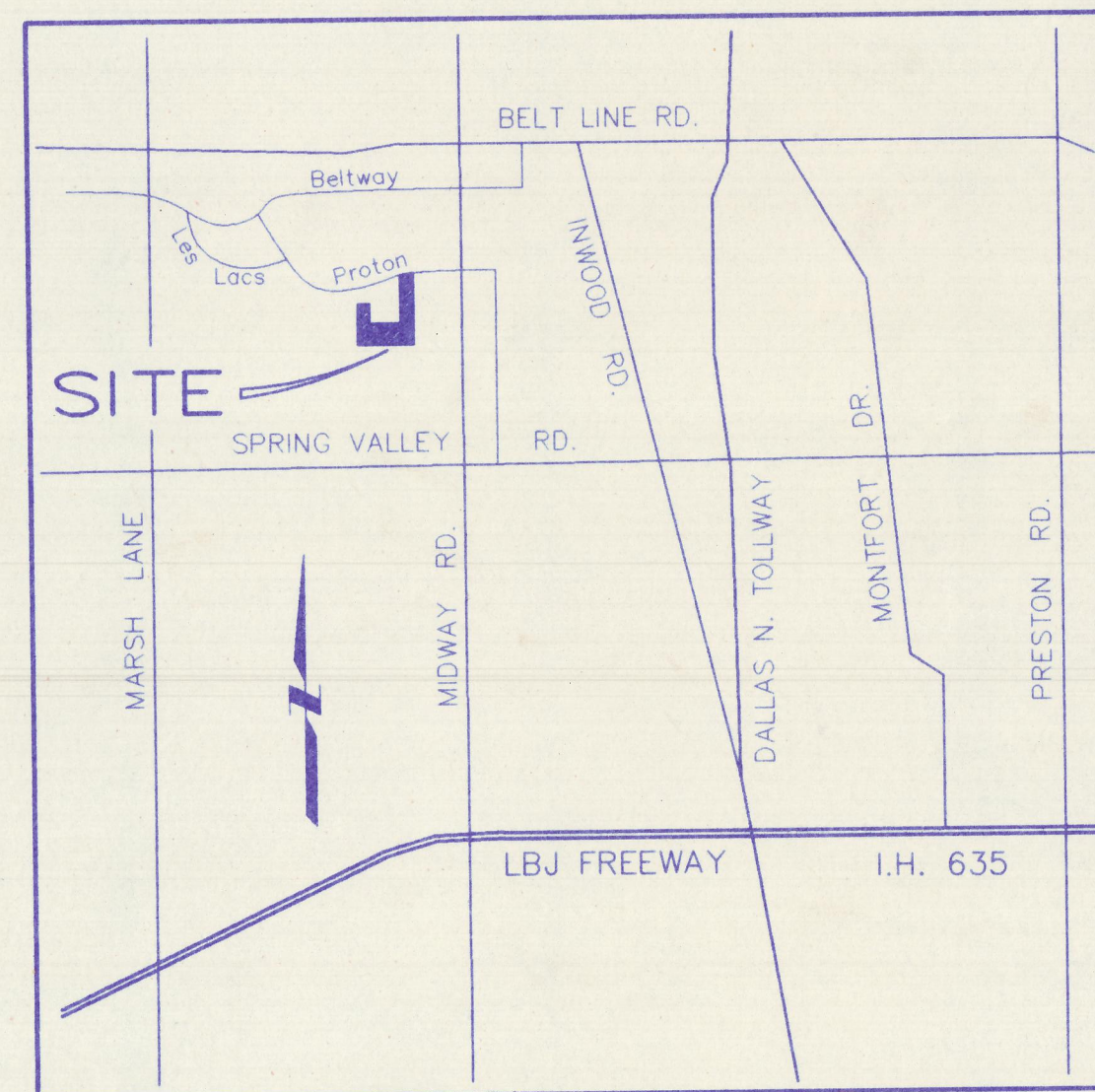


DEVELOPMENT PLANS  
FOR

# TOWN HOMES OF ADDISON

A TOWNHOUSE DEVELOPMENT  
IN  
ADDISON, TEXAS



VICINITY MAP  
NO SCALE

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

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

MAY 1996

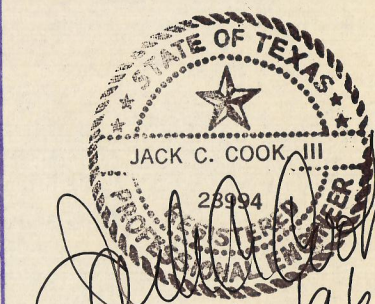
INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	GRADING PLAN
4	DRAINAGE AREA MAP
5	OFF-SITE STORM SEWER
6	WATER & WASTEWATER
7	STORM SEWER PROFILES
8	STORM SEWER PROFILES
9	SANITARY SEWER PROFILES
10	SANITARY SEWER PROFILES
11	PROTON DR. MODIFICATIONS
12	EROSION CONTROL
13 & 14	DETAILS

**NOTE:**  
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BE USED FOR PURPOSES AS INDICATED BELOW

<input type="checkbox"/> COORDINATION & OR PRELIMINARY	<input checked="" type="checkbox"/> PERMITTING
<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

UNDER THE AUTHORITY OF JACK C. COOK III  
PROFESSIONAL ENGINEER

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*7/17/96*

*QEB  
7-1-96*

*incl. Proton  
Modifications  
14901 Quorum  
Return  
filled  
encl.*

*own  
Proton  
Homes*

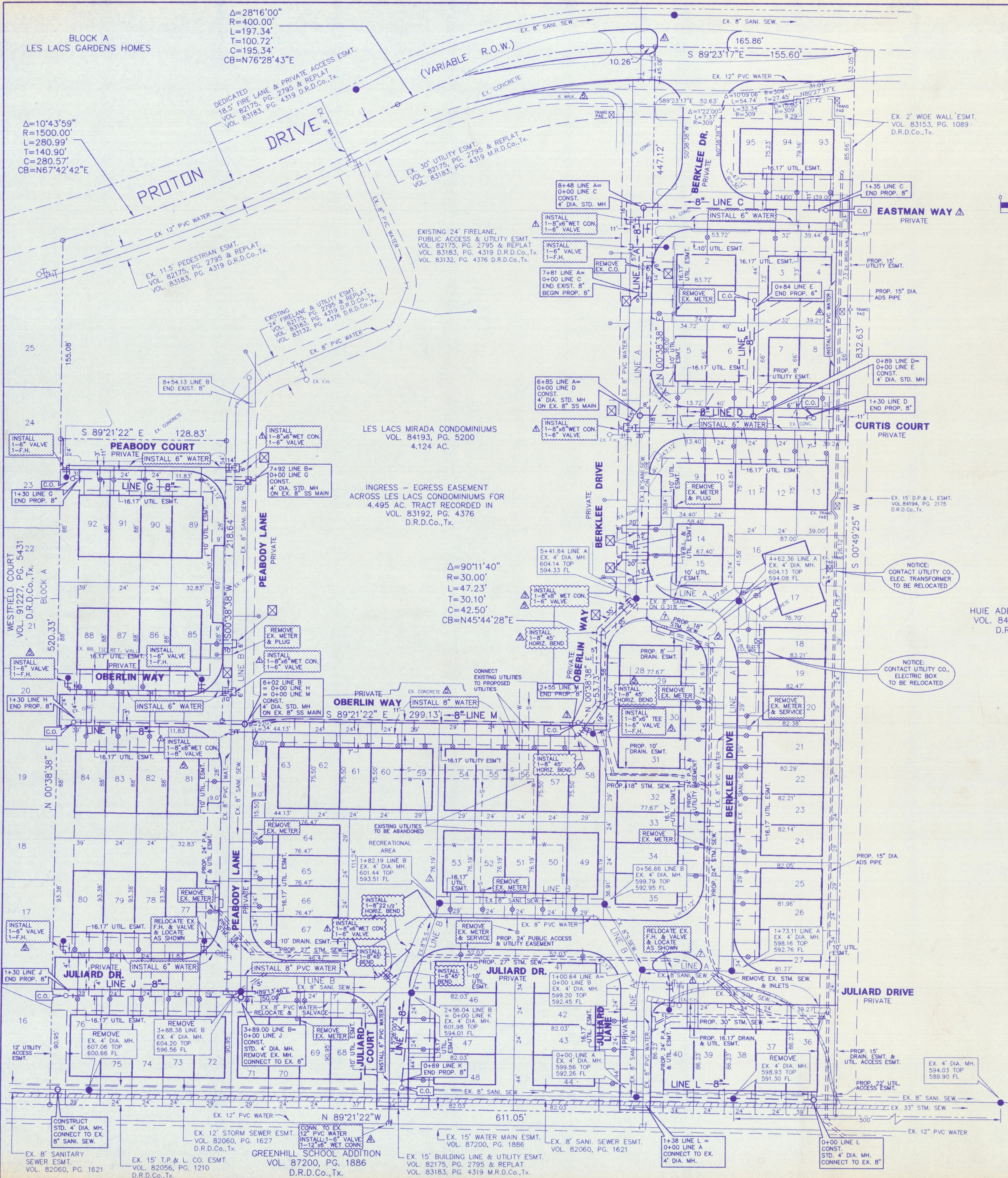
*14*

*5/1/96*

*5528*

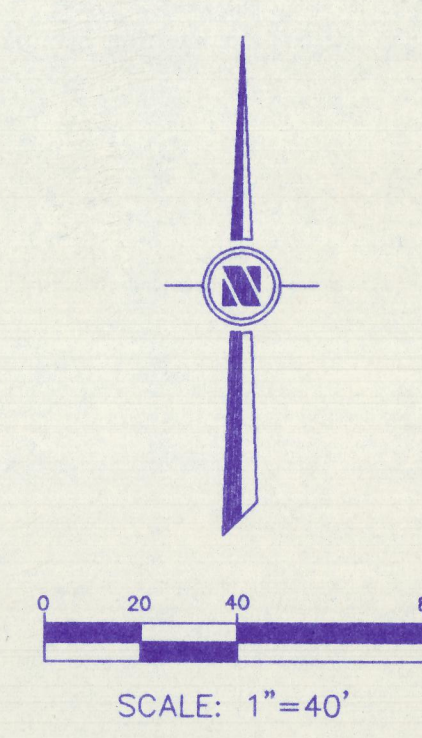
*pdf.*





**GENERAL NOTES**

- ALL WATER MAINS SHALL BE PVC CLASS 200 WATER PIPE.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER BELOW FINISHED GRADES AS FOLLOWS:  
6" & 8" - 48", 12" - 60", OR AS REQUIRED TO CLEAR OTHER UTILITIES.
- THE LOCATION OF ALL UTILITIES ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION MUST BE DETERMINED BY THE CONTRACTOR. IT IS THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY OTHER FACILITIES (ADDITIONAL), OTHER THAN THOSE ON THE PLANS, MAY BE PRESENT.
- ALL UTILITY TRENCHES UNDER PROPOSED PAVING SHALL BE BACKFILLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR AFTER PLACING OF PERMANENT PAVING.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "AS-BUILT" PLANS TO THE ENGINEER SHOWING THE LOCATION OF SEWER SERVICE BY DISTANCE TO THE LOT LINES.
- ALL WATER SERVICES SHALL BE 1" COPPER AND LOCATED AS SHOWN. (EXCEPT AS NOTED).
- ALL WATER AND SEWER LATERALS SHALL BE EXTENDED 2' BEYOND BACK OF CURB.
- ALL SANITARY SEWER LATERALS SHALL BE 6" AND LOCATED AS SHOWN.
- BACKFLOW PREVENTION ASSEMBLIES ARE TO BE INSTALLED BY THE PLUMBER AFTER THE WATER METER INSTALLATION. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE IN COMPLIANCE WITH THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL STAMP A 2-INCH "S" AND A 2-INCH "W" IN THE CURB AT THE LOCATION OF THE SEWER SERVICE AND WATER SERVICE LINES, RESPECTIVELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVEN A PRE-CONSTRUCTION CONFERENCE BETWEEN THE TOWN OF ADDISON, CONSULTING ENGINEER CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES. NOTIFY BRUCE ELIS 450-2847 AT LEAST 48-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES. THESE INCLUDE BUT MAY NOT BE LIMITED TO THE FOLLOWING:
  - 1.) THE TOWN OF ADDISON
  - 2.) LONE STAR GAS
  - 3.) SOUTHWESTERN BELL
  - 4.) TCI
  - 5.) HERRON
  - 6.) TU ELECTRIC
  - 7.) MCI
  - 8.) MFS
  - 9.) SPRINT
  - 10.) TCG
- THE CONTRACTOR SHALL SUBMIT MATERIAL SHEETS TO THE TOWN OF ADDISON FOR APPROVAL PRIOR TO INCORPORATING MATERIALS INTO THE JOB.
- THE UTILITY CONTRACTOR SHALL SUBMIT TO THE TOWN OF ADDISON FOR APPROVAL A TRENCH SAFETY PLAN SEALED BY A REGISTERED PROFESSIONAL ENGINEER FOR THE INSTALLATION OF UTILITIES GREATER THAN FIVE (5) FEET IN DEPTH.
- ALL PROPOSED WATER METERS ARE TO BE INSTALLED BY OTHERS.



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

**LEGEND**

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

**NOTE:**  
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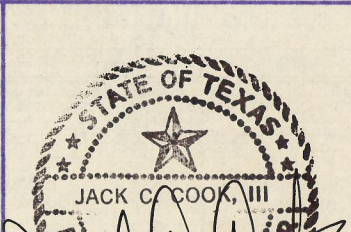
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<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

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**WATER & WASTEWATER PLAN**  
TOWN HOMES OF ADDISON

DEPARTMENT OF PUBLIC WORKS  
TOWN OF ADDISON, TEXAS

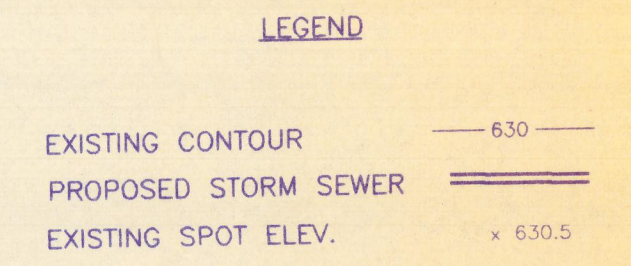
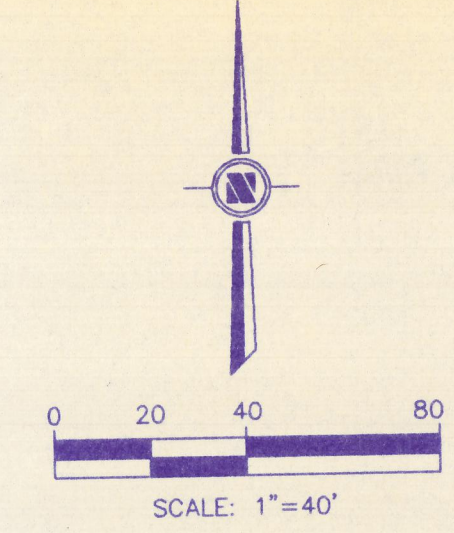
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△	28	REVISED PER CITY COMMENTS	6/06/96
△	28	REVISED PER CITY COMMENTS	5/21/96
△	28	REVISED PER CITY COMMENTS	5/15/96
△	28	REVISED PER CITY COMMENTS	4/30/96
△	28	MOVED LOT LINE	2/15/96
△	28	REFER TO ADDENDUM 2A	2/14/96

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



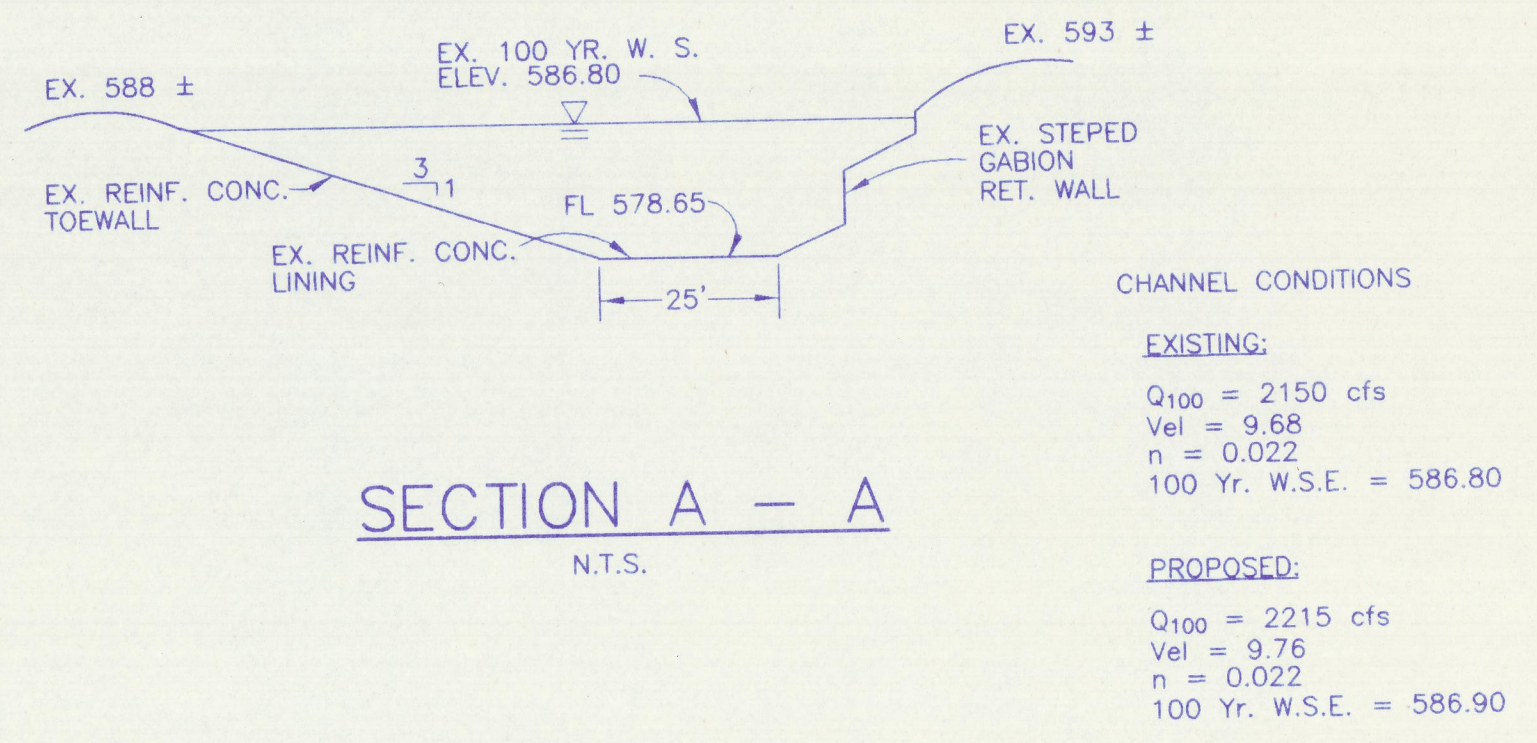
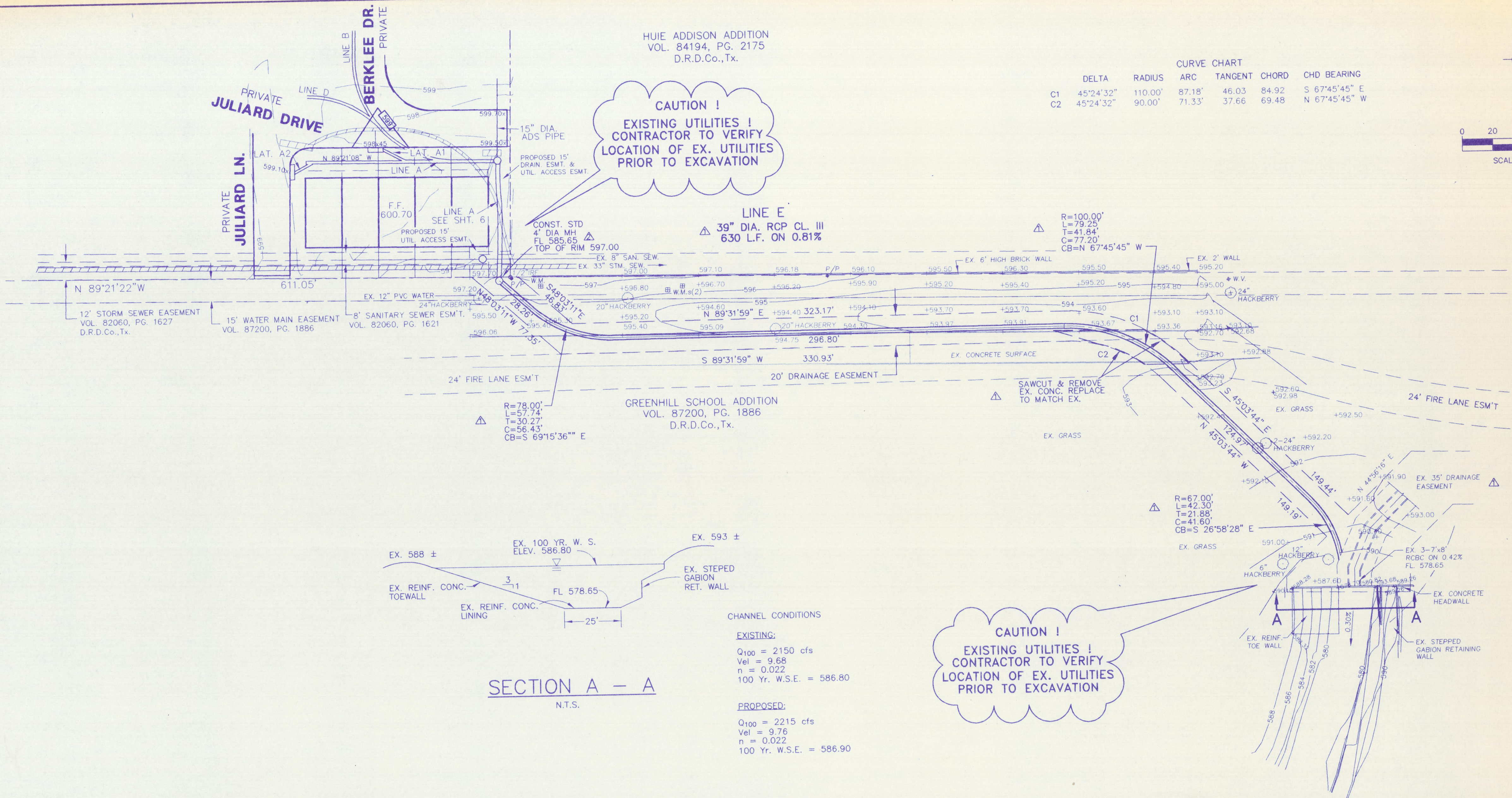
HUIE ADDISON ADDITION  
VOL. 84194, PG. 2175  
D.R.D.Co., Tx.

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

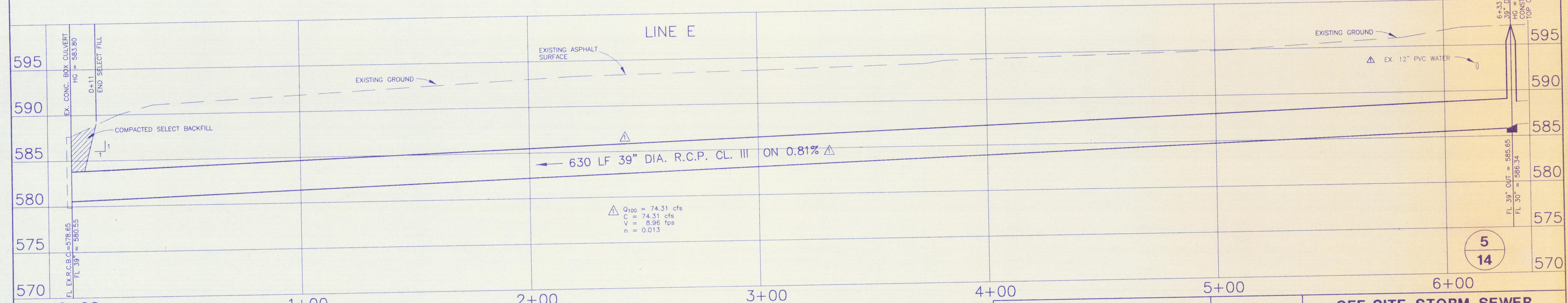


- NOTES:**
- SODDING, REPAIR AND REPLACE IN ALL CONSTRUCTION AREAS.
  - CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY EXISTING TREES WITHOUT PERMISSION FROM THE OWNER OR ENGINEER.
  - STORM SEWER EMBEDMENT SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS.
  - ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF ADDISON SPECIFICATIONS.

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



**CAUTION!**  
EXISTING UTILITIES!  
CONTRACTOR TO VERIFY  
LOCATION OF EX. UTILITIES  
PRIOR TO EXCAVATION



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

**NOTE:**  
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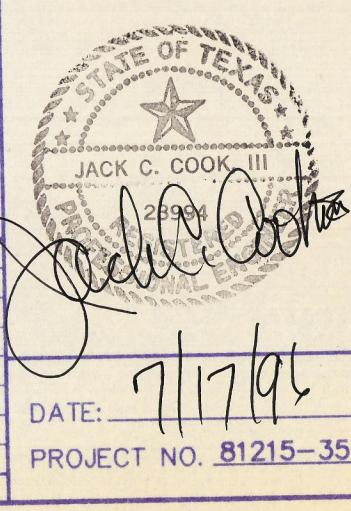
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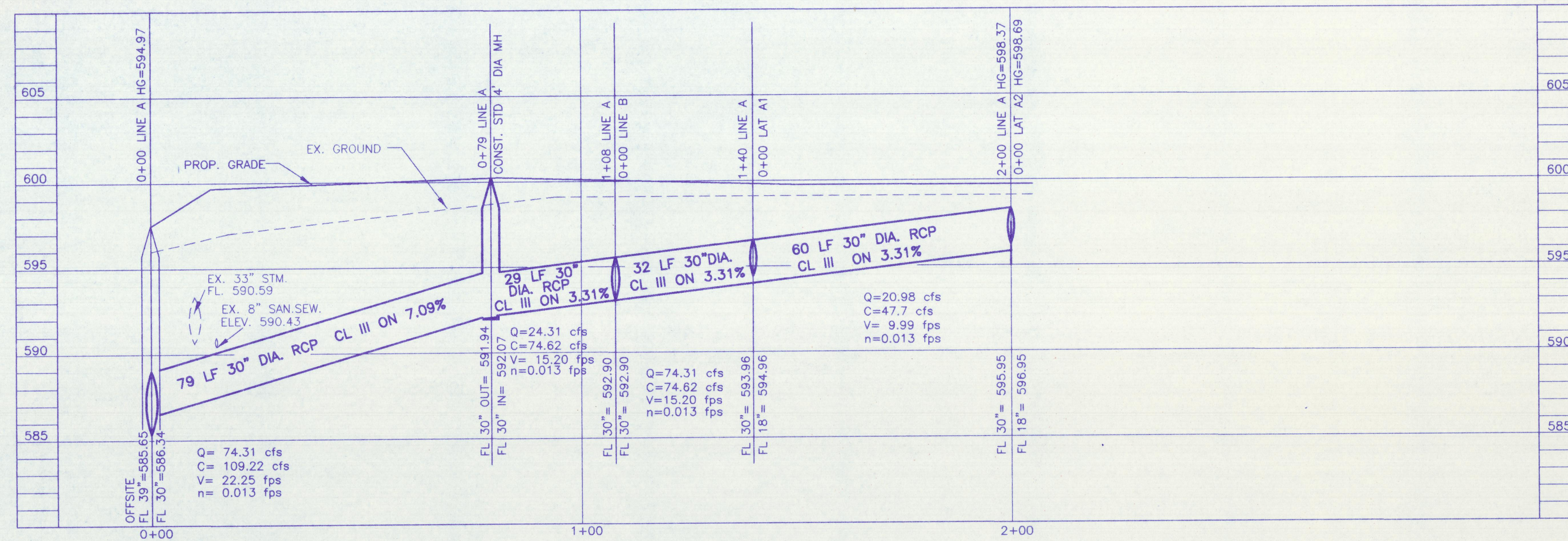
DATE: 7/17/96  
REVISED PER CITY COMMENTS: 4/24/96  
PROJECT NO. 81215-35



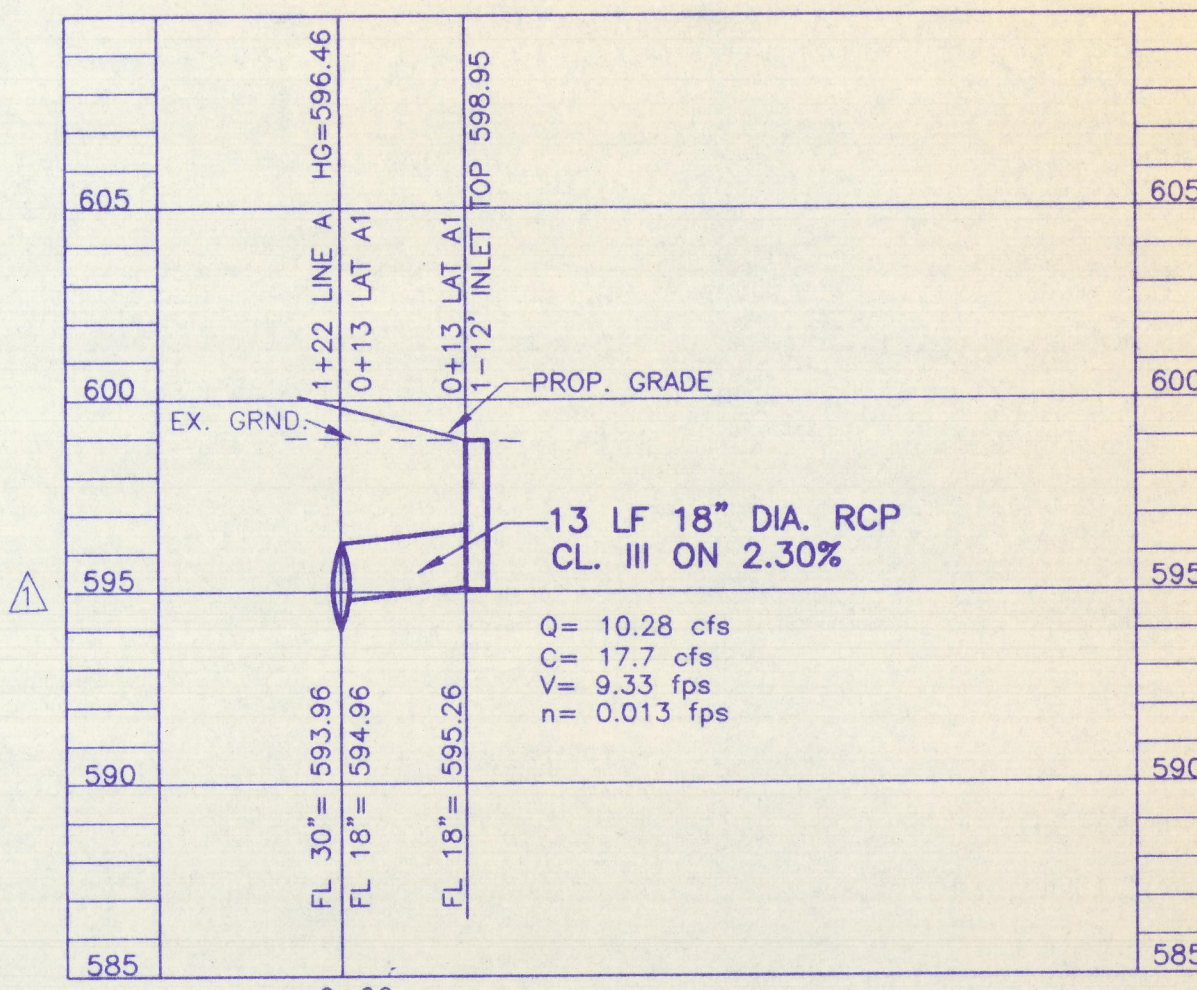
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TOWN HOMES OF ADDISON					
DEPARTMENT OF PUBLIC WORKS					
TOWN OF ADDISON, TEXAS					
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LD	SC	12/12/95	1"=40'	CCI	

5  
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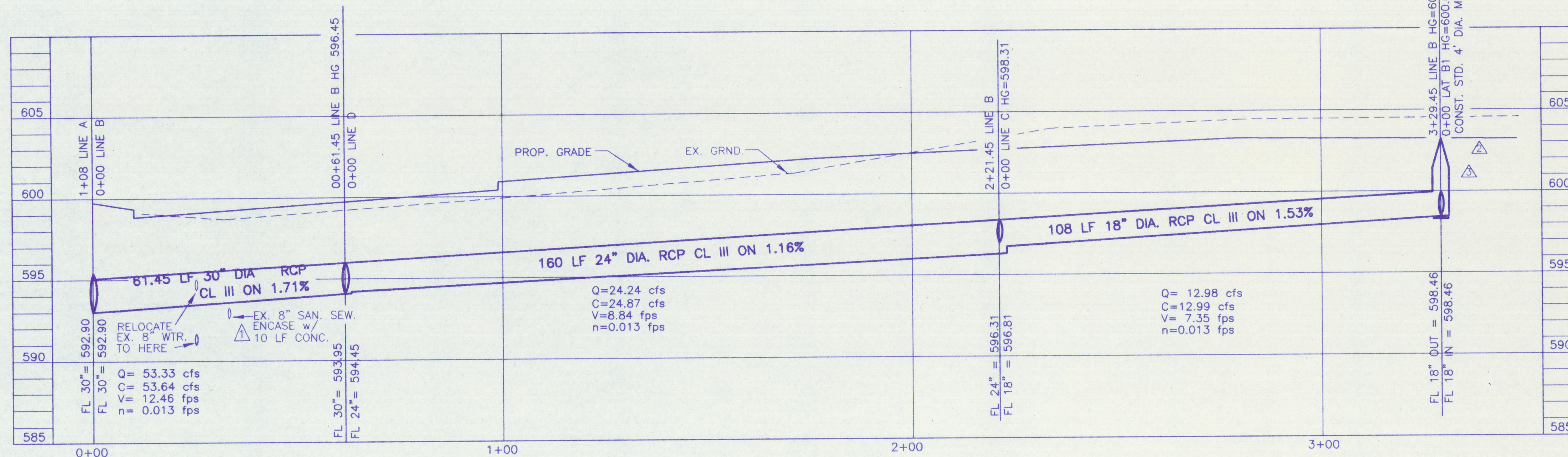




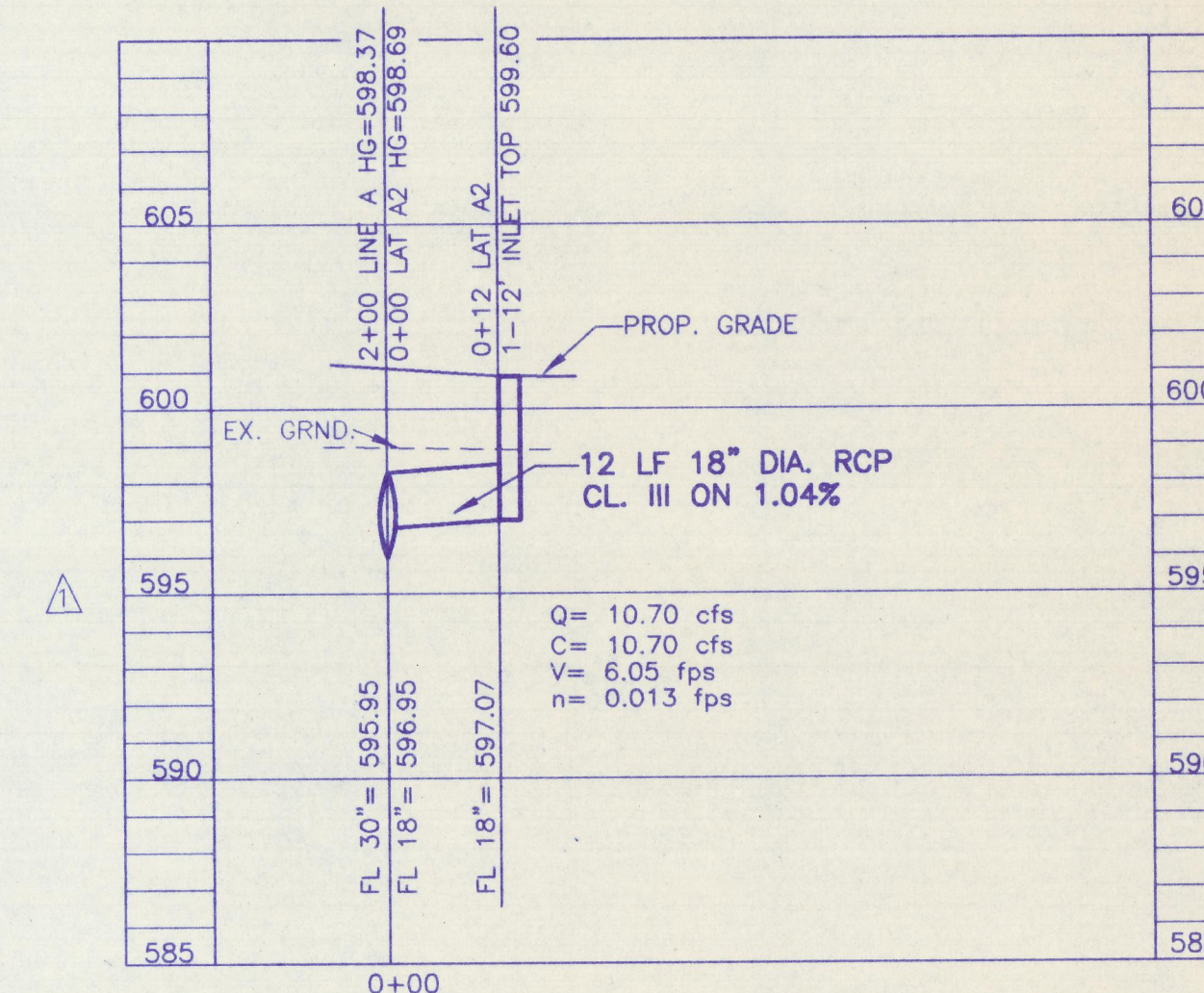
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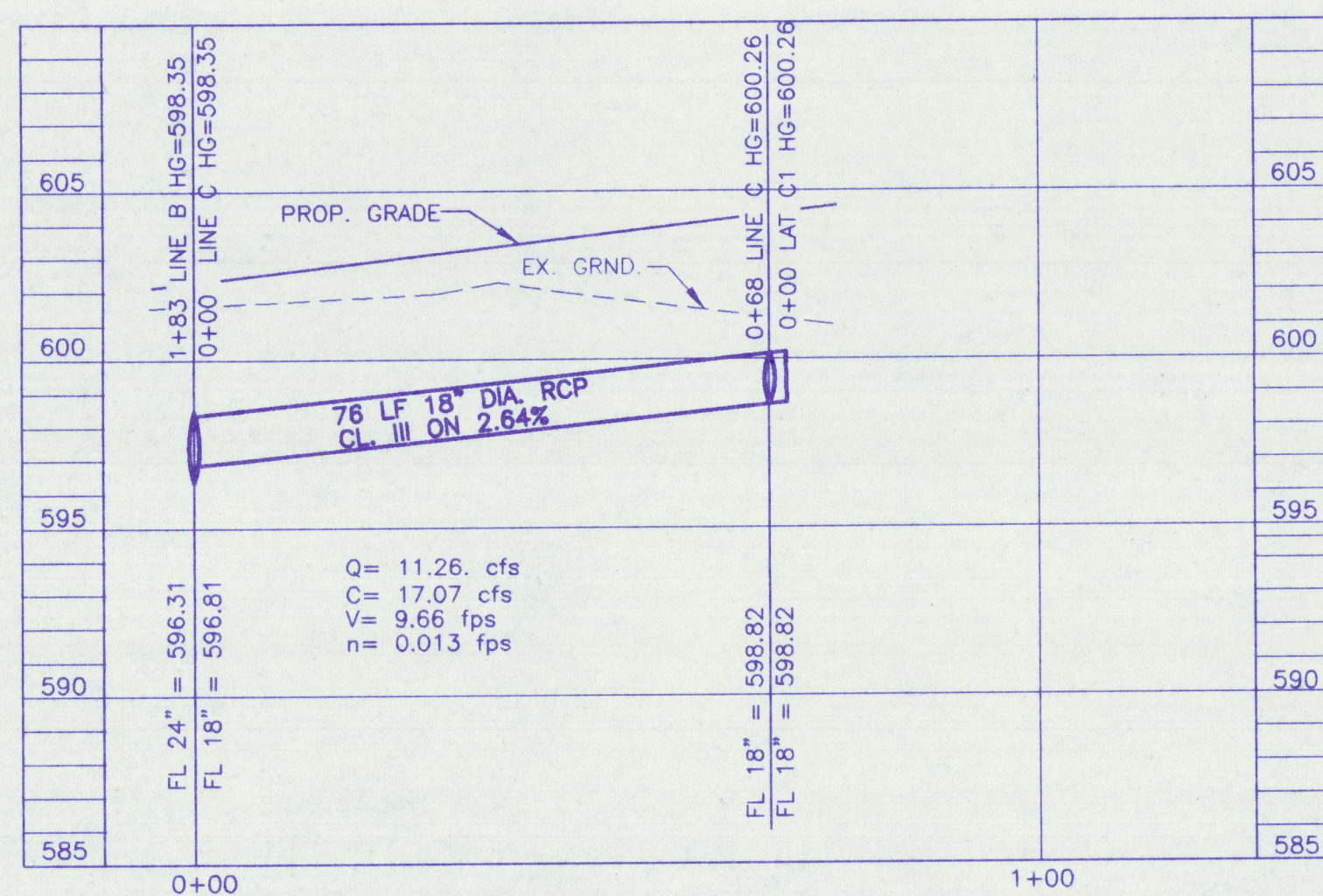
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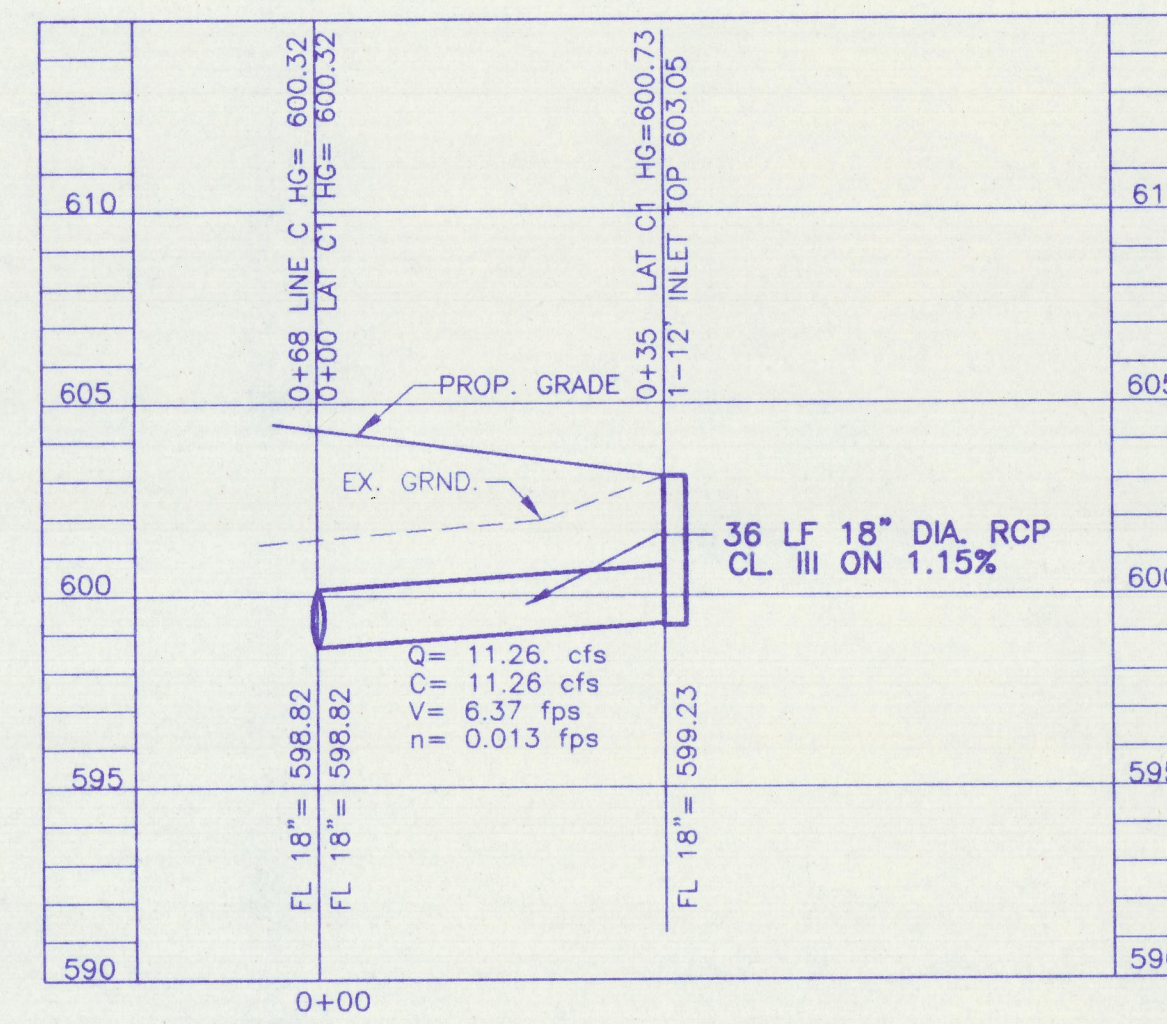
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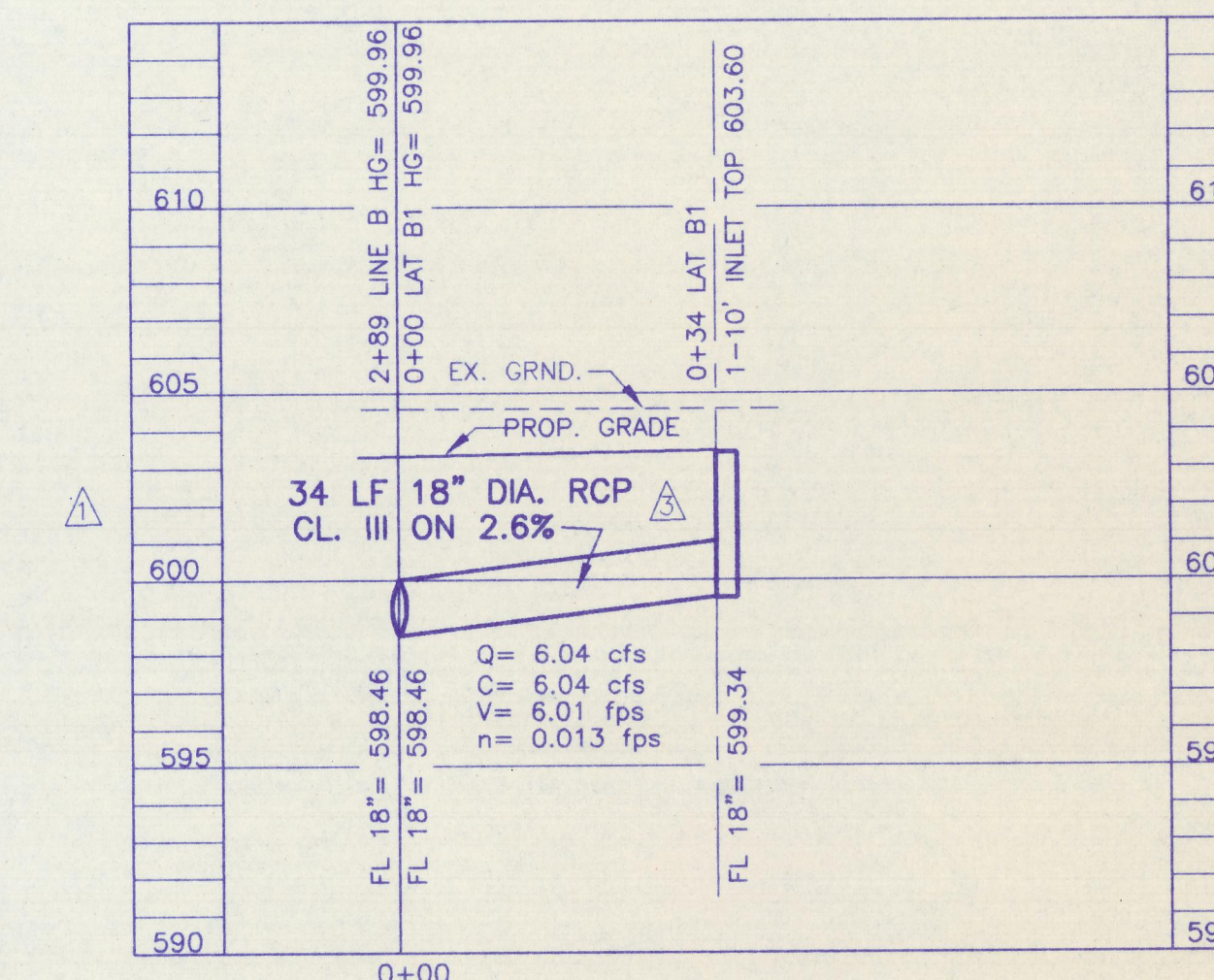
LAT. A2



LINE C



LAT. C1



LAT. B1

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<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

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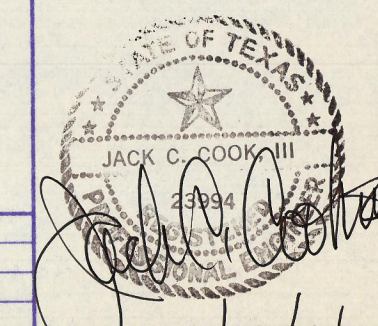
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NOTE:  
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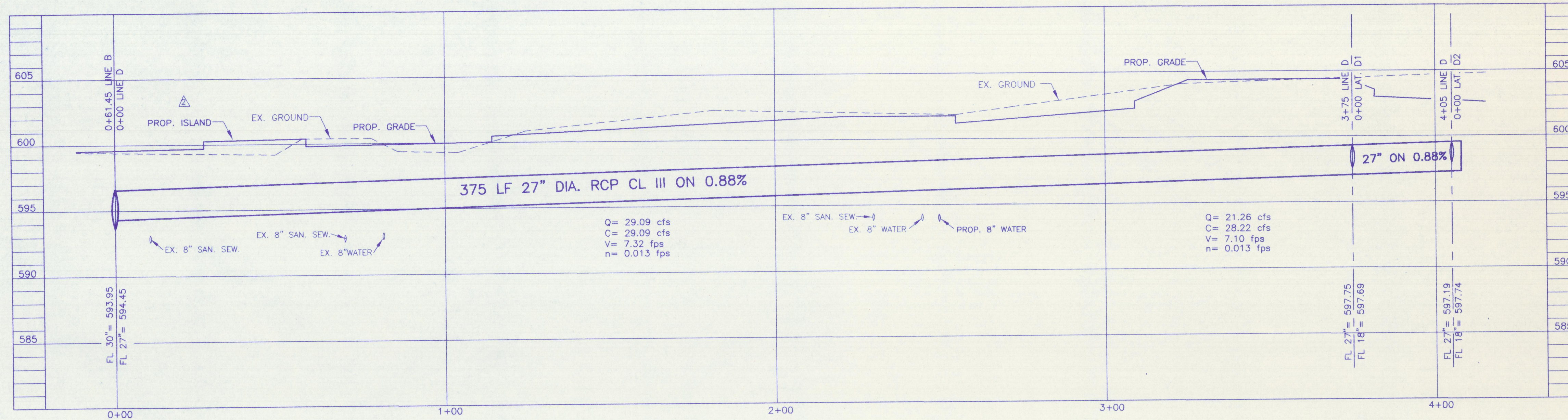
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 REVISED PER CITY COMMENTS 5/21/96  
 REVISED PER CITY COMMENTS 5/03/96

DATE: 7/17/96  
 PROJECT NO. 81215-35

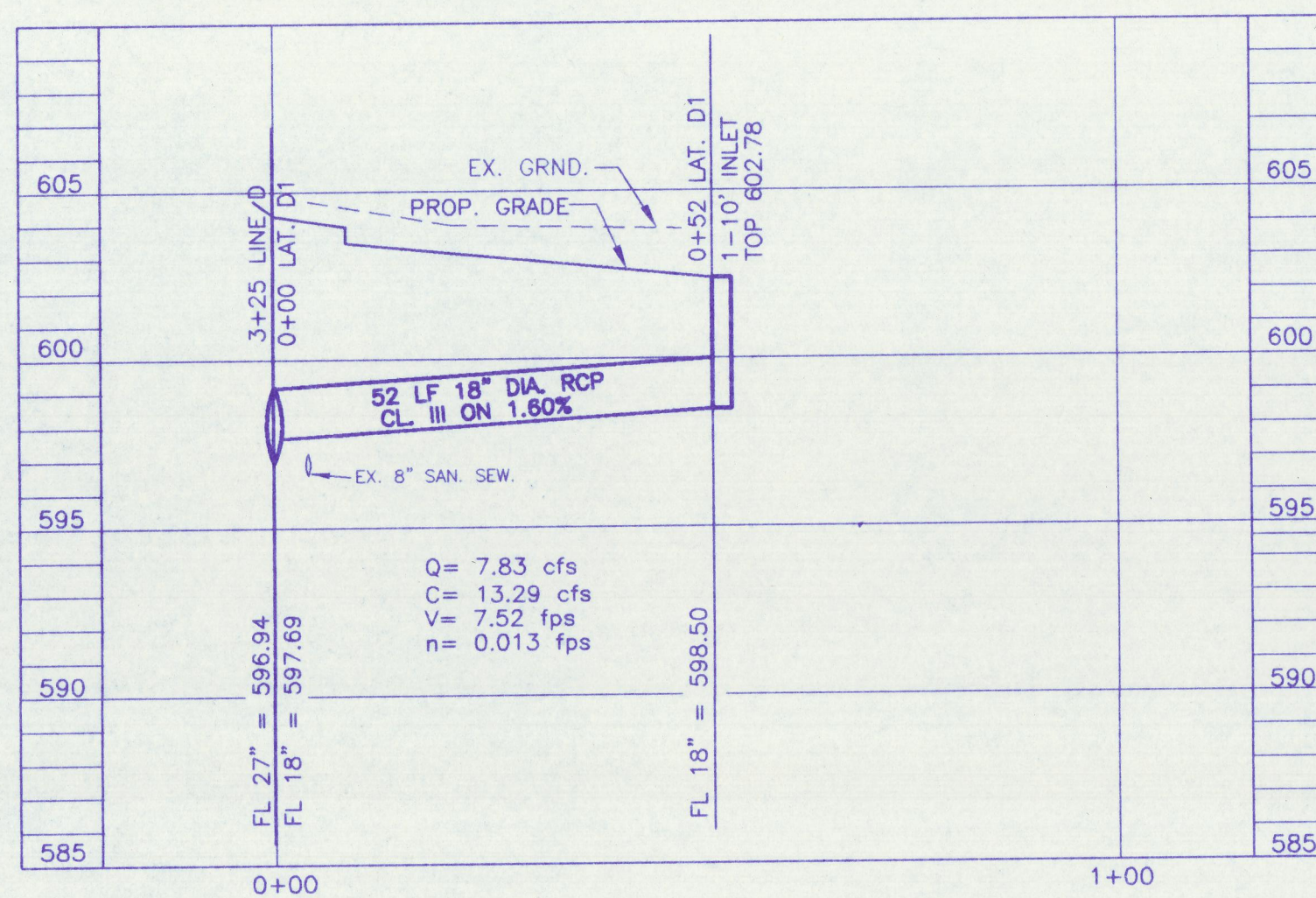


STORM SEWER PROFILES						
TOWN HOMES OF ADDISON						
DEPARTMENT OF PUBLIC WORKS						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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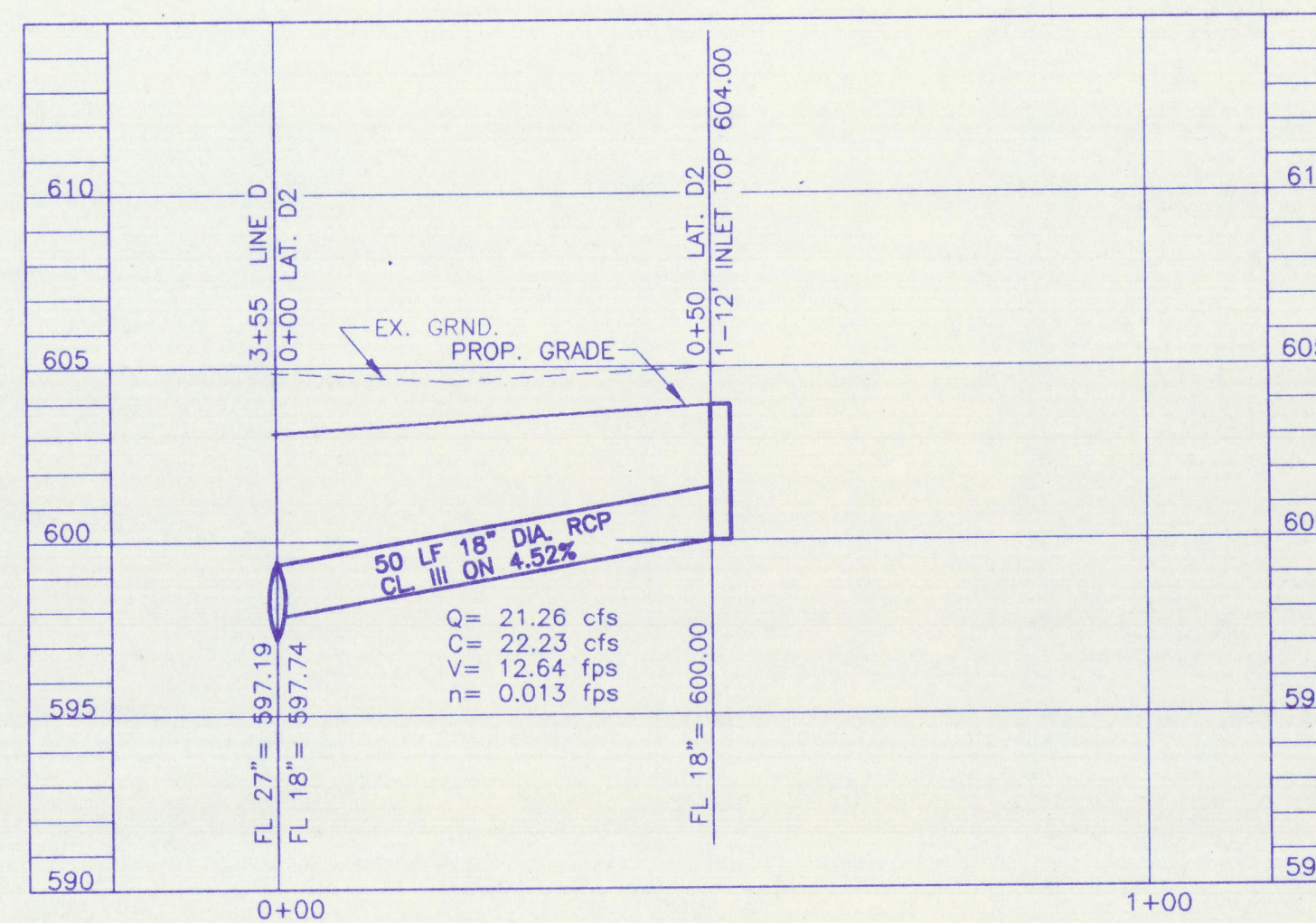




LINE D



LAT. D1



LAT. D2

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NOTE:  
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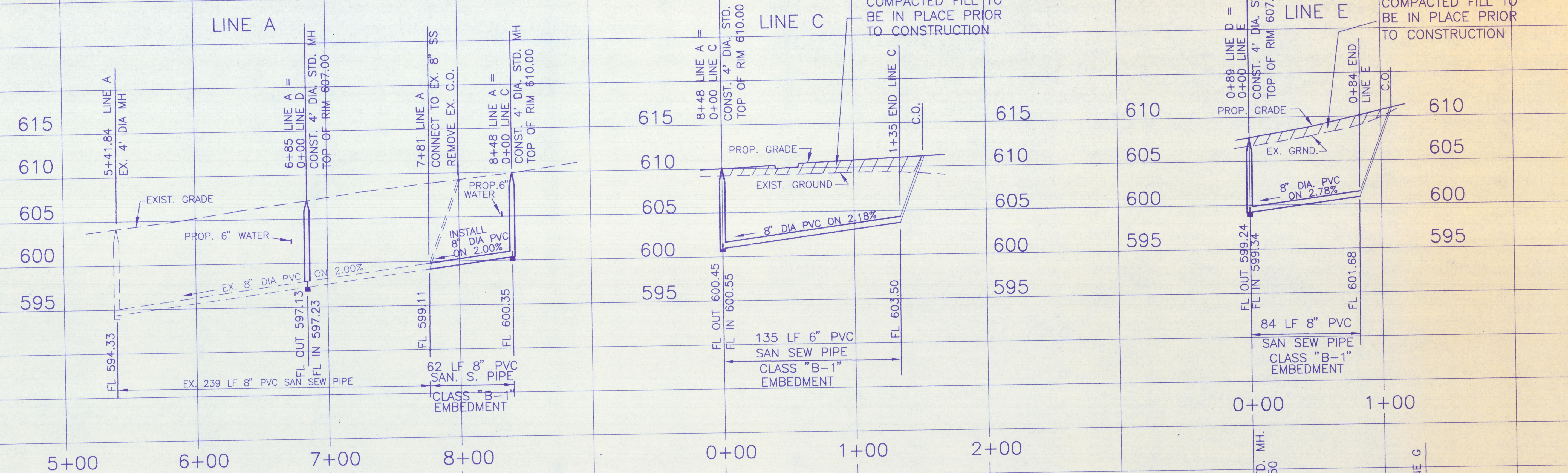
STATE OF TEXAS  
JACK C. COOK III  
PROFESSIONAL ENGINEER  
7/17/96

**STORM SEWER PROFILES**  
TOWN HOMES OF ADDISON

DEPARTMENT OF PUBLIC WORKS  
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	12/5/95	1"=20'H 1"=5'V	CCI		





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

**NOTE:**  
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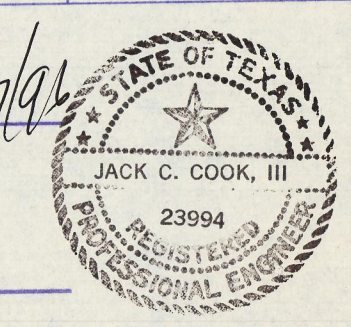
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<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

UNDER THE AUTHORITY OF JACK C. COOK III  
PROFESSIONAL ENGINEER

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14

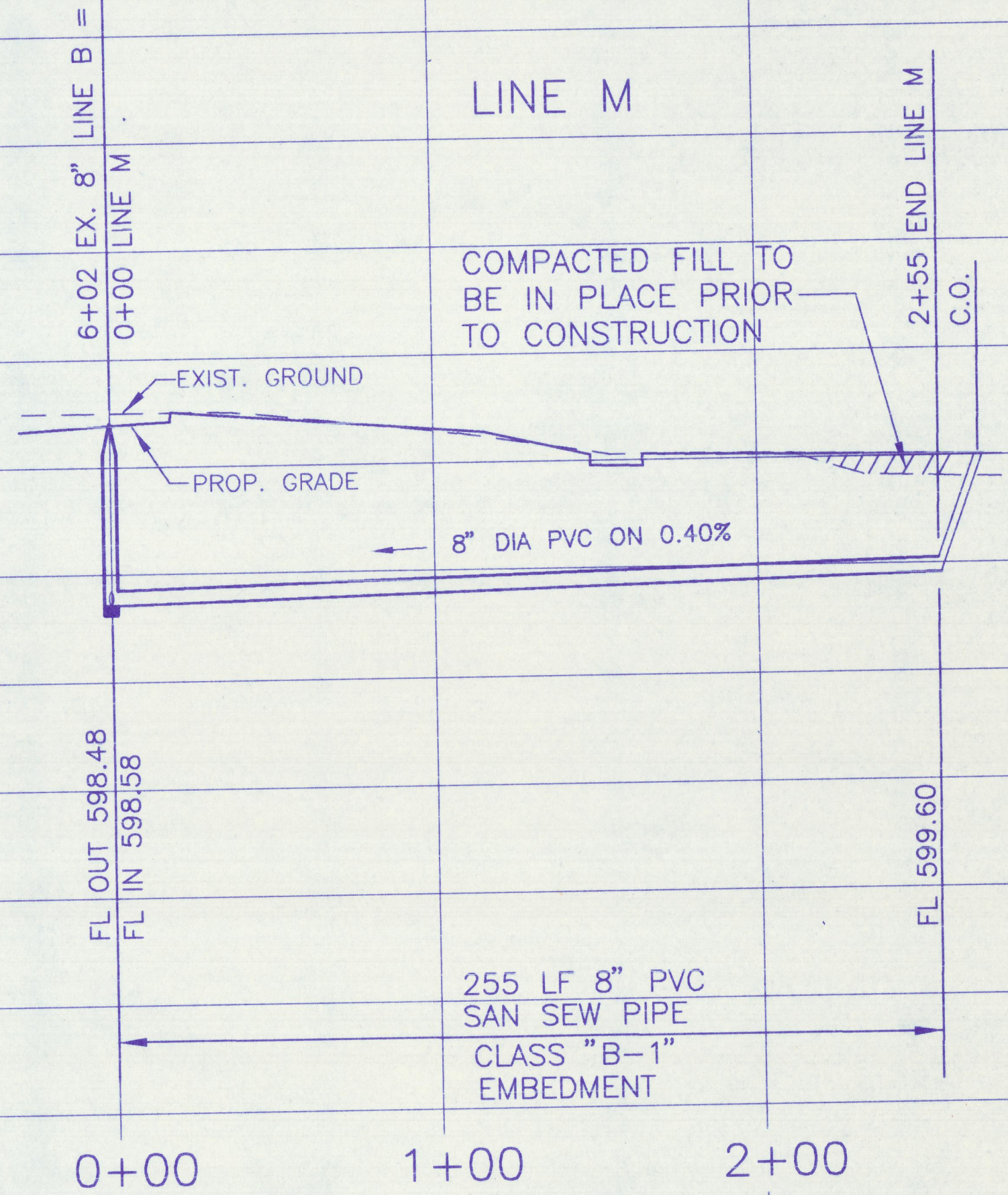
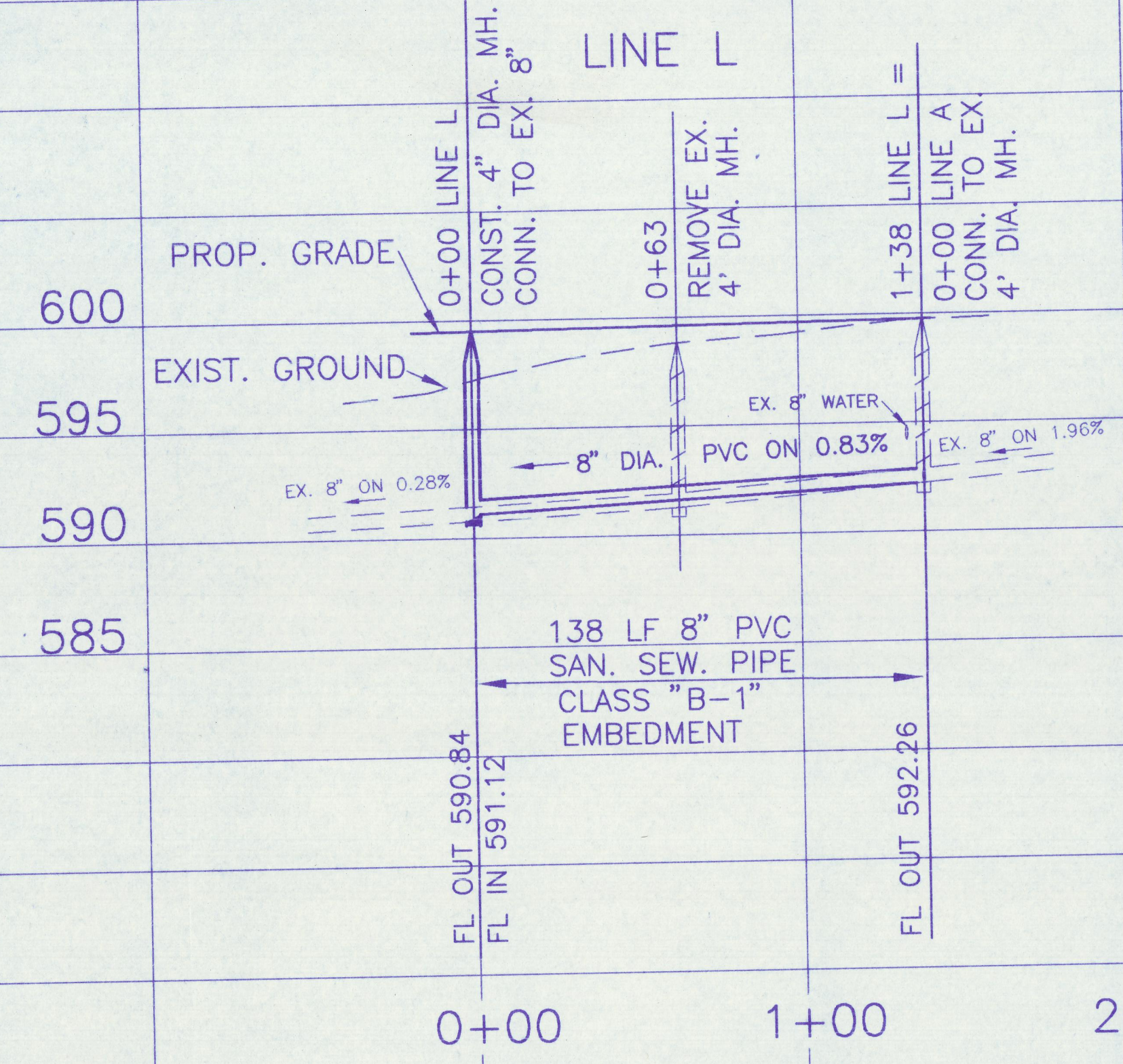
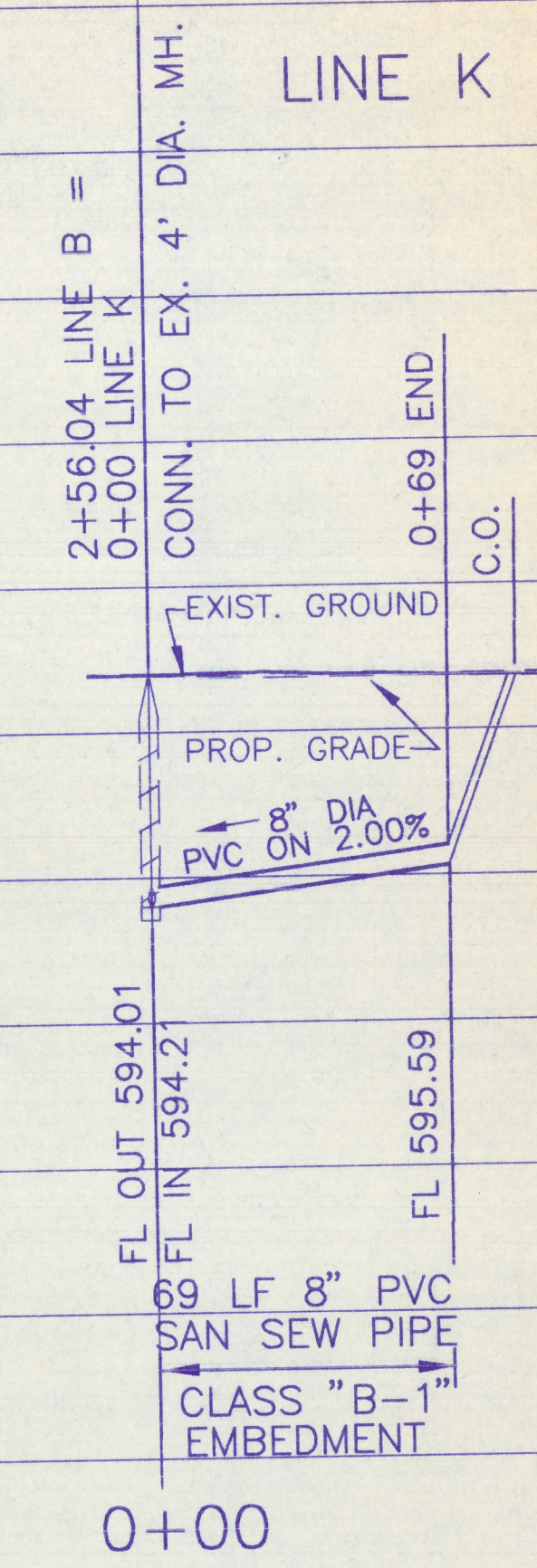
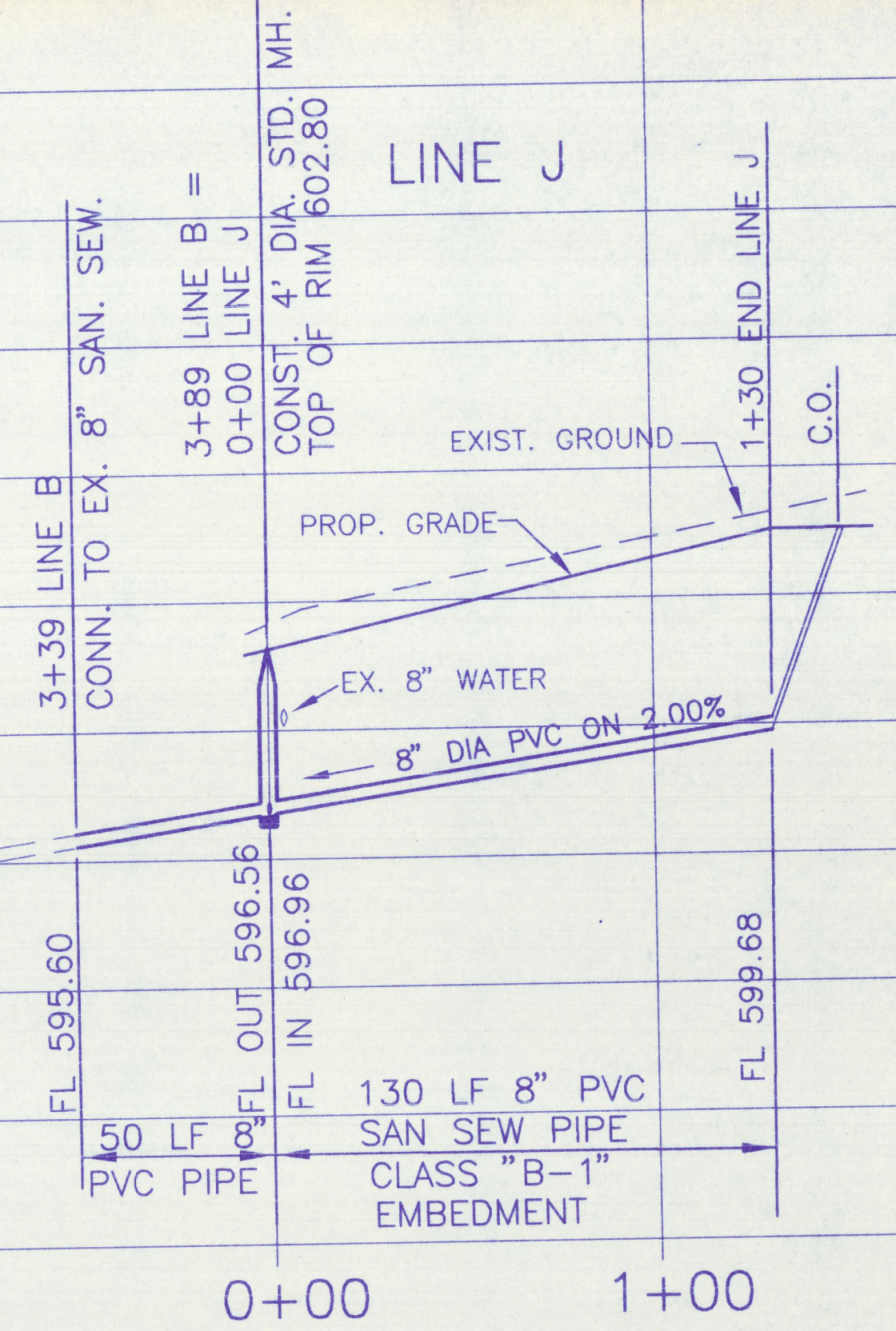
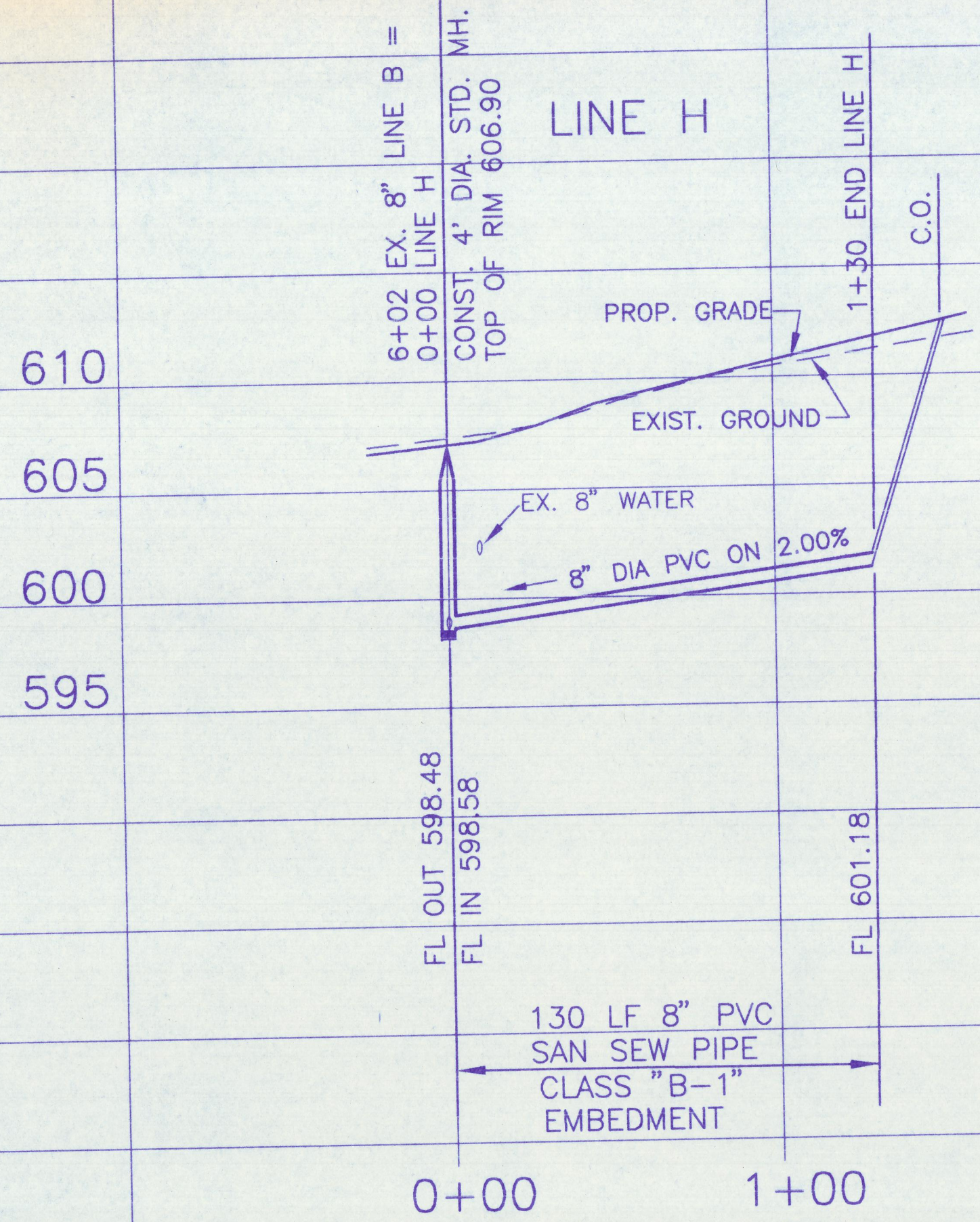
DESIGNED BY *Jack C. Cook* DATE 7/17/96  
COOK CONSULTANTS INC.

TOWN OF ADDISON \_\_\_\_\_ DATE \_\_\_\_\_  
CONTRACT NO. \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_



SANITARY SEWER PROFILES						
TOWN HOMES OF ADDISON						
TOWN OF ADDISON, TEXAS						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	5/1/96	1"=40'H 1"=6'V			



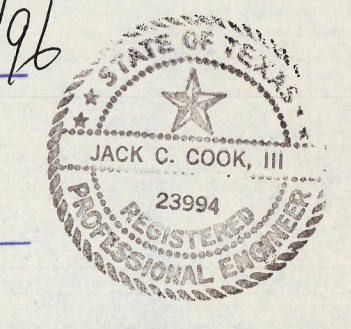


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 OR PRELIMINARY  
 BIDDING ONLY  
 CONSTRUCTION  
 UNDER THE AUTHORITY OF JACK C. COOK III  
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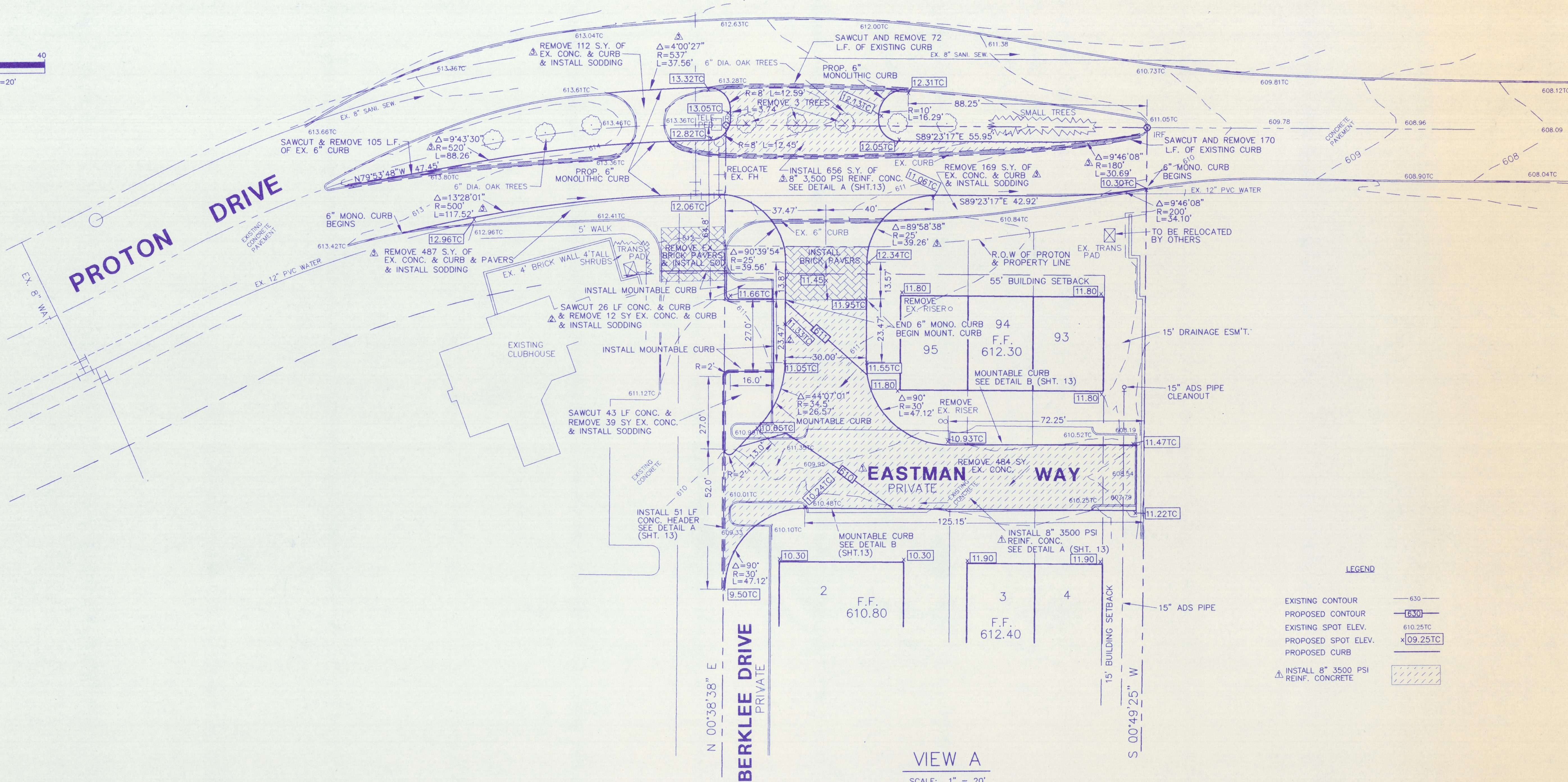
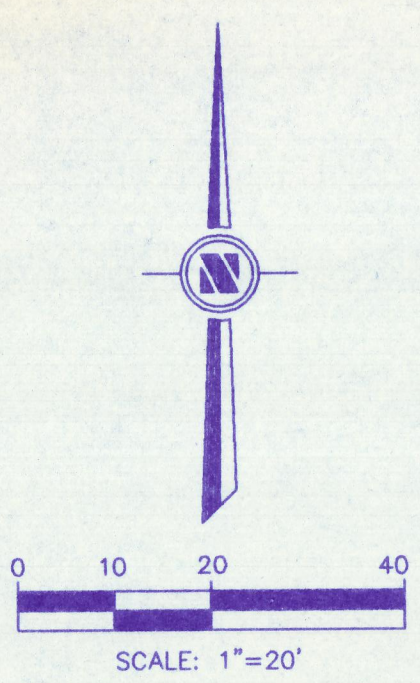
BENCHMARK:  
 TOP OF OPERATING NUT ON FIRE HYDRANT, 433' WEST AND 15' SOUTH OF S.E. CORNER OF PROPERTY. ELEVATION 606.35

DESIGNED BY *Jack C. Cook* DATE 7/17/96  
 COOK CONSULTANTS INC.  
 TOWN OF ADDISON DATE \_\_\_\_\_  
 CONTRACT NO. \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_



SANITARY SEWER PROFILES						
TOWN HOMES OF ADDISON						
TOWN OF ADDISON, TEXAS						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	SC	5/1/96	1"=40'H 1"=6'V			





**LEGEND**

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

**VIEW A**  
SCALE: 1" = 20'

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<input type="checkbox"/> BIDDING ONLY	<input checked="" type="checkbox"/> CONSTRUCTION

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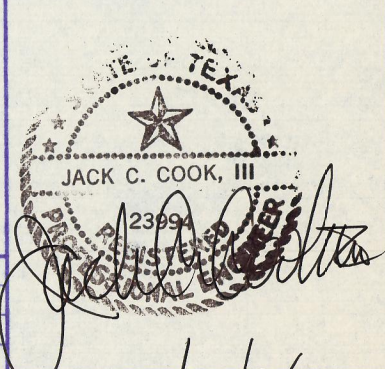
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DATE: 7/17/96  
PROJECT NO. 81215-35

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
1		REVISED MEDIAN & CURB	6/05/96
2		REVISED PER CITY COMMENTS	5/21/96
3		REVISED PER CITY COMMENTS	5/2/96



PROTON DR. MODIFICATIONS						
TOWN HOMES OF ADDISON						
DEPARTMENT OF PUBLIC WORKS						
TOWN OF ADDISON, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	10/25/95	1"=20'	CCJ		