

# CONSTRUCTION PLANS

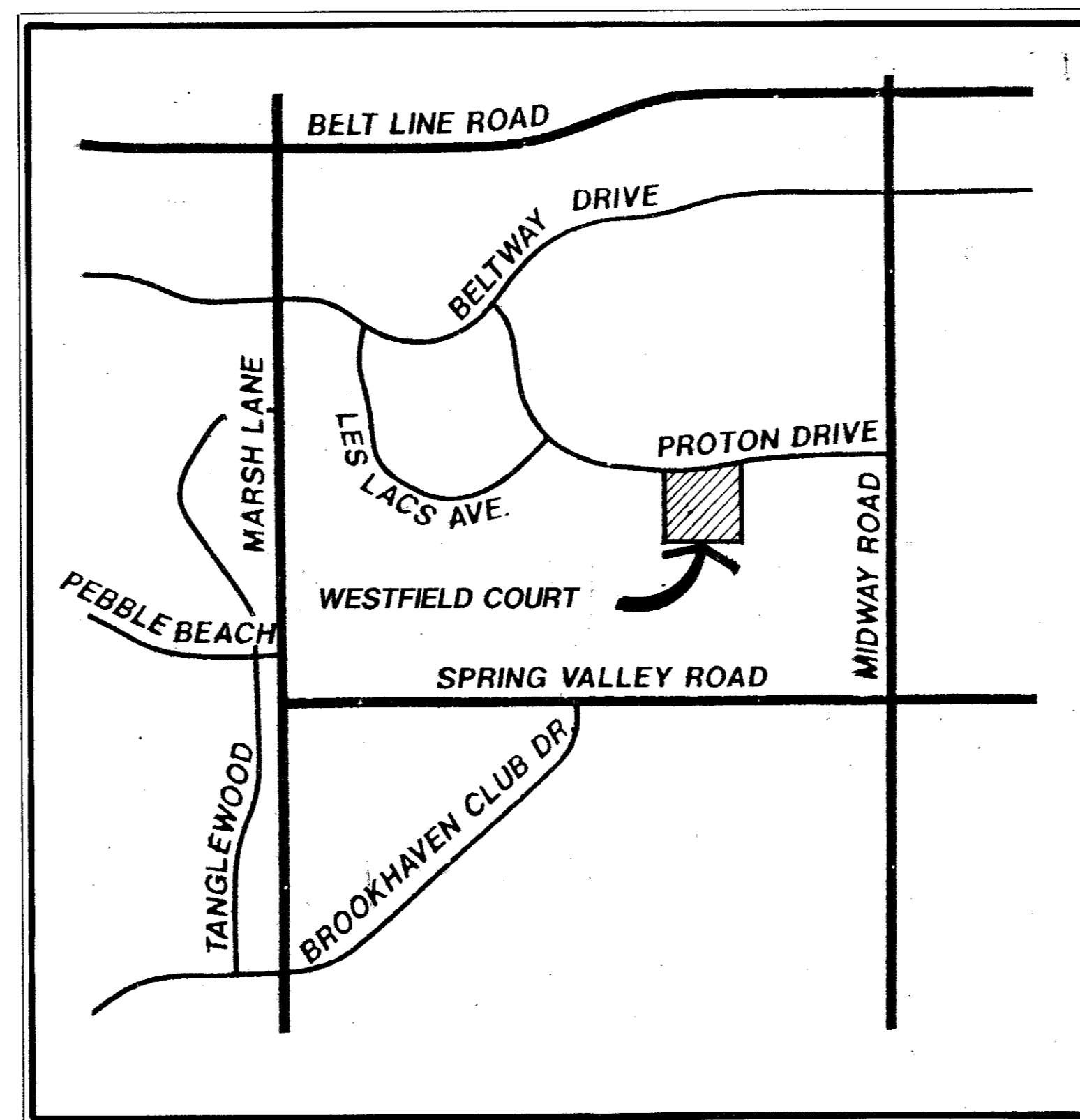
FOR

## WESTFIELD COURT

**TOWN OF ADDISON, TEXAS**

**GENERAL NOTES**

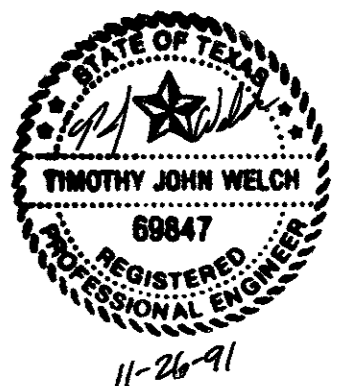
- A. Prior to final acceptance by the Town of Addison.
- 1) A Texas Registered Professional engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
  - The owner shall provide 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.
  - 2) A five foot sidewalk shall be installed along Proton Drive and Les Lacs Avenue. See attached detail.
  - 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 contract 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
  - 4) Southwestern Bell
  - 5) Storer Cable
  - 6) 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, Contractor(s), 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 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. Concrete monuments shall be six (6) inches in diameter and twenty-four (24) inches long. An iron rod one-half inch in diameter embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.
- F. The contractor shall stamp a 2-inch "S" 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 street received final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. During construction, the owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
- K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. The utility contractor shall submit to the Town of Addison for approval a trench safety plan sealed by a registered professional engineer for the installation of utilities greater than five (5) feet in depth.



**LOCATION MAP**  
NOT TO SCALE

SHEET NO.	DESCRIPTION
FP-1	FINAL PLAT
<b>PAVING PLAN AND PROFILE</b>	
P-1	PAVING PLAN AND PROFILE
P-2	PAVING PLAN AND PROFILE
<b>WATER &amp; SANITARY SEWER</b>	
WS-1	WATER & SANITARY SEWER PLAN
WS-2	SANITARY SEWER PROFILES
<b>DRAINAGE PLAN AND PROFILES</b>	
DA-1	DRAINAGE AREA MAP
DR-1	DRAINAGE PLAN & PROFILE
GR-1	GRADING PLAN
<b>CONSTRUCTION PLANS</b>	
D-1 THRU D-10	CONSTRUCTION DETAILS

**AS BUILT**



**ENGINEER**

**THE NELSON CORPORATION**  
5999 SUMMERSIDE DR., SUITE 202  
DALLAS, TEXAS 75252  
(214) 380-2605

**APPLICANT**

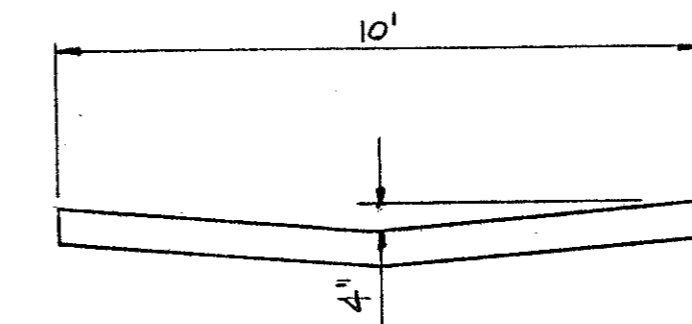
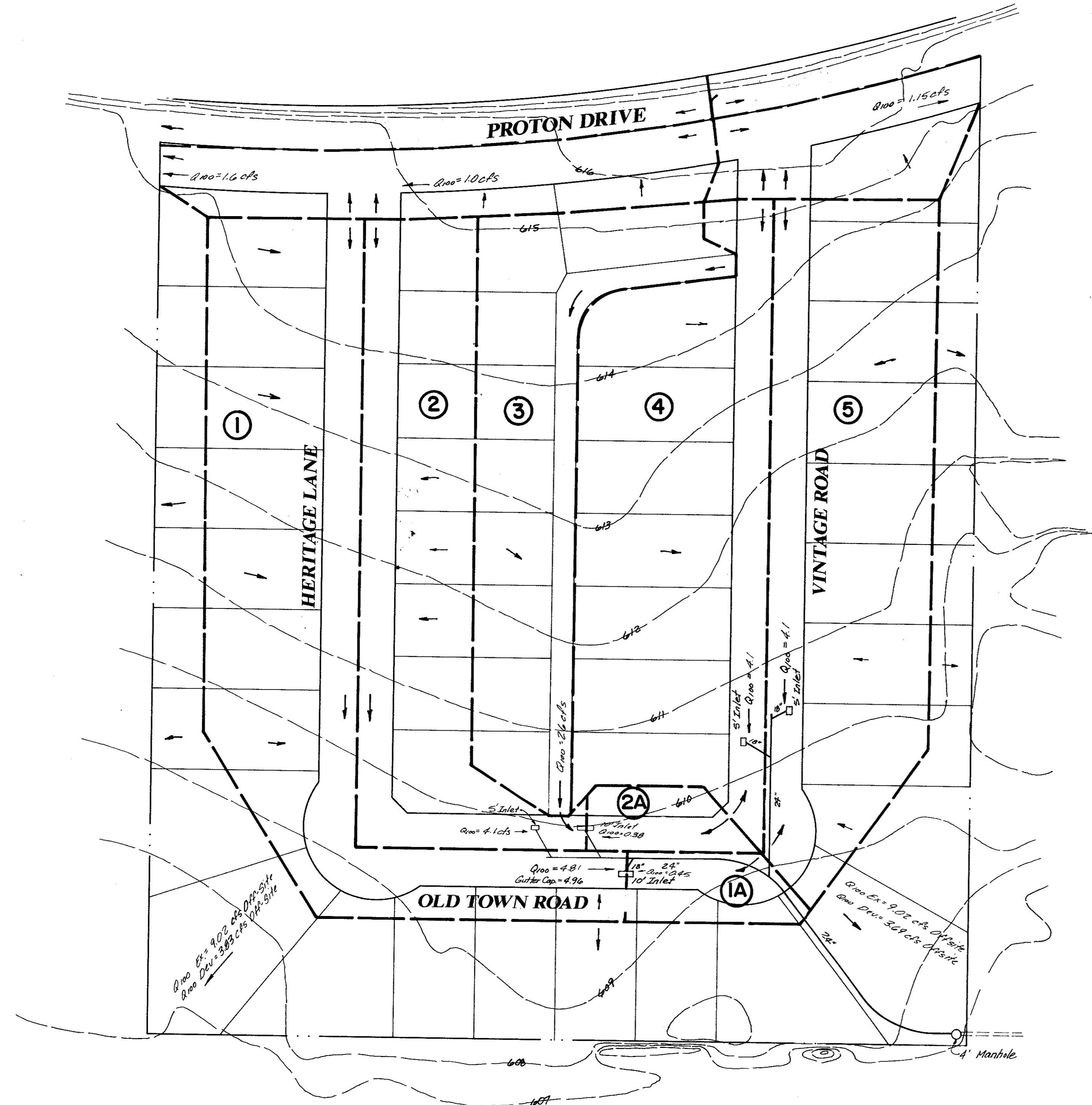
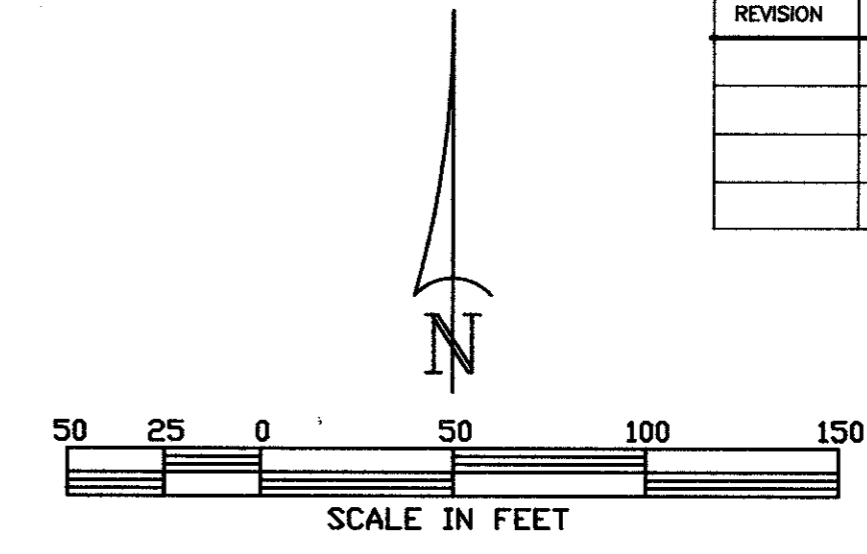
**ARCADIA REALTY CORP.**  
415 W. WALL, SUITE 2018  
MIDLAND, TEXAS 79702  
(915) 683-3386

**OWNER**

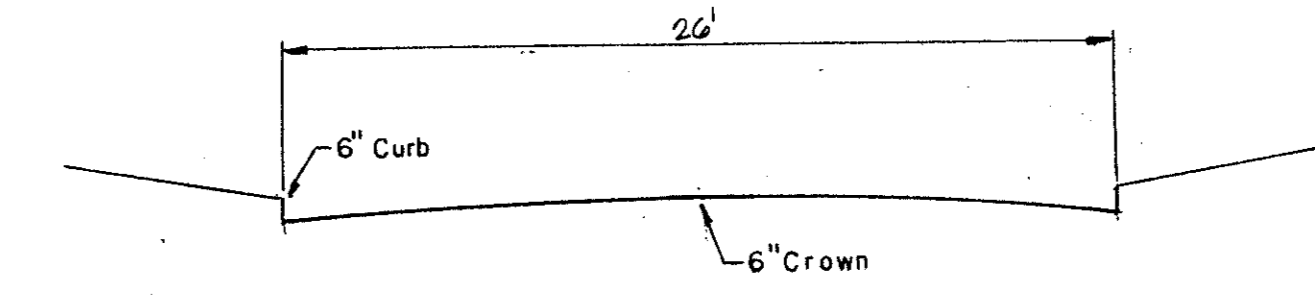
**WARWICK INVESTMENTS, INC.**  
2777 STEMMONS FREEWAY  
DALLAS, TEXAS 75207  
(214) 689-2206

REVISION	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

AREA NO.	AREA (ACRES)	Tc	Cr	CvxA	I <sub>100</sub>	Q <sub>100</sub> (cfs)	Q <sub>100</sub> BYPASS	INLET	BYPASS
1	1.28	.15	.5	0.7	7.52	4.81	-	1-10'	0
1A	0.12	.15	.5	0.6	7.52	0.45	-	-	0
2	1.10	.15	.5	0.6	7.52	4.1	-	1-5'-10"	0
2A	0.10	.15	.5	0.5	7.52	0.38	-	-	0
3	0.7	.15	.5	0.35	7.52	2.63	-	-	0
4	1.1	.15	.5	0.55	7.52	4.1	-	1-5'	0
5	1.1	.15	.5	0.55	7.52	4.1	-	1-5'	0



$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$   
 $Q = \frac{1.486}{0.016} (1.67) \left(\frac{167}{10}\right)^{2/3} S^{1/2}$   
 $Q_{Alley} = 47.04 S^{1/2}$   
 $S = 1.16\%$   
 $Q = 5.06 \text{ cfs}$   
**ALLEY CAPACITY**



$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$   
 $n = 0.016$   
 $A = 4.33 \text{ Ft}^2$   
 $Q = \frac{1.486}{0.016} (4.33) \left(\frac{4.33}{27}\right)^{2/3} S^{1/2}$   
 $Q_{Str.Cap} = 118.70 S^{1/2}$   
 $S = 0.50\%$   
 $Q = 84 \text{ cfs (42 cfs/side)}$   
**STREET CAPACITY**

AS BUILT

- LEGEND**
- DRAINAGE AREA LINE
  - - - EXIST. CONTOUR LINE
  - PROP. STORM SEWER LINE
  - EXIST. STORM SEWER LINE
  - ① DRAINAGE AREA

**DRAINAGE AREA MAP**

**WESTFIELD COURT**  
TOWN OF ADDISON, TEXAS

Date: JUNE 1991    Scale: 1"=50'    SHEET \_\_\_\_\_ OF \_\_\_\_\_

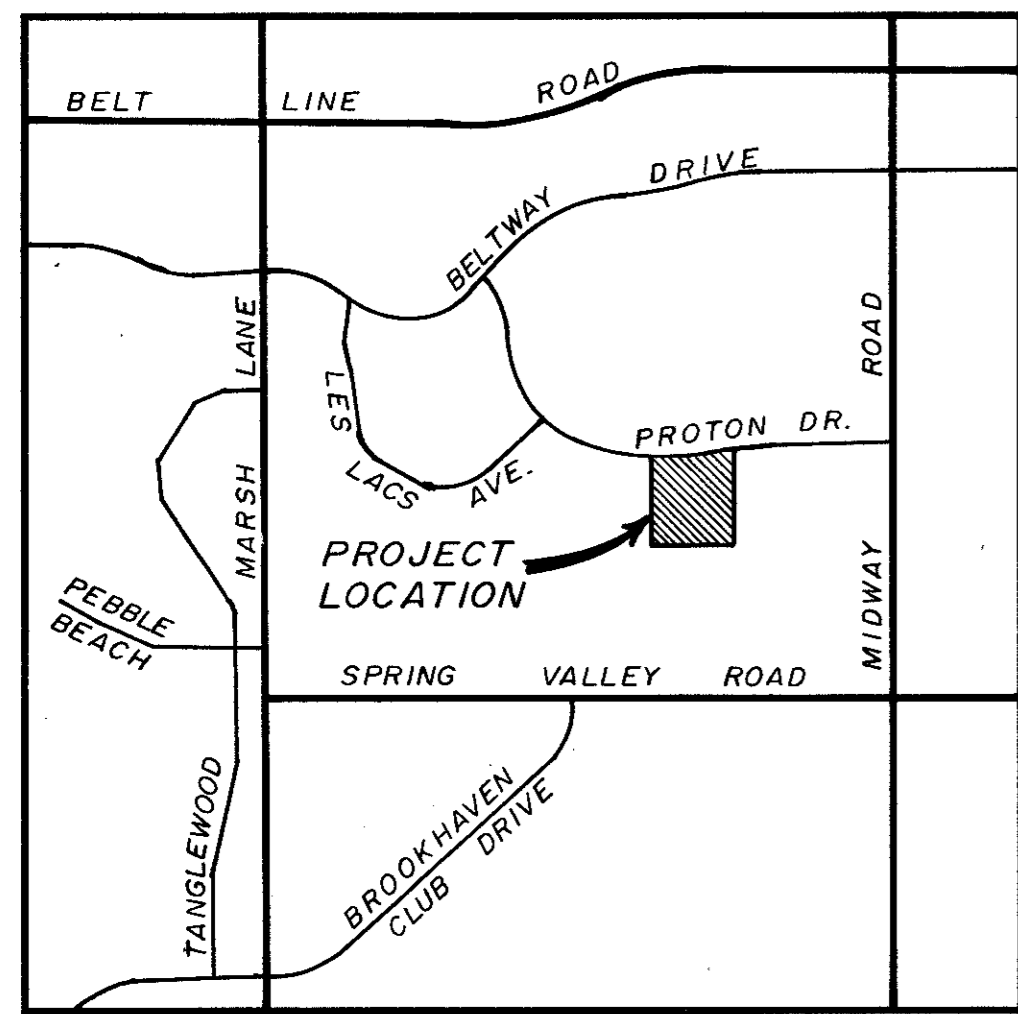
Drawn By: TNC    Approved By: TNC    **DA-1** SHEETS

**THE NELSON CORPORATION**  
 LAND PLANNING • ENGINEERING • SURVEYING  
 5999 SUMMERSIDE DRIVE SUITE 202 • DALLAS, TEXAS 75262 • (214) 390-2805





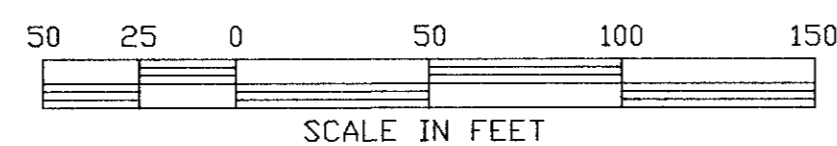




LOCATION MAP

LES LACS GARDEN HOMES  
VOL. 82049, PG. 1860

8.4844 ACRES  
BELTWAY LES LACS LTD.  
VOL. 90077, PG. 2272

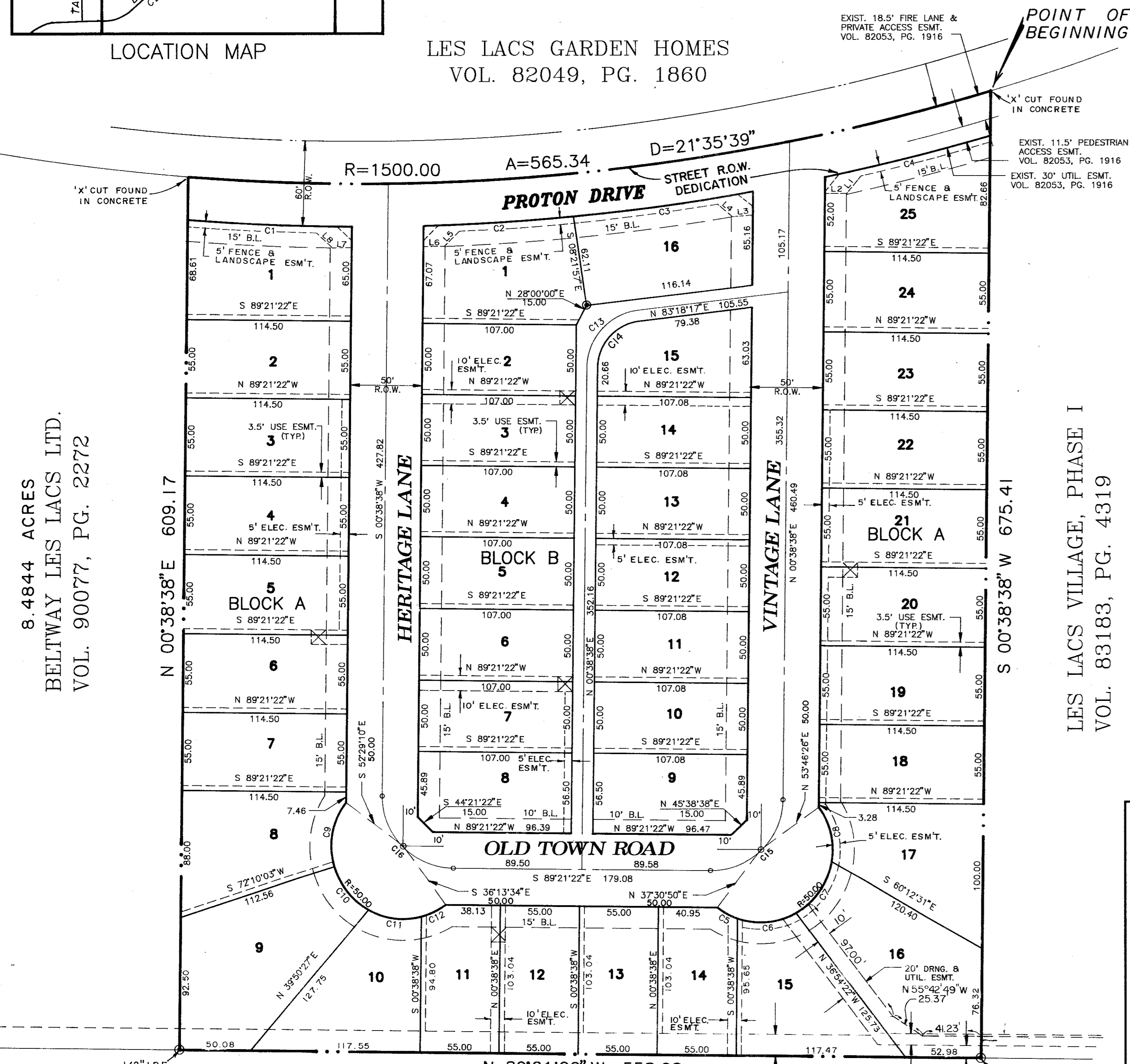


EXIST. 18.5' FIRE LANE & PRIVATE ACCESS ESMT.  
VOL. 82053, PG. 1916

POINT OF BEGINNING

EXIST. 11.5' PEDESTRIAN ACCESS ESMT.  
VOL. 82053, PG. 1916

EXIST. 30' UTIL. ESMT.  
VOL. 82053, PG. 1916



LINE	BEARING	DISTANCE
1	N 38°55'08" E	16.14
2	S 89°21'22" E	26.50
3	N 89°45'11" E	26.56
4	S 49°22'14" E	13.05
5	N 44°10'18" E	14.52
6	S 89°21'22" E	15.00
7	S 89°21'22" E	15.00
8	S 44°09'12" E	14.19

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	04°17'27"	1530.00	114.56	114.56	57.32	S 87°33'05" E
2	03°54'43"	1530.00	104.76	104.44	52.25	N 86°28'27" E
3	04°43'52"	1530.00	126.33	126.30	63.20	N 82°09'09" E
4	04°26'24"	1530.00	118.56	118.53	59.31	N 78°38'15" E
5	18°16'00"	50.00	15.94	15.87	8.04	S 61°37'10" W
6	48°27'49"	50.00	42.29	41.04	22.50	N 85°00'55" E
7	50°50'21"	50.00	44.37	42.92	23.76	N 35°21'50" E
8	48°10'15"	50.00	40.29	39.21	21.31	N 13°08'27" W
9	54°10'06"	50.00	47.27	45.53	25.57	S 10°25'47" W
10	44°25'40"	50.00	38.77	37.81	20.42	S 38°52'06" E
11	43°29'51"	50.00	37.96	37.05	19.65	S 42°49'52" E
12	12°138'47"	50.00	18.89	18.78	9.59	N 64°35'04" E
13	82°38'38"	40.00	57.71	52.83	35.18	S 41°58'27" W
14	82°38'38"	32.50	42.93	46.89	28.58	S 41°58'27" W
15	90°00'00"	50.00	78.54	70.71	50.00	S 45°38'38" W
16	90°00'00"	50.00	78.54	70.71	50.00	S 44°21'22" E

GREENHILL SCHOOL ADDITION  
VOL. 87200, PG. 1886

SURVEYOR CERTIFICATION

STATE OF TEXAS  
COUNTY OF DALLAS

THAT I, Brian Marcus, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon actually exist, and their location, size and material described are correctly shown.

**BRIAN MARCUS,**  
Registered Professional Land Surveyor #4695  
THE NELSON CORPORATION  
5999 Summerside Drive, Dallas, Texas 75252,  
(214) 380-2605

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Marcus, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Notary Public, State of Texas

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1991, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary  
Town of Addison, Texas

Mayor,  
Town of Addison, Texas

OWNER CERTIFICATION

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, ARCADIA LAND PARTNERS 3, acting by and through the undersigned, its duly authorized officer, is the owner of that 8.0001 acre tract land out of the THOMAS L. CHENOWITH SURVEY, Abstract No. 273 in the Town of Addison, Dallas County, Texas conveyed by deed recorded in Volume 88006, Page 5295, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a cross cut found in the concrete street and in the south line of Les Lacs Garden Homes, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 82049, Page 1860, Deed Records of Dallas County, Texas and for the northwest corner of Les Lacs Village, Phase I, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 83183, Page 4319, Deed Records of Dallas County, Texas and the northeast corner of the beforementioned 8.0001 acre tract;

**THENCE** with the west line of the said addition, South 00° 38' 38" West, a distance of 675.41 feet to a 1/2" iron rod found, replaced with a concrete monument set in the north line of Greenhill School Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 87200, Page 1886, Deed Records of Dallas County, Texas for the southwest corner of Les Lacs Village, Phase I;

**THENCE** with the north line of said addition, North 89° 21' 22" West, a distance of 558.08 feet to a 1/2" iron rod found, replaced with a concrete monument set for the southeast corner of the 8.4844 acre tract conveyed to Beltway Les Lacs Ltd. by deed recorded in Volume 90077, Page 2272, Deed Records of Dallas County, Texas;

**THENCE** with the west line of the said tract, North 00° 38' 38" East, a distance of 609.17 feet to a cross cut found in the concrete street and in the south line of Les Lacs Garden Homes and for the northeast corner of the 8.4844 acre tract and, the beginning of a non-tangency curve to the left, having a central angle of 21° 35' 39", a radius of 1500.00 feet and a chord bearing and distance of North 83° 52' 34" East, 562.00 feet;

**THENCE** with the said south line and the said curve, an arc distance of 565.34 feet to the POINT OF BEGINNING and containing 8.0001 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARCADIA LAND PARTNERS 3, does hereby adopt this plat designating the hereinabove property as WESTFIELD COURT, 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, 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.

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 Plano, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

ARCADIA LAND PARTNERS 3

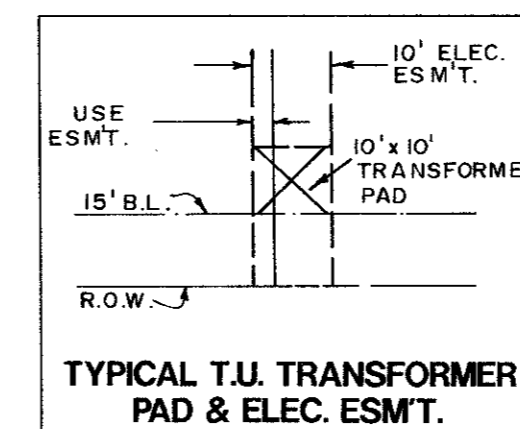
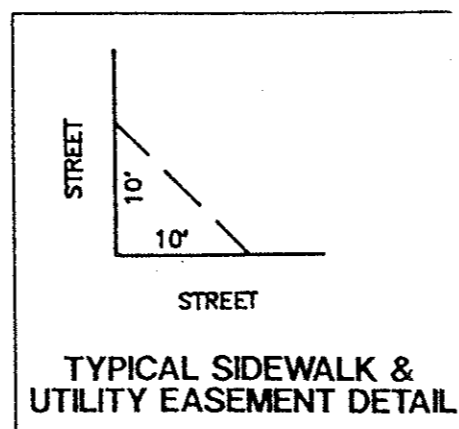
William Gietema, Jr., In His Capacity  
As CEO For ARCADIA REALTY CORP., In Its  
Capacity As General Partner For  
ARCADIA LAND PARTNERS 3

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared William Gietema, Jr., General Partner, of ARCADIA LAND PARTNERS 3, 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 as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Notary Public, State of Texas



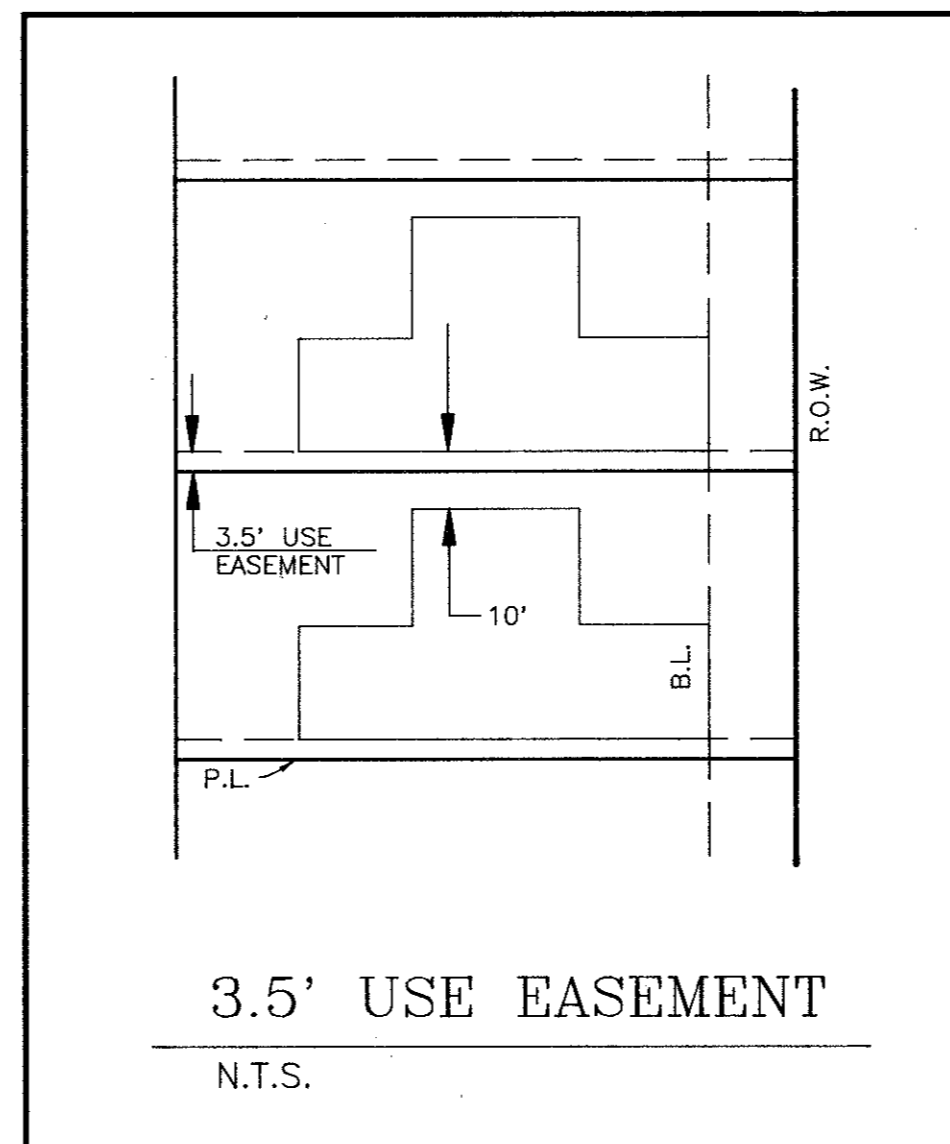
NOTES:

1. Driveway Access/Curb Cuts to Proton Drive are prohibited.
2. No masonry fences or columns are permitted within the 20 foot utility/drainage easement between lots 15 and 16, Block A.
3. Property owners shall provide access to the utility/drainage easements as may be necessary for inspection and maintenance of facilities by the Town of Addison Public Utility Companies.

NOTE:

ALL IRON RODS SET ARE 5/8" IRON ROD EXCEPT PC, PT, PI & BLOCK CORNERS ARE 1" IRON ROD SET, UNLESS NOTED.

© CONCRETE MONUMENT SET.



**FINAL PLAT**  
OF  
**WESTFIELD COURT**  
AN ADDITION TO THE TOWN OF ADDISON  
**8.0001 ACRE TRACT**  
OUT OF THE  
**THOMAS L. CHENOWITH SURVEY, ABSTRACT NO. 273**  
**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

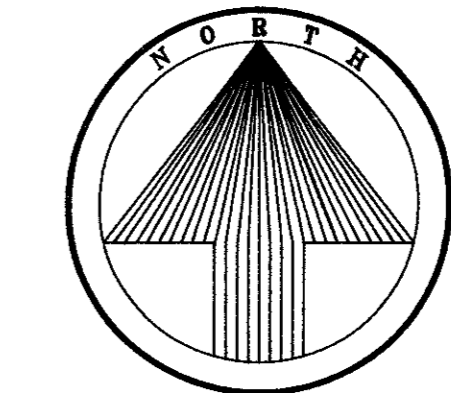
OWNER-APPLICANT  
**ARCADIA LAND PARTNERS 3**  
415 W. WALL, SUITE 2018  
MIDLAND, TEXAS 79702  
(915) 683-3386

PLANNER-ENGINEER-SURVEYOR  
**THE NELSON CORPORATION**  
5999 SUMMERSIDE DRIVE, SUITE 202  
DALLAS, TEXAS 75252  
(214) 380-2605

JUNE 1991

SCALE 1"=50'

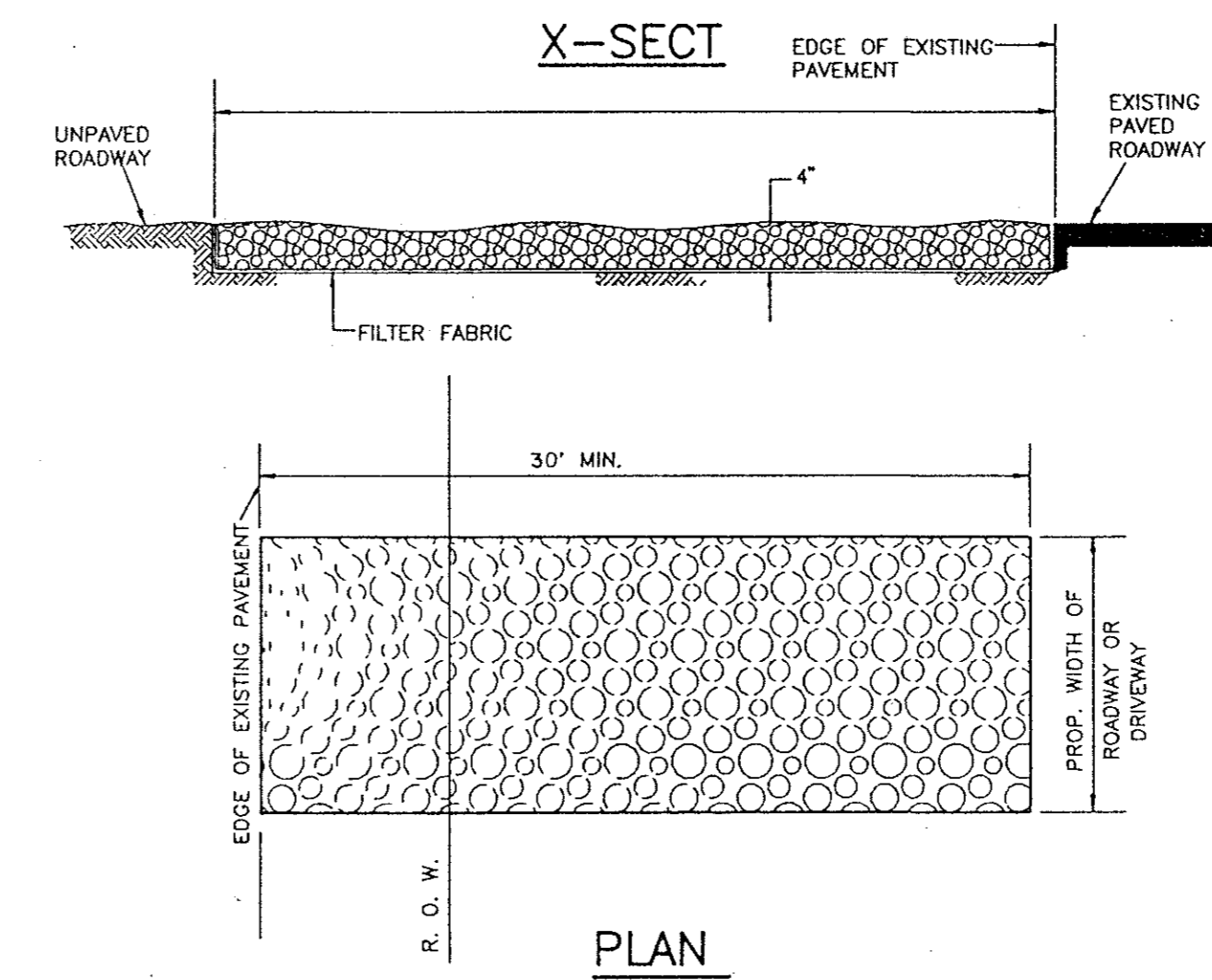
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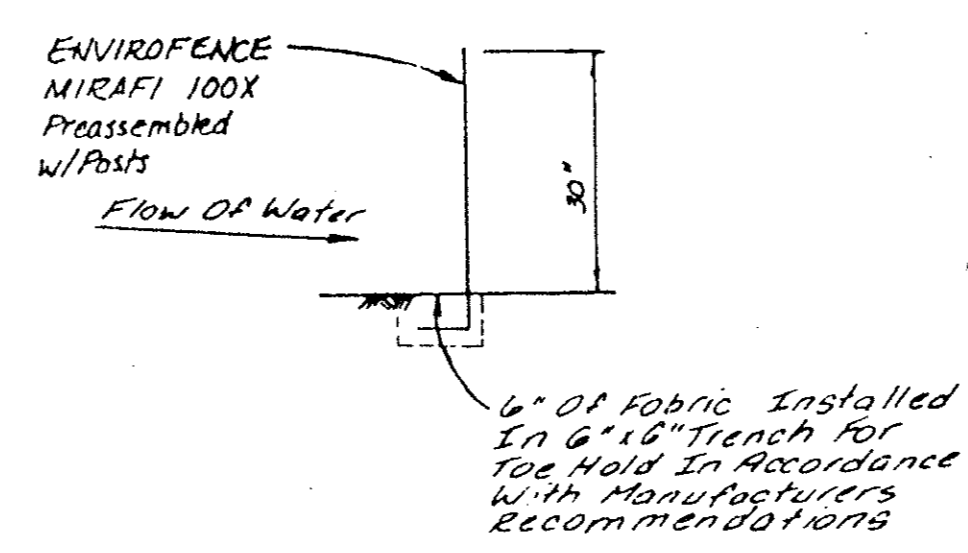
### STABILIZED CONSTRUCTION ACCESS

A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY BE TRACKED OR FLOW OFF THE CONSTRUCTION SITE.

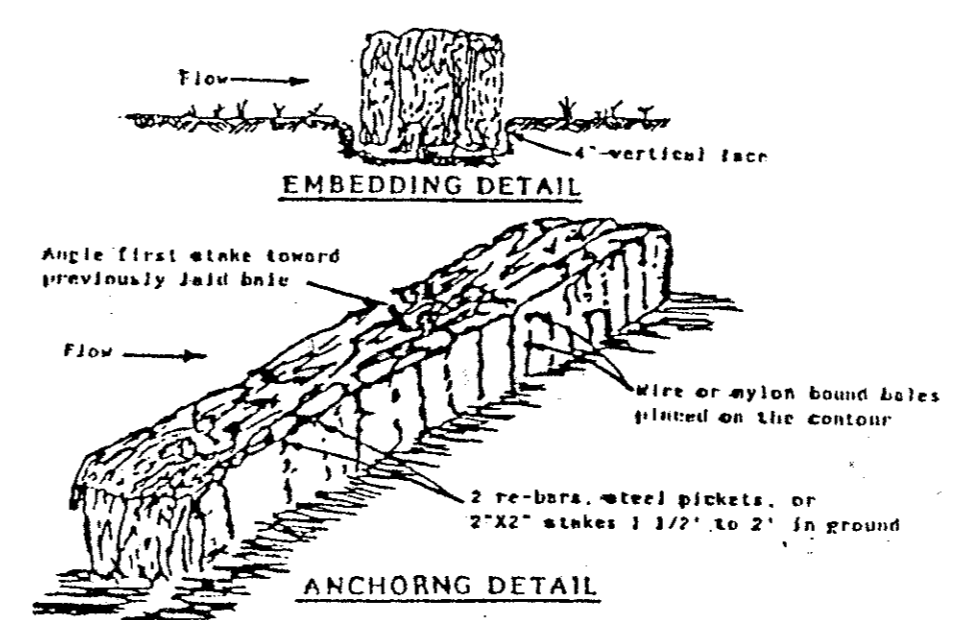
**MAINTENANCE**  
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



**MAINTENANCE**  
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



SILTATION FENCE EROSION CONTROL DEVICE



HAY BALE EROSION CONTROL DEVICE

### EROSION CONTROL SPECIFICATIONS

- The grading contractor shall provide and maintain erosion control devices in the areas indicated on the grading plan or any other areas as directed by the Owner's representative or the Town of Addison.
- The utility contractor shall provide and maintain an erosion control device around all openings into the storm sewer system to project completion or as directed by Owner's representative or the Town of Addison.
- The paving contractor shall, upon completion of fine grading provide and maintain erosion control devices in the areas indicated on the grading plan or as directed by the Owner's representative or the Town of Addison.
- Upon completion of fine grading, all street parkways shall be seeded, fertilized and maintained by the paving contractor.
- Erosion control devices may be added or reduced in the field as directed by the Town of Addison's inspector or Owner's representative.

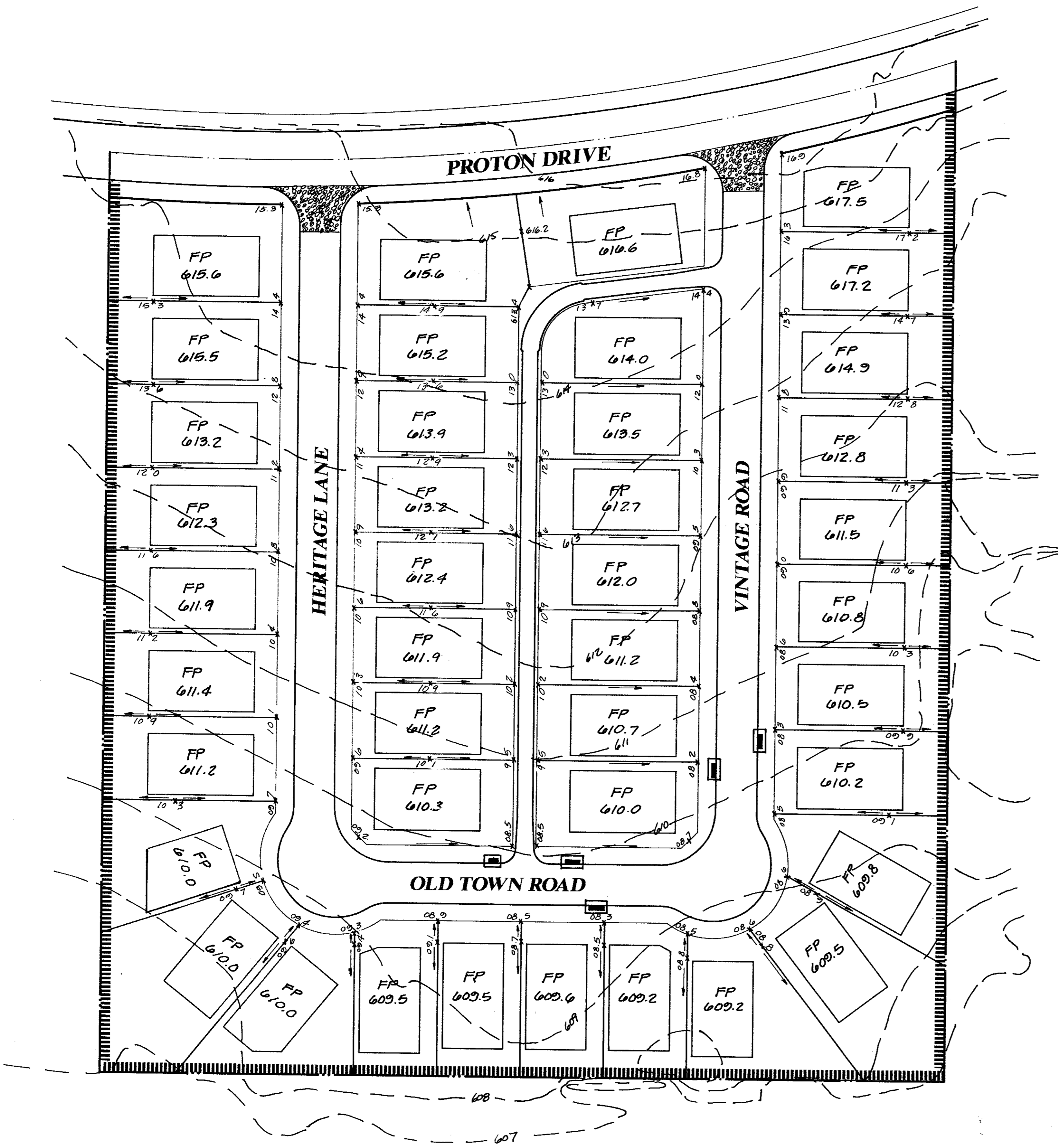
### GRADING SPECIFICATIONS

- All Grading shall conform to the following sections of the North Central Texas C.O.G. Standard Specifications for Public Works construction, latest edition, as applicable:
 

Item	3.2	Clearing and Grubbing
	3.3	Unclassified Street Excavation
	3.4	Parkways
	3.5	Unclassified Channel Excavation
	3.6	Barrow
	3.7	Embankment
- Lot Grading shall be completed to provide sufficient dirt on each pad to achieve the critical pad grades and spot grades on each lot. After achieving critical pad grades indicated on this plan, the contractor is to uniformly fill all pads until the preferred pad grade is met, or, fill pad grades in priority locations as indicated by the engineer.
- Compaction performed in pad areas, streets and alleys shall be a minimum of 95% density at a moisture content of 1 to 3% wet of optimum.
- Remove topsoil in street/alley right-of-ways and pad areas to a depth of 4". Place topsoil in front and backyard areas at the direction of the Owner's representative.
- Finished Floor elevations are assumed to be 9" above Finished Pad elevations.
- The Grading contractor is to provide pad compaction testing for each 8' lift at the rate of one random test at the direction of the engineer for every four pads.
- All lots are to be left in a smooth, bladed condition, without any severe change in slope or low spots. Minimum grade across any lot is to be 1%. Maximum slope is to be 3:1, unless otherwise approved in the field.
- All excess material shall be distributed throughout the site.
- TOLERANCES FOR GRADING ARE:

	ROUGH GRADING	FINAL GRADING
Streets	± 0.1'	± 0.1'
Pads	± 0.5"	± 0.25"
Lot Corners	± 0.5"	± 0.25"

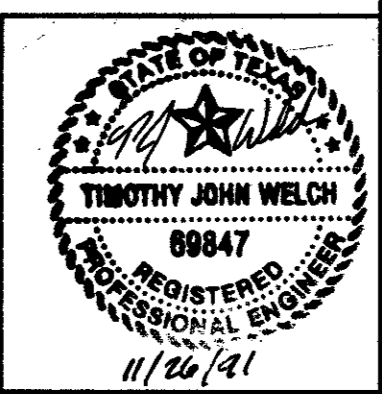
- LEGEND**
- EXISTING CONTOUR
  - TC 70.75 — EXISTING TOP OF CURB ELEVATION
  - FP 615.6 — CRITICAL FINISHED PAD ELEVATION
  - FP 615.2 — PREFERRED FINISHED PAD ELEVATION
  - DIRECTION OF FLOW
  - EROSION CONTROL DEVICE BY GRADING
  - CONTRACTOR MAINTAINED TO PROJECT COMPLETION
  - EROSION CONTROL DEVICE BY PAVING
  - CONTRACTOR PLACED UPON COMPLETION OF FINAL GRADING
  - 710 — PROPOSED TOP OF CURB OR SPOT ELEVATION
  - PROBABLE RETAINING WALL
  - EROSION CONTROL DEVICE BY UTILITY CONTRACTOR
  - EXISTING ASPHALT PAVEMENT TO BE REMOVED.
  - ⓑ — BLOCK NUMBER



## AS BUILT GRADING PLAN & EROSION PLAN

### WESTFIELD COURT TOWN OF ADDISON, TEXAS

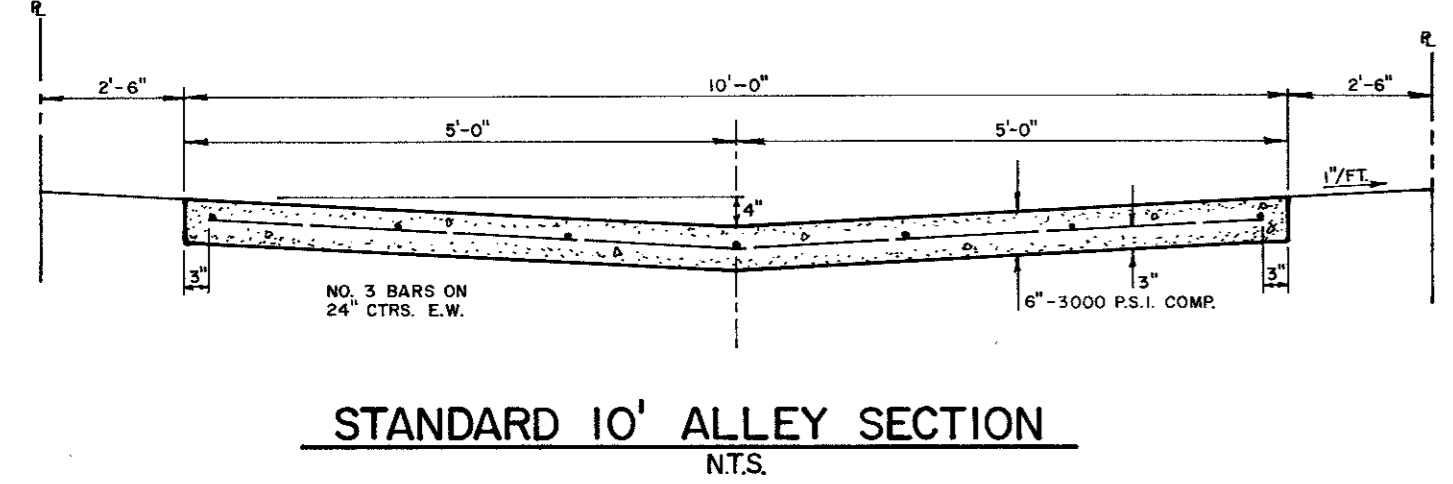
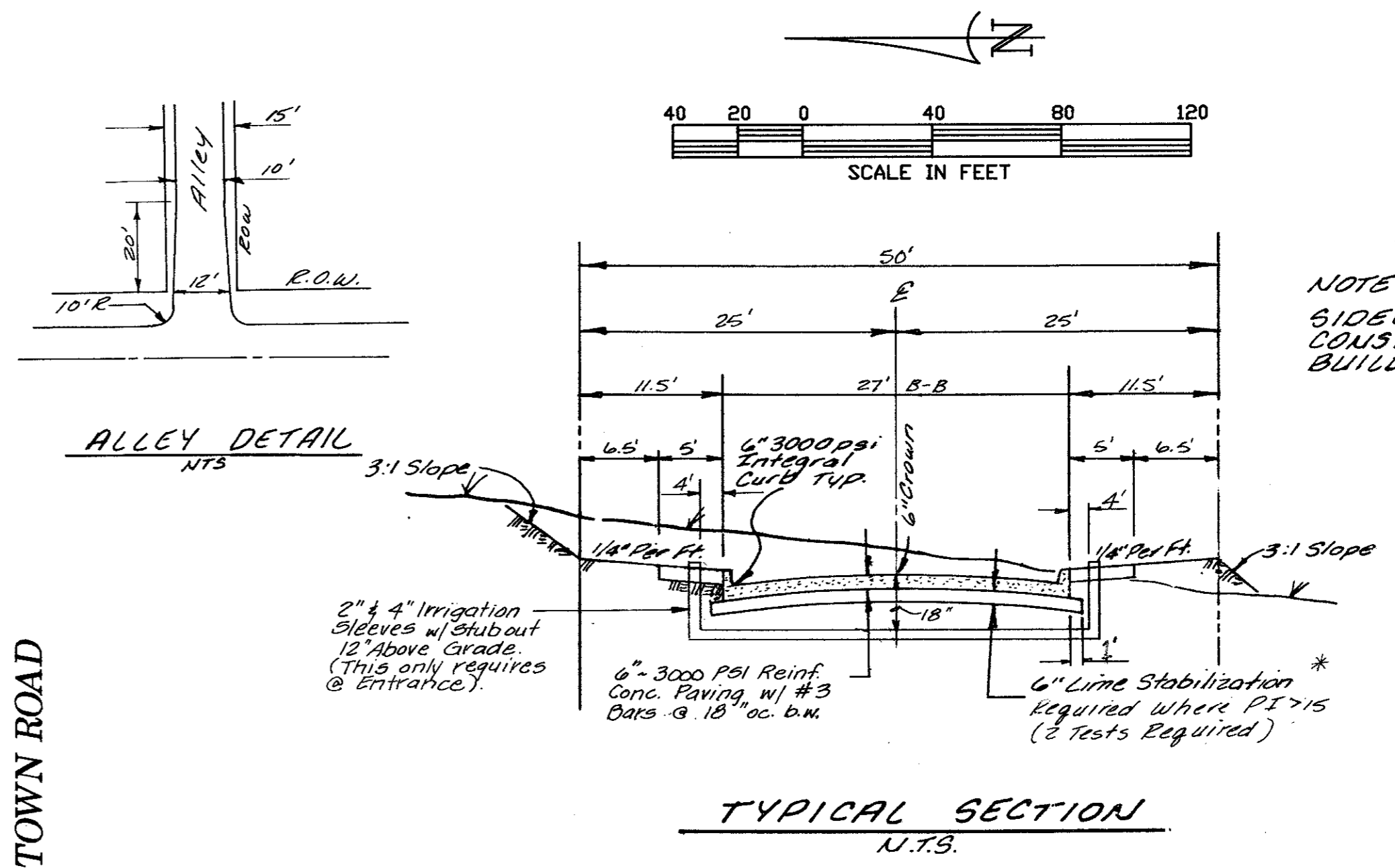
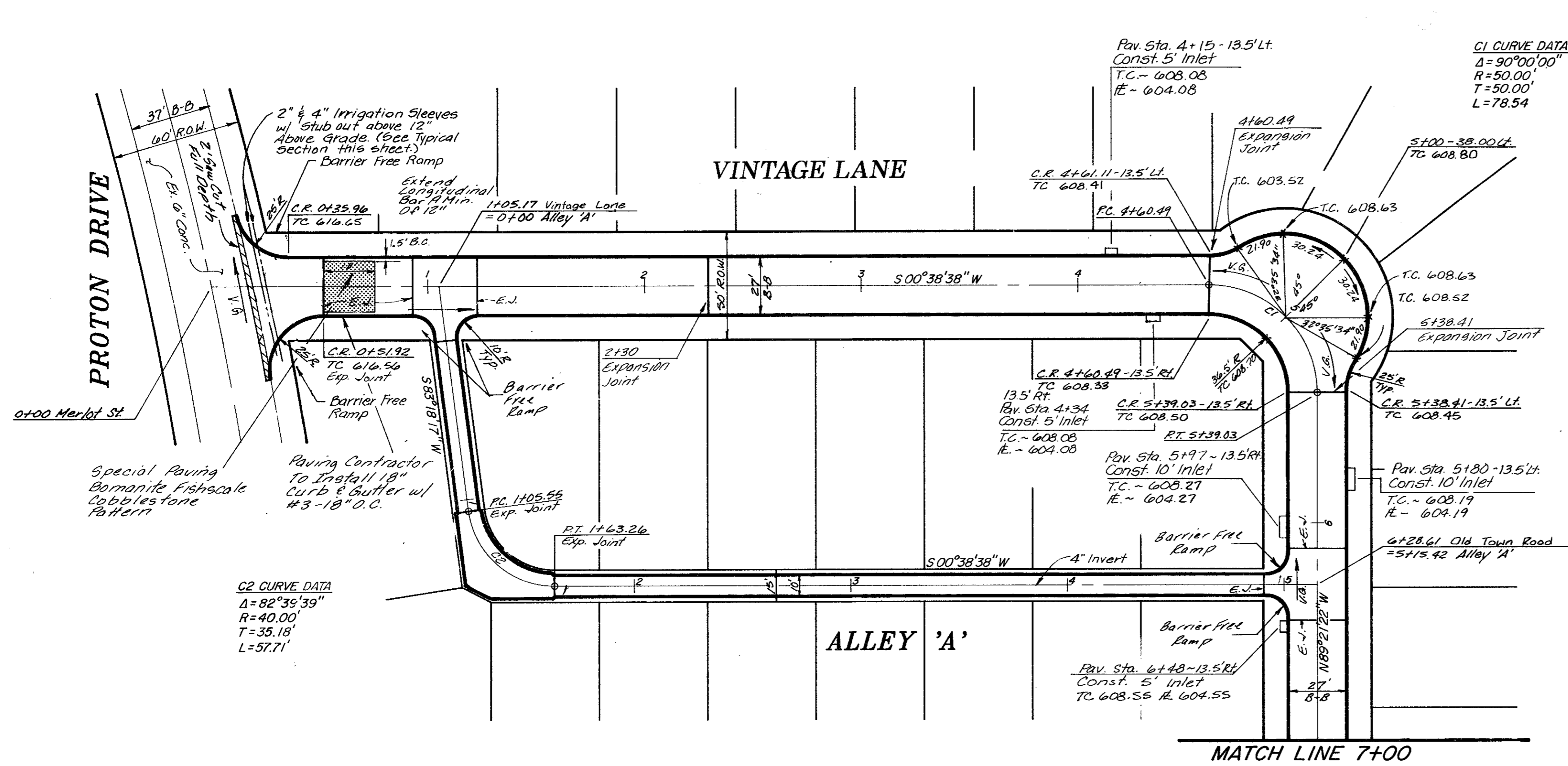
Date: JUNE 1991 Scale: 1"=50'  
 Drawn By: TNC Approved By: TNC SHEET GR-1 OF 1 SHEETS



**THE NELSON CORPORATION**  
 LAND PLANNING • ENGINEERING • SURVEYING  
 6800 SUMMERSIDE DRIVE SUITE 202 • DALLAS, TEXAS 75252 • (214) 380-2805



Revisions	Date	Description	Drawn By	Checked By



**PAVING GENERAL NOTES:**

- Contraction Joints: Transverse contraction joints shall be sawed joints perpendicular to the centerline and surface of the pavement. Where sawed joints are used, contraction joints at 20-foot intervals shall be sawed as soon as sawing can be accomplished without damage to the pavement.
- Expansion Joints: Transverse expansion joints shall be formed perpendicular to the centerline and surface of the pavement and shall be constructed as shown on the plans.

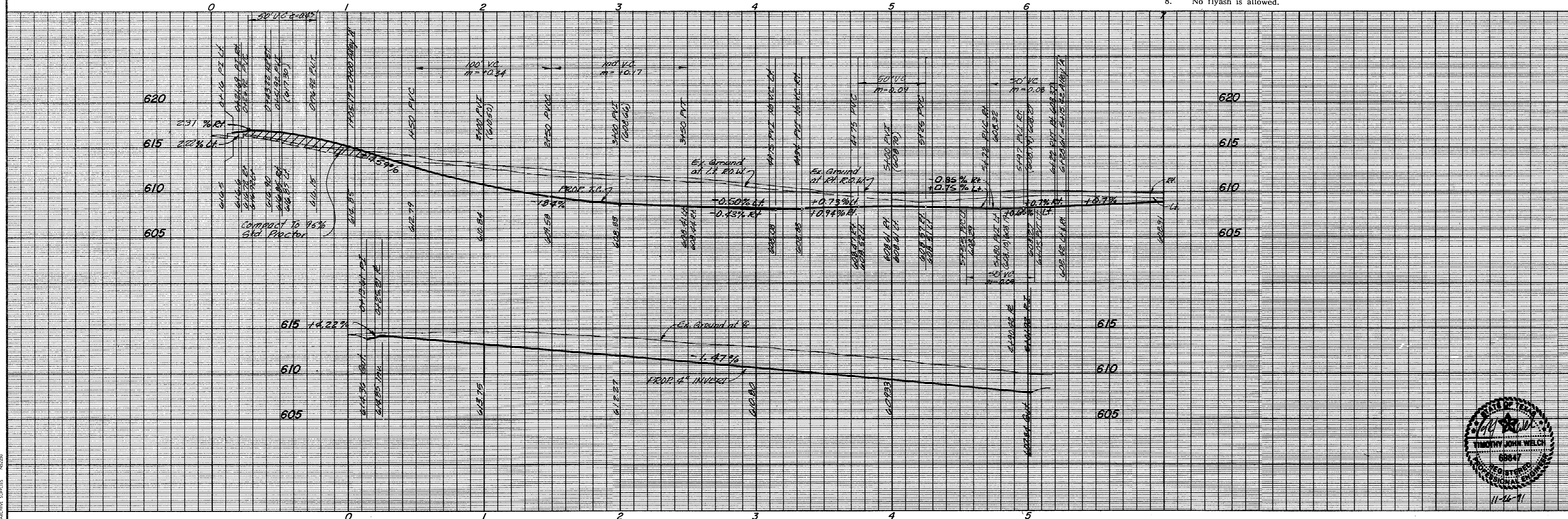
**PAVING GENERAL NOTES:**

- 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.
- All curb dimensions are to back of curb.
- Pavement reinforcing will be grade 60.
- All on-site concrete pavement will be 6" thick and have a minimum strength of 3000 PSI at 28 days.
- Construct a barrier-free curb and ramp at all intersections. See Sheets P-2 for details.
- The Contractor will be responsible for field verifying the location of all existing utilities prior to his operations.
- Hydrated lime will be applied as a slurry.
- No flyash is allowed.

\*OPTIMIZE LIME CONTENT BASED ON A LIME/PH CURVE PH SHOULD BE APPROX. 12.43. TEST SHALL BE CONDUCTED BY A QUALIFIED GEOTECHNICAL FIRM PROVIDED BY THE DEVELOPER. TEST RESULTS SHALL BE PROVIDED TO THE CITY. SEPERATE TEST ARE REQUIRED WHEN SUBBERDE CONDITIONS CHANGE.

**BENCH MARKS:**

- Box cut in the northwest corner of the concrete foot of Tower No. 12N-2W-T294 at the intersection of the transmission lines with Midway Road. **ELEV. 607.46**
- Box cut in the concrete curb, located at the northeast corner of site. **ELEV. 615.92**
- Box cut in the northwest corner of the concrete foot of Tower No. 12N-3W-T290 at the angle point of the transmission line. **ELEV. 613.16**



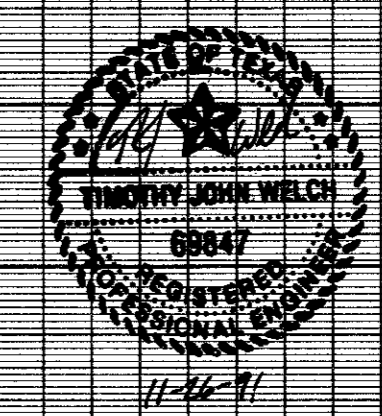
**AS BUILT**

**PAVING PLAN & PROFILE**  
**WESTFIELD COURT**  
**TOWN OF ADDISON, TEXAS**

**THE NELSON CORPORATION**  
 LAND PLANNING • ENGINEERING • SURVEYING

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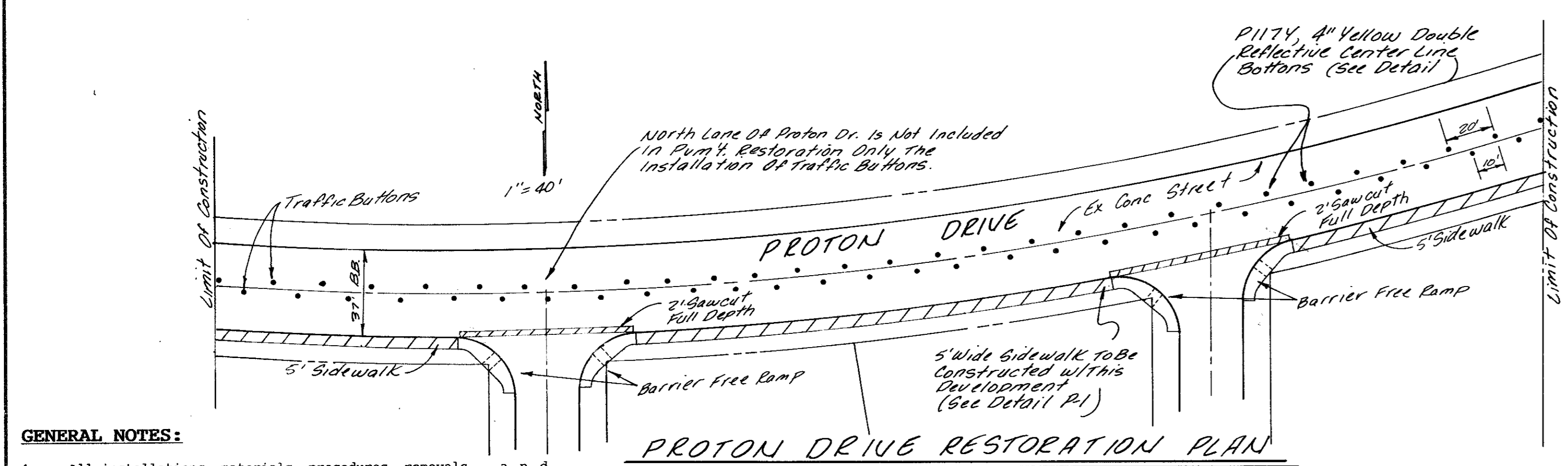
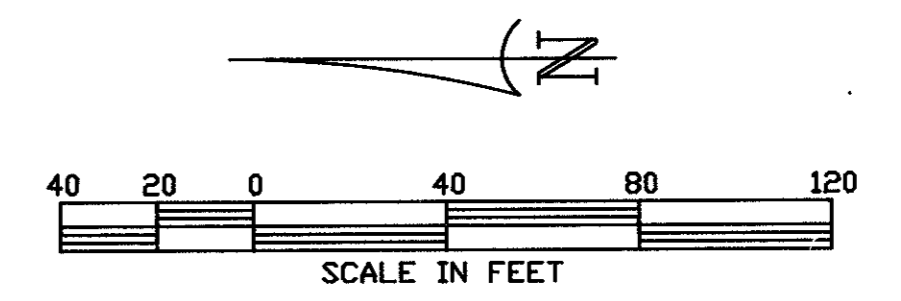
DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	JUNE, 1991	1"=40' H 1"=6' V	90025-3	<b>P-1</b>



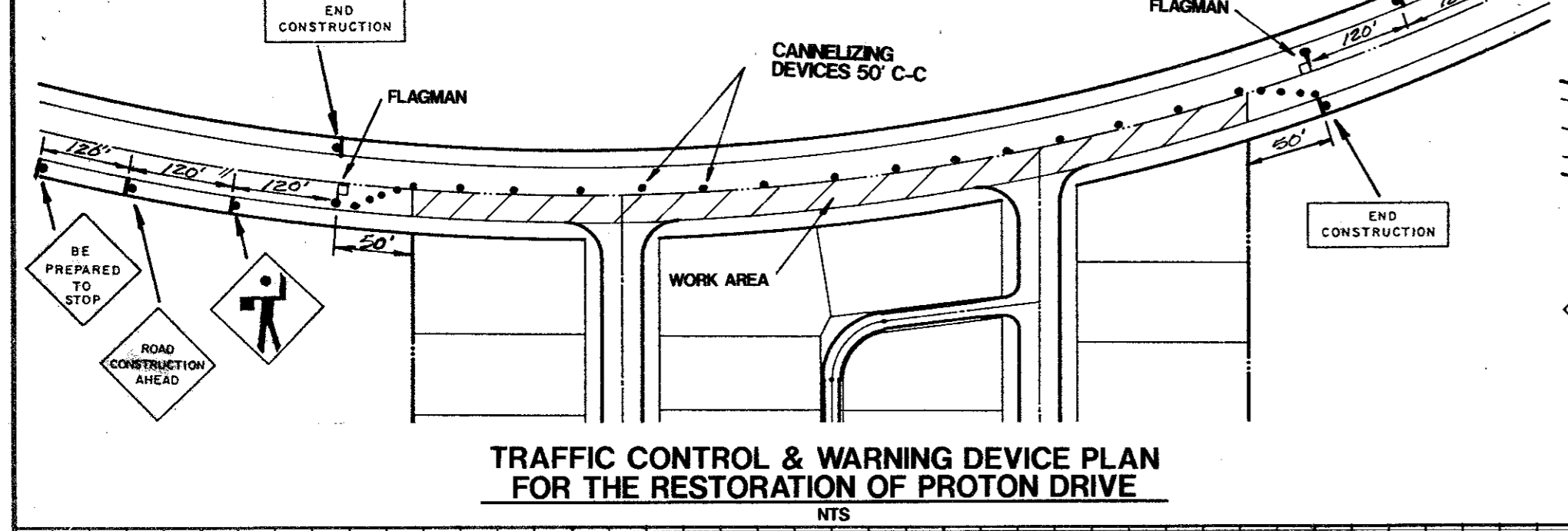


Revisions	Date	Description	Drawn By	Checked By

- GENERAL NOTES:
- The Contractor is required to place the necessary construction sign, detour sign, street closing sign, land closing sign, men working sign, two way traffic sign, warning signs, road construction and end of construction signs on the barricades at all times during the project construction as directed.
  - The Contractor is responsible to keep barricading in place and in working order at all times.
  - The Contractor is responsible for one (1) Port-a-can for each increment of 20 employees.
  - 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 sidewalk, and traffic buttons which shall be constructed in accordance with the Town of Addison's standard specifications.
  - All joints through the gutters shall be sealed with hot-poured rubber sealer unless otherwise specified.
  - Any removal of concrete pavement shall be made by a power driven saw prior to the replacement of the paving.
  - The Contractor shall be responsible to visit site to field verify the condition of Proton Drive.

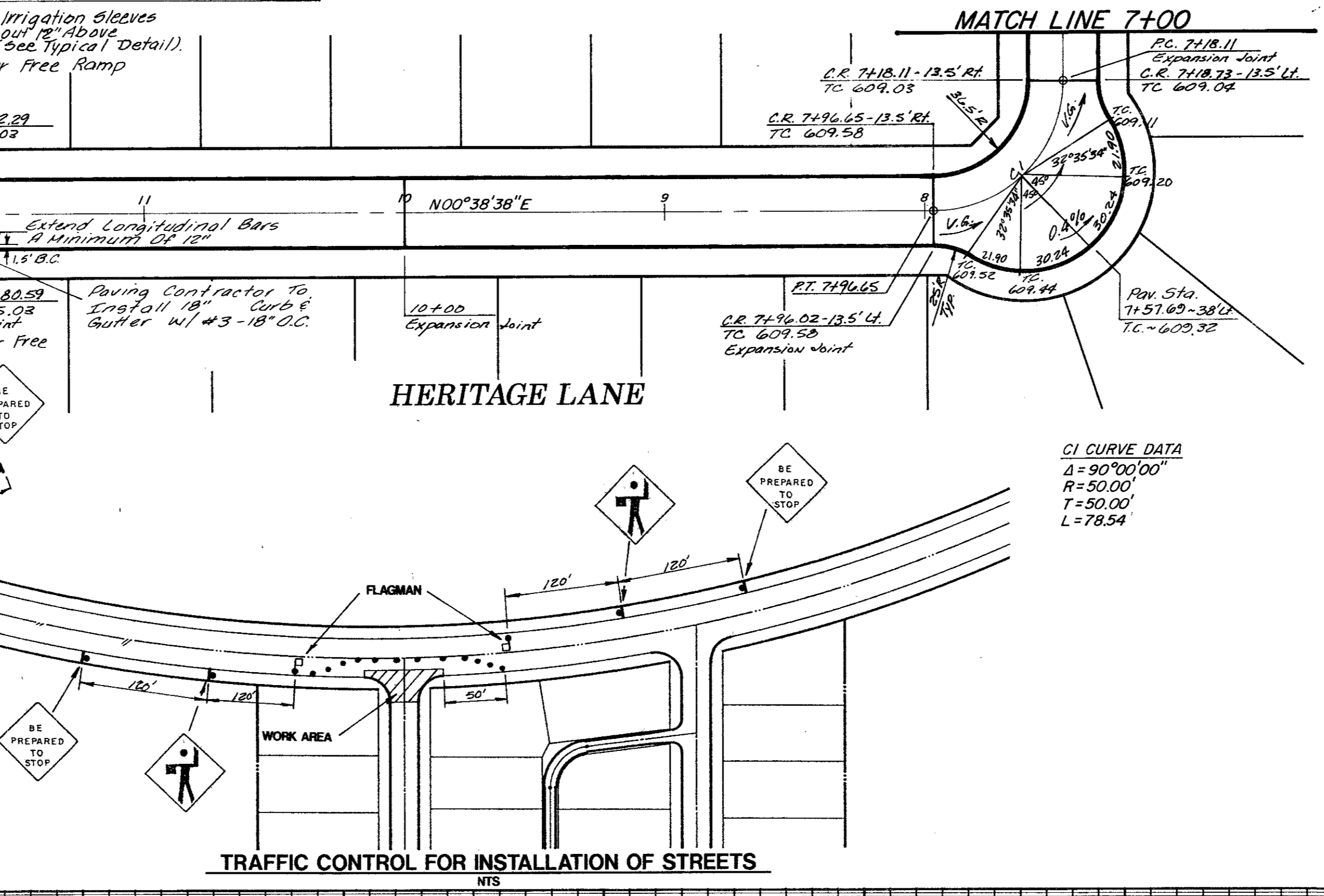


- GENERAL NOTES:
- All installations, materials, procedures, removals and maintenance of the traffic control devices (TCD's) shown on the plan shall conform with the latest edition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD).
  - Portable signs shall be turned away from oncoming traffic when the contractor is not working.
  - During construction, maintain at a minimum one twelve foot lane on the existing road for thru traffic as shown on the Traffic Control & Warning Device Plan.
  - The height and positioning of proposed warning signs shall be as follows:
    - Single-panel signs shall be mounted a minimum height of 7' and double panel signs shall be mounted a minimum height of 6' as measured from the bottom edge of the bottom panel to the nearest roadway surface.
    - Warning signs shall be placed a minimum of 6' from the nearest pavement or shoulder edge as measured from the nearest panel edge.
  - Proposed sign posts shall be of breakaway material (portable, wood, perforated metal, etc.).
  - Sign panels shall have a smooth, sealed reflectorized surface of a color consistent with the TMUTCD with a contrasting legend.
  - Daily inspections of all proposed TCD's shall be made by the contractor to insure proper traffic control and good equipment condition.
  - Payment for installation, maintenance, removals, flagmen and other incidentals associated with the proposed traffic control plan on this sheet, will be subsidiary to the various bid items.



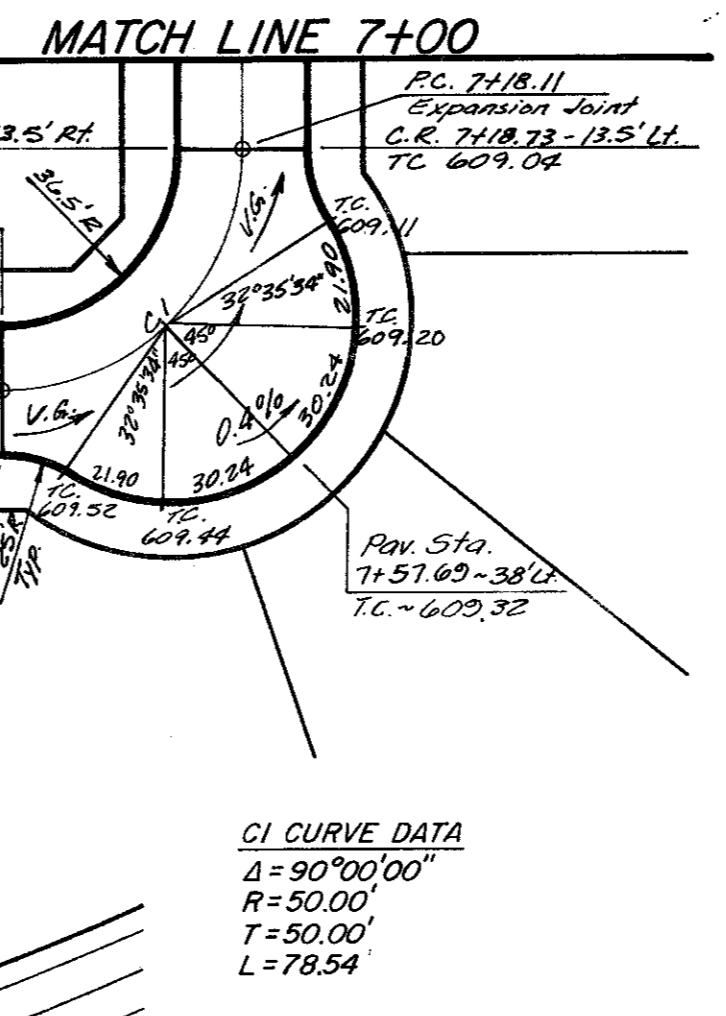
TRAFFIC CONTROL & WARNING DEVICE PLAN FOR THE RESTORATION OF PROTON DRIVE

NTS

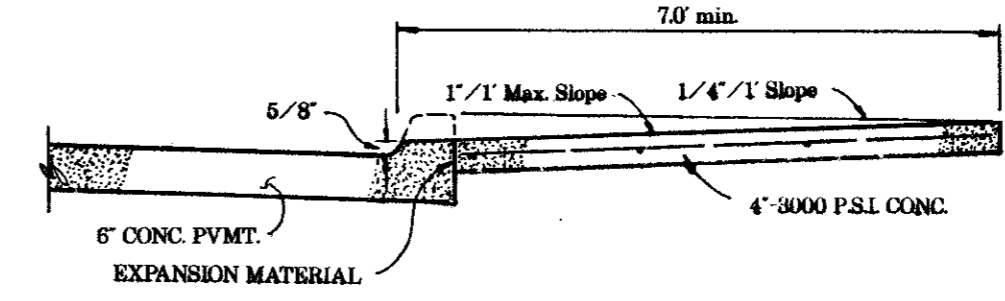


TRAFFIC CONTROL FOR INSTALLATION OF STREETS

NTS

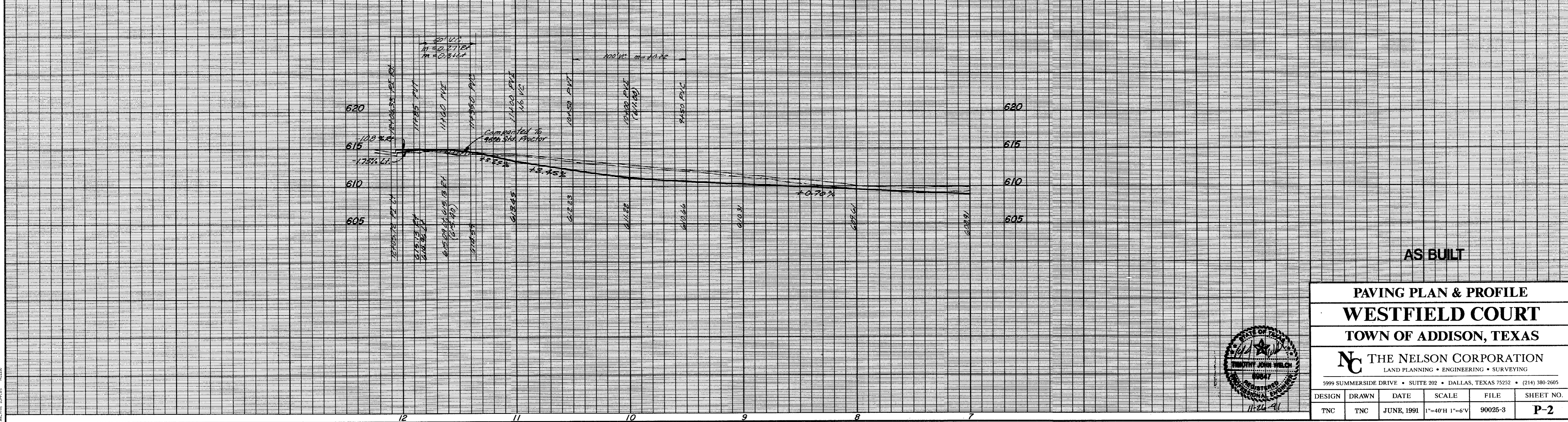


BARRIER FREE RAMP DETAIL (WALK ABUTTING CURB)



SECTION "A-A"

- BENCH MARKS:
- Box cut in the northwest corner of the concrete foot of Tower No. 12N-2W-T294 at the intersection of the transmission lines with Midway Road. ELEV. 607.46
  - Box cut in the concrete curb, located at the northeast corner of site. ELEV. 615.92
  - Box cut in the northwest corner of the concrete foot of Tower No. 12N-3W-T290 at the angle point of the transmission line. ELEV. 613.16



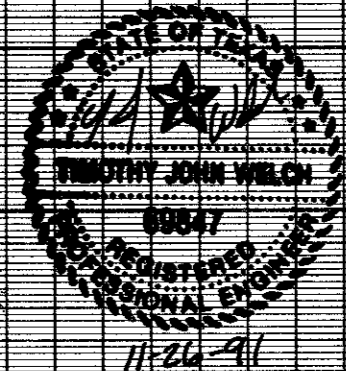
AS BUILT

**PAVING PLAN & PROFILE**  
**WESTFIELD COURT**  
**TOWN OF ADDISON, TEXAS**

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DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	JUNE, 1991	1"=40'H 1"=6'V	90025-3	P-2



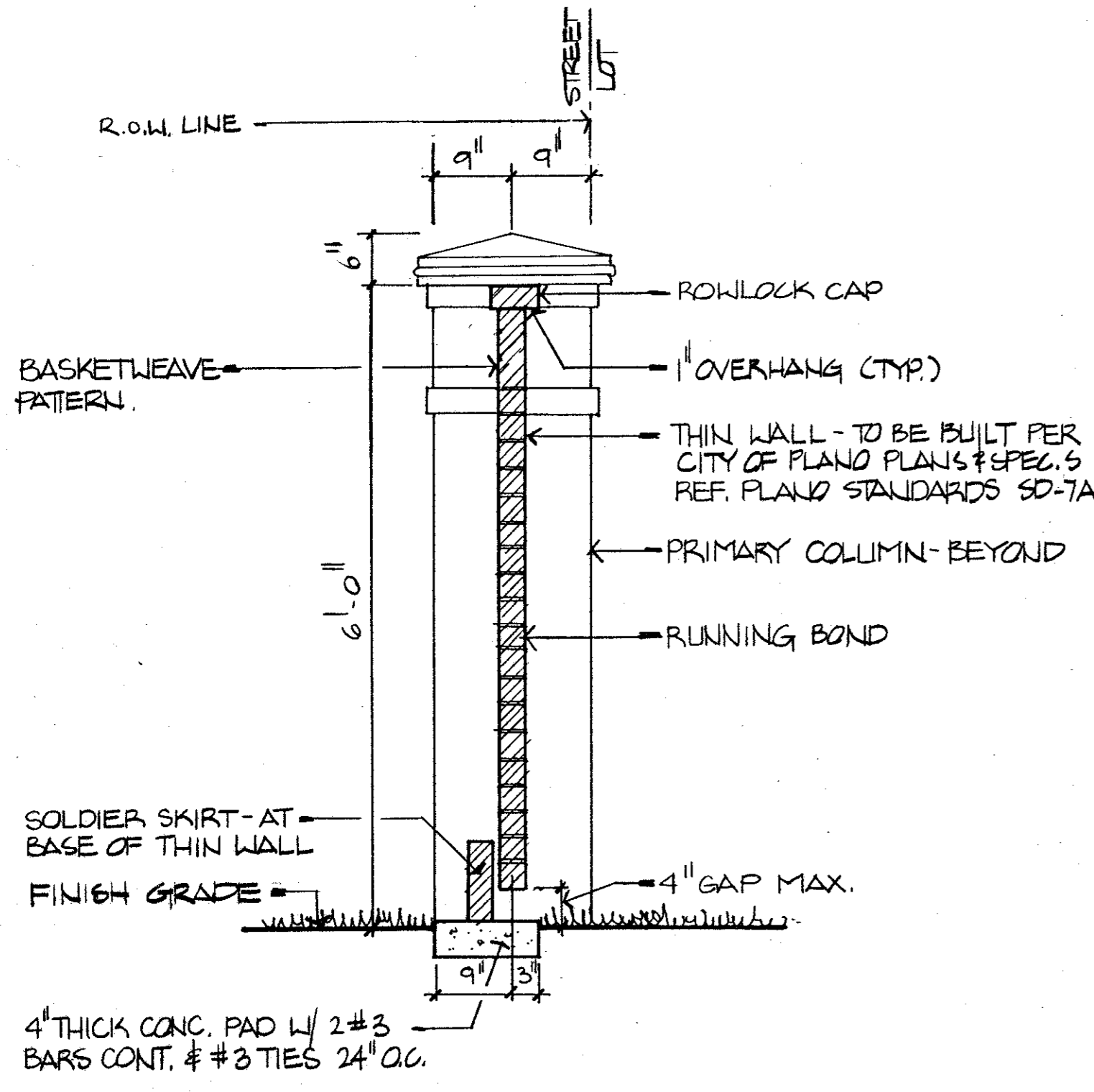
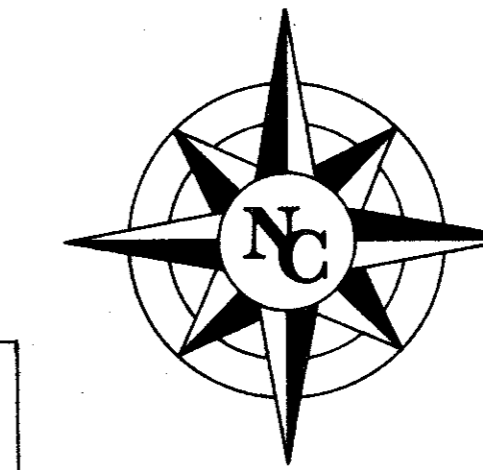
ACTIVE SURVEY LICENSE 11224-91



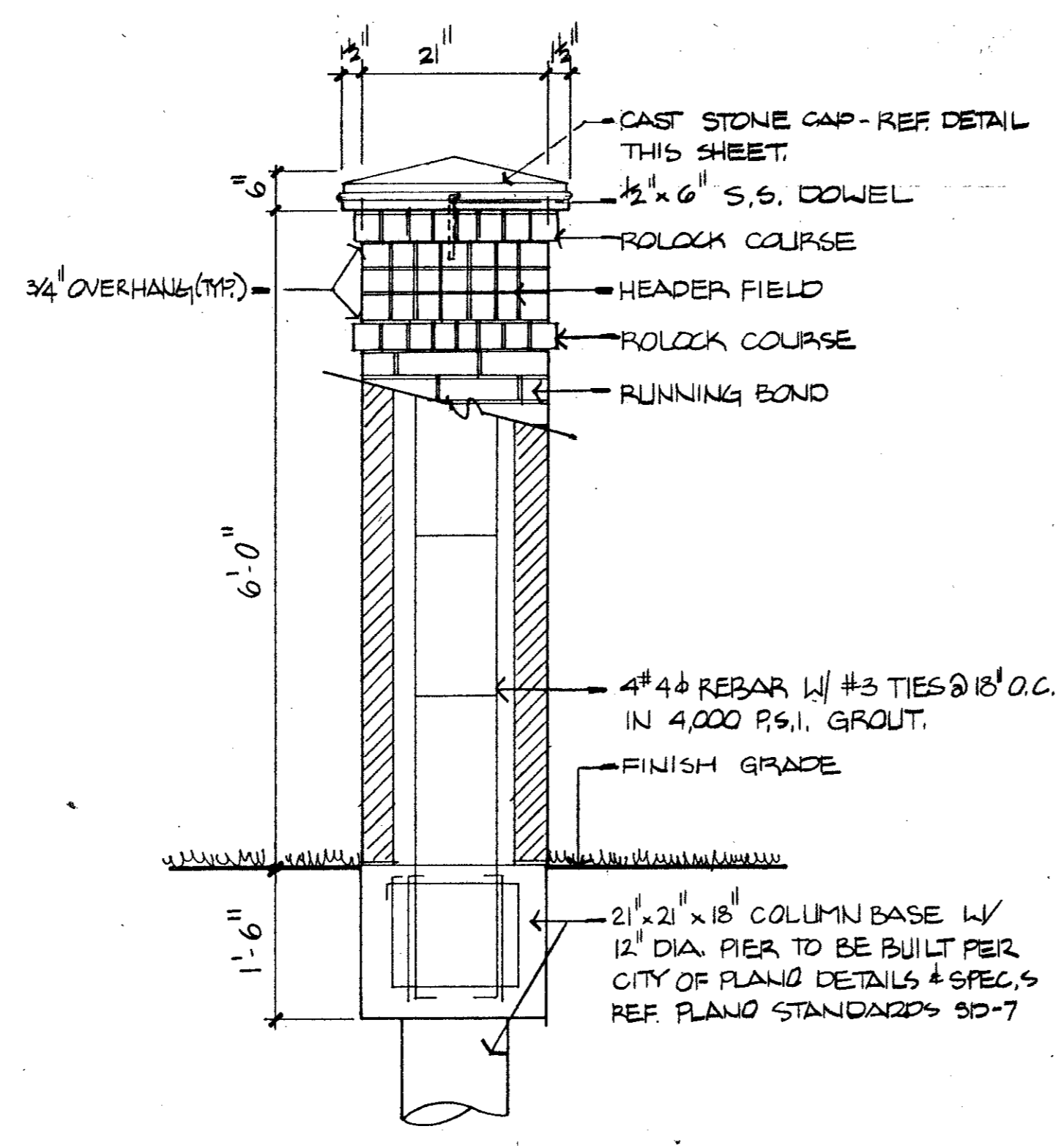




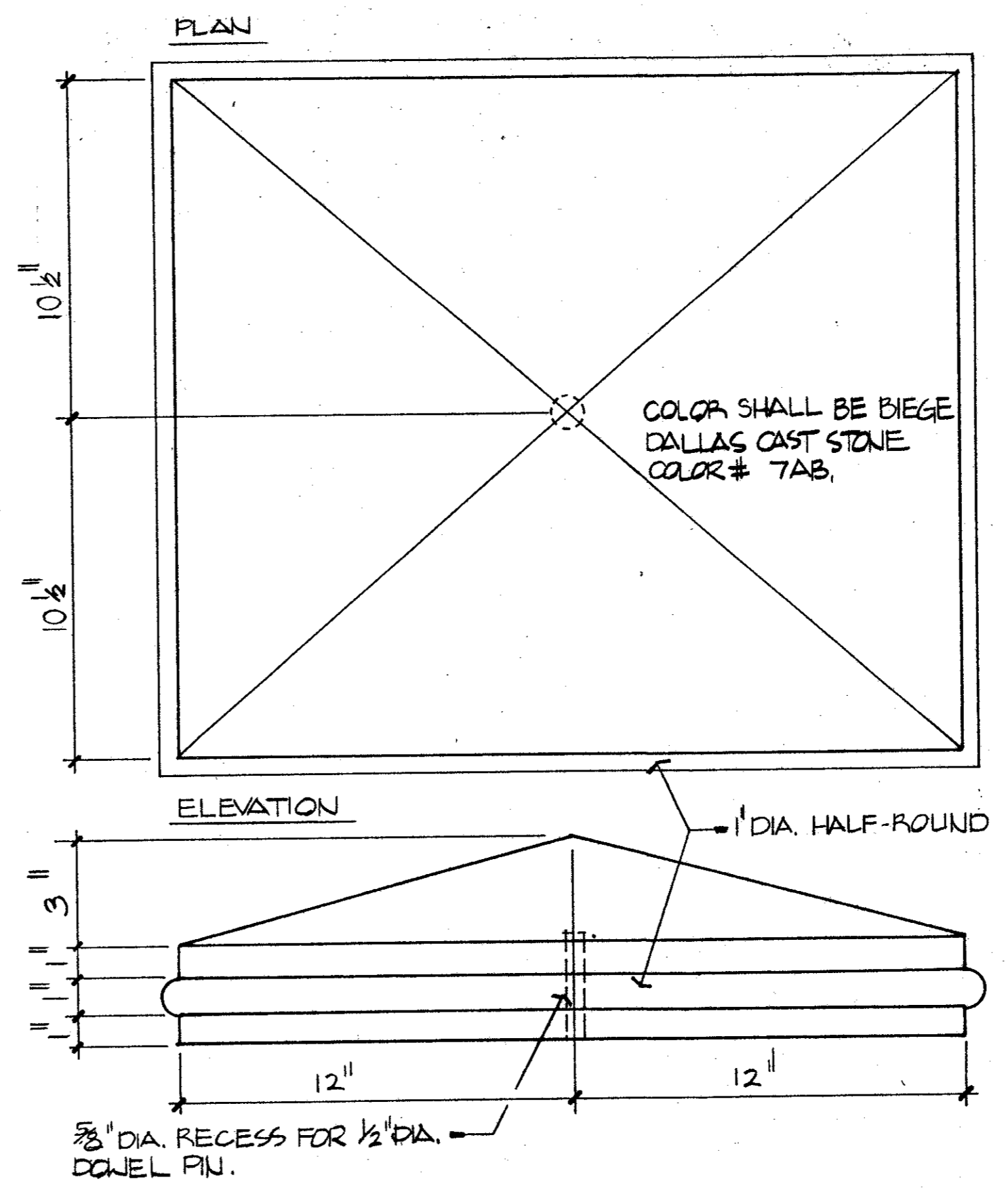
Revisions	Date	Description	Drawn By	Checked By



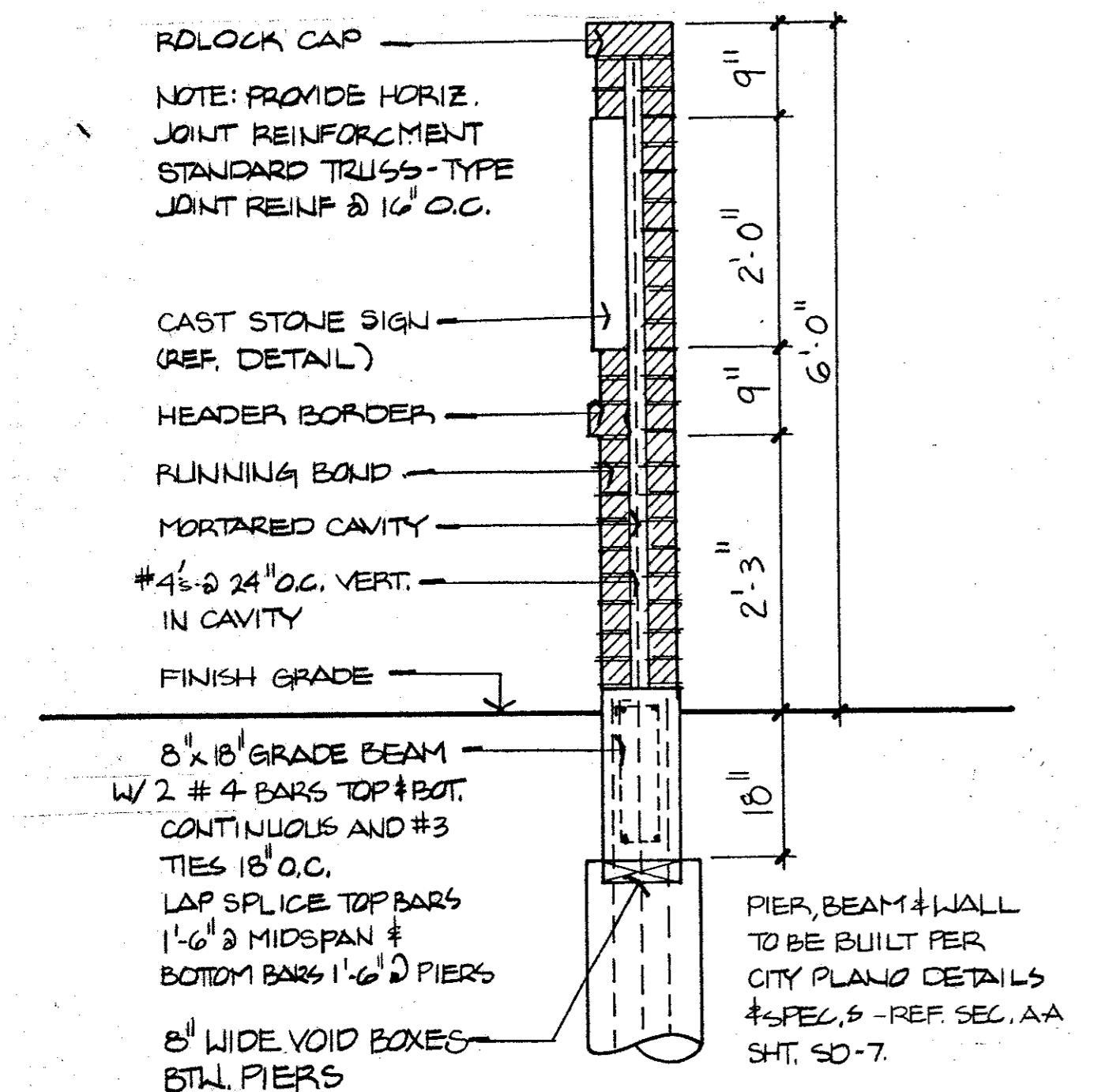
**A THIN WALL SECTION**  
SCALE: 3/4" = 1'-0"



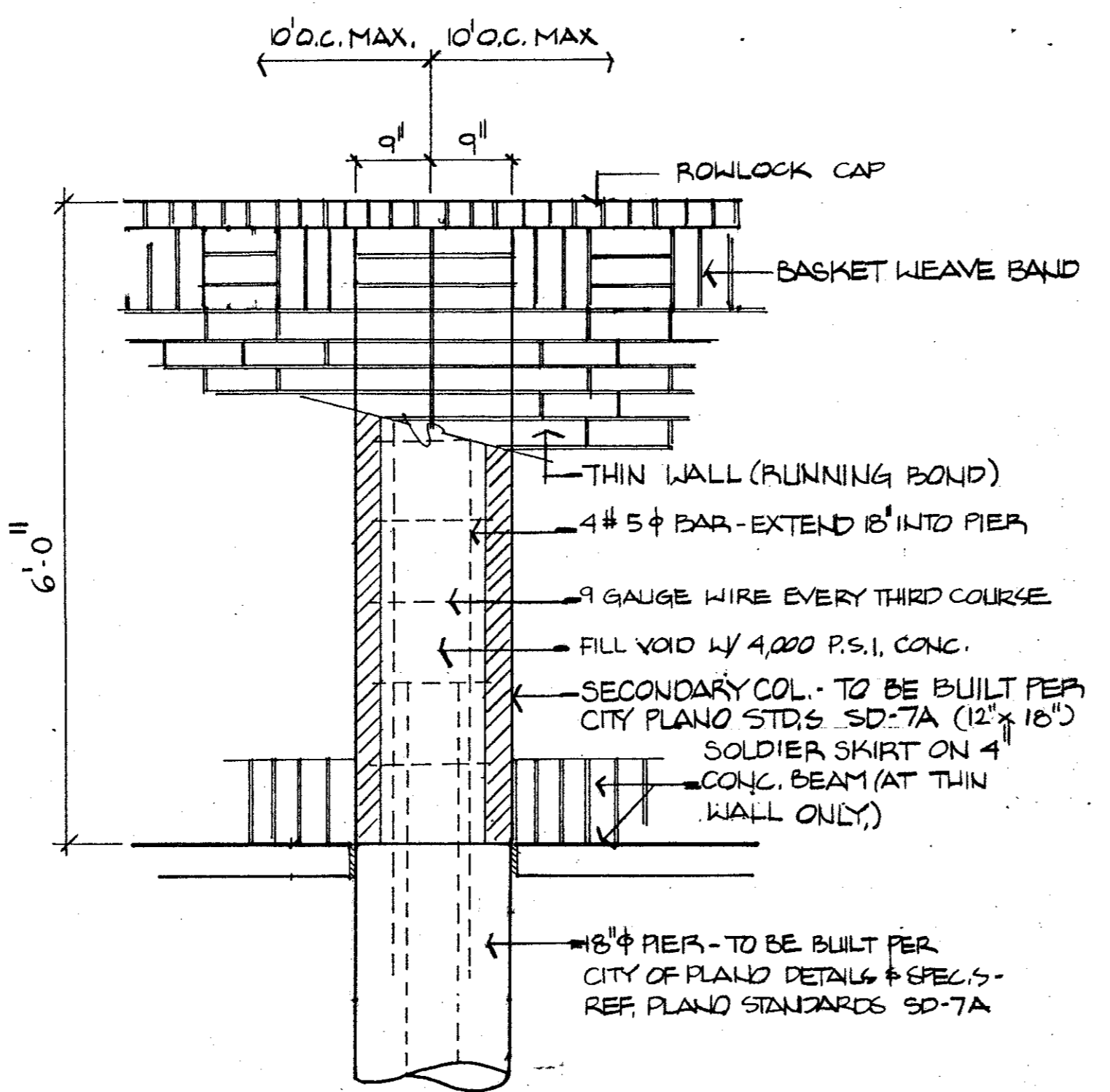
**C PRIMARY COLUMN**  
SCALE: 3/4" = 1'-0"



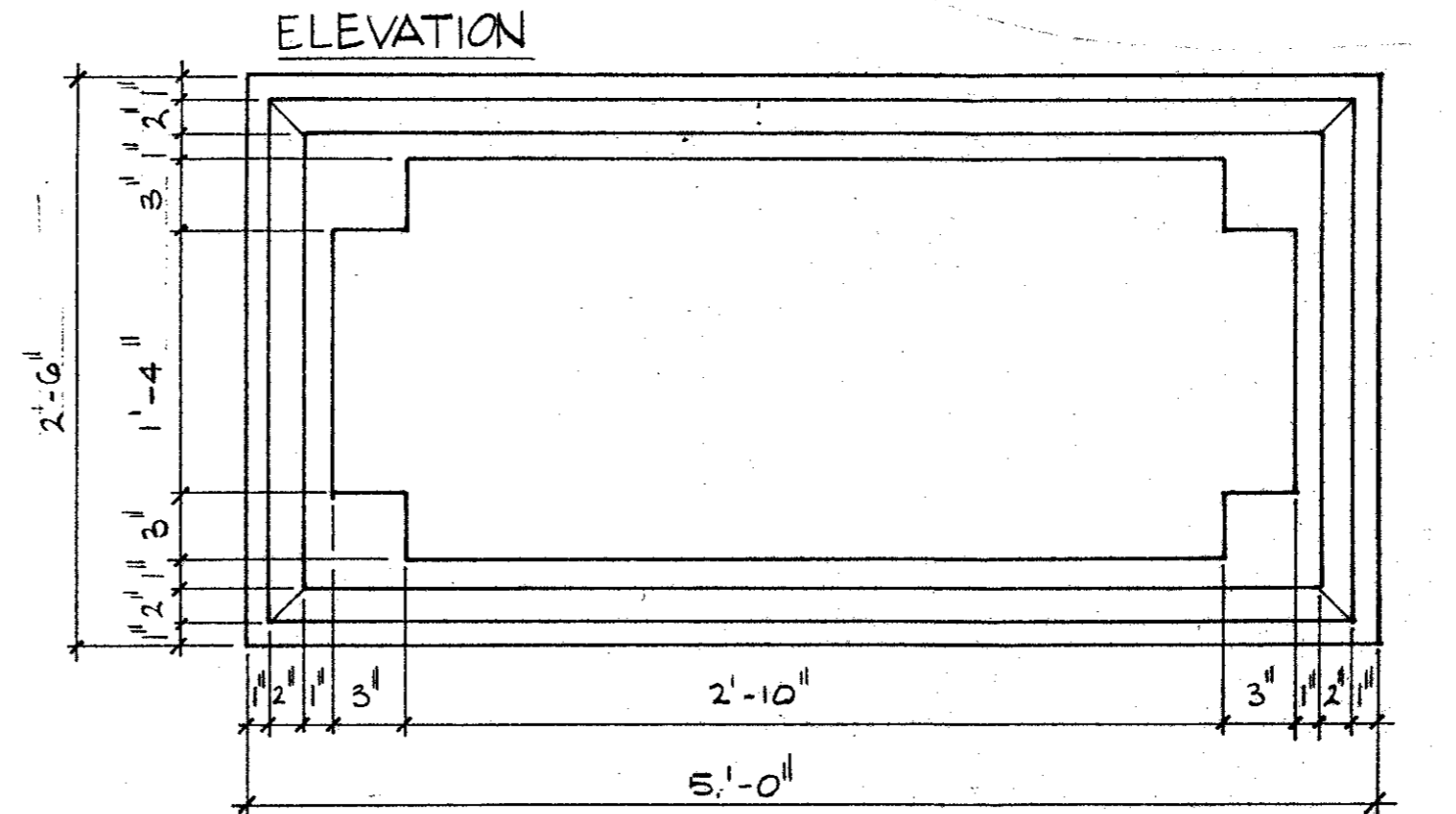
**E CAST STONE CAP**  
NOT TO SCALE



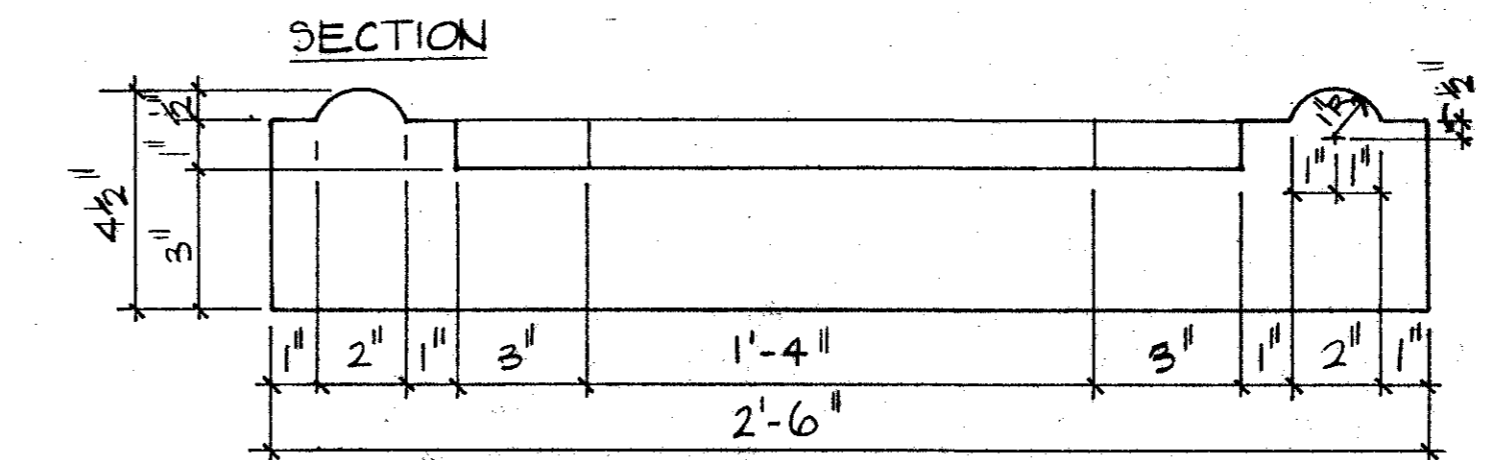
**B SECTION- DBL. BRICK WALL AT SIGN**  
SCALE: 3/4" = 1'-0"



**D SECONDARY COLUMN**  
SCALE: 3/4" = 1'-0"



- 1) CAST STONE COLOR: BIEGE - DALLAS CAST STONE # 7AB.
- 2) LETTERING STYLE / GRAPHICS TO BE DETERMINED.
- 3) SIGN SHALL CONTAIN SUBDIVISION NAME ONLY.
- 4) LETTERING SHALL BE SANDBLASTED 1" DEEP & STAINED FOR CONTRAST.
- 5) SELECTED CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO SIGN MANUFACTURE



**F CAST STONE SIGN**  
NOT TO SCALE

**SCREEN WALL**

**WEST FIELD COURT**  
TOWN OF ADDISON

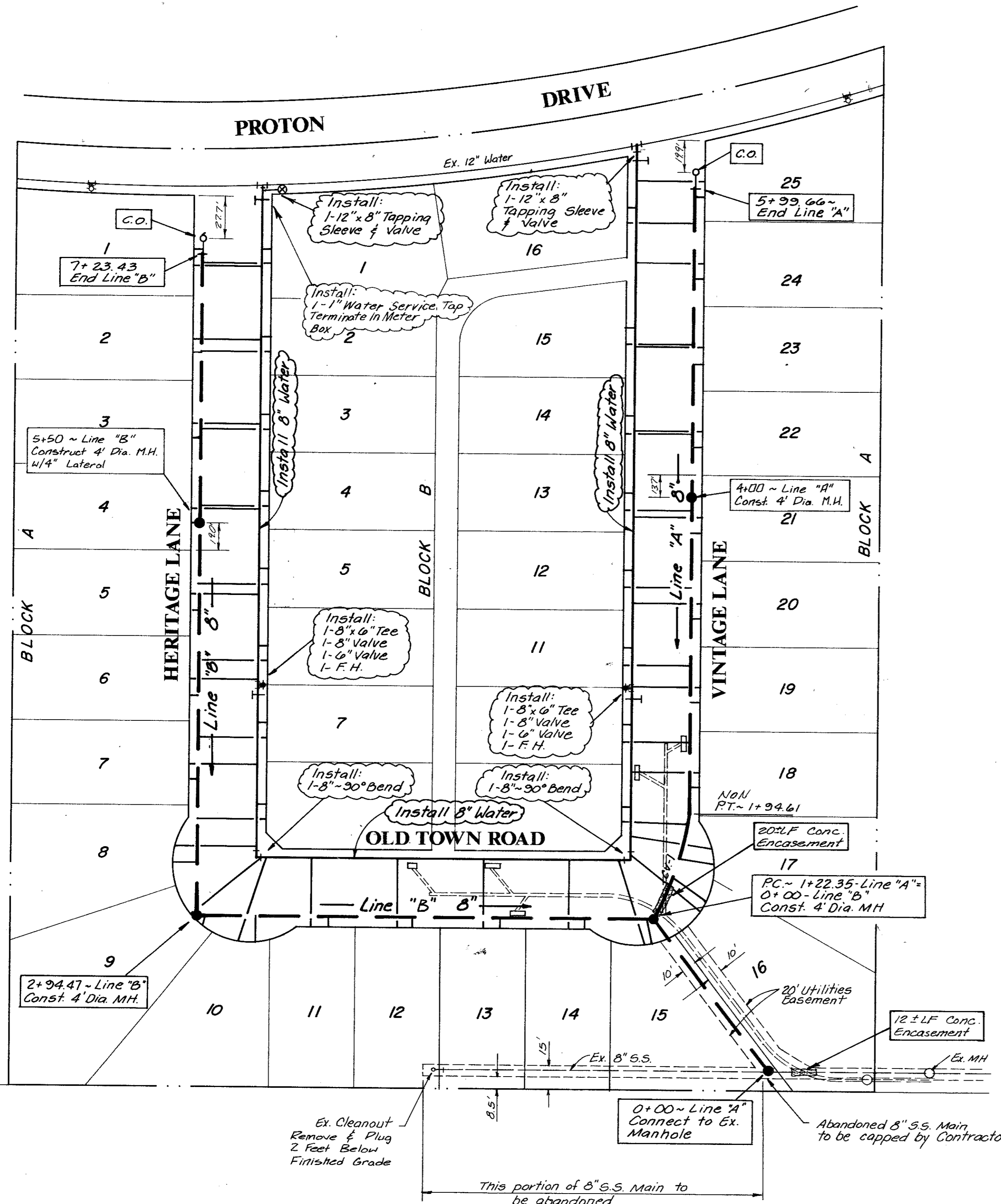
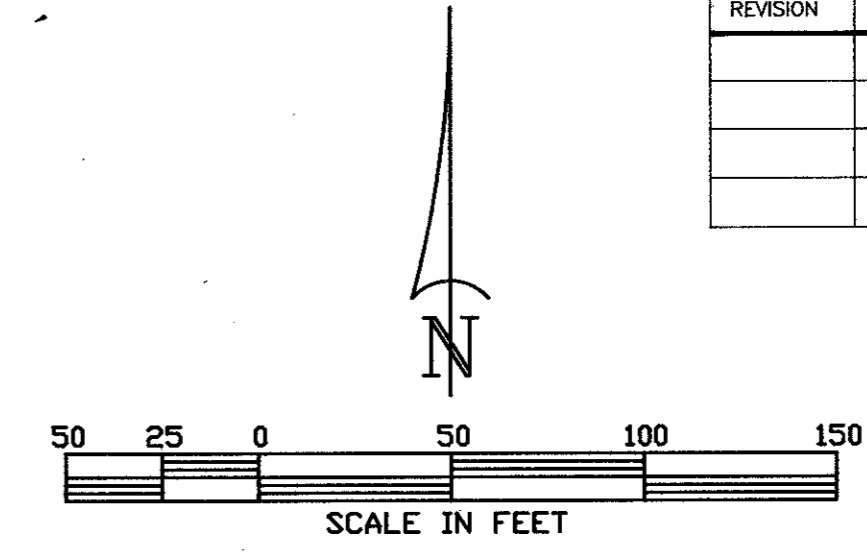
Date: SEPT. 24, 1991	Scale: 1"=20'-0"	SHEET W-1 OF 2
Drawn By:	Approved By:	ETS

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10/11/91 Houston, TX - City of Dallas & City of Addison  
 10/11/91



REVISION	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



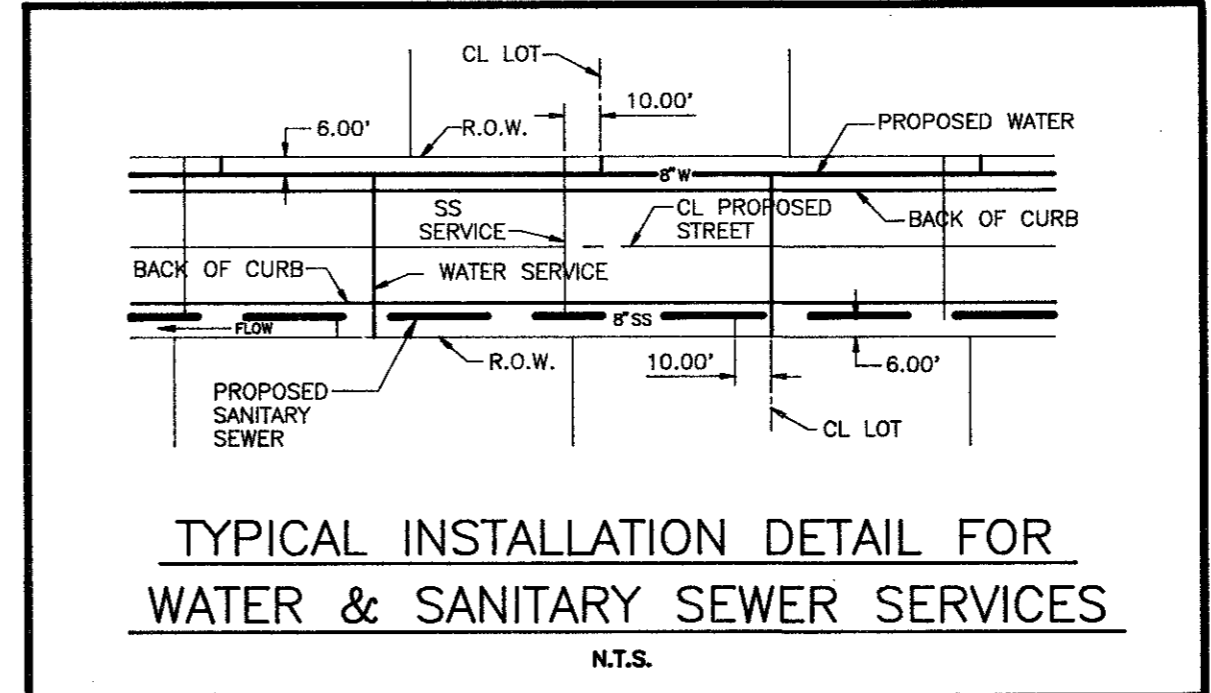
**WATER & SANITARY GENERAL NOTES**

- All water mains shall be PVC SDR-18 water pipe.
- All sanitary sewer mains shall be PVC SDR-35 and shall have integral wall bell and spigot joints.
- All water mains shall have a minimum cover below finished grades as follows: 6" & 8" - 48", 12" - 60", or as required to clear other utilities.
- The location of all utilities are taken from existing public records. The exact location must be determined by the Contractor. It is the duty of the contractor to ascertain whether any other facilities (additional), other than those on the plans may be present.
- All utility and service laterals trenches shall be backfilled and compacted to 95% Standard Proctor Density.
- All manholes, cleanouts, valve boxes, fire hydrants, etc., must be adjusted to proper line and grade by the Contractor after placing of permanent paving.
- All work and materials shall be in accordance with the Town of Addison Standard Specifications.
- Contractor shall be responsible for providing "as-built" plans to the Engineer showing the location of sewer service by distance to the lot lines.
- All fire hydrants shall be Mueller Centurion model.
- The No. 12 plastic coated wire shall be placed in the trench over all water lines. The wire will be tied to all valves and fire hydrants and attached directly to the top of pipe and extend to six (6") inches above finished grade along the outside of all valve stacks and fire hydrants.
- All dimensions shown are to centerline of pipe and the R.O.W., unless otherwise noted.
- Contractor shall be responsible for trench safety and details as required.

**SANITARY SEWER CURVE DATA**

NO	LOCATION	Δ	R	T	L
1	VINTAGE ROAD & OLD TOWN ROAD	20°42'03"	200.00'	36.53'	72.28'

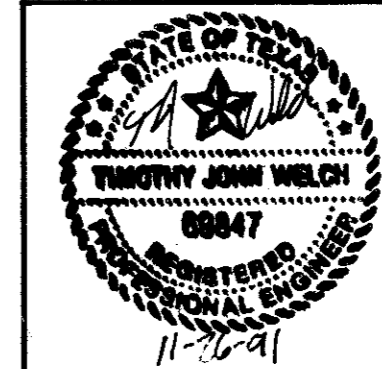
AS BUILT



**WATER & SANITARY SEWER PLAN**

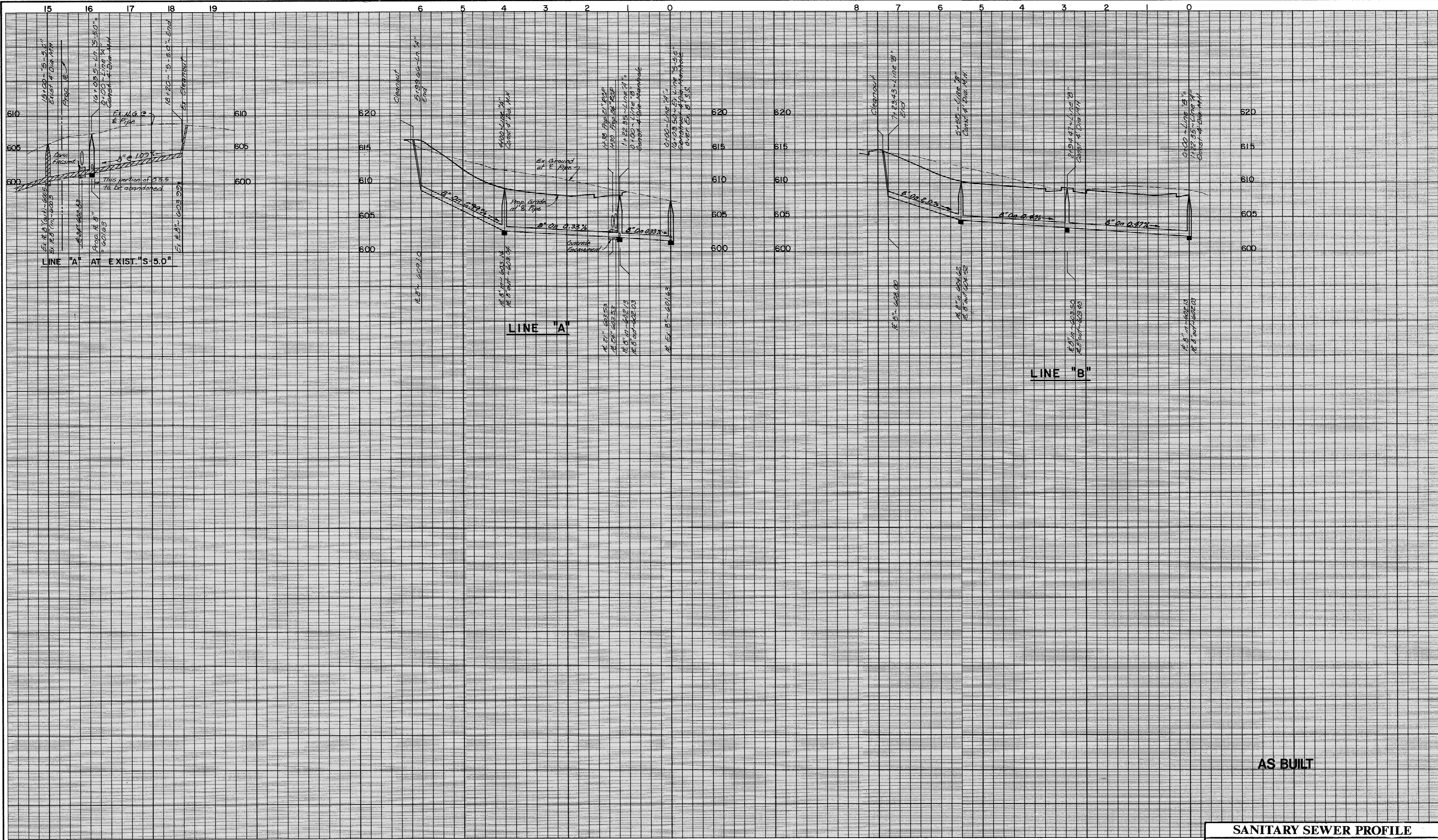
**WESTFIELD COURT  
TOWN OF ADDISON, TEXAS**

Date: **JUNE 1991** Scale: **1"=50'** SHEET  OF   
 Drawn By: **TNC** Approved By: **TNC** **WS-1** SHEETS



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AS BUILT

**BENCH MARKS:**

Box cut in the northwest corner of the concrete foot of Tower No. 12N-2W-T294 at the intersection of the transmission lines with Midway Road. ELEV. 607.46

Box cut in the concrete curb, located at the northeast corner of site. ELEV. 615.92

Box cut in the northwest corner of the concrete foot of Tower No. 12N-3W-T290 at the angle point of the transmission line. ELEV. 613.16



<b>SANITARY SEWER PROFILE</b>						
<b>WESTFIELD COURT</b>						
<b>TOWN OF ADDISON, TEXAS</b>						
<b>THE NELSON CORPORATION</b> LAND PLANNING • ENGINEERING • SURVEYING 5999 SUMMERSIDE DRIVE • SUITE 202 • DALLAS, TEXAS 75252 • (214) 380-2605						
<b>DESIGN</b>	<b>DRAWN</b>	<b>DATE</b>	<b>SCALE</b>	<b>NOTES</b>	<b>FILE</b>	<b>NO.</b>
N.E.C.	N.E.C.	JUNE 1991	1"=100' H. 1"= 6" V		90025-3	WS-2