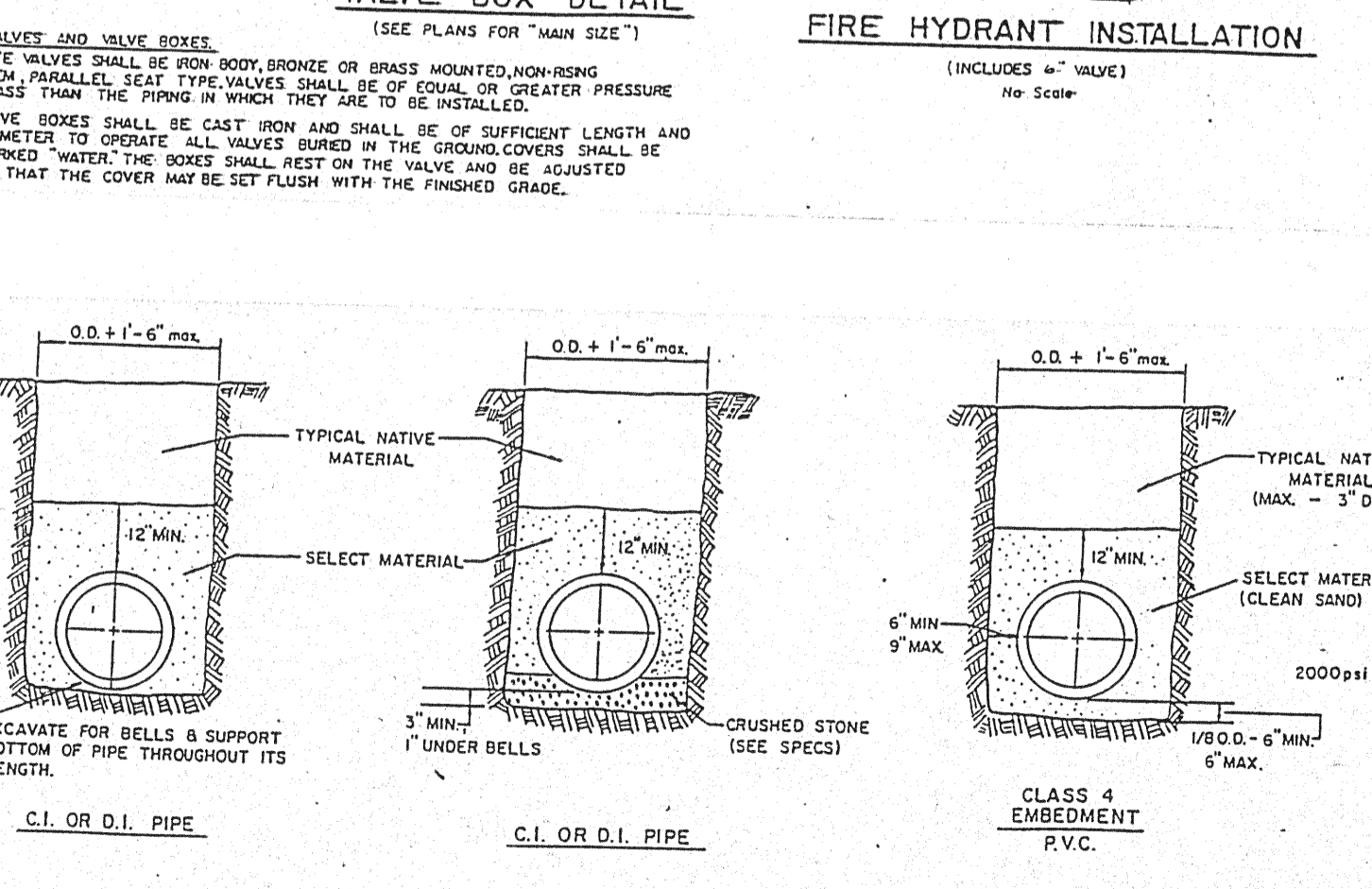
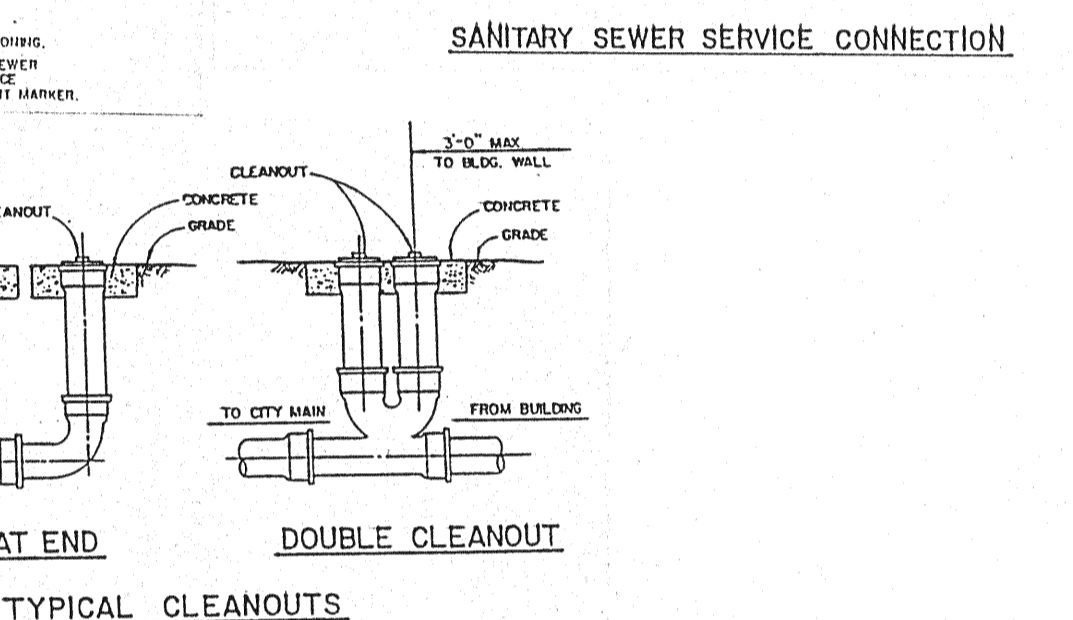
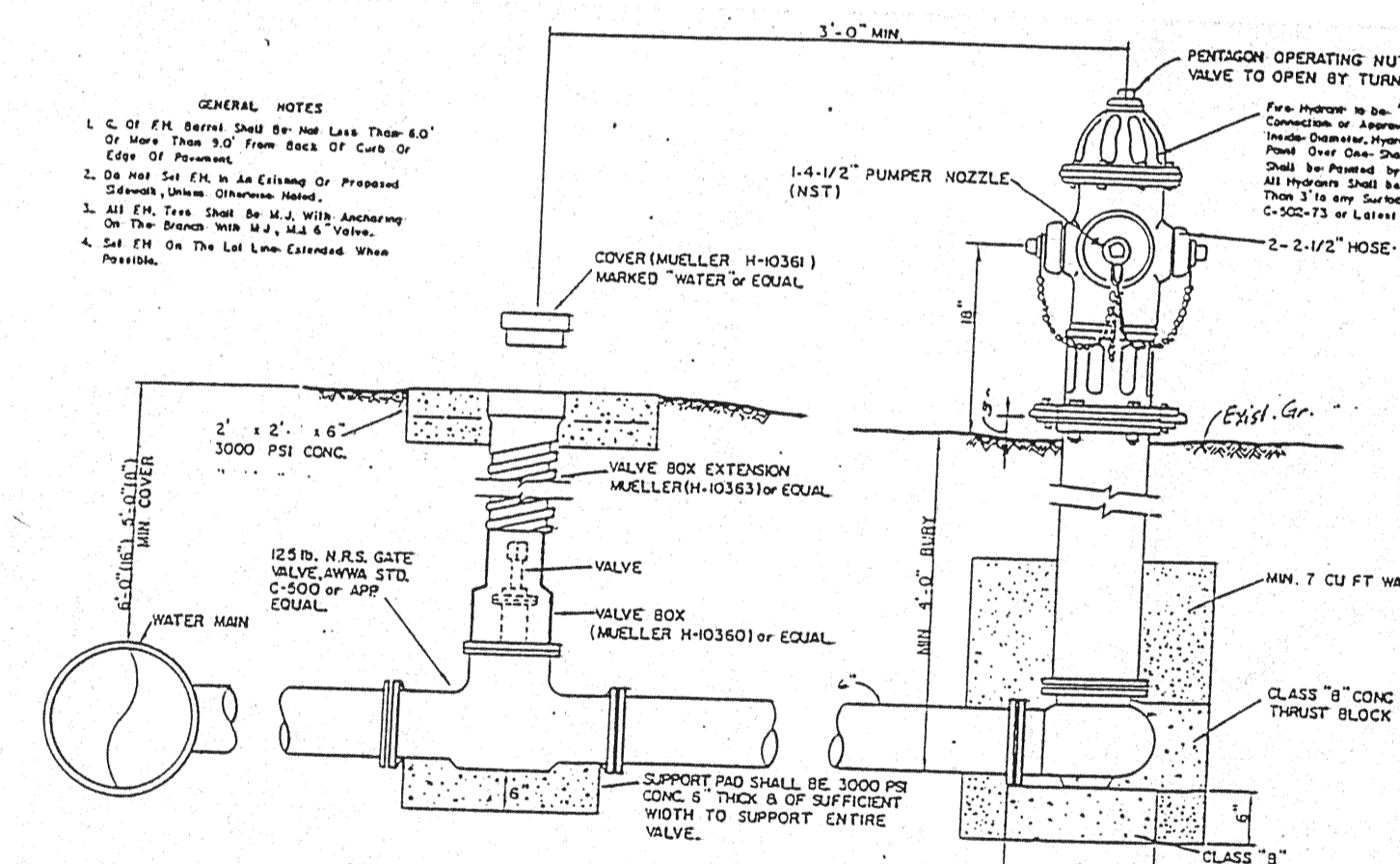
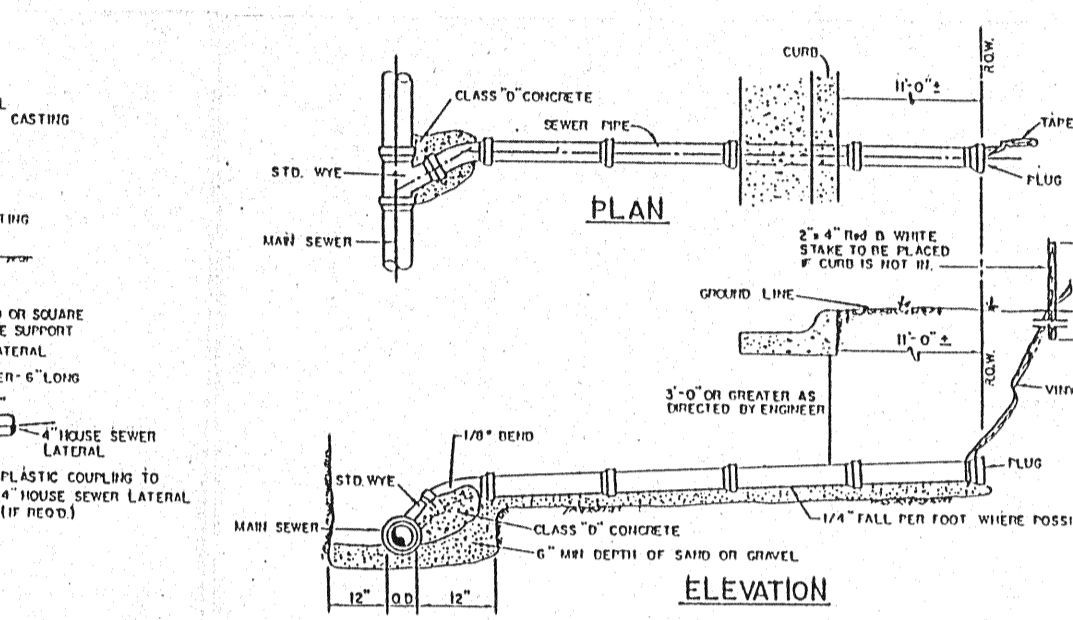
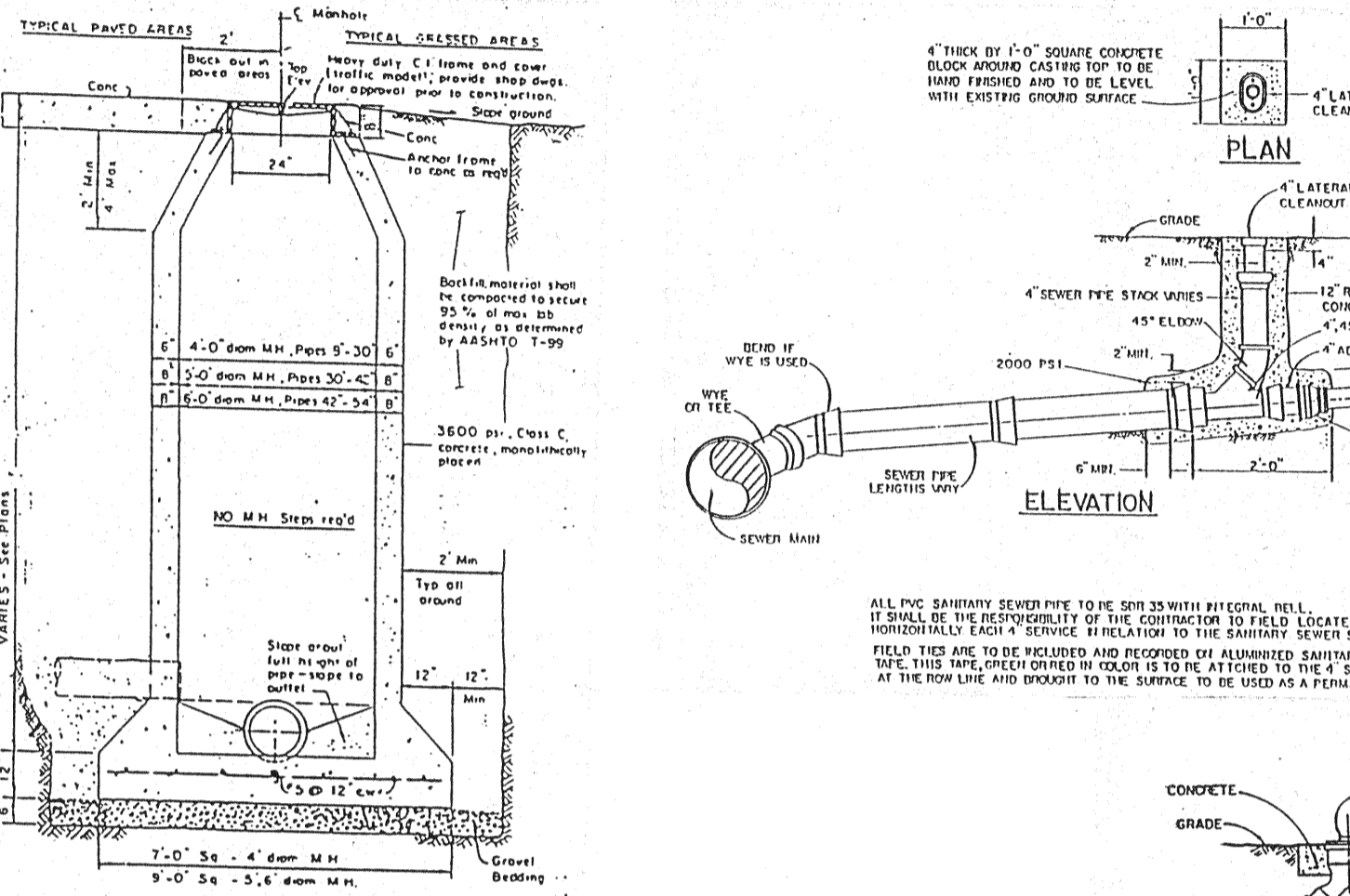
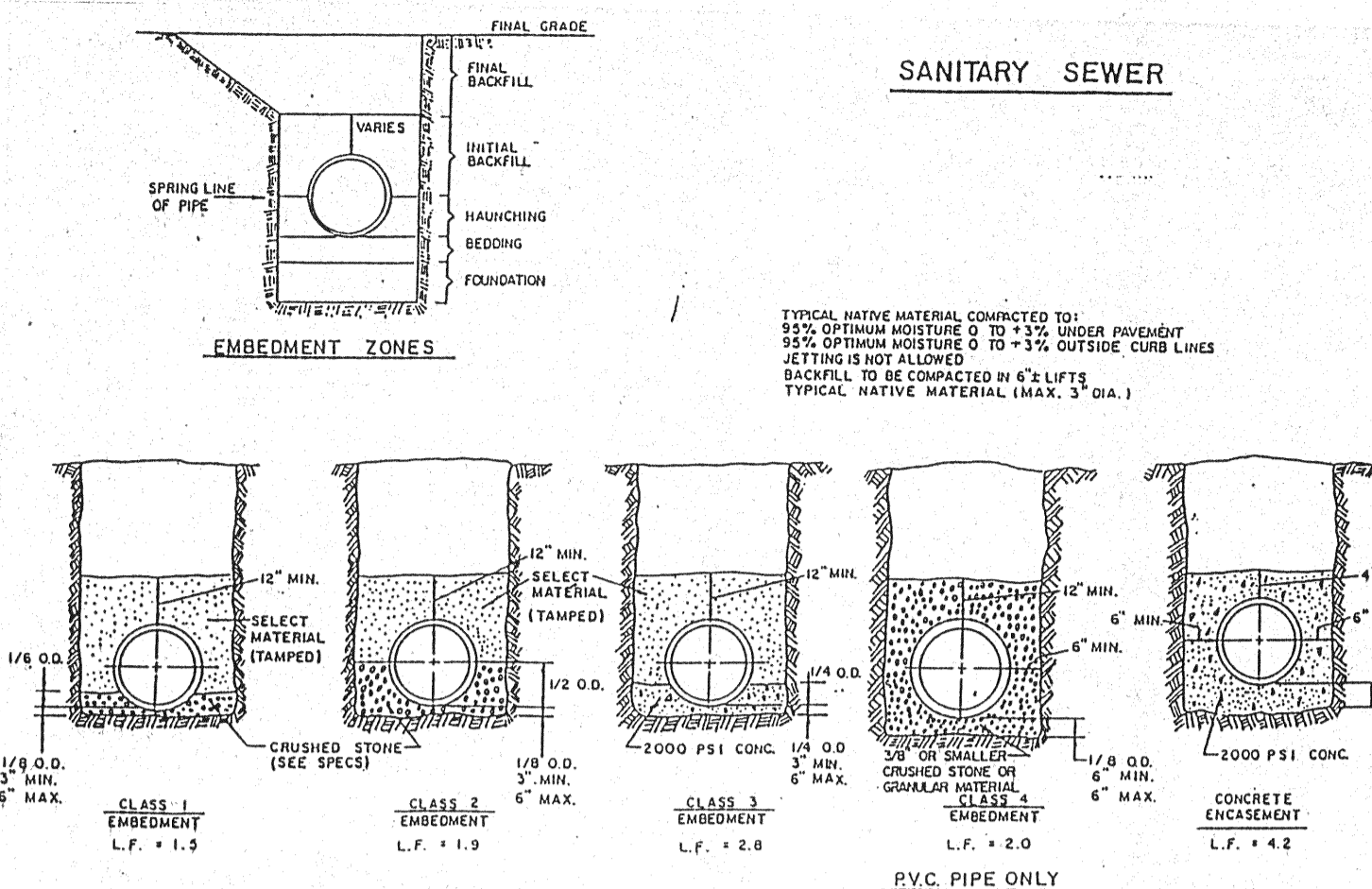
EMBEDMENT DETAILS FOR SANITARY SEWER

TABLE OF QUANTITIES OF 2000 PSI CONCRETE, GRAVEL OR CRUSHED STONE IN CUBIC YARDS PER 100 LINEAR FEET FOR EACH CLASS EMBEDMENT

SIZE OF PIPE IN INCHES I.D.	O.D. OF PIPE IN INCHES	TRENCH WIDTH IN INCHES	TRENCH DEPTH IN FEET	CLASS 1 EMBASEMENT CRUSHED STONE	CLASS 2 EMBASEMENT CRUSHED STONE	CLASS 3 EMBASEMENT CRUSHED STONE	CONCRETE ENCASEMENT
12	16.00	36	3.67	4.1	6.1	8.1	18.8
15	19.50	36	3.00	4.5	7.5	9.5	19.2
18	23.00	36	3.33	5.7	9.7	12.7	21.2
21	26.50	42	3.33	6.3	11.3	14.3	24.8
24	30.00	48	3.33	8.3	13.3	17.3	28.8
27	33.50	54	4.25	10.3	16.3	21.3	32.8
30	37.00	60	4.75	12.7	20.7	25.7	36.8
33	40.50	66	5.17	15.1	24.1	29.1	40.8
36	44.00	72	5.58	18.0	28.0	33.0	44.8

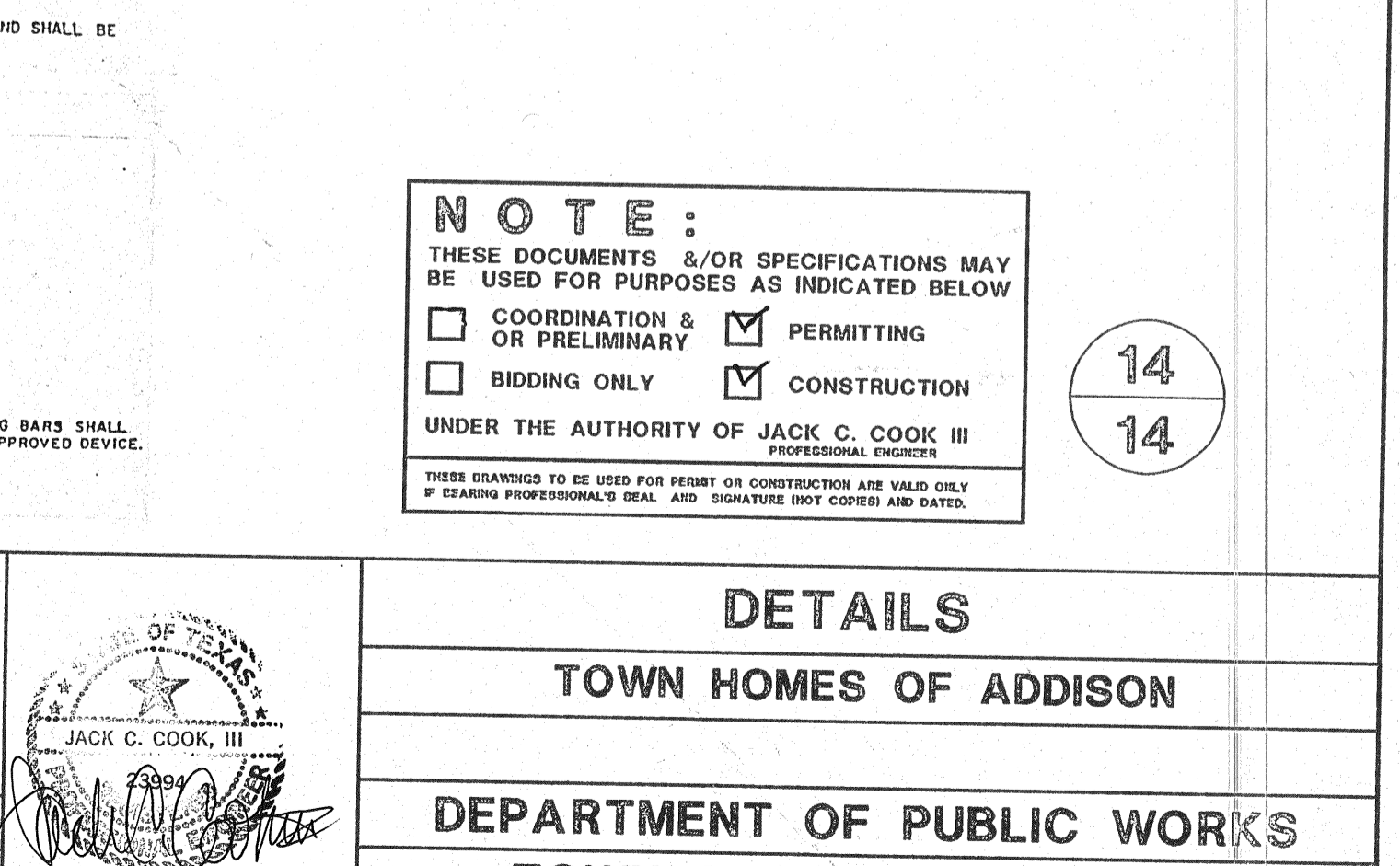
TABLE OF QUANTITIES PER 100 LINEAR FEET-PVC PIPE

SIZE OF PIPE IN INCHES I.D.	O.D. OF PIPE IN INCHES	TRENCH WIDTH IN INCHES	TRENCH DEPTH IN FEET	CLASS 4 EMBASEMENT CRUSHED STONE	CONCRETE ENCASEMENT
6	8.18	24	2.00	8.0	11.7
8	10.18	24	2.00	8.7	12.4
10	12.18	24	2.00	9.4	13.1
12	14.18	24	2.33	11.7	15.9
15	17.18	30	3.00	14.0	18.8
18	20.18	36	3.67	16.3	21.7
21	23.18	42	4.33	18.6	24.6
24	26.18	48	5.00	20.9	27.5
27	29.18	54	5.67	23.2	30.4
30	32.18	60	6.33	25.5	33.3



REINFORCING STEEL SCHEDULE

TYPE	NO.	DESCRIPTION	WEIGHT PER FOOT (LBS)	CROSS SECTION (IN)	AREA (SQ IN)
1	3	3/8" dia	3.44	0.375	0.4418
2	4	1/2" dia	6.98	0.500	0.7854
3	5	5/8" dia	10.52	0.625	1.1781
4	6	3/4" dia	14.06	0.750	1.5708
5	7	7/8" dia	17.60	0.875	1.9635
6	8	1" dia	21.14	1.000	2.3562
7	9	1 1/8" dia	24.68	1.125	2.7489
8	10	1 1/4" dia	28.22	1.250	3.1416
9	11	1 3/8" dia	31.76	1.375	3.5343
10	12	1 1/2" dia	35.30	1.500	3.9270
11	13	1 5/8" dia	38.84	1.625	4.3197
12	14	1 3/4" dia	42.38	1.750	4.7124
13	15	1 7/8" dia	45.92	1.875	5.1051
14	16	2" dia	49.46	2.000	5.4978
15	17	2 1/8" dia	53.00	2.125	5.8905
16	18	2 1/4" dia	56.54	2.250	6.2832
17	19	2 3/8" dia	60.08	2.375	6.6759
18	20	2 1/2" dia	63.62	2.500	7.0686
19	21	2 5/8" dia	67.16	2.625	7.4613
20	22	2 3/4" dia	70.70	2.750	7.8540
21	23	2 7/8" dia	74.24	2.875	8.2467
22	24	3" dia	77.78	3.000	8.6394
23	25	3 1/8" dia	81.32	3.125	9.0321
24	26	3 1/4" dia	84.86	3.250	9.4248
25	27	3 3/8" dia	88.40	3.375	9.8175
26	28	3 1/2" dia	91.94	3.500	10.2102
27	29	3 5/8" dia	95.48	3.625	10.6029
28	30	3 3/4" dia	99.02	3.750	10.9956
29	31	3 7/8" dia	102.56	3.875	11.3883
30	32	4" dia	106.10	4.000	11.7810



NOTE:
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<input type="checkbox"/> COORDINATION & PERMITTING	<input checked="" type="checkbox"/> PERMITTING
<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

UNDER THE AUTHORITY OF JACK C. COOK III
 PROFESSIONAL ENGINEER

14
14

COOK CONSULTANTS, INC.
 CIVIL AND STRUCTURAL ENGINEERING
 LAND SURVEYING AND LAND PLANNING
 12250 Inwood road • suite 10 • dallas, texas 75244
 [214] 387-1890 • 1-800-545-8093 • fax [214] 387-8210

JACK C. COOK, III
 PROFESSIONAL ENGINEER

DETAILS
TOWN HOMES OF ADDISON

DEPARTMENT OF PUBLIC WORKS
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	4/23/96	AS NOTED	CCI		

REV. NO.	PROJ. NO.	AS PER CITY COMMENTS	DATE
		DESCRIPTION	5/2/96

DATE: 7/17/96
 PROJECT NO. 8125-35

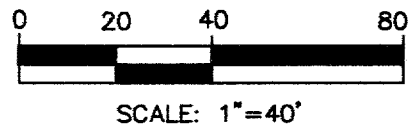
BLOCK A
LES LACS GARDENS HOMES

$\Delta=10'43.59"$
 $R=1500.00'$
 $L=280.99'$
 $T=140.90'$
 $C=280.57'$
 $CB=N67'42.42"E$

$\Delta=28'16.00"$
 $R=400.00'$
 $L=197.34'$
 $T=100.72'$
 $C=195.34'$
 $CB=N76'28.43"E$

GENERAL GRADING NOTES

- All pavement elevations are to top of pavement or top of curb as noted and shall be staked as such unless written instructions are provided to the contrary by an authorized representative of the owner.
- All pavement within the limits of this project is proposed. Maximum crossfall sidewalk is 1/4" per ft. (U.O.N.) if required.
- Grades outside buildings shall be 6 inches to 10 inches below finished floor elevations for slab on grade elevations unless otherwise noted. Verify prior to construction.) For pier and beam or structural foundations refer to grading plan.
- All fill under slab-on-grade foundations, paving areas, and other earth supported structures (swimming pools, retaining walls, etc.) shall be lifted and compacted in 6 inch to 12 inch layers to 95% Standard Proctor Density, unless otherwise noted. Fill in all other areas shall be lifted and compacted in 6 inch to 12 inch layers to 90% Standard Proctor Density. Earth support structures in non-fill or cut areas shall have sub-grade compacted to 95% Standard Proctor Density, unless otherwise noted. Contractor must verify and comply with pad requirements specified on structural drawings.
- No trees shall be removed unless authorized by the plans or the engineer or architect or owner on the job.
- Steps in walks shall be installed where necessary to keep walks to 5% grade or less. Risers shall not exceed 6 inches unless otherwise noted. Treads to be 12 inches maximum.
- Refer to approved architect plans prior to staking final building pads.
- Refer to approved utility plans prior to staking final grades.
- Flatwork specifications to be provided by others.
- Field construction shall be in accordance with the latest approved architectural and engineering plans and the appropriate governing specifications. These plans shall be provided to Cook Consultants Inc. prior to construction. Building foundations shall be accurately placed within the site and shall not be placed until surveyor has placed the appropriate markers. There shall be no deviation from this procedure. Appropriate city inspector shall be present as required for work as required.
- For additional grade beams that are to be deepened, refer to the approved grading plan for specific locations and cross check with the architectural and structural foundation plans.
- Any buildings 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 buildings adjacent to the building perimeter "up turned" concrete stem walls are required and outside concrete surface areas are to be waterproofed.
- For preservation of trees: during staking, a unit or building which can be moved to save significant trees shall not be moved without first notifying the engineer, architect, owner and proper city official. There shall be no exception to this procedure.
- Location of existing underground utilities or pipelines shown on this drawing is based upon existing plans by others and field location of above ground appurtenances. It shall be the responsibility of any contractor excavating in the area of underground facilities to notify the owner thereof and to exercise extreme caution in the protection of said utilities or pipelines. Contractor shall verify locations of all utilities prior to construction.
- Refer to local municipality or special agencies details, plans and specifications where not specifically addresses in other general notes for additional clarification and specific details. These approved plans, other City and/or County Engineer plans indicated or applicable shall be in contractor's possession prior to construction.
- Cook Consultants Inc. shall not be responsible for the consequences resulting from information provided by or actions of municipalities, utility companies, contractors, or others. It shall be the responsibility of the contractor to verify and coordinate all of the herein information with the appropriate agencies prior to construction.
- Surveyor will not be held liable for any claim or errors in setting stakes for construction if said stakes depicting the area in question are not in the ground for inspection at the time the claim is made.
- Fill areas shall be stripped of existing vegetation and any unsuitable material or trash shall be removed. Strippings of soil and grass only may be spread in areas not to be filled, to a maximum of one foot depth. Surface drainage shall not be blocked by placement of strippings.
- Paving contractor shall adjust all proposed and existing manhole tops to match proposed grades.
- All construction must conform to the standards and specifications to the Town of Addison, Texas, and NCTCOG.
- Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense, unless noted on development plans.
- Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plan and iron pins shall be placed at block corners, curve points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty four (24) inches long.
- In the event sidewalks are constructed, ADA ramps will be required.
- Contractor shall obtain a Form Board Survey by a licensed Surveyor prior to slab construction.
- Refer to Geotechnical report by SE & T, dated Sept. 22, 1994, Proj. No. 155G-94. Construction Methods and procedures recommendations should be applied as noted in Geotechnical report.
- Expansion Joints at all PC's and PT's. Construction Joints at 25 ft. center to center w/ Filler.



HUIE ADDISON ADDITION
VOL. 84194, PG. 2175
D.R.D.Co., Tx.

LEGEND

- EXISTING CONTOUR ——— 630 ———
- PROPOSED CONTOUR ——— [630] ———
- EXISTING SPOT ELEV. x 630.5
- PROPOSED SPOT ELEV. x 30.50
- PROPOSED CURB
- S = CURB STOP IN GARAGE (REFER TO ARCH. PLANS)

BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT,
43.3' WEST AND 15' SOUTH OF S.E. CORNER
OF PROPERTY.
ELEVATION 606.35

3
14

GRADING PLAN
TOWN HOMES OF ADDISON

DEPARTMENT OF PUBLIC WORKS
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	9/15/95	1"=40'	CCI		

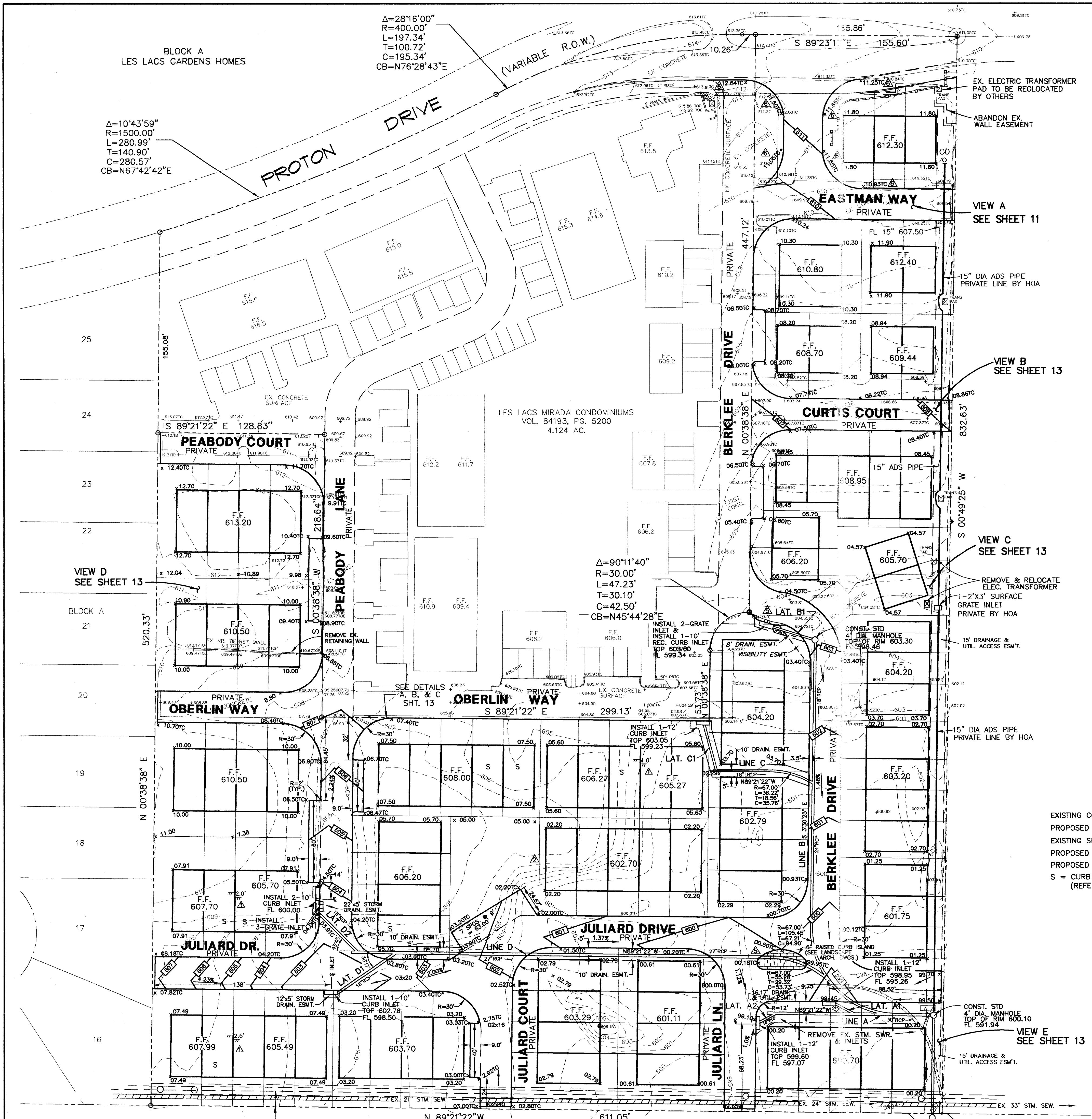
DATE: PROJECT NO. 81215-35

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
1		ADDED PROP. GRADES	8/19/96
2		REV. LOT 28 AND ADDED ISLAND	7/11/96
3		REVISED PER CITY COMMENTS	5/21/96
4		REVISED PER CITY COMMENTS	5/04/96
5		MOVED LOT LINE	2/15/96
6		FINISH FLOOR MODIFICATIONS	2/15/96

THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY COOK CONSULTANTS, INC. FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND AS SUCH ARE RESERVED AND PROTECTED BY STATUTE. COOK CONSULTANTS, INC. IS THE AUTHOR, OWNER, AND COPYRIGHTER OF THE DOCUMENTS, INCLUDING THE COPYRIGHT. THE DRAWINGS AND OTHER DOCUMENTS MAY NOT BE REPRODUCED OR USED BY ANYONE FOR ANY REASON WITHOUT THE EXPRESS WRITTEN CONSENT OF COOK CONSULTANTS, INC.

12" STORM SEWER EASEMENT
VOL. 82060, PG. 1627
D.R.D.Co., Tx.

CONST. STD 4" DIA. MANHOLE TOP OF RIM 597.00 FL 585.65
39" DIA. RCP (SEE SHT. 5 OF 14)



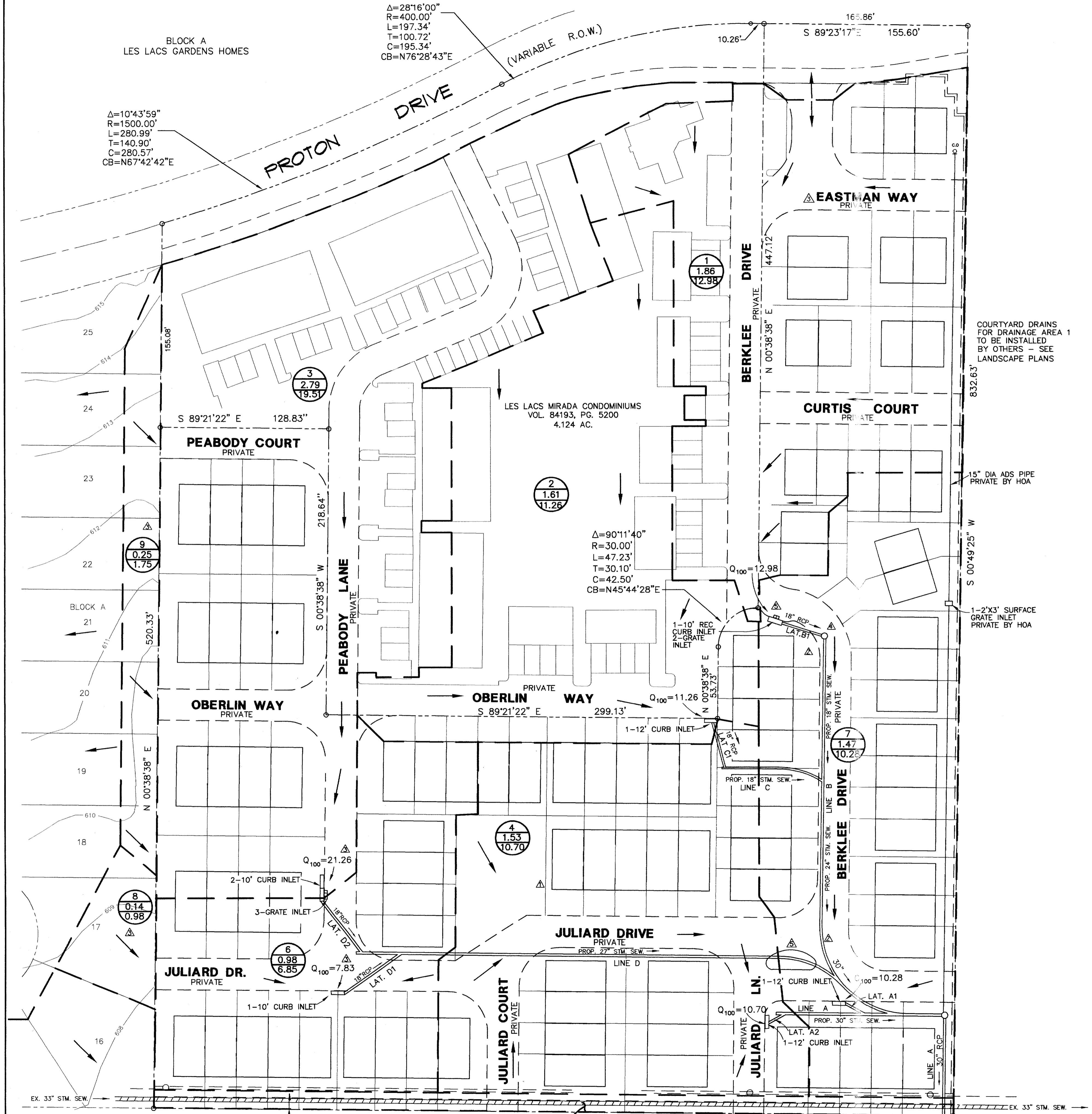
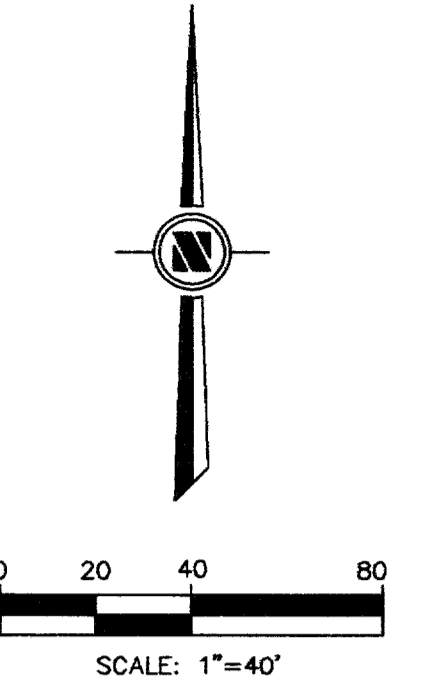
BLOCK A
LES LACS GARDENS HOMES

$\Delta=10^{\circ}43'59''$
R=1500.00'
L=280.99'
T=140.90'
C=280.57'
CB=N67^{\circ}42'42"E

$\Delta=28^{\circ}16'00''$
R=400.00'
L=197.34'
T=100.72'
C=195.34'
CB=N76^{\circ}28'43"E

(VARIABLE R.O.W.)

10.26' 165.86' S 89^{\circ}23'17"E 155.60'



HUIE ADDISON ADDITION
VOL. 84194, PG. 2175
D.R.D.Co.,Tx.

SURFACE DRAINAGE CALCULATIONS

DA	C	I_{100} (in/hr)	A (acres)	Q_{100} (cfs)
1	0.80	8.74	1.86	12.98
2	0.80	8.74	1.61	11.25
3	0.80	8.74	2.79	19.51
4	0.80	8.74	1.33	10.70
5	0.80	8.74	0.191	1.34
6	0.80	8.74	0.98	6.85
7	0.80	8.74	1.47	10.28
8	0.80	8.74	0.14	0.98
9	0.80	8.74	0.25	1.75

STORMWATER RUNOFF DESIGN CRITERIA

C= 0.80
I= 8.74
Tc = 10 min

LEGEND

DRAINAGE DIVIDE ———

FLOW ARROWS —————>

5
3.05
21.32
AREA NO.
AREA
DISCHARGE

BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT,
433' WEST AND 15' SOUTH OF S.E. CORNER
OF PROPERTY.
ELEVATION 606.35

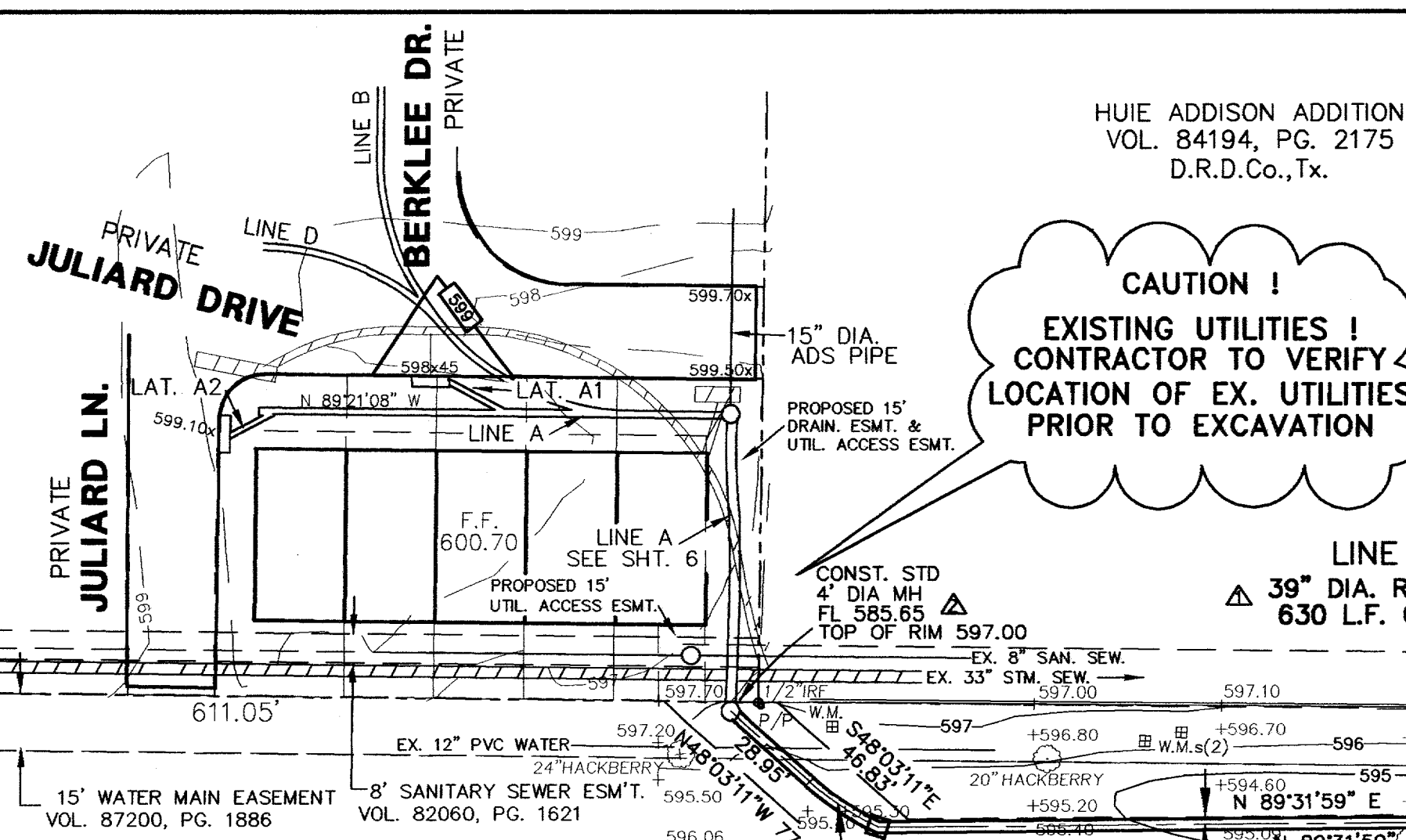
4
14

THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY COOK CONSULTANTS, INC. FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND AS SUCH, ARE RESERVED AND PROTECTED BY STATUTE. COOK CONSULTANTS, INC. AS AUTHOR RETAINS OWNERSHIP OF THE DOCUMENTS, INCLUDING THE COPYRIGHT. THE DRAWINGS AND OTHER DOCUMENTS MAY NOT BE REPRODUCED OR USED BY ANYONE FOR ANY REASON WITHOUT THE EXPRESS WRITTEN CONSENT OF COOK CONSULTANTS, INC.

12" STORM SEWER EASEMENT
VOL. 82060, PG. 1827
D.R.D.Co.,Tx.

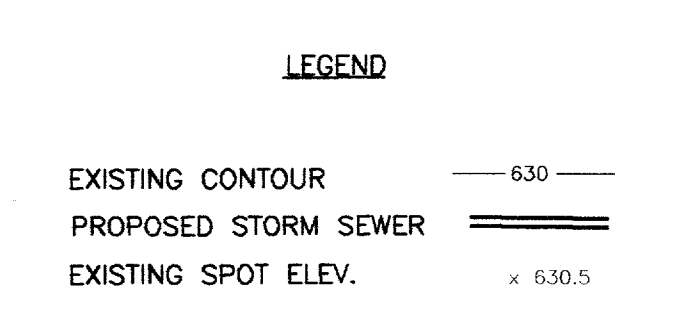
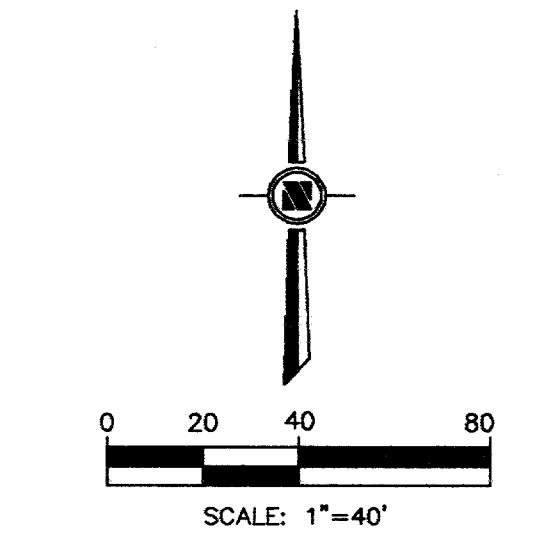
DRAINAGE AREA MAP				TOWN HOMES OF ADDISON			
DEPARTMENT OF PUBLIC WORKS							
TOWN OF ADDISON, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
LD	LAC	10/25/95	1"=40'	CCI			

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
1		REV. LOT 28 AND LAT. B1	7/11/96
2		REV. PER CITY COMMENTS	5/21/96
3		CITY COMMENTS	4/29/96
4		REVISED STORM SEWER	4/25/96
5		MOVED LOT LINE	2/15/96

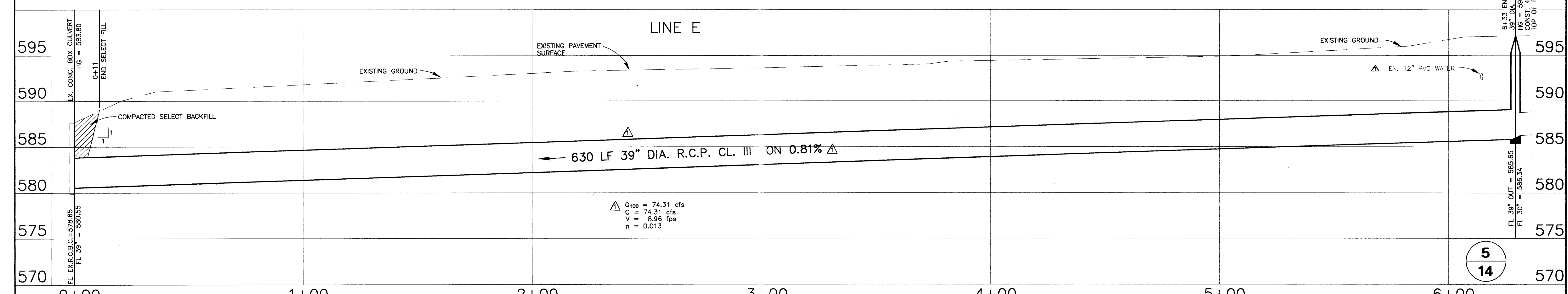
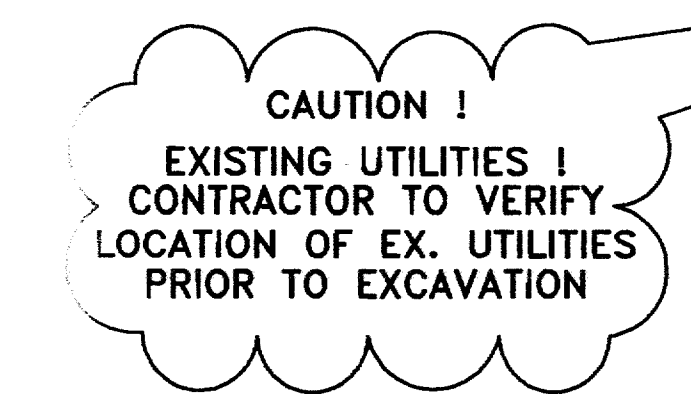
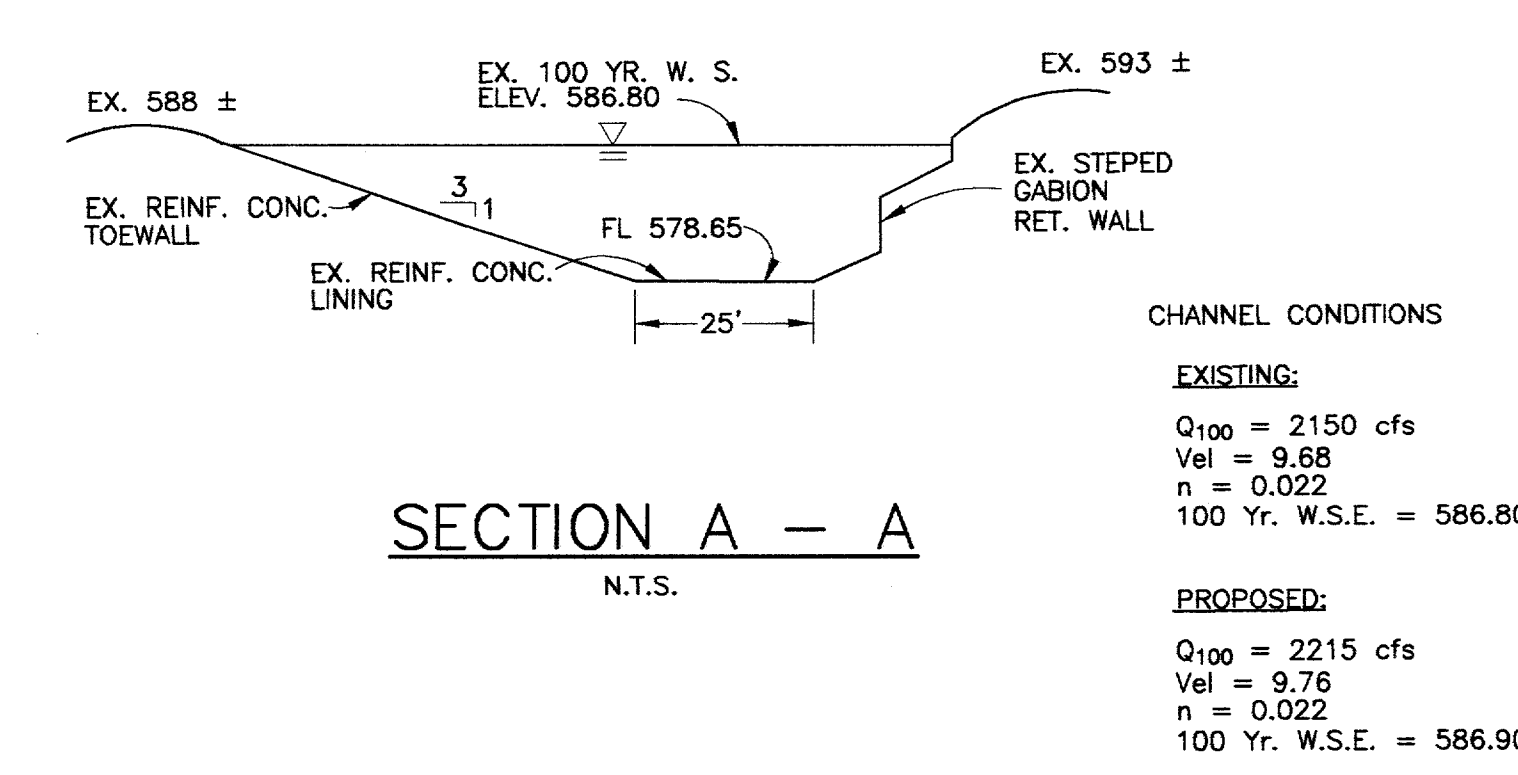


CURVE CHART

	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BEARING
C1	45°24'32"	110.00'	87.18'	46.03	84.92	S 67°45'45" E
C2	45°24'32"	90.00'	71.33'	37.66	69.48	N 67°45'45" W



- NOTES:
1. SODDING, REPAIR AND REPLACE IN ALL CONSTRUCTION AREAS.
 2. CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY EXISTING TREES WITHOUT PERMISSION FROM THE OWNER OR ENGINEER.
 3. STORM SEWER EMBEDMENT SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS.
 4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS.
- BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT,
433' WEST AND 15' SOUTH OF S.E. CORNER
OF PROPERTY.
ELEVATION 606.35



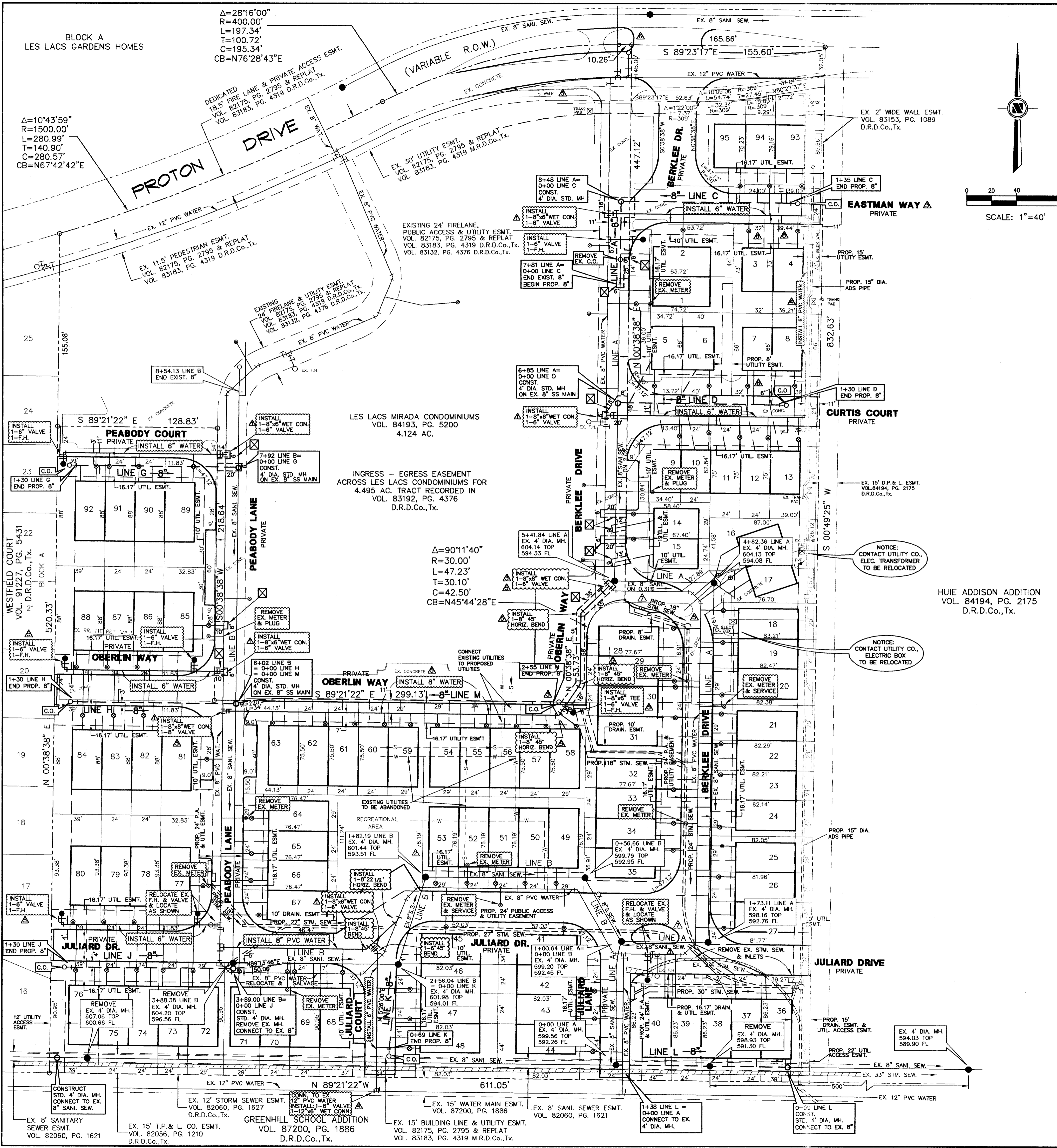
SCALE: HORI. 1"=20'
VERT. 1"=5'

OFF-SITE STORM SEWER
TOWN HOMES OF ADDISON
DEPARTMENT OF PUBLIC WORKS
TOWN OF ADDISON, TEXAS

THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

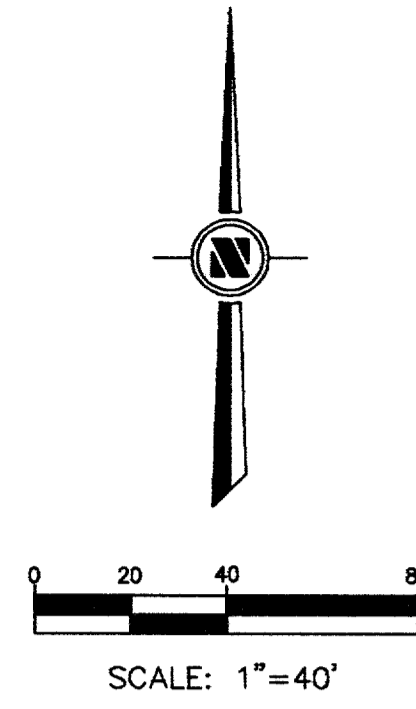
REV. NO.	PROJ. NO.	DESCRIPTION	DATE	DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
▲		REVISED ALIGNMENT	7/30/96							
▲		REVISED MH. FLOWLINE	7/31/96							
▲		REVISED PER CITY COMMENTS	4/24/96							

DATE: _____
PROJECT NO. 81215-35



GENERAL NOTES

1. ALL WATER MAINS SHALL BE PVC CLASS 200 WATER PIPE.
2. 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.
3. 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.
4. ALL UTILITY TRENCHES UNDER PROPOSED PAVING SHALL BE BACKFILLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR AFTER PLACING OF PERMANENT PAVING.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-BUILT" PLANS TO THE ENGINEER SHOWING THE LOCATION OF SEWER SERVICE BY DISTANCE TO THE LOT LINES.
8. ALL WATER SERVICES SHALL BE 1" COPPER AND LOCATED AS SHOWN. (EXCEPT AS NOTED).
9. ALL WATER AND SEWER LATERALS SHALL BE EXTENDED 2' BEYOND BACK OF CURB.
10. ALL SANITARY SEWER LATERALS SHALL BE 6" AND LOCATED AS SHOWN.
11. BACKFLOW PREVENTION ASSEMBLIES ARE TO BE INSTALLED BY THE PLUMBER AFTER THE WATER METER INSTALLATION. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE IN COMPLIANCE WITH THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL STAMP A 2-INCH "S" AND A 2-INCH "W" IN THE CURB AT THE LOCATION OF THE SEWER SERVICE AND WATER SERVICE LINES, RESPECTIVELY.
13. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENIE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF ADDISON, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES. NOTIFY BRUCE ELIS 450-2847 AT LEAST 48-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
14. 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:
 - 1.) THE TOWN OF ADDISON
 - 2.) LONE STAR GAS
 - 3.) SOUTHWESTERN BELL
 - 4.) TCI
 - 5.) HERRON
 - 6.) TU ELECTRIC
 - 7.) MCI
 - 8.) MFS
 - 9.) SPRINT
 - 10.) TCG
15. THE CONTRACTOR SHALL SUBMIT MATERIAL SHEETS TO THE TOWN OF ADDISON FOR APPROVAL PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
16. THE UTILITY CONTRACTOR SHALL SUBMIT TO THE TOWN OF ADDISON FOR APPROVAL A TRENCH SAFETY PLAN SEALED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE INSTALLATION OF UTILITIES GREATER THAN FIVE (5) FEET IN DEPTH.
17. ALL PROPOSED WATER METERS ARE TO BE INSTALLED BY OTHERS.



LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING WASTEWATER
- PROPOSED WASTEWATER
- SAW CUT, REMOVE & REPLACE EX. CONC. TO MATCH EXISTING

BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT,
433' WEST AND 15' SOUTH OF S.E. CORNER
OF PROPERTY.
ELEVATION 606.35

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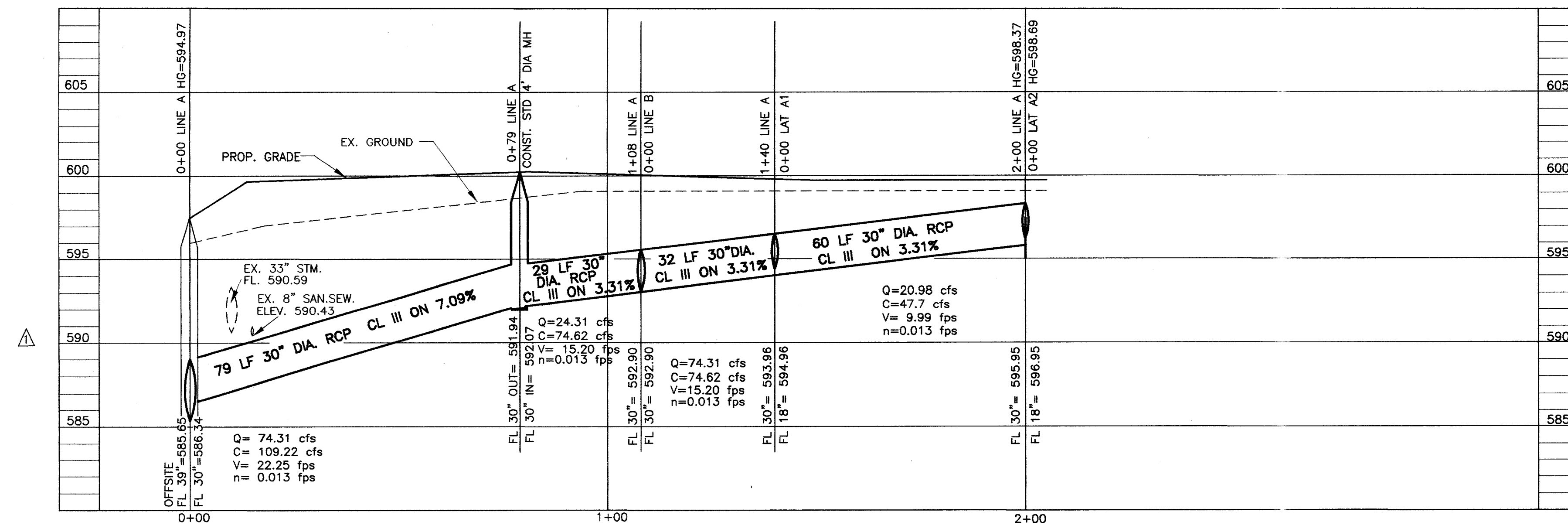
THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

WATER & WASTEWATER PLAN
TOWN HOMES OF ADDISON

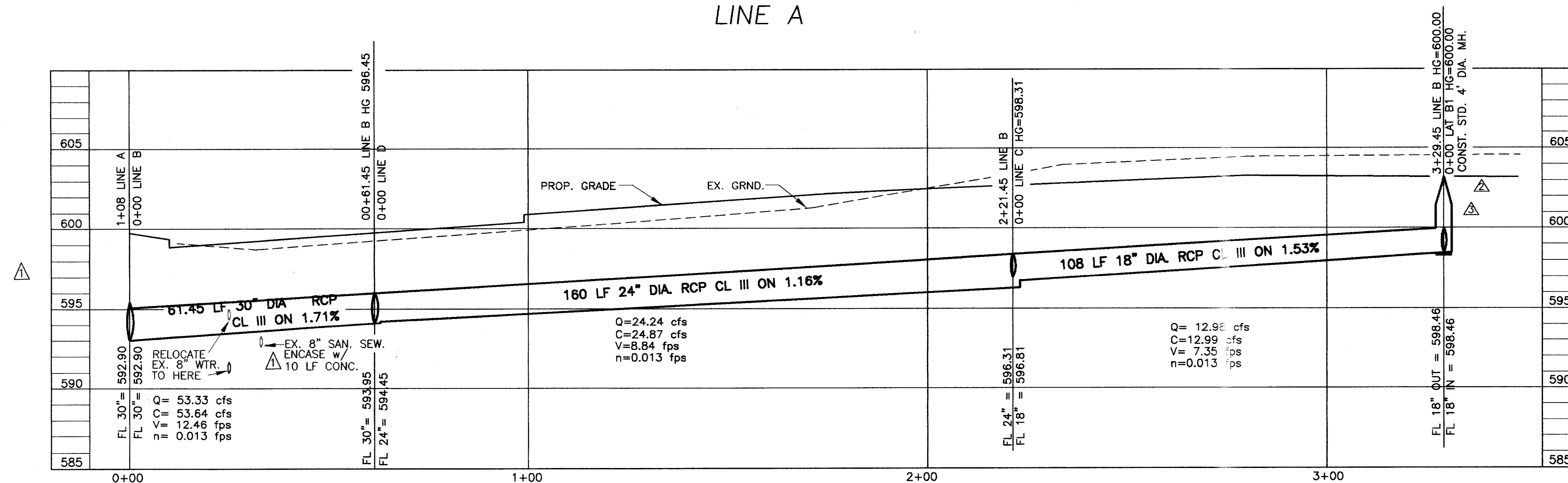
DEPARTMENT OF PUBLIC WORKS
TOWN OF ADDISON, TEXAS

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
		DELETED LINE E, RELOC. LAYS.	8/02/96
		REV. LOT 28 AND ADDED ISLAND	7/11/95
		REVISED PER CITY COMMENTS	6/06/96
		REVISED PER CITY COMMENTS	5/21/96
		REVISED PER CITY COMMENTS	5/15/96
		REVISED PER CITY COMMENTS	4/30/95
		MOVED LOT LINE	2/15/95
		REFER TO ADDENDUM 2A	2/14/96

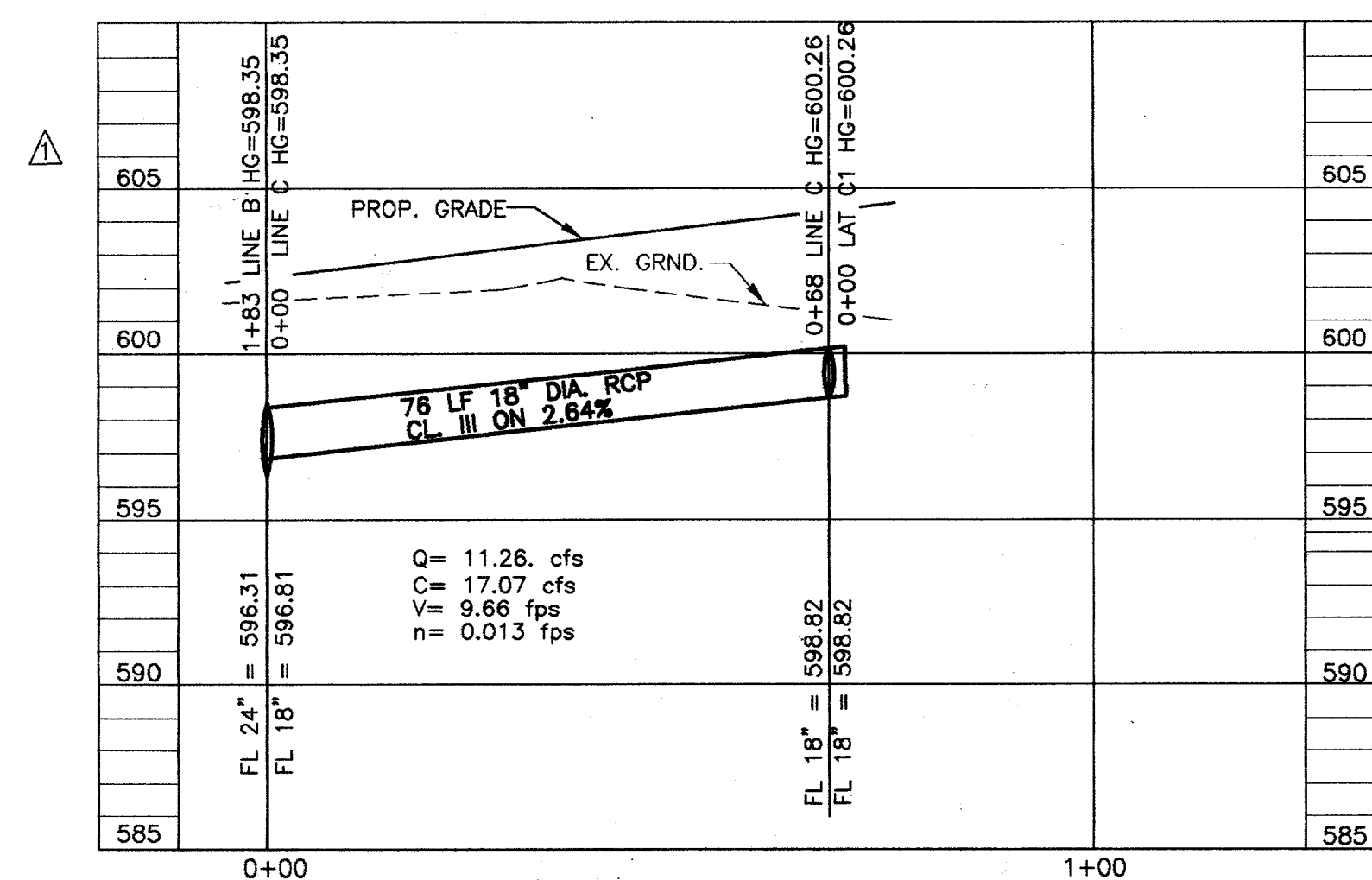
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	12/4/95	1"=40'	CCI		



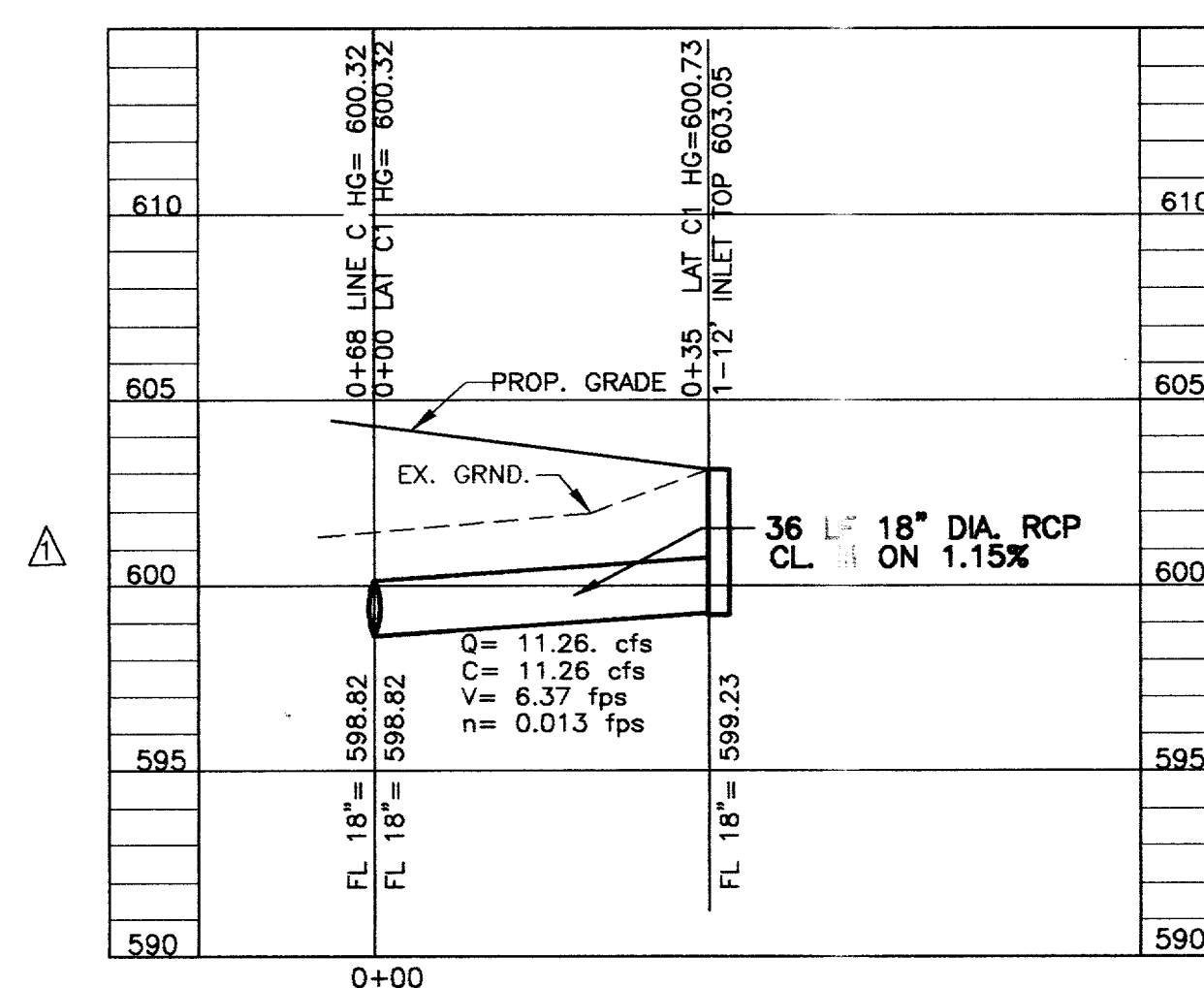
LINE A



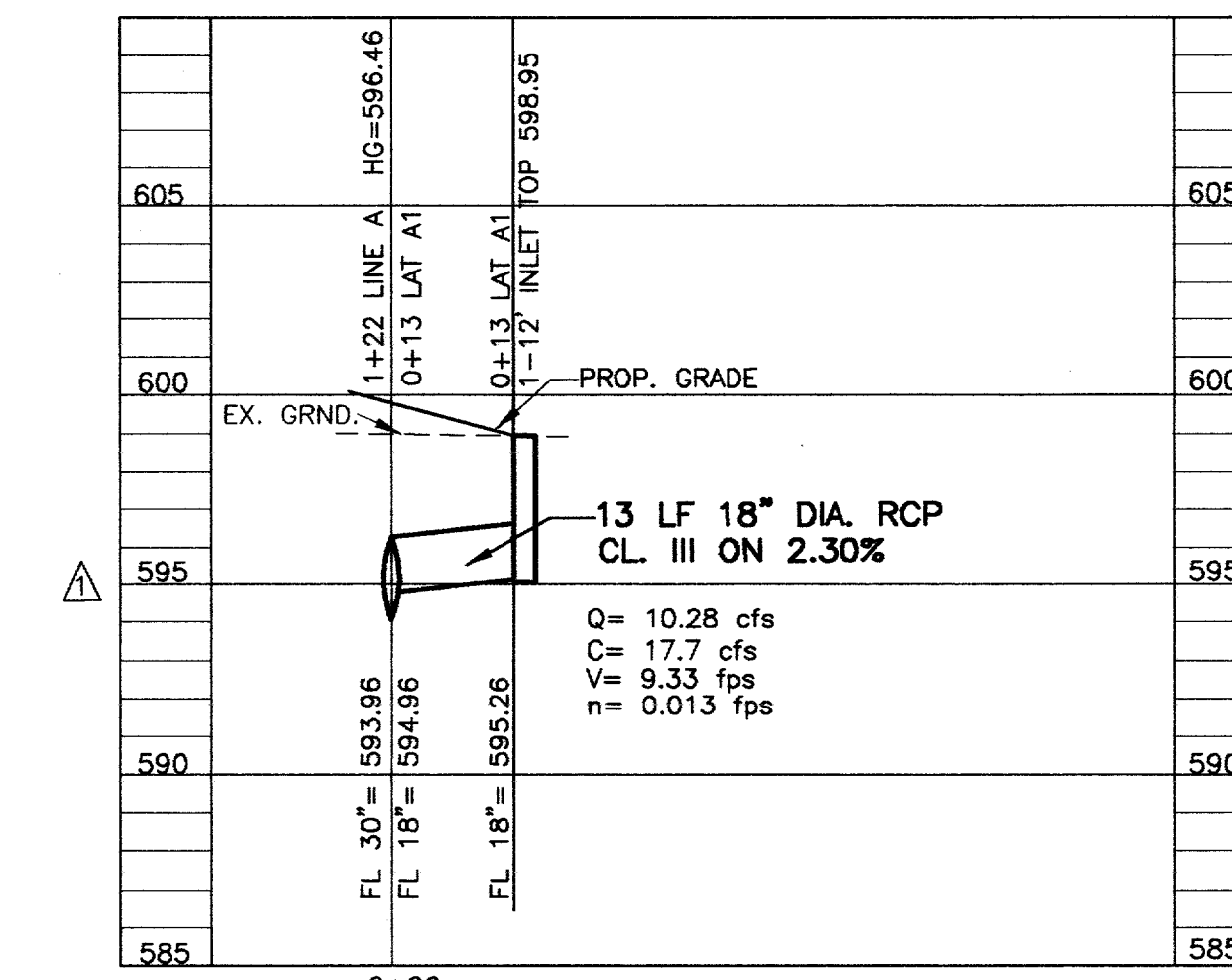
LINE B



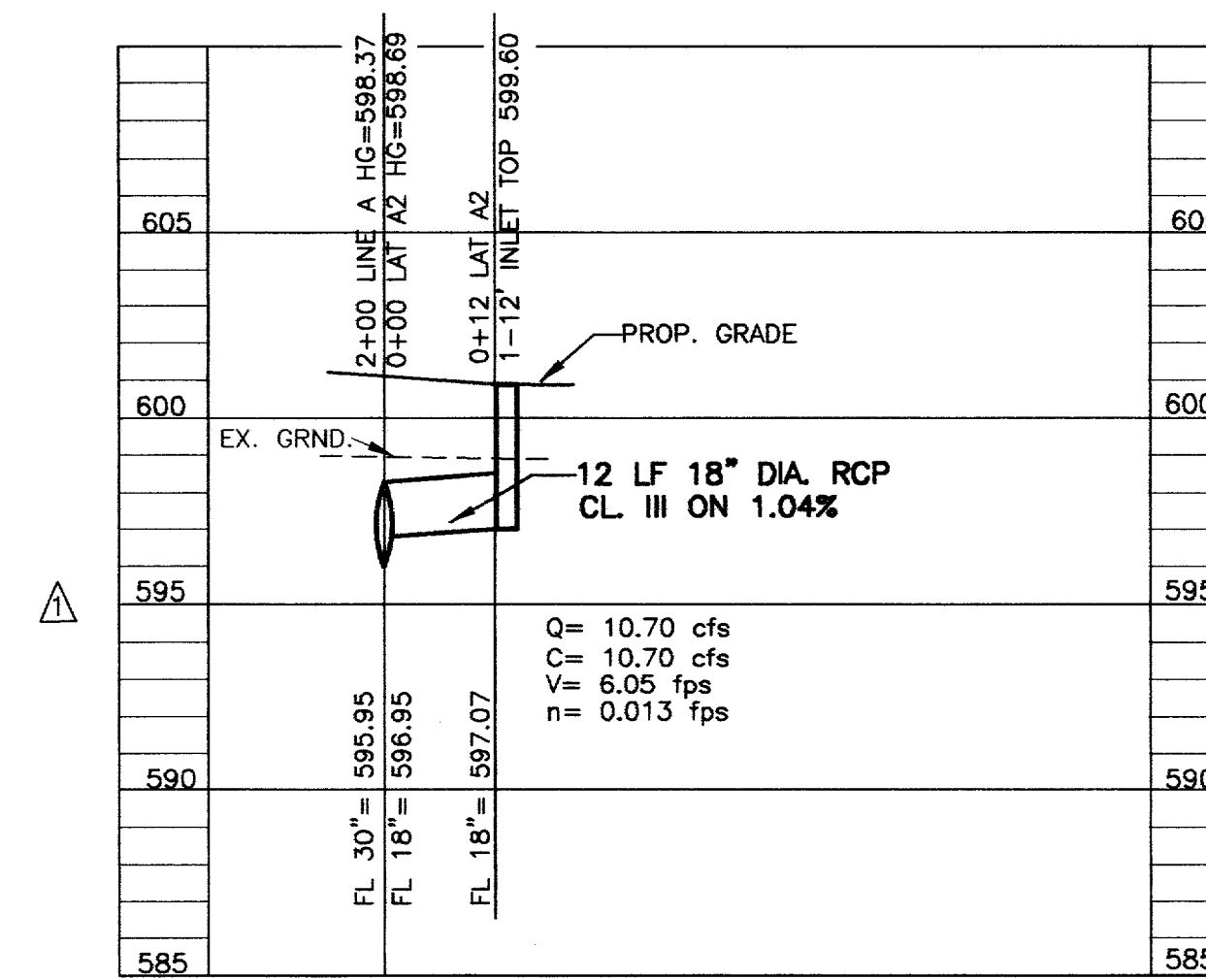
LINE C



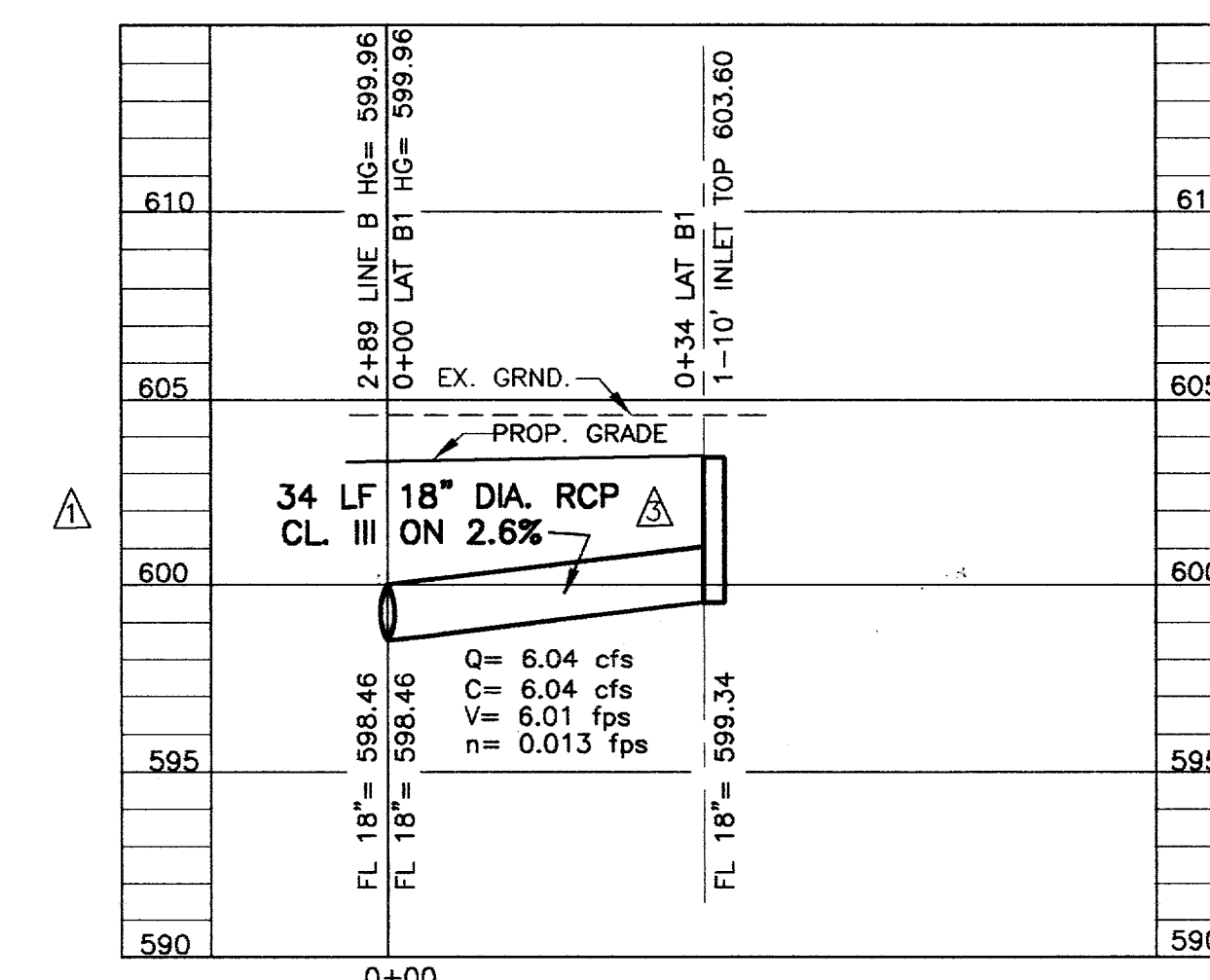
LAT. C1



LAT. A1



LAT. A2



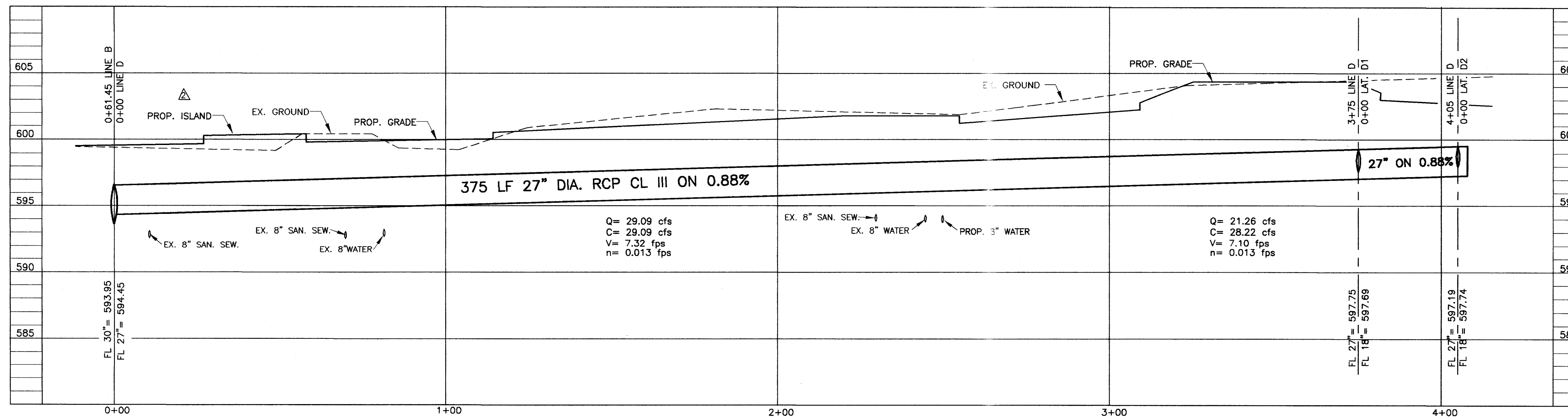
LAT. B1

THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY COOK CONSULTANTS, INC. FOR THIS PROJECT ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND AS SUCH, ARE RESERVED AND PROTECTED BY STATUTE. COOK CONSULTANT, INC. AS AUTHOR RETAINS OWNERSHIP OF THE DOCUMENTS, INCLUDING THE COPYRIGHT. THE DRAWINGS AND OTHER DOCUMENTS MAY NOT BE REPRODUCED OR USED BY ANYONE FOR ANY REASON WITHOUT THE EXPRESS WRITTEN CONSENT OF COOK CONSULTANTS, INC.

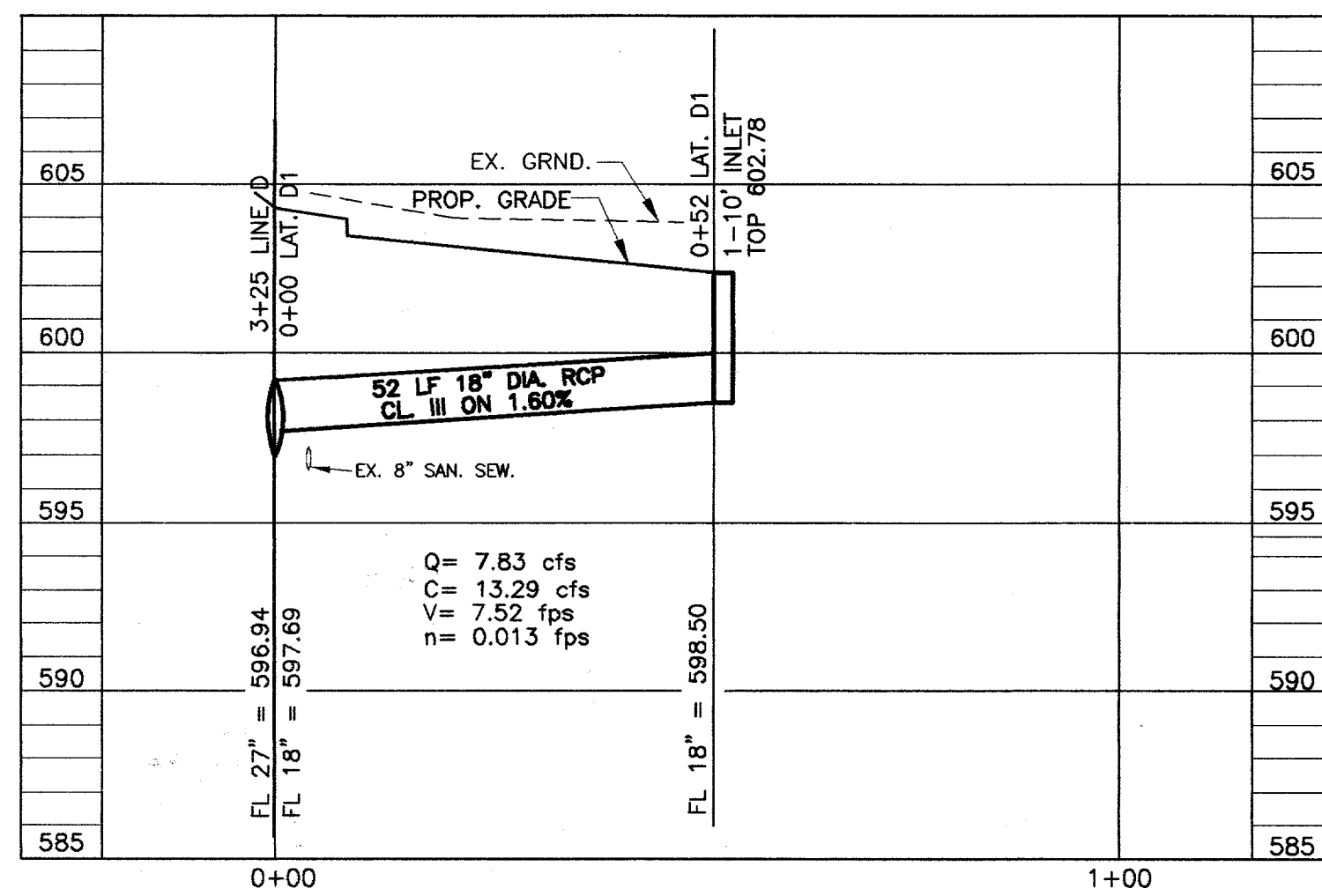
THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

NOTE:
STORM SEWER EMBEDMENT SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS

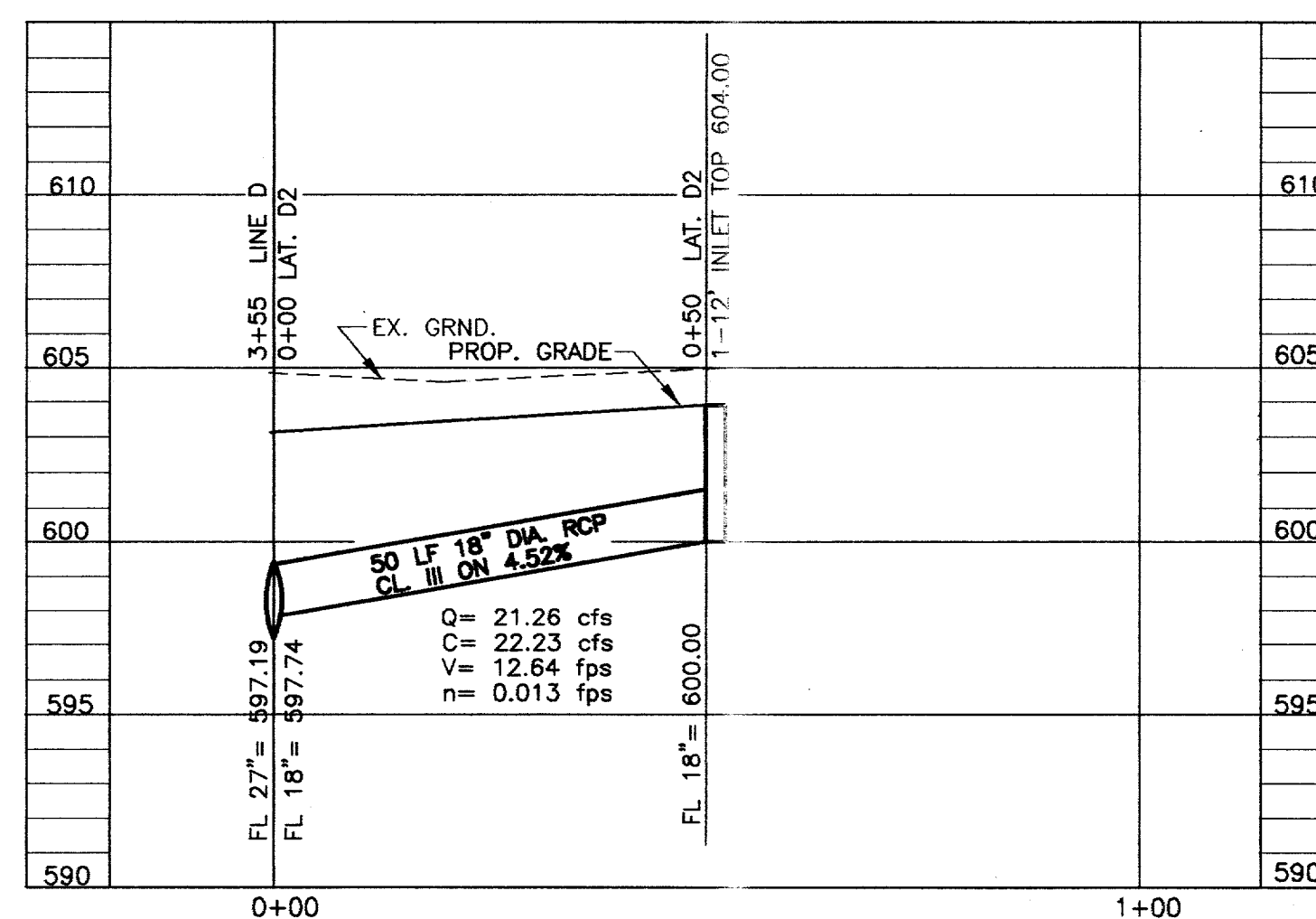
										STORM SEWER PROFILES				
										TOWN HOMES OF ADDISON				
										DEPARTMENT OF PUBLIC WORKS				
										TOWN OF ADDISON, TEXAS				
										DESIGN	DRAWN	DATE	SCALE	NOTES
REV. NO.	PROJ. NO.	DESCRIPTION	DATE	REVISED LINE B & LAT. B1	7/11/96	DATE:	PROJECT NO. 81215-35.	LD	LAC	9/15/95	1"=20'H 1"=5'V	CCI		



LINE D



LAT. D1



LAT. D2

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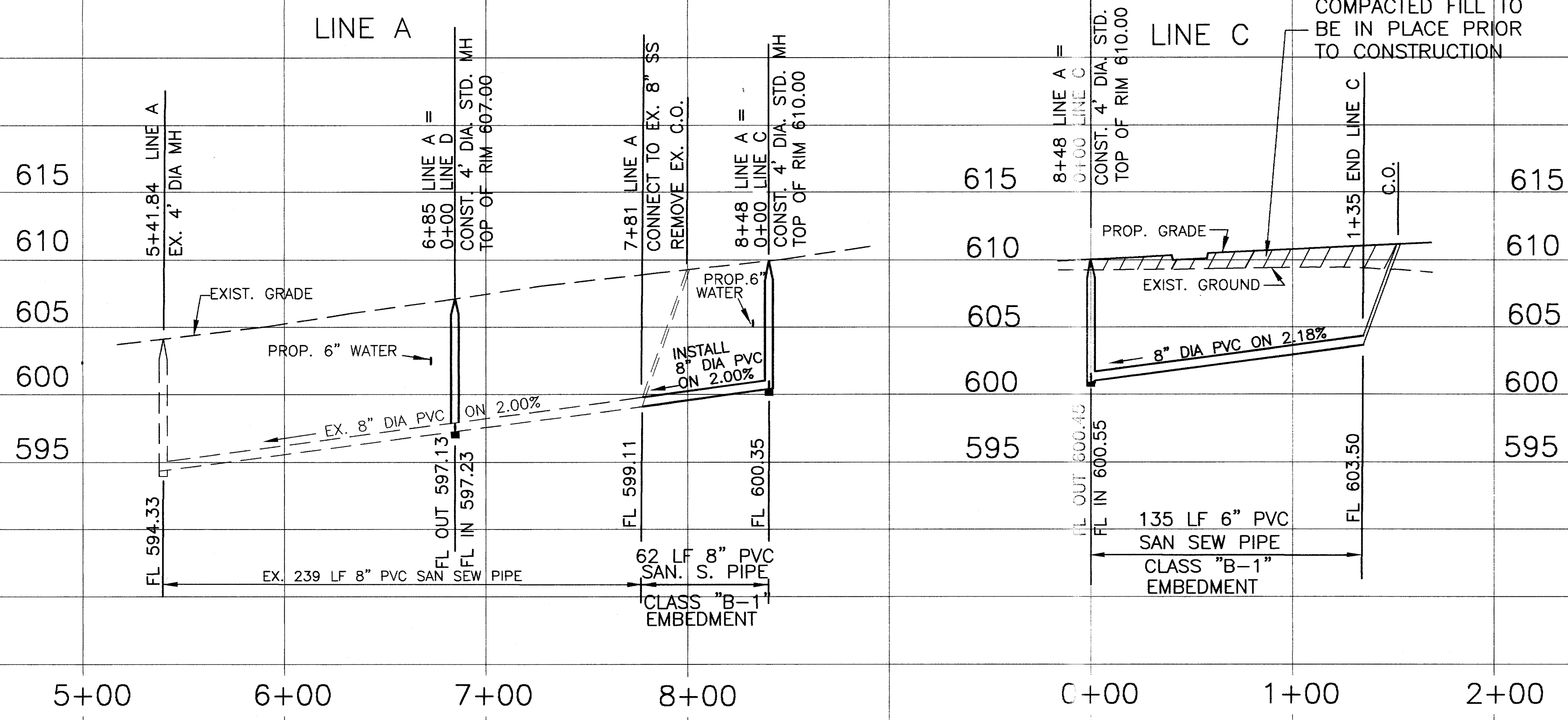
NOTE:

STORM SEWER EMBEDMENT SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS

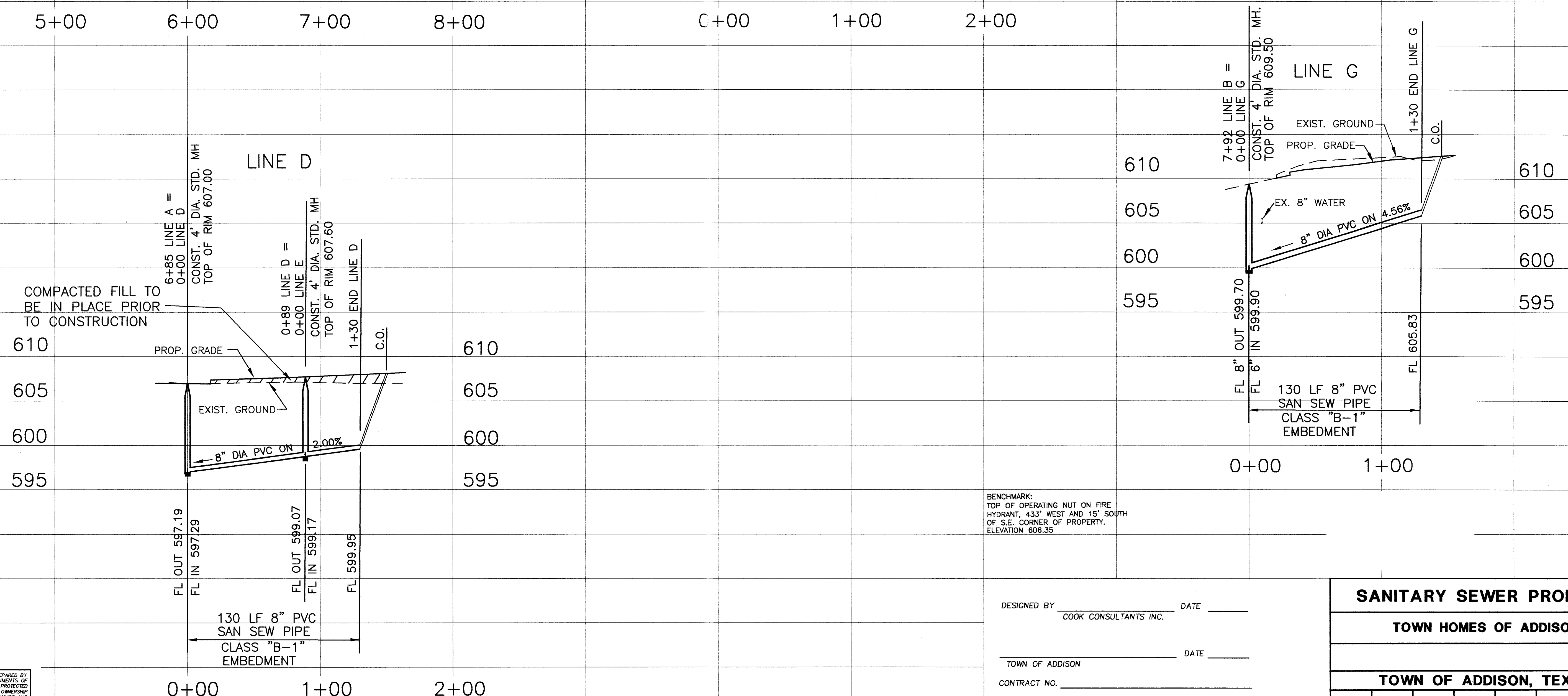
STORM SEWER PROFILES						
TOWN HOMES OF ADDISON						
DEPARTMENT OF PUBLIC WORKS						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	12/5/95	1"=20'H 1"=5'V	CCI		

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
1		ADDED ISLAND TO LINE D REVISED PER CITY COMMENTS	7/11/96 5/03/96

DATE:	PROJECT NO.
	81215-35



5+00 6+00 7+00 8+00 C+00 1+00 2+00



610
605
600
595

0+00 1+00

BENCHMARK:
TOP OF OPERATING NUT ON FIRE
HYDRANT, 433' WEST AND 15' SOUTH
OF S.E. CORNER OF PROPERTY.
ELEVATION 606.35

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THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

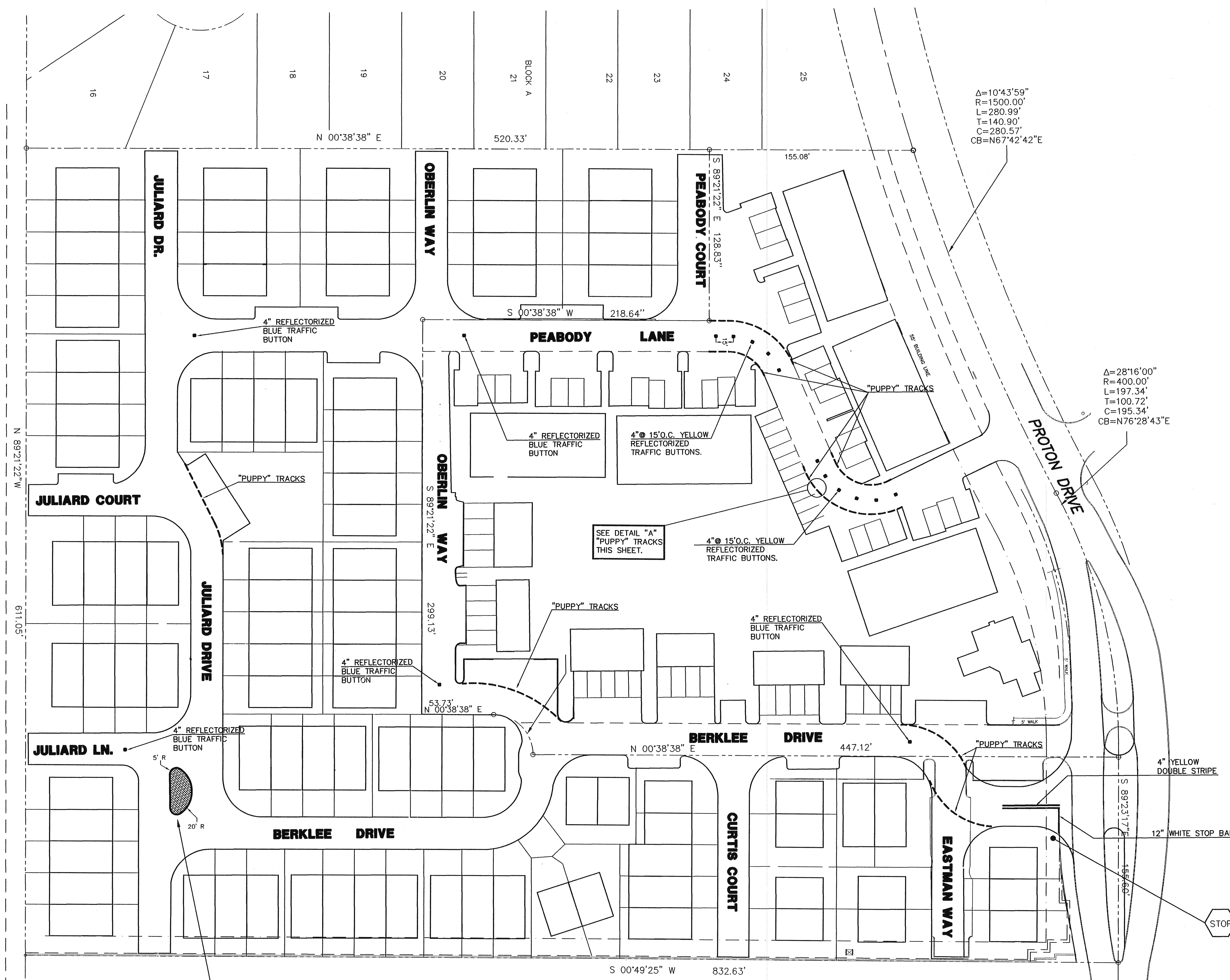
DESIGNED BY _____ DATE _____
COOK CONSULTANTS, INC.

TOWN OF ADDISON DATE _____

CONTRACT NO. _____

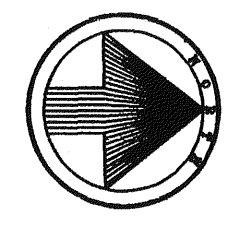
CONTRACTOR _____

SANITARY SEWER PROFILES						
TOWN HOMES OF ADDISON						
TOWN OF ADDISON, TEXAS						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	8/2/96	1"=40'H 1"=6'V			



$\Delta=10'43'59''$
 $R=1500.00'$
 $L=280.99'$
 $T=140.90'$
 $C=280.57'$
 $CB=N67'42'42''E$

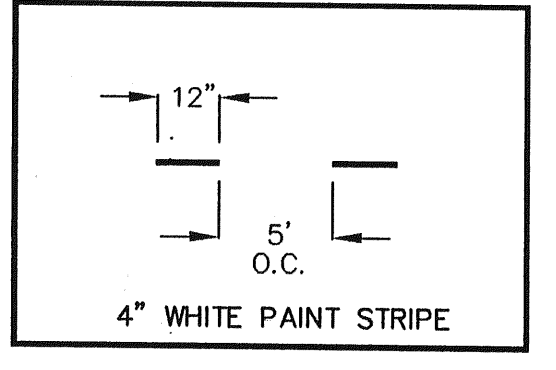
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 $T=100.72'$
 $C=195.34'$
 $CB=N76'28'43''E$



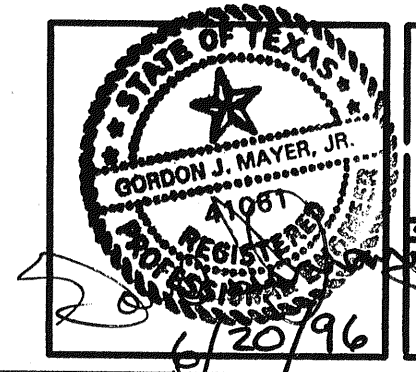
SEE DETAIL "A" "PUPPY" TRACKS THIS SHEET.

RECOMMEND ISLAND BE INCLUDED IN CONSTRUCTION PLANS. LANDSCAPING MUST MEET SIGHT DISTANCE REQUIREMENTS.

NOTE: THE SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE FINAL PLAT FOR THE TOWN HOMES OF ADDISON AND APPLICABLE ORDINANCES.



DETAIL "A" n.t.s.



NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.

Three Northpark / 8800 N. Central Expwy. / Suite 300
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TRAFFIC SIGNS & MARKINGS PLAN
TOWN HOMES OF ADDISON

design	drawn	scale	date	notes
DESIGN	DRAWN	1"=40'	6/18/96	NOTES

sheet no.	1
job number	96-5-56

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