

# CONSTRUCTION PLANS

# TRINITY CHRISTIAN ACADEMY

CITY OF ADDISON  
DALLAS COUNTY, TEXAS

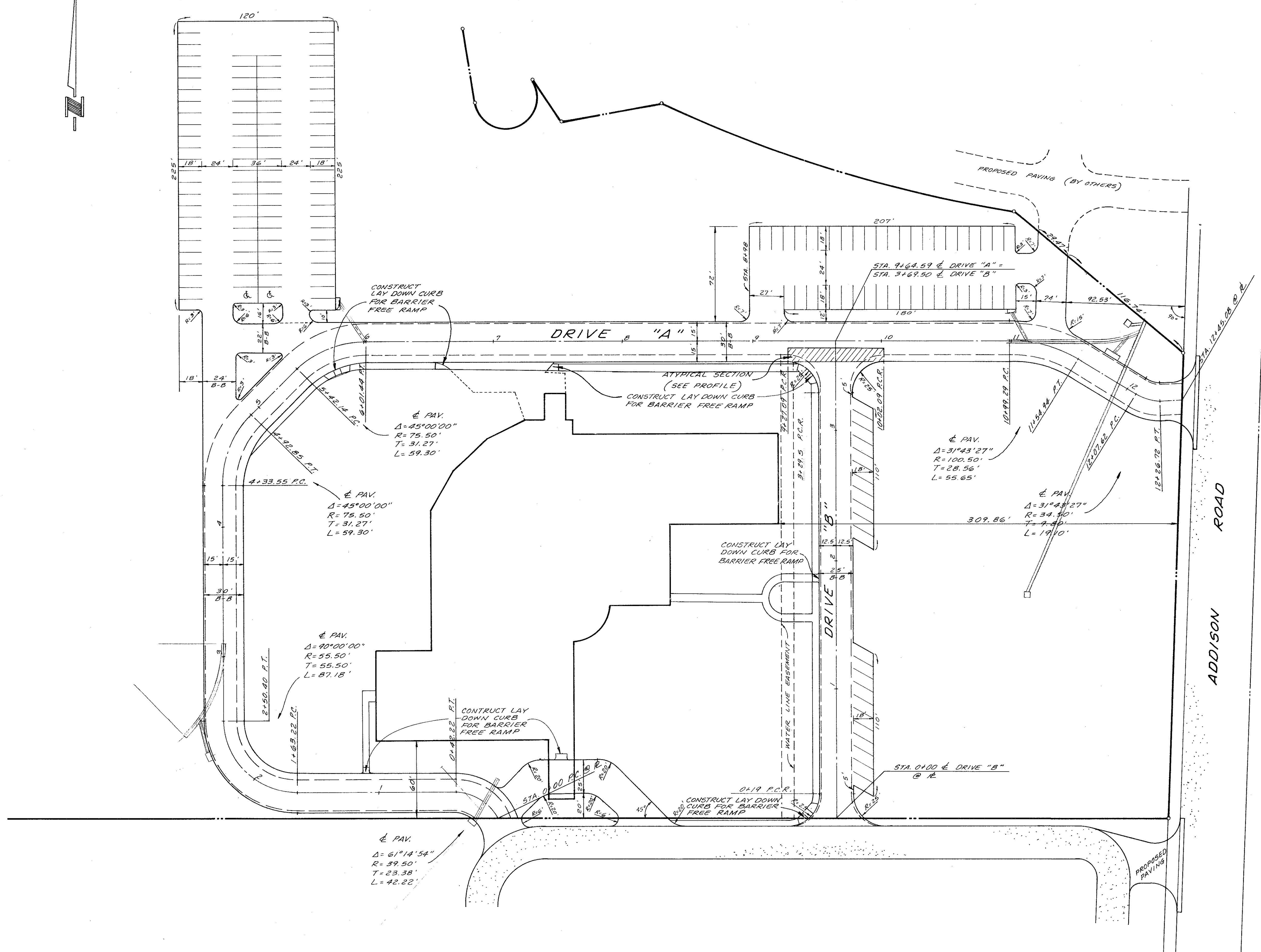
OWNER  
TRINITY CHRISTIAN ACADEMY  
17001 ADDISON ROAD  
(214)931-8325 ADDISON, TEXAS 75248

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS  
16250 DALLAS PARKWAY SUITE 100  
(214)931-0694 DALLAS, TEXAS 75248

### "AS BUILT" PLANS

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

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SEE CITY OF ADDISON  
STANDARD DETAILS FOR  
BARRIER FREE RAMPS

**"AS BUILT" PLANS**

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<b>DIMENSION CONTROL PLAN</b>							
<b>TRINITY CHRISTIAN ACADEMY</b>							
CITY OF ADDISON							
DALLAS COUNTY, TEXAS							
<b>DOWDEY ANDERSON &amp; ASSOCIATES, INC.</b>							
16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS							
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET	
T.D.J.	R.E.	D.M.D.	2-95	1/2"=40'	94-078	1	2

NO.	DATE	BY	REVISION

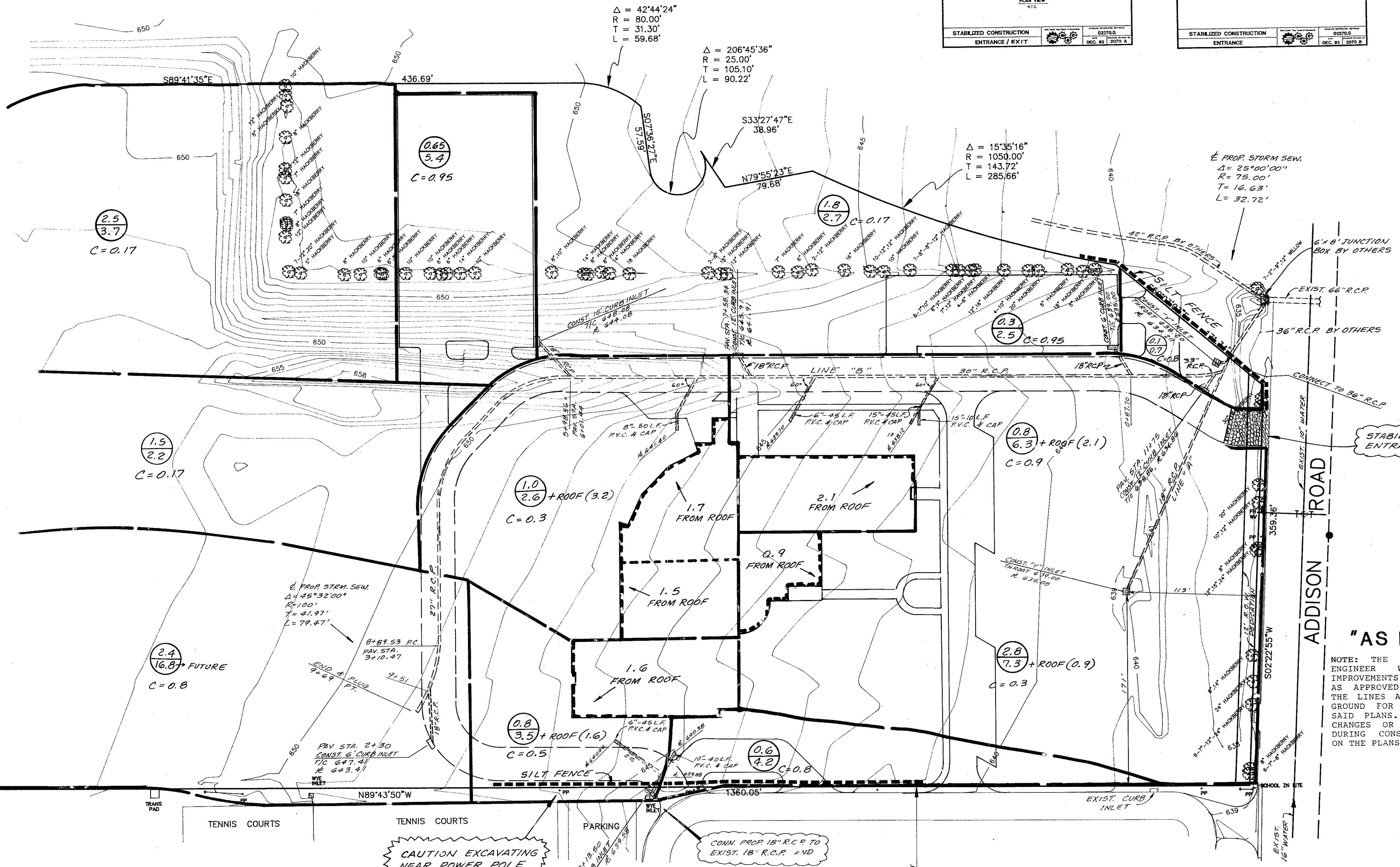
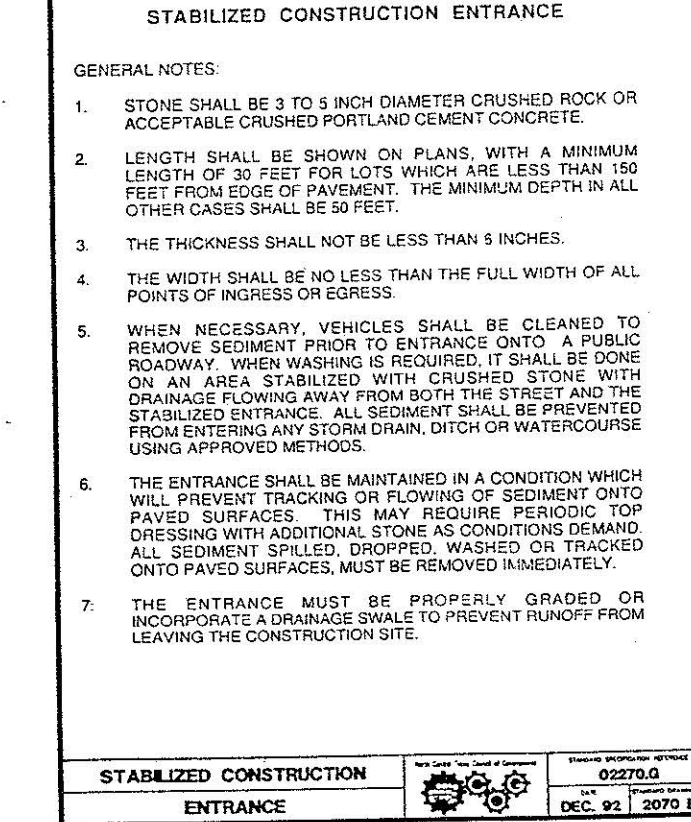
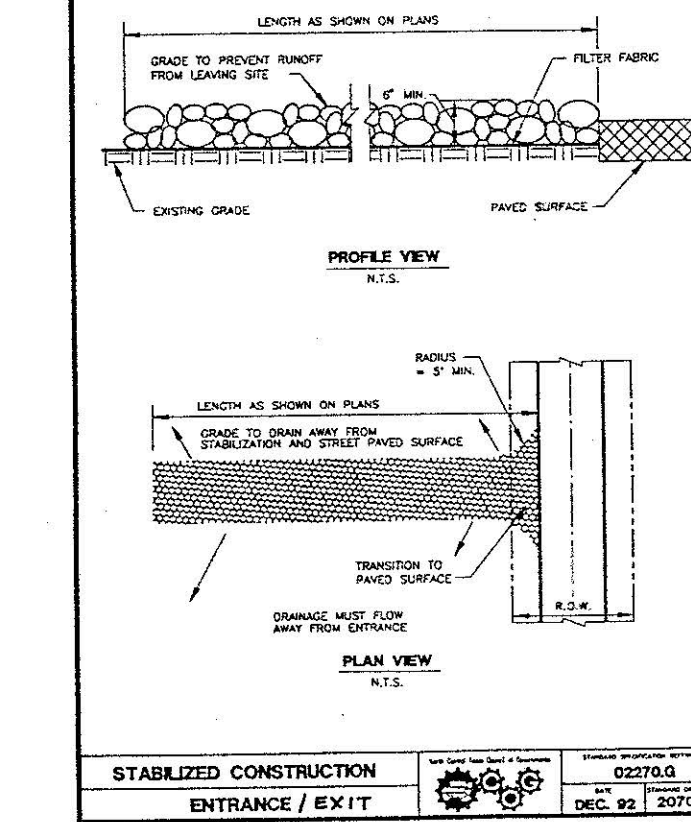
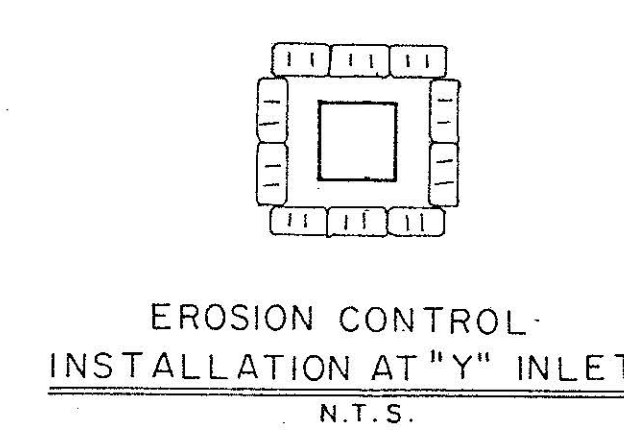
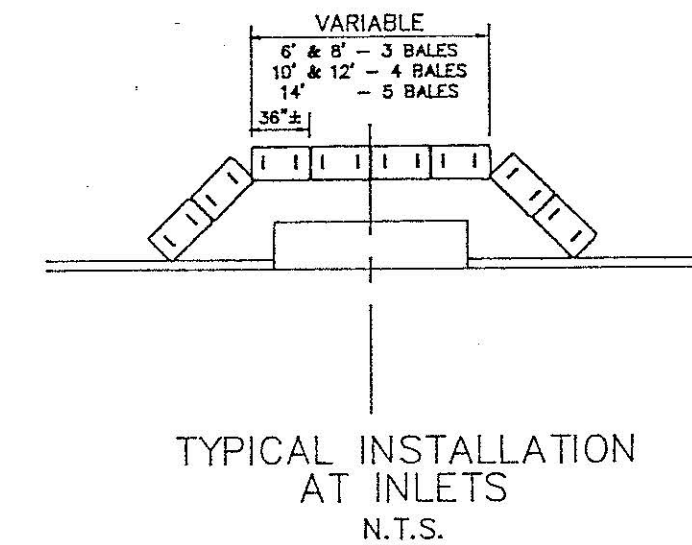
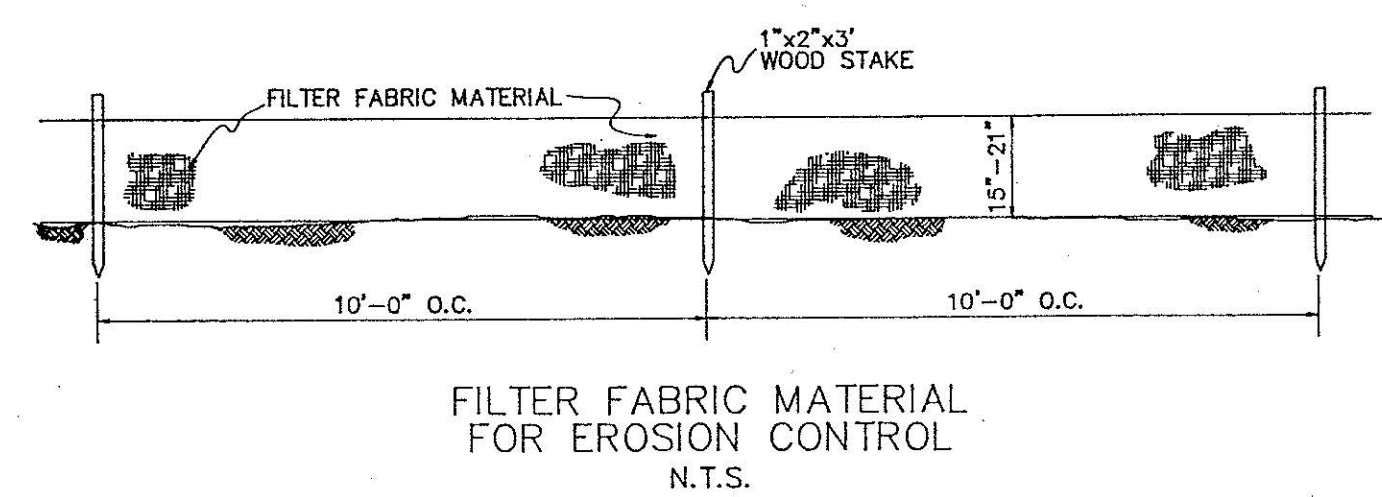


- GENERAL NOTES:**
- All materials and workmanship shall conform to Town of Addison standards and specifications.
  - It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during the construction of the paving for this development.
  - All fill shall be compacted to 95% Proctor density in a maximum of six inch (6") lifts.

- EROSION CONTROL:**
- The Grading Contractor shall provide and maintain erosion control devices in the area indicated on this plan or any other areas as directed by the Owner's representative.
  - The Paving Contractor shall maintain all erosion control devices as indicated on this plan and as directed by the Owner's representative.
  - Site and exit locations shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways or the private access drive. (See detail and general notes for Stabilized Construction Entrance.) All sediment spilled, dropped, washed or tracked onto such roadway must be removed immediately. When washing is required to remove sediment prior to entrance to a public roadway or private access drive, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin. All fines imposed for tracking onto public roads shall be paid by Contractor.
  - The Contractor is responsible for re-establishing any erosion control device which he disturbs. Each Contractor shall notify the Owner's representative of any deficiencies in the established erosion control measures which may lead to unauthorized discharge of storm water pollution, sedimentation, or other surface water or ground water pollutants, and excessive dust and other airborne pollutants. Unauthorized pollutants include, but are not limited to, excess concrete dumping residue, paints and overspray, solvents, greases, fuel and tube oil, pesticides, and solid waste materials.
  - INSPECTION:** The Contractor or Owner's representative shall conduct inspections of all erosion controls provided in the SWPPP at a minimum of once every seven calendar days and within 24 hours of the end of a rain that is 0.5 inches or greater. When field inspection reveals an inadequacy in erosion control measures, the SWPPP shall be revised and erosion control measures shall be upgraded within seven calendar days. A copy of the revised SWPPP shall be submitted to the City to be filed with the construction plans.
  - MAINTENANCE:** Erosion controls shall be repaired or replaced as inspection deems necessary or as directed by the Owner's representative. Accumulated silt at any erosion control device shall be removed when it reaches a depth of half of the erosion control device, and shall be distributed on site in a manner not contributing to additional siltation.

- GRADING:**
- Upon completion of soil disturbing site construction, all areas not paved or covered by permanent structures or equivalent permanent stabilization measures shall be stabilized with a uniform perennial vegetative cover. This work, seeding with common bermuda grass, shall be done by Trinity Christian Academy forces. For termination of industrial status of the construction site, the vegetative cover must meet a minimum density of 70%, as determined by the Owner's representative. All temporary erosion and sediment control measures must be removed.

- STORM WATER DISCHARGE AUTHORIZATION:**
- A Notice of Intent (NOI), as defined by the Federal Register (Volume 57, No. 175), shall be submitted to the EPA no less than 24 hours prior to commencement of construction activities.
  - All contractors and subcontractors providing services related to the SWPPP shall sign a Contractor Certification statement acknowledging their responsibilities as specified in the SWPPP.
  - A copy of the SWPPP, including copies of the NOI, Contractor Certifications, and any Revisions, shall be submitted to the City and filed with the construction plans, and shall be retained on-site during construction.
  - A Notice of Termination (NOT) shall be submitted to EPA and the City when the site has 100% of the disturbed areas stabilized and the site no longer has storm water discharges associated with industrial activities (construction), or the NOI permittee or co-permittee no longer holds operational control of the construction.



$$\Delta = 90^{\circ}00'00''$$

$$R = 170.00'$$

$$T = 170.00'$$

$$L = 267.04'$$

$$\frac{1.5}{2.2} = 0.17$$

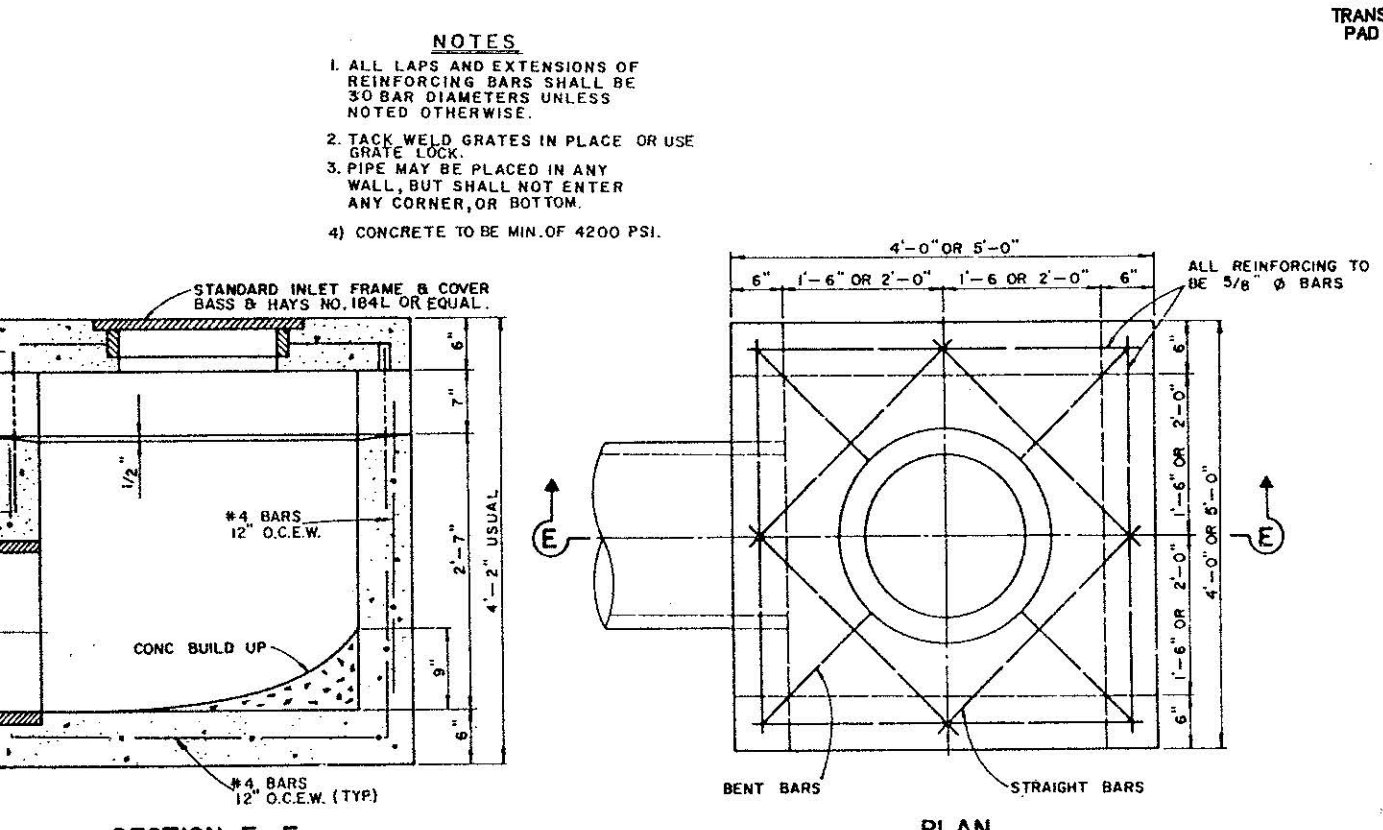
$$\frac{2.4}{16.8} = 0.8$$

$$\frac{1.0}{2.6} + \text{ROOF} (3.2) = 0.3$$

$$\frac{0.8}{3.5} + \text{ROOF} (1.6) = 0.5$$

$$\frac{0.8}{6.3} + \text{ROOF} (2.1) = 0.9$$

$$\frac{2.8}{7.3} + \text{ROOF} (0.9) = 0.3$$



**BENCH MARK:**  
 "D" ON TOP CURB WEST SIDE OF ADDISON ROAD AT NORTHEAST CORNER OF SARATOGA SPRINGS ADD. ELEV. 640.21  
 "E" CUT ON WEST TOP CURB ADDISON ROAD 20' N. OF NORTHEAST PROPERTY CORNER. ELEV. 638.40

**BENCH MARKS:**  
 "D" cut on West top of curb approx. 18' North of N.E. property corner of subject tract. Elevation: 638.40

Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31

CAUTION EXCAVATING NEAR POWER POLE

CONN. PROP. 18" R.C.P. TO EXIST. 18" R.C.P. AND

**LEGEND**

$\frac{2}{10}$  = AREA IN ACRES  
 9/100 C.F.S.

**DRAINAGE DATA**  
 $T_c = 10 \text{ min}$   
 $I_{100} = 8.74 \text{ in/hr}$

NO.	DATE	BY	REVISION

**EROSION CONTROL AND DRAINAGE PLAN**

**TRINITY CHRISTIAN ACADEMY**

CITY OF ADDISON  
 DALLAS COUNTY, TEXAS

**DOWDEY ANDERSON & ASSOCIATES, INC.**  
 16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
D.M.D.	R.E.	D.M.D.	11-94	1"=50'	94-078	1/2

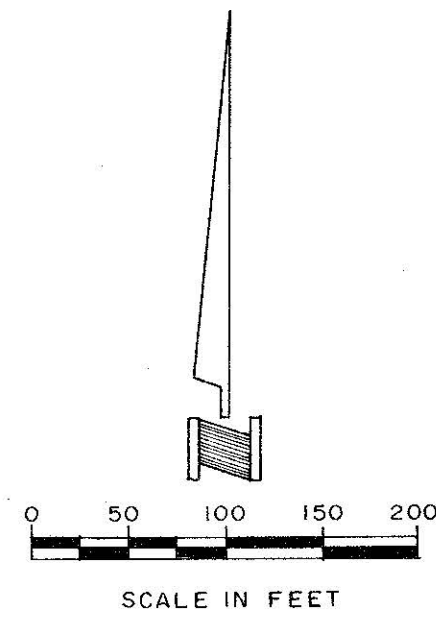
**"AS BUILT" PLANS**

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

*[Signature]*



CURVE DATA		
1	Δ 67°11'06"	Δ 45°00'00"
R 49.00'	R 66.00'	R 25.00'
T 32.55'	T 27.34'	T 25.00'
L 57.46'	L 51.84'	L 39.27'
2	Δ 90°00'00"	Δ 31°43'27"
R 46.00'	R 91.00'	R 25.00'
T 46.00'	T 25.86'	T 11.52'
L 72.26'	L 50.39'	L 21.58'
3	Δ 90°00'00"	Δ 31°43'27"
R 70.00'	R 115.00'	
T 70.00'	T 32.68'	
L 109.96'	L 63.67'	
4	Δ 45°00'00"	Δ 31°43'27"
R 66.00'	R 44.00'	
T 27.34'	T 12.50'	
L 51.84'	L 24.36'	
5	Δ 45°00'00"	Δ 31°43'27"
R 90.00'	R 20.00'	
T 37.28'	T 5.68'	
L 70.69'	L 11.07'	
6	Δ 45°00'00"	Δ 40°32'09"
R 90.00'	R 25.00'	
T 37.28'	T 9.23'	
L 70.69'	L 17.69'	



OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, TRINITY CHRISTIAN ACADEMY, a Texas non-profit corporation, is the owner of a tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in Dallas County, Texas, and being part of a tract of land as conveyed to Jack Pogue by deed recorded in Volume 85003, Page 1789 of the Deed Records of Dallas County, Texas, said tract also being part of Carroll Estates, an addition to the City of Addison as recorded in Volume 10, Page 478 of the Deed Records of Dallas County, Texas and being more particularly described as follows:  
BEGINNING at a 1/2" iron rod found for corner on the west line of Addison Road (a 60 foot right-of-way) said point also being the southeast corner of said Lot 13, Block "B" of Carroll Estates;  
THENCE N. 89°43'50" W., 1360.05 feet leaving the said west line of Addison Road to a 1/2" iron rod set for corner, and being in a curve to the left running in a northeasterly direction and having a central angle of 90°00'00" a radius of 170.00 feet and a chord bearing of N. 45°16'10" E.;  
THENCE along said curve 267.04 feet to the end of said curve a 1/2" iron rod set for corner;  
THENCE N. 00°16'10" E., 308.17 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the right having a central angle of 90°02'15" a radius of 155.00 feet and a chord bearing of N. 45°17'18" E.;  
THENCE along said curve 243.57 feet to the end of said curve, a 1/2" iron rod set for corner;  
THENCE S. 89°41'35" E., 436.69 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the right having a central angle of 80.00 feet and a chord bearing of S. 68°19'23" E.;  
THENCE along said curve 59.68 feet to the end of said curve, a 1/2" iron rod set for corner;  
THENCE S. 07°36'27" E., 57.59 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the left having a central angle of 206°45'36" a radius of 25.00 feet and a chord bearing of N. 69°55'01" E.;

THENCE along said curve 90.22 feet to the end of said curve, a 1/2" iron rod set for corner;  
THENCE S. 33°27'47" E., 38.96 feet to a 1/2" iron rod set for corner;  
THENCE N. 79°55'23" E., 79.68 feet to a 1/2" iron rod set for corner, and being in a curve to the left running in a southeasterly direction and having a central angle of 15°35'16" a radius of 1050.00 feet and a chord bearing of S. 72°23'22" E.;  
THENCE along said curve 285.66 feet to the end of said curve, a 1/2" iron rod set for corner;  
THENCE S. 50°03'03" E., 171.34 feet to a 1/2" iron rod set for corner on the said west line of Addison Road;  
THENCE S. 02°22'55" W., 359.36 feet along the said west line of Addison Road to the Point of Beginning and containing 15.674 acres (682,756 square feet) of land.

STATE OF TEXAS )  
COUNTY OF DALLAS )

I, the undersigned, owner of the land shown on this plat, and designated herein as the TRINITY CHRISTIAN ACADEMY subdivision to the City of Addison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown of the purpose and consideration therein expressed.

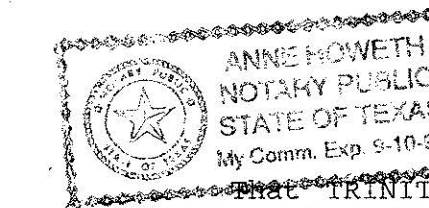
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication or exactions made herein.

Robbie Fusch  
Chairman of the Board of Trustees

STATE OF TEXAS )  
COUNTY OF DALLAS )

Before me, the undersigned authority, on this day personally appeared ROBBIE FUSCH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

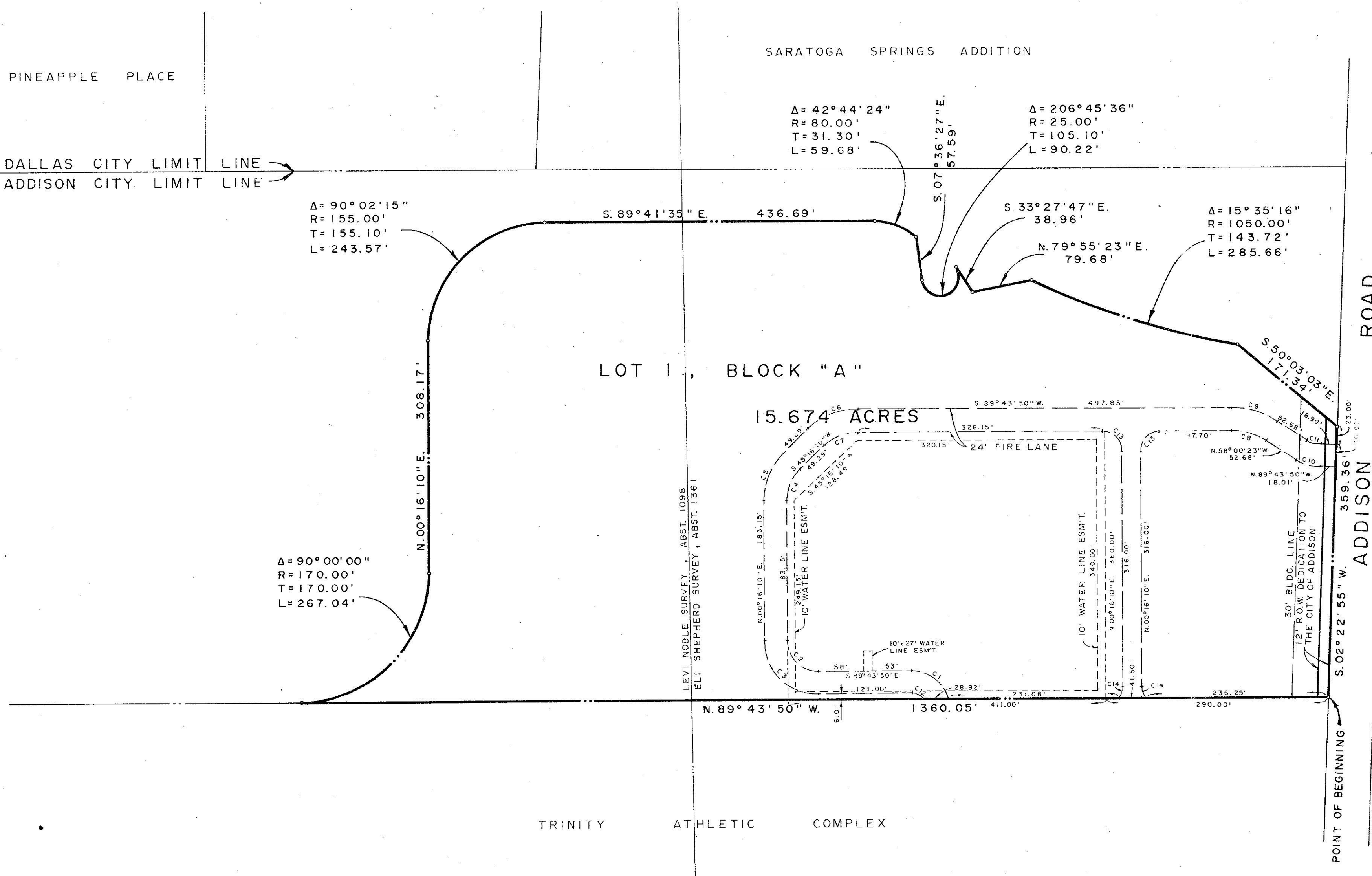


Notary Public in and for the State of Texas

TRINITY CHRISTIAN ACADEMY, a Texas non-profit corporation does hereby adopt this plat designating the hereinabove property as TRINITY CHRISTIAN ACADEMY is 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, 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 the City. All channels and creeks shall be maintained by the individual owners of the lot of lots that are traversed by or adjacent to the drainage and floodway easement. The City 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 or erosion. No obstruction to the natural flow of water run-off shall be permitted by the 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 City to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the City 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 City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse, matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the drainage and floodway easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor of elevation of each lot shall be shown on the plat.



STATE OF TEXAS )  
COUNTY OF DALLAS )

**SURVEYORS CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS: That I, V. L. MATOCHA, do hereby certify that I prepared this plat from an actual and accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in acceptance with the platting rules and regulations of the City of Addison, Texas.

*V. L. Matocha*  
V. L. MATOCHA  
Registered Professional Land Surveyor  
No. 1816

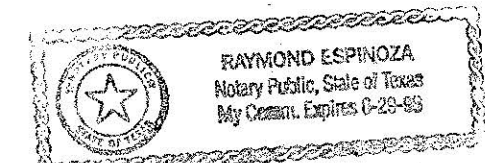


STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared V. L. MATOCHA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17<sup>th</sup> day of MARCH, 1995.

*Raymond Espinoza*  
Notary Public in and for the State of Texas



The maintenance or paving of the utility and fire lane easements is the responsibility of the property owner. All public utilities shall at all times have the full right of ingress or egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Buildings, fences, trees, shrubs or other improvements or growth may be constructed, reconstructed or placed upon, over or across the utility easements as shown; provided, however, that owner shall at its sole cost and expense be responsible under any and all circumstances for the maintenance and repair of such improvements or growth, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, 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 descriptions of such additional easements s 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.

APPROVED BY THE ADDISON CITY COUNCIL ON THE 10th of JANUARY, 1995.

*CM Moran*  
CITY SECRETARY

FINAL PLAT  
TRINITY CHRISTIAN ACADEMY

AN ADDITION TO THE CITY OF ADDISON  
LEVI NOBLE SURVEY, ABSTRACT 1098  
ELI SHEPHERD SURVEY, ABSTRACT 1361  
DALLAS COUNTY, TEXAS  
NOVEMBER, 1994 SCALE: 1"=100'

OWNER / DEVELOPER  
TRINITY CHRISTIAN ACADEMY  
17001 ADDISON ROAD (214) 931-8325  
ADDISON, TEXAS 75248-1099

ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
16250 DALLAS PARKWAY SUITE 100  
(214) 931-0694 DALLAS, TEXAS 75248

VOLUME 95062  
 PAGE 3605  
 FILED  
 EARL BULLOCK  
 COUNTY CLERK  
 DALLAS COUNTY



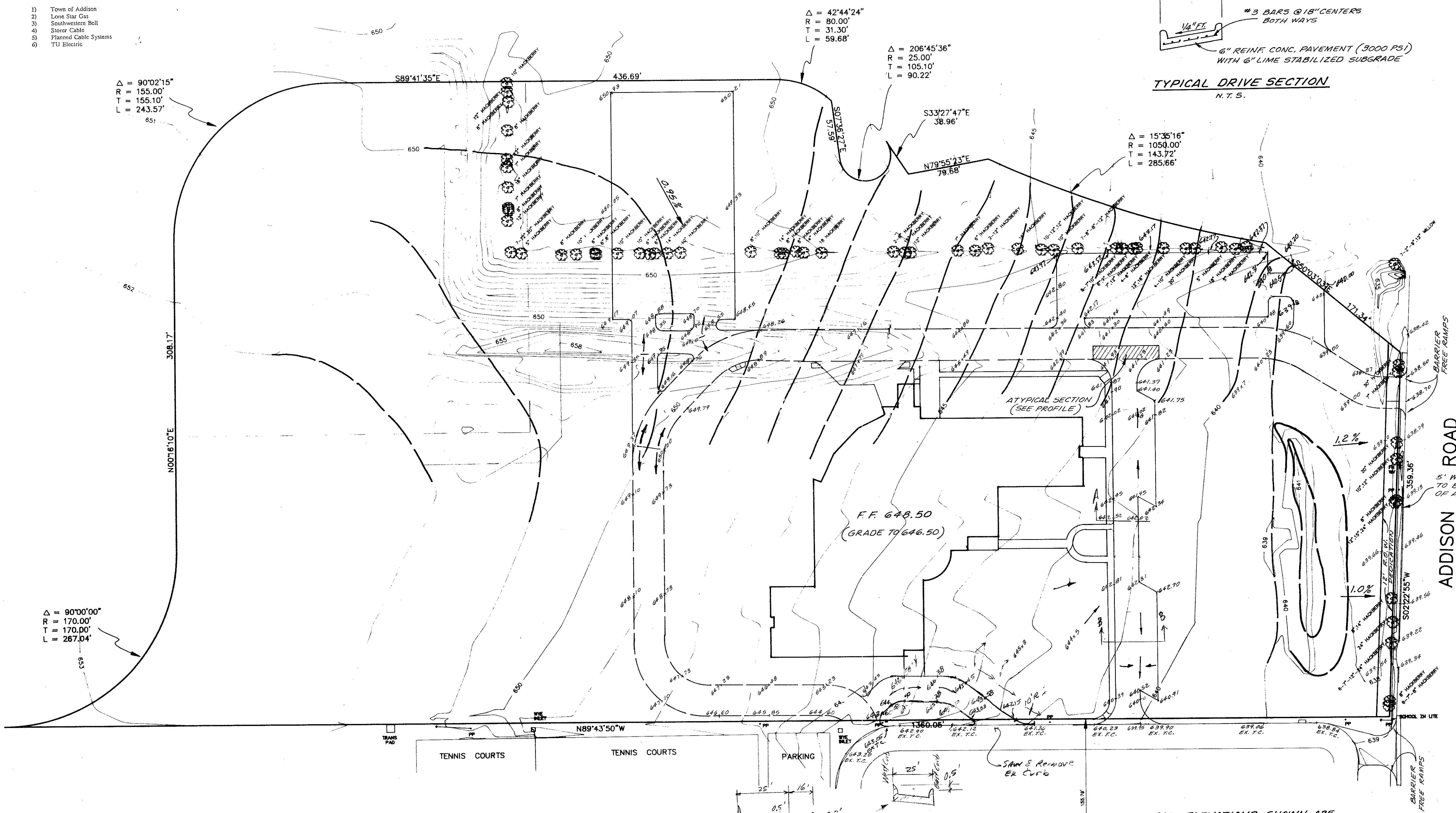
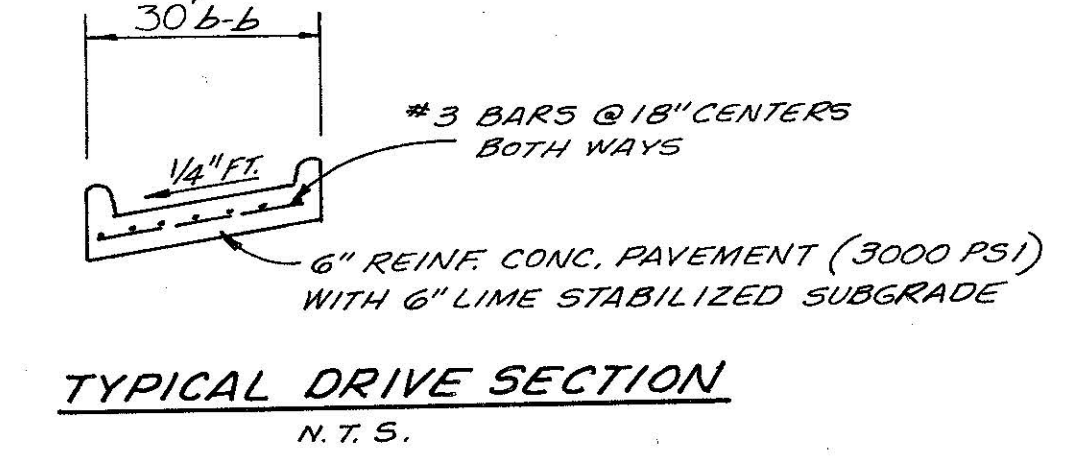
**GENERAL NOTES**

- A. Prior to final acceptance by the Town of Addison.
- 1) A Texas Registered Professional engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
  - 2) The owner shall provide 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.
  - 3) A five foot sidewalk shall be installed along Addison Road. See attached detail.
  - 4) A one year 10% maintenance bond is required for the internal subdivision infrastructure.
  - 5) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the owner shall provide a VHS format video tape of the sanitary sewer.
- B. 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) Town of Addison
  - 2) Lone Star Gas
  - 3) Southwestern Bell
  - 4) Sitor Cable
  - 5) Planned Cable Systems
  - 6) TU Electric

- C. Prior to beginning construction, the owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor(s), Utility companies and any other affected parties. Notify Bruce Eli's 450-2847 at least 48-hours prior to beginning of construction.
- D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense.
- E. 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. 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 embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.

- F. The contractor shall stamp a 2-inch "S" and 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet from the intersecting curb line unless otherwise noted.
- H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. During construction, the owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
- K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. 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.

**NOTE: PARKING LOTS AND DRIVES TO BE 5" REINF. CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C. BOTH WAYS (3000 PSI) WITH 6" LIME STABILIZED SUBGRADE. DRIVE APPROACHES ON ADDISON ROAD AND FIRE LANE TO BE 6" REINF. CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C. BOTH WAYS (3000 PSI) WITH 6" STABILIZED SUBGRADE.**



**ADDISON ROAD**  
5' WIDE SIDEWALK ADJACENT TO BACK OF CURB PER TOWN OF ADDISON STANDARDS

**"AS BUILT" PLANS**

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

*[Handwritten Signature]*

**BENCH MARKS:**  
"□" cut on West top of curb approx. 18' North of N.E. property corner of subject tract. Elevation: 638.40  
Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31

**BENCH MARK:**  
"□" ON TOP CURB WEST SIDE OF ADDISON ROAD AT NORTHEAST CORNER OF SARATOGA SPRINGS ADD. ELEV. 640.21  
"□" CUT ON WEST TOP CURB ADDISON ROAD 20'± NORTH OF NORTHEAST PROPERTY CORNER. ELEV. 638.40

6" 3000 PSI Conc. w/ 6" Lime Subgrade and #3 Bars @ 18" O.C.  
**SECTION "A-A"** N.T.S.  
**SECTION "B-B"** N.T.S.

SEE CITY OF ADDISON STANDARD DETAILS FOR BARRIER FREE RAMPS

ALL ELEVATIONS SHOWN ARE TOP OF CURB, UNLESS NOTED OTHERWISE.

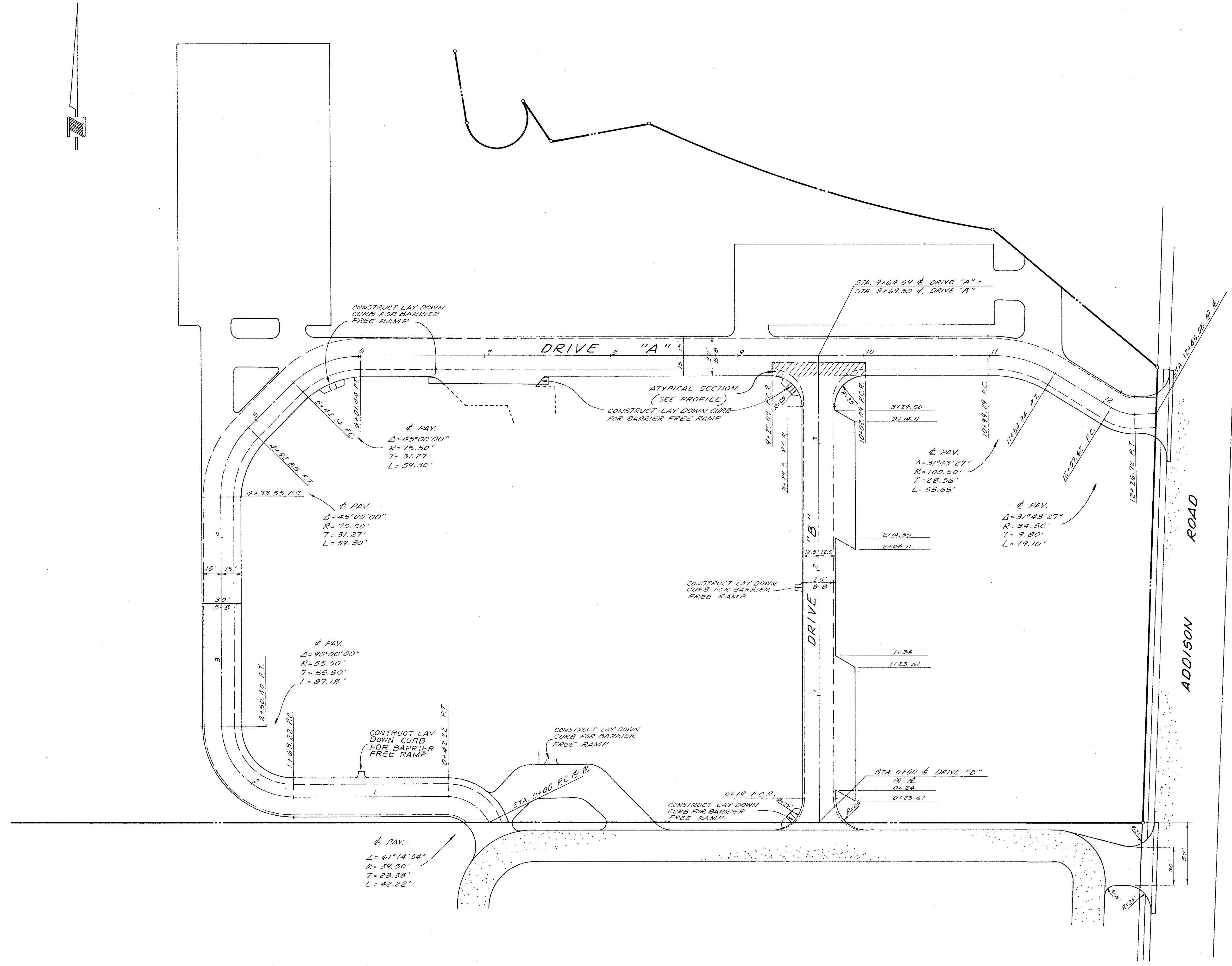
NO.	DATE	BY	REVISION
1	5-24-95	BRE	Grades for northeast parking lot
2	7-17-95	DMJ	Grades N.E. Parking lot - N.E.C.
3	8-23-95	DWB	Revised Grades & Layout Parking on S. Side

<b>GRADING PLAN</b>	
<b>TRINITY CHRISTIAN ACADEMY</b>	
CITY OF ADDISON	
DALLAS COUNTY, TEXAS	
<b>DOWDEY, ANDERSON &amp; ASSOCIATES, INC.</b>	
16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS	
DESIGN	D.M.D.
DRAWN	R.E.
CHECKED	D.M.D.
DATE	11-17-94
SCALE	1"=50'
JOB	94-078
SHEET	1/1



GENERAL NOTES

- A. Prior to final acceptance by the Town of Addison.
  - 1) A Texas Registered Professional engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
  - 2) The owner shall provide 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.
  - 3) A five foot sidewalk shall be installed along Addison Road. See attached detail.
  - 4) A one year 10% maintenance bond is required for the internal subdivision infrastructure.
  - 5) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the owner shall provide a VHS format video tape of the sanitary sewer.
- B. 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) Town of Addison
  - 2) Lone Star Gas
  - 3) Southwestern Bell
  - 4) Straker Cable
  - 5) Planned Cable Systems
  - 6) TU Electric
- C. Prior to beginning construction, the owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor(s), Utility companies and any other affected parties. Notify Bruce Elms 450-2847 at least 48-hours prior to beginning of construction.
- D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense.
- E. 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 a 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 embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.
- F. The contractor shall stamp a 2-inch "S" and 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet from the intersecting curb line unless otherwise noted.
- H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. During construction, the owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
- K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. 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.



"AS BUILT" PLANS

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

SEE CITY OF ADDISON  
STANDARD DETAILS FOR  
BARRIER FREE RAMPS

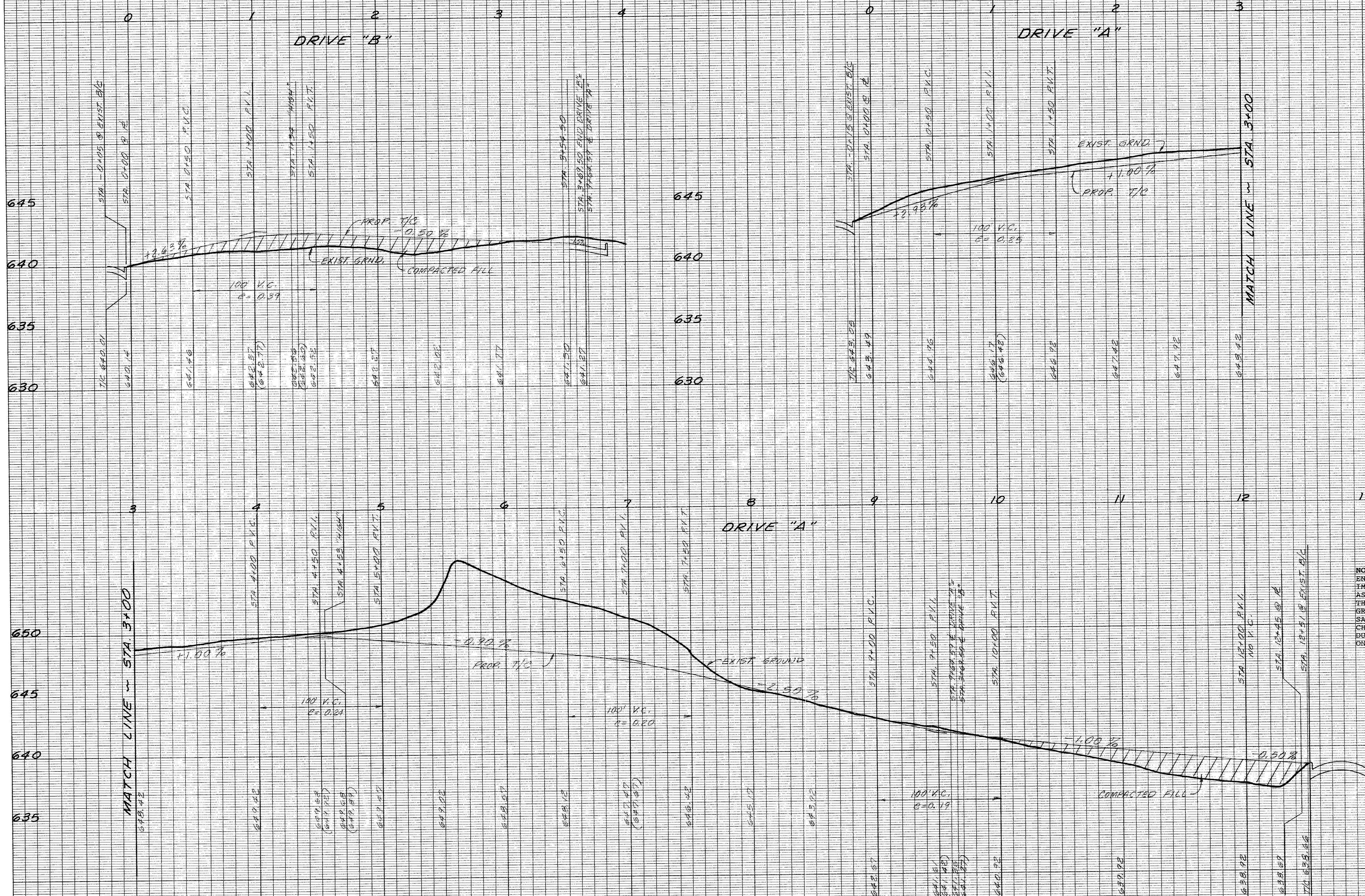
PAVING PLANS  
TRINITY CHRISTIAN ACADEMY  
CITY OF ADDISON  
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.  
16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
T.D.J.	R.E.	D.M.D.	2-95	1"=40'	94-078	1/2

NO.	DATE	BY	REVISION





**BENCHMARKS:**  
 "L" cut on West top of curb approx. 18' North of N.E. property corner of subject tract. Elevation: 638.40  
 Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31

**"AS BUILT" PLANS**  
 NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

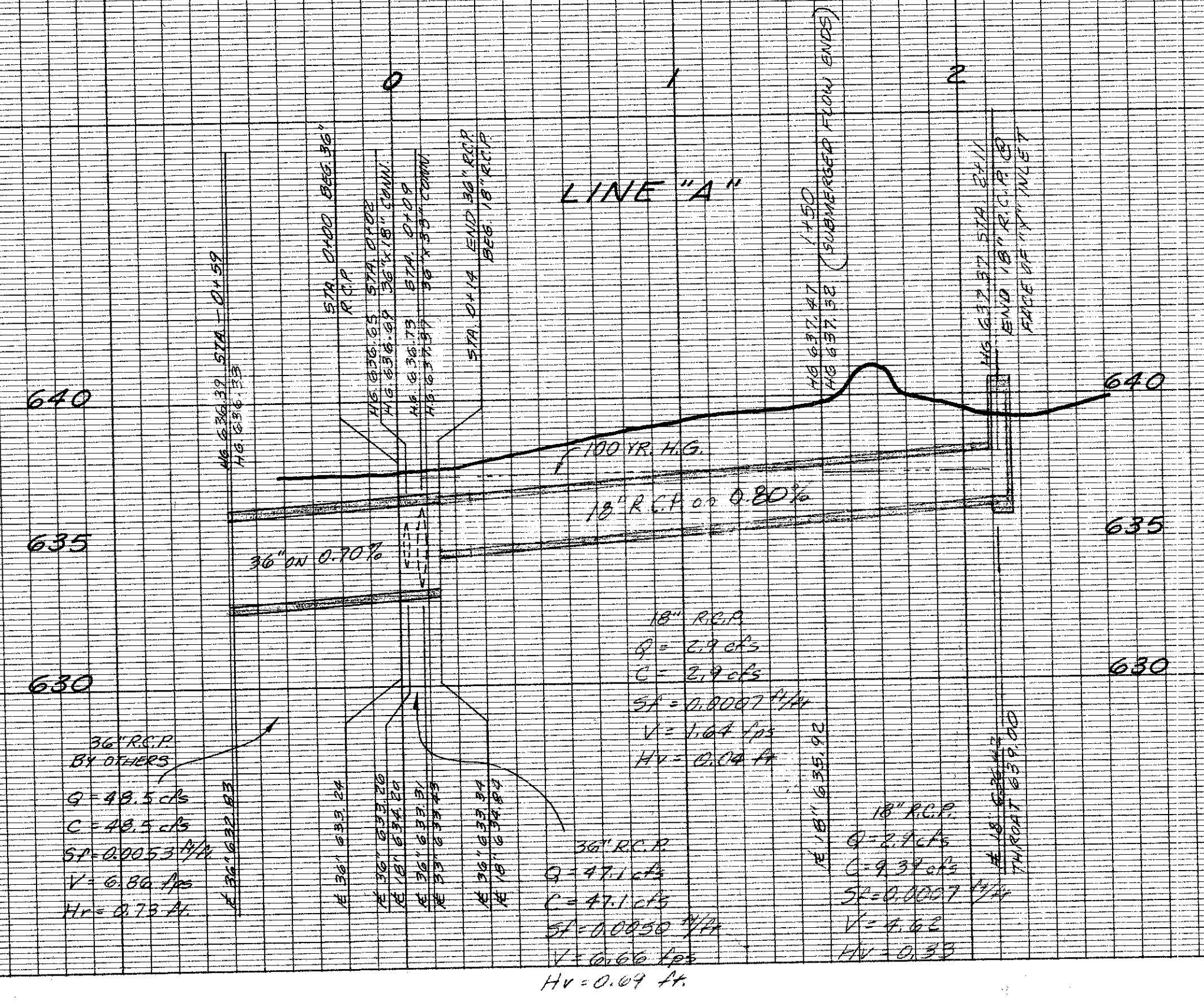
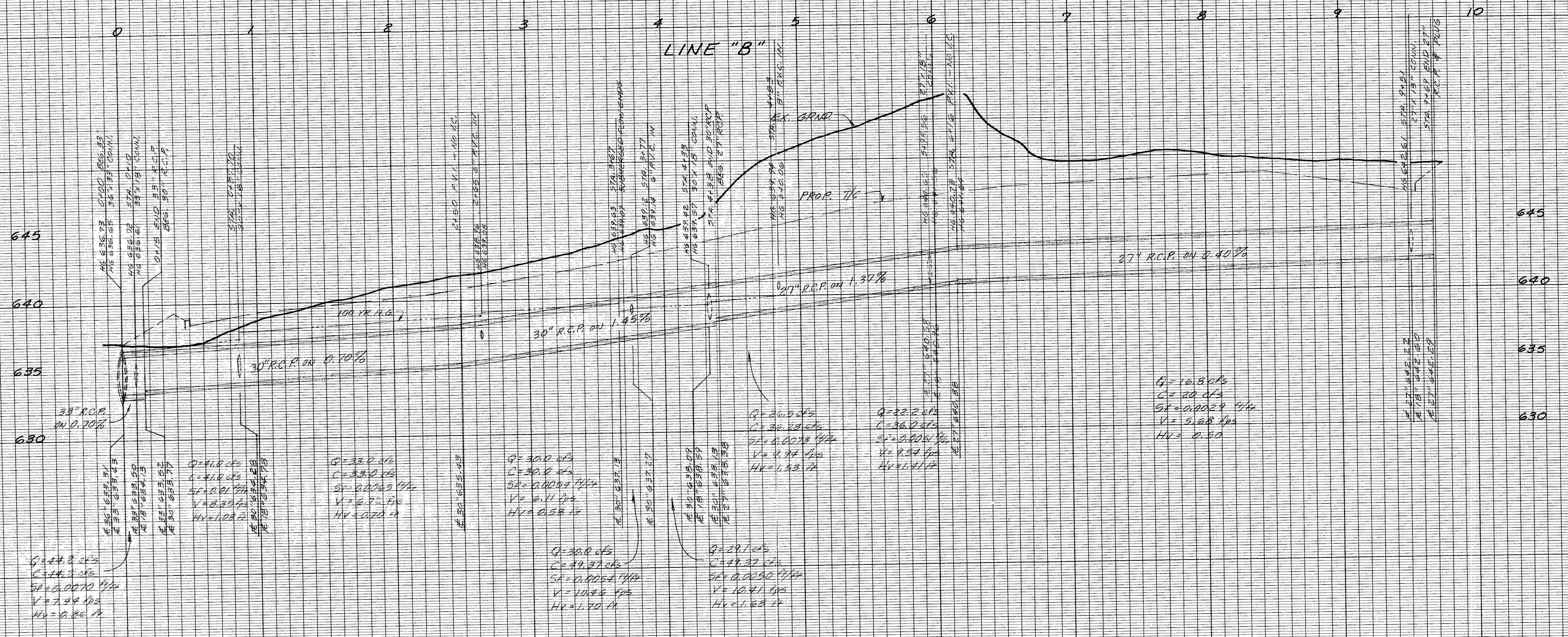
**PAVING PROFILES**  
**TRINITY CHRISTIAN ACADEMY**  
 CITY OF ADDISON  
 DALLAS COUNTY, TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
T.O.J.	R.E.	D.M.D.	1-3-95	1/2" = 40' H 1/2" = 4' V	94-078	2/2

NO.	DATE	BY	REVISION





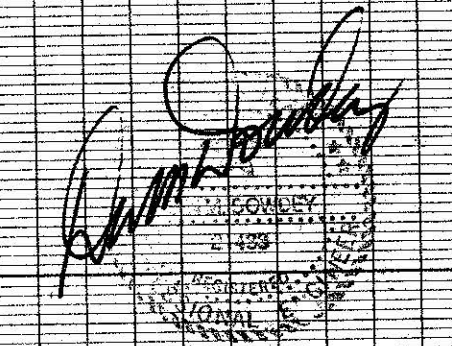
**BENCH MARKS:**

□ cut on West top of curb approx. 18" North of N.E. property corner of subject tract. Elevation: 638.40

Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31

**"AS BUILT" PLANS**

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.



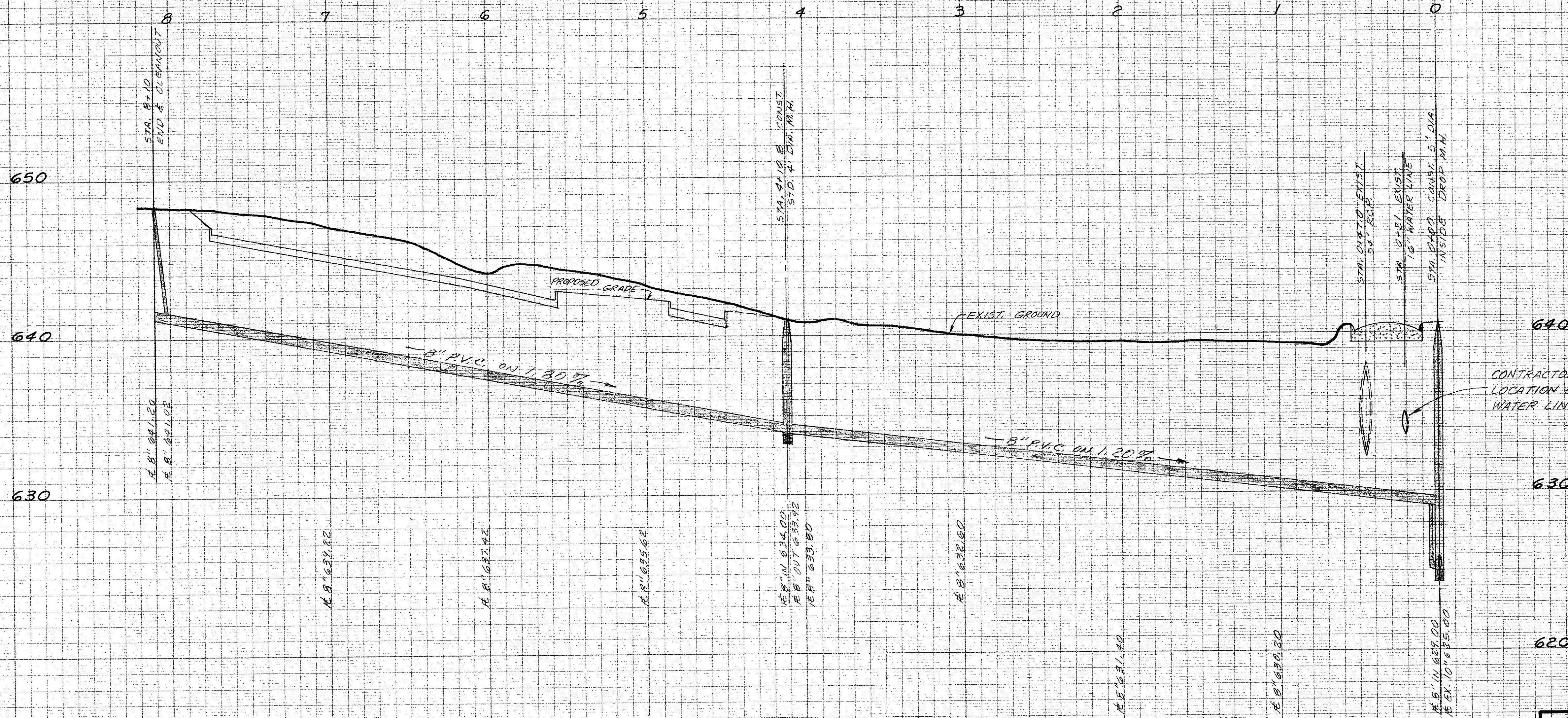
**STORM SEWER PROFILES**  
**TRINITY CHRISTIAN ACADEMY**  
 CITY OF ADDISON  
 DALLAS COUNTY, TEXAS

**DAN M. DOWDEY & ASSOCIATES, INC.**  
 16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
T.D.J.	R.E.	D.M.D.	11-94	1/4" = 40' H 1/4" = 4' V	94-07B	2/2

NO.	DATE	BY	REVISION





CONTRACTOR TO VERIFY LOCATION OF EXIST. WATER LINE IN FIELD

**"AS BUILT" PLANS**

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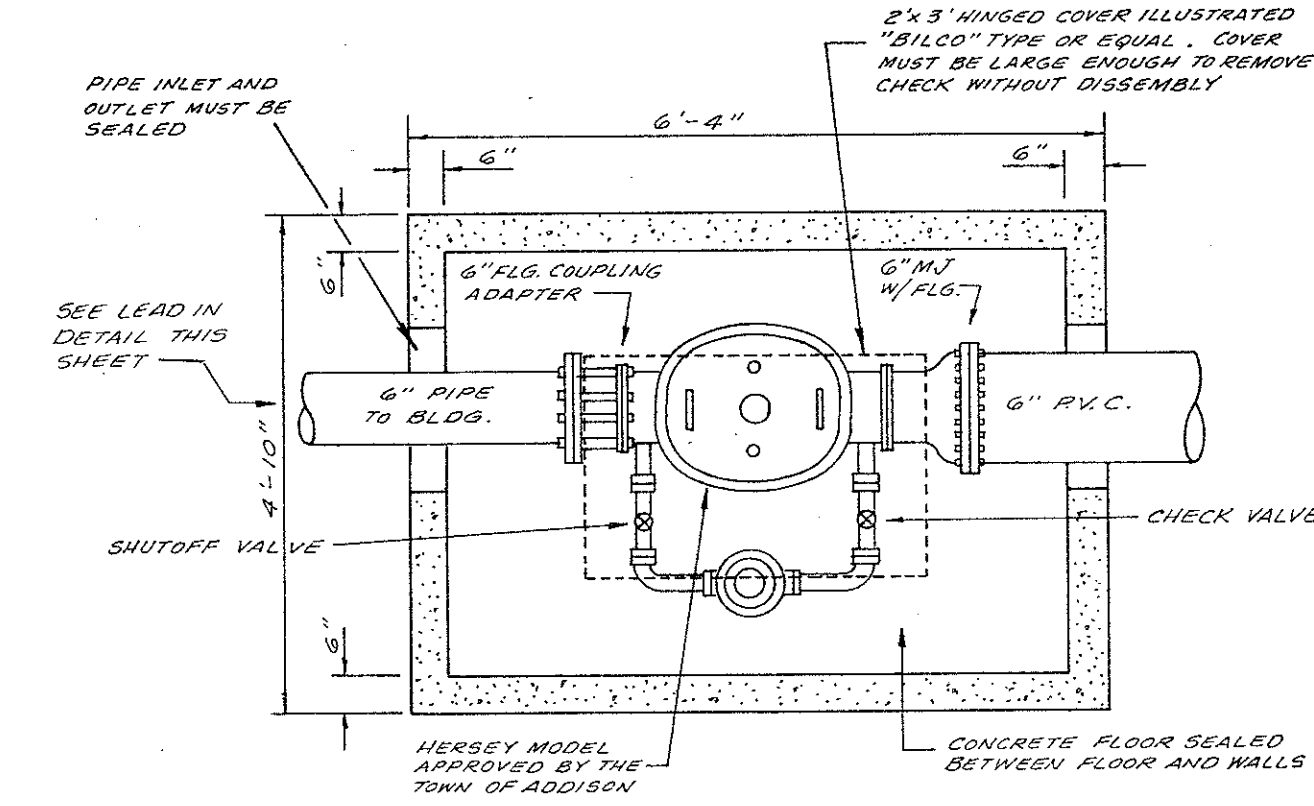
*[Handwritten Signature]*

**BENCH MARKS:**  
 "C" cut on West top of curb approx. 18" North of N.E. property corner of subject tract.  
 Elevation: 638.40  
 Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract.  
 Elevation: 647.31

NO. 1249—PROFILE PLATE A  
 "CLEARPRINT PAPER CO."  
 MADE IN U.S.A.

<b>SANITARY SEWER PROFILE</b>						
<b>TRINITY CHRISTIAN ACADEMY</b>						
CITY OF ADDISON						
DALLAS COUNTY, TEXAS						
<b>DOWDEY, ANDERSON &amp; ASSOCIATES, INC.</b>						
CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
T.D.J.	R.E.	D.M.D.	1/21/95	1/2" = 1'-0"	94-078	2/2

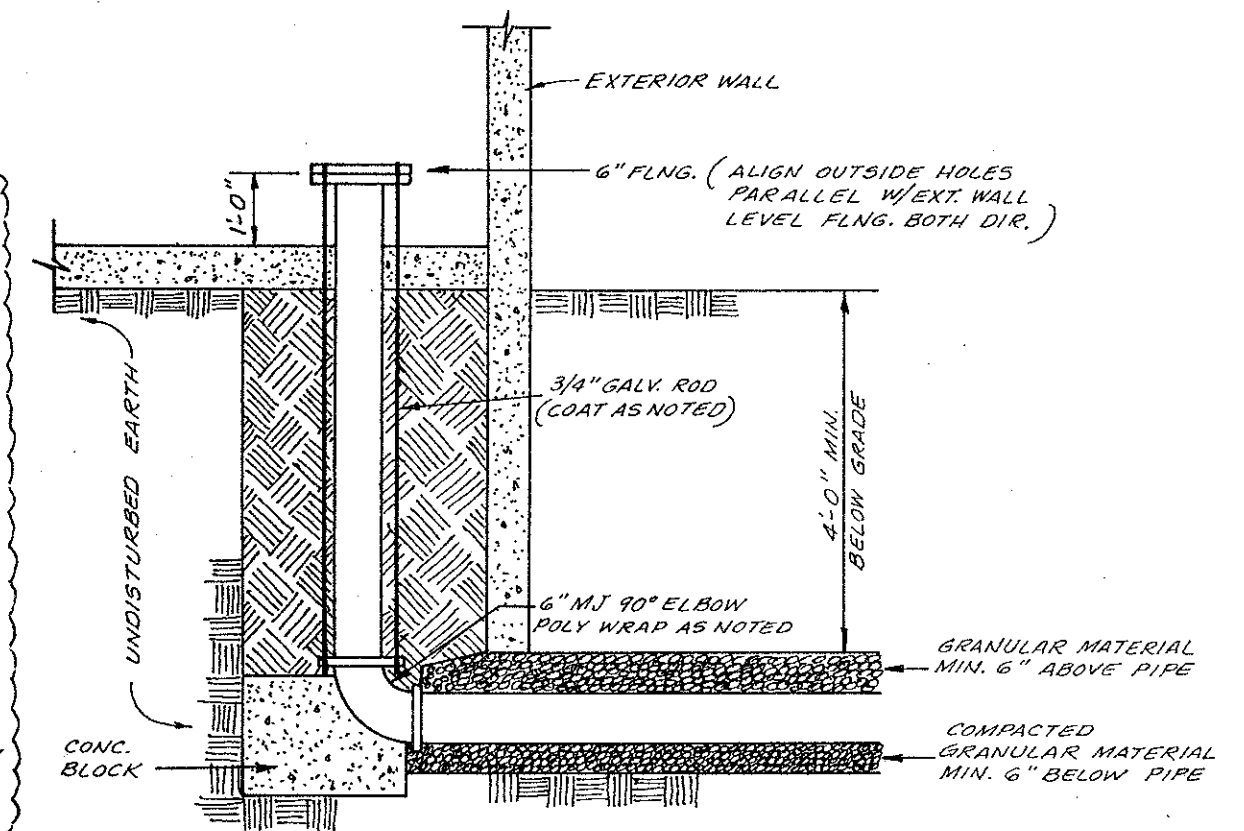
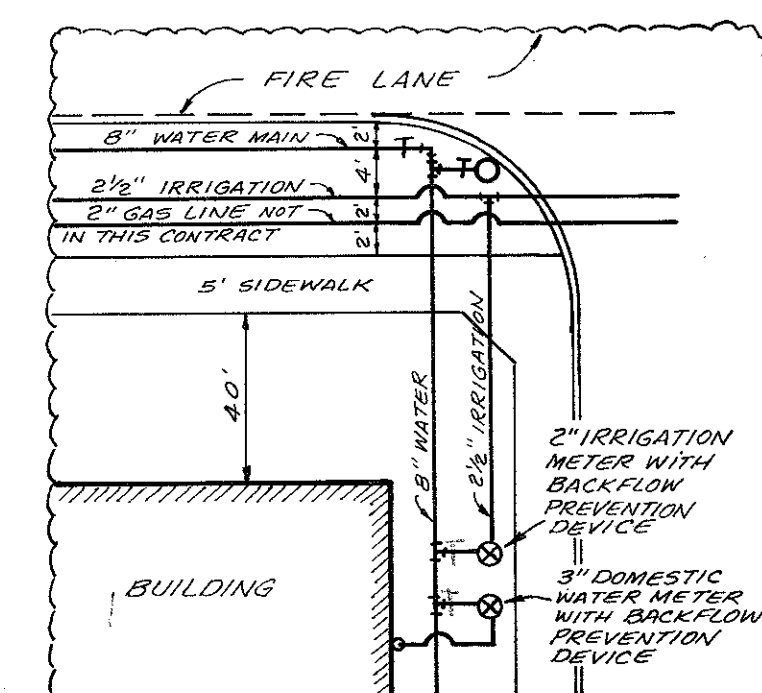




6" CLOSED FIRE LINE SERVICE WITH 6" DETECTOR CHECK AND 1" BYPASS METER

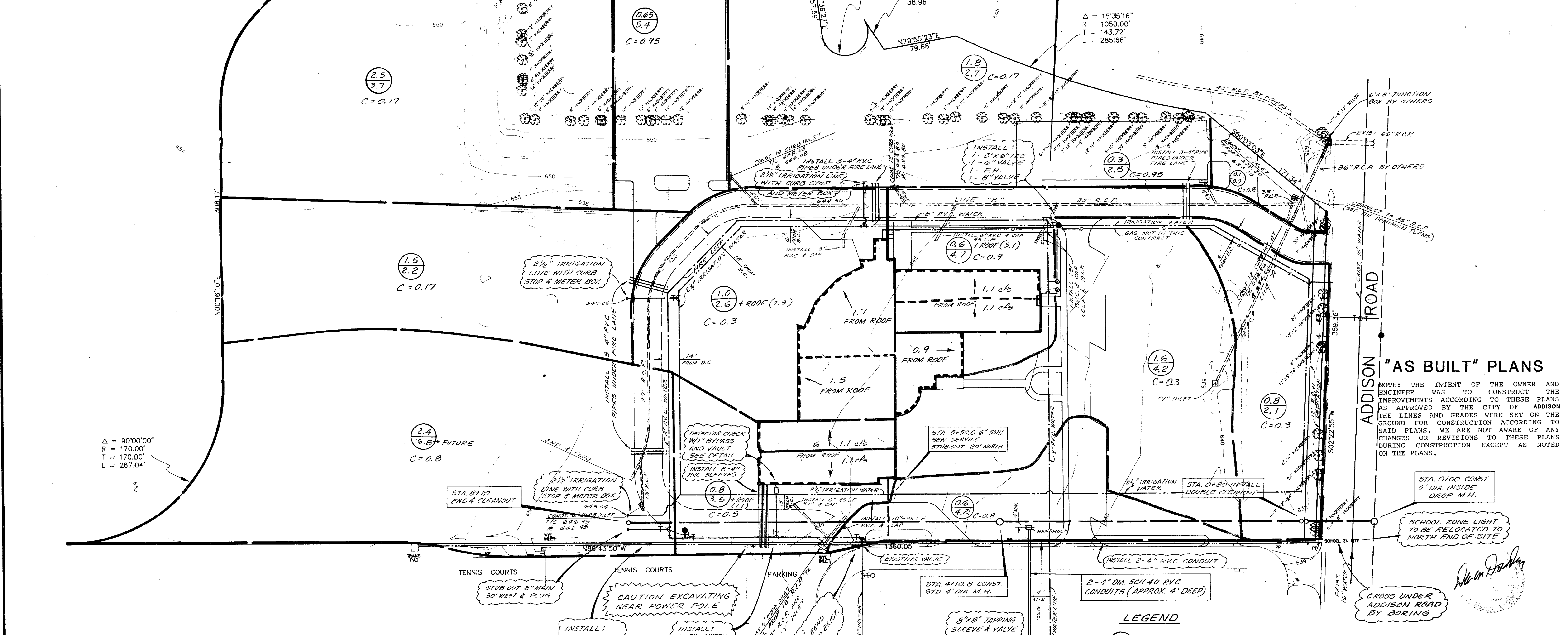
NOTE: THE DETECTOR CHECK SHALL BE INSTALLED IN A PIT WITH A 5" REINFC CONC. FLOOR. THE METER SHALL BE NO LOWER THAN 18" BELOW FINISHED GRADE. WALLS TOP AND BOTTOM OF PIT REINFORCED WITH #3 BARS AT 12" O.C. B.W.

NOTE: ALL WATER, SANITARY SEWER AND STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF ADDISON STANDARD SPECIFICATIONS.



LEAD IN DETAIL FOR INFORMATION ONLY

1. ALL DESIGN, MATERIALS, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH U.P.P.A. STANDARDS 15, 24 AS AMENDED BY CITY OF ADDISON.
2. PIPING NOTED "DI" SHALL BE CLASS 51, ANSI/AWWA C151/A21.51 DUCTILE IRON PIPE, CEMENT LINED.
3. PIPING NOTED "PVC" SHALL BE CLASS 150 DR18 CONFORMING TO AWWA C900 POLYVINYL CHLORIDE PIPE.
4. ALL UNDERGROUND FITTINGS SHALL BE UL LISTED, STANDARD DUCTILE IRON, MECHANICAL JOINT FITTINGS, AWWA C110.
5. ALL D.I. PIPES AND FITTINGS SHALL BE CLEANED AND POLYURETHANE AND ROPS, ROPS AND BOLTS SHALL BE COATED WITH ASPHALT OR SIMILAR CORROSION RESISTANT COATING.
6. ALL UNDERGROUND FITTINGS SHALL BE PROPERLY RESTRAINED USING CONCRETE THROST BLOCK AND/OR BRASSING ACCORDING TO SIZES AND DETAILS PRESCRIBED BY U.P.P.A. 24.
7. THROST BLOCKS SHALL CURE FOR NO LESS THAN 24 HOURS BEFORE TESTING.
8. UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH NFPA 24 STANDARDS. TESTS SHALL BE WITNESSED BY THE APPROVING AUTHORITIES.
9. AFTER TESTING AND BACKFILL, THE NEW PIPING SHALL BE THOROUGHLY FLUSHED THROUGH AN OPEN PIPE UNTIL THE WATER IS CLEAR AND FREE OF DEBRIS.



"AS BUILT" PLANS

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SCHOOL ZONE LIGHT TO BE RELOCATED TO NORTH END OF SITE

CROSS UNDER ADDISON ROAD BY BORING

LEGEND

2/10 = AREA IN ACRES  
9100 C.F.S.

DRAINAGE DATA  
Tc = 10 min  
I100 = 8.74 in/hr

NO	DATE	BY	REVISION

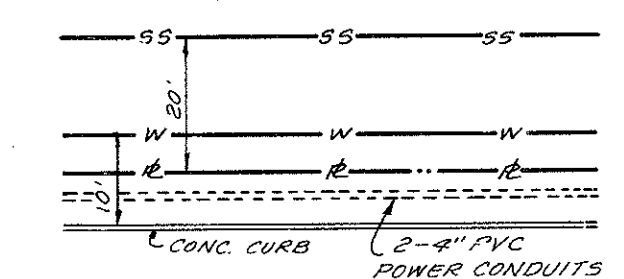
**DRAINAGE AND UTILITY PLAN**  
**TRINITY CHRISTIAN ACADEMY**  
 CITY OF ADDISON  
 DALLAS COUNTY, TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
D.M.D.	R.E.	D.M.D.	11-94	1"=50'	94-078	1/2

**BENCH MARKS:**  
 "□" ON TOP CURB WEST SIDE OF ADDISON ROAD AT NORTHEAST CORNER OF SARATOGA SPRINGS ADD. ELEV. 640.21  
 "□" CUT ON WEST TOP CURB ADDISON ROAD 20' NORTH OF NORTHEAST PROPERTY CORNER. ELEV. 638.40

Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31



DETAIL

COORDINATE UTILITY INSTALLATION WITH PROPOSED MECHANICAL ROOM LAYOUT