

B17-6

CONSTRUCTION PLANS FOR **PARKVIEW AT ADDISON CIRCLE**

AN ADDITION TO THE TOWN OF ADDISON, TEXAS

DEVELOPER:
CITYHOMES

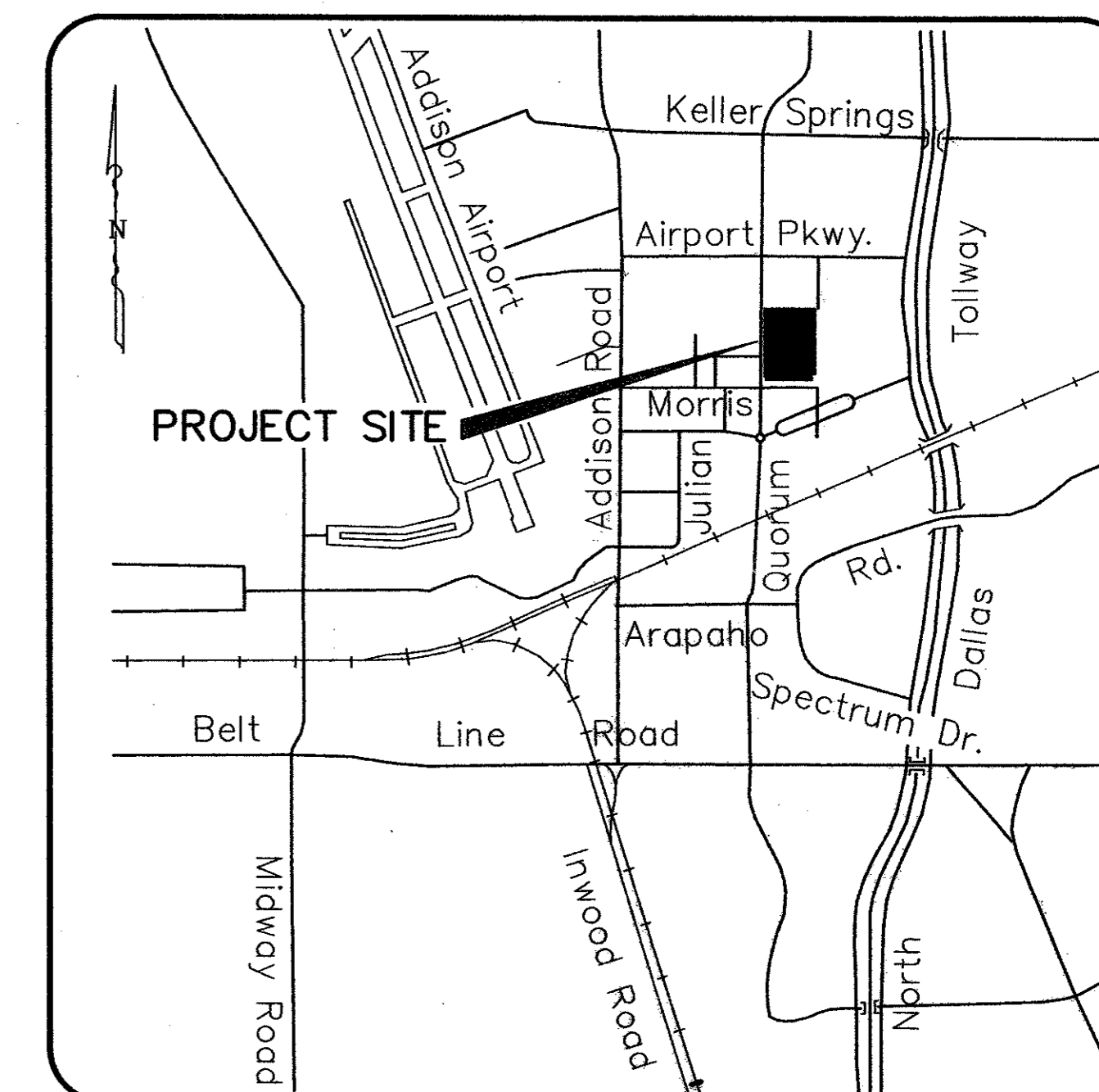
3209 North Fitzhugh Avenue
Dallas, Texas 75204
(214)219-2900

ENGINEER:

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

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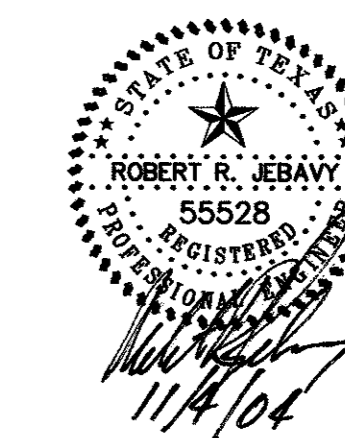
Location Map
NTS

CENTEX PARKVIEW @ ADDISON CIRCLE

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AS-BUILT
NOVEMBER 4, 2004

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

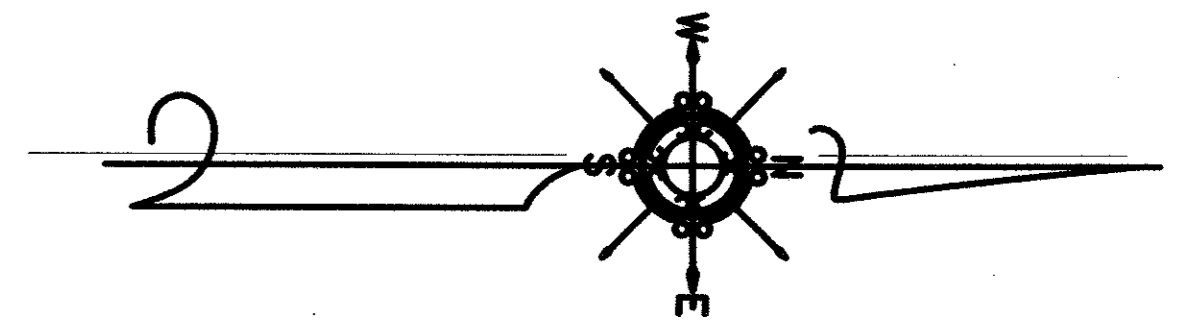


B17-6

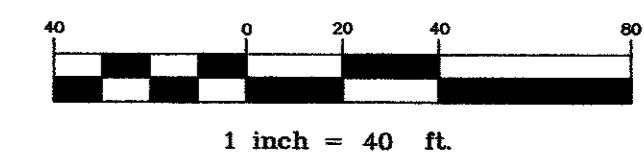
003392\PLANS\01-COV-PV

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

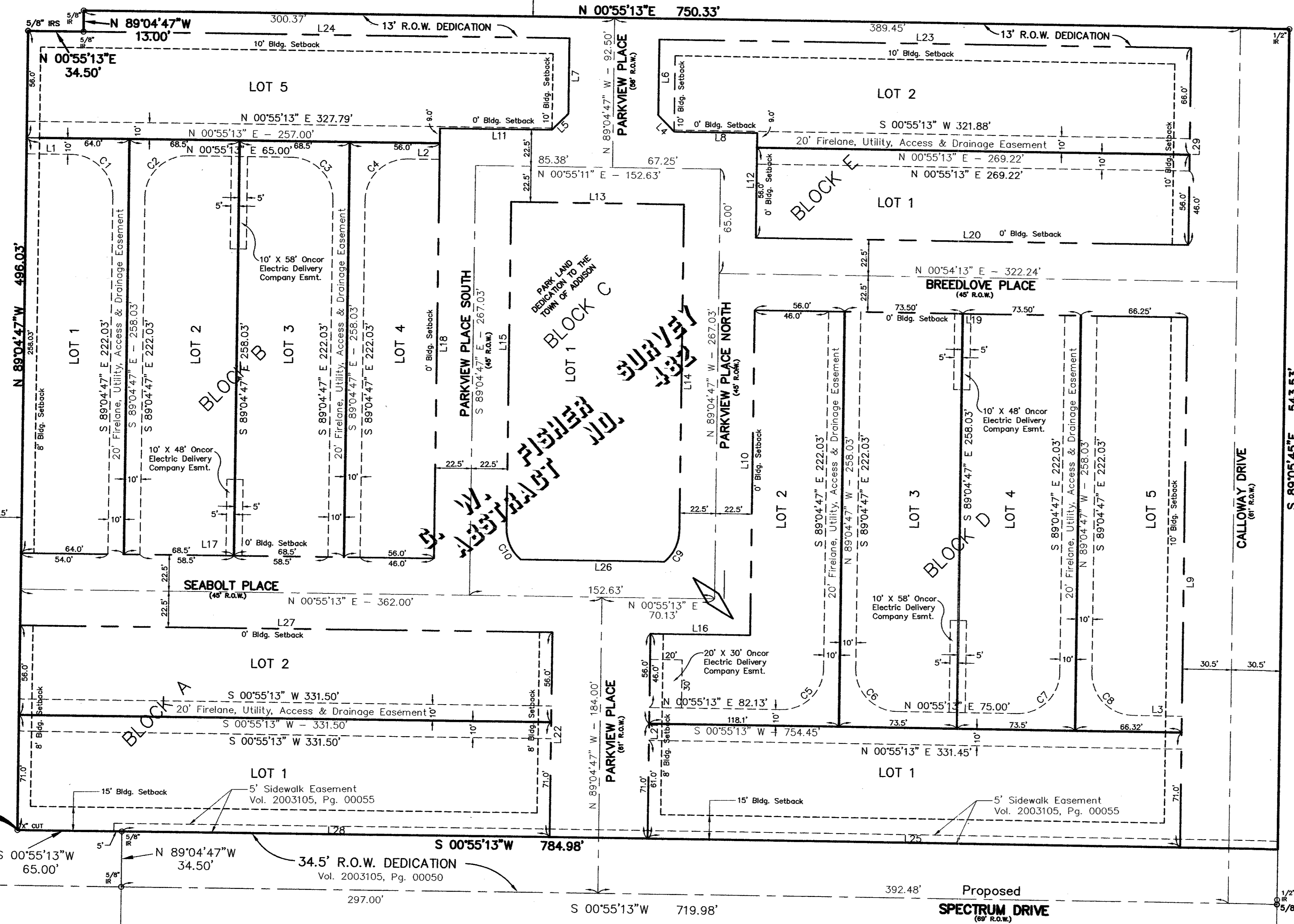
SOUTH & WESTERN ADDITION
VOL. 98140, PG. 3247



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	49°52'51"	25.50'	22.20'	S 64°08'21" E	21.51'
C10	49°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'

FINAL PLAT
PARK VIEW AT ADDISON CIRCLE

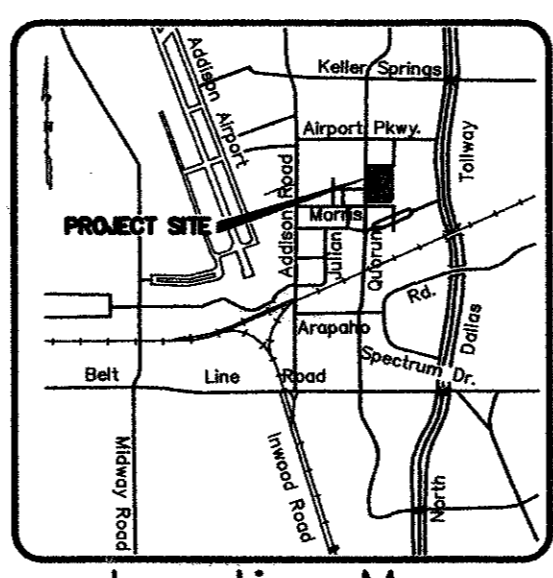
LOTS 1 & 2, BLOCK A, LOTS 1 thru 5, BLOCK B,
LOT 1, BLOCK C, LOTS 1 thru 5, BLOCK D,
and LOTS 1 and 2, BLOCK E
9.016 ACRES

G.W. FISHER SURVEY ABSTRACT No. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

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

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

Map 2004



Location Map

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

15851 DALLAS NORTH
PARKWAY ADDITION
VOL. 85021, PG. 1688

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

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

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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 a 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

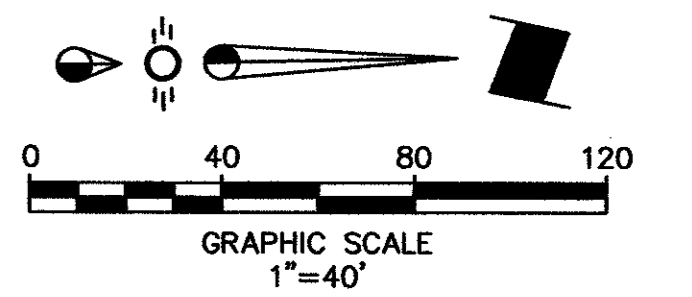
FINAL PLAT
PARK VIEW AT ADDISON CIRCLE

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. 482
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)



DRAINAGE CHART

DRAINAGE AREA	DRAINAGE AREA (acres)	C	t _c (mins)	I ₁₀₀ (in/hr)	Q ₁₀₀ (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
- Existing Spot Elevation
- - - Proposed Contour
- (20.0) Proposed Spot Elevation
- Flow Arrow
- - - Existing Curb
- - - Proposed Curb
- XXXXXXX Existing Storm Sewer Line
- ==== Proposed Storm Sewer Line
- Drainage Divide Line

DRAINAGE CRITERIA

- Q = C I A
- C = 0.90
- I₁₀₀ = 8.74 in/hr
- t_c = 10 min.
- (X) Drainage Area Number
- (X.XX) Acres
- (X.X) Q₁₀₀ (cfs)

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

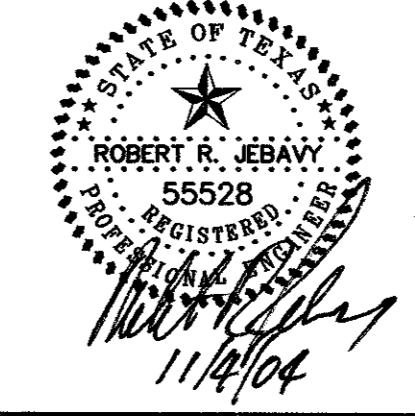
DRAINAGE AREA MAP
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

BRCKETTE · 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

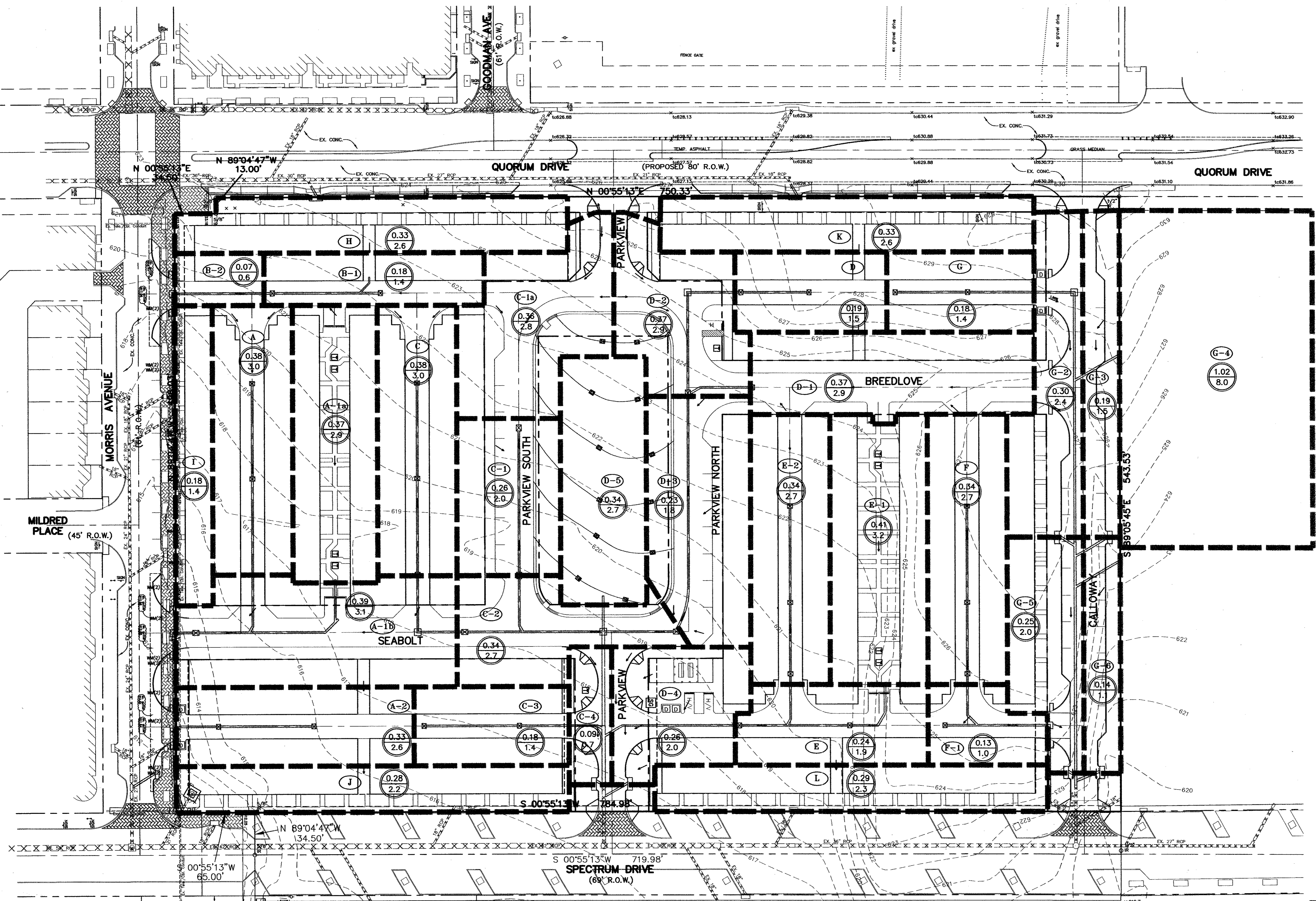
AS-BUILT
 NOVEMBER 4, 2004

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

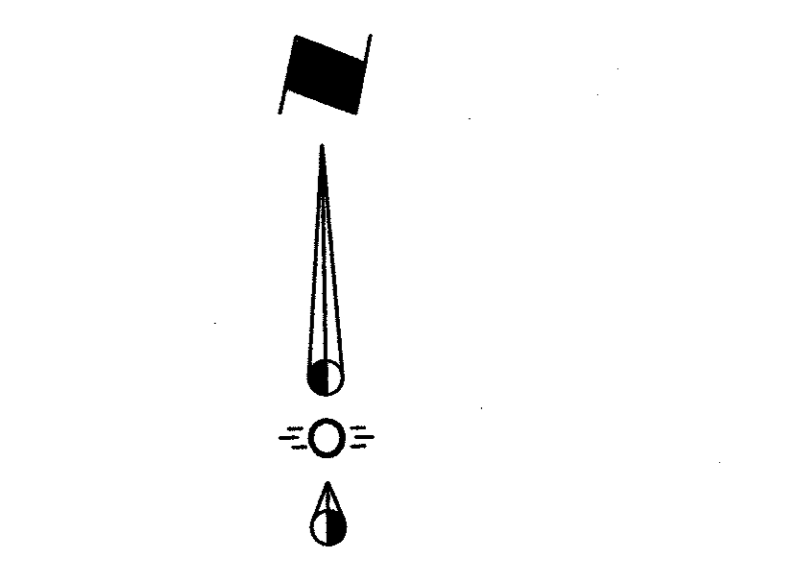


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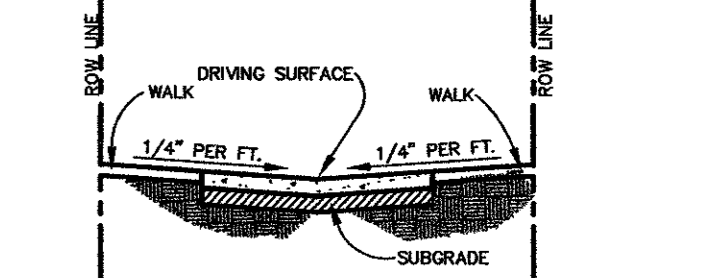
TXU ELECTRIC COMPANY ESMT.
 VOL. 2000036, PG. 2913



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



TYPICAL PAD SECTION: A-A
SCALE: HOR. 1"=20'
VER. 1"=6'

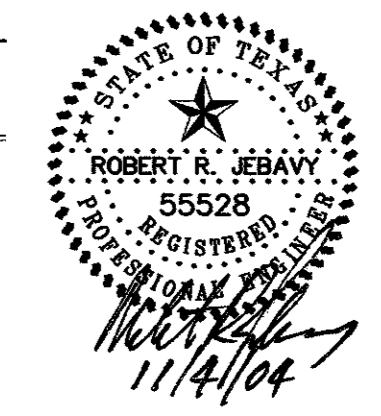


TYPICAL MEWS STREET SECTION: B-B
SCALE: HOR. 1"=20'
VER. 1"=6'

NOTE:
ALL ADA ACCESSIBLE ROUTES SHALL HAVE
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

NOTE:
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TO CONFORM WITH CONSTRUCTION
RECORDS PROVIDED BY CONTRACTOR.

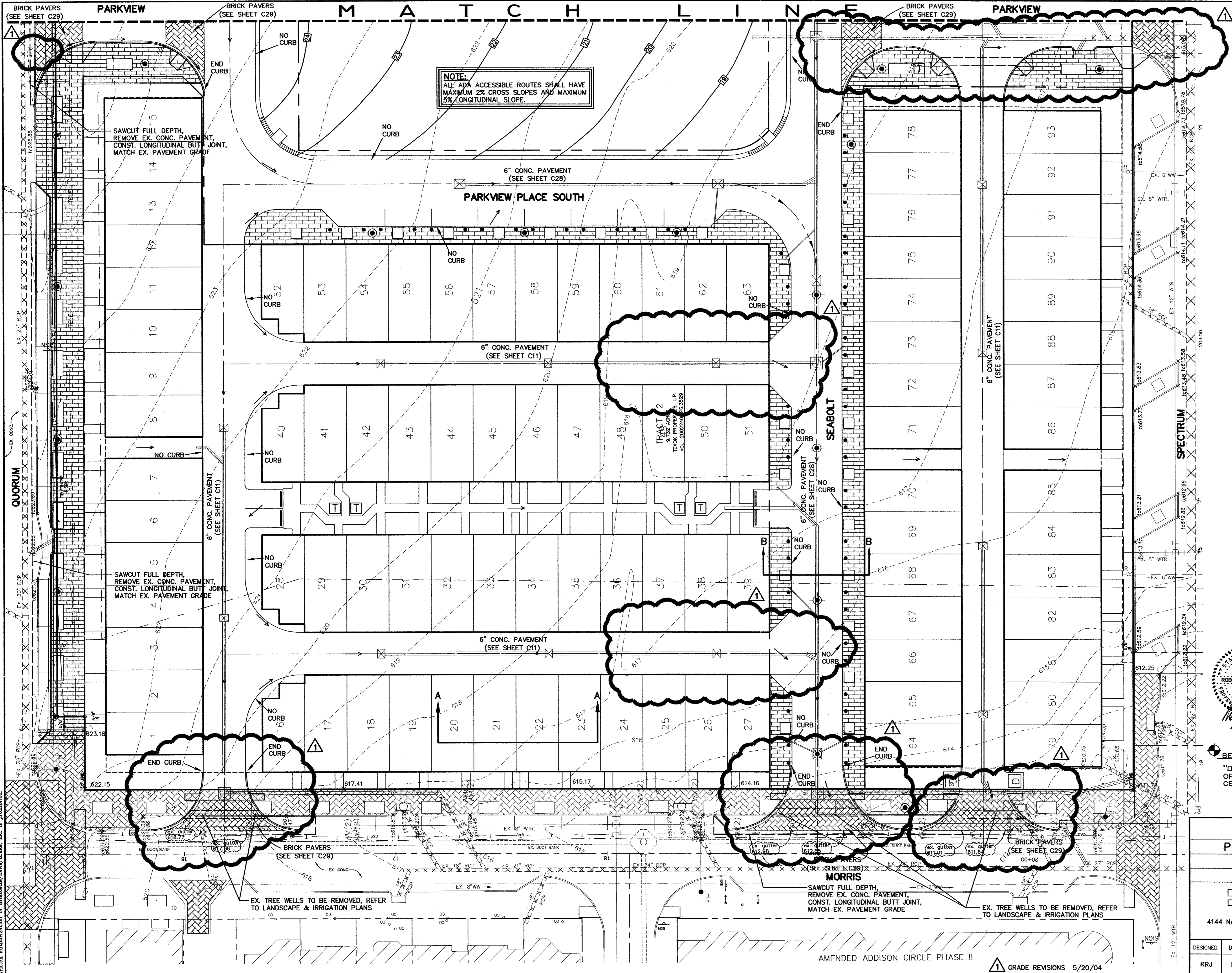
BENCHMARK:
"D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE
OF MORRIS AVENUE, 200' +/- EAST OF THE
CENTERLINE OF QUORUM DRIVE.
ELEVATION : 616.41

GRADING PLAN
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

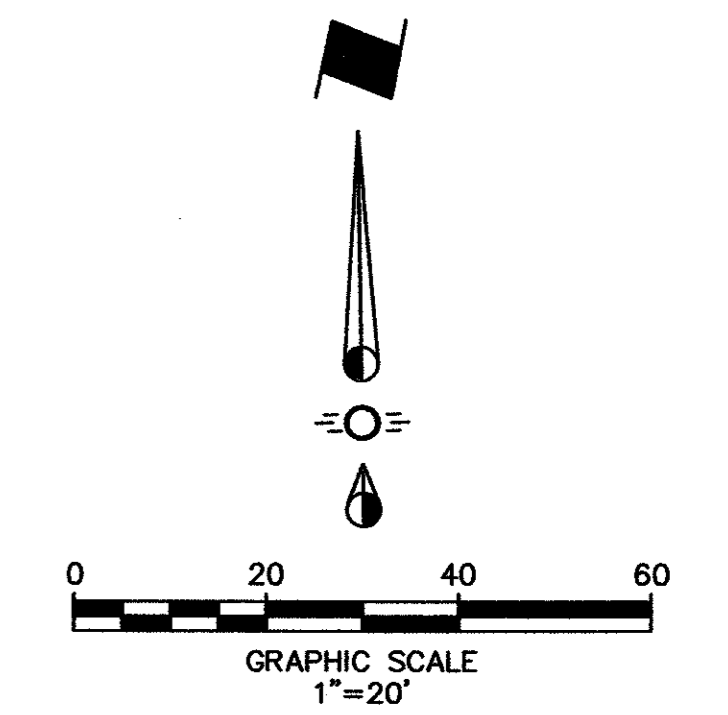
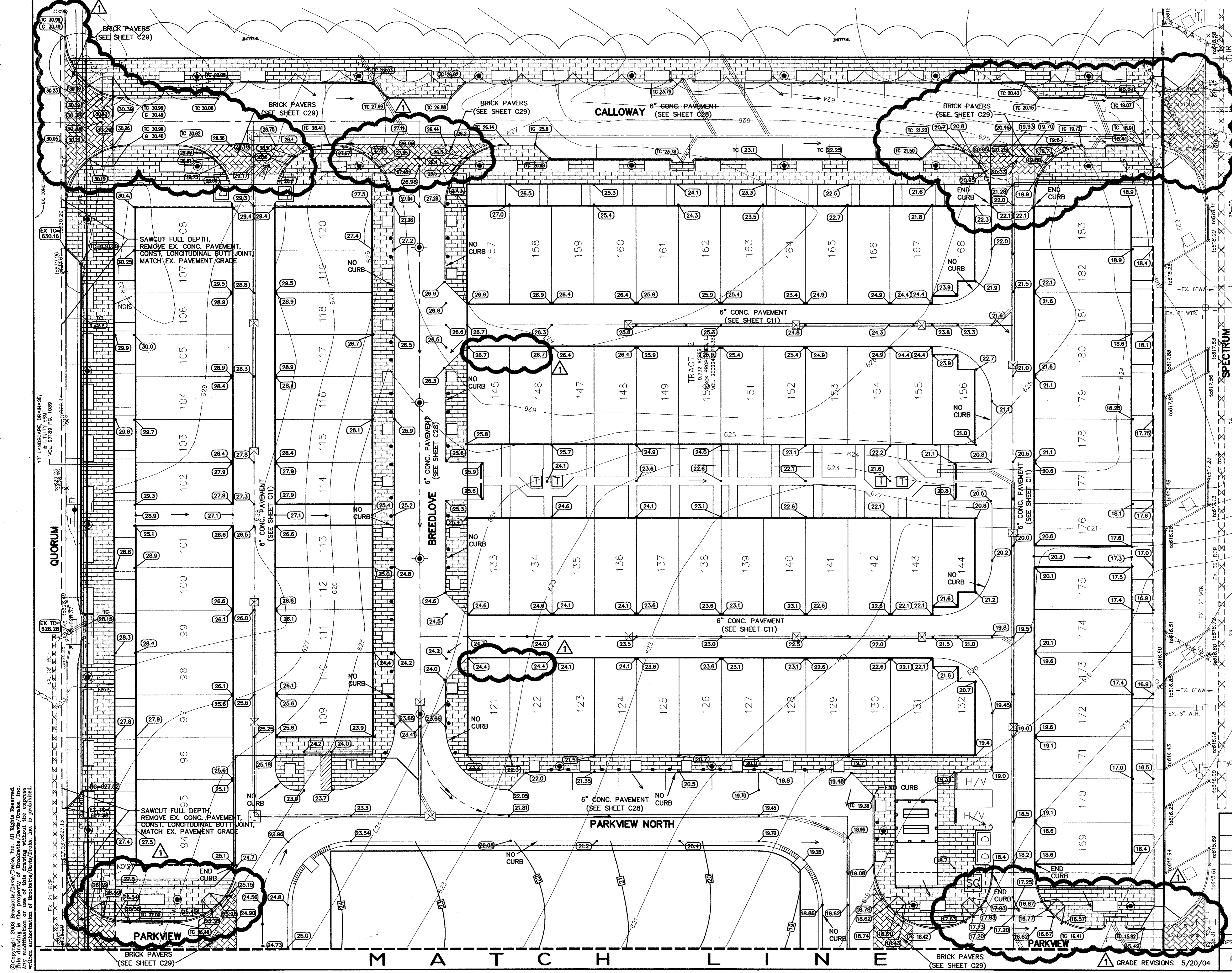
BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	4/04	1"=20'	BDD	C03393	C5

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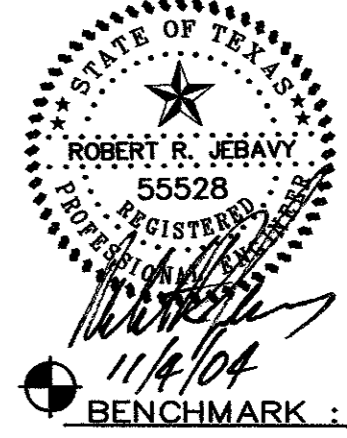
AMENDED ADDISON CIRCLE PHASE II
GRADE REVISIONS 5/20/04



NOTE:
 ALL ADA ACCESSIBLE ROUTES SHALL HAVE
 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

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

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

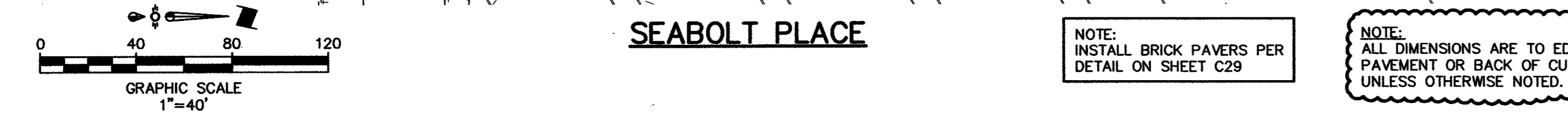
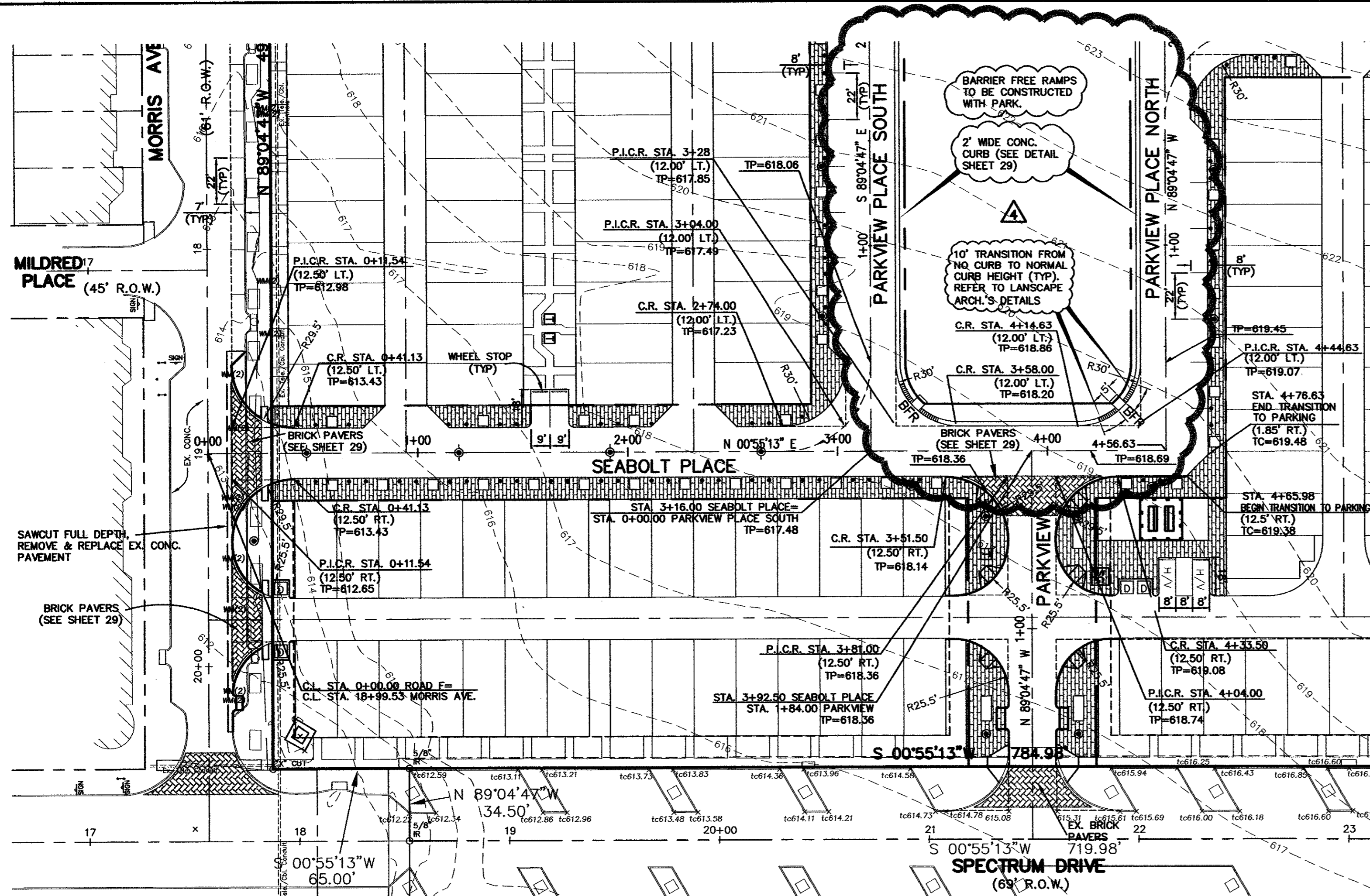
GRADING PLAN
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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

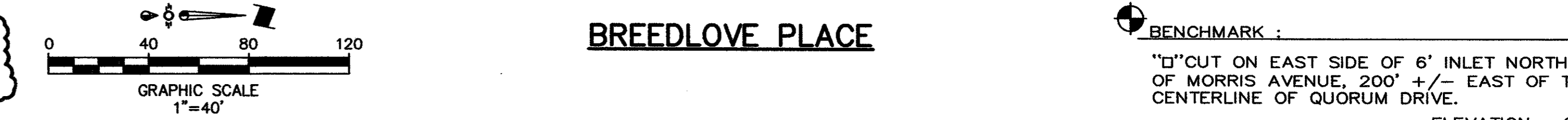
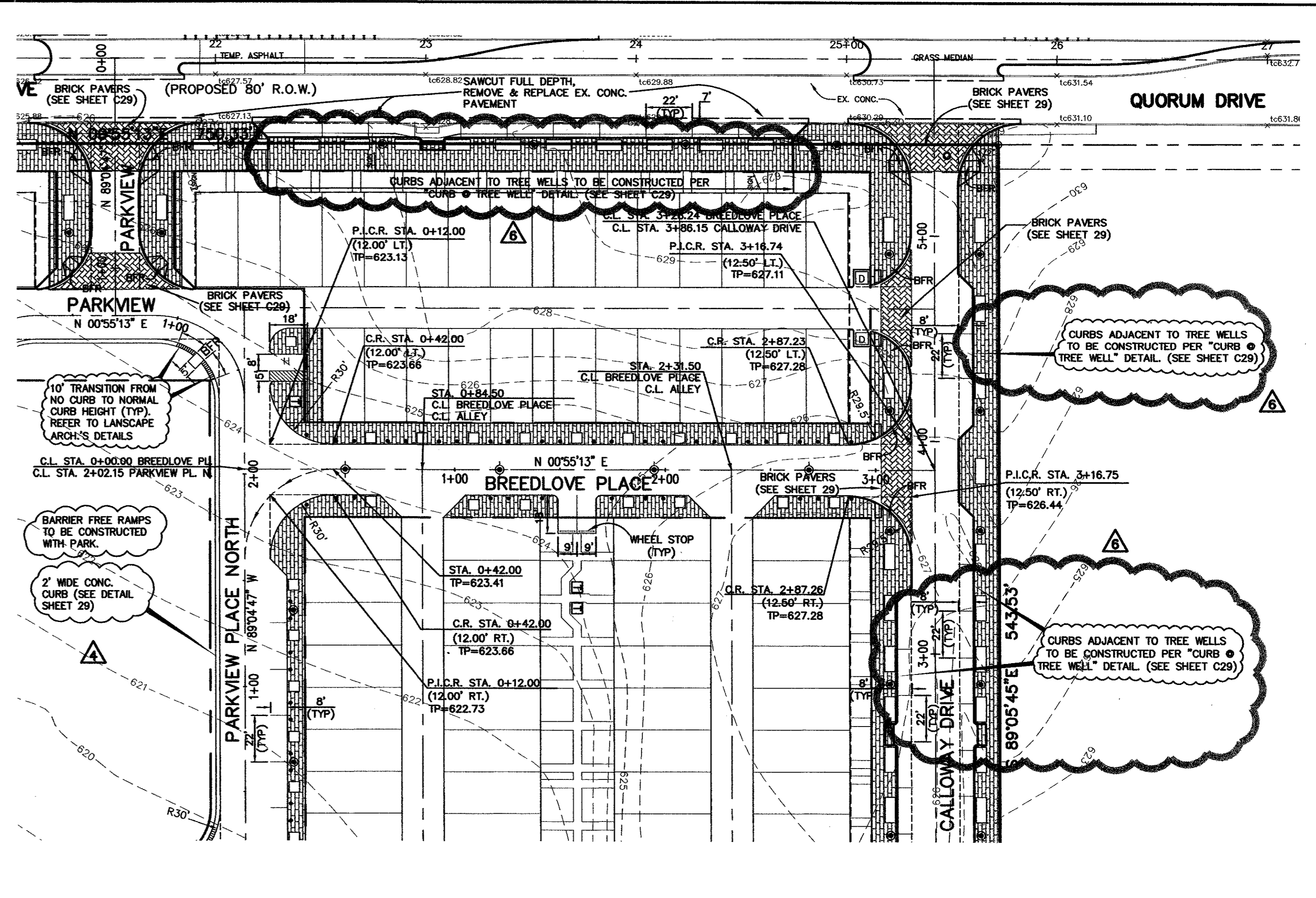
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C03393 PLANS CD 08-GR02-PV

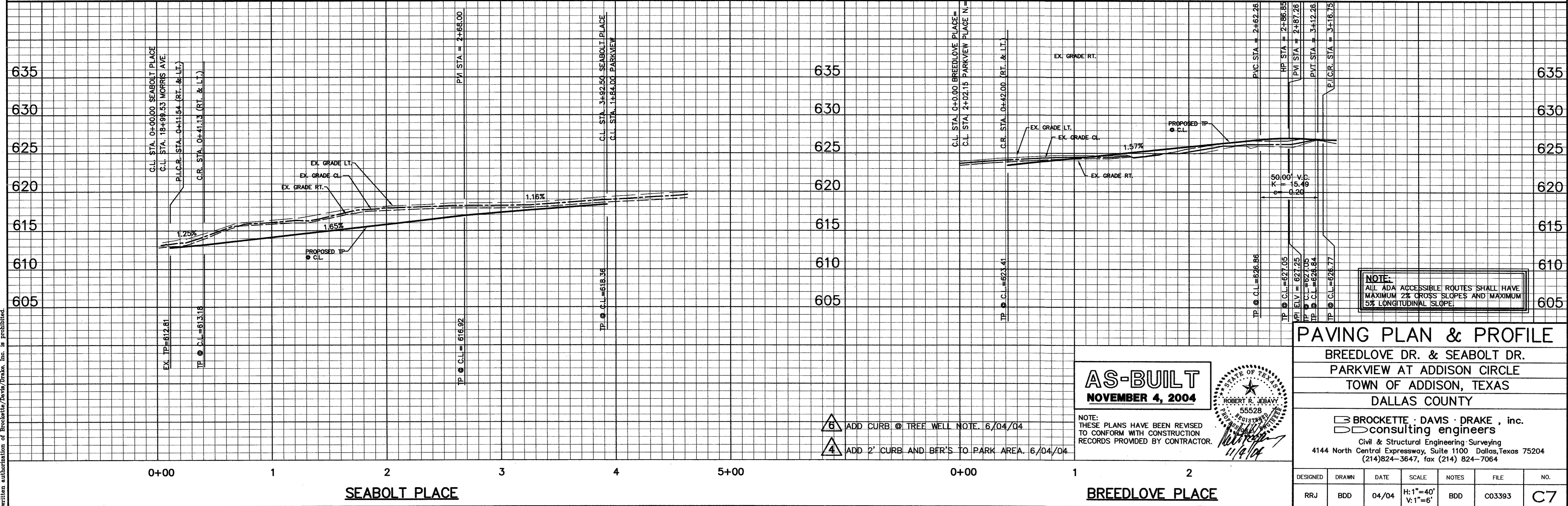


NOTE:
INSTALL BRICK PAVERS PER
DETAIL ON SHEET C29

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

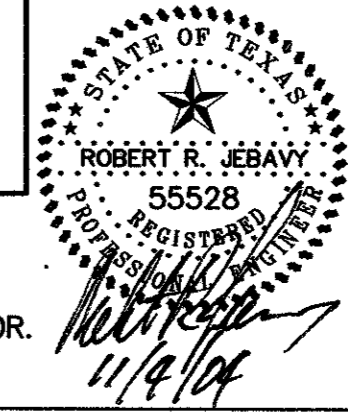


BENCHMARK:
"D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE
OF MORRIS AVENUE, 200' +/- EAST OF THE
CENTERLINE OF QUORUM DRIVE.
ELEVATION : 616.41



AS-BUILT
NOVEMBER 4, 2004

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



PAVING PLAN & PROFILE

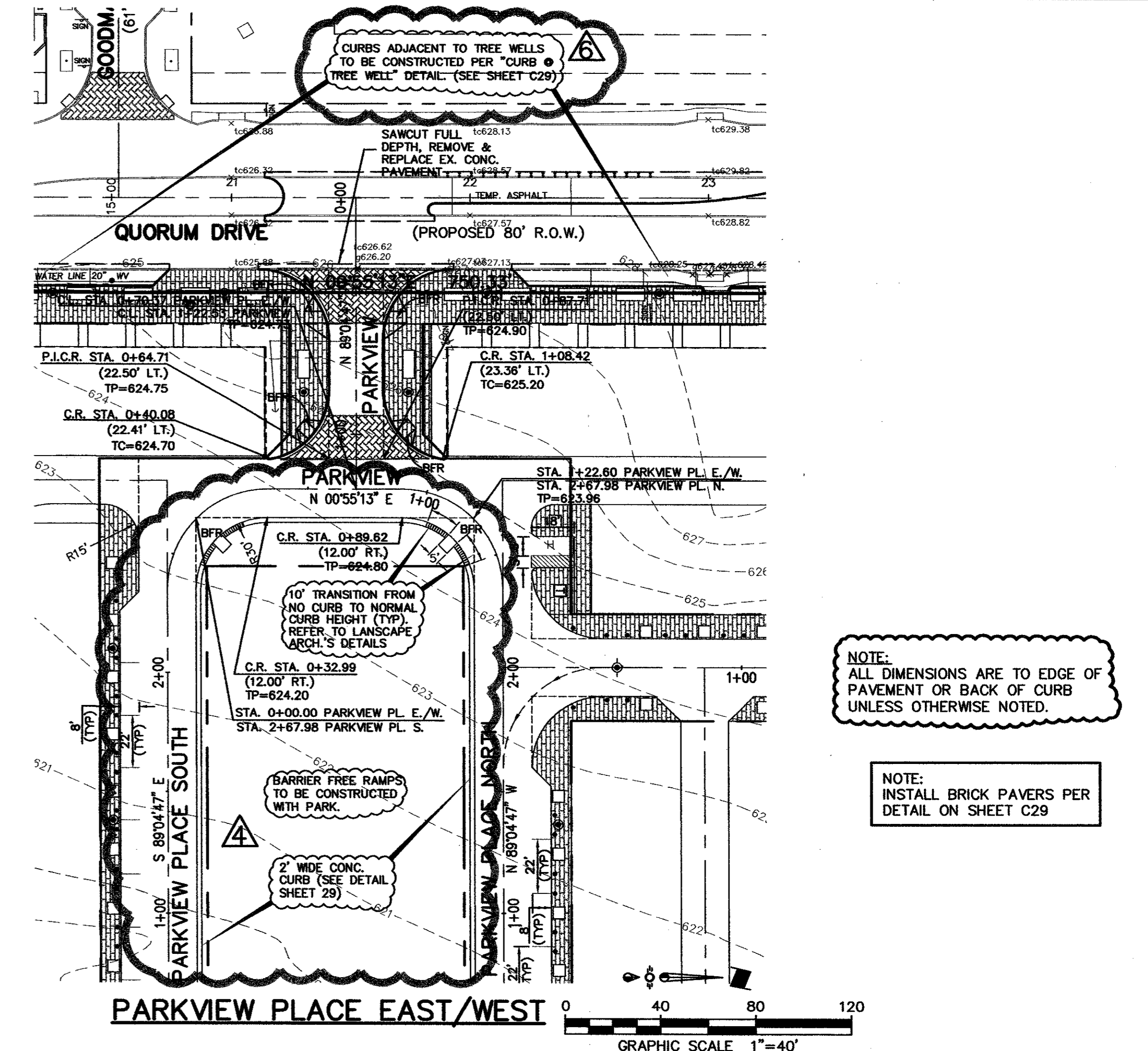
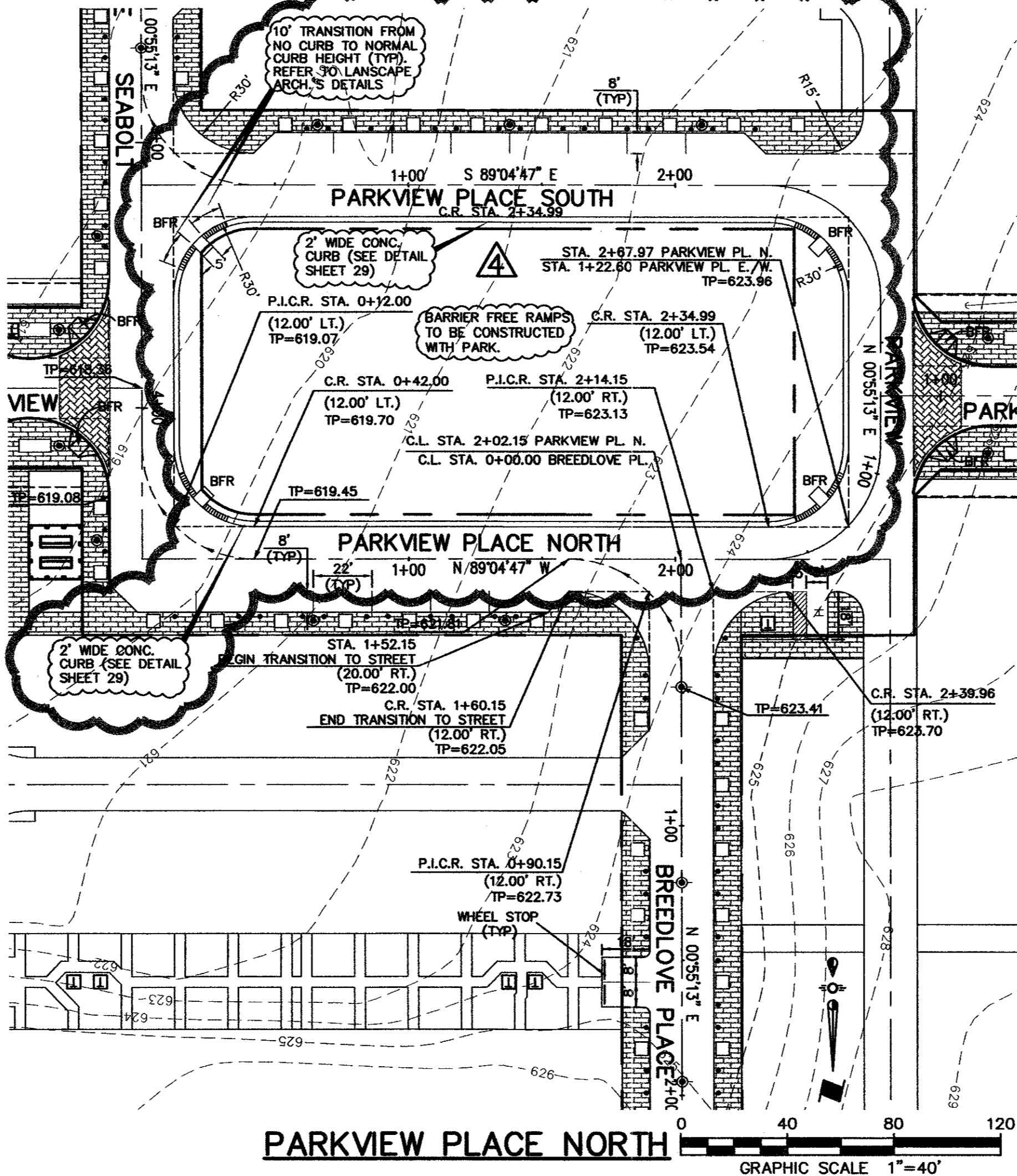
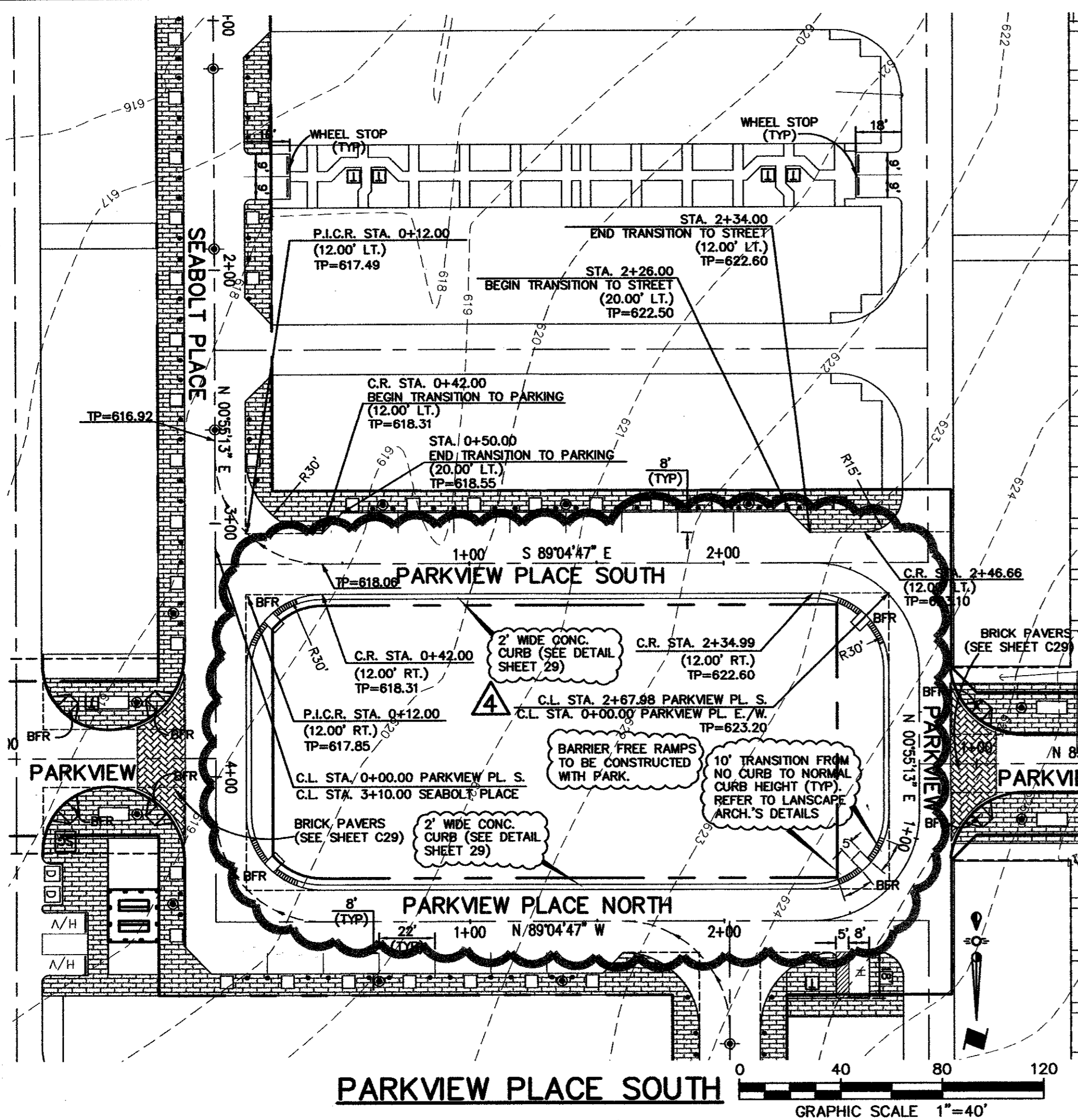
BREEDLOVE DR. & SEABOLT DR.
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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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

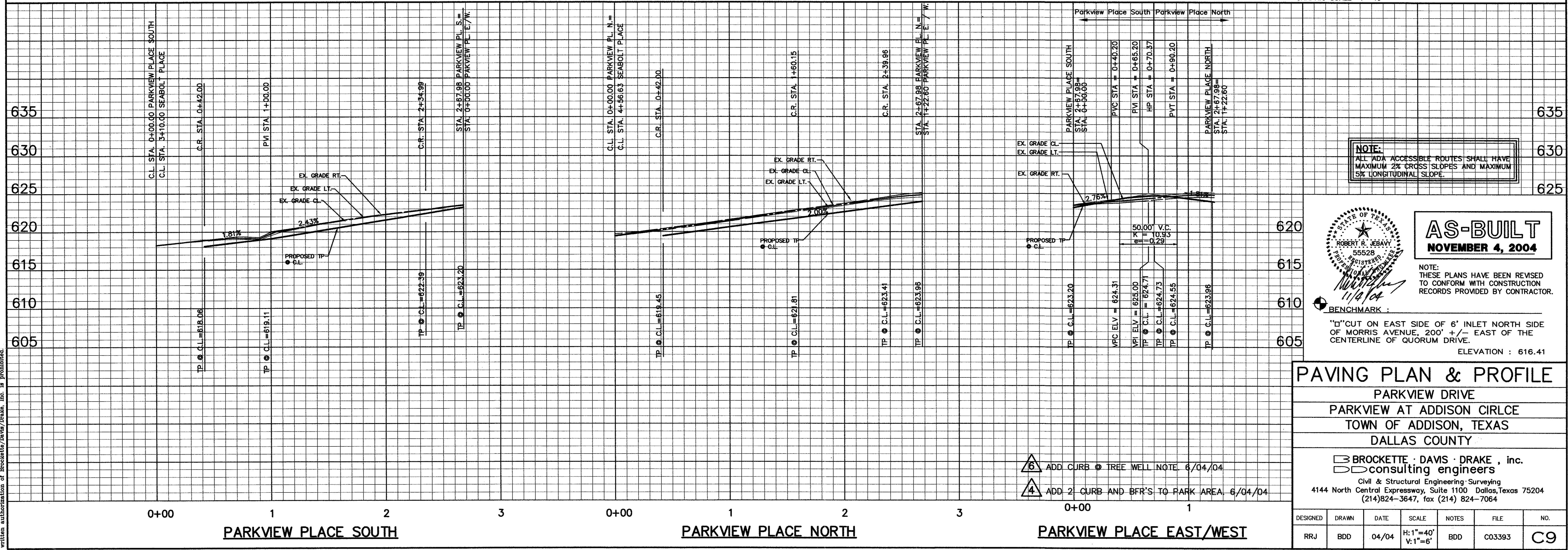
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C03393 PLANS CO-07-PAV-1

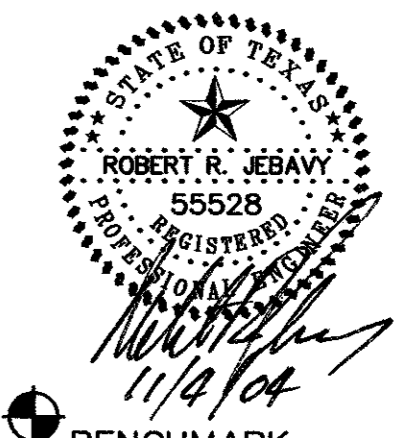


NOTE:
ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.

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

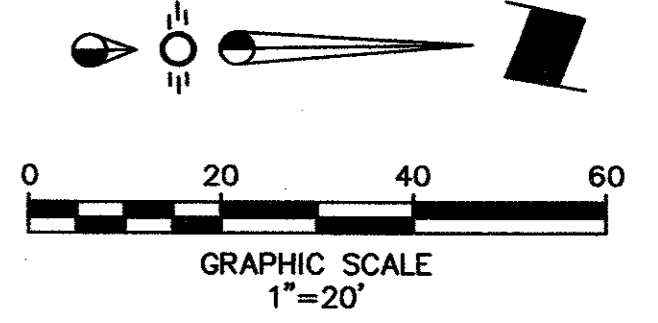
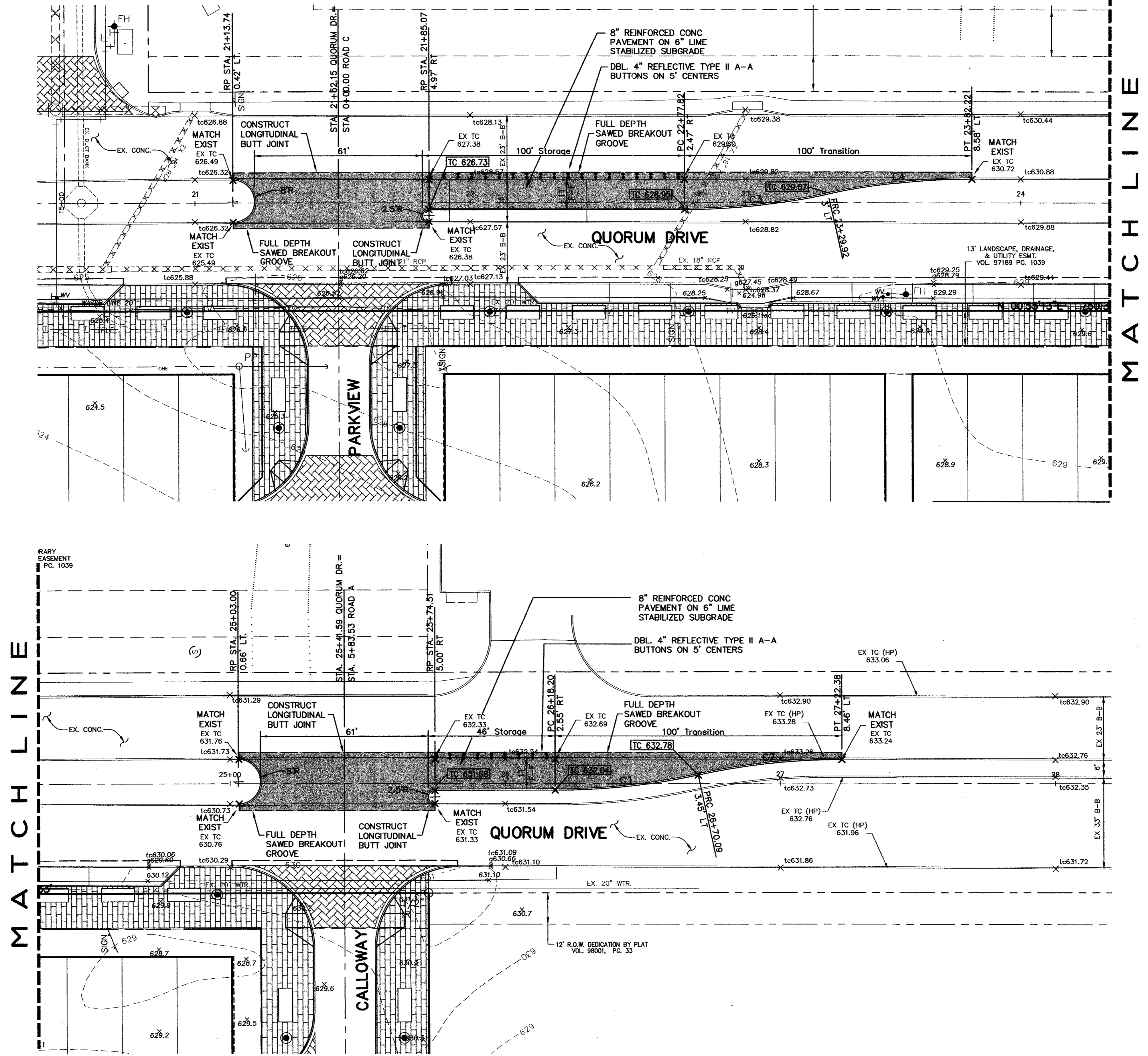
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Civil & Structural Engineering · Surveying
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(214)824-3647, fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C9

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C03393\PLANS CD\08-PAV03-PV

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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.

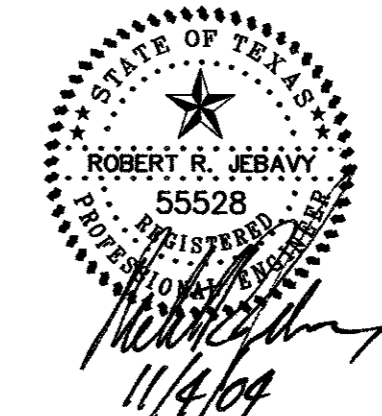
NOTE:
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

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.



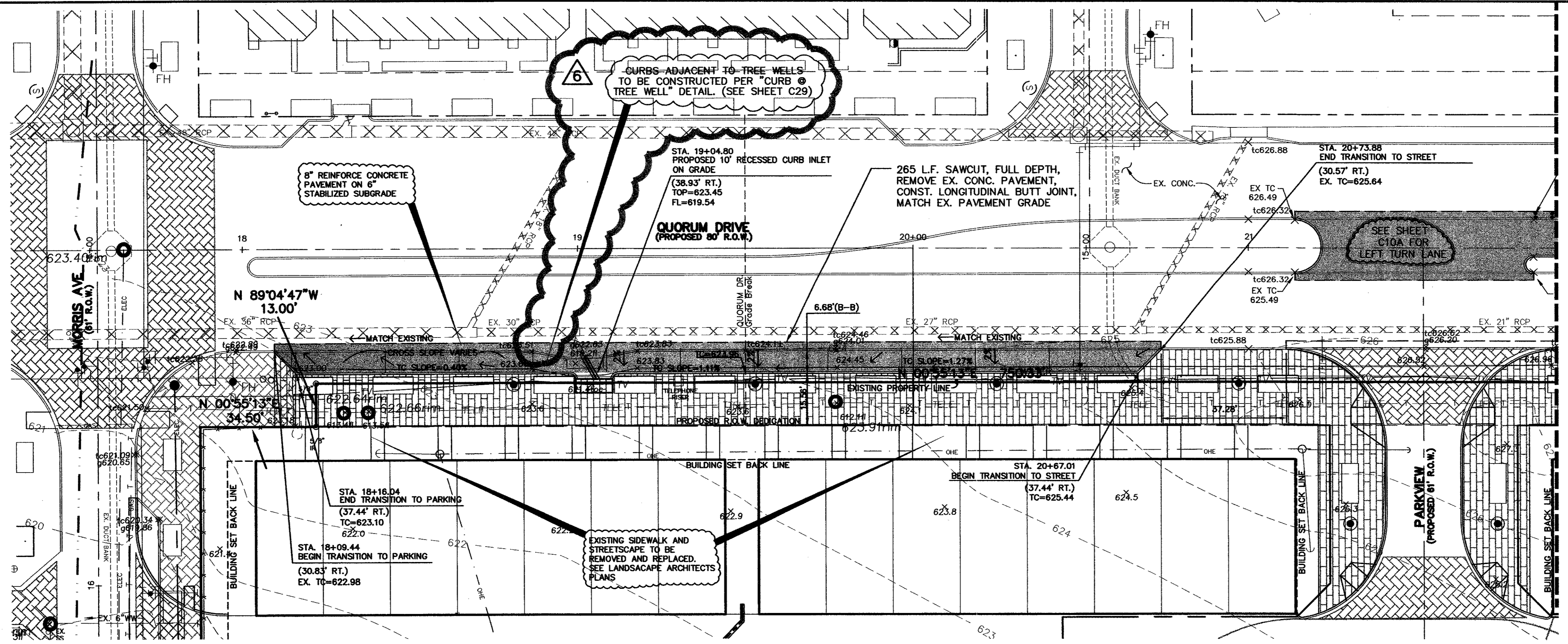
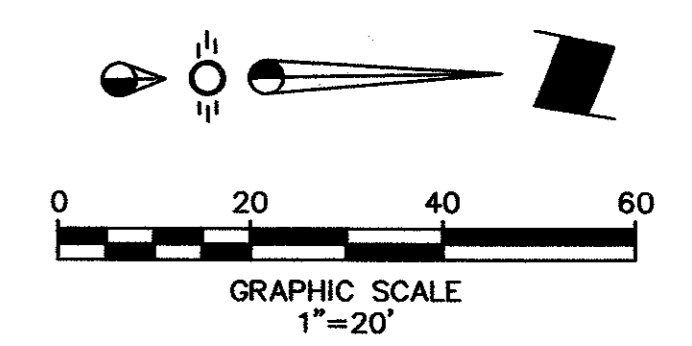
QUORUM DRIVE IMPROVEMENTS
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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 consulting engineers

Civil & Structural Engineering · Surveying
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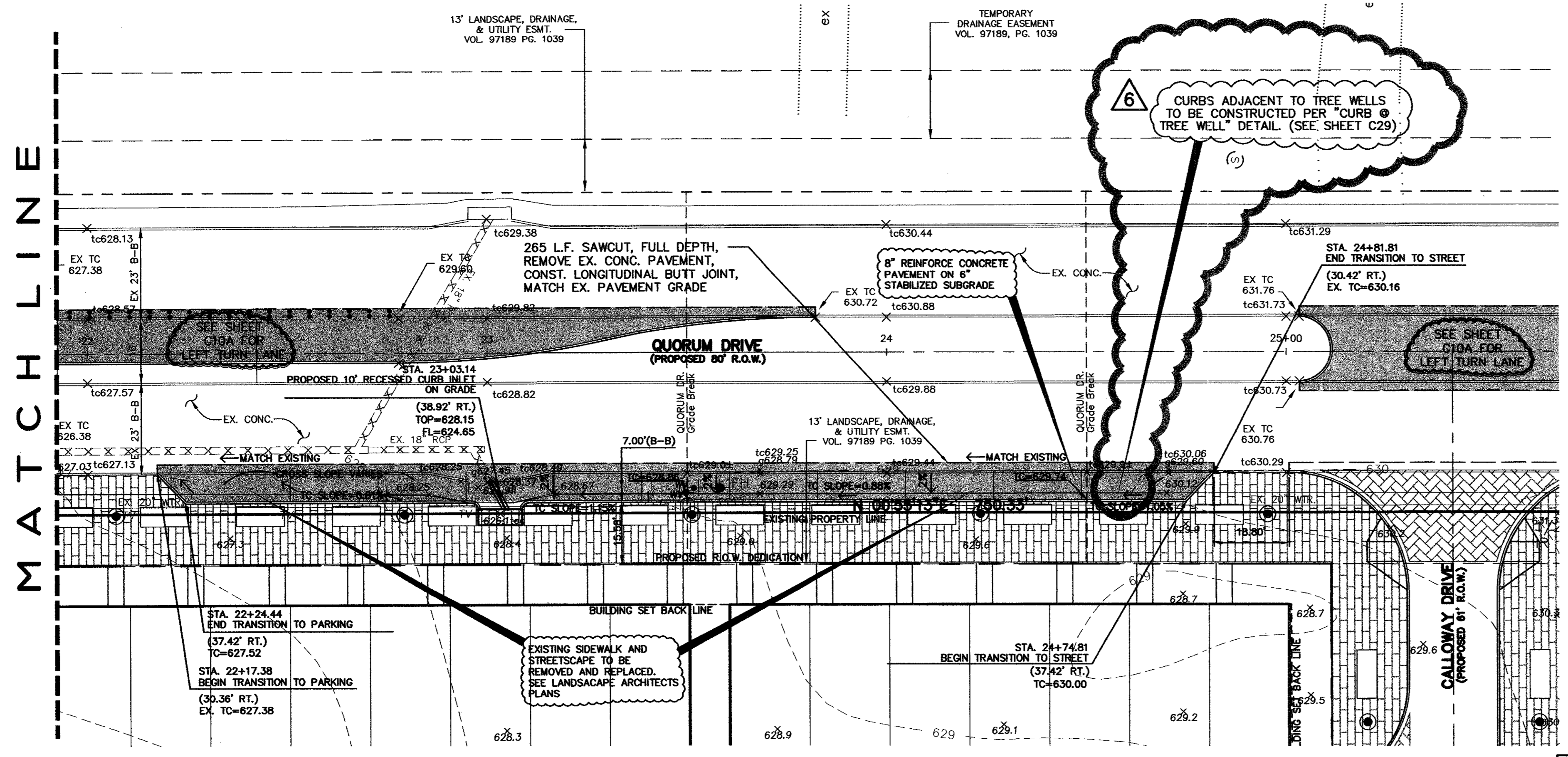
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=20'	BDD	C03393	C10A

C03393\PLANS CD\TDA-PAY QUOR DR-PIV.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" LIMESTABILIZED 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

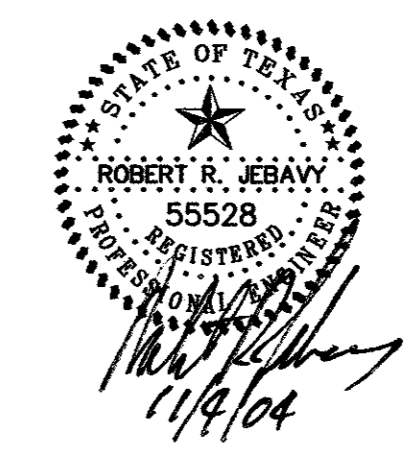
QUORUM DRIVE PARKING IMPROVEMENTS
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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

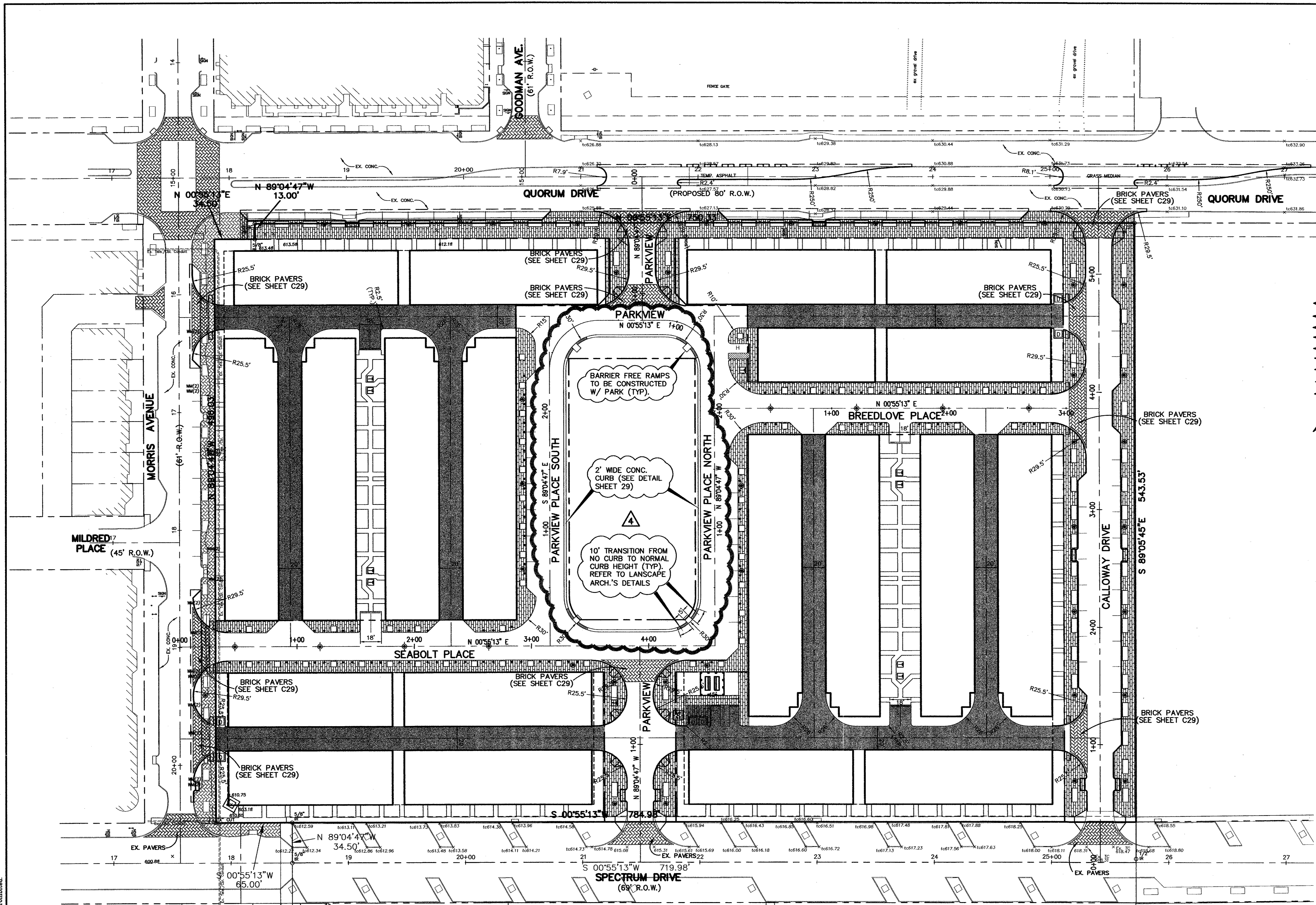
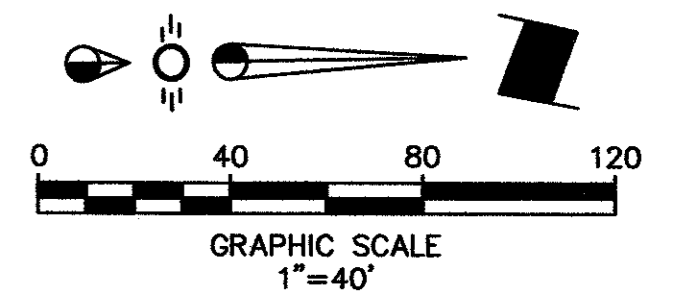
AS-BUILT
NOVEMBER 4, 2004

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



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

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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

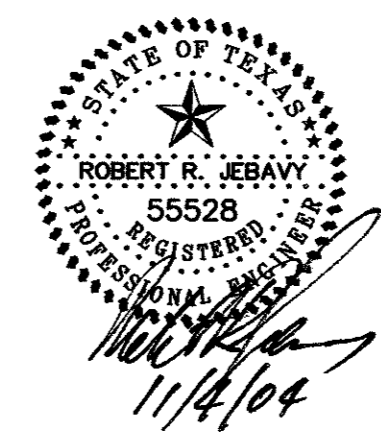
PAVING PLAN (PRIVATE ONSITE)						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BRCKETTE · DAVIS · DRAKE, inc. consulting engineers Civil & Structural Engineering · Surveying 4144 North Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064	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

AS-BUILT
NOVEMBER 4, 2004

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

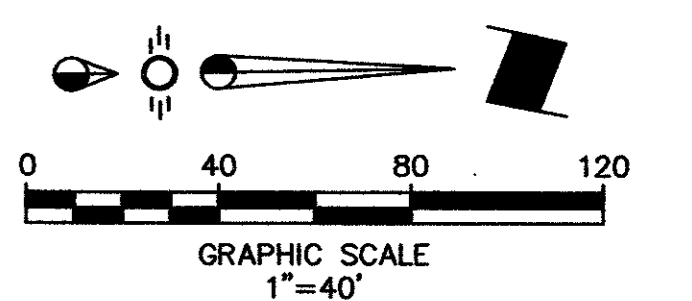
NOTE:
 ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:
 ADD 2' CURB AND BFR'S TO PARK AREA. 6/04/04

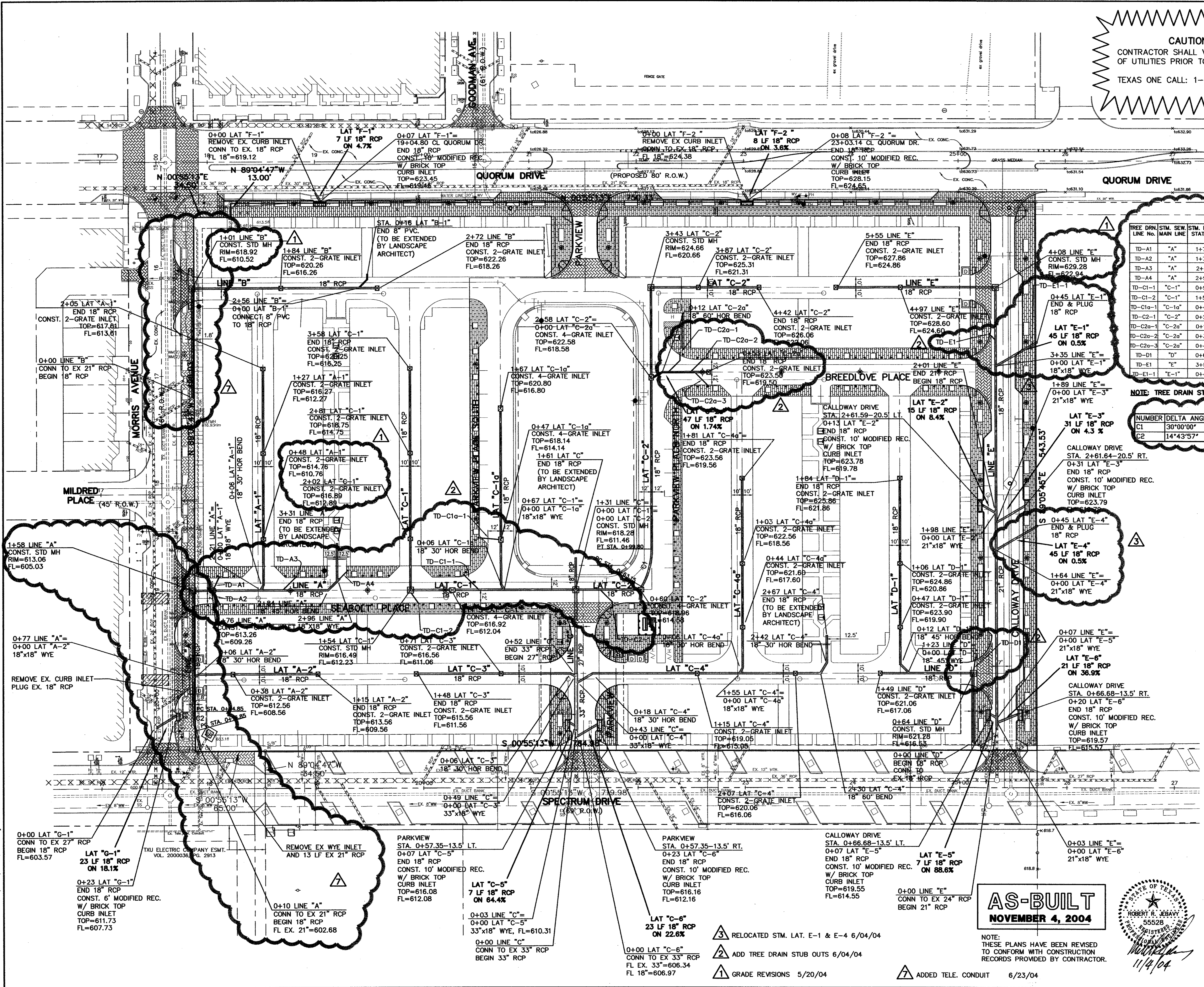


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TXU ELECTRIC COMPANY ESMT.
 VOL. 2000036, Pg. 2913



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 F.L.	TREE DRAIN UPSTREAM F.L.	TREE DRAIN DOWNSTREAM F.L.	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+78	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	18'	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

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

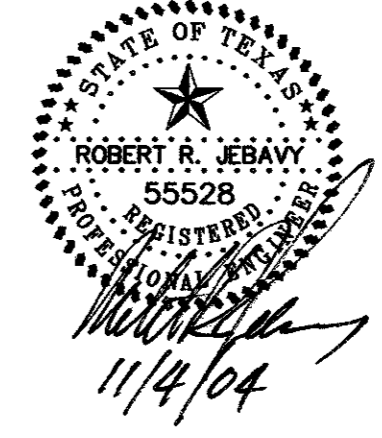
STORM SEWER PLAN
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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

AS-BUILT
 NOVEMBER 4, 2004

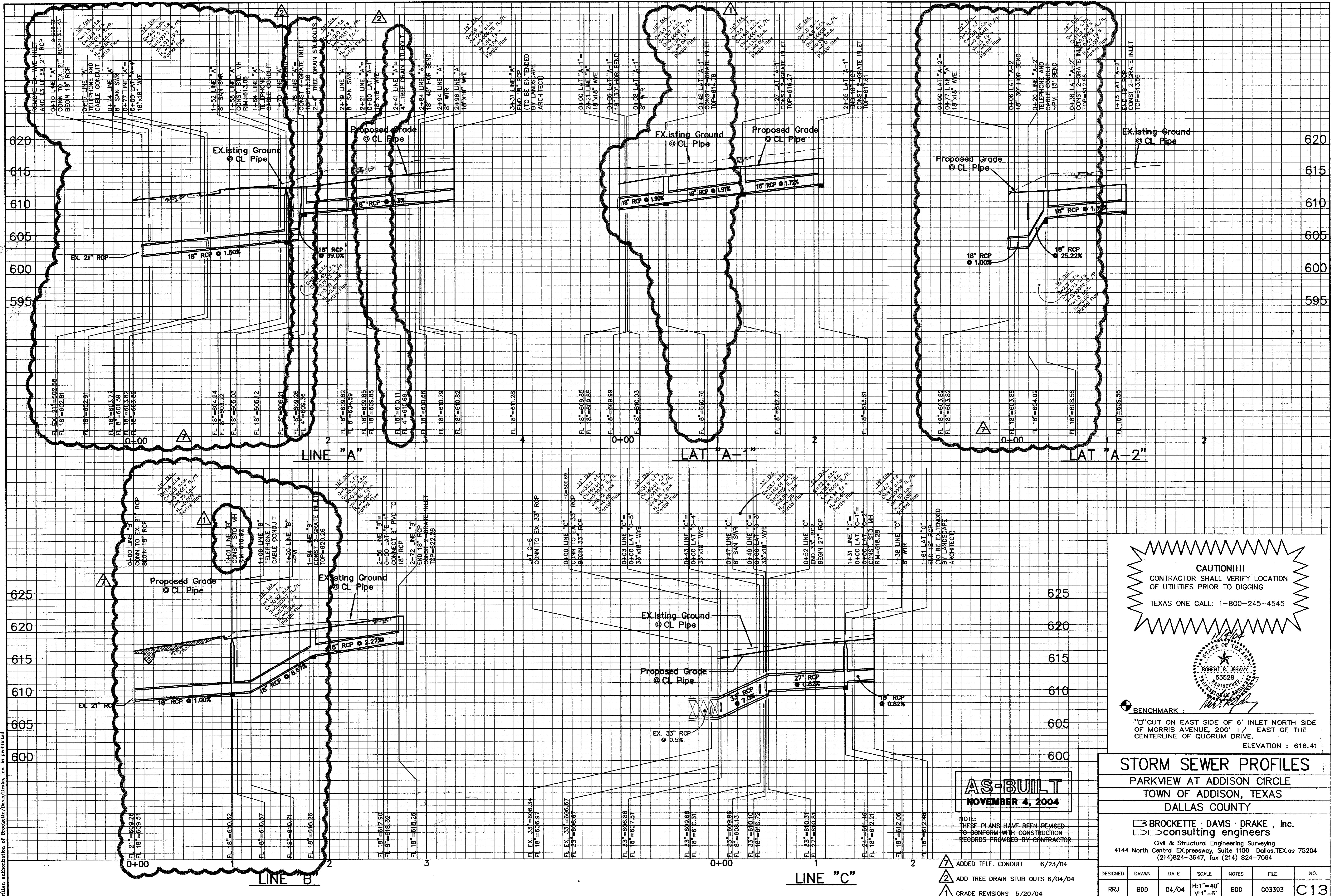


NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

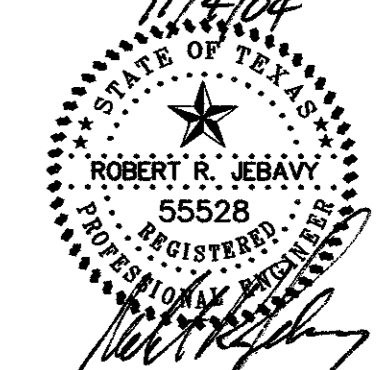
- ③ RELOCATED STM. LAT. E-1 & E-4 6/04/04
- ② ADD TREE DRAIN STUB OUTS 6/04/04
- ① GRADE REVISIONS 5/20/04
- ④ ADDED TELE. CONDUIT 6/23/04

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 TEXAS ONE CALL: 1-800-245-4545



BENCHMARK:
 "I" 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

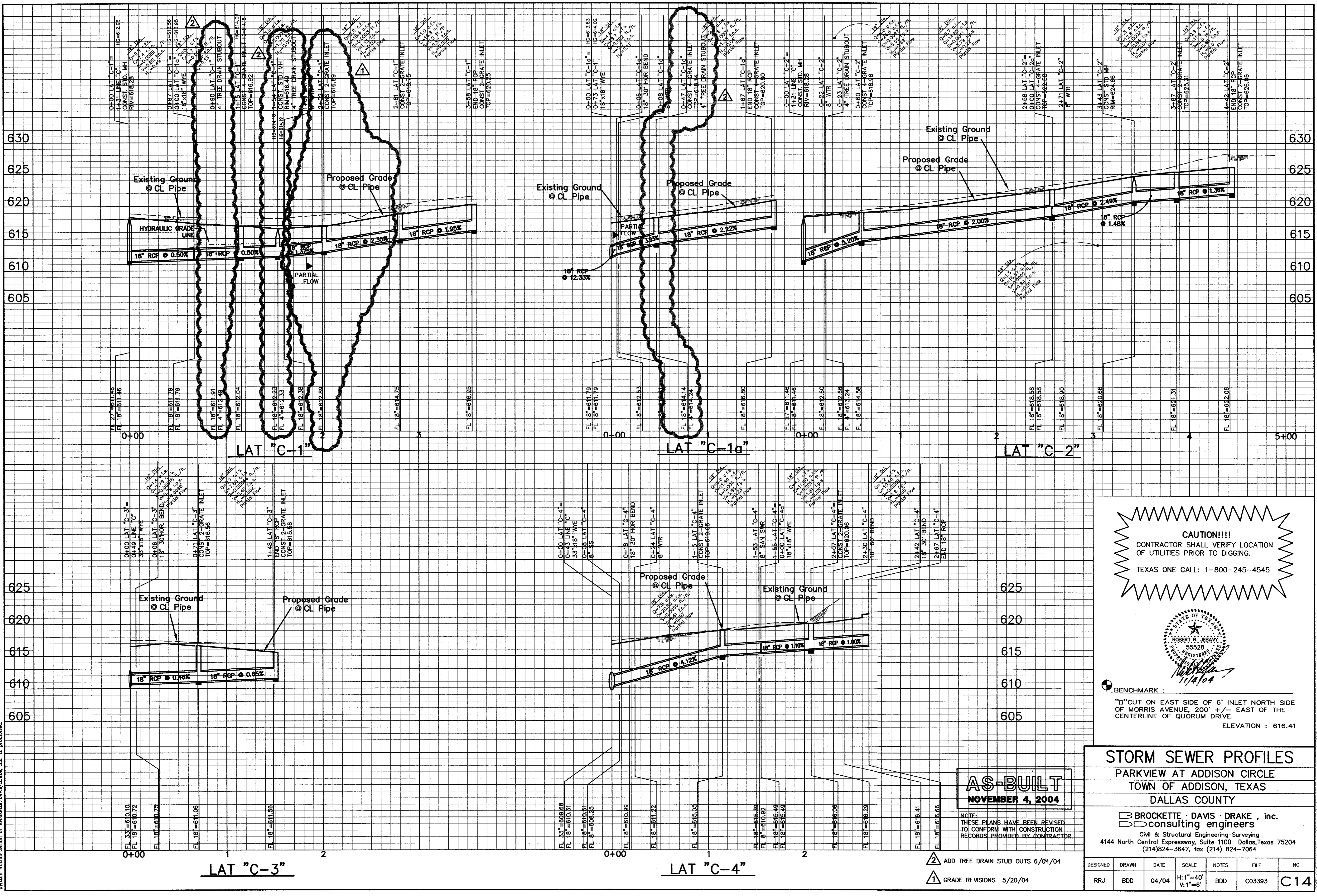
STORM SEWER PROFILES
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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 consulting engineers
 Civil & Structural Engineering · Surveying
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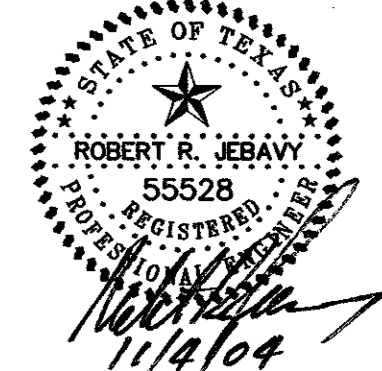
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C13

C03393 PLANS CON'T - STAMP/PROF - PVI

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



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

AS-BUILT
 NOVEMBER 4, 2004

NOTE:
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 TO CONFORM WITH CONSTRUCTION
 RECORDS PROVIDED BY CONTRACTOR.

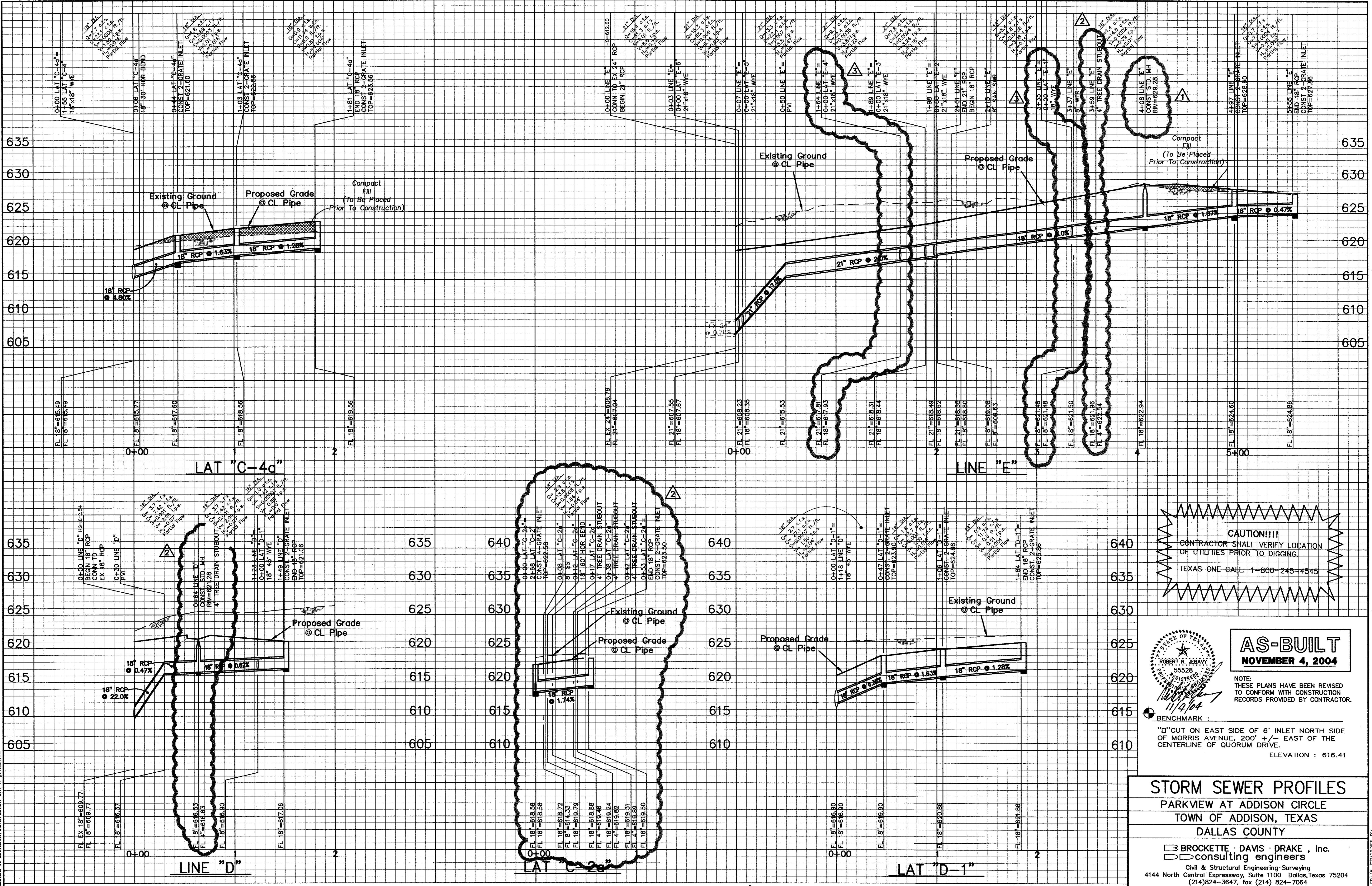
- 2 ADD TREE DRAIN STUB OUTS 6/04/04
- 1 GRADE REVISIONS 5/20/04

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

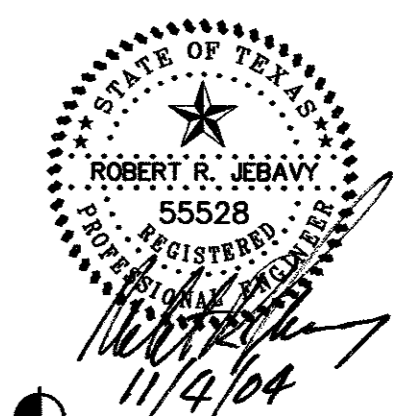
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C14

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CAUTION!!!
 CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO DIGGING.
 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

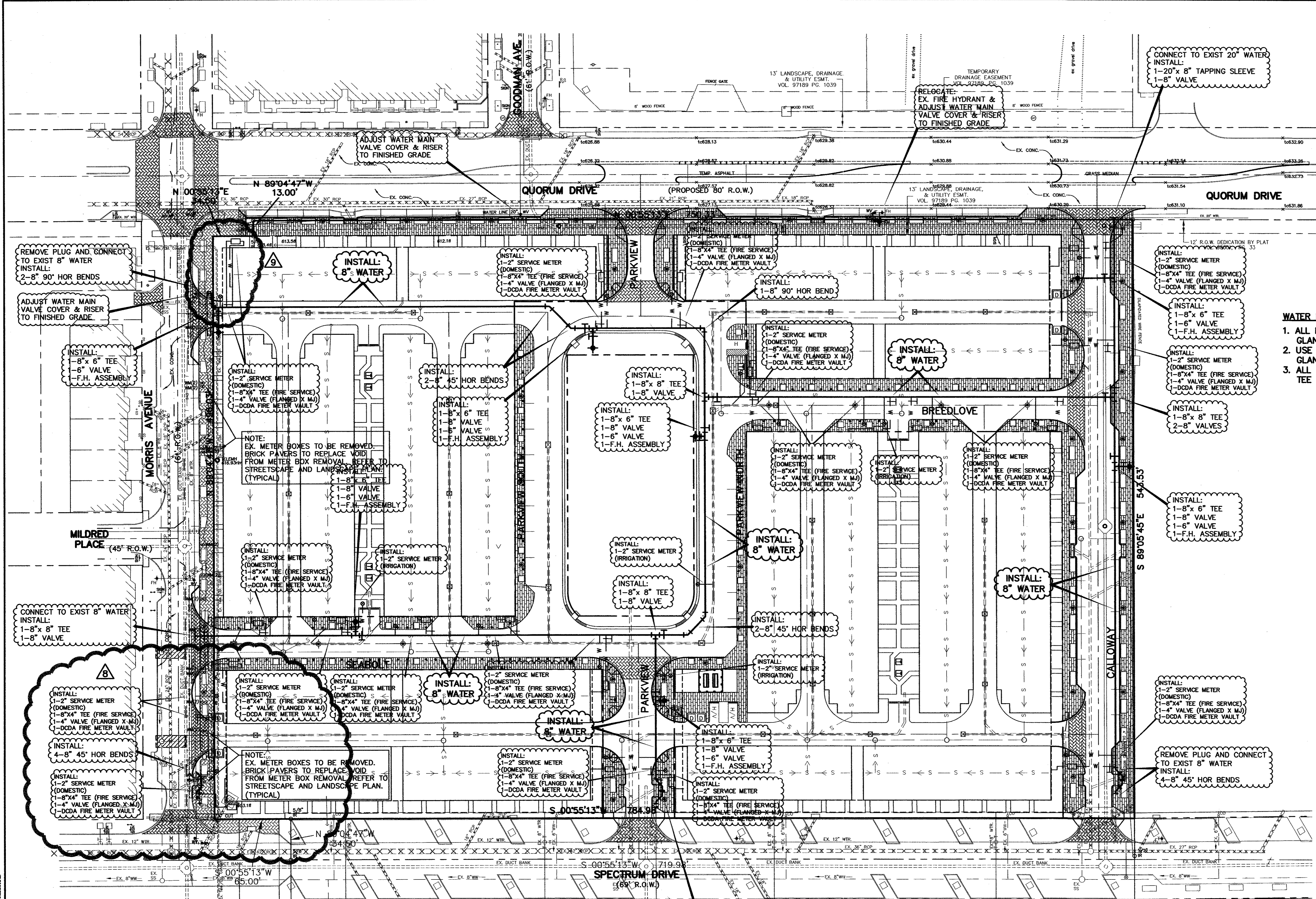
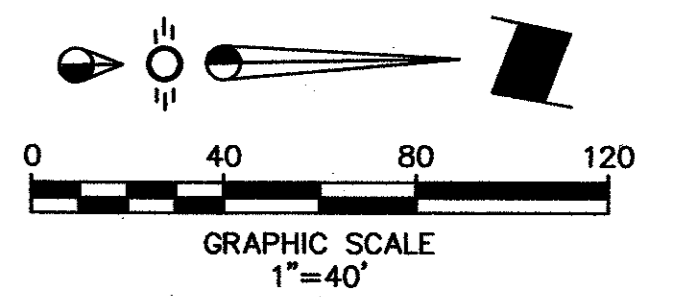
STORM SEWER PROFILES
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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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 CO V5-SWMP-RCP-3-FV

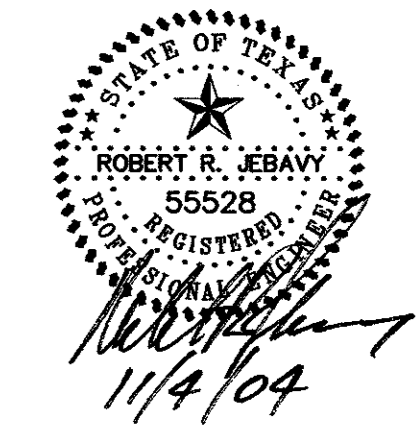


- WATER NOTES:**
1. ALL FITTINGS SHALL BE ANCHORED BY FLANGE, RESTRAINING GLAND, OR ANCHOR COUPLING.
 2. USE MEGA-LUG OR APPROVED EQUAL FOR RESTRAINING GLANDS.
 3. ALL 4" FIRE SERVICE CONNECTIONS TO BE MADE WITH 8"x4" TEE AND A 4" VALVE (FLANGED X MJ FITTINGS)

LEGEND

---	Proposed R.O.W.
---	Existing Curb
---	Proposed Curb
XXXXXX	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:
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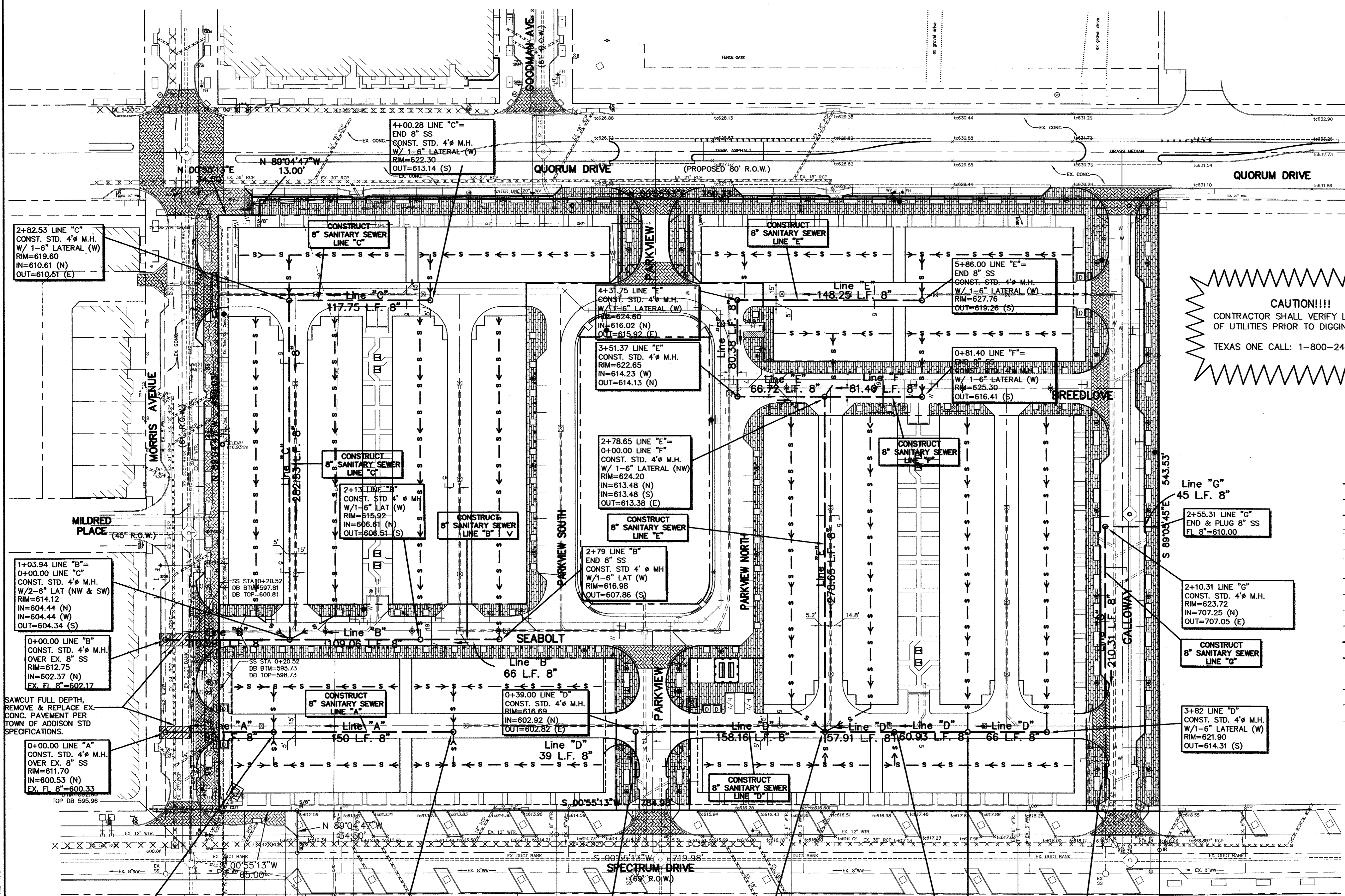
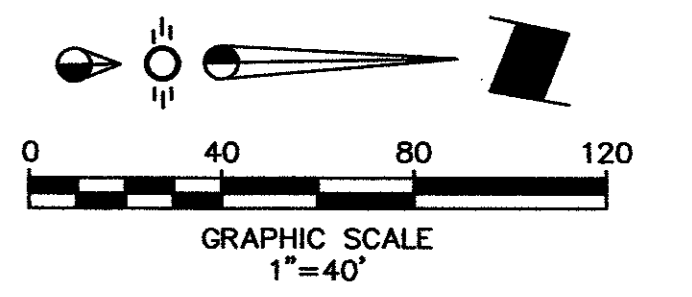
BENCHMARK:
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.
ELEVATION: 616.41

WATER PLAN						
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TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
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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	C16

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

- 9 RELOCATED METER VAULTS 10/07/04
- 8 RELOCATED METER VAULTS 6/23/04

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

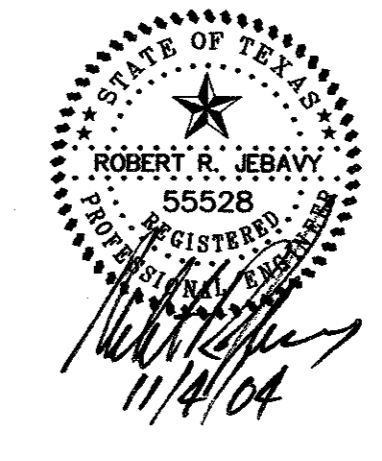
LEGEND

- 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 6" 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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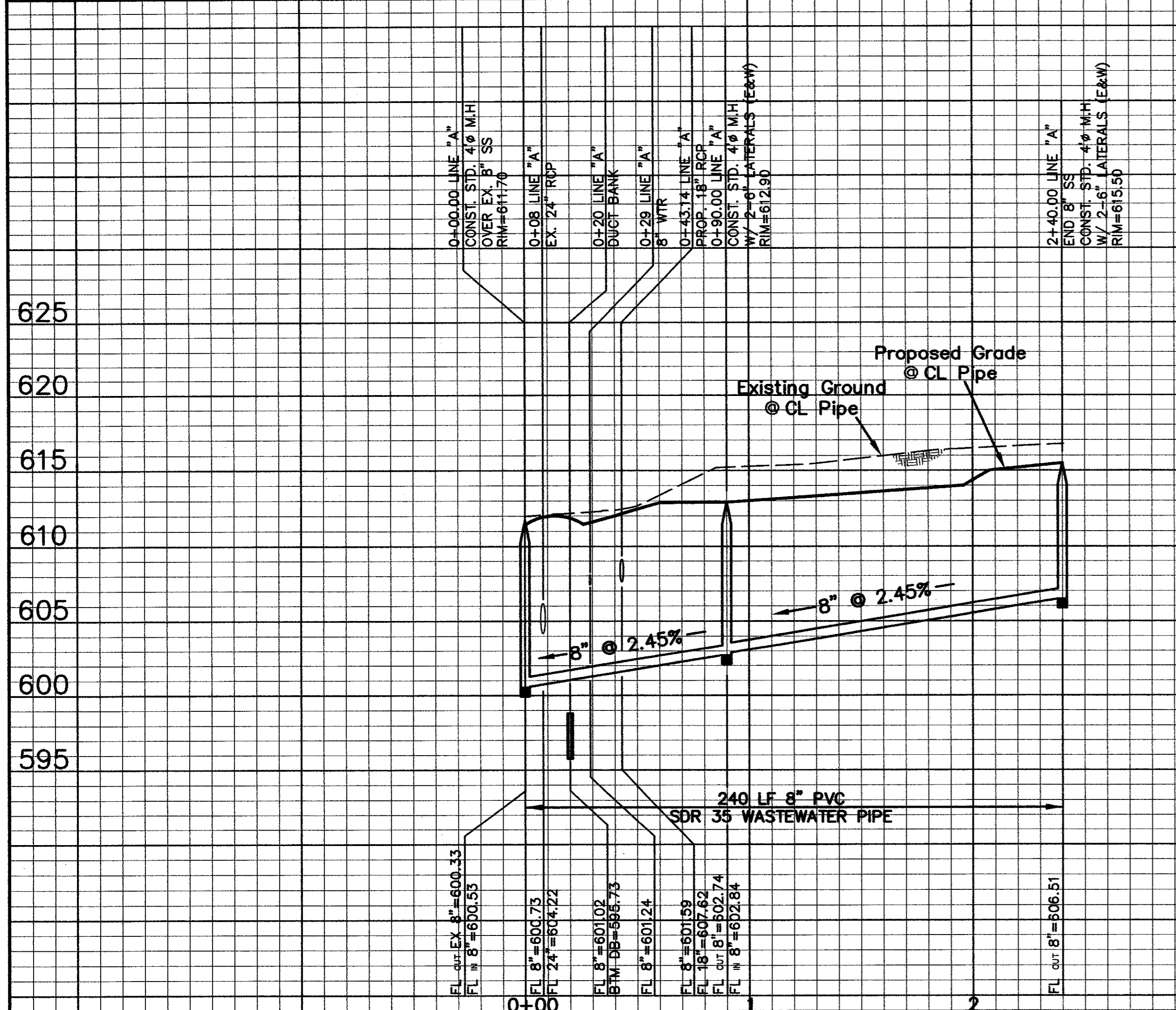
AS-BUILT
NOVEMBER 4, 2004

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

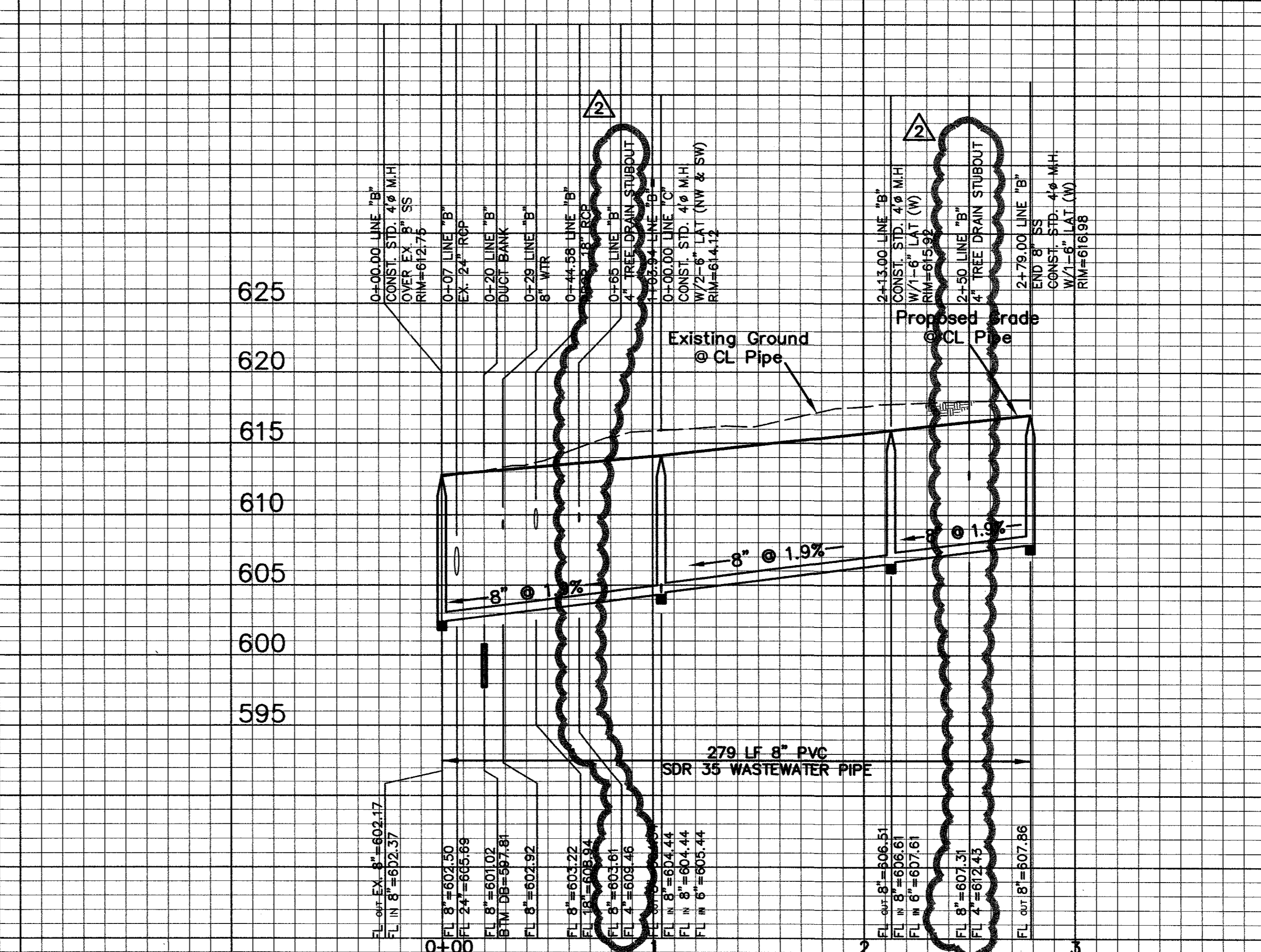
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C17

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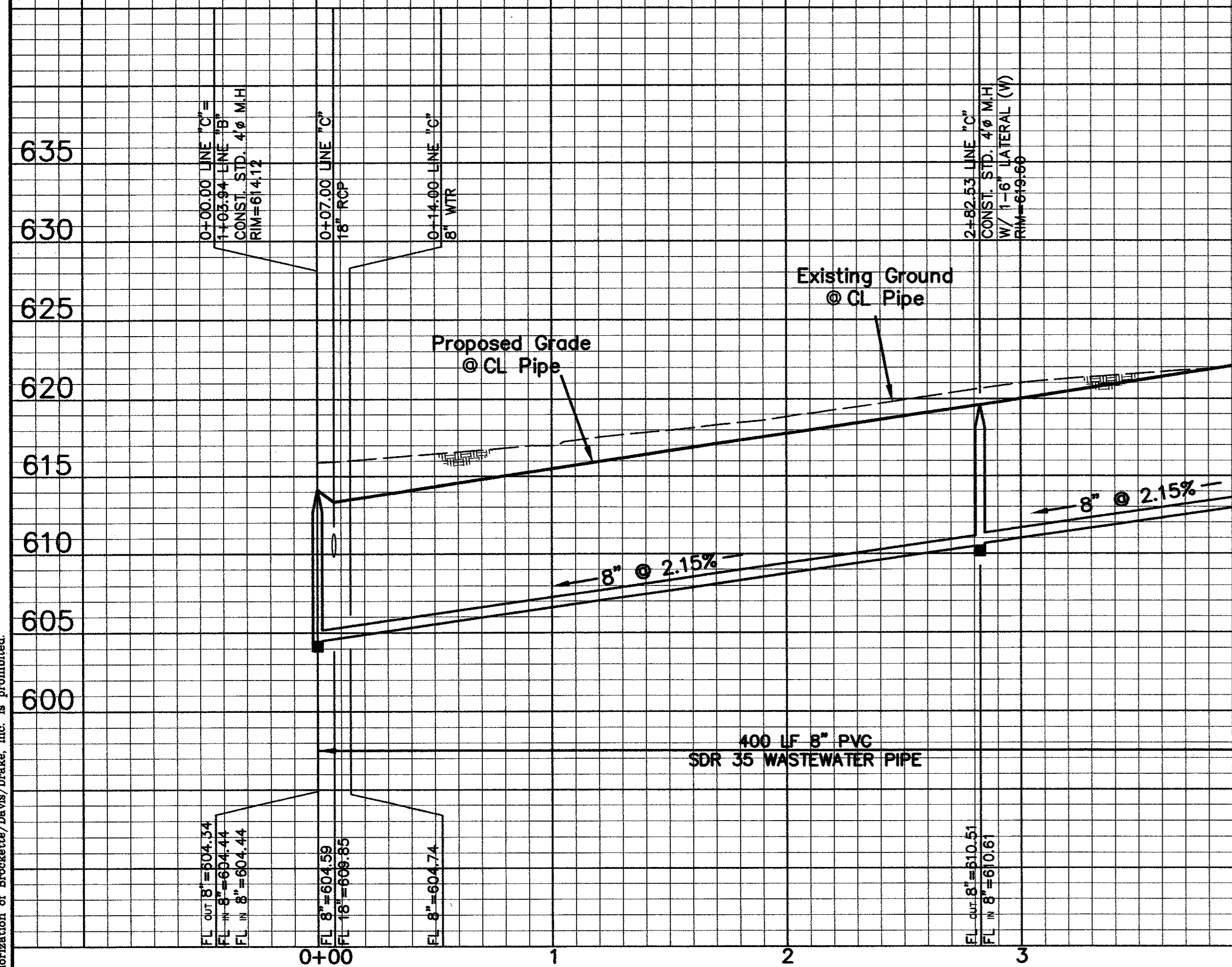
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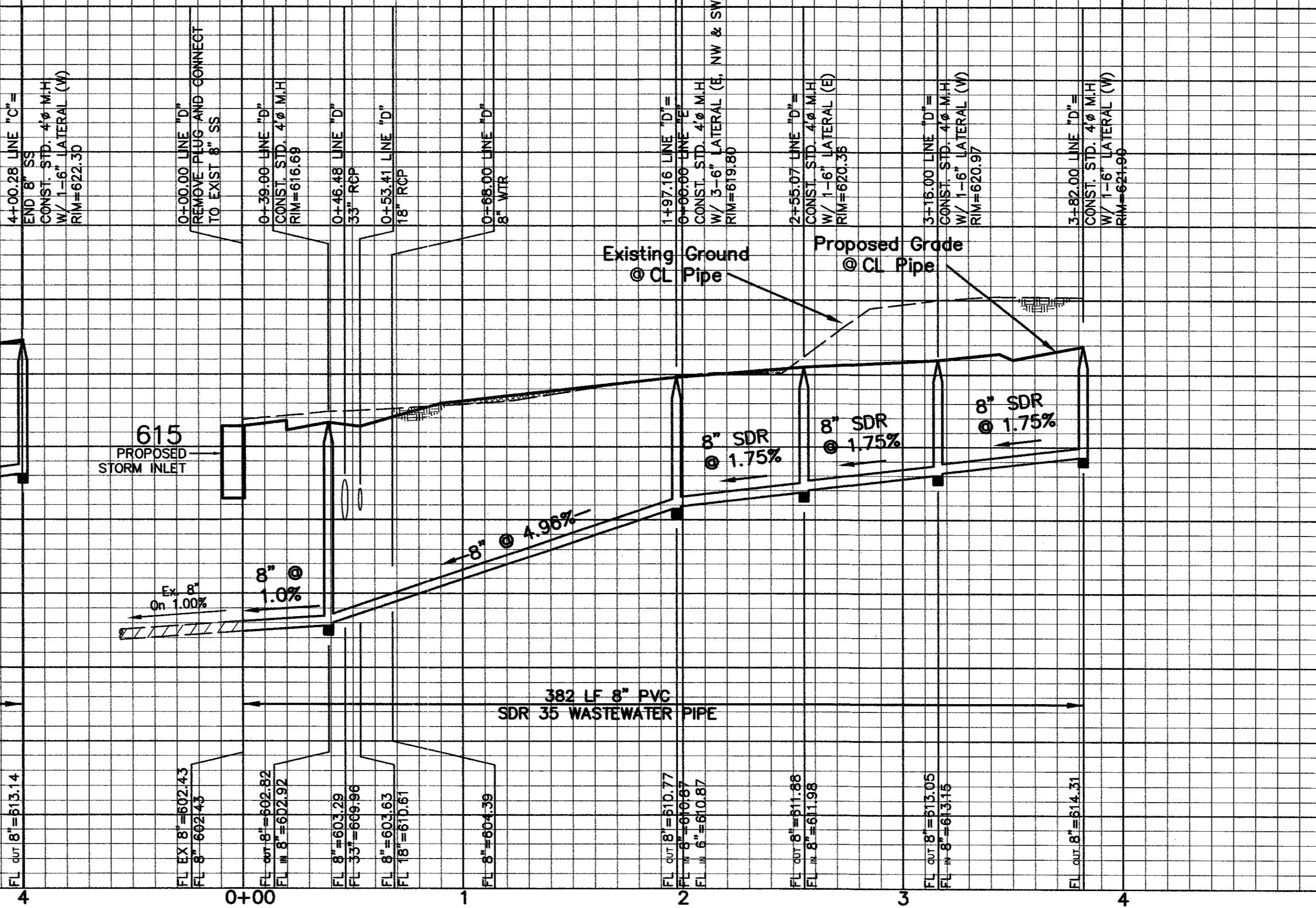
LINE "A"



LINE "B"



LINE "C"



LINE "D"

CAUTION!!!!
 CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO DIGGING.
 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

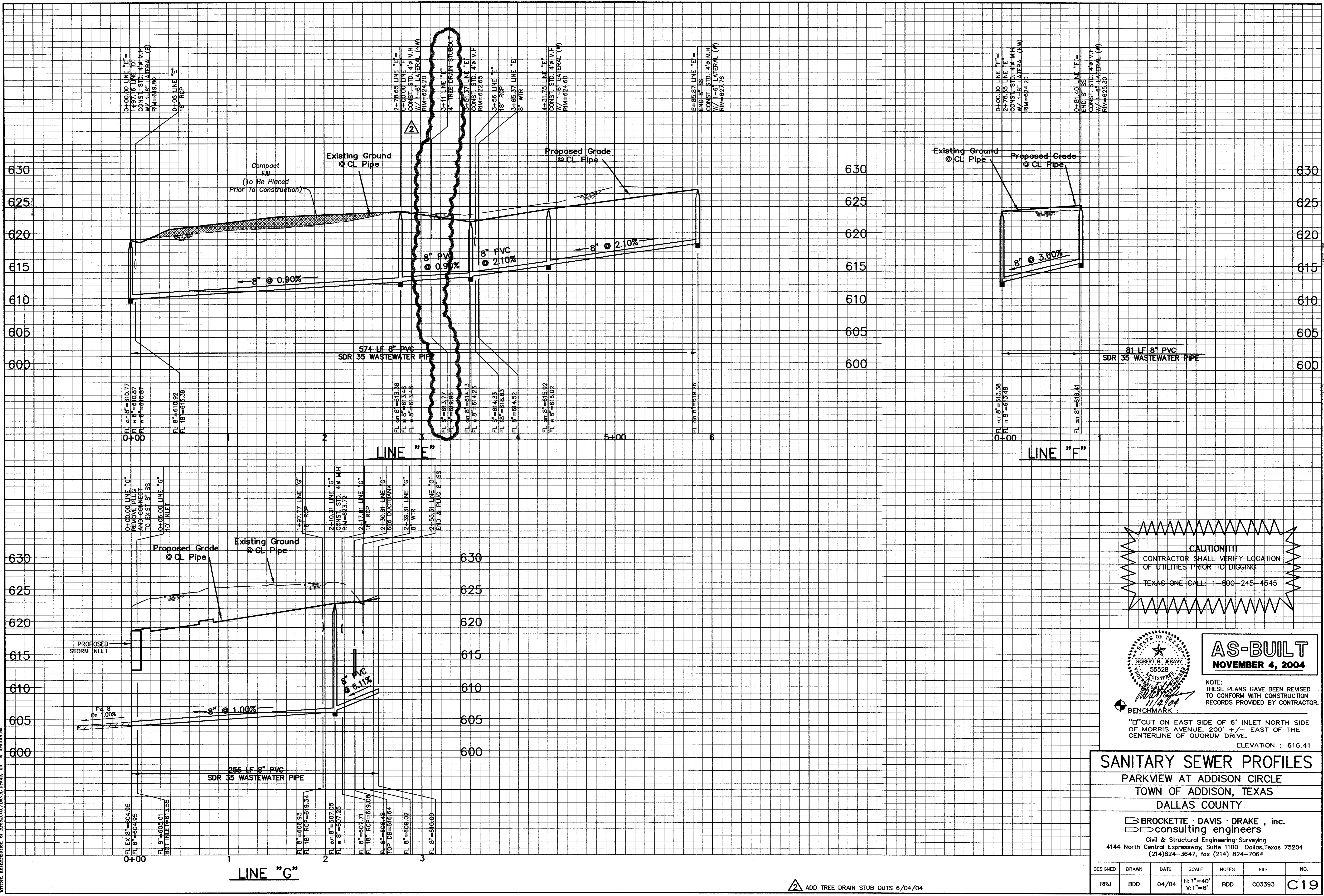
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 (214) 824-3647, fax (214) 824-7064

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

ADD TREE DRAIN STUB OUTS 6/04/04

C03393\PLANS CD\18-SSR\01-1.PLV

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 TEXAS ONE CALL: 1-800-245-4545

AS-BUILT
NOVEMBER 4, 2004

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 ELEVATION : 616.41

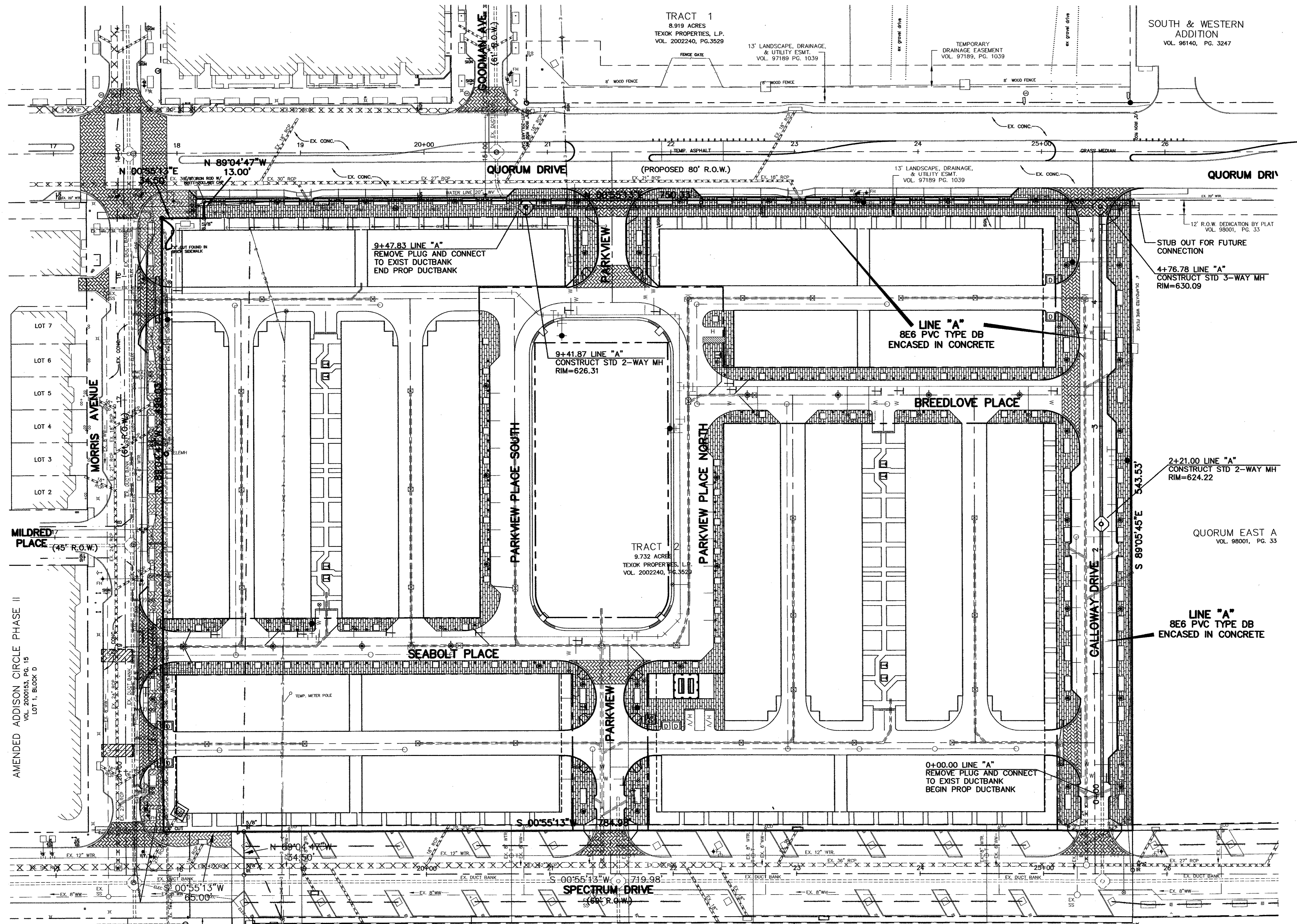
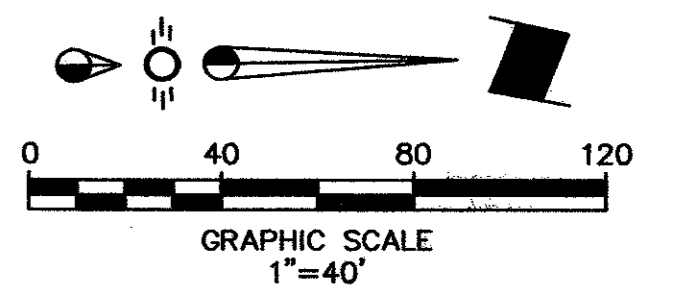
SANITARY SEWER PROFILES
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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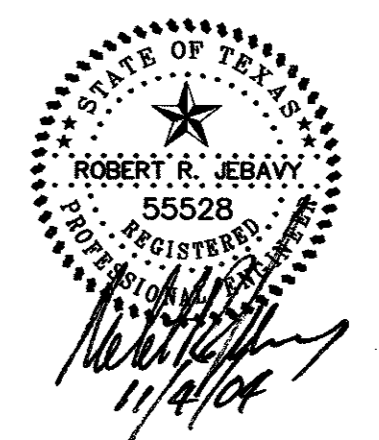
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C19

ADD TREE DRAIN STUB OUTS 6/04/04

C03393\PLANS CD\19-SSPROF02-PT



- 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
 - 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:
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TO CONFORM WITH CONSTRUCTION
RECORDS PROVIDED BY CONTRACTOR.

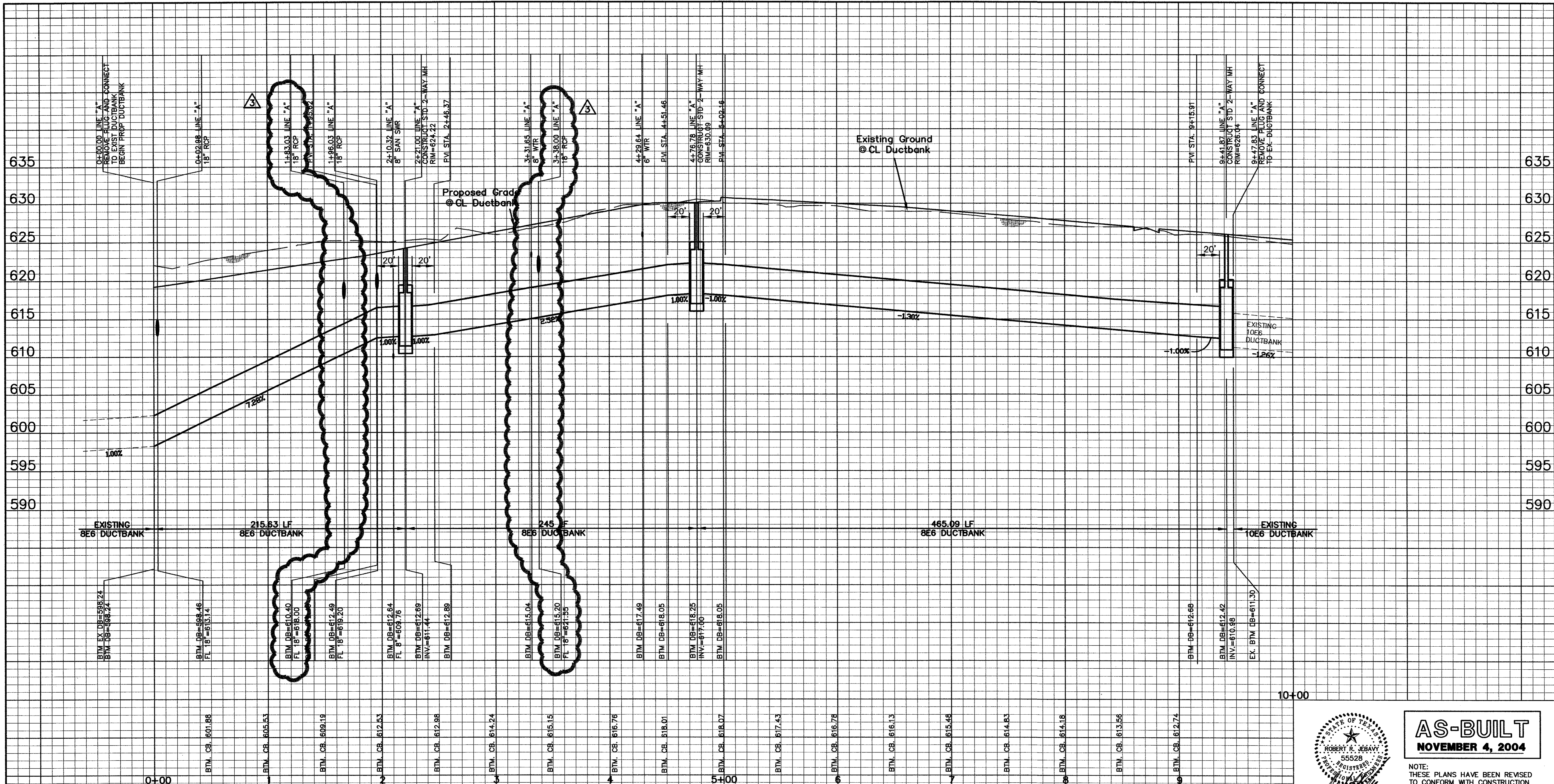
BENCHMARK:
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE
OF MORRIS AVENUE, 200' +/- EAST OF THE
CENTERLINE OF QUORUM DRIVE.
ELEVATION : 616.41

CAUTION!!!!
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OF UTILITIES PRIOR TO DIGGING.
TEXAS ONE CALL: 1-800-245-4545

DUCTBANK PLAN						
PARKVIEW AT ADDISON CIRCLE						
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DALLAS COUNTY						
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C20

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C03393 PLANS CD 20-DBANK-PV



DUCT BANK LINE "A"

10+00

ROBERT R. JERVAY
55528
REGISTERED PROFESSIONAL ENGINEER
MECHANICAL
LICENSE NO. 1114/04

AS-BUILT
NOVEMBER 4, 2004

NOTE:
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BENCHMARK :
"D" CUT ON EAST SIDE OF 6' INLET NORTH SIDE
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CENTERLINE OF QUORUM DRIVE.
ELEVATION : 616.41

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

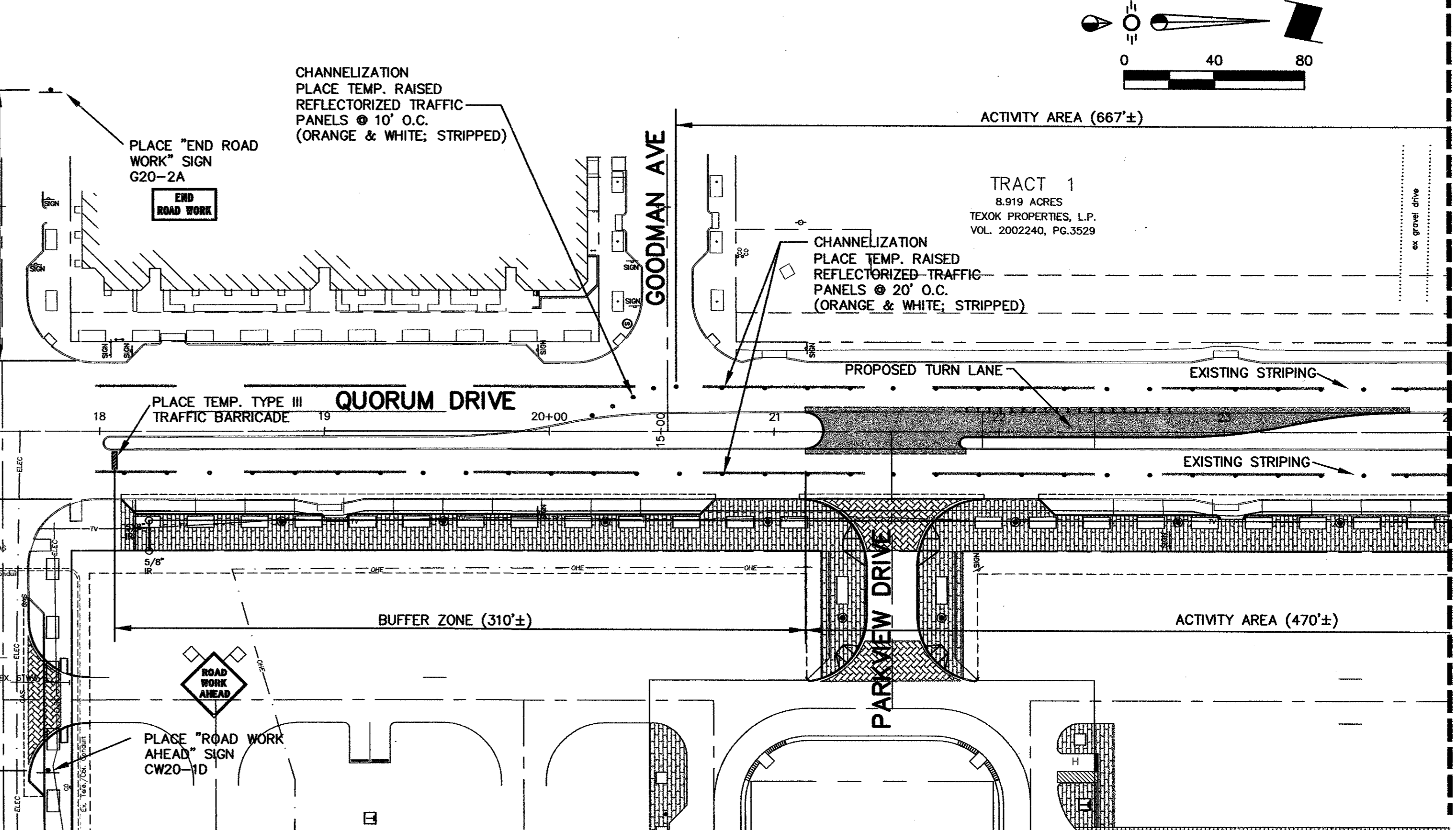
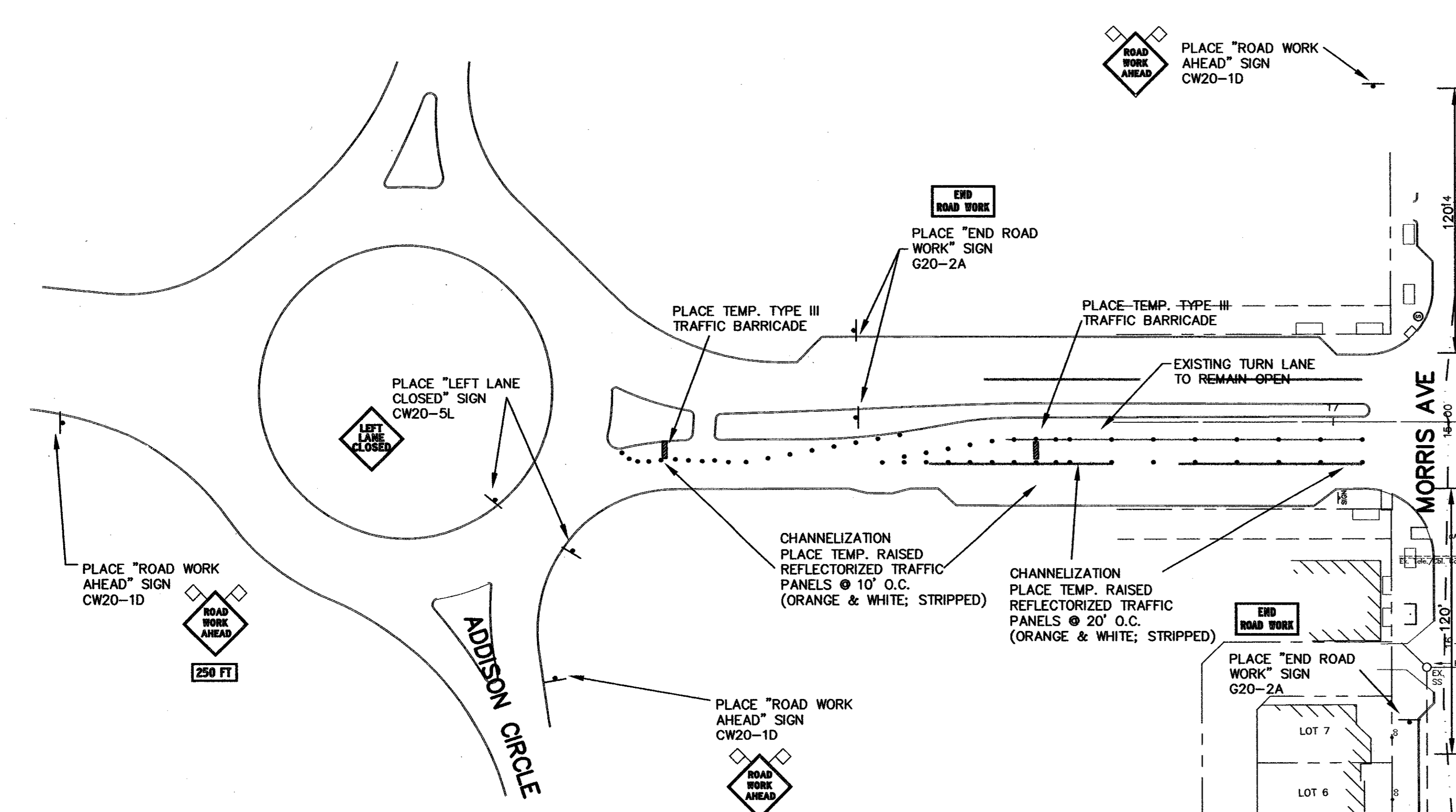
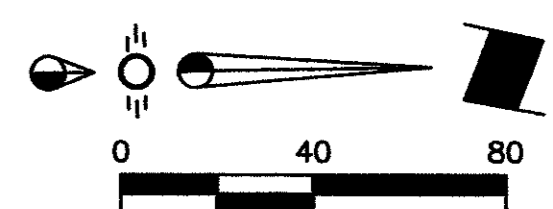
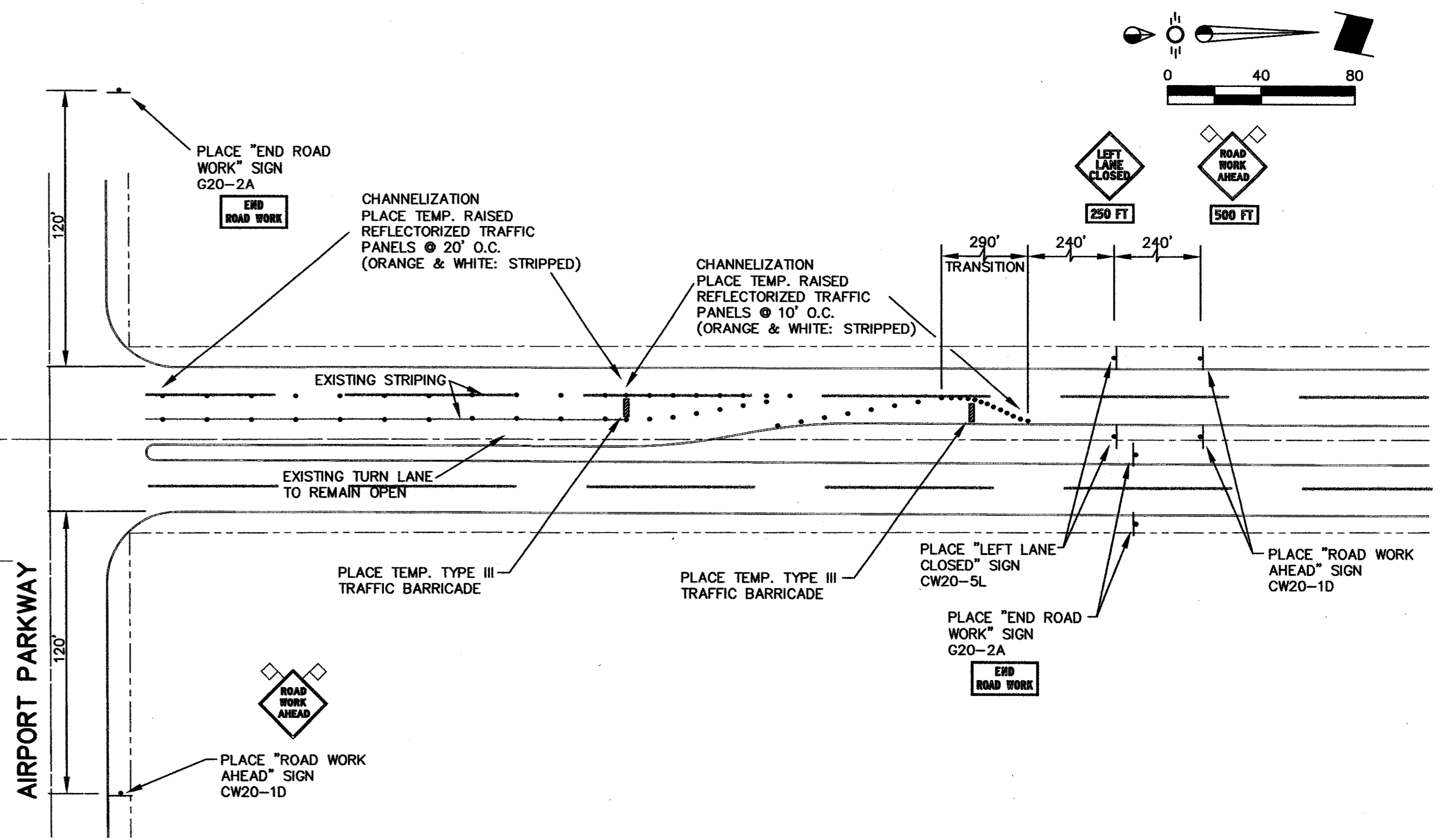
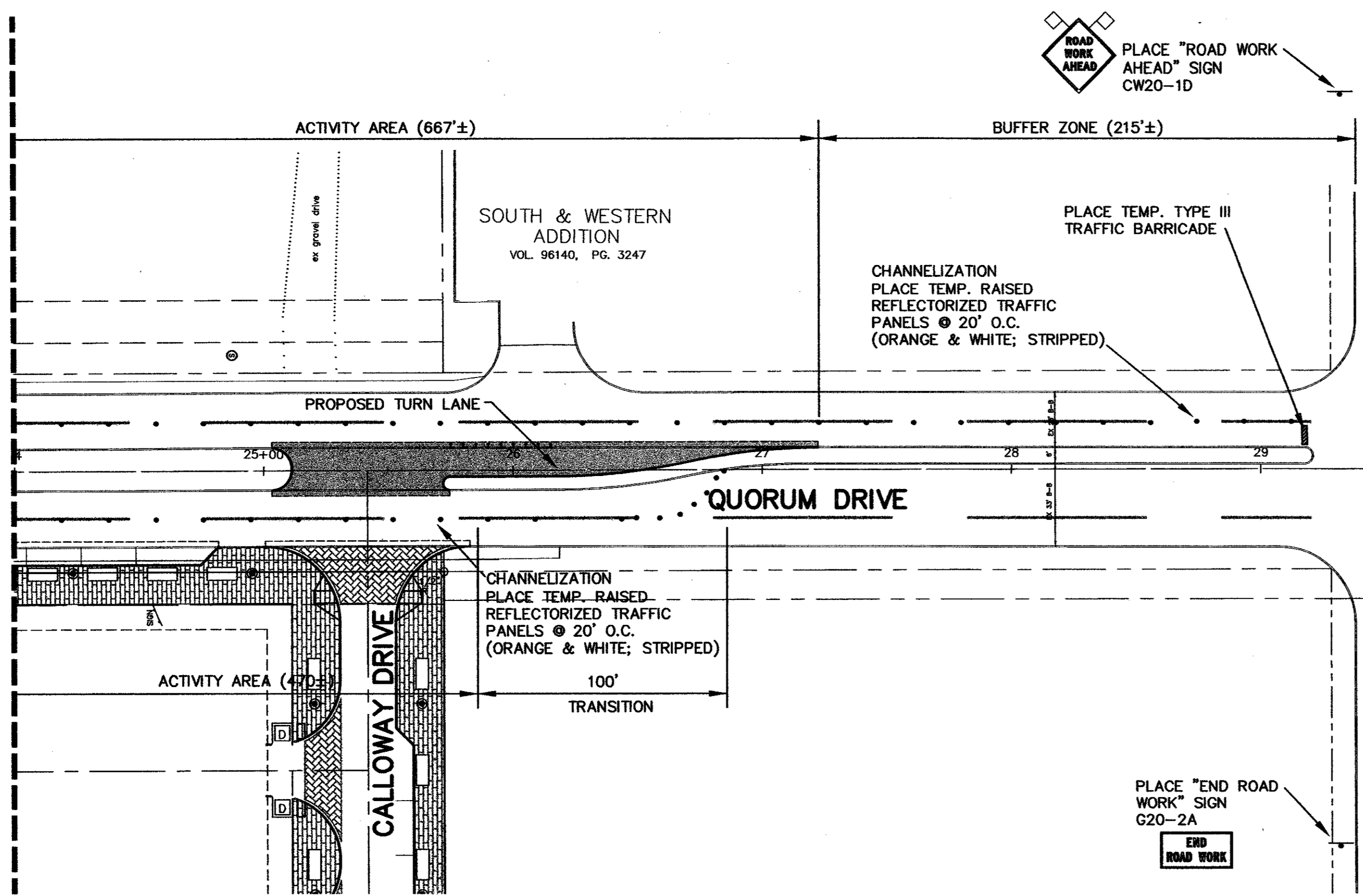
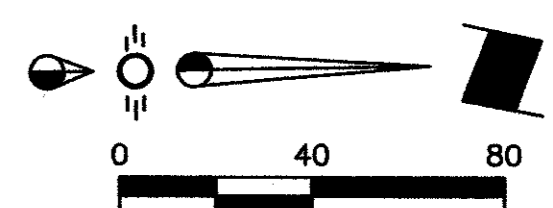
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C21

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C03393 PLANS CD 12 - DBR01-FV

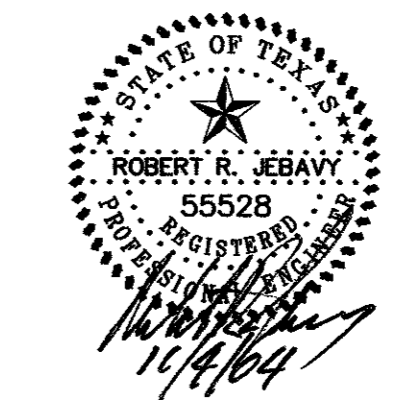
MATCH LINE



MATCH LINE

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.

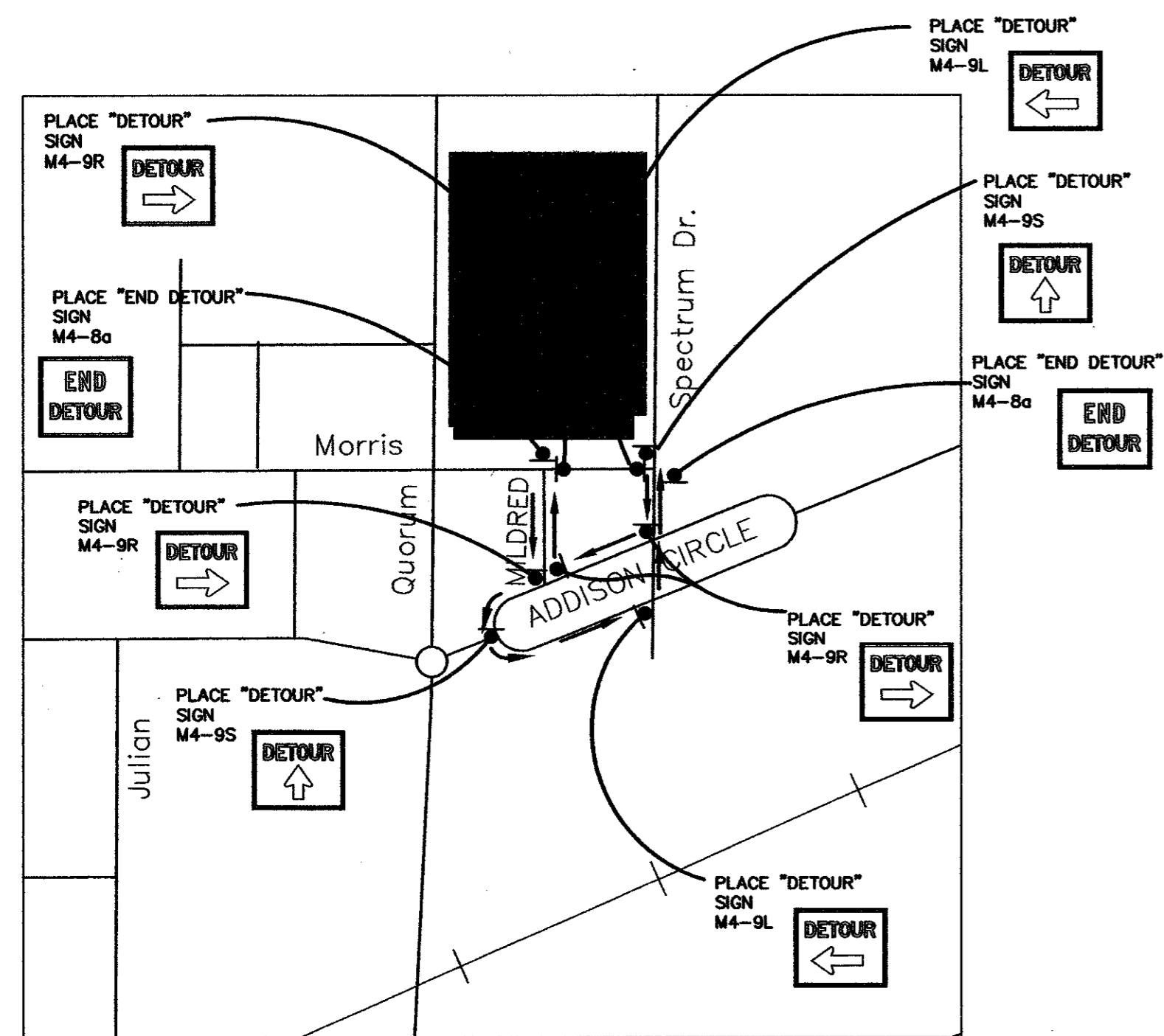
TRAFFIC CONTROL PLAN
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C23

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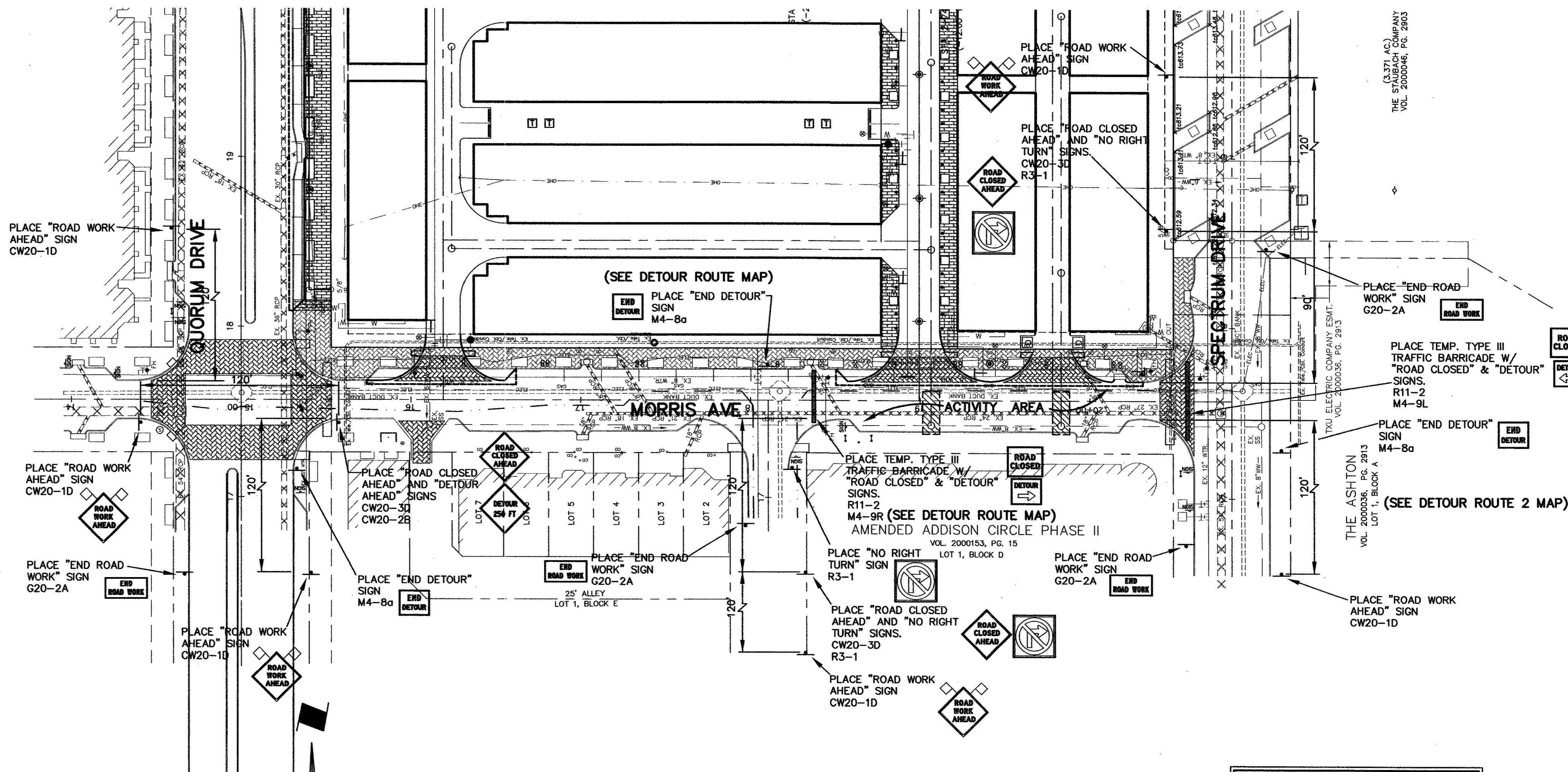
C03393\PLANS CD\23-TRAFFIC\TR-04-04-04



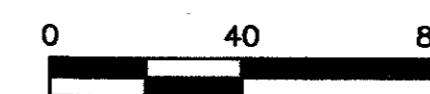
DETOUR ROUTE MAP

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



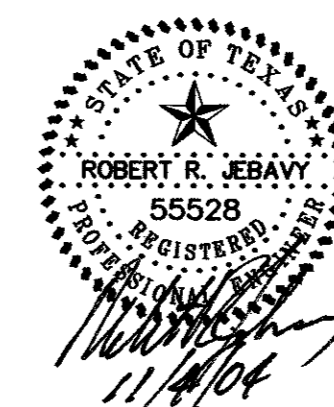
SCALE: 1"=40'

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

BENCHMARK:
"D" 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:
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TRAFFIC CONTROL 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	C24

GENERAL CONSTRUCTION NOTES

- A. Prior to commencing construction, three sets of Approved Construction Plans (C&I 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	Comcast (AT&T)
Oncof Gas and Electric	MCi WorldCom
SDC (Southwestern Bell)	Brooks Cable
TCL/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.
- I. During construction, the owner shall provide a qualified geotechnical lab to perform material testing during the construction, at the request of the Town of Addison.

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 \$5,000.00
 - * \$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" = \$900.00
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 low 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 MCTM are the accepted compound models at this time. Single-jet meters be Metron-Farmer Spectrum® meters.

Lawn 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 equipment 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.
- I. 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 test port downstream from the meter. 5/8" x 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)
- J. 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 services 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 #BR2B, 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 F81000 (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 Department: Piping shall be continuous type "K" copper from corporation to curb stop.
- 4. 90° angle curb stop with Jack-wing: Mueller H-14277 or B24276 (1.5", 2"), Ford KV43-668W-G or FV43-777W-G (1.5", 2"), Mueller H-14277 or B24258 (3/4", 1"), Ford KV43-332W-G 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.

WATER SERVICE

Sizes >2"

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

- A. Provide and install mechanical joint tapping sleeves (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 DDDA 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 compete 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-336, 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 seal ring shall thread into a bronze drain ring (or shoe bushing). This bronze shall be low-zinc (less than 18%) 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-piece, 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 that of stem 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 subject 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 by AWWA C-502 Sec. 4, excluding the interior of 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 molded 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 rising 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 C909-98 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 (EMMA Iron at "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, tied 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.

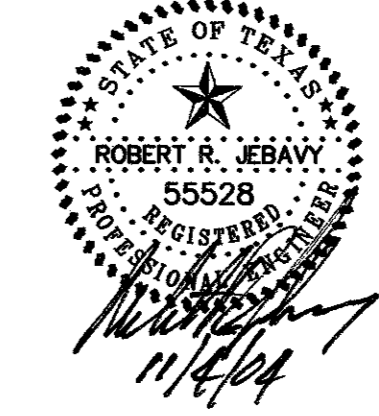
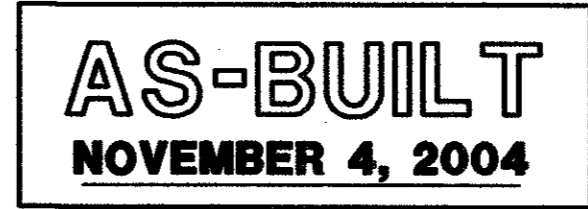
Sewer Taps

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

☐ 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

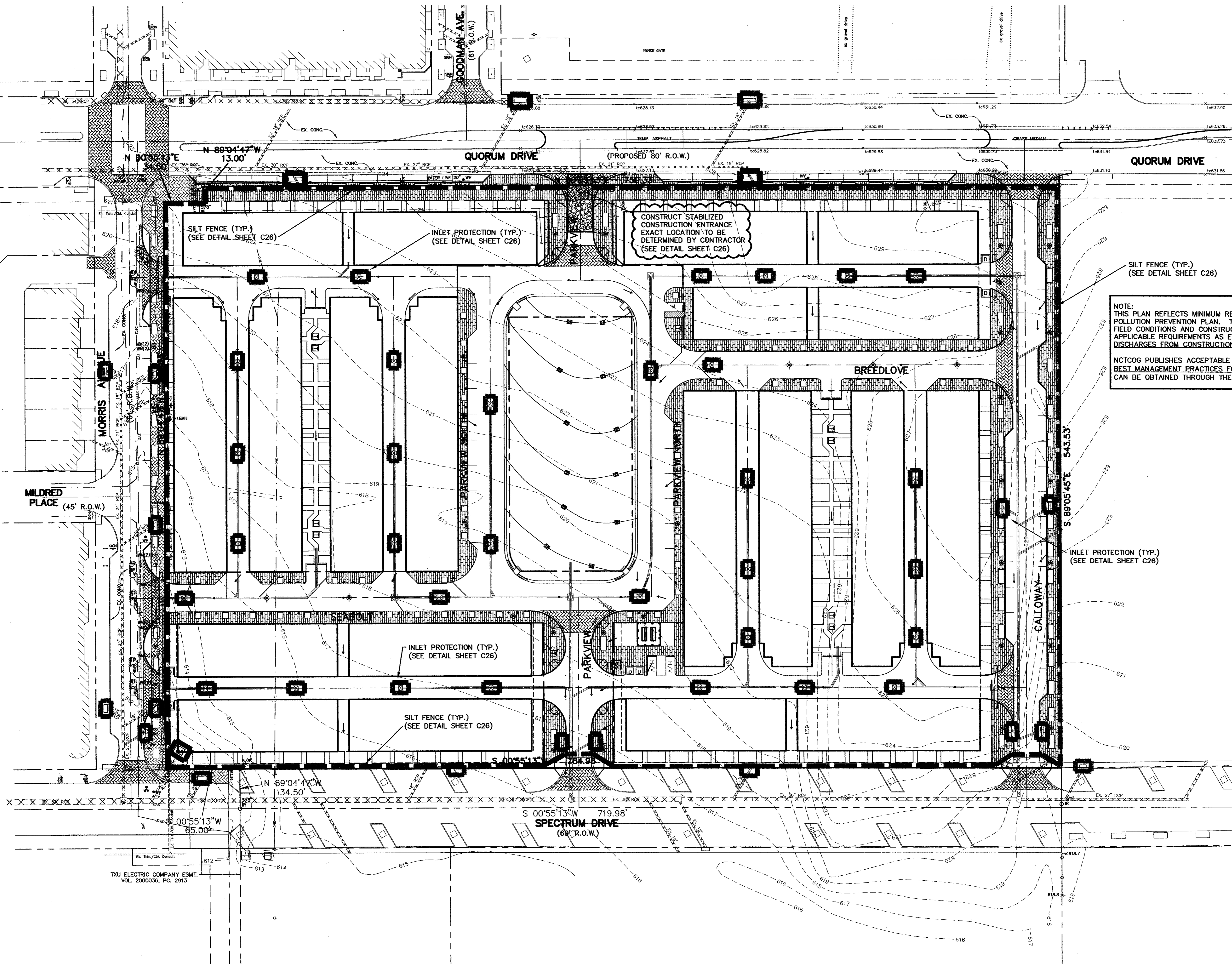
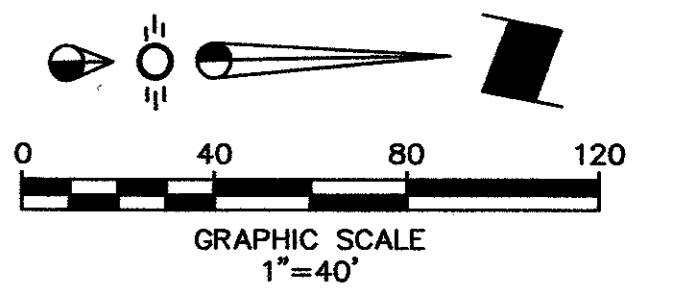


NOTE:
THESE PLANS HAVE BEEN REVISED
TO CONFORM WITH CONSTRUCTION
RECORDS PROVIDED BY CONTRACTOR.

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

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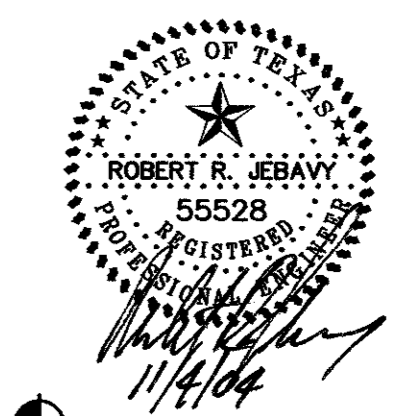


NOTE:
THIS PLAN REFLECTS MINIMUM REQUIREMENTS ONLY, AND DOES NOT CONSTITUTE A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS REQUIRED BY FIELD CONDITIONS AND CONSTRUCTION SCHEDULING. THE CONTRACTOR SHALL COMPLY FULLY WITH ANY APPLICABLE REQUIREMENTS AS ESTABLISHED 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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TXU ELECTRIC COMPANY ESMT.
VOL. 2000036, PG. 2913

C03393 PLANS C026-ERC-04