

CONSTRUCTION PLANS FOR STANFORD COURT VILLAS

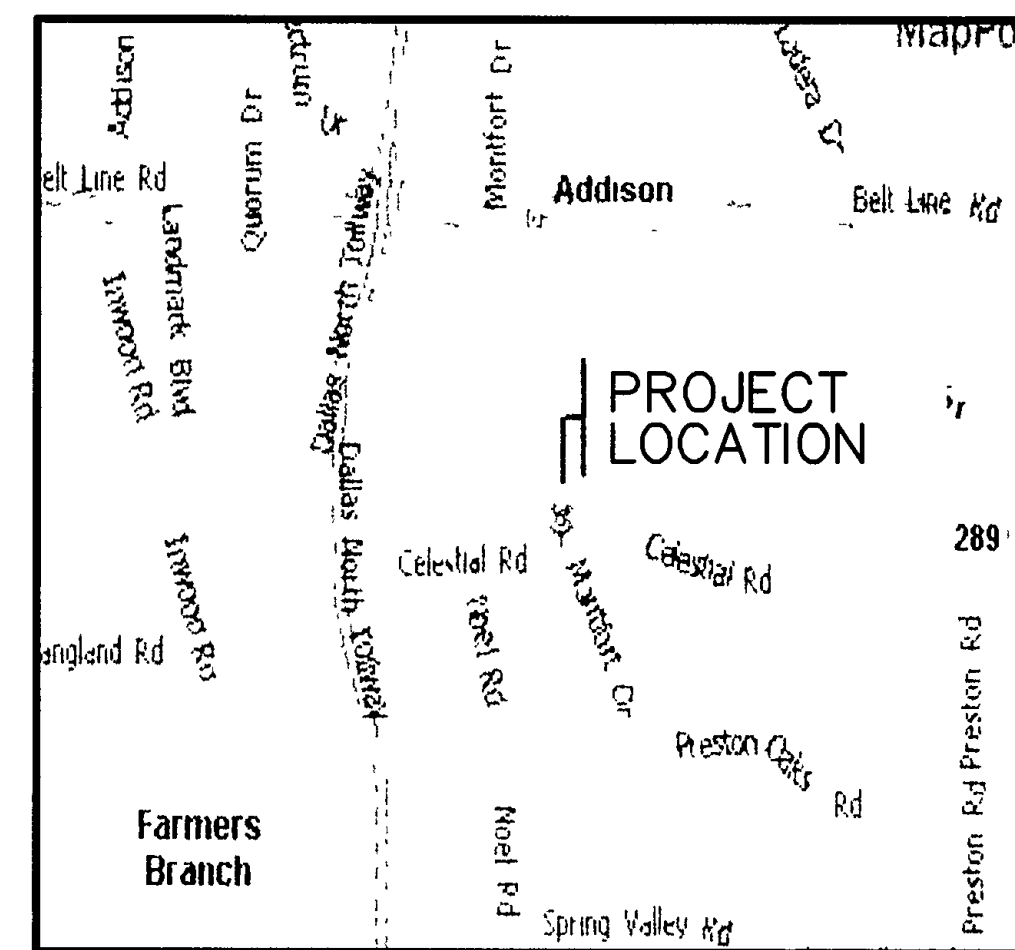
TOWN OF ADDISON DALLAS COUNTY, TEXAS

STANFORD COURT VILLAS INDEX

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3	Paving Plan & Profile: Stanford Court
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10	Signage, Striping and Lighting Plan
11	Traffic Control Plan

OWNER/DEVELOPER:
ZACHARY CUSTOM BUILDERS
5300 TOWN & COUNTRY BLVD., SUITE 190
FRISCO, TEXAS 75034
(972) 668-8400

ENGINEER/SURVEYOR:
JONES & BOYD, INC.
17090 DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75248
(972) 248-7676



LOCATION MAP
NTS

GENERAL NOTES:

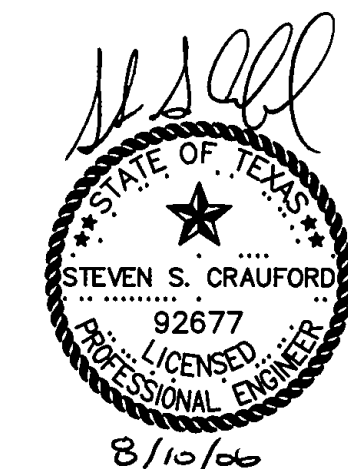
- All construction shall conform to the Town of Addison standard details and specifications for Paving, Storm Drainage and Water & Sewer, latest edition. All work is subject to inspection by the City.
- The existence and location of all underground utilities shown (main lines, no laterals or services shown) on the drawings were obtained from available records and are approximate. Neither the owner nor the engineer assumes any responsibility for utilities not shown or not in the location shown. The contractor shall determine the depth and location of existing underground utilities prior to trenching and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not of record or not shown on the plans. Contractor shall be responsible for contacting all franchise and City utilities prior to construction.
- Any contractor/subcontractor performing work on this project shall familiarize themselves with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from their operations. Said existing improvements shall include, but not be limited to, berms, ditches, fences and plants. Any removal or damage to existing improvements shall be replaced or repaired by the contractor at their expense and shall be approved by the Town of Addison.
- All construction, testing and materials shall meet or exceed all requirements of the Town of Addison
- Parking of contractor's construction equipment and employee vehicles will not be allowed on Celestial Road.

**APPROVED FOR
CONSTRUCTION**
Town of Addison
Public Works Department
APPROVED BY *Nancy S. Clive*
DATE *10/24/09*

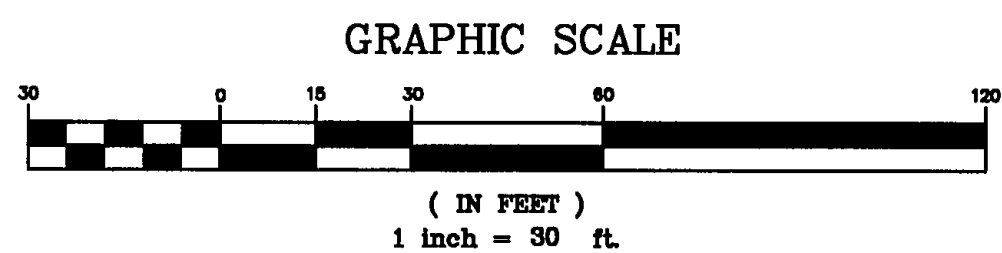
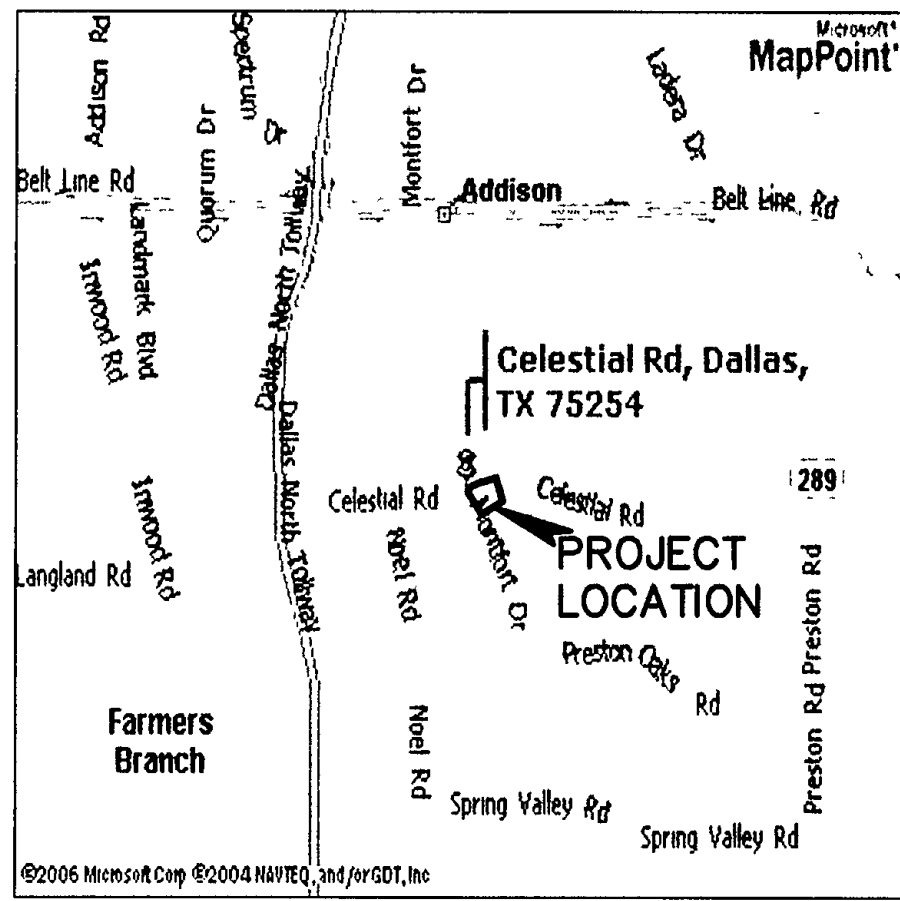
All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

RECORD DOCUMENTS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.
BY *Shawn Nelson*
DATE *3/2/09*



The seal appearing on this document was authorized by Steven S. Crauford, P.E. 92677. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.



OWNER'S CERTIFICATION

STATE OF TEXAS~
COUNTY OF DALLAS~

WHEREAS, STANFORD VILLAS, L.P. is the owner of all that tract of land out of the Allan Bedsoe Survey, Abstract No. 157 and the Thomas Garvin Survey, Abstract No. 524, located in the Town of Addison, Dallas County, Texas, and being all of that tract of land conveyed to Stanford Villas, L.P. as recorded in Document No. 200600363220, Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for the most westerly northwest corner of Celestial Place Addition as shown on Plat recorded in Volume 94025, Page 1925, Dallas County Deed Records, said point being in the east right-of-way line of Montfort Drive (a variable width R.O.W.);

THENCE North 31 degrees 47 minutes 53 seconds West, 303.11 feet along the east right-of-way line of Montfort Drive to a one-half inch iron rod set for corner, being in the south right-of-way line of Celestial Road (a variable width R.O.W.), said point also being in the south line of a called 0.120 acre tract of land described in Deed to the Town of Addison as recorded in Volume 88119, Page 4523, Dallas County Deed Records;

THENCE along the south line of said Celestial Road right-of-way and the south line of said 0.120 acre tract as follows:

North 22 degrees 13 minutes 22 seconds East, 57.84 feet to a one-half inch iron rod set for corner;

North 62 degrees 08 minutes 02 seconds East, 110.04 feet to a one-half inch iron rod set for corner;

North 73 degrees 38 minutes 02 seconds East, 214.68 feet to a one-half inch iron rod set for corner; said point being the most northerly northwest corner of said Celestial Place Addition;

THENCE South 16 degrees 04 minutes 55 seconds East, 283.68 feet along a west line of said Addition to a one-half inch iron rod found for corner, being an "ell" corner of said Addition;

THENCE South 58 degrees 20 minutes 00 seconds West, 286.68 feet along a north line of said Addition to the POINT OF BEGINNING and containing 103,511 square feet or 2.376 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STANFORD VILLAS, L.P., ("Owner") does hereby adopt this plat designating the hereinabove property as STANFORD COURT VILLAS, 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.

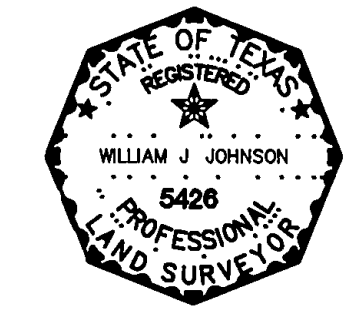
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, WILLIAM J. JOHNSON, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

William J. Johnson, R.P.L.S. No. 5426

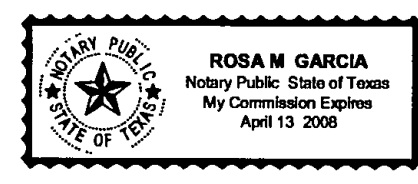


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2007.

Rosa M. Garcia
Notary Public, State of Texas



My commission expires 4-13-08

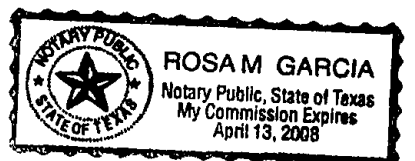
By: *[Signature]*
Authorized Signature

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Steven M. DeCraw, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2007.

Rosa M. Garcia
Notary Public, State of Texas



My commission expires 4-13-08

CITY APPROVAL

Approved on the 10th day of April, 2007,
by the City Council of the Town of Addison, Texas.

[Signature] Mayor
[Signature] City Secretary

LINE	BEARING	DISTANCE
L1	S28°41'34"E	41.32'
L2	S27°51'58"E	30.00'
L3	N58°12'07"E	35.00'
L4	S68°59'09"E	13.15'
L5	N16°42'42"E	14.04'
L6	S42°38'54"W	48.43'
L7	S28°41'34"E	1.04'
L8	S61°13'26"E	14.11'
L9	N28°46'56"E	14.18'
L10	N58°12'07"E	25.00'
L11	N58°12'07"E	25.00'
L12	N58°12'07"E	25.00'
L13	N58°12'07"E	25.00'
L14	N58°12'07"E	35.00'
L15	N73°55'08"E	25.00'
L16	N73°55'08"E	25.00'
L17	N73°55'08"E	25.00'
L18	N73°55'08"E	30.00'
L19	S69°37'51"E	21.57'
L20	S16°04'55"E	5.19'
L21	S69°37'51"E	17.04'
L22	N73°46'05"E	3.21'
L23	S47°21'06"E	8.48'
L24	S31°47'53"E	30.23'
L25	S16°04'55"E	5.23'
L26	N31°47'53"W	105.33'
L27	S31°40'00"E	5.00'
L28	N58°20'00"E	87.62'
L29	N73°55'05"E	5.00'

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	93°55'55"	39.50'	64.76'	42.31'	S 15°10'05" W	57.74'
C2	89°52'07"	39.50'	61.96'	39.41'	S 76°43'56" E	55.80'
C3	74°24'55"	39.50'	51.30'	29.99'	N 21°07'33" E	47.77'
C4	70°43'12"	24.50'	30.24'	17.39'	N 26°46'26" E	28.36'
C5	93°55'55"	54.50'	89.35'	58.37'	S 15°10'05" W	79.67'
C6	89°10'24"	15.50'	24.12'	15.28'	S 73°16'46" E	21.76'
C7	89°52'07"	24.50'	38.43'	24.44'	S 76°43'56" E	34.61'
C8	74°24'55"	24.50'	31.82'	18.60'	N 21°07'33" E	29.63'
C9	89°52'07"	54.50'	85.48'	54.38'	S 76°43'56" E	76.99'
C10	74°24'55"	54.50'	70.78'	41.38'	N 21°07'33" E	65.91'
C11	93°55'55"	24.50'	40.17'	26.24'	S 15°10'05" W	35.82'
C12	89°52'07"	14.50'	22.74'	14.47'	S76°43'56"E	20.48'
C13	74°24'55"	14.50'	18.83'	11.01'	N21°07'33"E	17.54'

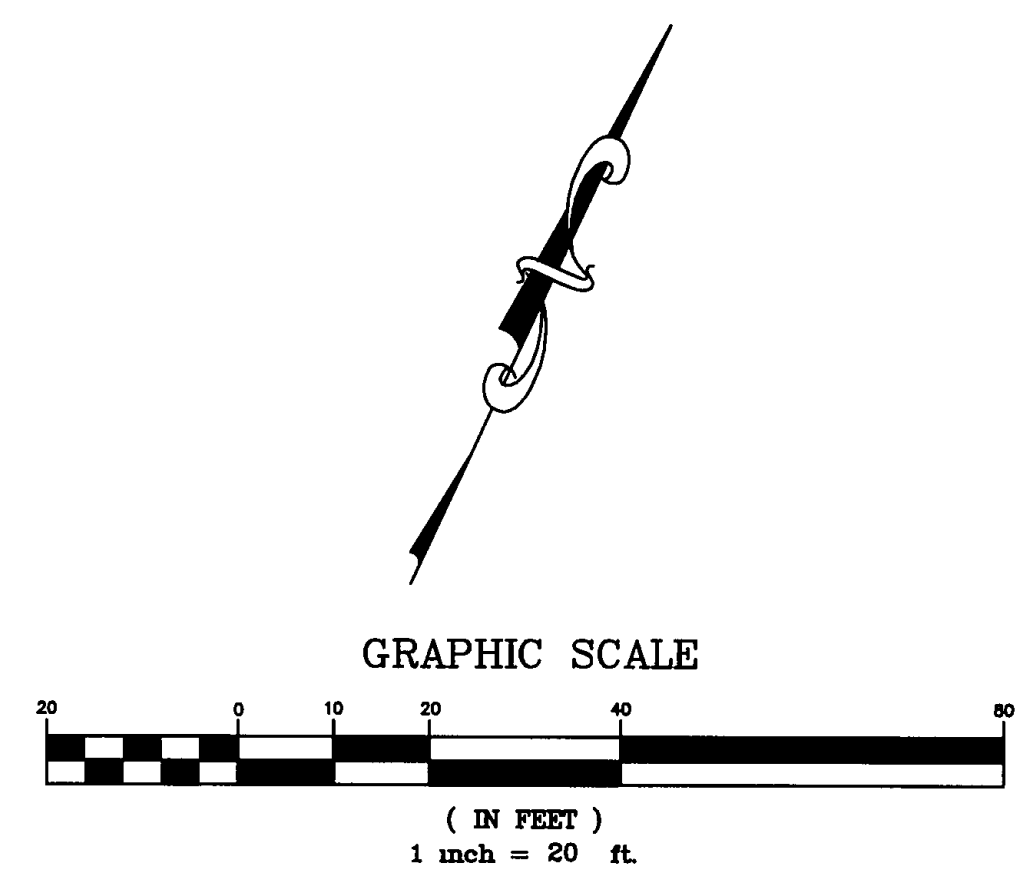
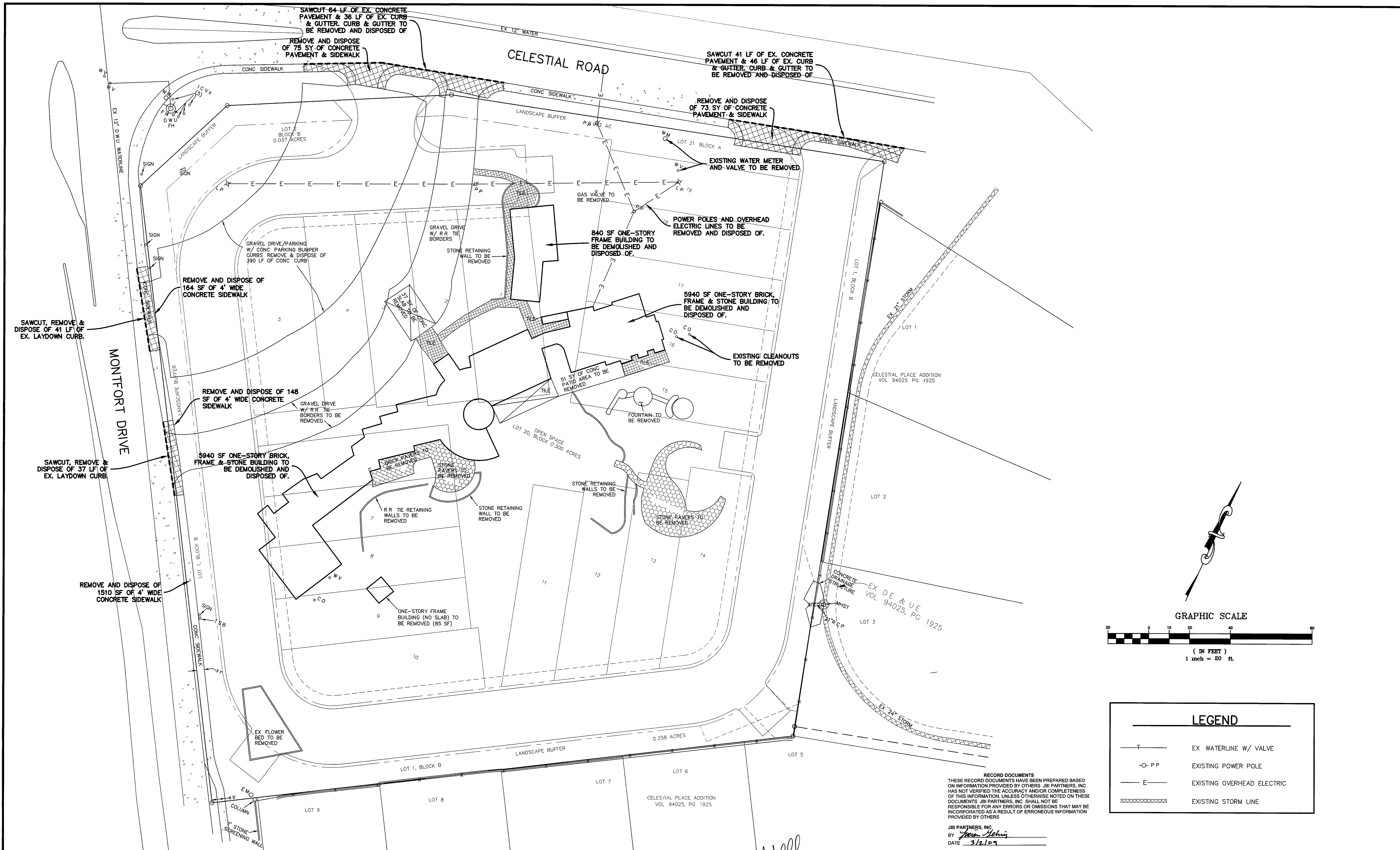
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OFFICIAL PUBLIC RECORDS
John F. Warren County Clerk
Dallas County TEXAS
May 16, 2007 08:47:50 AM
FEE \$33.00

Final Plat
STANFORD COURT VILLAS
2.376 ACRES OUT OF
ALLAN BEDSOE SURVEY, ABSTRACT NO. 157
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

STANFORD VILLAS, L.P. OWNER/DEVELOPER
5300 Town & Country Blvd. Suite 190 (972)668-8400
Frisco, Texas 75034

JONES & BOYD, INC. SURVEYOR/ENGINEER
17090 Dallas Parkway, Suite 200 (972)248-7676
Dallas, Texas 75248

Drawing: H:\Projects\GDC004\dwg\XDC004PT.dwg Saved By: DJohnson Save Time: 5/9/2007 9:54 AM Plotted by: DJohnson Plot Date: 5/9/2007 9:56 AM



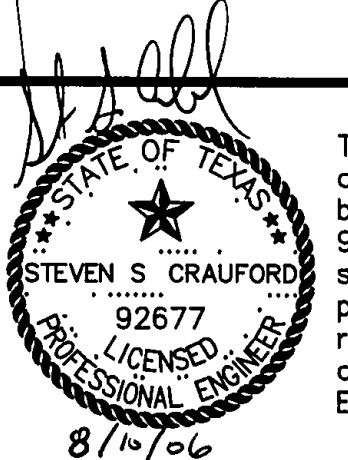
LEGEND	
— T —	EX WATERLINE W/ VALVE
-O- P P	EXISTING POWER POLE
— E —	EXISTING OVERHEAD ELECTRIC
XXXXXX	EXISTING STORM LINE

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JBI PARTNERS, INC
 BY: *Steven S. Crauford*
 DATE: 3/2/09

BENCHMARKS
 BM #1 - CITY OF DALLAS WATER DEPARTMENT BENCHMARK, NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, SQUARE CUT ON CONCRETE BASE OF 6 FOOT BRICK WALL. ELEVATION = 626.81'
 BM #2 - SOUTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, "X" CUT IN CONCRETE SIDEWALK, APPROXIMATELY 22 FEET NORTH OF THE CURB RETURN ON MONTFORT DRIVE. ELEVATION = 624.51'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				2.	REVSED SIDEWALK REMOVAL	JAL	8/10/06
				1.	REVSED PER CITY COMMENTS	LJG	7/28/06

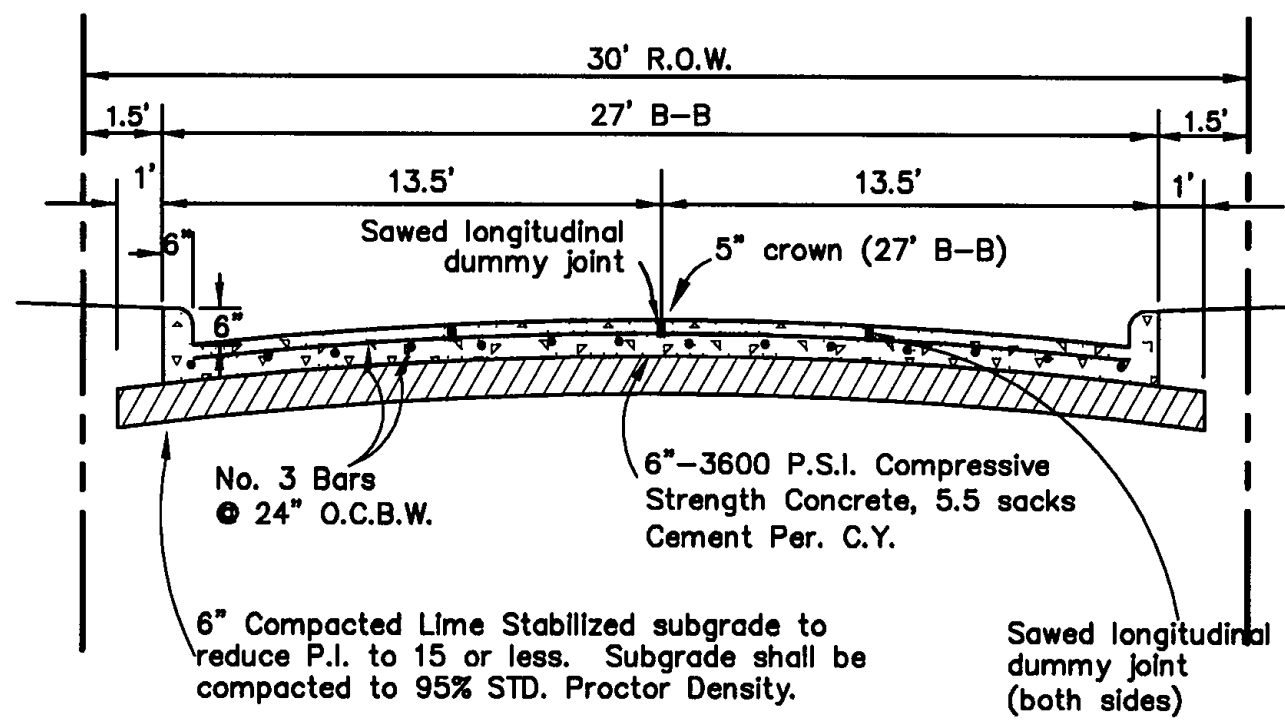


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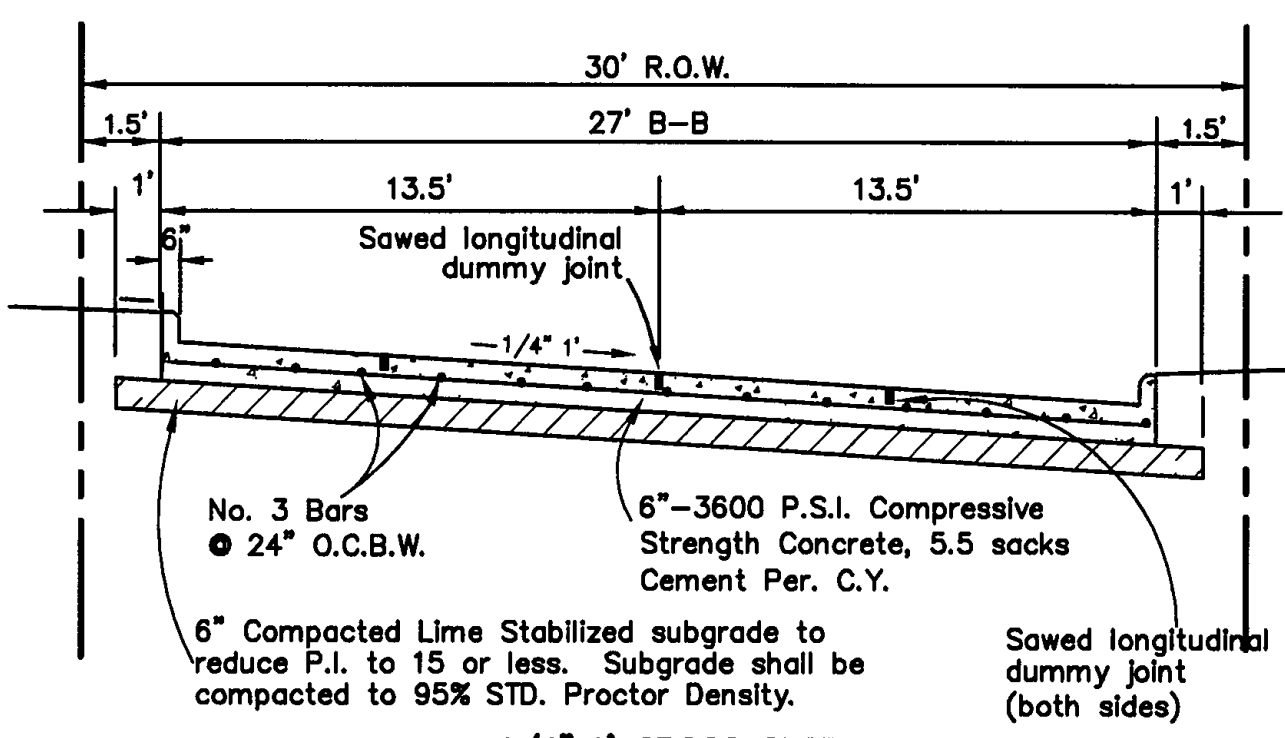
JBI Jones & Boyd, Inc.
 17090 Dallas Parkway, Suite 200
 Dallas, Texas 75248
 972 248 7676 office
 972 248 1414 fax
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

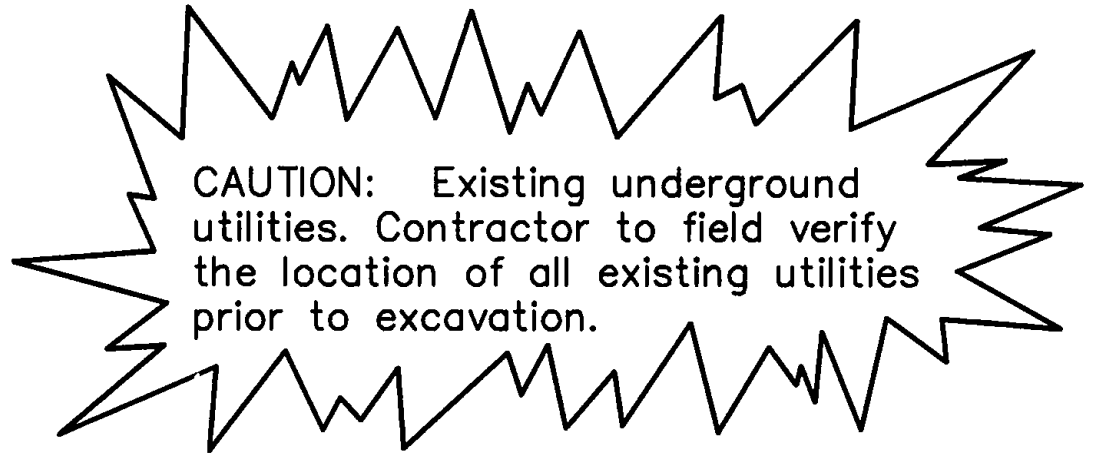
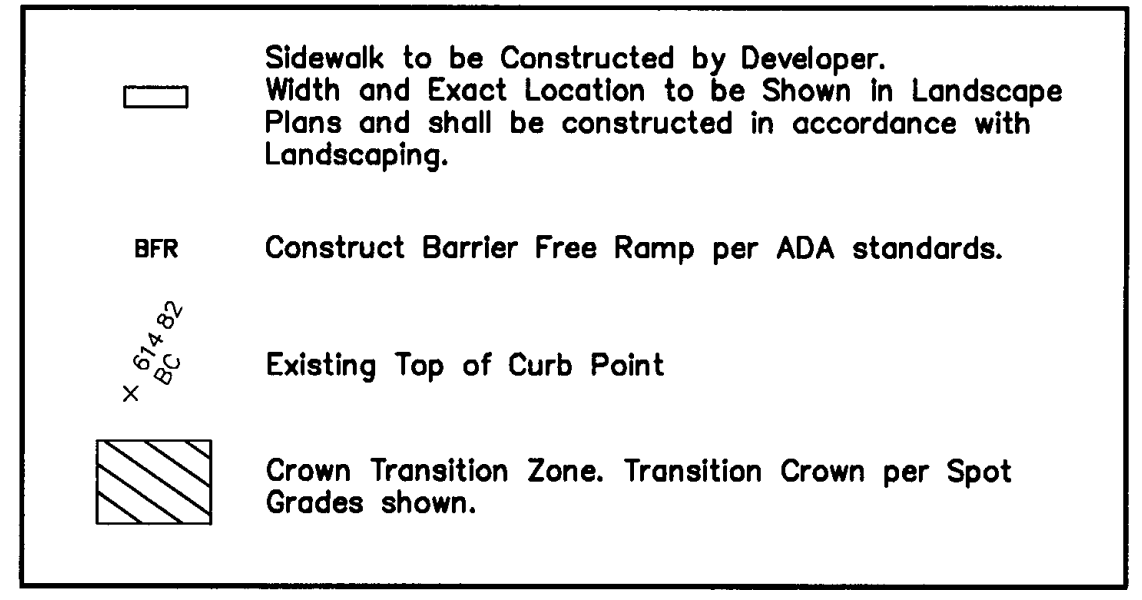
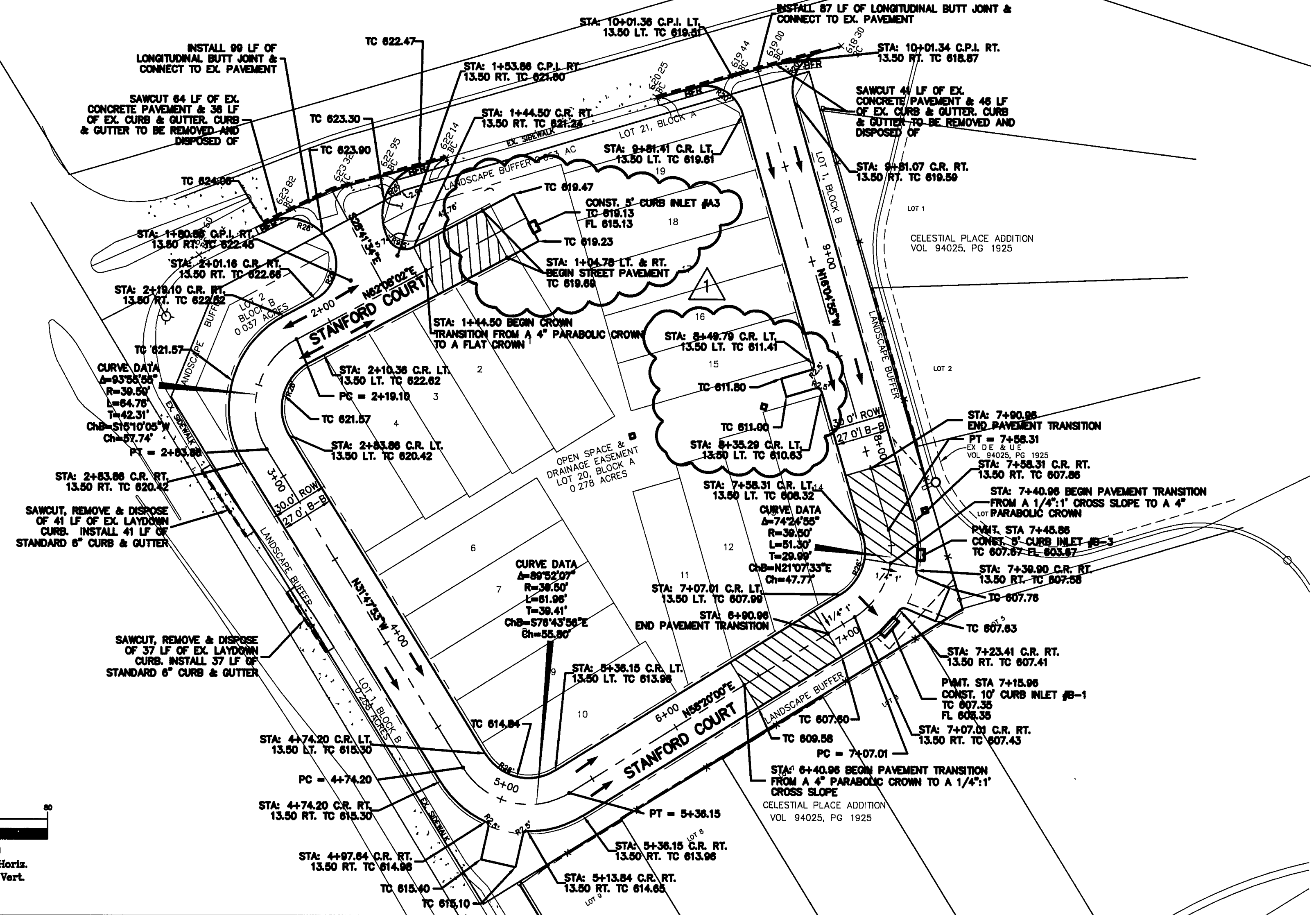
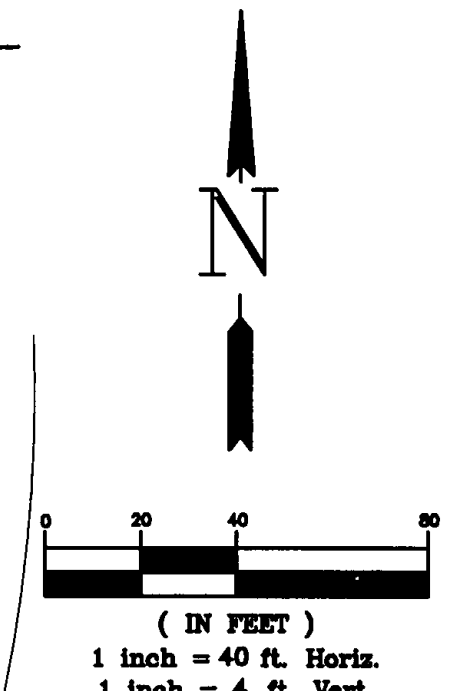
DEMOLITION PLAN		PROJECT NO
STANFORD COURT VILLAS		CDC004
Town of Addison, Dallas County, Texas		SHEET NO
		2



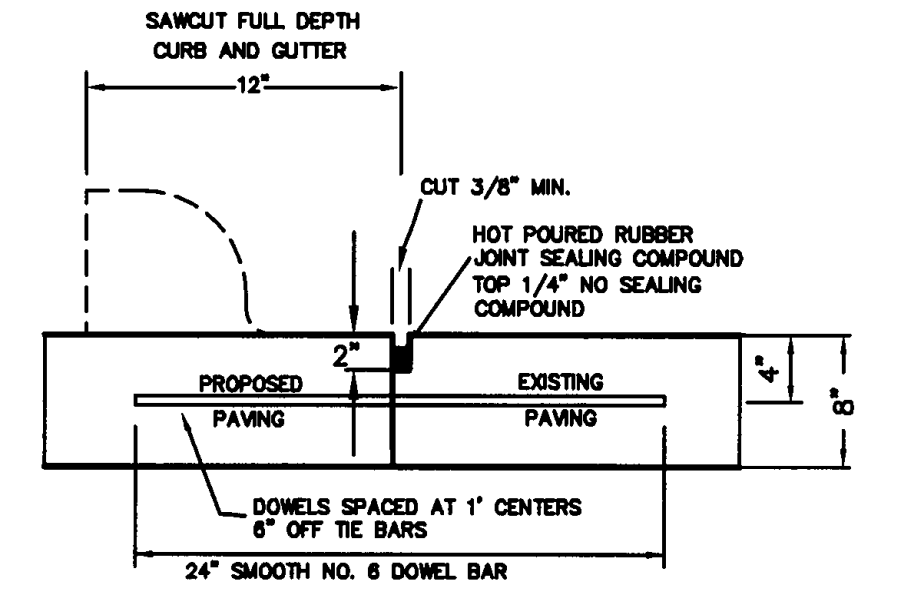
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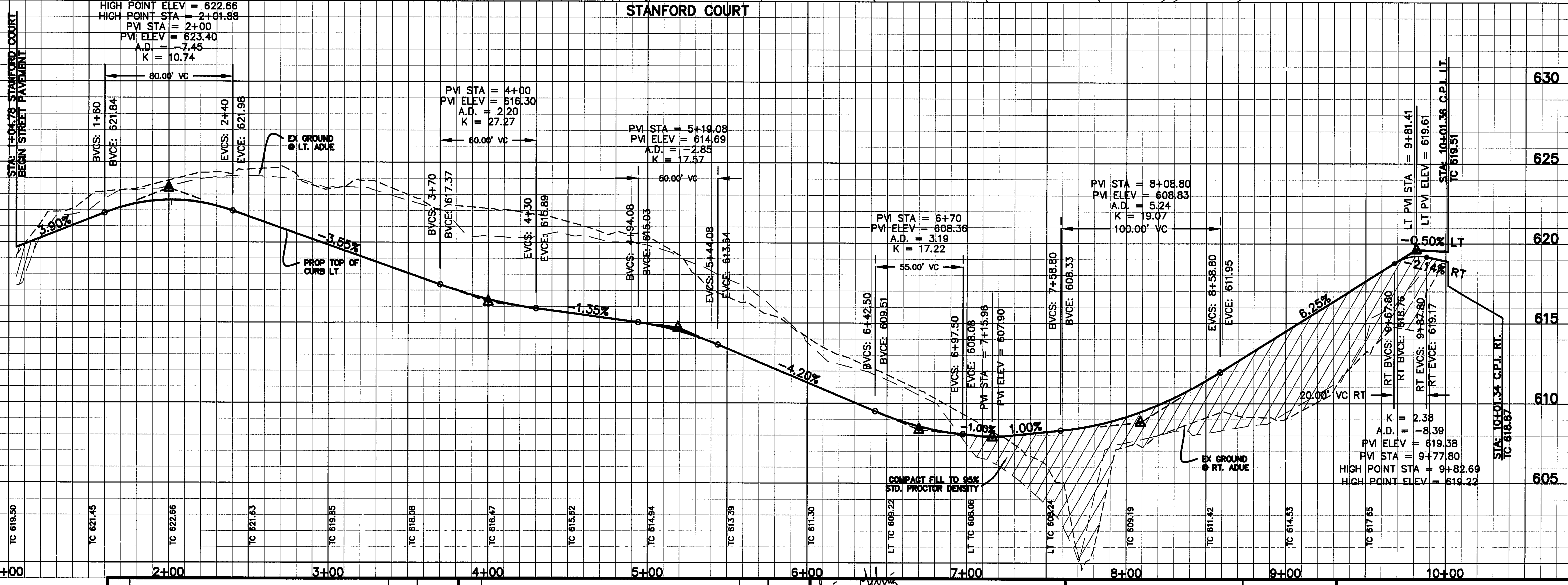
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CAUTION: Existing underground utilities. Contractor to field verify the location of all existing utilities prior to excavation.



LONGITUDINAL BUTT JOINT
N.T.S.



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 JBI PARTNERS, INC.
 BY: *John Helms*
 DATE: 3/2/09

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	ADDED INLETS B-2 & B-3	LJG	4/10/07				
1.	REVISED PARKING SPACES	LJG	2/8/07	1.	REVISED PER CITY COMMENTS	LJG	7/28/08
							3/2/09

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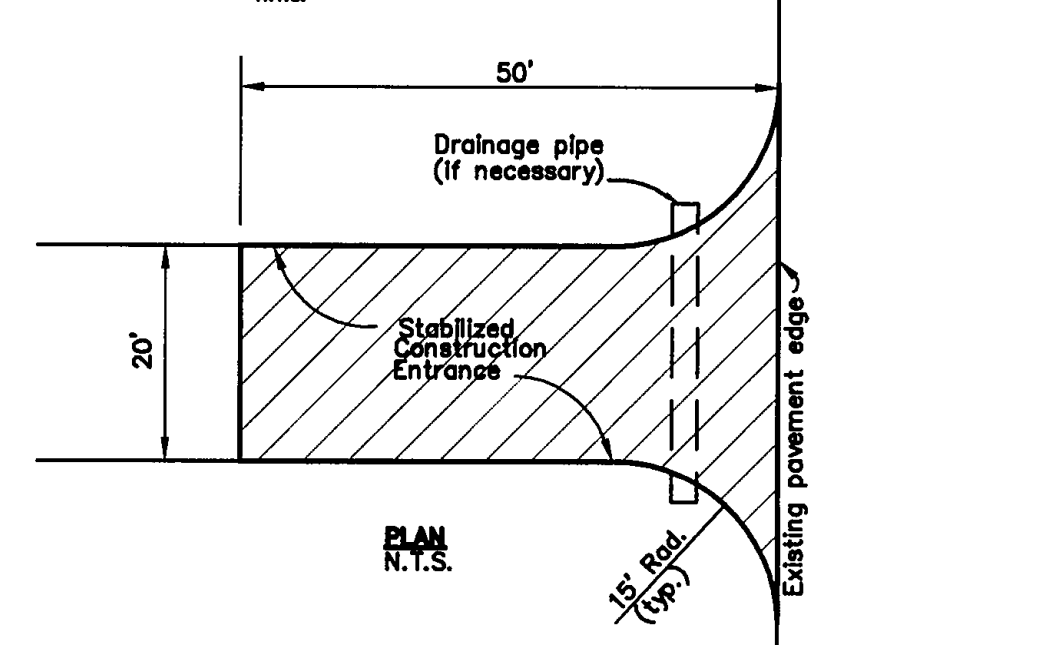
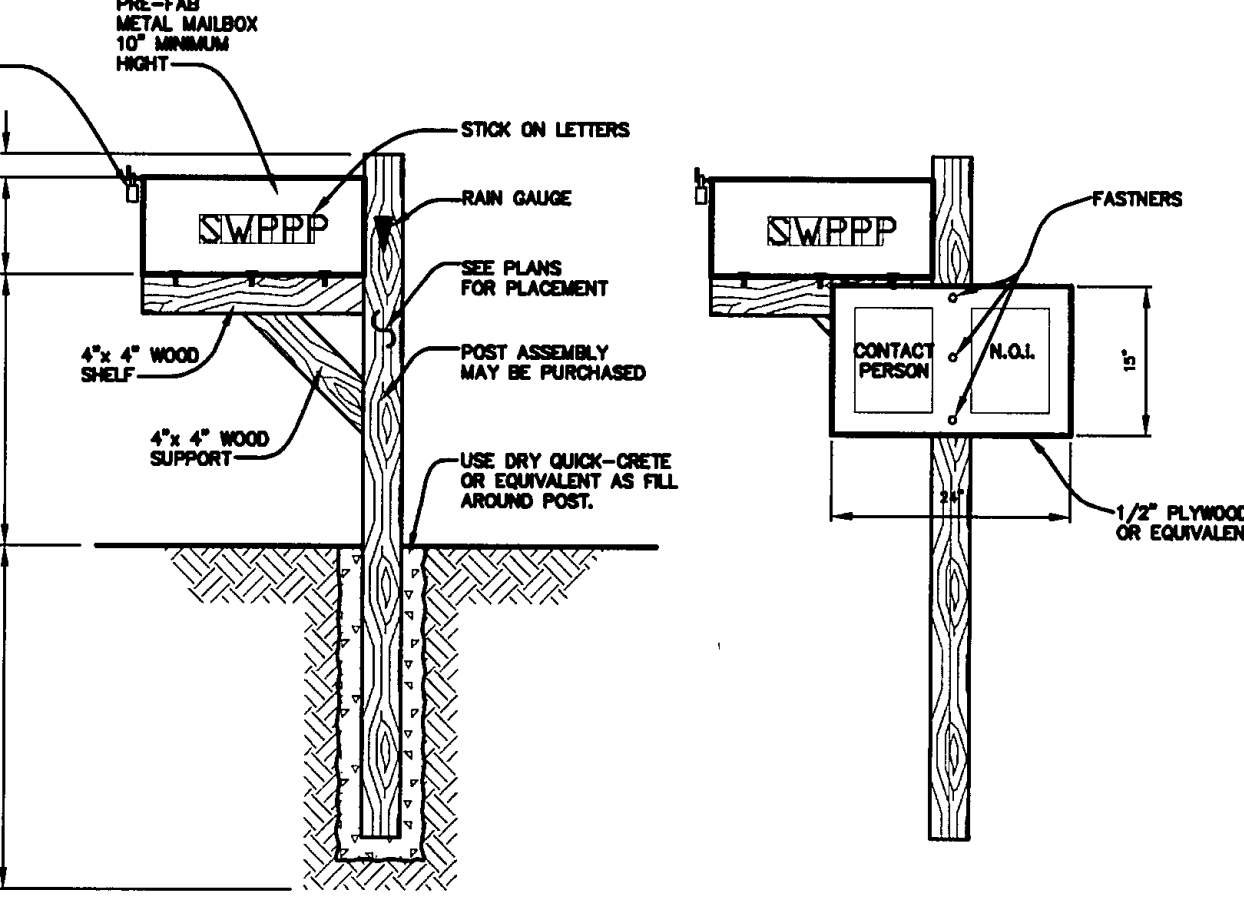
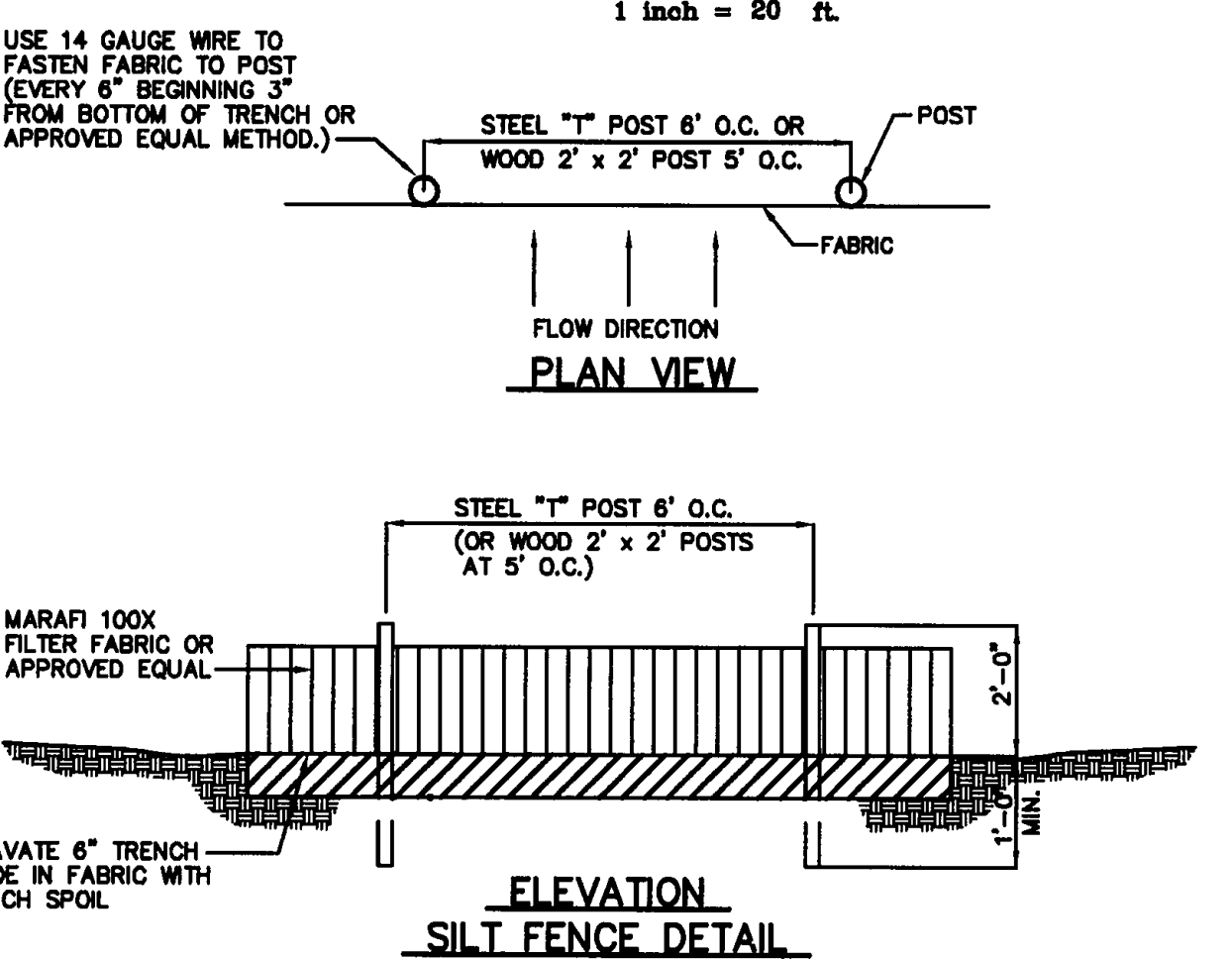
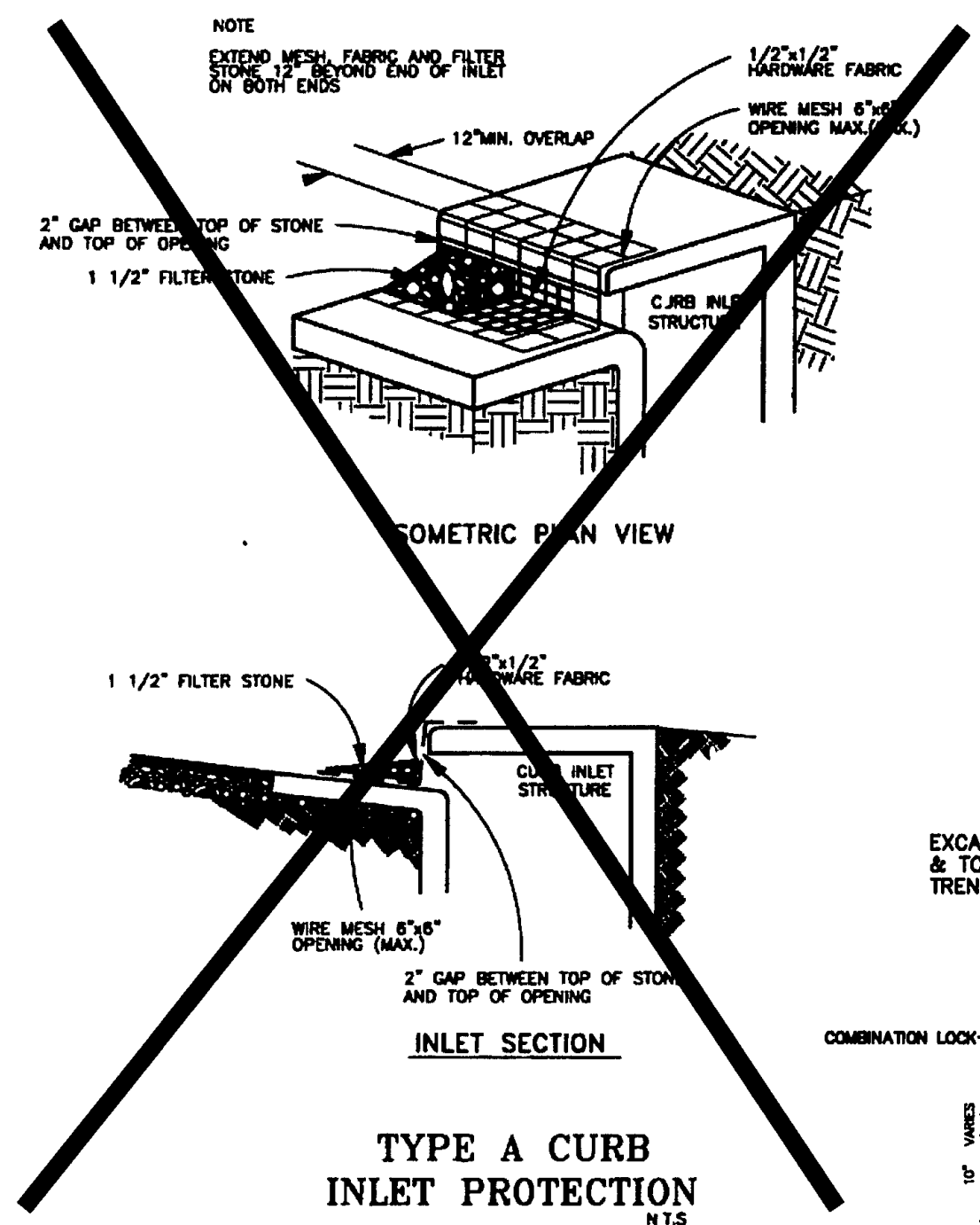
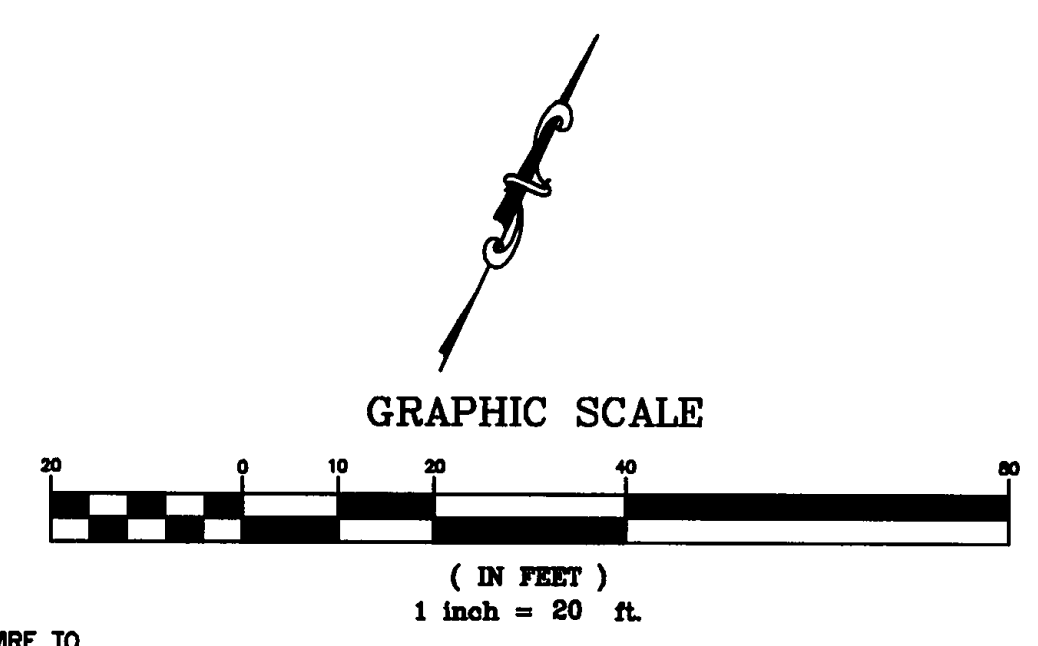
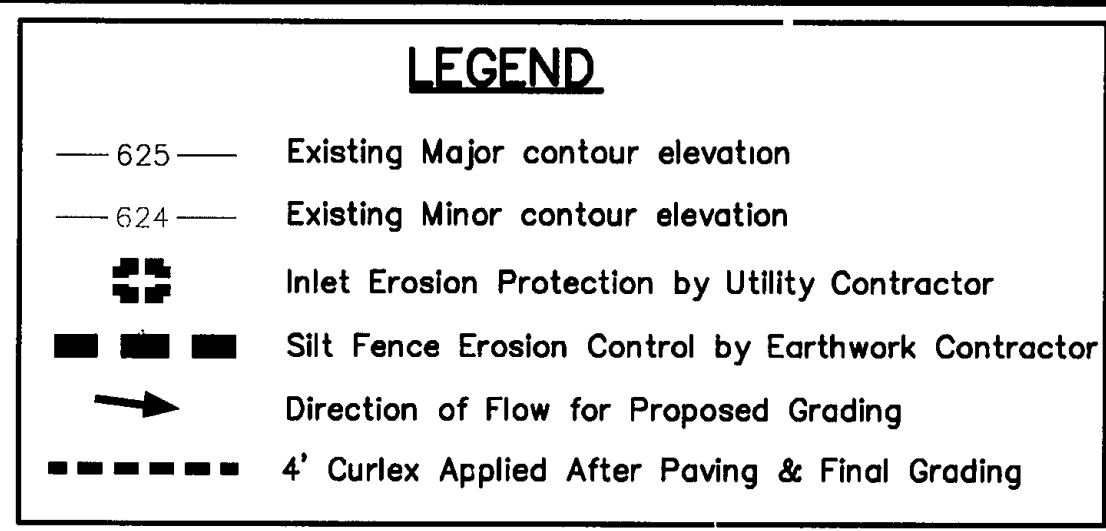
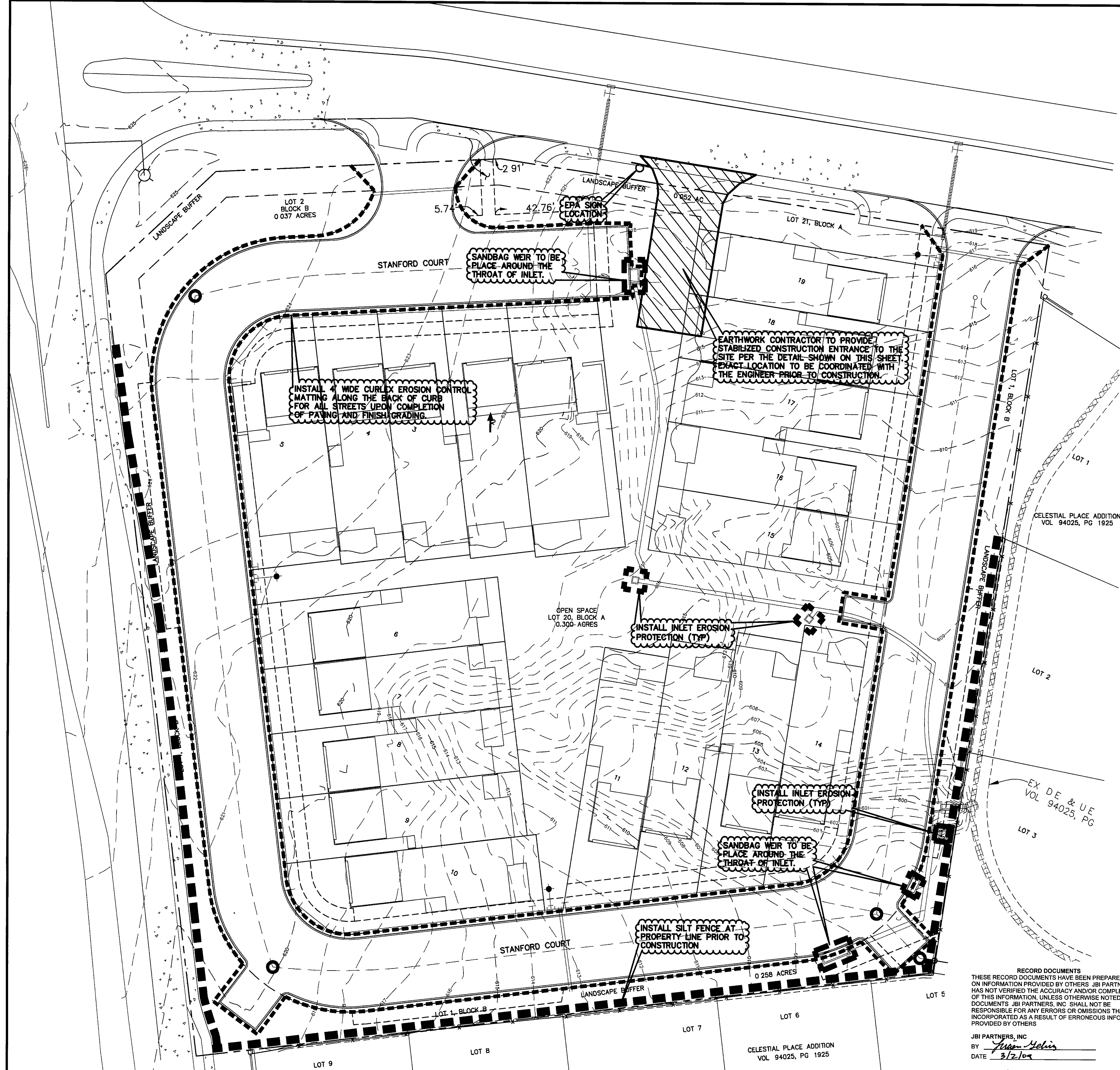
Jones & Boyd, Inc.
 17090 Dallas Parkway, Suite 200
 Dallas, Texas 75248
 972.248.7676 office
 972.248.1414 fax
 www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

PAVING PLAN AND PROFILE
STANFORD COURT
STANFORD COURT VILLAS
TOWN OF ADDISON, DALLAS COUNTY, TX

PROJECT NO. CDC004
 SHEET NO. 3

Plotted by: Igehrig Plot Date: 3/2/2009 9:50 AM



GENERAL NOTES FOR THE EROSION CONTROL PLAN

- All operators and/or contractors shall conform to the terms and conditions of the National Pollution Discharge Elimination System (NPDES) General Permit as published in the Federal Register, Vol. 63, No. 128, July 6, 1998, by the Environmental Protection Agency (EPA). The Notice of Intent (NOI), as required by the General Permit, must be properly displayed on site at all times by each operator.
- All releases of reportable quantities of hazardous substances shall be reported immediately to the facility operator and EPA.
- The Contractor shall inspect the site at least once every fourteen days and within 24 hours of a 1/2-inch or greater rainfall event. The Contractor shall document the results. Copies of the inspection reports shall accompany the Contractor's monthly pay request. The Contractor shall not be paid until said reports are presented to the Owner/Owner's Representative. The Earthwork Contractor shall be responsible for inspection until the Utility Contractor begins his work. The Utility Contractor shall be responsible for inspections until the Paving Contractor begins his work. The Paving Contractor shall be responsible for inspections until the Earthwork Contractor begins lot benching operations. The Earthwork Contractor shall make remaining inspections until project is accepted by the City. Modifications to the Storm Water Pollution Prevention Plan shall be implemented and be in-place within a seven calendar day period.
- If any contractor sees a violation by an operator or another contractor, he shall notify the operator and contractor in violation, as well as the facility operator.
- Erosion control shall be installed prior to any grading.
- Accumulated silt deposits shall be removed from silt fences and hay bale dikes when silt depth reaches six inches. Removal of silt deposits by the contractor shall be incidental to the performance of the contract and a separate bid item shall not be included.
- The contractor shall add or delete erosion protection at the request and direction of the Operator or the City.
- After installation of pavement, final lot benching and general cleanup, the grass groundcover shall be established in all street parkways, lots and all other disturbed areas. Materials shall be as specified in Item 2.15 and seeding shall be in accordance with Item 3.10 of the MCDOT Standard Specifications. Depending upon schedule for house construction, grass establishment may be achieved on a single lot basis if house construction begins immediately on that lot. It shall be the contractor's responsibility to control and limit silt and sediment leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams and storm drainage systems from erosion deposits.
- If any erosion control is removed for construction and/or access purposes, the contractor shall replace it at the end of the work day. It shall be the contractor's responsibility to provide a dumpster (or equal) to collect solid waste materials during construction.

SILT FENCE GENERAL NOTES

- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
- The toe of the silt fence shall be tramped in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
- The trench should be a minimum of six inches deep and four inches wide to allow for the silt fence to be laid in the ground and backfilled.
- Silt fence should be securely fastened to each steel support post or to wave wire, which is in turn attached to the steel fence posts. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
- Silt fence shall be removed when it has served its usefulness, so as not to block or impede storm flow or drainage.
- Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
- Accumulated silt shall be removed when it reaches a depth of six inches and disposed of in an approved spoil site or as in No. 7 above.
- Filter fabric is to be Marafi 100X or approved equal. (Marafi, Inc.: 800-438-1855)

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JBI PARTNERS, INC.
BY: *Juan Melius*
DATE: 3/2/09

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LUCIEN J. GEHRIG
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- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

EROSION CONTROL PLAN		PROJECT NO.	CDC004
STANFORD COURT VILLAS		SHEET NO.	4
Town of Addison, Dallas County, Texas			

BENCHMARKS.

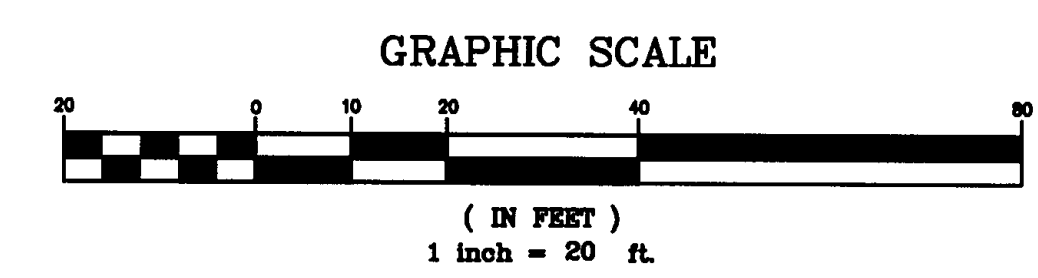
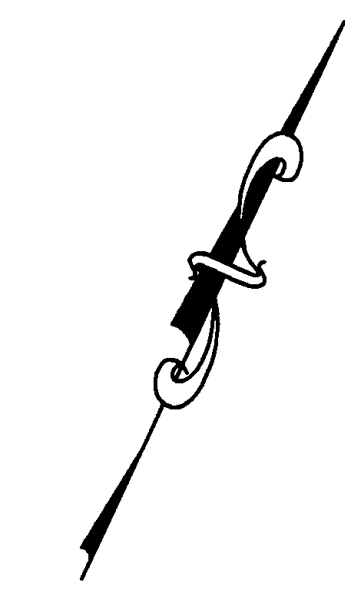
BM #1 - CITY OF DALLAS WATER DEPARTMENT BENCHMARK, NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, SQUARE CUT ON CONCRETE BASE OF 6 FOOT BRICK WALL. ELEVATION = 626.81'

BM #2 - SOUTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, "X" CUT IN CONCRETE SIDEWALK, APPROXIMATELY 22 FEET NORTH OF THE CURB RETURN ON MONTFORT DRIVE. ELEVATION = 624.51'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1.	REVISED INLET PROTECTION	LJG	4/16/07	1.	REVISED PER CITY COMMENTS	LJG	7/28/08
				2.	REVISED LEGEND AND INLET PROTECTION	JAL	8/10/08

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				2.	REVISED LEGEND AND INLET PROTECTION	JAL	8/10/08

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LEGEND

- X
XX.X
XXX DRAINAGE AREA NUMBER
- XXX PROPOSED DRAINAGE AREA (ACRES)
- XXX PROPOSED RUNOFF, Q (CFS)
- PROPOSED DRAINAGE DIVIDE
- EXISTING CONTOURS
- ← PROPOSED FLOW DIRECTION
- A1-A PROPOSED INLET LABEL

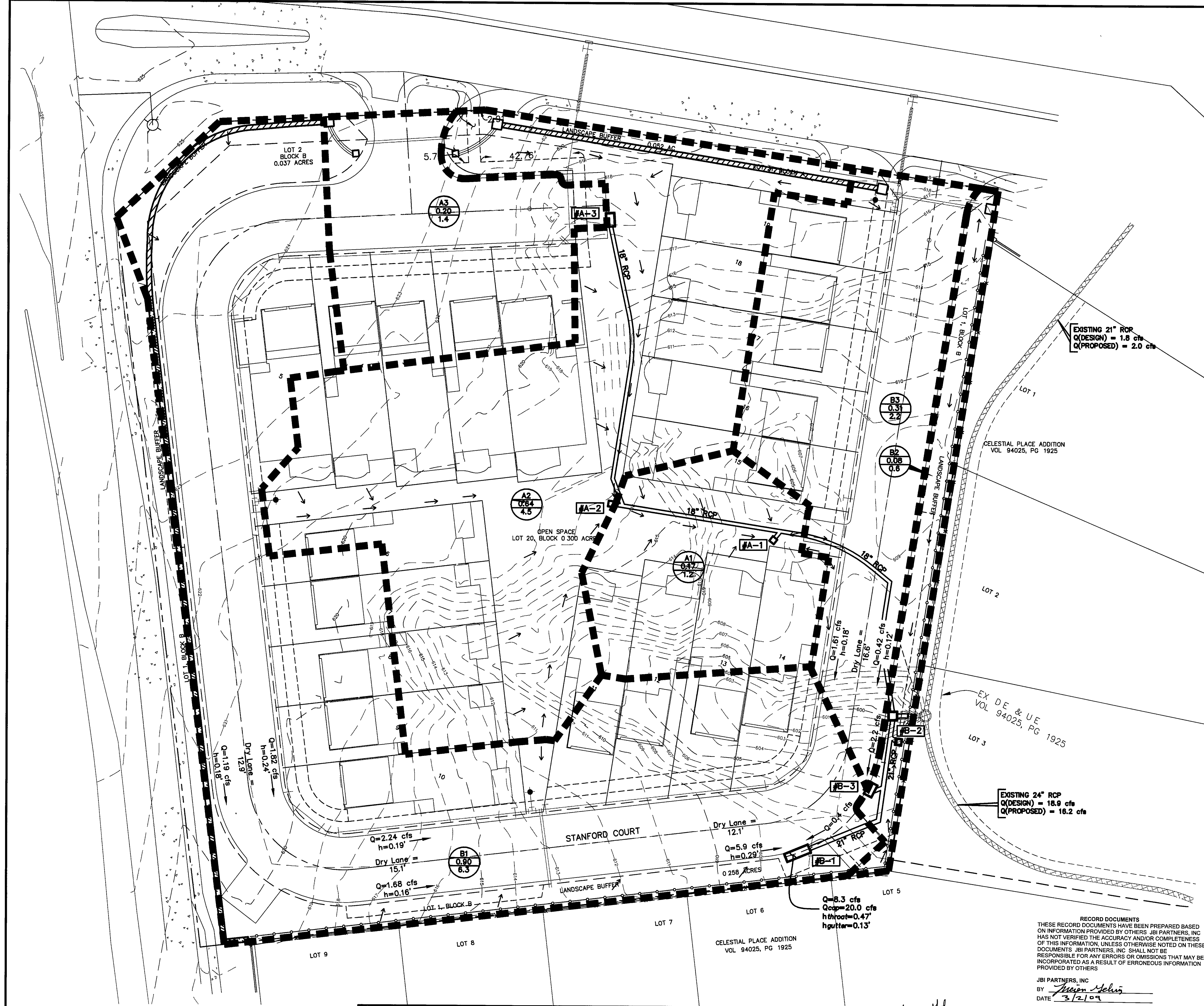
Sample Calculation of Capacity of Parabolic Crown
Calcs per Manning's Equation

Street width (F-F) =	26 ft
Crown =	4 in
slope =	2 %
n (manning) =	0.0175
Area (one side) =	1.4444 ft ²
WP (one side) =	13.5043 ft
R (one side) =	0.107
Capacity (one side) =	3.91 c.f.s.
Area (both sides) =	7.2222 ft ²
WP (both sides) =	27.0085 ft
R (both sides) =	0.207
Capacity (both sides) =	36.00 c.f.s.
Velocity (Q/A) =	4.98 ft/s
n (1-1/2 in. above TC)	0.02
Area (1-1/2 in. above TC)	11.35
WP (1-1/2 in. above TC)	40.01
R (1-1/2 in. above TC)	0.28
Capacity (1-1/2 in. above TC) =	58.82 c.f.s.
Velocity (Q/A) =	5.78 ft/s

ON-SITE RUNOFF CALCULATIONS (DEVELOPED CONDITIONS)

Drainage Area #	Area (Acres)	Runoff Coeff	Intensity (in/hr)	Time (conc) (minutes)	Discharge (c f s)	Comment
A1	0.17	0.8	8.74	10.0	1.2	Developed - Town Home
A2	0.64	0.8	8.74	10.0	4.5	Developed - Town Home
A3	0.20	0.8	8.74	10.0	1.4	Developed - Town Home
B1	0.90	0.8	8.74	10.0	6.3	Developed - Town Home
B2	0.08	0.8	8.74	10.0	0.6	Developed - Town Home
B3	0.31	0.8	8.74	10.0	2.2	Developed - Town Home
ONSITE DRAINAGE TOTAL					16.1	

DRAINAGE DESIGN THEORY
Rational Method
Q=CIA



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JBI PARTNERS, INC.
BY: *Lucien J. Gehrig*
DATE: 3/2/09

BENCHMARKS.
BM #1 - CITY OF DALLAS WATER DEPARTMENT BENCHMARK, NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, SQUARE CUT ON CONCRETE BASE OF 6 FOOT BRICK WALL ELEVATION = 626.81'
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Lucien J. Gehrig
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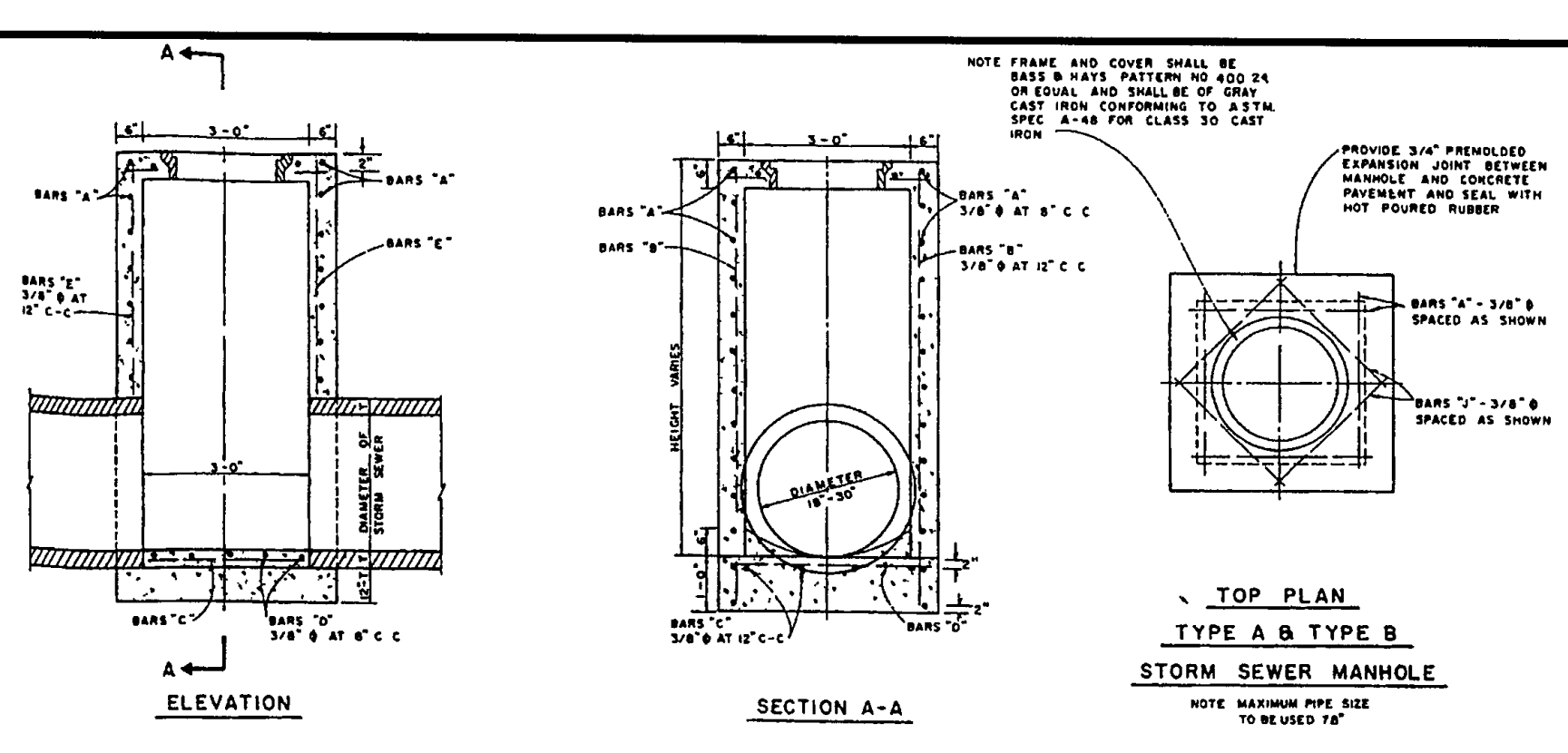
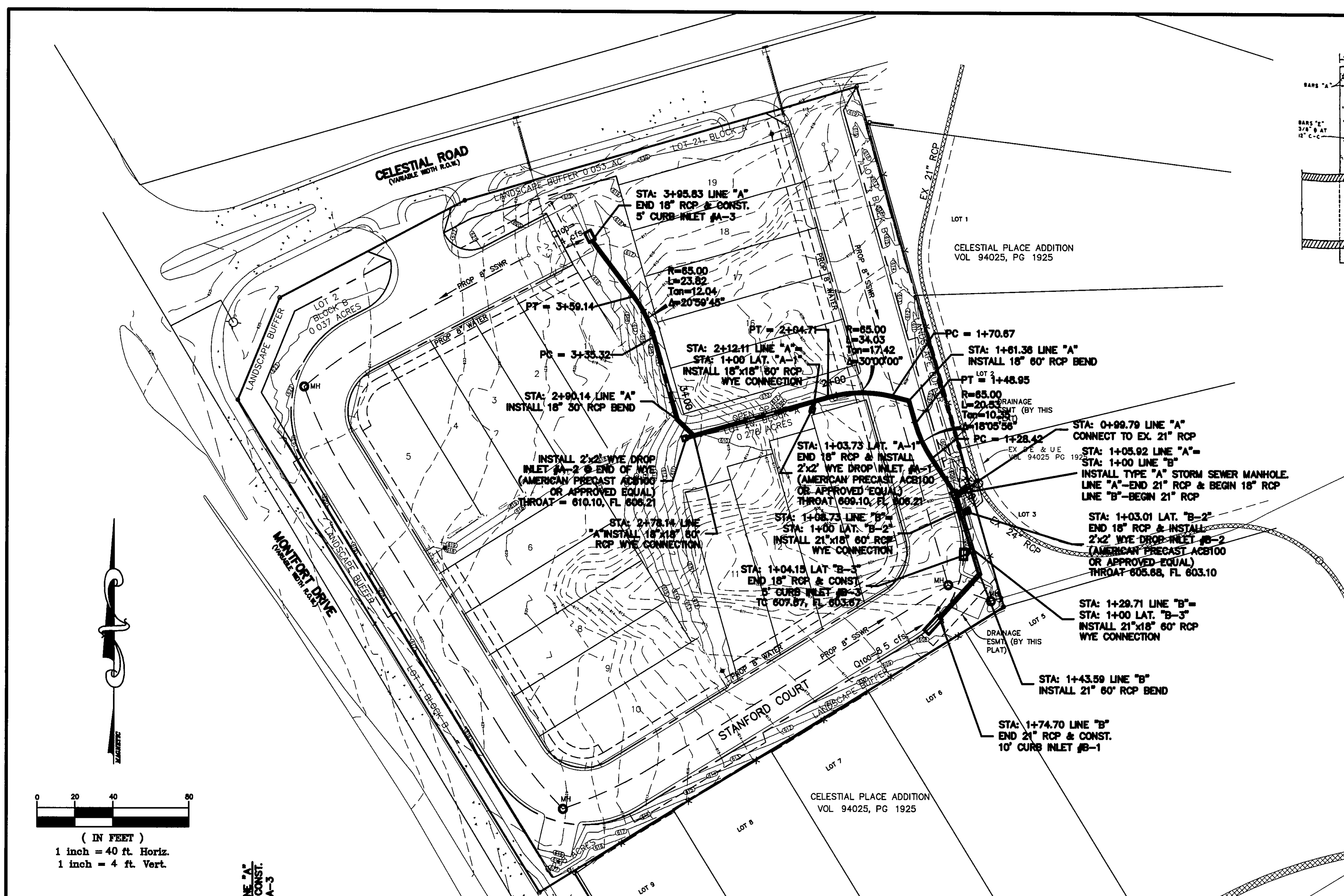
- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

DRAINAGE AREA MAP

STANFORD COURT VILLAS
Town of Addison, Dallas County, Texas

PROJECT NO. **CDC004**
SHEET NO. **6**

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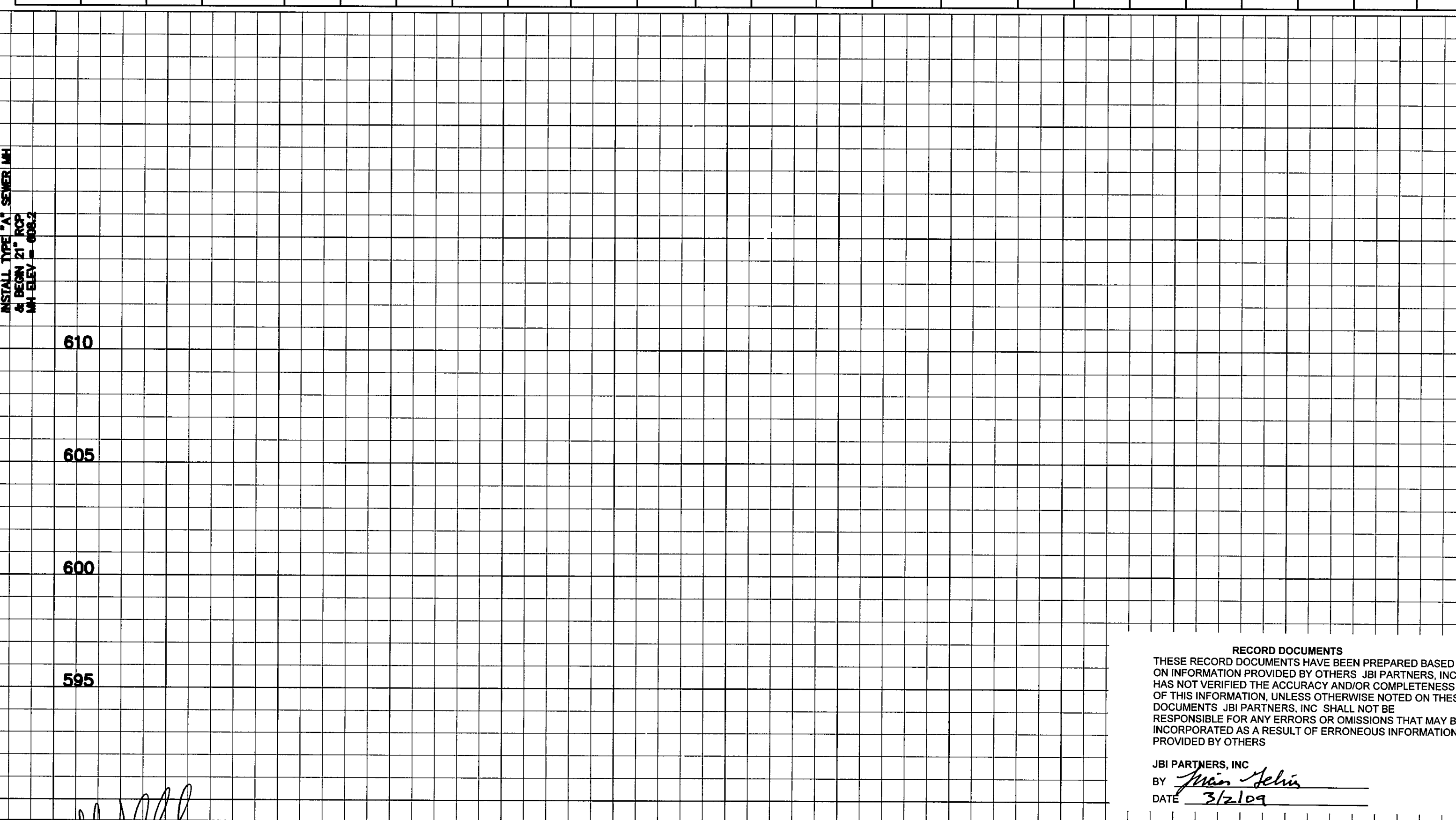
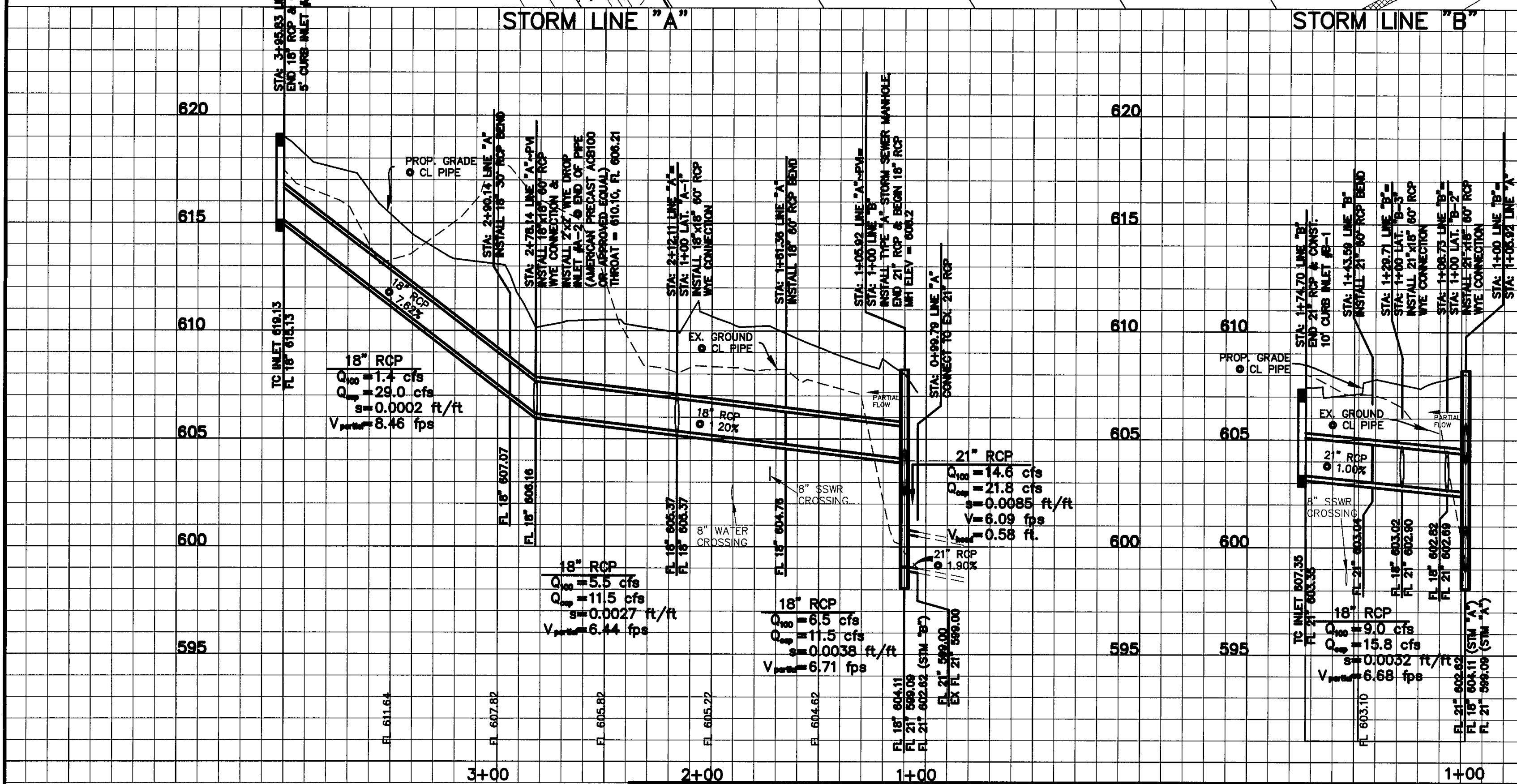


INLET DESIGN CALCULATIONS

INLET No	Location	Drainage Area No	AREA RUNOFF Q=CIA					Upstream Inlet Bypass and Crossover (cfs)	Total Gutter Flow (cfs)	Gutter Capacity (cfs)	Gutter Slope (%)	Crown Type	SELECTED INLET			Drainage Area	A Adjusted		
			Design Storm Freq (yrs)	Time of Conc (min)	Intensity I (in/hr)	Runoff Coeff "C"	Area (Ac)						Q (cfs)	Length "L" (Feet)	Type			Inlet Capacity (cfs)	Carry-Over Downstream (cfs)
A-3	Parking Space	A3	100	10	9.74	0.8	0.20	1.4	0.0	1.4	25.1	2.00	Straight	5	SAG	10.0	0.0	1.4	1.38
A-2	2'x2' DROP INLET	A2	100	10	8.74	0.8	0.64	4.5	0.0	4.5	—	—	GTD	—	WYE	18.0	0.0	4.5	4.5
A-1	2'x2' DROP INLET	A1	100	10	8.74	0.8	0.17	1.2	0.0	1.2	—	—	GTD	—	WYE	16.0	0.0	1.2	1.17
B-1	7+16 98 Stanford Court	B1	100	10	8.74	0.8	0.90	6.3	0.0	6.3	19.9	1.00	Straight	10	SAG	20.0	0.0	6.3	6.30
B-2	2'x2' DROP INLET	B2	100	10	8.74	0.8	0.08	0.6	0.0	0.6	—	—	GTD	—	WYE	16.0	0.0	0.6	0.60
B-3	7+45 88 Stanford Court	B3	100	10	8.74	0.8	0.31	2.2	0.0	2.2	19.9	1.00	Straight	6	ON GRADE	2.5	0.0	2.2	2.21

STORM SEWER PIPE HYDRAULIC CALCULATIONS

UPSTREAM STATION	DNSTREAM STATION	DISTANCE	AREA "A" (ACRES)	RUNOFF COEF "C"	INCREM "CA"	ACCUM "CA"	TIME AT UPSTREAM STATION (MIN)	STORM FREQUENCY (YEARS)	INTENSITY "I" (IN/HR)	RUNOFF "Q" (CFS)	SLOPE HYDRAULIC GRADIENT "S" (FT/FT)	STORM SEWER SIZE (IN)	(BOX ONLY) PIPE AREA (FT ²)	(BOX ONLY) PIPE CONVEYANCE (N=0.013)	VELOCITY "V" (FPS)	VELOCITY HEAD "V ² /2G" (FT)	"L" X "S" K _t	PIPE SIZE CHANGE LOSSES	INLET & BEND LOSSES	FLOW TIME (MIN)	TIME AT DNSTREAM STATION (MIN)	
STORM LINE A																						
395.83	290.14	105.69	A3	0.20	0.80	0.18	0.16	10.00	100	8.74	1.4	0.0022	18		0.78	0.01	0.02	0.25	0.00	0.00	2.23	12.23
290.14	278.14	12.00	30 DEG BEND	0.00	0.80	0.00	0.16	12.23	100	8.20	1.3	0.0022	18		0.74	0.01	0.00	0.14	0.00	0.27	12.50	
278.14	212.11	66.03	A2	0.64	0.80	0.51	0.67	12.50	100	8.13	5.5	0.0027	18		3.09	0.18	0.18	0.08	0.00	0.36	12.85	
212.11	181.38	50.75	A1	0.17	0.80	0.14	0.81	12.85	100	8.04	6.5	0.0038	18		3.88	0.21	0.19	0.48	0.00	0.10	0.23	13.08
181.38	105.92	55.44	60 DEG BEND	0.00	0.80	0.00	0.81	13.08	100	7.99	8.5	0.0038	18		3.85	0.21	0.21	0.37	0.00	0.26	13.33	
105.92	89.79	8.13	LINE B1, MH	1.30	0.80	1.04	1.85	13.33	100	7.93	14.6	0.0085	21		6.08	0.58	0.05	0.00	0.02	0.02	13.35	
STORM LINE B																						
174.70	129.71	44.99	B1	0.80	0.80	0.72	0.72	10.00	100	8.74	8.3	0.0016	21		2.62	0.11	0.07	0.48	0.08	0.09	0.29	10.29
129.71	108.73	20.98	B3	0.31	0.80	0.25	0.97	10.29	100	8.67	8.4	0.0028	21		3.49	0.18	0.08	0.48	0.02	0.10	0.10	10.39
108.73	100.00	8.73	B2	0.08	0.80	0.06	1.03	10.39	100	8.65	8.9	0.0032	21		3.71	0.21	0.03	0.00	0.00	0.04	10.43	



BENCHMARKS

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							4/16/07

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STORM SEWER PLAN & PROFILE
STORM LINES "A" & "B"
STANFORD COURT VILLAS
 Town of Addison, Dallas County, Texas

PROJECT NO. **CDC004**
 SHEET NO. **7**

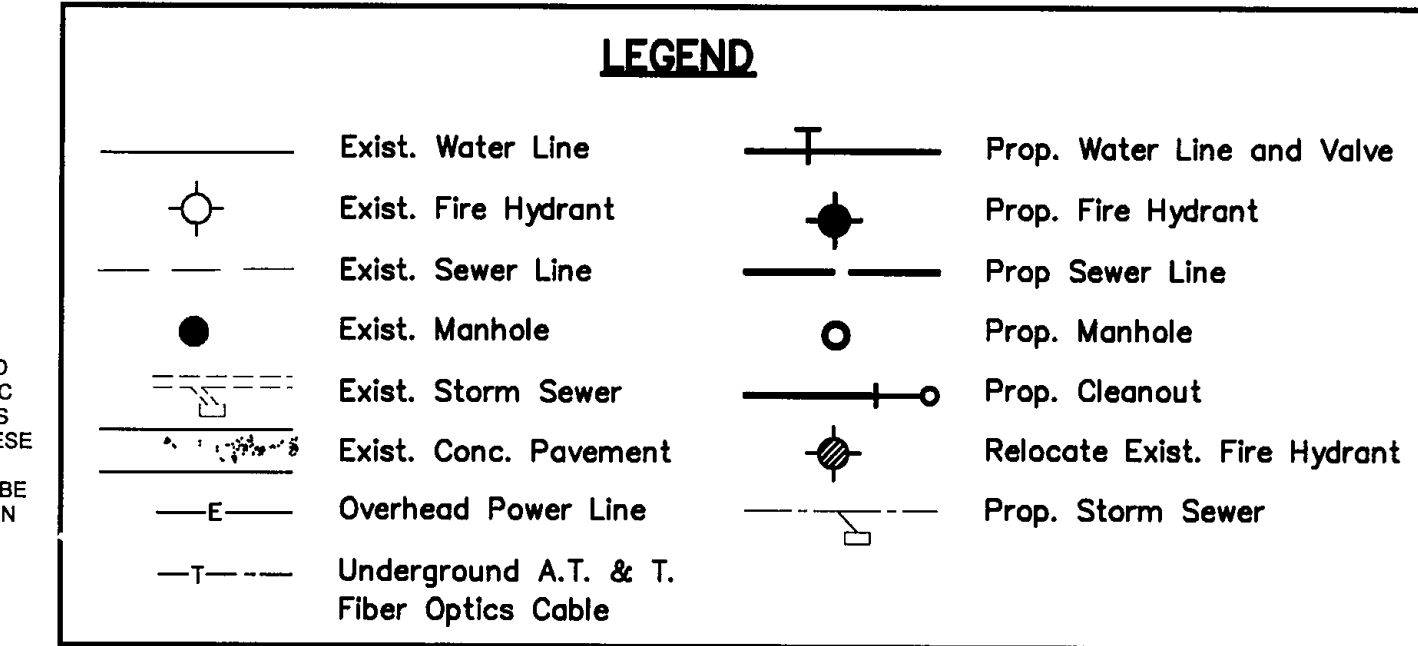
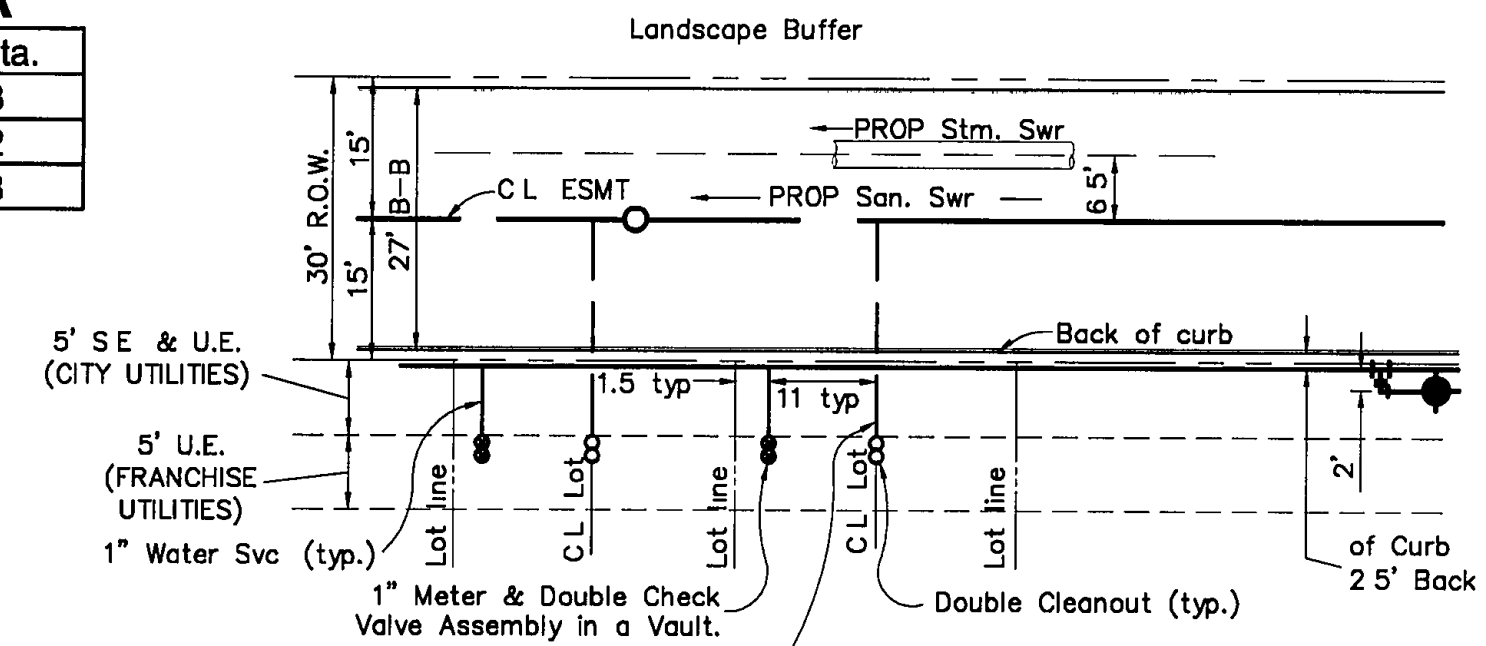
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JBI PARTNERS, INC.
 BY *John Selvia*
 DATE 3/2/09

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FIRE HYDRANT DATA

FH #	Street Name	Pvmt. Sta.
1	Stanford Court	3+58.53
2	Stanford Court	6+12.12
3	Stanford Court	9+81.38



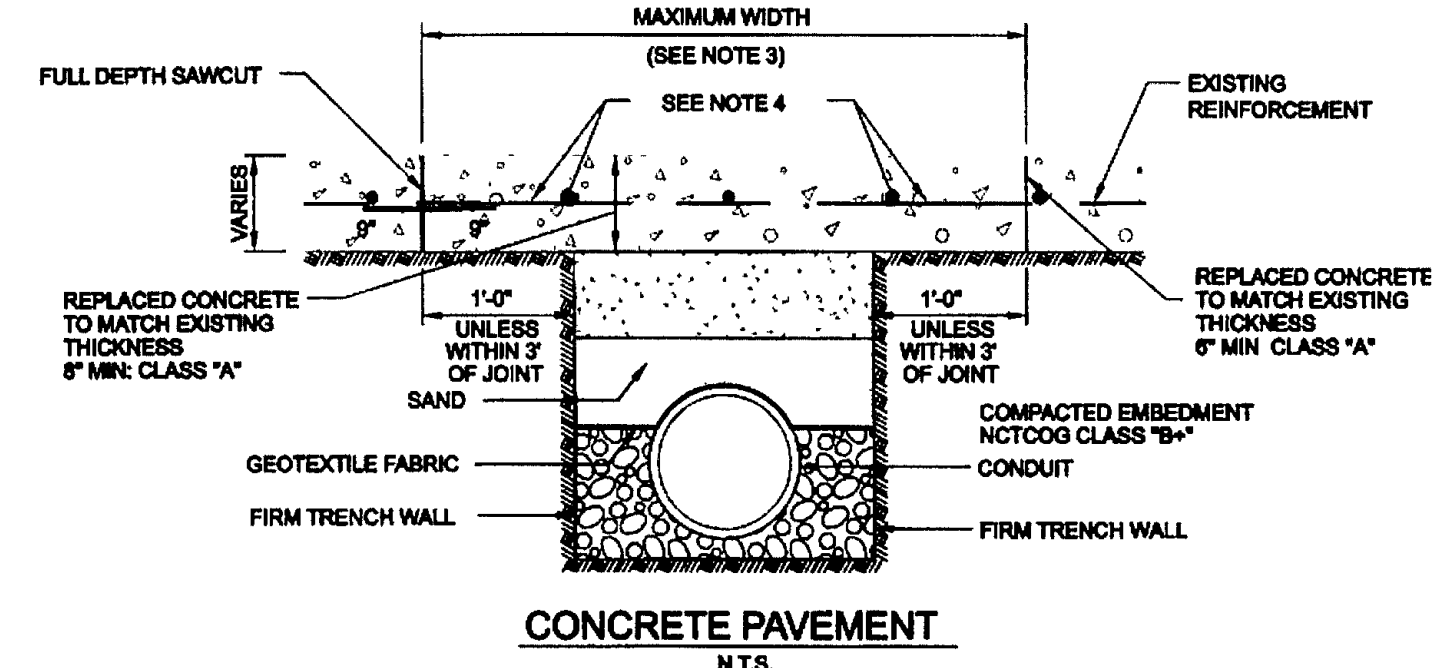
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 JBI PARTNERS, INC.
 BY *Therrell Melvin*
 DATE 3/2/09

CAUTION: Existing underground utilities. Contractor to field verify the location of all existing utilities prior to excavation, and notify engineer of any discrepancies.

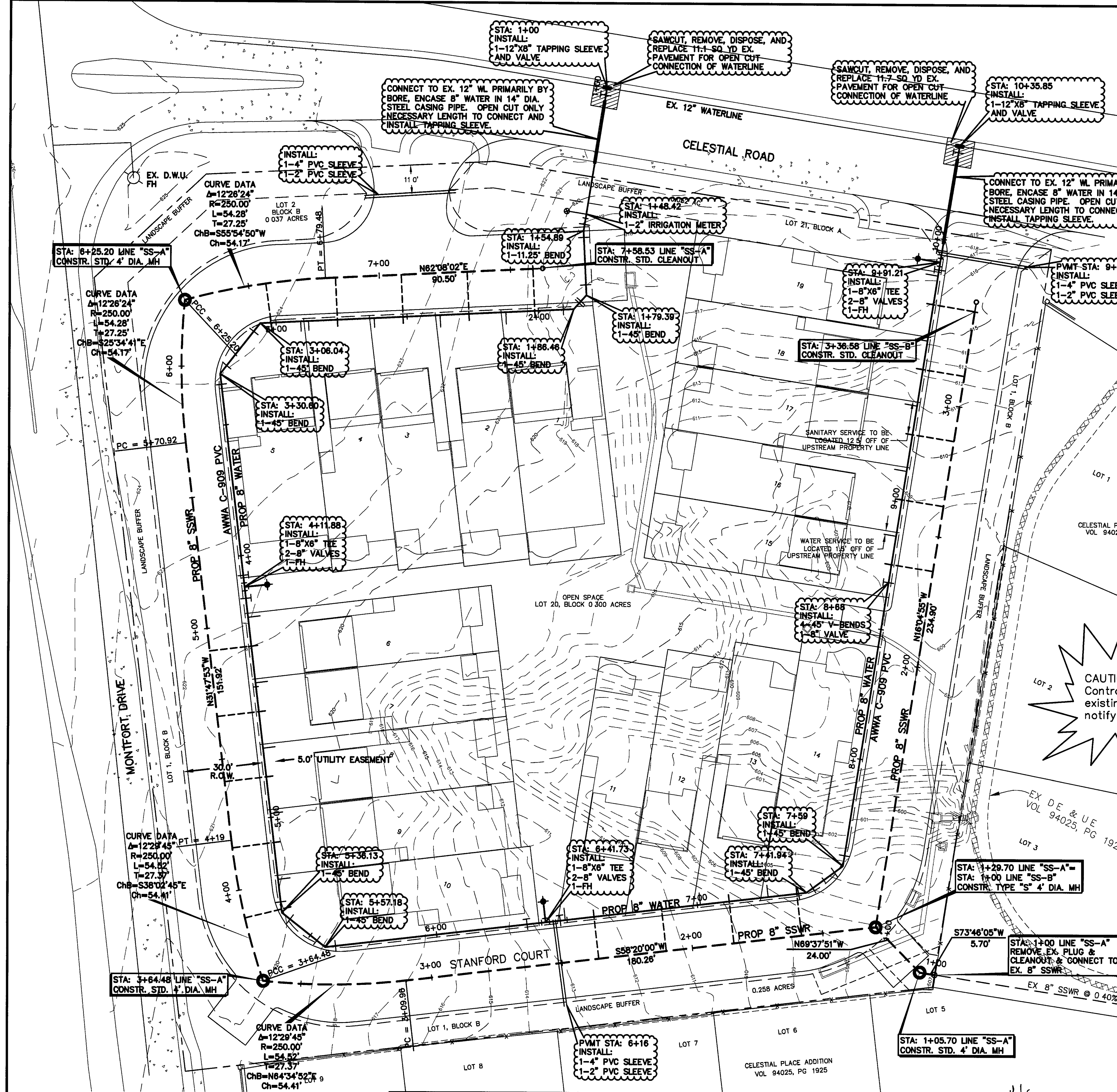
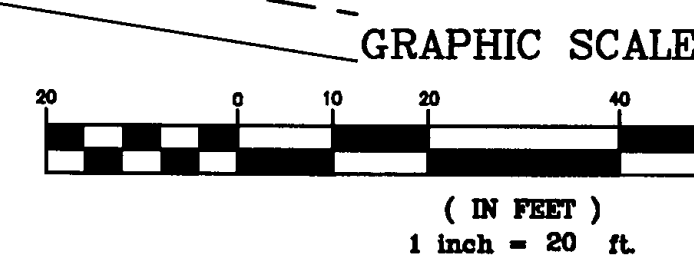
Note: All fittings secured with restraining glands (EBAA PV2000 or equal)

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS
WATER (DOM)	1"	19	1"	19
WATER (IRR)	1"	x	1"	0
WATER (IRR)	2"	x	2"	1
SANITARY	4"	19	-	-



NOTES:
 1. WIDTH SHALL BE AT LEAST 2'-0" WIDER THAN EXCAVATION TO PROVIDE 1'-0" MIN. BRIDGE ON EITHER SIDE. IF WITHIN 3'-0" OF EXISTING JOINT, REMOVE TO CONTINUING EDGES TO BE FREE OF ANY SPALLING.
 2. 1/2" #4 SMOOTH DOWELS SHALL BE DRILLED INTO EXISTING SLAB ON 12" CENTERS AND SECURED WITH EPOXY. MUST BE SQUARE TO FACE OF SLAB.
 3. WHERE NATIVE MATERIAL IS UNSTABLE, A 100 PSF FLOWABLE FILL MAY BE USED TO EMBED PIPING.
 4. PIPE EMBEDMENT SHALL BE NCTCOG CLASS 'B' WITH THE ADDITION OF GEOTEXTILE FABRIC BETWEEN THE STONE AND SAND LAYERS.



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1.	ADDED INLETS B-2 & B-3	LJG	4/16/07	1.	ADDED EASEMENT DIMENSIONS	JAL	8/10/06
2.	REVISED FRANCHISE UTILITY EASEMENTS	SSC	9/12/06	2.	REVISED FRANCHISE UTILITY EASEMENTS	SSC	9/12/06

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Lucien J. Gehrig
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Engineering
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WATER & SANITARY SEWER PLAN

STANFORD COURT VILLAS
 Town of Addison, Dallas County, Texas

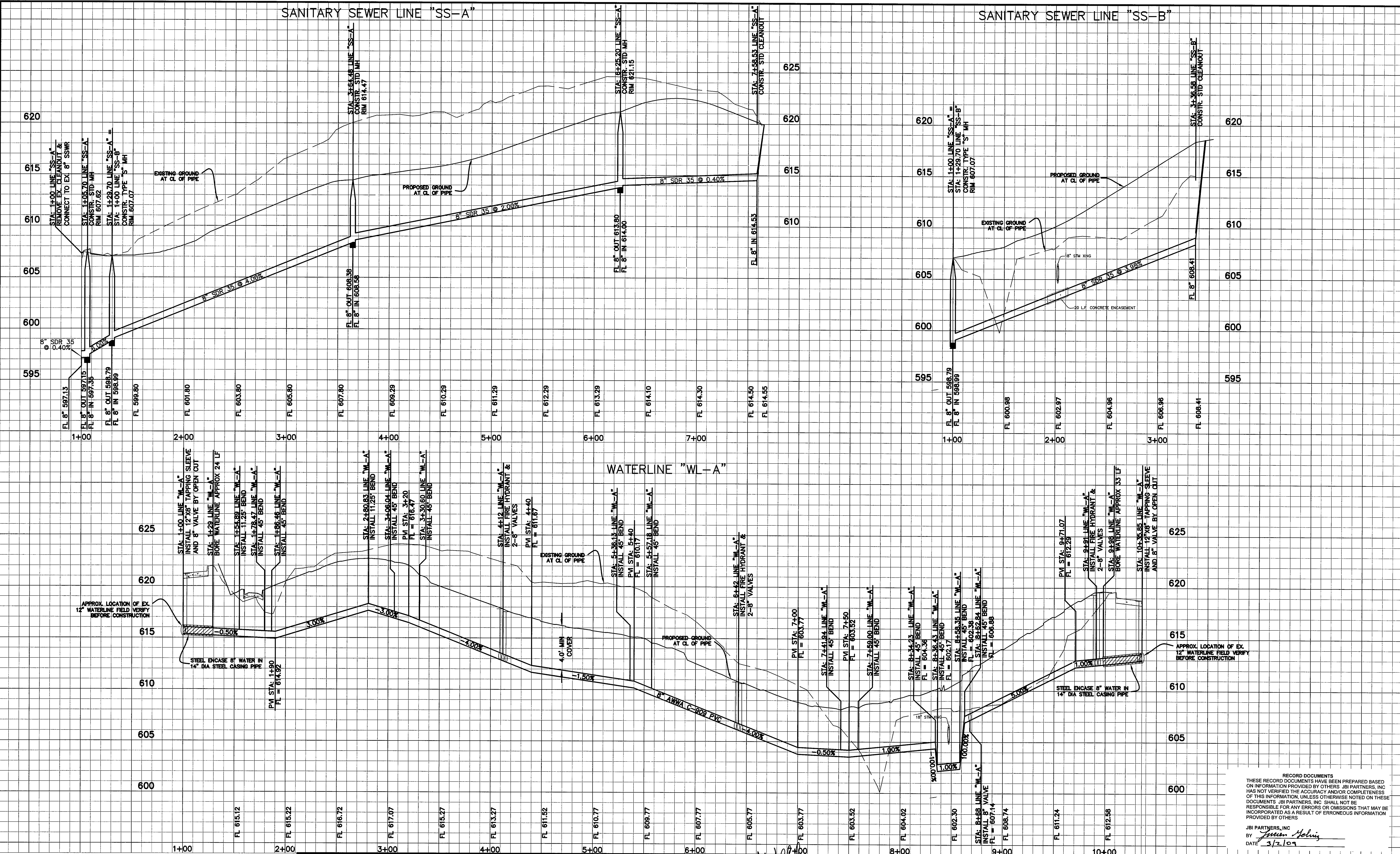
PROJECT NO. **CDC004**
 SHEET NO. **8**

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SANITARY SEWER LINE "SS-A"

SANITARY SEWER LINE "SS-B"

WATERLINE "WL-A"



BENCHMARKS
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8/10/06

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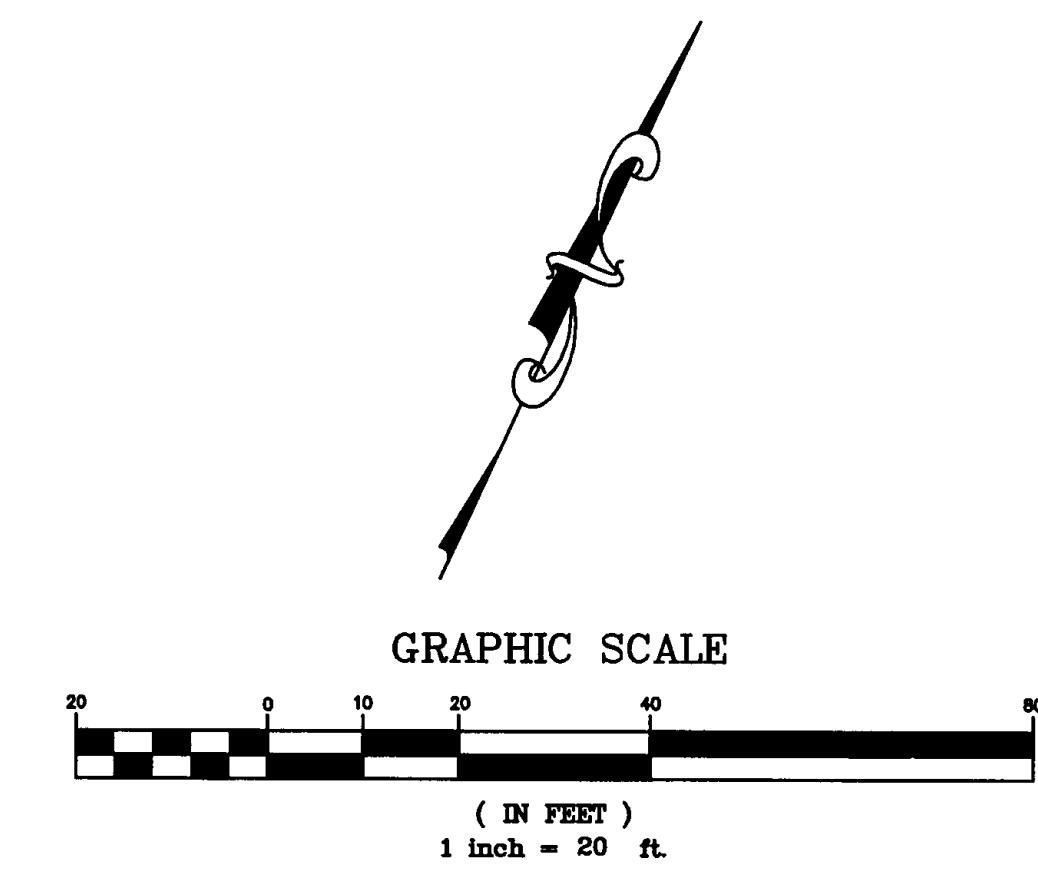
WATER & SANITARY SEWER PROFILES

STANFORD COURT VILLAS
 Town of Addison, Dallas County, Texas

PROJECT NO. **CDC004**
 SHEET NO. **9**

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JBI PARTNERS, INC.
 BY *Steven Helwig*
 DATE *8/2/06*



LEGEND

	24" STOP SIGN (UNLESS OTHERWISE NOTED)
	SIGN AND POST LOCATION (TRAFFIC SIGN AND/OR STREET NAME SIGN)
	12' TALL STREET LIGHT(TYP) (DESIGN AND FINAL LAYOUT BY FRANCHISE UTILITY)

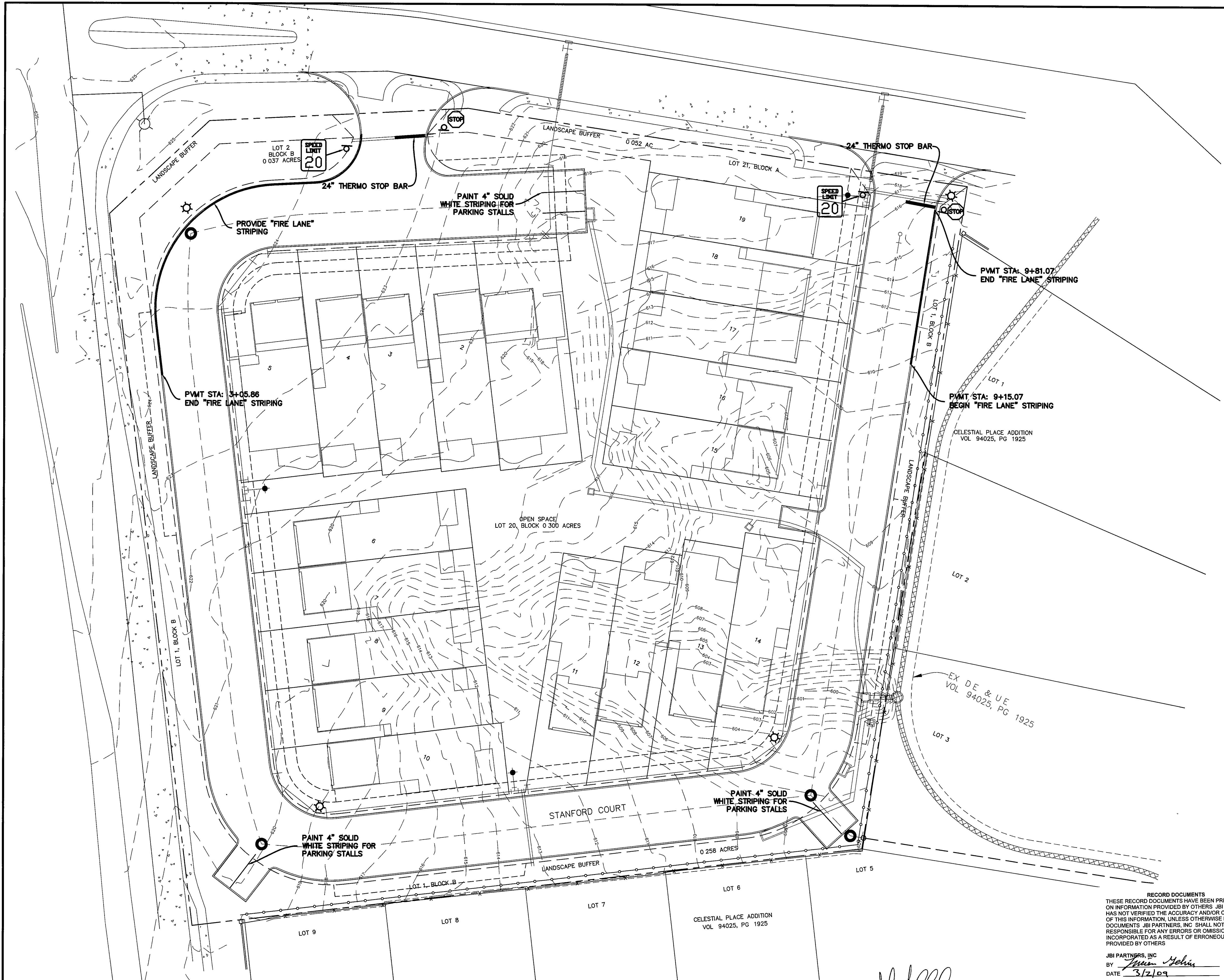
SIGNAGE & LIGHTING SCHEDULE

DESCRIPTION	QUANTITY
24" STOP / STREET NAME BLADES	2/4
20 MPH SPEED LIMIT SIGN (24" x 30")	2
STREET LIGHT ON 12' POLE	4
POLE / STREET NAME BLADES	-

- TRAFFIC CONTROL NOTES:**
- ALL SIGNAGE, BARRICADES, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARD HIGHWAY SIGN DESIGN FOR TEXAS MANUAL (1980)
 - LOCATIONS SHOWN FOR SIGNAGE AND PAVEMENT MARKINGS ARE APPROXIMATE. FINAL LOCATIONS MAY CHANGE DUE TO POST CONSTRUCTION CONDITIONS AND PRESENCE OF OTHER PHYSICAL FEATURES. FINAL LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE FIELD VERIFIED WITH CITY PRIOR TO INSTALLATION
 - ALL PAVEMENT MARKINGS OTHER THAN BUTTONS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED
 - ALL SIGNS SHALL BE HIGH INTENSITY AND THE SIZES SHALL BE STANDARD UNLESS OTHERWISE NOTED
 - FOR STOP SIGNS THAT WILL ACCEPT FUTURE STREET SIGNS, EXTEND POST ABOVE STOP SIGN SO THAT TWO (2) HOLES ARE AVAILABLE FOR MOUNTING (FOR ALL OTHERS, POST SHALL NOT EXTEND ABOVE SIGN)
 - CHANGES TO TYPICAL SIGN POST LOCATION MAY BE MADE AT ENGINEER'S DISCRETION
 - STREET NAME SIGNS AND TRAFFIC SIGNAGE TO BE PAID FOR BY THE DEVELOPER AND INSTALLED BY THE TOWN OF ADDISON

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JBI PARTNERS, INC
 BY *Steven S. Crauford*
 DATE 5/12/07



BENCHMARKS

BM #1 - CITY OF DALLAS WATER DEPARTMENT BENCHMARK, NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, SQUARE CUT ON CONCRETE BASE OF 6 FOOT BRICK WALL ELEVATION = 626.81'

BM #2 - SOUTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, "X" CUT IN CONCRETE SIDEWALK, APPROXIMATELY 22 FEET NORTH OF THE CURB RETURN ON MONTFORT DRIVE ELEVATION = 624.51'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1.	REVISED STREET LIGHT LOCATION	LJG	5/17/07	1.	REVISED PER CITY COMMENTS	LJG	7/28/08

The seal appearing on this document was authorized by Steven S. Crauford, P.E. 92677. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

STEVEN S. CRAUFORD
 92677
 LICENSED PROFESSIONAL ENGINEER

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 Dallas, Texas 75248
 972.248.7676 office
 972.248.1414 fax
 www.jones-boyd.com

SIGNAGE, STRIPING & LIGHTING PLAN

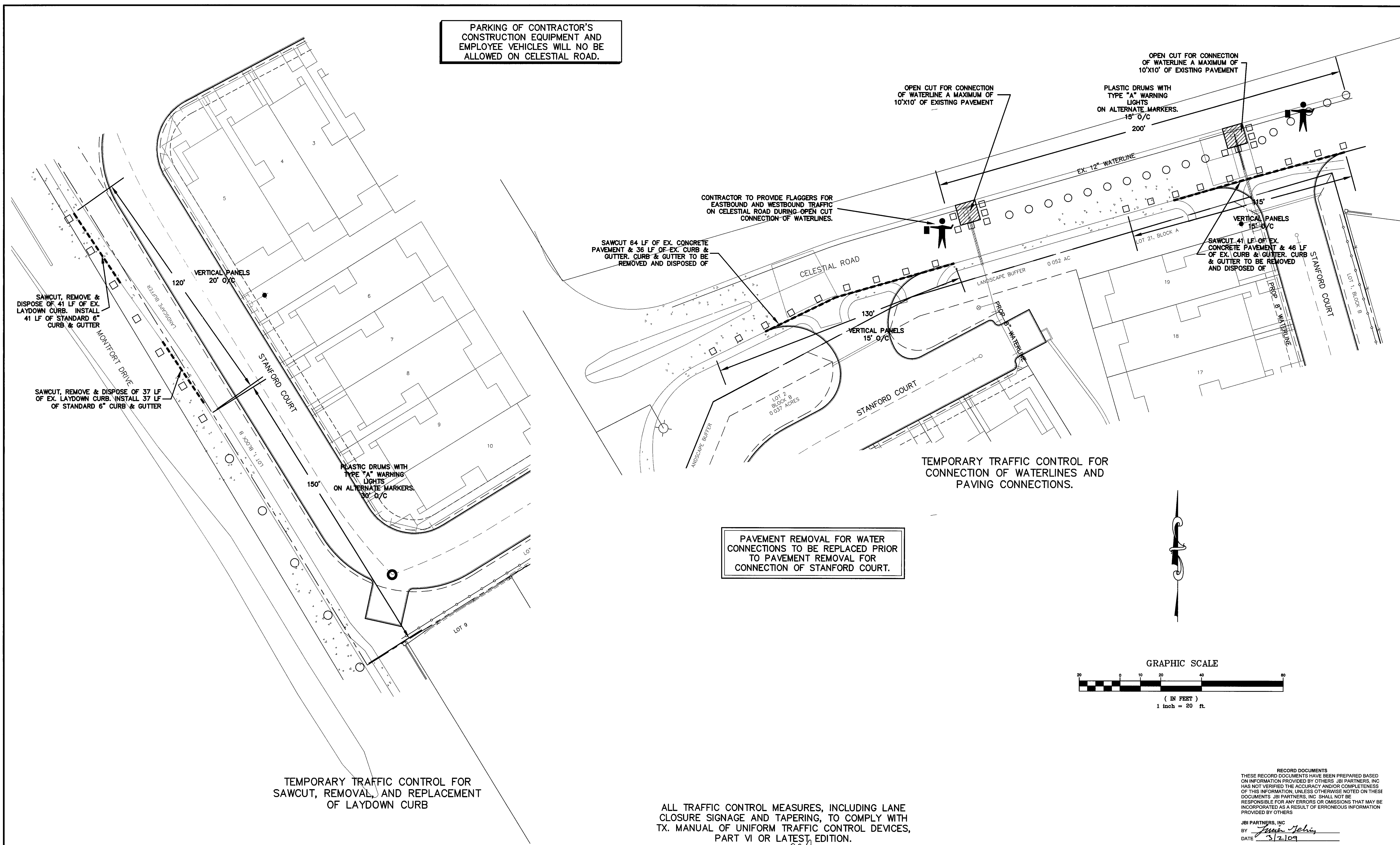
STANFORD COURT VILLAS

Town of Addison, Dallas County, Texas

PROJECT NO. CDC004
 SHEET NO. 10

Plotted by: Igehring Plot Date: 5/7/2007 3:58 PM
 Drawing: H:\Projects\CDC004\dwg\CDC004SIGN.dwg Saved By: Igehring Save Time: 5/7/2007 3:58 PM

PARKING OF CONTRACTOR'S CONSTRUCTION EQUIPMENT AND EMPLOYEE VEHICLES WILL NOT BE ALLOWED ON CELESTIAL ROAD.

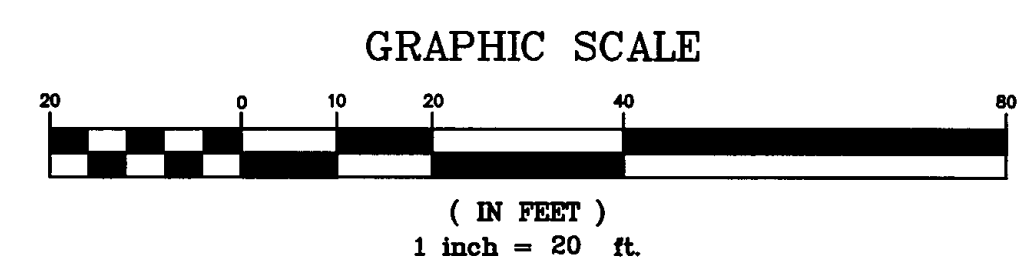


PAVEMENT REMOVAL FOR WATER CONNECTIONS TO BE REPLACED PRIOR TO PAVEMENT REMOVAL FOR CONNECTION OF STANFORD COURT.

TEMPORARY TRAFFIC CONTROL FOR CONNECTION OF WATERLINES AND PAVING CONNECTIONS.

TEMPORARY TRAFFIC CONTROL FOR SAWCUT, REMOVAL, AND REPLACEMENT OF LAYDOWN CURB

ALL TRAFFIC CONTROL MEASURES, INCLUDING LANE CLOSURE SIGNAGE AND TAPERING, TO COMPLY WITH TX. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART VI OR LATEST EDITION.



RECORD DOCUMENTS
 THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS

JBI PARTNERS, INC
 BY *Steve Mehner*
 DATE 5/2/09

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Steven S. Crauford
 STATE OF TEXAS
 STEVEN S. CRAUFORD
 92677
 LICENSED PROFESSIONAL ENGINEER
 8/10/08

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- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

TRAFFIC CONTROL PLAN
STANFORD COURT VILLAS
 Town of Addison, Dallas County, Texas

PROJECT NO
CDC004
 SHEET NO
11