

CONSTRUCTION PLANS

FOR

PARKVIEW AT ADDISON CIRCLE

AN ADDITION TO THE TOWN OF ADDISON, TEXAS

DEVELOPER:

CITYHOMES

3209 North Fitzhugh Avenue

Dallas, Texas 75204

(214)219-2900

ENGINEER:

BROCKETTE · DAVIS · DRAKE

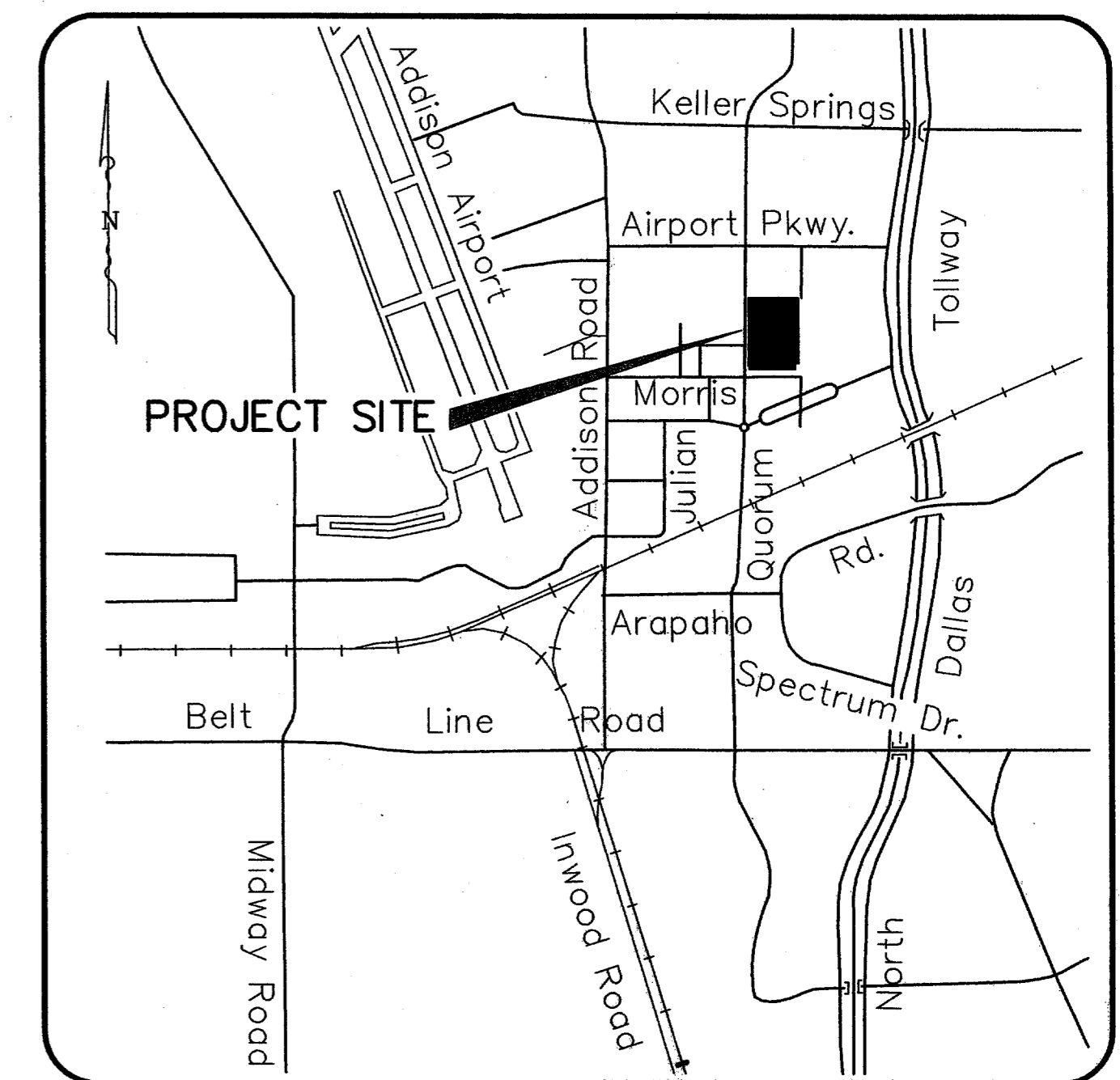
4144 North Central Expressway, Suite 1100

Dallas, Texas 75204

Tel: (214) 824-3647

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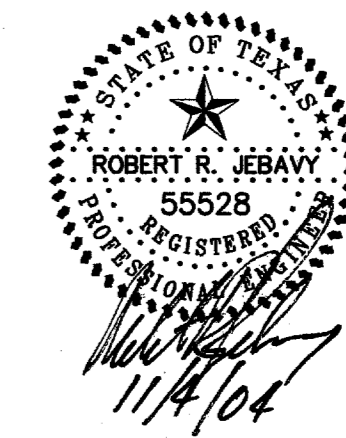
Location Map
NTS

PARKVIEW AT ADDISON CIRCLE by CENTEX 2004

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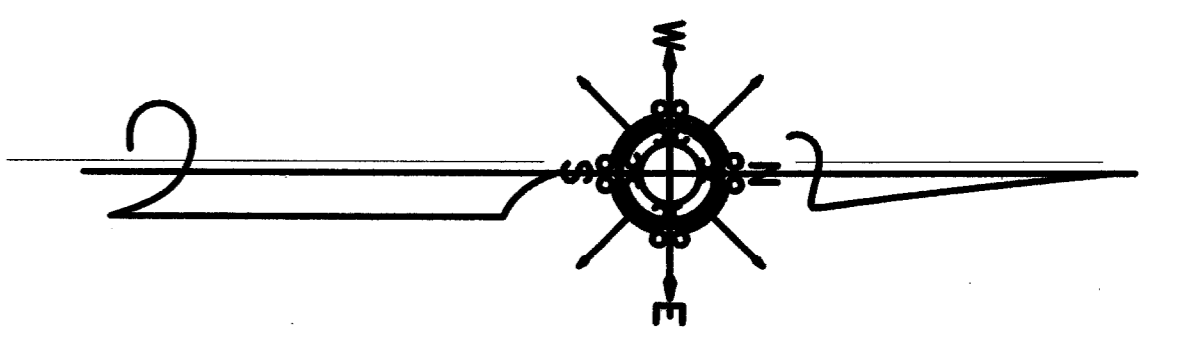
AS-BUILT
NOVEMBER 4, 2004

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

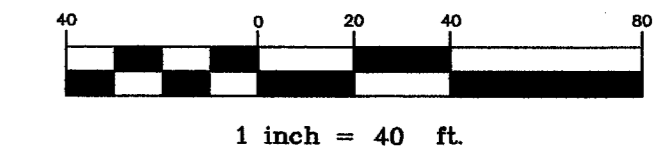


TRACT 1
8.919 ACRES
TEXOK PROPERTIES, L.P.
VOL. 2002240, PG. 3529

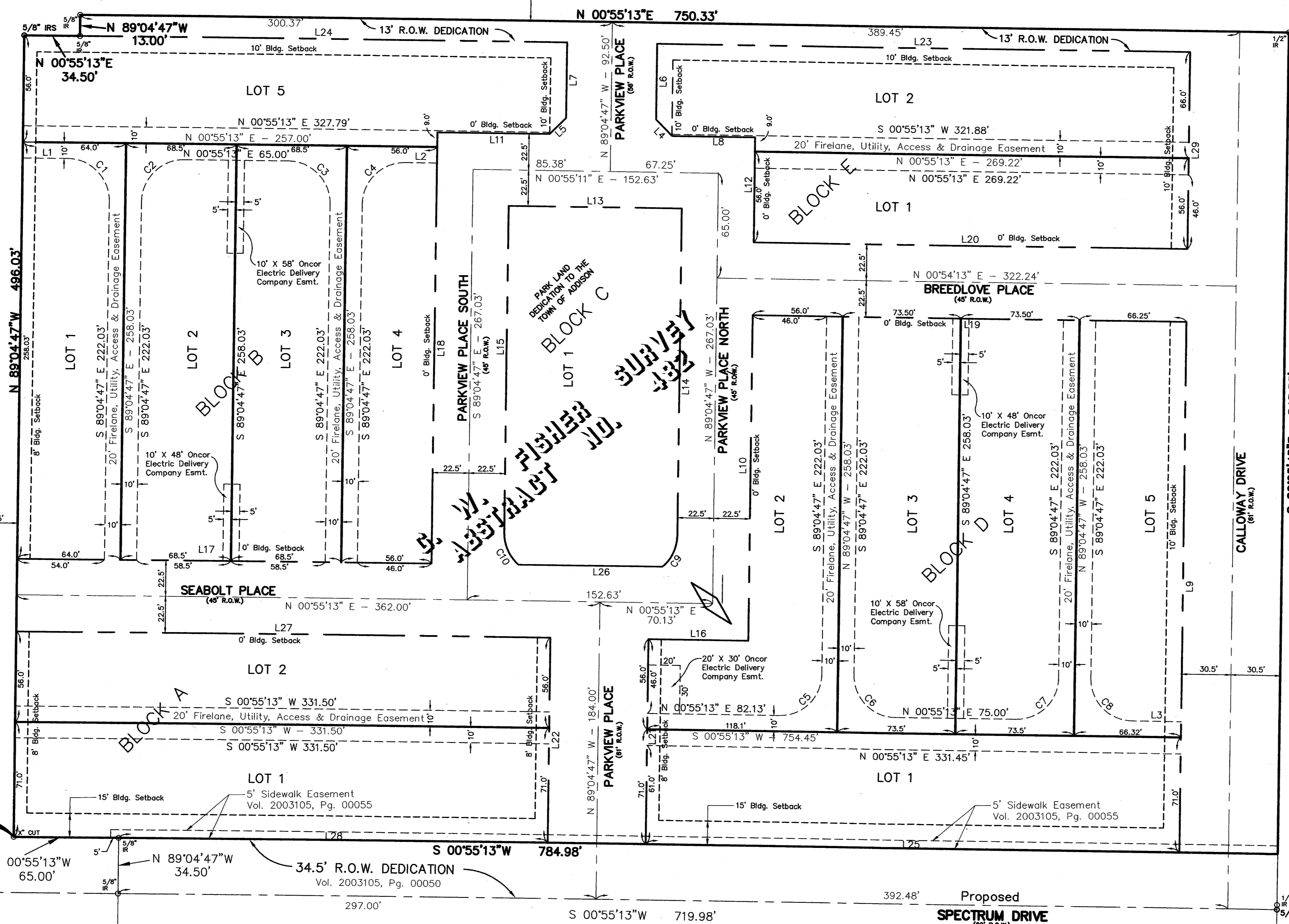
SOUTH & WESTERN ADDITION
VOL. 96140, PG. 3247



GRAPHIC SCALE



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



EASEMENT LINE TABLE

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

EASEMENT CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BRNG	CHORD LENGTH
C1	90°00'00"	26.00	40.84	S 45°55'13" W	36.77
C2	90°00'00"	26.00	40.84	S 44°04'47" E	36.77
C3	90°00'00"	26.00	40.84	S 45°55'13" W	36.77
C4	90°00'00"	26.00	40.84	S 44°04'47" E	36.77
C5	90°00'00"	26.00	40.84	N 44°04'47" W	36.77
C6	90°00'00"	26.00	40.84	N 45°55'13" E	36.77
C7	90°00'00"	26.00	40.84	N 44°04'47" W	36.77
C8	90°00'00"	26.00	40.84	N 45°55'13" E	36.77
C9	49°52'51"	25.50'	22.20'	S 64°08'21" E	21.51'
C10	49°52'51"	25.50'	22.20'	N 65°58'48" E	21.51'

LOT LINE TABLE

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

QUORUM EAST ADDITION
VOL. 98001, PG. 33

MILDRED PLACE
(45' R.O.W.)

AMENDED ADDISON CIRCLE PHASE II
VOL. 2000033, PG. 16
LOT 1, BLOCK D

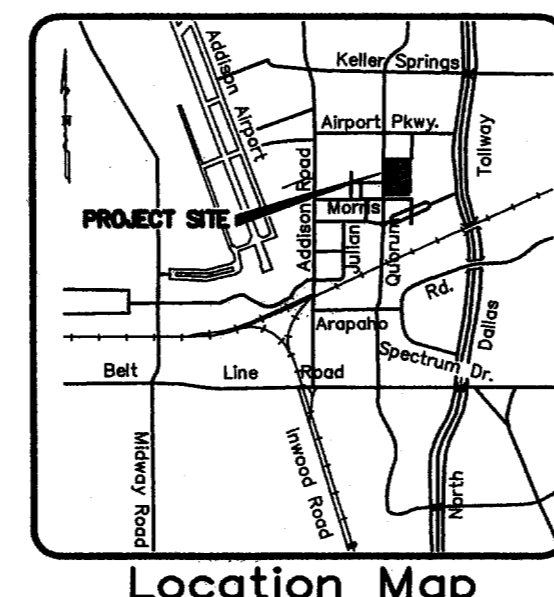
POINT OF BEGINNING

SPECTRUM DRIVE
(60' R.O.W.)

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

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

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



Location Map

15851 DALLAS NORTH
PARKWAY ADDITION
VOL. 85021, PG. 1686

FINAL PLAT
PARK VIEW AT ADDISON CIRCLE

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

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

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

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

May, 2004

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This plat was prepared by G.W. Fisher Surveyors, Inc. under the supervision of G.W. Fisher, a Licensed Professional Surveyor in the State of Texas. Any modification or use of this drawing without the express written authorization of Brockett/Davis/Drake, Inc. is prohibited.

003393/FINAL PLAT/003393.FP.DWG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CENTEX HOMES does hereby adopt this plat designating the hereinabove property as PARKVIEW AT ADDISON CIRCLE ADDITION, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

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

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

CENTEX HOMES,
A Nevada general partnership

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for State of Texas

SURVEYOR'S CERTIFICATION

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

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

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for State of Texas

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

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

Mayor: R. Scott Wheeler

City Secretary

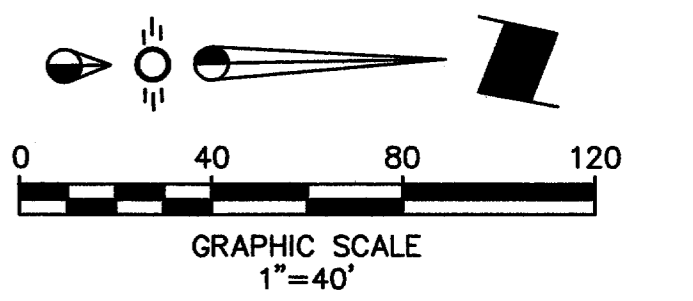
FINAL PLAT
PARK VIEW AT ADDISON CIRCLE

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

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4144 NORTH CENTRAL EXPRESSWAY
SUITE 1100
DALLAS, TEXAS 75204
(214)824-3647
(214)824-7064 (fax)



DRAINAGE CHART

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

LEGEND

- Existing Contour
- Existing Spot Elevation
- Proposed Contour
- Proposed Spot Elevation
- Flow Arrow
- Existing Curb
- Proposed Curb
- Existing Storm Sewer Line
- ==== Proposed Storm Sewer Line
- Drainage Divide Line

DRAINAGE CRITERIA

Q = C I A
 C = 0.90
 I₁₀₀ = 8.74 in/hr
 t_c = 10 min.

- X --- Drainage Area Number
- X.XX --- Acres
- X.X --- Q₁₀₀ (cfs)

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

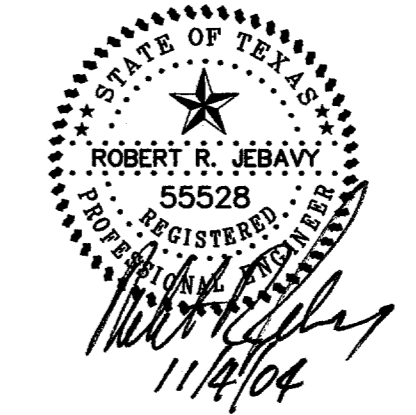
DRAINAGE AREA MAP
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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

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

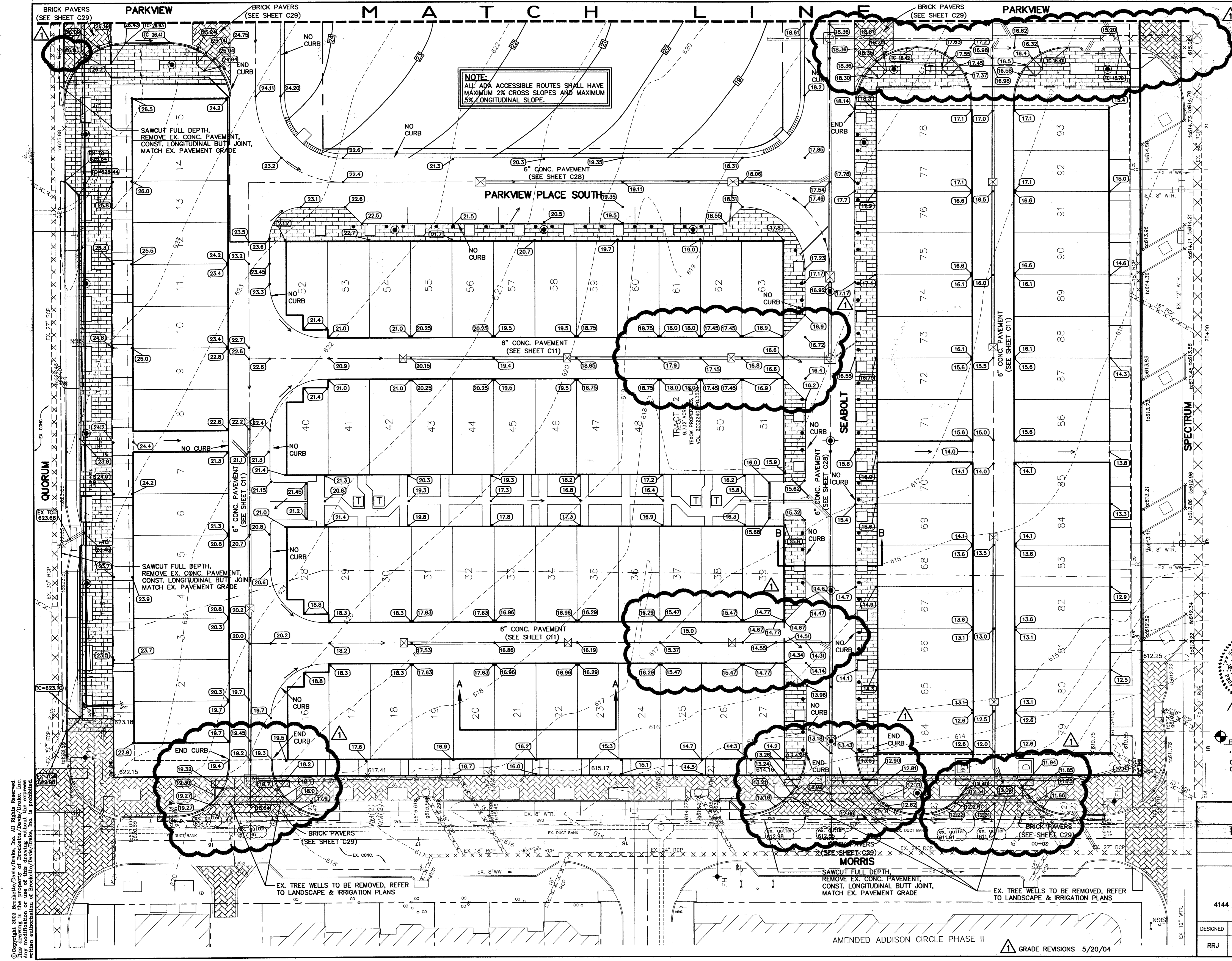
AS-BUILT
 NOVEMBER 4, 2004

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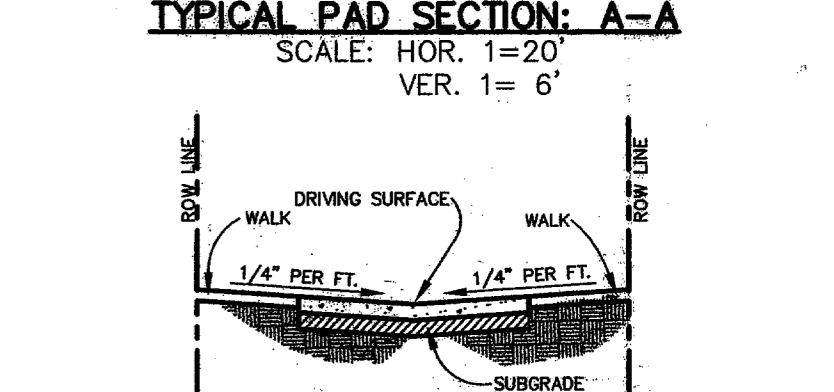
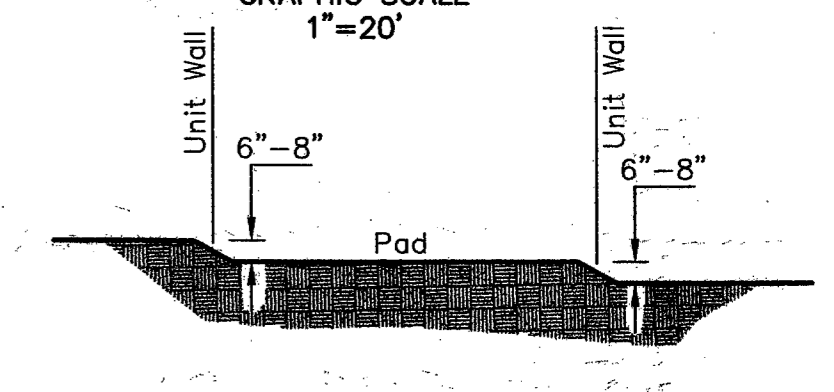
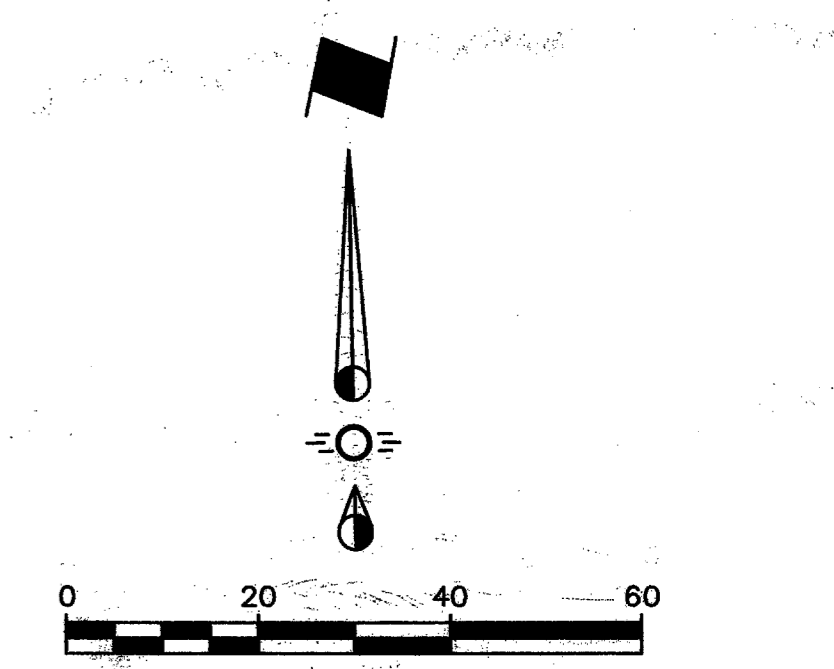


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TXU ELECTRIC COMPANY ESMT.
 VOL. 2000036, PG. 2913

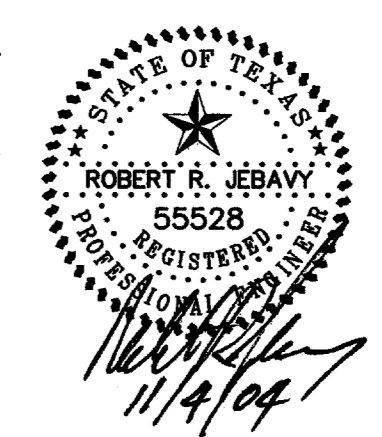


NOTE:
ALL ADA ACCESSIBLE ROUTES SHALL HAVE
MAXIMUM 2% CROSS SLOPES AND MAXIMUM
5% LONGITUDINAL SLOPE.



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

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



AS-BUILT
NOVEMBER 4, 2004

NOTE:
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TO CONFORM WITH CONSTRUCTION
RECORDS PROVIDED BY CONTRACTOR.

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

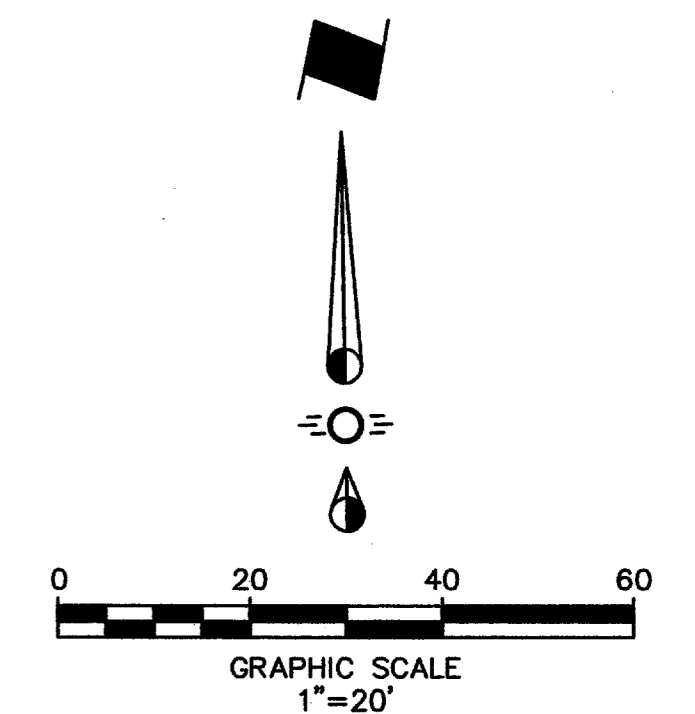
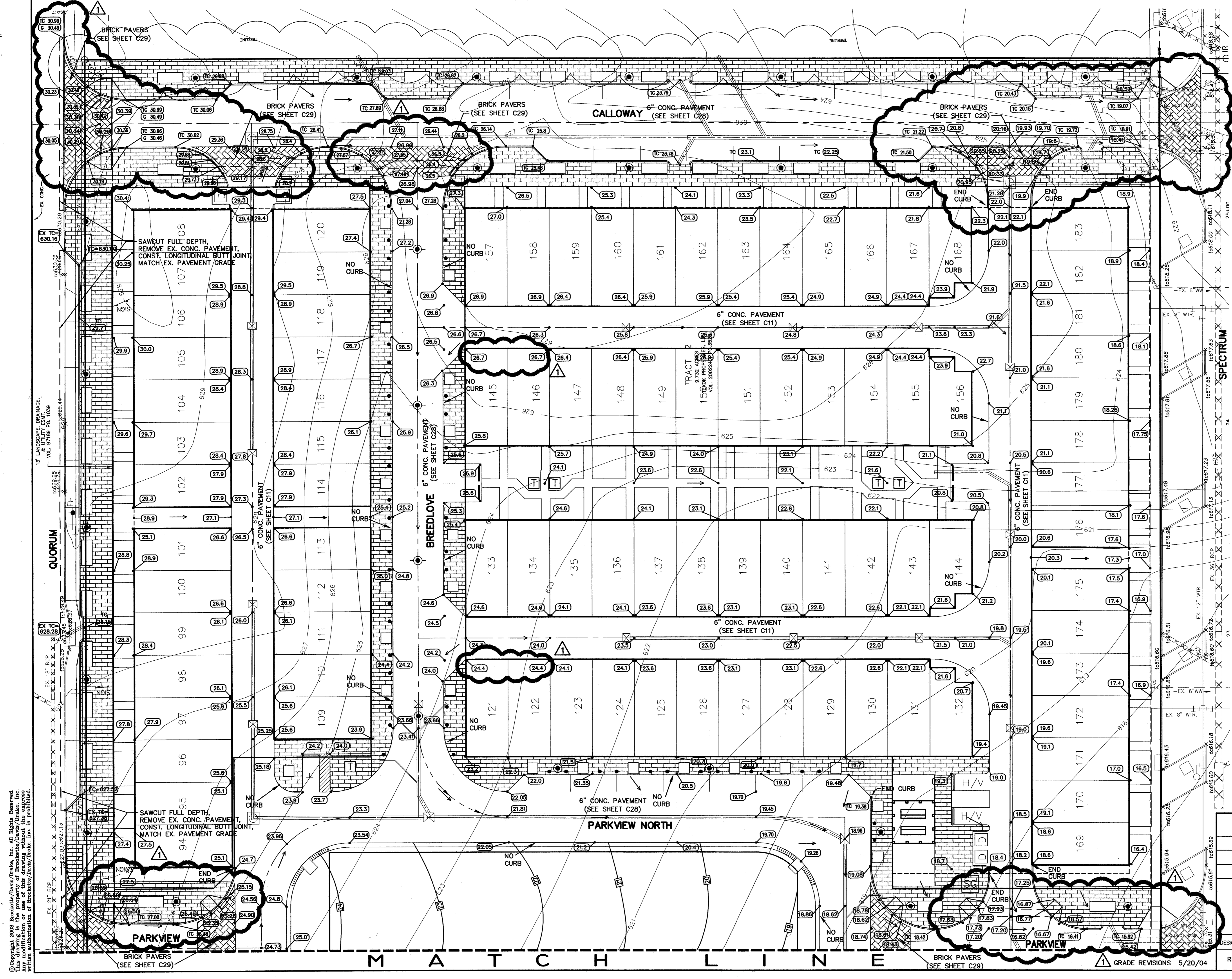
GRADING PLAN
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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

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

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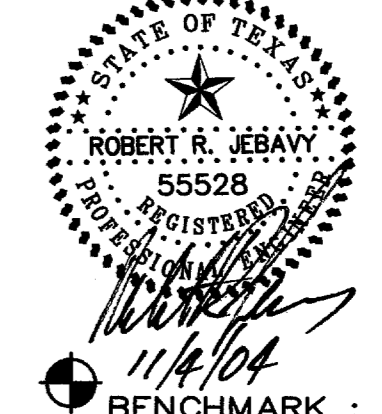
AMENDED ADDISON CIRCLE PHASE II
GRADE REVISIONS 5/20/04



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

LEGEND

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



AS-BUILT
 NOVEMBER 4, 2004

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

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

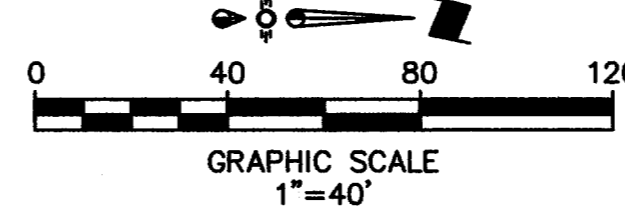
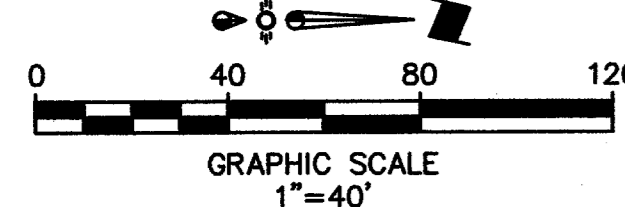
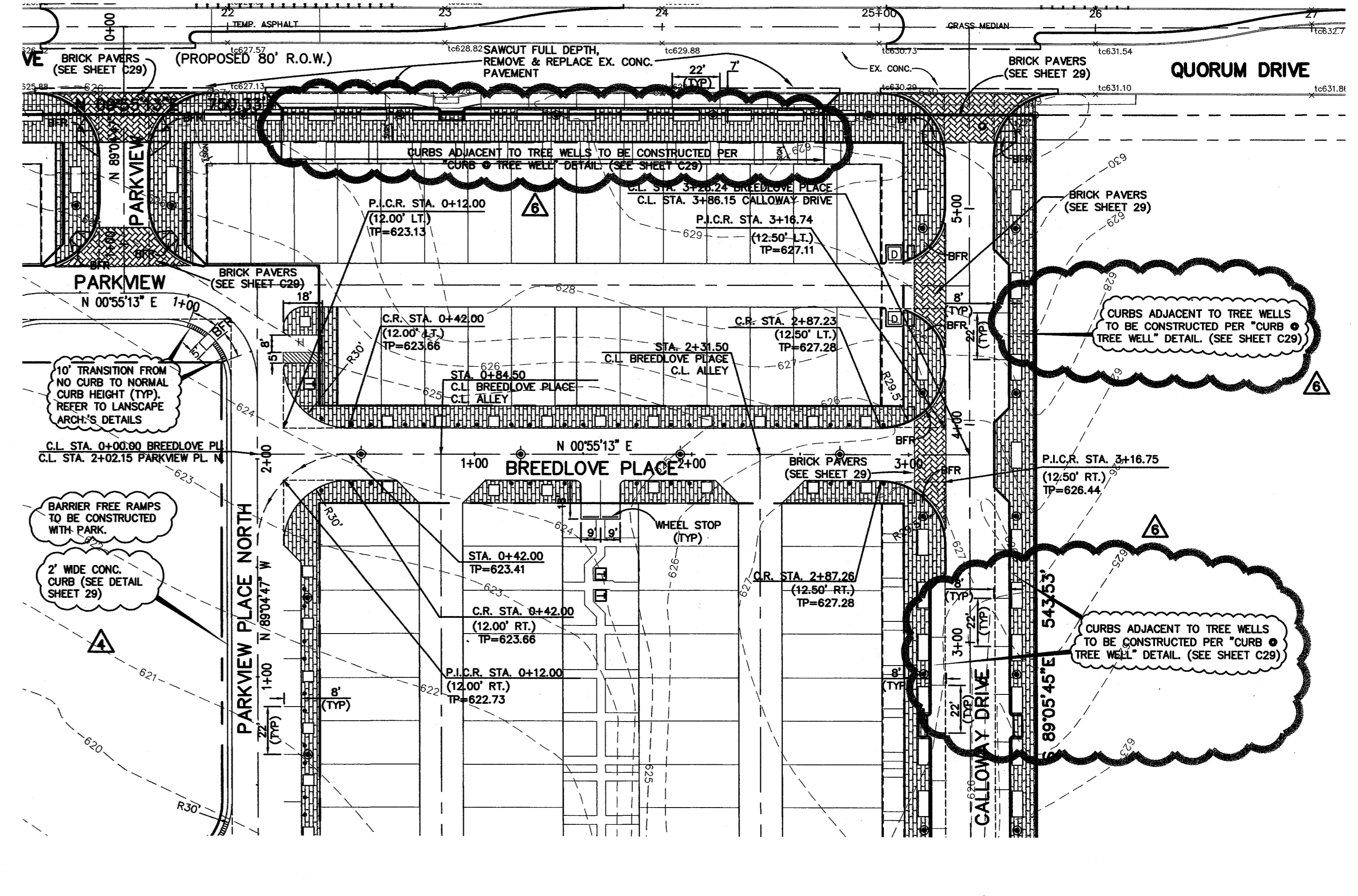
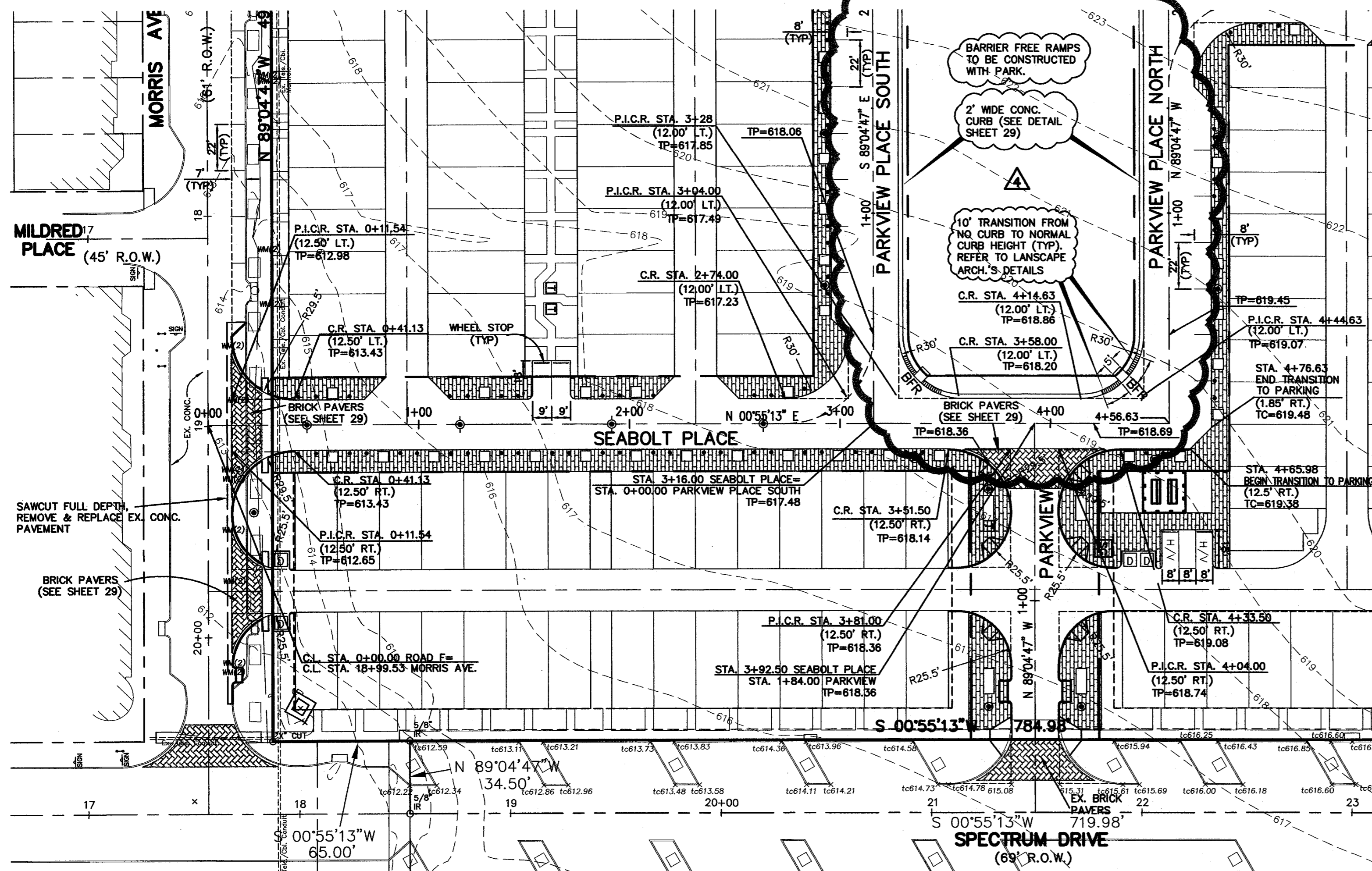
GRADING PLAN
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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

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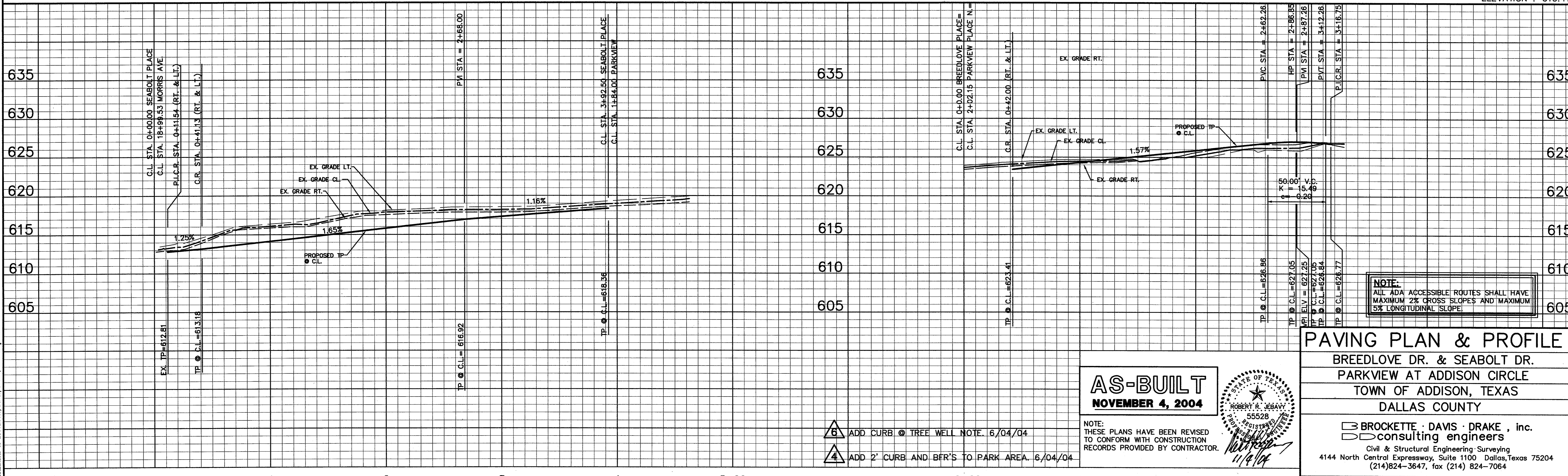
C03393 PLANS C0305-GR-AD2-PV



NOTE: INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

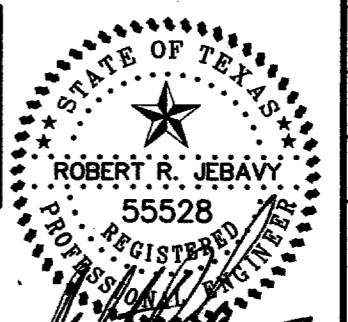
NOTE: ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.

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



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

AS-BUILT
NOVEMBER 4, 2004



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

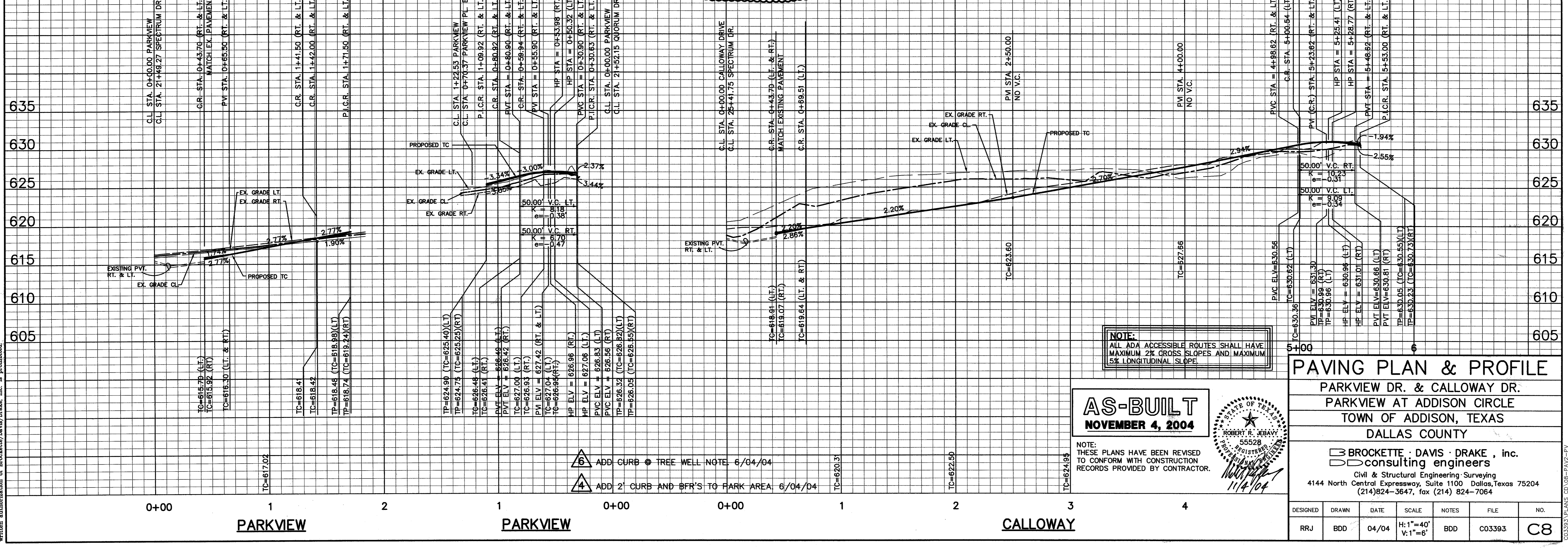
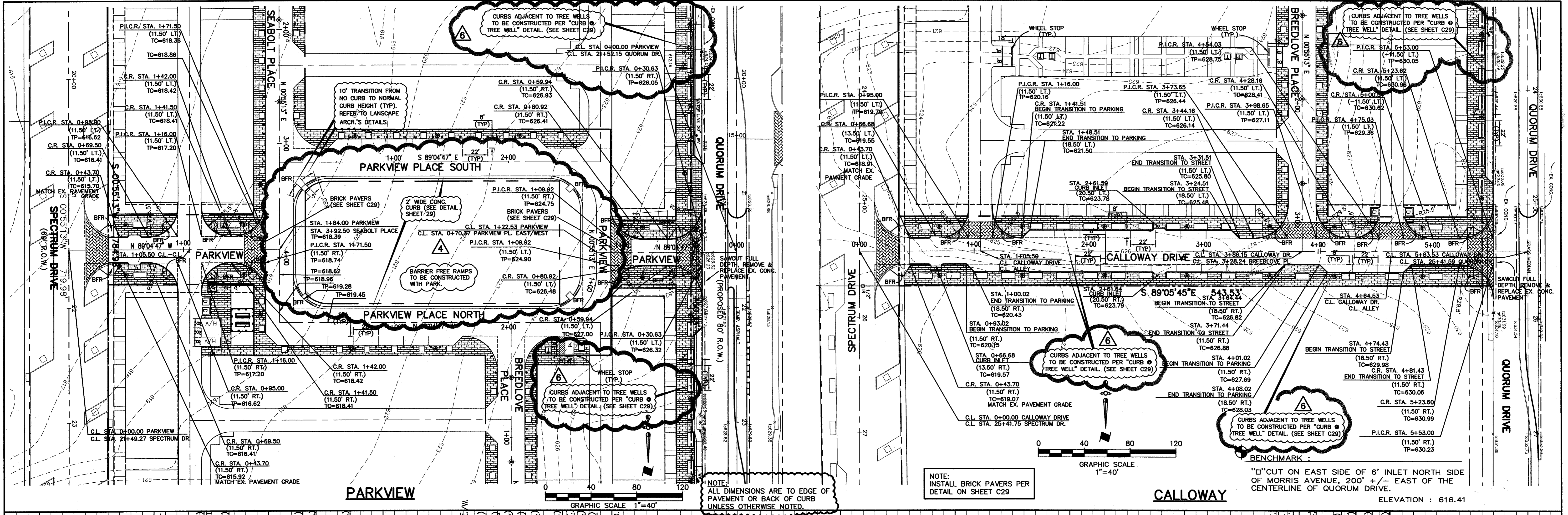
PAVING PLAN & PROFILE
BREEDLOVE DR. & SEABOLT DR.
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C7

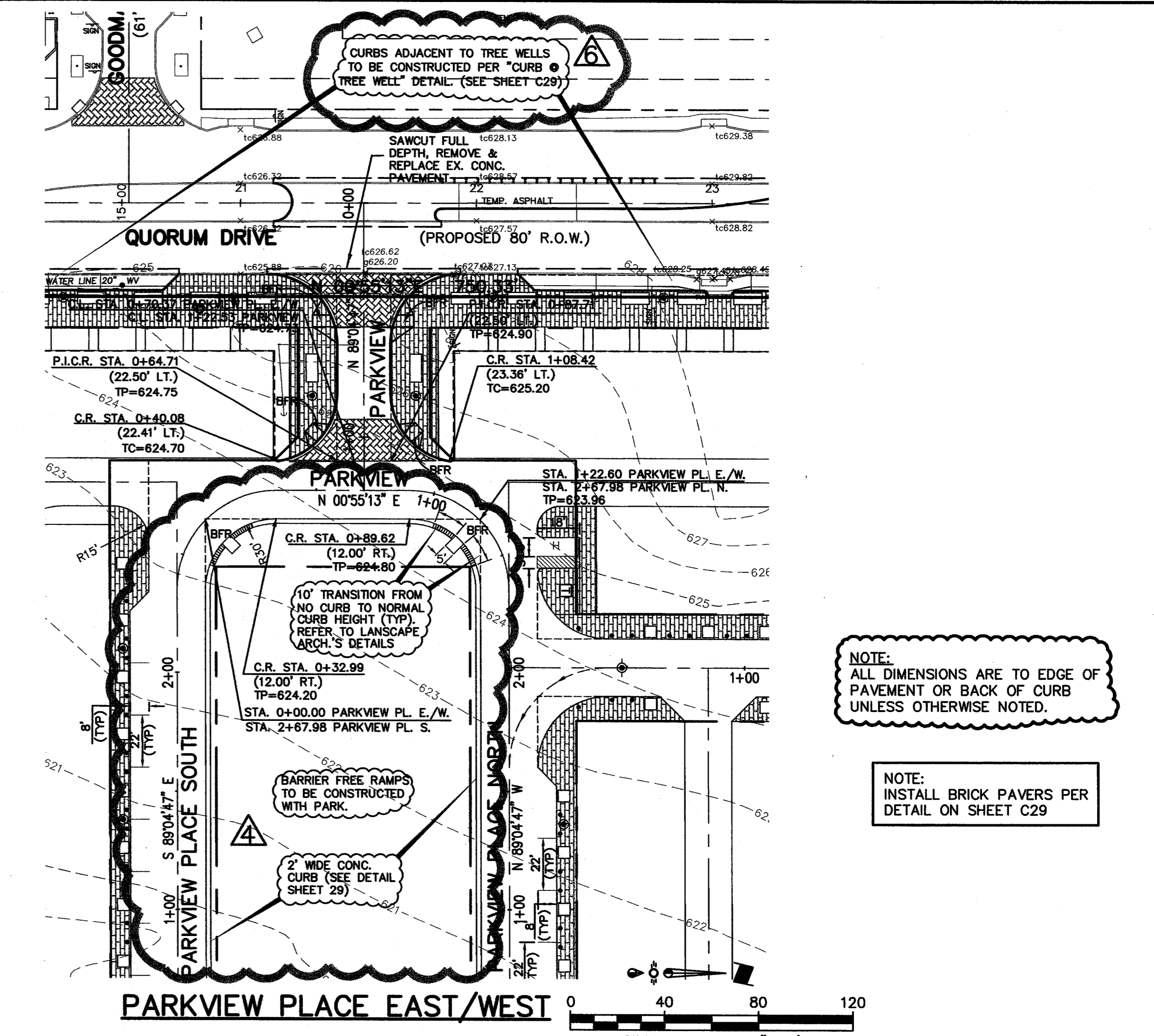
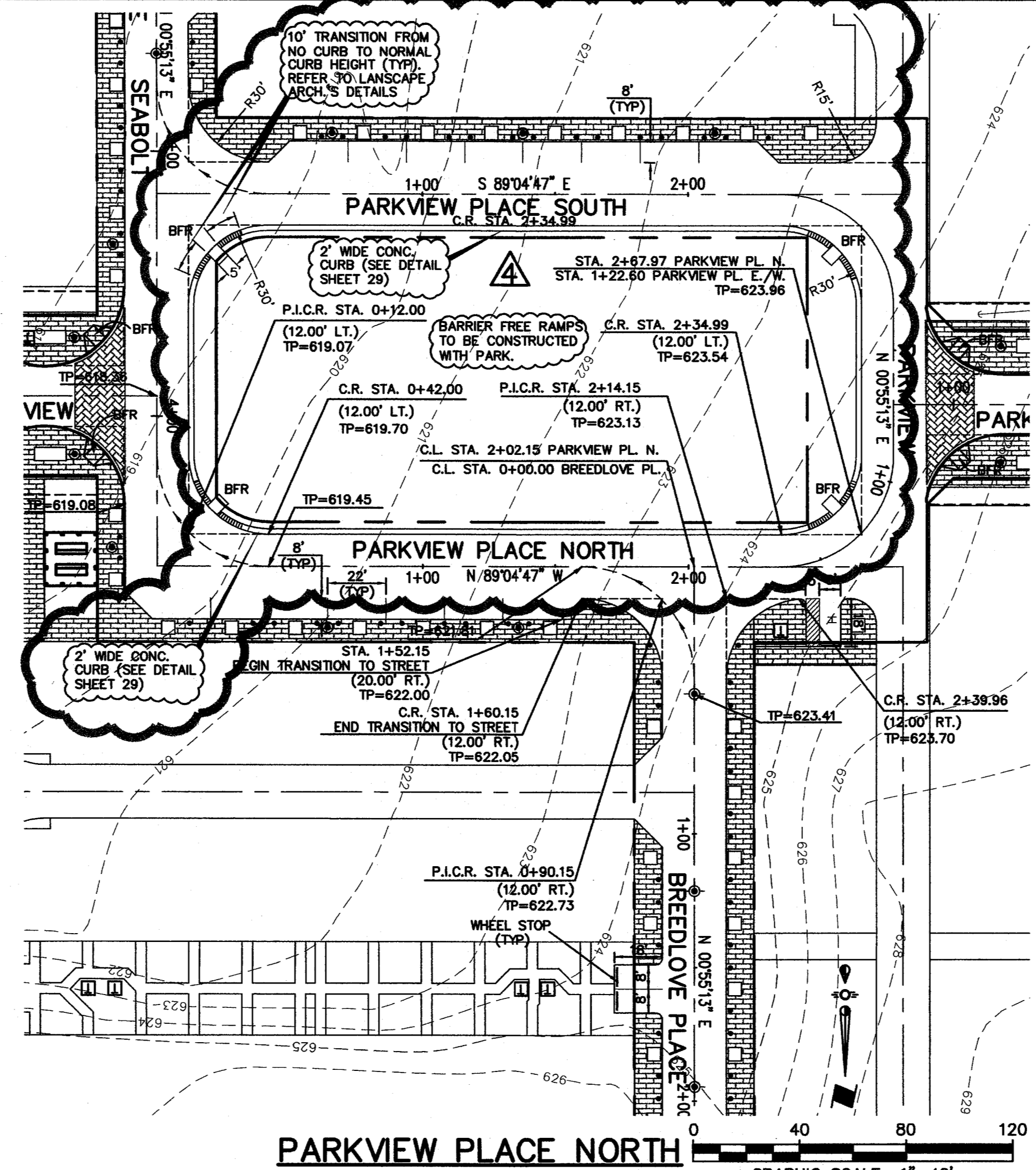
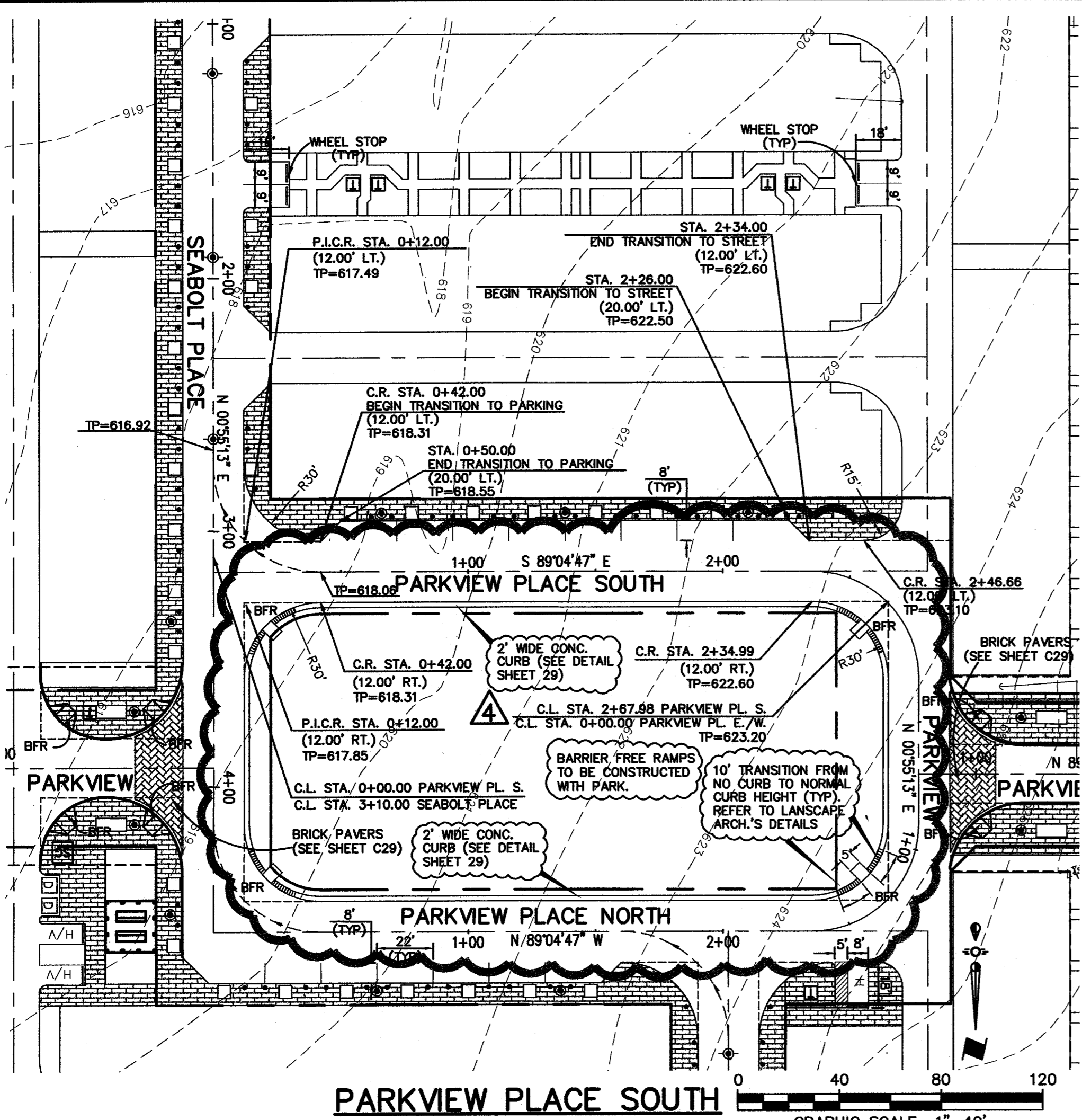
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C03393\PLANS CD\07-PAV1-PAV1



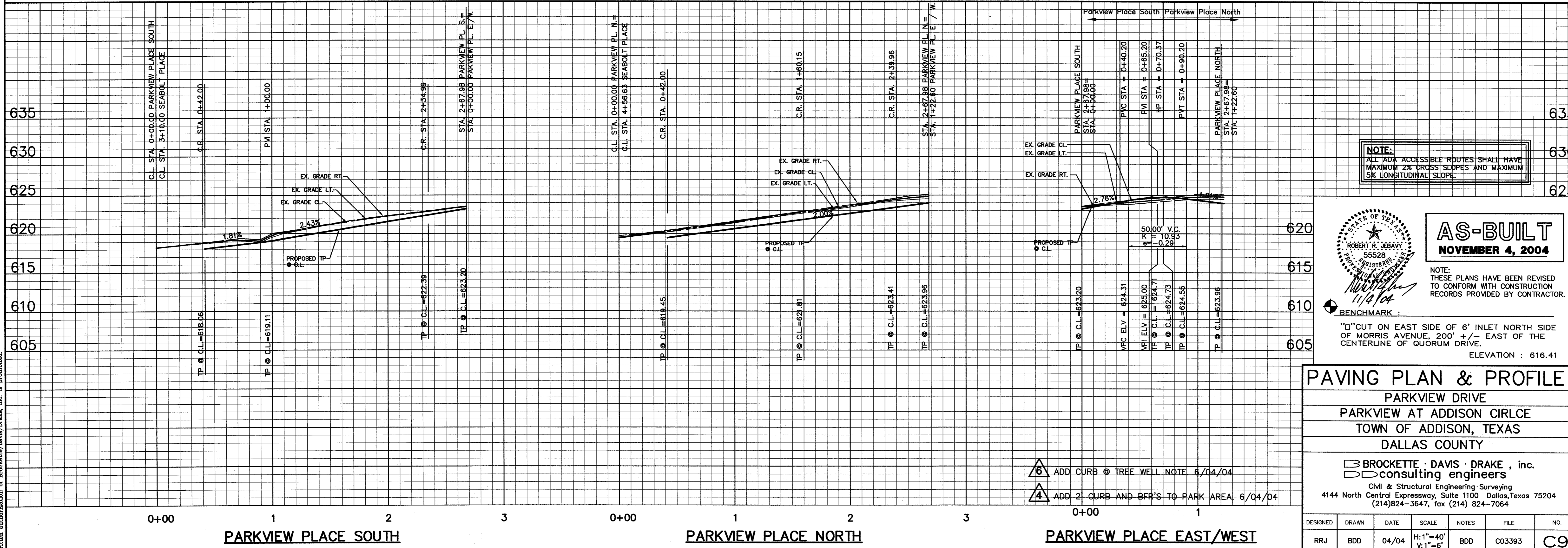
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C03393 PLANS CO-08-PAV-PV

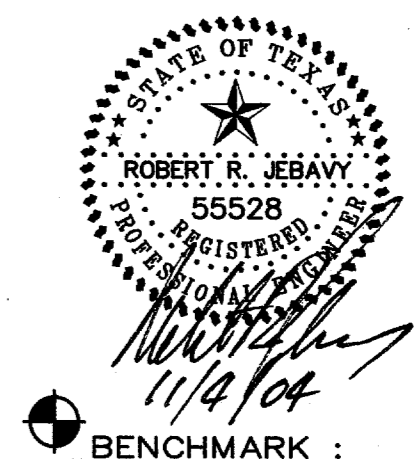


NOTE: ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE: INSTALL BRICK PAVERS PER DETAIL ON SHEET C29



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



AS-BUILT
NOVEMBER 4, 2004

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

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

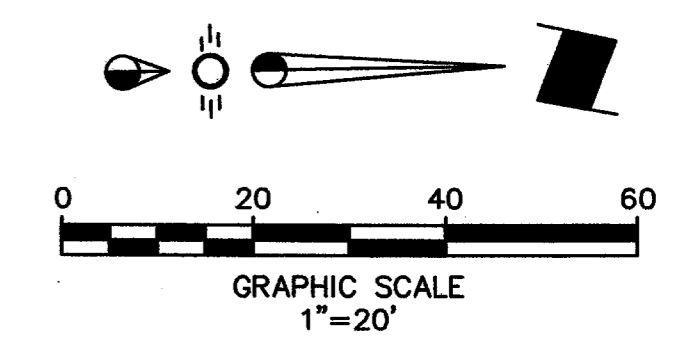
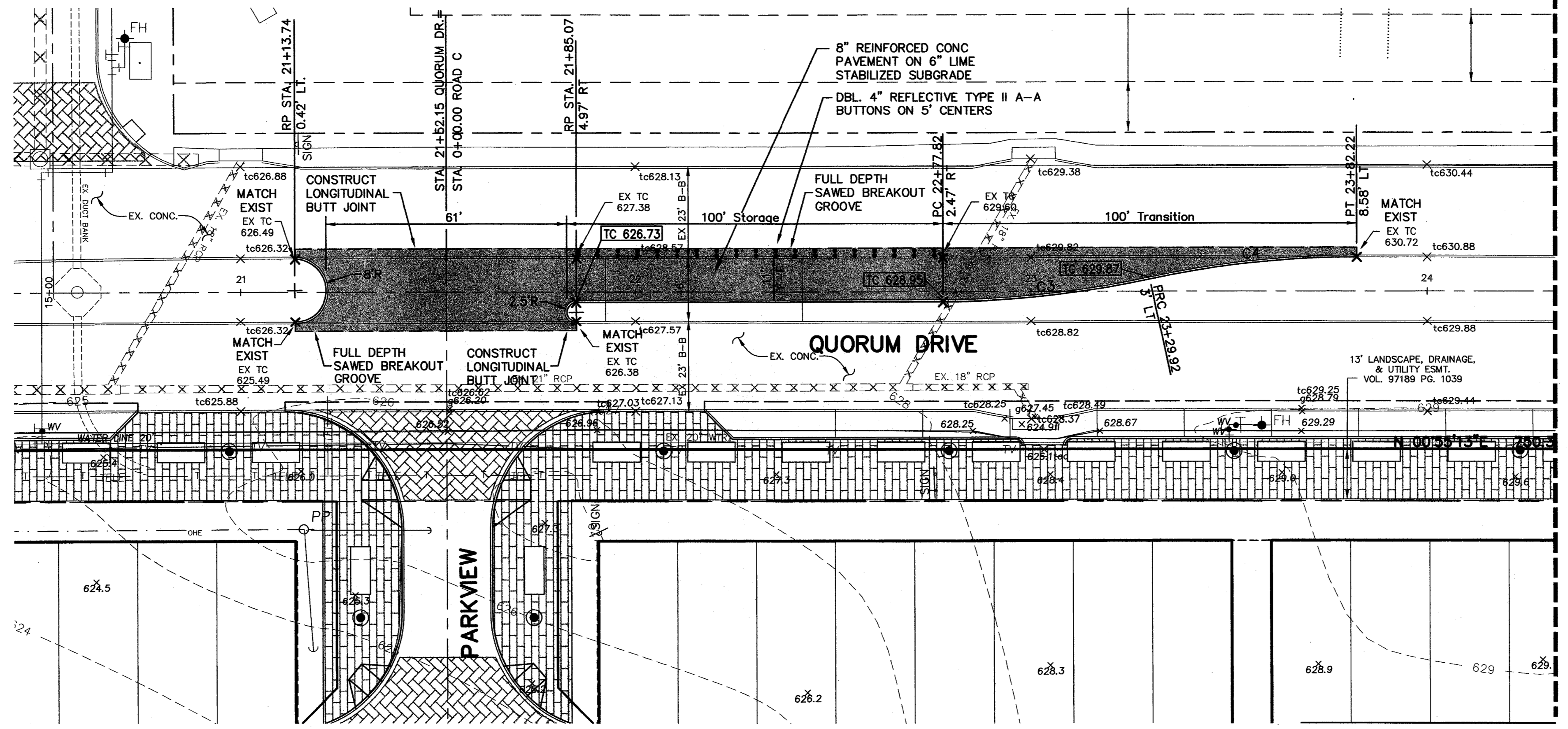
PAVING PLAN & PROFILE
PARKVIEW DRIVE
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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

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C03393 PLANS 00-09-PAVING

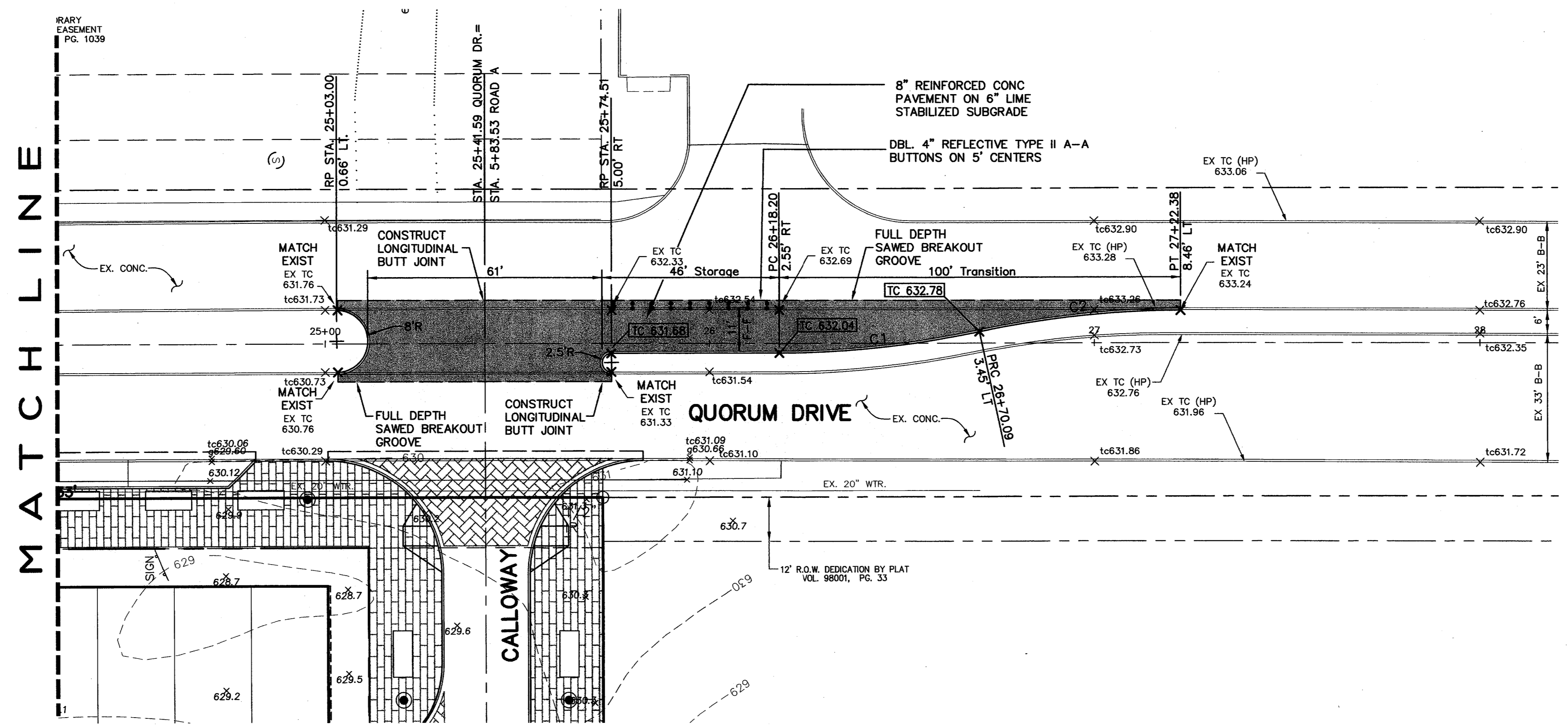


- GENERAL NOTES:**
1. ALL PERMANENT PAVEMENT MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE CITY OF ADDISON STANDARD DETAILS & SPECIFICATIONS FOR BOTH INSTALLATION TECHNIQUES AND MATERIALS.
 2. ANY PERMANENT PAVEMENT LANE DELINEATION MARKINGS THAT ARE MISSING OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR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

LEGEND

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

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



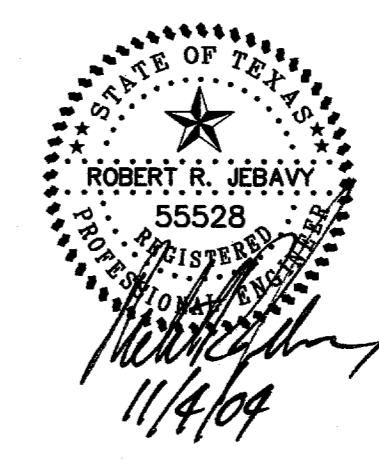
NOTE:
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29

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

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

AS-BUILT
NOVEMBER 4, 2004

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

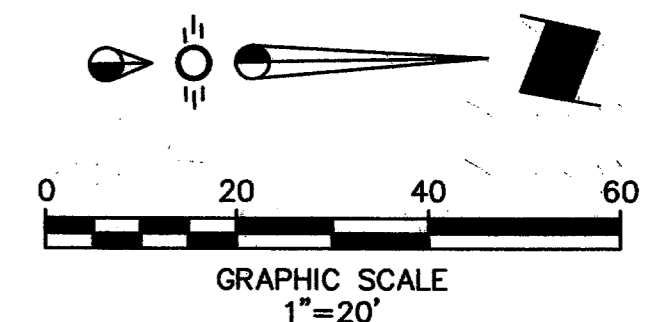
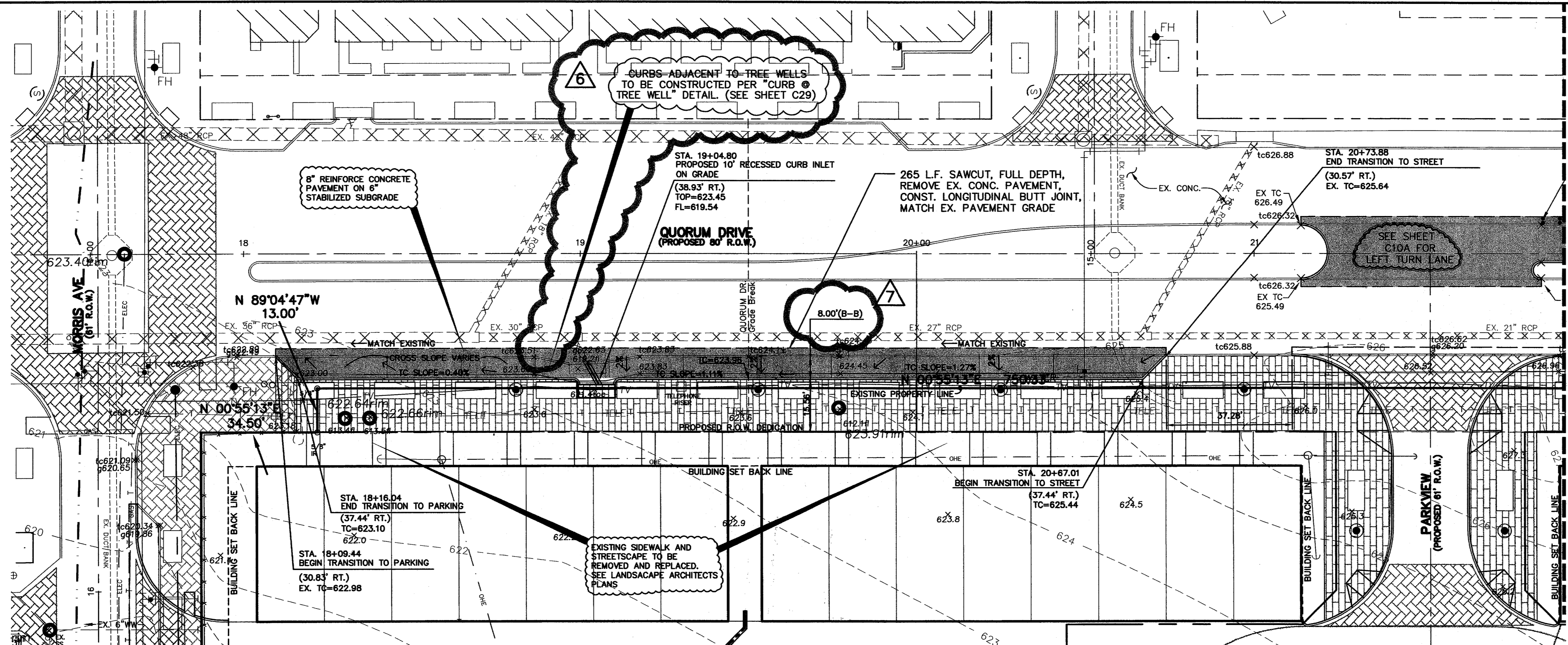


QUORUM DRIVE IMPROVEMENTS
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=20'	BDD	C03393	C10A

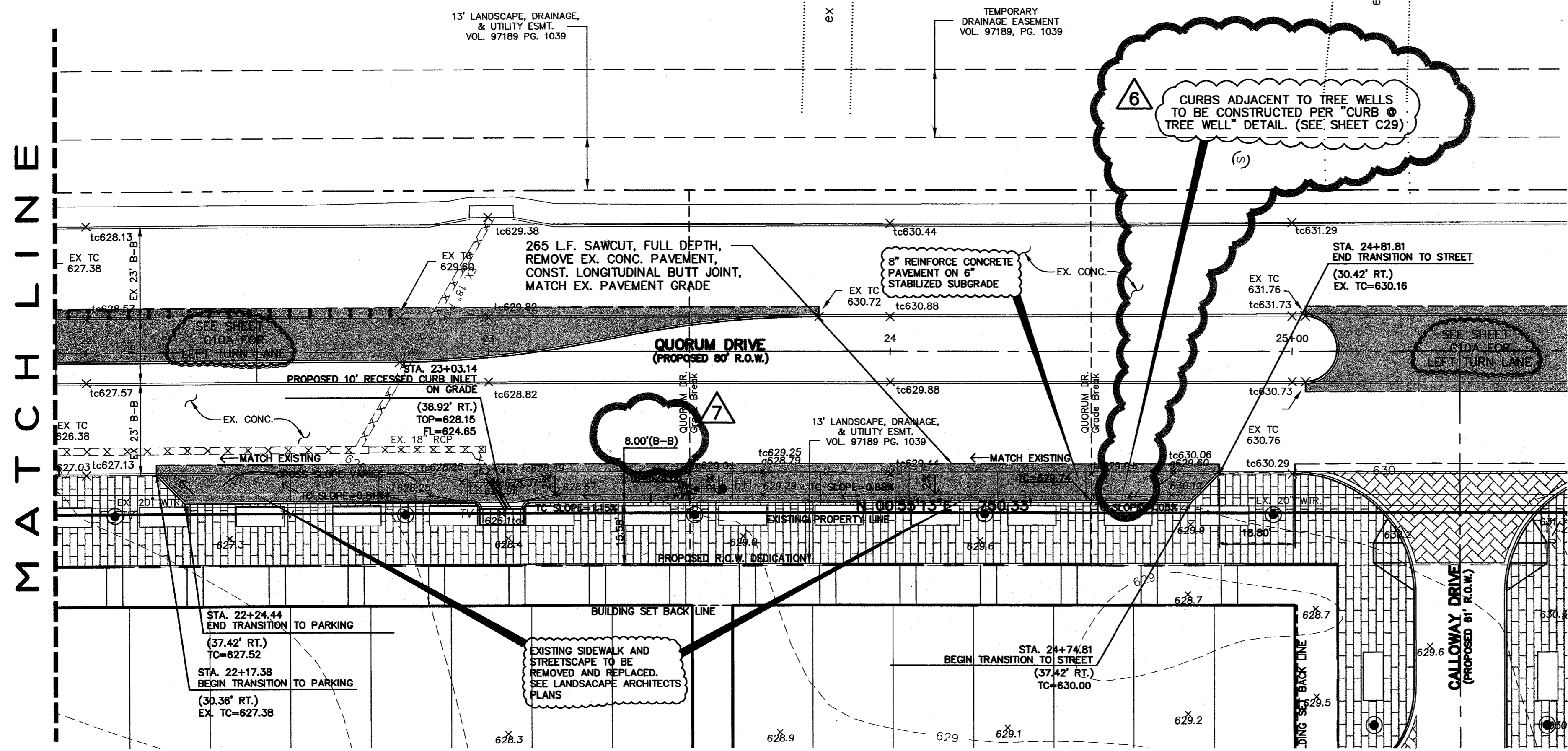
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LEGEND

---	Existing Contour
620.0	Existing Spot Elevation
---	Proposed Contour
20.0	Proposed Spot Elevation
→	Flow Arrow
---	Existing Curb
---	Proposed Curb
XXXXXX	Existing Storm Sewer Line
=====	Proposed Storm Sewer Line
---	Existing Water Line
---	Proposed Water Line
---	Existing Sanitary Sewer Line
---	Proposed Sanitary Sewer Line
---	Valley Gutter
■	8" CONC. PAVEMENT ON 6" LIME STABILIZED SUBGRADE

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



NOTE:
INSTALL BRICK PAVERS PER DETAIL ON SHEET C29.

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

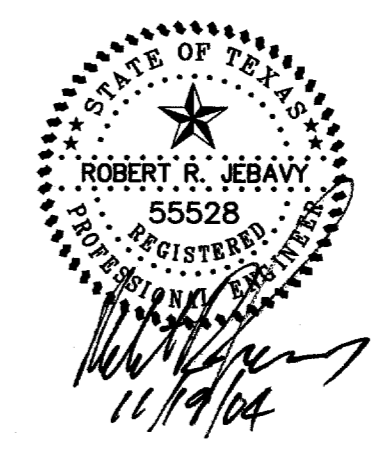
QUOROM DRIVE PARKING IMPROVEMENTS
PARKVIEW AT ADDISON CIRCLE
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=20'	BDD	C03393	C10B

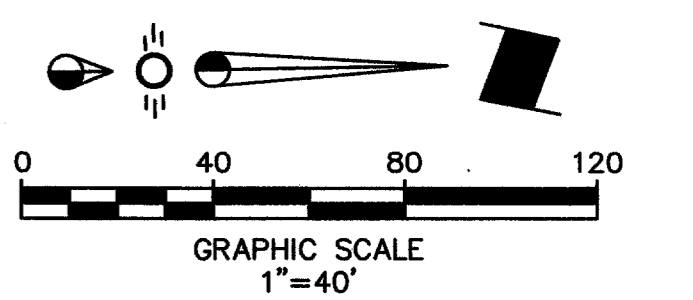
AS-BUILT
NOVEMBER 4, 2004

NOTE:
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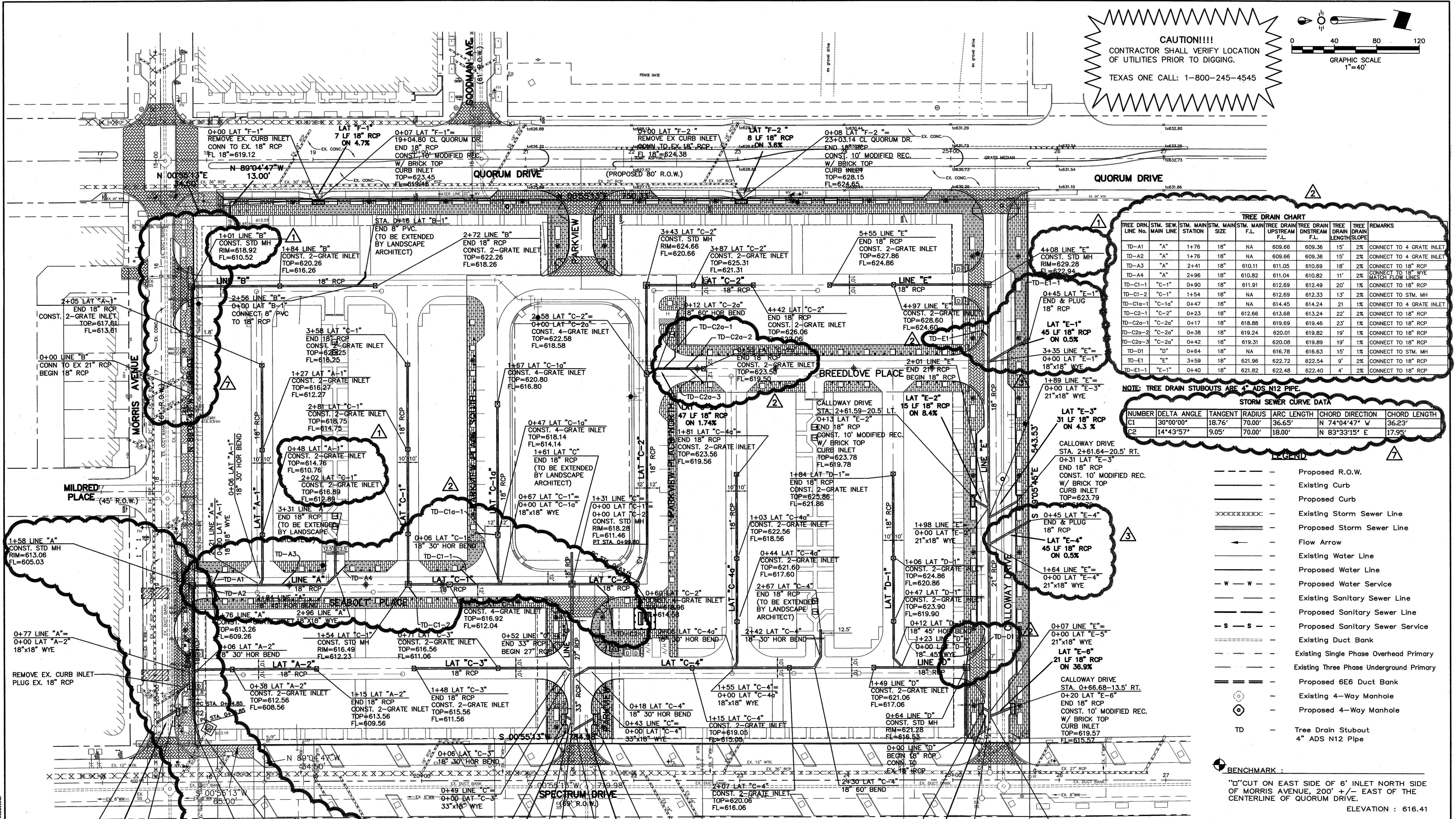


- 7 WIDENED PARALLEL PARKING 11/19/04
- 6 ADD CURB @ TREE WELL NOTE. 6/04/04

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TREE DRAIN CHART

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

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

STORM SEWER CURVE DATA

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

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

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

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

AS-BUILT
 NOVEMBER 4, 2004

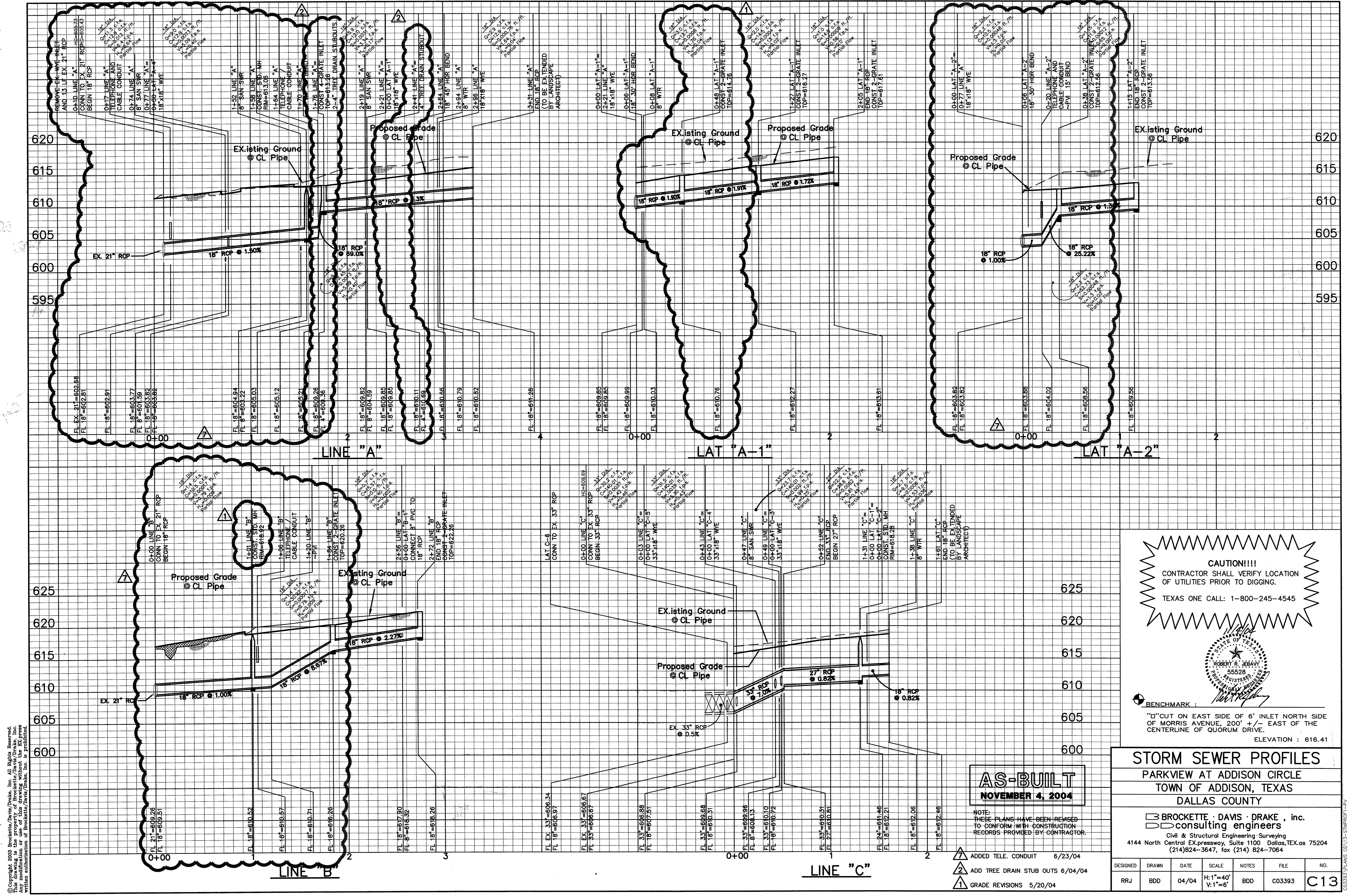
ROBERT R. EBAY
 55528
 11/4/04

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

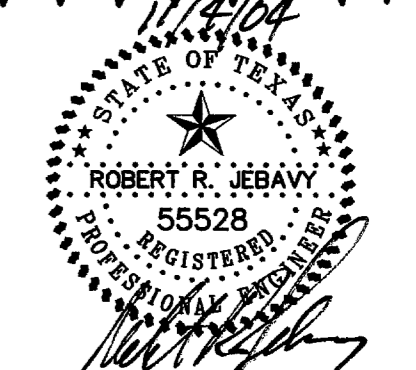
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- ③ RELOCATED STM. LAT. E-1 & E-4 6/04/04
- ② ADD TREE DRAIN STUB OUTS 6/04/04
- ① GRADE REVISIONS 5/20/04
- ④ ADDED TELE. CONDUIT 6/23/04



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

AS-BUILT
 NOVEMBER 4, 2004

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

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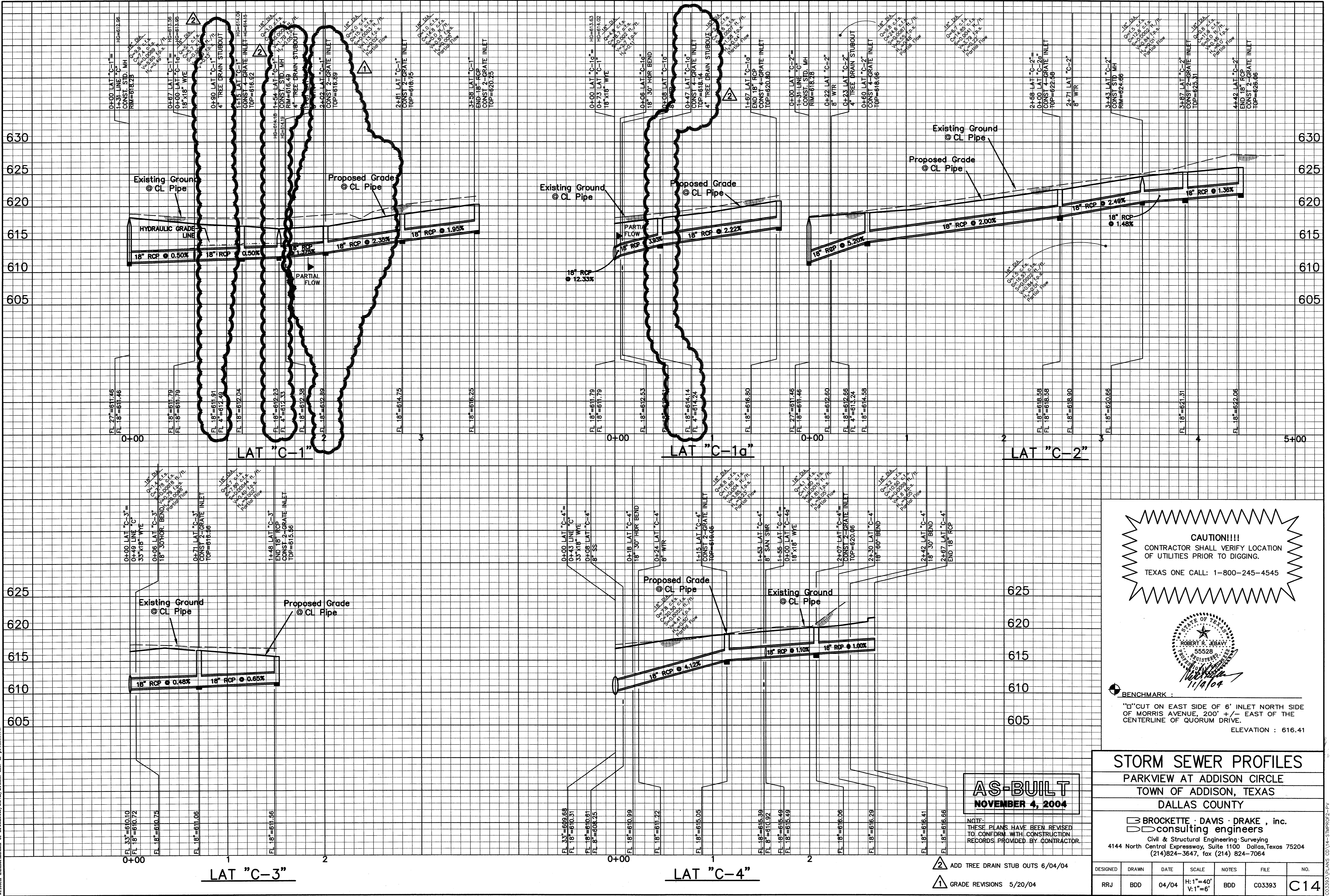
AS-BUILT
 NOVEMBER 4, 2004

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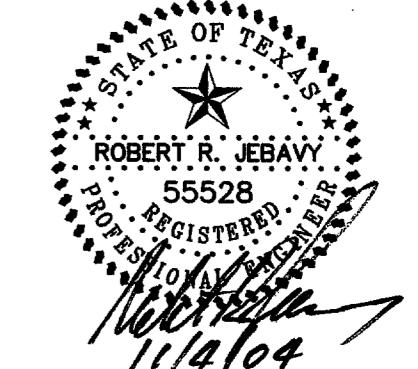
- ▲ ADDED TELE. CONDUIT 6/23/04
- ▲ ADD TREE DRAIN STUB OUTS 6/04/04
- ▲ GRADE REVISIONS 5/20/04

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

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BENCHMARK:
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 OF MORRIS AVENUE, 200' +/- EAST OF THE
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 ELEVATION: 616.41

STORM SEWER PROFILES
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AS-BUILT
 NOVEMBER 4, 2004

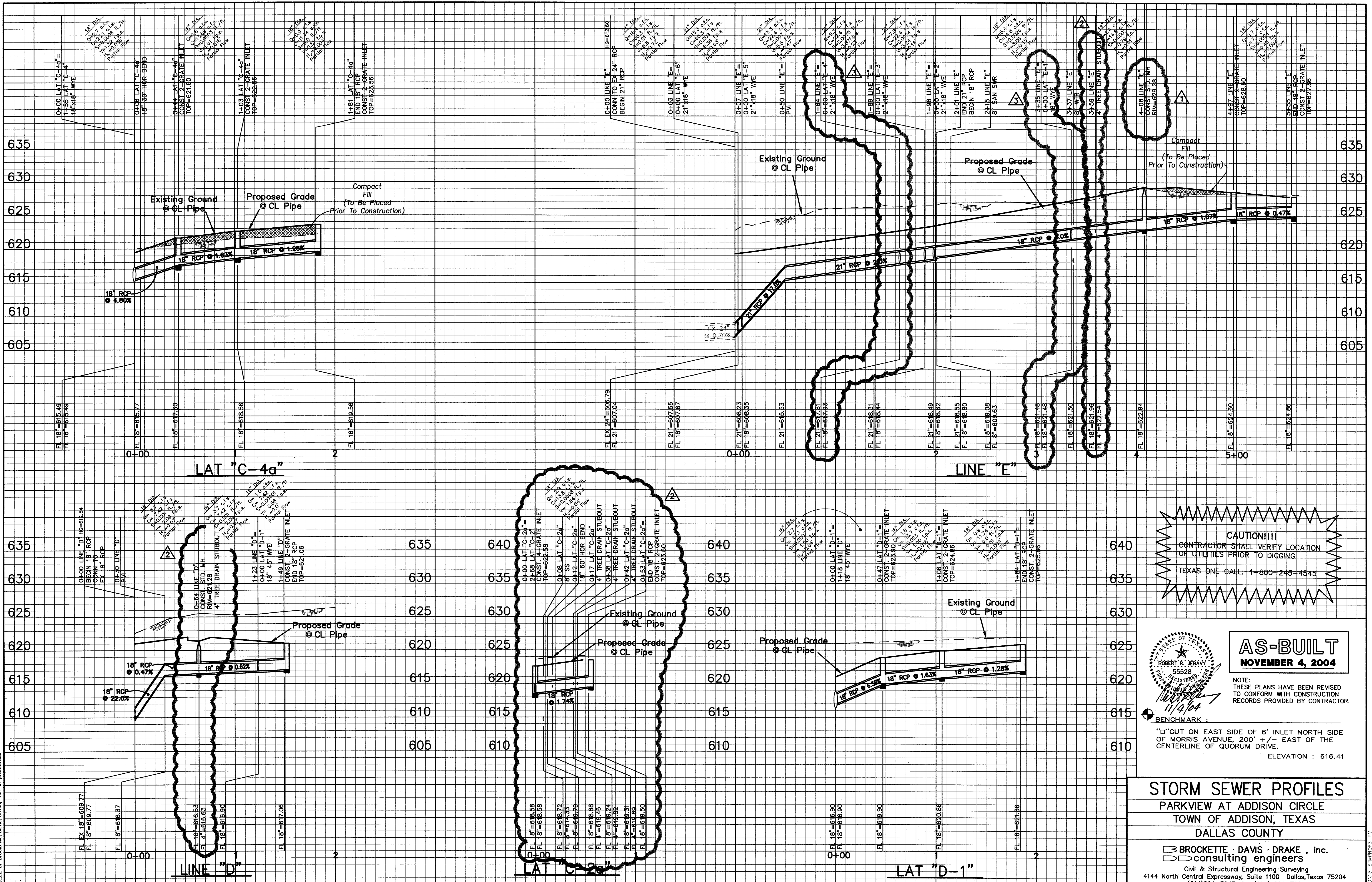
NOTE:
 THESE PLANS HAVE BEEN REVISED
 TO CONFORM WITH CONSTRUCTION
 RECORDS PROVIDED BY CONTRACTOR.

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

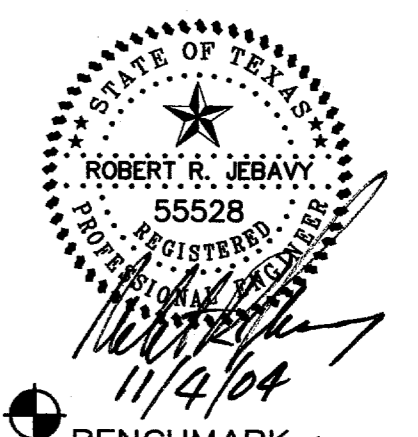
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H:1"=40' V:1"=6'	BDD	C03393	C14

C03393A PLANS CD\14-SWMP02-2-PR

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AS-BUILT
 NOVEMBER 4, 2004

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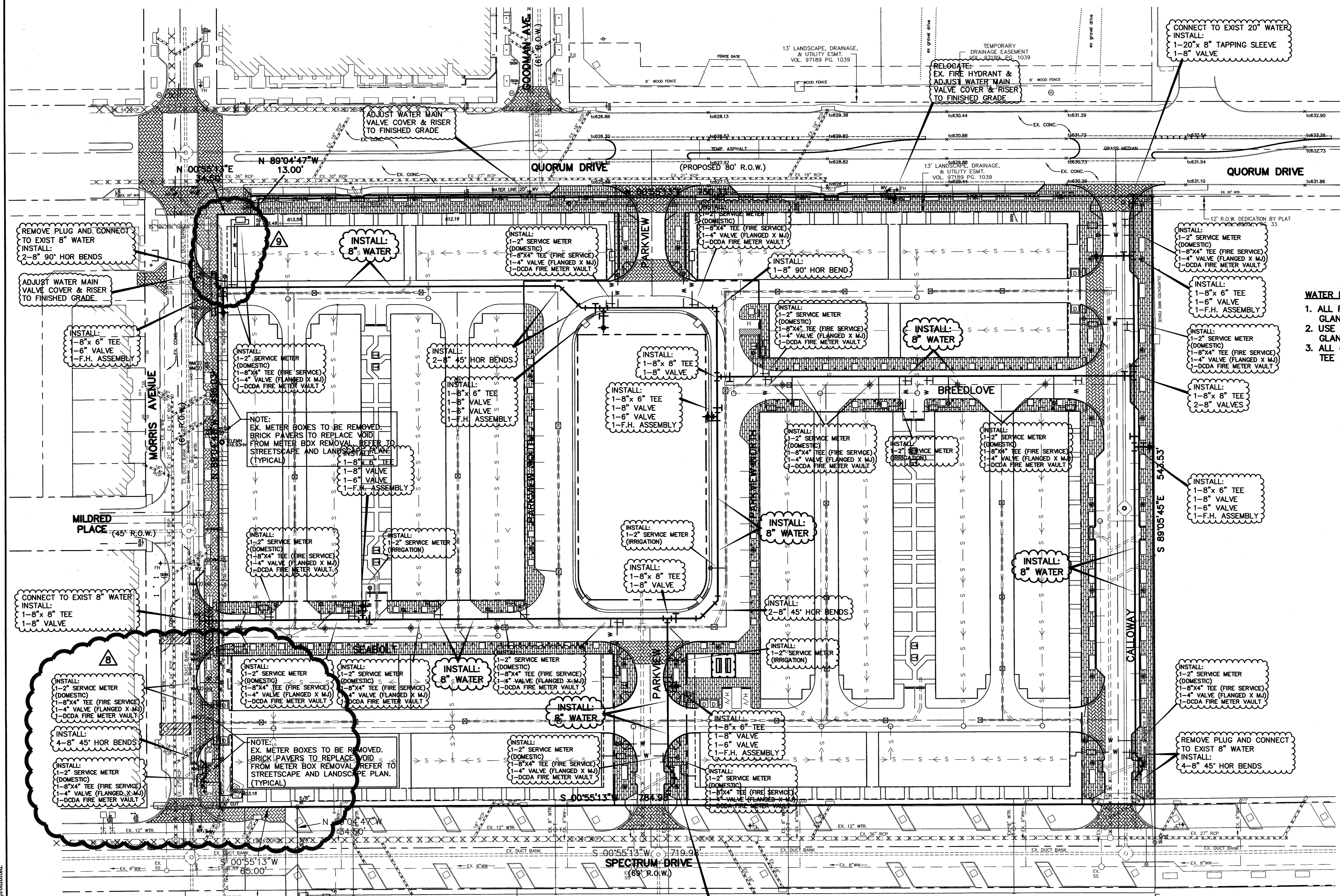
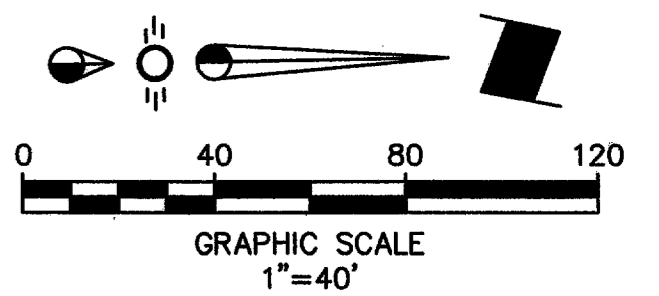
BENCHMARK:
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 ELEVATION: 616.41

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

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

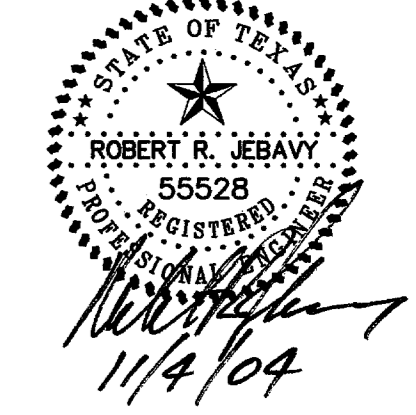
- 2 ADD TREE DRAIN STUB OUTS 6/04/04
- 1 GRADE REVISIONS 5/20/04
- 3 RELOCATED STM. LAT. E-1 & E-4 6/04/04



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

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

AS-BUILT
NOVEMBER 4, 2004



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

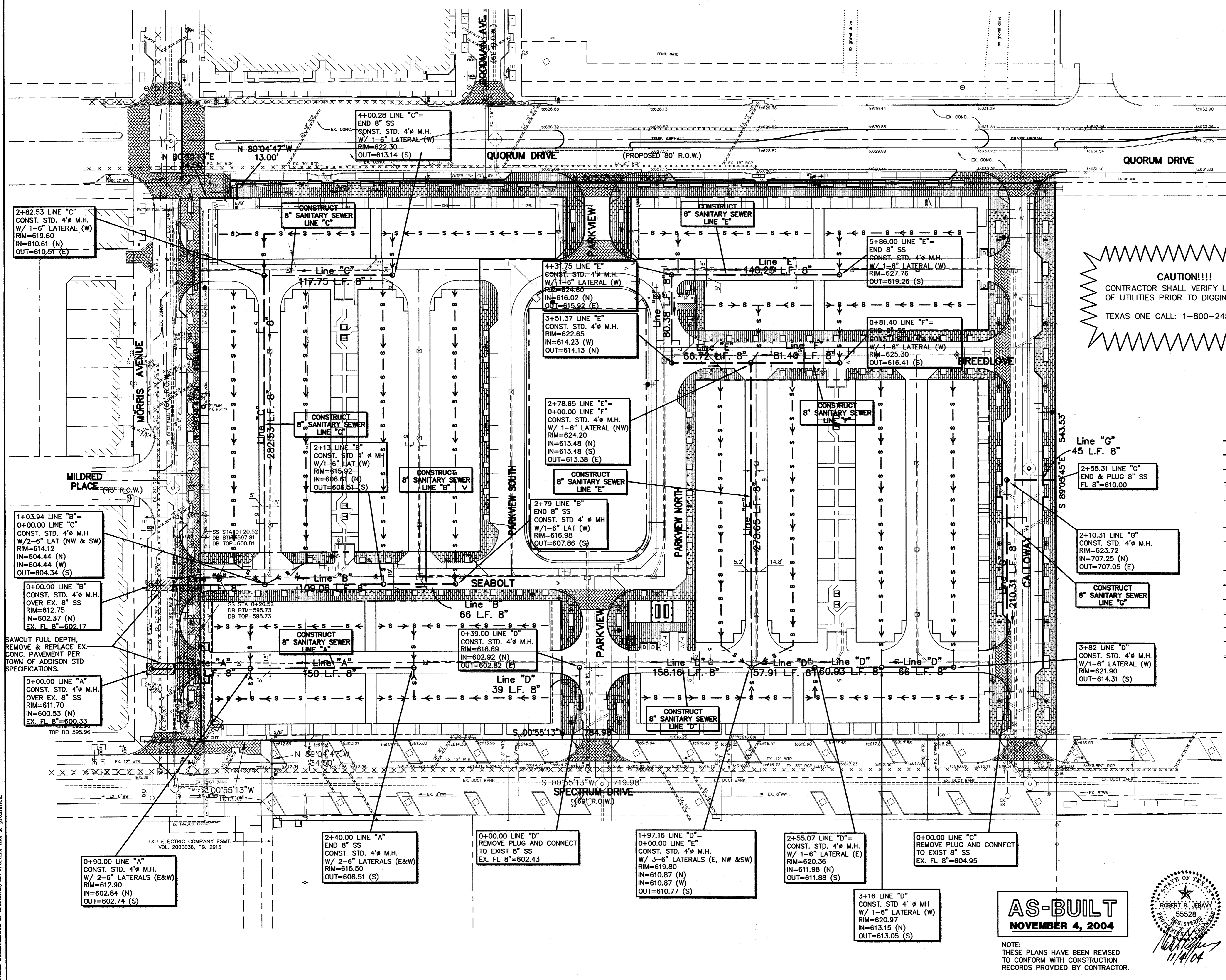
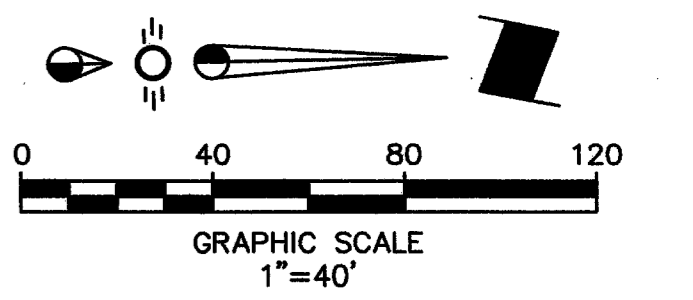
BENCHMARK:
"D" CUT ON EAST SIDE OF 6" INLET NORTH SIDE OF MORRIS AVENUE, 200' +/- EAST OF THE CENTERLINE OF QUORUM DRIVE.
ELEVATION: 616.41

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

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

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

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 TEXAS ONE CALL: 1-800-245-4545

LEGEND

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

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

SANITARY SEWER PLAN					
PARKVIEW AT ADDISON CIRCLE					
TOWN OF ADDISON, TEXAS					
DALLAS COUNTY					
Civil & Structural Engineering · Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214) 824-3647, fax (214) 824-7064					
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE
RRJ	BDD	04/04	1"=40'	BDD	C03393
					C17

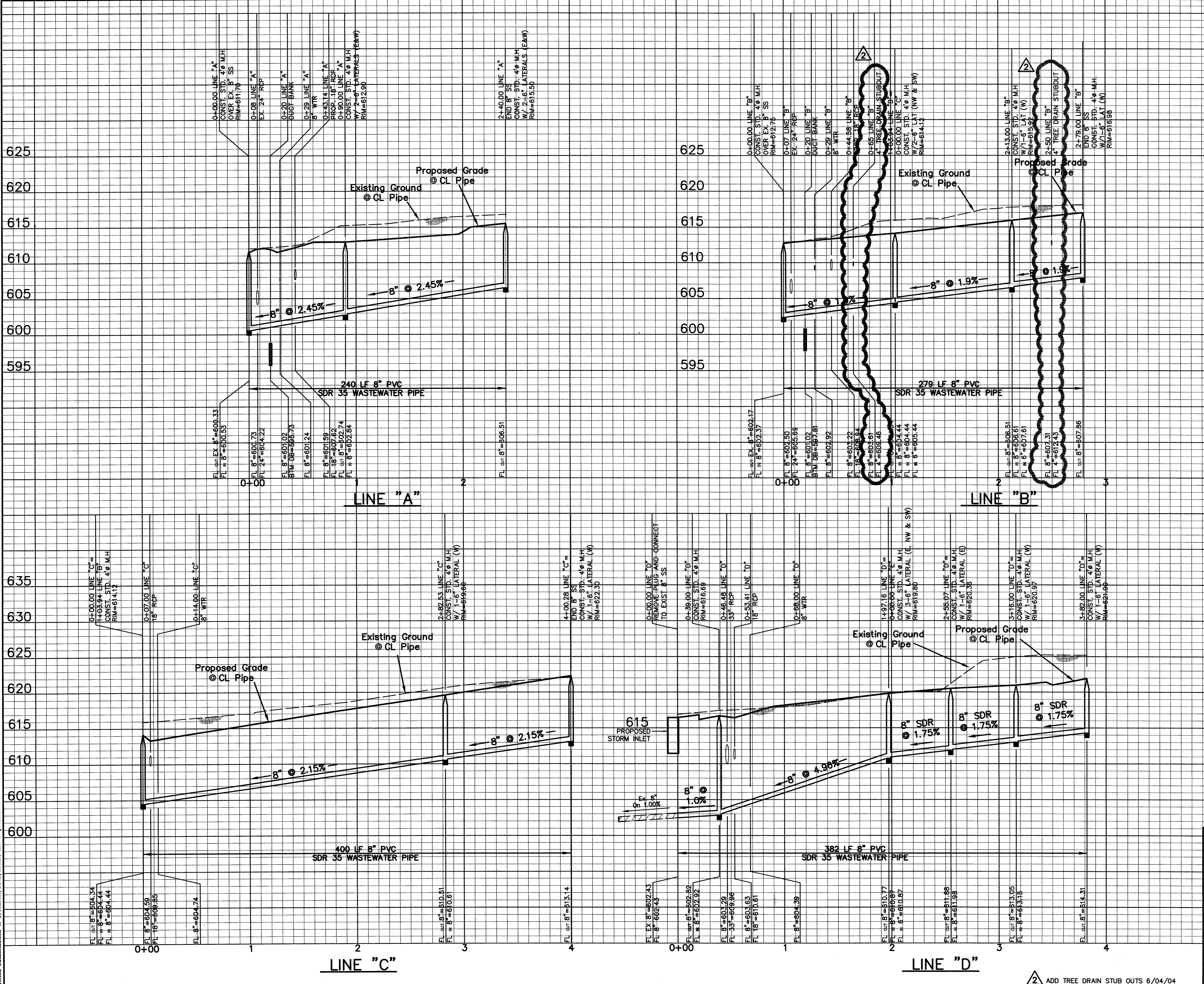
AS-BUILT
 NOVEMBER 4, 2004

NOTE:
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STATE OF TEXAS
 ROBERT R. JEBAY
 55528
 REGISTERED PROFESSIONAL ENGINEER
 11/14/04

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AS-BUILT
NOVEMBER 4, 2004

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ELEVATION: 616.41

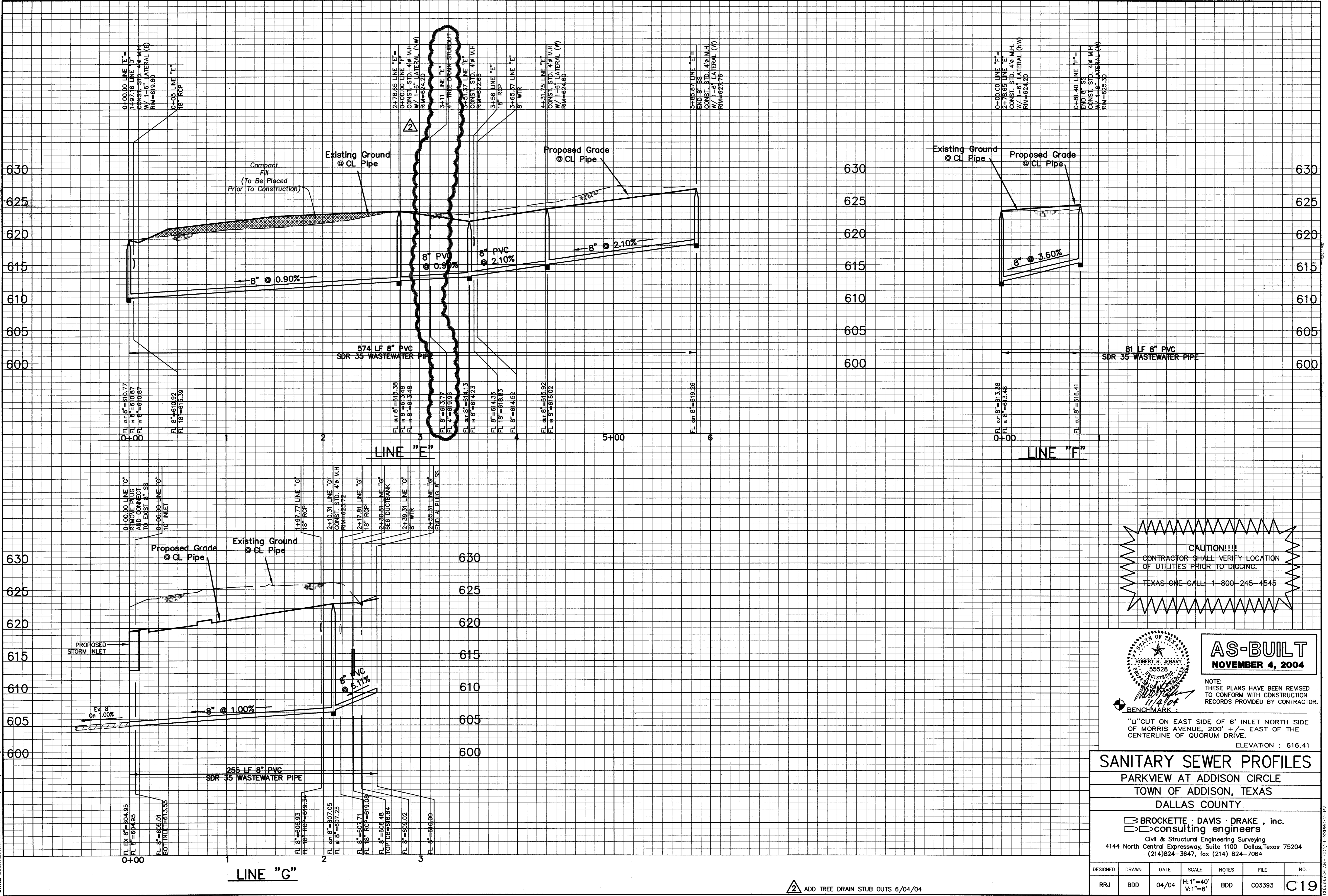
SANITARY SEWER PROFILES
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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Civil & Structural Engineering · Surveying
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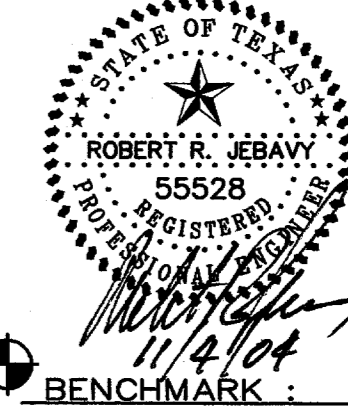
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	H: 1"=40' V: 1"=6'	BDD	C03393	C18

ADD TREE DRAIN STUB OUTS 6/04/04

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 NOVEMBER 4, 2004

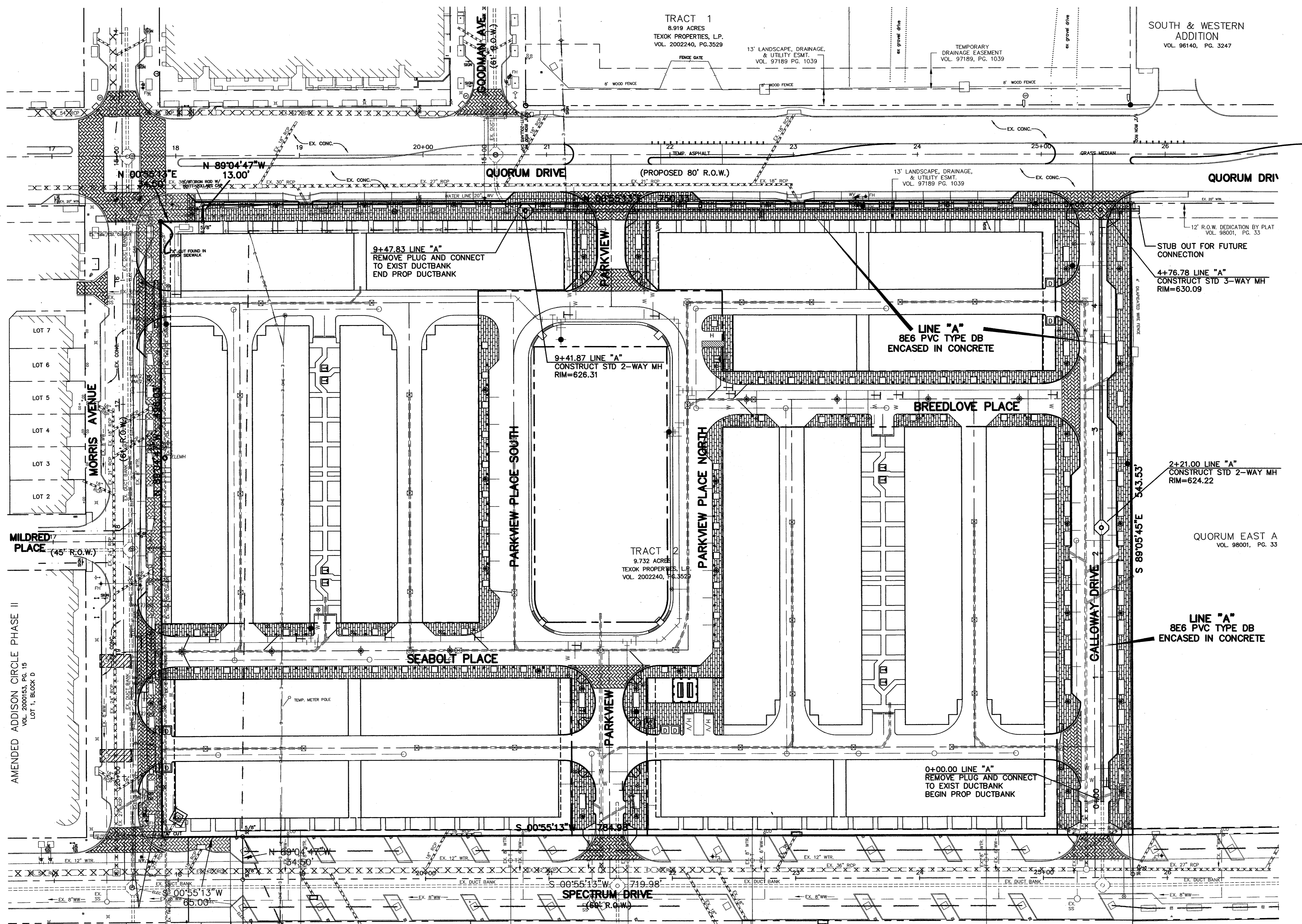
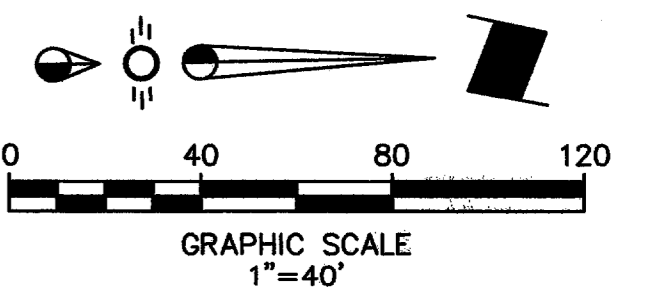
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 ELEVATION : 616.41

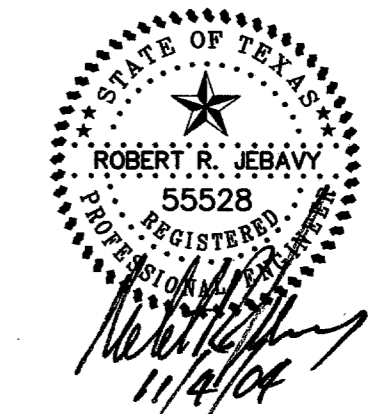
SANITARY SEWER PROFILES
 PARKVIEW AT ADDISON CIRCLE
 TOWN OF ADDISON, TEXAS
 DALLAS COUNTY

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



- LEGEND**
- Proposed R.O.W.
 - - - Existing Curb
 - - - Proposed Curb
 - XXXXXX Existing Storm Sewer Line
 - ===== Proposed Storm Sewer Line
 - Flow Arrow
 - - - Existing Water Line
 - - - Proposed Water Line
 - W - W - Proposed Water Service
 - - - Existing Sanitary Sewer Line
 - - - Proposed Sanitary Sewer Line
 - S - S - Proposed Sanitary Sewer Service
 - ===== Existing Duct Bank
 - - - Existing Single Phase Overhead Primary
 - - - Existing Three Phase Underground Primary
 - ===== Proposed 8E6 Duct Bank
 - Existing 4-Way Manhole
 - Proposed 4-Way Manhole



AS-BUILT
NOVEMBER 4, 2004

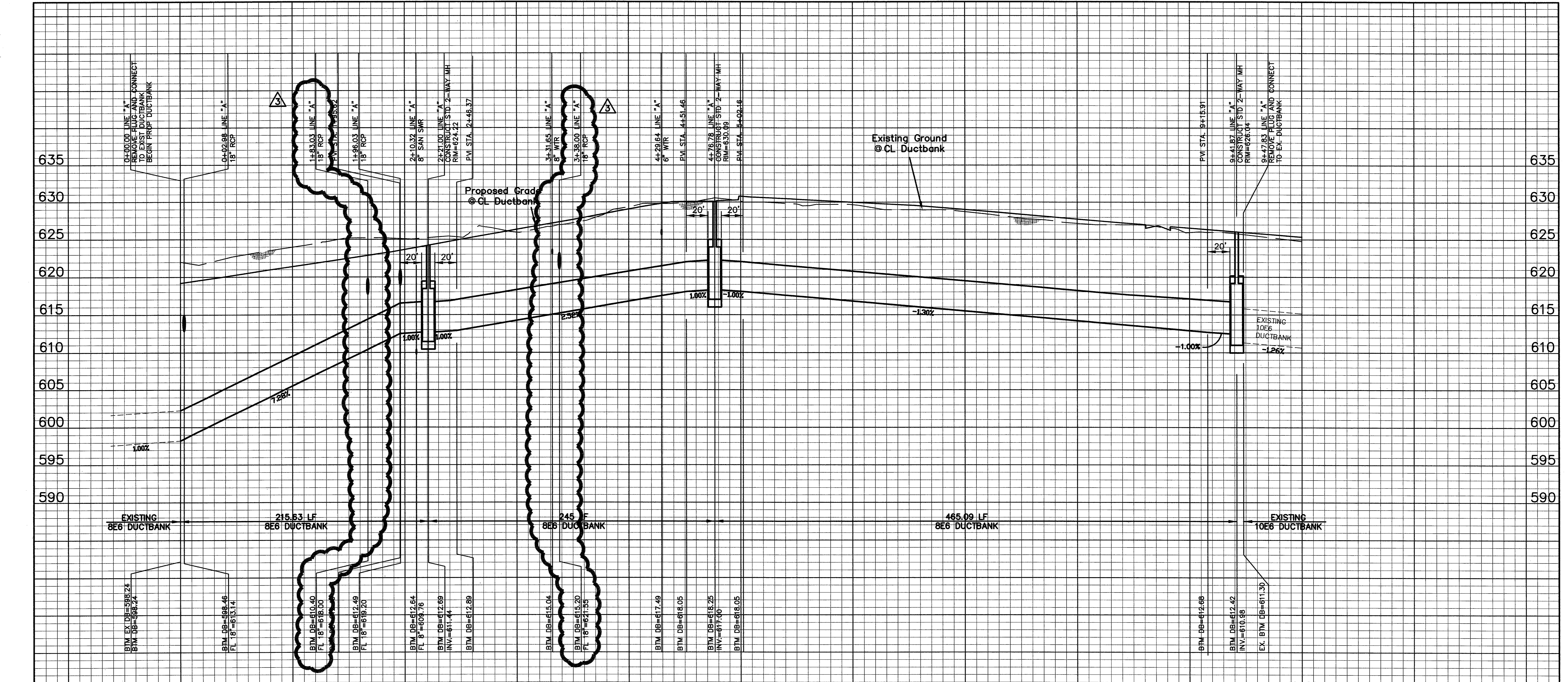
NOTE:
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RECORDS PROVIDED BY CONTRACTOR.

BENCHMARK :
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ELEVATION : 616.41

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

DUCTBANK PLAN						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE , inc.						
consulting engineers						
Civil & Structural Engineering · Surveying						
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204						
(214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C20

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BTM. EX. DB=598.24
 BTM. DB=598.24
 BTM. DB=598.46
 FL 18"=613.14
 BTM. CB. 601.86
 BTM. CB. 605.53
 BTM. CB. 609.19
 BTM. CB. 612.53
 BTM. CB. 612.98
 BTM. CB. 614.24
 BTM. CB. 615.15
 BTM. CB. 616.76
 BTM. CB. 618.01
 BTM. CB. 618.07
 BTM. CB. 617.49
 BTM. CB. 618.05
 BTM. DB=618.25
 INV.=617.00
 BTM. DB=618.05
 BTM. CB. 614.83
 BTM. CB. 614.18
 BTM. CB. 613.56
 BTM. DB=612.68
 BTM. DB=612.42
 INV.=610.98
 EX. BTM. DB=611.30

DUCT BANK LINE "A"

AS-BUILT
NOVEMBER 4, 2004

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

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

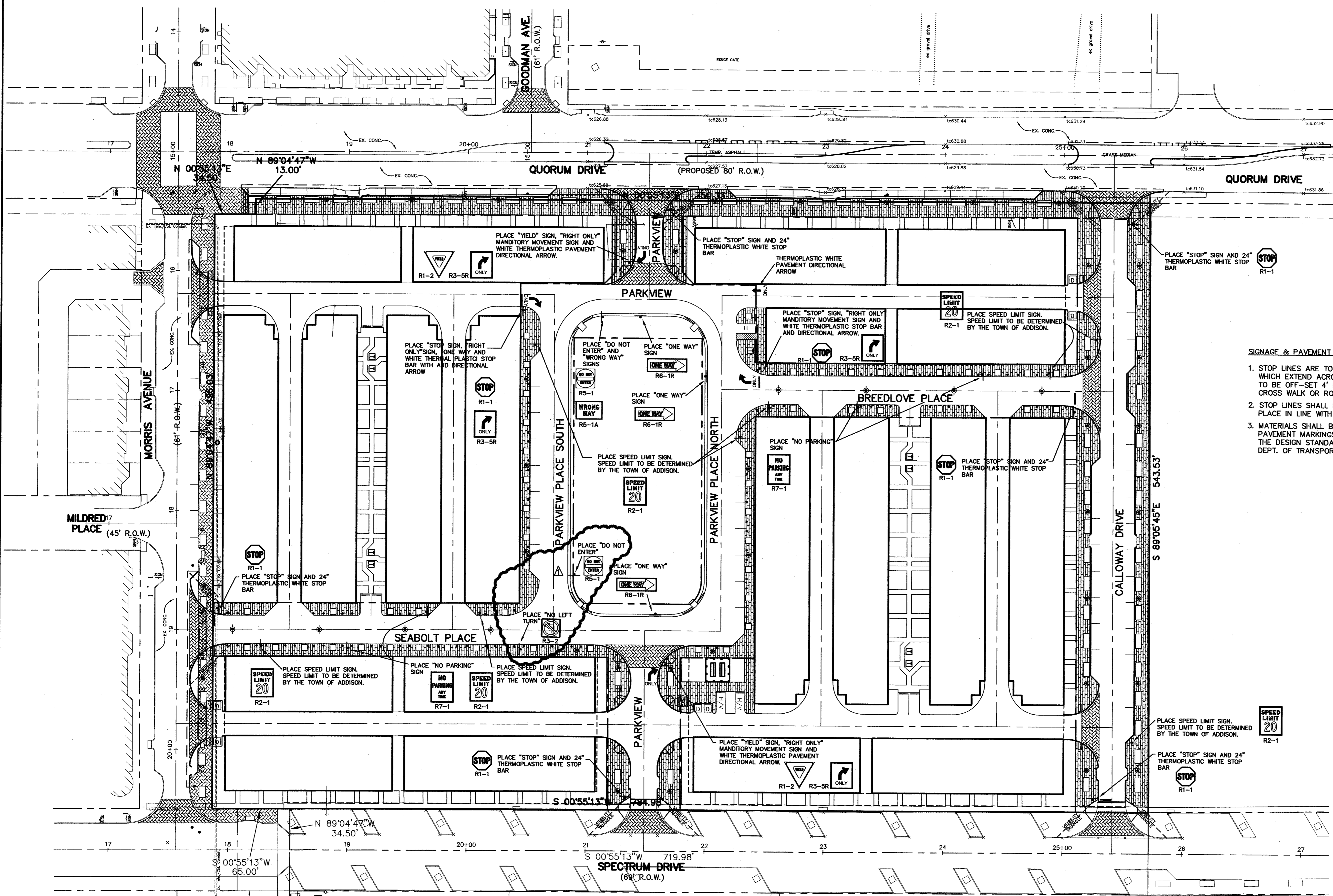
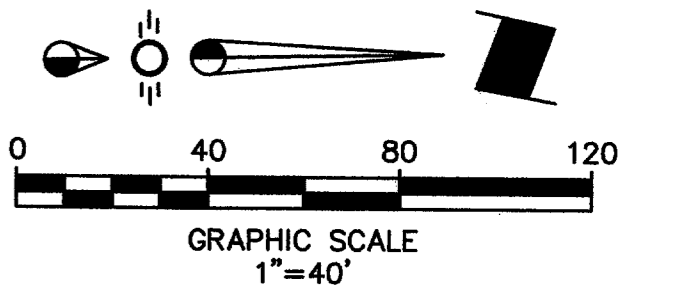
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3 RELOCATED STM. LAT. E-1 & E-4 6/04/04

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

C03393\PLANS\CD\1-DBPROF1-2V



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

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

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

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

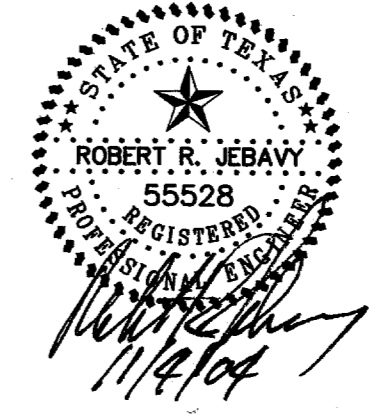
PERMANENT TRAFFIC SIGNS AND PAVEMENT MARKING PLAN
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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◇ consulting engineers
Civil & Structural Engineering Surveying
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C22

AS-BUILT
NOVEMBER 4, 2004

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

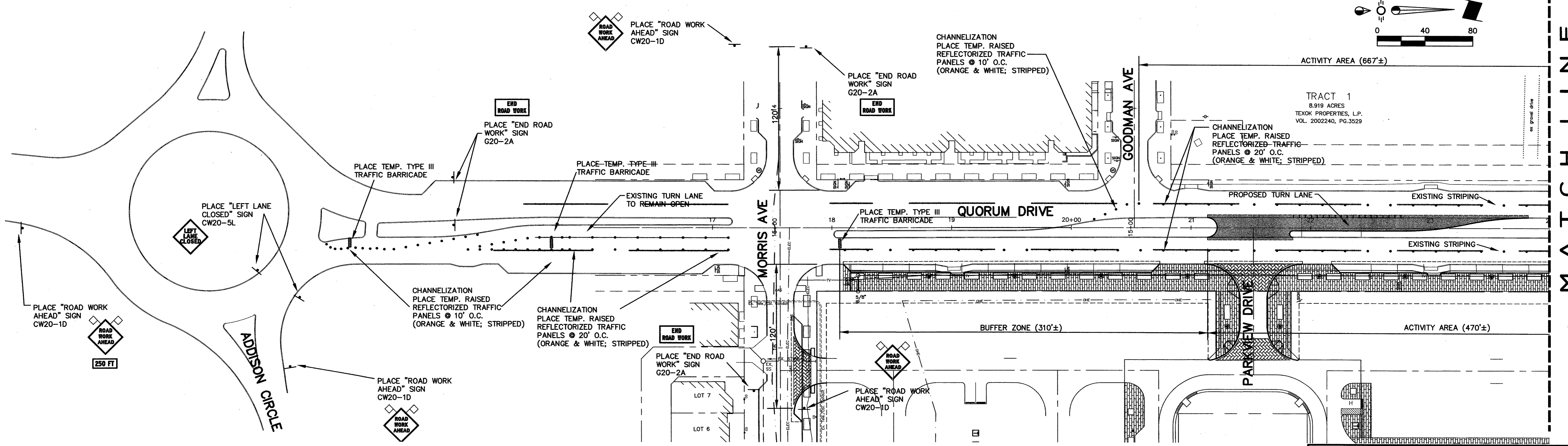
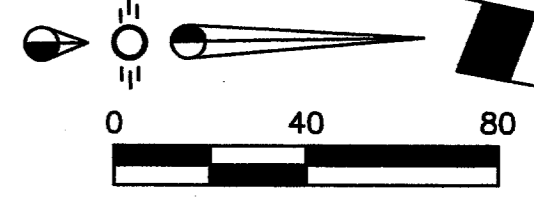
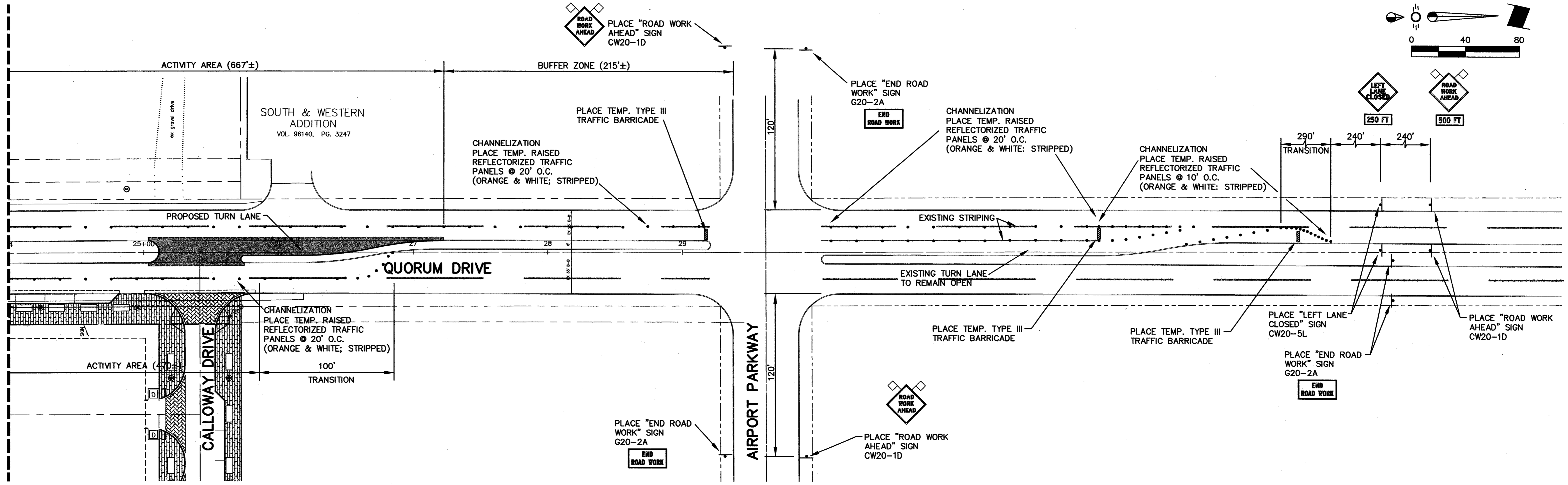
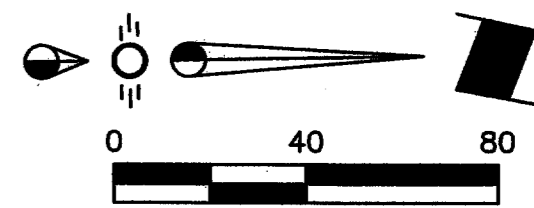


▲ ADD TRAFFIC SIGNS AND MOVE STOP BARS

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

MATCH LINE

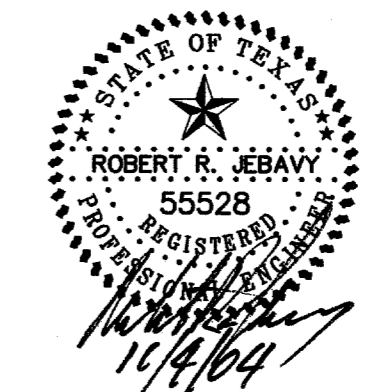


MATCH LINE

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AS-BUILT
NOVEMBER 4, 2004

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

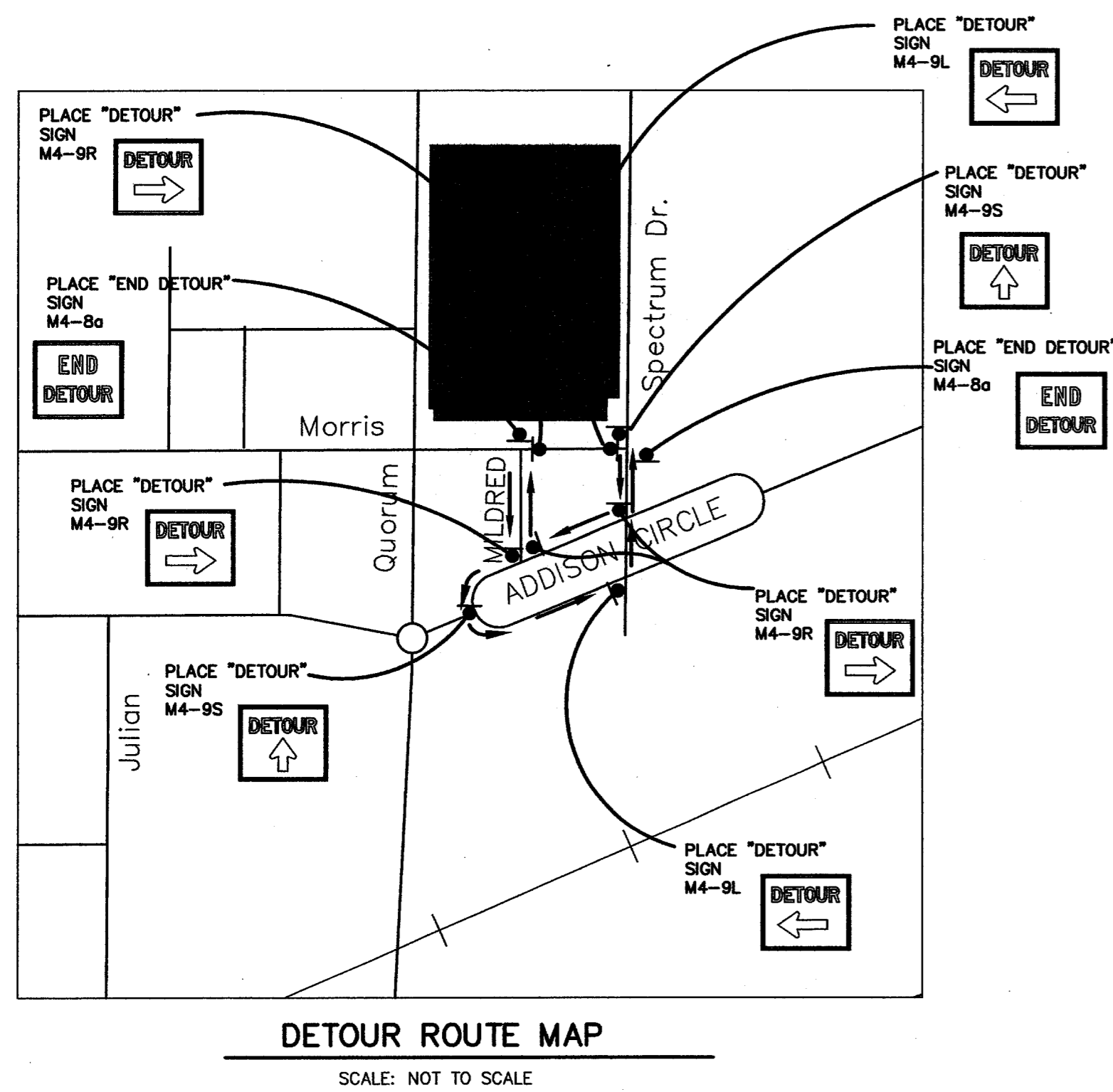
NOTE:
ALL ADA ACCESSIBLE ROUTES SHALL HAVE
MAXIMUM 2% CROSS SLOPES AND MAXIMUM
5% LONGITUDINAL SLOPE.

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

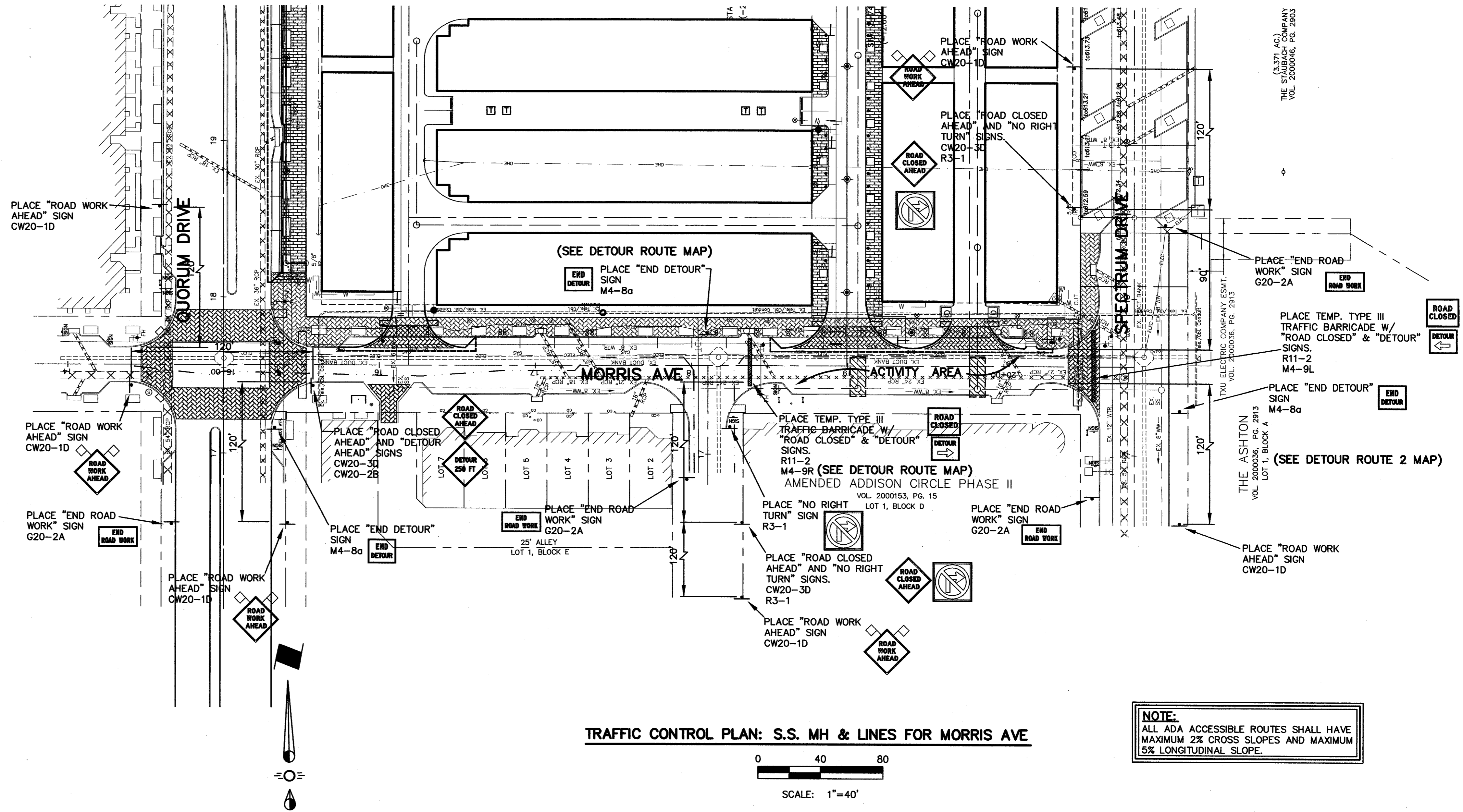
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consulting engineers
Civil & Structural Engineering · Surveying
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(214)824-3647, fax (214) 824-7064

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

C03393A PLANS CD V23 - TRAFFIC CONTROL PLAN DR-1



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

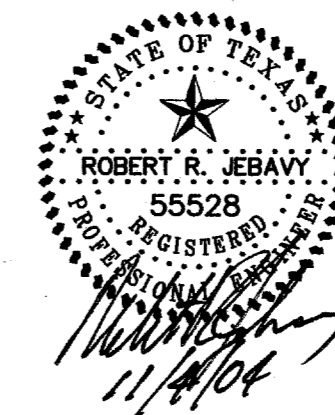


NOTE:
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BENCHMARK:
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ELEVATION : 616.41

AS-BUILT
NOVEMBER 4, 2004

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TRAFFIC CONTROL PLAN						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
<input checked="" type="checkbox"/> BROCKETTE · DAVIS · DRAKE , inc. <input checked="" type="checkbox"/> consulting engineers Civil & Structural Engineering: Surveying 4144 North Central Expressway, Suite 1100, Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C24

GENERAL CONSTRUCTION NOTES

- A. Prior to commencing construction, three sets of Approved Construction Plans (CNS Set) shall be provided to the Town of Addison Public Works Department. The owner or their authorized representative shall convene a pre-construction conference with the Town of Addison, the Consulting Engineer(s), Contractor(s), Utility Companies, and any other affected parties, at least 48 hours prior to the beginning of construction.

Table with 2 columns listing utility companies and their symbols: The Town of Addison, Oncor Gas and Electric, SBC (Southwestern Bell), TCI/Charter Cable, Comcast (AT&T), IUCI WorldCom, Brooks Cable, Explorer Pipeline.

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

- 1. The contractor, at their expense, shall repair any existing pavement, curb, irrigation system, landscaping, and/or sidewalks damaged or removed due to construction activity. 2. Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plat and iron pins shall be placed at block corners, curve points, and angle points in public right-of-way.

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

Table showing connection fees for various meter sizes: 0.75" = \$50.00, 1" = \$100.00, 1.5" = \$150.00, 2" = \$400.00, 3" = \$500.00, 4" = \$600.00, 6" = \$800.00, 8" = \$1,000.00, 10" = \$1,200.00.

Domestic (potable) Use:

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

Lawn Irrigation:

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

Fire Service:

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

Backflow Prevention Assemblies:

- 1. All water services (except fire services >2", see above) shall have the appropriate BPA installed immediately after the meter. If there are space limitations or other considerations that would preclude installation in that location, the BPA may be installed inside a building or other location. There may be no unprotected taps or tees into the service between the meter and the BPA.

- 4. The plumber, contractor, and/or owner is responsible for having the BPA tested upon installation and initiation of service by a Tester certified according to TCEQ Rules for the specific type of installation (i.e. Fireline, General). Thereafter, it will be the responsibility of the party paying the water bill, to have the BPA tested as determined by the Town of Addison Utility Division based on type of device and Degree of Hazard. Reduced Pressure Zone Assemblies shall be tested at least annually.

WATER SERVICE Sizes 3/4" - 2"

- Contractors and/or plumbers are responsible for compliance with the following specifications: A. Meters shall be set within the Utility easement and clear of vehicular traffic flow and/or parking spaces. Curb stops are to be set 6"-8" below finished grade. B. To prevent the inflow of mud or silt into the box, 4"-6" of washed pea gravel shall be placed under the meter inside the box, allowing for 2"-6" of open space below the meter. Meter box shall be minimum 18" deep. (See Figure SM-1).

3/4" - 2" WATER SERVICE APPROVED MATERIALS and PROCEDURES

- 1. Double-strap bronze tapping saddle with CC. (AWWA taper) threads: Mueller #BR2B, Ford #202B, or McDonald #3825. Tap shall be set at 45° of vertical on the mainline. 2. Corporation stop with AWWA taper thread (CC) by conductive compression connection: Mueller H-15013 or B25008 (1.5", 2"), Mueller H-15008 or H25008 (3/4", 1"), Ford FB1000 or F1000 (1.5", 2", -6-G, -7-G respectively), 3/4", 1", -3-G, -4-G, respectively, McDonald 4701T or 4701BT.

WATER SERVICE Sizes >2"

- Contractors, plumbers, and/or developers are responsible for compliance with the following specifications: A. Provide and install mechanical joint tapping sleeve (such as Mueller H-615). Submittal and approval required if other. B. Provide and install tapping valve to meet Addison specification GV-95.1, for resilient wedge gate valve.

TOWN OF ADDISON SPECIFICATION #FH-95-1 FIRE HYDRANTS

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

- 1. General Design A. 3-way style consisting of 2 opposing hose nozzles separated by 1 pumper nozzle, dry barrel type. B. A clearly visible arrow and the word "OPEN" shall be cast in relief on the top of the hydrant. The hydrant shall be opened by turning the operating nut counter-clockwise. C. Operating nut shall be all bronze, one piece, pentagon measuring 1 1/4" from point to flat and at least 1 1/4" in height.

TOWN OF ADDISON SPECIFICATION #GV-95.1 RESILIENT SEATED GATE VALVES

All gate valves installed in the Town of Addison shall be of the resilient wedge type conforming to AWWA C502, Standard for Resilient Seated Gate Valves. In its most current revision. In addition, all valves shall include the following design criteria:

- 1. Wedge shall be cast or ductile iron, full encapsulated in synthetic rubber. 2. Wedge rubber shall be molded in place and permanently bonded to the iron without screws, rivets, or similar fasteners. 3. Wedge shall seat against seating surfaces arranged symmetrically about the centerline of the operating stem, so that seating is equally effective regardless of direction of pressure unbalance across the wedge.

WATER and SEWER SPECIFICATIONS

Water Mainline Piping

All mainline, fire line, and hydrant lead piping from 6-12 inches in diameter shall be AWWA C905-98 Molecularly Oriented PVC Pressure Pipe (Class 150 min., Class 200 for fire lines) with Cast Iron D.I. or when pipe penetrates meter vaults it shall be Ductile Iron. Pipe joints shall be rubber ring and integral thickened bell, assembled with a factory supplied lubricant. Cast iron fittings shall be mechanical restrained joint (EBAA Iron "Mega-Lug" or equal) type, and poly-wrapped (8 mil) prior to backfill. Three-inch pipe for fire line services shall be AWWA C900-75, DR-14, Class 200, PVC.

Embedment

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

Tracer

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

Backfill

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

Service Taps

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

Sanitary Sewer Pipe

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

Fittings

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

Embedment

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

Connections at Manholes

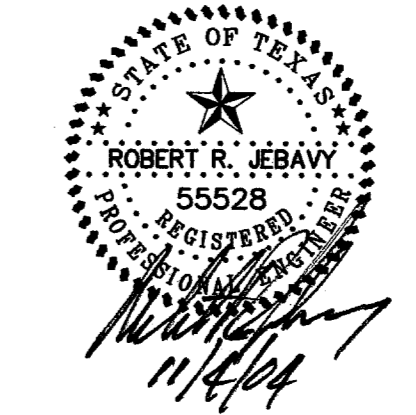
Manholes are to be poured in place with 6 sack minimum concrete mix. Asbestos cement sleeves or approved equal with rubber ring joint shall be used at pipe penetrations to provide positive watertight seals. Connections at existing manholes shall be cored.

Sewer Taps

The contractor or plumber shall make all taps in new or existing sewer mains. Water must be pumped out of tapping trench throughout the operation to prevent inflow of groundwater into the sewer system. Service taps shall be made with standard wye fittings set at 45° of vertical. Lateral lines shall be SDR 35 PVC laid on 1/4" per foot minimum grade to the property line. A double clean out shall be placed at the property line, and set at finished grade with an 18"x4" thick concrete locator pad poured in all non-pavement locations. Wyes, tees, and bends are to be encased in Class B concrete 6" thick. The Town must inspect tap prior to backfill operation. Backfill shall be 12" of sand placed by hand shovel only. After hand operation, the rest of the trench may be machine filled with select fill absent of any rocks or clods larger than 3" thick in diameter. Compaction in 8" loose lifts to 95% Standard Proctor Density, with 0% to +3% Optimum Moisture.

AS-BUILT NOVEMBER 4, 2004

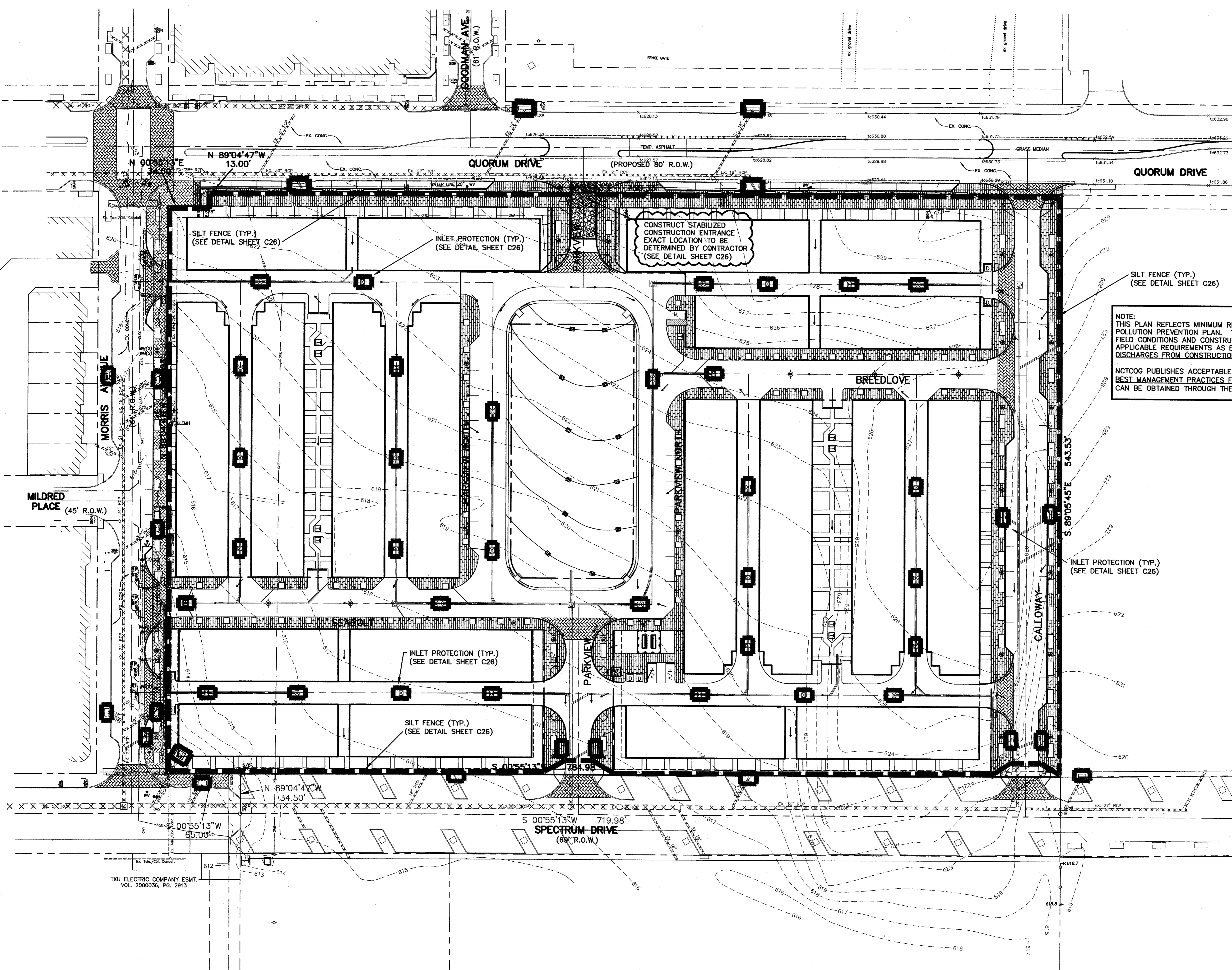
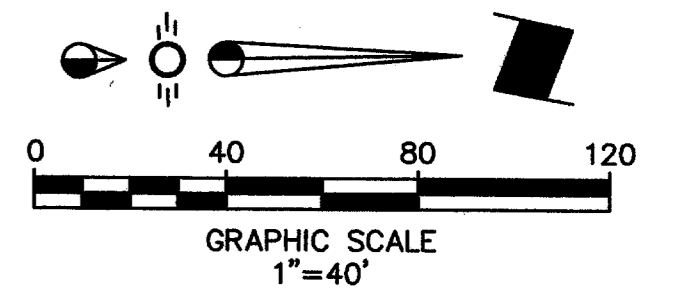
NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.



GENERAL NOTES PARKVIEW AT ADDISON CIRCLE TOWN OF ADDISON, TEXAS DALLAS COUNTY

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

Table with 7 columns: DESIGNED, DRAWN, DATE, SCALE, NOTES, FILE, NO. Row 1: RRJ, BDD, 04/04, AS NOTED, BDD, C03393, C25

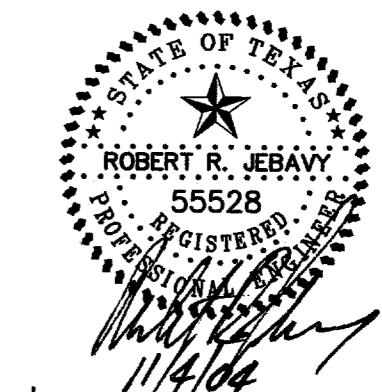


NOTE:
 THIS PLAN REFLECTS MINIMUM REQUIREMENTS ONLY, AND DOES NOT CONSTITUTE A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS REQUIRED BY FIELD CONDITIONS AND CONSTRUCTION SCHEDULING. THE CONTRACTOR SHALL COMPLY FULLY WITH ANY APPLICABLE REQUIREMENTS AS ESTABLISHED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

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

LEGEND

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



AS-BUILT
 NOVEMBER 4, 2004

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

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

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

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

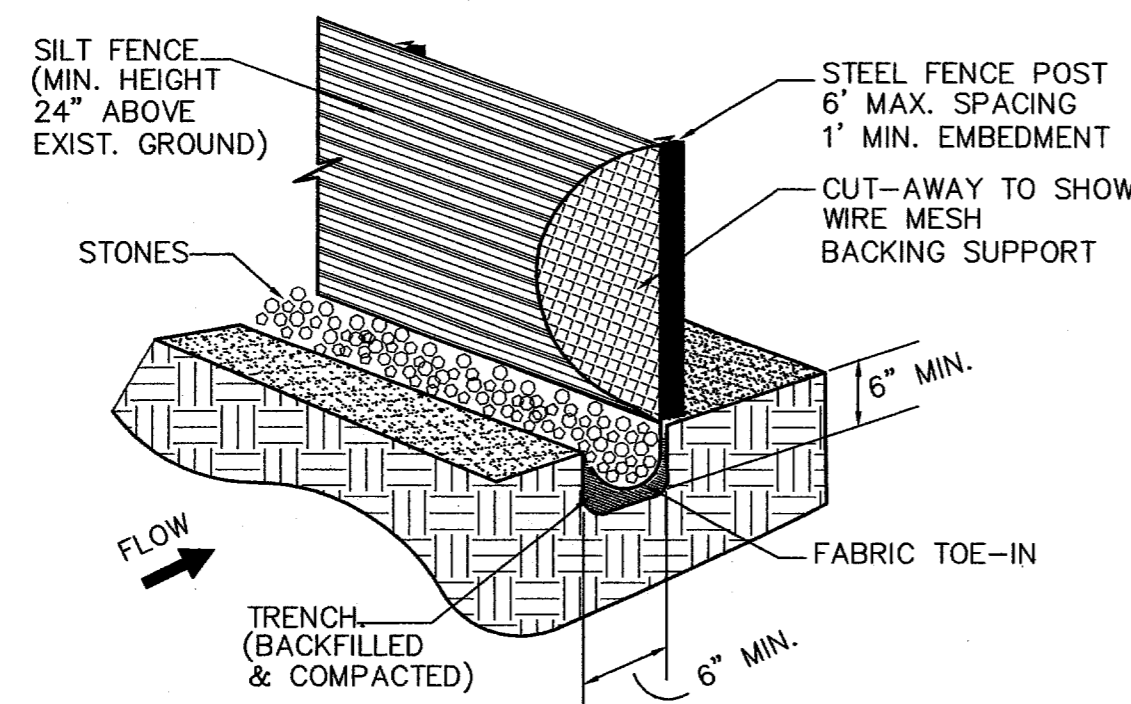
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	1"=40'	BDD	C03393	C26

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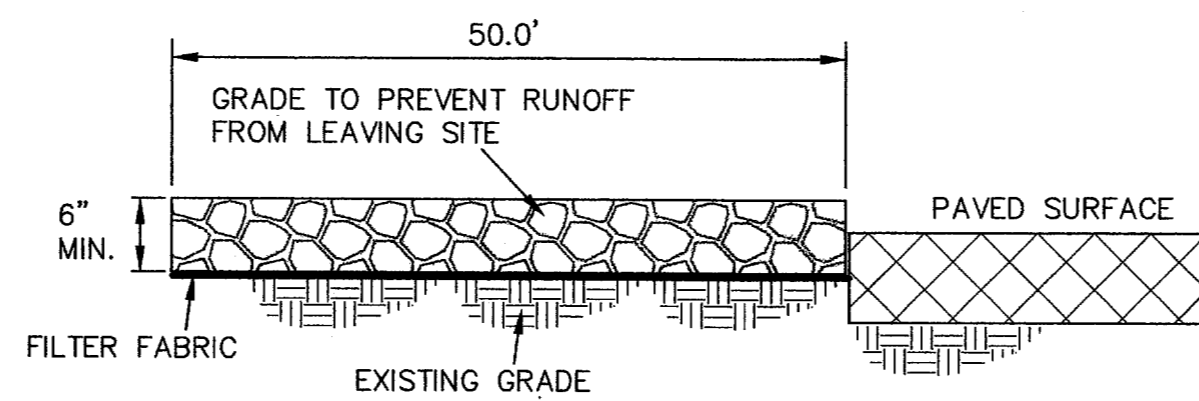
TXU ELECTRIC COMPANY ESMT.
 VOL. 2000036, PG. 2913

CONSTRUCTION NOTES – SILT FENCE

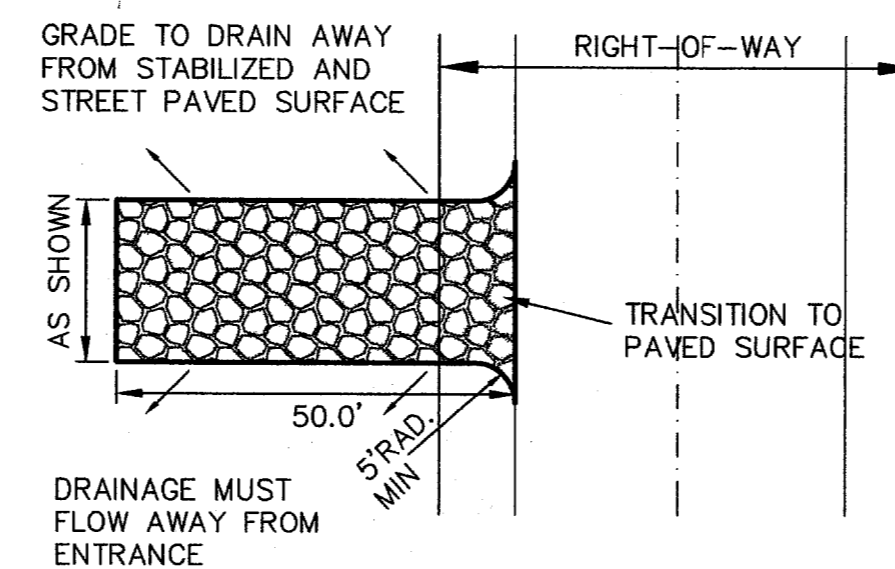
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT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



SILT FENCE DETAIL
NTS



PROFILE VIEW
NTS



PLAN VIEW
NTS

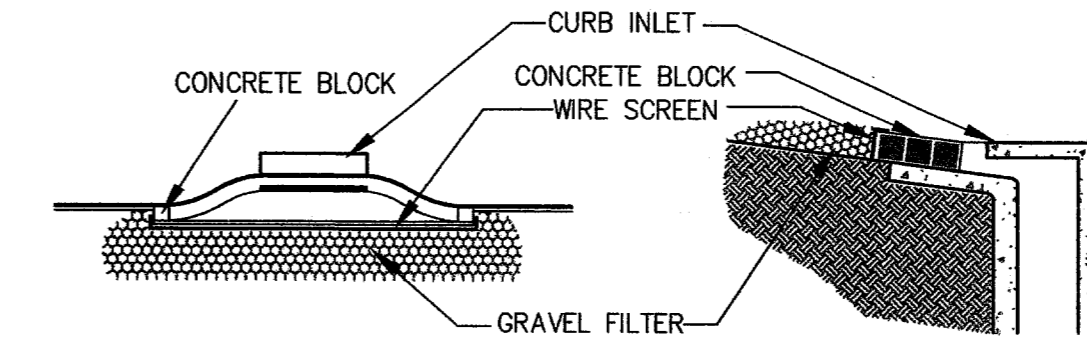
CONSTRUCTION NOTES – STABILIZED CONSTRUCTION ENTRANCE

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

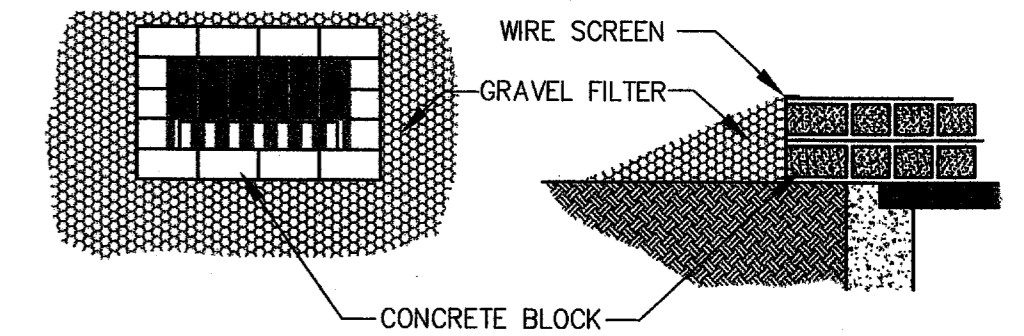
STABILIZED CONSTRUCTION ENTRANCE
NTS

CONSTRUCTION NOTES – INLET PROTECTION

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



CURB INLET PROTECTION
NTS

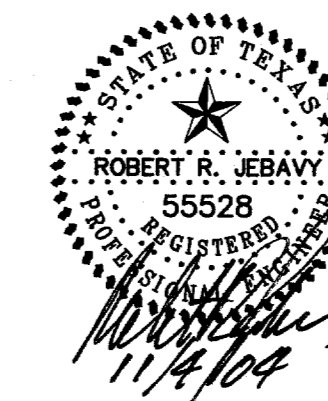


GRATE INLET PROTECTION
NTS

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

AS-BUILT
NOVEMBER 4, 2004

NOTE:
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EROSION CONTROL DETAILS

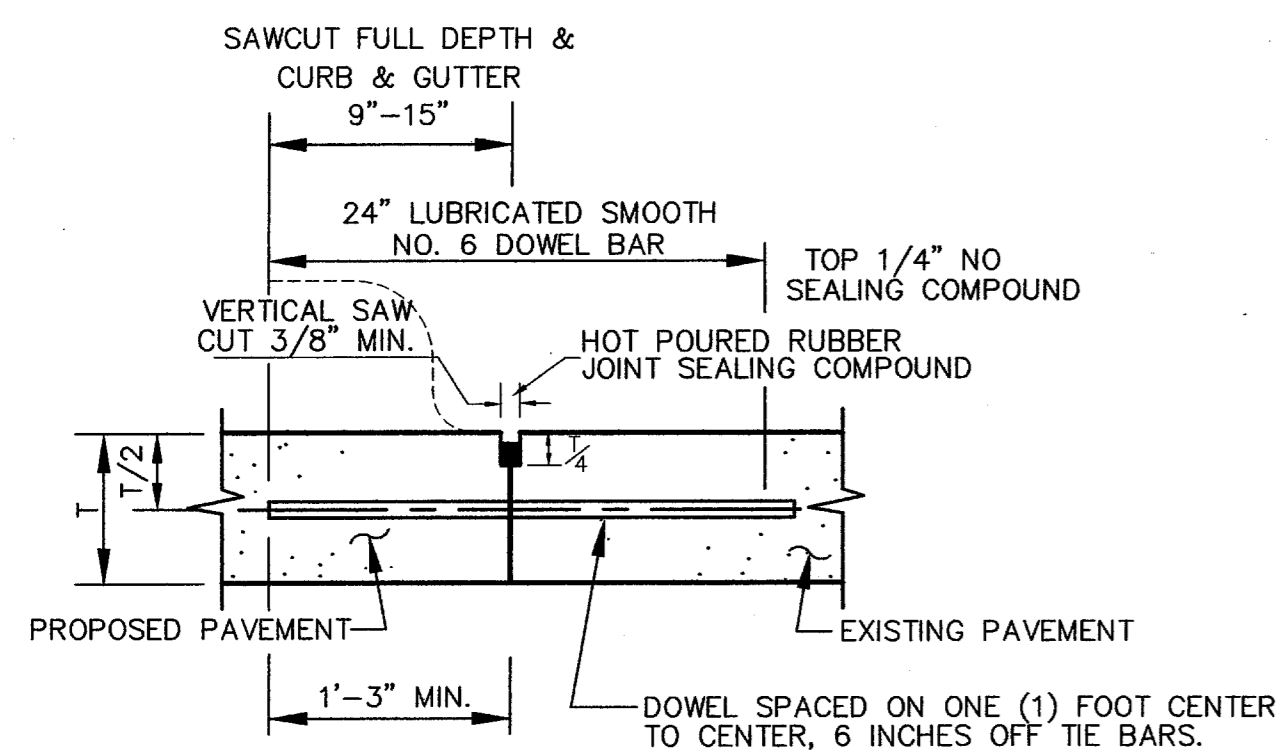
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS

DALLAS COUNTY

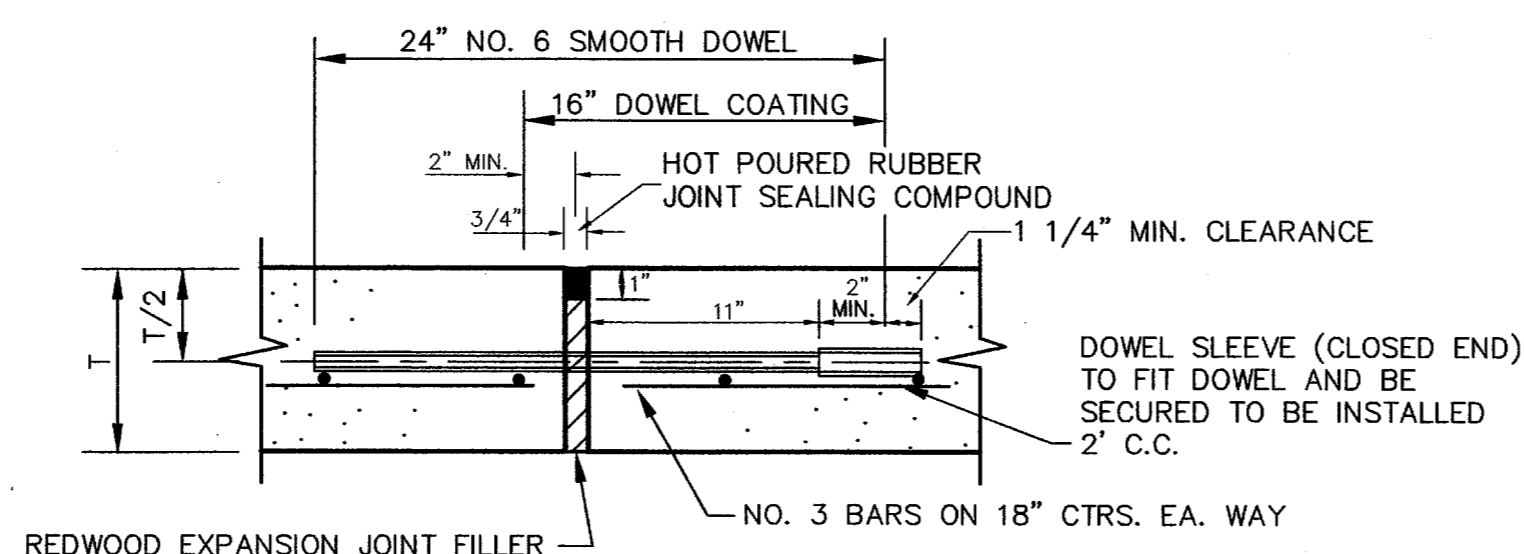
BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers

Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS NOTED	BDD	C03393	C27

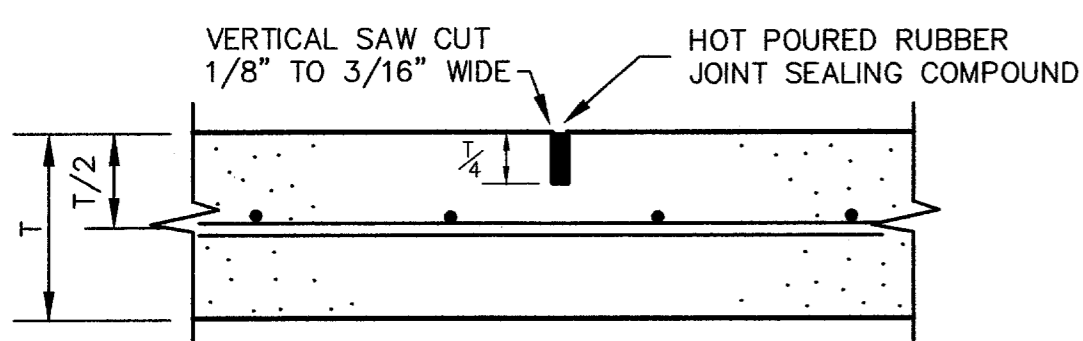


LONGITUDINAL BUTT JOINT
N.T.S.

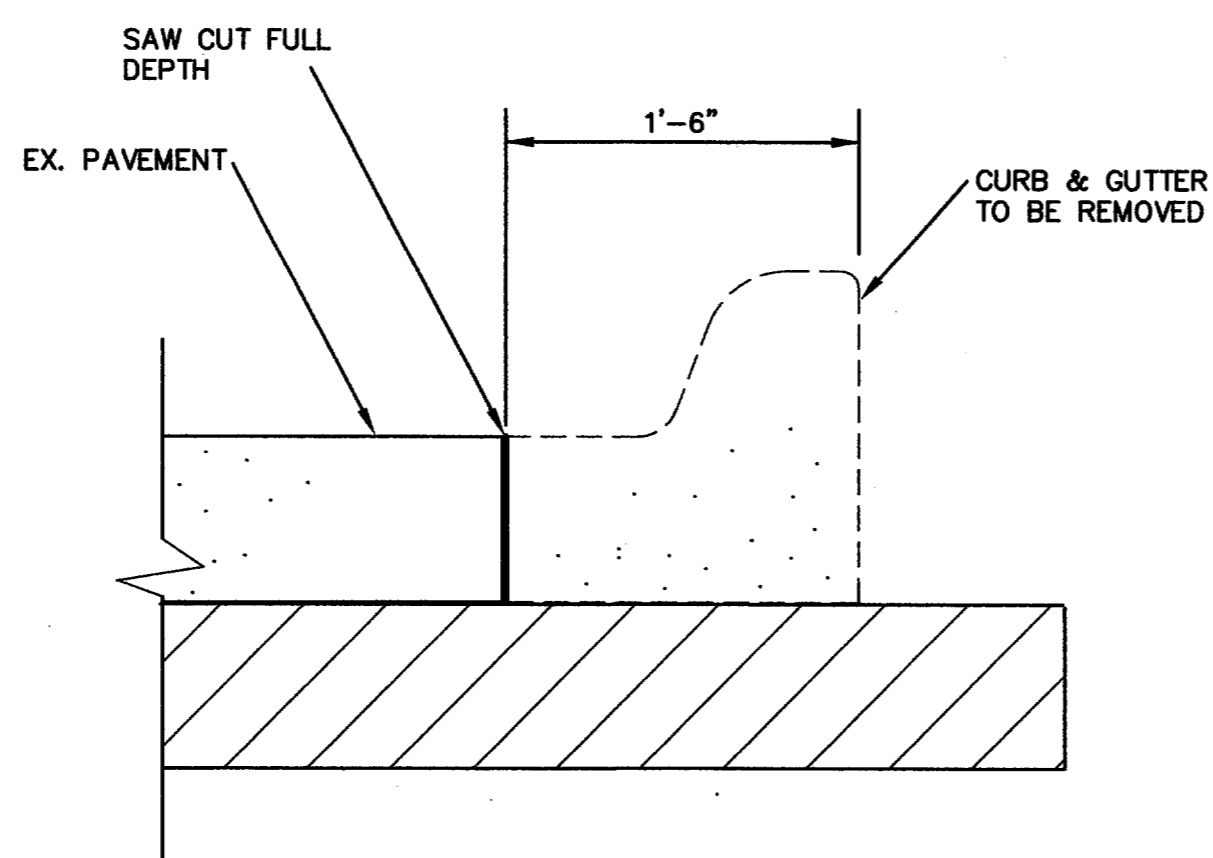


EXPANSION JOINT
N.T.S.

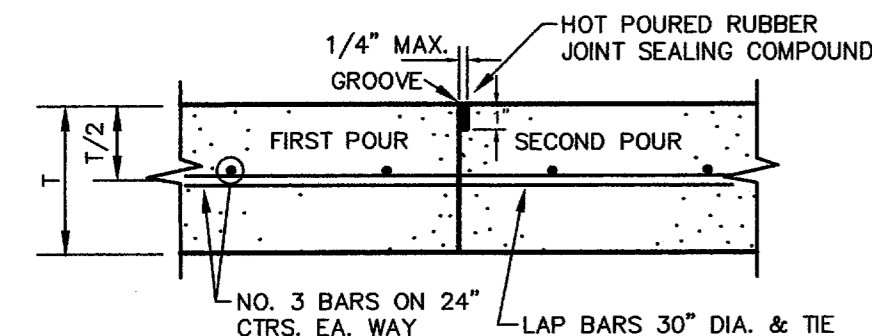
- NOTES:
 1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 4.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



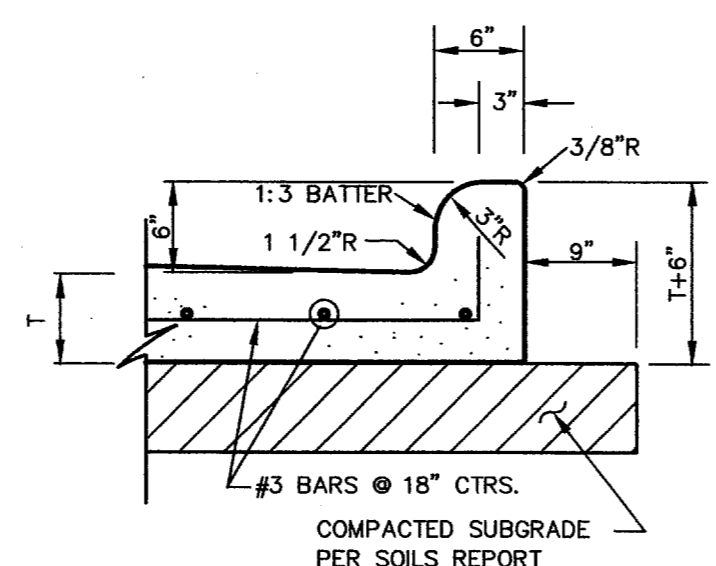
SAWED DUMMY (CONTROL) JOINT
N.T.S.



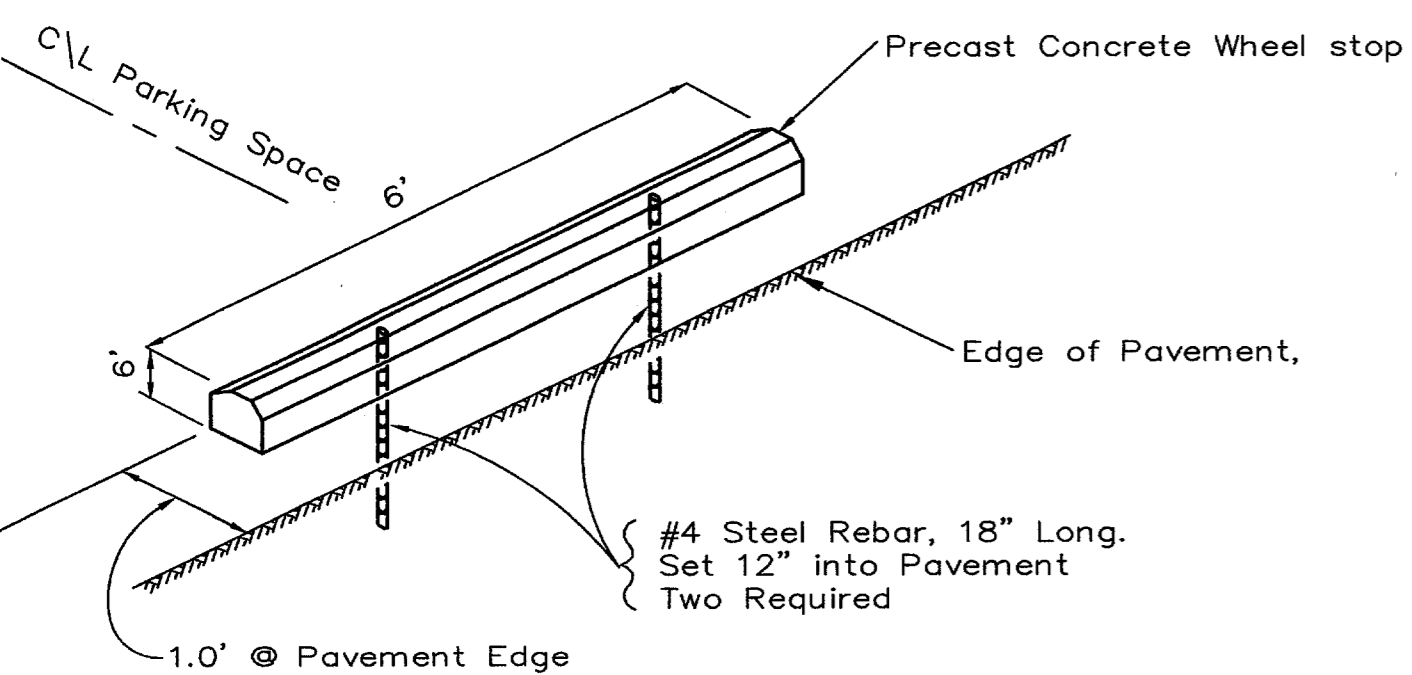
TYPICAL SAWCUT SECTION
NOT TO SCALE



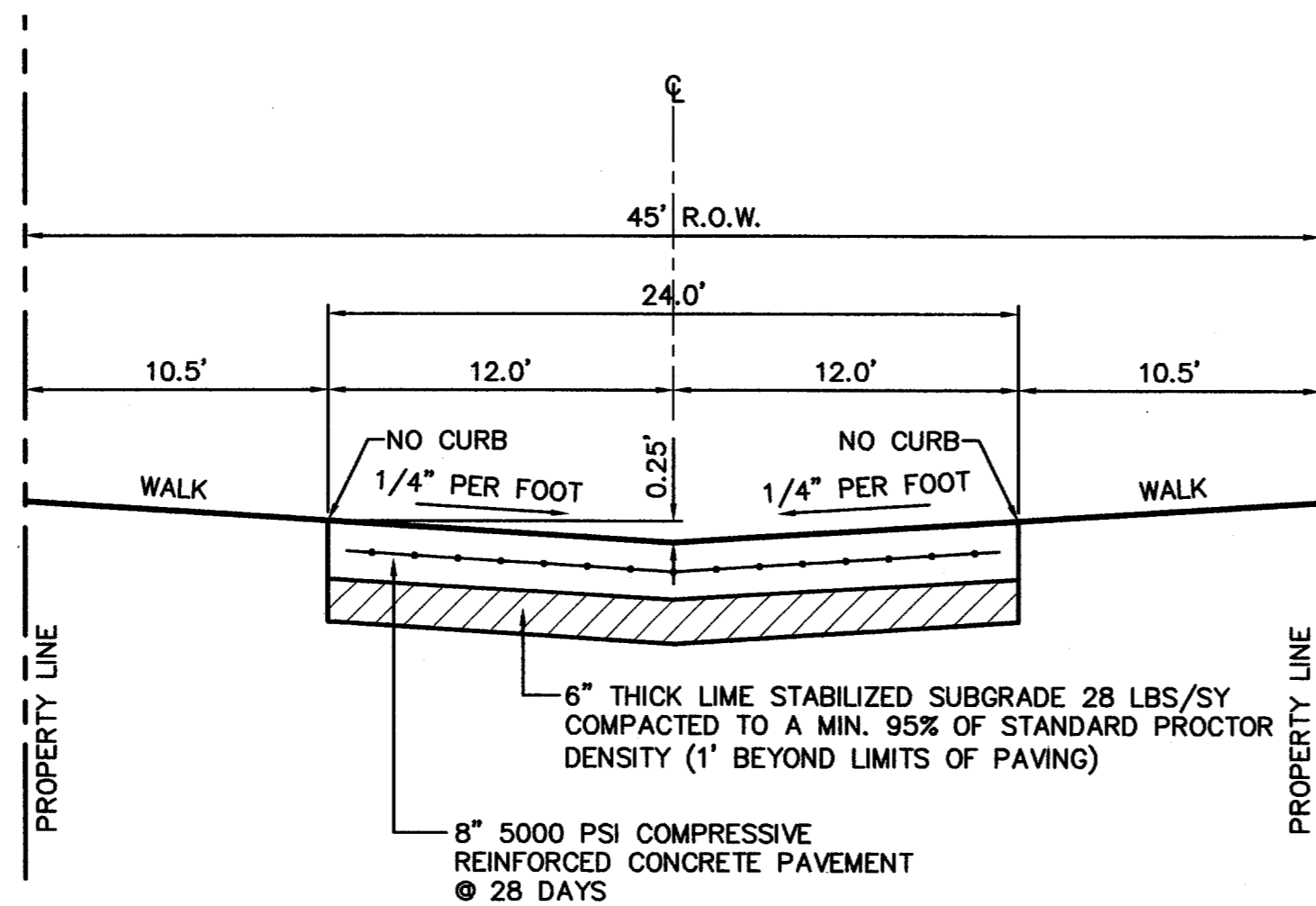
CONSTRUCTION JOINT
N.T.S.



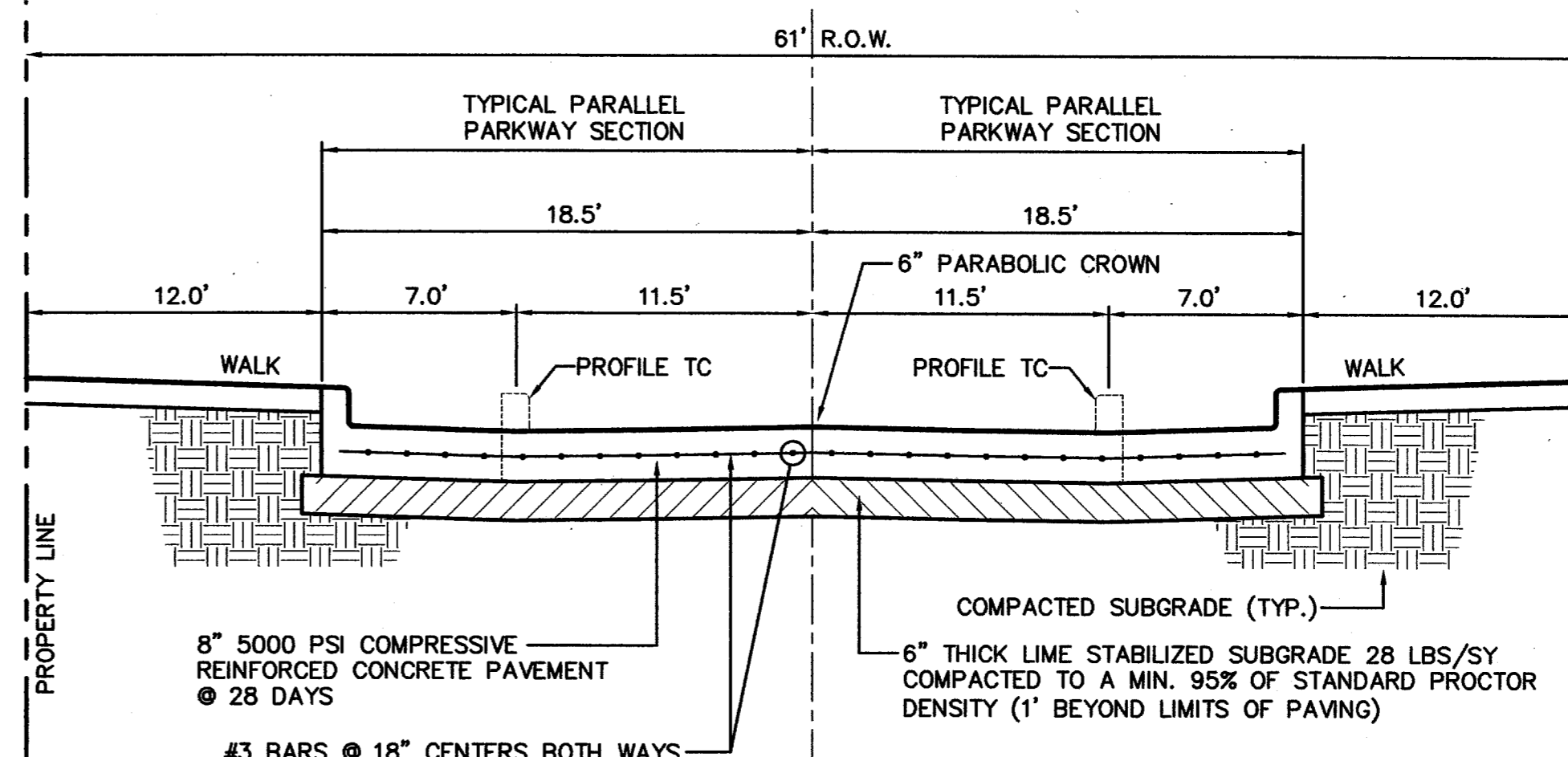
TYPICAL CURB DETAIL
N.T.S.



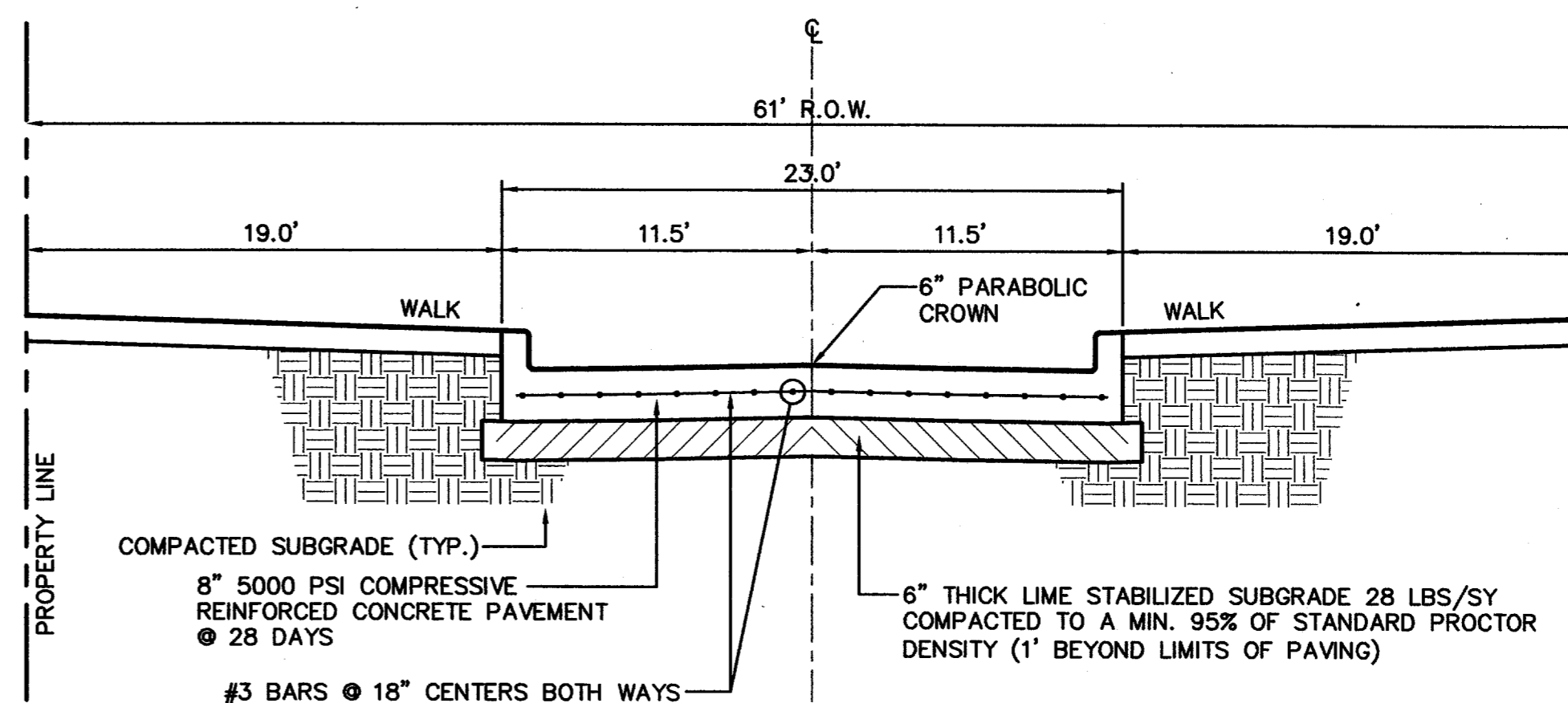
WHEEL STOP DETAIL
N.T.S.



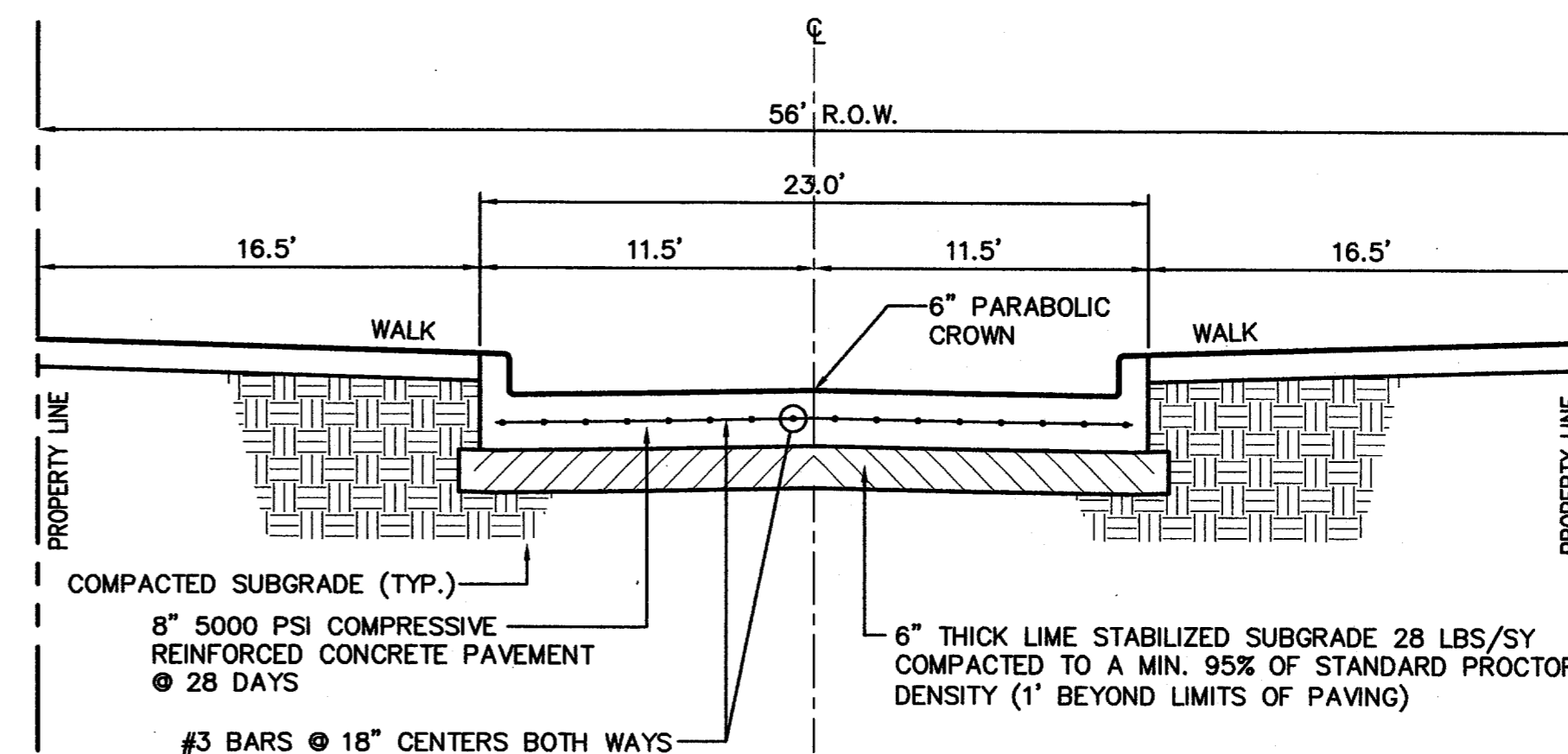
TYPICAL SECTION OF MEWS STREETS
NOT TO SCALE



2 LANES UNDIVIDED (CALLOWAY STREET)
NOT TO SCALE



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

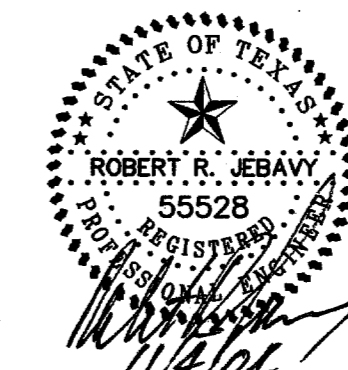


2 LANES UNDIVIDED (PARKVIEW STREET - WEST)
NOT TO SCALE

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

AS-BUILT
NOVEMBER 4, 2004

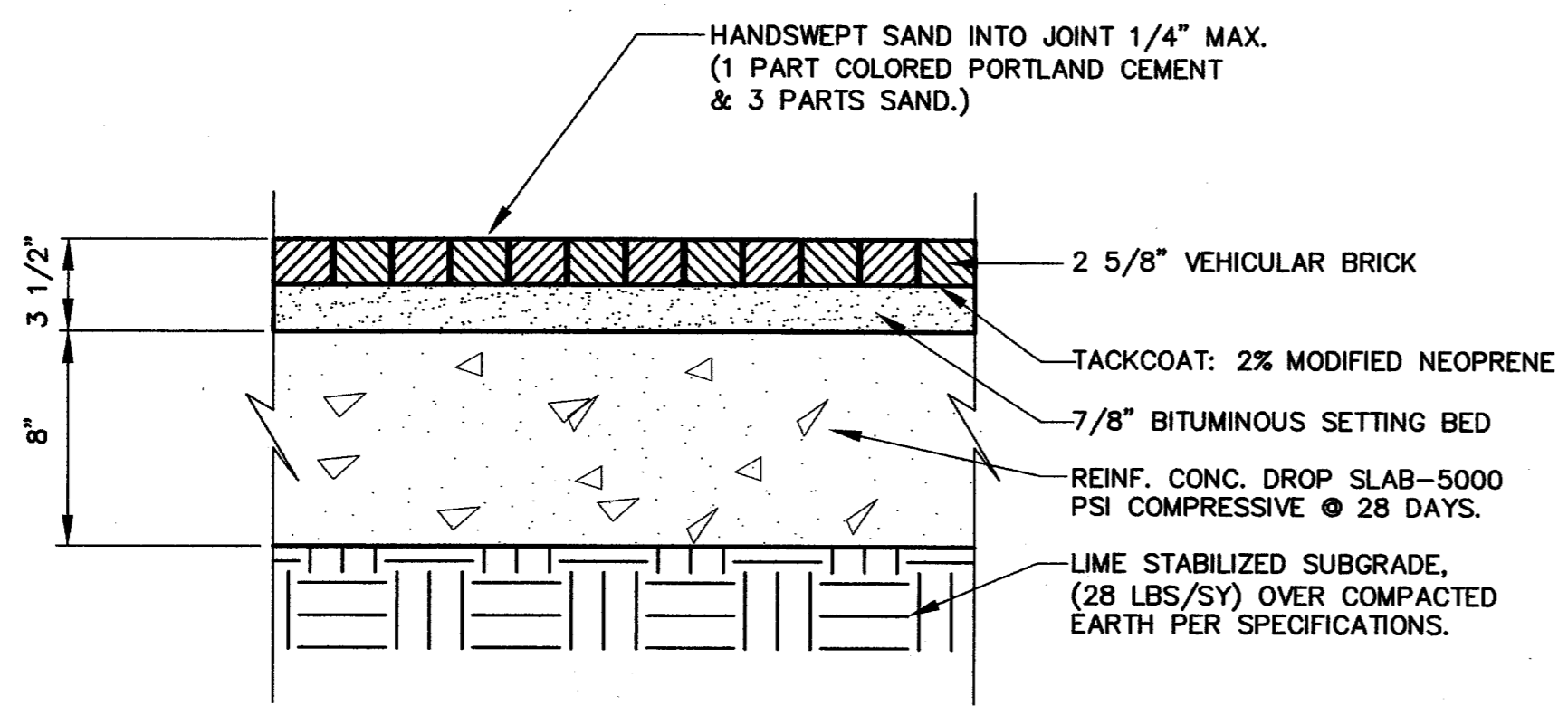
NOTE:
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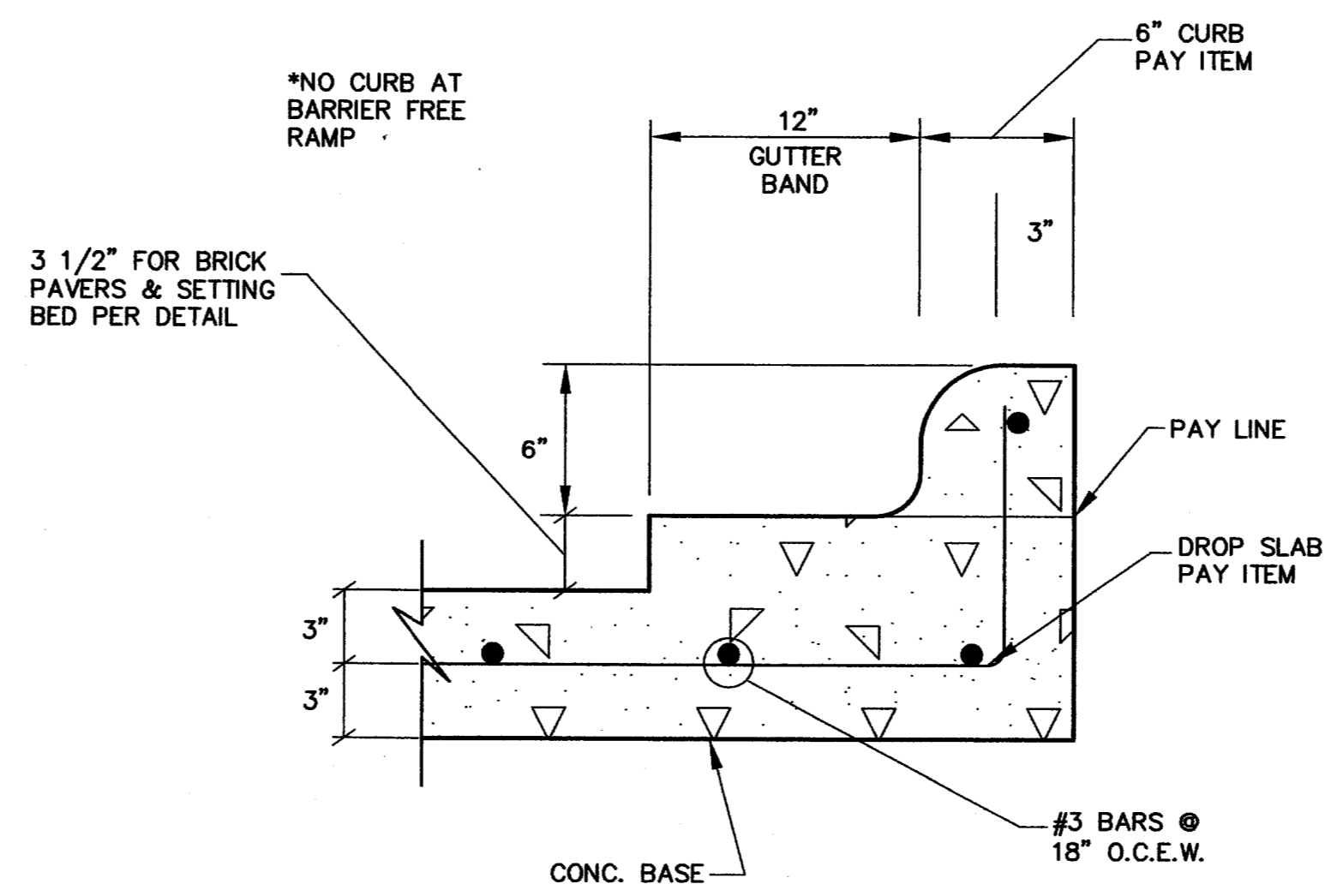
PAVING DETAILS						
PARKVIEW AT ADDISON CIRCLE						
TOWN OF ADDISON, TEXAS						
DALLAS COUNTY						
BROCKETTE · DAVIS · DRAKE, inc.						
consulting engineers						
Civil & Structural Engineering · Surveying						
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204						
(214) 824-3647, fax (214) 824-7064						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS NOTED	BDD	C03393	C28

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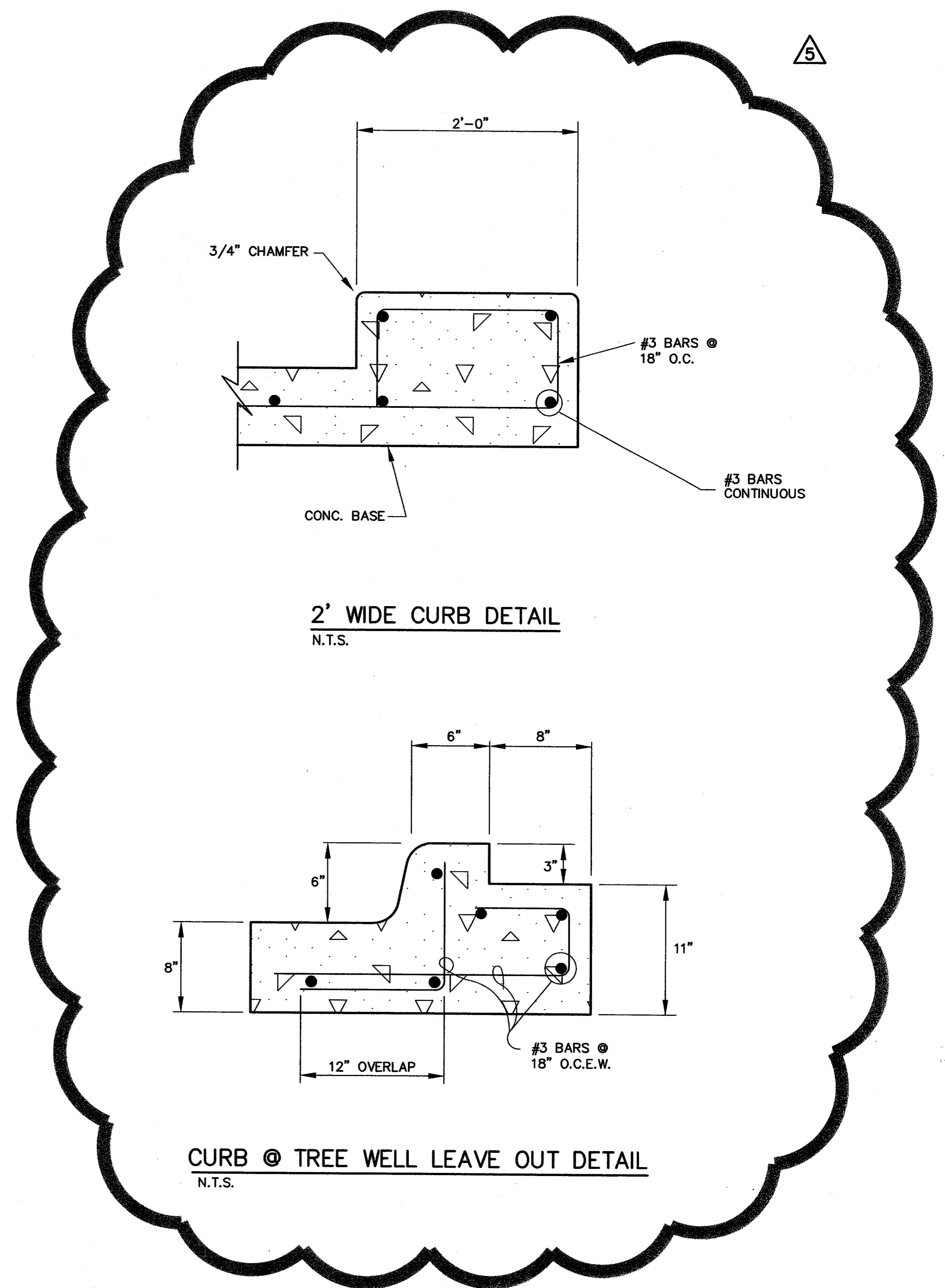
C03393 PLAN C03393-PAV-DET-SPV.DWG



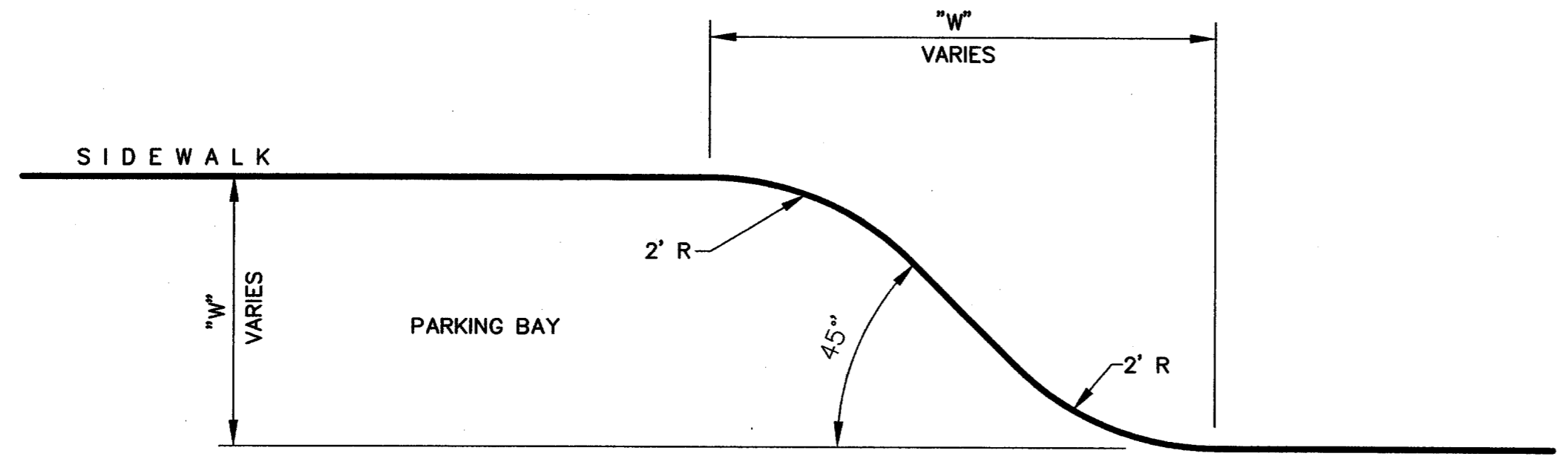
**VEHICULAR BRICK INSTALLATION
IN VEHICULAR AREAS**



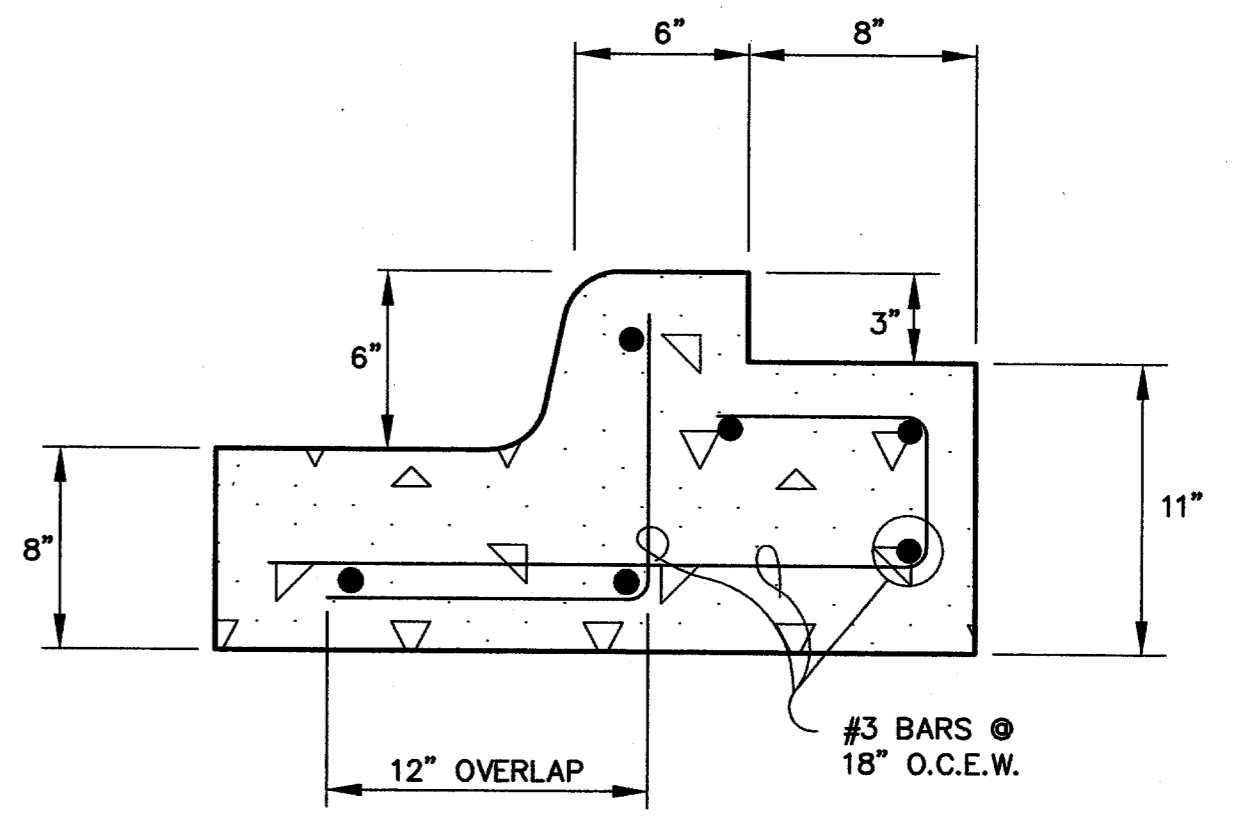
SECTION THRU CURB AT DROP SLAB
N.T.S.



2' WIDE CURB DETAIL
N.T.S.



PARKING TRANSITION DETAIL
N.T.S.

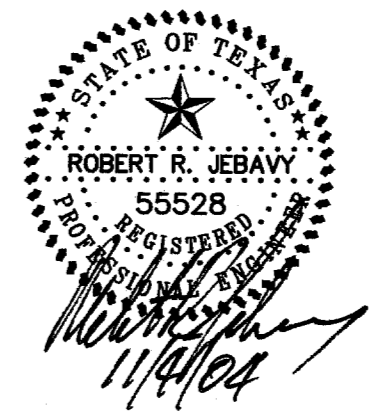


CURB @ TREE WELL LEAVE OUT DETAIL
N.T.S.

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NOVEMBER 4, 2004

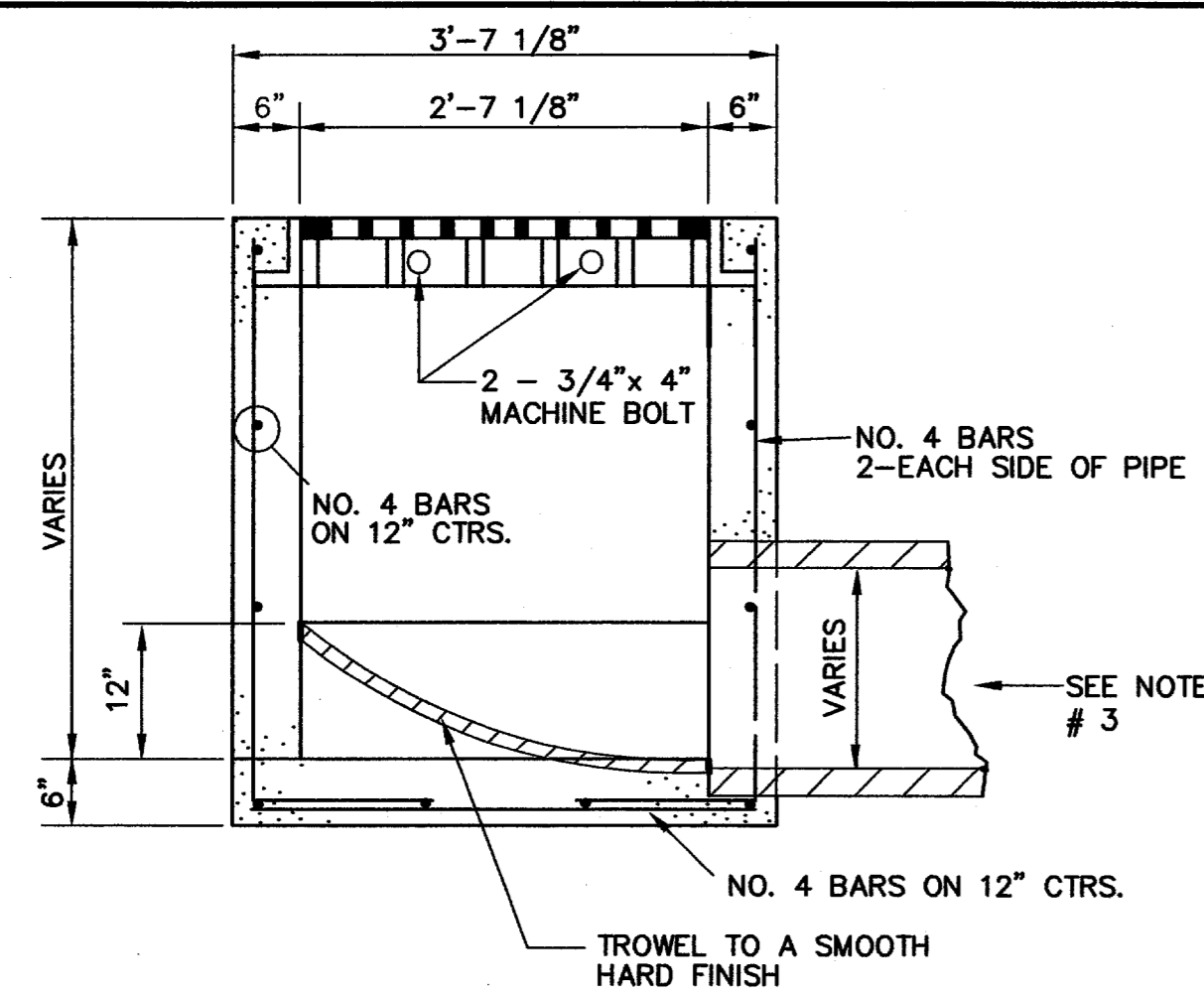
NOTE:
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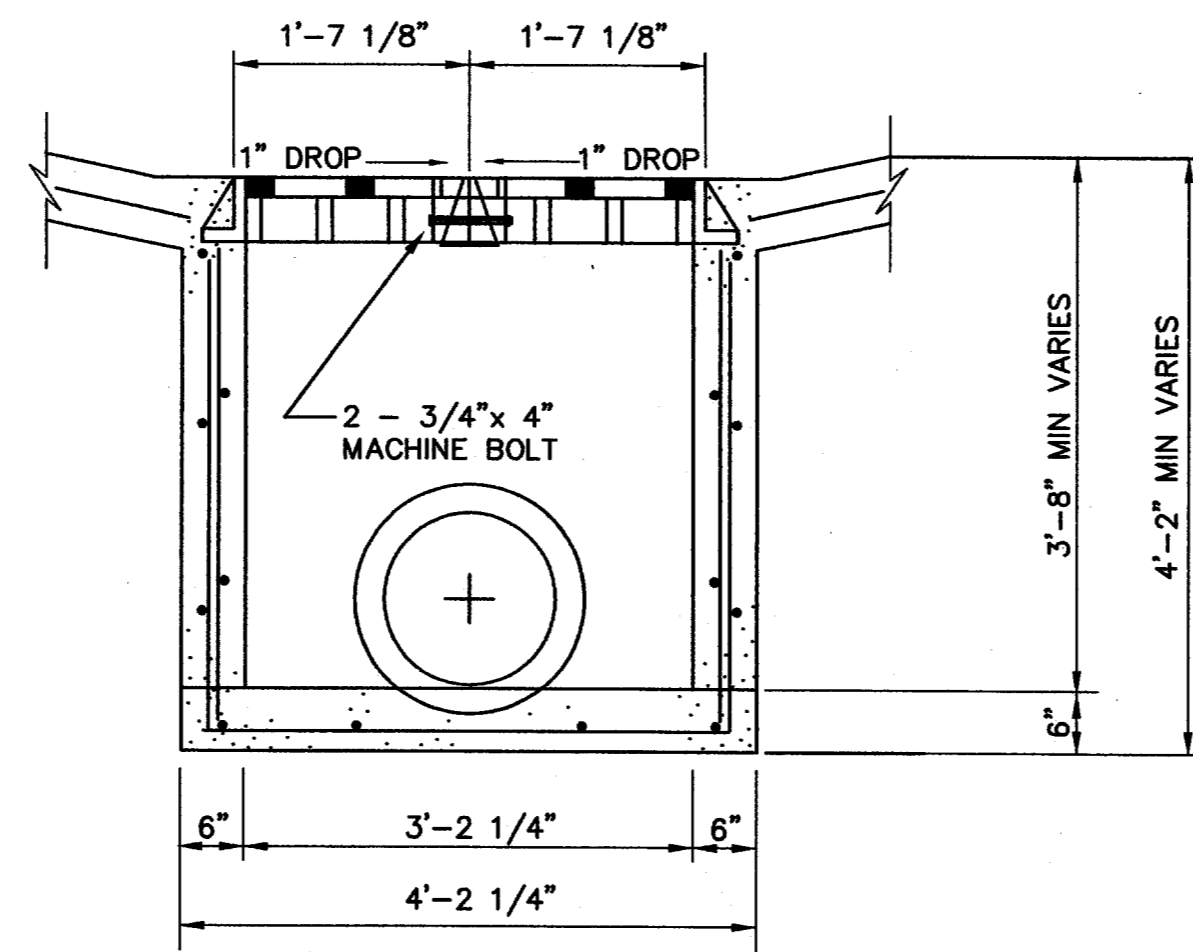
NOTE:
ALL ADA ACCESSIBLE ROUTES SHALL HAVE
MAXIMUM 2% CROSS SLOPES AND MAXIMUM
5% LONGITUDINAL SLOPE.

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

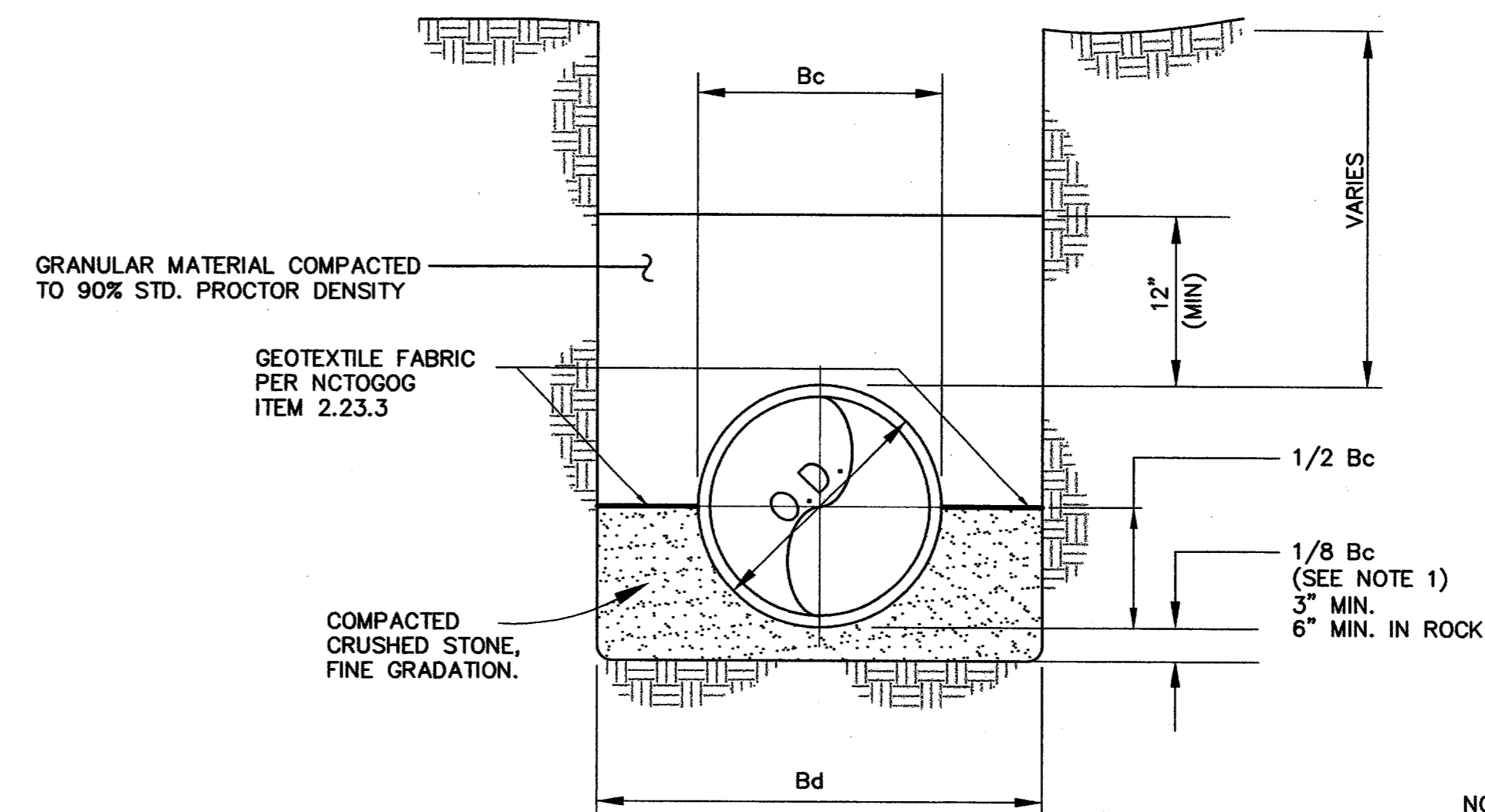
C03393 PLANS CD-19-PAY-DETS-PV.DWG



SEC. B-B



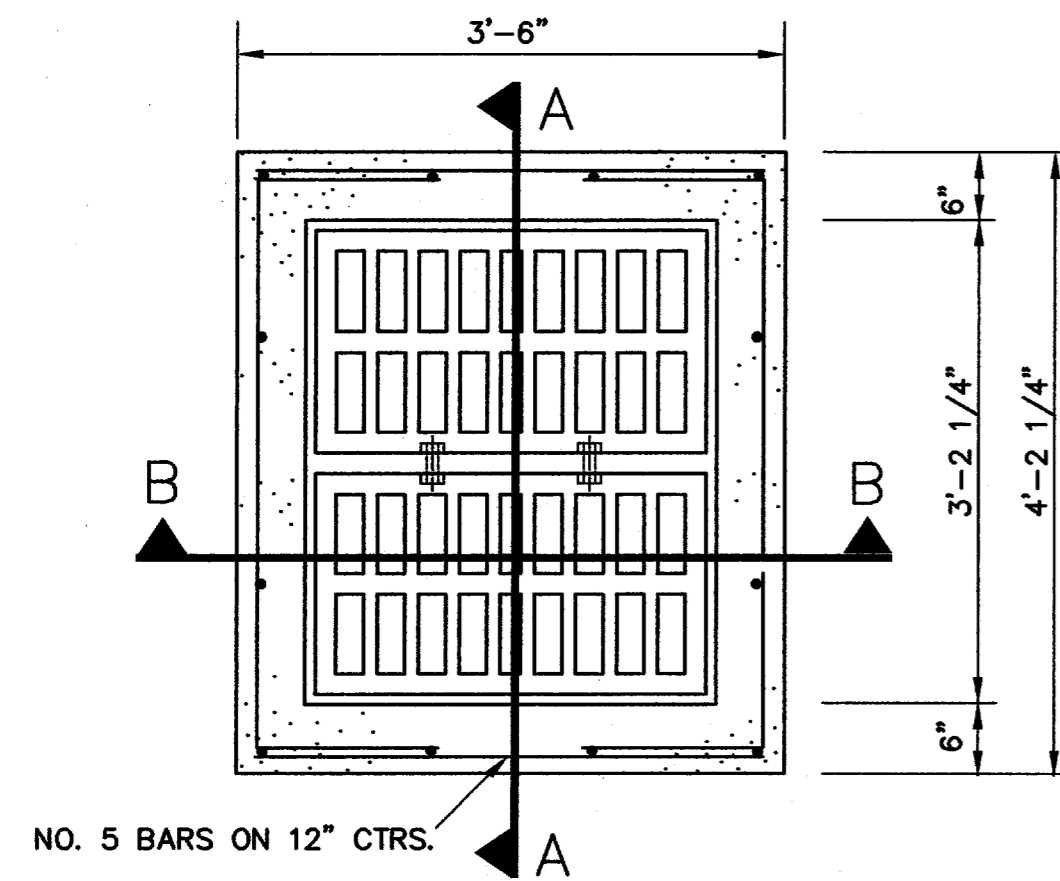
SEC. A-A



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

NOTES:

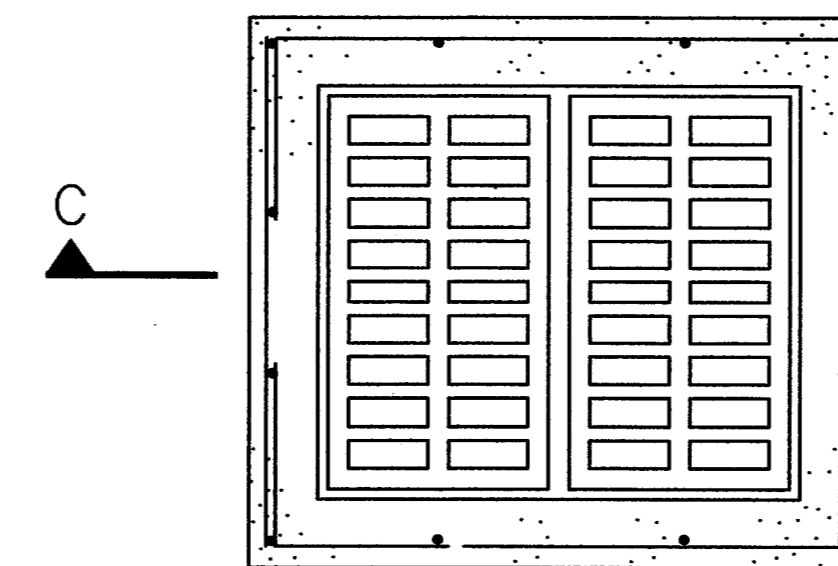
1. FOR MAINS 42" DIA. & LARGER, 1/8 Bc SHALL BE TAKEN AS 6"
2. Bc = OUTSIDE DIA. OF PIPE
3. Bd = TRENCH WIDTH



TWO GRATE INLET PLAN
N.T.S.

NOTES

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



PLAN

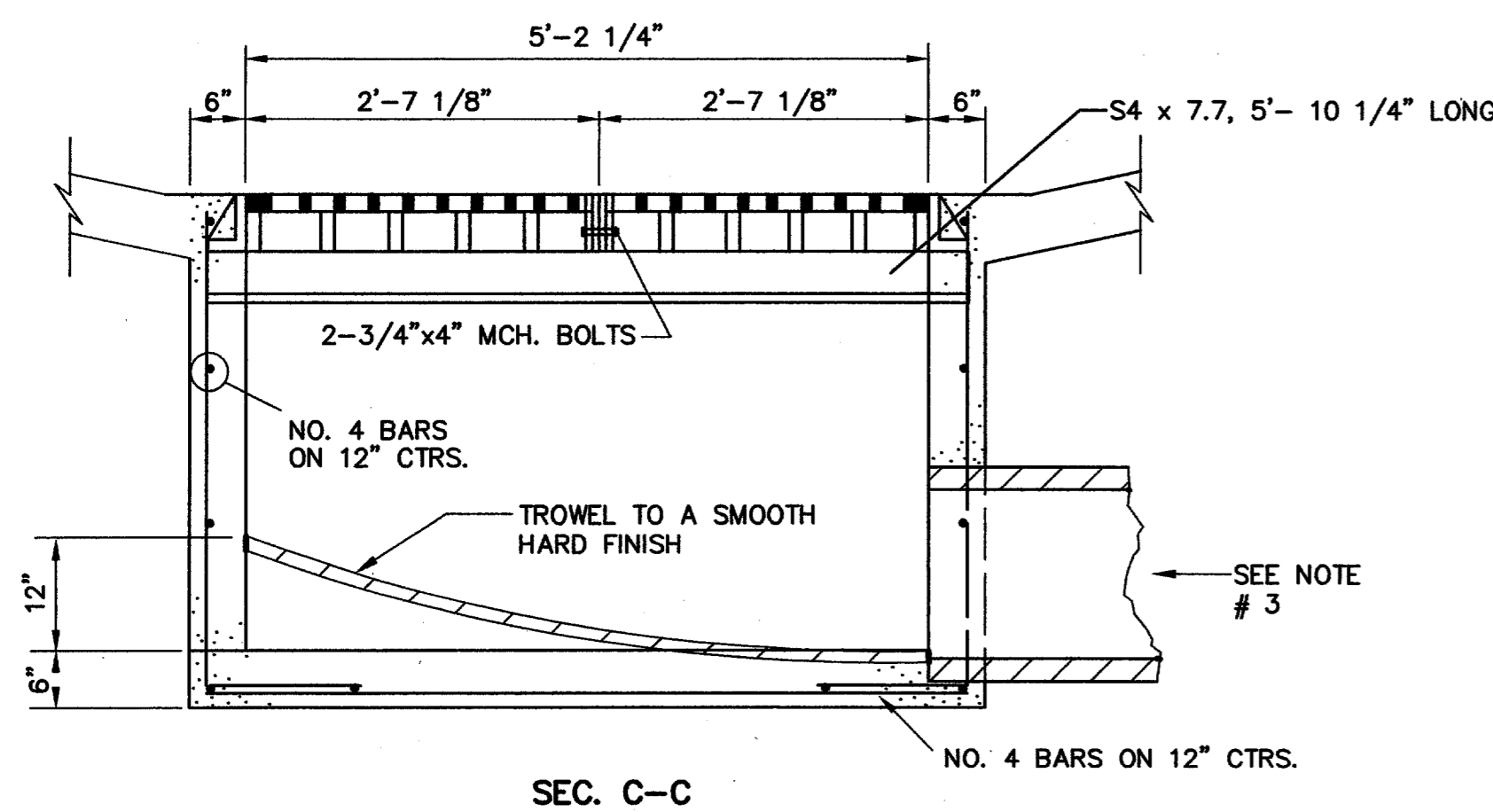


SEC. C-C

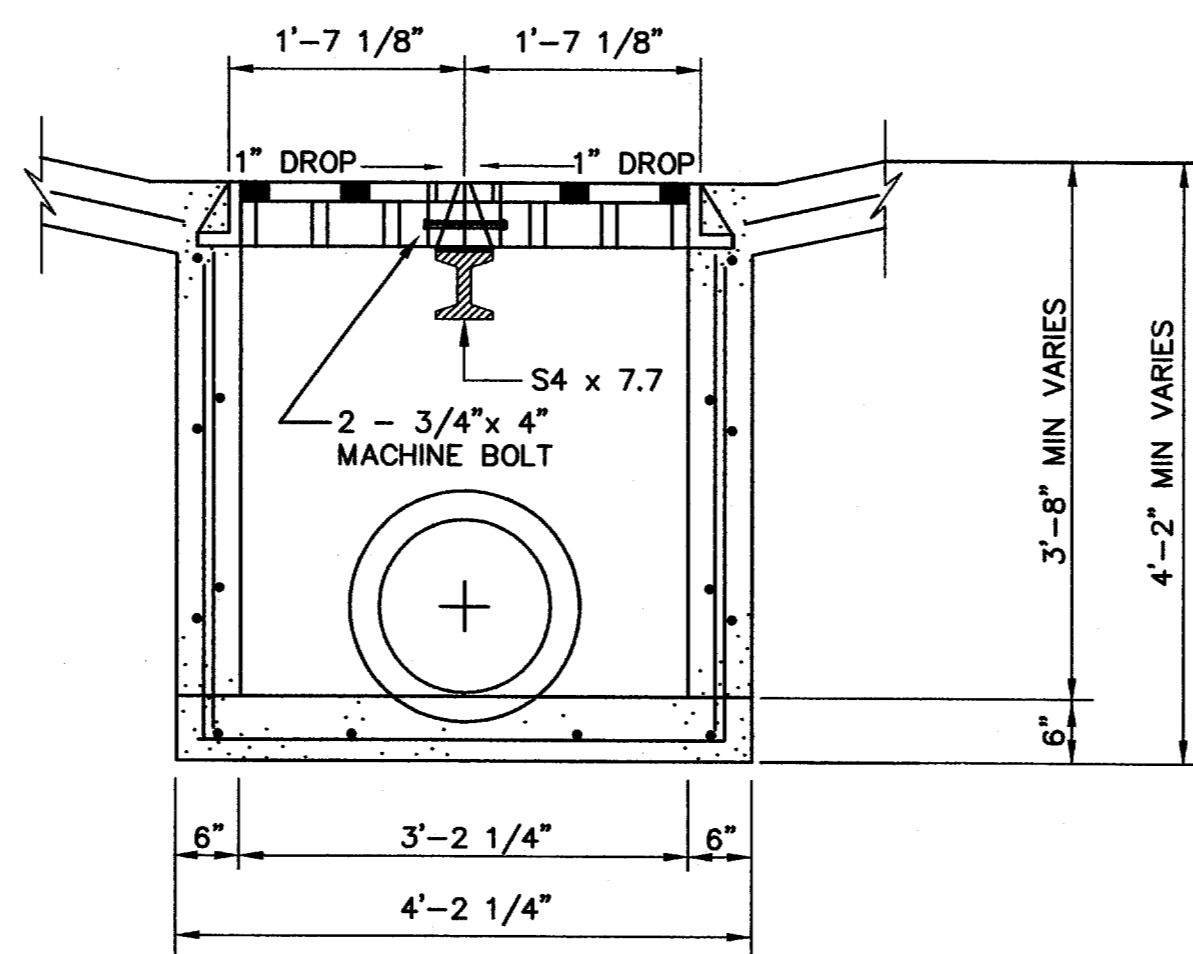
NOTE:
GRATE AND FRAME SHALL BE PATTERN NO. 814 AS MANUFACTURED BY BASS & HAYES FOUNDRY OR APPROVED EQUAL.

GRATE DETAILS

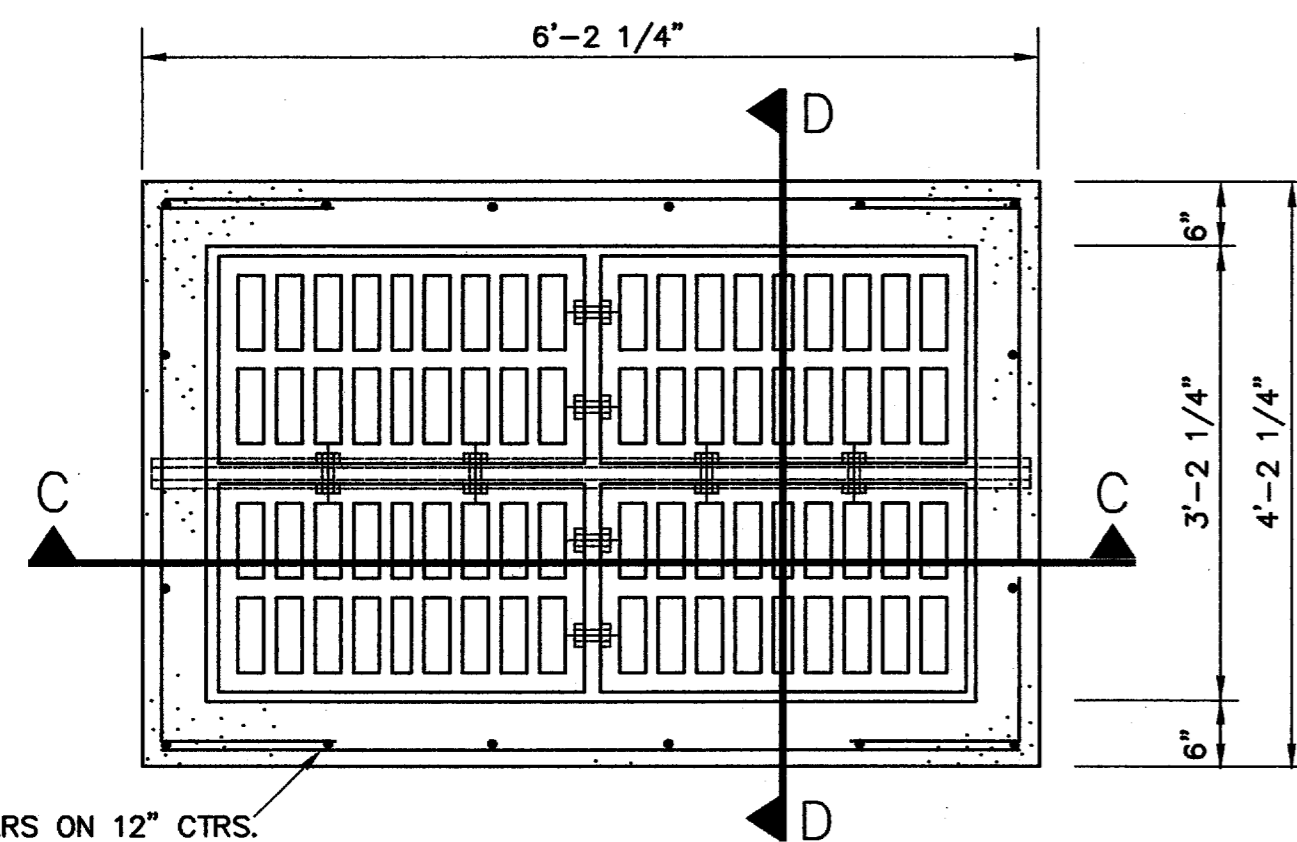
N.T.S.



SEC. C-C



SEC. D-D



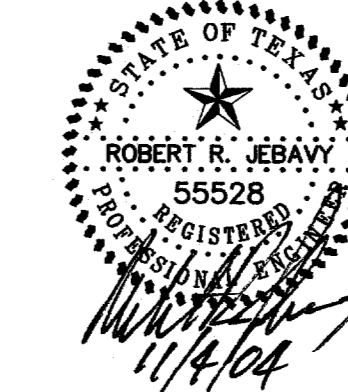
FOUR GRATE INLET PLAN
N.T.S.

NOTES

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

AS-BUILT
NOVEMBER 4, 2004

NOTE:
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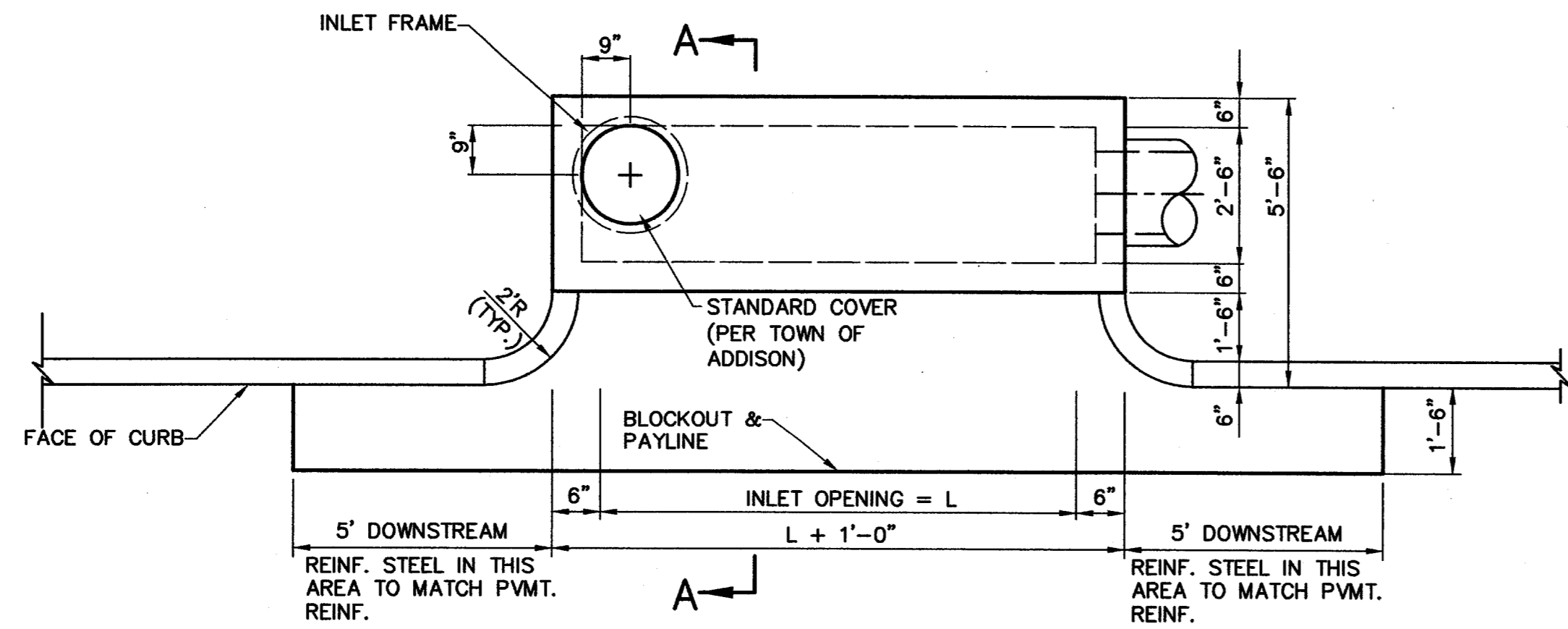
DRAINAGE DETAILS					
PARKVIEW AT ADDISON CIRCLE					
TOWN OF ADDISON, TEXAS					
DALLAS COUNTY					
BROCKETTE · DAVIS · DRAKE, inc.					
consulting engineers					
Civil & Structural Engineering - Surveying					
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204					
(214)824-3647, fax (214) 824-7064					
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE
RRJ	BDD	04/04	AS SHOWN	BDD	C03393
					C30

REINFORCING STEEL SCHEDULE

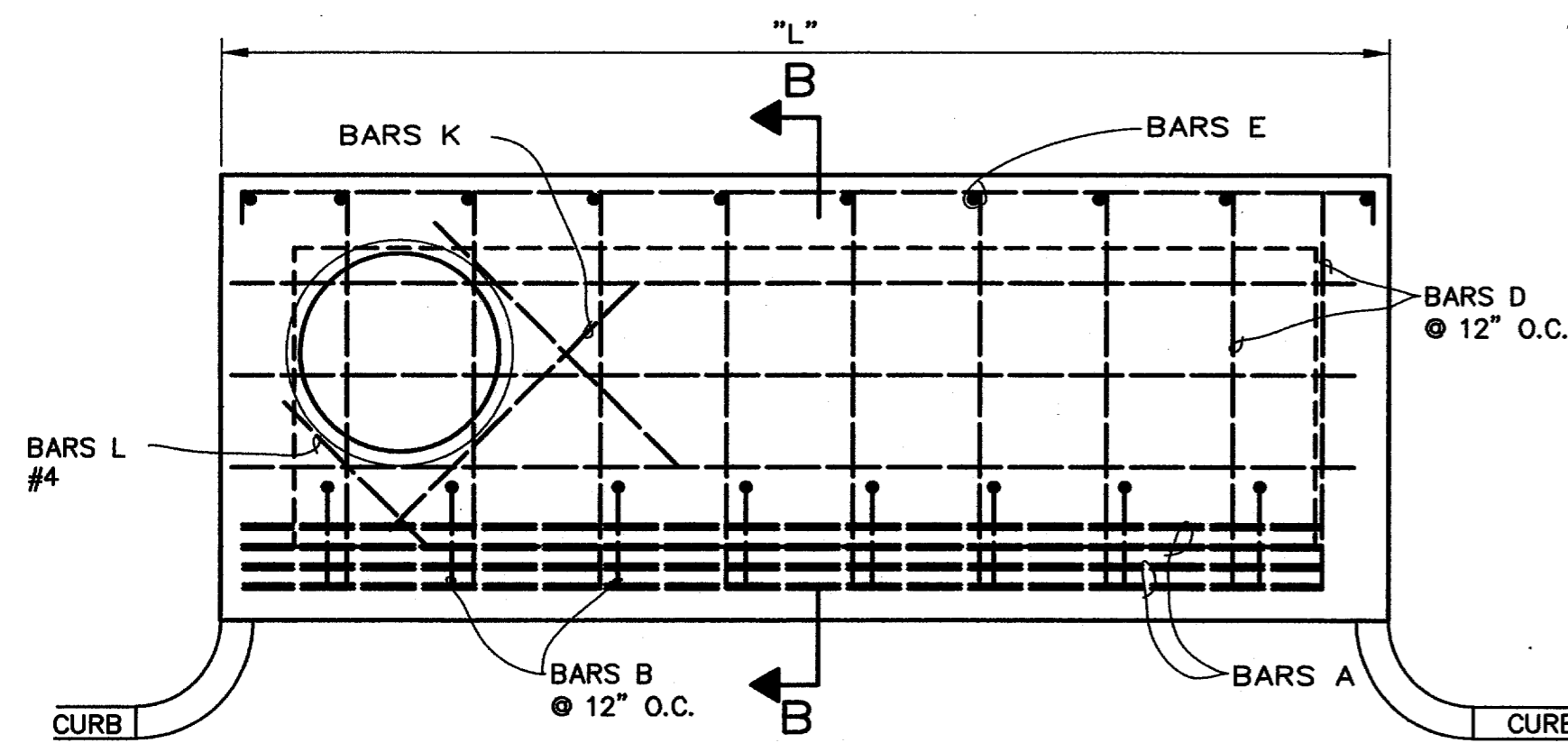
DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

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

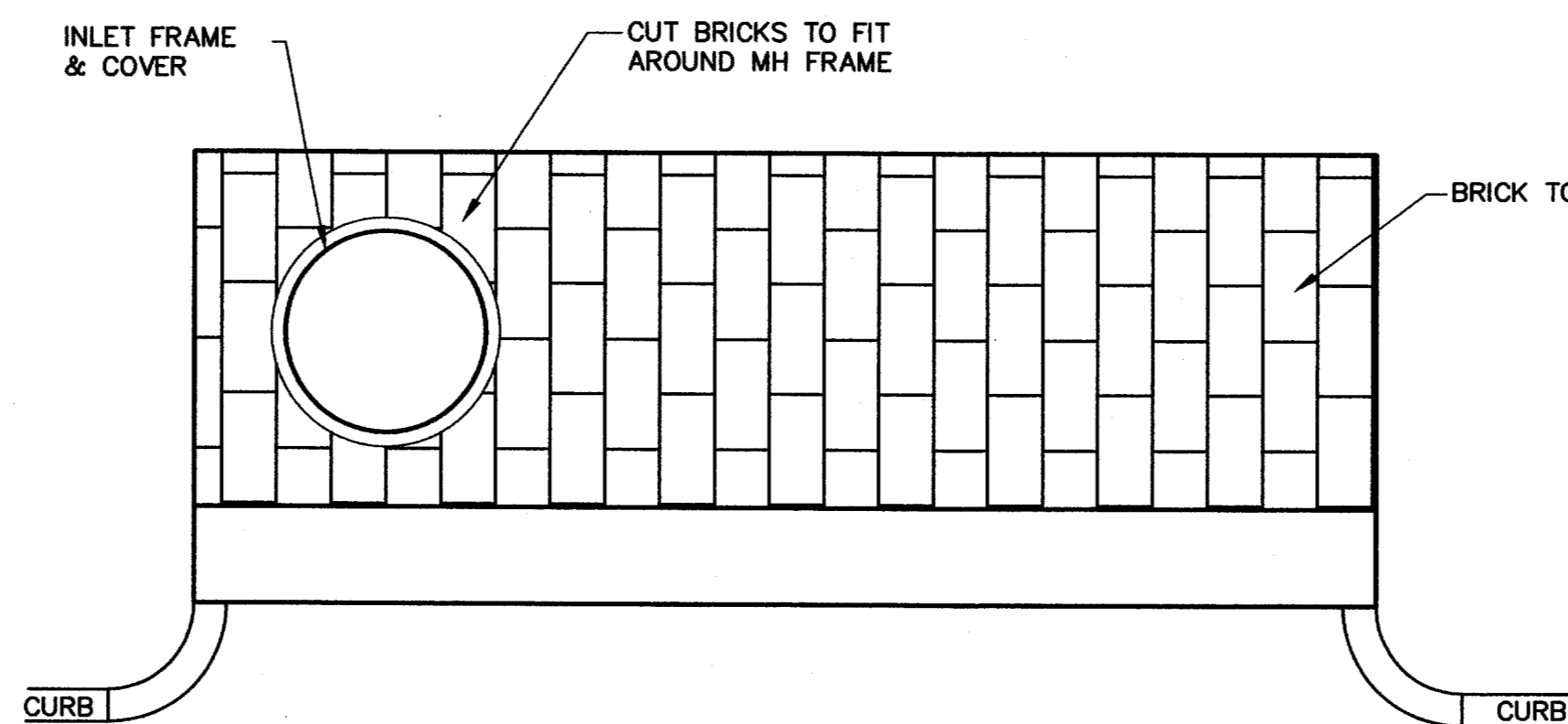
SEE DIAGRAM FOR DIMENSIONS



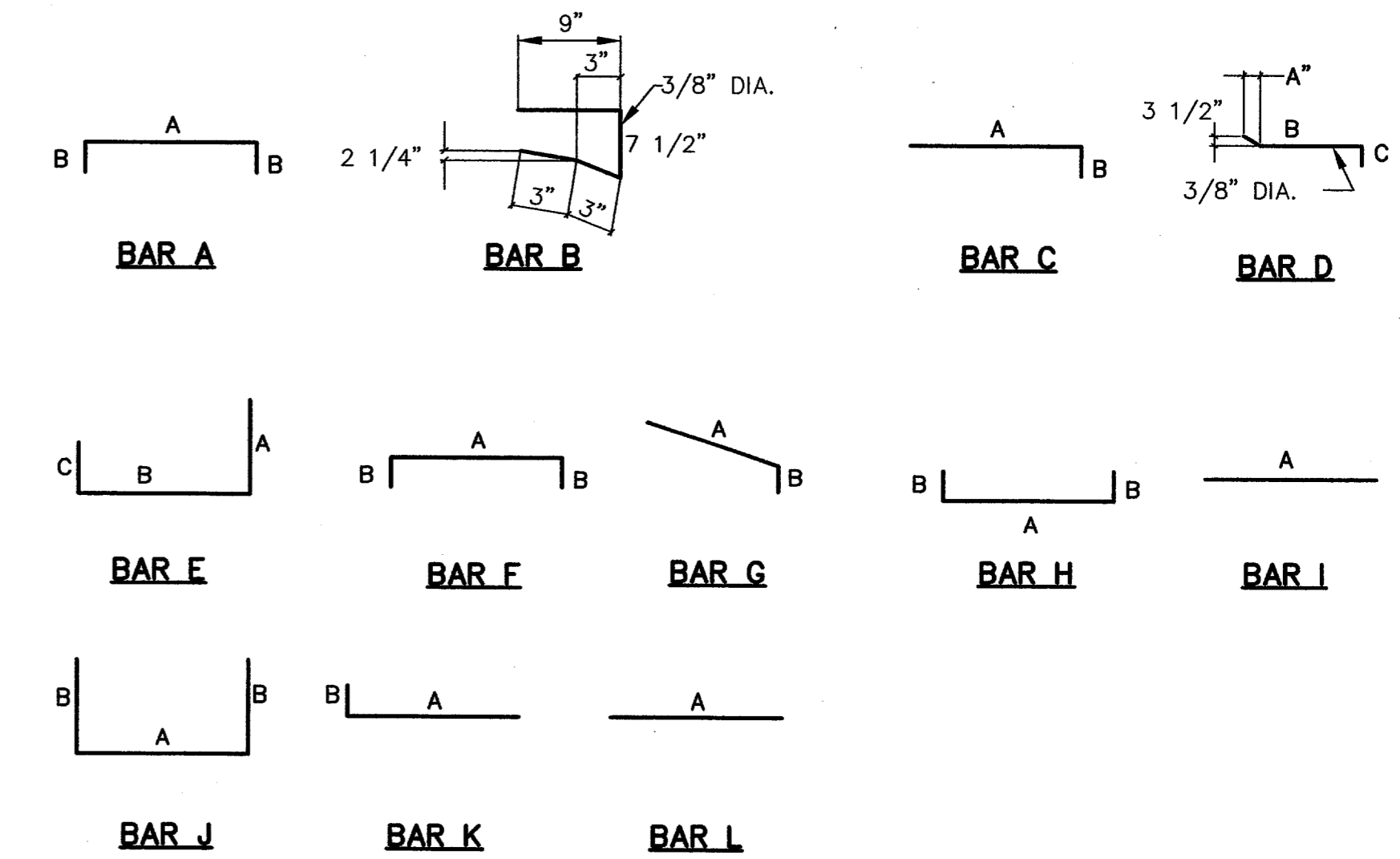
PLAN - MODIFIED RECESSED INLET WITH BRICK TOP
NTS



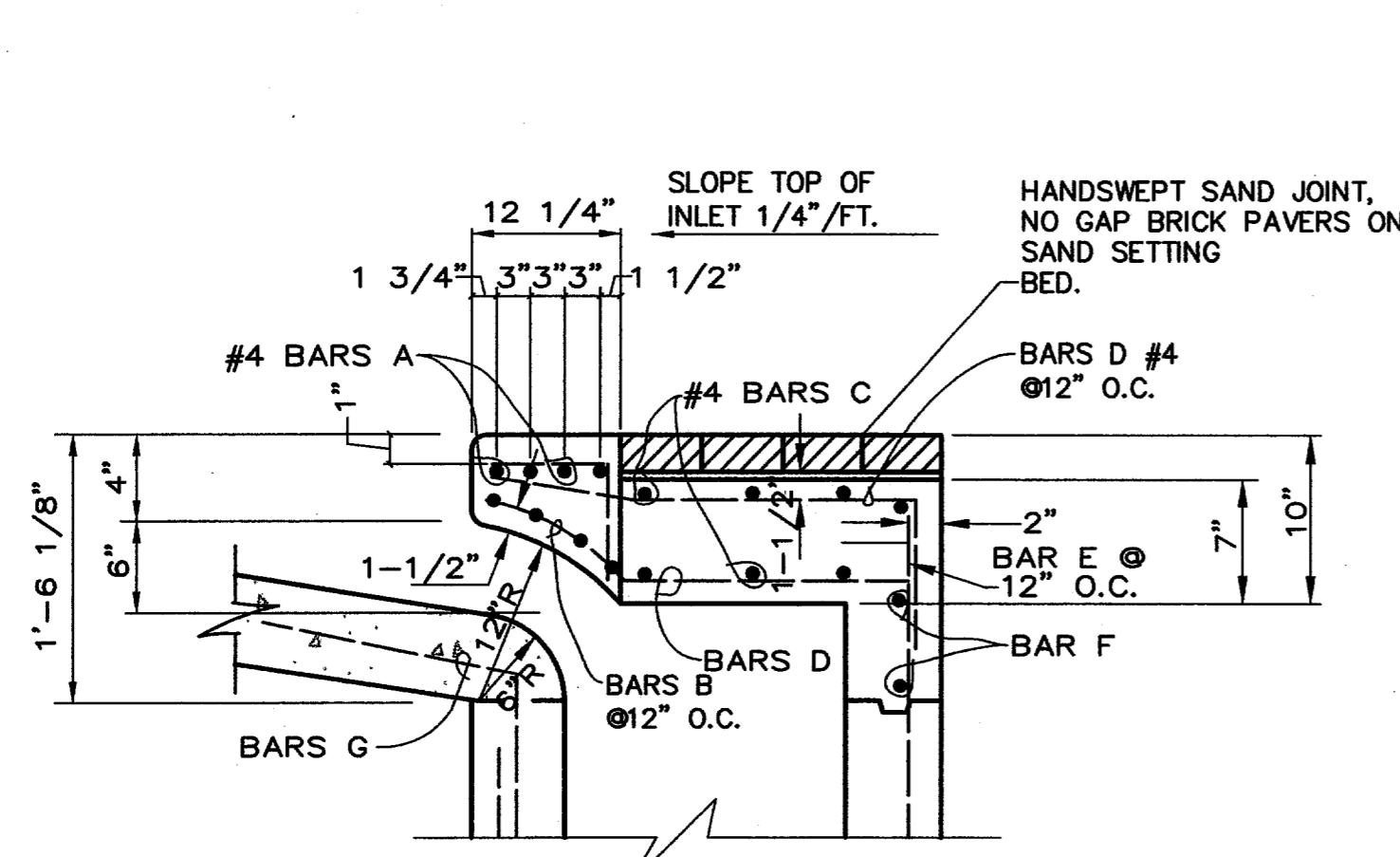
INLET PLAN REINFORCING STEEL FOR BRICK ON INLET
NTS



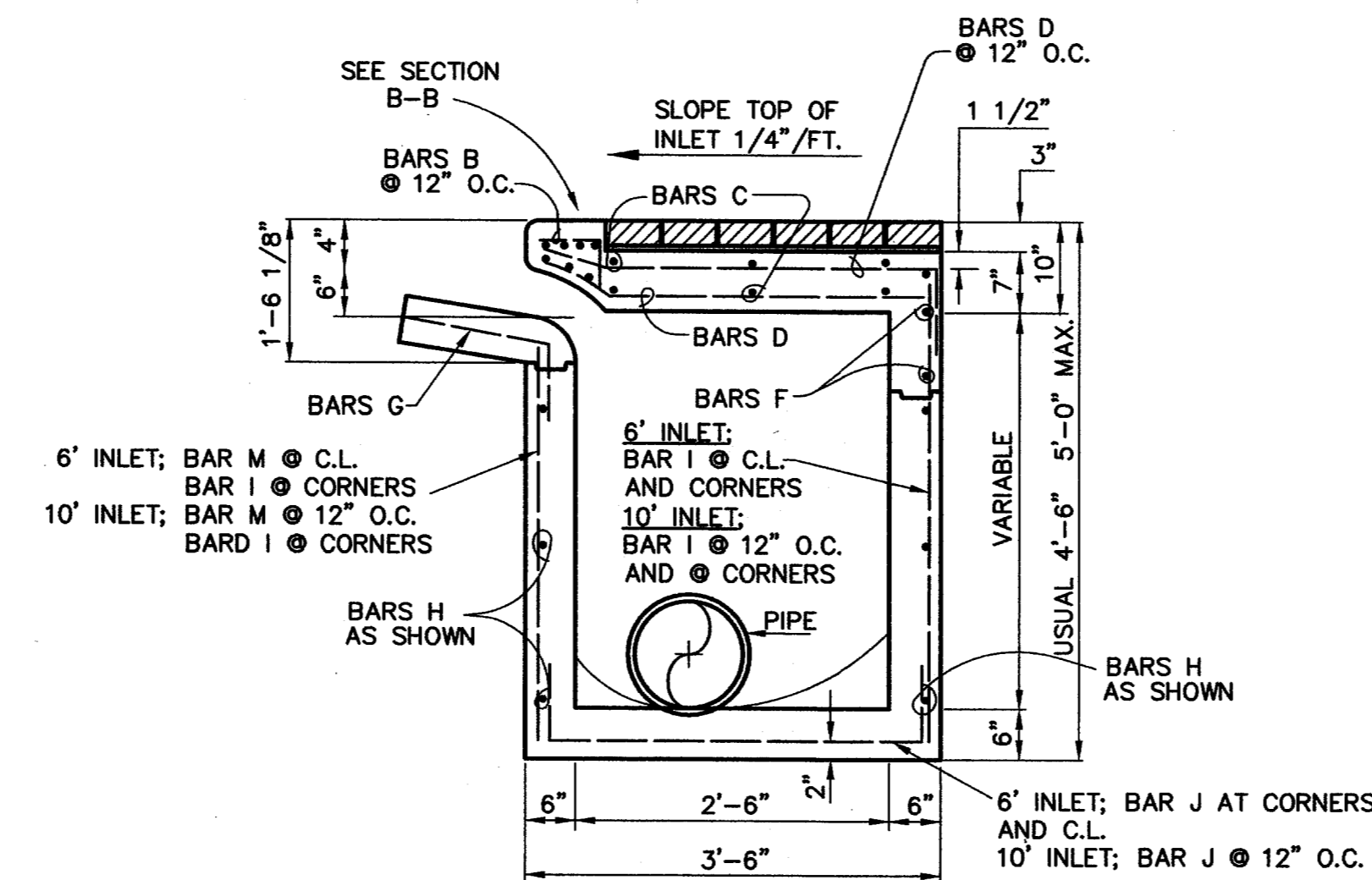
INLET PLAN BRICK ON INLET
NTS



BAR DIAGRAMS



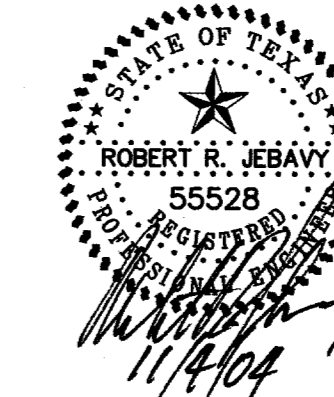
SECTION B-B DETAIL BRICK ON INLET
nts



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

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

AS-BUILT
NOVEMBER 4, 2004

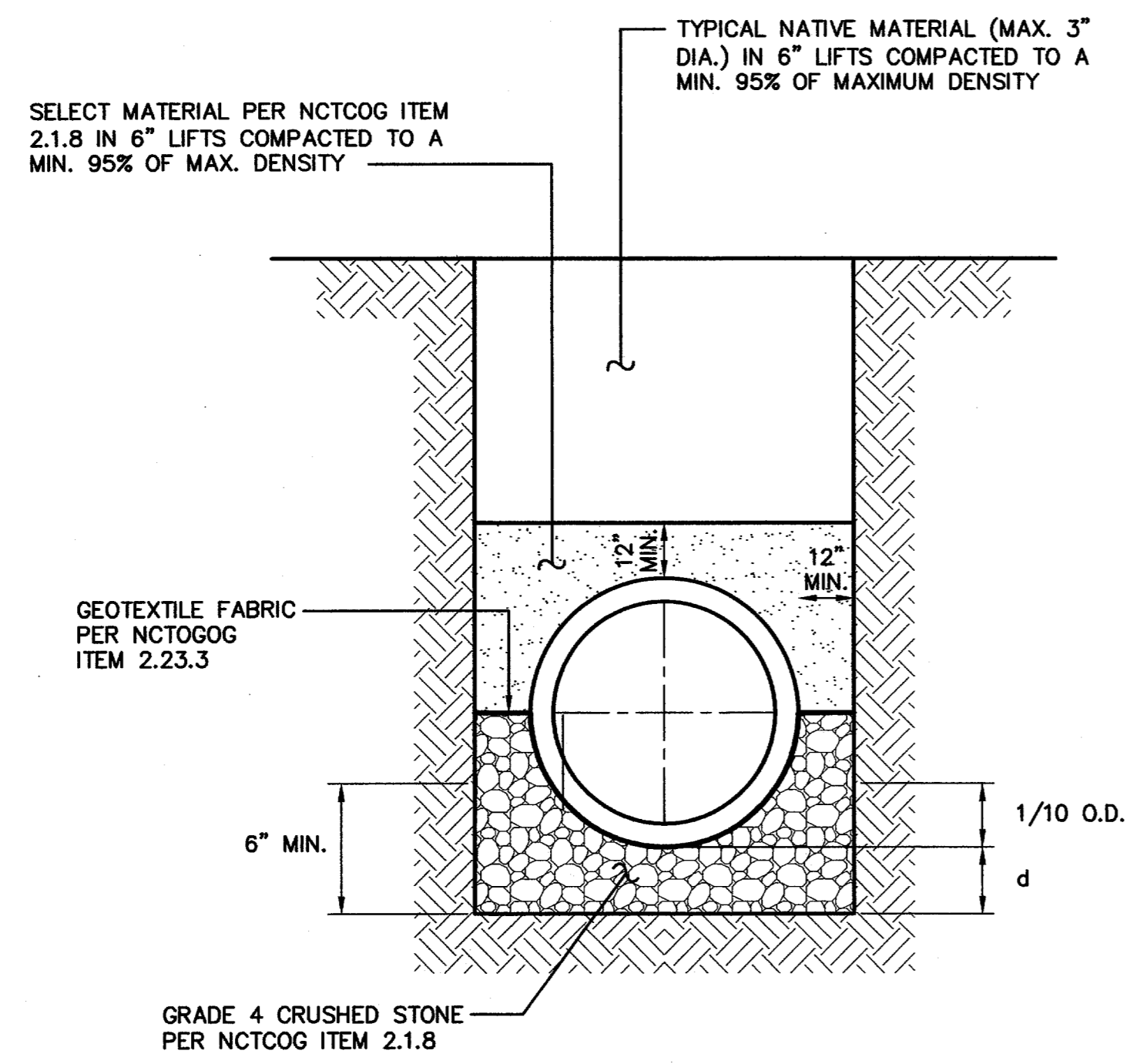


NOTE:
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DRAINAGE DETAILS
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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

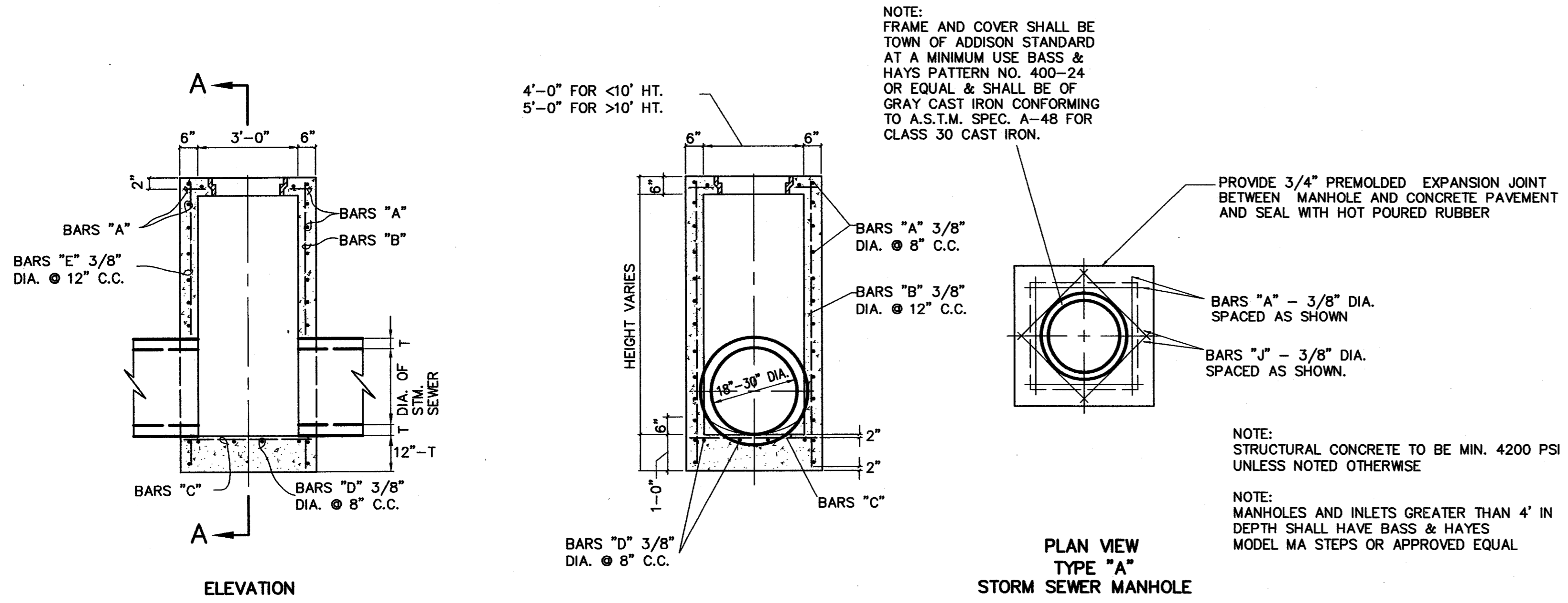
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C31



DEPTH OF BEDDING MATERIAL BELOW PIPE

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

EMBEDMENT DETAIL FOR STORM SEWER
NTS

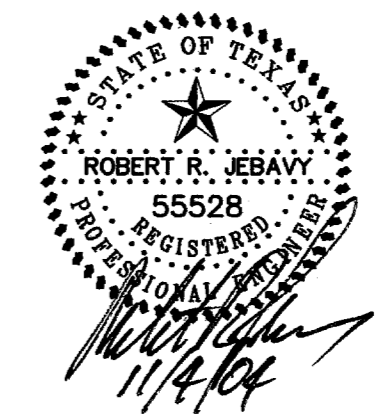


TYPE "A" STORM SEWER MANHOLE
(FOR PIPE 18" TO 30" IN DIAMETER)

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

AS-BUILT
NOVEMBER 4, 2004

NOTE:
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DRAINAGE DETAILS						
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4144 North Central Expressway, Suite 1100 Dallas, Texas 75204						
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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C32

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C03393 PLANS CD/32-BRAN-DE13-REV06

HORIZONTAL BENDS

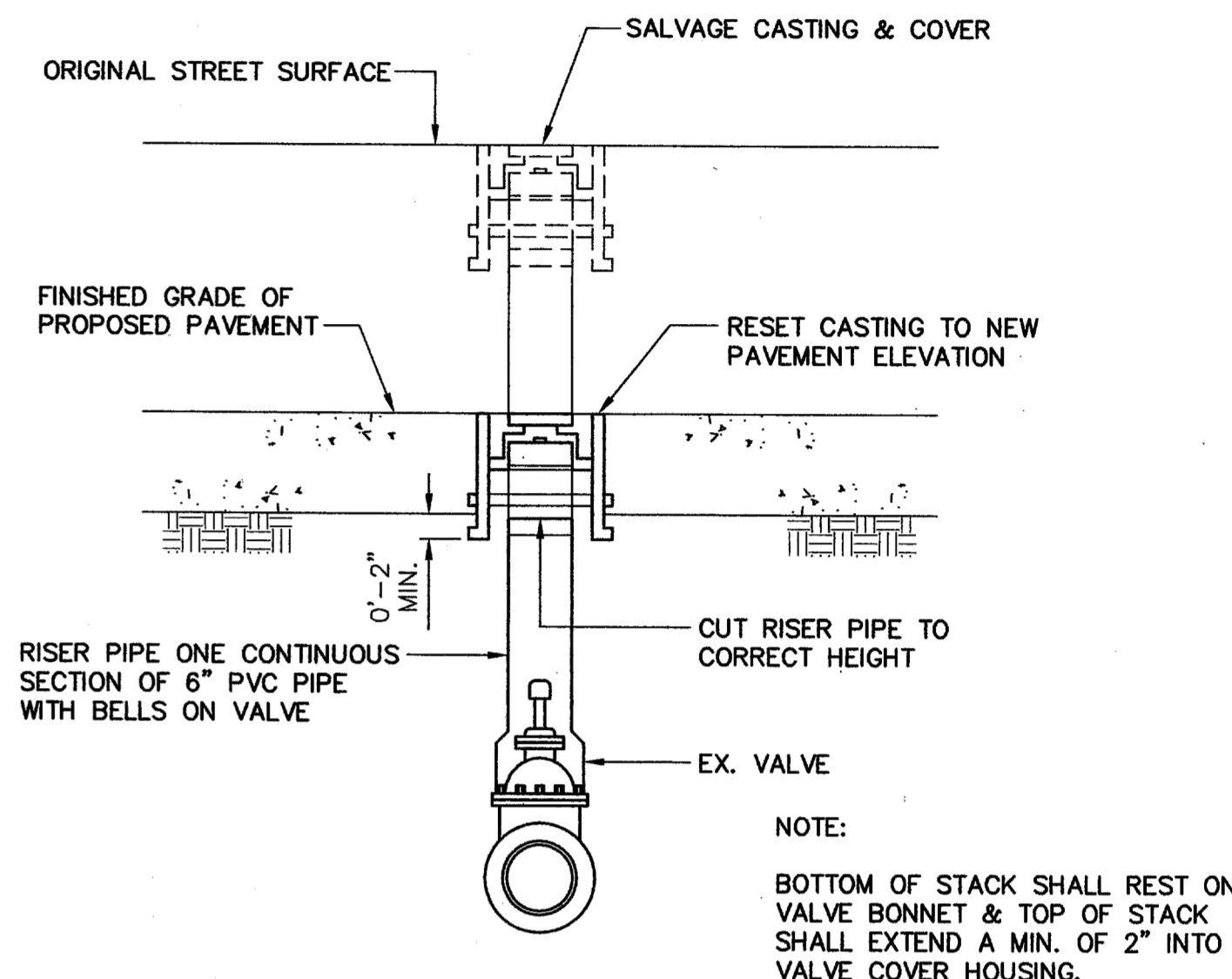
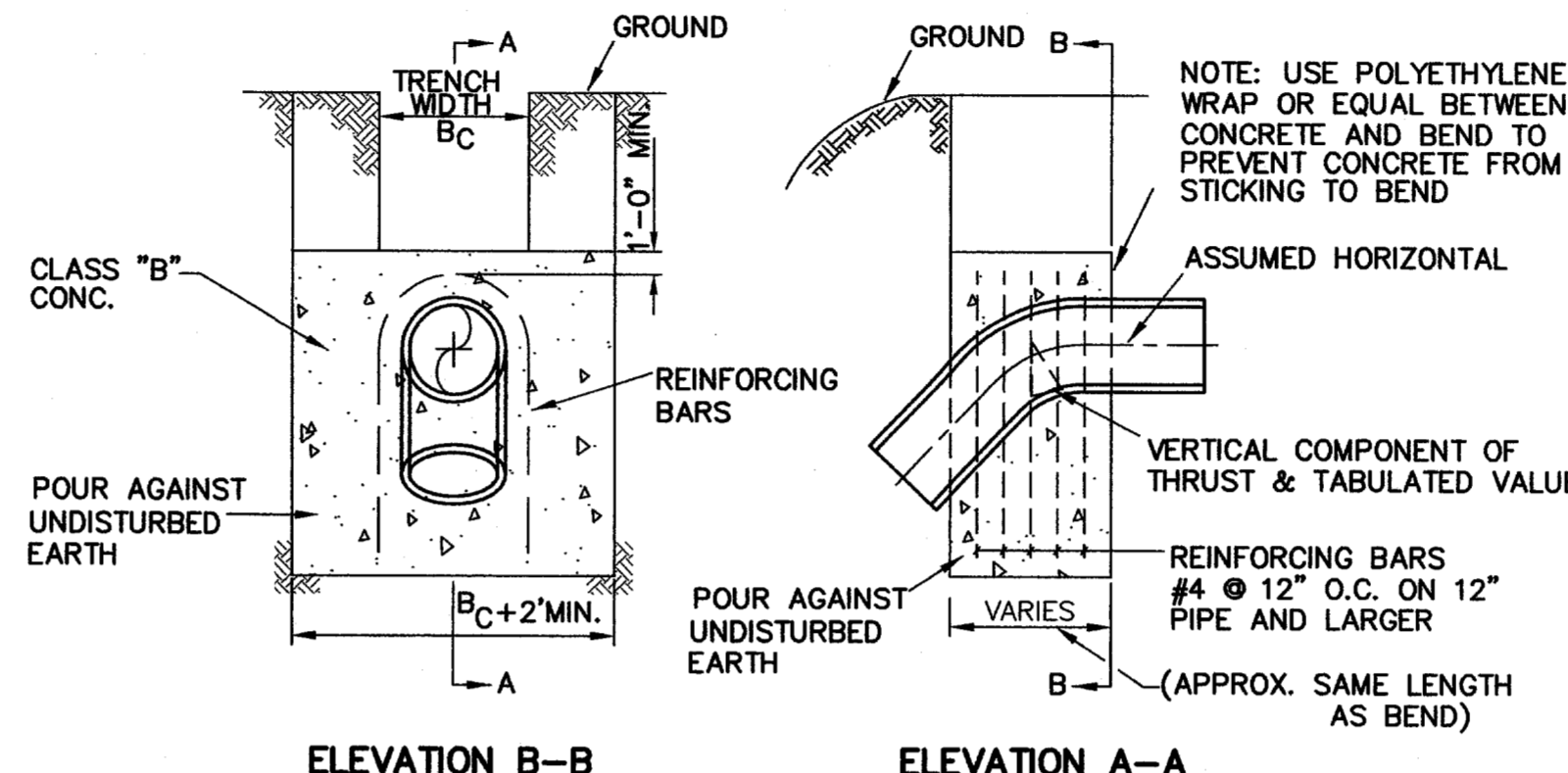
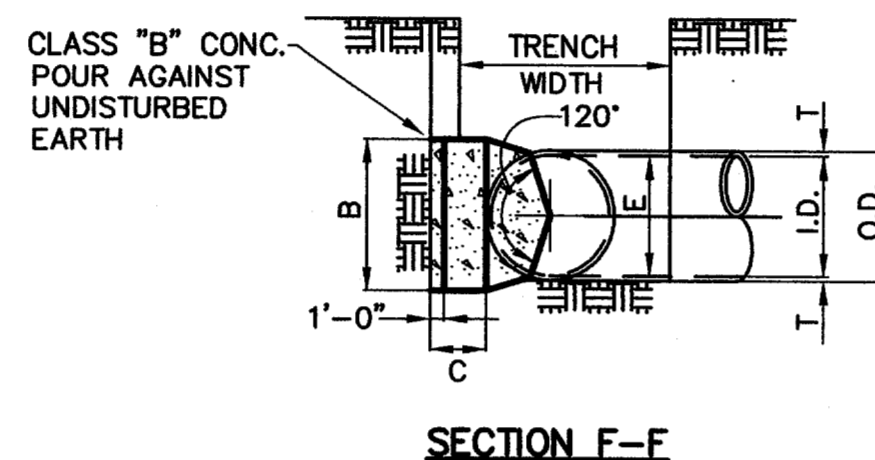
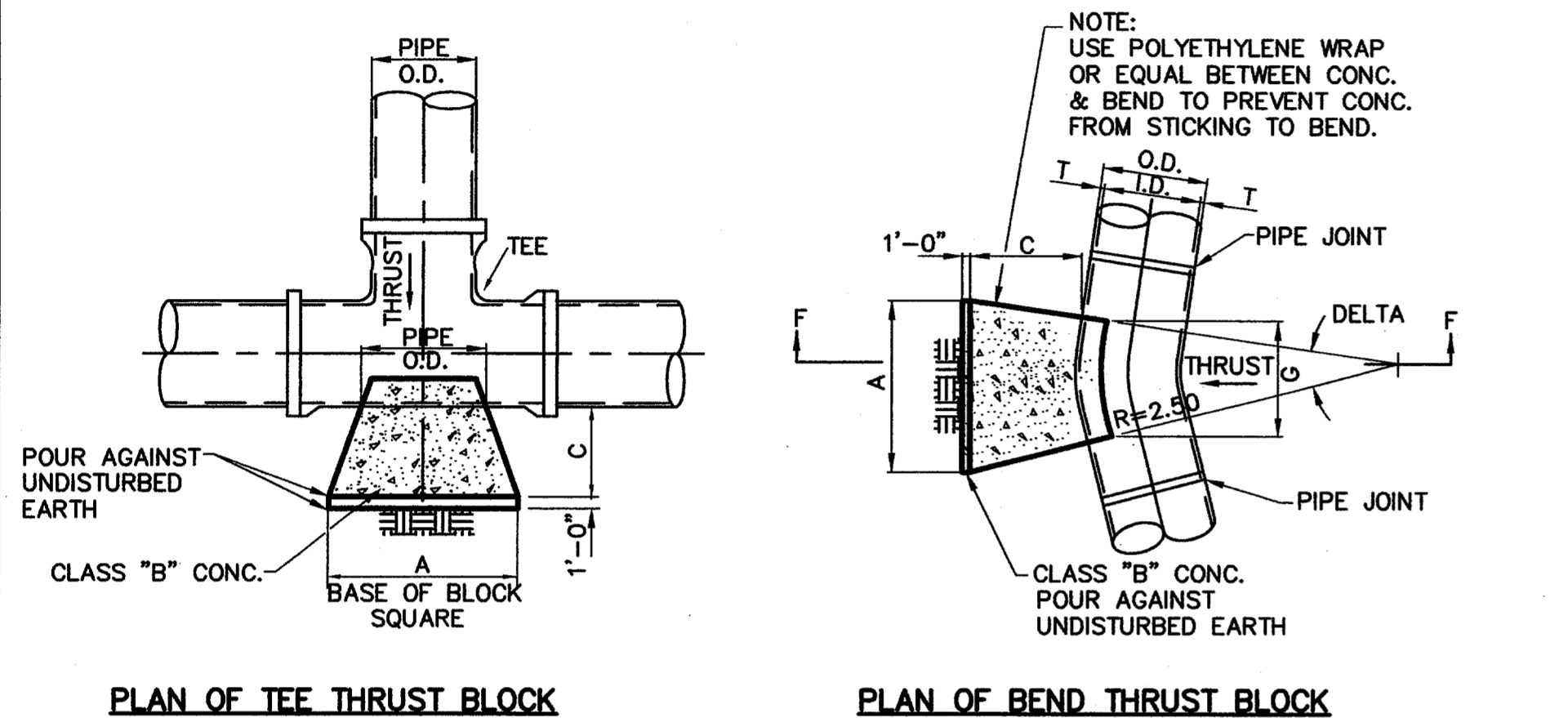
DELTA		11.25'									22.50'									DELTA	
I.D. (IN.)	G FT.	EARTH			ROCK			G FT.	THRUST TONS	EARTH			ROCK			I.D. (IN.)					
		A. FT.	B. FT.	VOL. C.Y.	A. FT.	B. FT.	VOL. C.Y.			A. FT.	B. FT.	VOL. C.Y.	A. FT.	B. FT.	VOL. C.Y.						
4,6,8	0.4	1.0	1.5	0.1	1.0	1.0	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1	4,6,8						
10,12	0.6	2.2	1.5	0.1	1.5	1.5	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1	10,12						
16,18	0.8	5.0	2.0	0.3	1.5	2.0	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3	16,18						
24	1.1	8.9	3.0	0.5	1.5	3.0	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5	24						

DELTA		45'									90'									DELTA	
I.D. (IN.)	G FT.	EARTH			ROCK			G FT.	THRUST TONS	EARTH			ROCK			I.D. (IN.)					
		A. FT.	B. FT.	VOL. C.Y.	A. FT.	B. FT.	VOL. C.Y.			A. FT.	B. FT.	VOL. C.Y.	A. FT.	B. FT.	VOL. C.Y.						
4,6,8	0.4	3.9	2.0	0.2	1.5	1.5	0.4	5.0	5.0	1.5	0.4	2.0	2.0	0.2	4,6,8						
10,12	0.5	8.7	3.5	0.5	2.0	2.5	0.5	6.5	6.5	2.5	1.0	3.5	2.5	0.5	10,12						
16,18	0.6	19.5	4.5	1.2	3.0	3.5	0.6	9.0	9.0	4.0	2.4	4.5	4.0	1.0	16,18						
24	0.9	34.6	8.0	2.3	4.5	4.0	0.9	14.5	14.5	4.5	5.0	8.0	4.0	2.1	24						

I.D. (IN.)	THRUST TONS	EARTH			ROCK	
		C. FT.	A. FT.	VOL. C.Y.	A. FT.	VOL. C.Y.
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7

VERTICAL BENDS

I.D. (IN.)	THRUST TONS	11.25'		22.50'		30'		45'		67.50'		90'		I.D. (IN.)
		THRUST TONS	VOL. C.Y.	THRUST TONS	VOL. C.Y.	THRUST TONS	VOL. C.Y.	THRUST TONS	VOL. C.Y.	THRUST TONS	VOL. C.Y.	THRUST TONS	VOL. C.Y.	
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8	
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12	
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18	
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24	



PLAN OF TEE THRUST BLOCK

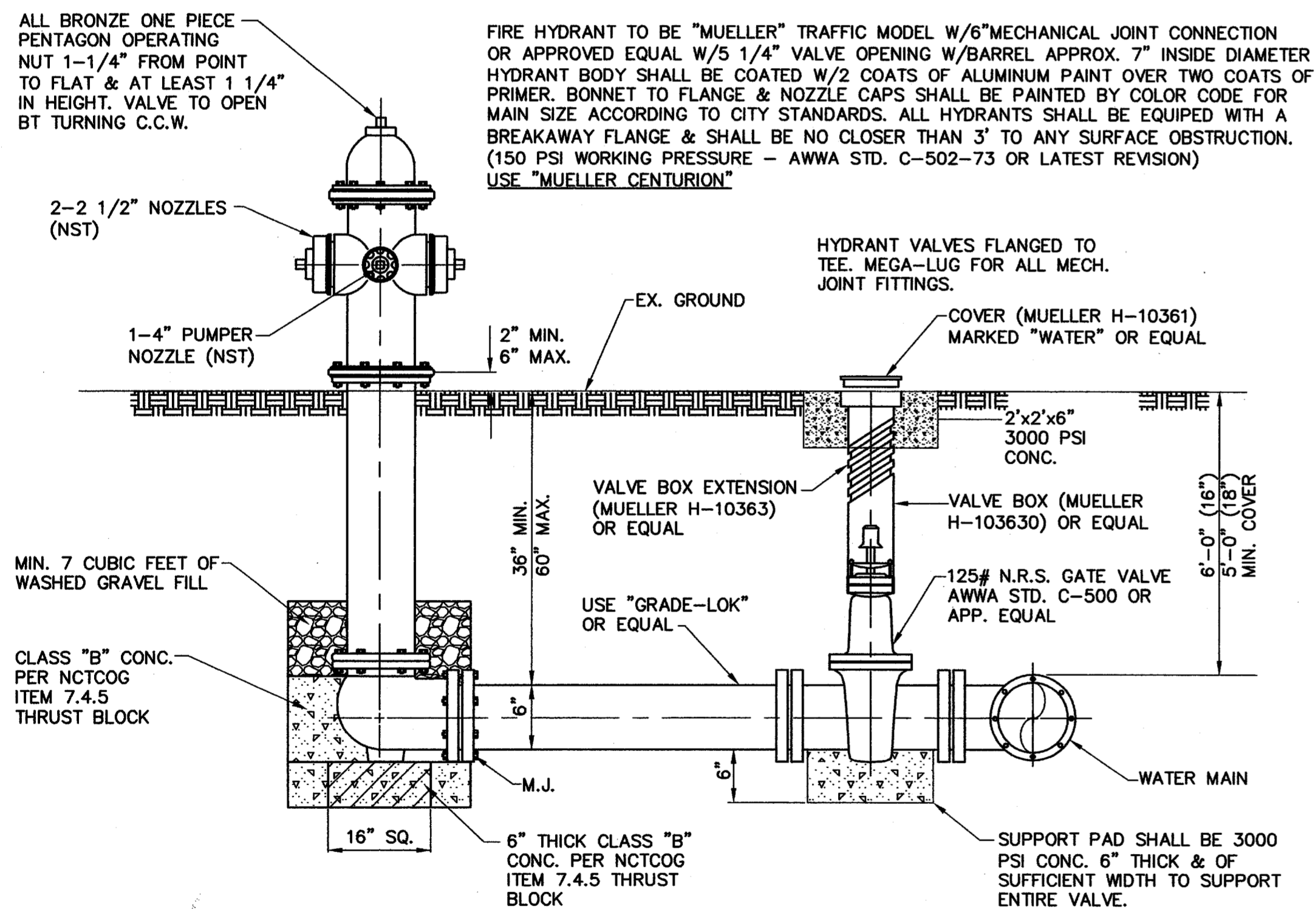
PLAN OF BEND THRUST BLOCK

VERTICAL THRUST BLOCKS AT FITTINGS
N.T.S.

ELEVATION B-B

ELEVATION A-A

VALVE COVER & RISER PIPE ADJUSTMENT
N.T.S.



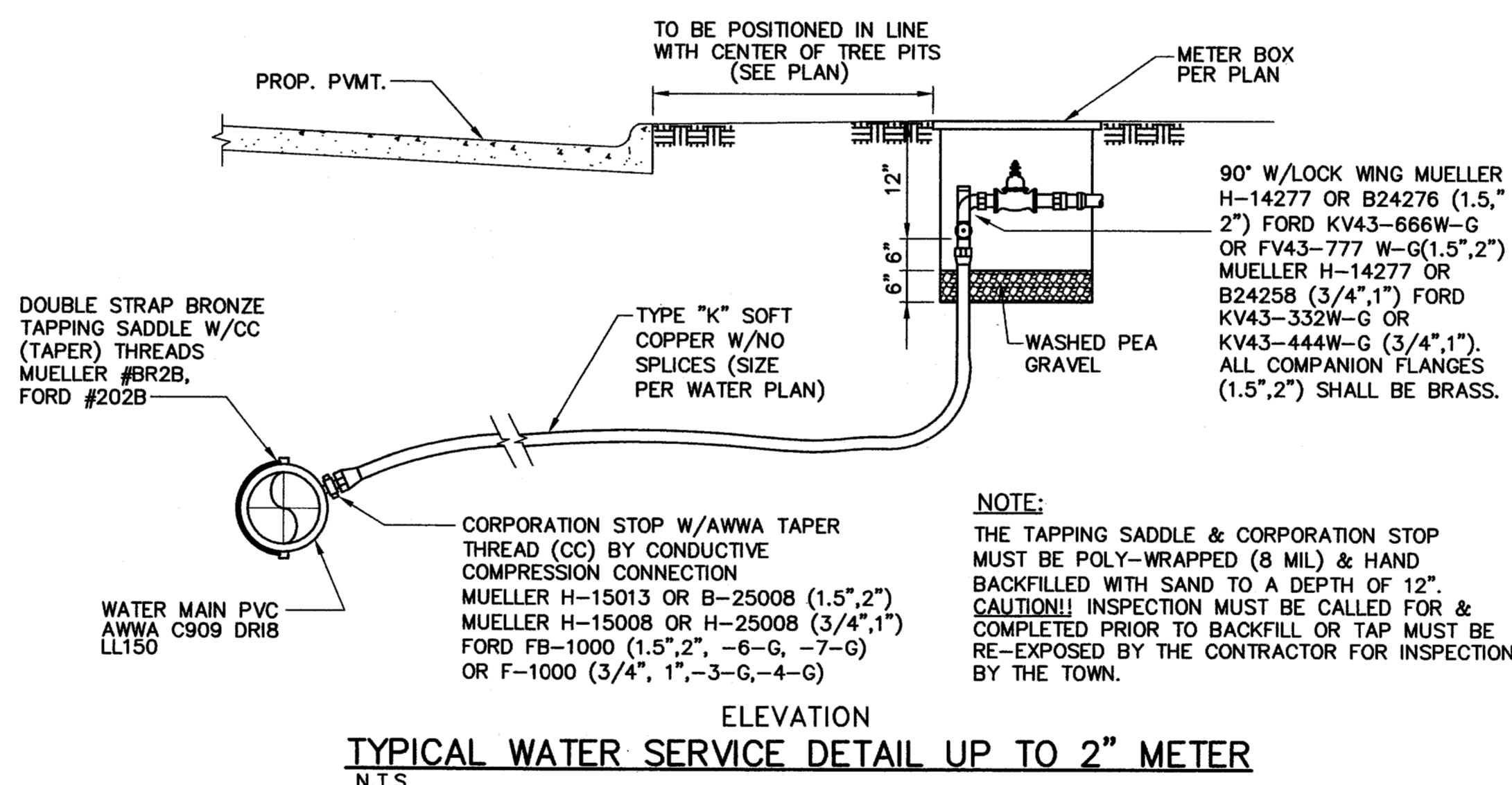
GENERAL NOTES:

- CL OF FIRE HYDRANT BARREL SHALL BE NOT LESS THAN 6.0' OR MORE THAN 9.0' FROM BACK OF CURB OR EDGE OF DRIVING LANE.
- DO NOT SET FIRE HYDRANT IN AN EXISTING OR PROPOSED SIDEWALK, UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANT TEES SHALL BE FLANGED TEE WITH ANCHORING ON THE BRANCH WITH FLANGED x M.J., M.J. 6" VALVE.
- SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE. (NOT APPLICABLE TO THIS PROJECT)
- SEE SPECIFICATION FH-95-1 FOR ADDITIONAL REQUIREMENTS.

GATE VALVES AND VALVE BOXES:

- GATE VALVES SHALL BE IRON BODY, BRONZE OR BRASS MOUNTED, NON-RISING STEM, RESILIENT WEDGE TYPE (SUCH AS MUELLER A-2360). VALVES SHALL BE OF EQUAL OR GREATER PRESSURE CLASS THAN THE PIPING IN WHICH THEY ARE TO BE INSTALLED.
- VALVE BOXES SHALL BE CAST IRON AND SHALL BE OF SUFFICIENT LENGTH AND DIAMETER TO OPERATE ALL VALVES BURIED IN THE GROUND. COVERS SHALL BE MARKED "WATER". THE BOXES SHALL REST ON THE VALVE AND BE ADJUSTED SO THAT THE COVER MAY SET FLUSH WITH THE FINISHED GRADE.
- VALVE DEPTH GREATER THAN 4 FEET REQUIRES VALVE EXTENSION STEM.

TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



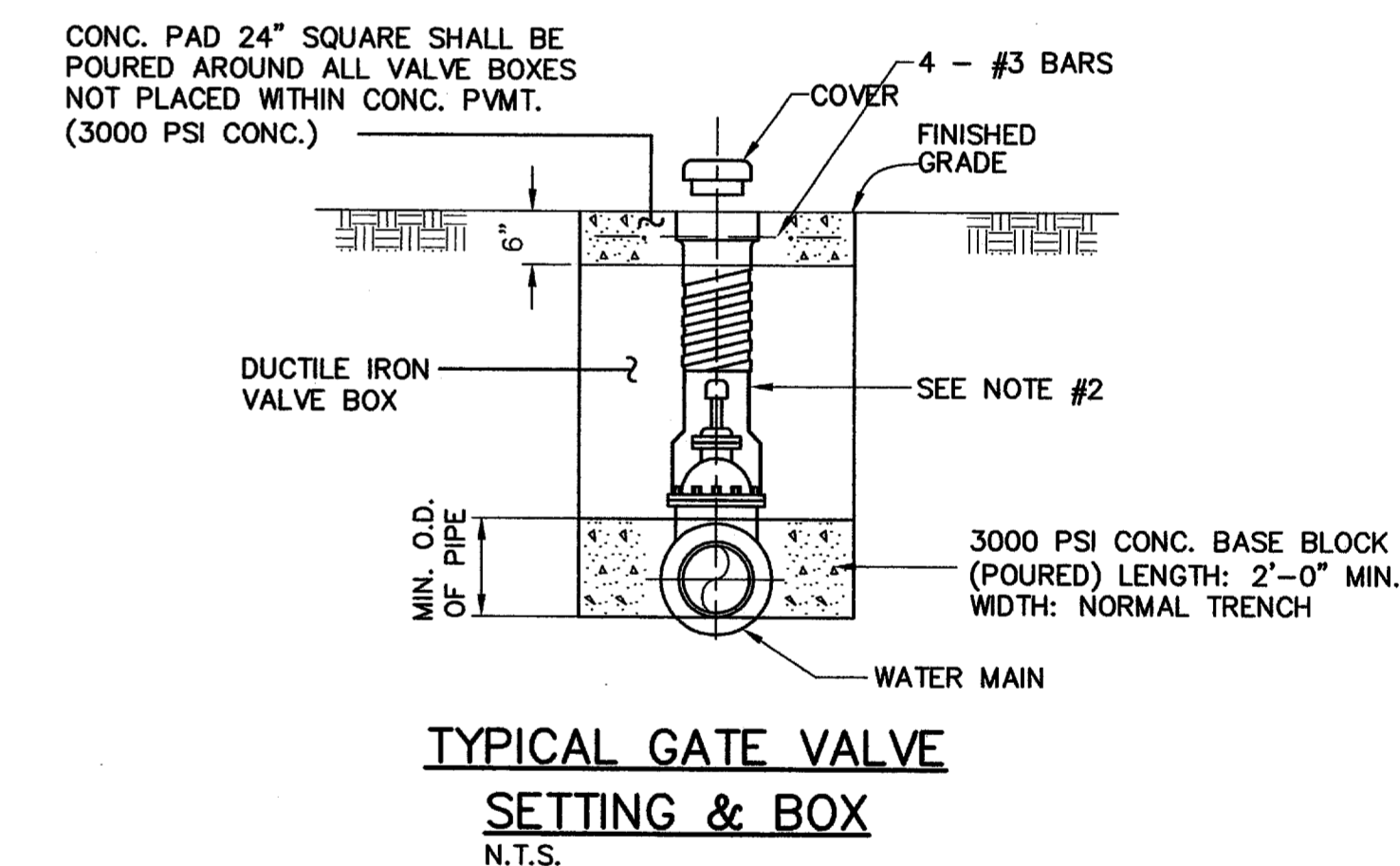
TYPICAL WATER SERVICE DETAIL UP TO 2" METER
N.T.S.

GENERAL NOTES

- POLYVINYL CHLORIDE (PVC) WATER PIPE SHALL MEET OR EXCEED REQUIREMENTS OF AWWA C909 PVC PIPE WITH CAST IRON OUTSIDE DIMENSIONS. PIPE SHALL BE APPROVED FOR USE IN CITIES AND TOWNS OF THE STATE OF TEXAS BY THE STATE BOARD OF INSURANCE.
- PVC WATER PIPE SHALL BE FURNISHED WITH A RUBBER RING AT EACH JOINT AND INTEGRAL THICKENED BELL AS A PART OF EACH JOINT. THE PIPE CLASS SHALL BE MINIMUM CLASS 150 DR 18 WHICH REFERS TO THE MAXIMUM HYDROSTATIC PRESSURE IN NORMAL OPERATIONS. LAYING LENGTHS SHALL BE 20 FEET +/- PIPE AND FITTINGS MUST BE ASSEMBLED WITH A NONTOXIC LUBRICANT.
- FITTINGS FOR PVC WATER PIPE SHALL BE GRAY IRON OR DUCTILE IRON OF THE BELL AND SPIGOT, OR MECHANICAL JOINT TYPE AND SHALL BE CLASS 250 IN ACCORDANCE WITH AWWA C110-77 (ANSI.10)
- UNLESS OTHERWISE SPECIFIED ON PLANS OR SHOWN IN PROFILES, PVC WATER PIPE SHALL BE INSTALLED TO CLEAR ALL UTILITY LINES AND SHALL HAVE A MINIMUM COVER OF 36 INCHES BELOW THE LOWEST GRADE OF THE STREET AS PER CITY CODE.
- 4"-12" RS GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-500.
- A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4' OF VALVE BOX LID.
- DUCTILE IRON OR C-900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
- ALL ANCHOR BOLTS SHALL BE GALVANIZED.
- ALL WATER MAINS WILL BE INSTALLED WITH A LOCATION WIRE PER THE TOWN OF ADDISON REQUIREMENTS.
- POLYWRAP ALL IRON FITTINGS AND VALVES.

GENERAL NOTES FOR ALL THRUST BLOCKS

- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
- VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS F) IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
- WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
- CONCRETE FOR BLOCKING SHALL BE CLASS B CONCRETE.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
- CONCRETE BLOCKING SHALL BE IN PLACE A MINIMUM OF 4 DAYS PRIOR TO TESTING THE PIPELINE.



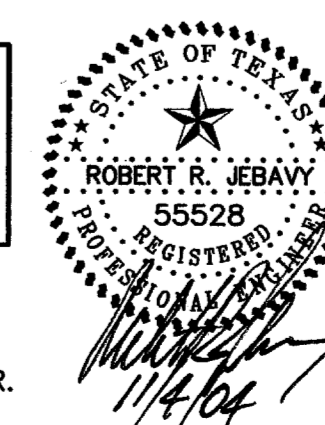
TYPICAL GATE VALVE SETTING & BOX
N.T.S.

NOTES:

- GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509-80 OR LATEST THEREOF. ALL VALVES SHALL BE "MUELLER" OR APPROVED EQUAL.
- A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE ON WHICH THE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4' OF VALVE BOX LID. MANUFACTURED VALVE STACK DUCTILE IRON PIPE TO BE USED FOR EXTENSION GREATER THAN 4'-0". BELL END OF STACK TO BE FITTED OVER VALVE. VALVE AND VALVE STACK IS TO BE POLY WRAPPED.
- VALVES SHALL BE OF DUCTILE IRON W/RUBBER ENCAPSULATED DISK. BOLTS SHALL BE STAINLESS STEEL OF SAME SIZE ON EACH VALVE.
- ALL WATER COVERS SHALL BE MARKED "WATER".

AS-BUILT
NOVEMBER 4, 2004

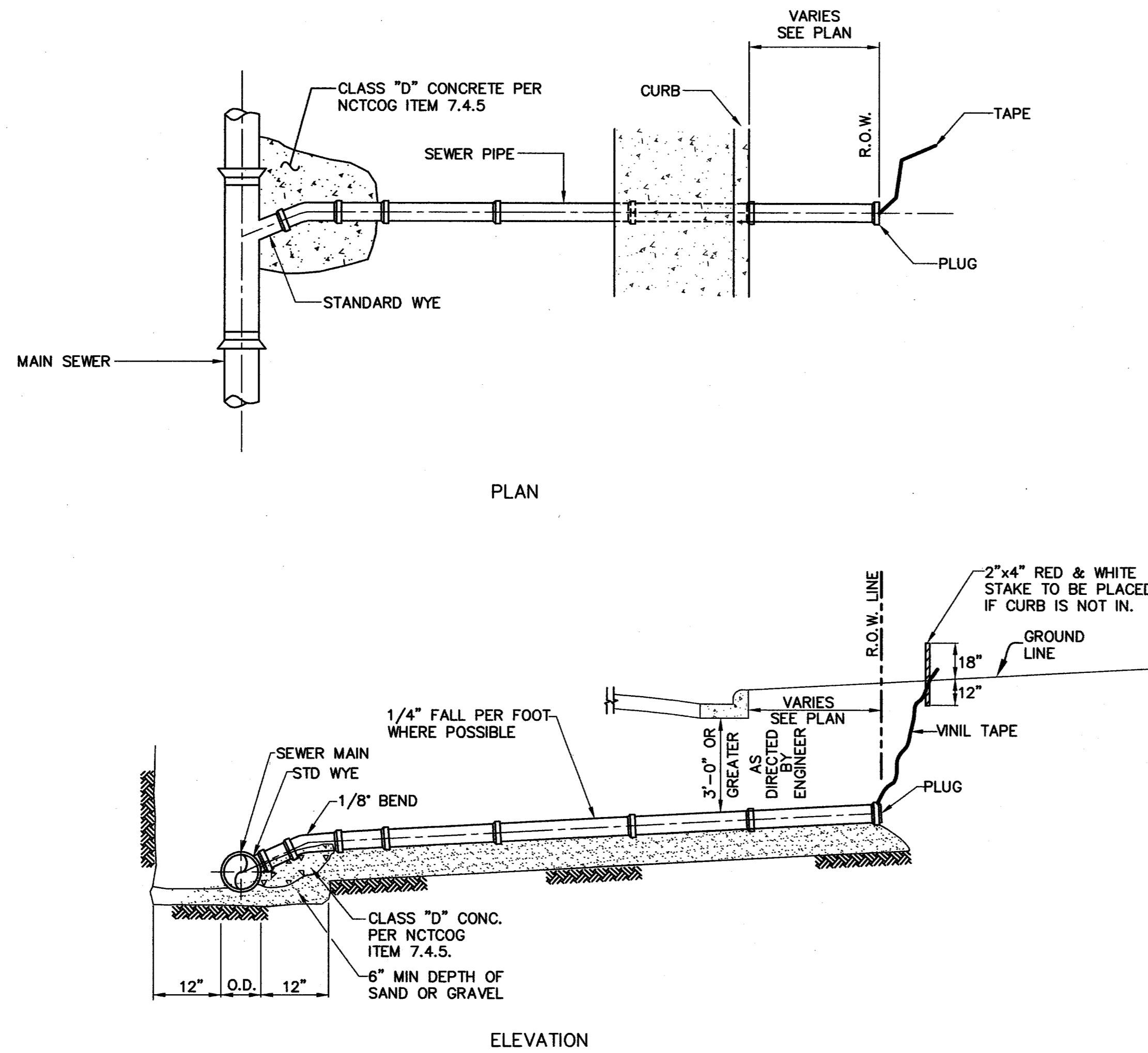
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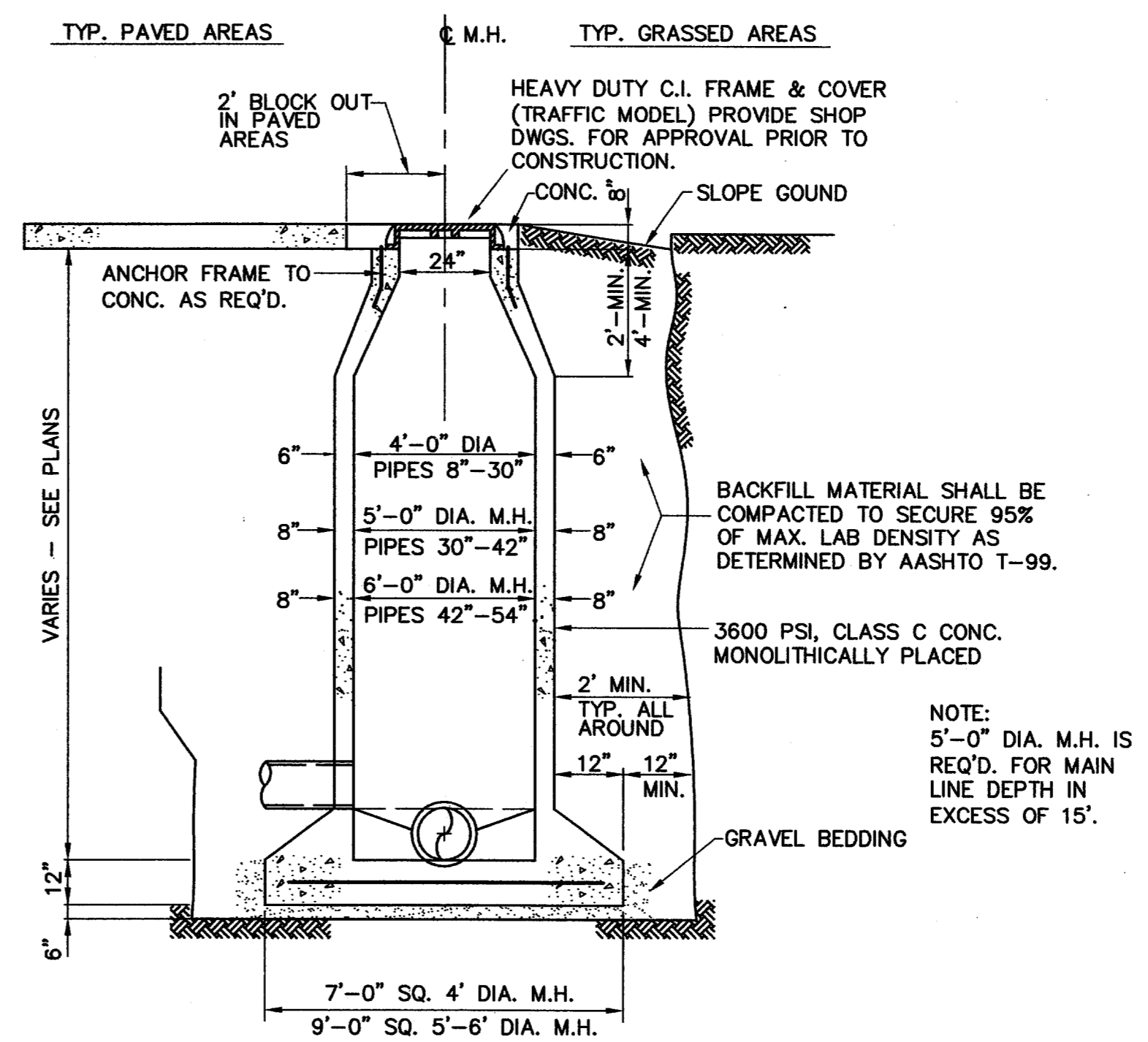
WATER DETAILS
PARKVIEW AT ADDISON CIRCLE
TOWN OF ADDISON, TEXAS
DALLAS COUNTY

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RRJ	BDD	04/04	AS SHOWN	BDD	C03393	C33



SANITARY SEWER SERVICE CONNECTION
N.T.S.

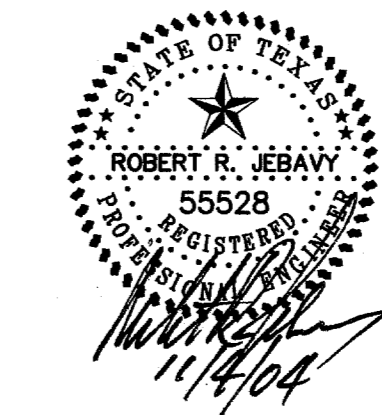


CAST-IN-PLACE MANHOLE
N.T.S.

WHERE DROP M.H. IS REQ'D. USE INSIDE DROP CONNECTION AS PER TOWN OF ADDISON STANDARDS.

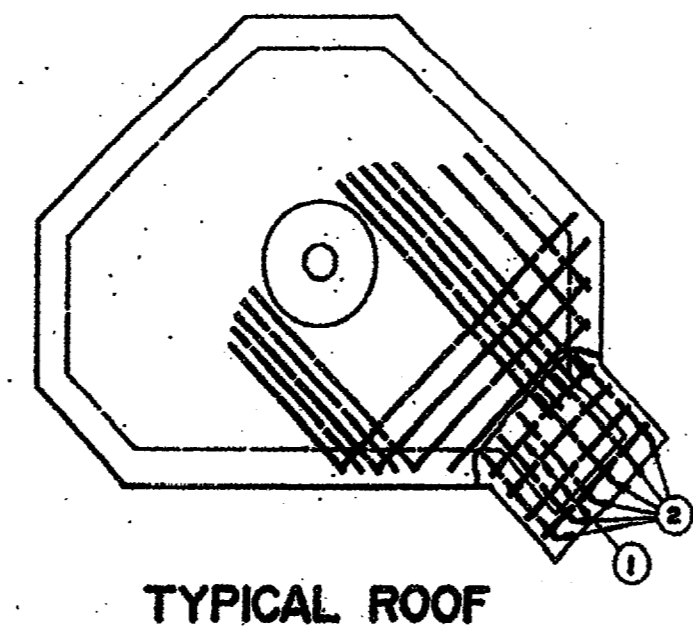
AS-BUILT
NOVEMBER 4, 2004

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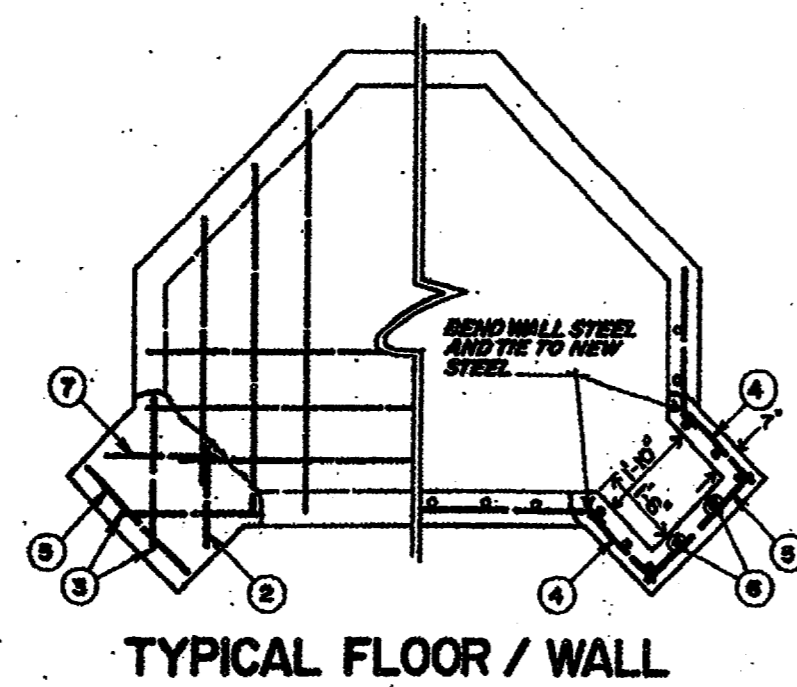


WASTEWATER DETAILS					
PARKVIEW AT ADDISON PLACE					
TOWN OF ADDISON, TEXAS					
DALLAS COUNTY					
<input checked="" type="checkbox"/> BROCKETTE · DAVIS · DRAKE , inc. <input checked="" type="checkbox"/> consulting engineers Civil & Structural Engineering · Surveying 4144 North Central Expressway,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

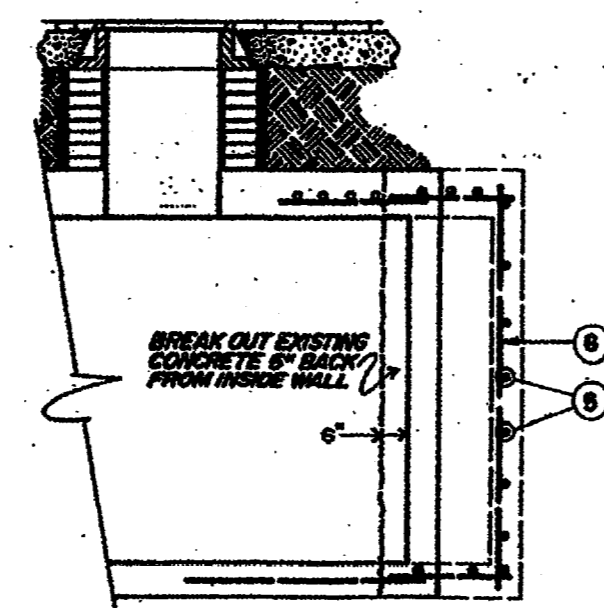
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TYPICAL ROOF



TYPICAL FLOOR / WALL

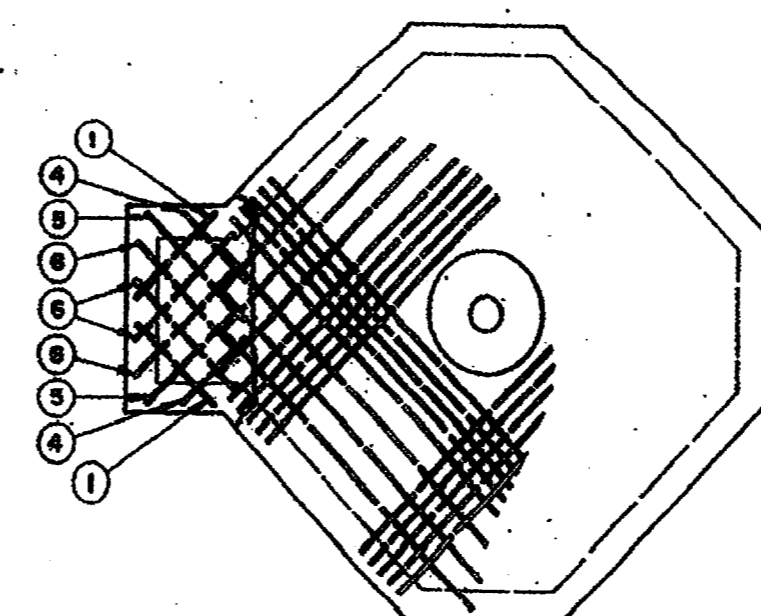


FLOOR / ROOF / WALL VIEW

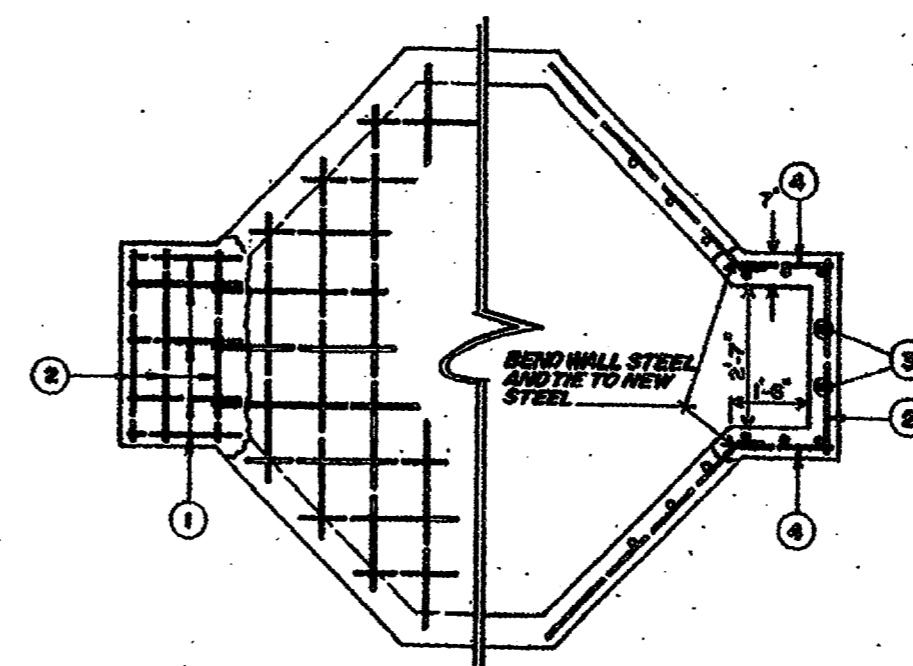
ALL REINFORCING BARS #5						
ITEM	LENGTH			QUANTITY		
	FT.	IN.	TOTAL	FLOOR	WALLS	ROOF
1	2	9				4
2	2	3				6
3	3	0		2		2
4	2	0		2	18	2
5	2	11		1	6	1
6	7	3				8
7	2	5		1		1

DEEP PANELS ON NEW OR EXISTING TYPE
"C" AND "B"-See Job Sketch

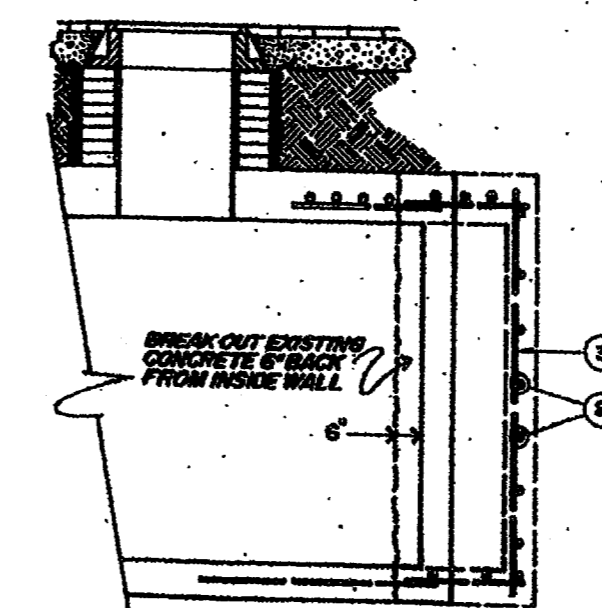
DETAIL #2



TYPICAL ROOF



TYPICAL FLOOR / WALL



FLOOR / ROOF / WALL VIEW

ALL REINFORCING BARS #5						
ITEM	LENGTH			QUANTITY		
	FT.	IN.	TOTAL	FLOOR	WALLS	ROOF
1	2	3		5		2
2	3	6		3	7	10
3	7	3			8	8
4	1	9			14	16
5	2	6				2
6	2	9				4

DEEP PANELS ON NEW OR EXISTING TYPE
"B", "C" AND "D"-See Job Sketch

AS-BUILT
NOVEMBER 4, 2004

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

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

TYPICAL CONDUIT INSTALLATION FOR PVC ENCASED MAJOR CONDUIT LINE

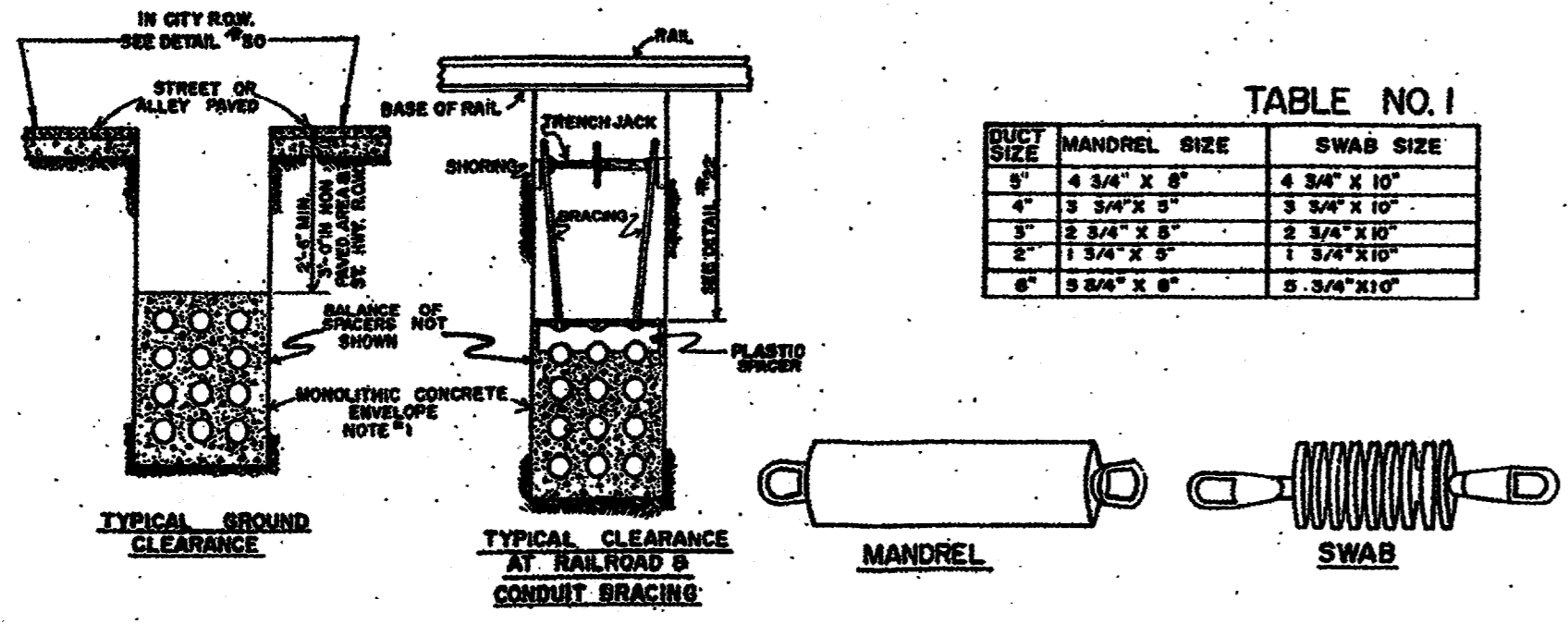
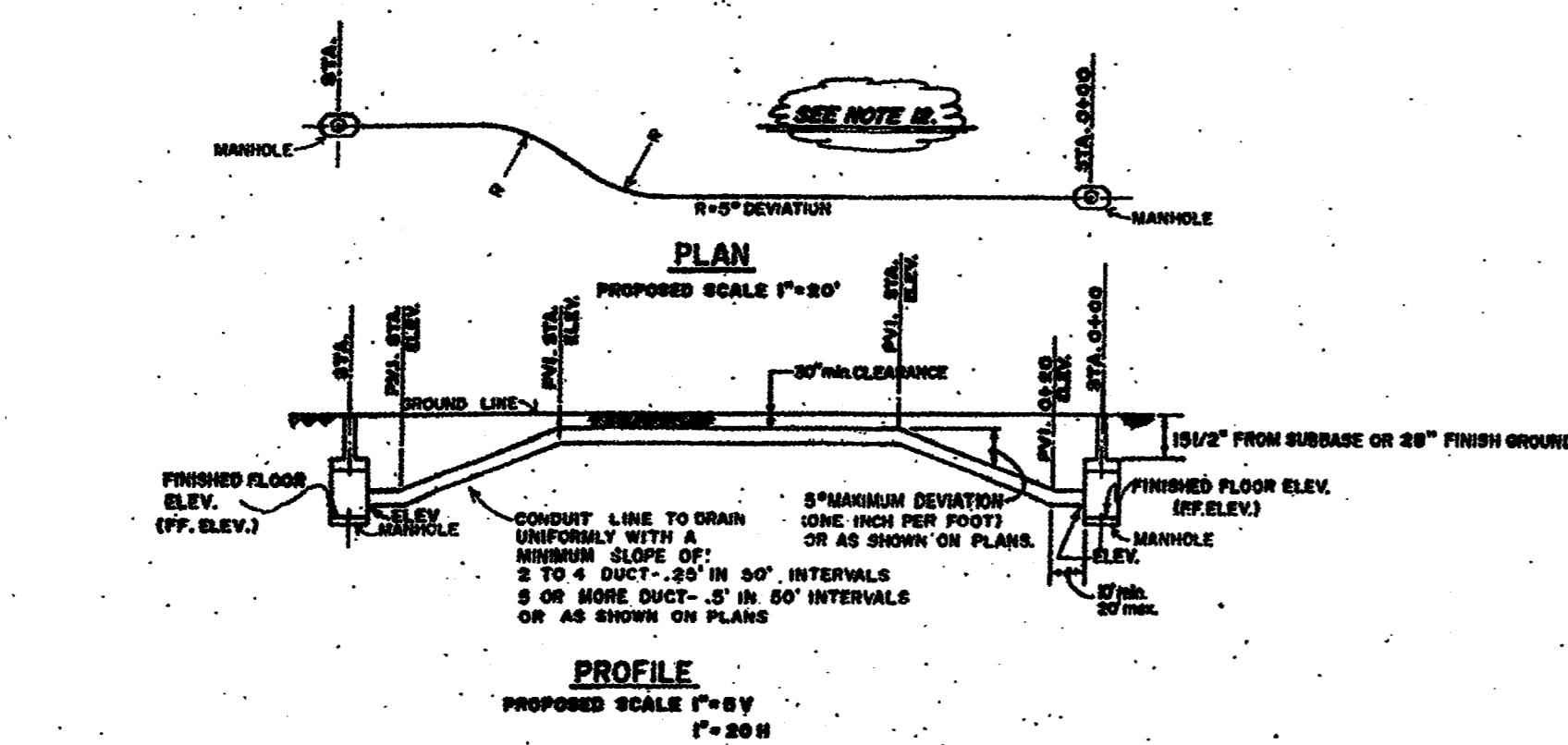


TABLE NO. 1

DUCT SIZE	MANDREL SIZE	SWAB SIZE
4"	4 3/4" X 8"	4 3/4" X 10"
6"	6 3/4" X 8"	6 3/4" X 10"
8"	8 3/4" X 8"	8 3/4" X 10"
10"	10 3/4" X 8"	10 3/4" X 10"
12"	12 3/4" X 8"	12 3/4" X 10"



- NOTES:**
1. ALL SECTIONS OF THE CONDUIT WILL BE RUN IN A STRAIGHT LINE AS CONDITIONS WILL PERMIT. DEVIATIONS WILL BE LAID OUT BY THE POWER COMPANY ENGINEER.
 2. THE CONDUIT & FITTINGS WILL BE COATED LINEARLY WITH PVC CEMENT. PUSH CONDUIT AND FITTING TOGETHER UNTIL CONDUIT BUTTS AGAINST FITTING SHOULDER. TWIST CONDUIT 90 DEGREES TO ASSURE SMOOTH SPREADING OF CEMENT. NORMAL MIN. COVER TO BE 30".
 3. WHEN COMPLETE, EACH CONDUIT OF A MAIN DUCT LINE WILL HAVE A MANDREL AND SWAB PULLED THROUGH THE ENTIRE LENGTH OF EACH CONDUIT OF A LATERAL LINE WILL HAVE A SWAB PULLED THROUGH THE ENTIRE LENGTH TO CHECK FOR BLOCKAGE OR OTHER UNDESIRABLE CONDITIONS. SEE TABLE NO.1 FOR MANDREL AND SWAB SIZE FOR CORRESPONDING CONDUIT SIZE.
 4. ALL DITCH CUTS WILL BE IN ACCORDANCE WITH EXISTING SAFETY REGULATIONS IN EFFECT.
 5. ALL CONDUIT RUNS ON I.L. & STATE H.V. R.O.W. WILL REQUIRE A MINIMUM OF 6" CONCRETE COVER FROM THE UPPERMOST DUCT, AND MIN. 9" COVER, FROM FINISH GRADE.
 6. SEE PLANS FOR CONDUIT ARRANGEMENT.
 7. FOR NUMBER, FORMATION, AND SIZE OF CONDUITS SEE JOB PLANS.
 8. HIGH EARLY STRENGTH CEMENT PROHIBITED.
 9. SHOW DITCH ELEVATION @ 50' INTERVALS & EACH GRADE CHANGE AND AT MANHOLE ENTRANCE.
 10. SHOW MANHOLE FINISH FLOOR ELEVATION.
 11. ALL CONDUIT TO BE TYPE XX OR XX-1 UNLESS OTHERWISE NOTED ON PLANS.
 12. GUTTER EVERY 100' IN PLAN VIEW AND EVERY 50' WITH ELEVATION IN PROFILE PLUS WIDTH AND ELEVATION AT EACH GRADE CHANGE.

DETAIL #19

SECTIONS OF TYPICAL FORMATION

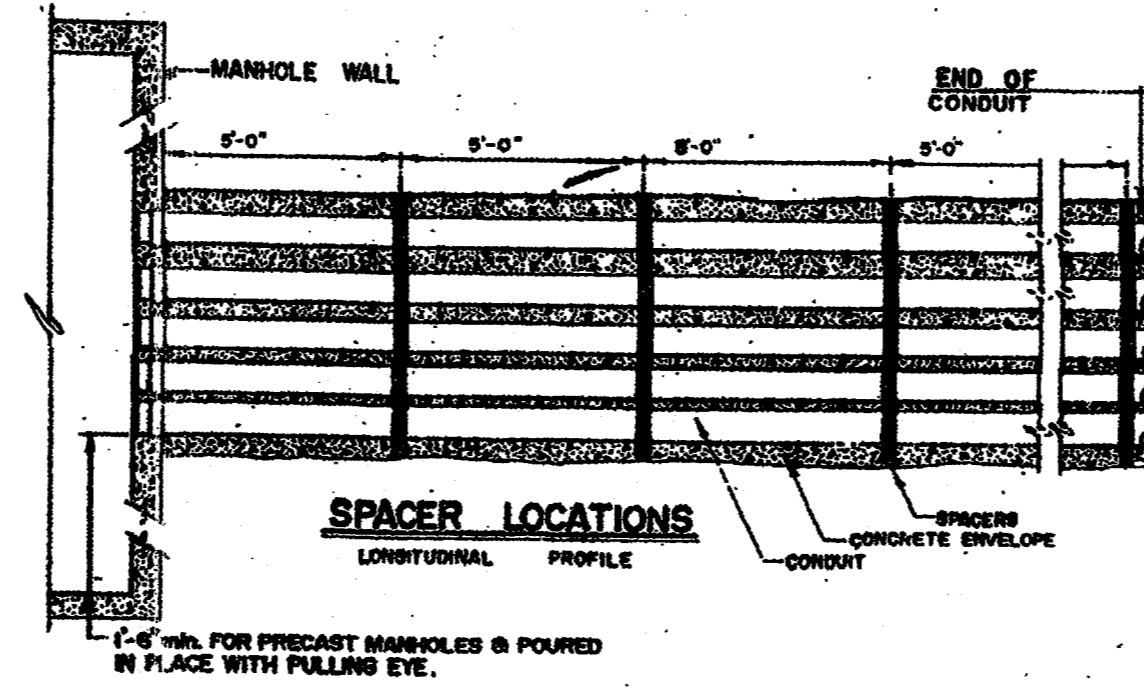
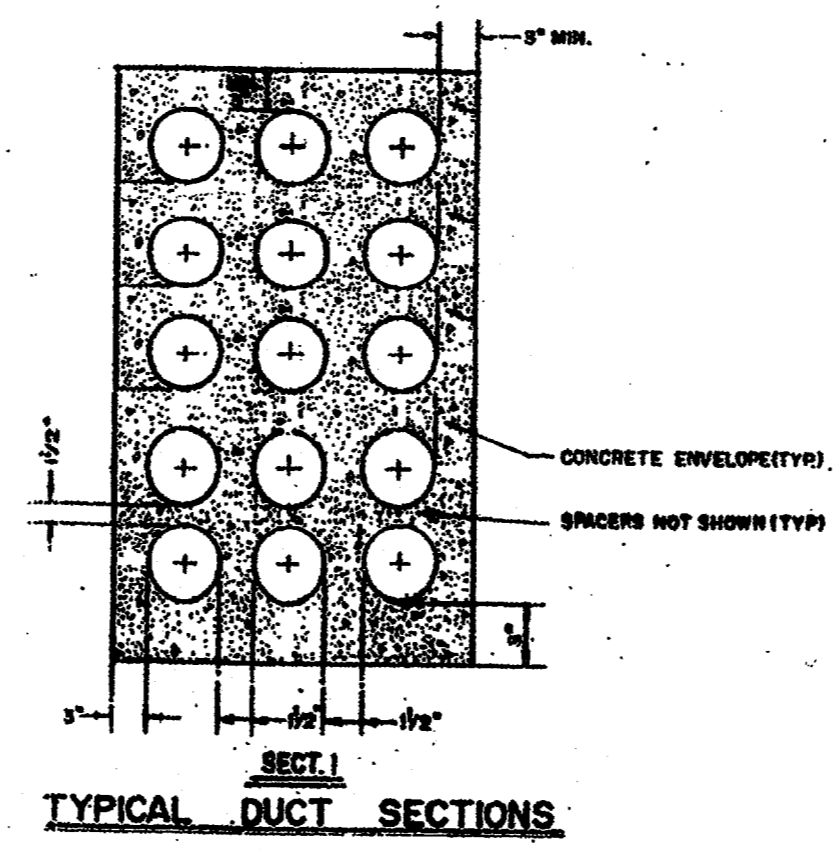


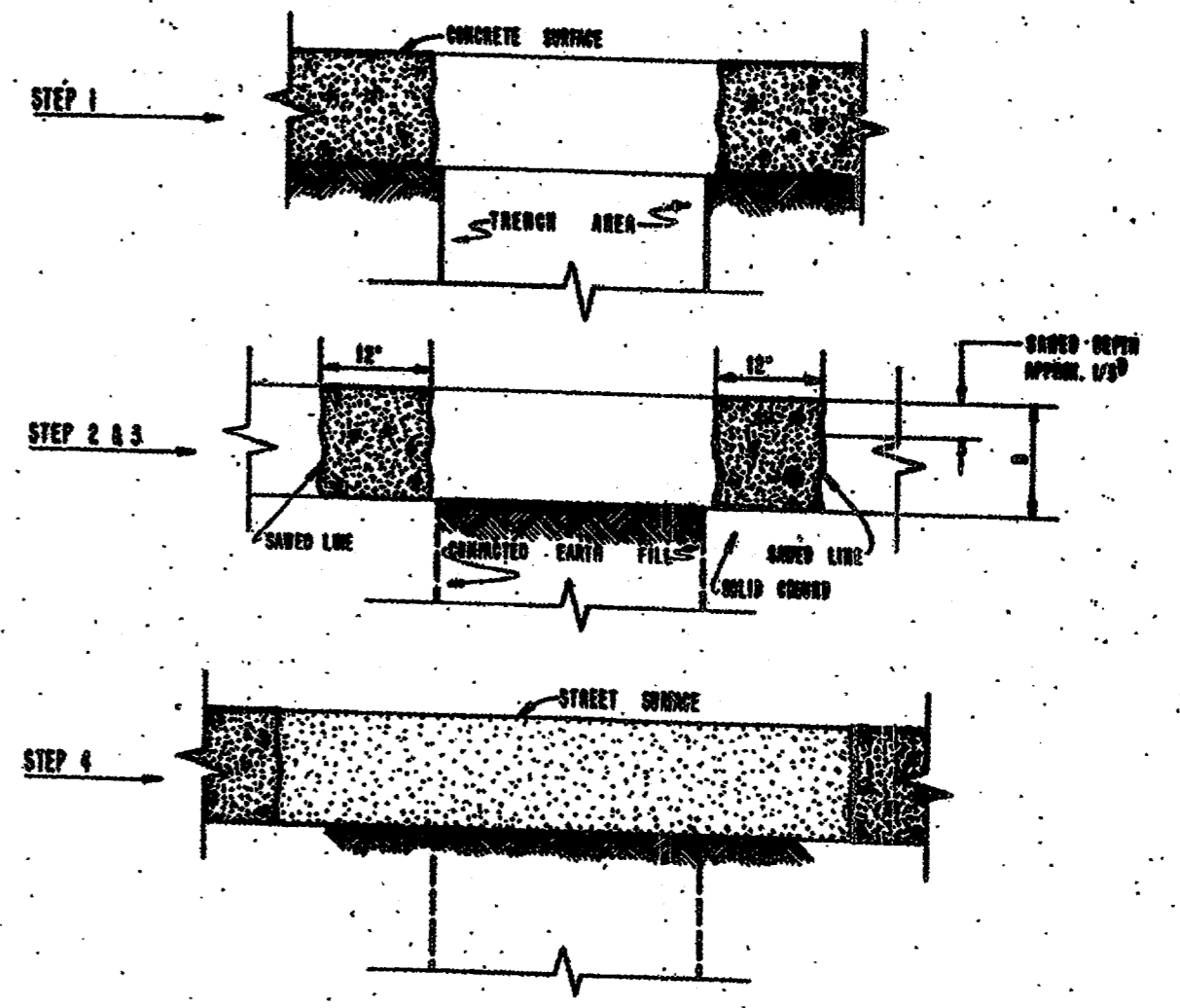
TABLE 2

CONDUIT SIZE	OUTSIDE DIAMETER	TYPE
4"	3.58"	PVC
6"	5.00"	PVC
8"	6.00"	PVC
10"	7.00"	PVC
12"	8.00"	PVC
PVC CEMENT		

DETAIL #20

SEQUENCE OF CONSTRUCTION

- STEP 1: SUFFICIENT CONCRETE WILL BE REMOVED TO PERMIT TRENCH EXCAVATION.
- STEP 2: UPON COMPLETION OF THE INSTALLATION OF THE CONDUIT LINE, THE TRENCH WILL BE BACKFILLED AND COMPACTED TO THE REQUIRED DENSITY UP TO THE BASE OF PAVEMENT.
- STEP 3: THE CONCRETE PAVEMENT WILL BE SAVED TO A DEPTH OF APPROXIMATELY ONE THIRD OF THE DEPTH OF PAVEMENT, PARALLEL TO THE LINE OF TRENCH, ONE FOOT WIDE OF EACH END. PORTLAND CEMENT FINISH BREAKERS CAN THEN BE USED TO BREAK THE EXCESS CONCRETE.
- STEP 4: THE EXPOSED EDGES OF THE CONCRETE WILL BE CLEANED SO A GOOD BOND CAN BE OBTAINED WHEN FILL IS PLACED.



NOTE: ASPHALT FINISH SURFACES; SEQUENCE OF CONSTRUCTION ON CONCRETE SURFACES WITH ASPHALT FINISH SURFACES WILL BE THE SAME AS SEQUENCE EXCEPT STEP 3, THE ASPHALT WILL BE CUT IN A STRAIGHT LINE USING A METHOD ACCEPTABLE WITH THE CITY SPECIFICATIONS. SAWING OF THE CONCRETE WILL NOT BE REQUIRED.

STREET BREAKING AND REPLACEMENT DETAILS

DETAIL #21
CONCRETE SPECIFICATION

- I. GENERAL**
- THESE SPECIFICATIONS APPLY TO MANHOLE, VAULT, AND DUCT LINE CONSTRUCTION ON THE UNDERGROUND SYSTEM IN THE DOWNTOWN DISTRICTS. THE CONCRETE SHALL BE OF ONE OF THE CLASSES SPECIFIED ON THE DRAWINGS FOR THE TYPE OF WORK UNDER CONSTRUCTION. THE RATIO OF SAND TO CEMENT SHALL BE USED TO OBTAIN AN EXISTING AND CONSISTENT CONCRETE AS PROVIDED WITH THE MATERIALS AVAILABLE AND FOR THE CLASS OF WORK UNDER CONSTRUCTION, BUT IN NO CASE SHALL THE RATIO OF CEMENT TO THE HEAVY CONTENTS BE LESS THAN THE CLASS OF CONCRETE SPECIFIED.
- II. SPECIFICATIONS FOR MATERIALS**
- A. CEMENT: THE CEMENT SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR PORTLAND CEMENT" ASTM C-150 FOR TYPE I NORMAL PORTLAND CEMENT AND TYPE III, HIGH-EARLY-STRENGTH PORTLAND CEMENT. THE CEMENT SHALL BE PROPERLY PROTECTED FROM THE WEATHER UNTIL USED AND SHALL BE DRY AND FREE FROM Lumps WHEN PLACED IN THE MIXER.
- B. SAND: THE SAND SHALL CONSIST OF HARD SILEXIOUS MATERIAL, FREE FROM VEGETABLE MATTER, ORGANIC MATTER, OR SURFACE COATING, PASSING 48 HOURS IN SIZE FROM ONE-HALF INCH DOWN, NOT MORE THAN FIVE PER CENT BY WEIGHT MORE THAN TWENTY-FIVE PER CENT BY WEIGHT MORE THAN ONE AND ONE-HALF INCH DOWN, NOT MORE THAN FIVE PER CENT BY WEIGHT MORE THAN FIVE PER CENT PASSING A 100 MESH PER LINEAL INCH SCREEN. THREE PER CENT BY WEIGHT OF SLAY OR LUMP OR A COMBINATION OF THE TWO, WILL BE PERMITTED PROVIDED THEY WILL PULVERIZED AND DISTRIBUTED THROUGHOUT THE MIX. THE FINESTS MATERIAL SHALL NOT BE LESS THAN 2.5 AND NOT MORE THAN 2.0.
- C. MANHOLE GRAVEL: THE GRAVEL SHALL CONSIST OF CLEAN, HARD, TIGHT STONES FREE FROM VEGETABLE MATTER, ORGANIC MATTER, OR SURFACE COATING, PASSING 48 HOURS IN SIZE FROM ONE-HALF INCH DOWN, NOT MORE THAN FIVE PER CENT BY WEIGHT MORE THAN ONE AND ONE-HALF INCH DOWN, AND NO INTERMEDIATE SIZES SHALL BE REMOVED.
- D. CONDUIT GRAVEL: THE GRAVEL SHALL CONSIST OF CLEAN, TIGHT STONES, FREE FROM VEGETABLE MATTER, ORGANIC MATTER, OR SURFACE COATING, PASSING 48 HOURS IN SIZE FROM ONE-HALF INCH DOWN, NOT MORE THAN FIVE PER CENT BY WEIGHT MORE THAN ONE AND ONE-HALF INCH DOWN, AND NO INTERMEDIATE SIZES SHALL BE REMOVED.
- E. WATER: THE WATER USED FOR MIXING OR SPRINKLING CONCRETE SHALL BE CLEAR AND FREE FROM OIL, SALT, ALKALI, SODA, OR OTHER DETRIMENTAL IMPURITIES. WHEN POSSIBLE CITY WATER WILL BE USED.
- F. STEEL: ALL REINFORCEMENT BEFORE BEING PLACED SHALL BE FREE FROM LOOSE RUST SCALE, OIL, CLAY OR OTHER COATINGS THAT WILL WEATHER OR REDUCE THE BOND. THE STEEL SHALL CONFORM TO THE LATEST EDITION OF "SPECIFICATION FOR REINFORCED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" ASTM A-615.
- III. FIELD TEST FOR MATERIALS**
- FIELD TESTS SHALL BE MADE AN AFTER AS IS NECESSARY TO INSURE THE MATERIALS CONFORMING TO THE FOREGOING SPECIFICATIONS. THE METHOD OF MAKING THESE TESTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN SOCIETY FOR TESTING MATERIALS FOR CONCRETE AND CONCRETE ADVERTISEMENTS.

IV. CLASSIFICATION OF CONCRETE AND MIX DESIGN

CLASS	A	B	C
CLASS OF CONCRETE:	3000 psi	2000 psi	3000 psi
MIXER CONTENT (INCLUDING FREE SURFACE MOISTURE) RATIO OF WATER TO CEMENT BY WEIGHT	.48	.59	.50
GALLONS PER BAG	7.2	8.5	8.5
MINIMUM CEMENT CONTENT POUNDS PER CUBIC YARD	375	320	330
SACKS PER CUBIC YARD	9	8.0	8.3
TYPE CEMENT	I	II	III, (WITH 51%)
AGGREGATE GRADE	5" - 4"	5" - 5"	5" - 4"
MINIMUM FINES AGGREGATE PERCENT	80%	70%	57%
MINIMUM AGGREGATE SIZE	1/2"	1/2"	1 1/2"

- V. METHOD AND MANNER OF MIXING AND PLACING CONCRETE**
- A. MIXING METHOD: MIXER SHALL BE COMPOSED OF ONE PART TYPE I PORTLAND CEMENT TO 2 3/4 PARTS GRADED STANDARD SAND BY WEIGHT. THE SAND SHOULD NOT BE EXCESSIVELY WET OR EXCESSIVELY DRY WHEN MEASURED.
- B. CONCRETE MIXING: THE FOLLOWING METHODS REFER TO THE VOLUMES, RESPECTIVELY, OF CEMENT, SAND, AND AGGREGATE TO BE USED FOR EACH MIX.
1. (1500 LBS) FOR USE WITH MAXIMUM AGGREGATE SIZE OF 1/2".
 2. (140 LBS) FOR USE WITH MAXIMUM AGGREGATE SIZE OF 1 1/2".
- C. MIXING OF CONCRETE: THE CEMENT AND PORTLAND CEMENT SHALL BE MEASURED IN SUITABLE CONTAINERS. THE MIXTURE SHALL BE HOMOGENEOUS BY MIXING. THE CONCRETE SHALL BE PLACED IN THE TRENCH AND SPREAD TO A DEPTH OF ABOUT 120 FEET PER MIXTURE. MIX THE CEMENT AND AGGREGATE UNTIL OF UNIFORM MIXTURE. WATER SHALL BE MIXED WITH A PORTABLE MIXTURE IS PRODUCED. EACH BATCH OF CONCRETE SHOULD BE USED IMMEDIATELY AFTER MIXING.
- D. MIXING OF WATER: THE WATER AND SAND SHALL BE MIXED UNTIL OF UNIFORM COLOR. WATER SHOULD THEN BE ADDED AND THE MIXTURE TURNED UNTIL IT FORMS A UNIFORM AND MIXABLE PASTE. EACH BATCH OF MIXTURE SHOULD BE USED IMMEDIATELY AFTER MIXING.

- VI. PROTECTION OF FRESH CONCRETE**
- CONCRETE SHALL BE KEPT MOIST BY SPRINKLING WITH WATER FOR A PERIOD SUITABLE TO THE CHARACTER OF THE STRUCTURE. MIXING OR SPREADING OVER FRESH CONCRETE SHALL NOT BE PERMITTED UNTIL ONE DAY AFTER PLACEMENT. FRESH STREET SURFACES SHOULD BE WELL WATERED FOR AT LEAST FORTY-EIGHT HOURS AFTER PLACEMENT. FORM AND BRACING FOR WALLS OF MANHOLES AND TRANSFORMER VAULTS SHALL NOT BE REMOVED UNTIL THE FIRST THIRTY-SIX HOURS AFTER CONCRETE HAS BEEN PLACED. FORM AND BRACING FOR ROOF OF MANHOLES AND TRANSFORMER VAULTS SHALL NOT BE REMOVED FOR AT LEAST SEVEN DAYS AFTER CONCRETE HAS BEEN PLACED.
- VII. FINISH**
- UNLESS ESPECIALLY CALLED FOR, NO MORE TO BE DONE BY WAY OF FINISHING CONCRETE TO SURFACE AFTER THE FORMS ARE REMOVED, EXCEPT THAT SERIOUS FAULTS IN THE CONCRETE SURFACE SHALL BE CORRECTED BY PATCHING AND FILLING WITH CEMENT MORTAR IN SUCH A MANNER THAT THE PATCH IS SEAMLESSLY JOINED INTO THE CONCRETE SURFACE.

- IX. PLACING OF CONCRETE**
- A. DUCT LINES: THE CONCRETE FOR CONDUIT LINES SHALL BE PLACED IMMEDIATELY AFTER MIXING. THE CONCRETE WILL BE SO TAMPED OR PULVERED SO AS TO MAKE A DENSE CONCRETE ENVELOPE AROUND THE DUCTS. IF NECESSARY TO JOIN A NEW CONDUIT LINE INTO ONE IN WHICH THE CONCRETE HAS SET, THE OLD SURFACE SHALL BE CLEANED, ROUNDED AND WETTED.
- B. MANHOLES AND TRANSFORMER VAULTS: THE CONCRETE FOR MANHOLES AND VAULTS SHALL BE PLACED IMMEDIATELY AFTER MIXING. THE CONCRETE SHALL BE PLACED BY HAND TO KEEP THE SURFACE OF THE CONCRETE LEVEL TO PREVENT ANY FLOWING OF THE CONCRETE IN THE FORM. THE CONCRETE SHALL BE CONTINUOUSLY STRUCK TO EXPEL AIR BUBBLES. THE TOP OF THE WALLS SHALL BE WELL CURBED, ROUNDED AND WETTED IMMEDIATELY BEFORE FINISHING THE ROOF SLAB.
- C. STREET PAVEMENT: SEE DETAIL #20

AS-BUILT
NOVEMBER 4, 2004

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

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TU ELECTRIC

UNIT ID	DWG TYPE	ESTIMATE	REV. NO.	DATE	REVISION DESCRIPTION

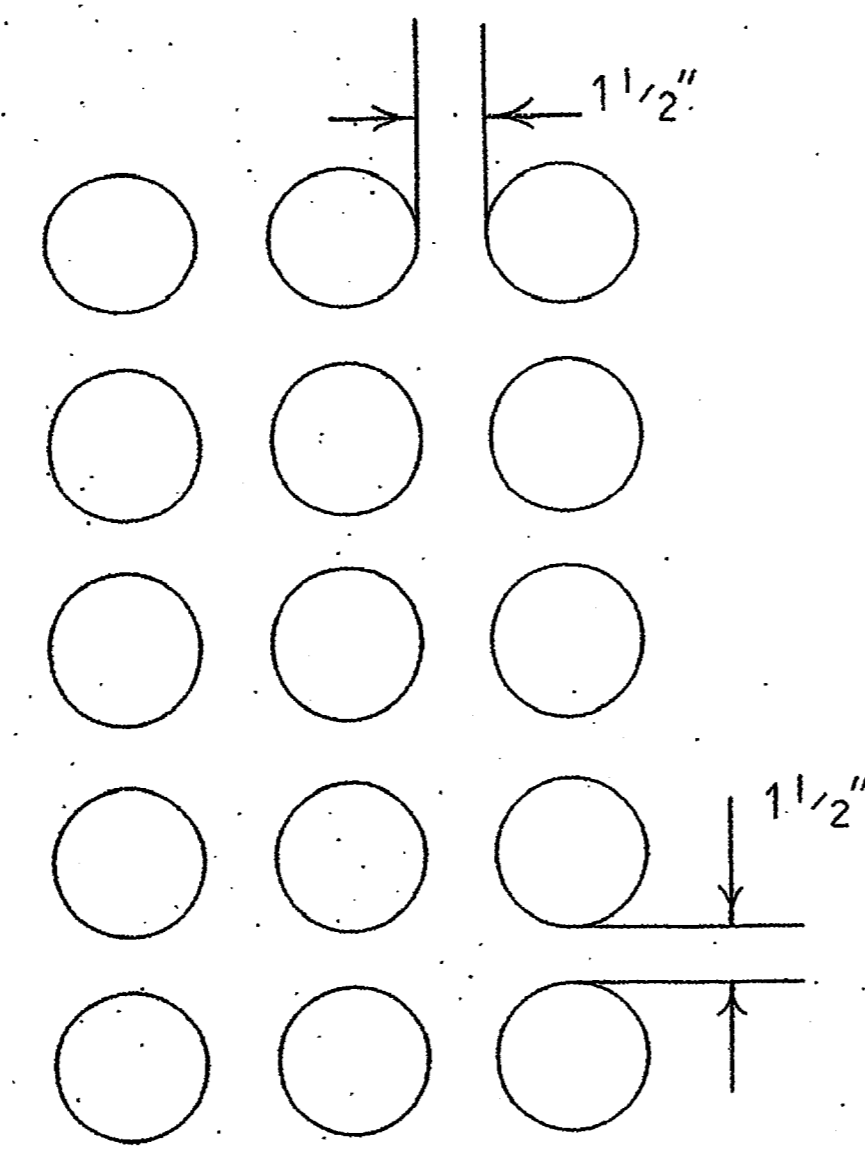
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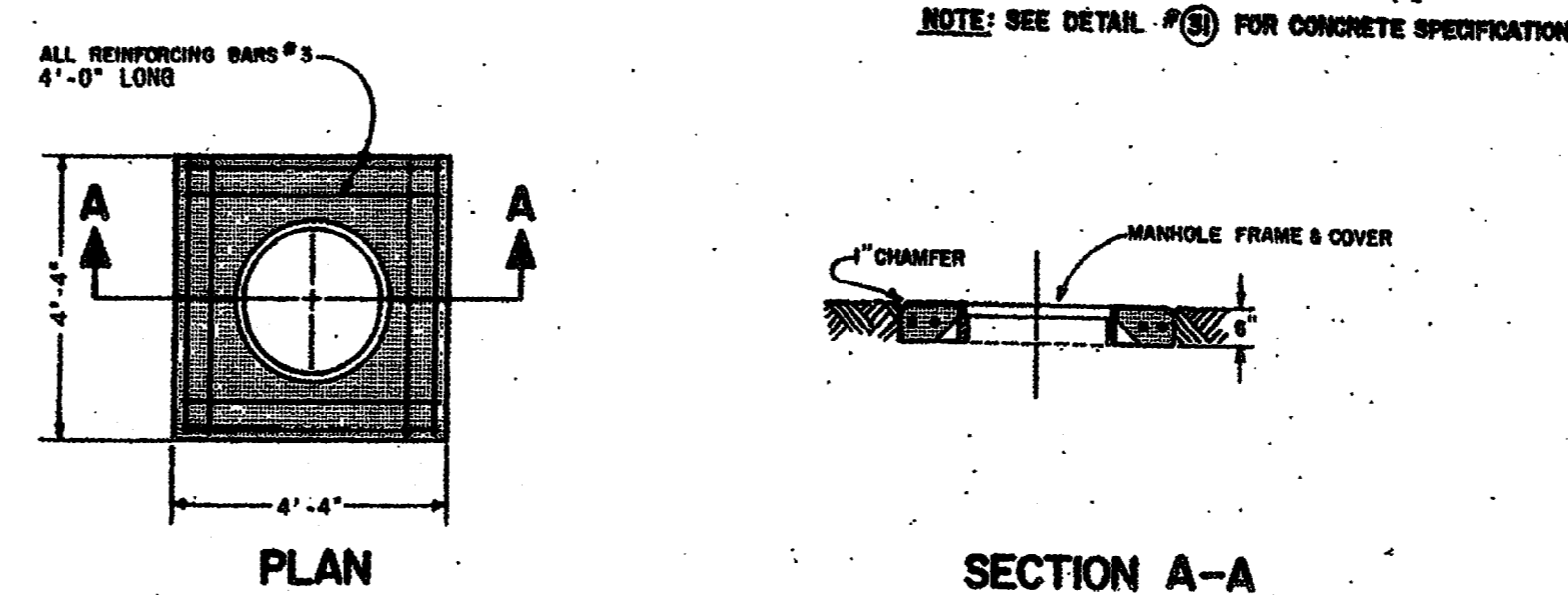
NETWORK UNDERGROUND APPURTENANCE SHEETS MISCELLANEOUS DETAILS

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CHK: JRC
ENG: JRC
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APP: JWC
APP: JWC

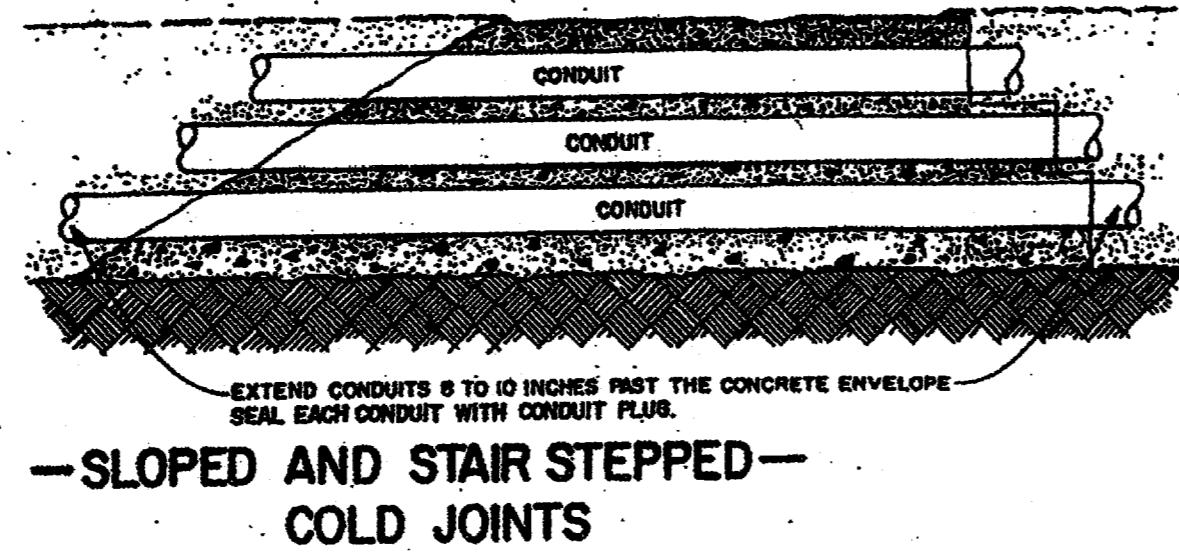
E-NUA-1
SHEET NO.



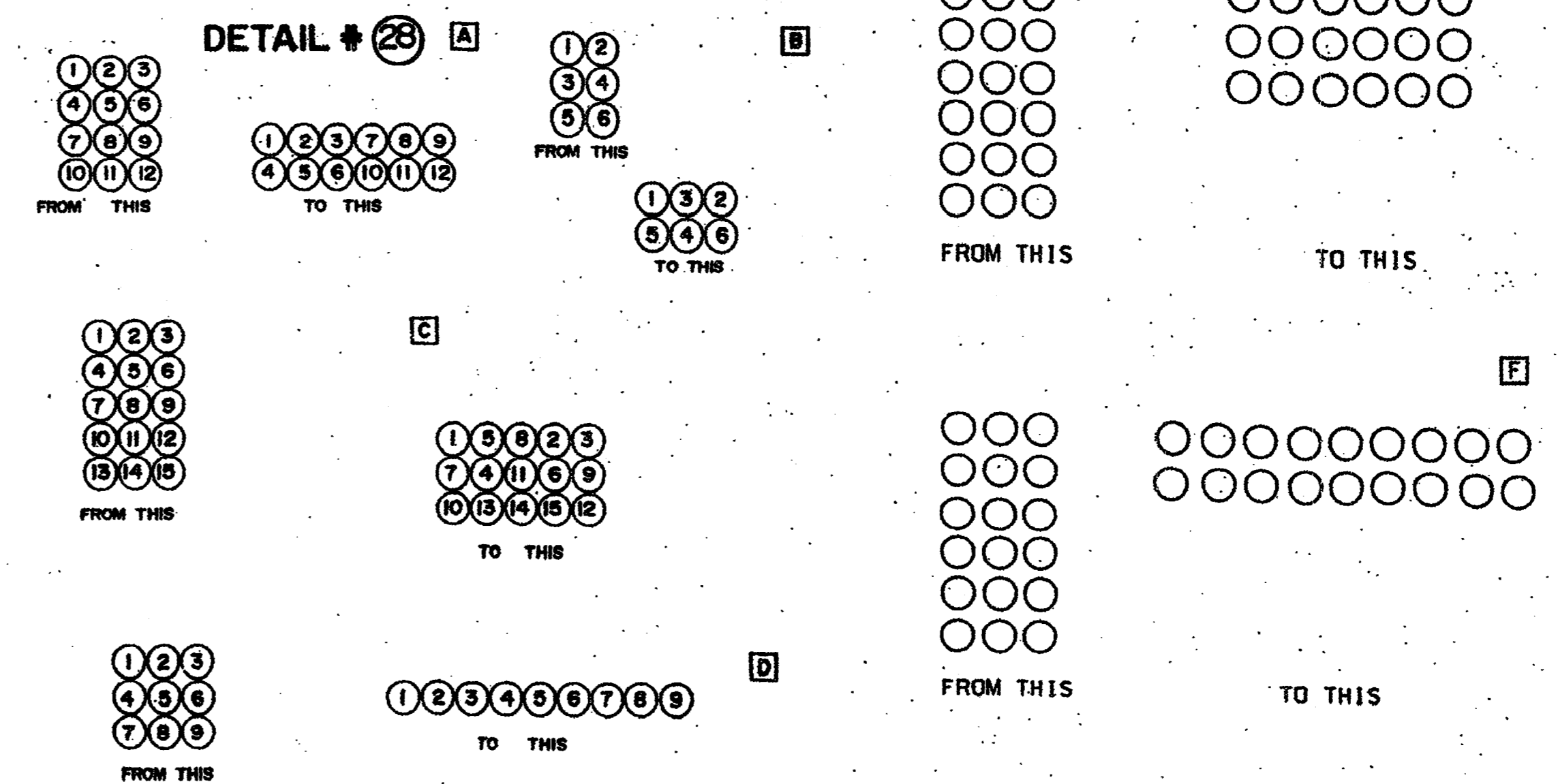
15 - 5" OR 6"
TERMINATOR INSTALLATION
IN MANHOLES
SEE JOB SKETCH FOR
NUMBER OF TERMINATORS
TO BE INSTALLED
DETAIL # 8



CONCRETE SLAB FOR MANHOLE
CASTING
DETAIL # 11



SLOPED AND STAIR STEPPED
COLD JOINTS



CONDUIT TRANSITION DETAILS

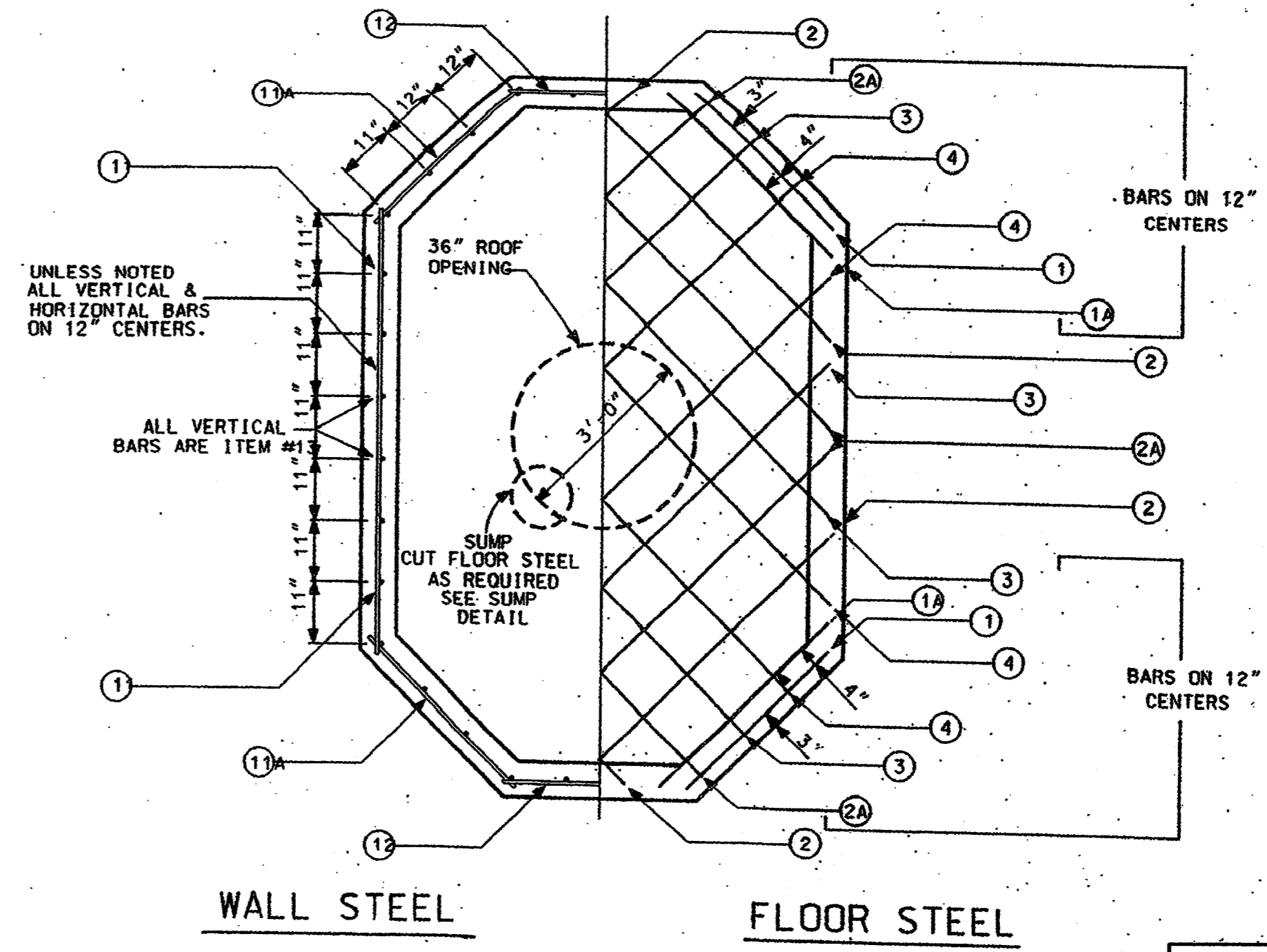
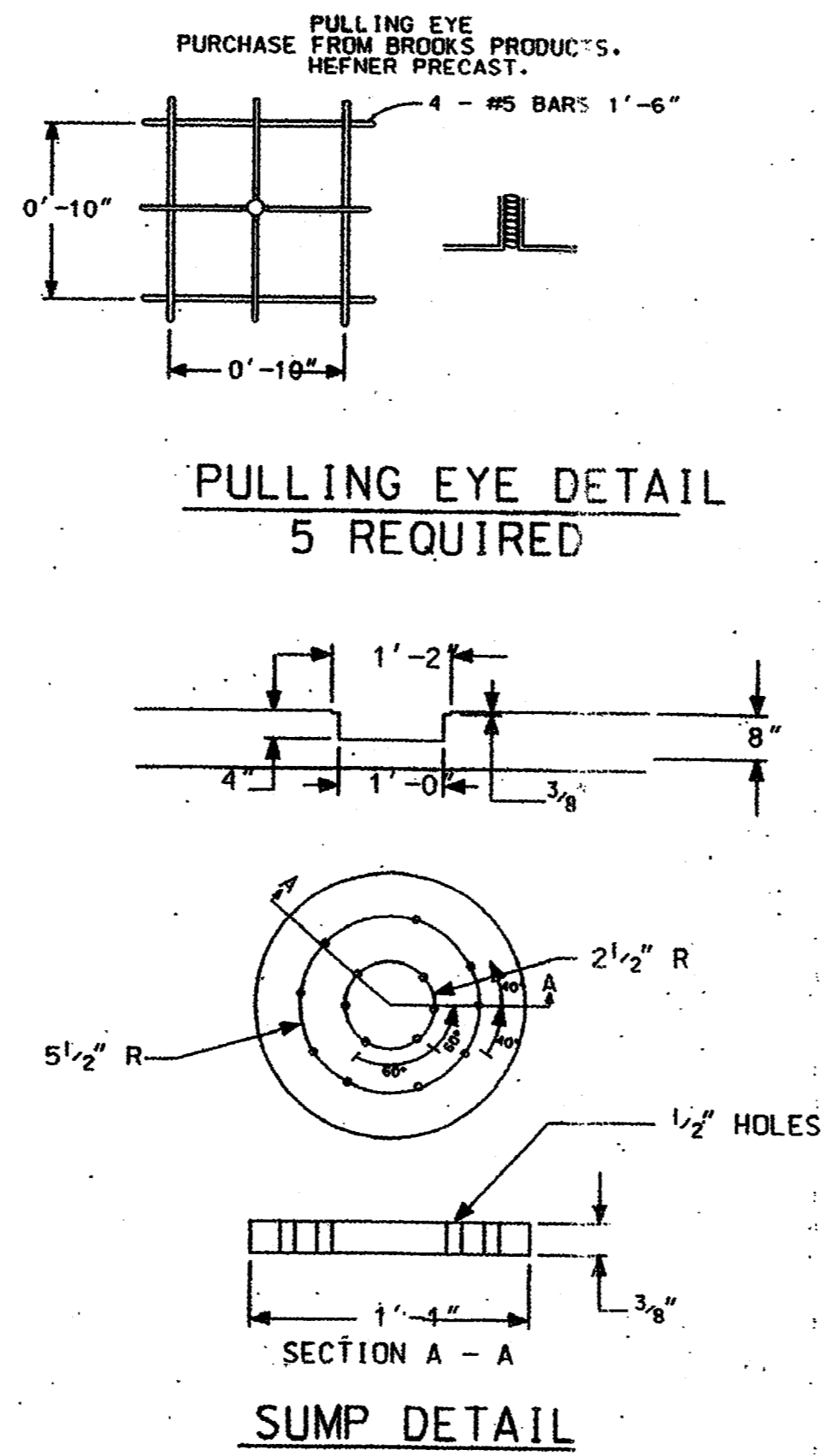
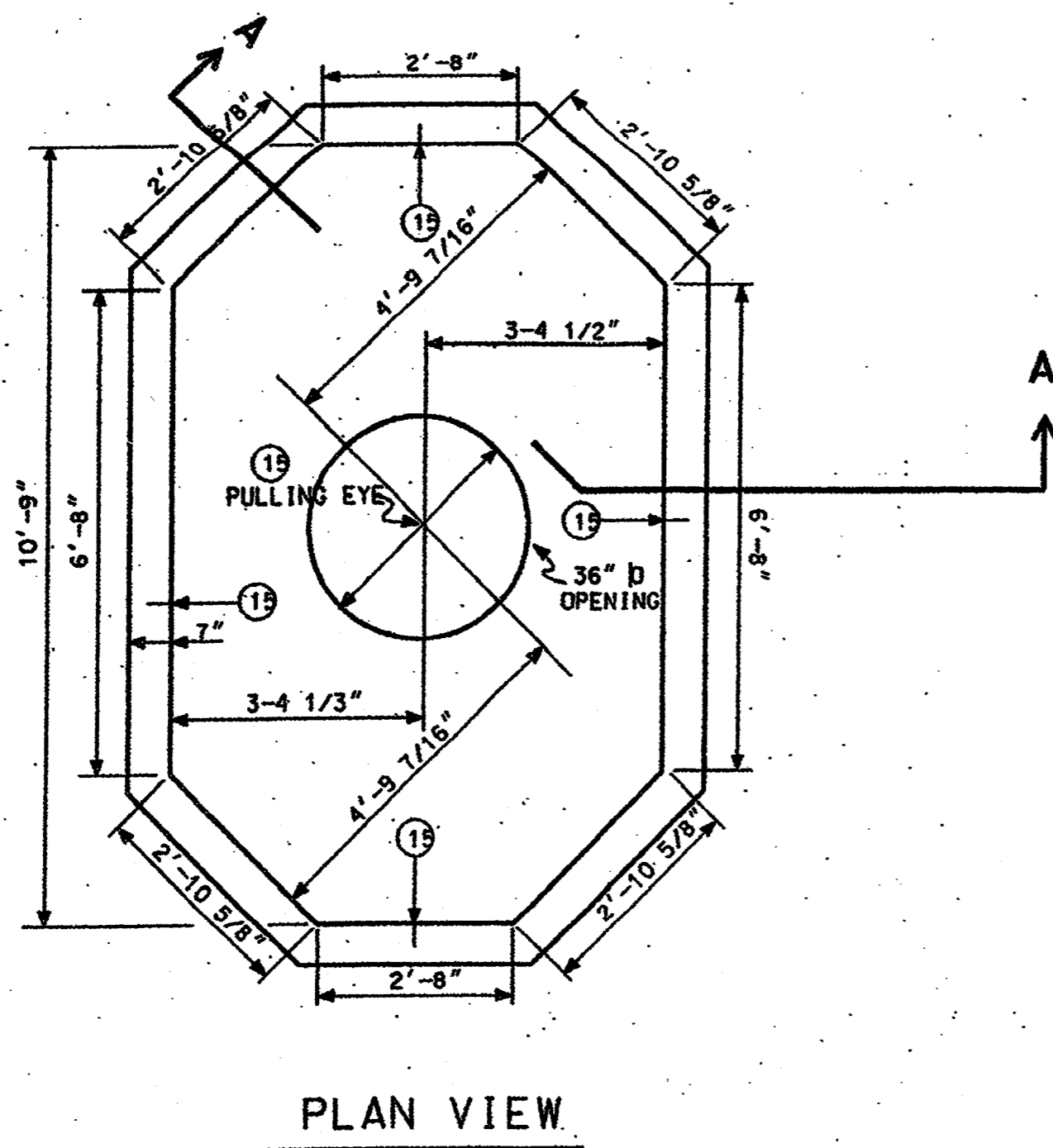
AS-BUILT
NOVEMBER 4, 2004

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

TU ELECTRIC		CD
SCALE (H&O SCALE) (V&O SCALE)	UNIT ID	
ESTIMATE	DWG TYPE	
W.A.	REVISION DESCRIPTION	
DATE	DATE	
W.A.	NO.	
APP. PRN	APP. JES	
APP. JRC	ENG. JRC	
CH. JRC	DWN. MED	
DATE 05-12-92	DATE	
NETWORK UNDERGROUND APPURTENANCE SHEETS MISCELLANEOUS DETAILS		
E-NUA-1 SHEET NO.		

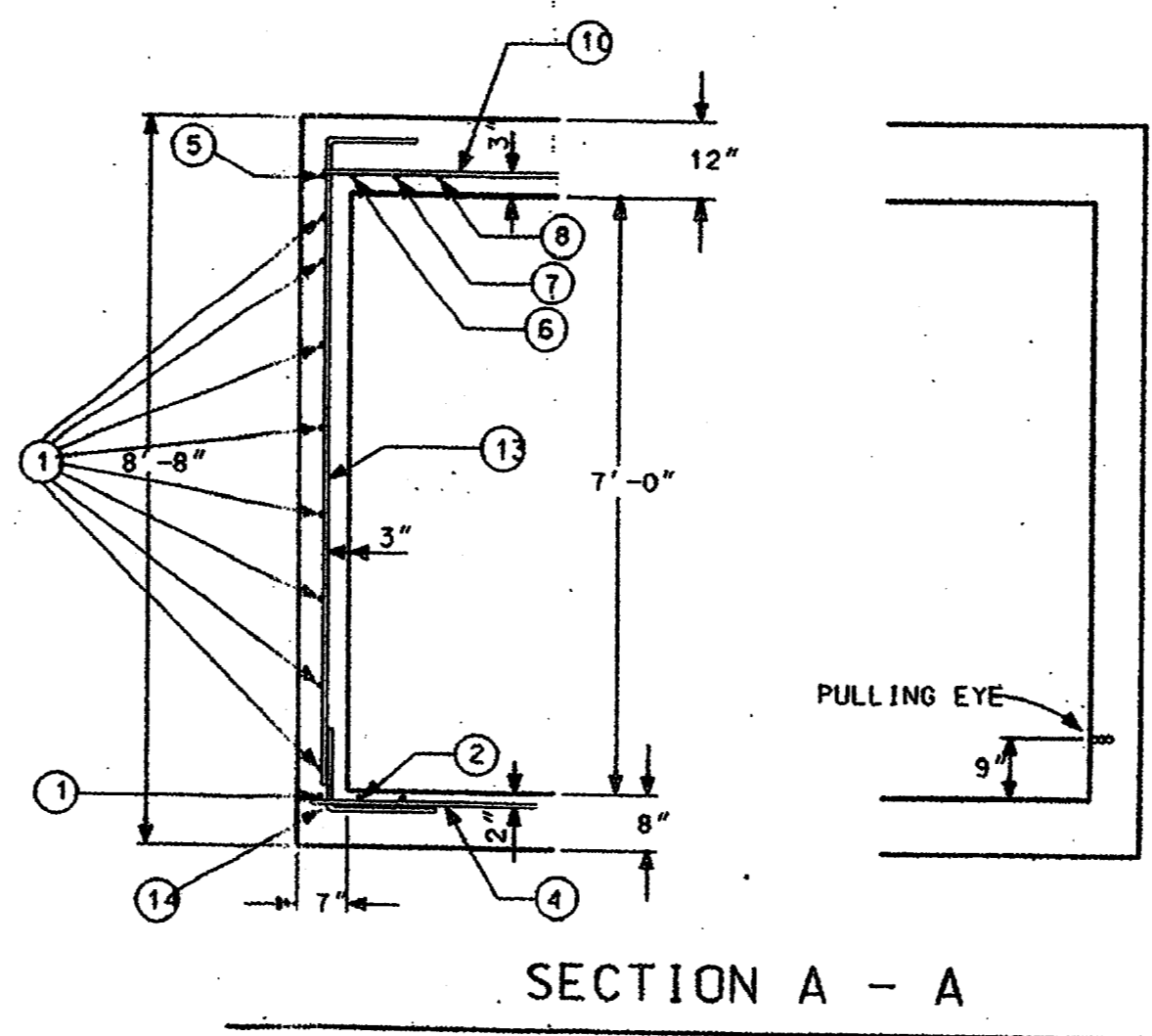
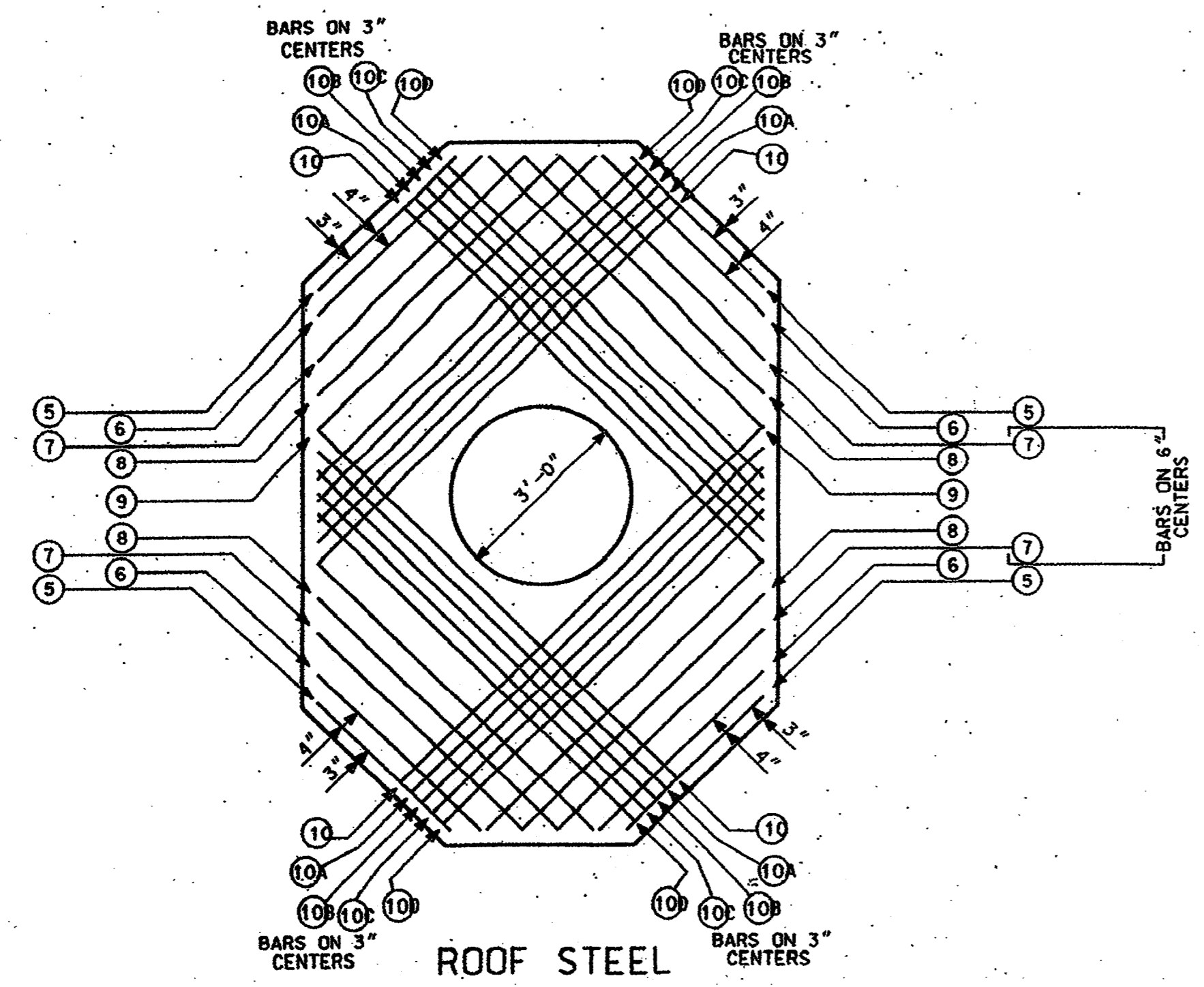
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DETAIL # 7



AS-BUILT
NOVEMBER 4, 2004

NOTE:
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RECORDS PROVIDED BY CONTRACTOR.



MATERIALS FOR POURED IN PLACE MANHOLE

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

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

TU ELECTRIC

CD

UNIT ID

DWG TYPE

ESTIMATE

W.A.

LIST OF DRAWINGS

SCALE (H=) (1/2" = 1')

DATE 05-12-92

DMR MED

CH. JRC

ENG. JRC

APP. JES

APP. PRN

W.A.

NO.

DATE

REVISION DESCRIPTION

DRAWN

CH.

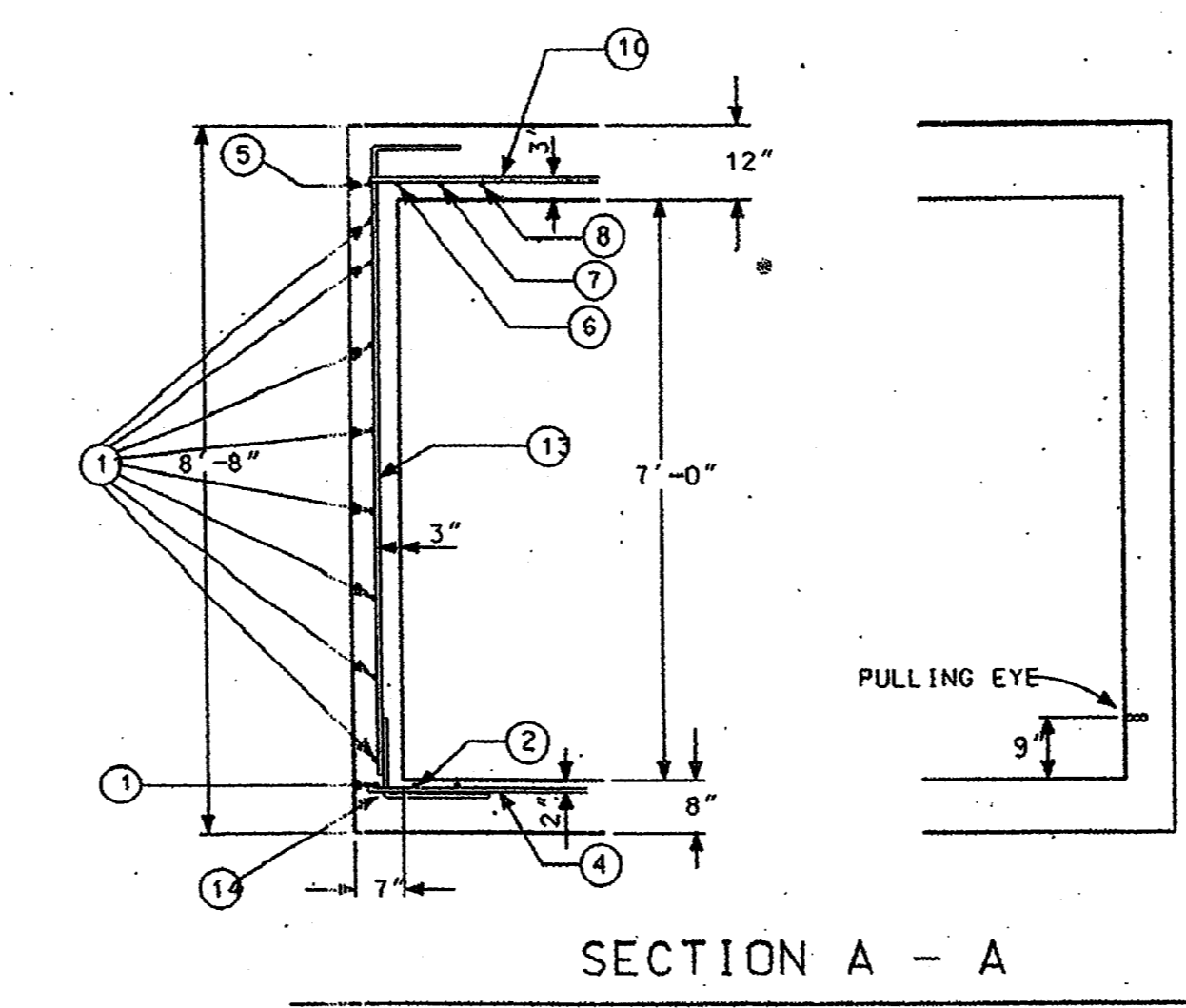
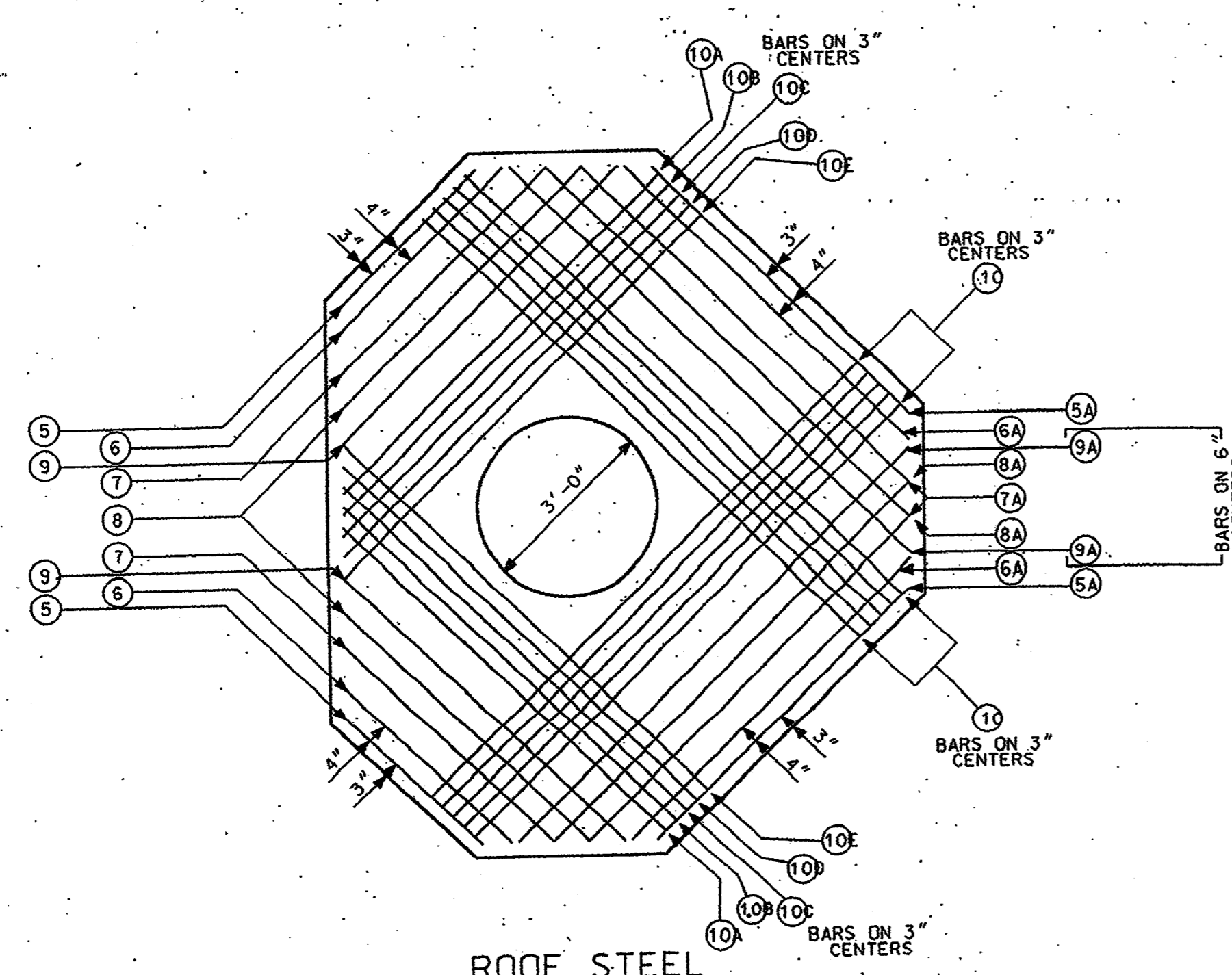
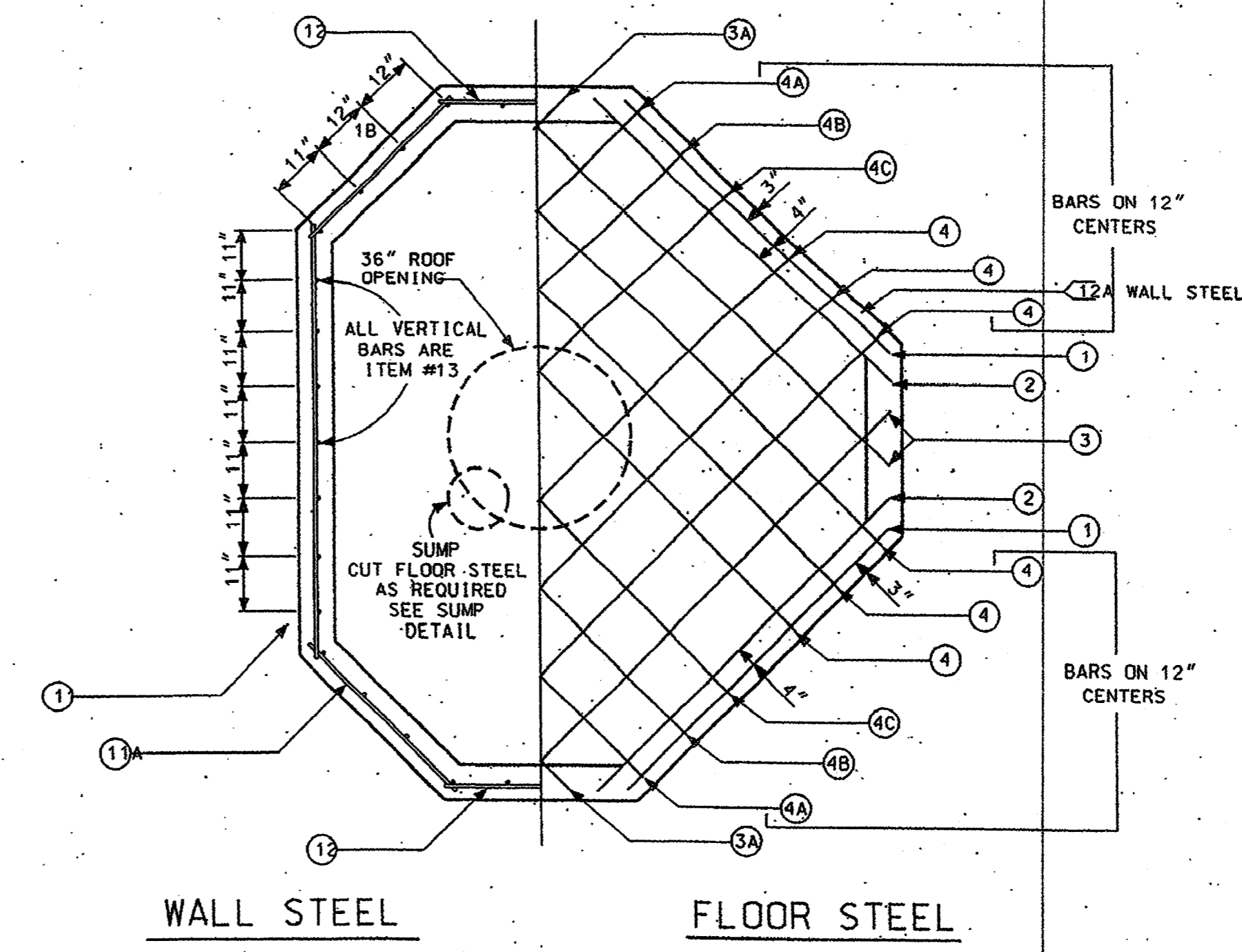
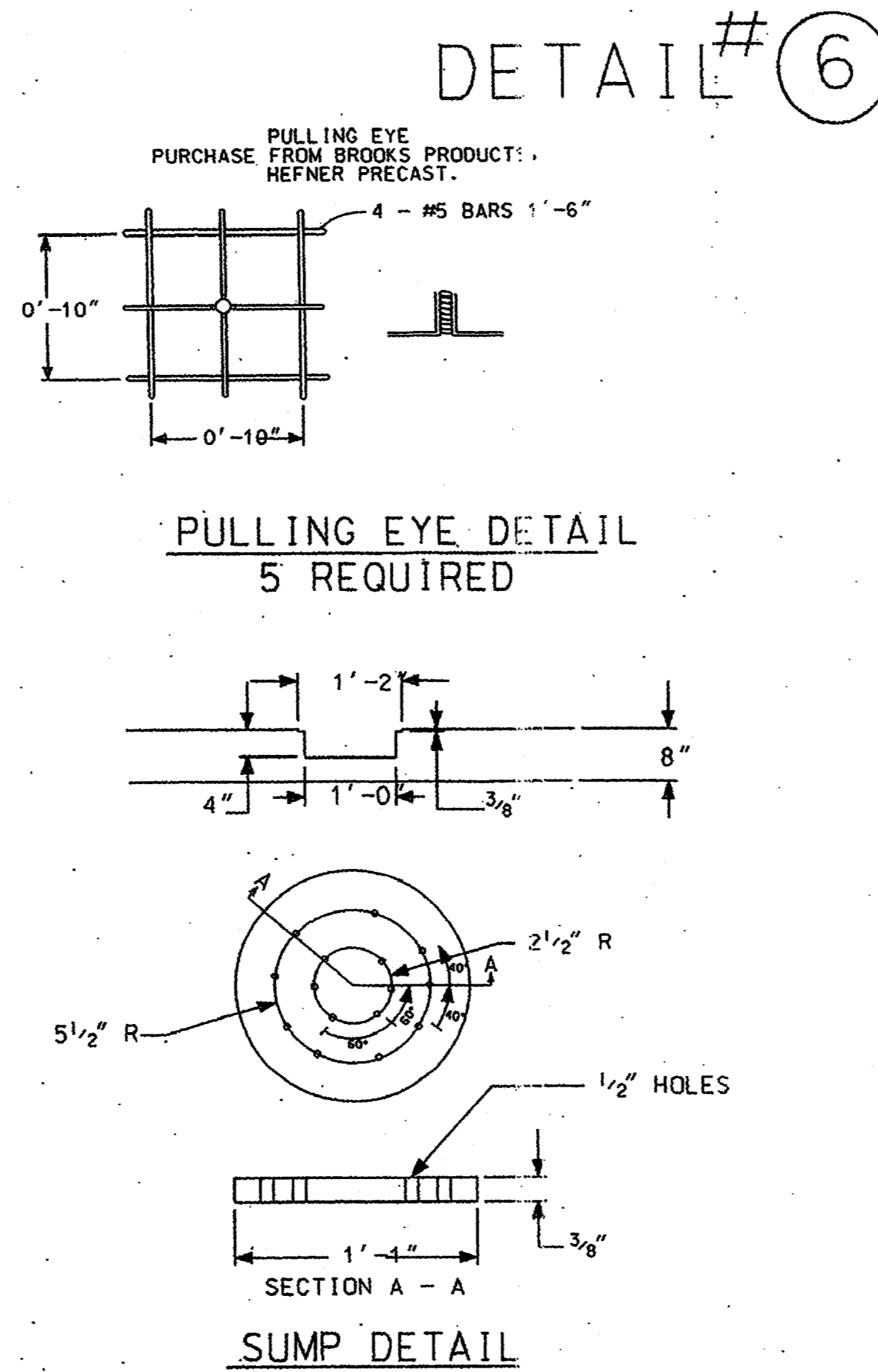
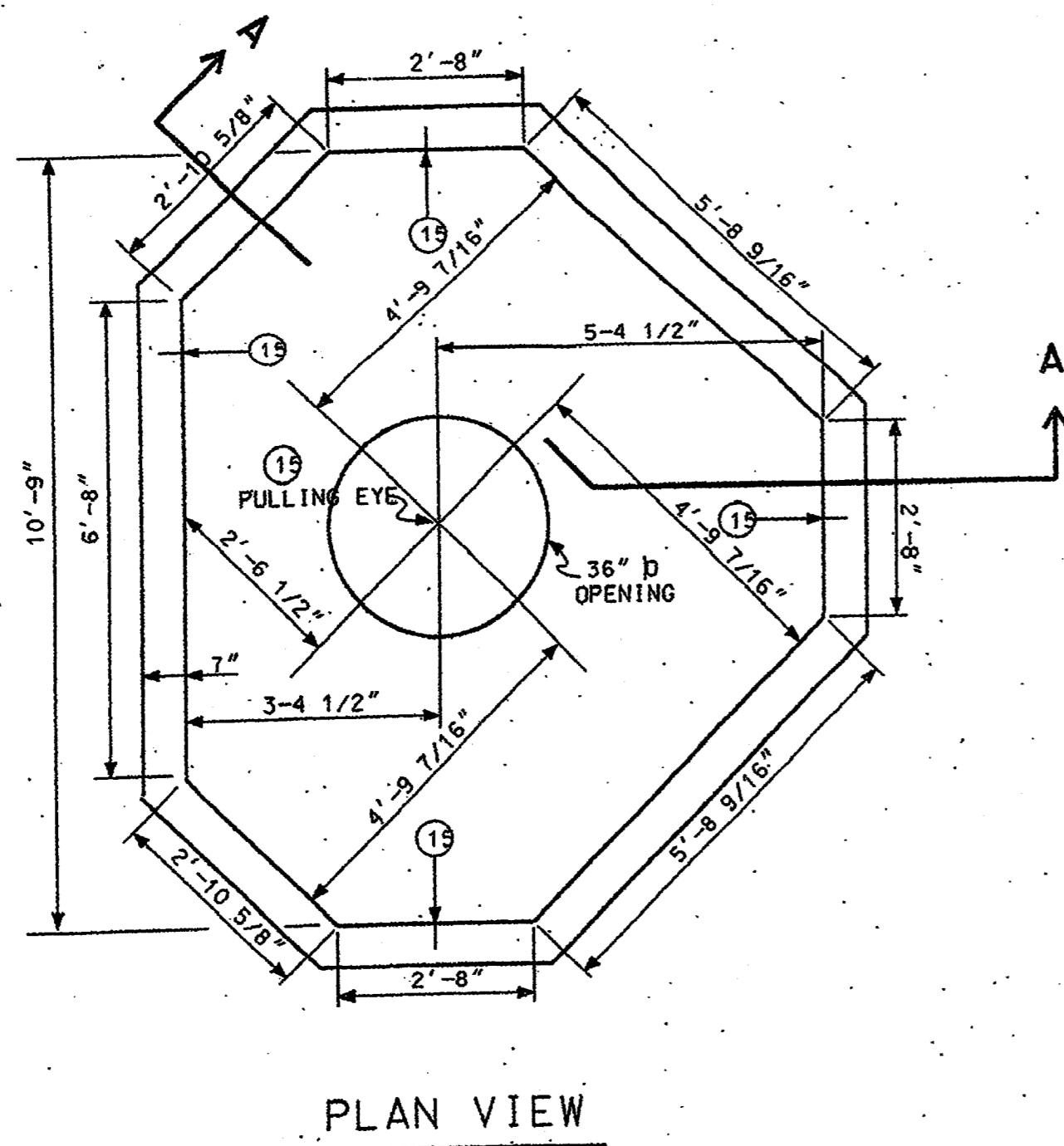
APP.

APP.

NETWORK UNDERGROUND APPURTENANCE SHEETS MANHOLE DETAILS

E NUA-1
SHEET NO.

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AS-BUILT
NOVEMBER 4, 2004

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

MATERIALS FOR POURED IN PLACE MANHOLE							
MARK	LENGTHS		QUANTITY			SHAPE	SIZE
	FT.	IN.	FLOOR	WALLS	ROOF		
1	6	1	2			12'-2"	ST. #5
1A	3	1	2			6'-2"	ST. #5
1B	3	6	2			7'-0"	ST. #5
1C	7	3	1			7'-3"	ST. #5
2	6	10	2			13'-8"	ST. #5
2A	3	1	2			6'-2"	ST. #5
2B	3	3	2			6'-6"	ST. #5
2C	7	5	1			7'-5"	ST. #5
3	8	10	2			17'-8"	ST. #5
3A	5	11	2			11'-10"	ST. #5
4	10	3	6			51'-6"	ST. #5
4A	7	7	2			15'-2"	ST. #5
4B	8	8	2			17'-4"	ST. #5
4C	9	7	2			19'-2"	ST. #5
5	3	1			2	6'-2"	ST. #5
5A	6	0			2	12'-0"	ST. #5
6	3	10			2	7'-8"	ST. #5
6A	6	7			2	13'-2"	ST. #5
7	4	10			2	9'-8"	ST. #5
7A	7	8			2	15'-4"	ST. #5
8	5	8			2	11'-4"	ST. #5
8A	8	6			2	17'-0"	ST. #5
9	6	6			2	13'-0"	ST. #5
9A	9	5			2	18'-10"	ST. #5
10	10	3			10	102'-8"	ST. #5
10A	7	6			2	15'-0"	ST. #5
10B	7	9			2	15'-6"	ST. #5
10C	8	0			2	16'-0"	ST. #5
10D	8	3			2	16'-6"	ST. #5
10E	8	6			2	17'-0"	ST. #5
11	7	4		8		58'-8"	ST. #5
11A	3	6		16		56'-0"	ST. #5
12	3	2		24		76'-0"	ST. #5
12A	6	1		16		97'-4"	ST. #5
13	8	9		36		315'-0"	ST. #5
14	3	4	36			120'-0"	2" X 1'-4" BOLT
15			1	4		5'-0"	PULLING EYE
CONCRETE			1.94 CU. YDS.	5.35 CU. YDS.	3.95 CU. YDS.	11.14 CU. YDS.	3000 PSI
MANHOLE COVER & FRAME					1 EA.		3'-0" OPENING
VENDOR:	WESTERN IRON WORKS, 21 EAST SIXTH ST., SAN ANGELO TX. 76903						
OR:	HEFNER PRECAST, DIVISION OF BROOKS PRODUCTS, 2229 NORTH MAIN, CLEBURNE TX. 76031						
STEEL TO CONFORM TO THE LATEST STANDARD SPECIFICATION FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT.							
SEE DETAIL #39 FOR CONCRETE SPECIFICATION.							
GENERAL NOTES SIMILAR TO TYPE "C" MANHOLE, SHEET #1							

"TYPE - 3-WAY"
10'-9" X 8'-9" X 7'-0"

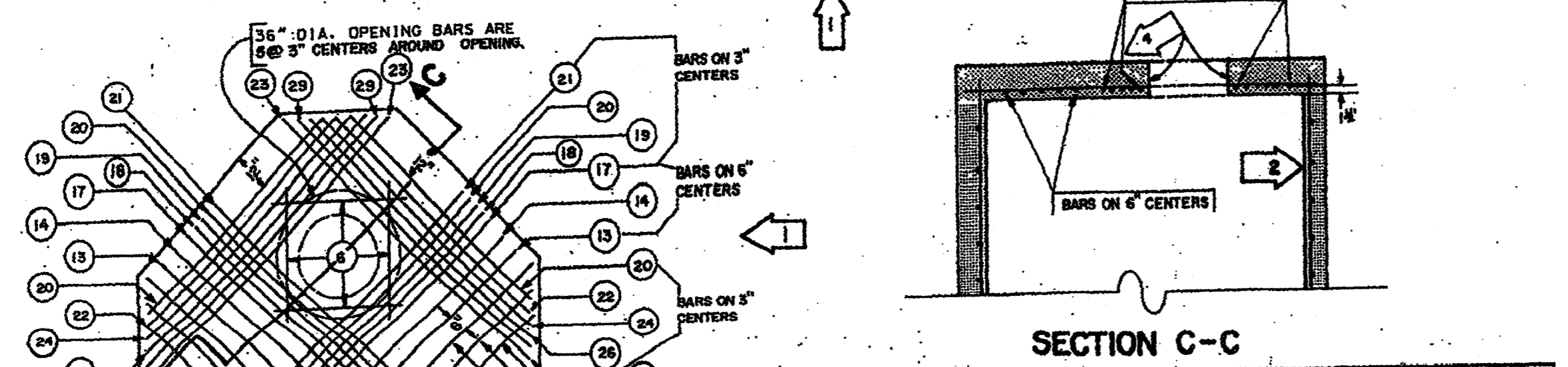
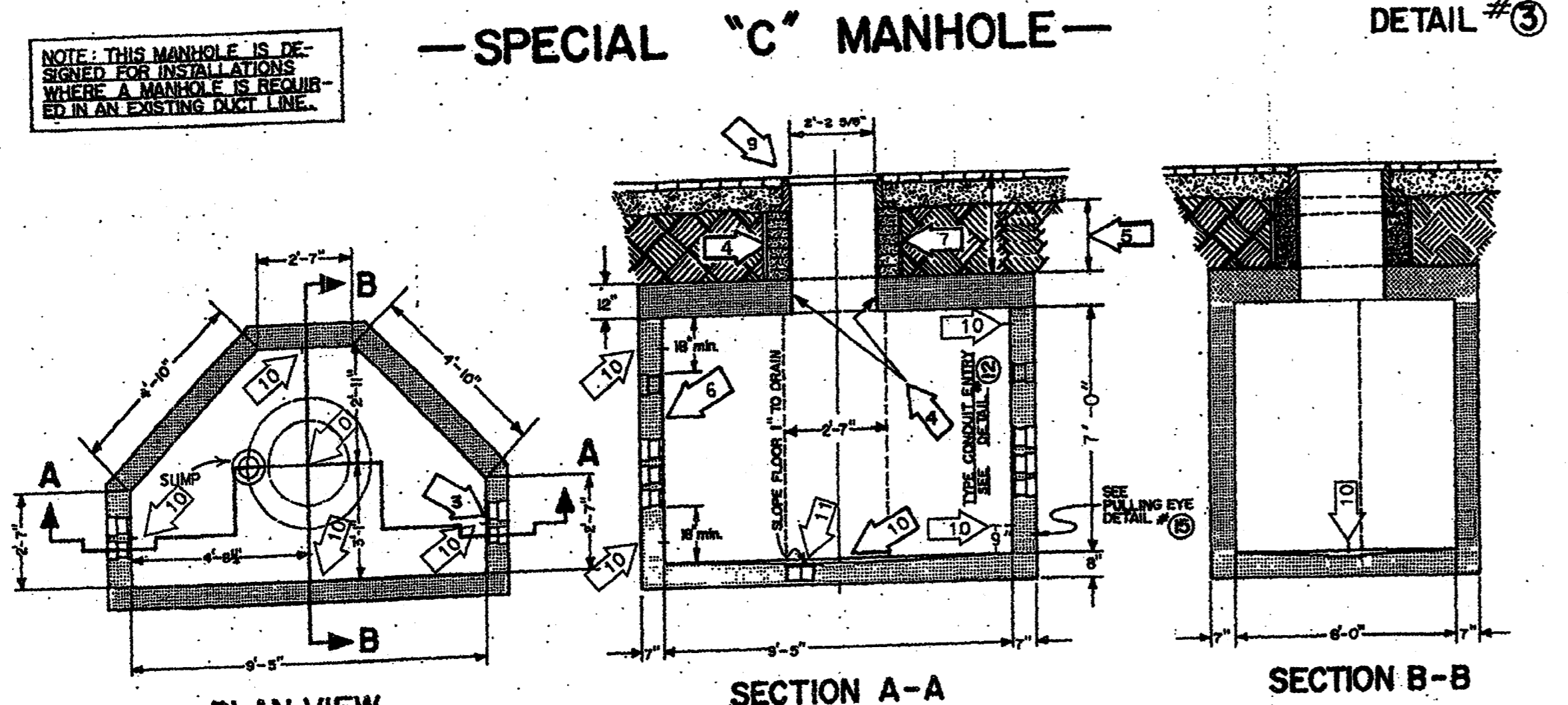
TU ELECTRIC

CD

SCALE (H=)	LIST OF DRAWINGS	W.A.	ESTIMATE	UNIT ID	DATE	NO.	APP. PRN	APP. JES	ENG. JRC	CH. JRC	DWN. MED	DATE	REVISION DESCRIPTION	CH.	APP.
(V=1/2"=1')	NETWORK UNDERGROUND APPURTENANCE SHEETS MANHOLE DETAILS											05-12-92			

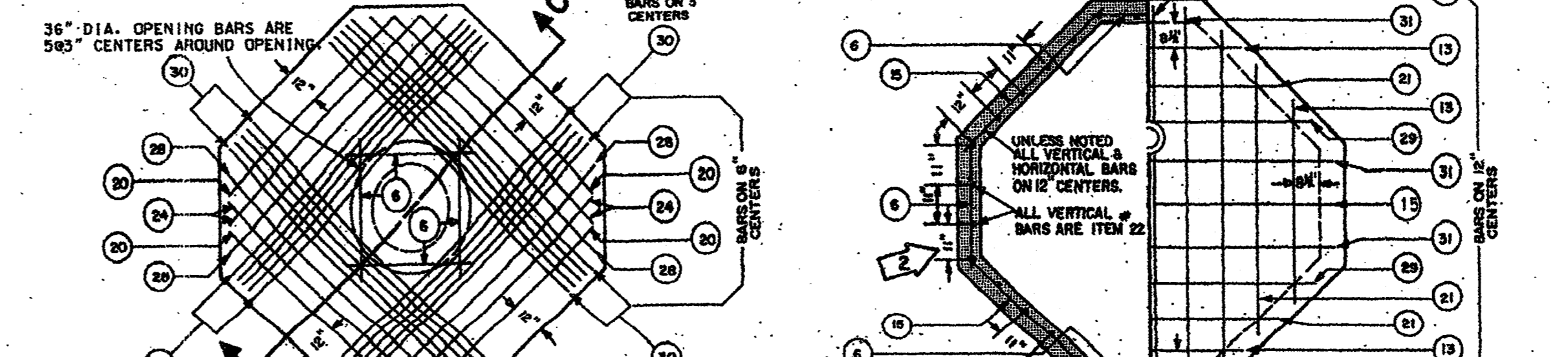
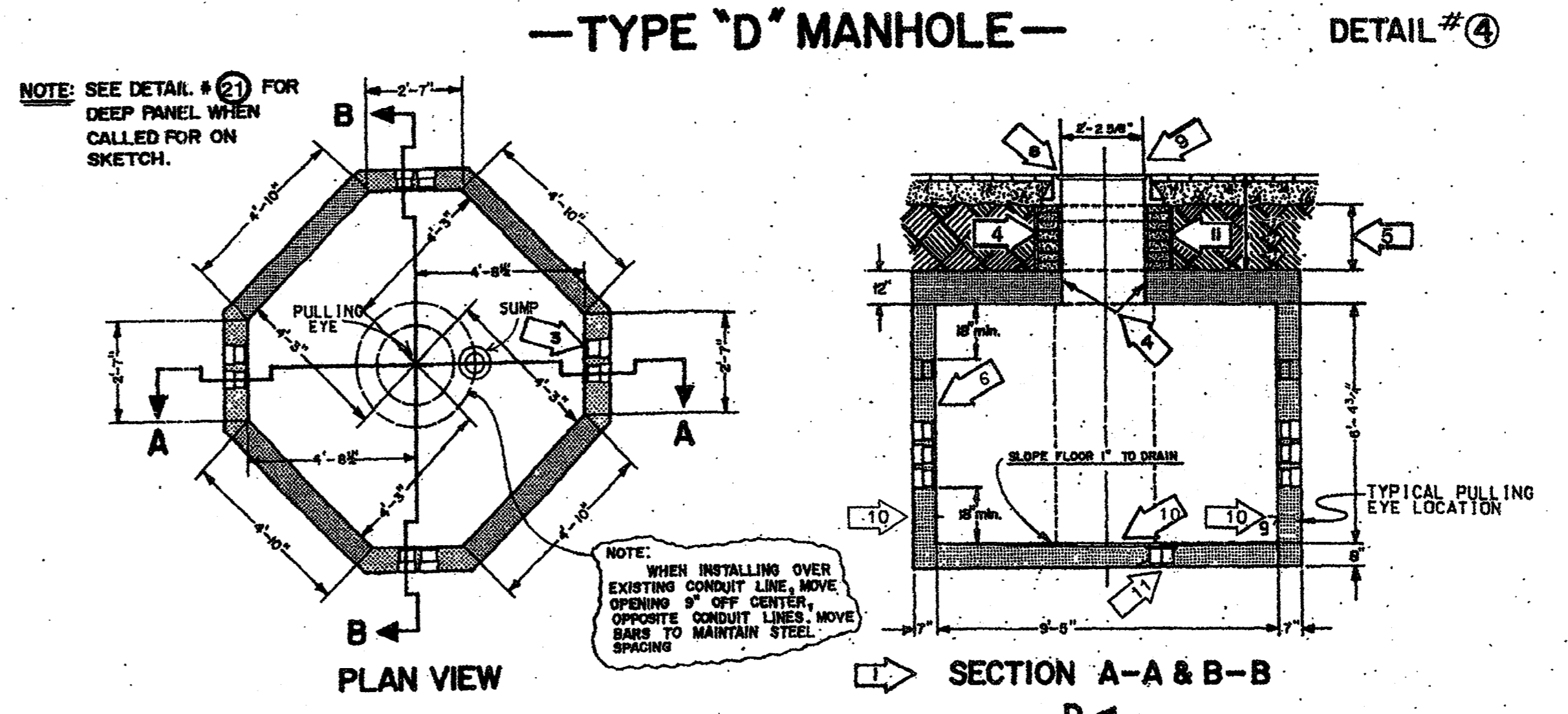
E NUA-1
SHEET NO.

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REINFORCING BARS					
ITEM	LENGTH FT. IN.	FLOOR	WALLS	ROOF	TOTAL
1	2 0	1			1
2	2 6			2	2
3	3 3	18	4		22
4	3 6			2	2
5	3 9			1	1
6	4 3	2			2
7	4 6			2	2
8	5 0	1		2	3
9	5 3	2			4
10	5 6		12		12
11	6 0			2	2
12	6 3	2			4
13	6 6			2	2
14	6 9	2			4
15	7 0	1		2	3
16	7 10	20	4		24
17	9 3			2	2
18	7 9			2	2
19	8 3			2	2
20	8 9			2	2
21	9 0	1			1
22	9 0			2	2
23	9 0			2	2
24	10 3	3	6		9

ALL REINFORCING STEEL, DEFORMED, INTERMEDIATE GRADE, OPEN HEARTH, ASTM. A 615 DESIGNATION.
SEE DETAIL # 19 FOR CONCRETE SPECIFICATIONS



REINFORCING BARS					
ITEM	LENGTH FT. IN.	FLOOR	WALLS	ROOF	TOTAL
6	3 3		24	4	28
11	4 6	4			4
13	5 0	4			4
20	6 9		24		24
21	7 0	4			4
22	7 10		32		32
24	7 9			4	4
28	8 9			4	4
29	9 0	4			4
30	9 3		20		20
31	10 3	5			5

STEEL TO CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT.
SEE DETAIL # 19 FOR CONCRETE SPECIFICATIONS

- GENERAL NOTES —**
ALL GENERAL NOTES APPLY TO BOTH SPECIAL "C" & TYPE "D" MANHOLES
- 1 STANDARD HEADROOM 7'-0". ALL REINFORCING BARS TO BE #5 DEFORMED BARS. ALL BARS TO HAVE MINIMUM COVER OF 1 1/2". ALL DIMENSIONS ARE TO C. OF BARS. SEE PLANS FOR EXTRA HEADROOM.
 - 2 FIELD CUT STEEL AS REQUIRED FOR TERMINATORS.
 - 3 NUMBER OF TERMINATORS SHOWN ON PLANS INSTALLED IN EACH END PANEL. SEE DETAIL # 8
 - 4 BLOCK UP CASTING WITH BRICKS TO FINISH GRADE. BRICKWORK TO RECEIVE 1/2" MORTAR COATING INSIDE & OUTSIDE.
 - 5 15 1/2" MINIMUM CUSHION.
 - 6 FOR GROUNDING DETAILS SEE DETAIL # 17
 - 7 A PRECAST REINFORCED CONCRETE NECK MAY BE USED WHEN 28" OR MORE. SEE DETAIL # 13
 - 8 4'-4" x 4'-4" x 6" CONCRETE SLAB AROUND M.H. CASTING WHEN INSTALLED IN UNPAVED AREA. SEE DETAIL # 10
 - 9 26 1/2" MH CASTING. SEE DETAIL # 15
 - 10 PULLING EYE. SEE DETAIL # 12
 - 11 SUMP. SEE DETAIL # 14

AS-BUILT
NOVEMBER 4, 2004

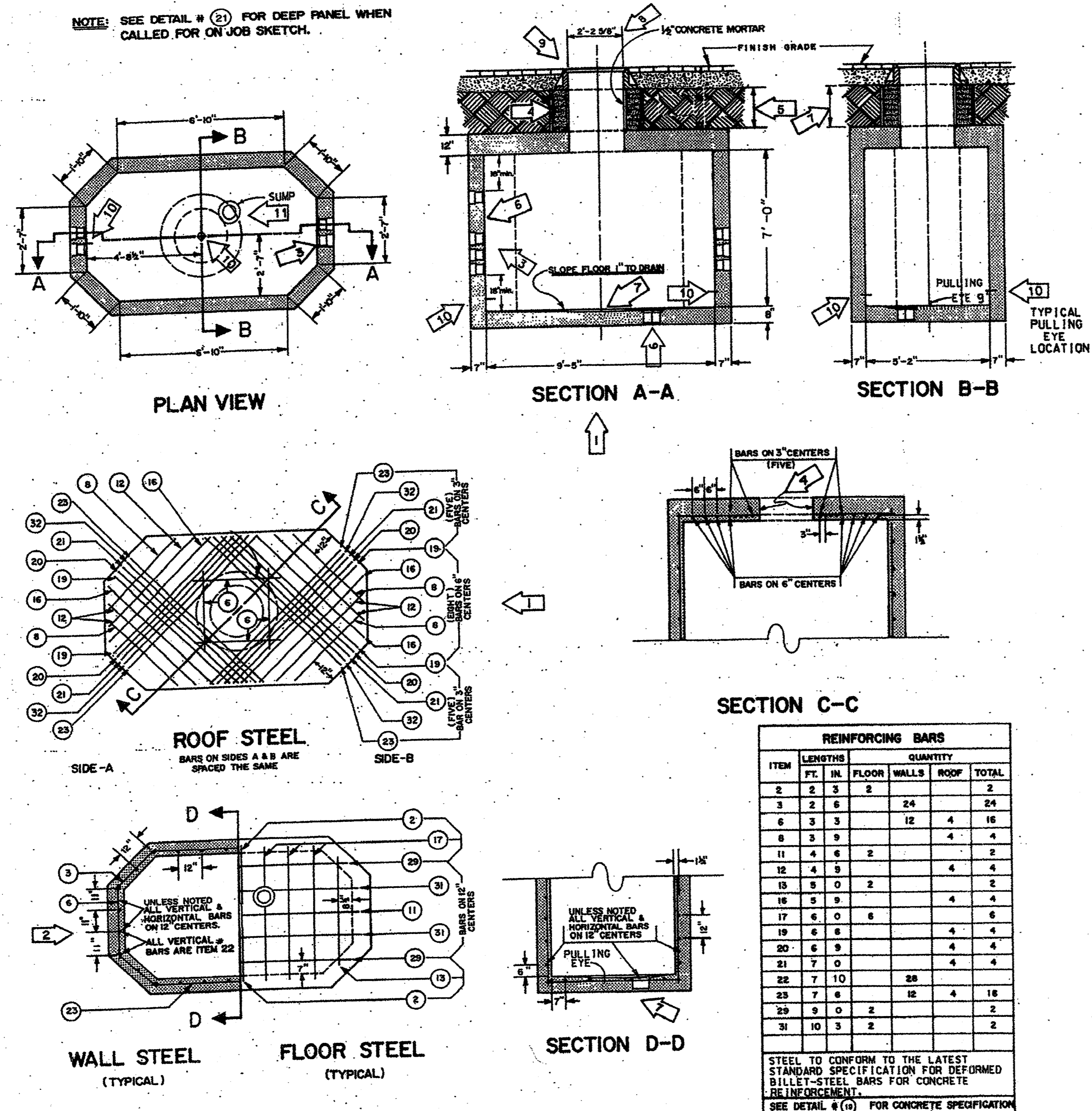
NOTE: THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

TU ELECTRIC **CD**

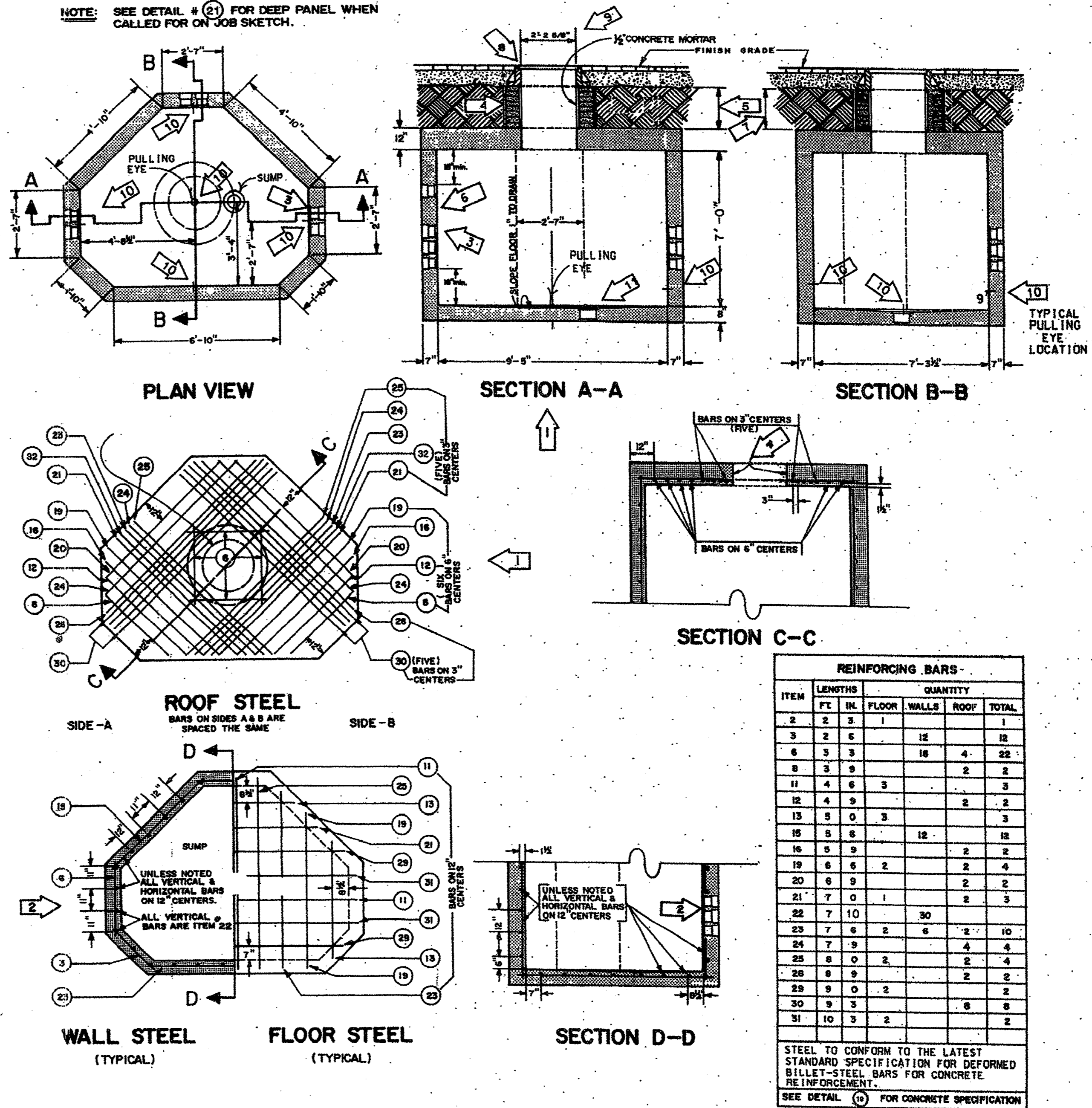
UNIT ID	DWG TYPE	ESTIMATE	LIST OF DRAWINGS	SCALE (H=NO SCALE) (V=NO SCALE)	DATE	APP. JES	APP. JES	APP. JES	APP. JES	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.
			NETWORK UNDERGROUND APPURTENANCE SHEETS MANHOLE DETAILS		05-12-92														

E-NUA-1
SHEET NO.

— TYPE "B" MANHOLE —
DETAIL #1



— TYPE "C" MANHOLE —
DETAIL #2



— GENERAL NOTES —

- ALL GENERAL NOTES APPLY TO BOTH TYPE "B" & "C" MANHOLES
- 1 STANDARD HEADROOM - 7'-0"
 - 2 ALL REINFORCING BARS TO BE #5 DEFORMED BARS. ALL BARS TO HAVE MINIMUM COVER OF 1 1/2". ALL DIMENSIONS ARE TO C. OF BARS. SEE PLANS FOR EXTRA HEADROOM.
 - 3 FIELD CUT STEEL AS REQUIRED FOR TERMINATORS.
 - 4 NUMBER OF TERMINATORS SHOWN ON PLANS INSTALLED IN EACH END PANEL. SEE DETAIL # (8)
 - 4 BLOCK UP CASTING WITH BRICKS TO PAVEMENT GRADE. BRICKWORK TO RECEIVE 1/2" MORTAR COATING INSIDE & OUTSIDE.
 - 5 1 1/2" MINIMUM CUSHION.
 - 6 FOR GROUNDING DETAILS SEE DETAIL # (17)
 - 7 A PRECAST REINFORCED CONCRETE NECK MAY BE USED WHEN 28" OR MORE. SEE DETAIL # (13)
 - 8 4'-4" x 4'-4" x 6" CONCRETE SLAB AROUND M.H. CASTING WHEN INSTALLED IN UNPAVED AREA. SEE DETAIL # (10)
 - 9 26 1/2" MH CASTING. SEE DETAIL # (16)
 - 10 PULLING EYE. SEE DETAIL # (18)
 - 11 SUMP. SEE DETAIL # (14)

AS-BUILT
NOVEMBER 4, 2004

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

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SCALE	NO. SCALE	LIST OF DRAWINGS	W.A.	ESTIMATE	DMG. TYPE	UNIT ID	APP.	APP.	APP.
		NETWORK UNDERGROUND APPURTENANCE SHEETS MANHOLE DETAILS							
DATE	12-12-91	OWN. IJC	ENG. IJC	APP. JES	APP. JES	APP. JES	CH. JRC	CH. JRC	APP.
E NUA-1							SHEET NO.		

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