

# CONSTRUCTION PLANS FOR **PARKVIEW AT ADDISON CIRCLE**

AN ADDITION TO  
**THE TOWN OF ADDISON, TEXAS**

## Index Of Drawings

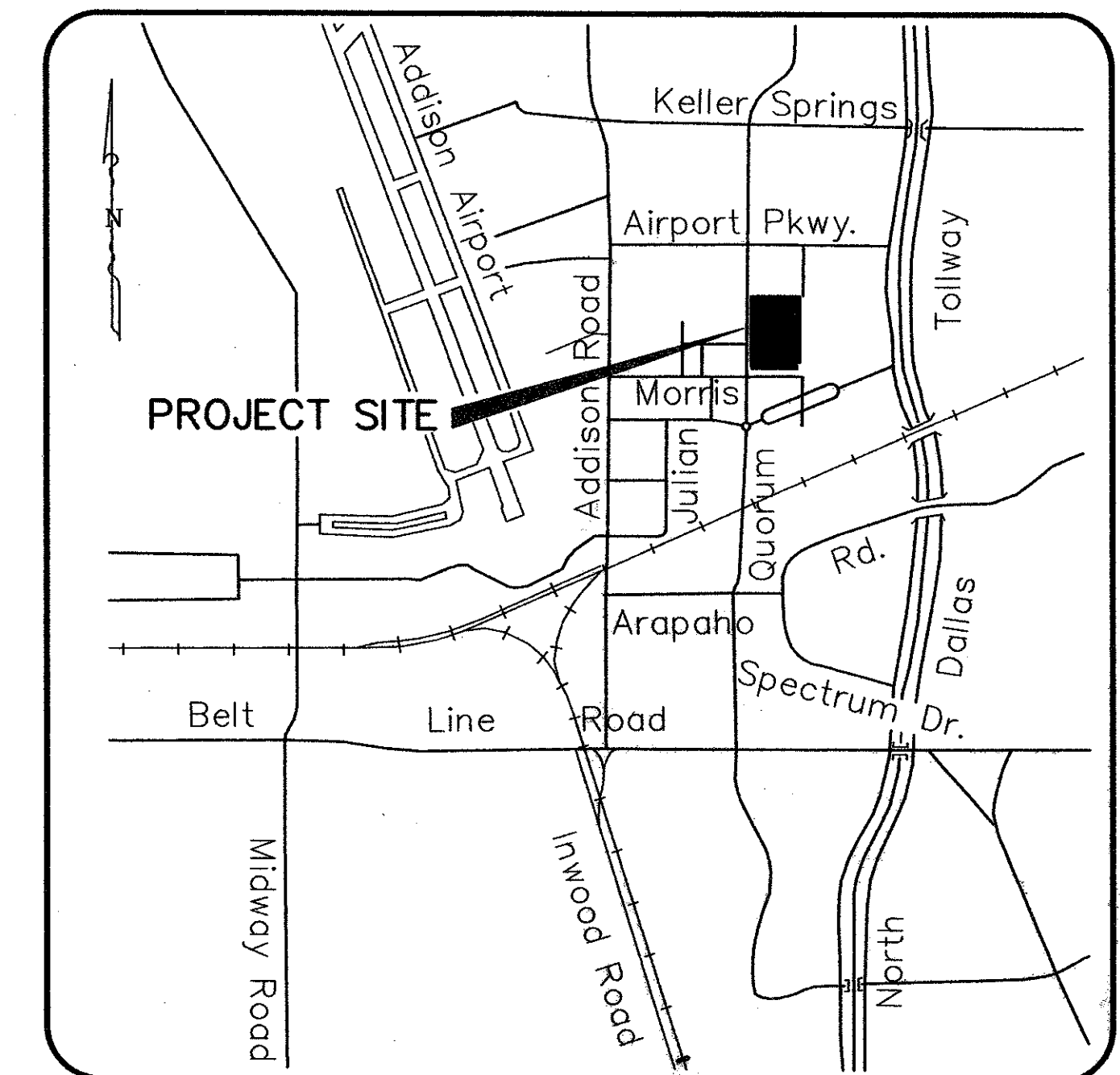
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DEVELOPER:  
CITYHOMES

3209 North Fitzhugh Avenue  
Dallas, Texas 75204  
(214)219-2900

ENGINEER:

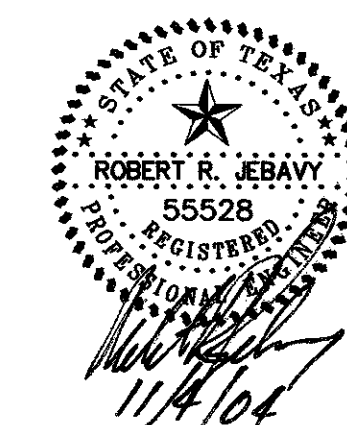
BROCKETTE · DAVIS · DRAKE  
4144 North Central Expressway, Suite 1100  
Dallas, Texas 75204  
Tel: (214) 824-3647



Location Map  
NTS

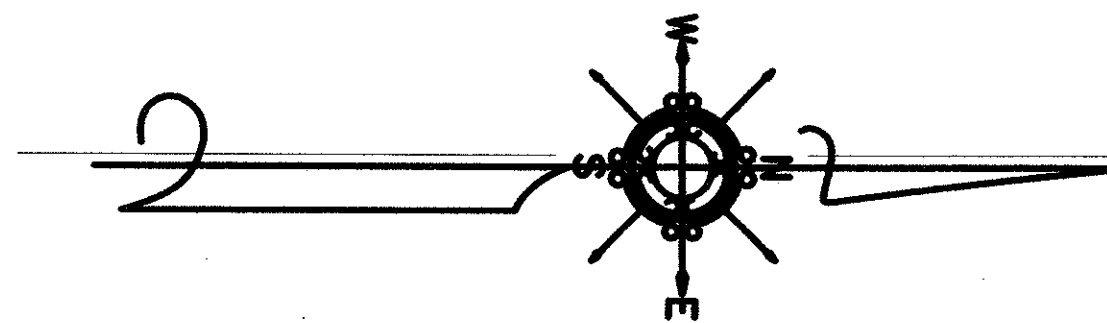
**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.

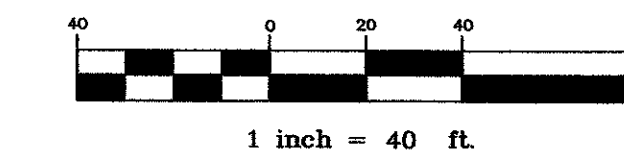


TRACT 1  
8.919 ACRES  
TEXOK PROPERTIES, L.P.  
VOL. 2002240, PG. 3529

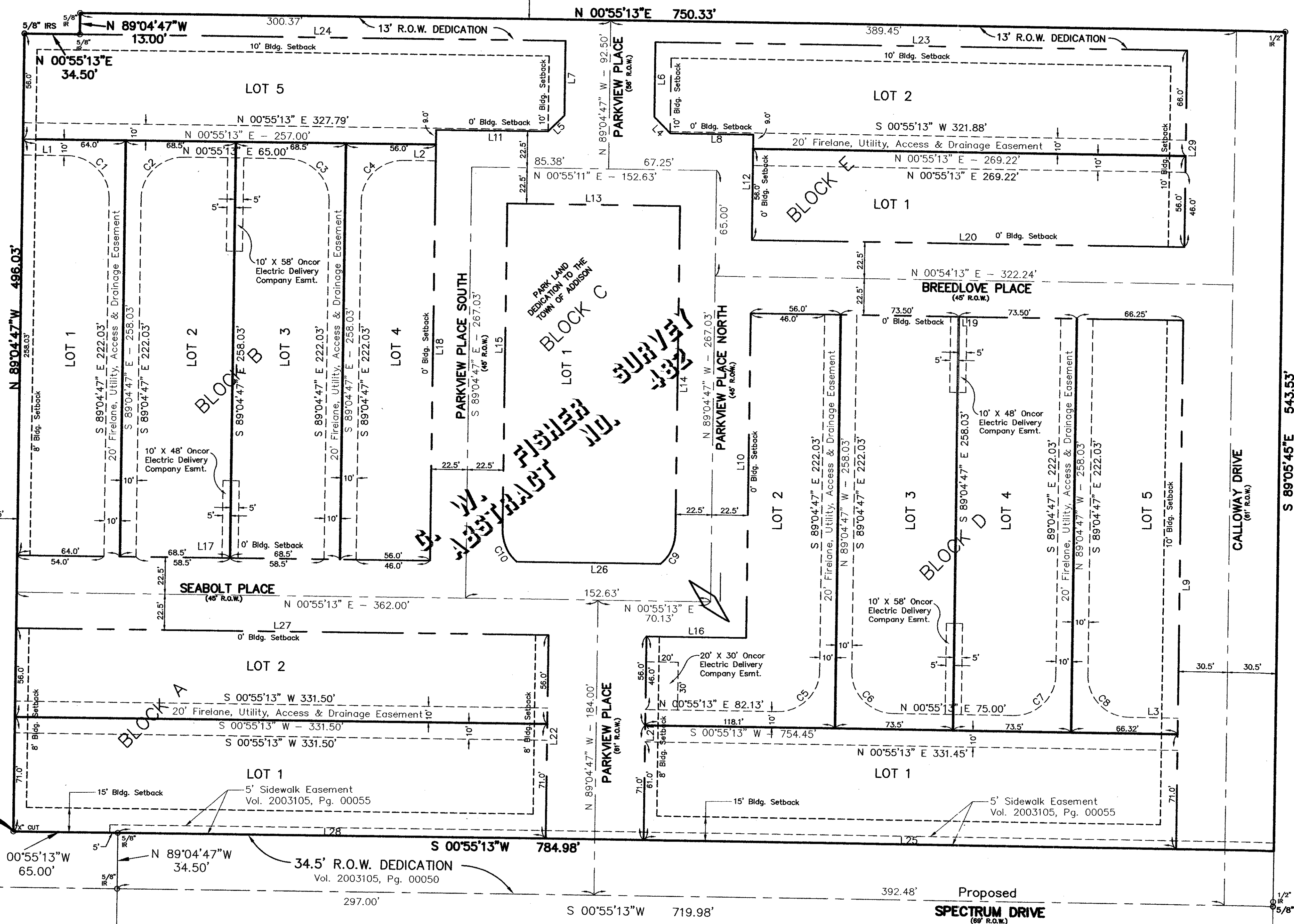
SOUTH & WESTERN ADDITION  
VOL. 98140, PG. 3247



GRAPHIC SCALE



QUORUM DRIVE  
(PROPOSED 80' R.O.W.)



EASEMENT LINE TABLE

NUMBER	BEARING	DIST
L1	S 00°55'13" W	28.00'
L2	S 00°55'13" W	20.00'
L3	S 00°55'13" W	30.32'

EASEMENT CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BRNG	CHORD LENGTH
C1	90°00'00"	26.00	40.84	S 45°55'13" W	36.77
C2	90°00'00"	26.00	40.84	S 44°04'47" E	36.77
C3	90°00'00"	26.00	40.84	S 45°55'13" W	36.77
C4	90°00'00"	26.00	40.84	S 44°04'47" E	36.77
C5	90°00'00"	26.00	40.84	N 44°04'47" W	36.77
C6	90°00'00"	26.00	40.84	N 45°55'13" E	36.77
C7	90°00'00"	26.00	40.84	N 44°04'47" W	36.77
C8	90°00'00"	26.00	40.84	N 45°55'13" E	36.77
C9	48°52'51"	25.50	22.20'	S 64°08'21" E	21.51'
C10	48°52'51"	25.50	22.20'	N 65°58'48" E	21.51'

LOT LINE TABLE

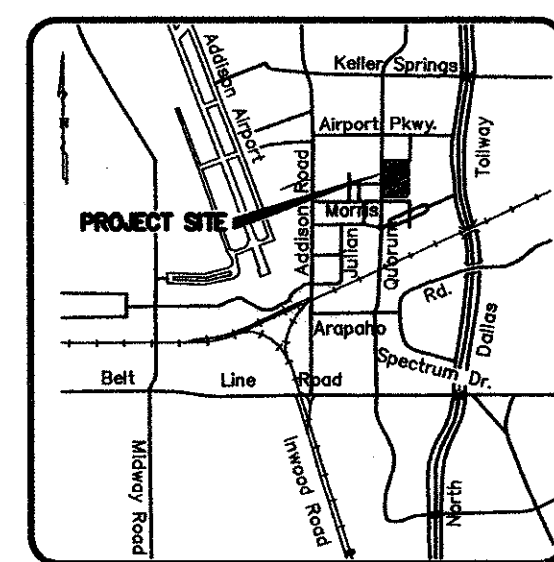
NUMBER	BEARING	DIST
L4	N 45°55'12" E	14.26'
L5	N 44°04'48" W	14.26'
L6	N 89°04'47" W	46.92'
L7	N 89°04'47" W	46.92'
L8	N 00°55'13" E	51.67'
L9	S 89°05'45" E	329.03'
L10	S 89°04'47" E	202.03'
L11	N 00°55'13" E	69.80'
L12	S 89°04'47" E	65.00'
L13	N 00°55'13" E	107.63'
L14	S 89°04'47" E	202.61'
L15	S 89°04'47" E	202.61'
L16	N 00°55'13" E	62.13'
L17	S 00°55'13" W	257.00'
L18	N 89°04'47" W	267.03'
L19	N 00°55'13" E	269.25'
L20	N 00°55'13" E	269.24'
L21	N 89°04'47" W	127.00'
L22	N 89°04'47" W	127.00'
L23	N 00°55'13" E	330.96'
L24	N 00°55'13" E	302.38'
L25	S 00°55'13" W	331.47'
L26	S 00°55'13" W	89.49'
L27	N 00°55'13" E	331.50'
L28	S 00°55'13" W	266.50'
L29	S 89°05'45" E	122.00'

QUORUM EAST ADDITION  
VOL. 98001, PG. 33

THE ASHTON  
VOL. 2000036, PG. 2913  
LOT 1, BLOCK A

(3.371 AC.)  
THE STAUBACH COMPANY  
VOL. 2000046, PG. 2903

TRACT 3  
7.108 ACRES  
TEXOK PROPERTIES, L.P.  
VOL. 2002240, PG. 3529



Location Map

15851 DALLAS NORTH  
PARKWAY ADDITION  
VOL. 85021, PG. 1886

**FINAL PLAT**  
**PARK VIEW AT ADDISON CIRCLE**

LOTS 1 & 2, BLOCK A, LOTS 1 thru 5, BLOCK B,  
LOT 1, BLOCK C, LOTS 1 thru 5, BLOCK D,  
and LOTS 1 and 2, BLOCK E  
9.016 ACRES

G.W. FISHER SURVEY ABSTRACT No. 462  
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

OWNER  
CENTEX HOMES  
2800 SURVEYOR BOULEVARD  
CARROLLTON, TEXAS 75006  
(972)417-3562

SURVEYOR  
BROCKETTE-DAVIS-DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214)824-3647  
(214)824-7064 (fax)

NO.



OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS CENTEX HOMES is the owner of a tract of land situated in the G.W. FISHER SURVEY ABSTRACT No. 482, Dallas County, Texas, an addition to the Town of Addison according to the plat as recorded in Volume 2002240, Page 3529 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the northerly right of way line of MORRIS AVENUE (a 61' right of way) and the westerly right of way line of SPECTRUM DRIVE (a 69' right of way);

THENCE N 89°04'47" W, along the northerly right of way line of said MORRIS AVENUE, a distance of 496.03 feet to a chiseled "x" cut found for corner;

THENCE N 00°55'13" E, departing the northerly right of way line of said MORRIS AVENUE, a distance of 34.50 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE N 89°04'47" W, a distance of 13.00 feet to a capped iron rod stamped "Huitt-Zollars" found for corner, same being in the east right of way line of QUORUM DRIVE (a 80' right of way);

THENCE N 00°55'13" E, along the easterly right of way line of said QUORUM DRIVE, a distance of 750.33 feet to a capped iron rod stamped "Huitt-Zollars" found for corner, same being the southwest corner of Quorum East Addition, as evidenced in a Deed recorded in Volume 98001, Page 33, Deed Records of Dallas County, Texas;

THENCE S 89°05'45" E, departing the easterly right of way line of said QUORUM DRIVE and along the common line with said Quorum East Addition, a distance of 543.53 feet to a point for corner, from which a 1/2" capped iron rod with a random cap bears N 89°05'45" W - 2.00', same being the northwest corner of Tract 3 as conveyed to Texok Properties, L.P., as evidenced in a Deed recorded in Volume 2002240, Page 3529, Deed Records of Dallas County, Texas;

THENCE S 00°55'13" W, departing said Quorum East Addition and along the common line of said Tracts 2 and 3, a distance of 719.98 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE N 89°04'47" W, departing said Tract 3 and continuing along said Tract 2, a distance of 34.50 feet to a capped iron rod stamped "Huitt-Zollars" found for corner;

THENCE S 00°53'13" W, a distance of 65.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 9.732 acres or 423,924 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CENTEX HOMES does hereby adopt this plat designating the hereinabove property as PARKVIEW AT ADDISON CIRCLE 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

CENTEX HOMES,  
A Nevada general partnership

By: Centex Real Estate Corporation  
A Nevada corporation  
Its managing general partner

By: \_\_\_\_\_  
Bret L. Pedigo  
Vice President - Land Development & Engineering  
DFW (Metro)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared BRET L. PEDIGO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public in and for State of Texas

SURVEYOR'S CERTIFICATION

I, MICHAEL B. MARX, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision.

\_\_\_\_\_  
MICHAEL B. MARX  
Registered Professional Land Surveyor  
Texas Registration No. 5181

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL B. MARX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public in and for State of Texas

APPROVED and ACCEPTED for the Town of Addison this the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

The approval of this plat is contingent upon the plat being filed for record with the County Clerk of Dallas County within 180 days from the above date.

\_\_\_\_\_  
Mayor: R. Scott Wheeler

\_\_\_\_\_  
City Secretary

**FINAL PLAT**  
**PARK VIEW AT ADDISON CIRCLE**

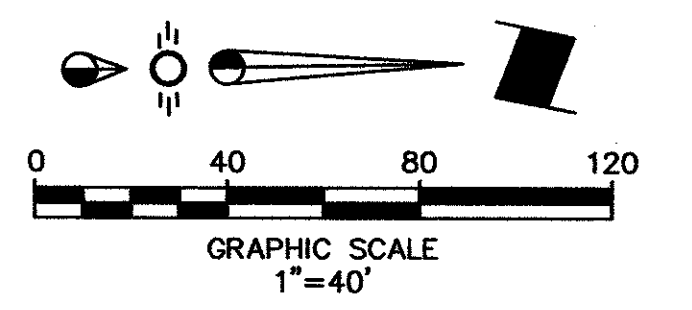
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LOT 1, BLOCK C, LOTS 1 thru 5, BLOCK D,  
and LOTS 1 and 2, BLOCK E  
9.016 ACRES

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2800 SURVEYOR BOULEVARD  
CARROLLTON, TEXAS 75006  
(972)417-3562

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BROCKETTE-DAVIS-DRAKE, INC.  
4144 NORTH CENTRAL EXPRESSWAY  
SUITE 1100  
DALLAS, TEXAS 75204  
(214)824-3647  
(214)824-7064 (fax)





**DRAINAGE CHART**

DRAINAGE AREA	DRAINAGE AREA (acres)	C	t <sub>c</sub> (mins)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	COMMENTS
A	0.38	0.9	10	8.74	3.0	GRATE INLET
A-1a	0.37	0.9	10	8.74	2.9	STUBOUT
A-1b	0.39	0.9	10	8.74	3.1	GRATE INLET
A-2	0.33	0.9	10	8.74	2.6	GRATE INLET
B-1	0.18	0.9	10	8.74	1.4	GRATE INLET
B-2	0.07	0.9	10	8.74	0.6	CURB INLET
C	0.38	0.9	10	8.74	3.0	GRATE INLET
C-1	0.26	0.9	10	8.74	2.0	GRATE INLET
C-1a	0.36	0.9	10	8.74	2.8	GRATE INLET
C-2	0.27	0.9	10	8.74	2.1	GRATE INLET
C-3	0.18	0.9	10	8.74	1.4	GRATE INLET
C-4	0.09	0.9	10	8.74	0.7	CURB INLET
D	0.19	0.9	10	8.74	1.5	GRATE INLET
D-1	0.37	0.9	10	8.74	2.9	GRATE INLET
D-2	0.29	0.9	10	8.74	2.3	GRATE INLET
D-3	0.39	0.9	10	8.74	3.1	GRATE INLET
D-4	0.26	0.9	10	8.74	2.0	CURB INLET
D-5	0.34	0.9	10	8.74	2.7	STUBOUT
E	0.24	0.9	10	8.74	1.9	GRATE INLET
E-1	0.41	0.9	10	8.74	3.2	STUBOUT
E-2	0.34	0.9	10	8.74	2.7	GRATE INLET
F	0.34	0.9	10	8.74	2.7	GRATE INLET
F-1	0.13	0.9	10	8.74	1.0	GRATE INLET
G	0.18	0.9	10	8.74	1.4	GRATE INLET
G-2	0.30	0.9	10	8.74	2.4	CURB INLET
G-3	0.19	0.9	10	8.74	1.5	CURB INLET
G-4	1.02	0.9	10	8.74	8.0	STUBOUT
G-5	0.25	0.9	10	8.74	2.0	CURB INLET
G-6	0.14	0.9	10	8.74	1.1	CURB INLET
H	0.33	0.9	10	8.74	2.6	SHEET FLOW
I	0.18	0.9	10	8.74	1.4	SHEET FLOW
J	0.28	0.9	10	8.74	2.2	SHEET FLOW
K	0.33	0.9	10	8.74	2.6	SHEET FLOW
L	0.29	0.9	10	8.74	2.3	SHEET FLOW

**LEGEND**

- - - - - Existing Contour
- 620.0 Existing Spot Elevation
- - - - - Proposed Contour
- (20.0) Proposed Spot Elevation
- Flow Arrow
- Existing Curb
- - - - - Proposed Curb
- XXXXXXXXXX Existing Storm Sewer Line
- ===== Proposed Storm Sewer Line
- Drainage Divide Line

**DRAINAGE CRITERIA**

Q = C I A  
 C = 0.90  
 I<sub>100</sub> = 8.74 in/hr  
 t<sub>c</sub> = 10 min.

- (X) Drainage Area Number
- (X.XX) Acres
- (X.X) Q<sub>100</sub> (cfs)

**BENCHMARK:**  
 "B" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

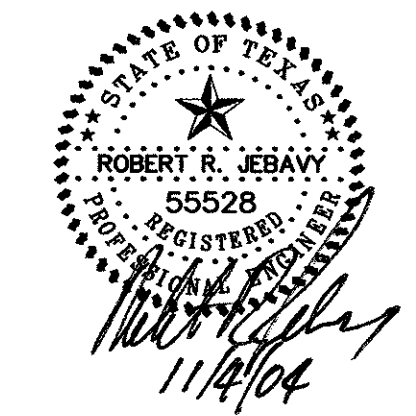
**DRAINAGE AREA MAP**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

□ BROCKETTE · DAVIS · DRAKE, inc.  
 consulting engineers  
 Civil & Structural Engineering Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
 (214)824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	4/04	1"=40'	BDD	C03393	C4

**AS-BUILT**  
 NOVEMBER 4, 2004

NOTE:  
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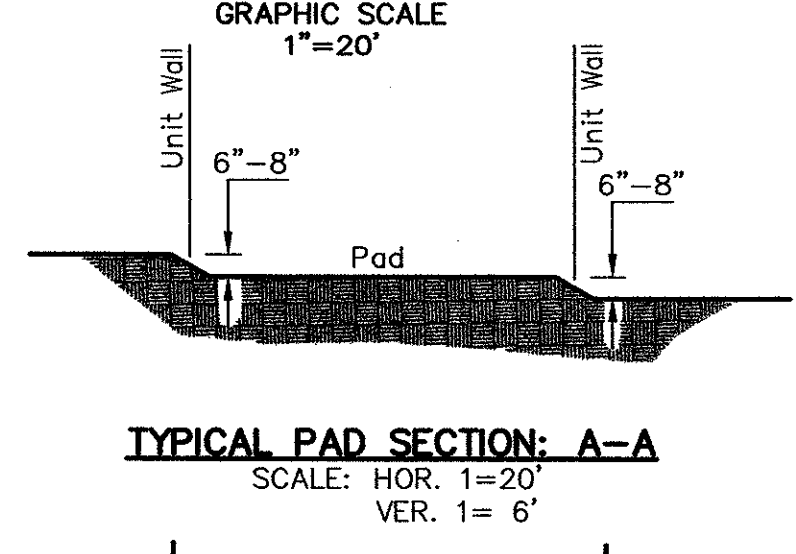
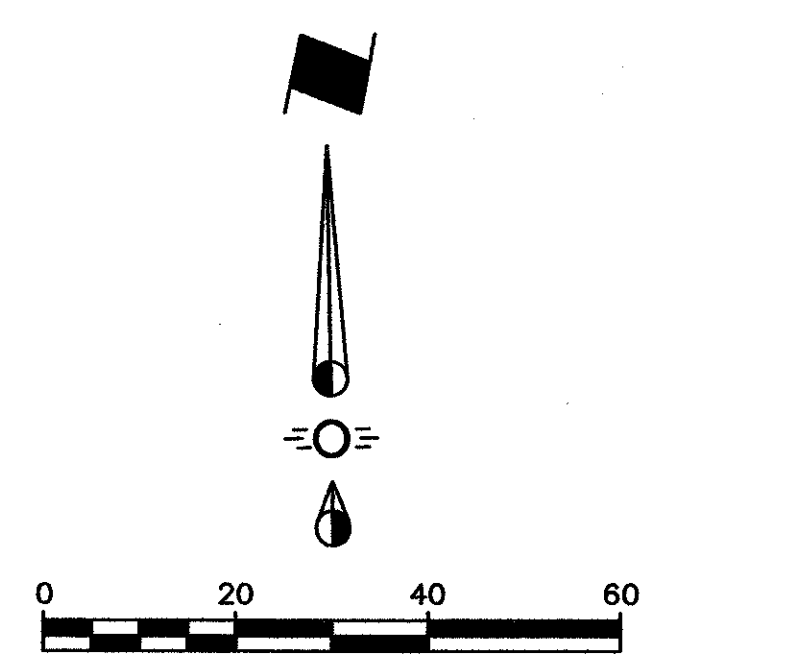
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TXU ELECTRIC COMPANY ESMT.  
 VOL. 2000036, PG. 2913

C03393-PLANS CD 04-D4-PV

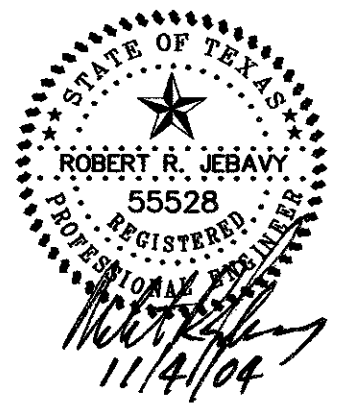


**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE  
MAXIMUM 2% CROSS SLOPES AND MAXIMUM  
5% LONGITUDINAL SLOPE.



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- LEGEND**
- - - 620 - Existing Contour
  - - - 620.0 - Existing Spot Elevation
  - - - 70 - Proposed Contour
  - - - 20.0 - Proposed Spot Elevation
  - - - - - Flow Arrow
  - - - - - Existing Curb
  - - - - - Proposed Curb
  - - - - - Existing Storm Sewer Line
  - - - - - Proposed Storm Sewer Line
  - - - - - Existing Water Line
  - - - - - Proposed Water Line
  - - - - - Existing Sanitary Sewer Line
  - - - - - Proposed Sanitary Sewer Line
  - - - - - Valley Gutter

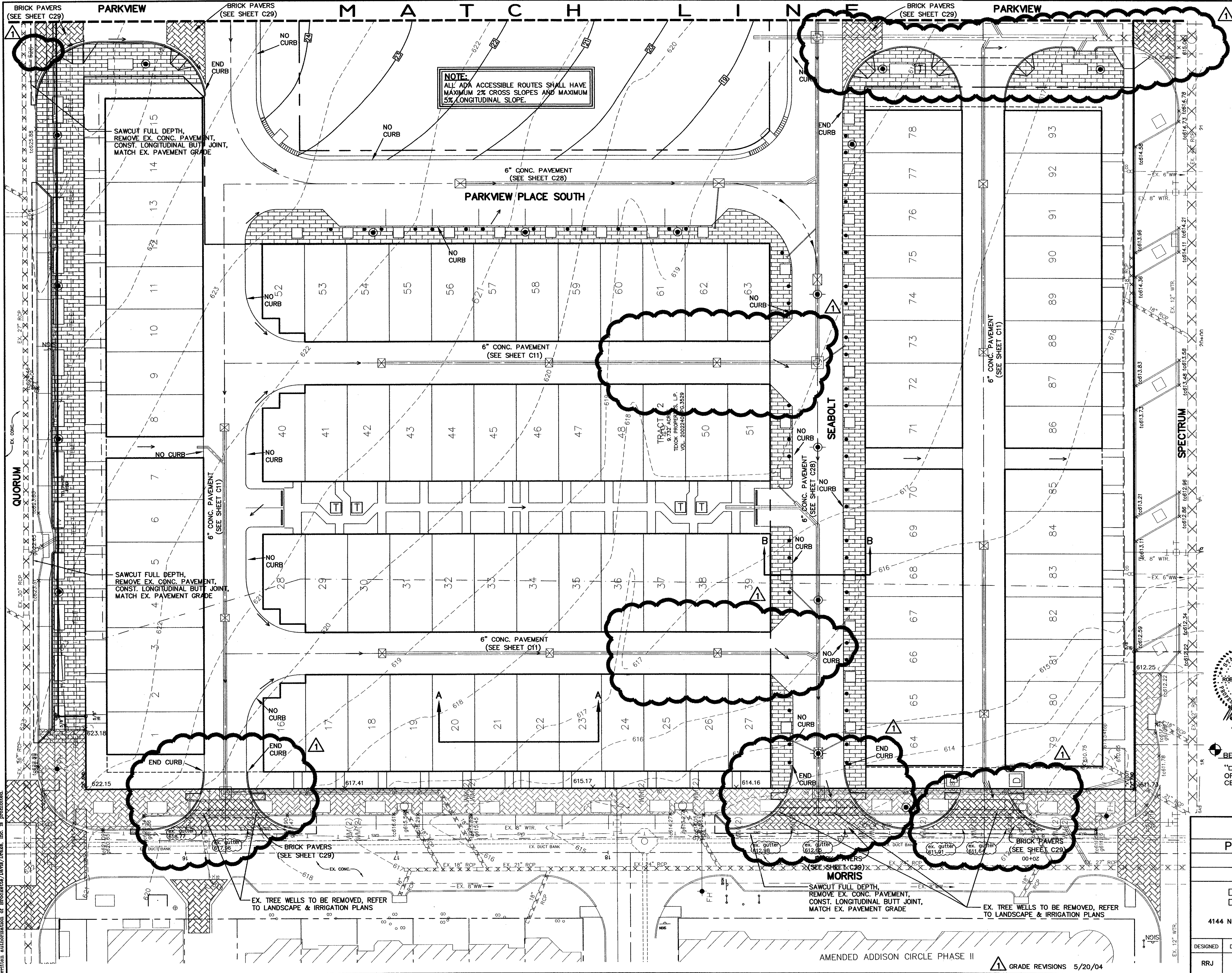


**AS-BUILT**  
NOVEMBER 4, 2004

**NOTE:**  
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TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.

**BENCHMARK:**  
"D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE  
OF MORRIS AVENUE, 200' +/- EAST OF THE  
CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

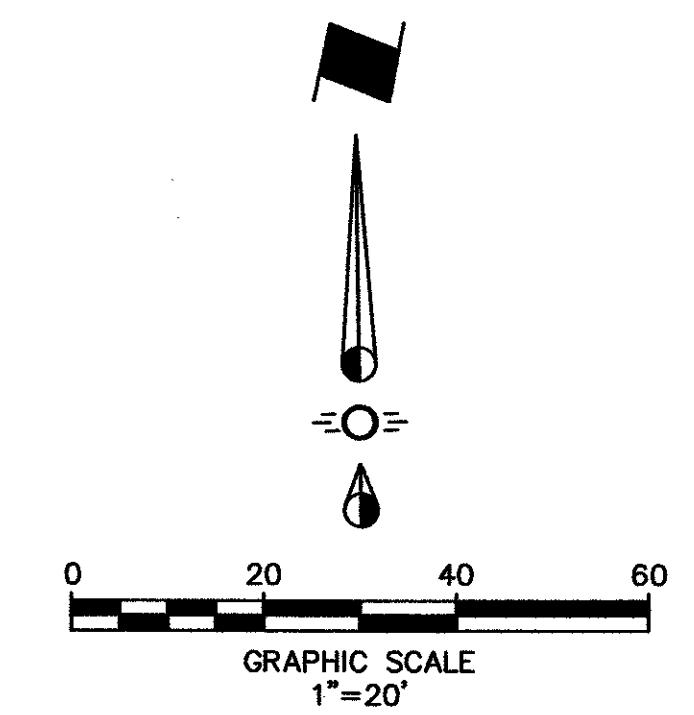
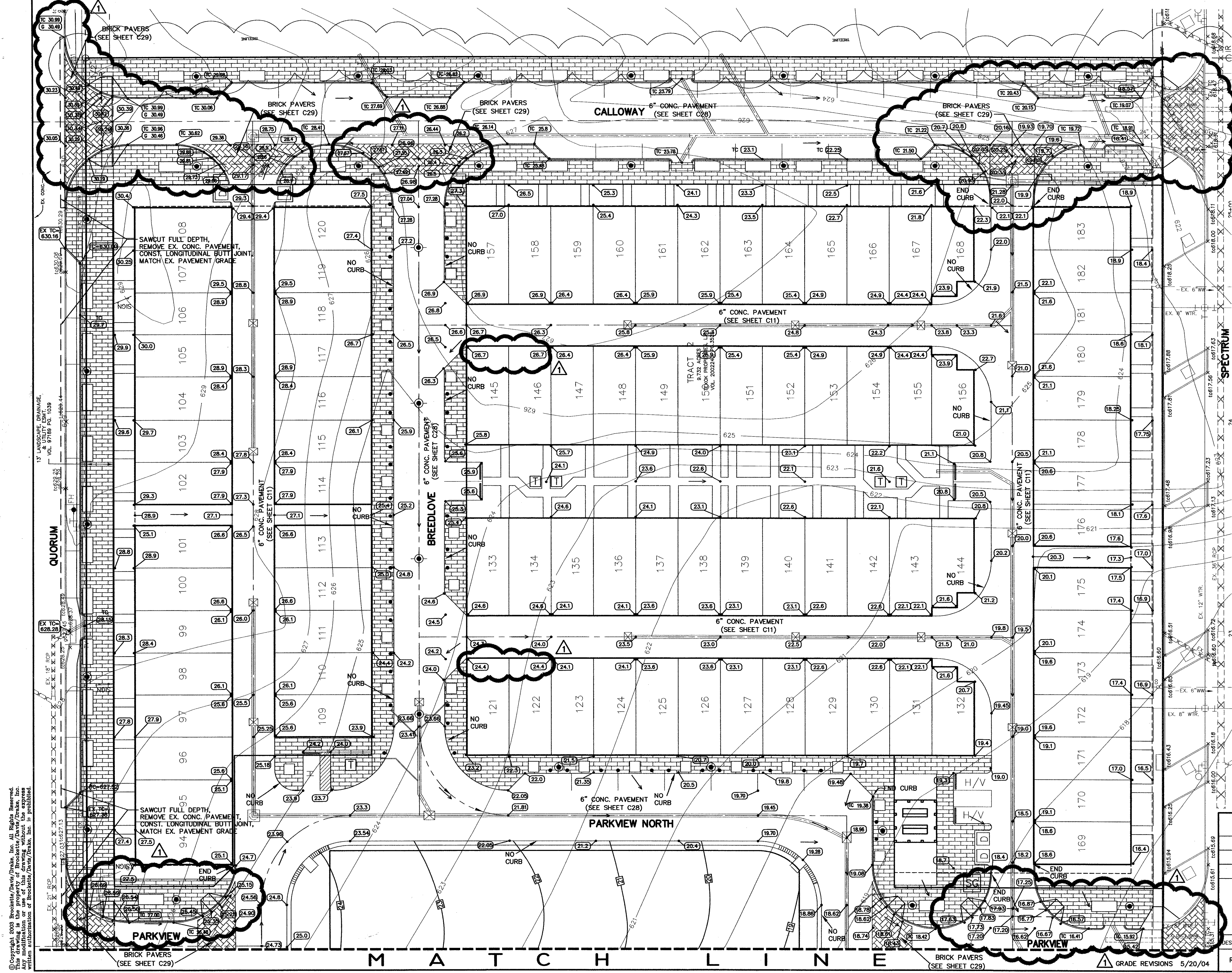
<b>GRADING PLAN</b>						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE · inc. Consulting Engineers Civil & Structural Engineering Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	4/04	1"=20'	BDD	C03393	C5



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AMENDED ADDISON CIRCLE PHASE II  
 GRADE REVISIONS 5/20/04

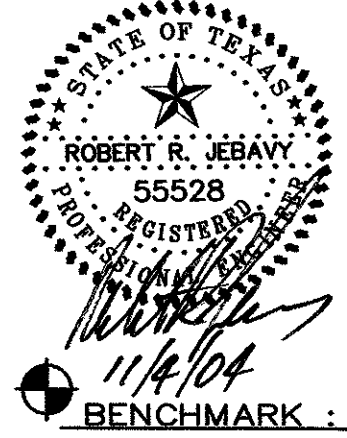




**NOTE:**  
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MAXIMUM 2% CROSS SLOPES AND MAXIMUM  
5% LONGITUDINAL SLOPE.

**LEGEND**

- 620--- Existing Contour
- 620.0 Existing Spot Elevation
- 20 Proposed Contour
- 20.0 Proposed Spot Elevation
- Flow Arrow
- Existing Curb
- Proposed Curb
- XXXXXXXXXX Existing Storm Sewer Line
- ===== Proposed Storm Sewer Line
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Valley Gutter



**AS-BUILT**  
**NOVEMBER 4, 2004**

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**BENCHMARK:**  
"I" CUT ON EAST SIDE OF 6" INLET NORTH SIDE  
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**GRADING PLAN**  
**PARKVIEW AT ADDISON CIRCLE**  
**TOWN OF ADDISON, TEXAS**  
**DALLAS COUNTY**

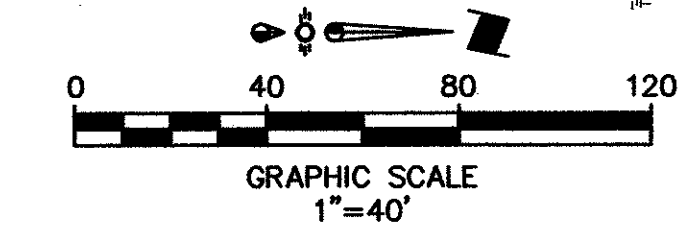
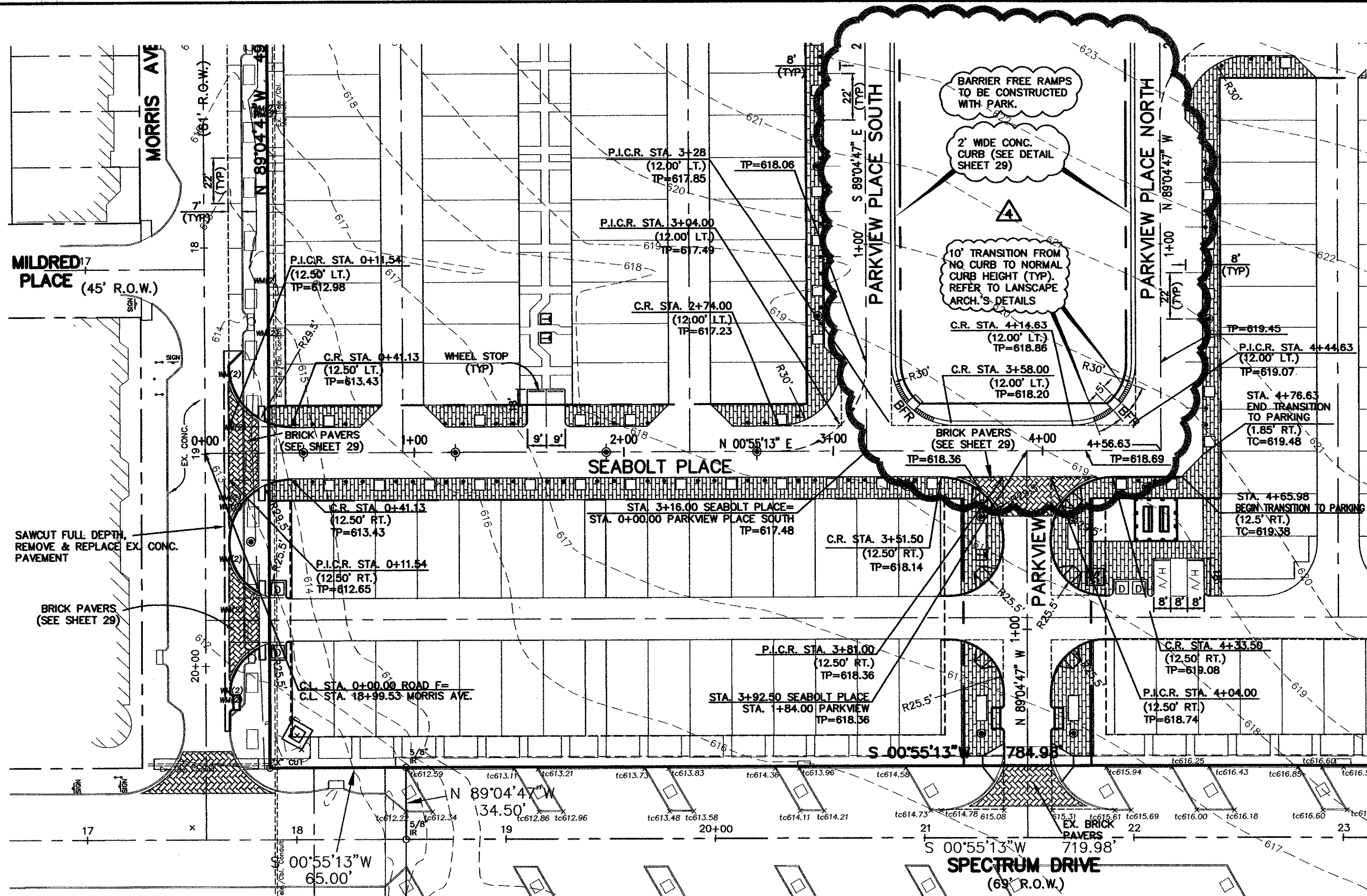
**BROCKETTE · DAVIS · DRAKE, inc.**  
**consulting engineers**  
Civil & Structural Engineering Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	4/04	1"=20'	BDD	C03393	C6

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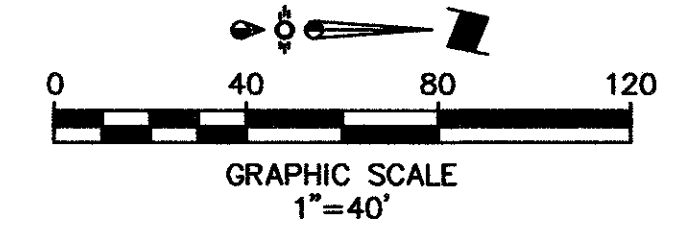
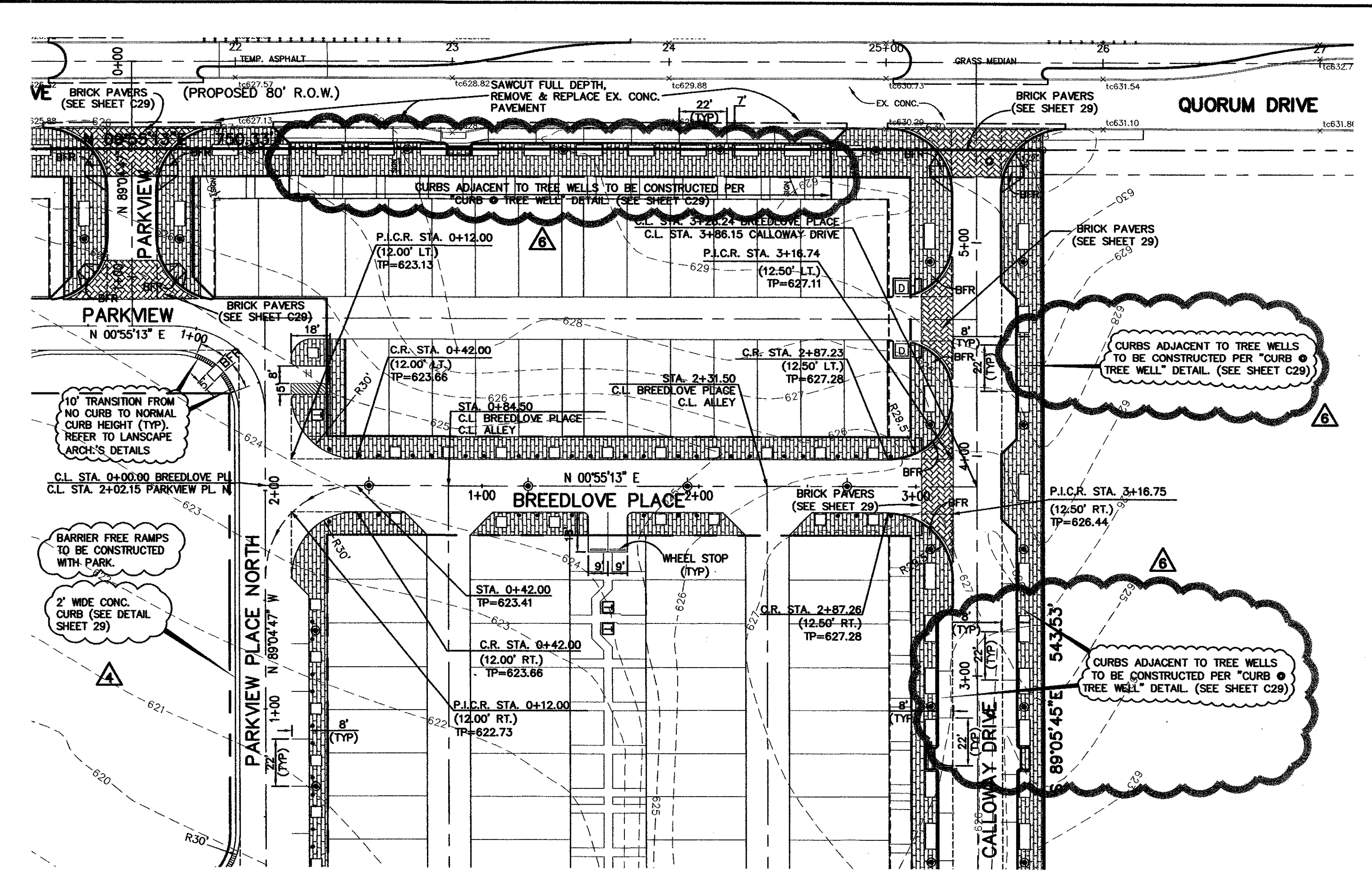
C03393\PLANS CD\VB-GR02-PV



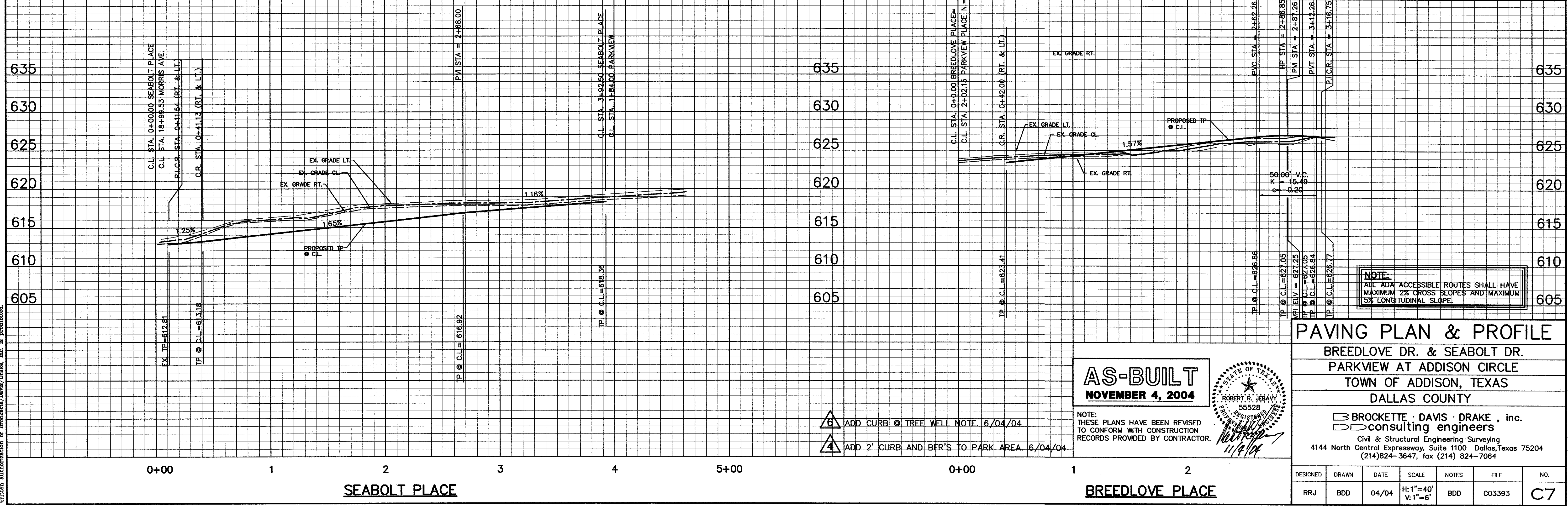


NOTE:  
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

NOTE:  
ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.

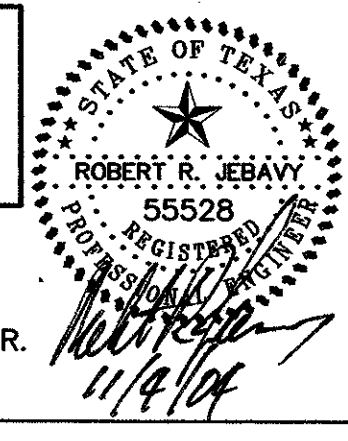


BENCHMARK:  
 "Q" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE. ELEVATION: 616.41



NOTE:  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE

**AS-BUILT**  
 NOVEMBER 4, 2004



NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

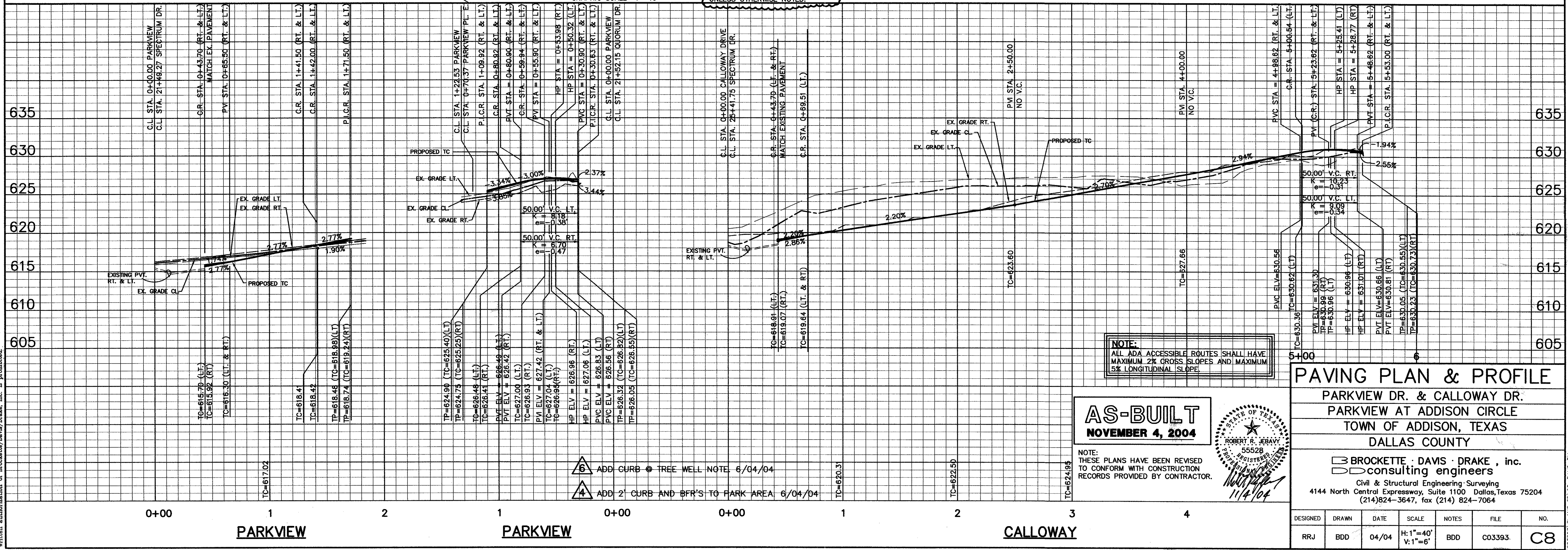
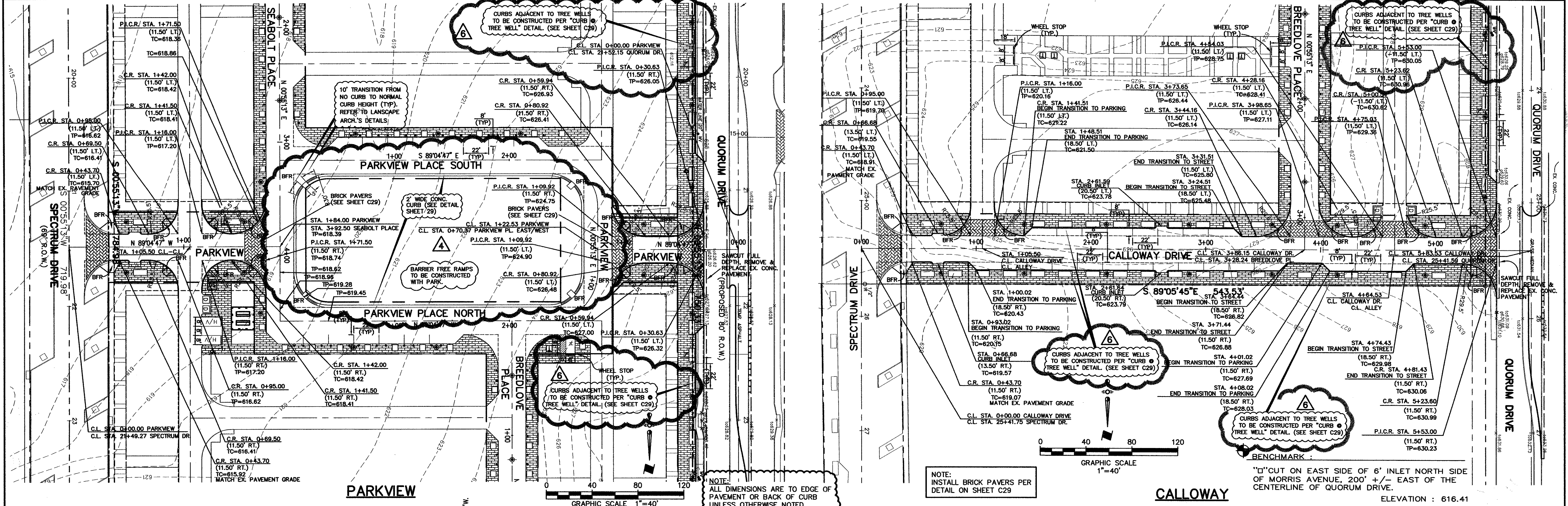
- 6 ADD CURB @ TREE WELL NOTE. 6/04/04
- 4 ADD 2' CURB AND BFR'S TO PARK AREA. 6/04/04

PAVING PLAN & PROFILE						
BREEDLOVE DR. & SEABOLT DR.						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
<b>BROCKETTE · DAVIS · DRAKE · inc.</b> consulting engineers Civil & Structural Engineering Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C7

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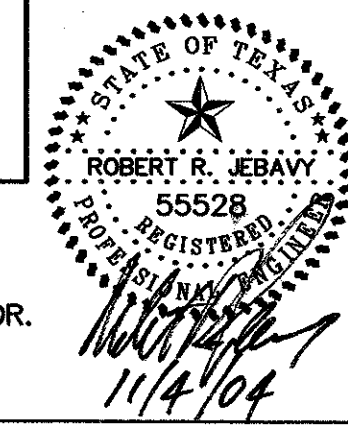
C03393\PLANS CD 07-PAVING





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**AS-BUILT**  
 NOVEMBER 4, 2004



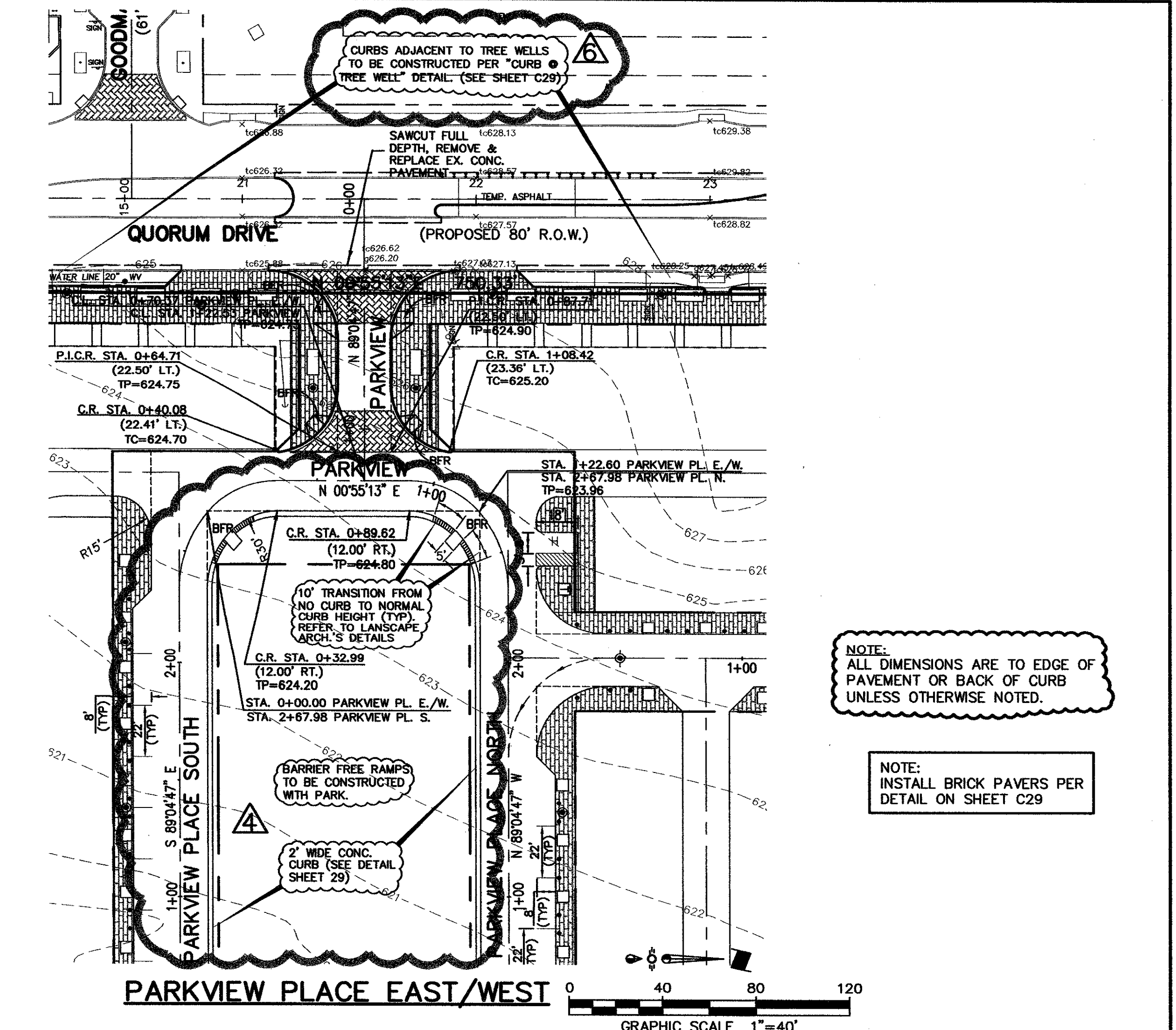
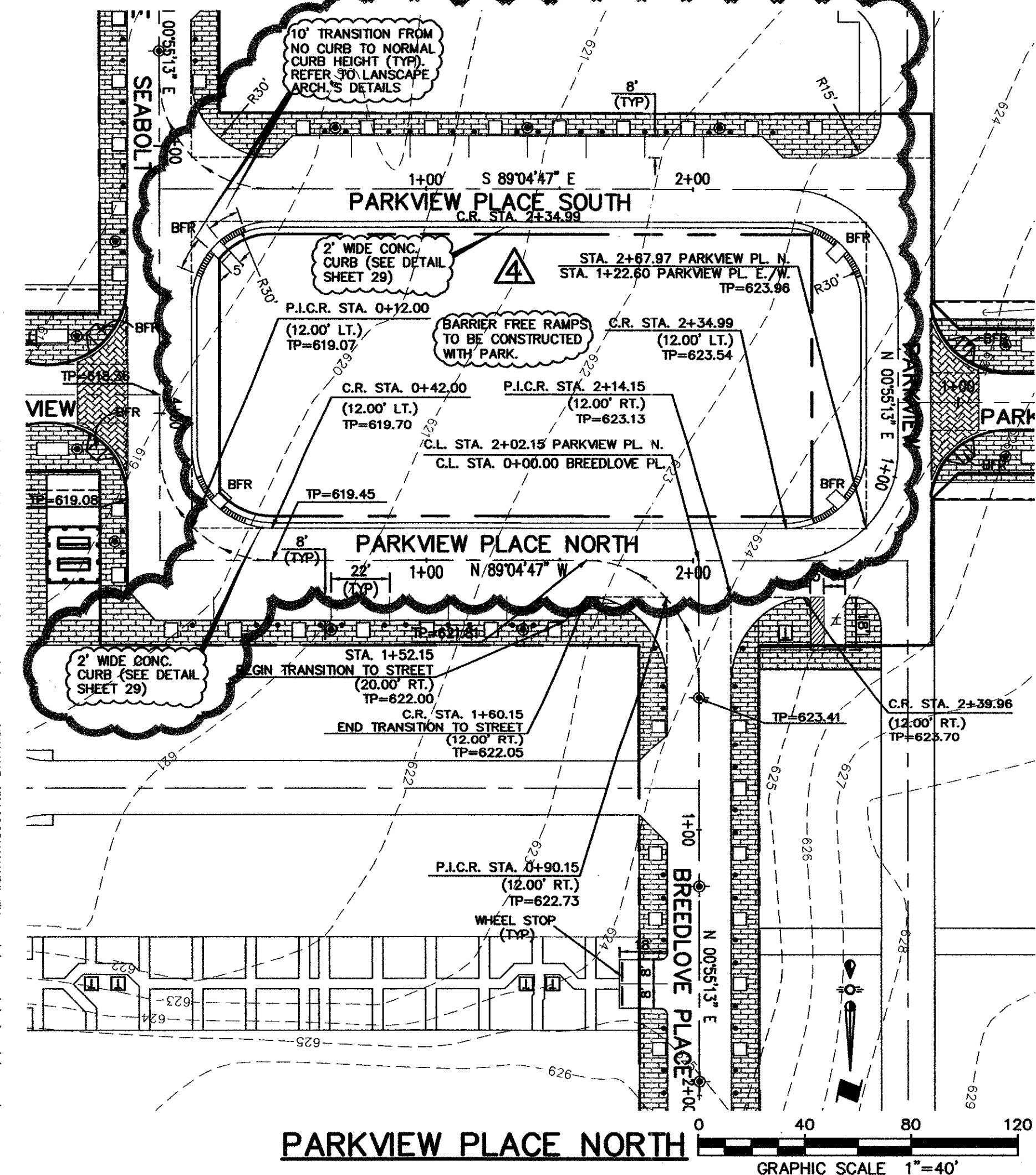
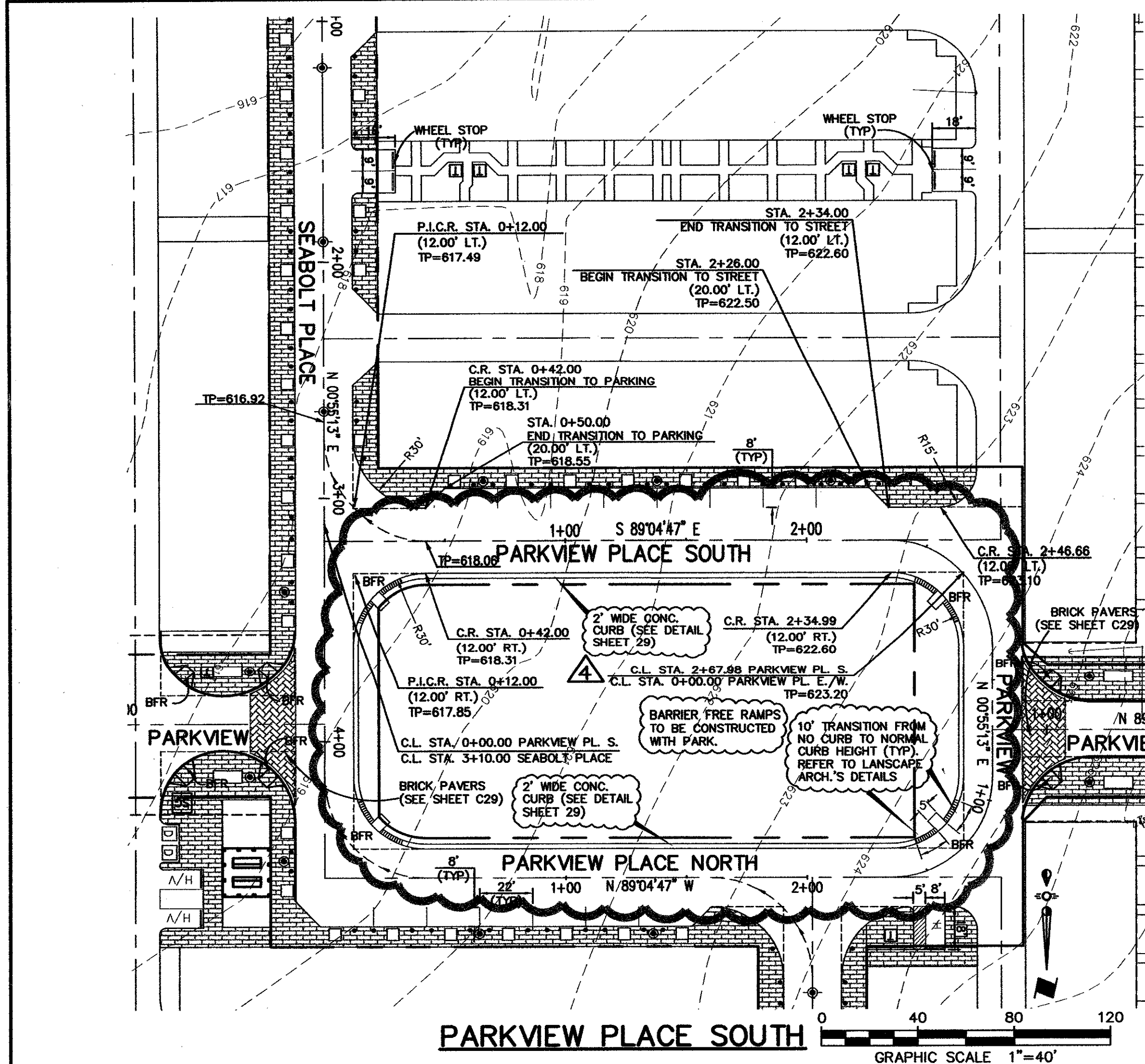
NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

**PAVING PLAN & PROFILE**  
 PARKVIEW DR. & CALLOWAY DR.  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

**BROCKETTE · DAVIS · DRAKE, inc.**  
 consulting engineers  
 Civil & Structural Engineering Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
 (214)824-3647, fax (214) 824-7064

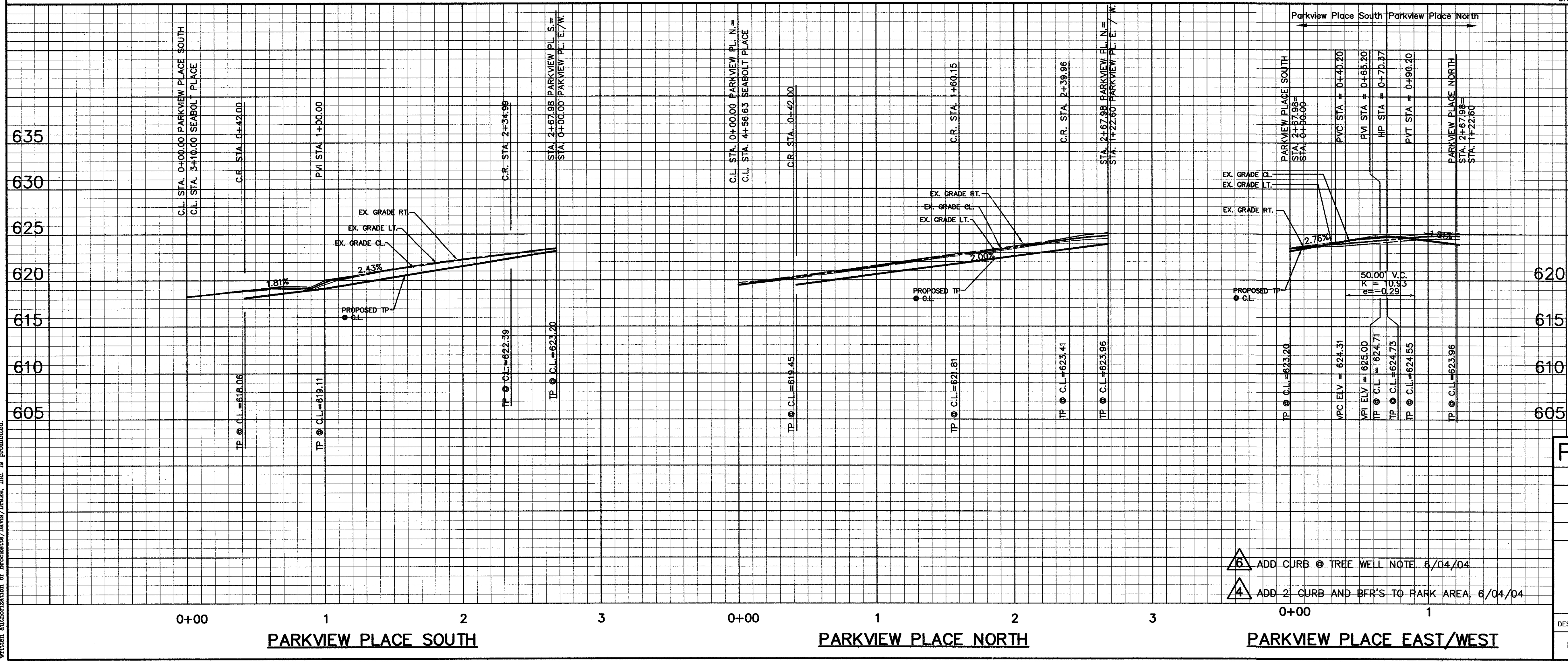
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C8



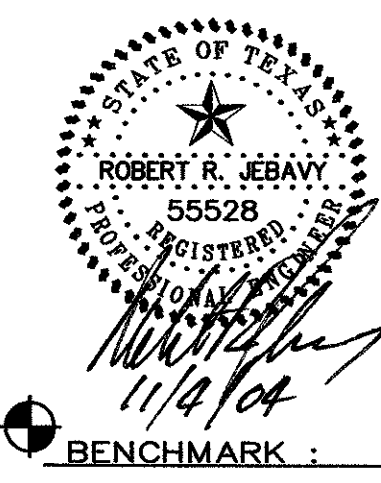


NOTE:  
 ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:  
 INSTALL BRICK PAVERS PER DETAIL ON SHEET C29



NOTE:  
 ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.



**AS-BUILT**  
 NOVEMBER 4, 2004

NOTE:  
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
 "D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION : 616.41

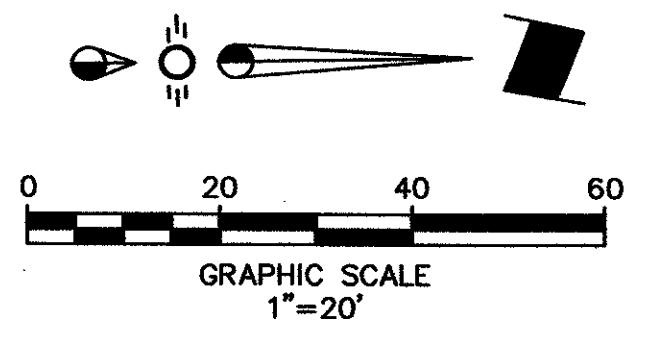
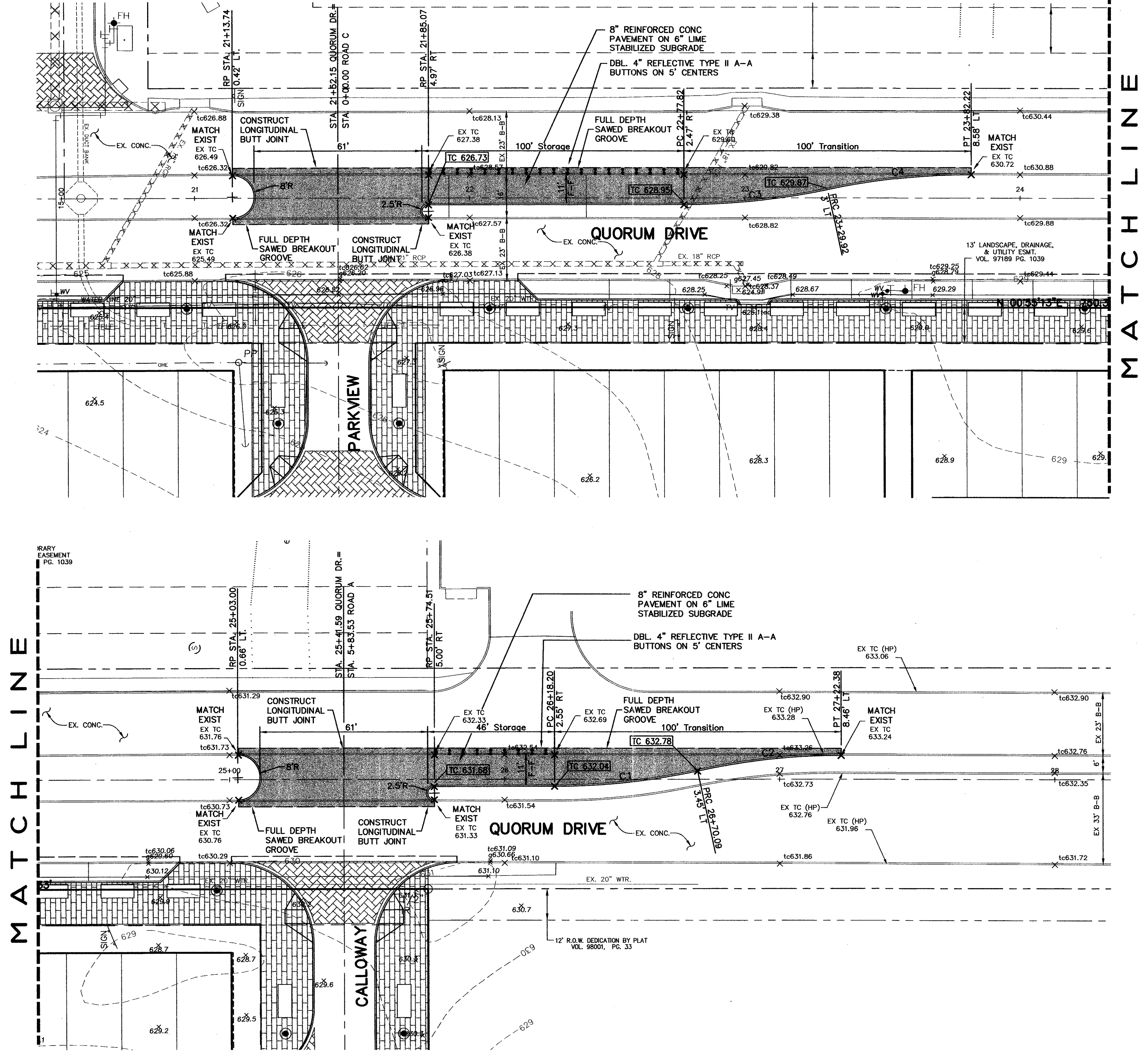
PAVING PLAN & PROFILE						
PARKVIEW DRIVE						
PARKVIEW AT ADDISON CIRLCE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE , inc.						
consulting engineers						
Civil & Structural Engineering Surveying						
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204						
(214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C9

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C03393\PLANS CD\_09-PA13-P



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- GENERAL NOTES:**
1. ALL PERMANENT PAVEMENT MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE CITY OF ADDISON STANDARD DETAILS & SPECIFICATIONS FOR BOTH INSTALLATION TECHNIQUES AND MATERIALS.
  2. ANY PERMANENT PAVEMENT LANE DELINEATION MARKINGS THAT ARE MISSING OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE UPON COMPLETION OF THE PAVEMENT CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY BETWEEN MORRIS AVE. AND AIRPORT PARKWAY ON QUORUM DRIVE.

**LEGEND**

8" REINFORCED CONC. PAVEMENT ON 6" LIME STABILIZED SUBGRADE

**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.

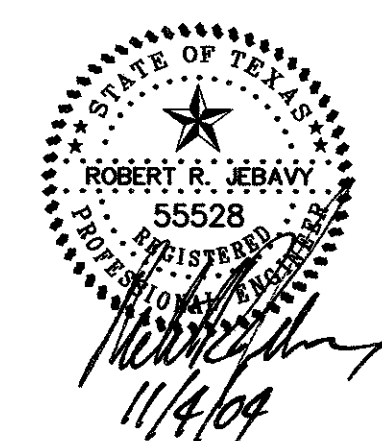
**NOTE:**  
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

**BENCHMARK:**  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD LENGTH
C1	DELTA 12°00'15"	R 250.00'	ARC 52.38'	TAN. 26.29'	CH N 05°07'41" W	CH. DIST. 52.28'
C2	DELTA 12°03'02"	R 250.00'	ARC 52.58'	TAN. 26.39'	CH N 05°06'18" W	CH. DIST. 52.48'
C3	DELTA 12°01'44"	R 250.00'	ARC 52.49'	TAN. 26.34'	CH N 05°08'25" W	CH. DIST. 52.39'
C4	DELTA 12°04'31"	R 250.00'	ARC 52.69'	TAN. 26.44'	CH N 05°07'02" W	CH. DIST. 52.59'

**AS-BUILT**  
NOVEMBER 4, 2004

**NOTE:**  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



**QUORUM DRIVE IMPROVEMENTS**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

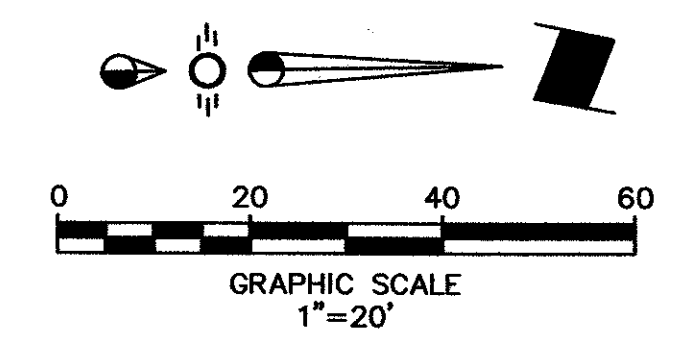
BROCKETT · DAVIS · DRAKE, inc.  
consulting engineers

Civil & Structural Engineering · Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214) 824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=20'	BDD	C03393	C10A

C03393\PLANS\CD\10A-PAY\_QUOR DR-REV.DWG



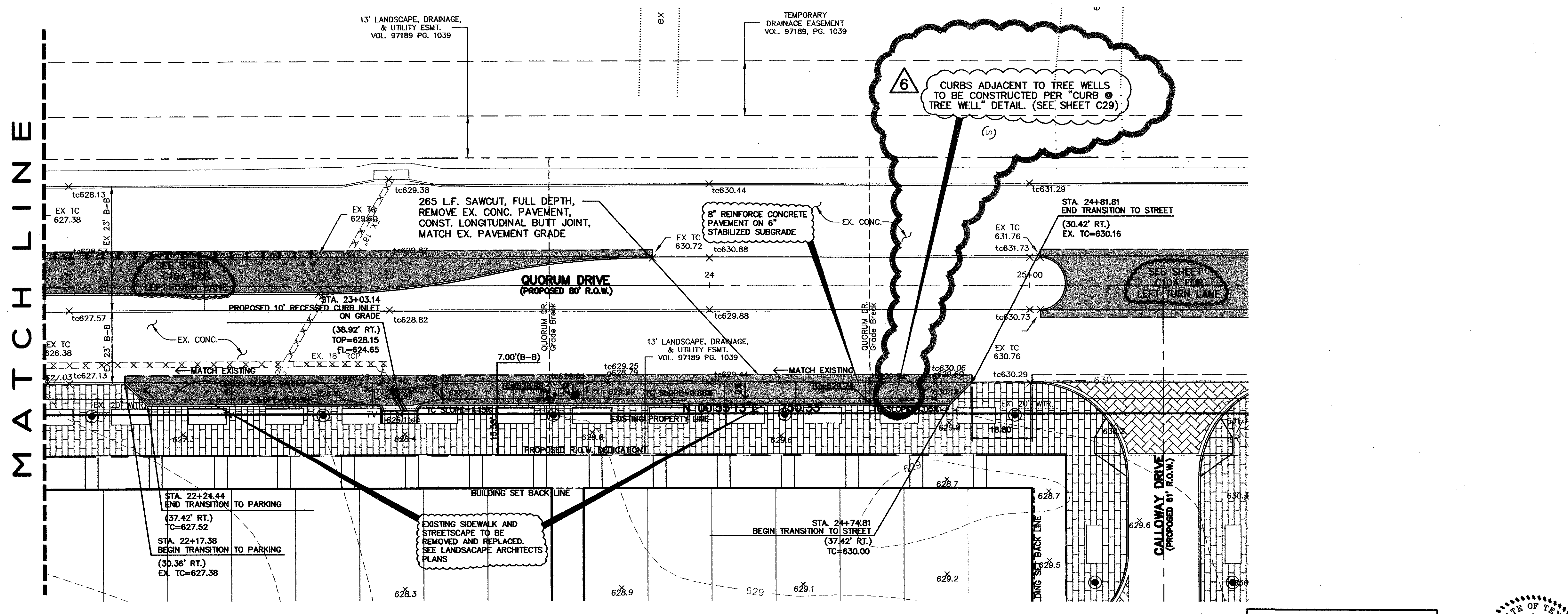
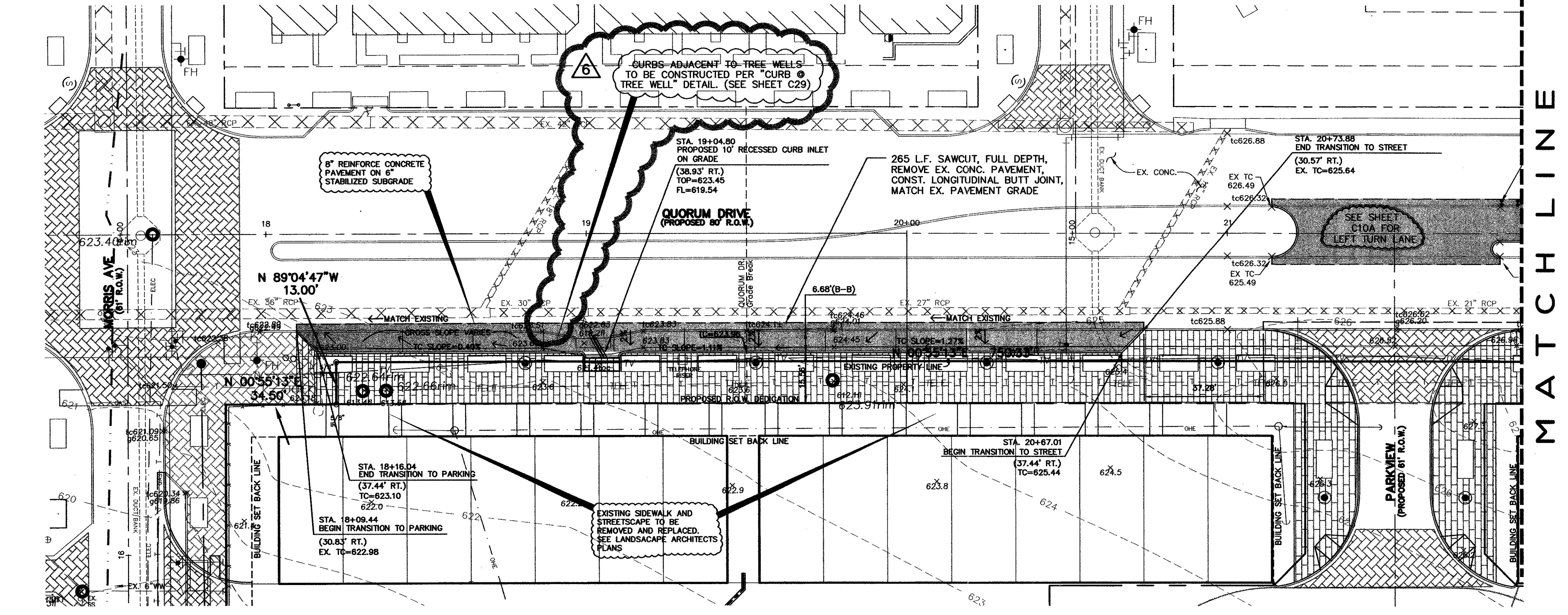


- LEGEND**
- Existing Contour
  - Existing Spot Elevation
  - - - Proposed Contour
  - Proposed Spot Elevation
  - Flow Arrow
  - Existing Curb
  - - - Proposed Curb
  - xxxxxxx Existing Storm Sewer Line
  - ==== Proposed Storm Sewer Line
  - Existing Water Line
  - - - Proposed Water Line
  - Existing Sanitary Sewer Line
  - - - Proposed Sanitary Sewer Line
  - Valley Gutter
  - 8" CONC. PAVEMENT ON 6" LIME STABILIZED SUBGRADE

**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.

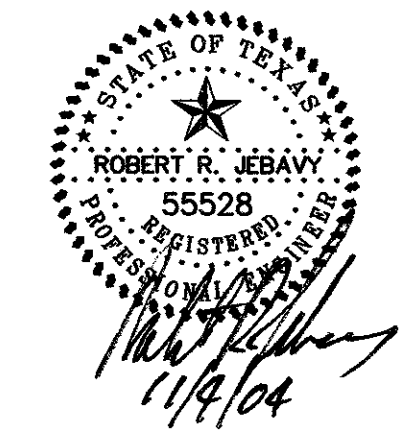
**NOTE:**  
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

**BENCHMARK:**  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUOROM DRIVE.  
ELEVATION : 616.41



**AS-BUILT**  
NOVEMBER 4, 2004

**NOTE:**  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



**QUOROM DRIVE PARKING IMPROVEMENTS**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

**BROCKETTE · DAVIS · DRAKE · inc.**  
consulting engineers  
Civil & Structural Engineering · Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214) 824-3647, fax (214) 824-7064

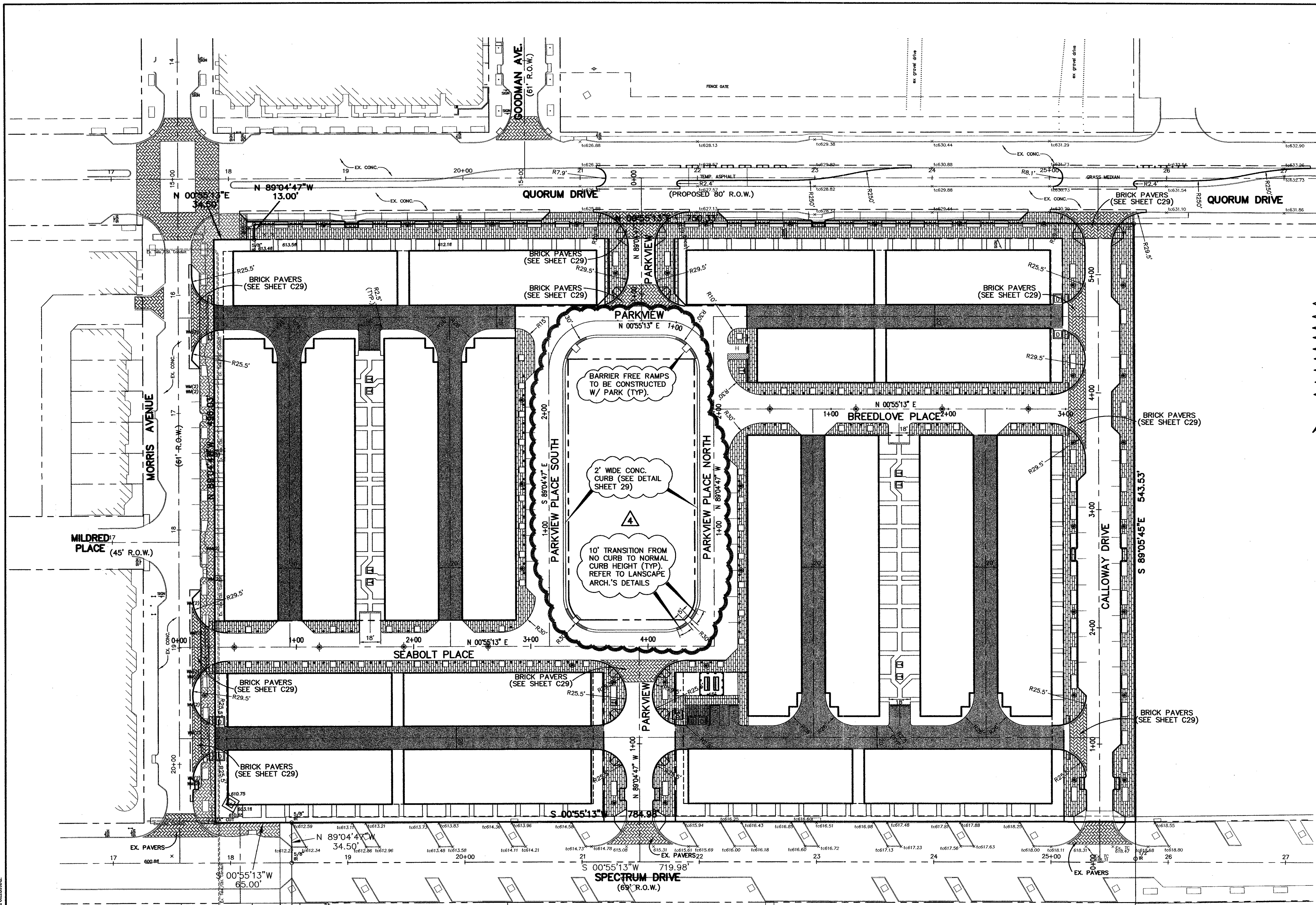
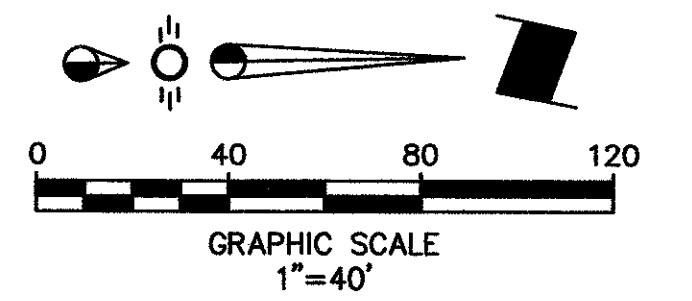
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=20'	BDD	C03393	C10B

ADD CURB @ TREE WELL NOTE. 6/04/04

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C03393 PLANS CD\08-PARKING PLAN QUOR DR-PV.DWG





**CAUTION!!**  
 EXISTING PHONE, FIBER OPTICS, GAS, ELECTRICAL & CATV LINES IN PROJECT AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.  
 TEXAS ONE CALL: 1-800-245-4545  
 COMCAST CABLEVISION: 1-214-320-7396  
 SOUTHWESTERN BELL TELE: 1-800-233-2133  
 T.X.U. ELECTRIC CO: 1-800-242-9113  
 T.X.U. GAS CO: 1-800-344-8337

- LEGEND**
- Existing Curb
  - Proposed Curb
  - - - Sawcut
  - EJ- Expansion Joint
  - - - Proposed R.O.W.
  - 6"-3600 PSI, Compressive Strength, Reinforced Conc. Pavement @ 28 Days, w/ 6" Lime Stabilized Subgrade.
  - ▨ BRICK PAVERS - SIDEWALK PAVERS
  - ▩ BRICK PAVERS - VEHICULAR PAVERS

**NOTE:**  
 ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.

**NOTE:**  
 INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

**BENCHMARK:**  
 "D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

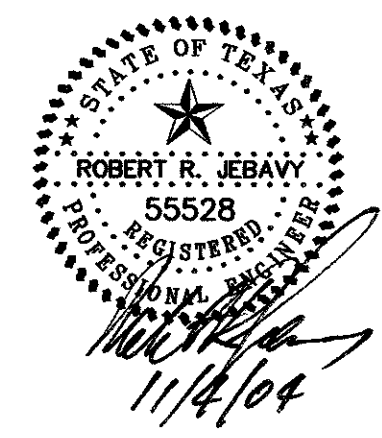
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TXU ELECTRIC COMPANY ESMT.  
 VOL. 2000036, PG. 2913

**NOTE:**  
 ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

**AS-BUILT**  
**NOVEMBER 4, 2004**

**NOTE:**  
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

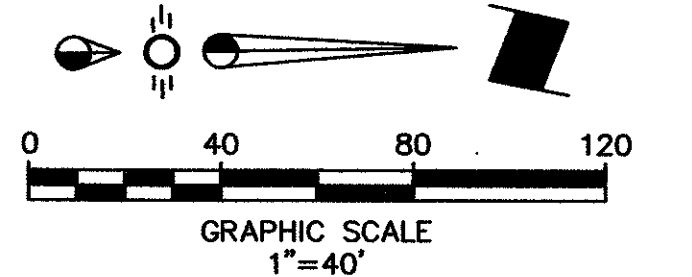


**4** ADD 2' CURB AND BFR'S TO PARK AREA. 6/04/04

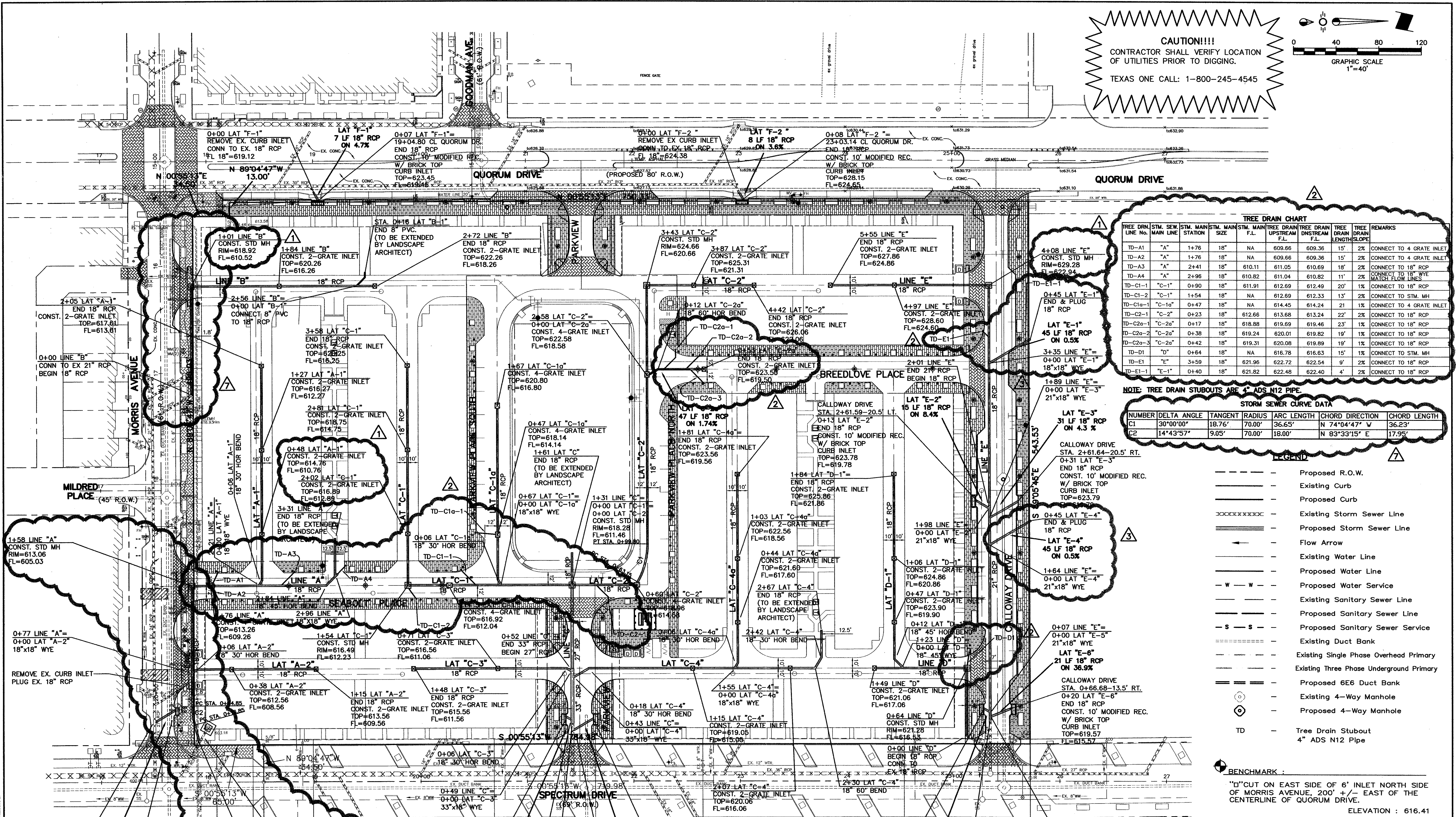
<b>PAVING PLAN (PRIVATE ONSITE)</b>						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc. consulting engineers Civil & Structural Engineering Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C11

C03393\PLANS\CONV-FAY ONSITE-EV





**CAUTION!!!**  
 CONTRACTOR SHALL VERIFY LOCATION  
 OF UTILITIES PRIOR TO DIGGING.  
 TEXAS ONE CALL: 1-800-245-4545



**TREE DRAIN CHART**

TREE DRAIN LINE No.	STM. MAIN LINE	STM. MAIN STATION	STM. MAIN SIZE	STM. MAIN FL.	TREE DRAIN UPSTREAM FL.	TREE DRAIN DRAINAGE FL.	TREE DRAIN LENGTH	TREE DRAIN SLOPE	REMARKS
TD-A1	"A"	1+76	18"	NA	609.66	609.36	15'	2%	CONNECT TO 4 GRATE INLET
TD-A2	"A"	1+76	18"	NA	609.66	609.36	15'	2%	CONNECT TO 4 GRATE INLET
TD-A3	"A"	2+41	18"	610.11	611.05	610.69	11'	2%	CONNECT TO 18" RCP
TD-A4	"A"	2+96	18"	610.82	611.04	610.82	11'	2%	CONNECT TO 18" RCP
TD-C1-1	"C-1"	0+90	18"	611.91	612.69	612.49	20'	1%	CONNECT TO 18" RCP
TD-C1-2	"C-1"	1+54	18"	NA	612.69	612.33	13'	2%	CONNECT TO STM. MH
TD-C1a-1	"C-1a"	0+47	18"	NA	614.45	614.24	21'	1%	CONNECT TO 4 GRATE INLET
TD-C2-1	"C-2"	0+23	18"	612.66	613.68	613.24	22'	2%	CONNECT TO 18" RCP
TD-C2a-1	"C-2a"	0+17	18"	618.88	619.69	619.46	23'	1%	CONNECT TO 18" RCP
TD-C2a-2	"C-2a"	0+38	18"	619.24	620.01	619.82	19'	1%	CONNECT TO 18" RCP
TD-C2a-3	"C-2a"	0+42	18"	619.31	620.08	619.89	19'	1%	CONNECT TO 18" RCP
TD-D1	"D"	0+64	18"	NA	616.78	616.63	15'	1%	CONNECT TO STM. MH
TD-E1	"E"	3+59	18"	621.96	622.72	622.54	9'	2%	CONNECT TO 18" RCP
TD-E1-1	"E-1"	0+40	18"	621.82	622.48	622.40	4'	2%	CONNECT TO 18" RCP

**NOTE: TREE DRAIN STUBOUTS ARE 4" ADS N12 PIPE.**

**STORM SEWER CURVE DATA**

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	30°00'00"	18.76'	70.00'	36.65'	N 74°04'47" W		36.23'
C2	14°43'57"	9.05'	70.00'	18.00'	N 83°33'15" E		17.95'

- LEGEND**
- Proposed R.O.W.
  - Existing Curb
  - Proposed Curb
  - Existing Storm Sewer Line
  - ==== Proposed Storm Sewer Line
  - > Flow Arrow
  - Existing Water Line
  - Proposed Water Line
  - W - W - Proposed Water Service
  - Existing Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - S - S - Proposed Sanitary Sewer Service
  - Existing Duct Bank
  - Existing Single Phase Overhead Primary
  - Existing Three Phase Underground Primary
  - ==== Proposed 6E6 Duct Bank
  - Existing 4-Way Manhole
  - Proposed 4-Way Manhole
  - TD Tree Drain Stubout 4" ADS N12 Pipe

**BENCHMARK:**  
 "D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

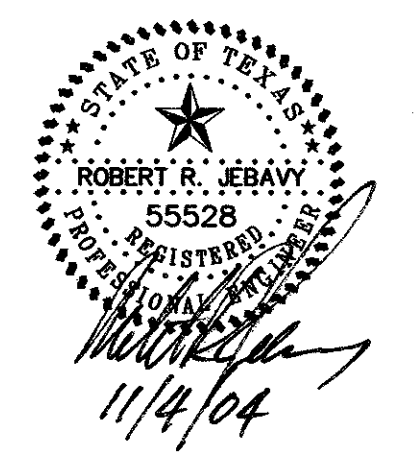
**STORM SEWER PLAN**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

BROCKETTE · DAVIS · DRAKE, Inc.  
 consulting engineers

Civil & Structural Engineering Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
 (214) 824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C12

**AS-BUILT**  
 NOVEMBER 4, 2004



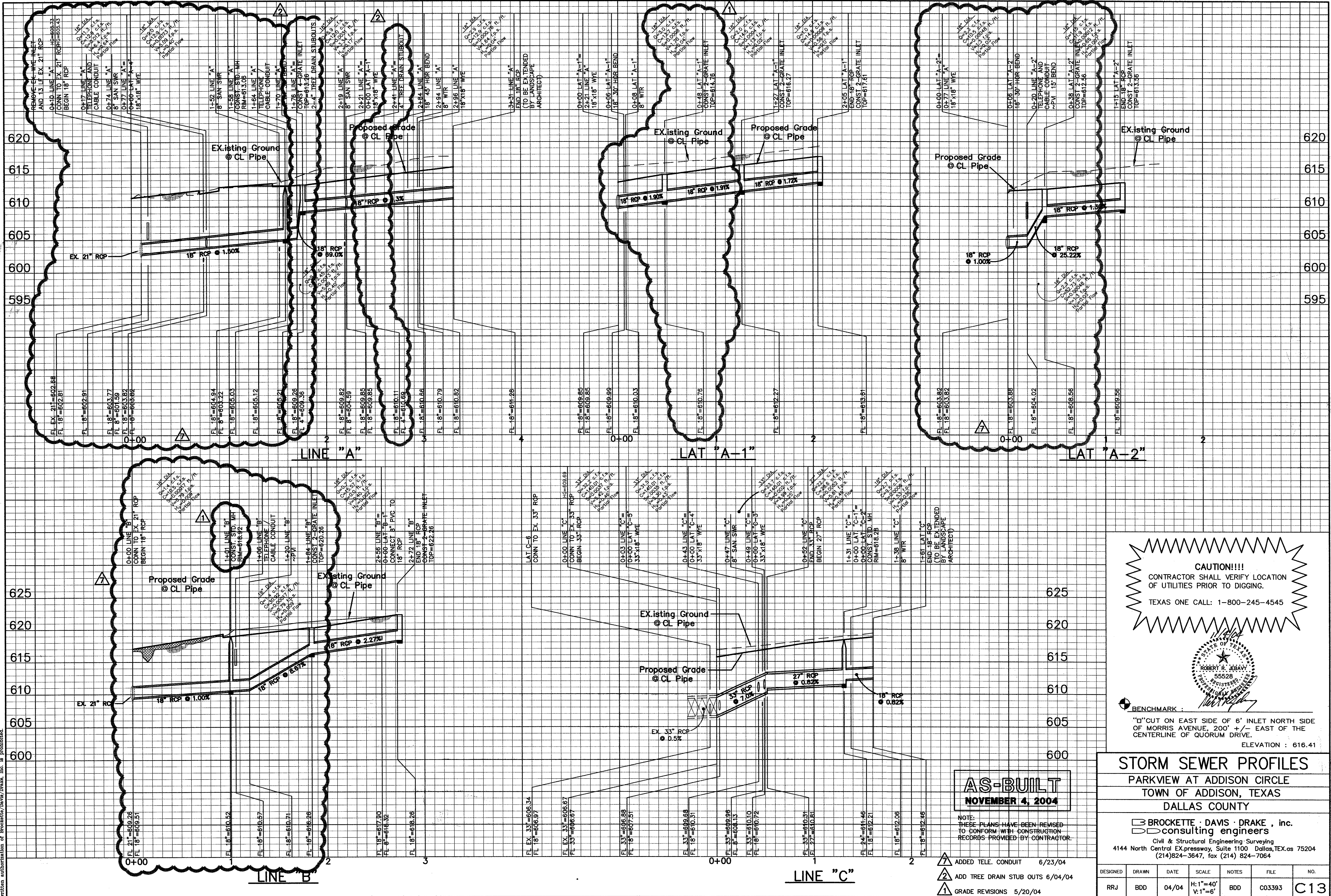
NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

- ③ RELOCATED STM. LAT. E-1 & E-4 6/04/04
- ② ADD TREE DRAIN STUB OUTS 6/04/04
- ① GRADE REVISIONS 5/20/04
- ④ ADDED TELE. CONDUIT 6/23/04

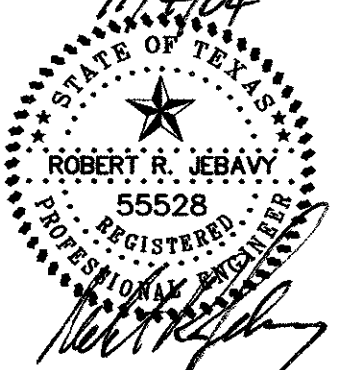
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 TEXAS ONE CALL: 1-800-245-4545



BENCHMARK:  
 "Q" CUT ON EAST SIDE OF 6" INLET NORTH SIDE  
 OF MORRIS AVENUE, 200' +/- EAST OF THE  
 CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

**AS-BUILT**  
 NOVEMBER 4, 2004

NOTE:  
 THESE PLANS HAVE BEEN REVISED  
 TO CONFORM WITH CONSTRUCTION  
 RECORDS PROVIDED BY CONTRACTOR.

- ▲ ADDED TELE. CONDUIT 6/23/04
- ▲ ADD TREE DRAIN STUB OUTS 6/04/04
- ▲ GRADE REVISIONS 5/20/04

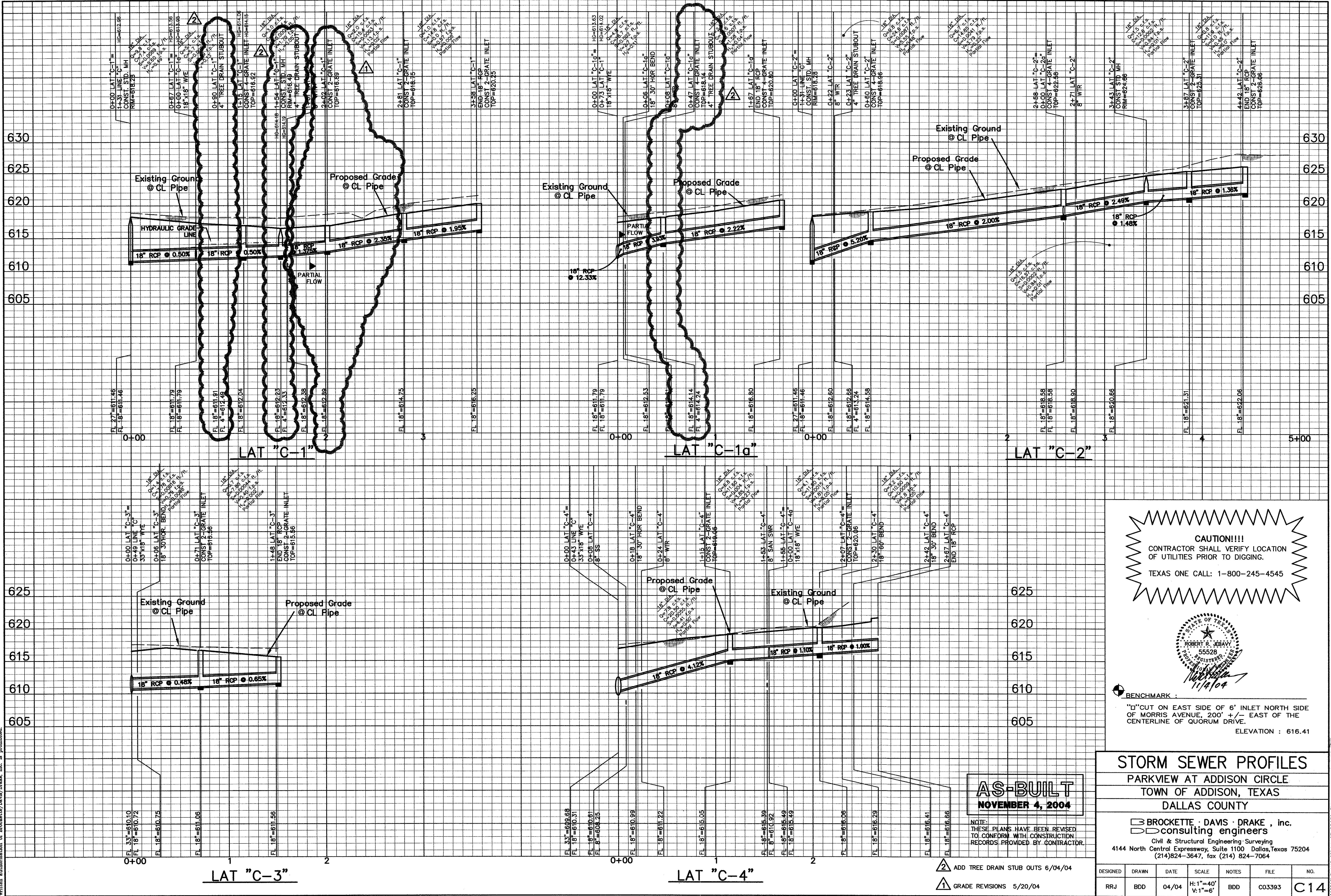
**STORM SEWER PROFILES**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

□ BROCKETTE · DAVIS · DRAKE, inc.  
 consulting engineers  
 Civil & Structural Engineering Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, TEX. 75204  
 (214) 824-3647, fax (214) 824-7064

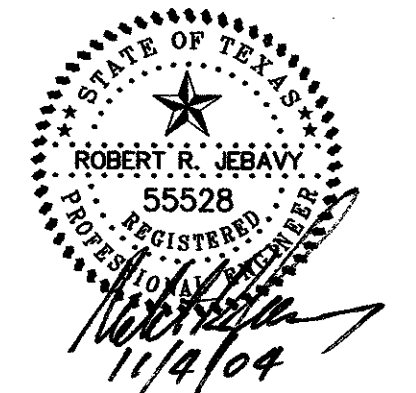
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C13



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**CAUTION!!!**  
 CONTRACTOR SHALL VERIFY LOCATION  
 OF UTILITIES PRIOR TO DIGGING.  
 TEXAS ONE CALL: 1-800-245-4545



BENCHMARK:  
 "1" CUT ON EAST SIDE OF 6' INLET NORTH SIDE  
 OF MORRIS AVENUE, 200' +/- EAST OF THE  
 CENTERLINE OF QUORUM DRIVE.  
 ELEVATION : 616.41

**AS-BUILT**  
 NOVEMBER 4, 2004

NOTE:  
 THESE PLANS HAVE BEEN REVISED  
 TO CONFORM WITH CONSTRUCTION  
 RECORDS PROVIDED BY CONTRACTOR.

- 2 ADD TREE DRAIN STUB OUTS 6/04/04
- 1 GRADE REVISIONS 5/20/04

**STORM SEWER PROFILES**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

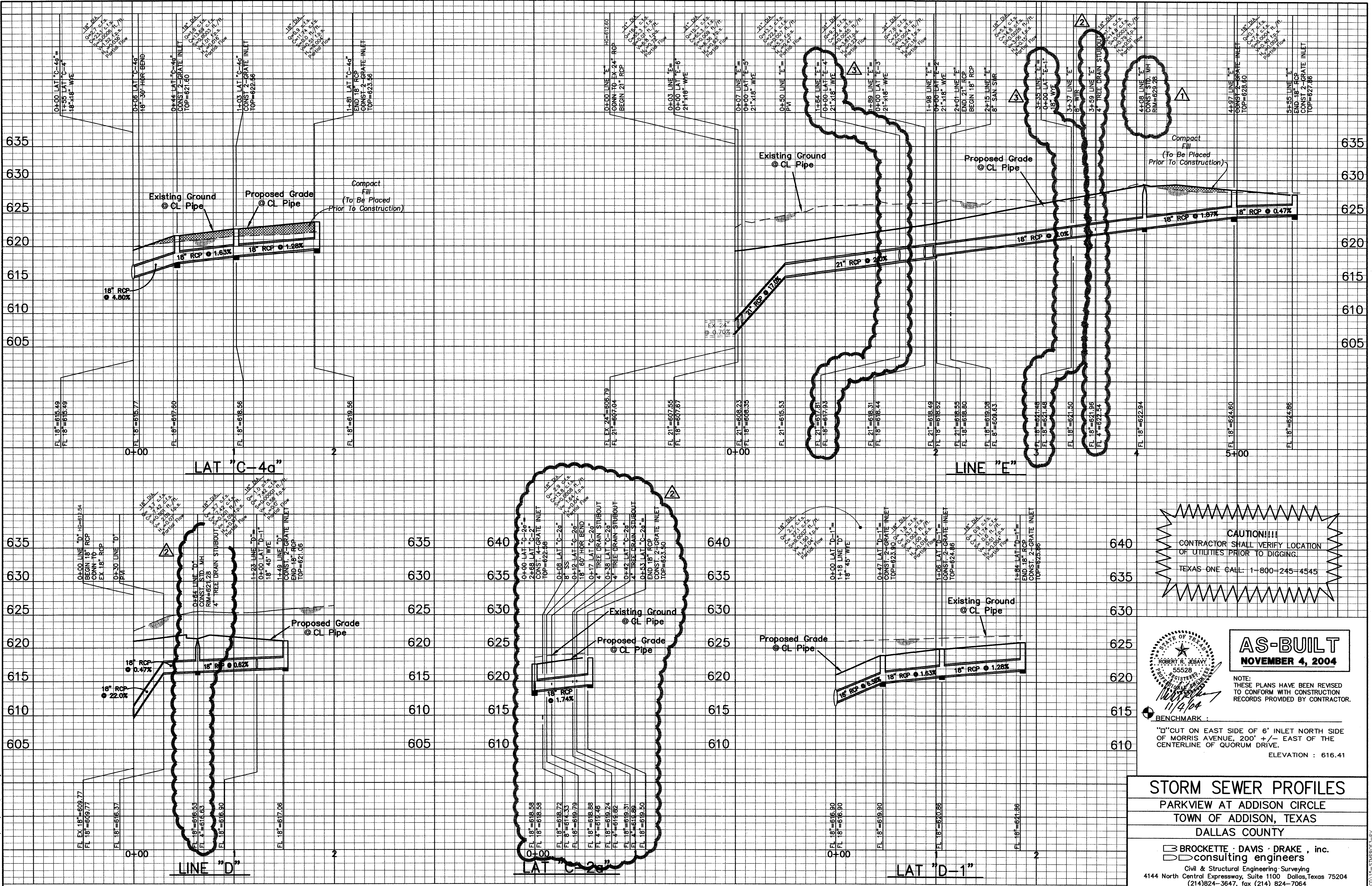
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C14

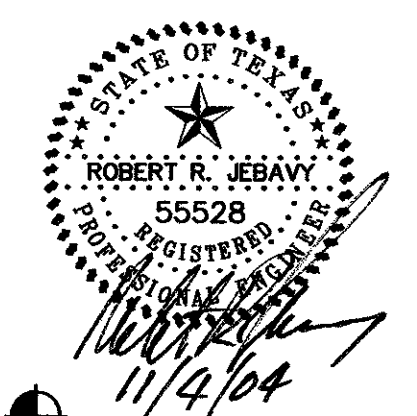
C03393 PLANS CO V14-STMPROF2-PV



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**AS-BUILT**  
**NOVEMBER 4, 2004**

NOTE:  
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 RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
 "D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE  
 OF MORRIS AVENUE, 200' +/- EAST OF THE  
 CENTERLINE OF QUORUM DRIVE.  
 ELEVATION : 616.41

**STORM SEWER PROFILES**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

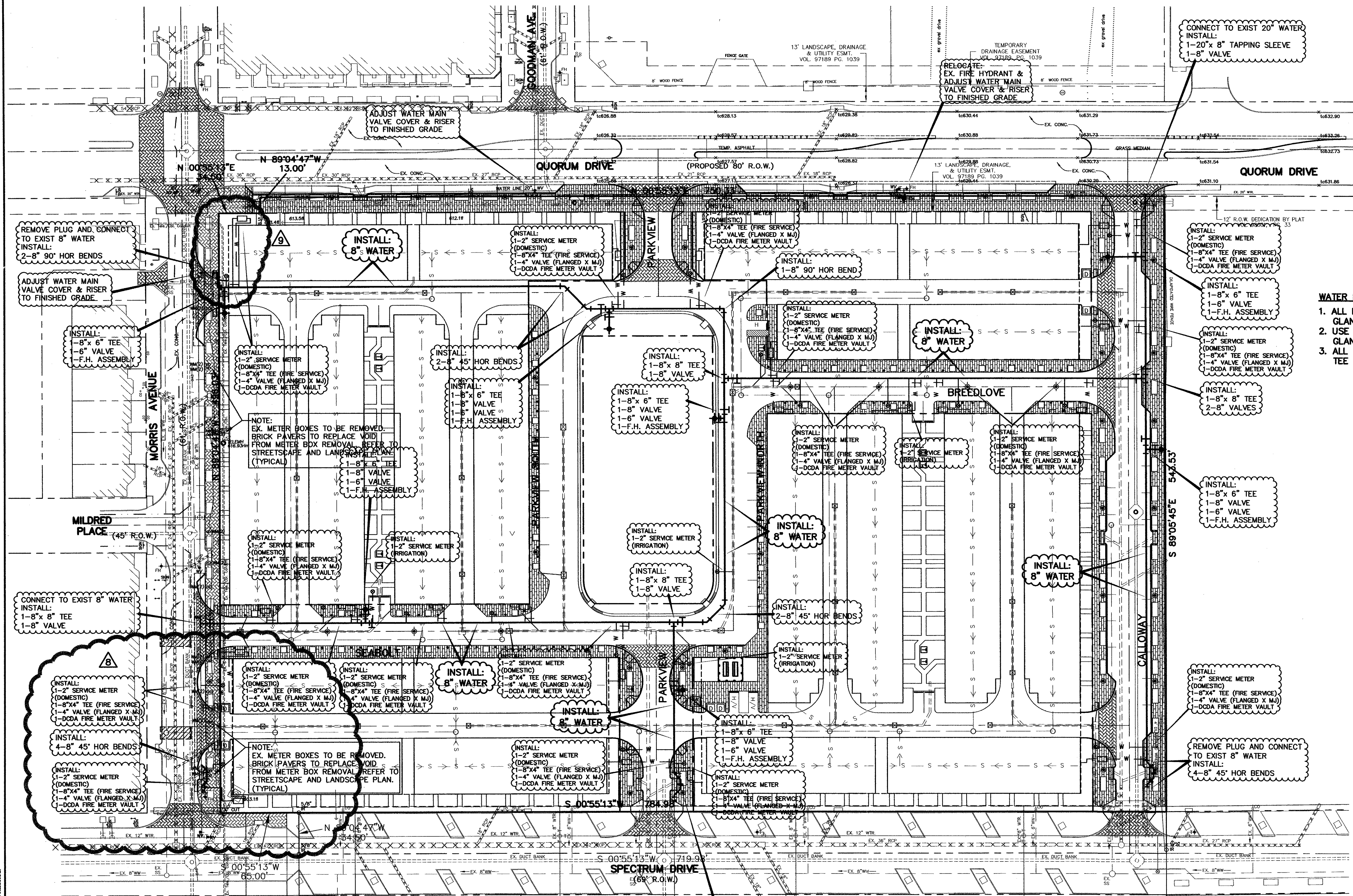
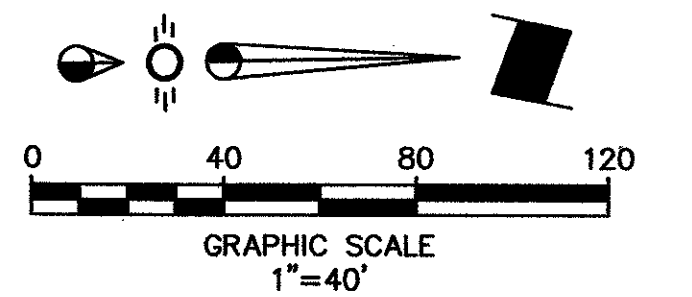
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C15

- △ ADD TREE DRAIN STUB OUTS 6/04/04
- △ GRADE REVISIONS 5/20/04
- △ RELOCATED STM. LAT. E-1 & E-4 6/04/04

C03393 PLANS CD\16-STWRF03-3.PLT

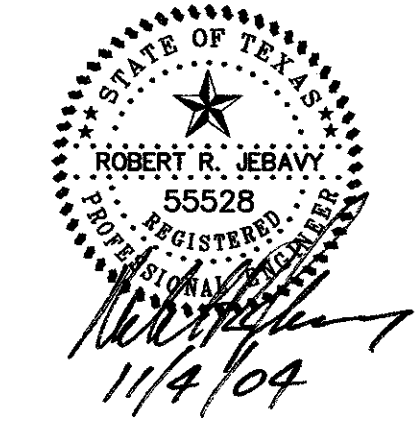




- WATER NOTES:**
1. ALL FITTINGS SHALL BE ANCHORED BY FLANGE, RESTRAINING GLAND, OR ANCHOR COUPLING.
  2. USE MEGA-LUG OR APPROVED EQUAL FOR RESTRAINING GLANDS.
  3. ALL 4" FIRE SERVICE CONNECTIONS TO BE MADE WITH 8"x4" TEE AND A 4" VALVE (FLANGED X MJ FITTINGS)

- LEGEND**
- Proposed R.O.W.
  - Existing Curb
  - Proposed Curb
  - xxxxxxx Existing Storm Sewer Line
  - ==== Proposed Storm Sewer Line
  - Flow Arrow
  - Existing Water Line
  - Proposed Water Line
  - W - W - Proposed Water Service
  - Existing Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - Proposed Sanitary Sewer Service
  - Existing Duct Bank
  - Existing Single Phase Overhead Primary
  - Existing Three Phase Underground Primary
  - Proposed 6E6 Duct Bank
  - Existing 4-Way Manhole
  - Proposed 4-Way Manhole

**AS-BUILT**  
NOVEMBER 4, 2004



NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

**BENCHMARK:**  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
ELEVATION: 616.41

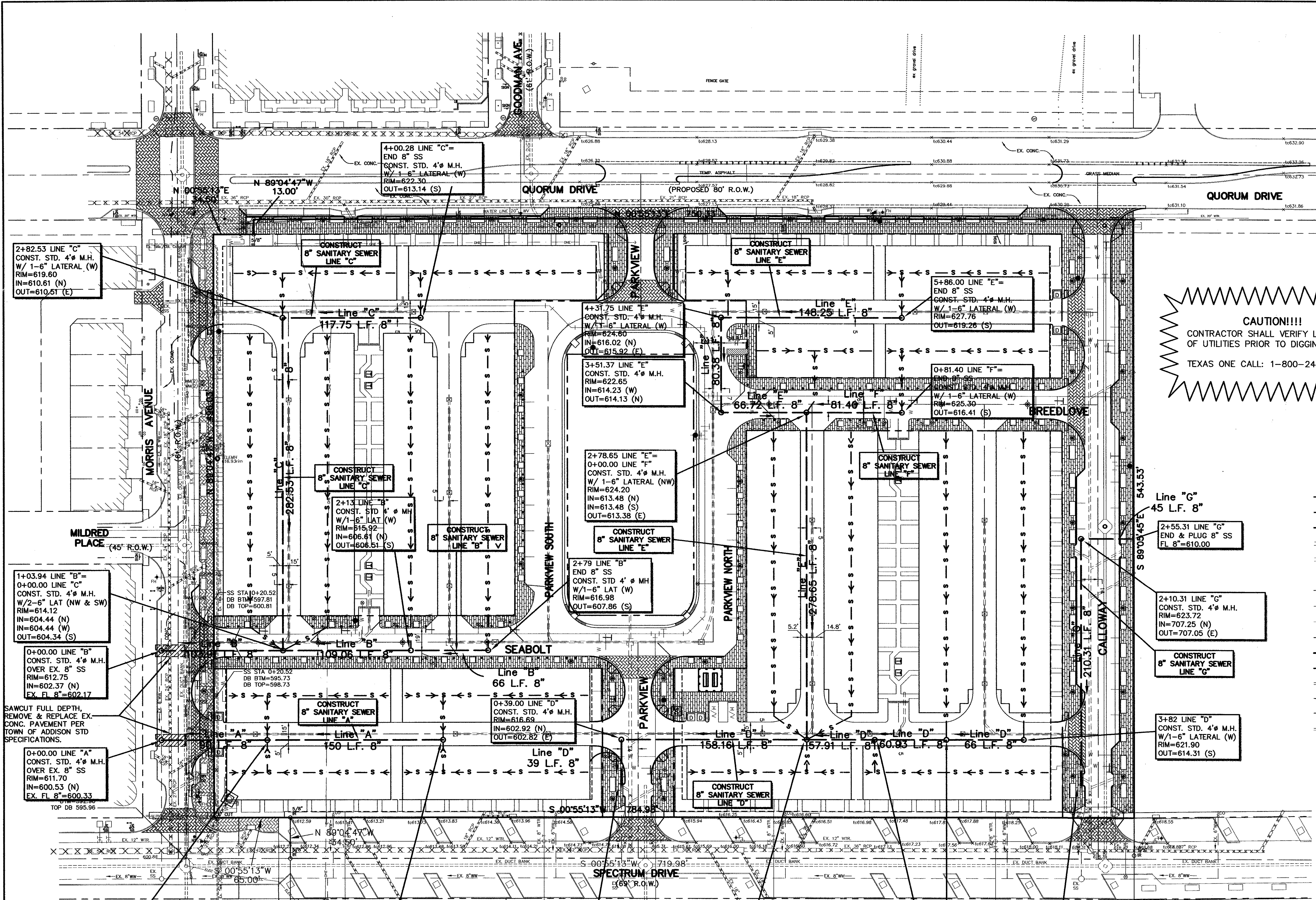
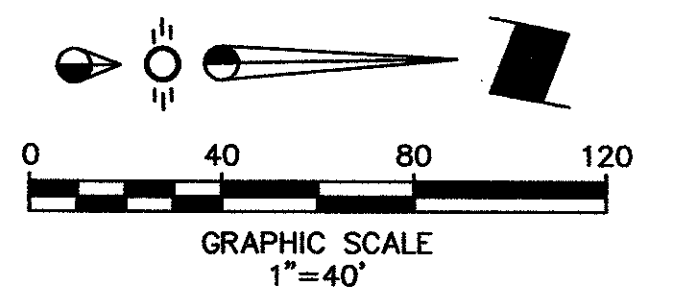
<b>WATER PLAN</b>						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc. consulting engineers						
Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C16

**CAUTION!!!!**  
CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO DIGGING.  
TEXAS ONE CALL: 1-800-245-4545

- ⊠ RELOCATED METER VAULTS 10/07/04
- ⊡ RELOCATED METER VAULTS 6/23/04

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**CAUTION!!!**  
 CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO DIGGING.  
 TEXAS ONE CALL: 1-800-245-4545

**LEGEND**

- Proposed R.O.W.
- - - Existing Curb
- - - Proposed Curb
- XXXXXXXXXX Existing Storm Sewer Line
- Proposed Storm Sewer Line
- Flow Arrow
- - - Existing Water Line
- - - Proposed Water Line
- W - W - Proposed Water Service
- - - Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ← S ← S ← Proposed 8" Sanitary Sewer Service
- Existing Duct Bank
- Existing Single Phase Overhead Primary
- Existing Three Phase Underground Primary
- Proposed 6E6 Duct Bank
- Existing 4-Way Manhole
- Proposed 4-Way Manhole

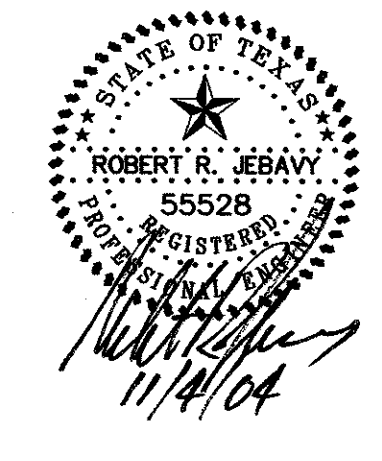
**BENCHMARK:**  
 "D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

**SANITARY SEWER PLAN**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C17

**AS-BUILT**  
 NOVEMBER 4, 2004

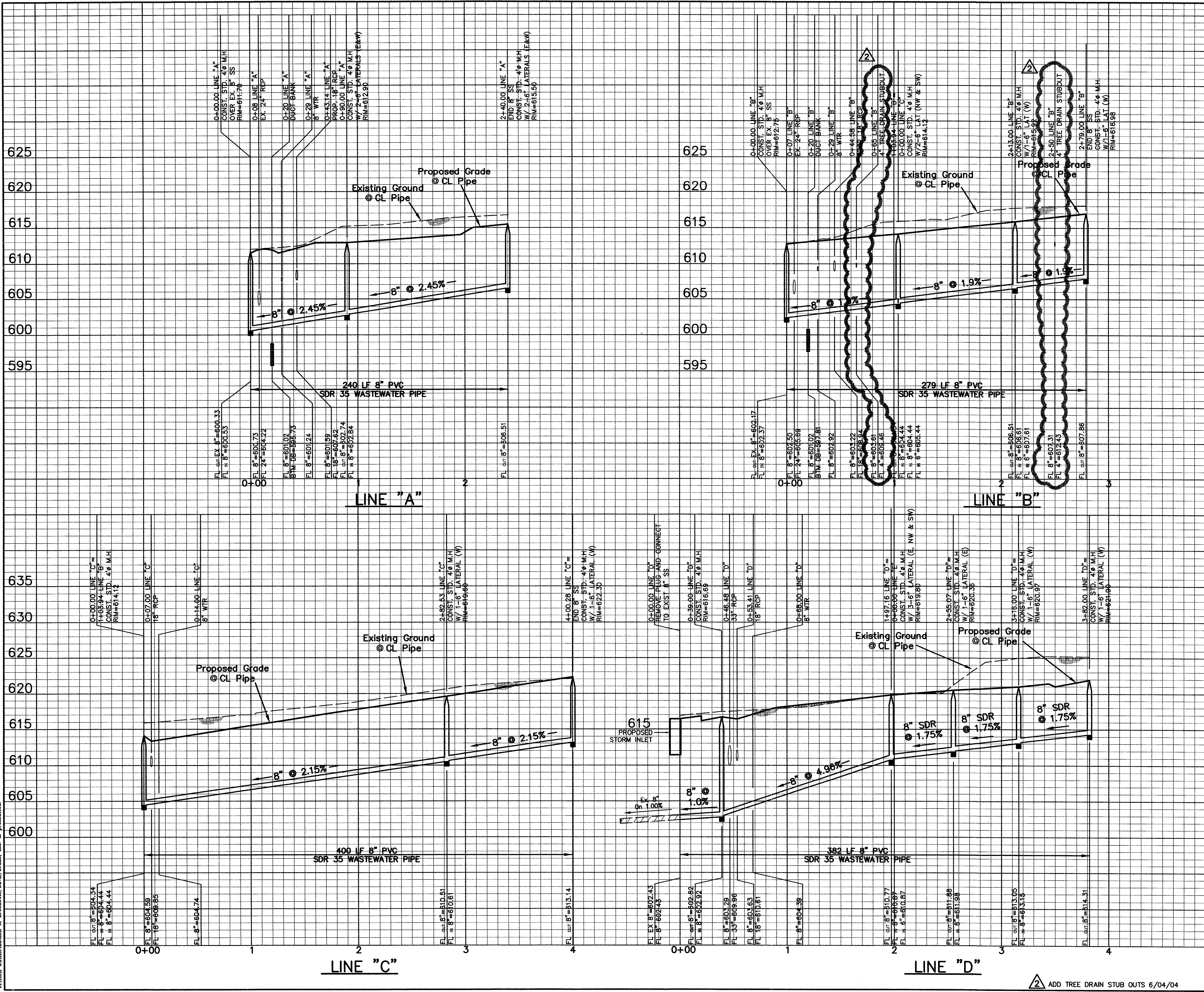


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 TEXAS ONE CALL: 1-800-245-4545

**AS-BUILT**  
**NOVEMBER 4, 2004**

NOTE:  
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
 "D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

**SANITARY SEWER PROFILES**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

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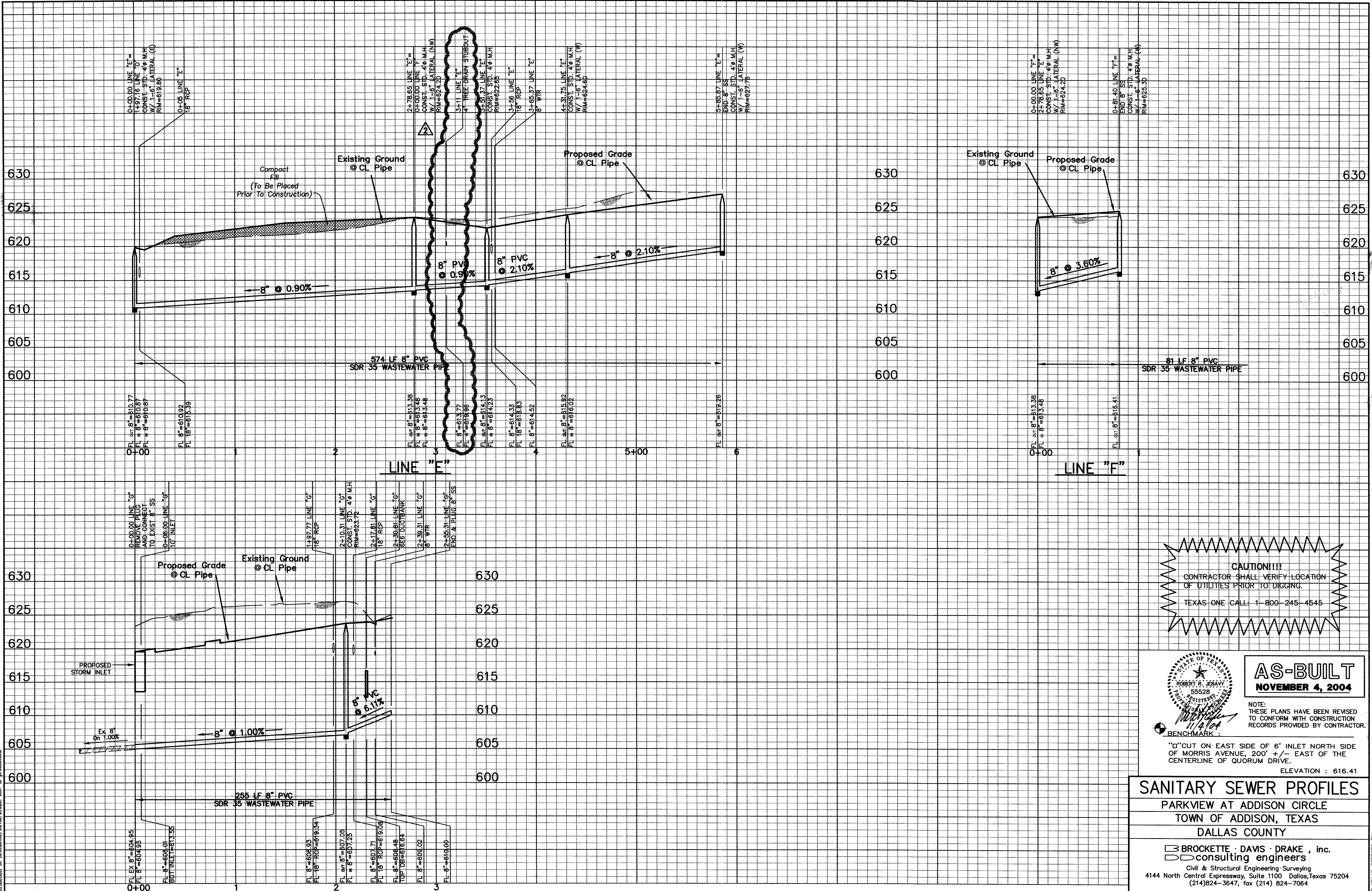
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C18

ADD TREE DRAIN STUB OUTS 6/04/04

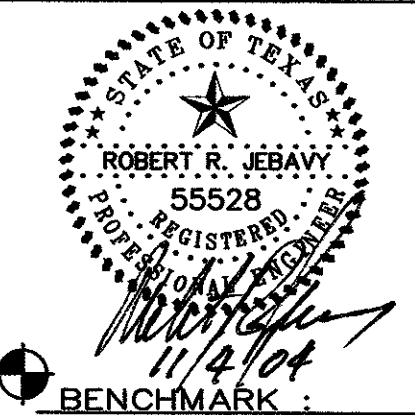
C03393-PLANS CD\18-SSRPGT-1-PV



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 TEXAS ONE CALL: 1-800-245-4545



**AS-BUILT**  
**NOVEMBER 4, 2004**

NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
 "C" CUT ON EAST SIDE OF 6' INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION: 616.41

**SANITARY SEWER PROFILES**  
 PARKVIEW AT ADDISON CIRCLE  
 TOWN OF ADDISON, TEXAS  
 DALLAS COUNTY

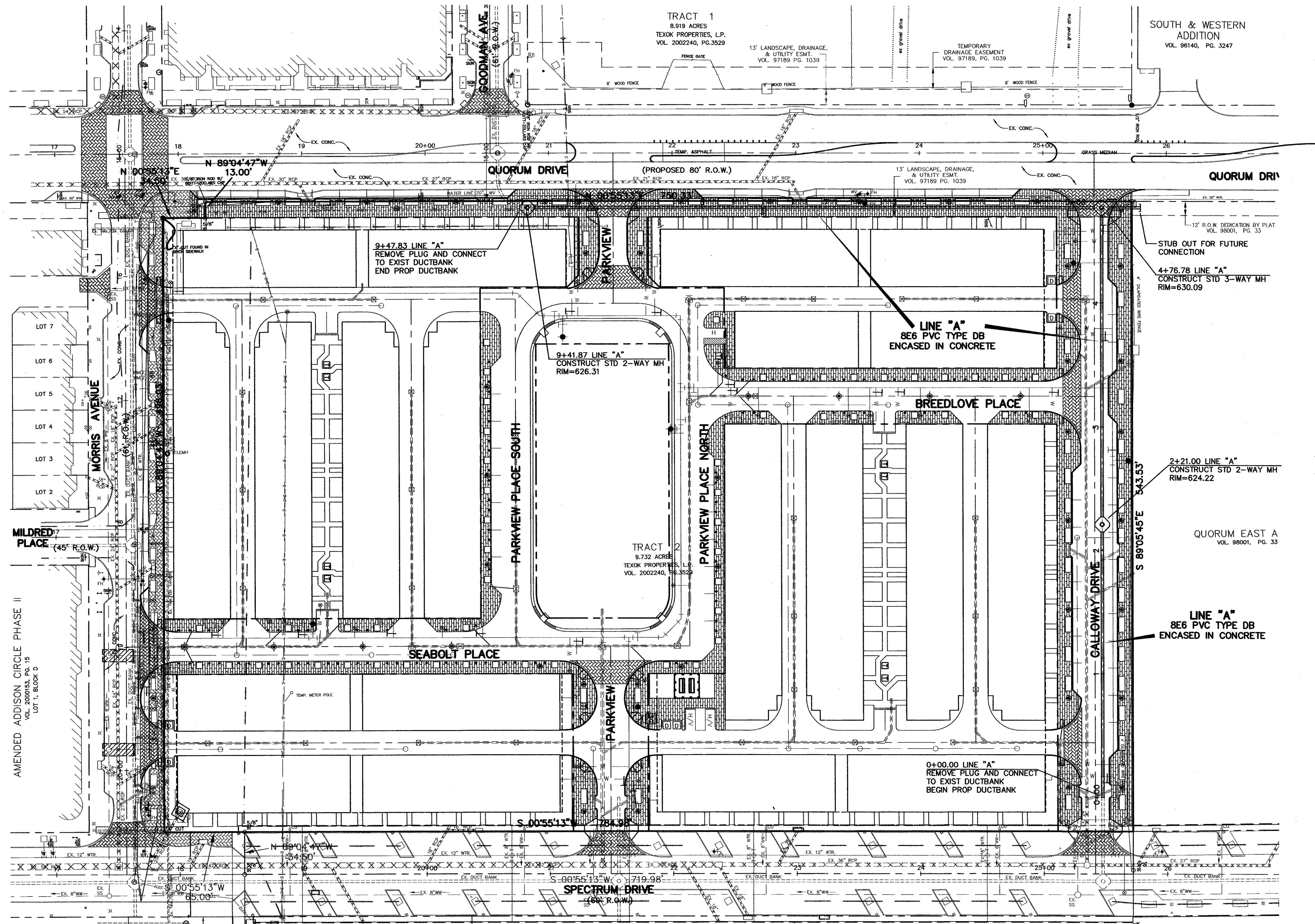
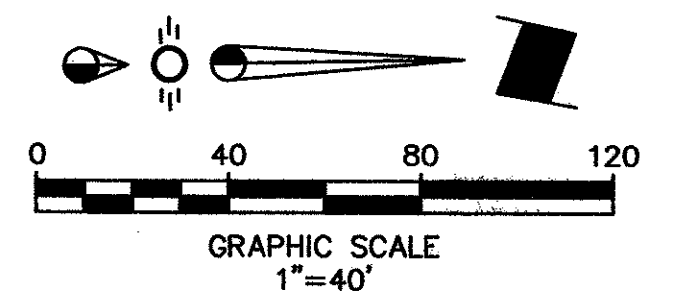
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 (214) 824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C19

ADD TREE DRAIN STUB OUTS 6/04/04

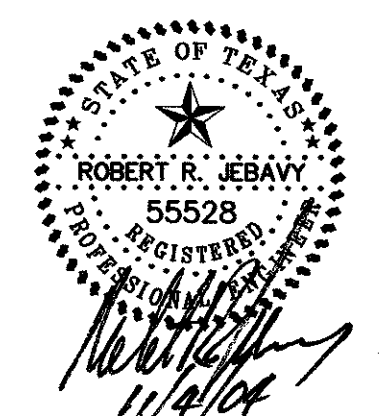
C03393 PLANS COY19-SSPR072-PV





**LEGEND**

- Proposed R.O.W.
- - - Existing Curb
- - - Proposed Curb
- XXXXXXX Existing Storm Sewer Line
- ===== Proposed Storm Sewer Line
- Flow Arrow
- Existing Water Line
- - - Proposed Water Line
- W - W - Proposed Water Service
- Existing Sanitary Sewer Line
- - - Proposed Sanitary Sewer Line
- S - S - Proposed Sanitary Sewer Service
- ===== Existing Duct Bank
- - - Existing Single Phase Overhead Primary
- - - Existing Three Phase Underground Primary
- ===== Proposed 6E6 Duct Bank
- Existing 4-Way Manhole
- ◊ Proposed 4-Way Manhole



**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE  
OF MORRIS AVENUE, 200' +/- EAST OF THE  
CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

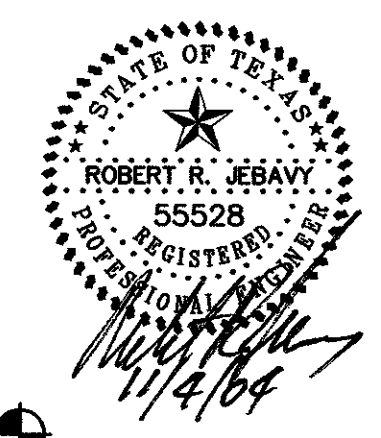
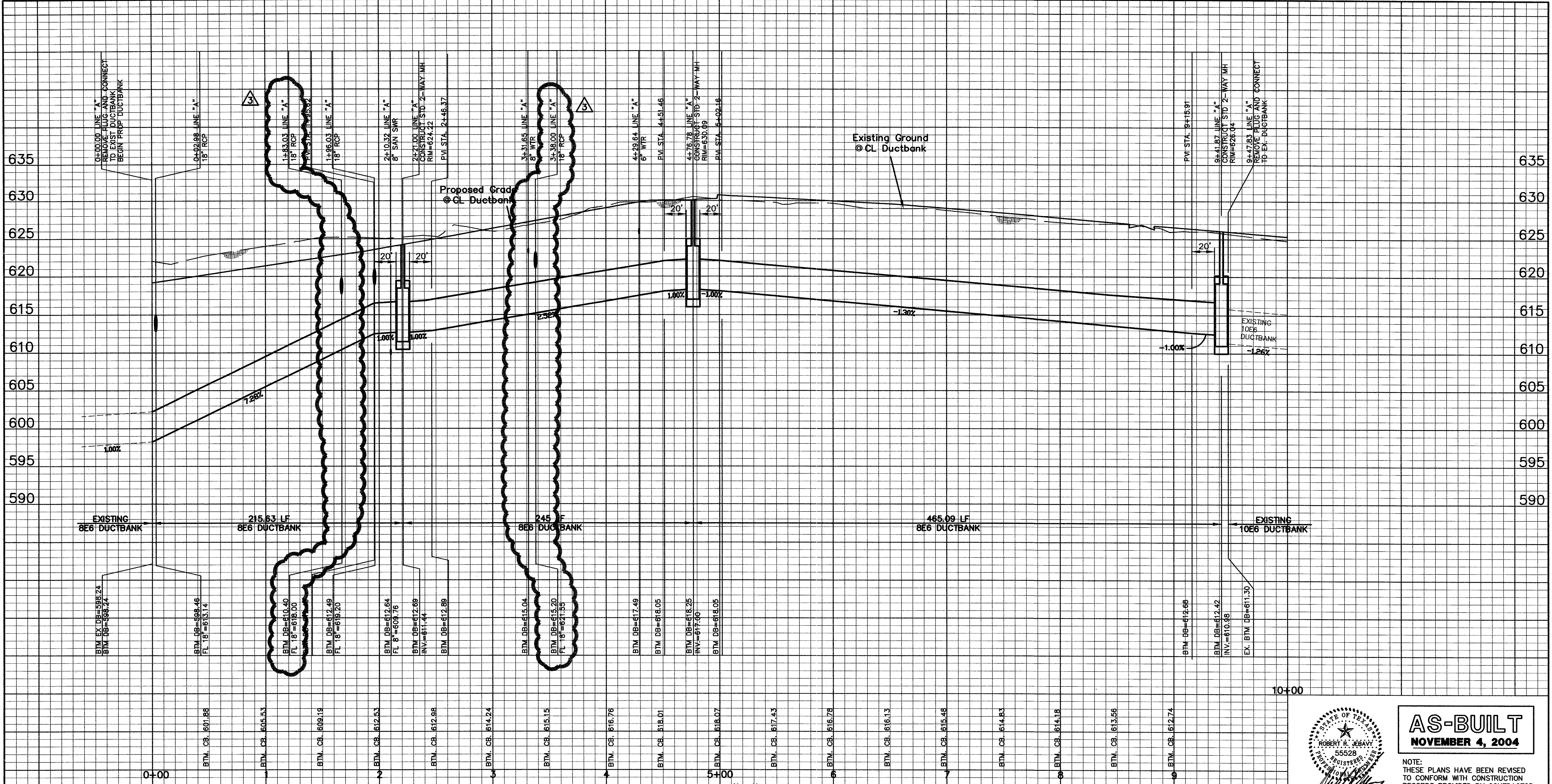
**CAUTION!!!!**  
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TEXAS ONE CALL: 1-800-245-4545

DUCTBANK PLAN						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc.						
consulting engineers						
Civil & Structural Engineering · Surveying						
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(214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C20

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**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
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RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK:  
"G" CUT ON EAST SIDE OF 6' INLET NORTH SIDE  
OF MORRIS AVENUE, 200' +/- EAST OF THE  
CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

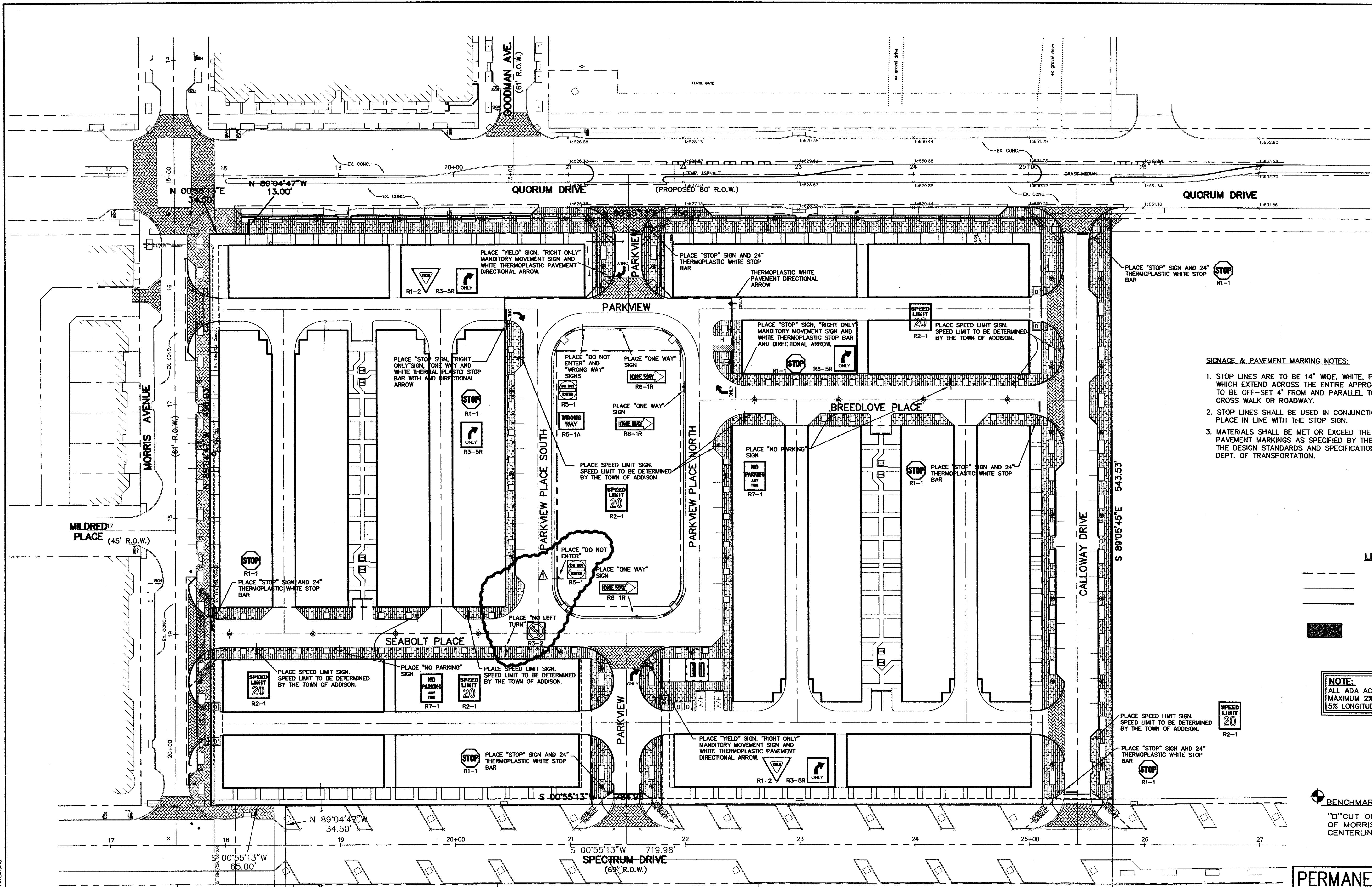
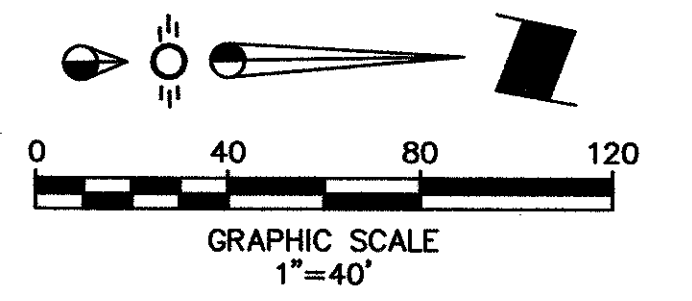
**DUCTBANK PROFILES**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C21

C03393\PLANS CD\1-CBPROF1-FV





**SIGNAGE & PAVEMENT MARKING NOTES:**

1. STOP LINES ARE TO BE 14" WIDE, WHITE, PAINTED LINES ON THE PAVEMENT WHICH EXTEND ACROSS THE ENTIRE APPROACH LANE. THE STOP LINES ARE TO BE OFF-SET 4' FROM AND PARALLEL TO THE NEAREST PEDESTRIAN CROSS WALK OR ROADWAY.
2. STOP LINES SHALL BE USED IN CONJUNCTION WITH STOP SIGNS AND SHALL BE PLACED IN LINE WITH THE STOP SIGN.
3. MATERIALS SHALL BE MET OR EXCEED THE REQUIREMENTS FOR SIGNS AND PAVEMENT MARKINGS AS SPECIFIED BY THE TOWN OF ADDISON AND THE DESIGN STANDARDS AND SPECIFICATIONS DEVELOPED BY THE TEXAS DEPT. OF TRANSPORTATION.

**LEGEND**

- Proposed R.O.W.
- Existing Curb
- Proposed Curb
- 6"-3600 PSI, Compressive Strength, Reinforced Conc. Pavement @ 28 Days, W/ 6" Lime Stabilized Subgrade.

**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.

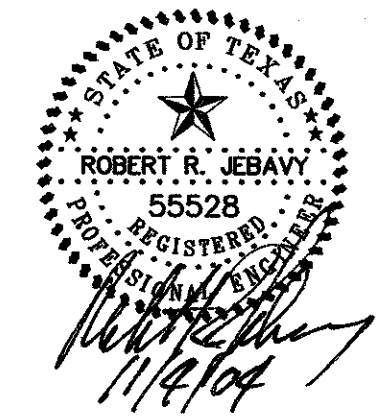
**BENCHMARK:**  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
ELEVATION: 616.41

**PERMANENT TRAFFIC SIGNS AND PAVEMENT MARKING PLAN**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

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□ consulting engineers  
Civil & Structural Engineering Surveying  
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**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



▲ ADD TRAFFIC SIGNS AND MOVE STOP BARS

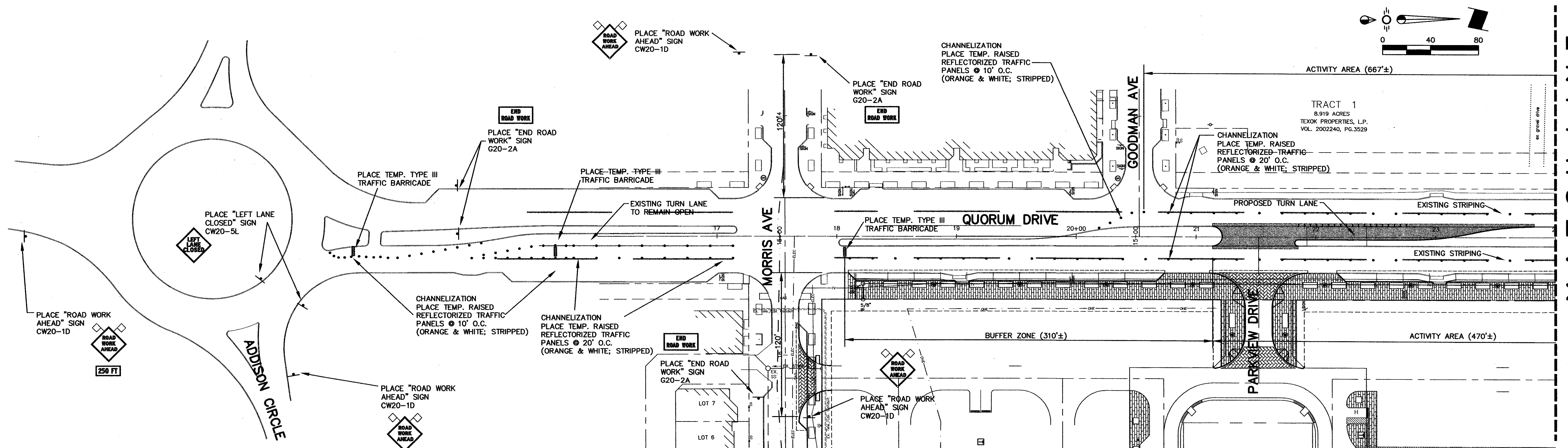
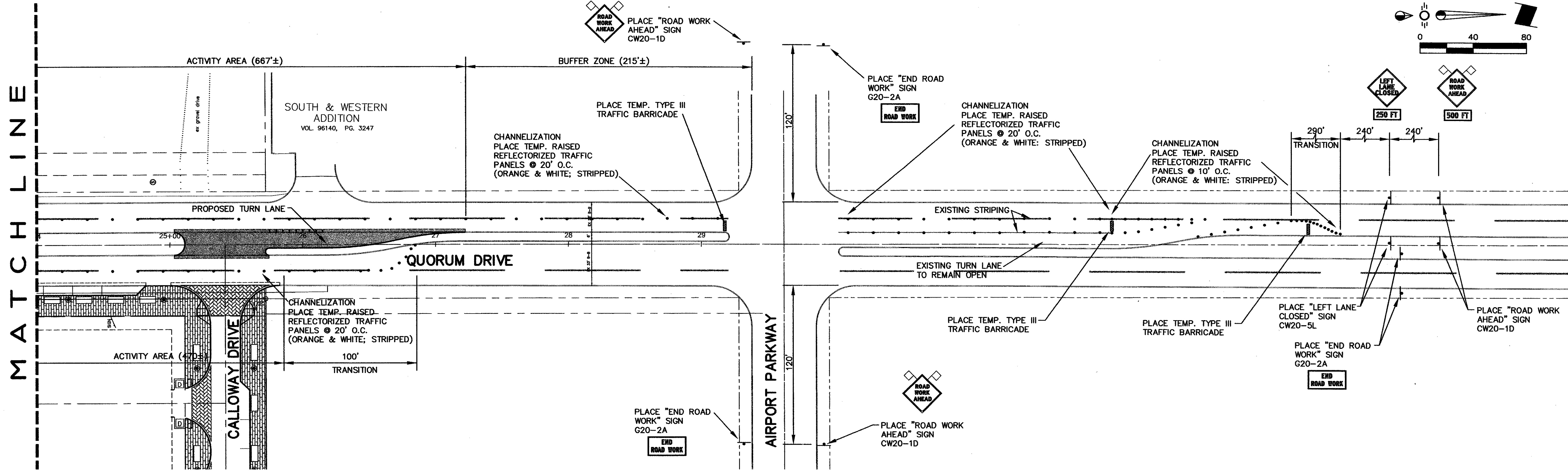
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C22

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TXU ELECTRIC COMPANY ESMT.  
VOL. 2000036, PG. 2913

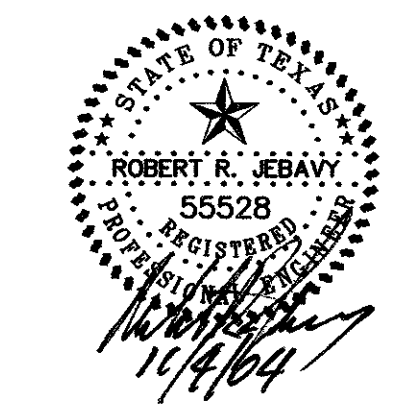
C:\3393\PLANS CD\22-PAY SIGNS-PV





**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.



BENCHMARK:  
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE  
OF MORRIS AVENUE, 200' +/- EAST OF THE  
CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

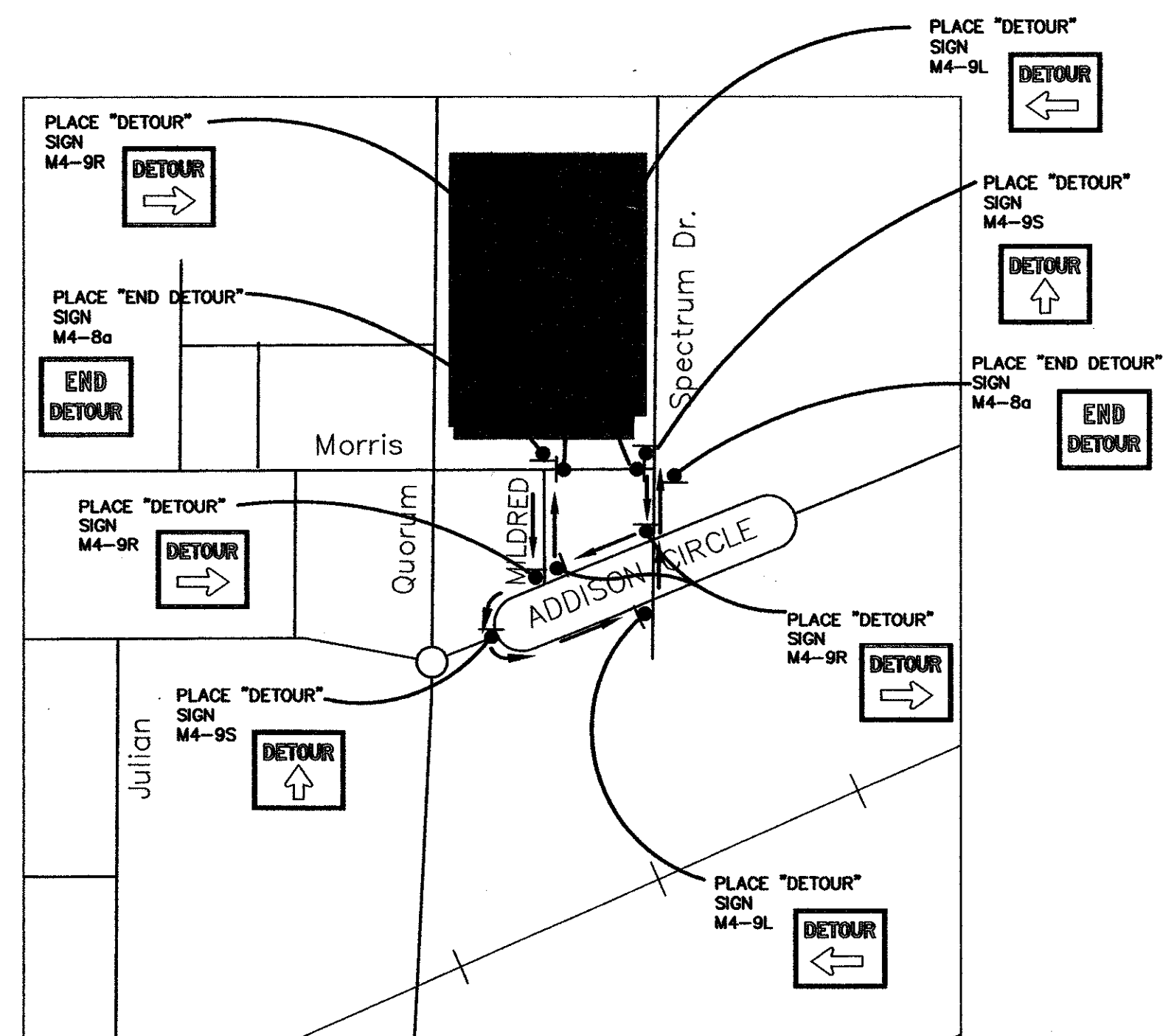
NOTE:  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE  
MAXIMUM 2% CROSS SLOPES AND MAXIMUM  
5% LONGITUDINAL SLOPE.

TRAFFIC CONTROL PLAN						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc. consulting engineers Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C23

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C03393 PLANS CD 23- TRAFFIC CONTROL QUOR DR-PV

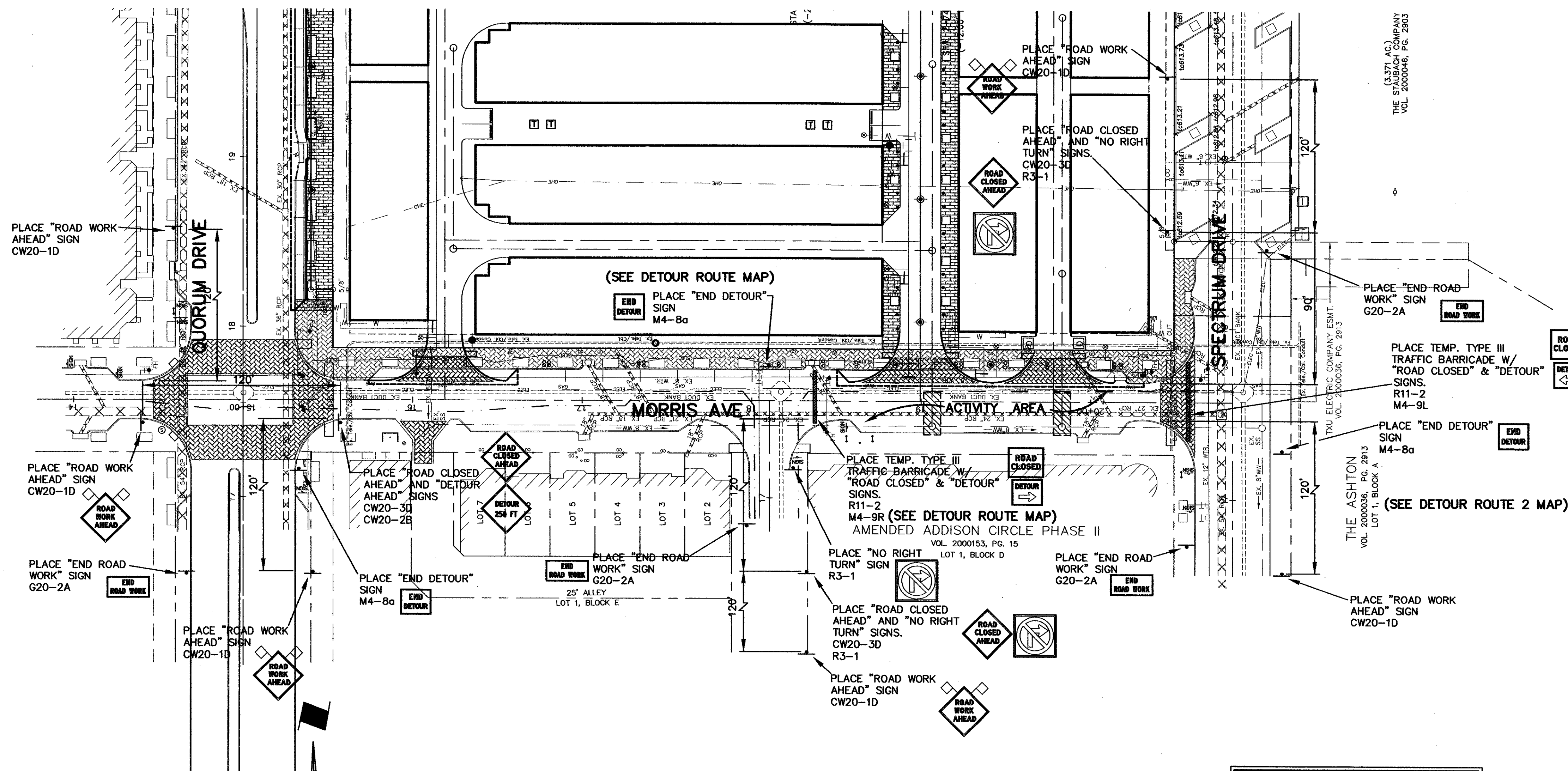




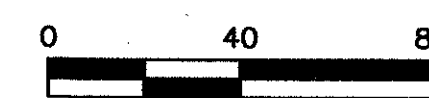
DETOUR ROUTE MAP

SCALE: NOT TO SCALE

NOTE:  
CONSTRUCTION OF WEST DRIVEWAY AND WATER CONNECTION SHALL BE COMPLETED AND NORMAL TRAFFIC RESTORED BEFORE BEGINNING CONSTRUCTION ON THE S.S. MH& LINES AND EAST DRIVEWAY.



TRAFFIC CONTROL PLAN: S.S. MH & LINES FOR MORRIS AVE



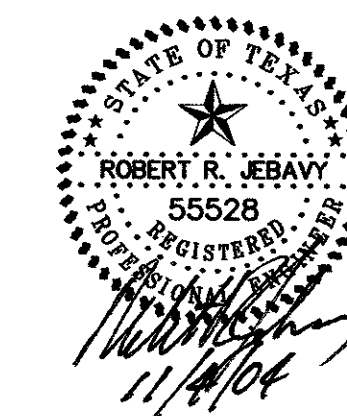
SCALE: 1"=40'

NOTE:  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 3% LONGITUDINAL SLOPE.

BENCHMARK:  
"1" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
ELEVATION : 616.41

**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



**TRAFFIC CONTROL PLAN**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

**BROCKETTE · DAVIS · DRAKE , inc.**  
consulting engineers  
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(214)824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C24

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C03393 PLANS CD 02-TRAFFICONT Morris Ave-P1.dwg



**GENERAL CONSTRUCTION NOTES**

- A. Prior to commencing construction, three sets of Approved Construction Plans (CMI Set) shall be provided to the Town of Addison Public Works Department. The owner or their authorized representative shall convene a pre-construction conference among the Town of Addison, the Consulting Engineer(s), Contractor(s), Utility Companies, and any other affected parties, at least 48 hours prior to the beginning of construction. Contact the Assistant Director of Public Works or the Public Works Inspector at 972-450-2871.
- B. The contractor shall obtain a Right-of-Way Permit from the Town of Addison prior to working within the public right-of-way.
- C. It is the contractor's responsibility to contact any Utility Companies for location of existing facilities in or near the work areas. These include, but may not be limited to the following:
 

The Town of Addison	Concast (AT&T)
On-call Gas and Electric	MOI Workman
SBC (Southwestern Bell)	Brooks Cable
TQ/Charter Cable	Explorer Pipeline
- D. The contractor shall provide submittals to the Town of Addison, for approval of all materials to be added to the Public Infrastructure, prior to incorporating materials into the job.
- E. The utility contractor shall submit to the Town of Addison, an approved trench safety plan, sealed by a professional engineer registered in the State of Texas, for the installation of utilities greater than five (5) feet in depth.
- F. The contractor/developer shall verify compliance with NPDES and submit a SWPPP as part of the construction plans.
- G. A traffic control plan that complies with Part VI of the Texas Manual on Uniform Traffic Control Devices for Streets and Highways shall be submitted as part of the construction plans.
- H. Temporary or permanent barricades shall remain at all points of ingress or egress to prevent public use until such street receives final acceptance.

**PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON, THE FOLLOWING ITEMS SHALL BE COMPLETED:**

- 1. The contractor, at their expense, shall repair any existing pavement, curb, irrigation system, landscaping, and/or sidewalks damaged or removed due to construction activity.
- 2. Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plat and iron pins shall be placed at block corners, curve points, and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty-four (24) inches long. An iron rod one-half inch in diameter shall be embedded at least three (3) inches into the monument at the exact intersection point of the monument. The monument shall be set at such an elevation that after construction; the top of the monument will be not less than twelve (12) inches below finished grade.
- 3. The contractor shall stamp a 2-inch "W" and a 2-inch "S" in the curb at the location of the water and sewer service lines, respectively. A 2-inch "C" shall mark conduits crossing pavement, and a 2-inch "V" shall mark water valves, with the "point" of the "V" toward the valve.
- 4. All existing and proposed improvements (valves, manholes, fire hydrants, water meters, etc.) shall be adjusted to final finished grade by the contractor.
- 5. Any adjacent properties affected by the construction shall be restored to pre-construction in accordance with the plans and specifications approved by the Town of Addison.
- 6. A Registered Professional Engineer in the State of Texas shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
- 7. The owner shall provide one reproducible set, two blue line sets, and one electronic media (Intergraph or AutoCAD) copy of dimensioned "As-Built" plans (dimensioned, dated, sealed and certified by a Registered Professional Engineer in the State of Texas).
- 8. A list of materials and appurtenances included in the public infrastructure shall be submitted. Square footage of approaches and sidewalks shall be included in this list.
- 9. The contractor shall provide verification of completion of all required tests (pressure, bacteriological, backflow, vacuum, mandrel, VHS video of sanitary sewer, etc.)
- 10. A Maintenance Bond shall be submitted for the Public Infrastructure:
  - \* 100% for valuations less than or equal to \$50,000.00
  - \* \$5,000.00 for valuations > \$5,000.00 but < \$50,000.00
  - \* 10% for valuations > \$50,000.00.
 The Bond is typical submitted by the General Contractor, but may be also be submitted by the Property Owner. The Bond shall be for a period of one year beginning with the date of final acceptance by the Town.
- 11. The contractor shall call 972-450-2847 to request a walk-through inspection of the public infrastructure.
- 12. Water and sanitary accounts shall be set up with Utility Billing 972-450-7081 and all necessary deposits paid by the party responsible for the water services.
- 13. Issues identified during the final walk-through inspection that require revision, repair, or additional work may be addressed in a letter to the Town of Addison. The letter should be sent to the attention of the Assistant Director of Public Works, PO Box 9010, Addison, Texas 75001, on official letterhead (Owner/General Contractor), and will include a list of the items and the projected completion date. Upon receipt of said letter, the Public Works Inspector may sign off on a "temporary" Certificate of Occupancy provided there is no endangerment to health or safety.
- 14. Upon completion of all required work in a satisfactory manner, and receipt of all requirements listed above, the Public Works Inspector will sign off on the full Certificate of Occupancy. Other departments or agencies may have separate requirements not covered by the Public Works Department.

All new meters installed in the town of Addison shall be equipped with electronic encoder registers, programmed to read in thousand gallon increments, equipped with touch-pad readers.

Connection fees:	2" = \$400.00	6" = \$800.00
0.75" = \$50.00	3" = \$500.00	8" = \$1,000.00
1" = \$100.00	4" = \$600.00	10" = \$1,200.00
1.5" = \$150.00		

**Domestic (potable) Use:**

- 1. All commercial unit applications for domestic use having flow demands greater than 160 g.p.m. shall employ either a compound type meter, or a single-jet meter, 2", and conforming to Town of Addison Specifications. Hersey MCHM are the accepted compound models at this time. Single-jet meters be Metron-Farmer Spectrum® meters.

**Low Irrigation:**

- 1. All irrigation services ≥ 1.5" shall employ a Class 1 turbine, or single-jet type meter conforming to the above guidelines.
- 2. Less than 1.5" irrigation service may use disc meters, but Class 1 turbine or single-jet meters are preferred.
- 3. Connection fees are waived for Irrigation services.

**Fire Service:**

- 1. Less than or equal to 2" meters shall be a turbine, or single-jet meter as described above.
- 2. Greater than 2" shall employ either a Double Check Detector Assembly, or a Reduced Pressure Zone Detector Assembly. These assemblies shall be approved by the University of Southern California Foundation for Cross Connection Control and Hydraulic Research (USC-FCCCHR), and installed in USC approved orientations and clearances.
- 3. Connection fees apply, see above.

**Backflow Prevention Assemblies:**

- 1. All water services (except fire services >2", see above) shall have the appropriate BPA installed immediately after the meter. If there are space limitations or other considerations that would preclude installation in that location, the BPA may be installed inside a building or other location. There may be no unprotected taps or tees into the service between the meter and the BPA. The Town of Addison Public Works Department must approve proposed installations prior to action installation. All installations shall comply with USC-FCCCHR approved orientations and clearances as found in the most recent edition of the Manual of Cross-Connection Control.
- 2. All BPA's must be on the most current List of Approved Backflow Prevention Assemblies as published by the USC-FCCCHR.
- 3. The appropriate BPA will be determined by the Town of Addison Utility Division, using the most current edition of the Manual of Cross-Connection Control as published by USC-FCCCHR as a guideline. Final determination rests with the Town of Addison.

- 4. The plumber, contractor, and/or owner is responsible for having the BPA tested upon installation and initiation of service by a Tester certified according to TCEQ Rules for the specific type of installation (i.e. Fireline, General). Thereafter, it will be the responsibility of the party paying the water bill, to have the BPA tested as determined by the Town of Addison Utility Division based on type of device and Degree of Hazard. Reduced Pressure Zone Assemblies shall be tested at least annually.
- 5. Stainless steel, brass, or nylon/plastic plugs shall be placed in all test cocks after testing. The use of Teflon tape is required to facilitate removal of plugs for future testing of the device. Plumber's putty or pipe dope is unacceptable for this installation.
- 6. Double Check Valve Assemblies may be placed in a meter box, but the box must be of sufficient size to provide the proper clearances for accessing, testing, and repair of the device. All above ground device installations shall be protected from freezing with apparatus designed for such use. In no case shall Reduced Pressure Zone Assemblies be permitted in a meter box or vault, or any other below grade installation.

**WATER SERVICE**

Sizes 3/4" - 2"

Contractors and/or plumbers are responsible for compliance with the following specifications:

- A. Meters shall be set within the Utility easement and clear of vehicular traffic flow and/or parking spaces. Curb stops are to be set 6"-8" below finished grade.
- B. To prevent the inflow of mud or silt into the box, 4"-6" of washed pea gravel shall be placed under the meter inside the box, allowing for 2"-6" of open space below the meter. Meter box shall be minimum 18" deep. (See Figure SM-1).
- C. Meter boxes shall be large enough to allow access to, and operation of, all meter nuts/flanges/bolts, and the curb stop without obstruction.
- D. Boxes that are vulnerable to vehicular traffic shall have load-bearing frames and lids with reader door designed to withstand the anticipated load.
- E. Meters shall conform to Town specifications as to make and type (See General Requirements for Water Service). All meters shall be equipped with electronic encoder registers for connection to touch-pad readers.
- F. An approved Backflow Prevention Assembly shall be installed on all water services after the meter, with a brass or copper nipple between the meter and the Assembly of sufficient length to allow placement in separate boxes. Both meter and assembly shall be accessible for testing and repairs. It is the responsibility of the contractor to have the Assembly tested upon installation by a TCEQ certified tester, who shall provide the original of the test report to the Town of Addison Utility Division prior to final, continuous connection to the City's water supply.
- G. All companion flanges shall be elliptical brass, and all bolts & nuts shall be grade 316 stainless steel, 5/8-11 x 2 1/2" hex head.
- H. Meters shall be set level in all directions.

- 1. 2" meters shall have a laying length of 17"; 1.5" meters shall have a laying length of 13". Meters may be "compacted", but the difference shall be made up with a strainer upstream or a spool with least port, downstream from the meter. 5/8" 3/4" meters shall have 7 1/2" laying length, 3/4" meters shall have 9" laying length, and 1" meters shall have 10 3/4" laying length. (Approval of Utility Inspector)

A meter deposit is required for all meters before initiation of service. The party responsible for the water bill will make application and deposit for service to the Town of Addison Utility Billing Department. (Call 450-7081)

**3/4" - 2" WATER SERVICE**

APPROVED MATERIALS AND PROCEDURES

- 1. Double-strap bronze tapping saddle with CC. (AWWA taper) threads: Mueller #R2B, Ford #202B, or McDonald #3825. Tap shall be set at 45° of vertical on the mainline.
- 2. Corporation stop with AWWA taper thread (CC) by conductive compression connection: Mueller H-15013 or B25008 (1.5", 2"), Mueller H-15008 or H25008 (3/4", 1"), Ford FB1000 or F1000 (1.5", 2", -6-G, -7-G respectively), 3/4", 1", -3-G, -4-G, respectively), McDonald 4701T or 4701BT.
- 3. Pipe and meter size shall be determined by owner with approval of Building Inspection or Public Works/Engineering Departments: Piping shall be continuous type "K" copper from corporation to curb stop.
- 4. 90° angle curb stop with lock-wing: Mueller H-14277 or B24276 (1.5", 2"), Ford KV43-868W-G or FV43-777W-G (1.5", 2"), Mueller H-14277 or B24258 (3/4", 1"), Ford KV43-332W-C or KV43-444W-G (3/4", 1"), McDonald 4646BT or 4606BT. All companion flanges (1.5", 2") shall be brass.
- 5. Meter boxes shall be of sufficient size to accommodate the curb stop, meter, and all connections. They shall have a cover with reader lid. Boxes may be stacked to achieve sufficient depth (see "B & C" above)
- 6. In-line curb-stops, meter yokes/setters, and/or meter risers may be considered on a case-by-case basis dependent on situation and subject to approval of Utility Inspector and/or Utility Superintendent. No hand valves will be allowed on the inlet side of the meter.
- 7. The type of Backflow Prevention Assembly required shall depend upon the degree of hazard or potential hazard which exists. Contact Utility Superintendent for further information.
- 8. The tapping saddle and corporation stop must be poly-wrapped (8 mil) and hand backfilled with sand to a depth of 12". Additional backfill may be done by machine, with material free rocks and clods exceeding 3" in diameter. CAUTION! Inspection must be called for and completed prior to backfill, or tap must be re-exposed by the contractor so that the Town's representative may complete the inspection.

Low irrigation sprinklers are exempt from connection fees. Connection to an existing service will require a \$35.00 connection fee.

**WATER SERVICE**

Sizes >2"

Contractors, plumbers, and/or developers are responsible for compliance with the following specifications:

- A. Provide and install mechanical joint tapping sleeve (such as Mueller H-615). Submittal and approval required if other.
- B. Provide and install tapping valve to meet Addison specification GV-95.1, for resilient wedge gate valve.
- C. Provide and install piping. Piping shall conform to ASNI/AWWA C-909-98 for Molecularly Oriented PVC Pressure pipe for water distribution. Pipe shall be 150-psi minimum class rating for domestic use, and 200-psi minimum class rating for fire line applications. Submittal and approval required, if other.
- D. Fittings shall be ductile iron mechanical joint style, with restraining glands (such as Mega-Lug). Fittings shall be wrapped with 8-mil poly prior to backfill.
- E. Pipe embedment shall conform to NCTCOG Class "B-2" or "B+" (from Standard Specifications for Public Works Construction, Third Edition, Drawing 3020, 3030). Variations allowed with engineer's seal and approval of City Engineer.
- F. Service meter or Fire Line DCDA shall be placed in a pre-cast concrete vault with floor and access hatch. Hatch shall be "Bico"-type, aluminum, spring-assisted, lockable, and sufficiently sized to allow for removal of complete meter or assembly. Vault shall be placed within the public ROW, wherever possible, clear of vehicular traffic flow and/or parking areas.
- G. All meters shall be equipped with electronic encoder registers and remote touch-pad reading devices. (See General Requirement for Water Service)
- H. The meter and/or backflow assembly and piping shall be supported with manufactured supports designed for such application. (For clarification, reference Specification for Standon Pipe Supports as manufactured by Material Resources Co., Hillsboro, Oregon; 503-693-0727 - Models S89 or S92).
- I. There shall be a flanged coupling adapter in-line on the inlet side of the meter or device.

**TOWN OF ADDISON**

SPECIFICATION #FH-95-1

FIRE HYDRANTS

All fire hydrants installed for use in the Town of Addison shall meet or exceed AWWA Standard C 502-85 or the latest revision thereof. Rated working pressure shall be at least 150psi, test pressure shall be 300psi, and hydrant shall be capable of flowing 1000gpm (Class A). All hydrants shall be manufactured in the United States and shall be manufacturer's best grade. Hydrant shall be warranted by the manufacturer for a minimum of 5 years. In addition, all hydrants shall include the following design criteria:

- 1. General Design
  - A. 3-way style consisting of 2 opposing hose nozzles separated by 1 pumper nozzle, dry barrel type.
  - B. A clearly visible arrow and the word "OPEN" shall be cast in relief on the top of the hydrant. The hydrant shall be opened by turning the operating nut counter-clockwise.
  - C. Operating nut shall be all bronze, one piece, pentagon measuring 1 1/4" from point to flat and at least 1 1/4" in height.
  - D. Manufacturer name, size of main valve, and year of manufacturer shall be cast in relief on the upper barrel section, and clearly visible to aid in the identification of repair parts.
  - E. Lower barrel shall have ground line markings cast in relief and clearly visible approximately 2" below flange to aid in proper installation.
  - F. "Traffic model" with upper and lower barrels joined approximately 2" above ground line by a separate and breakable "swivel" flange providing for 360° rotation of upper barrel for proper nozzle facing.
  - G. Shoe and barrel castings shall be fabricated of ASTM A-126, Class B Gray Iron or Ductile Iron ASTM A-536, but no combination thereof, assuring uniform strength of all cast components.

- 2. Operation
  - A. Hose nozzles shall be 2 1/4" - 7.5" NS, pumper nozzle shall be 4" pumper gauge (40480) after the manner of City of Dallas and City of Carrollton Standards. Nozzle section shall allow for field replacement of damaged threads without special tools, excavation, or disturbing the ground joint line. Nozzles shall be fastened by mechanical means and secured to prevent nozzles from turning or backing out. Nozzle caps shall be provided with 1-1/4" pentagon nuts at least 1 1/4" in height, a recess provided at the inner end of thread for gasket retention, and secured to the hydrant with non-kinking type chain made from stock not less than 1/8" in diameter. Centerline of lowest nozzle shall be at least 18" above ground line.
  - B. Main valve closure shall be compression type, opening against line pressure and closing with the pressure. Main valve shall be 5 1/4" in diameter. A bronze seat ring shall thread into a bronze drain ring (or shoe bushing). This bronze shall be low-zinc (less than 10%) to minimize galvanic corrosion. Design shall allow for removal of seat, drain valve mechanism, internal rod, and all working parts through the top of the hydrant without disturbing the ground line joint or the nozzle section of the hydrant.
  - C. Lubrication of the upper stem threads, operating nut threads, upper and lower thrust collar bearing surfaces, and O-ring stem seals shall be accomplished automatically as the hydrant is operated. Lubricant shall be low viscosity, non-toxic, FDA approved oil. Oil reservoir shall be separated from waterway by two (2) O-rings.
  - D. The "traffic model" safety flange shall employ unweakened stainless steel hex head bolts (AWWA C502, Sec. 3.2.17), and fasteners of sufficient strength to bear all test and operating pressures. The stem shall be 2-pieces, not less than 1 1/4" in diameter (excluding threaded or machined areas) and shall be connected by a breakable stem coupling. The weakened portion of the coupling shall be below the coupling pins to eliminate failure due to excessive torque. All screws, pins, bolts, or fasteners used in conjunction with the coupling shall be stainless steel. The coupling shall be of metal similar to the hydrant to eliminate failure due to electrolysis and corrosion. The coupling joint shall be located below the top of the lower barrel to prevent vehicle wheel or other forces being applied to stem, which would open the valve mechanism.

- E. Drain system shall consist of two (2) valves feeding two (2) external discharges. Drain system shall be so designed as to provide for both automatic and intentional force flushing at full line pressure. Drain valve mechanism and outlet shall be all bronze.
- F. The interior surfaces of the shoe and lower main valve components shall be epoxy coated in compliance with AWWA Standard C-550. The shoe and lower barrel shall be connected by stainless steel bolts, nuts, and fasteners of sufficient size and strength to bear all pressures and forces that the hydrant is subjected to, including corrosion, for its warranted life.

- 3. Painting and Delivery
  - A. Hydrants shall be delivered with 2 coats of primer on upper barrel (AWWA C-502 Sec. 4.2.3). Interior and exterior shall be painted as per AWWA C-502 Sec. 4, excluding the interior of the shoe which shall be as noted in Sec. 2.F of this specification.
  - B. Hydrants shall be complete in all details when supplied. Due and customary care shall be used in preparation for shipment to eliminate damage in handling or transit. Hydrants must be drained and completely closed before shipment.

- C. Manufacturer shall supply an Affidavit of Compliance verifying that the hydrant and all materials used in its construction conform to the applicable requirements of the most current form of AWWA C502 and these supplementary specifications, that all specified tests have been performed, and that all test requirements have been met.
- D. For purposes of clarification, hydrants accepted under this specification include: Mueller Super Centurion, AVK Nostalgic Style.

**TOWN OF ADDISON**

SPECIFICATION #GV-95.1

RESILIENT SEATED GATE VALVES

All gate valves installed in the Town of Addison shall be of the resilient wedge type conforming to AWWA C509, Standard for Resilient Seated Gate Valves, in its most current revision. In addition, all valves shall include the following design criteria:

- 1. Wedge shall be cast or ductile iron, full encapsulated in synthetic rubber.
- 2. Wedge rubber shall be mated in place and permanently bonded to the iron without screws, rivets, or similar fasteners.
- 3. Wedge shall seat against seating surfaces arranged symmetrically about the centerline of the operating stem, so that seating is equally effective regardless of direction of pressure imbalance across the wedge.
- 4. Valves for underground installations shall be non-raising stem type, opening counter clockwise by means of a 2" square operating nut. Valves for installation in a vault shall be of the raising stem type opening counter clockwise by means of a hand wheel. The word OPEN and an ARROW indicating direction to open shall be cast in the metal of the nut or hand wheel.
- 5. Stem shall be sealed by at least two O-rings. All stem seals shall be replaceable with valve fully open and while subjected to full rated pressure.
- 6. All nuts and bolts shall be stainless steel.
- 7. Waterway shall be smooth and shall have no depressions or cavities in seat area where foreign material can lodge and prevent closure. Waterway shall be large enough to accept full size tapping cutter without damaging the interior of the valve.
- 8. Valve body and bonnet shall be epoxy coated, inside and out, with fusion-bonded epoxy. Coating shall conform to AWWA C550-90, Standard for Protective Interior Coatings for Valves and Hydrants.
- 9. Current list of approved Gate Valves: Mueller A2360, AFC 500, and AV series 25. Other valves may be submitted for consideration to the Town of Addison Engineering Department for verification of compliance to these specifications.

**WATER and SEWER SPECIFICATIONS**

**Water Mainline Piping**

All mainline, fire line, and hydrant lead piping from 6-12 inches in diameter shall be AWWA C900-98 Molecularly Oriented PVC Pressure pipe (Class 150 min., Class 200 for fire lines) with Cast Iron O.D., or, when pipe penetrates meter vault walls it shall be Ductile Iron. Pipe joints shall be rubber ring and integral thickened bell, assembled with a factory supplied lubricant. Cast iron fittings shall be mechanical restrained joint (EBAA Iron "Mega-Lug" or equal) type, and poly-wrapped (8 mil) prior to backfill. Three-inch pipe for fire line services shall be AWWA C900-75, DR-14, Class 200, PVC.

**Embedment**

Embedment shall comply with NCTCOG Class "B+" embedment of crushed stone to the spring line of the pipe, with sand (12" min.) over the pipe. A layer of geo-textile fabric shall be placed on top of the stone prior to the placement of sand.

**Tracer**

Tracer wire shall be placed on pipe prior to embedment. Wire shall be #12 plastic coated copper wire, lead to all valves and fire hydrants, and extending to 6" above finished grade along the outside of all valve stacks and hydrants.

**Backfill**

Finish backfill shall be native soil free of all rocks and clods greater than 3" in diameter, compacted to 95% Standard Proctor Density, in 8" maximum loose lifts, with 0% to +3% Optimum Moisture. Trenches under pavement may be backfilled with "flowable fill" to the level indicated by the pavement thickness, pending the approval of the Town's Engineering Department. Submit a "batch design" for any flowable fill requests.

**Service Taps**

Service taps must meet Town of Addison Standards. See General Requirements for Water Service for water service details. All taps must be inspected prior to backfilling.

**Sanitary Sewer Pipe**

Sanitary sewer mainline piping shall meet the extra strength requirements of ASTM Specification D3034, or SDR35 PVC for installations less than 10' deep. For installations greater than 10' deep, SDR 26 PVC shall be used. Pipe shall have the bell and spigot type joints, consisting of integral wall section with factory installed compression rubber ring gasket, securely locked in bell groove to provide positive seal under all installation conditions. Pipe shall be laid with the bell end on the upstream side.

**Fittings**

Fittings shall be identical with the bell and spigot configuration of the pipe, and the same class rating.

**Embedment**

Mainline embedment shall be NCTCOG Class "B+", with the addition of a layer of geo-textile fabric prior to the placement of the sand, or as indicated on approved, engineered plans. Backfill shall be native material compacted 8" loose lifts to 95% Standard Proctor Density, with 0% to +3% Optimum Moisture, and free of any rocks or clods larger than 3" in diameter.

**Connections at Manholes**

Manholes are to be poured in place with 6 sack minimum concrete mix. Asbestos cement sleeves or approved equal with rubber ring joint shall be used at pipe penetrations to provide positive watertight seals. Connections at existing manholes shall be cored.

**Sewer Taps**

The contractor or plumber shall make all taps in new or existing sewer mains. Water must be pumped out of tapping trench throughout the operation to prevent inflow of groundwater into the sewer system. Service taps shall be made with standard wye fittings set at 45° of vertical. Lateral lines shall be SDR 35 PVC laid on 3/4" per foot minimum grade to the property line. A double clean out shall be placed at the property line, and set at finished grade with an 18" x 18" x 4" thick concrete locator pad poured in all non-pavement locations. Wyes, tees, and bends are to be encased in Class B concrete 6" thick. The Town must inspect tap prior to backfill operation. Backfill shall be 12" of sand placed by hand shovel only. After hand operation, the rest of the trench may be machine filled with select fill absent of any rocks or clods larger than 3" thick in diameter. Compaction in 8" loose lifts to 95% Standard Proctor Density, with 0% to +3% of Optimum Moisture.

**GENERAL NOTES**

PARKVIEW AT ADDISON CIRCLE

TOWN OF ADDISON, TEXAS

DALLAS COUNTY

BRACKETTE · DAVIS · DRAKE · inc.

consulting engineers

Civil & Structural Engineering · Surveying

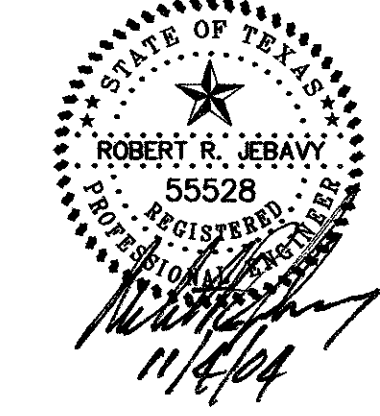
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204

(214)824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS NOTED	BDD	C03393	C25

**AS-BUILT**  
NOVEMBER 4, 2004

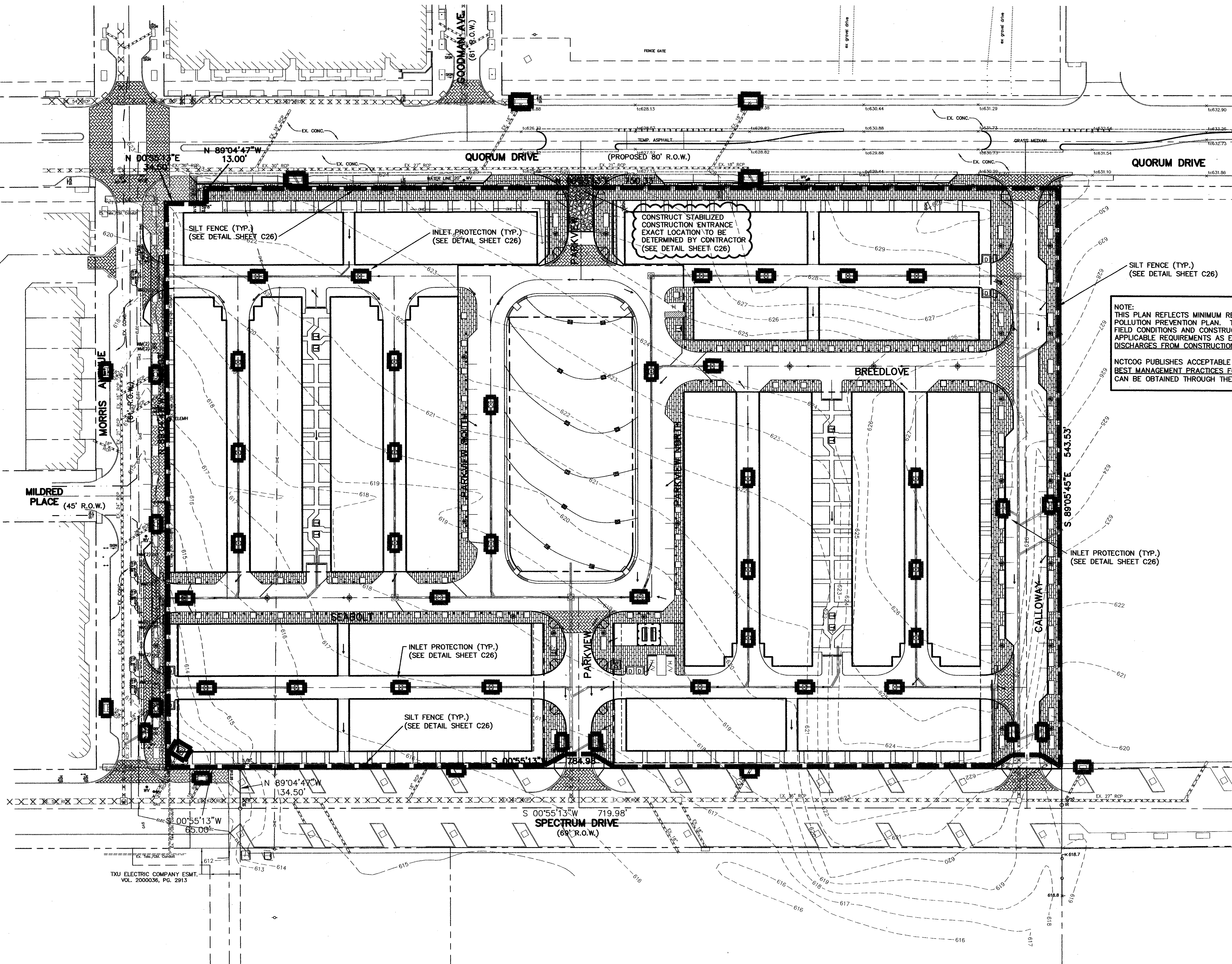
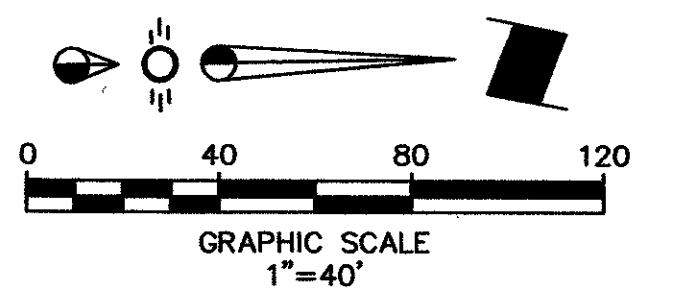
NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.



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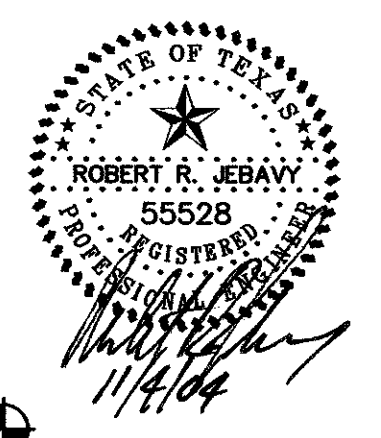


**NOTE:**  
 THIS PLAN REFLECTS MINIMUM REQUIREMENTS ONLY, AND DOES NOT CONSTITUTE A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS REQUIRED BY FIELD CONDITIONS AND CONSTRUCTION SCHEDULING. THE CONTRACTOR SHALL COMPLY FULLY WITH ANY APPLICABLE REQUIREMENTS AS ESTABLISHED IN THE CURRENT NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

NCTCOG PUBLISHES ACCEPTABLE CONTROLS IN A REFERENCE MANUAL ENTITLED "STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES," AS REVISED JUNE, 1999. THIS MANUAL CAN BE OBTAINED THROUGH THE INTERNET AT WWW.DFWSTORMWATER.COM/RUNOFF.HTML.

**LEGEND**

- 620--- Existing Contour
- 20--- Proposed Contour
- >--- Flow Arrow
- Existing Curb
- Proposed Curb
- XXXXXX Existing Storm Sewer Line
- ==== Proposed Storm Sewer Line
- Silt Fence/Inlet Protection
- Construction Entrance



**AS-BUILT**  
**NOVEMBER 4, 2004**

**NOTE:**  
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

**BENCHMARK:**  
 "D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.  
 ELEVATION : 616.41

**EROSION CONTROL PLAN**  
**PARKVIEW AT ADDISON CIRCLE**  
**TOWN OF ADDISON, TEXAS**  
**DALLAS COUNTY**

**BROCKETTE · DAVIS · DRAKE, inc.**  
**consulting engineers**  
 Civil & Structural Engineering Surveying  
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
 (214) 824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C26

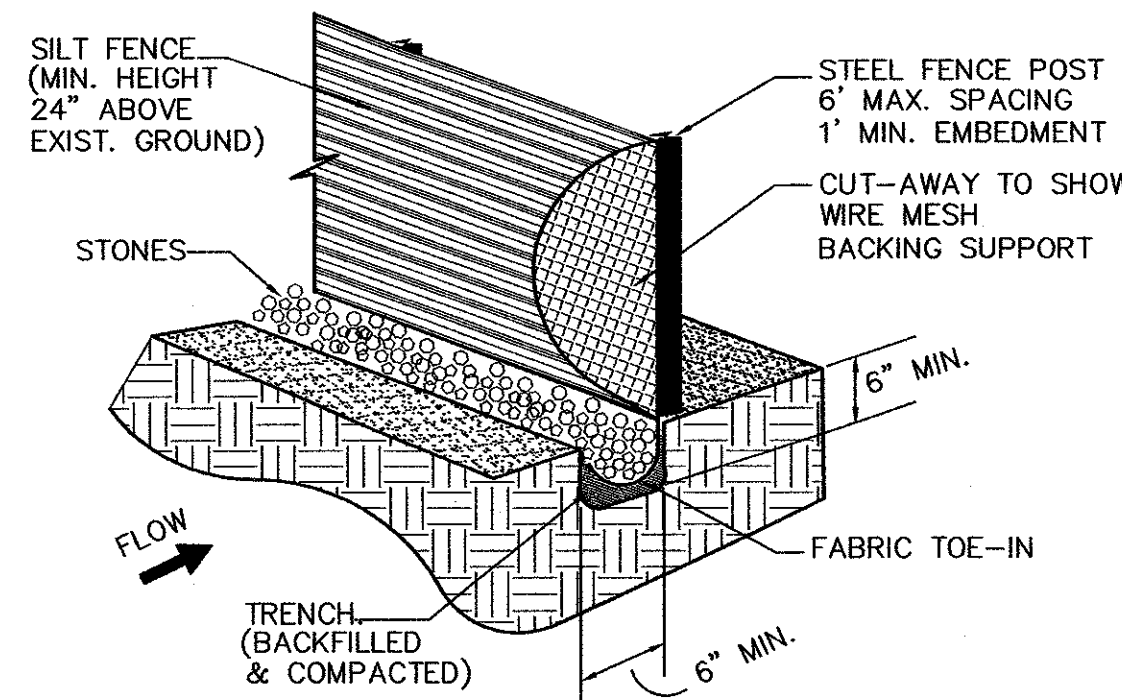
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C03393 PLANS CD 26-ERC-P4

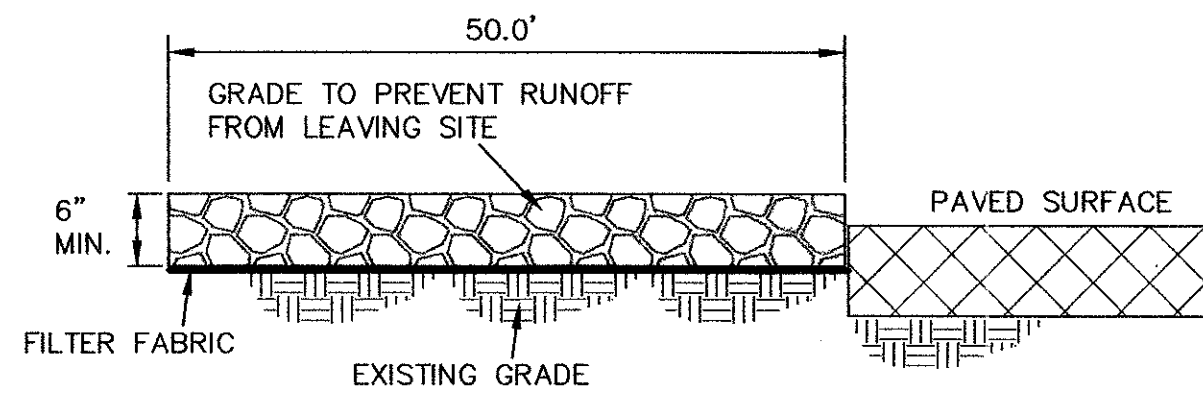


**CONSTRUCTION NOTES – SILT FENCE**

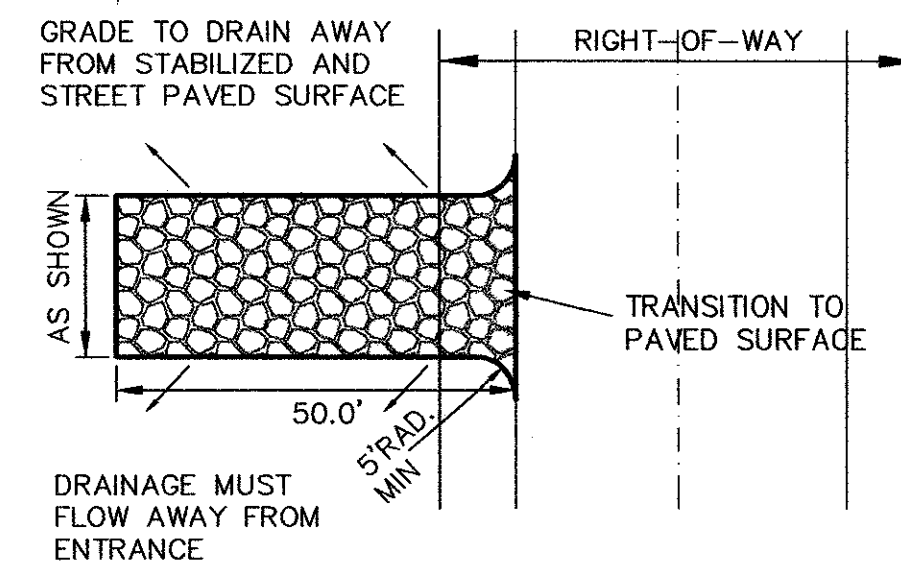
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



**SILT FENCE DETAIL**  
NTS



**PROFILE VIEW**  
NTS



**PLAN VIEW**  
NTS

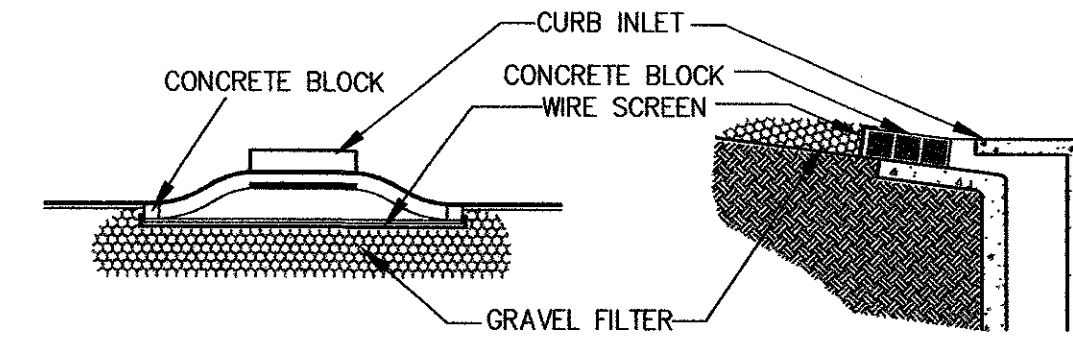
**CONSTRUCTION NOTES – STABILIZED CONSTRUCTION ENTRANCE**

1. STONE SHALL BE 5 TO 8 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
3. THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
4. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

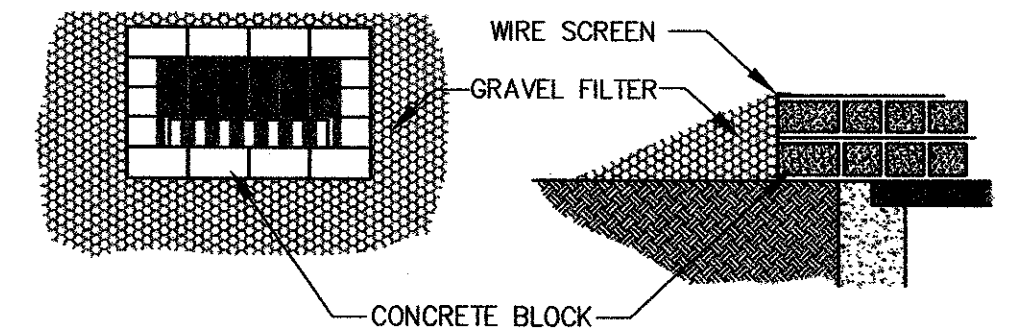
**STABILIZED CONSTRUCTION ENTRANCE**  
NTS

**CONSTRUCTION NOTES – INLET PROTECTION**

1. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION OR POLLUTION DEVICES AS REQUIRED DURING THE CONSTRUCTION PHASE IN ORDER TO COMPLETELY CONFORM TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ALL OTHER AGENCIES HAVING JURISDICTION.
2. CONTRACTOR AND OWNER SHALL FILE N.O.I. PER EPA REQUIREMENTS.



**CURB INLET PROTECTION**  
NTS

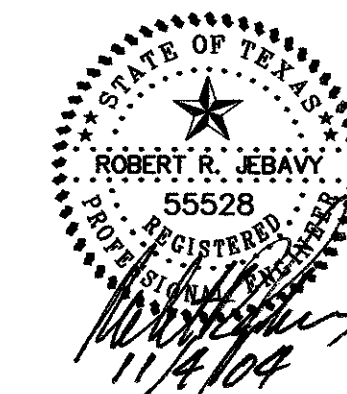


**GRATE INLET PROTECTION**  
NTS

BLOCK AND GRAVEL PROTECTION  
CONCRETE BLOCKS ARE TO BE PLACED ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH ENDS ABUTTING. OPENING IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD. WIRE MESH SHALL THEN BE PLACED OVER THE OUTSIDE FACE OF THE BLOCKS COVERING THE HOLES. FILTER STONE SHALL THEN BE PILED AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS WITH THE BASE OF THE STONE BEING A MINIMUM OF 18 INCHES FROM THE BLOCKS. PERIODICALLY, WHEN THE STONE FILTER BECOMES CLOGGED, THE STONE MUST BE REMOVED AND CLEANED IN A PROPER MANNER OR REPLACED WITH NEW STONE AND PILED BACK AGAINST THE WIRE MESH.

**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.



**EROSION CONTROL DETAILS**

PARKVIEW AT ADDISON CIRCLE

TOWN OF ADDISON, TEXAS

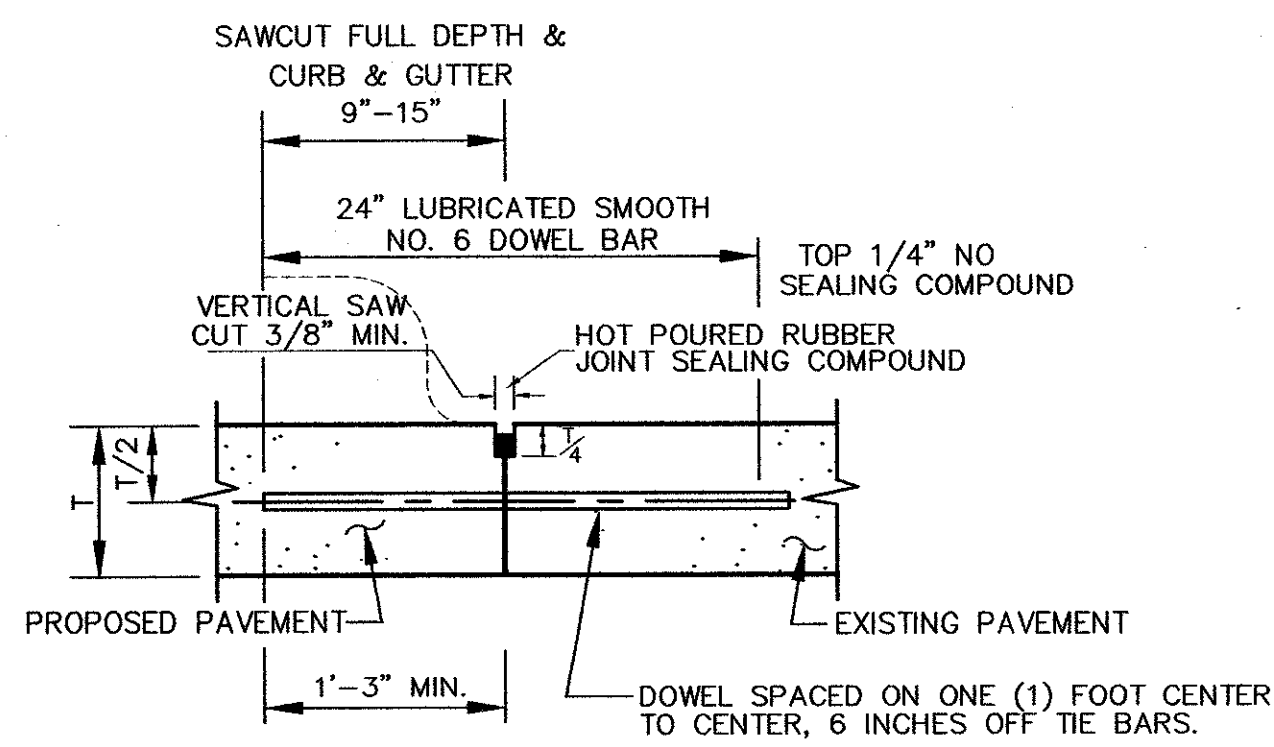
DALLAS COUNTY

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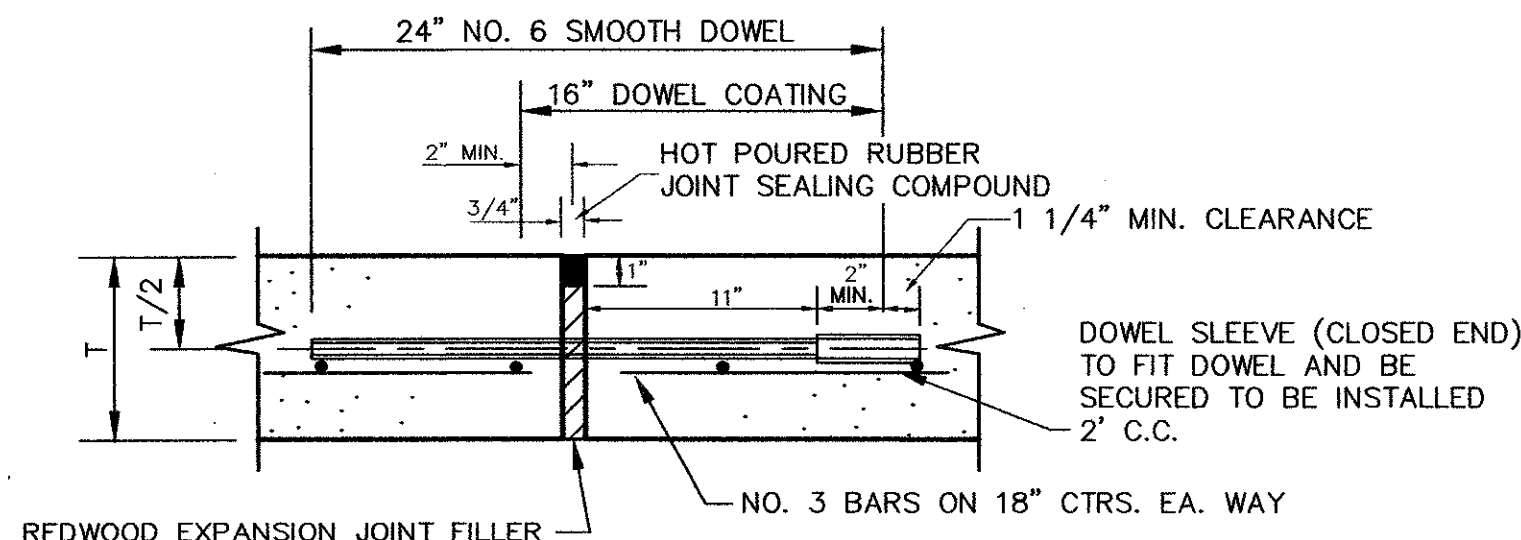
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS NOTED	BDD	C03393	C27



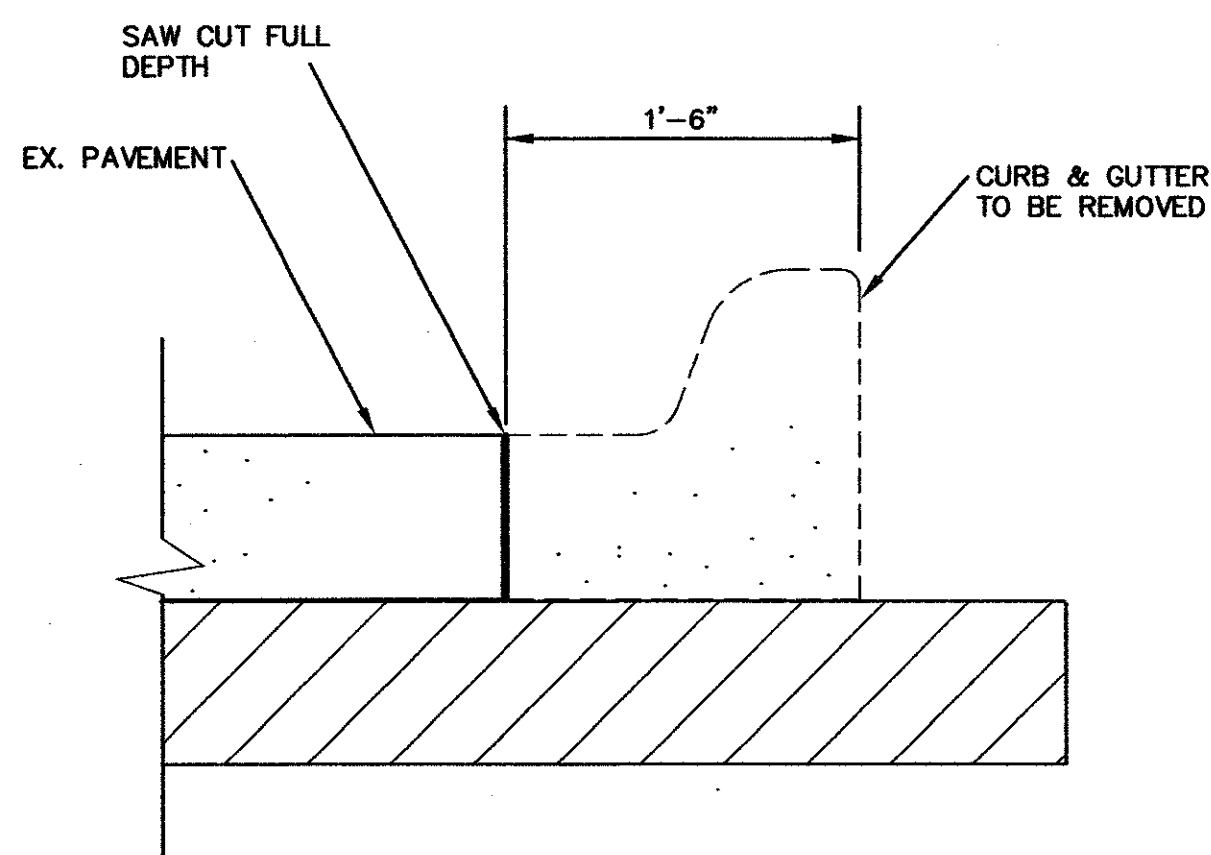


**LONGITUDINAL BUTT JOINT**  
N.T.S.

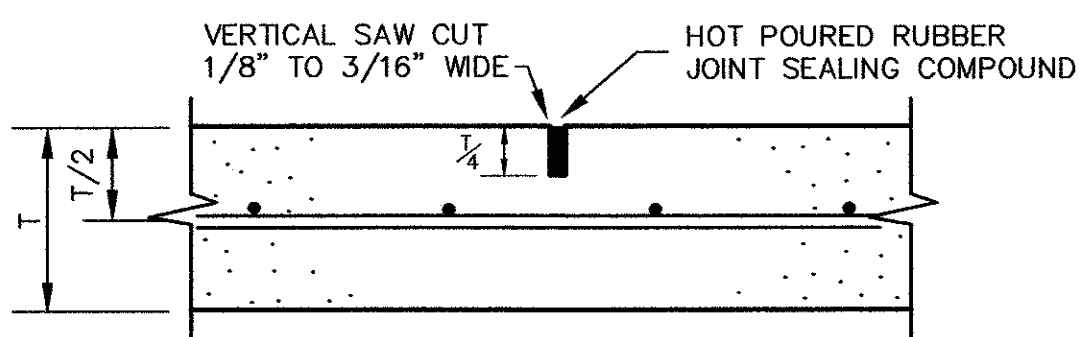
- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
  2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
  3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
  4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



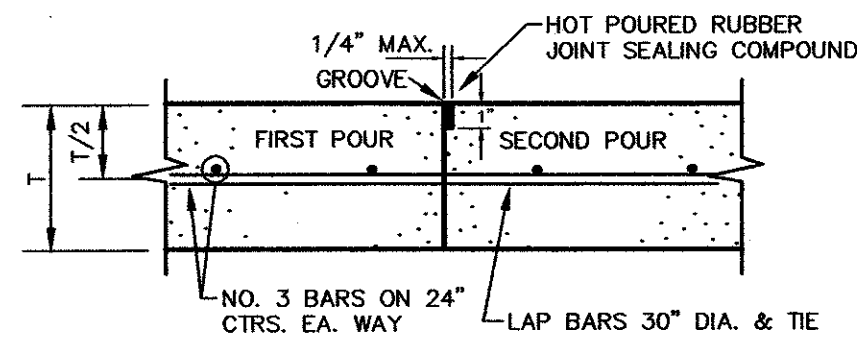
**EXPANSION JOINT**  
N.T.S.



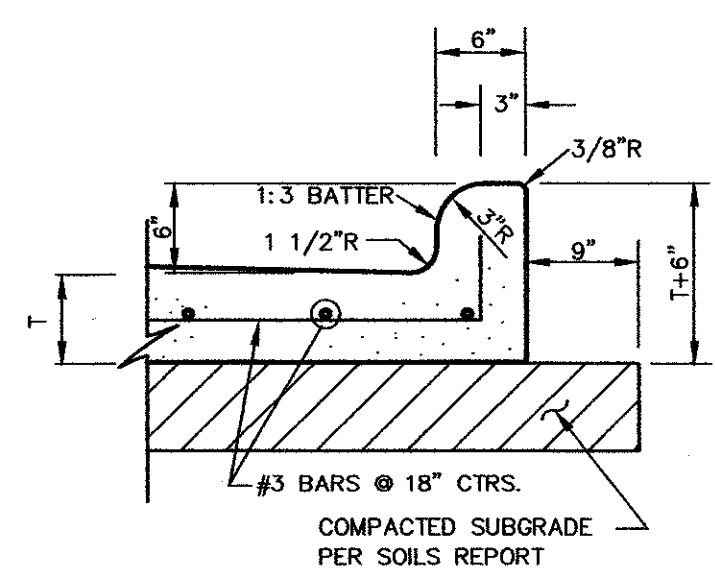
**TYPICAL SAWCUT SECTION**  
NOT TO SCALE



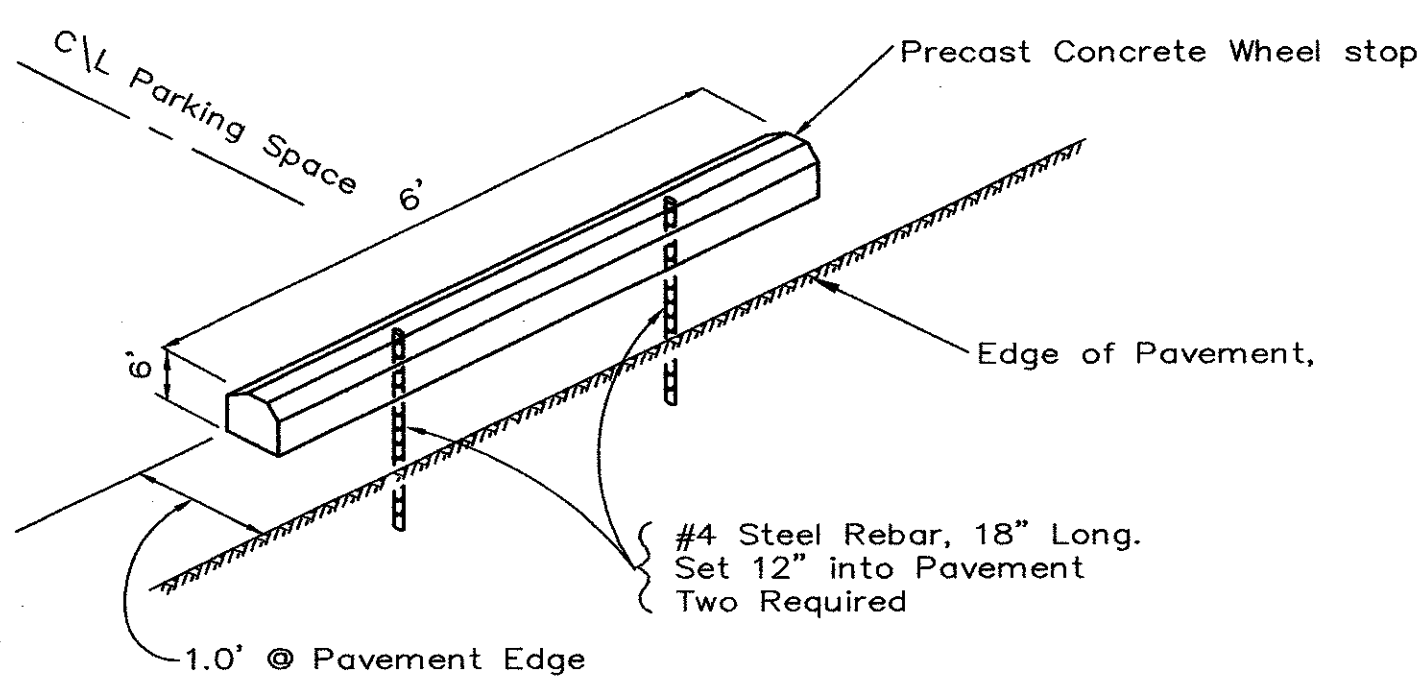
**SAWED DUMMY (CONTROL) JOINT**  
N.T.S.



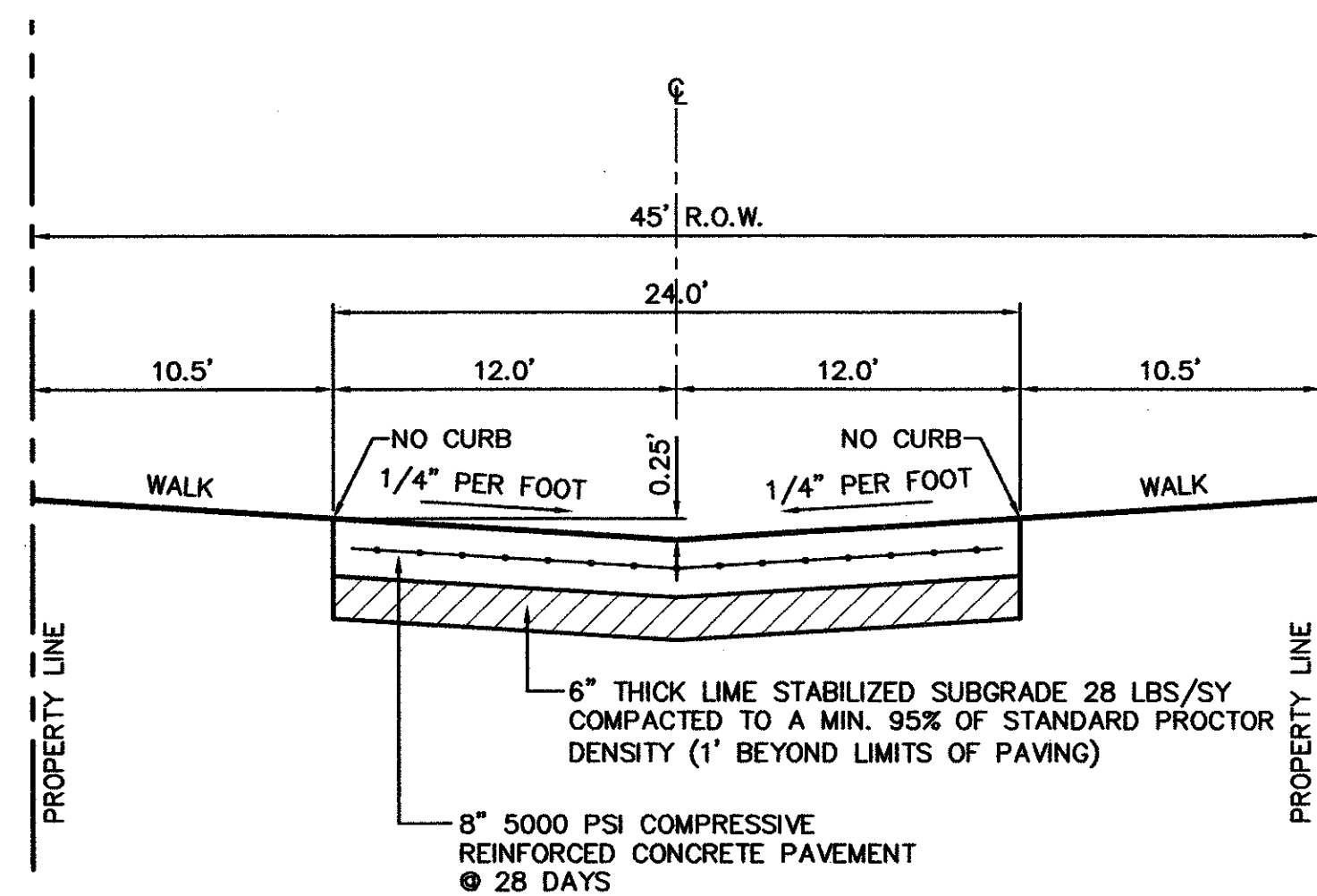
**CONSTRUCTION JOINT**  
N.T.S.



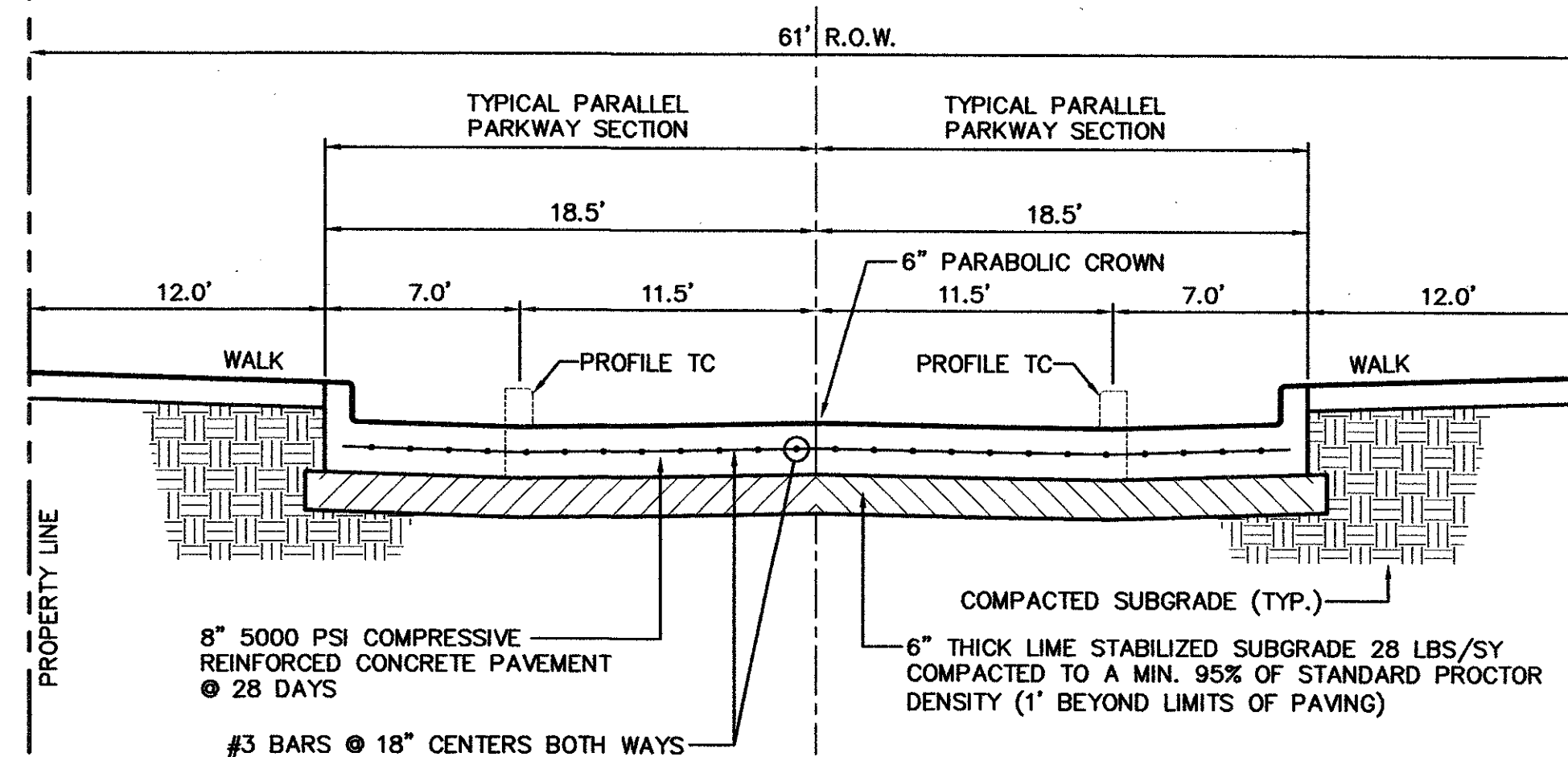
**TYPICAL CURB DETAIL**  
N.T.S.



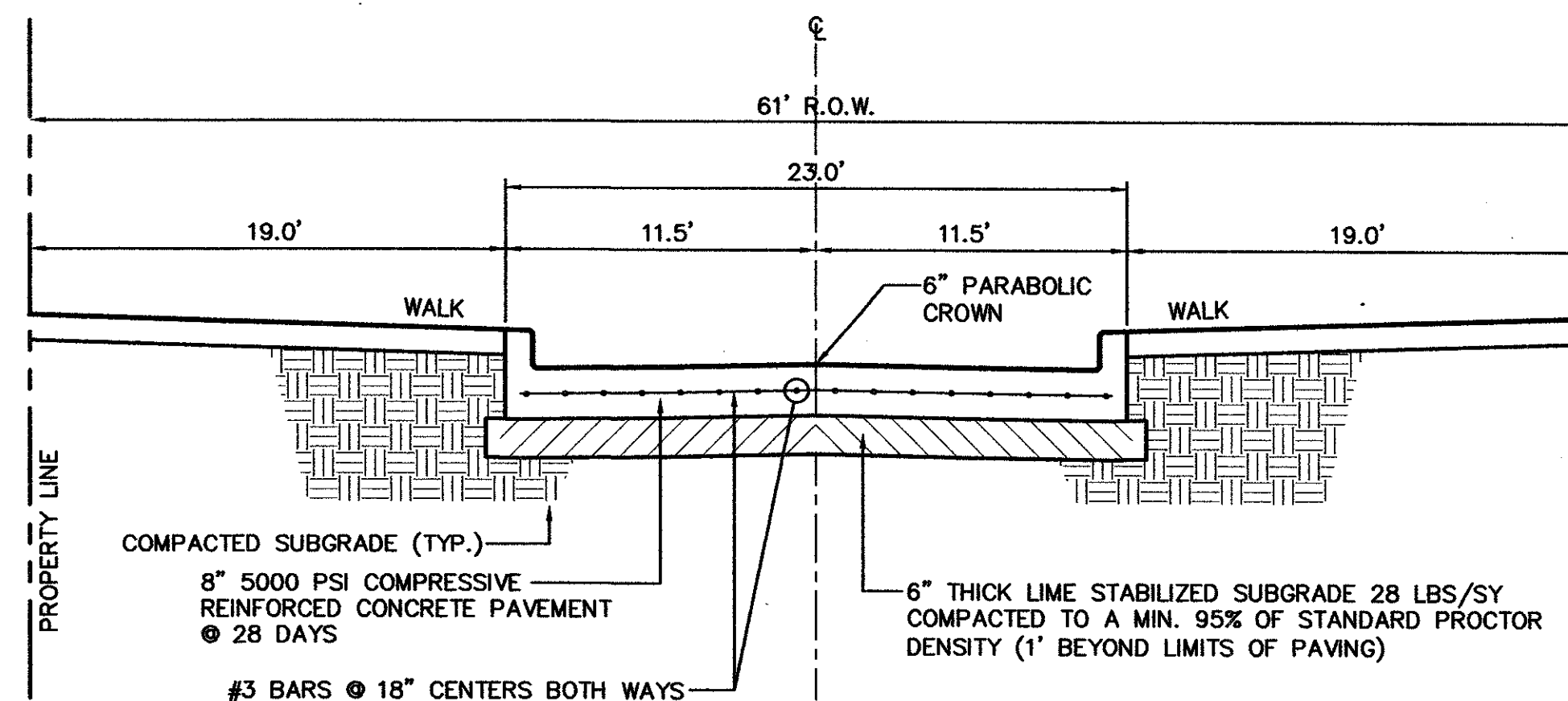
**WHEEL STOP DETAIL**  
N.T.S.



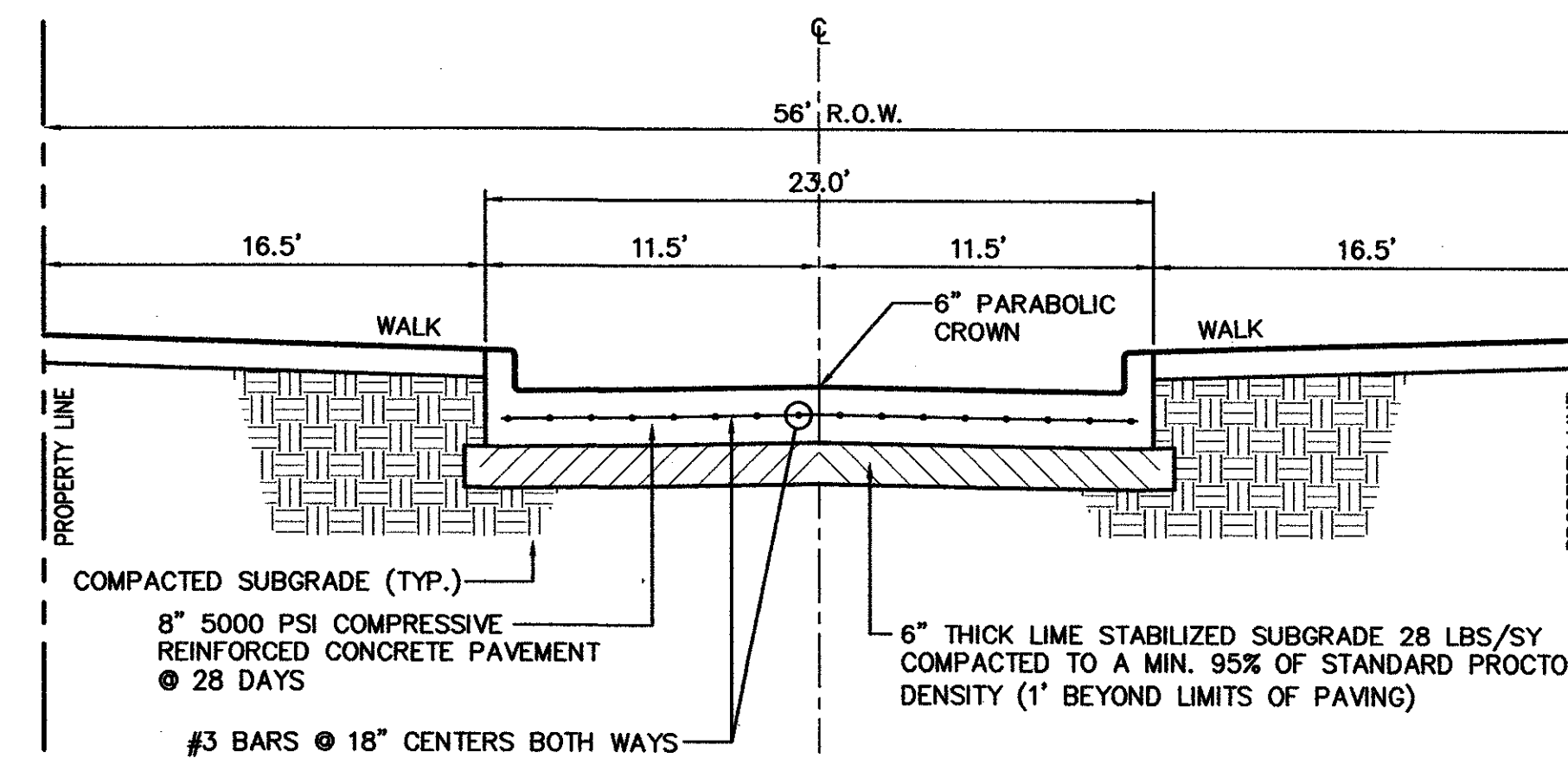
**TYPICAL SECTION OF MEWS STREETS**  
NOT TO SCALE



**2 LANES UNDIVIDED (CALLOWAY STREET)**  
NOT TO SCALE



**2 LANES UNDIVIDED (PARKVIEW STREET - EAST)**  
NOT TO SCALE

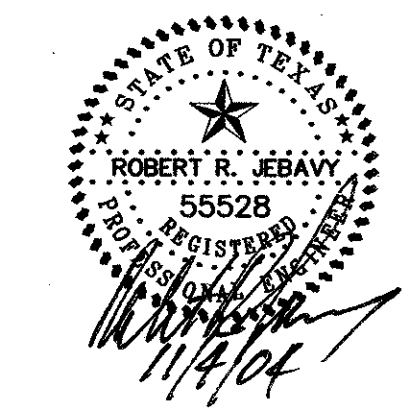


**2 LANES UNDIVIDED (PARKVIEW STREET - WEST)**  
NOT TO SCALE

**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE MAXIMUM 2% CROSS SLOPES AND MAXIMUM 5% LONGITUDINAL SLOPE.

**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

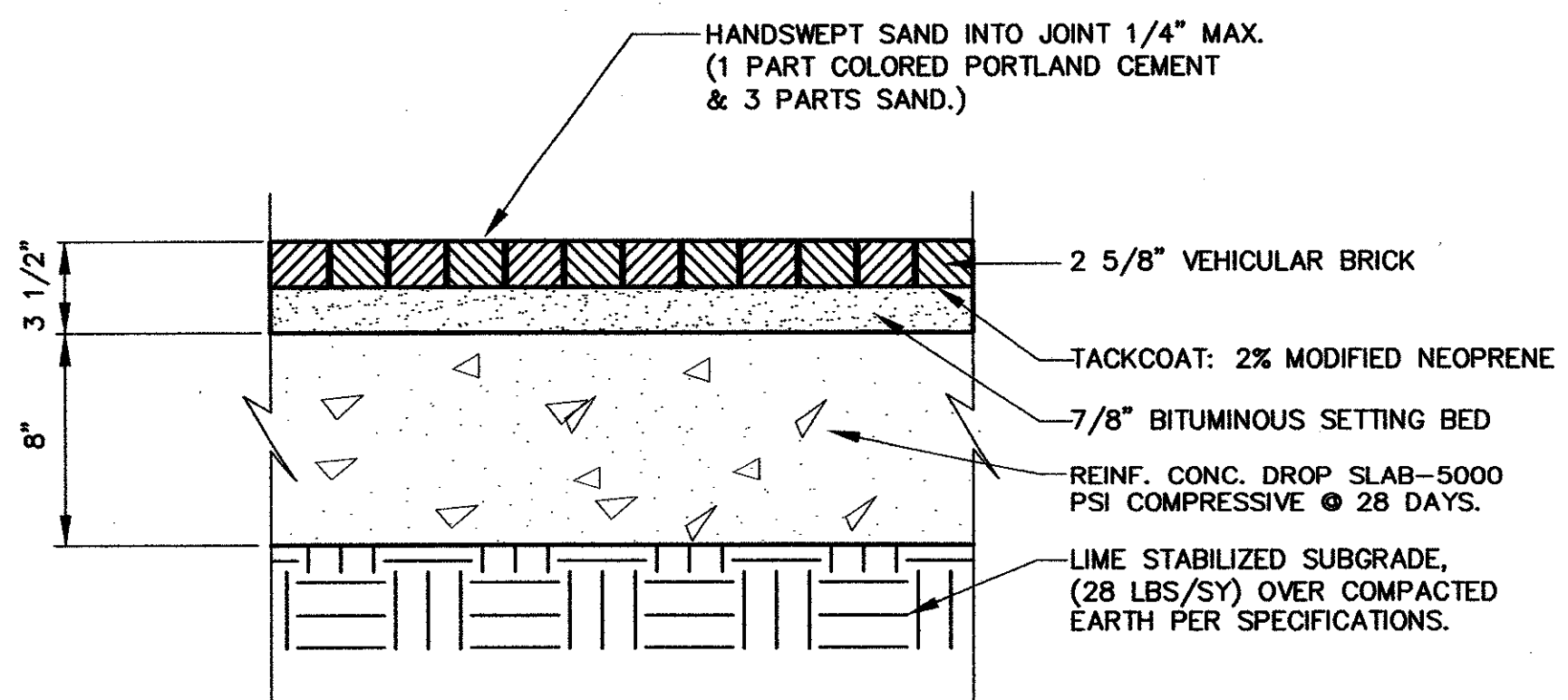


PAVING DETAILS						
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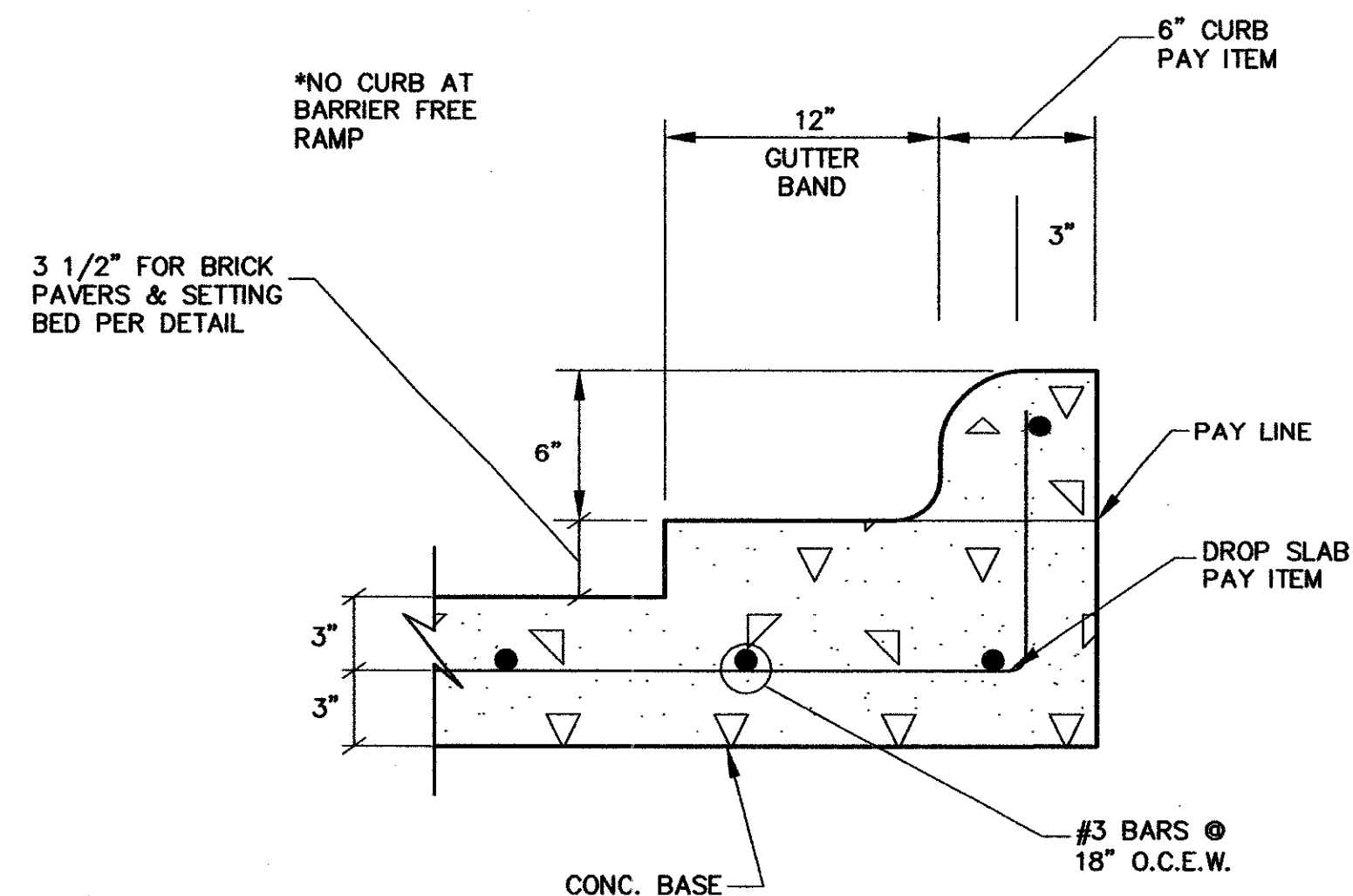
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C03393 PLANS C028-PAV-DETS-PAVING

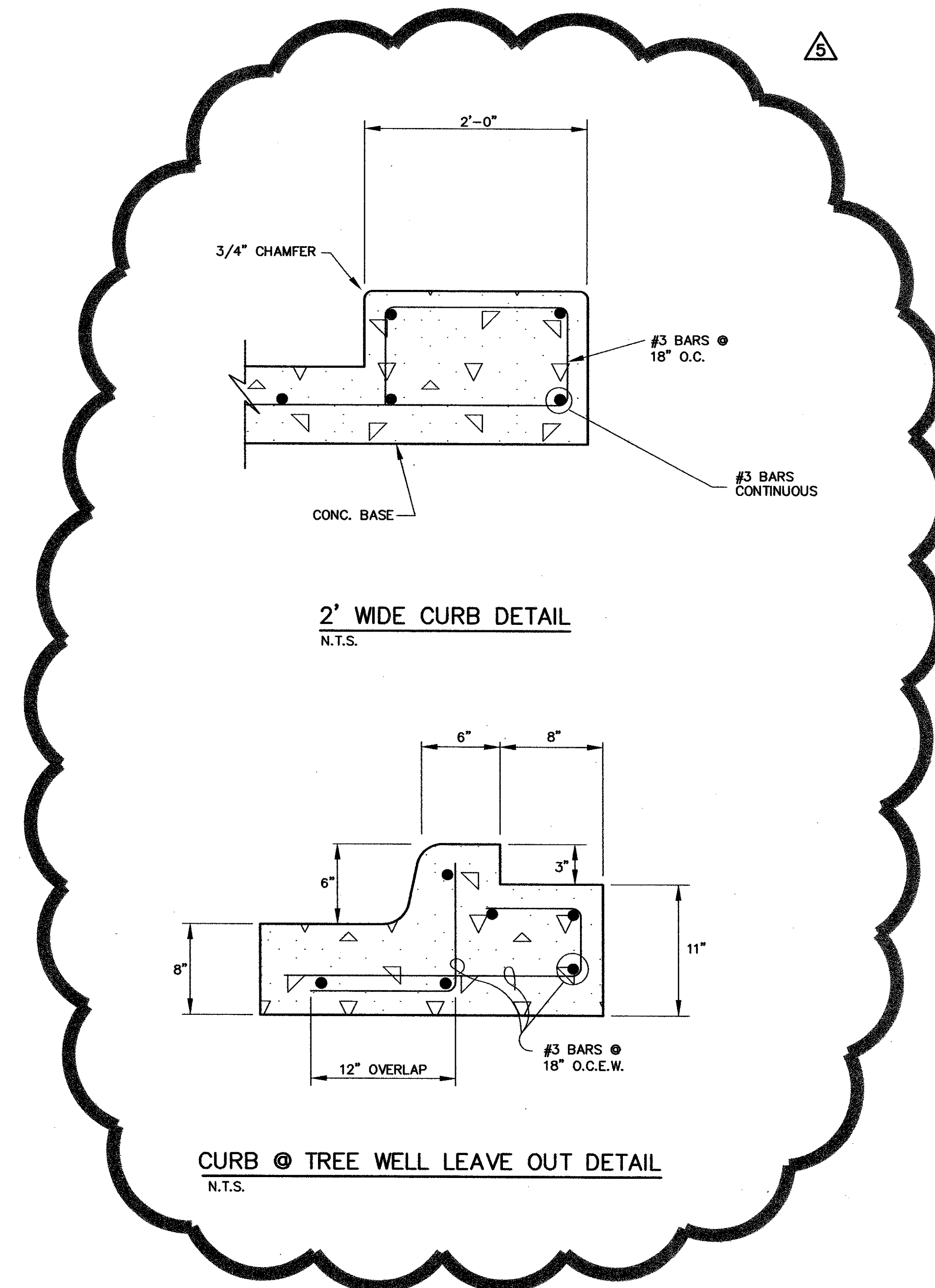




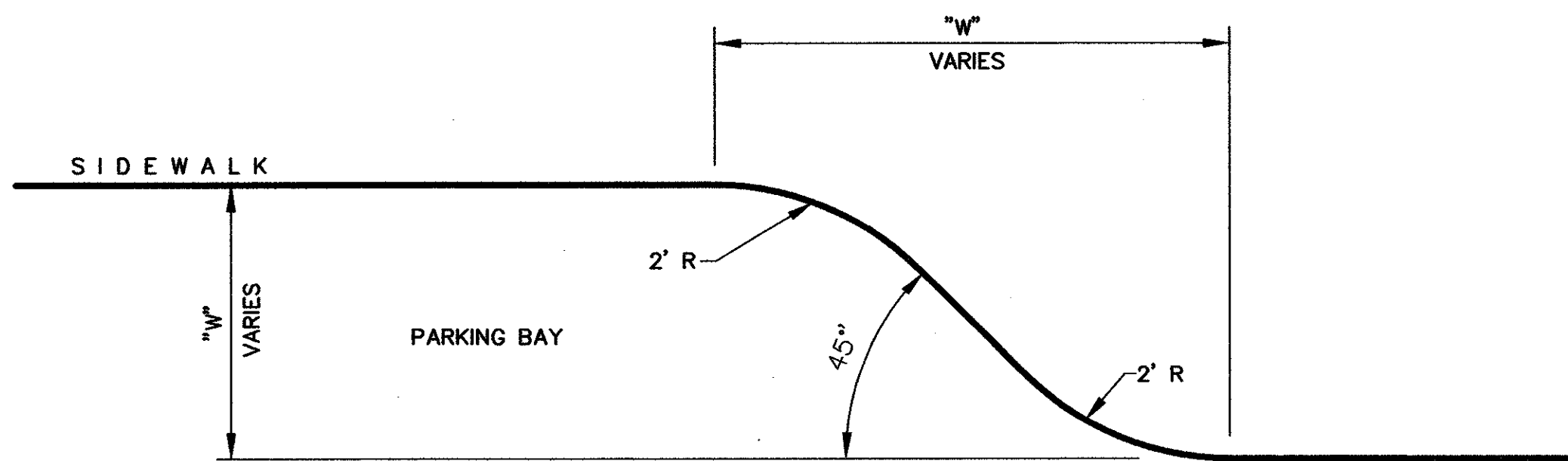
**VEHICULAR BRICK INSTALLATION  
IN VEHICULAR AREAS**



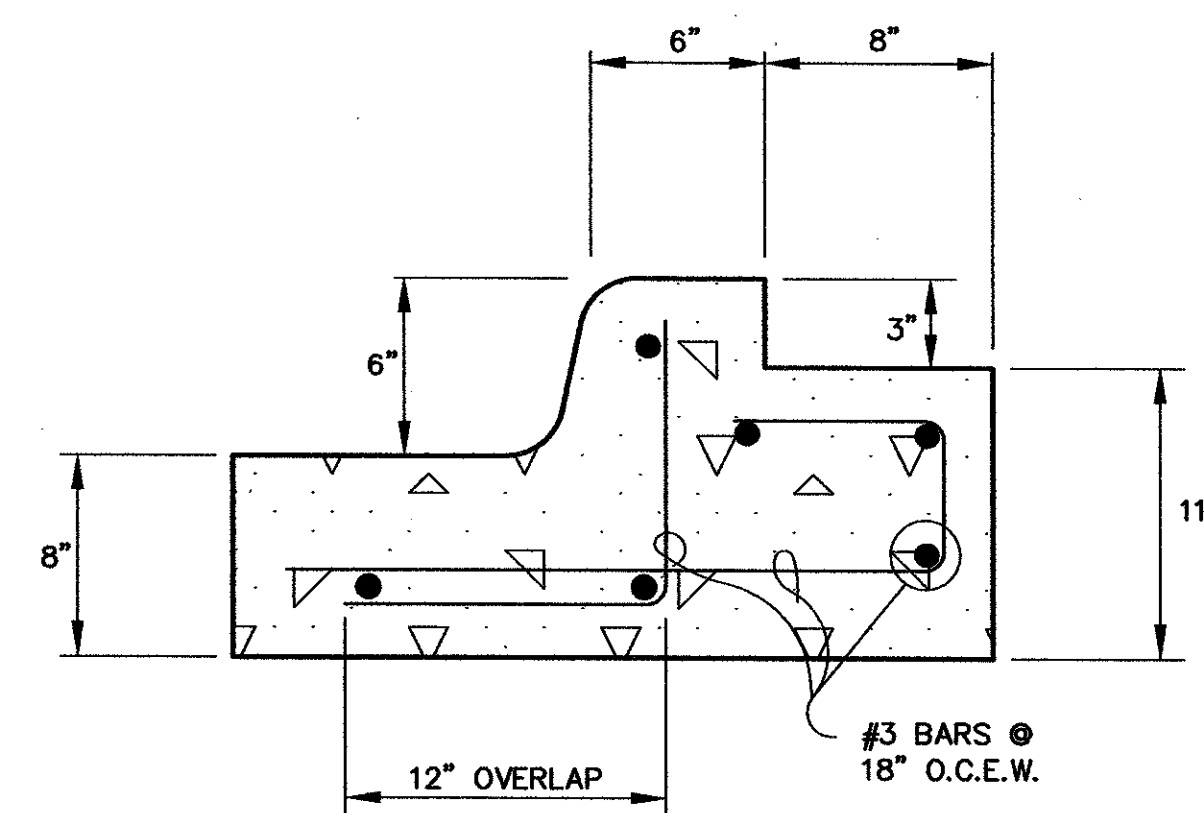
**SECTION THRU CURB AT DROP SLAB**  
N.T.S.



**2' WIDE CURB DETAIL**  
N.T.S.



**PARKING TRANSITION DETAIL**  
N.T.S.



**CURB @ TREE WELL LEAVE OUT DETAIL**  
N.T.S.

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NOVEMBER 4, 2004

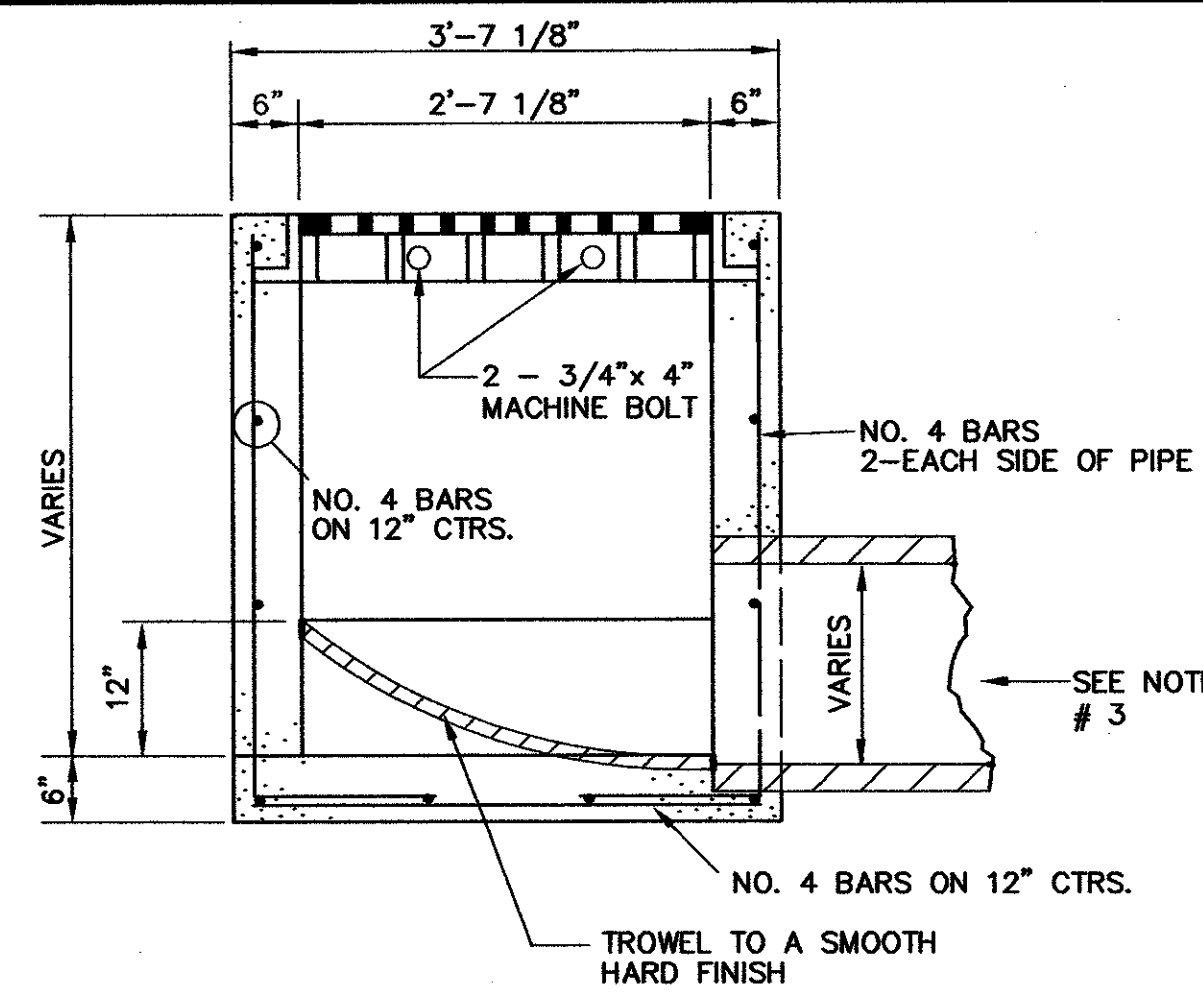
NOTE:  
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TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.

ROBERT R. JERAVY  
5552B  
REGISTERED PROFESSIONAL ENGINEER  
NOVEMBER 11, 1978  
11/4/04

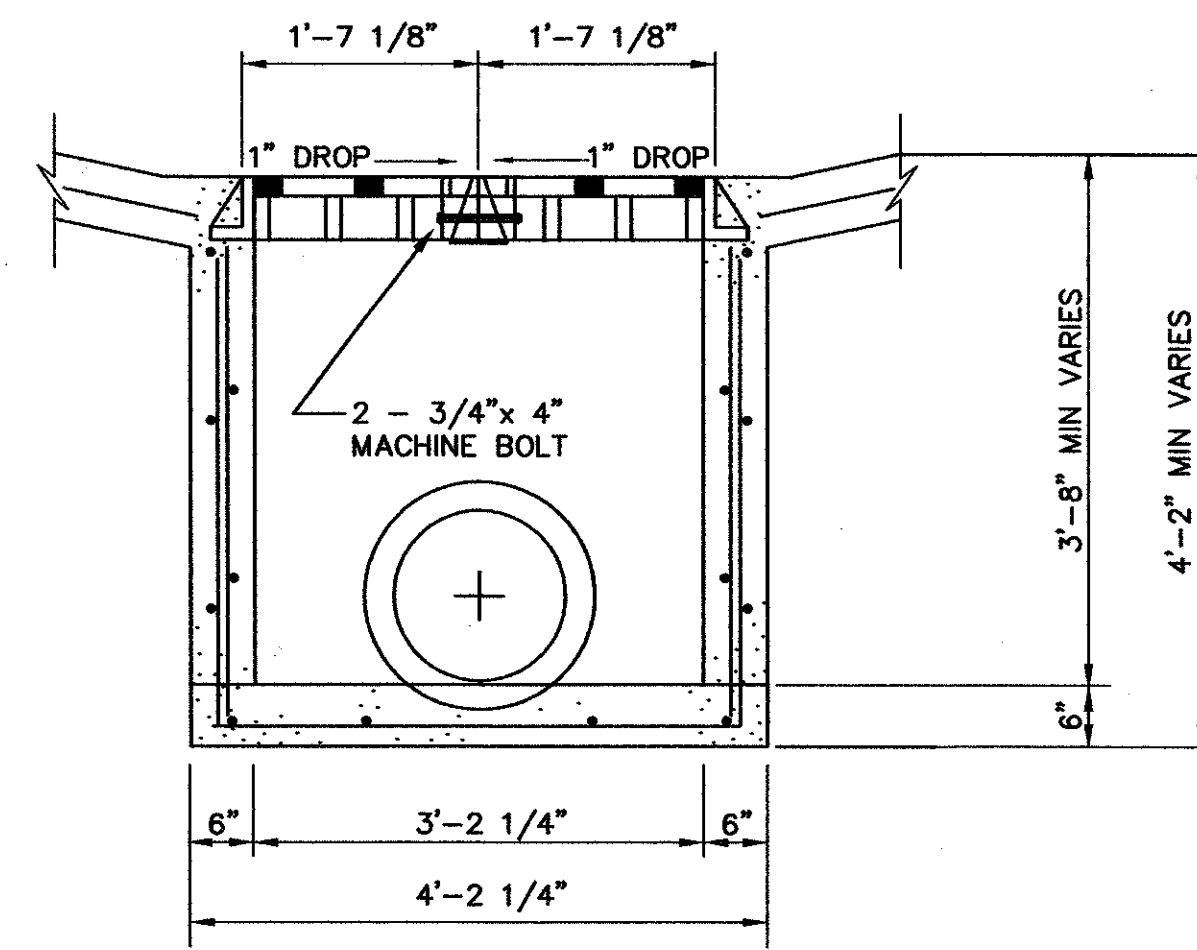
**NOTE:**  
ALL ADA ACCESSIBLE ROUTES SHALL HAVE  
MAXIMUM 2% CROSS SLOPES AND MAXIMUM  
5% LONGITUDINAL SLOPE.

<b>PAVING DETAILS</b>						
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TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
<b>BROCKETTE · DAVIS · DRAKE , inc.</b> consulting engineers Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C29

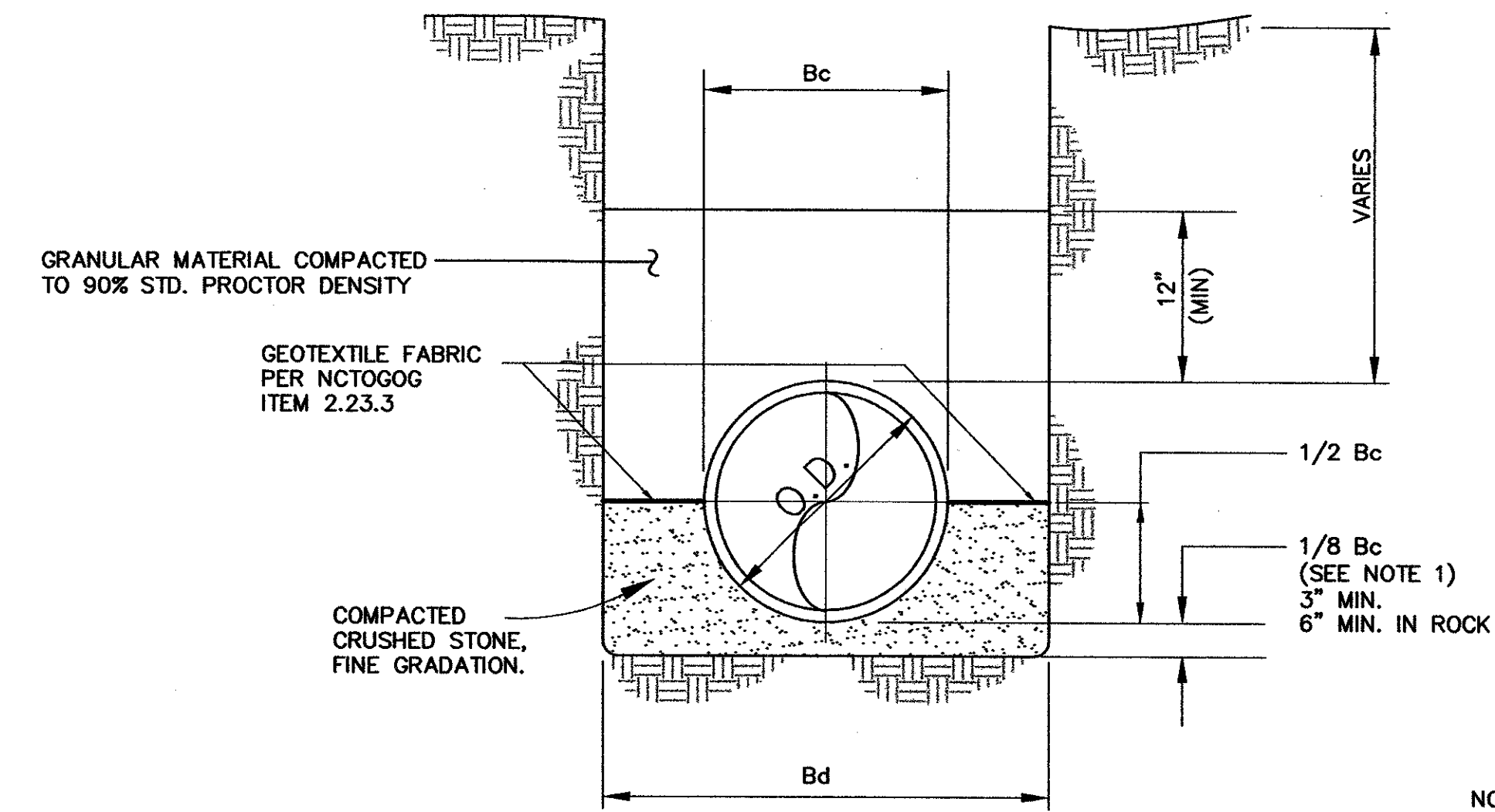




SEC. B-B



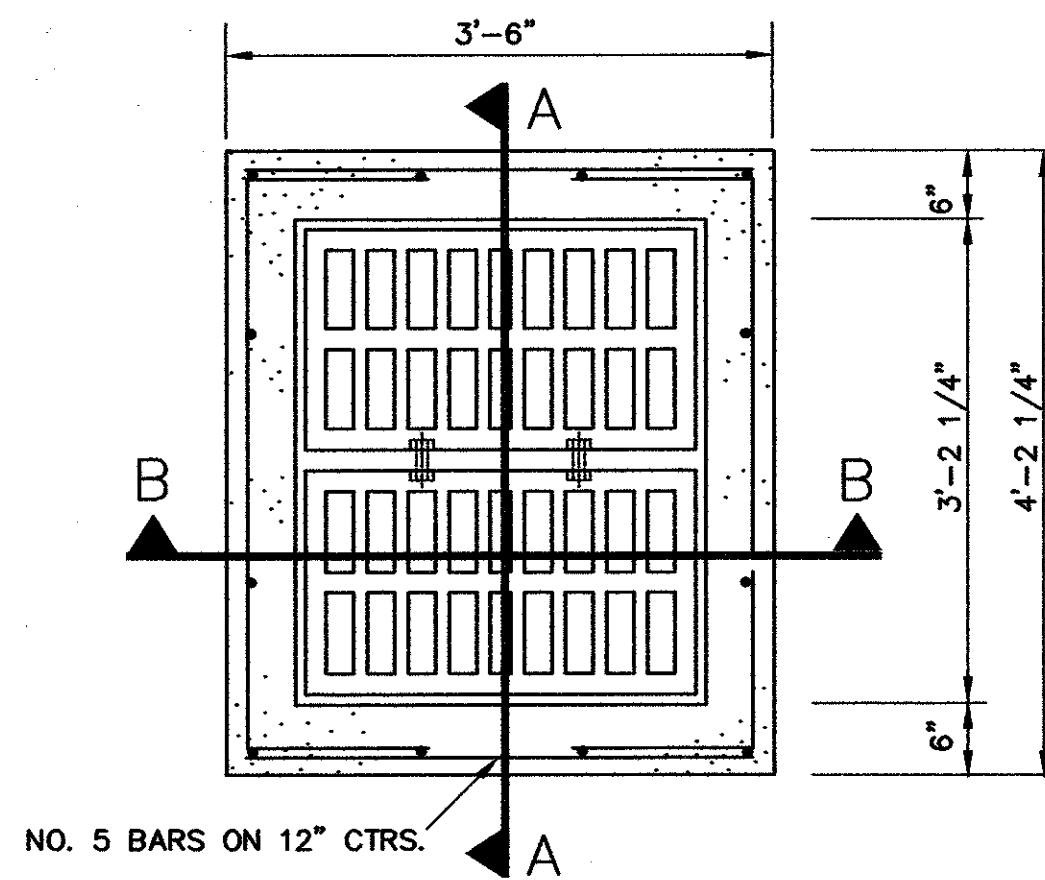
SEC. A-A



CLASS "B+" EMBEDMENT  
FOR PVC WATER/SEWER  
NTS

NOTES:

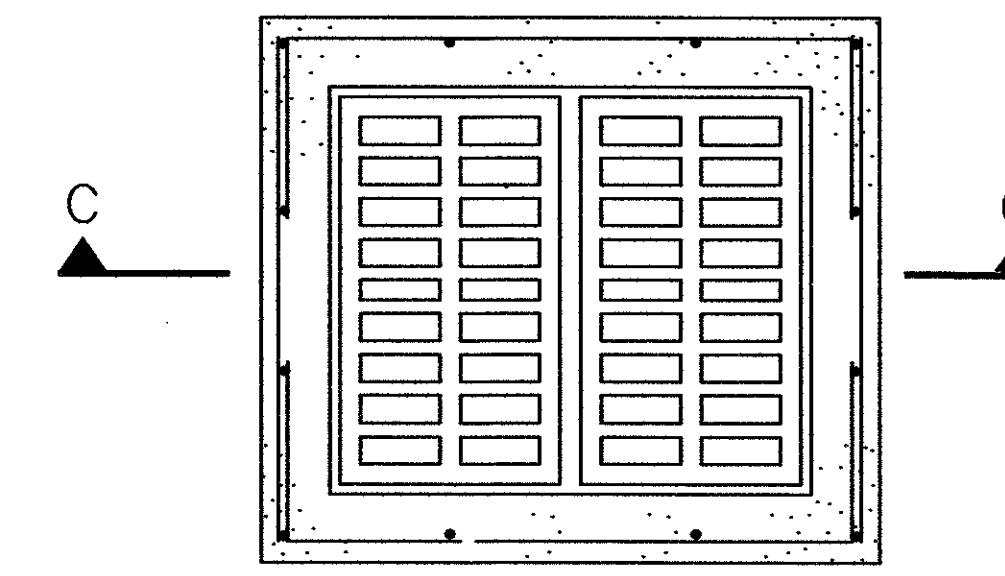
1. FOR MAINS 42" DIA. & LARGER, 1/8 Bc SHALL BE TAKEN AS 6"
2. Bc = OUTSIDE DIA. OF PIPE
3. Bd = TRENCH WIDTH



TWO GRATE INLET PLAN  
N.T.S.

NOTES

1. ALL LAPS AND EXTENSIONS OF REINFORCING BARS SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
2. TACK WELD GRATES IN PLACE OR USE GRATE LOCK.
3. PIPE MAY BE PLACED IN ANY WALL, BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
4. CONCRETE TO BE MINIMUM OF 4200 PSI.



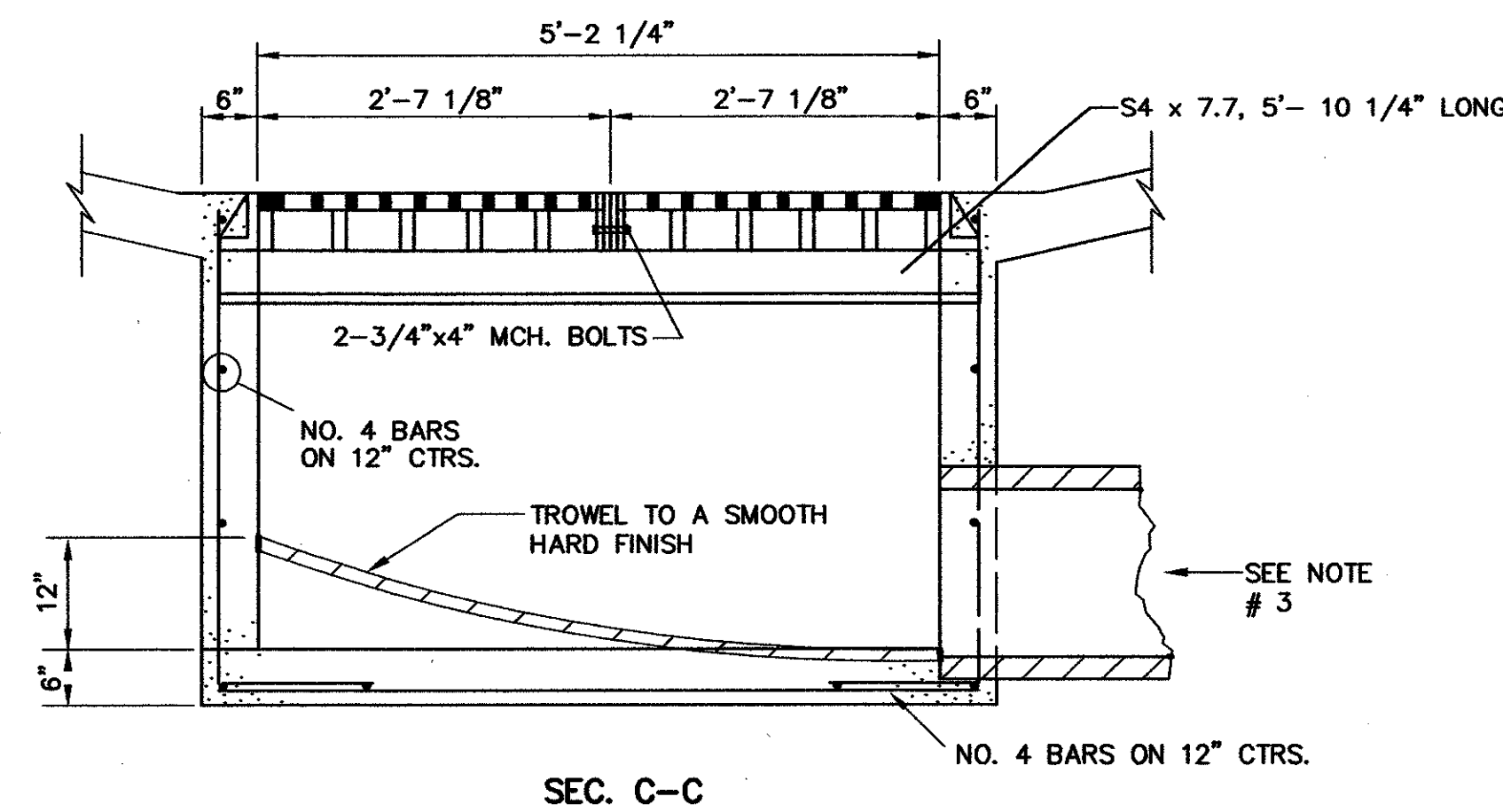
PLAN



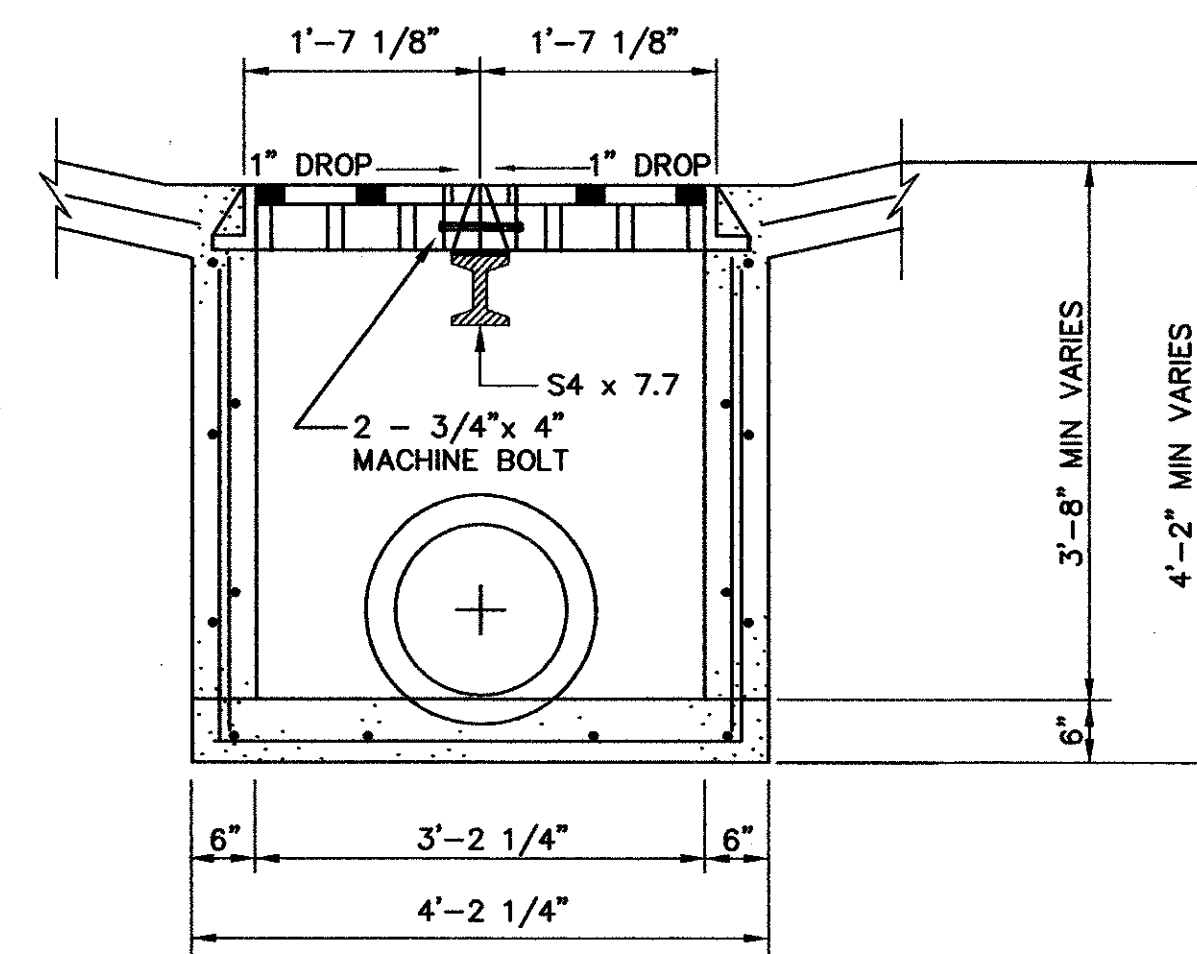
SEC. C-C

NOTE:  
GRATE AND FRAME SHALL BE PATTERN NO. 814 AS MANUFACTURED BY BASS & HAYES FOUNDRY OR APPROVED EQUAL.

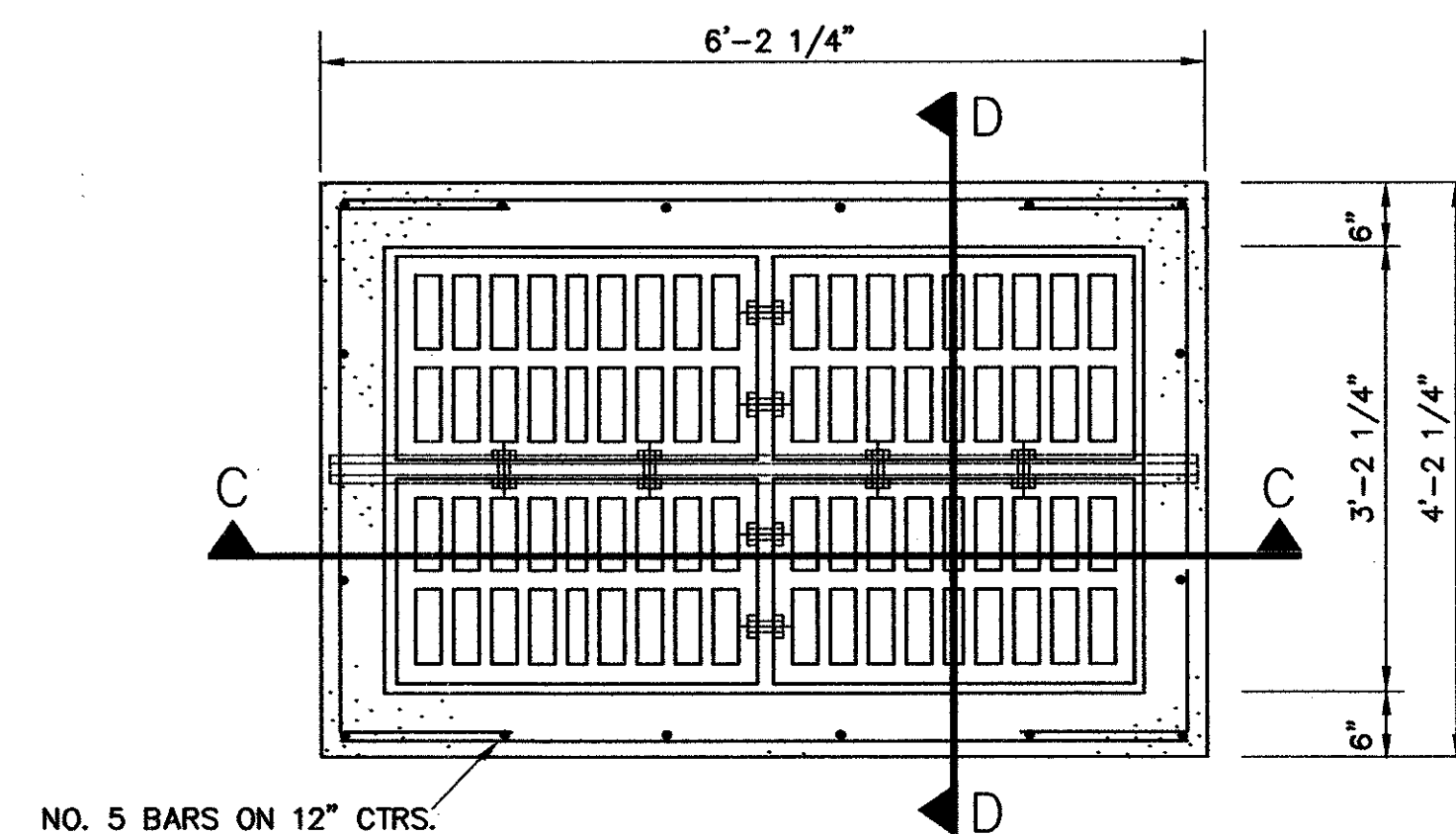
GRATE DETAILS  
N.T.S.



SEC. C-C



SEC. D-D



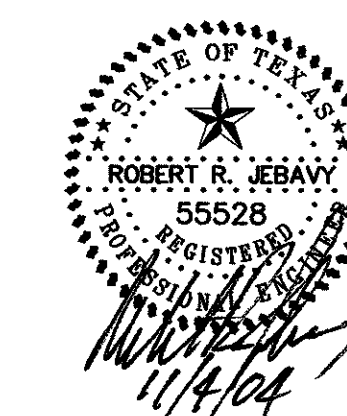
FOUR GRATE INLET PLAN  
N.T.S.

NOTES

1. ALL LAPS AND EXTENSIONS OF REINFORCING BARS SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
2. TACK WELD GRATES IN PLACE OR USE GRATE LOCK.
3. PIPE MAY BE PLACED IN ANY WALL, BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
4. CONCRETE TO BE MINIMUM OF 4200 PSI.

AS-BUILT  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



DRAINAGE DETAILS  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

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C:\30-GRAN-DET-P12016

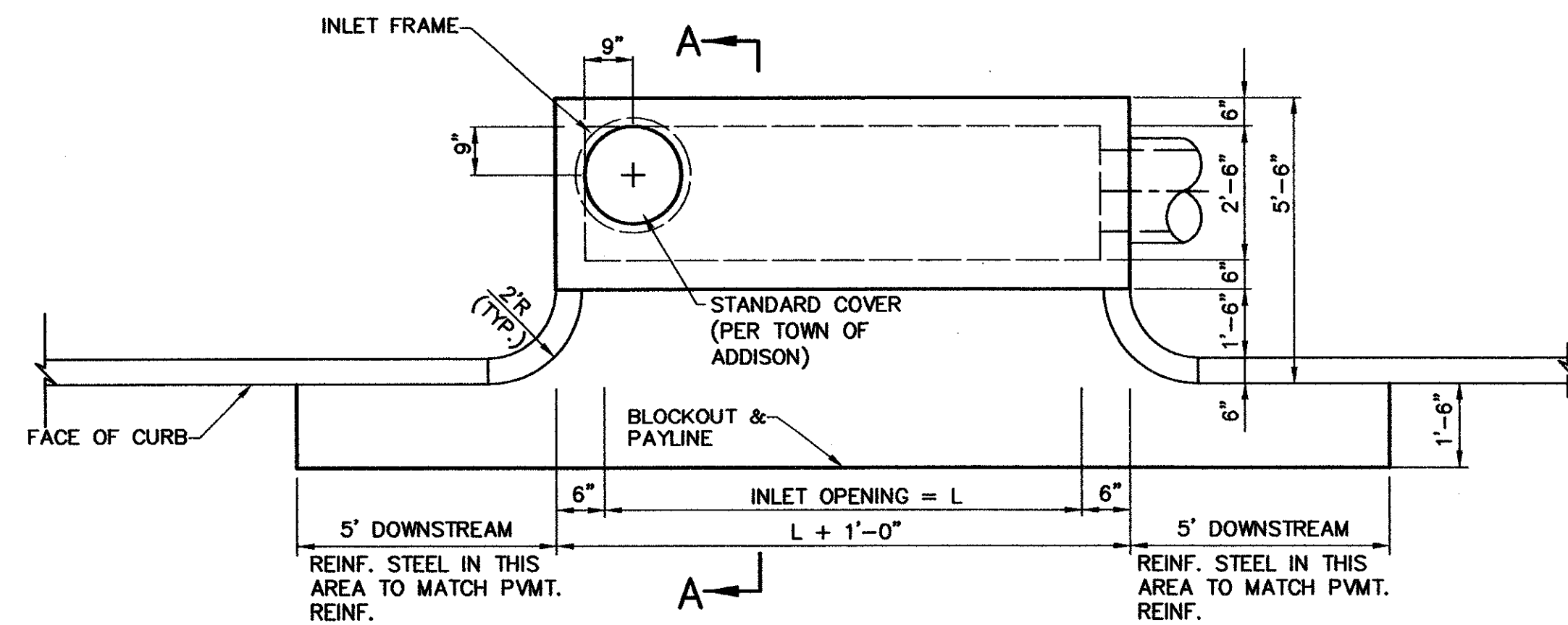


**REINFORCING STEEL SCHEDULE**

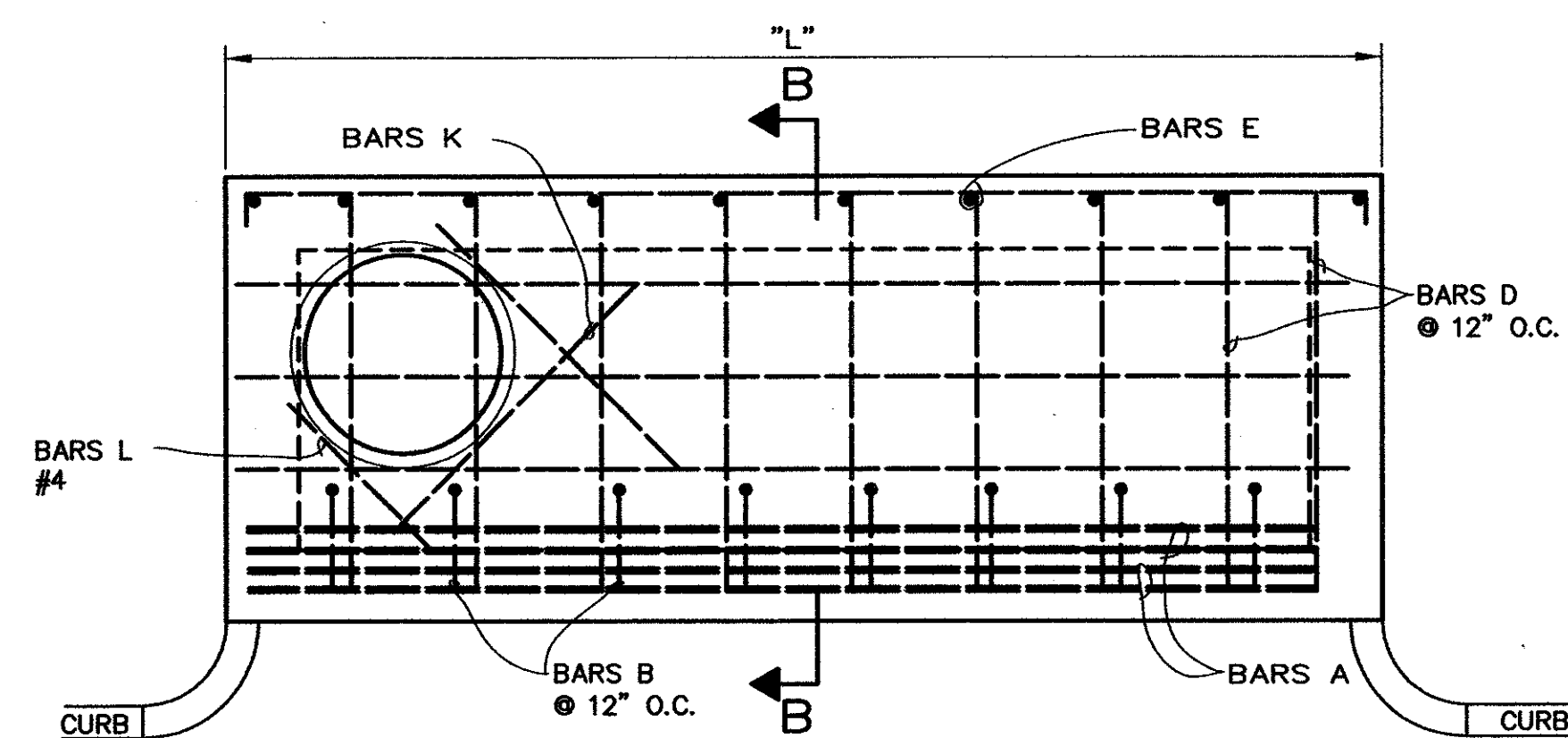
DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8")	NO. REQ'D.	BAR DIMENSIONS		
				A	B	C
6	A	3	8	6'-8"	0'-8 1/2"	
	B	3	5			
	C	5	3	4'-6"	0'-8 1/2"	
	D	3	10	0'-8"	2'-6"	1'-0"
	E	5	3	4'-3"	3'-2"	3'-9"
	F	4	3	5'-8"	0'-8 1/2"	
	G	3	5	2'-0"	1'-3"	
	H	4	15	6'-8"	0'-6"	
	I	4	5	4'-8"		
	J	3	15	3'-2"	3'-2"	3'-2"
10	K	3	2	2'-5"	0'-7"	
	L	4	1	3'-0"		
	M	4	1	3'-2"		
	A	3	8	10'-8"	0'-8 1/2"	
	B	3	9			
	C	5	16	7'-6"	0'-8 1/2"	
	D	3	18	0'-8"	2'-6"	1'-0"
	E	5	9	3'-9"	3'-2"	4'-3"
	F	4	3	9'-8"	0'-8 1/2"	
	G	3	9	2'-0"	1'-3"	
H	4	16	10'-8"	0'-6"		
I	4	12	4'-8"			
J	4	8	4'-8"	3'-2"	3'-2"	
K	3	2	2'-5"	0'-7"		
L	4	1	3'-0"			
M	4	8	3'-2"			

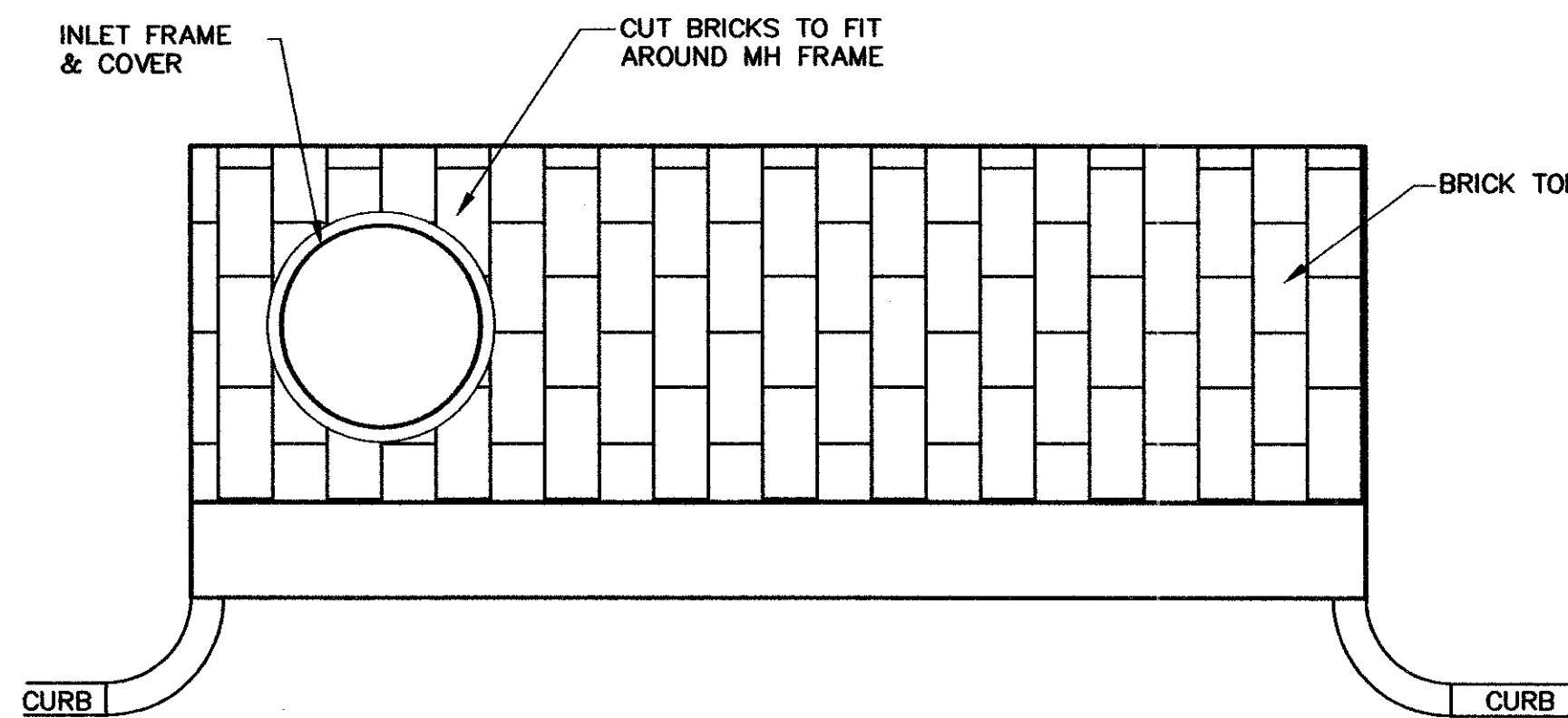
SEE DIAGRAM FOR DIMENSIONS



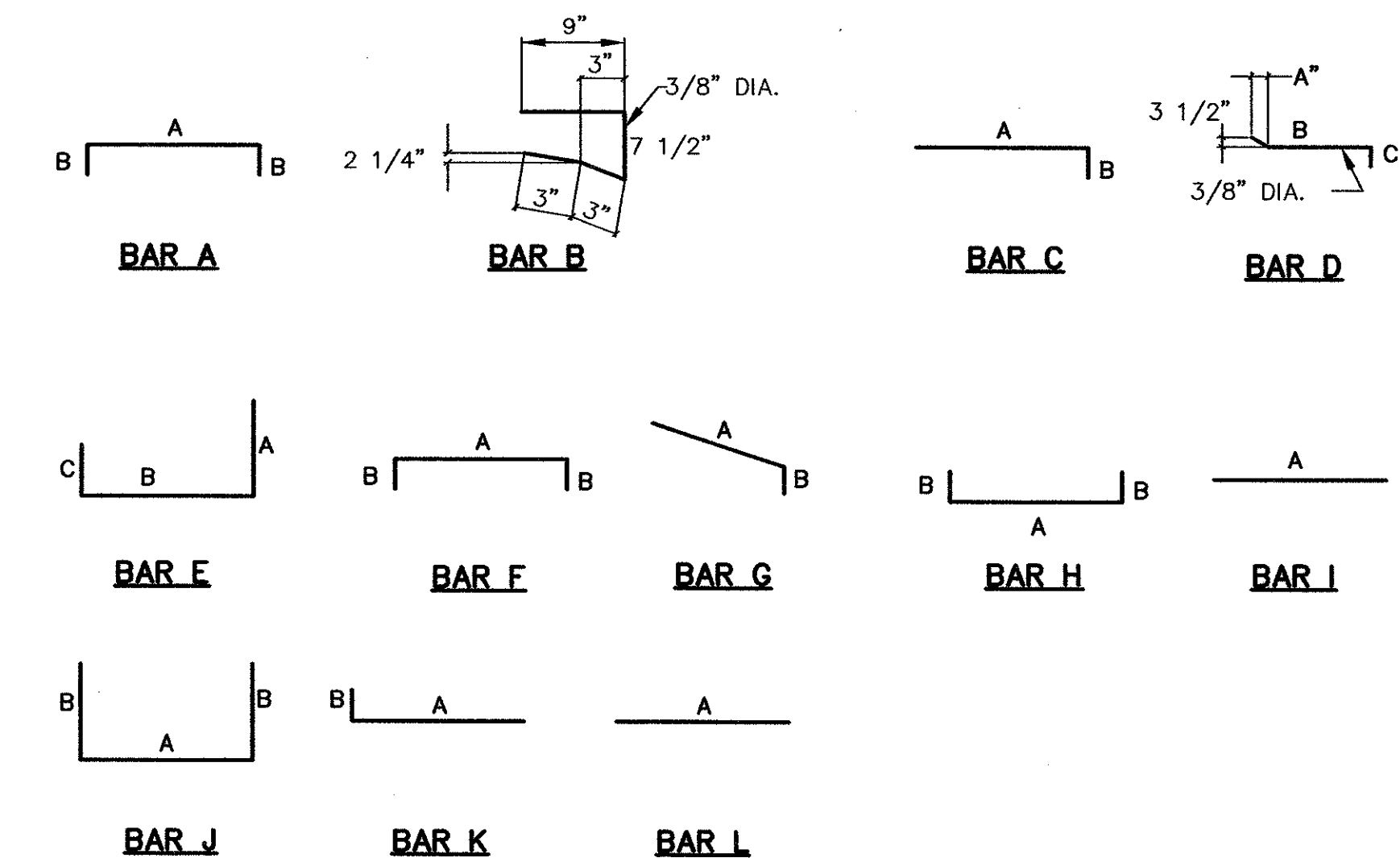
**PLAN - MODIFIED RECESSED INLET WITH BRICK TOP**  
NTS



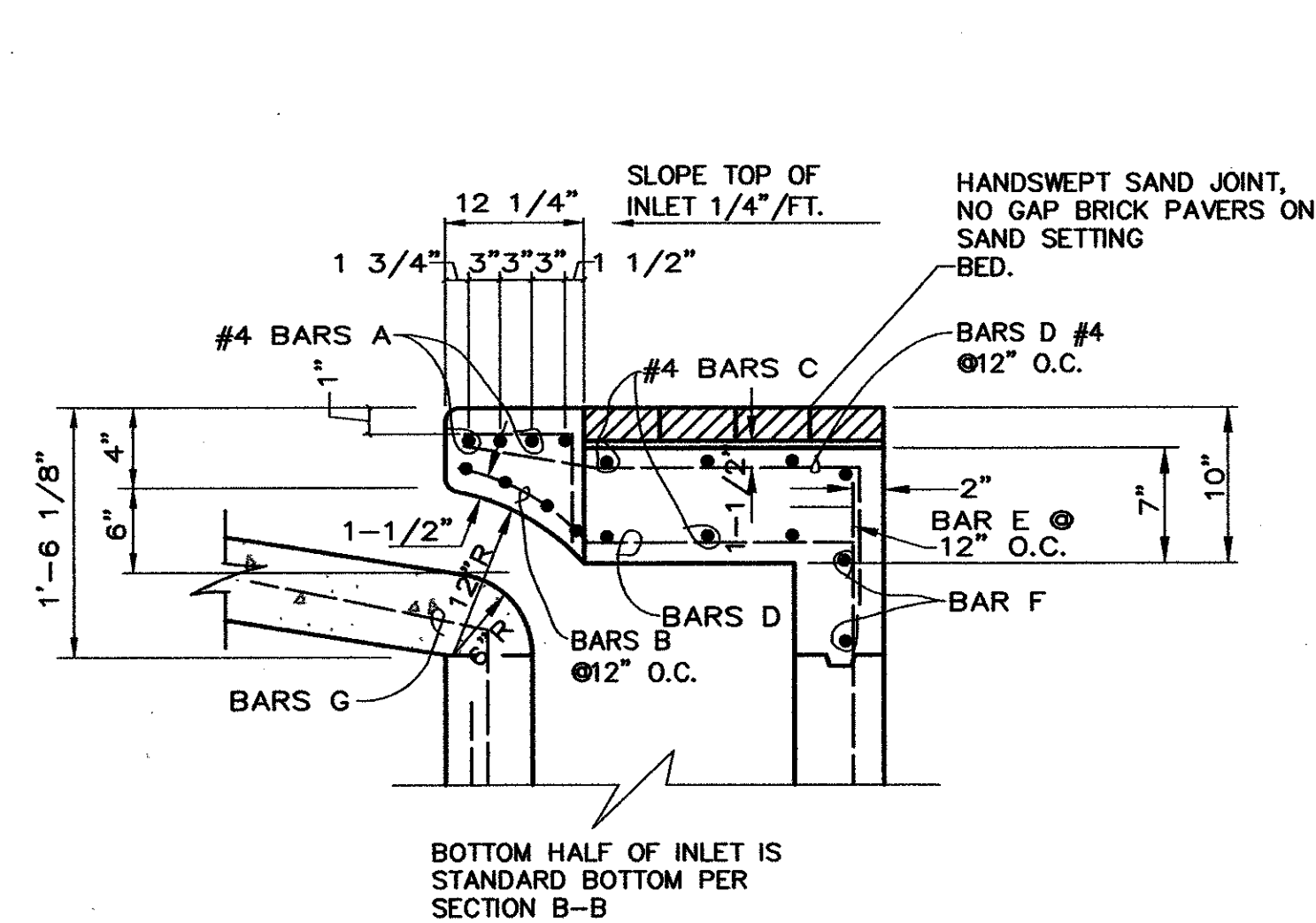
**INLET PLAN REINFORCING STEEL FOR BRICK ON INLET**  
NTS



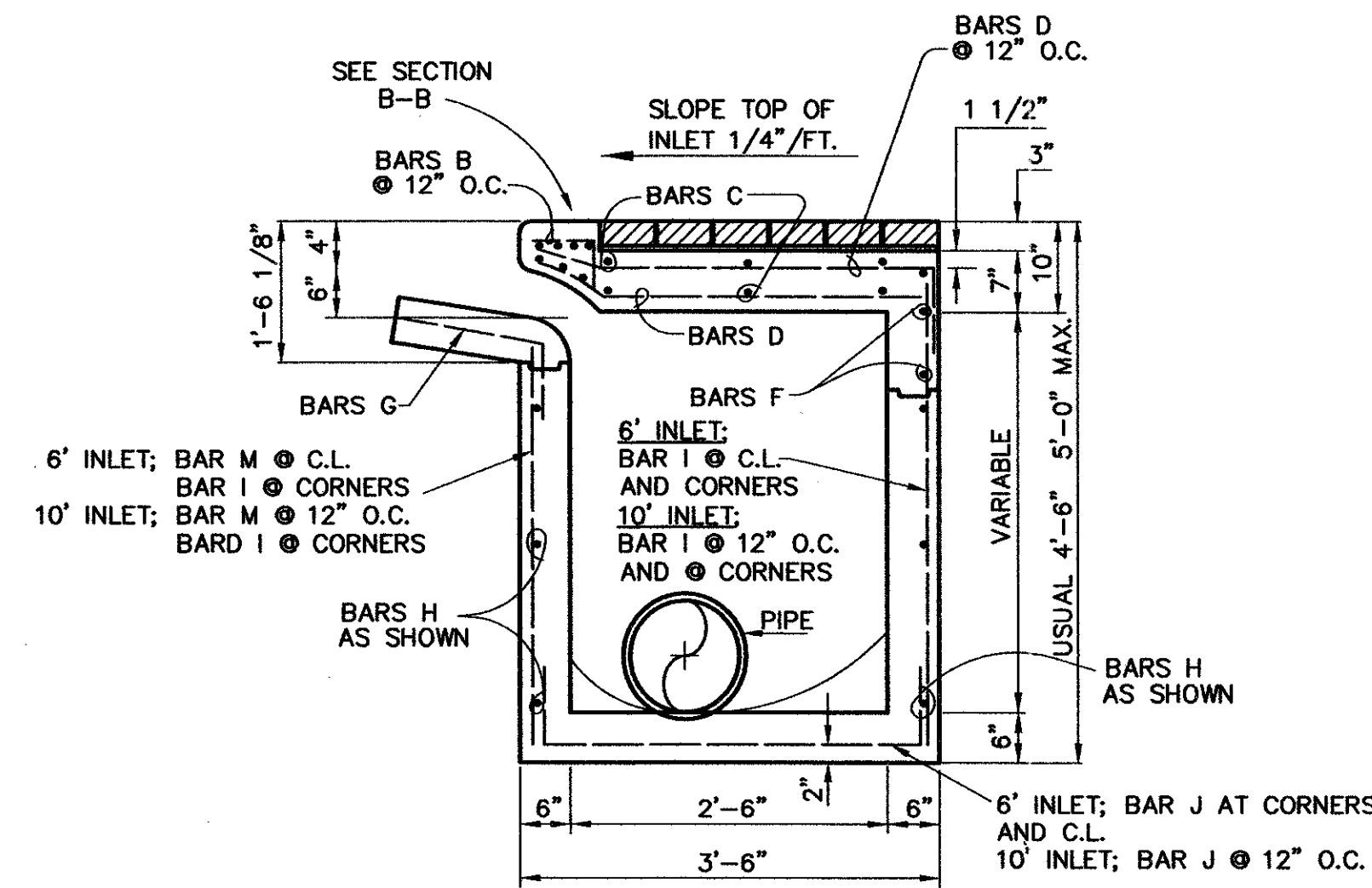
**INLET PLAN BRICK ON INLET**  
NTS



**BAR DIAGRAMS**



**SECTION B-B DETAIL BRICK ON INLET**  
nts

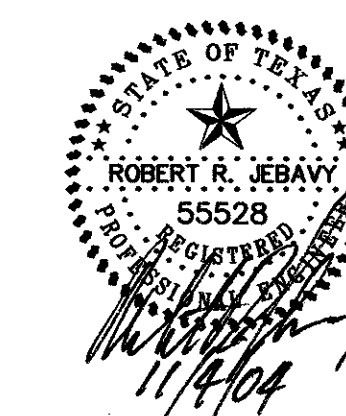


**SECTION A-A 6' & 10' INLETS W/ BRICK TOP**  
NTS

**NOTE:**  
ALL INLET AND MANHOLE WALLS SHALL BE FORMED. POURING AGAINST EXPOSED EARTH WILL NOT BE PERMITTED.

**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



**DRAINAGE DETAILS**  
PARKVIEW AT ADDISON CIRCLE  
TOWN OF ADDISON, TEXAS  
DALLAS COUNTY

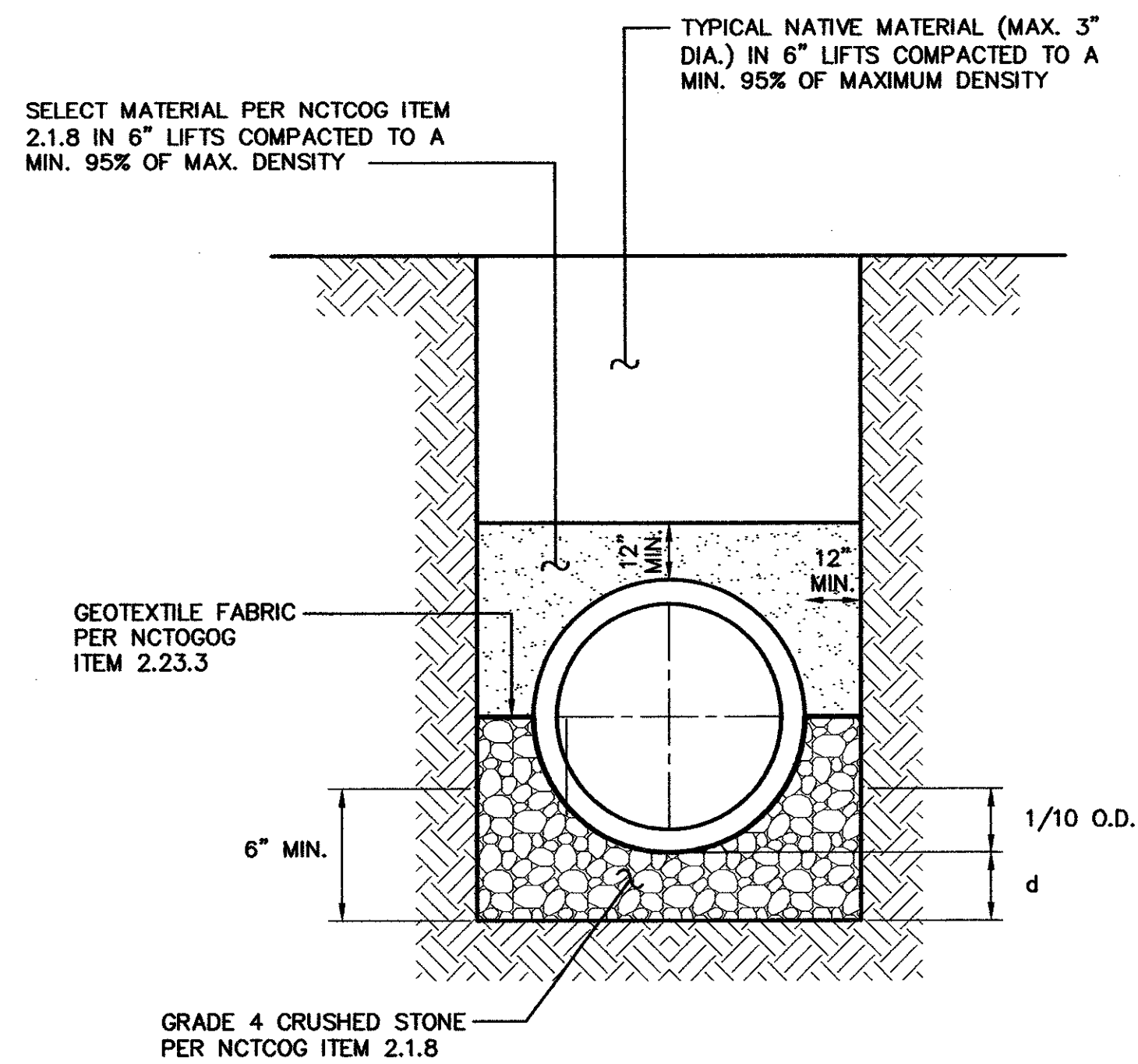
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C31

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C03393 PLANS CO-31-DRAIN-DET2-PV.DWG

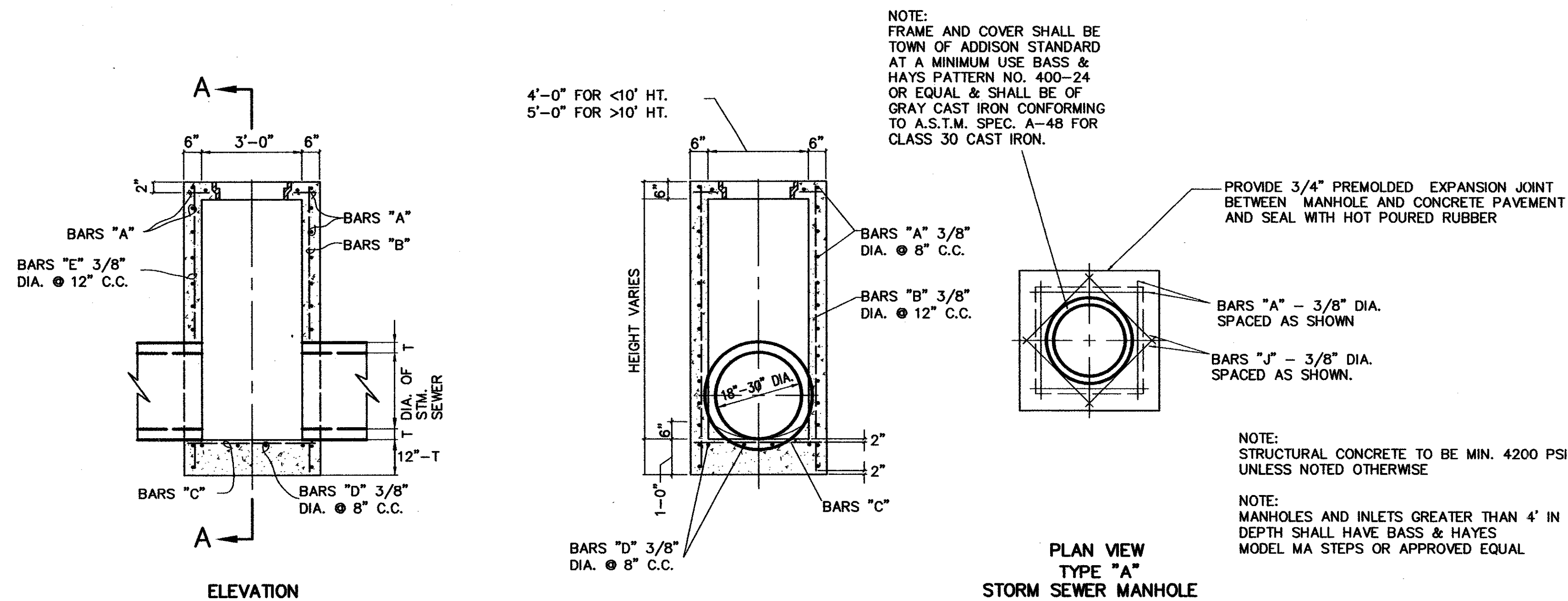




DEPTH OF BEDDING MATERIAL BELOW PIPE

D (INSIDE DIAMETER)	d (MIN.)
27"	3"
≤ 30" TO 60"	4"
≥ 66"	6"

**EMBEDMENT DETAIL FOR STORM SEWER**  
NTS

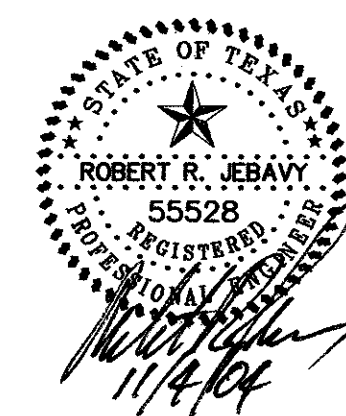


**TYPE "A" STORM SEWER MANHOLE**  
(FOR PIPE 18" TO 30" IN DIAMETER)

**NOTE:**  
ALL INLET AND MANHOLE WALLS SHALL BE FORMED. POURING AGAINST EXPOSED EARTH WILL NOT BE PERMITTED.

**AS-BUILT**  
NOVEMBER 4, 2004

**NOTE:**  
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<b>DRAINAGE DETAILS</b>						
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DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc.						
consulting engineers						
Civil & Structural Engineering · Surveying						
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204						
(214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C32

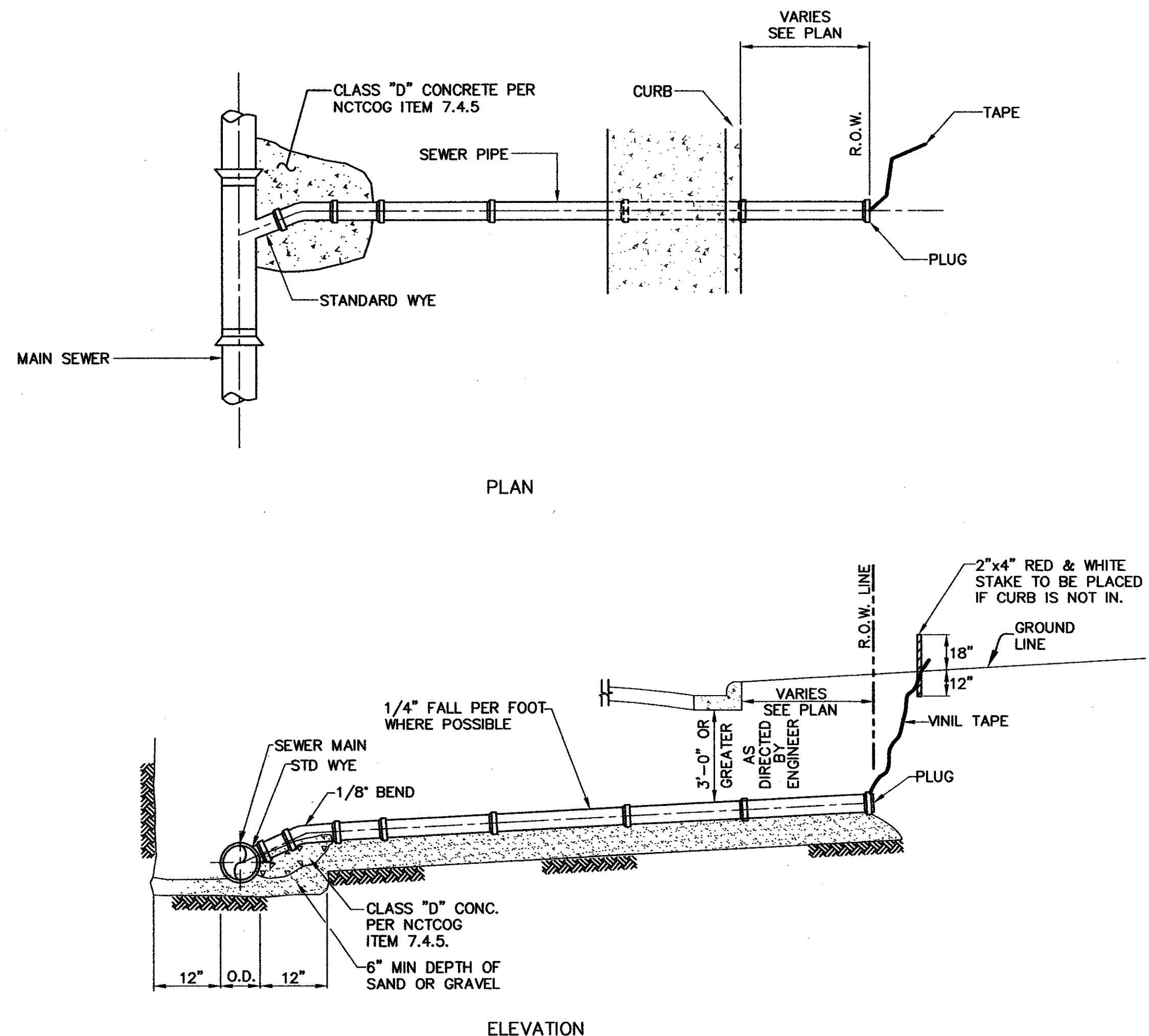
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C03393 PLANS CD 132-DRAN-DET3-FWDING

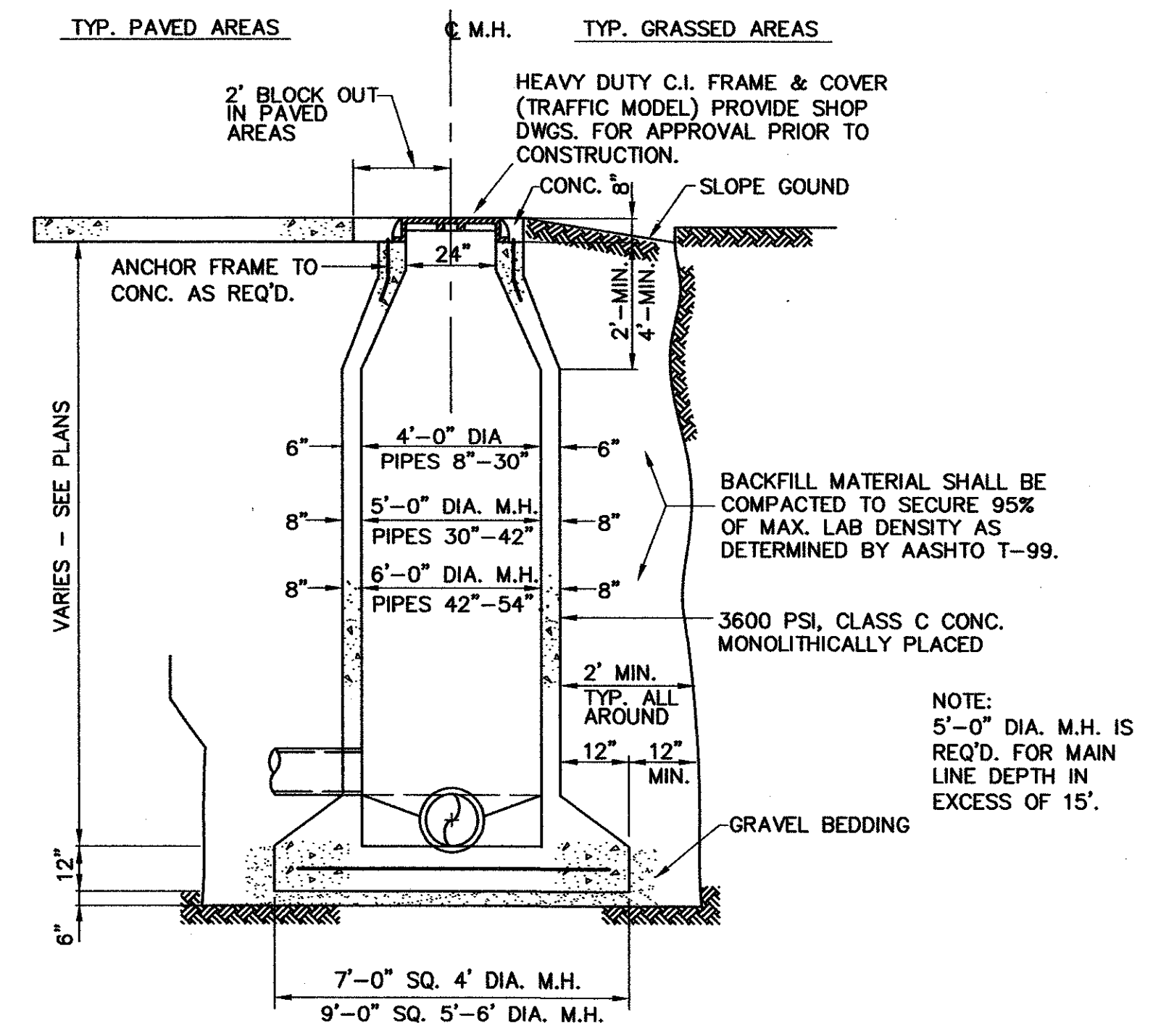








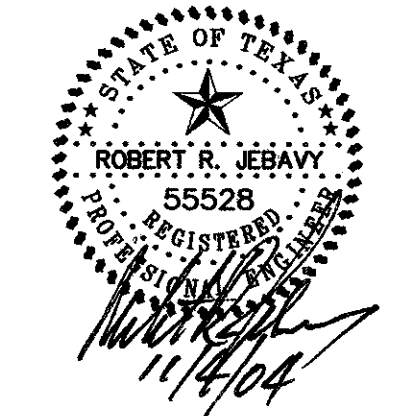
**SANITARY SEWER SERVICE CONNECTION**  
N.T.S.



**CAST-IN-PLACE MANHOLE**  
N.T.S.

**AS-BUILT**  
NOVEMBER 4, 2004

NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



<b>WASTEWATER DETAILS</b>						
PARKVIEW AT ADDISON PLACE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
<b>BROCKETTE · DAVIS · DRAKE , inc.</b> consulting engineers Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	<b>C34</b>

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C03393 PLANS CD 34-WW-DET-P/0106





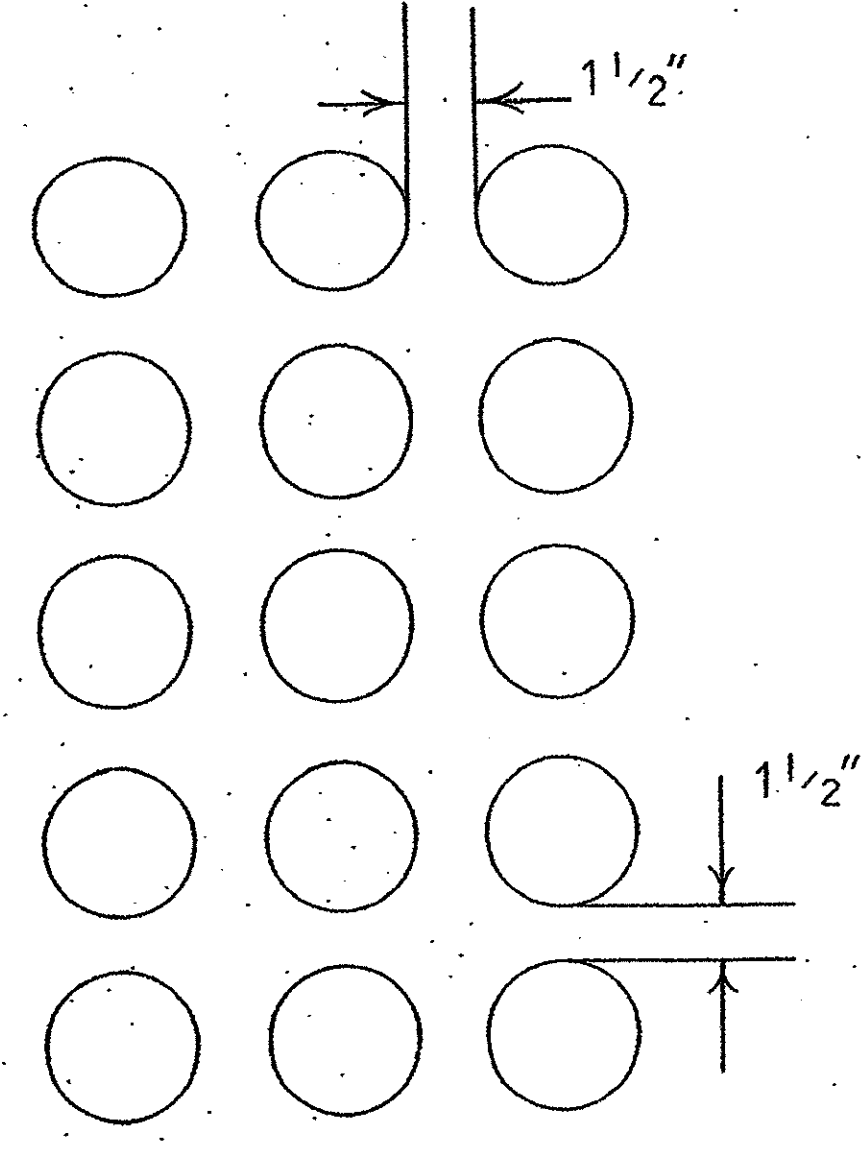




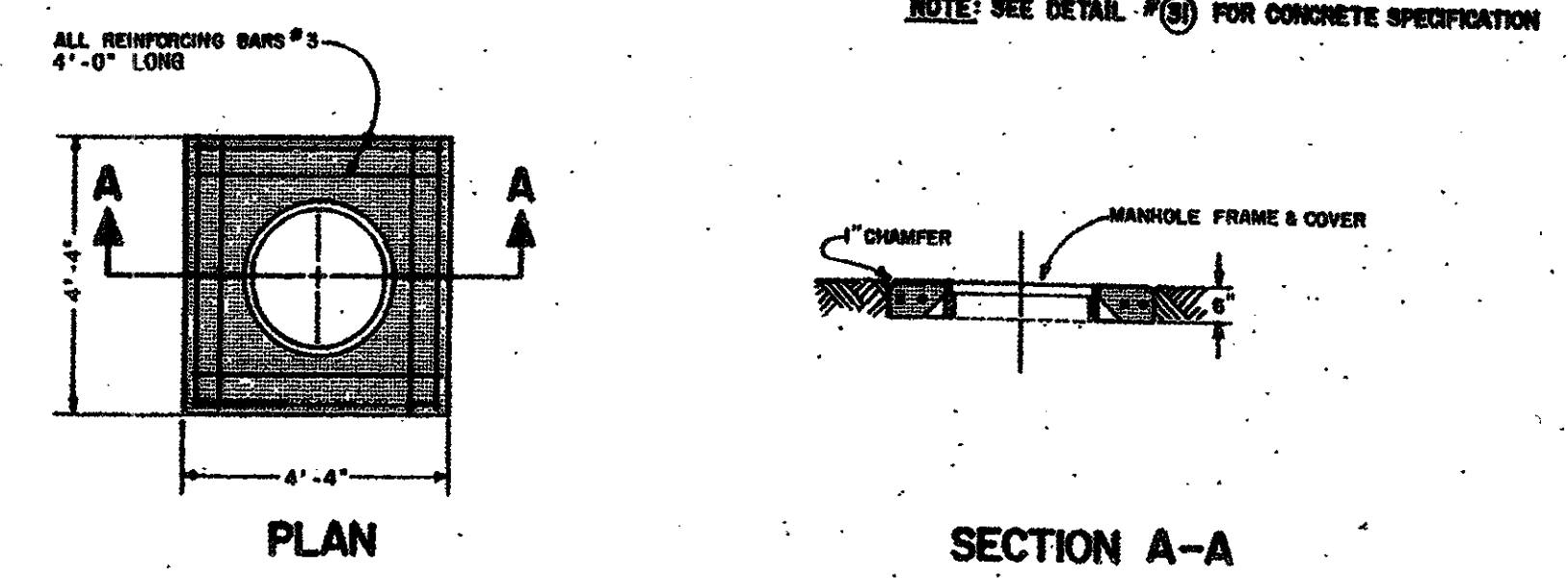




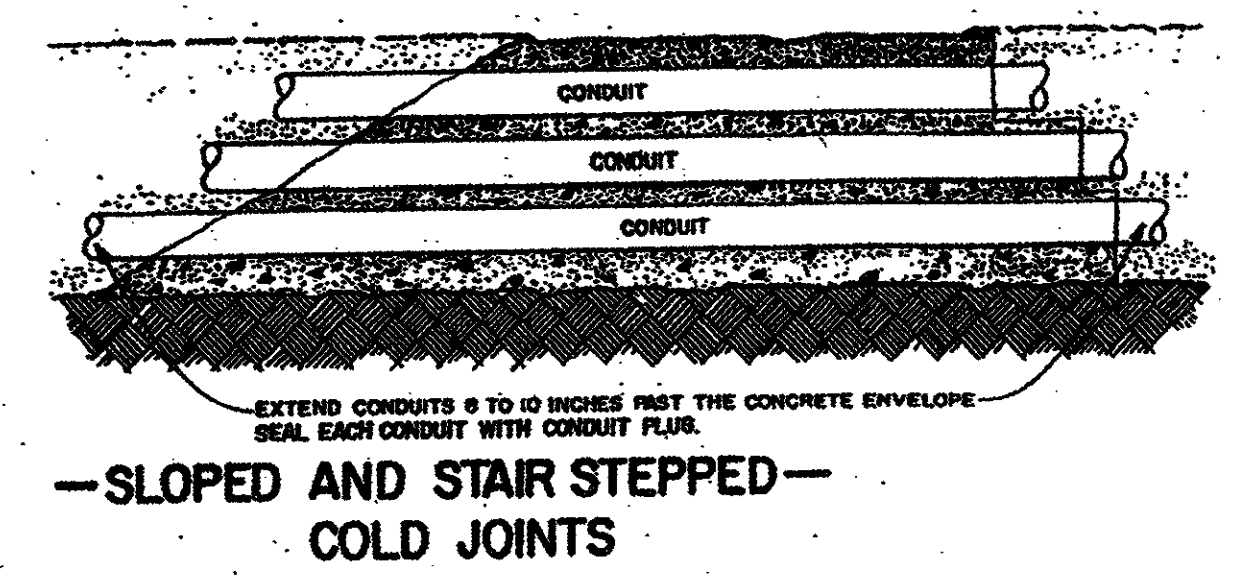




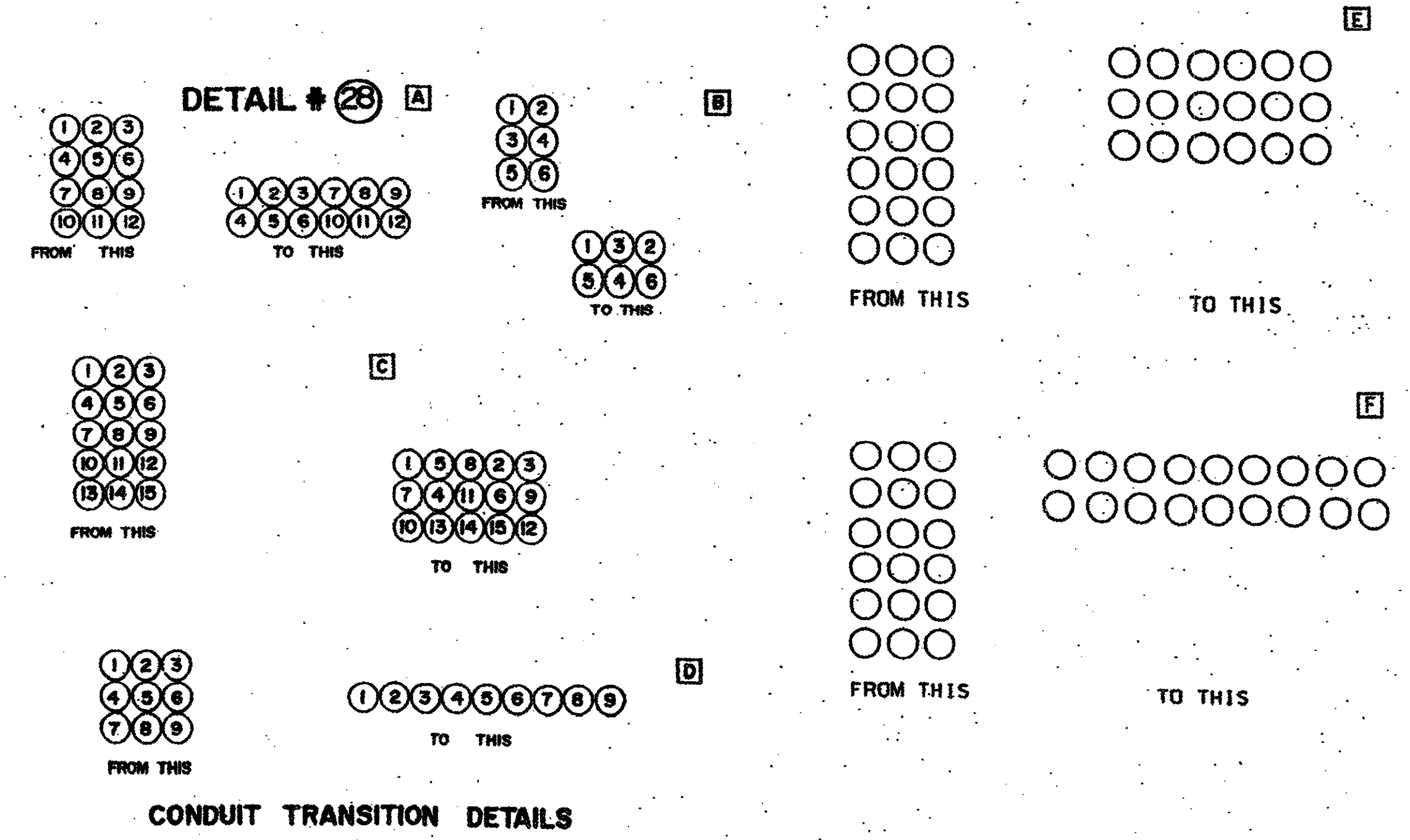
15 - 5" OR 6"  
TERMINATOR INSTALLATION  
IN MANHOLES  
SEE JOB SKETCH FOR  
NUMBER OF TERMINATORS  
TO BE INSTALLED.  
DETAIL # 8



CONCRETE SLAB FOR MANHOLE  
CASTING  
DETAIL # 11  
NOTE: SEE DETAIL # 25 FOR CONCRETE SPECIFICATION



DETAIL # 24  
-SLOPED AND STAIR STEPPED-  
COLD JOINTS



CONDUIT TRANSITION DETAILS

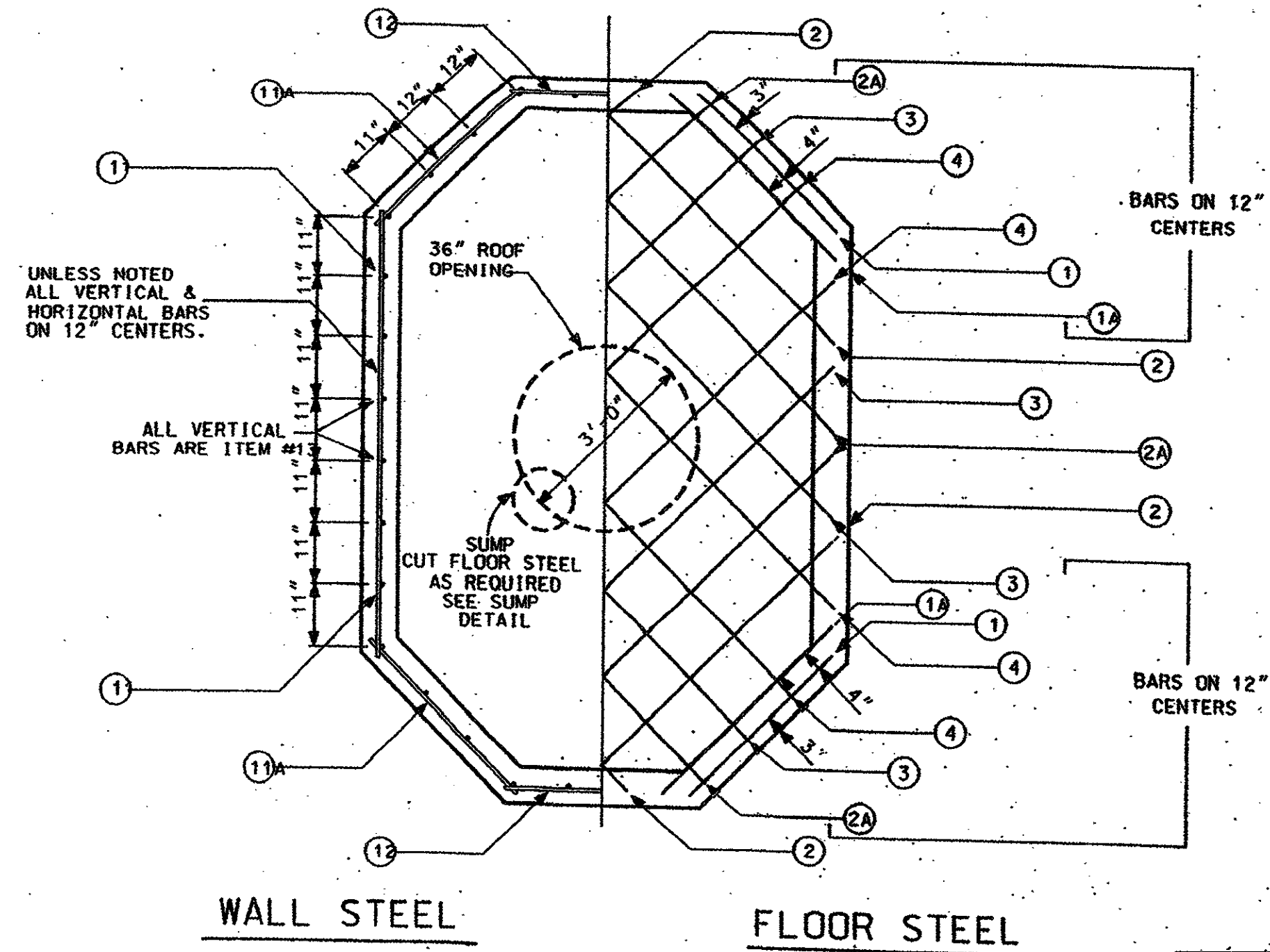
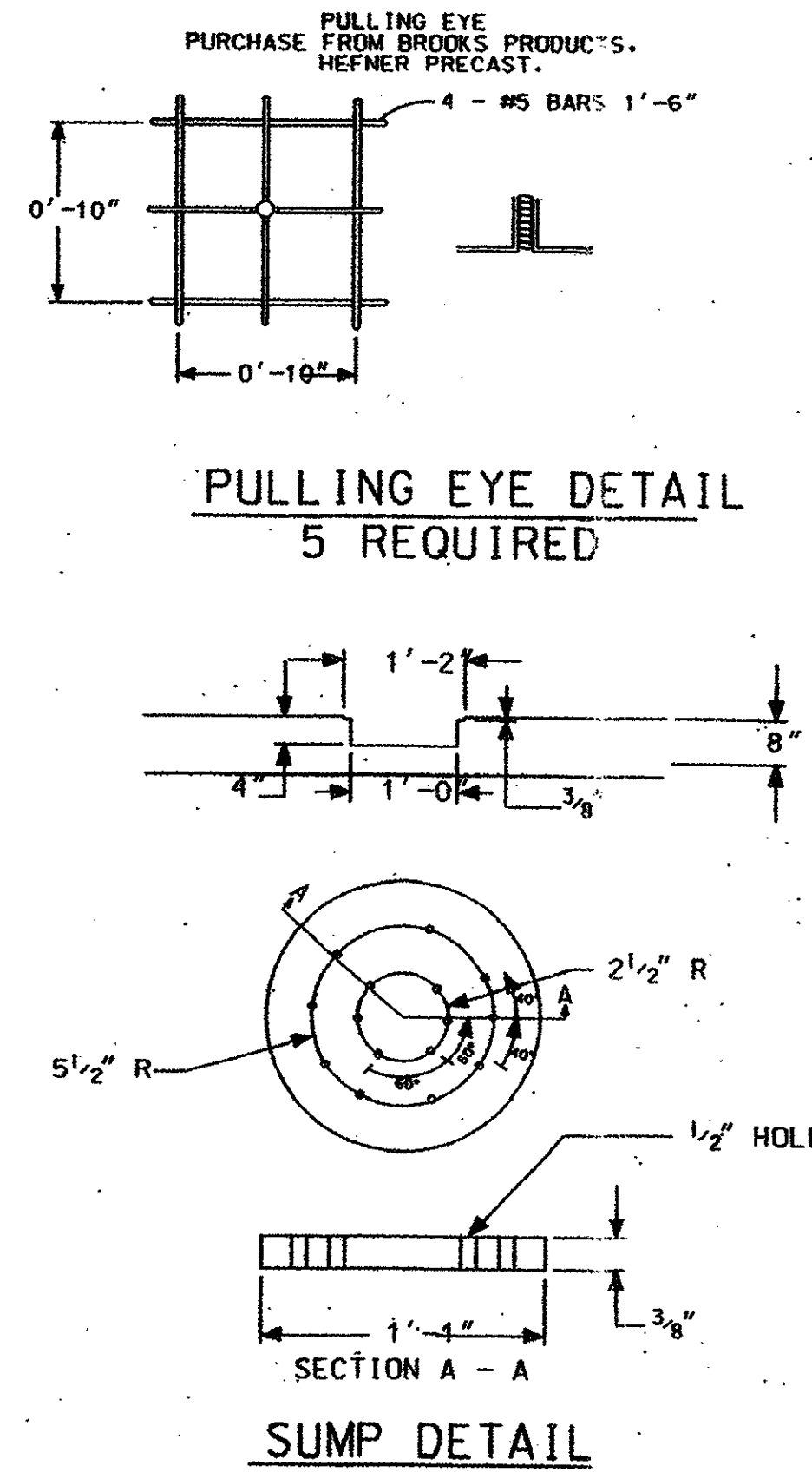
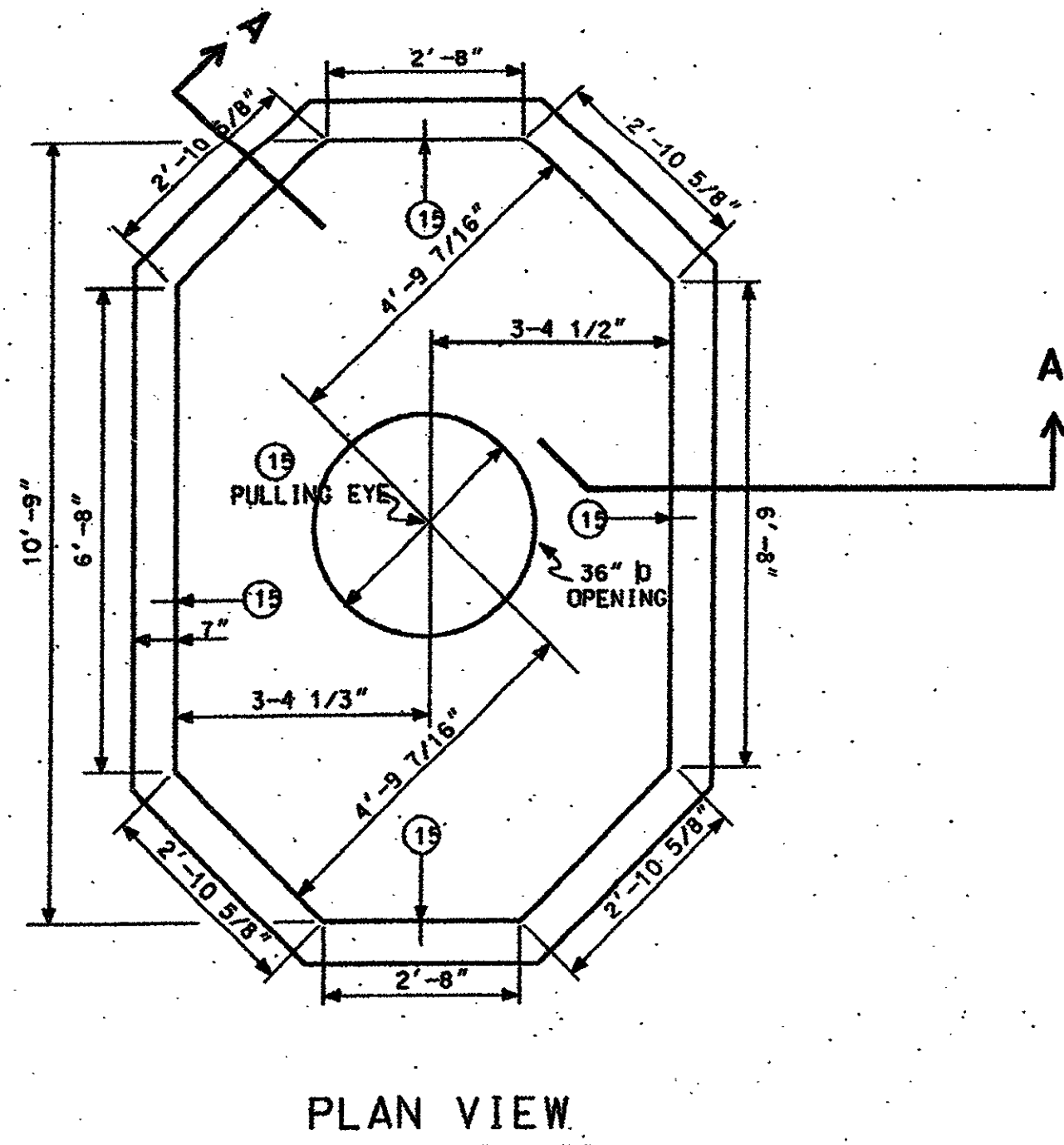
**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.

TU ELECTRIC		CD	
SCALE (H&V SCALE) (V&H SCALE)	LIST OF DRAWINGS	W.A.	ESTIMATE
DATE 05-12-92	DWN. MED	CH. JRC	ENG. JRC
APP. JES	APP. PRN	M.A.	DATE
REVISION DESCRIPTION	NO.	NO.	DATE
DRAWN	CH.	APP.	APP.
NETWORK UNDERGROUND APPURTENANCE SHEETS MISCELLANEOUS DETAILS			
E-NUA-1		SHEET NO.	

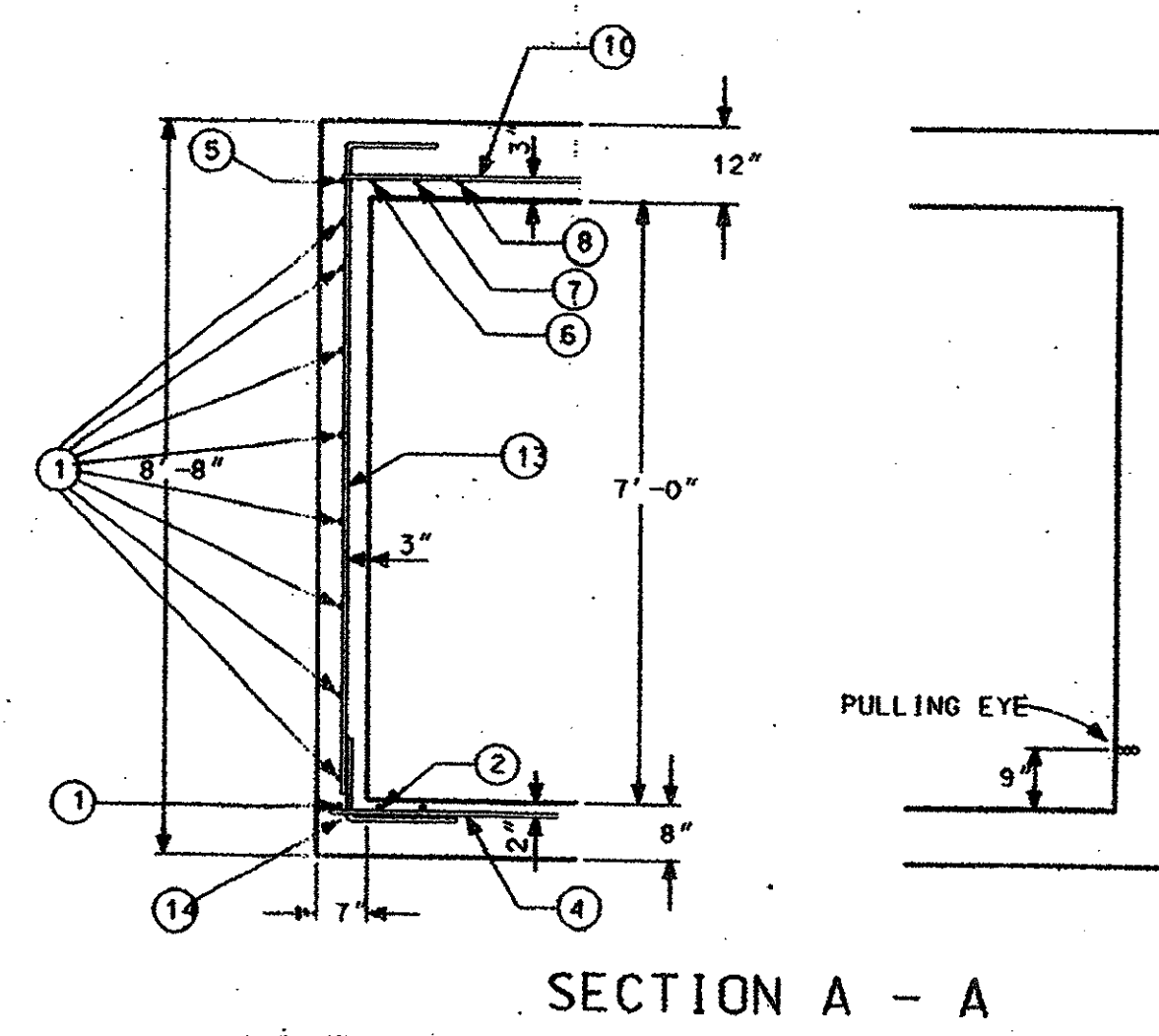
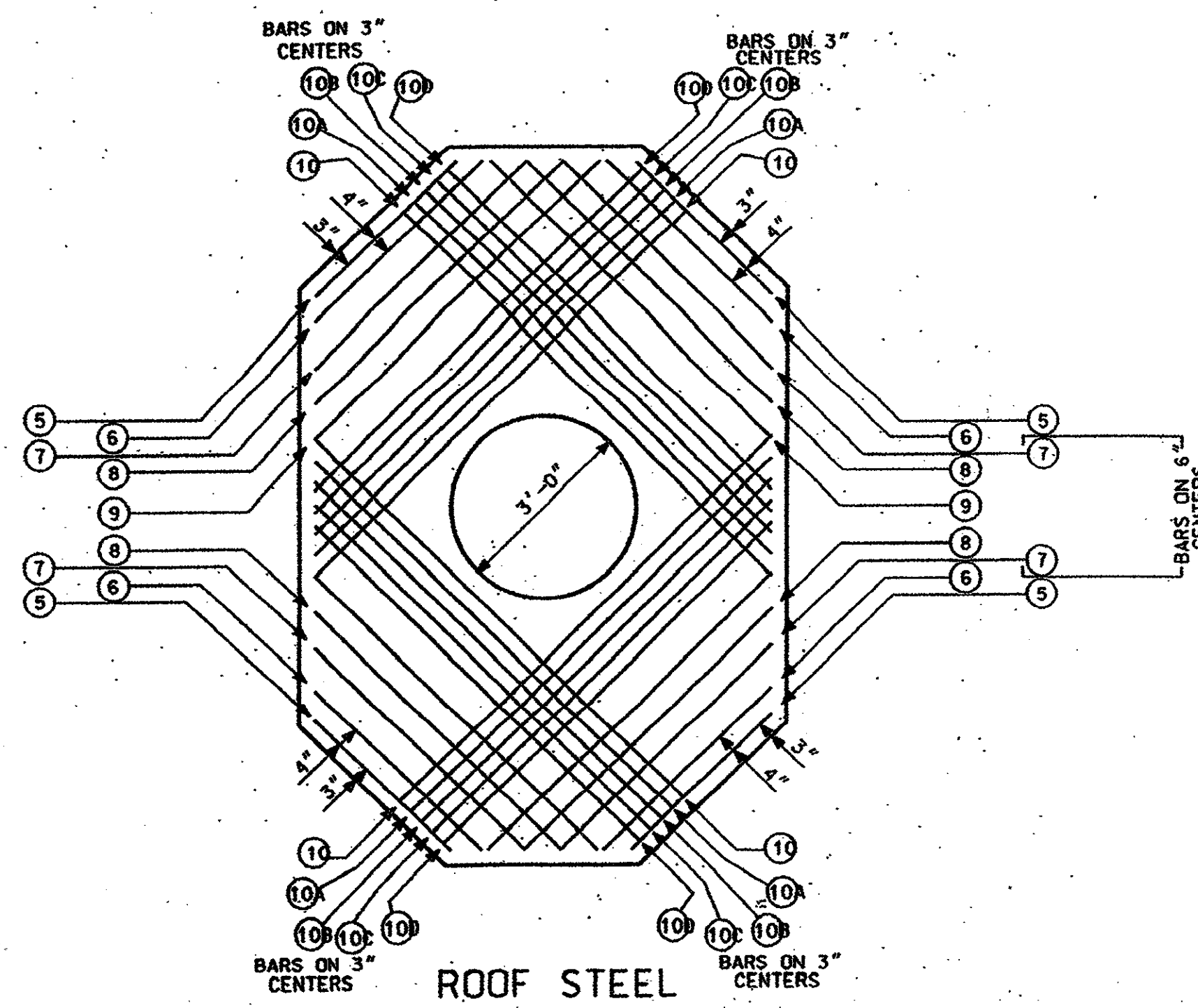


DETAIL # 7



**AS-BUILT**  
NOVEMBER 4, 2004

NOTE:  
THESE PLANS HAVE BEEN REVISED  
TO CONFORM WITH CONSTRUCTION  
RECORDS PROVIDED BY CONTRACTOR.



"TYPE - 2-WAY"  
10'-9" X 6'-9" X 7'-0"

MATERIALS FOR POURED IN PLACE MANHOLE							
MARK	LENGTHS		QUANTITY			SHAPE	SIZE
	FT.	IN.	FLOOR	WALLS	ROOF		
1	3	3	4			13'-0"	ST. #5
1A	3	10	4			15'-4"	ST. #5
2	5	10	4			23'-4"	ST. #5
2A	7	7	4			30'-4"	ST. #5
3	8	7	4			34'-4"	ST. #5
4	9	7	4			38'-4"	ST. #5
5	3	2			4	12'-8"	ST. #5
6	3	10			4	15'-4"	ST. #5
7	4	10			4	19'-4"	ST. #5
8	5	8			4	22'-8"	ST. #5
9	6	6			4	26'-0"	ST. #5
10	8	6			4	34'-0"	ST. #5
10A	8	3			4	33'-0"	ST. #5
10B	8	0			4	32'-0"	ST. #5
10C	7	9			4	31'-0"	ST. #5
10D	7	6			4	30'-0"	ST. #5
11	7	4		16		117'-4"	ST. #5
11A	3	5		32		109'-4"	ST. #5
12	3	2		16		50'-8"	ST. #5
13	8	9		36		315'-0"	7'-8"
14	3	4		36		120'-0"	2'-1 1/2"
15			1	4	4	5'-0"	PULLING EYE 1 1/2" X 8"
CONCRETE	1.94 CU. YDS. 3.35 CU. YDS. 3.85 CU. YDS. 11.14 CU. YDS. 3000 PSI						
MANHOLE COVER & FRAME TU STD 310-050 1 EA.							
VENDOR: WESTERN IRON WORKS, 21 EAST SIXTH ST. SAN ANGELO TX. 76903							
OR: HEFNER PRECAST, DIVISION OF BROOKS PRODUCTS, 2229 NORTH MAIN, CLEBURNE TX. 76031							
STEEL TO CONFORM TO THE LATEST STANDARD SPECIFICATION FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT.							
SEE DETAIL # 9 FOR CONCRETE SPECIFICATION							
GENERAL NOTES SIMILAR TO TYPE "B" MANHOLE, SHEET #1.							

**TU ELECTRIC**

CD

SCALE (H=)	LIST OF DRAWINGS	ESTIMATE	DWG TYPE	UNIT ID	REVISION DESCRIPTION	DATE	NO.	W.A.	APP. PRN.	APP. JES.	ENG. JRC	CH. JRC	DRAWN	CH. APP.	APP.
(V=1/2"=1')															

NETWORK UNDERGROUND APPURTENANCE SHEETS  
MANHOLE DETAILS

E NUA-1  
SHEET NO.

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