

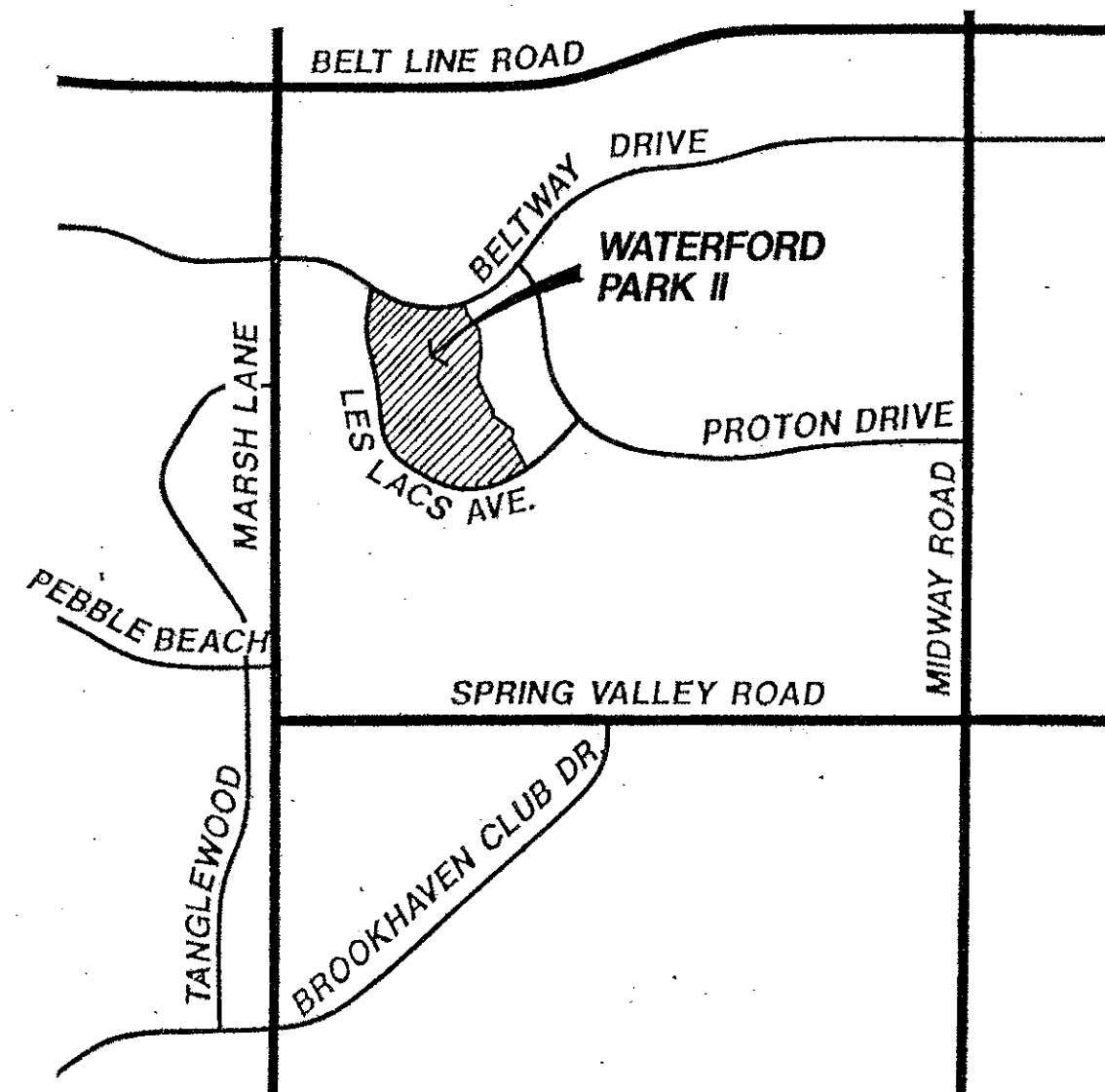
# CONSTRUCTION PLANS

## WATERFORD PARK II

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.
  - 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 Les Lacs Avenue. See attached detail.
  - 4) A one year 10% maintenance bond is required for the internal subdivision infrastructure.
  - 5) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the owner shall provide a VHS format video tape of the sanitary sewer.
- B. Prior to starting construction, the contractor shall contact the utility companies to locate existing facilities. These include but may not be limited to the following:
- 1) Town of Addison
  - 2) Lone Star Gas
  - 3) Southwestern Bell
  - 4) Storer Cable
  - 5) Planned Cable Systems
  - 6) TU Electric
- C. Prior to beginning construction, the owner or his authorized representative shall conduct a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor(s), Utility companies and any other affected parties. Notify Bruce Eli's 450-2847 at least 48-hours prior to beginning of construction.
- D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense.
- E. Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plat and iron pins shall be placed 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" and 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet from the intersecting curb line unless otherwise noted.
- H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. During construction, the owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
- K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. The utility contractor shall submit to the Town of Addison for approval a trench safety plan sealed by a registered professional engineer for the installation of utilities greater than five (5) feet in depth.



LOCATION MAP  
NOT TO SCALE

### WATERFORD PARK II

SHEET NO.	DESCRIPTION
FP-1	FINAL PLAT
	PAVING PLAN AND PROFILE
P-1	CHATHAM COURT DRIVE
P-2	LAKEWAY COURT
P-3	WATERSIDE COURT
P-4	WATERFORD DRIVE
P-5	MEADOWCREEK CIRCLE
P-6	STREET RESTORATION & TRAFFIC CONTROL PLAN
	WATER AND SANITARY SEWER
WS-1	WATER AND SANITARY SEWER PLAN
WS-2	SANITARY SEWER PROFILES
	DRAINAGE PLAN AND PROFILES
DA-1	DRAINAGE AREA MAP
DR-1	DRAINAGE PLAN AND PROFILES
DR-2	DRAINAGE PROFILES
GR-1	GRADING AND EROSION CONTROL
GR-2	GRADING AND EROSION CONTROL
	CONSTRUCTION PLANS
D-1	CONSTRUCTION DETAILS
THRU	
D-10	

All responsibility for the adequacy of the plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison must rely upon the adequacy of the work of the design engineer.

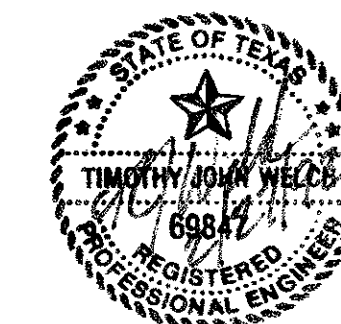
Approved for construction for a 12-month period:  
John R. Benjamin  
City Engineer  
Expires 4-8-93

### ENGINEER

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

### OWNER

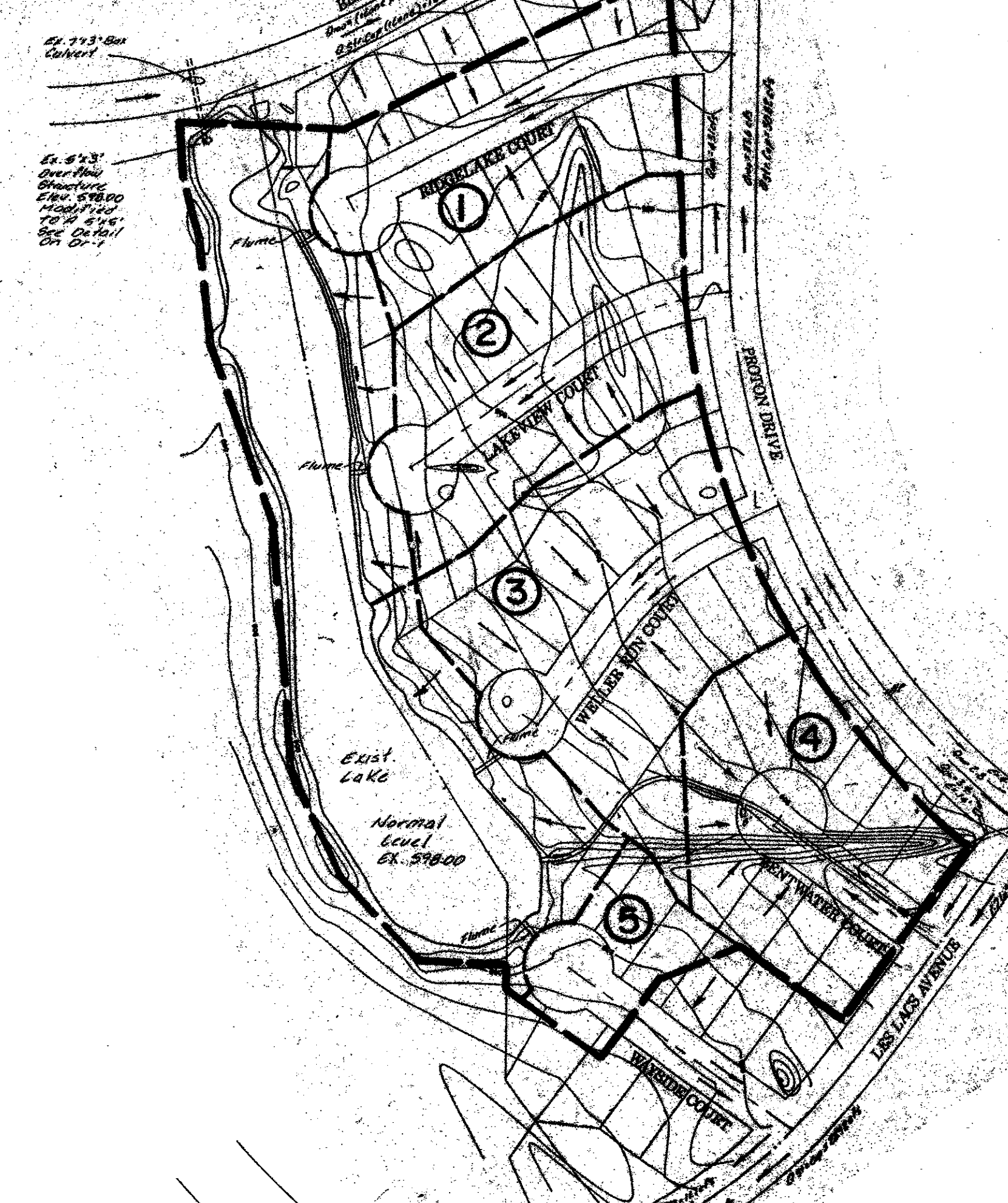
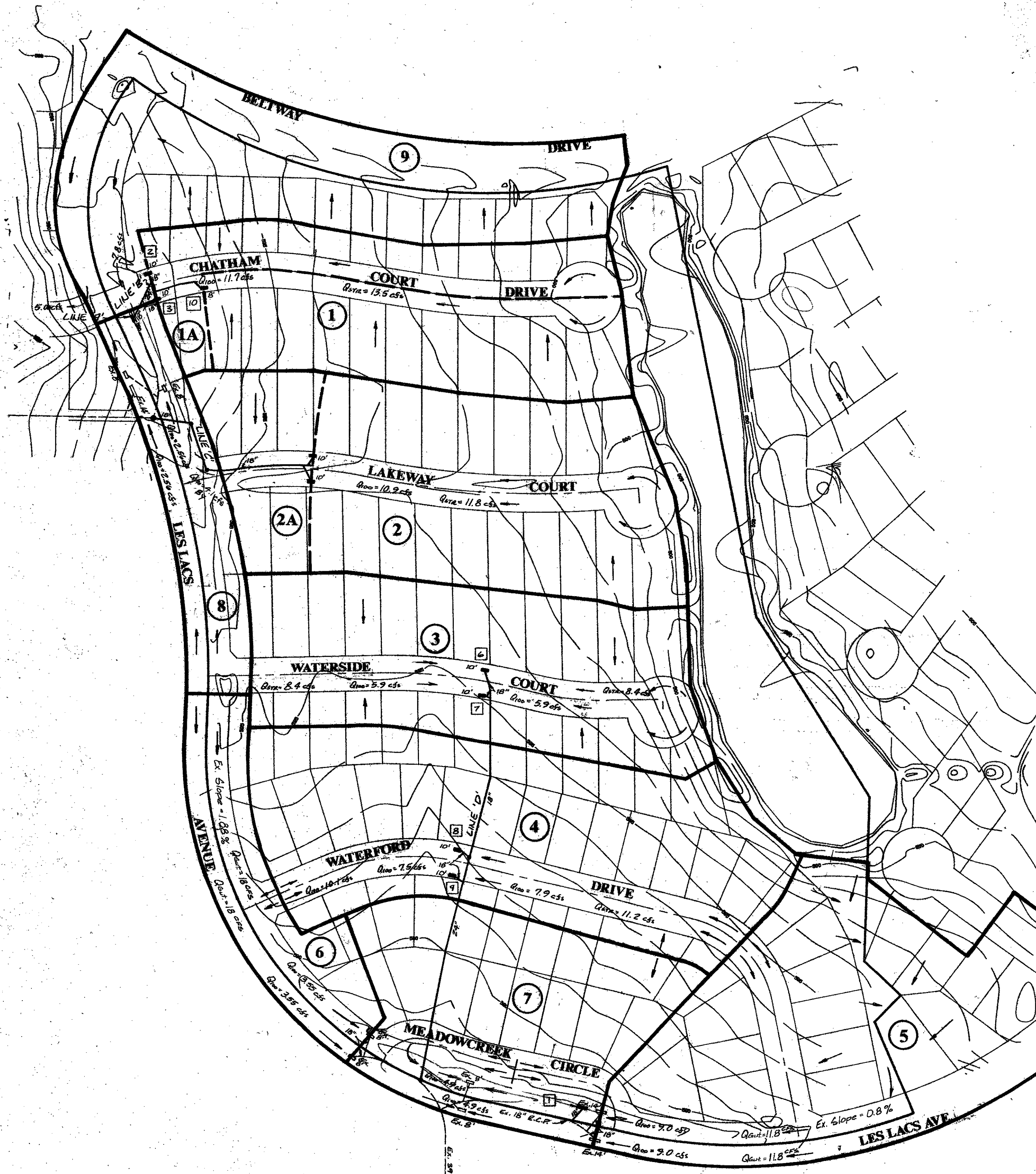
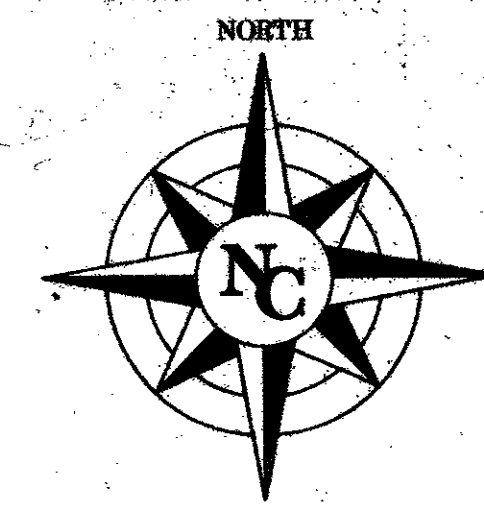
CENTEX REAL ESTATE CORPORATION, A NEVADA CORP.  
1660 S. STEMMONS, SUITE 230  
LEWISVILLE, TEXAS 75067  
(214) 221-5556





THE NELSON CORPORATION • DALLAS, TEXAS

Revisions	Date	Description	Drawn By	Checked By



**TOTAL ON SITE DRAINAGE INTO EXIST. LAKE (ADJACENT)**

$Q = CA$   
 $C = 0.60$   
 $A = 140 \text{ Acres}$   
 $Q = (0.6)(140) = 84 \text{ cfs}$

**TOTAL  $Q_{max} = 137.44 \text{ cfs}$**

**EXISTING OVERFLOW STRUCTURE (W/LET CONTROL)**

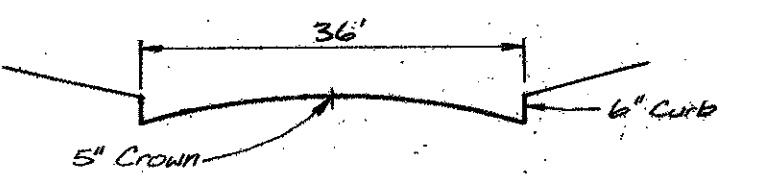
5' x 5' Box Intake  
 Overflow Structure Elev. 598.00

$Q = CA$   
 $H = \frac{(400)^2}{2.9}$

$H = \frac{(137.44)^2}{2(38.2)} = 1.00'$

**100 YEAR ELEV. = 598.00 + 1.00 = 599.00**

**LES LACS STREET CAPACITY**



$Q = 1.486 \text{ A R}^{2.48} S^{0.016}$   
 $A = 4.33 \text{ Ft}^2$   
 $R = 7.92 \text{ Ft}$   
 $Q = 1.486 (4.33)^{2.48} (0.016)^{0.016} = 26.39 \text{ cfs}$

$Q = 1.486 \text{ A R}^{2.48} S^{0.016}$   
 $A = 4.33 \text{ Ft}^2$   
 $R = 7.92 \text{ Ft}$   
 $Q = 1.486 (4.33)^{2.48} (0.016)^{0.016} = 26.39 \text{ cfs}$

**STREET CAPACITY**

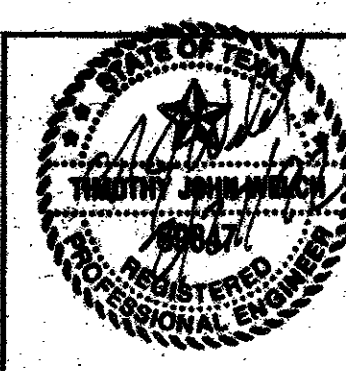
Area No.	Area	Ls.	C	CR	Inlet	Area	Area	Inlet	Inlet
1	2	3	4	5	6	7	8	9	10
1	1.96	15	0.5	0.98	7.52	7.40	7.40	1-8'	I
2	2.9	15	0.5	1.45	7.52	10.9	10.9	2-10'	I
2A	1.1	15	0.5	0.85	7.52	4.10	4.1	By-Run	-
3	3.1	15	0.5	1.55	7.52	11.7	11.7	2-10'	IA
4	4.1	15	0.5	2.05	7.52	15.4	15.4	2-10'	IA
5	4.8	15	0.5	2.40	7.52	18.0	18.0	2-10'	IA
6	1.9	15	0.5	0.95	7.52	7.1	7.1	2-8'	IA
7	2.6	15	0.5	1.3	7.52	9.8	9.8	2-8'	IA
8	1.95	15	0.5	0.68	7.52	5.11	5.11	2-8'	I
9	3.4	15	0.5	1.7	7.52	12.8	12.8	*	*

\* Drainage Area To Be Collected At Area No. 1A

**DRAINAGE AREA MAP**

- LEGEND**
- DRAINAGE AREA LINE
  - EXIST. CONTOUR LINE
  - PROP. STORM SEWER LINE
  - EXIST. STORM SEWER LINE
  - ① DRAINAGE AREA
  - ② INLET NUMBER

**INLET TYPES**  
 I - Inlet On Grade  
 IA - Inlet At Sag



**WATERFORD PARK II**  
 TOWN OF ADDISON, TEXAS

Date: DECEMBER, 1991    Scale: 1" = 100'    SHEET: DA-1 OF 6

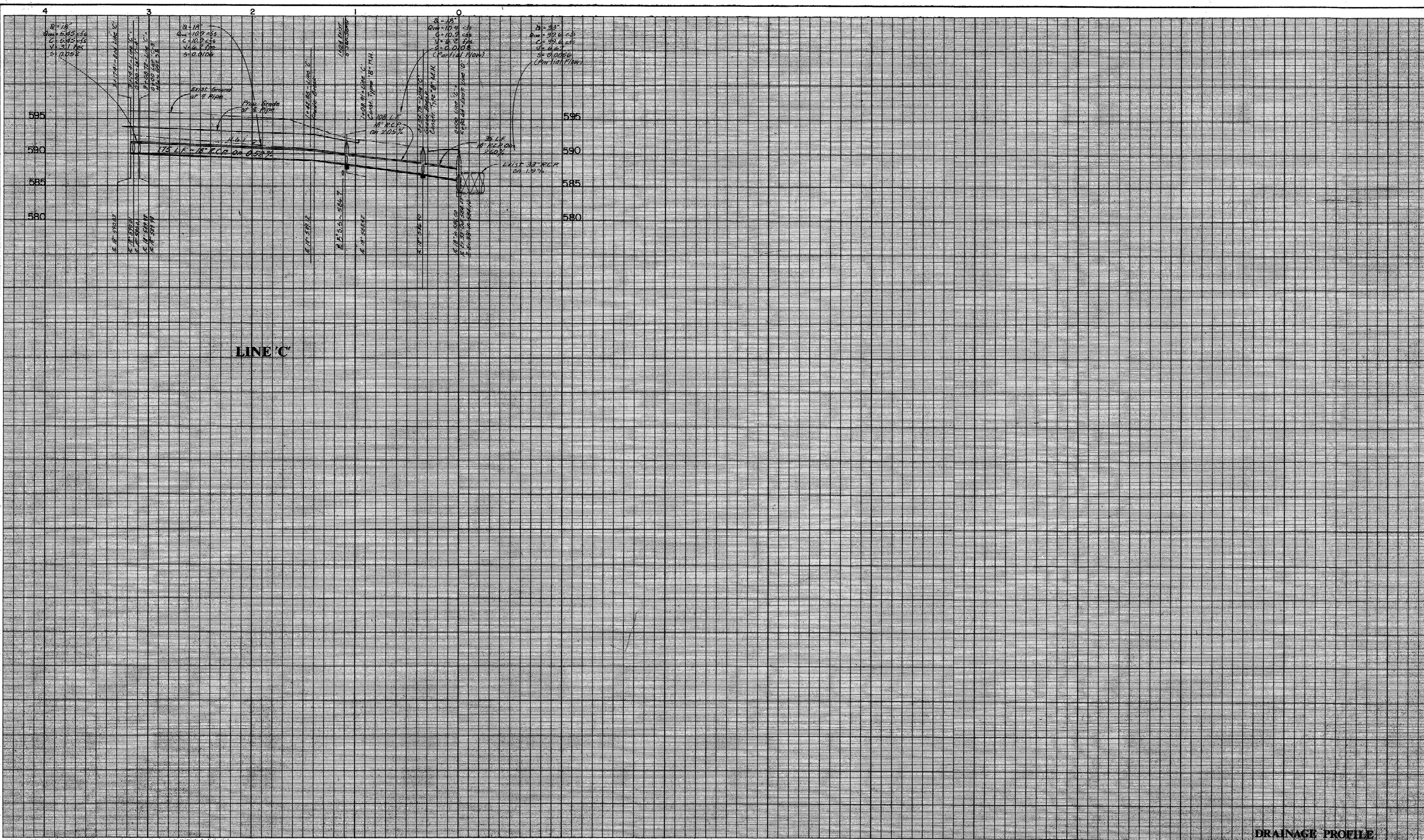
Drawn By: TNC    Approved By: TNC

**THE NELSON CORPORATION**  
 LAND PLANNING • ENGINEERING • SURVEYING  
 5999 SUMMERSIDE DRIVE • SUITE 202 • DALLAS, TEXAS 75222 • (214) 380-2600









LINE 'C'

**DRAINAGE PROFILE**

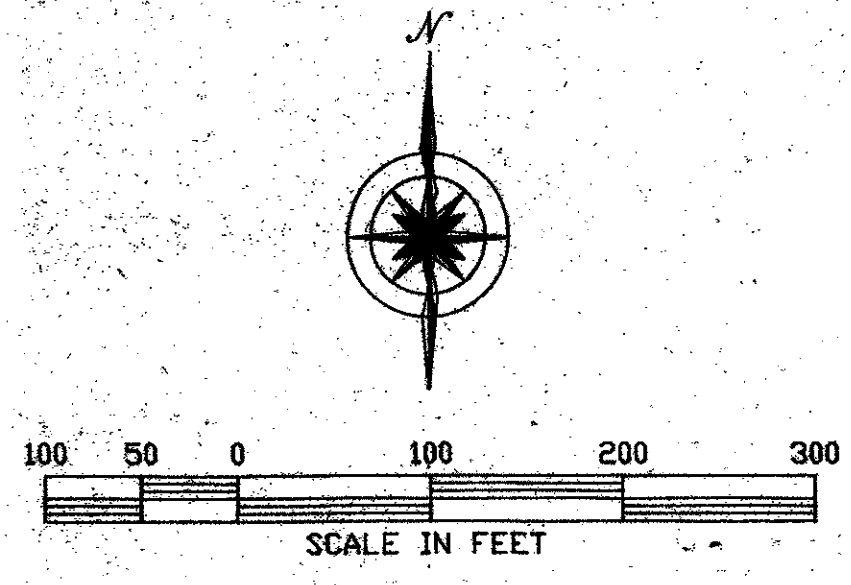
**WATERFORD PARK II  
TOWN OF ADDISON, TEXAS**



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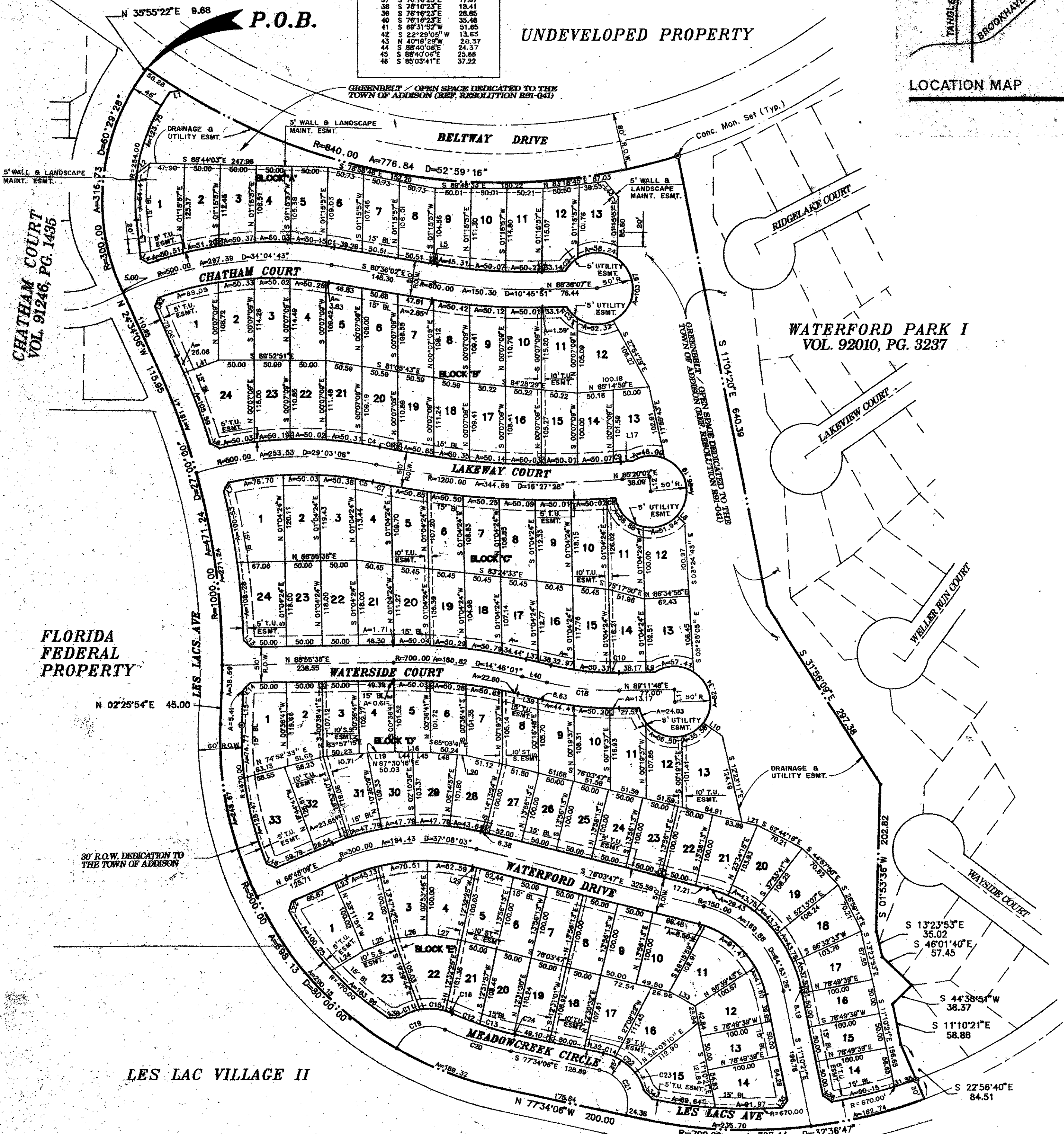
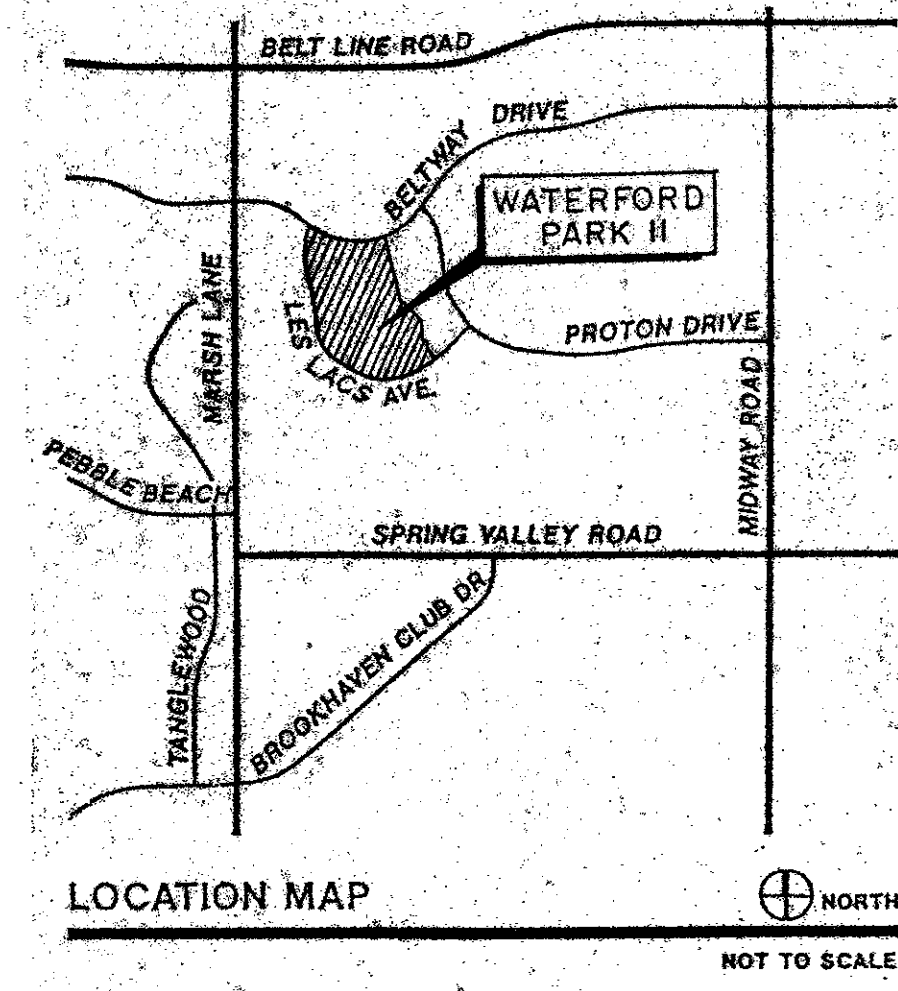
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TNC	TNC	NOV. 1991	1" = 40'H 1" = 6' V	TNC	90025-6	DR-1





LINE	BEARING	DISTANCE
1	N 78°50'47"E	14.73
2	N 01°18'17"E	64.18
3	N 01°18'17"E	11.23
4	N 02°50'09"W	6.03
5	N 02°50'09"W	14.08
6	N 02°50'09"W	14.08
7	N 02°50'09"W	14.08
8	N 02°50'09"W	14.08
9	N 02°50'09"W	14.08
10	N 02°50'09"W	14.08
11	N 02°50'09"W	14.08
12	N 02°50'09"W	14.08
13	N 02°50'09"W	14.08
14	N 02°50'09"W	14.08
15	N 02°50'09"W	14.08
16	N 02°50'09"W	14.08
17	N 02°50'09"W	14.08
18	N 02°50'09"W	14.08
19	N 02°50'09"W	14.08
20	N 02°50'09"W	14.08
21	N 02°50'09"W	14.08
22	N 02°50'09"W	14.08
23	N 02°50'09"W	14.08
24	N 02°50'09"W	14.08
25	N 02°50'09"W	14.08
26	N 02°50'09"W	14.08
27	N 02°50'09"W	14.08
28	N 02°50'09"W	14.08
29	N 02°50'09"W	14.08
30	N 02°50'09"W	14.08
31	N 02°50'09"W	14.08
32	N 02°50'09"W	14.08
33	N 02°50'09"W	14.08
34	N 02°50'09"W	14.08
35	N 02°50'09"W	14.08
36	N 02°50'09"W	14.08
37	N 02°50'09"W	14.08
38	N 02°50'09"W	14.08
39	N 02°50'09"W	14.08
40	N 02°50'09"W	14.08
41	N 02°50'09"W	14.08
42	N 02°50'09"W	14.08
43	N 02°50'09"W	14.08
44	N 02°50'09"W	14.08
45	N 02°50'09"W	14.08
46	N 02°50'09"W	14.08

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEG
1	113°34'	502.00	11.24	11.24	5.82	N 01°12'30"W
2	28°16'34"	50.00	23.23	23.27	13.06	S 47°30'24"W
3	22°11'03"	50.00	21.25	21.28	11.25	S 44°02'24"W
4	24°42'23"	502.00	25.10	25.10	12.58	N 78°33'58"W
5	07°07'07"	50.00	24.00	24.00	12.00	N 78°33'58"W
6	11°52'28"	1775.00	23.78	23.78	12.89	S 78°20'14"E
7	11°52'28"	1775.00	23.78	23.78	12.89	S 78°20'14"E
8	03°34'23"	1225.00	12.27	12.27	6.13	N 86°10'02"E
9	03°34'23"	1225.00	12.27	12.27	6.13	N 86°10'02"E
10	48°28'	375.00	11.83	11.83	5.91	S 89°53'58"E
11	48°28'	375.00	11.83	11.83	5.91	S 89°53'58"E
12	8°33'51"	420.00	40.79	40.77	20.41	S 87°48'34"E
13	8°33'51"	420.00	40.79	40.77	20.41	S 87°48'34"E
14	13°33'11"	75.00	17.74	17.70	8.91	N 70°47'30"W
15	00°07'23"	420.00	38.08	38.13	18.40	N 87°34'27"W
16	00°07'23"	420.00	38.08	38.13	18.40	N 87°34'27"W
17	14°31'48"	400.00	101.44	101.17	50.98	S 83°32'17"E
18	14°31'48"	400.00	101.44	101.17	50.98	S 83°32'17"E
19	89°21'08"	50.00	51.04	72.46	52.37	S 88°31'30"W
20	89°21'08"	50.00	51.04	72.46	52.37	S 88°31'30"W
21	89°44'44"	75.00	53.50	74.01	50.36	S 84°15'50"W
22	89°44'44"	75.00	53.50	74.01	50.36	S 84°15'50"W
23	00°07'23"	420.00	38.08	38.13	18.34	S 01°18'17"E
24	00°07'23"	420.00	38.08	38.13	18.34	S 01°18'17"E



**OWNERS CERTIFICATION**

WHEREAS, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, acting by and through its undersigned officer, is the owner of that certain tract of land out of the THOMAS L. CHENOWETH SURVEY, Abstract No. 273, in the City of Addison, Dallas County, Texas, and also being a part of three tracts of land conveyed to the Republic National Bank of Dallas, trustee, by deeds recorded in Volumes 80142, Page 2206 (417.052 acre and 107.183 acre tracts), and Volume 80142, Page 2193 (37.383 acre tract), Deed Records of Dallas County, Texas, and also being part of the 41.5 acre tract of land conveyed to Les Lacs Village, Inc. by deed recorded in Volume 80138, Page 328, Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a cross-mark found at the intersection of the south right-of-way line of Beltway Drive (80' ROW) with the centerline of Les Lacs Avenue (Private Street), as shown on Plat of LES LACS ADDITION, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 82016, Page 1073, Deed Records of Dallas County, Texas, and the beginning of a curve to the left, having a radius of 840.00 feet, a central angle of 82° 58' 16" and a chord bearing and distance of South 80° 34' 16" East, 749.45 feet;

**THENCE** with the said south right-of-way line and the said curve, an arc distance of 776.84 feet to a 5/8" iron in concrete set for corner;

**THENCE** leaving the south right-of-way line of Beltway Drive, the following courses and distances to-wit:

- South 11° 04' 20" East, a distance of 640.39 feet to a point for corner;
- South 31° 58' 09" East, a distance of 297.38 feet to a point for corner;
- South 01° 53' 36" West, a distance of 202.82 feet to a 1" iron rod set for corner;
- South 13° 23' 53" East, a distance of 35.02 feet to a 1" iron rod set for corner;
- South 46° 01' 40" East, a distance of 57.45 feet to a 1" iron rod set for corner;
- South 44° 38' 51" West, a distance of 38.37 feet to a 1" iron rod set for corner;
- South 11° 10' 21" East, a distance of 84.51 feet to a 1" iron rod set for corner;
- South 22° 56' 40" East, a distance of 84.51 feet to a cross-mark set in the centerline of Les Lacs Avenue for the beginning of a non-tangency curve to the right, having a radius of 700.00 feet, a central angle of 32° 36' 47" and a chord bearing and distance of South 86° 07' 31" West, 393.09 feet;

**THENCE** with the said centerline and the said curve, an arc distance of 398.44 feet to a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 77° 34' 06" West, a distance of 200.00 feet to a cross-cut mark found for the beginning of a tangency curve to the right, having a radius of 500.00 feet, a central angle of 80° 00' 00" and a chord bearing and distance of North 37° 34' 06" West, 642.79 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 698.13 feet to a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 02° 25' 54" East, a distance of 45.00 feet to the beginning of a tangency curve to the left, having a radius of 1000.00 feet, a central angle of 27° 00' 00" and a chord bearing and distance of North 11° 04' 06" West, 466.89 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 471.24 feet to the a cross-mark found for the point of tangent of said curve;

**THENCE** continuing with the centerline of Les Lacs Avenue, North 24° 34' 06" West, a distance of 115.95 feet to a cross-mark found for the beginning of a tangency curve to the right, having a radius of 300.00 feet, a central angle of 60° 29' 28" and a chord bearing and distance of North 05° 40' 38" East, 302.22 feet;

**THENCE** continuing with the said centerline and the said curve, an arc distance of 316.73 feet to a 1/2" iron rod found for the point of tangent of said curve;

**THENCE** with the centerline of Les Lacs Avenue, North 35° 55' 22" East, a distance of 9.68 feet to the POINT OF BEGINNING and containing 24.7373 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That CENTEX REAL ESTATE CORPORATION, do hereby adopt this plat designating hereinabove property as WATERFORD PARK II, 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 \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

CENTEX REAL ESTATE CORPORATION

BILL ALLEN, North Dallas Division President.

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared BILL ALLEN, North Dallas Division President, of CENTEX REAL ESTATE CORPORATION, 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 the said corporation, and that he executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Notary Public, State of Texas

**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 #4696  
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 \_\_\_\_\_, 1992.

Notary Public, State of Texas

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1992, by the Planning and Zoning Commission of the Town of Addison, Texas.

City Secretary  
Town of Addison, Texas

Mayor,  
Town of Addison, Texas

- NOTES:
1. Driveway Access/Curb Cuts to Les Lacs Avenue are prohibited.
  2. 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.
  3. 1" iron rod set at PC, PT, PI, & block corners on public right-of-way & property only.  
© Concrete monument set.

The 100 year floodplain is contained in the drainage easements and street right-of-way within this final plat.  
Certified to this the \_\_\_\_\_ day of \_\_\_\_\_, 1992.

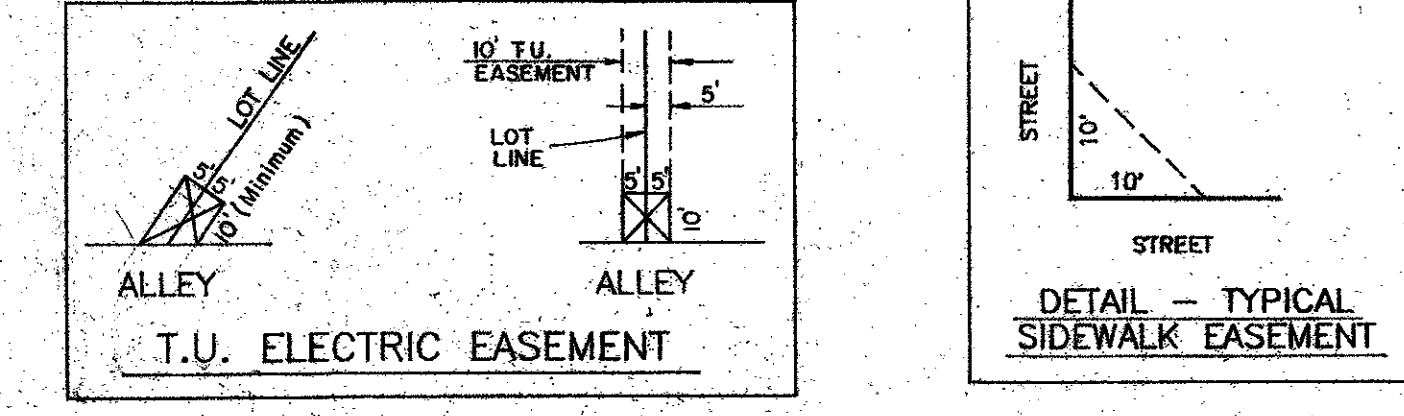
Registered Professional Engineer No. \_\_\_\_\_

**FINAL PLAT**  
OF  
**WATERFORD PARK II**  
AN ADDITION TO THE TOWN OF ADDISON  
**24.7373 ACRE TRACT**  
OUT OF THE  
**THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273**  
**TOWN OF ADDISON, DALLAS COUNTY, TEXAS**

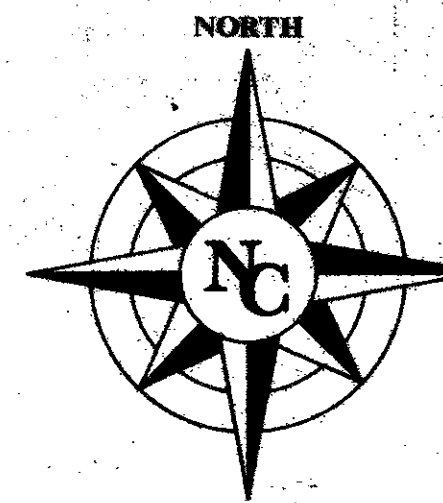
OWNER-APPLICANT  
**CENTEX REAL ESTATE CORP.,**  
A NEVADA CORP.  
1660 S. STEMMONS, SUITE 150  
LEWISVILLE, TEXAS 75067  
(214) 221-5556

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

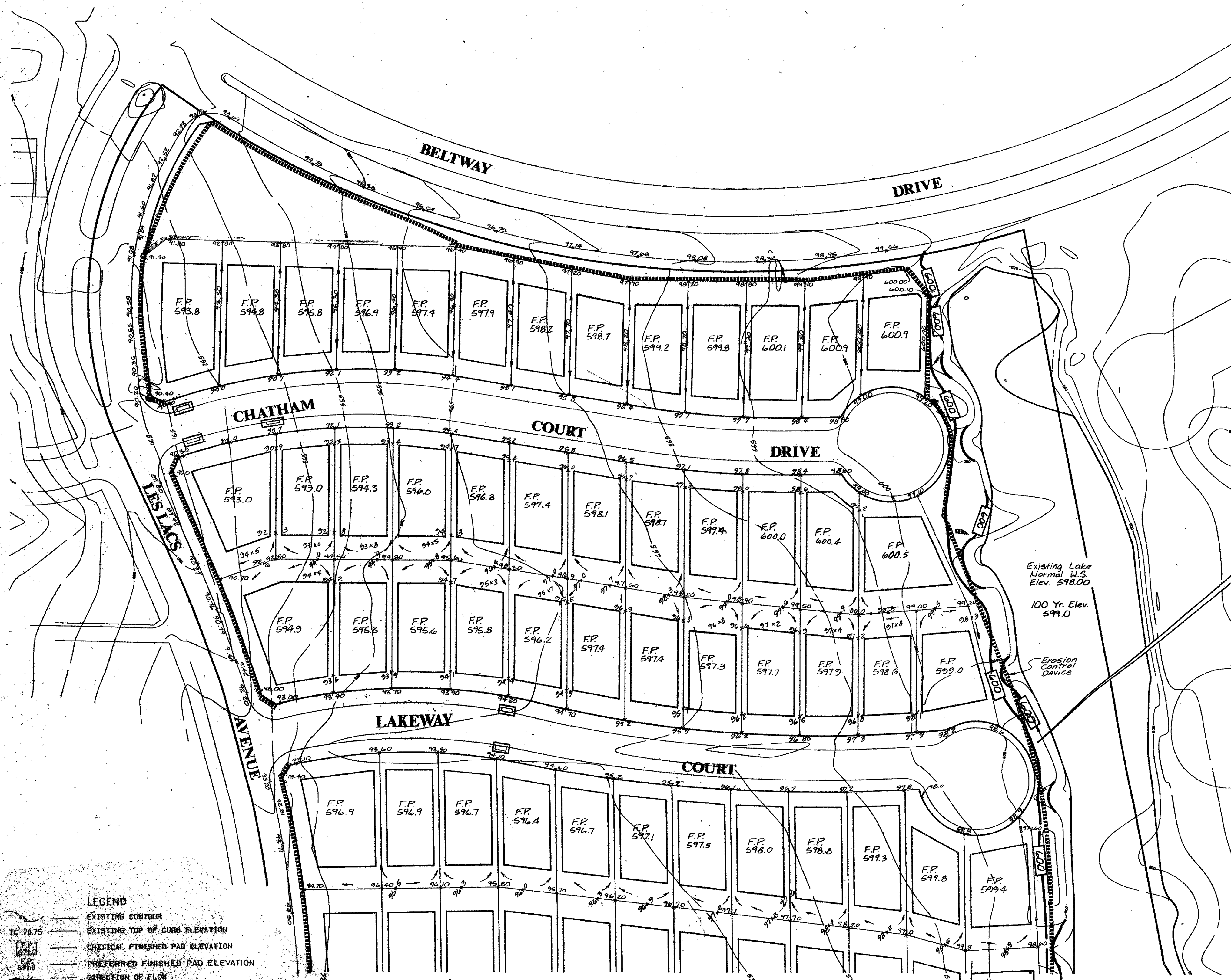
MARCH, 1992. SCALE: 1"=100'







Revisions	Date	Description	Drawn By	Checked By



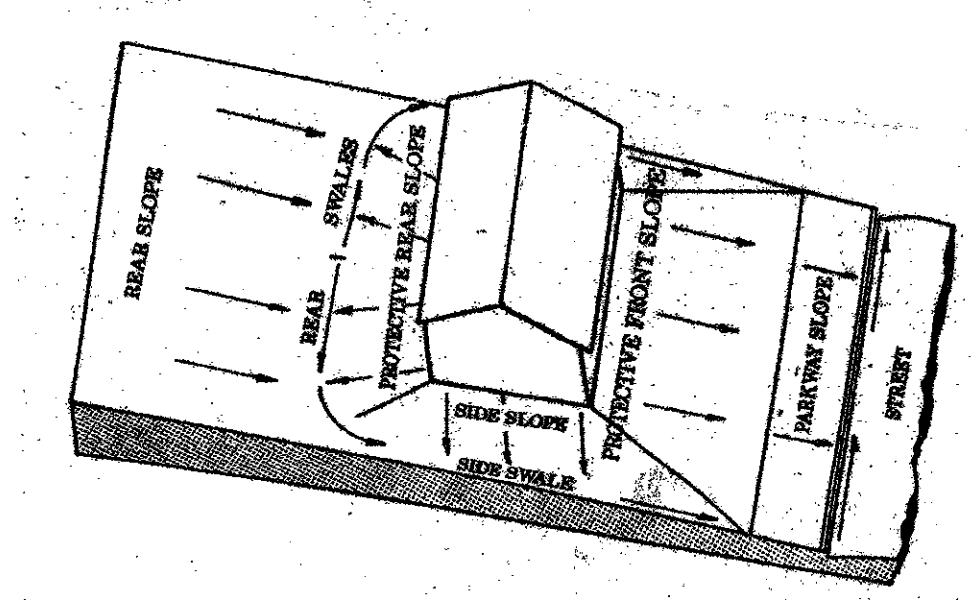
- EROSION CONTROL SPECIFICATIONS**
- The grading contractor shall provide and maintain erosion control devices in the areas indicated on the grading plan or any other areas as directed by the Owner's representative or the Town of Addison.
  - The utility contractor shall provide and maintain an erosion 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 U.S. Department of Housing and Urban Development and Federal Housing Authority, latest edition as applicable.
  - 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 to 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 7" 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 two 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 swale 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.

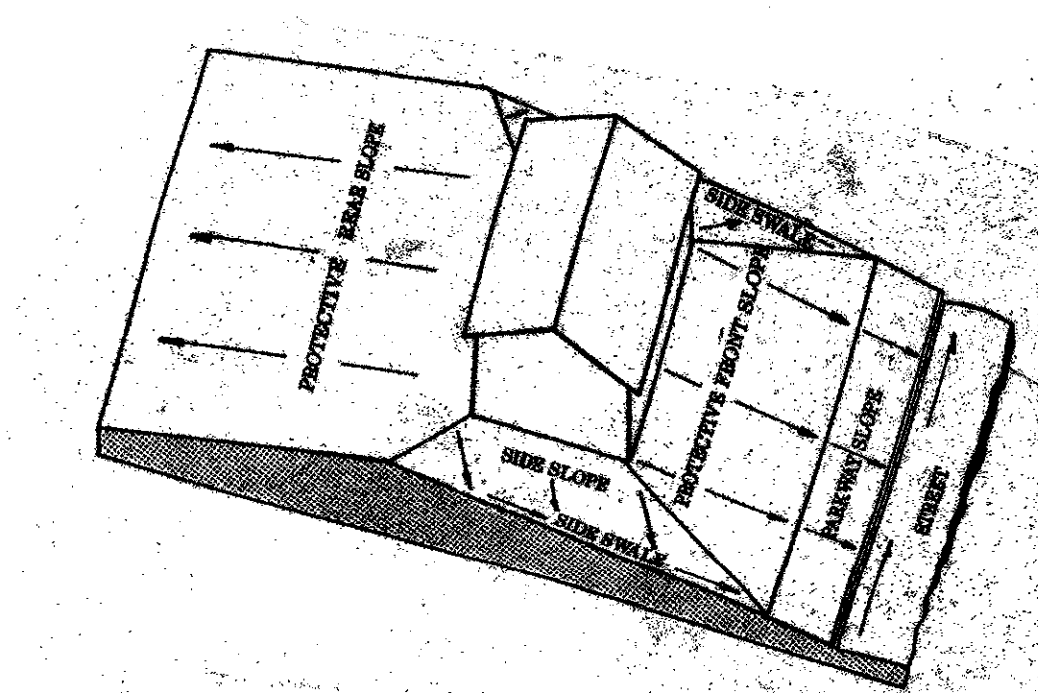
	ROUGH GRADING	FINAL GRADING
Streets	± 0.1'	± 0.1'
Pads	± 0.5'	± 0.20' (Constructed Level)
Lot Corners	± 0.5'	± 0.20'

All Earthen Berm Of Elevation 600 Shall Be Constructed In The Open Space Along The Western And Southern Sides.

Existing Lake Normal U.S. Elev. 598.00  
100 Yr. Elev. 599.0



LOT GRADING TYPE A  
ALL DRAINAGE TO STREET

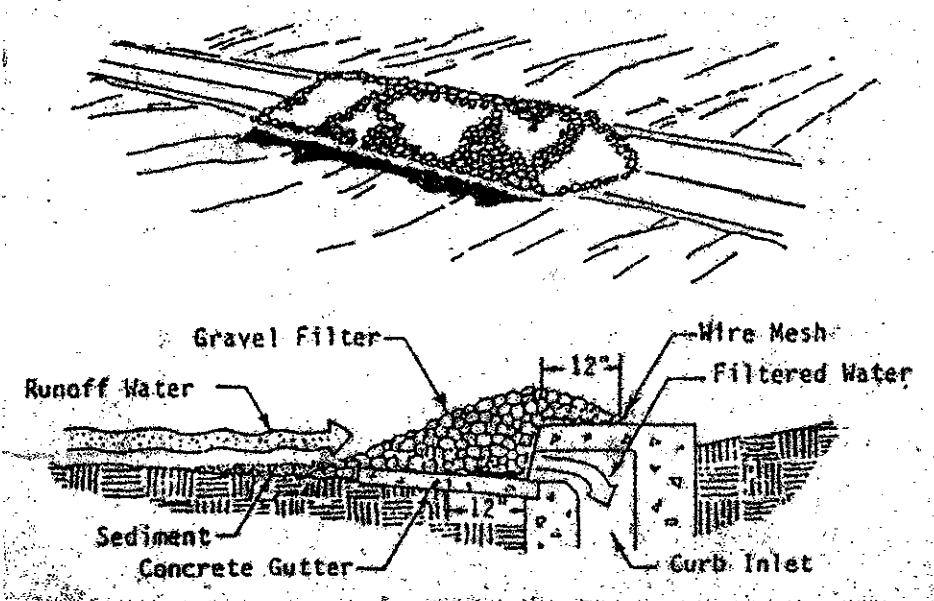


LOT GRADING TYPE B  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

- LEGEND**
- EXISTING CONTOUR
  - TC 70.75 EXISTING TOP OF CURB ELEVATION
  - FP 622.0 CRITICAL FINISHED PAD ELEVATION
  - FP 670.0 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
  - PROPOSED TOP OF CURB OR SPOT ELEVATION
  - PROBABLE RETAINING WALL
  - EROSION CONTROL DEVICE BY UTILITY CONTRACTOR
  - EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - BLOCK NUMBER

**GRAVEL CURB INLET SEDIMENT FILTER**

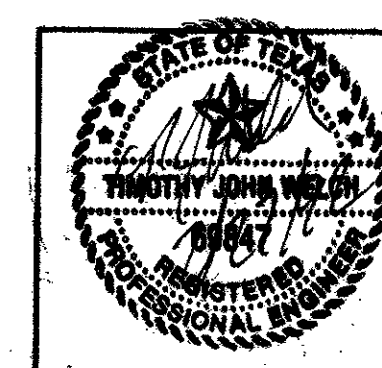
- Hardware cloth or comparable wire mesh with 1 openings shall be placed over the curb inlet opening so that at least 12 inches of wire extends across the inlet cover and at least 12 inches of wire extends across the concrete gutter from the inlet opening, as illustrated.
- Stones shall be piled against the wire so as to anchor it against the gutter and inlet cover and to cover the inlet opening completely. Two (2) to three (3) inch coarse aggregate shall be used.
- If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stones must be washed away from the inlet, cleaned and replaced.



GRADING & EROSION CONTROL PLAN

**WATERFORD PARK II**  
TOWN OF ADDISON, TEXAS

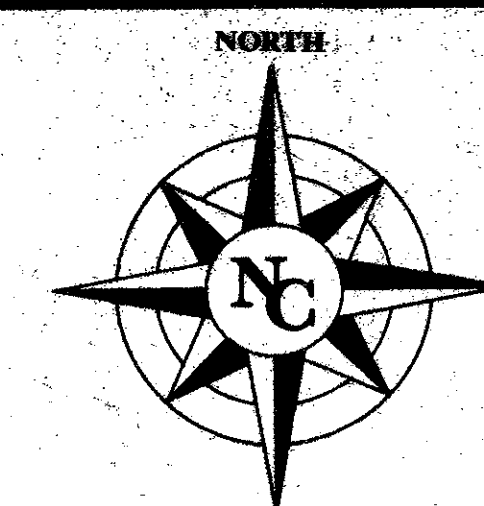
Date: NOV. 1991	Scale: 1" = 50'	SHEET	OF
Drawn By: TNC	Approved By: TNC	GR-1	SHEETS



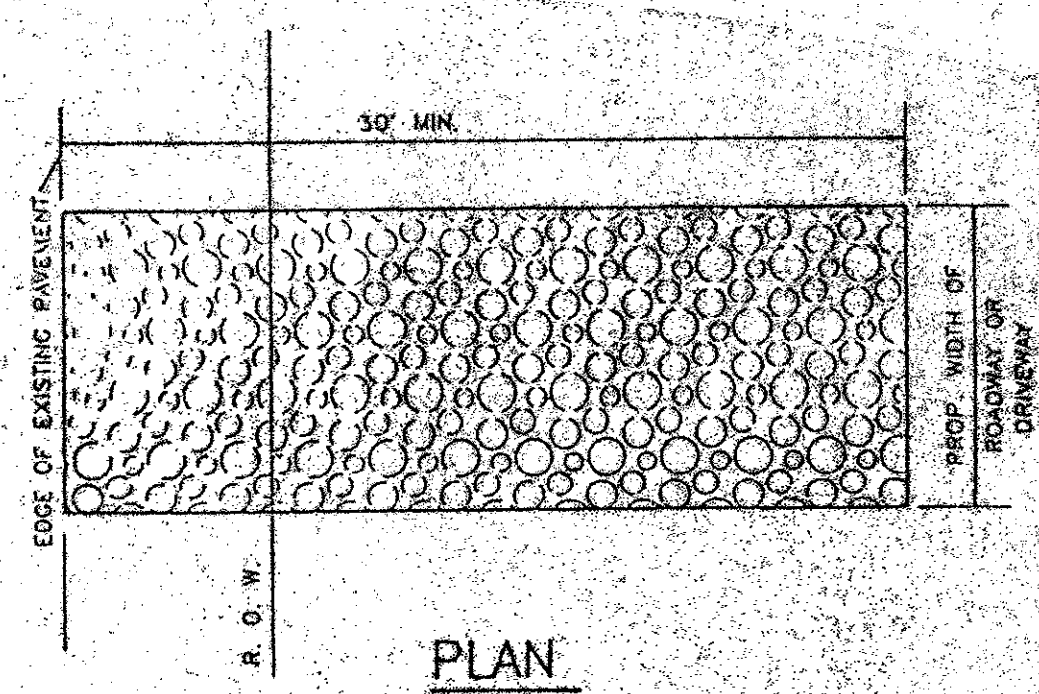
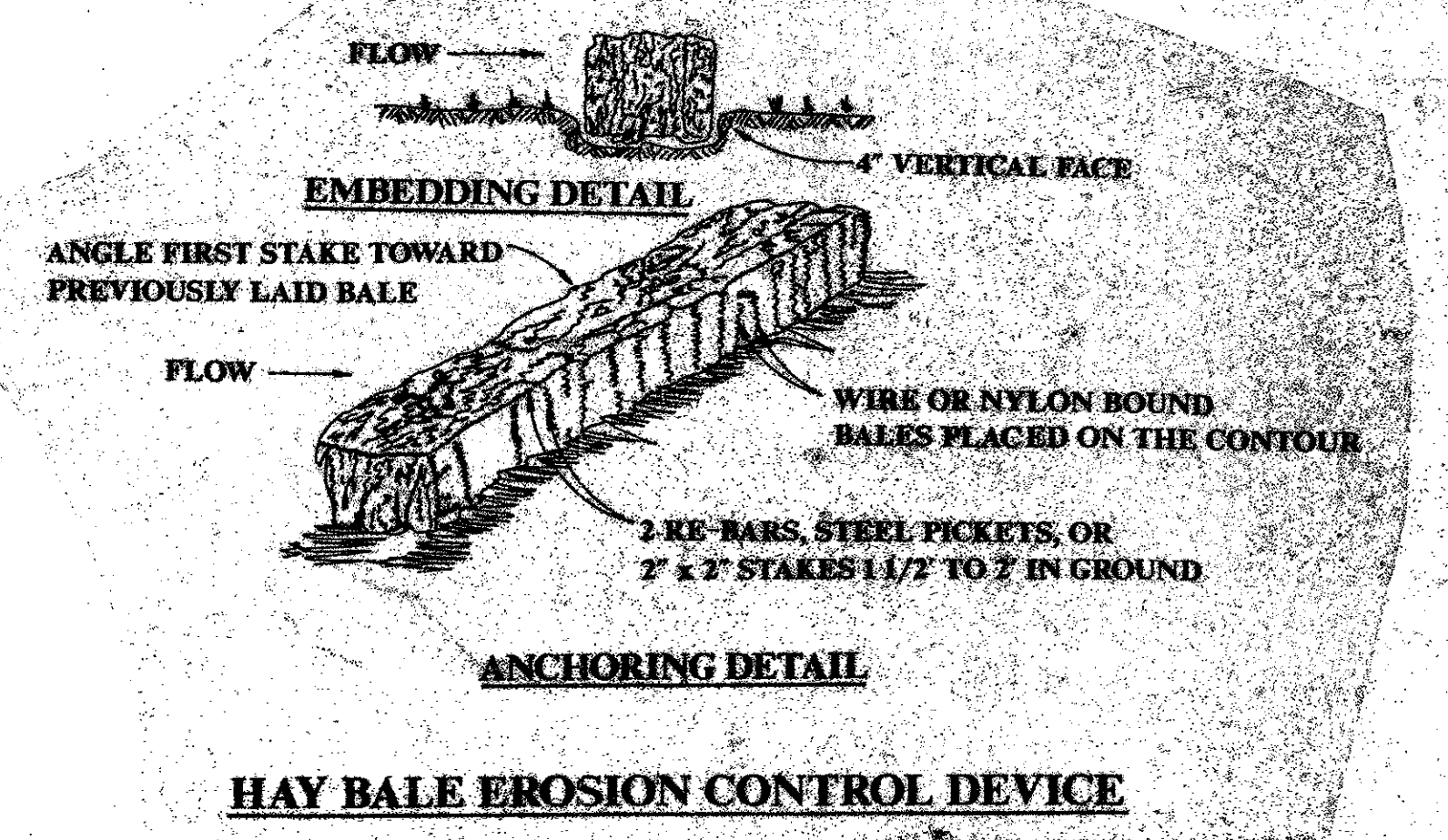
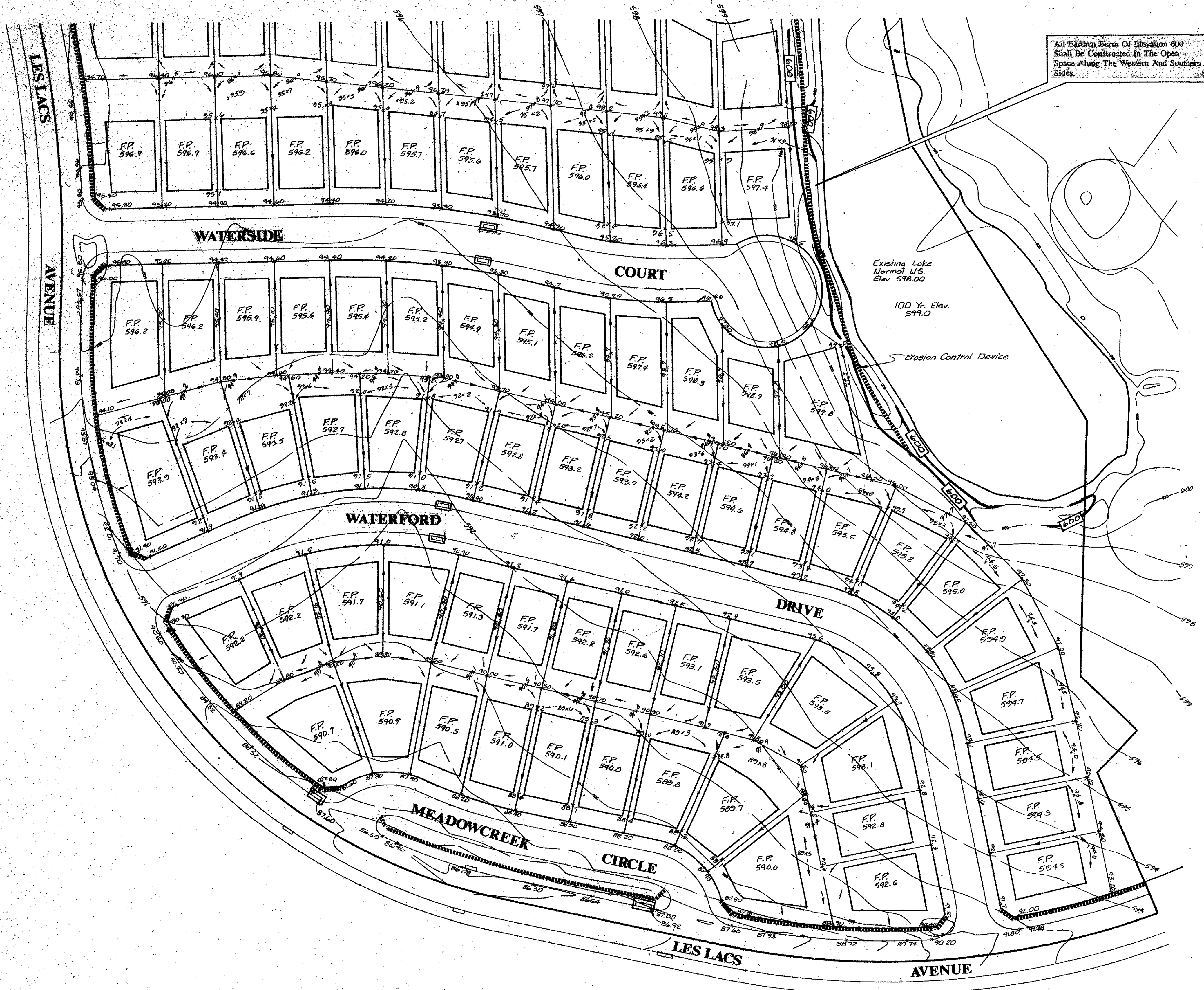
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Revisions	Date	Description	Drawn By	Checked By



All Earthen Berms Of Elevation 600 Shall Be Constructed In The Open Space Along The Western And Southern Sides.

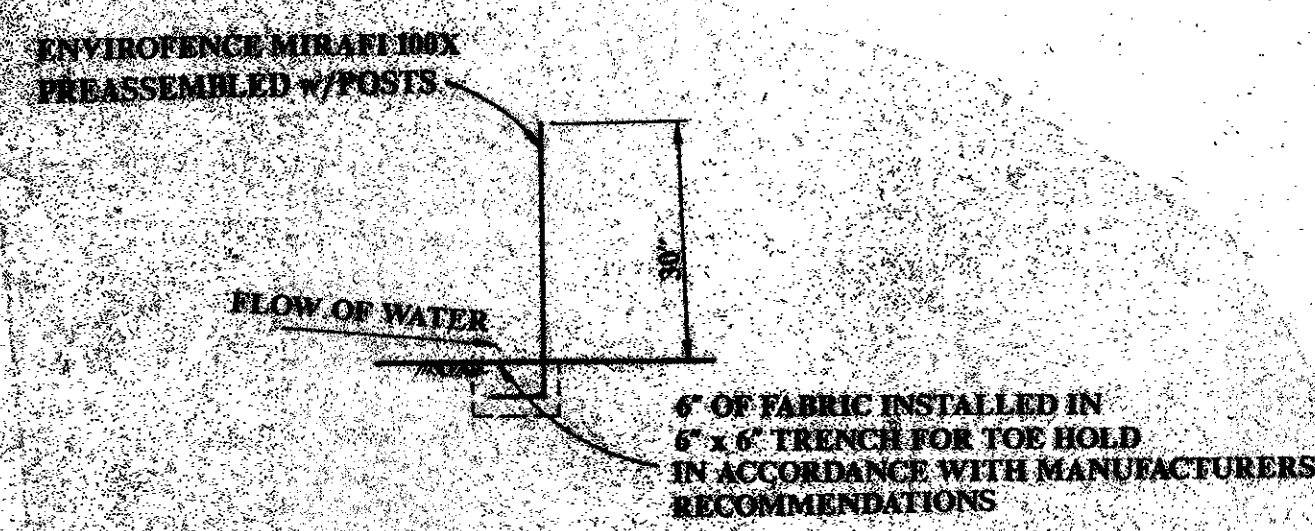
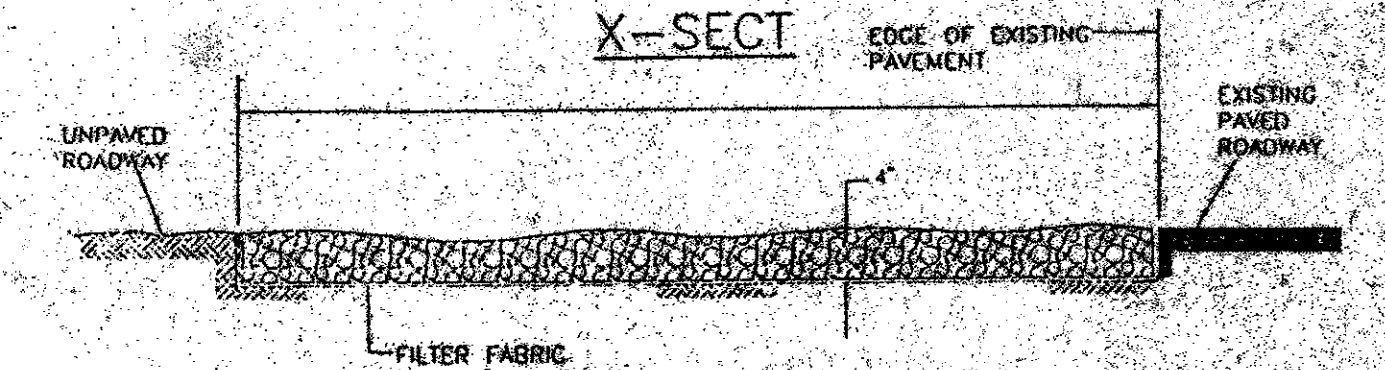


**MAINTENANCE**  
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP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

**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.

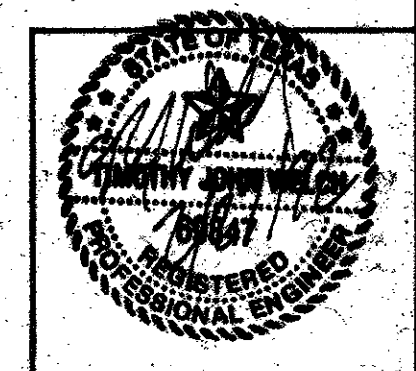


**SILTATION FENCE EROSION CONTROL DEVICE**

**GRADING & EROSION CONTROL PLAN**

**WATERFORD PARK II**  
 TOWN OF ADDISON, TEXAS

Date: NOV. 1991	Scale: 1" = 50'	SHEET OF
Drawn By: TNC	Approved By: TNC	GR-2 SHEETS



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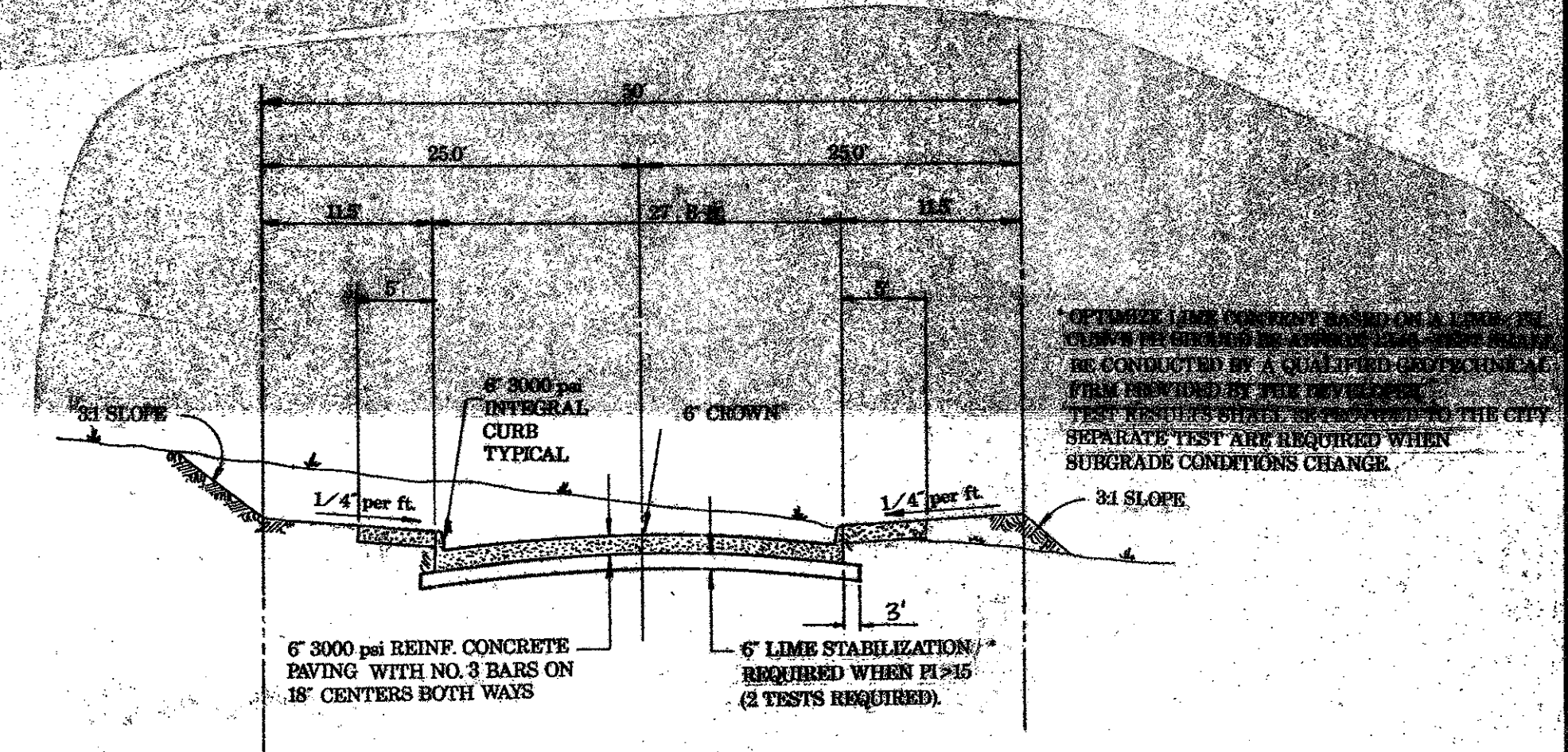
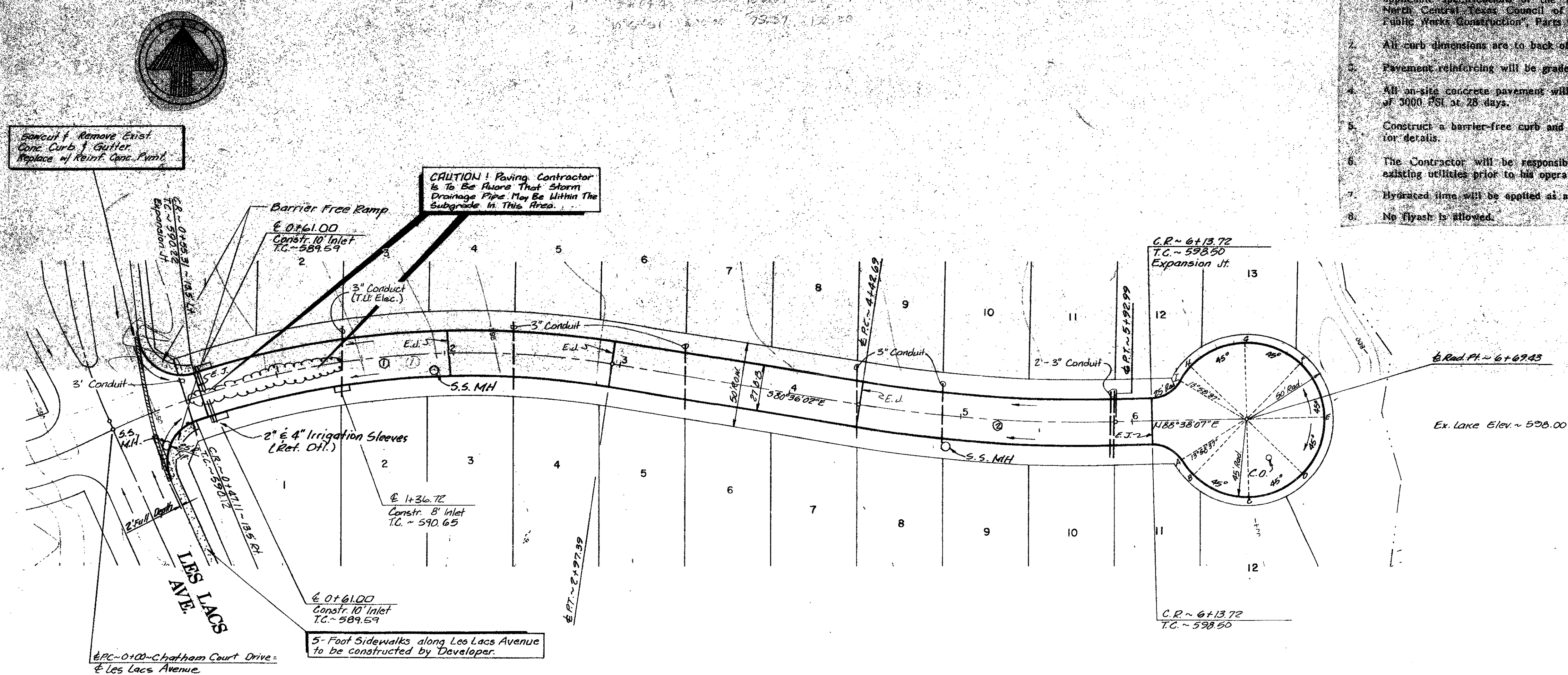
Revisions	Date	Description	Drawn By	Checked By

**PAVING GENERAL NOTES:**

- Unless otherwise noted, all materials 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 1 and 4, 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 Sheet 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 spotted as a slurry.
- No flyash is allowed.

**PAVING GENERAL NOTES:**

- Construction Joints: Transverse construction 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 formed as soon as paving 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.



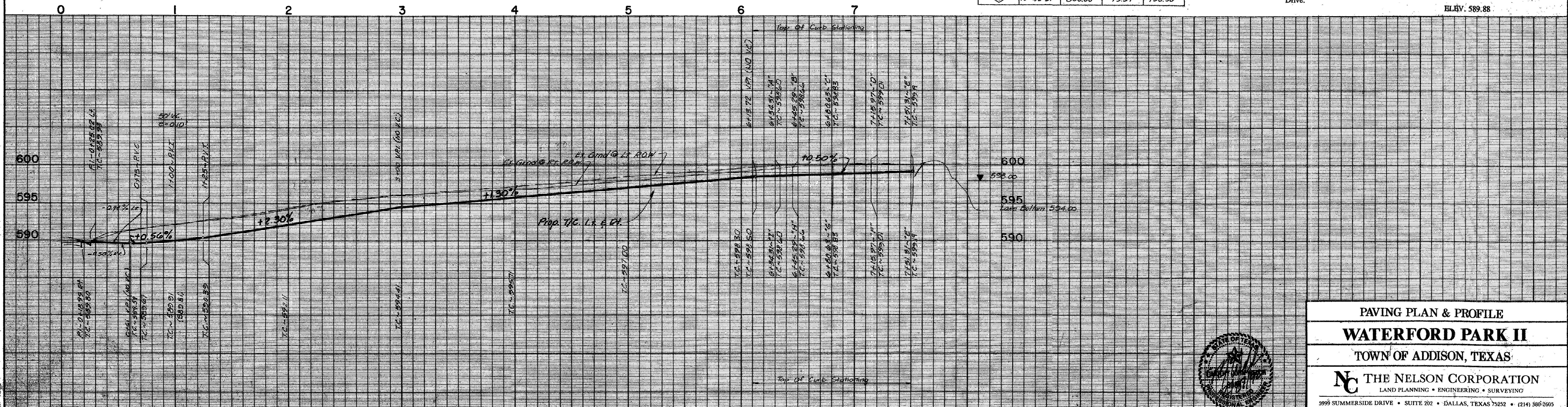
**TYPICAL SECTION**

- BENCHMARKS**
- Cut in the northwest corner of inlet southside of Proton Drive at west of Les Lacs Drive. ELEV. 607.35
  - Cut on the north top of curb of Les Lacs Drive at Southeast Addition Corner. ELEV. 593.38
  - Center of second inlet west of the East Addition Line and on the north side of Les Lacs. ELEV. 586.17
  - In center of the third inlet west of the East Addition Line on the north side of Les Lacs Drive. ELEV. 587.61
  - In center of the first inlet south of Beltway Drive and on the east side of Les Lacs Drive. ELEV. 589.88

**CURVE DATA**

#	A	R	T	L
①	34°04'43"	500.00'	193.24'	291.39'
②	10°45'51"	800.00'	75.39'	150.30'

**CHATHAM COURT DRIVE**

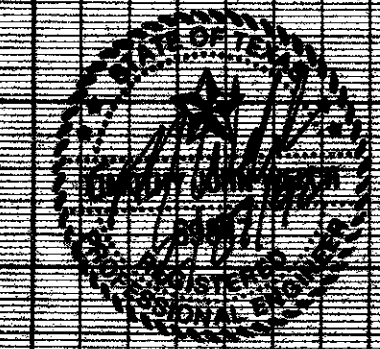


**PAVING PLAN & PROFILE**  
**WATERFORD PARK II**  
 TOWN OF ADDISON, TEXAS

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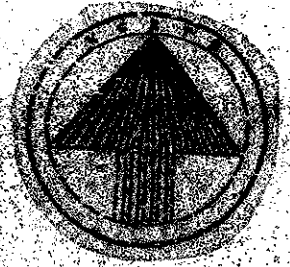
9999 SUMMERSIDE DRIVE • SUITE 202 • DALLAS, TEXAS 75252 • (214) 380-2605

DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	NOV. 1991	1"=40' H 1"=50' V	90025-6	P-1

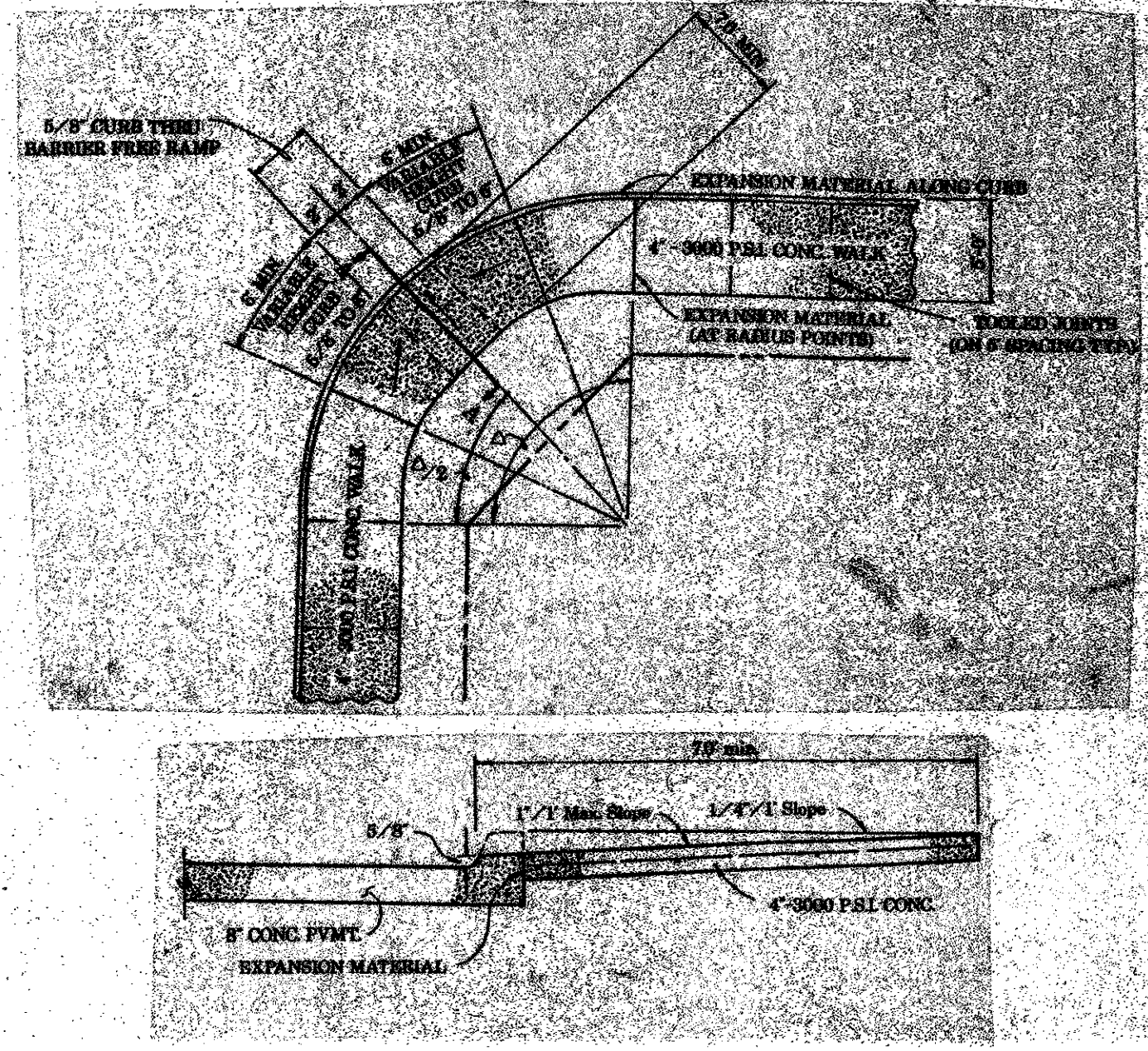
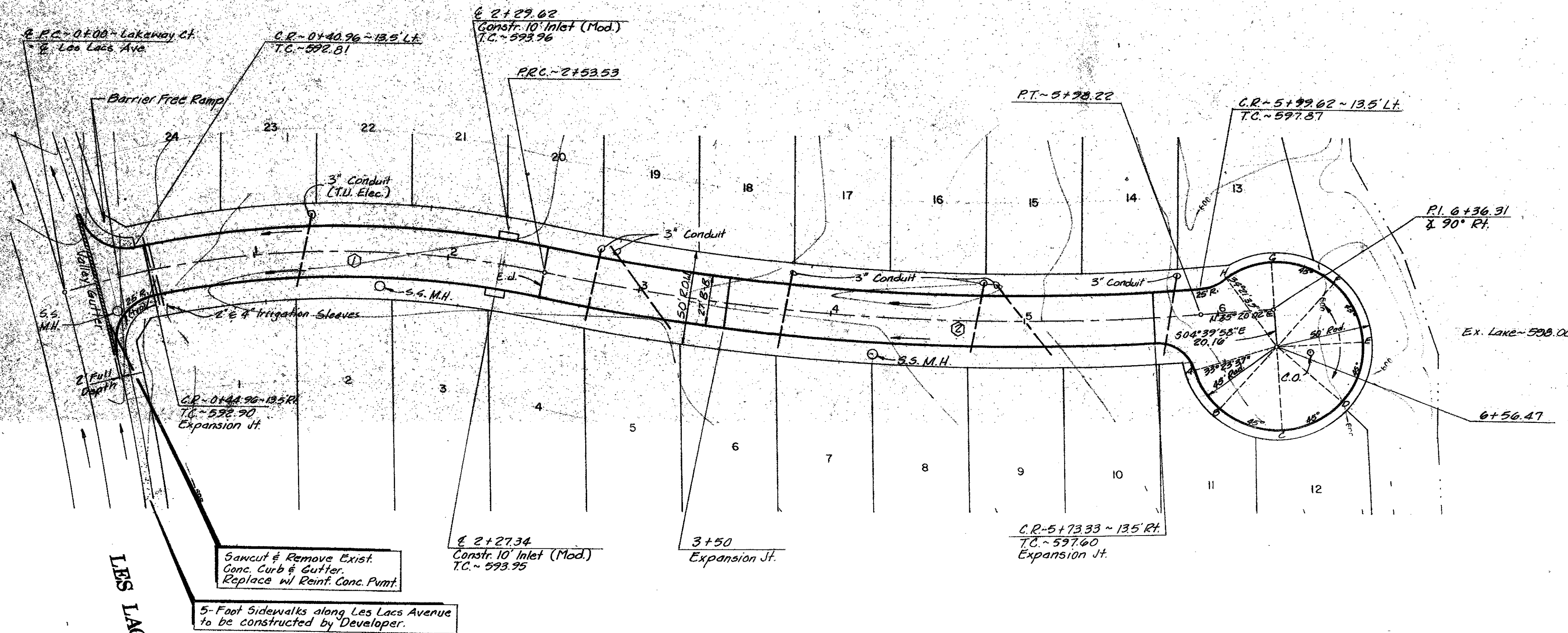




Revisions	Date	Description	Drawn By	Checked By



Lakeway Court

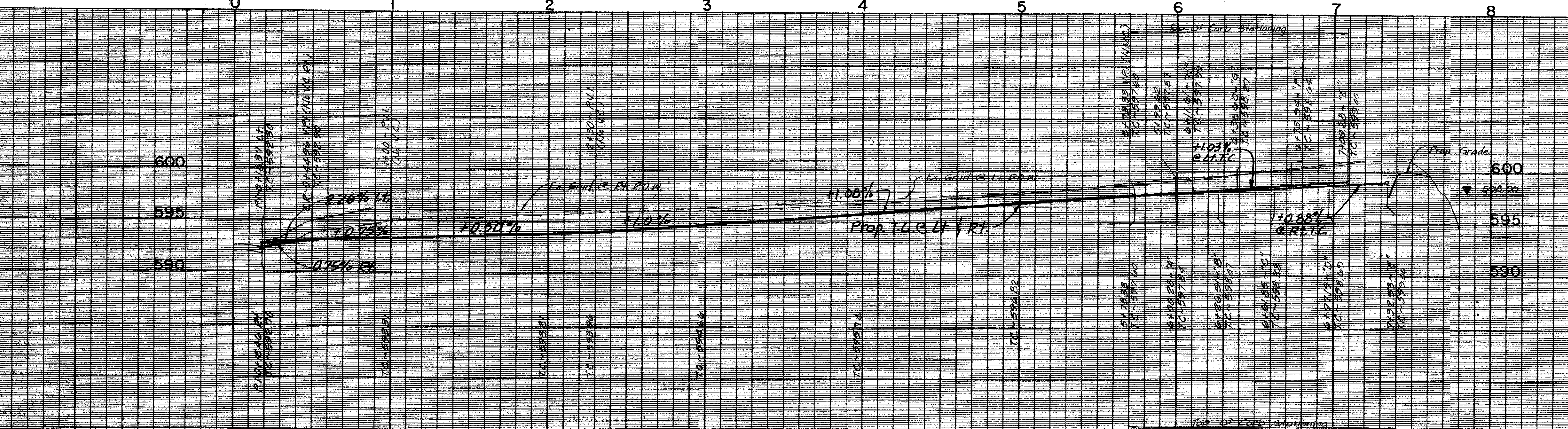


**BARRIER FREE RAMP DETAIL**  
(WALK ABUTTING CURB)

- BENCHMARKS**
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**Curve Data**

#	A	R	T	L
①	29°03'08"	500.00'	129.55'	223.55'
②	16°27'28"	1200.00'	173.54'	344.69'

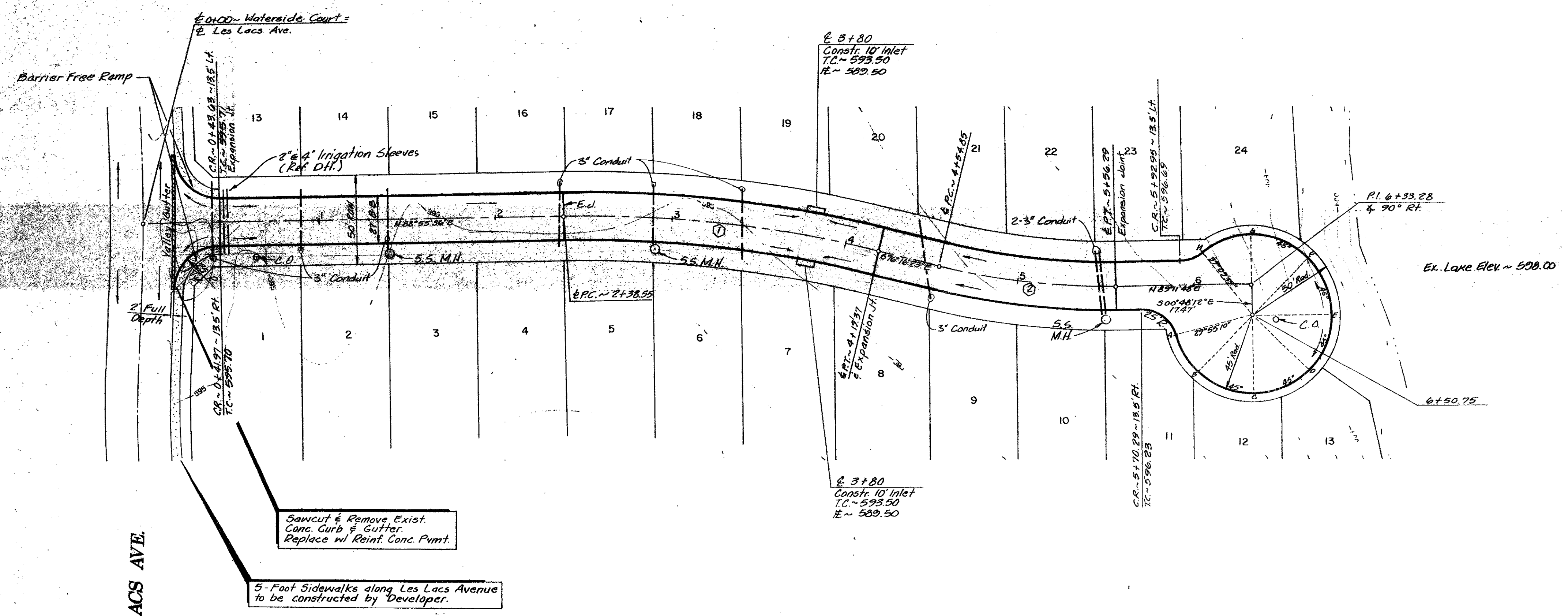
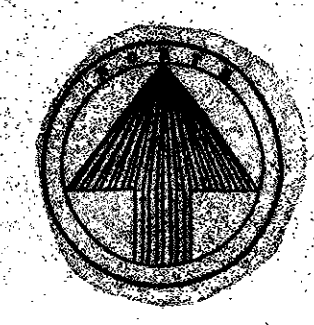


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**WATERFORD PARK II**  
 TOWN OF ADDISON, TEXAS  
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DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	NOV. 1991	1"=40'H 1"=6'V	90025-6	P-2



Revisions	Date	Description	Drawn By	Checked By

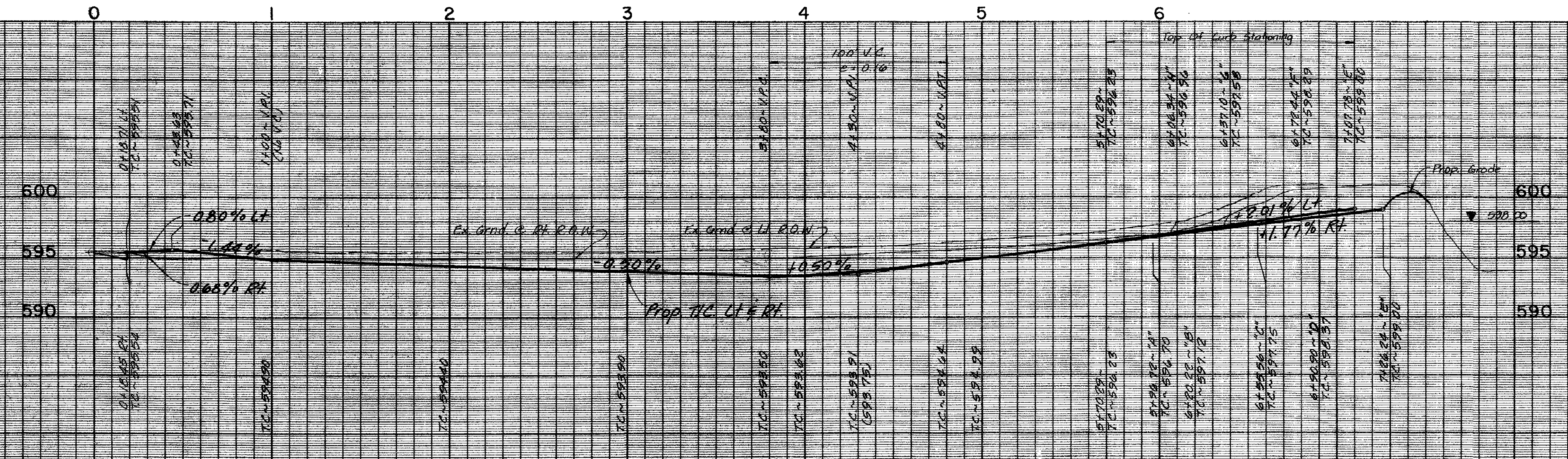


**WATERSIDE COURT**

⊕ CURVE DATA

#	A	R	T	L
①	14° 48' 01"	700.00'	90.92'	180.82'
②	14° 31' 49"	400.00'	50.99'	101.44'

- BENCHMARKS**
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**PAVING PLAN & PROFILE**

**WATERFORD PARK II**

TOWN OF ADDISON, TEXAS

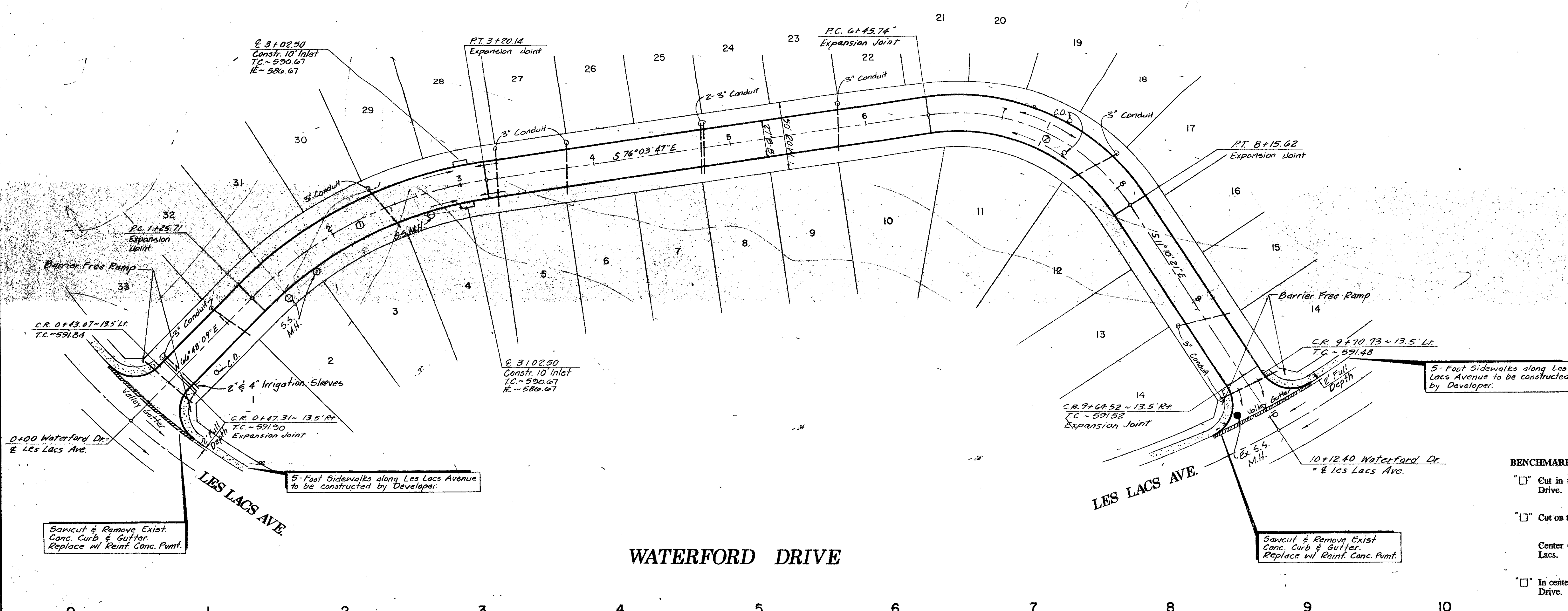
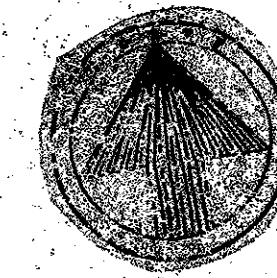
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DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	NOV. 1991	1"=40'H 1"=6'V	90025-6	<b>P-3</b>



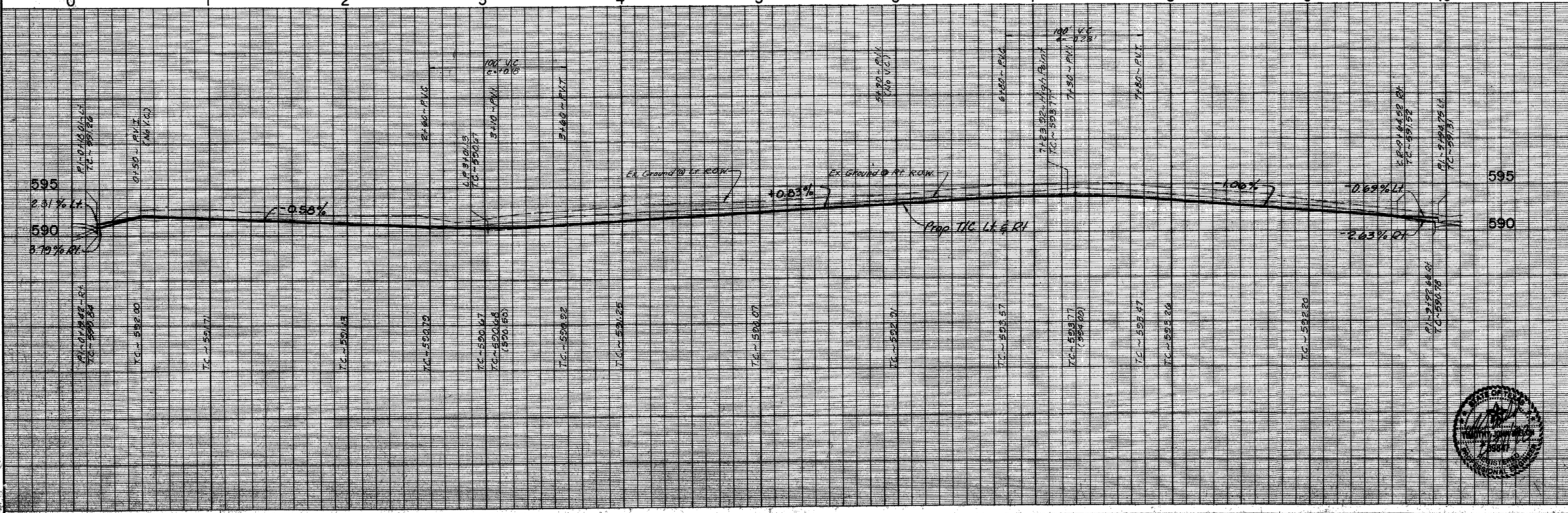
Revisions	Date	Description	Drawn By	Checked By



**CURVE DATA**

#	A	R	T	L
①	37°08'03"	300.00'	100.77'	104.43'
②	64°53'26"	150.00'	95.36'	167.85'

- BENCHMARKS**
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**PAVING PLAN & PROFILE**

**WATERFORD PARK II**

**TOWN OF ADDISON, TEXAS**

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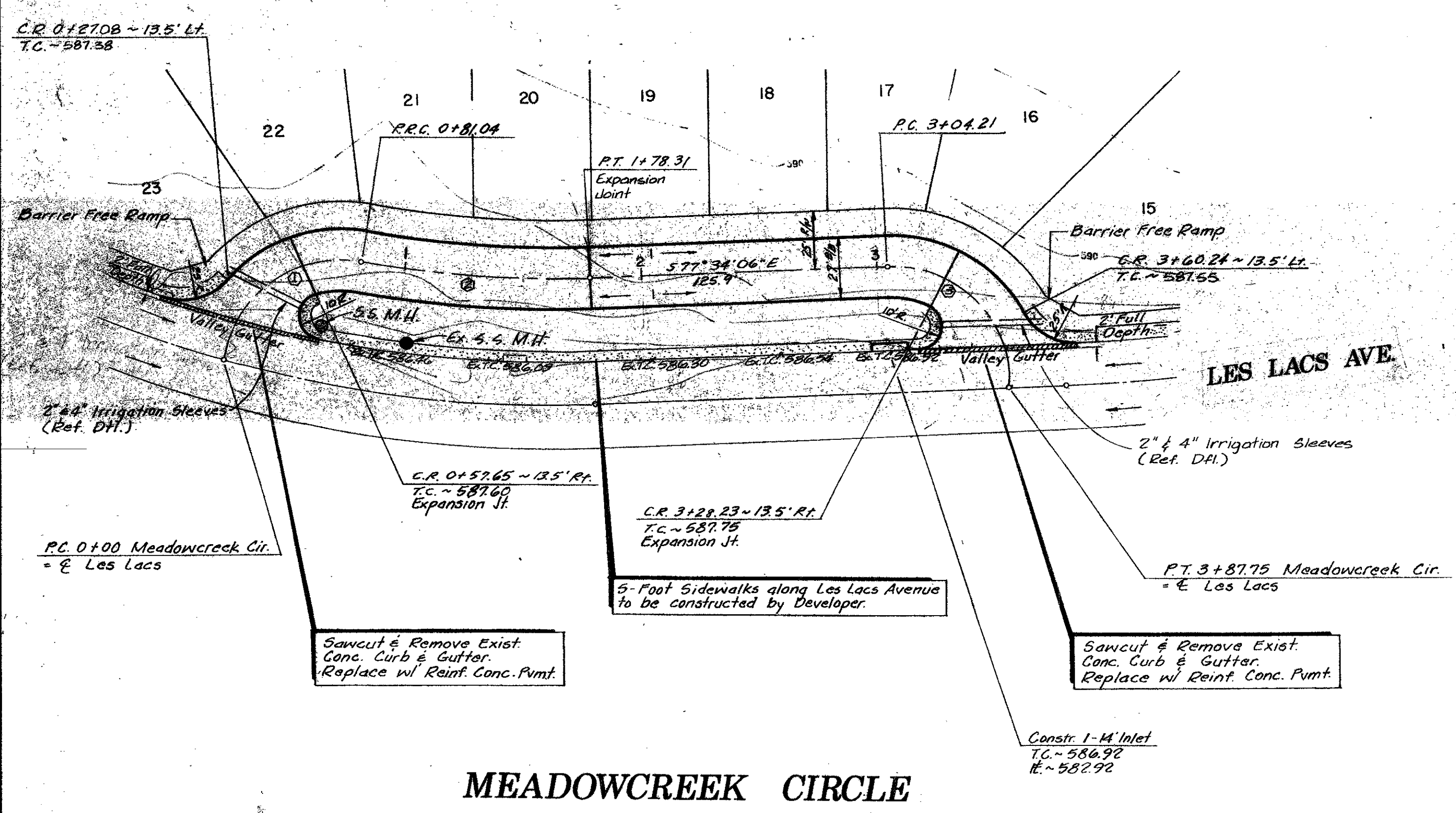
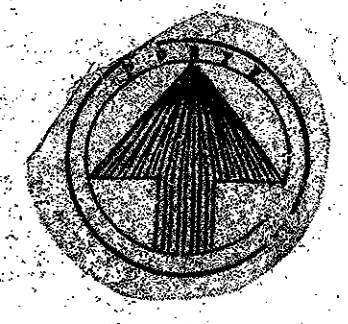
5999 SUMMERSIDE DRIVE • SUITE 202 • DALLAS, TEXAS 75252 • (214) 380-2605

DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
TNC	TNC	NOV. 1991	1"=40'H, 1"=6'V	90025-6	P-4





Revisions	Date	Description	Drawn By	Checked By

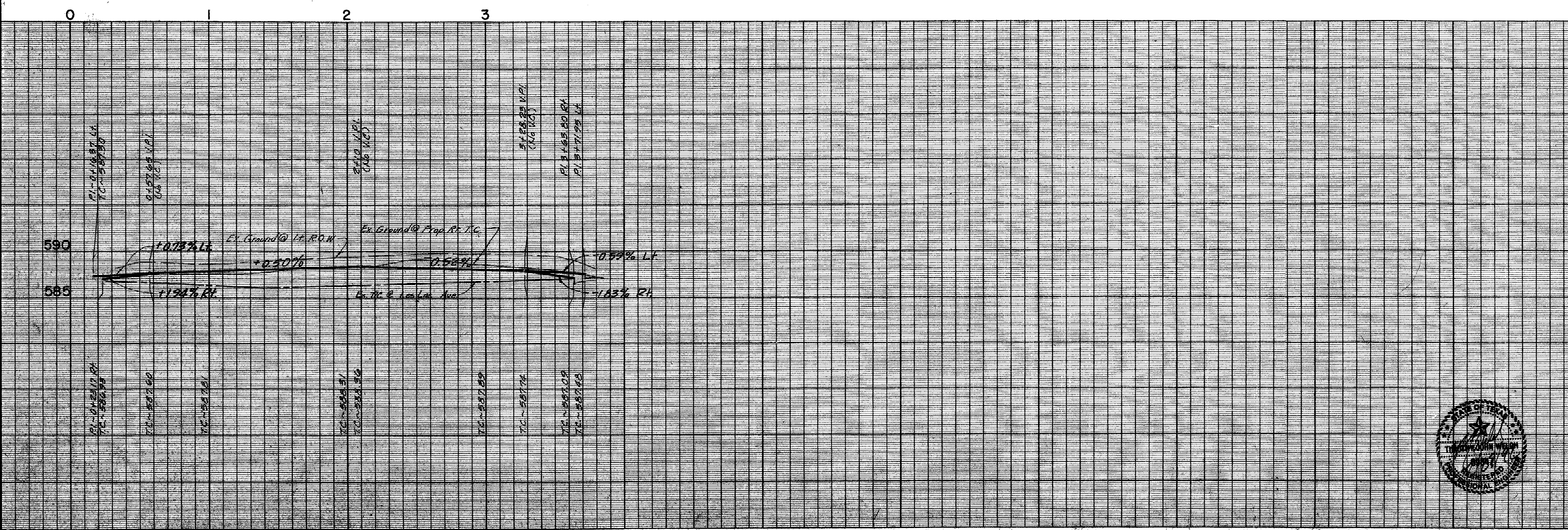


**MEADOWCREEK CIRCLE**

CURVE DATA

#	A	R	T	L
①	92°51'51"	50.00'	52.57'	81.04'
②	12°31'28"	445.00'	48.83'	97.27'
③	95°44'21"	50.00'	55.28'	83.55'

- BENCHMARKS**
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ELEV. 586.17
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ELEV. 587.61
  - In center of the first inlet south of Beltway Drive and on the east side of Les Lacs Drive.  
ELEV. 589.88



**PAVING PLAN & PROFILE**  
**WATERFORD PARK II**  
TOWN OF ADDISON, TEXAS

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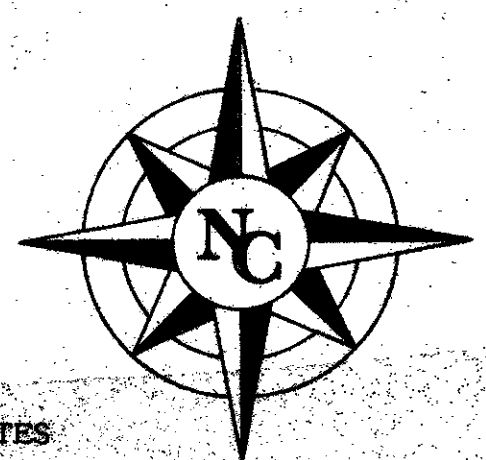
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DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
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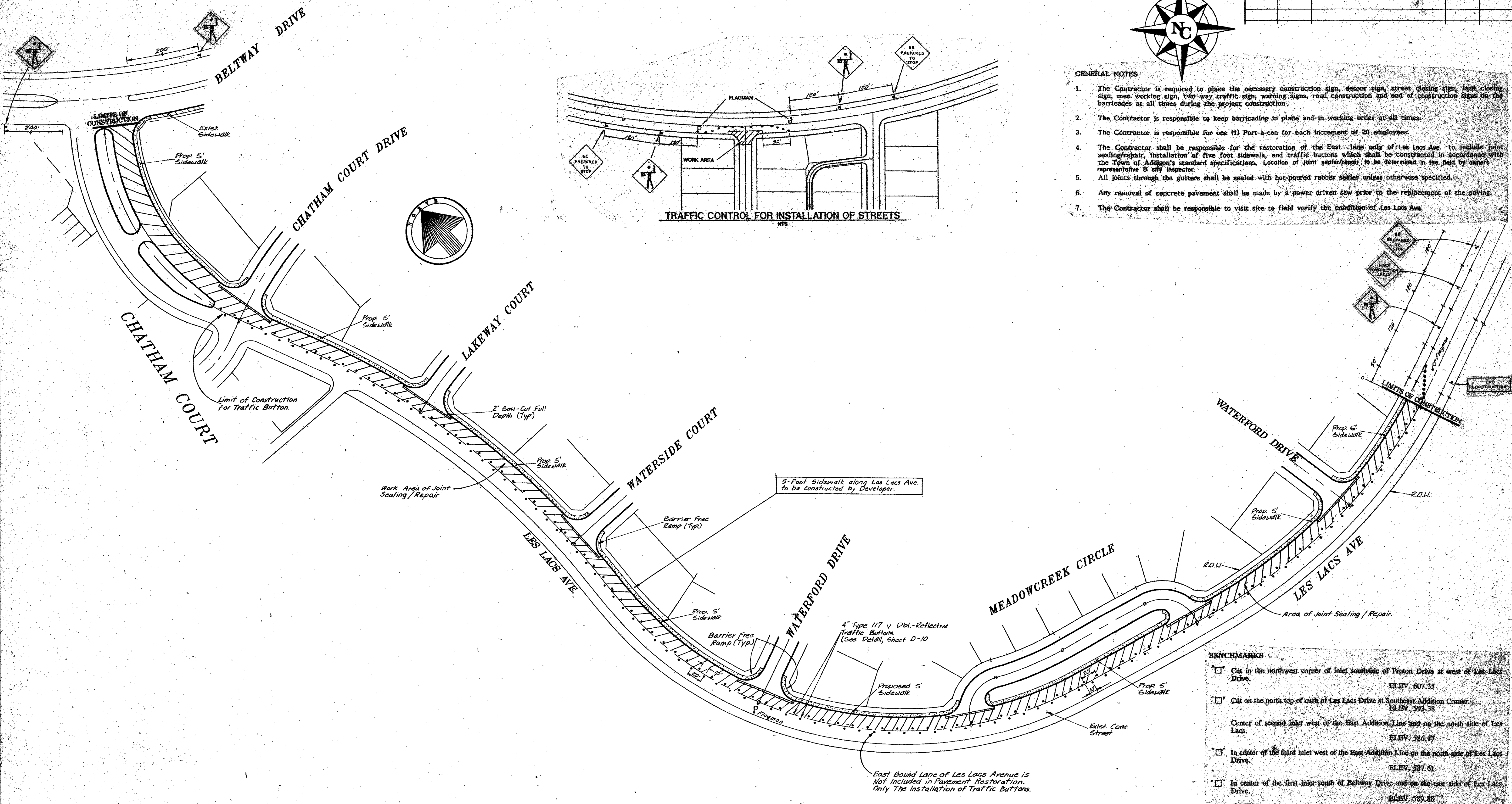
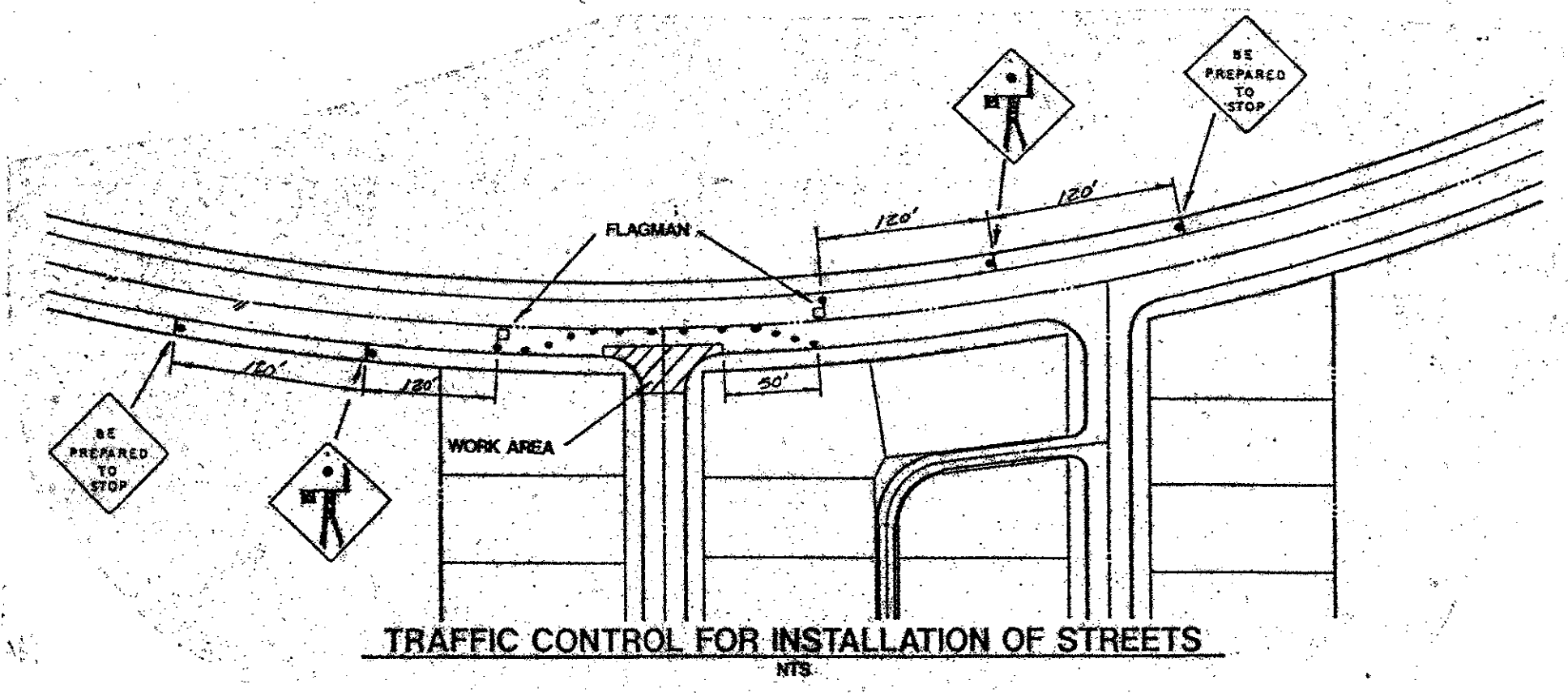
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**GENERAL NOTES**

1. The Contractor is required to place the necessary construction sign, detour sign, street closing sign, lane 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.
2. The Contractor is responsible to keep barricades in place and in working order at all times.
3. The Contractor is responsible for one (1) Port-a-can for each increment of 20 employees.
4. The Contractor shall be responsible for the restoration of the East lane only of Les Lacs Ave. 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. Location of joint seals/repairs to be determined in the field by owner's representative or city inspector.
5. All joints through the gutters shall be sealed with hot-poured rubber sealer unless otherwise specified.
6. Any removal of concrete pavement shall be made by a power driven saw prior to the replacement of the paving.
7. The Contractor shall be responsible to visit site to field verify the condition of Les Lacs Ave.



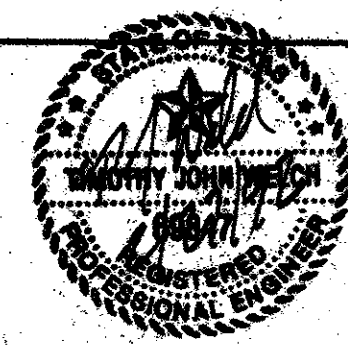
**BENCHMARKS**

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**STREET RESTORATION PLAN**

**WATERFORD PARK II,  
TOWN OF ADDISON, TEXAS**

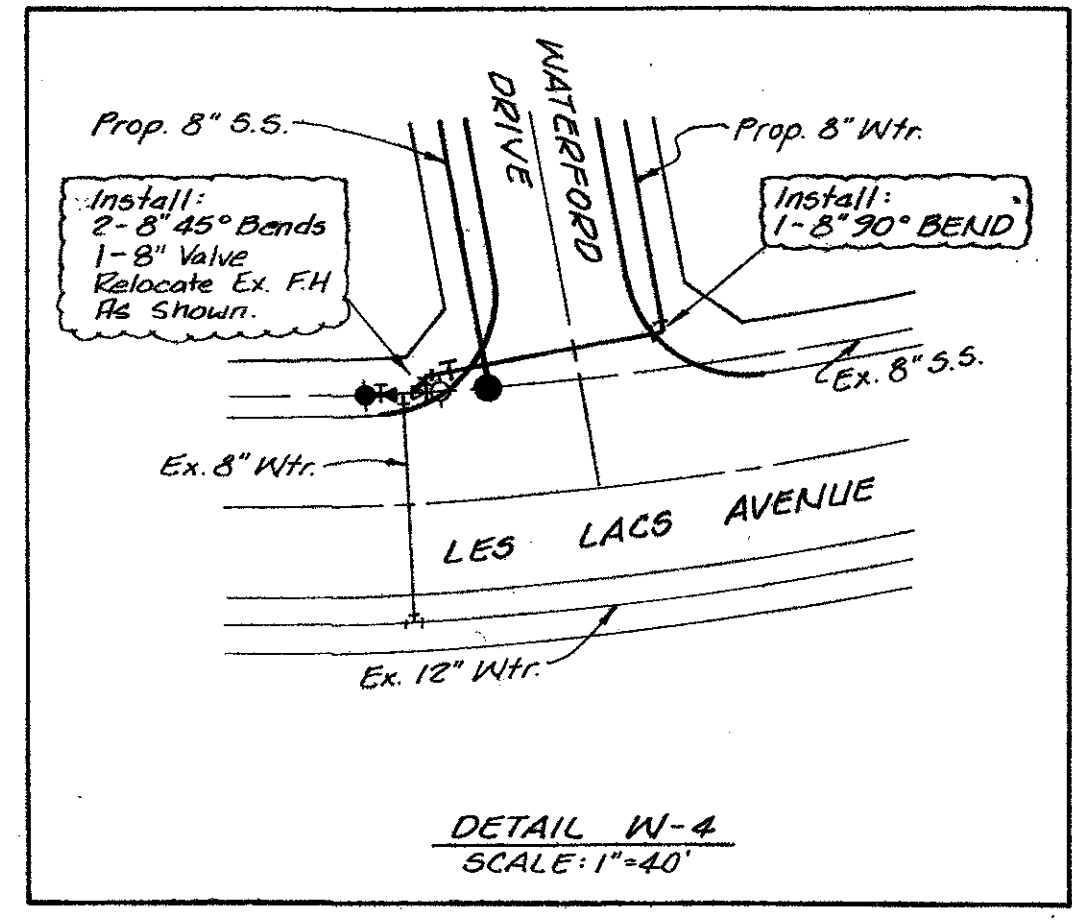
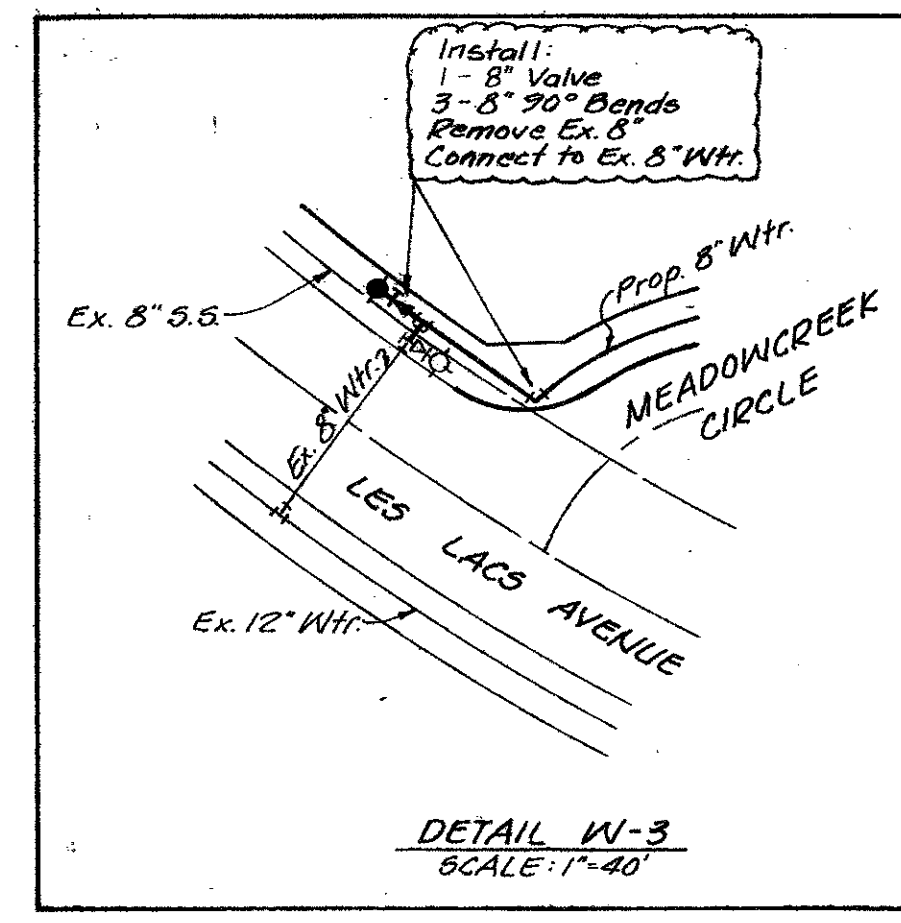
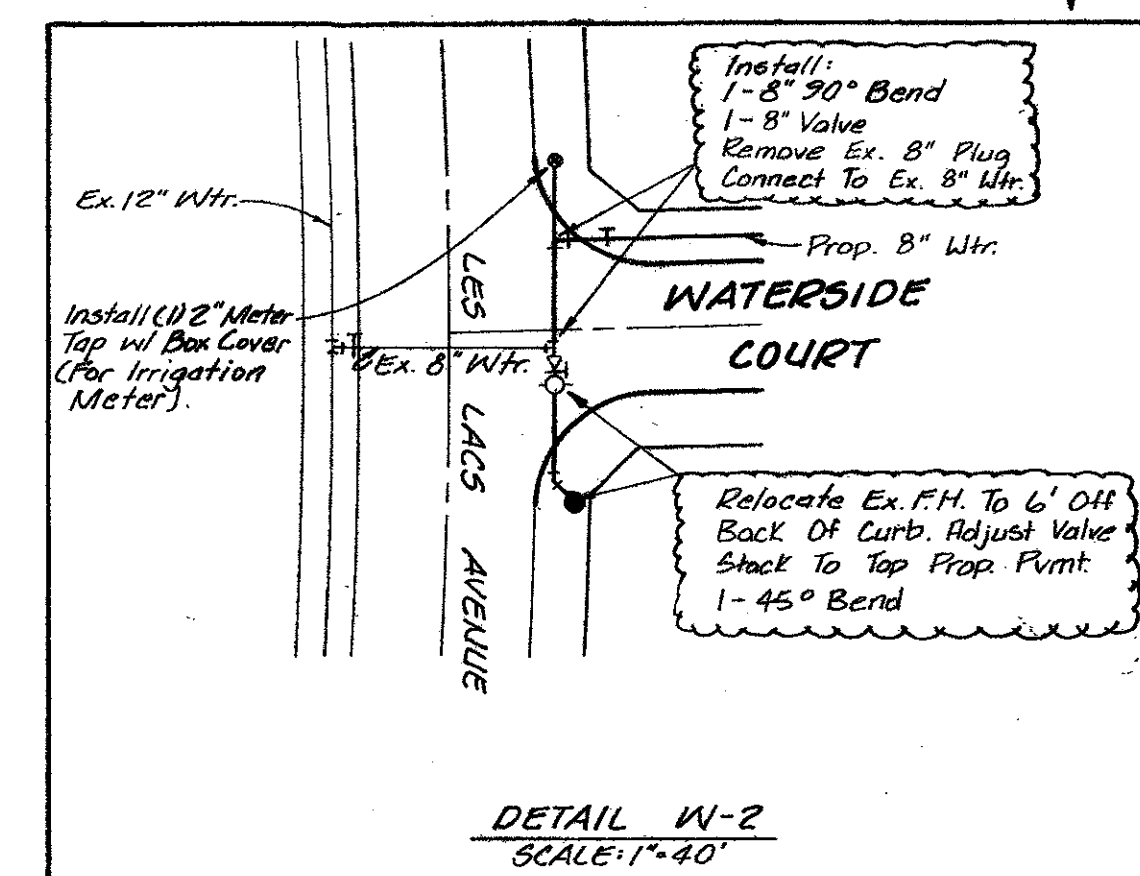
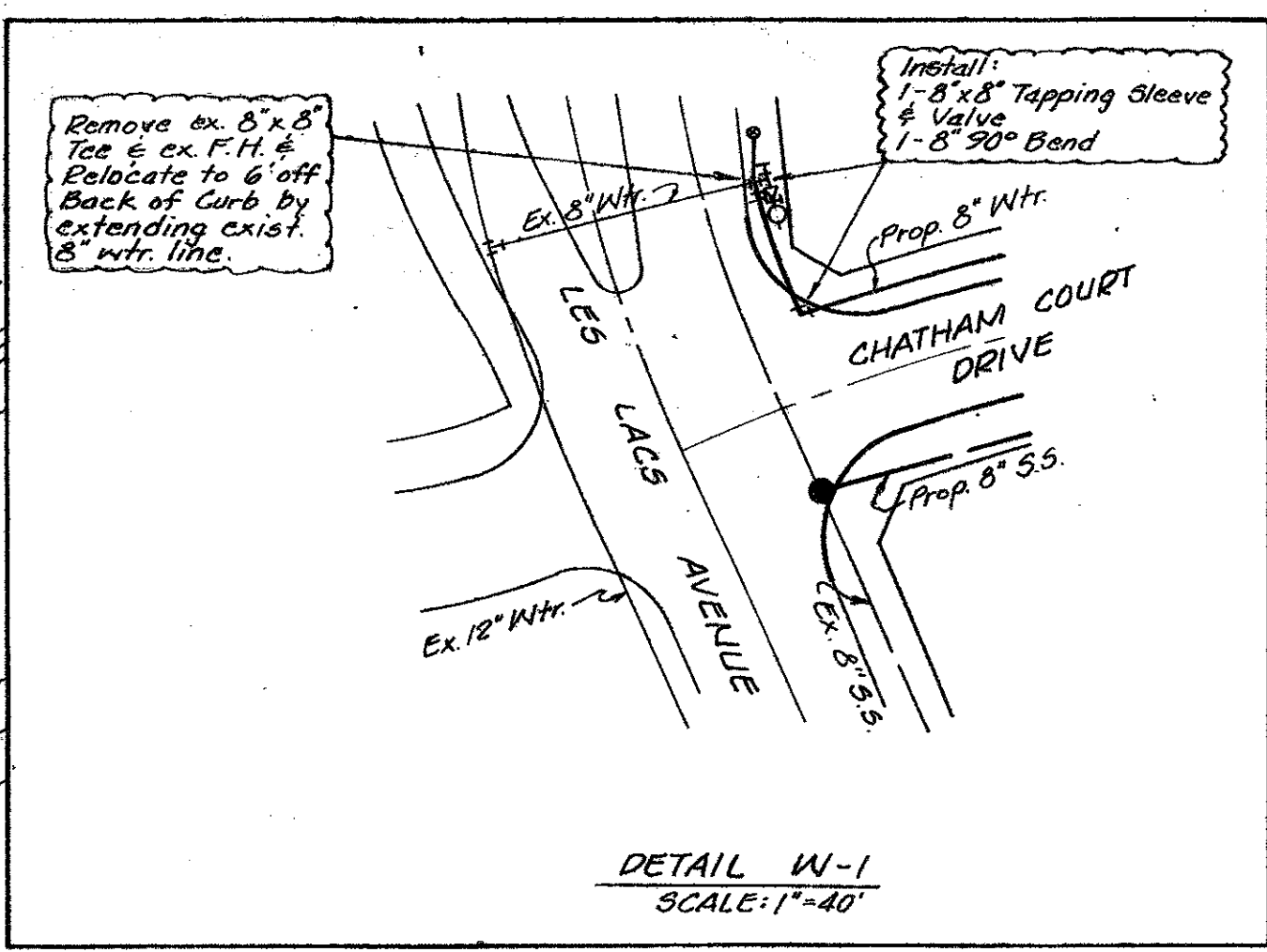
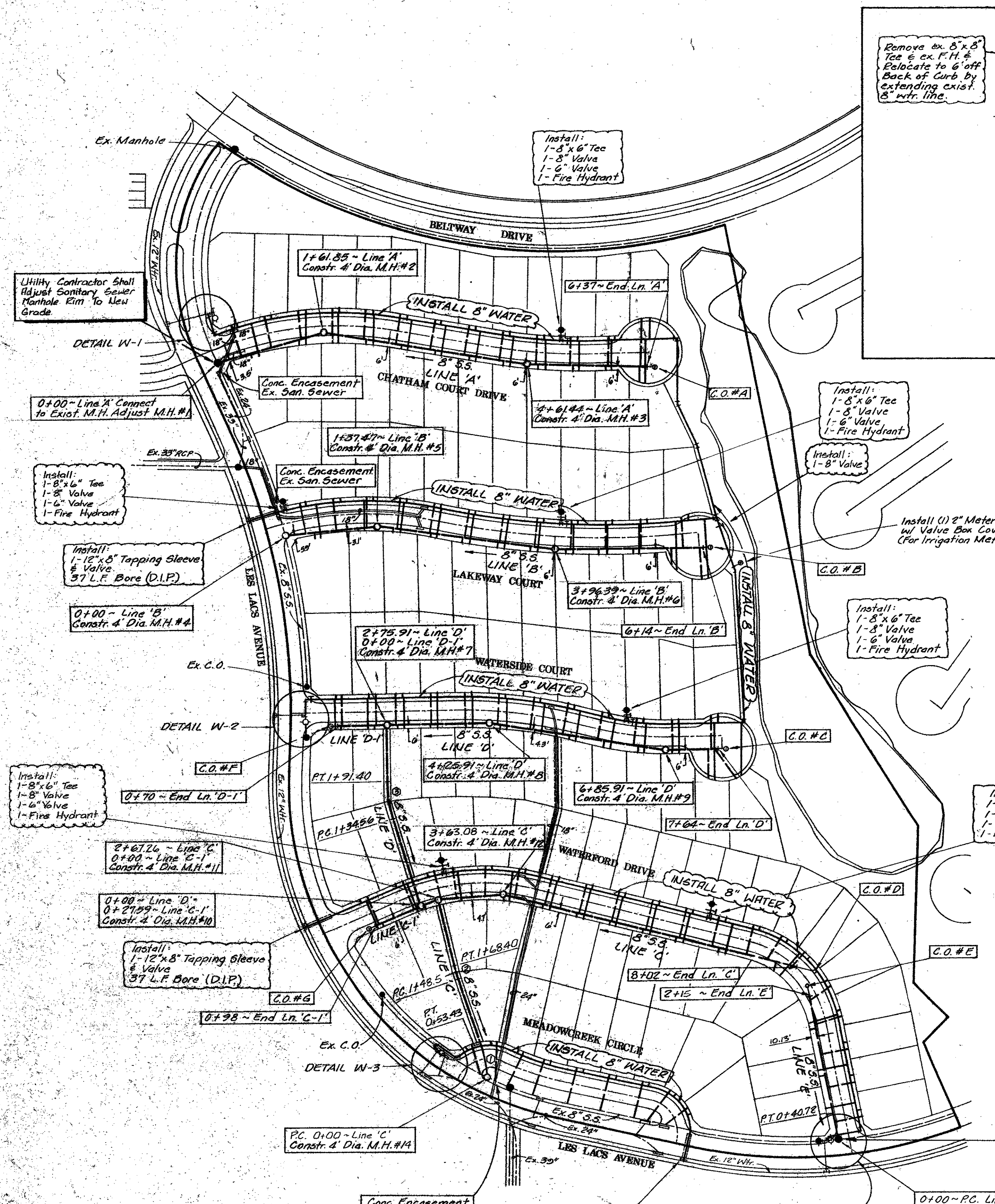
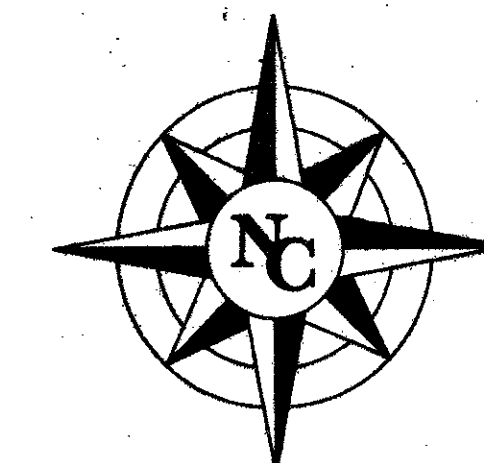
Date:	Scale: 1" = 80'	SHEET	OF
Drawn By: TNC	Approved By: TNC	P-6	SHEETS



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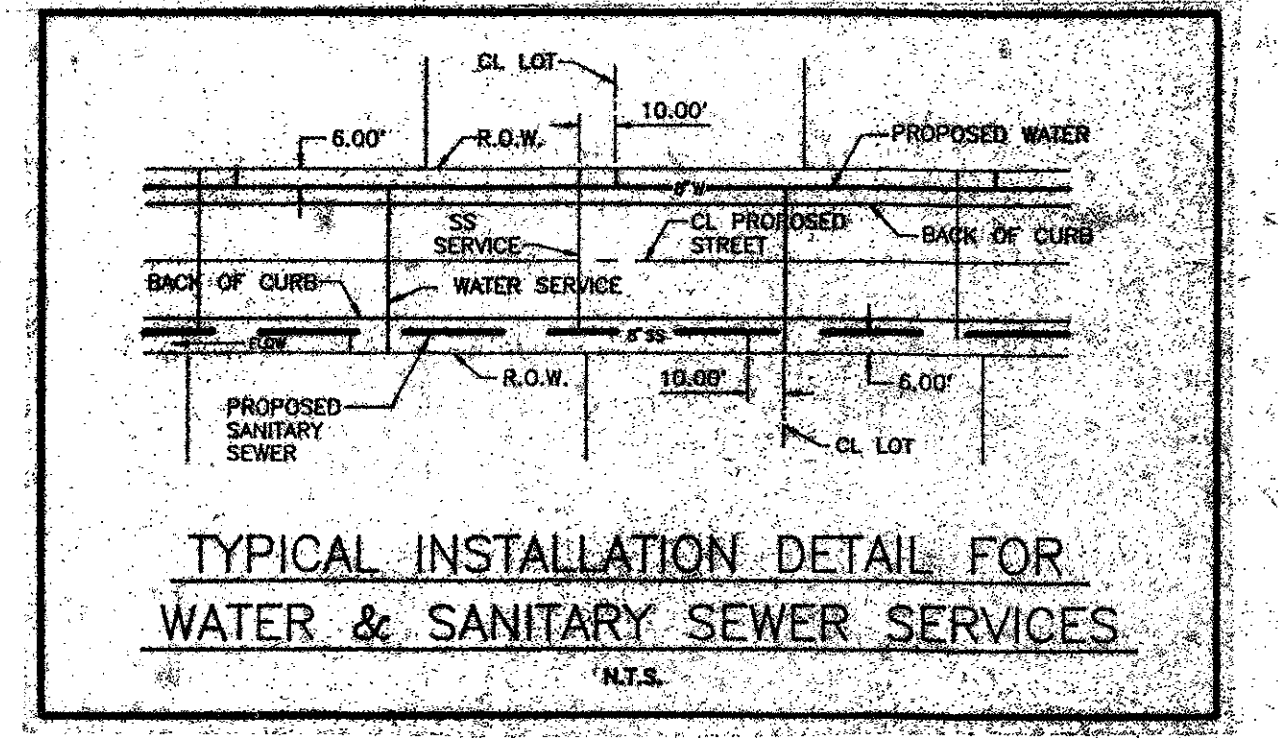


Revisions	Date	Description	Drawn By	Checked By



Note: All Fire Hydrants shall set a min. 6' behind Back of Curb.

- ### 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.



#### COORDINATE POINTS FOR SAN. SWR. MH's.

M.H.	NORTH	EAST
1	5148.09	5564.14
2	5192.57	5719.76
3	5146.15	6015.73
4	4894.42	5662.36
5	4908.39	5799.12
6	4873.95	6055.72
7	4619.43	5809.42
8	4622.44	5999.39
9	4581.72	6216.15
10	4350.39	5858.04
11	4360.99	5883.51
12	4367.96	5979.07
13	4009.26	6469.36
14	4104.17	5955.44

#### COORDINATE POINTS FOR SAN. SWR CLEAN OUTS.

C.O.	NORTH	EAST
A	5142.14	6190.53
B	4875.12	6272.56
C	4582.81	6293.70
D	4278.46	6339.73
E	4261.16	6376.53
F	4618.32	5739.58
G	4523.38	5793.22

- #### BENCHMARKS
- Cut in the northwest corner of inlet southside of Proton Drive at west of Les Lacs Drive. ELEV. 607.35
  - Cut on the north top of curb of Les Lacs Drive at Southeast Addition Corner. ELEV. 593.38
  - Center of second inlet west of the East Addition Line and on the north side of Les Lacs. ELEV. 586.17
  - In center of the third inlet west of the East Addition Line on the north side of Les Lacs Drive. ELEV. 587.61
  - In center of the first inlet south of Beltway Drive and on the east side of Les Lacs Drive. ELEV. 589.88

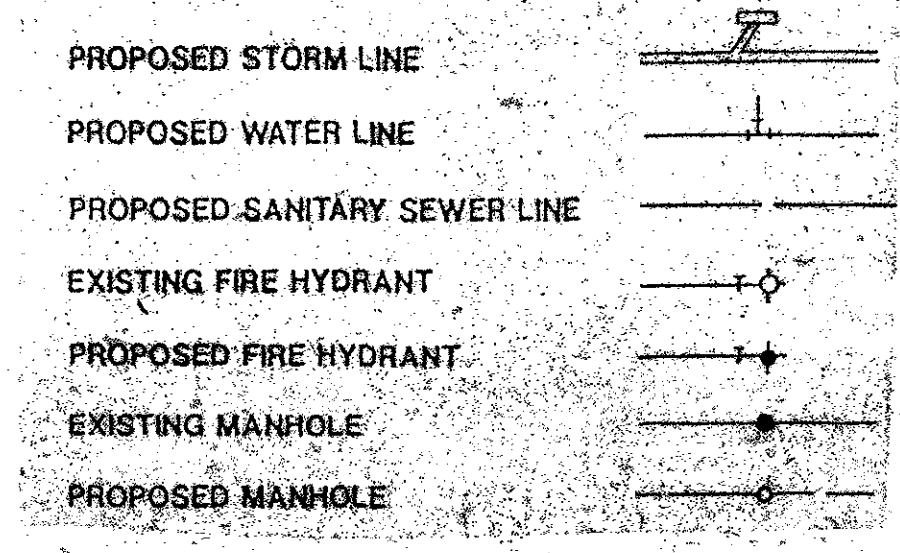
#### SANITARY SEWER CURVE DATA

NO	LOCATION	Δ	R	T	L
1	Line 'B'	15°18'20"	200.00'	26.97'	53.43'
2	Line 'C'	05°42'02"	200.00'	9.96'	19.90'
3	Line 'D'	16°16'59"	200.00'	28.61'	56.84'

#### WATER METER SCHEDULE

TYPE	SIZE	NO.
DOMESTIC	3/4"	117
IRRIGATION	2"	2

#### UTILITY KEY



#### WATER & SEWER PLAN

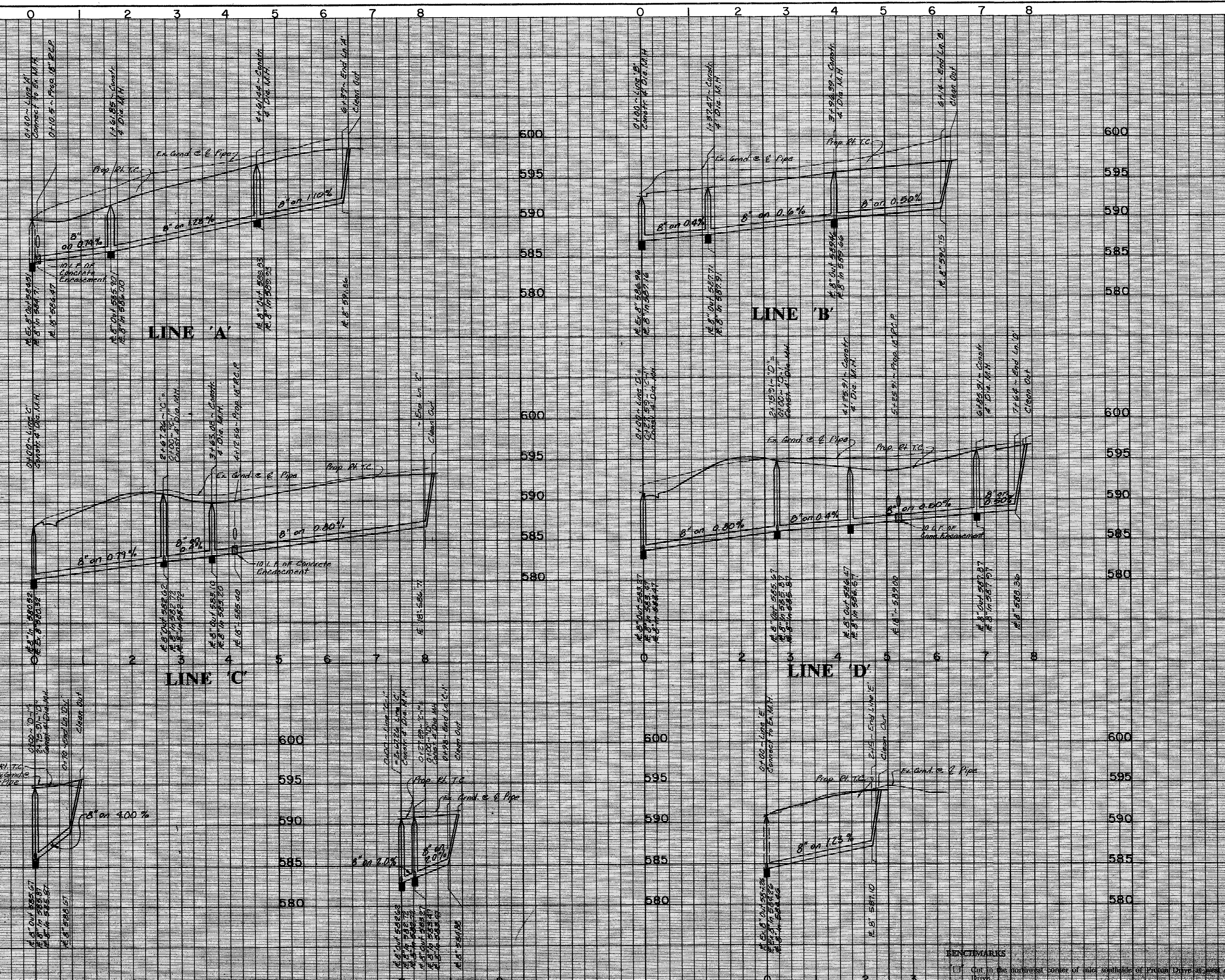
### WATERFORD PARK II TOWN OF ADDISON, TEXAS

Date: NOV. 1991	Scale: 1"=100'	SHEET OF
Drawn By: T.N.C.	Approved By: T.N.C.	WS-1 SHEETS



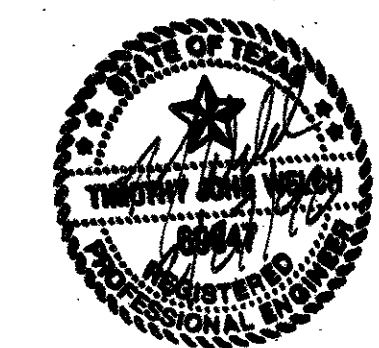
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LINE 'A'      LINE 'B'      LINE 'C'      LINE 'D'      LINE 'D-1'      LINE 'C-1'      LINE 'E'

- BENCHMARKS**
- Cut in the northwest corner of inlet southside of Pickett Drive at west of Les Laes Drive. ELEV. 607.35
  - Cut on the north top of curb of Les Laes Drive at Southeast Addition Corner. ELEV. 593.38
  - Center of second inlet west of the East Addition Line and on the north side of Les Laes. ELEV. 586.17
  - In center of the third inlet west of the East Addition Line on the north side of Les Laes Drive. ELEV. 587.61
  - In center of the first inlet south of Beltway Drive and on the east side of Les Laes Drive. ELEV. 589.88



**SANITARY SEWER PROFILE**  
**WATERFORD PARK II**

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DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
N.E.C.	N.E.C.	NOV. 1991	1" = 8' V		90025-6	WS-2