GENERAL NOTES:

A. Prior to final acceptance by the Town of Addison:

1) A Texas Registered Professional Engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.

2) The owner shall provide 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.

3) A five foot sidewalk shall be installed along Proton Drive.

4) A one year maintenance bond is required for the internal subdivision infrastructure.

5) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the owner shall provide a VHS format video tape of the sanitary sewer.

B. Prior to starting construction, the contractor shall contact the utility companies to locate existing facilities. These include but may not be limited to the following:

1) Town of Addison
2) Lone Star Gas
3) Southwestern Bell
4) Storer Cable
5) Planned Cable Systems
7) TU Electric

C. Prior to beginning construction, the owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractors, utility companies and any other affected parties, Notify Bruce Ellis 450-2847 at least 48 hours prior to the time of the conference and 48 hours prior to beginning of construction.

D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense.

E. Lot pins shall be in place during construction and prior to final acceptance. Concrete monuments shall be placed on all boundary corners, block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty four (24) inches long. A copper pin one-fourth inch in diameter embedded at least three (3) inches in the monument at the exact intersection point the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.

F. The contractor shall stamp a 2-inch "S" in the curb at the location of the sewer service line.

G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet from the intersecting curb line unless otherwise noted.

H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such streets receive final acceptance.

I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.

J. During construction, the owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.

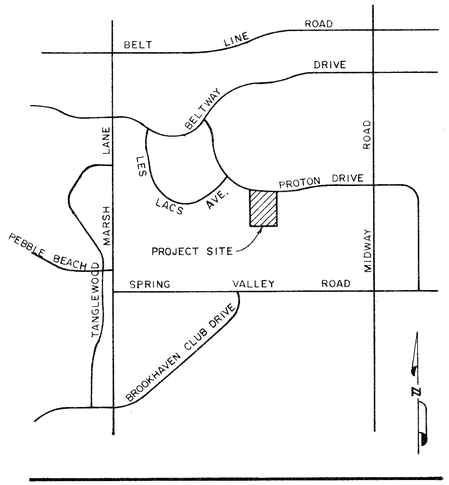
K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.

DEVELOPMENT PLANS

FOR

LES LACS I

TOWN OF ADDISON, TEXAS



VICINITY MAP
NOT TO SCALE

PREPARED FOR

DESIGNER HOMES, INC.

5100 BELTLINE ROAD, #244 ADDISON, TEXAS 75240

CORWIN ENGINEERING, INC. —— CONSULTING ENGINEER

3023 ROUTH STREET — DALLAS, TEXAS 75201

STATE OF TEXAS
JAMES E. HARRINGTON
69239
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by James E. Harrington, P.E. 69239, on February 19, 1992

I HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON, AND WILL FUNCTION AS DESIGNED.

James E. Harrington P.E. 2-19-92
DATE

INDEX

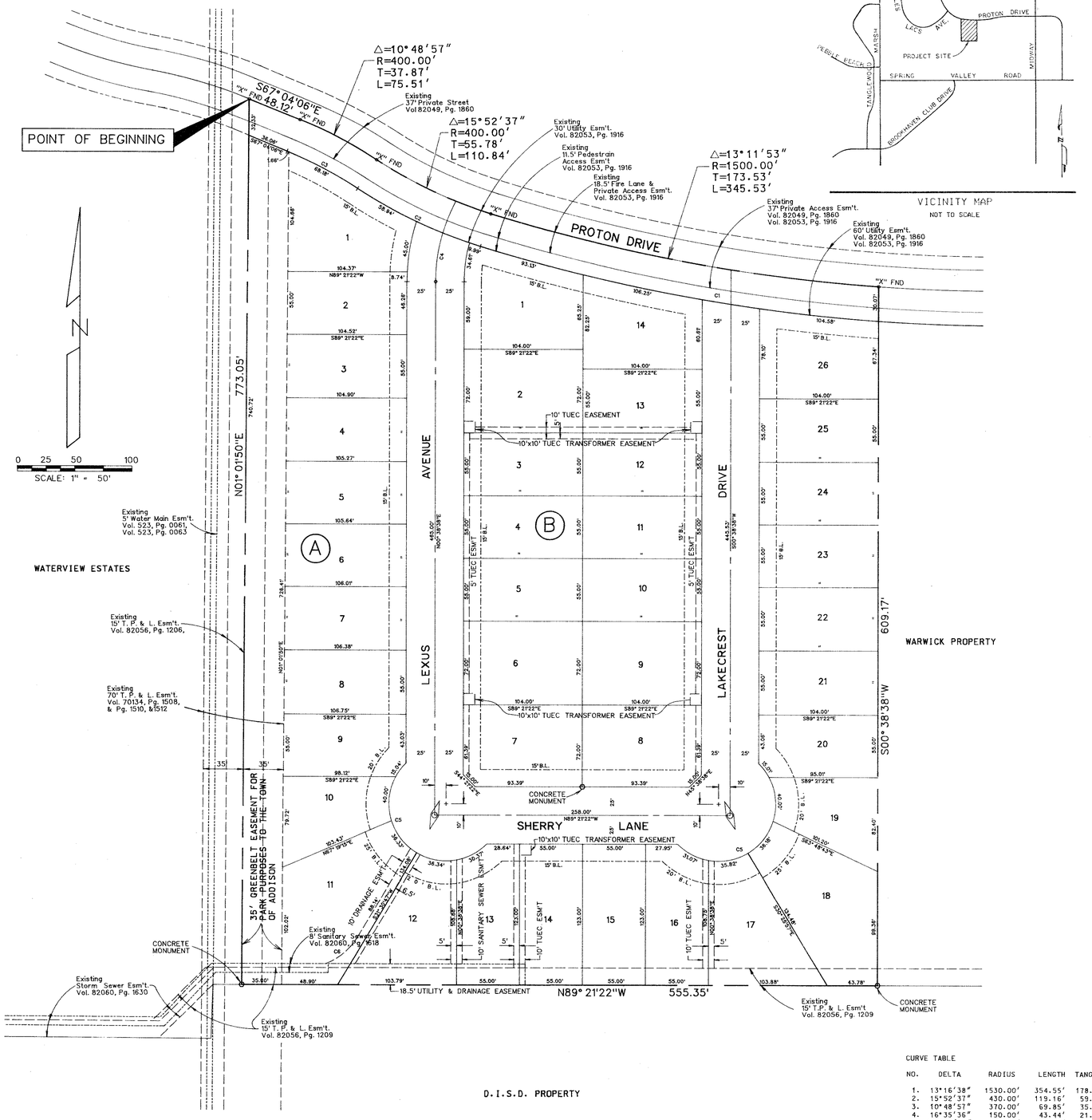
STATE OF TEXAS
JAMES E. HARRINGTON
69239
REGISTERED PROFESSIONAL ENGINEER
10-17-91

The seal appearing on this document was authorized by James E. Harrington, P.E. 69239, on October 17, 1991

NO.	REVISIONS	BY	DATE
1	PER TOWN COMMENTS	CEI	10-18-91

AS-BUILT (FEB. 1992)

OCTOBER 1991



VICINITY MAP
NOT TO SCALE

NUMBER OF LOTS 40

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	13°16'38"	1530.00'	354.55'	178.07'
2.	15°52'37"	430.00'	119.16'	59.96'
3.	10°48'57"	370.00'	69.85'	35.03'
4.	16°35'36"	150.00'	43.44'	21.87'
5.	180°00'00"	50.00'	157.08'	-
6.	47°29'59"	60.00'	49.74'	26.40'

OWNERS DEDICATION AND CERTIFICATION

BEING a tract of land situated in the Thomas L. Chenowith Survey, Abstract No. 273, in the Town of Addison, Dallas County, Texas, same being an 8.4844 acre tract as described in Exhibit "A" (Tract III) being recorded in Volume 90077, Page 2272 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said 8.4844 acre tract, being at the intersection of the centerline of a 70' wide TP&L easement as described in Volume 70134, Pages 1508, 1510, and 1512 of said deed records, and the centerline of Proton Drive, a 37' private access easement as described in Volume 82049, Page 1860 and Volume 82053, Page 1916, of said deed records, said point being an "x" cut in concrete;

THENCE, South 67 04'06" East along the centerline of said Proton Drive, for a distance of 48.12 feet to an "x" cut in concrete at the point of curvature of a curve to the right having a radius of 400.00';

THENCE in a southeasterly direction with said curve to the right and along said centerline, through a central angle of 10 48'57", a tangent of 37.87', for an arc distance of 75.51 feet to an "x" cut in concrete at the point of reverse curvature of a curve to the left having a radius of 400.00';

THENCE continuing in a southeasterly direction with said curve to the left and said centerline, through a central angle of 15 52'37", a tangent of 55.78', for an arc distance of 110.84 feet to an "x" cut in concrete at the point of tangency of this curve, being the point of cuvature of another curve to the left having a radius of 1500.00';

THENCE continuing in a southeasterly direction with said curve to the left and said centerline, through a central angle of 13 11'53", a tangent of 173.53', for an arc distance of 345.53 feet to an "x" cut in concrete, being the northeast corner of the herein described tract;

THENCE, South 00 38'38" West, departing said centerline for a distance of 609.17 feet to a concrete monument, being in the south line of the J.E. Bush 83.7 acre tract;

THENCE, North 89 21'22" West along said south line, for a distance of 555.35 feet to a concrete monument, being in the centerline of said TP&L easement;

THENCE, North 01 01'50" East, departing said south line and along the centerline of said TP&L easement for a distance of 773.05 feet to the POINT OF BEGINNING and containing 8.4844 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown were placed under my supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.

WARREN L. CORWIN
RPLS NO. 4621

STATE OF TEXAS *
COUNTY OF Dallas *

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 1991

Notary Public in and for the State of Texas.

NOTES:

1 Driveway access/curb cuts to Proton Drive are prohibited.

2. No masonry fences or columns are permitted in the ten foot utility/drainage easements located between lots 11 and 12 block A, and lots 12 and 13 block A.

3. No masonry fences or columns are permitted in the 18.5 foot utility and drainage easement along the southern perimeter of the subdivision.

4. The property owners shall provide access to the utility and drainage easements as may be necessary for inspection and maintenance for facilities by the Town of Addison and public utility companies.

5. 1/2" iron rods are set at all boundary corners, block corners, points of curvature, points of tangency, angle points and lot corners unless otherwise noted.

6. ◊ Indicates street name change.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Designer Homes, Inc. does hereby adopt this plat designating the hereinabove property as LES LACS PHASE I, 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 as 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 city will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water run-off 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 city to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the city shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the city for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the drainage and floodway easement adjacent to his property clean and free of debris, silt, growth, vegetation, weeds, rubbish, refuse matter and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision and maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the drainage and floodway easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined.

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 services and sewer services from the main 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 Addision, Texas.

WITNESS MY HAND AT DALLAS, TEXAS, this _____, day of _____, 1991.

DESIGNER HOMES, INC.

_____

STATE OF TEXAS *
COUNTY OF DALLAS *

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said DESIGNER HOMES, INC. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____, day of _____, 1991.

Notary Public in and for the State of Texas.

FINAL PLAT
OF
LES LACS I

OUT OF THE
THOMAS L. CHENOWITH SURVEY ABSTRACT NO. 273
IN THE
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

OWNER
DESIGNER HOMES, INC.
5100 BELTLINE ROAD, •244
ADDISON, TEXAS 75240

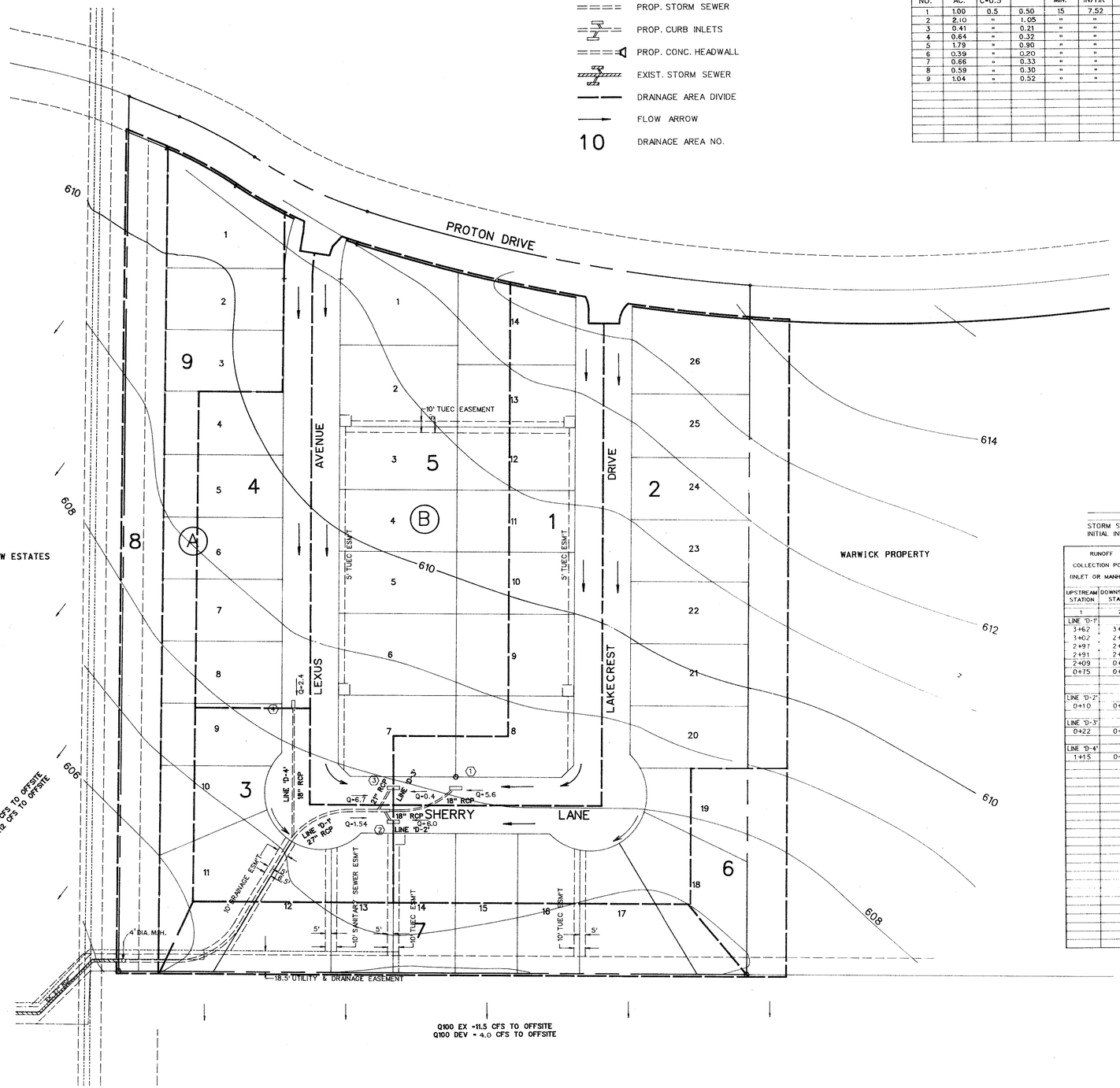
PREPARED BY
CORWIN ENGINEERING, INC.
3023 ROUTH STREET
DALLAS, TEXAS 75201

OCTOBER 1991 SCALE: 1"=50'

FILE: 9120ps2.dgn VI-PLAT
REF FILE: 9120ol.dgn
VIEW: plot
DATE: 8-22-91

LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- 10 DRAINAGE AREA NO.



RUNOFF COMPUTATIONS

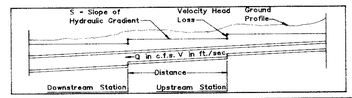
DRAIN. AREA NO.	AC.	RES. C-0.5	TOTAL C.A.	T_C MIN.	I_{100} IN/HR	Q_{100} CFS	REMARKS
		ACRES DRAINED					
1	1.00	0.5	0.50	15	7.52	3.76	TO INLET NO. 1
2	2.10	"	1.05	"	"	7.90	TO INLET NO. 2
3	0.41	"	0.21	"	"	1.54	TO INLET NO. 2
4	0.64	"	0.32	"	"	2.40	TO INLET NO. 4
5	1.79	"	0.90	"	"	6.70	TO INLET NO. 3
6	0.39	"	0.20	"	"	1.47	TO OFFSITE
7	0.66	"	0.33	"	"	2.50	TO OFFSITE
8	0.59	"	0.30	"	"	2.22	TO OFFSITE
9	1.04	"	0.52	"	"	3.91	TO OFFSITE

N

0 25 50 100
SCALE: 1" = 50'

INLET COMPUTATIONS

INLET No	Station	D.A. No	Qa cfs	Carry-Over cfs	Total Qa cfs	z	z/n	s ft/ft	y ft	P ft	a ft	qi cfs	Lr ft	La ft	La/Lr	a/y	Qi/Qa Curb	Qi cfs	Qi-Qa cfs	Carry Over cfs	Gutter Capacity cfs	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1	1+29	1&2	5.6	0.00	5.60	26	1667	0.0075	0.37	9.54	0.33	0.661	8.47	10	1.18	0.91	1.88	6.04	0.00		5.8	
2	0+74	2&3	7.54	0.00	6.94	26			Pmax=	13.00	0.33	2.350	3.21	10	3.12							LOW POINT
3	0+74	1&5	7.10	0.00	7.10	26			Pmax=	13.00	0.33	2.350	3.02	10	3.31							LOW POINT
4	0+86	4	2.40	0.00	2.40	26	1667	0.0120	0.24	6.36	0.33	0.543	4.42	6	1.36	1.36	1.18	2.83	0.00		6.9	



STORM SEWER CALCULATIONS

BY _____
DATE _____

STORM SEWER LINE _____
INITIAL INLET TIME _____ MINUTES

RUNOFF COLLECTION POINT (INLET OR MANHOLE) UPSTREAM STATION	DOWNSTREAM STATION	Distance Between Collection Points	INCREMENTAL DRAINAGE AREA Area No.	Drainage Area (Acres)	Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time at Upstream Station (minutes)	Design Storm Frequency (yrs)	Intensity "I" (inches/hr.)	Storm Water Runoff "Q" (c.f.s.)	Slope of Hydraulic Gradient "S" (Z.)	Selected Storm Sewer Size	Velocity in Sewer Between Collection Points "V" (f.p.s.)	Head Loss Coeff. Kj	Velocity Head Loss at Upstream Station $Kj\frac{V^2-V^4}{2g}$ (feet)	Flow Time in Sewer Distance V x 60 (minutes)	Time at Downstream Station (minutes)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
LINE 'D-1'																			
3+62	3+02	60	1&2	1.49	0.5	0.74	0.74	15.00	100	7.52	5.6	0.242	18"	4.9	1.25	0.47	0.21	15.21	
3+02	2+97	5	1&2	1.49			0.74	15.21	100	7.52	5.6	0.028	27"	4.9	0.50	0.10	0.02	15.23	
2+97	2+91	6	2&3	2.00	0.5	1.00	1.74	15.23	100	7.52	13.1	0.153	27"	6.1	1.00	0.21	0.02	15.24	
2+91	2+09	82	1,2,5	1.70	0.5	0.95	2.69	15.24	100	7.52	20.2	0.364	27"	6.7	1.00	0.12	0.21	15.45	
2+09	0+75	134	1-5	0.64	0.5	0.32	3.01	15.45	100	7.52	22.6	0.455	27"	6.8	1.00	0.10	0.33	15.78	
0+75	0+00	75	1-5	0.64			3.01	15.78	100	7.52	22.6	0.455	27"	9.6	1.00	0.73	0.13	15.91	
LINE 'D-2'																			
0+10	0+00	10	2&3	1.84	0.5	0.92	0.92	15.00	100	7.52	6.9	0.372	18"	6.0	1.25	0.71	0.03	15.03	
LINE 'D-3'																			
0+22	0+00	22	1&5	1.89	0.5	0.94	0.94	15.00	100	7.52	7.1	0.171	21"	6.1	1.25	0.72	0.06	15.06	
LINE 'D-4'																			
1+15	0+00	115	4	0.64	0.5	0.32	0.32	15.00	100	7.52	2.4	0.045	18"	4.9	1.25	0.47	0.39	15.39	

AS-BUILT (FEB. 1992)

STATE OF TEXAS
JAMES E. HARRINGTON
69239
REGISTERED PROFESSIONAL ENGINEER
James E. Harrington
10-17-91

The seal appearing on this document was authorized by James E. Harrington, P.E. 69239, on October 17, 1991

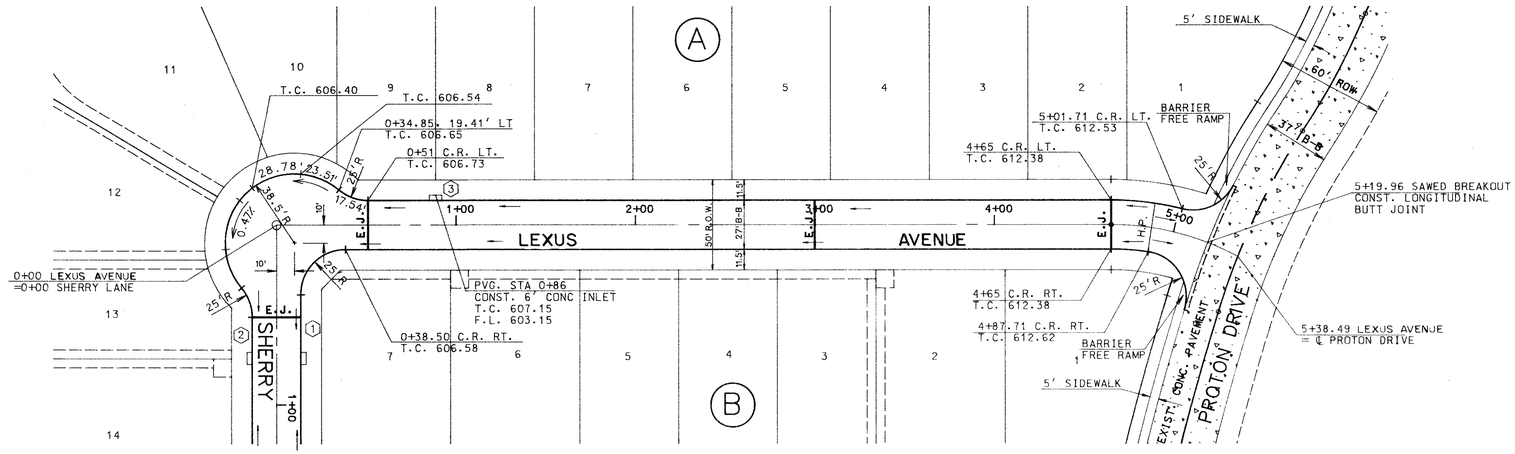
CORWIN ENGINEERING, INC.
3023 Routh Street Dallas, Texas 75201 (214) 220-9136

DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

DRAINAGE AREA MAP

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	3 OF 19
JOB NUMBER 9120	DATE OCTOBER 1991	SCALE: 1"= 50'	

FILE: 9120PS2.DGN VI-MAP
REF FILE: 9120AL.DGN
VIEW: WS
DATE: 10-17-91



0 20 40 80
SCALE: 1" = 40'

PAVING GENERAL NOTES:

1. Unless otherwise noted all material and construction shall conform to applicable specifications of the Town of Addison with amendments - The North Central Texas Council of Governments "Standard Specifications for Public Works Construction", Parts I and II, latest edition.
2. All curb dimensions are to back of curb.
3. Pavement reinforcing will be grade 60.
4. All concrete pavement shall be 6" thick and have minimum strength of 3000 psi at 28 days.
5. Construct barrier free ramps at all street intersections. See sheet 12 for details.
6. Prior to construction the contractor shall be responsible for verifying the location of existing utilities.
7. Hydrated lime shall be applied as a slurry.
8. No flyash is allowed.
9. Spoils to be removed from the Town of Addison.

BENCHMARKS:

"□" on NW corner of transmission tower No. 12N-3W-T290 where transmission line turns 90° to East.

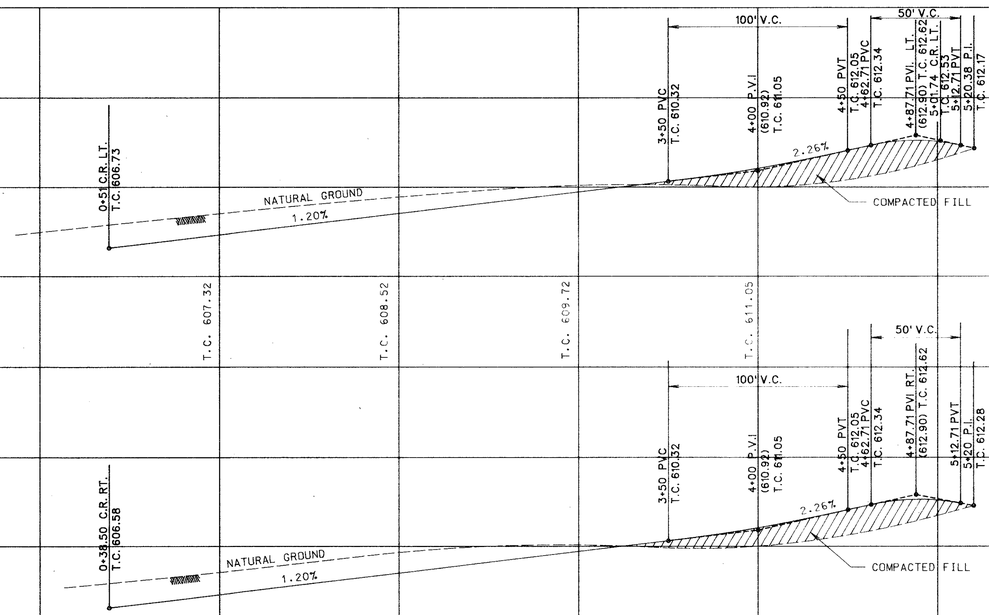
ELEVATION = 613.16

"□" found on the south top of curb of Proton Drive approximately 30' East of the Northwest property corner of Les Lacs I.

ELEVATION = 611.33

NOTE:

E.J. INDICATES EXPANSION JOINT



AS-BUILT (FEB. 1992)

STATE OF TEXAS
JAMES E. HARRINGTON
69239
REGISTERED PROFESSIONAL ENGINEER
James E. Harrington
10-17-91

The seal appearing on this document was authorized by James E. Harrington, P.E. 69239, on October 17, 1991

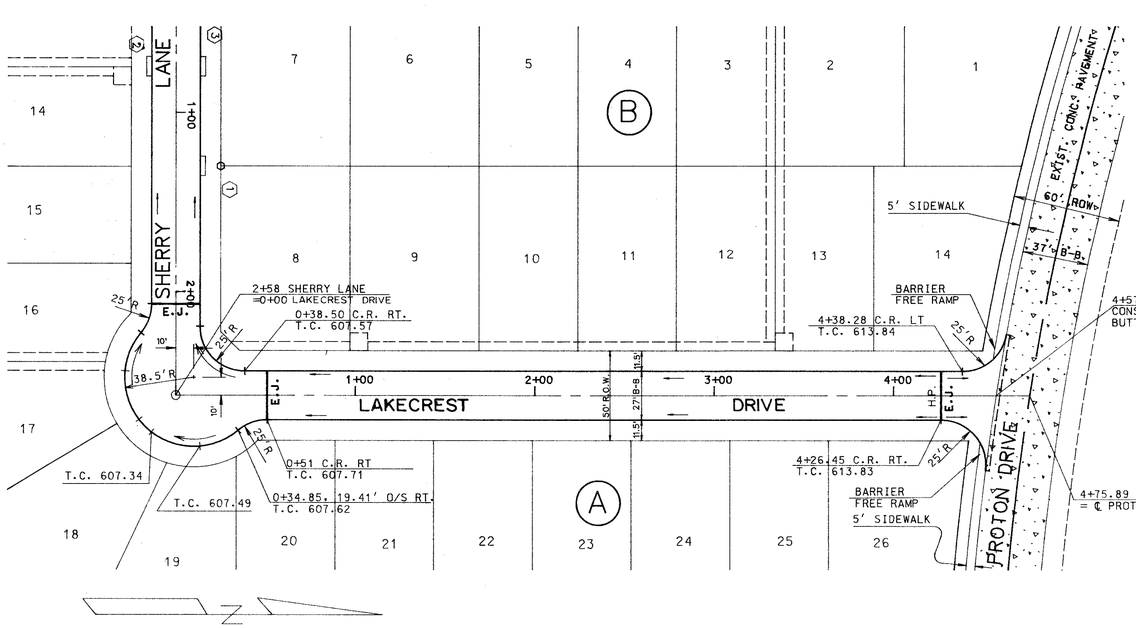
CORWIN ENGINEERING, INC.
3023 Routh Street Dallas, Texas 75201 (214) 220-9136

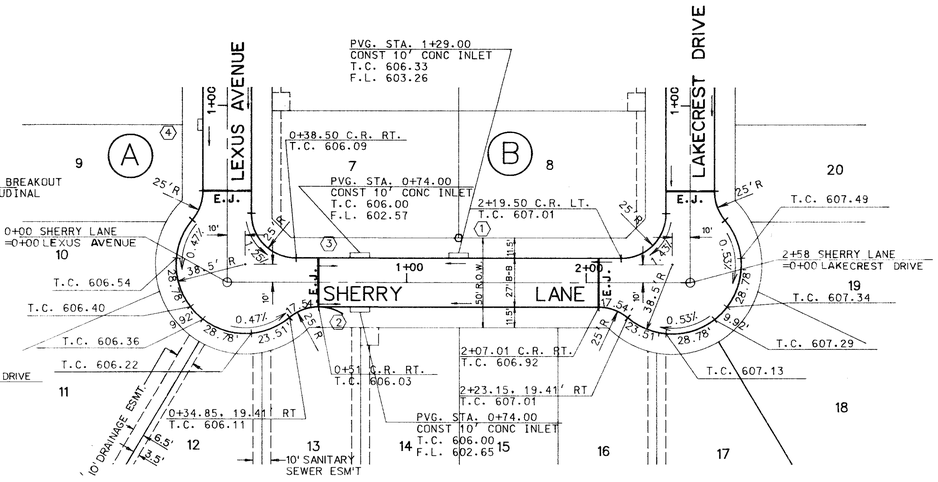
DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

LEXUS AVENUE

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	
JOB NUMBER	DATE	SCALE: 1"=4' V	
9120	OCTOBER 1991	1"=40' H	4 OF 19

FILE: 9120PS1.DGN V1-PP1
REF.FILE: 9120AL.DGN
VIEW: PLAN1
DATE: 10-17-91





N

NOTE:
E.J. INDICATES EXPANSION JOINT

0 20 40 80
SCALE: 1" = 40'

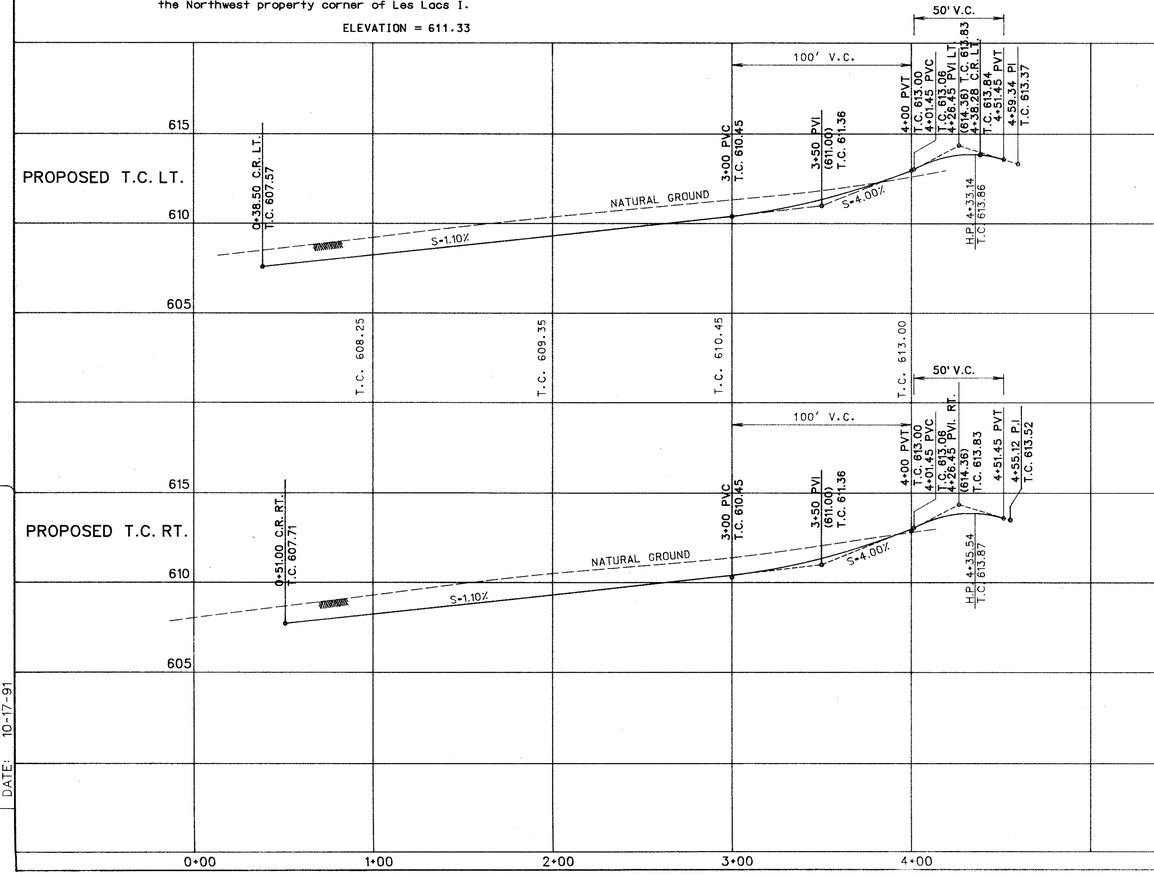
BENCHMARKS:

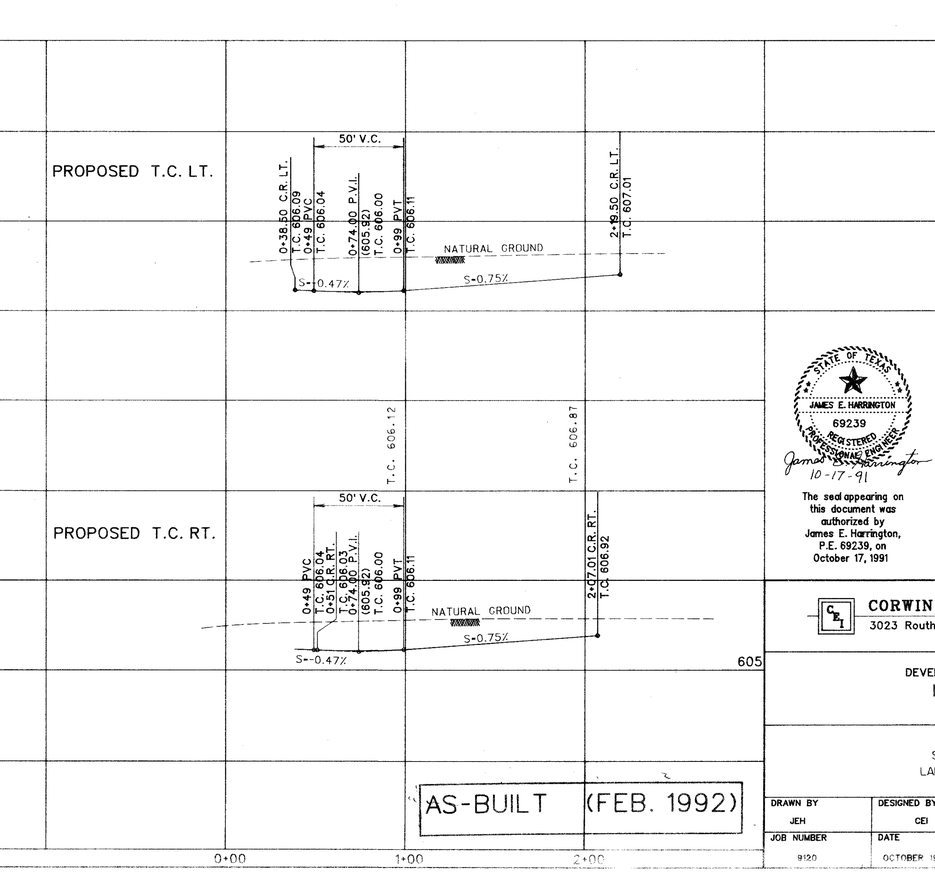
"□" on NW corner of transmission tower No. 12N-3W-T290 where transmission line turns 90° to East.

ELEVATION = 613.16

"□" found on the south top of curb of Proton Drive approximately 30' East of the Northwest property corner of Les Lacs I.

ELEVATION = 611.33





AS-BUILT (FEB. 1992)

CORWIN ENGINEERING, INC.
3023 Routh Street Dallas, Texas 75201 (214) 220-9136

DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

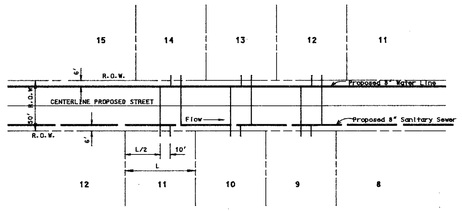
SHERRY LANE
LAKECREST DRIVE

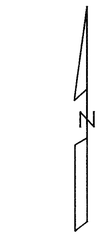
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	5 OF 19
JOB NUMBER	DATE	SCALE: 1"=4' V	
9120	OCTOBER 1991	1"=40' H	

FILE: 9120PS1.DGN VI=PP2
REF. FILE: 9120AL.DGN
VIEW: PLAN2
DATE: 10-17-91

TYPICAL WATER & SEWER SERVICE LAYOUT

N.T.S.



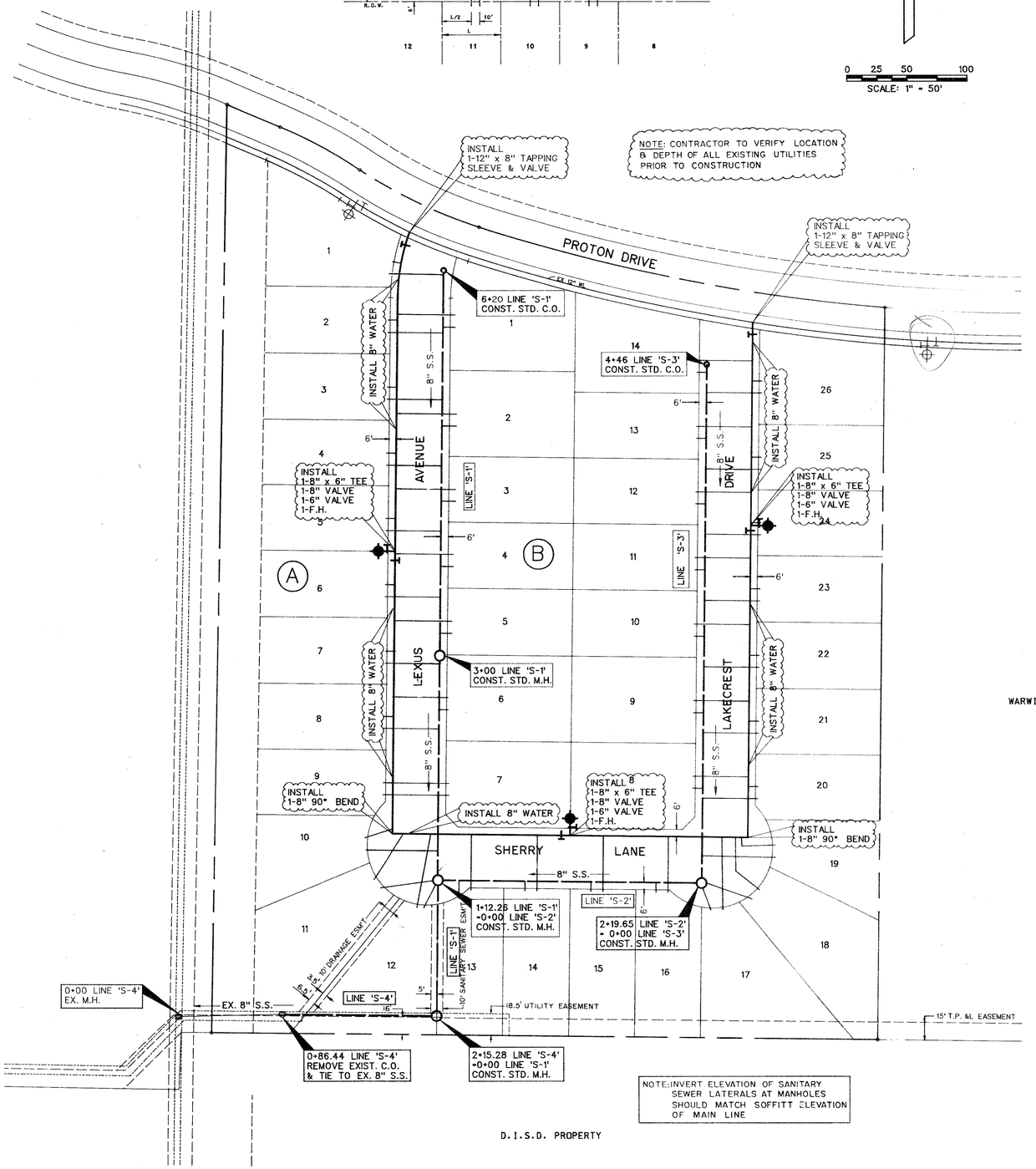


0 25 50 100

SCALE: 1" = 50'

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE AND PLUG
- EXIST. WATER LINE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE



WATER AND SANITARY SEWER GENERAL NOTES

1. All water mains shall be PVC SDR-18 water pipe.
2. All sanitary sewer mains shall be PVC SDR-35 and shall have integral wall bell and spigot joints.
3. All water mains shall have a minimum cover below finished grades as follows: 6" & 8" - 48", or as required to clear other utilities.
4. The location of all utilities are taken from existing public records. The exact location must be determined in the field by the contractor. It is the responsibility of the contractor to investigate as to whether any other facilities (additional), other than those shown on the plans may be present.
5. All utility and service lateral trenches shall be backfilled and compacted to 95% Standad Proctor Density.
6. All manholes, cleanouts, valve boxes, fire hydrants, etc., must be adjusted to proper line and grade by contractor after placement of permanent paving.
7. All work and materials shall be in accordance with the Town of Addison Standard Specifications.
8. All fire hydrants shall be Mueller Centurion model.
9. Contractor shall be responsible for providing "as-built" plans to the Engineer showing the location of sewer services by distance to lot lines.
10. A No. 12 plastic coated wire shall be placed in the trench over all water lines. The wire shall be tied to all valves and fire hydrants and attached directly to the top of pipe and extended to six inches above finished grade along the outside of all valve stacks and fire hydrants.
11. All location dimensions shown are to centerline of pipe and the R.O.W. unless otherwise noted.
12. Contractor shall be responsible for trench safety design and details as required, and shall submit Engineered design.

STATE OF TEXAS
JAMES E. HARRINGTON
69239
REGISTERED PROFESSIONAL ENGINEER
James E. Harrington
10-17-91

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AS-BUILT (FEB. 1992)

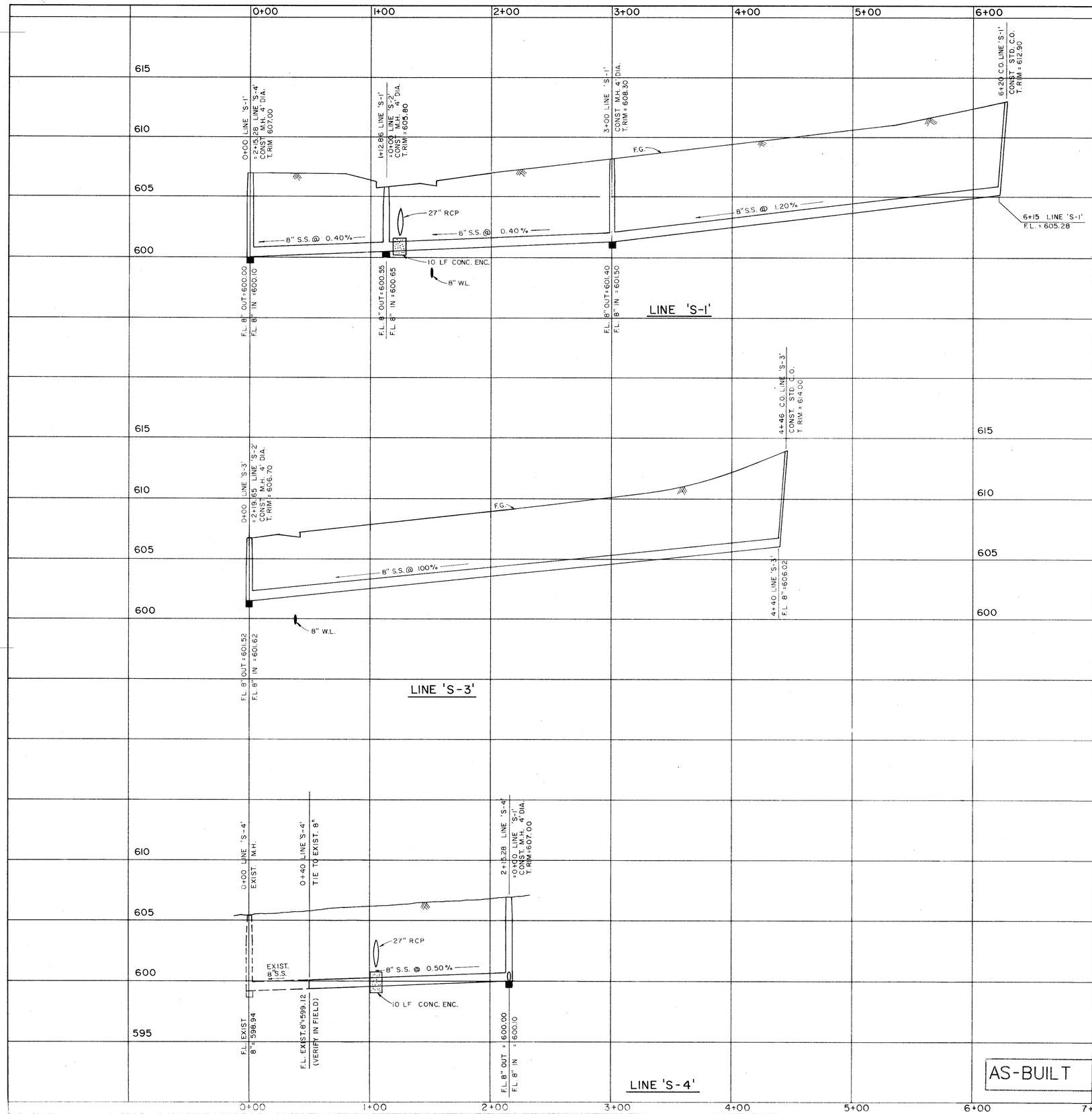
FILE: 9120ps2.dgn
REF.FILE: 9120ql.dgn
VIEW: ws
DATE: 8-23-91
VI-WS

CORWIN ENGINEERING, INC.
3023 Routh Street Dallas, Texas 75201 (214) 220-9136

DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

WATER & SANITARY SEWER

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	6 OF 19
JOB NUMBER	DATE	SCALE:	
9120	OCTOBER 1991	1"=50'	



NOTE:

1. At locations where a sanitary sewer line crosses over a waterline all portions of the sewer within nine feet of the water line shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the sanitary sewer line may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the conveyance line. The space around the carrier pipe shall be supported at 5 foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.

AS-BUILT (FEB. 1992)

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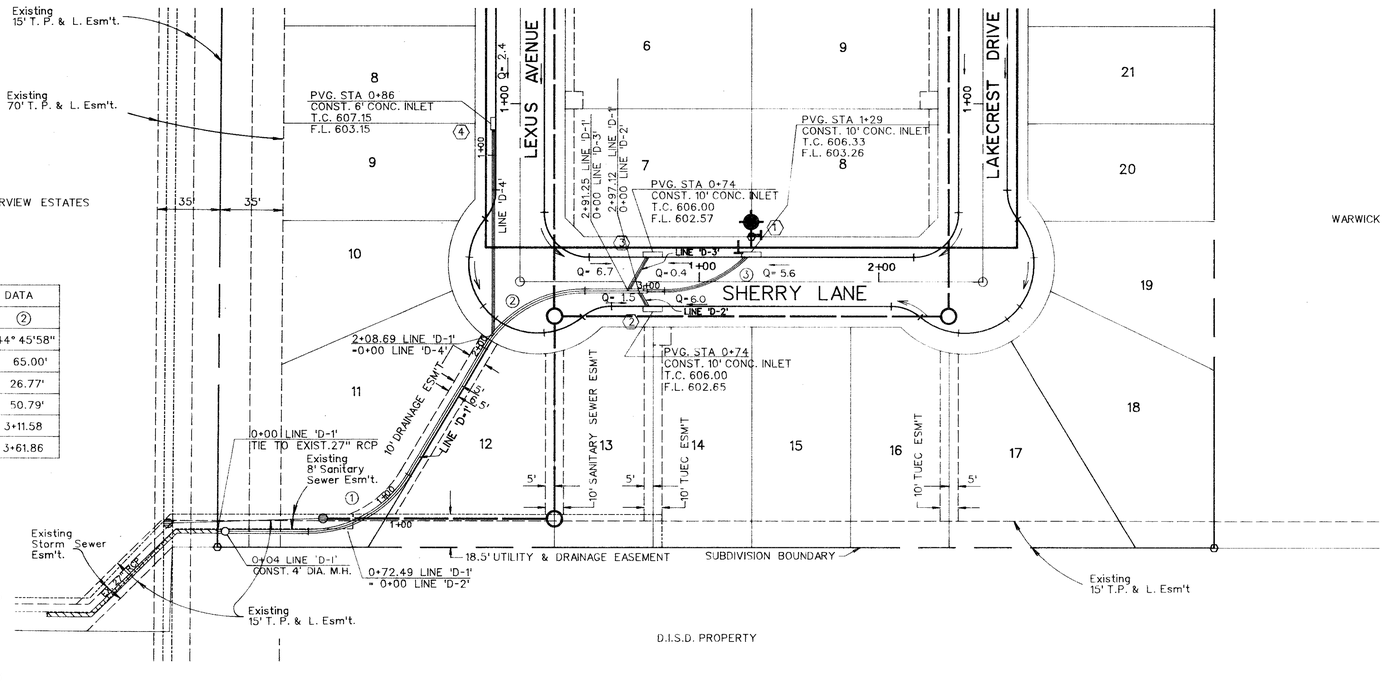
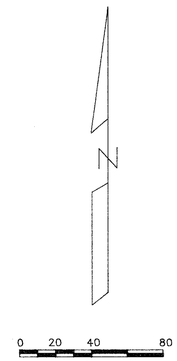
DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

SANITARY SEWER PROFILES

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	7 OF 19
JOB NUMBER	DATE	SCALE: 1"=4' V	
9120	OCTOBER 1991	1"=40' H	





	SANITARY SEWER CURVE DATA		
CURVE NO.	①	②	②
Δ	59° 07'51"	59° 07'51"	44° 45'58"
R	65.00'	65.00'	65.00'
T	36.87'	36.87'	26.77'
L	67.08'	67.08'	50.79'
PC STA	0+50.55	2+00.10	3+11.58
PT STA	1+17.64	2+67.18	3+61.86

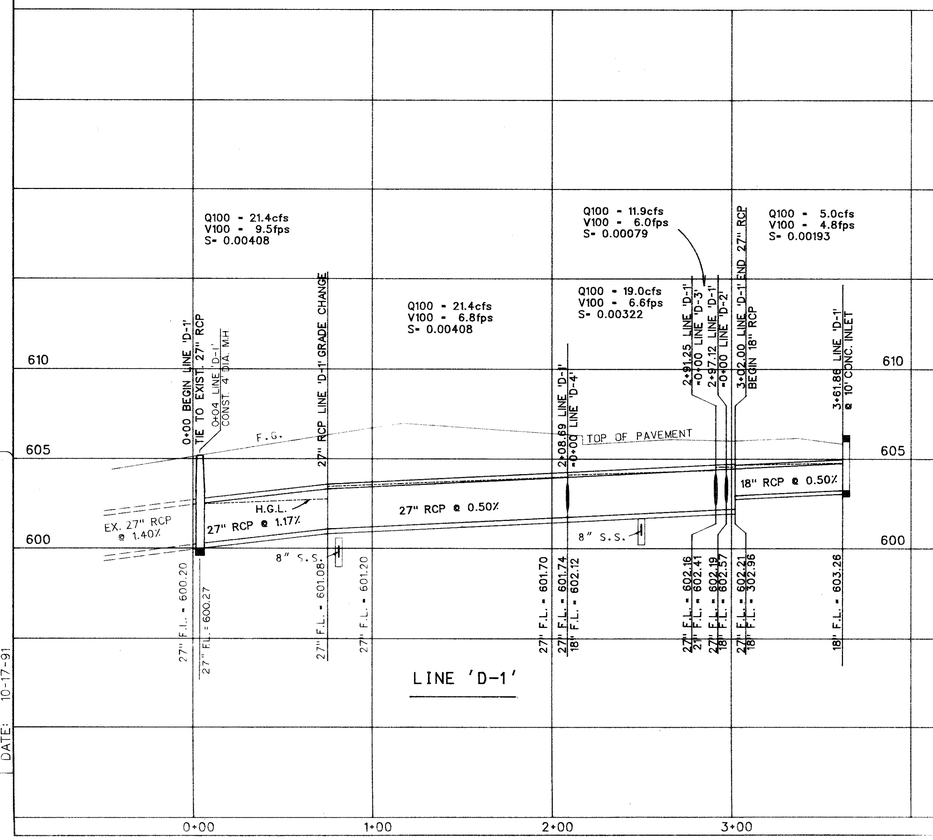
BENCHMARKS:

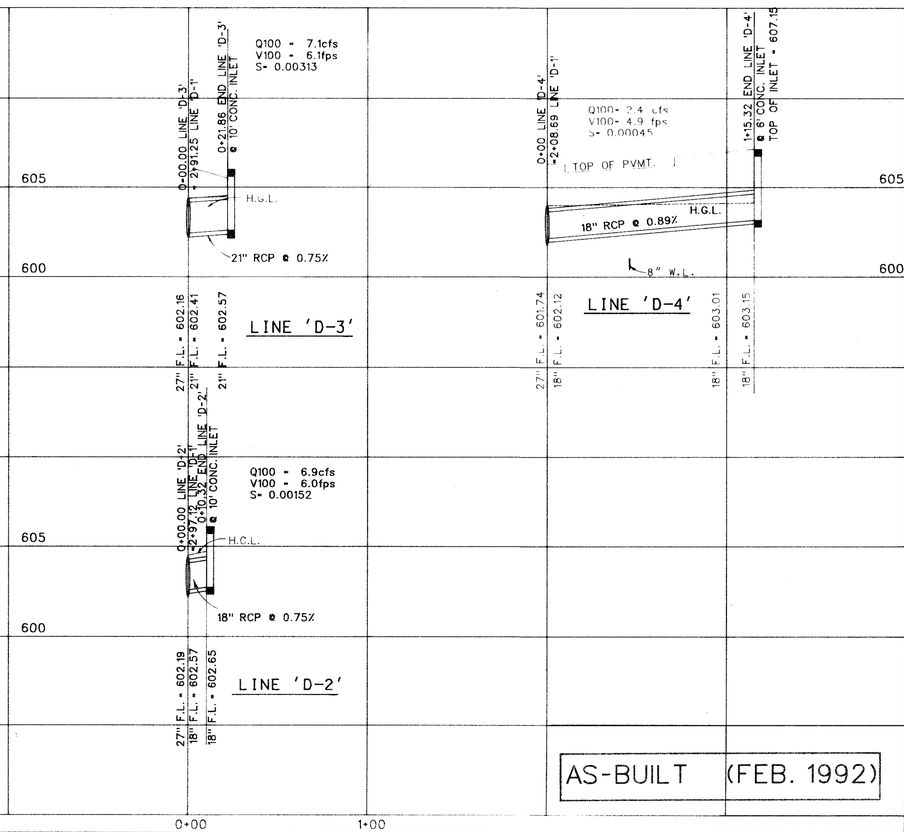
"□" on NW corner of transmission tower No. 12N-3W-T290 where transmission line turns 90° to East.

ELEVATION = 613.16

"□" found on the south top of curb of Proton Drive approximately 30' East of the Northwest property corner of Les Lacs I.

ELEVATION = 611.33





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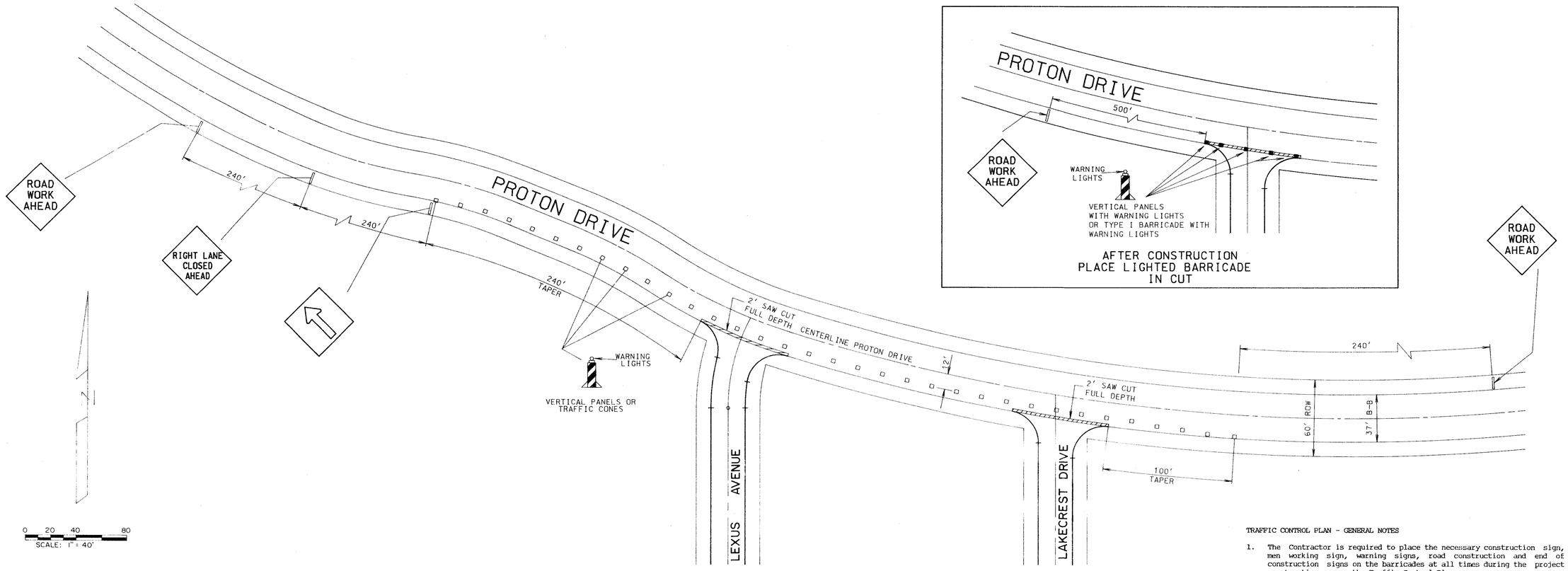
DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

STORM SEWER PLAN & PROFILE

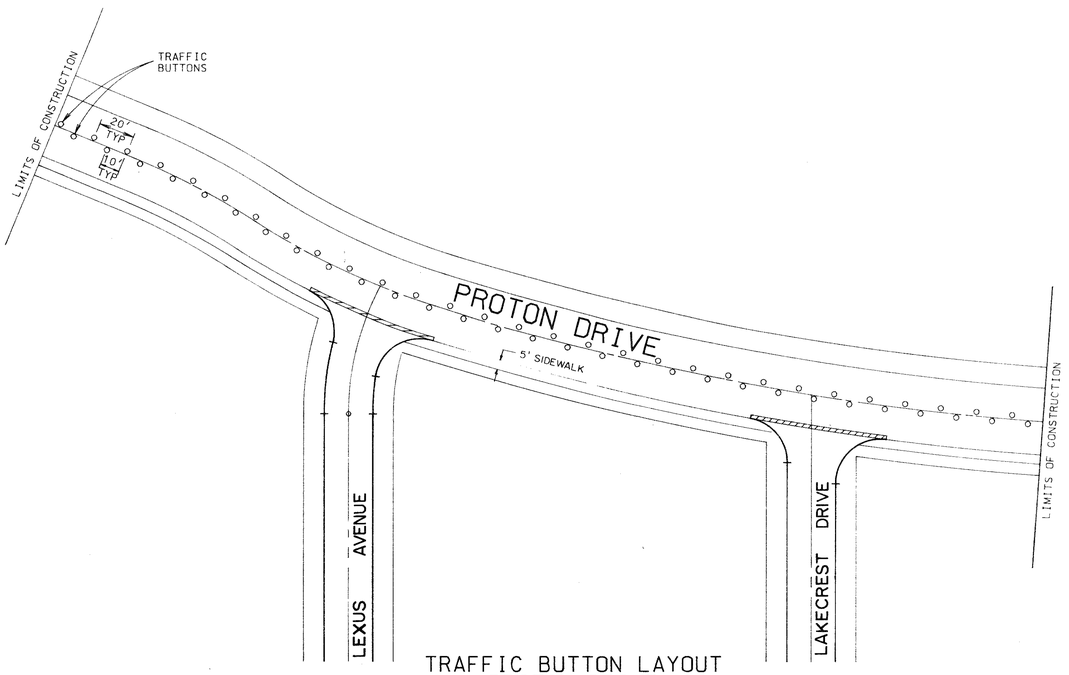
AS-BUILT (FEB. 1992)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	8 OF 19
JOB NUMBER	DATE	SCALE: 1"=4' V, 1"=40' H	
9120	OCTOBER 1991		

FILE: 9120PS1.DGN V/H=SD
REF.FILE: 9120AL.DGN
VIEW: SD
DATE: 10-17-91



TRAFFIC CONTROL PLAN
DURING CONSTRUCTION



TRAFFIC BUTTON LAYOUT
PROTON DRIVE

TRAFFIC CONTROL PLAN - GENERAL NOTES

1. The Contractor is required to place the necessary construction sign, men working sign, warning signs, road construction and end of construction signs on the barricades at all times during the project construction as per the Traffic Control Plan.

2. The Contractor shall be responsible to keep barricading in place and in working order at all times.

3. The Contractor shall be responsible for the restoration of the south lane only of Proton Drive to include joint sealing / repair, installation of five foot wide concrete sidewalk, and traffic buttons which shall be installed in accordance with the Town of Addison's standard Specifications.

4. All joints through the gutters shall be sealed with hot-poured rubber sealer unless otherwise specified.

5. The Contractor shall be responsible to visit the site to field verify the existing condition of Proton Drive

6. All barricading shall meet the requirements of the Texas Manual On Uniform Traffic Control Devices.

FILE: 9120PS1.DGN V1-TCP
REF FILE: 9120AL.DGN
VIEW:
DATE: 8-23-91

AS-BUILT (FEB. 1992)

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10-17-91
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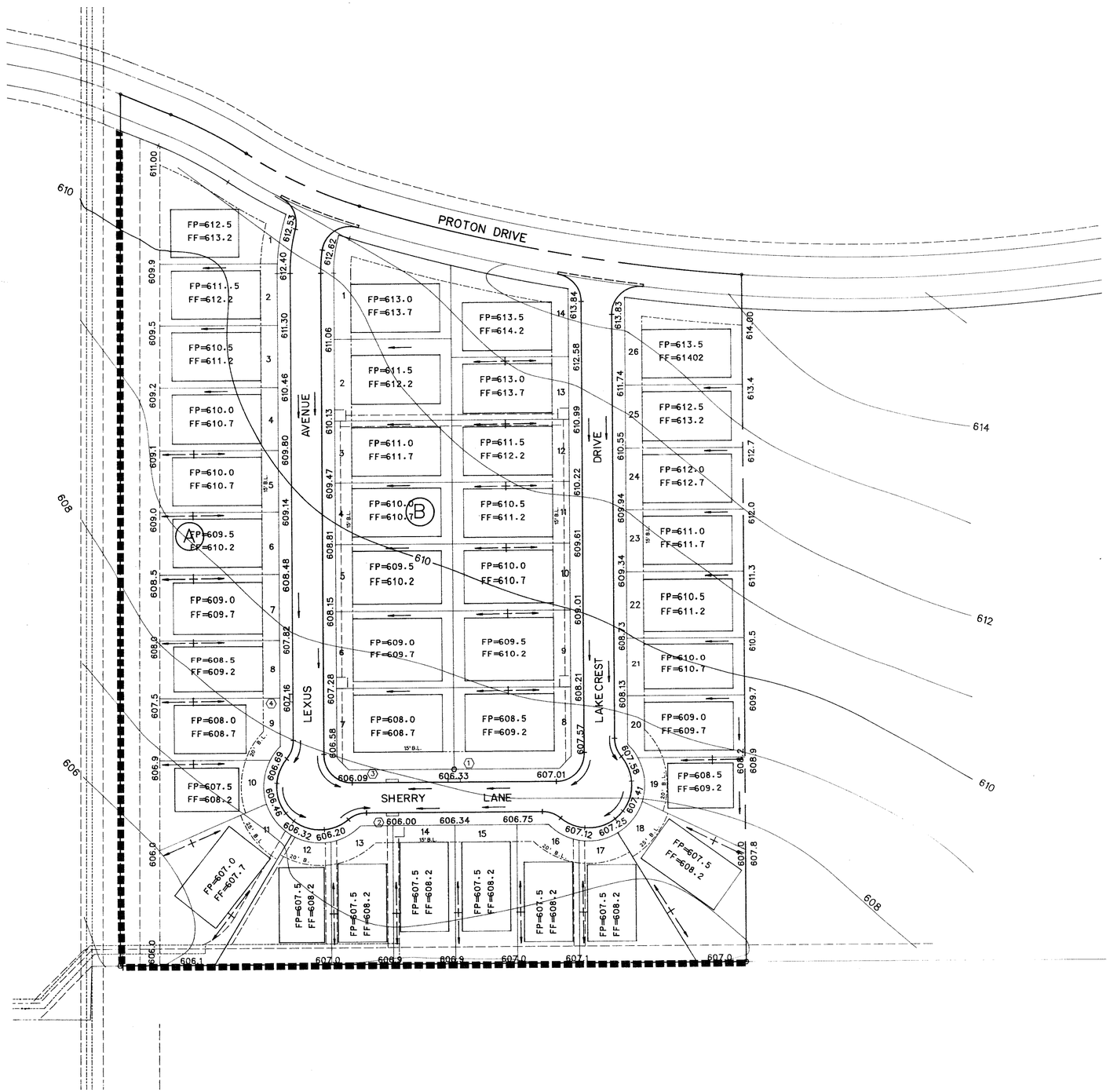
DEVELOPMENT PLANS FOR
LES LACS I
ADDITION, TEXAS

PROTON DRIVE TRAFFIC CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	
JOB NUMBER	DATE	SCALE: 1"=4' V	9 OF 19
9120	OCTOBER 1991	1"=40' H	



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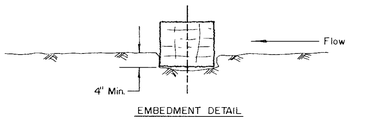
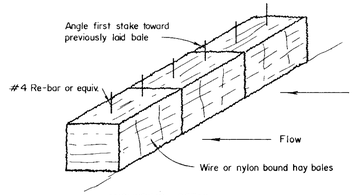


EMBEDMENT DETAIL



ANCHORING DETAIL

HAY BALE DETAIL

EROSION CONTROL PLAN:

1. During the construction period, the Grading Contractor shall provide and maintain hay bale check dams per the detail, in the areas indicated on the Lot Grading Plans and any other areas as directed by the Engineer.

2. The Utility Contractor shall provide and maintain hay bales around any openings into the Storm Sewer System until the project is completed.

3. After completion of the fine grading, the Grading Contractor shall seed an area 11.5 feet in width adjacent to all street paving as per the Town of Addison Specifications.

HAY BAIL CHECK DAM NOTES:

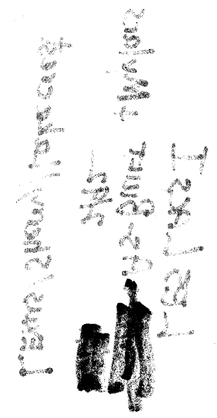
1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.

2. Each bale shall be securely anchored in place by at least two stakes or rebars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.

3. Inspection shall be frequent and repair or replacement shall be made promptly as needed by the contractor.

4. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

5. Accumulated silt shall be removed by the contractor when it reaches a depth of six inches.



FILE: 9120PS2.DGN V1=GRADE
REF.FILE: 9120AL.DGN
VIEW: GRADE
DATE: 10-17-91

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DEVELOPMENT PLANS FOR
LES LACS I
ADDISON, TEXAS

GRADING & EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JEH	CEI	WLC	
JOB NUMBER	DATE	SCALE: 1"=50'	10 OF 19
9120	OCTOBER 1991		