CELINA

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CITY OFFICIALS

MAYOR
OLEN LONG

CITY COUNCIL
JANIE WARREN
BILLIE HUDDELSTON
FRED HELMS
EARNEST WORTHEY
CORBETT HOWARD

CITY ADMINISTRATOR
LARRY BARTLETT

MAIN STREET MANAGER
TERESA McKEE

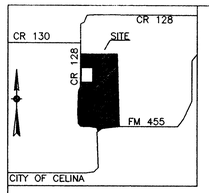
HIGH POINT ESTATES

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not Intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Name P.E.# 36328 Date 02/25/00

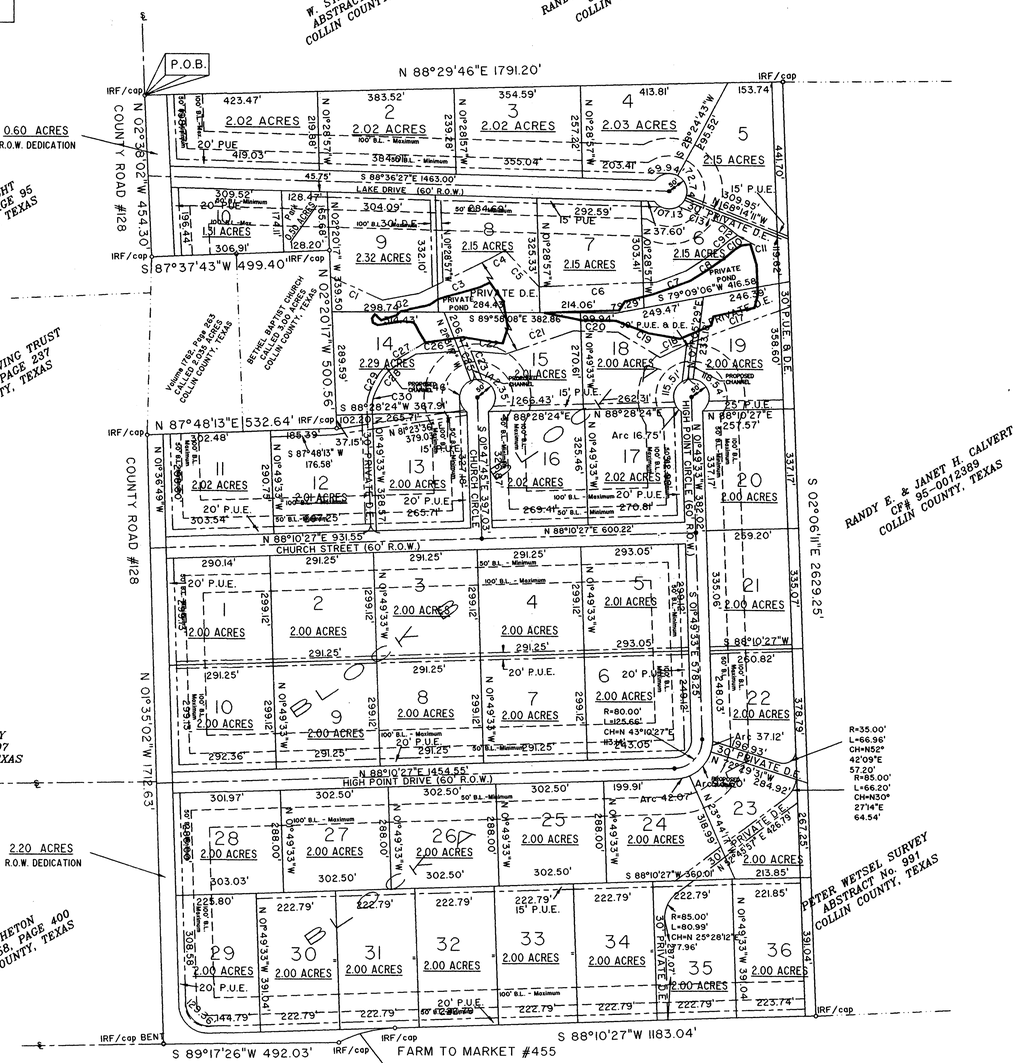
January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: mkjanuary@home.com

JOB #99024.00 February 02, 2000

C:\AutoCAD R14\R14Data\Tools\99024.00\COVER.dwg Fri Feb 25 09:39:03 2000



VICINITY MAP N.T.S.



PRIVATE DRAINAGE EASEMENT COURSE DATA TABLE

COURSE	BEARING	DISTANCE
1	S 65°34'57"E	160.01'
2	N 79°14'36"E	104.68'
3	N 63°20'45"E	213.98'
4	N 61°32'21"E	57.04'
5	S 42°53'20"E	140.25'
6	N 87°15'43"E	329.32'
7	N 68°55'46"E	87.66'
8	N 56°39'11"E	106.21'
9	N 49°35'33"E	42.31'
10	N 57°16'55"E	28.31'
11	N 82°14'24"E	0.78'
12	N 51°23'49"W	49.25'
13	N 68°14'11"W	137.25'
14	Rad: 50.00' Tan: 16.67' Chd: N 40°11'43"E	Arc: 32.17' CA: 36°52'00" 31.62'
15	S 68°14'11"E	309.95'
16	S 02°06'11"E	191.05'
17	S 69°40'26"W	306.43'
18	S 63°03'24"W	87.77'
19	N 58°50'49"W	137.93'
20	N 88°41'56"W	125.69'
21	S 70°37'49"W	200.81'
22	N 85°20'59"W	98.82'
23	S 21°31'17"E	87.57'
24	Rad: 50.00' Tan: 16.67' Chd: S 86°54'42"W	Arc: 32.18' CA: 36°52'19" 31.63'
25	N 21°31'11"W	89.26'
26	S 85°42'40"W	122.14'
27	S 58°49'18"W	74.92'
28	Rad: 85.00' Tan: 23.86' Chd: S 43°08'28"W	Arc: 46.52' CA: 31°21'39" 45.95'
29	S 27°27'39"W	37.46'
30	Rad: 85.00' Tan: 34.14' Chd: S 08°03'01"W	Arc: 64.92' CA: 43°45'40" 63.35'
31	S 88°28'24"W	102.20'
32	N 02°20'47"W	389.00'

DEDICATION

WHEREAS John Toole is the owner of all that certain tract or parcel of land situated in the Peter Wetsel Survey, Abstract # 991, Benjamin Haile Survey, Abstract # 397, and the Mary Howell Survey, Abstract # 396 Collin County, Texas and being a part of a called 107.203 acre tract described in the deed to Ben O. Choate et ux recorded in Clerk's File # 95-0095412 of the Deed Records of Collin County, Texas, being more fully described as follows.

BEGINNING at the Northwest corner of the tract being described herein at a 3/8" iron rod found for corner at the Northwest corner of said 107.203 acre tract in the West line of a road under apparent public use posted as C.R. # 128;

THENCE North 88 Degrees 29 Minutes 46 Seconds East along or near a fence a distance of 1791.20 feet to a capped 1/2" iron rod found for corner;

THENCE South 02 Degrees 06 Minutes 11 Seconds East a distance of 2629.25 feet to a 1/2" iron rod found for corner in the North right-of-way line of F. M. # 455;

THENCE South 88 Degrees 10 Minutes 27 Seconds West with said right-of-way line a distance of 1183.04 feet to a capped 1/2" iron rod set for corner at the beginning of a curve to the left having a radius of 363.31 and a chord bearing and distance of South 75 Degrees 14 Minutes 24 Seconds West, 162.64 feet;

THENCE along said curve and said right-of-way line an arc distance of 164.03 feet to a capped iron rod set for corner in or near the centerline of said C. R. # 128;

THENCE South 89 Degrees 17 Minutes 26 Seconds West along or near said centerline a distance of 492.03 feet to a capped 1/2" iron set for corner;

THENCE North 01 Degree 35 Minutes 02 Seconds West along or near said centerline a distance of 1712.63 to a 1/2" iron rod found for corner at the Southwest corner of a called 2.055 acre tract of land described in the Deed to Bethel Baptist Church recorded in Volume 1762, Page 263 of the Deed Records of Collin County, Texas;

THENCE North 87 Degrees 48 Minutes 13 Seconds East a distance of 532.64 feet to a capped 1/2" iron rod set for corner;

THENCE North 02 Degree 20 Minutes 17 Seconds West a distance of 500.56 feet to a capped 1/2" iron rod set for corner at the base of a fence corner post for corner;

THENCE South 87 Degrees 37 Minutes 43 Seconds West with a fence part of the way a distance of 499.40 feet to a capped 1/2" iron rod set for corner in or near the West line of said C. R. # 128;

THENCE North 02 Degrees 38 Minutes 02 Seconds West a distance of 454.30 feet to the POINT OF BEGINNING and enclosing 104.24 acres of land more or less.

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT John Toole does adopt this plat designating the herein described property as High Point Estates, in the City of Celina, Collin County, Texas and does hereby dedicate to the public use forever, the streets rights-of-way and public easements shown hereon.

By: _____

STATE OF TEXAS

BEFORE ME, the undersigned Notary in and for the State of Texas, on this day personally appeared John Toole, known to me to be the person, whose name is subscribed to the forgoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2000.

_____
Notary Public in the State of Texas.
My commission expires _____

SURVEYORS CERTIFICATE

I, John E. Thompson II, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Alliance" under my direction and supervision in accordance with the Subdivision Reulations of the City of Celina, Texas.

_____
John E. Thompson, II R.P.L.S. # 4857 Date

CERTIFICATE OF APPROVAL

Accepted this _____ Day of _____ 2000 by the City Planning and Zoning Commission of the City of Celina, Texas.

_____
Chairman:

_____
Secretary

Accepted by the City Council of the City of Celina:

_____
Mayor, City of Celina, Texas Date

The undersigned, the City Secretary of the City of Celina, hereby certifies that the foregoing final plat of High Point Estates subdivision or addition to the City of Celina was submitted to the City Council on the _____ day of _____ 2000, and the City Council, by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____ 2000.

_____
City Secretary, City of Celina, Texas

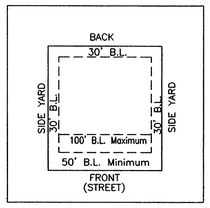
GENERAL NOTES:
1. PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
2. WATER TO BE SUPPLIED BY GUNTER WATER SUPPLY OR CITY OF CELINA.
3. SANITARY SEWER TO BE HANDLED BY CITY OF CELINA, TEXAS.
4. NO IMPROVEMENTS TO BE BUILT WITHIN DRAINAGE AND UTILITY EASEMENTS.
5. RESTRICTIONS TO BE RECORDED BY SEPERATE INSTRUMENT.
6. FLOOD STATEMENT: I have examined the F.E.M.A. for Collin County #48085C0150 G, effective date January 19, 1996 and that map indicates that the property shown hereon is in ZONE X which is defined as 'Areas determined to be outside the 500 year flood plain." as shown on PAnel 150 G of said map.
7. CR 128 2.20 ACRES AND 0.60 ACRES TO BE DEDICATED TO THE CITY OF CELINA.

LEGEND

IRF = IRON ROD FOUND
IRS/CAP = IRON ROD SET W/CAP
FCP = FENCE CORNER POST
P.L. = PROPERTY LINE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
SAN SEW = SANITARY SEWER LINE
WM = WATER METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
TRANS = ELECTRIC TRANSFORMER
PP = POWER POLE
℄ = SURVEYLINE
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
--OHU-- = OVER-HEAD UTILITY
--CATV-- = CABLE TV LINE
--E-- = ELECTRIC LINE
--T-- = TELEPHONE LINE
--x-- = WIRE FENCE
--o-- = WOOD FENCE
--o-- = PIPE & CABLE FENCE
--x-- = CHAINLINK FENCE
( ) = PLAT OR DEED CALL.
CM = CONTROLLING MONUMENT
* = BEARING BASIS

1" = 200'

200 0 200 400 600
GRAPHIC SCALE - FEET



TYPICAL B.L. LAYOUT

NOTE: If corner lot, 100' & 50' B.L.'s apply on both sides.

OWNER:
JOHN TOOLE
P.O. BOX 804
CELINA, TX 75009
972-382-2553
PROPERTY INFORMATION:
CALLED 107.15 ACRES
CF# 95-0095412
COLLIN COUNTY, TEXAS

ALLIANCE AREA SURVEYING

P.O. BOX 507
KRUM, TX 76249
(940)482-6723

JOB NUMBER:	961126FP
DRAWN BY:	Lola
CHECKED BY:	HCI
DATE:	1-17-00
REVISIONS:	1-18-00

FINAL PLAT
HIGH POINT ESTATES
LOT 1-36, BLOCK A &
LOT 1-10 BLOCK B
BEING 104.24 ACRES IN THE PETER WETSEL SURVEY, ABSTRACT # 991, CITY OF CELINA, COLLIN COUNTY, TEXAS

SHEET 1
OF X

C:\AutoCAD R14\R14Data\Toole\9902400\01PLAT.dwg Fri Feb 25 05:19:11 2000

P-200002-01

GENERAL NOTES:

1. All work and materials shall conform to the North Central Texas Council of Governments (NCTCOG) "Standard Specifications for Public Works Construction" Parts II and III, latest edition; and the City Construction Standards, Specifications, and Details. In the event of conflict, duplication or variance, the city engineer shall have the final decision on all construction materials, methods, and procedures.

2. Prior to construction, the contractor shall familiarize himself with the contract documents and specifications, the plans including, all notes, and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the contractor to familiarize himself with all standards or specifications pertaining to this work shall in no way relieve the contractor of responsibility for performing the work in accordance with all such applicable standards and specifications.

3. Contractor shall have in his possession, prior to construction, all necessary permits, licenses, etc. Retaining walls 4' or greater in height require a separate permit from the Building Official. Contractor shall have at least one set of approved engineering plans and specifications on site at all times.

4. Any item of work called for by the plans and/or specification and not included as a bid item shall be subsidiary to the construction of the various bid items.

5. Construction inspection will be performed by representatives of the owner, engineer, city, geotechnical engineer, and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for scheduling required inspections as required by contract documents.

6. The contractor and all subcontractors must confine their activities to the work area. Any damage resulting therefrom shall be contractor's responsibility.

7. It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities. Location of utilities are taken from City and Utility Company records. Contractor shall field verify to determine exact location of utilities.

TXU Electric & Gas	800-/242-9113 or 972/791-2888
Southwestern Bell Telephone Company	800/395-0440
City of McKinney -Public Works Department	972-547-7500
TCI Cable	972/727-5723 or 972/396-2217
CoServe	972/377-3405

8. Trench safety design will be the responsibility of the contractor. The contractor shall abide by all applicable federal, state and local laws governing excavation. Trench side slopes shall meet OSHA standards. Shutting, shoring and bracing shall be required when side slope standards are not met. A pull box, meeting OSHA standards, will be acceptable. The contractor shall submit detailed plans to the city Engineering Department for review showing how OSHA Standards for excavation shall be met prior to the start of any utility construction.. The plans shall be sealed by an Engineer registered by the State of Texas.

9. Contractor shall stockpile salvage materials for inspection. All items not salvaged by the owner shall be removed from the site at the contractor's expense. The owner will transport salvaged materials away from the site at owner's expense. Salvage, stockpile and removal of materials shall be considered subsidiary to the various bid items and shall not be paid for directly unless such items are specifically included in the bid items.

10. The contractor shall be responsible for providing and maintaining all necessary warning and safety work, material and operations needed to provide for the health and safety of the public until all work has been completed, including maintenance bond periods, and accepted by the City in writing.

11. All construction and materials testing unless otherwise indicated, shall be performed by an Engineering Testing Laboratory employed by the Contractor. The testing laboratory shall be approved by the city. The testing laboratory shall make tests necessary to insure that construction is in accordance with the approved plans and specifications. Re-testing required due to construction not being performed in accordance with the plans and specifications shall be at the expense of the contractor. The testing laboratory shall submit testing reports to the City Engineer, and Design Engineer.

12. Survey staking for construction shall be performed by the Contractor at the Contractor's expense. Basic horizontal and vertical controls shall be provided by the Design Engineer.

13. The contractor shall be responsible for protecting all trees outside street right-of-way, easements and/or areas of construction agreement; or, those trees within the afore mentioned construction areas that have been designated by the City Engineer to be protected.

14. Retaining walls 4' or greater in height require a separate permit from The Building Inspections Department.

15. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED OR SHOWN.

CLEARING AND GRADING NOTES:

1. General Specification: 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
Item 3.3 - Unclassified Street Excavation
Item 3.4 - Parkways
Item 3.5 - Unclassified Channel Excavation
Item 3.6 - Borrow
Item 3.7 - Embankment

2. Site Preparation: All surface vegetation and the foreign materials such as timber, logs, tress, grass, roots, etc., shall be stripped to a minimum depth of 4-inches and removed. All cleared and grubbed materials shall be burned or removed off-site in accordance with local, state and federal regulations. NOTE: Some trees within street right-of-way may be tagged by the Engineer to remain. Prior to beginning clearing, the contractor shall be responsible for verifying with the Engineer that selected trees have been tagged.

3. Scarifying Area to be Filled: In areas where fills are desired, the stripped surface shall be scarified to a depth of at least six inches for uniform compaction. The scarified surface shall be such that it is free from lumps and uneven surfaces.

4. Compacting Area to be Filled: After clearing and scarifying the area to be filled, the soils shall be brought to a moisture content of 1% to 5% wet of the optimum moisture value and compacted, in 6-inch maximum lifts, mechanically to at least 95 percent of Standard Proctor maximum dry density (ASTM D 698).

5. Fill Material: On-site soil and/or rock could be used as random fill provided such material is free from vegetation and other deleterious substances. No fill material shall contain rocks or lumps having diameter larger than 6 inches.

6. Depth and Mixing of Fill Layers: The fill materials shall be placed in level, uniform layers. Each layer shall be thoroughly blade mixed during spreading to insure uniform compaction. These materials shall be placed in loose lifts with density and in-situ moisture content shall conform to that specified herein..

7. Compaction of Fill Layer: Compaction equipment shall be capable of compacting all fill soils to the specified density. Compaction of all fill shall be accomplished with the material at the specified moisture content. Each fill layer shall be compacted uniformly with sufficient effort to achieve the specified degree of compaction.

8. Amount of Compaction: After each fill layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to a minimum 95 percent of the Standard Proctor density (ASTM D 698).

9. Moisture Content: All fill material shall be compacted at the appropriate moisture content as defined for the particular soil type. Each layer shall be brought to a moisture content of 1% to 5% wet of the optimum moisture value as determined by ASTM D 698. The compaction moisture content of limestone or other rock-like materials is not considered crucial provided the proper degree of compaction is attained.

10. Slope Control: In areas where cut or fill slopes exceed three to one(3:1) feet in depth/height, approved slope protection shall be installed. In areas where cut or fill slopes do not exceed a slope ratio of one (vertical) to four (horizontal), grass or approved living ground cover shall be permitted. Compaction operations of fill slopes shall be continued until the slopes are stable.

11. Field Density: Field density tests of fill and/or backfill shall be controlled by an Engineering testing Laboratory. Density tests shall be taken in the compacted material below the disturbed surface. When these test indicate that the density or any layer of fill is below the required density, the particular soil or rock layer shall be reworked until the proper density and/or moisture content is achieved.

12. Tolerance for Rough Grading: Streets shall be rough graded within 0.2' of plan grades prior to utility construction. Utility contractor shall return street to within 0.2' of excavation contractor's rough grade prior to street paving.

13. Supervision: Supervision by the Soils Engineer shall be of such continuity during the grading operations that he can adequately describe the work done and evaluate that work in comparison with the specifications. Actual supervision shall be the Contractor's Supervisor.

14. Reports: The Testing Laboratory shall send one (1) copy of each test, inspection or evaluation report to the City Director of Public Works, City Engineer, Owner and Design Engineer.

15. All excess earth shall be used on-site or taken to an area designated by the Design Engineer at the Contractor's expense.

PAVING NOTES:

1. Concrete street pavement shall be 3,000 PSI compressive strength with No. 4 bars, 24" on center both ways constructed in conformance with Standard Specifications Item 5.8. Pavement thickness shall be as indicated on the approved construction plans.

2. Asphalt pavement, where indicated on the plans, shall be 2" Type "D" HMAC surface course on 4" Type "A" HMAC base course constructed in conformance with Standard Specifications Item 5.7.

3. The subgrade shall be treated 6-inches deep, minimum, with lime slurry. Lime slurry shall be Type B, Grade 1 and applied in accordance with NTCOG Standard Specifications Item 4.6. Lime shall be applied at a rate of 6% of the dry weight of soil. All fill shall be compacted to 95% Standard Proctor Density in a maximum of 6" (six) lifts.

4. All dimensions are to back of curb unless otherwise noted. Elevations are top of curb unless otherwise noted.

5. Southwestern Bell Telephone Vault M.H.'s must be adjusted by Southwestern Bell only and at the Contractor's expense. The Contractor is responsible for coordinating the adjustments with Southwestern Bell.

6. Contractor shall adjust all M.H.'s and appurtenances for Sanitary Sewer, Storm sewer and water to proposed top of pavement grade.

7. Contractor to provide barrier free ramps for sidewalk at street intersections, alleys and driveways. See Construction Details.

8. Unclassified Street Excavation shall be as set forth under Item 3.3 of N.C.T.C.O.G. Standard Specifications for Public Works Construction and shall also include the removal of existing pavement, culvert pipe w/headwalls and any items buried beneath the roadway surface unless such items are specifically included under another pay item.

9. Water meters and/or services shown to be in conflict with proposed paving or drainage facilities are to be relocated prior to commencement of construction of paving and drainage.

10. Power and telephone poles shown to be in conflict with proposed sidewalk paving to be relocated by appropriate utility prior to paving.

11. Driveway sections to be replaced are to be graded from street on a 8% maximum slope to match existing driveway grade. There shall be a smooth transition form the replaced driveway sections to the existing driveway grades. The length shown on the plans for the driveway section to be replaced are approximate and shall be used for bidding purposes only.

12. Driveways shall have a minimum width of 12 feet and curb radii of 4.5 feet unless noted otherwise on approved plans.

13. It will be the responsibility of the paving contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxed fire hydrants, etc., must be adjusted to proper line and grade by the paving contractor prior to and after the placing of permanent paving.

14. Expansion joints shall be placed at 600 feet maximum spacing. Transverse or contraction joints shall be placed on 15 feet maximum spacing. See standard details for location of additional joints.

15. Contraction joints shall be formed by sawing. Joint depth shall be equal to one-fourth (1/4) of the slab thickness. Sawing of joints should begin as soon as the concrete has hardened sufficiently to permit sawing without excessive ravelling. All joints should be completed before uncontrolled shrinkage cracking occurs. Joints should be continuous across the slab and should extend completely through the curb. All joint openings be cleaned and sealed before opening pavement to traffic.

16. Any excess earth shall be taken to an area, to be designated by the Engineer.

17. Backfill shall be placed behind all curbs. Backfill material shall be free of earthwork debris such as muck, rock, refuse, stumps, concrete, asphalt and other unsuitable materials and shall consist of soil suitable for sodding.

STORM WATER DISCHARGE AUTHORIZATION:

1. Contractor shall submit a Notice of Intent (NOI) to EPA no less than two days prior to commencement of construction activities. All grading activities shall conform to the Erosion Control Plan included in the approved construction plans.

2. All contractors and subcontractors providing services related to the SWPPP shall sign a Contractor Certification statement acknowledging their responsibilities as specified in the SWPPP.

3. A copy of the SWPPP, including Contractor Certifications and any Revisions, shall be submitted to the City Engineer and Design Engineer and filed with the construction plans, and shall be retained on-site during construction.

4. A Notice of Termination (NOT) shall be submitted to EPA when the site has 100% of the disturbed areas stabilized and the site no longer has storm water discharges associated with industrial activities (construction), or the NOI permittee or co-permittee no longer holds operational control of the construction.

STORM WATER POLLUTION PROTECTION PLAN:

1. The site shall be reviewed by owner or his representative weekly and after any rain of 1/2" or more. Adjustments/repairs to the erosion control will then be made as needed.

2. During May through September the following procedure may be followed as an acceptable erosion control method:

Rye Grass - 90% coverage

A. 9-15' buffer strip along newly constructed streets and parkways.

B. September 15 - December 1
(with allowance for a germination period of 14 to 21 days)

C. February 1 - May 15
(with allowance for a germination period of 14 to 21 days)

Hay bales/silt fence

A. Hay bales in swales between each lot in subdivision during months of May - September.

B. Hay bales around street radii and other noted trouble spots with erosion problems.

C. Erosion control for drop inlets in street having room for water to flow into inlet.

Maintenance

A. Mowing schedule
April - September: two times per month
October - March: one time per month

B. Continuous monitoring to replace damaged silt fence, hay bales, and street inlet protection.

SANITARY SEWER NOTES:

1. Sanitary sewer pipe shall be PVC ASTM Designation D3034 SDR-35.

2. Sanitary sewer laterals shall include 4" wye, pipe and plug. Laterals shall be installed ten feet downstream from the water service on each lot, unless otherwise indicated on plans. Sewer laterals shall be laid on a minimum slope of +2.00% from the main line to the street right-of-way.

3. Sanitary sewers shall be tested by pulling a mandrel, air pressure test, and television filming.

4. Sanitary sewer manholes shall be 4-ft. diameter reinforced concrete pipe, ASTM C-76, Class III with rubber gasket joint, concentric manhole cones and 8"x24" precast reinforced grade rings. Sanitary sewer manholes within flood plains or flood prone areas require type "S" manhole lids. Eccentric manhole cones shall be used only where indicated on the approved construction plans.

5. Embedment shall be as shown on the approved construction plans or city standards.

6. Embedment for drainage pipe shall be incidental to pipe installation and will not be a separate pay item.

7. Removal of existing sanitary sewer pipe shall be incidental to the extension of existing sanitary sewers or be considered unclassified street excavation and will not be separate pay items unless such items are specifically included under another pay item..

8. Contractor shall perform tests and inspections in accordance with item 6.7.2 (c) Tests and Television Inspections. NCTCOG standard specifications as described herein above. These tests shall include the 5% deflection mandrel.

9. All manholes shall be vacuum tested where a 10" mercury vacuum is developed. The air vacuum shall then be monitored for a test period of 2 minutes. The allowable drop in air vacuum shall be no greater than 1" mercury over the test period.

EROSION CONTROL SPECIFICATIONS:

1. The Grading Contractor shall provide and maintain erosion control devices at the areas indicated on the Erosion Control Plan and any other areas as directed by the Engineer.

2. The Utility Contractor shall provide and maintain an erosion control device around all openings into the storm sewer system to project completion and as directed by the Engineer.

3. The Paving Contractor shall provide a temporary inlet sediment filter for each inlet, and shall provide and maintain all erosion control devices as indicated on the Erosion Cont ol Plan and as directed by the engineer.

4. Upon completion of fine grading, all street perkways shall be seeded, fertilized and maintained by the Paving Contractor in accordance with the city specifications. Grass shall be mowable before project will be considered for acceptance by the city.

5. The Electrical Utility, Natural Gas, Telephone, and Cable TV Contractor shall re-establish any previously established erosion control measure or device that is disturbed by their construction, including vegetative cover.

6. Site entry and exit locations shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. All sediment spilled, dropped, wasted or tracked onto a public roadway must be removed immediately. When washing is required to remove sediment prior to entrance to a public roadway, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin. All fines imposed for tracking onto public roads shall be paid by the Contractor.

7. Temporary seeding or other method of stabilization shall be initiated within 14 days of the last disturbance on any area of the site, unless additional construction on the area is expected within 21 days of the last disturbance.

8. Seeding for permanent vegetative cover shall be initiated upon completion of fine grading by Paving and Grading Contractor, see Final Stabilization.

9. Erosion control devices may be added or reduced in the field as directed by the Engineer.

10. INSPECTION - The Contractor shall conduct inspections of all erosion controls provided in the SWPPP at a minimum of once every seven calendar days and within 24 hours of the end of a rain of 0.5 inches or greater. When field inspection reveals an inadequacy in erosion control measures, the SWPPP shall be revised and erosion control measures shall be upgraded within seven calendar days.

11. MAINTENANCE - Erosion controls shall be repaired or replaced as inspection deems necessary or as directed by the Engineer. Accumulated silt at any erosion control device shall be removed when it reaches a depth of 6", and shall be distributed on site in a manner not contributing to additional siltation.

12. The Contractor is responsible for re-establishing any erosion control device which he disturbs. Each Contractor shall notify the Engineer of any deficiencies in the established erosion control measures which may lead to unauthorized discharge of storm water pollution, sedimentation, or other surface or ground water pollutants, and excessive dust or other airborne pollutants. Unauthorized pollutants include, but are not limited to, excess concrete dumping or concrete residue, paints and overspray, solvents, greases, fuel and lube oil, pesticides, and solid waste materials.

13. FINAL STABILIZATION -Upon completion of all soil disturbing construction, all areas not paved or covered by permanent structures or equivalent permanent stabilization measures shall be stabilized with a uniform perennial vegetative cover. For termination of industrial status of the construction site, the vegetative cover must meet a minimum density of 70% as determined by the Engineer. All temporary erosion and sediment control measures must be removed.

WATER NOTES:

1. Water services shall be 3/4 inch minimum Type "K" copper tubing, 3/4 inch minimum compression fitting corporation stop conforming to AWWA C800, curb stop, meter stop and meter box, unless otherwise indicated on the plans. Angle stops shall be located within the meter box and facing toward the lot in accordance with the city construction details. Double water services shall be1" minimum Type "K" copper tubing.

2. Copper water service lines shall be embedded with six inches of sand below and around the pipe and one inch of sand over the top of the pipe, from the water main to the meter.

3. Water meters shall not be placed in sidewalks or driveways. Each meter box will be located adjacent to the curb and installed after street pavement has been completed and curbs back filled.

4. Water mains shall be polly wrapped Ductile Iron Class 51or AWWA PVC~C900~DR-14 for 6-inch and DR-18 for 8-inch and 12-inch pipe. All water line fittings shall be ductile iron. Minimum cover shall be 3.5 feet for 6-inch lines, 4.0 feet for 8-inch lines, and 4.5 feet for 12-inch lines. At time of placement all water mains shall be swabbed with Knapp Polly Pig Bare Swab or approved equal. Water mains shall be plugged with a cast iron plug, or approved equal, at the end of each work day. Embedment shall be as shown on plans.

5. All water services shall be located in the center of the lot or as shown on the "Approved Plans".

6. Fire hydrants will be placed 2 to 3 feet from back of curb unless otherwise indicated on the plans, or as required to clear sidewalks.

7. Fire hydrants shall be three-way breakaway type, no less than 5-1/4 inches in size and must conform to AWWA Specification C-502., They shall be Mueller "Centurion" or Clow "Medallion", or Waterous with all bronze-to-bronze moving parts. Two 2-1/2-inch NST hose connections are required. The 4-inch steamer connection shall be 4.800 pitch diameter with 4 threads per inch. The operating nut shall be 1-1/2-inch P to F pentagon nut, open left. Mechanical joint connection is required.

8. A blue Stimsonite, "Fire-Lite" reflector (or approved equal) shall be placed in the center of the street opposite each fire hydrant. The fire hydrant shall be painted with two coats of "Rust-Olleum" #1510 chrome paint or approved equal, and two coats of primer. Bonnet to flange and nozzle caps of fire hydrant to be painted with two coats of Tnemec Safety Paint series 2H "Hi-Build" according to City standards. For fire hydrants connected to 6-inch mains the bonnet and nozzle caps shall be painted yellow. For fire hydrants connected to mains larger than 6-inch the bonnet and nozzle caps shall be painted blue.

9. Valves shall be double disc gate valves with O-ring seals and shall conform to AWWA C-500. Valves shall be provided with cast iron sleeves of dimension to fit properly over the valve bonnet and shall extend to such elevation that is at, or slightly above final street grade or final ground. Install 2'x2'x4" thick, concrete block around all water valves outside of concrete pavement. Valve extensions shall be provided on all valves with operating nuts greater than 5' below finished surface. Valve boxes shall be adjusted to proper line and grade after placing of permanant paving.

10. Bolts and nuts for mechanical joints will be of a high-strength low-alloy corrosion resistant steel conforming to A.I.S.M. A325 (Type 3).

11. Contractor shall connect water services, as shown in city construction standards, to new water main.

12. Contractor shall perform tests and inspections in accordance with item 6.7.3 (f) Hydrostatic Test. NCTCOG standard specifications as described herein above.

STORM SEWER NOTES:

1. Storm sewer pipe shall conform to ASTM C76, Class III reinforced concrete pipe.

2. All concrete shall have a minimum compressive strength of 3000 psi at 28 days unless shown otherwise on the approved plans.

3. All reinforcing steel for concrete shall be ASTM Grade 60.

4. Storm sewer manholes shall be 4-ft. diameter ASTM C76, Class III reinforced concrete pipe with rubber gasket joint, concentric manhole cones and 8"x24" precast reinforced grade rings. Eccentric manhole cones shall be used only where indicated on the approved construction plans.

5. Curved storm sewers having a radius of less than 200 feet shall be constructed with factory beveled joints. No joint will be allowed to have the tongue exposed by more than one-half.

6. The contractor shall install concrete encasement around sanitary sewer lines or water lines at storm sewer crossings, when there is less than a two-foot clearance between the line and the storm sewer. The encasement shall extend to the length necessary to provide 5 feet minimum clearance to the closest pipe.

7. Manhole lids on storm sewer inlets shall be centered over sewer laterals or as shown on the plans.

8. All bends less than 42" diameter must be factory manufactured bends.

9. Inlet block-outs shall be placed as shown on the Inlet Detail Sheet.

10. Embedment shall be as shown on the approved construction plans.

11. All dimensions are to back of curb unless otherwise noted.

12. No salvaged storm sewer pipe shall be used.

13. Embedment for drainage pipe shall be incidental to pipe installation and will not be a separate pay item.

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Name P.E.# Date 36328 02/25/00

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
Phone (972)562-1394 Fax (972)562-9918
Email: mkjanuary@aol.com

JOB #99024.00 02/18/00

SHEET 2 OF X

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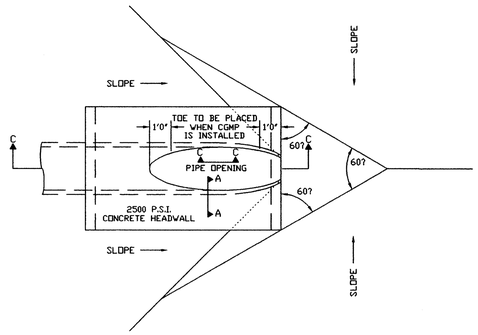

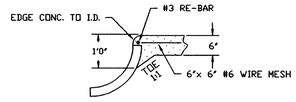

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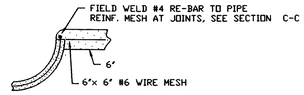
SECTION A-A



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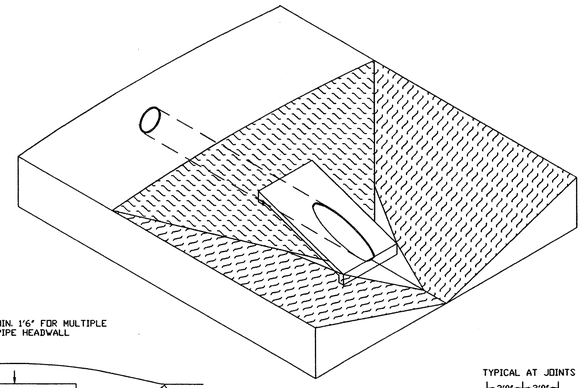

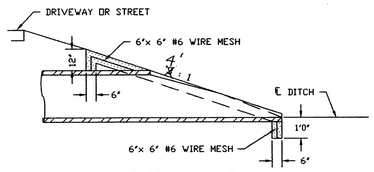

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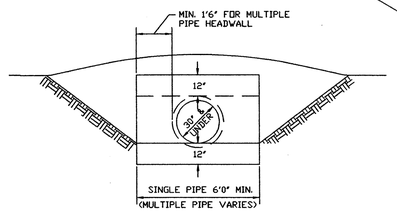
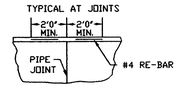
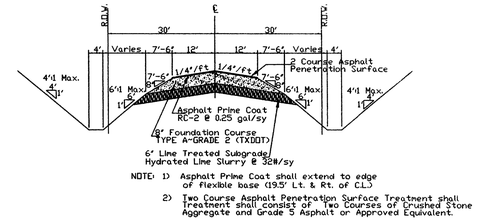




SECTION C-C

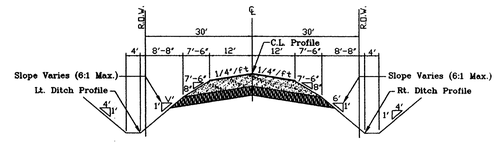
STANDARD TYPE "A" HEADWALL



NOTE: 1) Asphalt Prime Coat shall extend to edge of flexible base (19.5' Lt. & Rt. of C.L.)

2) Two Course Asphalt Penetration Surface Treatment shall Treatment shall consist of Two Courses of Crushed Stone Aggregate and Grade 5 Asphalt or Approved Equivalent.

TYPICAL PAVEMENT SECTION



ROADWAY SECTION "A"

HIGH POINT DR. STA 1+18.00 TO STA 15+50.00
HIGH POINT DR. STA 17+85.00 TO STA 25+84.48
CHURCH STREET STA 1+19.00 TO STA 16+04.00
CHURCH CIRCLE STA 0+19.50 TO STA 3+19.92

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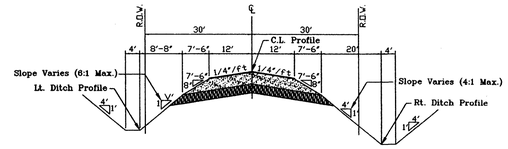
HIGH POINT DR. STA 15+50.00 TO STA 16+35.00



ROADWAY SECTION "B"

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TRANSITION SECTION "B" TO "A"
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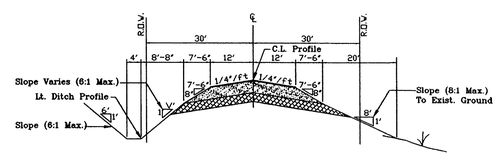

ROADWAY SECTION "C"

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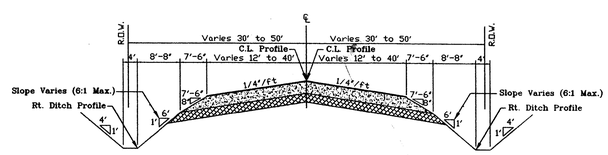
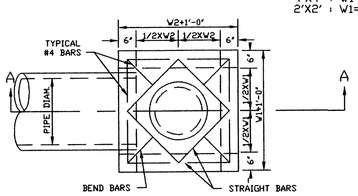


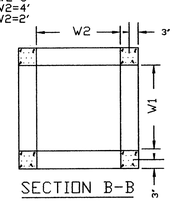
ROADWAY SECTION "C"

ALL CUL 'D SACS

STANDARD TYPE "Y" INLET

5'X5' : W1=5', W2=5'
4'X4' : W1=4', W2=4'
2'X2' : W1=2', W2=2'





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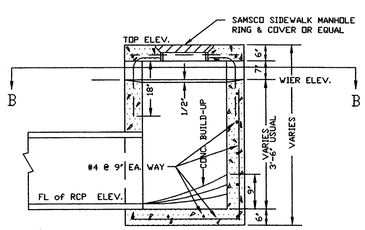

SECTION A-A

NO.	REVISIONS	DATE

DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H:NO SCALE V:NO SCALE

HIGH POINT ESTATES
CELINA, TEXAS
TYPICAL ROAD SECTIONS DETAILS

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Melvin K. January P.E. #34528 Date 12/30/00

January Consultants Inc.
2407 SHADDY LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

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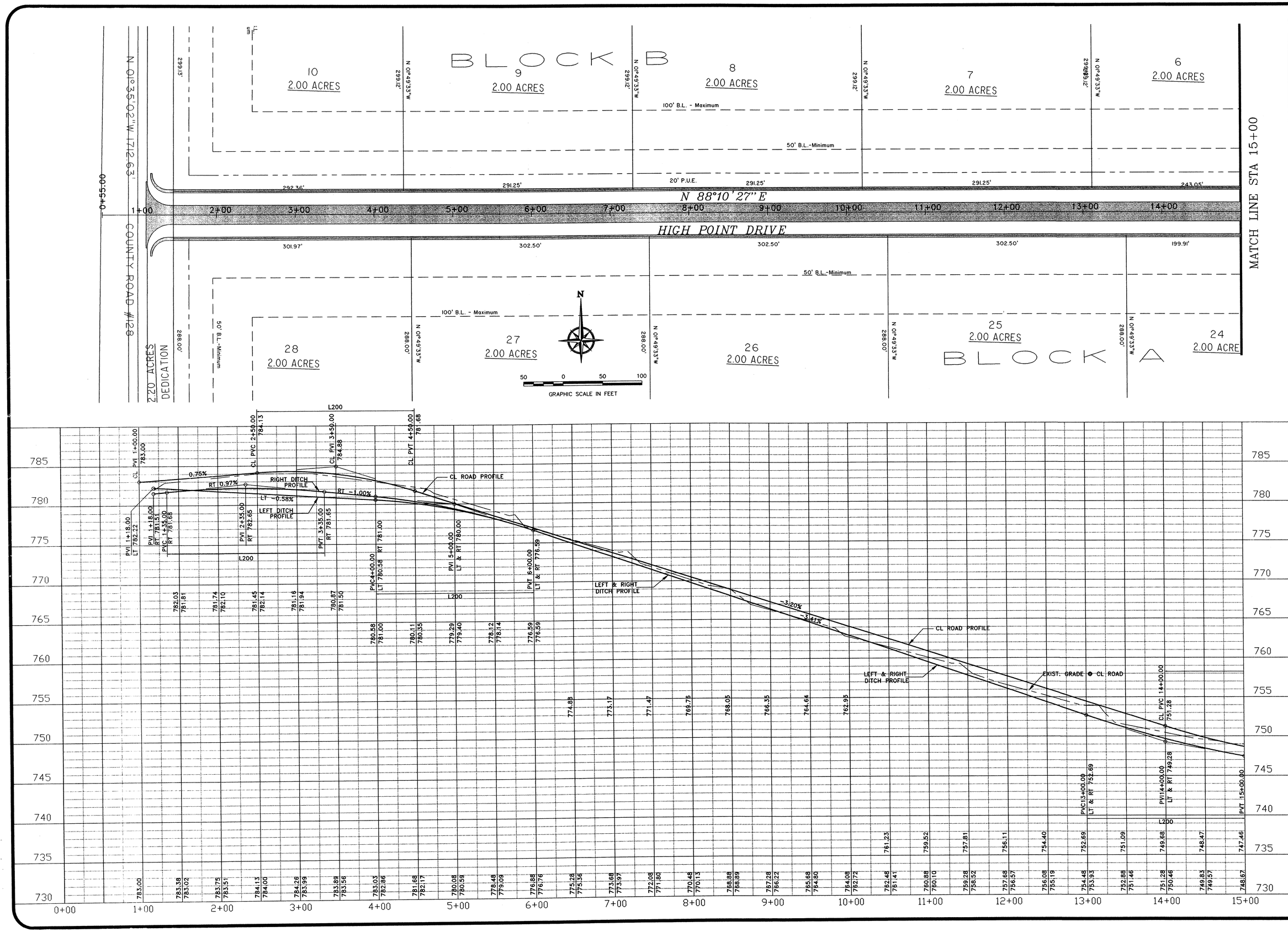

NO.	REVISIONS	DATE

DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H: 1"=50' V: 1"=5'

HIGH POINT ESTATES
CELINA, TEXAS

HIGH POINT DRIVE
STA 0+00 TO STA 15+00

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Melvin K. January 02/25/00
Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

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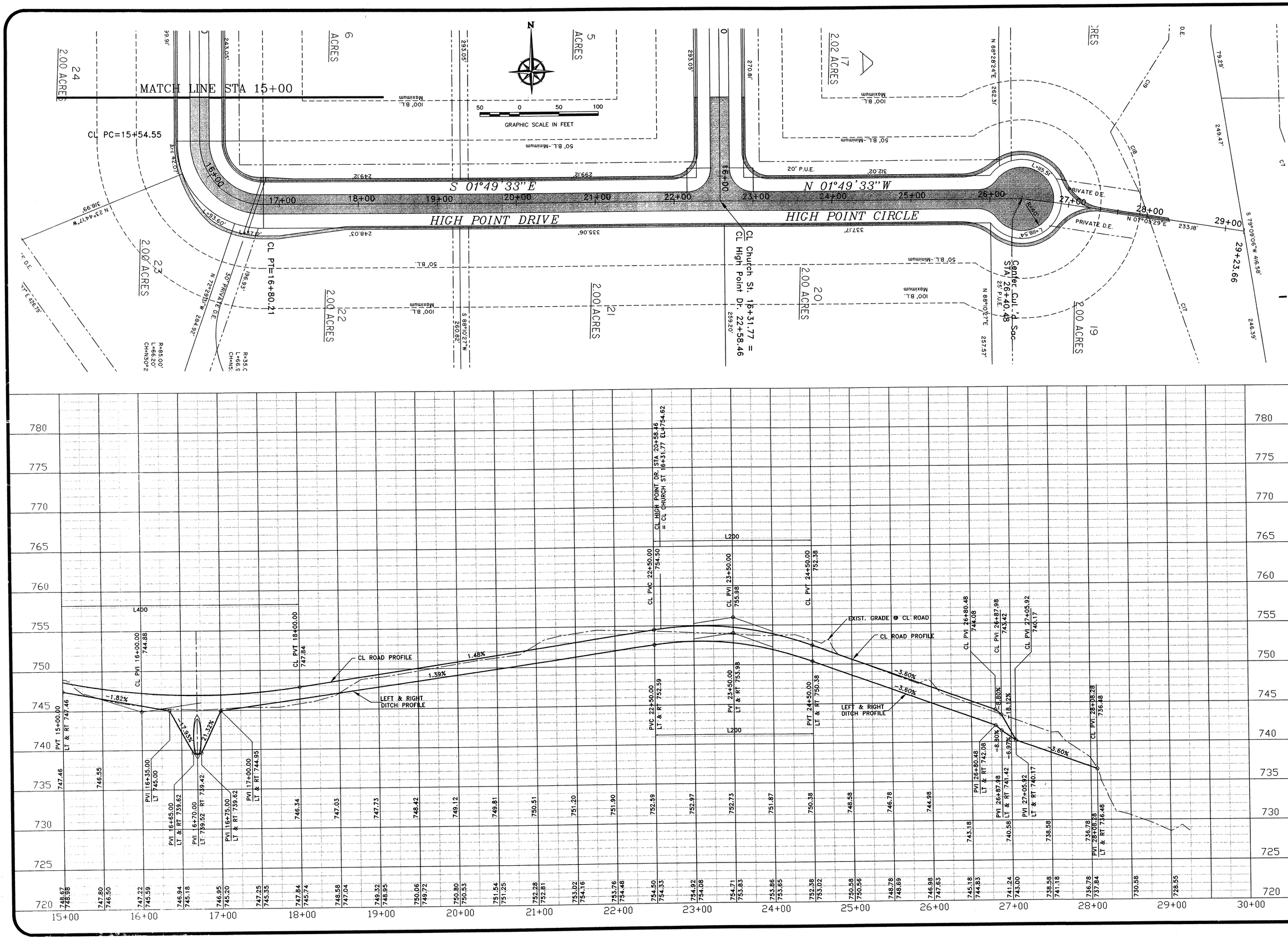

HIGH POINT ESTATES
CELINA, TEXAS

HIGH POINT DRIVE
STA 15+00 TO STA 26+40.48

NO.	REVISIONS	DATE

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DRAWN BY: M.K.J.
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Melvin K. Jewett P.E.#36326 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 FAX (972)562-9918
e-mail: melvin_january@msn.com

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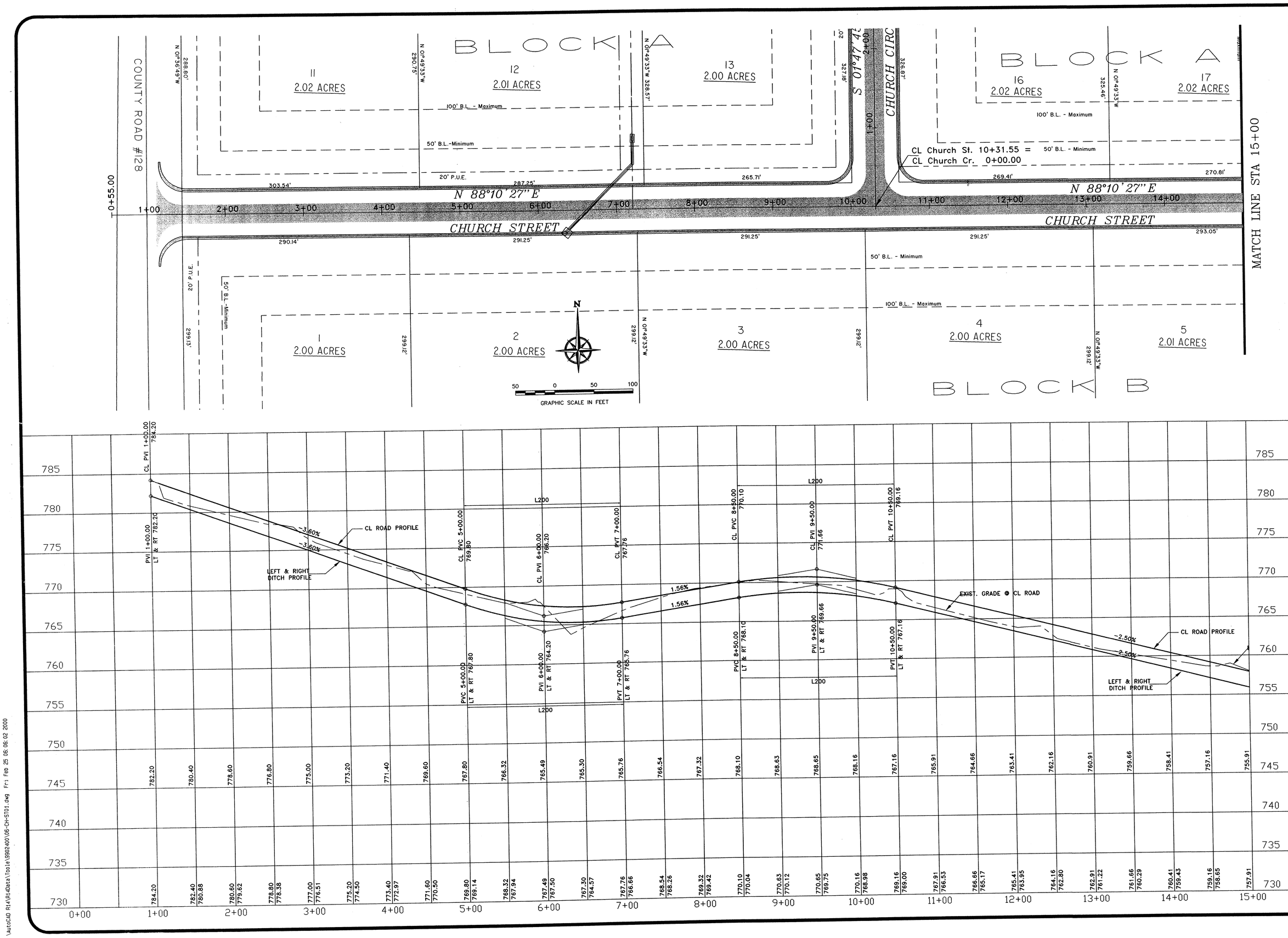

HIGH POINT ESTATES
CELINA, TEXAS

CHURCH STREET
STA 0+00 TO STA 15+00

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DRAWN BY: M.K.J.
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January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

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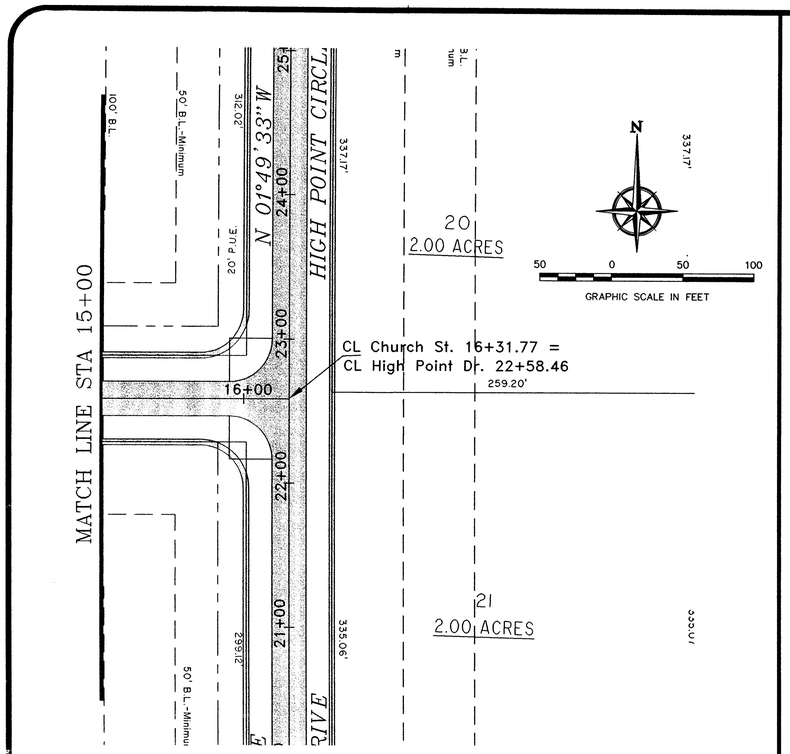

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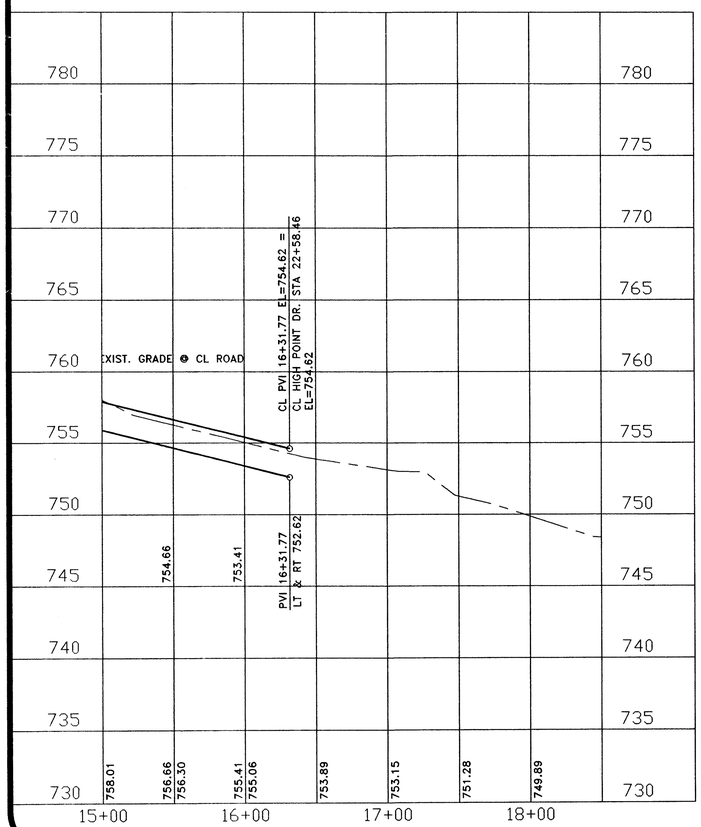
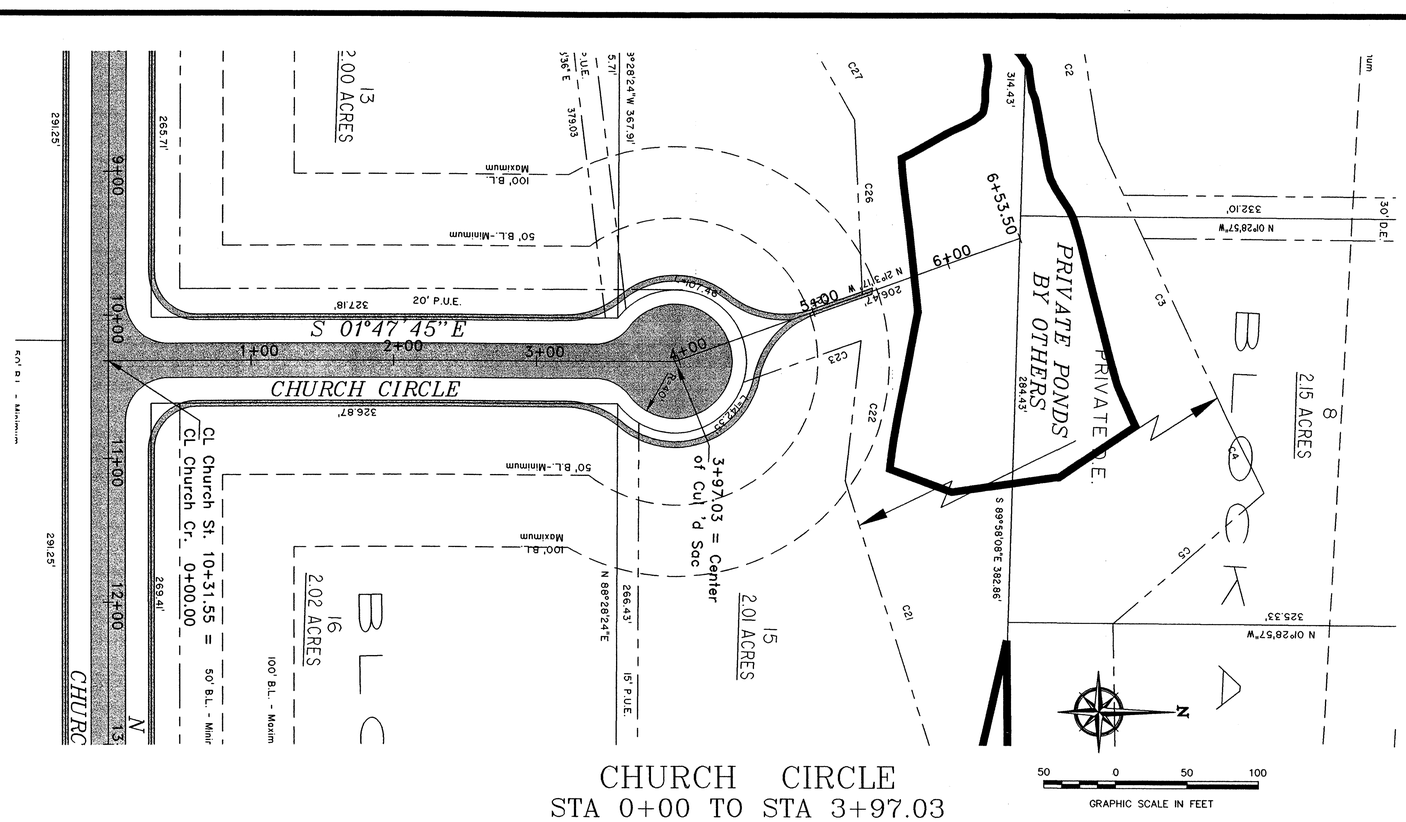
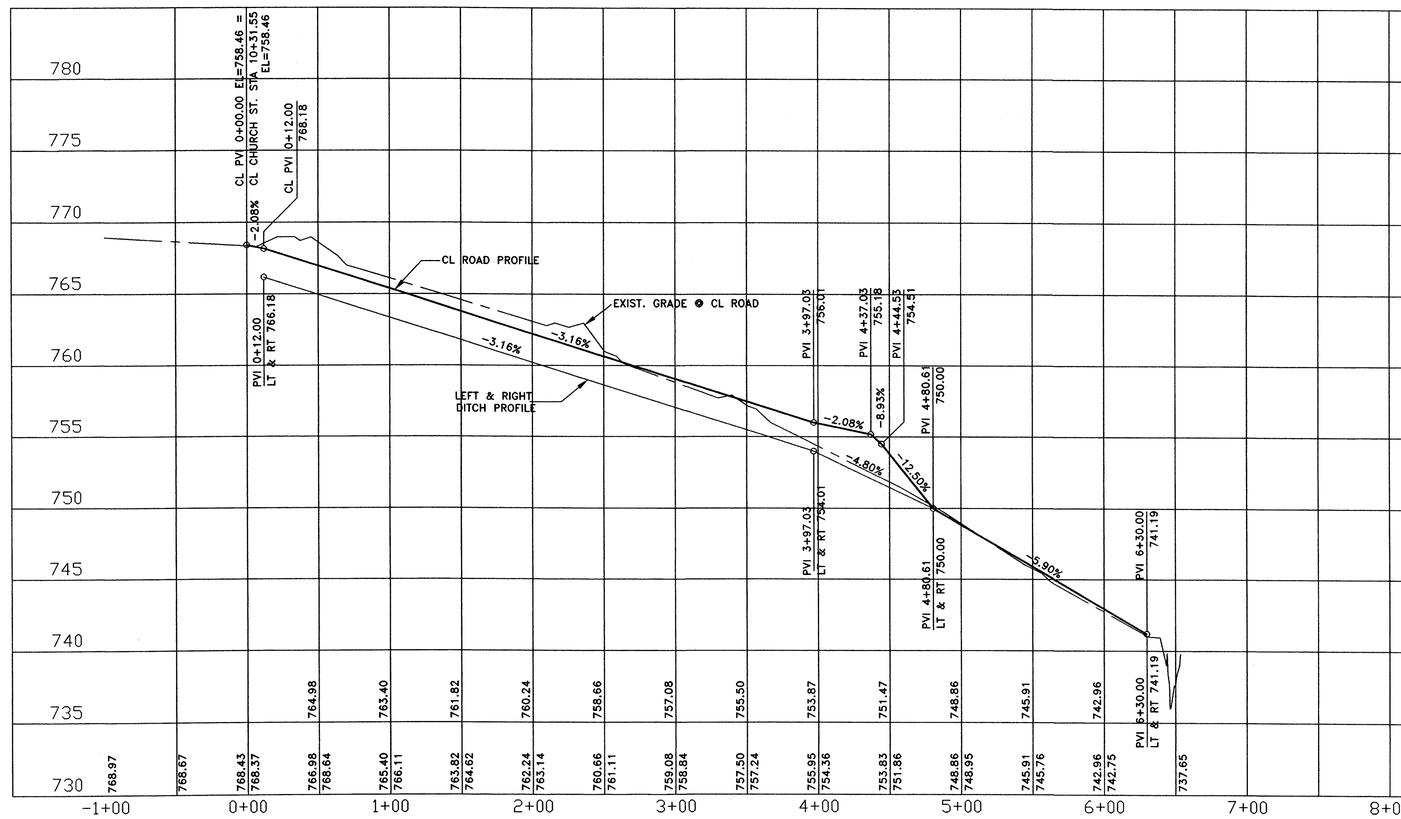




CHURCH CIRCLE
STA 0+00 TO STA 3+97.03



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DRAWN BY: M.K.J.
SCALE: H: 1"=50' V: 1"=5'

CHURCH STREET
STA 15+00 TO STA 16+31.77
CHURCH CIRCLE
STA 0+00 TO STA 3+97.03

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Melvin K. Jenkins P.E. #36328 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

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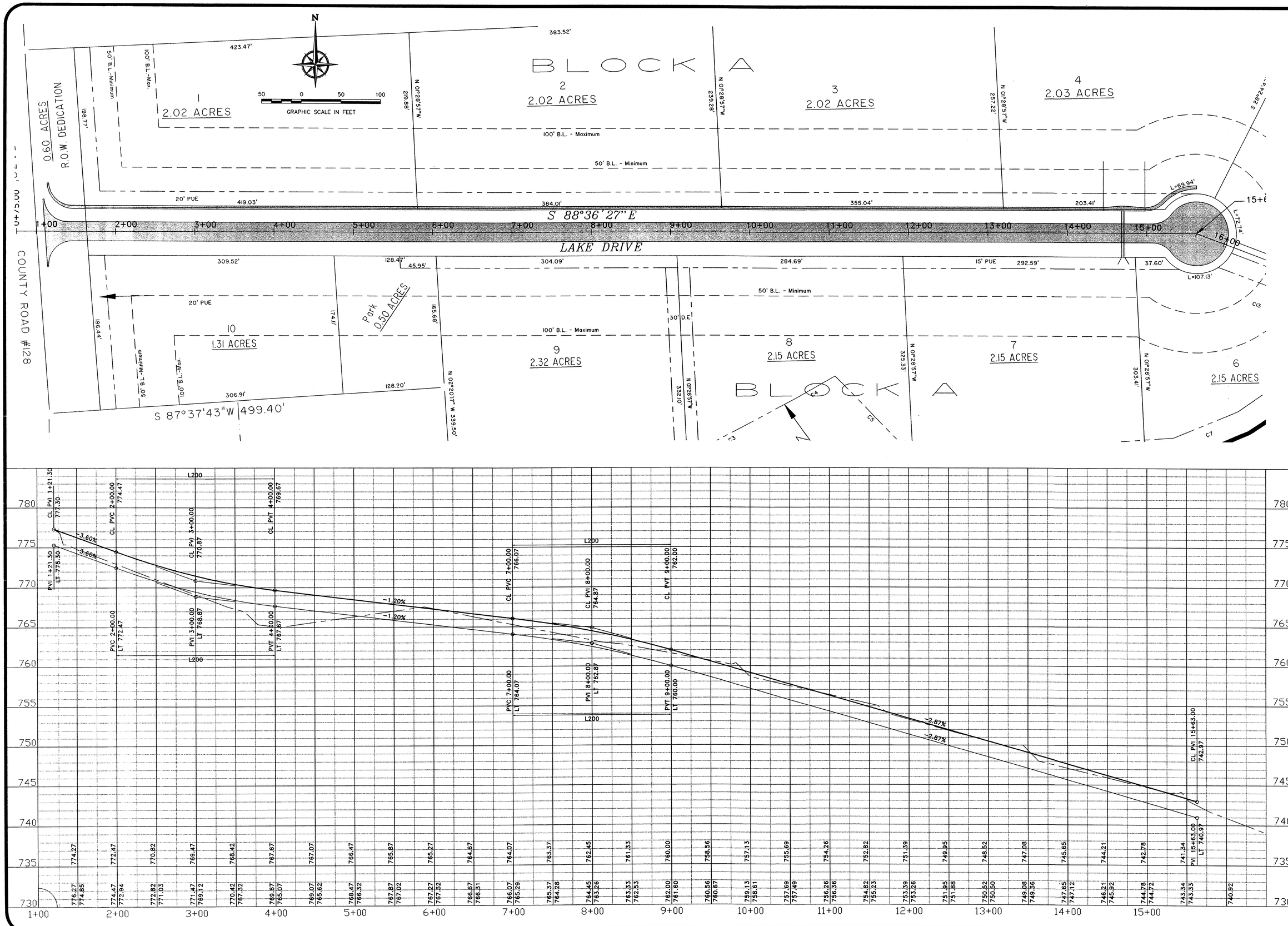

HIGH POINT ESTATES
CELINA, TEXAS
LAKE DRIVE
STA 0+00 TO STA 15+63.00

NO.	REVISIONS	DATE

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DRAWN BY: M.K.J.
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Melvin K. Janusz P.E.#56328 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com
JOB #98069.00 Nov. 21, 1998

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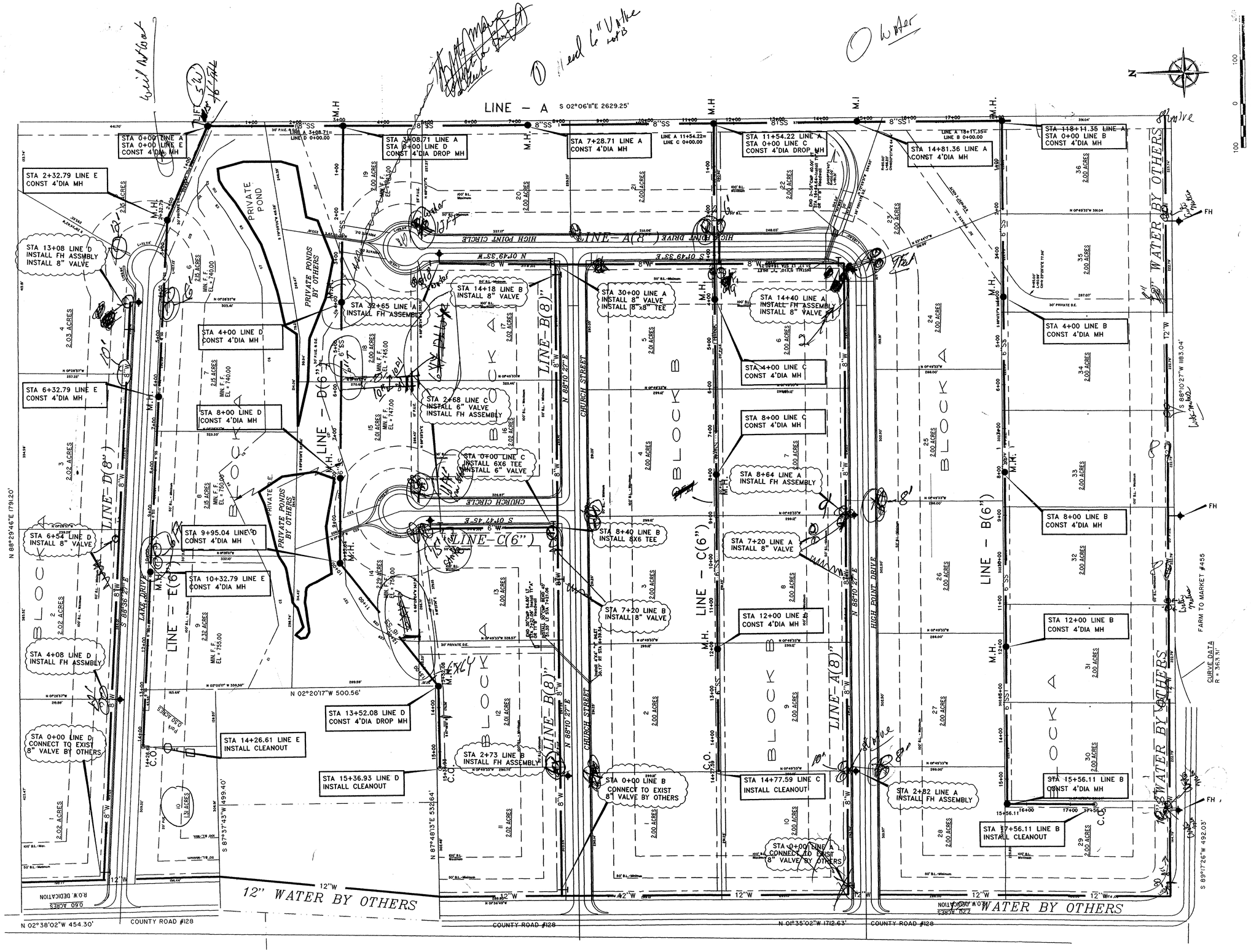

REVISIONS	NO.	DATE

DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H: 1"=100' V: N.A.

HIGH POINT ESTATES
CELINA, TEXAS
WATER & SEWER PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MELVIN K. JANUARY, P.E. 36328 ON 03/10/00

January Consultants Inc.
2407 SHADDY LANE
McKINNEY, TEXAS 75070
(972)562-1394 – FAX (972)562-9918
e-mail: melvin_january@msn.com

JOB #99024.00 Feb. 02, 2000

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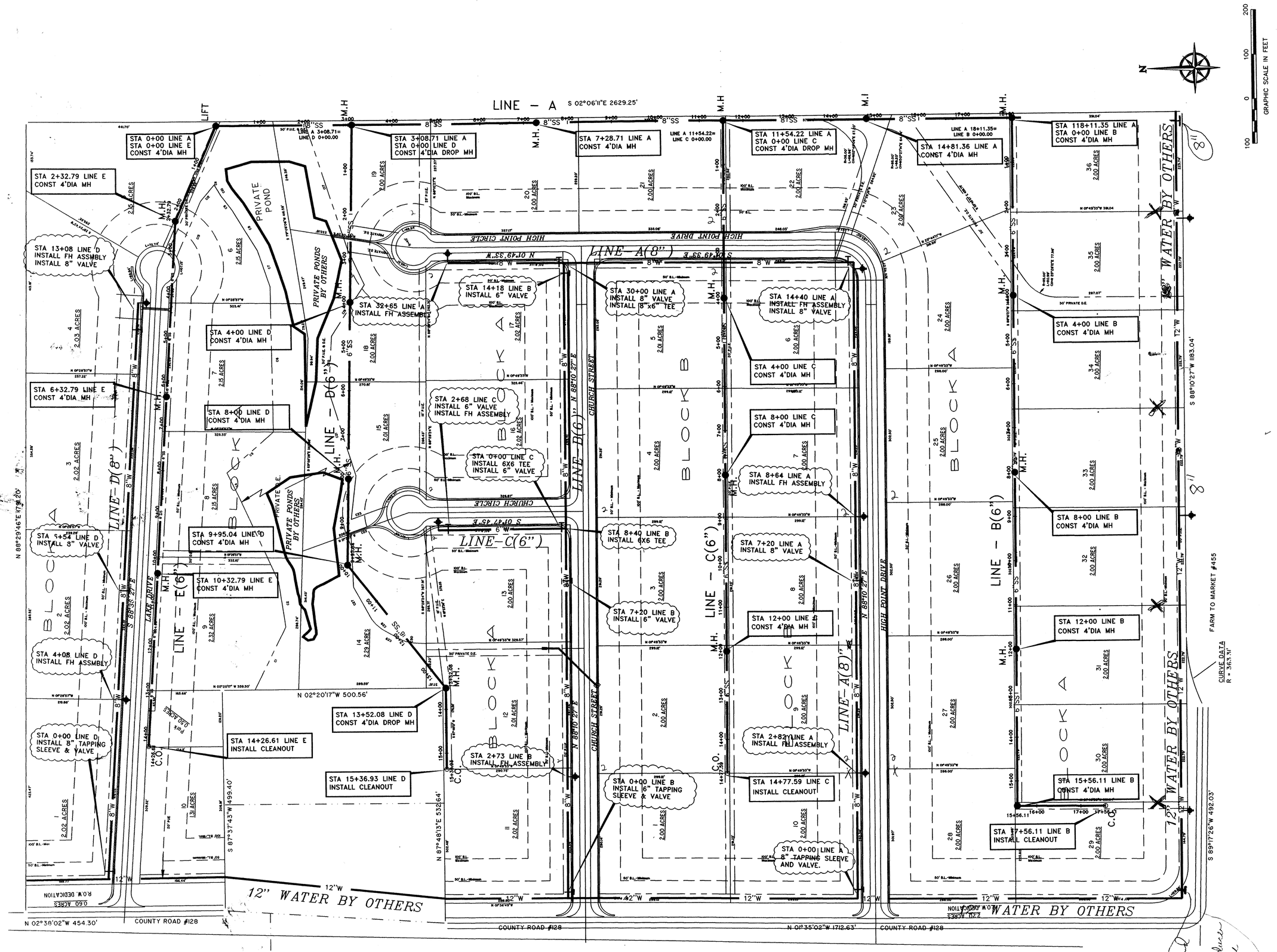

NO.	REVISIONS	DATE

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SCALE: H: 1"=100' V: N.A.

HIGH POINT ESTATES
CELINA, TEXAS
WATER & SEWER PLAN

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Melvin January 04/25/00
Melvin January Date Reg. #36328

January Consultants Inc.
2407 SHADDW LANE
McKINNEY, TEXAS 75070
(972)562-1394 – FAX (972)562-9918
e-mail: melvin_january@msn.com

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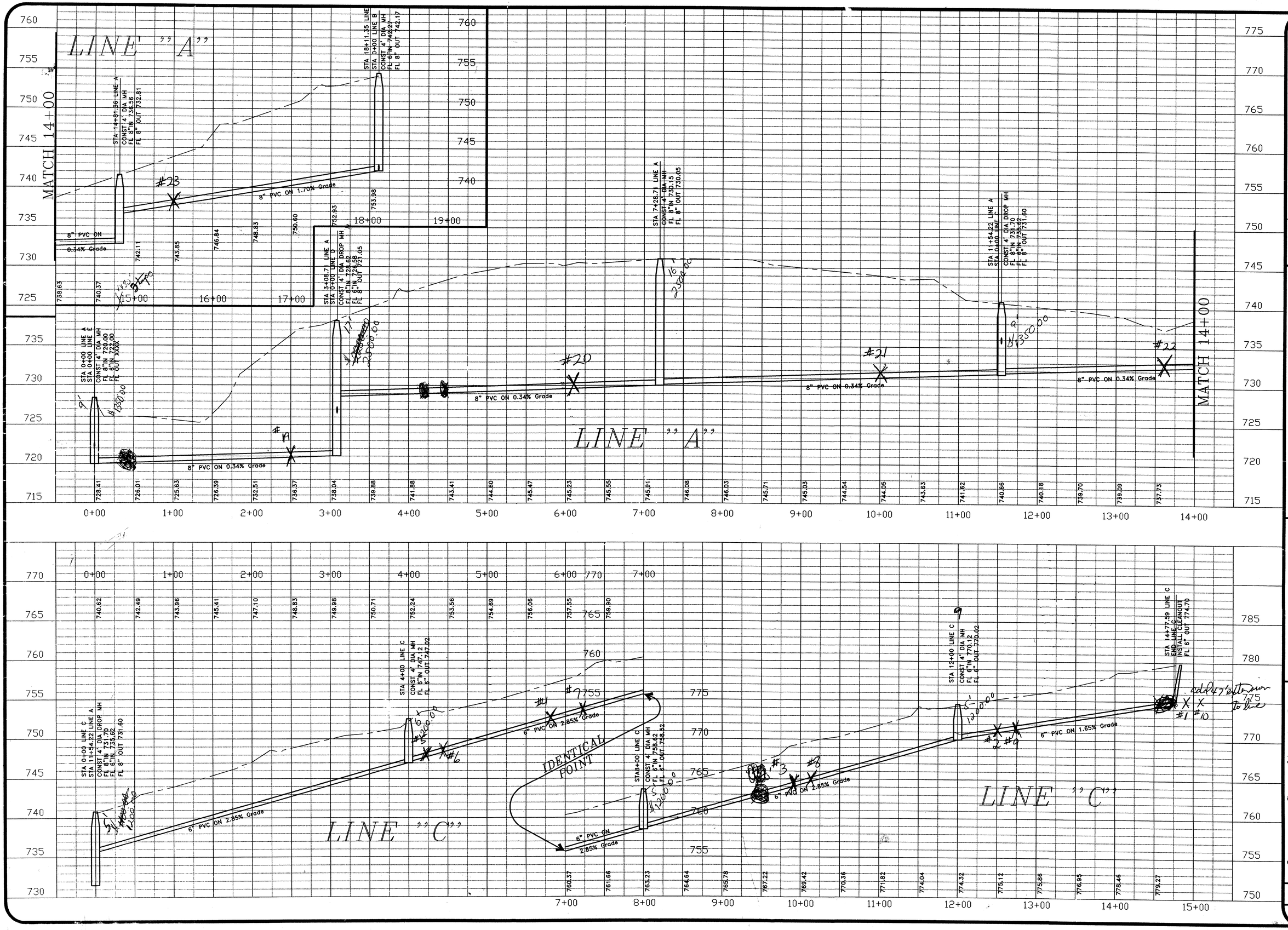

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DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H: 1"=50' V: 1"=5'

HIGH POINT ESTATES
CELINA, TEXAS
SANITARY SEWER LINE A
SANITARY SEWER LINE C

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Melvin K. January P.E. #36328 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com
JOB #9806900

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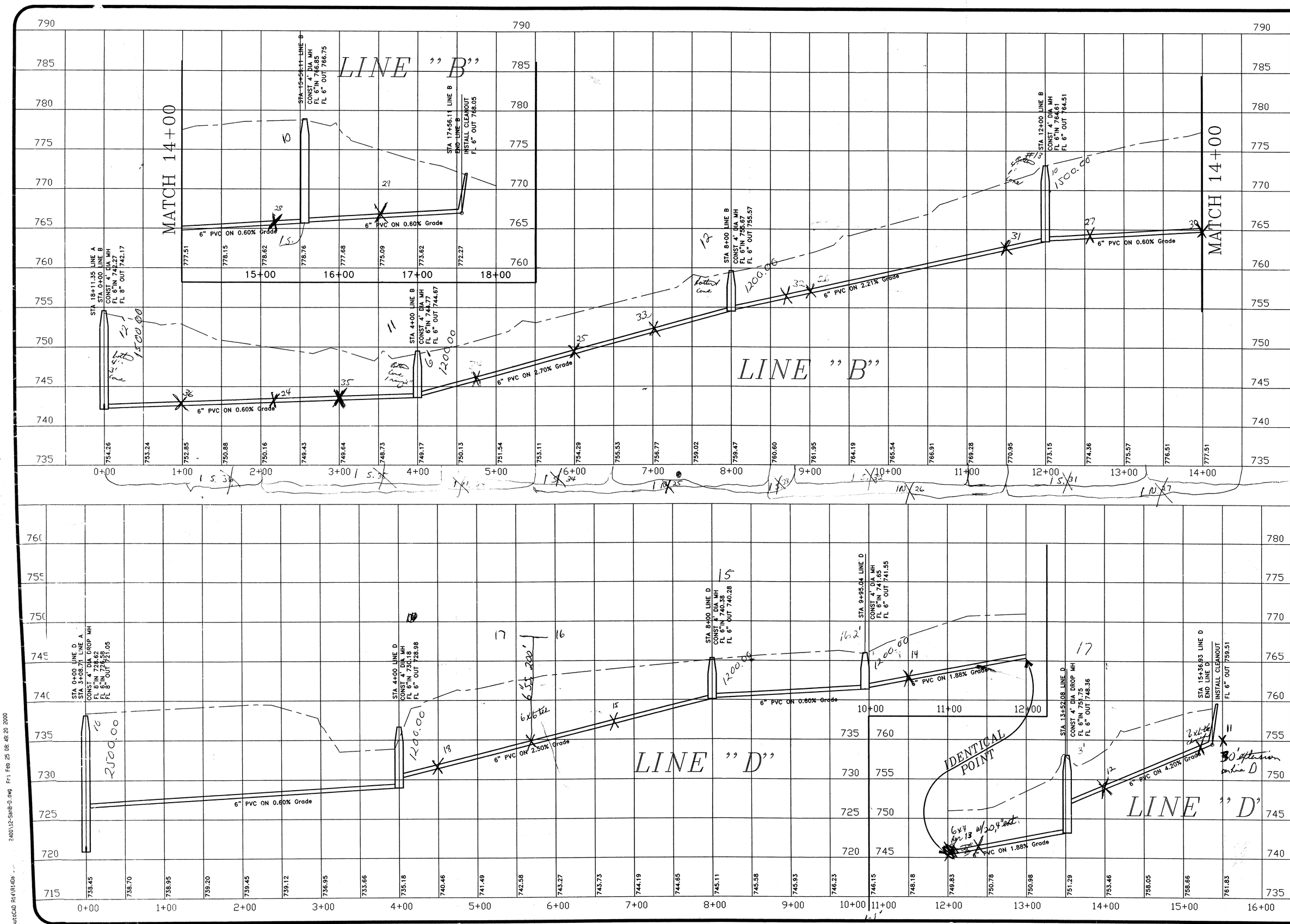

NO.	REVISIONS	DATE

DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H: 1"=50' V: 1"=5'

HIGH POINT ESTATES
CELINA, TEXAS
SANITARY SEWER LINE B
SANITARY SEWER LINE D

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
Melvin J. January P.E. #35328 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

JOB #98069.00 Nov. 21, 1998

SHEET No. 1 OF

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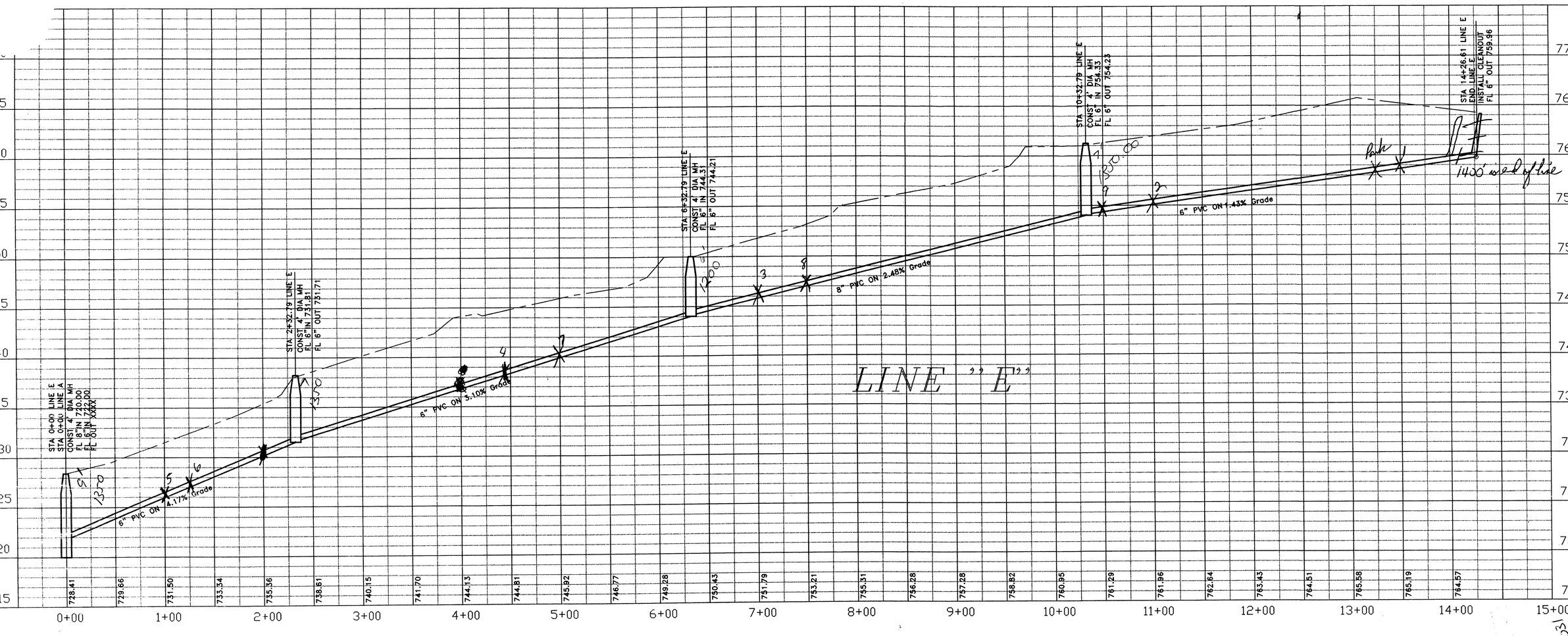

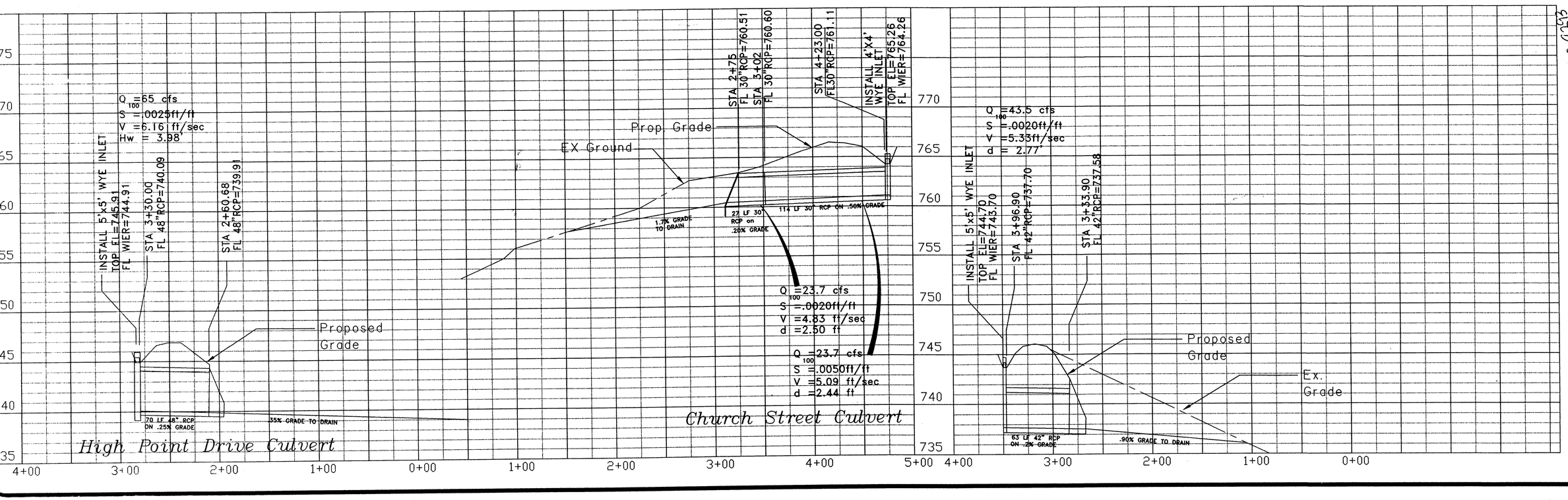

REVISIONS

NO.	DATE

DESIGN BY: M.K.J.
DRAWN BY: M.K.J.
SCALE: H: 1"=50' V: 1"=5'

HIGH POINT ESTATES
CELINA, TEXAS
SANITARY SEWER LINE E
STORM SEWER PROFILES

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Melvin K. Januey P.E. #38328 02/25/00 Date

January Consultants Inc.
2407 SHADOW LANE
McKINNEY, TEXAS 75070
(972)562-1394 - FAX (972)562-9918
e-mail: melvin_january@msn.com

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